

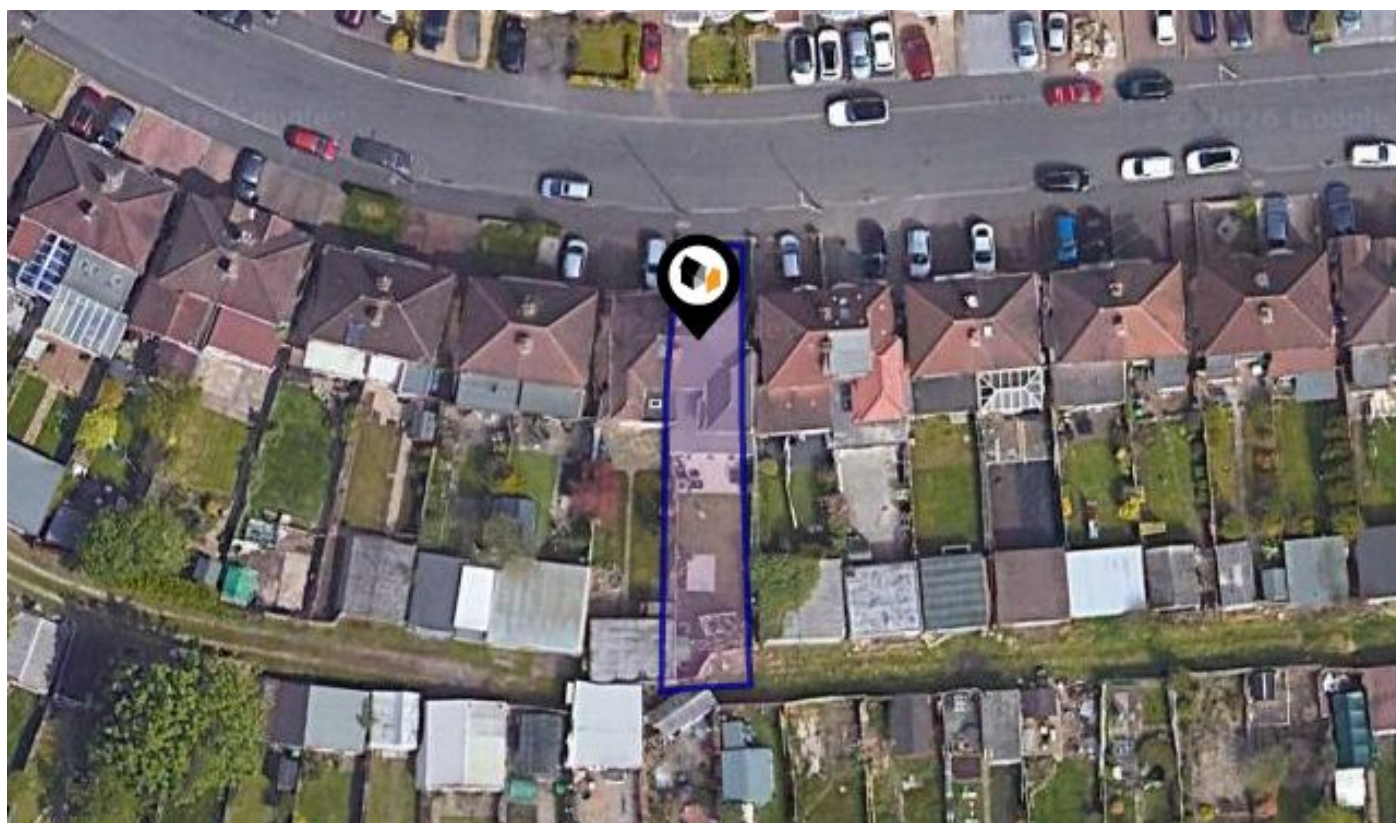


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th July 2026



WADDINGTON AVENUE, BIRMINGHAM, B43

OIEO : £390,000

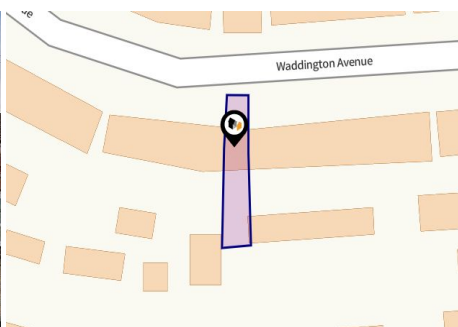
iad UK | Sinead Sankey

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Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,194 ft ² / 111 m ²
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£1,995
Title Number:	WM621455

OIEO:	£390,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

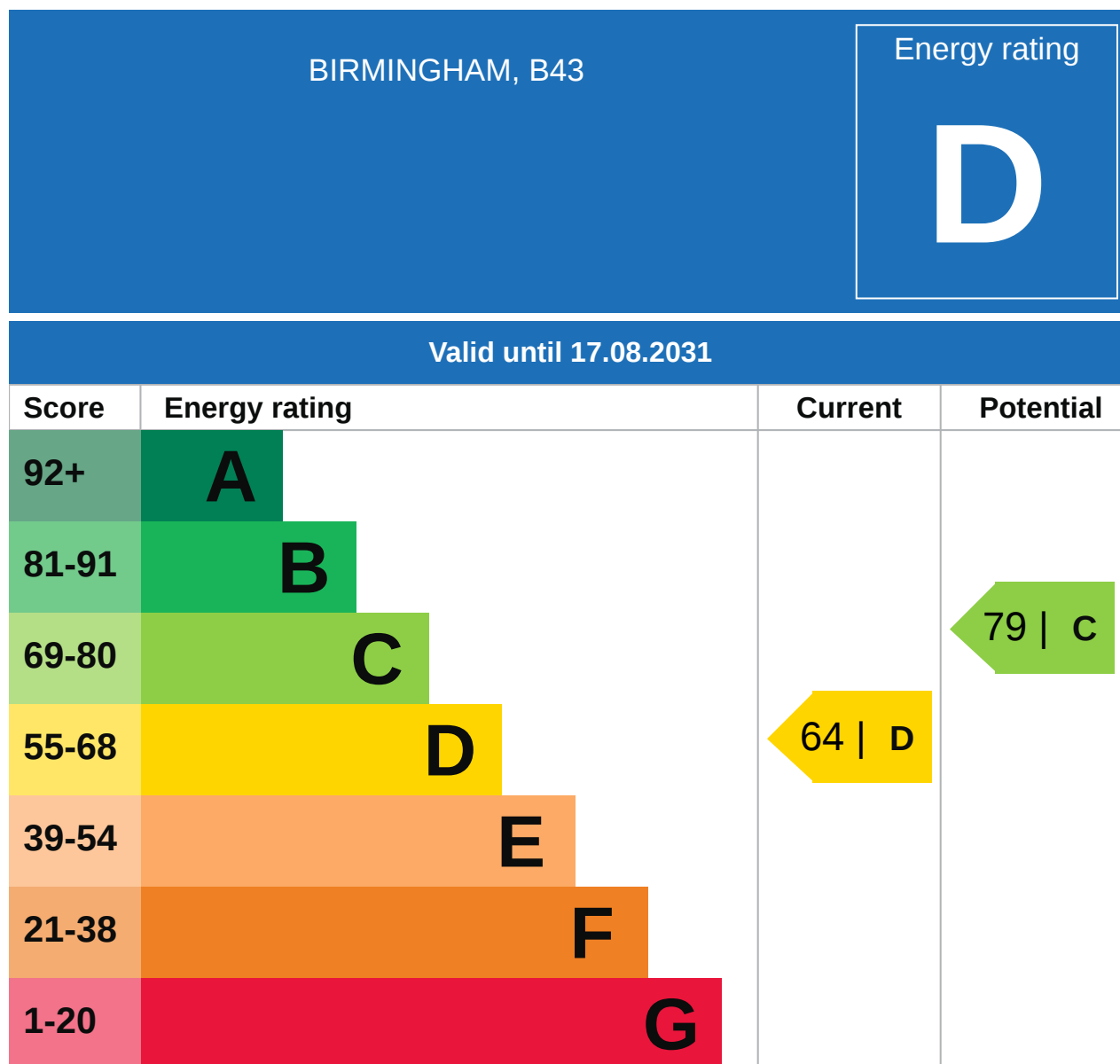


Satellite/Fibre TV Availability:



Planning records for: *Waddington Avenue, Birmingham, B43*

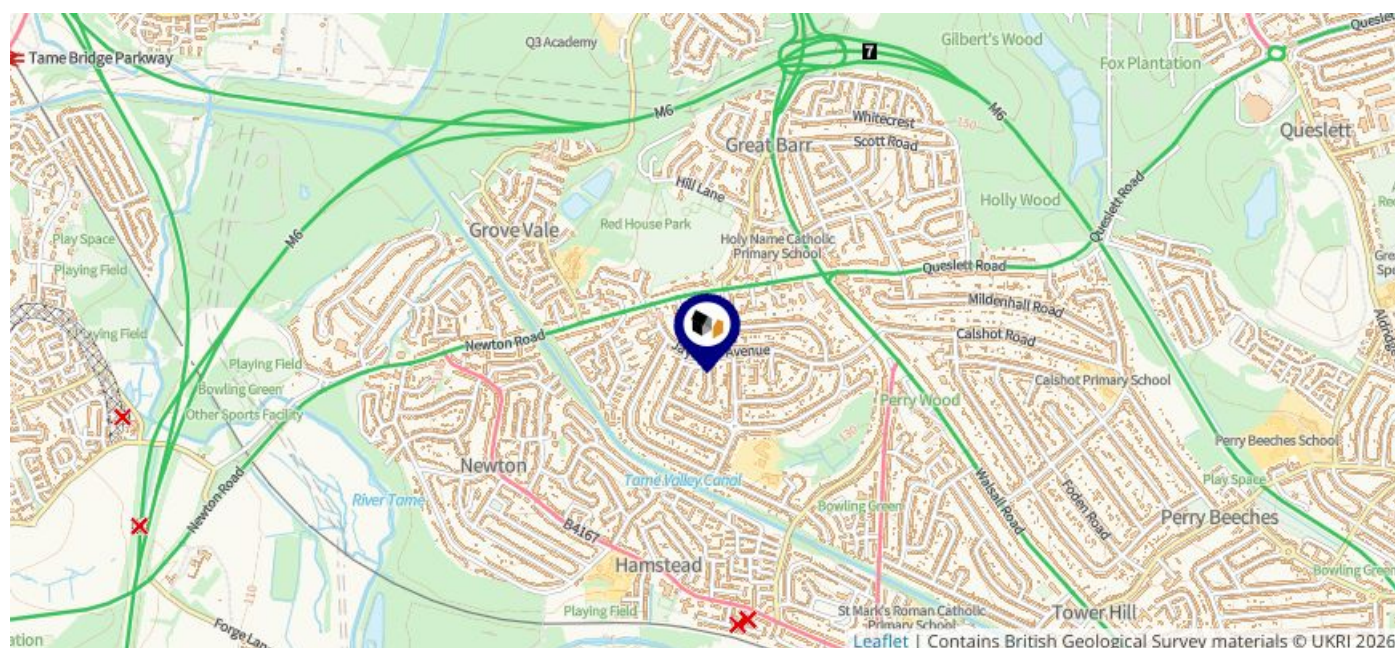
Reference - DC/19/63395	
Decision:	Decided
Date:	07th August 2019
Description:	Proposed single and two storey rear extension, two storey side extension and porch to front.



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	111 m ²

This map displays nearby coal mine entrances and their classifications.



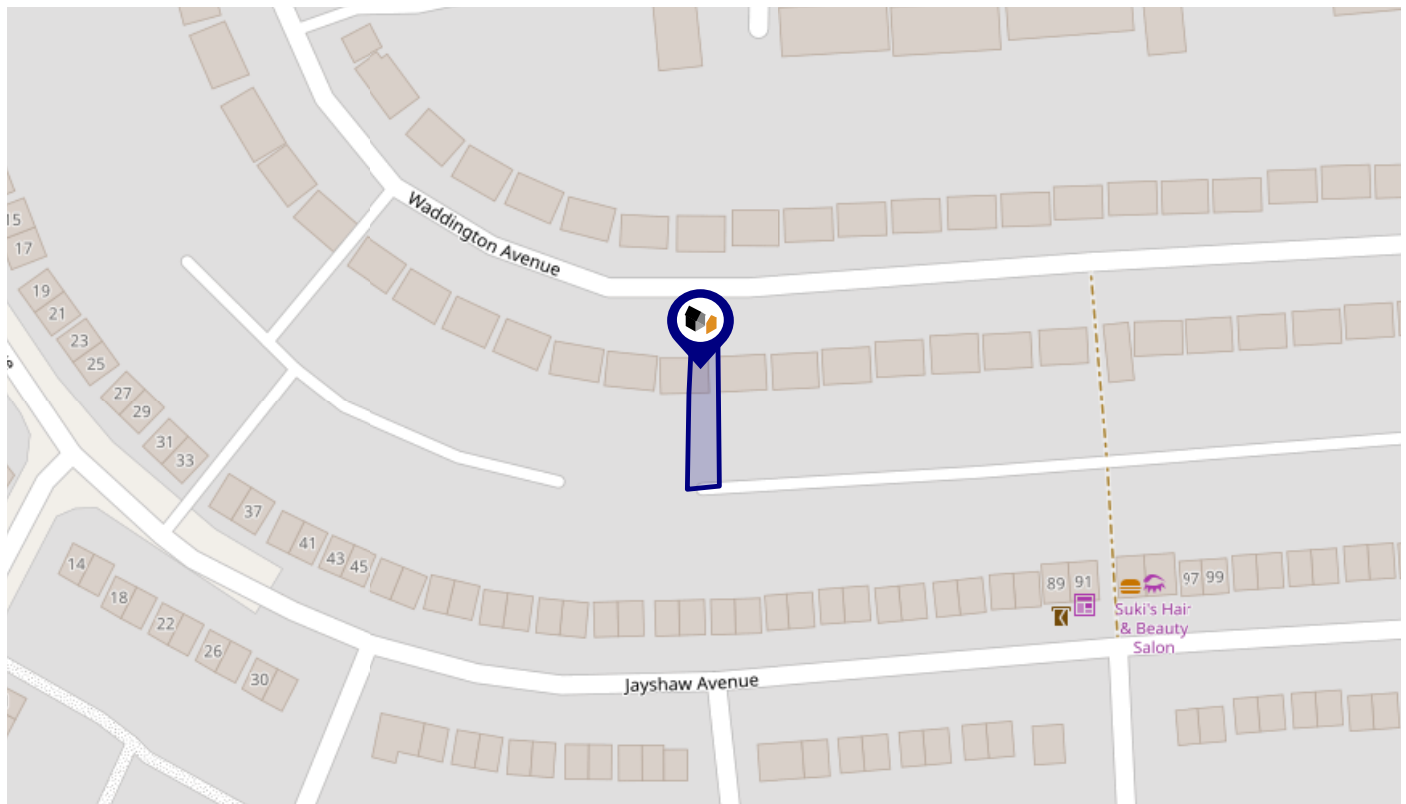
Mine Entry

- ✕ 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 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.

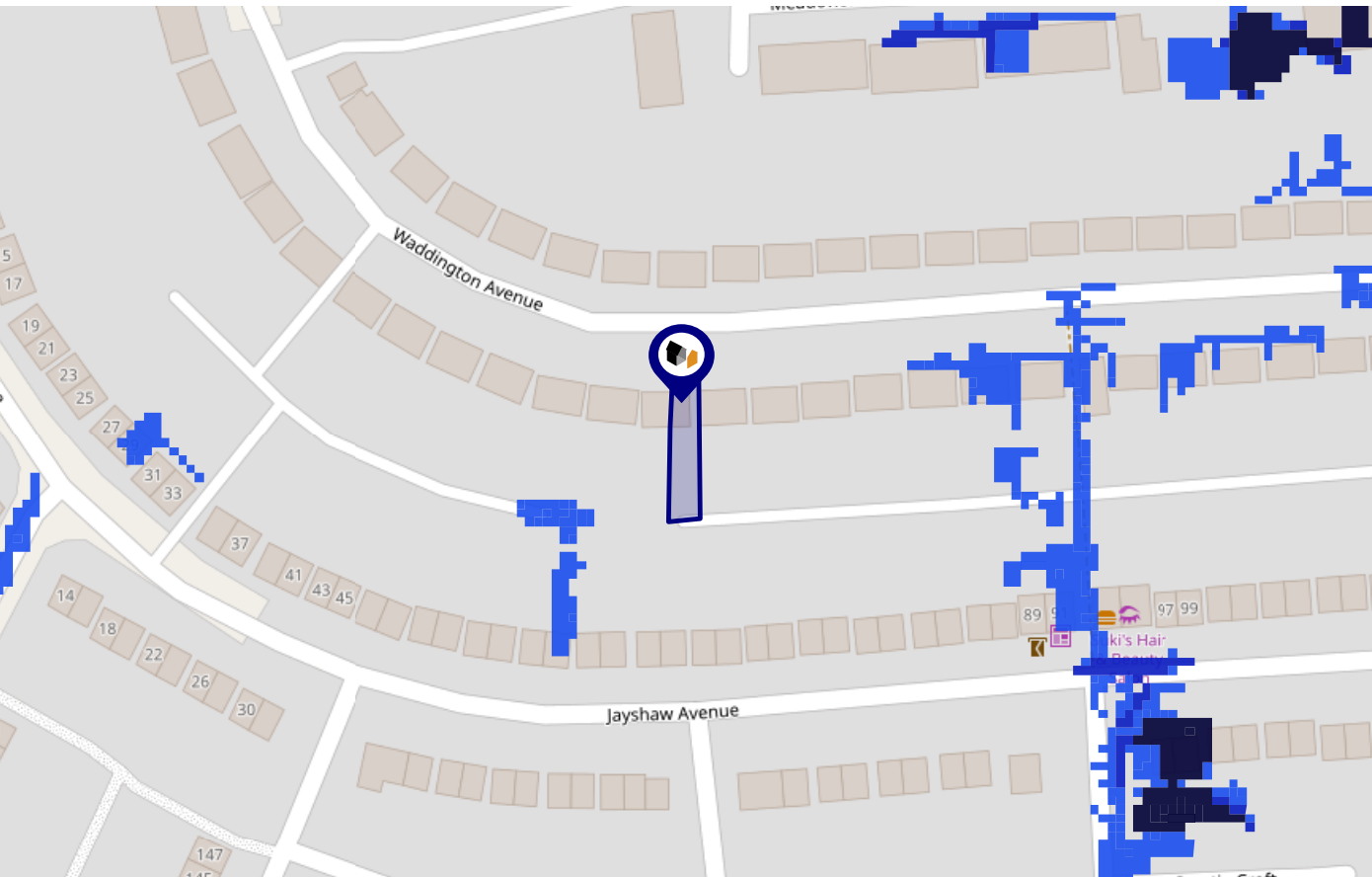
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

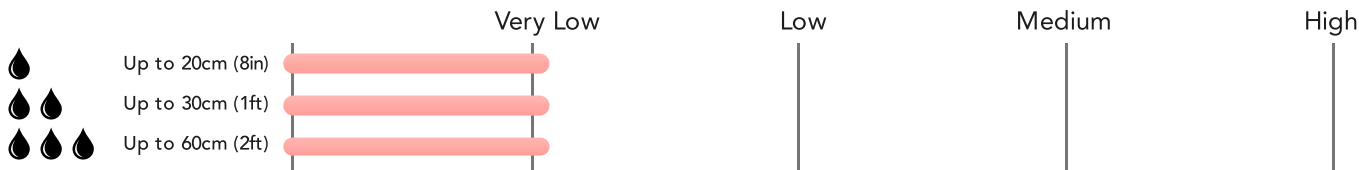


Risk Rating: Very low

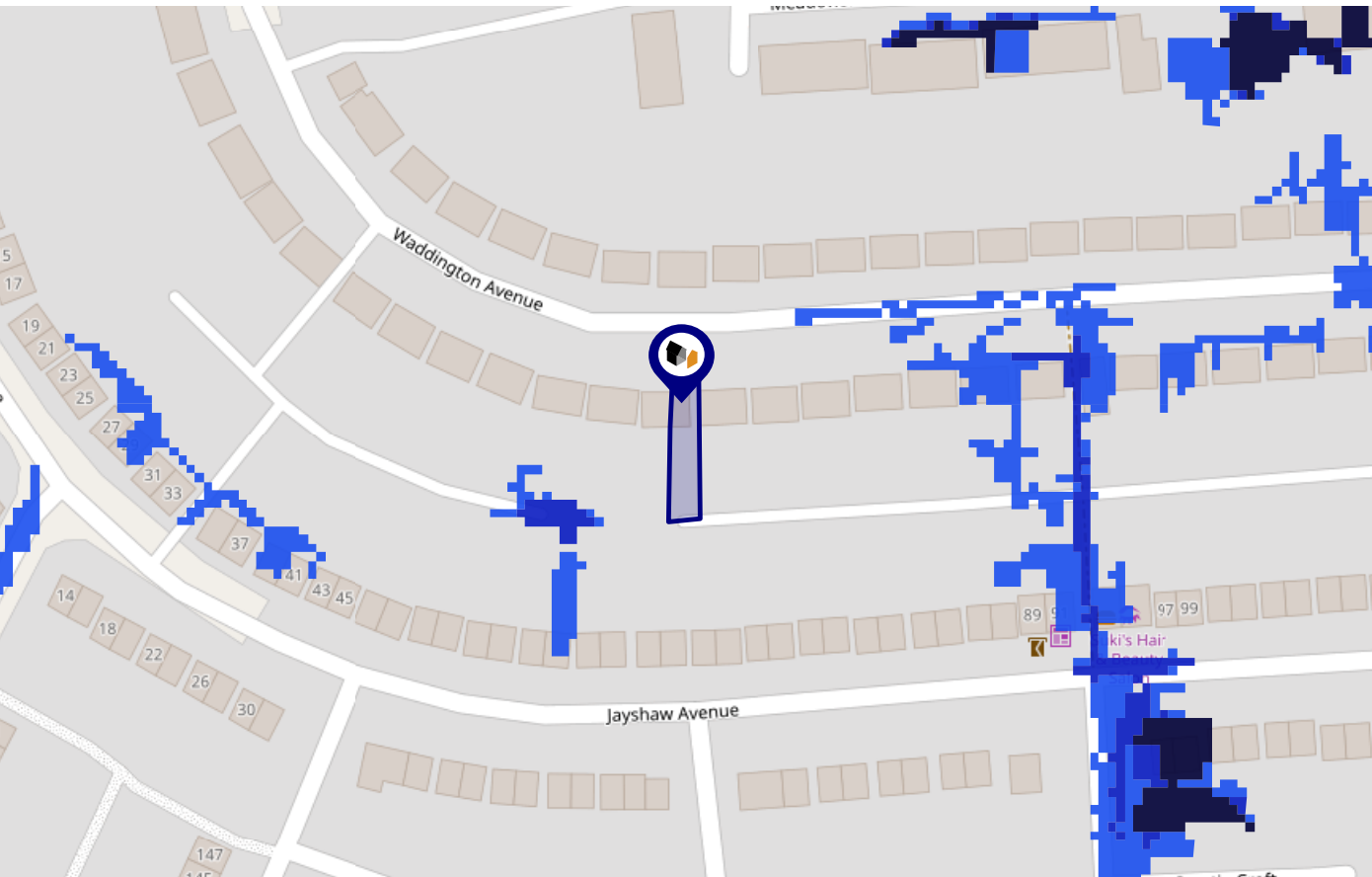
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.

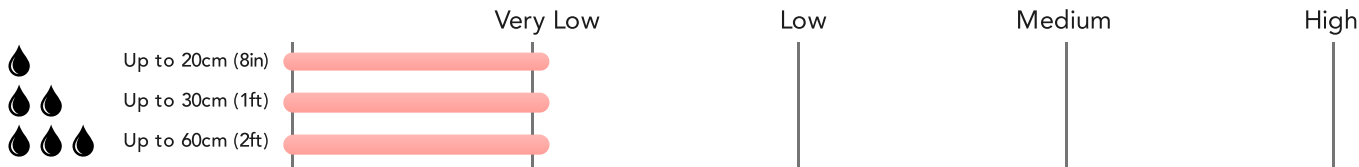


Risk Rating: Very low

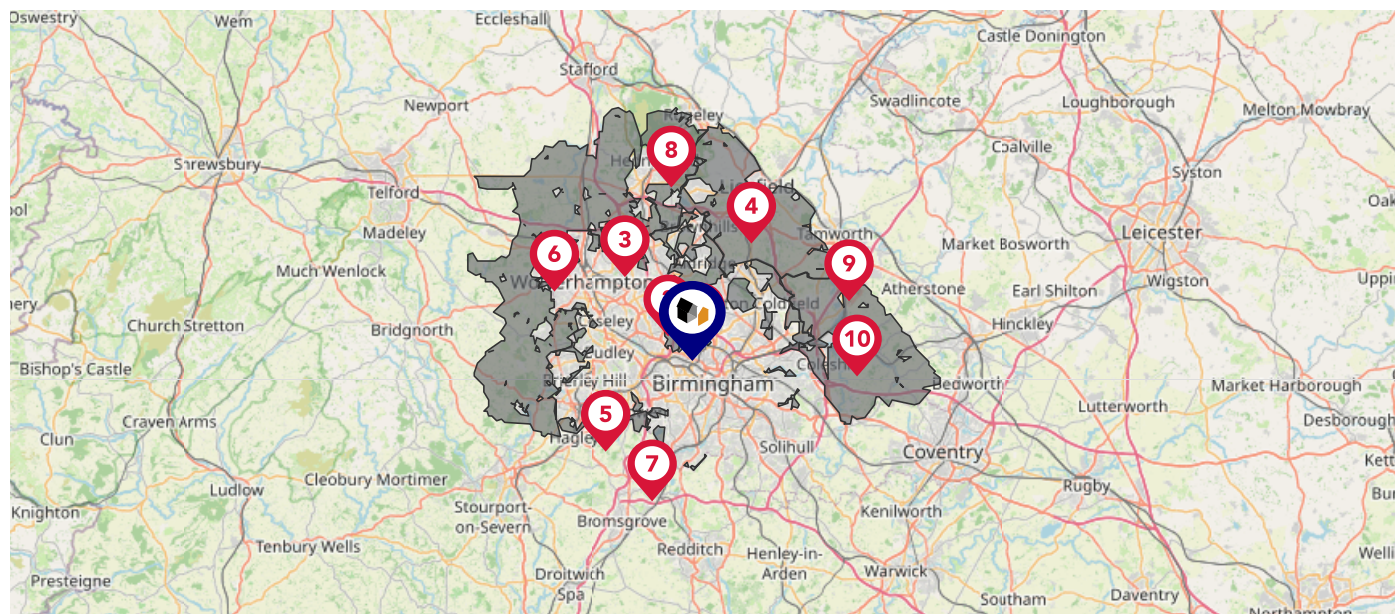
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Chance of flooding to the following depths at this property:

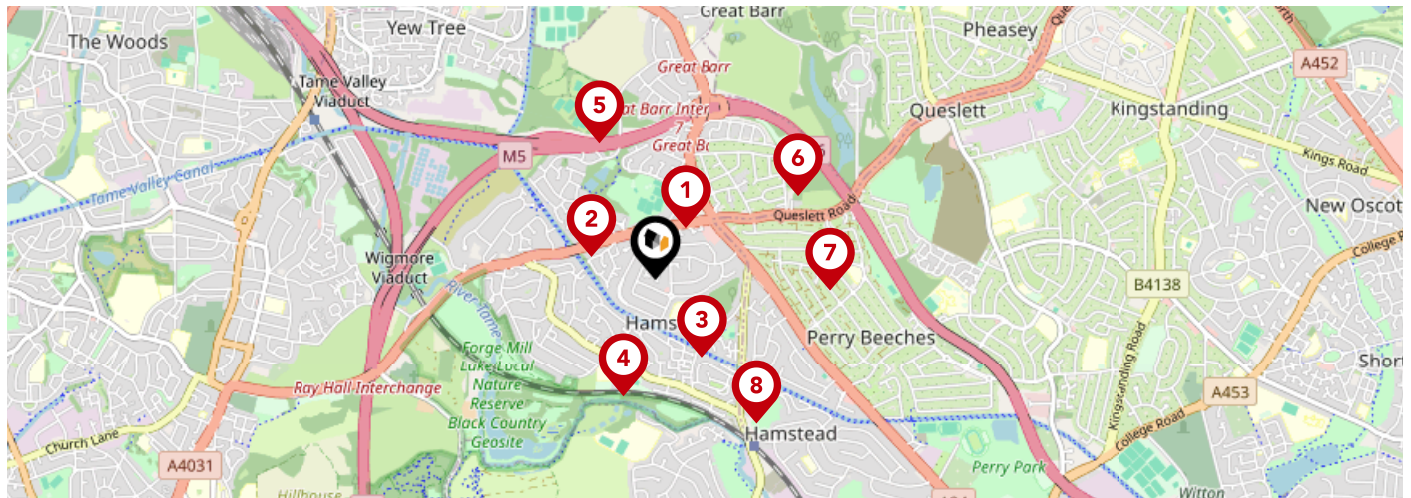


This map displays nearby areas that have been designated as Green Belt...

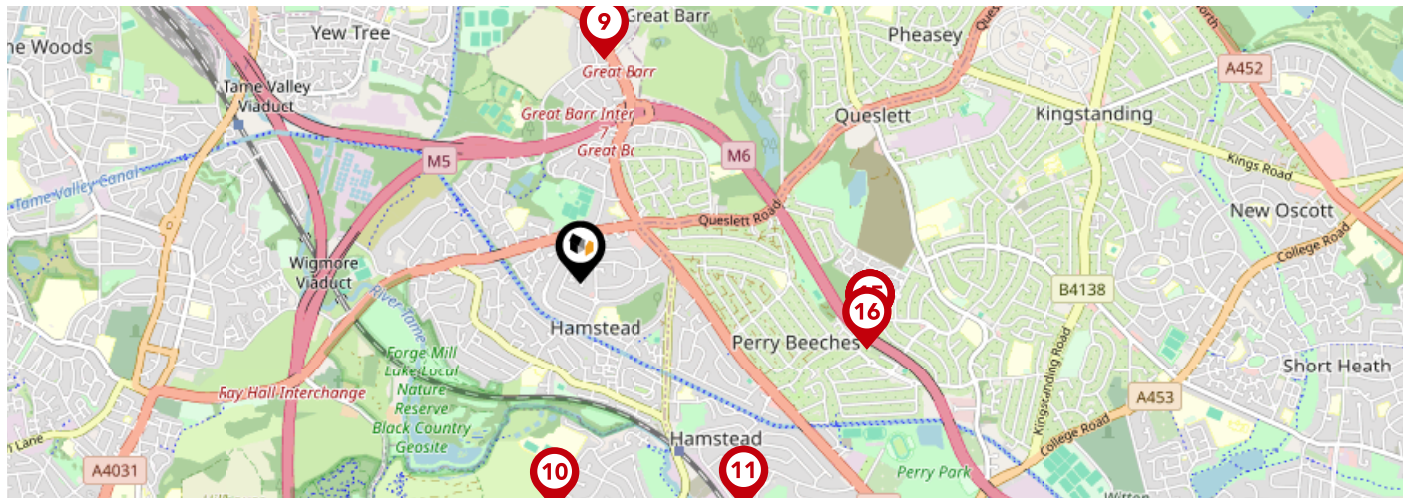


Nearby Green Belt Land

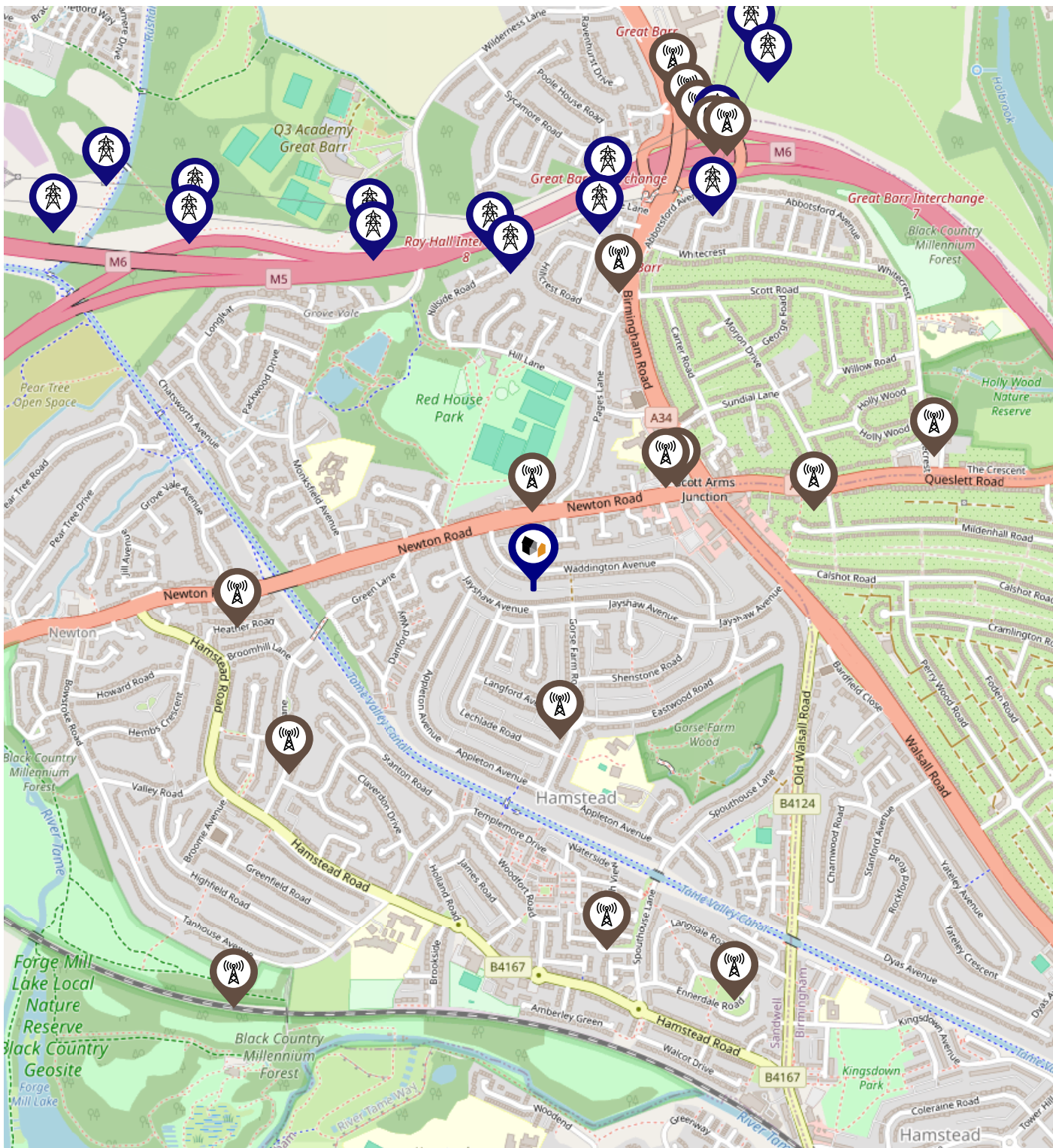
-  Birmingham Green Belt - Sandwell
-  Birmingham Green Belt - Walsall
-  Birmingham Green Belt - Wolverhampton
-  Birmingham Green Belt - Lichfield
-  Birmingham Green Belt - Dudley
-  Birmingham Green Belt - South Staffordshire
-  Birmingham Green Belt - Birmingham
-  Birmingham Green Belt - Cannock Chase
-  Birmingham Green Belt - Tamworth
-  Birmingham Green Belt - North Warwickshire



		Nursery	Primary	Secondary	College	Private
1	Holy Name Catholic Primary School Ofsted Rating: Good Pupils: 223 Distance:0.27	☐	☒	☐	☐	☐
2	Grove Vale Primary School Ofsted Rating: Outstanding Pupils: 423 Distance:0.31	☐	☒	☐	☐	☐
3	Ferndale Primary School Ofsted Rating: Good Pupils: 603 Distance:0.41	☐	☒	☐	☐	☐
4	Hamstead Primary School Ofsted Rating: Good Pupils: 446 Distance:0.54	☐	☒	☐	☐	☐
5	Q3 Academy Great Barr Ofsted Rating: Good Pupils: 1168 Distance:0.66	☐	☐	☒	☐	☐
6	Whitecrest Primary School Ofsted Rating: Good Pupils: 210 Distance:0.74	☐	☒	☐	☐	☐
7	Calshot Primary School Ofsted Rating: Good Pupils: 458 Distance:0.79	☐	☒	☐	☐	☐
8	St Mark's Catholic Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:0.79	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Margaret's CofE Primary School Ofsted Rating: Good Pupils: 234 Distance: 1.02	☐	☒	☐	☐	☐
	Hamstead Hall Academy Ofsted Rating: Good Pupils: 1185 Distance: 1.02	☐	☐	☒	☐	☐
	Dorrington Academy Ofsted Rating: Outstanding Pupils: 650 Distance: 1.25	☐	☒	☐	☐	☐
	Beeches Junior School Ofsted Rating: Good Pupils: 360 Distance: 1.32	☐	☒	☐	☐	☐
	Beeches Infant School Ofsted Rating: Good Pupils: 269 Distance: 1.32	☐	☒	☐	☐	☐
	Arena Academy Ofsted Rating: Requires improvement Pupils: 1105 Distance: 1.32	☐	☐	☒	☐	☐
	Priestley Smith School Ofsted Rating: Outstanding Pupils: 84 Distance: 1.32	☐	☐	☒	☐	☐
	Perry Beeches Nursery School Ofsted Rating: Good Pupils: 73 Distance: 1.32	☒	☐	☐	☐	☐

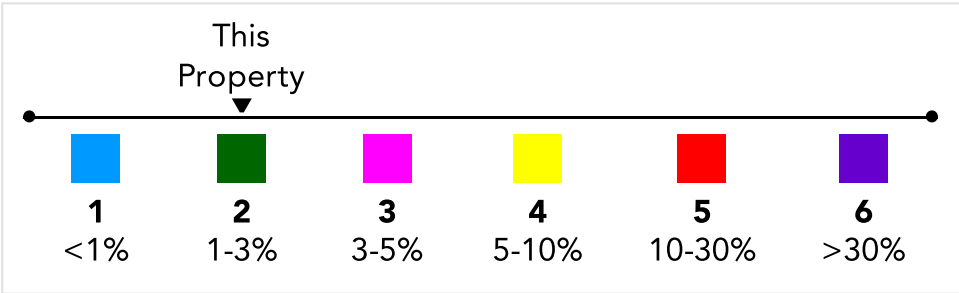
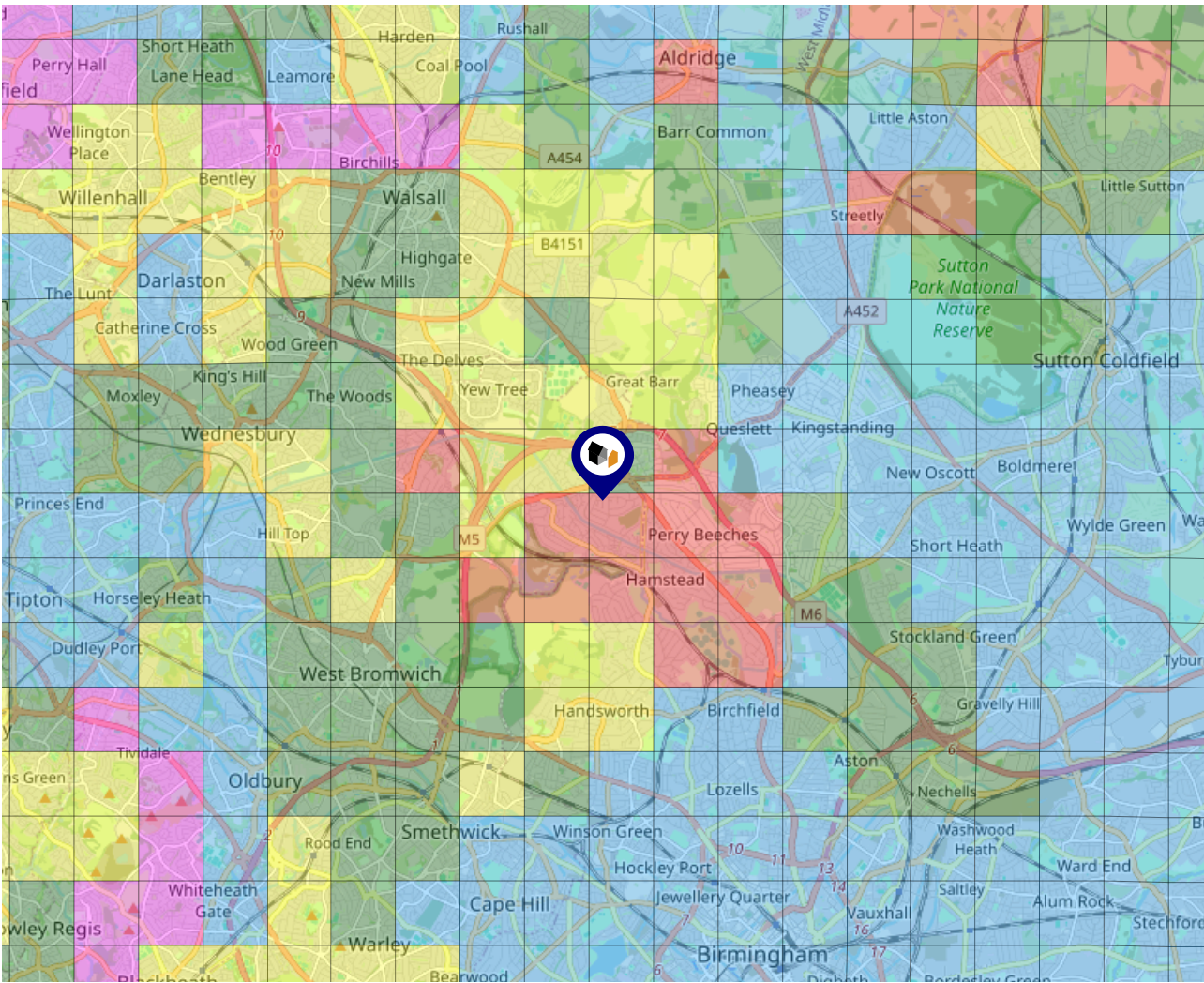


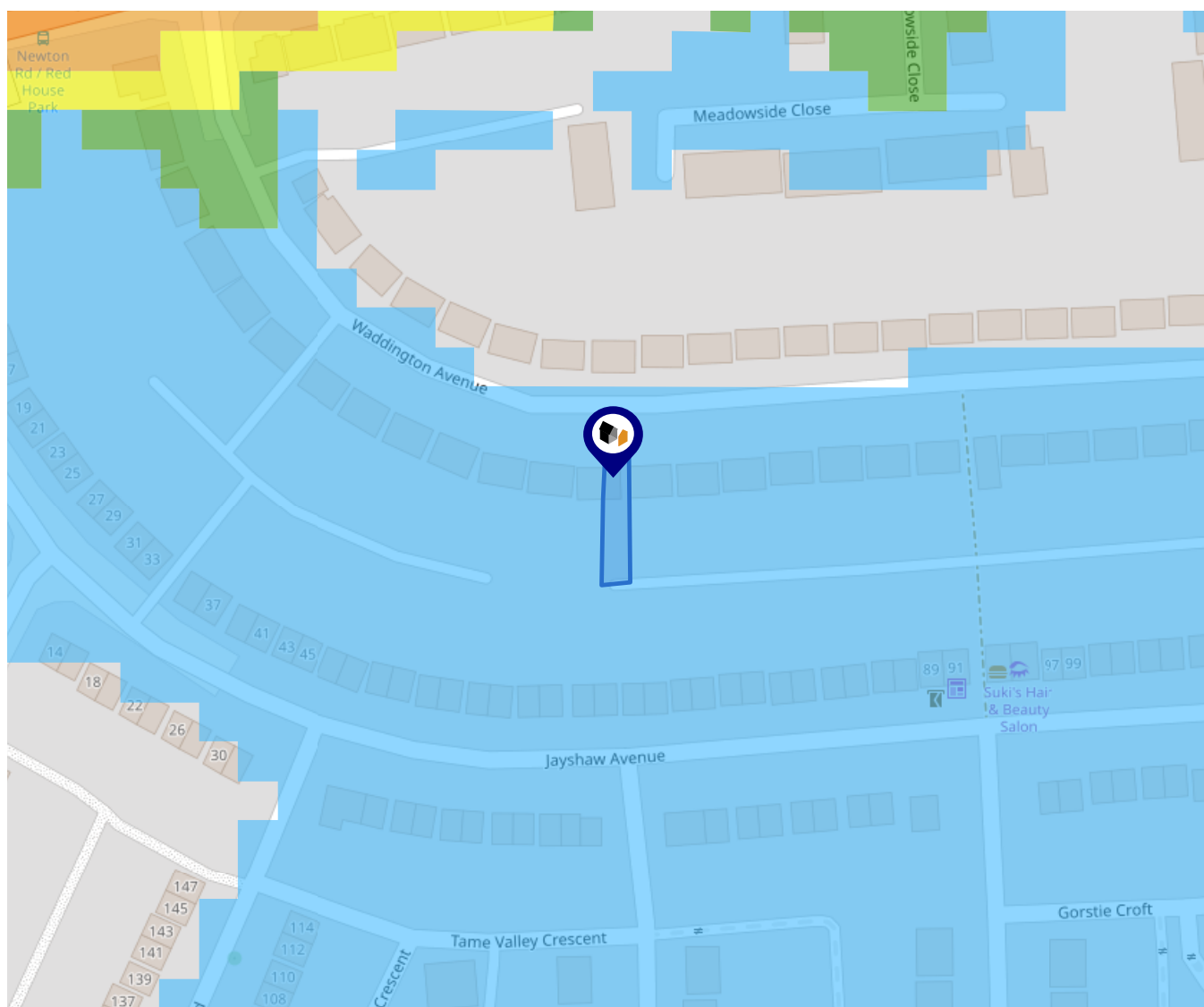
Key:

-  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).



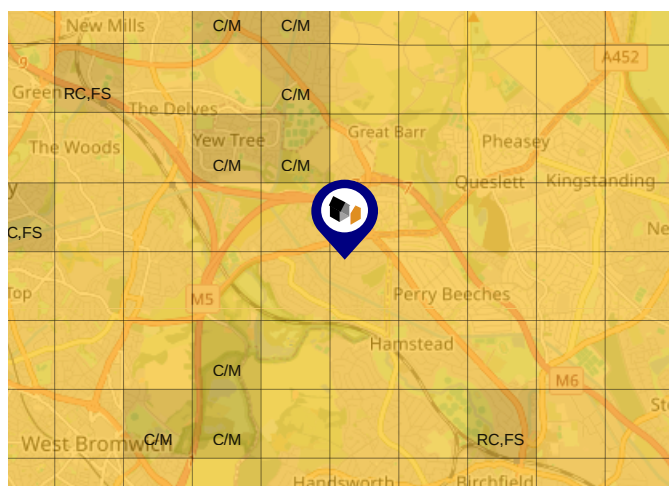


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	Soil Depth:	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



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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

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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