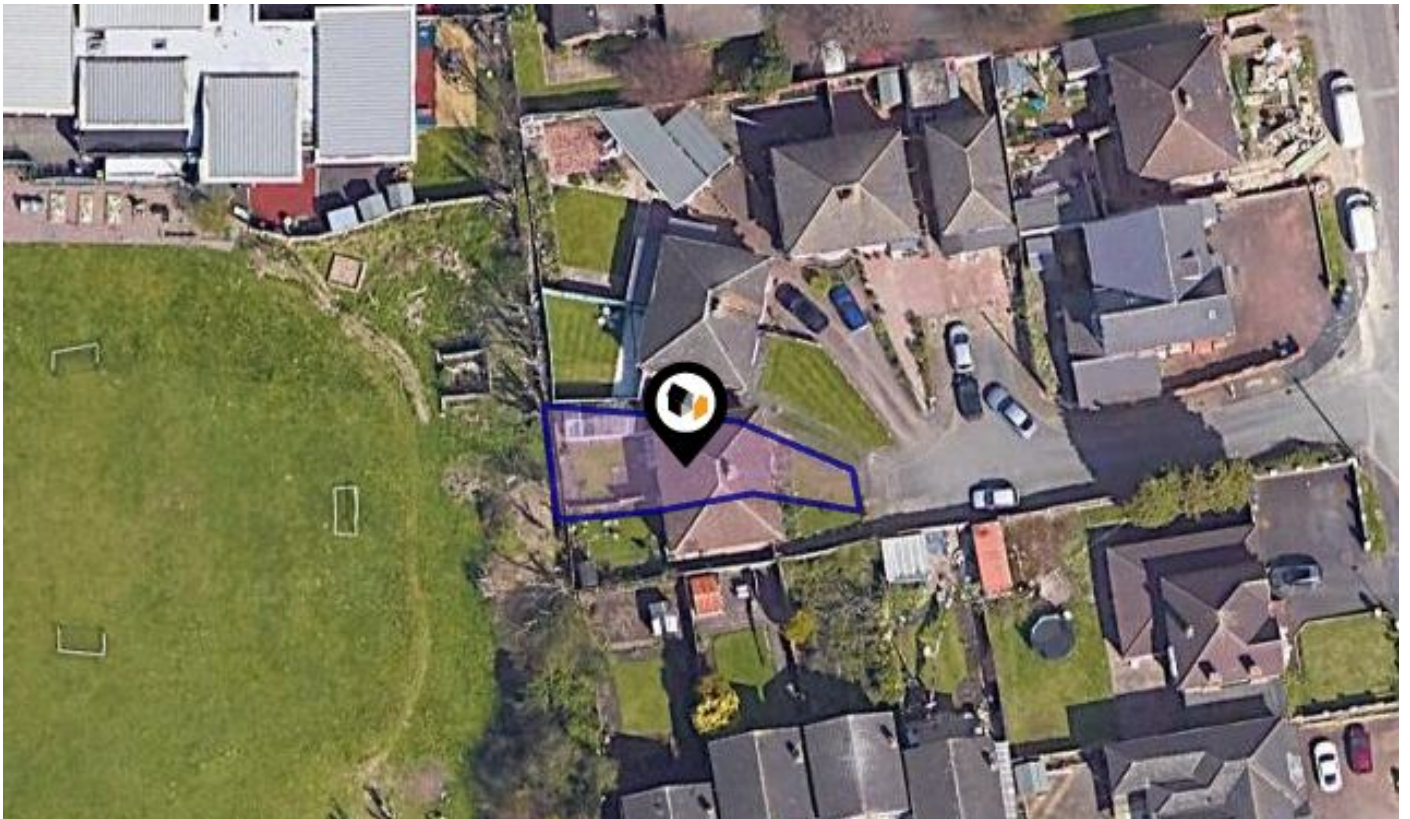




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th October 2024



LAUREL GARDENS, BIRMINGHAM, B21

Price Estimate : £245,000

iad UK

iad HQ 13E Church End Estate Church End Little Hadham SG11 2DY

07528 698730

sinead.sankey@iad.uk.com

iadgroup.com



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 828 ft² / 77 m²
Plot Area: 0.04 acres
Council Tax : Band C
Annual Estimate: £1,859
Title Number: WM853123

Price Estimate: £245,000
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

8 mb/s	50 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



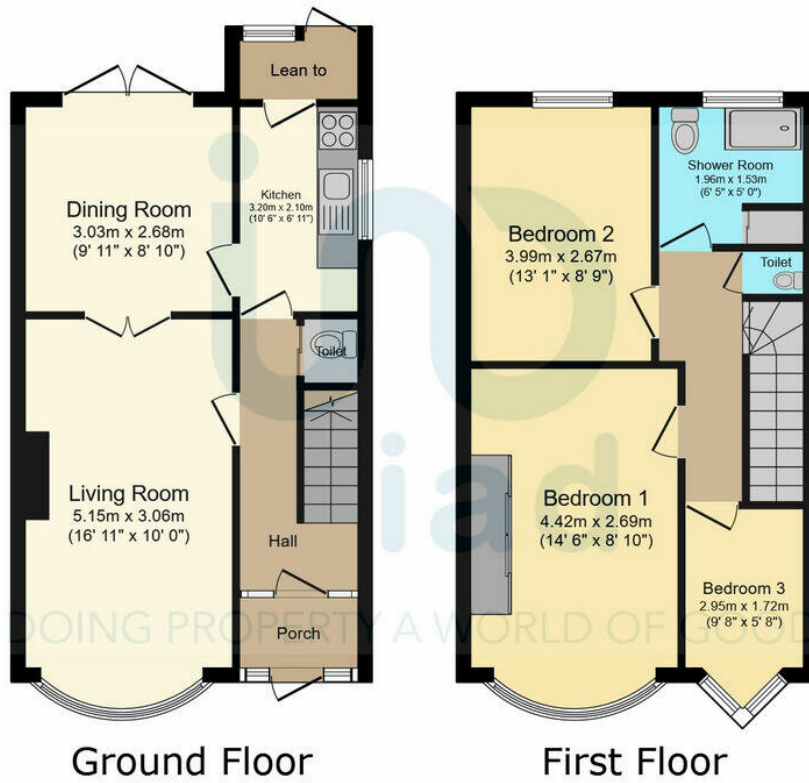
Satellite/Fibre TV Availability:







LAUREL GARDENS, BIRMINGHAM, B21



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



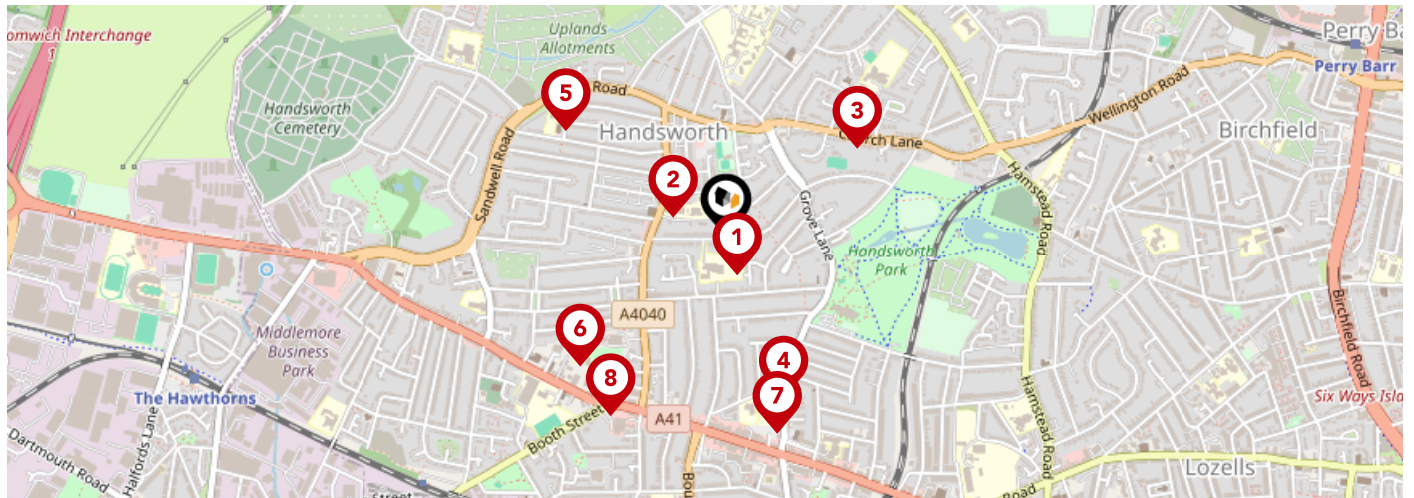
B21	Energy rating D
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Valid until 08.11.2033

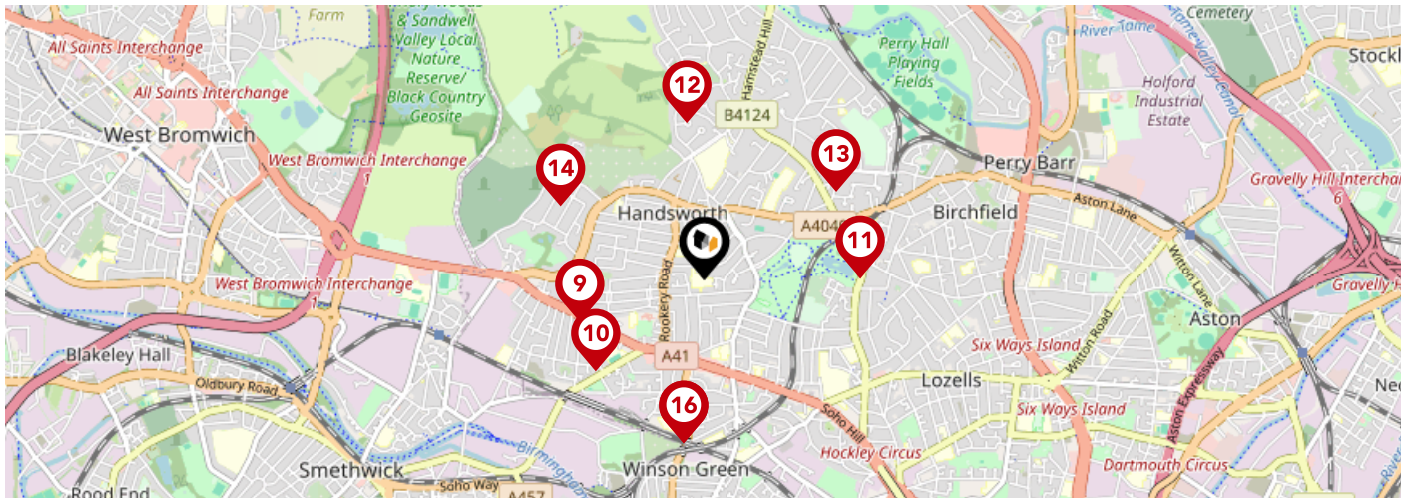
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
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, 250 mm loft insulation
Roof Energy:	Good
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 27% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	77 m ²



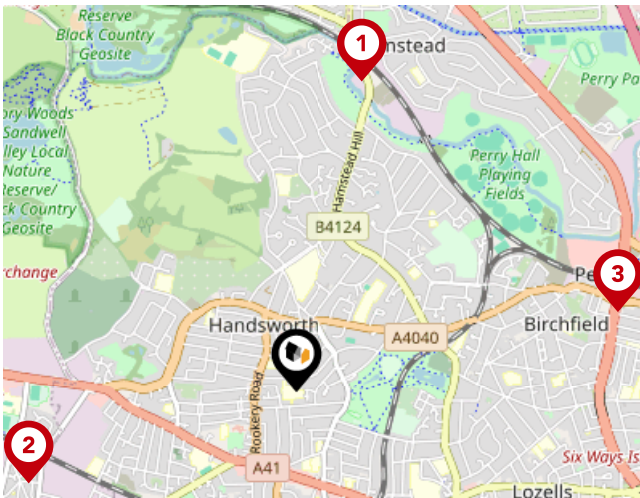
		Nursery	Primary	Secondary	College	Private
1	William Murdoch Primary School Ofsted Rating: Good Pupils: 634 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Rookery School Ofsted Rating: Good Pupils: 471 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Edward VI Handsworth Wood Girls' Academy Ofsted Rating: Outstanding Pupils: 1058 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grove School Ofsted Rating: Good Pupils: 658 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hamilton School Ofsted Rating: Outstanding Pupils: 154 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	King Edward VI Handsworth Grammar School for Boys Ofsted Rating: Good Pupils: 1046 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	V.A.S.E Academy Ofsted Rating: Good Pupils: 28 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
St James Church of England Primary School, Handsworth Ofsted Rating: Good Pupils: 412 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holyhead School Ofsted Rating: Good Pupils: 1254 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Marys C of E Primary and Nursery, Academy, Handsworth Ofsted Rating: Good Pupils: 406 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grestone Academy Ofsted Rating: Good Pupils: 401 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St John Wall Catholic School Ofsted Rating: Good Pupils: 643 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Watt Primary School Ofsted Rating: Good Pupils: 443 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oasis Academy Boulton Ofsted Rating: Good Pupils: 239 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

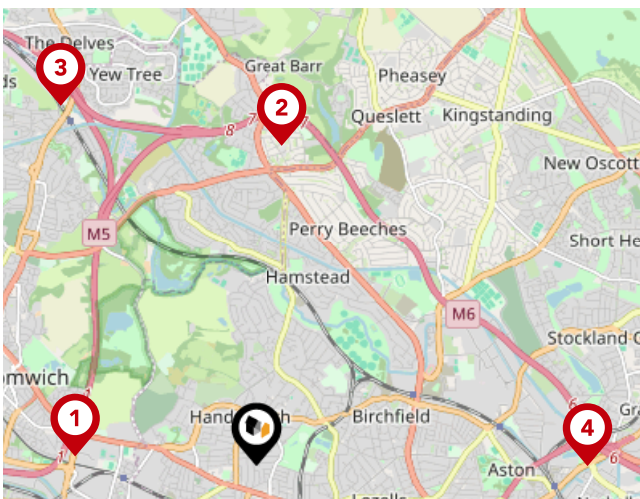
Area

Transport (National)



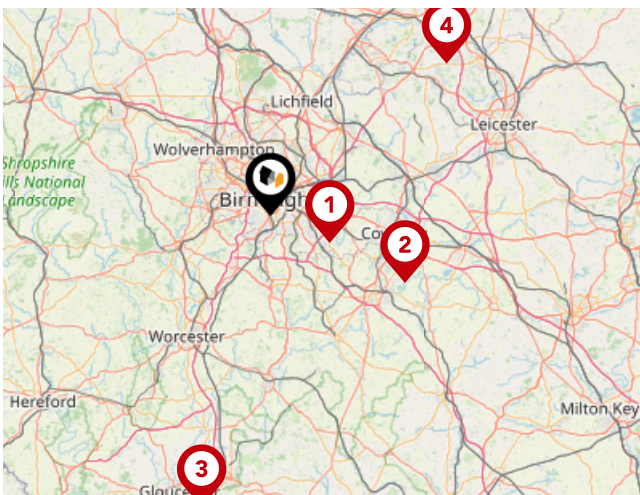
National Rail Stations

Pin	Name	Distance
1	Hamstead (Birmingham) Rail Station	1.43 miles
2	The Hawthorns Rail Station	1.27 miles
3	Perry Barr Rail Station	1.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J1	1.64 miles
2	M6 J7	2.91 miles
3	M6 J8	3.7 miles
4	M6 J6	2.99 miles
5	M5 J2	3.74 miles



Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	9.52 miles
2	Baginton	21.83 miles
3	Staverton	43.71 miles
4	East Mids Airport	33.51 miles

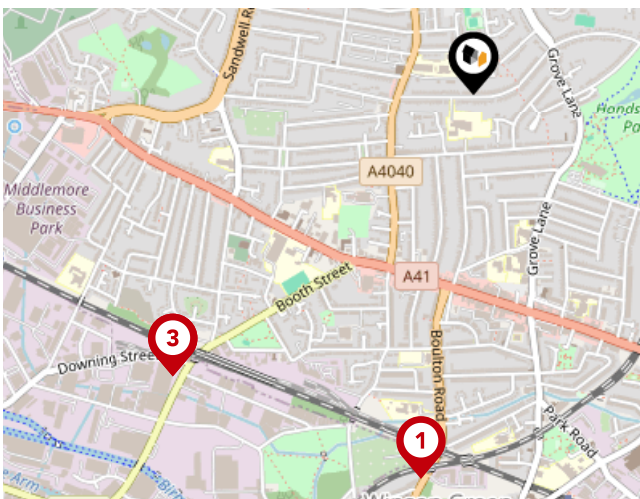
Area

Transport (Local)



Bus Stops/Stations

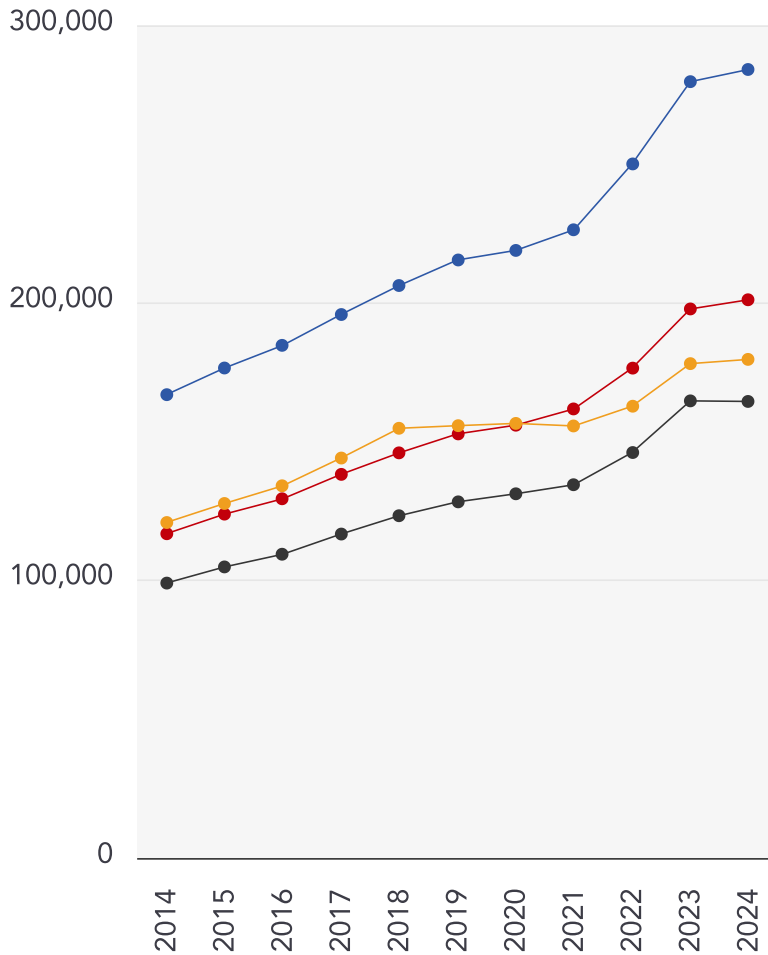
Pin	Name	Distance
1	College Rd	0.19 miles
2	Grove Hill Rd	0.19 miles
3	Newcombe Rd	0.14 miles
4	Grove Hill Rd	0.19 miles
5	Antrobus Rd	0.19 miles



Local Connections

Pin	Name	Distance
1	Winson Green Outer Circle (Midland Metro Stop)	0.88 miles
2	Handsworth Booth St (Midland Metro Stop)	0.93 miles
3	Handsworth Booth Street (Midland Metro Stop)	0.93 miles

10 Year History of Average House Prices by Property Type in B21



Detached

+70.17%

Semi-Detached

+72.14%

Flat

+48.62%

Terraced

+66.07%



iad UK

An international success story

iad is a new way to look at the property industry. Thanks to an innovative business model, everybody wins: the seller, the buyer and the consultant.

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.

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

iad UK

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