

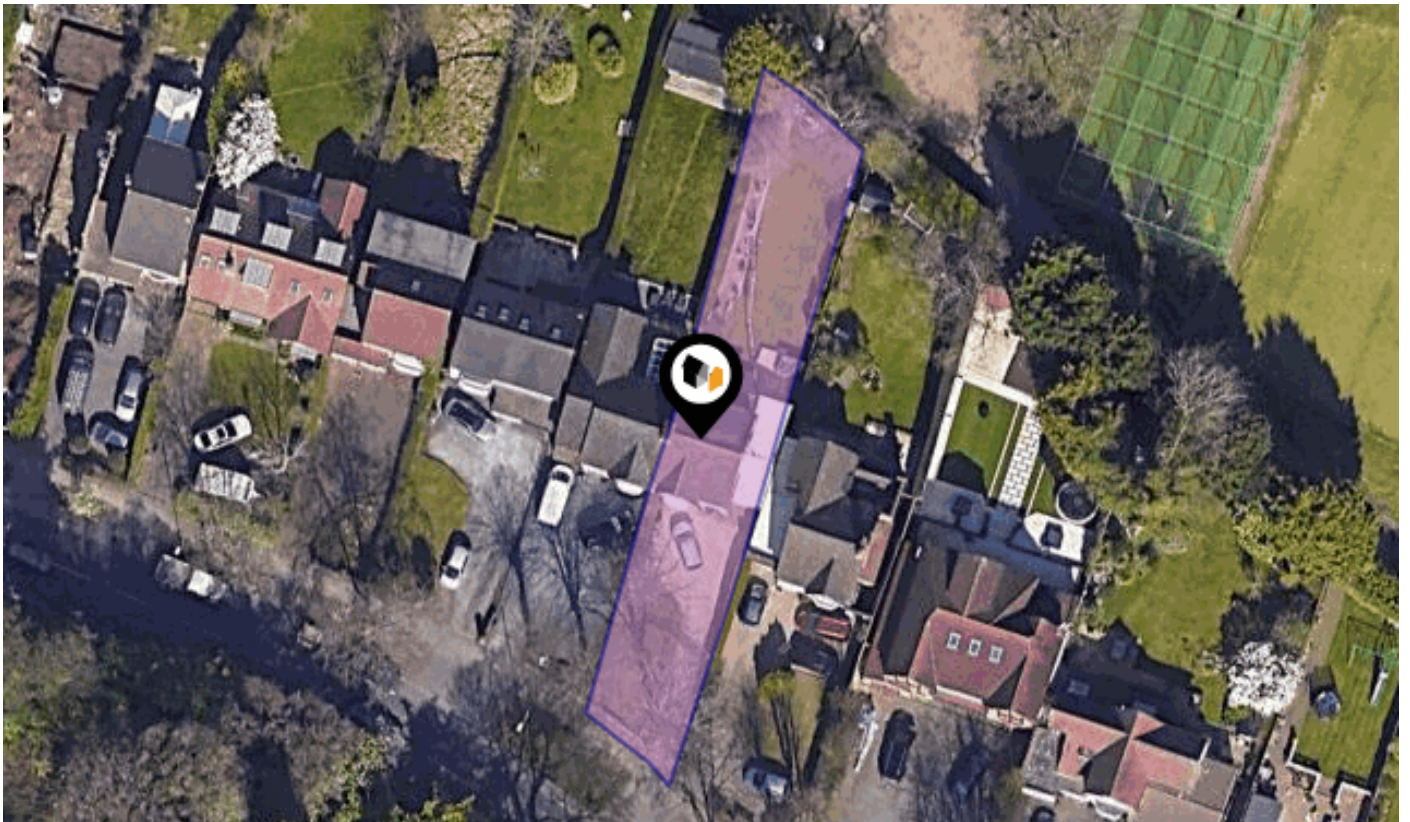


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21<sup>st</sup> March 2025



**59, STREETSBRook ROAD, SHIRLEY, SOLIHULL, B90 3PD**

**Price Estimate :** £415,000

**Avocado Property**

07538 298 911

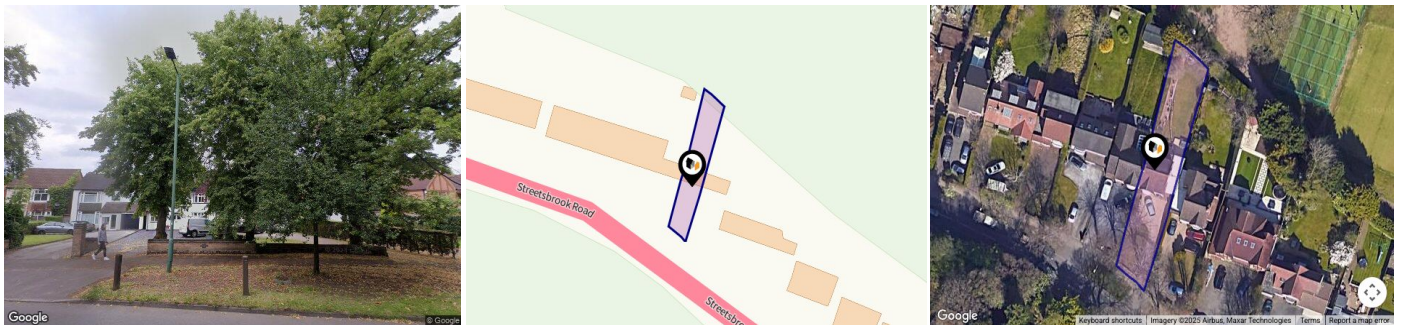
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# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	29/06/2001
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£139,950
<b>Floor Area:</b>	818 ft <sup>2</sup> / 76 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£171
<b>Plot Area:</b>	0.12 acres	<b>Price Estimate:</b>	£415,000
<b>Council Tax :</b>	Band D	<b>Tenure:</b>	Freehold
<b>Annual Estimate:</b>	£1,984		
<b>Title Number:</b>	WM128109		
<b>UPRN:</b>	200003824981		

## Local Area

<b>Local Authority:</b>	Solihull
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>64</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



59, Streetsbrook Road, Shirley, B90 3PD

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		

# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	76 m <sup>2</sup>

# Market Sold in Street



<b>69, Streetsbrook Road, Solihull, B90 3PD</b>					Detached House
Last Sold Date:	10/07/2024	19/08/1997			
Last Sold Price:	£440,000	£115,500			
<b>79, Streetsbrook Road, Solihull, B90 3PD</b>					Detached House
Last Sold Date:	10/02/2023				
Last Sold Price:	£376,000				
<b>77, Streetsbrook Road, Solihull, B90 3PD</b>					Semi-detached House
Last Sold Date:	26/08/2022	16/08/2002			
Last Sold Price:	£425,000	£161,000			
<b>51a, Streetsbrook Road, Solihull, B90 3PD</b>					Semi-detached House
Last Sold Date:	30/06/2021	20/08/2007	29/03/2000	09/06/1997	
Last Sold Price:	£377,000	£260,000	£138,000	£105,000	
<b>81, Streetsbrook Road, Solihull, B90 3PD</b>					Detached House
Last Sold Date:	01/05/2019	27/07/2012	12/10/2006		
Last Sold Price:	£345,000	£292,450	£212,000		
<b>67, Streetsbrook Road, Solihull, B90 3PD</b>					Semi-detached House
Last Sold Date:	06/09/2018	08/05/2009	27/09/2002		
Last Sold Price:	£390,000	£174,995	£198,000		
<b>55, Streetsbrook Road, Solihull, B90 3PD</b>					Detached House
Last Sold Date:	29/08/2018	01/09/2010	24/08/2001		
Last Sold Price:	£335,000	£335,000	£185,000		
<b>75, Streetsbrook Road, Solihull, B90 3PD</b>					Detached House
Last Sold Date:	11/08/2011				
Last Sold Price:	£275,000				
<b>63, Streetsbrook Road, Solihull, B90 3PD</b>					Detached House
Last Sold Date:	24/02/2011				
Last Sold Price:	£320,000				
<b>65, Streetsbrook Road, Solihull, B90 3PD</b>					Detached House
Last Sold Date:	23/03/2006				
Last Sold Price:	£377,500				
<b>57, Streetsbrook Road, Solihull, B90 3PD</b>					Semi-detached House
Last Sold Date:	01/08/2005	22/10/2004	18/05/2004		
Last Sold Price:	£265,000	£197,000	£150,000		
<b>83, Streetsbrook Road, Solihull, B90 3PD</b>					Detached House
Last Sold Date:	25/07/2003				
Last Sold Price:	£295,000				

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

# Market Sold in Street



<b>53, Streetsbrook Road, Solihull, B90 3PD</b>	Detached House
Last Sold Date: 14/02/2003	
Last Sold Price: £244,000	
<b>61, Streetsbrook Road, Solihull, B90 3PD</b>	Detached House
Last Sold Date: 01/10/2001	
Last Sold Price: £244,500	
<b>59, Streetsbrook Road, Solihull, B90 3PD</b>	Semi-detached House
Last Sold Date: 29/06/2001	
Last Sold Price: £139,950	
<b>73, Streetsbrook Road, Solihull, B90 3PD</b>	Detached House
Last Sold Date: 03/08/1999	
Last Sold Price: £148,000	

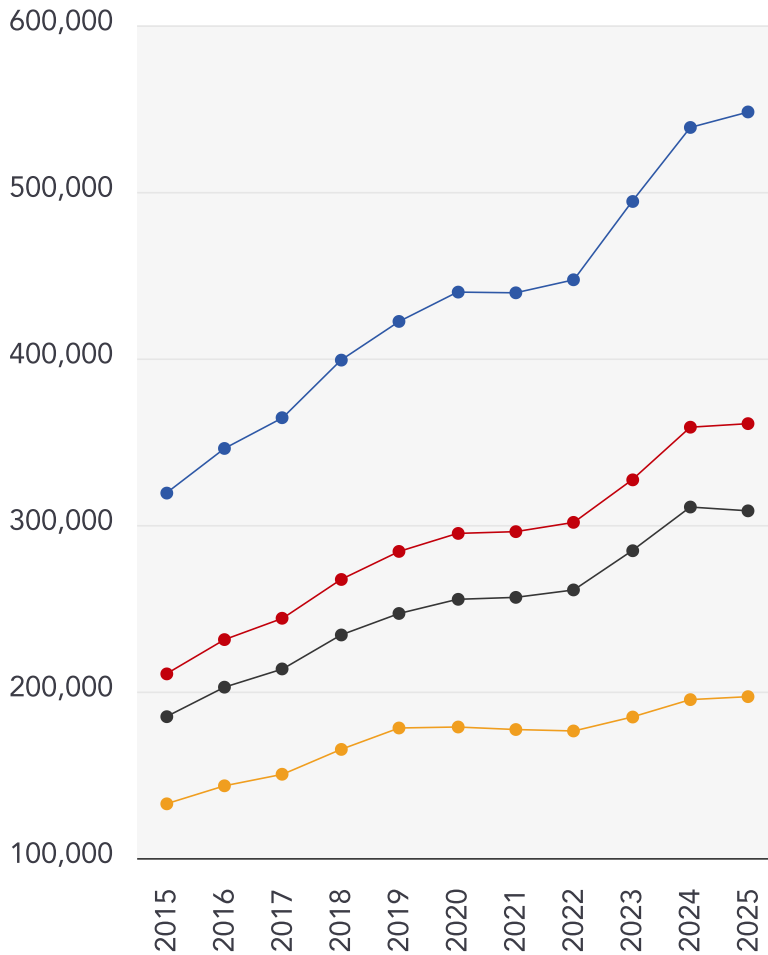
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in B90



Detached

**+71.71%**

Semi-Detached

**+71.36%**

Terraced

**+66.85%**

Flat

**+48.55%**

# Maps

## Coal Mining



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.

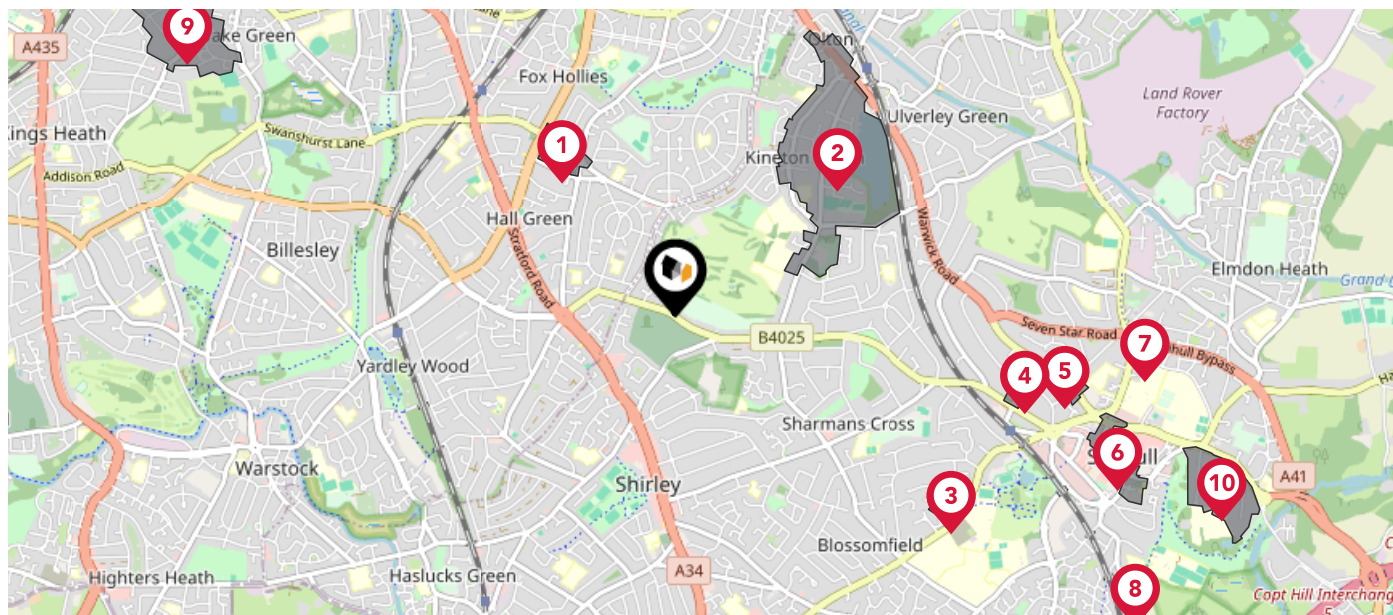
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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

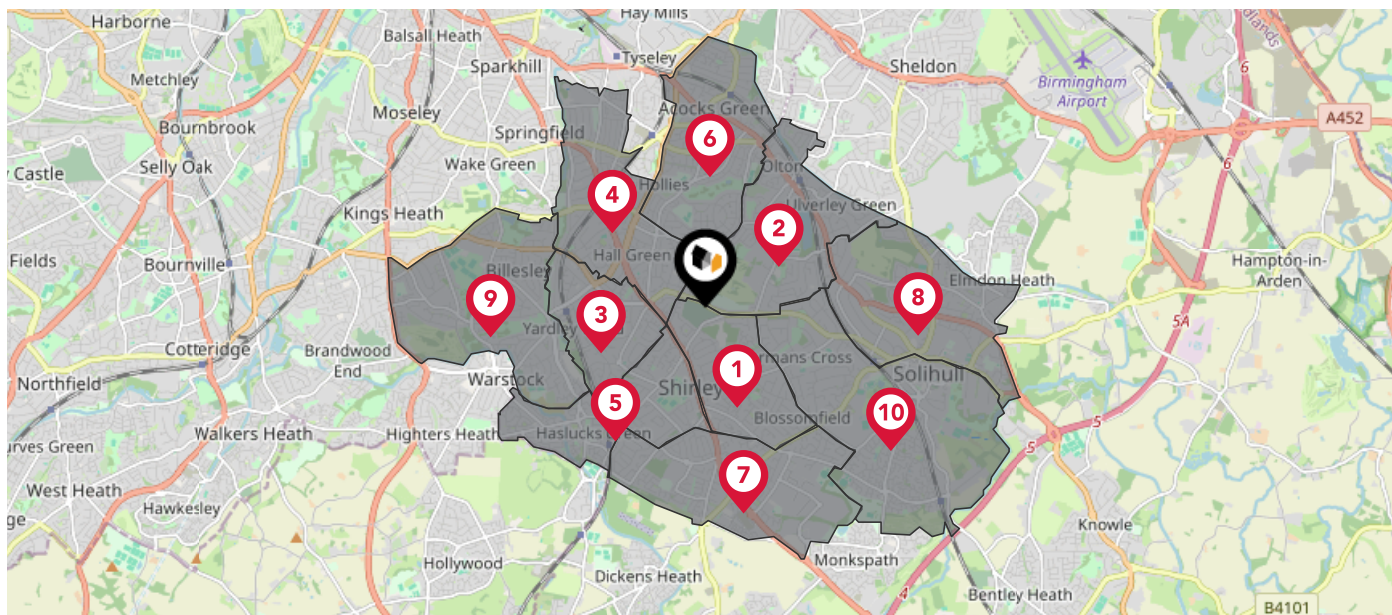
-  1 School Road
-  2 Conservation Area - Olton
-  3 Conservation Area - White House Way/White House Green
-  4 Conservation Area - Ashleigh Road, Solihull
-  5 Conservation Area - Warwick Road, Solihull
-  6 Conservation Area - Solihull
-  7 Conservation Area - Grove Avenue, Solihull
-  8 Conservation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

# 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

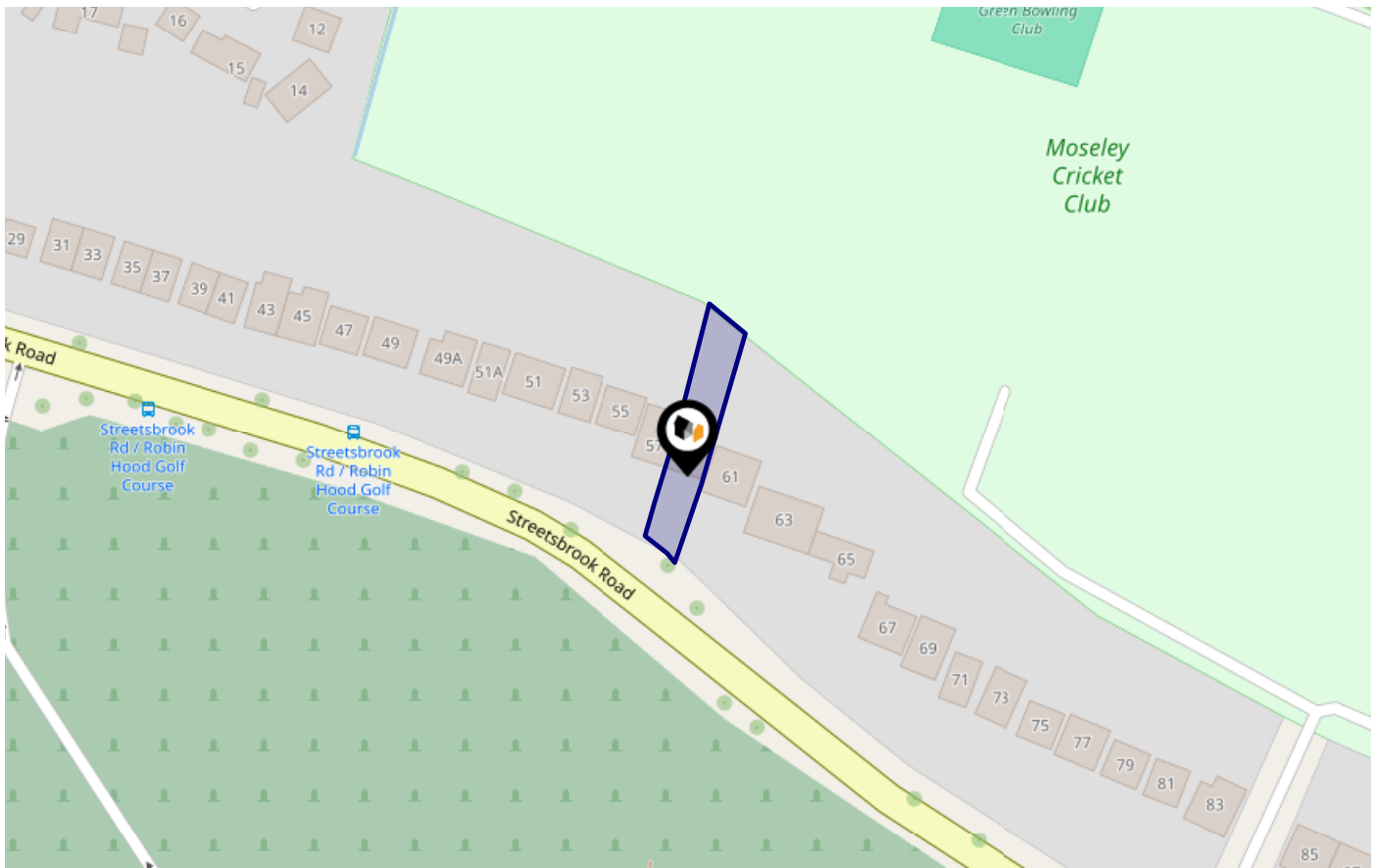
- 1 Shirley East Ward
- 2 Olton Ward
- 3 Hall Green South Ward
- 4 Hall Green North Ward
- 5 Shirley West Ward
- 6 Acocks Green Ward
- 7 Shirley South Ward
- 8 Silhill Ward
- 9 Billesley Ward
- 10 St. Alphege Ward

# 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 (0.25%) 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:

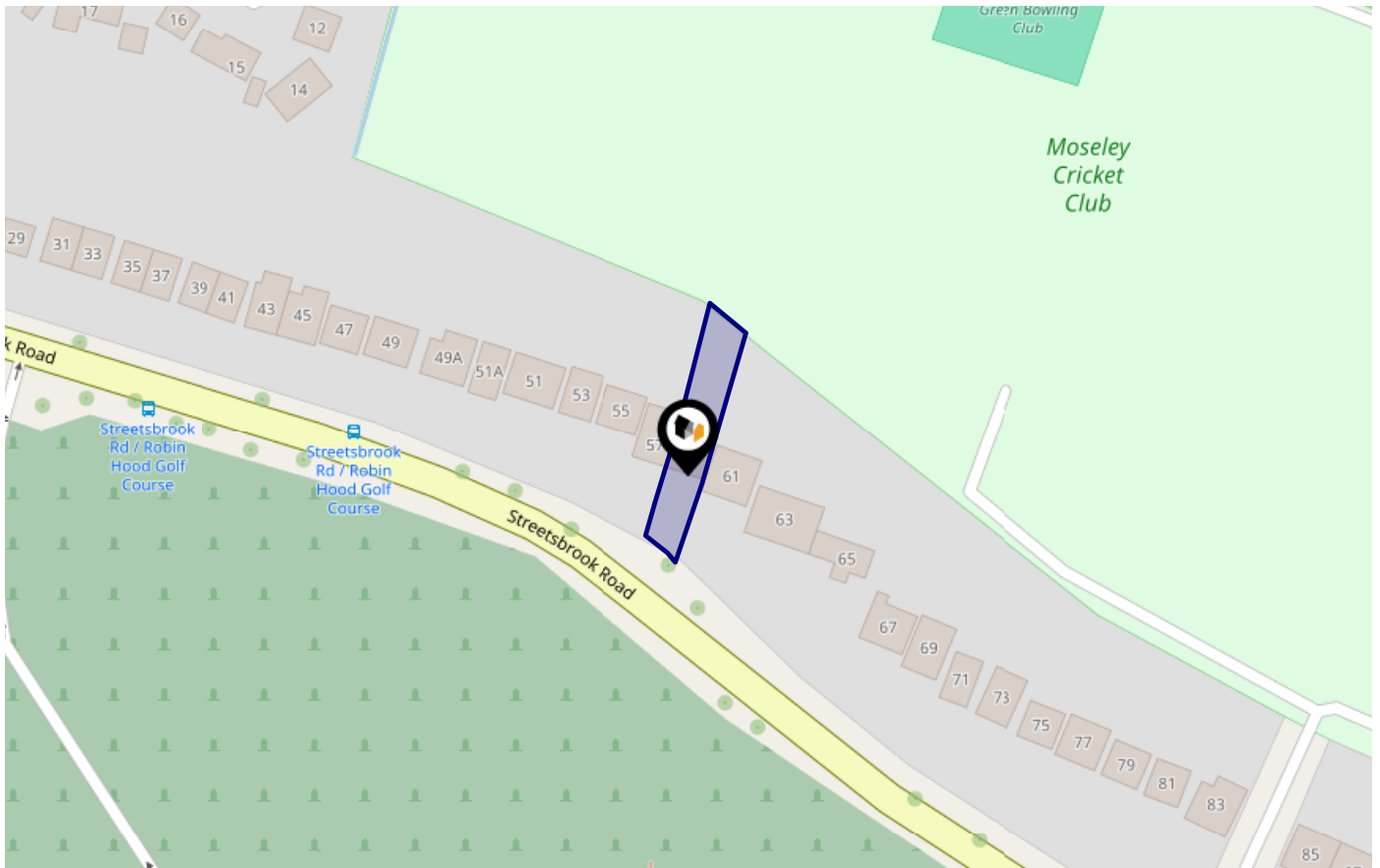


# Flood Risk

## 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**

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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- 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:

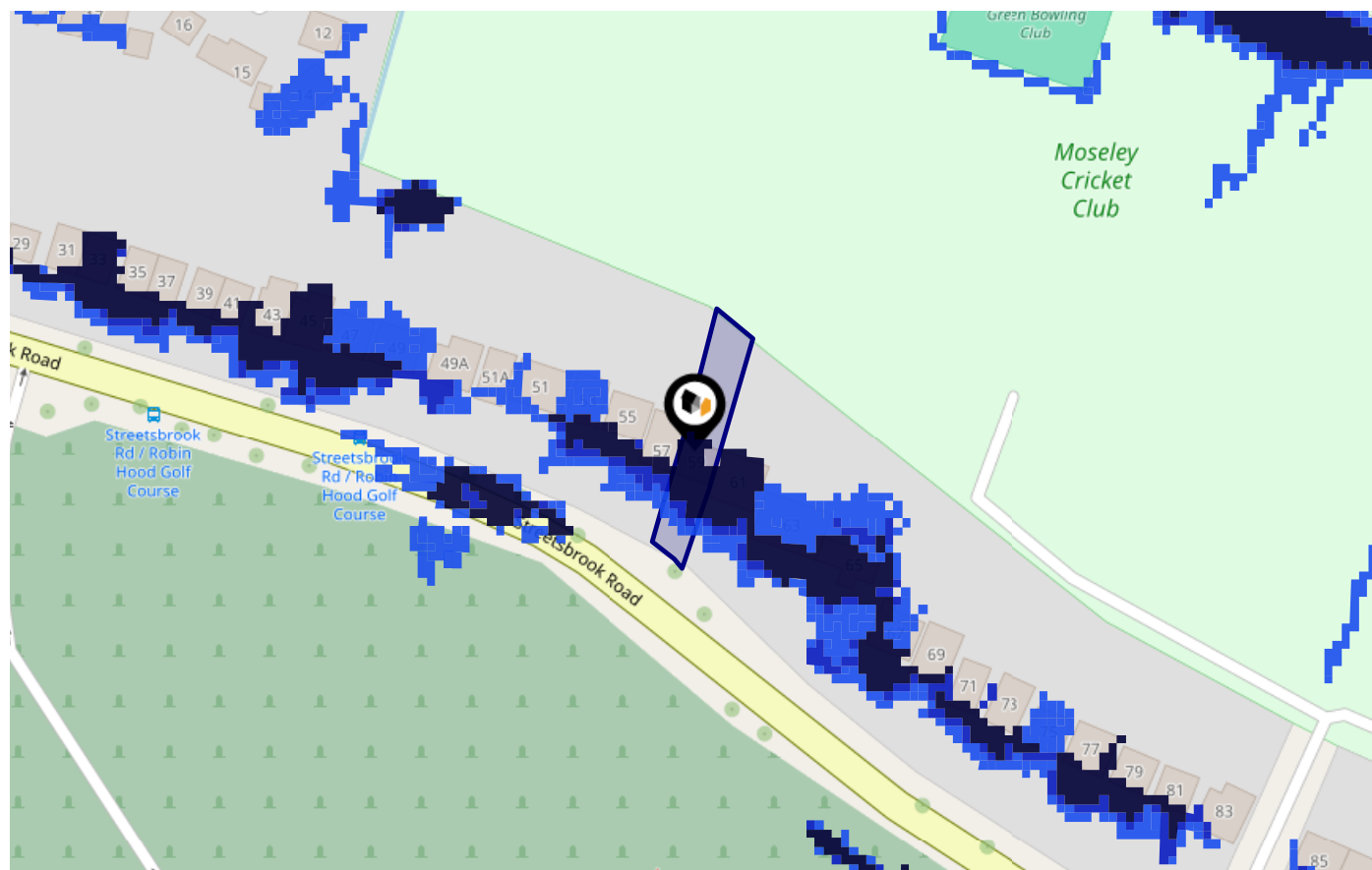


# Flood Risk

## 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.

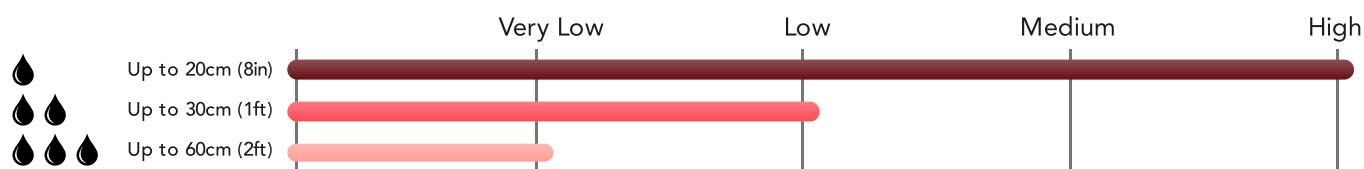


**Risk Rating: High**

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.
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- 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:

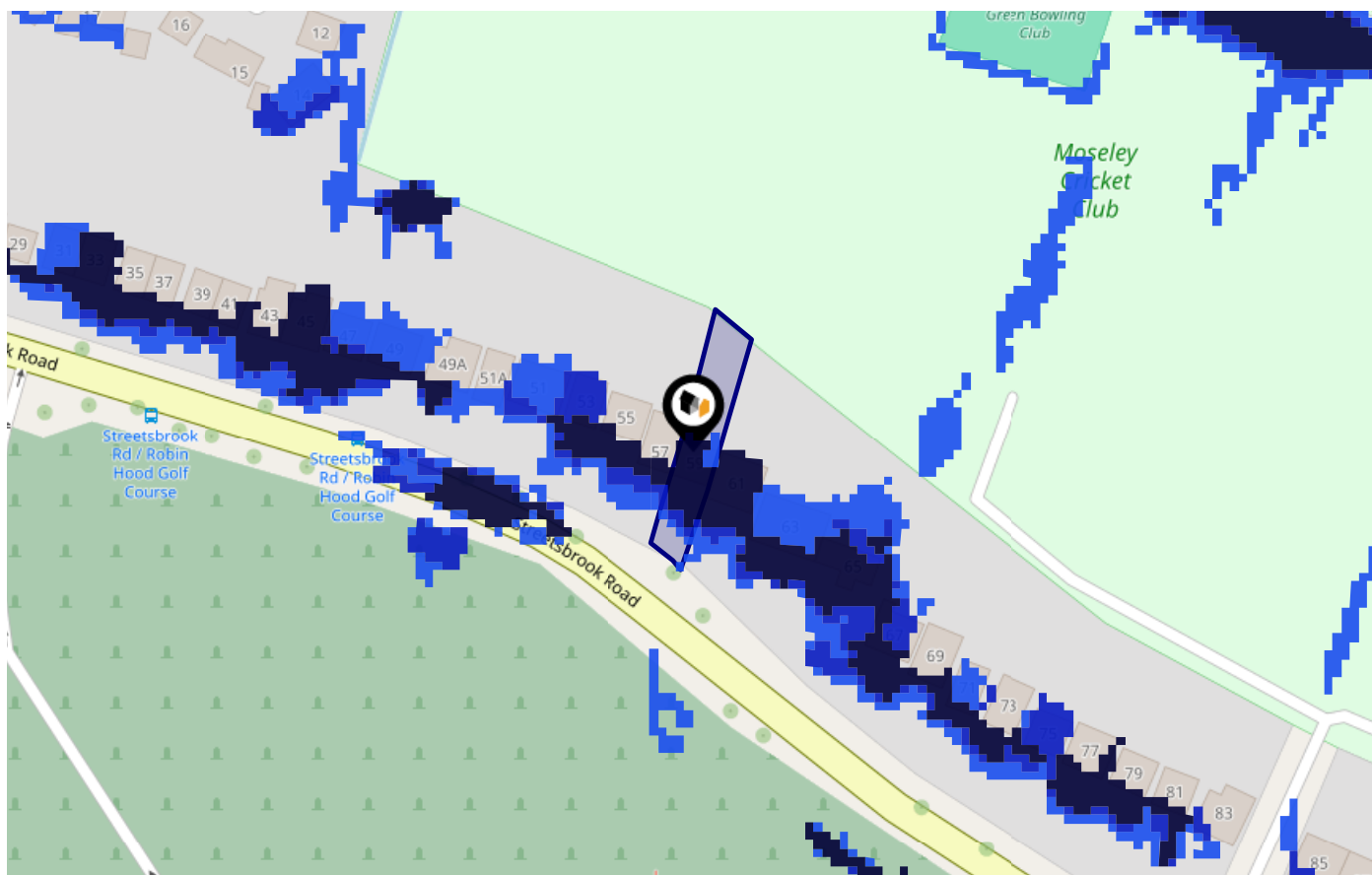


# Flood Risk

## 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.

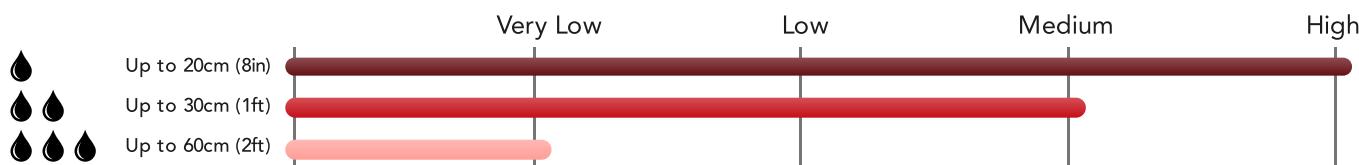


Risk Rating: High

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

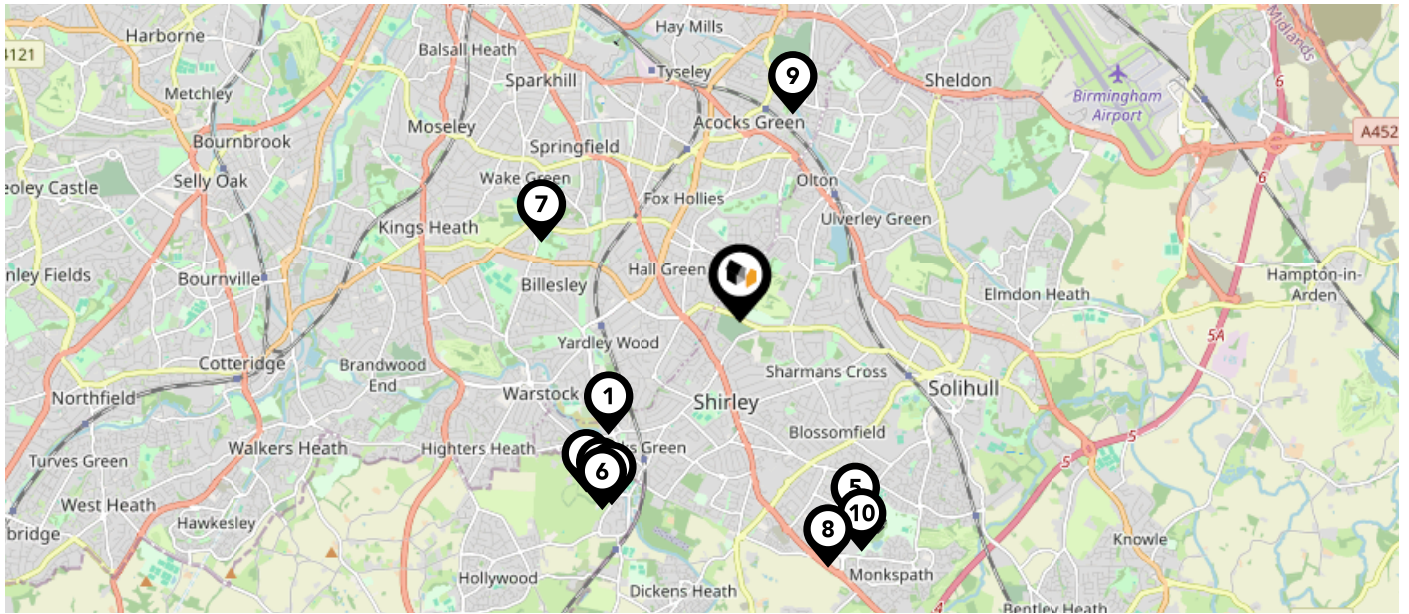


# Maps

## Landfill Sites



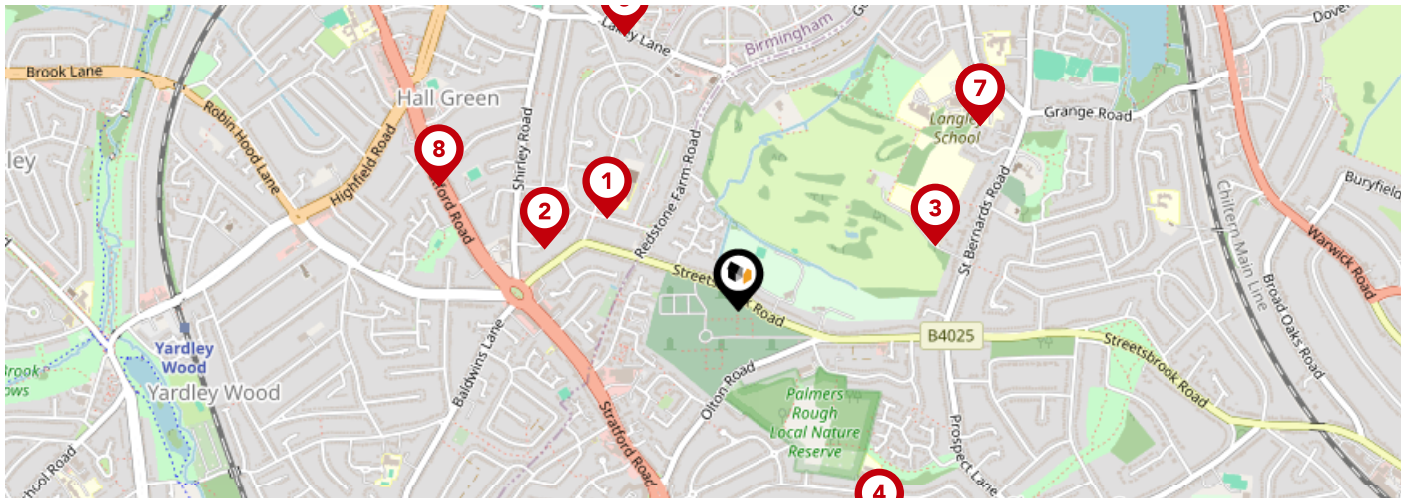
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

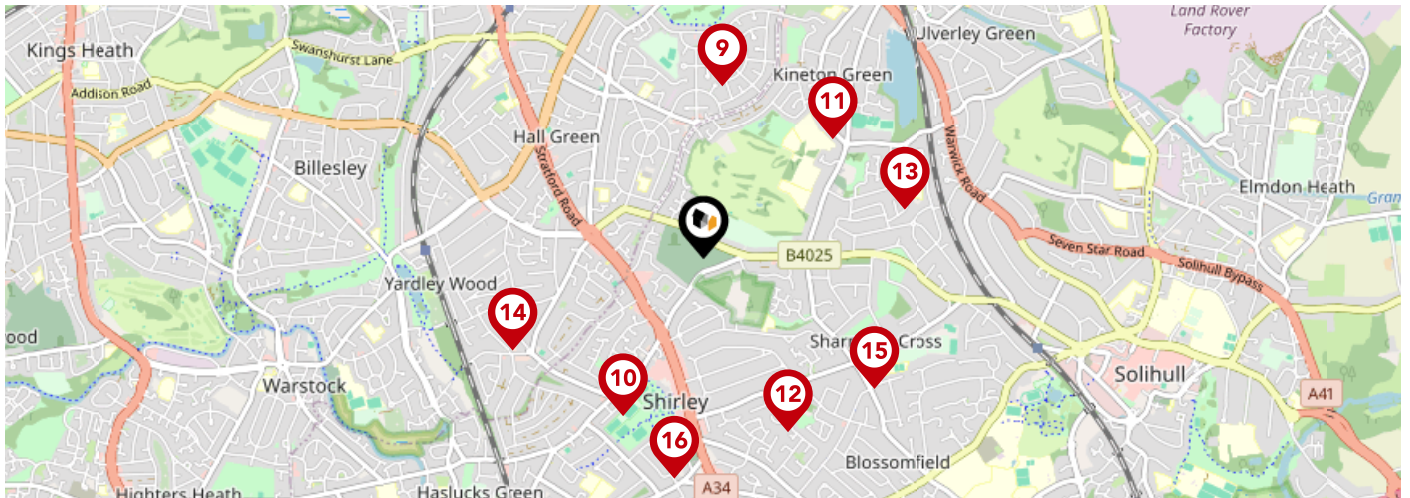
	Priory Road-Priory Road, Yardley Wood, Birmingham, West Midlands	Historic Landfill
	Aqueduct Road-Solihull	Historic Landfill
	Old Gravel Pit-Peterbrook Road, Solihull Lodge	Historic Landfill
	Warren House-Peterbrook Road, Solihull Lodge	Historic Landfill
	Solihull Municipal Club-Brick Kiln Lane, Shirley, Birmingham	Historic Landfill
	Peterbrook Farm-Peterbrook Road, Near Solihull Lodge, Solihull, West Midlands	Historic Landfill
	Yardley Wood Road-Moseley Bog Nature Reserve, Yardley Wood Road, Wake Green, Birmingham, West Midlands	Historic Landfill
	Highlands Road-Monkspath, Solihull, West Midlands	Historic Landfill
	Former Land Rover Works Landfill Site-Woodcock Lane North, Acocks Green, Birmingham, West Midlands	Historic Landfill
	Hay Lane-Monkspath Business Park, Monkspath, Solihull, West Midlands	Historic Landfill

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1 Robin Hood Academy</b> Ofsted Rating: Good   Pupils: 587   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 St Ambrose Barlow Catholic Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3 Tudor Grange Primary Academy Langley</b> Ofsted Rating: Good   Pupils: 497   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 Streetsbrook Infant and Early Years Academy</b> Ofsted Rating: Good   Pupils: 229   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5 Lakey Lane Primary School</b> Ofsted Rating: Good   Pupils: 442   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6 Reynalds Cross School</b> Ofsted Rating: Good   Pupils: 152   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7 Langley School</b> Ofsted Rating: Good   Pupils: 1049   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8 Aspire Ap School</b> Ofsted Rating: Good   Pupils: 11   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

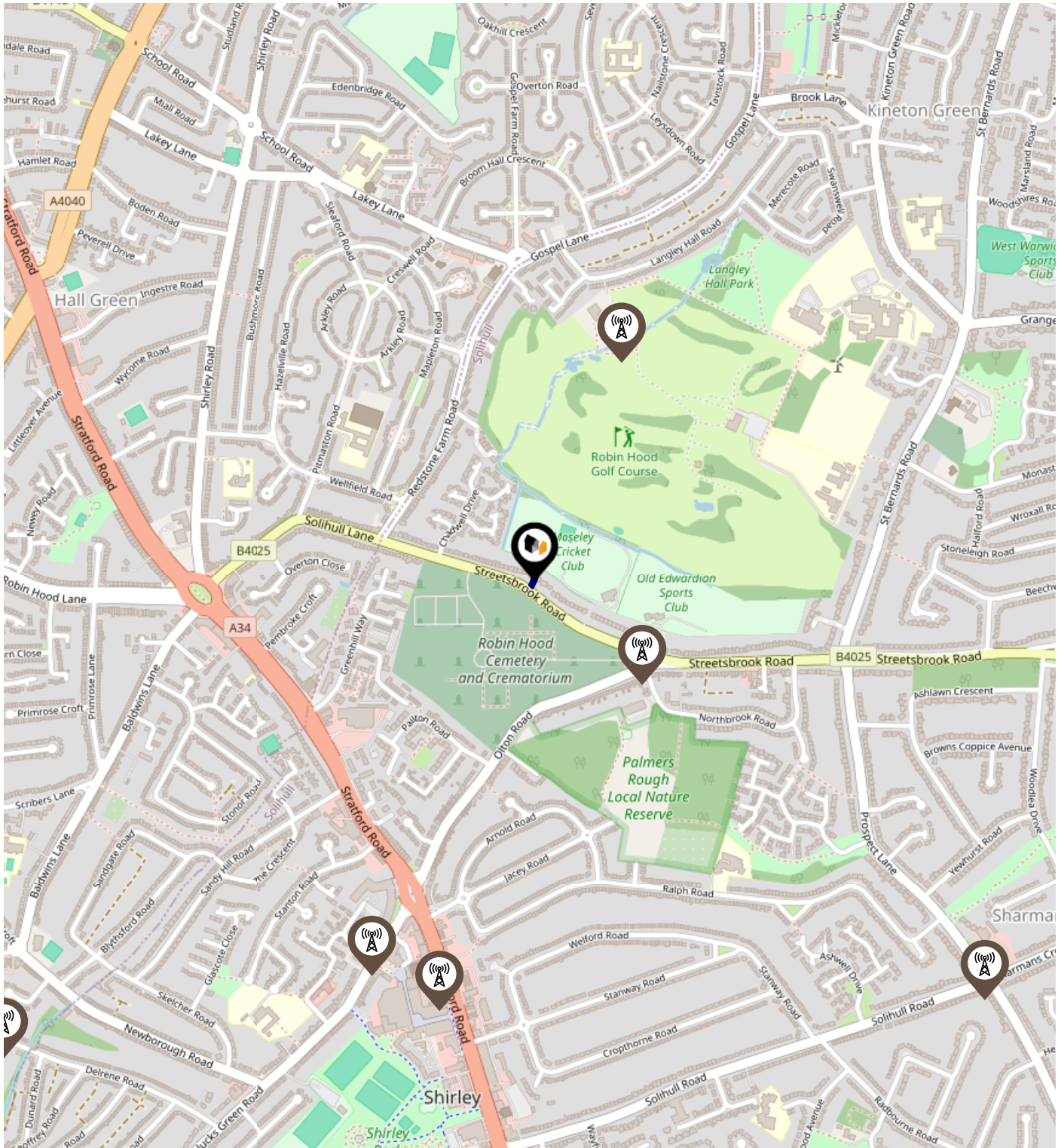
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Severne Junior Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 408   Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Haslucks Green School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Our Lady of Compassion Catholic Primary School</b> Ofsted Rating: Good   Pupils: 337   Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Blossomfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 310   Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Oak Cottage Primary School</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Chilcote Primary School</b> Ofsted Rating: Outstanding   Pupils: 442   Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Sharmans Cross Junior School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Tudor Grange Primary Academy, St James</b> Ofsted Rating: Outstanding   Pupils: 242   Distance:1</p>	<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

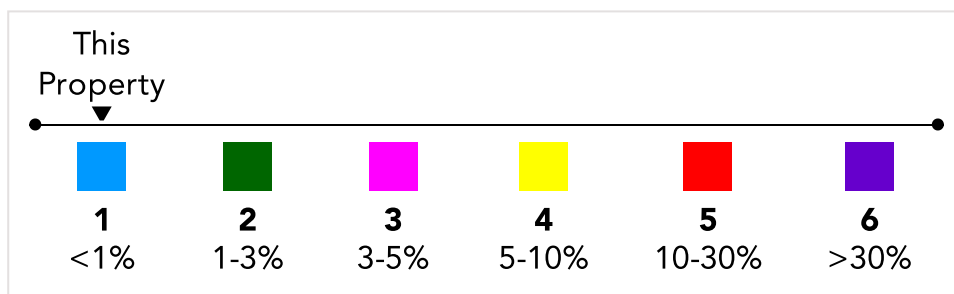
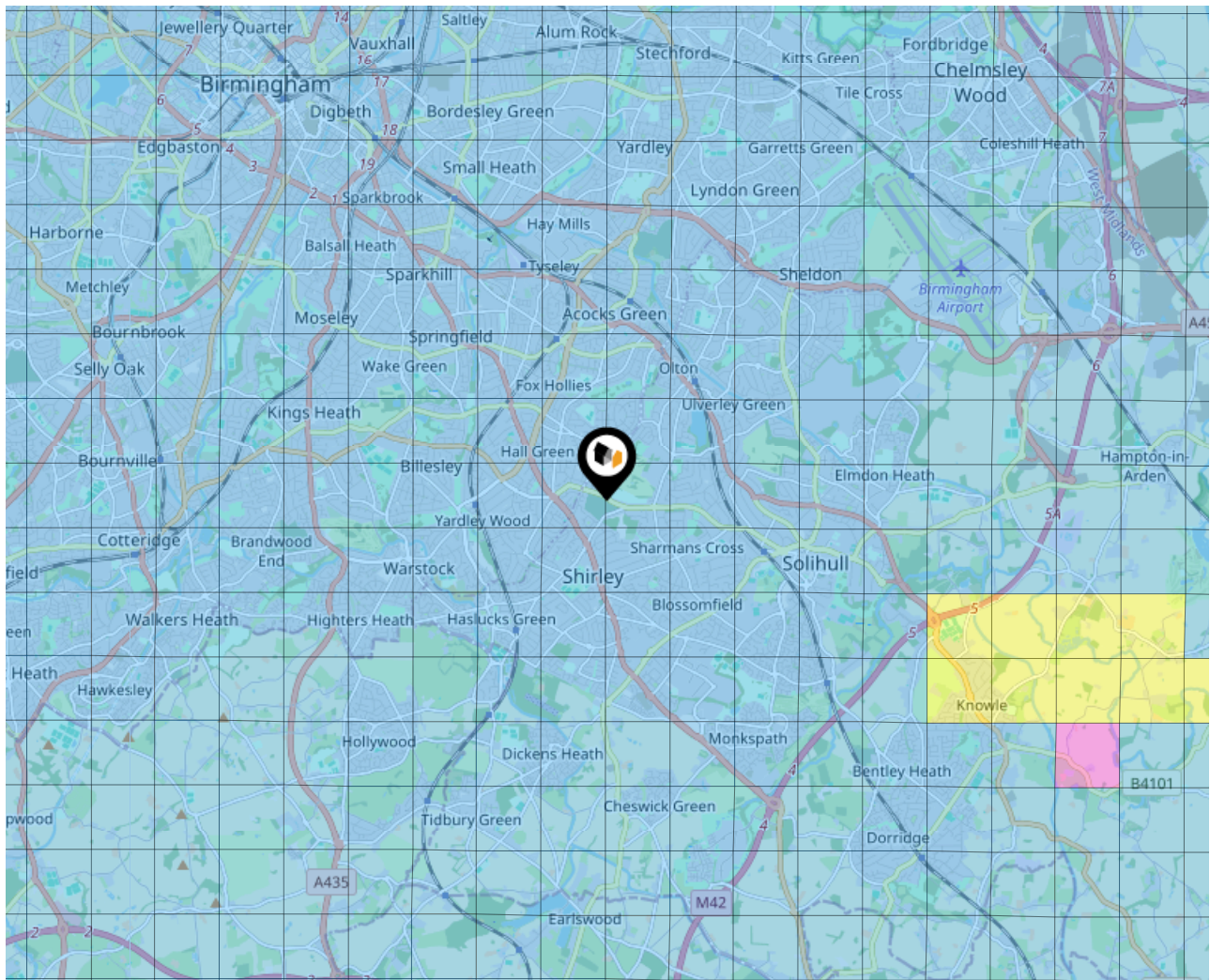
# Environment

## Radon Gas



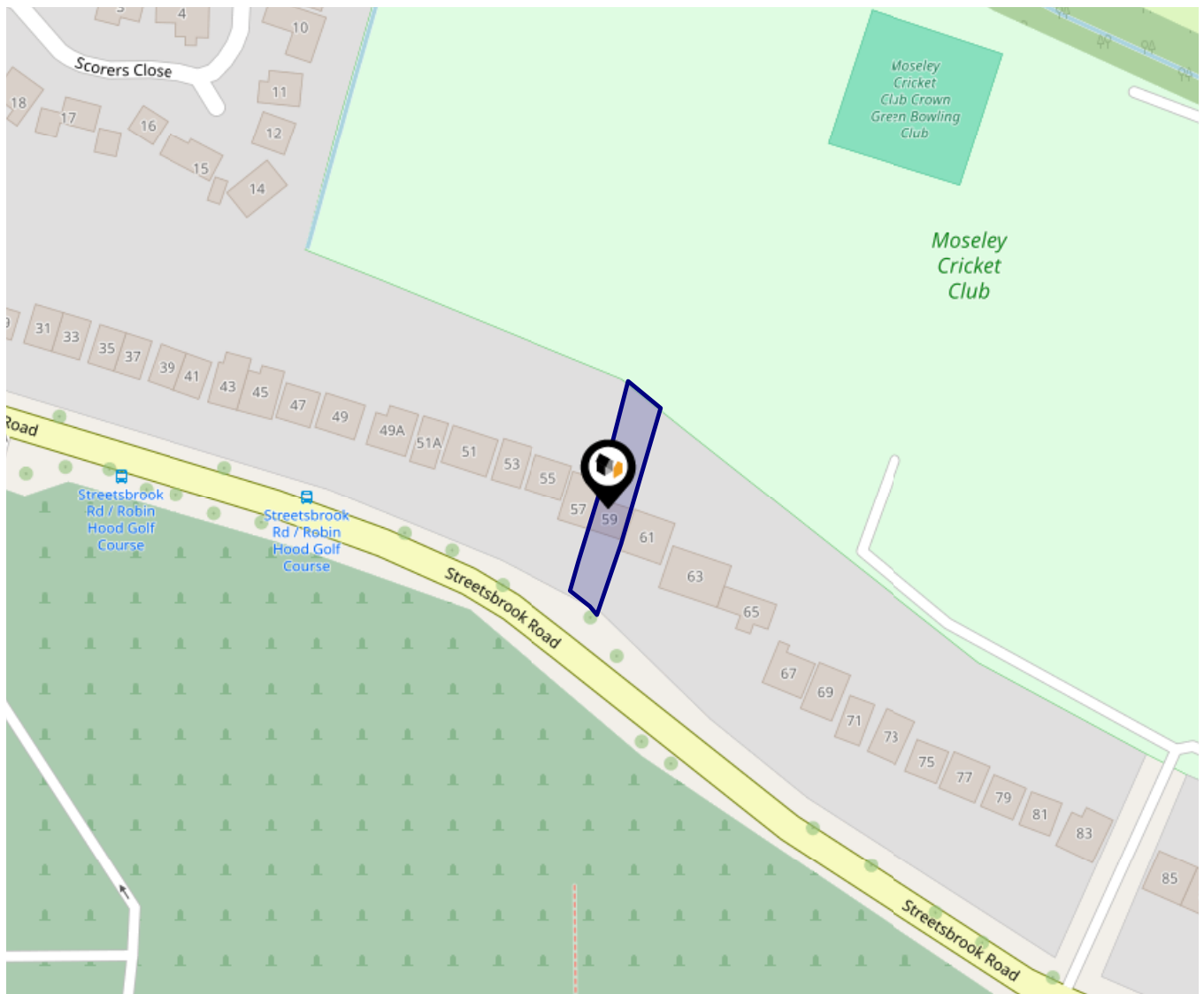
### What is Radon?

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/m<sup>3</sup>).



# Local Area

## Road Noise



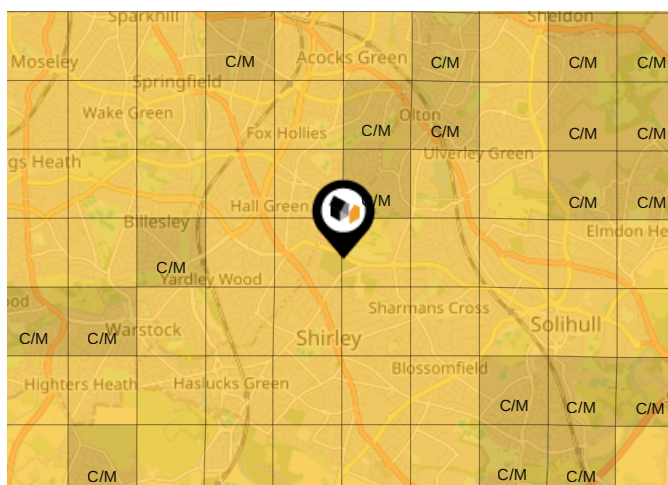
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

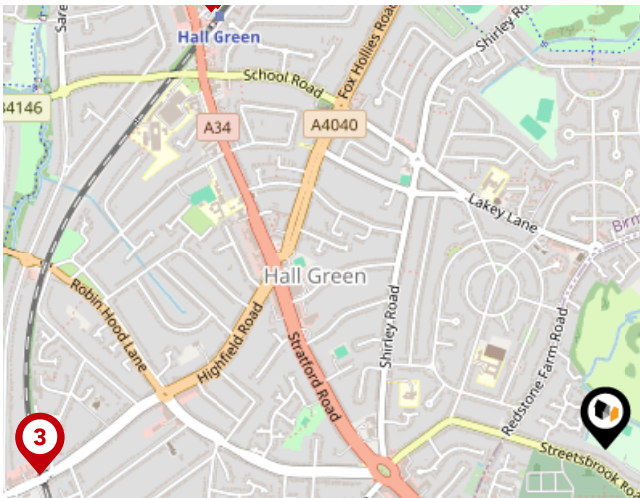


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

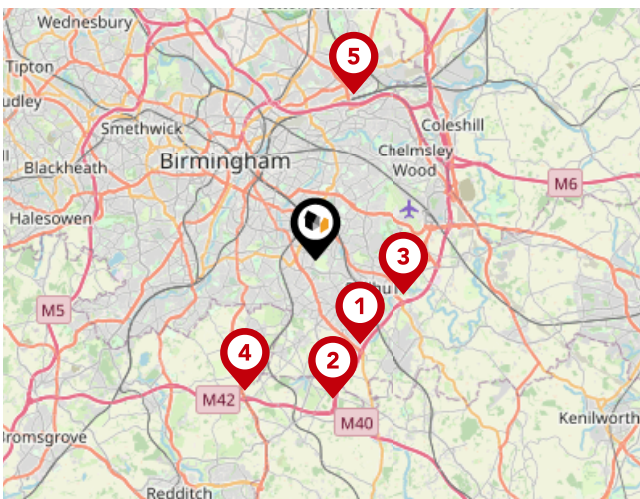
# Area

## Transport (National)



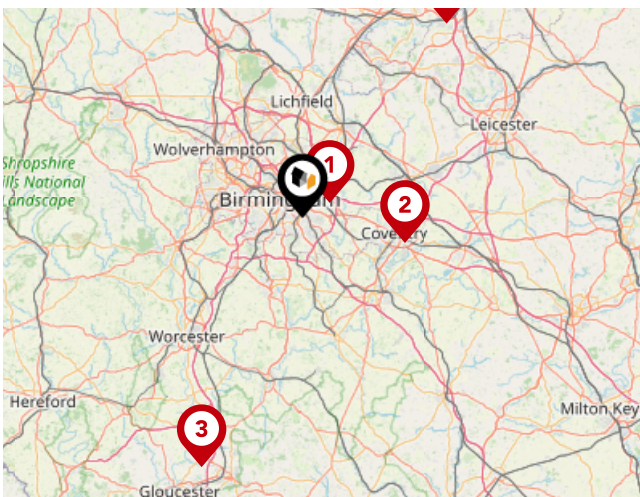
### National Rail Stations

Pin	Name	Distance
1	Hall Green Rail Station	1.33 miles
2	Hall Green Rail Station	1.33 miles
3	Yardley Wood Rail Station	1.28 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J4	3.39 miles
2	M42 J3A	5.04 miles
3	M42 J5	3.39 miles
4	M42 J3	5.34 miles
5	M6 J5	6.15 miles

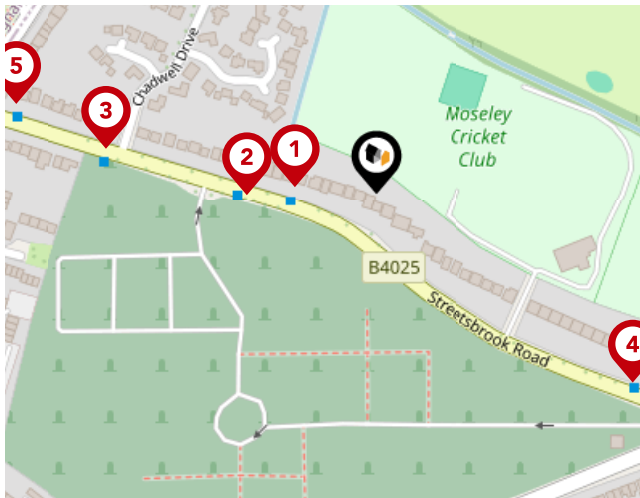


### Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	4.48 miles
2	Baginton	15.25 miles
3	Staverton	39.29 miles
4	East Mids Airport	34.83 miles

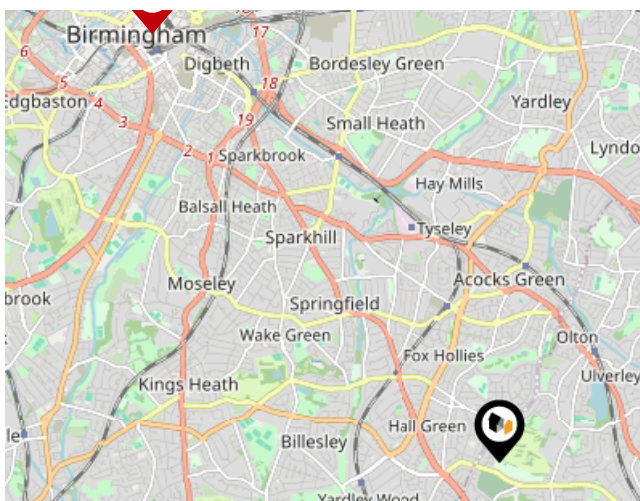
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Moseley Cricket Club	0.05 miles
2	Moseley Cricket Club	0.07 miles
3	Chadwell Drive	0.16 miles
4	Robin Hood Cemetery	0.18 miles
5	Chadwell Drive	0.21 miles



### Local Connections

Pin	Name	Distance
1	Grand Central New Street (Midland Metro Stop)	4.99 miles
2	Birmingham International Airport (Air-Rail link)	4.44 miles
3	Birmingham Intl Rail Station (Air-Rail Link)	4.59 miles

# Avocado Property

## About Us



### Avocado Property

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We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

# Avocado Property

## 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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