

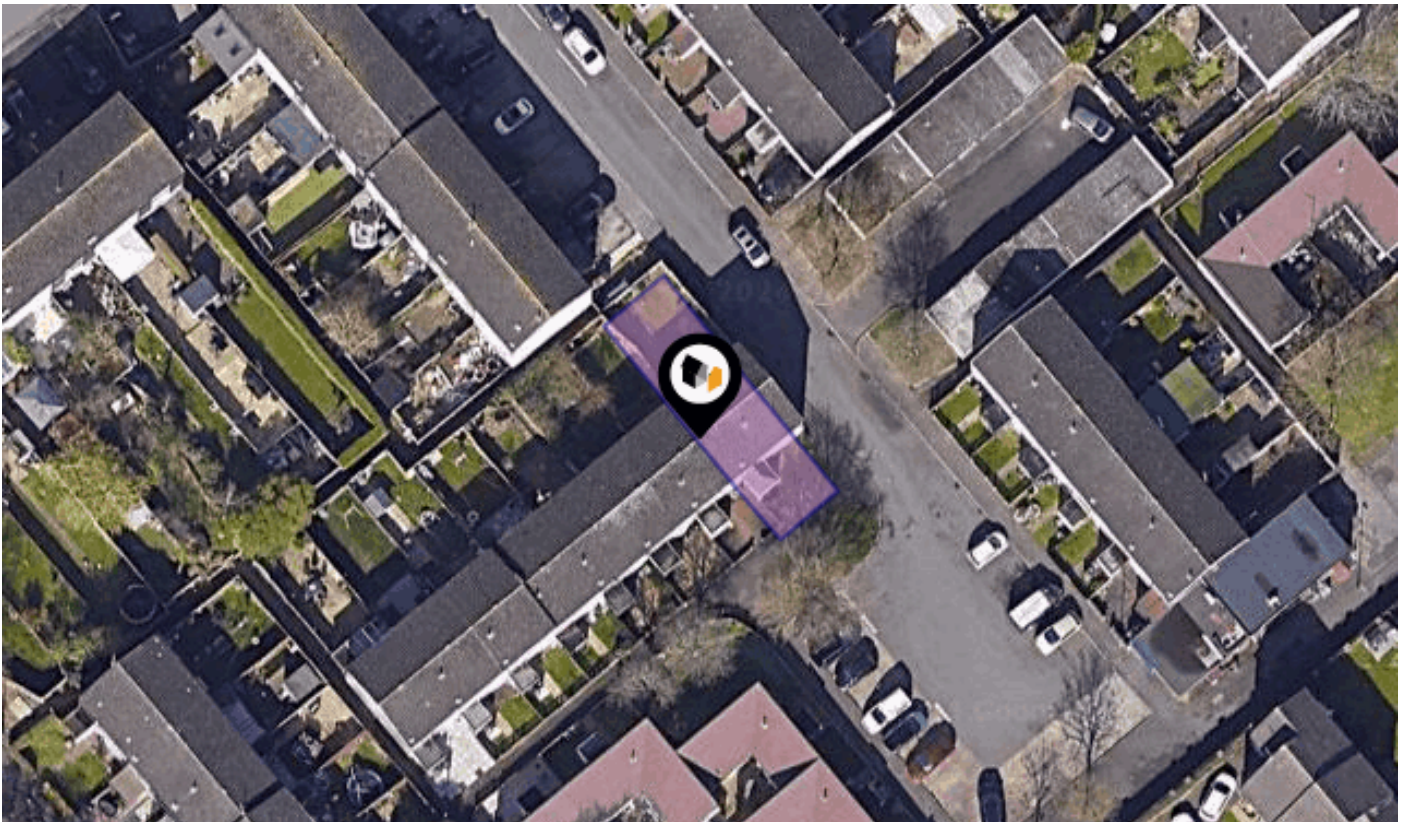


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19th June 2024



NORWICH CROFT, BIRMINGHAM, B37

Avocado Property

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Property Overview



Property

Type: Terraced
Bedrooms: 4
Plot Area: 0.04 acres
Council Tax : Band B
Annual Estimate: £1,543
Title Number: WM325856

Tenure: Freehold

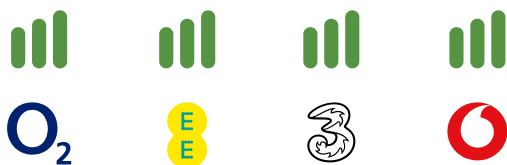
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s
64 mb/s
1000 mb/s

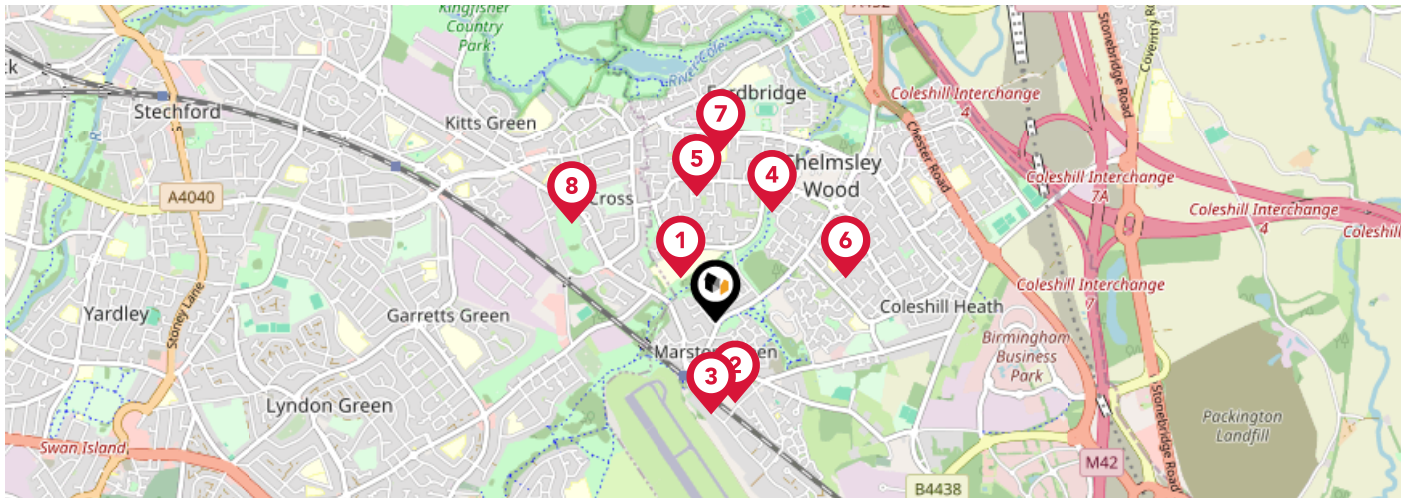
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

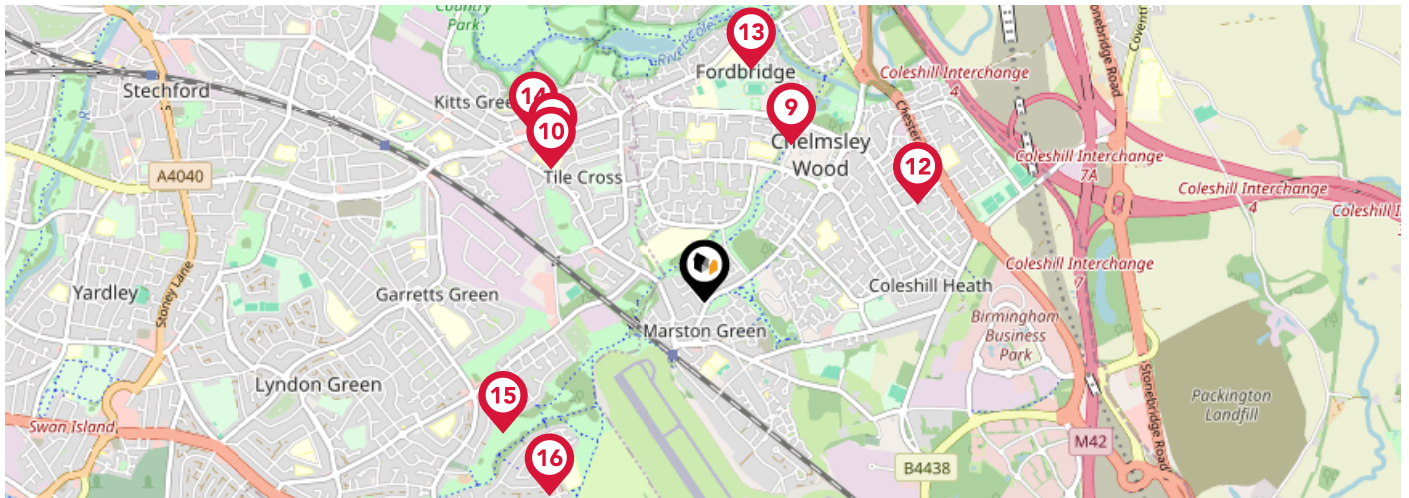


Area Schools



	Nursery	Primary	Secondary	College	Private
1 Grace Academy Solihull Ofsted Rating: Good Pupils: 813 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Marston Green Junior School Ofsted Rating: Outstanding Pupils: 353 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Marston Green Infant Academy Ofsted Rating: Good Pupils: 341 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Anne's Catholic Primary School Ofsted Rating: Outstanding Pupils: 474 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Fordbridge Community Primary School Ofsted Rating: Good Pupils: 545 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Coleshill Heath School Ofsted Rating: Good Pupils: 523 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 John Henry Newman Catholic College Ofsted Rating: Good Pupils: 1325 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Shirestone Academy Ofsted Rating: Outstanding Pupils: 243 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

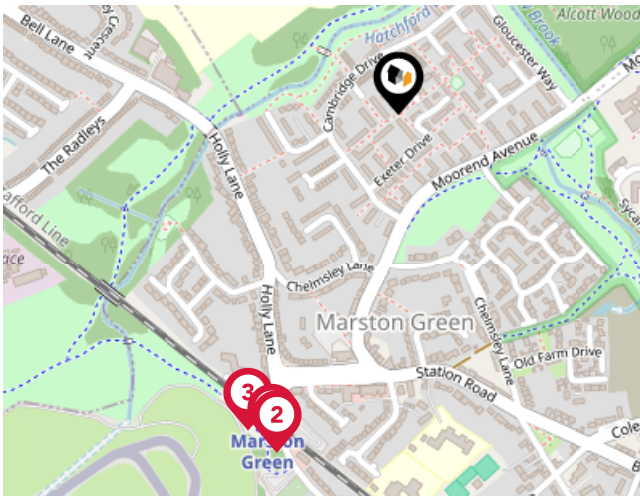
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 WMG Academy for Young Engineers (Solihull) Ofsted Rating: Good Pupils: 346 Distance:0.81</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Our Lady's Catholic Primary School Ofsted Rating: Good Pupils: 205 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Centre for Accelerated Learning Ofsted Rating: Not Rated Pupils:0 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Bishop Wilson Church of England Primary School Ofsted Rating: Good Pupils: 462 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Tudor Grange Academy Kingshurst Ofsted Rating: Inadequate Pupils: 1322 Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Tile Cross Academy Ofsted Rating: Requires Improvement Pupils: 541 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Elms Farm Community Primary School Ofsted Rating: Good Pupils: 369 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Mapledene Primary School Ofsted Rating: Good Pupils: 348 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

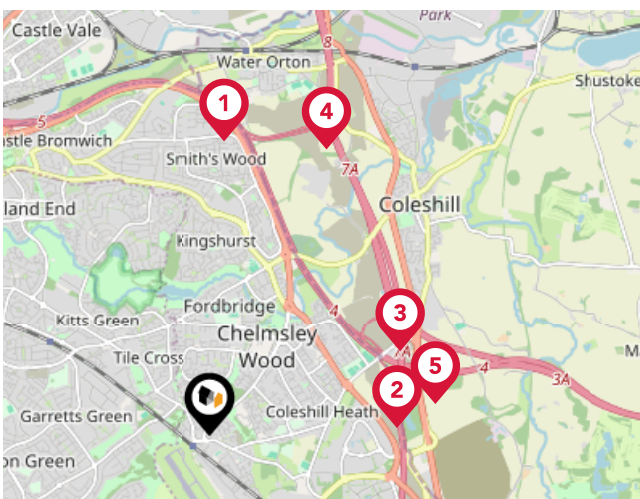
Area

Transport (National)



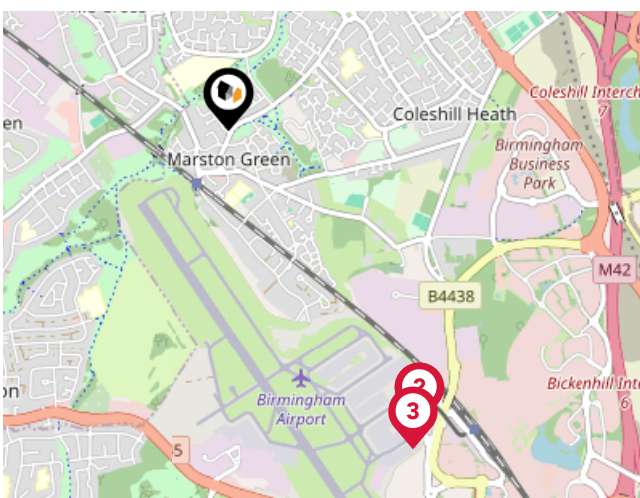
National Rail Stations

Pin	Name	Distance
1	Marston Green Rail Station	0.4 miles
2	Marston Green Rail Station	0.41 miles
3	Marston Green Rail Station	0.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J4A	2.66 miles
2	M42 J7	1.69 miles
3	M42 J7A	1.88 miles
4	M42 J8	2.79 miles
5	M6 J4	2.06 miles

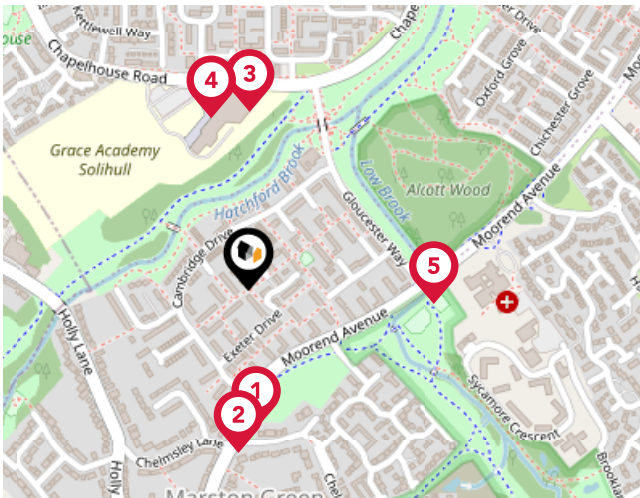


Airports/HELIPADS

Pin	Name	Distance
1	Birmingham International Airport	1.58 miles
2	Birmingham International Airport Terminal 1	1.58 miles
3	Birmingham International Airport Terminal 2	1.67 miles
4	Coventry Airport	13.73 miles

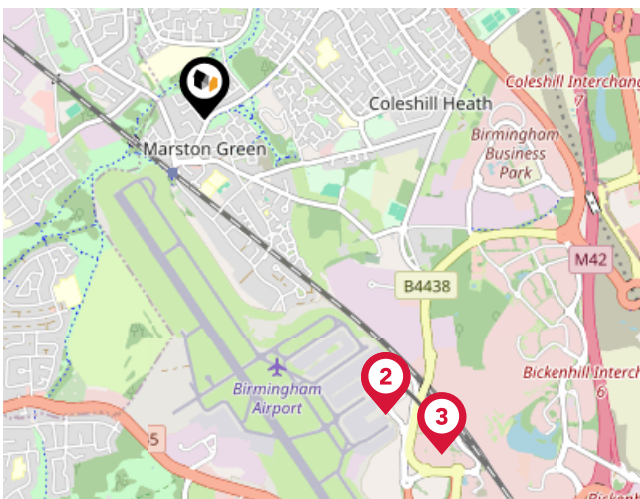
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cambridge Drive	0.16 miles
2	Cambridge Drive	0.18 miles
3	Kington Gardens	0.2 miles
4	Kington Gardens	0.2 miles
5	Gloucester Way	0.21 miles



Local Connections

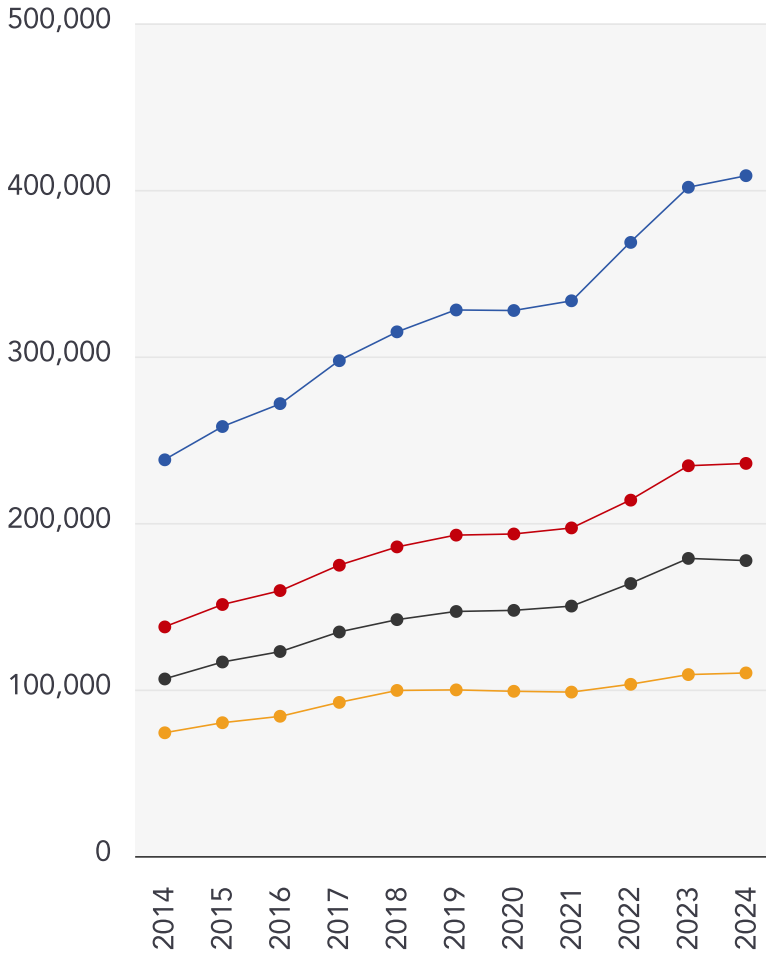
Pin	Name	Distance
1	Birmingham International Airport (Air-Rail link)	1.56 miles
2	Birmingham International Airport (Air-Rail link)	1.56 miles
3	Birmingham Intl Rail Station (Air-Rail Link)	1.85 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in B37



Detached

+71.71%

Semi-Detached

+71.36%

Terraced

+66.85%

Flat

+48.55%

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

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

Avocado Property

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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