

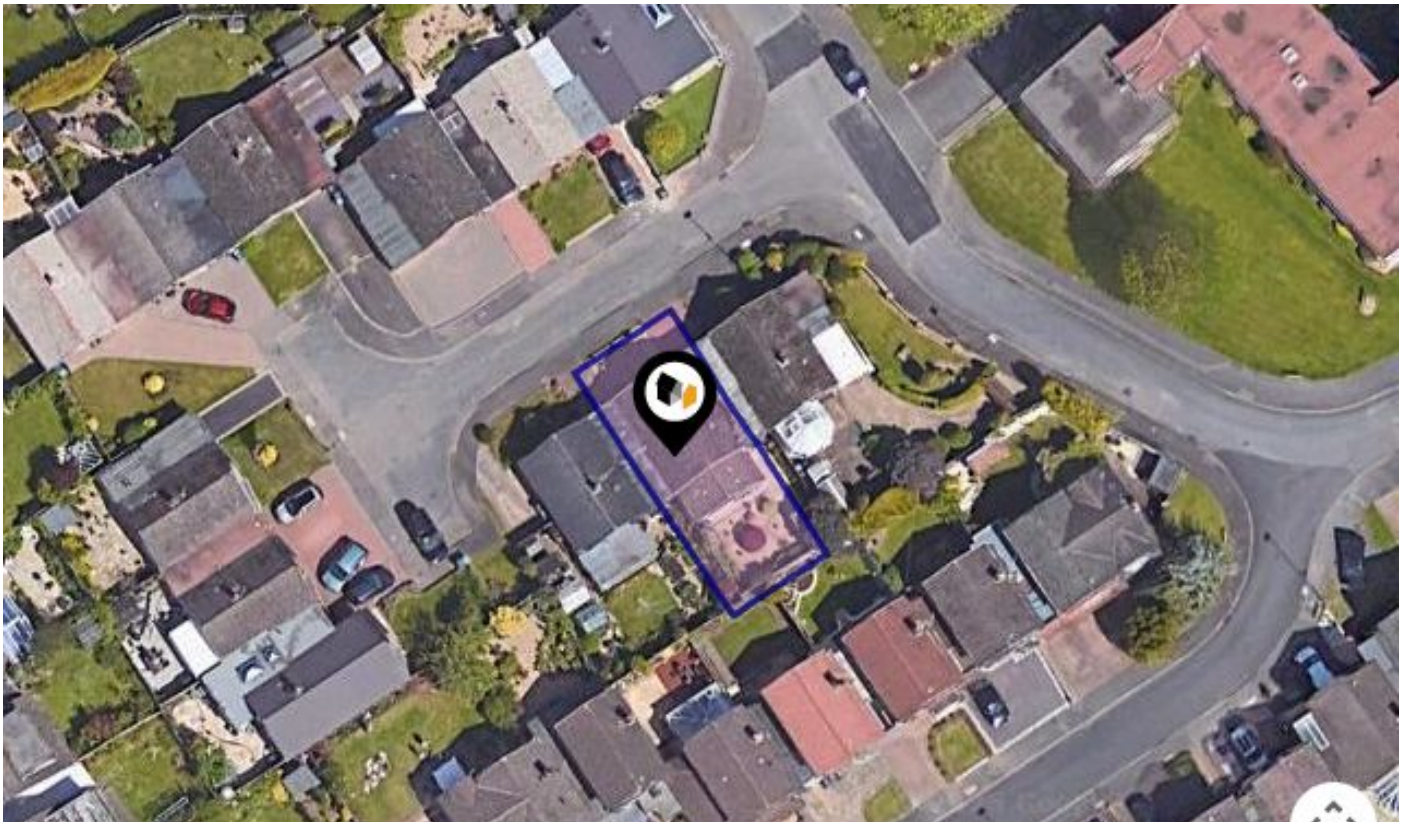


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th March 2025



WHITEBEAM CROFT, BIRMINGHAM, B38

Price Guide : £210,000

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Birmingham

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<https://exp-uk.co.uk>

<!-- x-tinymce/html -->

Modern Method Of Auction ends: 03-04-2025 at 14:00 (2pm)

Bungalows can be a rare style of property available For Sale, but at this price and in such a sought-after location; amazing!

Offered to the market via Modern Method of Auction, is this fabulous and extended semi-detached bungalow. Offering superb space and in a clean and tidy condition, what a fabulous home this could be for the right buyer looking to create the perfect bungalow lifestyle.

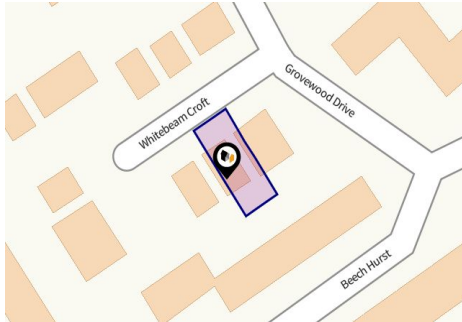
Comprising of: a large entrance hall which could be divided up to create further internal rooms. Off of the hall is a door leading into a large utility room and a door into the bungalows inner hall. From the inner hall there are doors leading to two generous bedrooms, one of which has built-in wardrobes, plus a shower room and a large lounge diner. The shower room has a shower cubicle, wash basin and toilet, plus store cupboard. The lounge diner has a high ceiling, central heating with fire place and surround, also door into the kitchen and French doors to the rear leading into a bright, airy and spacious dining room. The large dining room with door leading out to the garden, also benefits from having large double glazed windows and vaulted ceiling, a wonderful light and airy space to relax, dine and unwind whilst overlooking the rear garden. The kitchen, which has a door leading into the large utility room, has fitted wall and base units with integrated sink and drainer plus an electric oven with gas hob and extractor fan over, plus low level fridge. The utility room benefits from a superb amount of work surface and cupboard space, with integrated sink and drainer and space for a washing machine and tall fridge freezer. There is also a door into the entrance hall and door to the rear leading out to the rear garden. The southerly facing and private rear garden is fence enclosed and has a variety of shrubs and small trees, a patio area and a garden shed. A really lovely place to relax and unwind. To the front there is Off Road Parking for one car with potential for more. This bungalow also benefits from a large loft space with drop-down ladder.

Overall, a spacious bungalow with huge potential and located in a desirable area of Kings Norton, a short distance to the stunning Kings Norton Village Green.

Located off Grovewood Drive, the Redditch Road, for buses into Birmingham City Centre and Longbridge Town Centre, is a stones throw away, in addition to a large Aldi supermarket.

A lovely cul-de-sac location offering peace and tranquillity, whilst also being within easy reach of transport links across the City and amenities to cater for everyday needs.

Note: due to the presence of spray foam insulation in the loft, it is advised prospective buyers get further advice on mortgage lending before proceeding. Therefore cash buyers are encouraged.



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,091
Title Number:	WM267763

Price Guide:	£210,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

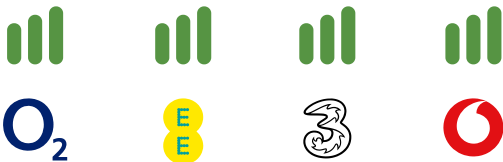
6
mb/s



1800
mb/s

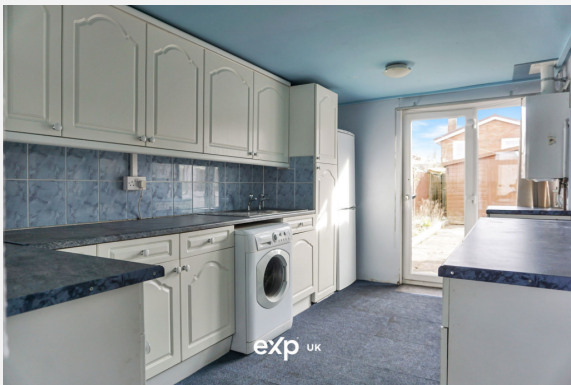


Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

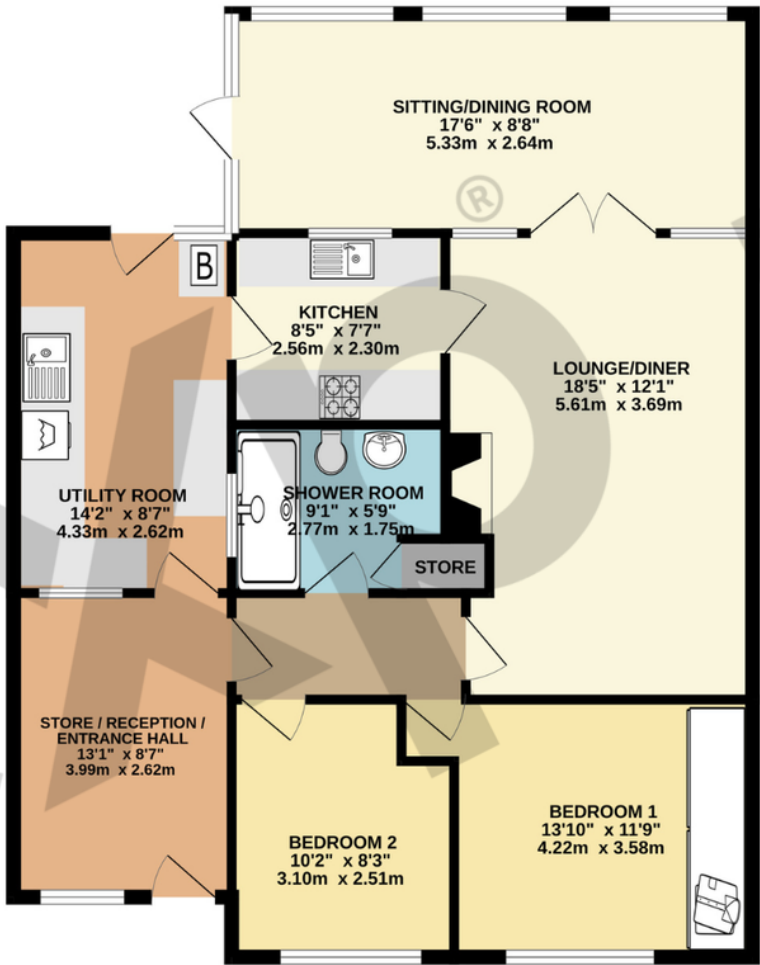






WHITEBEAM CROFT, BIRMINGHAM, B38

GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy rating

D

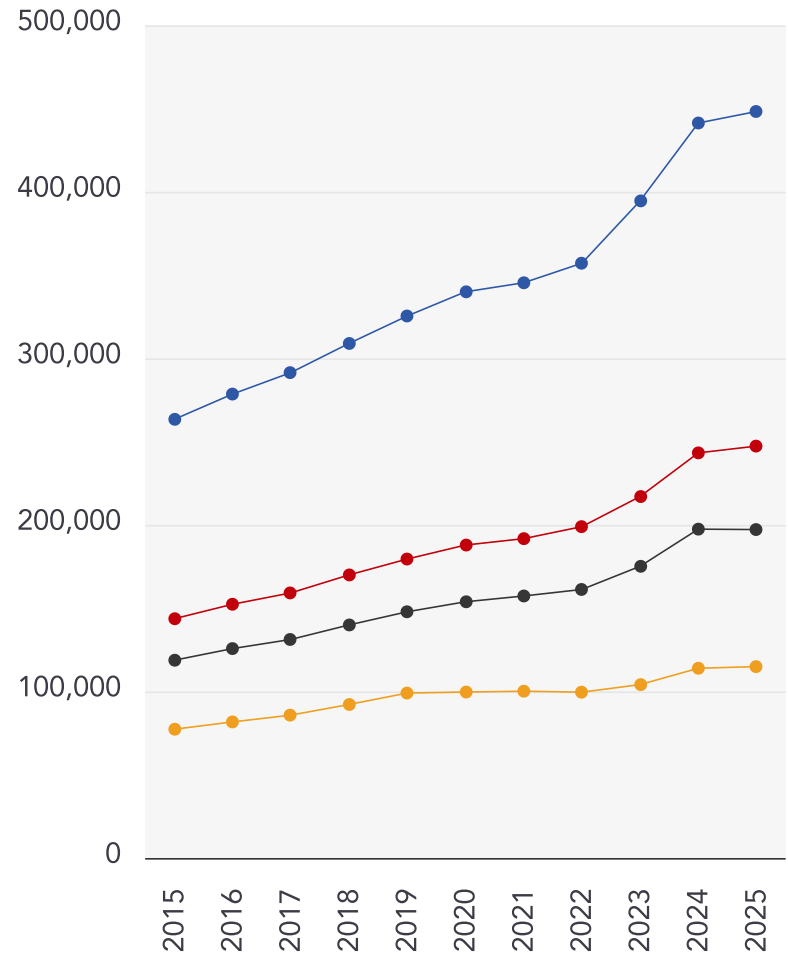
Valid until 15.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

11, Whitebeam Croft, Birmingham, B38 8NY				
Last Sold Date:	14/08/2024	25/08/2010		
Last Sold Price:	£285,000	£159,950		
5, Whitebeam Croft, Birmingham, B38 8NY				
Last Sold Date:	25/02/2022	22/05/2009		
Last Sold Price:	£280,000	£135,000		
10, Whitebeam Croft, Birmingham, B38 8NY				
Last Sold Date:	10/05/2019	20/11/2015	15/06/2007	23/07/1998
Last Sold Price:	£235,000	£199,950	£175,000	£84,950
9, Whitebeam Croft, Birmingham, B38 8NY				
Last Sold Date:	28/09/2018	22/02/2017	06/11/2015	23/02/2007
Last Sold Price:	£242,000	£175,000	£156,000	£167,500
7, Whitebeam Croft, Birmingham, B38 8NY				
Last Sold Date:	22/11/2017	08/03/2013	26/06/2006	
Last Sold Price:	£224,950	£145,500	£147,950	
1, Whitebeam Croft, Birmingham, B38 8NY				
Last Sold Date:	27/11/2015	12/09/1997		
Last Sold Price:	£170,000	£65,000		
4, Whitebeam Croft, Birmingham, B38 8NY				
Last Sold Date:	26/06/2009	27/07/2001	13/01/2000	
Last Sold Price:	£155,000	£149,950	£75,000	
6, Whitebeam Croft, Birmingham, B38 8NY				
Last Sold Date:	30/06/2005			
Last Sold Price:	£147,500			
15, Whitebeam Croft, Birmingham, B38 8NY				
Last Sold Date:	24/09/1999			
Last Sold Price:	£83,000			
2, Whitebeam Croft, Birmingham, B38 8NY				
Last Sold Date:	23/05/1997			
Last Sold Price:	£67,500			

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

10 Year History of Average House Prices by Property Type in B38



Detached

+70.17%

Semi-Detached

+72.14%

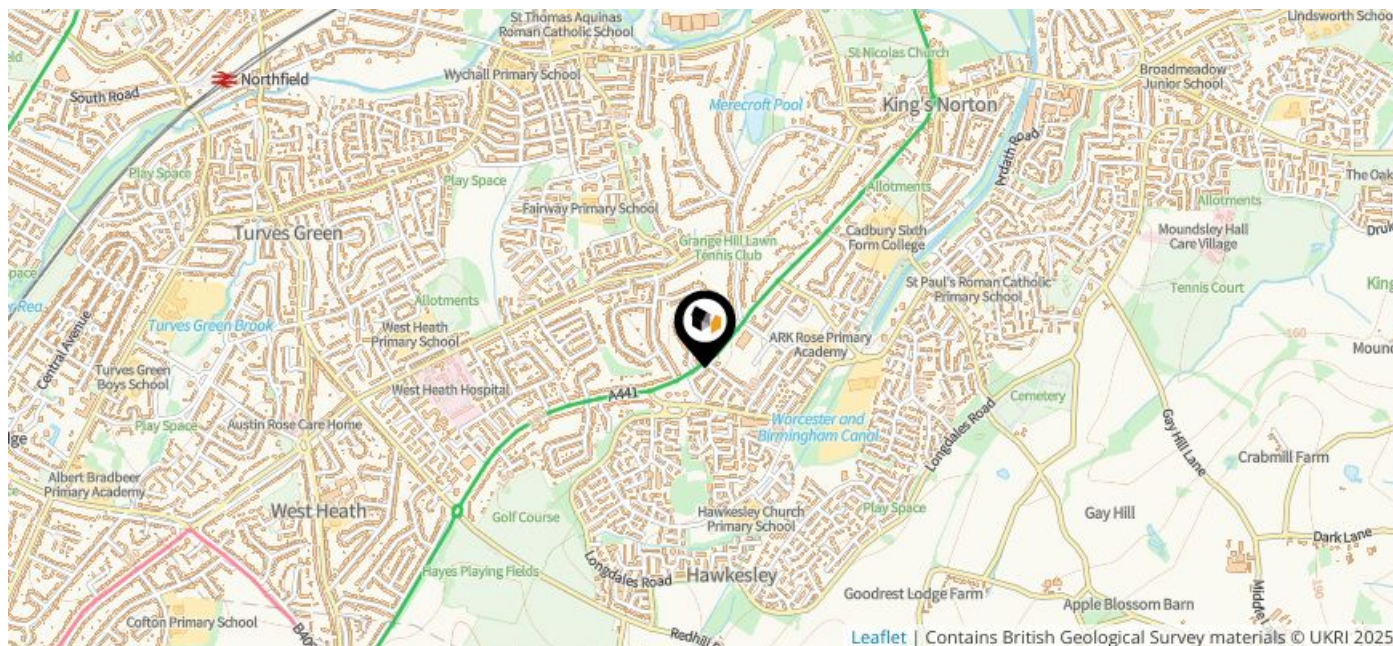
Terraced

+66.07%

Flat

+48.62%

This map displays nearby coal mine entrances and their classifications.



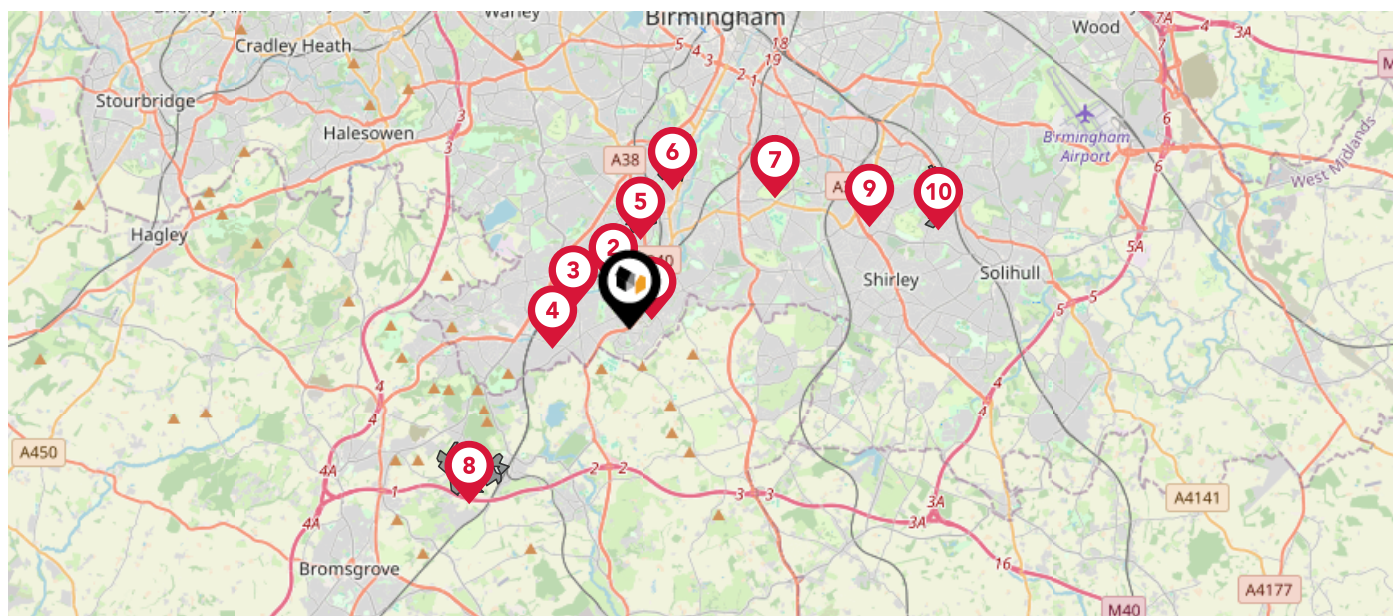
Mine Entry

- ✕ 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

Kings Norton

2

Bournville Tenants

3

Northfield Old Village

4

Austin Village

5

Bournville Village

6

Selly Park

7

St Agnes

8

Barnt Green

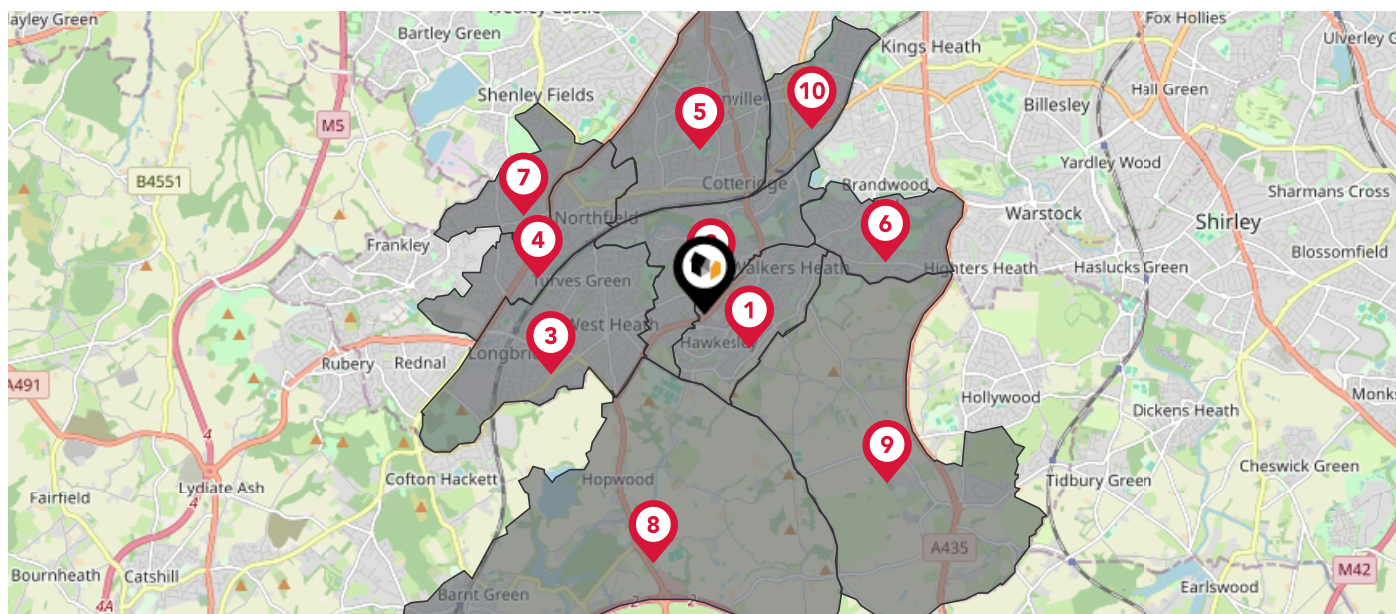
9

School Road

10

Conservation Area - Olton

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

King's Norton South Ward

2

King's Norton North Ward

3

Longbridge & West Heath Ward

4

Northfield Ward

5

Bournville & Cotteridge Ward

6

Druids Heath & Monyhull Ward

7

Allens Cross Ward

8

Barnt Green & Hopwood Ward

9

Wythall West Ward

10

Stirchley Ward

Flood Risk

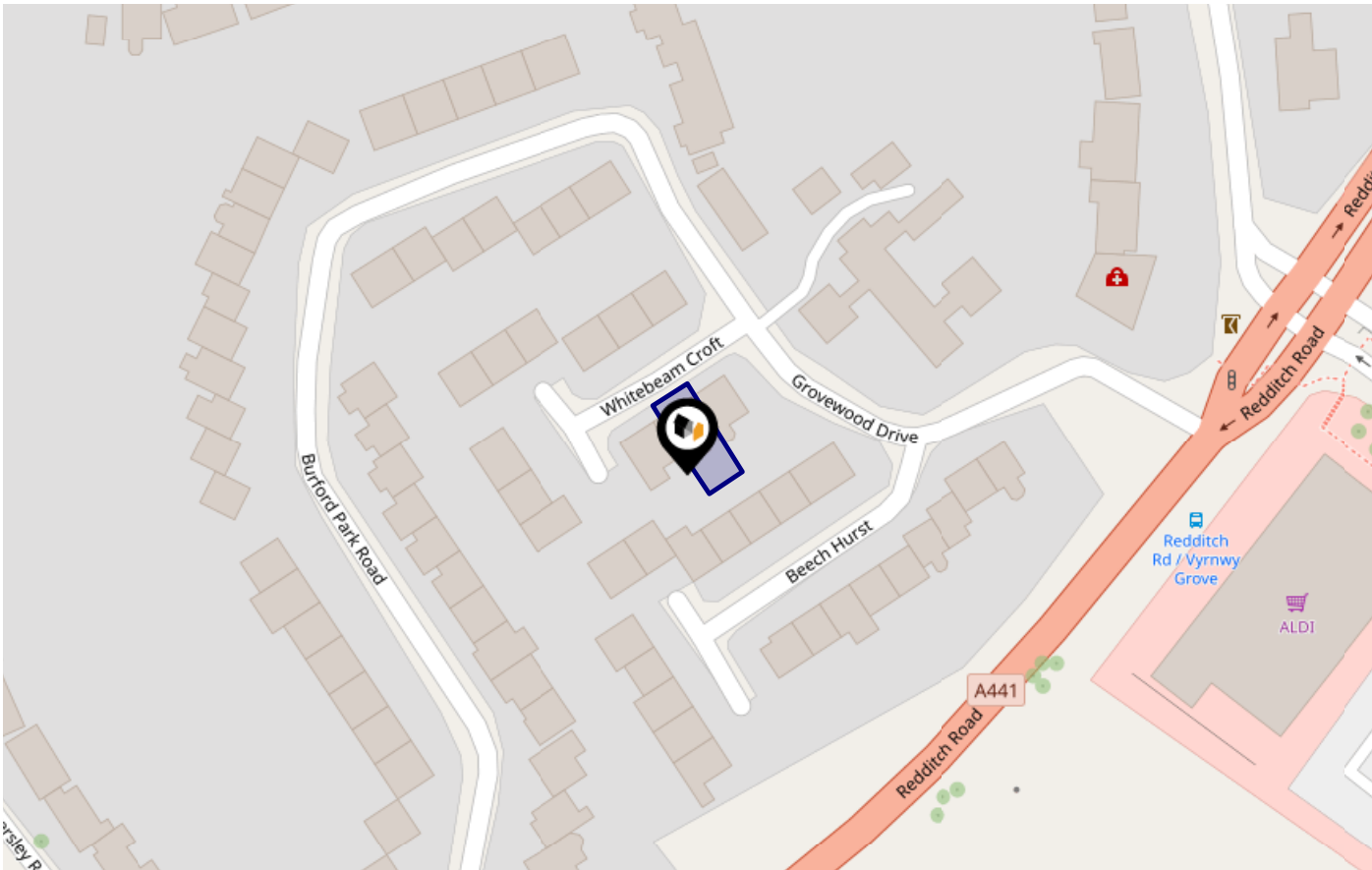
Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

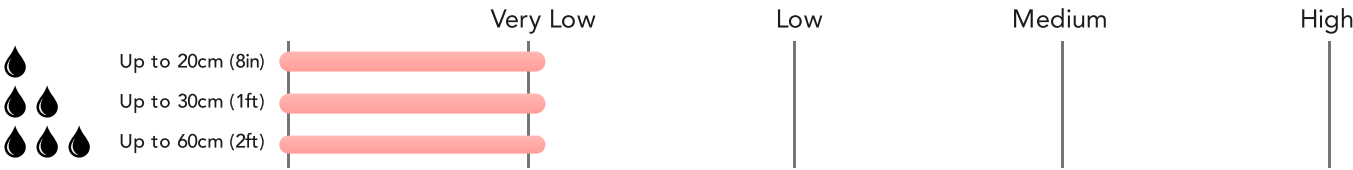


Risk Rating: Very low

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

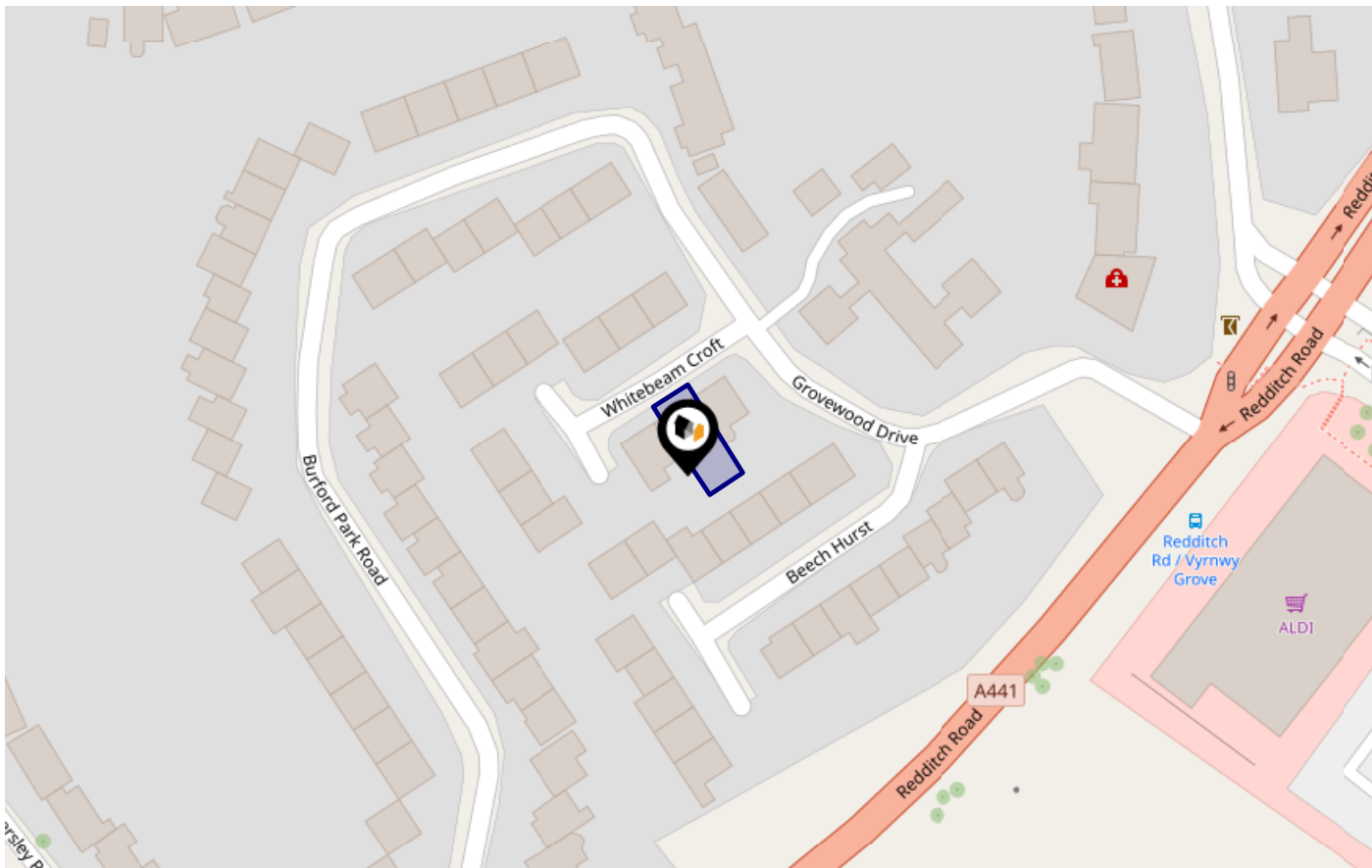
Rivers & Seas - Climate Change

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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.

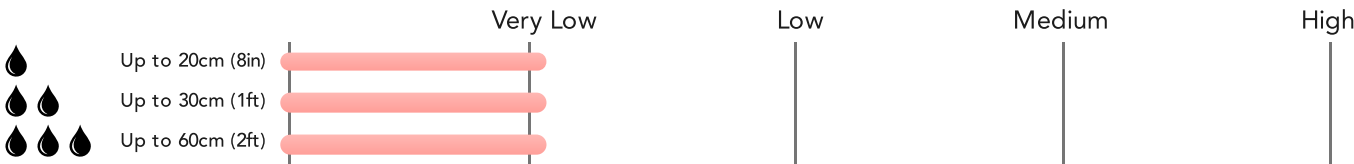


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



Flood Risk

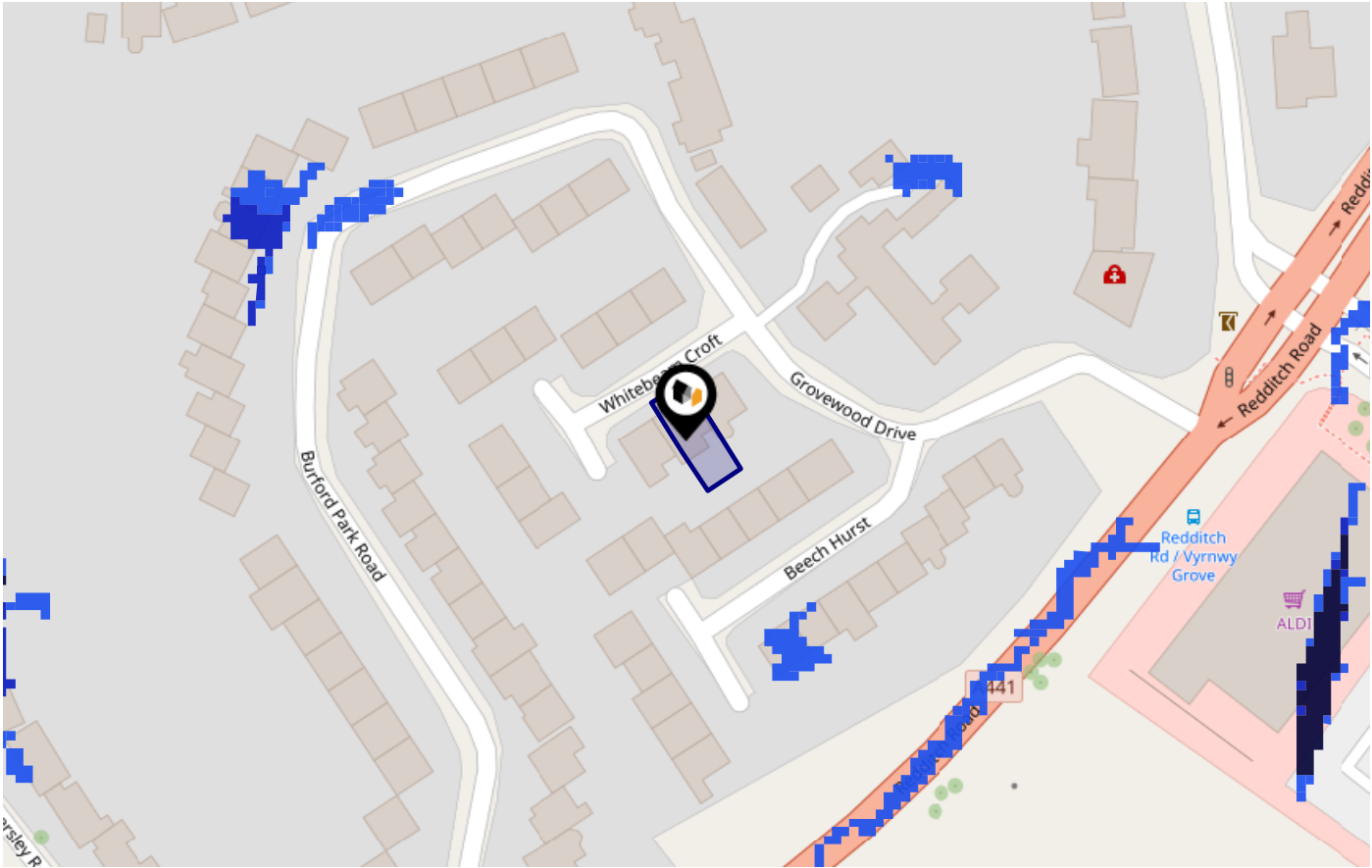
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

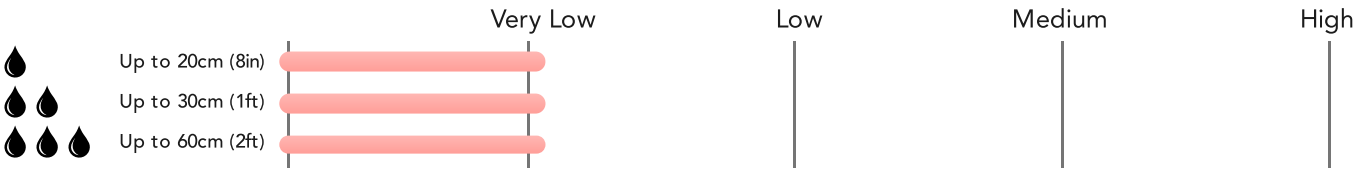


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



Flood Risk

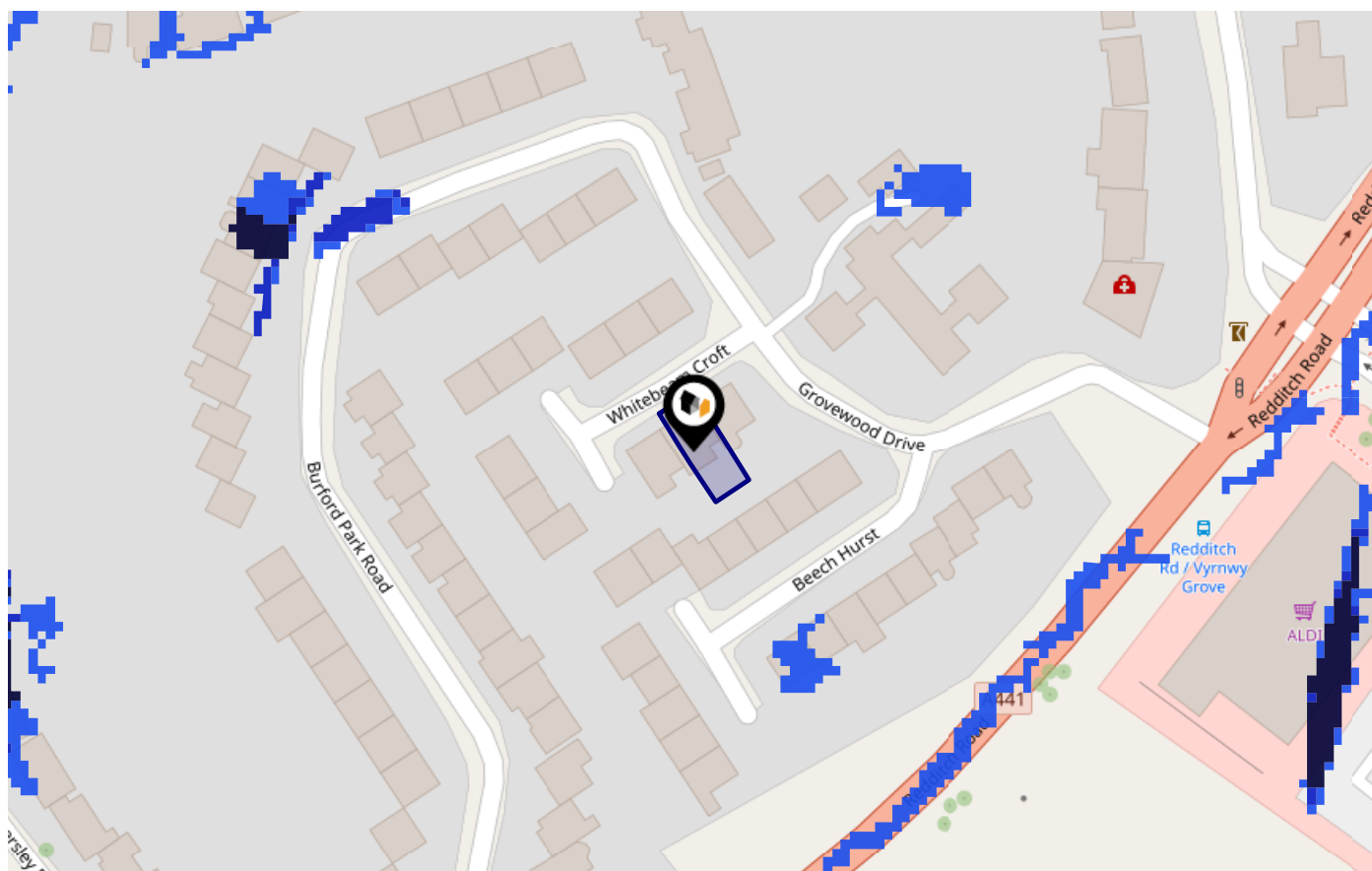
Surface Water - Climate Change

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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.

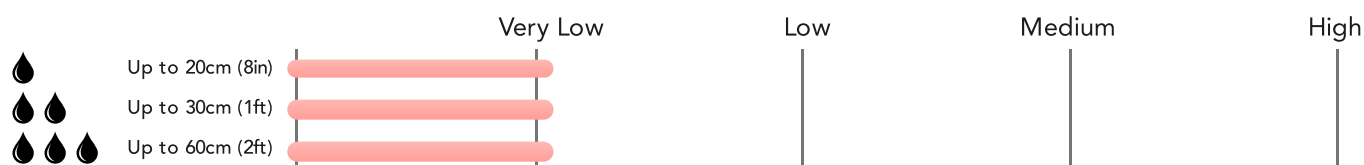


Risk Rating: Very low

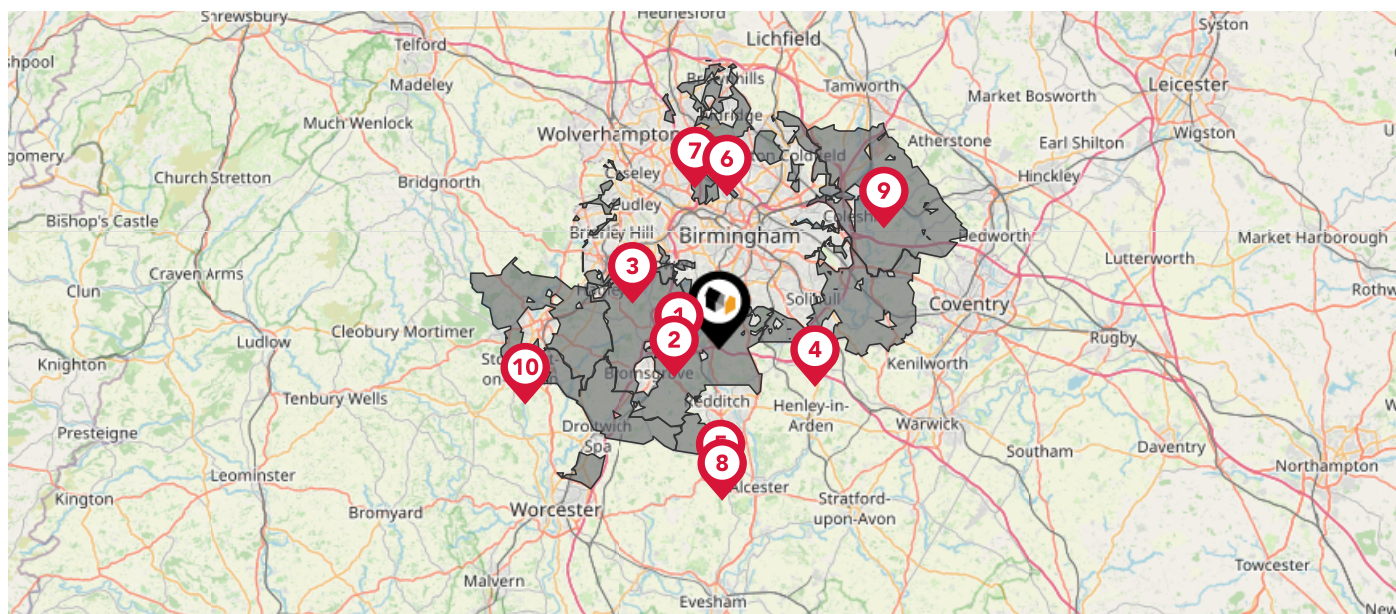
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

1

Birmingham Green Belt - Birmingham

2

Birmingham Green Belt - Bromsgrove

3

Birmingham Green Belt - Dudley

4

Birmingham Green Belt - Solihull

5

Birmingham Green Belt - Redditch

6

Birmingham Green Belt - Sandwell

7

Birmingham Green Belt - Walsall

8

Birmingham Green Belt - Wychavon

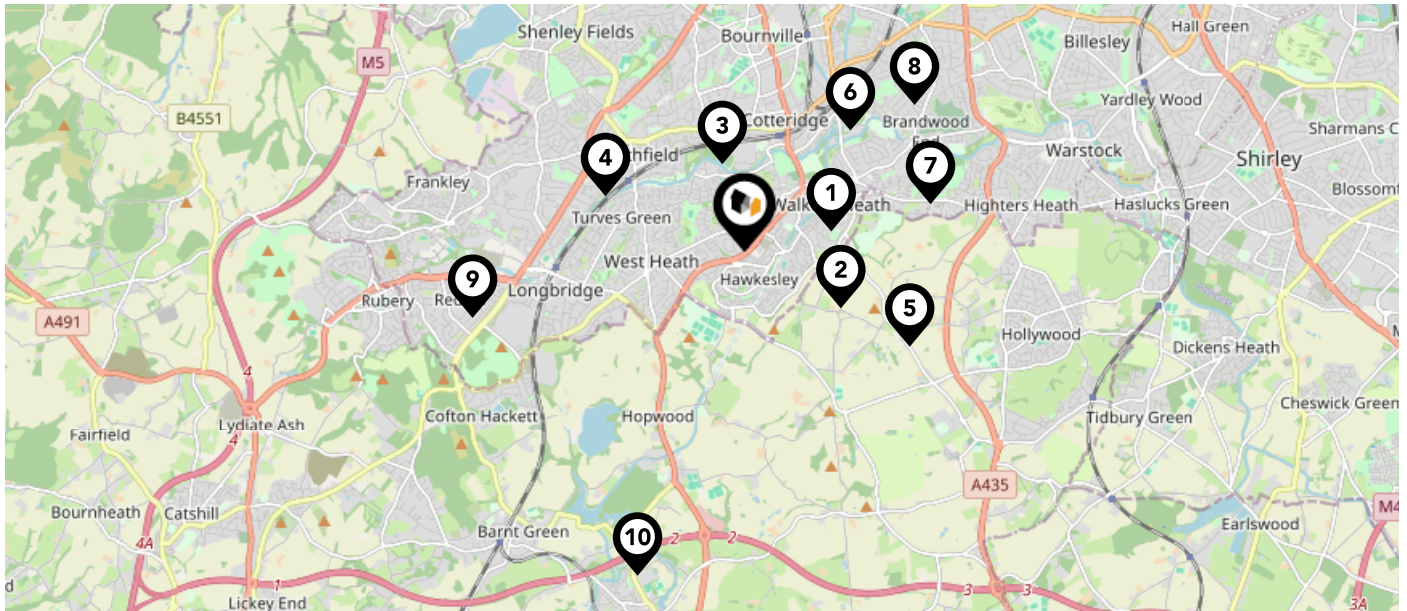
9

Birmingham Green Belt - North Warwickshire

10

Birmingham Green Belt - Wyre Forest

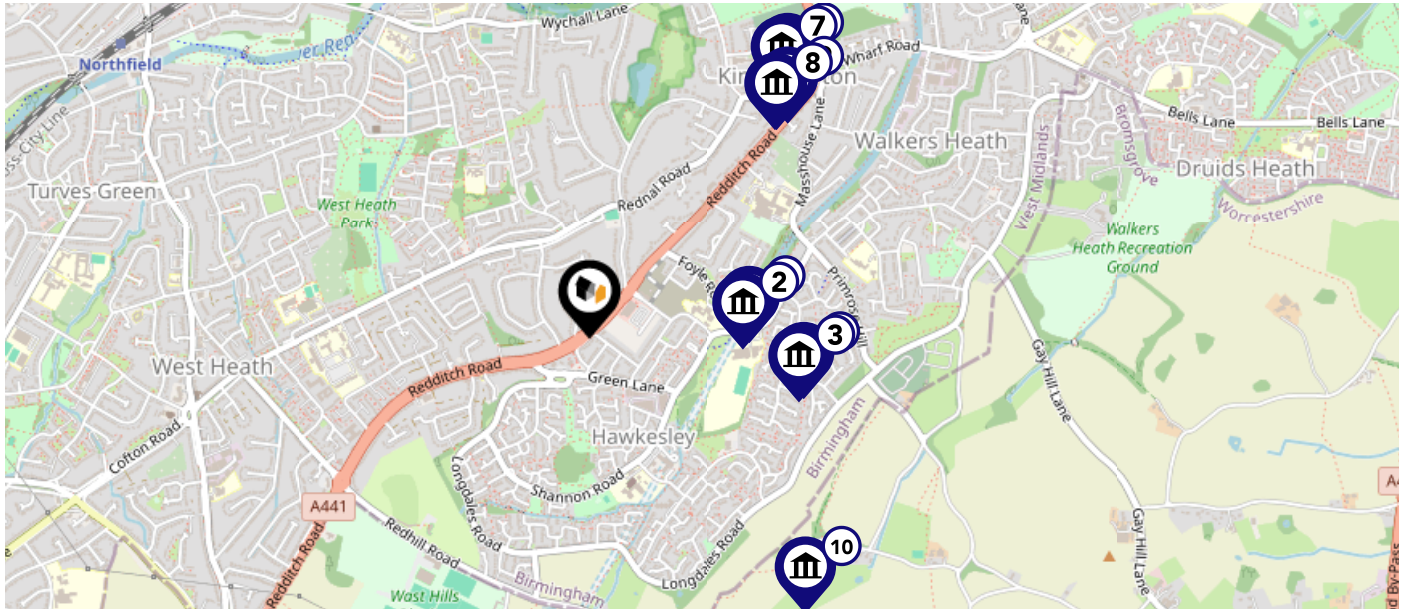
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













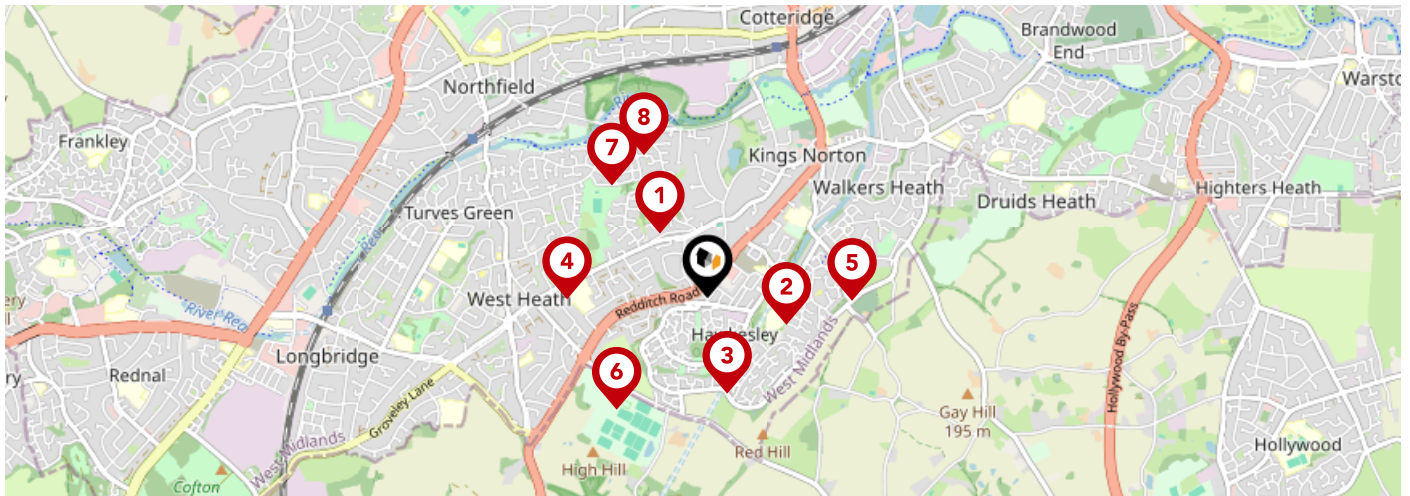
Nearby Landfill Sites

1	Former Brick and Tile Works-Ardath Road, Kings Norton, Birmingham, West Midlands	Historic Landfill	
2	Icknield Street-Headley Heath, Wythall, Worcestershire	Historic Landfill	
3	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	
4	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill	
5	The Dell-The Dell, Packhorse Lane	Historic Landfill	
6	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	
7	Monyhall Hospital-Monyhull Hall Road, Kings Heath, Birmingham, West Midlands	Historic Landfill	
8	Kings Road/Listowel Way-Former Hough's Brickworks, Kings Road, Brandwood, Birmingham, West Midlands	Historic Landfill	
9	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
10	Land at Perryfields/Roberts Corner, Alvechurch-Old Birmingham Road, Alvechurch, Worcestershire	Historic Landfill	

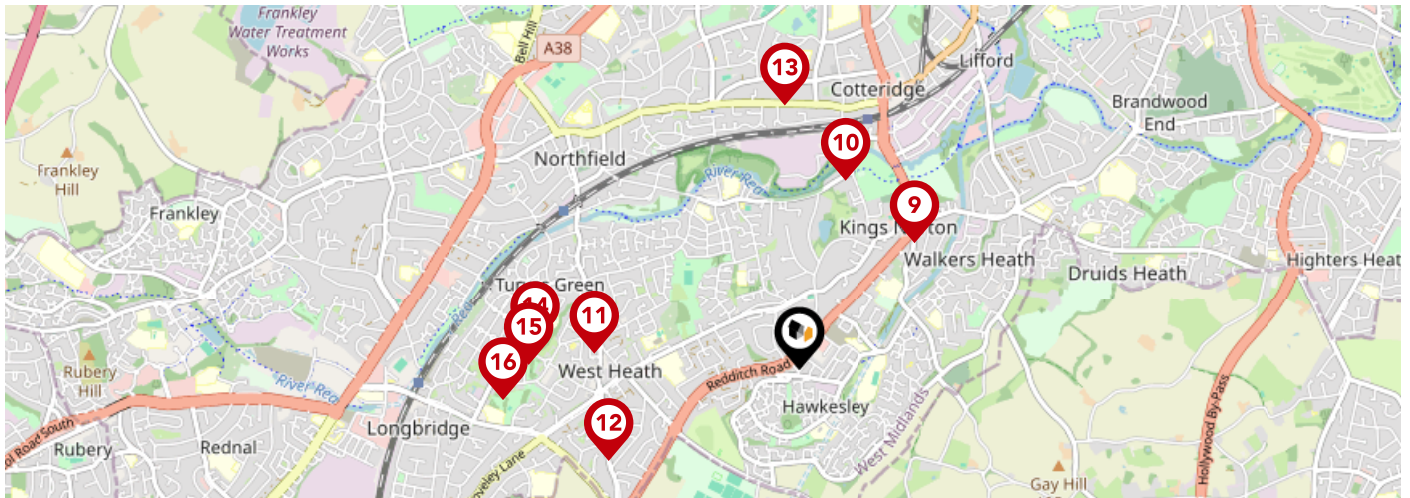
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1343141 - Entrance To Washill Tunnel Worcester And Birmingham Canal	Grade II	0.4 miles
	1076185 - Tunnel Cottages	Grade II	0.4 miles
	1076231 - Barn To West Of Primrose Hill Farmhouse	Grade II	0.5 miles
	1076230 - Primrose Hill Farmhouse	Grade II	0.5 miles
	1290006 - 18 And 19, The Green B38	Grade II	0.6 miles
	1075550 - Monument To The South Of The Church Of St Nicholas And Facing The Green	Grade II	0.7 miles
	1343450 - The Saracen's Head	Grade II	0.7 miles
	1075551 - 16 And 17, The Green B38	Grade II	0.7 miles
	1211455 - Hiron's Bakery	Grade II	0.7 miles
	1296563 - Goodrest Farmhouse	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
1	Fairway Primary Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ark Kings Academy Ofsted Rating: Good Pupils: 800 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hawkesley Church Primary Academy Ofsted Rating: Good Pupils: 220 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Heath Primary School Ofsted Rating: Good Pupils: 407 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 186 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	New Ways School Ofsted Rating: Outstanding Pupils: 25 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wyhall Primary School Ofsted Rating: Good Pupils: 357 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1172 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Kings Norton Junior and Infant School Ofsted Rating: Not Rated Pupils: 398 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.88	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Heath Nursery School Ofsted Rating: Good Pupils: 127 Distance:0.93	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI King's Norton School for Boys Ofsted Rating: Good Pupils: 812 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI Northfield School for Girls Ofsted Rating: Good Pupils: 748 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turves Green Primary School Ofsted Rating: Good Pupils: 388 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turves Green Boys' School Ofsted Rating: Good Pupils: 536 Distance:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

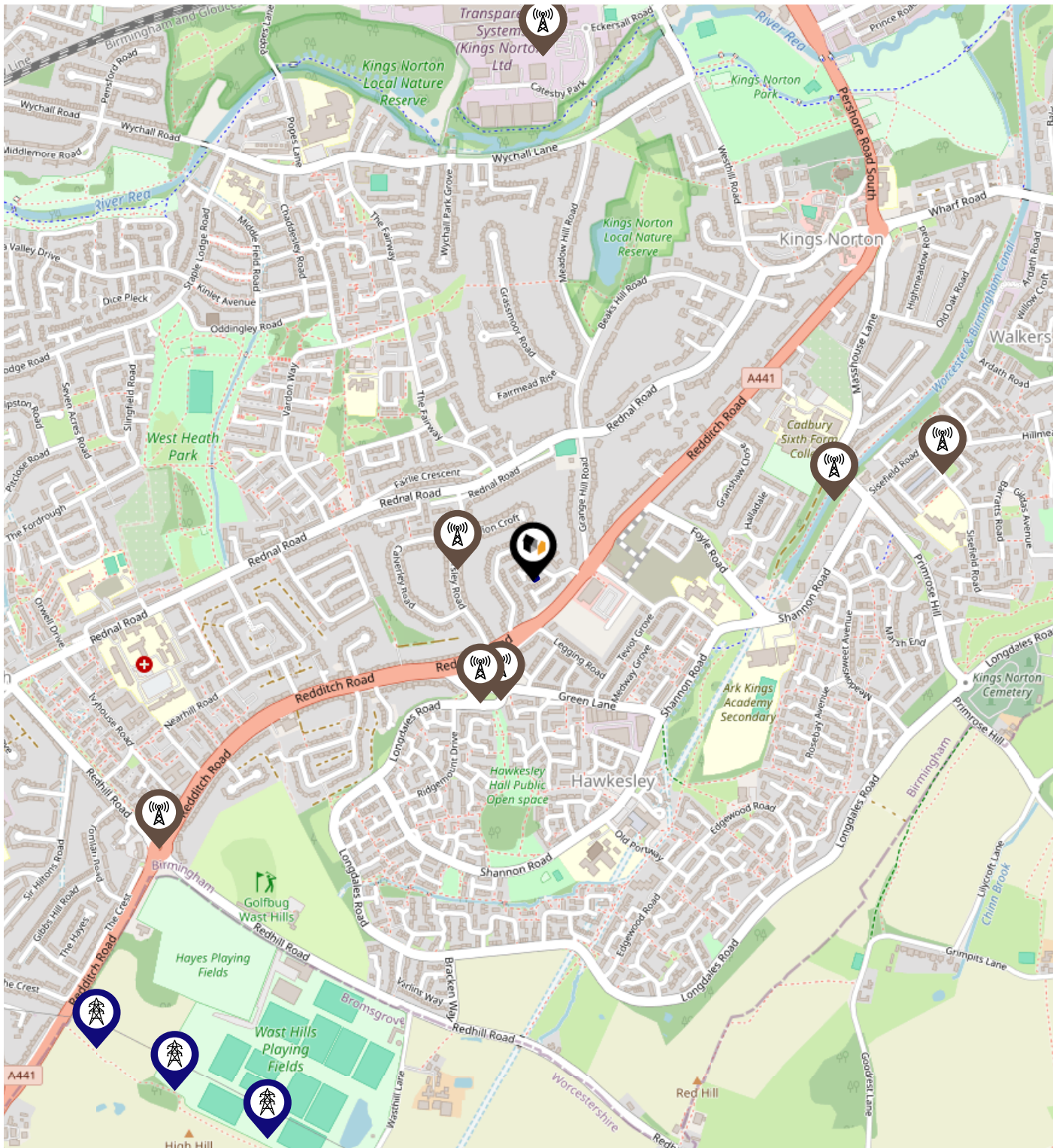
Local Area

Masts & Pylons



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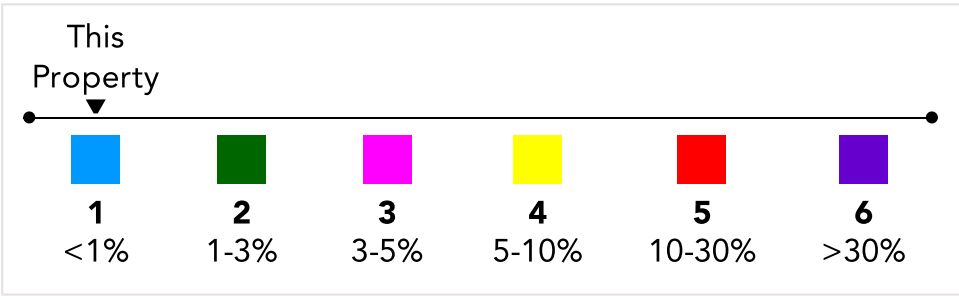
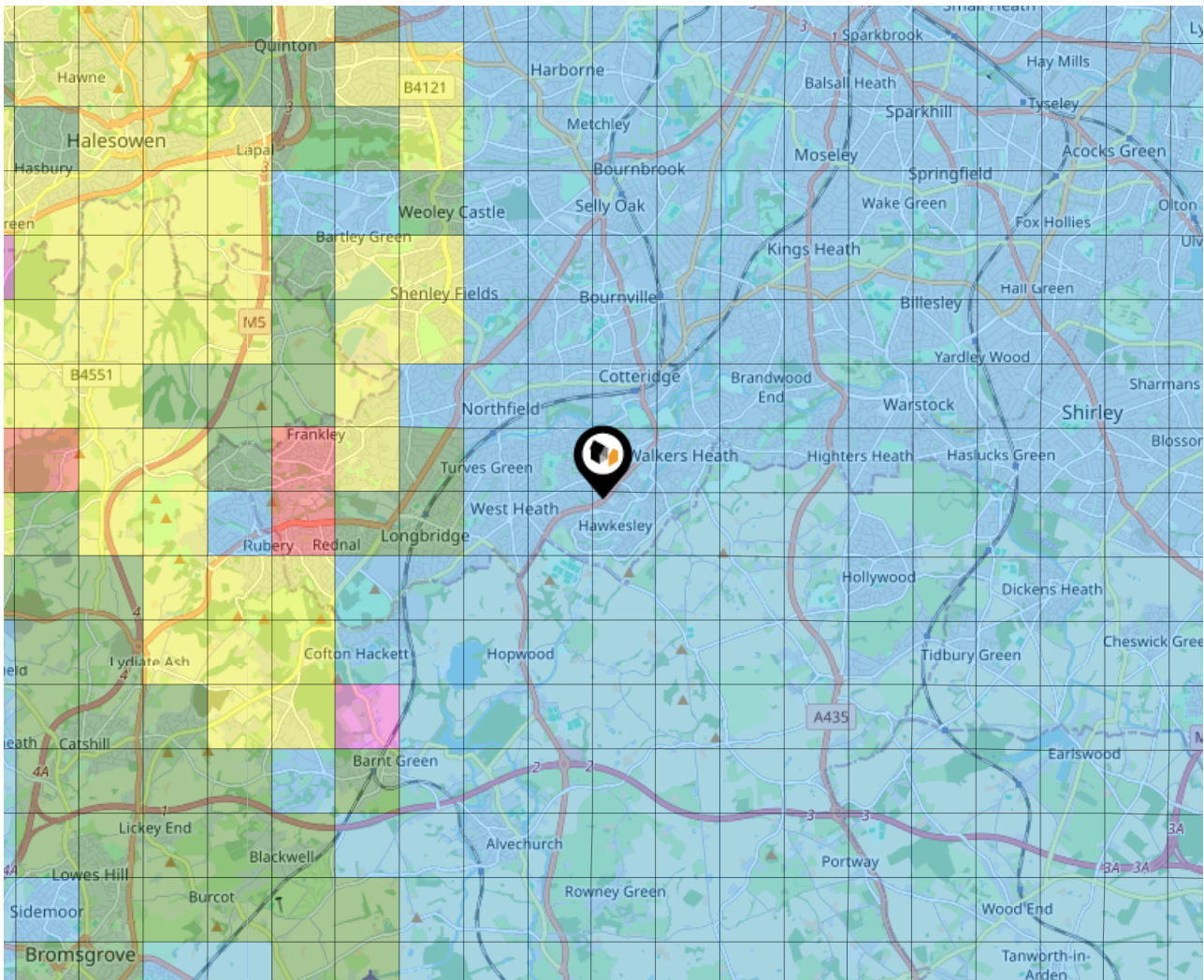


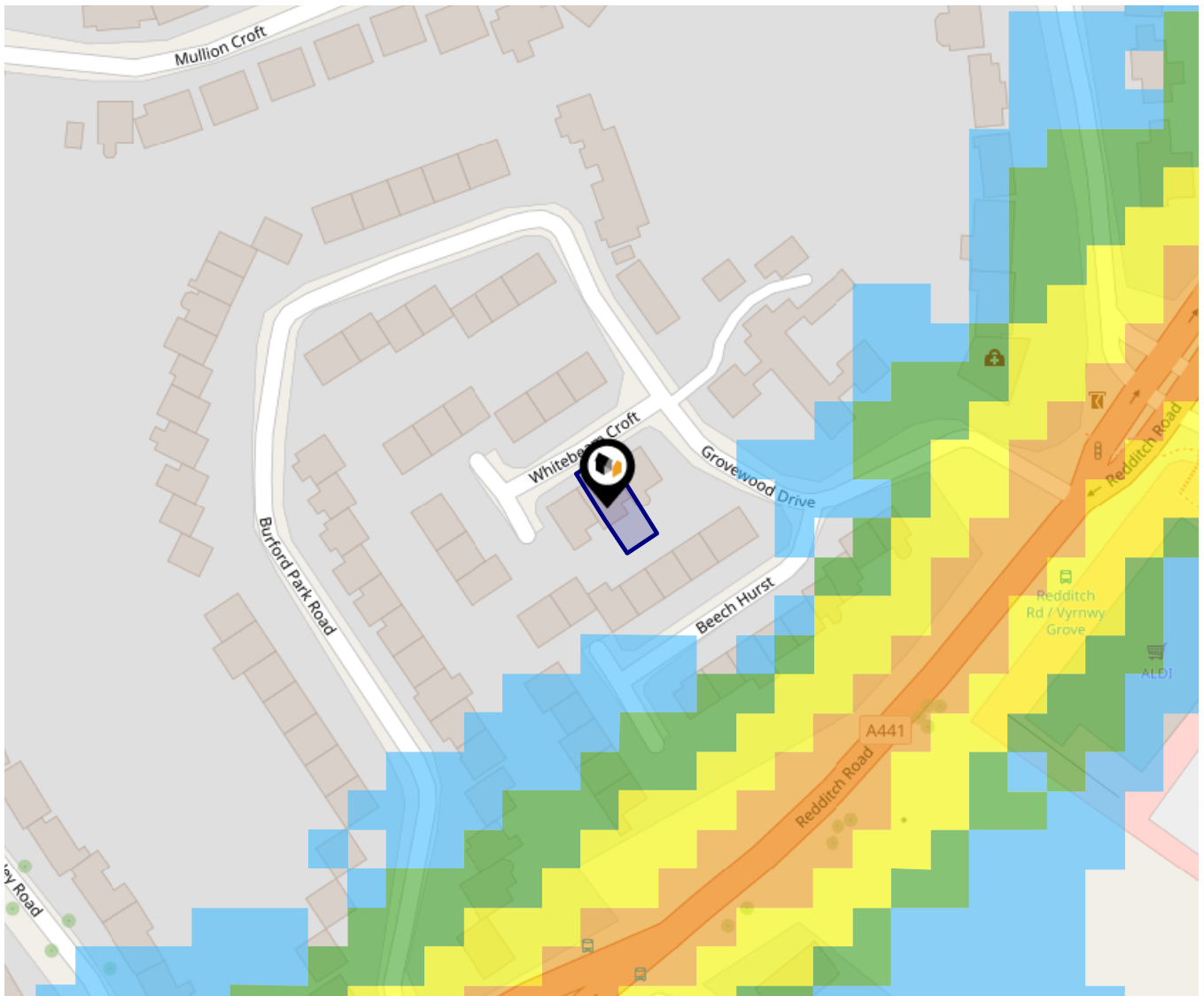
Key:

-  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).





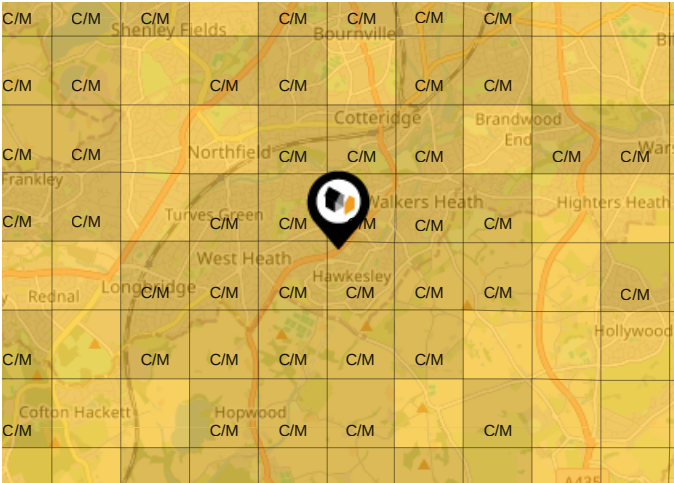
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

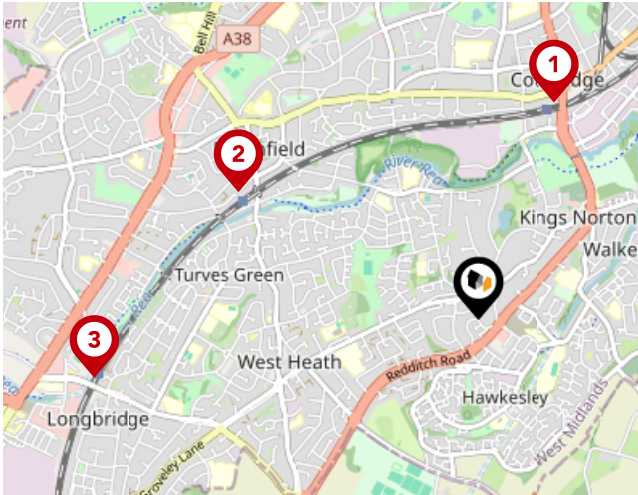
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP



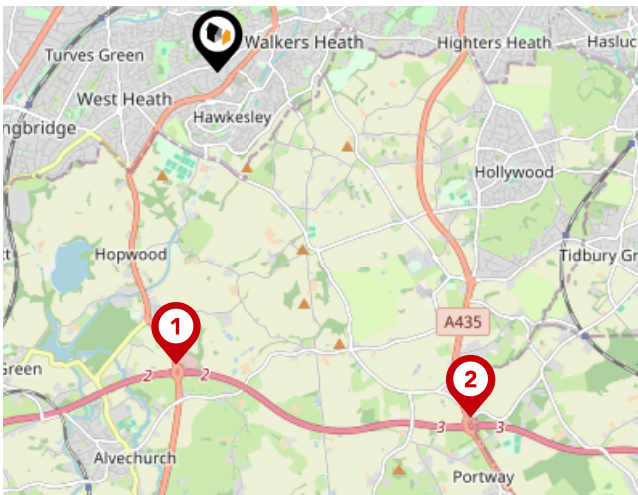
Primary Classifications (Most Common Clay Types)

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



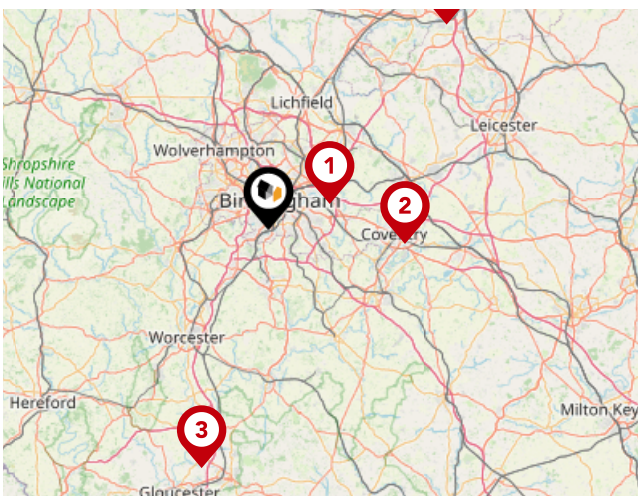
National Rail Stations

Pin	Name	Distance
	Kings Norton Rail Station	1.04 miles
	Northfield Rail Station	1.23 miles
	Longbridge Rail Station	1.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M42 J2	2.66 miles
	M42 J3	3.86 miles
	M5 J3	4.67 miles
	M5 J4	4.74 miles
	M42 J1	5.36 miles



Airports/Helipads

Pin	Name	Distance
	Birmingham Airport	9.54 miles
	Baginton	19.76 miles
	Staverton	36.22 miles
	East Mids Airport	39.09 miles

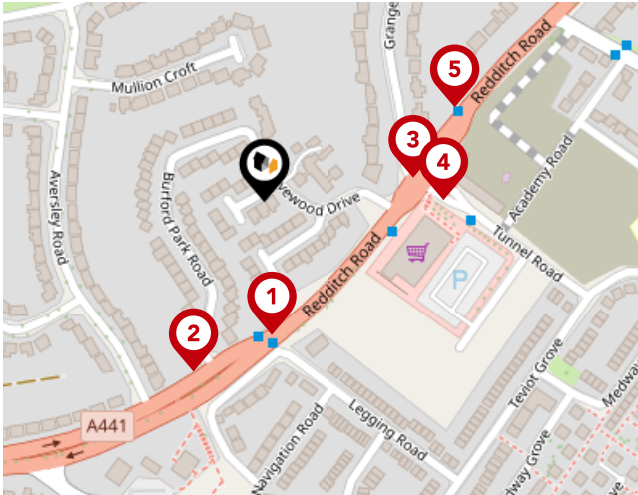
Area

Transport (Local)

DEAN COLEMAN

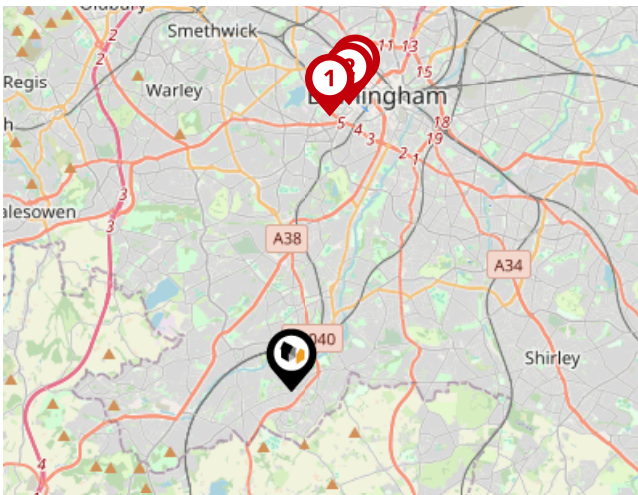
exp UK

Bespoke Estate Agent



Bus Stops/Stations

Pin	Name	Distance
1	Burford Park Rd	0.08 miles
2	Burford Park Rd	0.1 miles
3	Grange Hill Rd	0.09 miles
4	Aldi	0.1 miles
5	Grange Hill Rd	0.12 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	5.03 miles
2	Five Ways (Midland Metro Stop)	5.28 miles
3	Brindleyplace (Midland Metro Stop)	5.44 miles

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About Us

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Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

Testimonial 1



We had a first class experience from start to finish. Our agent was professional, knowledgeable, experienced and a very friendly person. Im sure his nature and professionalism attributed to selling our house in under a week. After the first viewings our hose was sold, for asking price. The whole timescale to sell took around 12 weeks and Dean was amazing. I had his number and could message about anything, no matter how trivial.

Testimonial 2



I would highly recommend Dean, Very good at booking viewings and working around what suited me. Dean certainly knew his stuff! He made the whole process so much easier and explained everything clearly along the way. He always answered the phone and we never felt like he was too busy or uninterested even though he had loads of other properties to deal with. He had a wealth of experience and always kept us up to date with what was going on.

Testimonial 3



We have just sold our property and I couldn't be happier with the process. Dean has been fantastic throughout the process, he really went the extra mile in terms of helping out with various enquiries to organising the key handover, he really made a difference during the sale and gave the process a personal touch. Would highly recommend Dean!

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 Dean Coleman Powered By eXp 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.

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Dean Coleman Powered By eXp 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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