

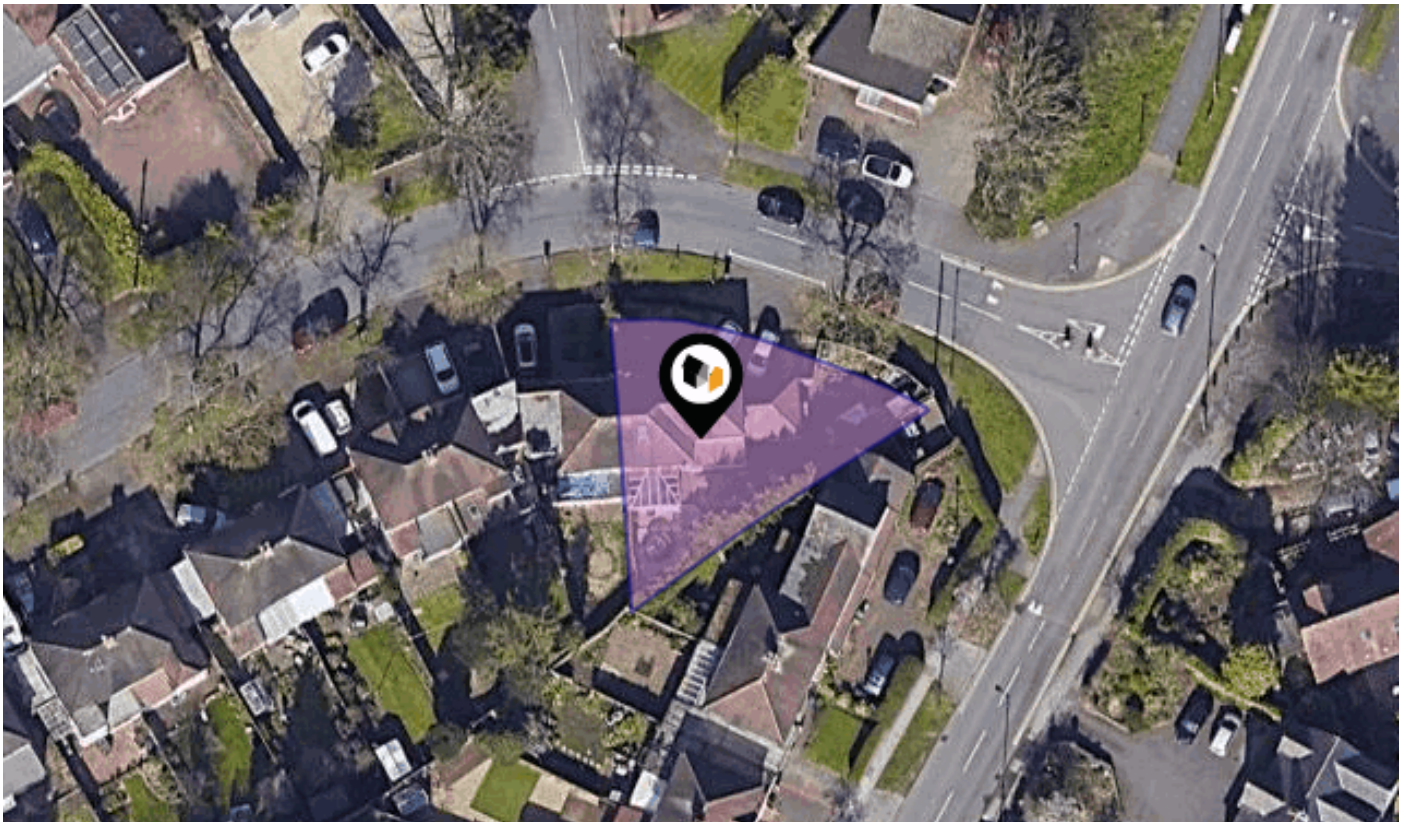


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 30th November 2024



CHELMSLEY LANE, BIRMINGHAM, B37

Avocado Property

07538 298 911

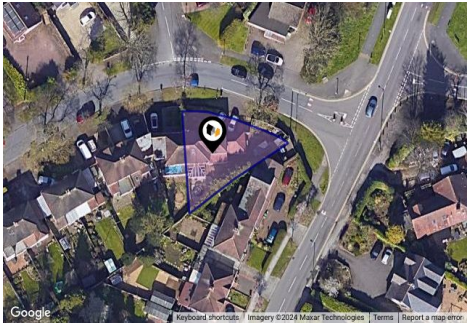
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Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,420 ft ² / 132 m ²		
Plot Area:	0.08 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,425		
Title Number:	WM193202		

Local Area

Local Authority:	Solihull	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	4	79	1000
• Surface Water	Low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Planning History

This Address



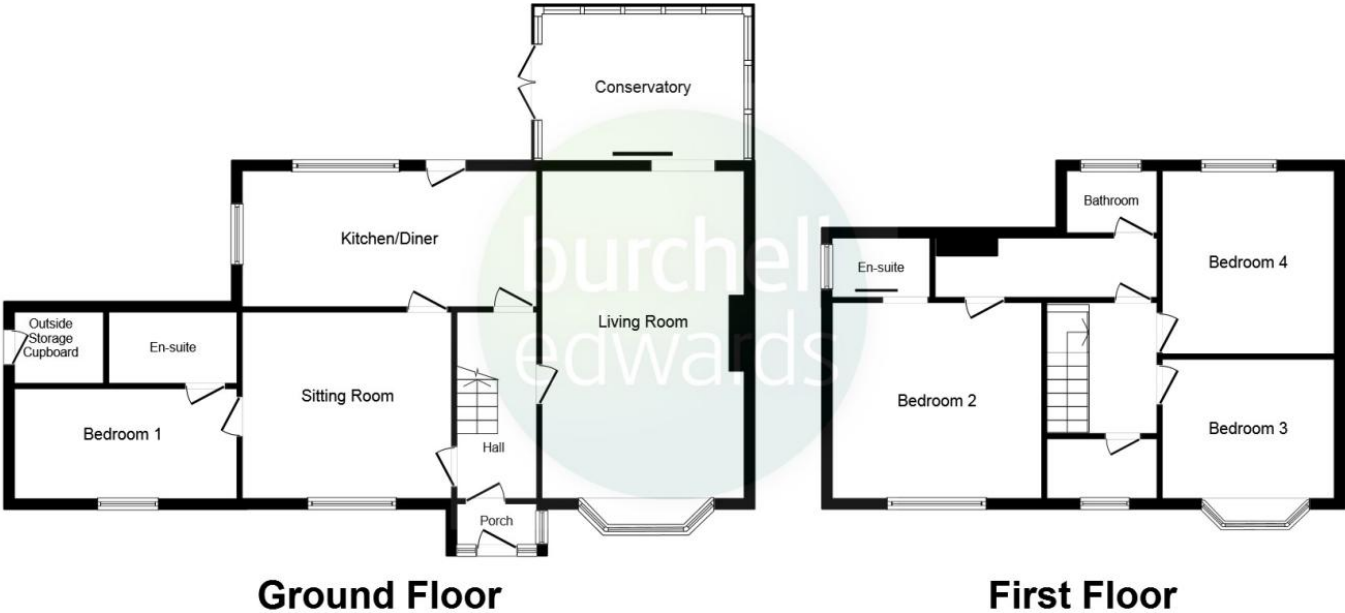
Planning records for: *Chelmsley Lane, Birmingham, B37*

Reference - PL/1983/00655/FULL	
Decision:	Decided
Date:	26th April 1983
Description:	Extension to kitchen, bathroom, hall and new garage, 4TH bedroom and downstairs w.C.

Reference - PL/2002/00031/FULL	
Decision:	Decided
Date:	12th December 2002
Description:	Conservatory to the rear and detached garage to front.

Reference - PL/1983/01090/FULL	
Decision:	Decided
Date:	11th July 1983
Description:	New 4TH bedroom and cloaks with extension to kitchen. And hall with rebuilt garage.

CHELMSLEY LANE, BIRMINGHAM, B37

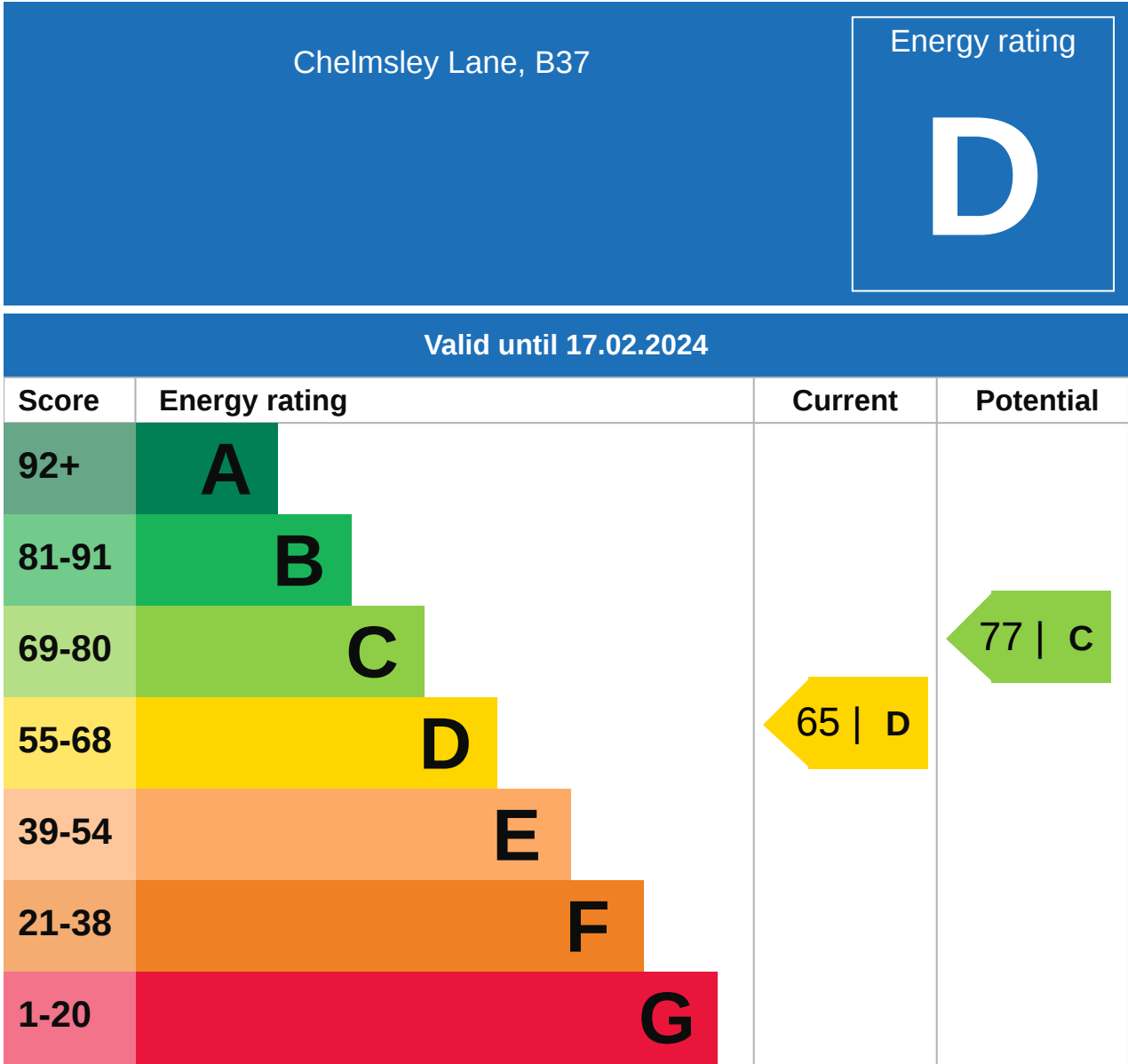


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property

EPC - Certificate



Property

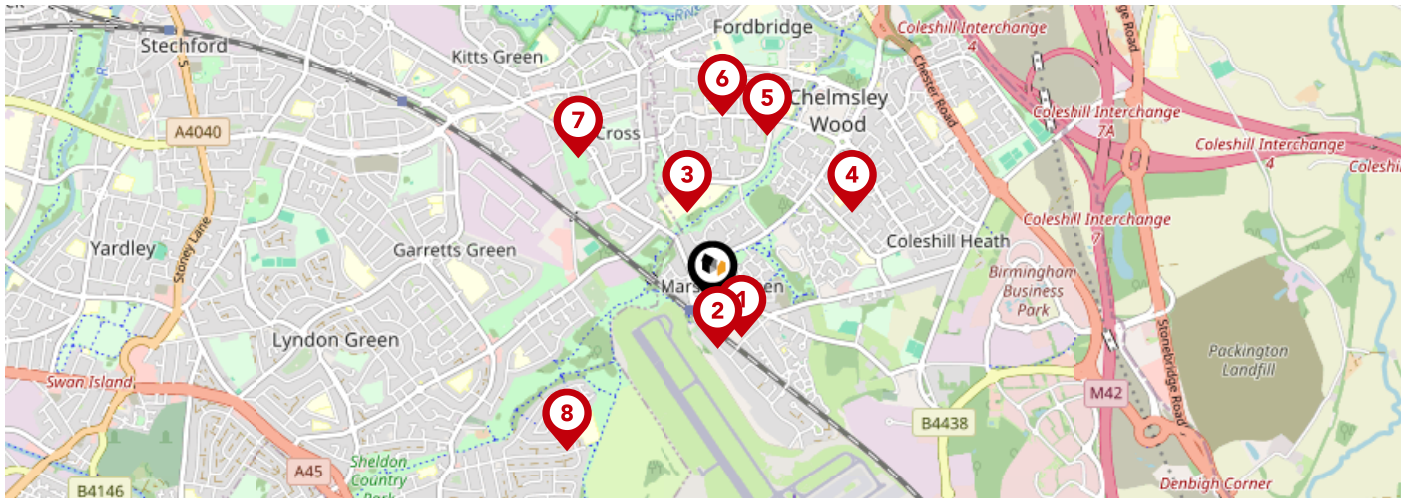
EPC - Additional Data



Additional EPC Data

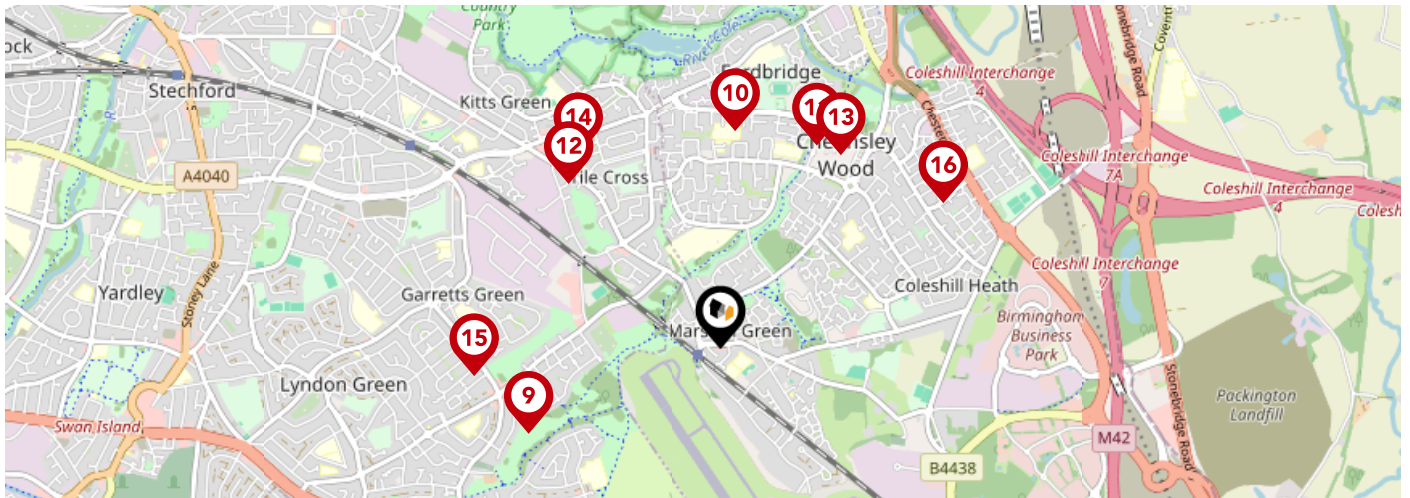
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 91% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	132 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Marston Green Junior School Ofsted Rating: Outstanding Pupils: 349 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Marston Green Infant Academy Ofsted Rating: Good Pupils: 372 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grace Academy Solihull Ofsted Rating: Good Pupils: 879 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coleshill Heath School Ofsted Rating: Good Pupils: 549 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Anne's Catholic Primary School Ofsted Rating: Outstanding Pupils: 446 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fordbridge Community Primary School Ofsted Rating: Good Pupils: 559 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Shirestone Academy Ofsted Rating: Outstanding Pupils: 238 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mapledene Primary School Ofsted Rating: Good Pupils: 329 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

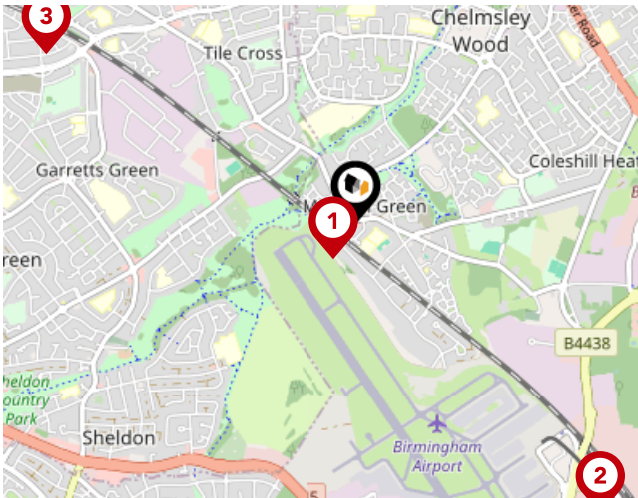
Area Schools



		Nursery	Primary	Secondary	College	Private
	Elms Farm Community Primary School Ofsted Rating: Good Pupils: 416 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Henry Newman Catholic College Ofsted Rating: Good Pupils: 1306 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	WMG Academy for Young Engineers (Solihull) Ofsted Rating: Good Pupils: 451 Distance:1.02	<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: 206 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lea Hall Academy Ofsted Rating: Special Measures Pupils: 70 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Centre for Accelerated Learning Ofsted Rating: Not Rated Pupils:0 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI Sheldon Heath Academy Ofsted Rating: Good Pupils: 1184 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Wilson Church of England Primary School Ofsted Rating: Good Pupils: 430 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

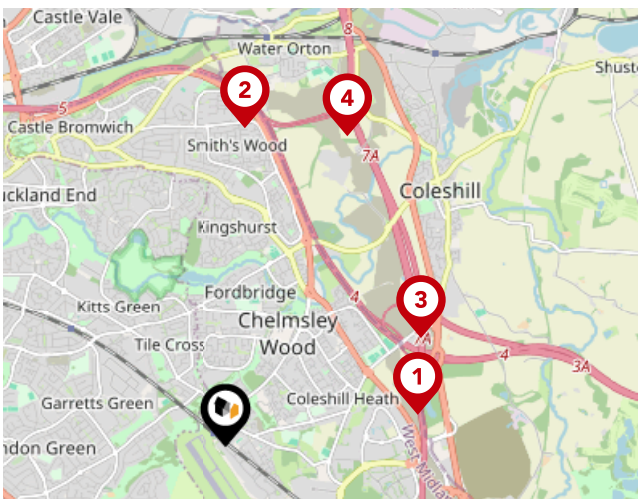
Area

Transport (National)



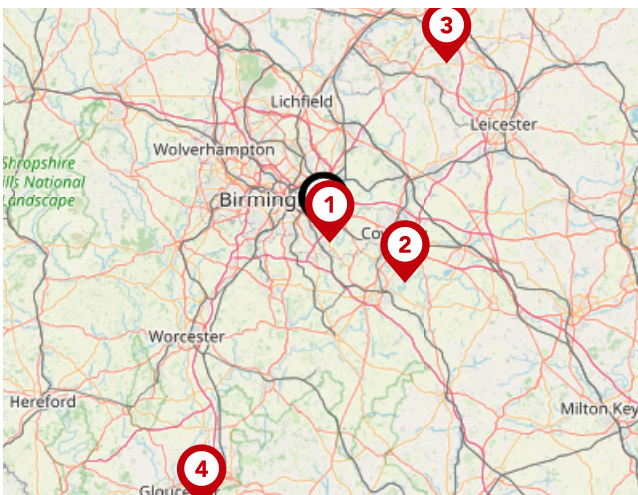
National Rail Stations

Pin	Name	Distance
1	Marston Green Rail Station	0.19 miles
2	Birmingham International Rail Station	1.71 miles
3	Lea Hall Rail Station	1.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J7	1.76 miles
2	M6 J4A	2.88 miles
3	M42 J7A	2.01 miles
4	M42 J8	3.01 miles
5	M42 J6	2.44 miles

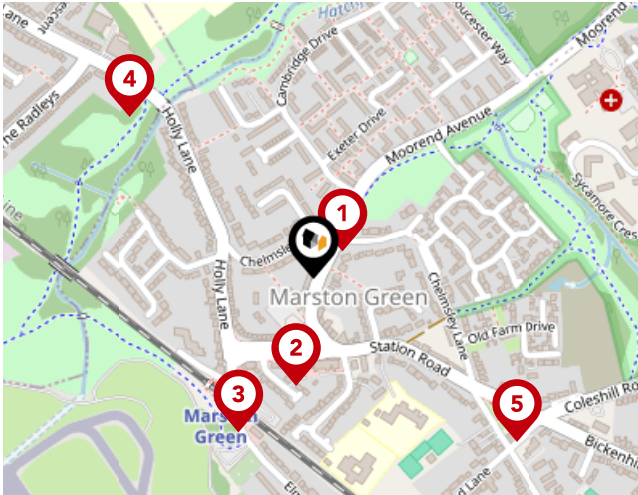


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	1.43 miles
2	Baginton	13.66 miles
3	East Mids Airport	30.42 miles
4	Staverton	43.46 miles

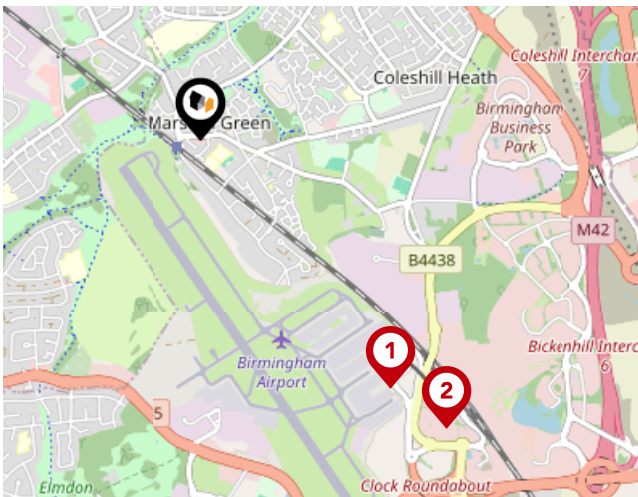
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cambridge Drive	0.05 miles
2	Marston Green Tavern	0.12 miles
3	Marston Green Interchange	0.19 miles
4	Bell Walk	0.28 miles
5	Coleshill Rd	0.29 miles



Local Connections

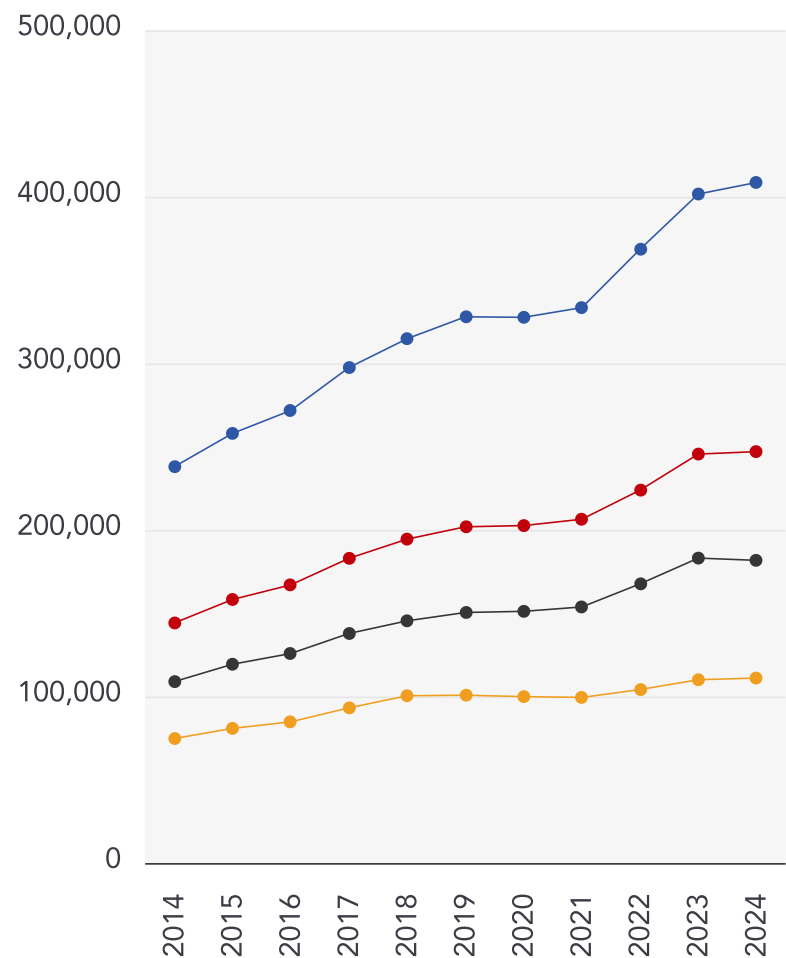
Pin	Name	Distance
1	Birmingham International Airport (Air-Rail link)	1.41 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	1.71 miles
3	Bull Street (Midland Metro Stop)	6.12 miles

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

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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.

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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