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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 26th October 2025



ROWOOD DRIVE, SOLIHULL, B92

Price Estimate : £315,000

Avocado Property

07538 298 911

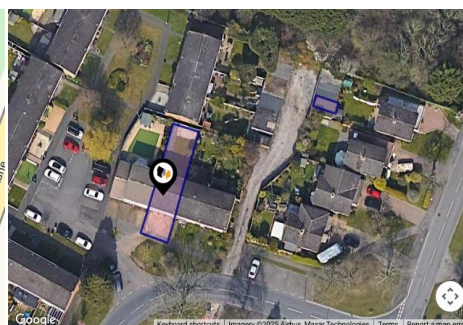
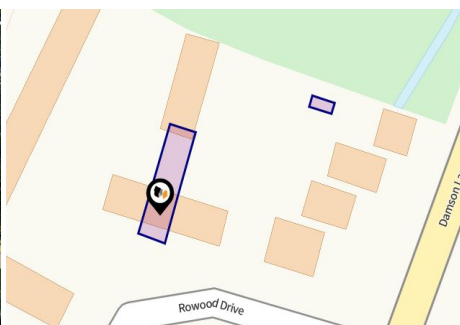
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Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,044 ft ² / 97 m ²
Plot Area:	0.05 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£1,856
Title Number:	WM398333

Price Estimate:	£315,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



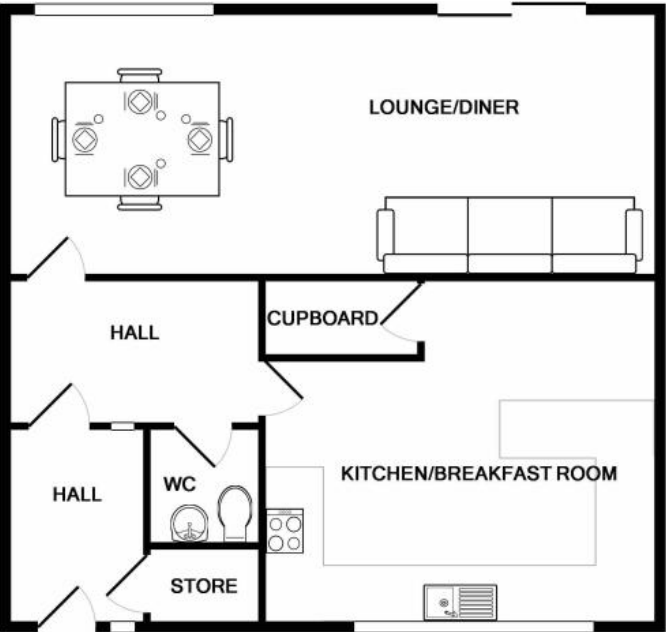
Satellite/Fibre TV Availability:



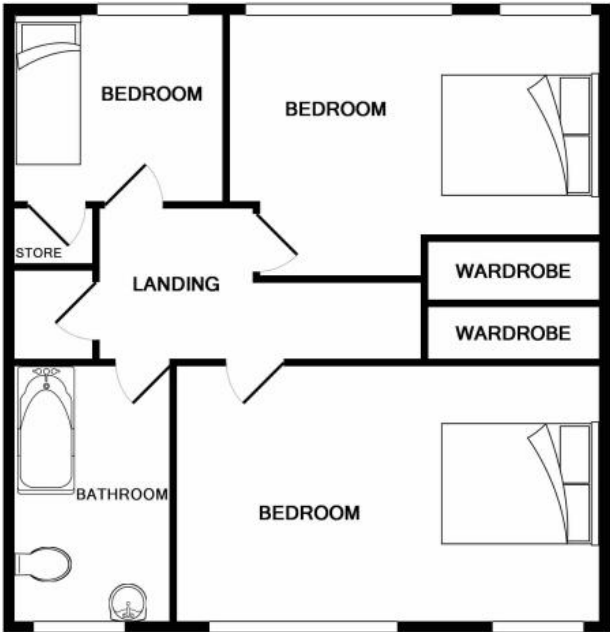




ROWOOD DRIVE, SOLIHULL, B92



GROUND FLOOR

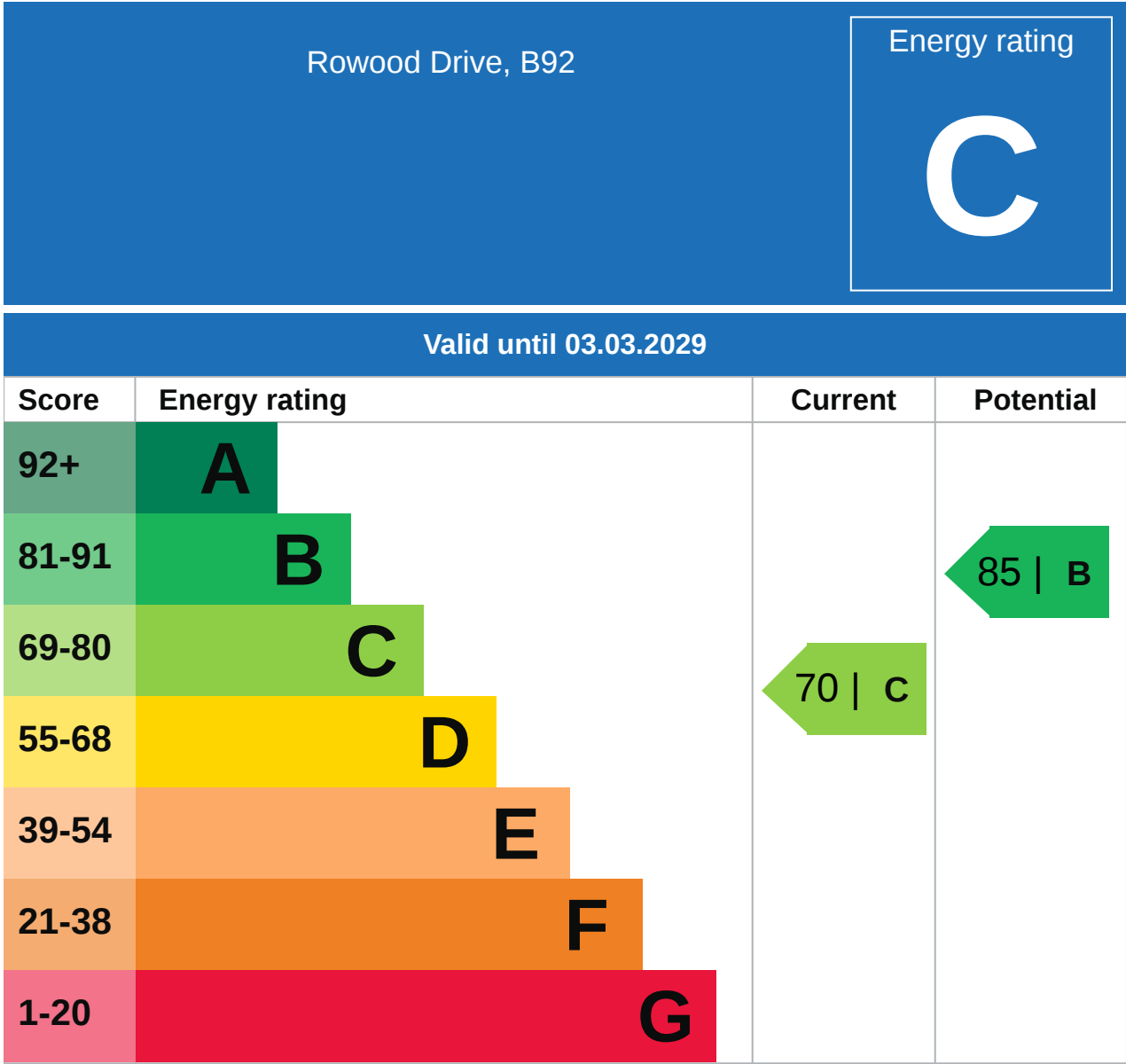


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

Property

EPC - Certificate



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, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	97 m ²

Market Sold in Street



10, Rowood Drive, Solihull, B92 9LU					
Last Sold Date:	14/11/2022	21/12/2005			
Last Sold Price:	£305,000	£168,000			
32, Rowood Drive, Solihull, B92 9LU					
Last Sold Date:	21/08/2020	28/10/2005	11/03/2002		
Last Sold Price:	£220,000	£172,000	£95,000		
6, Rowood Drive, Solihull, B92 9LU					
Last Sold Date:	10/05/2019	19/12/2013	05/07/2002	20/08/2001	30/06/1995
Last Sold Price:	£234,500	£175,000	£117,500	£90,000	£60,000
12, Rowood Drive, Solihull, B92 9LU					
Last Sold Date:	02/08/2018	23/03/2012			
Last Sold Price:	£230,000	£161,000			
8, Rowood Drive, Solihull, B92 9LU					
Last Sold Date:	30/04/2018	24/07/1998			
Last Sold Price:	£262,000	£70,000			
4, Rowood Drive, Solihull, B92 9LU					
Last Sold Date:	06/01/2017	05/12/2003	05/08/1998		
Last Sold Price:	£222,000	£139,950	£73,950		
30, Rowood Drive, Solihull, B92 9LU					
Last Sold Date:	01/11/2016	30/04/2008	13/05/2002	10/08/1998	
Last Sold Price:	£230,000	£167,000	£120,000	£66,500	
14, Rowood Drive, Solihull, B92 9LU					
Last Sold Date:	29/01/2010				
Last Sold Price:	£170,000				
38, Rowood Drive, Solihull, B92 9LU					
Last Sold Date:	19/12/2008				
Last Sold Price:	£175,000				
40, Rowood Drive, Solihull, B92 9LU					
Last Sold Date:	29/02/2008				
Last Sold Price:	£167,450				
26, Rowood Drive, Solihull, B92 9LU					
Last Sold Date:	16/02/2007	31/10/2005	12/06/2000	04/11/1998	26/11/1996
Last Sold Price:	£183,000	£162,000	£84,000	£69,000	£54,000
24, Rowood Drive, Solihull, B92 9LU					
Last Sold Date:	06/09/2006	06/09/2002			
Last Sold Price:	£170,000	£124,000			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



36, Rowood Drive, Solihull, B92 9LU

Last Sold Date:	27/10/1995
Last Sold Price:	£53,000

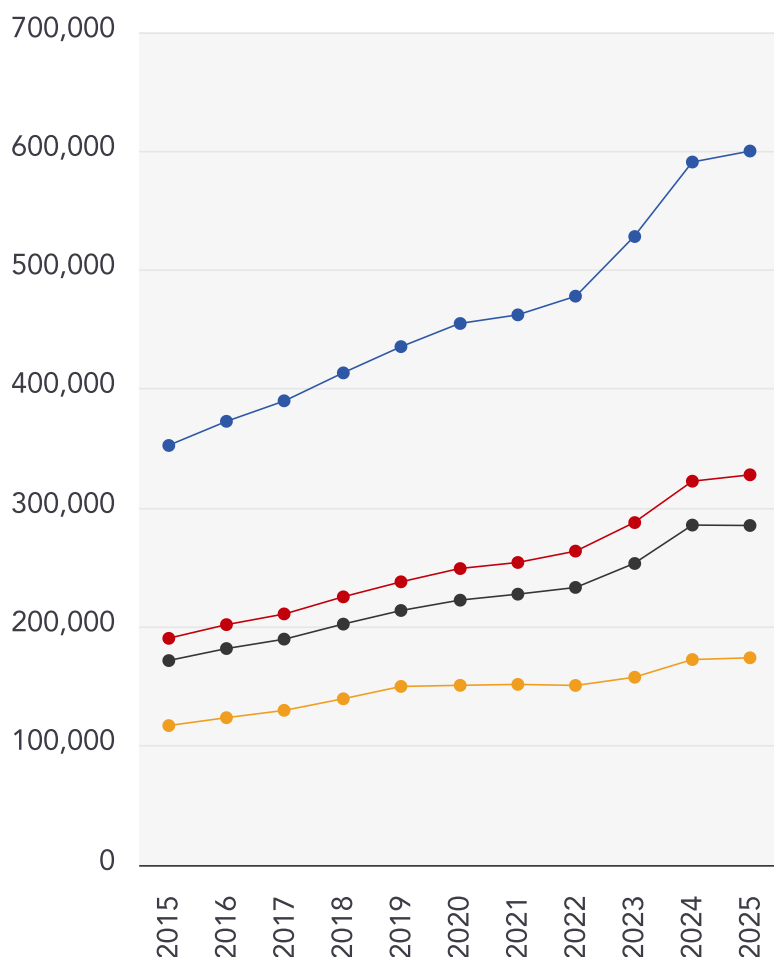
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

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.

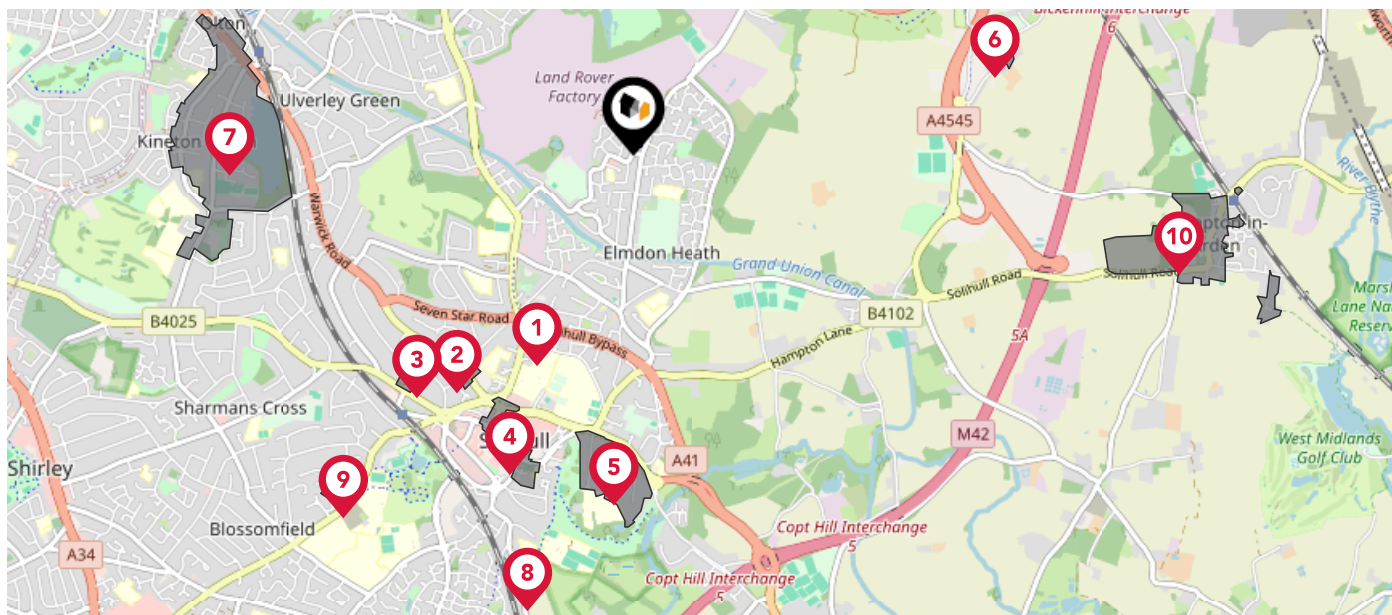
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Conservation Area - Grove Avenue, Solihull



Conservation Area - Warwick Road, Solihull



Conservation Area - Ashleigh Road, Solihull



Conservation Area - Solihull



Conservation Area - Malvern Hall And Brueton Avenue



Conservation Area - Bickenhill



Conservation Area - Olton



Conservation Area - Malvern Park Farm, Solihull



Conservation Area - White House Way/White House Green



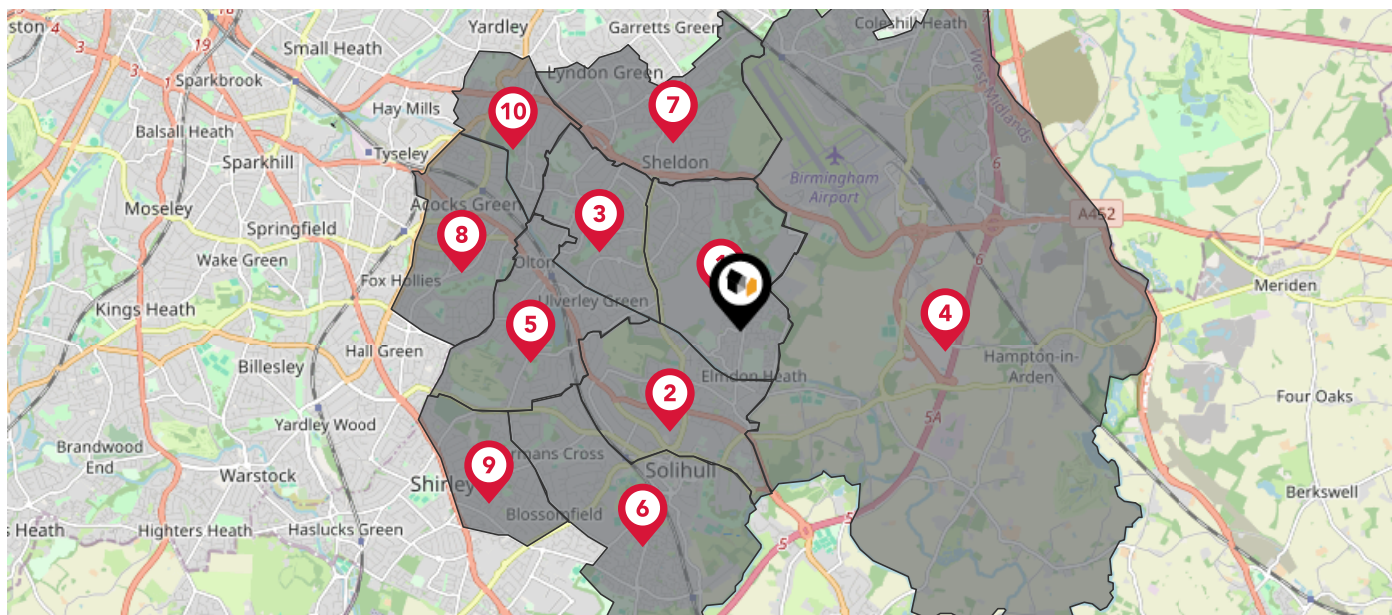
Conservation Area - Hampton In Arden

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



Elmdon Ward



Silhill Ward



Lyndon Ward



Bickenhill Ward



Olton Ward



St. Alphege Ward



Sheldon Ward



Acocks Green Ward



Shirley East Ward



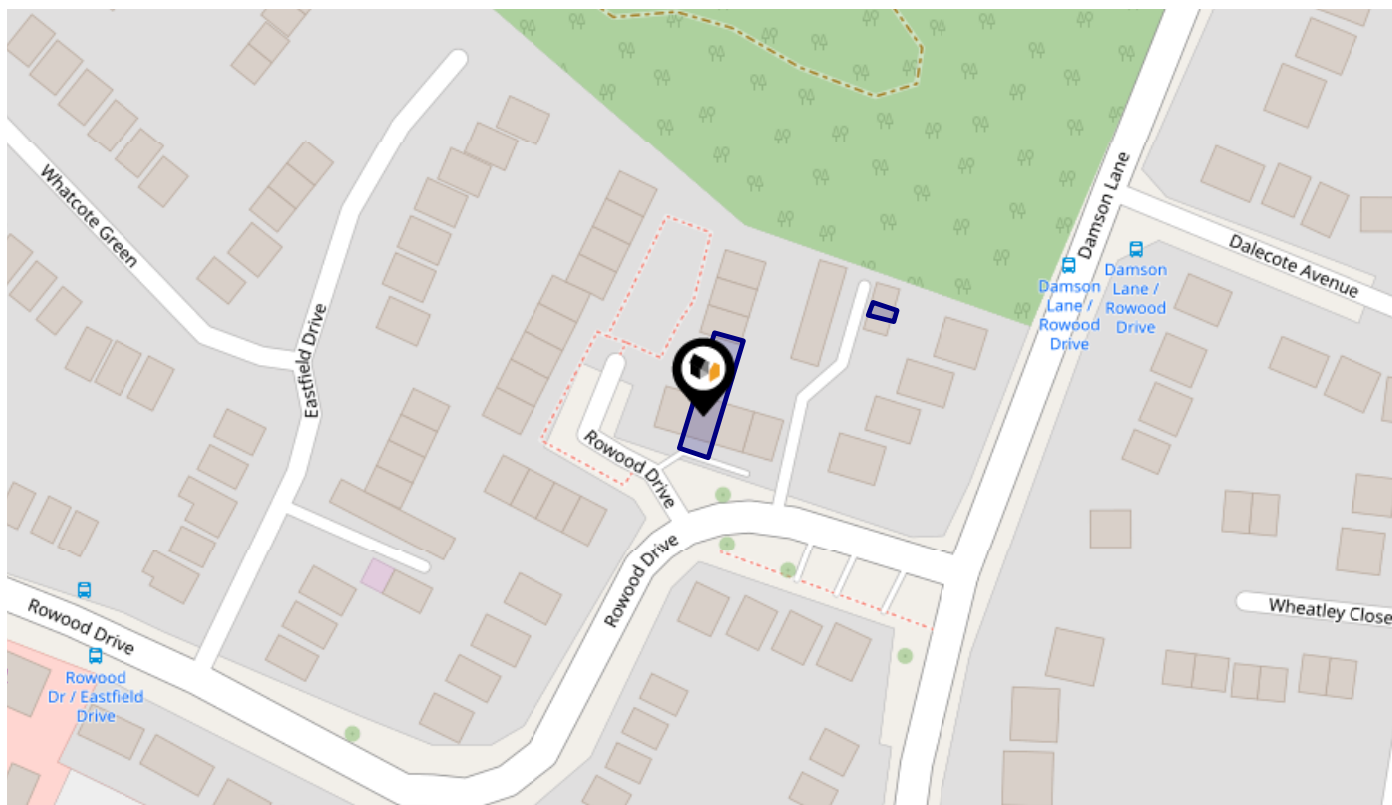
South Yardley Ward

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:

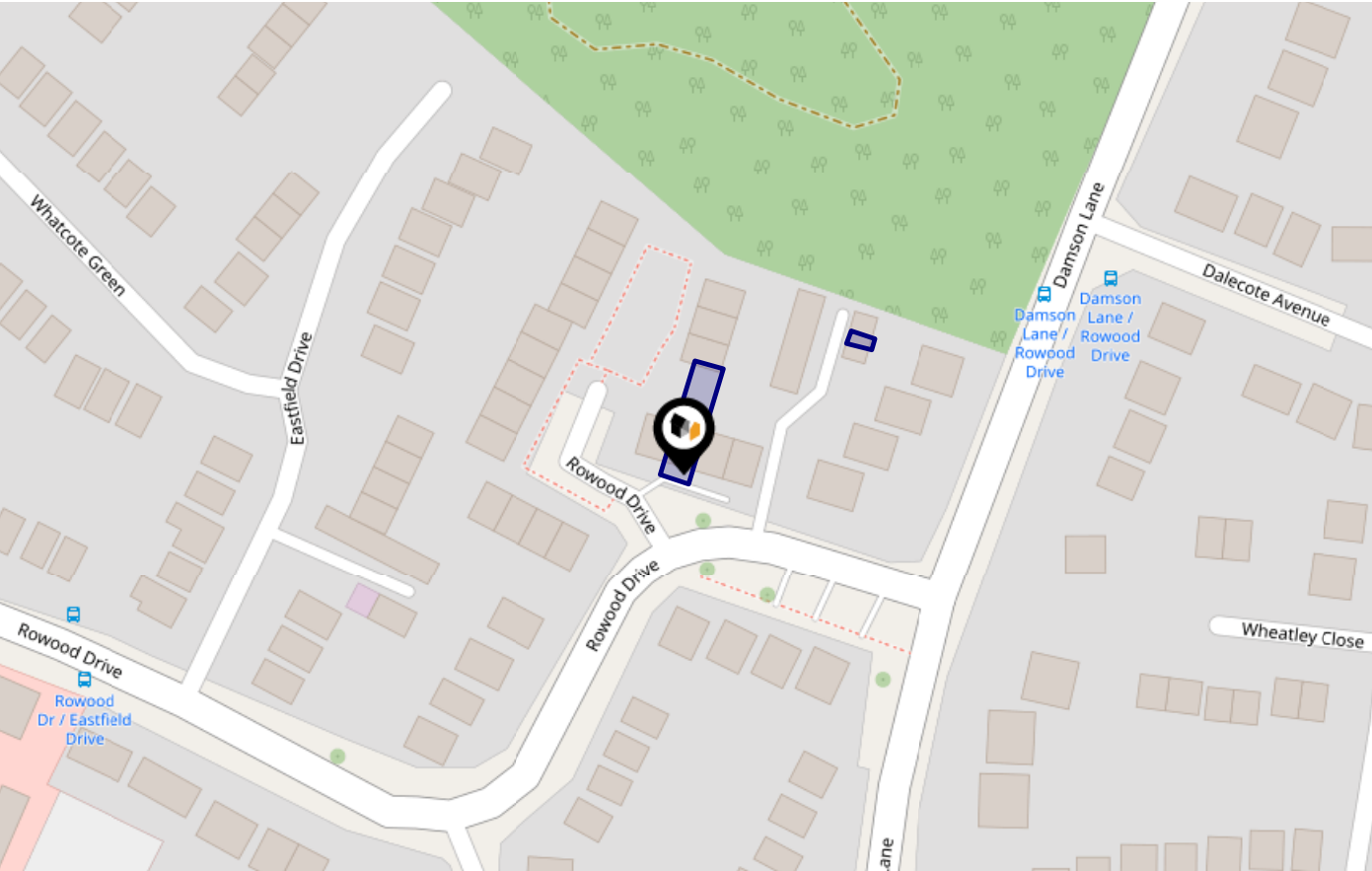
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

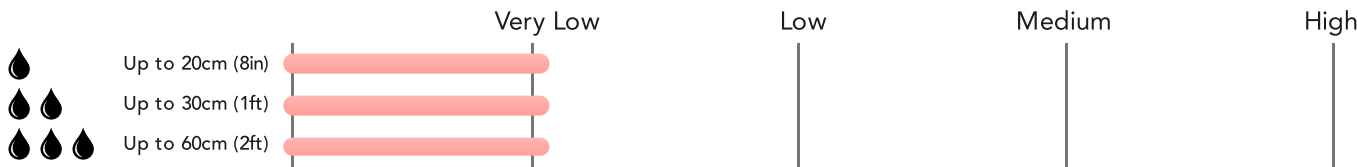


Risk Rating: Very low

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:

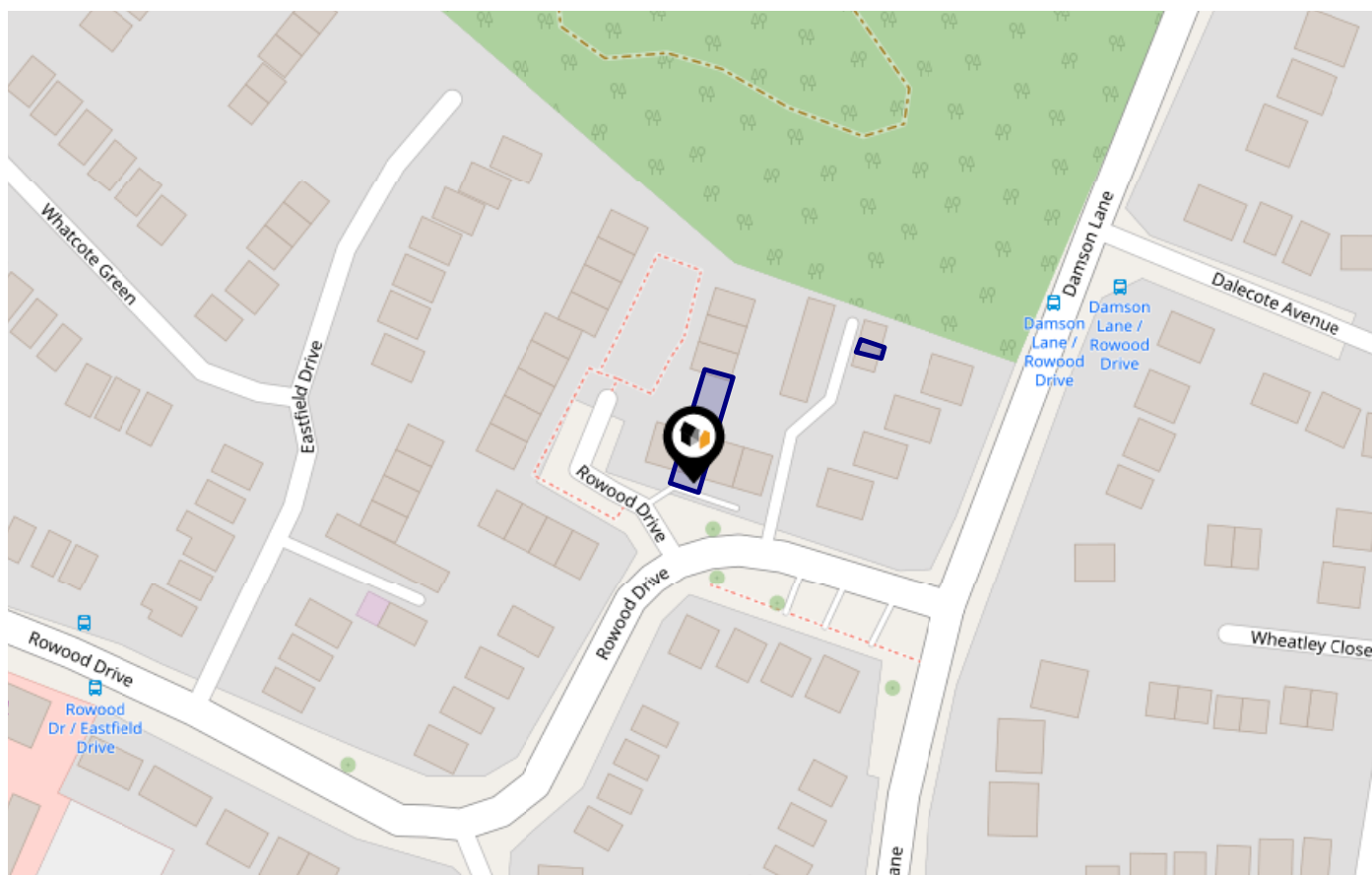


Flood Risk

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.

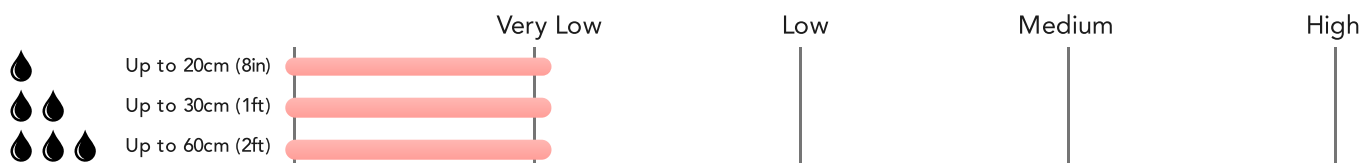


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Chance of flooding to the following depths at this property:

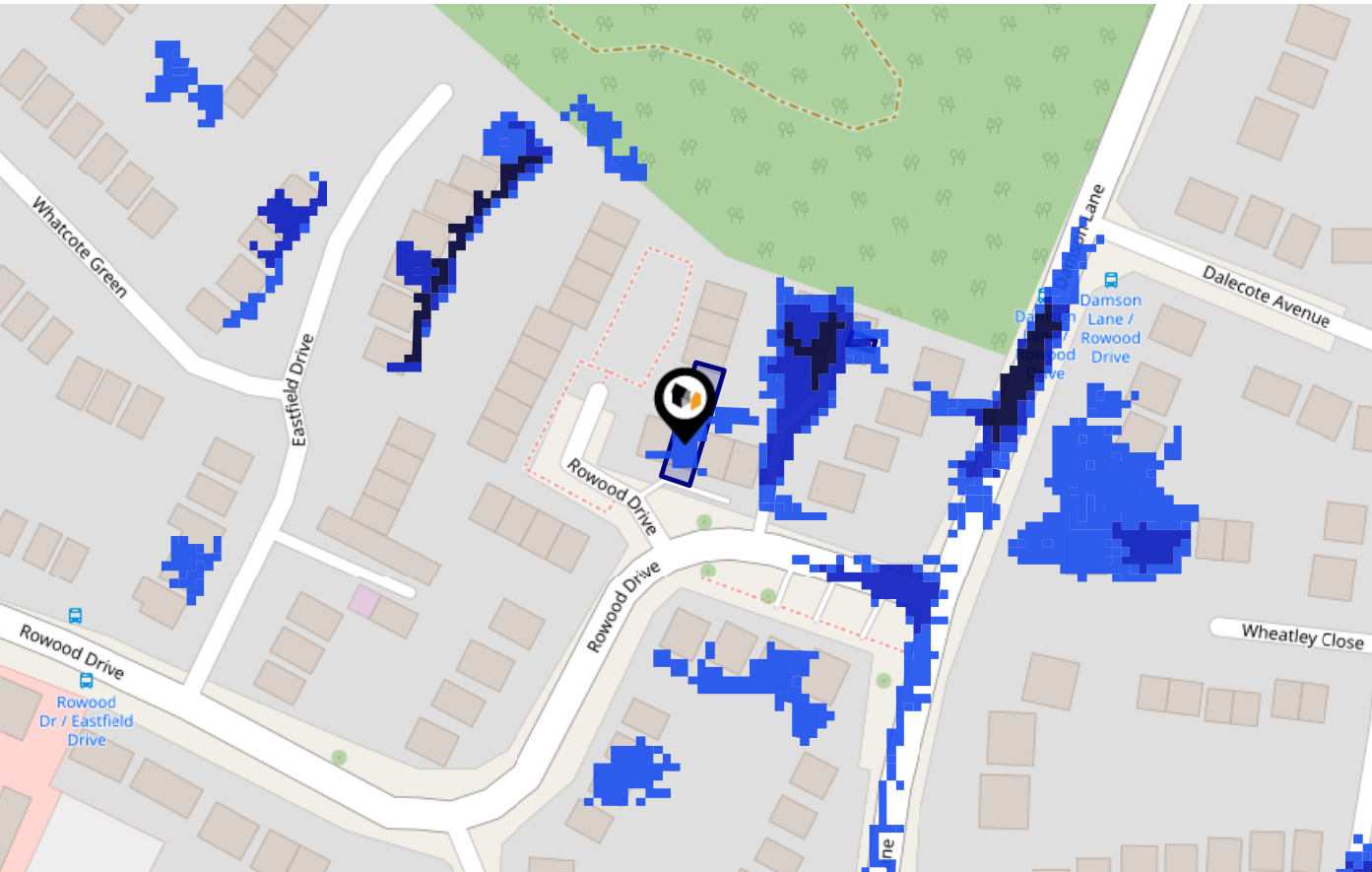


Flood Risk

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.

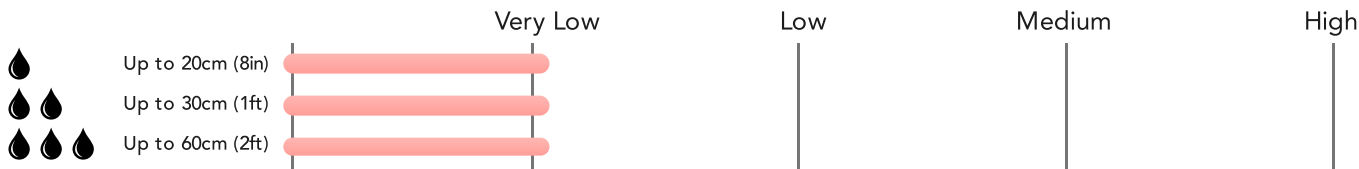


Risk Rating: Low

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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Chance of flooding to the following depths at this property:

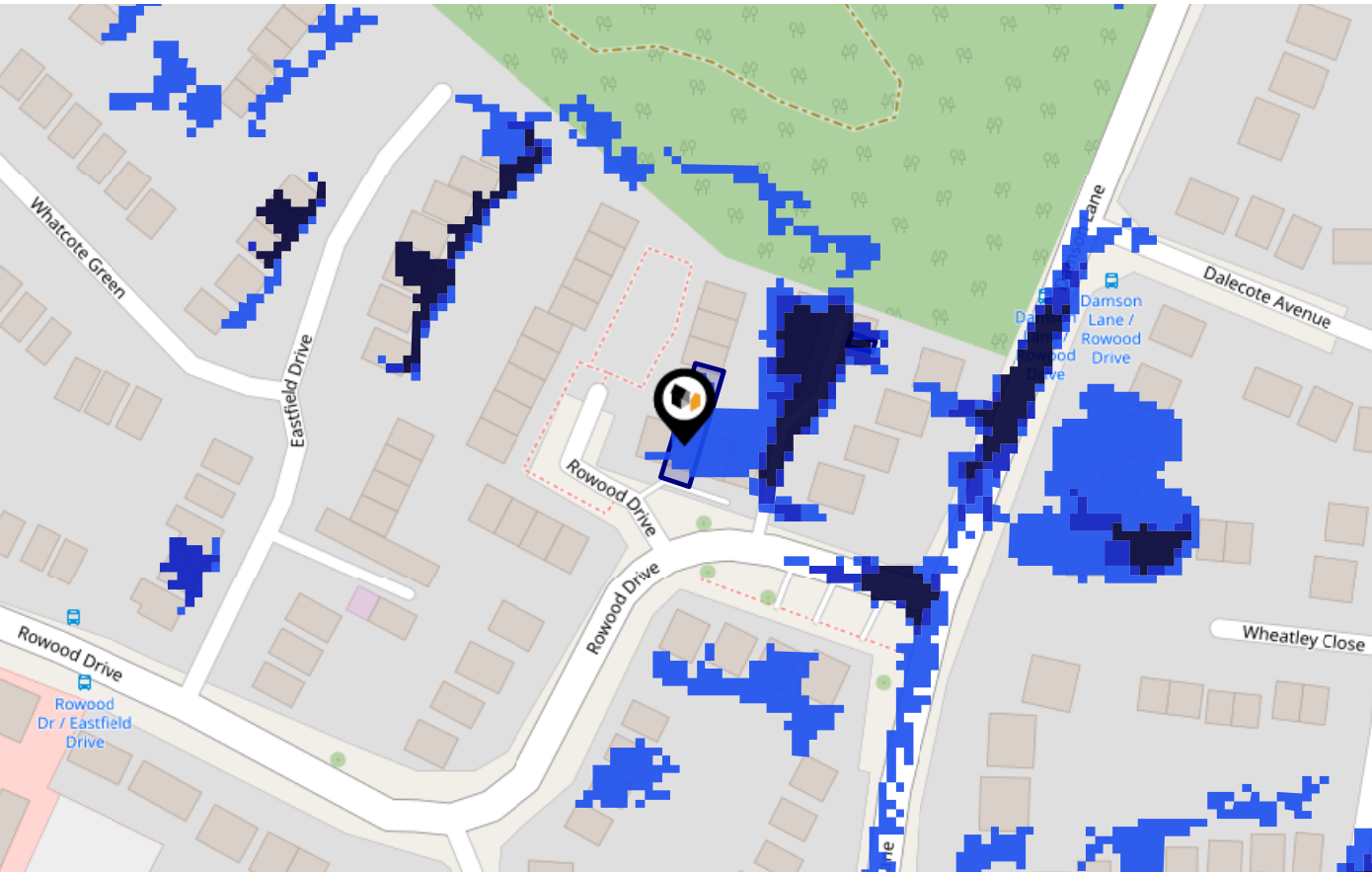


Flood Risk

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.

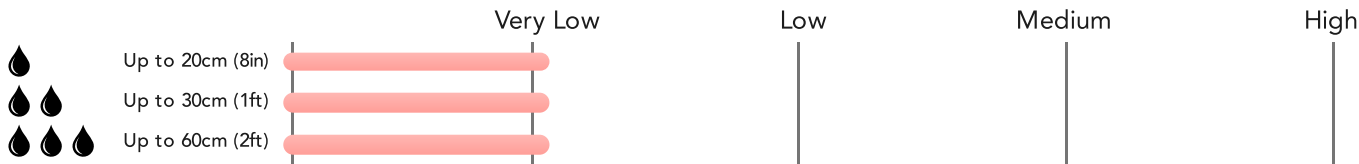


Risk Rating: Low

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.

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Chance of flooding to the following depths at this property:

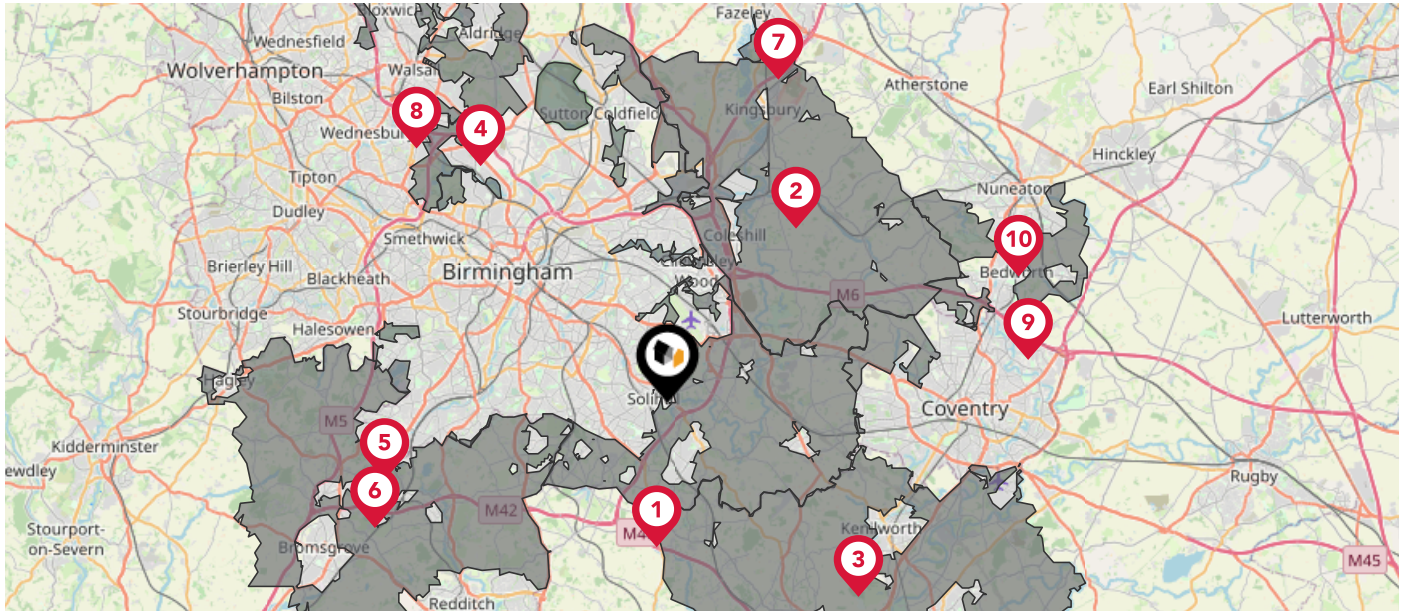


Maps

Green Belt



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



Nearby Green Belt Land

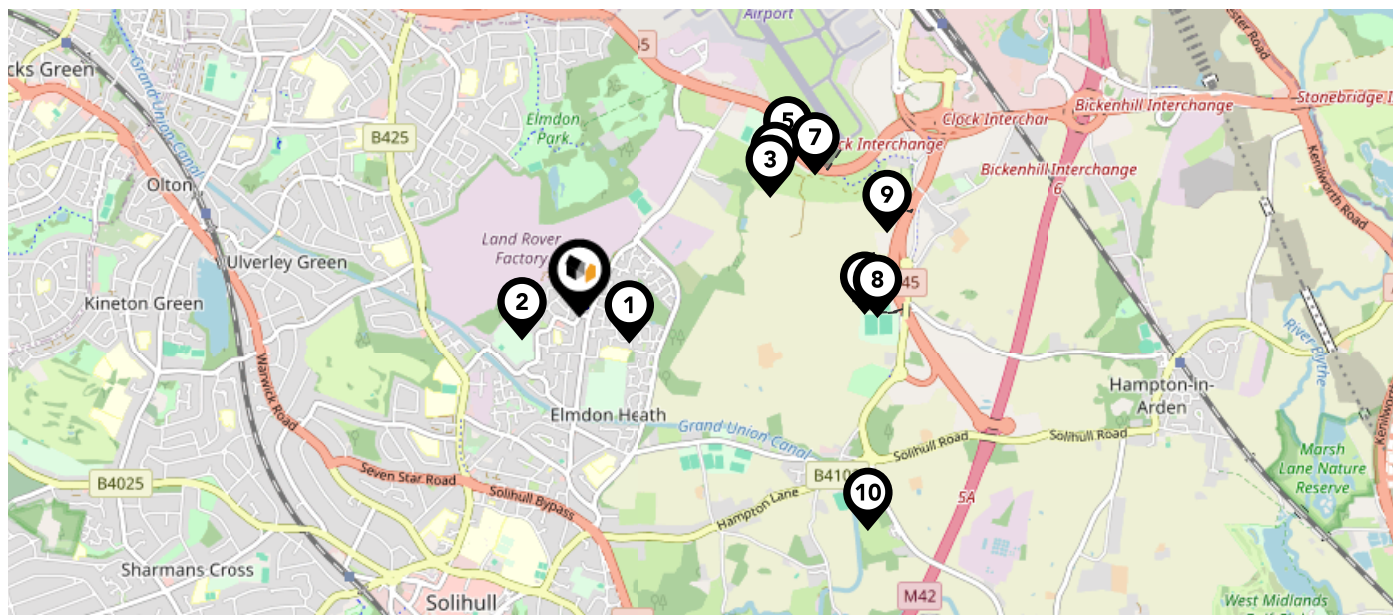
-  1 Birmingham Green Belt - Solihull
-  2 Birmingham Green Belt - North Warwickshire
-  3 Birmingham Green Belt - Warwick
-  4 Birmingham Green Belt - Sandwell
-  5 Birmingham Green Belt - Birmingham
-  6 Birmingham Green Belt - Bromsgrove
-  7 Birmingham Green Belt - Tamworth
-  8 Birmingham Green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

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

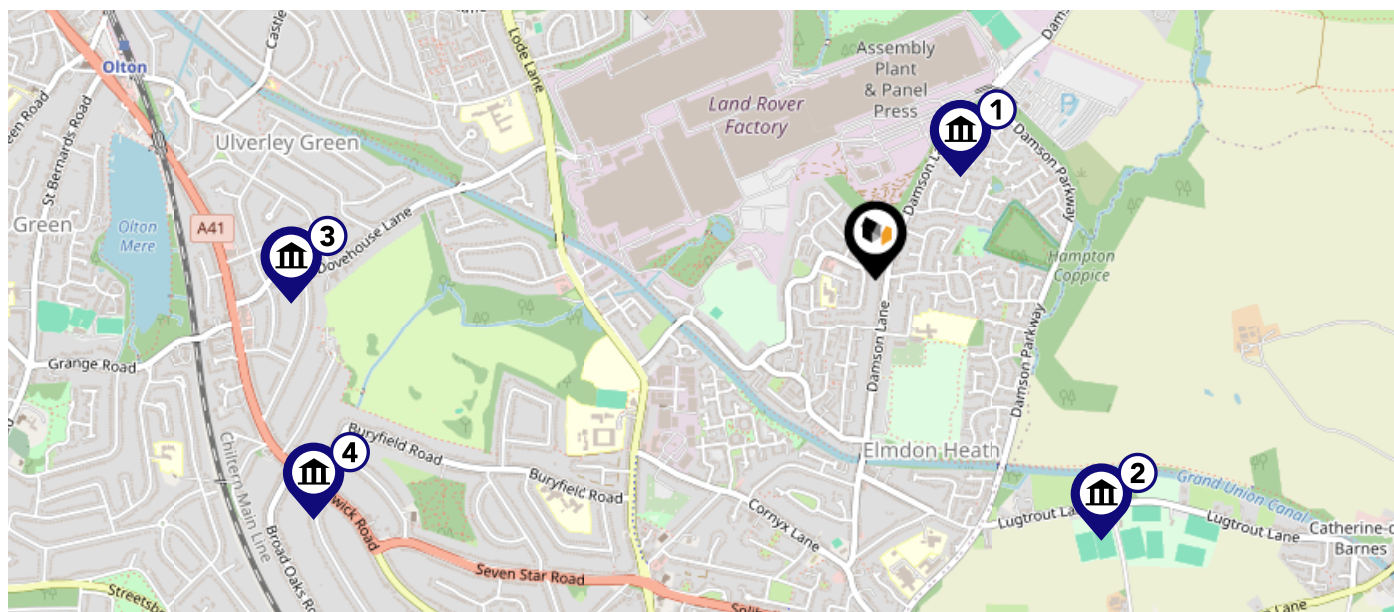
1	Damson Lane-Old Brickworks, Damson Lane, Elmdon Heath, Solihull, West Midlands	Historic Landfill	
2	EA/EPR/UP3096FL/A001	Active Landfill	
3	Castle Hills Farm (Opposite Hargrave Cottages)-Conventry Road, Brownhill, Birmingham, West Midlands	Historic Landfill	
4	Low Brook-Coventry Road, Bickenhill, Birmingham	Historic Landfill	
5	Sports Ground-Coventry Road, Bickenhill, Solihull, West Midlands	Historic Landfill	
6	Castle Hills Farm-Catherine De Barnes Lane, Bickenhill, Solihull, West Midlands	Historic Landfill	
7	Hargrave Farm-Off Coventry Road, Bickenhill, Solihull, West Midlands	Historic Landfill	
8	Bickenhill Lane-Bickenhill Lane, Bickenhill, Solihull, West Midlands	Historic Landfill	
9	Glebe Farm-Catherine De Barnes Lane, Bickenhill, Solihull, West Midlands	Historic Landfill	
10	Friday Lane-Friday Lane, Catherine De Barnes, Solihull, West Midlands	Historic Landfill	

Maps

Listed Buildings

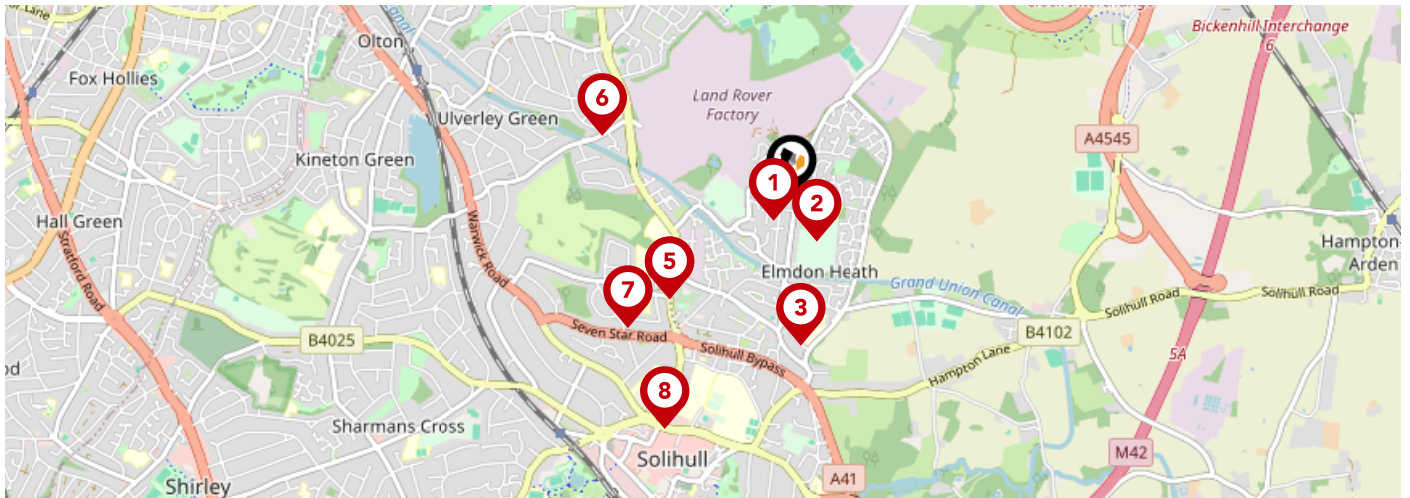


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



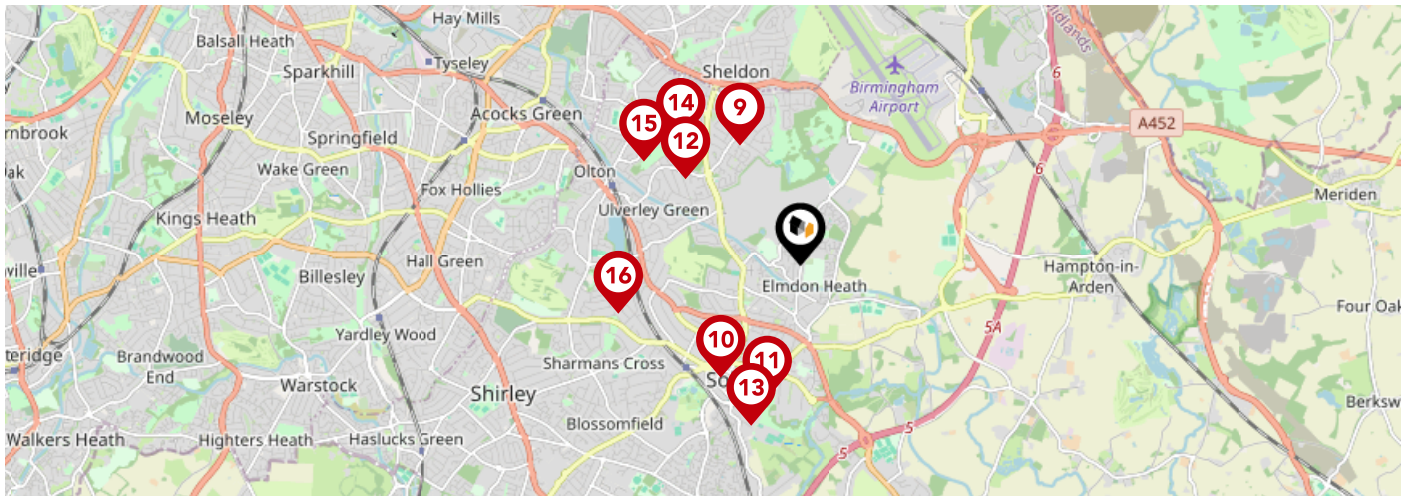
Listed Buildings in the local district	Grade	Distance
 1076750 - Main Barn At Whar Hall Farm	Grade II	0.3 miles
 1203343 - 239, Lugtrout Lane	Grade II	0.8 miles
 1031375 - Dovehouse Farmhouse	Grade II	1.3 miles
 1076708 - 467, Warwick Road	Grade II	1.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Damson Wood Nursery and Infant School Ofsted Rating: Good Pupils: 174 Distance:0.13	☐	☒	☐	☐	☐
2	Coppice Academy Ofsted Rating: Good Pupils: 241 Distance:0.23	☐	☒	☐	☐	☐
3	Tudor Grange Primary Academy Yew Tree Ofsted Rating: Good Pupils: 268 Distance:0.67	☐	☒	☐	☐	☐
4	Triple Crown Centre Ofsted Rating: Good Pupils: 1 Distance:0.72	☐	☐	☒	☐	☐
5	Lode Heath School Ofsted Rating: Good Pupils: 1164 Distance:0.72	☐	☐	☒	☐	☐
6	Ulverley School Ofsted Rating: Good Pupils: 468 Distance:0.9	☐	☒	☐	☐	☐
7	Greswold Primary School Ofsted Rating: Good Pupils: 690 Distance:0.94	☐	☒	☐	☐	☐
8	Ruckleigh School Ofsted Rating: Not Rated Pupils: 211 Distance:1.19	☐	☒	☐	☐	☐

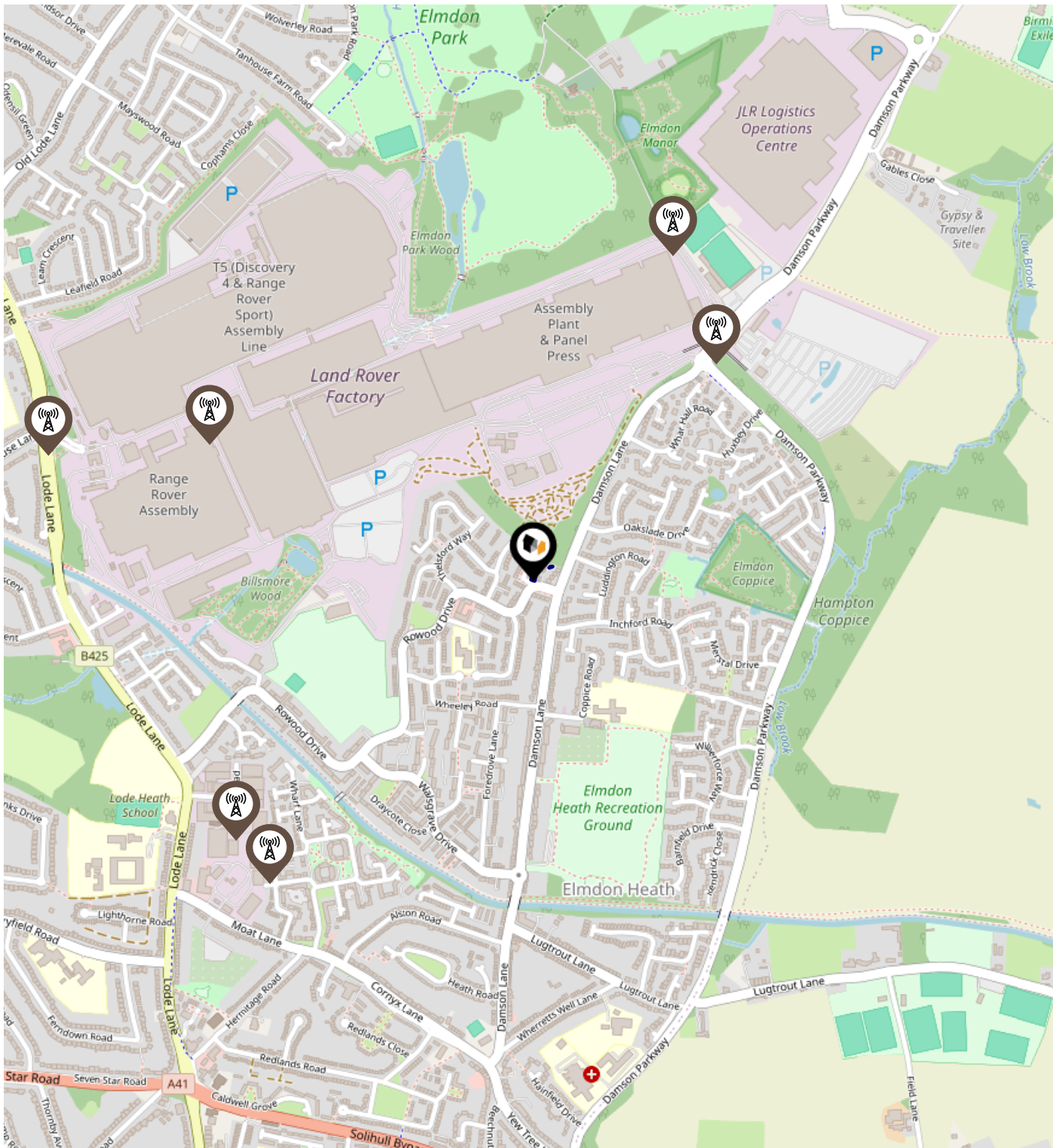
Area Schools



		Nursery	Primary	Secondary	College	Private
	Valley Primary Ofsted Rating: Good Pupils: 610 Distance:1.21	☐	☒	☐	☐	☐
	Eversfield Preparatory School Ofsted Rating: Not Rated Pupils: 313 Distance:1.24	☐	☒	☐	☐	☐
	Solihull School Ofsted Rating: Not Rated Pupils: 1545 Distance:1.24	☐	☐	☒	☐	☐
	St Andrew's Catholic Primary School Ofsted Rating: Good Pupils: 230 Distance:1.3	☐	☒	☐	☐	☐
	St Alphege Church of England Infant and Nursery School Ofsted Rating: Requires improvement Pupils: 237 Distance:1.52	☐	☒	☐	☐	☐
	Lyndon School Ofsted Rating: Good Pupils: 1166 Distance:1.56	☐	☐	☒	☐	☐
	Olton Primary School Ofsted Rating: Good Pupils: 648 Distance:1.7	☐	☒	☐	☐	☐
	Oak Cottage Primary School Ofsted Rating: Outstanding Pupils: 240 Distance:1.7	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

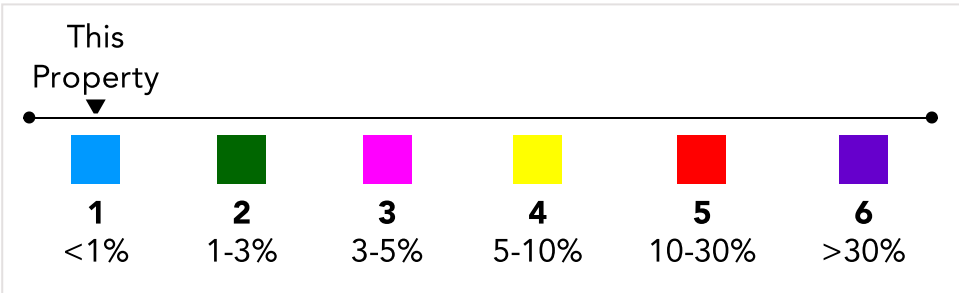
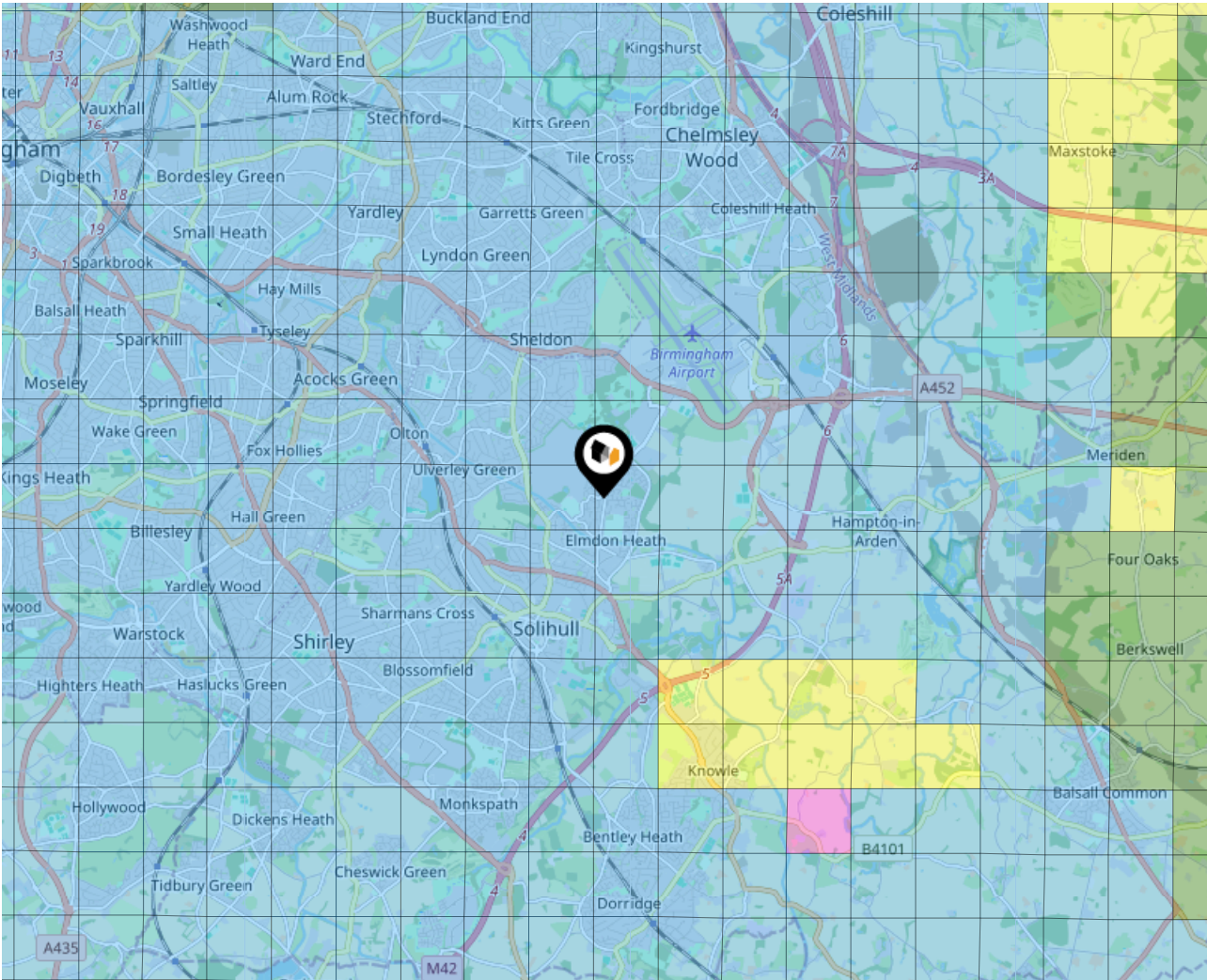
Environment

Radon Gas



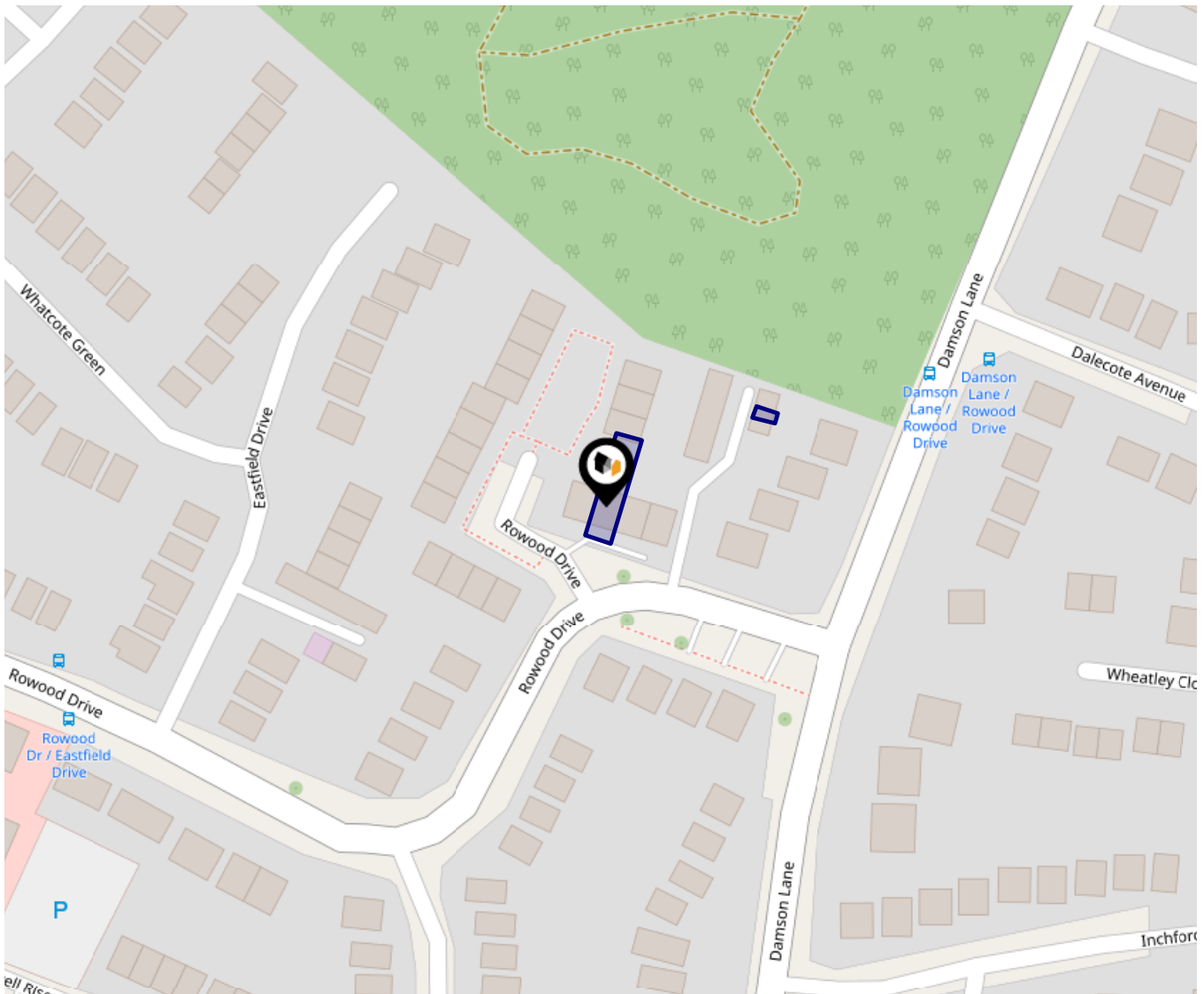
What is Radon?

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



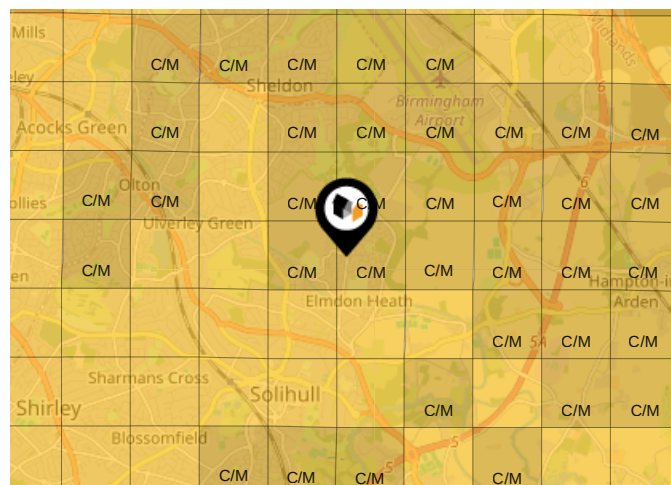
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

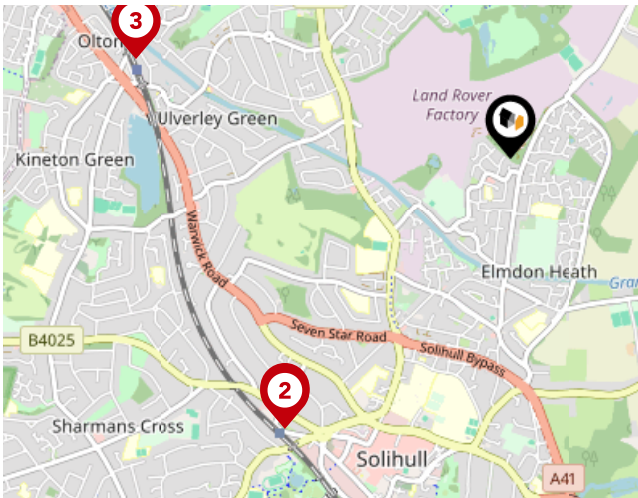


Primary Classifications (Most Common Clay Types)

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

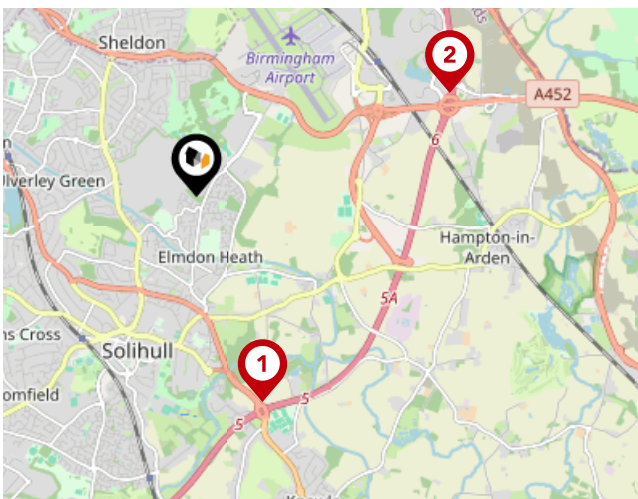
Area

Transport (National)



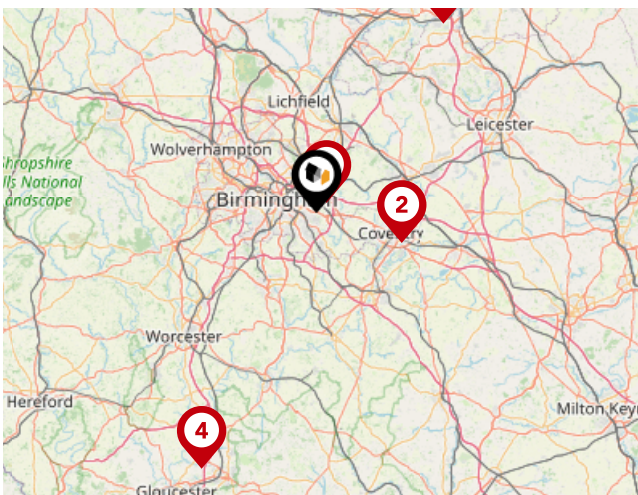
National Rail Stations

Pin	Name	Distance
1	Solihull Rail Station	1.58 miles
2	Solihull Rail Station	1.59 miles
3	Olton Rail Station	1.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J5	1.96 miles
2	M42 J6	2.48 miles
3	M42 J4	3.77 miles
4	M42 J7	3.62 miles
5	M42 J7A	4.2 miles

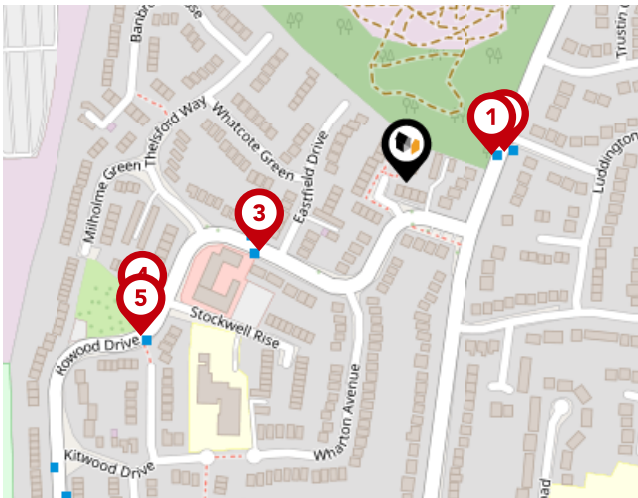


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	2.01 miles
2	Baginton	12.99 miles
3	East Mids Airport	32.82 miles
4	Staverton	40.86 miles

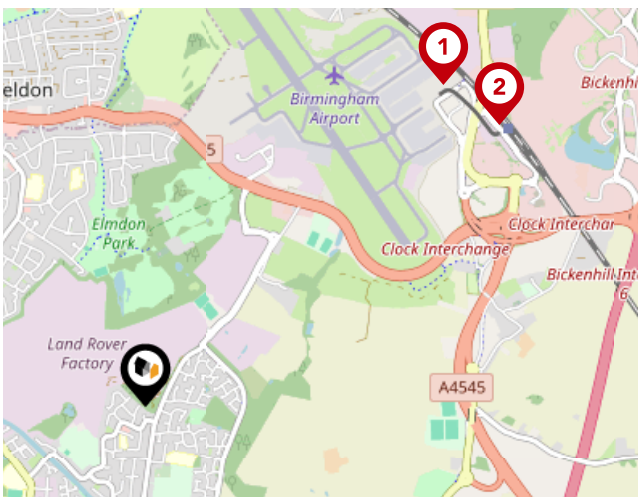
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dalecote Avenue	0.05 miles
2	Dalecote Avenue	0.06 miles
3	Eastfield Drive	0.09 miles
4	Stockwell Rise	0.17 miles
5	Stockwell Rise	0.17 miles



Local Connections

Pin	Name	Distance
1	Birmingham International Airport (Air-Rail link)	1.98 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	2.05 miles
3	Corporation Street (Midland Metro Stop)	6.51 miles

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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