Bill Tandy and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 15th May 2026



ST. LUKES ROAD, BURNTWOOD, WS7

Bill Tandy and Company

16 Cannock Rd Burntwood WS7 0BJ
01543670055
robert@billtandy.co.uk
billtandy.co.uk

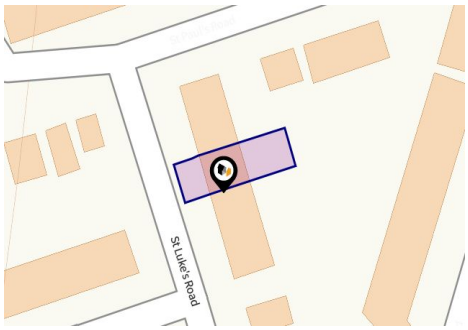
naea | propertymark PROTECTED
The Property Ombudsman

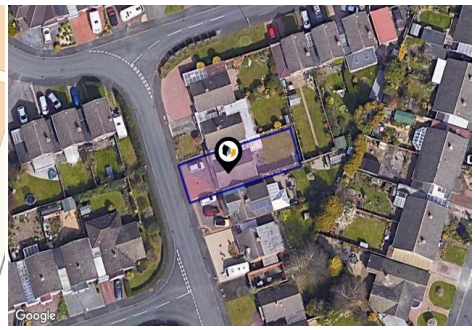
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Property
Overview

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Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£2,091		
Title Number:	SF339234		

Local Area

Local Authority:	Staffordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17	54	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

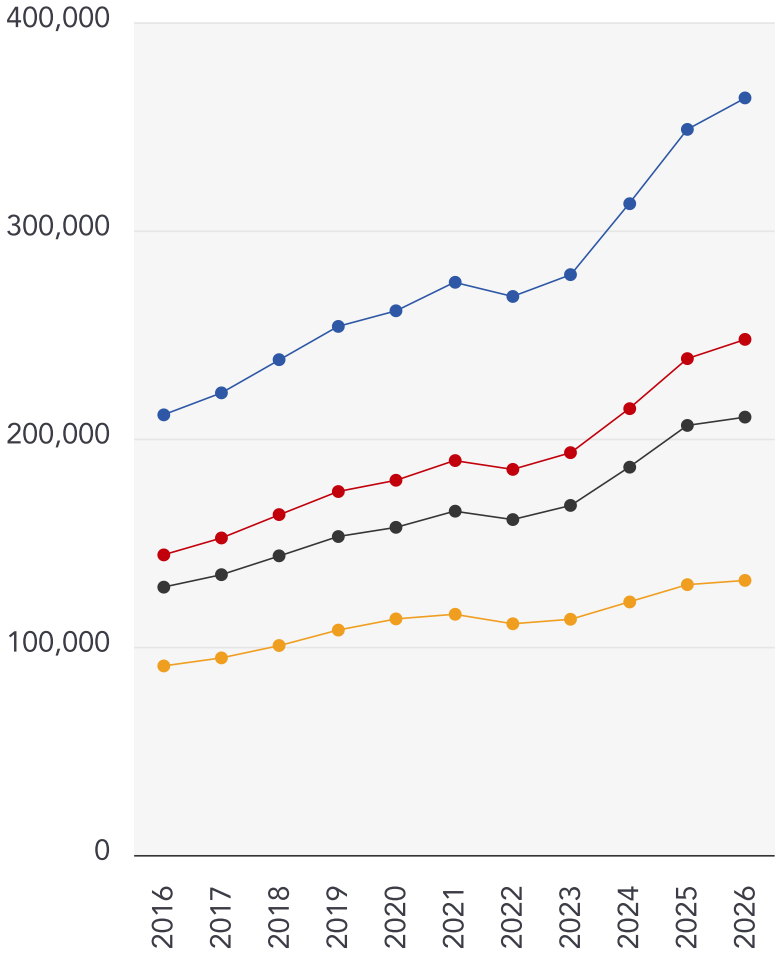
Satellite/Fibre TV Availability:

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Market
House Price Statistics

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10 Year History of Average House Prices by Property Type in WS7



Detached

+72%

Semi-Detached

+71.82%

Terraced

+63.49%

Flat

+45.26%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

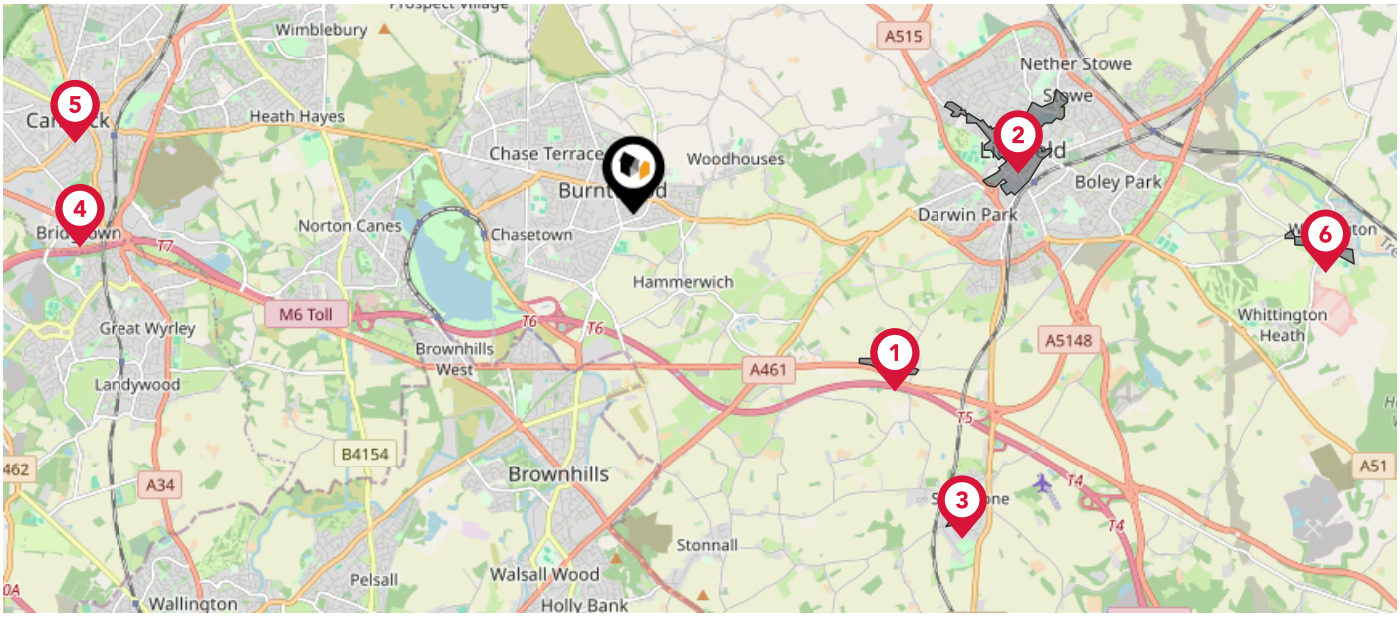
- Adit
- Gutter Pit
- Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

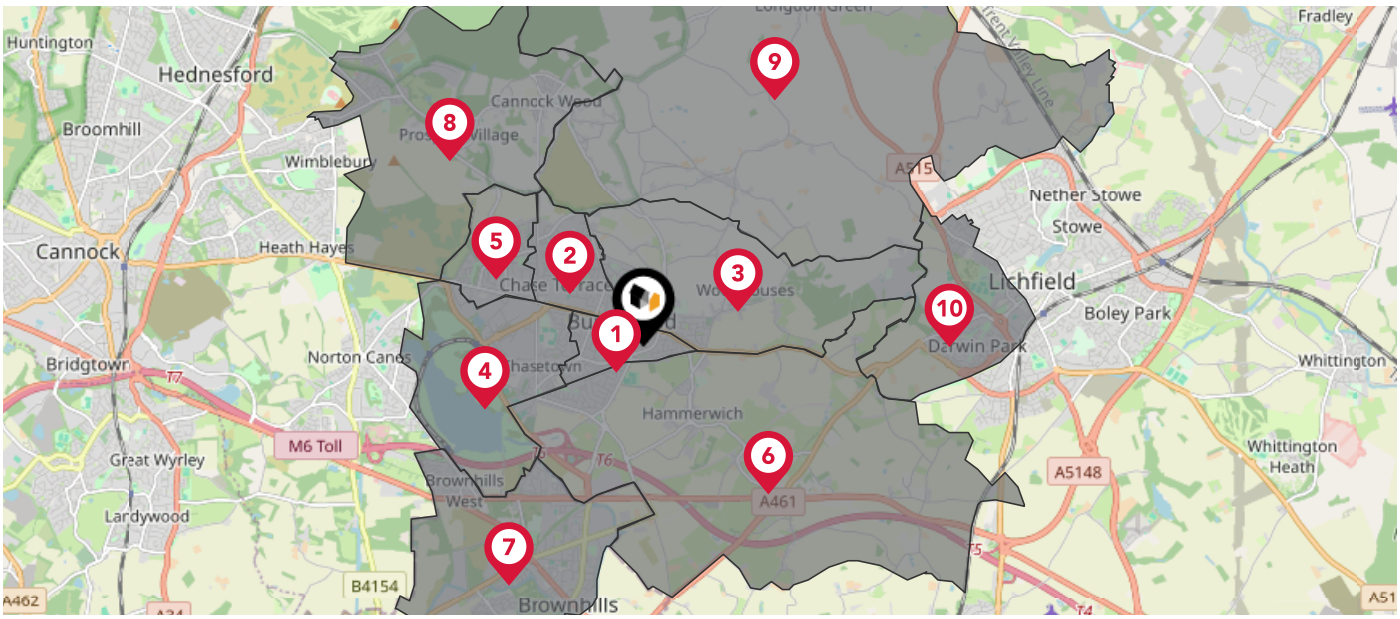


Nearby Conservation Areas	
1	Wall
2	Lichfield City
3	Shenstone
4	Bridgtown North Street
5	Cannock Town Centre
6	Whittington

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Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

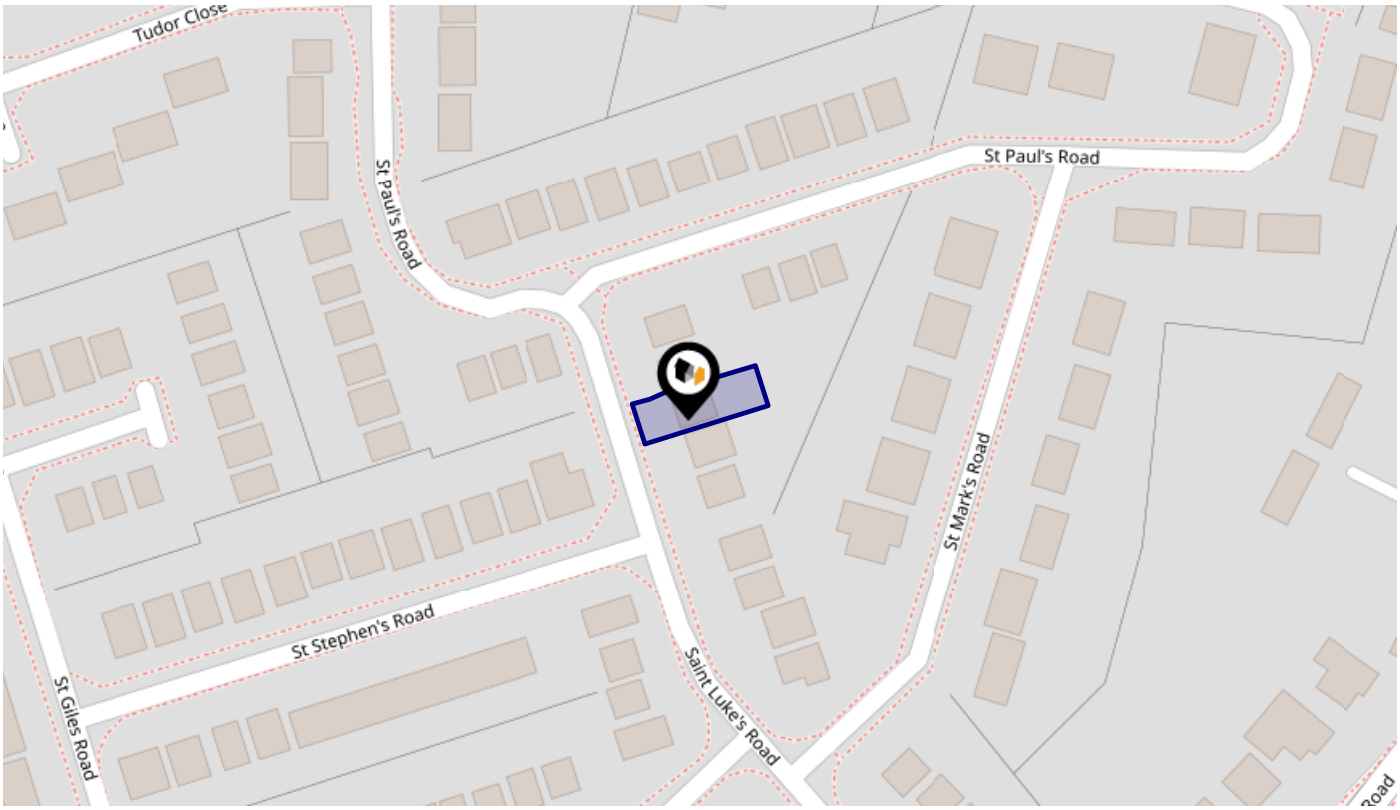


Nearby Council Wards

1	Summerfield & All Saints Ward
2	Boney Hay & Central Ward
3	Highfield Ward
4	Chasetown Ward
5	Chase Terrace Ward
6	Hammerwich with Wall Ward
7	Brownhills Ward
8	Rawnsley Ward
9	Longdon Ward
10	Leomansley Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

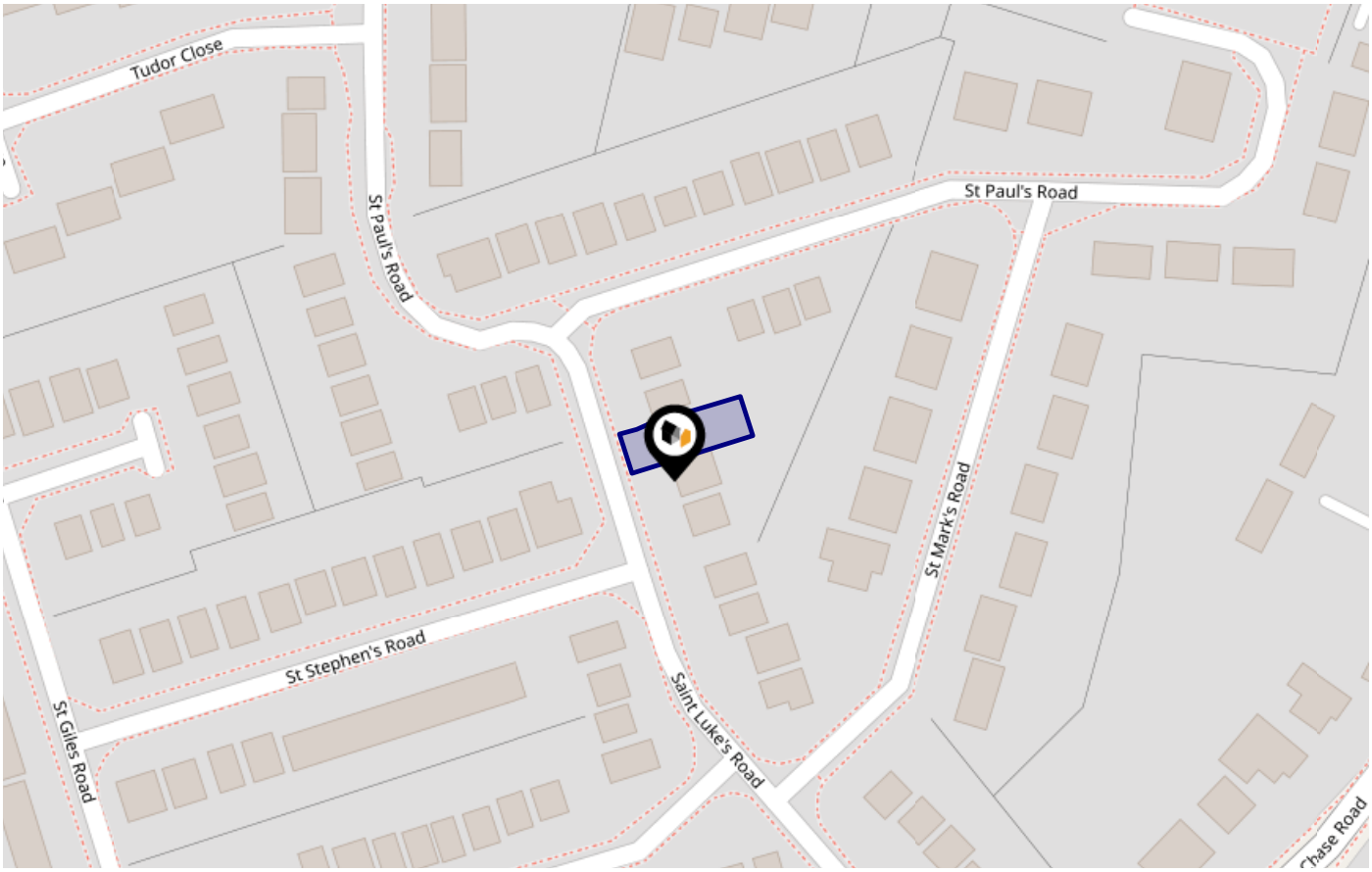
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

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Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

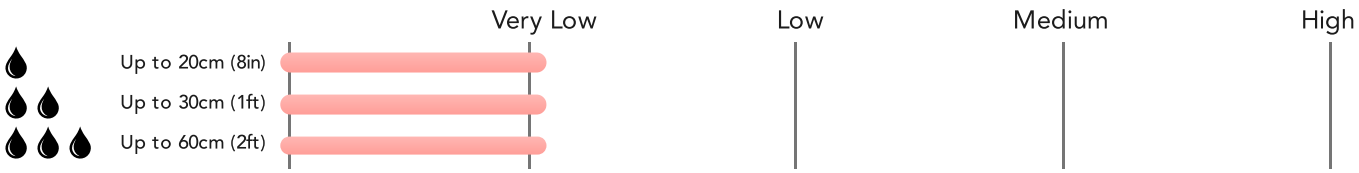


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

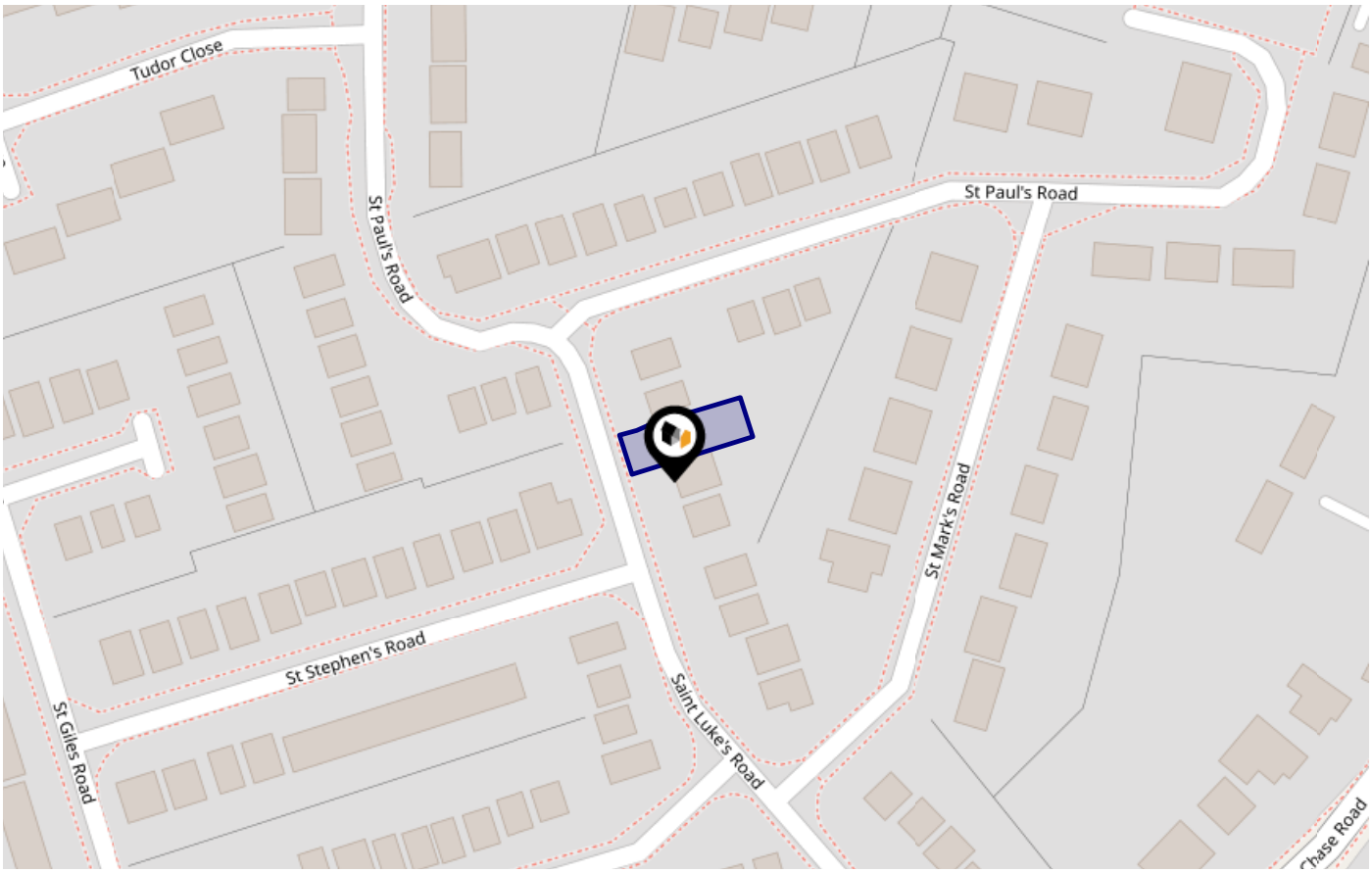
Chance of flooding to the following depths at this property:



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Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

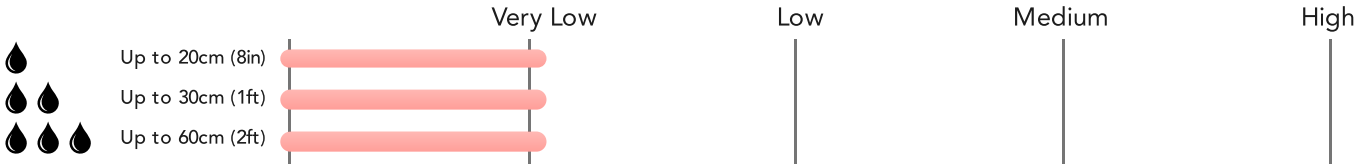


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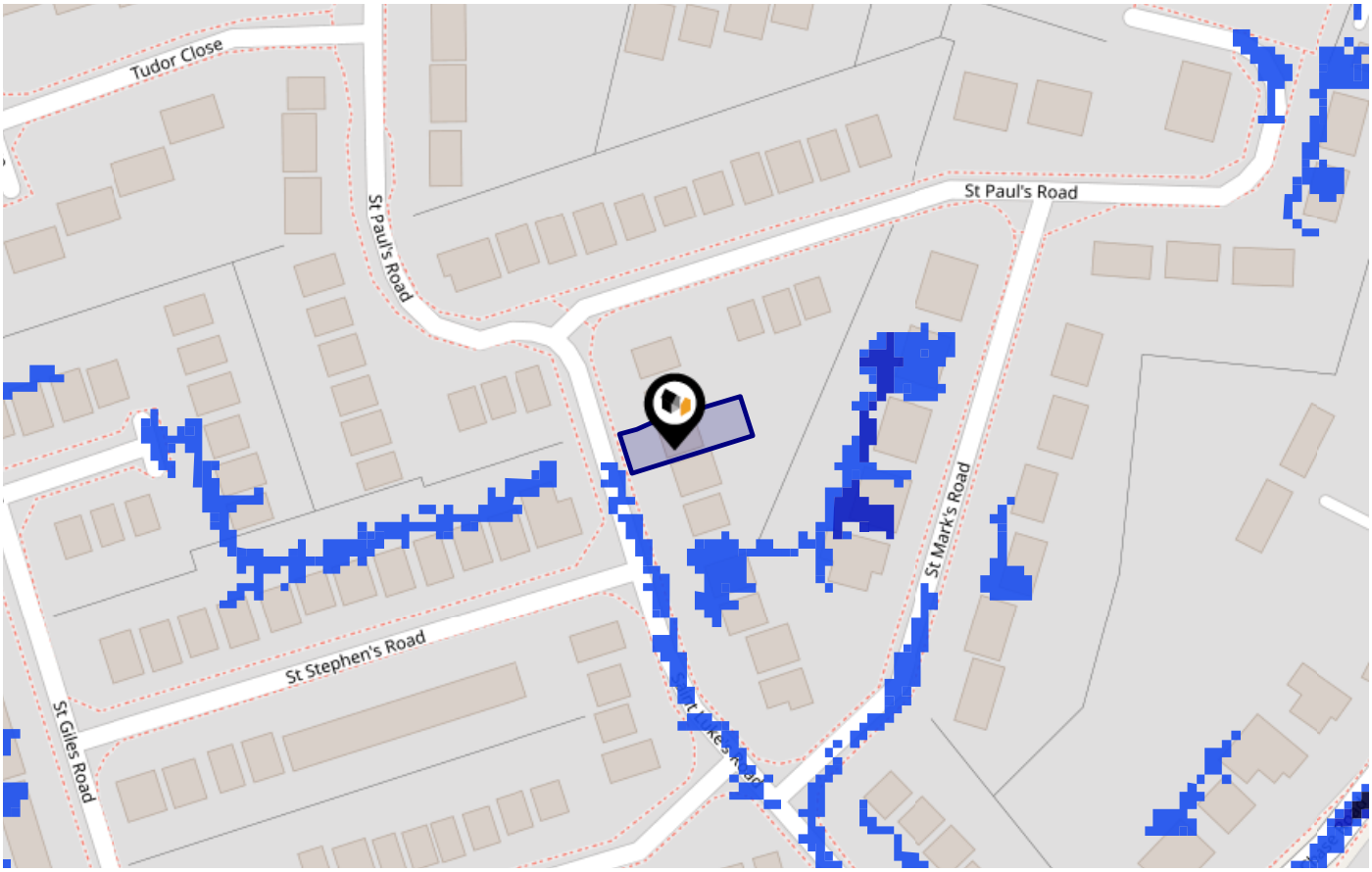
Chance of flooding to the following depths at this property:



Powered by sprift

Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

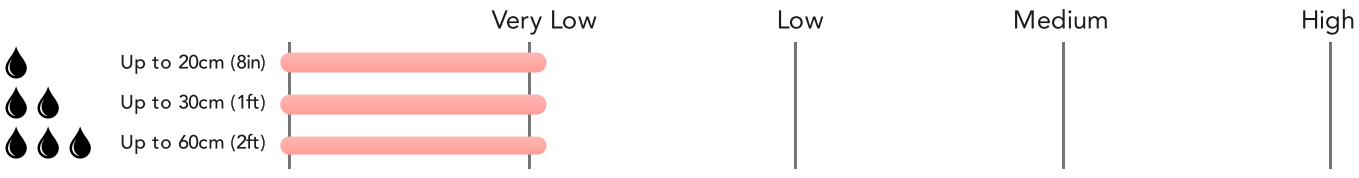


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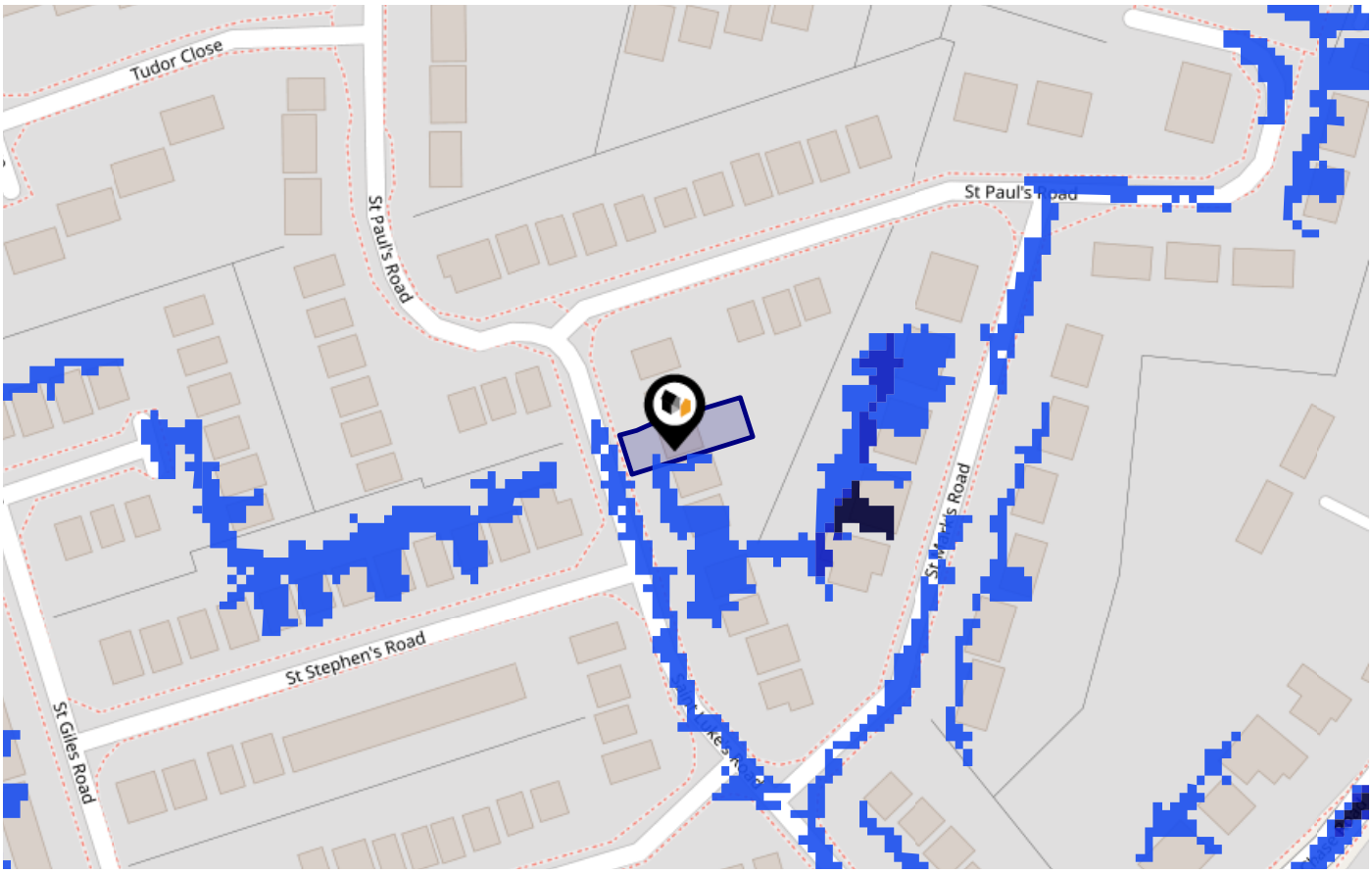
Chance of flooding to the following depths at this property:



Flood Risk
Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

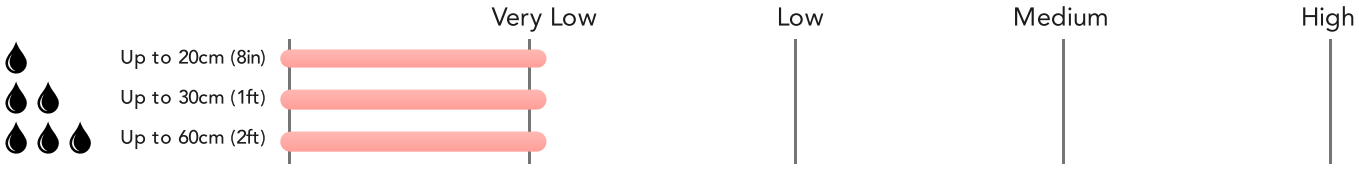


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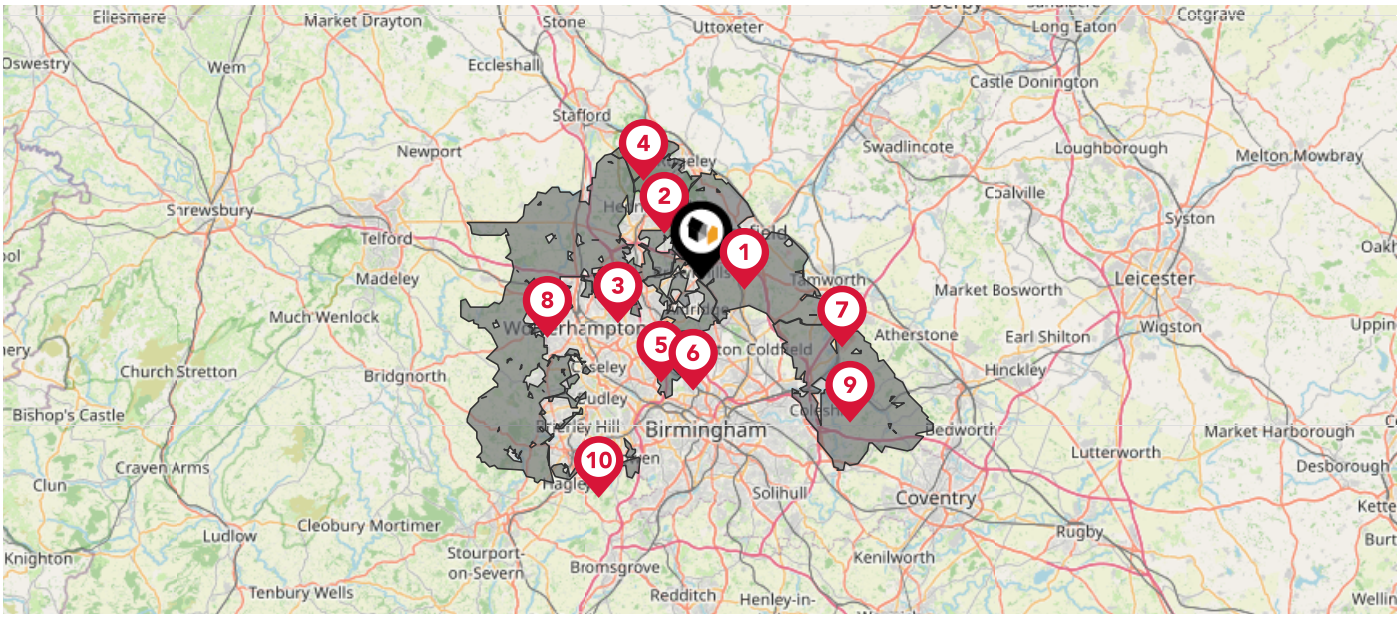
Chance of flooding to the following depths at this property:



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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...

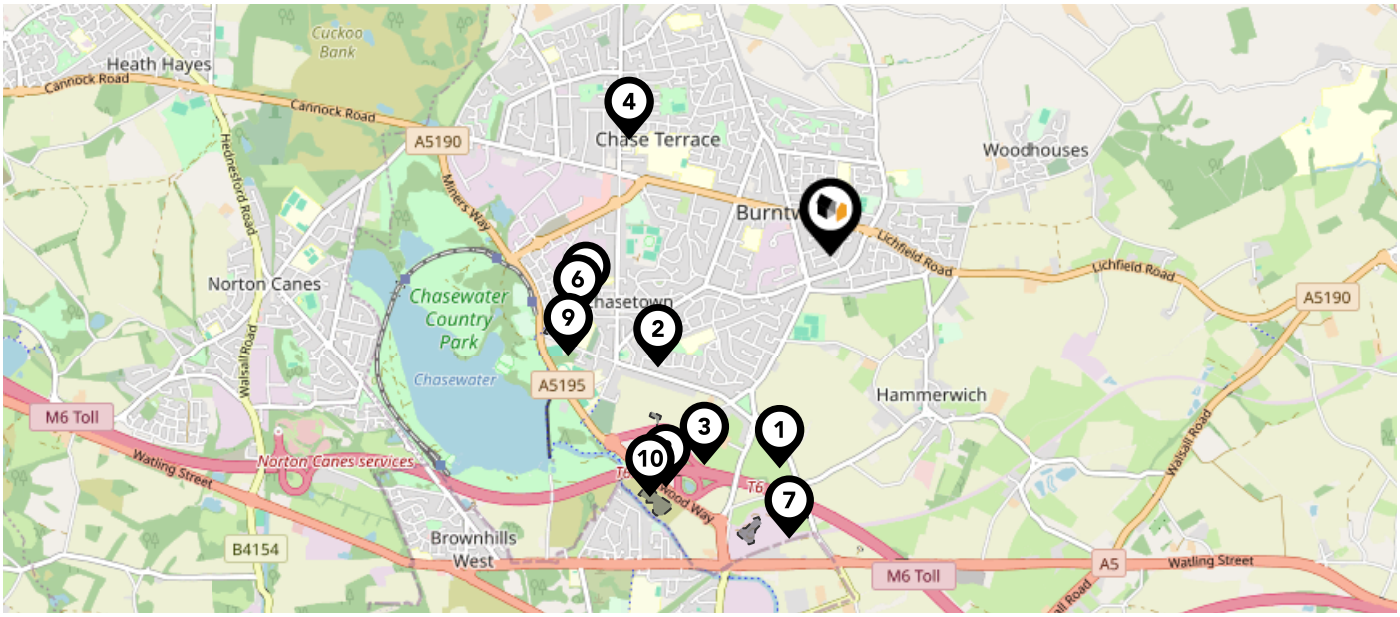


Nearby Green Belt Land

1	Birmingham Green Belt - Lichfield
2	Birmingham Green Belt - Cannock Chase
3	Birmingham Green Belt - Wolverhampton
4	Birmingham Green Belt - Stafford
5	Birmingham Green Belt - Walsall
6	Birmingham Green Belt - Sandwell
7	Birmingham Green Belt - Tamworth
8	Birmingham Green Belt - South Staffordshire
9	Birmingham Green Belt - North Warwickshire
10	Birmingham Green Belt - Dudley

Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



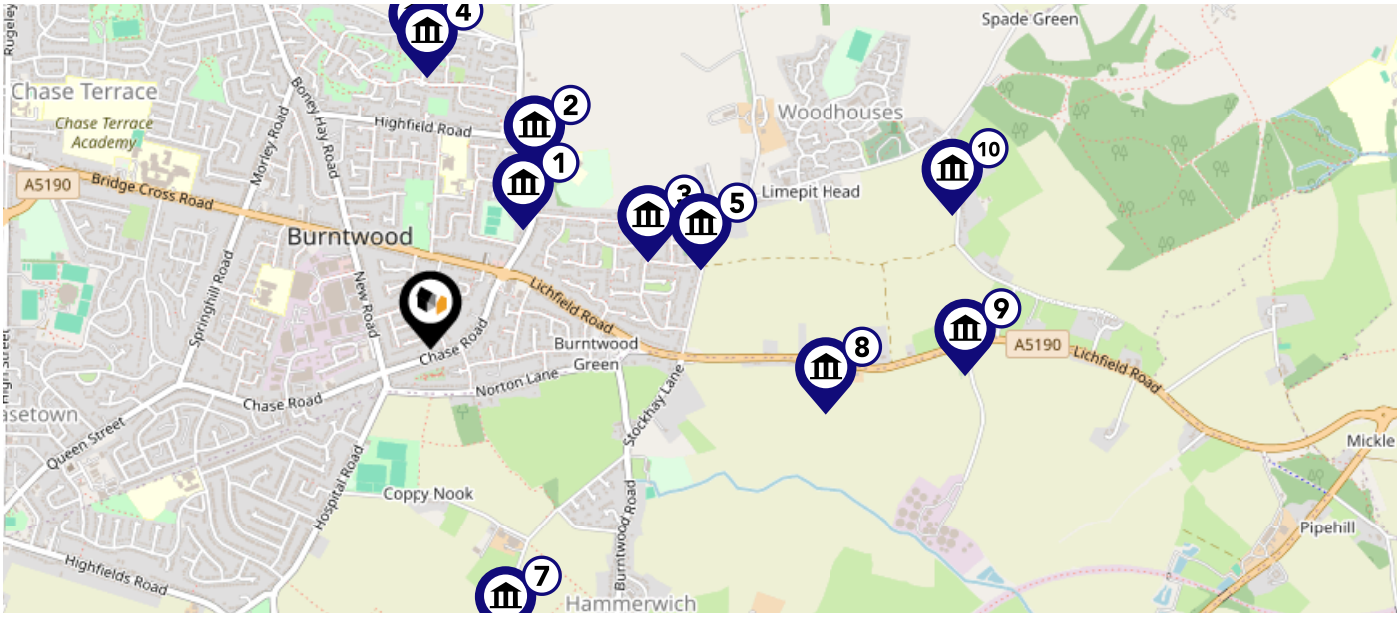
Nearby Landfill Sites

1	Hanney Hay Road-Hanney Hay Road, Hammerwich, Lichfield, Staffordshire	Historic Landfill
2	Landfill Site Rear Of Collis Drive/Collis DIY-Queens Drive, Chasetown, Lichfield, Staffordshire	Historic Landfill
3	Wharf Lane Sand Pits-Wharf Lane, Hammerwich, Lichfield, Staffordshire	Historic Landfill
4	Rugeley Road Landfill Site-Chase Terrace, Burntwood, Lichfield, Staffordshire	Historic Landfill
5	Hill Street Landfill Site-Hill Street, Chasetown, Lichfield, Staffordshire	Historic Landfill
6	Top of Hill Street Landfill Site-Hill Street, Chasetown, Lichfield, Staffordshire	Historic Landfill
7	Jubilee Park-Hanney Hay Road, Burntwood, Lichfield, Staffordshire	Historic Landfill
8	Wharf Lane Sand Quarry/The Triangle-Wharf Lane, Hammerwich, Chasetown, Staffordshire	Historic Landfill
9	Church Street-Church Street, Chasetown, Staffordshire	Historic Landfill
10	Wharf Lane Landfill Site-Wharf Lane, Hammerwich, Lichfield, Staffordshire	Historic Landfill

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Maps
Listed Buildings

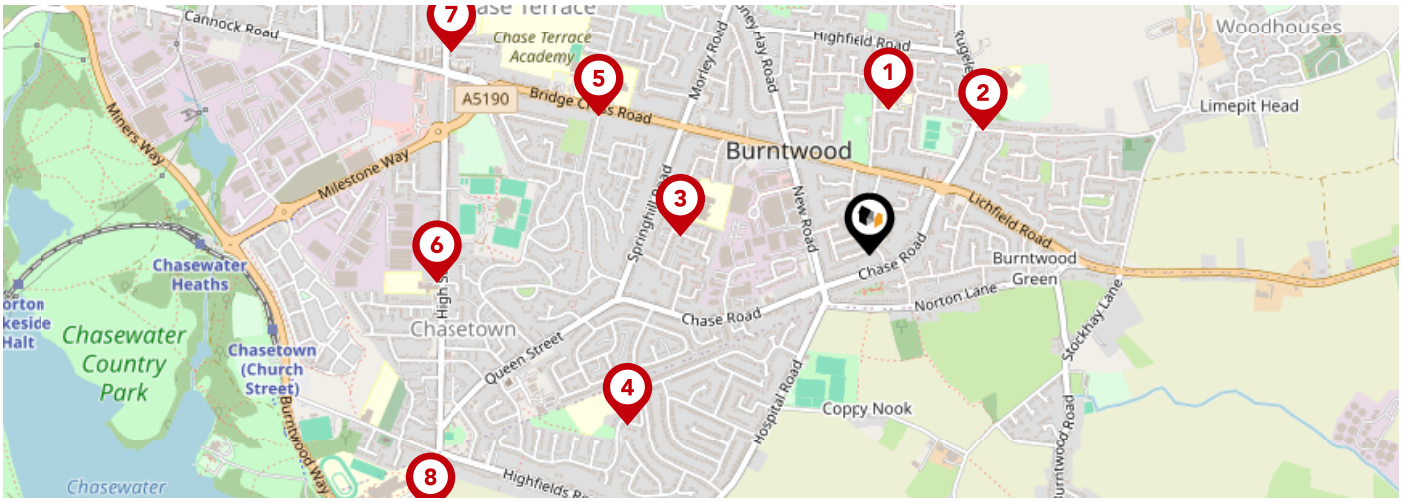
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1038881 - The Burnthouse	Grade II	0.4 miles
2	1188086 - Fulfen	Grade II	0.5 miles
3	1188068 - 57, Church Road	Grade II	0.5 miles
4	1038880 - Rake Croft	Grade II	0.6 miles
5	1038877 - Christchurch	Grade II	0.7 miles
6	1038879 - 32 And 34, Rake Hill	Grade II	0.7 miles
7	1374259 - Overton Manor	Grade II	0.7 miles
8	1188080 - Edial House	Grade II	0.9 miles
9	1038878 - Edial Hall	Grade II	1.2 miles
10	1294924 - The Old Beerhouse	Grade II	1.2 miles

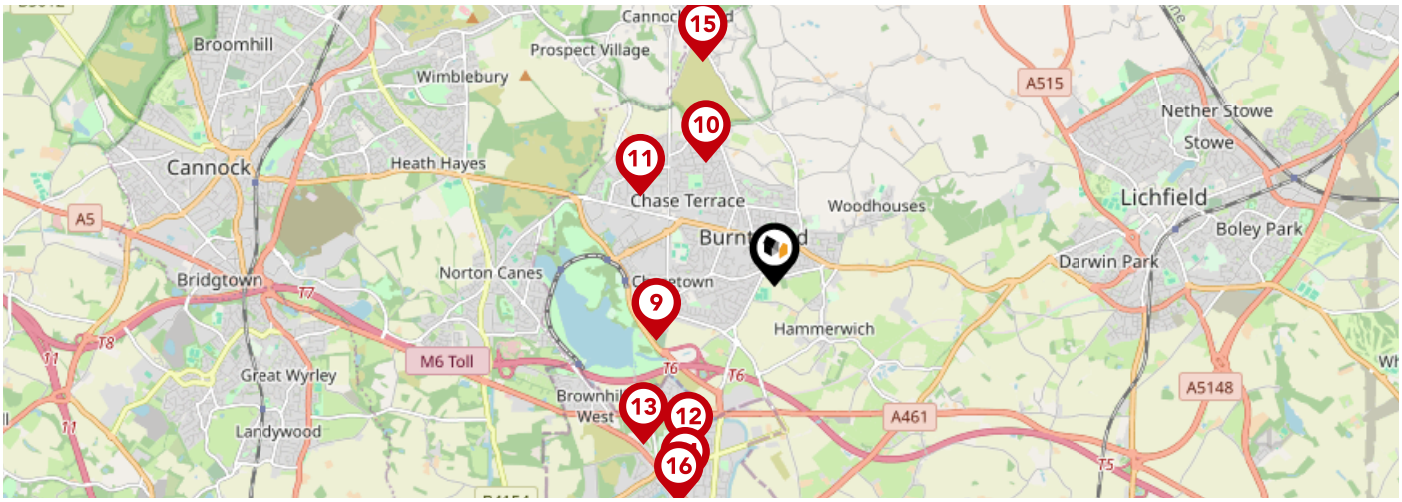
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Area
Schools



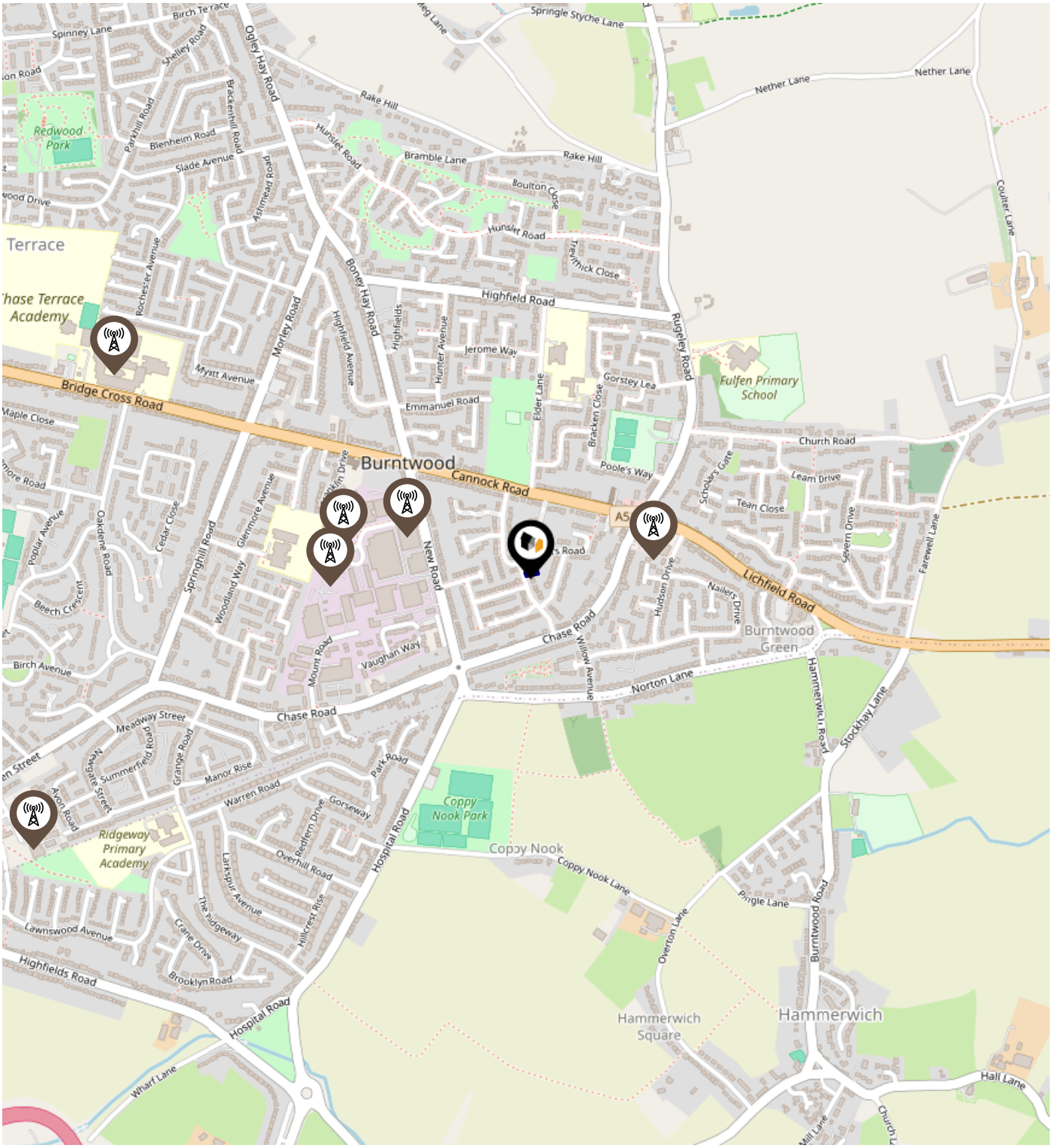
		Nursery	Primary	Secondary	College	Private
1	**Highfields Primary Academy** Ofsted Rating: Good | Pupils: 207 | Distance:0.33	☐	☑	☐	☐	☐
2	**Fulfen Primary School** Ofsted Rating: Outstanding | Pupils: 404 | Distance:0.38	☐	☑	☐	☐	☐
3	**Springhill Primary Academy** Ofsted Rating: Good | Pupils: 179 | Distance:0.43	☐	☑	☐	☐	☐
4	**Ridgeway Primary Academy** Ofsted Rating: Good | Pupils: 413 | Distance:0.66	☐	☑	☐	☐	☐
5	**Chase Terrace Academy** Ofsted Rating: Requires improvement | Pupils: 1272 | Distance:0.69	☐	☐	☑	☐	☐
6	**St Joseph and St Theresa Catholic Primary** Ofsted Rating: Good | Pupils: 202 | Distance:0.97	☐	☑	☐	☐	☐
7	**Chase Terrace Primary School** Ofsted Rating: Good | Pupils: 245 | Distance:1.05	☐	☑	☐	☐	☐
8	**Erasmus Darwin Academy** Ofsted Rating: Good | Pupils: 1130 | Distance:1.15	☐	☐	☑	☐	☐

Area
Schools



	Nursery	Primary	Secondary	College	Private
9 **Chasetown Community School** Ofsted Rating: Good | Pupils: 83 | Distance:1.17	☐	☐	☑	☐	☐
10 **Boney Hay Primary Academy** Ofsted Rating: Good | Pupils: 183 | Distance:1.27	☐	☑	☐	☐	☐
11 **Holly Grove Primary Academy** Ofsted Rating: Good | Pupils: 297 | Distance:1.46	☐	☑	☐	☐	☐
12 **Brownhills Ormiston Academy** Ofsted Rating: Good | Pupils: 720 | Distance:1.69	☐	☐	☑	☐	☐
13 **Watling Street Primary School** Ofsted Rating: Good | Pupils: 239 | Distance:1.85	☐	☑	☐	☐	☐
14 **St Bernadette's Catholic Primary School** Ofsted Rating: Good | Pupils: 148 | Distance:1.99	☐	☑	☐	☐	☐
15 **Gentleshaw Primary Academy** Ofsted Rating: Good | Pupils: 197 | Distance:2.12	☐	☑	☐	☐	☐
16 **St James Primary School** Ofsted Rating: Good | Pupils: 213 | Distance:2.14	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



Key:

Power Pylons

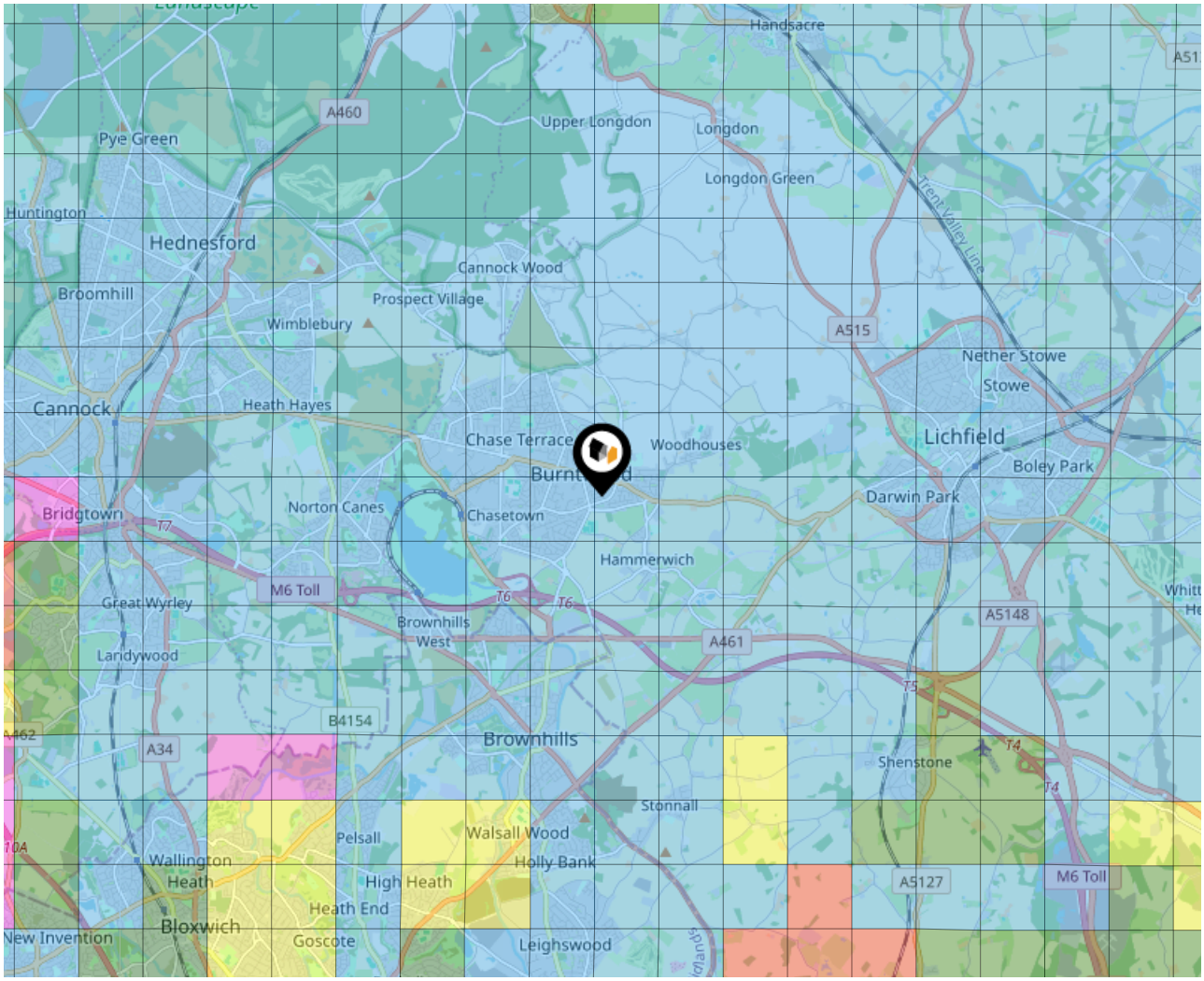
Communication Masts

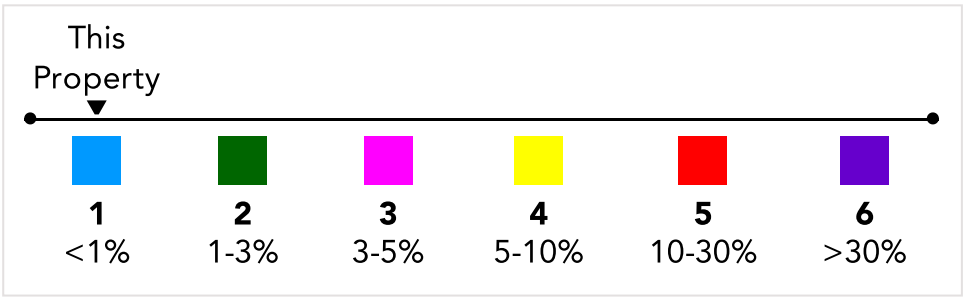
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What is Radon?

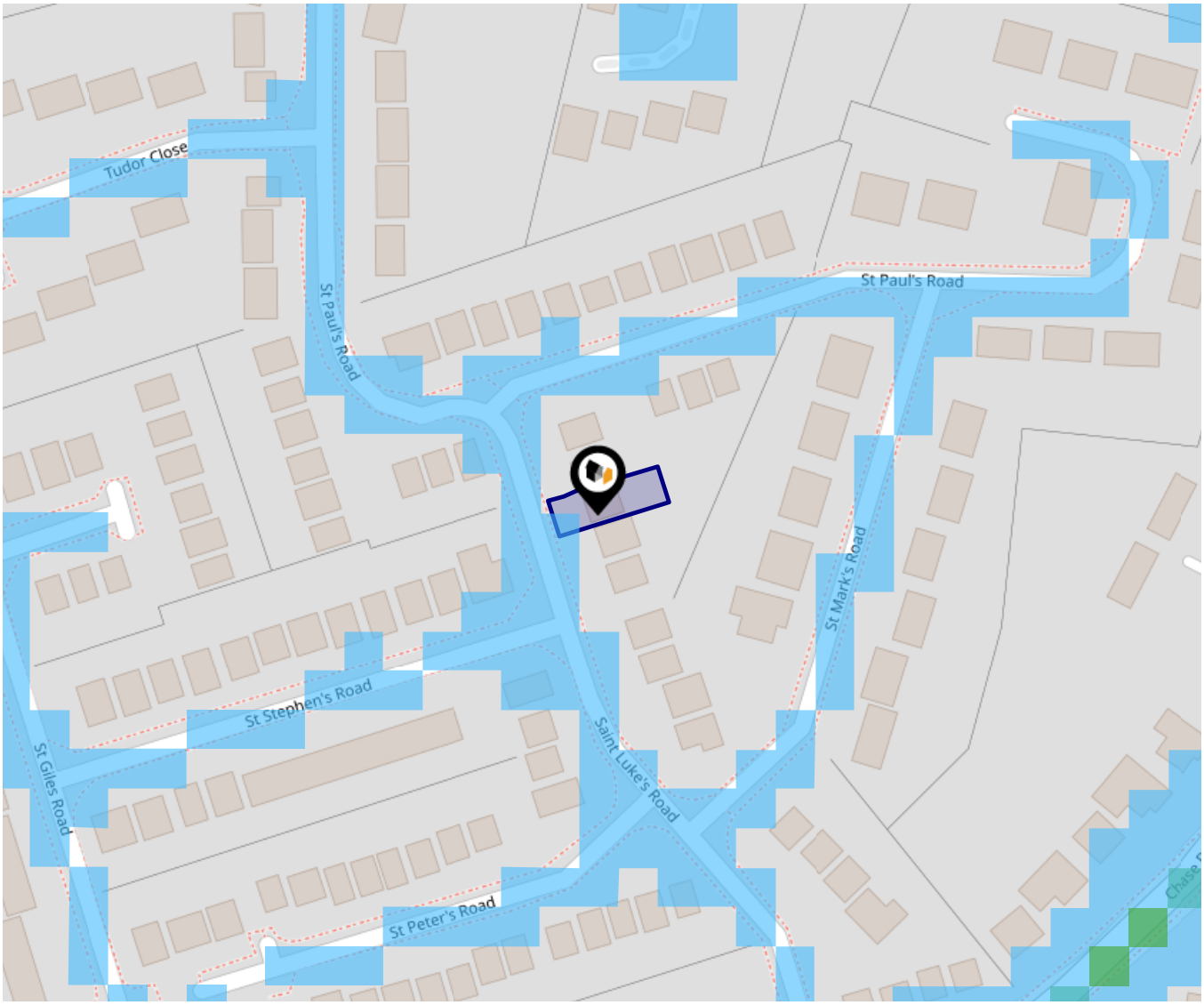
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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Local Area
Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

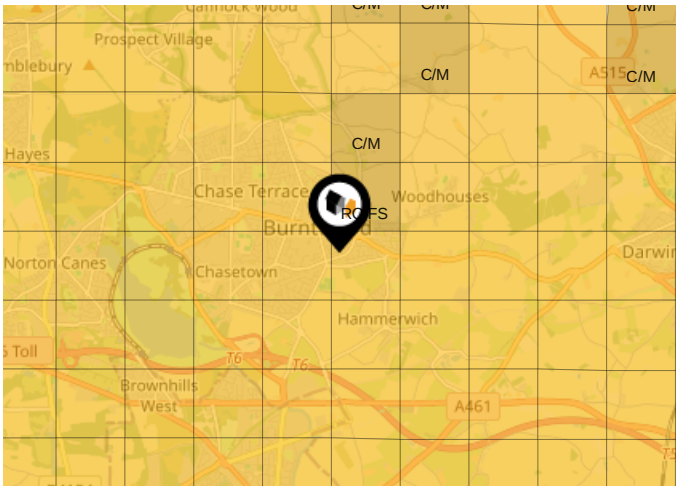
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		

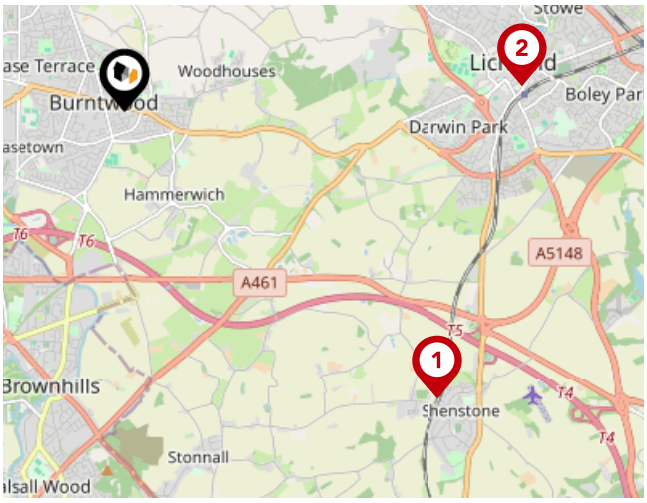


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

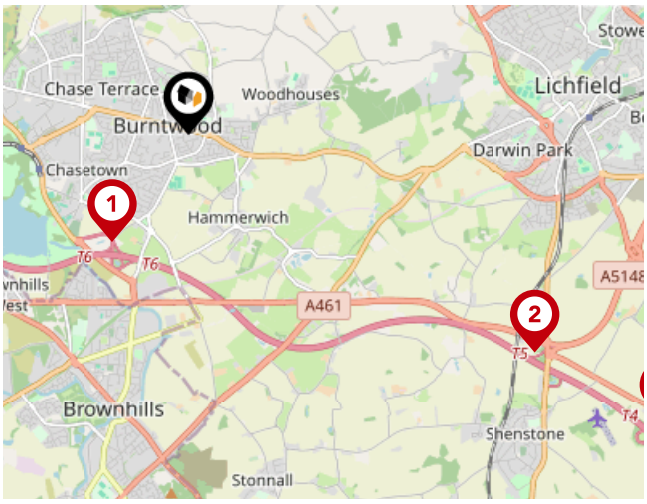
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Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Shenstone Rail Station	3.82 miles
2	Lichfield City Rail Station	3.58 miles
3	Hednesford Rail Station	4.45 miles

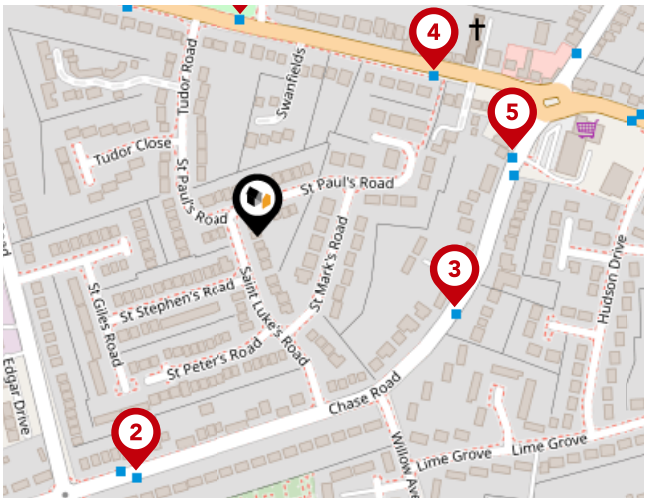


Trunk Roads/Motorways

Pin	Name	Distance
1	M6 TOLL T6	1.18 miles
2	M6 TOLL T5	3.68 miles
3	M6 TOLL T7	4.43 miles
4	M6 TOLL T4	5.01 miles
5	M6 J10	7.67 miles

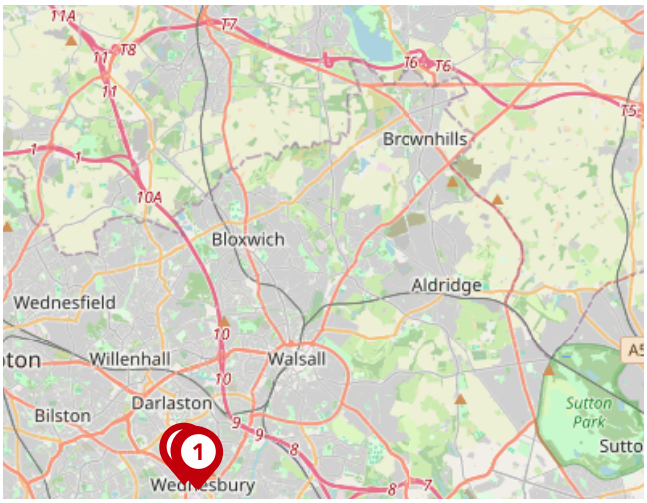
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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tudor Road	0.13 miles
2	New Road	0.15 miles
3	Willow Avenue	0.12 miles
4	Acorn View	0.14 miles
5	Swan Corner Shopping Centre	0.15 miles



Local Connections

Pin	Name	Distance
1	Wednesbury Great Western St (Metro Stop)	10.06 miles
2	Wednesbury Great Western Street (Metro Stop)	10.07 miles
3	Wednesbury Parkway (Midland Metro Stop)	10.13 miles

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Bill Tandy and Company
Testimonials

Testimonial 1

Fantastic service over many months for the selling of my apartment. Above all expectations. Help and encouragement on many occasions. In particular Sarah Upton has been excellent.
Thank you to all.

Testimonial 2

We have recently sold our house through Bill Tandy Burntwood, and they were also the agents for our ongoing purchase. Estate agents often receive some bad press and can be the unsung heroes of a sale/purchase transaction, but for us, Bill Tandy have been worth every penny and more. The team worked tirelessly to push this transaction through, going above and beyond at every opportunity. We were blown away with the service, and we cannot be more grateful.

Testimonial 3

We have recently sold our house through Bill Tandy, everyone at the Burntwood branch have been spot on with service, even going above and beyond until exchange and completion. Massive thank you to you all. Would highly recommend.

Testimonial 4

Sarah and the bill Tandy team have been absolutely fantastic throughout the process of selling our house. She was quick to respond to any issues and questions and kept us up to date regularly on the process. I have dealt with a fair few estate agents and sarah (and bill Tandy as a whole) are by far the best we have worked with. I would not hesitate in recommending them or using them again.

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Agent Disclaimer

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Bill Tandy and Company and therefore no warranties can be given as to their good working order.

Bill Tandy and Company
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Bill Tandy and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

Bill Tandy and Company

16 Cannock Rd Burntwood WS7 0BJ
01543670055
robert@billtandy.co.uk
billtandy.co.uk

Ordnance Survey
Land Registry
Environment Agency
Historic England
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Ofcom
Valuation Office Agency
Royal Mail