

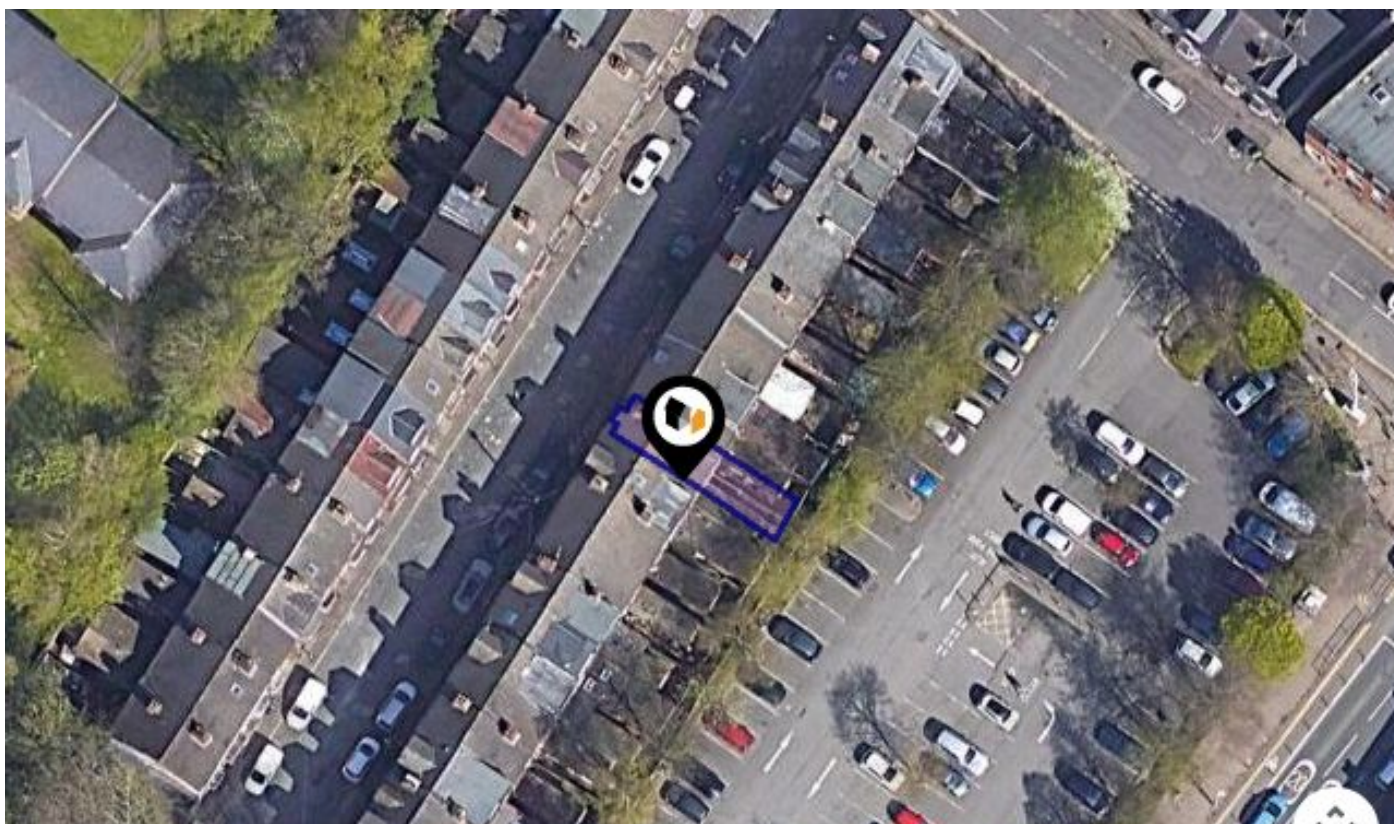


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 22<sup>nd</sup> April 2025**



**GEORGE ROAD, SELLY OAK, BIRMINGHAM, B29**

**Guide Price : £250,000**

**Dean Coleman Powered By eXp**

Birmingham

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

# Introduction

## Our Comments

DEAN COLEMAN

exp UK

Bespoke Estate Agent

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

Sold via Modern Method Of Auction - Date TBC

INVESTMENT! INVESTMENT! INVESTMENT!

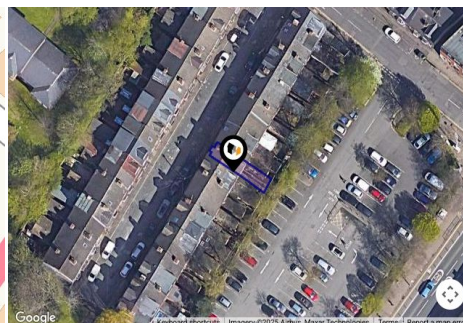
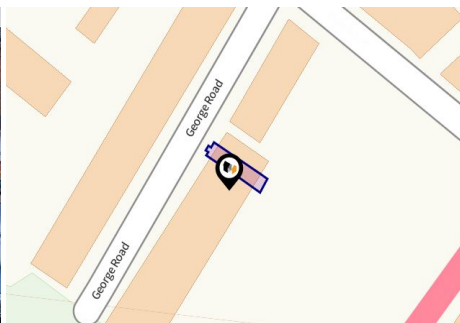
A great opportunity to purchase a property in the sought-after Student Village of Selly Oak.

Within a short walk to the University Of Birmingham, this two bedroom, two reception room terrace house offers vacant possession and has huge potential for expansion.

In a well presented condition, the home offers: two reception rooms, kitchen with space for a range of appliances, inner hall with a combination boiler which is up to date on its service following through to the downstairs bathroom. To the first floor there are two large bedrooms. The property benefits from having an easy to maintain courtyard garden at the rear with access.

With many homes in the road and surrounding area starting off as two bedrooms, some have been expanded to include a third and fourth bedroom thus increasing the property value, rental income and overall Investment Yield.

Offering vacant possession and being Freehold, viewing is a must to secure this residential home for private living or a Buy To Let Investment in one of the most sought-after areas of Birmingham for Investment.



## Property




Type:	Terraced
Bedrooms:	2
Floor Area:	721 ft <sup>2</sup> / 67 m <sup>2</sup>
Plot Area:	0.01 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,497
Title Number:	MM95951

Guide Price:	£250,000
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)

16	80	1800
mb/s	mb/s	mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **George Road, Selly Oak, Birmingham, B29**

## Reference - 2024/03191/PA

Decision: -

Date: 17th May 2024

### Description:

Erection of 3.4 metre deep single storey rear extension. Maximum height 3.9 metres, eaves height 2.9 metres

## Reference - 2024/03148/PA

Decision: -

Date: 20th May 2024

### Description:

Application for a Lawful Development Certificate for existing use as a small HMO (Use Class C4)

## Reference - 2024/03152/PA

Decision: -

Date: 20th May 2024

### Description:

Installation of dormer window to front.

## Reference - 2024/06328/PA

Decision: -

Date: 02nd October 2024

### Description:

Change of use from dwellinghouse (Use Class C3) to 4-bed HMO (Use Class C4) and erection of dormer to front







## GEORGE ROAD, SELLY OAK, BIRMINGHAM, B29

GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.

1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 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 ©2023

George Road, Selly Oak, B29

Energy rating

**D**

Valid until 21.10.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 44% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

41, George Road, Birmingham, B29 6AH				
Last Sold Date:	14/04/2022			
Last Sold Price:	£290,000			
17, George Road, Birmingham, B29 6AH				
Last Sold Date:	26/11/2021	11/03/2016	30/11/2009	
Last Sold Price:	£430,000	£345,000	£59,000	
26, George Road, Birmingham, B29 6AH				
Last Sold Date:	14/06/2021	18/02/2019	03/01/2012	26/04/2002
Last Sold Price:	£432,500	£420,000	£140,000	£68,750
23, George Road, Birmingham, B29 6AH				
Last Sold Date:	24/02/2020	13/06/2014	26/03/2008	
Last Sold Price:	£455,000	£340,000	£175,000	
1, George Road, Birmingham, B29 6AH				
Last Sold Date:	30/09/2019	19/12/2011	25/07/2006	19/08/1998
Last Sold Price:	£425,000	£153,000	£149,000	£54,000
39, George Road, Birmingham, B29 6AH				
Last Sold Date:	05/07/2019	04/12/2006	14/09/2001	29/06/1998
Last Sold Price:	£275,000	£141,000	£65,000	£49,750
8, George Road, Birmingham, B29 6AH				
Last Sold Date:	02/10/2018			
Last Sold Price:	£320,000			
43, George Road, Birmingham, B29 6AH				
Last Sold Date:	02/05/2018	07/09/2006		
Last Sold Price:	£275,000	£160,000		
38, George Road, Birmingham, B29 6AH				
Last Sold Date:	10/02/2017	12/07/2007	13/02/1997	
Last Sold Price:	£270,000	£158,500	£54,000	
22, George Road, Birmingham, B29 6AH				
Last Sold Date:	03/02/2017	25/08/2000	12/06/1998	
Last Sold Price:	£245,000	£59,000	£54,000	
24, George Road, Birmingham, B29 6AH				
Last Sold Date:	08/02/2016			
Last Sold Price:	£165,000			
30, George Road, Birmingham, B29 6AH				
Last Sold Date:	30/05/2014			
Last Sold Price:	£120,000			

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

21, George Road, Birmingham, B29 6AH					
Last Sold Date:		25/06/2013			
Last Sold Price:		£185,000			
5, George Road, Birmingham, B29 6AH					
Last Sold Date:		13/06/2012			
Last Sold Price:		£151,000			
14, George Road, Birmingham, B29 6AH					
Last Sold Date:		17/09/2010	07/09/2001		
Last Sold Price:		£125,000	£64,950		
12, George Road, Birmingham, B29 6AH					
Last Sold Date:		30/04/2010	08/01/2002		
Last Sold Price:		£155,000	£72,500		
15, George Road, Birmingham, B29 6AH					
Last Sold Date:		25/09/2008	29/08/2008		
Last Sold Price:		£85,000	£81,000		
7, George Road, Birmingham, B29 6AH					
Last Sold Date:		03/08/2007			
Last Sold Price:		£125,000			
45, George Road, Birmingham, B29 6AH					
Last Sold Date:		15/02/2007	17/04/2003	12/04/2000	25/09/1995
Last Sold Price:		£154,000	£129,000	£57,000	£40,000
18, George Road, Birmingham, B29 6AH					
Last Sold Date:		14/02/2006	16/12/2002	29/05/1998	
Last Sold Price:		£140,000	£86,000	£44,000	
31, George Road, Birmingham, B29 6AH					
Last Sold Date:		21/10/2003			
Last Sold Price:		£100,000			
36, George Road, Birmingham, B29 6AH					
Last Sold Date:		10/04/2003			
Last Sold Price:		£130,000			
42, George Road, Birmingham, B29 6AH					
Last Sold Date:		26/03/2003	02/03/2001		
Last Sold Price:		£125,000	£58,000		
33, George Road, Birmingham, B29 6AH					
Last Sold Date:		11/05/2001			
Last Sold Price:		£60,000			

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

## 28, George Road, Birmingham, B29 6AH

Last Sold Date:	10/09/1999	30/11/1998
Last Sold Price:	£68,000	£29,240

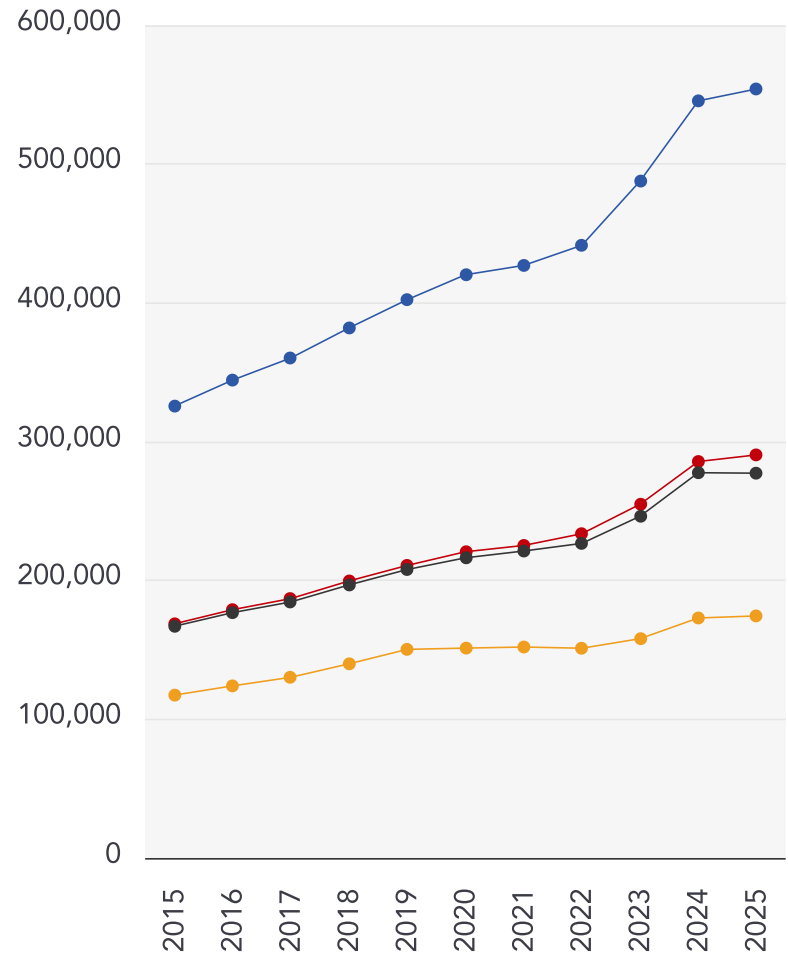
## 29, George Road, Birmingham, B29 6AH

Last Sold Date:	28/07/1995
Last Sold Price:	£37,500

**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 B29



Detached

**+70.17%**

Semi-Detached

**+72.14%**

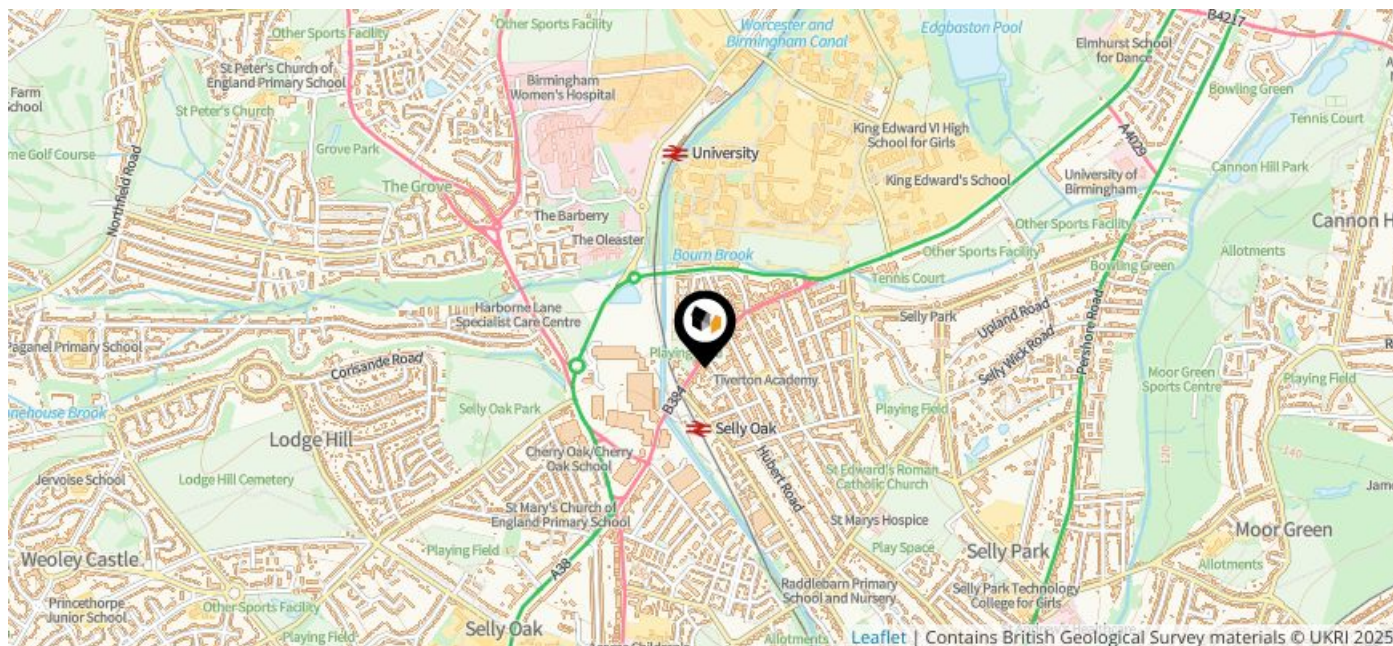
Terraced

**+66.07%**

Flat

**+48.62%**

This map displays nearby coal mine entrances and their classifications.



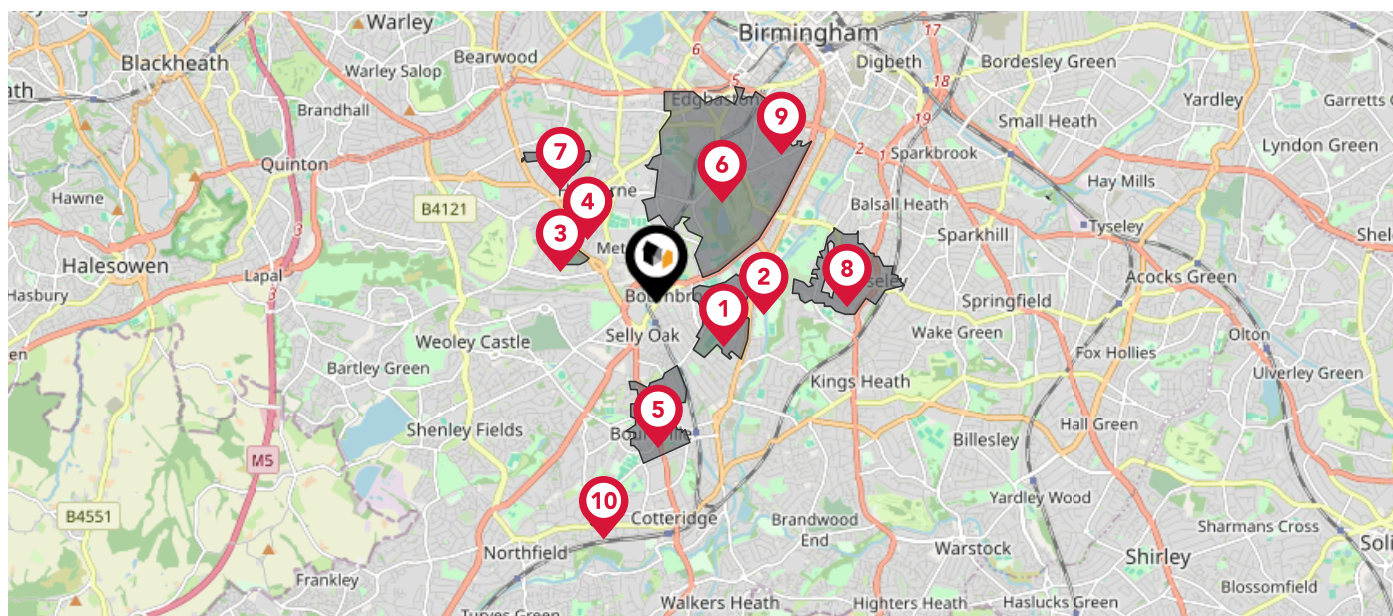
### Mine Entry

- ✕ 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



Selly Park



Selly Park Avenues



Harborne Old Village



Greenfield Road



Bournville Village



Edgbaston



Moor Pool



Moseley



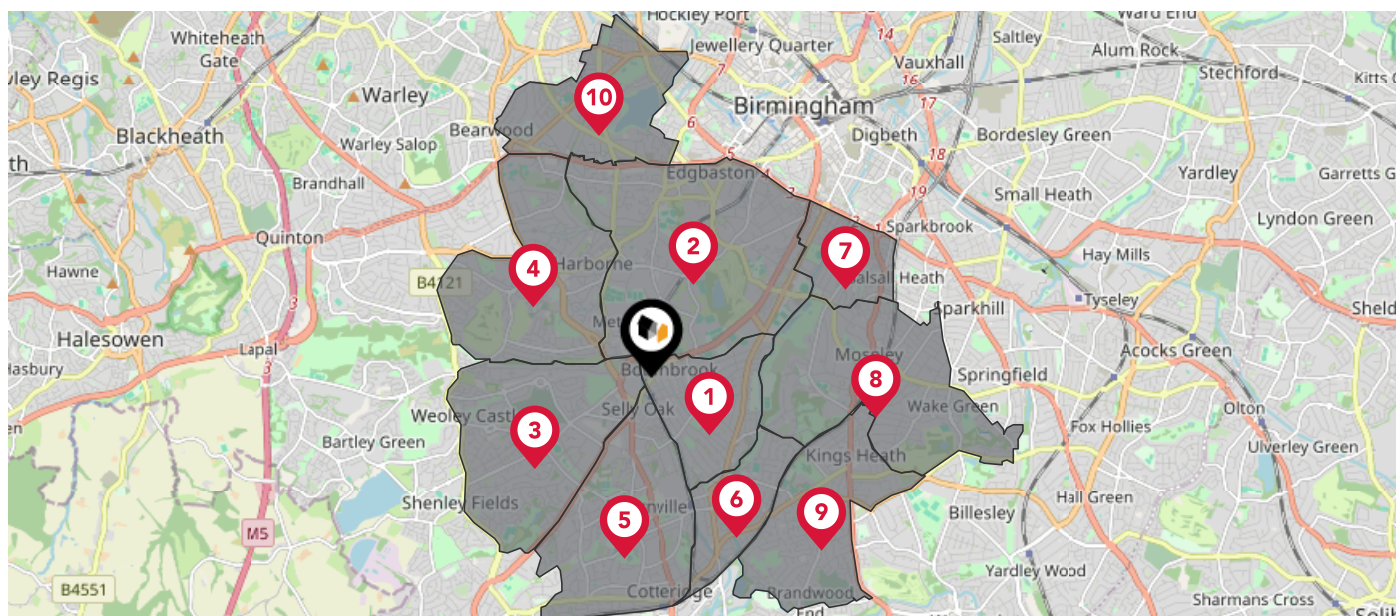
Ryland Road



Bournville Tenants



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

Bournbrook & Selly Park Ward

2

Edgbaston Ward

3

Weoley & Selly Oak Ward

4

Harborne Ward

5

Bournville & Cotteridge Ward

6

Stirchley Ward

7

Balsall Heath West Ward

8

Moseley Ward

9

Brandwood & King's Heath Ward

10

North Edgbaston Ward



# Flood Risk

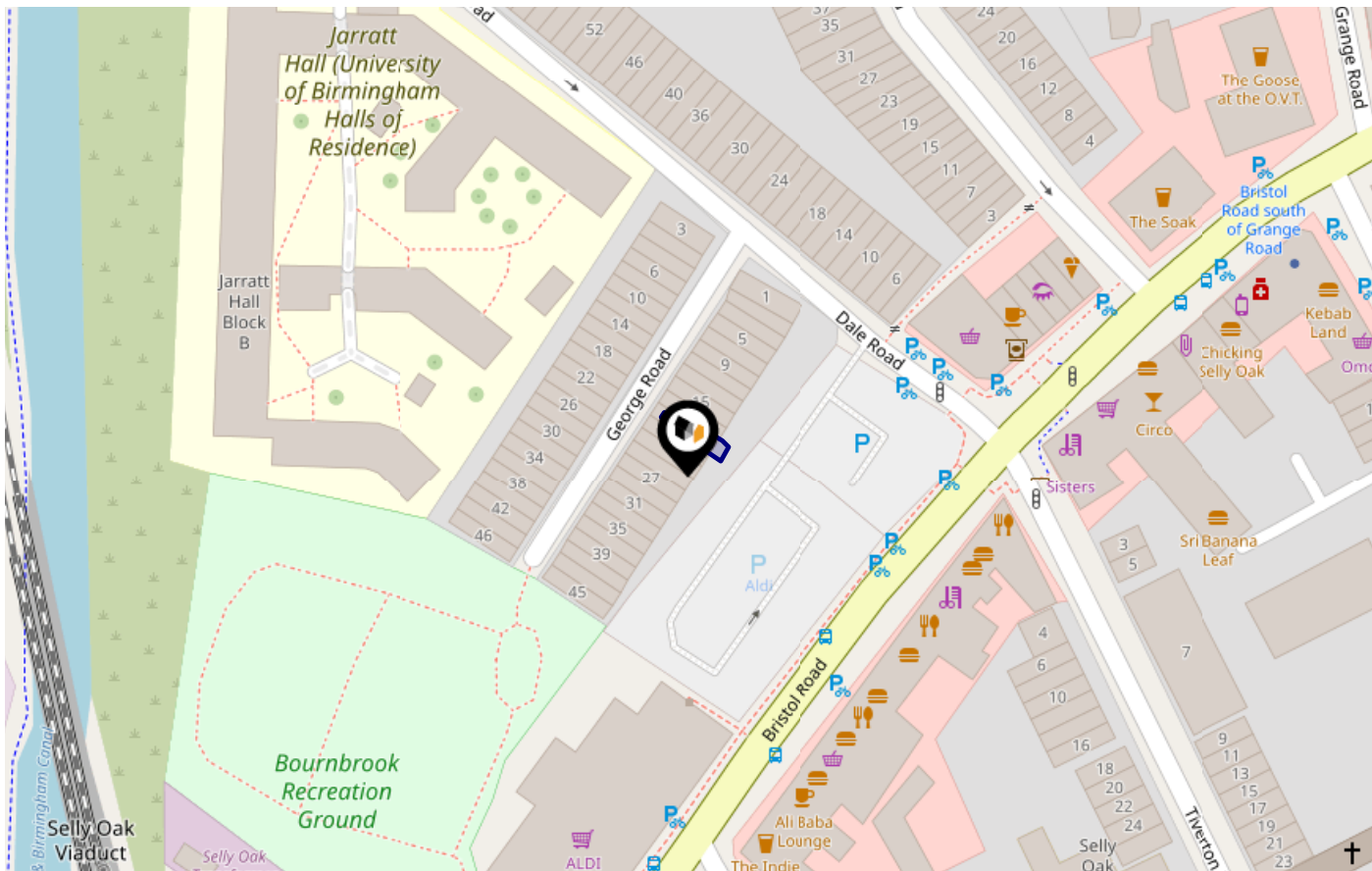
## Rivers & Seas - Flood Risk

DEAN COLEMAN

exp UK

Bespoke Estate Agent

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

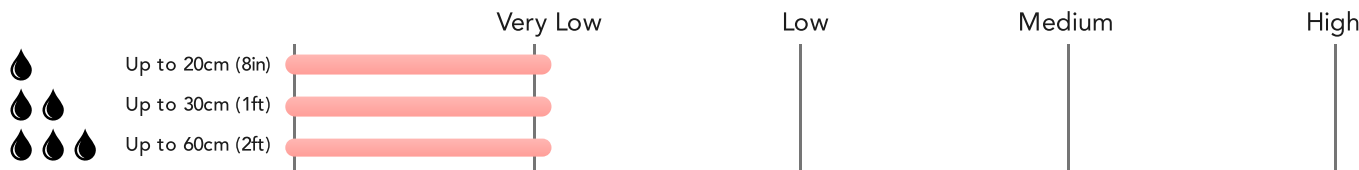


**Risk Rating: Very low**

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

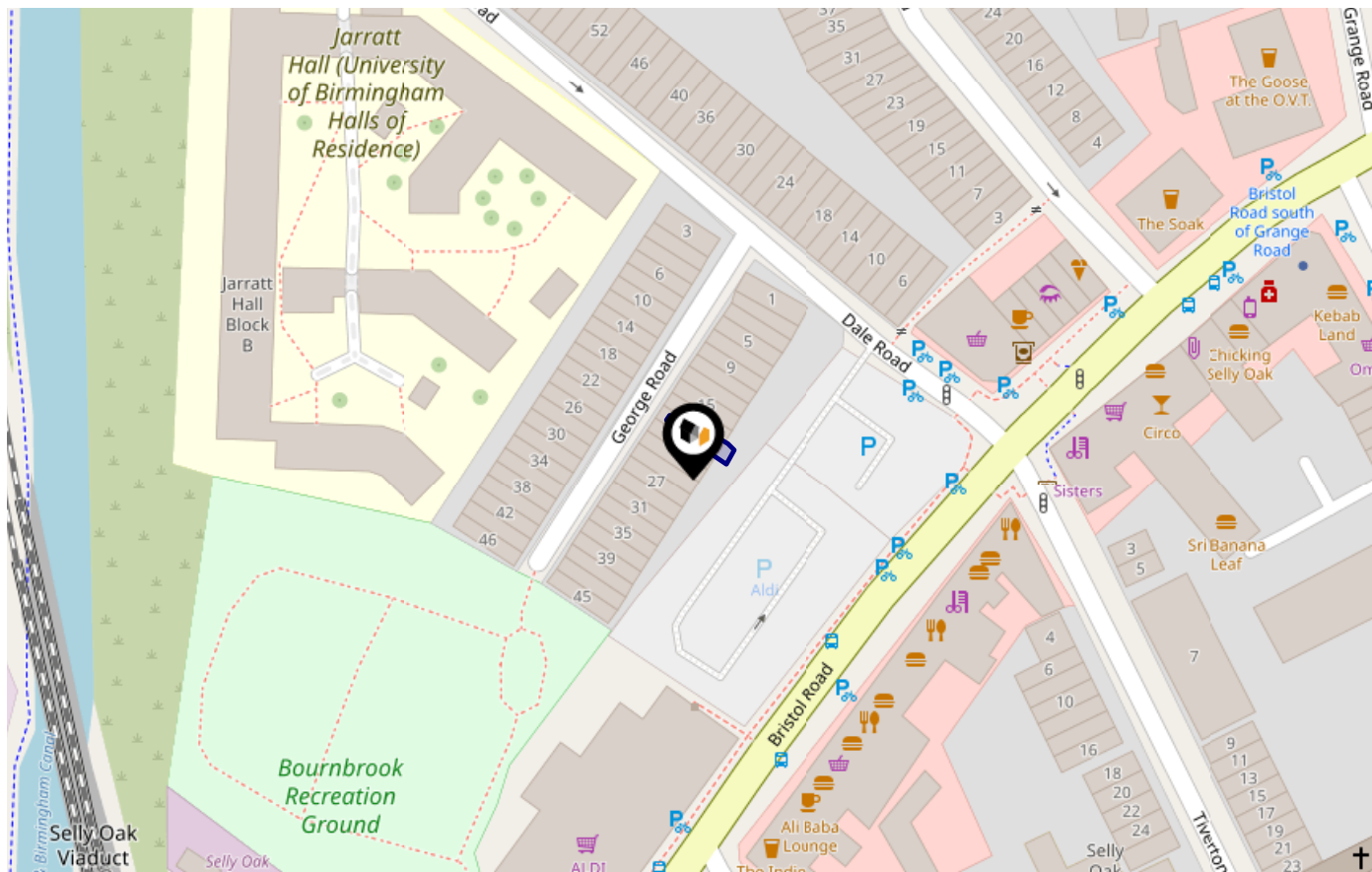
## Rivers & Seas - Climate Change

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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.

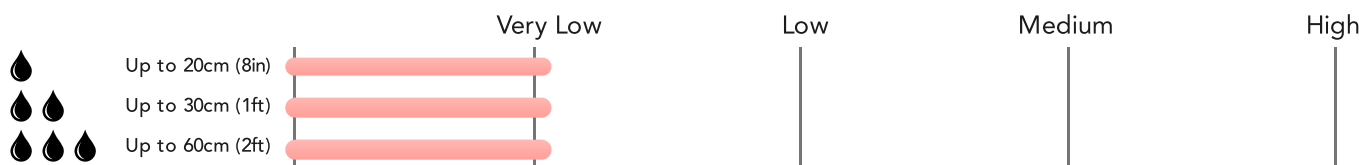


**Risk Rating: Very low**

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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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:



# Flood Risk

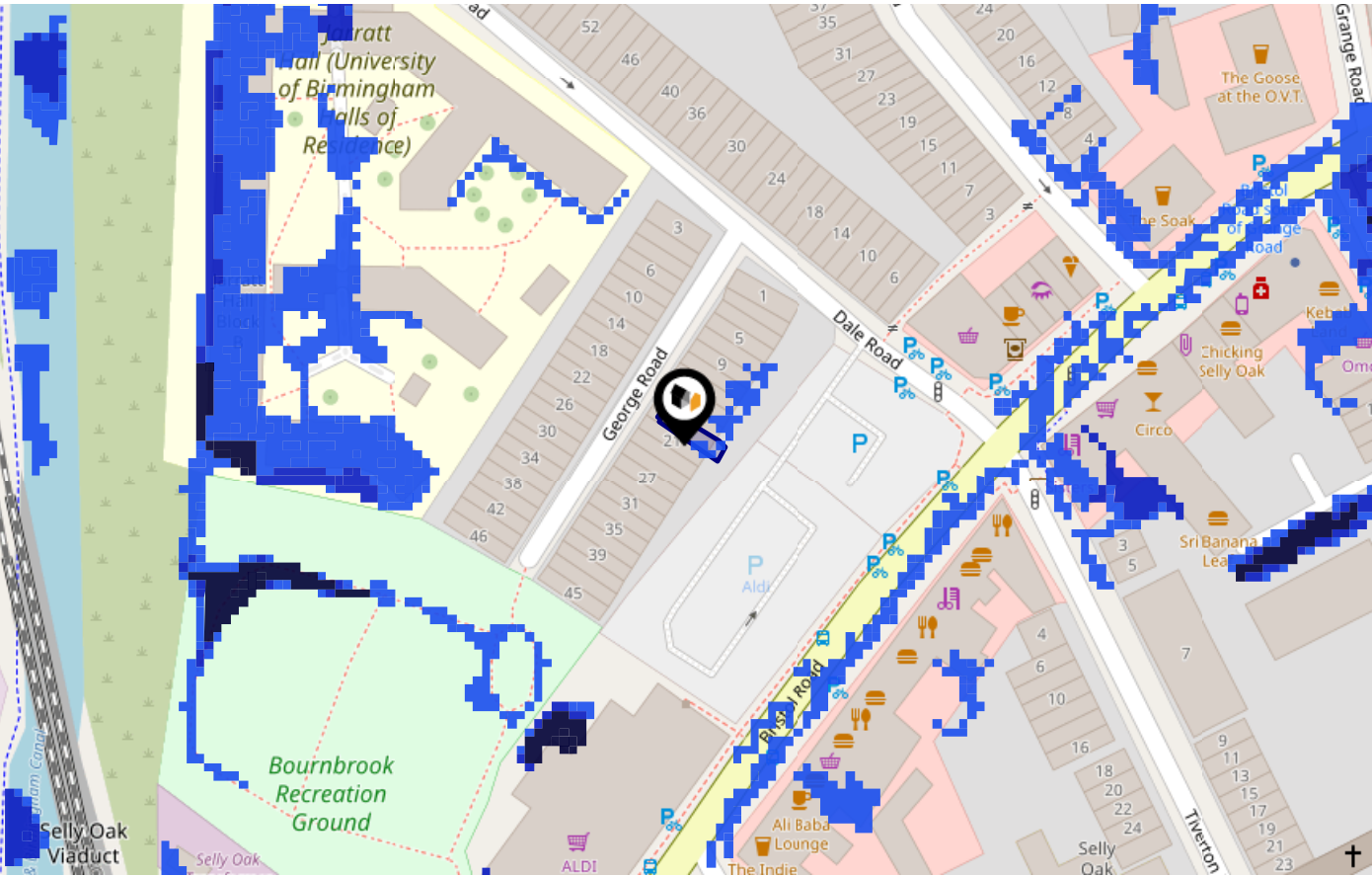
## Surface Water - Flood Risk

DEAN COLEMAN

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Bespoke Estate Agent

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

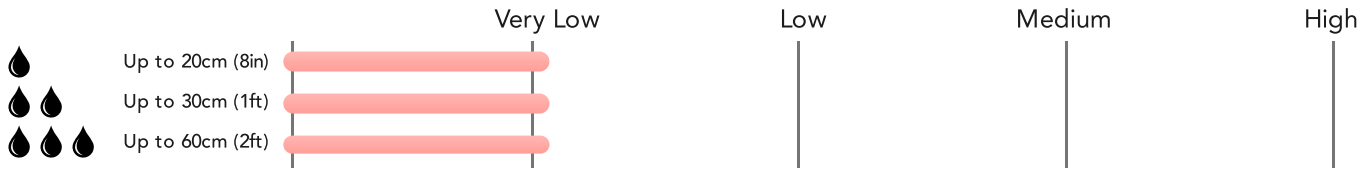


Risk Rating: Very low

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- 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 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



# Flood Risk

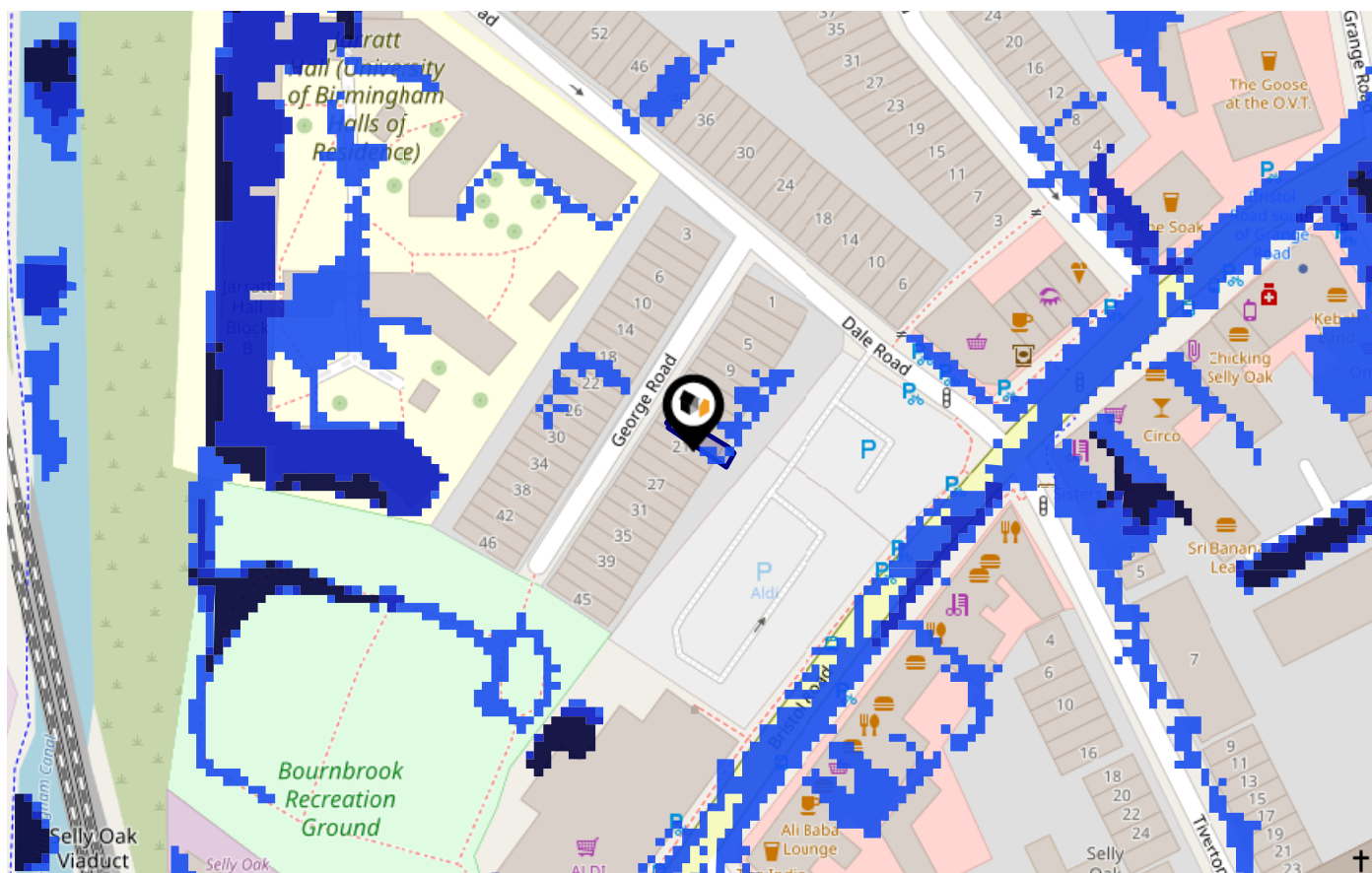
## Surface Water - Climate Change

DEAN COLEMAN

exp UK

Bespoke Estate Agent

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.

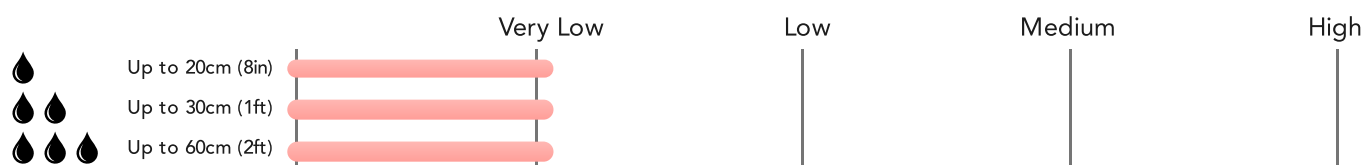


**Risk Rating:** Very low

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.

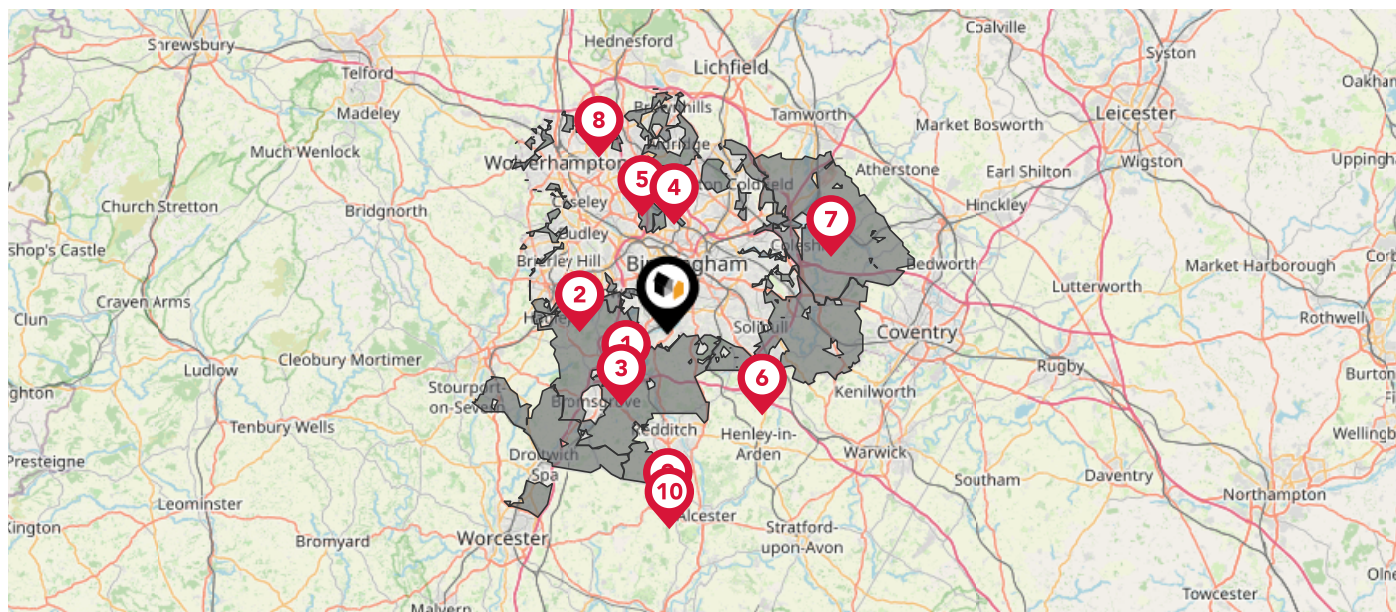
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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 - Dudley

3

Birmingham Green Belt - Bromsgrove

4

Birmingham Green Belt - Sandwell

5

Birmingham Green Belt - Walsall

6

Birmingham Green Belt - Solihull

7

Birmingham Green Belt - North Warwickshire

8

Birmingham Green Belt - Wolverhampton

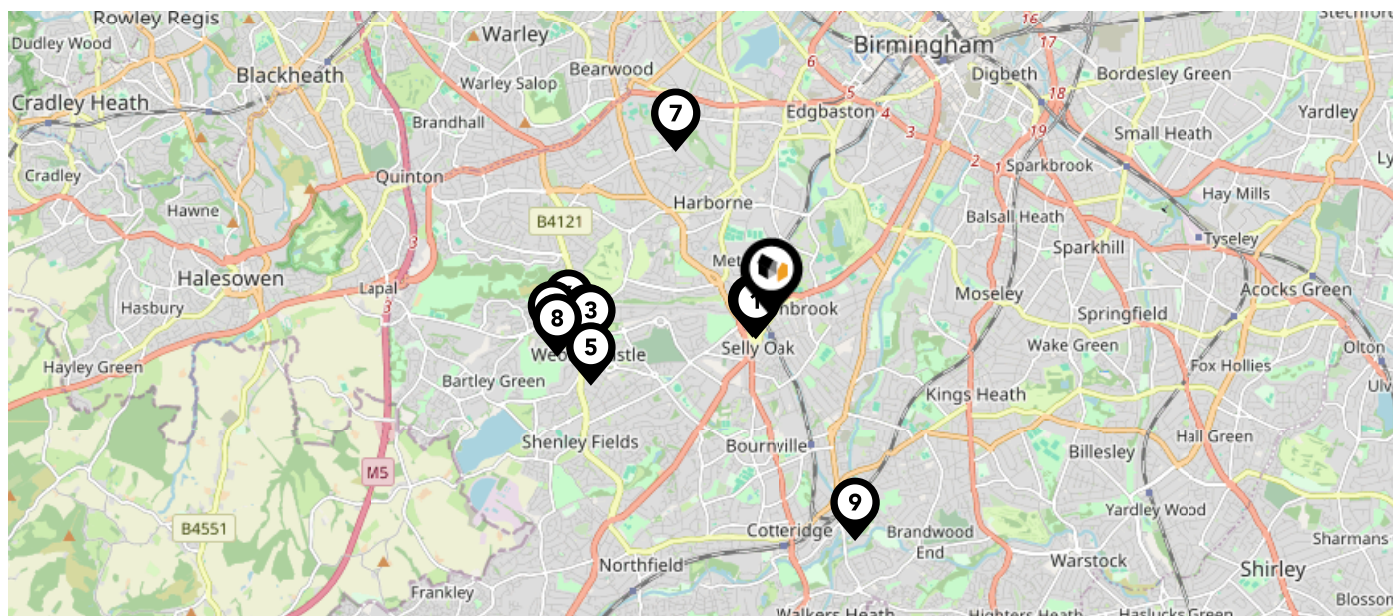
9

Birmingham Green Belt - Redditch

10

Birmingham Green Belt - Wychavon

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.

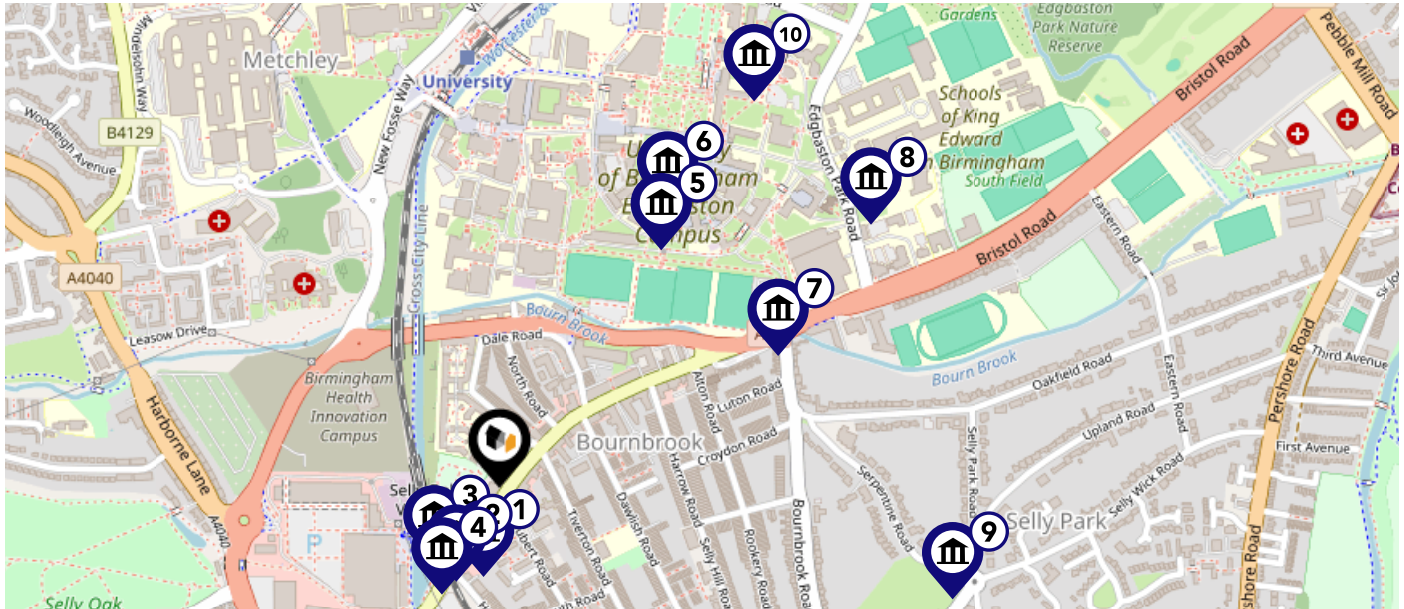












### Nearby Landfill Sites

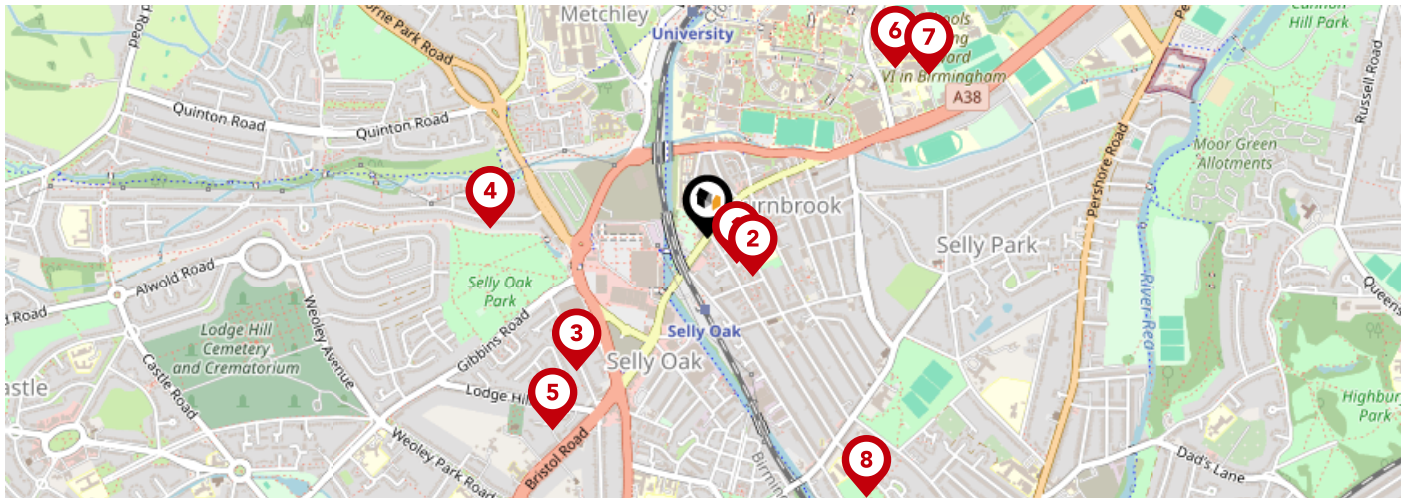
<b>1</b>	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Barnes Hill-Former Brickworks Site, Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>6</b>	West Boulevard Landfill Site-Stonehouse Lane/West Boulevard, Weoley Castle, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Woodbourne Road Landfill Site-Residential Development Off Euan Close, Euan Close, Harborne, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Land South of Stonehouse Lane-Former Brickworks, Stonehouse Lane, Bartley Green, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Hillcrest School Landfill Site-Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>



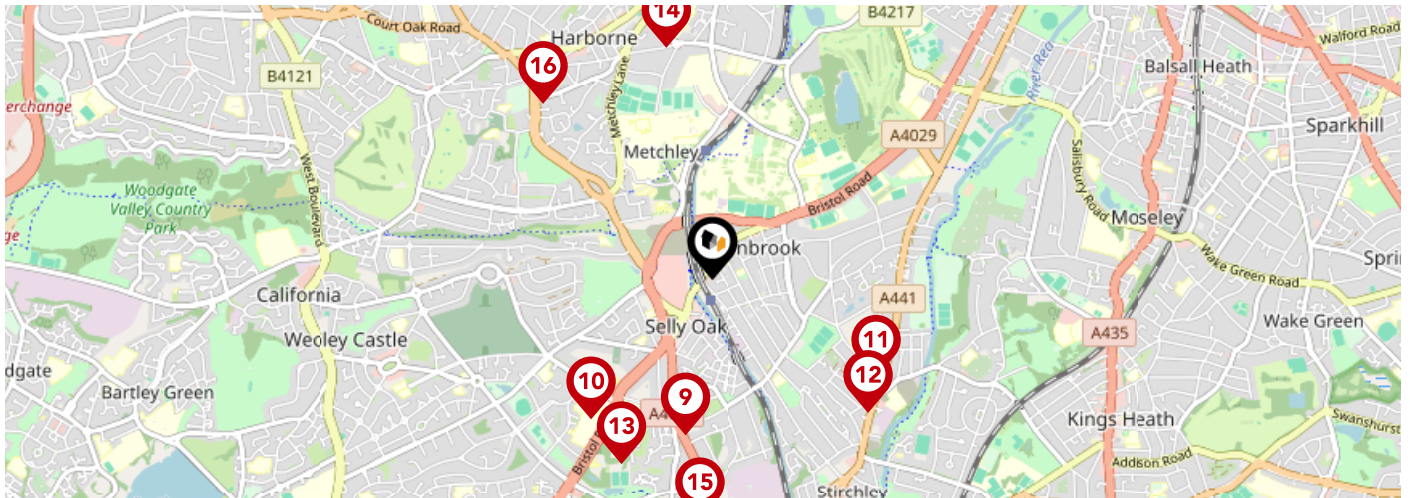
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1343339 - Selly Oak Institute (adult Education Centre)	Grade II	0.1 miles
	1220210 - 641 And 659, Bristol Road B29	Grade II	0.1 miles
	1075728 - Selly Oak Electricity Sub Station To Rear Of Number 659	Grade II	0.1 miles
	1396466 - Selly Oak Library	Grade II	0.1 miles
	1076133 - Great Hall And Quadrant Range	Grade II	0.3 miles
	1210306 - Chamberlain Tower	Grade II	0.4 miles
	1394738 - University Of Birmingham Lodge, Gates, Gate Piers And Wall	Grade II	0.4 miles
	1389744 - University House	Grade II	0.5 miles
	1343140 - Church Of St Stephen	Grade II	0.5 miles
	1234299 - Ashley And Strathcona Buildings, Birmingham University	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Selly Oak Nursery School</b> Ofsted Rating: Outstanding   Pupils: 73   Distance:0.09	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Tiverton Academy</b> Ofsted Rating: Outstanding   Pupils: 204   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cherry Oak School</b> Ofsted Rating: Good   Pupils: 114   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Water Mill Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>King Edward VI High School for Girls</b> Ofsted Rating: Not Rated   Pupils: 662   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 905   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Raddlebarn Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Selly Oak Trust School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The University of Birmingham School</b> Ofsted Rating: Good   Pupils: 1175   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Edward's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Selly Park Girls' School</b> Ofsted Rating: Good   Pupils: 807   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fircroft College of Adult Education</b> Ofsted Rating: Good   Pupils:0   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Blue Coat School Birmingham</b> Ofsted Rating: Not Rated   Pupils: 638   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bournville Village Primary</b> Ofsted Rating: Good   Pupils: 652   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



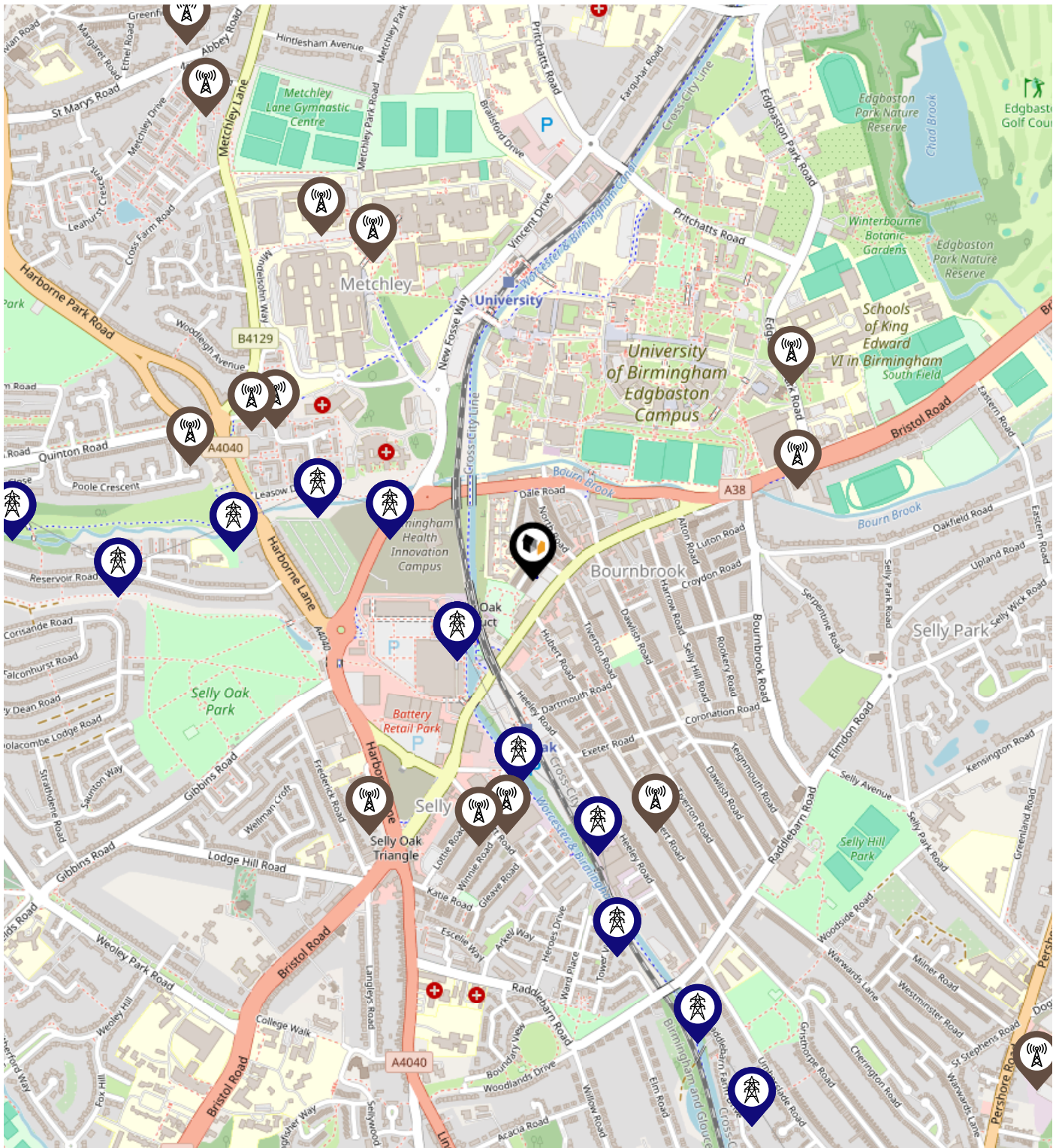
# Local Area

## Masts & Pylons



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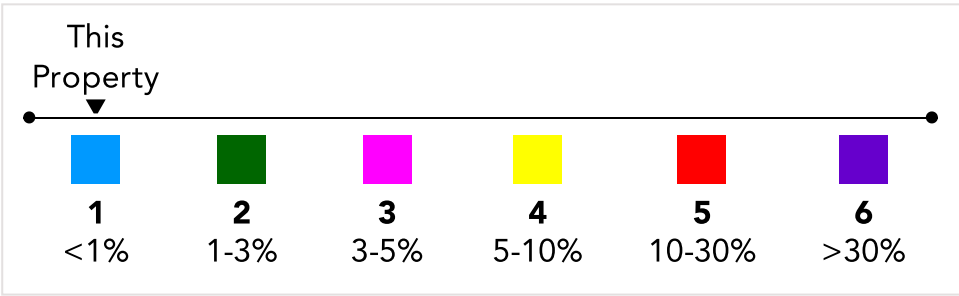
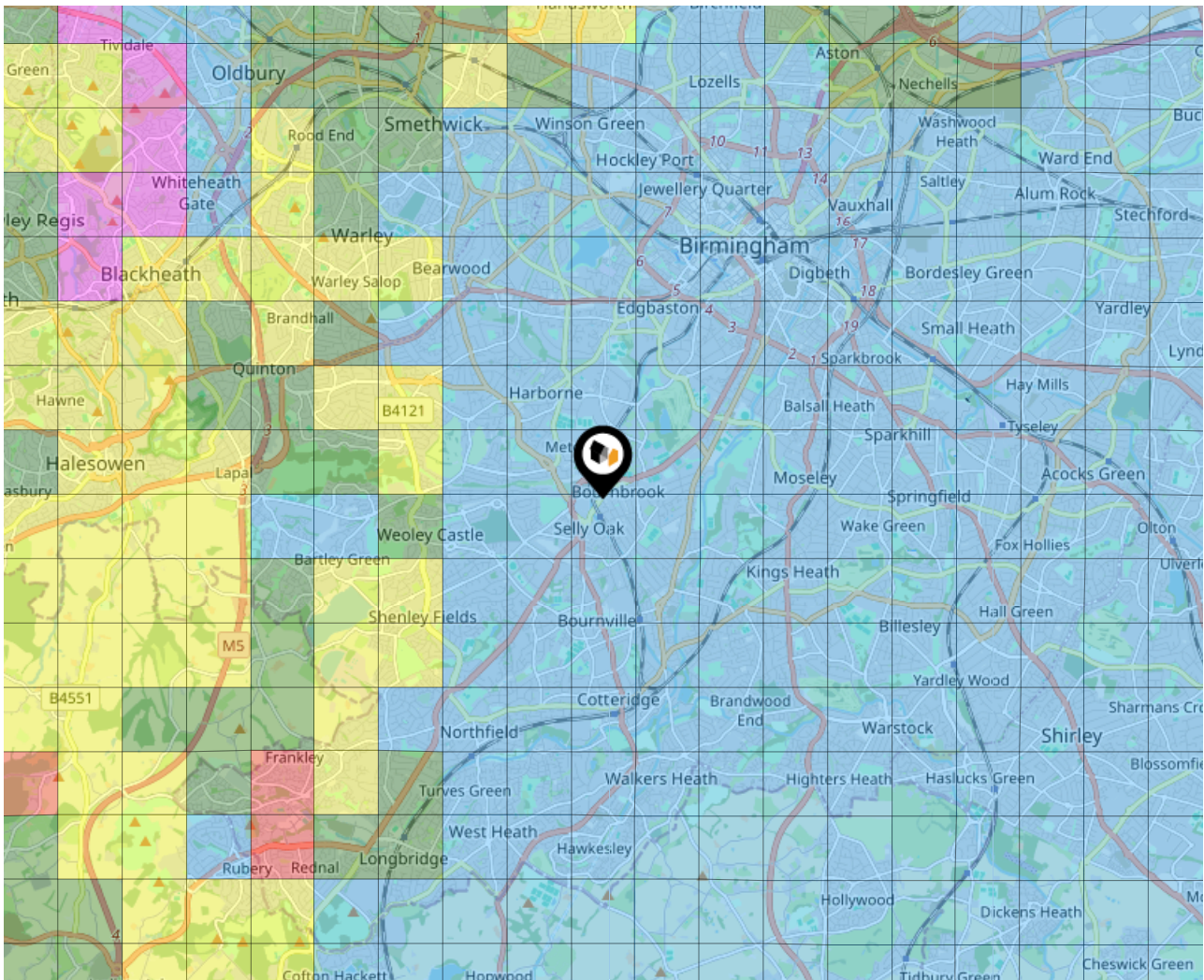
### Key:

-  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/m<sup>3</sup>).

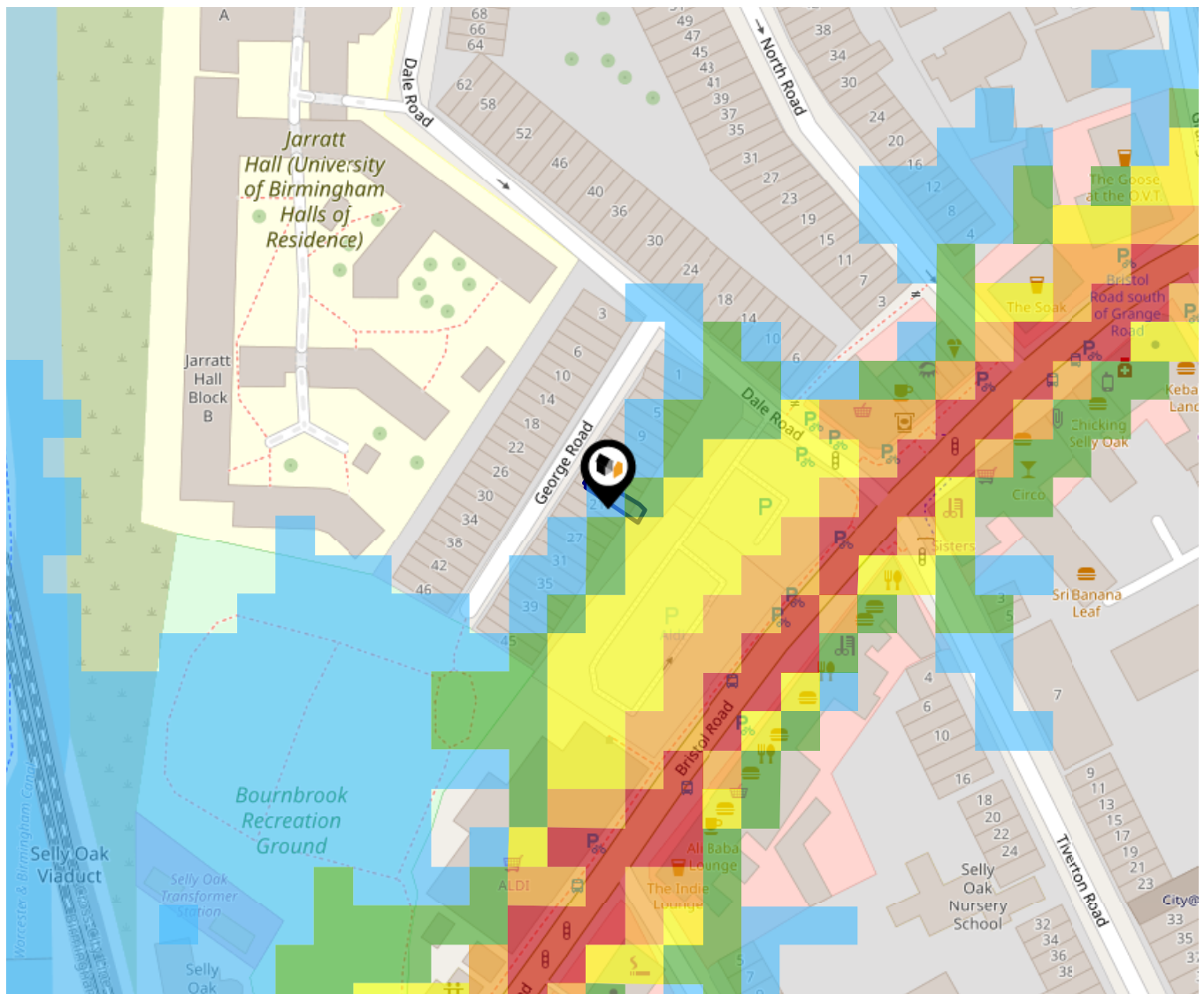


# Local Area Road Noise

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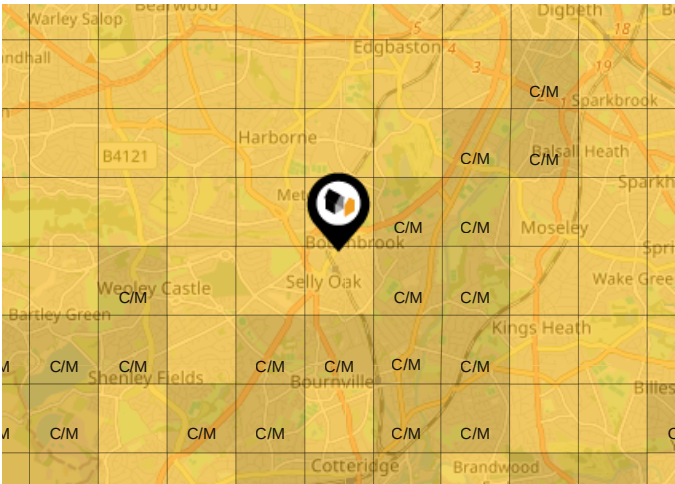
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SILT TO SAND
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



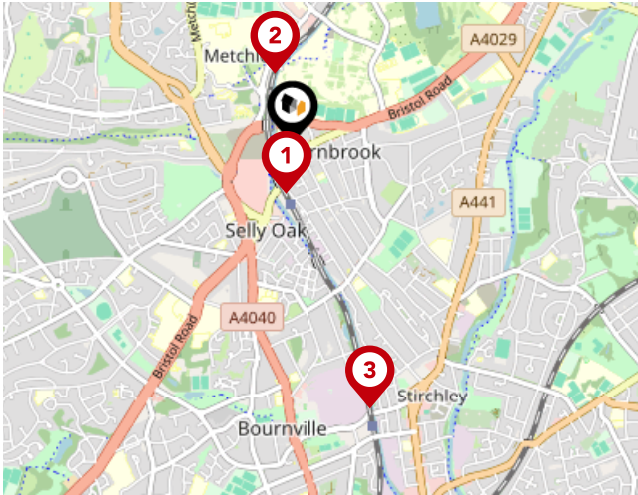
# Area

## Transport (National)

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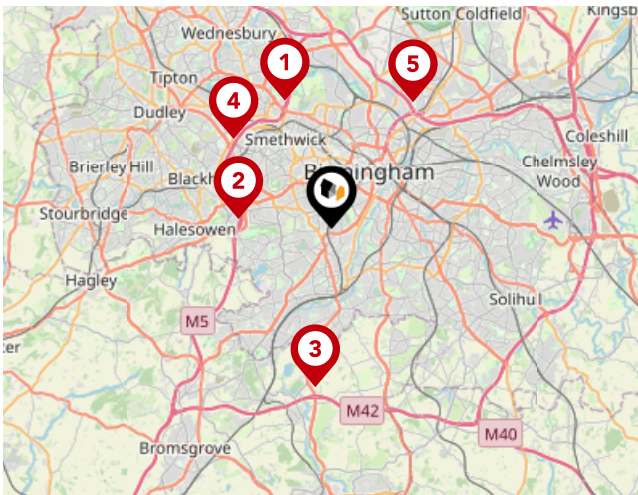
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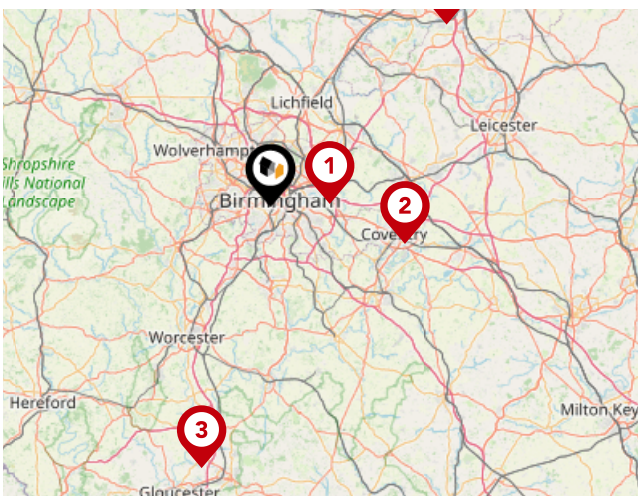
### National Rail Stations

Pin	Name	Distance
1	Selly Oak Rail Station	0.22 miles
2	University Rail Station	0.33 miles
3	Bournville Rail Station	1.24 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J1	4.94 miles
2	M5 J3	3.35 miles
3	M42 J2	5.8 miles
4	M5 J2	4.81 miles
5	M6 J6	5.44 miles



### Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	8.62 miles
2	Baginton	20.15 miles
3	Staverton	39.3 miles
4	East Mids Airport	36.64 miles

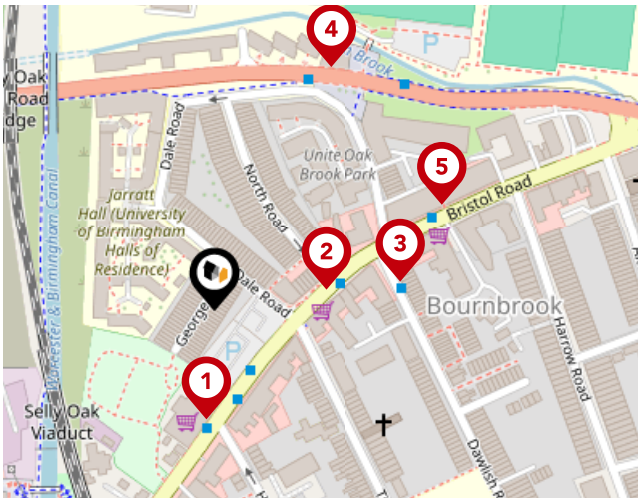
# Area

## Transport (Local)

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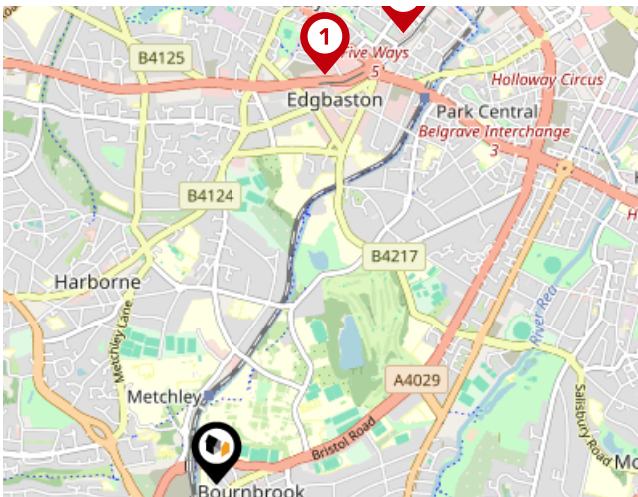
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### Bus Stops/Stations

Pin	Name	Distance
1	Hubert Rd	0.06 miles
2	North Rd	0.06 miles
3	Grange Road	0.11 miles
4	Grange Rd	0.15 miles
5	North Rd	0.14 miles



### Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	1.92 miles
2	Five Ways (Midland Metro Stop)	2.21 miles
3	Brindleyplace (Midland Metro Stop)	2.38 miles

# Dean Coleman Powered By eXp

## About Us

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Bespoke Estate Agent

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### Dean Coleman Powered By eXp

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

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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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