



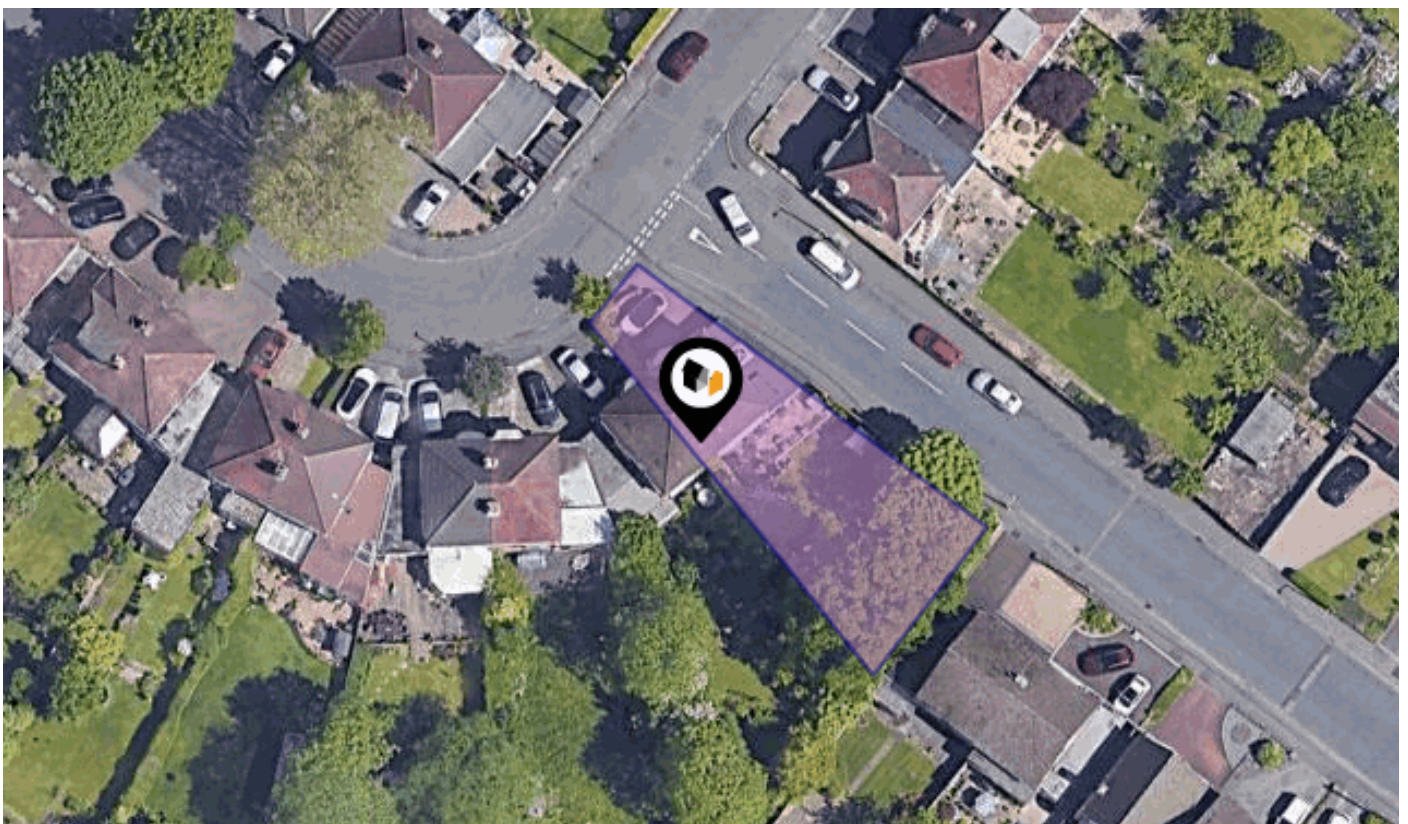
See More Online

Buyers and interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th March 2023



BARRINGTON ROAD, SOLIHULL, B92

Price Estimate : £400,000

Walmsley's The Way to Move

Radio + Building, 5 Hertford Place, Coventry, CV1 3JZ

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers and interested parties

Property Key Features

Extended three bedroom semi detached home on generous plot

Driveway to frontage and garage to rear

Ground floor studio/home office & utility room

Log burner & ground floor cloakroom

French doors to elevated terrace overlooking gardens

Refitted contemporary kitchen with breakfast bar & garden views

Ideal Solihull local close to Olton train station & local amenities

EPC Rating D & 1276 sq,ft or 118.5 sq.m

For viewings or interest please email:

sales@walmsleythewaytomove.co.uk or call 0330 1180062



Property

| | |
|-------------------------|--|
| Type: | Semi-Detached |
| Bedrooms: | 3 |
| Floor Area: | 1,184 ft ² / 110 m ² |
| Plot Area: | 0.1 acres |
| Year Built : | 1930-1949 |
| Council Tax : | Band C |
| Annual Estimate: | £1,593 |
| Title Number: | WM131264 |
| UPRN: | 100070977220 |

| | |
|------------------------------------|----------|
| Last Sold £/ft²: | £217 |
| Price Estimate: | £400,000 |
| Tenure: | Freehold |

Local Area

| | |
|---------------------------|----------|
| Local Authority: | Solihull |
| Flood Risk: | Very Low |
| Conservation Area: | No |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 9 mb/s | 74 mb/s | 1000 mb/s |
| | | |

Satellite/Fibre TV Availability:



Property EPC - Certificate



Barrington Road, B92

Energy rating

D

Valid until 27.10.2026

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

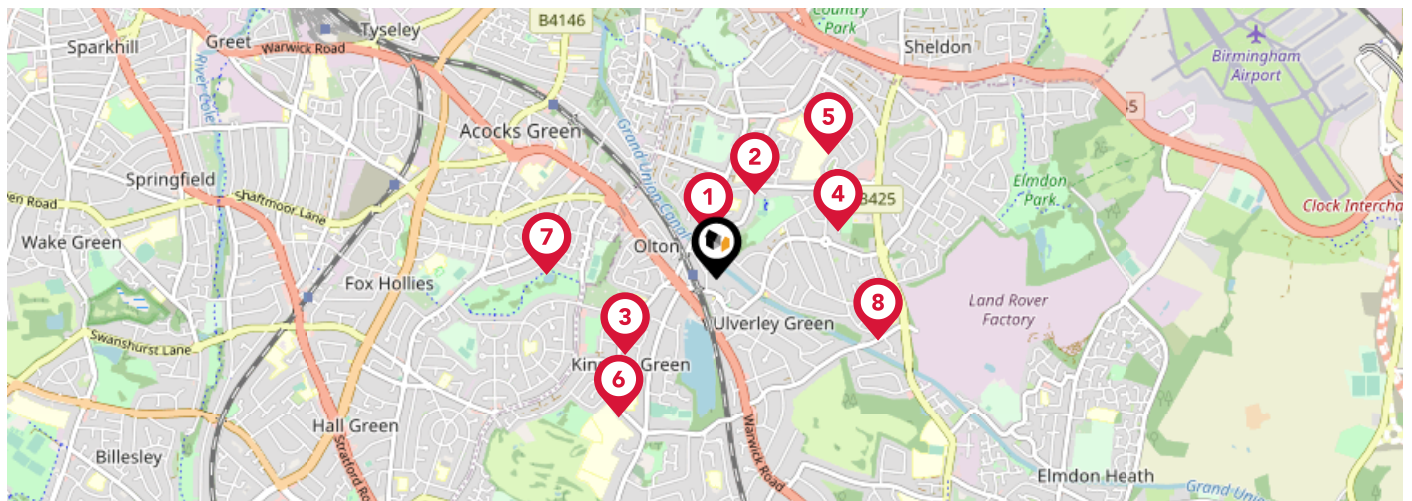
EPC - Additional Data



Additional EPC Data

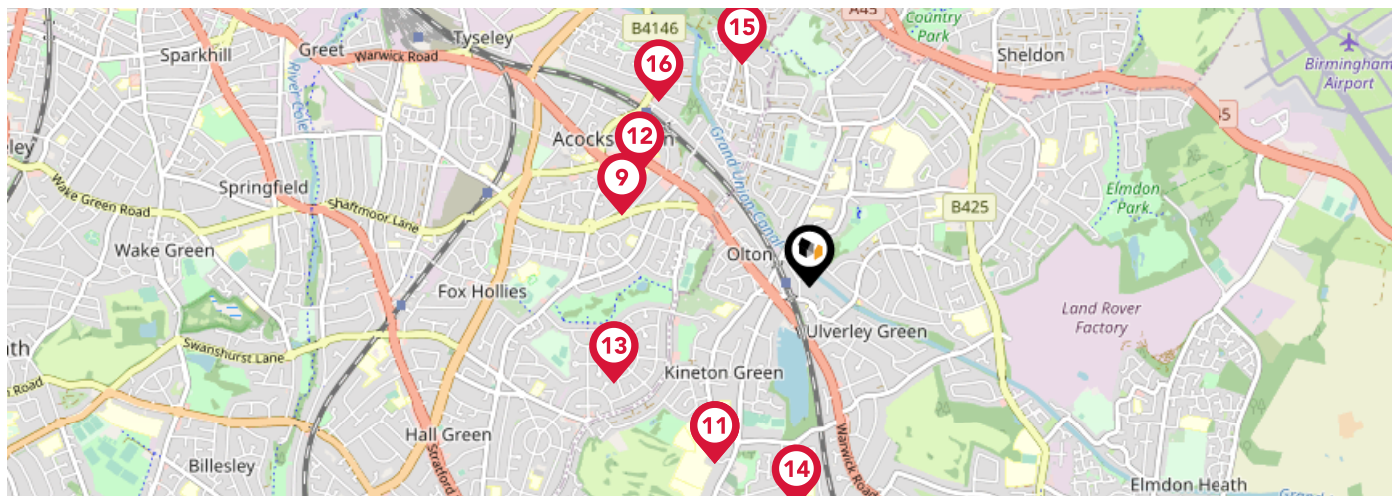
| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 3 |
| Open Fireplace: | 1 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, 75 mm loft insulation |
| Roof Energy: | Average |
| 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 47% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 110 m ² |

Area Schools



| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 St Margaret's Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 240 Distance:0.2</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 Olton Primary School</p> <p>Ofsted Rating: Good Pupils: 615 Distance:0.42</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 Kineton Green Primary School</p> <p>Ofsted Rating: Good Pupils: 230 Distance:0.54</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 St Andrew's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 229 Distance:0.59</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 Lyndon School</p> <p>Ofsted Rating: Good Pupils: 1119 Distance:0.76</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 Our Lady of Compassion Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 339 Distance:0.76</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 The Oaklands Primary School</p> <p>Ofsted Rating: Good Pupils: 423 Distance:0.77</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 Ulverley School</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.78</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

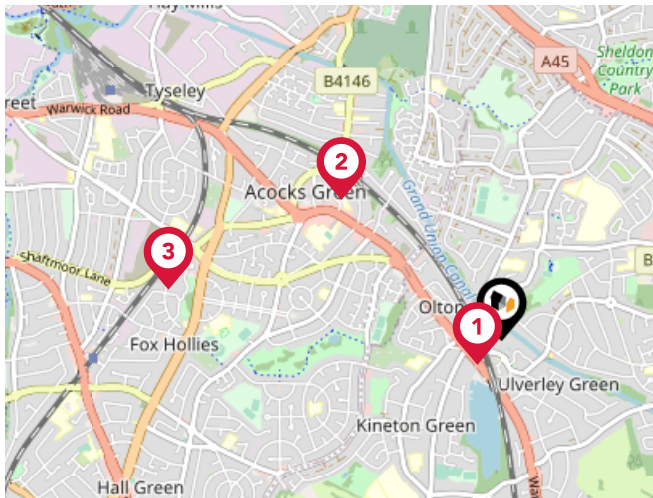
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Archbishop Ilsley Catholic School Ofsted Rating: Good Pupils: 1195 Distance:0.91 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Reynalds Cross School Ofsted Rating: Good Pupils: 128 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Langley School Ofsted Rating: Good Pupils: 1013 Distance:0.91 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Holy Souls Catholic Primary School Ofsted Rating: Inadequate Pupils: 395 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Severne Junior Infant and Nursery School Ofsted Rating: Good Pupils: 432 Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Oak Cottage Primary School Ofsted Rating: Outstanding Pupils: 239 Distance:1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Gilbertstone Primary School Ofsted Rating: Good Pupils: 443 Distance:1.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cottesbrooke Infant and Nursery School Ofsted Rating: Good Pupils: 308 Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

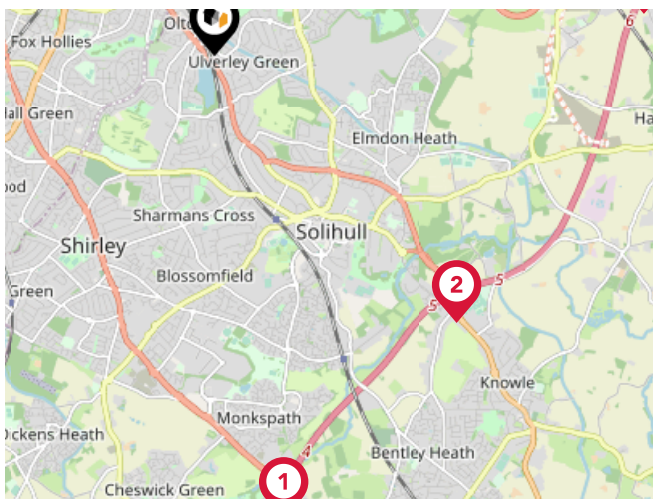
Area

Transport (National)



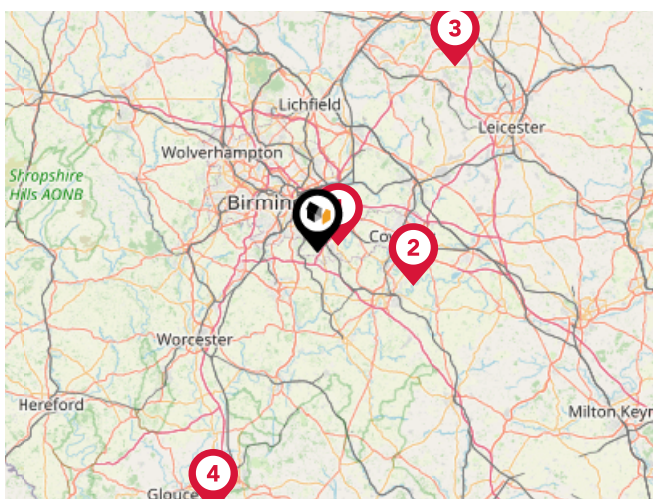
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| | Olton Rail Station | 0.15 miles |
| | Acocks Green Rail Station | 0.96 miles |
| | Spring Road Rail Station | 1.52 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|--------|------------|
| | M42 J4 | 4.25 miles |
| | M42 J5 | 3.27 miles |
| | M6 J5 | 4.79 miles |
| | M6 J4A | 5.38 miles |
| | M42 J6 | 3.9 miles |

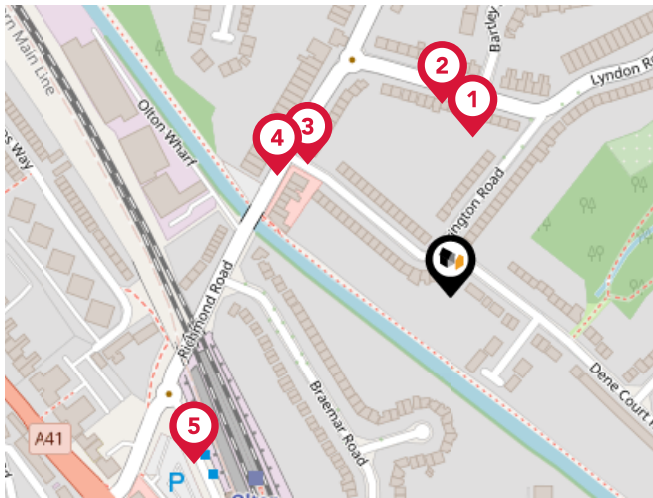


Airports/Helipads

| Pin | Name | Distance |
|-----|----------------------------------|-------------|
| | Birmingham International Airport | 3.11 miles |
| | Coventry Airport | 14.67 miles |
| | East Midlands Airport | 33.29 miles |
| | Gloucestershire Airport | 40.76 miles |

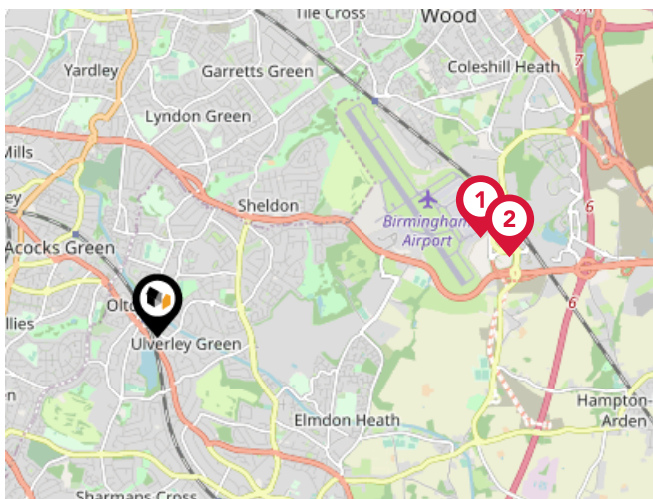
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------|------------|
| 1 | Bartley Close | 0.09 miles |
| 2 | Bartley Close | 0.11 miles |
| 3 | Barrington Rd | 0.11 miles |
| 4 | Barrington Rd | 0.12 miles |
| 5 | Olton Station | 0.17 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Birmingham International Airport (Air-Rail link) | 3.06 miles |
| 2 | Birmingham Intl Rail Station (Air-Rail Link) | 3.27 miles |
| 3 | Corporation Street (Midland Metro Stop) | 4.87 miles |

Market Sold in Street



| | | | | | |
|---|------------|------------|------------|------------|---------------------|
| 5, Barrington Road, Solihull, B92 8DP | | | | | Terraced House |
| Last Sold Date: | 29/09/2022 | 30/06/2017 | 15/09/2011 | 17/12/2003 | |
| Last Sold Price: | £355,000 | £275,000 | £222,000 | £163,000 | |
| 27, Barrington Road, Solihull, B92 8DP | | | | | Semi-detached House |
| Last Sold Date: | 30/03/2022 | 09/03/2015 | 08/01/2010 | 22/07/2002 | |
| Last Sold Price: | £380,000 | £262,000 | £195,500 | £132,000 | |
| 10, Barrington Road, Solihull, B92 8DP | | | | | Semi-detached House |
| Last Sold Date: | 18/02/2022 | | | | |
| Last Sold Price: | £320,000 | | | | |
| 21, Barrington Road, Solihull, B92 8DP | | | | | Terraced House |
| Last Sold Date: | 28/09/2020 | 25/06/2004 | | | |
| Last Sold Price: | £225,000 | £177,500 | | | |
| 23, Barrington Road, Solihull, B92 8DP | | | | | Terraced House |
| Last Sold Date: | 22/01/2020 | 01/04/2011 | 07/03/2007 | 15/06/2006 | |
| Last Sold Price: | £330,000 | £240,000 | £270,000 | £155,000 | |
| 1, Barrington Road, Solihull, B92 8DP | | | | | Terraced House |
| Last Sold Date: | 07/06/2019 | 22/10/2007 | | | |
| Last Sold Price: | £345,000 | £259,950 | | | |
| 25, Barrington Road, Solihull, B92 8DP | | | | | Terraced House |
| Last Sold Date: | 14/07/2017 | 30/06/2017 | 31/10/2003 | 08/09/1995 | |
| Last Sold Price: | £255,000 | £250,000 | £173,000 | £58,000 | |
| 40, Barrington Road, Solihull, B92 8DP | | | | | Semi-detached House |
| Last Sold Date: | 19/06/2017 | 10/12/2001 | 02/06/1999 | | |
| Last Sold Price: | £257,500 | £129,950 | £66,000 | | |
| 15, Barrington Road, Solihull, B92 8DP | | | | | Semi-detached House |
| Last Sold Date: | 09/06/2016 | 16/10/2003 | 28/06/2001 | | |
| Last Sold Price: | £250,000 | £20,000 | £99,950 | | |
| 22, Barrington Road, Solihull, B92 8DP | | | | | Terraced House |
| Last Sold Date: | 13/08/2013 | | | | |
| Last Sold Price: | £197,500 | | | | |
| 38, Barrington Road, Solihull, B92 8DP | | | | | Semi-detached House |
| Last Sold Date: | 12/03/2010 | | | | |
| Last Sold Price: | £187,500 | | | | |
| 16, Barrington Road, Solihull, B92 8DP | | | | | Terraced House |
| Last Sold Date: | 16/02/2009 | 26/05/2000 | | | |
| Last Sold Price: | £180,500 | £75,950 | | | |

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

Market Sold in Street



| | | |
|---|------------|---------------------|
| 34, Barrington Road, Solihull, B92 8DP | | Semi-detached House |
| Last Sold Date: | 18/11/2005 | 09/09/2002 |
| Last Sold Price: | £210,000 | £172,000 |
| 12, Barrington Road, Solihull, B92 8DP | | Terraced House |
| Last Sold Date: | 25/06/2004 | 09/06/1995 |
| Last Sold Price: | £183,000 | £50,000 |
| 18, Barrington Road, Solihull, B92 8DP | | Semi-detached House |
| Last Sold Date: | 15/06/2001 | |
| Last Sold Price: | £75,000 | |

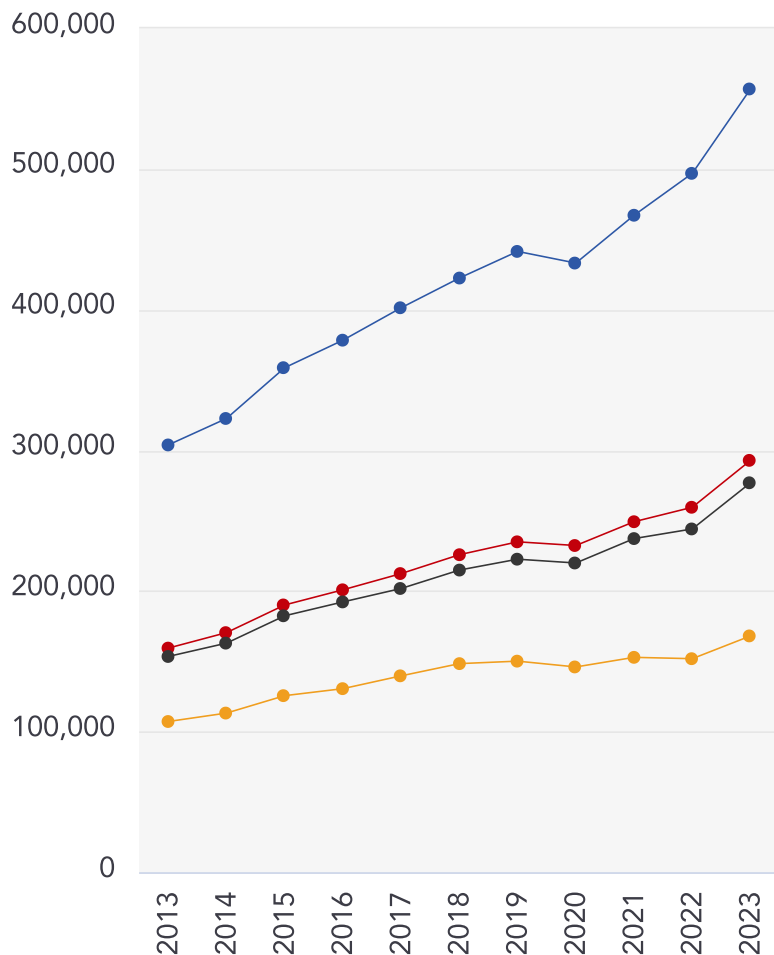
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in B92



Detached

+83.3%

Semi-Detached

+83.76%

Terraced

+80.51%

Flat

+56.78%

Walmsley's The Way to Move Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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Agent Disclaimer



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