

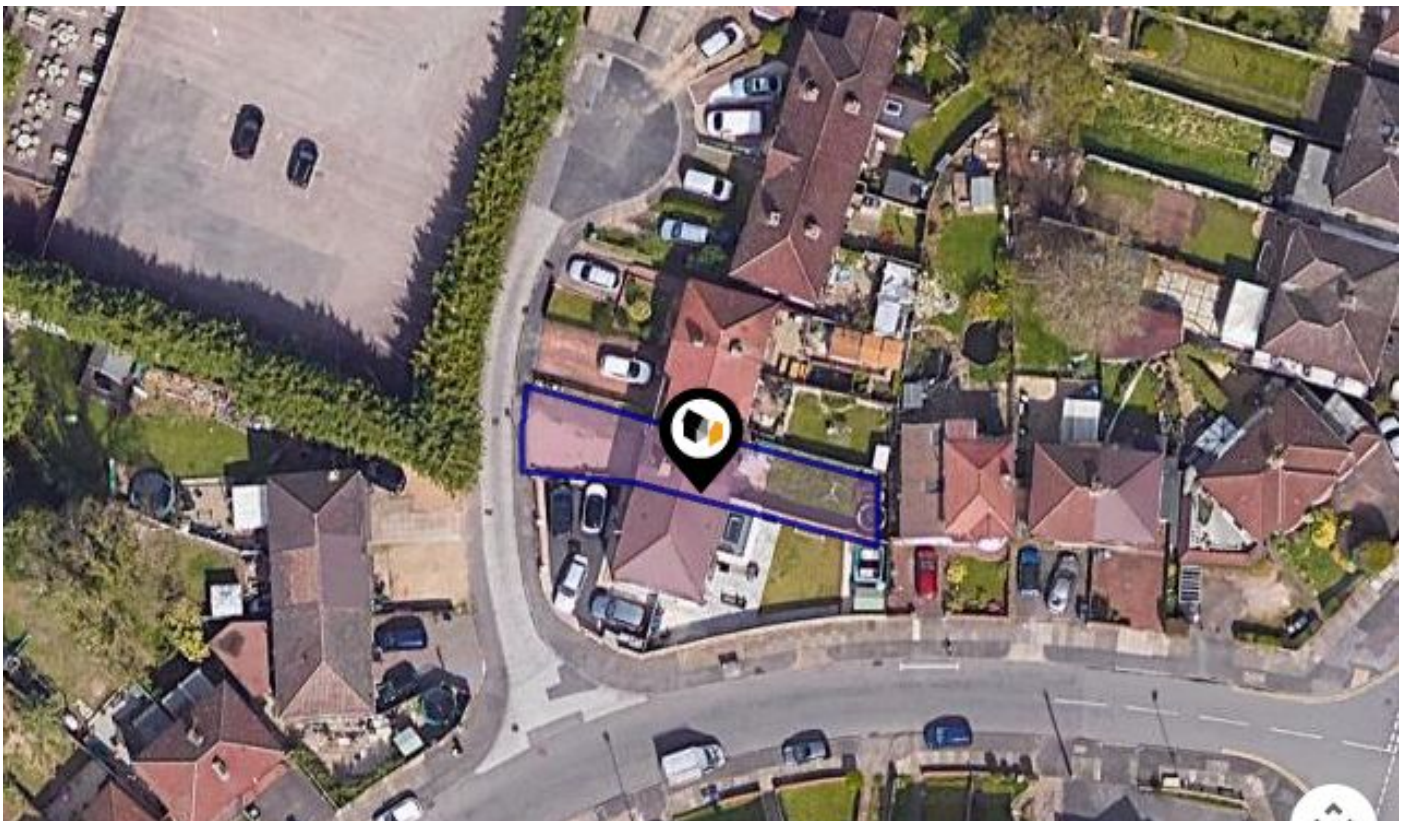


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th April 2025



FALFIELD GROVE, BIRMINGHAM, B31

Price Estimate : £230,000

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Birmingham

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

Located in a quiet cul-de-sac is this lovely mid-terrace home. Offering no upward chain and being ready to move into makes for a smoother purchase and home move.

Comprising of: a porch, door into an inner entrance hall with stairs to the first floor and door into the lounge. The lounge area, well lit with a double glazed bay window to the front, is an ideal space to relax with an elevated view to the front. From the lounge it opens up to a versatile kitchen diner, great for entertaining or family meals, with a cupboard housing the combi boiler plus French doors opening out to the rear garden and providing superb amounts of light. The kitchen has fitted wall and base units with integrated induction hob, electric oven and grill with extractor fan over, also a sink with drainer overlooking the rear garden through the double glazed window. The kitchen also offers utility space for a washing machine and tumble dryer with storage space under the stairs. The first floor offers three excellent size bedrooms and a modern white bathroom suite with shower over. The homes outdoor space is generous, having a fence enclosed rear garden with patio for relaxing and entertaining, lawn and gravel terrace area plus side gated entry leading to the front. There is also Off Road Parking for multiple vehicles to the front.

Occupying an elevated position, the homes location is highly sought-after for those looking for an area which "ticks the boxes."

For the commuter, just a short walk away you'll find Longbridge Train Station, which being on the Central Line serves stations and points of interest such as: Redditch, Kings Norton, Queen Elizabeth Hospital, University Of Birmingham, Five Ways and New Street Grand Central to name a few. For long distance commuting, the M42 Junction 2 and M5 Junction 4 are within easy reach. Check out the Key Facts For Buyers report for more information.

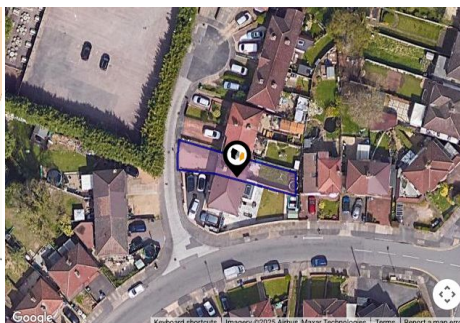
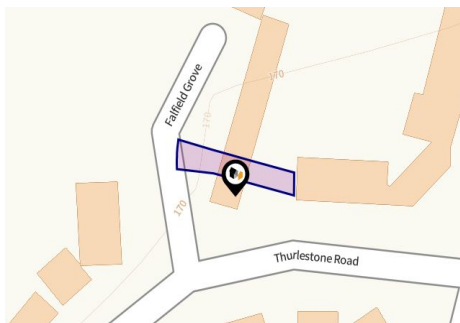
For families, there's a wide choice of schools nearby plus nurseries and Bournville College. Check out the Key Facts For Buyers report for more information.

Longbridge Village, with its many shops, eateries and two large supermarkets, are also within walking distance.

For those looking to venture out for walks, dog walks and cycling, look no further than the stunning Cofton Park and Lickey Hills Country Park, both within easy reach.

Overall a fantastic house and opportunity for First Time Buyers to get onto the ladder, buyers looking to grow a family or Buy To Let Investors.

Book a viewing NOW!



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	742 ft ² / 69 m ²
Plot Area:	0.04 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,497
Title Number:	WM354232

Price Estimate:	£230,000
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)

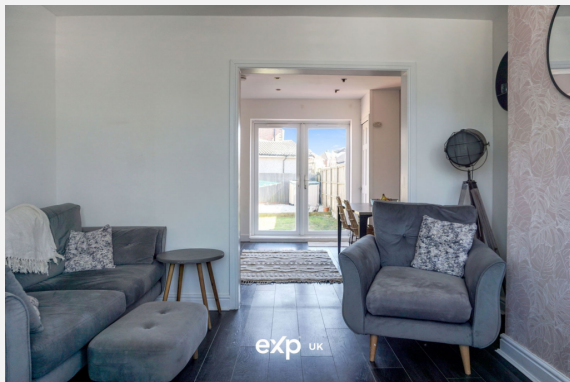
7	72	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



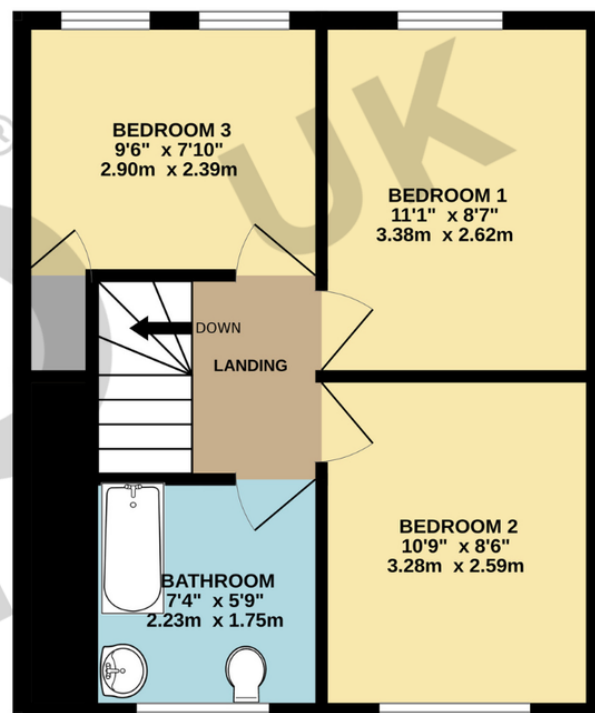
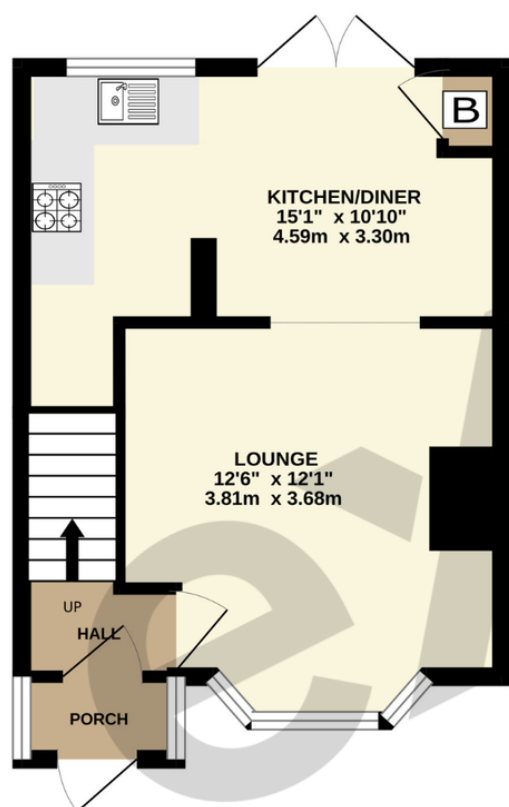




FALFIELD GROVE, BIRMINGHAM, B31

GROUND FLOOR
300 sq.ft. (27.8 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.5 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

BIRMINGHAM, B31

Energy rating

E

Valid until 17.07.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Mostly double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	69 m ²

7, Falfield Grove, Birmingham, B31 4LT

Last Sold Date: 22/07/2022
Last Sold Price: £196,500

1, Falfield Grove, Birmingham, B31 4LT

Last Sold Date:	22/11/2019	28/02/2014
Last Sold Price:	£160,000	£88,000

3, Falfield Grove, Birmingham, B31 4LT

Last Sold Date:	26/07/2019	20/11/2014	07/09/2001
Last Sold Price:	£148,000	£95,500	£58,950

15, Falfield Grove, Birmingham, B31 4LT

Last Sold Date:	28/06/2019	11/11/2005
Last Sold Price:	£127,500	£85,000

2, Falfield Grove, Birmingham, B31 4LT

Last Sold Date: 17/11/2017
Last Sold Price: £155,000

4, Falfield Grove, Birmingham, B31 4LT

Last Sold Date:	22/11/2013	30/06/1999	30/06/1998
Last Sold Price:	£90,000	£40,000	£40,000

6, Falfield Grove, Birmingham, B31 4LT

Last Sold Date:	14/11/2013	19/08/2011
Last Sold Price:	£112,000	£100,000

5, Falfield Grove, Birmingham, B31 4LT

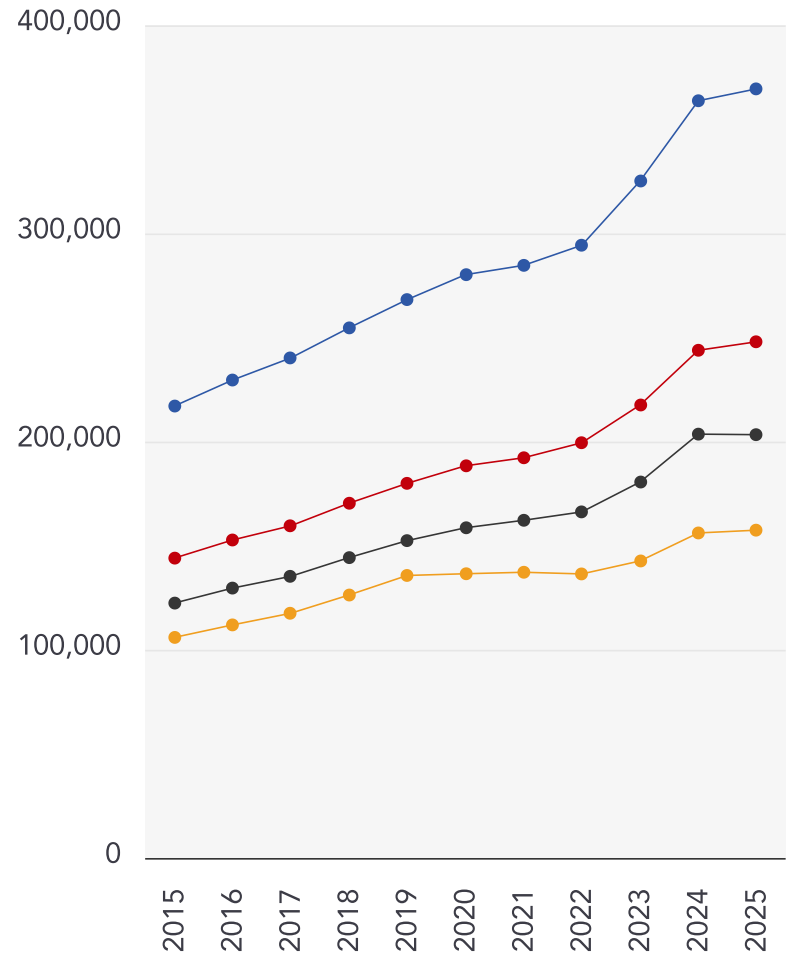
Last Sold Date: 10/02/2012
Last Sold Price: £74,000

19, Falfield Grove, Birmingham, B31 4LT

Last Sold Date: 06/08/2002
Last Sold Price: £60,000

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 B31



Detached

+70.17%

Semi-Detached

+72.14%

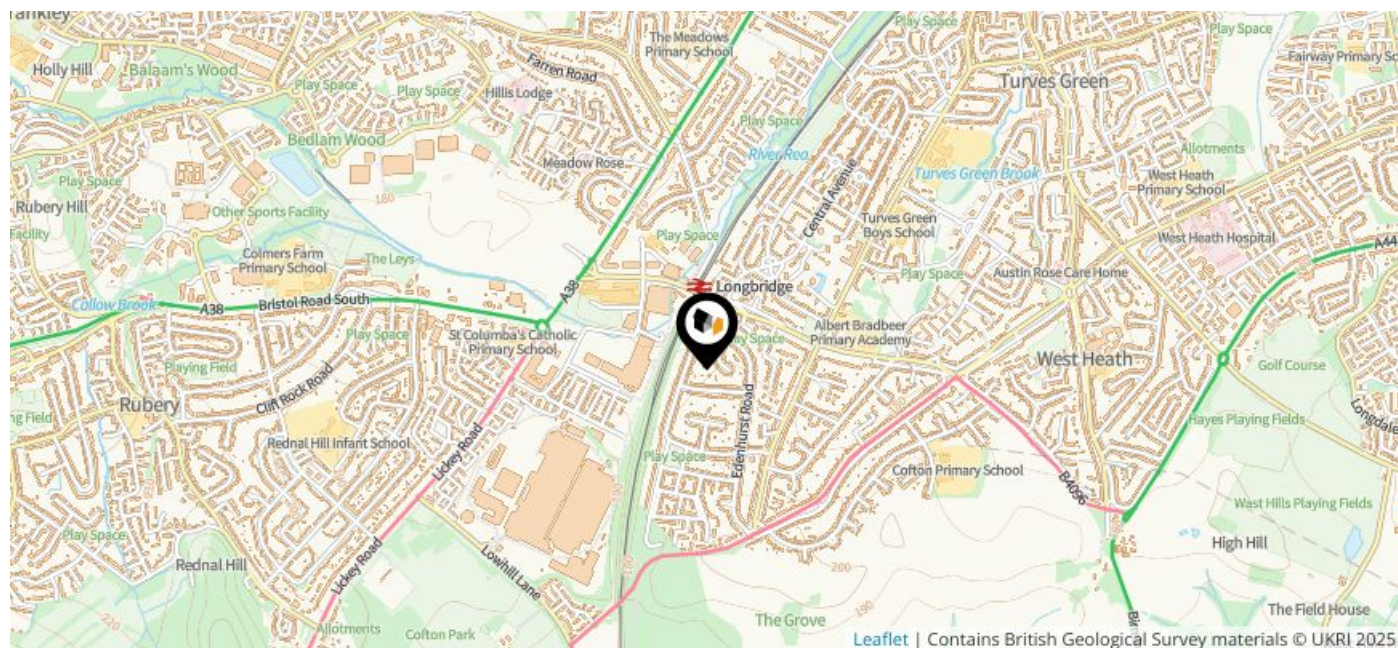
Terraced

+66.07%

Flat

+48.62%

This map displays nearby coal mine entrances and their classifications.



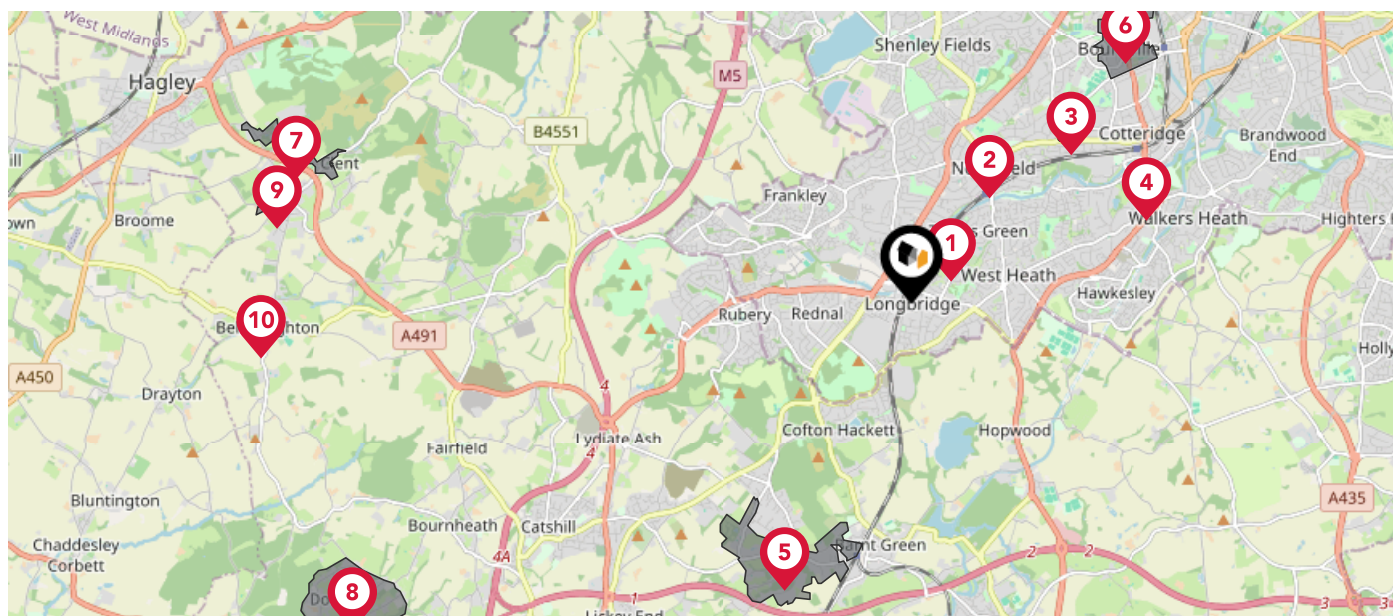
Mine Entry

- ✕ 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

Austin Village

2

Northfield Old Village

3

Bournville Tenants

4

Kings Norton

5

Barnt Green

6

Bournville Village

7

Clent

8

Dodford

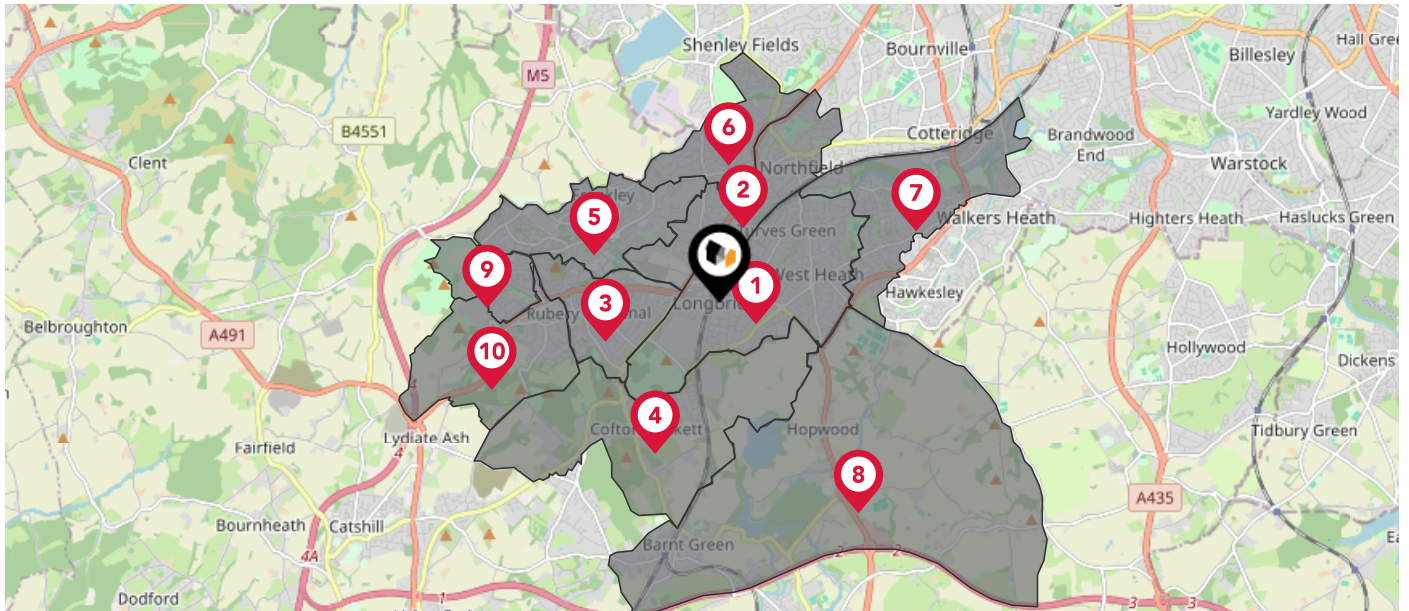
9

Holy Cross











10

Belbroughton

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

-  Longbridge & West Heath Ward
-  Northfield Ward
-  Rubery & Rednal Ward
-  Cofton Ward
-  Frankley Great Park Ward
-  Allens Cross Ward
-  King's Norton North Ward
-  Barnt Green & Hopwood Ward
-  Rubery North Ward
-  Rubery South Ward

Flood Risk

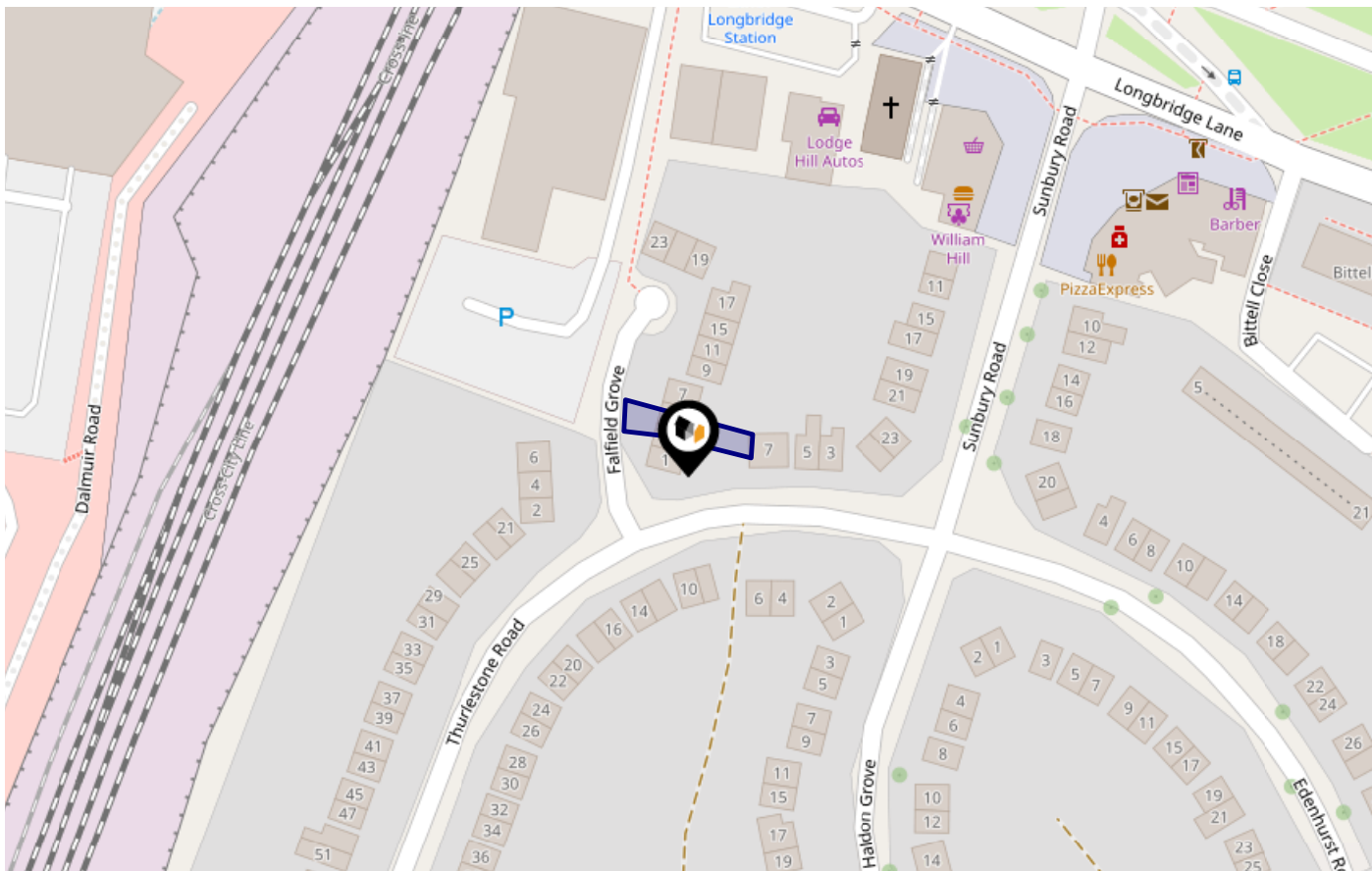
Rivers & Seas - Flood Risk

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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.

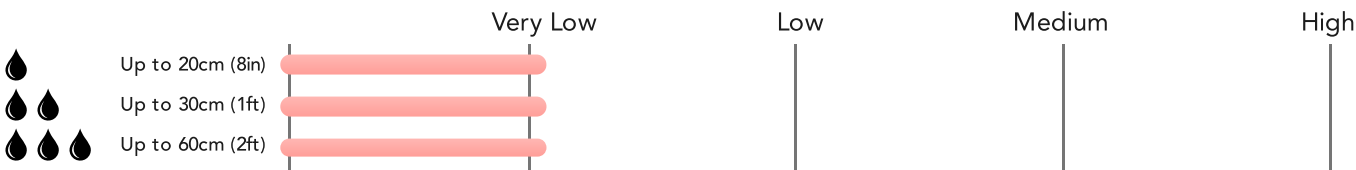


Risk Rating: Very low

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

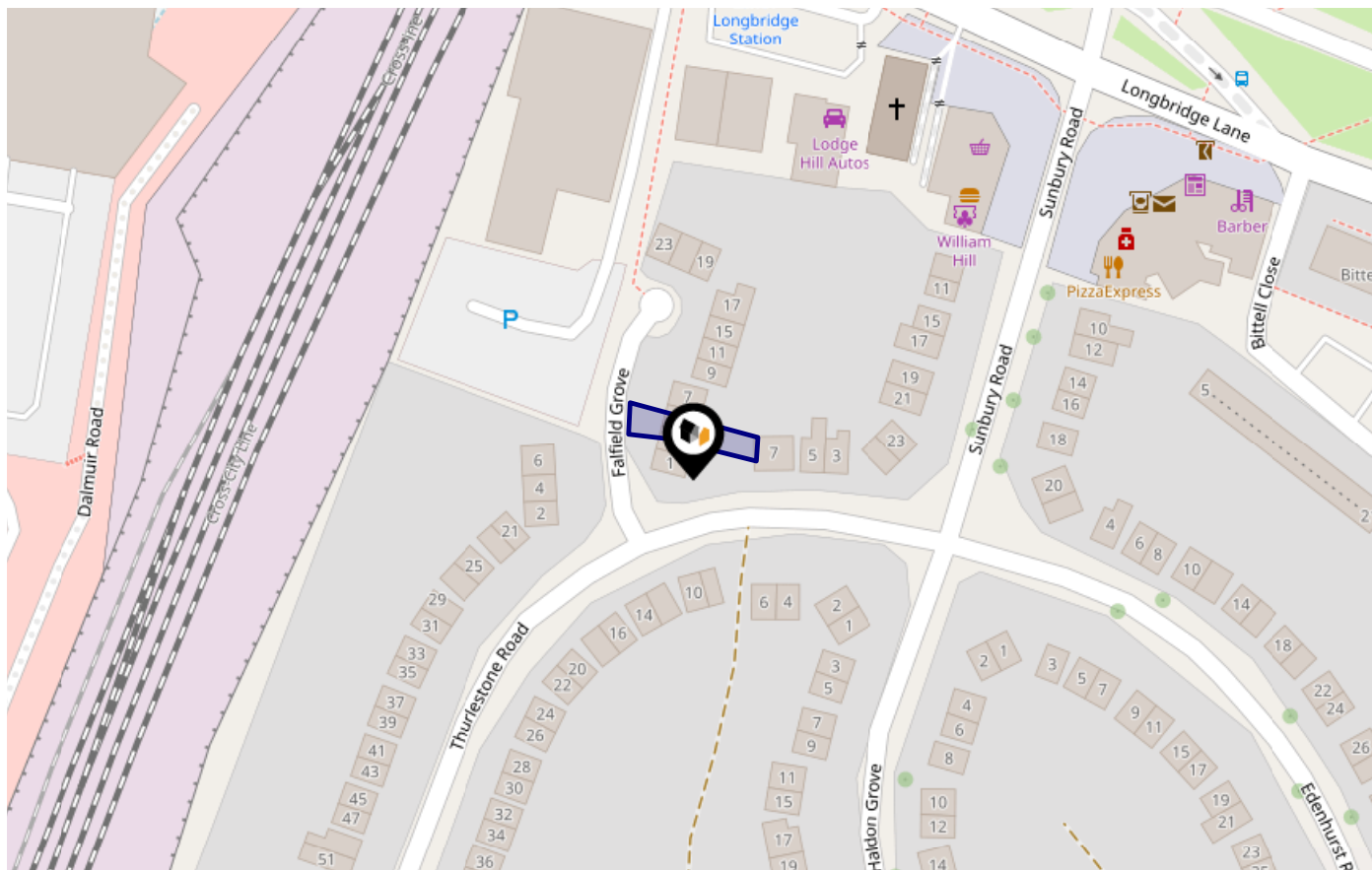
Rivers & Seas - Climate Change

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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.

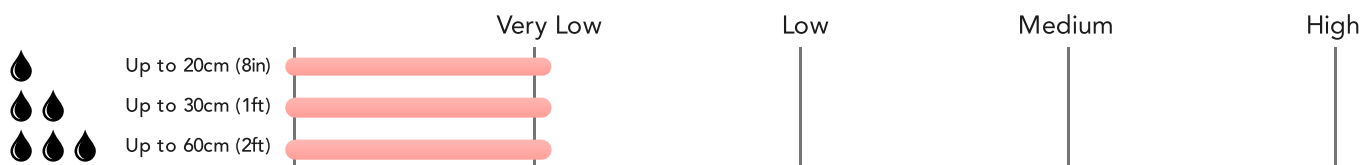


Risk Rating: Very low

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- 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:



Flood Risk

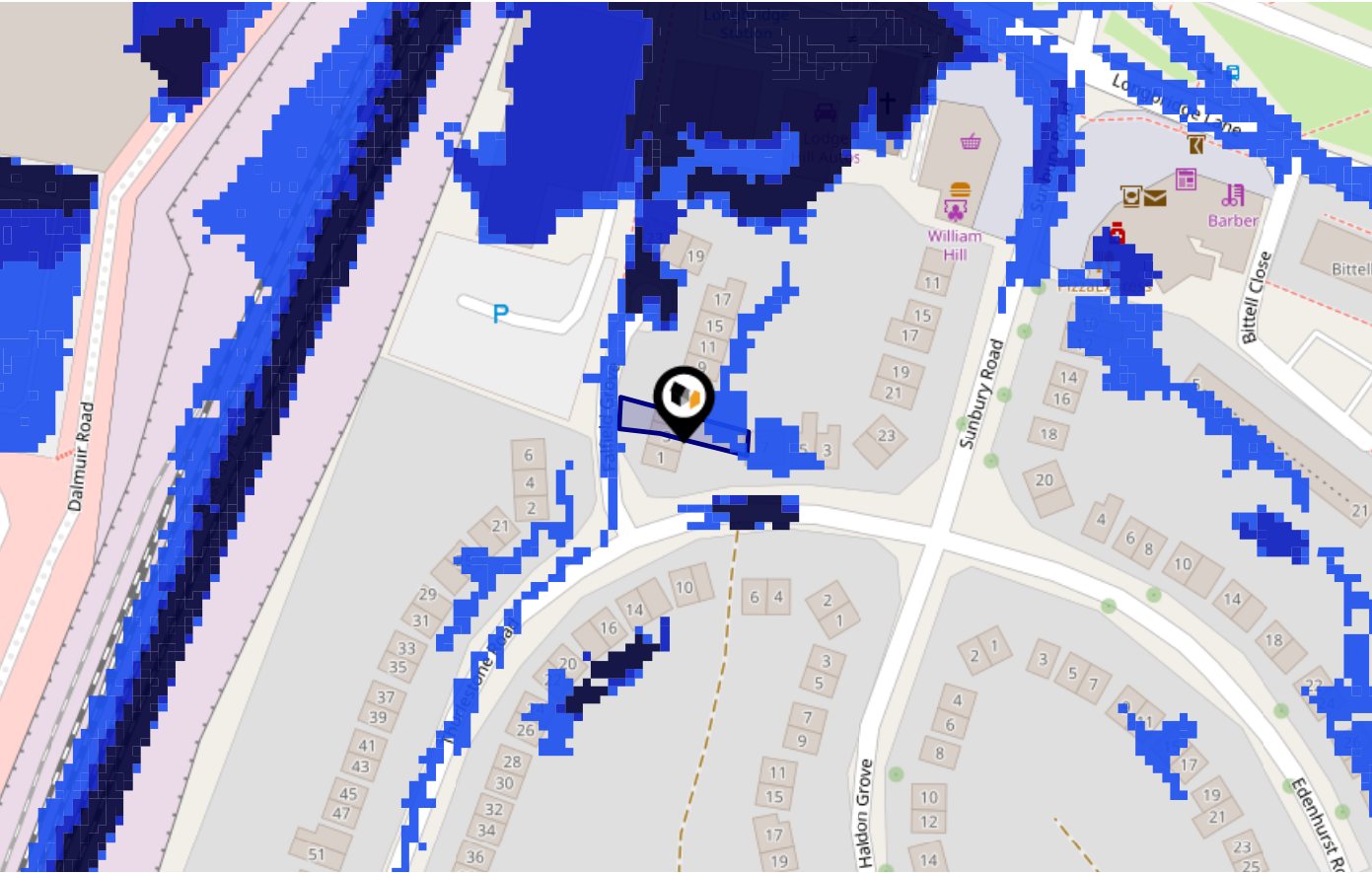
Surface Water - Flood Risk

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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.

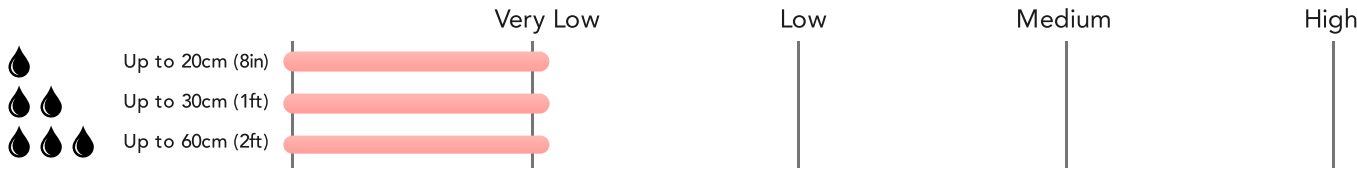


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



Flood Risk

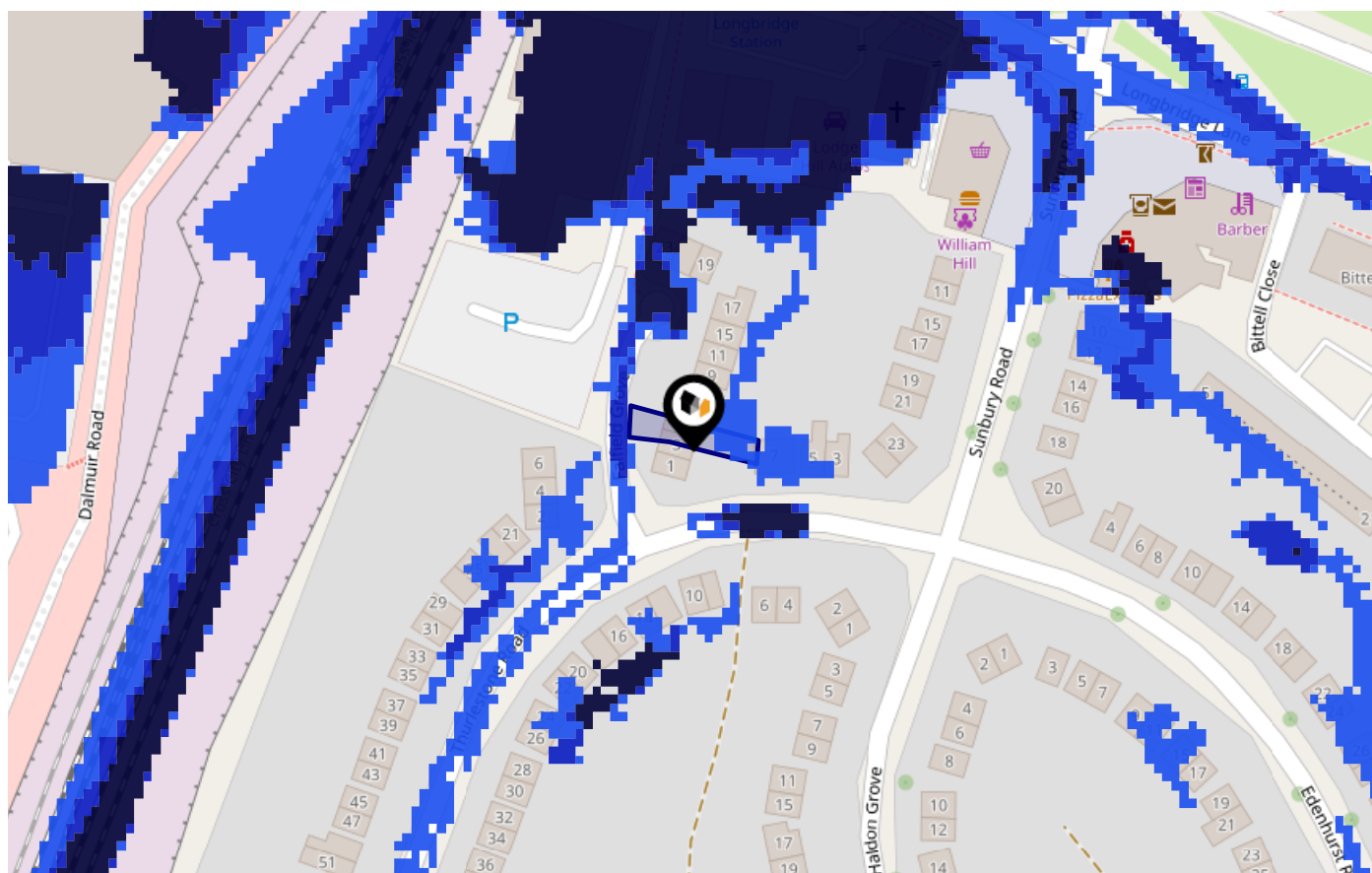
Surface Water - Climate Change

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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.

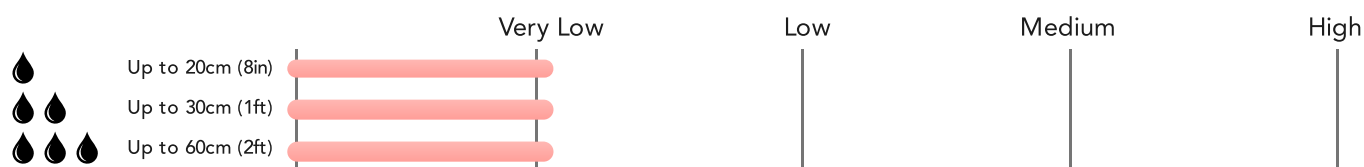


Risk Rating: Very low

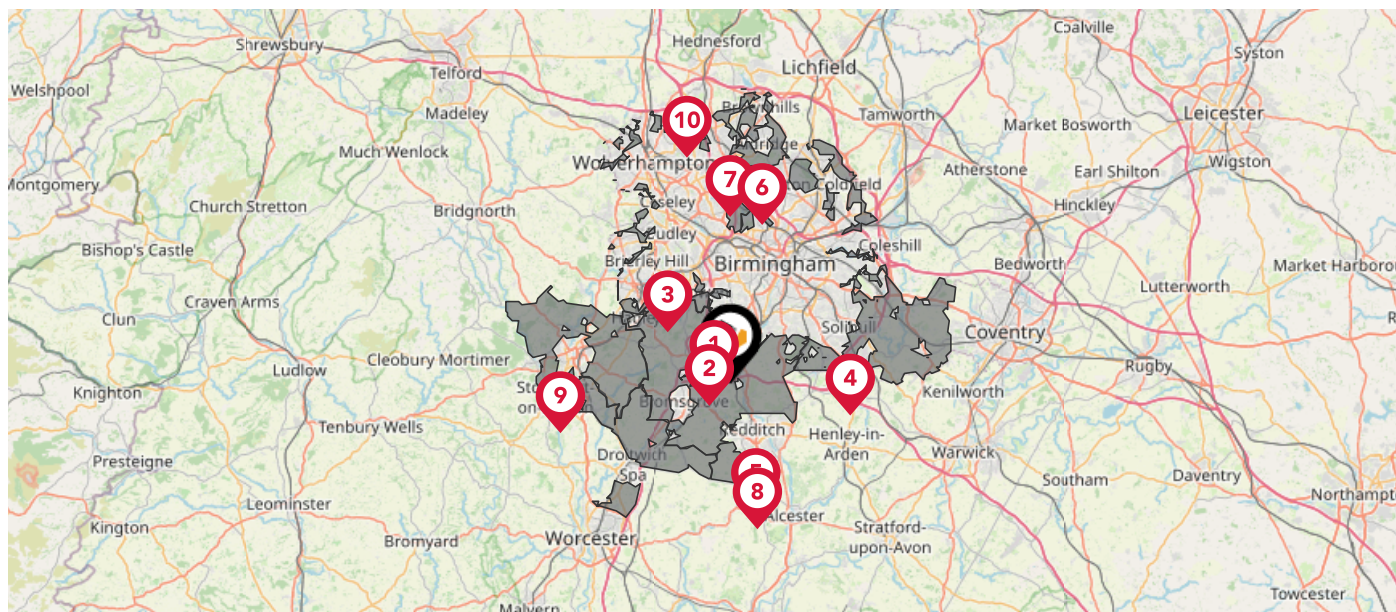
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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:



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

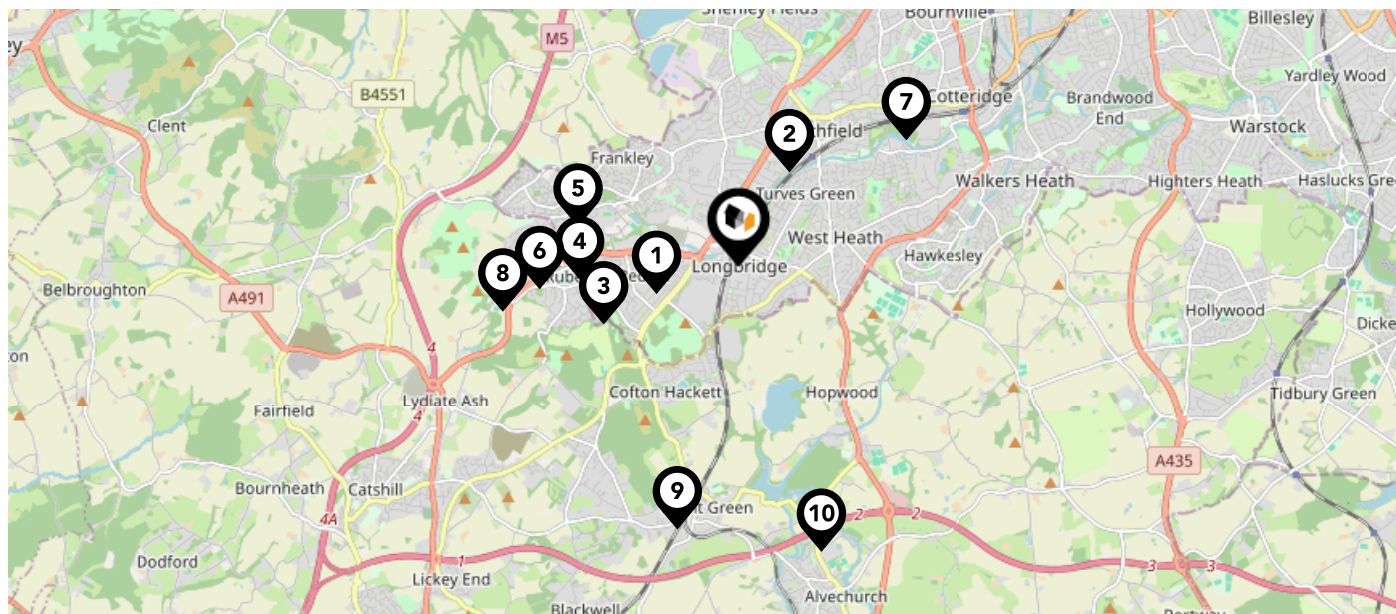
9

Birmingham Green Belt - Wyre Forest

10

Birmingham Green Belt - Wolverhampton

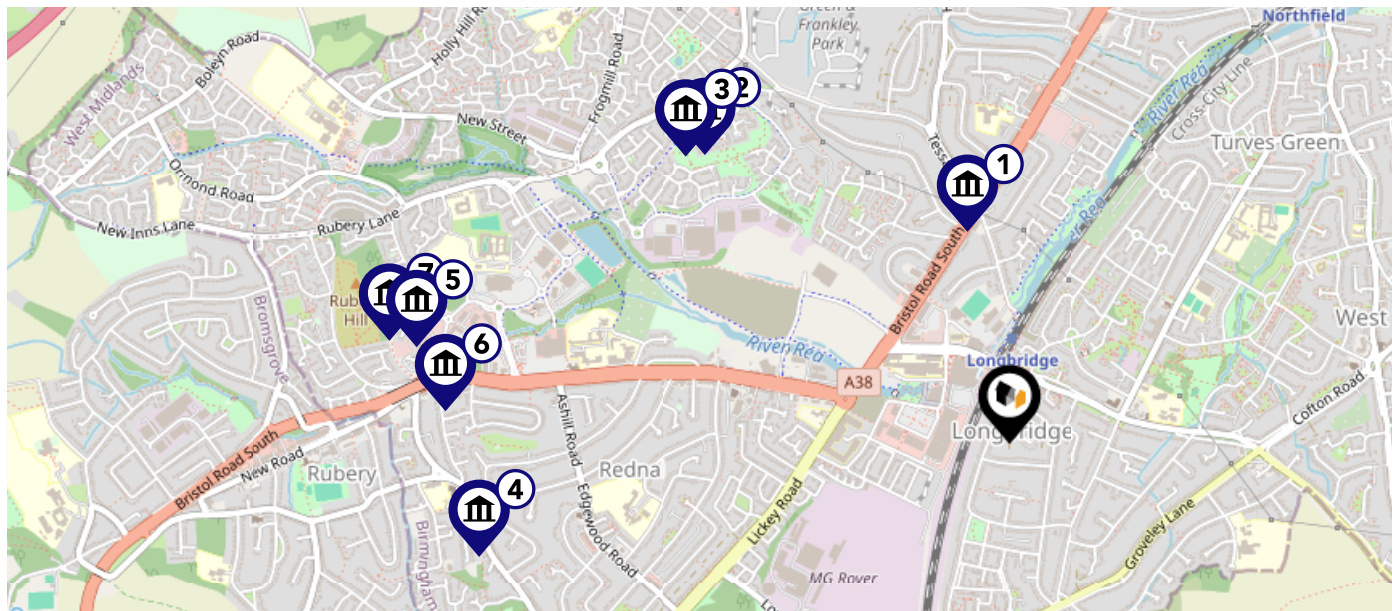
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



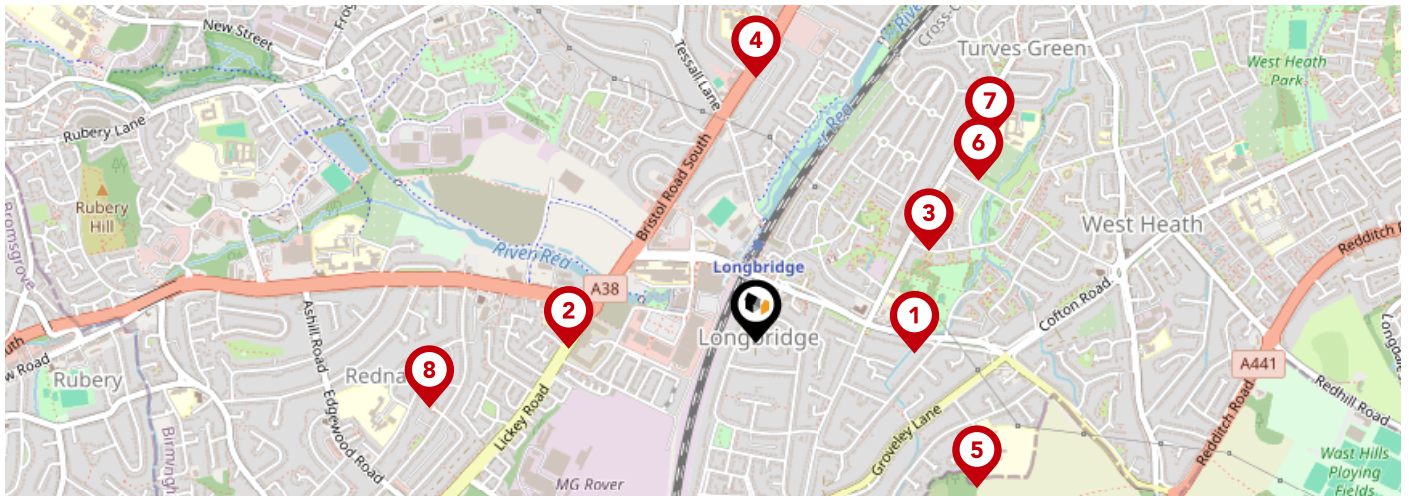
Nearby Landfill Sites

1	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
2	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill	
3	Corinne Close - Quarry Walk-Rednal, Birmingham, West Midlands	Historic Landfill	
4	Cockhill Lane / Sandstone Avenue-Cockhill Lane/Sandstone Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
5	Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands	Historic Landfill	
6	Callowbrook Public Open Space-Rubery	Historic Landfill	
7	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	
8	Whetty Brick and Tile Works-Wasley Hills High School, Rubery	Historic Landfill	
9	Barnt Green Cricket Club-Cherryhill Road, Barnt Green	Historic Landfill	
10	Land at Perryfields/Roberts Corner, Alvechurch-Old Birmingham Road, Alvechurch, Worcestershire	Historic Landfill	

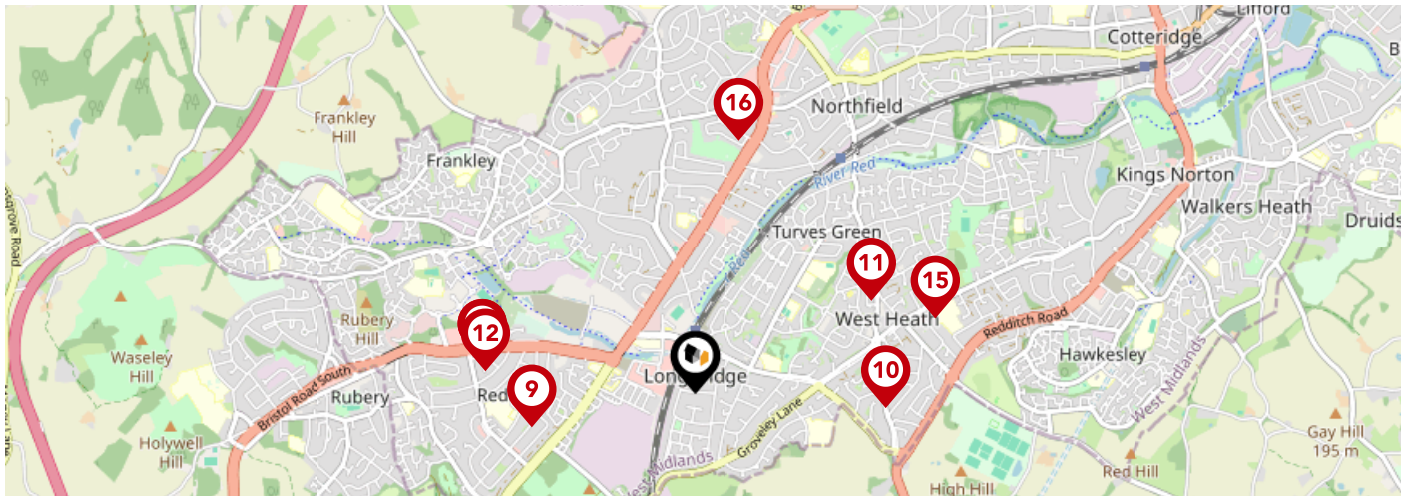
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1389320 - King George V Public House	Grade II	0.5 miles
	1234427 - Water Tower At Hollymoor Hospital	Grade II	0.9 miles
	1234339 - Chapel At Hollymoor Hospital	Grade II	1.0 miles
	1343066 - Rednal Library	Grade II	1.2 miles
	1276164 - Chapel At Rubery Hill Hospital	Grade II	1.3 miles
	1234338 - Former Entrance Lodge To Rubery Hill Hospital	Grade II	1.3 miles
	1234337 - Former Medical Superintendent's House At Rubery Hill Hospital	Grade II	1.4 miles



		Nursery	Primary	Secondary	College	Private
1	Albert Bradbeer Primary Academy Ofsted Rating: Good Pupils: 424 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Columba's Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Turves Green Boys' School Ofsted Rating: Good Pupils: 536 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Meadows Primary School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cofton Primary School Ofsted Rating: Good Pupils: 411 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Turves Green Primary School Ofsted Rating: Good Pupils: 388 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	King Edward VI Northfield School for Girls Ofsted Rating: Good Pupils: 748 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Rednal Hill Junior School Ofsted Rating: Good Pupils: 346 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Rednal Hill Infant School Ofsted Rating: Good Pupils: 298 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	West Heath Nursery School Ofsted Rating: Good Pupils: 127 Distance:0.9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Colmers School and Sixth Form College Ofsted Rating: Requires improvement Pupils: 1241 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Rubery Nursery School Ofsted Rating: Good Pupils: 134 Distance:0.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Colmers Farm Primary School Ofsted Rating: Good Pupils: 403 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	West Heath Primary School Ofsted Rating: Good Pupils: 407 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Brigid's Catholic Primary School Ofsted Rating: Good Pupils: 445 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

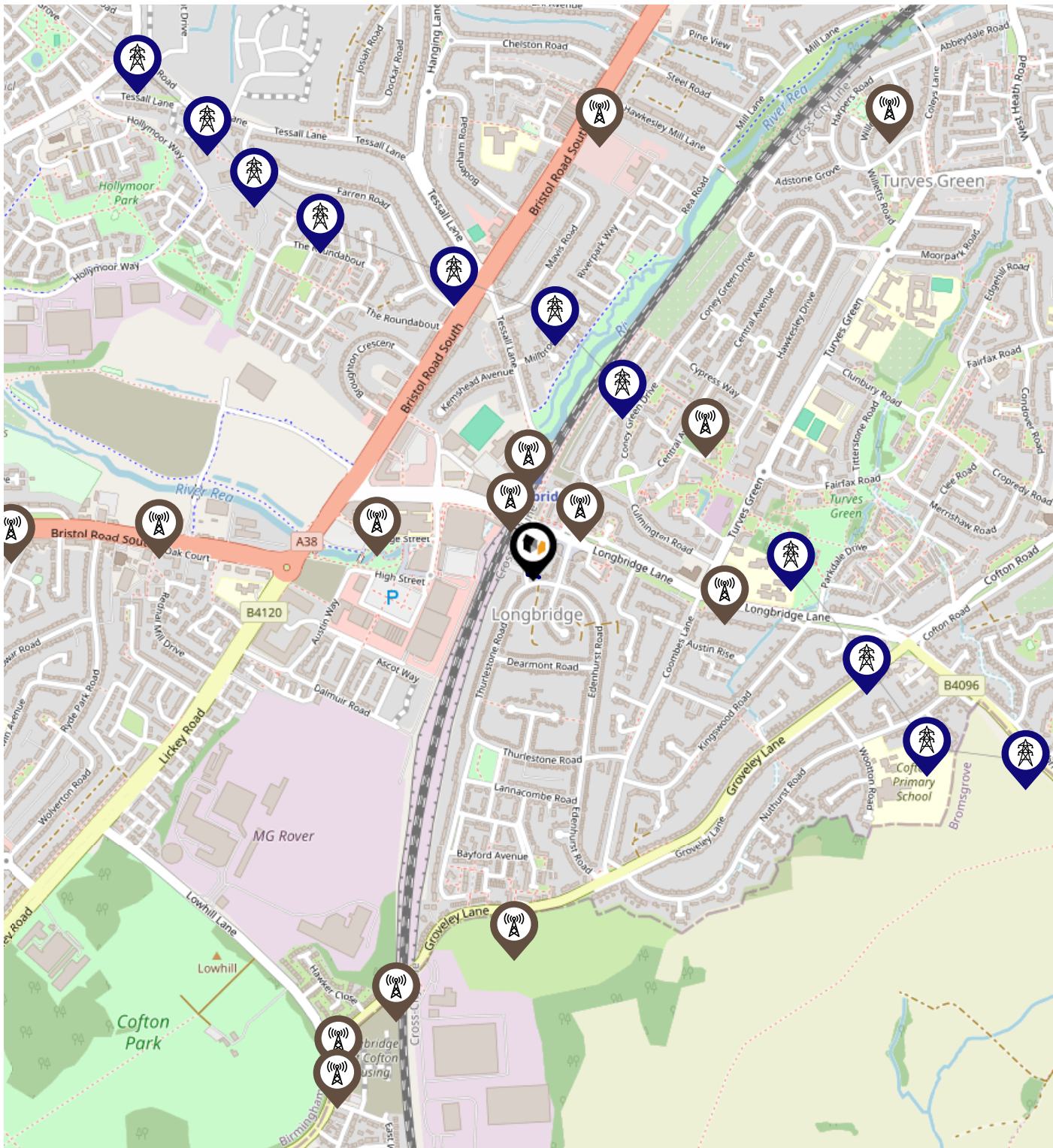
Local Area

Masts & Pylons



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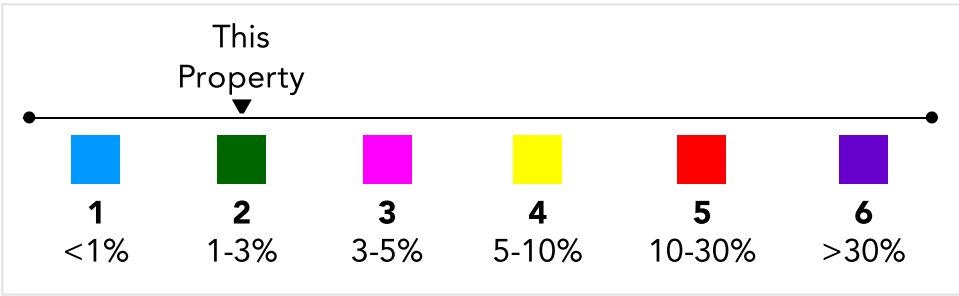
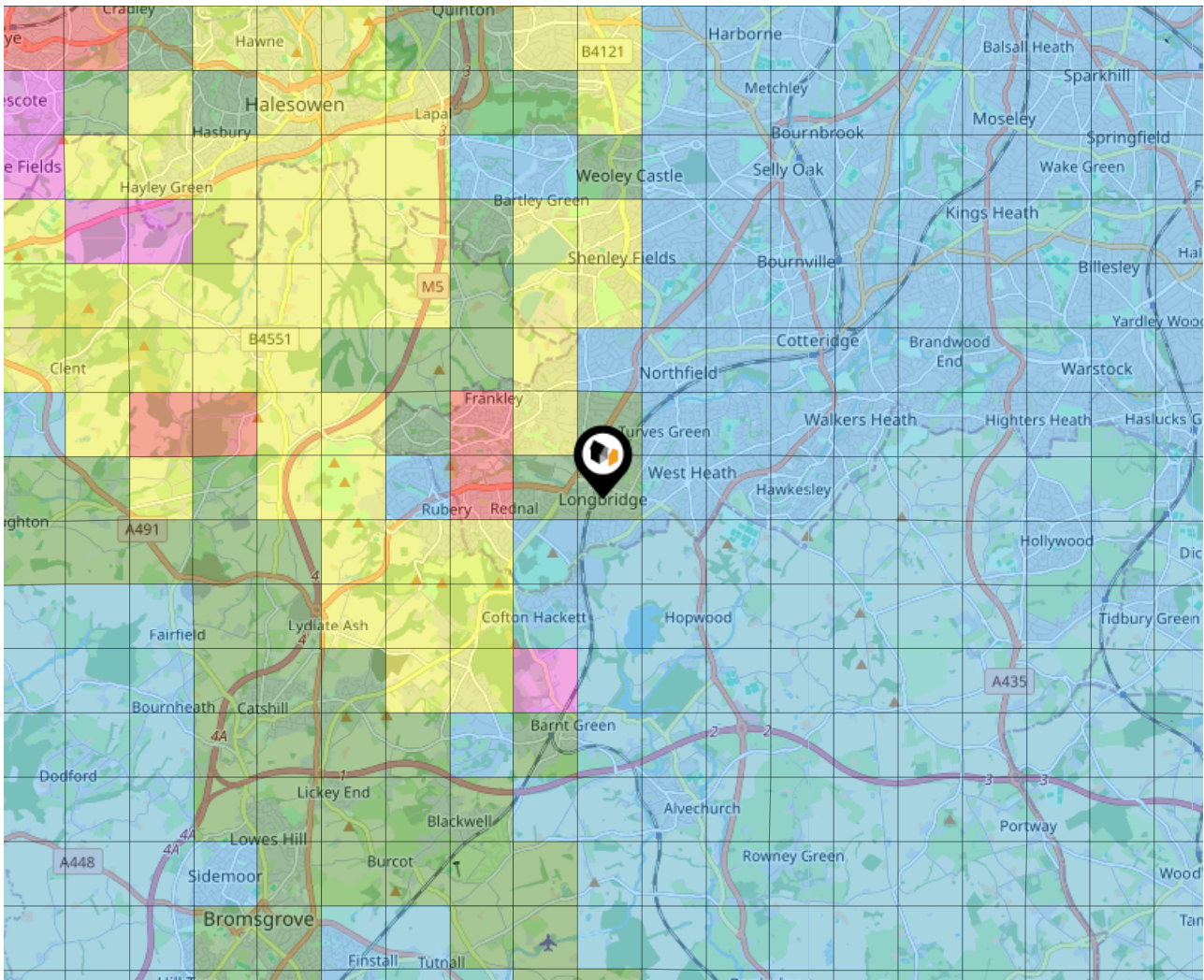


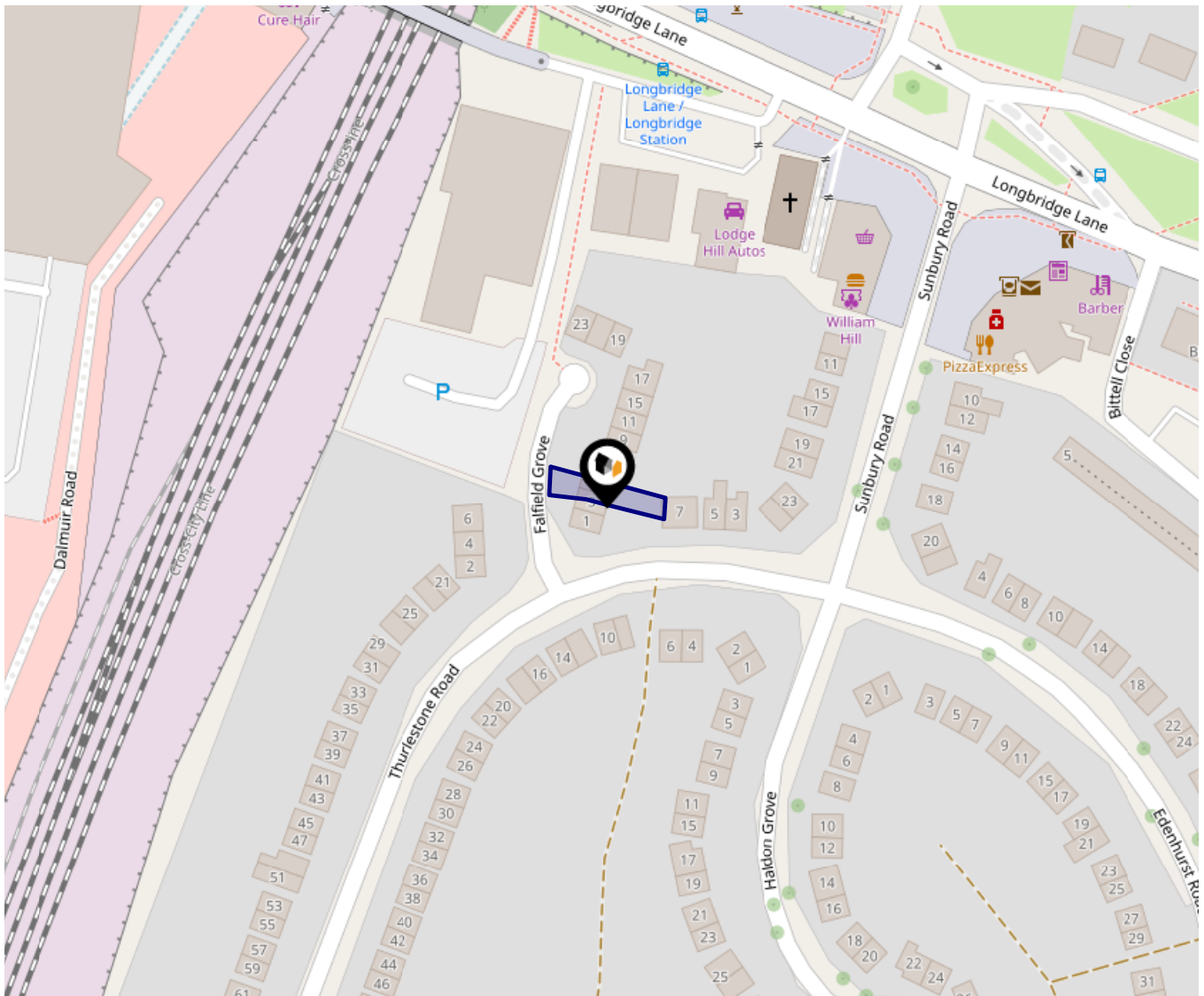
Key:

-  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).





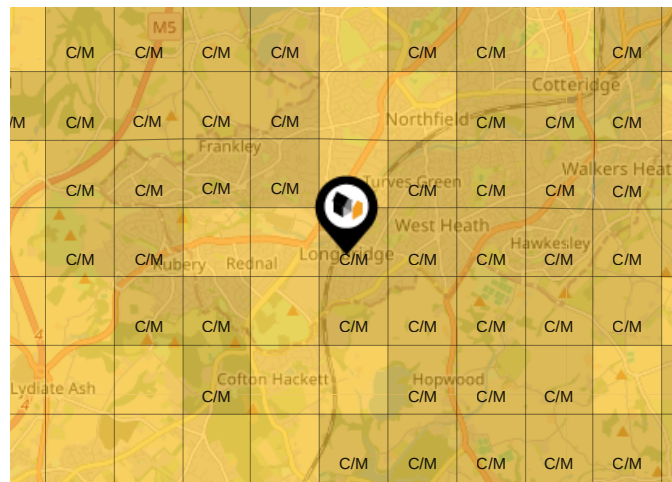
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	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

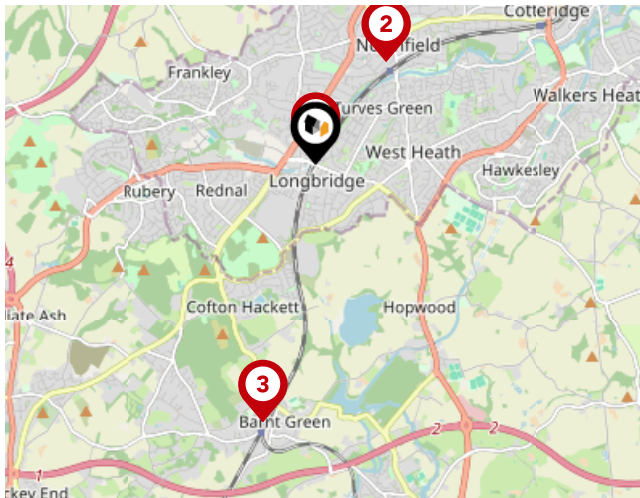
Area

Transport (National)

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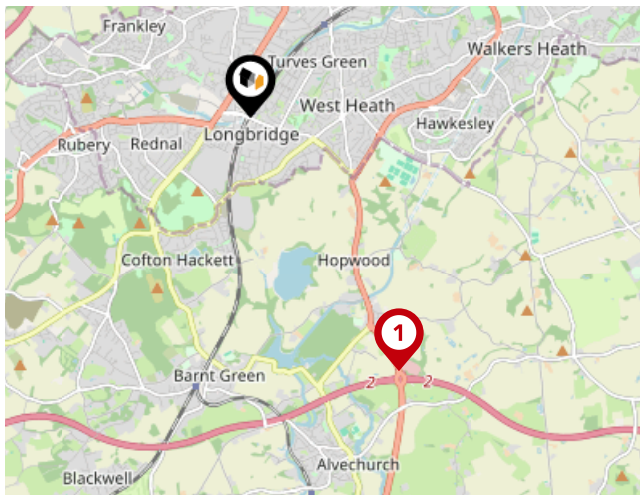
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Bespoke Estate Agent



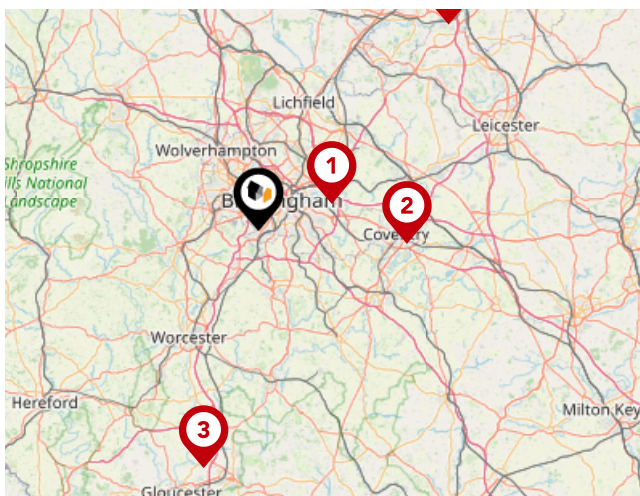
National Rail Stations

Pin	Name	Distance
1	Longbridge Rail Station	0.09 miles
2	Northfield Rail Station	1.12 miles
3	Barnt Green Rail Station	2.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	2.65 miles
2	M5 J3	4.06 miles
3	M5 J4	2.99 miles
4	M42 J1	3.81 miles
5	M5 J4A	4.79 miles



Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	11.27 miles
2	Baginton	21.45 miles
3	Staverton	35.45 miles
4	East Mids Airport	40.49 miles

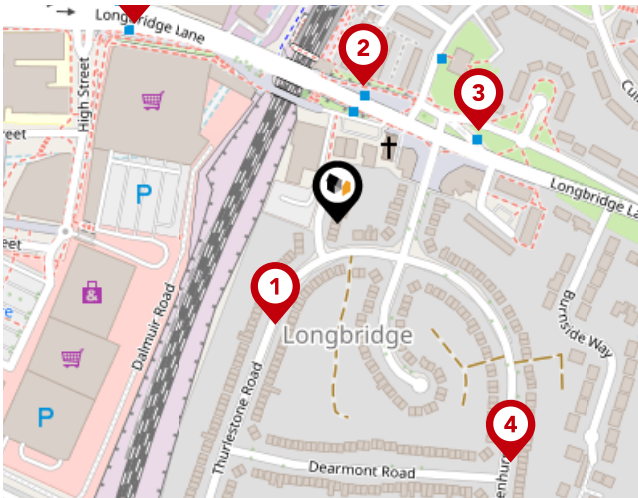
Area

Transport (Local)

DEAN COLEMAN

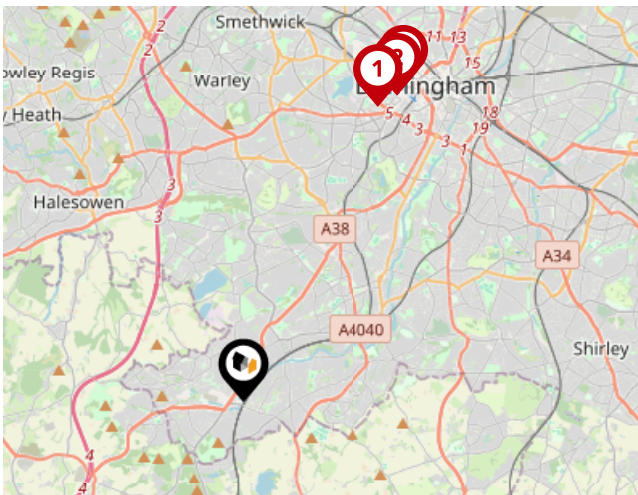
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Bus Stops/Stations

Pin	Name	Distance
1	Falfield Grove	0.07 miles
2	Longbridge Station	0.08 miles
3	Longbridge Station	0.1 miles
4	Dearmont Rd	0.17 miles
5	Devon Way	0.16 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	5.86 miles
2	Five Ways (Midland Metro Stop)	6.18 miles
3	Brindleyplace (Midland Metro Stop)	6.36 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.

Please note that all appliances and heating systems are not tested by Dean Coleman Powered By eXp and therefore no warranties can be given as to their good working order.

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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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