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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 24th May 2024



OLD HALL GARDENS, SHIRLEY, SOLIHULL, B90

Avocado Property

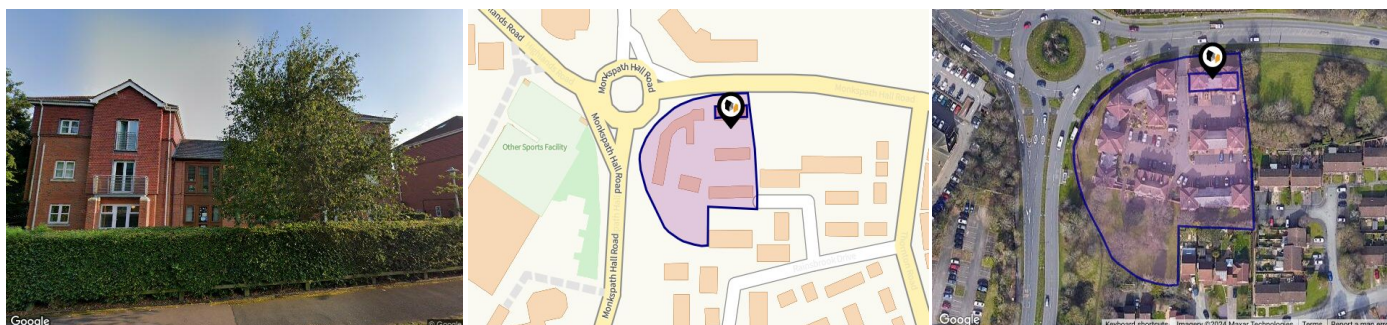
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Property Overview



Property

Type:	Flat / Maisonette	Last Sold	£276
Bedrooms:	1	£/ft²:	
Floor Area:	635 ft ² / 59 m ²	Tenure:	Leasehold
Plot Area:	1.82 acres	Start Date:	31/03/2005
Year Built :	2003	End Date:	01/01/2128
Council Tax :	Band C	Lease Term:	125 years (less 7 days) from 1 January 2003
Annual Estimate:	£1,764	Term	103 years
Title Number:	WM856070	Remaining:	
UPRN:	10008206143		

Local Area

Local Authority:	Solihull
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Satellite/Fibre TV Availability:



Property Multiple Title Plans



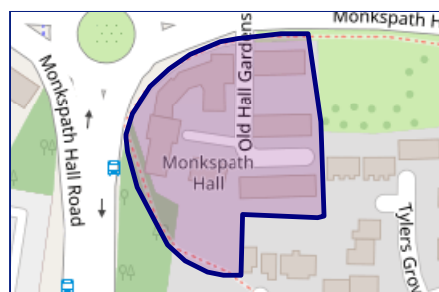
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



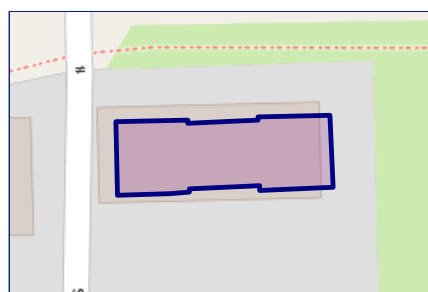
WM74031

Leasehold Title Plans



WM856070

Start Date: 22/12/2003
End Date: 01/01/2128
Lease Term: 125 years (less 7 days)
from 1 January 2003
Term Remaining: 103 years



WM830071

Start Date: 31/03/2005
End Date: 01/01/2128
Lease Term: 125 years (less 7 days)
from 1 January 2003
Term Remaining: 103 years

Property EPC - Certificate



Old Hall Gardens, Shirley, B90

Energy rating

C

Valid until 16.10.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

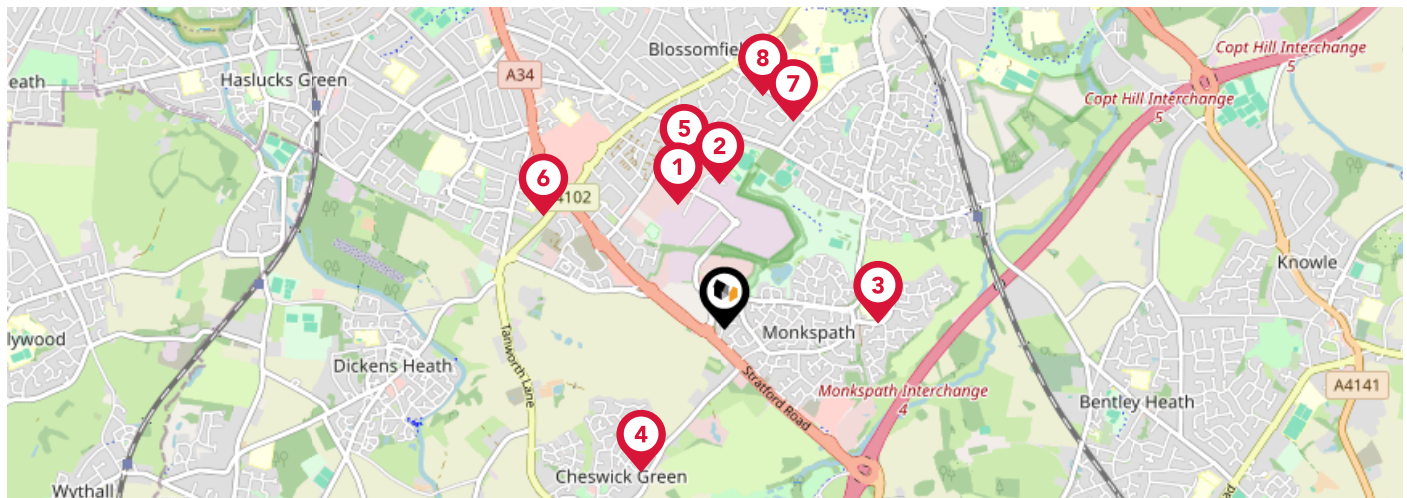
EPC - Additional Data



Additional EPC Data

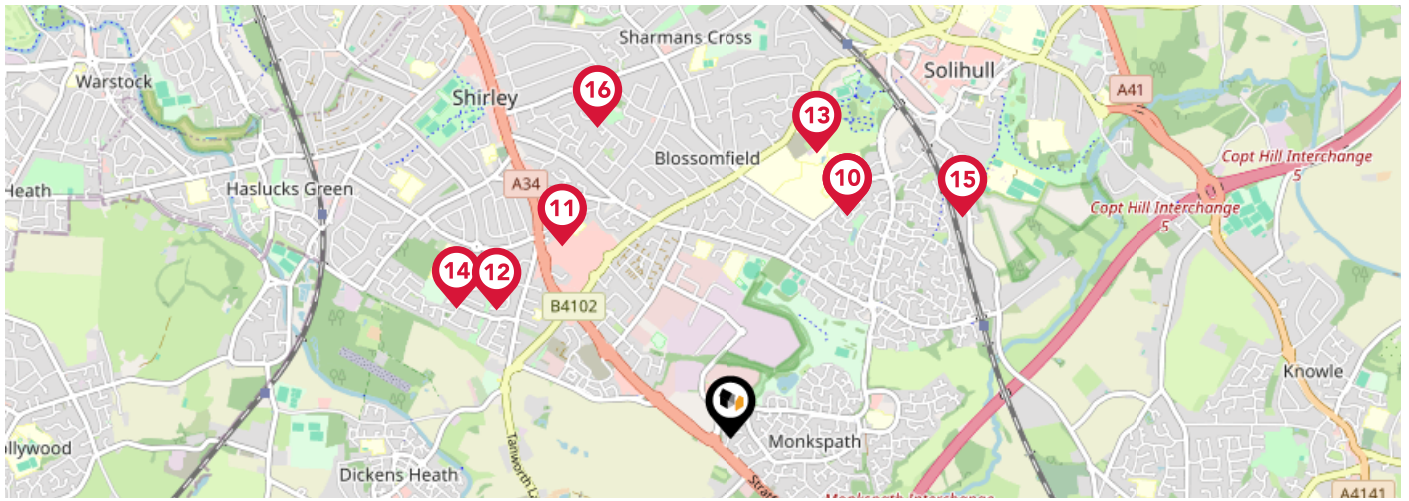
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	None of the above
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 38% of fixed outlets
Floors:	(other premises below)
Total Floor Area:	59 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Solihull Alternative Provision Academy Ofsted Rating: Not Rated Pupils: 44 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Widney Junior School Ofsted Rating: Good Pupils: 257 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Monkspath Junior and Infant School Ofsted Rating: Good Pupils: 671 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cheswick Green Primary School Ofsted Rating: Good Pupils: 255 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cranmore Infant School Ofsted Rating: Good Pupils: 222 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Our Lady of the Wayside Catholic Primary School Ofsted Rating: Good Pupils: 447 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tudor Grange Academy, Solihull Ofsted Rating: Outstanding Pupils: 1604 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Alderbrook School Ofsted Rating: Good Pupils: 1487 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

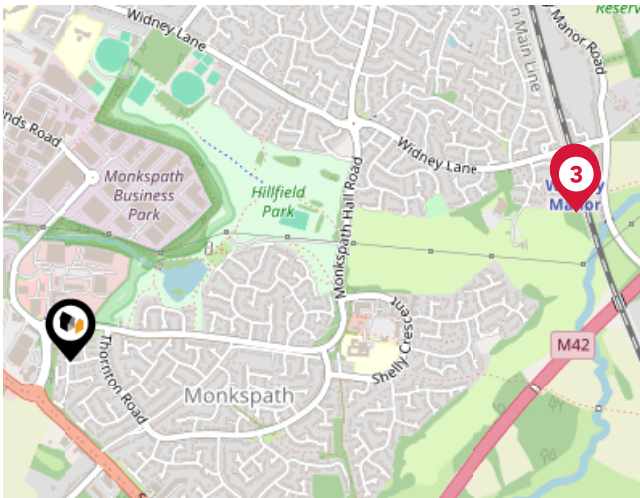
Area Schools



		Nursery	Primary	Secondary	College	Private
9	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Peter's Catholic School Ofsted Rating: Outstanding Pupils: 1285 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Shirley Heath Junior School Ofsted Rating: Outstanding Pupils: 385 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Woodlands Infant School Ofsted Rating: Requires Improvement Pupils: 219 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Solihull College & University Centre Ofsted Rating: Not Rated Pupils:0 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Light Hall School Ofsted Rating: Good Pupils: 1189 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Alphege Church of England Junior School Ofsted Rating: Good Pupils: 279 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Blossomfield Infant and Nursery School Ofsted Rating: Good Pupils: 318 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

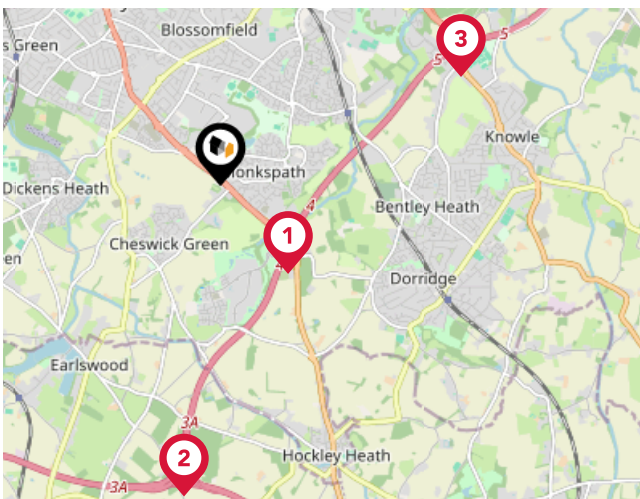
Area

Transport (National)



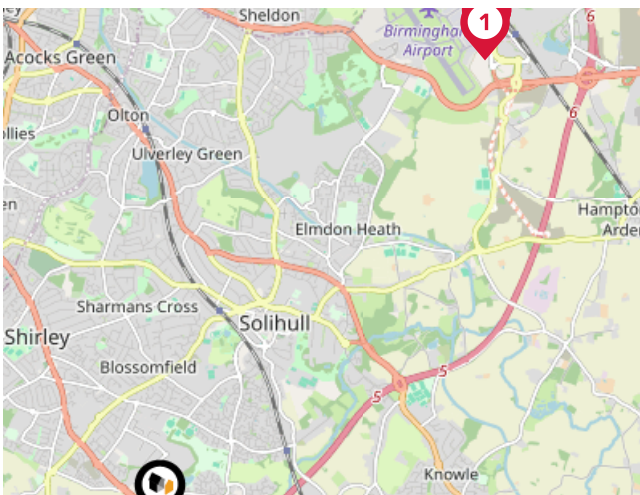
National Rail Stations

Pin	Name	Distance
1	Widney Manor Rail Station	1.19 miles
2	Widney Manor Rail Station	1.2 miles
3	Widney Manor Rail Station	1.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J4	1.01 miles
2	M42 J3A	2.83 miles
3	M42 J5	2.39 miles
4	M40 J16	3.99 miles
5	M42 J3	4.34 miles

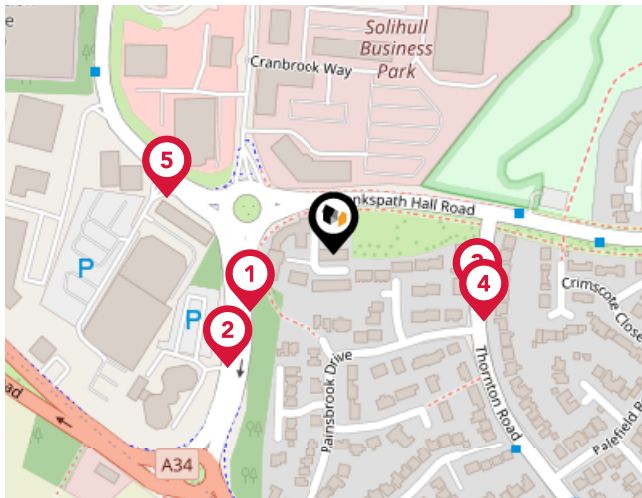


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport Terminal 2	5.12 miles
2	Birmingham International Airport	5.23 miles
3	Birmingham International Airport Terminal 1	5.23 miles
4	Coventry Airport	13.88 miles

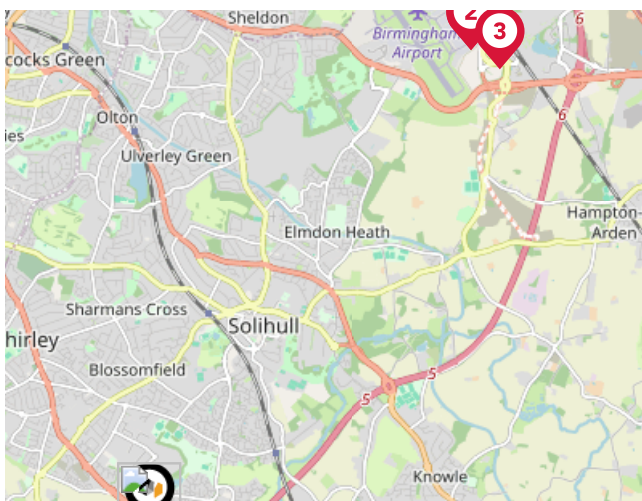
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Highlands Rd	0.06 miles
2	Highlands Rd	0.09 miles
3	Rainsbrook Drive	0.09 miles
4	Rainsbrook Drive	0.09 miles
5	Cranbrook Way	0.1 miles



Local Connections

Pin	Name	Distance
1	Birmingham International Airport (Air-Rail link)	5.2 miles
2	Birmingham International Airport (Air-Rail link)	5.2 miles
3	Birmingham Intl Rail Station (Air-Rail Link)	5.2 miles

Market Sold in Street



36, Old Hall Gardens, Solihull, B90 4NN				Flat-maisonette House		
Last Sold Date:	15/09/2023	17/10/2013	23/03/2004			
Last Sold Price:	£145,500	£125,000	£139,000			
31, Old Hall Gardens, Solihull, B90 4NN				Flat-maisonette House		
Last Sold Date:	02/05/2023	29/06/2021	02/03/2012	20/12/2007	23/08/2006	28/01/2004
Last Sold Price:	£168,000	£148,000	£118,000	£153,000	£149,950	£139,000
34, Old Hall Gardens, Solihull, B90 4NN				Flat-maisonette House		
Last Sold Date:	17/10/2022	02/12/2020	19/05/2016	23/02/2004		
Last Sold Price:	£209,000	£205,000	£189,950	£185,000		
7, Old Hall Gardens, Solihull, B90 4NN				Flat-maisonette House		
Last Sold Date:	30/06/2022	15/02/2019	29/10/2004			
Last Sold Price:	£220,000	£190,000	£190,000			
44, Old Hall Gardens, Solihull, B90 4NN				Flat-maisonette House		
Last Sold Date:	27/05/2022	17/01/2007	04/05/2004			
Last Sold Price:	£220,000	£225,000	£219,000			
43, Old Hall Gardens, Solihull, B90 4NN				Flat-maisonette House		
Last Sold Date:	28/02/2022	08/03/2007	17/02/2004			
Last Sold Price:	£230,000	£220,000	£219,000			
10, Old Hall Gardens, Solihull, B90 4NN				Flat-maisonette House		
Last Sold Date:	29/10/2021					
Last Sold Price:	£176,000					
30, Old Hall Gardens, Solihull, B90 4NN				Flat-maisonette House		
Last Sold Date:	17/08/2021	30/11/2007	20/02/2004			
Last Sold Price:	£195,000	£187,500	£179,000			
24, Old Hall Gardens, Solihull, B90 4NN				Flat-maisonette House		
Last Sold Date:	25/11/2020	31/03/2016	27/02/2004			
Last Sold Price:	£260,000	£209,950	£225,000			
35, Old Hall Gardens, Solihull, B90 4NN				Flat-maisonette House		
Last Sold Date:	04/08/2020	11/12/2003				
Last Sold Price:	£185,000	£179,000				
6, Old Hall Gardens, Solihull, B90 4NN				Flat-maisonette House		
Last Sold Date:	31/01/2020	26/05/2016	03/01/2008	30/04/2004		
Last Sold Price:	£165,000	£155,000	£146,000	£140,000		
18, Old Hall Gardens, Solihull, B90 4NN				Flat-maisonette House		
Last Sold Date:	07/06/2019	17/12/2014	20/02/2004			
Last Sold Price:	£165,000	£127,000	£61,250			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



9, Old Hall Gardens, Solihull, B90 4NN					Flat-maisonette House
Last Sold Date:	06/04/2018	27/02/2004	10/12/2003		
Last Sold Price:	£183,700	£199,500	£219,000		
Apartment 5, 26, Old Hall Gardens, Solihull, B90 4NN					Flat-maisonette House
Last Sold Date:	25/07/2017	15/03/2004			
Last Sold Price:	£125,000	£179,950			
32, Old Hall Gardens, Solihull, B90 4NN					Flat-maisonette House
Last Sold Date:	21/07/2017	04/09/2015	09/02/2004		
Last Sold Price:	£180,000	£180,000	£195,000		
33, Old Hall Gardens, Solihull, B90 4NN					Flat-maisonette House
Last Sold Date:	21/07/2017	08/11/2013	01/06/2005	12/02/2004	
Last Sold Price:	£167,500	£134,000	£173,000	£155,000	
4, Old Hall Gardens, Solihull, B90 4NN					Flat-maisonette House
Last Sold Date:	20/02/2017				
Last Sold Price:	£153,250				
46, Old Hall Gardens, Solihull, B90 4NN					Flat-maisonette House
Last Sold Date:	10/02/2017	27/02/2004			
Last Sold Price:	£184,000	£209,000			
45, Old Hall Gardens, Solihull, B90 4NN					Flat-maisonette House
Last Sold Date:	30/09/2016	19/12/2003			
Last Sold Price:	£185,000	£209,000			
38, Old Hall Gardens, Solihull, B90 4NN					Flat-maisonette House
Last Sold Date:	30/03/2016	27/02/2004			
Last Sold Price:	£170,000	£160,000			
5, Old Hall Gardens, Solihull, B90 4NN					Flat-maisonette House
Last Sold Date:	11/03/2016	12/08/2004	23/12/2003		
Last Sold Price:	£175,500	£165,000	£155,000		
16, Old Hall Gardens, Solihull, B90 4NN					Flat-maisonette House
Last Sold Date:	18/09/2015				
Last Sold Price:	£185,000				
15, Old Hall Gardens, Solihull, B90 4NN					Flat-maisonette House
Last Sold Date:	22/05/2015				
Last Sold Price:	£217,500				
40, Old Hall Gardens, Solihull, B90 4NN					Flat-maisonette House
Last Sold Date:	16/03/2015	04/02/2004			
Last Sold Price:	£135,100	£139,000			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



Apartment 2, 26, Old Hall Gardens, Solihull, B90 4NN			Flat-maisonette House
Last Sold Date:	25/07/2014	31/01/2008	13/02/2004
Last Sold Price:	£160,000	£165,000	£145,000
11, Old Hall Gardens, Solihull, B90 4NN			Flat-maisonette House
Last Sold Date:	10/10/2013	01/03/2004	
Last Sold Price:	£134,500	£179,000	
Apartment 1, 26, Old Hall Gardens, Solihull, B90 4NN			Flat-maisonette House
Last Sold Date:	07/11/2011	09/03/2009	04/02/2004
Last Sold Price:	£138,500	£116,500	£145,000
Apartment 4, 26, Old Hall Gardens, Solihull, B90 4NN			Flat-maisonette House
Last Sold Date:	03/06/2011	09/06/2008	04/02/2004
Last Sold Price:	£135,000	£135,000	£145,000
2, Old Hall Gardens, Solihull, B90 4NN			Flat-maisonette House
Last Sold Date:	21/01/2011		
Last Sold Price:	£138,000		
21, Old Hall Gardens, Solihull, B90 4NN			Flat-maisonette House
Last Sold Date:	23/10/2007	20/02/2004	
Last Sold Price:	£157,000	£84,125	
23, Old Hall Gardens, Solihull, B90 4NN			Flat-maisonette House
Last Sold Date:	28/09/2007	10/02/2004	
Last Sold Price:	£150,000	£155,000	
28, Old Hall Gardens, Solihull, B90 4NN			Flat-maisonette House
Last Sold Date:	22/05/2007		
Last Sold Price:	£210,000		
1, Old Hall Gardens, Solihull, B90 4NN			Flat-maisonette House
Last Sold Date:	06/10/2006	24/05/2004	23/12/2003
Last Sold Price:	£179,000	£185,000	£179,000
27, Old Hall Gardens, Solihull, B90 4NN			Flat-maisonette House
Last Sold Date:	06/05/2005		
Last Sold Price:	£189,000		
3, Old Hall Gardens, Solihull, B90 4NN			Flat-maisonette House
Last Sold Date:	17/09/2004	23/12/2003	
Last Sold Price:	£185,000	£179,000	
17, Old Hall Gardens, Solihull, B90 4NN			Flat-maisonette House
Last Sold Date:	20/08/2004		
Last Sold Price:	£79,500		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



29, Old Hall Gardens, Solihull, B90 4NN	Flat-maisonette House
Last Sold Date: 26/03/2004	
Last Sold Price: £189,950	
42, Old Hall Gardens, Solihull, B90 4NN	Flat-maisonette House
Last Sold Date: 15/03/2004	
Last Sold Price: £189,950	
20, Old Hall Gardens, Solihull, B90 4NN	Flat-maisonette House
Last Sold Date: 01/03/2004	
Last Sold Price: £179,000	
25, Old Hall Gardens, Solihull, B90 4NN	Flat-maisonette House
Last Sold Date: 20/02/2004	
Last Sold Price: £84,125	
22, Old Hall Gardens, Solihull, B90 4NN	Flat-maisonette House
Last Sold Date: 20/02/2004	
Last Sold Price: £61,250	
14, Old Hall Gardens, Solihull, B90 4NN	Flat-maisonette House
Last Sold Date: 16/02/2004	
Last Sold Price: £166,000	
41, Old Hall Gardens, Solihull, B90 4NN	Flat-maisonette House
Last Sold Date: 06/02/2004	
Last Sold Price: £195,000	
47, Old Hall Gardens, Solihull, B90 4NN	Flat-maisonette House
Last Sold Date: 04/02/2004	
Last Sold Price: £195,000	
Apartment 3, 26, Old Hall Gardens, Solihull, B90 4NN	Flat-maisonette House
Last Sold Date: 04/02/2004	
Last Sold Price: £145,000	
19, Old Hall Gardens, Solihull, B90 4NN	Flat-maisonette House
Last Sold Date: 03/02/2004	
Last Sold Price: £164,000	
39, Old Hall Gardens, Solihull, B90 4NN	Flat-maisonette House
Last Sold Date: 03/02/2004	
Last Sold Price: £179,000	
37, Old Hall Gardens, Solihull, B90 4NN	Flat-maisonette House
Last Sold Date: 19/12/2003	
Last Sold Price: £189,000	

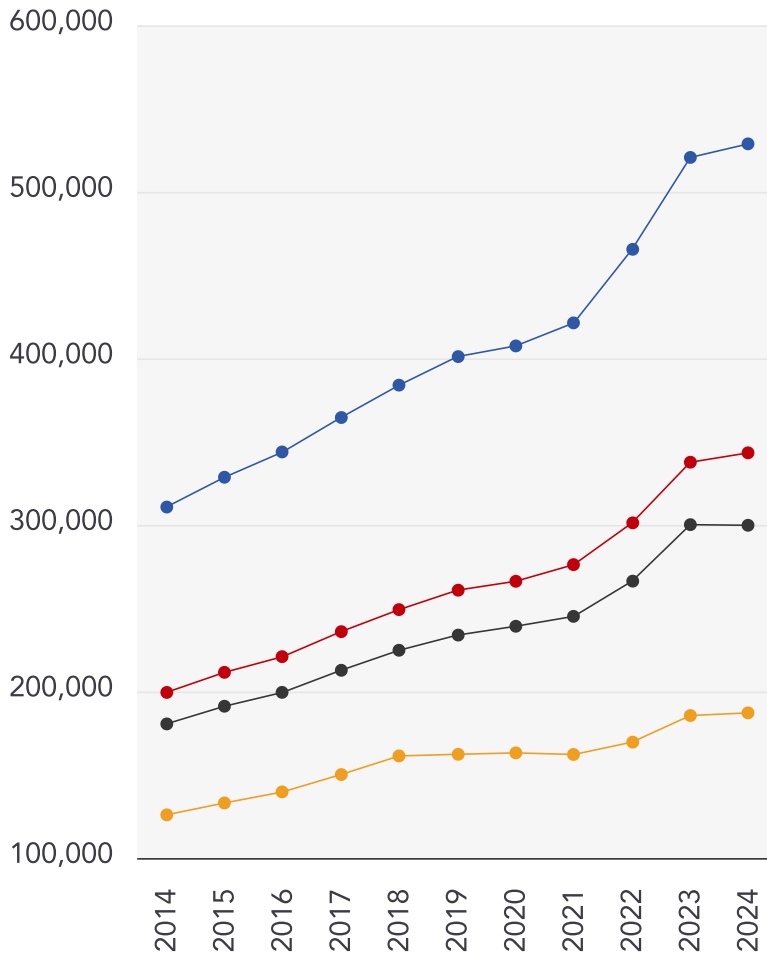
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in B90



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

Avocado Property

About Us



Avocado Property

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We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

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Avocado Property

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