

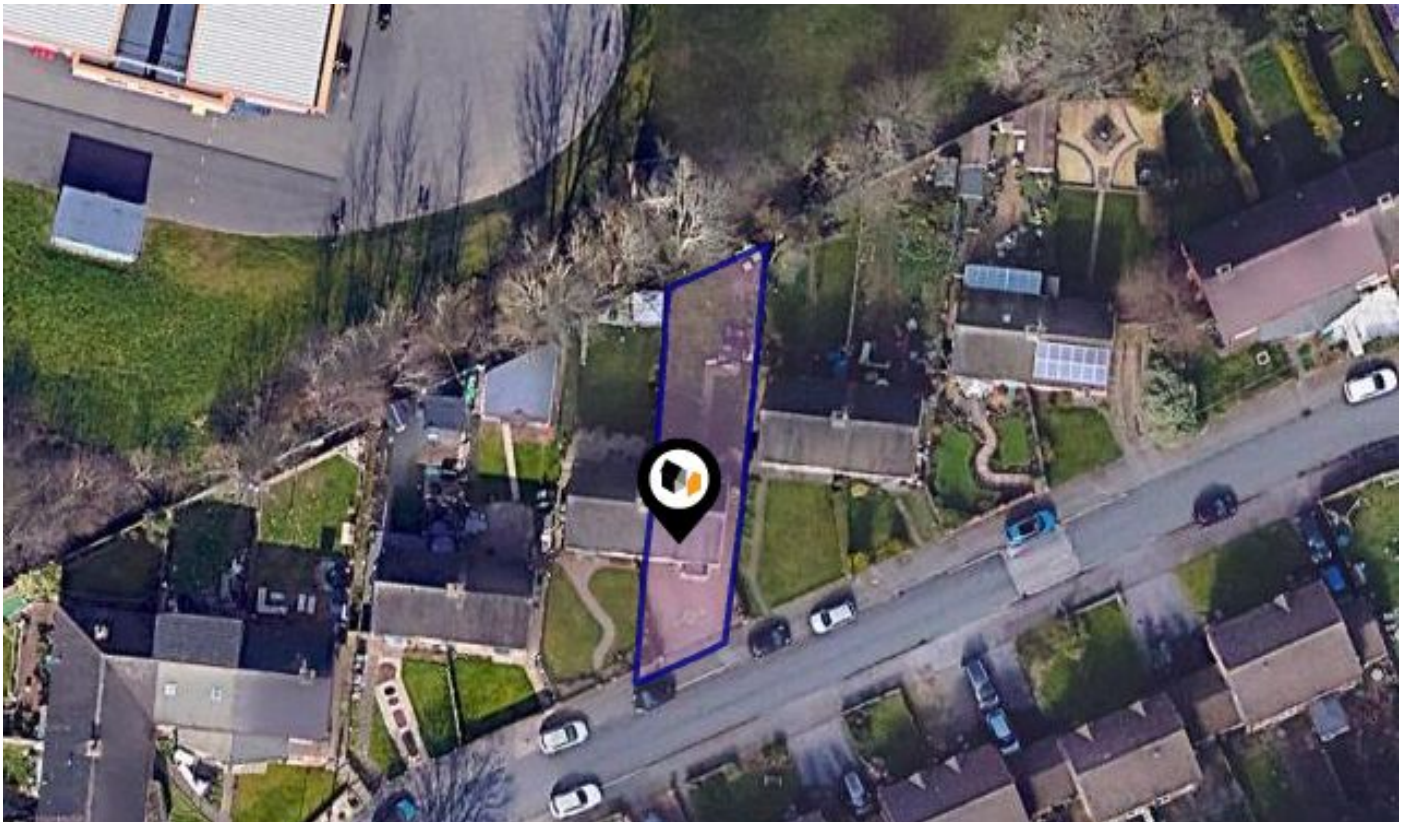


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th January 2025



DUNTON ROAD, KINGSHURST, BIRMINGHAM, B37

Price Estimate : £215,000

Avocado Property

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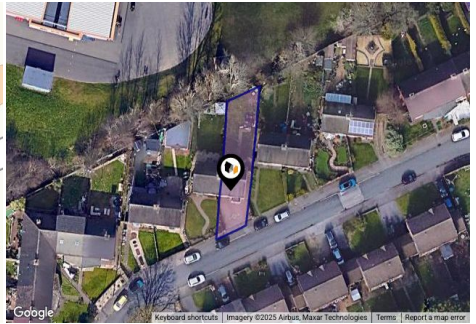
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Property Overview

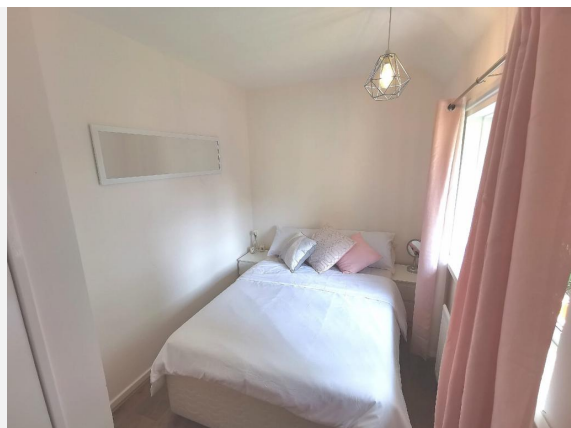


Property

Type:	Semi-Detached	Price Estimate:	£215,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.06 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,543		
Title Number:	WM764629		

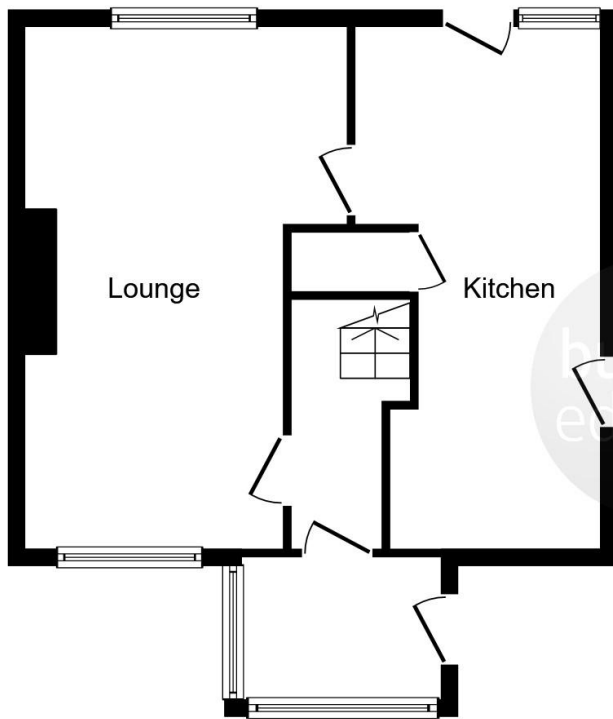
Local Area

Local Authority:	Solihull	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	4	80	1000
● Surface Water	Very Low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
O ₂	EE	3	O ₂	sky

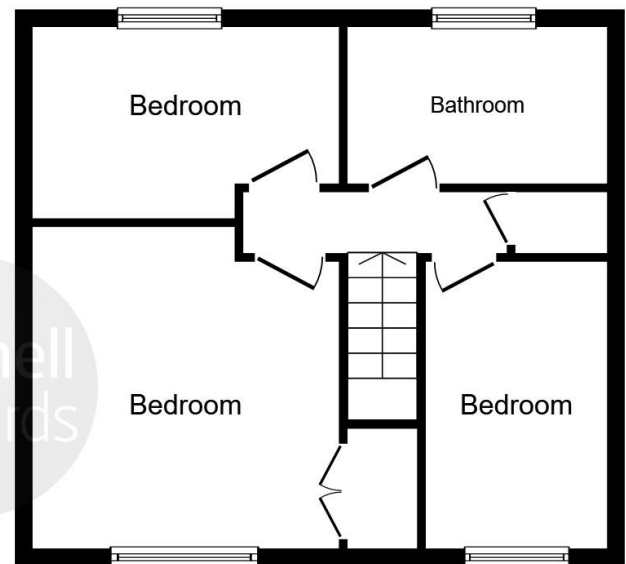




DUNTON ROAD, KINGSHURST, BIRMINGHAM, B37



Ground Floor

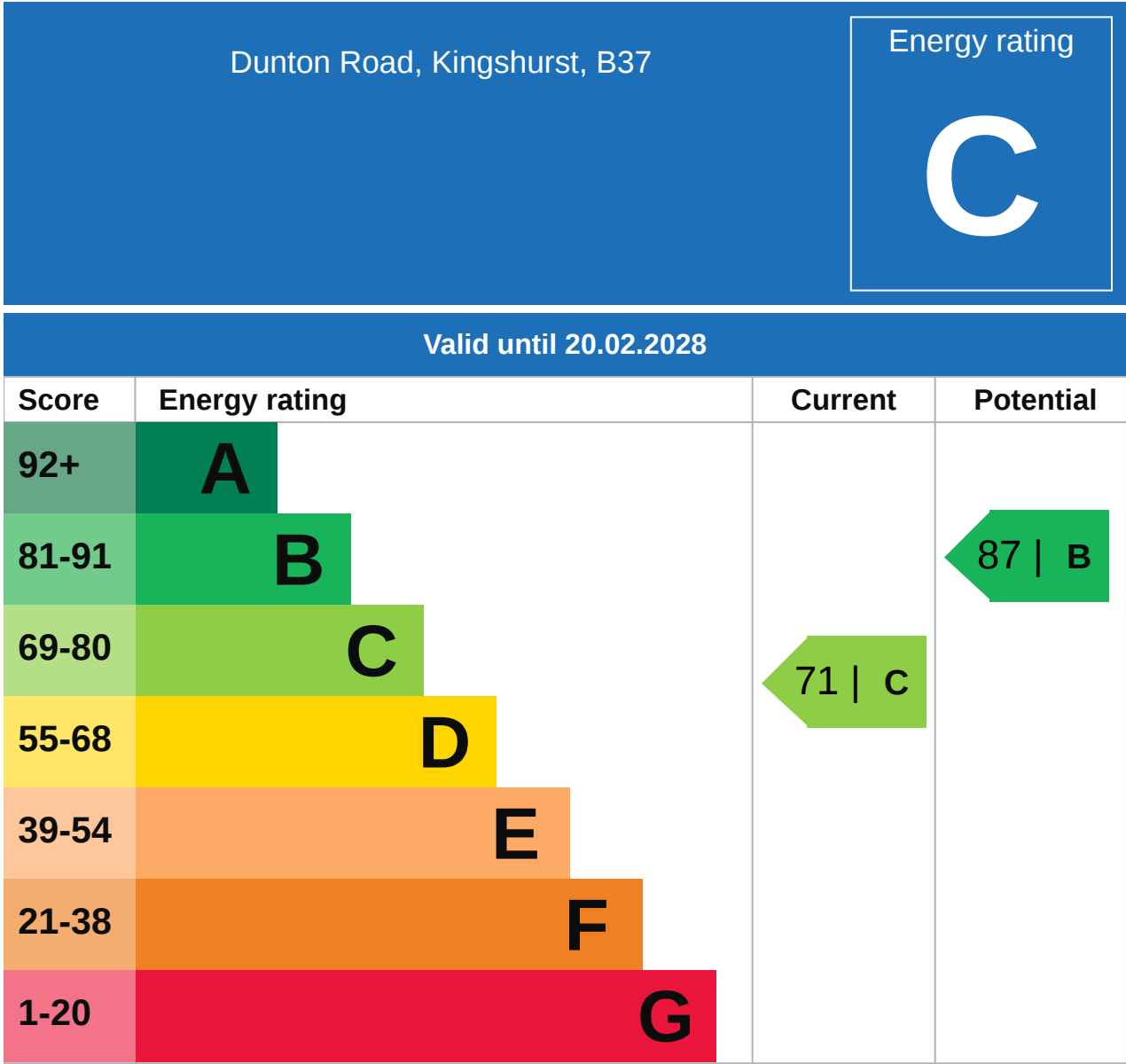


First Floor

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

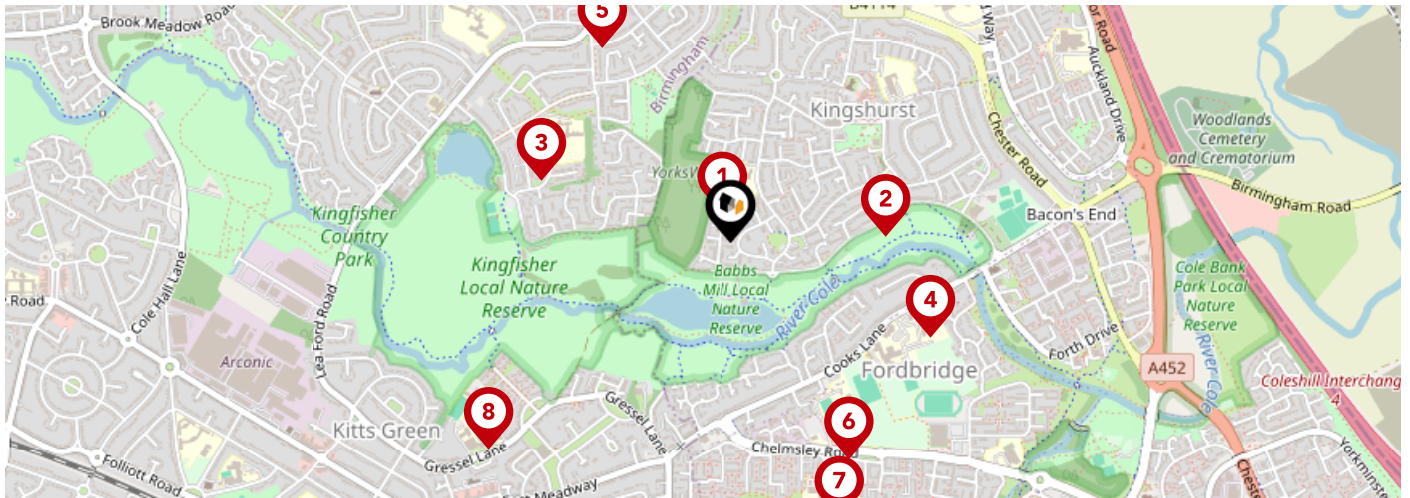
EPC - Additional Data



Additional EPC Data

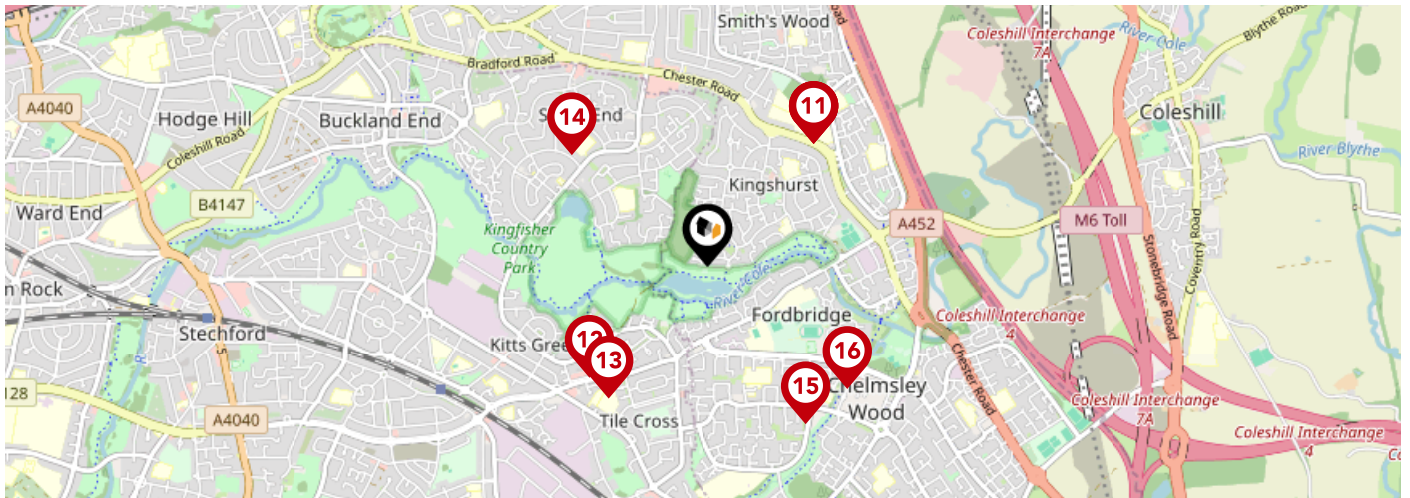
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 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 10% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Yorkswood Primary School Ofsted Rating: Requires improvement Pupils:0 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Anthony's Catholic Primary School Ofsted Rating: Good Pupils: 254 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hillstone Primary School Ofsted Rating: Good Pupils: 456 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tudor Grange Academy Kingshurst Ofsted Rating: Special Measures Pupils: 1198 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Guardian Angels Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	John Henry Newman Catholic College Ofsted Rating: Good Pupils: 1306 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fordbridge Community Primary School Ofsted Rating: Good Pupils: 559 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leycroft Academy Ofsted Rating: Requires improvement Pupils: 171 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

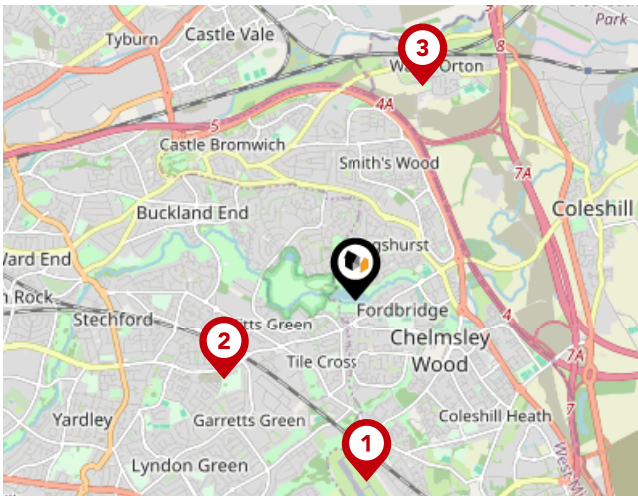
Area Schools



		Nursery	Primary	Secondary	College	Private
	Forest Oak School Ofsted Rating: Outstanding Pupils: 181 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Merstone School Ofsted Rating: Outstanding Pupils: 165 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Smith's Wood Academy Ofsted Rating: Special Measures Pupils: 781 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tile Cross Academy Ofsted Rating: Good Pupils: 616 Distance:0.73	<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:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Timberley Academy Ofsted Rating: Good Pupils: 623 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Catholic Primary School Ofsted Rating: Outstanding Pupils: 446 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	WMG Academy for Young Engineers (Solihull) Ofsted Rating: Good Pupils: 451 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

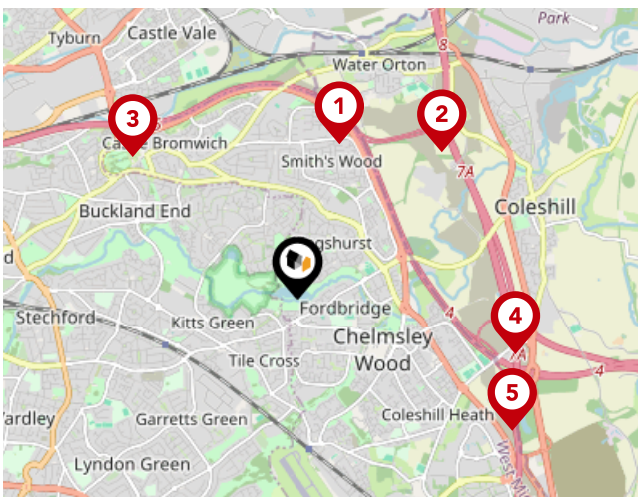
Area

Transport (National)



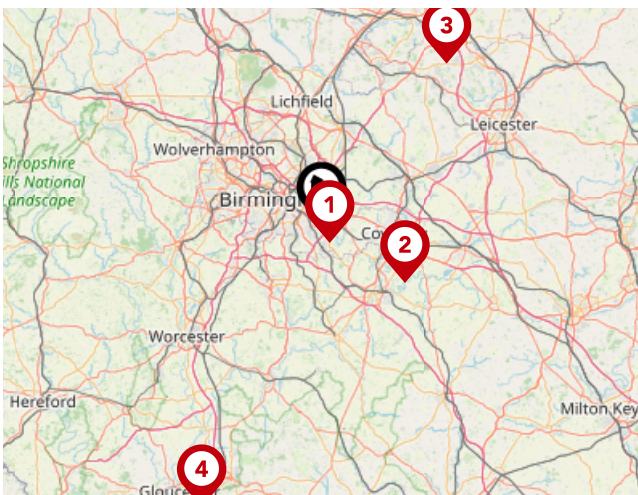
National Rail Stations

Pin	Name	Distance
1	Marston Green Rail Station	1.64 miles
2	Lea Hall Rail Station	1.39 miles
3	Water Orton Rail Station	2.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J4A	1.45 miles
2	M42 J8	1.86 miles
3	M6 J5	1.97 miles
4	M42 J7A	2.02 miles
5	M42 J7	2.27 miles

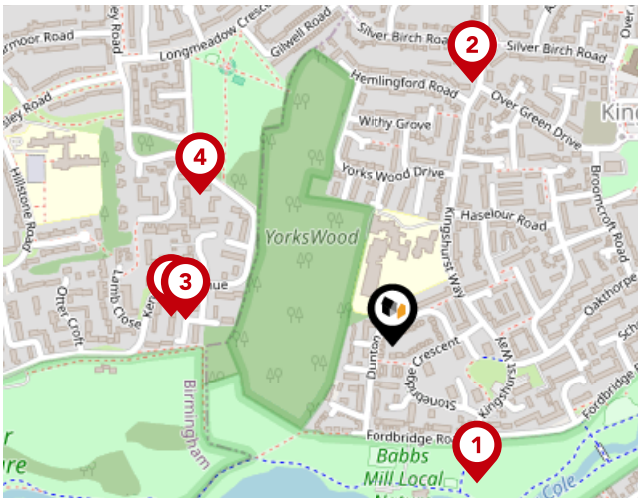


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	2.81 miles
2	Baginton	14.63 miles
3	East Mids Airport	29.36 miles
4	Staverton	44.73 miles

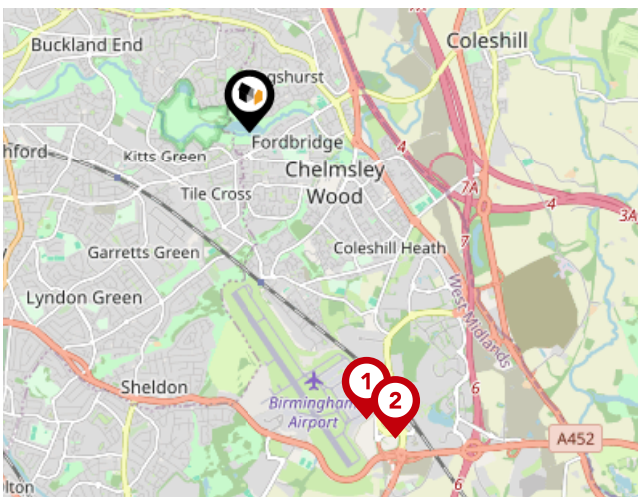
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kingshurst Way	0.18 miles
2	Kingshurst Way	0.31 miles
3	Roebuck Close	0.24 miles
4	Yorkswood Scout Camp	0.28 miles
5	Roebuck Close	0.25 miles



Local Connections

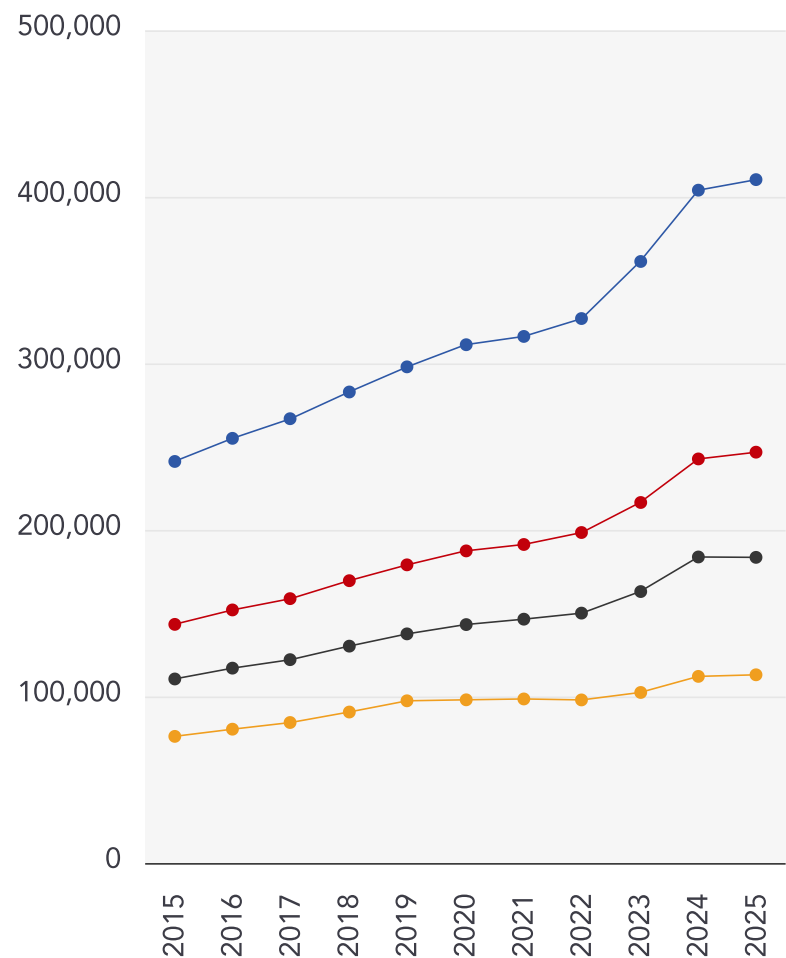
Pin	Name	Distance
1	Birmingham International Airport (Air-Rail link)	2.8 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	3.07 miles
3	Bull Street (Midland Metro Stop)	5.88 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in B37



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

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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