iad
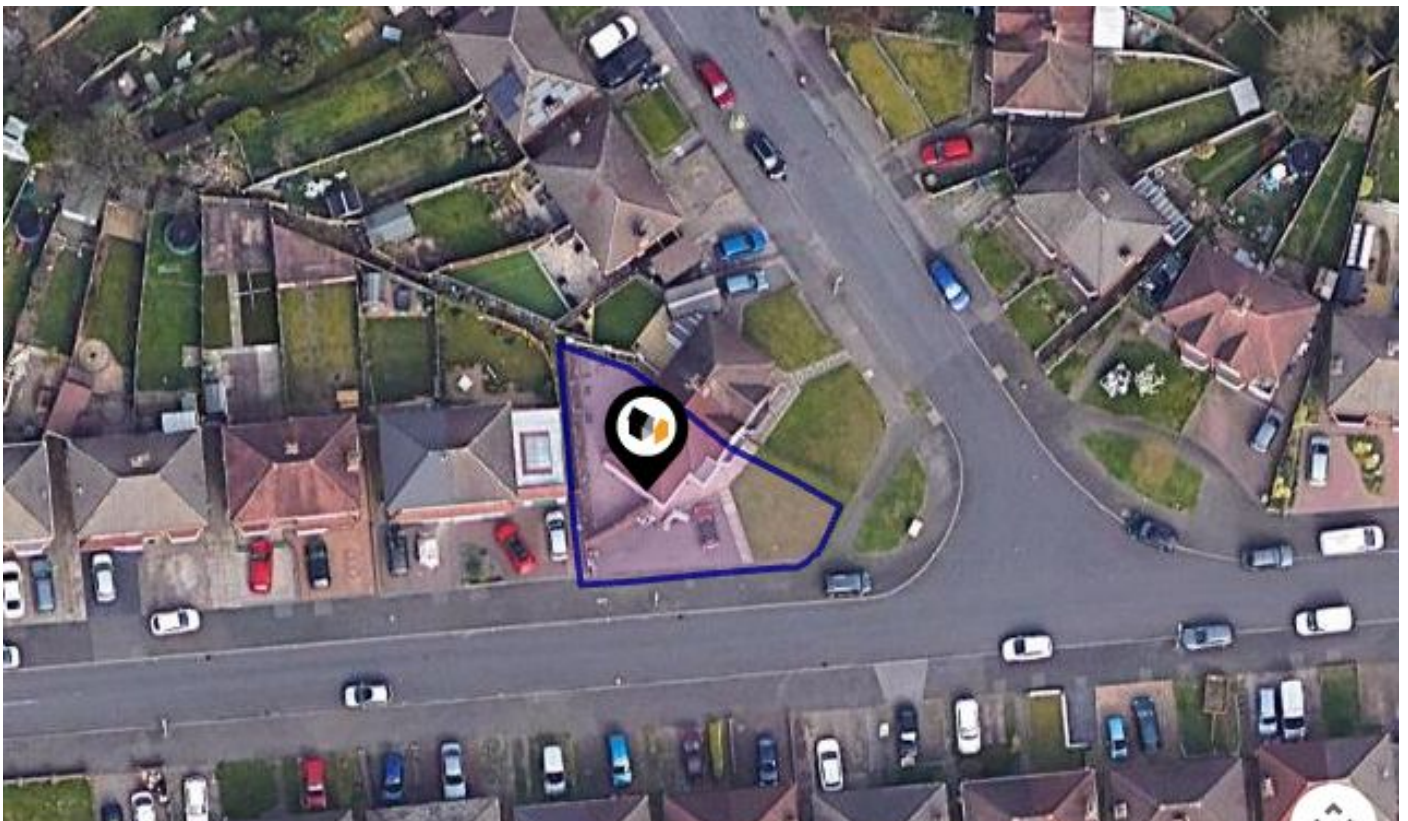
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19th March 2025

LONGSTONE ROAD, BIRMINGHAM, B42

Price Estimate : £400,000

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This beautifully presented five-bedroom semi-detached home in Great Barr is perfect for families or multi-generational living. Boasting two ensuite bedrooms, a family bathroom, and versatile living spaces, this property offers both comfort and convenience in a highly sought-after location.

The home features a spacious lounge, ideal for relaxation and entertaining, and a well-equipped kitchen to meet all your culinary needs. The five generously sized bedrooms provide plenty of space, with the fifth bedroom offering flexibility as a home office. The two ensuite bathrooms and additional family bathroom ensure practicality for larger households.

Externally, the property benefits from a driveway, providing ample off-road parking. The block paved garden is beautifully maintained with decorative borders, creating a pleasant outdoor space for enjoying the warmer months.

Situated close to excellent schools, transport links, and local amenities, this property offers an ideal combination of space, style, and convenience.

Don't miss out on this fantastic home.

Property
Overview

iad
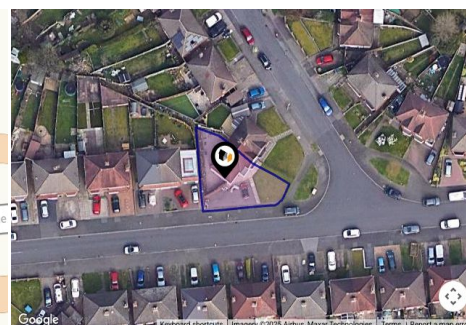
Property

Type:	Semi-Detached	**Price Estimate:**	£400,000
Bedrooms:	3	**Tenure:**	Freehold
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£1,859		
Title Number:	WM690748		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Planning records for: *Longstone Road, Birmingham, B42*

Reference - 2003/01151/PA	
Decision:	Decided
Date:	27th February 2003
Description:	
Erection of two storey side extension	

Reference - 2002/06360/PA	
Decision:	Decided
Date:	04th December 2002
Description:	
Erection of two storey side extension	

Property
Multiple Title Plans

iad

Freehold Title Plan
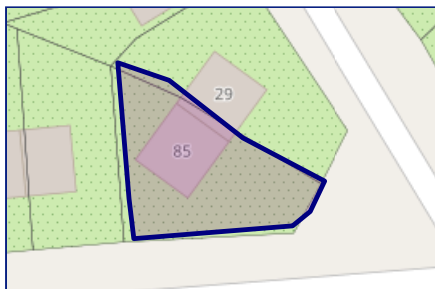
WM690748

Leasehold Title Plan
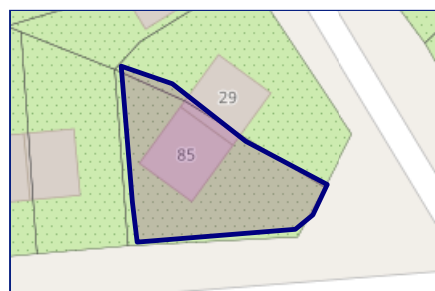
WK79772

Start Date:	31/07/1958
End Date:	24/06/2957
Lease Term:	999 years from 24 June 1958
Term Remaining:	932 years

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10 Year History of Average House Prices by Property Type in B42
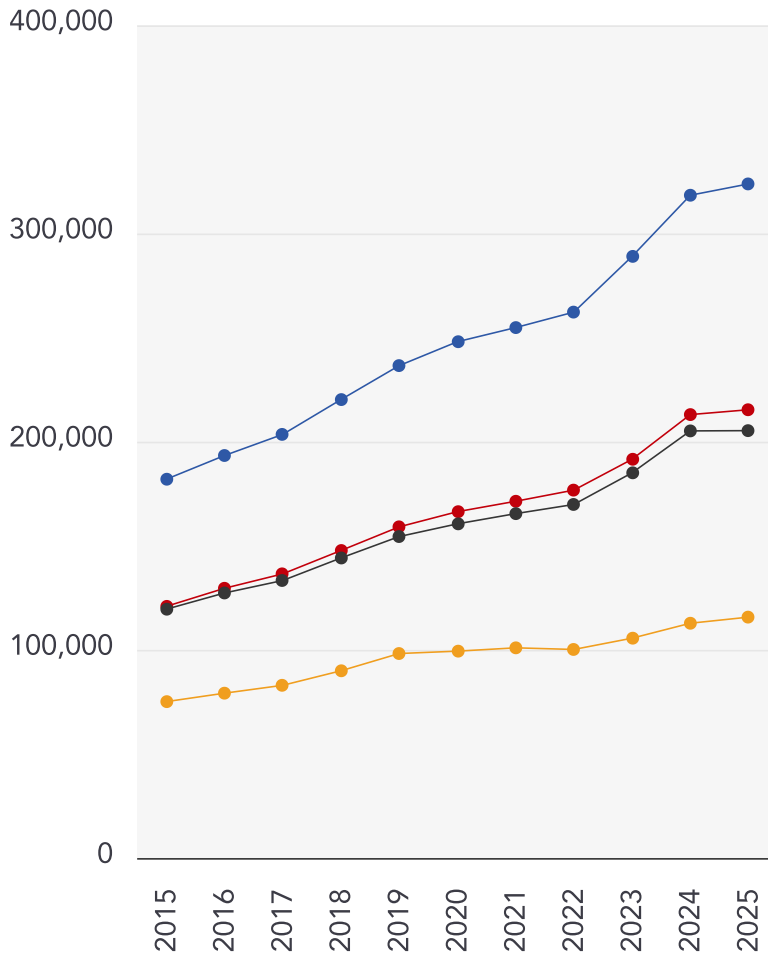
Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

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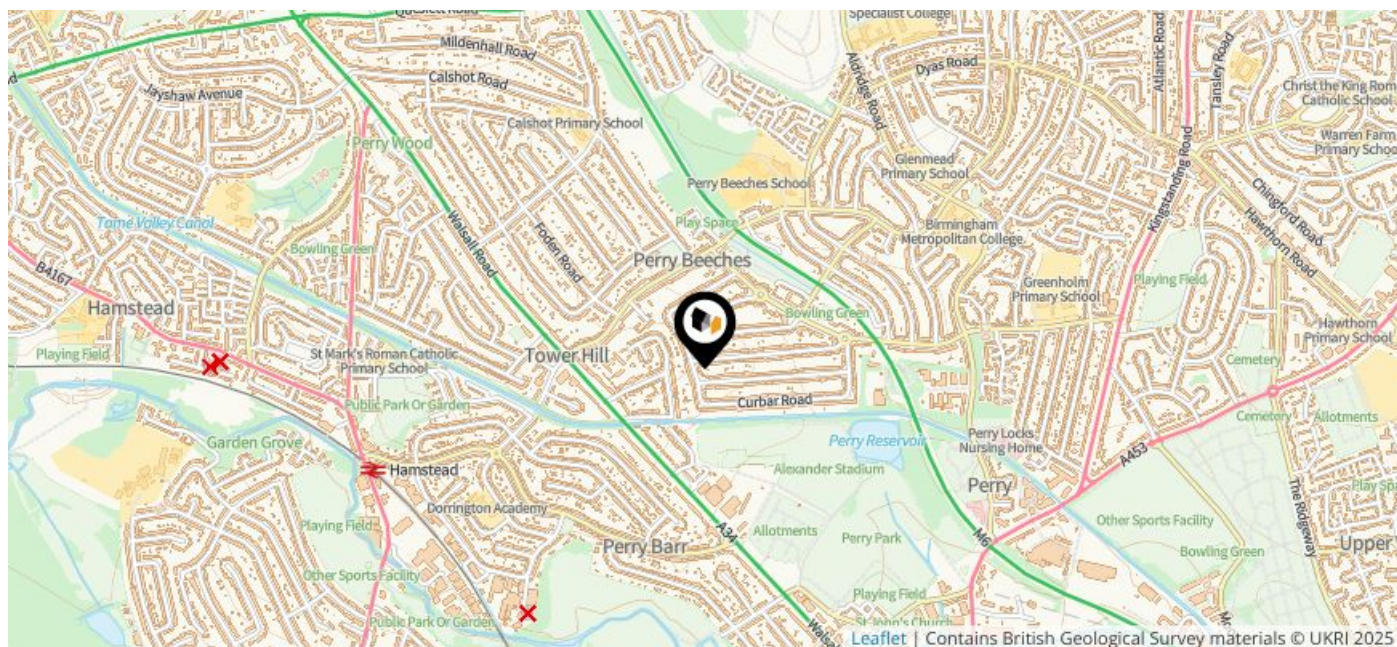
This map displays nearby coal mine entrances and their classifications.

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.
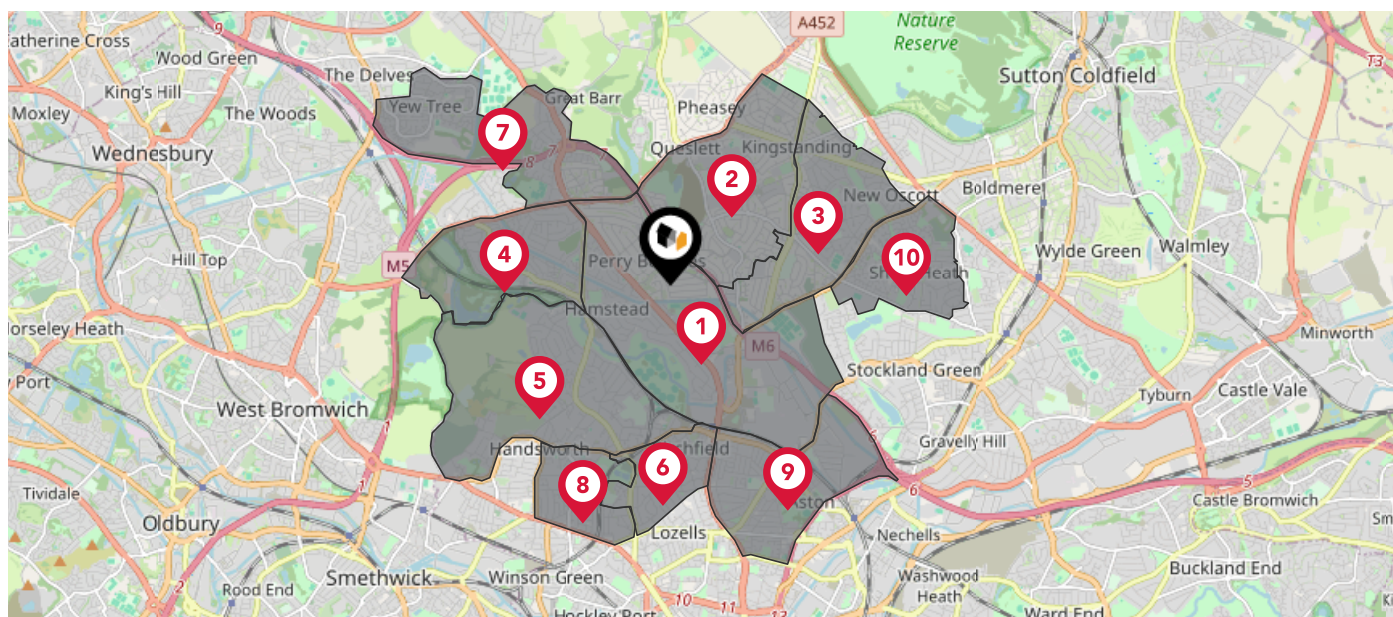
Maps
Conservation Areas

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.
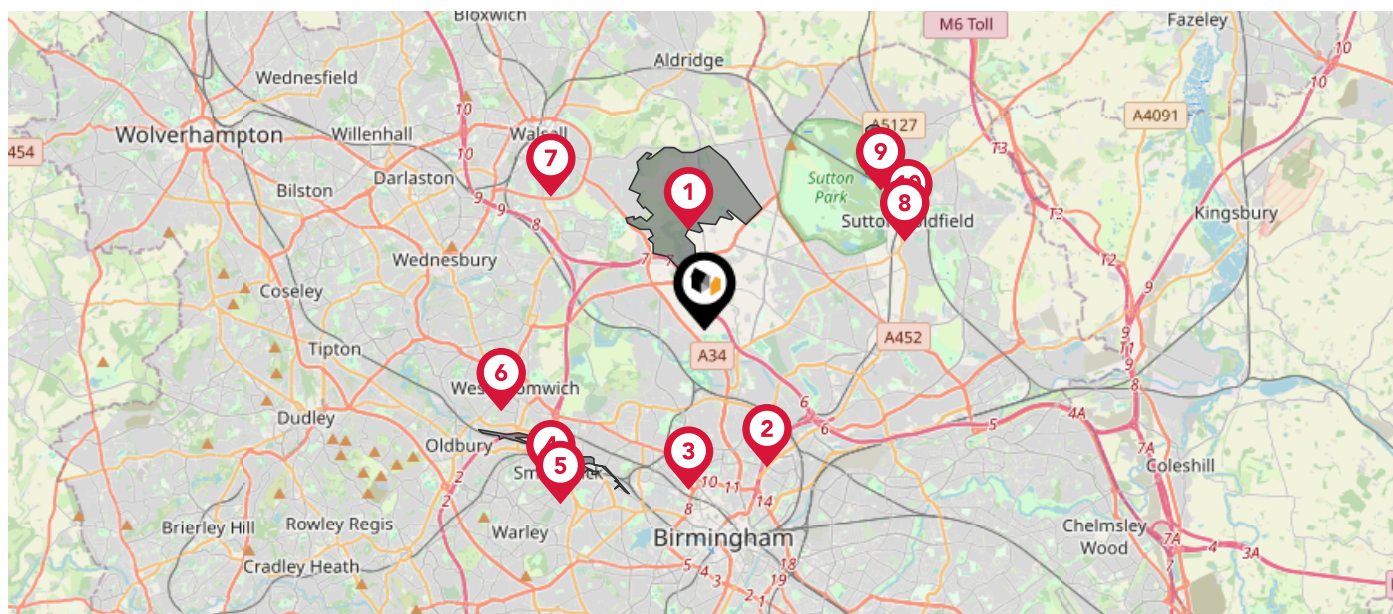
Nearby Conservation Areas	
1	Great Barr
2	Aston Hall and Church
3	Lozells and Soho Hill
4	Smethwick Summit Galton Valley
5	Smethwick Town Centre
6	High Street
7	Highgate
8	High Street Sutton Coldfield
9	Four Oaks
10	Anchorage Road

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	Perry Barr Ward
2	Oscott Ward
3	Kingstanding Ward
4	Newton Ward
5	Handsworth Wood Ward
6	Birchfield Ward
7	Great Barr with Yew Tree Ward
8	Handsworth Ward
9	Aston Ward
10	Perry Common Ward

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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 (0.25%)** in any one year.

■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.
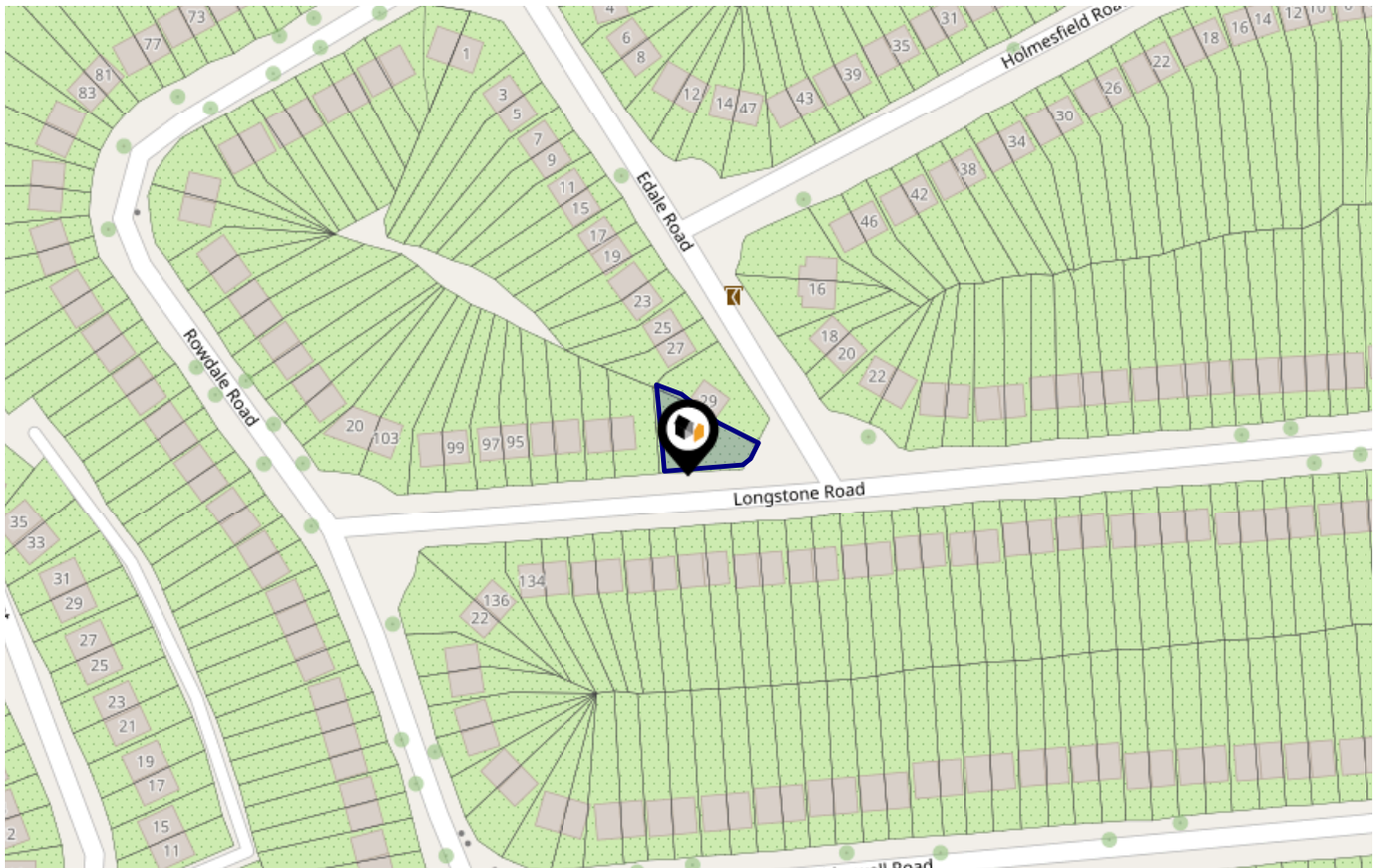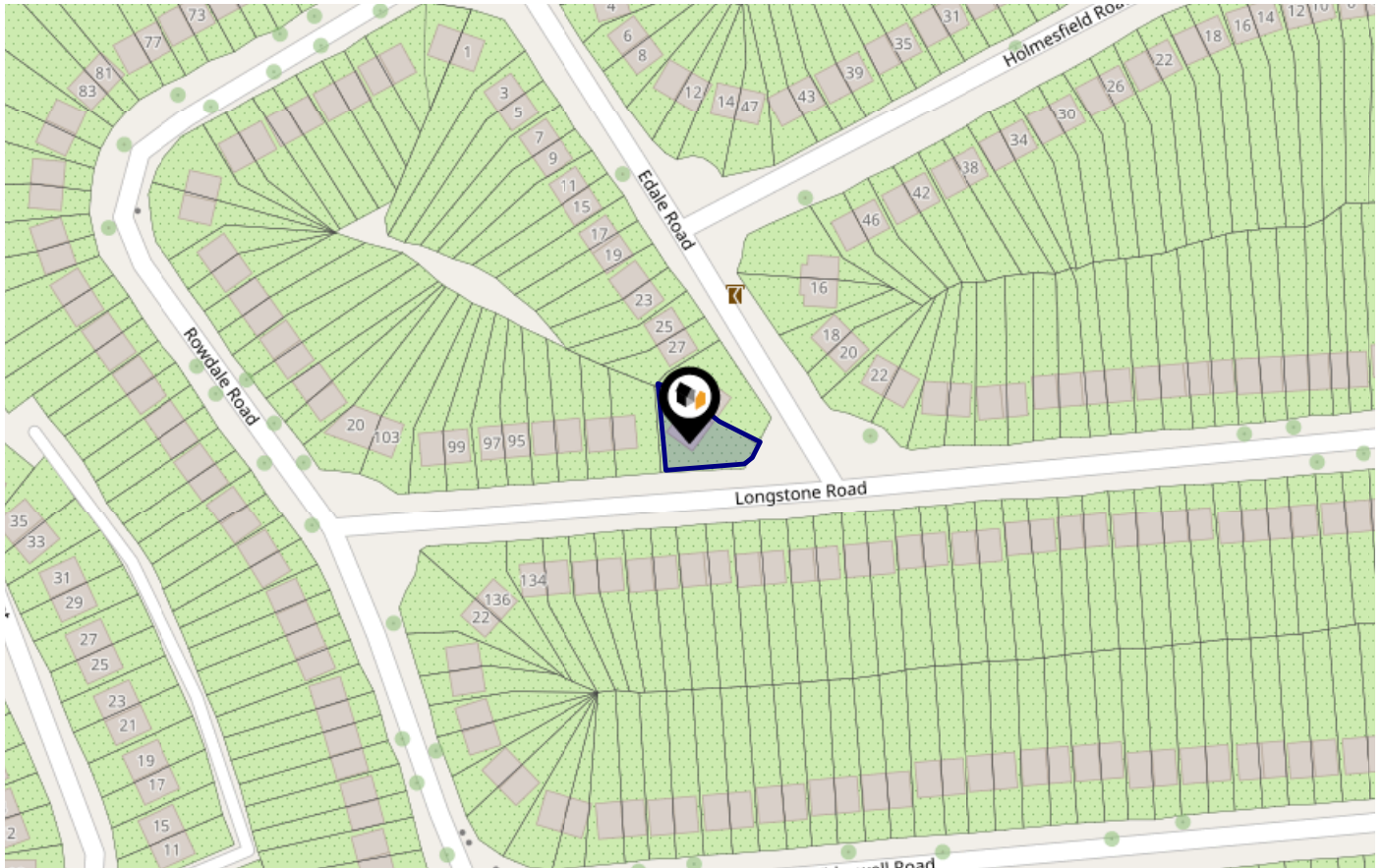
Chance of flooding to the following depths at this property:

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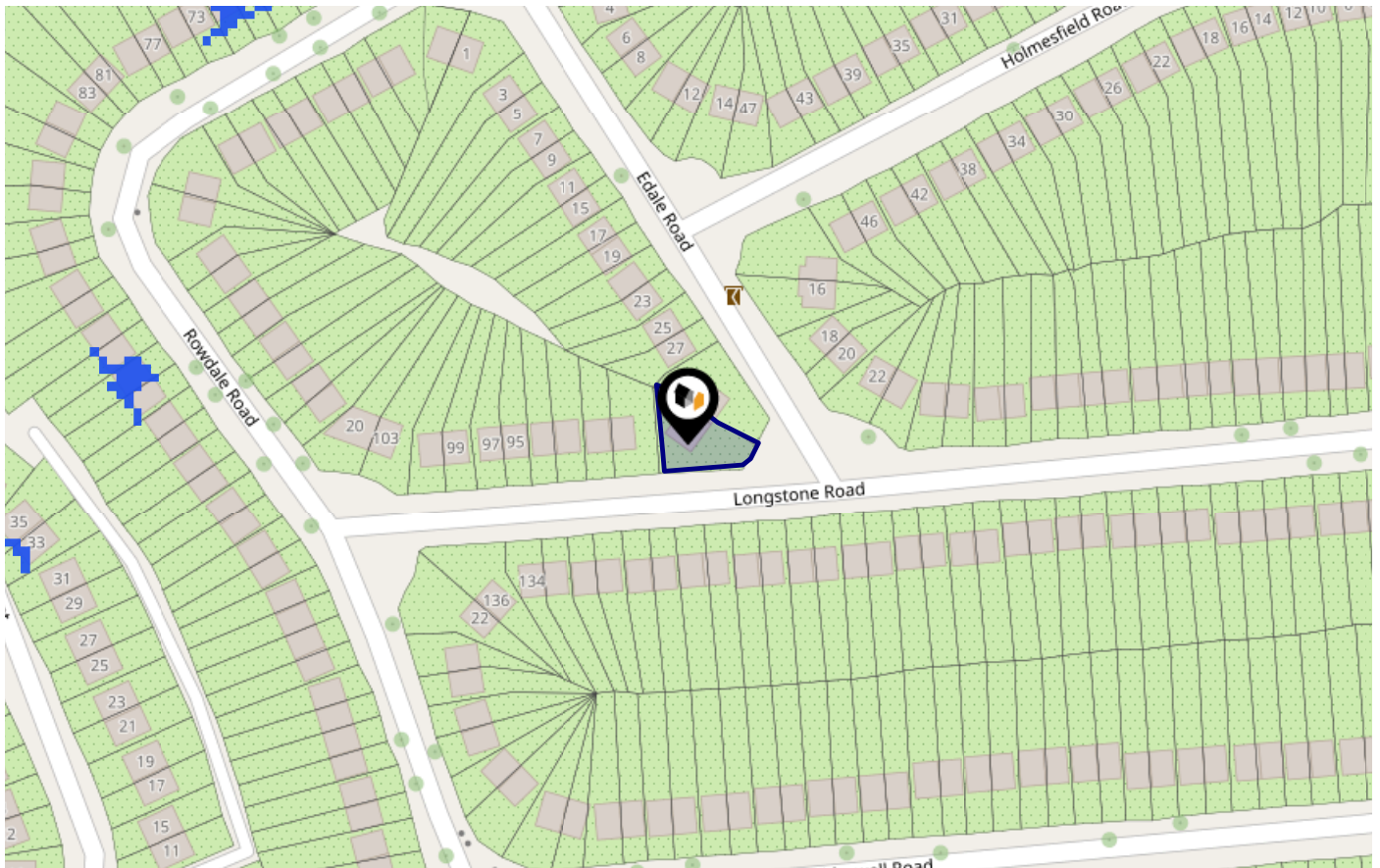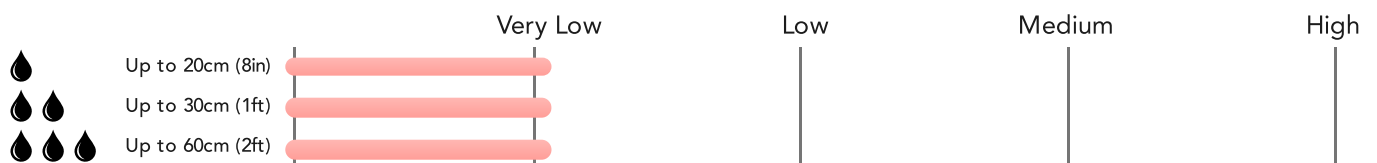
Chance of flooding to the following depths at this property:

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

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Flood Risk
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
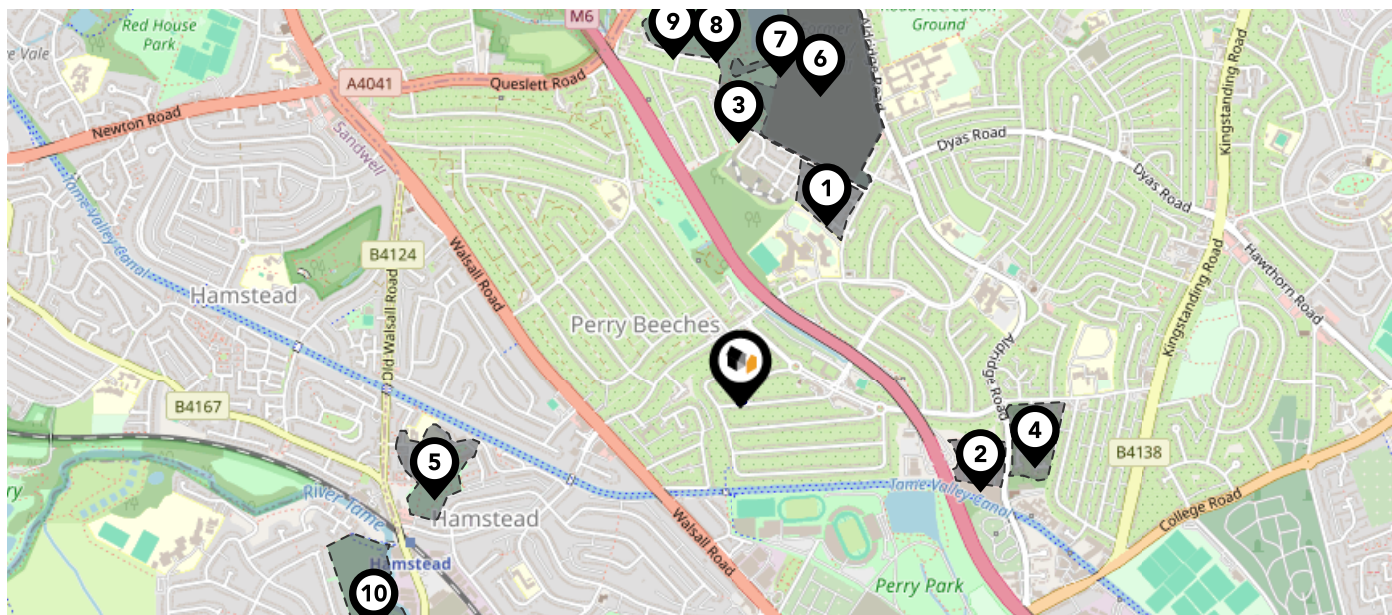

Risk Rating: Very low

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 (0.25%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

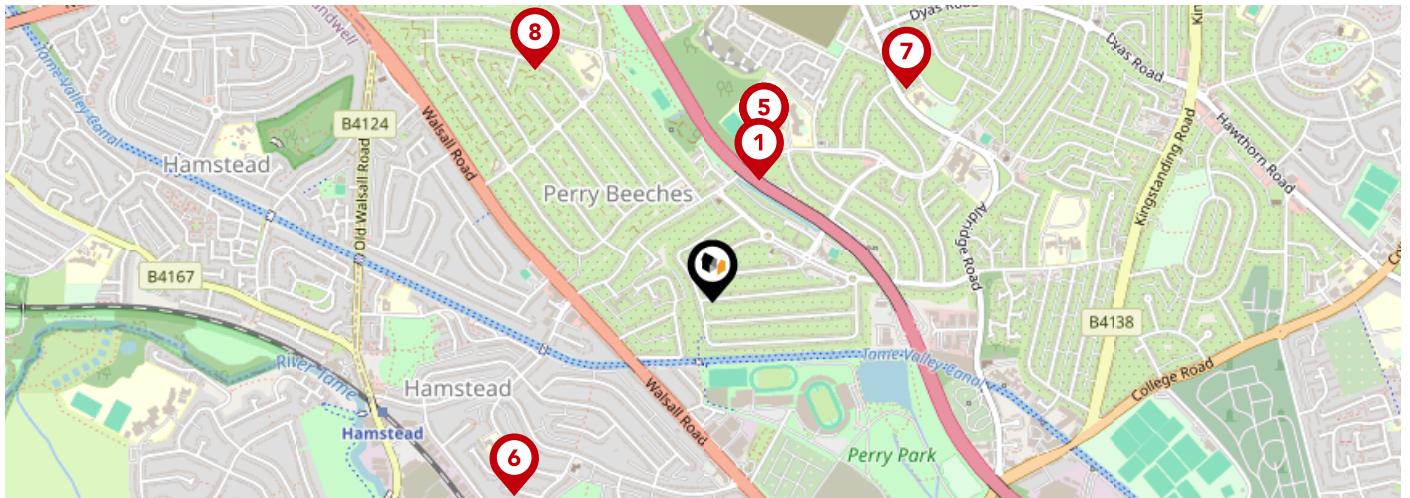Chance of flooding to the following depths at this property:

		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

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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)				

KFB - Key Facts For Buyers

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Maps
Landfill Sites

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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.
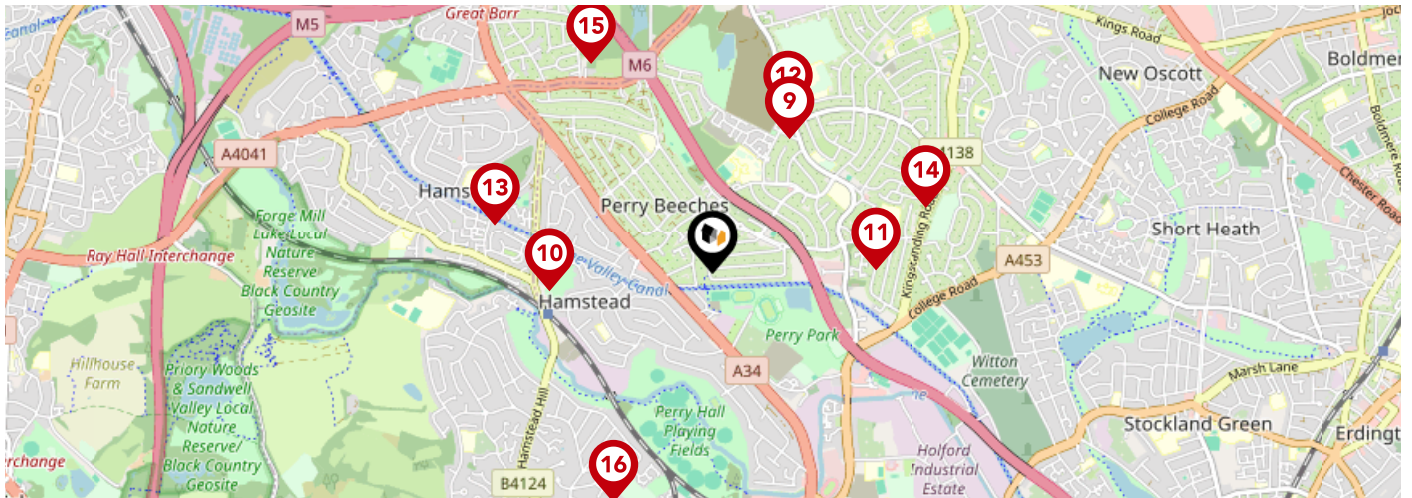

| Nearby Landfill Sites		
1	Land South Of Booths Lane-Golf Driving Range, Booths Lane, Great Barr, Birmingham, West Midlands	Historic Landfill
2	Papermill End-Paper Mill End, Perry Barr, Birmingham, West Midlands	Historic Landfill
3	Booths Lane Landfill Site-Booths Lane, Great Barr, Birmingham, West Midlands	Historic Landfill
4	Aldridge Road - Brick Kiln Lane Landfill Site-Brick Kiln Lane, Perry Barr, Birmingham, West Midlands	Historic Landfill
5	Kingsdown Avenue Landfill Site-Kingsdown Avenue, Hamstead, Birmingham, West Midlands	Historic Landfill
6	Booths Farm Tip-Queslett Road, Birmingham, West Midlands	Historic Landfill
7	Queslett Landfill Site-Old Horns Crescent, Great Barr, Birmingham, West Midlands	Historic Landfill
8	Booths Lane Landfill Site-Booths Lane, Great Barr, Birmingham, West Midlands	Historic Landfill
9	Booths Lane Landfill Site-Booths Lane, Great Barr, Birmingham, West Midlands	Historic Landfill
10	Hamstead Hill-Hamstead Hill, Hamstead, Birmingham, West Midlands	Historic Landfill

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		Nursery	Primary	Secondary	College	Private
1	**Perry Beeches Nursery School** Ofsted Rating: Good | Pupils: 73 | Distance:0.29	☑	☐	☐	☐	☐
2	**Beeches Junior School** Ofsted Rating: Good | Pupils: 360 | Distance:0.37	☐	☑	☐	☐	☐
3	**Beeches Infant School** Ofsted Rating: Good | Pupils: 269 | Distance:0.37	☐	☑	☐	☐	☐
4	**Arena Academy** Ofsted Rating: Requires improvement | Pupils: 1105 | Distance:0.37	☐	☐	☑	☐	☐
5	**Priestley Smith School** Ofsted Rating: Outstanding | Pupils: 84 | Distance:0.37	☐	☐	☑	☐	☐
6	**Dorrington Academy** Ofsted Rating: Outstanding | Pupils: 650 | Distance:0.63	☐	☑	☐	☐	☐
7	**Glenmead Primary School** Ofsted Rating: Good | Pupils: 290 | Distance:0.65	☐	☑	☐	☐	☐
8	**Calshot Primary School** Ofsted Rating: Good | Pupils: 458 | Distance:0.66	☐	☑	☐	☐	☐

iad

		Nursery	Primary	Secondary	College	Private
9	**Barr View Primary & Nursery Academy** Ofsted Rating: Good | Pupils: 442 | Distance:0.7	☐	☑	☐	☐	☐
10	**St Mark's Catholic Primary School** Ofsted Rating: Outstanding | Pupils: 209 | Distance:0.74	☐	☑	☐	☐	☐
11	**Greenholm Primary School** Ofsted Rating: Good | Pupils: 635 | Distance:0.74	☐	☑	☐	☐	☐
12	**Fortis Academy** Ofsted Rating: Good | Pupils: 1339 | Distance:0.8	☐	☐	☑	☐	☐
13	**Ferndale Primary School** Ofsted Rating: Good | Pupils: 603 | Distance:1.01	☐	☑	☐	☐	☐
14	**Goodway Nursery School** Ofsted Rating: Outstanding | Pupils: 106 | Distance:1.01	☑	☐	☐	☐	☐
15	**Whitecrest Primary School** Ofsted Rating: Good | Pupils: 210 | Distance:1.1	☐	☑	☐	☐	☐
16	**Cherry Orchard Primary School** Ofsted Rating: Good | Pupils: 457 | Distance:1.12	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
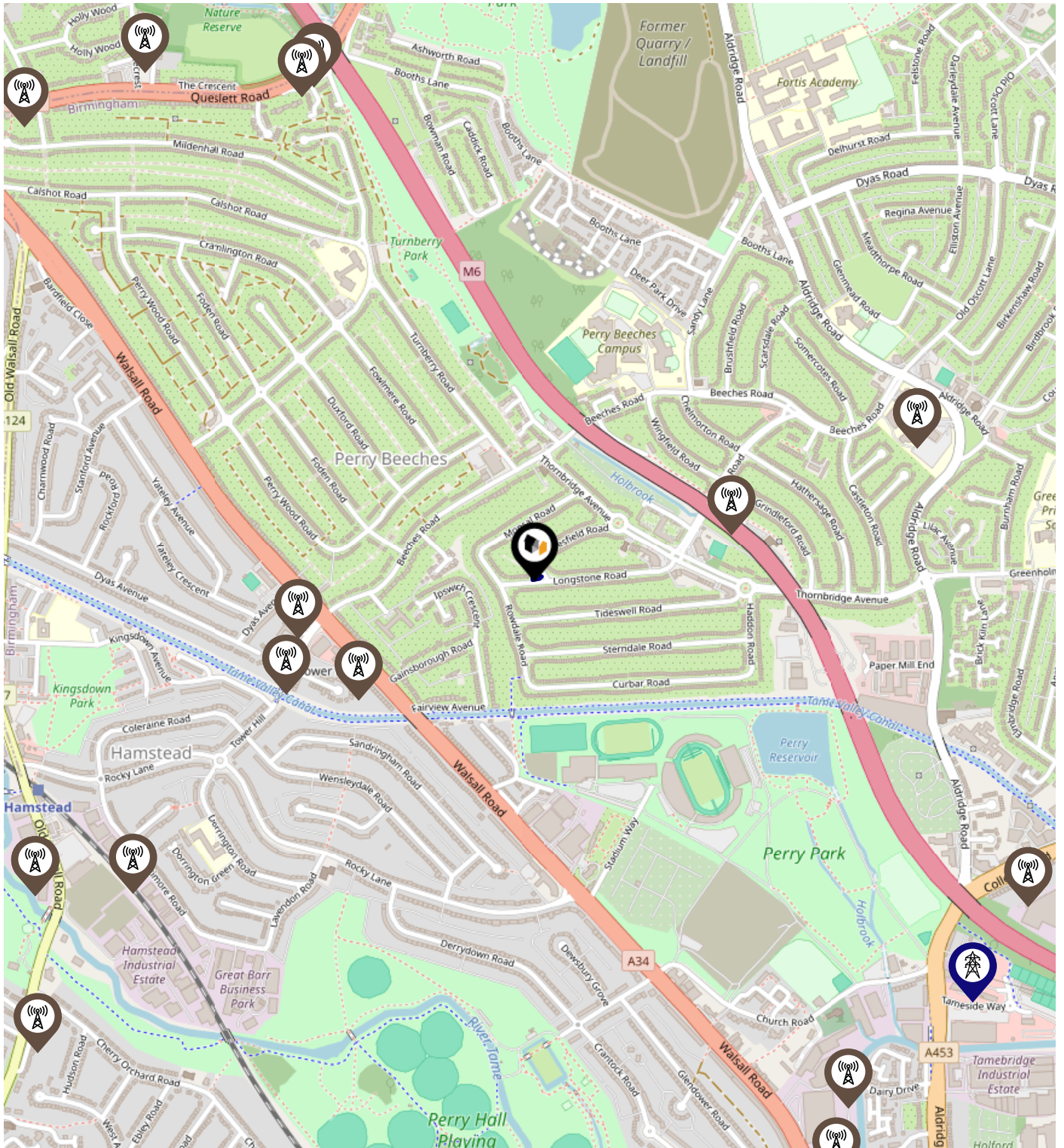
Key:

🗼 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).

				This Property ▼	
1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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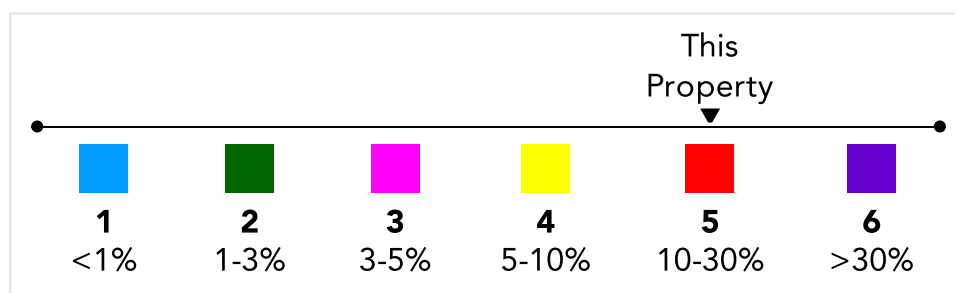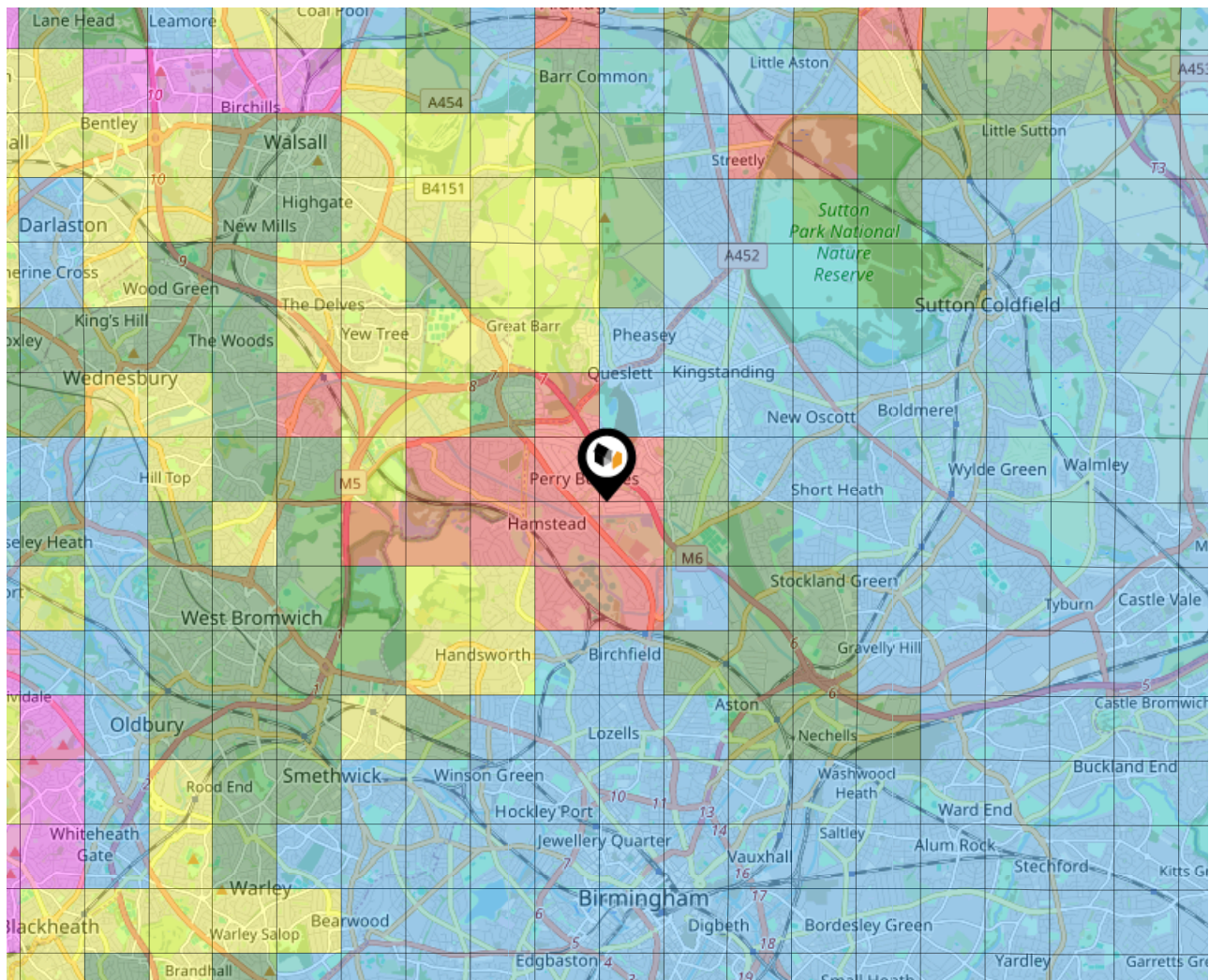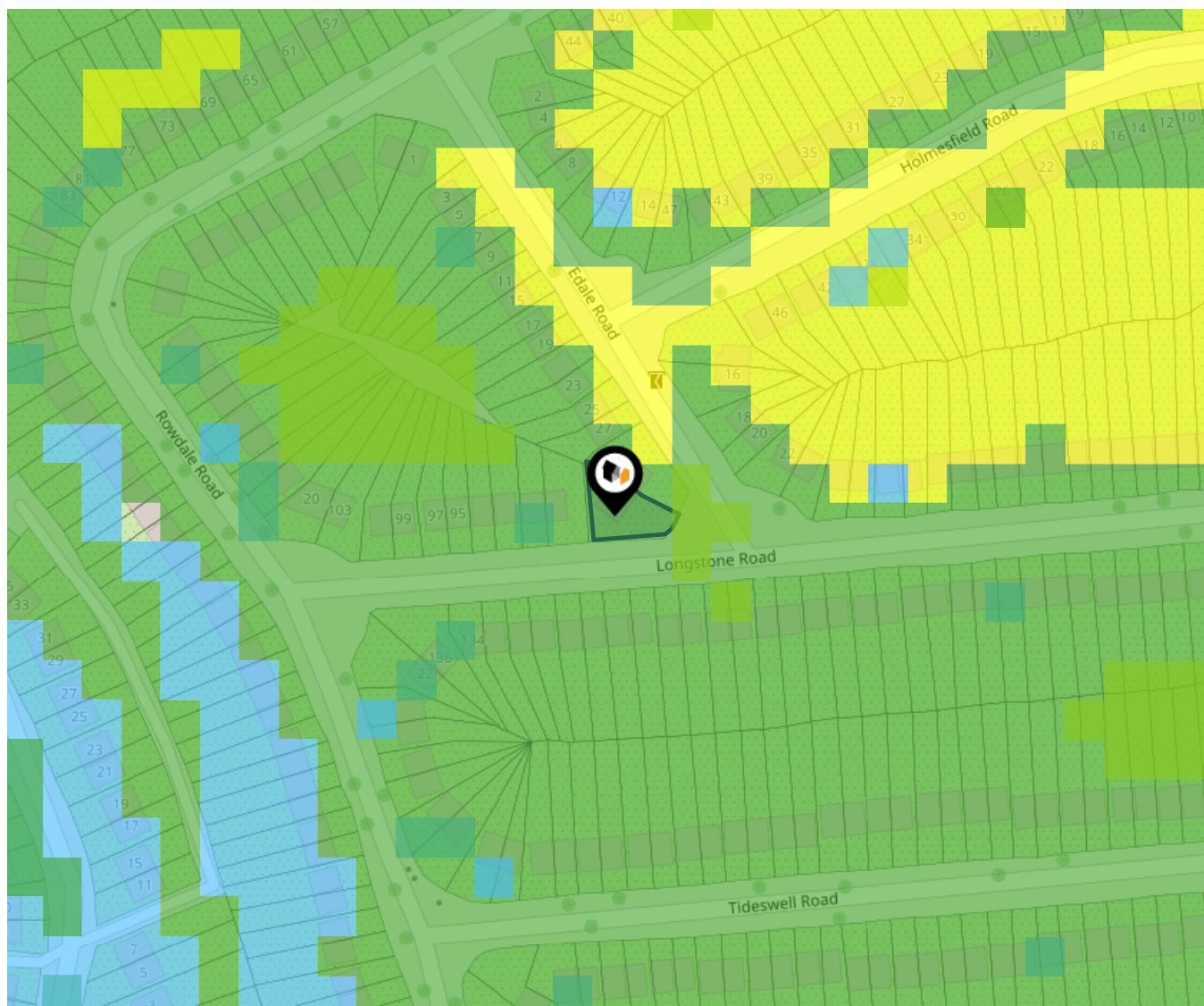
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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Environment
Soils & Clay

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

Carbon Content: NONE

Parent Material Grain:

Soil Group: ARENACEOUS - RUDACEOUS LIGHT(SILTY) TO MEDIUM(SILTY)

Soil Texture: SAND TO SANDY LOAM

Soil Depth: DEEP
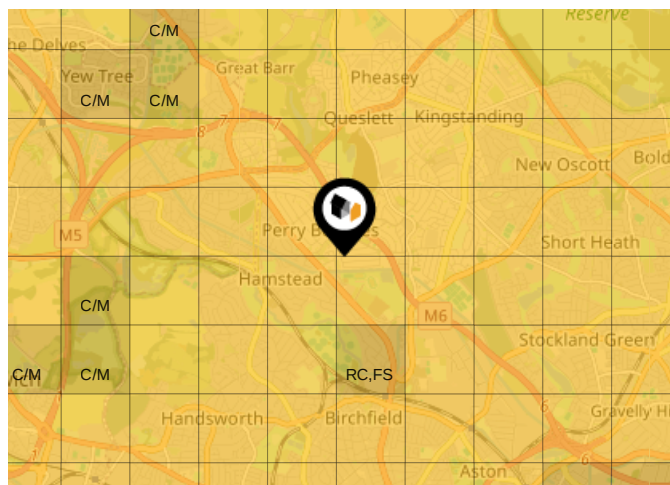
Primary Classifications (Most Common Clay Types)

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
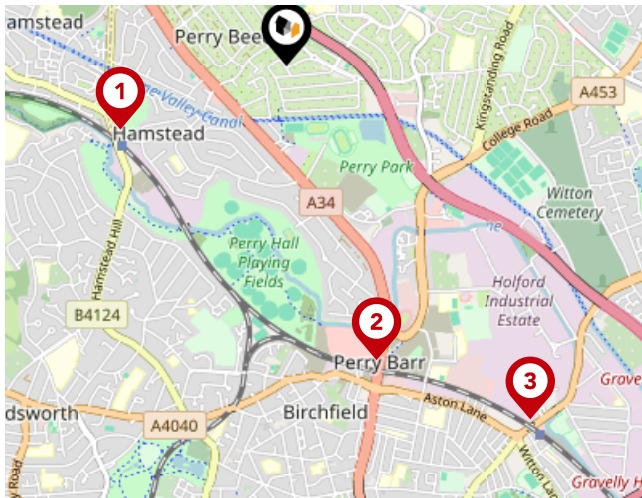
National Rail Stations

Pin	Name	Distance
1	Hamstead (Birmingham) Rail Station	0.8 miles
2	Perry Barr Rail Station	1.39 miles
3	Witton (West Midlands) Rail Station	1.94 miles
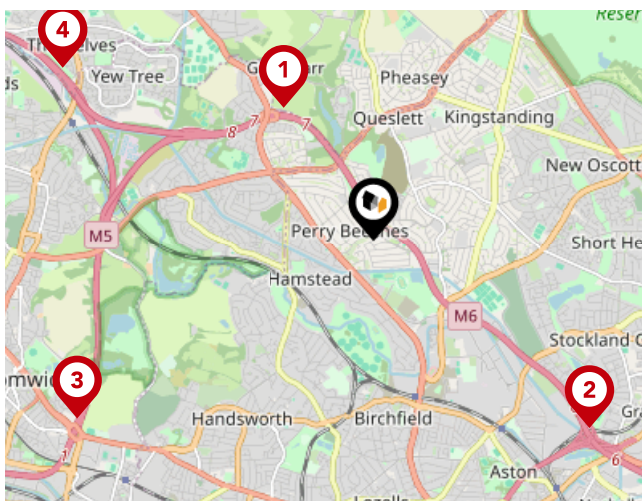
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J7	1.46 miles
2	M6 J6	2.57 miles
3	M5 J1	3.13 miles
4	M6 J8	3.21 miles
5	M6 J9	4.47 miles
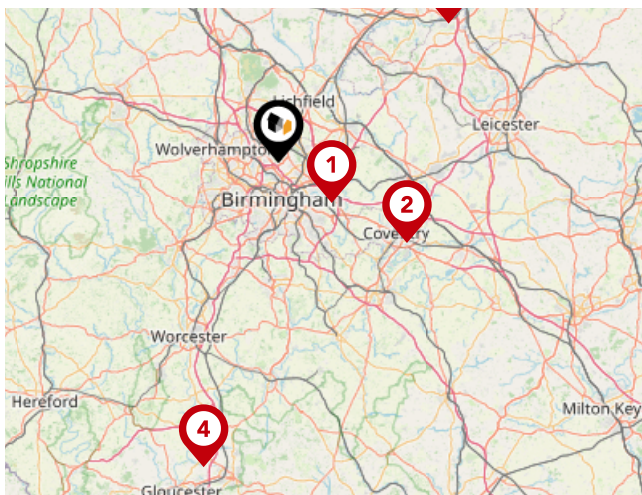
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	9.49 miles
2	Baginton	21.75 miles
3	East Mids Airport	31.62 miles
4	Staverton	45.6 miles
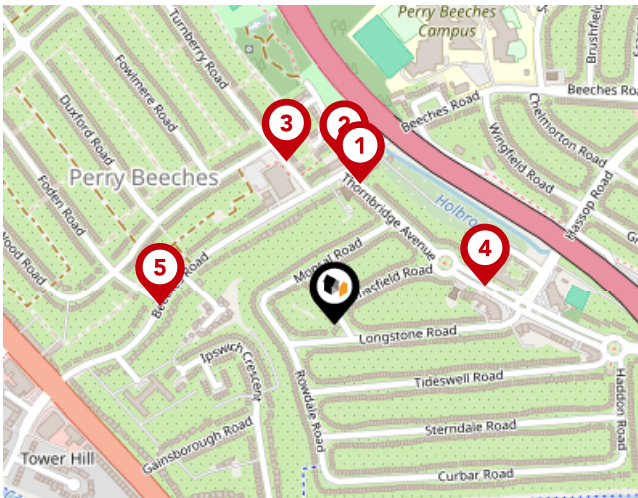
Bus Stops/Stations

Pin	Name	Distance
1	Monsal Rd	0.16 miles
2	Thornbridge Ave	0.18 miles
3	Great Barr Baths	0.19 miles
4	Longstone Rd	0.18 miles
5	Foden Rd	0.2 miles
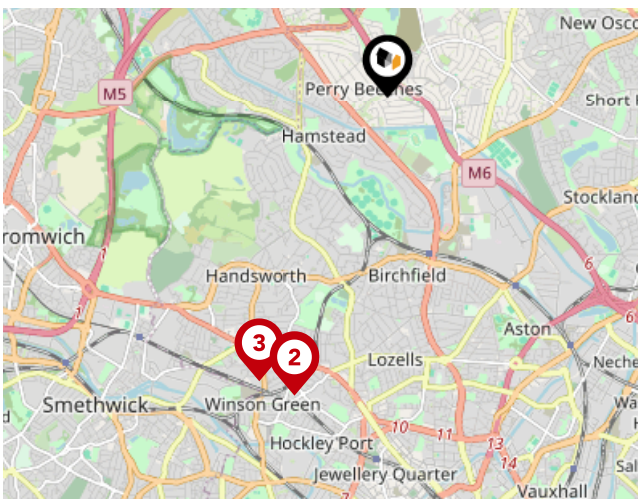
Local Connections

Pin	Name	Distance
1	Soho Benson Rd (Midland Metro Stop)	2.81 miles
2	Soho Benson Road (Midland Metro Stop)	2.81 miles
3	Winson Green Outer Circle (Midland Metro Stop)	2.81 miles

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.

iad UK
Testimonials

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

iad UK
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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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.

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail

KFB - Key Facts For Buyers