

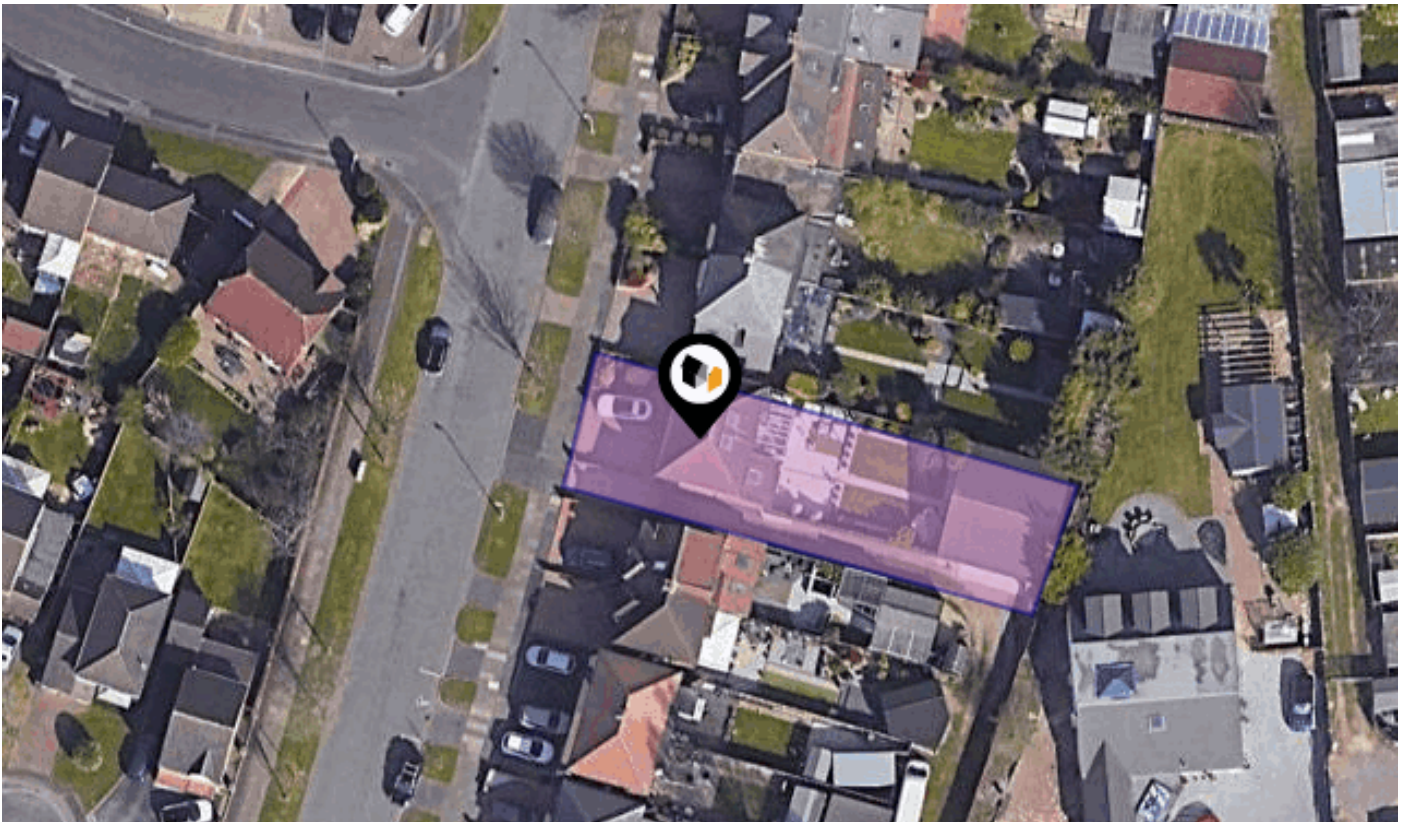


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12<sup>th</sup> June 2024



**WOODCOCK LANE NORTH, BIRMINGHAM, B27**

**Avocado Property**

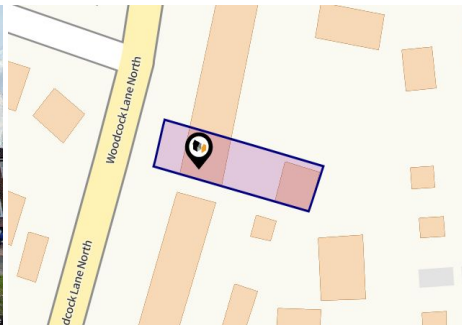
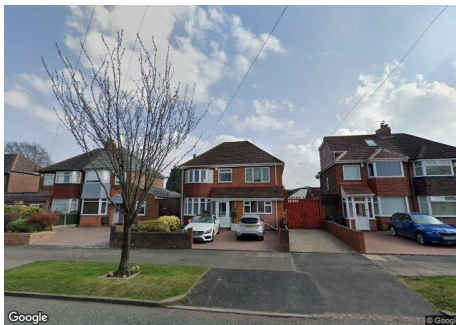
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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,603 ft <sup>2</sup> / 149 m <sup>2</sup>		
<b>Plot Area:</b>	0.12 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,859		
<b>Title Number:</b>	WM183000		

## Local Area

<b>Local Authority:</b>	Birmingham
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Woodcock Lane North, Birmingham, B27*

<b>Reference - 2014/02641/PA</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th April 2014
<b>Description:</b> Erection of detached garage to rear
<b>Reference - 2003/02232/PA</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th April 2003
<b>Description:</b> Erection of two storey side and single storey rear and forward extension
<b>Reference - 2002/05250/PA</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th October 2002
<b>Description:</b> Erection of two storey side extension

# Property EPC - Certificate



Woodcock Lane North, B27

Energy rating

# D

Valid until 08.08.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

# Property

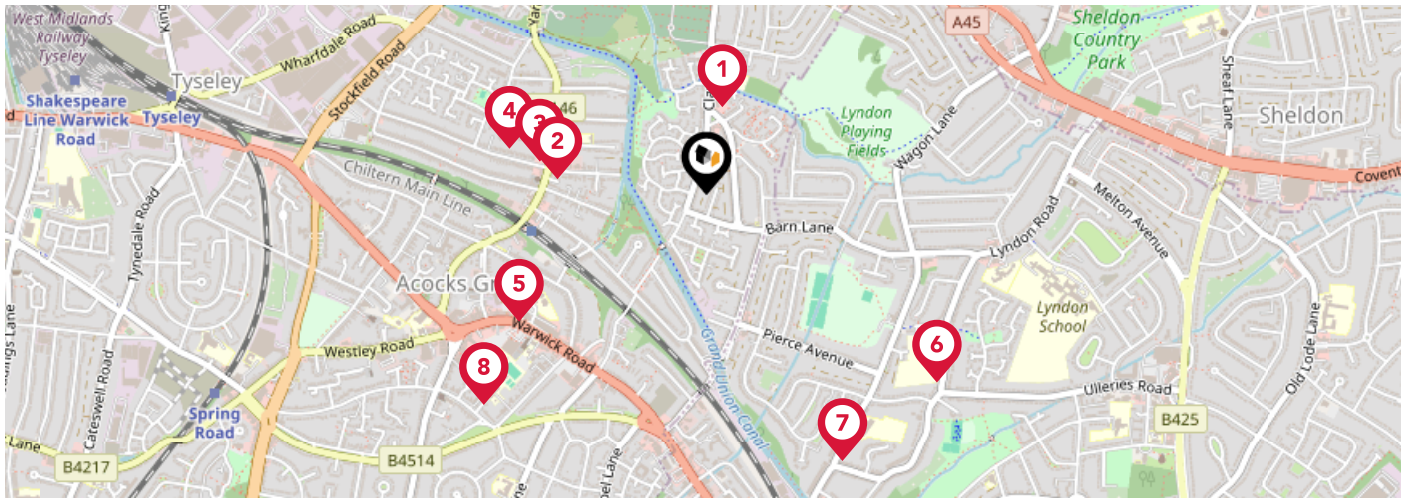
## EPC - Additional Data



### Additional EPC Data

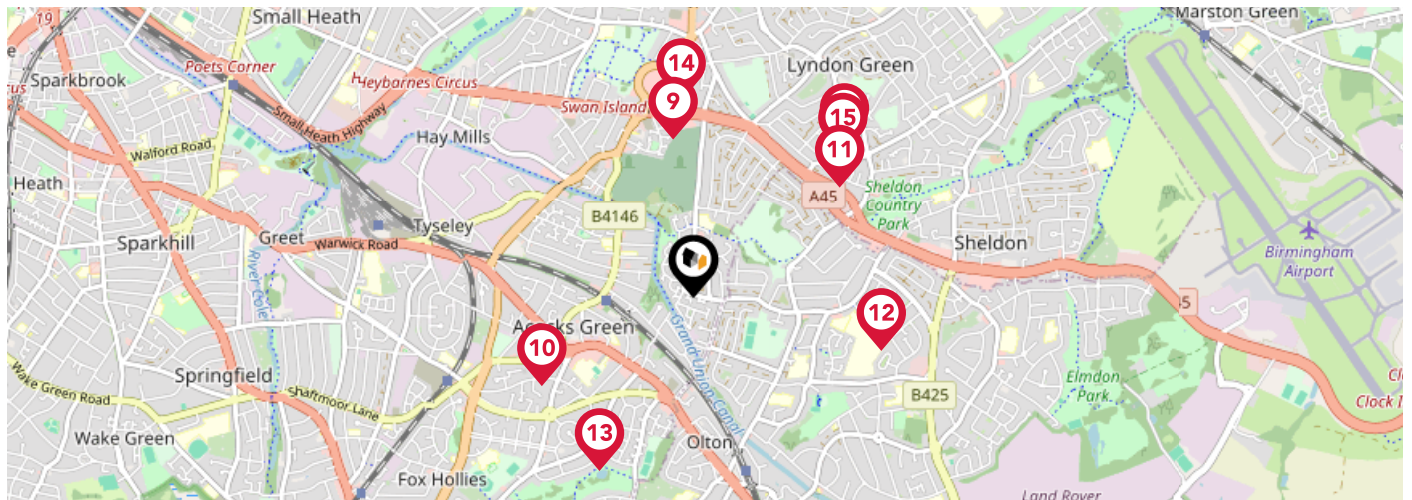
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 79% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	149 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Gilbertstone Primary School</b> Ofsted Rating: Good   Pupils: 443   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cottesbrooke Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 308   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kimichi School</b> Ofsted Rating: Good   Pupils: 32   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cedars Academy</b> Ofsted Rating: Good   Pupils: 356   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Holy Souls Catholic Primary School</b> Ofsted Rating: Inadequate   Pupils: 395   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Olton Primary School</b> Ofsted Rating: Good   Pupils: 615   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Margaret's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Archbishop Ilsley Catholic School</b> Ofsted Rating: Good   Pupils: 1195   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



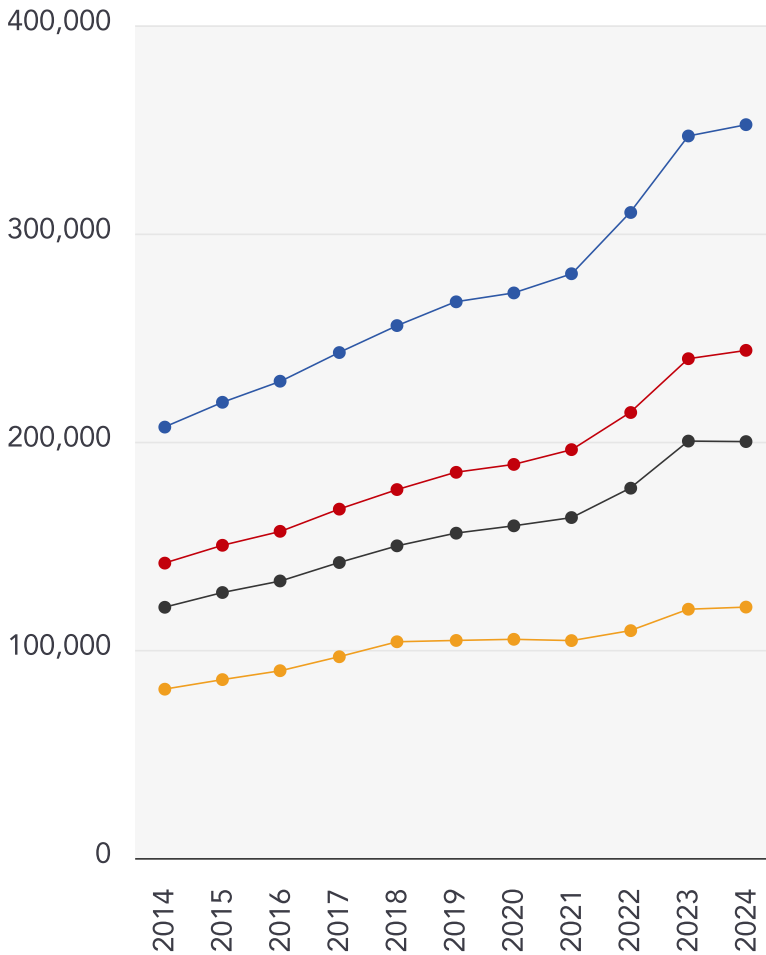
		Nursery	Primary	Secondary	College	Private
 <b>East Birmingham Network Academy</b> Ofsted Rating: Good   Pupils:0   Distance:0.72		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Acocks Green Primary School</b> Ofsted Rating: Outstanding   Pupils: 492   Distance:0.79		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Brays School</b> Ofsted Rating: Outstanding   Pupils: 262   Distance:0.83		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lyndon School</b> Ofsted Rating: Good   Pupils: 1119   Distance:0.88		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Oaklands Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.89		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Yardley Primary School</b> Ofsted Rating: Good   Pupils: 840   Distance:0.89		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lyndon Green Infant School</b> Ofsted Rating: Good   Pupils: 282   Distance:0.93		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Lyndon Green Junior School</b> Ofsted Rating: Requires Improvement   Pupils: 364   Distance:0.97		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in B27



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**



# Avocado Property

## About Us



### Avocado Property

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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.

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# Avocado Property

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