

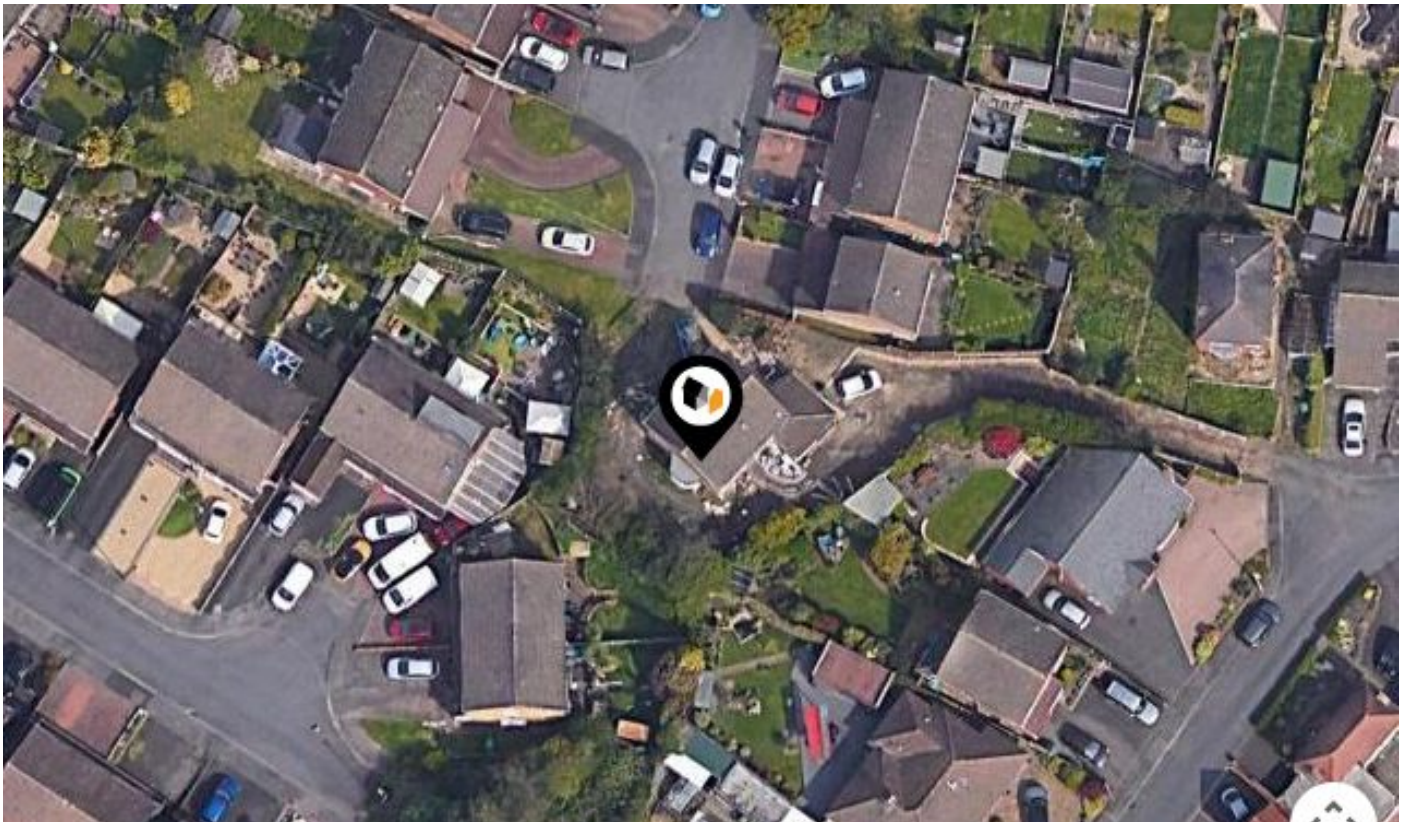


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 07<sup>th</sup> May 2025**



**DUNNS BANK, BRIERLEY HILL, DY5**

**Price Estimate : £375,000**

**Dean Coleman Powered By eXp**

Birmingham

07581 875215

dean.coleman@exp.uk.com

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

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

Welcome to Hilltop House – a beautifully renovated detached residence offering style, space, and serenity in equal measure. Situated in an elevated position with far-reaching westerly views, this superb family home is ready to move into and enjoy, with no upward chain.

Accessed via a private gated driveway with the ability to park multiple vehicles, this imposing home offers on its GROUND FLOOR; an entrance porch with space for coats and shoes a plenty, via a further door you then enter into a hallway which other than having doors to the lounge, separate utility room, shower room and garage, opens up to a stunning, open-plan kitchen with breakfast bar and lounge area. This homes true showpiece, its high-spec fitted units with a range of appliances and sleek breakfast bar to its central island, makes for an ideal place for the family to gather and entertain to the envy of your guests. With double glazed windows to front aspect and French doors to its rear, there is also a staircase leading to the first floor accommodation. Not forgetting this home also has a cosy living room, separate utility room ideal for laundry, extra storage, and keeping the kitchen free for cooking and entertaining, and the addition of a downstairs shower room which offers added convenience, particularly for guests or multi-generational living.

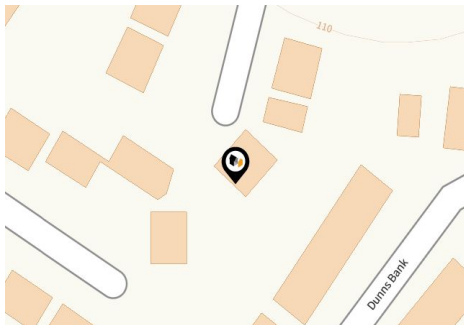
To the FIRST FLOOR there are four excellent size bedrooms, each generously proportioned, providing ample space for rest, relaxation, and growing families and its main room benefitting from those breathtaking and far-reaching westerly views. The flexible layout also offers options for guest rooms or home working. Furthermore there is a family bathroom complete with toilet, wash basin and jacuzzi bath with shower over. To complete this superb home, there is a WRAP-AROUND GARDEN which surrounds the property, filled with a variety of mature shrubs, offering privacy, colour, and a peaceful outdoor space to enjoy year-round. There is also a conservatory-style greenhouse, making this garden a blank canvass and ideal space for green fingered enthusiasts. Those wonderful westerly views can also be appreciated when in the garden, taking in stunning sunsets and uninterrupted panoramic views, a perfect setting on those warm, clear and lovely summer evenings.

You enter the grounds via secure electric gates, benefitting from a spacious driveway offering ample parking for multiple vehicles, plus a garage with electric Garolla door, for further storage or parking needs.

Hilltop House is offered with no upward chain and is Freehold, making your move as smooth and stress-free as possible.

Finished to a high standard throughout, this is a home that effortlessly combines modern living with space, privacy, and an enviable setting. Located close to local schools, amenities, and transport links, Hilltop House offers all the benefits of convenience with the luxury of peace and elevation.

Contact us today to arrange your private viewing — properties of this quality and setting rarely stay on the market for long.



## Property

Type:	Detached	Price Estimate:	£375,000
Bedrooms:	4		
Floor Area:	1,259 ft <sup>2</sup> / 117 m <sup>2</sup>		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,039		

## Local Area

Local Authority:	Dudley	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	11	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s



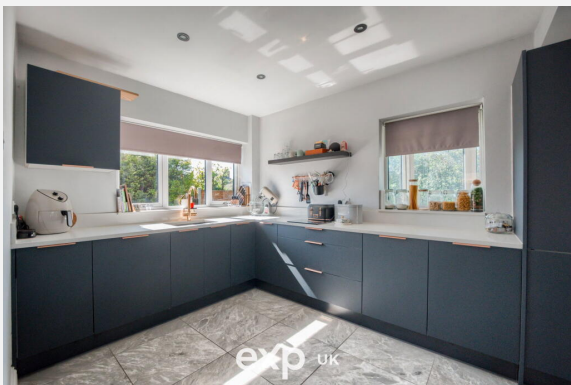
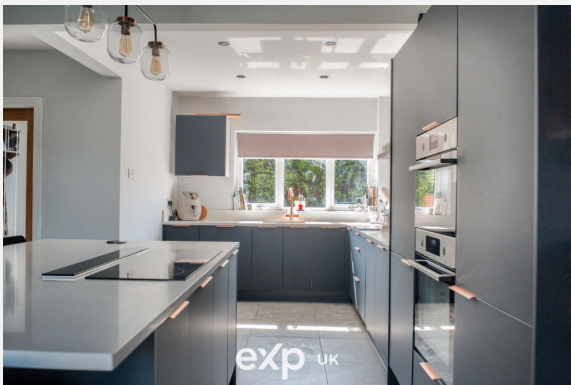
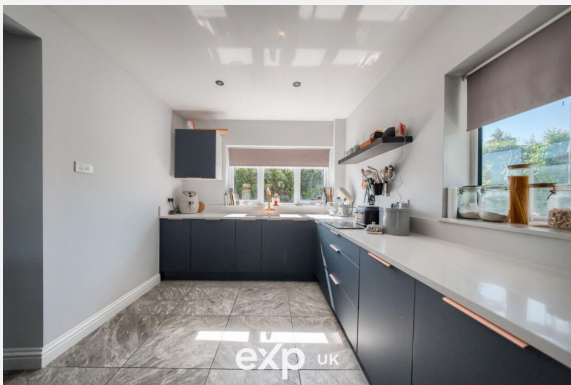
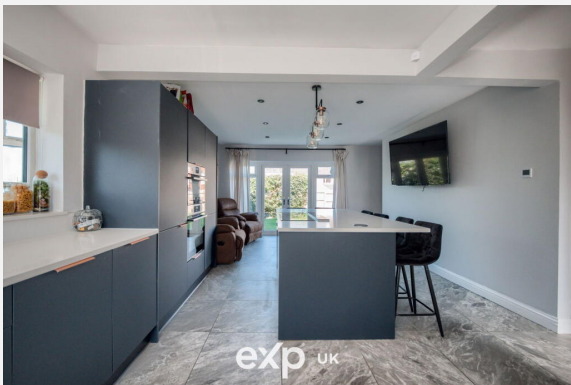
Mobile Coverage:  
(based on calls indoors)



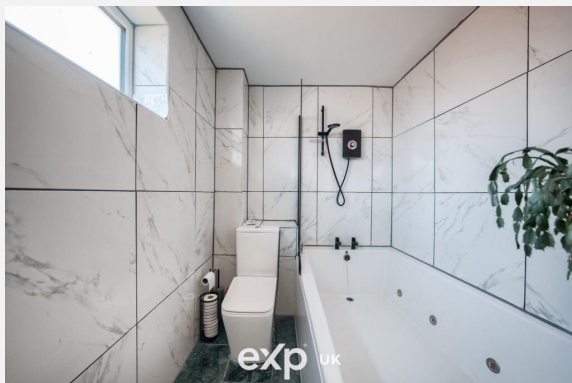
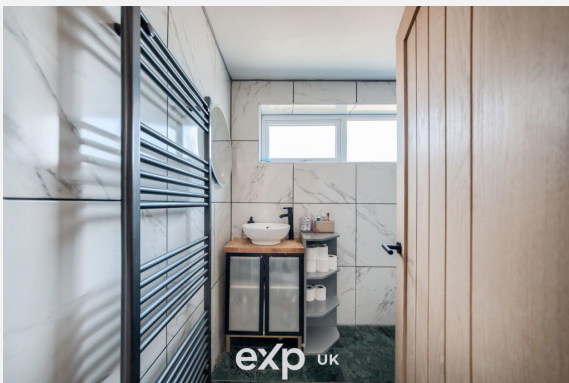
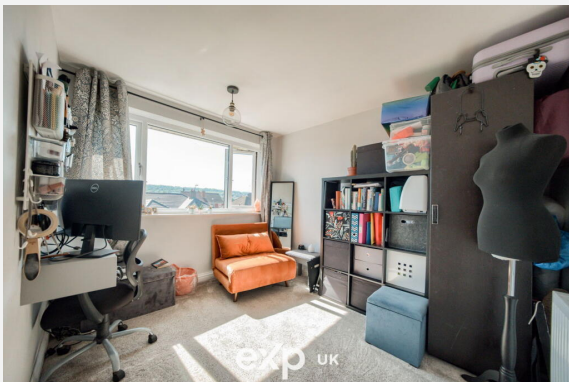
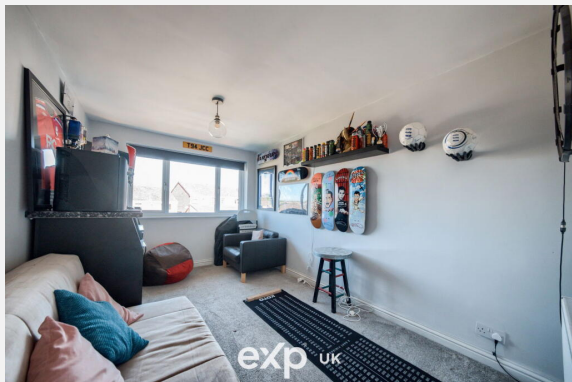
Satellite/Fibre TV Availability:

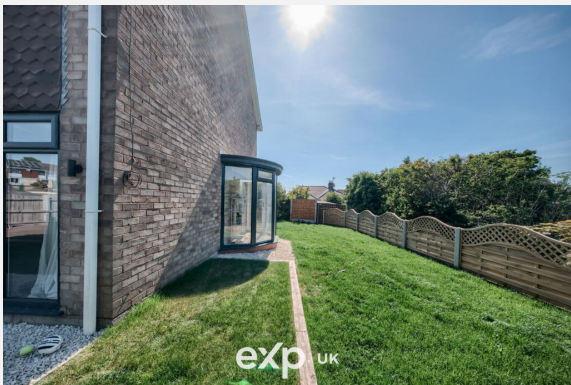










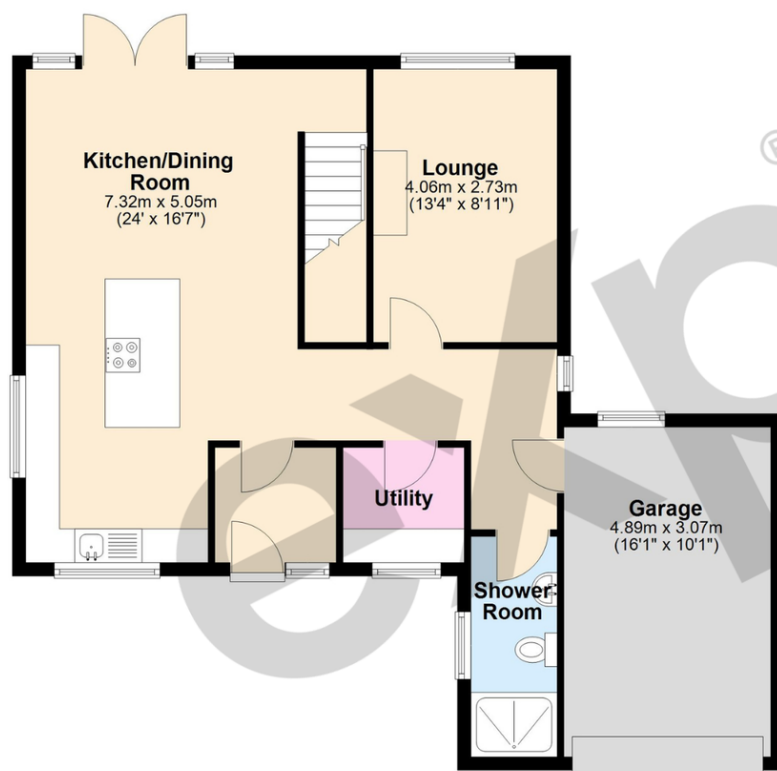




## DUNNS BANK, BRIERLEY HILL, DY5

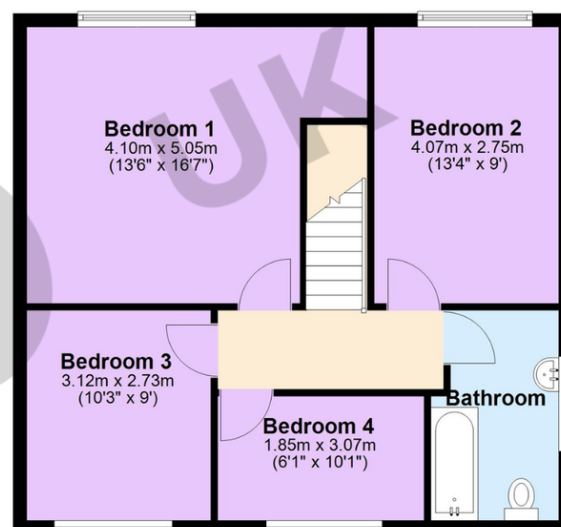
### Ground Floor

Approx. 76.7 sq. metres (825.3 sq. feet)



### First Floor

Approx. 57.8 sq. metres (621.9 sq. feet)



Total area: approx. 134.4 sq. metres (1447.2 sq. feet)

QUARRY BANK, DY5

Energy rating

**D**

Valid until 06.05.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   C
55-68	<b>D</b>	57   D	
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>	Detached
<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>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Warm air, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	117 m <sup>2</sup>

## 22, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date: 30/11/2022  
Last Sold Price: £200,000

## 30, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date: 27/08/2021  
Last Sold Price: £250,000

## 32, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date: 14/08/2020  
Last Sold Price: £255,000

## 50, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date: 26/06/2020  
Last Sold Price: £350,000

## 34, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date:	14/12/2018	14/07/2017	10/02/2014	27/05/2005
Last Sold Price:	£198,500	£180,000	£155,000	£146,000

## 54, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date:	24/03/2016	23/04/2012	10/08/2007	28/05/1999
Last Sold Price:	£157,000	£144,000	£157,500	£60,000

## 28, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date: 30/04/2009  
Last Sold Price: £120,000

## 36c, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date:	01/09/2006	10/07/1998
Last Sold Price:	£153,000	£67,000

## 36b, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date:	22/05/2006	18/08/2000
Last Sold Price:	£158,000	£84,950

## 42, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date:	28/02/2002	17/07/1998
Last Sold Price:	£80,000	£44,000

## 54b, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date: 06/04/2001  
Last Sold Price: £82,000

## 26, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date: 20/10/2000  
Last Sold Price: £50,000

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



## 36a, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date: 18/01/1999

Last Sold Price: £69,500

## 48, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date: 15/10/1997

Last Sold Price: £47,000

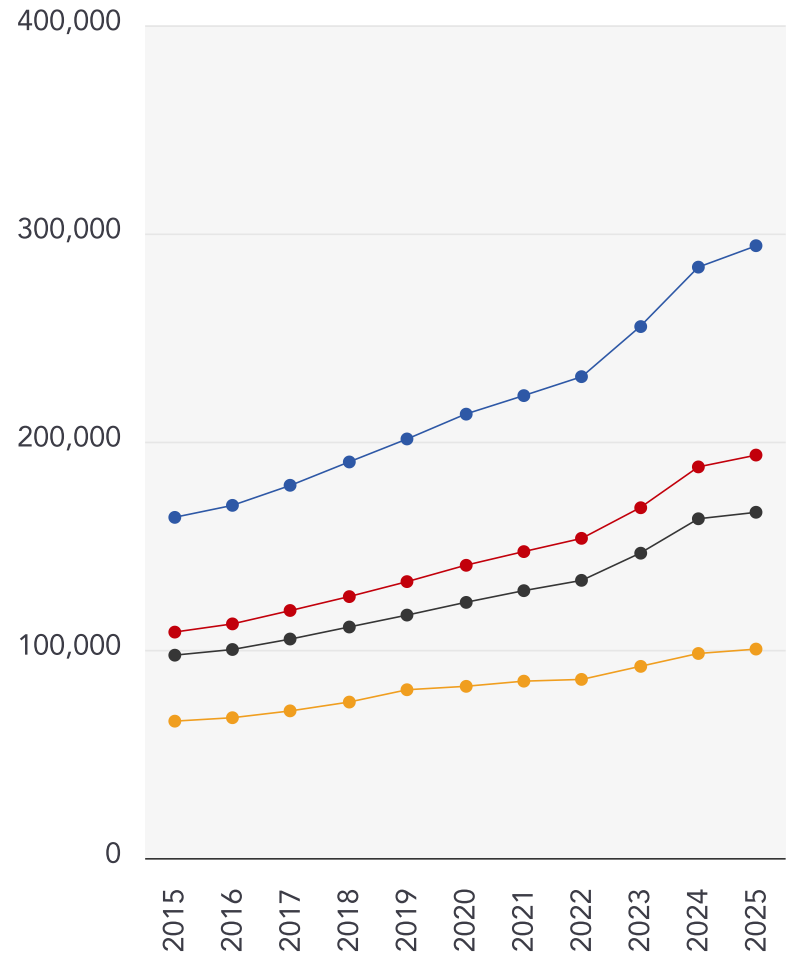
## 40, Dunns Bank, Brierley Hill, DY5 2ER

Last Sold Date: 12/01/1996

Last Sold Price: £39,000

**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 DY5



Detached

**+79.76%**

Semi-Detached

**+78.37%**

Terraced

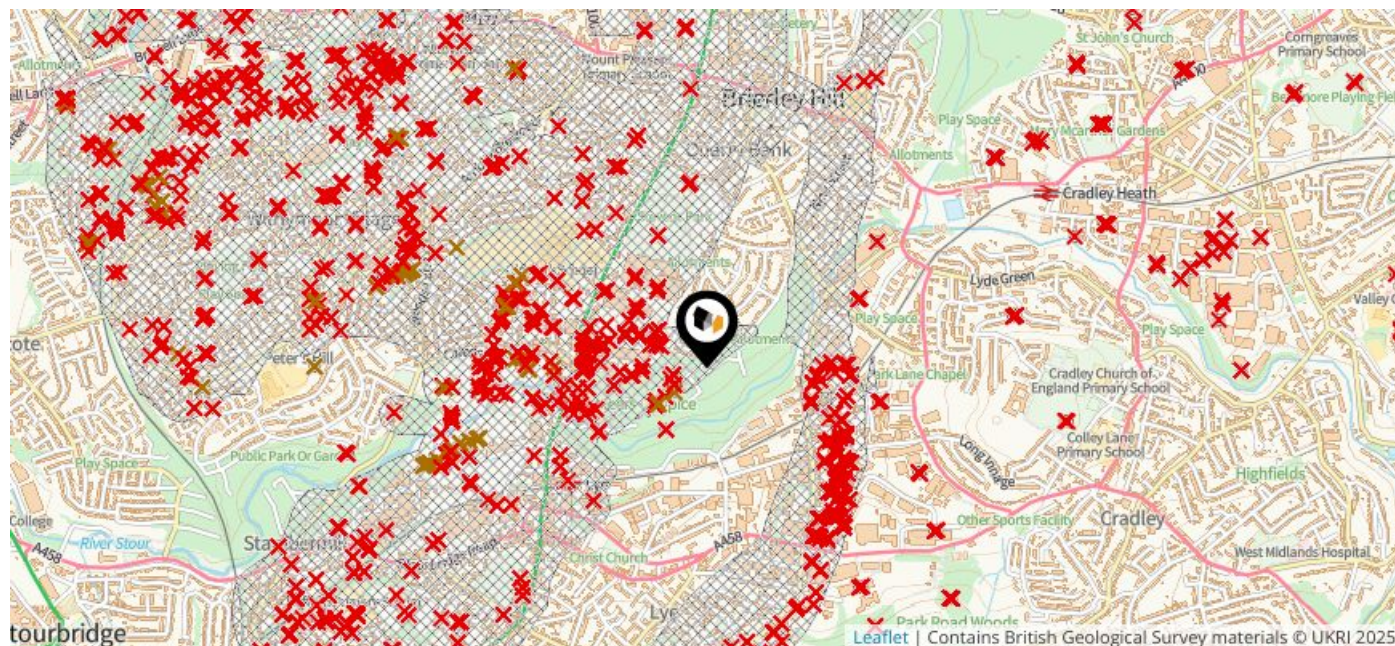
**+70.46%**

Flat

**+52.68%**



This map displays nearby coal mine entrances and their classifications.



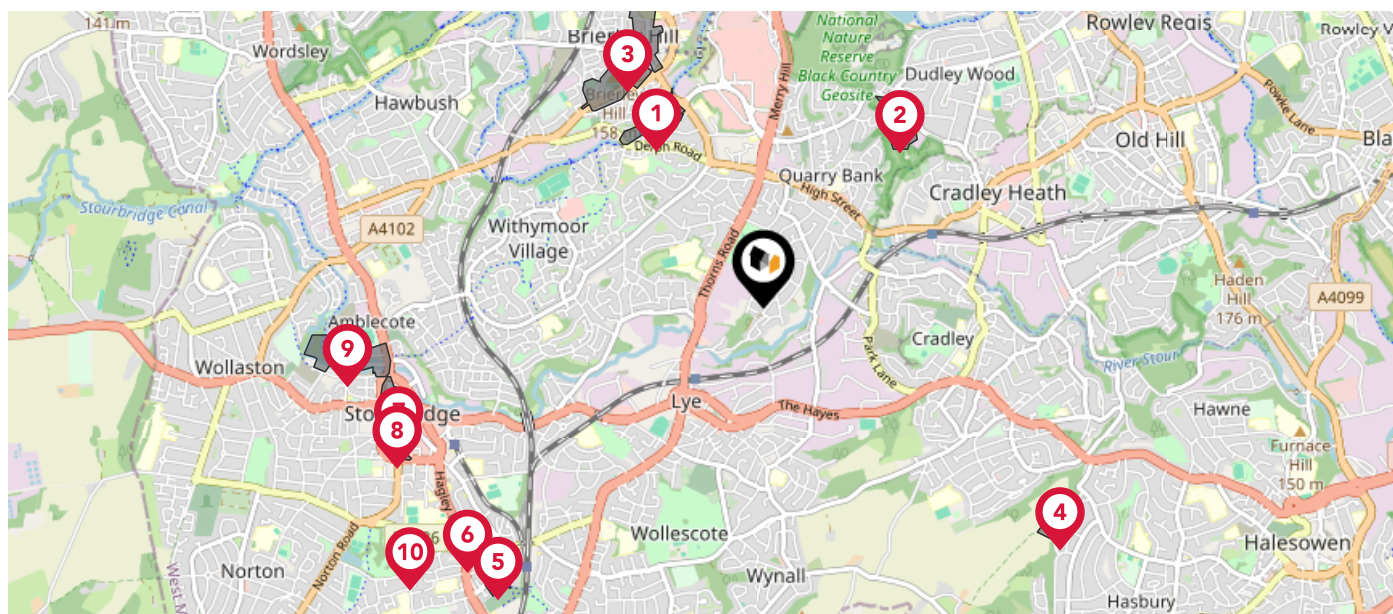
### Mine Entry

- ✕ 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.

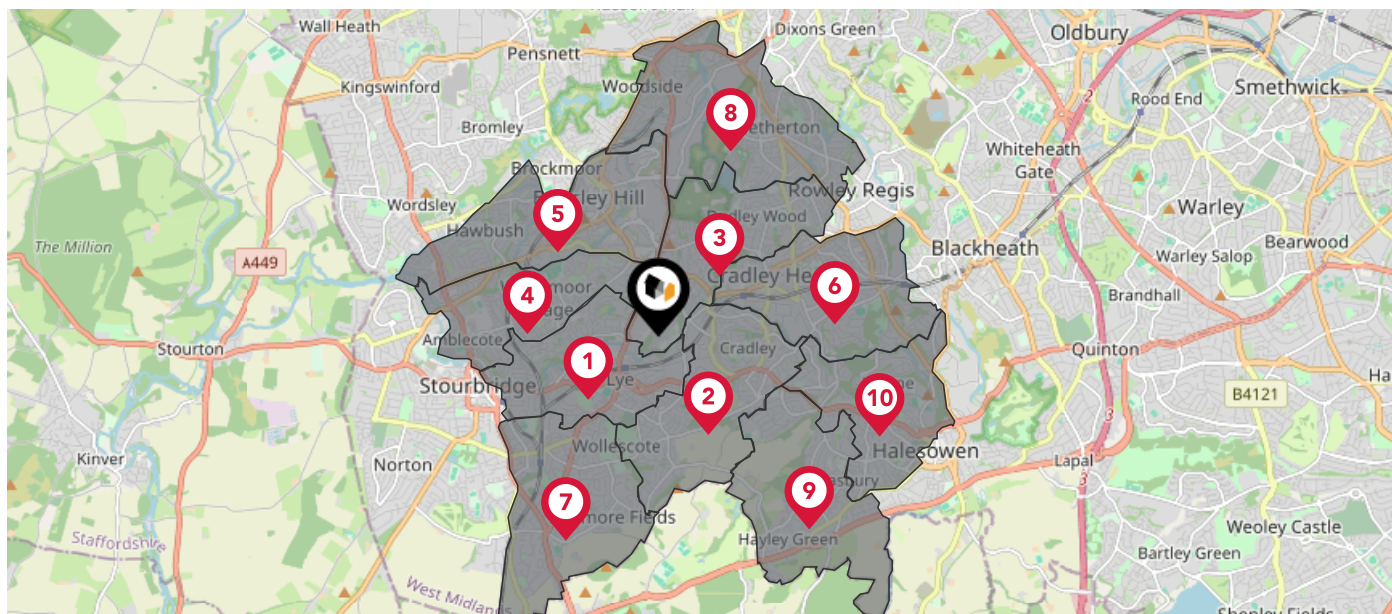


### Nearby Conservation Areas

- 1 DELPH LOCKS BRIERLEY HILL.
- 2 MUSHROOM GREEN DUDLEY WOOD.
- 3 HIGH STREET, BRIERLEY HILL
- 4 LUTLEY MILL HALESOWEN.
- 5 CHURCH ROAD OLDSWINFORD.
- 6 111-121 Hagley Road, Stourbridge
- 7 HIGH STREET STOURBRIDGE.
- 8 Market Street, Stourbridge
- 9 STOURBRIDGE BRANCH CANAL STOURBRIDGE
- 10 LOVE LANE OLDSWINFORD



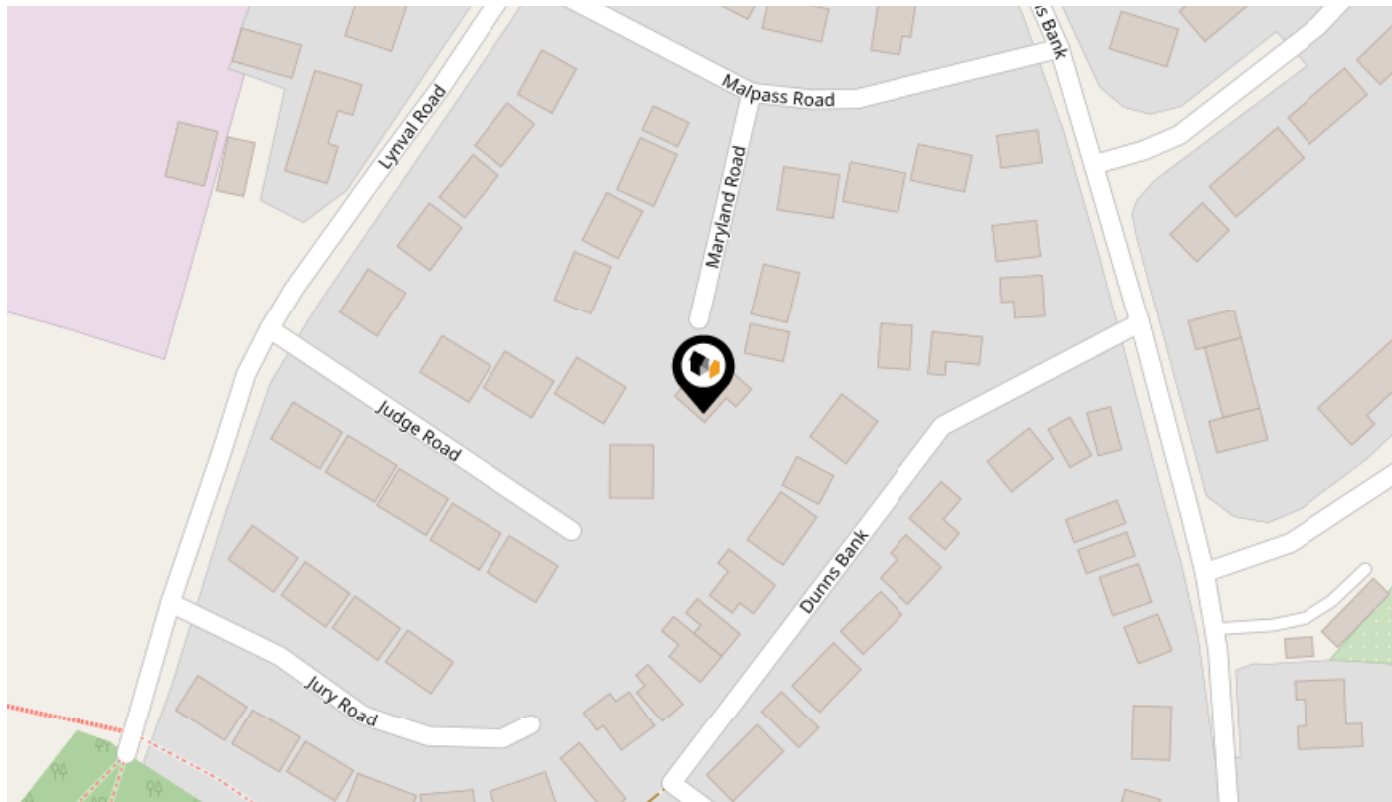
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Lye and Stourbridge North Ward
- 2 Cradley and Wollescote Ward
- 3 Quarry Bank and Dudley Wood Ward
- 4 Amblecote Ward
- 5 Brierley Hill Ward
- 6 Cradley Heath and Old Hill Ward
- 7 Pedmore and Stourbridge East Ward
- 8 Netherton, Woodside and St. Andrews Ward
- 9 Hayley Green and Cradley South Ward
- 10 Belle Vale Ward

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:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	



# Flood Risk

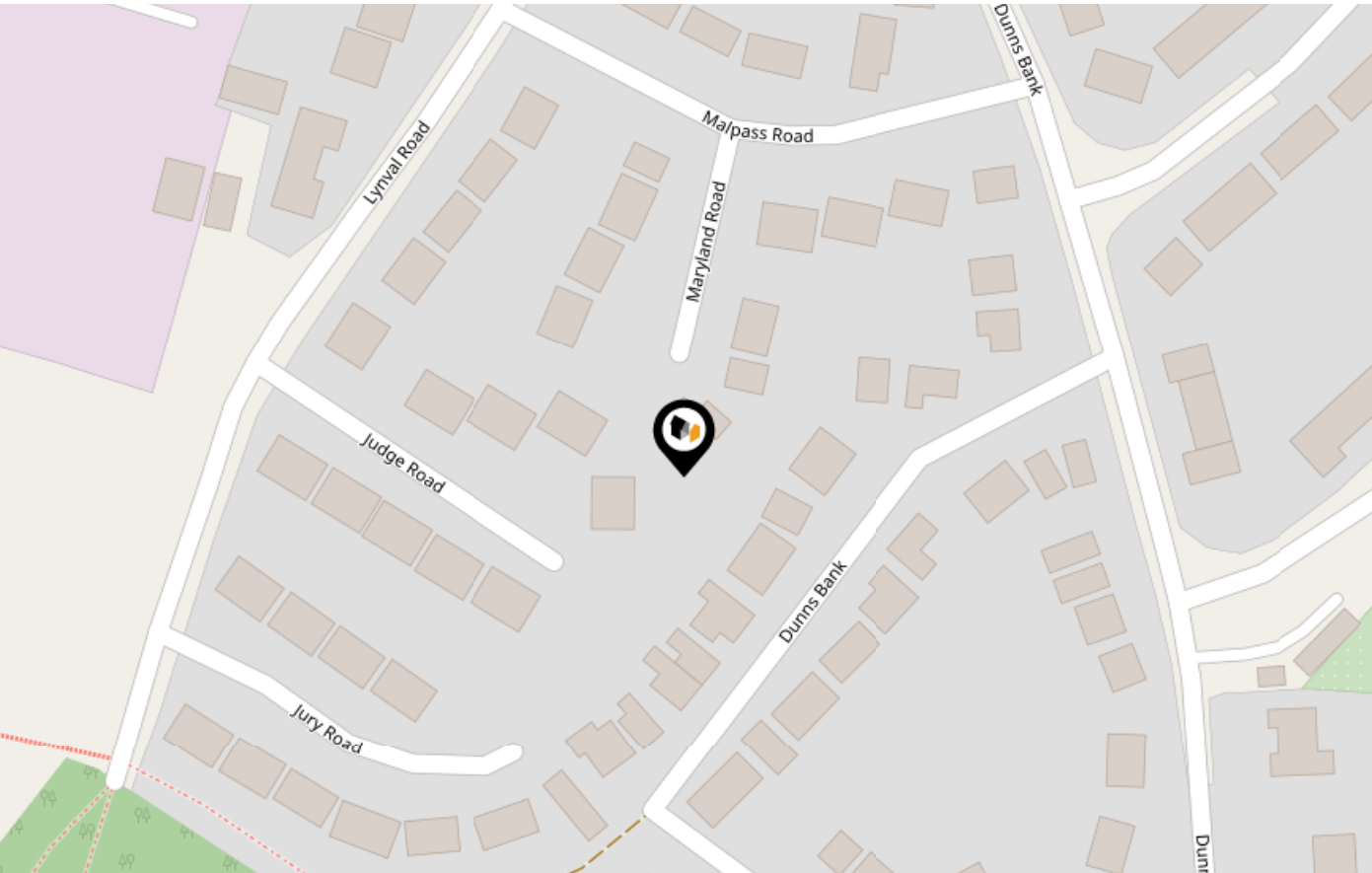
## Rivers & Seas - Flood Risk

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.

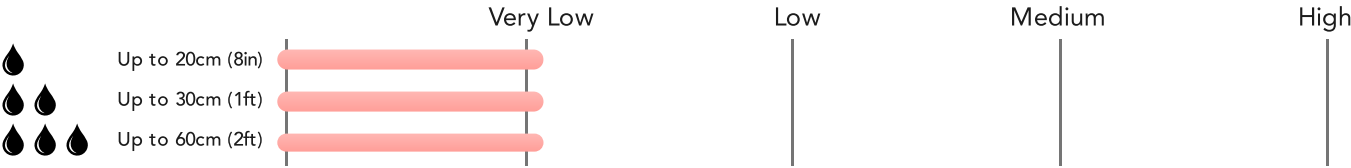


**Risk Rating:** Very low

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

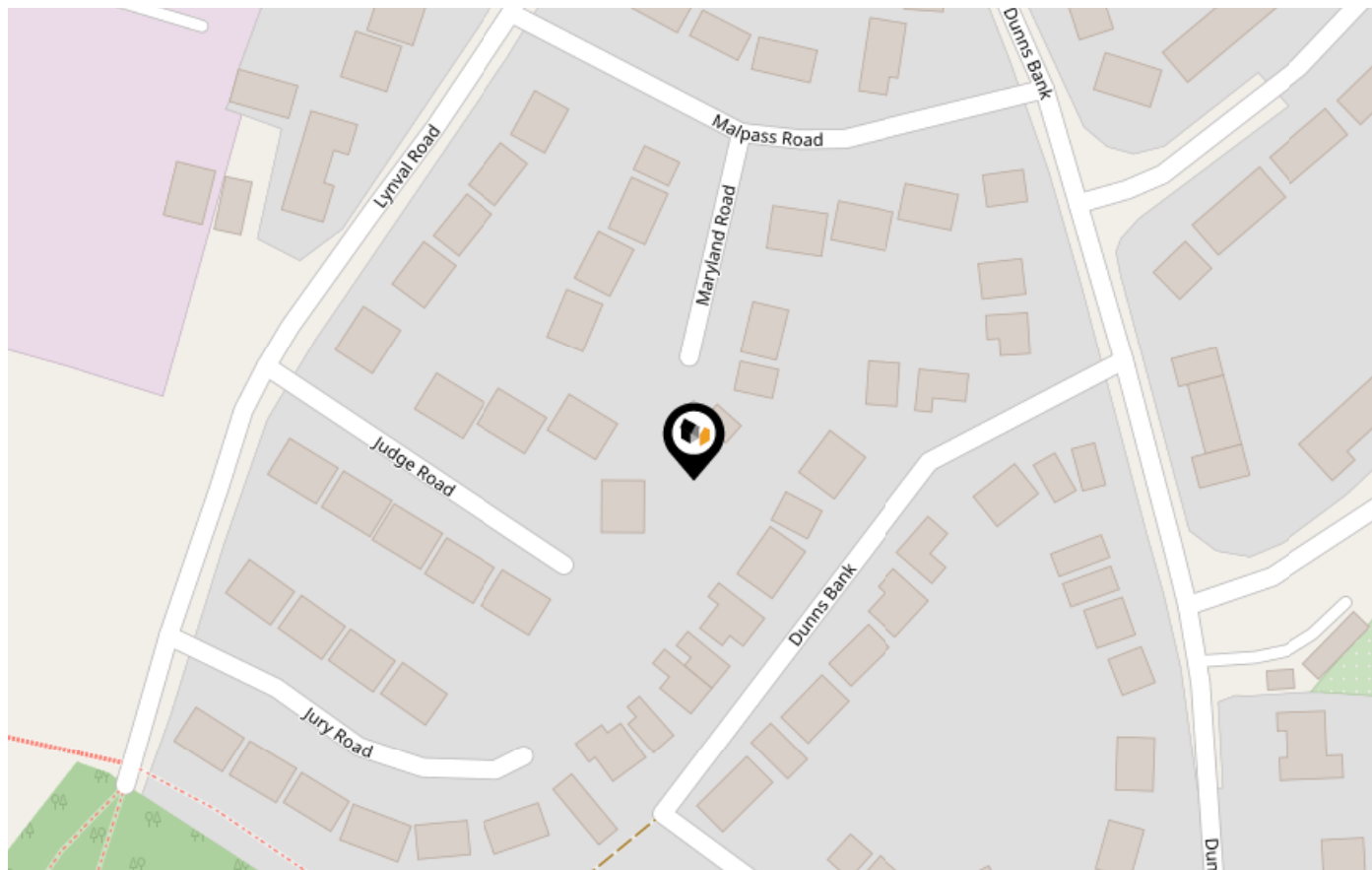
## Rivers & Seas - Climate Change

DEAN COLEMAN

exp UK

Bespoke Estate Agent

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.

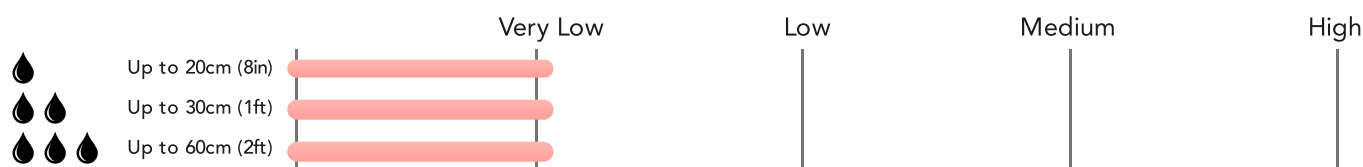


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Chance of flooding to the following depths at this property:



# Flood Risk

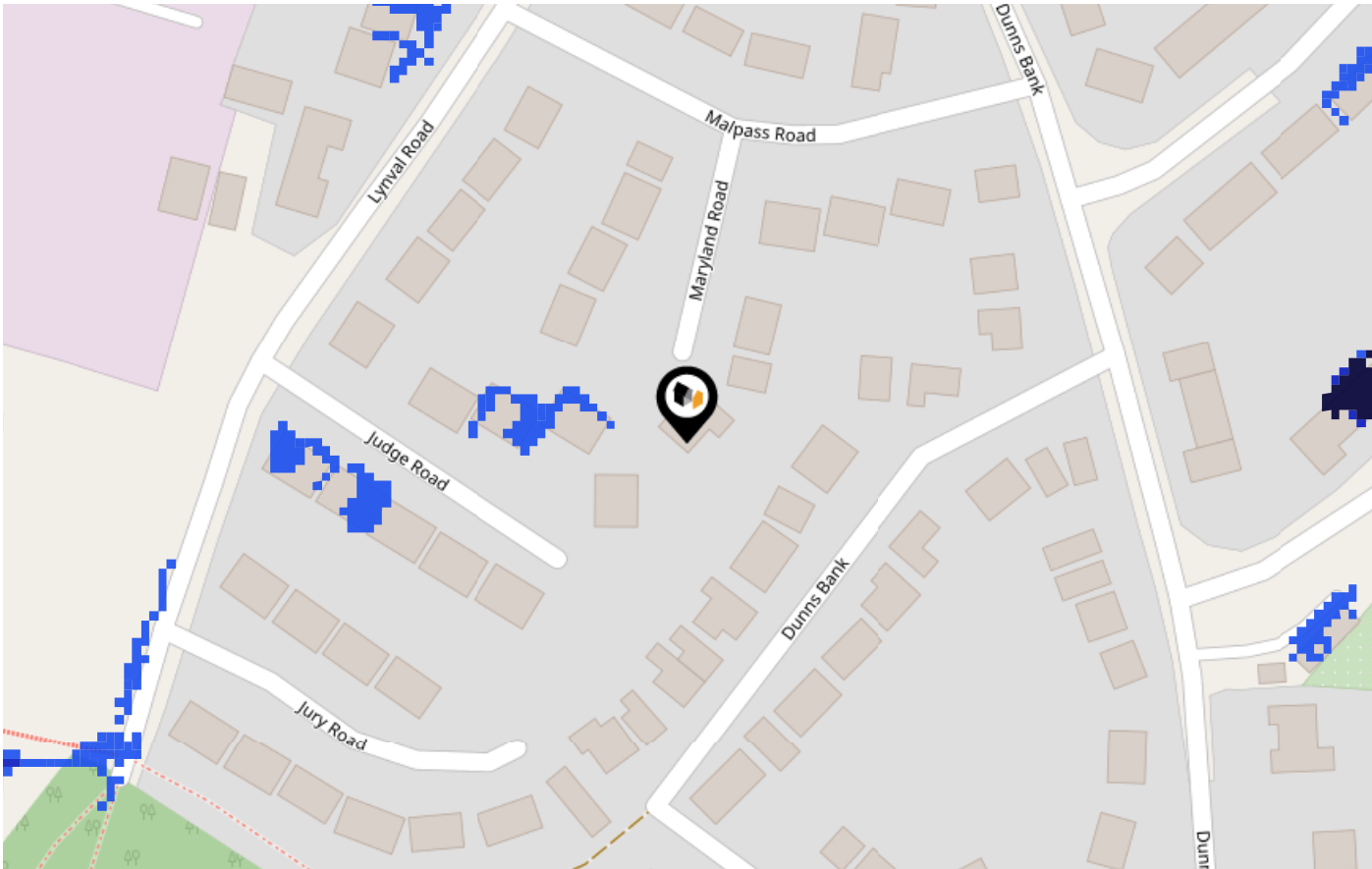
## Surface Water - Flood Risk

DEAN COLEMAN

exp UK





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.

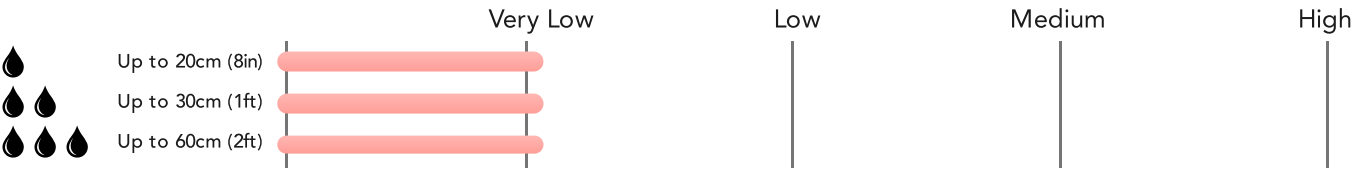


**Risk Rating:** Very low

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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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Chance of flooding to the following depths at this property:



# Flood Risk

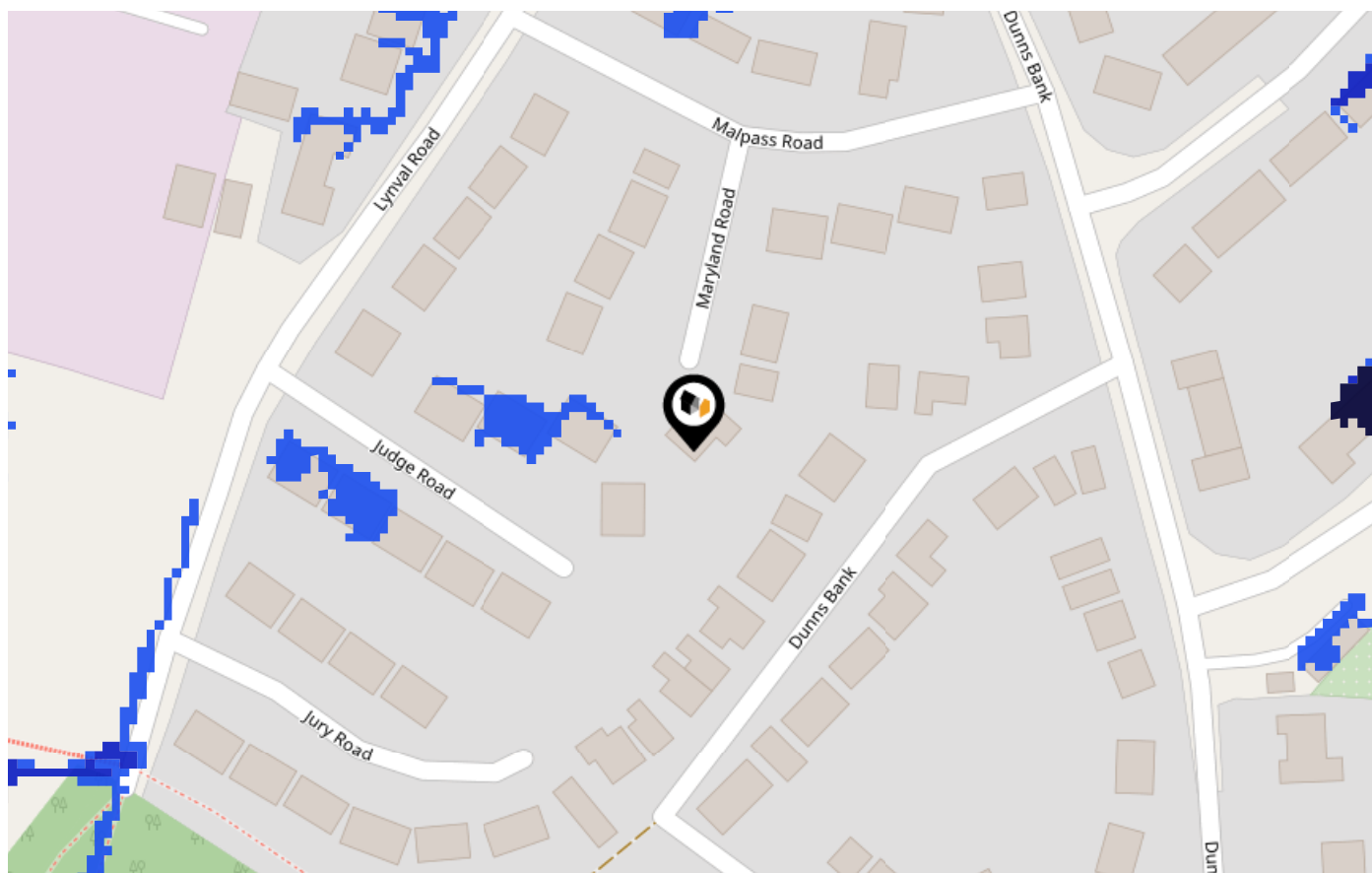
## Surface Water - Climate Change

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.

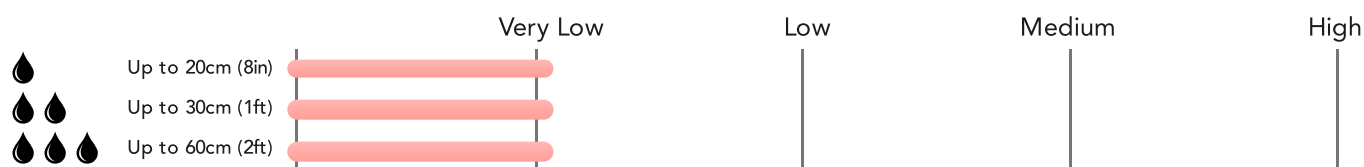


Risk Rating: Very low

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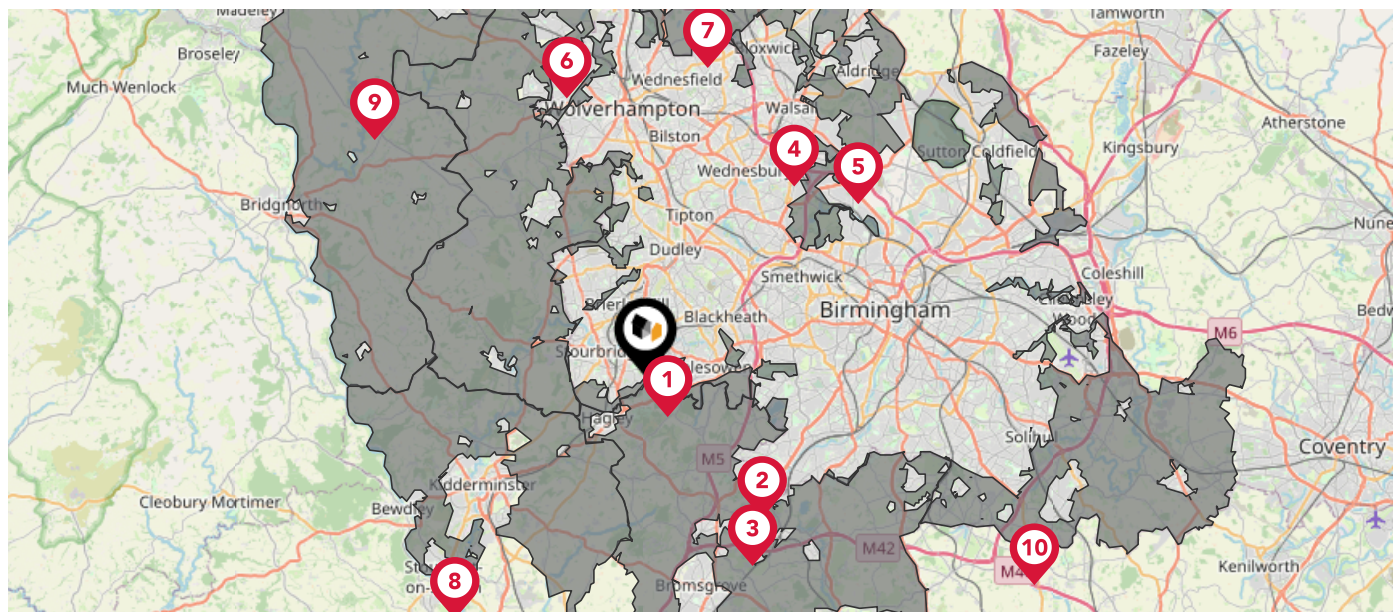
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Chance of flooding to the following depths at this property:















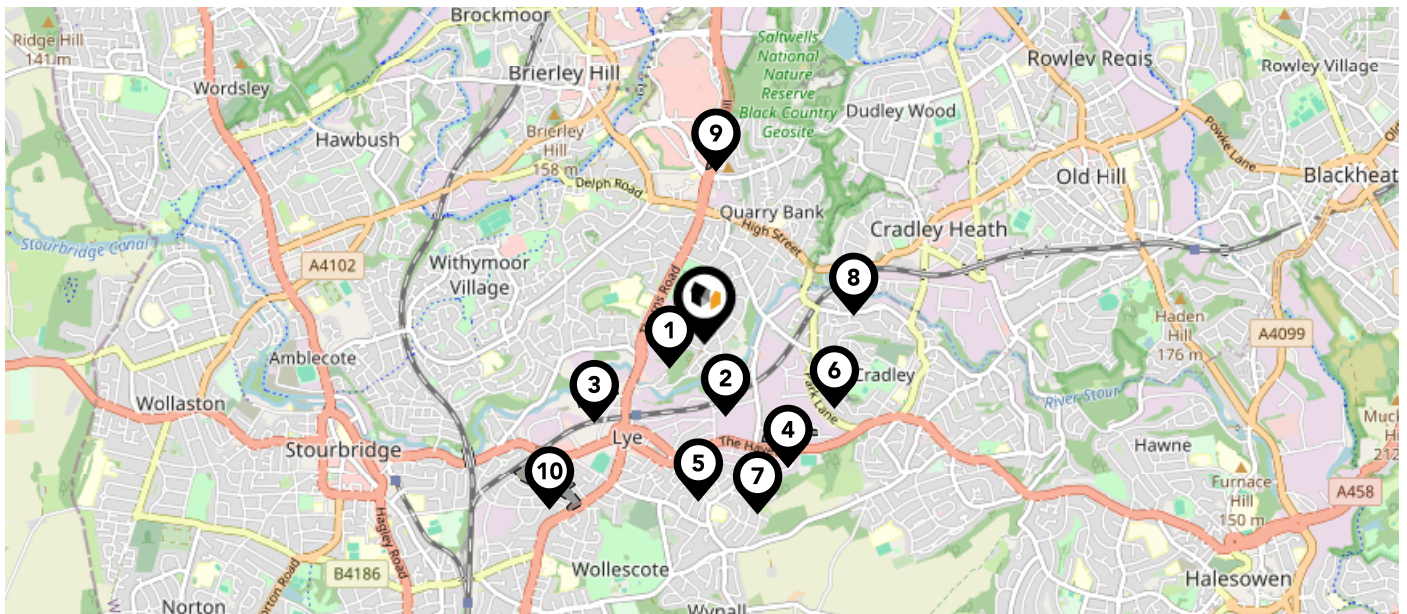
This map displays nearby areas that have been designated as Green Belt...



## Nearby Green Belt Land

-  Birmingham Green Belt - Dudley
-  Birmingham Green Belt - Birmingham
-  Birmingham Green Belt - Bromsgrove
-  Birmingham Green Belt - Walsall
-  Birmingham Green Belt - Sandwell
-  Birmingham Green Belt - South Staffordshire
-  Birmingham Green Belt - Wolverhampton
-  Birmingham Green Belt - Wyre Forest
-  Birmingham Green Belt - Shropshire
-  Birmingham Green Belt - Solihull

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.

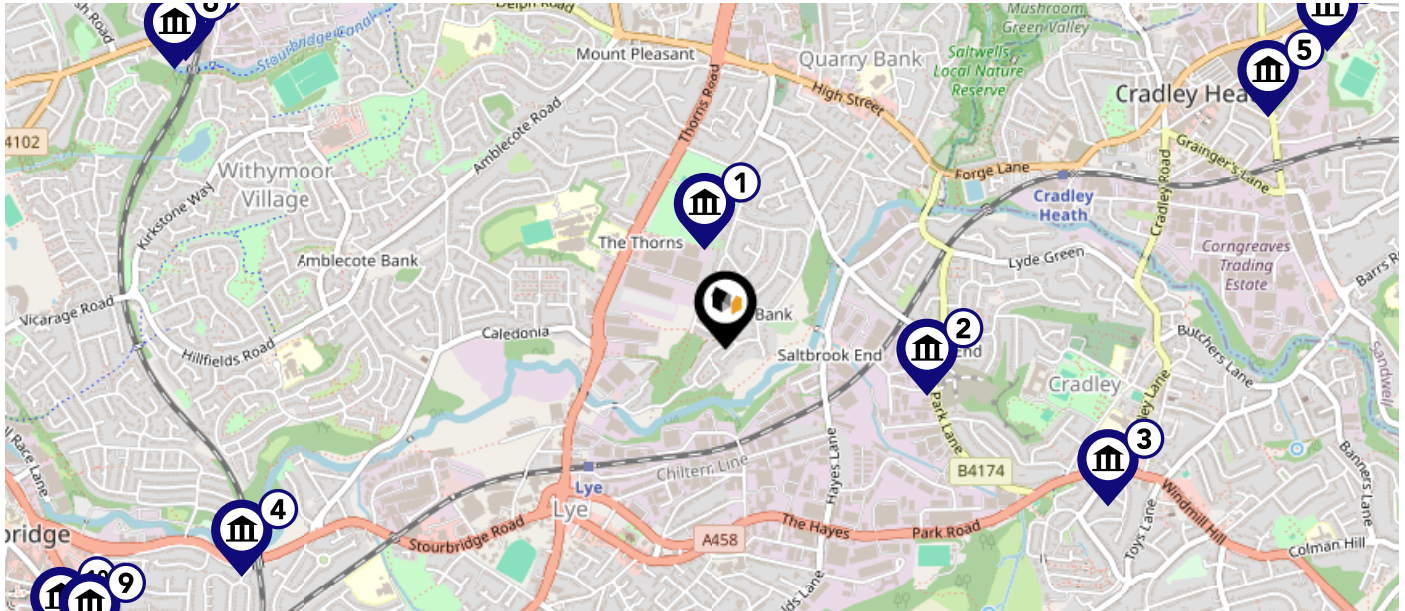












### Nearby Landfill Sites

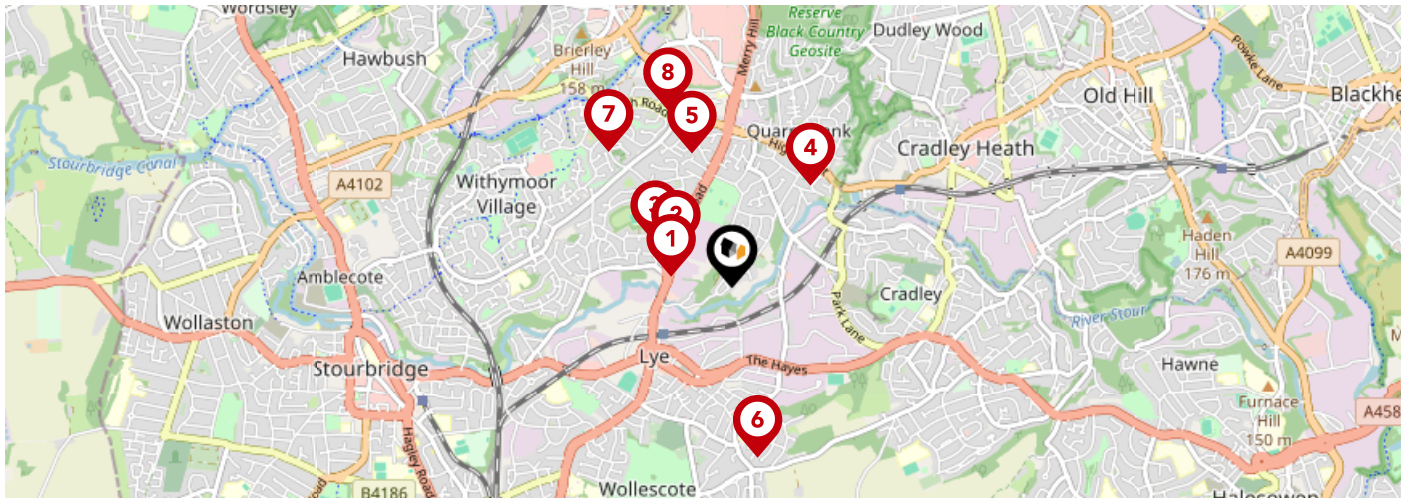
1	Judges Tip-Thorns Road, Brierley Hill, Quarry Bank, West Midlands	Historic Landfill	
2	Bromley Street-Bromley Street, Lye, Stourbridge, West Midlands	Historic Landfill	
3	Mole's Foundry-Bott Lane, Lye, Dudley, West Midlands	Historic Landfill	
4	Hayes Lane-Land North Of Park Road, Cradley, Halesowen, West Midlands	Historic Landfill	
5	Star Street-Star Street, Lye, Stourbridge, West Midlands	Historic Landfill	
6	EA/EPR/MP3199CP/A001	Active Landfill	
7	Balds Lane-Cradley, Wollescote, Stourbridge, West Midlands	Historic Landfill	
8	Land off Woods Lane and Cradley Road-Cradley Heath, Warley, West Midlands	Historic Landfill	
9	Round Oaks Steel Works-Merry Hill, Brierley Hill, West Midlands	Historic Landfill	
10	Pedmore Road-North Of Pedmore Road, Wollascote, Stourbridge, West Midlands	Historic Landfill	











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

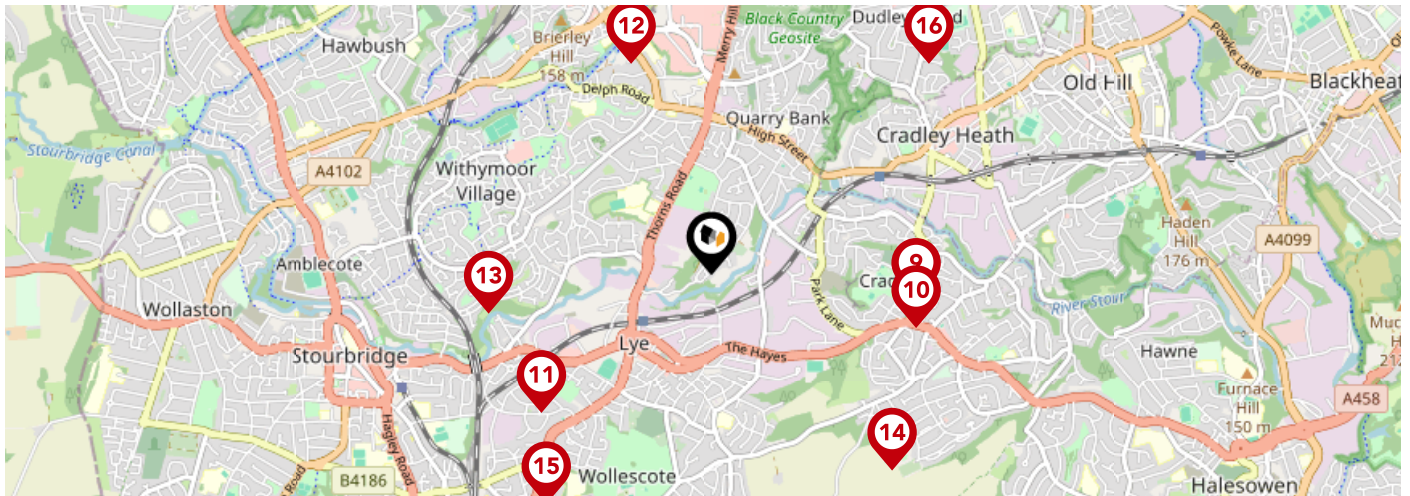










Listed Buildings in the local district		Grade	Distance
	1442310 - Quarry Bank Peace Memorial And Garden	Grade II	0.2 miles
	1063734 - Unitarian Chapel	Grade II	0.5 miles
	1323728 - The Chainmaker And Attached Former Brewery	Grade II	0.9 miles
	1076078 - Viaduct	Grade II	1.2 miles
	1287855 - Cradley Heath Baptist Church	Grade II	1.3 miles
	1268310 - Harris And Pearson Entrance Building	Grade II	1.4 miles
	1343222 - Old Crown Inn (public House)	Grade II	1.4 miles
	1229308 - Cradley Heath Public Library	Grade II	1.5 miles
	1251258 - Church Of St John The Evangelist	Grade II	1.6 miles
	1076038 - Barclays Bank	Grade II	1.6 miles



		Nursery	Primary	Secondary	College	Private
	<b>The Old Park School</b> Ofsted Rating: Outstanding   Pupils: 152   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thorns Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thorns Collegiate Academy</b> Ofsted Rating: Requires improvement   Pupils: 947   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Quarry Bank Primary School</b> Ofsted Rating: Good   Pupils: 351   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mount Pleasant Primary School</b> Ofsted Rating: Good   Pupils: 369   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wollescote Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Withymoor Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's RC Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Cradley CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 210   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Colley Lane Primary Academy</b> Ofsted Rating: Good   Pupils: 485   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rufford Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brierley Hill Primary School</b> Ofsted Rating: Good   Pupils: 216   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Peters Hill Primary School</b> Ofsted Rating: Good   Pupils: 801   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caslon Primary Community School</b> Ofsted Rating: Good   Pupils: 262   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pedmore High School</b> Ofsted Rating: Good   Pupils: 654   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dudley Wood Primary School</b> Ofsted Rating: Requires improvement   Pupils: 455   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

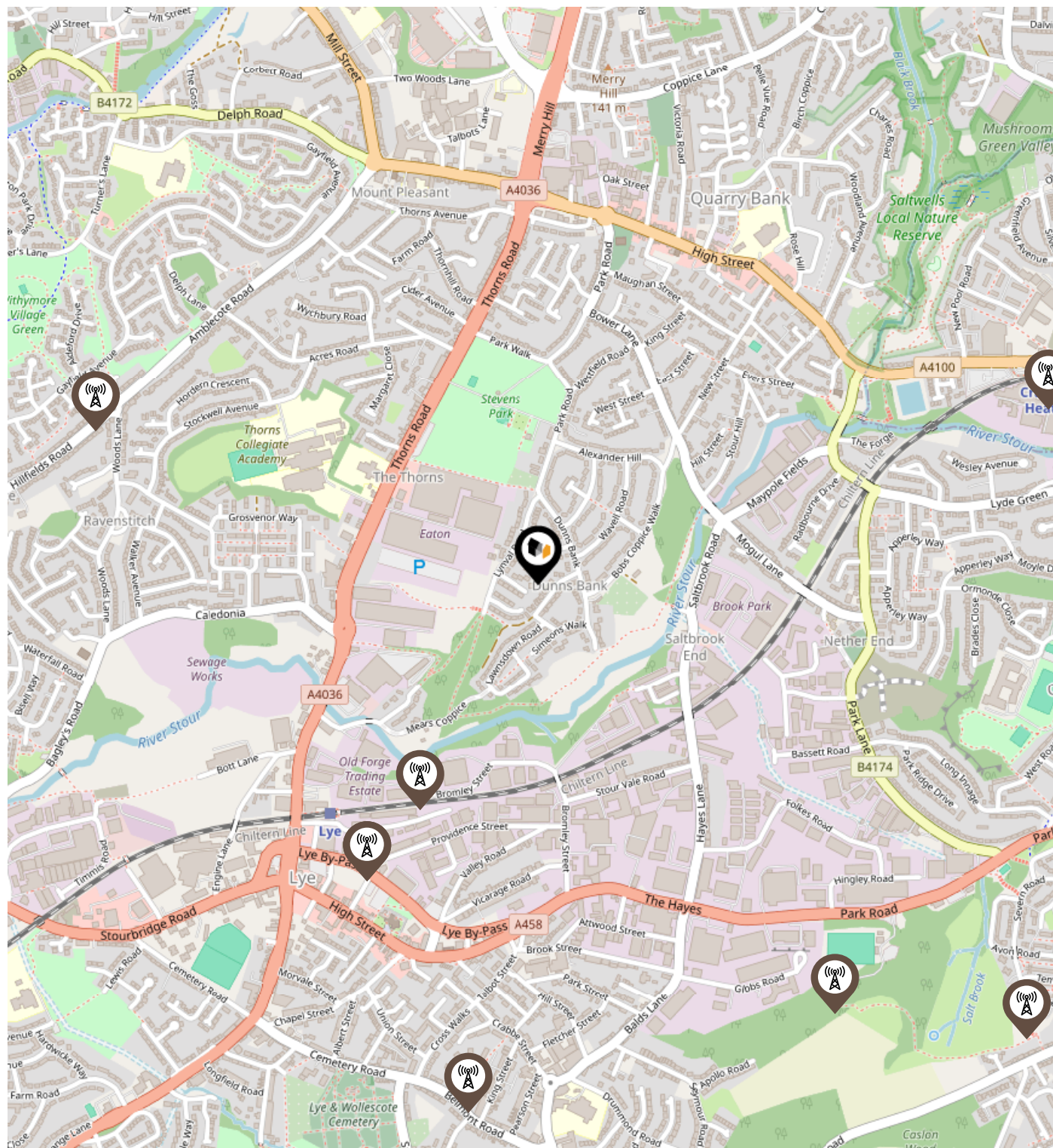
# Local Area

## Masts & Pylons



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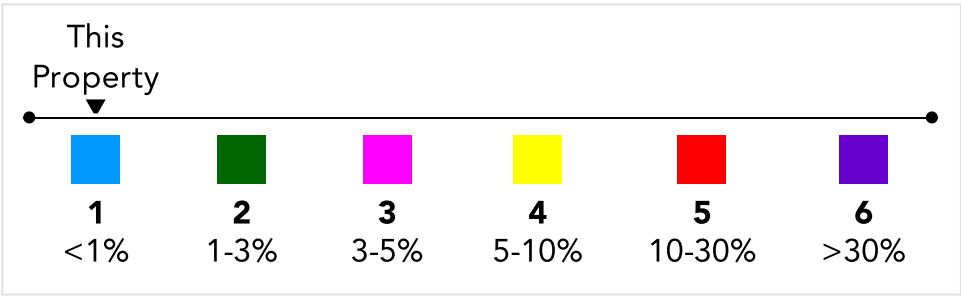
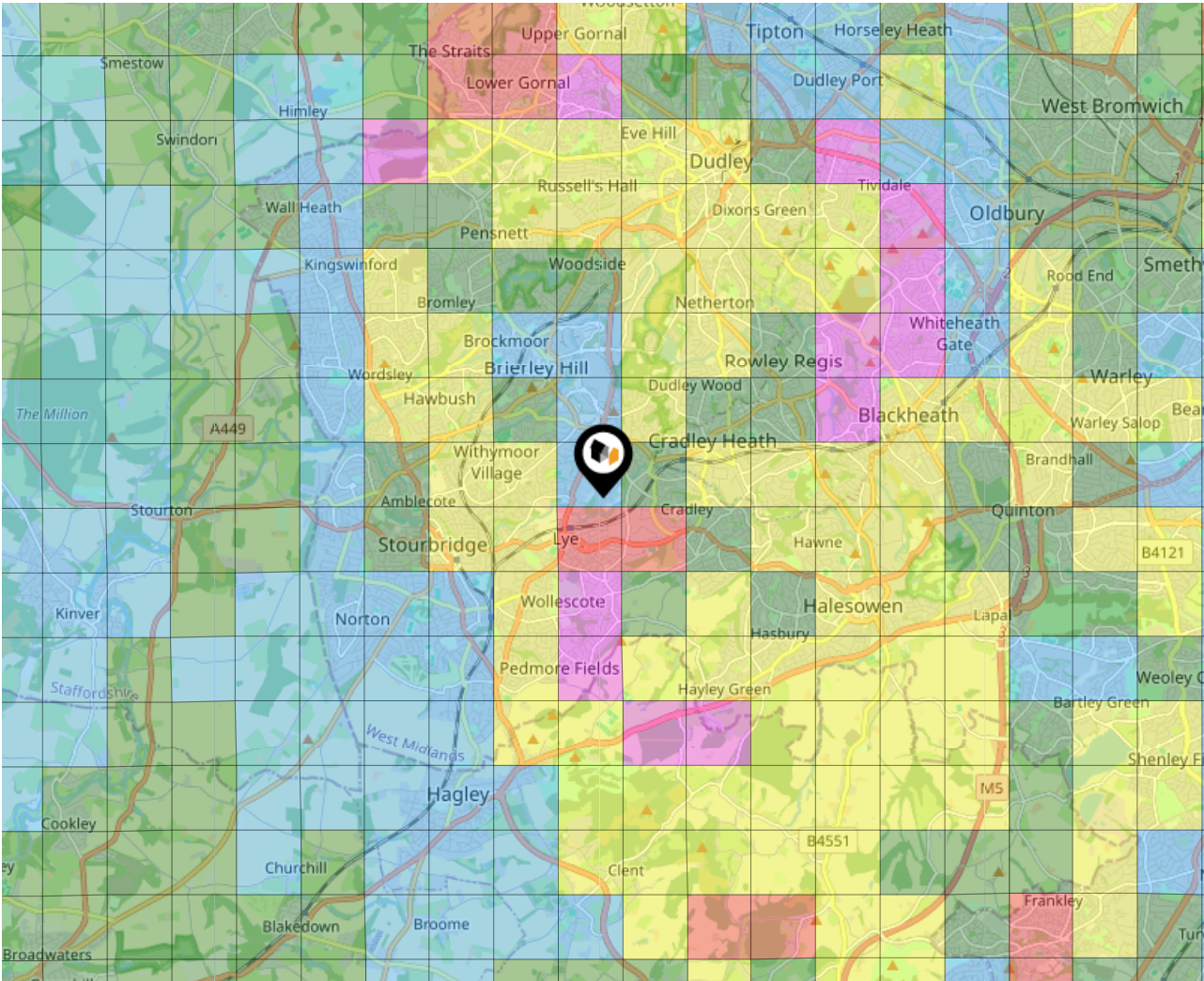
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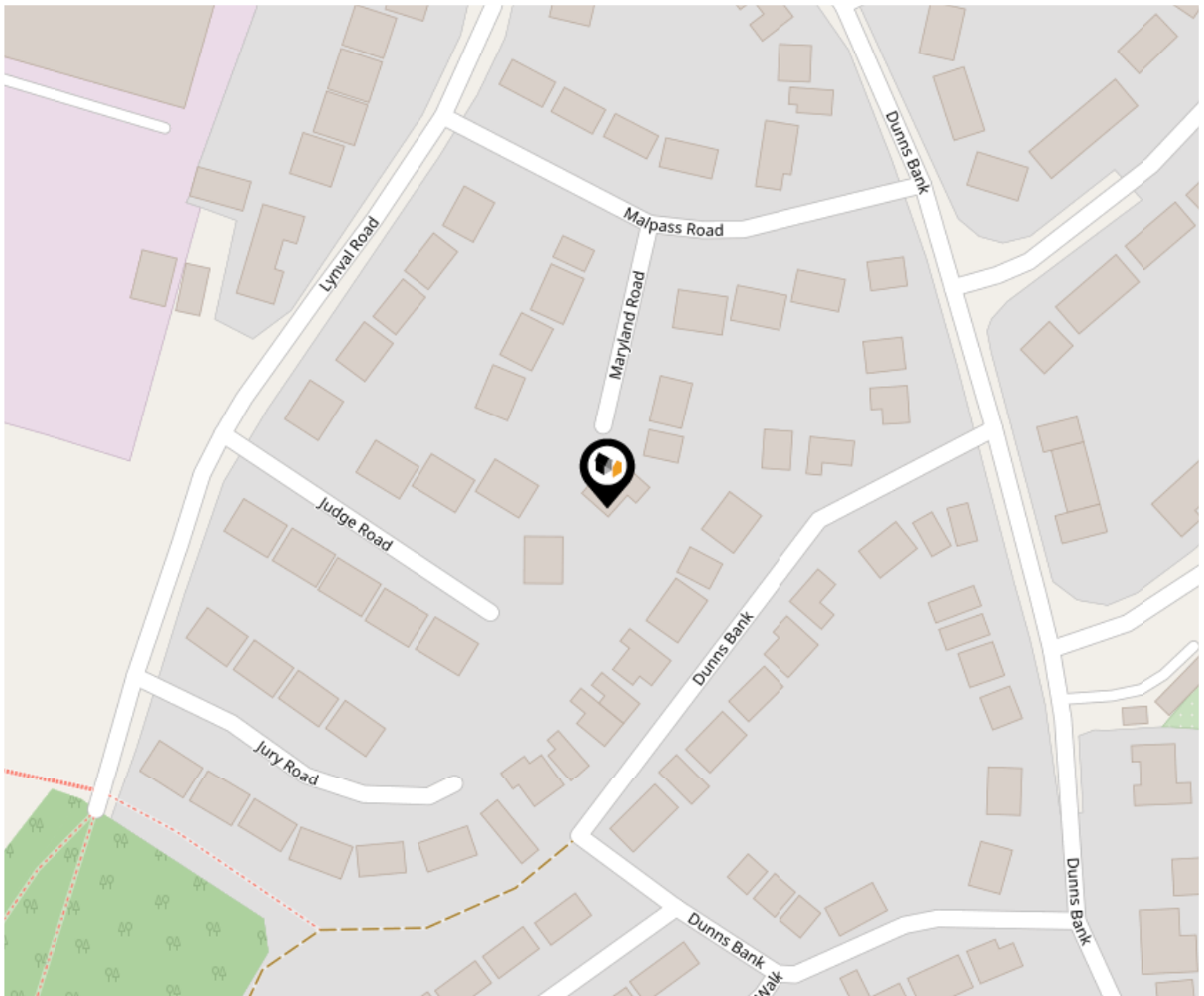
-  Power Pylons
-  Communication Masts



### 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>).





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.

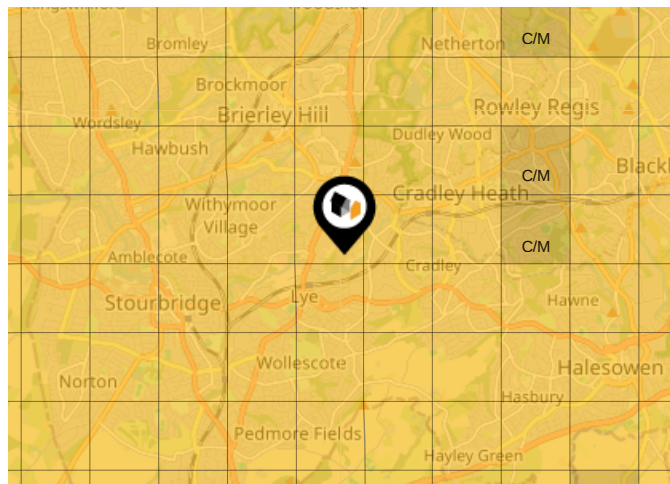
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO HEAVY		



## Primary Classifications (Most Common Clay Types)

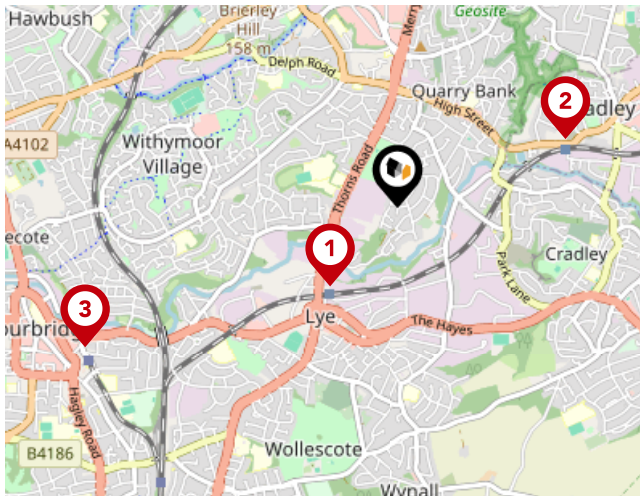
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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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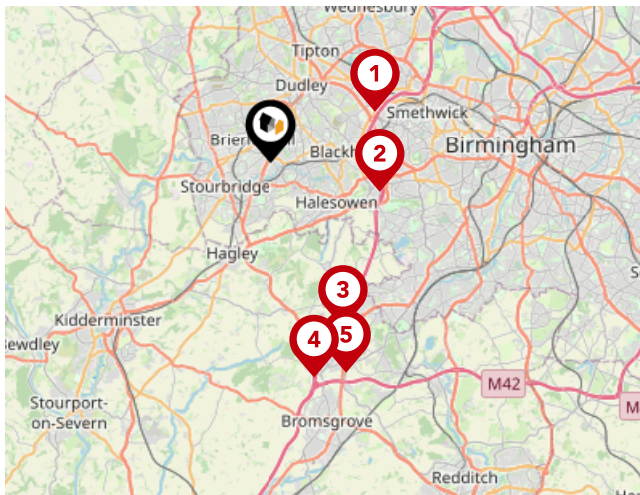
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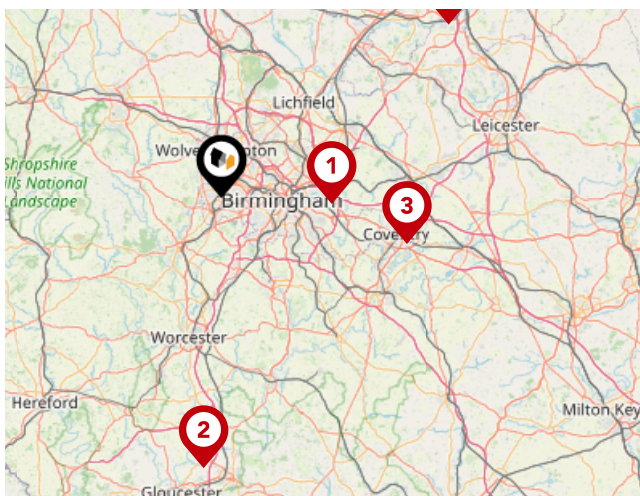
## National Rail Stations

Pin	Name	Distance
1	Lye (West Midlands) Rail Station	0.47 miles
2	Cradley Heath Rail Station	0.82 miles
3	Stourbridge Town Rail Station	1.55 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J2	4.21 miles
2	M5 J3	4.11 miles
3	M5 J4	6.52 miles
4	M5 J4A	7.9 miles
5	M42 J1	8.06 miles



## Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	15.93 miles
2	Staverton	39.45 miles
3	Baginton	27.57 miles
4	East Mids Airport	41.16 miles

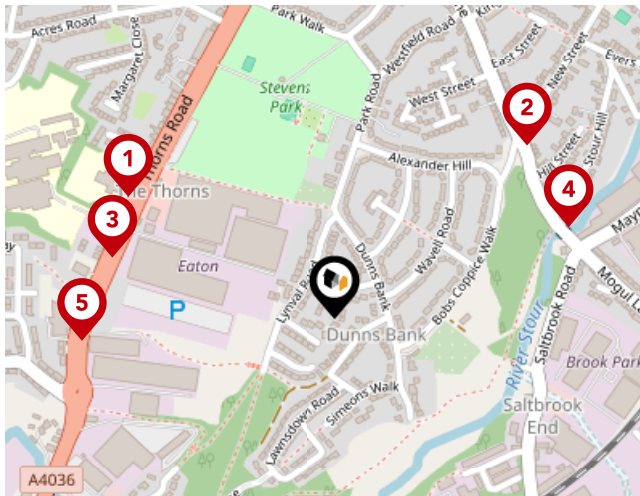
# Area

## Transport (Local)

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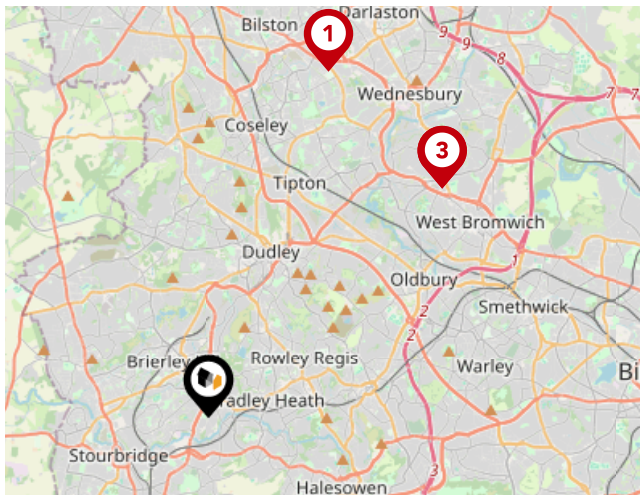
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### Bus Stops/Stations

Pin	Name	Distance
1	Thorns Primary School	0.27 miles
2	New St	0.29 miles
3	Thorns Primary School	0.26 miles
4	Stour Hill	0.28 miles
5	Caledonia	0.29 miles



### Local Connections

Pin	Name	Distance
1	Bradley Lane (Midland Metro Stop)	6.63 miles
2	Dudley Street Guns Village (Midland Metro Stop)	5.92 miles
3	Dudlay St Guns Village (Midland Metro Stop)	5.92 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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## Dean Coleman Powered By eXp

Birmingham  
07581 875215  
dean.coleman@exp.uk.com  
<https://exp-uk.co.uk>

