

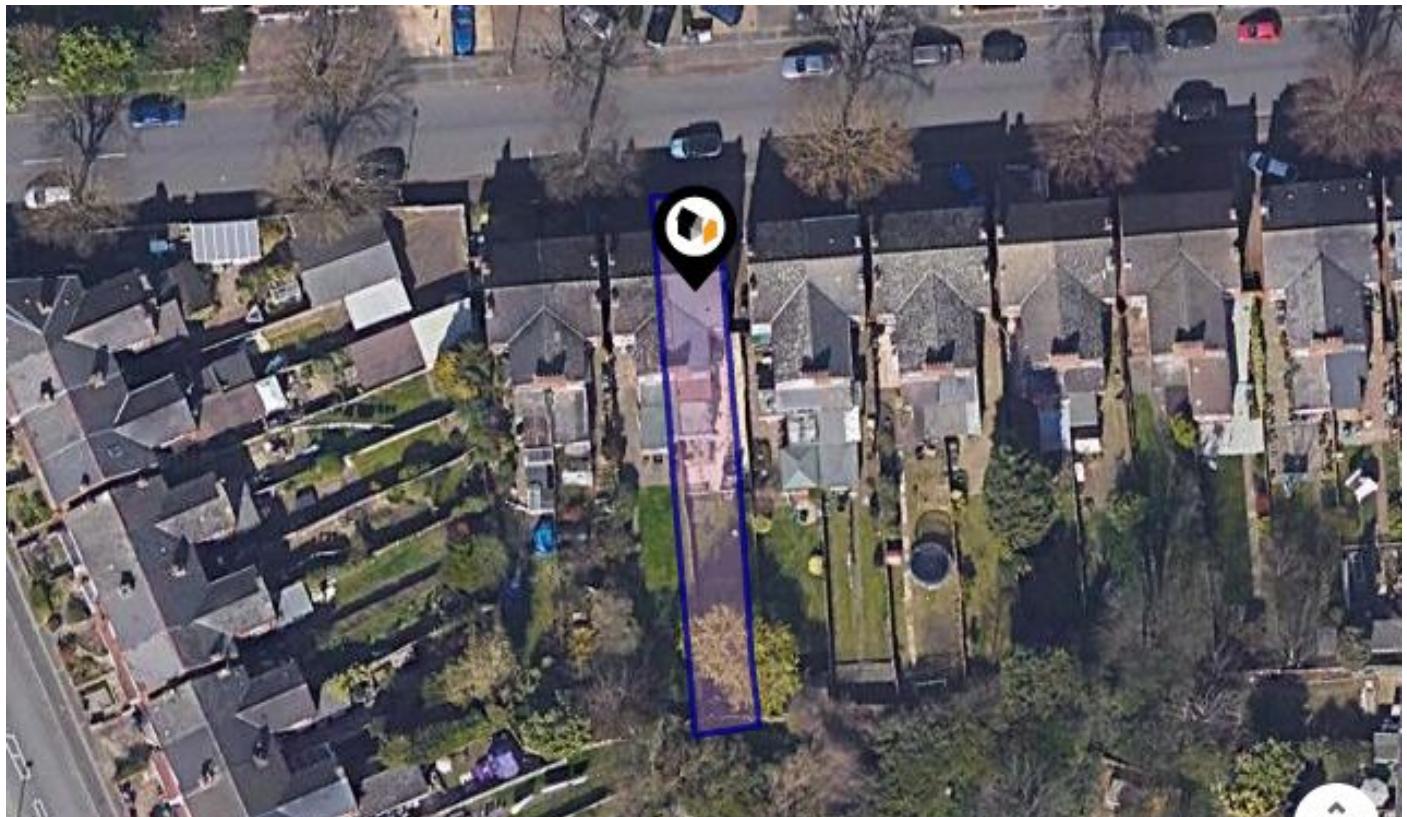


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 06<sup>th</sup> November 2025**



## NORFOLK ROAD, ERDINGTON, BIRMINGHAM, B23

**Price Estimate :** £275,000

**Avocado Property**

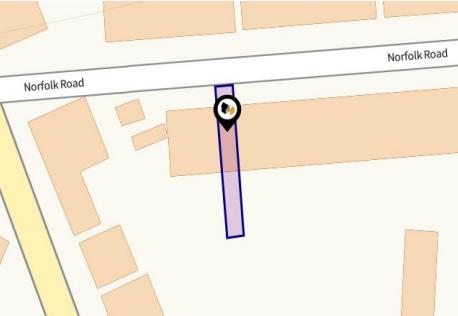
07538 298 911

clint@avocadopropertyagents.co.uk

[www.avocadopropertyagents.co.uk](http://www.avocadopropertyagents.co.uk)



# Property Overview



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,173 ft <sup>2</sup> / 109 m <sup>2</sup>
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,746
Title Number:	WM184656

Price Estimate: £275,000  
Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

**16**  
mb/s      **74**  
mb/s      **1800**  
mb/s



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Gallery Floorplan



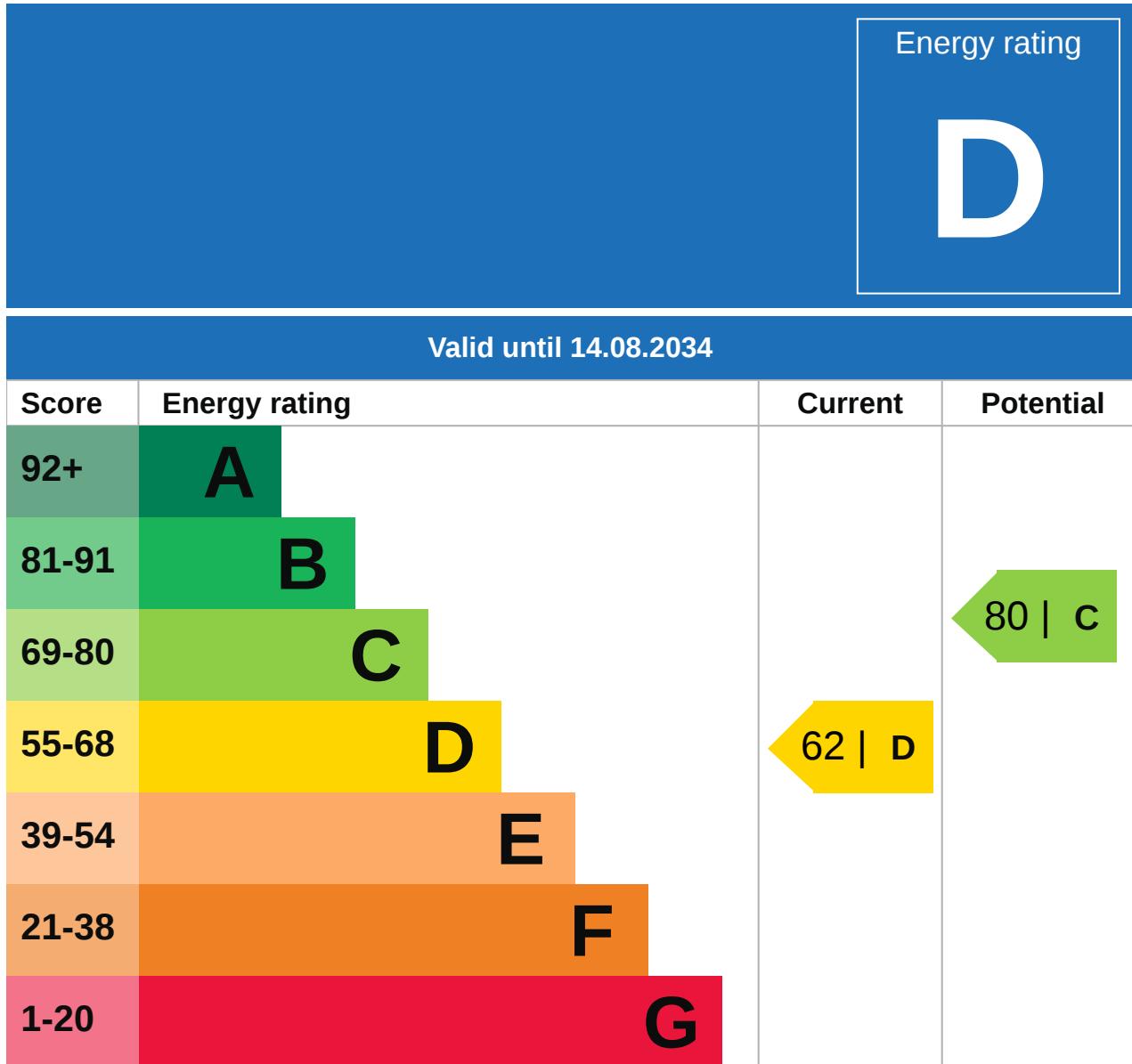
## NORFOLK ROAD, ERDINGTON, BIRMINGHAM, B23



Total floor area 98.4 m<sup>2</sup> (1,059 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). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)

# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 12 mm loft insulation
<b>Roof Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 93% of fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	109 m <sup>2</sup>

# Market Sold in Street



## 84, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	20/06/2025	02/08/2002
Last Sold Price:	£246,000	£76,000

## 82, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	29/11/2024	15/11/2002	25/04/2002
Last Sold Price:	£237,500	£107,950	£61,500

## 46, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	10/08/2023	28/07/2006	09/07/1999
Last Sold Price:	£195,000	£158,000	£53,000

## 50, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	20/10/2021	04/02/2014	25/09/1998
Last Sold Price:	£245,000	£155,000	£60,000

## 54, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	30/04/2021	07/08/2014	20/07/2009	18/09/2002	31/05/1995
Last Sold Price:	£240,000	£155,000	£145,000	£91,100	£50,300

## 56, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	19/03/2021	17/01/2019
Last Sold Price:	£235,000	£158,000

## 74, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	05/02/2021	20/09/2016	13/11/2009
Last Sold Price:	£220,000	£177,500	£130,000

## 62, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	28/11/2019	19/08/2002	23/02/2000
Last Sold Price:	£200,000	£104,950	£54,950

## 60, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	16/11/2018	28/06/2002
Last Sold Price:	£183,000	£78,000

## 68, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	15/06/2018	11/08/2000
Last Sold Price:	£165,000	£44,000

## 58, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	30/05/2014
Last Sold Price:	£158,000

## 76, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	22/06/2007	15/12/2000
Last Sold Price:	£159,000	£62,000

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

# Market Sold in Street



## 80, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	21/02/2003	18/06/2002
Last Sold Price:	£111,500	£59,950

## 52, Norfolk Road, Birmingham, B23 6NB

Last Sold Date:	18/12/2001
Last Sold Price:	£74,000

## 48, Norfolk Road, Birmingham, B23 6NB

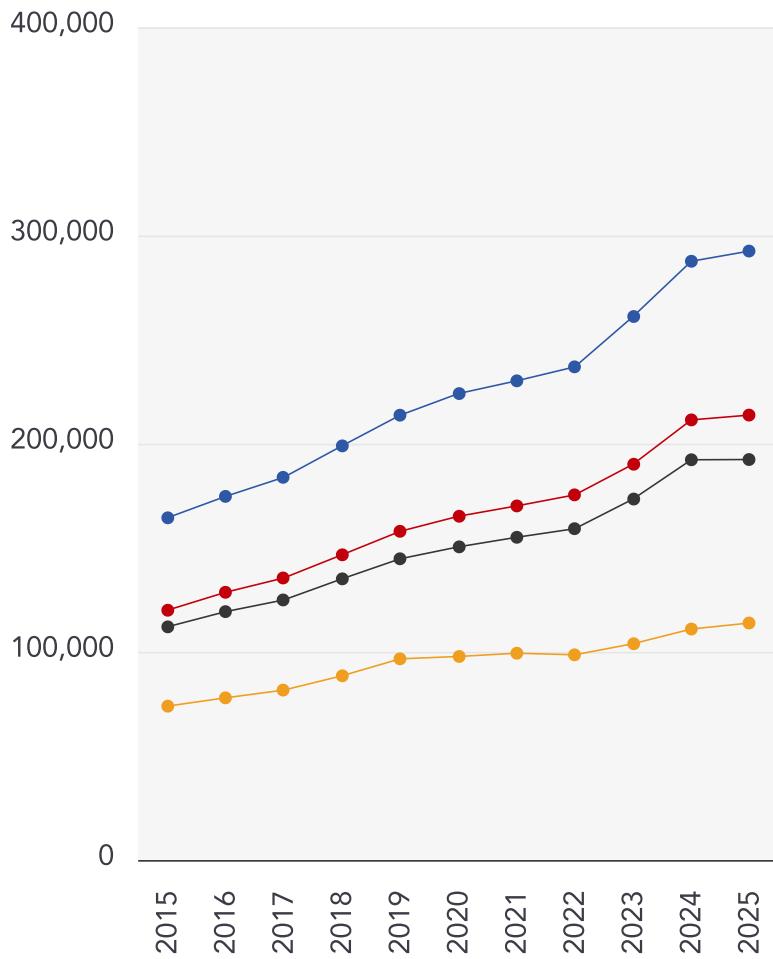
Last Sold Date:	23/06/2000	24/03/2000
Last Sold Price:	£63,000	£42,000

**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 B23



Detached

**+77.95%**

Semi-Detached

**+78.12%**

Terraced

**+71.75%**

Flat

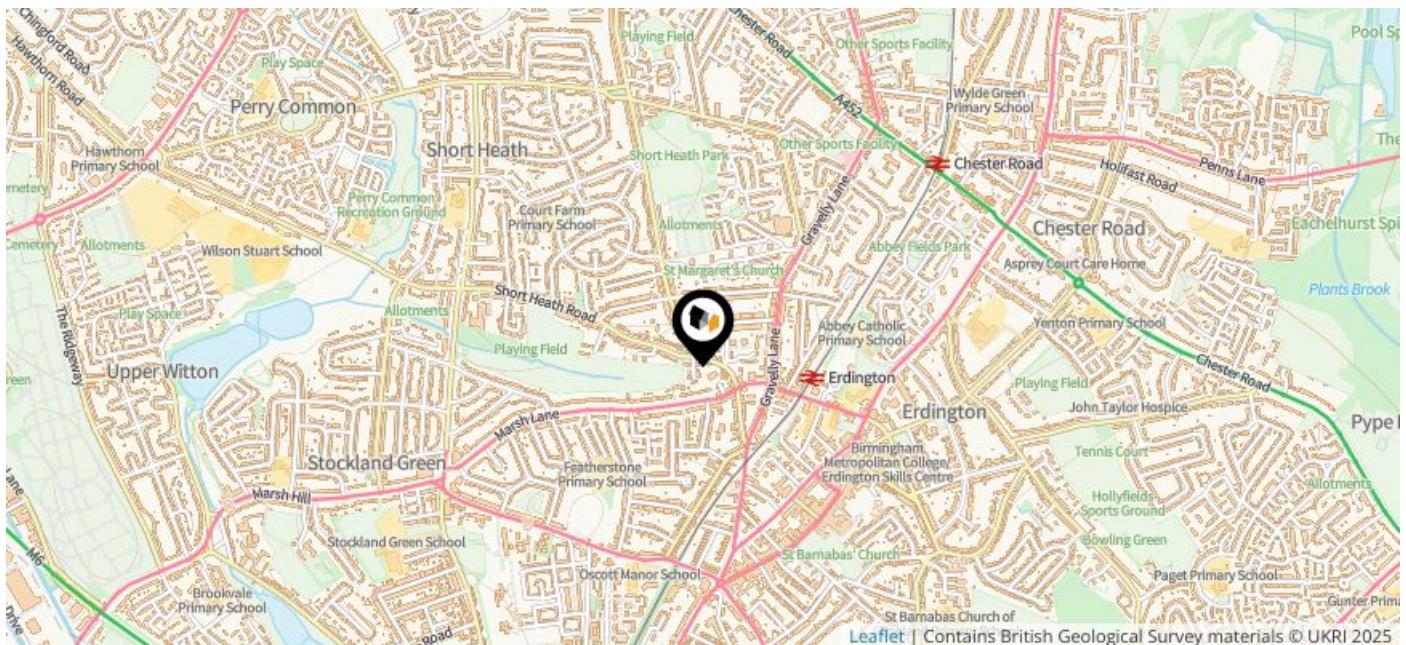
**+54.03%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- X Adit
- X Gutter Pit
- X 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.

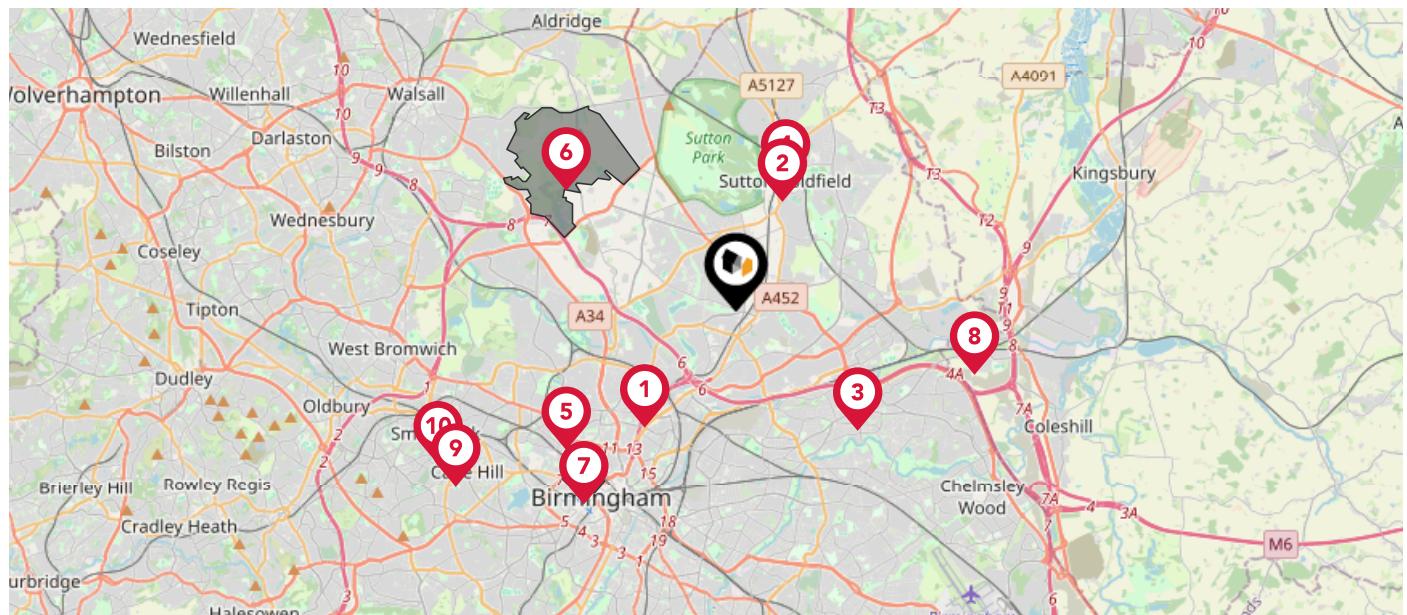
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

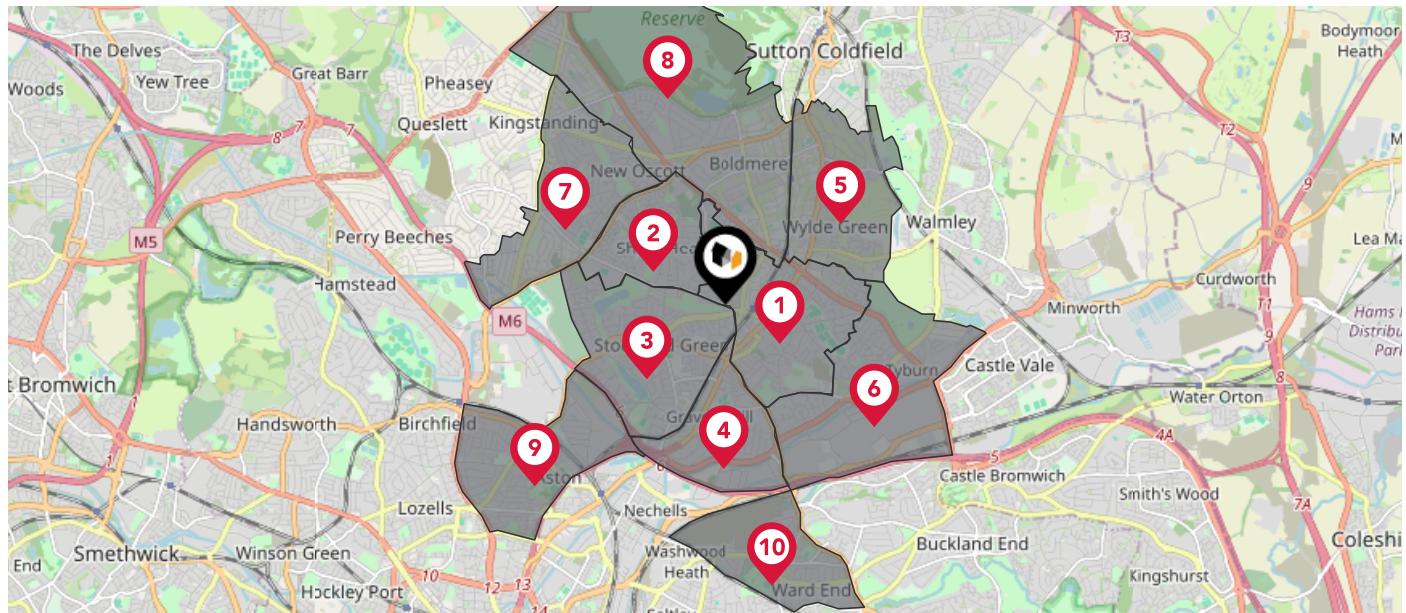
- 1 Aston Hall and Church
- 2 High Street Sutton Coldfield
- 3 Conservation Area - Castle Bromwich
- 4 Anchorage Road
- 5 Lozells and Soho Hill
- 6 Great Barr
- 7 Jewellery Quarter
- 8 Water Orton
- 9 High Street and Crocketts Lane
- 10 Smethwick Town Centre

# 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

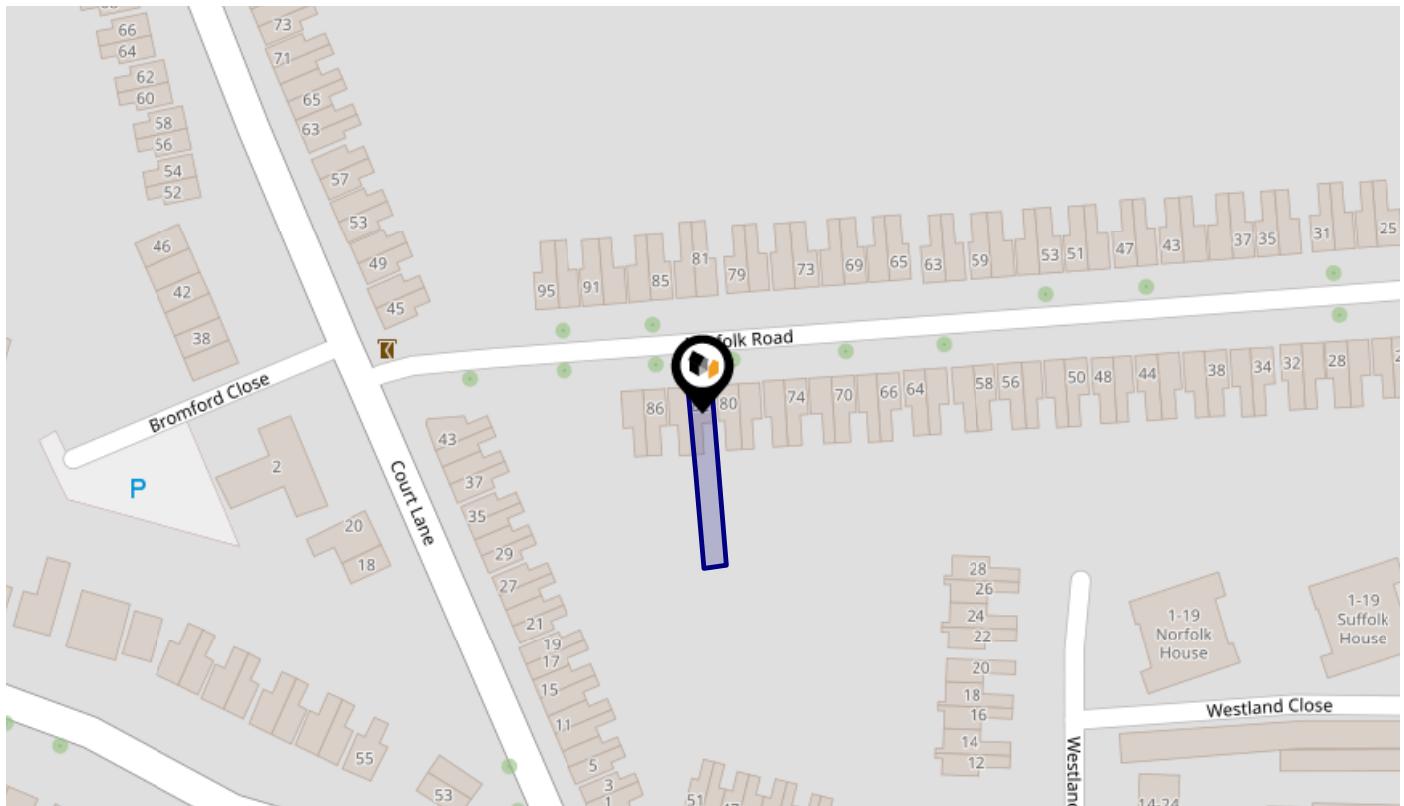
- 1 Erdington Ward
- 2 Perry Common Ward
- 3 Stockland Green Ward
- 4 Gravelly Hill Ward
- 5 Sutton Wylde Green Ward
- 6 Pype Hayes Ward
- 7 Kingstanding Ward
- 8 Sutton Vesey Ward
- 9 Aston Ward
- 10 Ward End Ward

# Maps

## Rail Noise



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

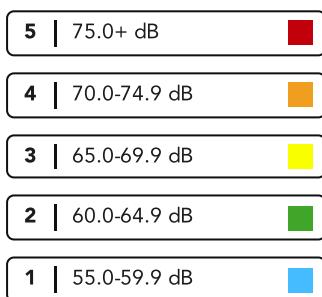


### Rail Noise Data

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:

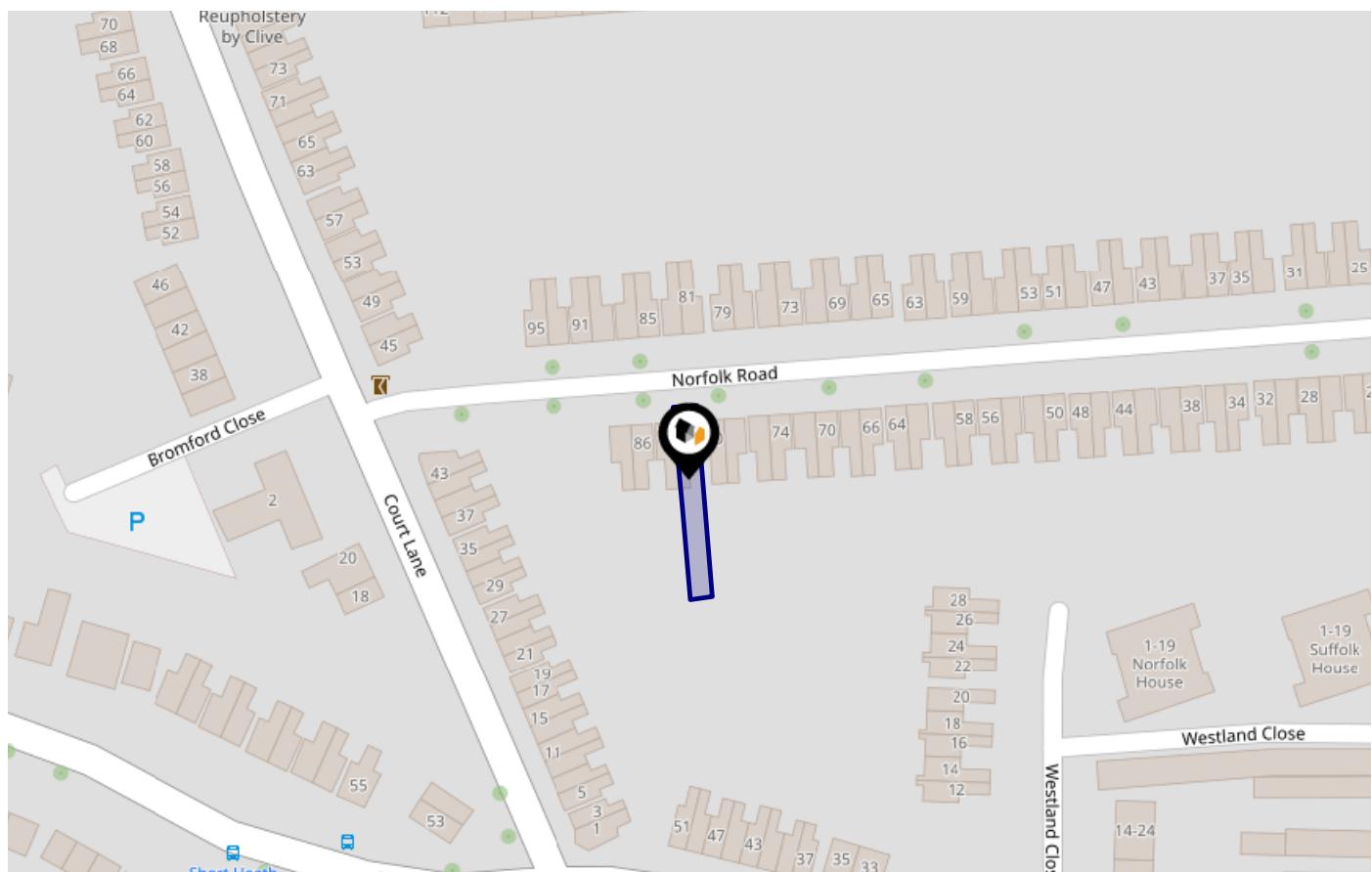


# Flood Risk

## 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:

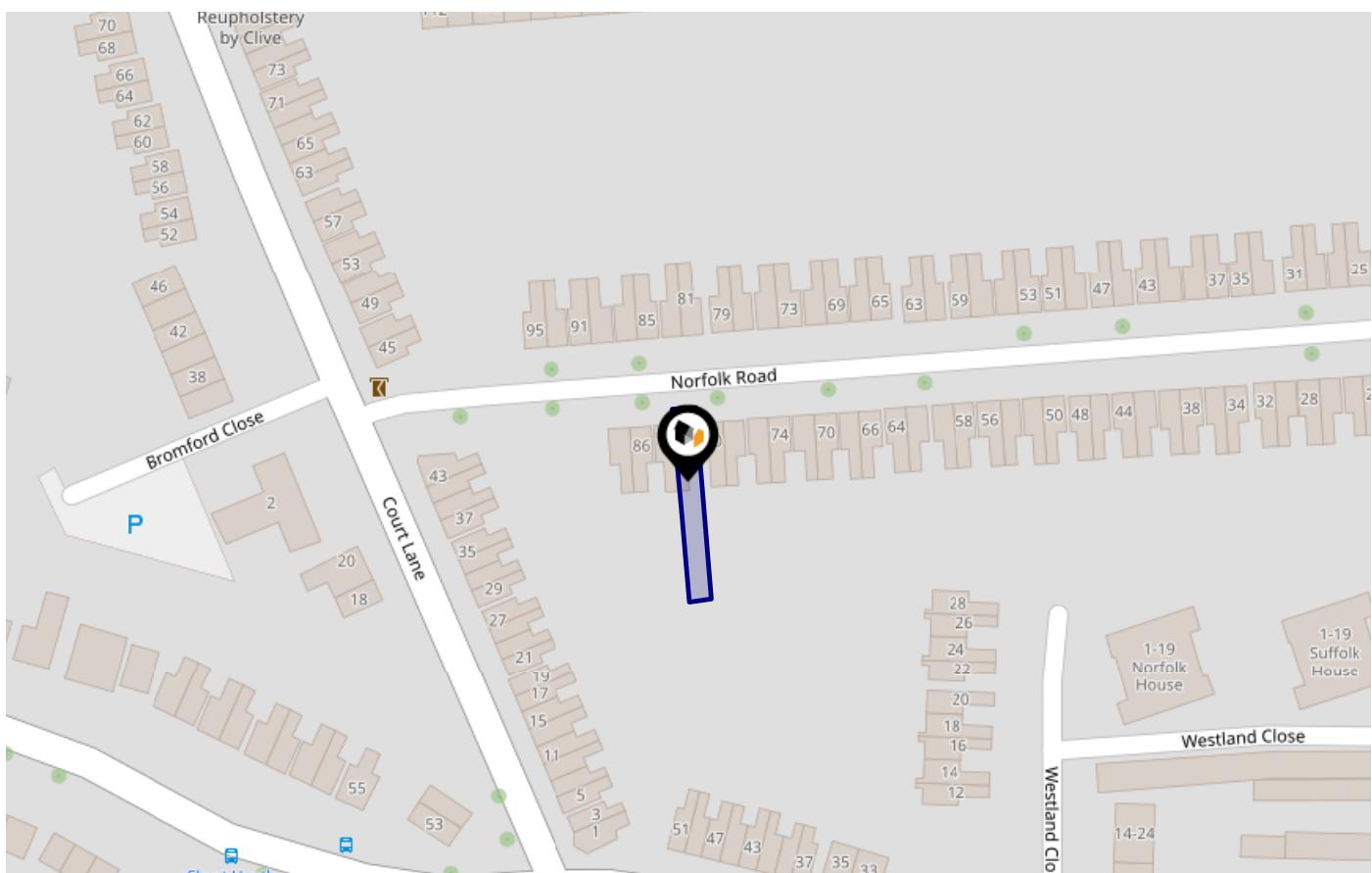


# Flood Risk

## 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.

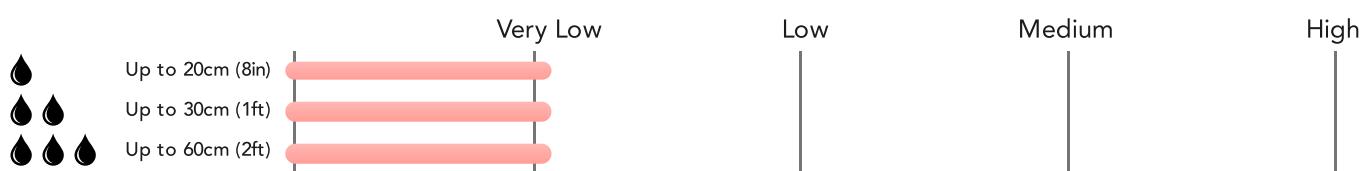


**Risk Rating: Very low**

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:

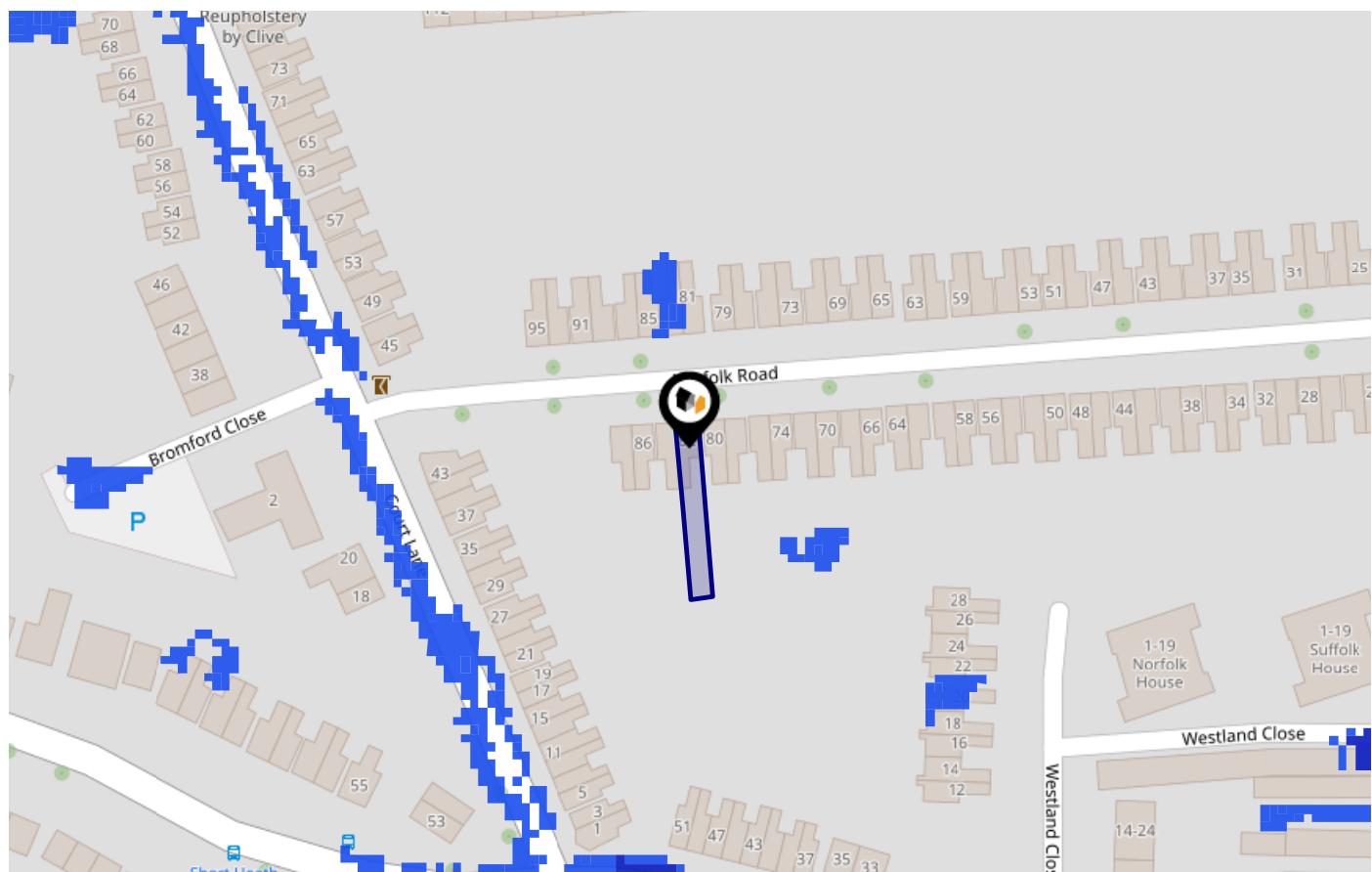


# Flood Risk

## 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.
- 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:

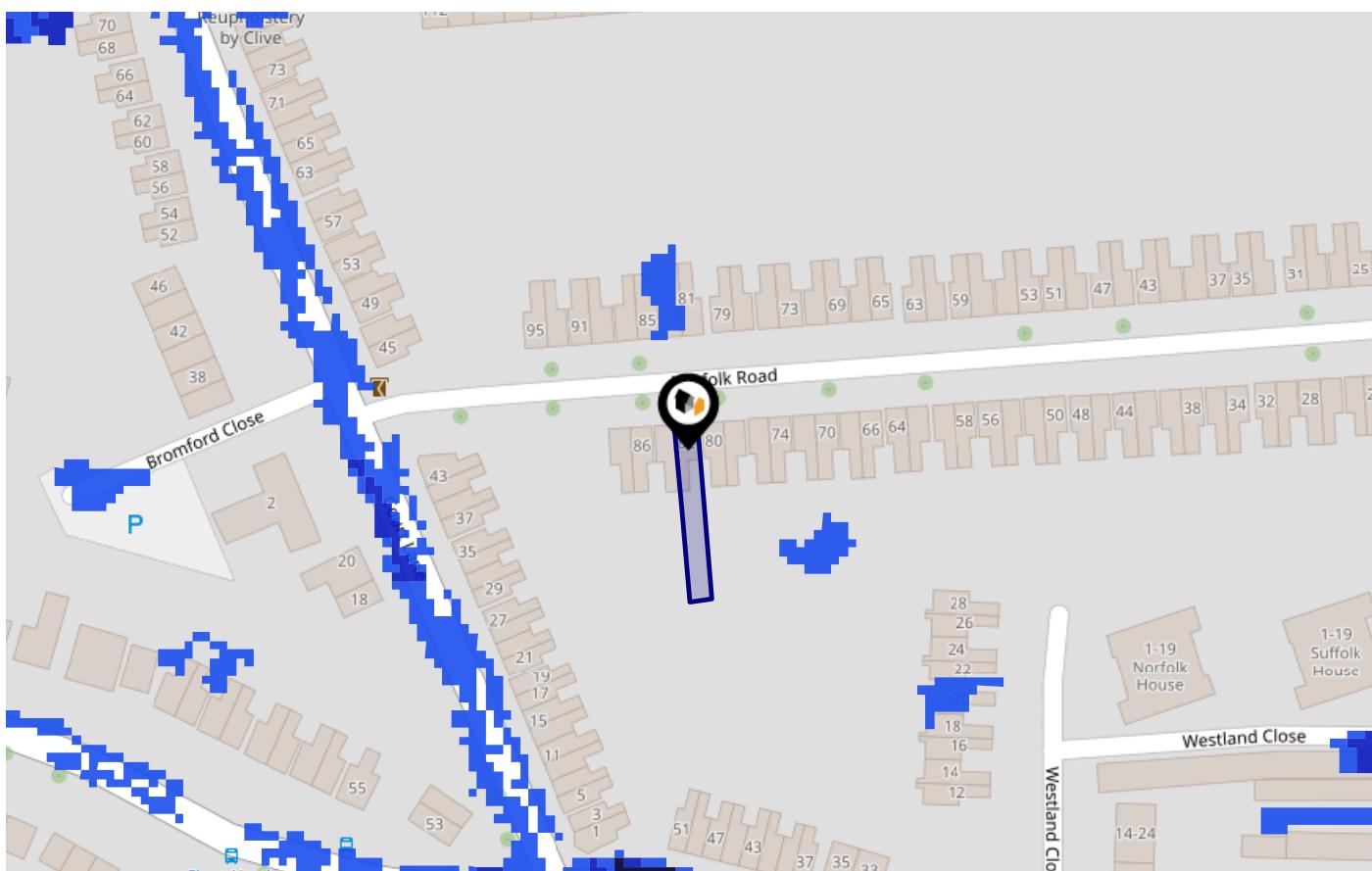


# Flood Risk

## 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.

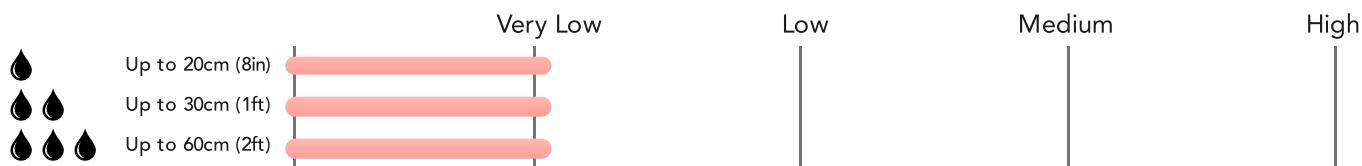


**Risk Rating: Very low**

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:

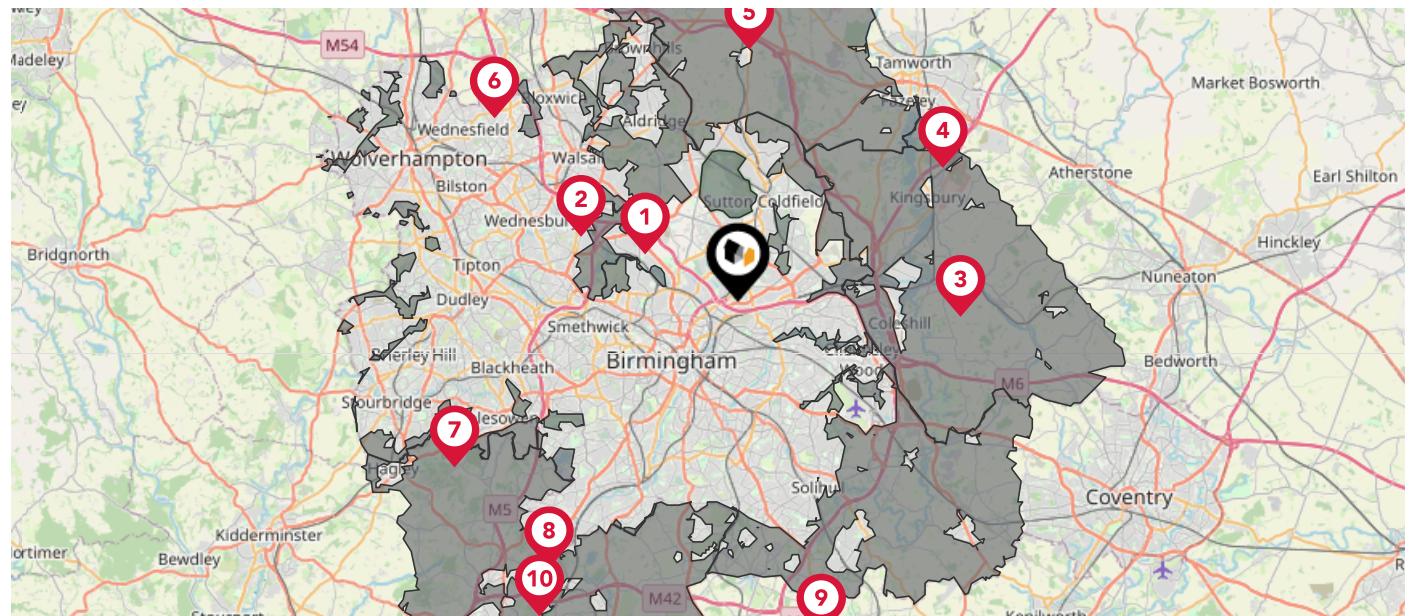


# Maps

## Green Belt



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



### Nearby Green Belt Land

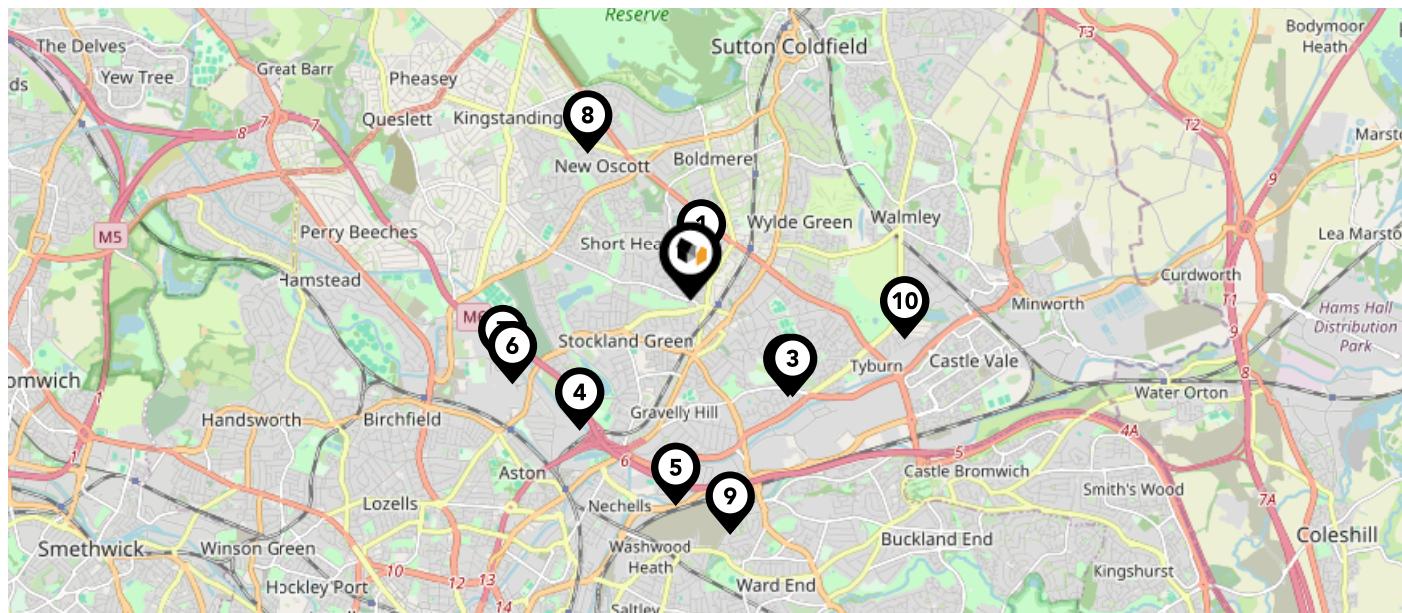
- 1 Birmingham Green Belt - Sandwell
- 2 Birmingham Green Belt - Walsall
- 3 Birmingham Green Belt - North Warwickshire
- 4 Birmingham Green Belt - Tamworth
- 5 Birmingham Green Belt - Lichfield
- 6 Birmingham Green Belt - Wolverhampton
- 7 Birmingham Green Belt - Dudley
- 8 Birmingham Green Belt - Birmingham
- 9 Birmingham Green Belt - Solihull
- 10 Birmingham Green Belt - Bromsgrove

# 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

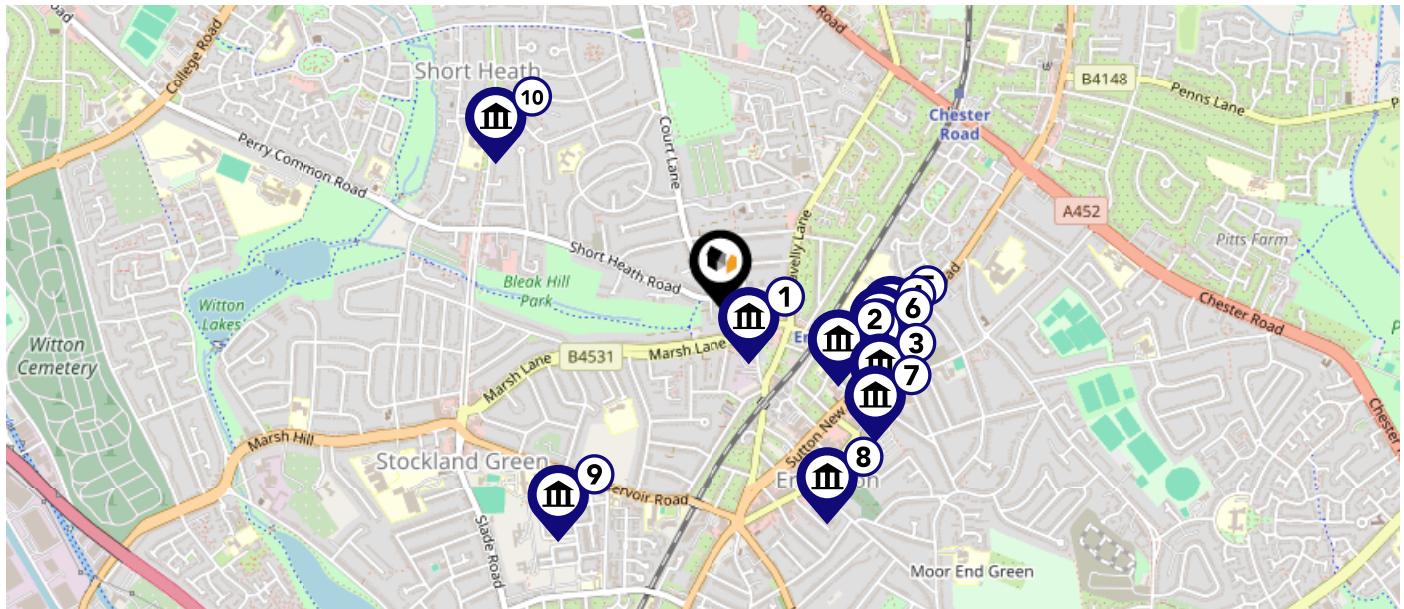
1	Goosemoor Lane - Kirkwood Avenue - Littlecote Drive Landfill Site-Goosemoor Lane, Erdington, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
2	Former Nocks Brickworks Landfill Site-Holly Lane, Erdington, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
3	Holly Lane-Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
4	North Park Road - M6 Motorway-North Park Road, Witton, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
5	Nechells Substation Landfill Site-Watson Road, Nechells, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
6	Kynock Works-Witton, Birmingham	Historic Landfill <input type="checkbox"/>
7	Former Kynoch Works-Holford Drive, Witton, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
8	Bennets Tip-Welshmans Hill, New Oscott, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
9	Land Rear of Freight Rover Works-Drews Lane, Washwood Heath, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
10	Eachelhurst Road-Eachelhurst Road, Walmley, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>

# 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
 1 1450468 - Red Lion, Erdington	Grade II	0.1 miles
 2 1076164 - 23 And 25, Station Road B23	Grade II	0.3 miles
 3 1212344 - 24 And 26, High Street B23	Grade II	0.4 miles
 4 1076125 - Roman Catholic Church Of St Thomas And St Edmund With Lych Gate And Walls To Its South-east	Grade II	0.4 miles
 5 1076126 - Abbey Hall	Grade II	0.4 miles
 6 1343155 - Erdington Abbey	Grade II	0.4 miles
 7 1405552 - Erdington Library	Grade II	0.5 miles
 8 1076299 - Parish Church Of St Barnabas	Grade II	0.5 miles
 9 1075599 - The Leisure Centre (erdington Cottage Homes)	Grade II	0.6 miles
 10 1276193 - Farm Labourer's Cottage	Grade II	0.6 miles

# Area Schools



Nursery Primary Secondary College Private



## New Horizon Academy

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 0.27



## Osborne Nursery School

Ofsted Rating: Good | Pupils: 133 | Distance: 0.34



## Osborne Primary School

Ofsted Rating: Good | Pupils: 412 | Distance: 0.34



## Imedia School

Ofsted Rating: Outstanding | Pupils: 17 | Distance: 0.35



## Featherstone Primary School

Ofsted Rating: Good | Pupils: 416 | Distance: 0.35



## Court Farm Primary School

Ofsted Rating: Good | Pupils: 237 | Distance: 0.39



## Highclare School

Ofsted Rating: Not Rated | Pupils: 524 | Distance: 0.4

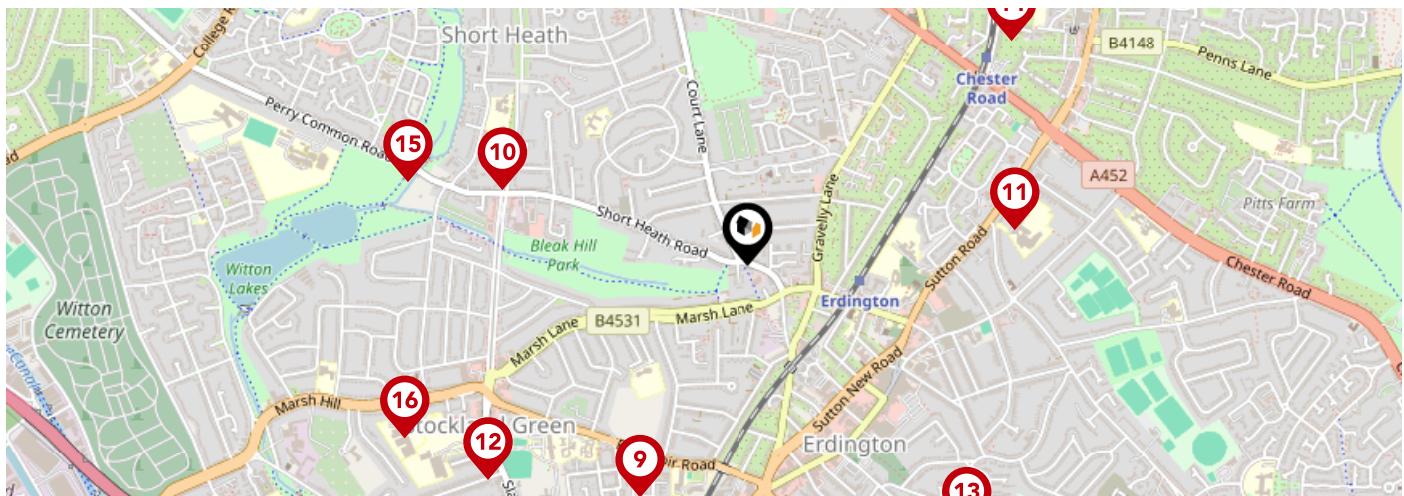


## Abbey Catholic Primary School

Ofsted Rating: Good | Pupils: 419 | Distance: 0.43



# Area Schools



Nursery Primary Secondary College Private



## Featherstone Nursery School

Ofsted Rating: Good | Pupils: 115 | Distance: 0.58



## Oasis Academy Short Heath

Ofsted Rating: Good | Pupils: 456 | Distance: 0.58



## St Edmund Campion Catholic School

Ofsted Rating: Good | Pupils: 1133 | Distance: 0.61



## Stockland Green School

Ofsted Rating: Good | Pupils: 745 | Distance: 0.76



## Saint Barnabas Church of England Primary School

Ofsted Rating: Good | Pupils: 456 | Distance: 0.77



## Wylde Green Primary School

Ofsted Rating: Good | Pupils: 420 | Distance: 0.78



## St Margaret Mary RC Junior and Infant School

Ofsted Rating: Good | Pupils: 365 | Distance: 0.79

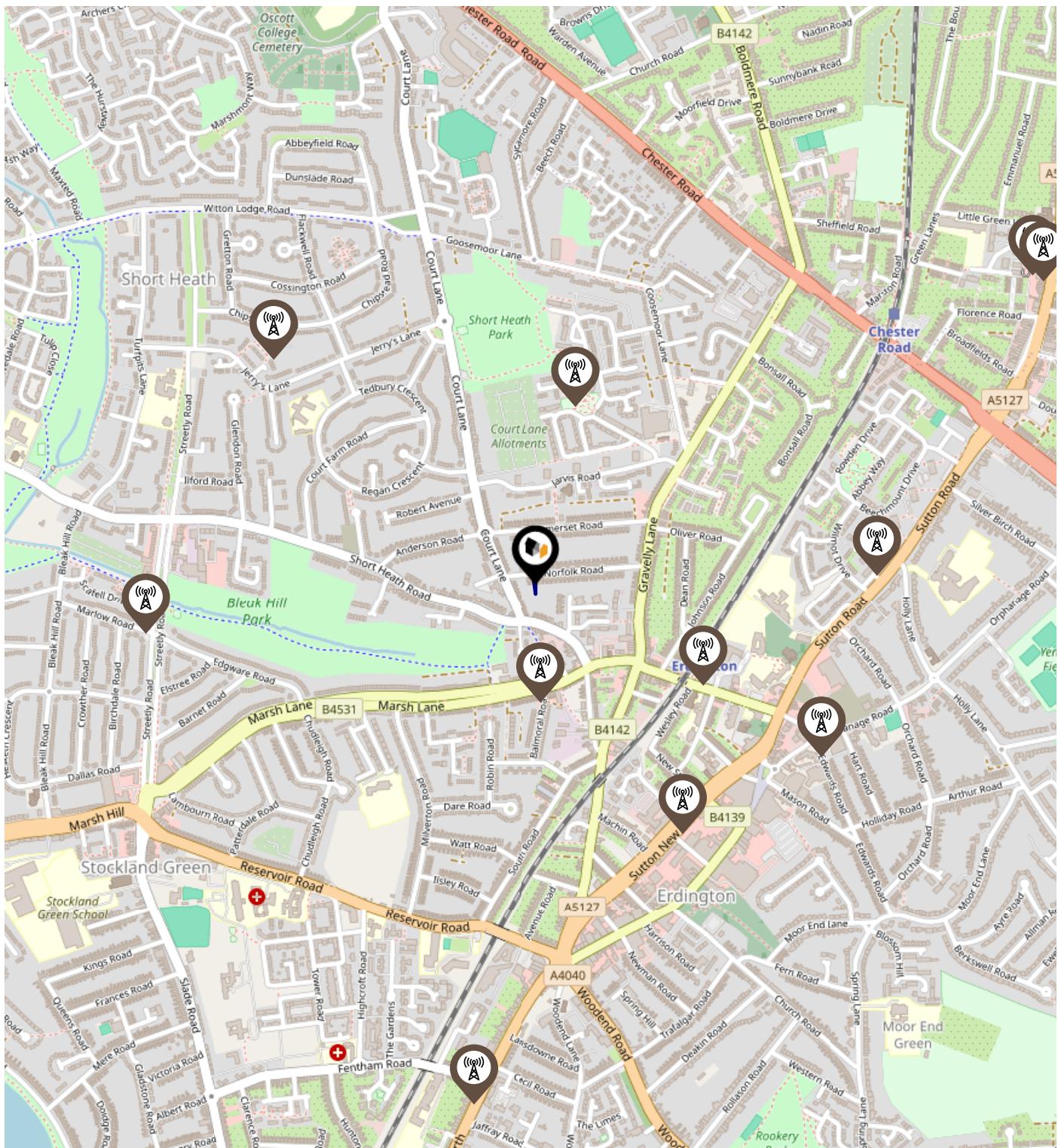


## The Pines Special School

Ofsted Rating: Good | Pupils: 280 | Distance: 0.87



# Local Area Masts & Pylons



## Key:

- Power Pylons
- Communication Masts

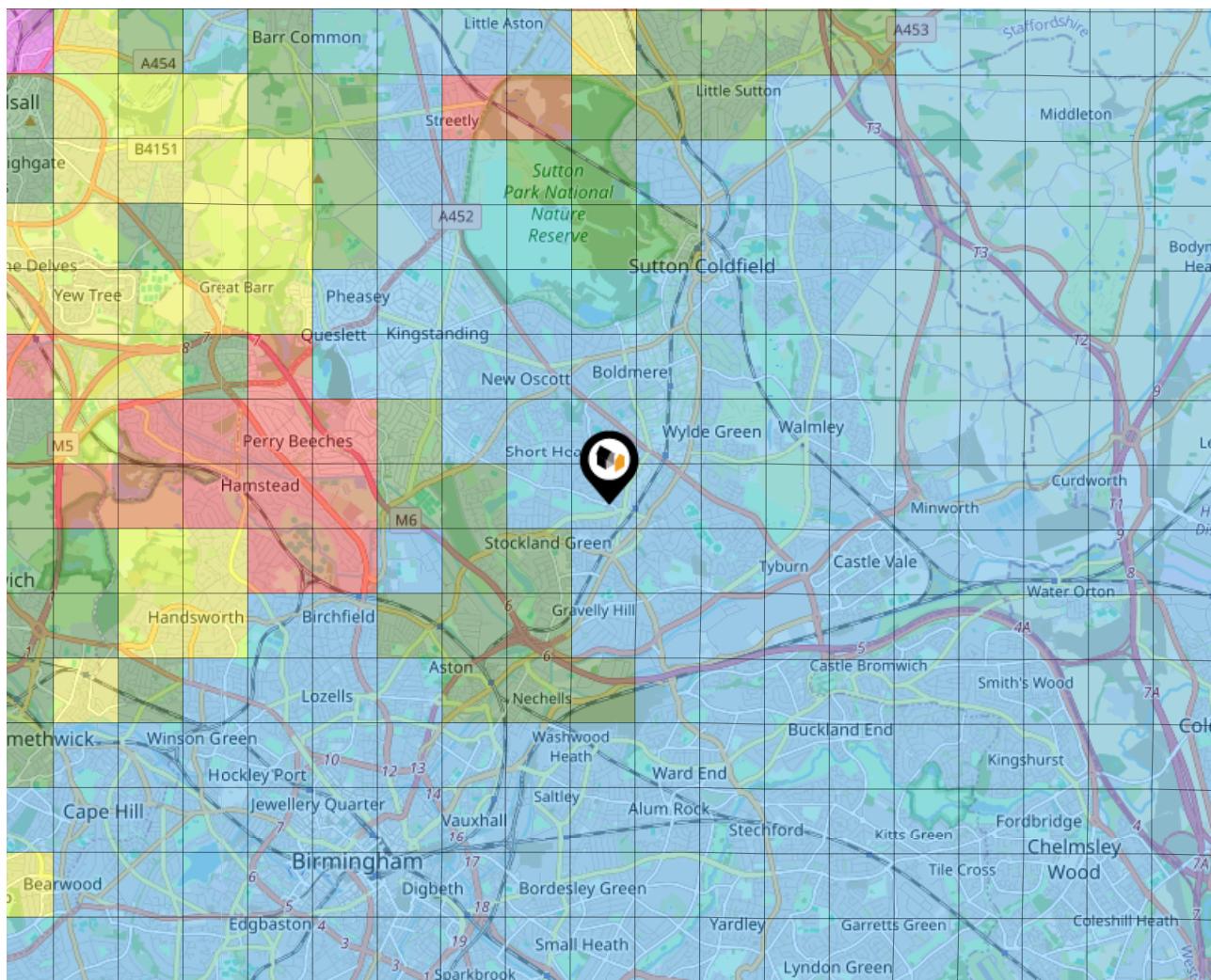
# Environment

## 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/m<sup>3</sup>).



This  
Property



**1**  
<1%



**2**  
1-3%



**3**  
3-5%



**4**  
5-10%

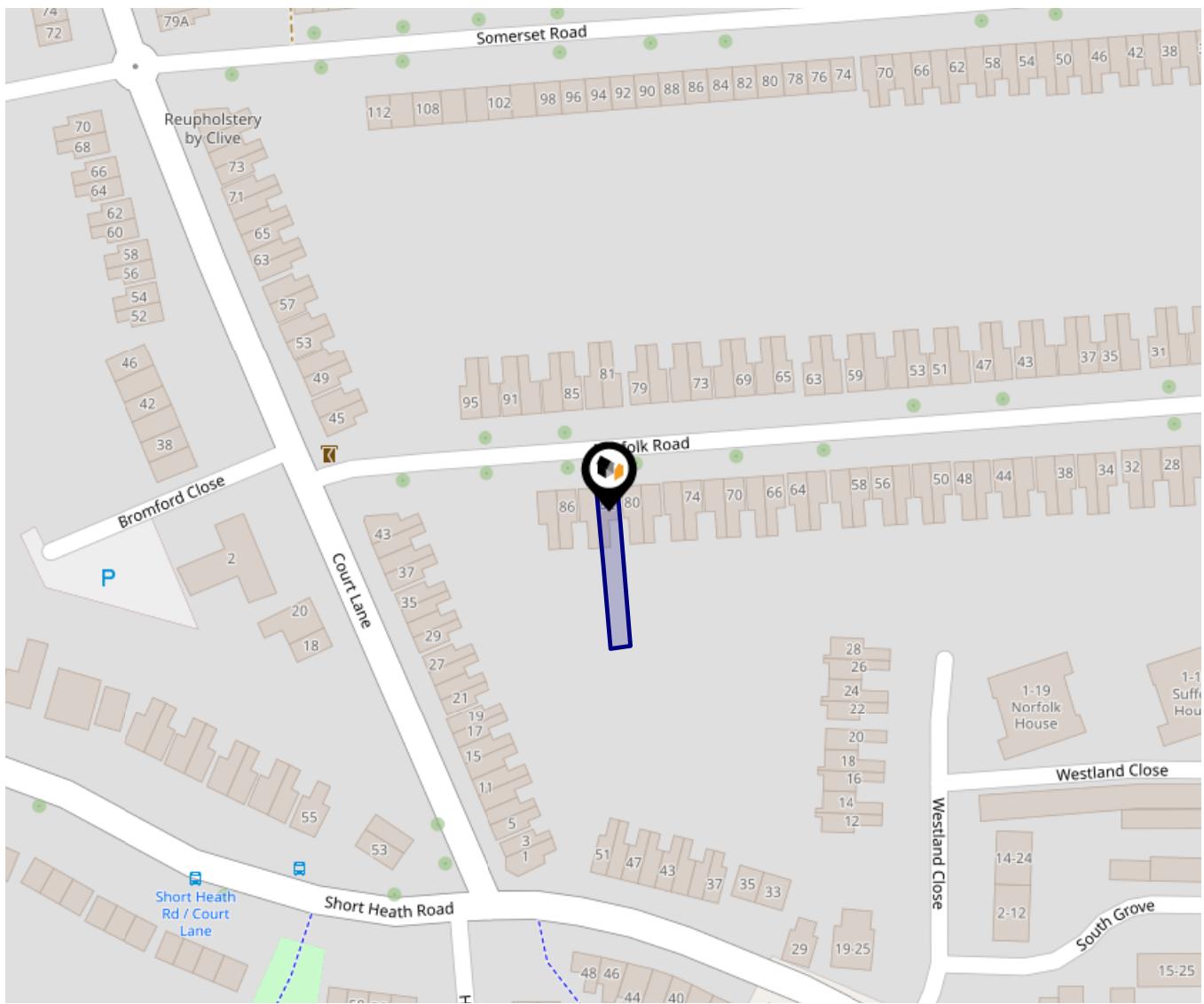


**5**  
10-30%



**6**  
>30%

# 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:

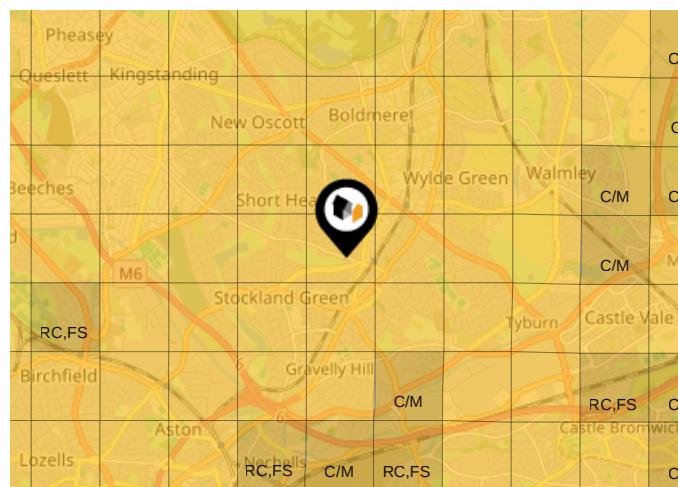
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment Soils & Clay



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

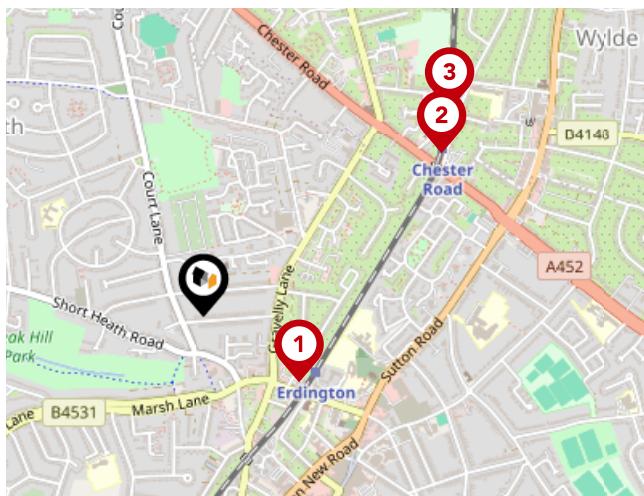
**Carbon Content:** NONE      **Soil Texture:** SAND TO SANDY LOAM  
**Parent Material Grain:** ARENACEOUS -      **Soil Depth:** DEEP  
**Soil Group:** RUDACEOUS  
LIGHT(SANDY) TO  
MEDIUM(SANDY)



## Primary Classifications (Most Common Clay Types)

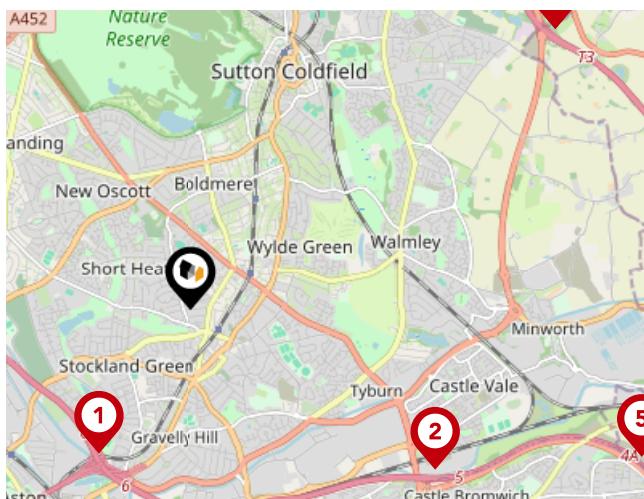
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

# Area Transport (National)



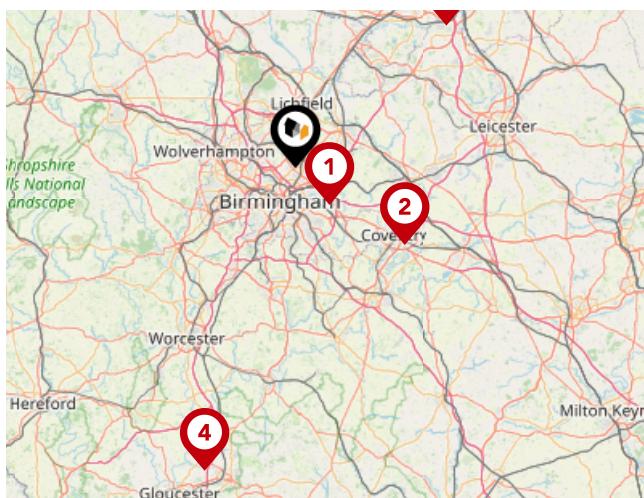
## National Rail Stations

Pin	Name	Distance
1	Erdington Rail Station	0.26 miles
2	Chester Road Rail Station	0.65 miles
3	Chester Road Rail Station	0.72 miles



## Trunk Roads/Motorways

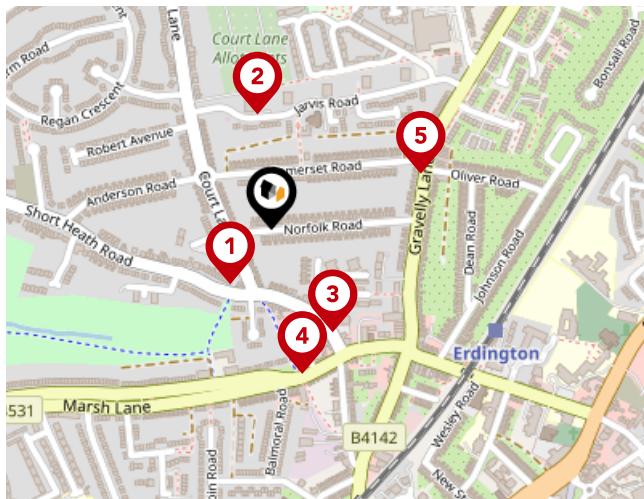
Pin	Name	Distance
1	M6 J6	1.55 miles
2	M6 J5	2.64 miles
3	M6 TOLL T3	4.14 miles
4	M6 J7	3.93 miles
5	M6 J4A	4.29 miles



## Airports/Helipads

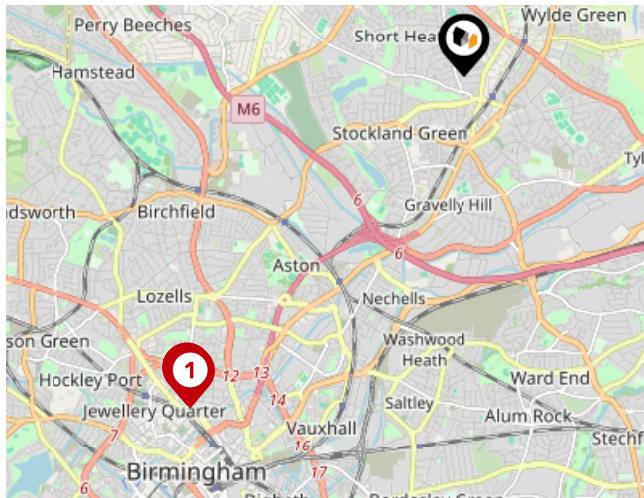
Pin	Name	Distance
1	Birmingham Airport	7.17 miles
2	Baginton	19.23 miles
3	East Mids Airport	29.8 miles
4	Staverton	46.02 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Hailsham Road	0.08 miles
2	St Margarets Church	0.13 miles
3	Marsh Lane	0.13 miles
4	Balmoral Rd	0.17 miles
5	Somerset Rd	0.18 miles



## Local Connections

Pin	Name	Distance
1	St Paul's (Midland Metro Stop)	3.89 miles
2	St Paul's (Midland Metro Stop)	3.88 miles
3	St Paul's (Midland Metro Stop)	3.88 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.

# 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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