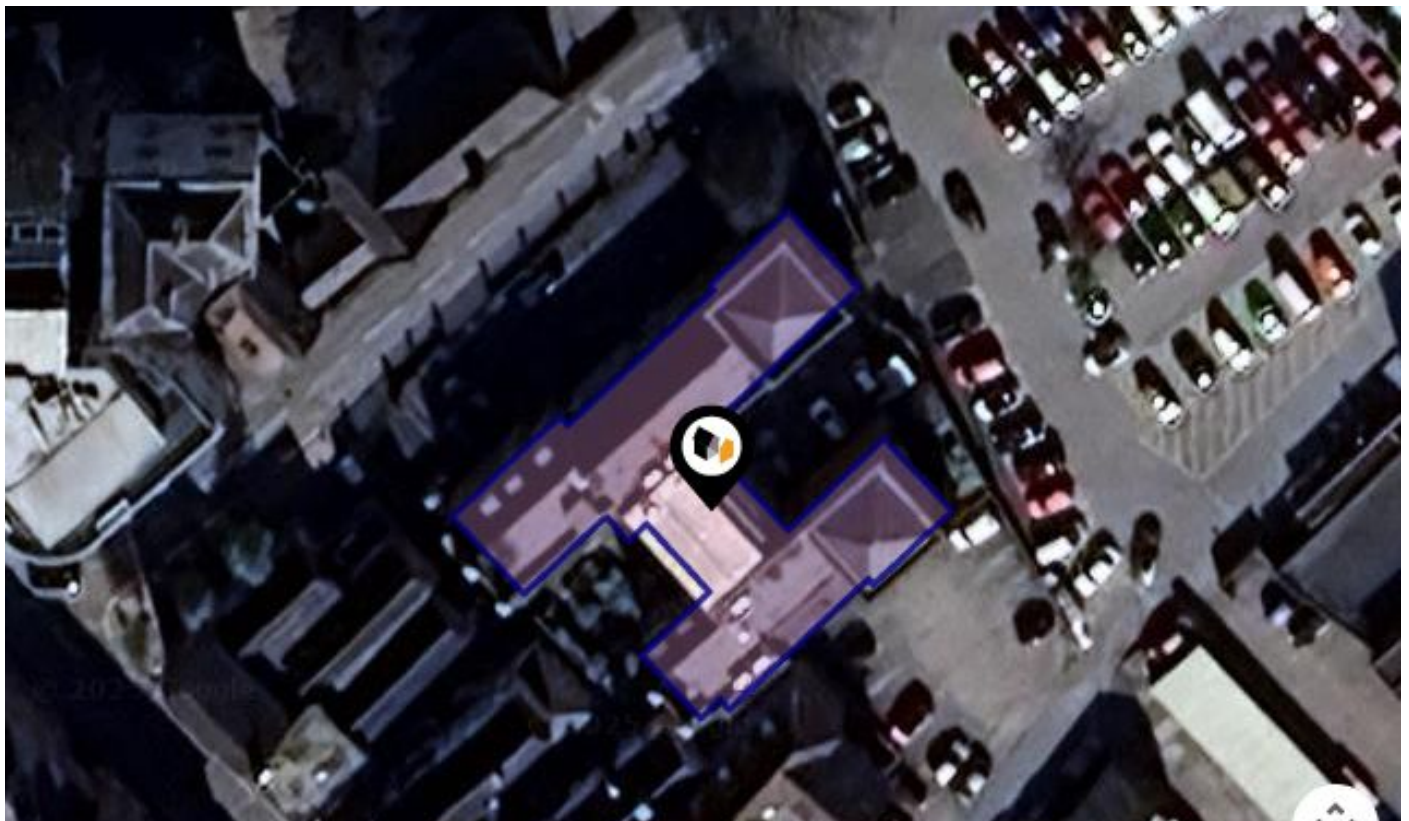![iad logo]

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th October 2025

BIRD STREET, LICHFIELD, WS13
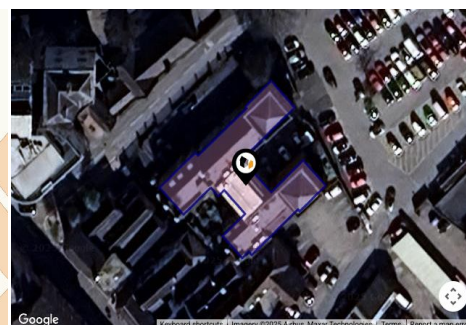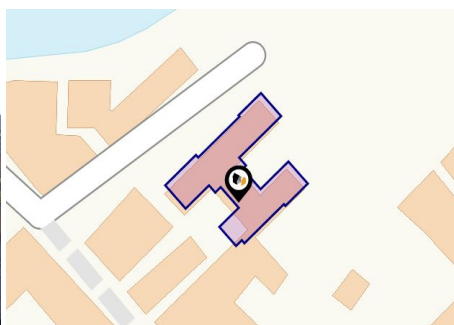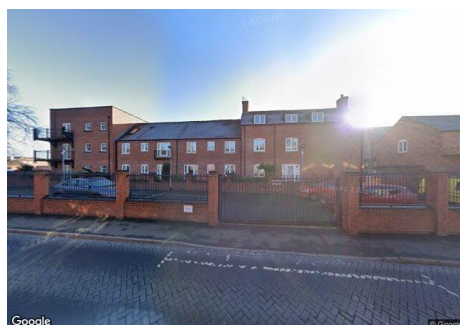
Asking Price : £180,000

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Property
Overview

Property

Type:	Flat / Maisonette	**Asking Price:**	£180,000
Bedrooms:	1	**Tenure:**	Leasehold
Floor Area:	484 ft^2 / 45 m^2	**Start Date:**	25/09/2008
Plot Area:	0.15 acres	**End Date:**	01/01/2133
Year Built :	2007-2011	**Lease Term:**	125 years from and including 1 January 2008
Title Number:	SF546372	**Term Remaining:**	107 years

Local Area

Local Authority:	Lichfield
Conservation Area:	Lichfield City
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	**190** mb/s	**-** mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

✔ BT ✔ sky ✘ Virgin media

Property
Multiple Title Plans

iad

Freehold Title Plan
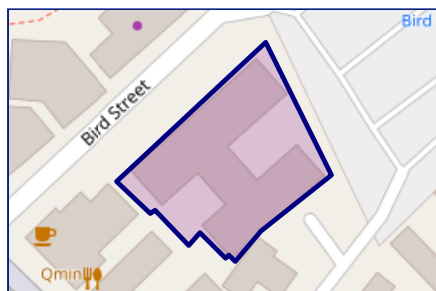
SF533599

Leasehold Title Plan
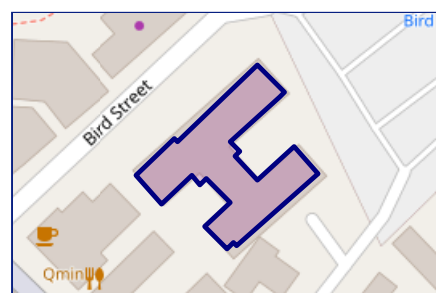
SF546372

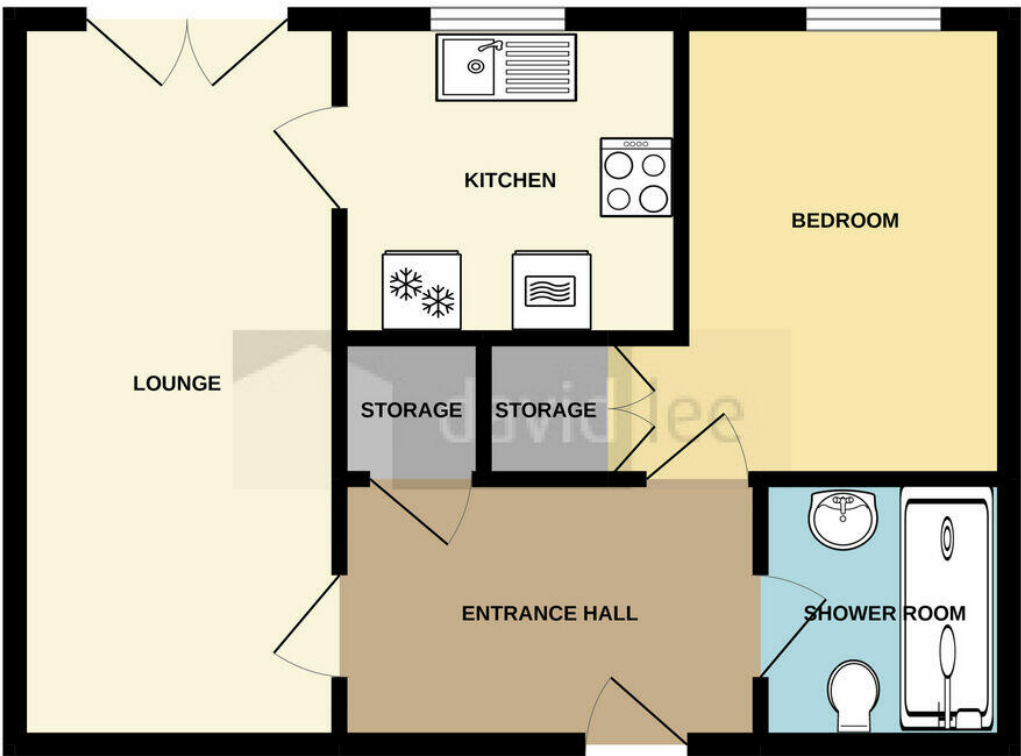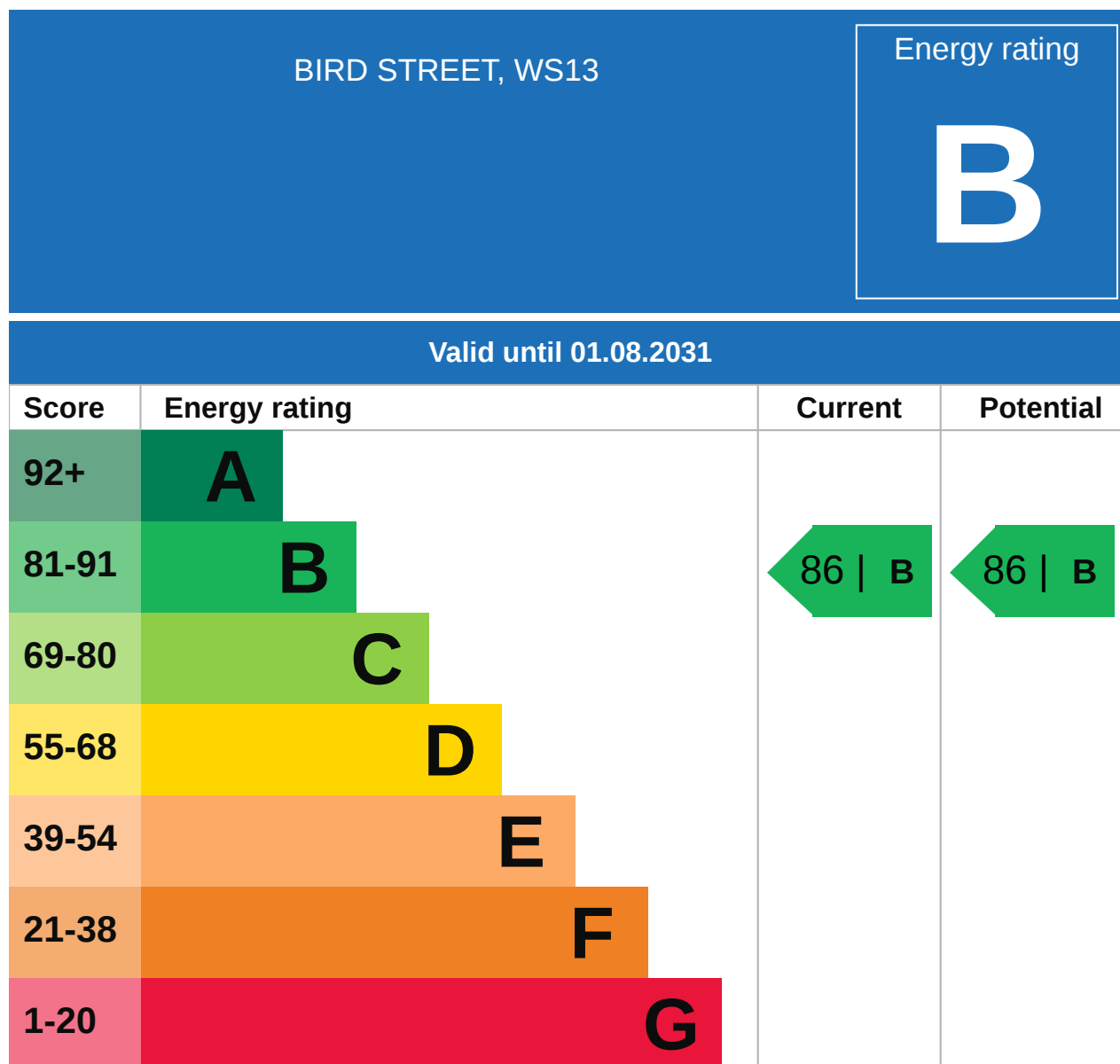|	
Start Date:	25/09/2008
End Date:	01/01/2133
Lease Term:	125 years from and including 1 January 2008
Term Remaining:	107 years
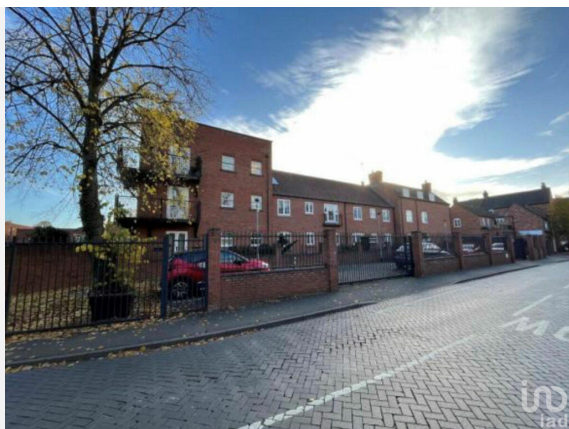
BIRD STREET, LICHFIELD, WS13

GROUND FLOOR

KITCHEN

BEDROOM

LOUNGE

STORAGE   STORAGE

ENTRANCE HALL

SHOWER ROOM

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Property
EPC - Certificate

BIRD STREET, WS13

Energy rating

B

Valid until 01.08.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 | B	86 | B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	45 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in WS13
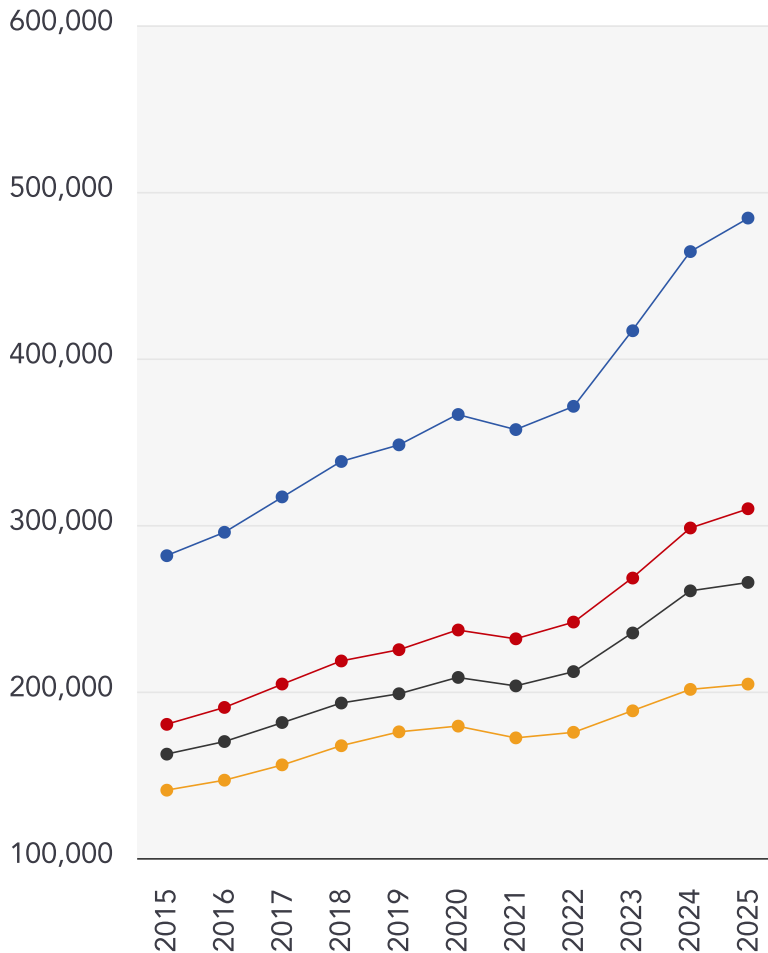
Detached

+72%

Semi-Detached

+71.82%

Terraced

+63.49%

Flat

+45.26%

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Maps
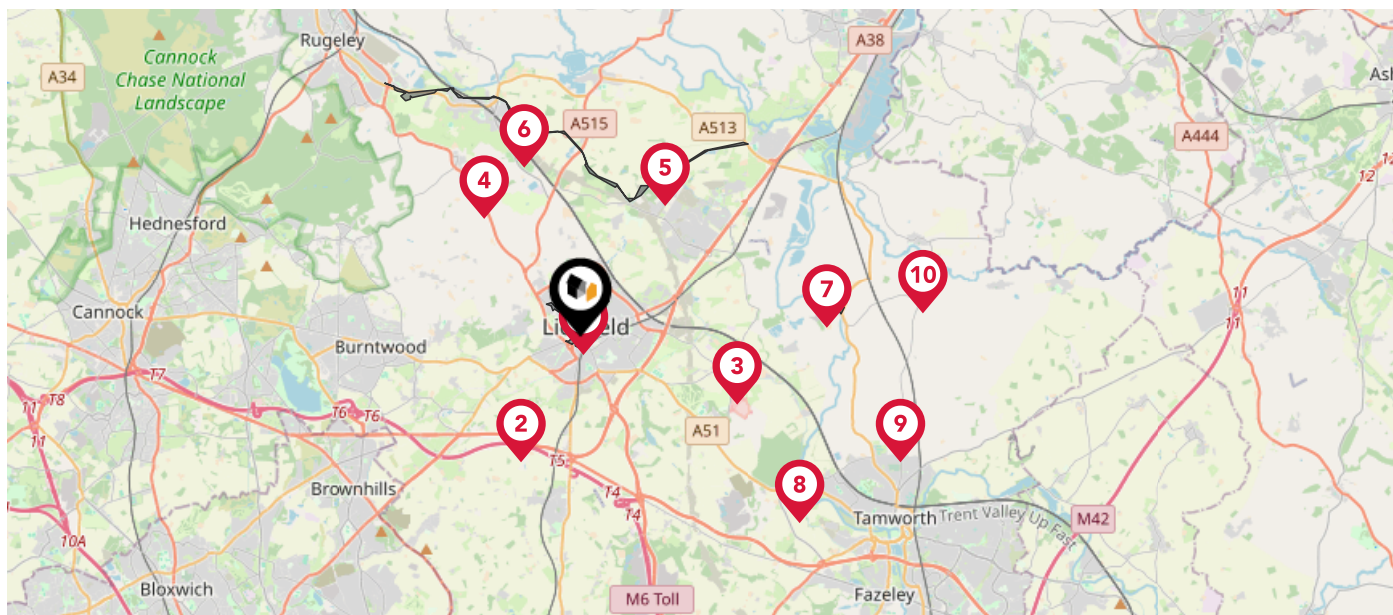## Coal Mining

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.
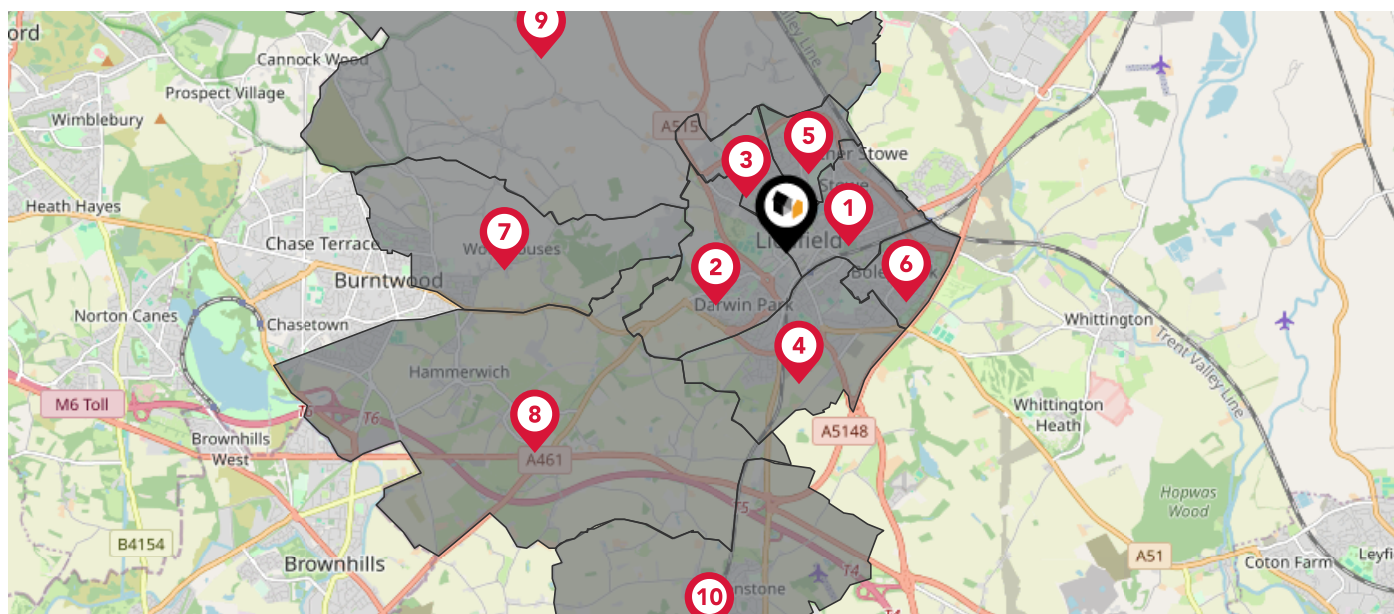
Maps
Conservation Areas

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	
1	Lichfield City
2	Wall
3	Whittington
4	Longdon Green
5	Fradley Junction
6	Trent and Mersey Canal
7	Elford
8	Hopwas
9	Wigginton
10	Harlaston

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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	Stowe Ward
2	Leomansley Ward
3	Chadsmead Ward
4	St. John's Ward
5	Curborough Ward
6	Boley Park Ward
7	Highfield Ward
8	Hammerwich with Wall Ward
9	Longdon Ward
10	Shenstone Ward

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Maps
Rail Noise

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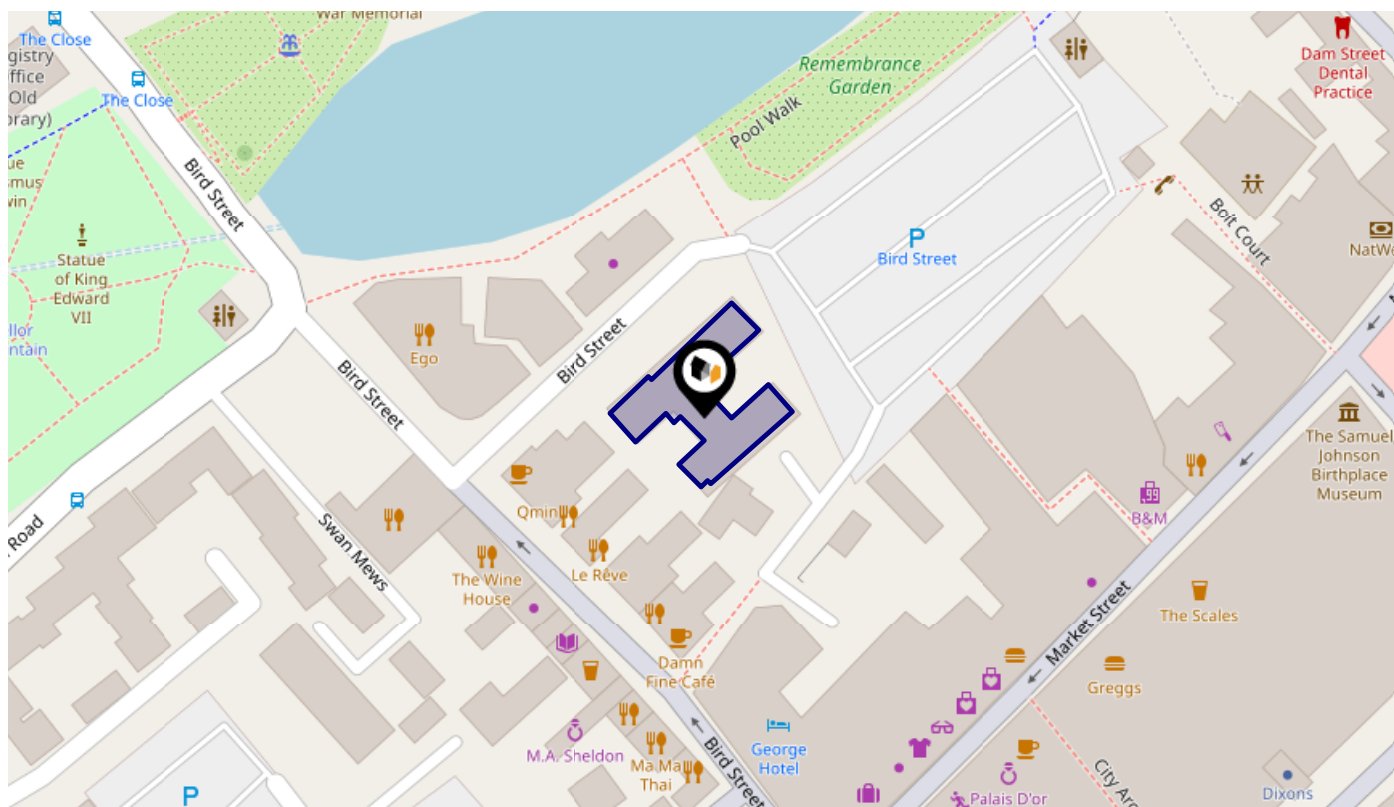
Rail Noise Data

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.

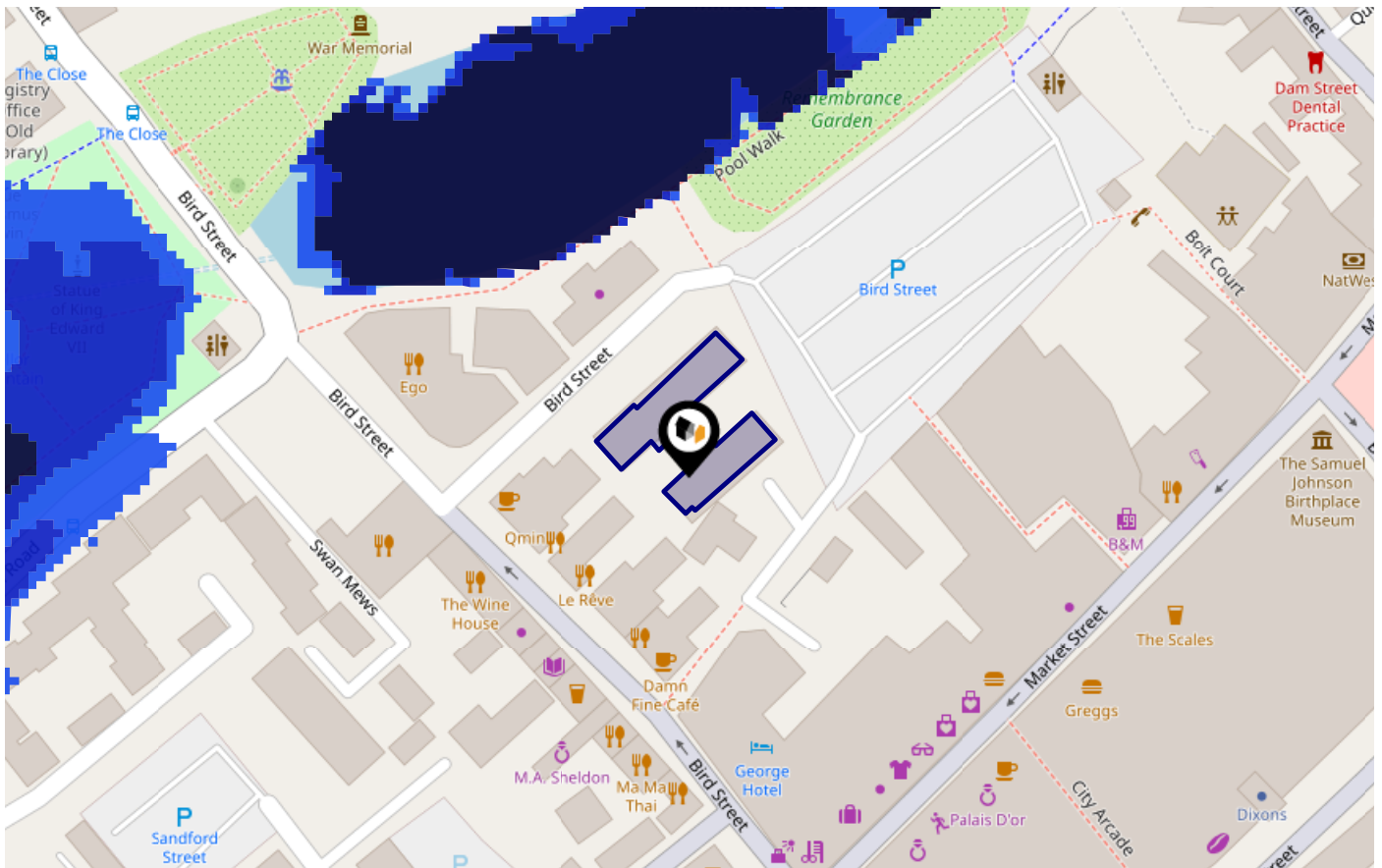Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	🟦

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Flood Risk
Rivers & Seas - Flood Risk

iad

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Rivers & Seas - Climate Change

iad

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.
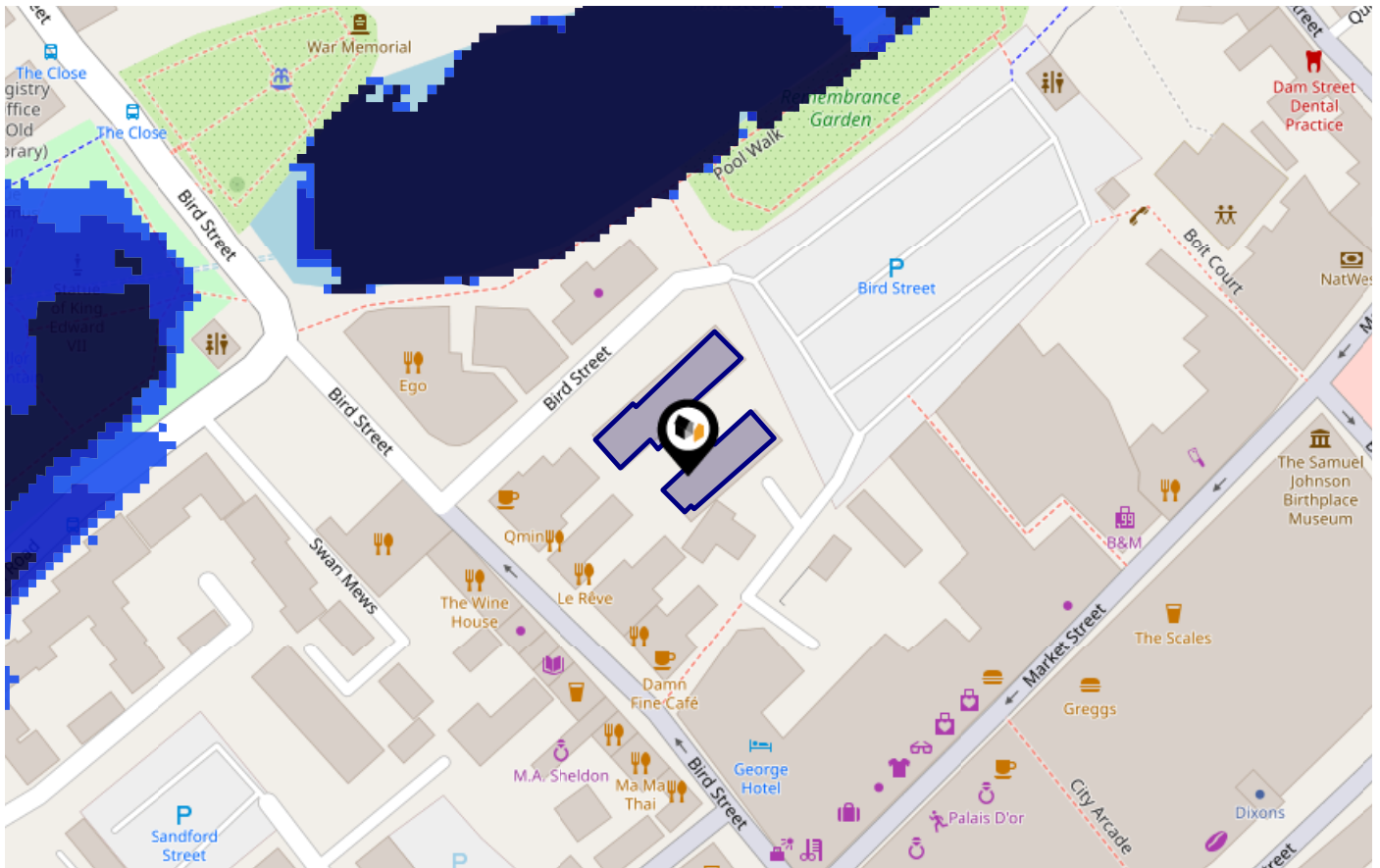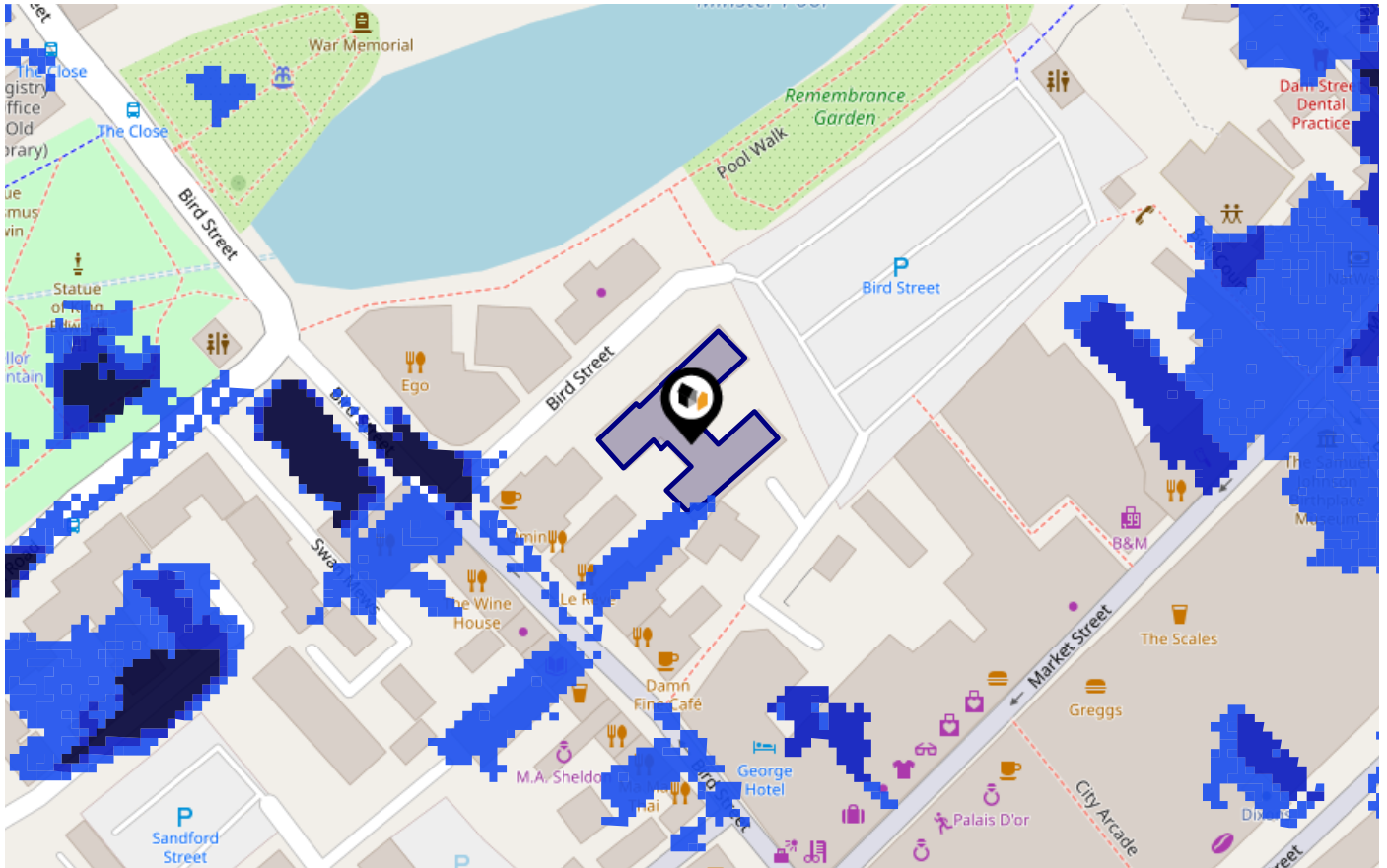
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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Flood Risk
Surface Water - Flood Risk

iad

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.
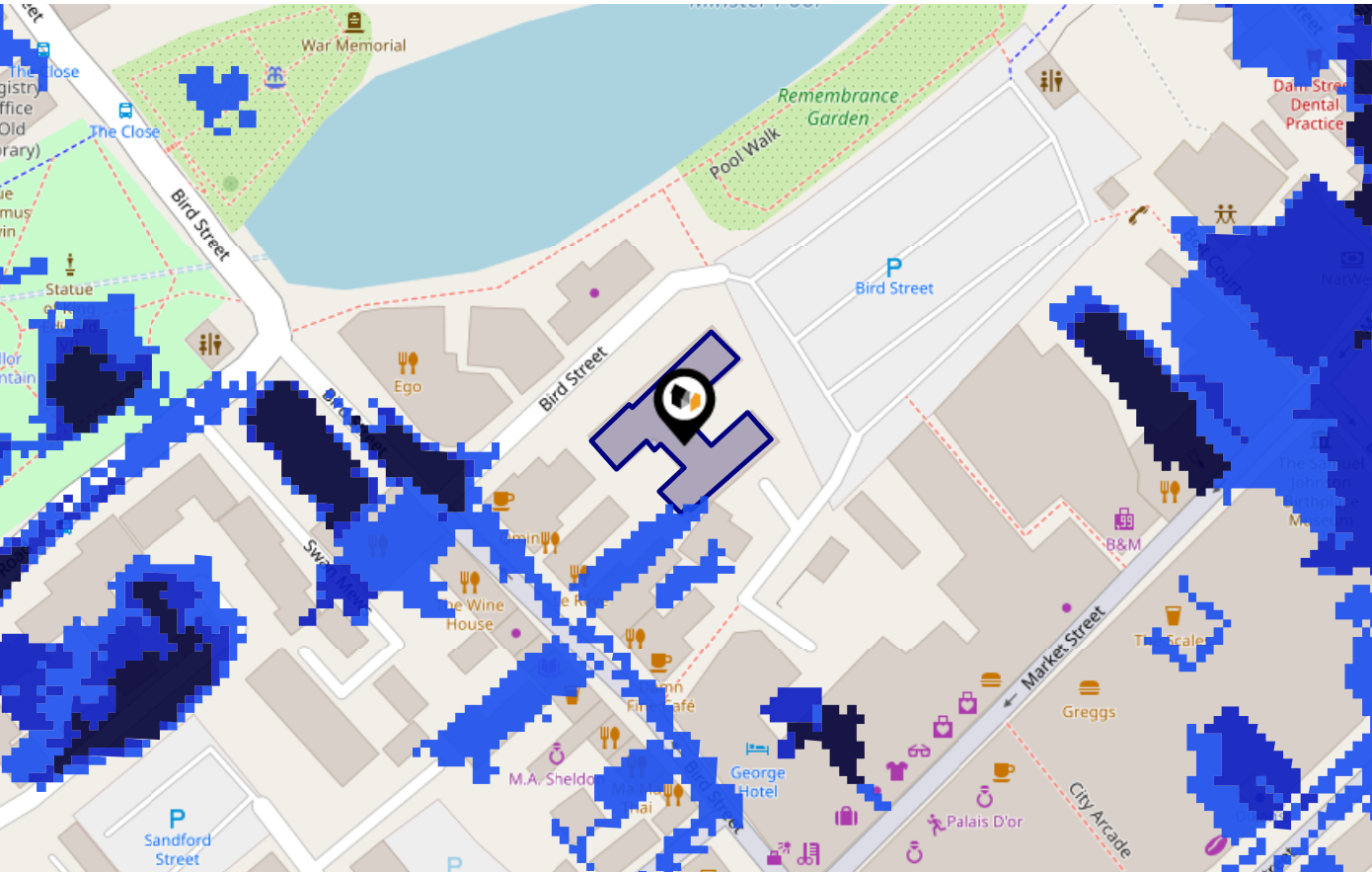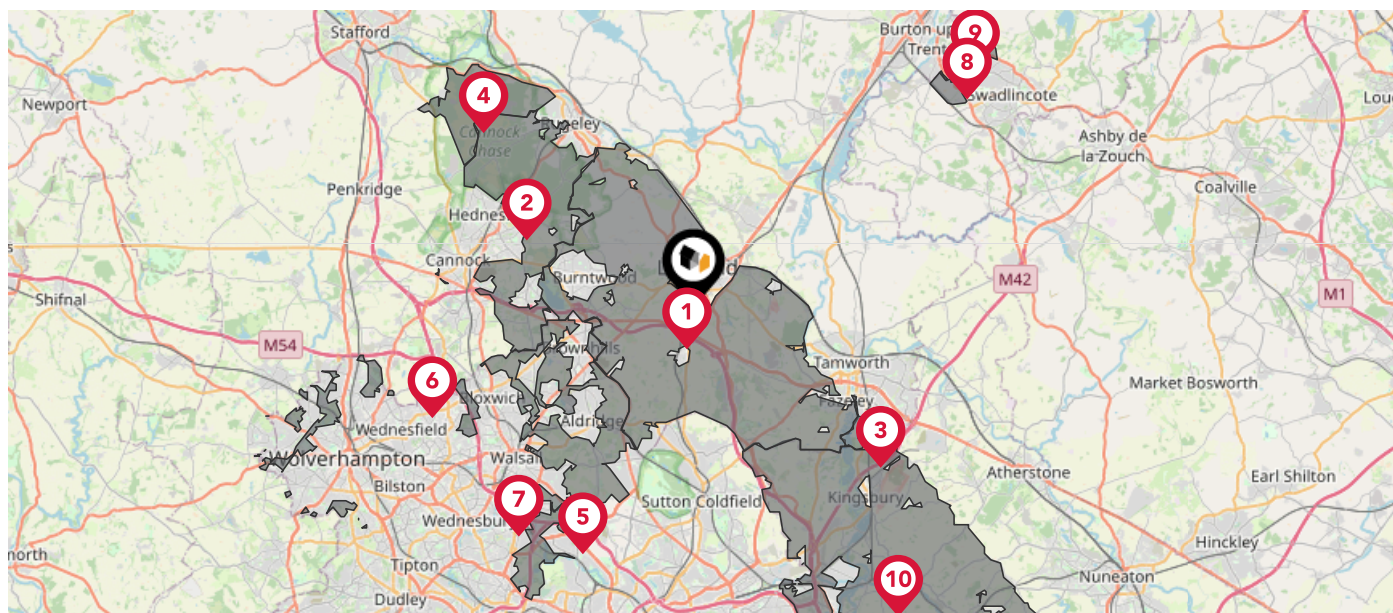
Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

iad

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:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

Powered by
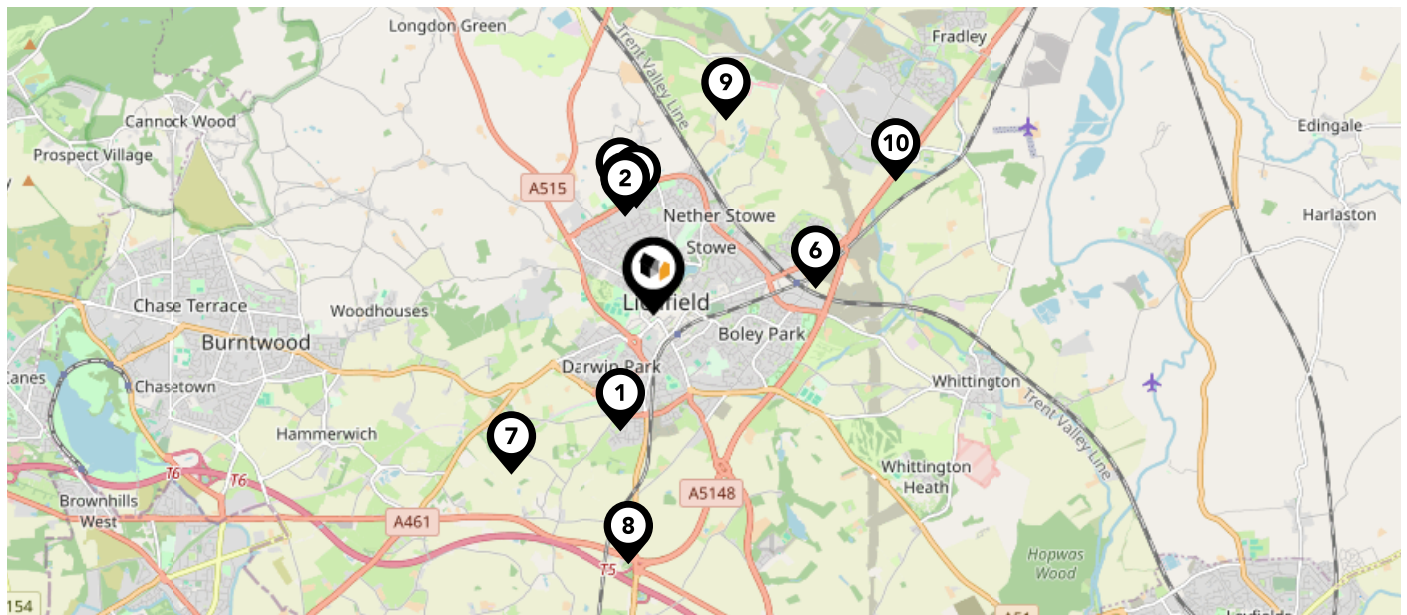**sprift**
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Maps
Green Belt

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

Nearby Green Belt Land	
1	Birmingham Green Belt - Lichfield
2	Birmingham Green Belt - Cannock Chase
3	Birmingham Green Belt - Tamworth
4	Birmingham Green Belt - Stafford
5	Birmingham Green Belt - Sandwell
6	Birmingham Green Belt - Wolverhampton
7	Birmingham Green Belt - Walsall
8	Burton-upon-Trent and Swadlincote Green Belt - South Derbyshire
9	Burton-upon-Trent and Swadlincote Green Belt - East Staffordshire
10	Birmingham Green Belt - North Warwickshire

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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	Disused Canal Fosseway-Fosseway, Lichfield, Staffordshire	Historic Landfill
2	Landfill Site West Of Dimbles Lane-West Of Dimbles Lane, Lichfield, Staffordshire	Historic Landfill
3	EA/EPR/UP3596FZ/A001	Active Landfill
4	Landfill Site East Of Dimbles Lane-Dimble Lane, Lichfield, Staffordshire	Historic Landfill
5	Scarratts Farm-Off Dimbles Lane, Lichfield, Staffordshire	Historic Landfill
6	Landfill Site Off Play Area-Burton Road, Streethay, Lichfield, Staffordshire	Historic Landfill
7	Wall Lane Canal-Wall Lane, Pipe Hill, Lichfield, Staffordshire	Historic Landfill
8	Swinfield Lane Landfill Site/North West Junction of A5 and A5127, Shenstone-Swinfield Lane, Lichfield, Staffordshire	Historic Landfill
9	Refuse Treatment Plant-Watery Lane, North Of Curborough, Lichfield, Staffordshire	Historic Landfill
10	Brickyard Farm-Fradley, Lichfield, Staffordshire	Historic Landfill

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Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
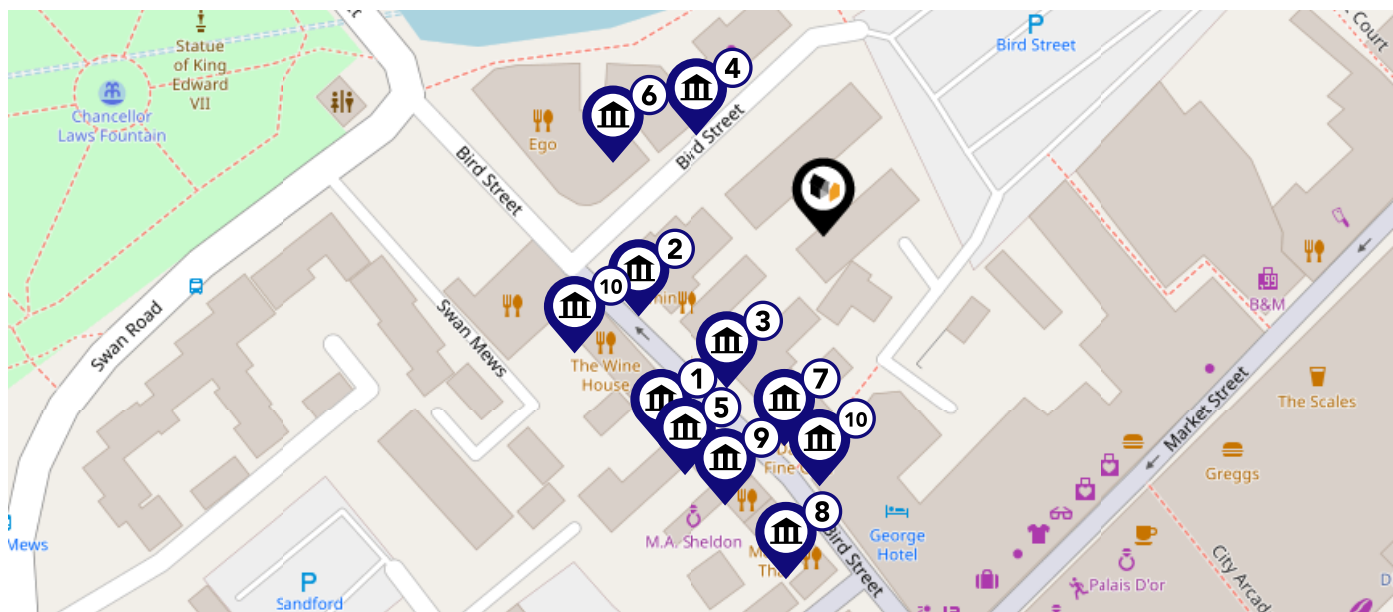
Listed Buildings in the local district	Grade	Distance
1187359 - 25, Bird Street	Grade II	0.0 miles
1209547 - 32 And 34, Bird Street	Grade II	0.0 miles
1209540 - 26, Bird Street	Grade II	0.0 miles
1187732 - Former St Mary's Infants' School	Grade II	0.0 miles
1298736 - 23 Bird Street	Grade II	0.0 miles
1242891 - Minster House	Grade II	0.0 miles
1187358 - Ruskins	Grade II	0.0 miles
1209032 - 17 Bird Street	Grade II	0.0 miles
1209036 - King's Head Public House	Grade II	0.0 miles
1298562 - The Swan	Grade II	0.0 miles
1187357 - Three Spires House	Grade II	0.0 miles
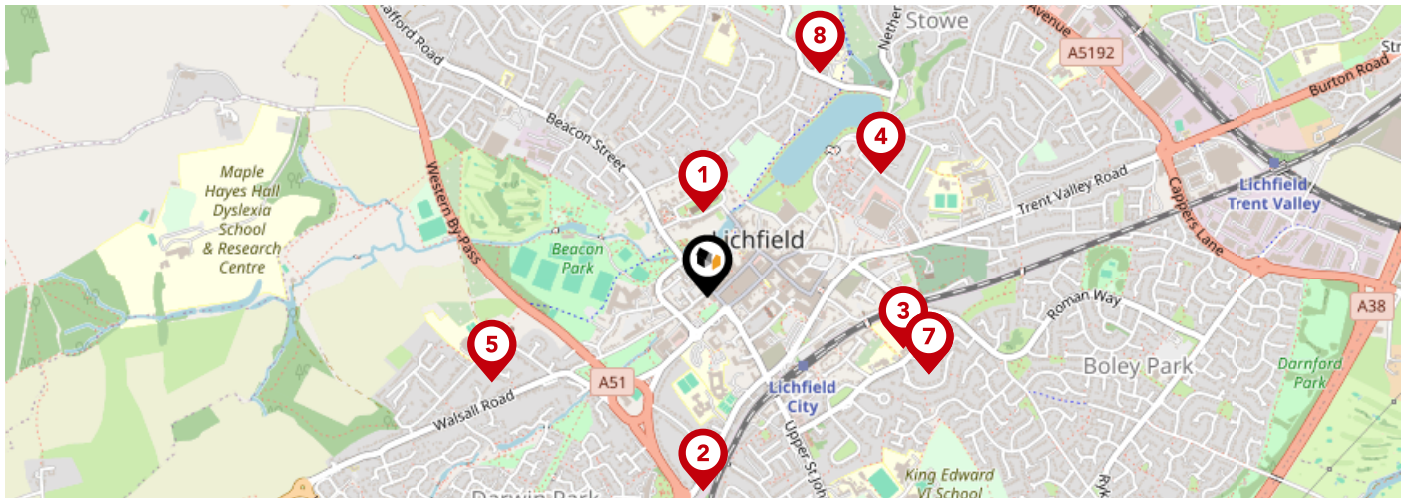
		Nursery	Primary	Secondary	College	Private
1	**Lichfield Cathedral School** Ofsted Rating: Not Rated | Pupils: 571 | Distance:0.19	☐	☐	☑	☐	☐
2	**Queen's Croft High School** Ofsted Rating: Good | Pupils: 196 | Distance:0.44	☐	☐	☑	☐	☐
3	**St Michael's CofE (C) Primary School** Ofsted Rating: Good | Pupils: 416 | Distance:0.46	☐	☑	☐	☐	☐
4	**The Bridge Academy** Ofsted Rating: Good | Pupils: 42 | Distance:0.48	☐	☐	☑	☐	☐
5	**Christ Church CofE (C) Primary School** Ofsted Rating: Good | Pupils: 426 | Distance:0.52	☐	☑	☐	☐	☐
6	**St Joseph's Catholic Primary School** Ofsted Rating: Good | Pupils: 210 | Distance:0.53	☐	☑	☐	☐	☐
7	**Five Spires Academy** Ofsted Rating: Good | Pupils: 229 | Distance:0.53	☐	☑	☐	☐	☐
8	**Nether Stowe School** Ofsted Rating: Requires improvement | Pupils: 763 | Distance:0.56	☐	☐	☑	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**St Chad's CofE Primary School** Ofsted Rating: Good	Pupils: 198	Distance:0.56	☐	☑	☐	☐	☐
10	**SS Peter and Paul Catholic Primary School** Ofsted Rating: Good	Pupils: 127	Distance:0.57	☐	☑	☐	☐	☐
11	**King Edward VI School** Ofsted Rating: Good	Pupils: 1630	Distance:0.6	☐	☐	☑	☐	☐
12	**Chadsmead Primary Academy** Ofsted Rating: Good	Pupils: 214	Distance:0.62	☐	☑	☐	☐	☐
13	**Saxon Hill Academy** Ofsted Rating: Good	Pupils: 132	Distance:0.69	☐	☐	☑	☐	☐
14	**Willows Primary School** Ofsted Rating: Outstanding	Pupils: 381	Distance:0.79	☐	☑	☐	☐	☐
15	**Scotch Orchard Primary School** Ofsted Rating: Good	Pupils: 210	Distance:0.85	☐	☑	☐	☐	☐
16	**Charnwood Primary Academy** Ofsted Rating: Good	Pupils: 219	Distance:0.9	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

iad
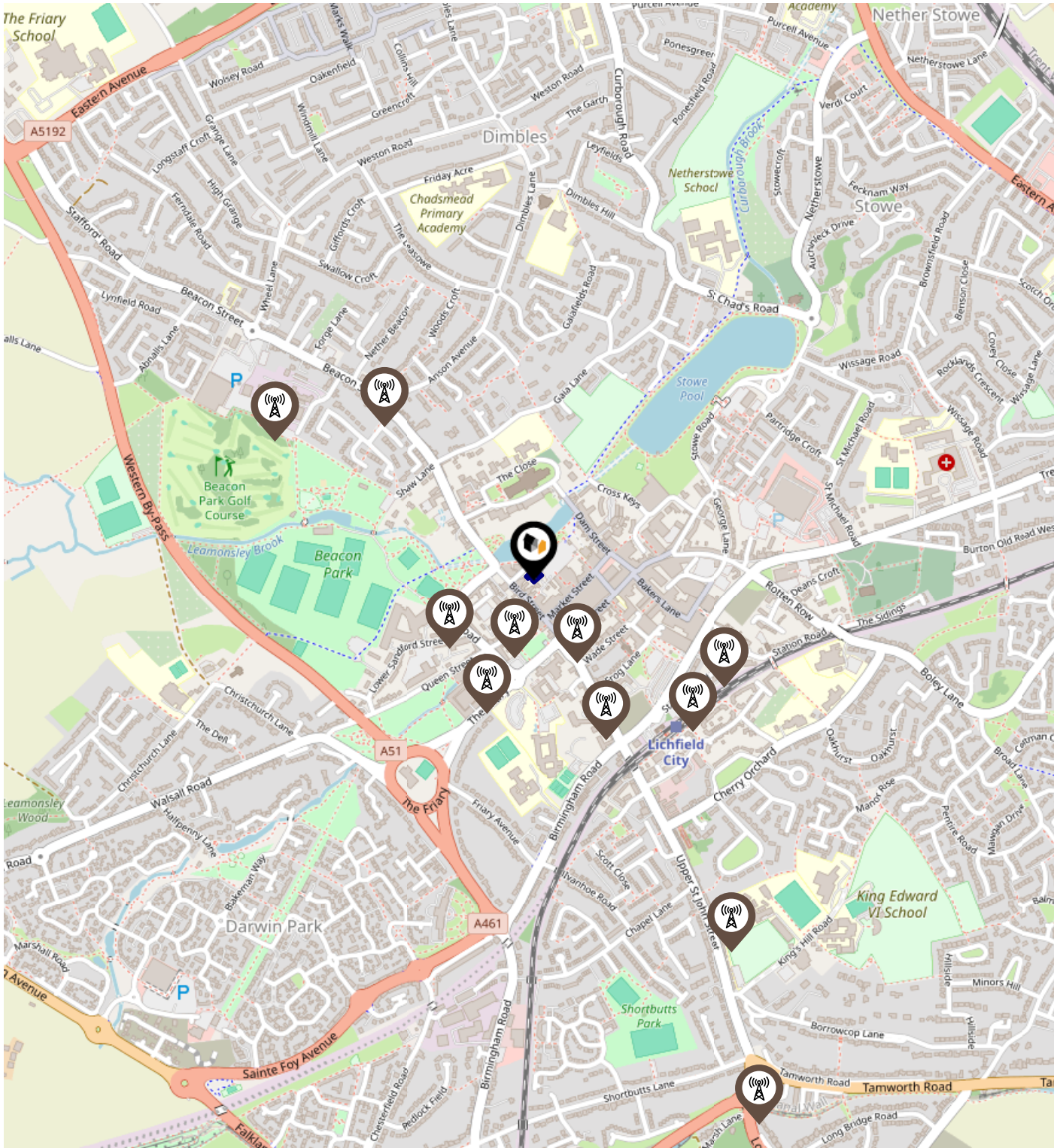
Key:

⚡ Power Pylons

📡 Communication Masts

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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).
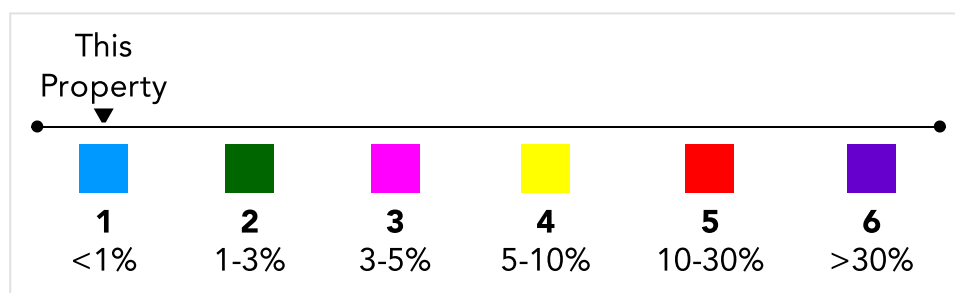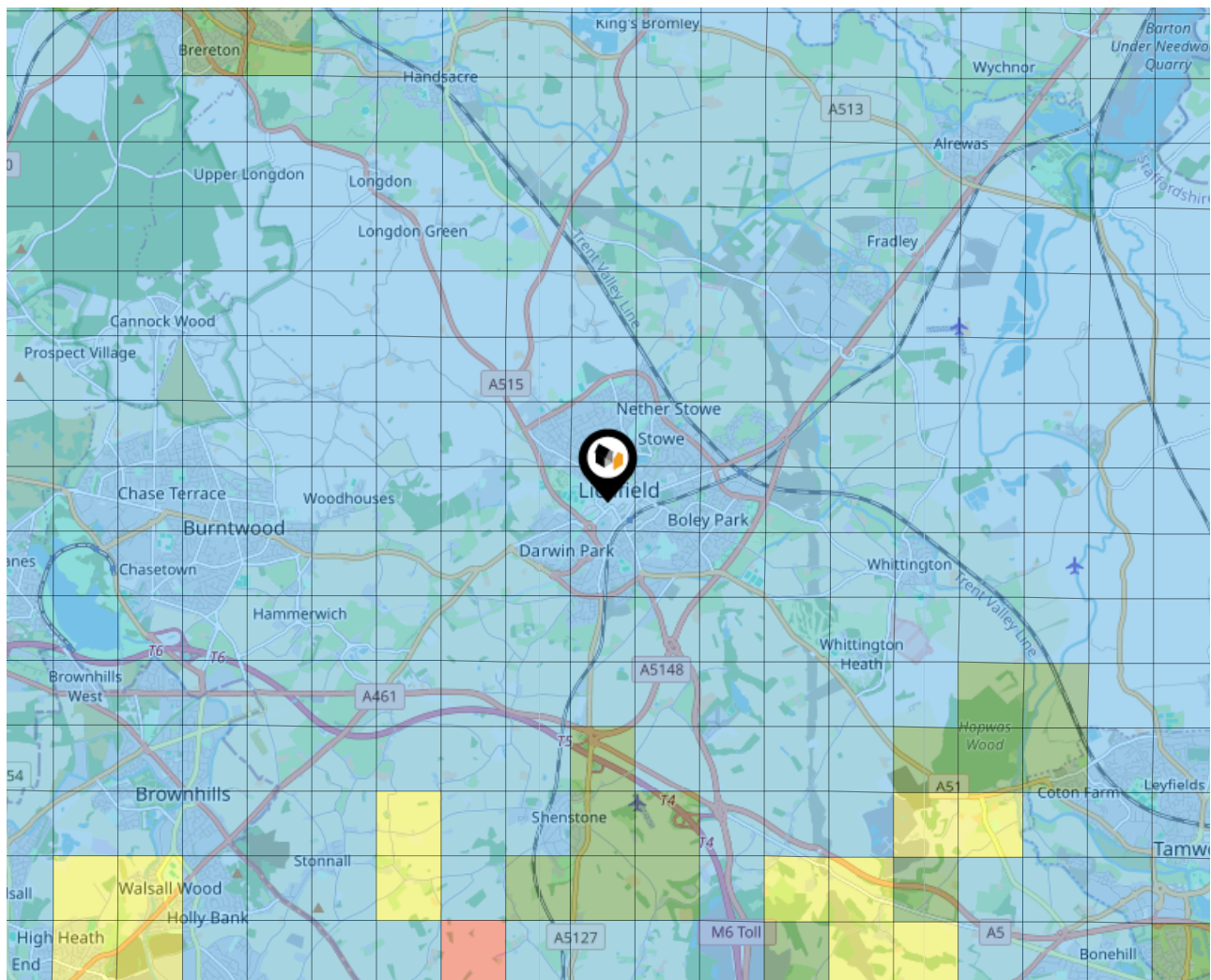
This Property ▼					
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%
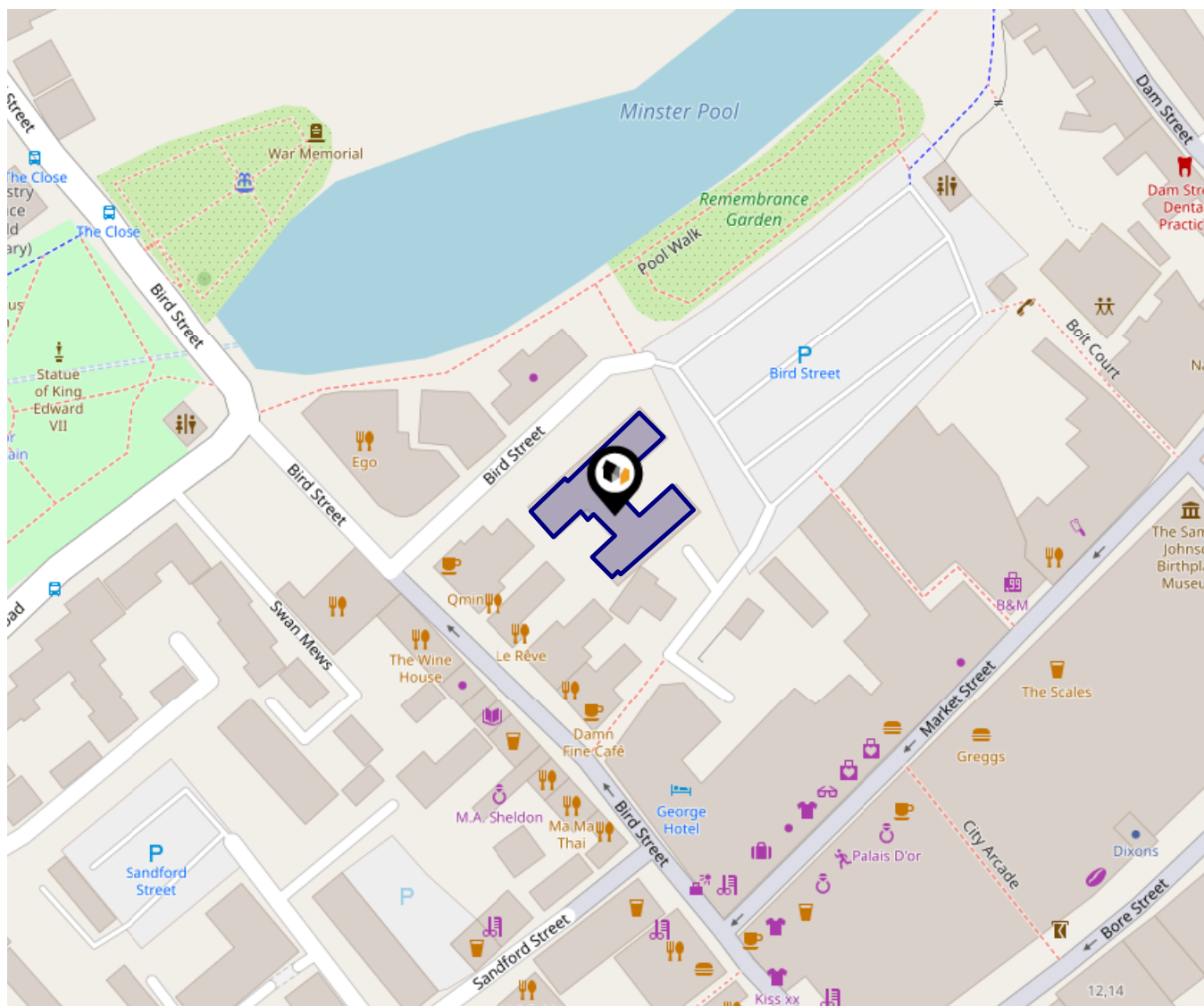
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

iad

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

Carbon Content: NONE
Parent Material Grain: ARENACEOUS - RUDACEOUS
Soil Group: LIGHT(SANDY)

Soil Texture: SAND
Soil Depth: DEEP-INTERMEDIATE
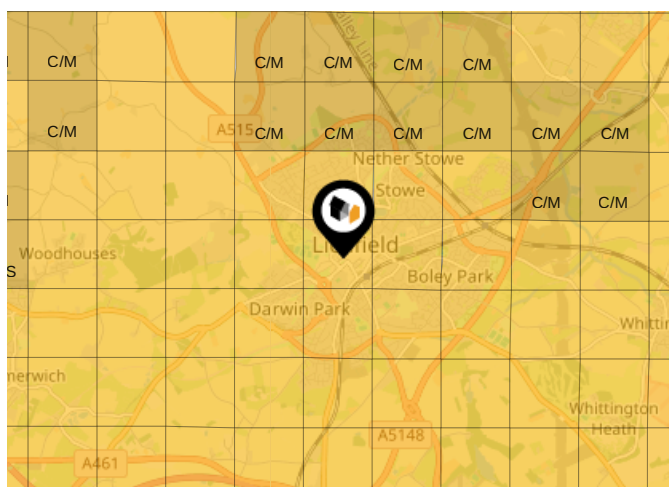
Primary Classifications (Most Common Clay Types)

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
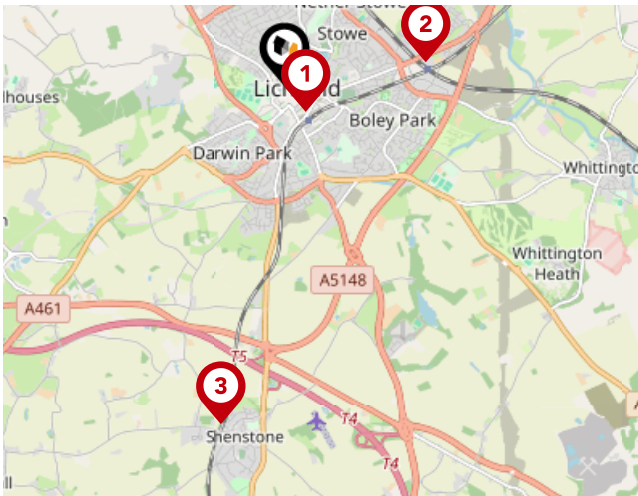
National Rail Stations

Pin	Name	Distance
1	Lichfield City Rail Station	0.29 miles
2	Lichfield Trent Valley HL Rail Station	1.28 miles
3	Shenstone Rail Station	3.1 miles
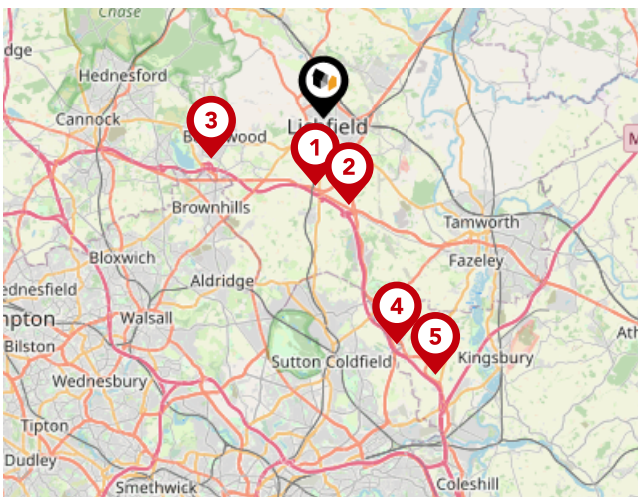
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 TOLL T5	2.44 miles
2	M6 TOLL T4	3.19 miles
3	M6 TOLL T6	4.32 miles
4	M6 TOLL T3	8.51 miles
5	M6 TOLL T2	10.04 miles
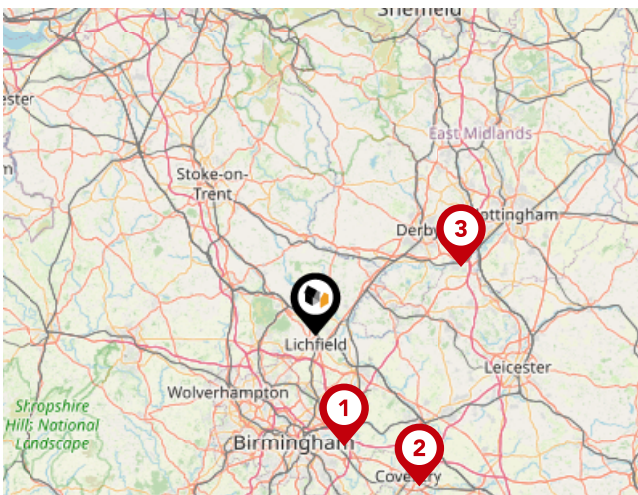
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	16.47 miles
2	Baginton	26.46 miles
3	East Mids Airport	23.18 miles
4	Manchester Airport	50.88 miles

iad
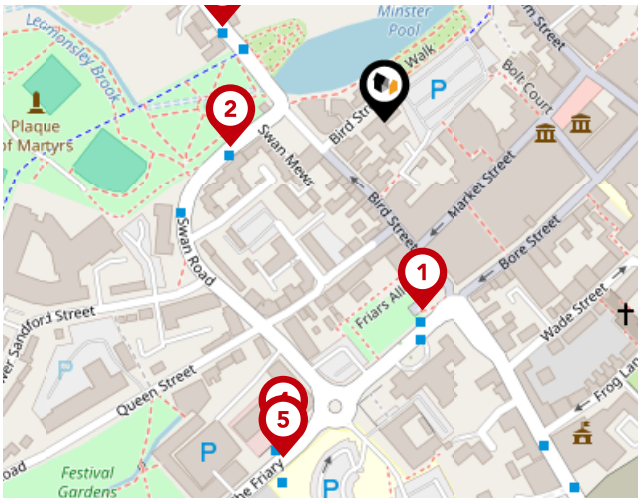
Bus Stops/Stations

Pin	Name	Distance
1	Old Library	0.11 miles
2	Lower Sandford Street	0.09 miles
3	Beacon Park	0.11 miles
4	Swan Road	0.19 miles
5	Swan Road	0.2 miles
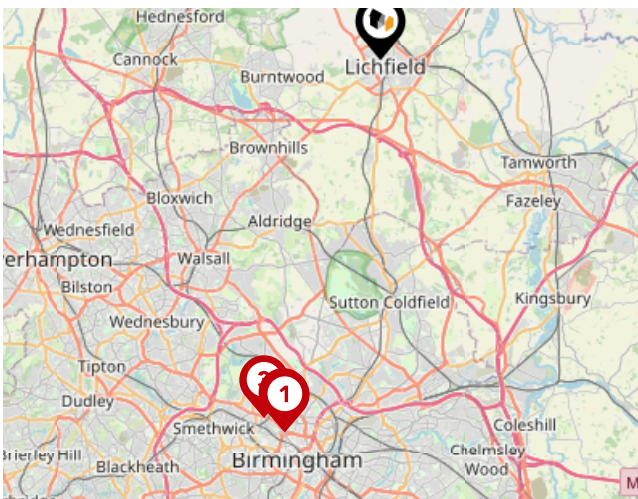
Local Connections

Pin	Name	Distance
1	Jewellery Quarter (Midland Metro Stop)	13.85 miles
2	Jewellery Quarter (Midland Metro Stop)	13.84 miles
3	Soho Benson Rd (Midland Metro Stop)	13.59 miles

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iad UK

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With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

iad

Testimonial 1

★★★★★

Sinead was amazing throughout our house sale. She goes above and beyond and was available 7 days a week with any questions we had. I would highly recommend her if you are looking to sell a property. She is very professional, 5 star estate agent. Thank you so much! - Becky and George

Testimonial 2

★★★★★

Sinead has helped us everyway possible. Fantastic advice given. Very nice lady who is so easy to talk too, she has gone above and beyond to help us with any questions we needed answering. We can highly recommend Sinead's knowledge and high expertise in all that she does - Lynsey

Testimonial 3

★★★★★

Sinead sold my 3 bed semi in Great Barr within 6 hours of it going on the market!!! Absolutely amazing service and well looked after from start to finish. Nothing was too much trouble for Sinead and she was available to help day and night. We were treated as an individual, we wasn't treated as just another house that was being sold. Highly recommend! - Joanne and Darryn

Testimonial 4

★★★★★

Sinead looked after me when I was buying my first home! She went out of her way to find me something I loved and was with me every step of the way until I got my keys! As a first time buyer I was nervous about everything but she was there to reassure me and give advice! I would 100% recommend! - Ciara

Agent
Disclaimer

iad

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