

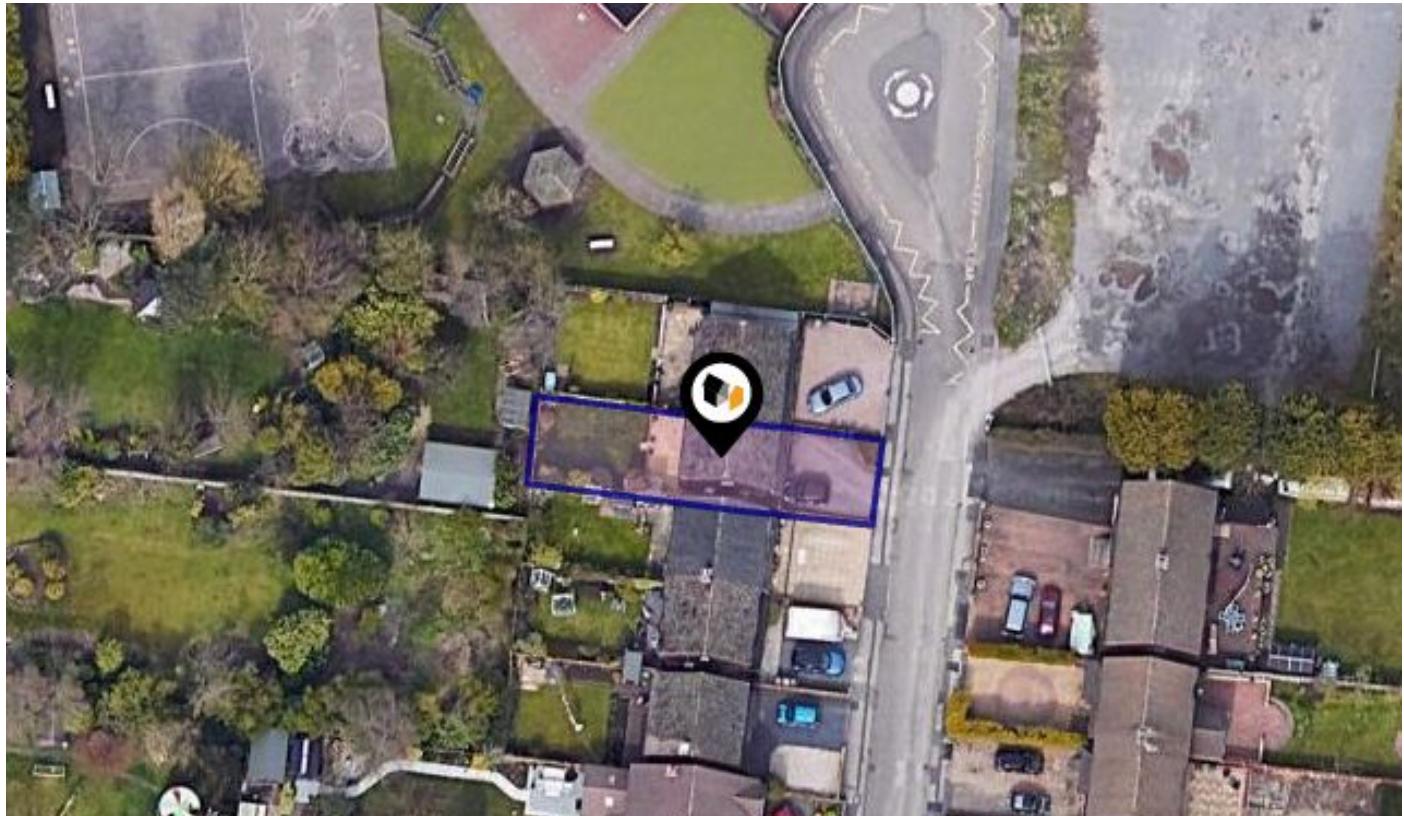


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th February 2026



NARROW LANE, BROWNHILLS, WALSALL, WS8

Bill Tandy and Company

16 Cannock Rd Burntwood WS7 0BJ

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billtandy.co.uk



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Property

Type: Semi-Detached
Bedrooms: 4
Plot Area: 0.05 acres
Year Built : 1950-1966
Council Tax : Band C
Annual Estimate: £2,221
Title Number: WM52469

Tenure: Freehold

Local Area

Local Authority: Walsall
Conservation Area: No
Flood Risk:
● Rivers & Seas
● Surface Water

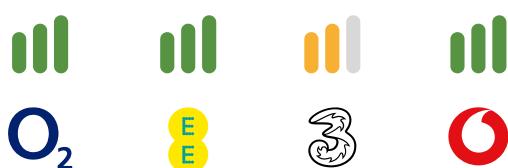
Very low
Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s **44**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)

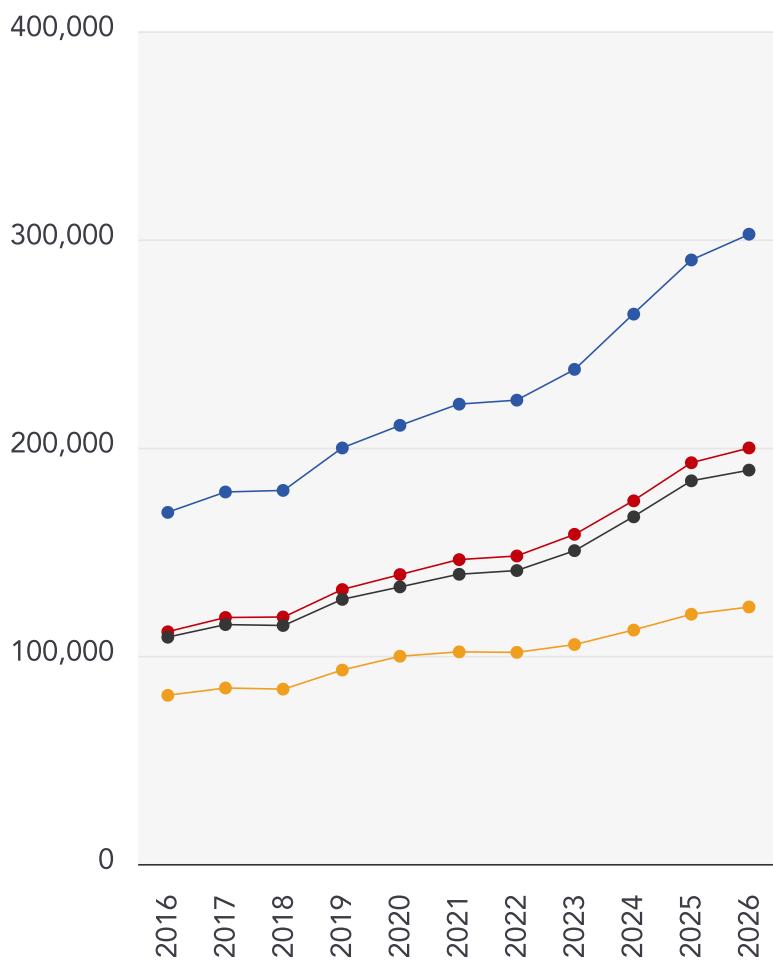


Satellite/Fibre TV Availability:



Market House Price Statistics

10 Year History of Average House Prices by Property Type in WS8



Detached

+79.12%

Semi-Detached

+79.18%

Terraced

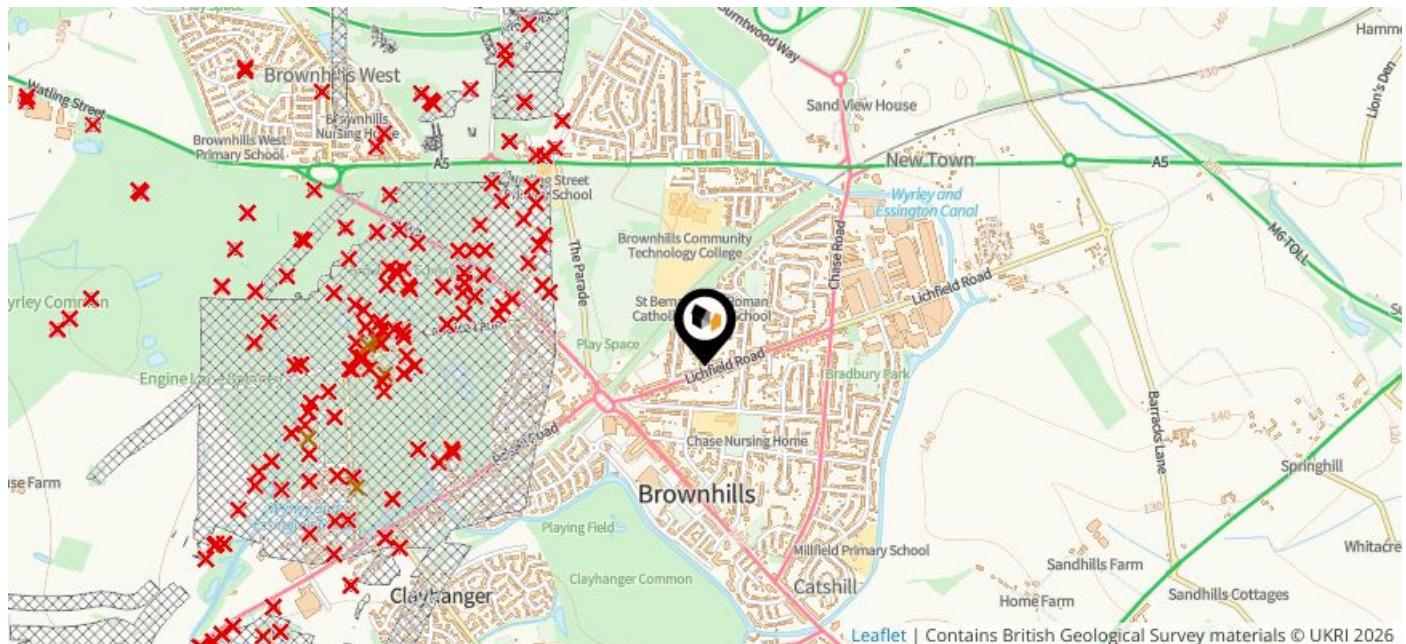
+73.68%

Flat

+52.36%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Yellow 'X' Adit
- Green 'X' Gutter Pit
- Red 'X' Shaft

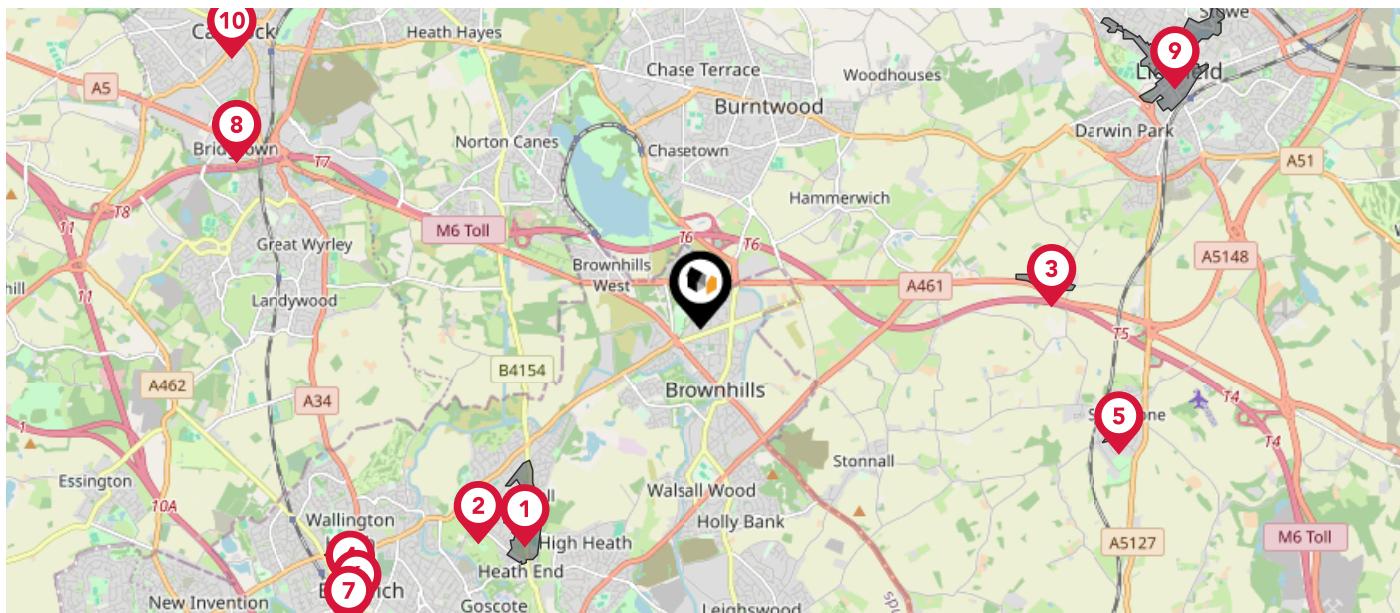
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



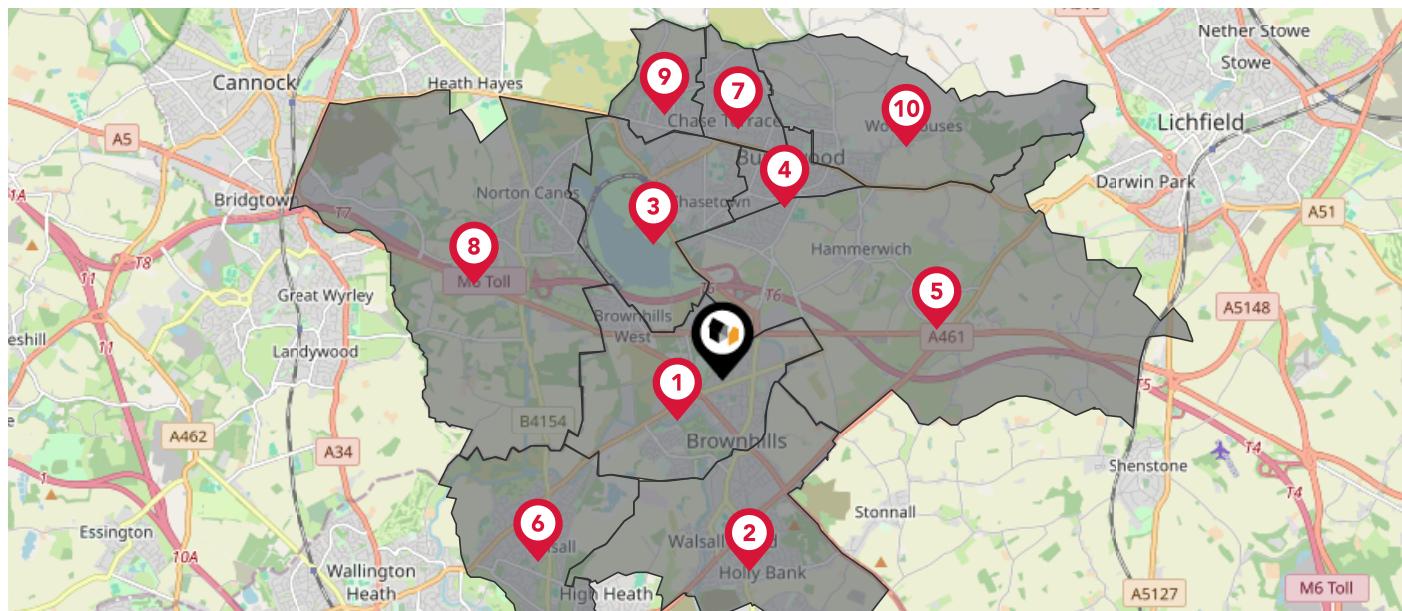
Nearby Conservation Areas

1	Pelsall Common
2	Old Pelsall
3	Wall
4	Bloxwich Park
5	Shenstone
6	Bloxwich High Street
7	Elmore Green
8	Bridgtown North Street
9	Lichfield City
10	Cannock Town Centre

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



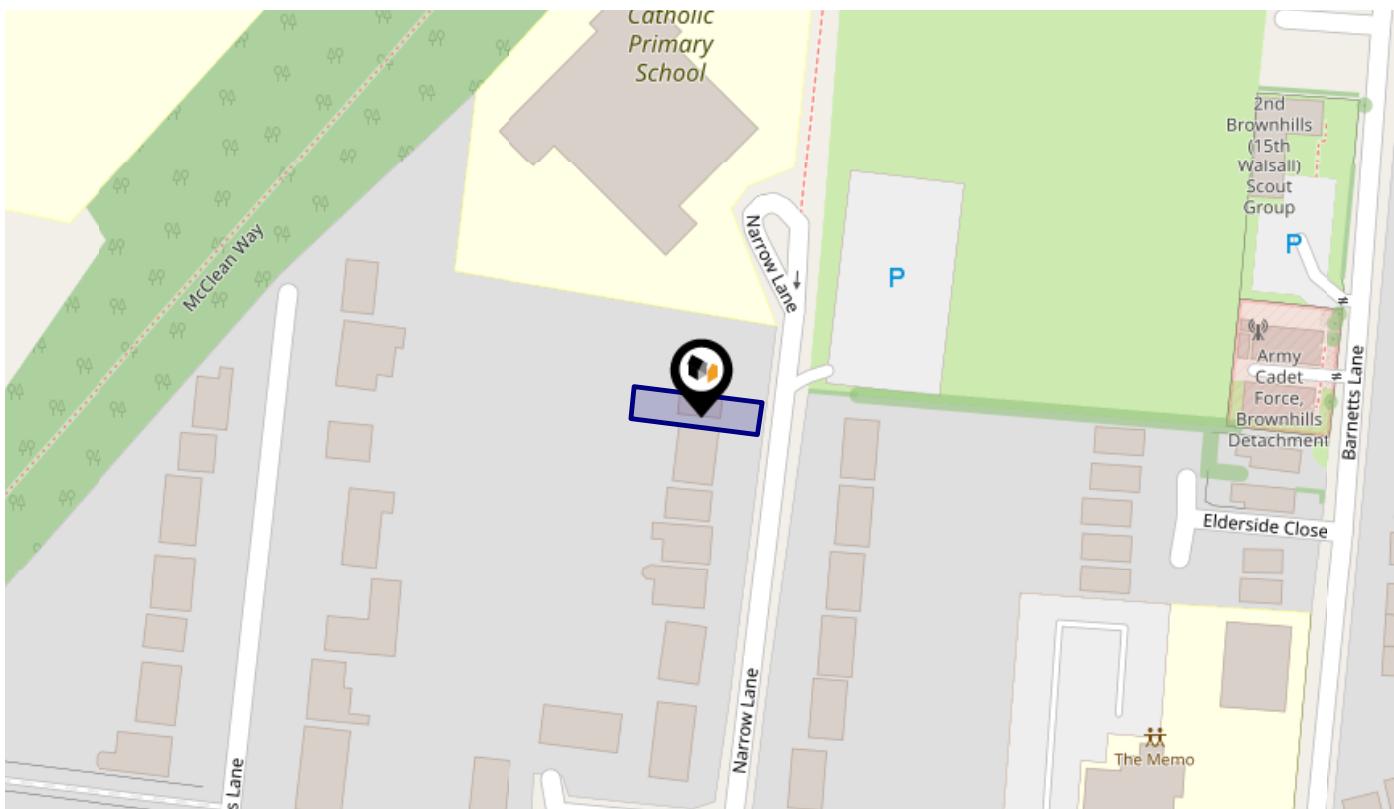
Nearby Council Wards

- 1 Brownhills Ward
- 2 Aldridge North and Walsall Wood Ward
- 3 Chasetown Ward
- 4 Summerfield & All Saints Ward
- 5 Hammerwich with Wall Ward
- 6 Pelsall Ward
- 7 Boney Hay & Central Ward
- 8 Norton Canes Ward
- 9 Chase Terrace Ward
- 10 Highfield Ward

Maps

Rail Noise

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

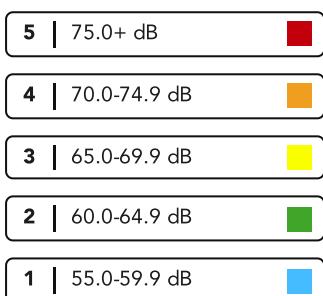


Rail Noise Data

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.

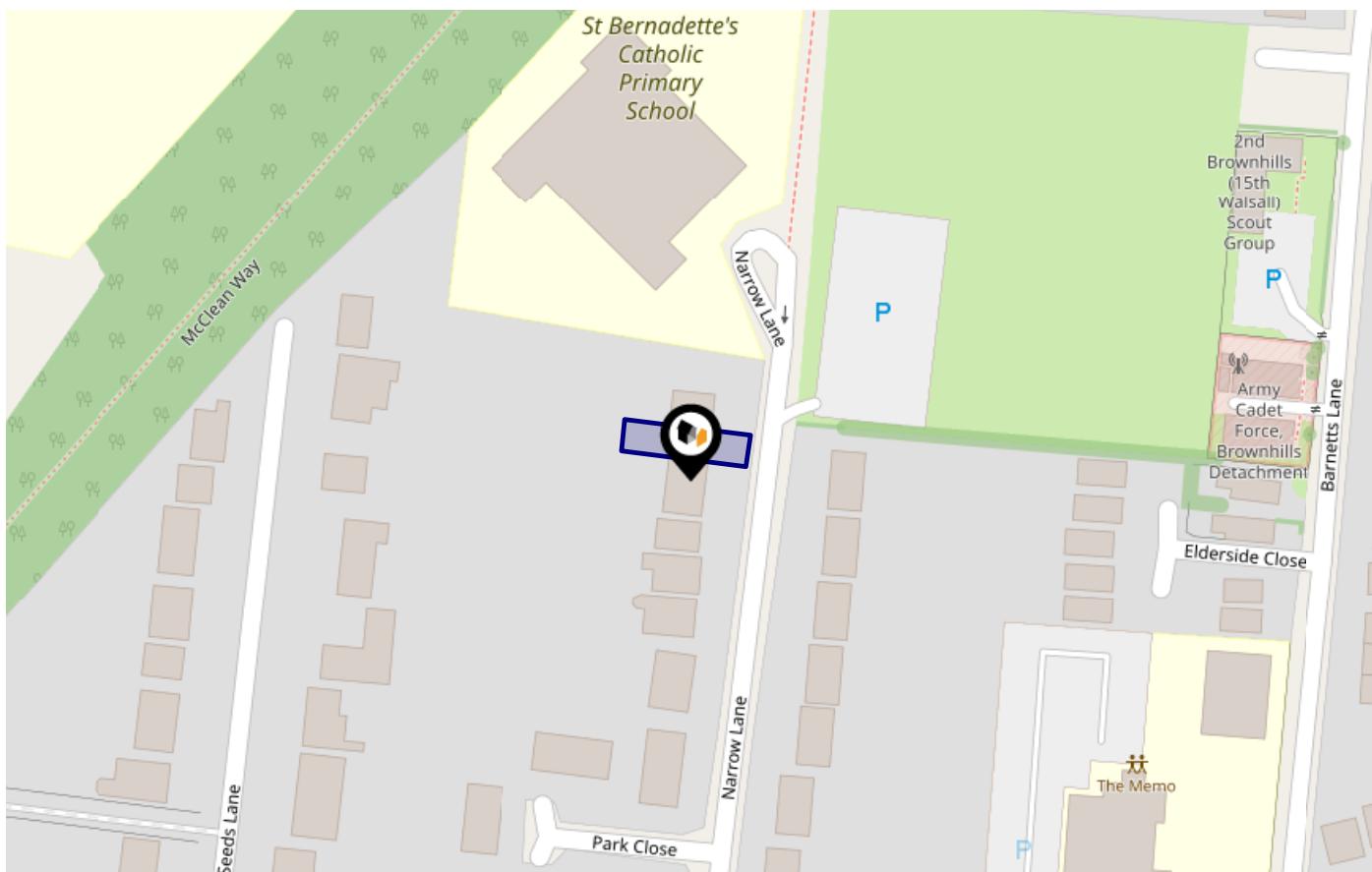
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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 (0.1%)** in any one year.
- █ **Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

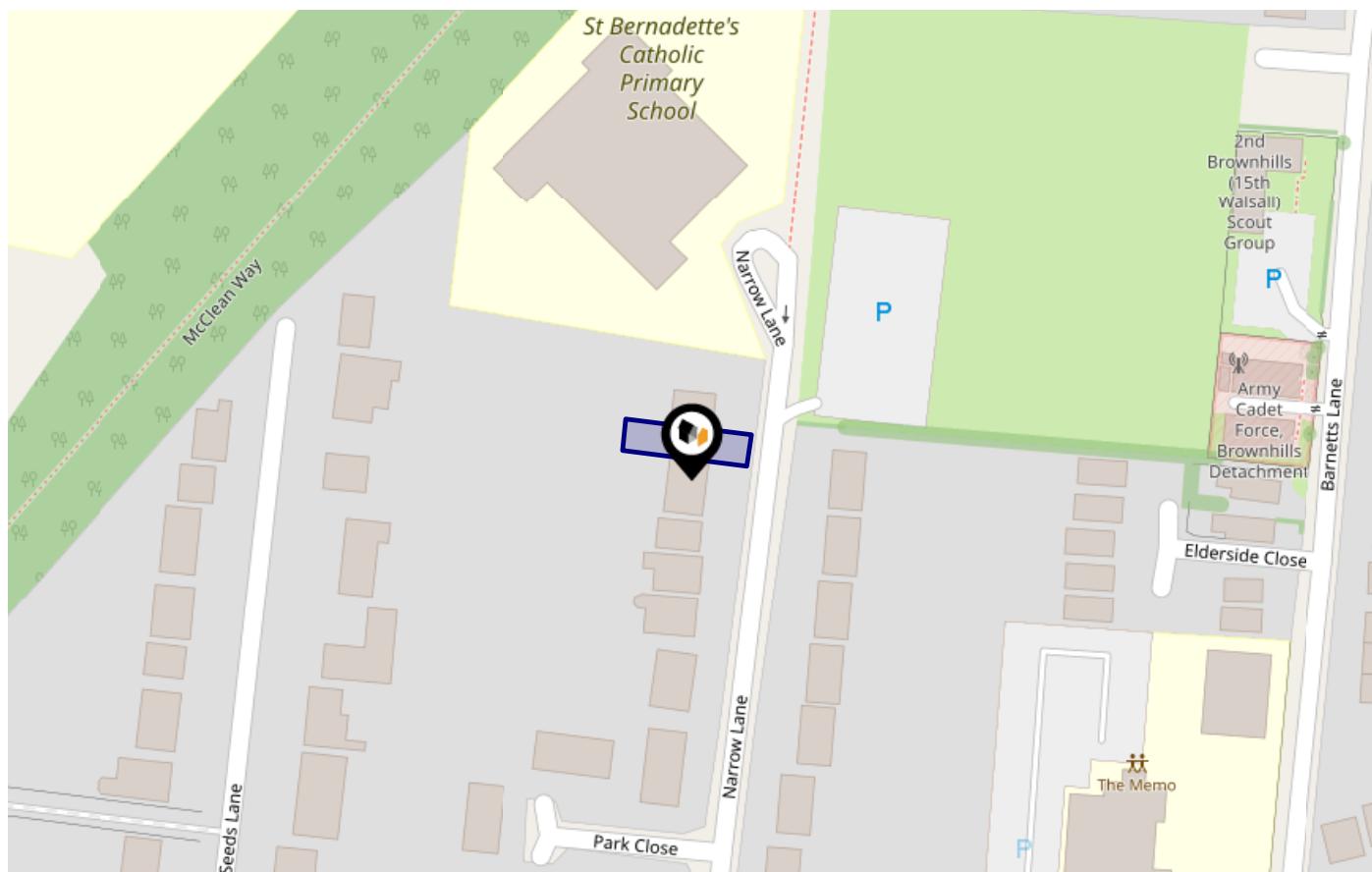
Chance of flooding to the following depths at this property:



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.

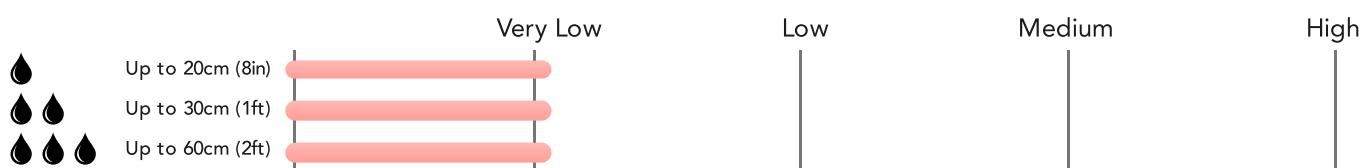


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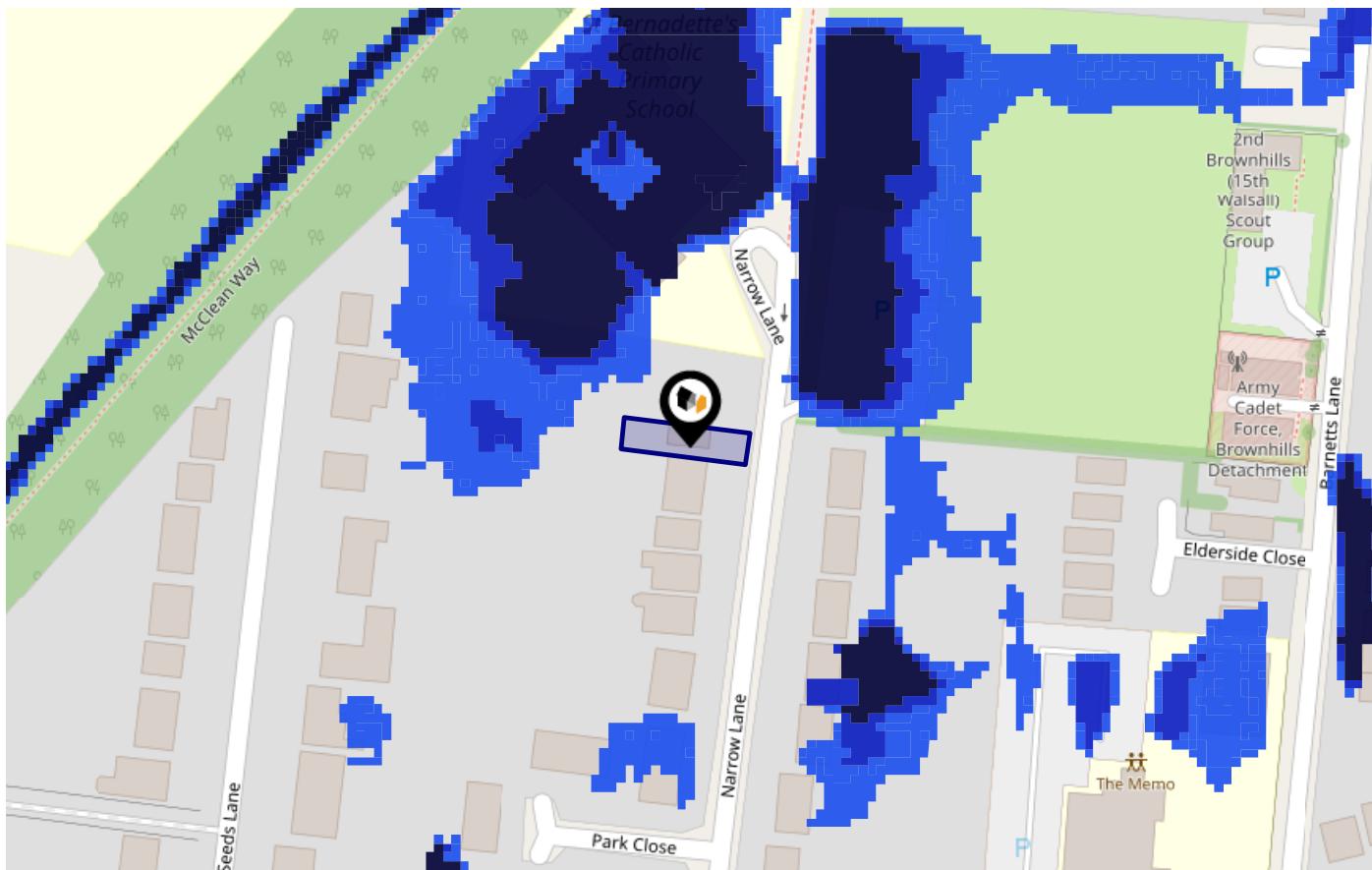
Chance of flooding to the following depths at this property:



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.

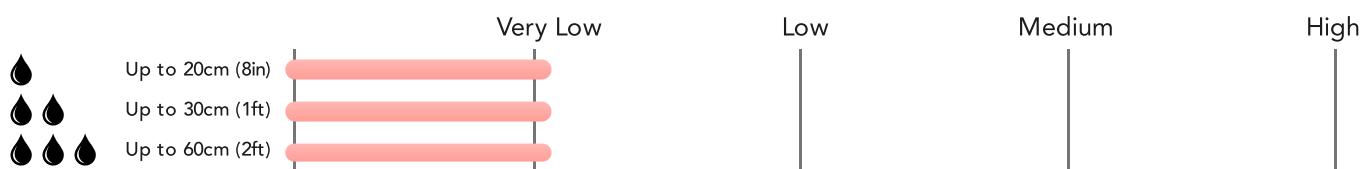


Risk Rating: Very low

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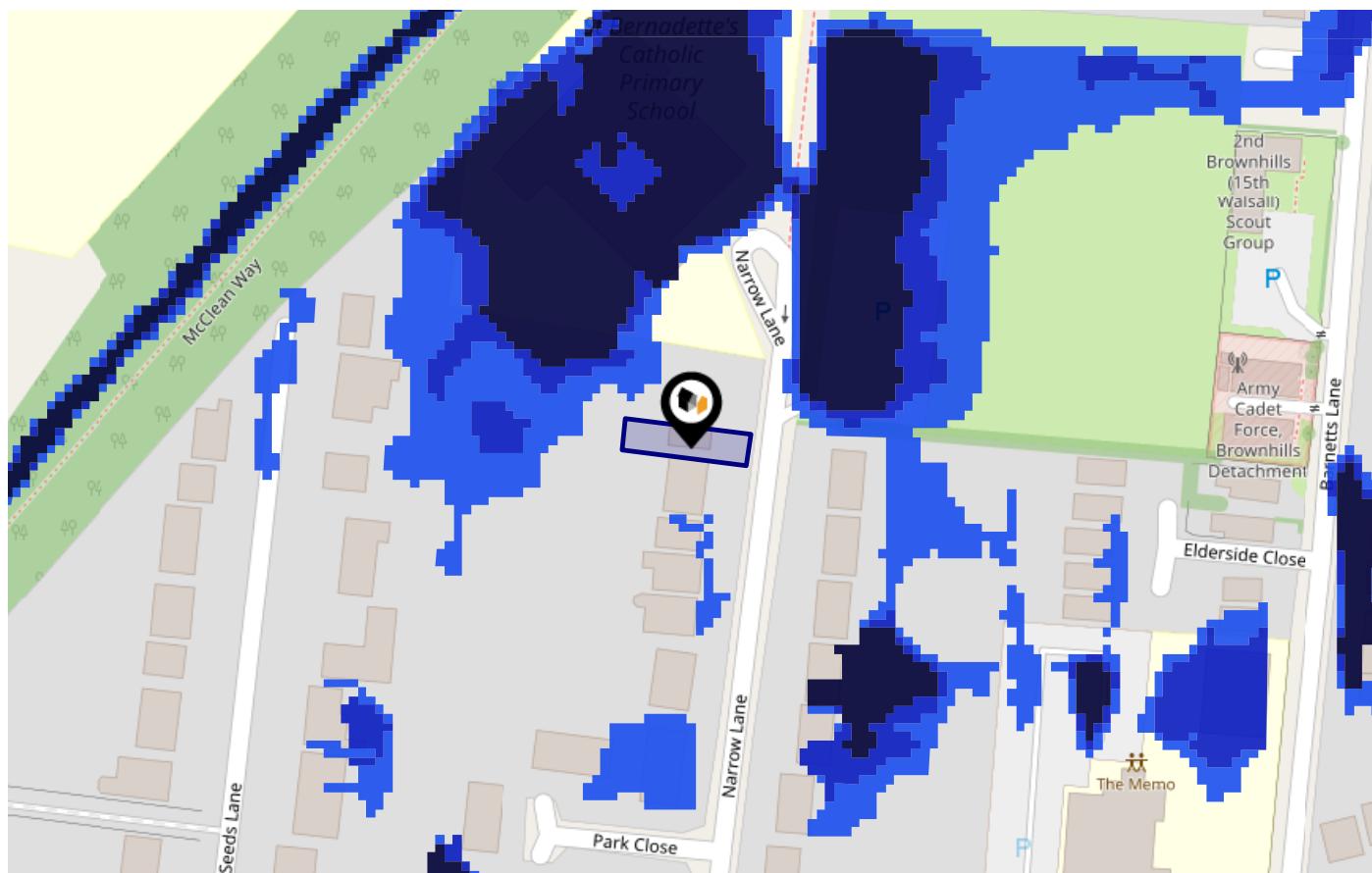
Chance of flooding to the following depths at this property:



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.

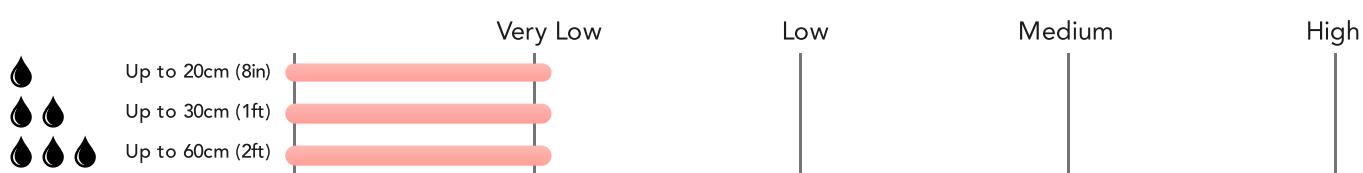


Risk Rating: Very low

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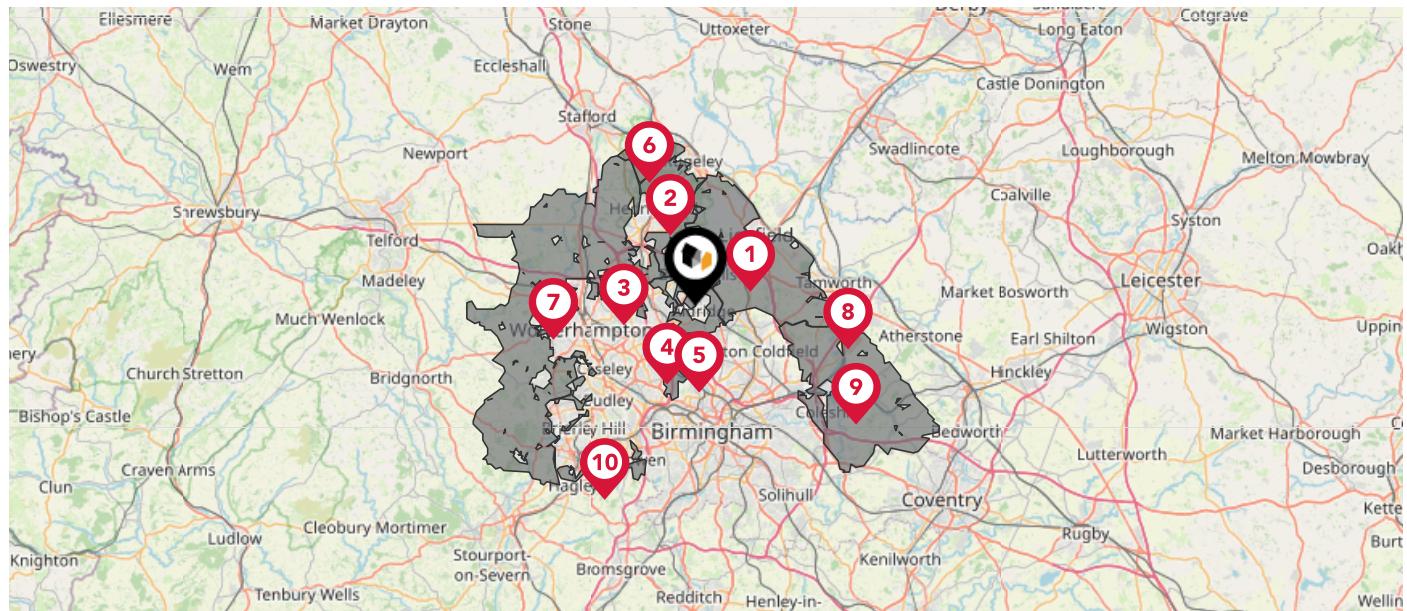
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



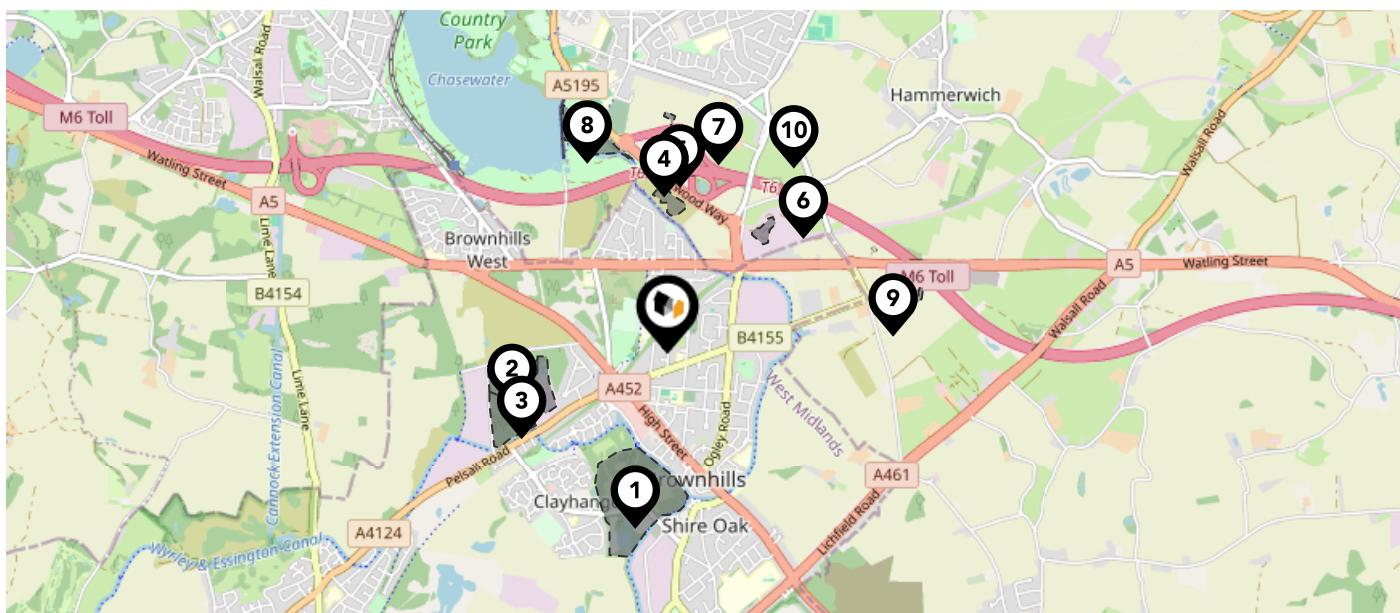
Nearby Green Belt Land

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

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.



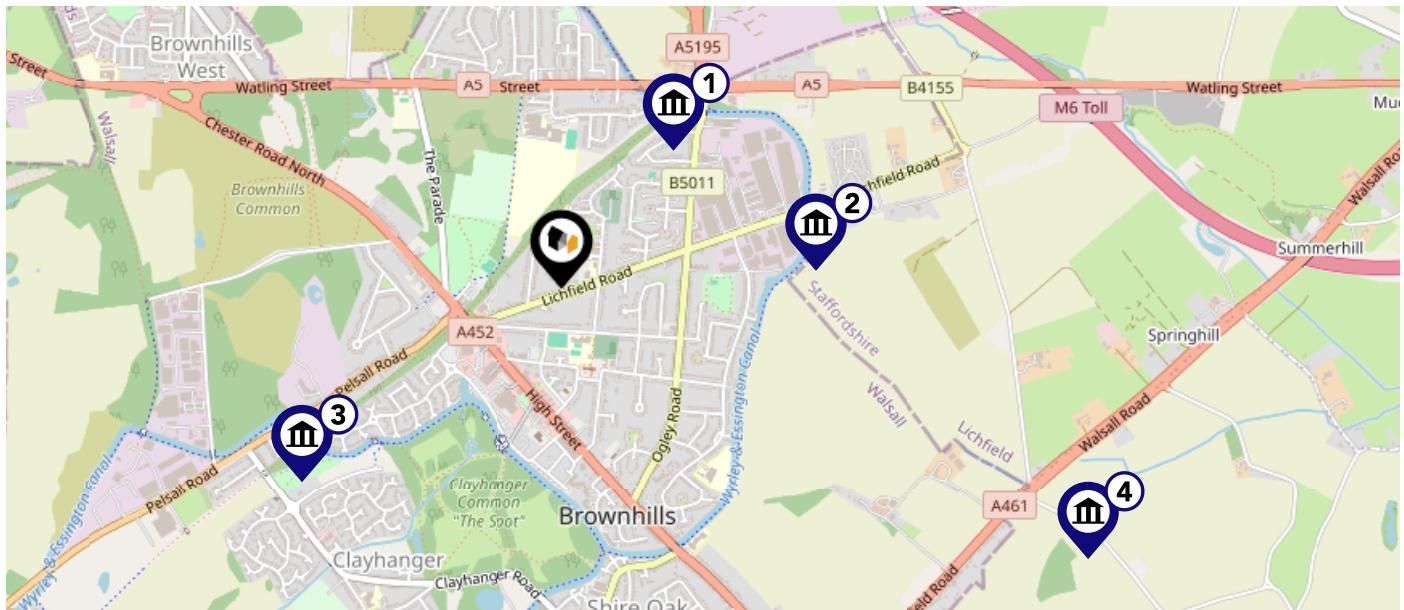
Nearby Landfill Sites

1	Clayhanger Landfill Site-Bridge Street, Brownhills, West Midlands	Historic Landfill	<input type="checkbox"/>
2	Birch Coppice Mineral Extraction Site-Off Pelsall Road, Brownhills, Sutton Coldfield, West Midlands	Historic Landfill	<input type="checkbox"/>
3	Old Landfill Site-Birch Coppice, Pelsall Road, Brownhills, West Midlands	Historic Landfill	<input type="checkbox"/>
4	Wharf Lane Landfill Site-Wharf Lane, Hammerwich, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
5	Wharf Lane Sand Quarry/The Triangle-Wharf Lane, Hammerwich, Chasetown, Staffordshire	Historic Landfill	<input type="checkbox"/>
6	Jubilee Park-Hanney Hay Road, Burntwood, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
7	Wharf Lane Sand Pits-Wharf Lane, Hammerwich, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
8	Land Adjacent To Chasewater-Wharf Lane, Chase Terrace, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
9	Infilling Of Canal, Canal Barracks Lane-Barracks Lane, Hammerwich, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>
10	Hanney Hay Road-Hanney Hay Road, Hammerwich, Lichfield, Staffordshire	Historic Landfill	<input type="checkbox"/>

Maps

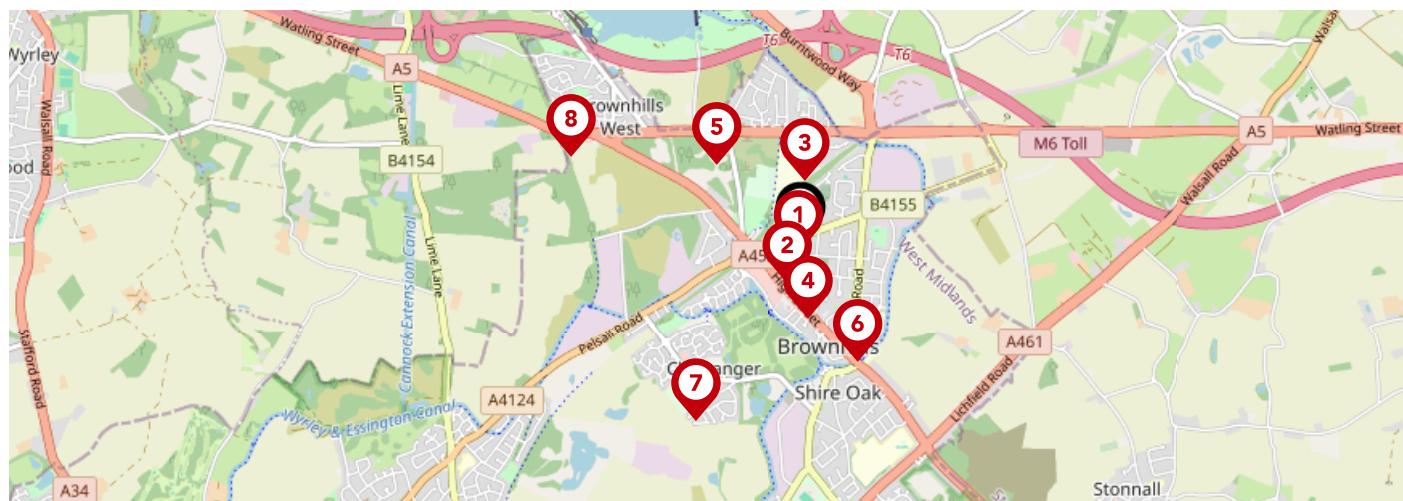
Listed Buildings

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
	1077180 - Wyrley And Essington Canal Anglesey Branch Railway Aqueduct	Grade II	0.4 miles
	1087076 - Wyrley And Essington Canal Footbridge At Ogley Junction	Grade II	0.6 miles
	1271540 - Railway Bridge, Approximately 100 Metres South East Of Backs Bridge, Pelsall Road Wyrley And Essington Canal	Grade II	0.7 miles
	1421472 - Sandhills Pumping Station	Grade II	1.3 miles

Area Schools



Nursery Primary Secondary College Private

	St Bernadette's Catholic Primary School						
1	St Bernadette's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 148 Distance:0.03						
2	St James Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 213 Distance:0.18						
3	Brownhills Ormiston Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 720 Distance:0.29						
4	Ogley Hay Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 87 Distance:0.34						
5	Watling Street Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 239 Distance:0.52						
6	Millfield Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 221 Distance:0.58						
7	Holy Trinity Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 200 Distance:0.92						
8	Brownhills West Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 184 Distance:1.11						

Area Schools



Nursery **Primary** **Secondary** **College** **Private**

9 Shire Oak Academy Ofsted Rating: Requires improvement Pupils: 1425 Distance: 1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Erasmus Darwin Academy Ofsted Rating: Good Pupils: 1130 Distance: 1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Walsall Wood School Ofsted Rating: Good Pupils: 0 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Chasetown Community School Ofsted Rating: Good Pupils: 83 Distance: 1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Ridgeway Primary Academy Ofsted Rating: Good Pupils: 413 Distance: 1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 St John's Church of England Primary School Ofsted Rating: Good Pupils: 342 Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Oakwood School Ofsted Rating: Outstanding Pupils: 208 Distance: 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 St Joseph and St Theresa Catholic Primary Ofsted Rating: Good Pupils: 202 Distance: 1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

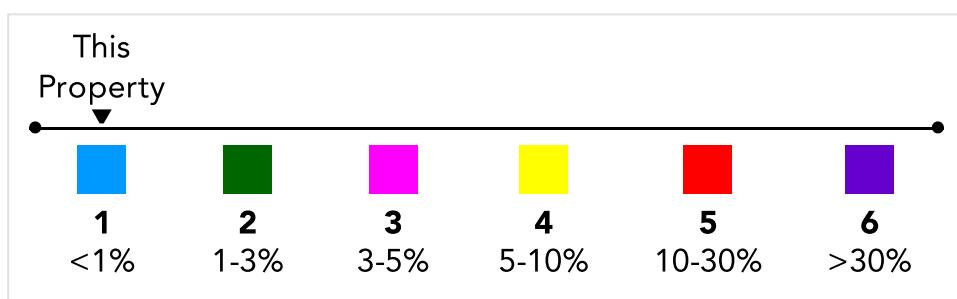
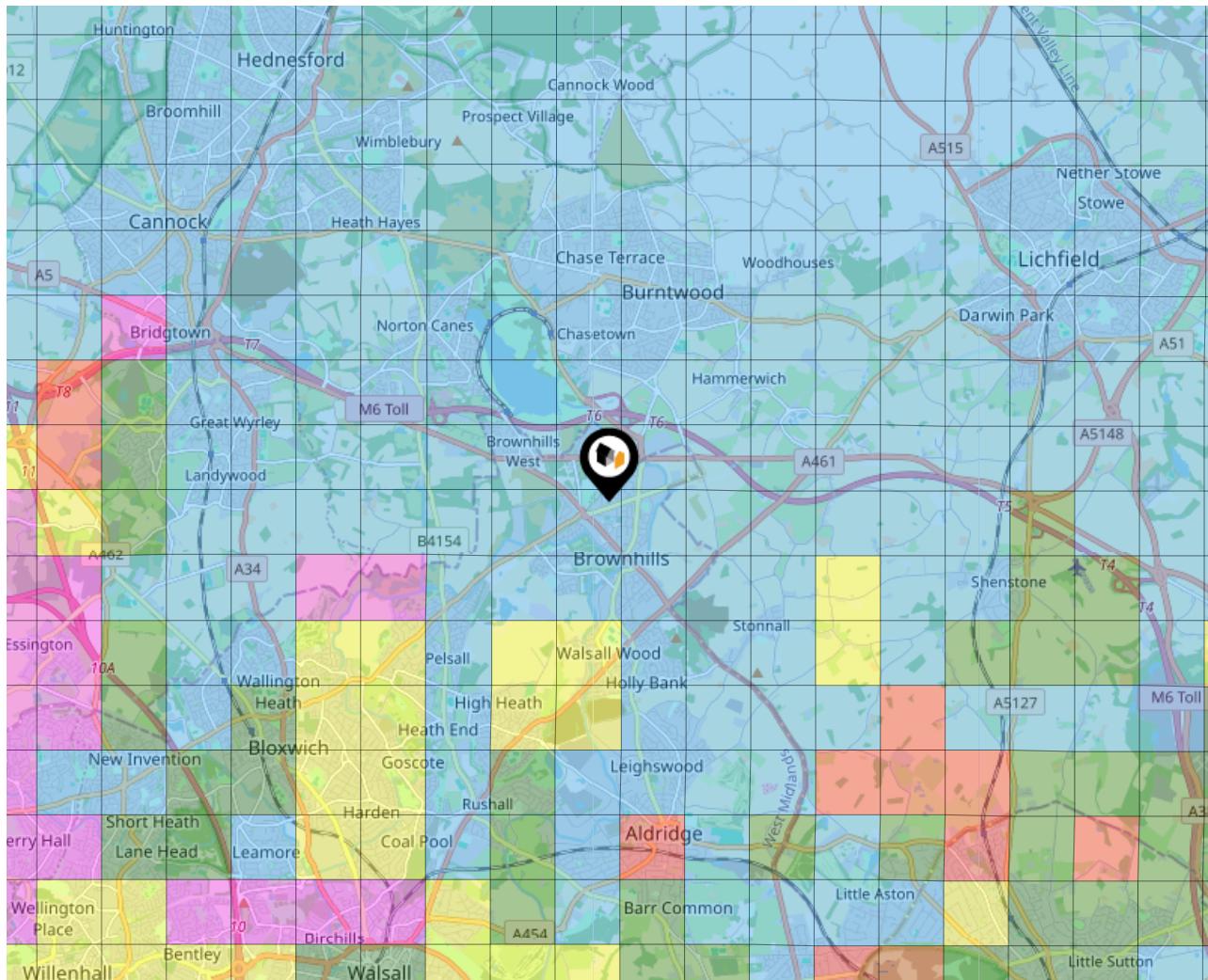


Key:

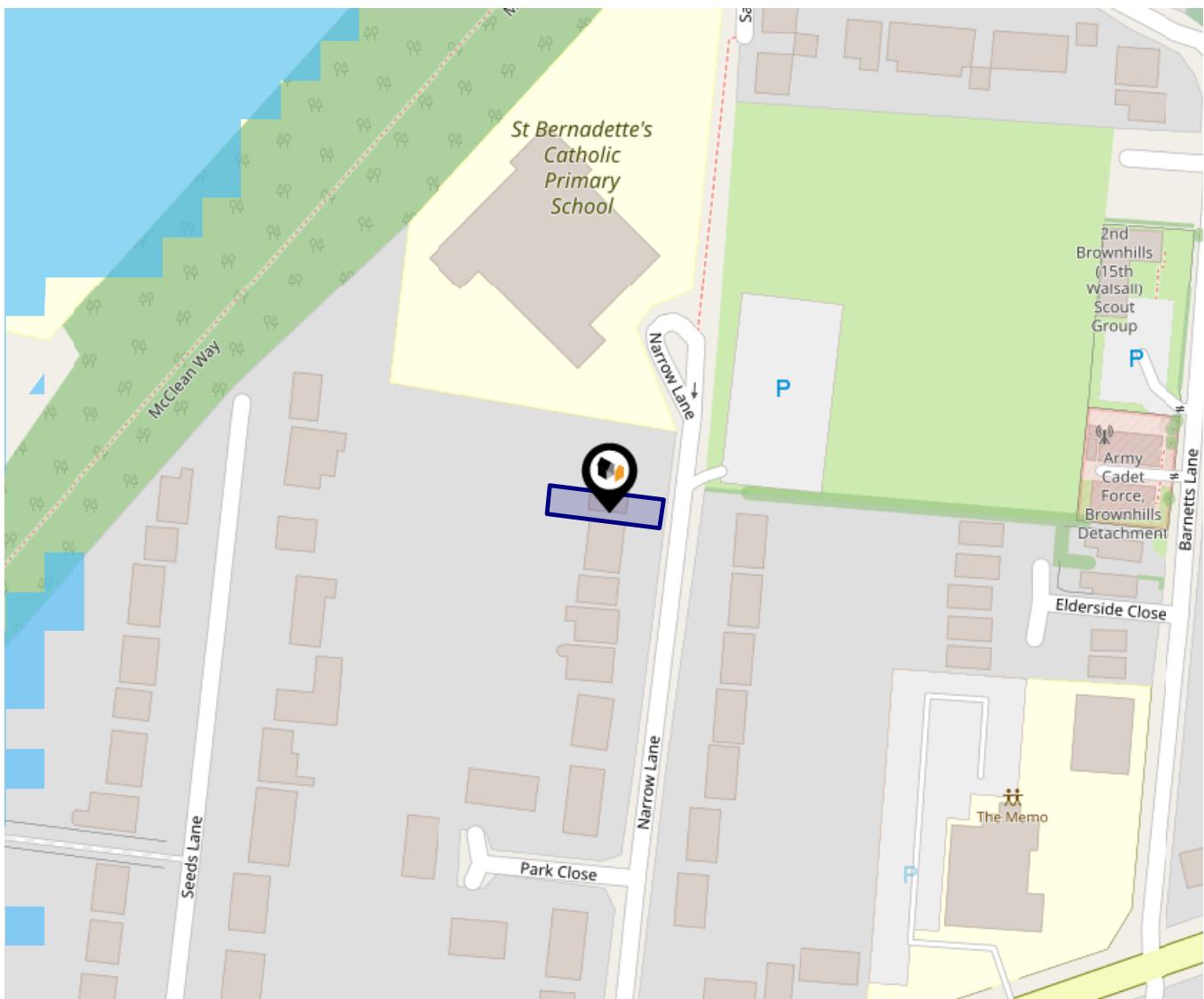
-  Power Pylons
-  Communication Masts

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).



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)

Carbon Content:

NONE

Parent Material Grain:

ARENACEOUS -
RUDACEOUS

Soil Group:

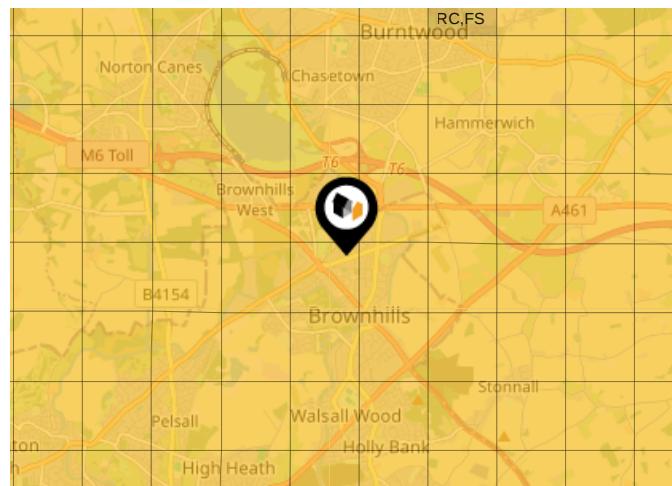
LIGHT(SANDY)

Soil Texture:

SAND TO LOAM

Soil Depth:

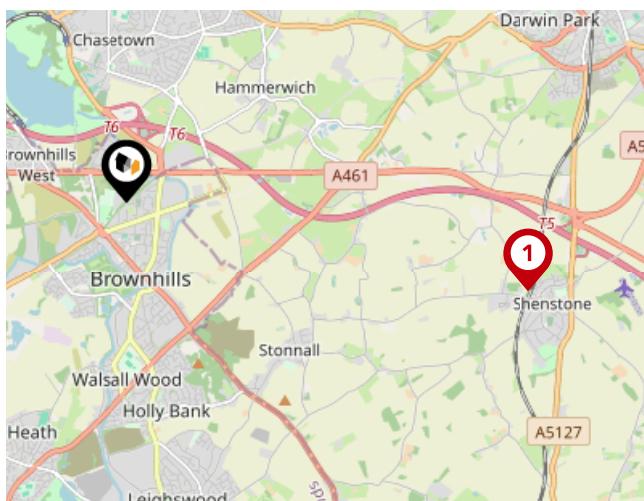
INTERMEDIATE



Primary Classifications (Most Common Clay Types)

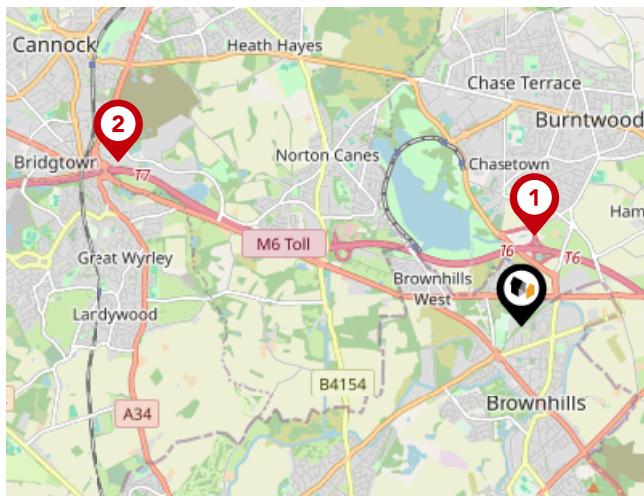
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



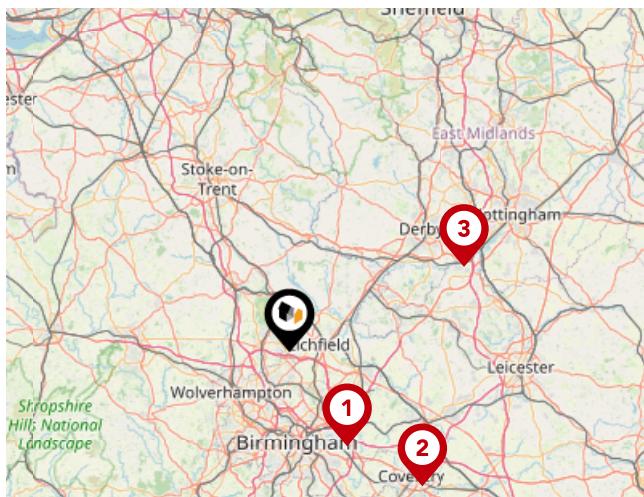
National Rail Stations

Pin	Name	Distance
1	Shenstone Rail Station	3.7 miles
2	Landywood Rail Station	3.82 miles
3	Bloxwich North Rail Station	4.09 miles



Trunk Roads/Motorways

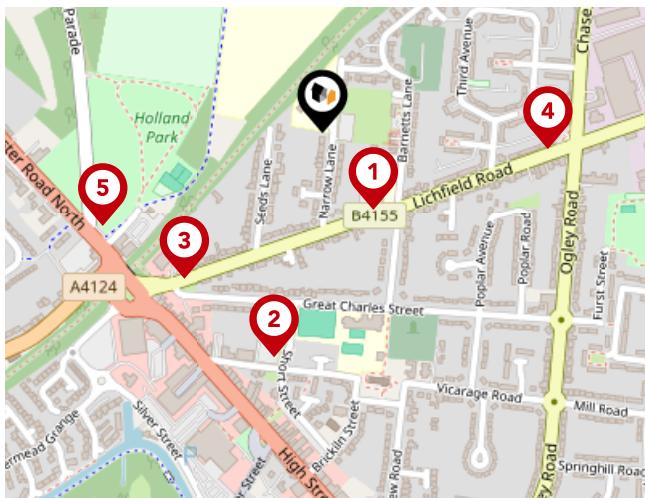
Pin	Name	Distance
1	M6 TOLL T6	0.83 miles
2	M6 TOLL T7	3.92 miles
3	M6 TOLL T5	3.92 miles
4	M6 J10	5.75 miles
5	M6 J10A	5.21 miles



Airports/Helpads

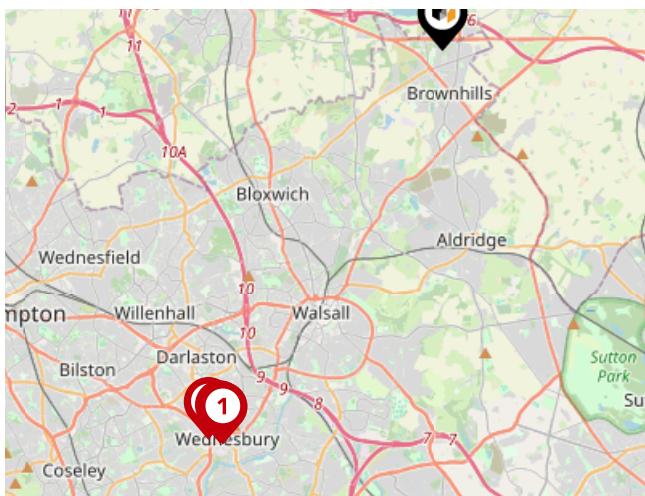
Pin	Name	Distance
1	Birmingham Airport	16.04 miles
2	Baginton	27.4 miles
3	East Mids Airport	27.94 miles
4	Manchester Airport	51.67 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brownhills Memorial Hall	0.1 miles
2	Short St	0.26 miles
3	Great Charles St	0.22 miles
4	Ogley Rd	0.25 miles
5	The Park View Centre	0.27 miles



Local Connections

Pin	Name	Distance
1	Wednesbury Great Western St (Metro Stop)	8.11 miles
2	Wednesbury Great Western Street (Metro Stop)	8.12 miles
3	Wednesbury Parkway (Midland Metro Stop)	8.18 miles

Agent Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Bill Tandy and Company or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Bill Tandy and Company and therefore no warranties can be given as to their good working order.

Bill Tandy and Company

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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