

DEAN COLEMAN



Bespoke Estate Agent



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th March 2025



GROVELEY LANE, BIRMINGHAM, B31

Price Estimate : £200,000

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Birmingham

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

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A fabulous opportunity to own a semi-detached and Freehold house on the highly desirable Groveley Lane. Within easy reach of a number of highly sought-after schools, transport links and amenities, this could be the perfect home to grow or raise a family.

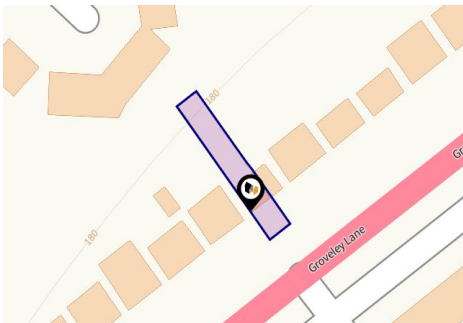
Comprising of: a porch with slide double glazed doors, entrance hall with stairs to first floor accommodation and a door into the lounge. The through lounge diner is a fabulously light and airy space, with double glazed bay window to front aspect and double glazed slide patio doors to the rear. This spacious room has a gas fire place and surround, central heating radiators and a door into the kitchen. The kitchen itself has an integrated sink with drainer and space for a cooker, washing machine and fridge freezer, also having huge potential to extend this space creating a lovely kitchen diner across the back of the house. Benefiting also from double glazed windows to side aspect, door to the rear and storage under the stairs. The first floor comprises of two double bedrooms and a bathroom which has a store cupboard housing the combination boiler.. Again, this floor mirrors downstairs with superb light flooding into its rooms, and with huge potential to create a third bedroom on this floor like many houses on this road (STP). To the rear is a lovely, fence enclosed garden, made up of a paved patio with steps leading down onto a lawn with shrubs and small trees to its borders, also having a paved pathway to its centre. To the front, there is Off Road Parking for multiple vehicles, with one space being dwarf-wall and gate enclosed.

Perfectly located for schools such as, but not limited to, Cofton Primary (see the Key Facts For Buyers brochure for more) and also Bournville College. Longbridge Village is within walking distance, providing a wide range of shopping outlets and a large supermarket, with Longbridge Train Station opposite providing access to Redditch and New Street Station on the Central Line.

For those seeking green open spaces and countryside, the wide open spaces of Cofton Park is within easy reach, as is the stunning Lickey Hills Country Park.

A wonderful opportunity to get onto the ladder, with a Freehold house having the ability to expand with relative ease, to accommodate a growing family. In addition to its desirable location also offering everything a family would need.

Book a viewing NOW to avoid disappointment.



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,626
Title Number:	MM199185

Price Estimate:	£200,000
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)

3
mb/s

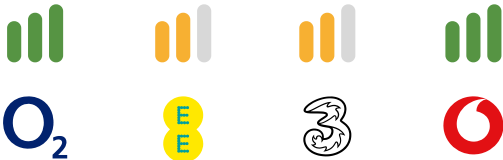


1000
mb/s



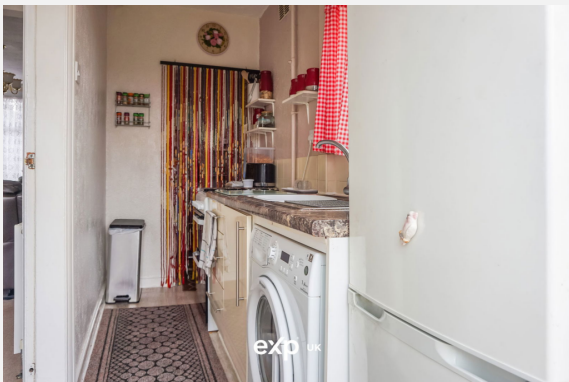
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



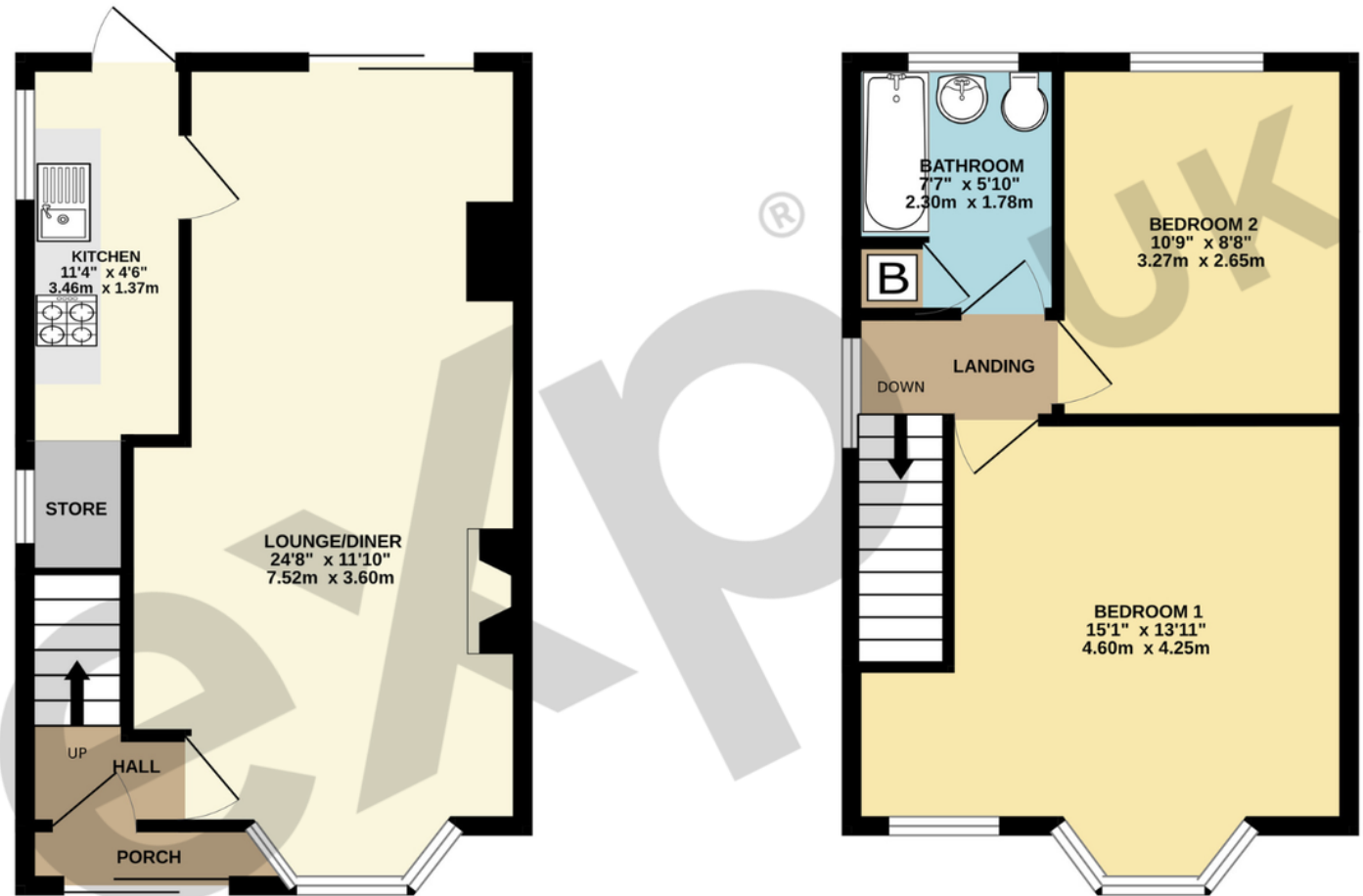




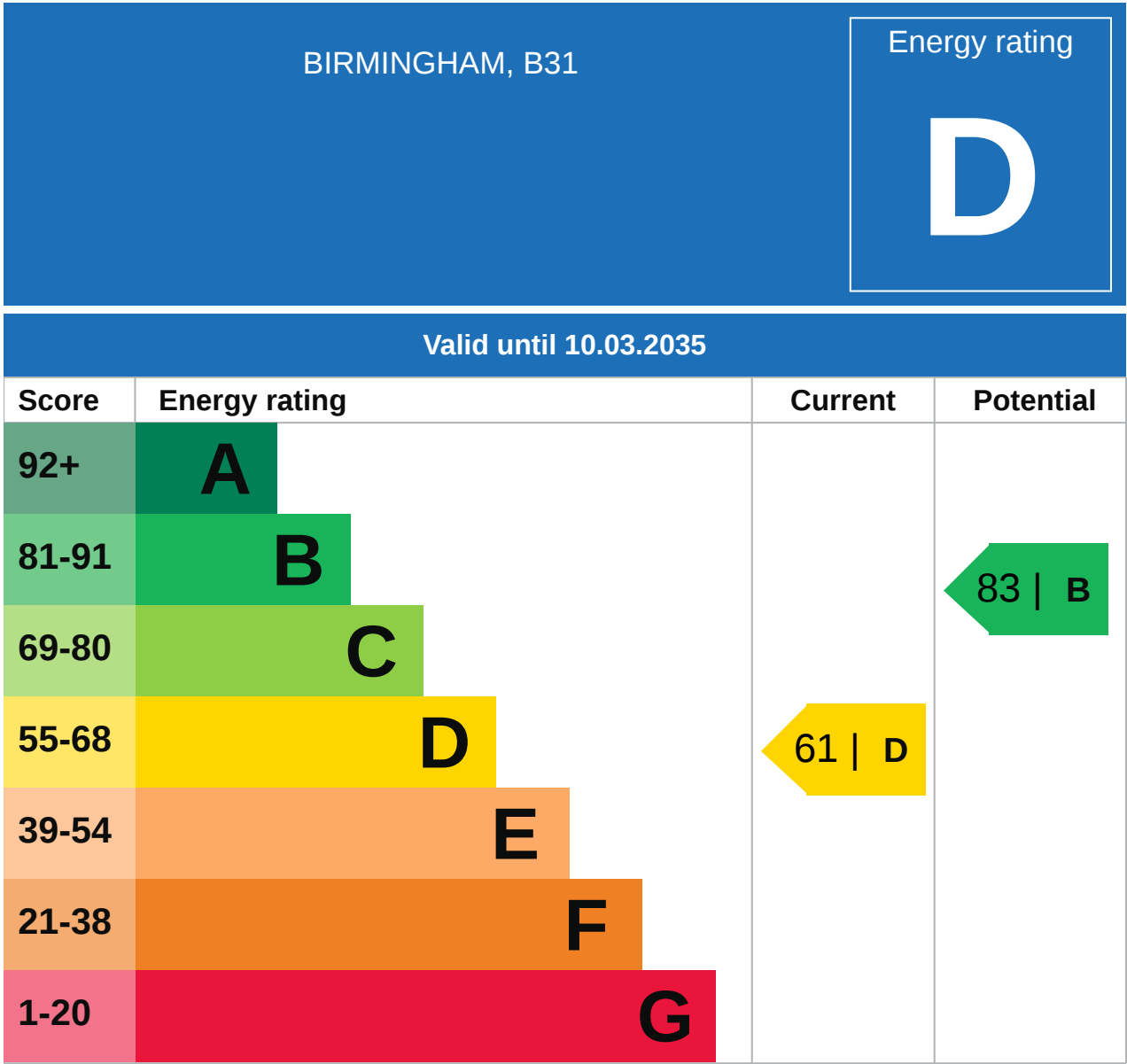
GROVELEY LANE, BIRMINGHAM, B31

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 38% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	64 m ²

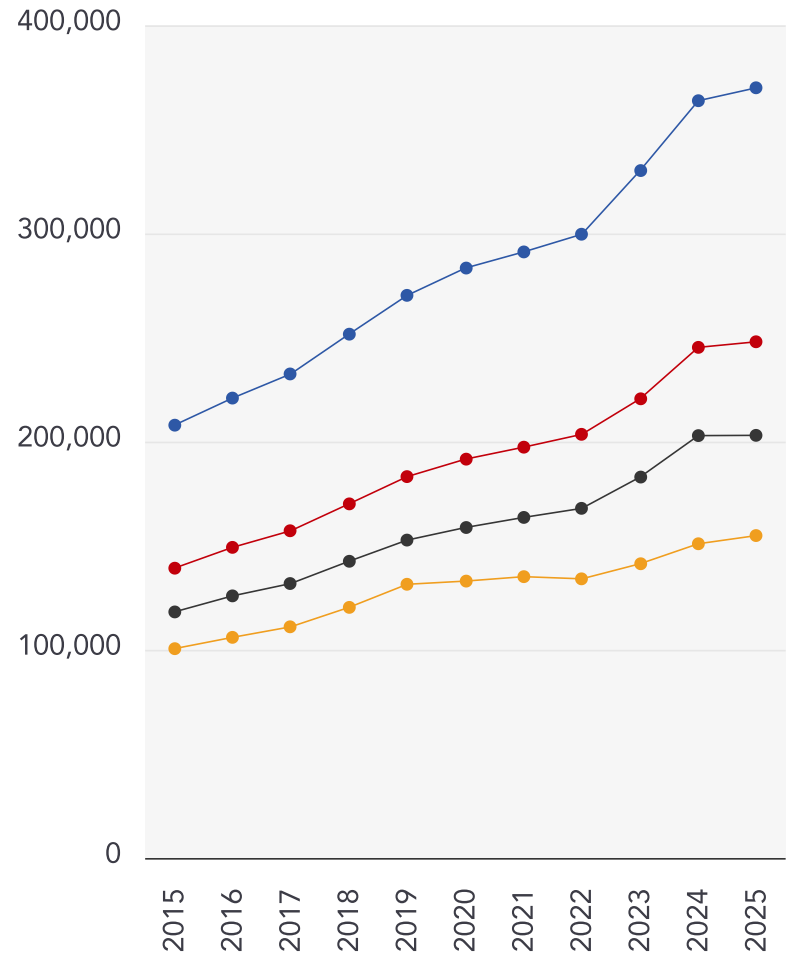
107, Groveley Lane, Birmingham, B31 4QQ					Semi-detached House
Last Sold Date:		29/08/2024	30/04/2020		
Last Sold Price:		£275,000	£235,000		
73, Groveley Lane, Birmingham, B31 4QQ					Terraced House
Last Sold Date:		06/11/2020			
Last Sold Price:		£165,000			
81, Groveley Lane, Birmingham, B31 4QQ					Semi-detached House
Last Sold Date:		31/01/2020			
Last Sold Price:		£170,000			
83, Groveley Lane, Birmingham, B31 4QQ					Semi-detached House
Last Sold Date:		06/08/2019	06/08/2004		
Last Sold Price:		£171,000	£126,000		
105, Groveley Lane, Birmingham, B31 4QQ					Semi-detached House
Last Sold Date:		16/11/2018			
Last Sold Price:		£180,000			
97, Groveley Lane, Birmingham, B31 4QQ					Semi-detached House
Last Sold Date:		10/08/2018			
Last Sold Price:		£120,000			
55, Groveley Lane, Birmingham, B31 4QQ					Semi-detached House
Last Sold Date:		27/11/2017			
Last Sold Price:		£120,000			
59, Groveley Lane, Birmingham, B31 4QQ					Semi-detached House
Last Sold Date:		19/02/2016	06/02/2015	12/08/2011	10/11/2000
Last Sold Price:		£133,000	£125,000	£110,000	£55,000
89, Groveley Lane, Birmingham, B31 4QQ					Semi-detached House
Last Sold Date:		23/04/2015			
Last Sold Price:		£132,000			
71, Groveley Lane, Birmingham, B31 4QQ					Terraced House
Last Sold Date:		16/04/2015			
Last Sold Price:		£91,500			
109, Groveley Lane, Birmingham, B31 4QQ					Semi-detached House
Last Sold Date:		31/05/2011			
Last Sold Price:		£150,000			
95, Groveley Lane, Birmingham, B31 4QQ					Semi-detached House
Last Sold Date:		15/01/2007	18/03/1999		
Last Sold Price:		£130,000	£54,000		

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

75, Groveley Lane, Birmingham, B31 4QQ		Semi-detached House
Last Sold Date:	28/11/2003	
Last Sold Price:	£98,500	
65, Groveley Lane, Birmingham, B31 4QQ		Semi-detached House
Last Sold Date:	26/07/2001	
Last Sold Price:	£67,500	
63, Groveley Lane, Birmingham, B31 4QQ		Semi-detached House
Last Sold Date:	12/07/2001	
Last Sold Price:	£58,000	
61, Groveley Lane, Birmingham, B31 4QQ		Semi-detached House
Last Sold Date:	27/11/2000	17/10/1997
Last Sold Price:	£63,500	£49,500
101, Groveley Lane, Birmingham, B31 4QQ		Semi-detached House
Last Sold Date:	30/06/2000	10/10/1997
Last Sold Price:	£57,000	£46,500
93, Groveley Lane, Birmingham, B31 4QQ		Semi-detached House
Last Sold Date:	03/05/1996	
Last Sold Price:	£49,000	

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

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



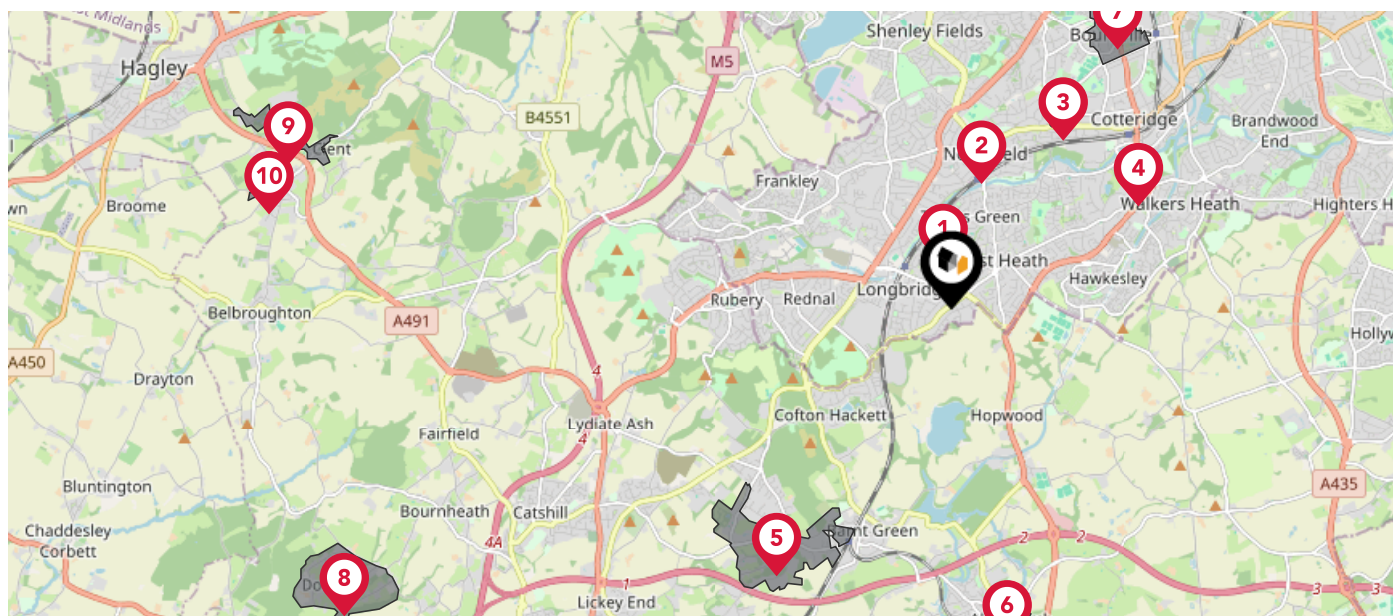
Mine Entry

- ✕ 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

Alvechurch

7

Bournville Village

8

Dodford

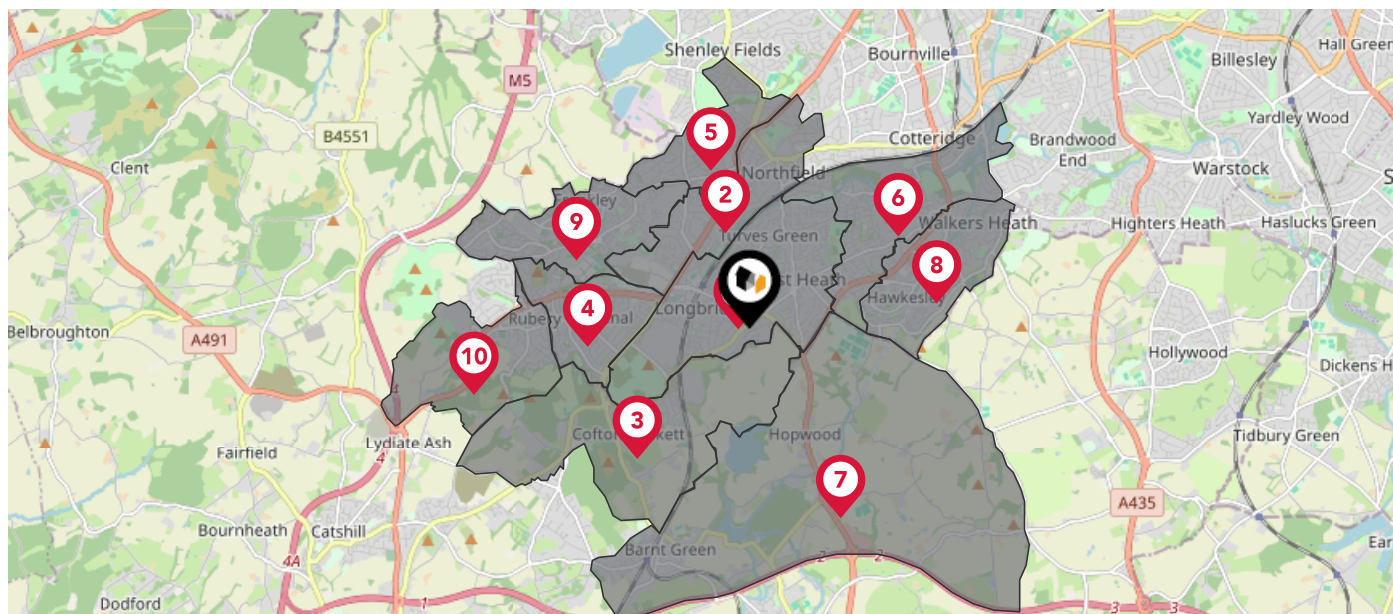
9

Clent

10

Holy Cross

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

Longbridge & West Heath Ward

2

Northfield Ward

3

Cofton Ward

4

Rubery & Rednal Ward

5

Allens Cross Ward

6

King's Norton North Ward

7

Barnt Green & Hopwood Ward

8

King's Norton South Ward

9

Frankley Great Park Ward

10

Rubery South Ward

Flood Risk

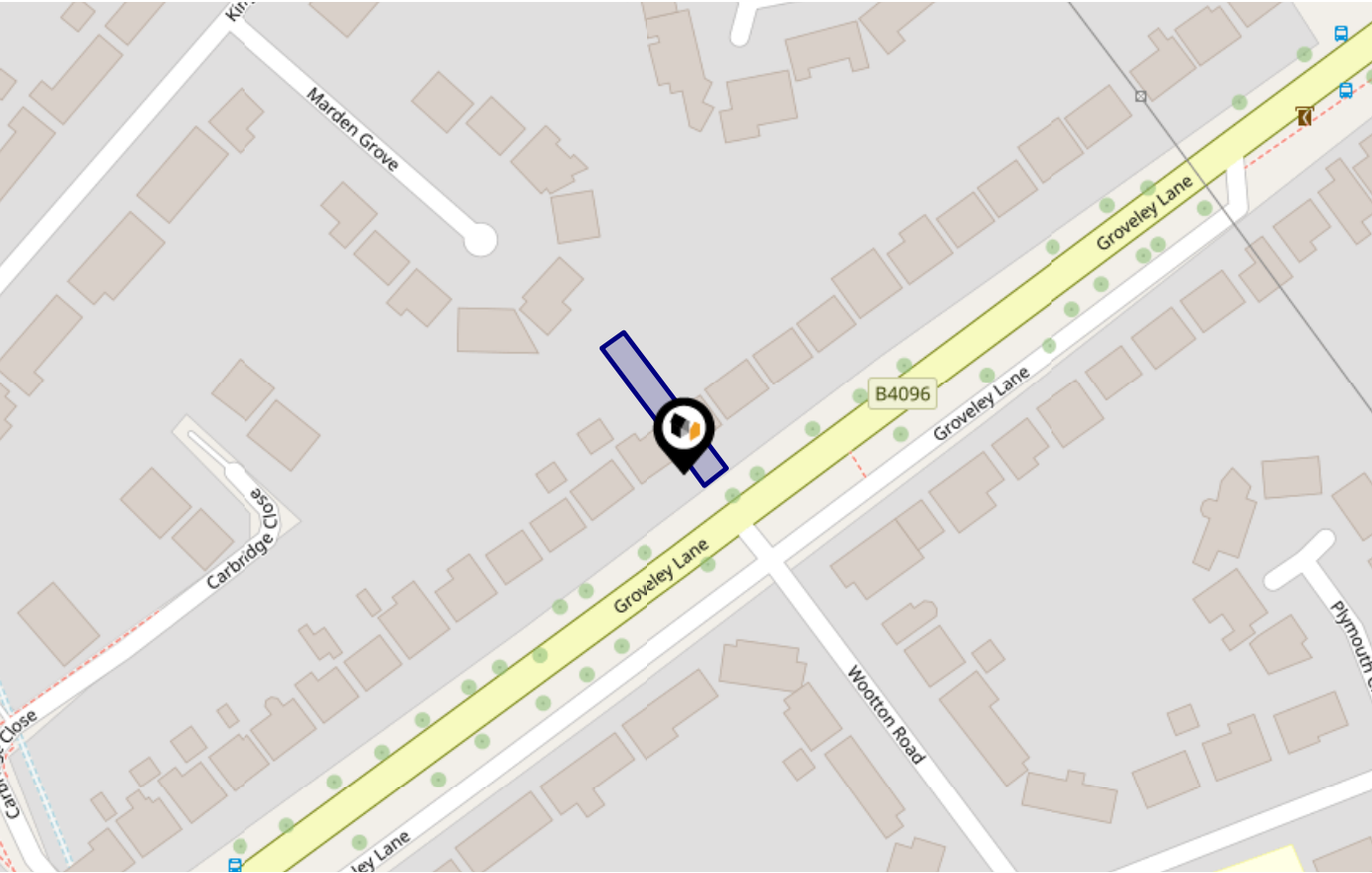
Rivers & Seas - Flood Risk

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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.

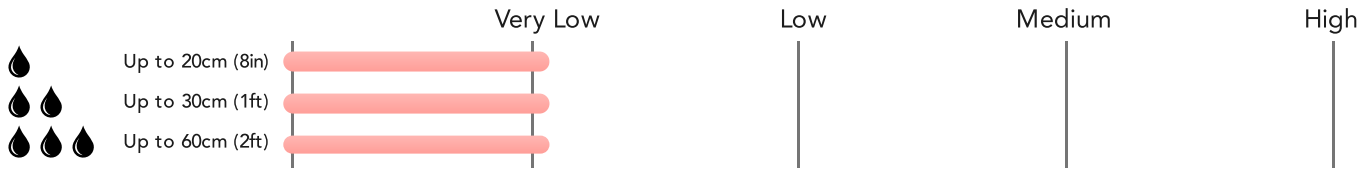


Risk Rating: Very low

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

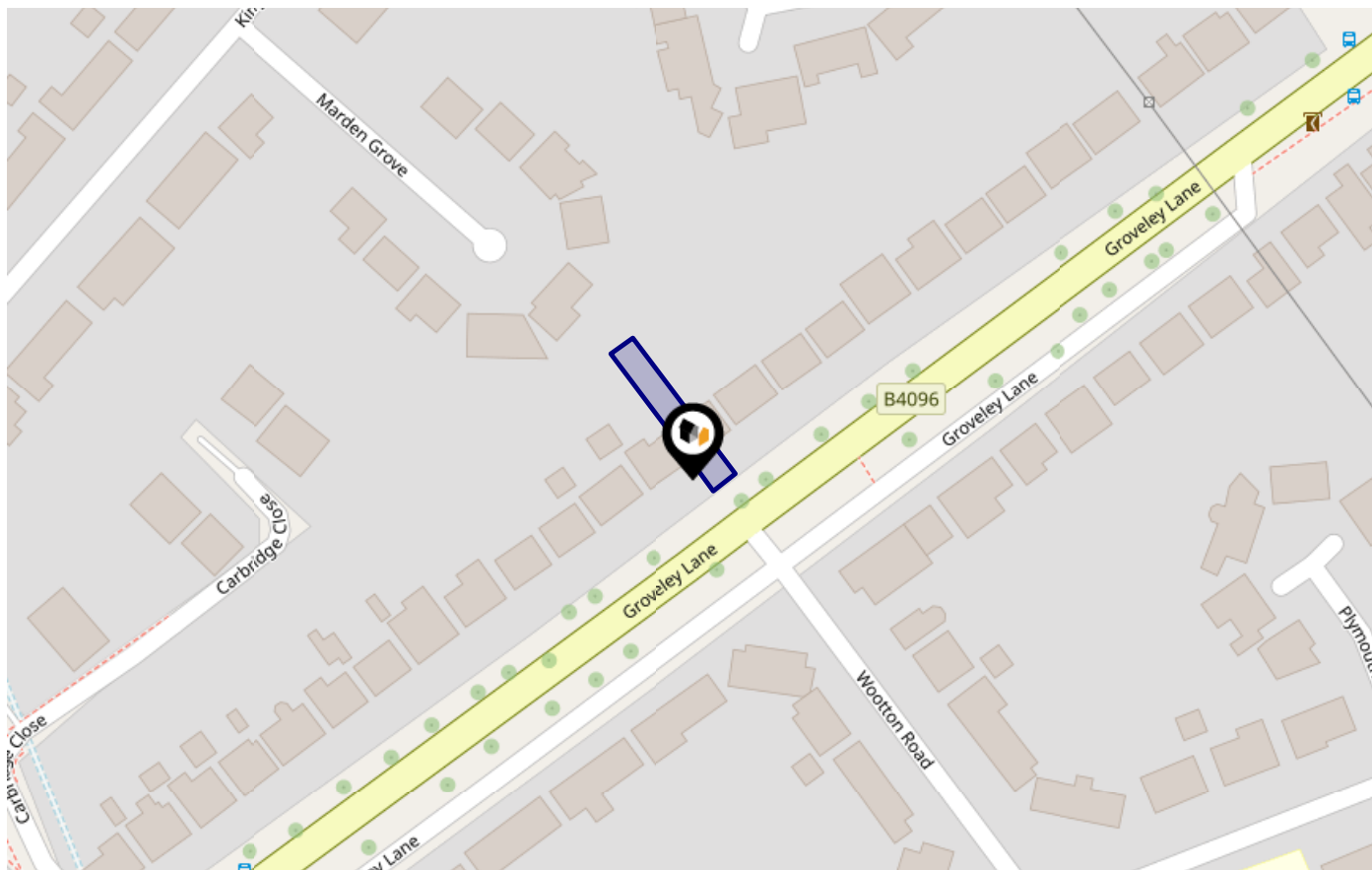
Rivers & Seas - Climate Change

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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.

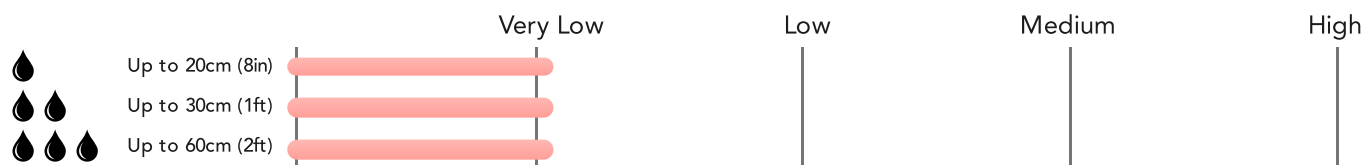


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Flood Risk

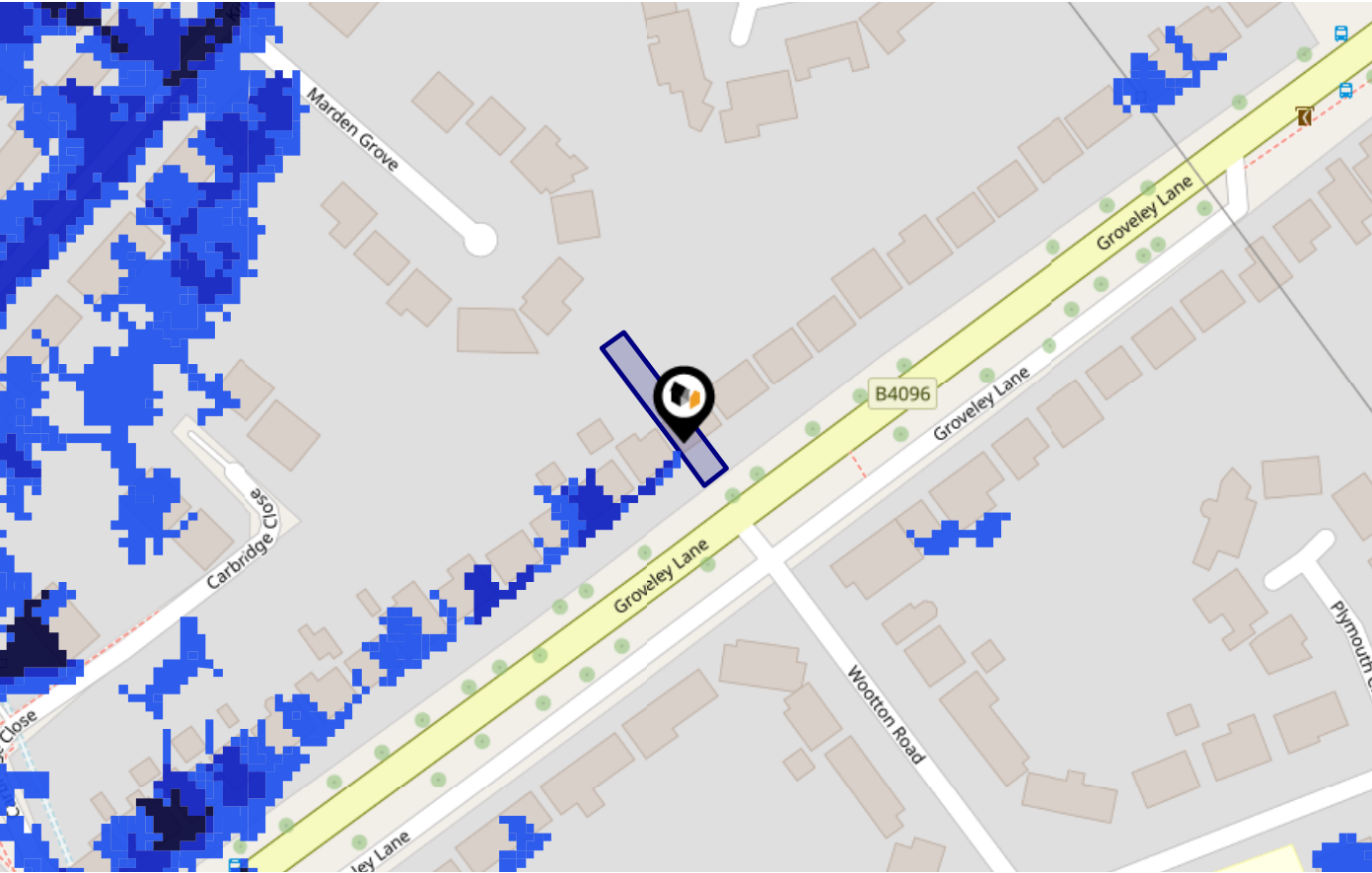
Surface Water - Flood Risk

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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.



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Chance of flooding to the following depths at this property:



Flood Risk

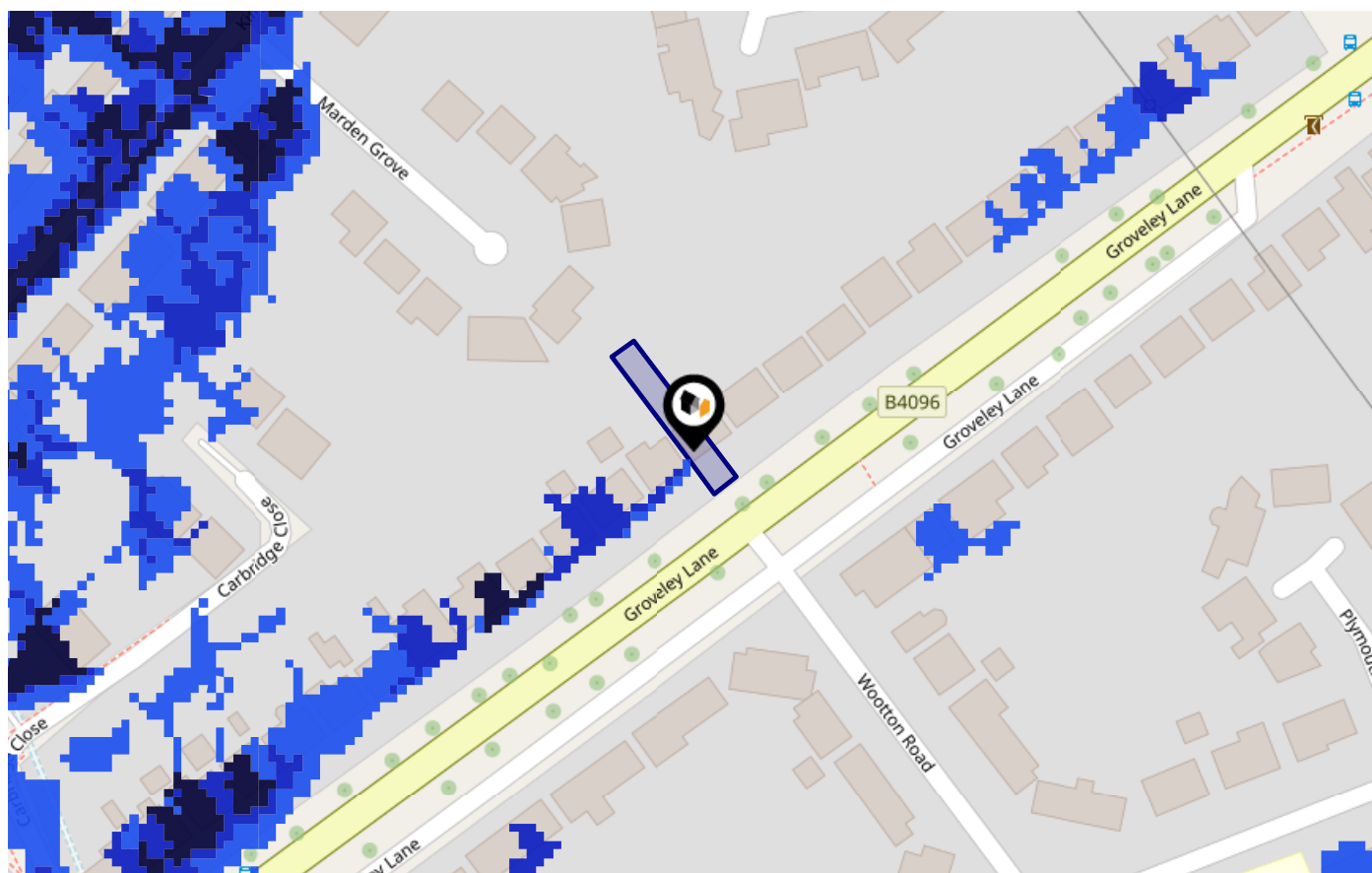
Surface Water - Climate Change

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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.

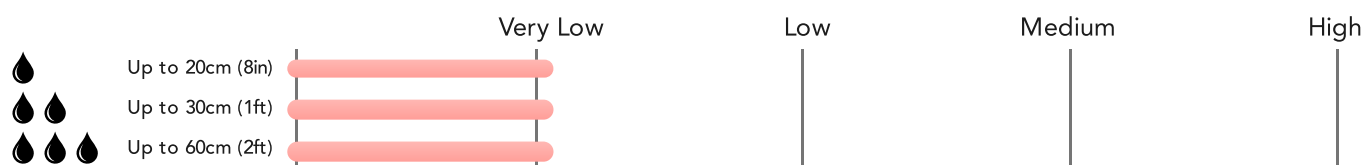


Risk Rating: Very low

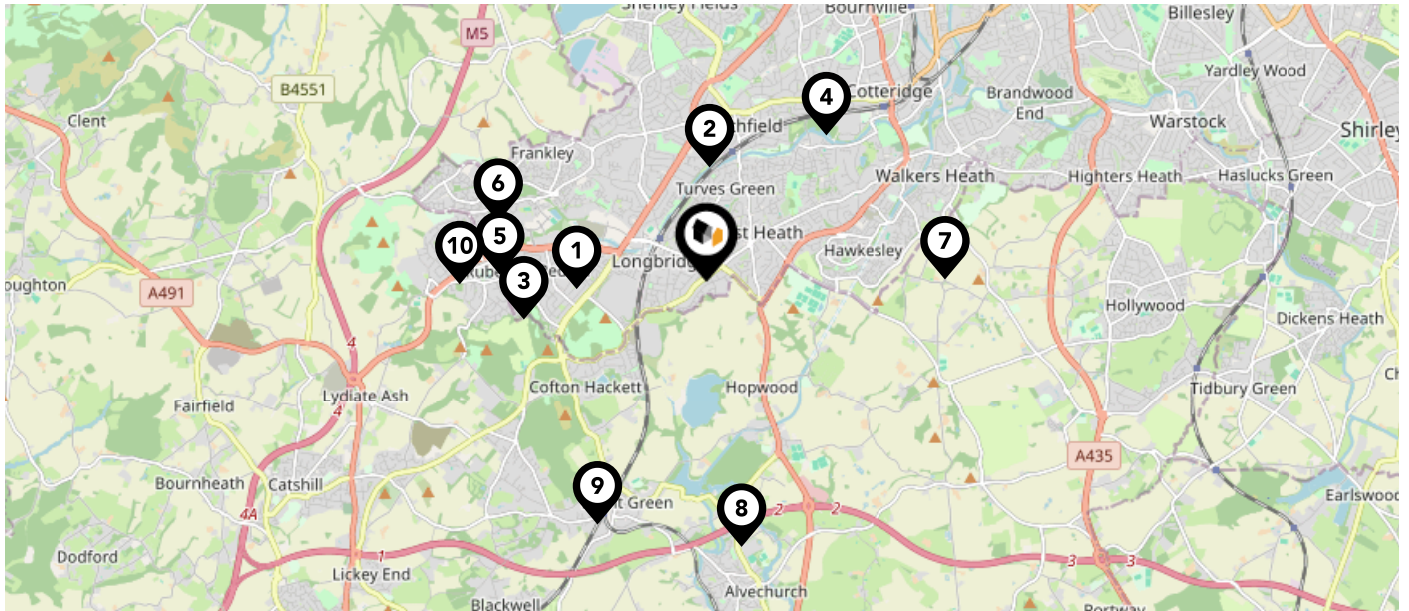
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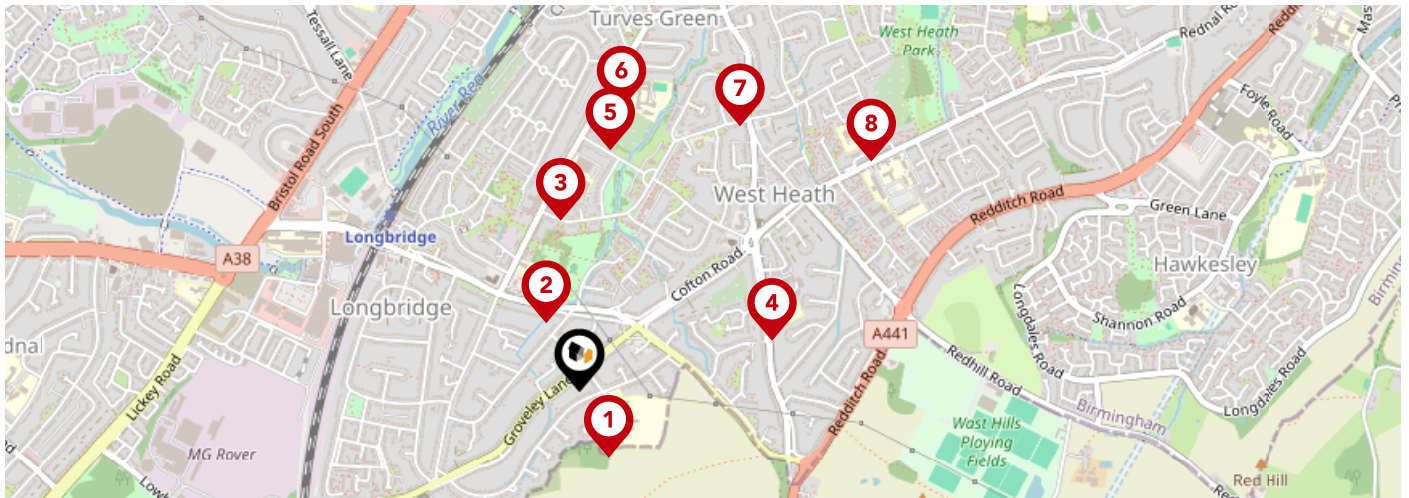


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

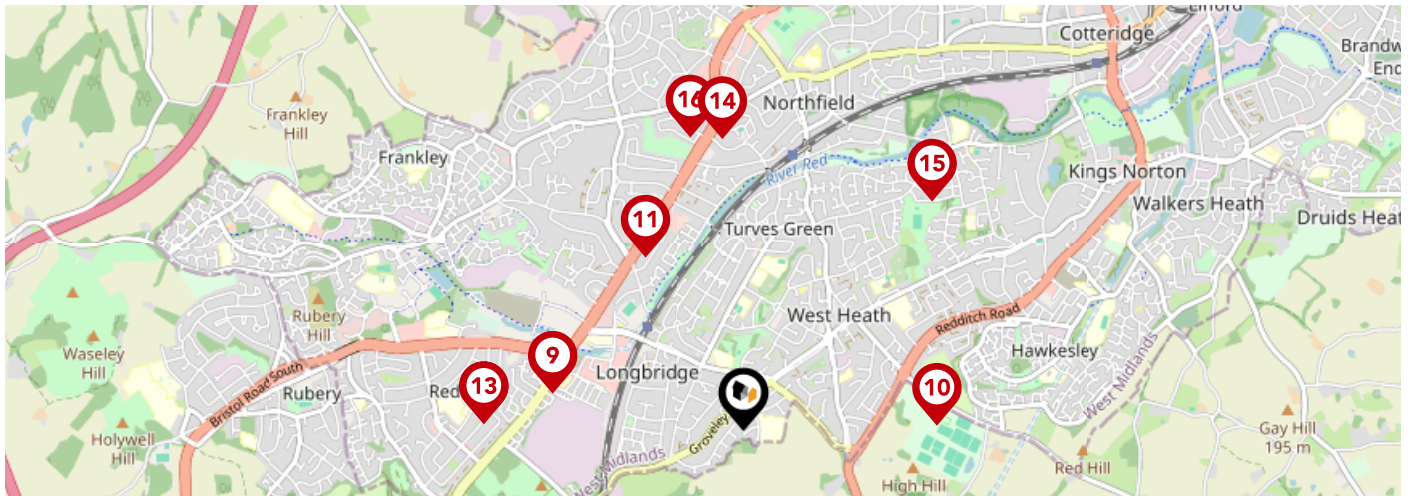










Nearby Landfill Sites

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	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	
5	Cockhill Lane / Sandstone Avenue-Cockhill Lane/Sandstone Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
6	Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands	Historic Landfill	
7	Icknield Street-Headley Heath, Wythall, Worcestershire	Historic Landfill	
8	Land at Perryfields/Roberts Corner, Alvechurch-Old Birmingham Road, Alvechurch, Worcestershire	Historic Landfill	
9	Barnt Green Cricket Club-Cherryhill Road, Barnt Green	Historic Landfill	
10	Callowbrook Public Open Space-Rubery	Historic Landfill	



		Nursery	Primary	Secondary	College	Private
1	Cofton Primary School Ofsted Rating: Good Pupils: 411 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Albert Bradbeer Primary Academy Ofsted Rating: Good Pupils: 424 Distance:0.17	<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:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Turves Green Primary School Ofsted Rating: Good Pupils: 388 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King Edward VI Northfield School for Girls Ofsted Rating: Good Pupils: 748 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	West Heath Nursery School Ofsted Rating: Good Pupils: 127 Distance:0.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	West Heath Primary School Ofsted Rating: Good Pupils: 407 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Columba's Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Ways School Ofsted Rating: Outstanding Pupils: 25 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Meadows Primary School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rednal Hill Junior School Ofsted Rating: Good Pupils: 346 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rednal Hill Infant School Ofsted Rating: Good Pupils: 298 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Edge Academy Ofsted Rating: Good Pupils: 2 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wychall Primary School Ofsted Rating: Good Pupils: 357 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Brigid's Catholic Primary School Ofsted Rating: Good Pupils: 445 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

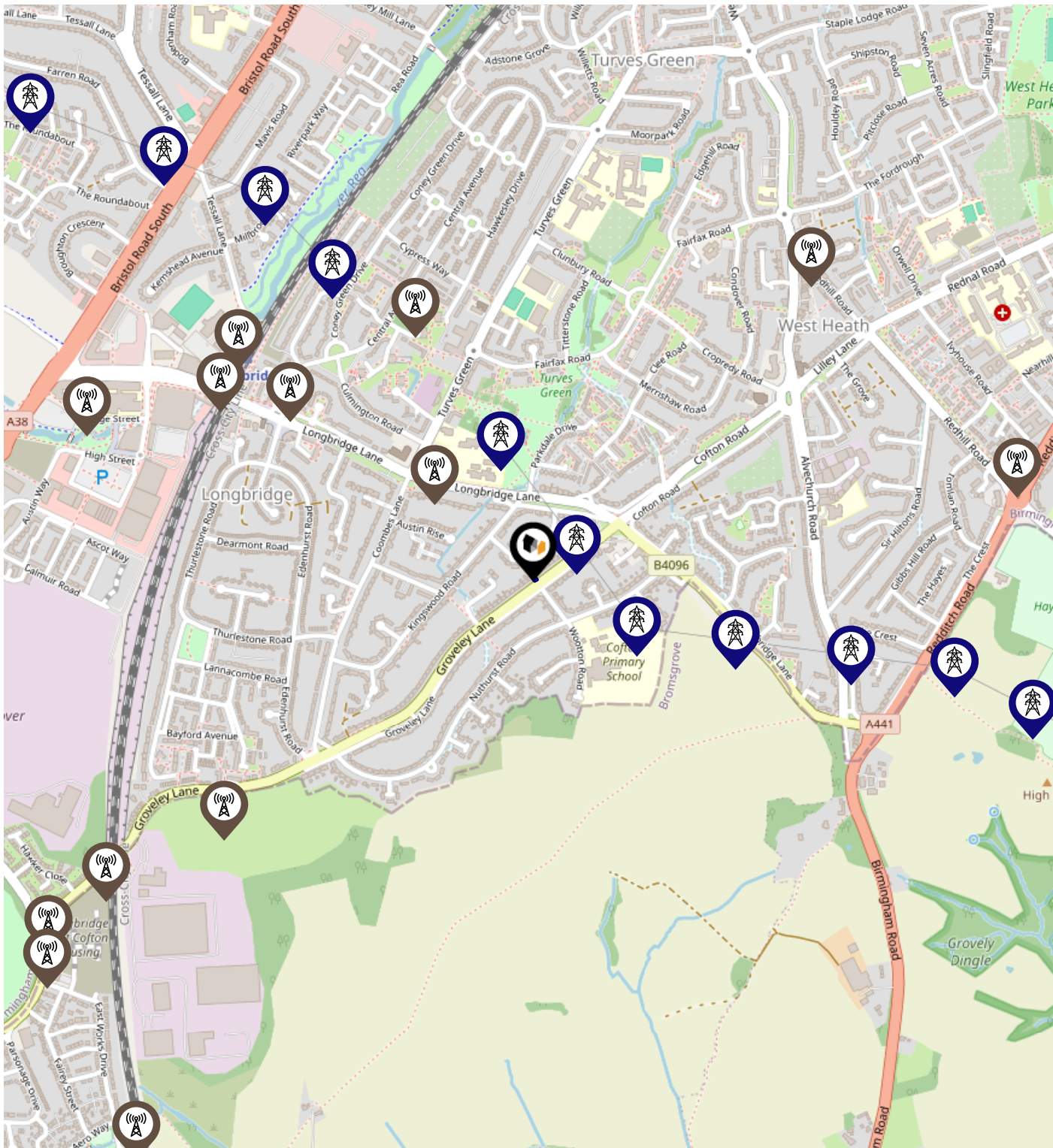
Local Area

Masts & Pylons



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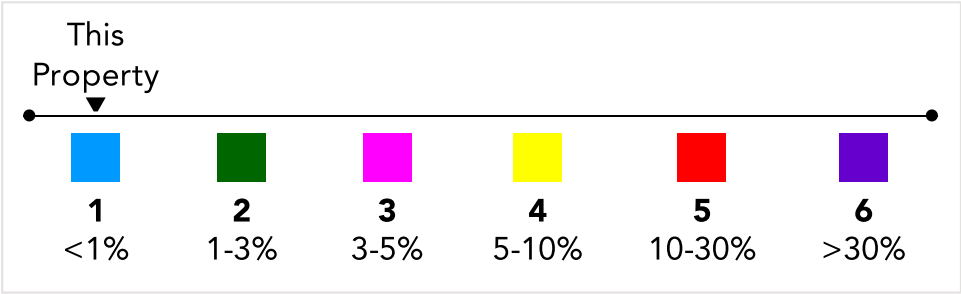
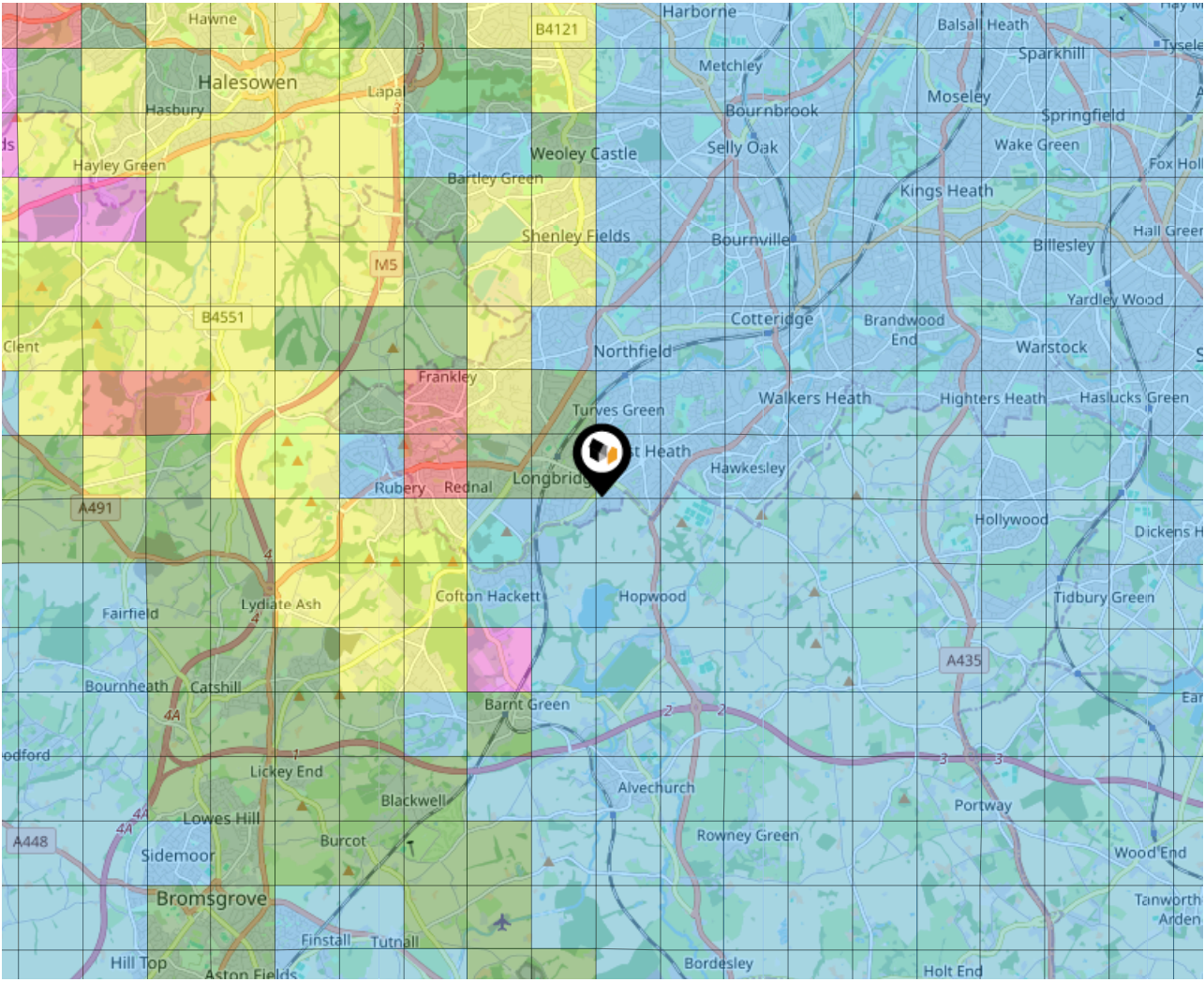


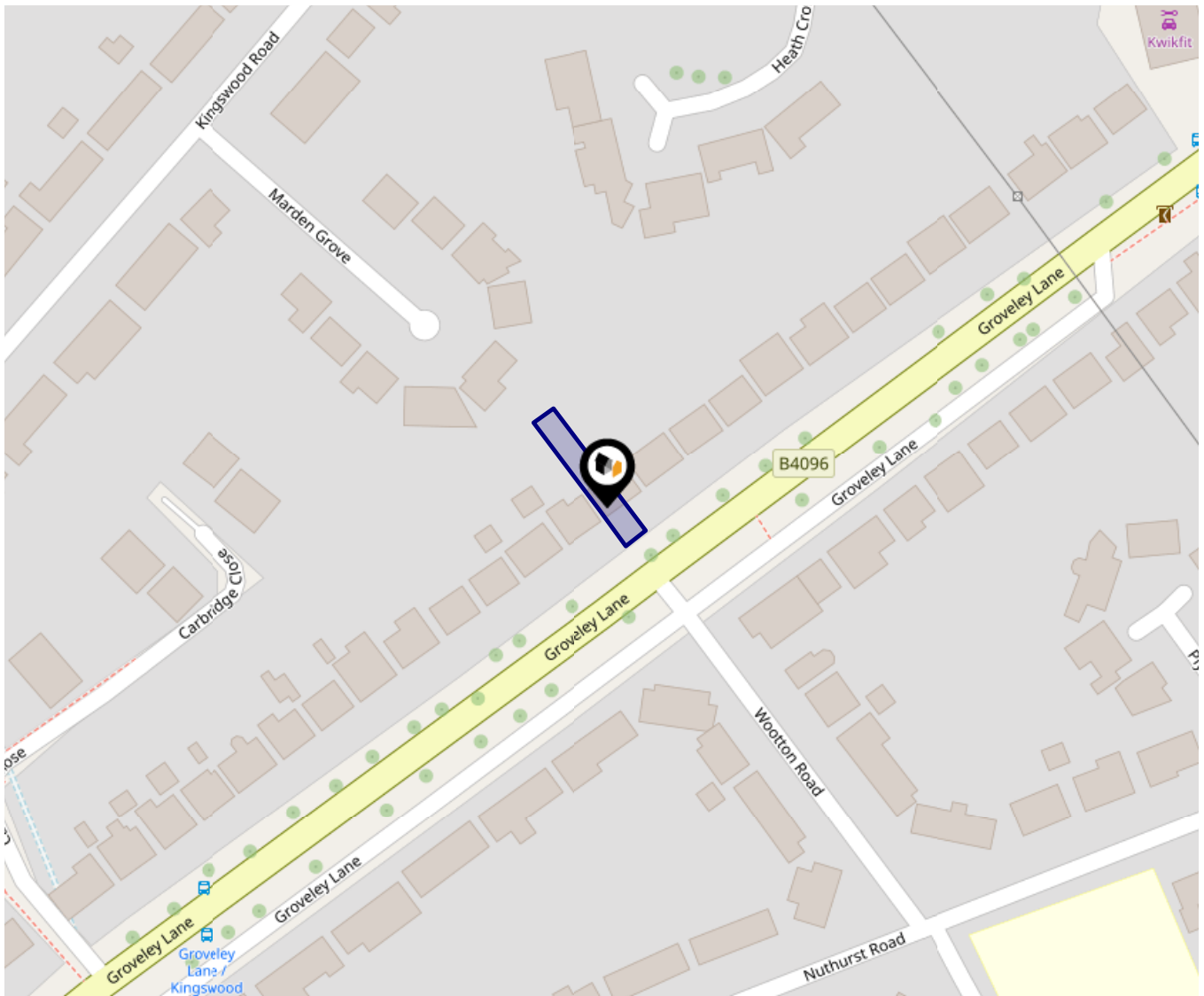
Key:

-  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).





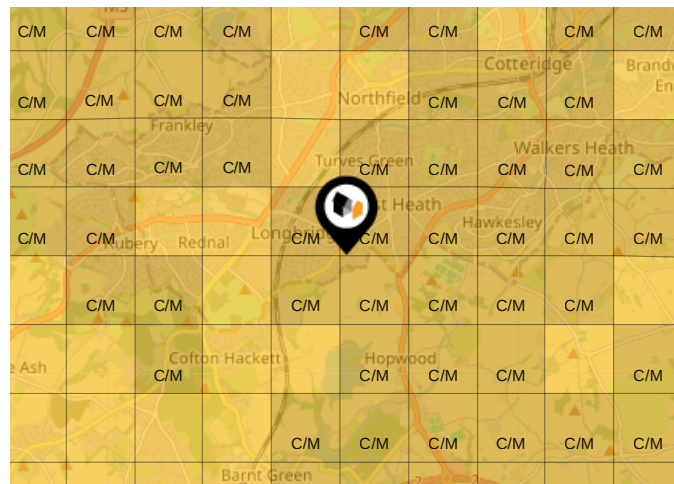
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	LIGHT(SANDY)		



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

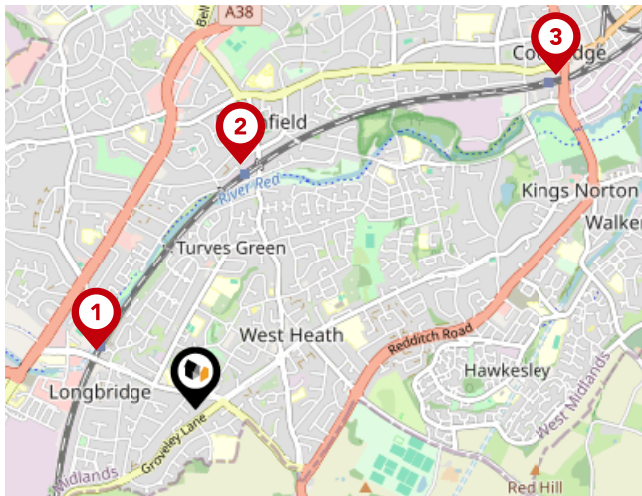
Area

Transport (National)

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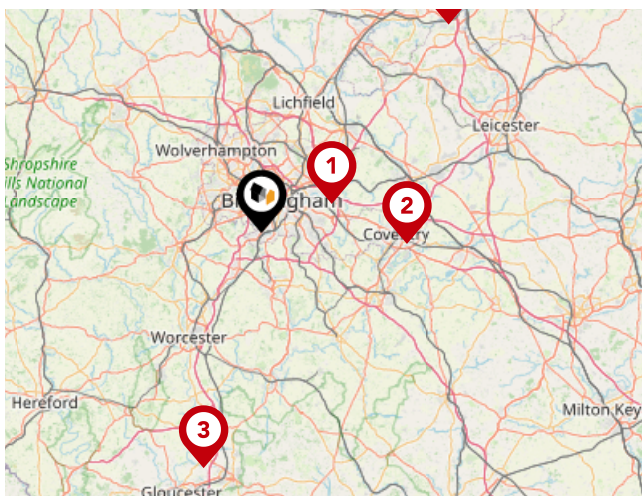
National Rail Stations

Pin	Name	Distance
	Longbridge Rail Station	0.52 miles
	Northfield Rail Station	1.13 miles
	Kings Norton Rail Station	2.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M42 J2	2.29 miles
	M5 J3	4.4 miles
	M5 J4	3.35 miles
	M42 J1	4.01 miles
	M42 J3	4.41 miles



Airports/Helipads

Pin	Name	Distance
	Birmingham Airport	10.94 miles
	Baginton	21 miles
	Staverton	35.38 miles
	East Mids Airport	40.34 miles

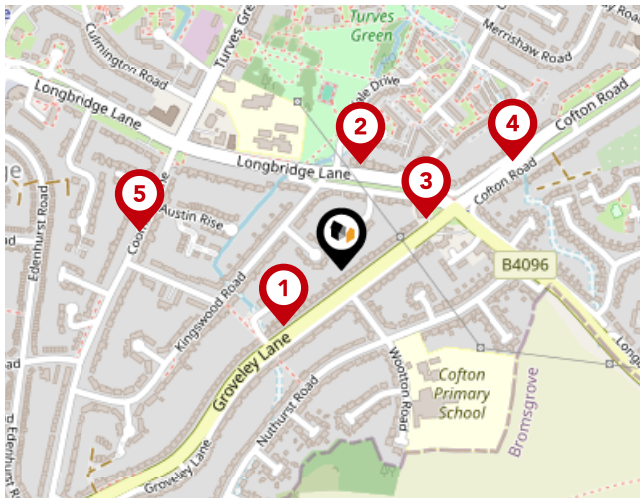
Area

Transport (Local)






DEAN COLEMAN

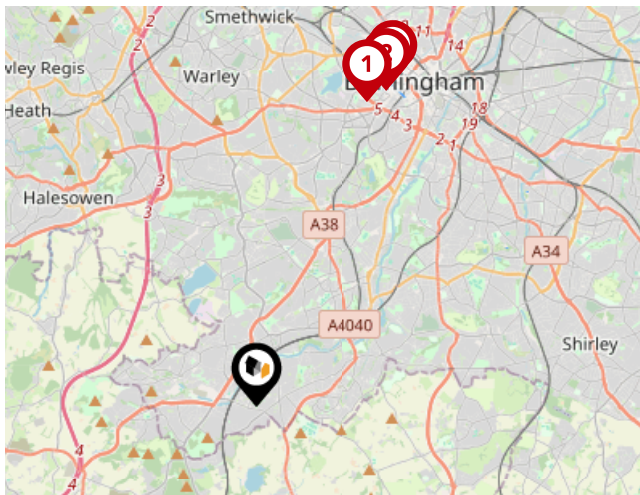
exp UK

Bespoke Estate Agent



Bus Stops/Stations

Pin	Name	Distance
	Kingswood Walk	0.09 miles
	Parkdale Drive	0.12 miles
	Longbridge Lane	0.11 miles
	Dormy Drive	0.23 miles
	Grayswood Rd	0.23 miles



Local Connections

Pin	Name	Distance
	Edgbaston Village (Midland Metro Stop)	5.86 miles
	Five Ways (Midland Metro Stop)	6.16 miles
	Brindleyplace (Midland Metro Stop)	6.34 miles

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About Us

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exp UK
Bespoke Estate Agent

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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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