

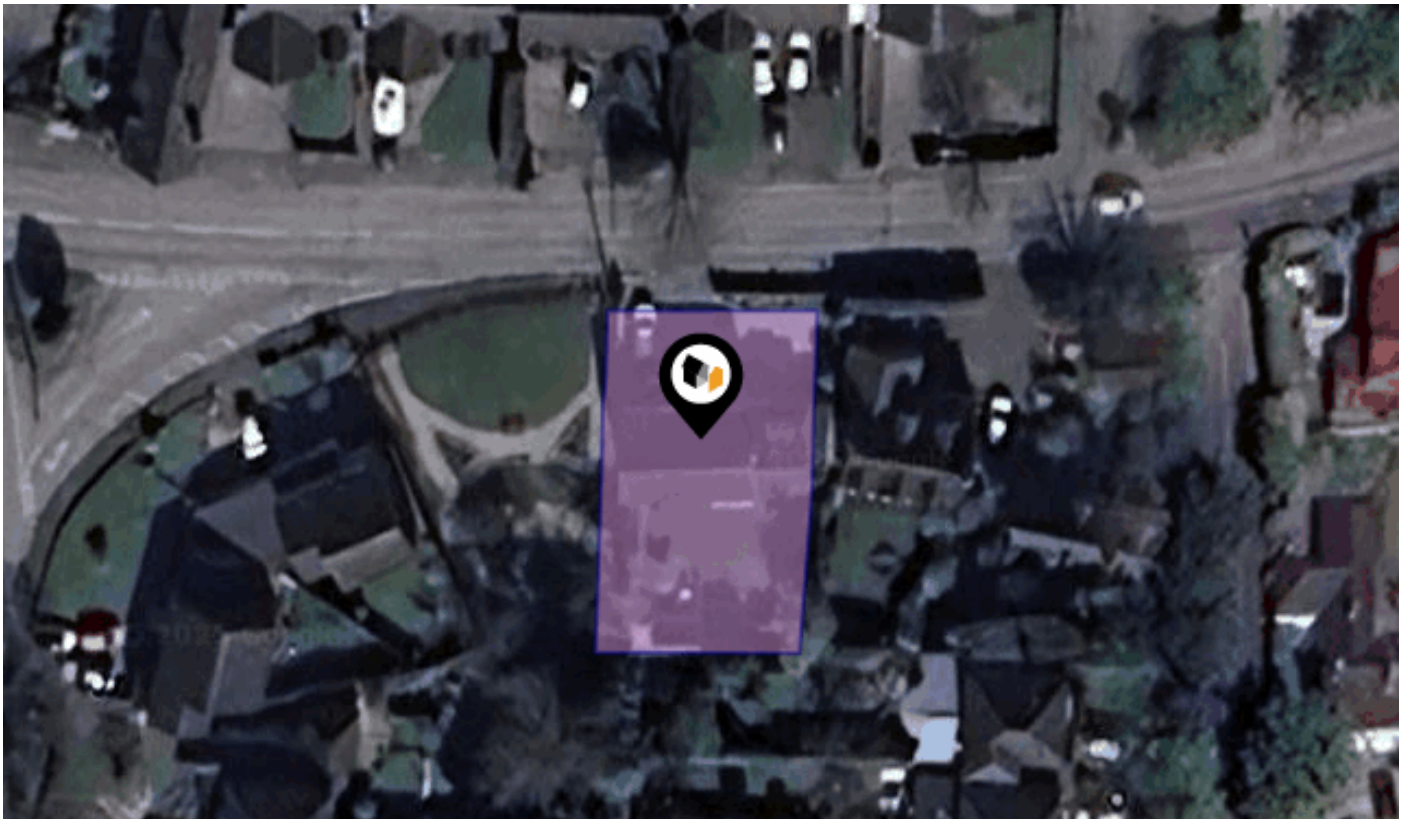


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 11th October 2025



**BIRMINGHAM ROAD, LEA MARSTON, SUTTON
COLDFIELD, B76**

Price Estimate : £705,000

Avocado Property

07538 298 911

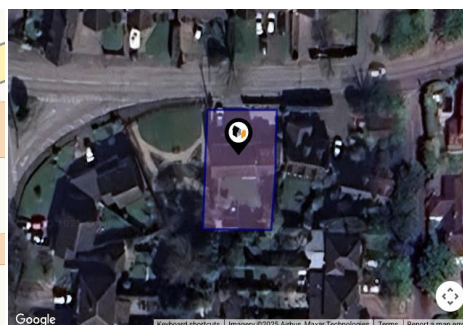
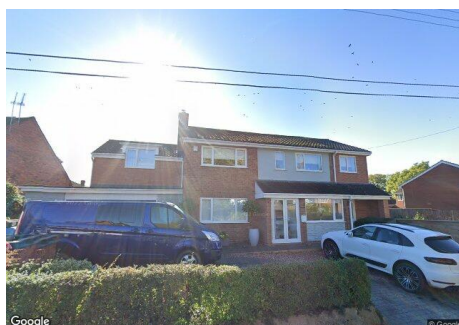
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Property Overview



Property

Type:	Detached
Bedrooms:	5
Floor Area:	2,441 ft ² / 226 m ²
Plot Area:	0.12 acres
Year Built :	1967-1975
Council Tax :	Band F
Annual Estimate:	£3,513
Title Number:	WK463648

Price Estimate:	£705,000
Tenure:	Freehold

Local Area

Local Authority:	Warwickshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	80	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

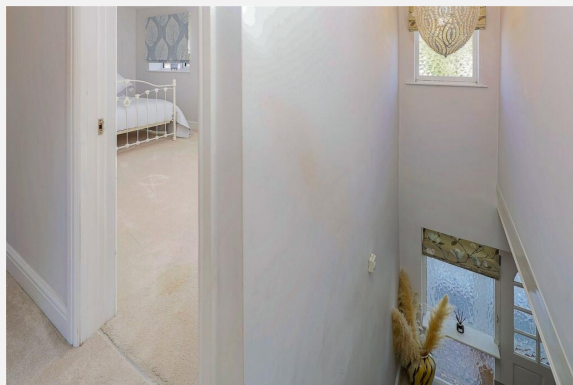
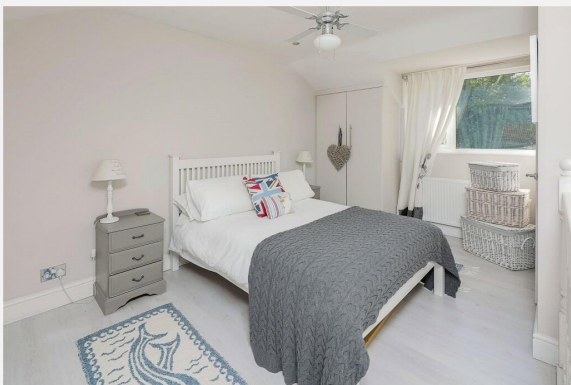
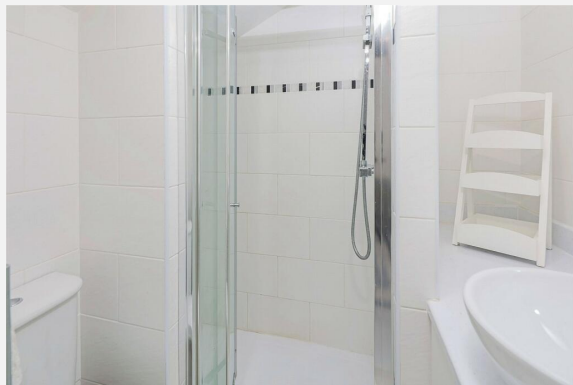
This Address

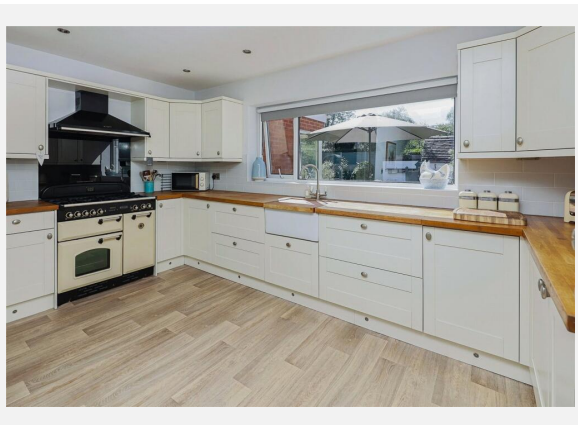


Planning records for: *Birmingham Road, Lea Marston, Sutton Coldfield, B76*

Reference - PAP/2012/0264	
Decision:	Granted
Date:	-
Description:	First floor extension over existing garage and two storey side extension

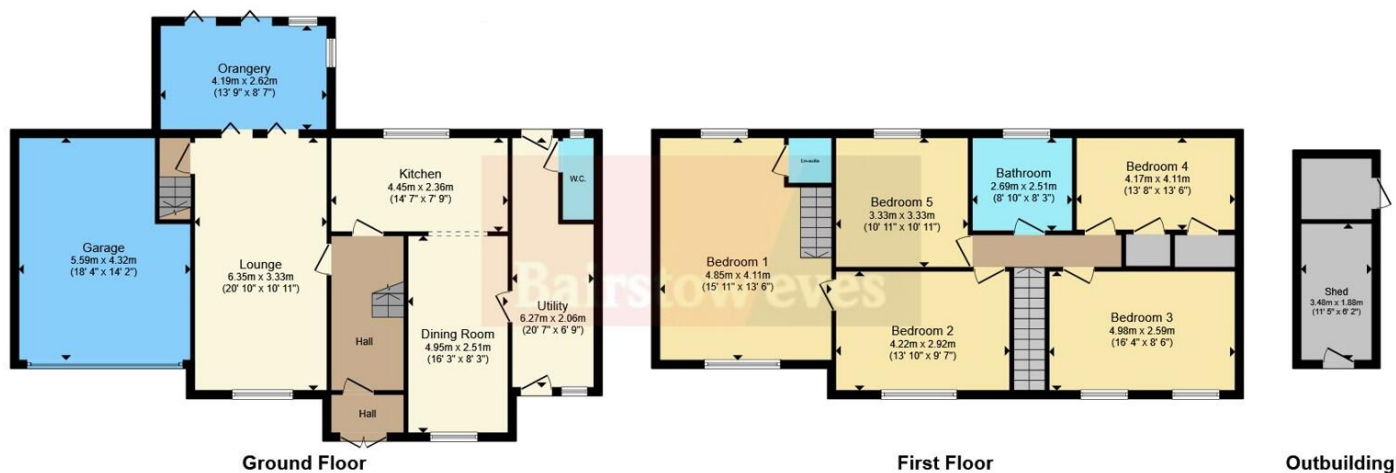
Reference - PAP/2013/0123	
Decision:	Application to Vary Conditions Granted
Date:	03rd June 2013
Description:	Variation of condition no: 2 of planning permission PAP/2012/0264 relating to increased size to first floor extension over garage to accommodate a staircase; in respect of first floor extension over existing garage and two storey side extension







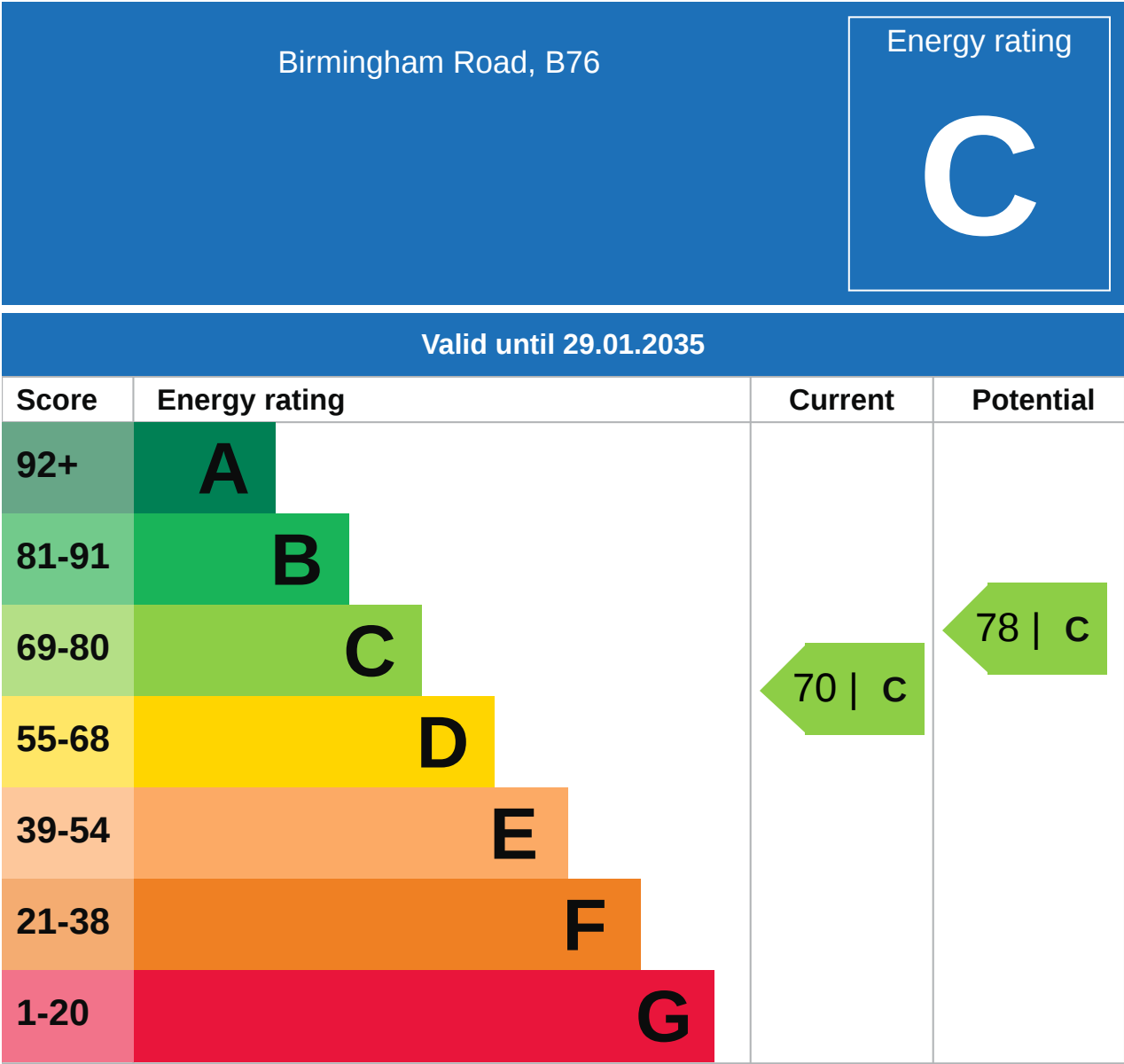
BIRMINGHAM ROAD, LEA MARSTON, SUTTON COLDFIELD, B76



Total floor area 202.1 m² (2,176 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

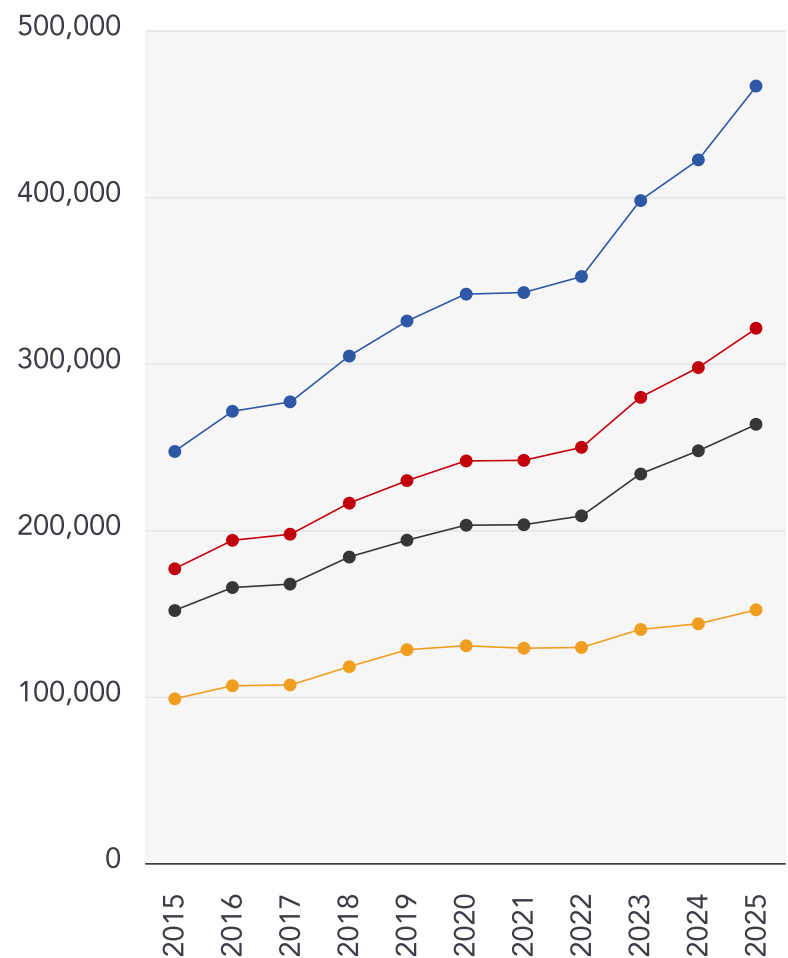
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	185 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in B76



Detached

+88.81%

Semi-Detached

+81.76%

Terraced

+73.76%

Flat

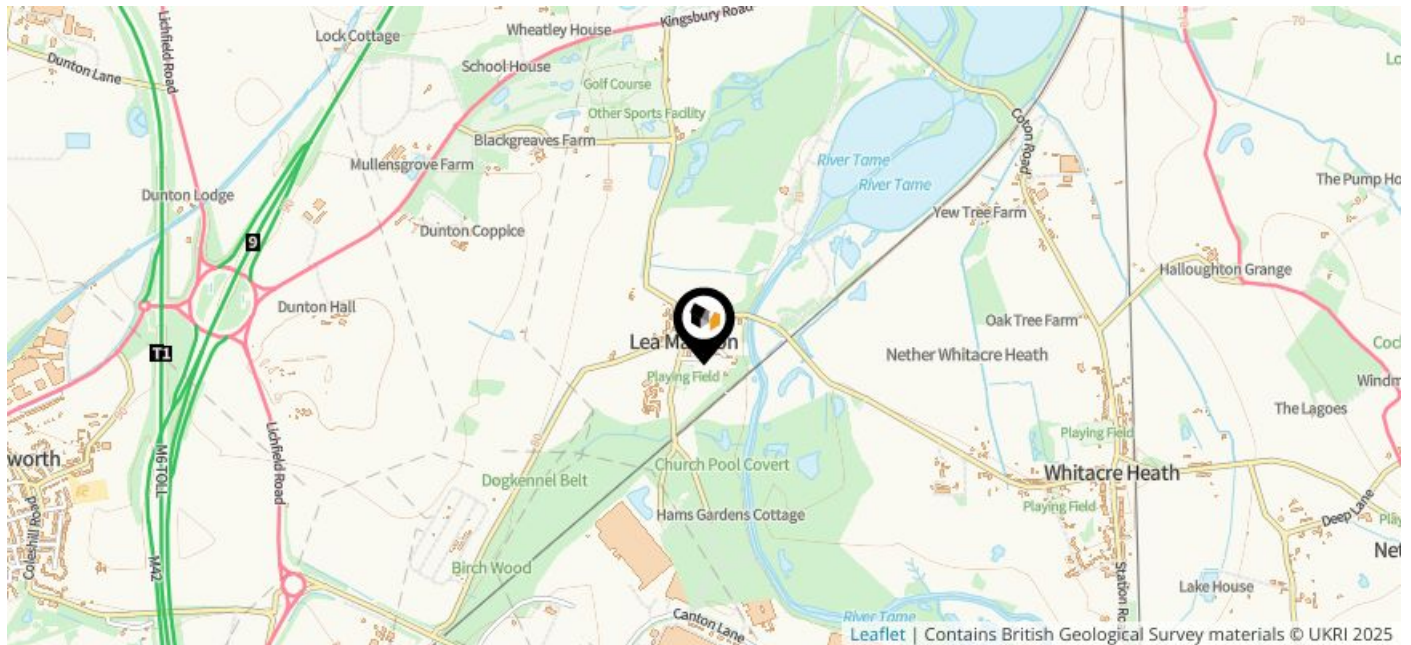
+54.21%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

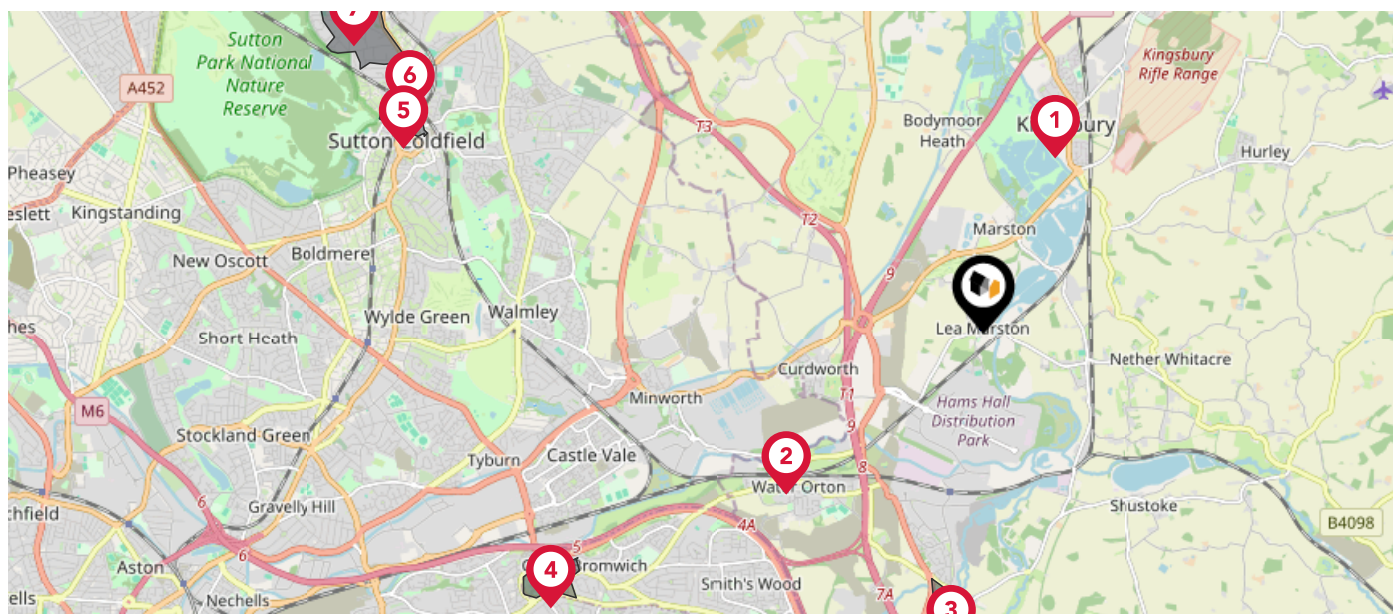
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Kingsbury



Water Orton



Coleshill



Conservation Area - Castle Bromwich



High Street Sutton Coldfield



Anchorage Road



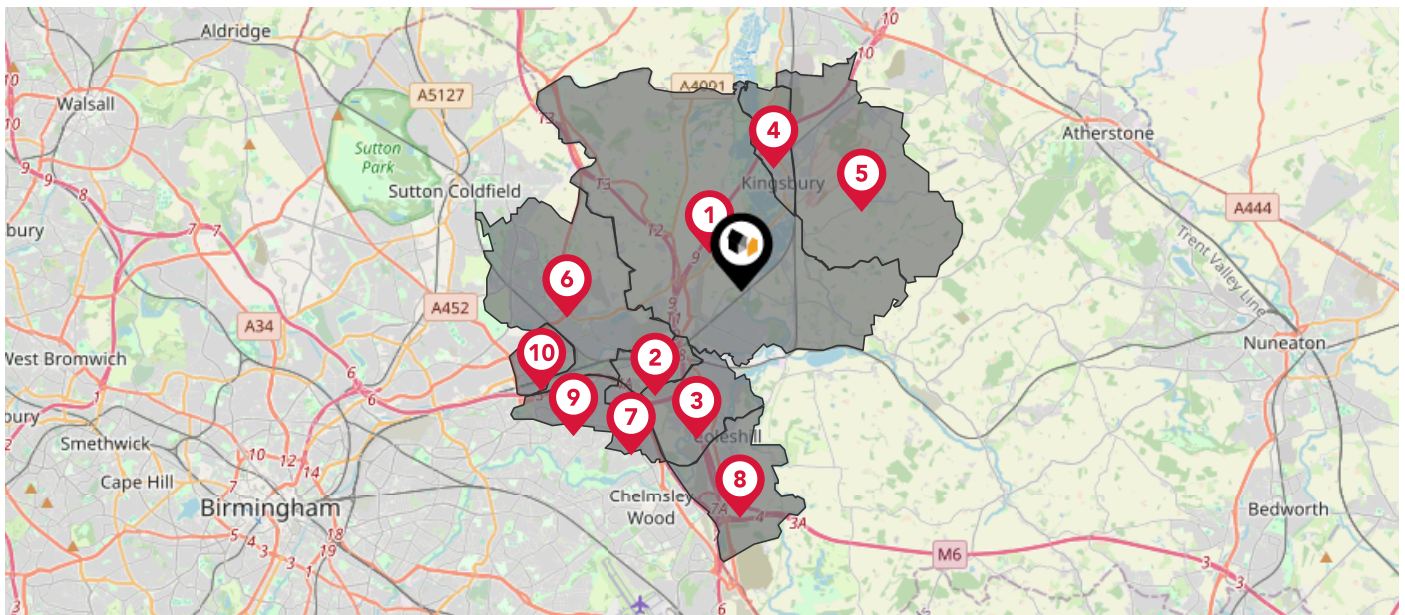
Four Oaks

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

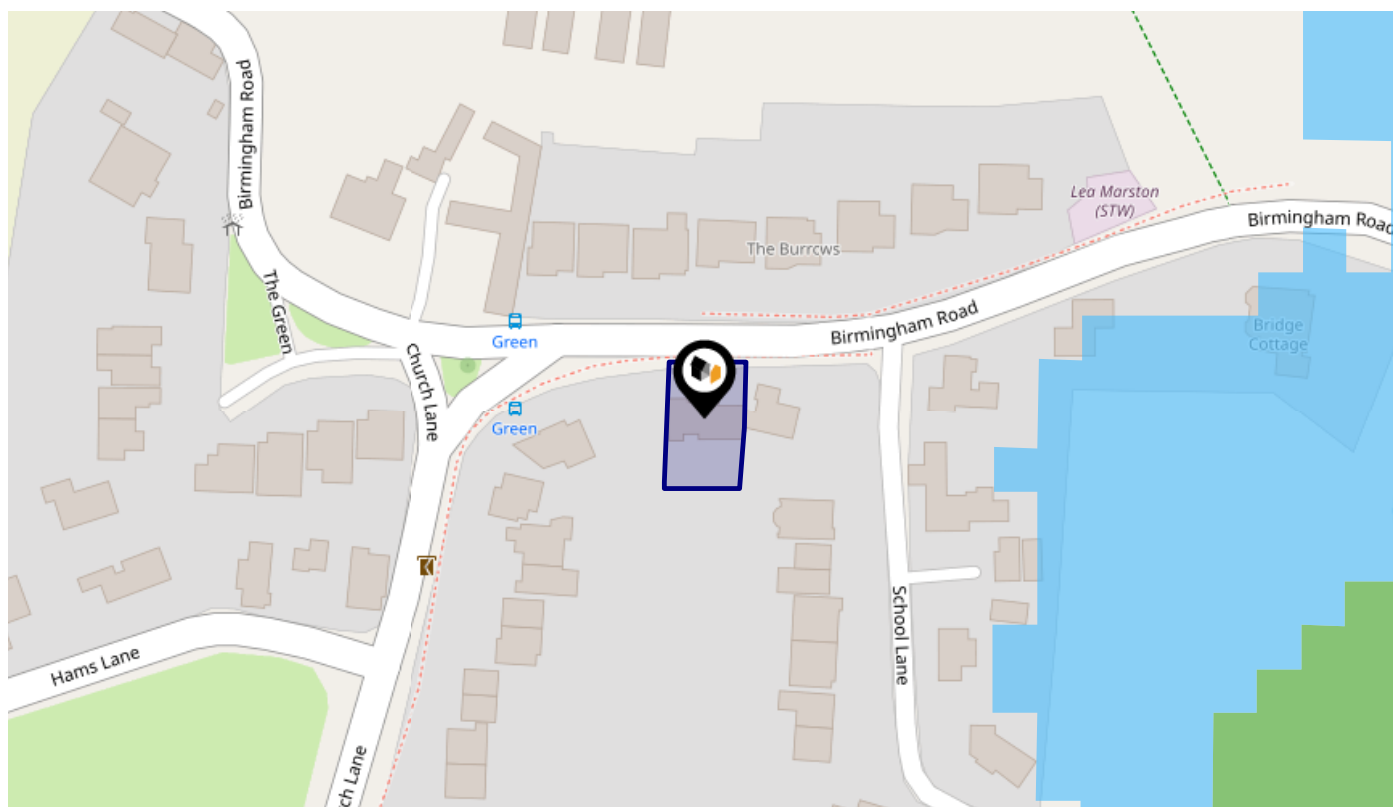
-  1 Curdworth Ward
-  2 Water Orton Ward
-  3 Coleshill North Ward
-  4 Kingsbury Ward
-  5 Hurley and Wood End Ward
-  6 Sutton Walmley & Minworth Ward
-  7 Smith's Wood Ward
-  8 Coleshill South Ward
-  9 Castle Bromwich Ward
-  10 Castle Vale Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

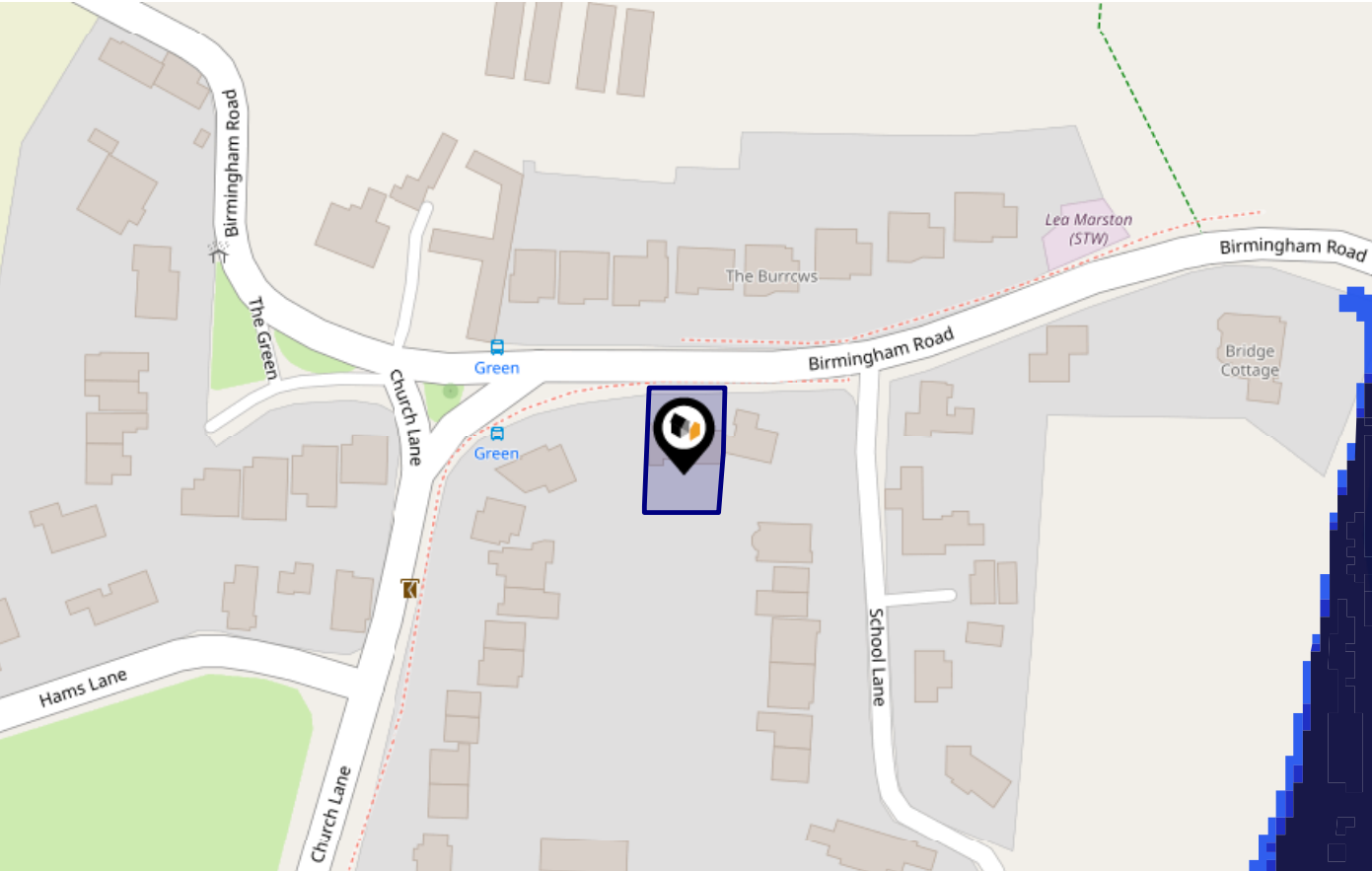
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

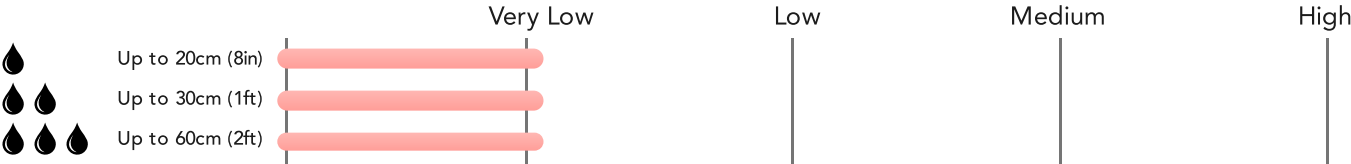


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

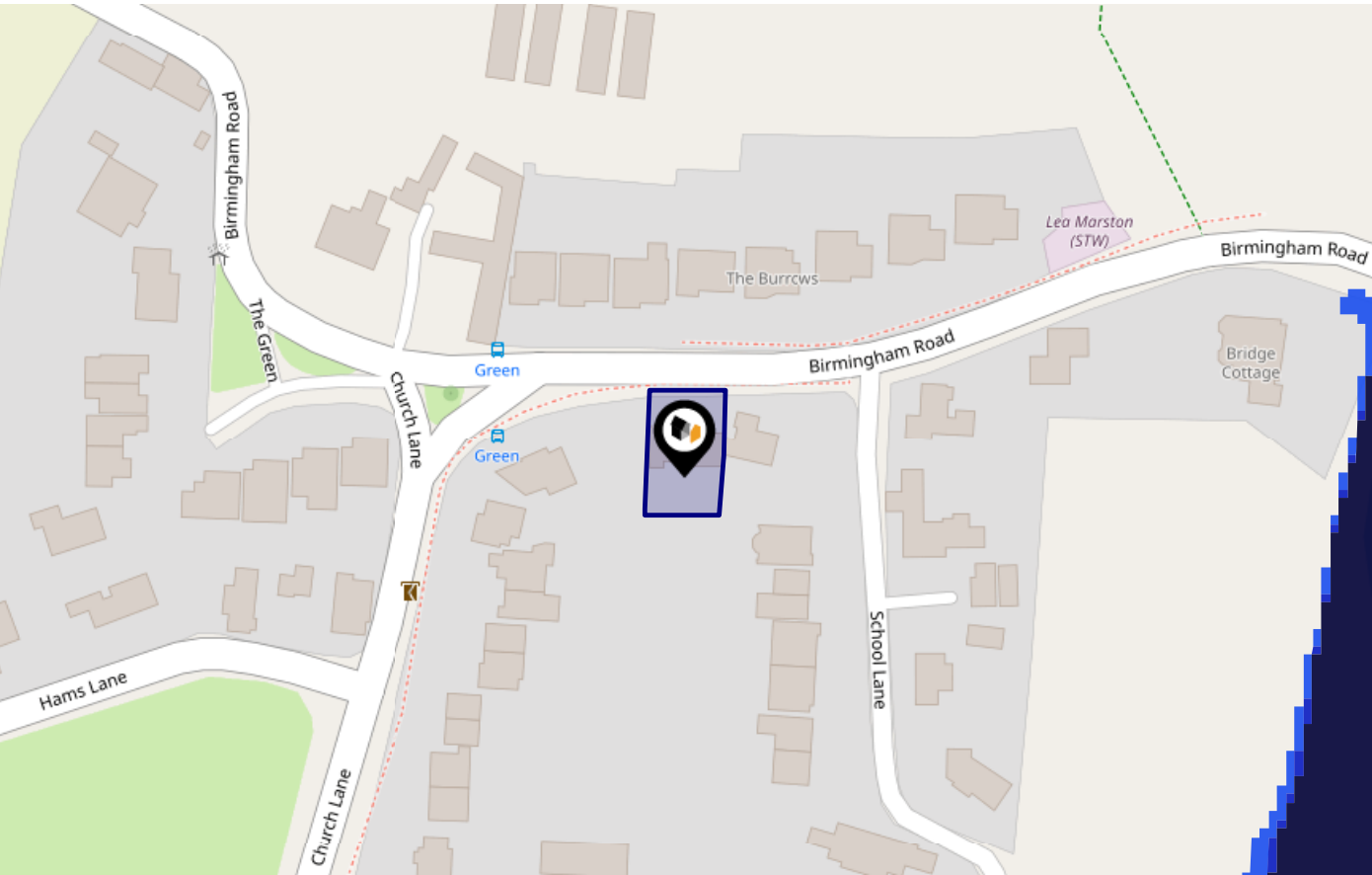


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

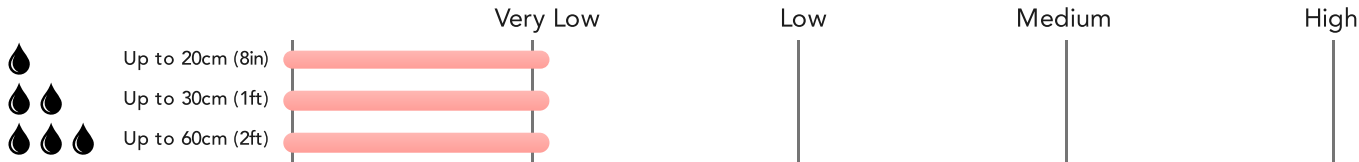


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

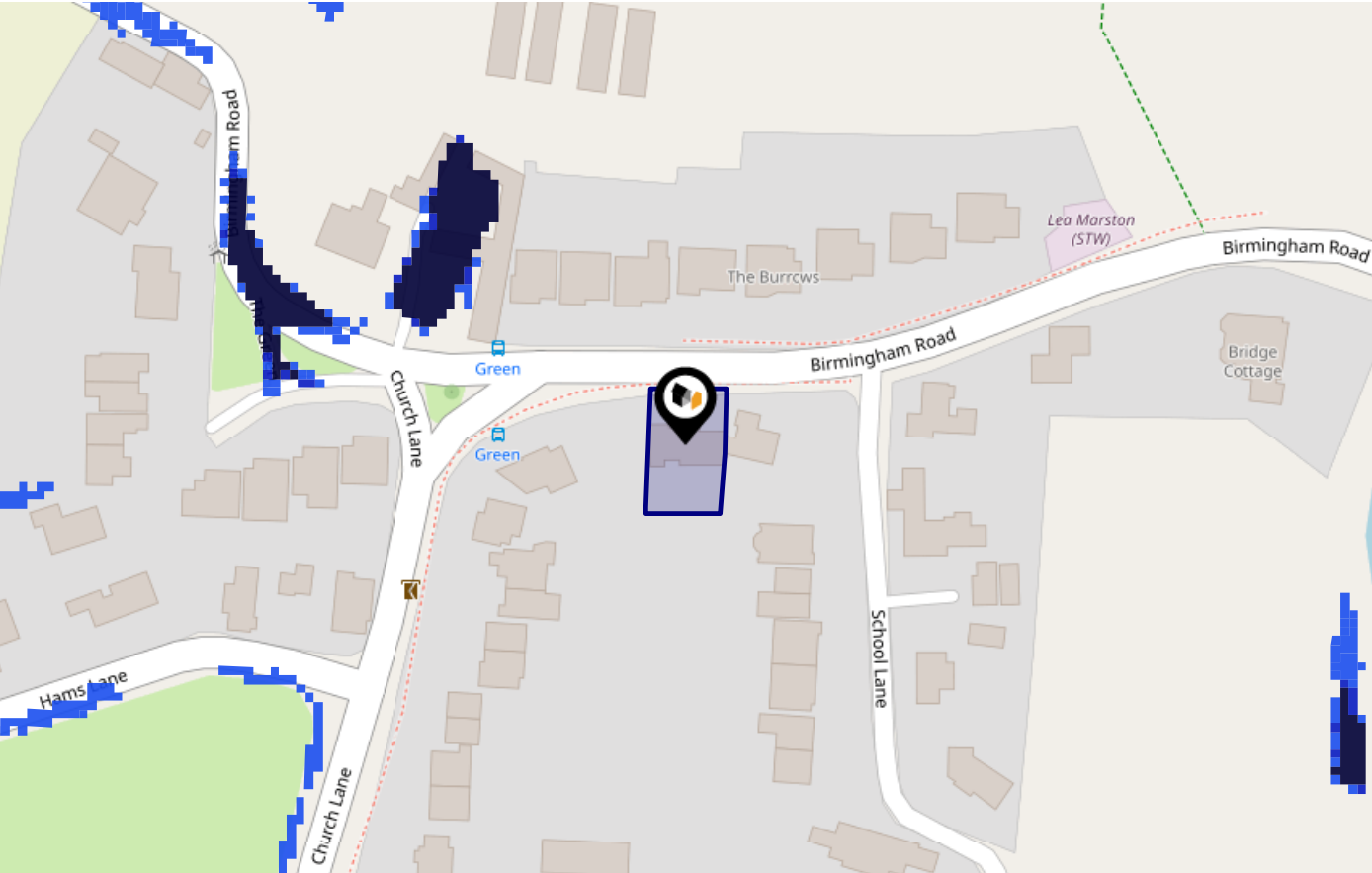


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

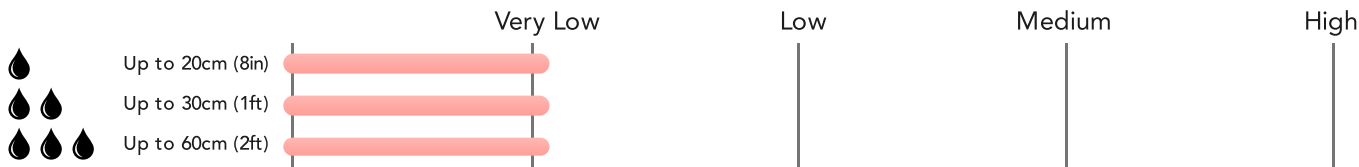


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

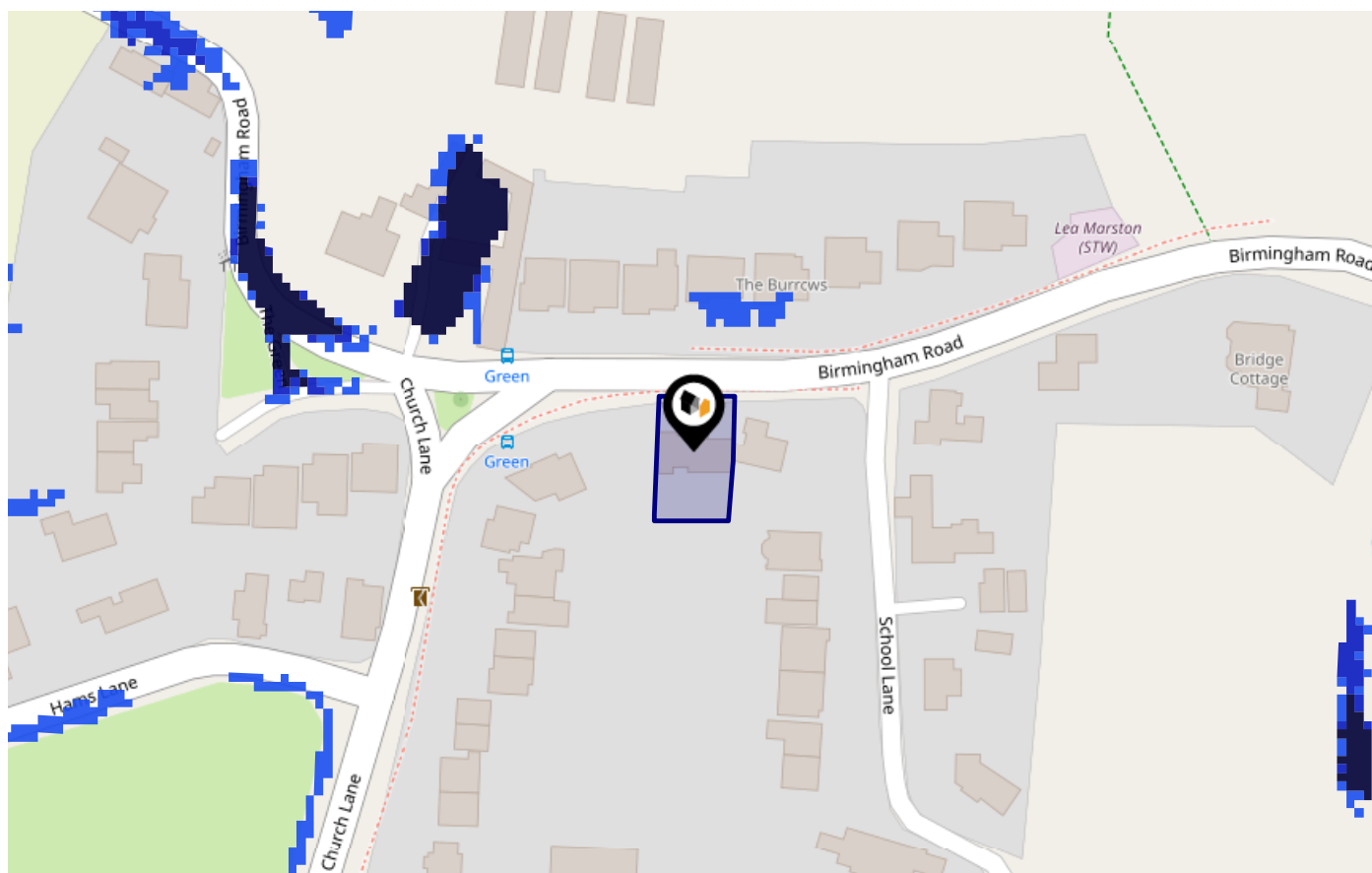


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

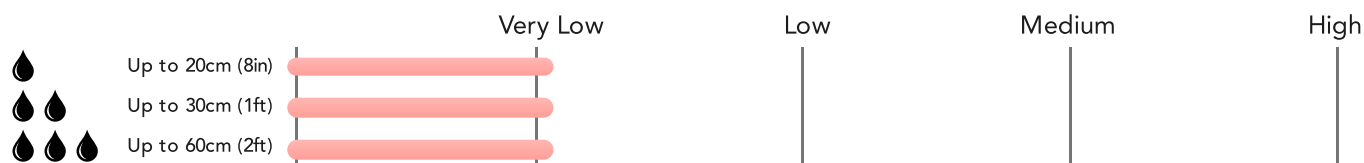


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

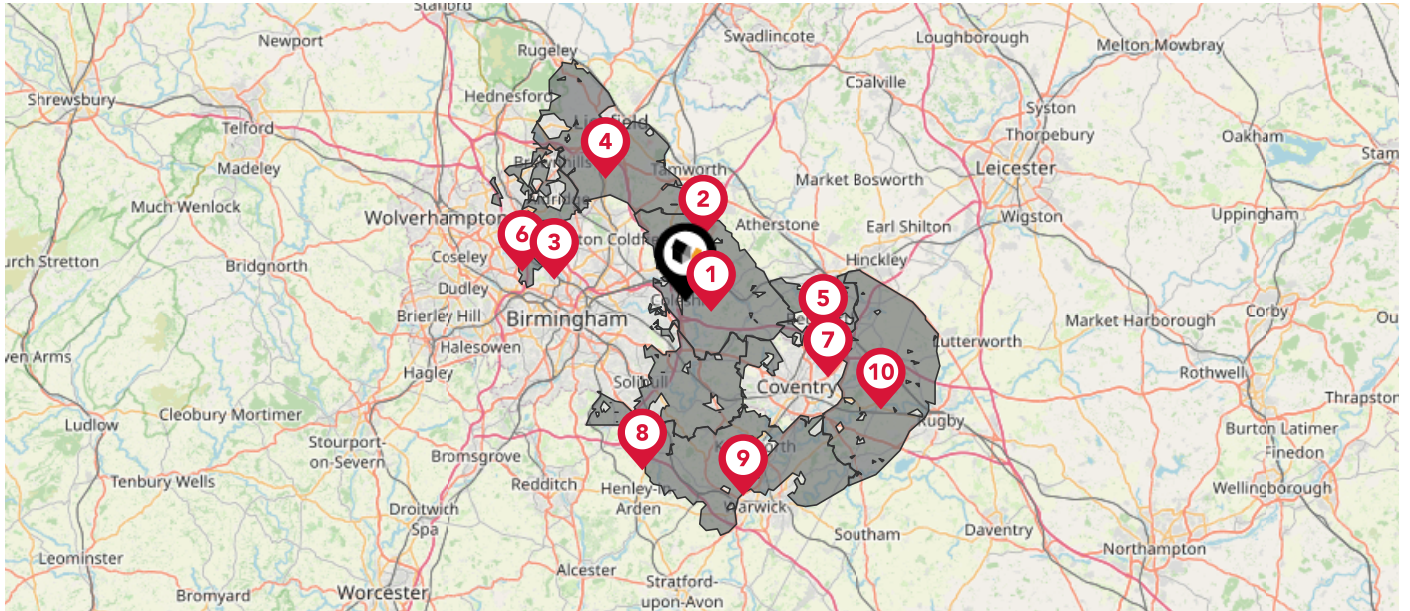


Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

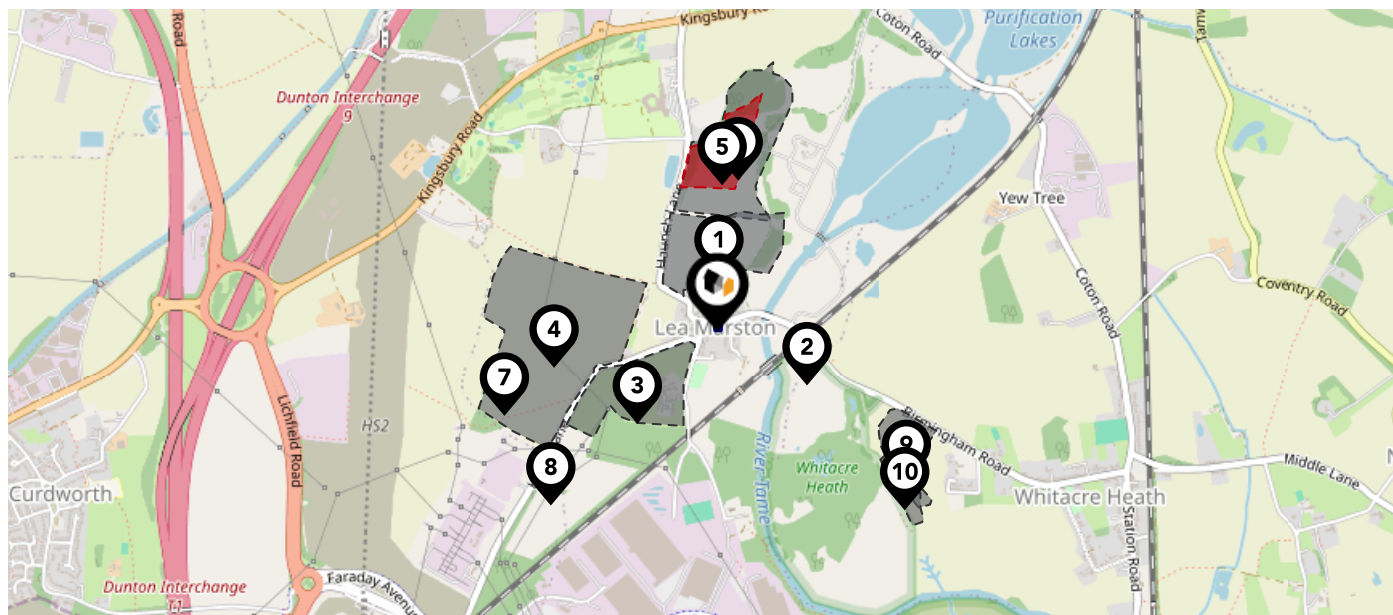
- 1 Birmingham Green Belt - North Warwickshire
- 2 Birmingham Green Belt - Tamworth
- 3 Birmingham Green Belt - Sandwell
- 4 Birmingham Green Belt - Lichfield
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - Walsall
- 7 Birmingham Green Belt - Coventry
- 8 Birmingham Green Belt - Solihull
- 9 Birmingham Green Belt - Warwick
- 10 Birmingham Green Belt - Rugby

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

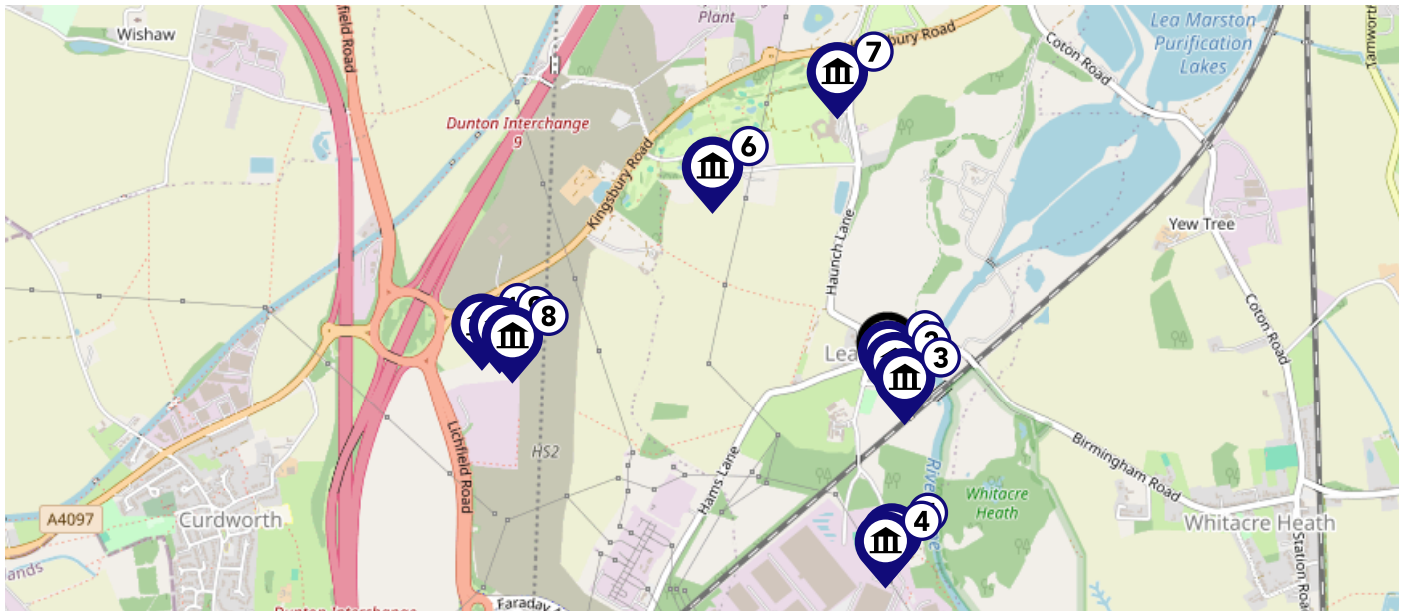
1	CEGB Site No.2-Hauch Lane, Lea Marston, Sutton Coldfield, West Midlands	Historic Landfill
2	Birmingham Road-Whitacre Heath, Nether Whitacre, Coleshill, Solihull, West Midlands	Historic Landfill
3	Land East Of Hams Lane-Lea Marston, Sutton Coldfield, West Midlands	Historic Landfill
4	Land West Of Hams Lane-Lea Marston, Sutton Coldfield, West Midlands	Historic Landfill
5	EA/EPR/TP3891FK/A001	Active Landfill
6	River Tame Purification Lake-Coton Road, Lea Marston, Warwickshire	Historic Landfill
7	Woodhouse Farm-Church Lane, Lea Marston, Warwickshire	Historic Landfill
8	Dog Kennel Belt-Hams Lane, Lea Marston, Sutton Coldfield, West Midlands	Historic Landfill
9	Birmingham Road-Whitacre Heath, Nether Whitacre, Coleshill, Solihull, West Midlands	Historic Landfill
10	Birmingham Road-Whitacre Heath, Coleshill, Solihull, West Midlands	Historic Landfill

Maps

Listed Buildings

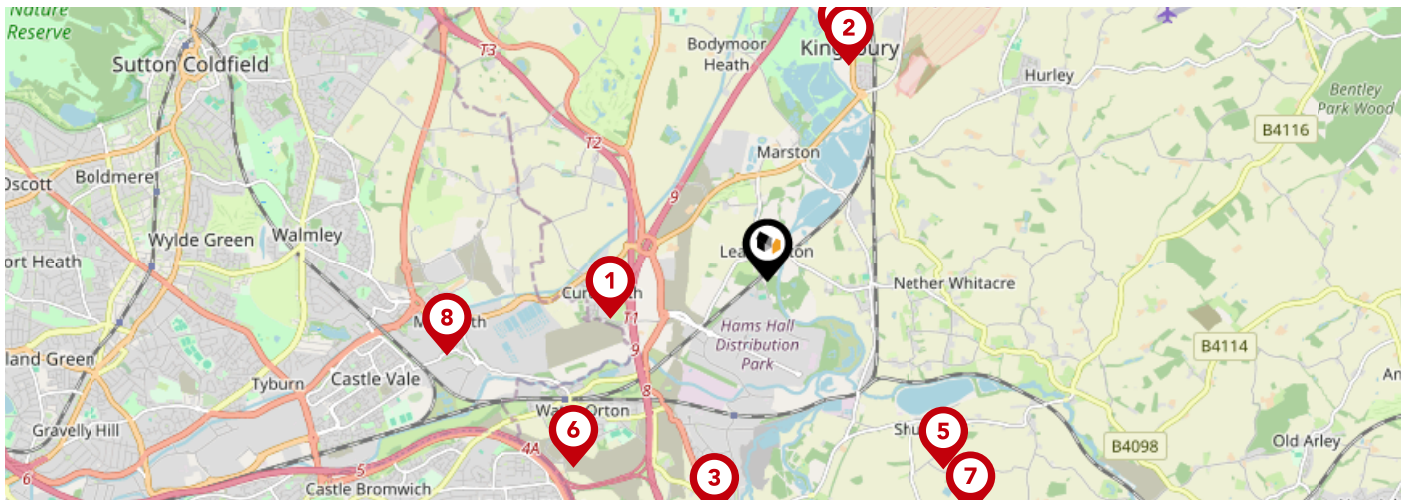


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1365232 - Ivy Cottage	Grade II	0.0 miles
 1034682 - Ivy Dene	Grade II	0.0 miles
 1299489 - Barn Approximately 15 Metres North West Of Leaford Farmhouse (not Included)	Grade II	0.1 miles
 1034678 - Cross Approximately 20 Metres South West Of Church Of St John The Baptist	Grade II	0.4 miles
 1185796 - Church Of St John The Baptist	Grade II	0.4 miles
 1185803 - Blackgreaves Farmhouse	Grade II	0.6 miles
 1034679 - Cabot Lodge	Grade II	0.6 miles
 1034676 - Barn Approximately 20 Metres South East Of Dunton Hall	Grade II	0.8 miles
 1034675 - Dunton Hall	Grade II	0.9 miles
 1034677 - Pigeonhouse Approximately 30 Metres West Of Dunton Hall	Grade II	0.9 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Curdworth Primary School Ofsted Rating: Good Pupils: 113 Distance:1.46	☐	☒	☐	☐	☐
2	Kingsbury School - A Specialist Science and Mathematics Academy Ofsted Rating: Good Pupils: 673 Distance:2.09	☐	☐	☒	☐	☐
3	High Meadow Community School Ofsted Rating: Good Pupils: 198 Distance:2.16	☐	☒	☐	☐	☐
4	Kingsbury Primary School Ofsted Rating: Requires improvement Pupils: 239 Distance:2.17	☐	☒	☐	☐	☐
5	Shustoke CofE Primary School Ofsted Rating: Good Pupils: 188 Distance:2.33	☐	☒	☐	☐	☐
6	Water Orton Primary School Ofsted Rating: Requires improvement Pupils: 319 Distance:2.41	☐	☒	☐	☐	☐
7	THE SECRET GARDEN SCHOOL Ofsted Rating: Good Pupils: 50 Distance:2.79	☐	☐	☒	☐	☐
8	Minworth Junior and Infant School Ofsted Rating: Good Pupils: 203 Distance:2.96	☐	☒	☐	☐	☐

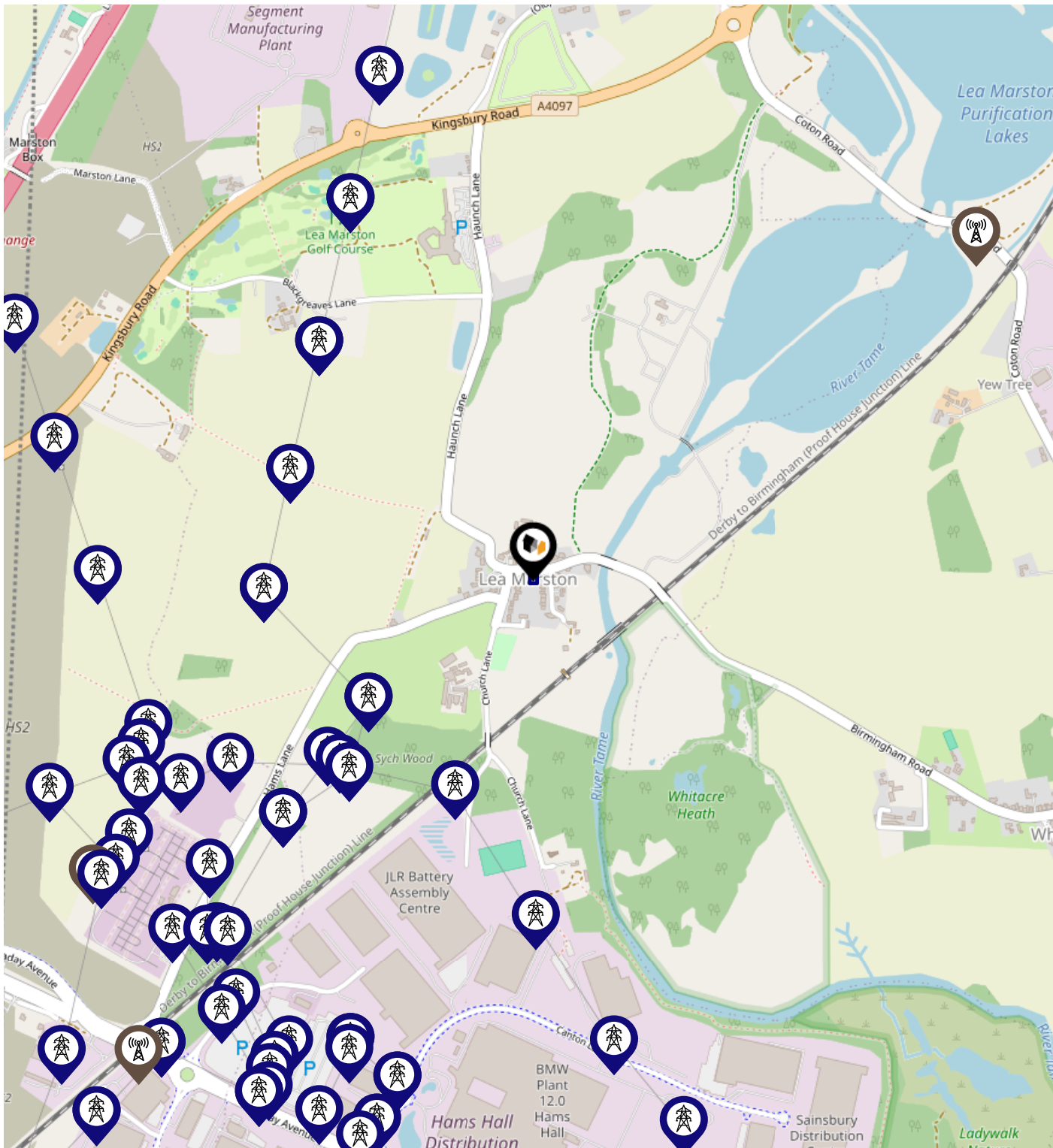
Area Schools



		Nursery	Primary	Secondary	College	Private
	Coleshill Church of England Primary School Ofsted Rating: Good Pupils: 394 Distance:3.03	☐	☒	☐	☐	☐
	Daylesford Academy Ofsted Rating: Requires improvement Pupils: 10 Distance:3.05	☐	☐	☒	☐	☐
	Castlewood School Ofsted Rating: Requires improvement Pupils: 91 Distance:3.11	☐	☐	☒	☐	☐
	Smith's Wood Primary Academy Ofsted Rating: Outstanding Pupils: 441 Distance:3.12	☐	☒	☐	☐	☐
	Hurley Primary School Ofsted Rating: Good Pupils: 192 Distance:3.14	☐	☒	☐	☐	☐
	St Edward's Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:3.18	☐	☒	☐	☐	☐
	St John the Baptist Catholic Primary School Ofsted Rating: Good Pupils: 203 Distance:3.2	☐	☒	☐	☐	☐
	Park Hall Academy Ofsted Rating: Good Pupils: 1269 Distance:3.27	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

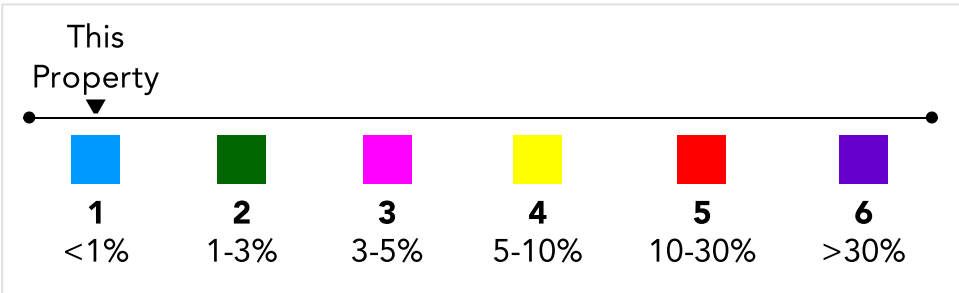
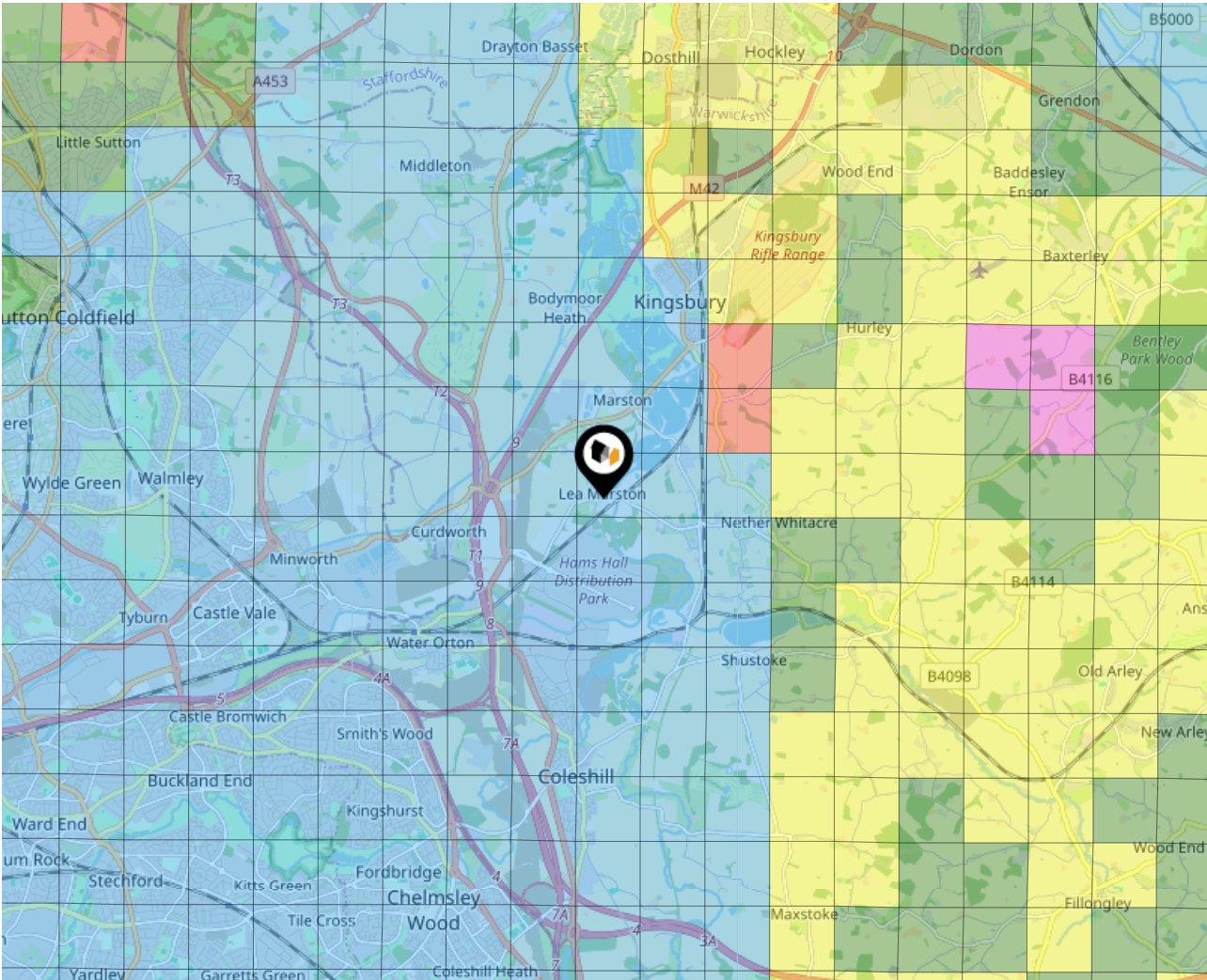
Environment

Radon Gas



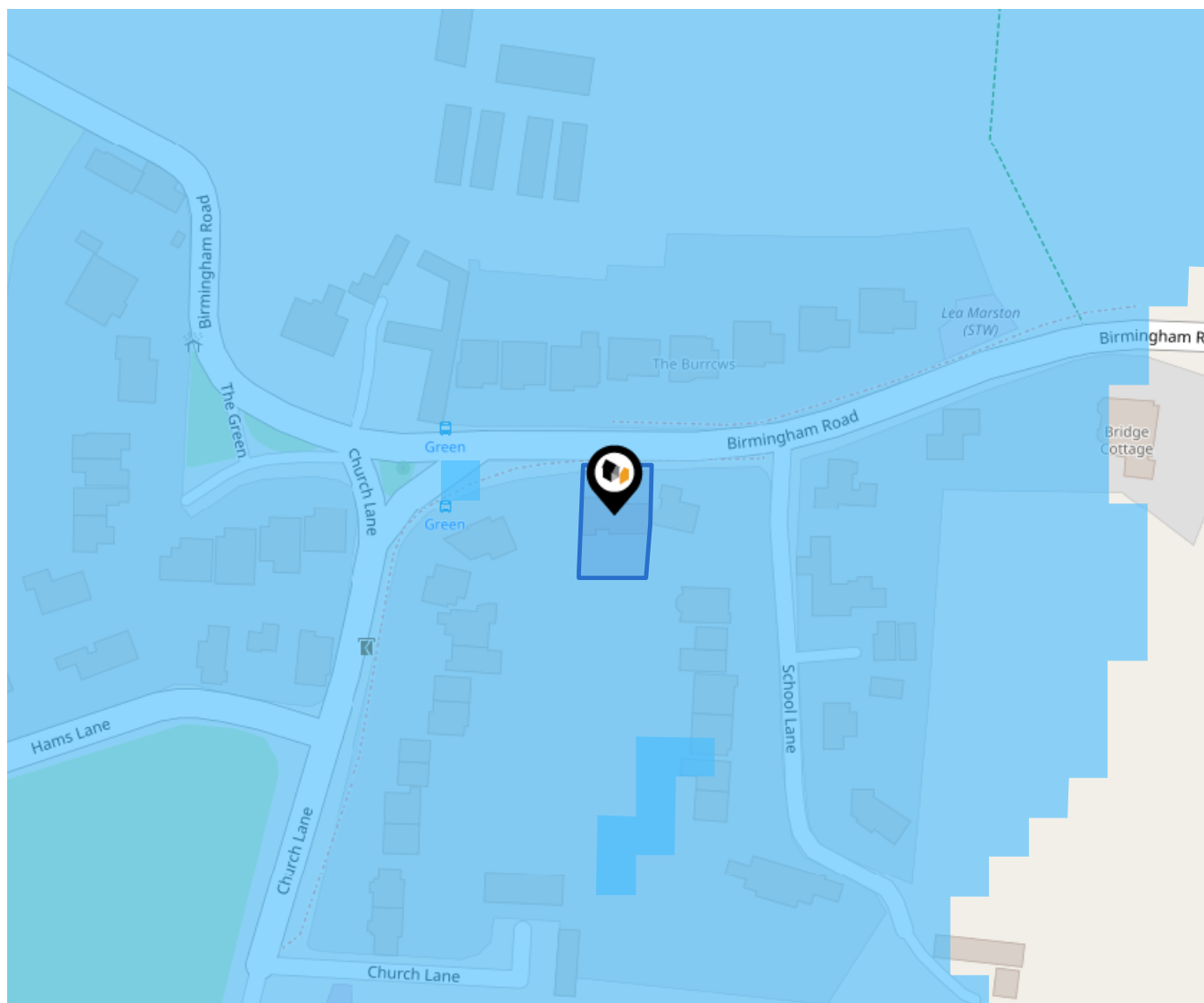
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise



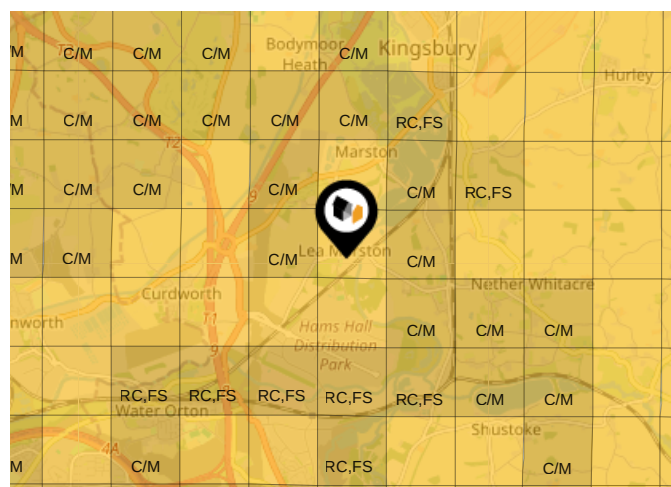
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

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.

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Avocado Property or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Avocado Property and therefore no warranties can be given as to their good working order.

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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Avocado Property

07538 298 911

clint@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

