



KFB: Key Facts For Buyers

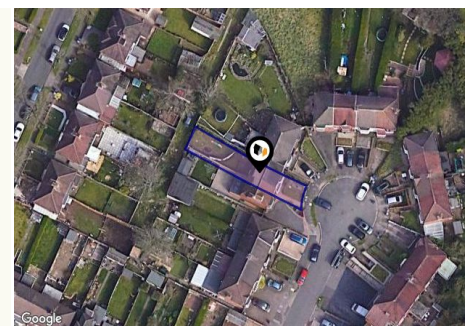
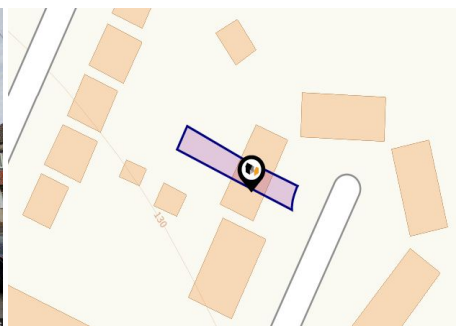
A Guide to This Property & the Local Area
Wednesday 03rd June 2026



CATHEL DRIVE, BIRMINGHAM, B42

iad UK | Sinead Sankey

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£1,838		
Title Number:	WM811568		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	98 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Energy rating

D

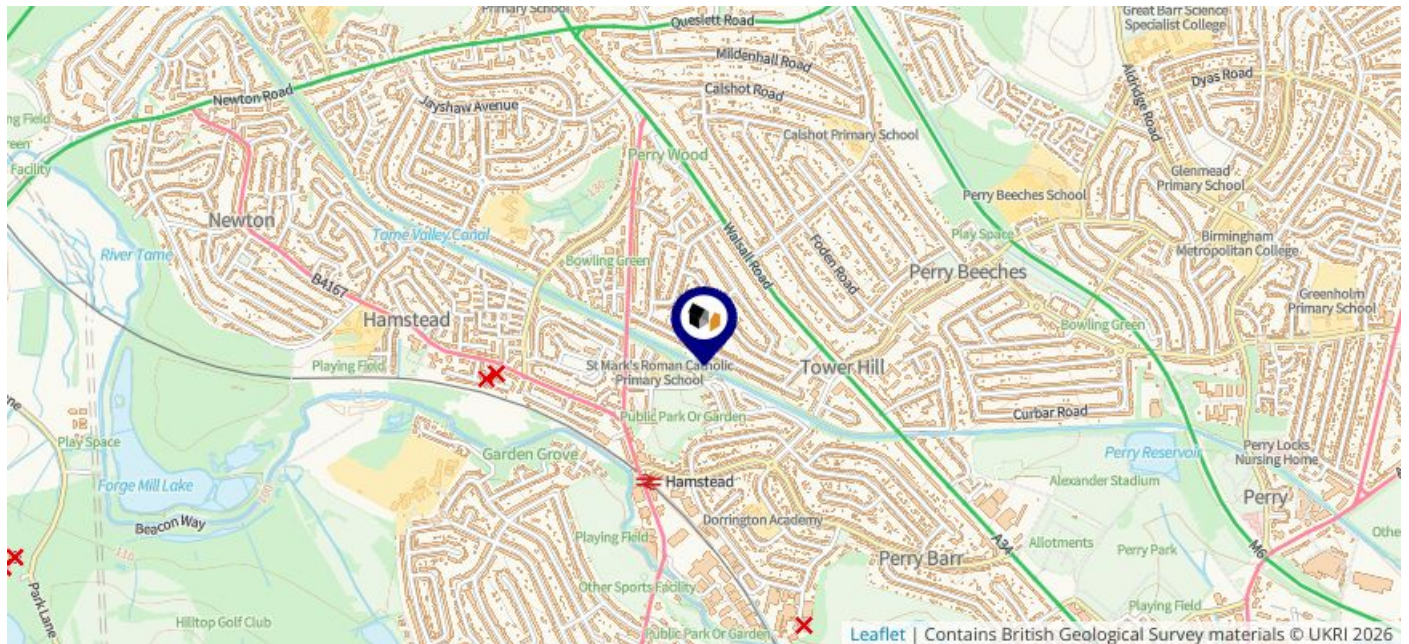
Valid until 15.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	95 m ²

This map displays nearby coal mine entrances and their classifications.



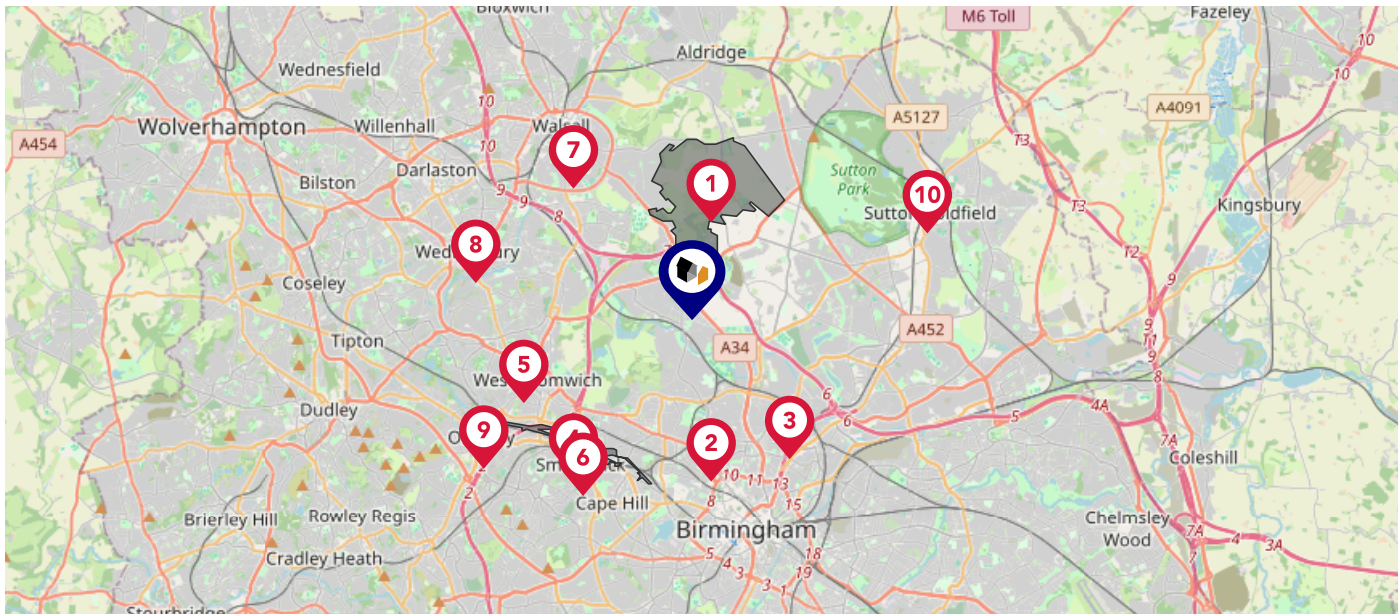
Mine Entry

- ✗ 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.

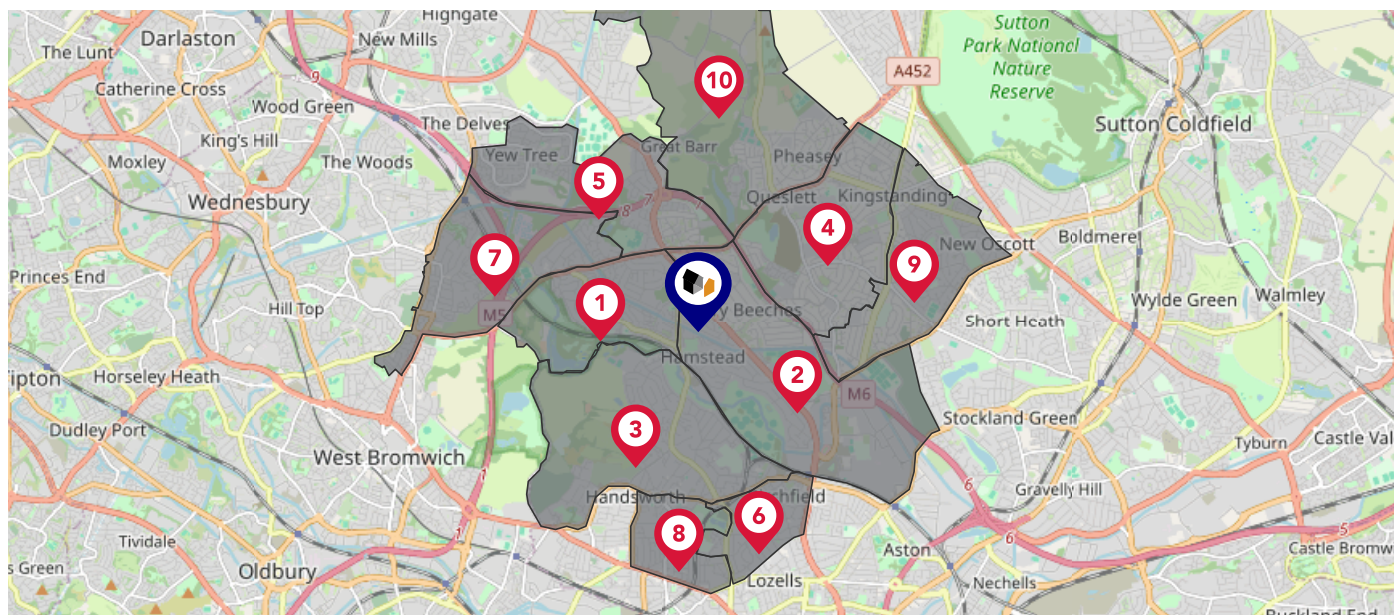
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Great Barr
- 2 Lozells and Soho Hill
- 3 Aston Hall and Church
- 4 Smethwick Summit Galton Valley
- 5 High Street
- 6 Smethwick Town Centre
- 7 Highgate
- 8 Market Place
- 9 Church Square
- 10 High Street Sutton Coldfield

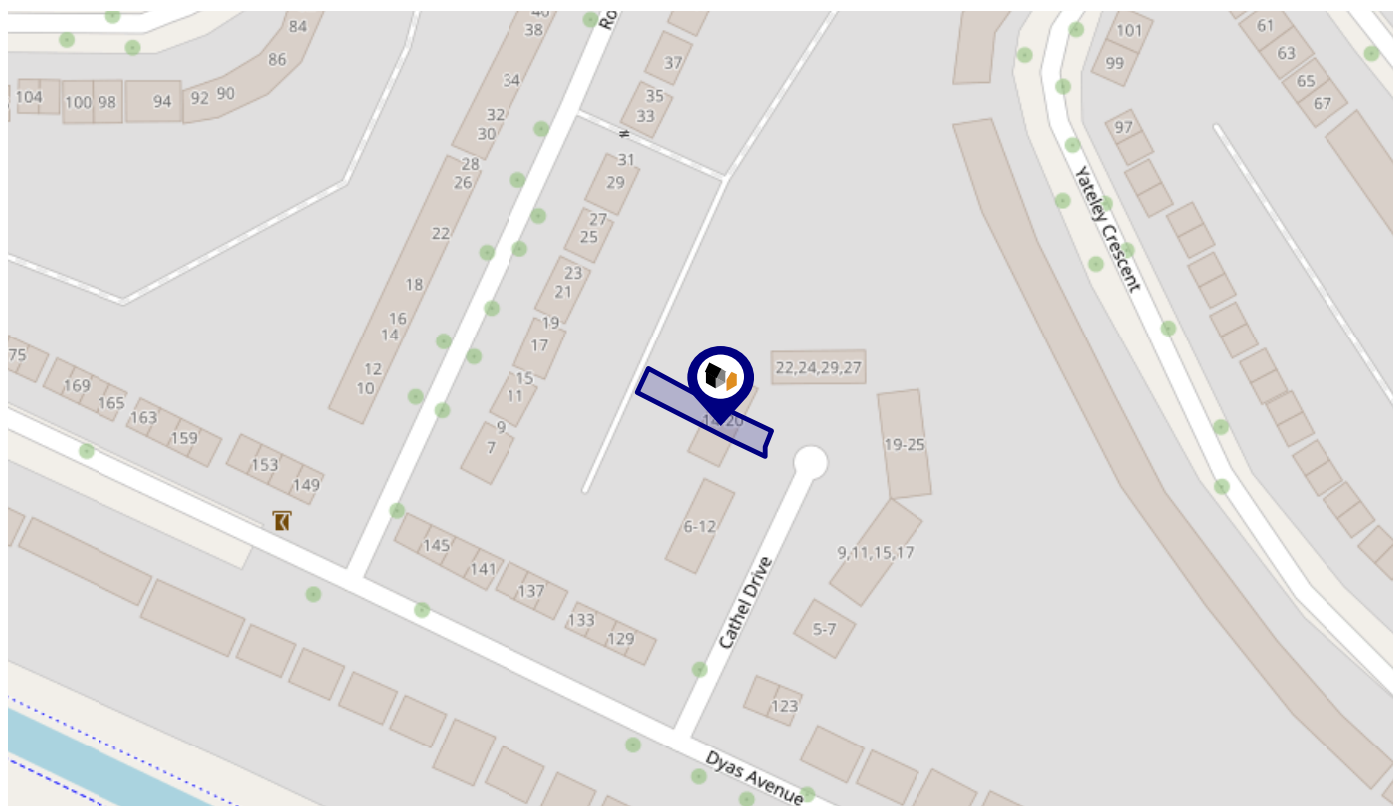
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Newton Ward
-  Perry Barr Ward
-  Handsworth Wood Ward
-  Oscott Ward
-  Great Barr with Yew Tree Ward
-  Birchfield Ward
-  Charlemont with Grove Vale Ward
-  Handsworth Ward
-  Kingstanding Ward
-  Pheasey Park Farm Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

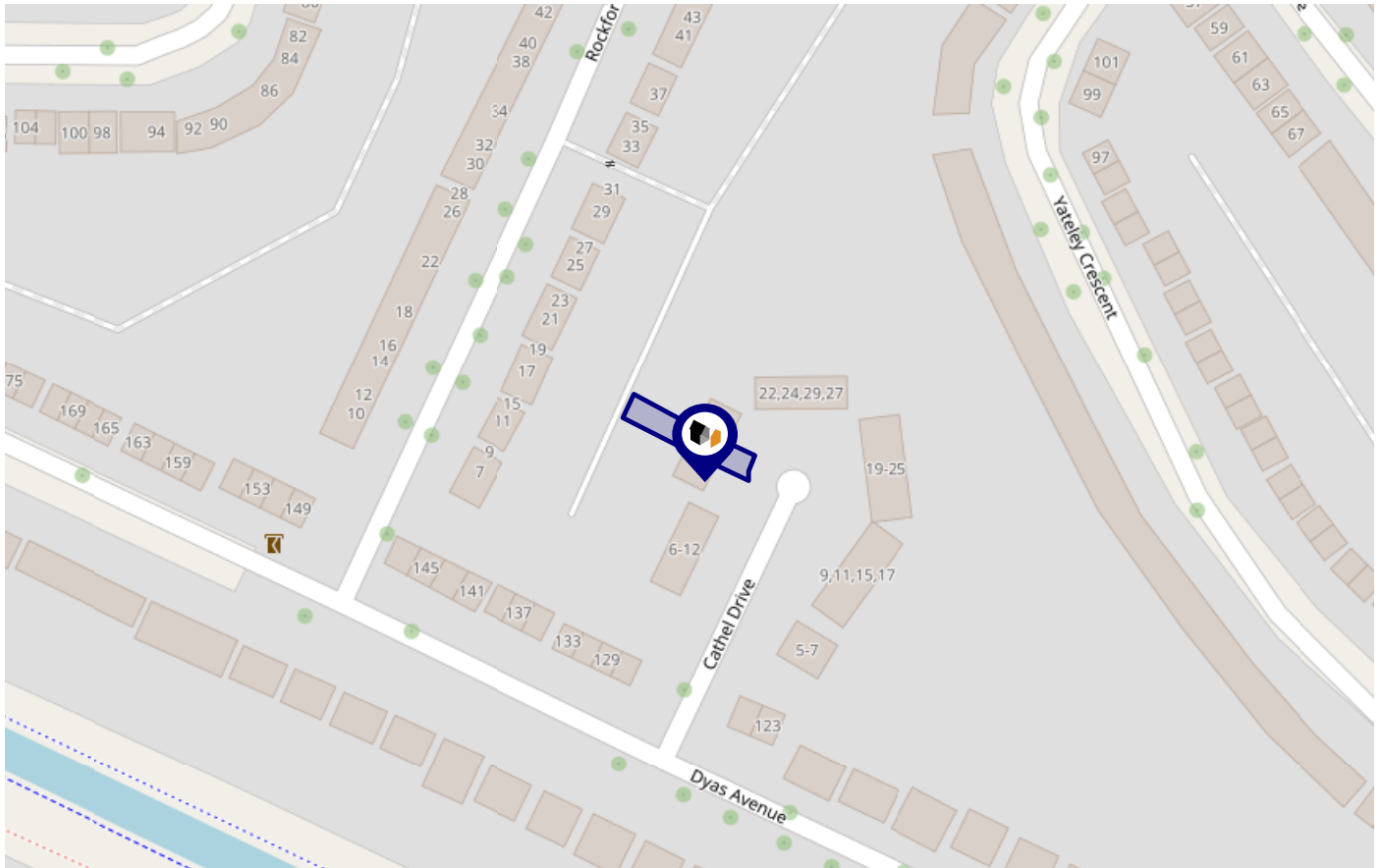
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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 ■

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.

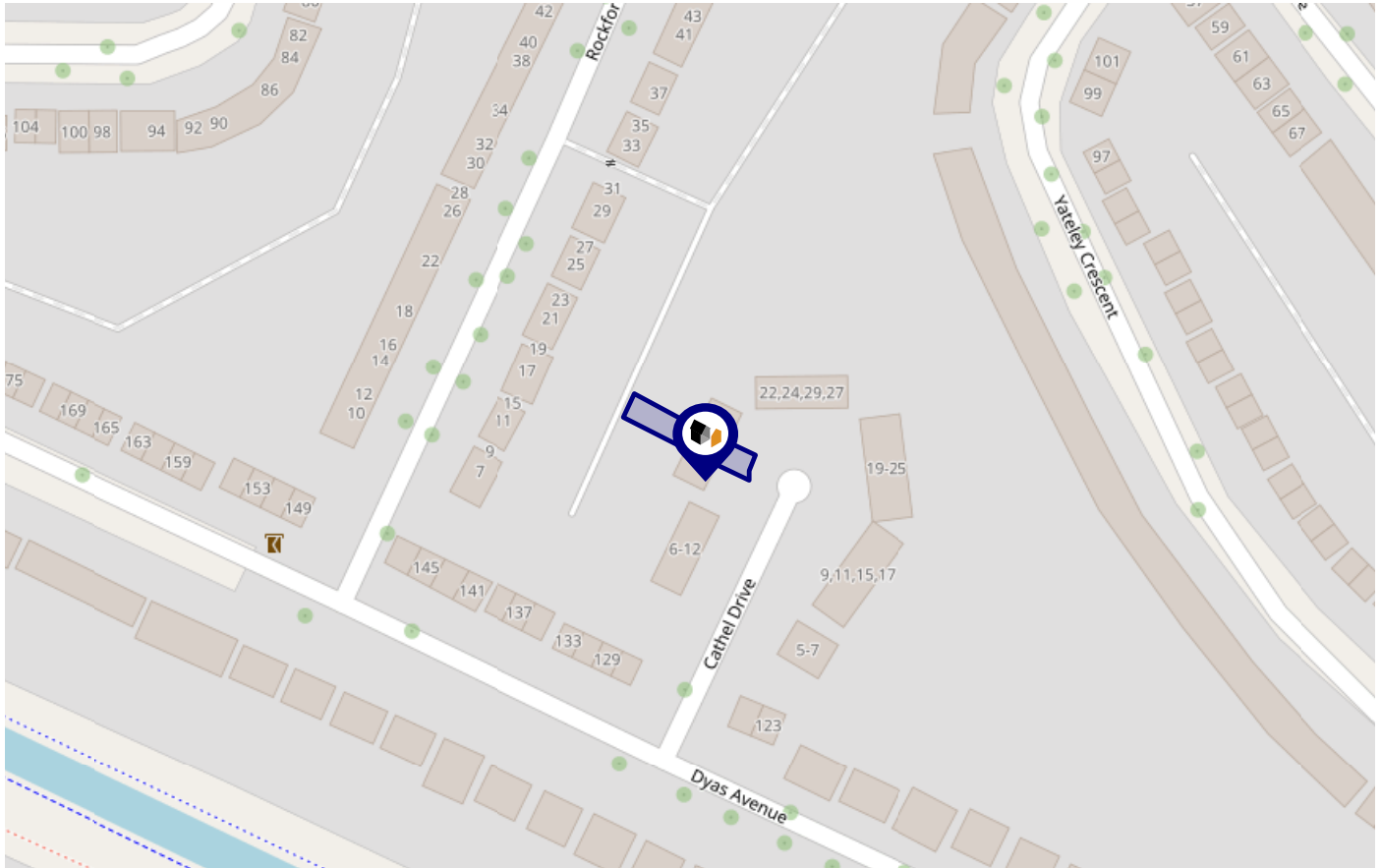
Chance of flooding to the following depths at this property:



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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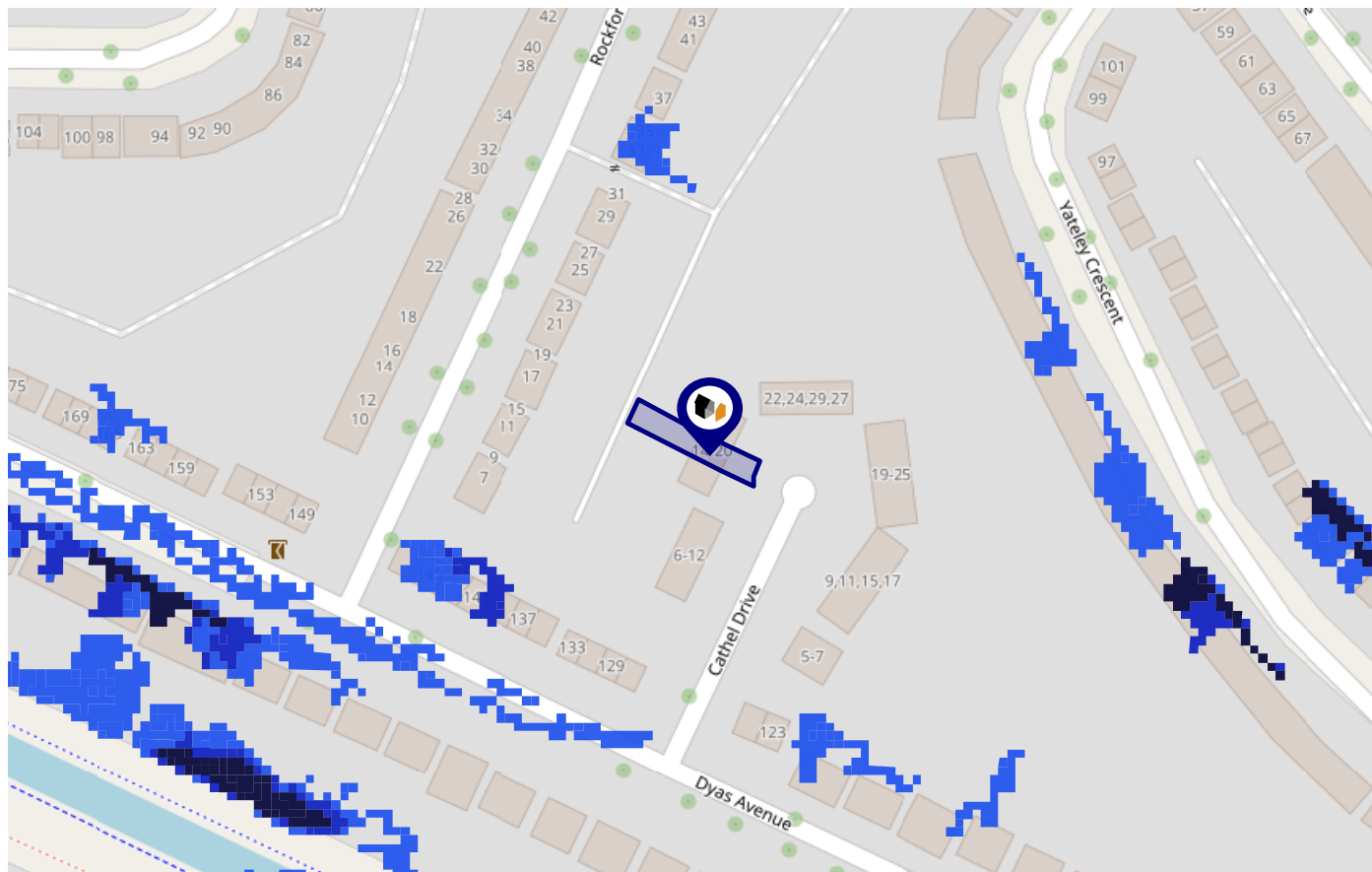
Chance of flooding to the following depths at this property:



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.

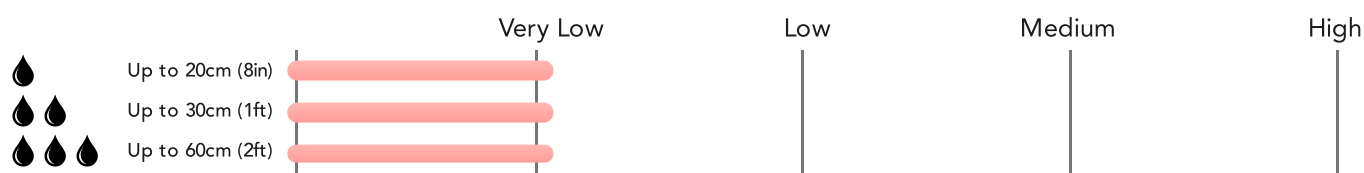


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Chance of flooding to the following depths at this property:

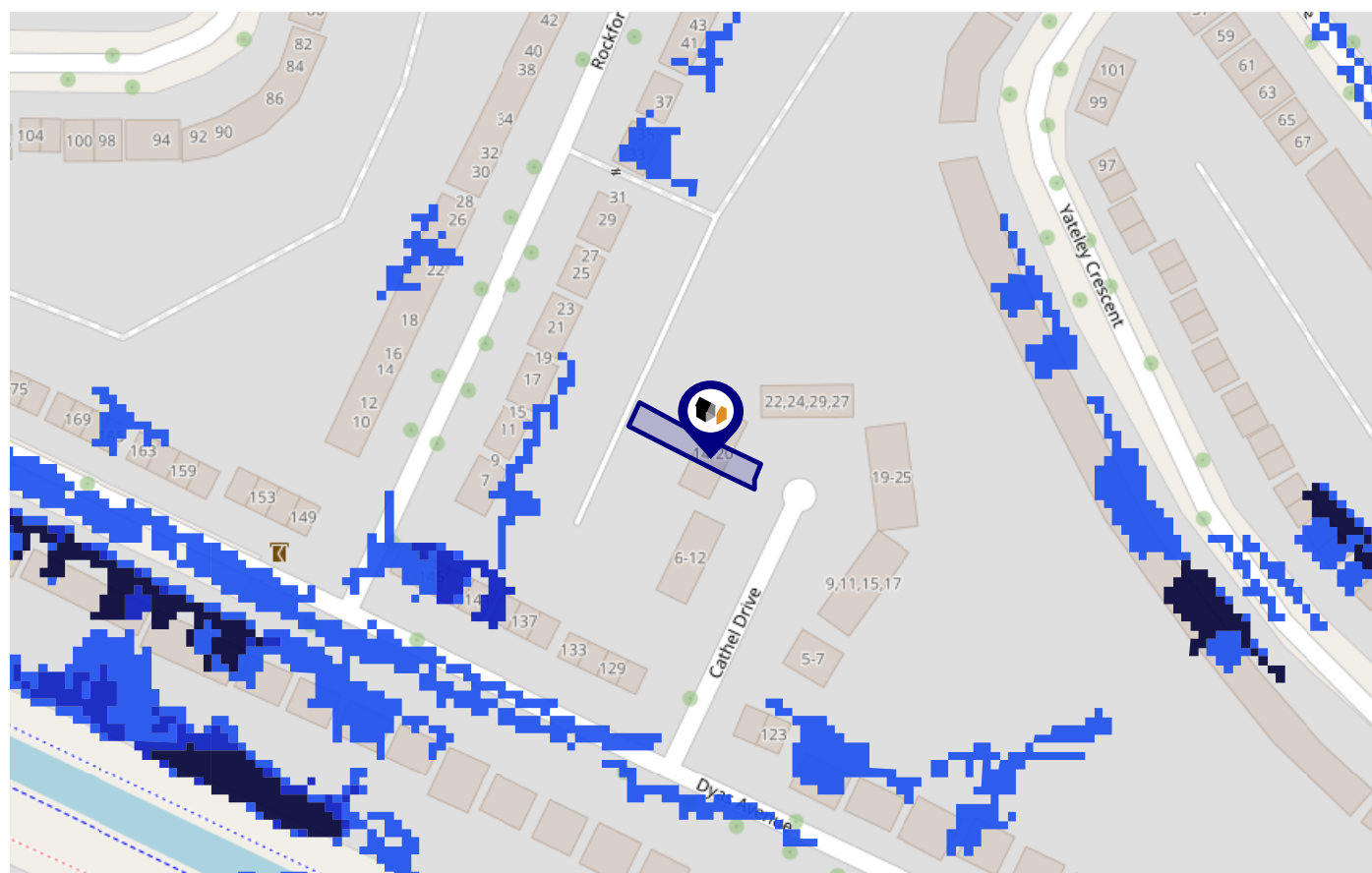


Flood Risk

Surface Water - Climate Change



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.

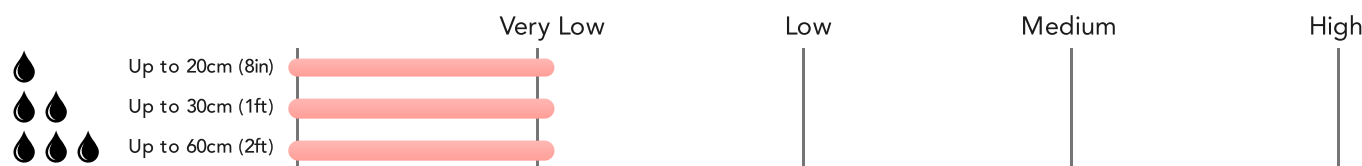


Risk Rating: Very low

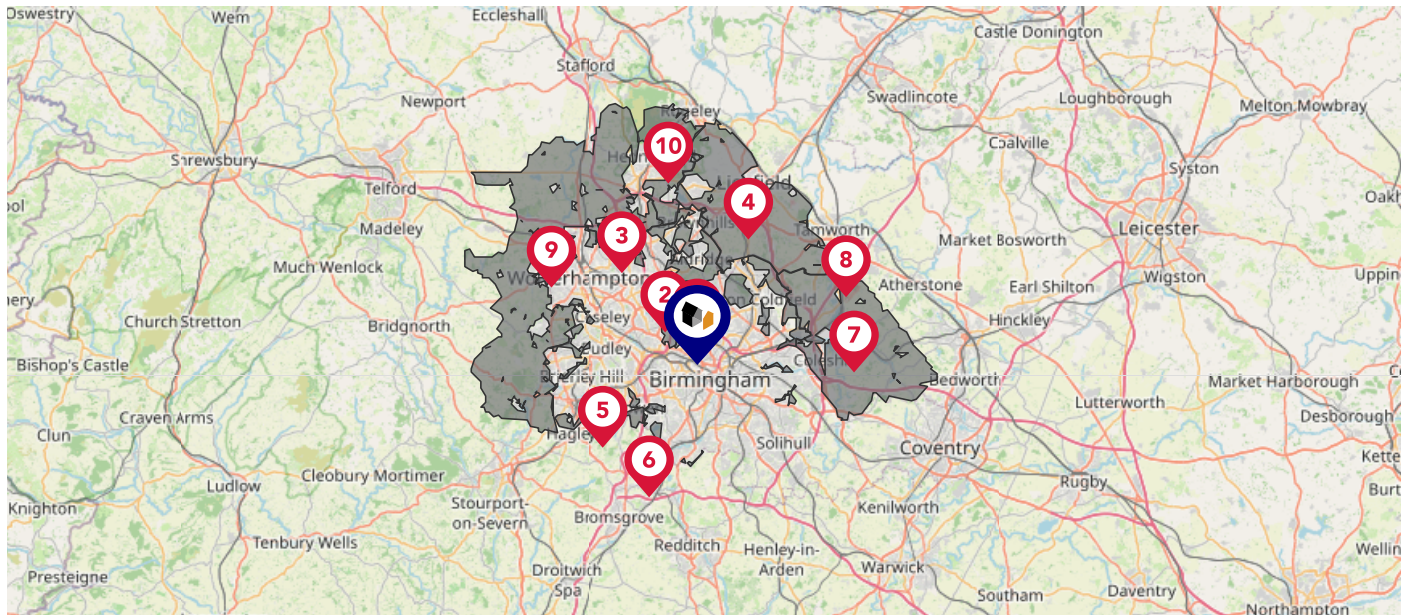
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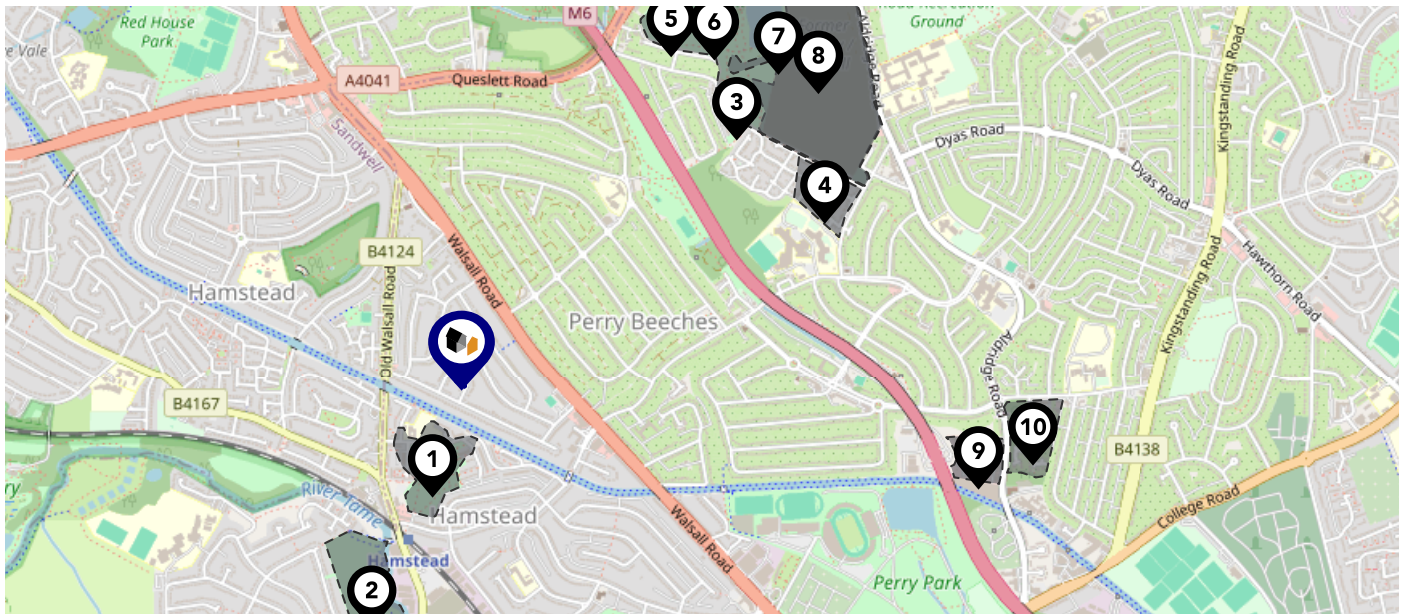
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Birmingham Green Belt - Sandwell
- 2 Birmingham Green Belt - Walsall
- 3 Birmingham Green Belt - Wolverhampton
- 4 Birmingham Green Belt - Lichfield
- 5 Birmingham Green Belt - Dudley
- 6 Birmingham Green Belt - Birmingham
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham Green Belt - Tamworth
- 9 Birmingham Green Belt - South Staffordshire
- 10 Birmingham Green Belt - Cannock Chase

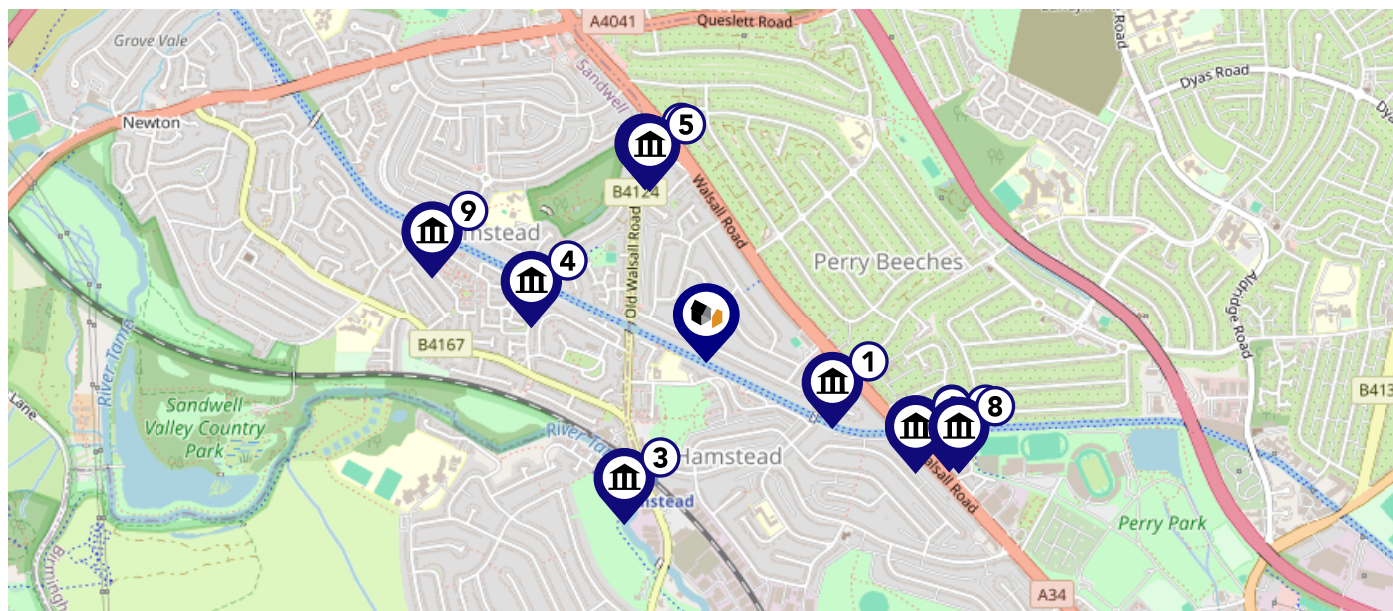
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



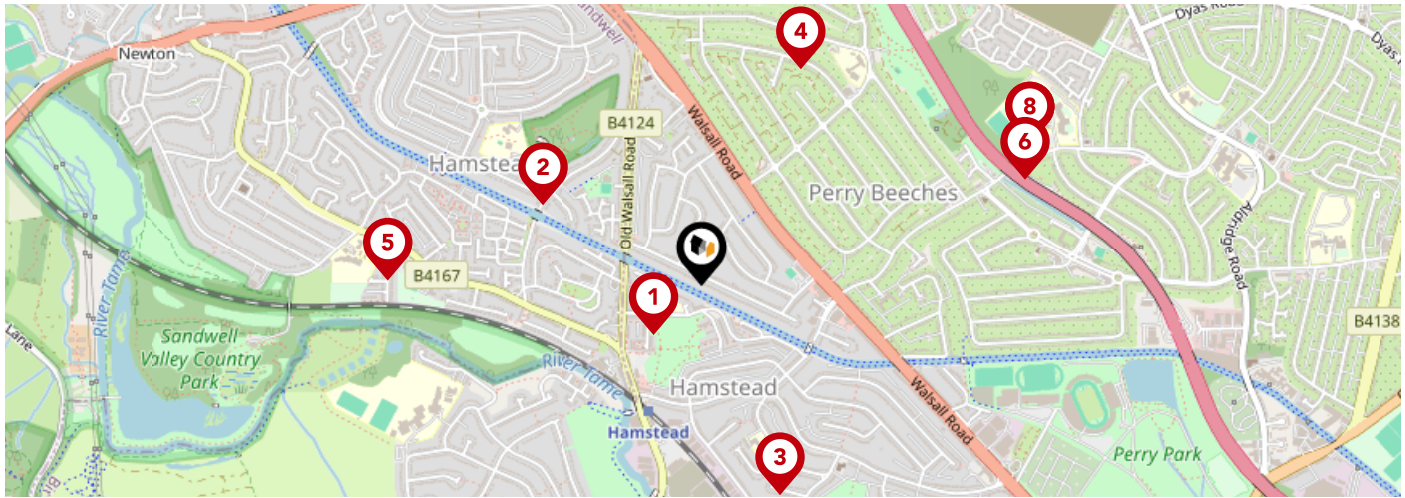
Nearby Landfill Sites

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

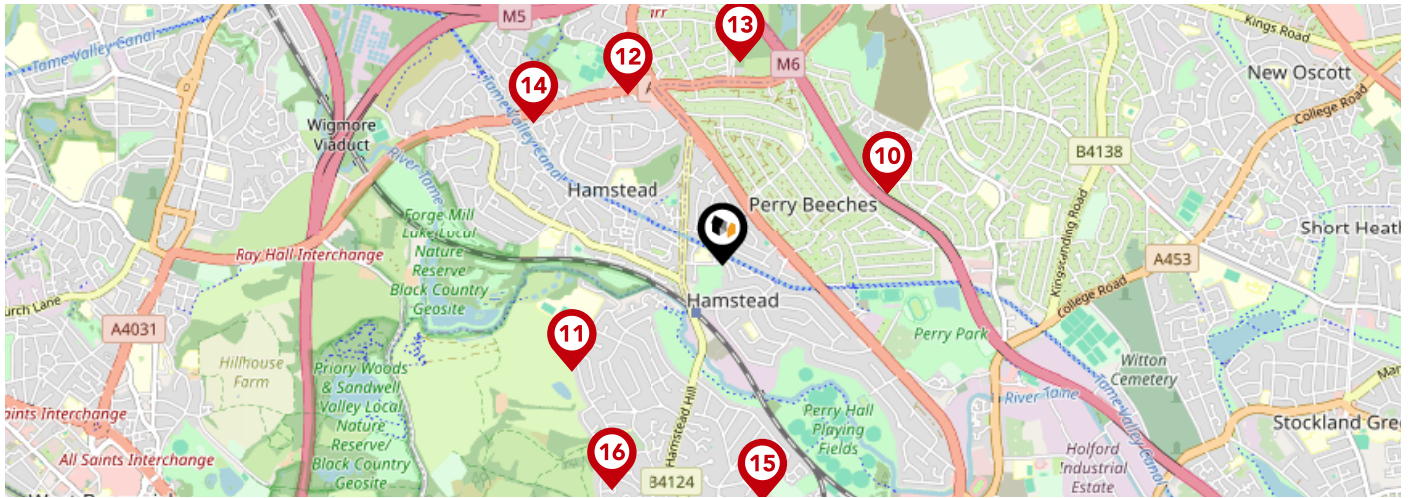
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1384930 - Clifton Cinema	Grade II	0.3 miles
	1393387 - Anglican Church Of St Paul	Grade II	0.4 miles
	1343115 - Bridge Over The River Tame Opposite Hamstead Station	Grade II	0.4 miles
	1229188 - Spouthouse Aqueduct, Spouthouse Lane Tame Valley Canal	Grade II	0.4 miles
	1442623 - Hamstead War Memorial	Grade II	0.4 miles
	1276269 - Lock Number 1 (top Lock)	Grade II	0.5 miles
	1234155 - Cottage Immediately North Of Lock Number 1 (top Lock)	Grade II	0.5 miles
	1234157 - Perry Barr Locks Bridge	Grade II	0.6 miles
	1253736 - Gerse Farm Bridge At Sp 041 934 Tame Valley Canal	Grade II	0.6 miles
	1234156 - Lock Number 2	Grade II	0.6 miles

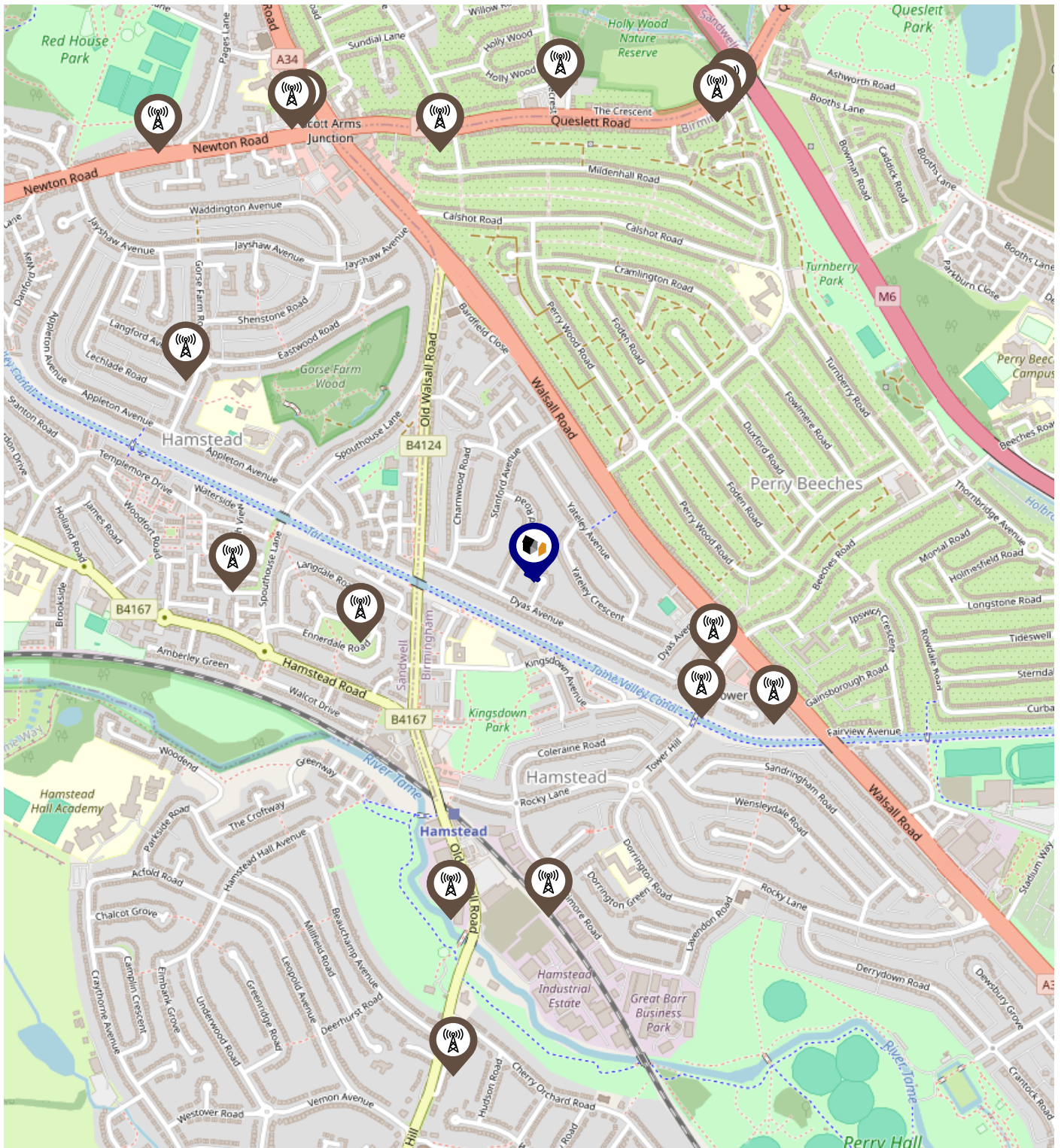


		Nursery	Primary	Secondary	College	Private
1	St Mark's Catholic Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ferndale Primary School Ofsted Rating: Good Pupils: 603 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Dorrington Academy Ofsted Rating: Outstanding Pupils: 650 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Calshot Primary School Ofsted Rating: Good Pupils: 458 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hamstead Primary School Ofsted Rating: Good Pupils: 446 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Perry Beeches Nursery School Ofsted Rating: Good Pupils: 73 Distance:0.77	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Beeches Junior School Ofsted Rating: Good Pupils: 360 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Beeches Infant School Ofsted Rating: Good Pupils: 269 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Arena Academy Ofsted Rating: Requires improvement Pupils: 1105 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Priestley Smith School Ofsted Rating: Outstanding Pupils: 84 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hamstead Hall Academy Ofsted Rating: Good Pupils: 1185 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Name Catholic Primary School Ofsted Rating: Good Pupils: 223 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitecrest Primary School Ofsted Rating: Good Pupils: 210 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grove Vale Primary School Ofsted Rating: Outstanding Pupils: 423 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Orchard Primary School Ofsted Rating: Good Pupils: 457 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grestone Academy Ofsted Rating: Good Pupils: 401 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

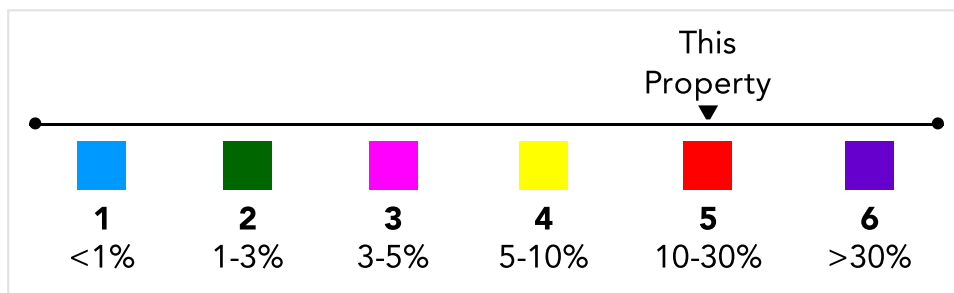
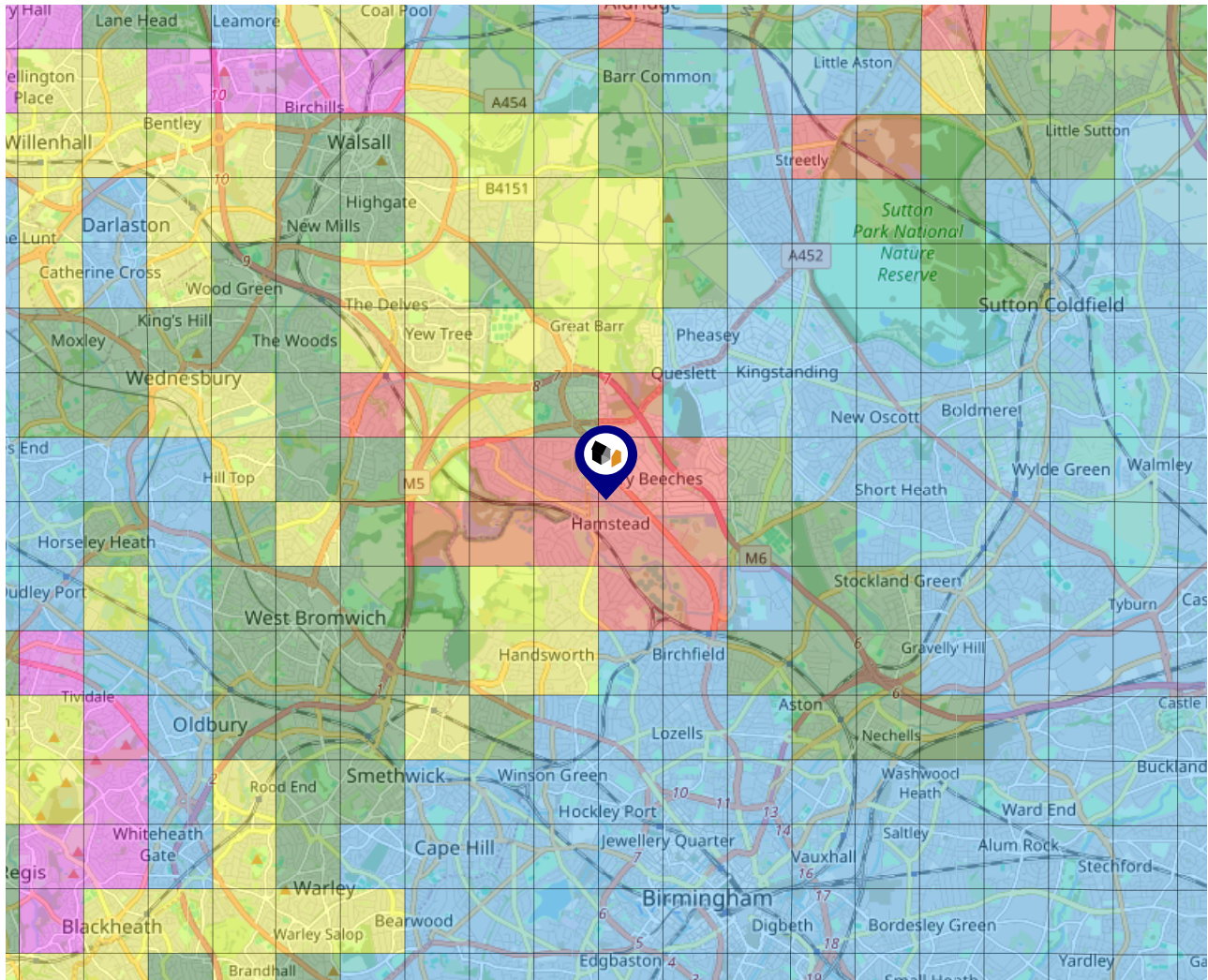


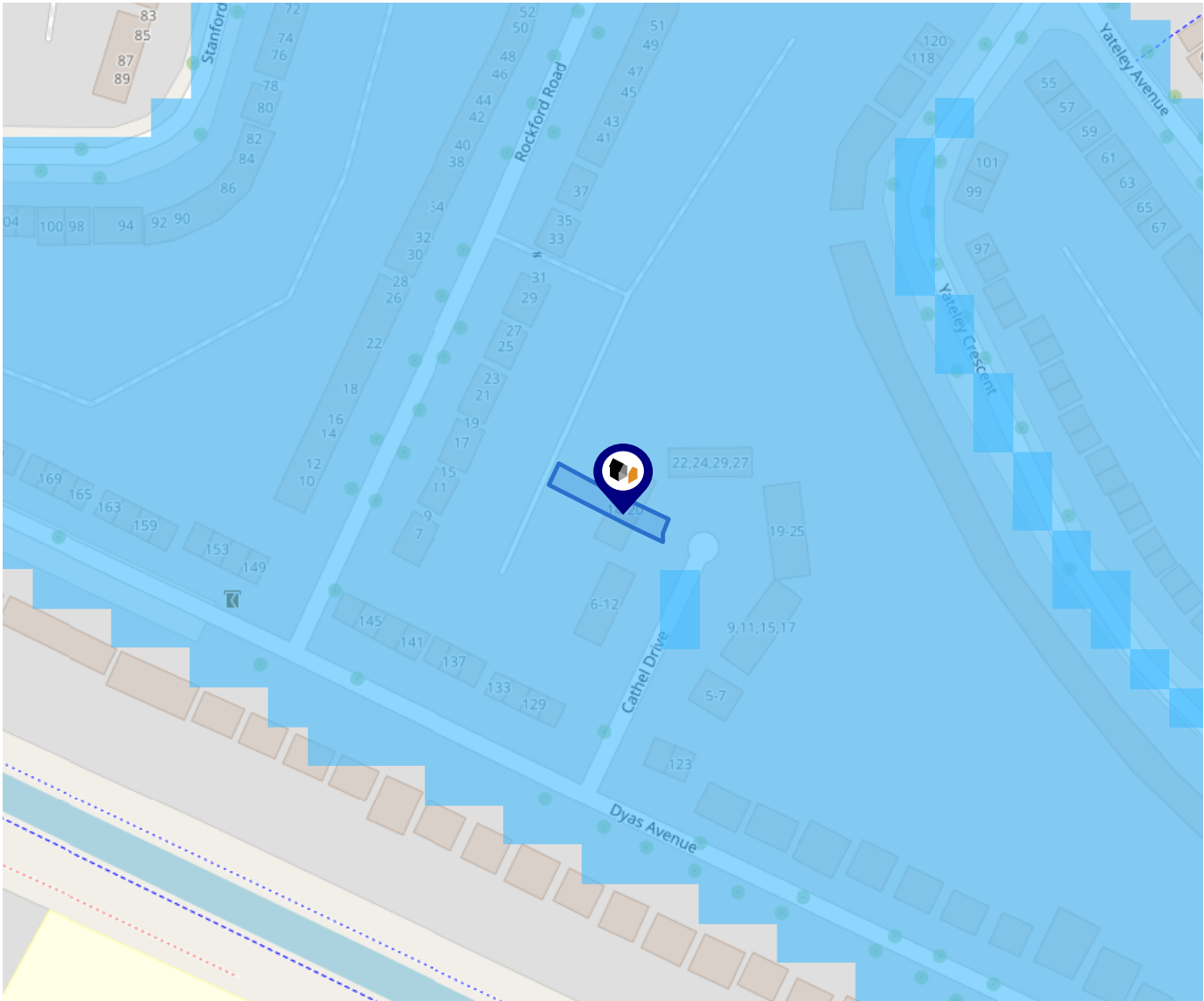
Key:

-  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).



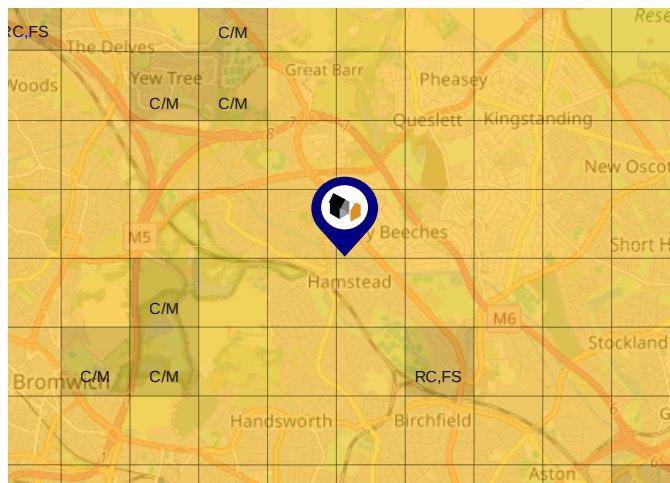


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

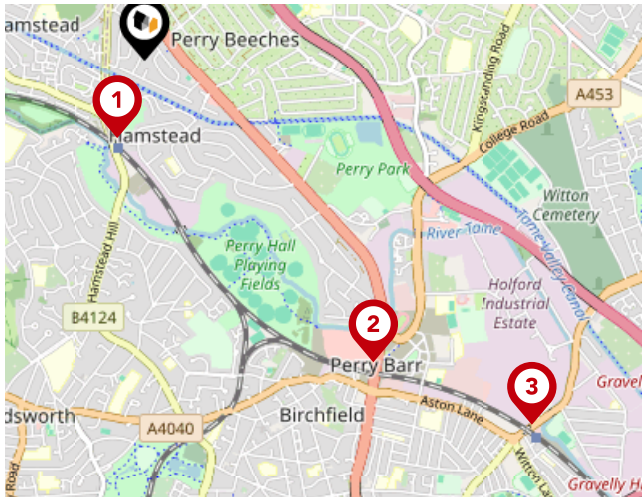
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



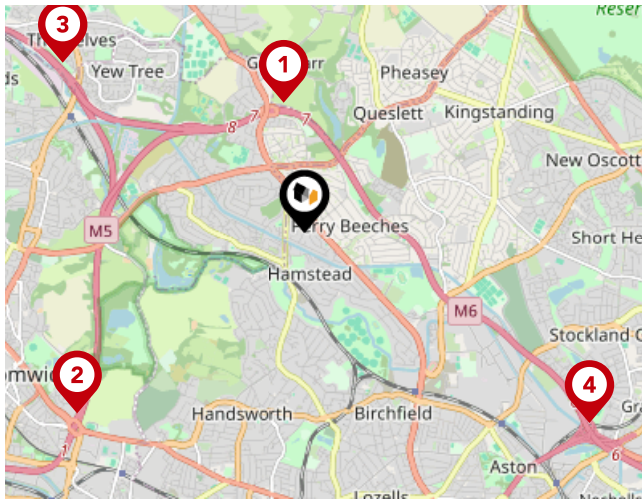
Primary Classifications (Most Common Clay Types)

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



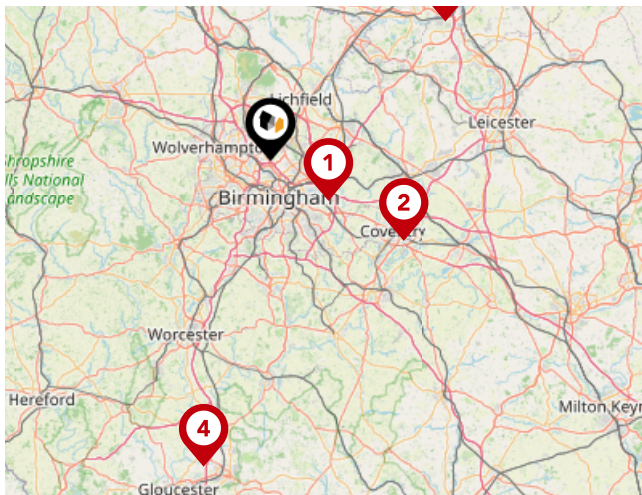
National Rail Stations

Pin	Name	Distance
1	Hamstead (Birmingham) Rail Station	0.37 miles
2	Perry Barr Rail Station	1.71 miles
3	Witton (West Midlands) Rail Station	2.4 miles



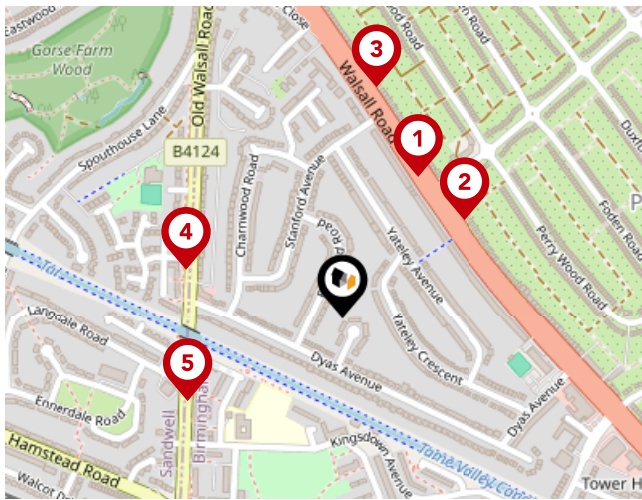
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J7	1.19 miles
2	M5 J1	2.63 miles
3	M6 J8	2.66 miles
4	M6 J6	3.09 miles
5	M6 J9	3.91 miles



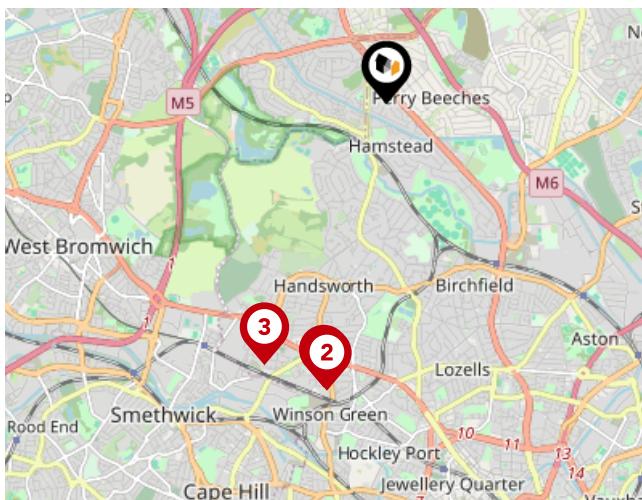
Airports/HELIPADS

Pin	Name	Distance
1	Birmingham Airport	10.01 miles
2	Baginton	22.3 miles
3	East Mids Airport	32.08 miles
4	Staverton	45.57 miles



Bus Stops/Stations

Pin	Name	Distance
1	Booths Farm Rd	0.18 miles
2	Booths Farm Rd	0.18 miles
3	Stanford Ave	0.26 miles
4	Dyas Ave	0.18 miles
5	Langdale Rd	0.2 miles



Local Connections

Pin	Name	Distance
1	Winson Green Outer Circle (Midland Metro Stop)	2.63 miles
2	Winson Green Outer Circle (Midland Metro Stop)	2.65 miles
3	Handsworth Booth St (Midland Metro Stop)	2.61 miles



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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

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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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