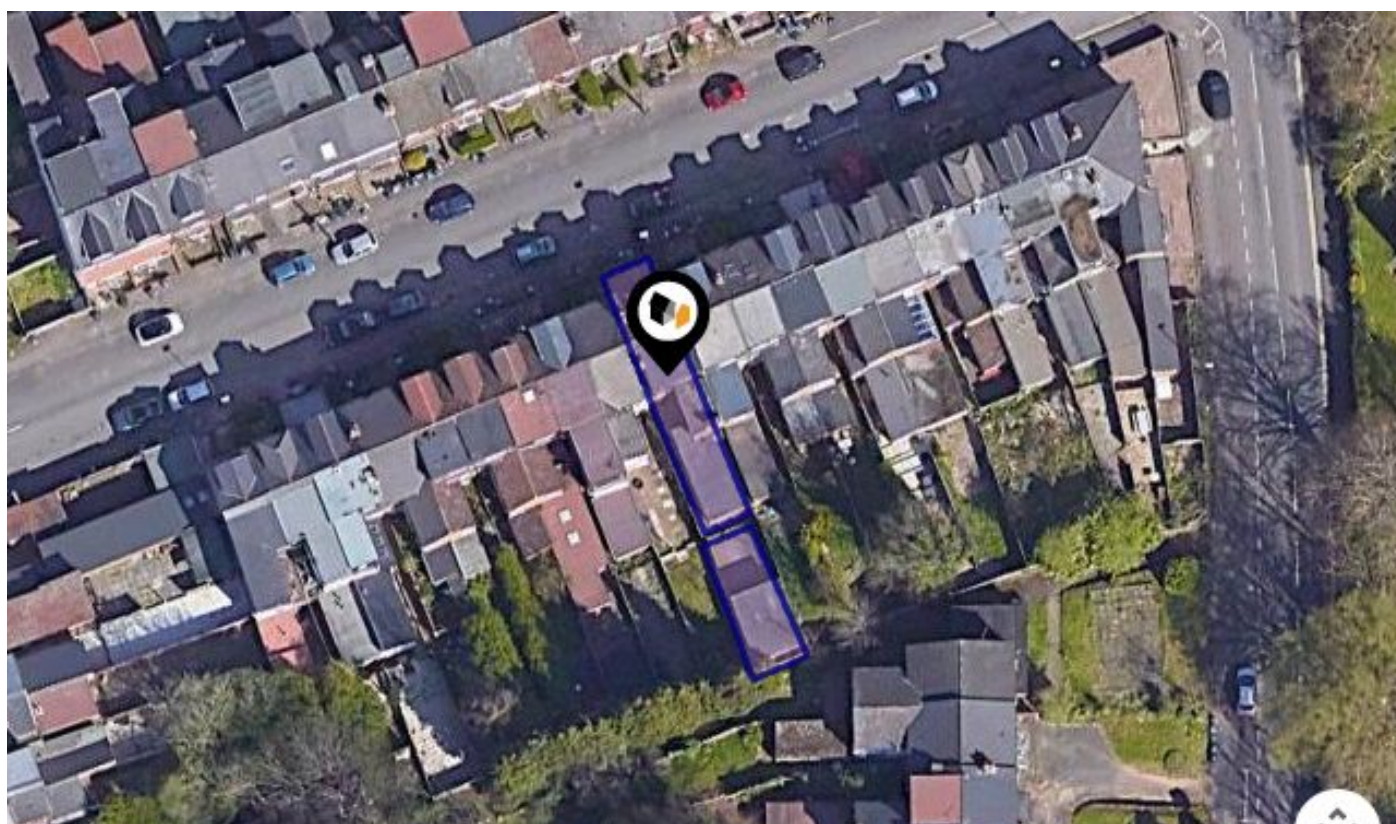




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 18th November 2025



**19, CROYDON ROAD, BOURNBROOK, BIRMINGHAM, B29
7BP**

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

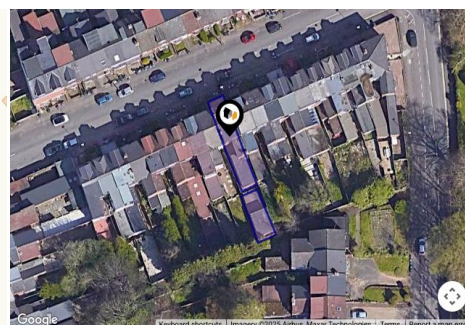
louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>



Property Overview

LANDWOOD GROUP



Property

Type:	HMO Not Further Divided
Bedrooms:	7
Floor Area:	1,711 ft ² / 159 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,746
Title Number:	WM207316
UPRN:	100070341364

Last Sold Date:	30/10/2000
Last Sold Price:	£76,000
Last Sold £/ft ² :	£44
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

21
mb/s



2000
mb/s



Mobile Coverage:
(based on calls indoors)



O₂



EE



3



O₂



BT



sky



Virgin media

Property
EPC - Certificate

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19, Croydon Road, Bournbrook, B29 7BP

Energy rating

D

Valid until 12.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

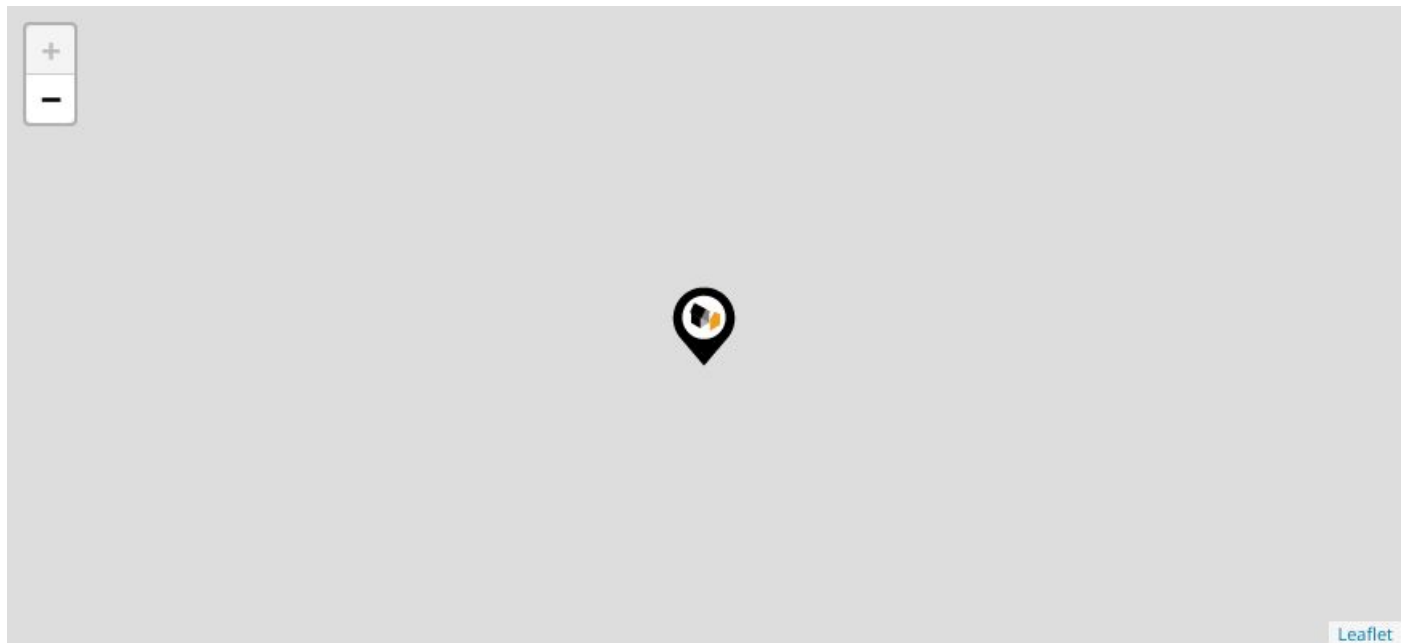
EPC - Additional Data

LANDWOOD
GROUP

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Flat, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	159 m ²

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.

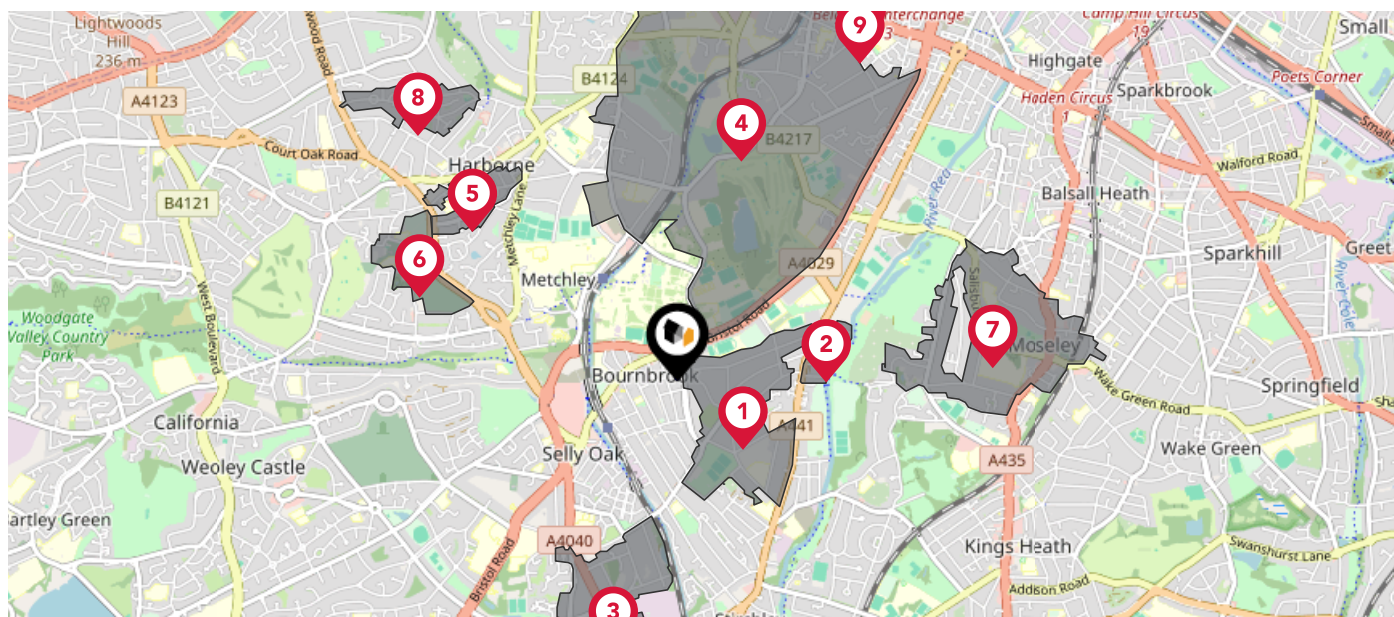
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

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GROUP

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



Selly Park



Selly Park Avenues



Bournville Village



Edgbaston



Greenfield Road



Harborne Old Village



Moseley



Moor Pool



Ryland Road



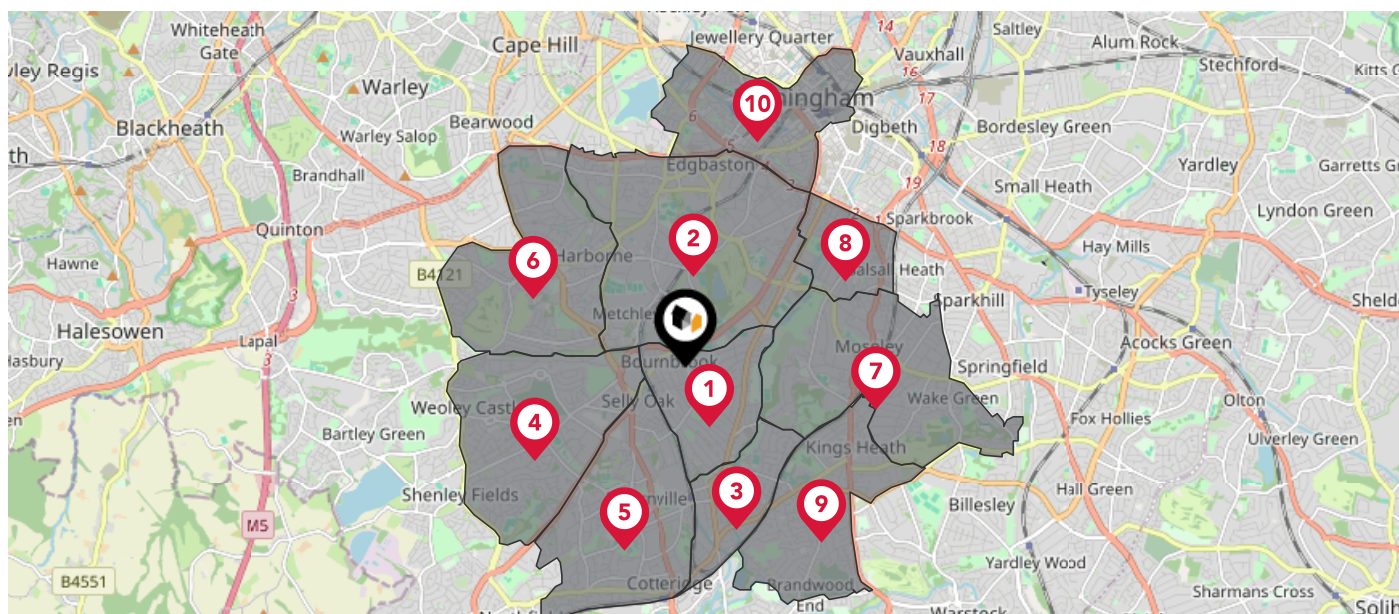
Lee Crescent

Maps

Council Wards

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GROUP

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

Bournbrook & Selly Park Ward

2

Edgbaston Ward

3

Stirchley Ward

4

Weoley & Selly Oak Ward

5

Bournville & Cotteridge Ward

6

Harborne Ward

7

Moseley Ward

8

Balsall Heath West Ward

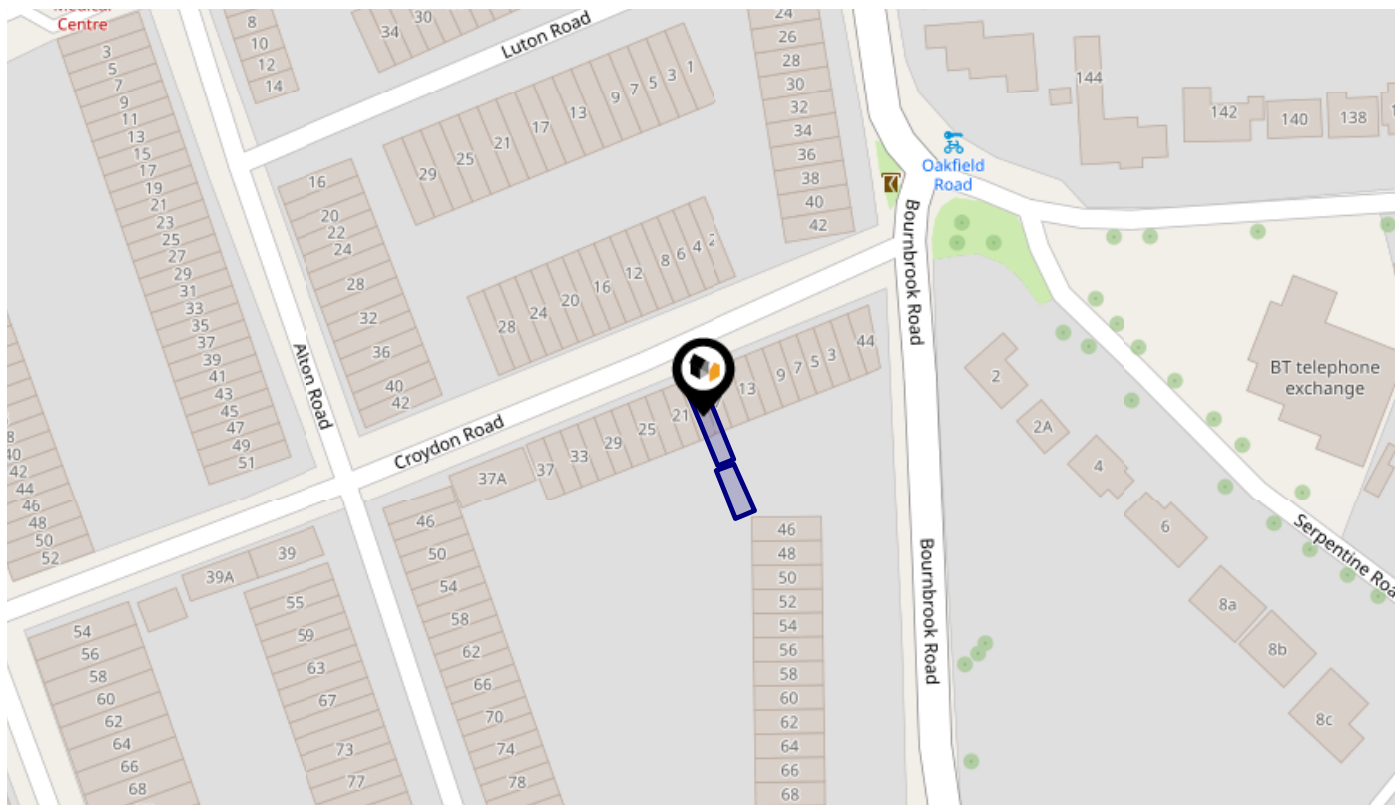
9

Brandwood & King's Heath Ward

10

Ladywood Ward

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:

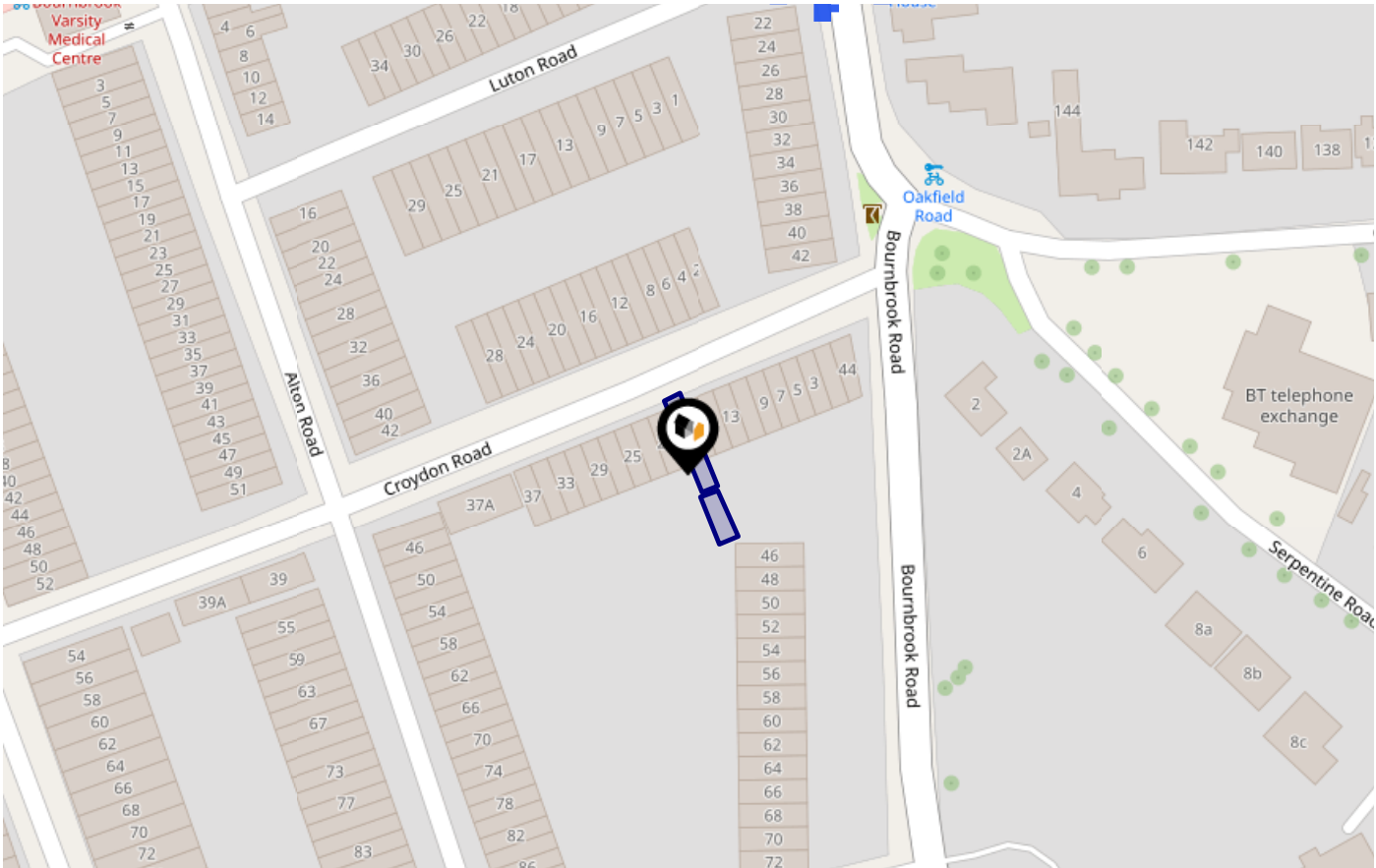
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

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

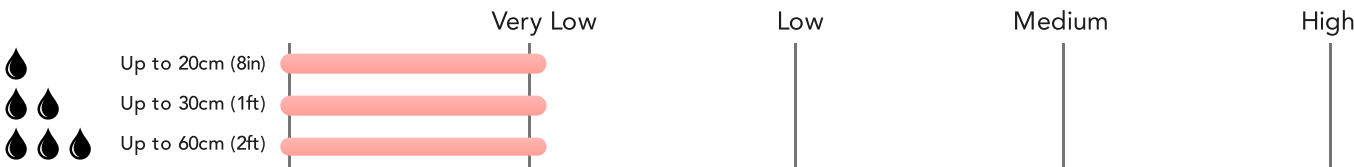


Risk Rating: Very low

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:

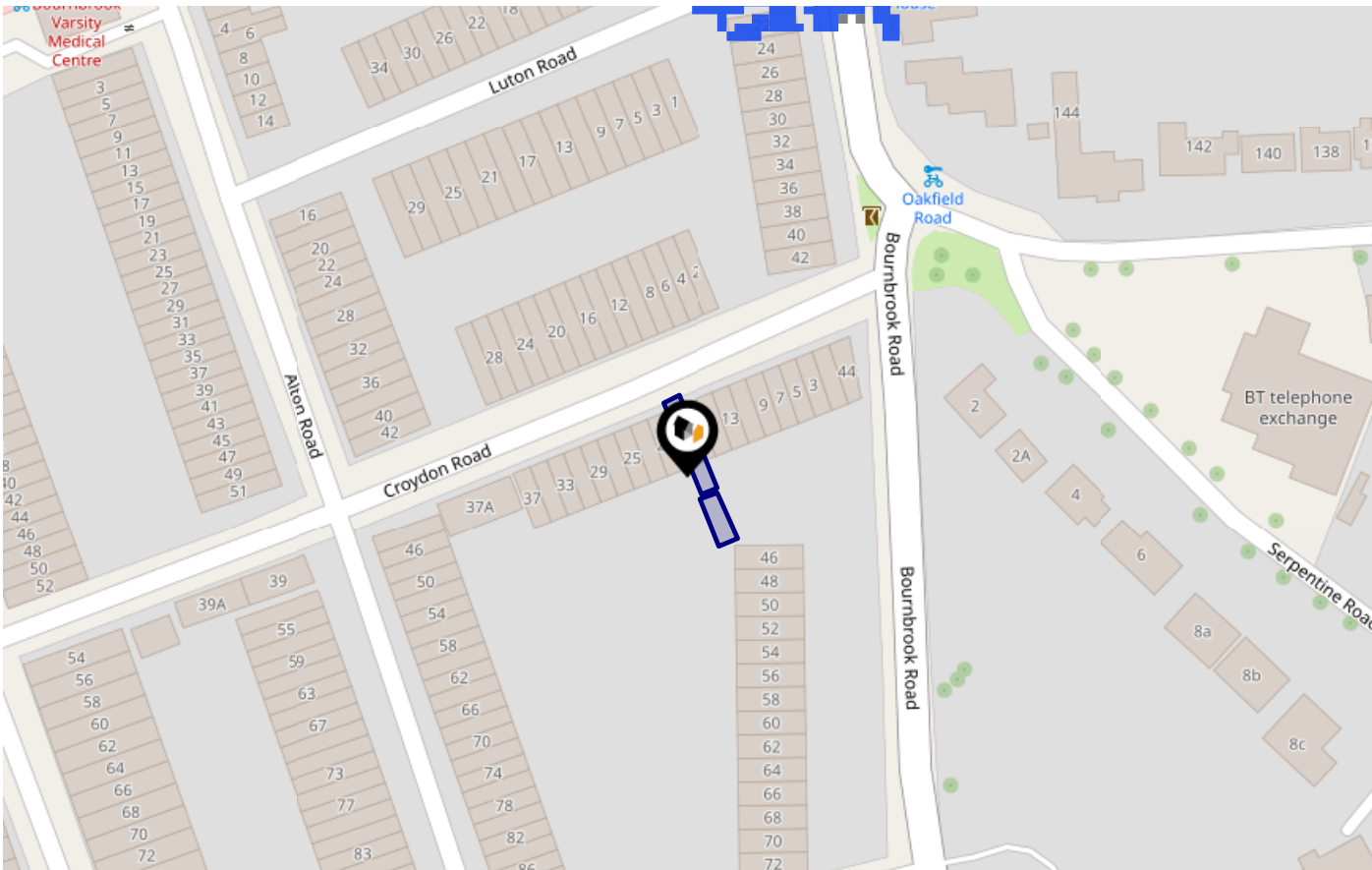


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD GROUP

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.

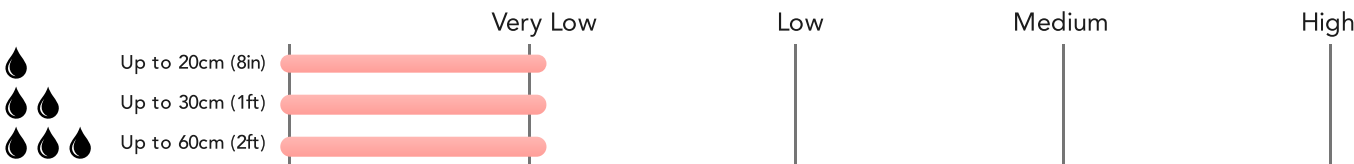


Risk Rating: Very low

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- 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:



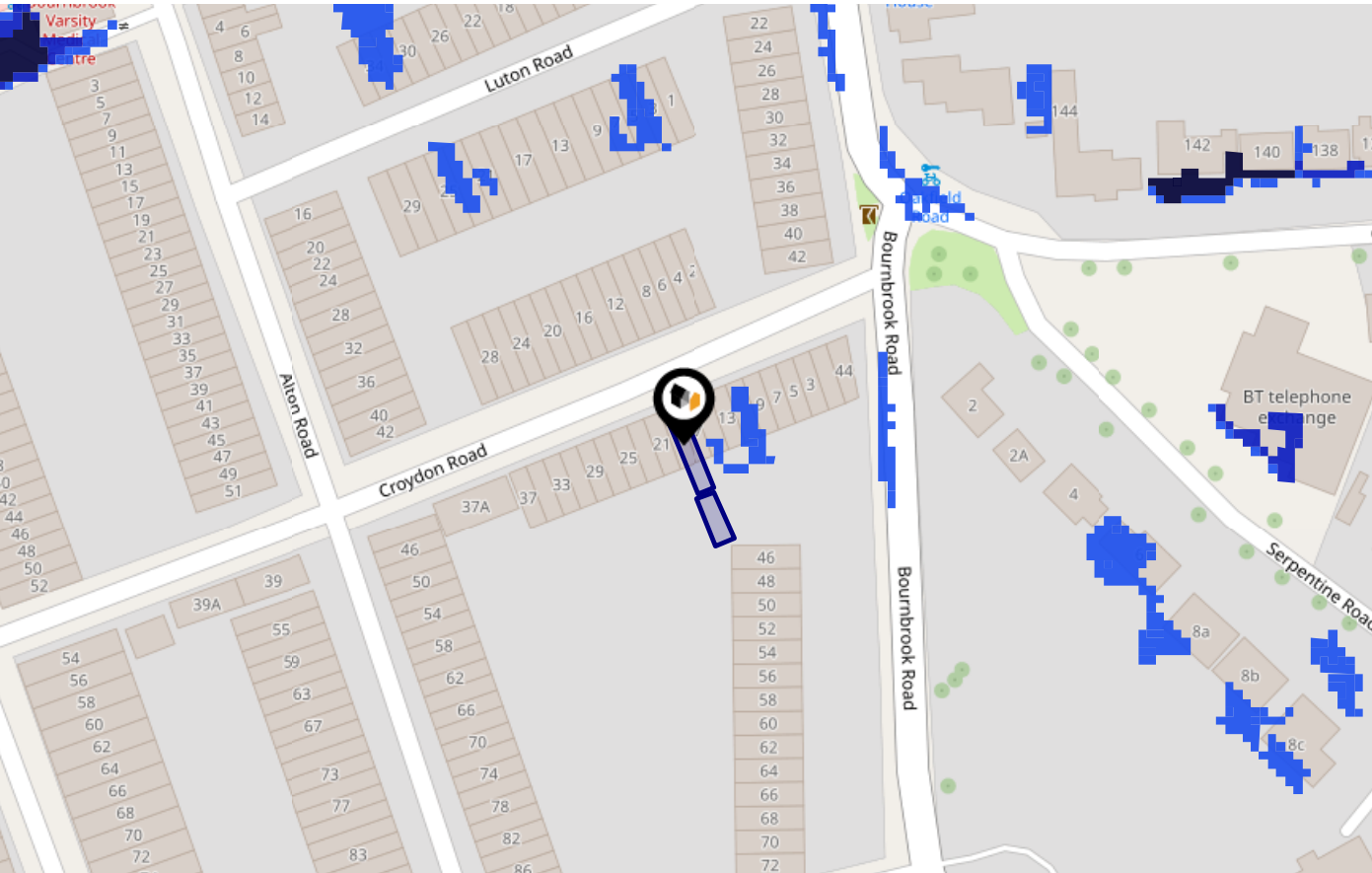
KPF - Key Property Facts

Flood Risk

Surface Water - Flood Risk

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

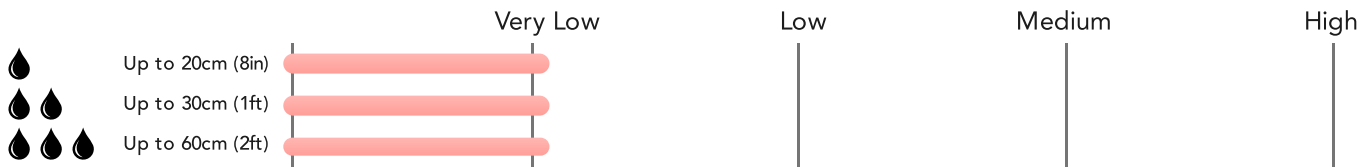


Risk Rating: Very low

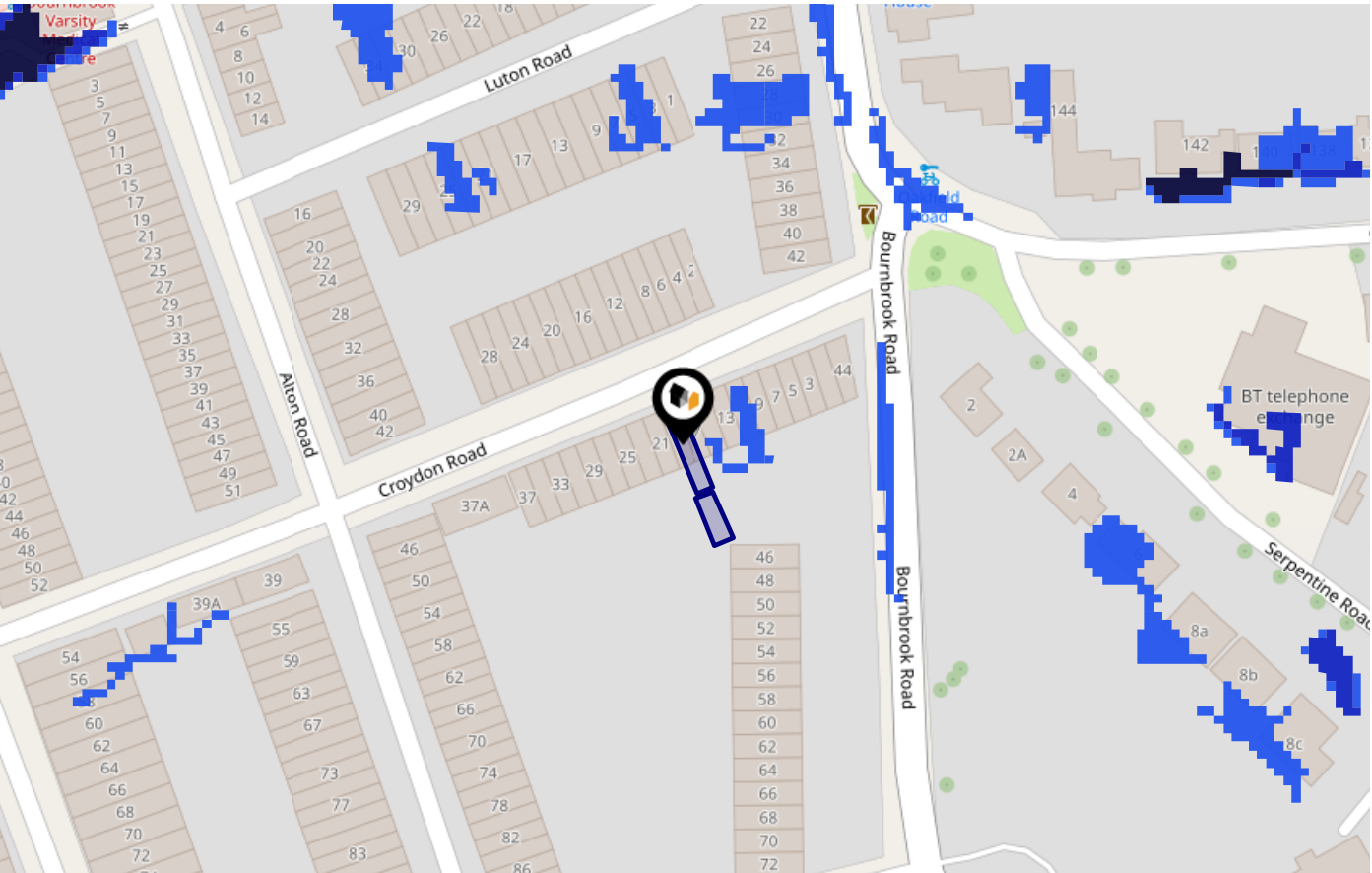
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.



Risk Rating: Very low

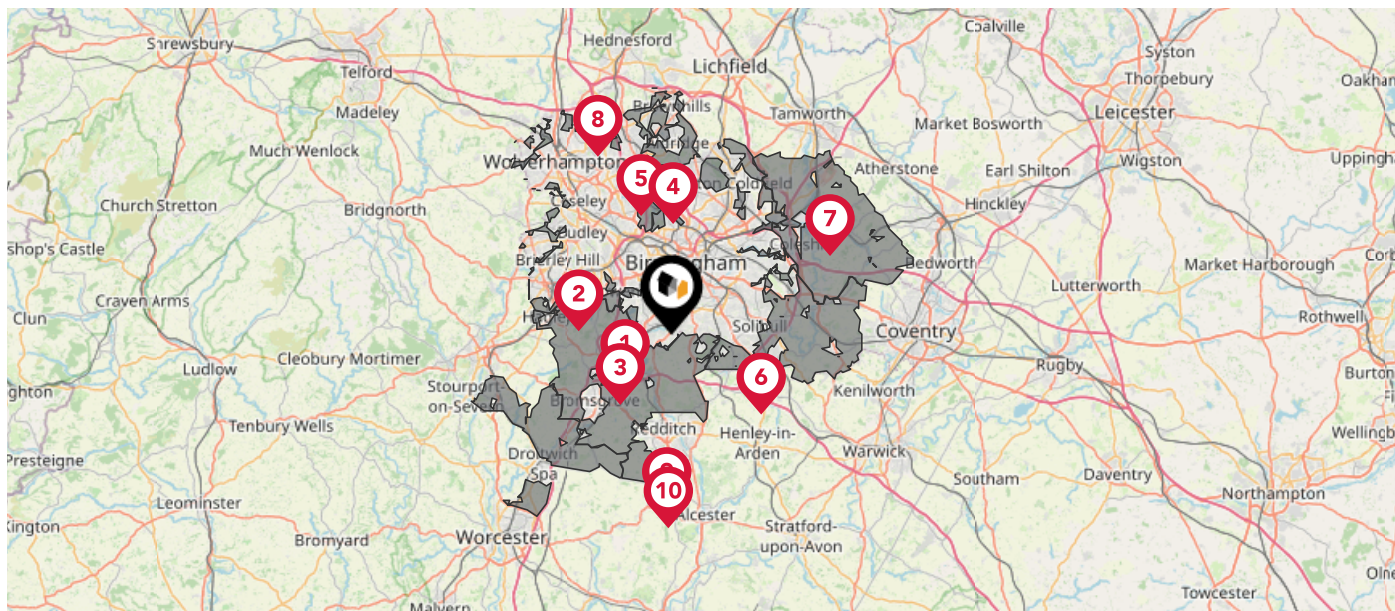
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

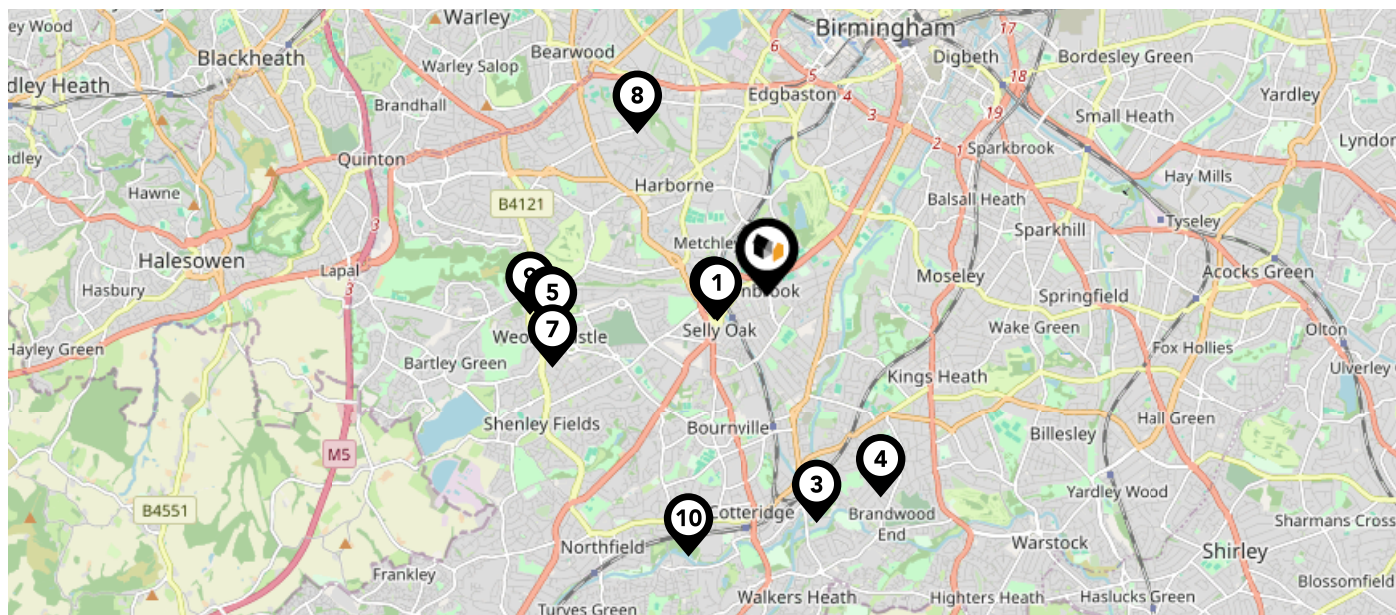
- 1 Birmingham Green Belt - Birmingham
- 2 Birmingham Green Belt - Dudley
- 3 Birmingham Green Belt - Bromsgrove
- 4 Birmingham Green Belt - Sandwell
- 5 Birmingham Green Belt - Walsall
- 6 Birmingham Green Belt - Solihull
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham Green Belt - Wolverhampton
- 9 Birmingham Green Belt - Redditch
- 10 Birmingham Green Belt - Wychavon

Maps

Landfill Sites

LANDWOOD
GROUP

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

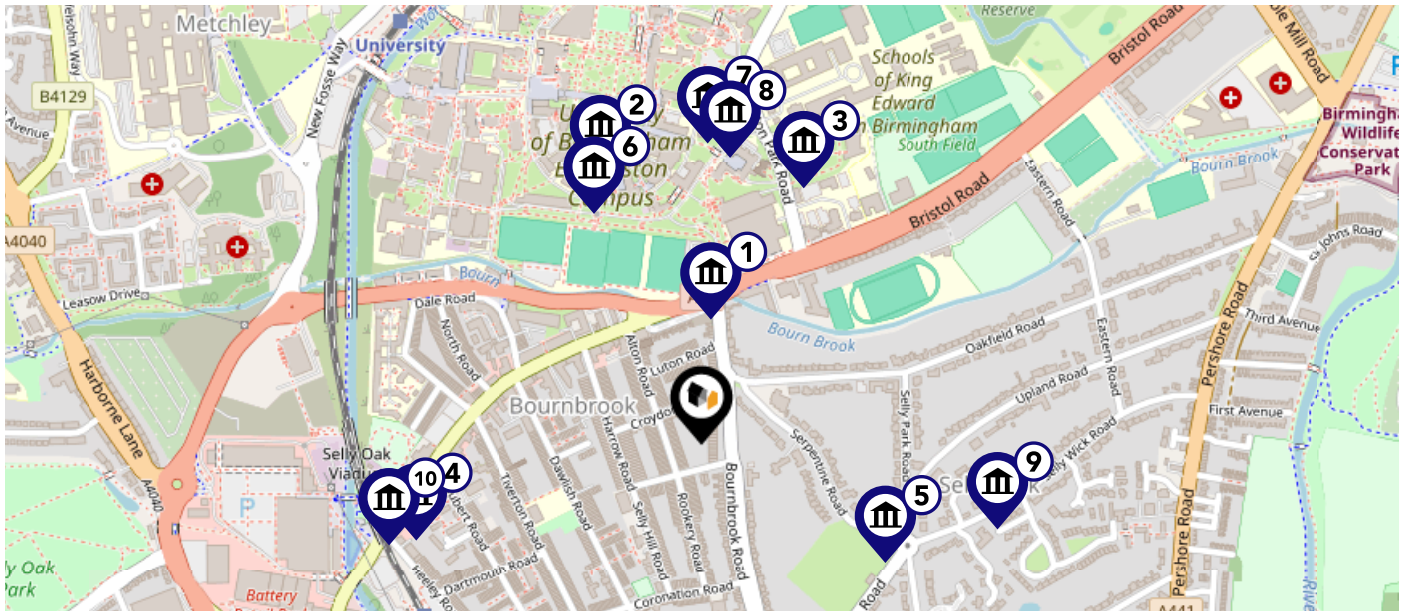
1	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	
2	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	
3	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	
4	Kings Road/Listowel Way-Former Hough's Brickworks, Kings Road, Brandwood, Birmingham, West Midlands	Historic Landfill	
5	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill	
6	Barnes Hill-Former Brickworks Site, Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
7	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
8	Woodbourne Road Landfill Site-Residential Development Off Euan Close, Euan Close, Harborne, Birmingham, West Midlands	Historic Landfill	
9	West Boulevard Landfill Site-Stonehouse Lane/West Boulevard, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
10	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	

Maps

Listed Buildings

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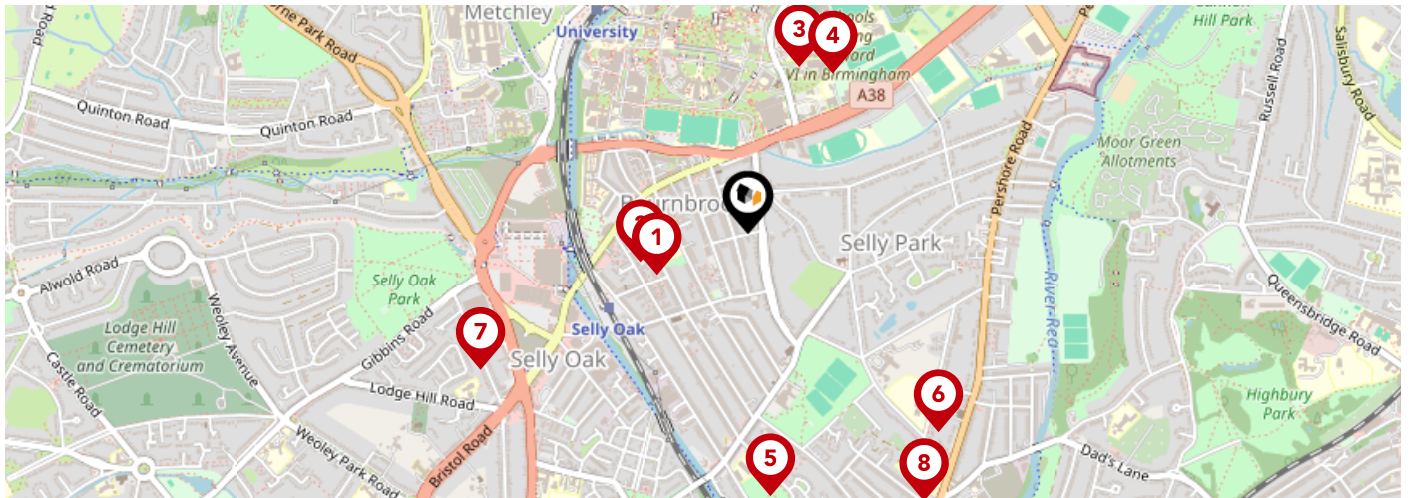
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



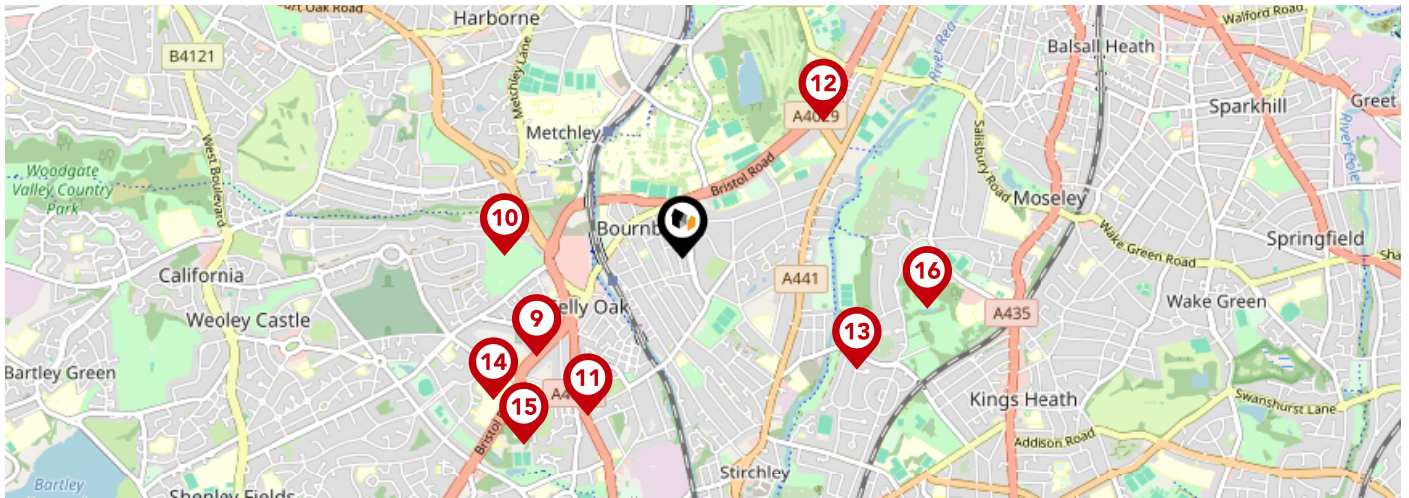
Listed Buildings in the local district		Grade	Distance
	1394738 - University Of Birmingham Lodge, Gates, Gate Piers And Wall	Grade II	0.1 miles
	1210306 - Chamberlain Tower	Grade II	0.3 miles
	1389744 - University House	Grade II	0.3 miles
	1343339 - Selly Oak Institute (adult Education Centre)	Grade II	0.3 miles
	1343140 - Church Of St Stephen	Grade II	0.3 miles
	1076133 - Great Hall And Quadrant Range	Grade II	0.3 miles
	1216784 - The Barber Institute At Birmingham University	Grade I	0.3 miles
	1275739 - Equestrian Statue Of George I	Grade II	0.3 miles
	1463621 - 48 Selly Wick Road	Grade II	0.4 miles
	1220210 - 641 And 659, Bristol Road B29	Grade II	0.4 miles

Area Schools

LANDWOOD
GROUP



		Nursery	Primary	Secondary	College	Private
1	Tiverton Academy Ofsted Rating: Outstanding Pupils: 204 Distance:0.22	☐	☒	☐	☐	☐
2	Selly Oak Nursery School Ofsted Rating: Outstanding Pupils: 73 Distance:0.25	☒	☐	☐	☐	☐
3	King Edward VI High School for Girls Ofsted Rating: Not Rated Pupils: 662 Distance:0.4	☐	☐	☒	☐	☐
4	King Edward's School Ofsted Rating: Not Rated Pupils: 905 Distance:0.41	☐	☐	☒	☐	☐
5	Raddlebarn Primary School Ofsted Rating: Good Pupils: 415 Distance:0.59	☐	☒	☐	☐	☐
6	St Edward's Catholic Primary School Ofsted Rating: Good Pupils: 408 Distance:0.62	☐	☒	☐	☐	☐
7	Cherry Oak School Ofsted Rating: Good Pupils: 114 Distance:0.68	☐	☒	☐	☐	☐
8	Selly Park Girls' School Ofsted Rating: Good Pupils: 807 Distance:0.72	☐	☐	☒	☐	☐

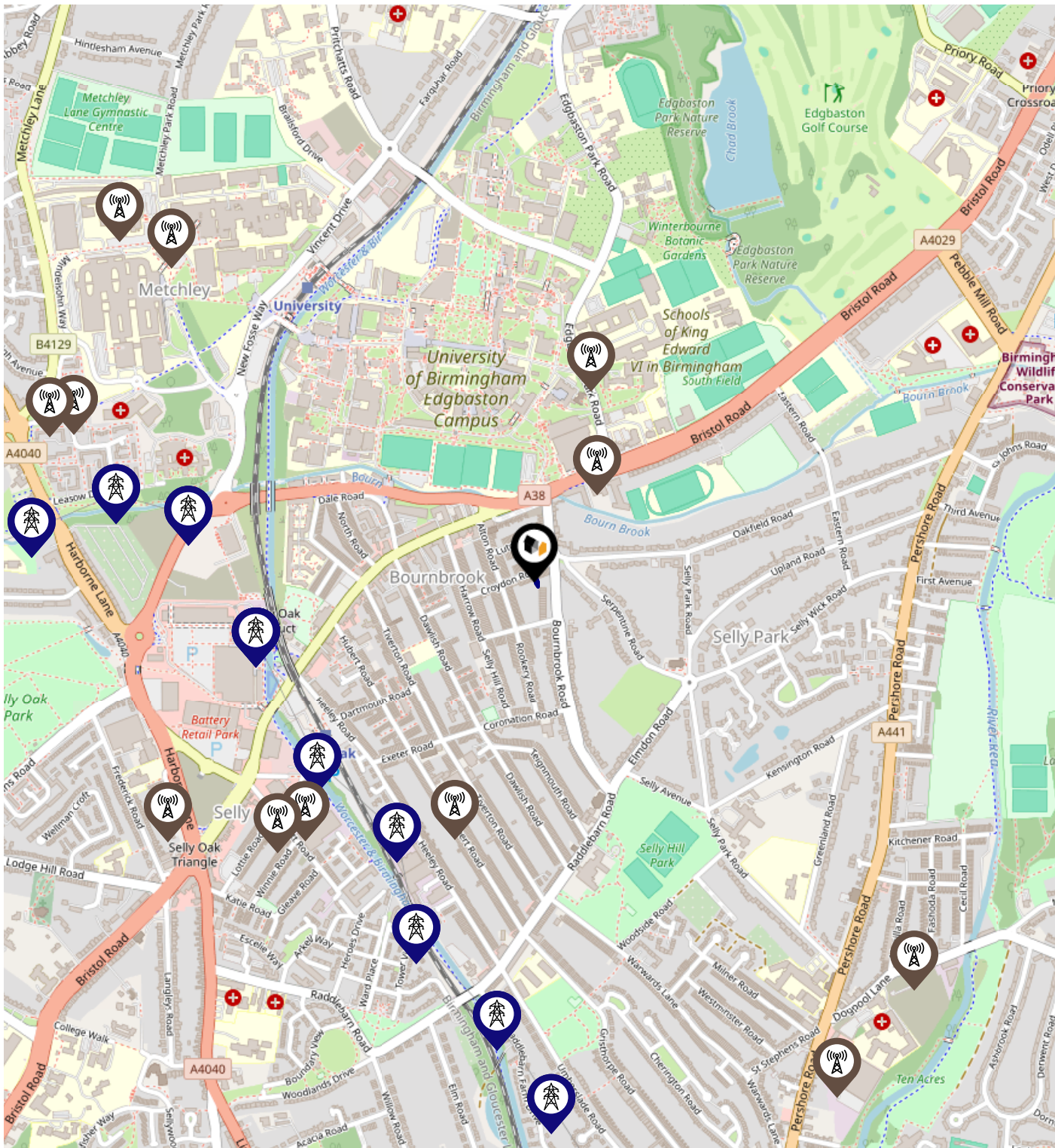


		Nursery	Primary	Secondary	College	Private
	St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 408 Distance:0.79	☐	☒	☐	☐	☐
	Water Mill Primary School Ofsted Rating: Good Pupils: 208 Distance:0.8	☐	☒	☐	☐	☐
	Selly Oak Trust School Ofsted Rating: Good Pupils: 404 Distance:0.83	☐	☐	☒	☐	☐
	Elmhurst Ballet School Ofsted Rating: Not Rated Pupils: 182 Distance:0.89	☐	☐	☒	☐	☐
	Moor Green Primary Academy Ofsted Rating: Outstanding Pupils: 450 Distance:0.93	☐	☒	☐	☐	☐
	The University of Birmingham School Ofsted Rating: Good Pupils: 1175 Distance:1.06	☐	☐	☒	☐	☐
	Fircroft College of Adult Education Ofsted Rating: Good Pupils: 0 Distance:1.1	☐	☐	☒	☐	☐
	Uffculme School Ofsted Rating: Good Pupils: 279 Distance:1.13	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

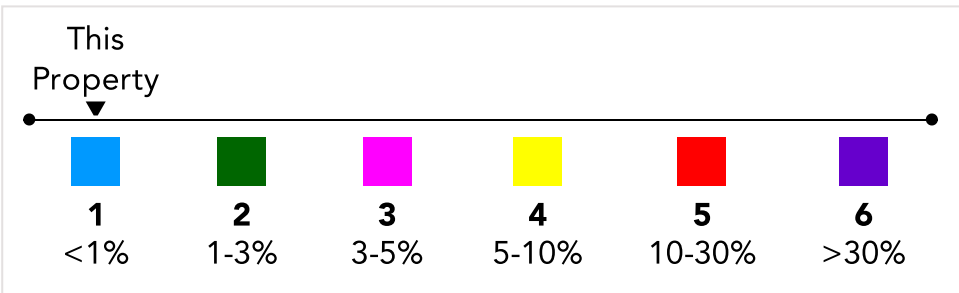
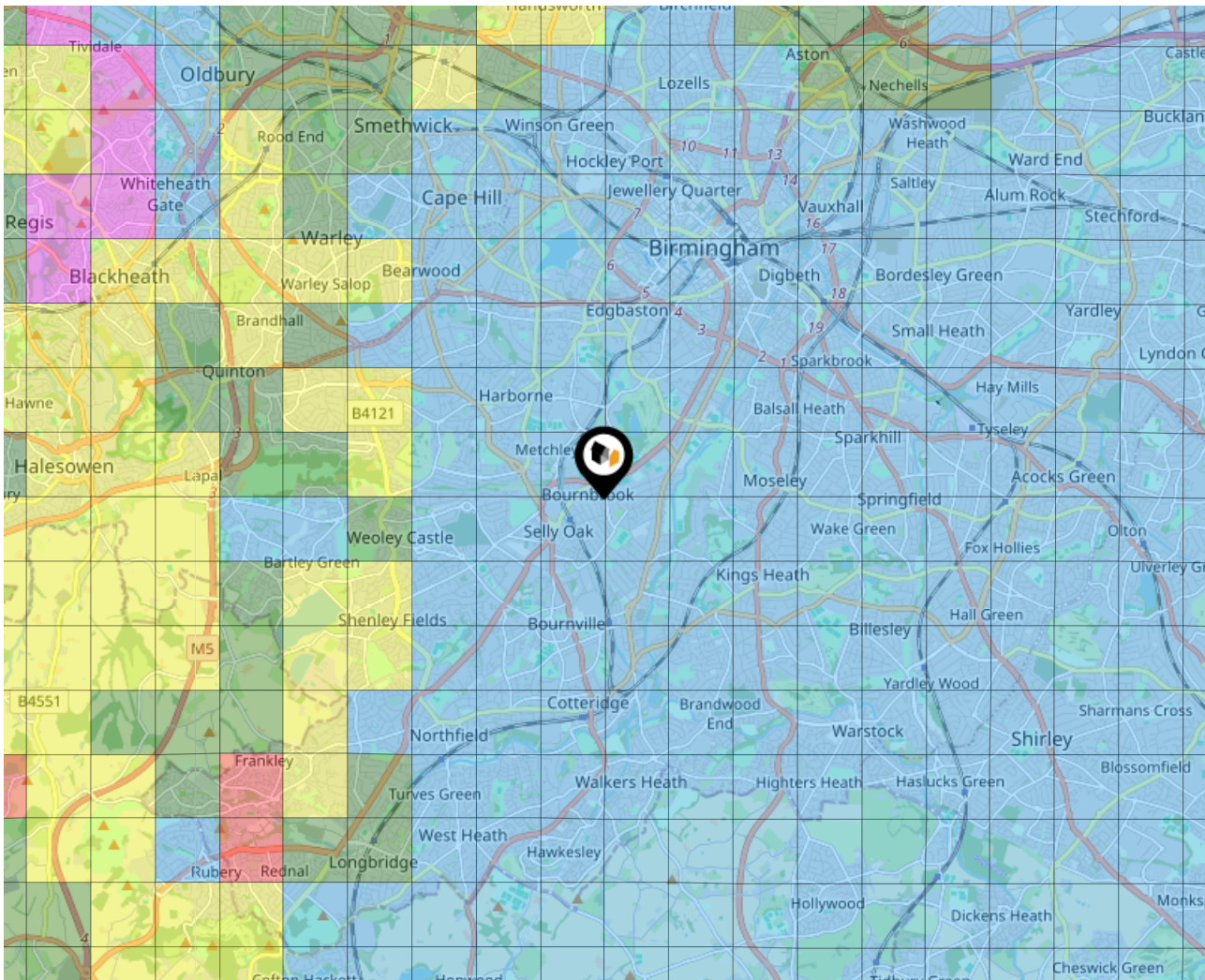


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

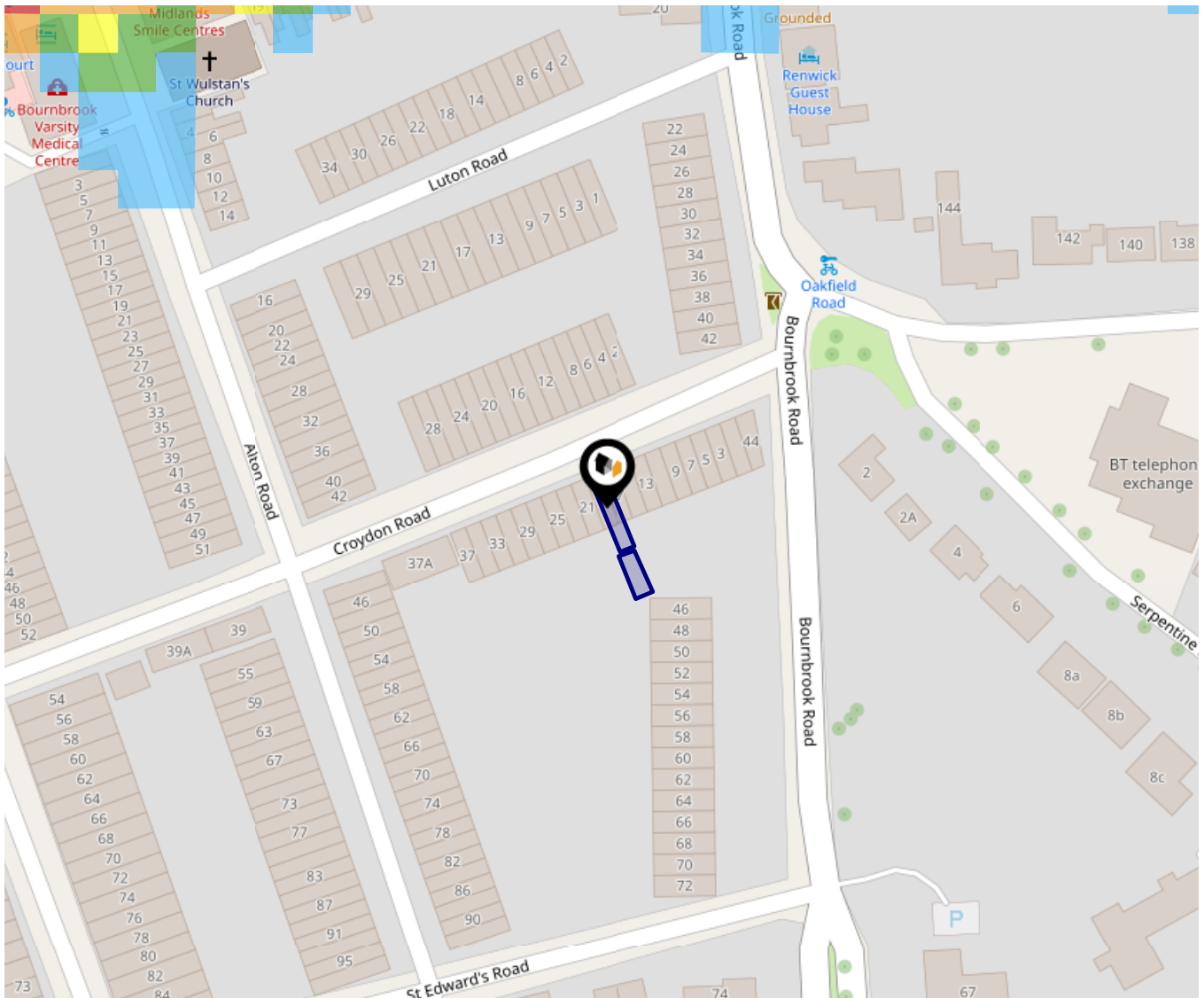
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area

Road Noise

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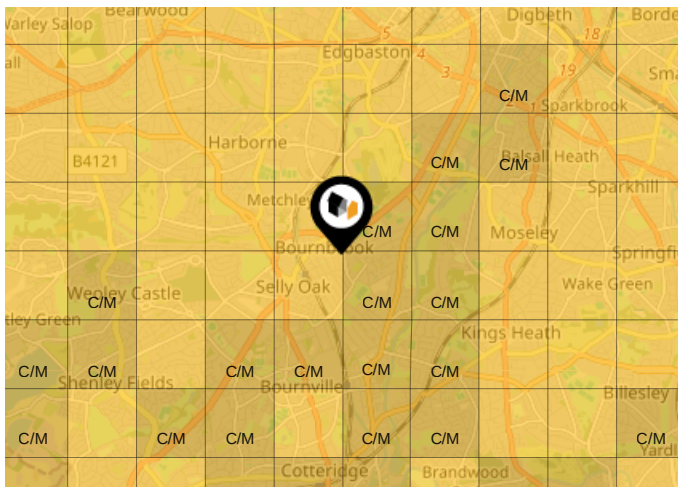
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

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

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

Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



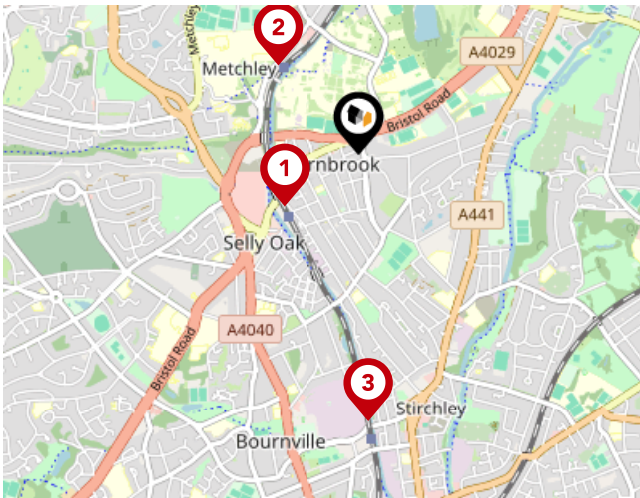
Primary Classifications (Most Common Clay Types)

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

Area

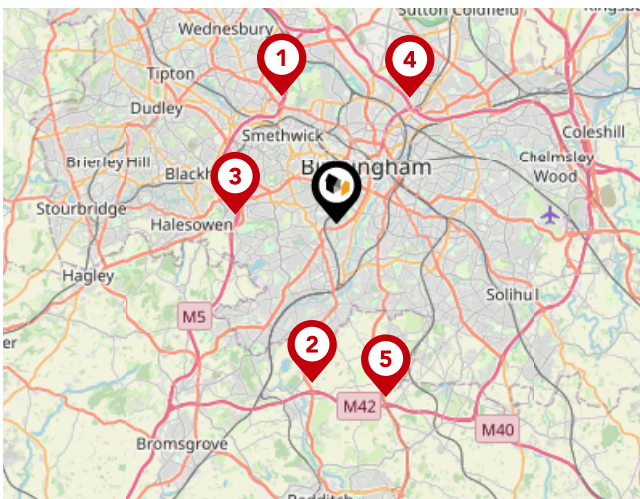
Transport (National)

LANDWOOD
GROUP



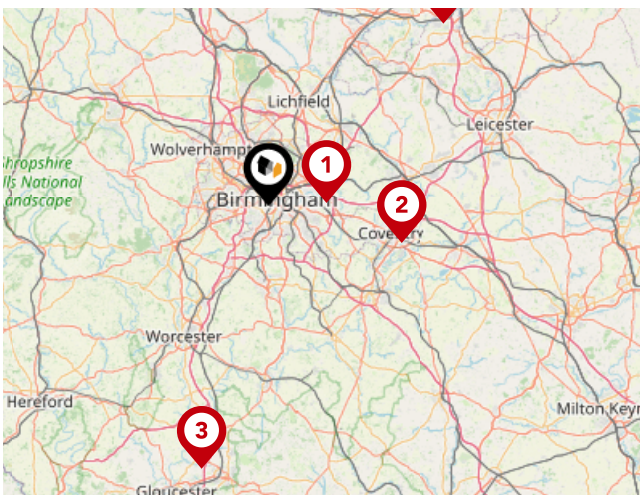
National Rail Stations

Pin	Name	Distance
1	Selly Oak Rail Station	0.4 miles
2	University Rail Station	0.55 miles
3	Bournville Rail Station	1.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J1	5.04 miles
2	M42 J2	5.84 miles
3	M5 J3	3.65 miles
4	M6 J6	5.28 miles
5	M42 J3	6.5 miles



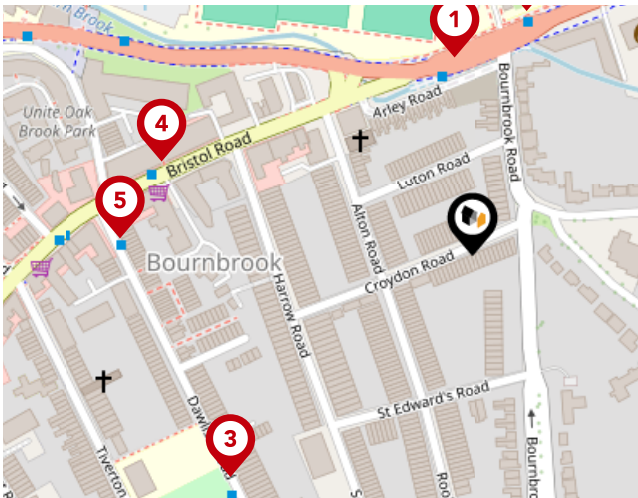
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	8.32 miles
2	Baginton	19.86 miles
3	Staverton	39.44 miles
4	East Mids Airport	36.42 miles

Area

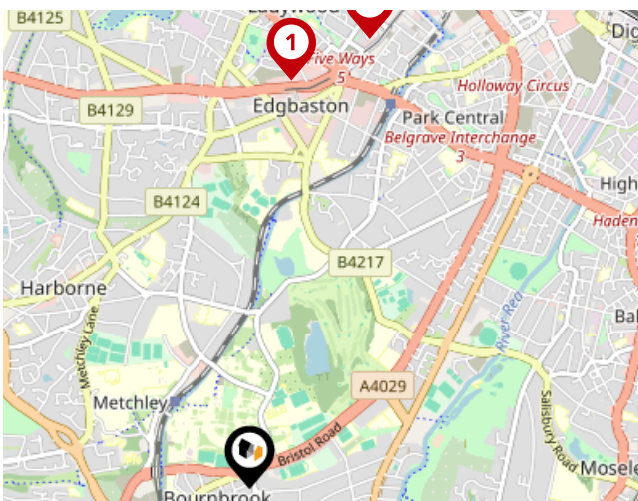
Transport (Local)

LANDWOOD
GROUP



Bus Stops/Stations

Pin	Name	Distance
1	Bournbrook Rd	0.11 miles
2	Bournbrook Rd	0.14 miles
3	Tiverton Academy	0.19 miles
4	North Rd	0.18 miles
5	Grange Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	1.86 miles
2	Five Ways (Midland Metro Stop)	2.11 miles
3	Brindleyplace (Midland Metro Stop)	2.27 miles

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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Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

louise.bugeja@landwoodgroup.com

<https://landwoodgroup.com/>

