

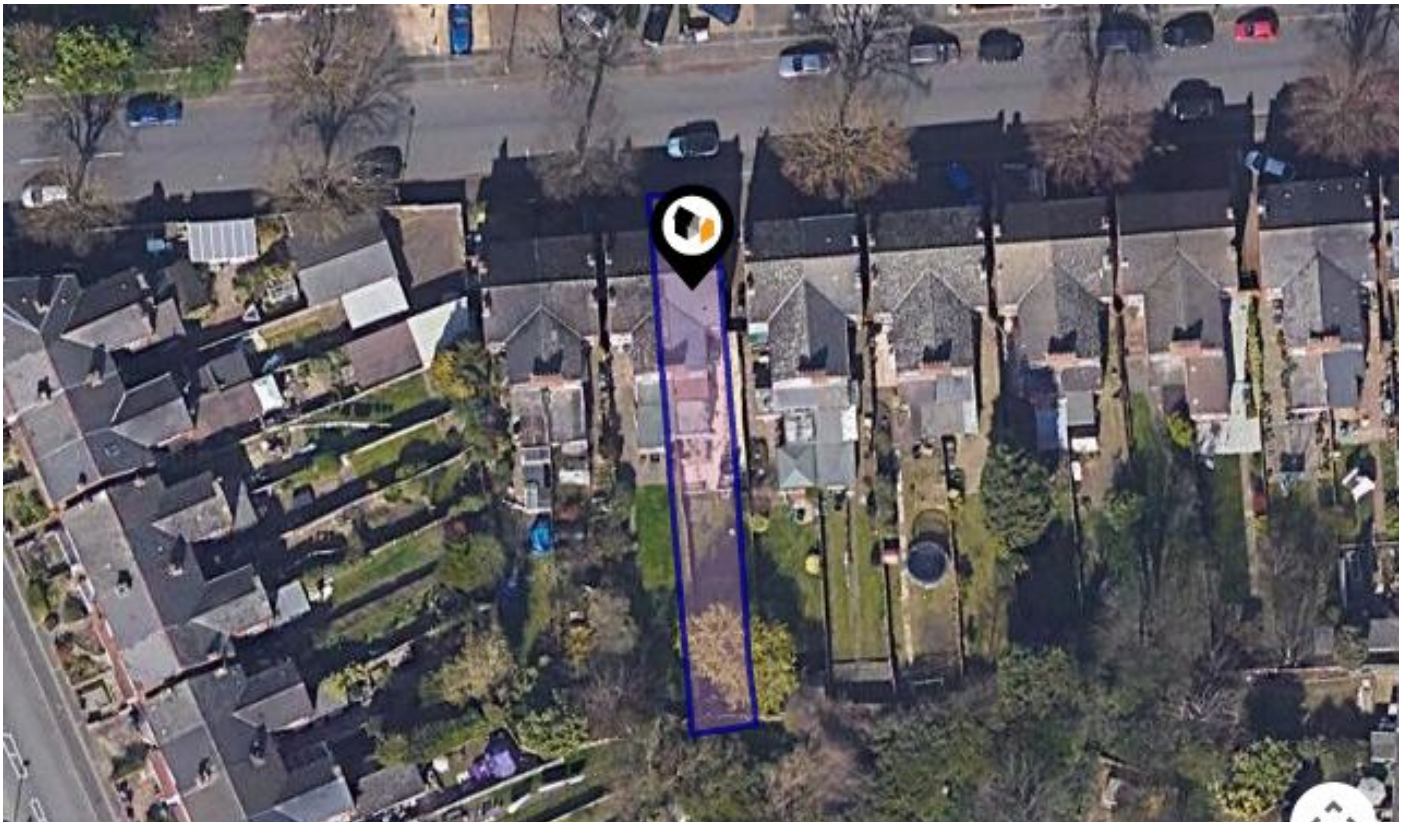


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th November 2025



NORFOLK ROAD, ERDINGTON, BIRMINGHAM, B23

Price Estimate : £275,000

Avocado Property

07538 298 911

clint@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



Powered by
aprift
Know any property instantly

Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,173 ft ² / 109 m ²
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:

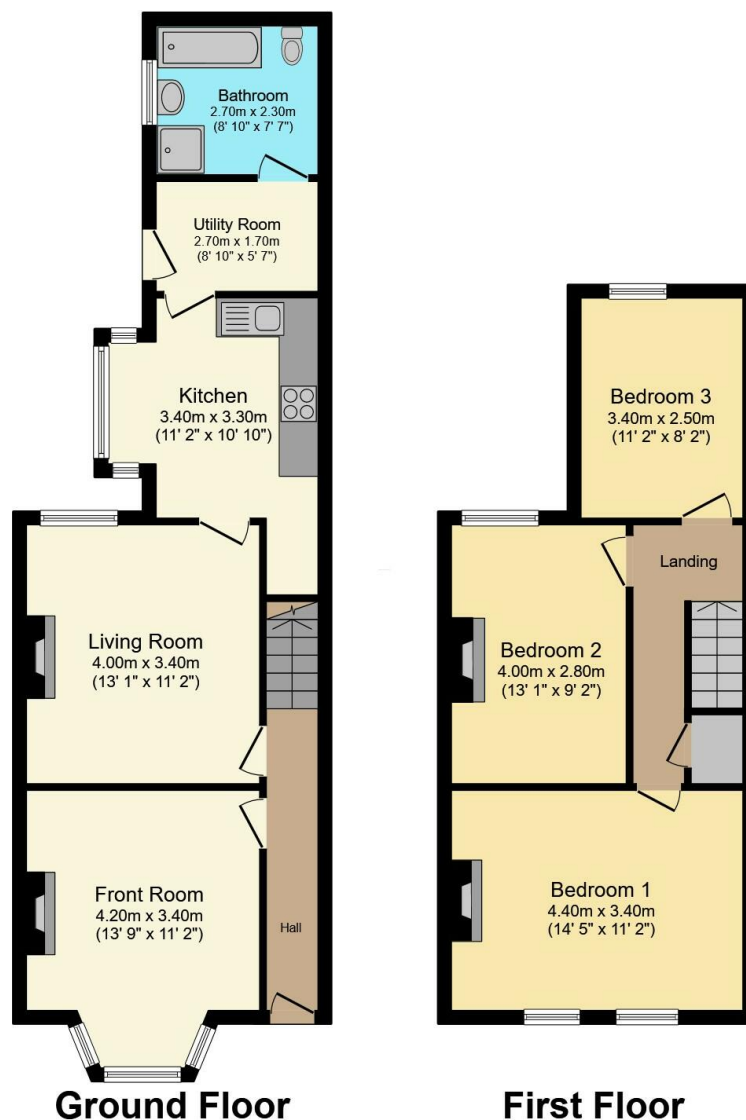
(based on calls indoors)



Satellite/Fibre TV Availability:



NORFOLK ROAD, ERDINGTON, BIRMINGHAM, B23

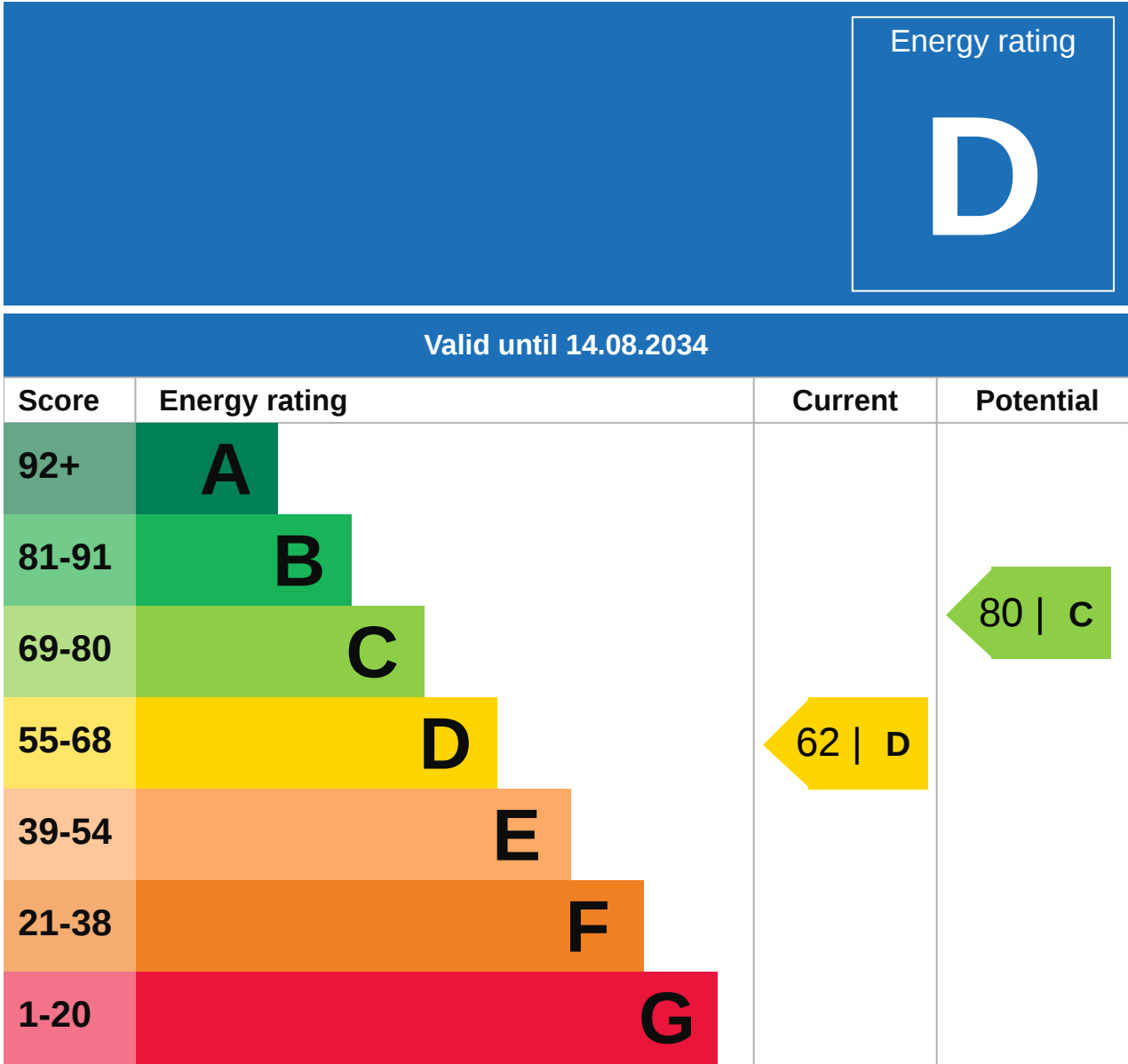


Total floor area 98.4 m² (1,059 sq.ft.) approx

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

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 12 mm loft insulation
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 93% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	109 m ²

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

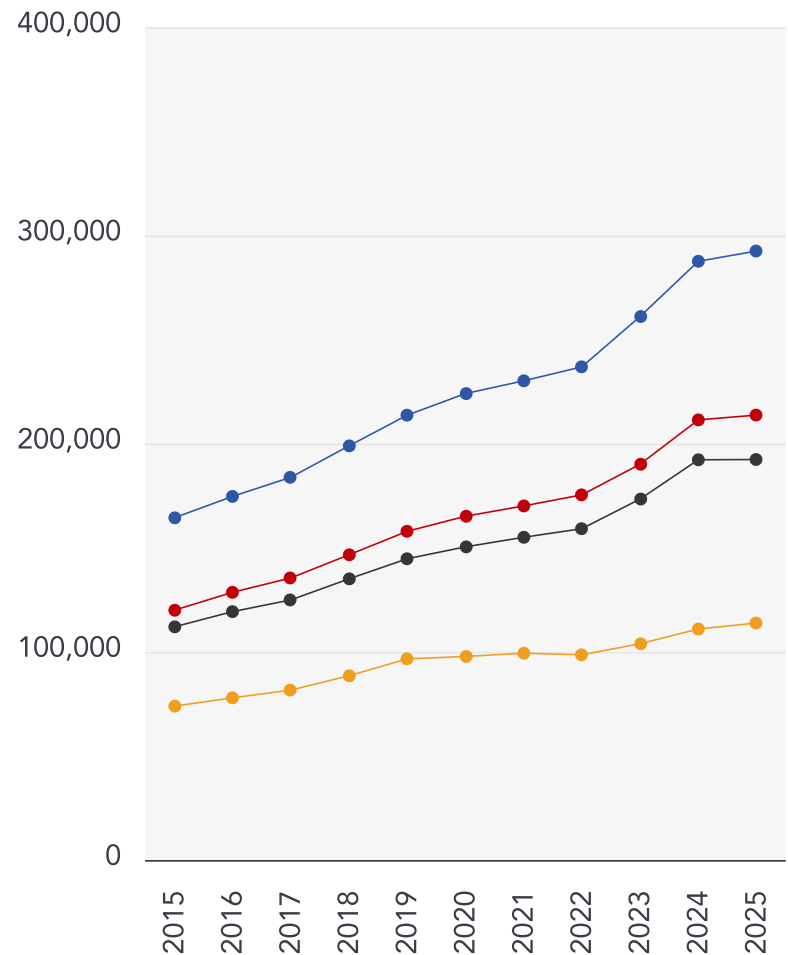
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

- ✗ 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.

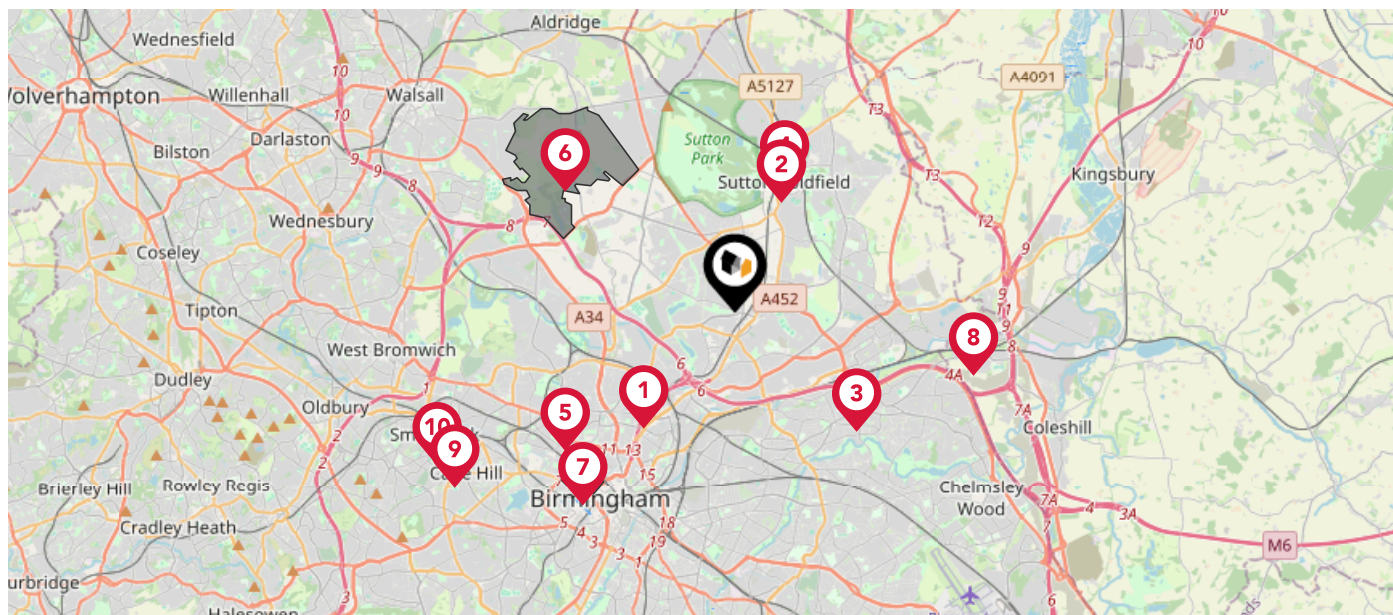
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Aston Hall and Church



High Street Sutton Coldfield



Conservation Area - Castle Bromwich



Anchorage Road



Lozells and Soho Hill



Great Barr



Jewellery Quarter



Water Orton



High Street and Crocketts Lane



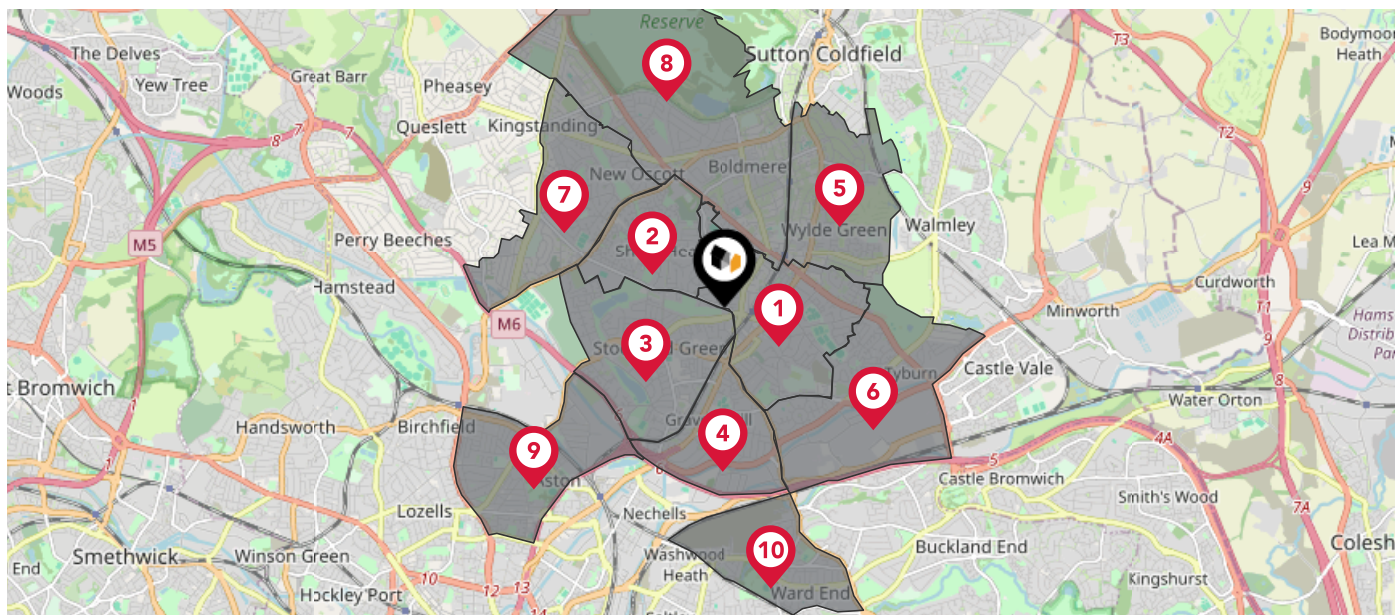
Smethwick Town Centre

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



Erdington Ward



Perry Common Ward



Stockland Green Ward



Gravelly Hill Ward



Sutton Wylde Green Ward



Pype Hayes Ward



Kingstanding Ward



Sutton Vesey Ward



Aston Ward



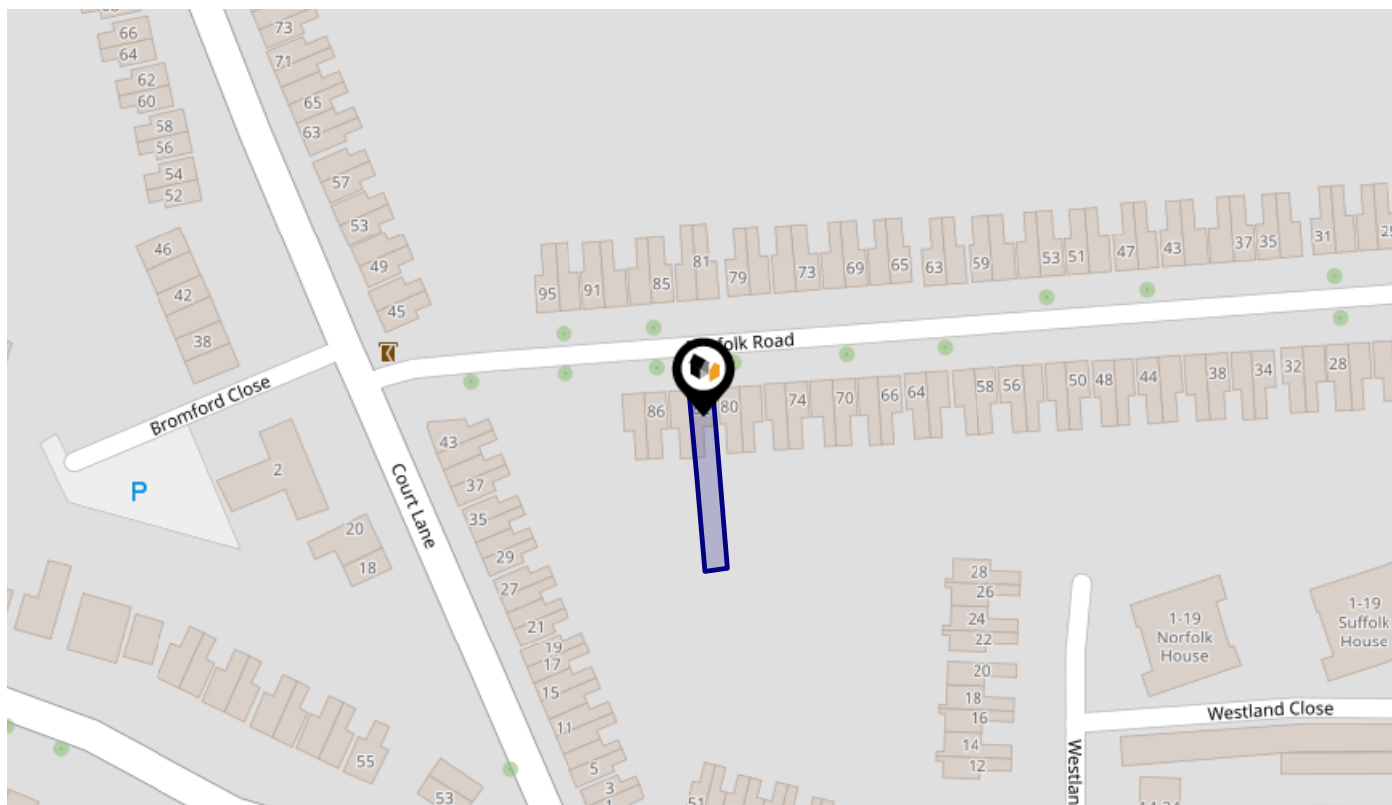
Ward End Ward

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:

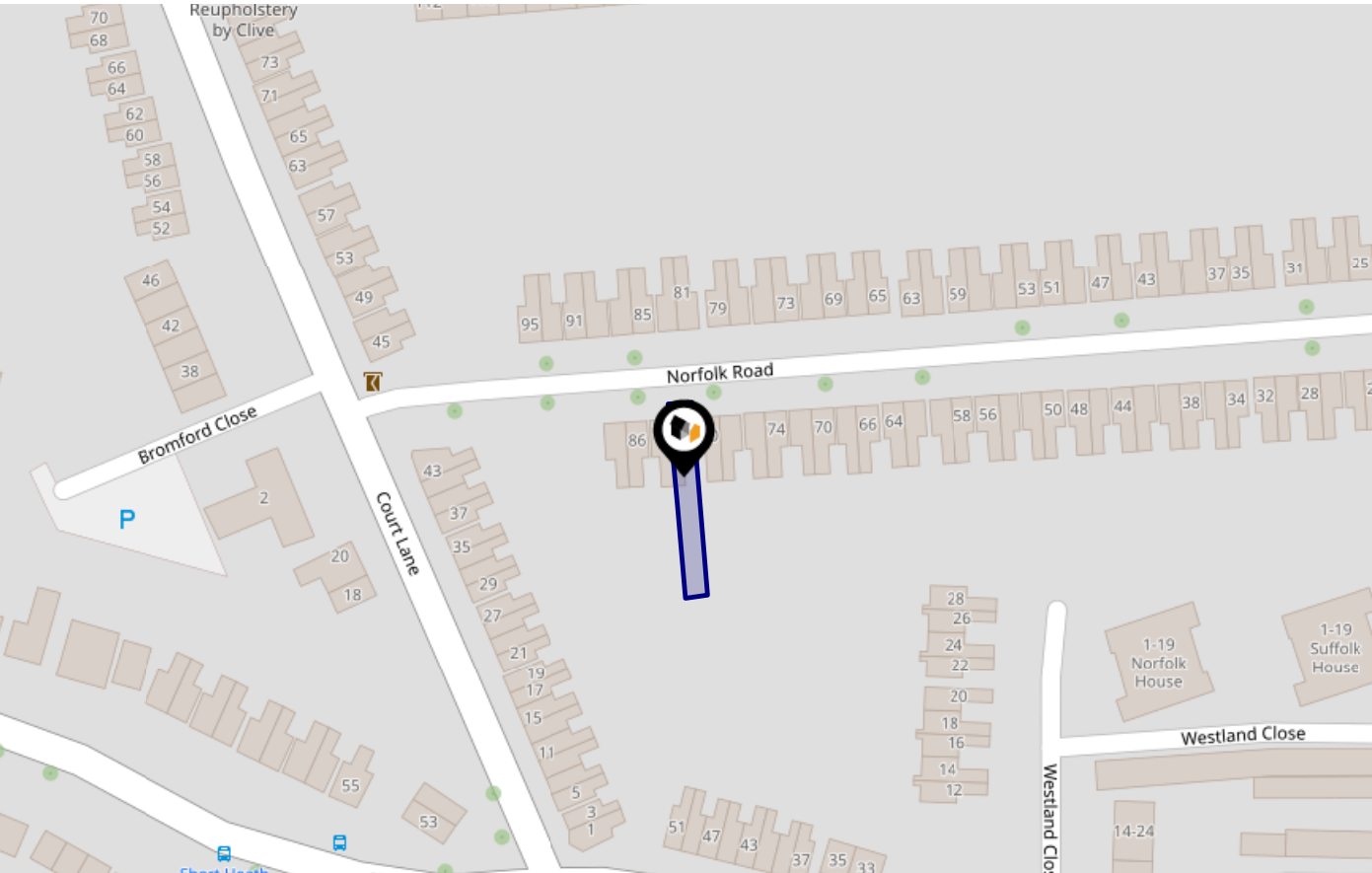
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

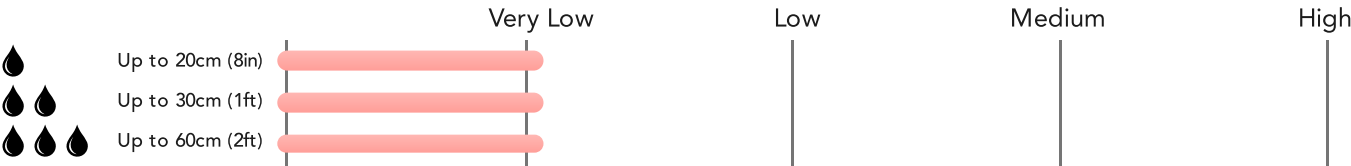


Risk Rating: Very low

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:

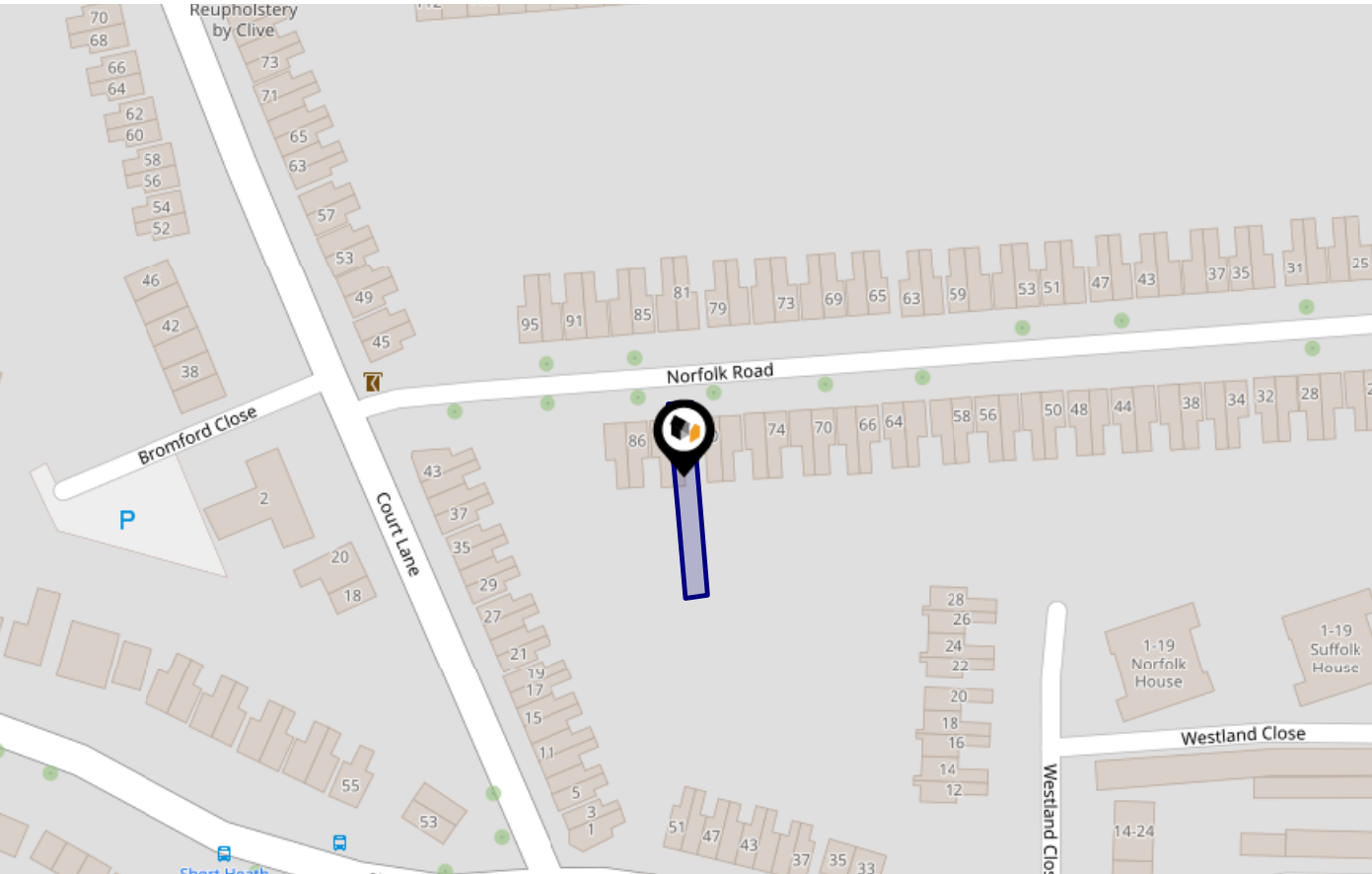


Flood Risk

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.

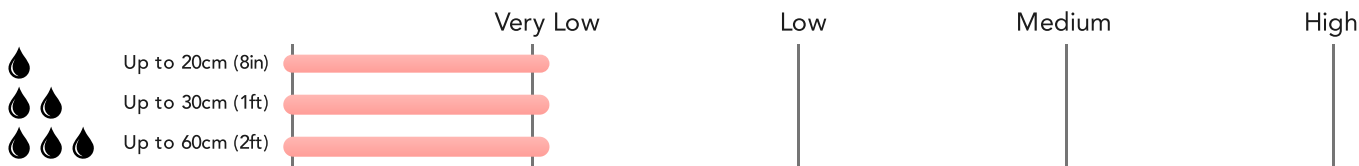


Risk Rating: Very low

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:

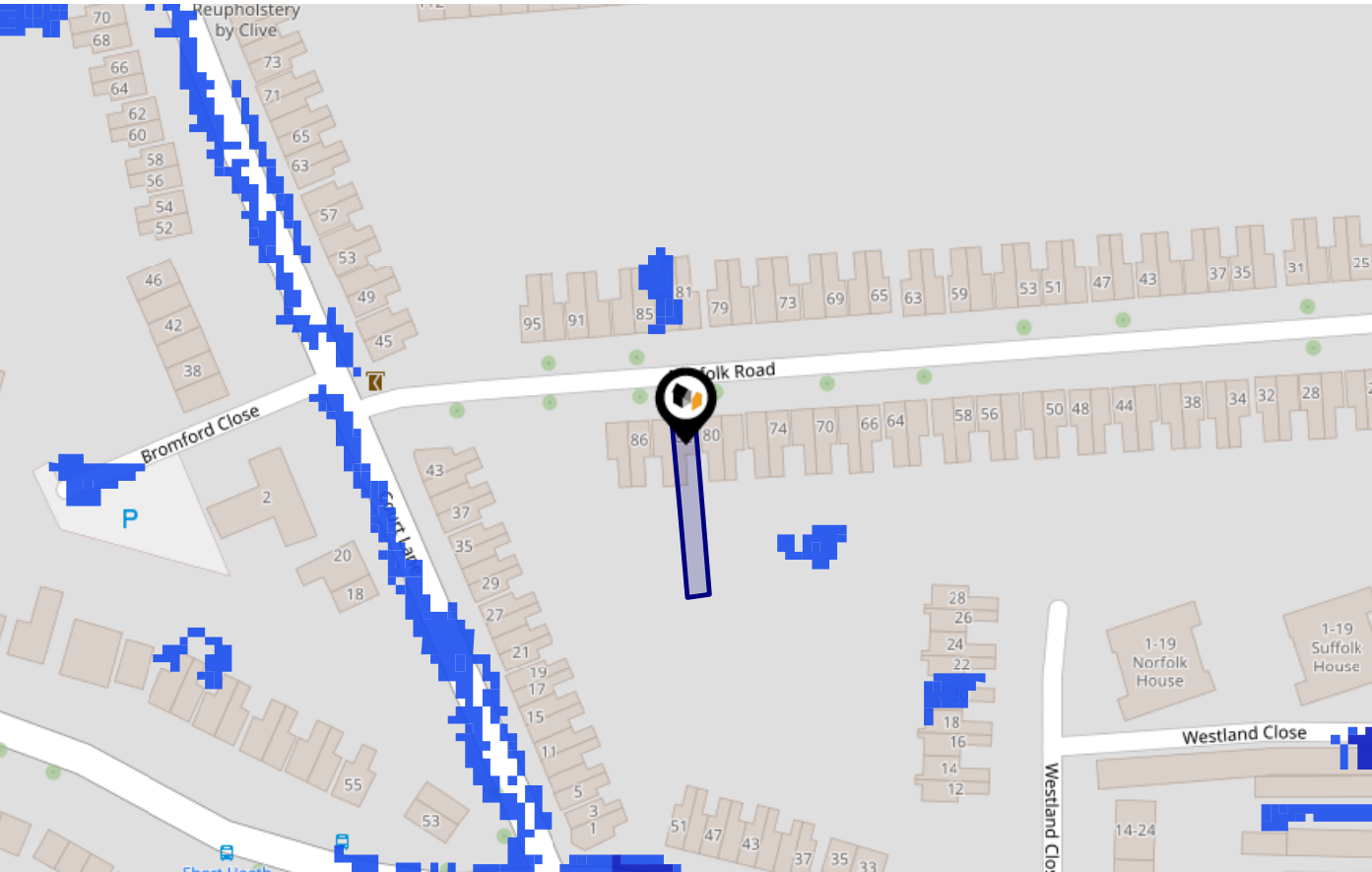


Flood Risk

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.

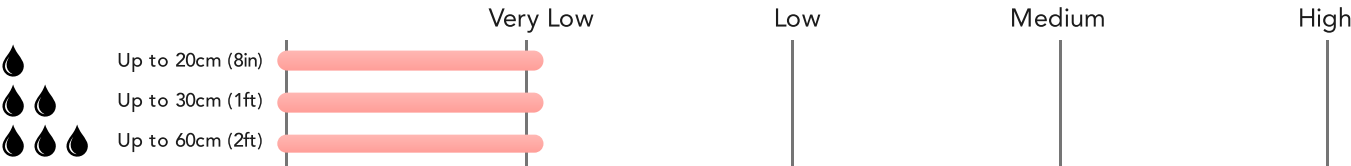


Risk Rating: Very low

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:

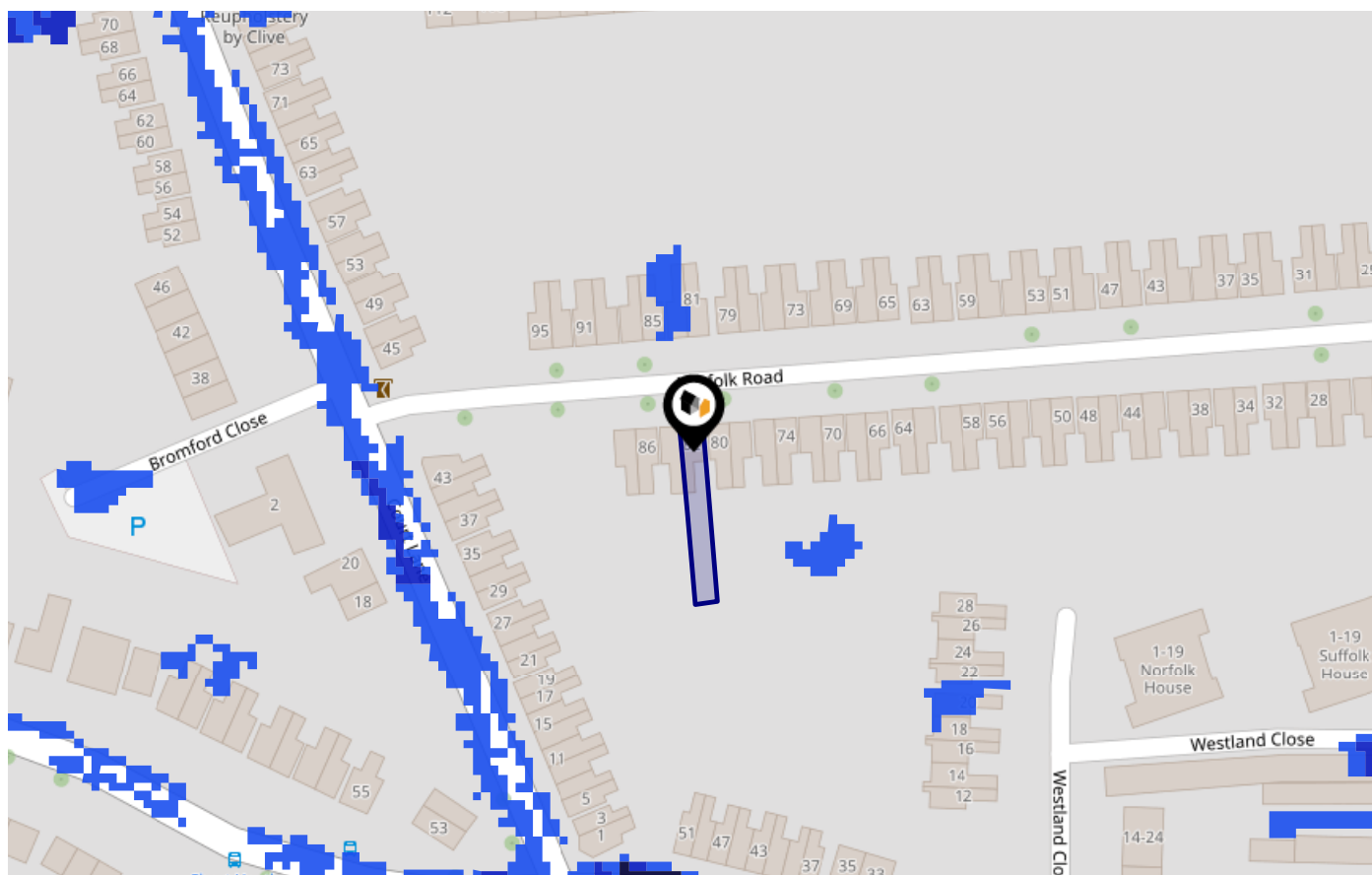


Flood Risk

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:

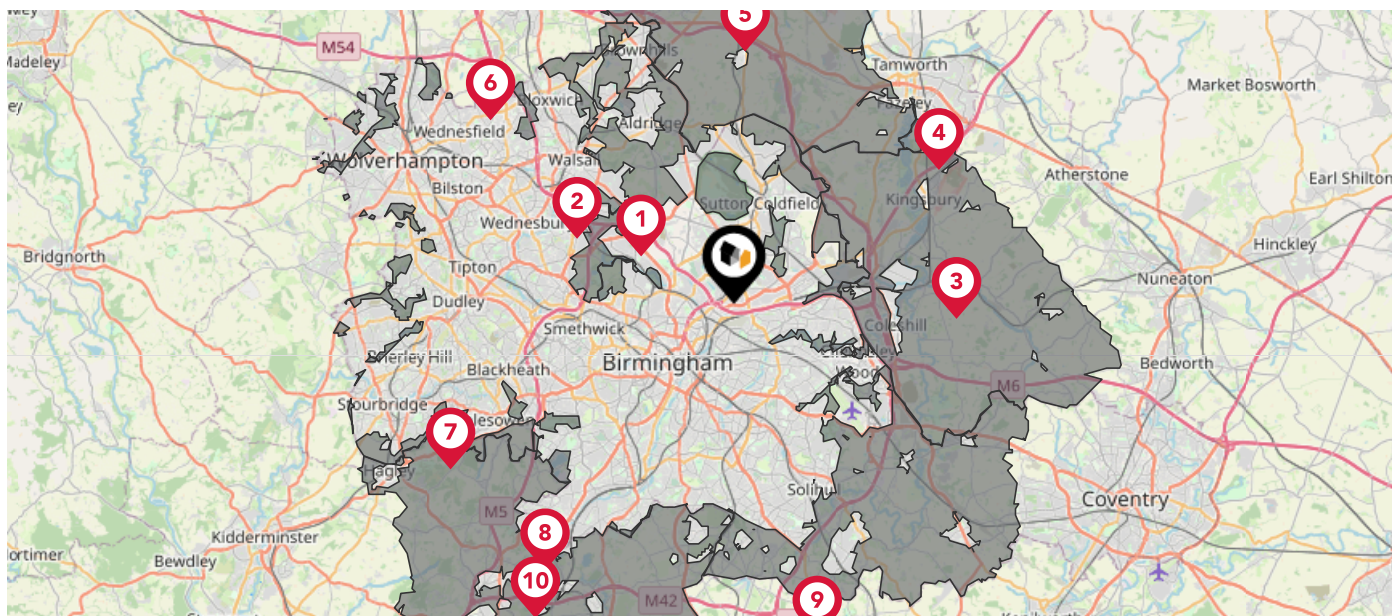


Maps

Green Belt



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



Nearby Green Belt Land

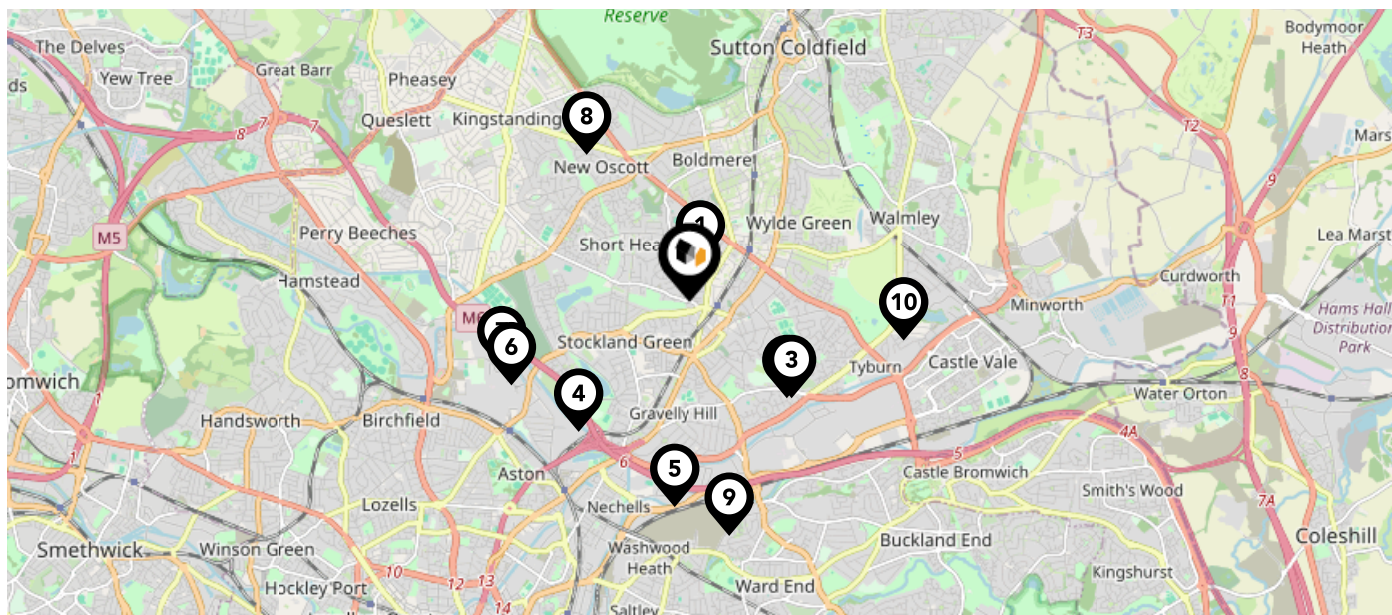
- 1 Birmingham Green Belt - Sandwell
- 2 Birmingham Green Belt - Walsall
- 3 Birmingham Green Belt - North Warwickshire
- 4 Birmingham Green Belt - Tamworth
- 5 Birmingham Green Belt - Lichfield
- 6 Birmingham Green Belt - Wolverhampton
- 7 Birmingham Green Belt - Dudley
- 8 Birmingham Green Belt - Birmingham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

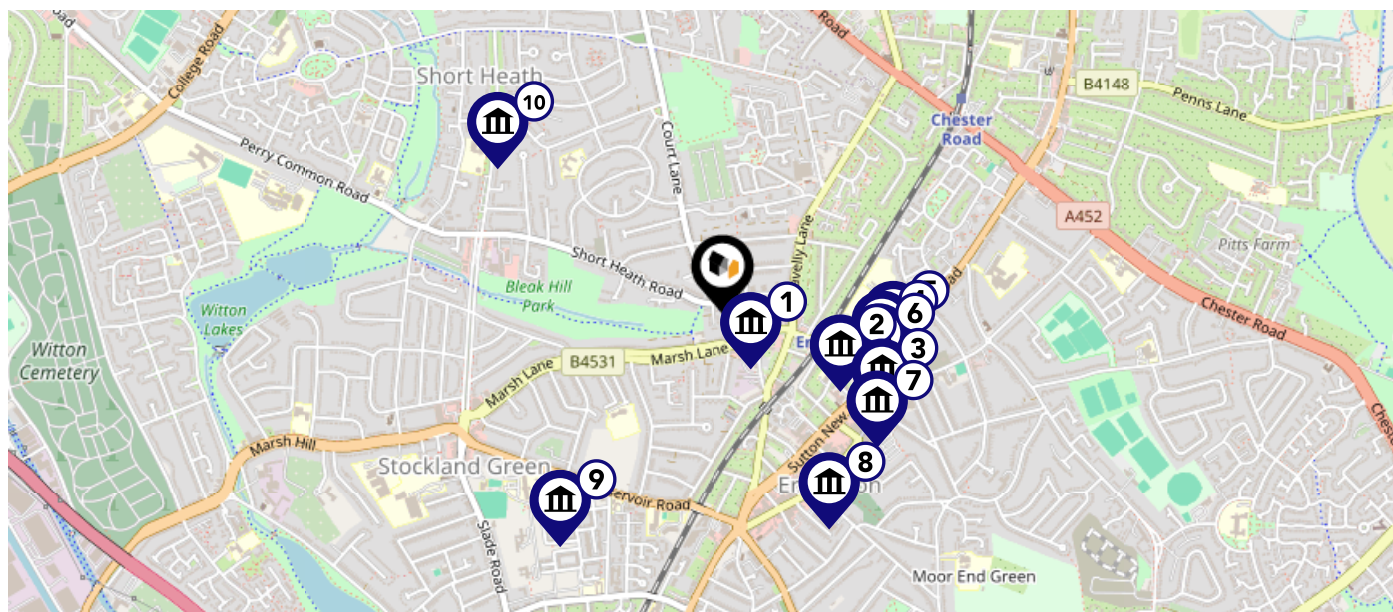
1	Goosemoor Lane - Kirkwood Avenue - Littlecote Drive Landfill Site-Goosemoor Lane, Erdington, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
2	Former Nocks Brickworks Landfill Site-Holly Lane, Erdington, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
3	Holly 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, Walsley, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>











Maps

Listed Buildings

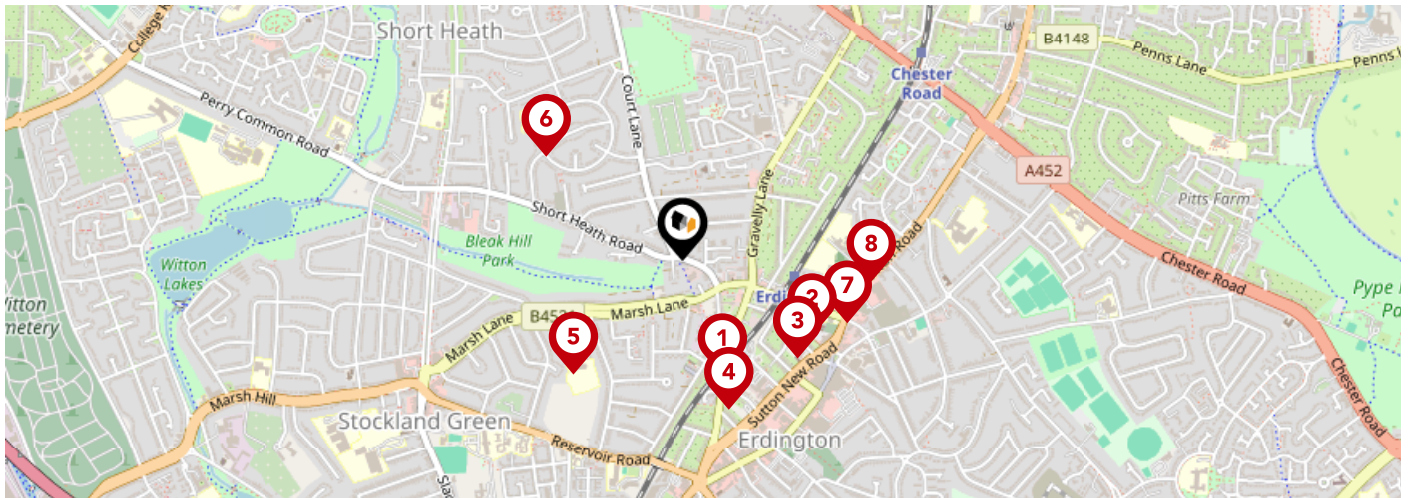


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



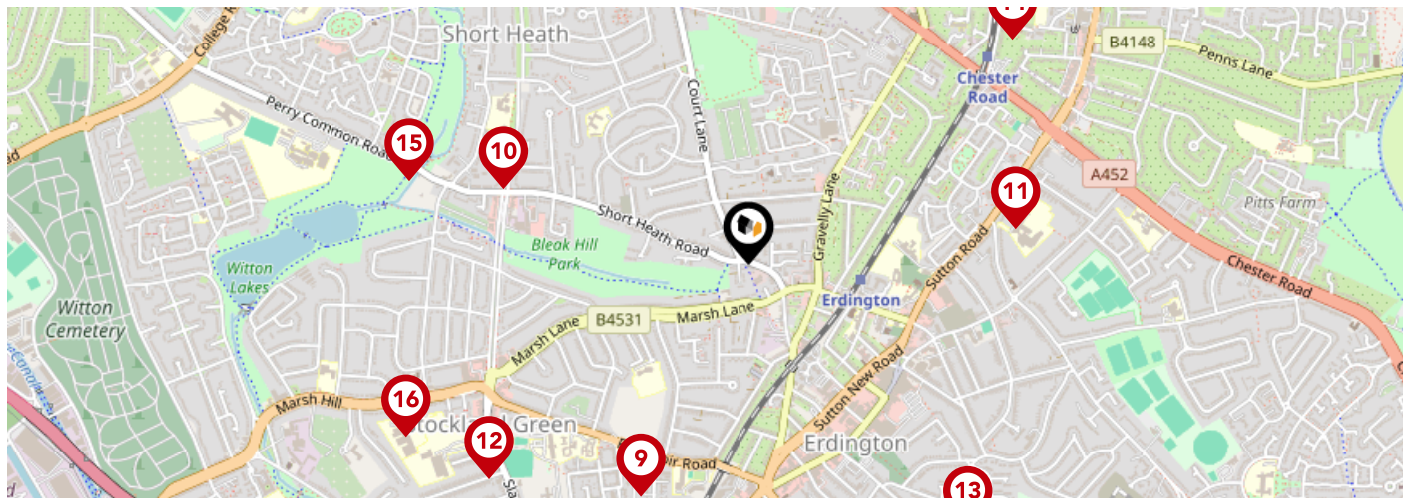
Listed Buildings in the local district	Grade	Distance
 1450468 - Red Lion, Erdington	Grade II	0.1 miles
 1076164 - 23 And 25, Station Road B23	Grade II	0.3 miles
 1212344 - 24 And 26, High Street B23	Grade II	0.4 miles
 1076125 - Roman Catholic Church Of St Thomas And St Edmund With Lych Gate And Walls To Its South-east	Grade II	0.4 miles
 1076126 - Abbey Hall	Grade II	0.4 miles
 1343155 - Erdington Abbey	Grade II	0.4 miles
 1405552 - Erdington Library	Grade II	0.5 miles
 1076299 - Parish Church Of St Barnabas	Grade II	0.5 miles
 1075599 - The Leisure Centre (erdington Cottage Homes)	Grade II	0.6 miles
 1276193 - Farm Labourer's Cottage	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	New Horizon Academy Ofsted Rating: Not Rated Pupils:0 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Osborne Nursery School Ofsted Rating: Good Pupils: 133 Distance:0.34	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Osborne Primary School Ofsted Rating: Good Pupils: 412 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Imedia School Ofsted Rating: Outstanding Pupils: 17 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Featherstone Primary School Ofsted Rating: Good Pupils: 416 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Court Farm Primary School Ofsted Rating: Good Pupils: 237 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highclare School Ofsted Rating: Not Rated Pupils: 524 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Abbey Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

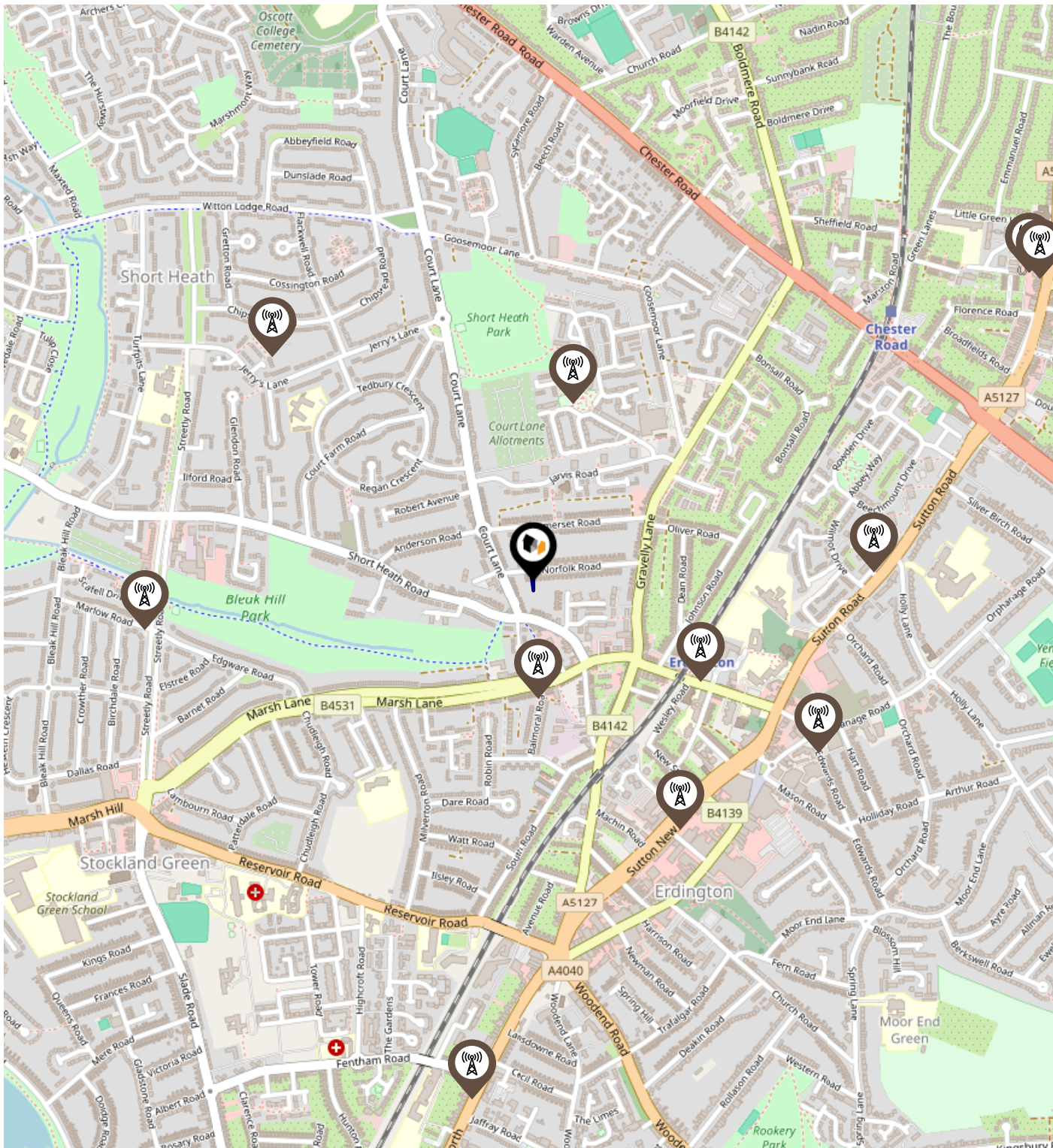
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Featherstone Nursery School Ofsted Rating: Good Pupils: 115 Distance:0.58	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Oasis Academy Short Heath Ofsted Rating: Good Pupils: 456 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Edmund Campion Catholic School Ofsted Rating: Good Pupils: 1133 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Stockland Green School Ofsted Rating: Good Pupils: 745 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Saint Barnabas Church of England Primary School Ofsted Rating: Good Pupils: 456 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Wylde Green Primary School Ofsted Rating: Good Pupils: 420 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Margaret Mary RC Junior and Infant School Ofsted Rating: Good Pupils: 365 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Pines Special School Ofsted Rating: Good Pupils: 280 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

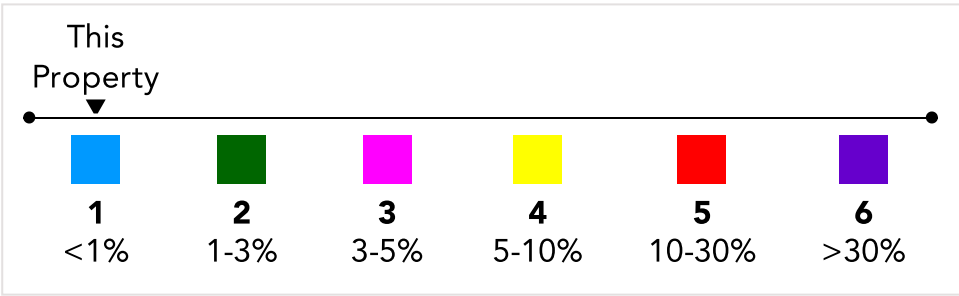
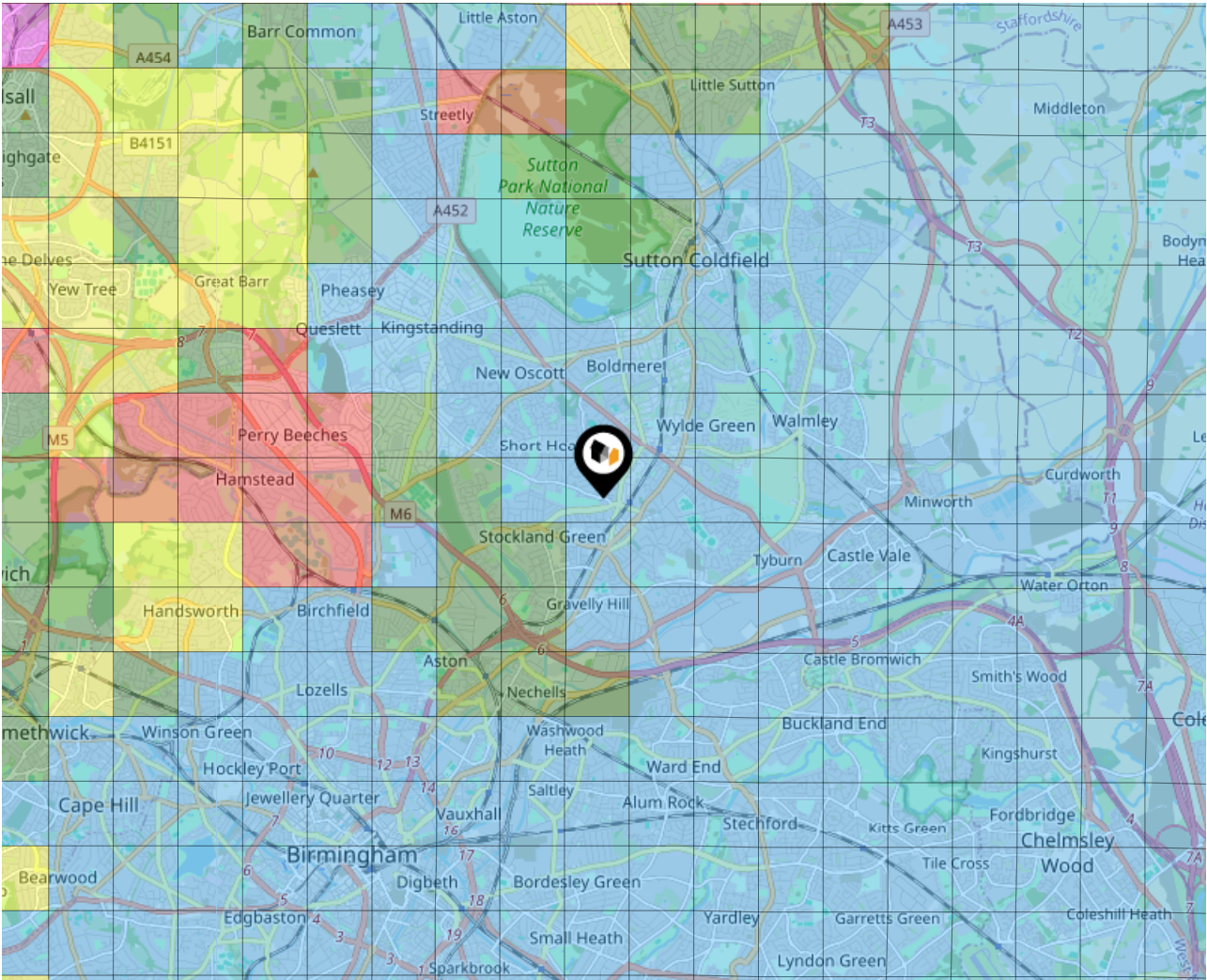
Environment

Radon Gas

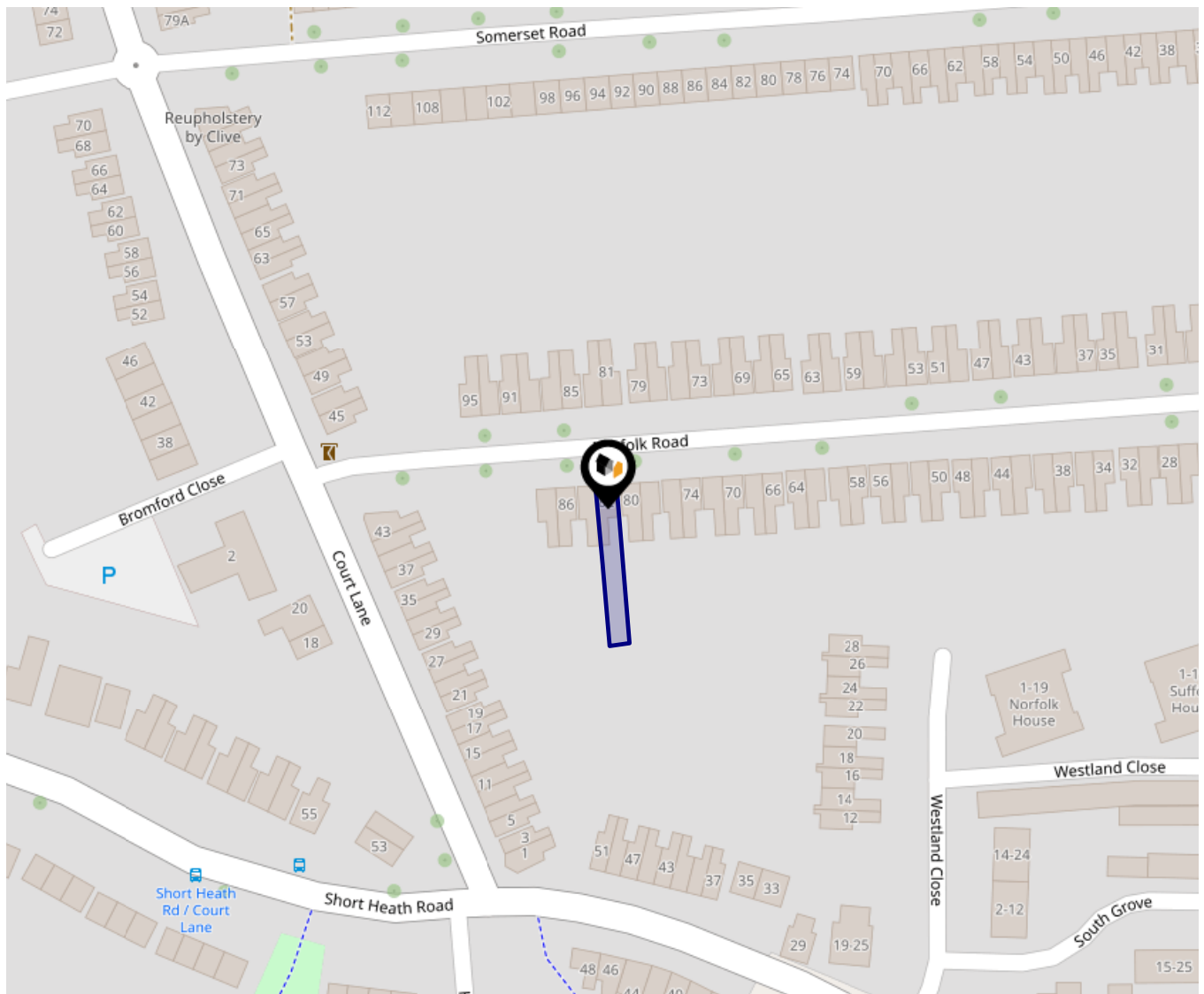


What is Radon?

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



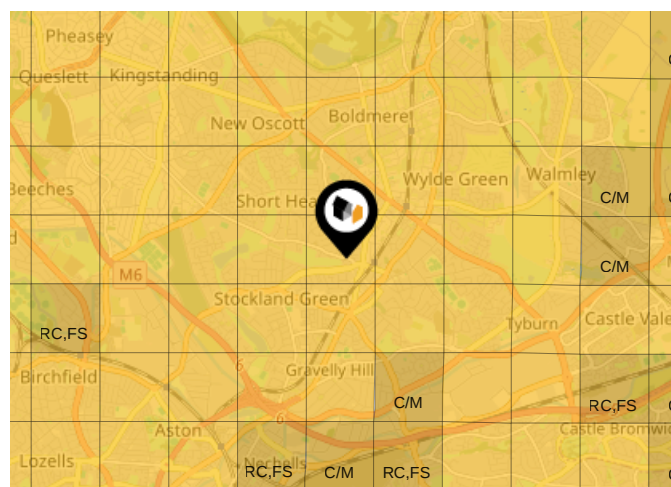
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

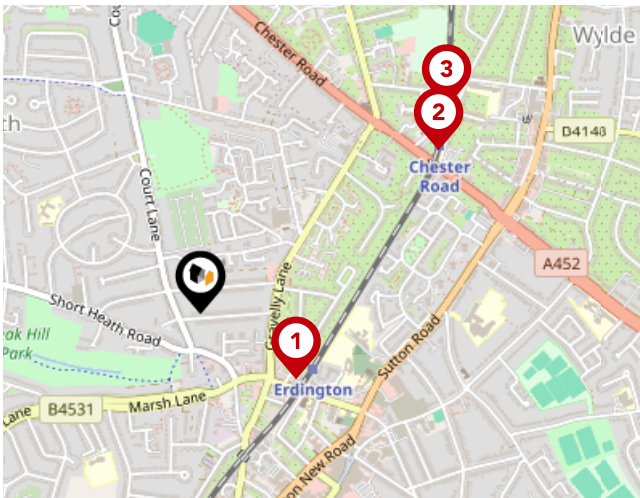


Primary Classifications (Most Common Clay Types)

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

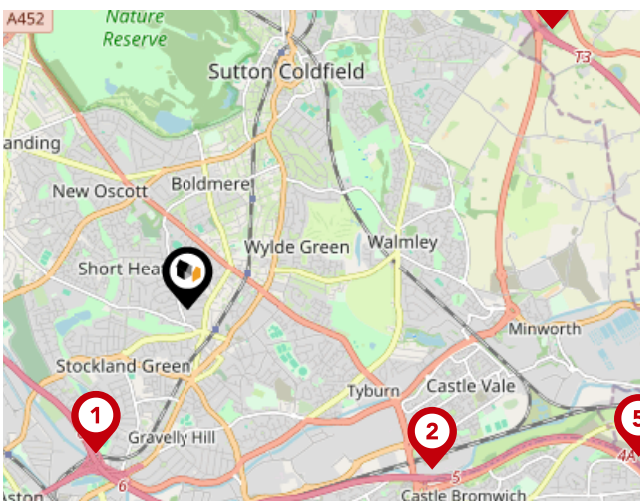
Area

Transport (National)



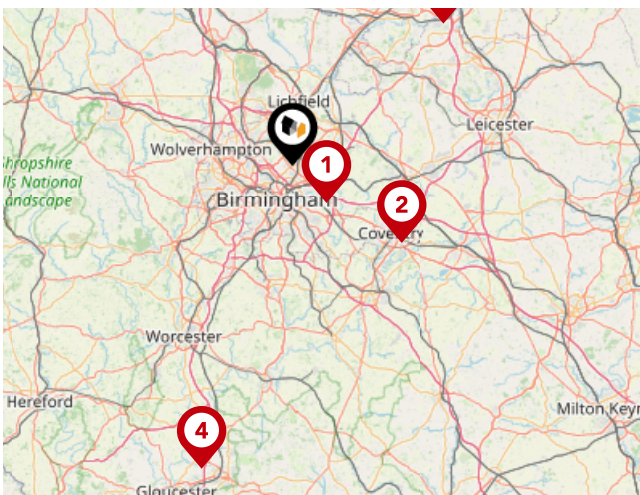
National Rail Stations

Pin	Name	Distance
1	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

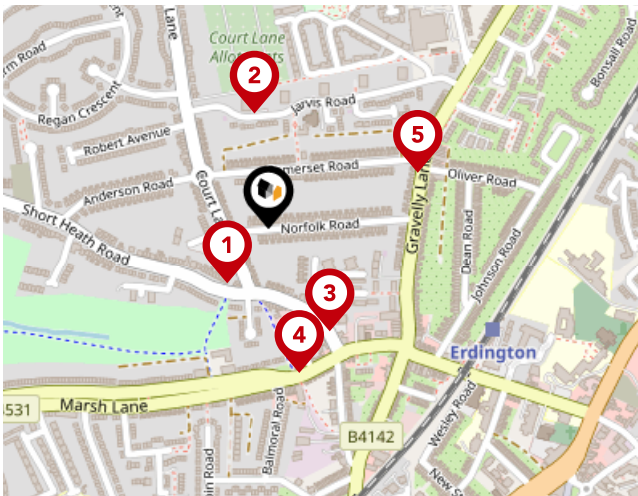


Airports/Helipads

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

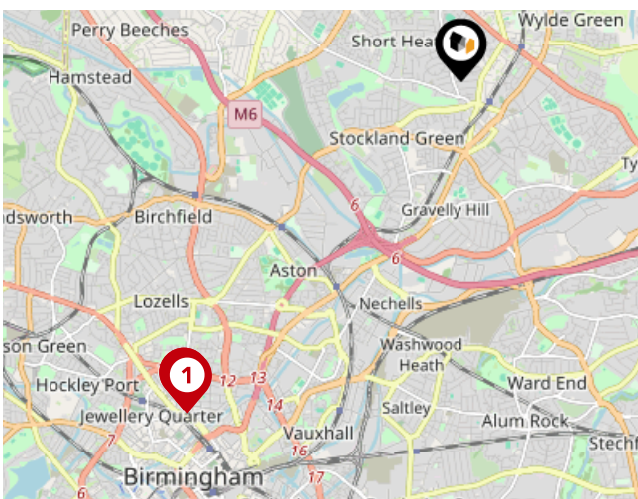
Area

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Avocado Property

07538 298 911

clint@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk

