

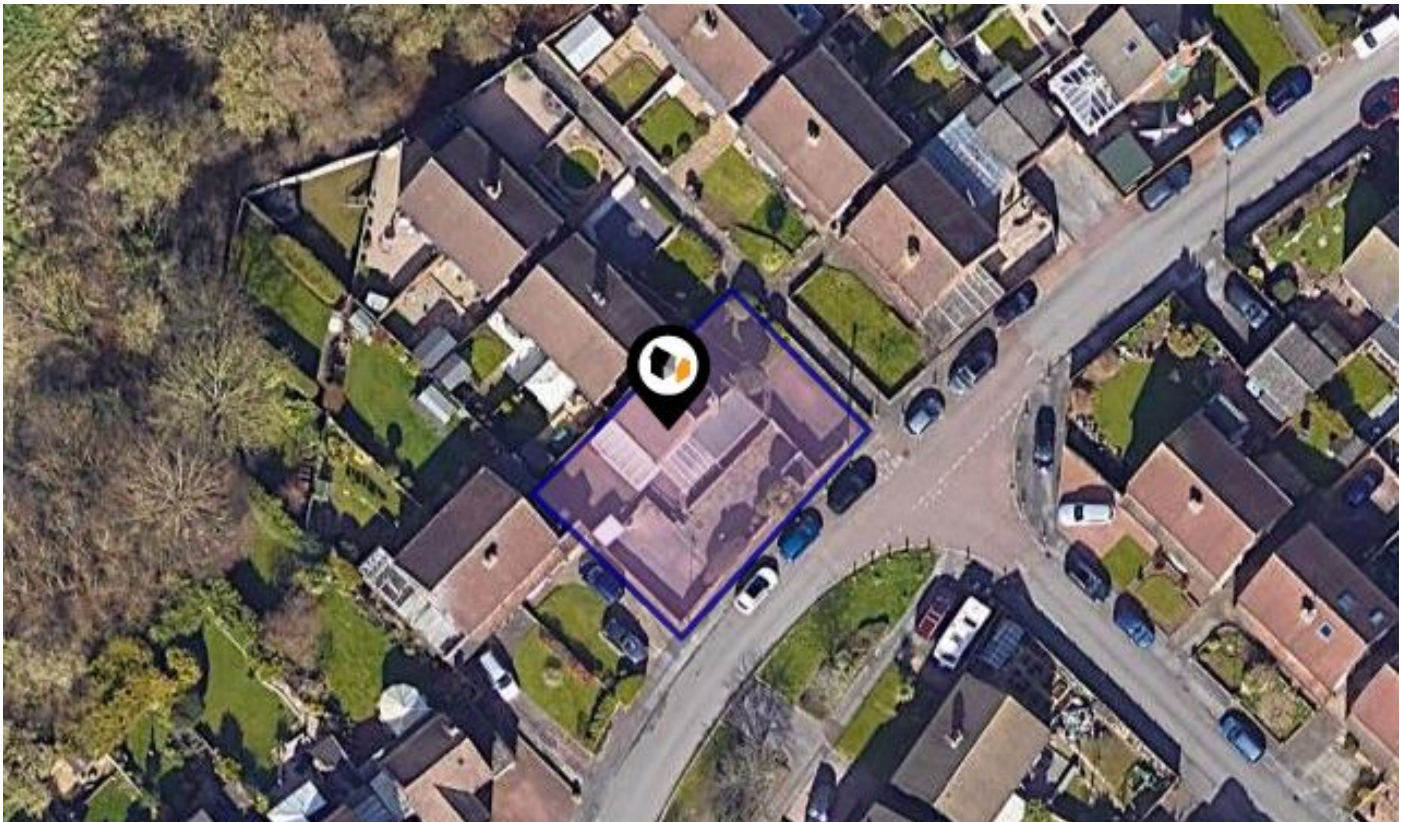


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st July 2024



EILEEN GARDENS, BIRMINGHAM, B37

Avocado Property

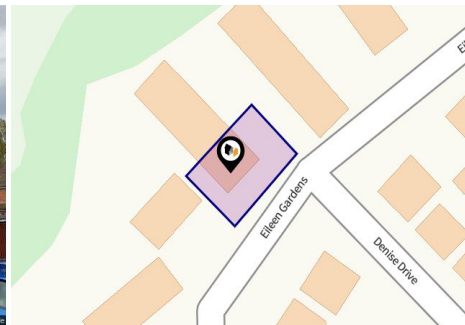
07538 298 911

clint@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Property Overview



Property

Type:	Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	30/07/1959
Floor Area:	882 ft ² / 82 m ²	End Date:	25/03/2056
Plot Area:	0.1 acres	Lease Term:	99 years from 25 March 1957
Year Built :	1967-1975	Term Remaining:	31 years
Council Tax :	Band D		
Annual Estimate:	£1,984		
Title Number:	WM127485		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



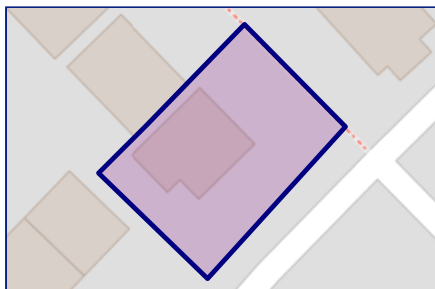
Satellite/Fibre TV Availability:



Property Multiple Title Plans

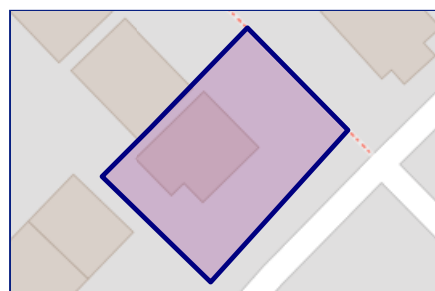


Freehold Title Plan



WM421447

Leasehold Title Plan



WM127485

Start Date: 30/07/1959
End Date: 25/03/2056
Lease Term: 99 years from 25 March 1957
Term Remaining: 31 years

Property EPC - Certificate



KINGSHURST, SOLIHULL, B37

Energy rating

D

Valid until 31.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

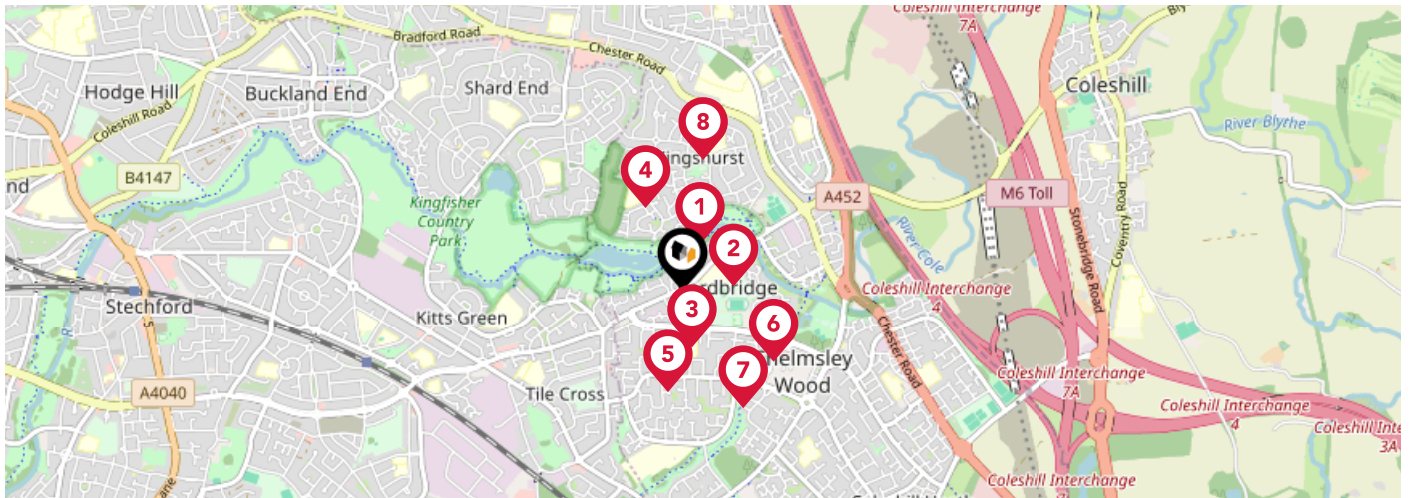
EPC - Additional Data



Additional EPC Data

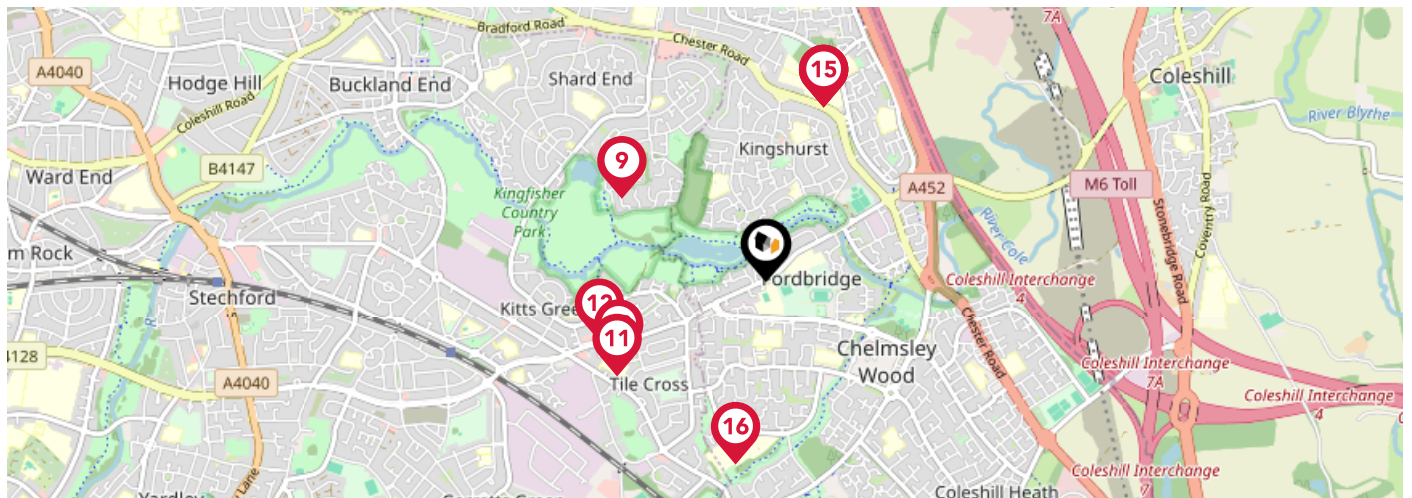
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 93% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	82 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 260 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tudor Grange Academy Kingshurst Ofsted Rating: Inadequate Pupils: 1322 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	John Henry Newman Catholic College Ofsted Rating: Good Pupils: 1325 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Yorkswood Primary School Ofsted Rating: Requires Improvement Pupils: 453 Distance:0.41	<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:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	WMG Academy for Young Engineers (Solihull) Ofsted Rating: Good Pupils: 346 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Anne's Catholic Primary School Ofsted Rating: Outstanding Pupils: 474 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kingshurst Primary School Ofsted Rating: Requires Improvement Pupils: 538 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

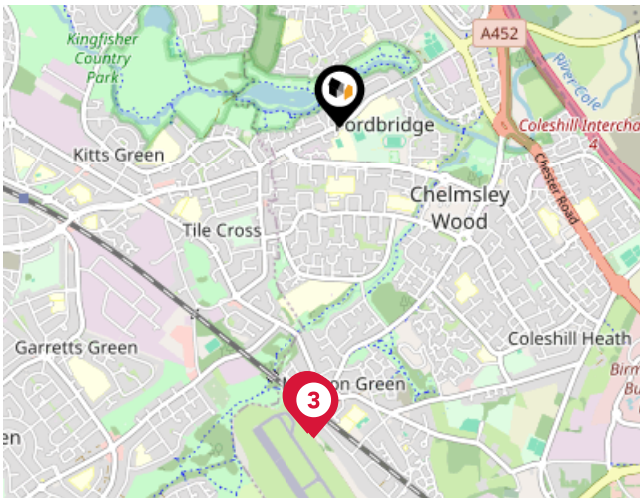
Area Schools



		Nursery	Primary	Secondary	College	Private
	Hillstone Primary School Ofsted Rating: Good Pupils: 476 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Centre for Accelerated Learning Ofsted Rating: Not Rated Pupils:0 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady's Catholic Primary School Ofsted Rating: Good Pupils: 205 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tile Cross Academy Ofsted Rating: Requires Improvement Pupils: 541 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Forest Oak School Ofsted Rating: Outstanding Pupils: 179 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Merstone School Ofsted Rating: Outstanding Pupils: 118 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Smith's Wood Academy Ofsted Rating: Requires Improvement Pupils: 966 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grace Academy Solihull Ofsted Rating: Good Pupils: 813 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

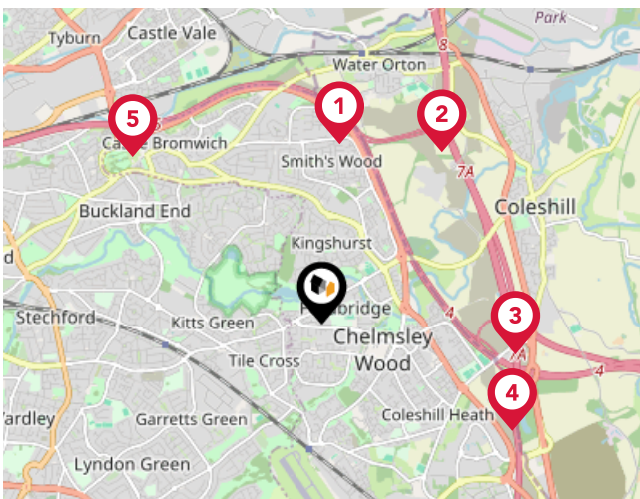
Area

Transport (National)



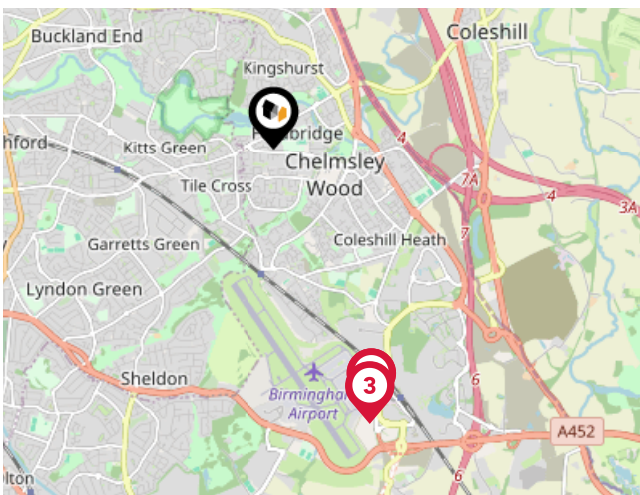
National Rail Stations

Pin	Name	Distance
1	Marston Green Rail Station	1.39 miles
2	Marston Green Rail Station	1.4 miles
3	Marston Green Rail Station	1.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J4A	1.64 miles
2	M42 J8	1.9 miles
3	M42 J7A	1.76 miles
4	M42 J7	1.96 miles
5	M6 J5	2.29 miles

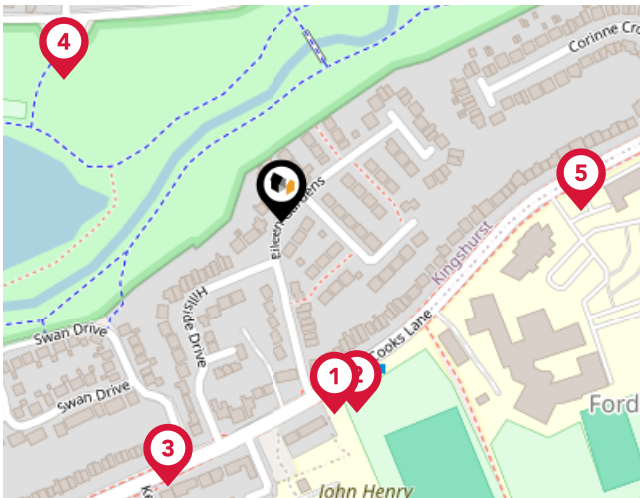


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	2.52 miles
2	Birmingham International Airport Terminal 1	2.52 miles
3	Birmingham International Airport Terminal 2	2.61 miles
4	Coventry Airport	14.32 miles

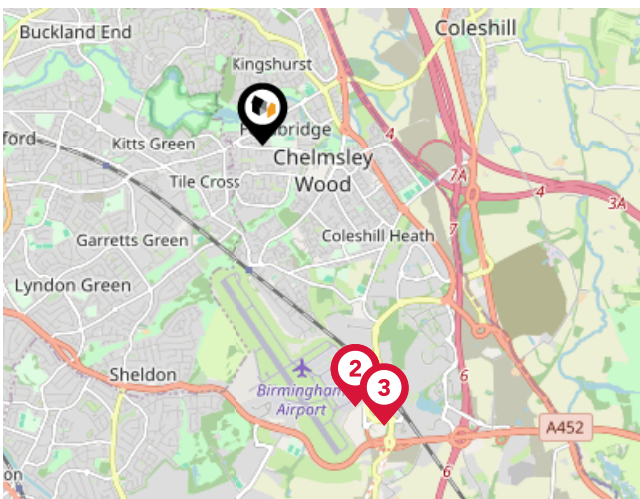
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tudor Grange Academy	0.11 miles
2	Tudor Grange Academy	0.12 miles
3	Hillside Drive	0.16 miles
4	Kingshurst Way	0.15 miles
5	Corinne Croft	0.17 miles



Local Connections

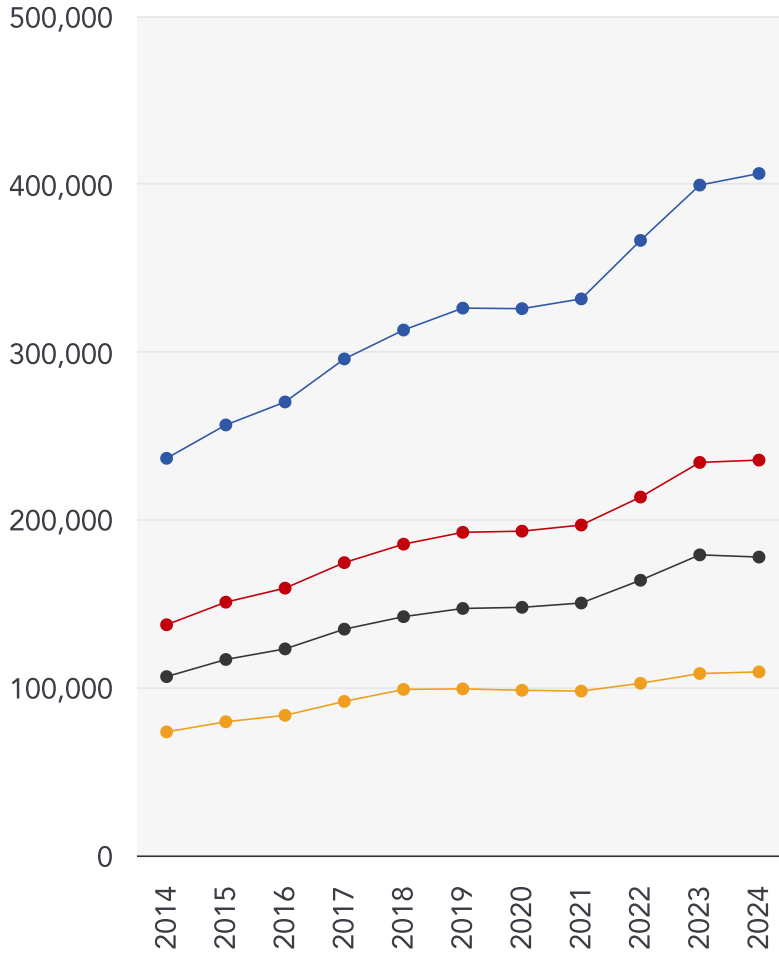
Pin	Name	Distance
1	Birmingham International Airport (Air-Rail link)	2.5 miles
2	Birmingham International Airport (Air-Rail link)	2.5 miles
3	Birmingham Intl Rail Station (Air-Rail Link)	2.77 miles

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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Avocado Property

07538 298 911

clint@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

