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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th July 2024



GRANGE COURT, 298, WARWICK ROAD, SOLIHULL, B92

Avocado Property

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Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	23/04/2014
Floor Area:	473 ft ² / 44 m ²	End Date:	01/01/2136
Plot Area:	0.74 acres	Lease Term:	125 years from 1 January 2011 (less 10 days)
Year Built :	2014	Term	111 years
Council Tax :	Band C	Remaining:	
Annual Estimate:	£1,764		
Title Number:	MM35020		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	119 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



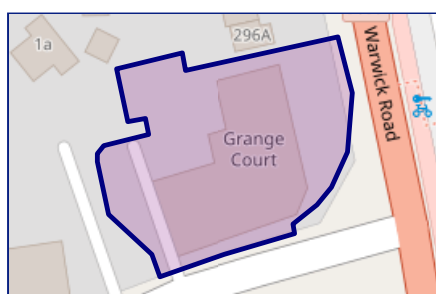
Property

Multiple Title Plans



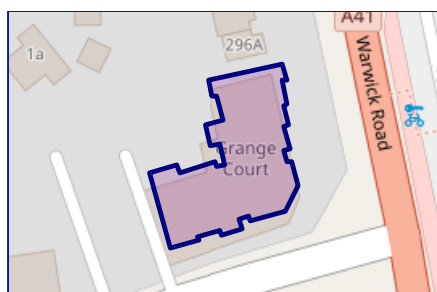
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



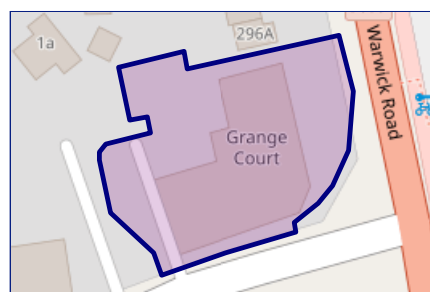
WM399101

Leasehold Title Plans



MM35020

Start Date: 23/04/2014
End Date: 01/01/2136
Lease Term: 125 years from 1 January 2011 (less 10 days)
Term Remaining: 111 years



WM982305

Start Date: 21/02/2011
End Date: 01/01/2136
Lease Term: 125 years from 1 January 2011
Term Remaining: 111 years

Property EPC - Certificate



Grange Court, 298 Warwick Road, B92

Energy rating

B

Valid until 25.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

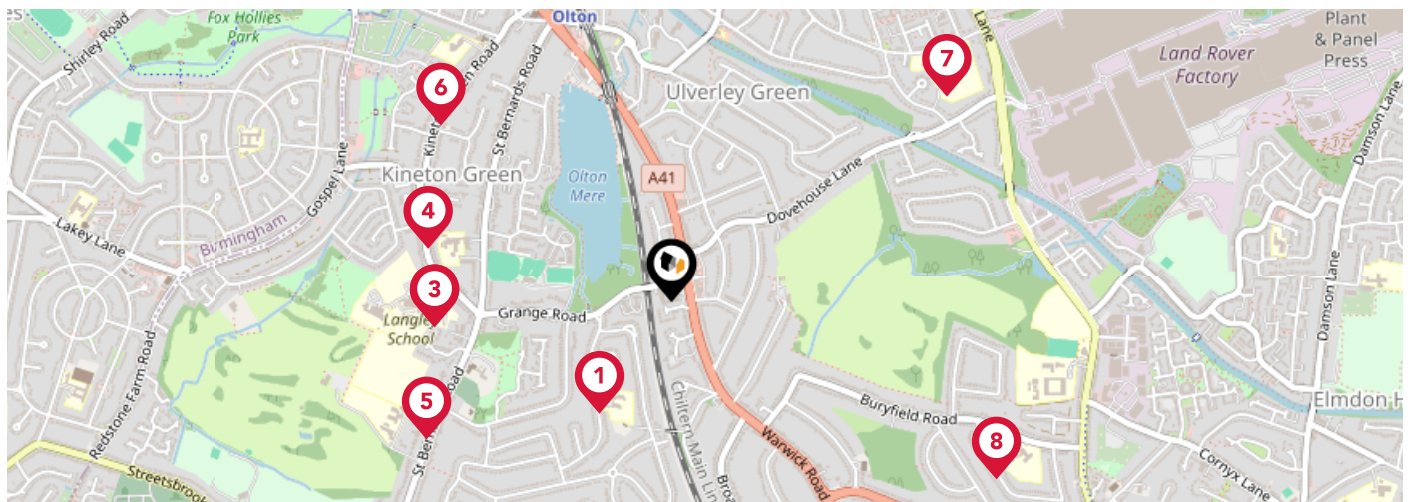
EPC - Additional Data



Additional EPC Data

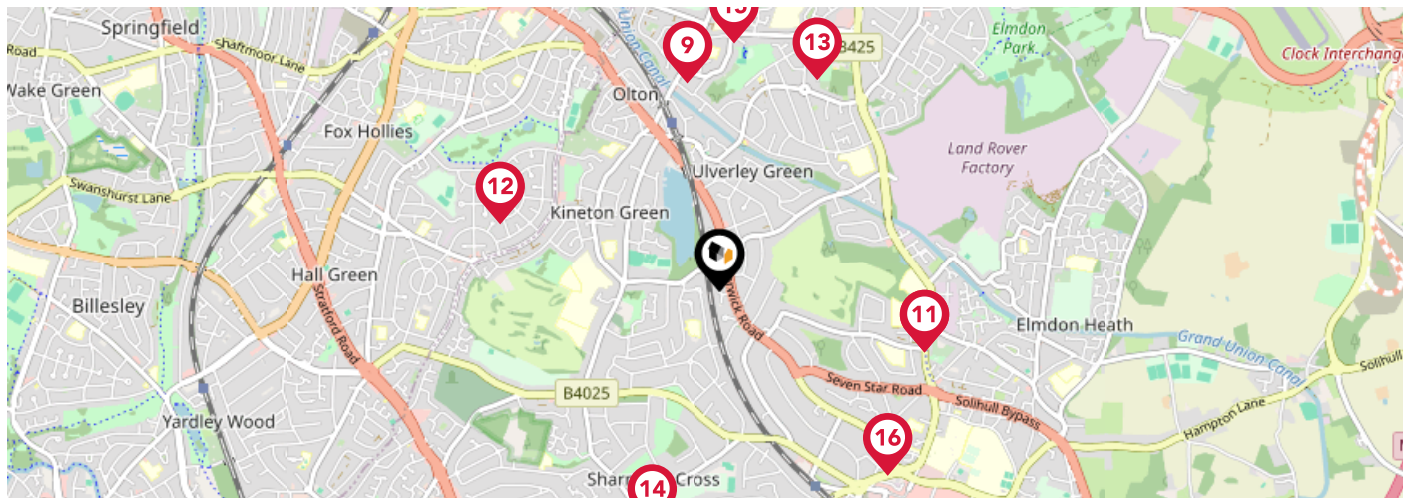
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	44 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Oak Cottage Primary School Ofsted Rating: Outstanding Pupils: 239 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Langley School Ofsted Rating: Good Pupils: 1013 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Reynolds Cross School Ofsted Rating: Good Pupils: 128 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Our Lady of Compassion Catholic Primary School Ofsted Rating: Good Pupils: 339 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Langley Primary School Ofsted Rating: Good Pupils: 434 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kineton Green Primary School Ofsted Rating: Good Pupils: 230 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ulverley School Ofsted Rating: Good Pupils:0 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Greswold Primary School Ofsted Rating: Good Pupils: 630 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

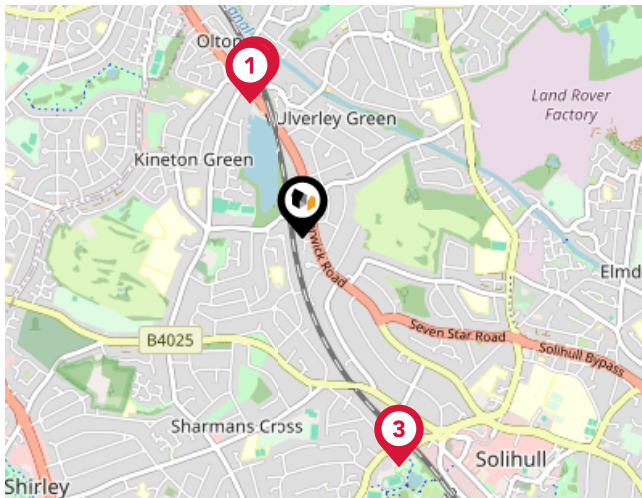
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 St Margaret's Church of England Primary School Ofsted Rating: Good Pupils: 240 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Lode Heath School Ofsted Rating: Good Pupils: 1160 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Triple Crown Centre Ofsted Rating: Good Pupils: 2 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Severne Junior Infant and Nursery School Ofsted Rating: Good Pupils: 432 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Andrew's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Sharmans Cross Junior School Ofsted Rating: Good Pupils: 385 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Olton Primary School Ofsted Rating: Good Pupils: 615 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Eversfield Preparatory School Ofsted Rating: Not Rated Pupils: 314 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

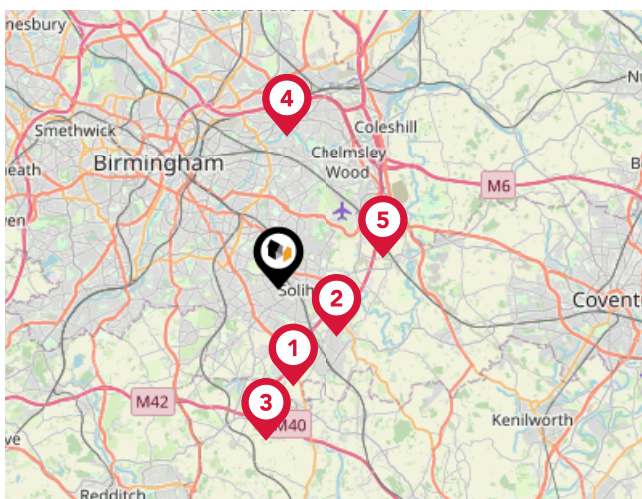
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Olton Rail Station	0.65 miles
2	Olton Rail Station	0.66 miles
3	Solihull Rail Station	1.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J4	3.5 miles
2	M42 J5	2.68 miles
3	M42 J3A	5.49 miles
4	M6 J5	5.52 miles
5	M42 J6	3.94 miles

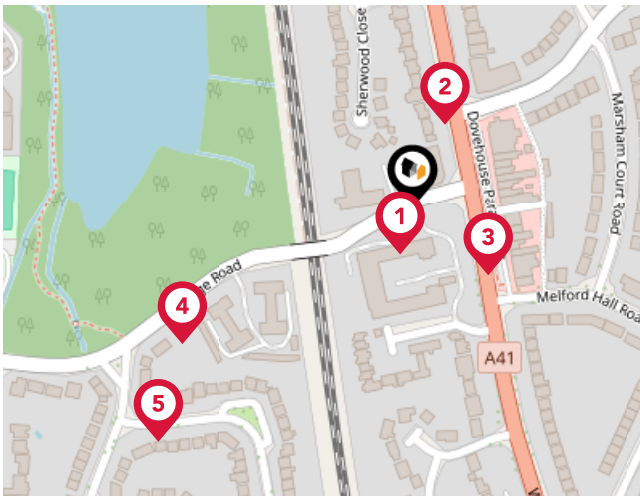


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport Terminal 2	3.22 miles
2	Birmingham International Airport	3.3 miles
3	Birmingham International Airport Terminal 1	3.3 miles
4	Coventry Airport	14.33 miles

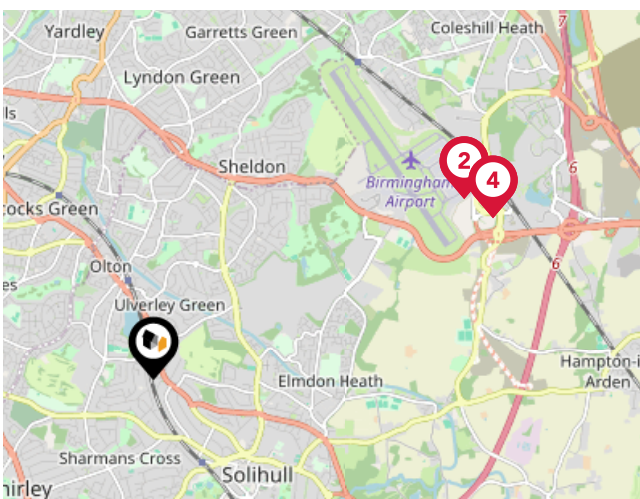
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Warwick Road	0.03 miles
2	Grange Rd	0.05 miles
3	Grange Rd	0.06 miles
4	Greswold Rd	0.15 miles
5	Greswolde Rd	0.19 miles



Local Connections

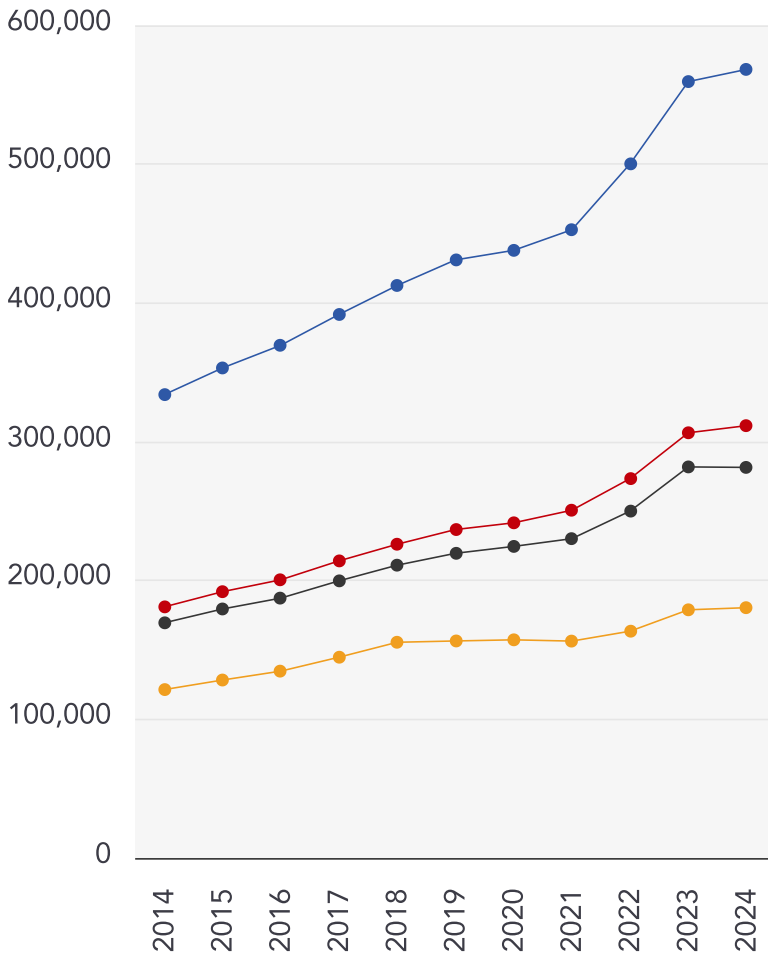
Pin	Name	Distance
1	Birmingham International Airport (Air-Rail link)	3.26 miles
2	Birmingham International Airport (Air-Rail link)	3.26 miles
3	Birmingham Intl Rail Station (Air-Rail Link)	3.4 miles
4	Birmingham Intl Rail Station (Air-Rail Link)	3.4 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in B92



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

Avocado Property

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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.

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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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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