

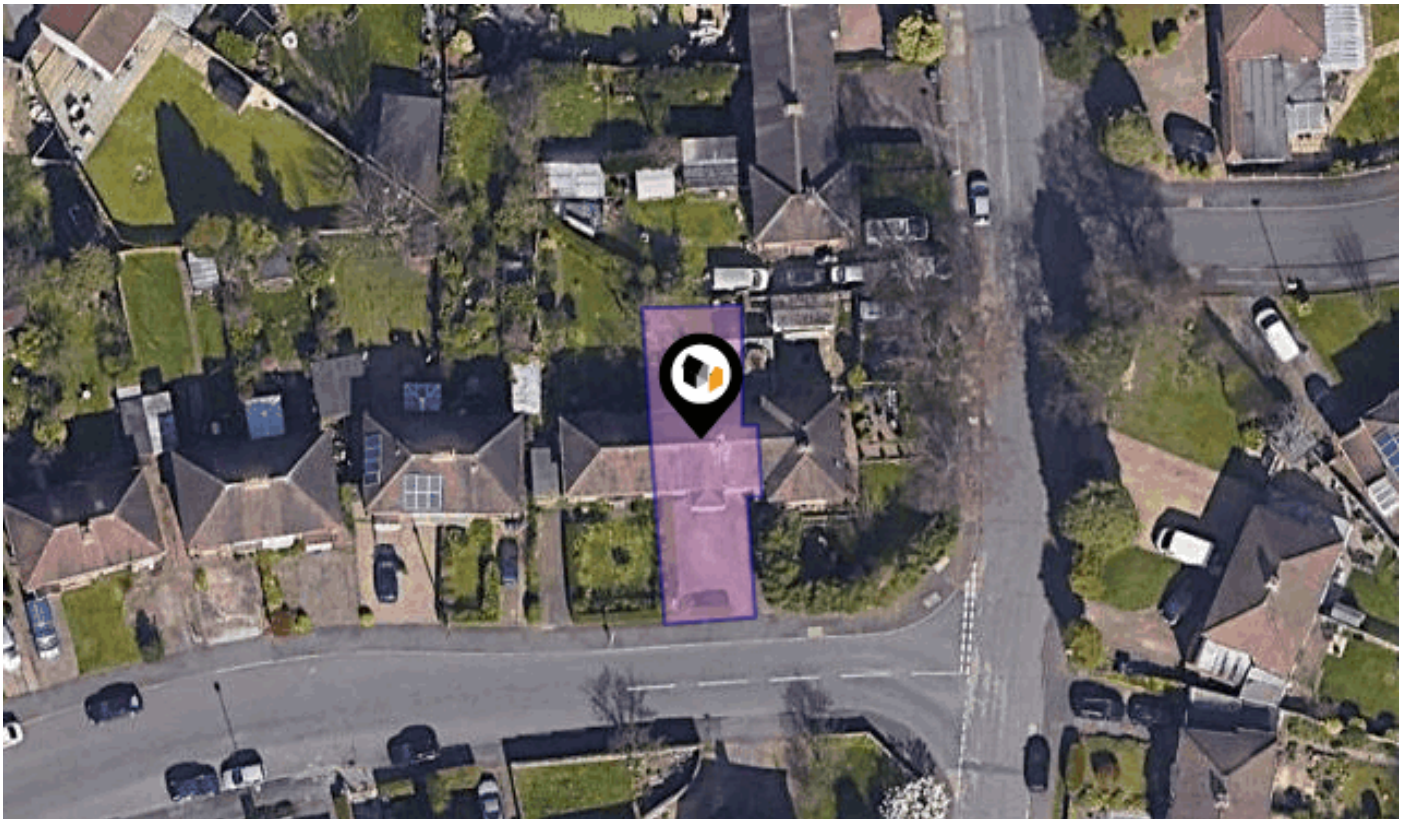


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



GIBBONS ROAD, SUTTON COLDFIELD, B75

Price Estimate : £325,000

Avocado Property

07538 298 911

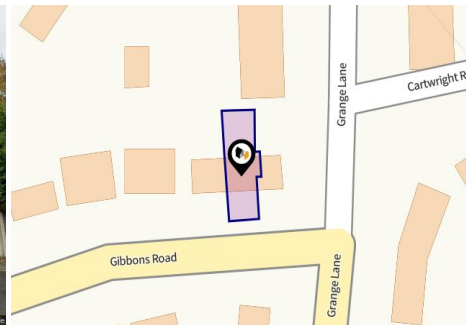
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Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,626
Title Number:	WM851584

Price Estimate:	£325,000
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)

13 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Gibbons Road, B75

Energy rating

C

Valid until 13.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

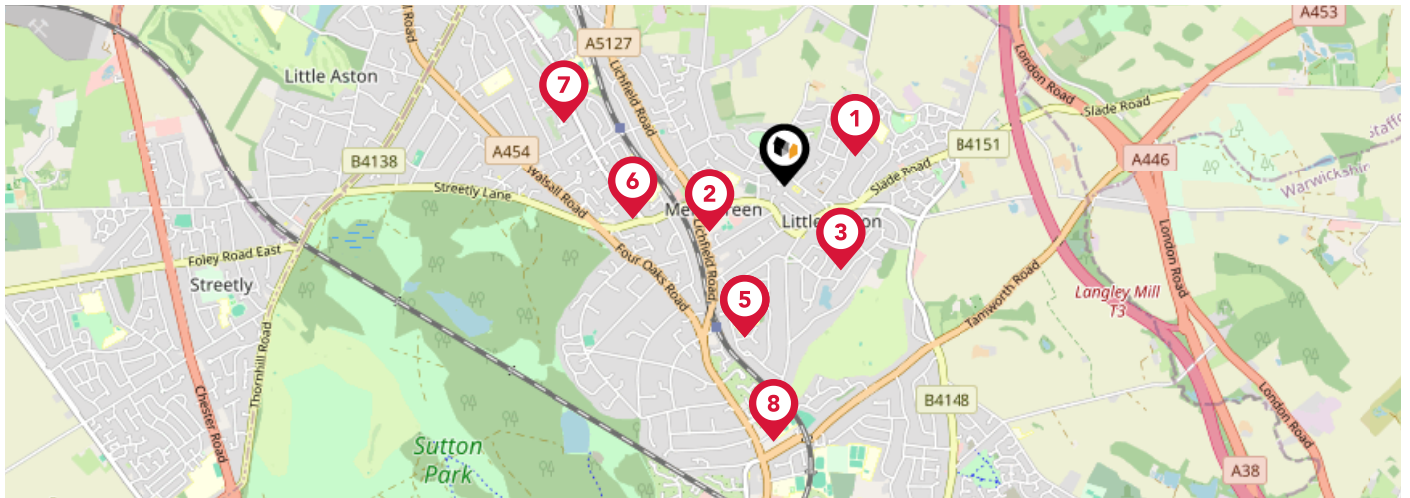
EPC - Additional Data



Additional EPC Data

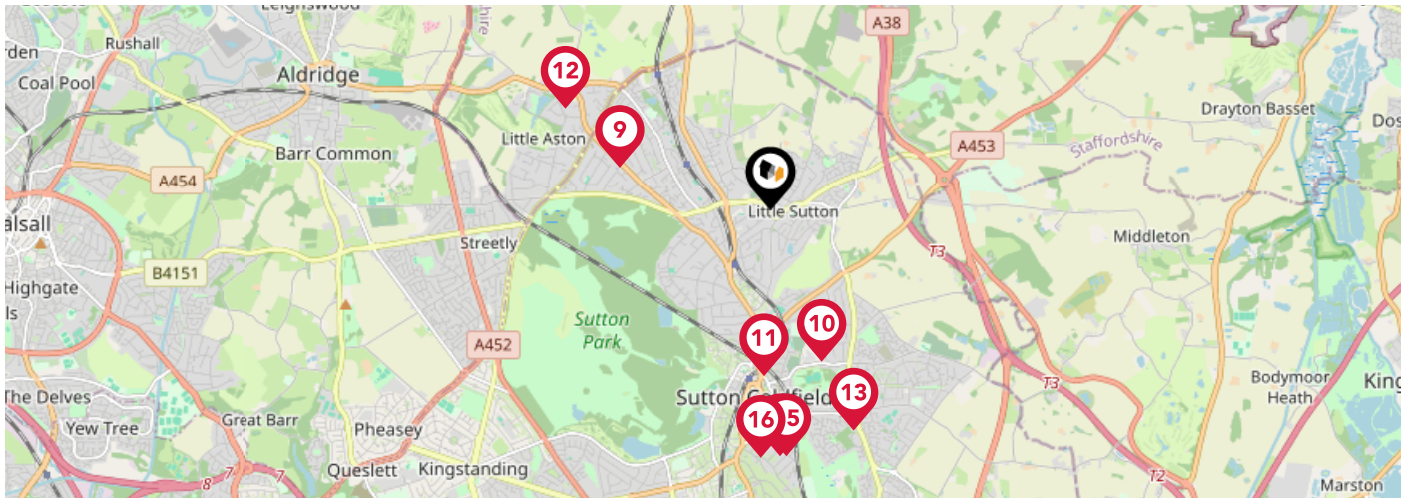
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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 70% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
1 Little Sutton Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Mere Green Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Moor Hall Primary School Ofsted Rating: Outstanding Pupils: 303 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Langley School Ofsted Rating: Good Pupils: 113 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Coppice Primary School Ofsted Rating: Good Pupils: 419 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 The Arthur Terry School Ofsted Rating: Outstanding Pupils: 1760 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Hill West Primary School Ofsted Rating: Good Pupils: 427 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 St Joseph's Catholic Primary School Ofsted Rating: Outstanding Pupils: 377 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

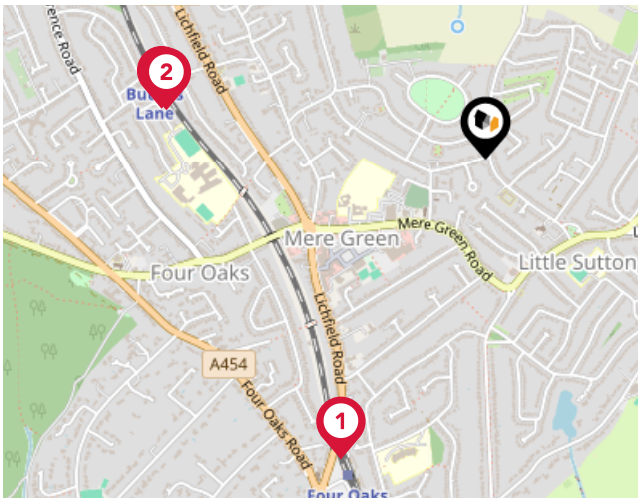
Area Schools



		Nursery	Primary	Secondary	College	Private
	Four Oaks Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehouse Common Primary School Ofsted Rating: Good Pupils: 452 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Vesey's Grammar School Ofsted Rating: Outstanding Pupils: 1247 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Aston Primary Academy Ofsted Rating: Good Pupils:0 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hollyfield Primary School Ofsted Rating: Good Pupils: 415 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plantsbrook School Ofsted Rating: Good Pupils: 1460 Distance:2.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Town Junior School Ofsted Rating: Good Pupils: 239 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holland House Infant School and Nursery Ofsted Rating: Outstanding Pupils: 208 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

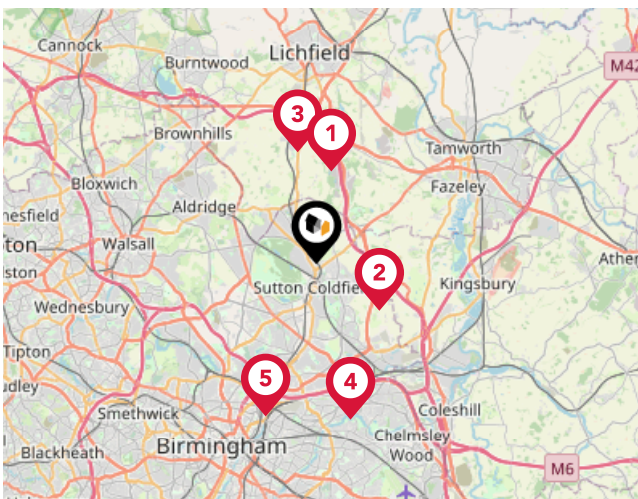
Area

Transport (National)



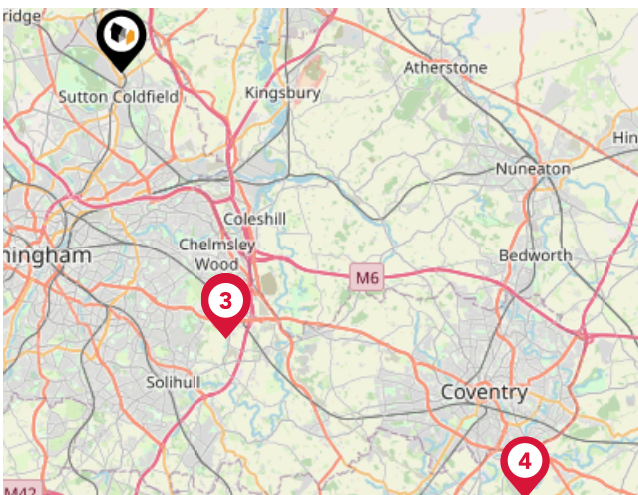
National Rail Stations

Pin	Name	Distance
1	Four Oaks Rail Station	0.75 miles
2	Butlers Lane Rail Station	0.73 miles
3	Butlers Lane Rail Station	0.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 TOLL T4	3.39 miles
2	M6 TOLL T3	2.81 miles
3	M6 TOLL T5	4.05 miles
4	M6 J5	5.76 miles
5	M6 J6	5.81 miles

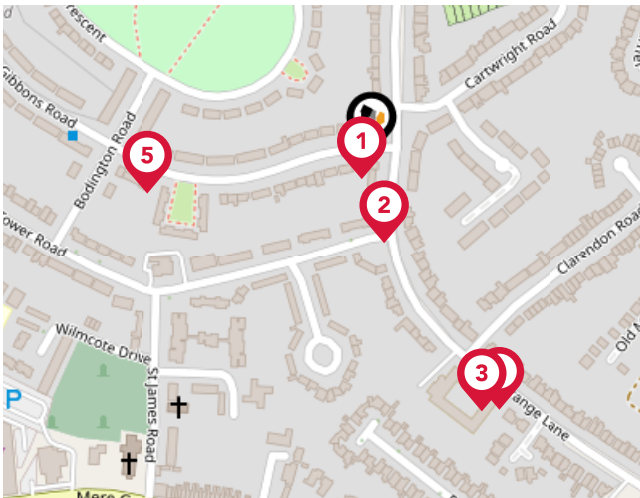


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	10.24 miles
2	Birmingham International Airport Terminal 1	10.24 miles
3	Birmingham International Airport Terminal 2	10.33 miles
4	Coventry Airport	21.21 miles

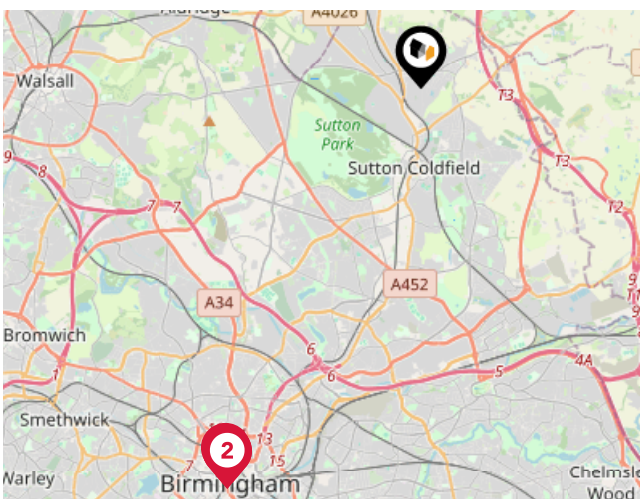
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grange Lane	0.01 miles
2	Tower Rd	0.05 miles
3	Clarendon Rd	0.16 miles
4	Clarendon Rd	0.16 miles
5	Bodington Rd	0.13 miles



Local Connections

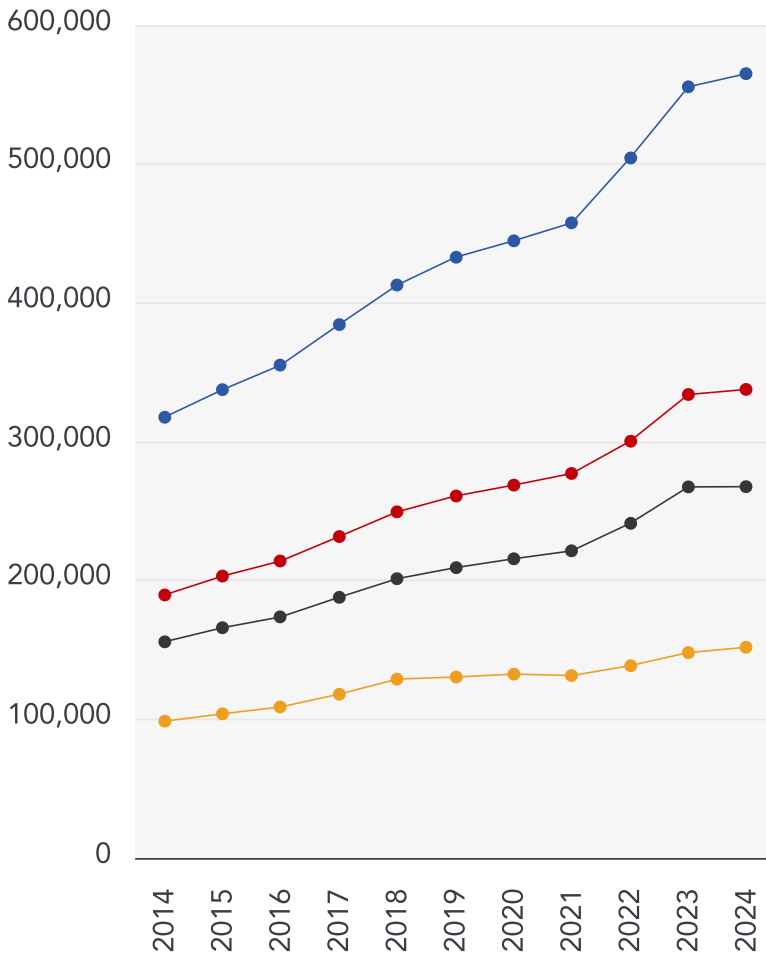
Pin	Name	Distance
1	St Paul's (Midland Metro Stop)	8.01 miles
2	St Paul's (Midland Metro Stop)	8.01 miles
3	St Paul's (Midland Metro Stop)	7.99 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in B75



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.

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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