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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th May 2024



2, AQUEDUCT ROAD, SHIRLEY, SOLIHULL, B90

Avocado Property

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£239
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	688 ft ² / 64 m ²	Start Date:	23/03/2006
Plot Area:	0.04 acres	End Date:	01/01/2155
Year Built :	2006	Lease Term:	150 years from 1 January 2005
Council Tax :	Band B	Term Remaining:	130 years
Annual Estimate:	£1,543		
Title Number:	WM880224		
UPRN:	10008210909		

Local Area

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

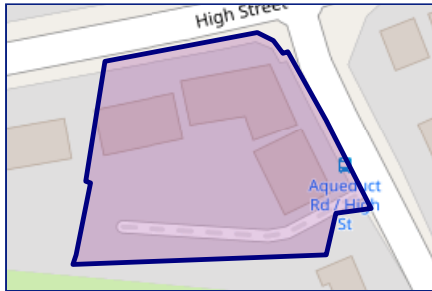
Satellite/Fibre TV Availability:



Property Multiple Title Plans

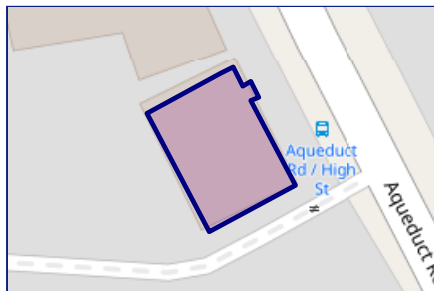


Freehold Title Plan



WM836123

Leasehold Title Plan



WM880224

Start Date: 23/03/2006
End Date: 01/01/2155
Lease Term: 150 years from 1 January 2005
Term Remaining: 130 years

Property EPC - Certificate



2, Aqueduct Road, Shirley, B90

Energy rating

D

Valid until 04.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property

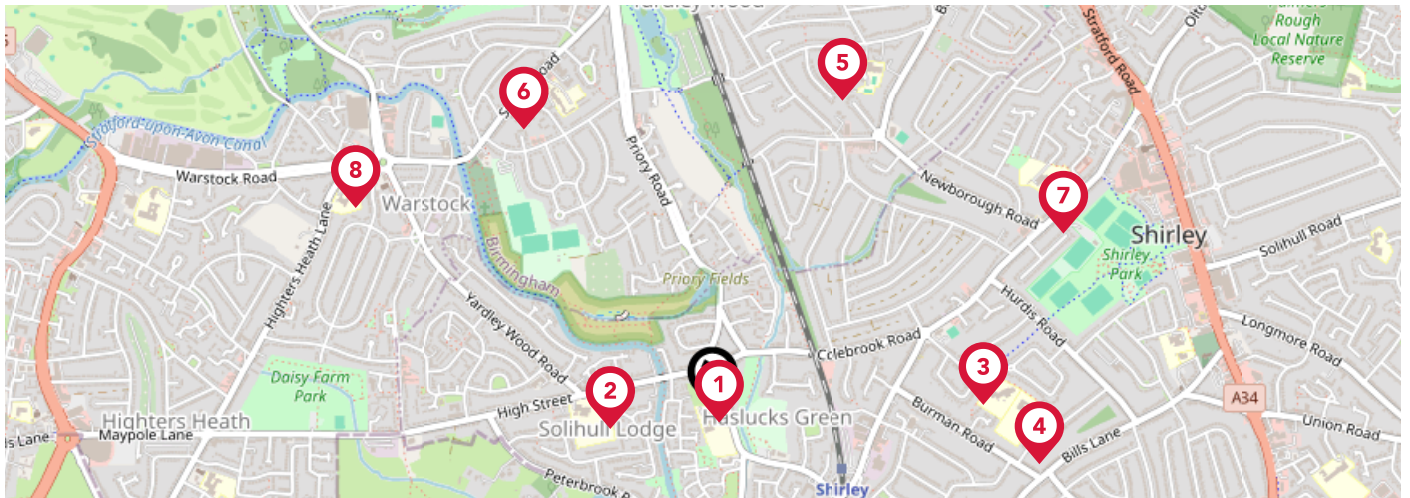
EPC - Additional Data



Additional EPC Data

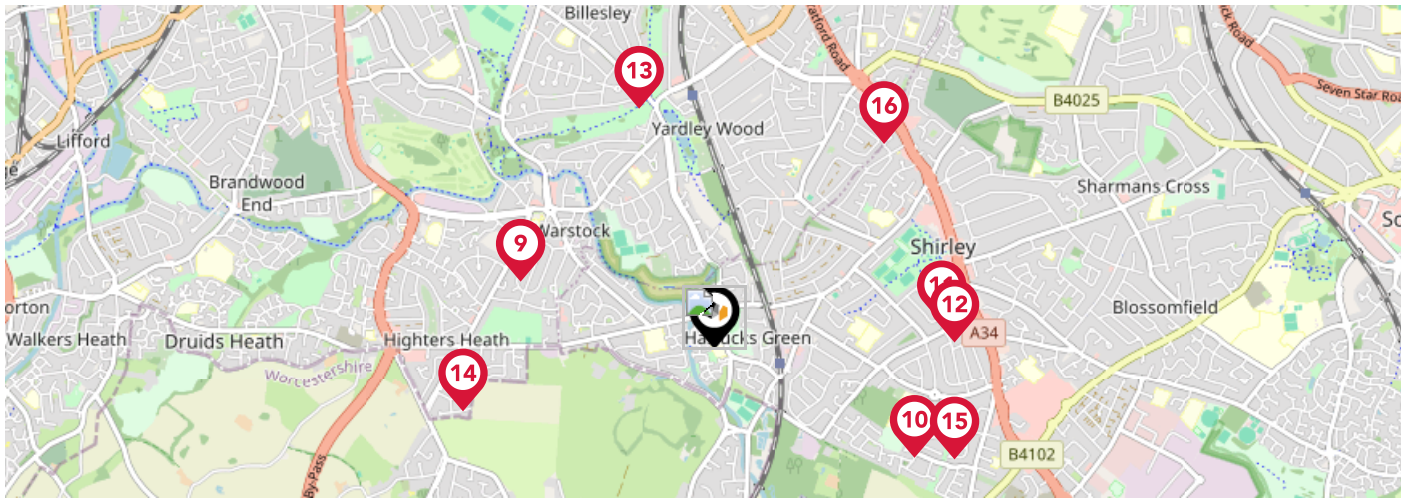
Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	64 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Mill Lodge Primary School Ofsted Rating: Good Pupils: 233 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Peterbrook Primary School Ofsted Rating: Requires Improvement Pupils: 442 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Burman Infant School Ofsted Rating: Outstanding Pupils: 223 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hazel Oak School Ofsted Rating: Outstanding Pupils: 159 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chilcote Primary School Ofsted Rating: Outstanding Pupils: 456 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Yardley Wood Community Primary School Ofsted Rating: Good Pupils: 436 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Haslucks Green School Ofsted Rating: Good Pupils: 240 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Highters Heath Nursery School Ofsted Rating: Good Pupils: 67 Distance:0.93	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



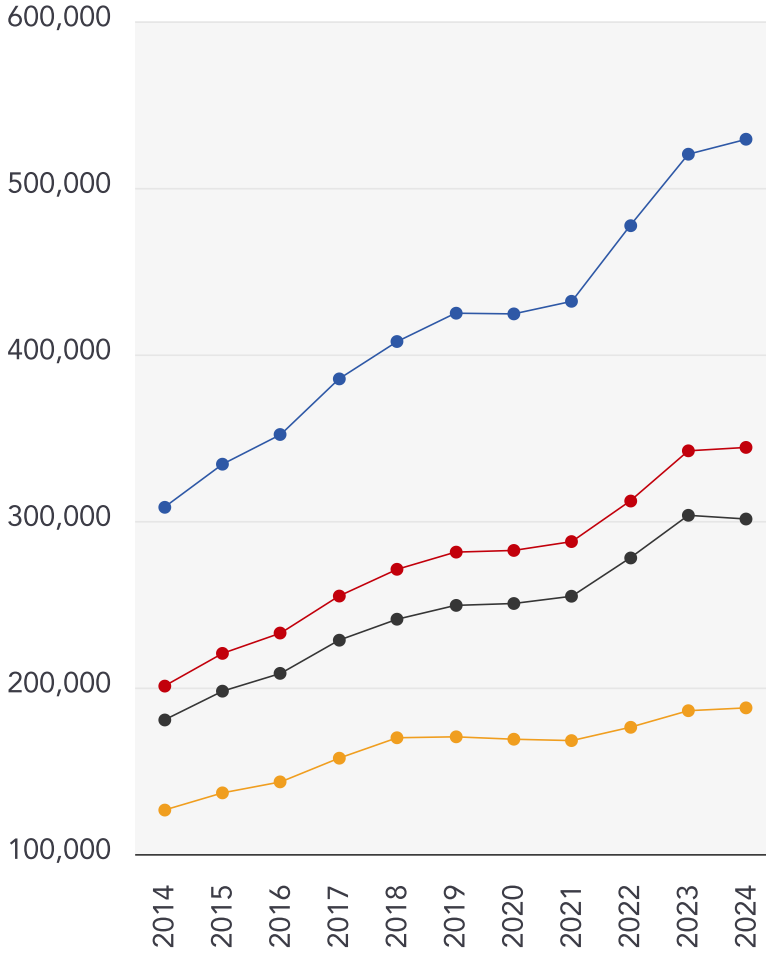
	Nursery	Primary	Secondary	College	Private
<p>9 Highters Heath Community School</p> <p>Ofsted Rating: Inadequate Pupils: 201 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Light Hall School</p> <p>Ofsted Rating: Good Pupils: 1189 Distance:1.03</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Tudor Grange Primary Academy, St James</p> <p>Ofsted Rating: Outstanding Pupils: 234 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Kingswood School</p> <p>Ofsted Rating: Outstanding Pupils: 104 Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Our Lady of Lourdes Catholic Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 229 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Hollywood Primary School</p> <p>Ofsted Rating: Good Pupils: 411 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Woodlands Infant School</p> <p>Ofsted Rating: Requires Improvement Pupils: 219 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Rosslyn School</p> <p>Ofsted Rating: Good Pupils: 75 Distance:1.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market

House Price Statistics



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



Detached

+71.71%

Semi-Detached

+71.36%

Terraced

+66.85%

Flat

+48.55%

Avocado Property

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Avocado Property

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Avocado Property

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