

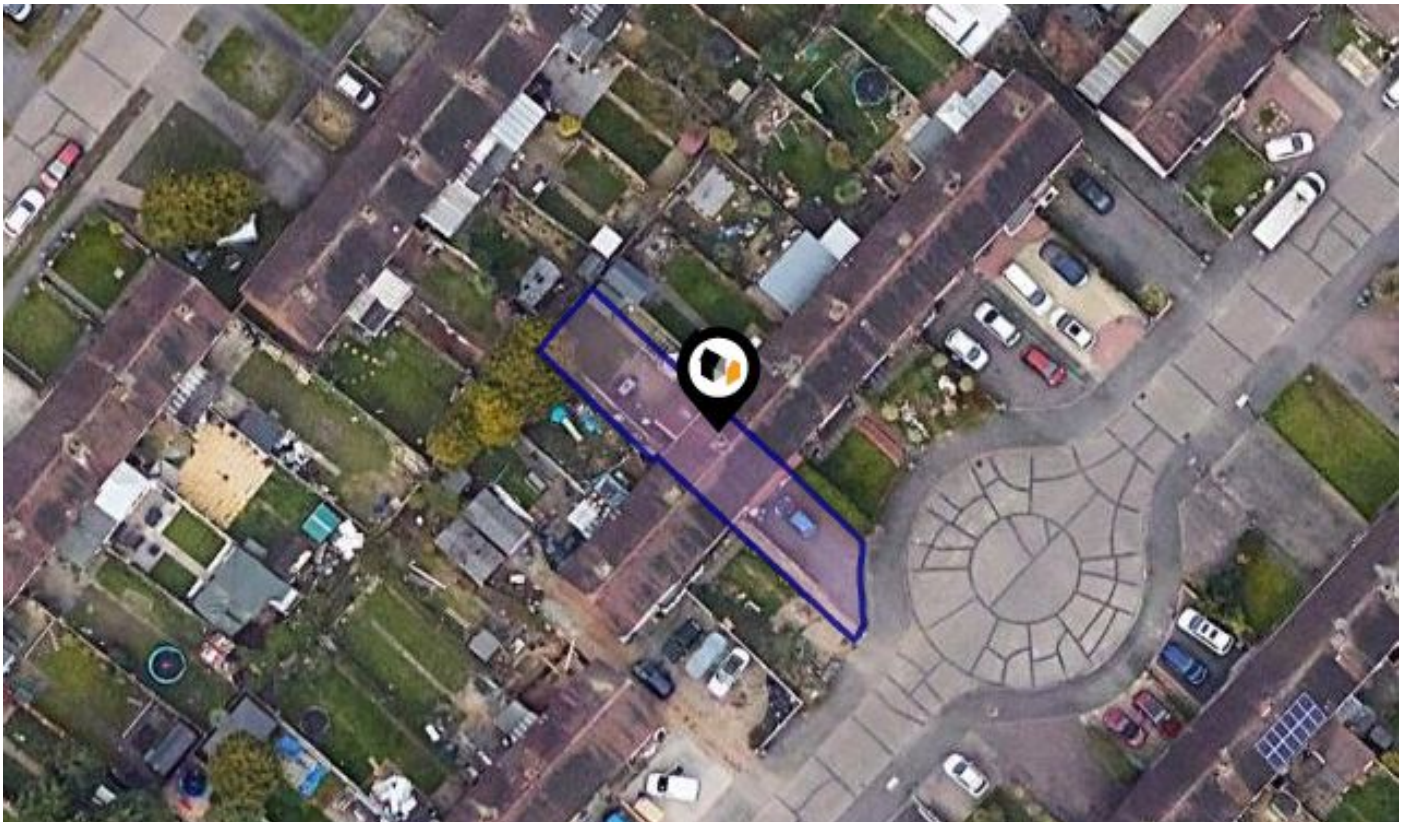


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th July 2024



WESTCOTT ROAD, BIRMINGHAM, B26

Price Estimate : £252,000

Avocado Property

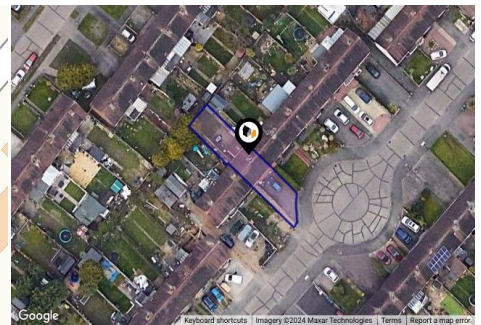
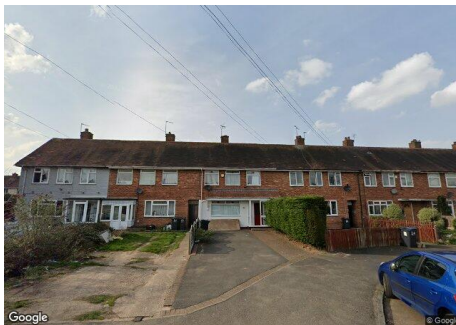
07538 298 911

clint@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,626
Title Number:	WM346444

Price Estimate:	£252,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



BIRMINGHAM, B26

Energy rating

D

Valid until 02.02.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

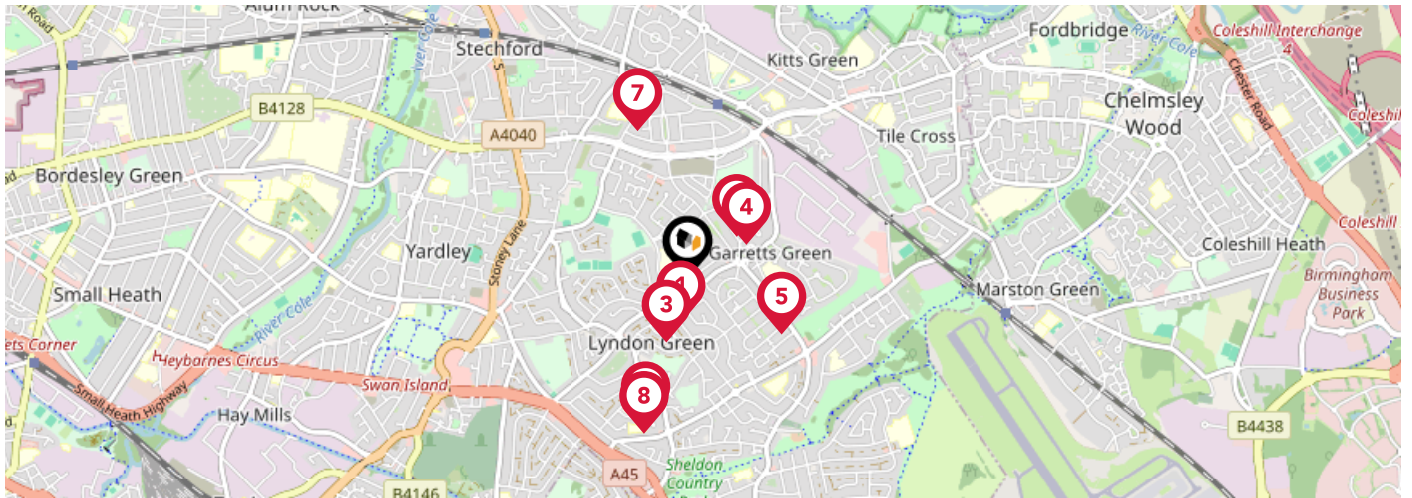
EPC - Additional Data



Additional EPC Data

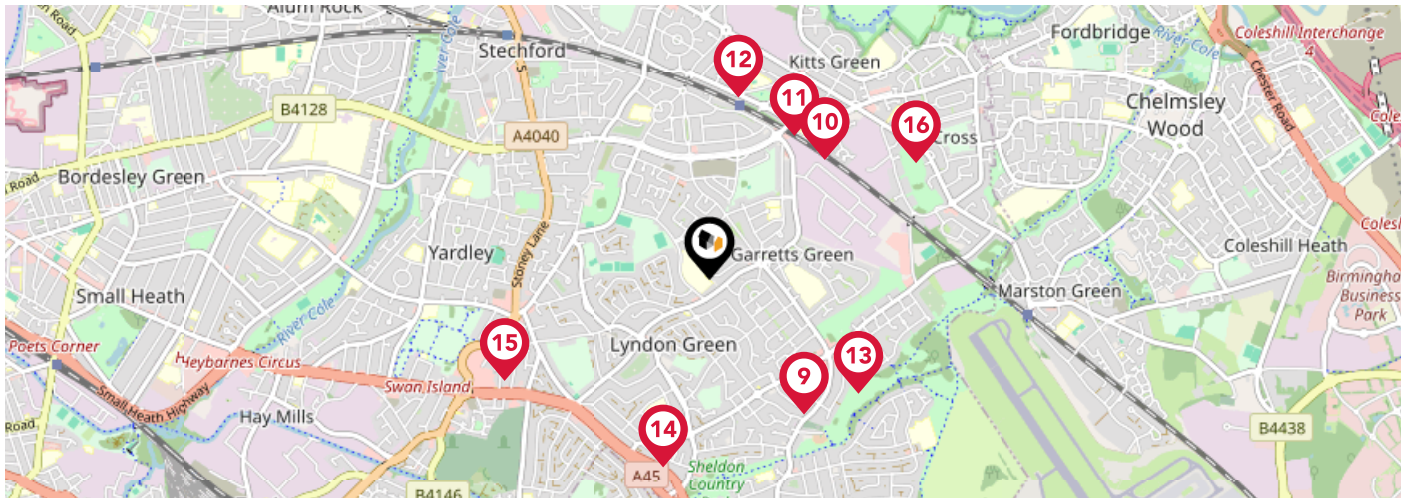
Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300+ mm loft insulation
Roof Energy:	Very good
Window:	Mostly double glazing
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 10% of fixed outlets
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	91 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Cockshut Hill Technology College Ofsted Rating: Requires Improvement Pupils: 1068 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Oasis Academy Blakenhale Infants Ofsted Rating: Good Pupils: 301 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Garretts Green Nursery School Ofsted Rating: Outstanding Pupils: 84 Distance:0.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Oasis Academy Blakenhale Junior Ofsted Rating: Good Pupils: 319 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 King Edward VI Sheldon Heath Academy Ofsted Rating: Good Pupils: 1203 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Lyndon Green Junior School Ofsted Rating: Requires Improvement Pupils: 364 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 The Oval School Ofsted Rating: Good Pupils: 646 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Lyndon Green Infant School Ofsted Rating: Good Pupils: 282 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

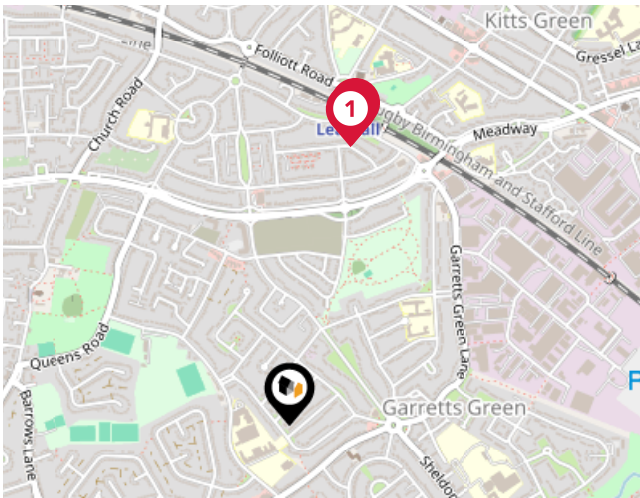
Area Schools



		Nursery	Primary	Secondary	College	Private
	Stanville Primary School Ofsted Rating: Good Pupils: 259 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gossey Lane Academy Ofsted Rating: Requires Improvement Pupils: 203 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hallmoor School Ofsted Rating: Requires Improvement Pupils: 253 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lea Forest Primary Academy Ofsted Rating: Good Pupils: 498 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elms Farm Community Primary School Ofsted Rating: Good Pupils: 369 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brays School Ofsted Rating: Outstanding Pupils: 262 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Yardley Primary School Ofsted Rating: Good Pupils: 840 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Shirestone Academy Ofsted Rating: Outstanding Pupils: 243 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

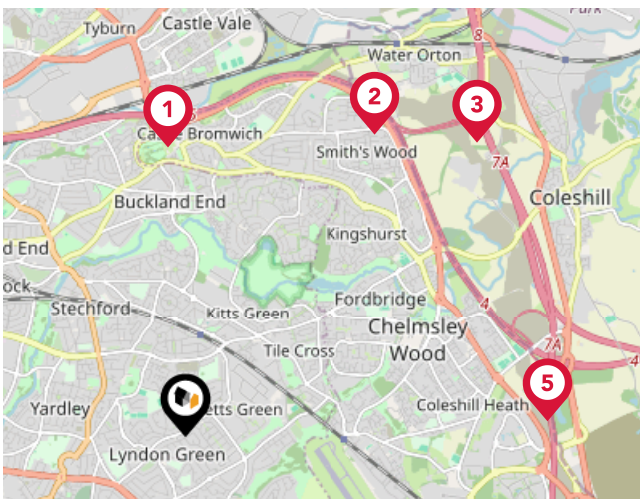
Area

Transport (National)



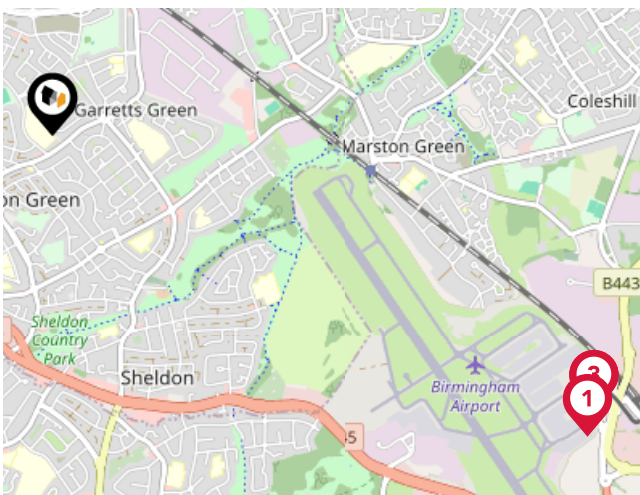
National Rail Stations

Pin	Name	Distance
1	Lea Hall Rail Station	0.64 miles
2	Lea Hall Rail Station	0.65 miles
3	Lea Hall Rail Station	0.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J5	2.63 miles
2	M6 J4A	3.23 miles
3	M42 J8	3.75 miles
4	M42 J5	4.86 miles
5	M42 J7	3.28 miles

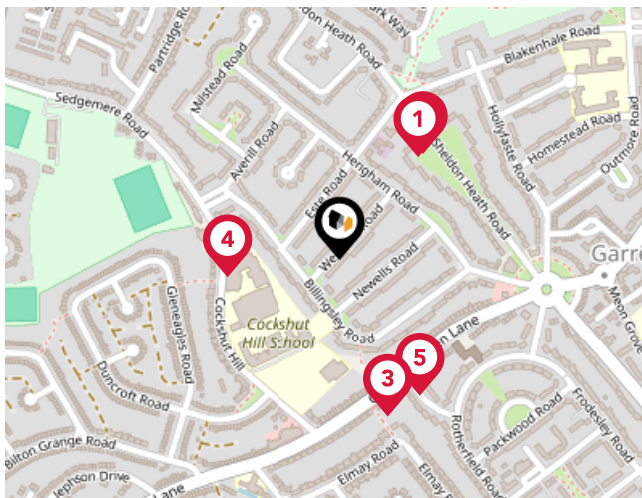


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport Terminal 2	2.77 miles
2	Birmingham International Airport	2.74 miles
3	Birmingham International Airport Terminal 1	2.74 miles
4	Coventry Airport	15.06 miles

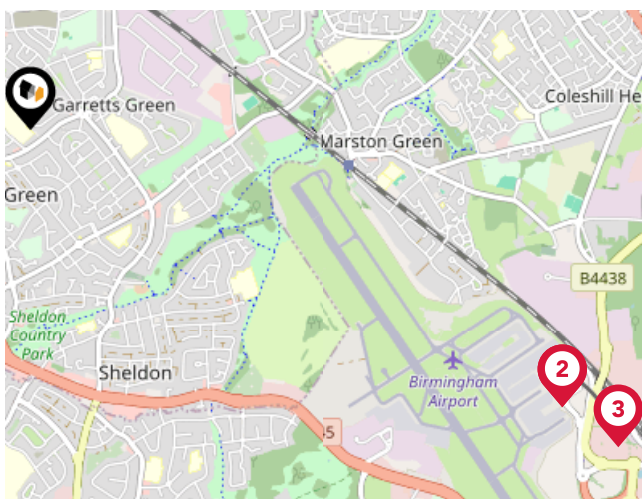
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blakenhale Rd	0.15 miles
2	Blakenhale Rd	0.15 miles
3	Markfield Rd	0.19 miles
4	Cockshut Hill School	0.13 miles
5	Markfield Rd	0.18 miles



Local Connections

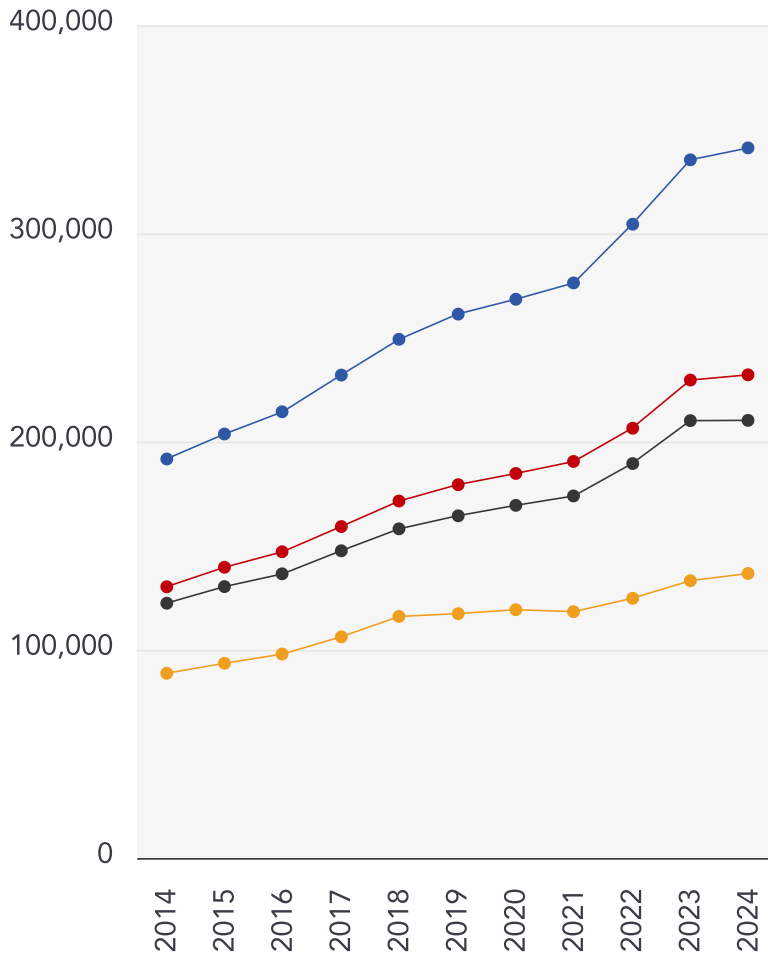
Pin	Name	Distance
1	Birmingham International Airport (Air-Rail link)	2.71 miles
2	Birmingham International Airport (Air-Rail link)	2.71 miles
3	Birmingham Intl Rail Station (Air-Rail Link)	3.02 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in B26



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

Avocado Property

About Us



Avocado Property

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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.

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Avocado Property

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Avocado Property

07538 298 911

clint@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

