



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 19<sup>th</sup> February 2025



**6, SWAN LANE, DUNSTON, STAFFORD, ST18 9AE**

## Landwood Group

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<https://landwoodgroup.com/>





## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 871 ft<sup>2</sup> / 81 m<sup>2</sup>  
**Plot Area:** 0.31 acres  
**Year Built :** 1900-1929  
**Council Tax :** Band D  
**Annual Estimate:** £2,115  
**Title Number:** SF477705  
**UPRN:** 100031804386

**Tenure:** Freehold

## Local Area

**Local Authority:** Staffordshire  
**Conservation Area:** No  
**Flood Risk:**  
 ● Rivers & Seas No Risk  
 ● Surface Water High

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

**5** mb/s      - mb/s  
      

**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

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6 Swan Lane, Dunston, ST18 9AE

Energy rating

**D**

Valid until 08.12.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		109   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>

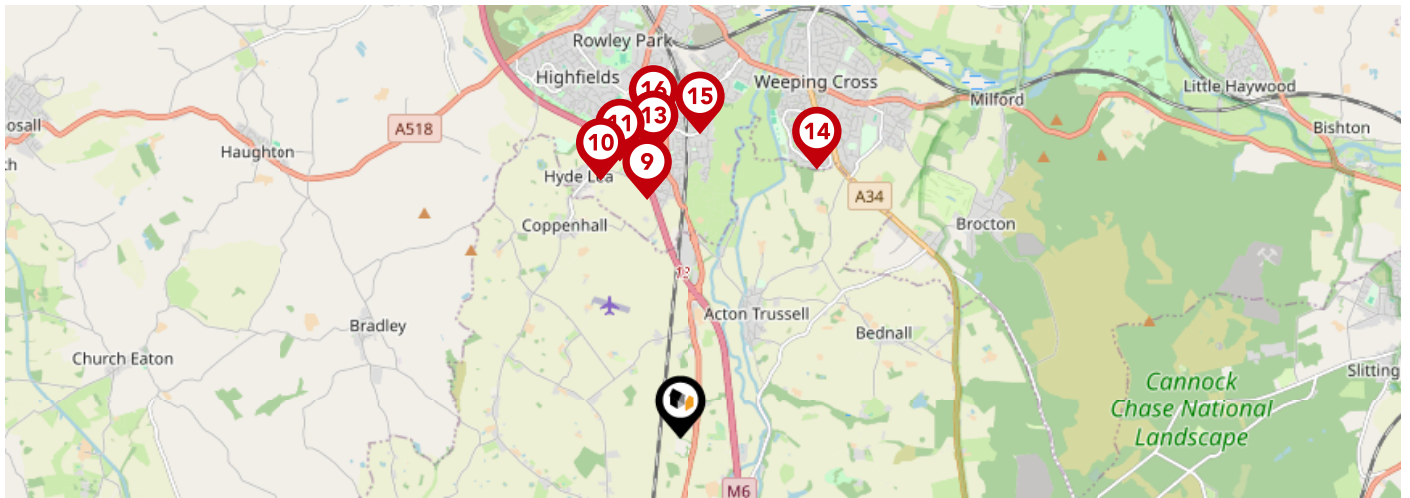
# Area Schools

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		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Leonard's CofE First School</b> Ofsted Rating: Good   Pupils: 83   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Longridge School</b> Ofsted Rating: Inadequate   Pupils: 8   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Penkridge Middle School</b> Ofsted Rating: Good   Pupils: 481   Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Marshbrook First School</b> Ofsted Rating: Good   Pupils: 189   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Michael's CofE (A) First School</b> Ofsted Rating: Good   Pupils: 147   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>All Saints CofE Primary School, Bednall</b> Ofsted Rating: Requires improvement   Pupils: 39   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wolgarston High School</b> Ofsted Rating: Good   Pupils: 826   Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Princefield First School</b> Ofsted Rating: Good   Pupils: 261   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

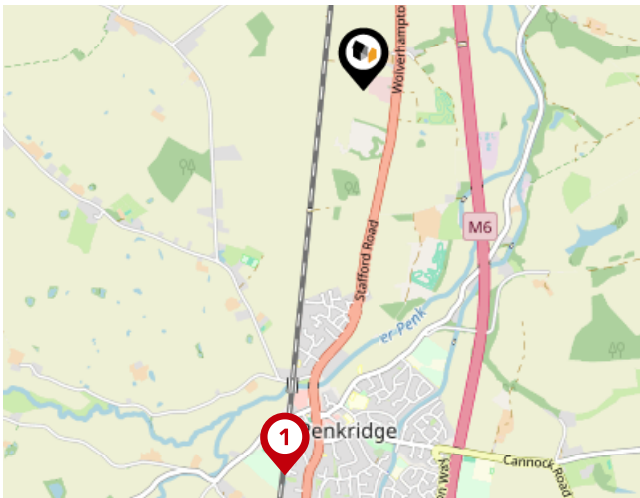
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Heather Field School</b> Ofsted Rating: Outstanding   Pupils: 94   Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stafford Grammar School</b> Ofsted Rating: Not Rated   Pupils: 430   Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burton Manor Primary School</b> Ofsted Rating: Good   Pupils: 294   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Haven School</b> Ofsted Rating: Good   Pupils: 48   Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stafford Manor High School</b> Ofsted Rating: Requires improvement   Pupils: 448   Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barnfields Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Silkmore Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 197   Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Flash Ley Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

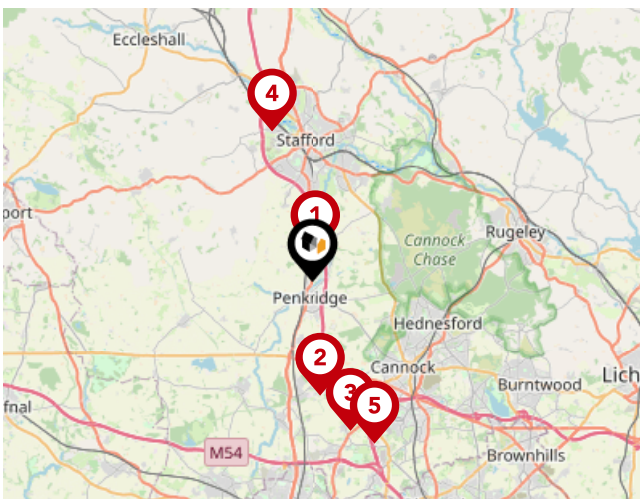
# Area

## Transport (National)



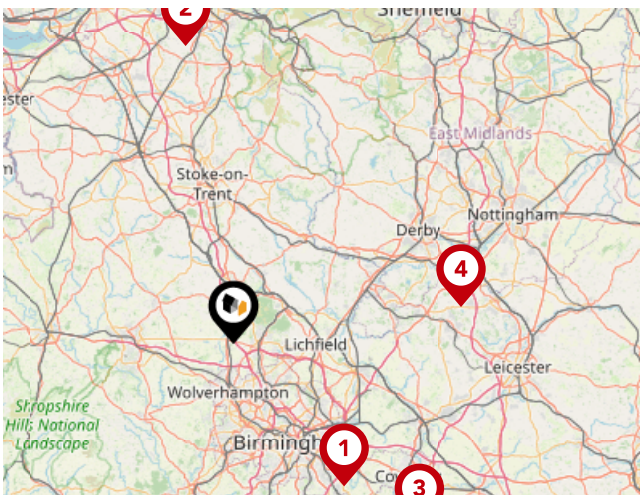
### National Rail Stations

Pin	Name	Distance
1	Penkridge Rail Station	1.77 miles
2	Stafford Rail Station	3.85 miles
3	Hednesford Rail Station	5.3 miles



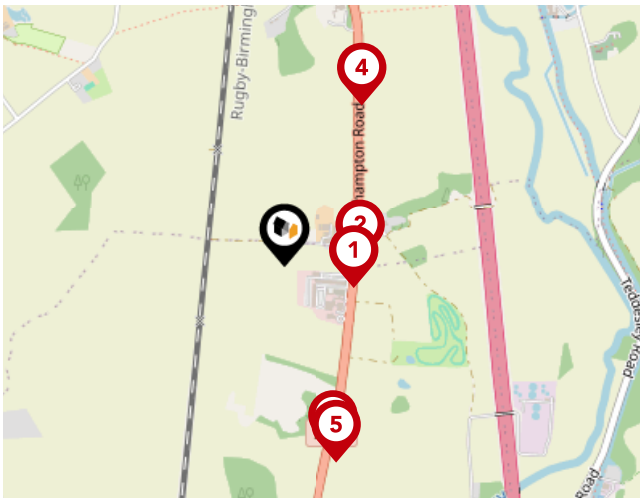
### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J13	1.04 miles
2	M6 J12	4.07 miles
3	M6 J11A	5.53 miles
4	M6 J14	5.61 miles
5	M6 TOLL T8	6.22 miles



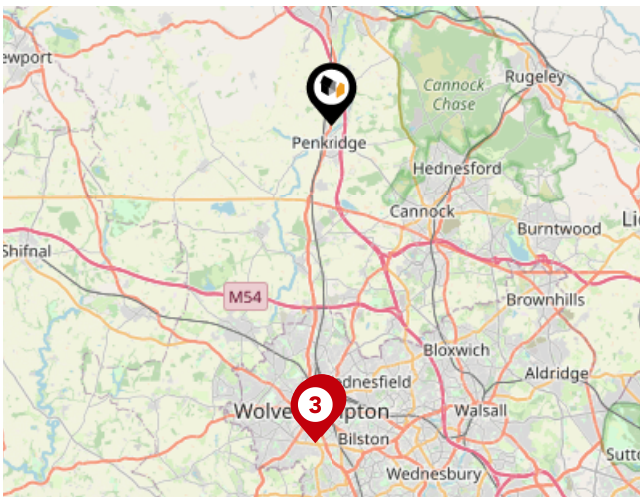
### Airports/HELIPADS

Pin	Name	Distance
1	Birmingham Airport	25.94 miles
2	Manchester Airport	42.99 miles
3	Baginton	37.55 miles
4	East Mids Airport	33.14 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Swan Lane	0.16 miles
2	Swan Lane	0.17 miles
3	Stone Cottages	0.43 miles
4	Dunston Hall	0.41 miles
5	Stone Cottages	0.45 miles



### Local Connections

Pin	Name	Distance
1	Wolverhampton Station (Midland Metro Stop)	11.17 miles
2	Pipers Row (Midland Metro Stop)	11.32 miles
3	Wolverhampton St George's (Midland Metro Stop)	11.4 miles



# Landwood Group

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