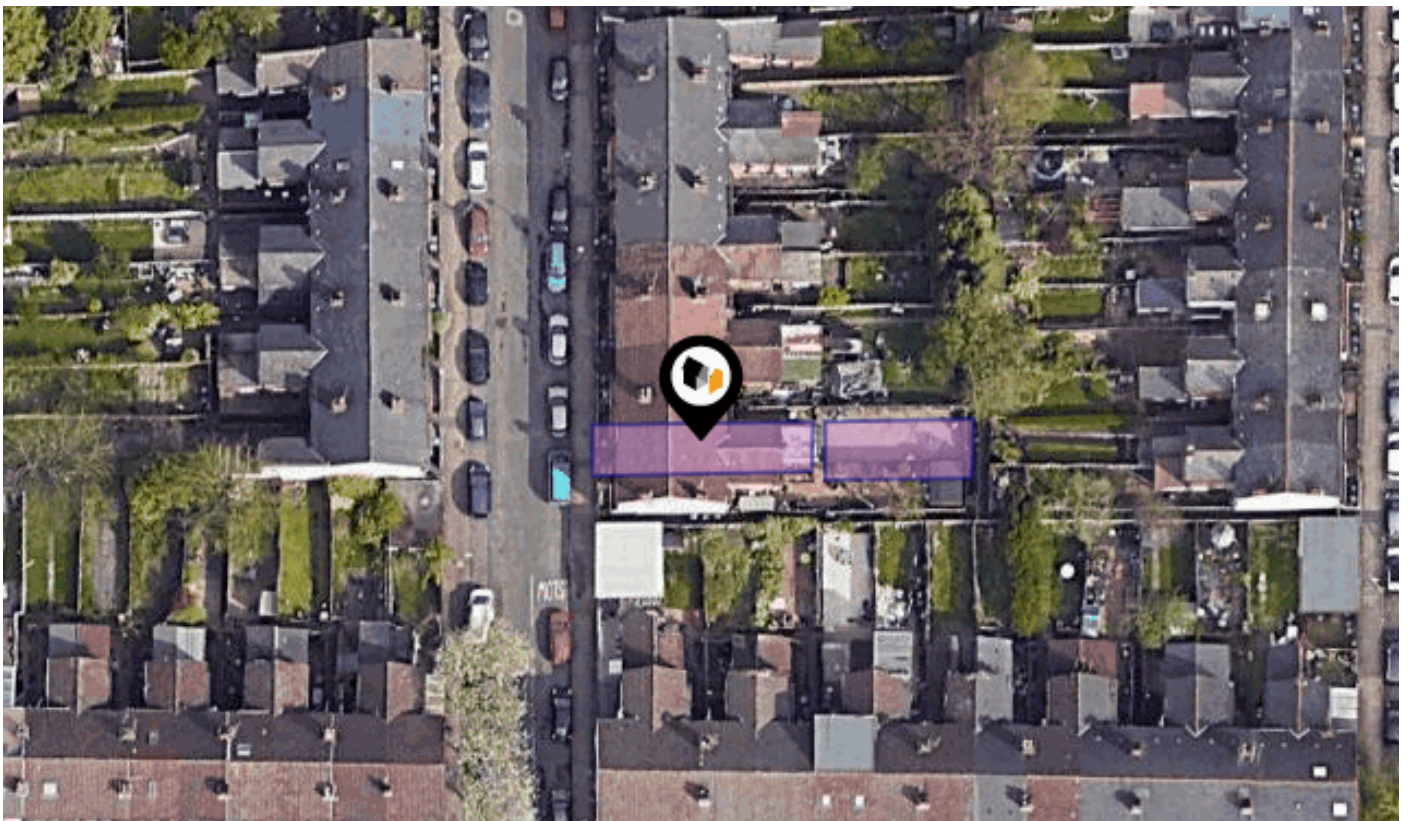




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Tuesday 07th July 2026



15, FASHODA ROAD, SELLY PARK, BIRMINGHAM, B29 7QB

Landwood Group

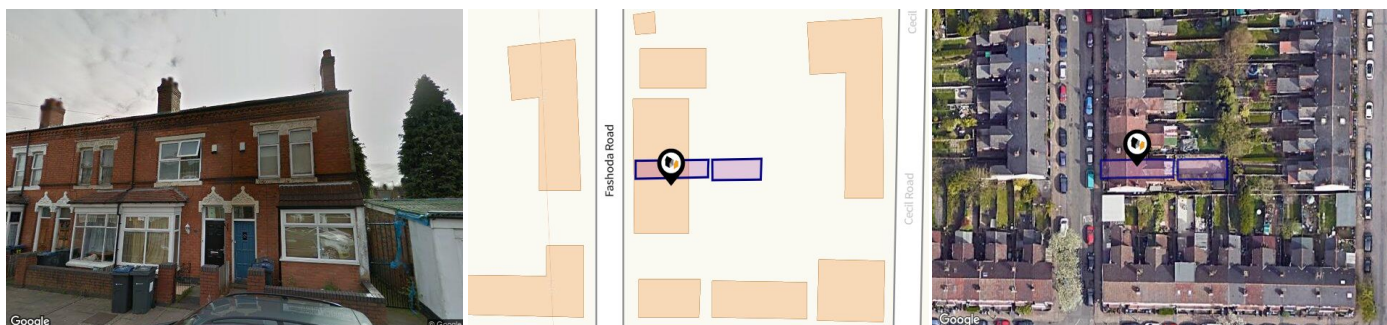
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3	Latest FENSA Work:	21/06/2004 - 1 window
Floor Area:	990 ft ² / 92 m ²		
Plot Area:	0.03 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,838		
Title Number:	WM221801		
UPRN:	100070364064		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8 **80** **1000**
mb/s mb/s mb/s



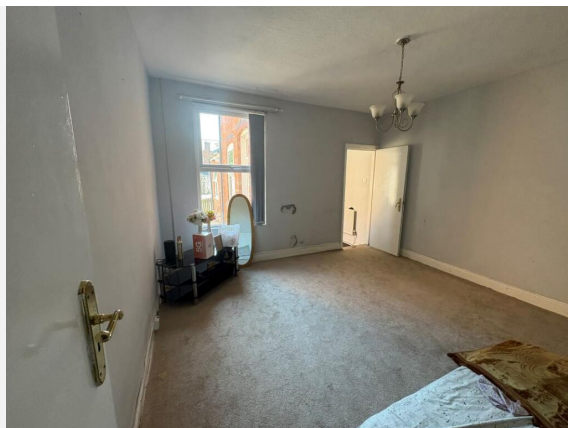
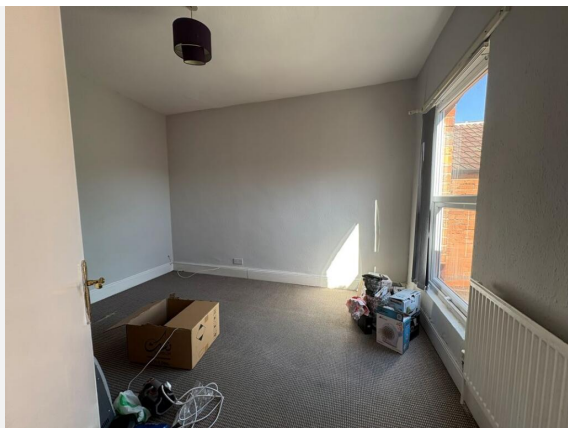
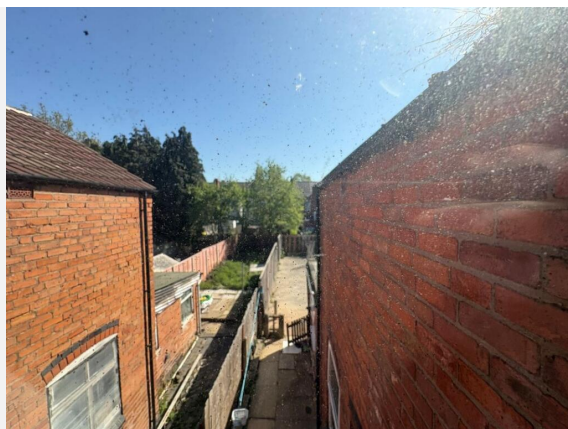
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





Property
EPC - Certificate

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15, Fashoda Road, Selly Park, B29 7QB

Energy rating

D

Valid until 26.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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GROUP

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 82% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	92 m ²

Market Sold in Street

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GROUP

2, Fashoda Road, Birmingham, B29 7QB						Terraced House
Last Sold Date:	01/11/2023	08/12/2016	26/07/2010	09/12/2005	16/05/2002	28/04/1995
Last Sold Price:	£230,000	£176,000	£133,000	£112,000	£85,000	£38,700
14, Fashoda Road, Birmingham, B29 7QB						Terraced House
Last Sold Date:	24/08/2022	13/07/2018				
Last Sold Price:	£215,500	£170,000				
9, Fashoda Road, Birmingham, B29 7QB						Terraced House
Last Sold Date:	19/12/2018	22/01/2004	31/05/1996			
Last Sold Price:	£186,000	£128,000	£45,000			
8, Fashoda Road, Birmingham, B29 7QB						Terraced House
Last Sold Date:	15/12/2017	06/08/1996				
Last Sold Price:	£156,000	£40,000				
17, Fashoda Road, Birmingham, B29 7QB						Terraced House
Last Sold Date:	31/10/2017					
Last Sold Price:	£170,000					
1, Fashoda Road, Birmingham, B29 7QB						Terraced House
Last Sold Date:	18/11/2016	27/09/2013	10/06/1997			
Last Sold Price:	£172,000	£132,000	£45,000			
6, Fashoda Road, Birmingham, B29 7QB						Terraced House
Last Sold Date:	04/04/2014	10/03/2000				
Last Sold Price:	£123,000	£55,000				
3, Fashoda Road, Birmingham, B29 7QB						Terraced House
Last Sold Date:	02/12/2013	24/08/2006	21/02/2003	20/08/1999	07/06/1996	
Last Sold Price:	£118,000	£131,000	£109,950	£59,500	£45,500	
18, Fashoda Road, Birmingham, B29 7QB						Semi-detached House
Last Sold Date:	23/07/2010					
Last Sold Price:	£142,000					
7, Fashoda Road, Birmingham, B29 7QB						Terraced House
Last Sold Date:	09/05/2006	27/09/1999				
Last Sold Price:	£135,000	£48,000				
4, Fashoda Road, Birmingham, B29 7QB						Terraced House
Last Sold Date:	06/12/2004	07/05/2004				
Last Sold Price:	£125,000	£125,000				
12, Fashoda Road, Birmingham, B29 7QB						Terraced House
Last Sold Date:	09/07/2004	23/11/2001	15/12/1995			
Last Sold Price:	£131,000	£81,000	£47,000			

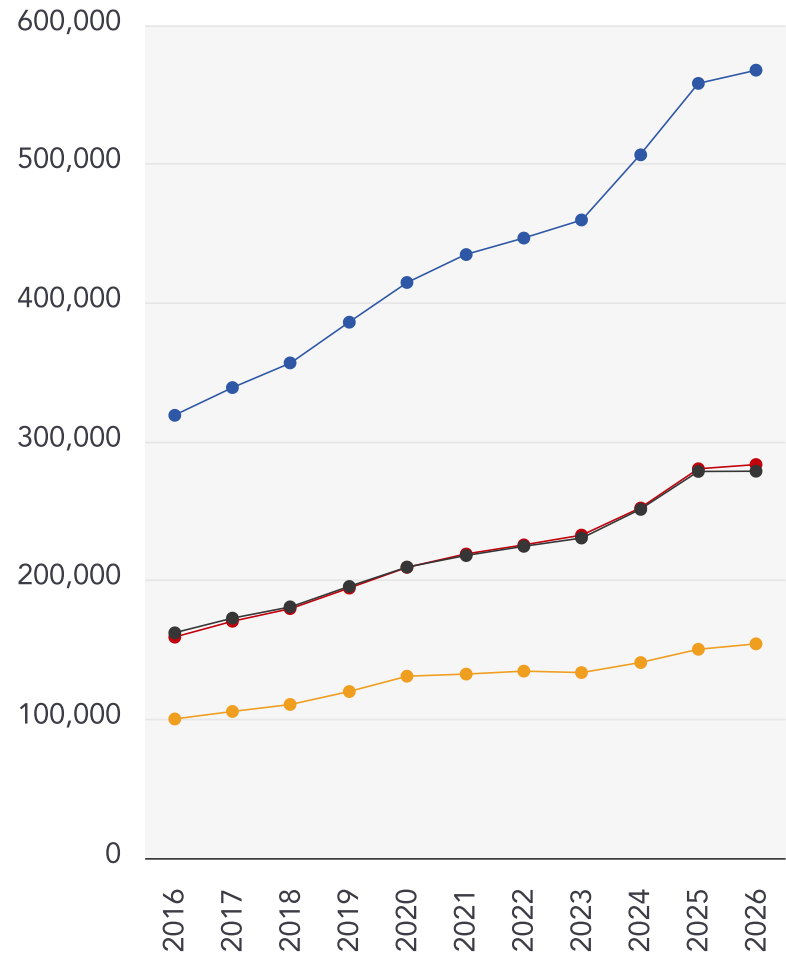
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

LANDWOOD
GROUP

10 Year History of Average House Prices by Property Type in B29



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



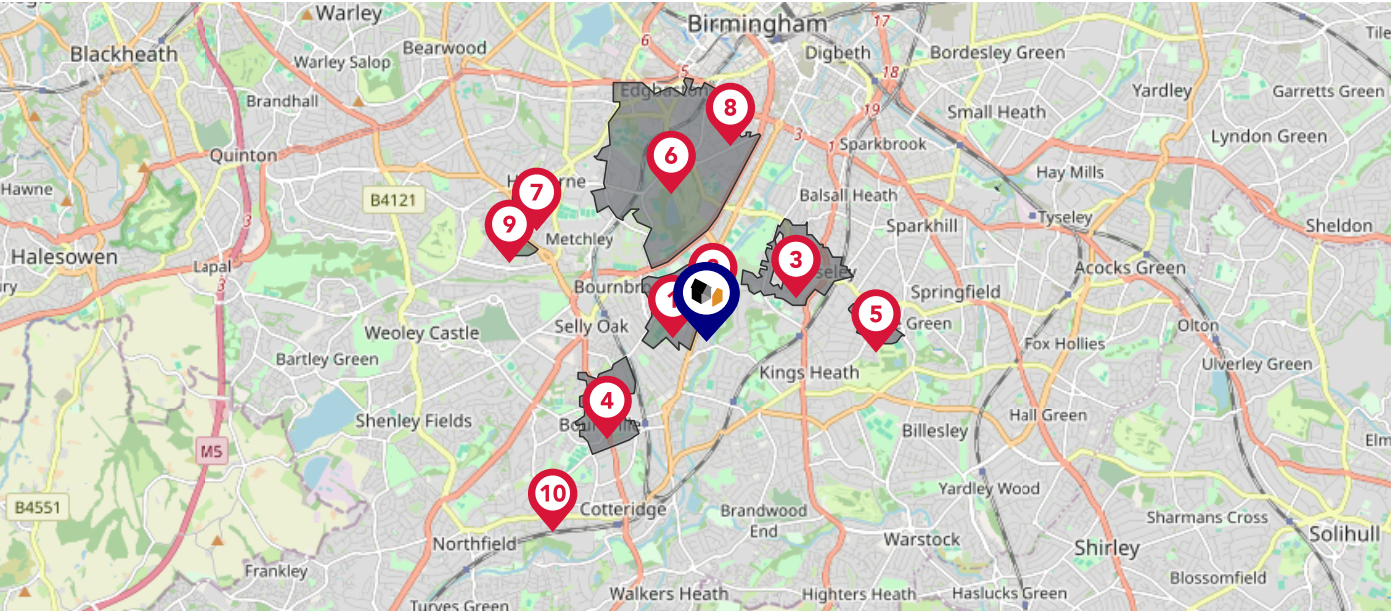
Mine Entry

- ✕ 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

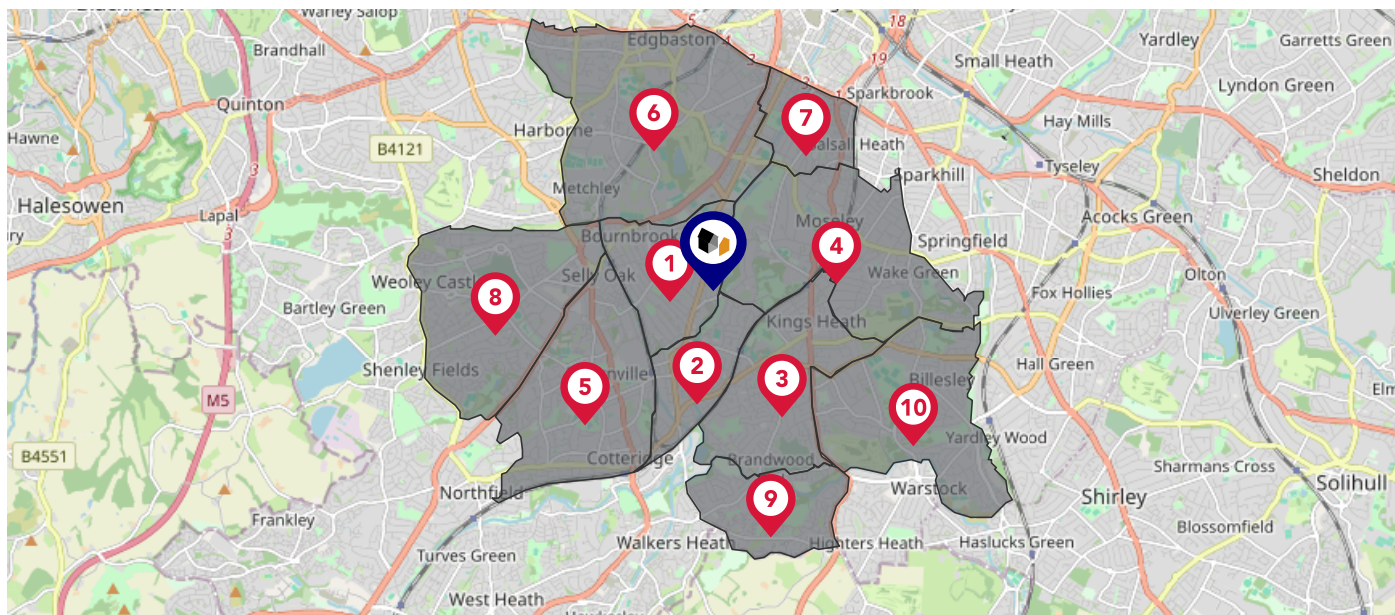
1	Selly Park
2	Selly Park Avenues
3	Moseley
4	Bournville Village
5	St Agnes
6	Edgbaston
7	Greenfield Road
8	Ryland Road
9	Harborne Old Village
10	Bournville Tenants

Maps

Council Wards

LANDWOOD
GROUP

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

Bournbrook & Selly Park Ward

2

Stirchley Ward

3

Brandwood & King's Heath Ward

4

Moseley Ward

5

Bournville & Cotteridge Ward

6

Edgbaston Ward

7

Balsall Heath West Ward

8

Weoley & Selly Oak Ward

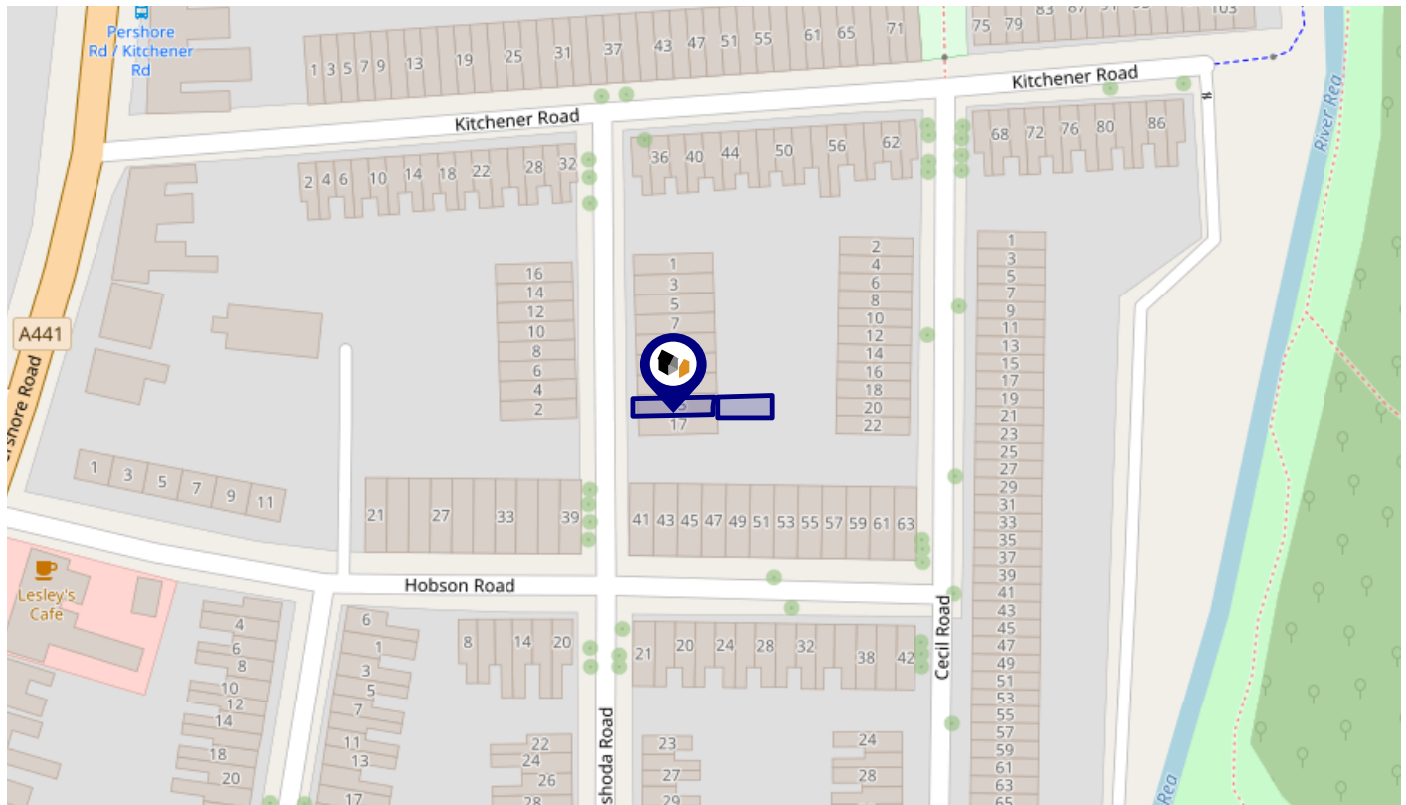
9

Druids Heath & Monyhull Ward

10

Billesley 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:

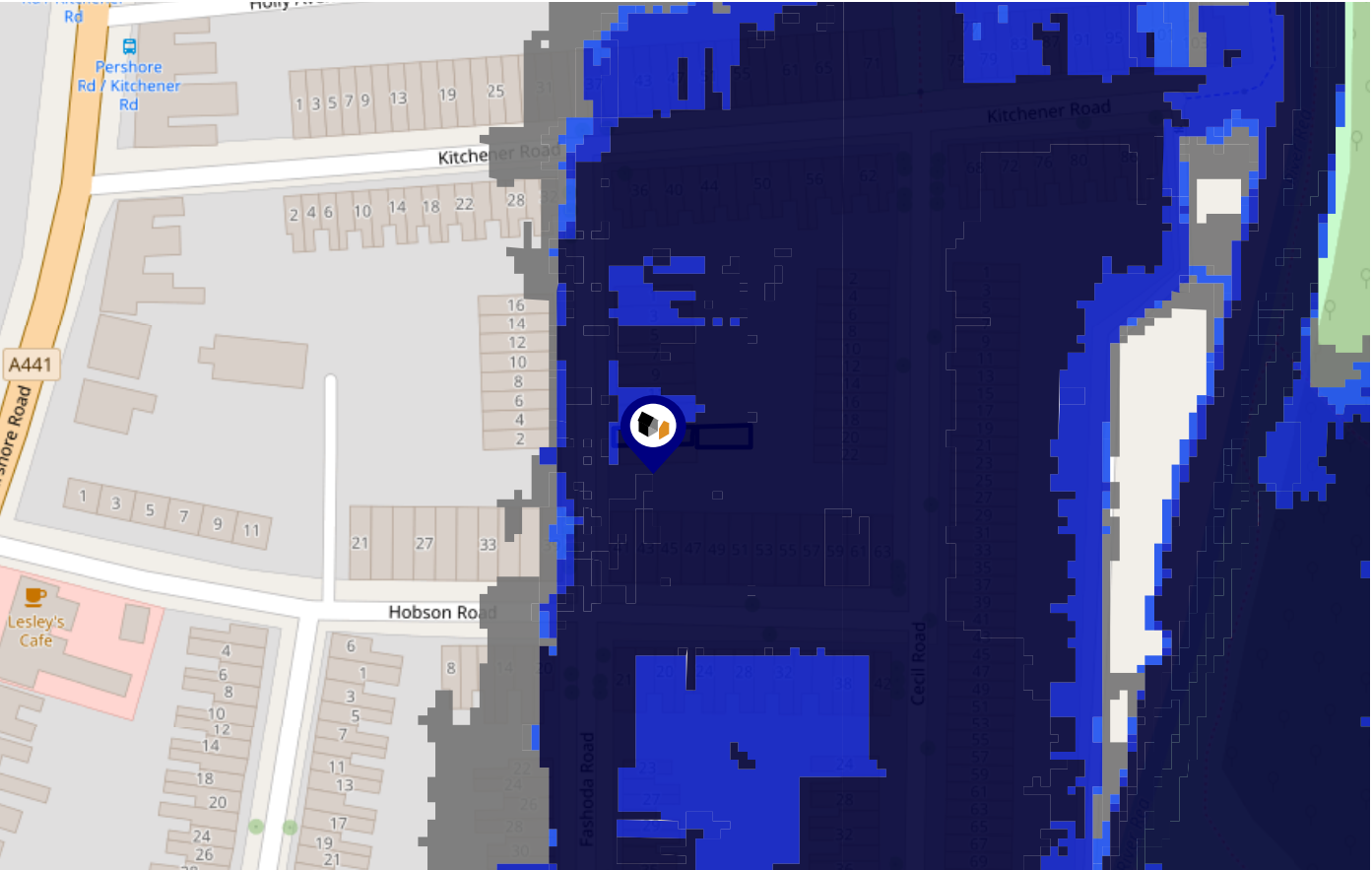
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

LANDWOOD
GROUP

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

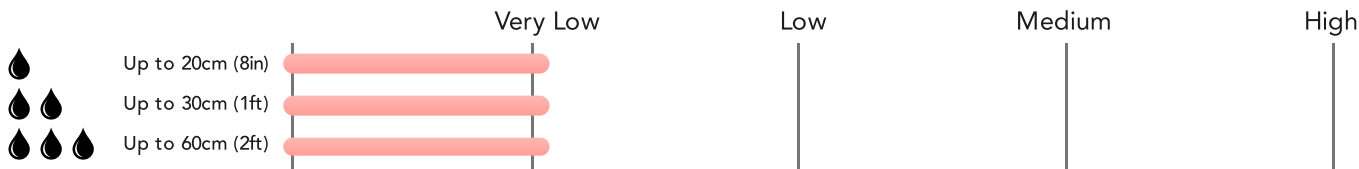


Risk Rating: High

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:

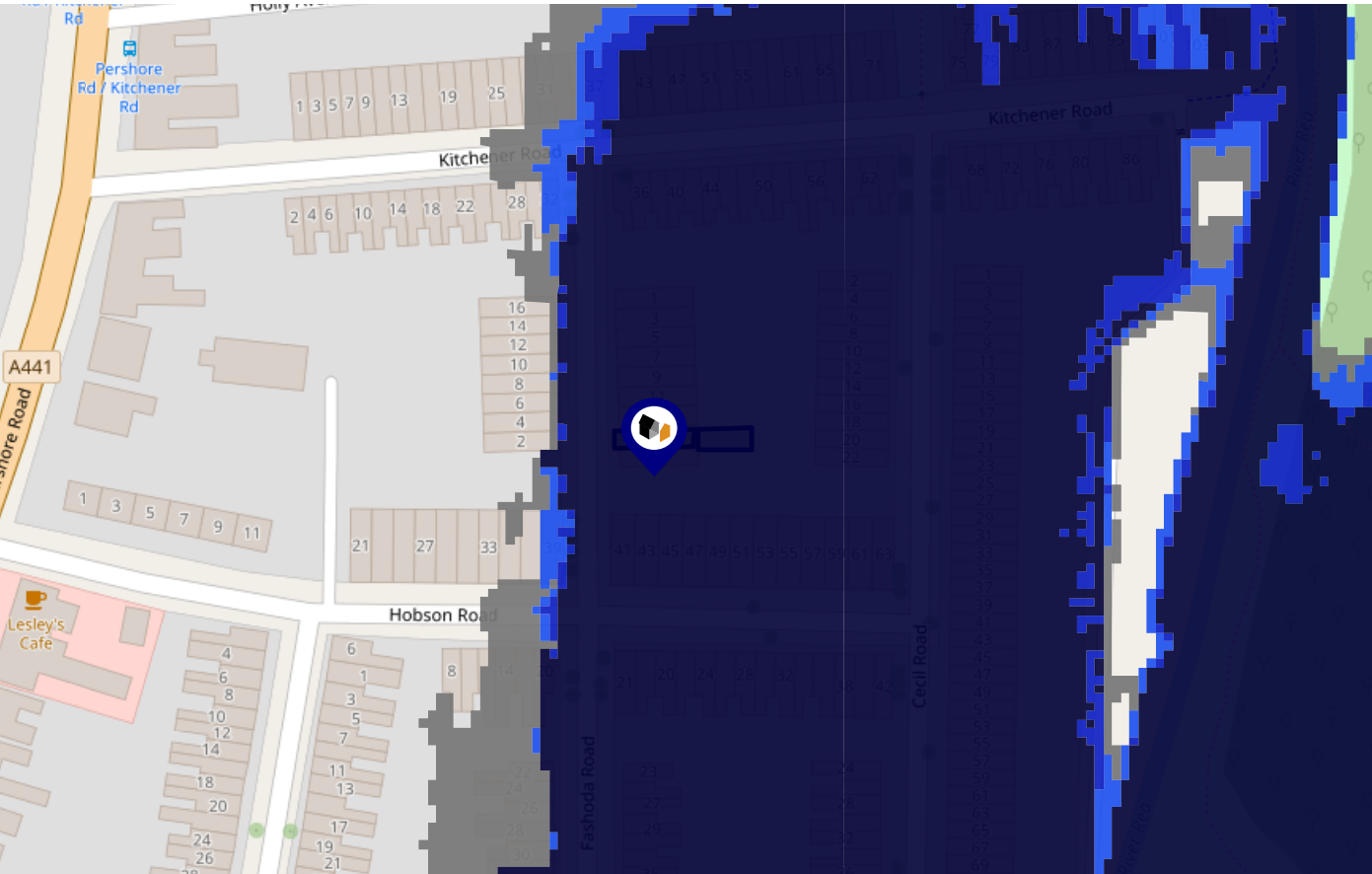


Flood Risk

Rivers & Seas - Climate Change

LANDWOOD
GROUP

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.

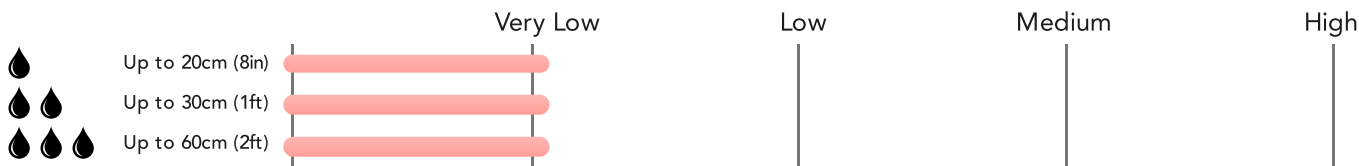


Risk Rating: High

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:



KPF - Key Property Facts

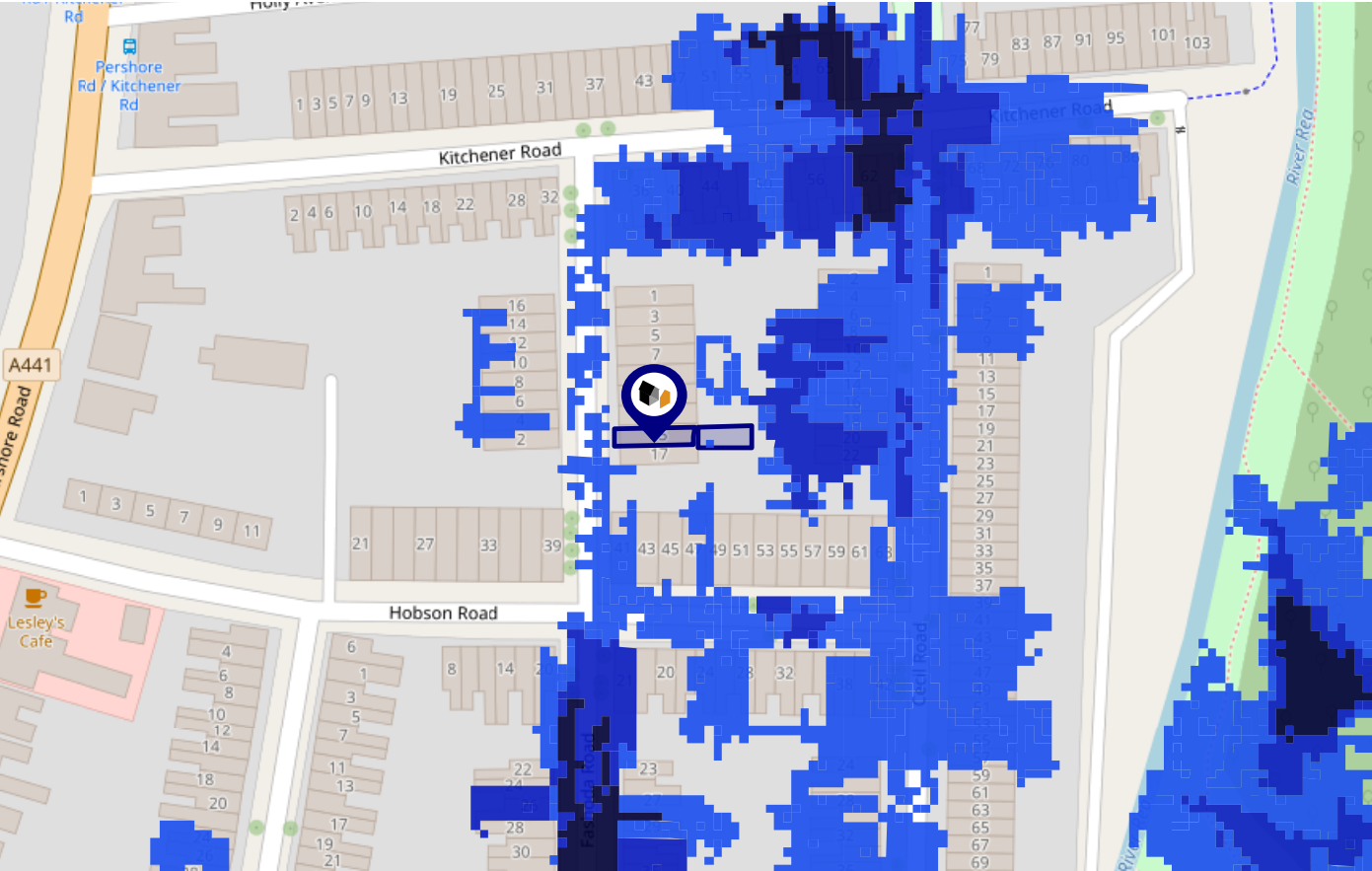
Powered by
apriift
Know any property instantly

Flood Risk

Surface Water - Flood Risk

LANDWOOD
GROUP

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

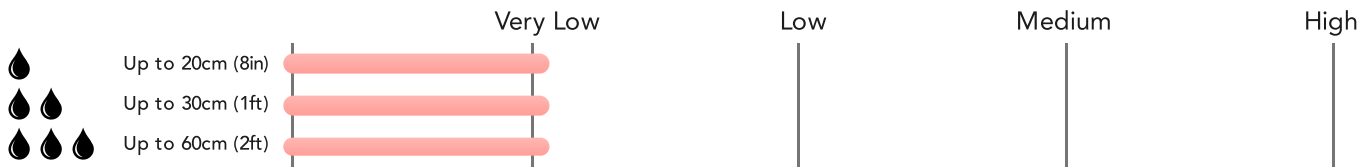


Risk Rating: Very low

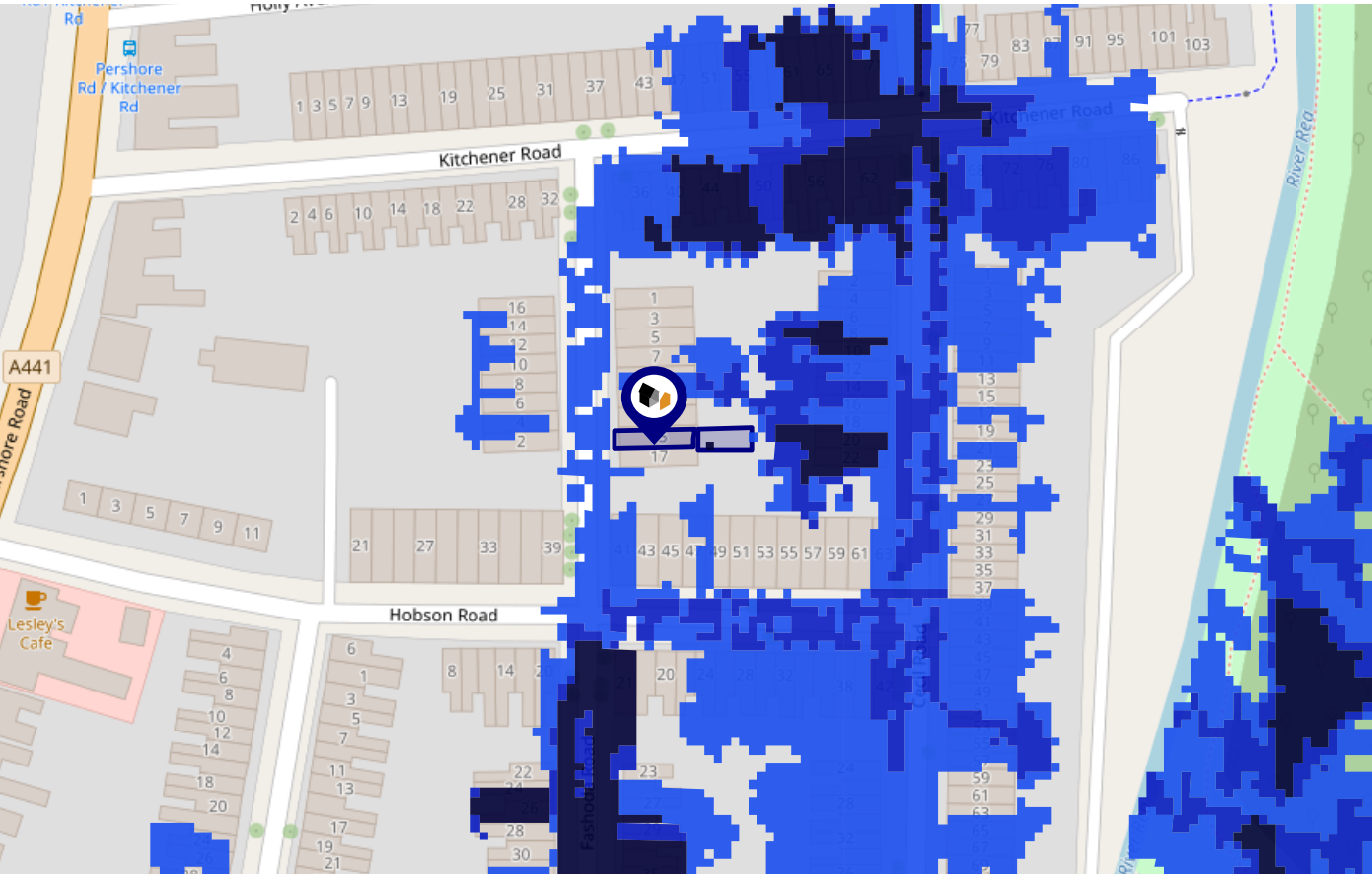
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

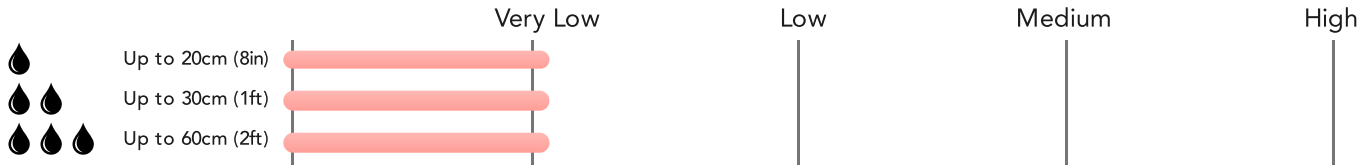


Risk Rating: Very low

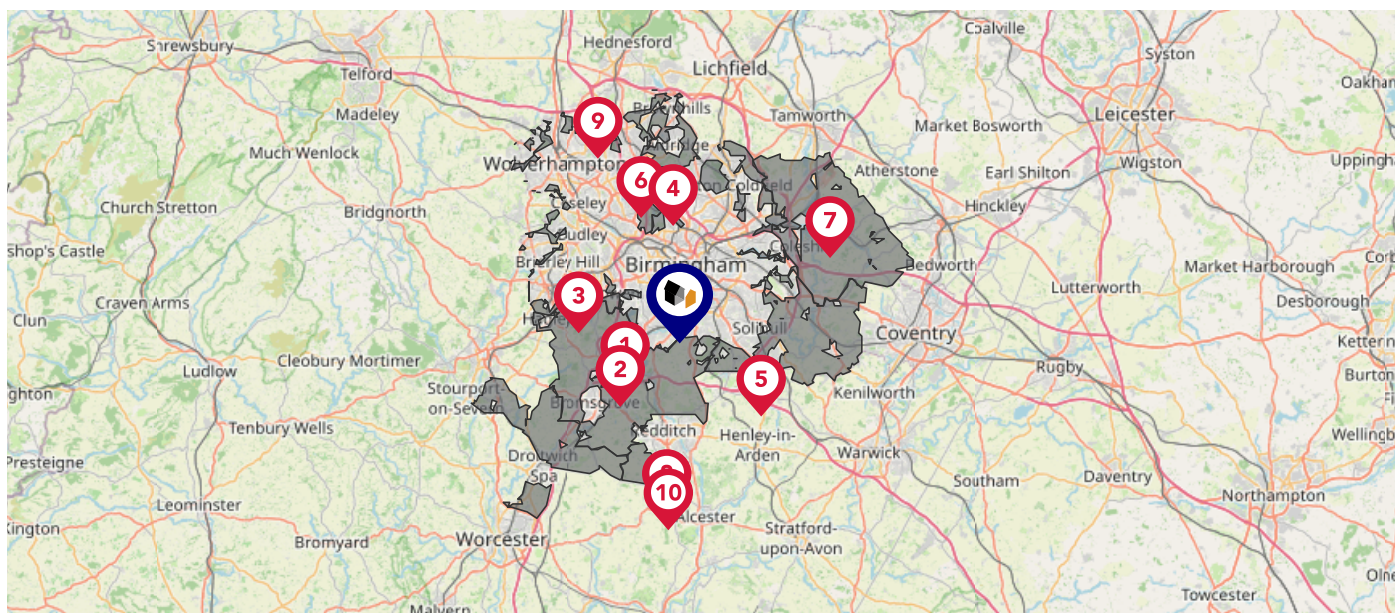
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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 displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

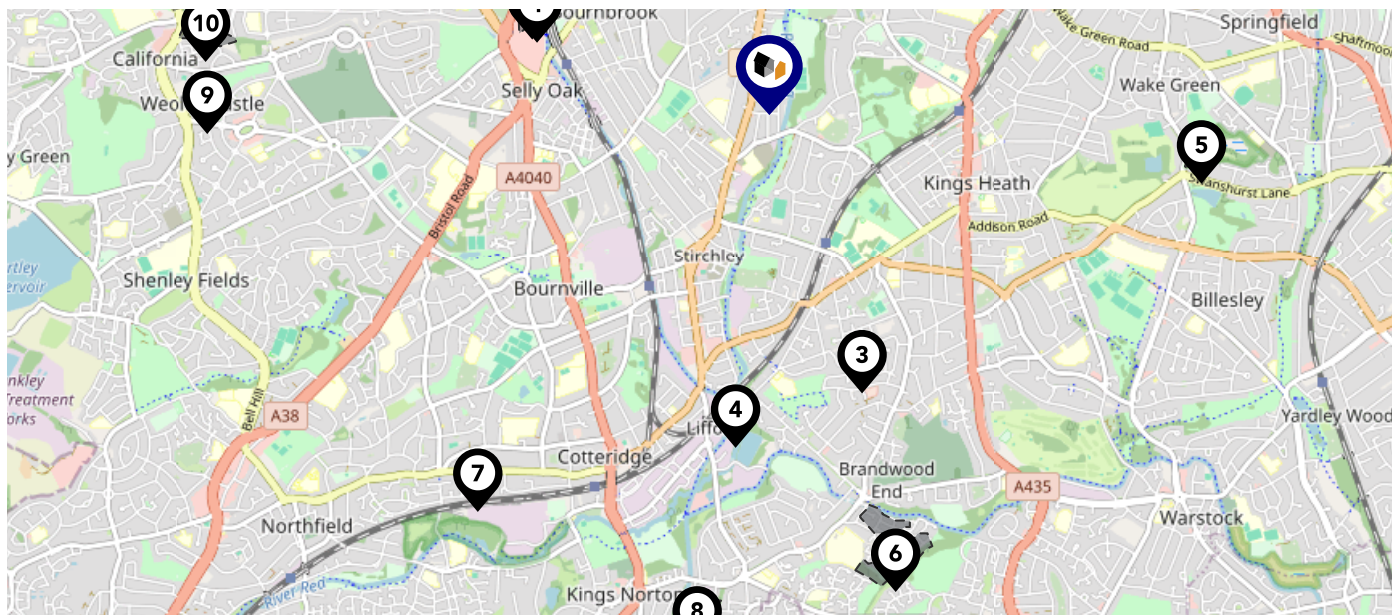
- 1 Birmingham Green Belt - Birmingham
- 2 Birmingham Green Belt - Bromsgrove
- 3 Birmingham Green Belt - Dudley
- 4 Birmingham Green Belt - Sandwell
- 5 Birmingham Green Belt - Solihull
- 6 Birmingham Green Belt - Walsall
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham Green Belt - Redditch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

Maps

Landfill Sites

LANDWOOD
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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

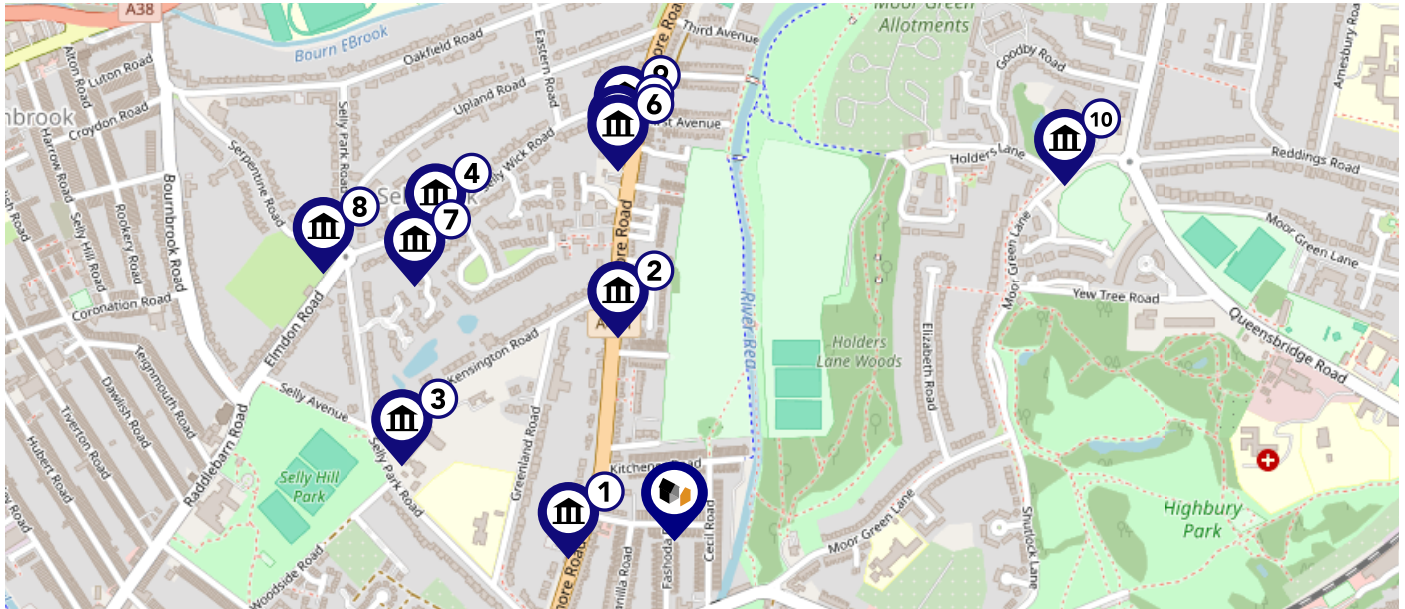
1	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	☐
2	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	☐
3	Kings Road/Listowel Way-Former Hough's Brickworks, Kings Road, Brandwood, Birmingham, West Midlands	Historic Landfill	☐
4	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	☐
5	Yardley Wood Road-Moseley Bog Nature Reserve, Yardley Wood Road, Wake Green, Birmingham, West Midlands	Historic Landfill	☐
6	Monyhall Hospital-Monyhall Hall Road, Kings Heath, Birmingham, West Midlands	Historic Landfill	☐
7	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	☐
8	Former Brick and Tile Works-Ardath Road, Kings Norton, Birmingham, West Midlands	Historic Landfill	☐
9	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	☐
10	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill	☐

Maps

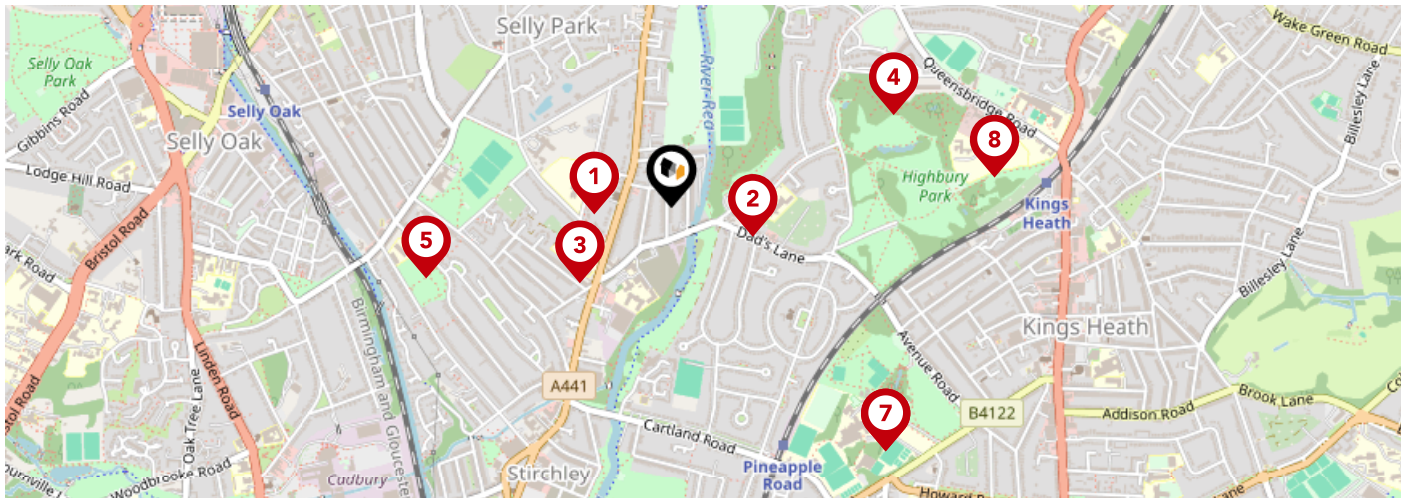
Listed Buildings

LANDWOOD
GROUP

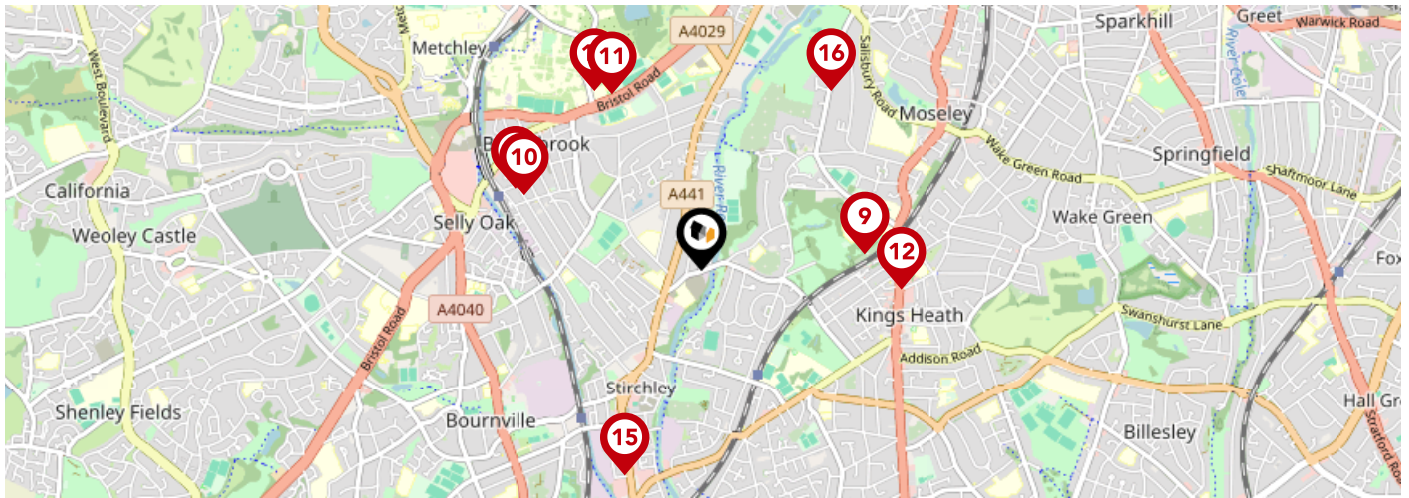
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1291214 - 921, 923, 927 And 929, Pershore Road B29	Grade II	0.1 miles
 1076227 - 772 And 778, Pershore Road B29	Grade II	0.2 miles
 1076184 - Convent Of St Paul	Grade II	0.3 miles
 1463621 - 48 Selly Wick Road	Grade II	0.4 miles
 1219932 - 679 And 681, Pershore Road B29	Grade II	0.4 miles
 1076226 - 683 And 685, Pershore Road B29	Grade II	0.4 miles
 1290743 - Selly Wick House (cancer Research Campaign Area Office And Research Centre For The Education Of The Visually Handicapped)	Grade II	0.4 miles
 1343140 - Church Of St Stephen	Grade II	0.5 miles
 1076225 - 2, Selly Wick Road (see Details For Further Address Information)	Grade II	0.5 miles
 1393669 - Pitmaston	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	St Edward's Catholic Primary School Ofsted Rating: Good Pupils: 408 Distance:0.17	☐	☒	☐	☐	☐
2	Moor Green Primary Academy Ofsted Rating: Outstanding Pupils: 450 Distance:0.2	☐	☒	☐	☐	☐
3	Selly Park Girls' School Ofsted Rating: Good Pupils: 807 Distance:0.27	☐	☐	☒	☐	☐
4	Uffculme School Ofsted Rating: Good Pupils: 279 Distance:0.55	☐	☐	☒	☐	☐
5	Raddlebarn Primary School Ofsted Rating: Good Pupils: 415 Distance:0.58	☐	☒	☐	☐	☐
6	King Edward VI Camp Hill School for Girls Ofsted Rating: Outstanding Pupils: 1108 Distance:0.73	☐	☐	☒	☐	☐
7	King Edward VI Camp Hill School for Boys Ofsted Rating: Outstanding Pupils: 1017 Distance:0.73	☐	☐	☒	☐	☐
8	Fox Hollies School Ofsted Rating: Good Pupils: 110 Distance:0.74	☐	☐	☒	☐	☐

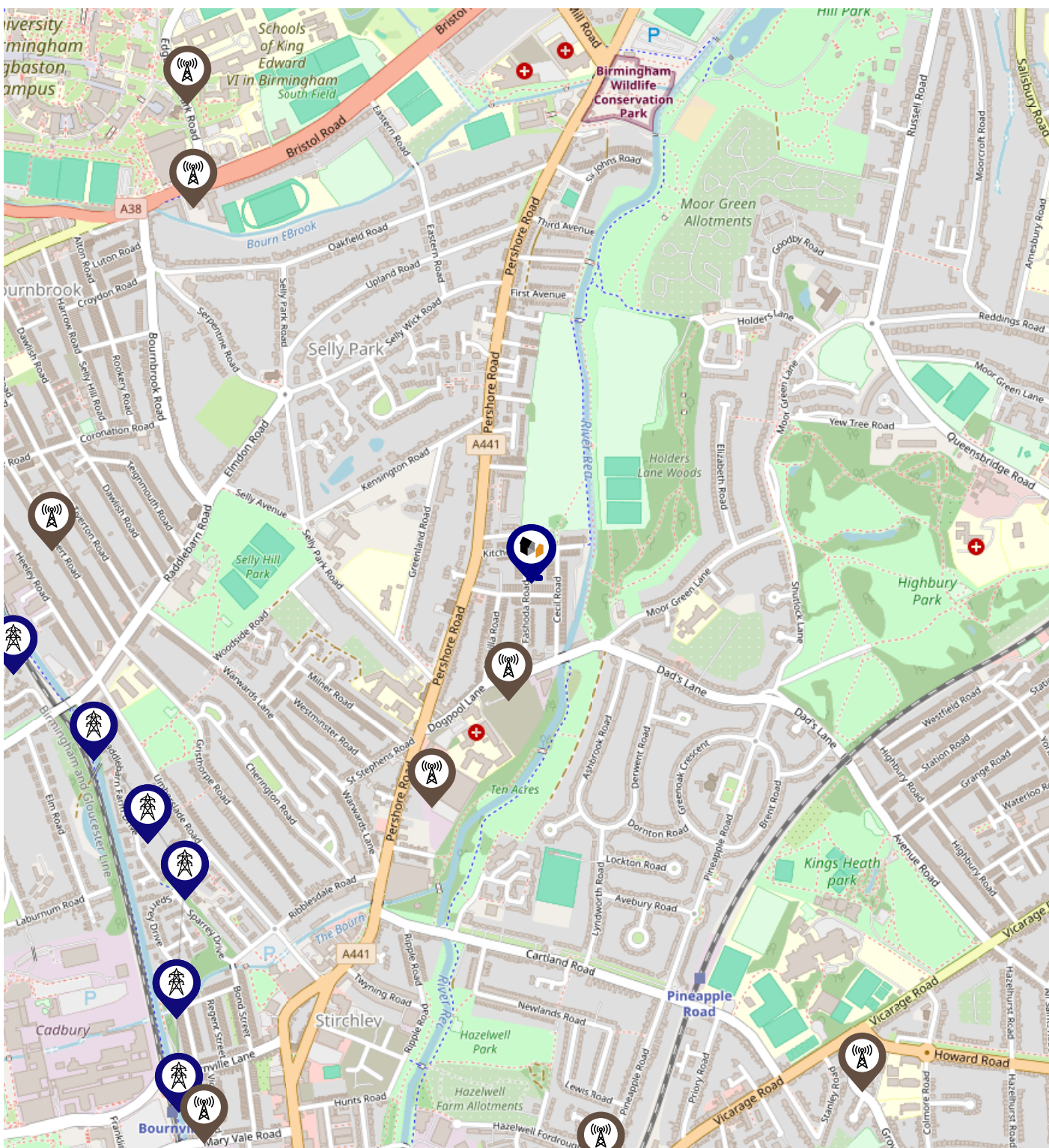


		Nursery	Primary	Secondary	College	Private
	Queensbridge School Ofsted Rating: Good Pupils: 907 Distance:0.74	☐	☐	☒	☐	☐
	Tiverton Academy Ofsted Rating: Outstanding Pupils: 204 Distance:0.88	☐	☒	☐	☐	☐
	King Edward's School Ofsted Rating: Not Rated Pupils: 905 Distance:0.9	☐	☐	☒	☐	☐
	Reach School Ofsted Rating: Good Pupils: 2 Distance:0.91	☐	☐	☒	☐	☐
	Selly Oak Nursery School Ofsted Rating: Outstanding Pupils: 73 Distance:0.92	☒	☐	☐	☐	☐
	King Edward VI High School for Girls Ofsted Rating: Not Rated Pupils: 662 Distance:0.95	☐	☐	☒	☐	☐
	Stirchley Primary School Ofsted Rating: Good Pupils: 220 Distance:0.99	☐	☒	☐	☐	☐
	Red Boots School (National Institute of Conductive Education) Ofsted Rating: Outstanding Pupils: 17 Distance:1	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

LANDWOOD
GROUP

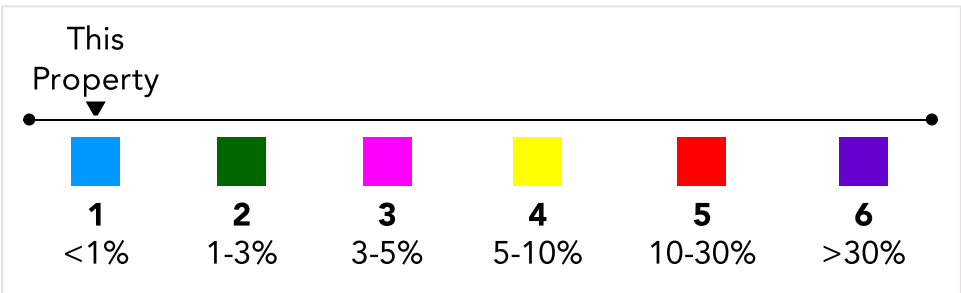
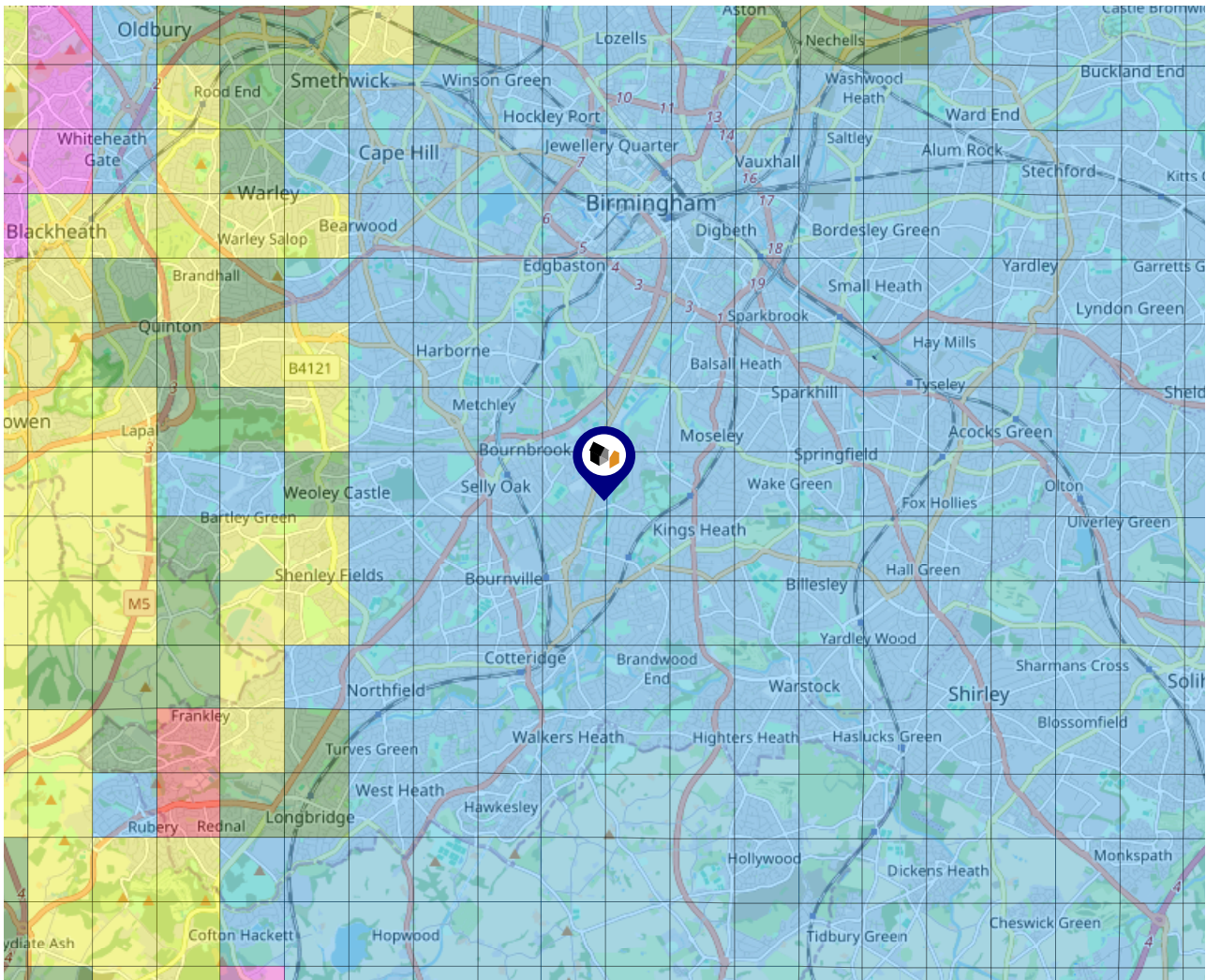


Key:

-  Power Pylons
-  Communication Masts

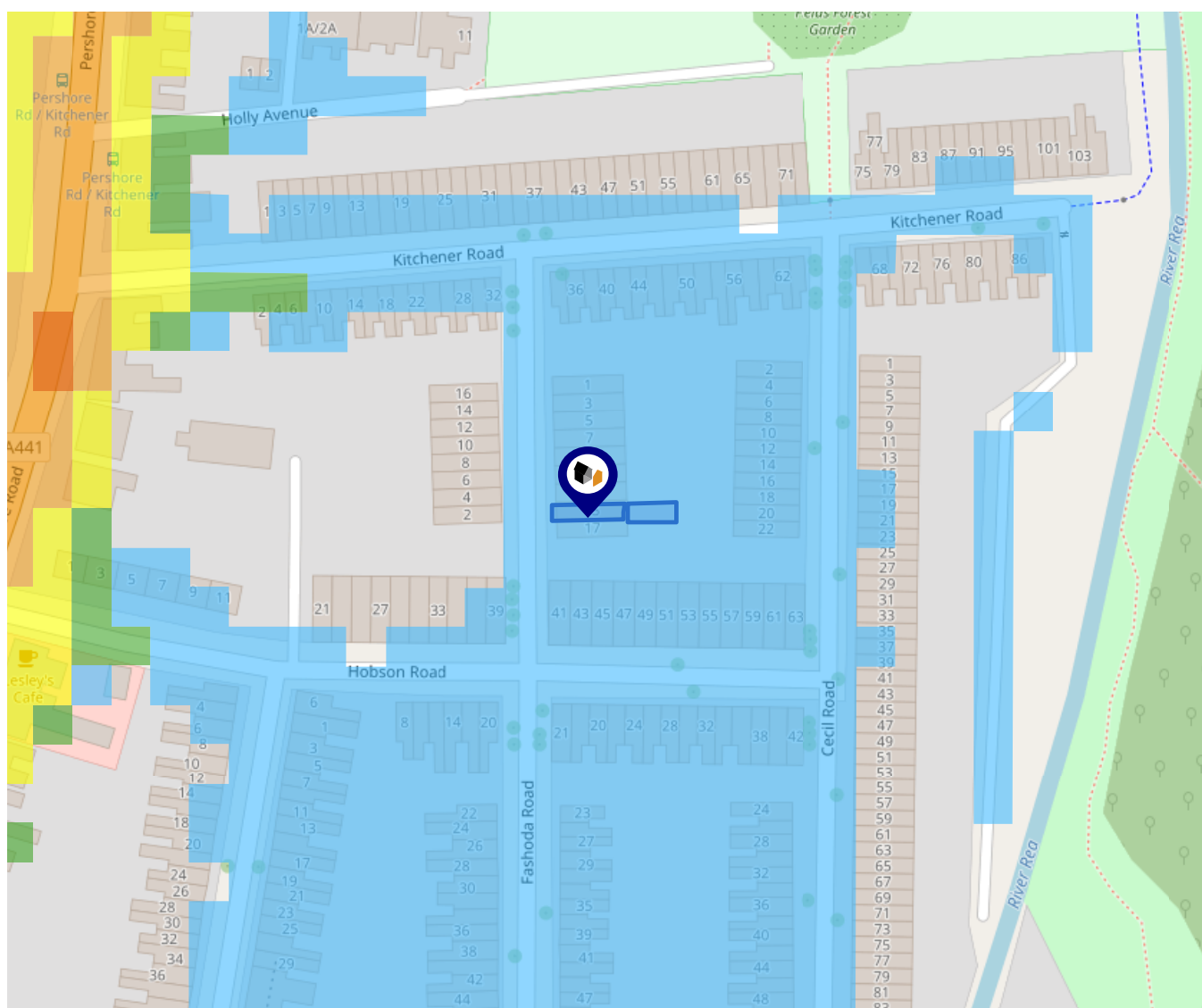
What is Radon?

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).



Local Area Road Noise

LANDWOOD
GROUP

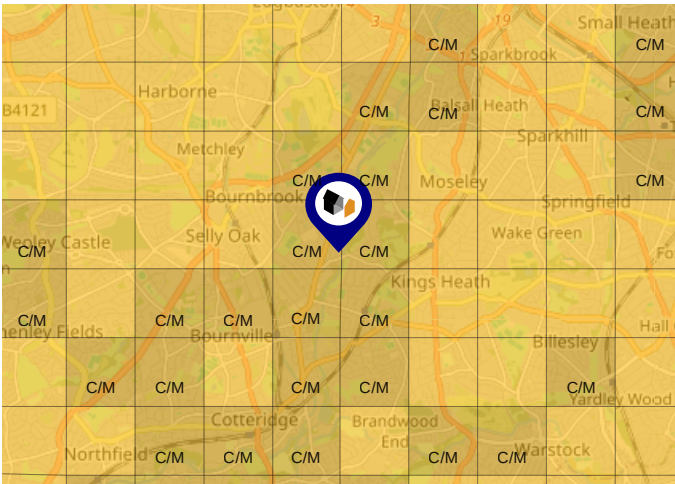


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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



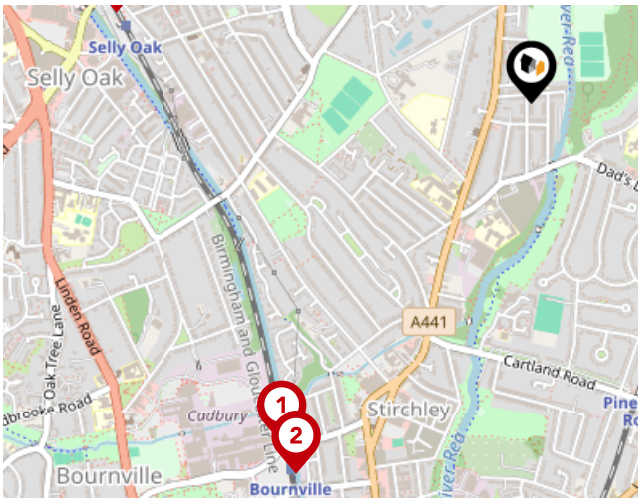
Primary Classifications (Most Common Clay Types)

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

Area

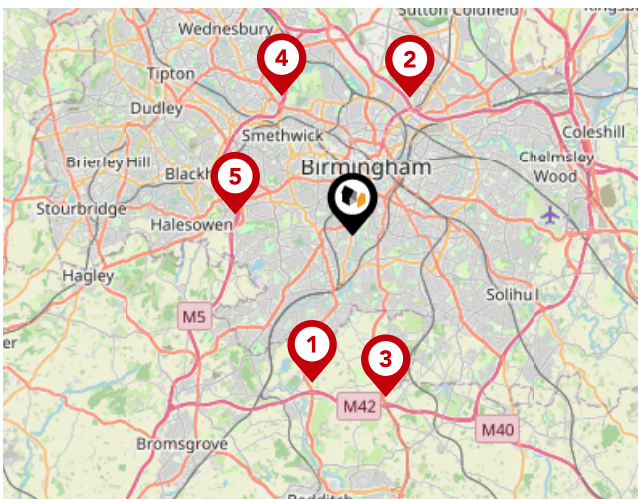
Transport (National)

LANDWOOD
GROUP



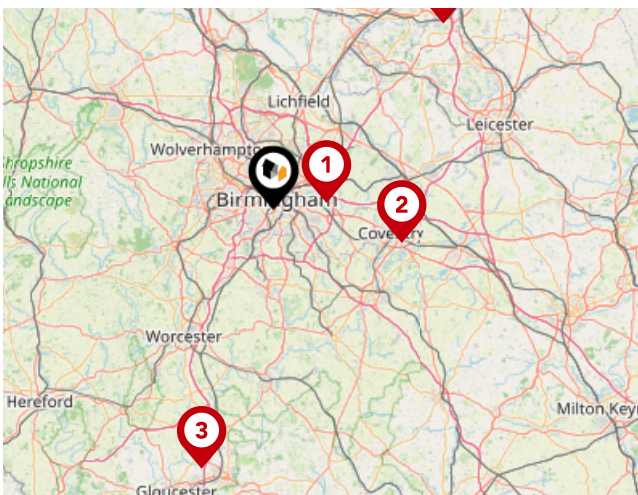
National Rail Stations

Pin	Name	Distance
1	Bournville Rail Station	0.95 miles
2	Bournville Rail Station	0.99 miles
3	Selly Oak Rail Station	0.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	5.54 miles
2	M6 J6	5.4 miles
3	M42 J3	5.94 miles
4	M5 J1	5.69 miles
5	M5 J3	4.31 miles



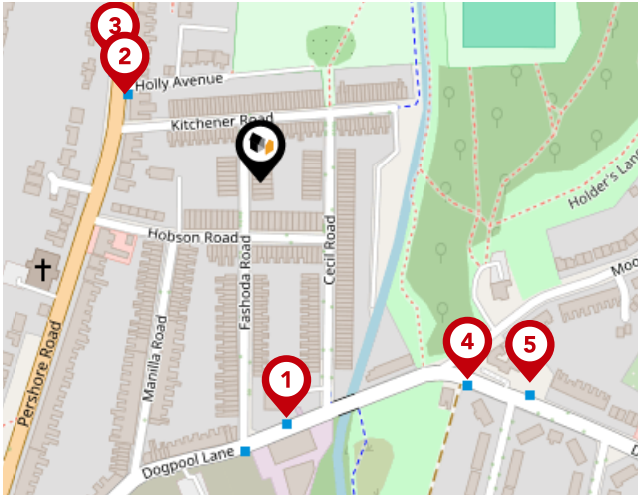
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	7.76 miles
2	Baginton	19.17 miles
3	Staverton	39.17 miles
4	East Mids Airport	36.33 miles

Area

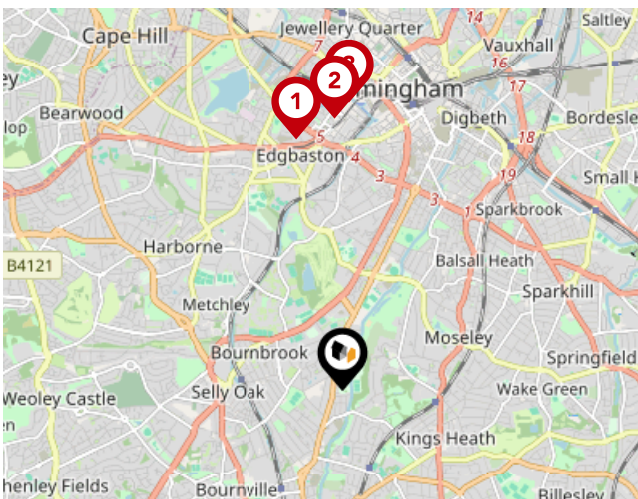
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Fashoda Rd	0.13 miles
2	Kitchener Rd	0.09 miles
3	Kitchener Rd	0.11 miles
4	Ashbrook Rd	0.16 miles
5	Ashbrook Rd	0.19 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	2.32 miles
2	Five Ways (Midland Metro Stop)	2.47 miles
3	Brindleyplace (Midland Metro Stop)	2.61 miles

The Landwood Group logo, consisting of the words "LANDWOOD" and "GROUP" stacked vertically in a white, sans-serif font, set against an orange square background with rounded corners.

LANDWOOD GROUP

Landwood Group

At Landwood Group, we are proud of the work we do and the results we achieve. Clients come to us for services including property and machinery asset valuations and appraisals for secured lending and recovery situations; residential and commercial property management and property and business asset sales.

Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

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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