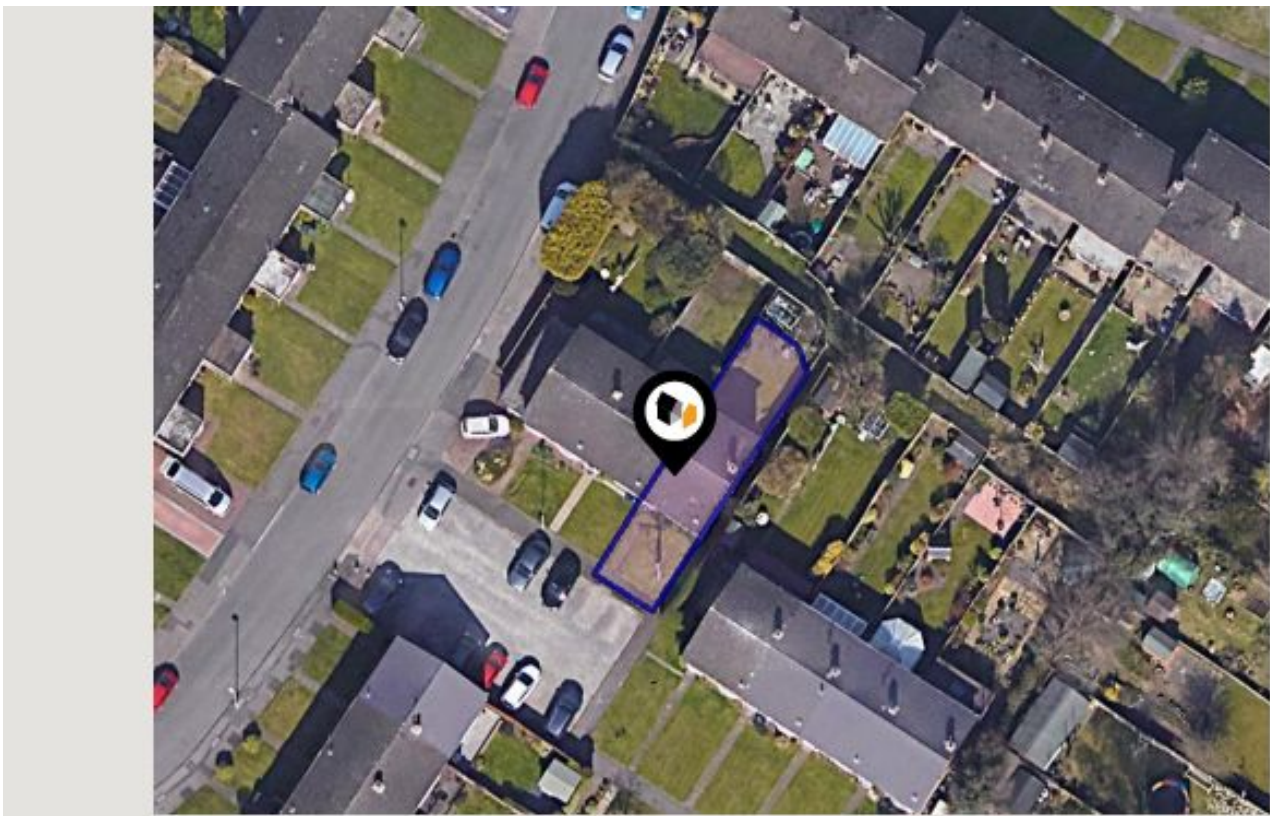




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 10th June 2026



SOMERTON DRIVE, BIRMINGHAM, B23

OIEO : £260,000

iad UK | Antoinette Wilson

antoinette.wilson@iad.uk.com



Property

Type:	Terraced	OIEO:	£260,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£1,838		
Title Number:	WM815545		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	74 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



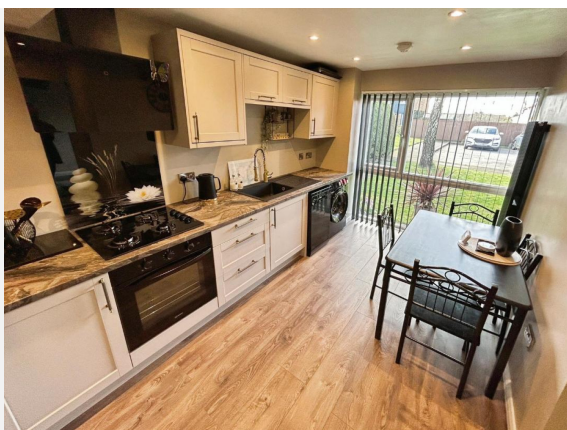
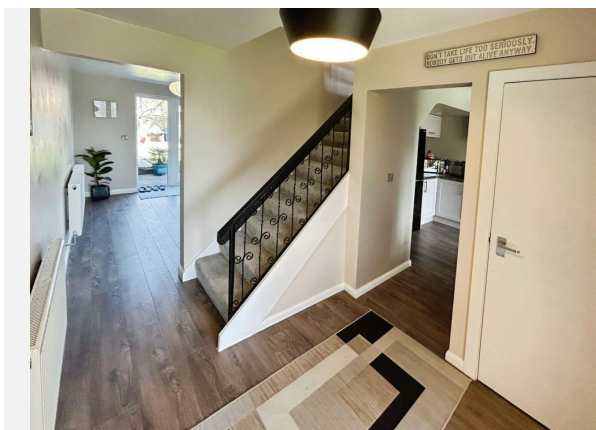
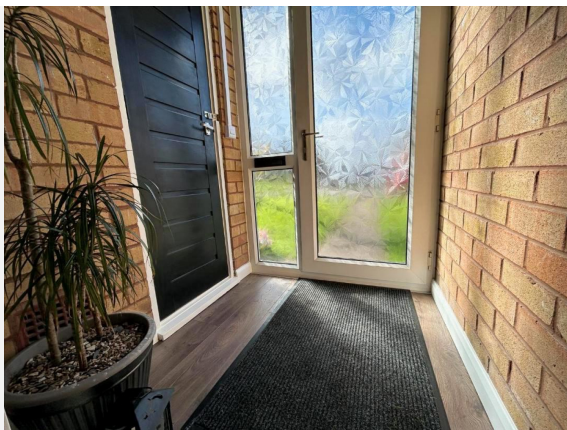
WM815545

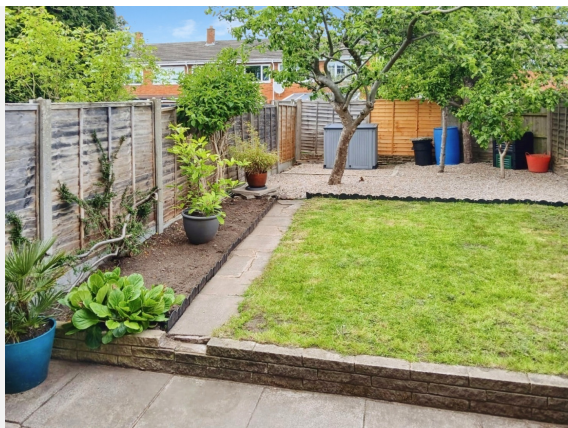
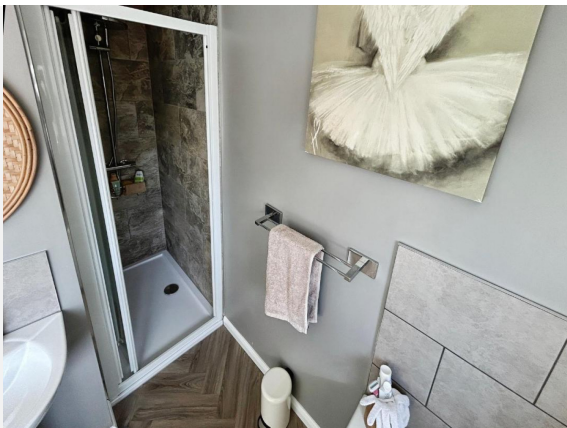
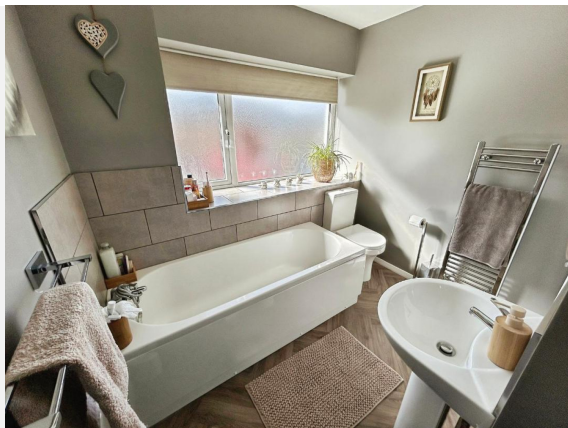
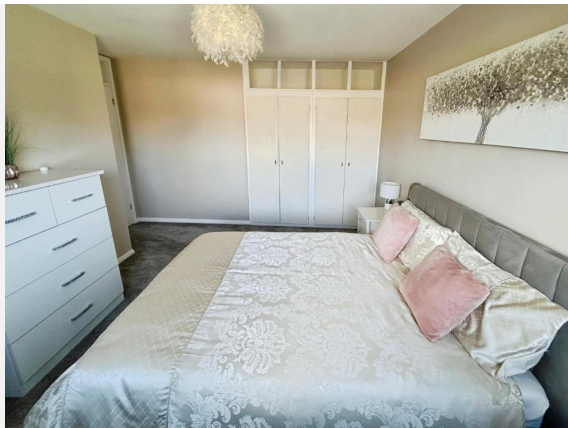
Leasehold Title Plan

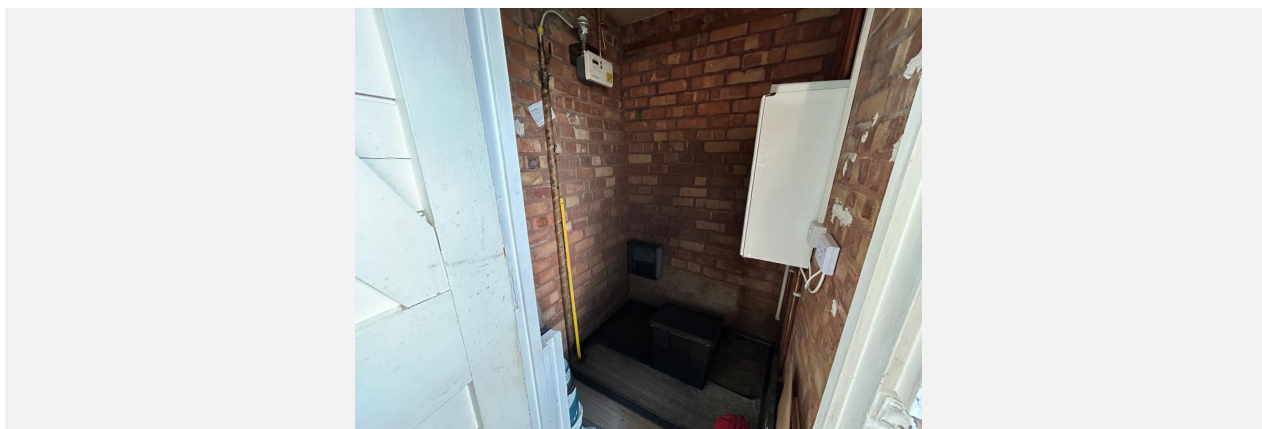


WK72170

Start Date: 28/04/1966
End Date: 09/02/2059
Lease Term: 99 years (less 3 days) from 9 February 1960
Term Remaining: 32 years







BIRMINGHAM, B23

Energy rating

C

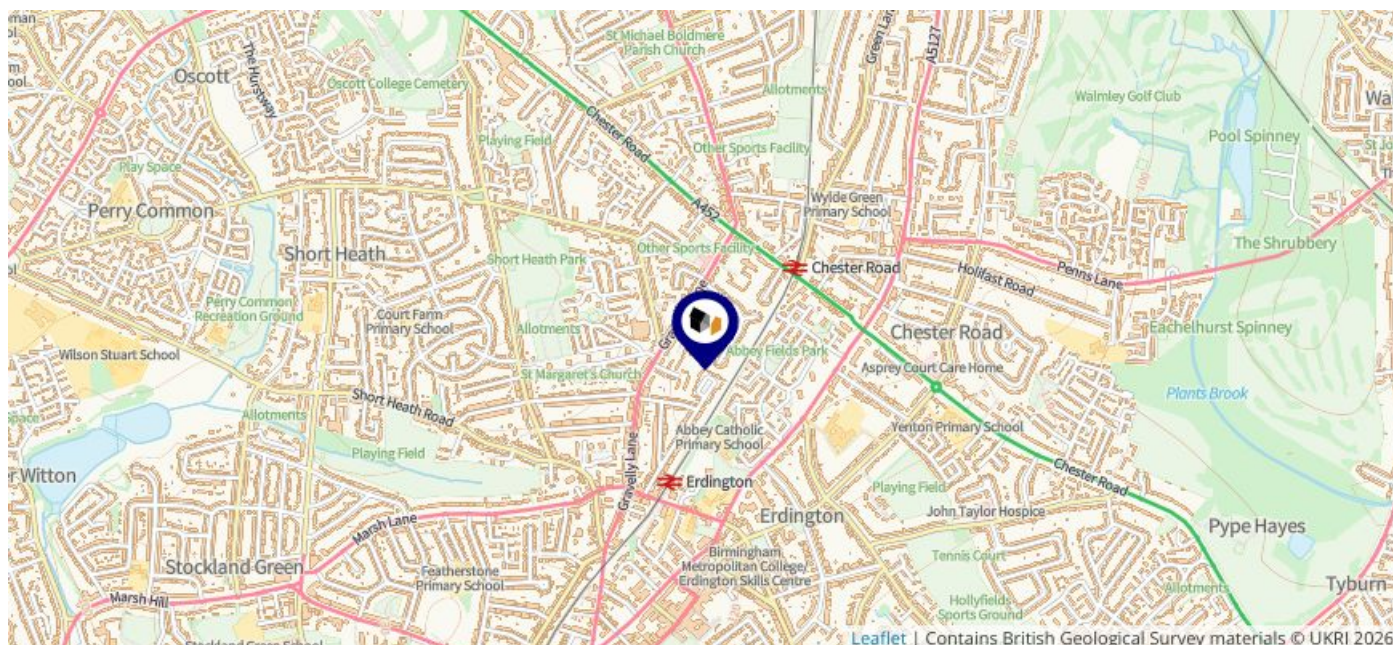
Valid until 12.03.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	End-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	85 m ²

This map displays nearby coal mine entrances and their classifications.



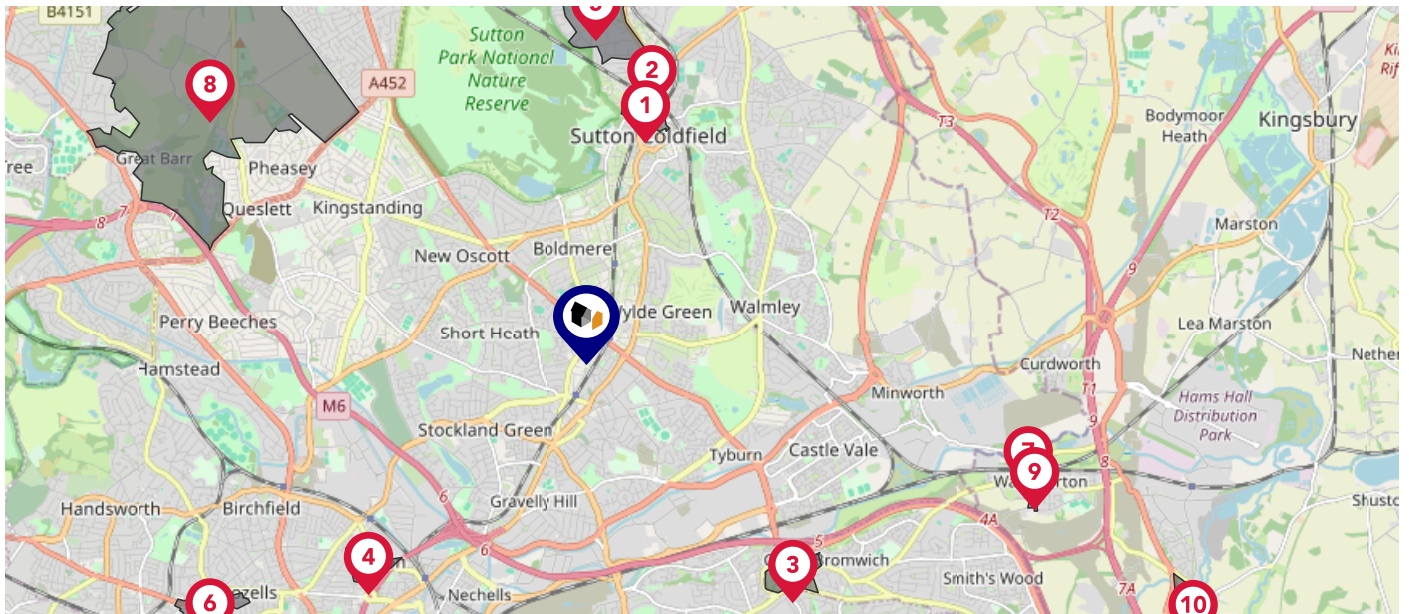
Mine Entry

- ✕ 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.

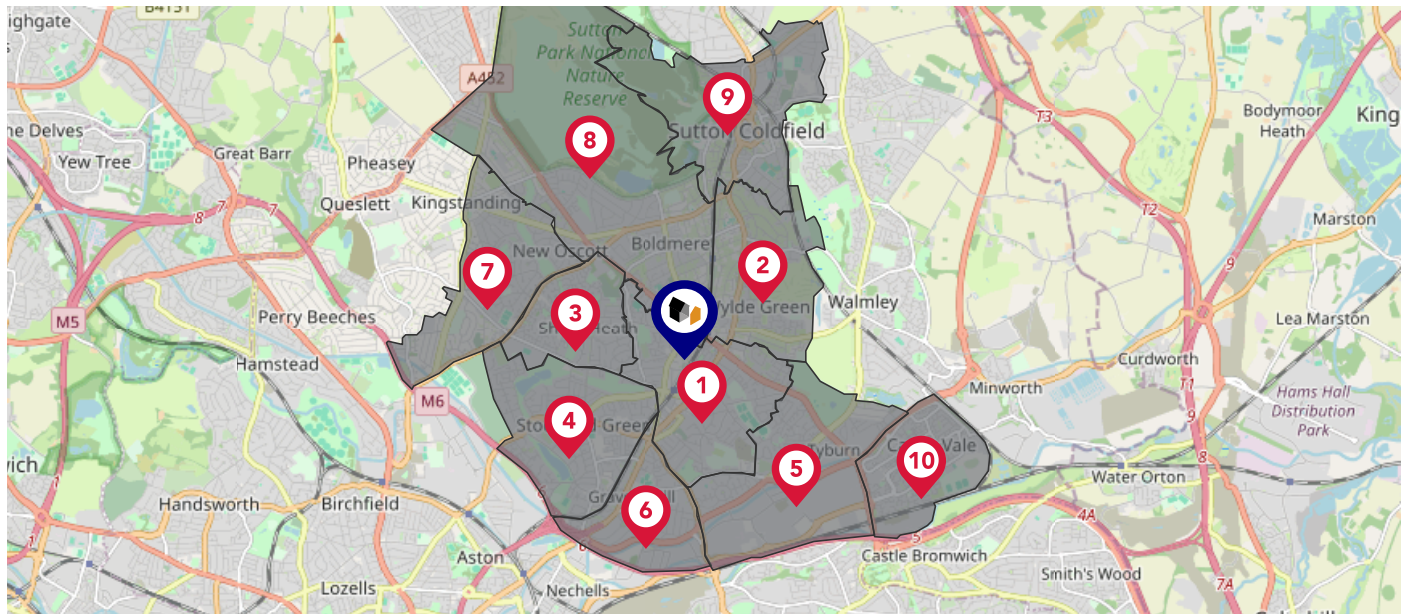
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 High Street Sutton Coldfield
- 2 Anchorage Road
- 3 Conservation Area - Castle Bromwich
- 4 Aston Hall and Church
- 5 Four Oaks
- 6 Lozells and Soho Hill
- 7 Water Orton
- 8 Great Barr
- 9 Water Orton
- 10 Coleshill

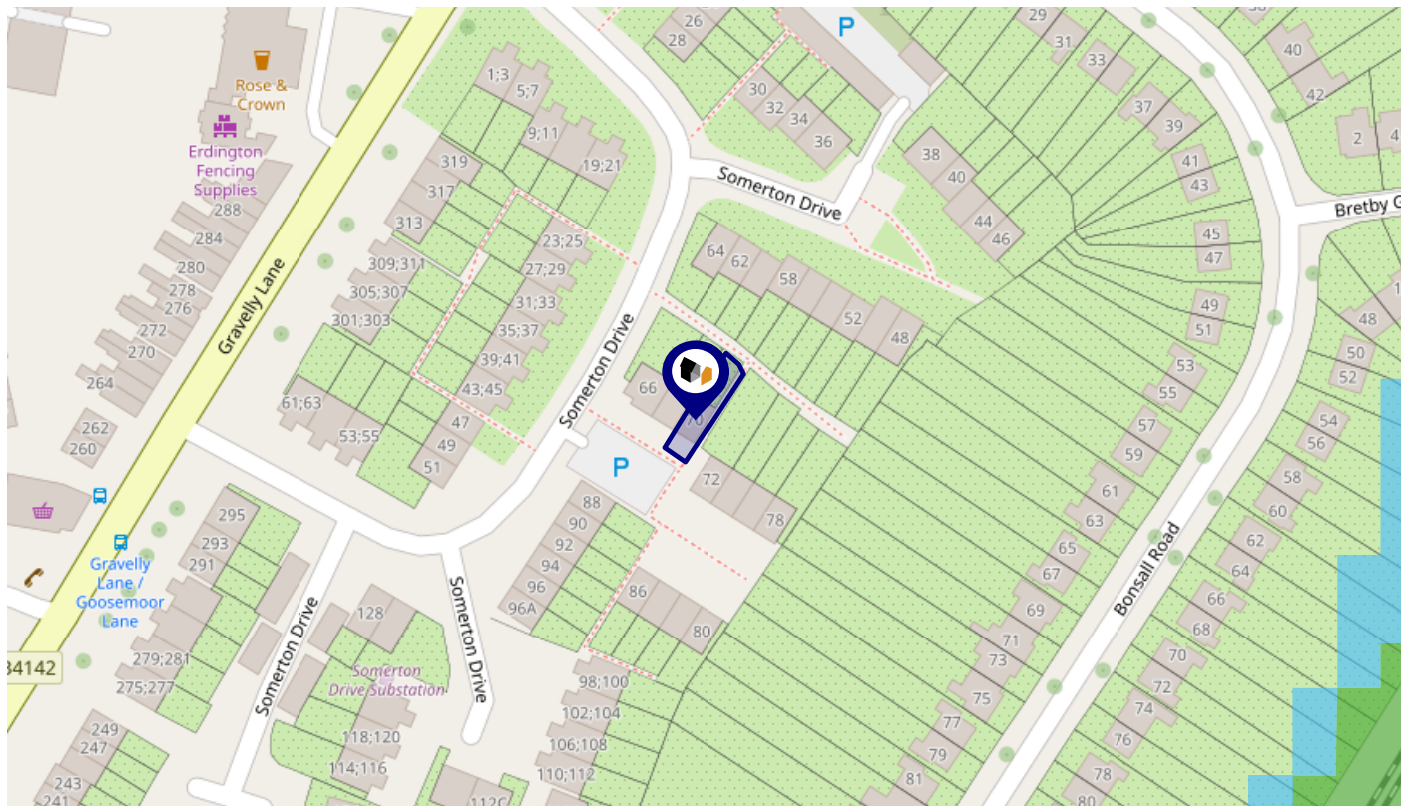
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Erdington Ward
- 2 Sutton Wylde Green Ward
- 3 Perry Common Ward
- 4 Stockland Green Ward
- 5 Pype Hayes Ward
- 6 Gravelly Hill Ward
- 7 Kingstanding Ward
- 8 Sutton Vesey Ward
- 9 Sutton Trinity Ward
- 10 Castle Vale Ward

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



Rail Noise Data

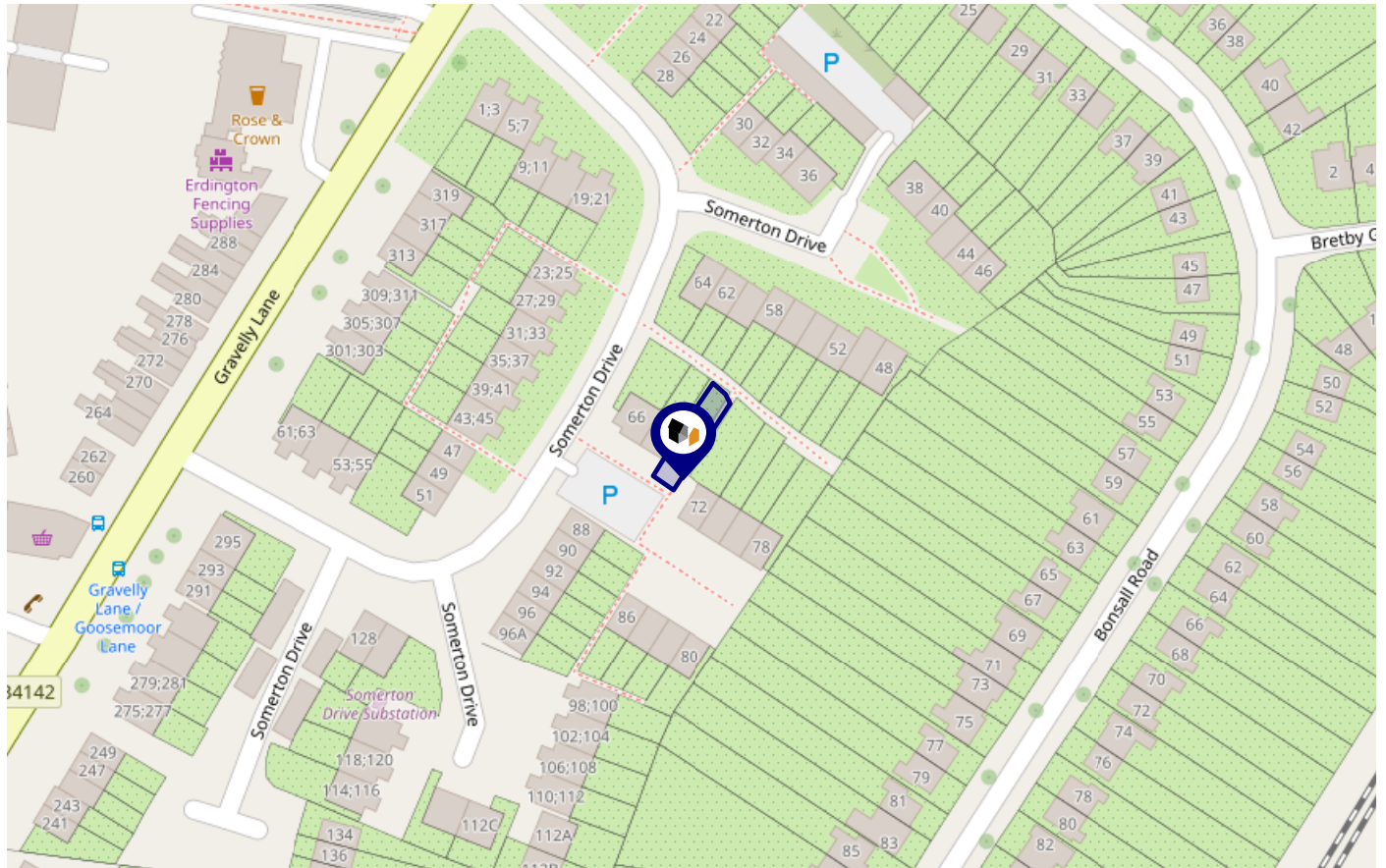
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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.

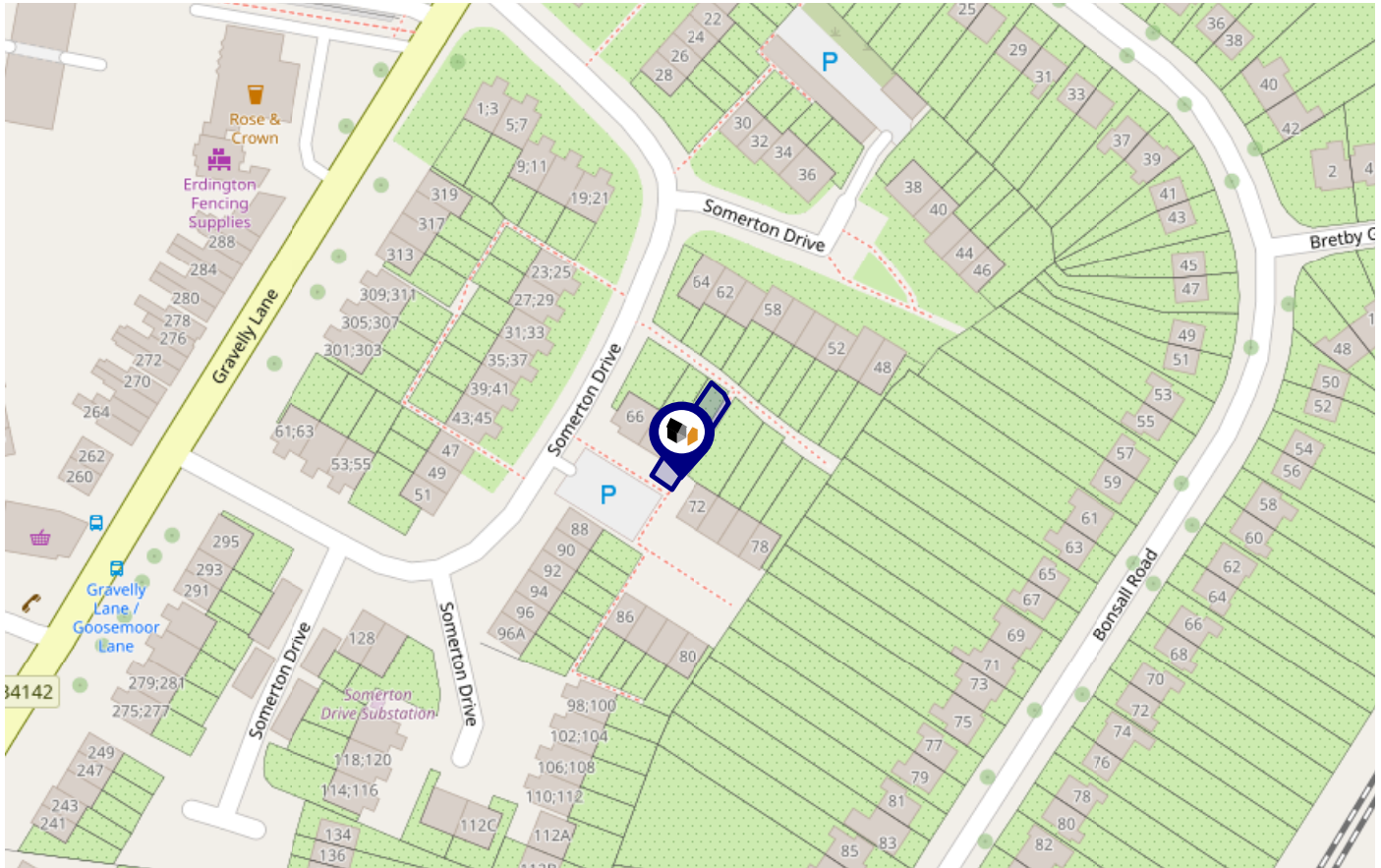
Chance of flooding to the following depths at this property:



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

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.

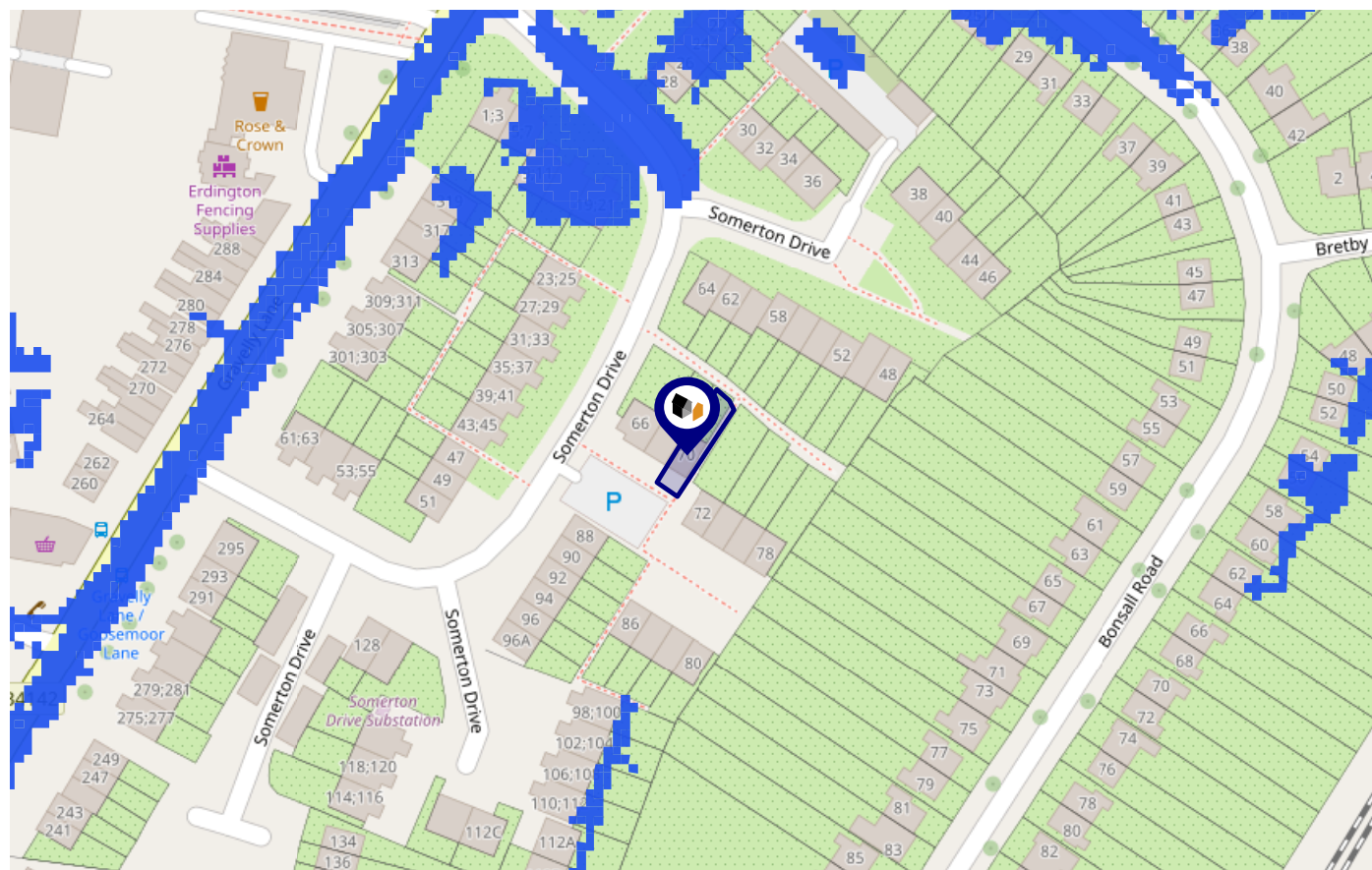
Chance of flooding to the following depths at this property:



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.

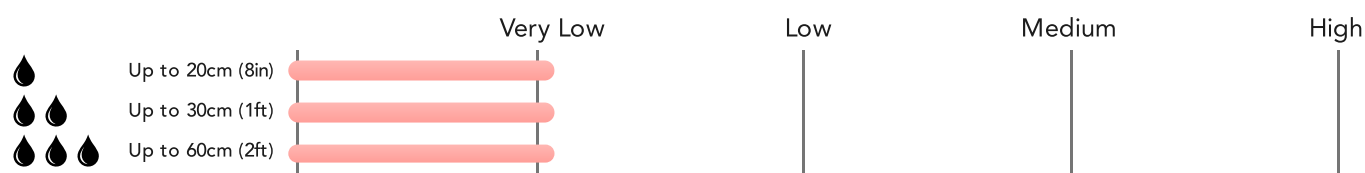


Risk Rating: Very low

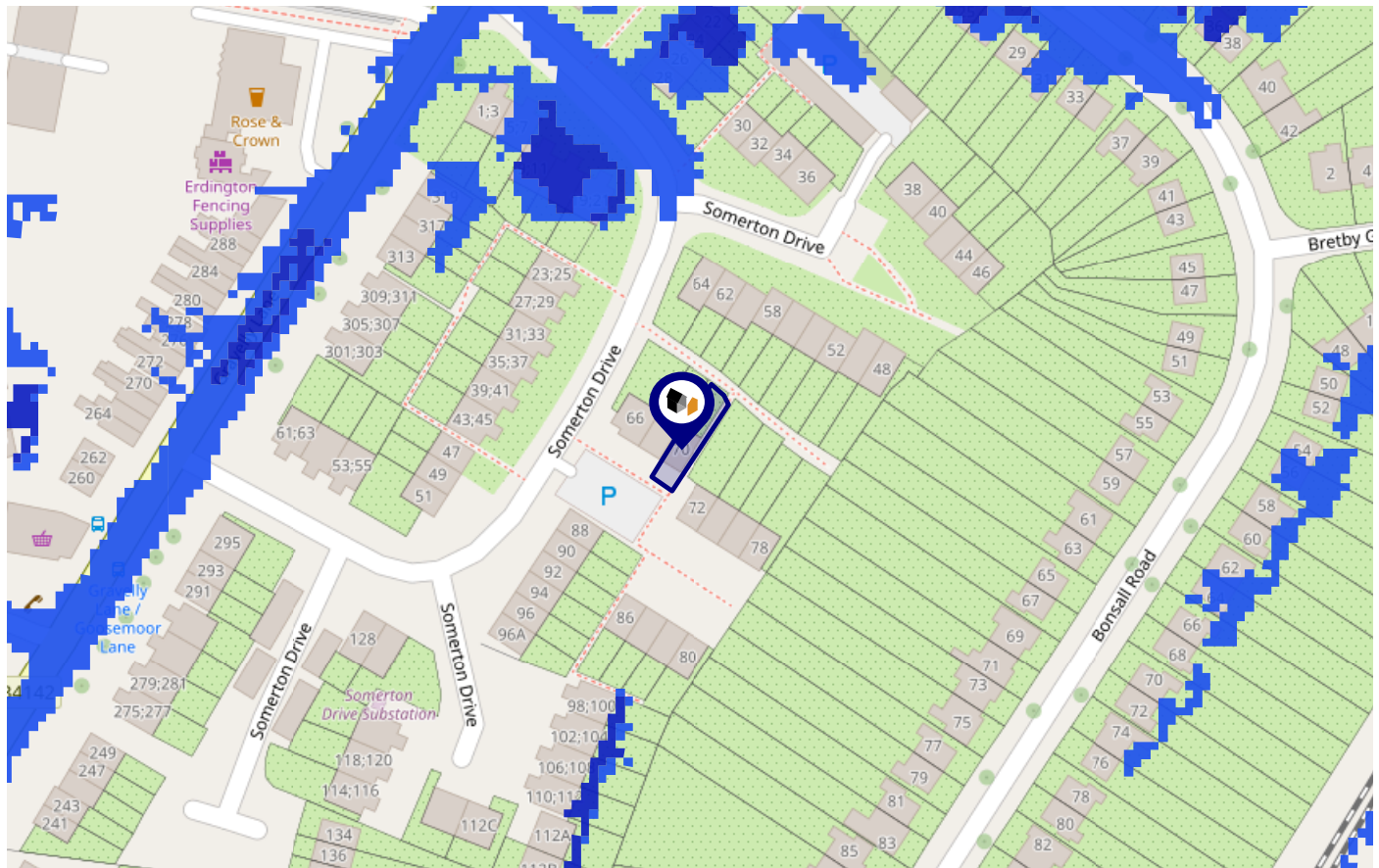
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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

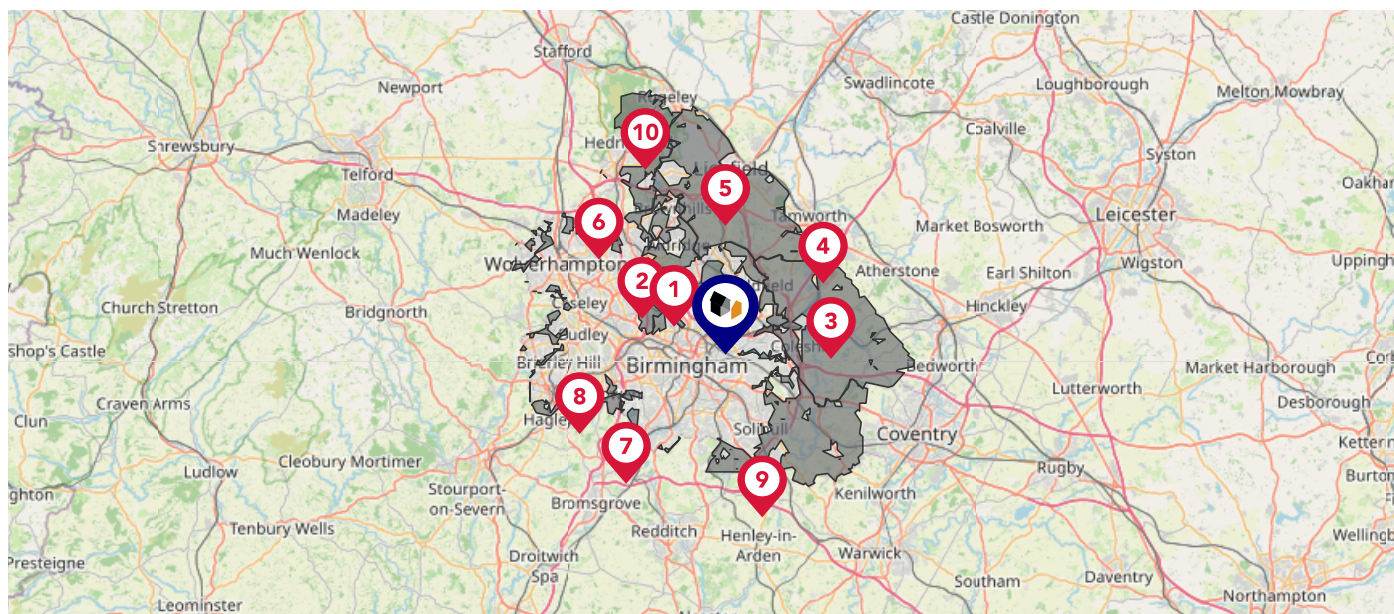
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



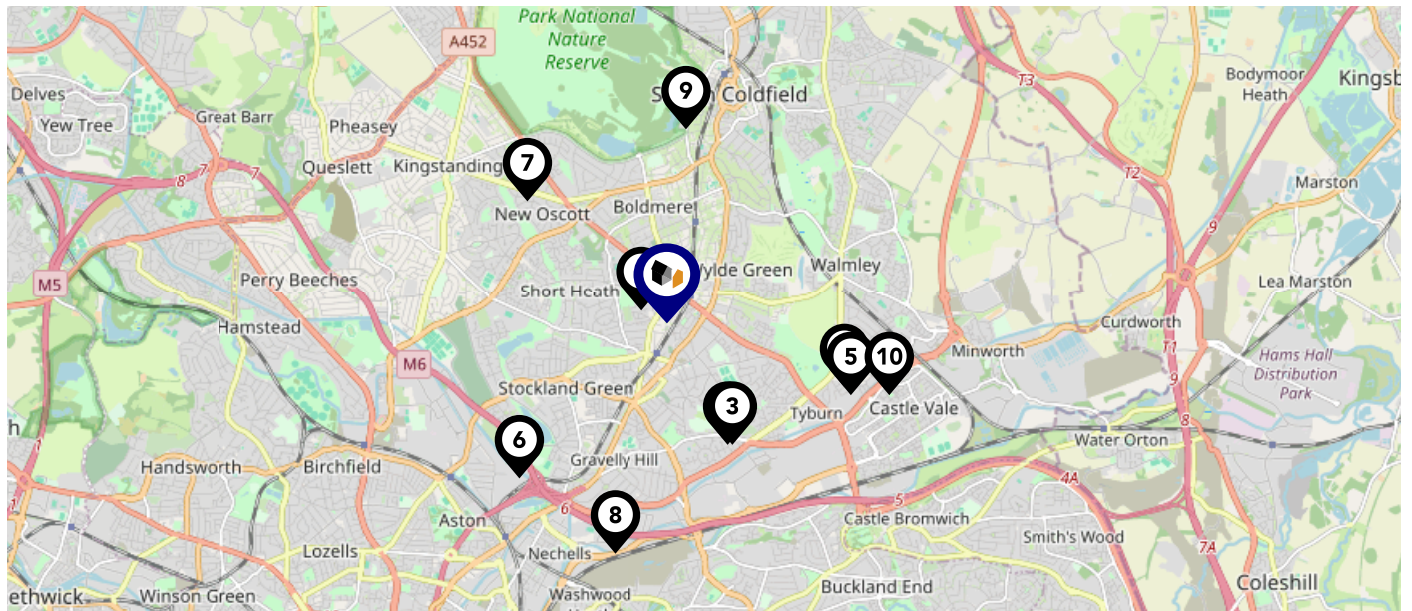
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

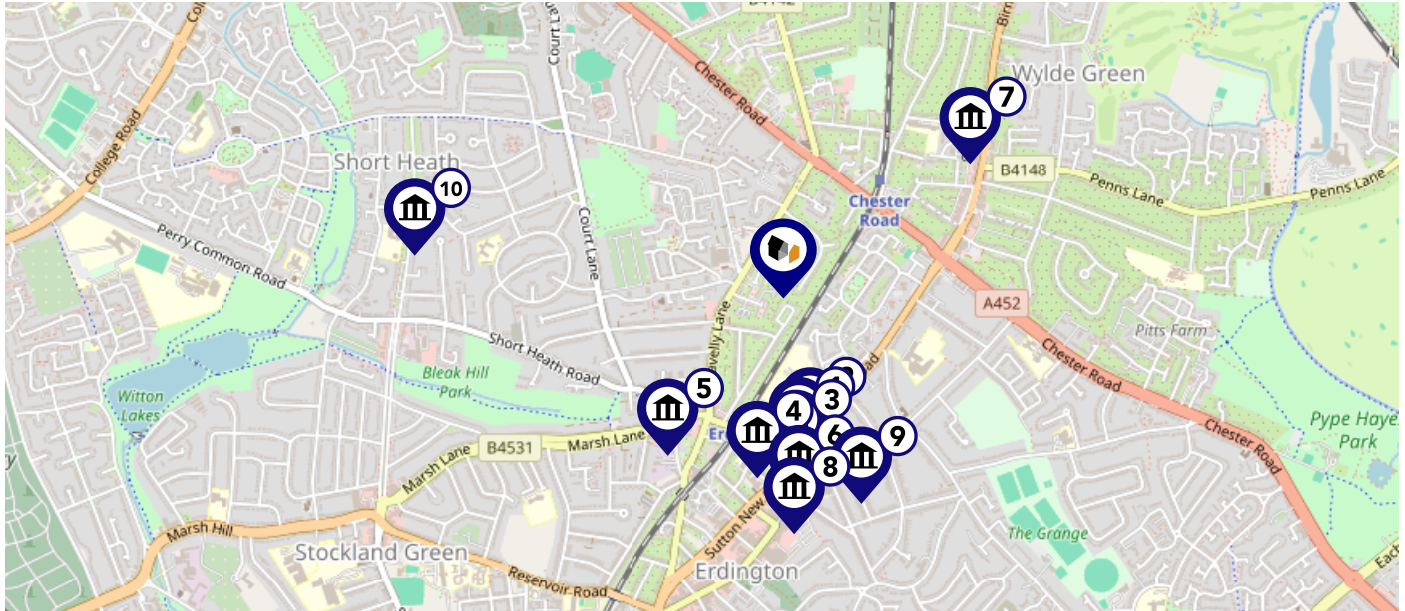
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













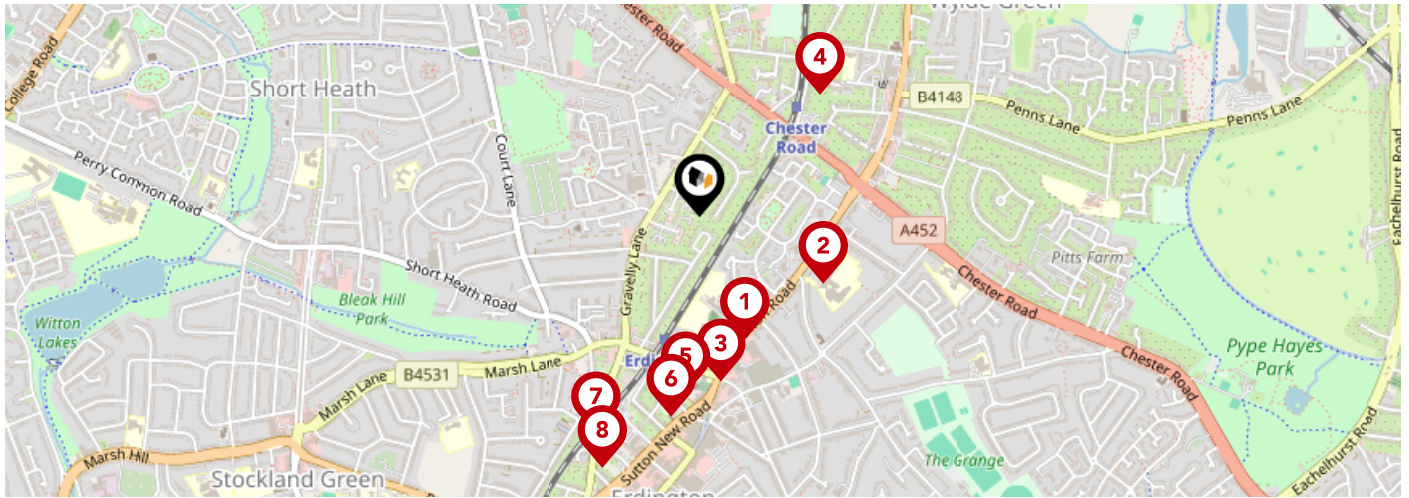
Nearby Landfill Sites

	Goosemoor Lane - Kirkwood Avenue - Littlecote Drive Landfill Site-Goosemoor Lane, Erdington, Birmingham, West Midlands	Historic Landfill
	Former Nocks Brickworks Landfill Site-Holly Lane, Erdington, Birmingham, West Midlands	Historic Landfill
	Holly Lane-Birmingham, West Midlands	Historic Landfill
	Eachelhurst Road-Eachelhurst Road, Walmley, Birmingham, West Midlands	Historic Landfill
	Plantsbrook Nature Reserve-Plantsbrook Reservoir Site, Kendrick Road, Walmley, Birmingham, West Midlands	Historic Landfill
	North Park Road - M6 Motorway-North Park Road, Witton, Birmingham, West Midlands	Historic Landfill
	Bennets Tip-Welshmans Hill, New Oscott, Birmingham, West Midlands	Historic Landfill
	Nechells Substation Landfill Site-Watson Road, Nechells, Birmingham, West Midlands	Historic Landfill
	Crystal Palace Landfill Site-Clifton Road, Birmingham, West Midlands	Historic Landfill
	Forge Lane-Forge Lane, Minworth, Sutton Coldfield, West Midlands	Historic Landfill

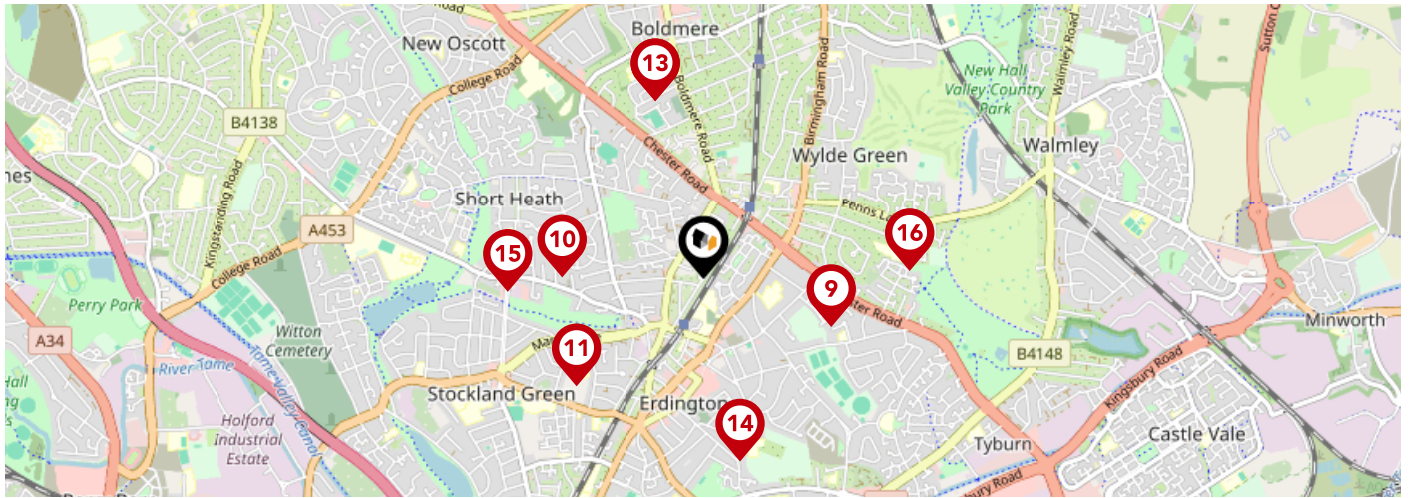
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1076125 - Roman Catholic Church Of St Thomas And St Edmund With Lych Gate And Walls To Its South-east	Grade II	0.3 miles
 1076126 - Abbey Hall	Grade II	0.3 miles
 1343155 - Erdington Abbey	Grade II	0.4 miles
 1076164 - 23 And 25, Station Road B23	Grade II	0.4 miles
 1450468 - Red Lion, Erdington	Grade II	0.4 miles
 1212344 - 24 And 26, High Street B23	Grade II	0.5 miles
 1075819 - Emmanuel Church	Grade II	0.5 miles
 1405552 - Erdington Library	Grade II	0.5 miles
 1076216 - Erdington Conservative Club	Grade II	0.5 miles
 1276193 - Farm Labourer's Cottage	Grade II	0.8 miles

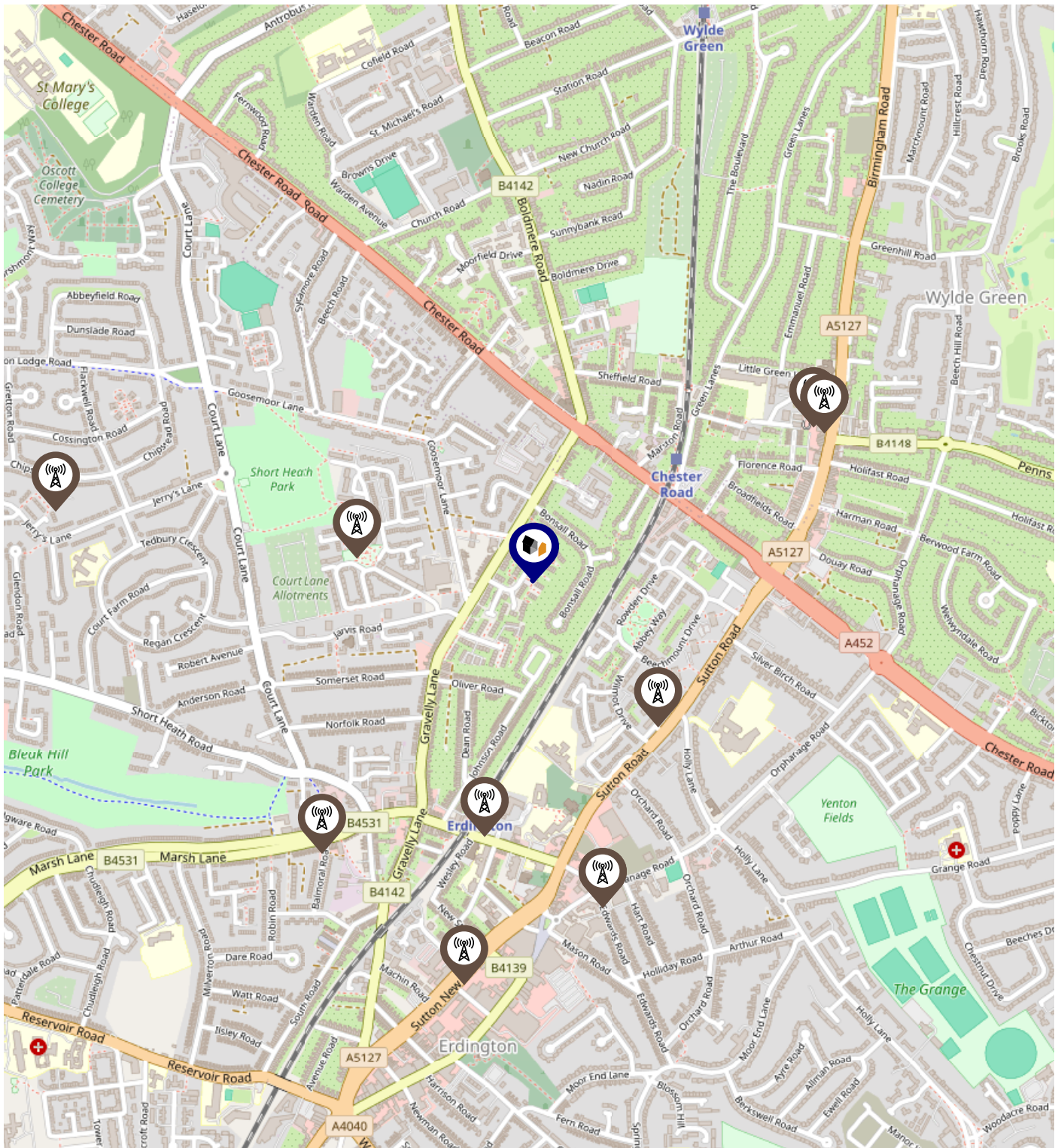


	Nursery	Primary	Secondary	College	Private
Abbey Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Edmund Campion Catholic School Ofsted Rating: Good Pupils: 1133 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highclare School Ofsted Rating: Not Rated Pupils: 524 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wylde Green Primary School Ofsted Rating: Good Pupils: 420 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Osborne Nursery School Ofsted Rating: Good Pupils: 133 Distance:0.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Osborne Primary School Ofsted Rating: Good Pupils: 412 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Horizon Academy Ofsted Rating: Not Rated Pupils:0 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Imedia School Ofsted Rating: Outstanding Pupils: 17 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Yenton Primary School Ofsted Rating: Good Pupils: 597 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Court Farm Primary School Ofsted Rating: Good Pupils: 237 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Featherstone Primary School Ofsted Rating: Good Pupils: 416 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Boldmere Infant School and Nursery Ofsted Rating: Good Pupils: 315 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Boldmere Junior School Ofsted Rating: Outstanding Pupils: 381 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Barnabas Church of England Primary School Ofsted Rating: Good Pupils: 456 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oasis Academy Short Heath Ofsted Rating: Good Pupils: 456 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Penns Primary School Ofsted Rating: Good Pupils: 211 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

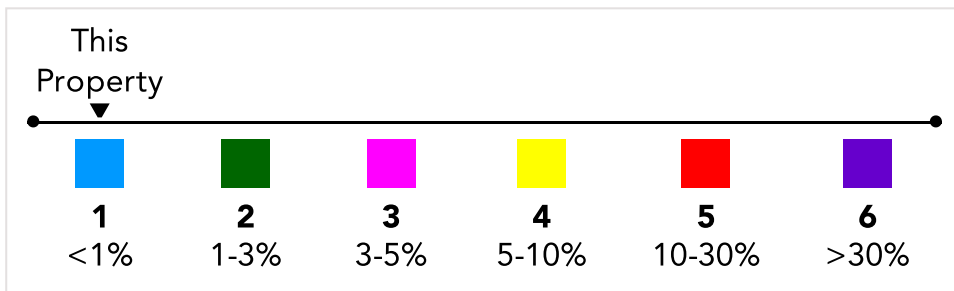
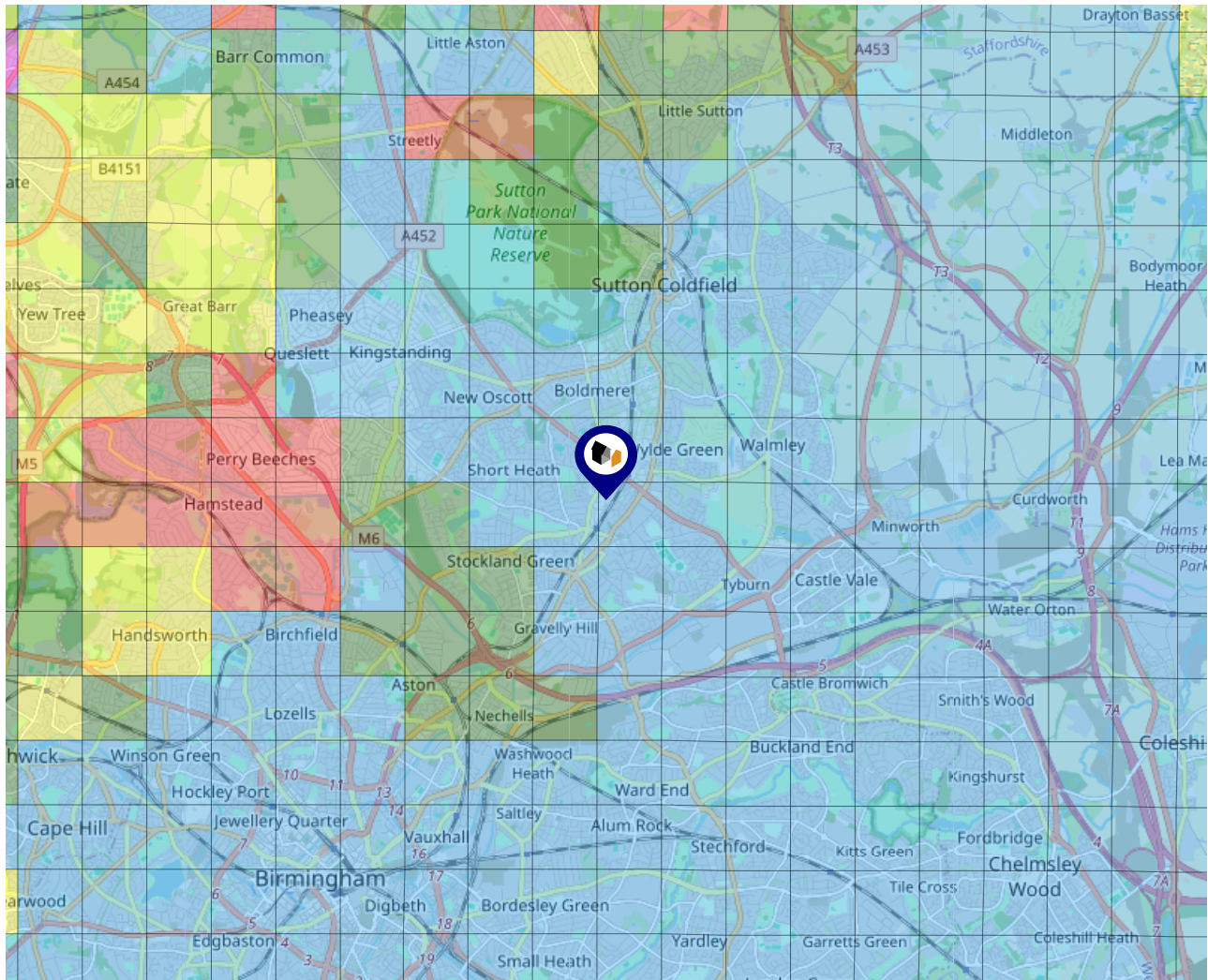


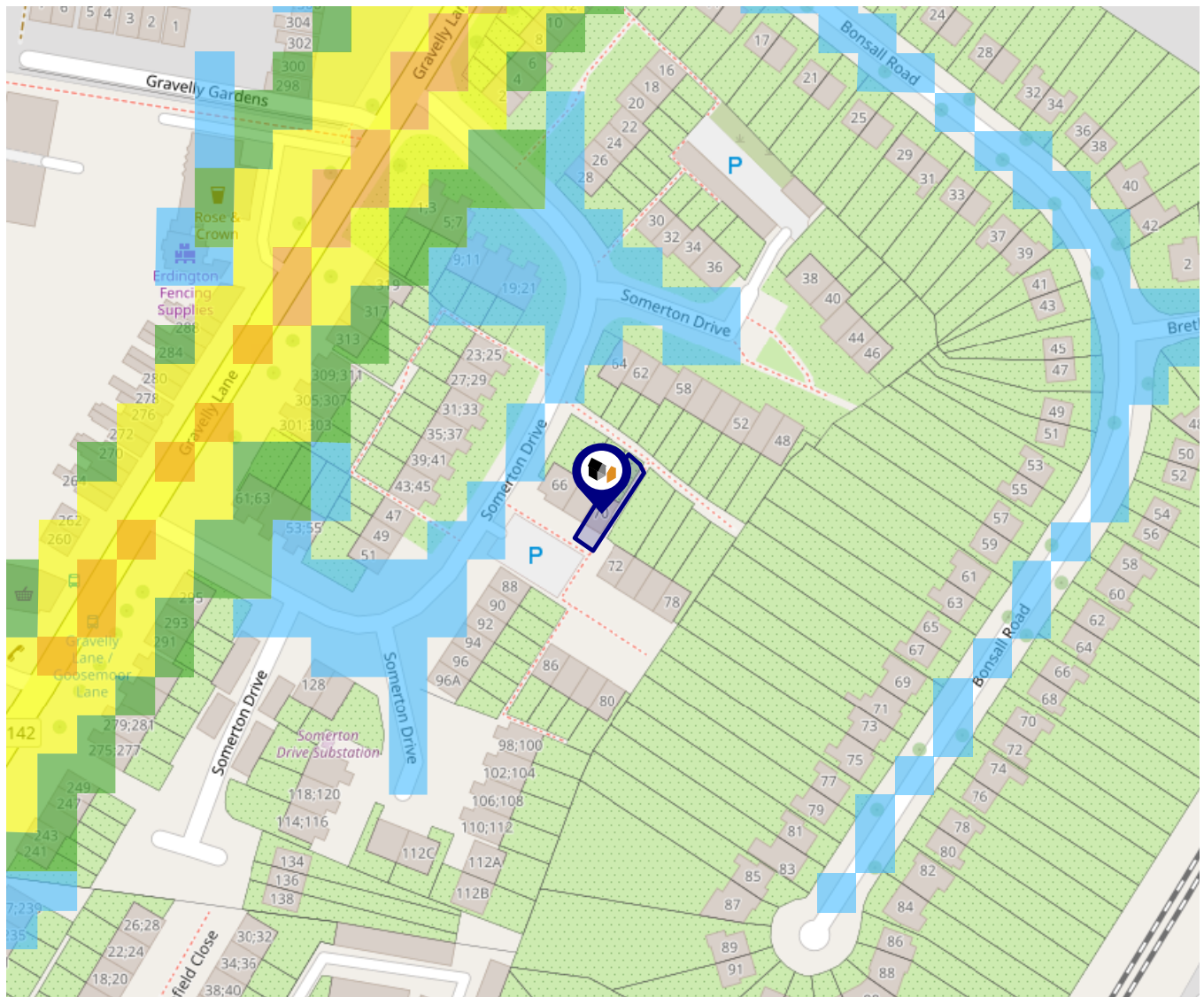
Key:

-  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).



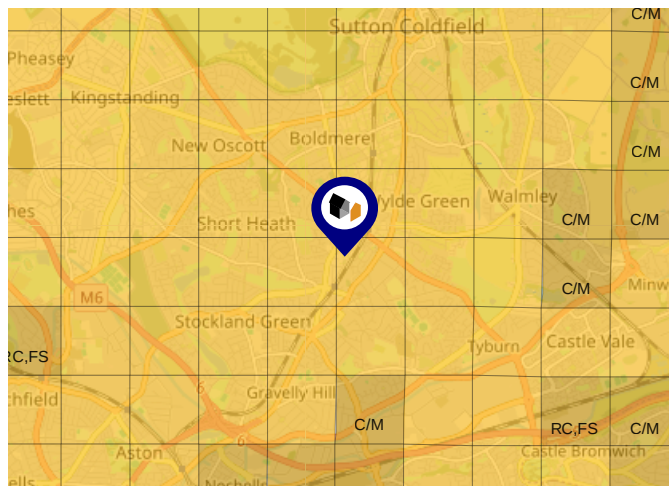


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

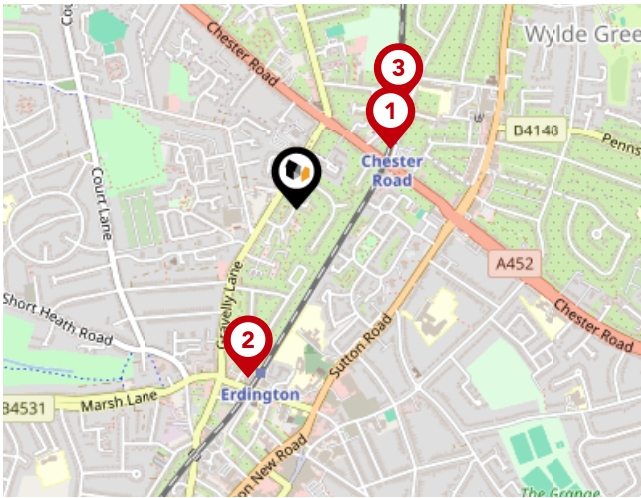
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



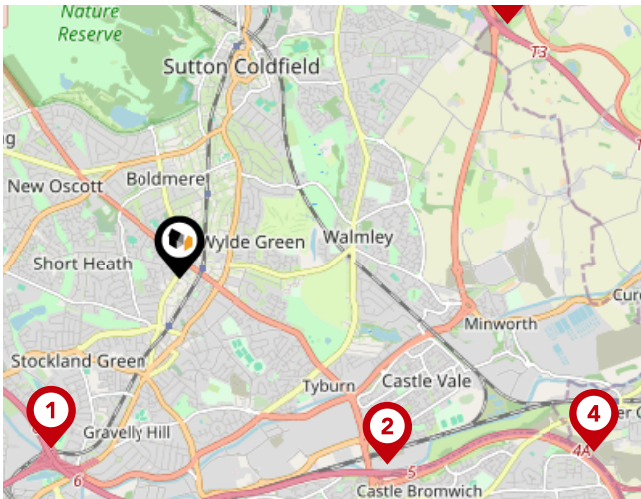
Primary Classifications (Most Common Clay Types)

- 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



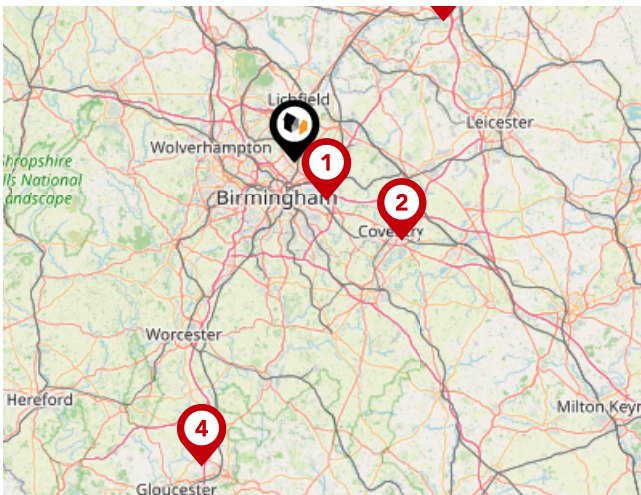
National Rail Stations

Pin	Name	Distance
1	Chester Road Rail Station	0.25 miles
2	Erdington Rail Station	0.39 miles
3	Chester Road Rail Station	0.33 miles



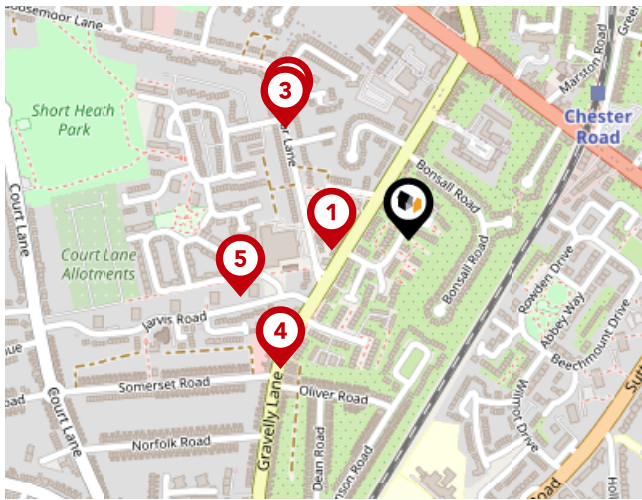
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J6	1.92 miles
2	M6 J5	2.52 miles
3	M6 TOLL T3	3.74 miles
4	M6 J4A	4.06 miles
5	M6 J7	4.15 miles



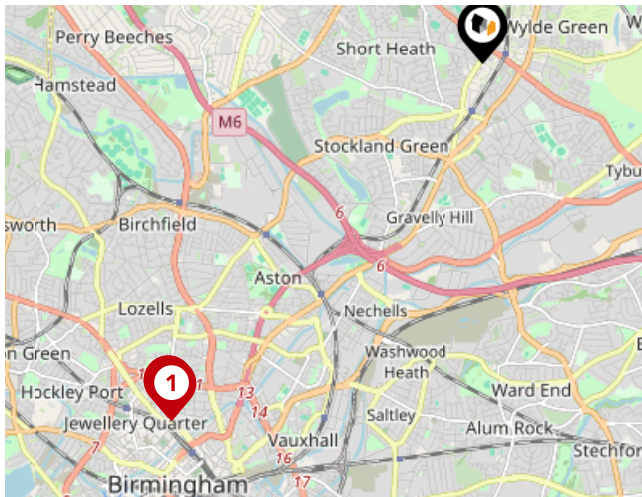
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	7.13 miles
2	Baginton	19.1 miles
3	East Mids Airport	29.41 miles
4	Staverton	46.34 miles



Bus Stops/Stations

Pin	Name	Distance
1	Goosemoor Lane	0.09 miles
2	Topcroft Rd	0.19 miles
3	Topcroft Rd	0.19 miles
4	Somerset Rd	0.2 miles
5	Steel Maitland Ave	0.2 miles



Local Connections

Pin	Name	Distance
1	St Paul's (Midland Metro Stop)	4.27 miles
2	St Paul's (Midland Metro Stop)	4.27 miles
3	St Paul's (Midland Metro Stop)	4.27 miles

Important - Please read

These particulars are provided as a general guide only and do not form any part of an offer or contract. All descriptions, photographs, floor plans, measurements and distances are for illustrative purposes and should not be relied upon as exact representations. Dimensions are approximate and should be independently verified by prospective purchasers.

Services, appliances and heating systems have not been tested and no warranty is given regarding their condition or functionality.

All offers are subject to contract and the seller's approval.

In accordance with current legislation, once an offer is agreed the buyer will be required to complete Anti-Money Laundering (AML) checks. A non-refundable fee of £30 + VAT per person is payable for this verification.

The agent reserves the right to amend property details without notice.

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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antoinette.wilson@iad.uk.com

