

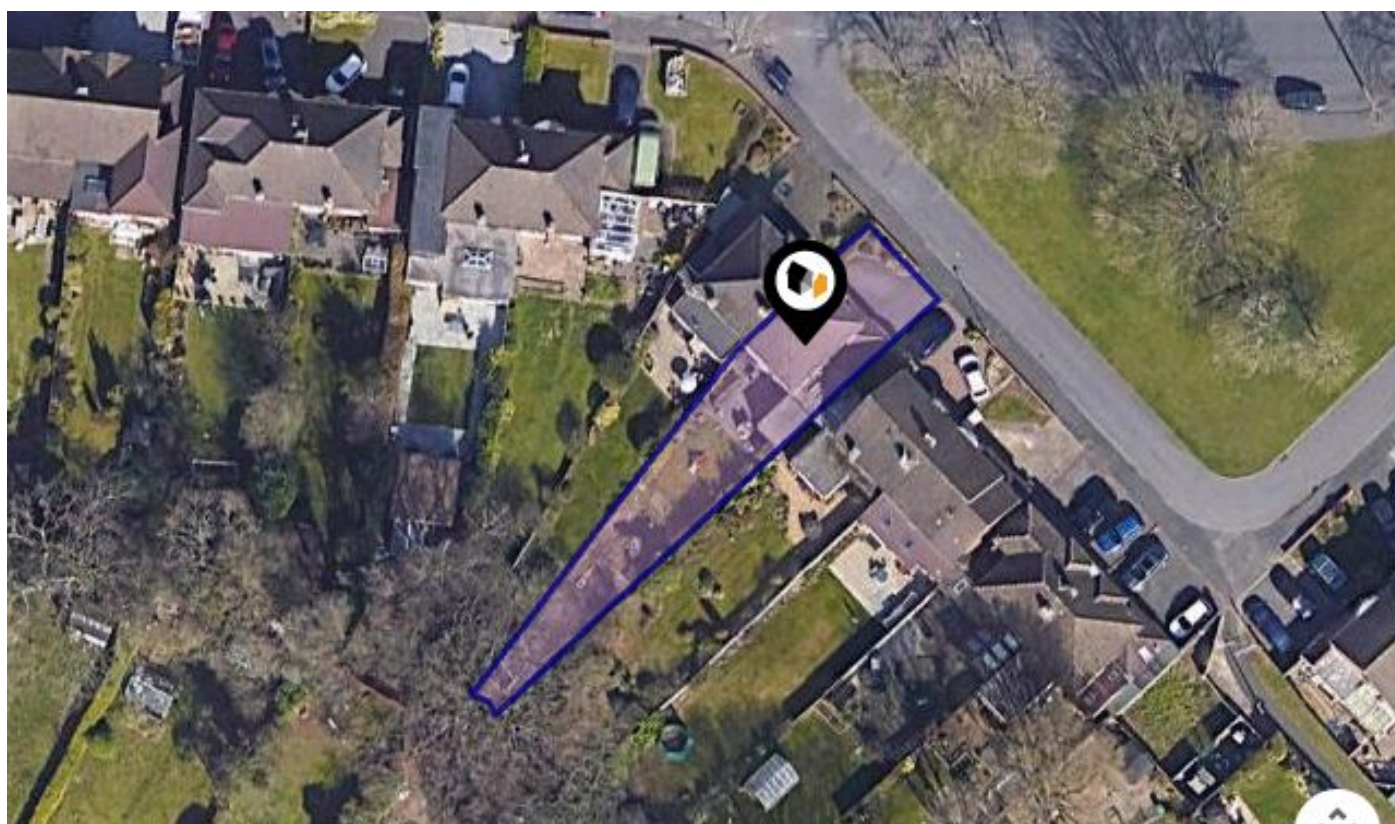


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KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 19th November 2025



204, RALPH ROAD, SHIRLEY, SOLIHULL, B90 3LE

Martin & Co

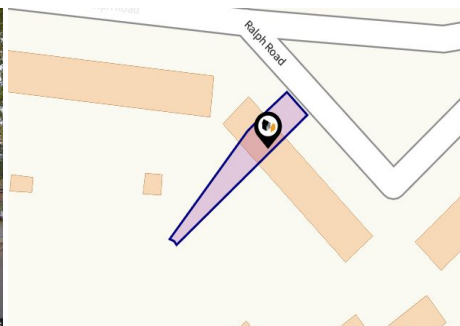
165 Stratford Road Shirley Solihull B90 3AX

0121 7455599

solihull@martinco.com

www.martinco.com





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,022 ft ² / 95 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,088
Title Number:	WM53761
UPRN:	100071006836

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	37 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



204 Ralph Road, Shirley, B90 3LE

Energy rating

D

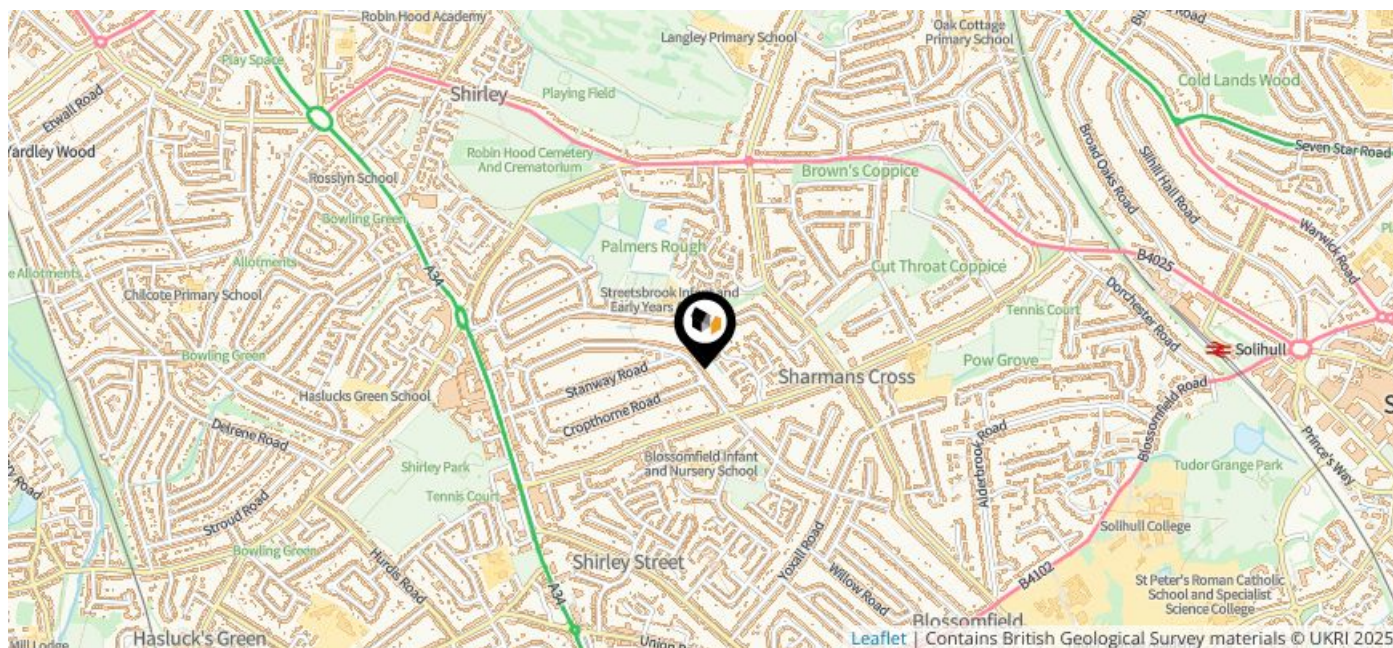
Valid until 11.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	95 m ²

This map displays nearby coal mine entrances and their classifications.



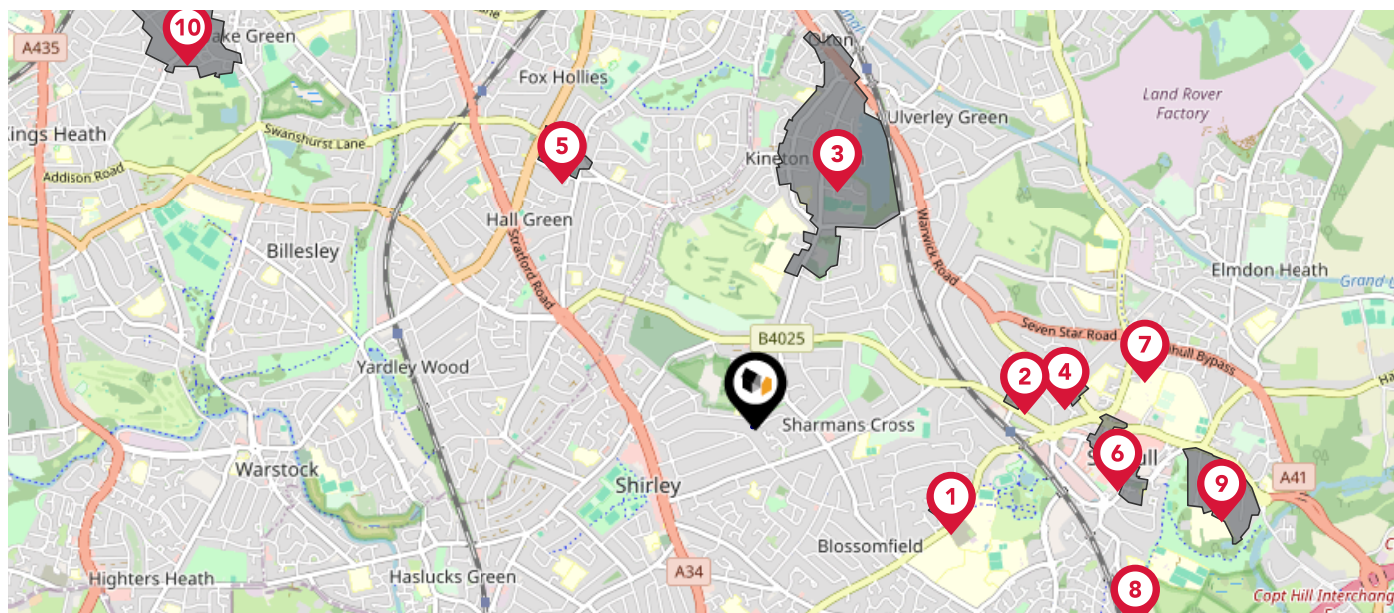
Mine Entry

- ✕ 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.

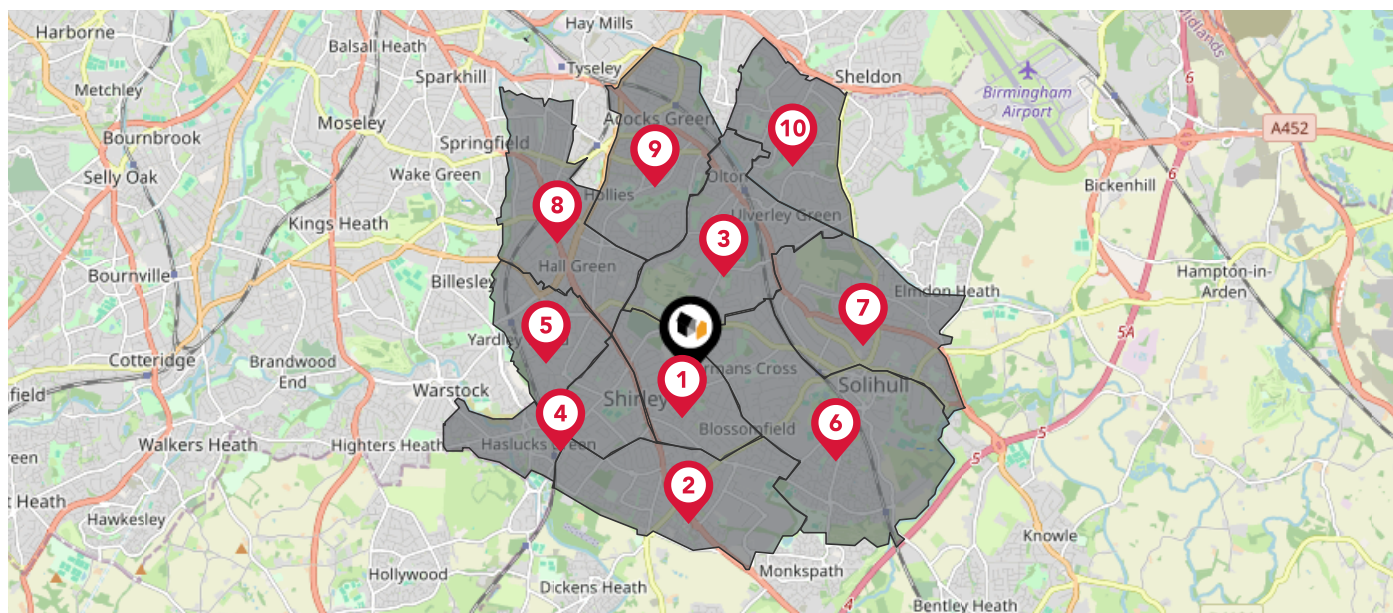
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Conservation Area - White House Way/White House Green
- 2 Conservation Area - Ashleigh Road, Solihull
- 3 Conservation Area - Olton
- 4 Conservation Area - Warwick Road, Solihull
- 5 School Road
- 6 Conservation Area - Solihull
- 7 Conservation Area - Grove Avenue, Solihull
- 8 Conservation Area - Malvern Park Farm, Solihull
- 9 Conservation Area - Malvern Hall And Brueton Avenue
- 10 St Agnes

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



Shirley East Ward



Shirley South Ward



Olton Ward



Shirley West Ward



Hall Green South Ward



St. Alphege Ward



Silhill Ward



Hall Green North Ward

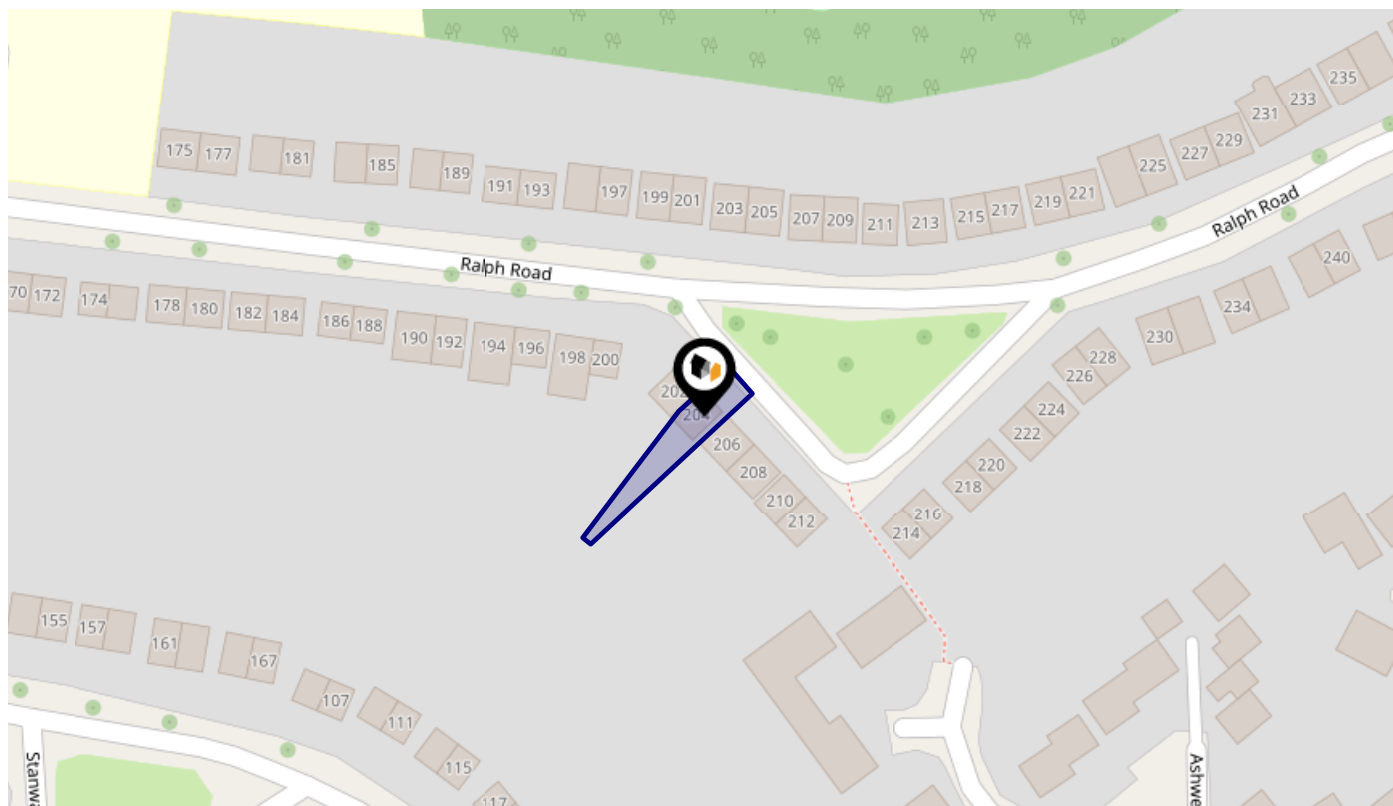


Acocks Green Ward



Lyndon Ward

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.

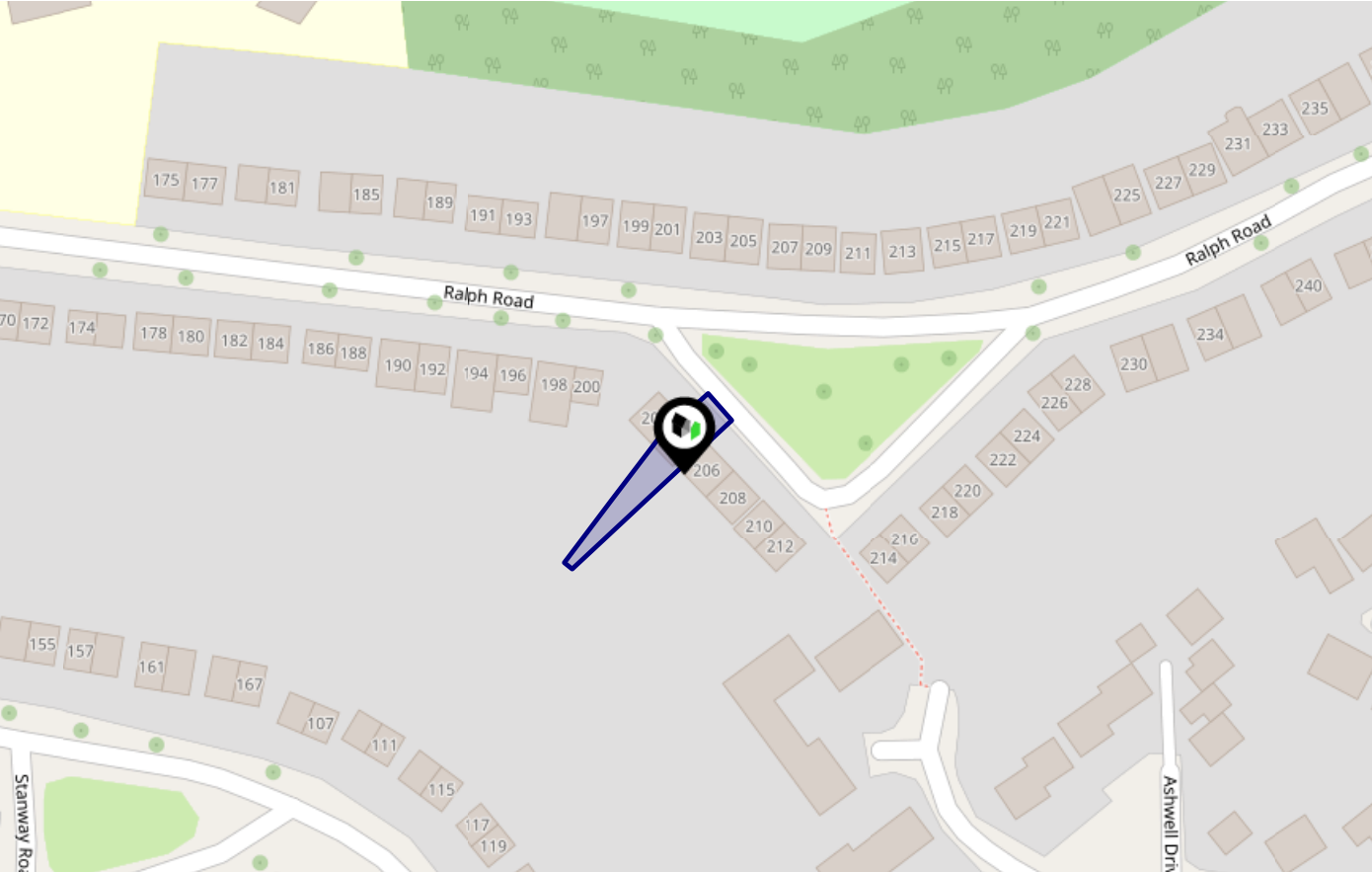
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

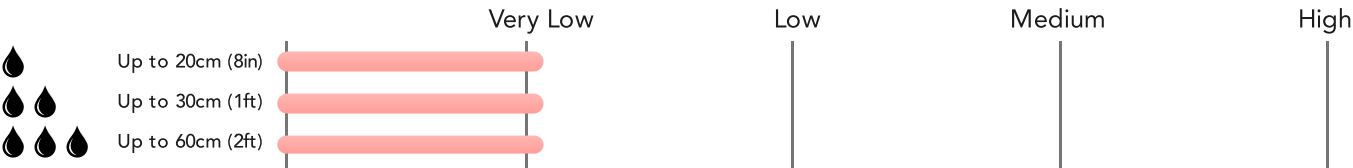


Risk Rating: Very low

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.

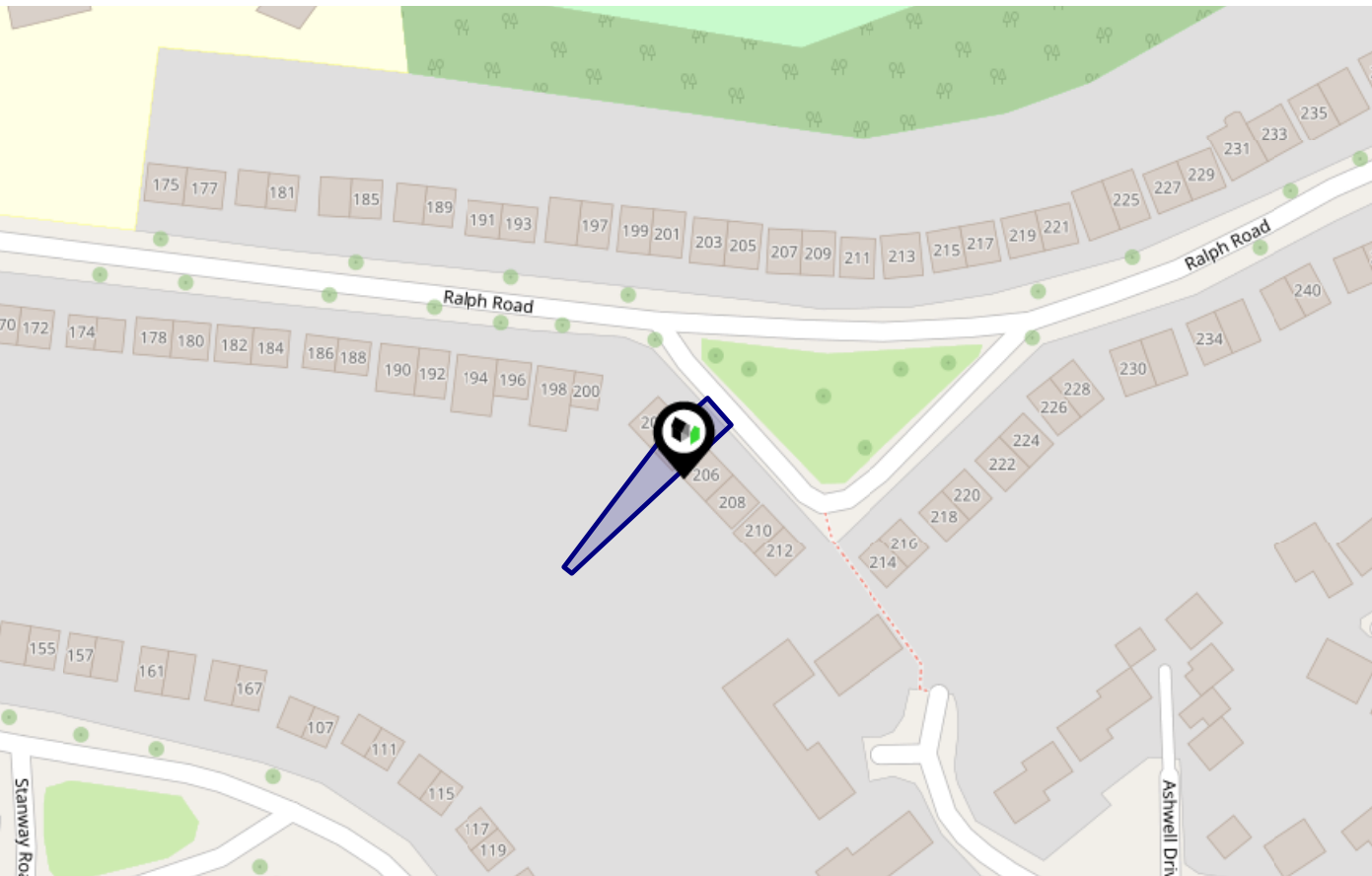
Chance of flooding to the following depths at this property:



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.

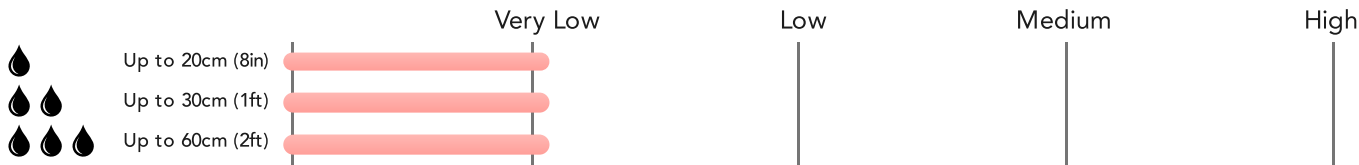


Risk Rating: Very low

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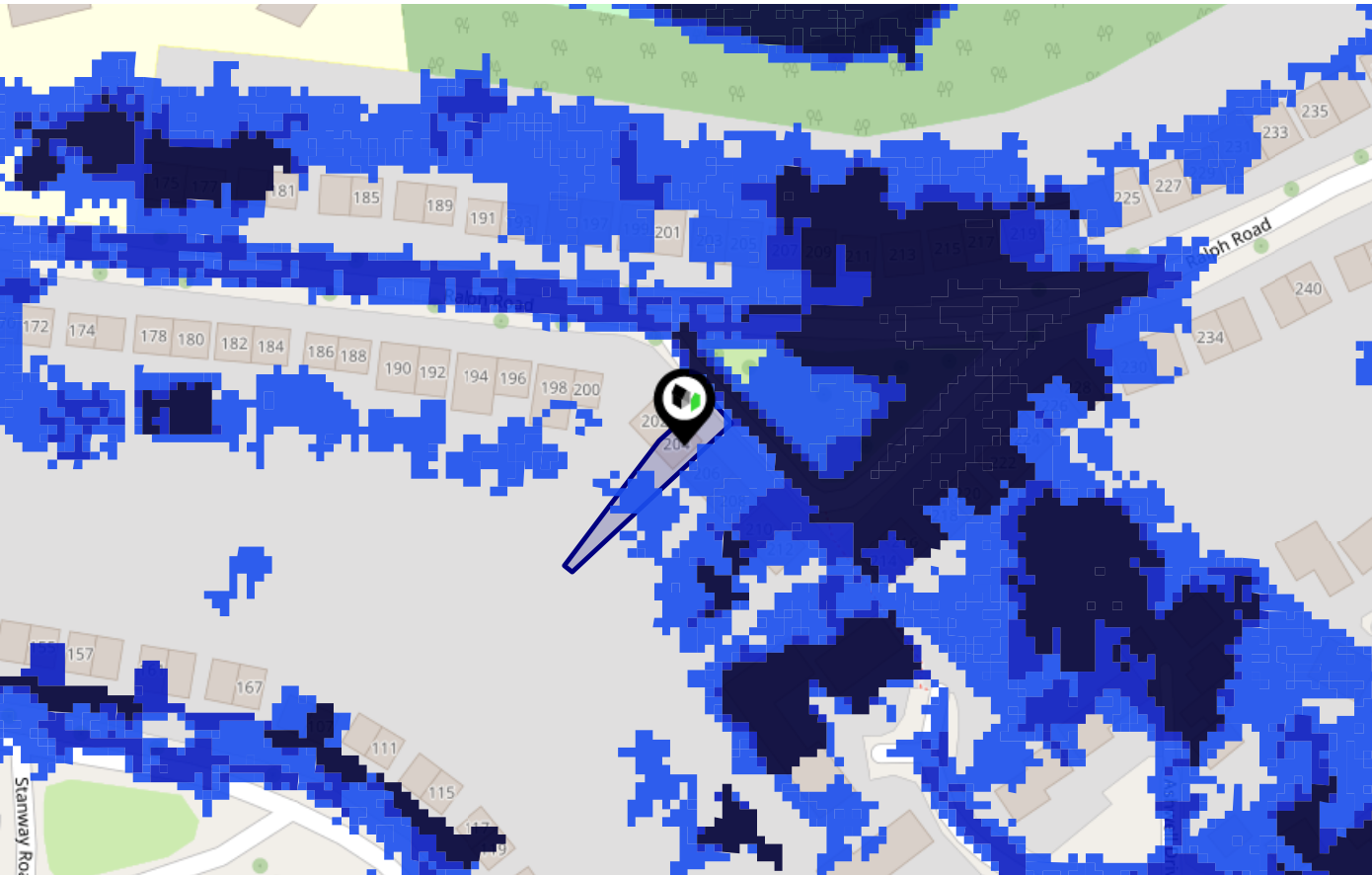
Chance of flooding to the following depths at this property:



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.

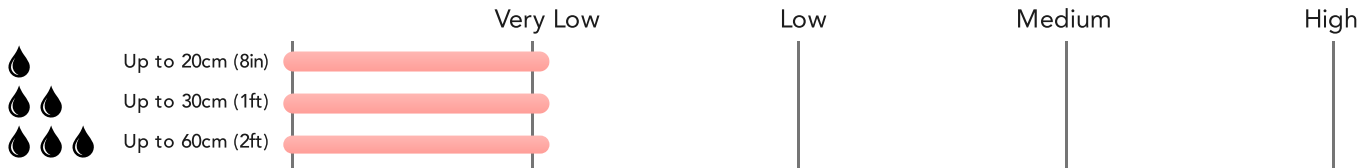


Risk Rating: **Very low**

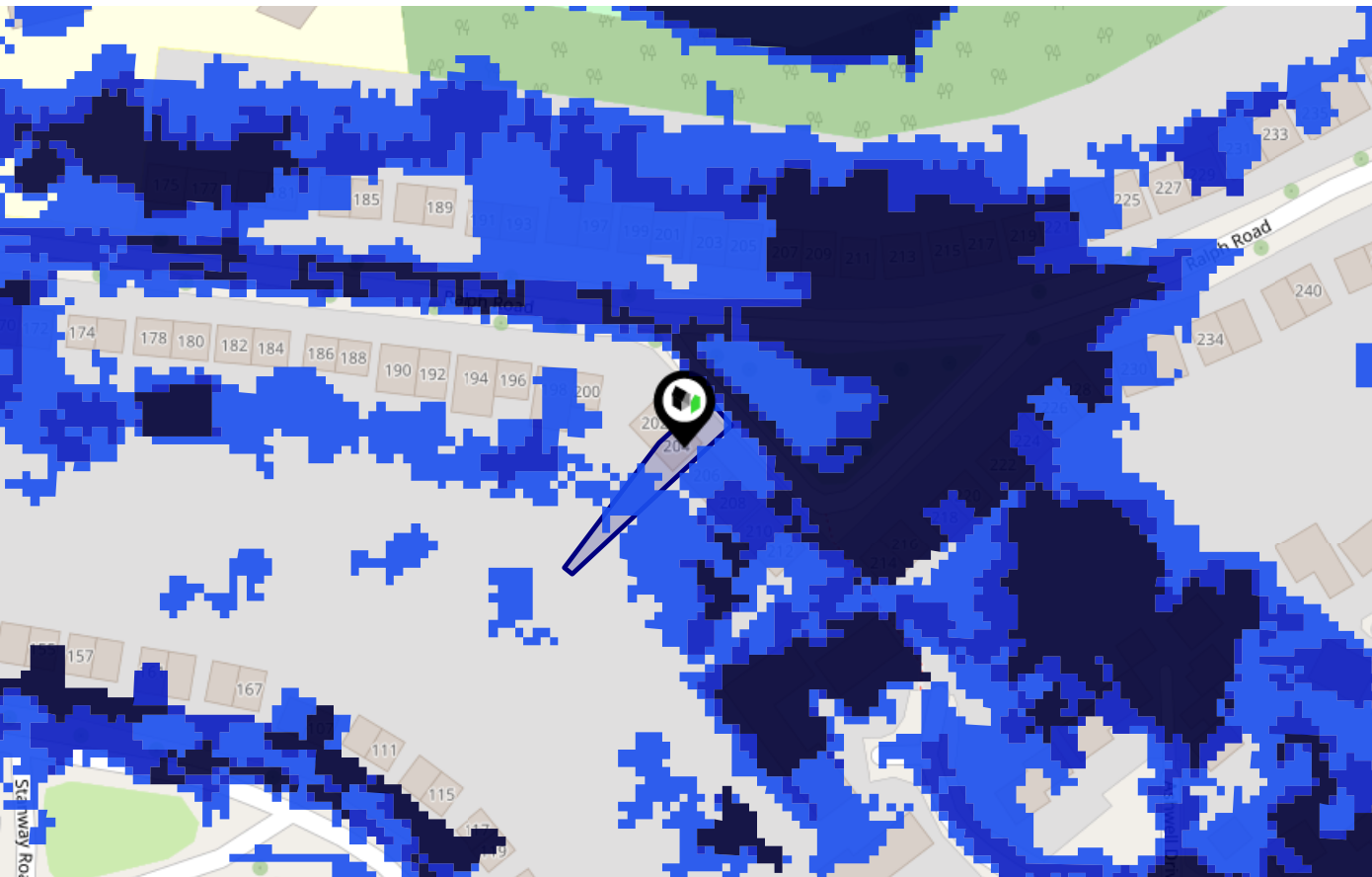
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

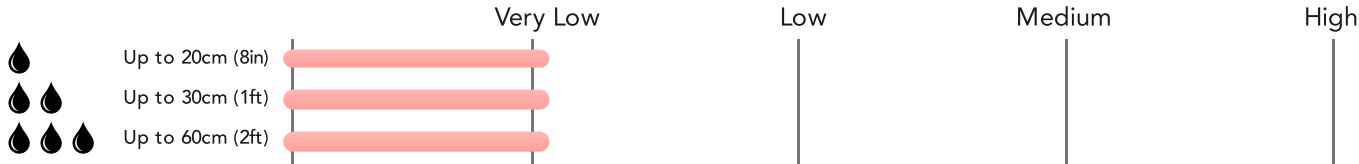


Risk Rating: Very low

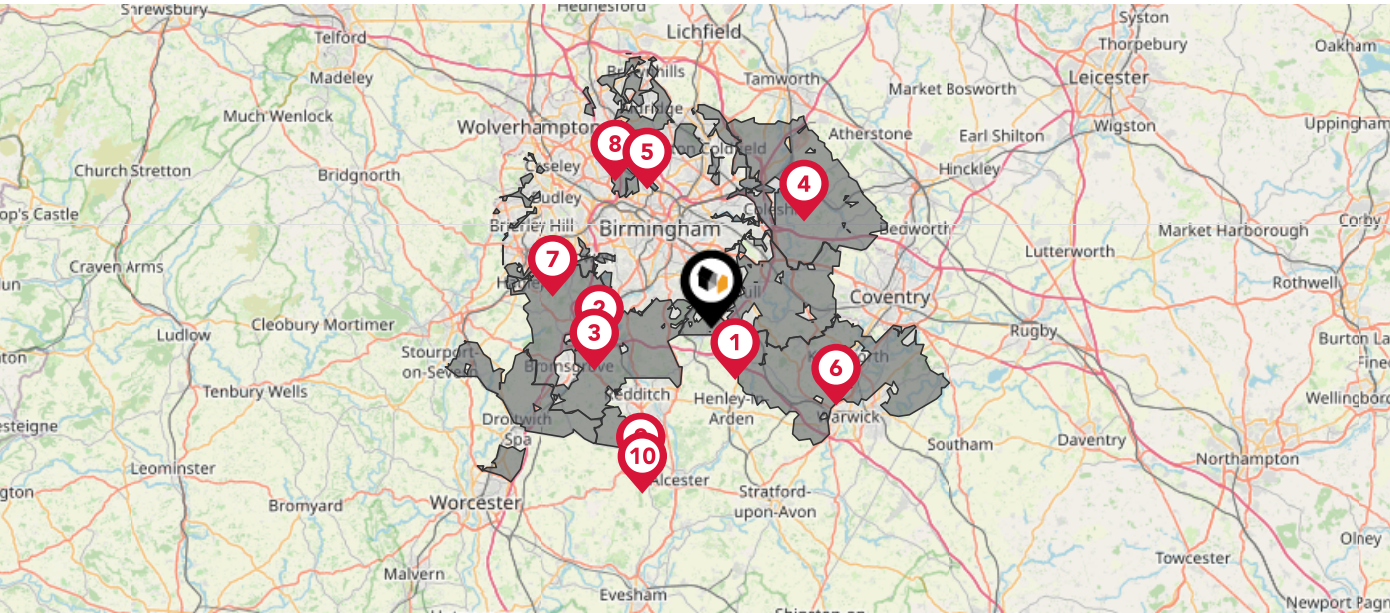
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

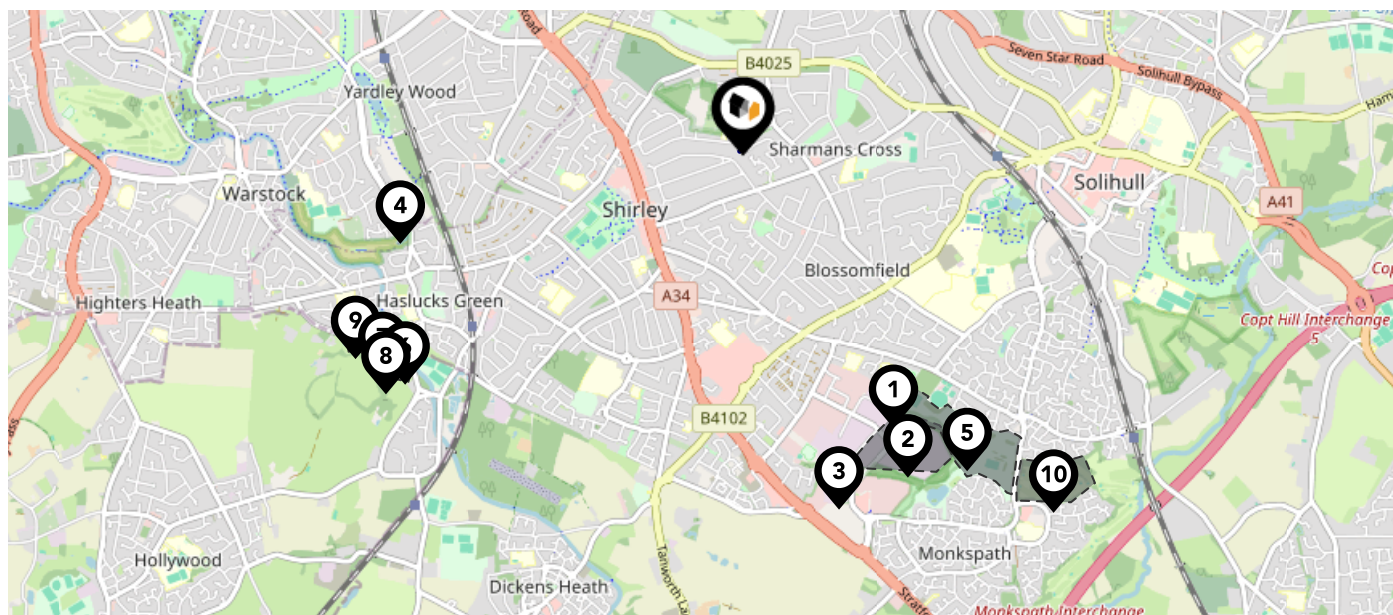


This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Birmingham Green Belt - Solihull
2	Birmingham Green Belt - Birmingham
3	Birmingham Green Belt - Bromsgrove
4	Birmingham Green Belt - North Warwickshire
5	Birmingham Green Belt - Sandwell
6	Birmingham Green Belt - Warwick
7	Birmingham Green Belt - Dudley
8	Birmingham Green Belt - Walsall
9	Birmingham Green Belt - Redditch
10	Birmingham Green Belt - Wychavon

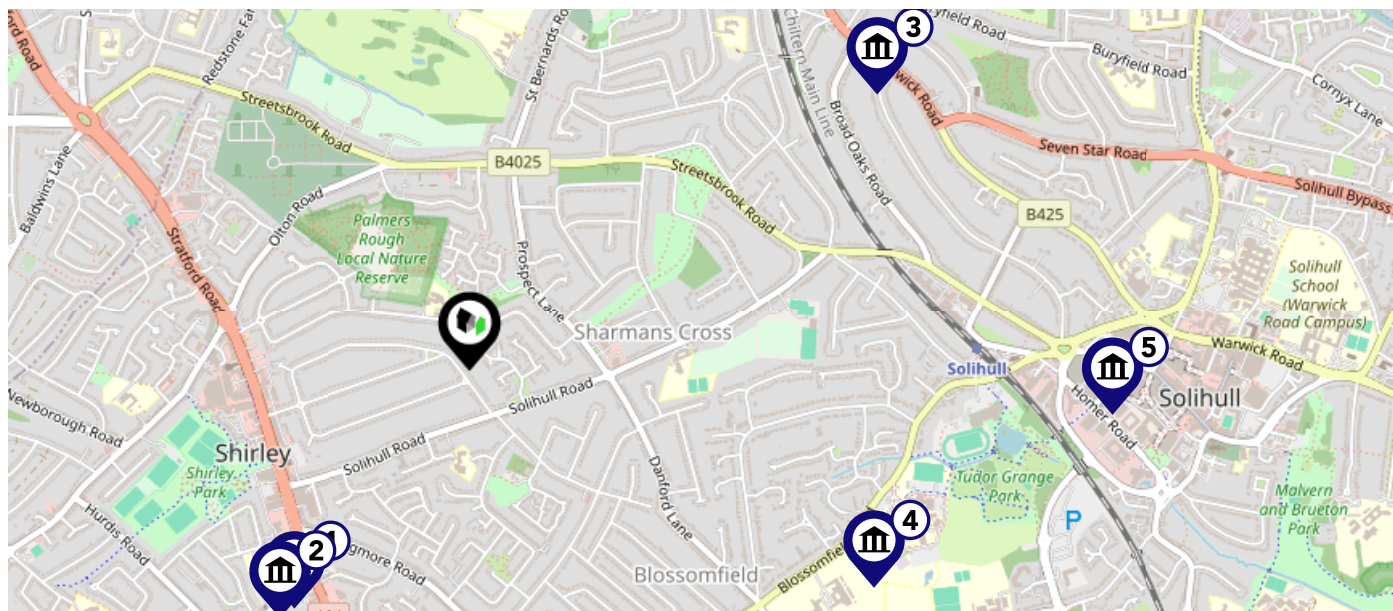
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



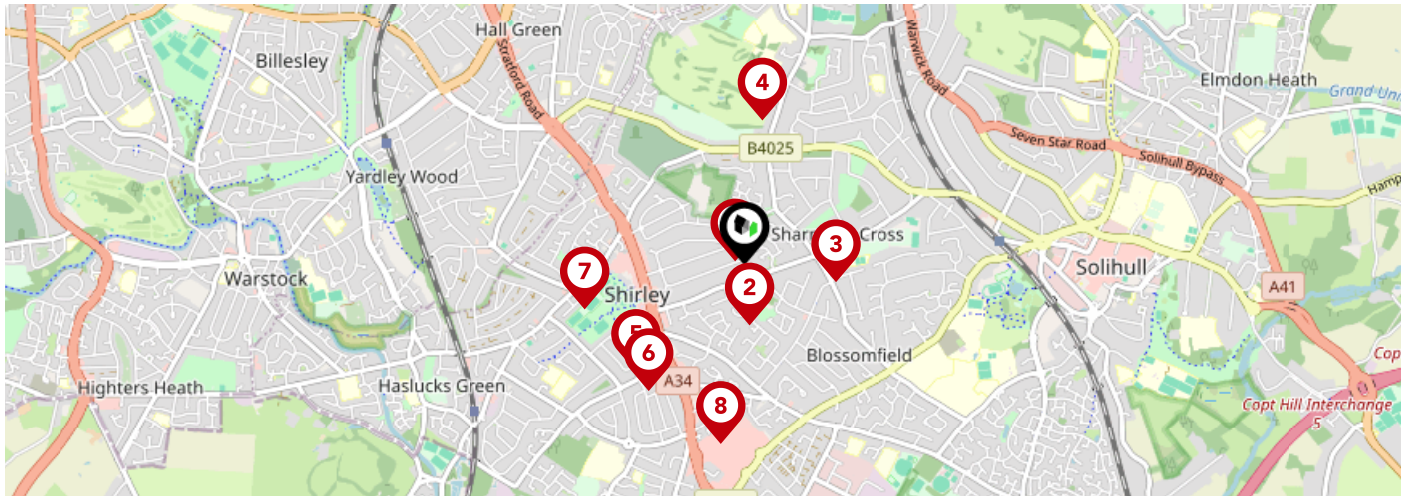
Nearby Landfill Sites

1	Solihull Municipal Club-Brick Kiln Lane, Shirley, Birmingham	Historic Landfill	☐
2	Hay Lane-Monkspath Business Park, Monkspath, Solihull, West Midlands	Historic Landfill	☐
3	Highlands Road-Monkspath, Solihull, West Midlands	Historic Landfill	☐
4	Priory Road-Priory Road, Yardley Wood, Birmingham, West Midlands	Historic Landfill	☐
5	Hay Lane Stage No.1-Hay Lane, Monkspath, Solihull, West Midlands	Historic Landfill	☐
6	Aqueduct Road-Solihull	Historic Landfill	☐
7	Old Gravel Pit-Peterbrook Road, Solihull Lodge	Historic Landfill	☐
8	Peterbrook Farm-Peterbrook Road, Near Solihull Lodge, Solihull, West Midlands	Historic Landfill	☐
9	Warren House-Peterbrook Road, Solihull Lodge	Historic Landfill	☐
10	Hay Lane-Hay Lane, Monkspath, Solihull, West Midlands	Historic Landfill	☐

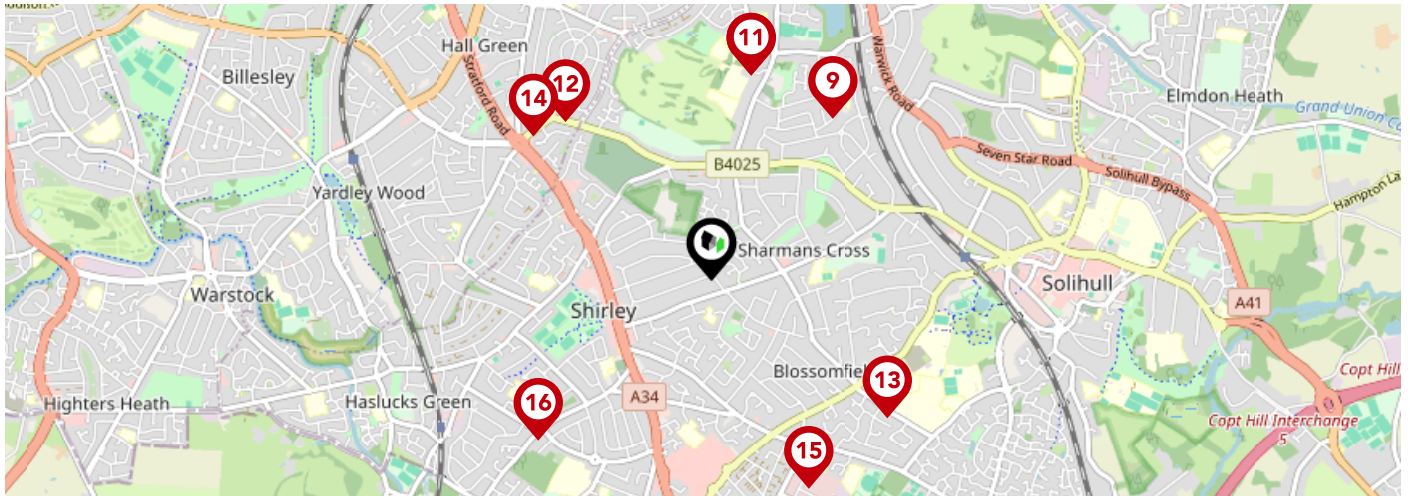
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1440523 - Shirley War Memorial	Grade II	0.6 miles
	1203387 - Church Of St James	Grade II	0.7 miles
	1076708 - 467, Warwick Road	Grade II	1.1 miles
	1392959 - Tudor Grange House And Stable Block	Grade II	1.1 miles
	1076730 - Roman Catholic Church Of Saint Augustine Of Canterbury	Grade II	1.5 miles



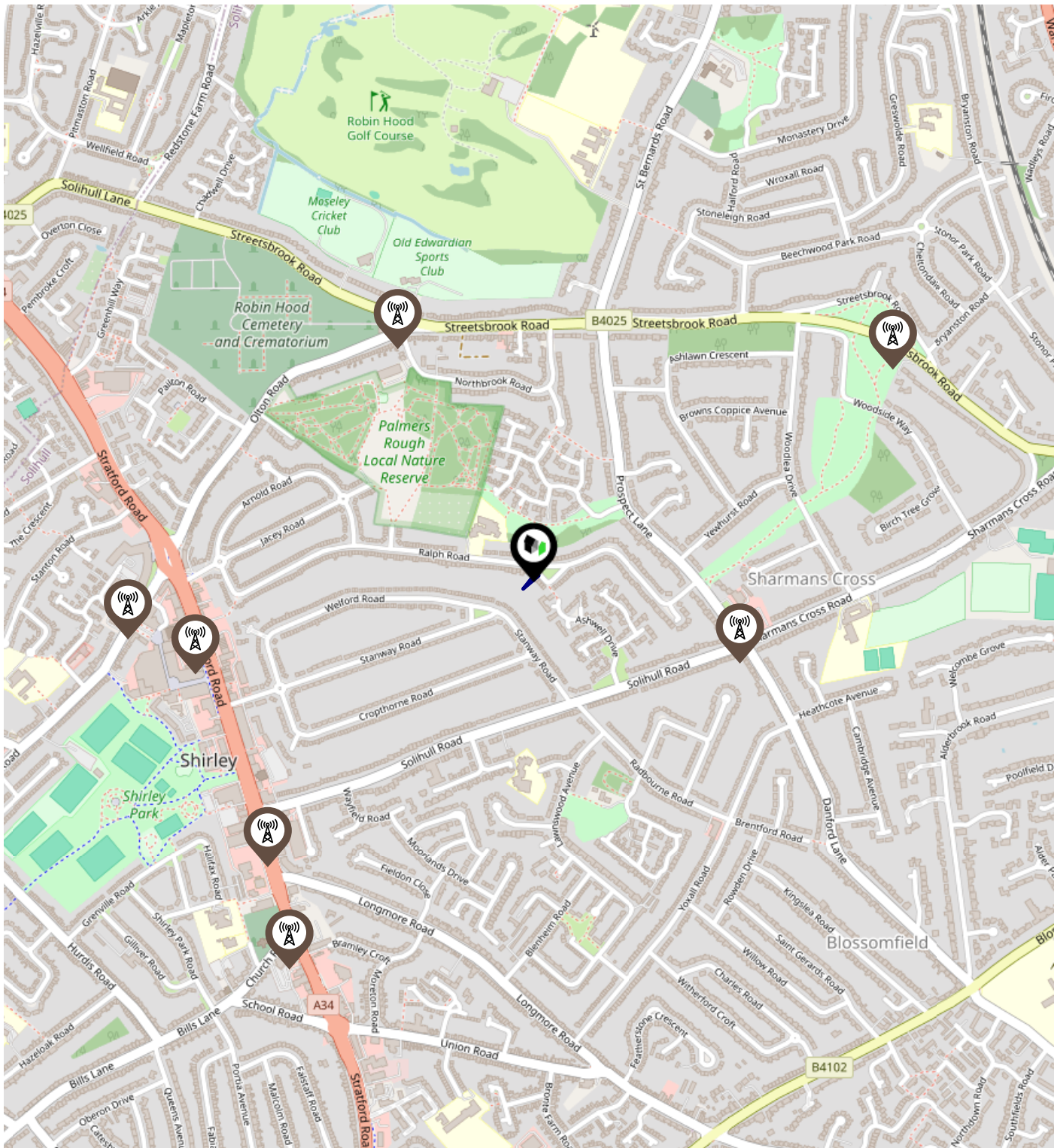
		Nursery	Primary	Secondary	College	Private
1	Streetsbrook Infant and Early Years Academy Ofsted Rating: Good Pupils: 229 Distance:0.05	☐	☒	☐	☐	☐
2	Blossomfield Infant and Nursery School Ofsted Rating: Good Pupils: 310 Distance:0.27	☐	☒	☐	☐	☐
3	Sharmans Cross Junior School Ofsted Rating: Good Pupils: 419 Distance:0.42	☐	☒	☐	☐	☐
4	Tudor Grange Primary Academy Langley Ofsted Rating: Good Pupils: 497 Distance:0.66	☐	☒	☐	☐	☐
5	Tudor Grange Primary Academy, St James Ofsted Rating: Outstanding Pupils: 242 Distance:0.69	☐	☒	☐	☐	☐
6	Kingswood School Ofsted Rating: Outstanding Pupils: 72 Distance:0.72	☐	☐	☒	☐	☐
7	Haslucks Green School Ofsted Rating: Good Pupils: 239 Distance:0.75	☐	☒	☐	☐	☐
8	Shirley Heath Junior School Ofsted Rating: Outstanding Pupils: 419 Distance:0.82	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Oak Cottage Primary School Ofsted Rating: Outstanding Pupils: 240 Distance:0.91	☐	☒	☐	☐	☐
	Reynalds Cross School Ofsted Rating: Good Pupils: 152 Distance:0.94	☐	☐	☒	☐	☐
	Langley School Ofsted Rating: Good Pupils: 1049 Distance:0.94	☐	☐	☒	☐	☐
	Robin Hood Academy Ofsted Rating: Good Pupils: 587 Distance:0.98	☐	☒	☐	☐	☐
	Alderbrook School Ofsted Rating: Good Pupils: 1636 Distance:1.01	☐	☐	☒	☐	☐
	St Ambrose Barlow Catholic Primary School Ofsted Rating: Good Pupils: 207 Distance:1.04	☐	☒	☐	☐	☐
	Cranmore Infant School Ofsted Rating: Good Pupils: 205 Distance:1.04	☐	☒	☐	☐	☐
	Hazel Oak School Ofsted Rating: Outstanding Pupils: 191 Distance:1.07	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

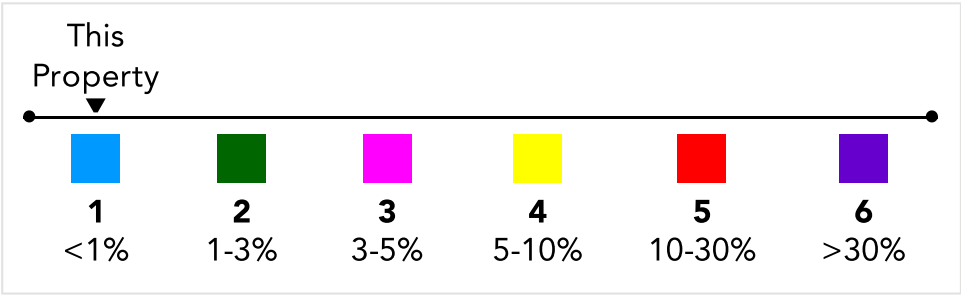
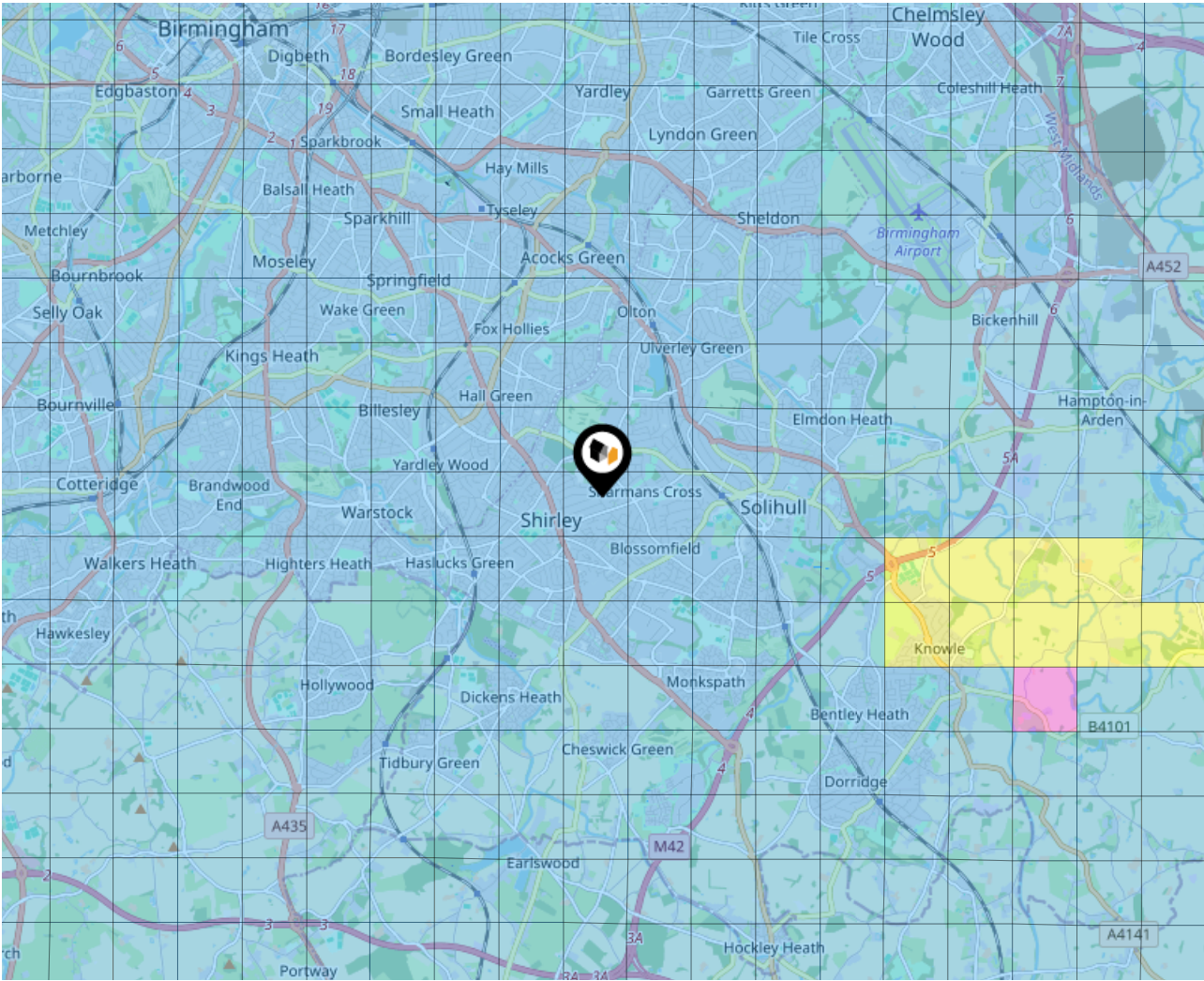


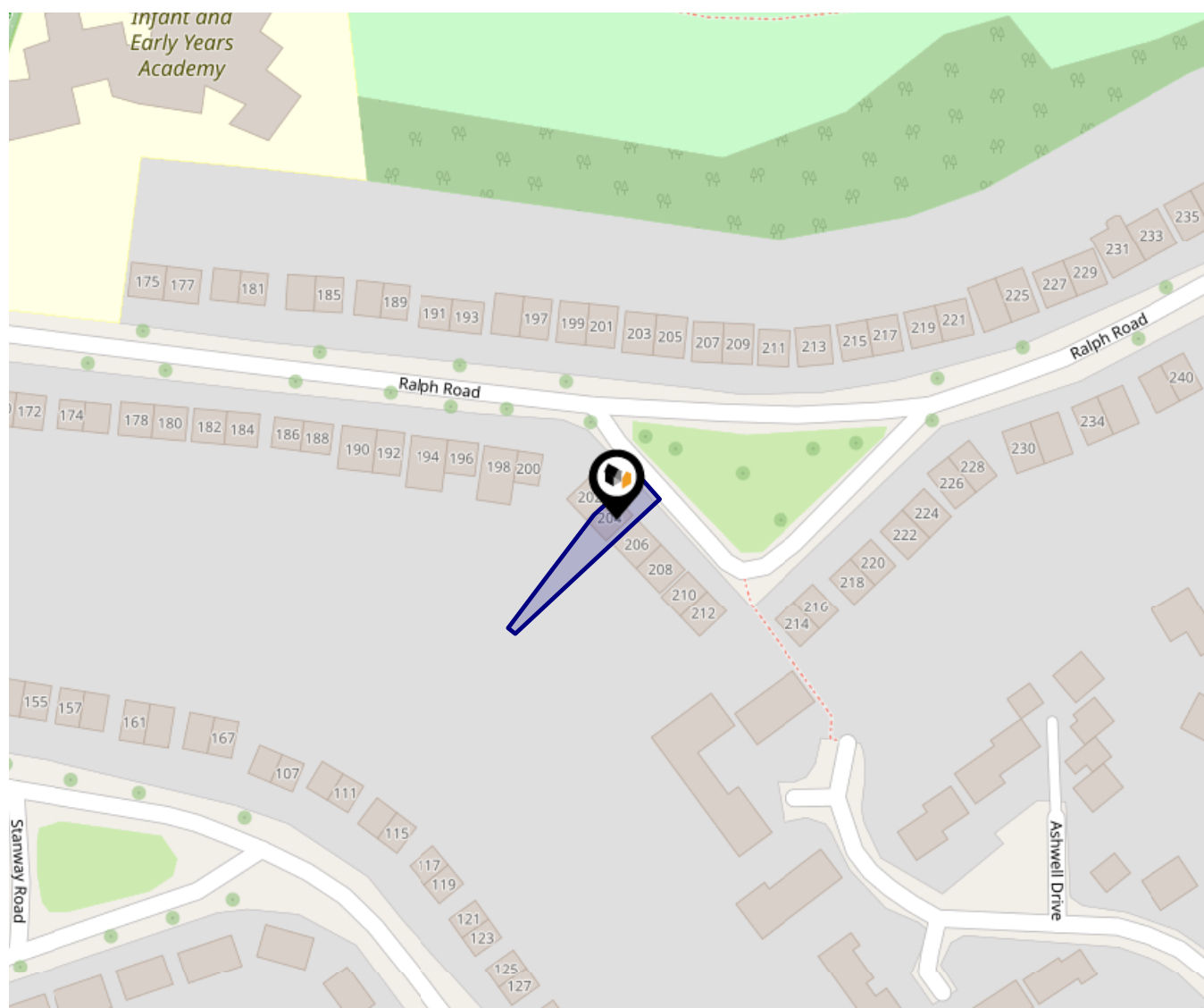
Key:

-  Power Pylons
-  Communication Masts

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).





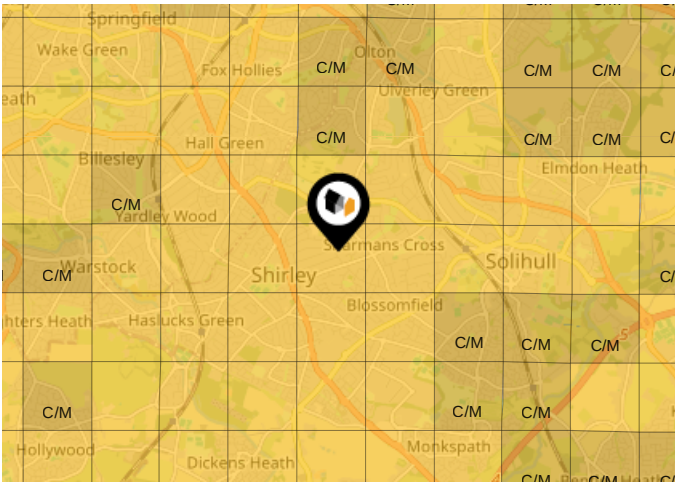
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

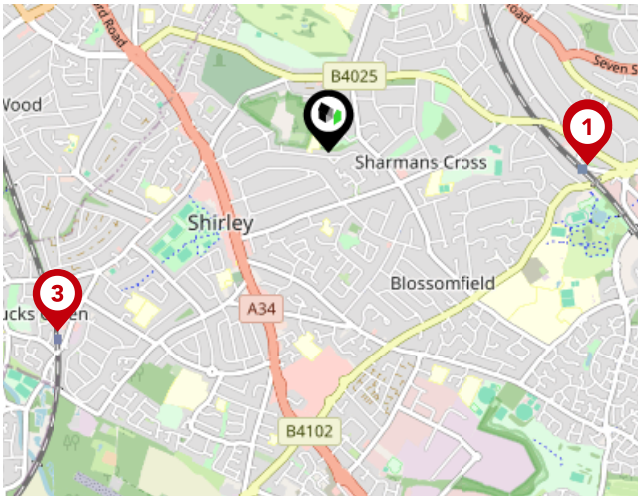
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



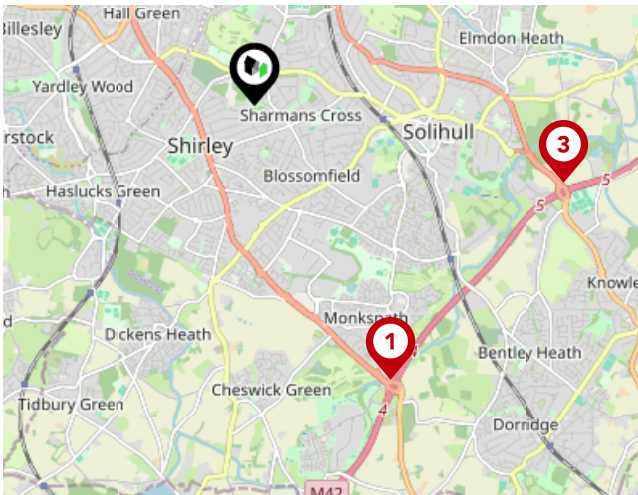
Primary Classifications (Most Common Clay Types)

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



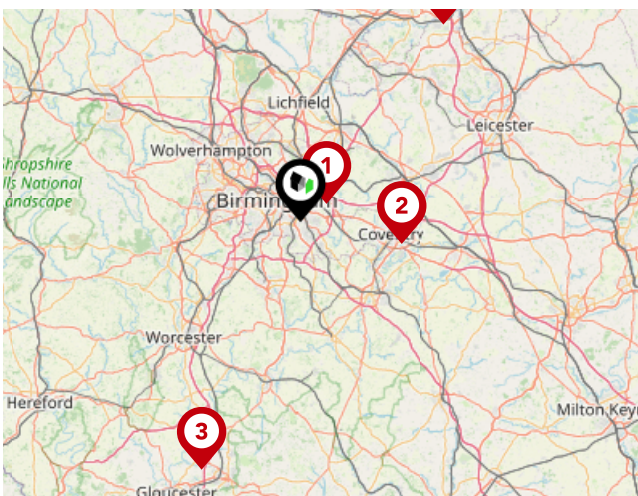
National Rail Stations

Pin	Name	Distance
1	Solihull Rail Station	1.17 miles
2	Solihull Rail Station	1.17 miles
3	Shirley Rail Station	1.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J4	2.77 miles
2	M42 J3A	4.5 miles
3	M42 J5	2.88 miles
4	M40 J16	5.78 miles
5	M42 J3	5.1 miles

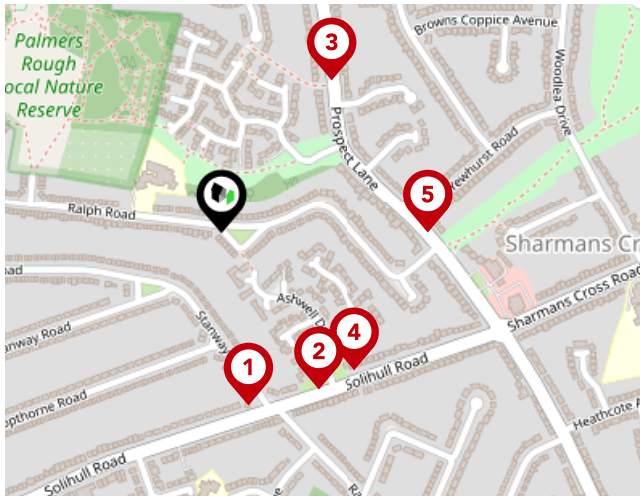


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	4.44 miles
2	Baginton	14.77 miles
3	Staverton	38.93 miles
4	East Mids Airport	35.02 miles

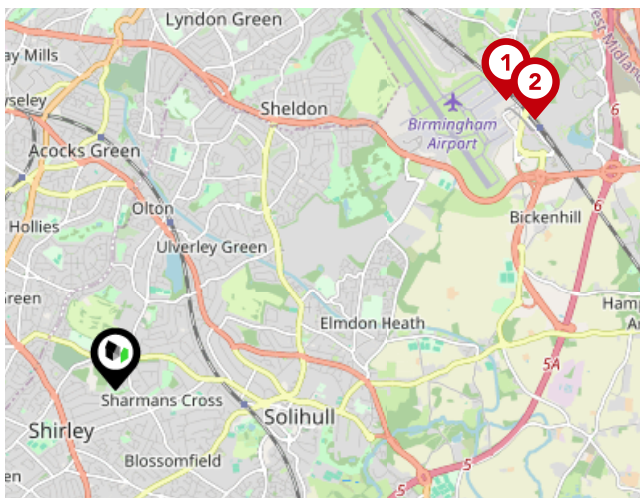
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stanway Rd	0.2 miles
2	Stanway Rd	0.21 miles
3	Baxterley Green	0.21 miles
4	Ashwell Drive	0.22 miles
5	Ralph Rd	0.23 miles



Local Connections

Pin	Name	Distance
1	Birmingham International Airport (Air-Rail link)	4.4 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	4.51 miles
3	Grand Central New Street (Midland Metro Stop)	5.61 miles

Martin & Co

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.



UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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