

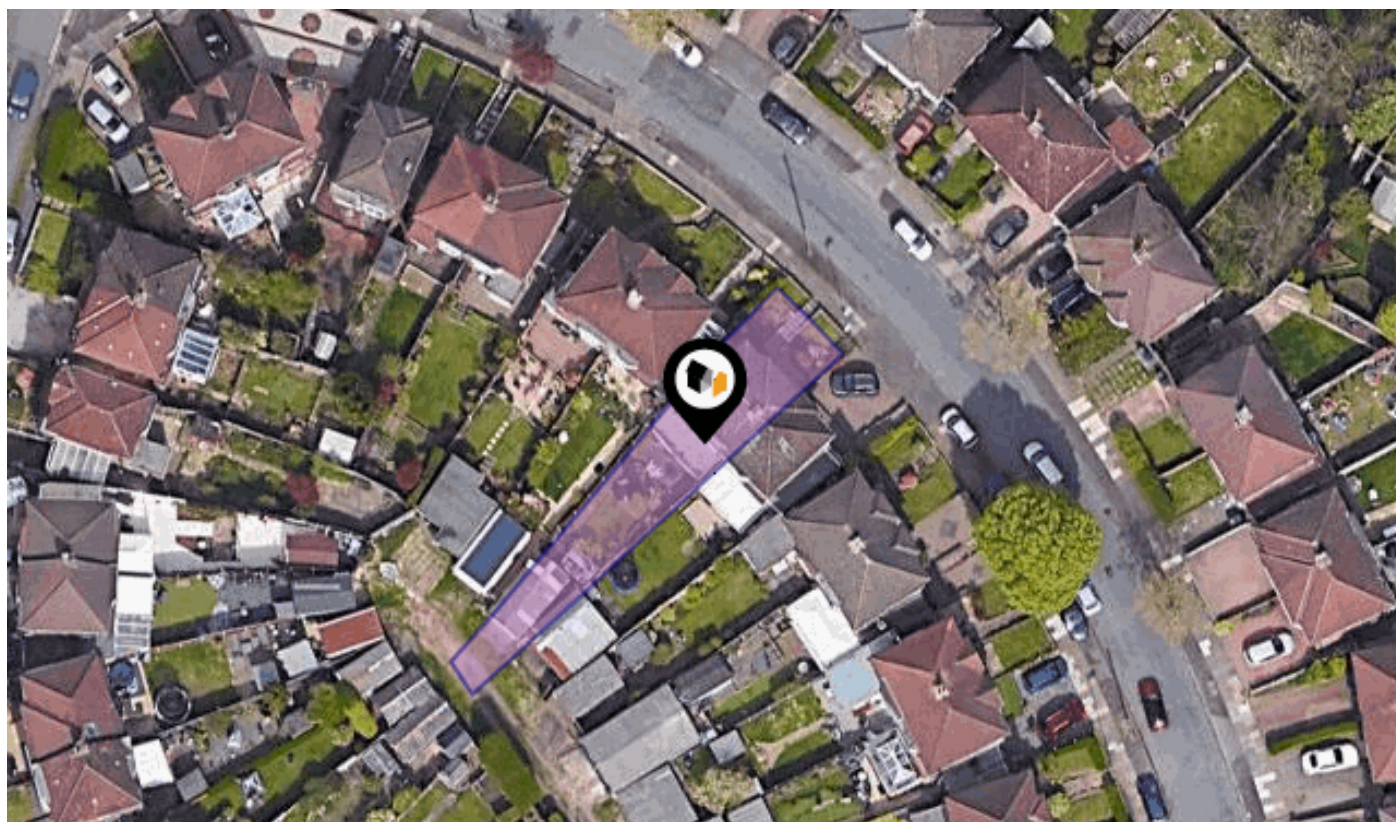


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th March 2025



EDENHURST ROAD, BIRMINGHAM, B31

Asking Price : £230,000

Dean Coleman Powered By eXp

Birmingham

07581 875215

dean.coleman@exp.uk.com

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

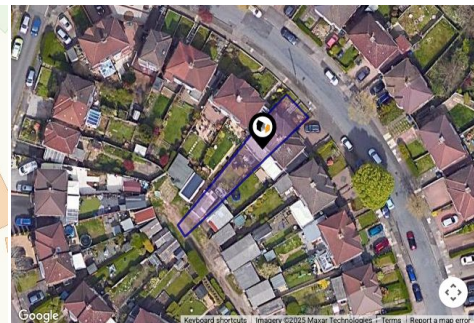
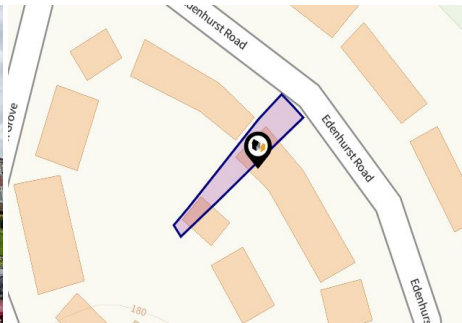
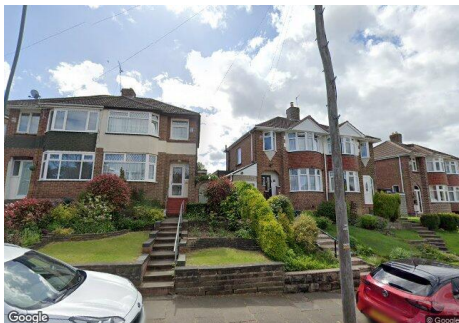
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Occupying an elevated position on this highly sought-after road, this Freehold and extended house would make a great family home for the long term. Having an abundance of nurseries and schools within the area, a college, retail outlets, eateries and supermarket on the newly developed Longbridge Village, plus excellent transport links; is it any wonder why this area is so highly sought-after!

The homeowners, having lived in this extended semi-detached home for over 50 years, benefit from: on the GROUND FLOOR an entrance hall with stairs leading to the first floor, under stairs store cupboard and doors to two reception rooms plus a kitchen. The front reception room has a large bay window and with the home being in an elevated position, it offers privacy from the road and footpath plus letting in a great amount of light. The rear reception room has been extended and overlooks the well maintained garden. The kitchen has also been extended and has a range of integrated appliances such as a gas cooker with electric oven, dishwasher and low level fridge and freezer. Also having a door to the rear accessing the garden. To the FIRST FLOOR can be found three bedrooms and a family bathroom with modernised white suite. To the rear there is a well maintained garden comprising of a paved patio and lawn area, with steps leading up to a garage to the rear of the garden. The GARAGE has electric, lighting and an up and over door leading to a rear access.

A fabulous location with so much on its doorstep, not to mention the stunning green, open spaces Cofton Park brings plus, the stunning Lickey Hills Country Park within easy reach.

Requiring some interior modernisation, this well presented, clean and well kept home offers new homeowners the chance to grow their own family in.



Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.06 acres
Council Tax :	Band C
Annual Estimate:	£1,996
Title Number:	WM398355

Asking Price:	£230,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:





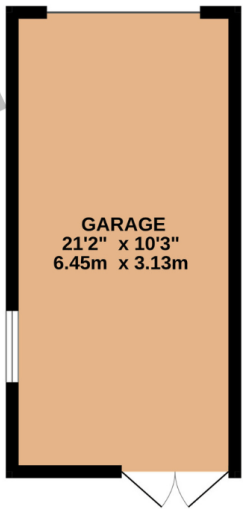
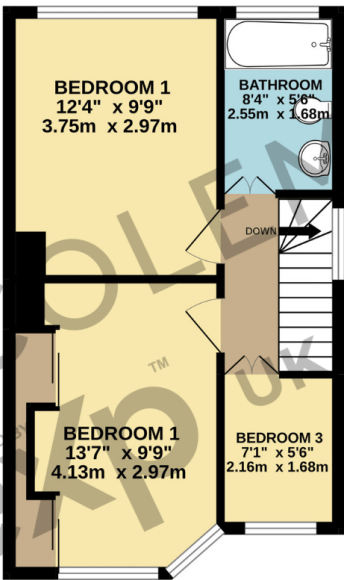
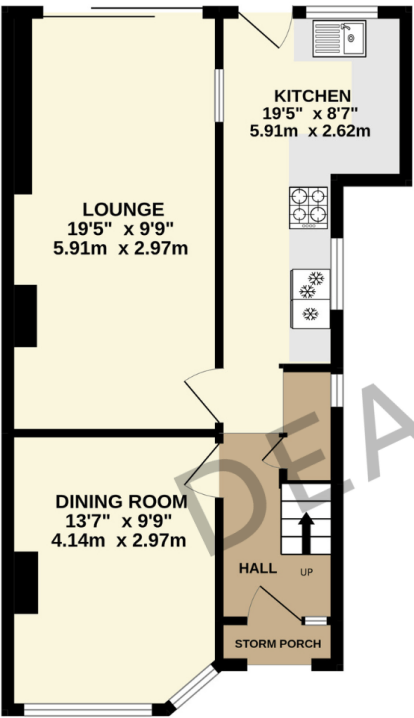


EDENHURST ROAD, BIRMINGHAM, B31

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

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

GARAGE
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.8 sq.m.) approx.

37, Edenhurst Road, Birmingham, B31 4PH			
Last Sold Date:	25/07/2024	17/08/2018	04/01/2018
Last Sold Price:	£248,000	£182,000	£121,000
47, Edenhurst Road, Birmingham, B31 4PH			
Last Sold Date:	30/06/2022	05/06/2017	09/07/2001
Last Sold Price:	£191,000	£153,000	£59,950
23, Edenhurst Road, Birmingham, B31 4PH			
Last Sold Date:	30/07/2021	25/01/2008	
Last Sold Price:	£227,500	£121,500	
9, Edenhurst Road, Birmingham, B31 4PH			
Last Sold Date:	23/07/2020		
Last Sold Price:	£175,000		
49, Edenhurst Road, Birmingham, B31 4PH			
Last Sold Date:	14/02/2020		
Last Sold Price:	£147,000		
17, Edenhurst Road, Birmingham, B31 4PH			
Last Sold Date:	19/12/2018	17/12/2009	07/09/1999
Last Sold Price:	£180,000	£130,000	£59,500
5, Edenhurst Road, Birmingham, B31 4PH			
Last Sold Date:	17/12/2018		
Last Sold Price:	£175,000		
51, Edenhurst Road, Birmingham, B31 4PH			
Last Sold Date:	15/12/2017		
Last Sold Price:	£147,000		
41, Edenhurst Road, Birmingham, B31 4PH			
Last Sold Date:	02/11/2016		
Last Sold Price:	£125,000		
53, Edenhurst Road, Birmingham, B31 4PH			
Last Sold Date:	28/10/2016	12/11/2004	
Last Sold Price:	£92,700	£120,000	
3, Edenhurst Road, Birmingham, B31 4PH			
Last Sold Date:	14/03/2014		
Last Sold Price:	£130,000		
35, Edenhurst Road, Birmingham, B31 4PH			
Last Sold Date:	21/02/2011		
Last Sold Price:	£125,000		

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

19, Edenhurst Road, Birmingham, B31 4PH

Last Sold Date: 04/02/2008

Last Sold Price: £10,490

25, Edenhurst Road, Birmingham, B31 4PH

Last Sold Date: 14/02/2005

Last Sold Price: £128,000

43, Edenhurst Road, Birmingham, B31 4PH

Last Sold Date: 19/12/2003 | 05/02/2001

Last Sold Price: £117,950 | £58,000

29, Edenhurst Road, Birmingham, B31 4PH

Last Sold Date: 20/03/1998

Last Sold Price: £40,000

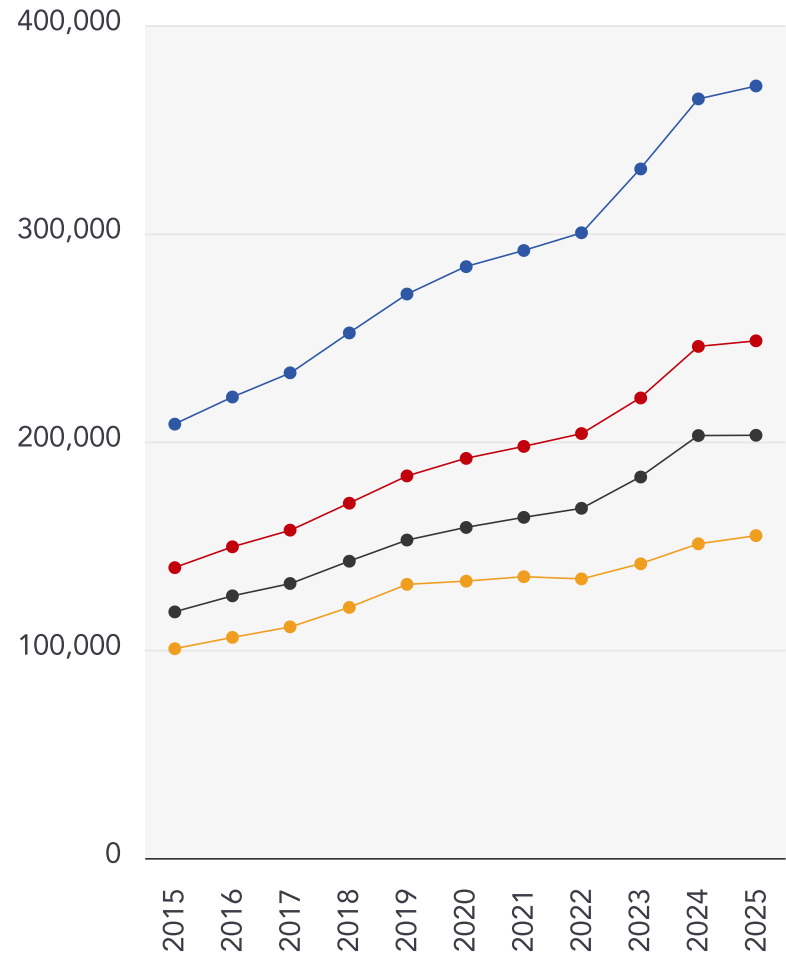
45, Edenhurst Road, Birmingham, B31 4PH

Last Sold Date: 10/12/1997

Last Sold Price: £43,300

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%

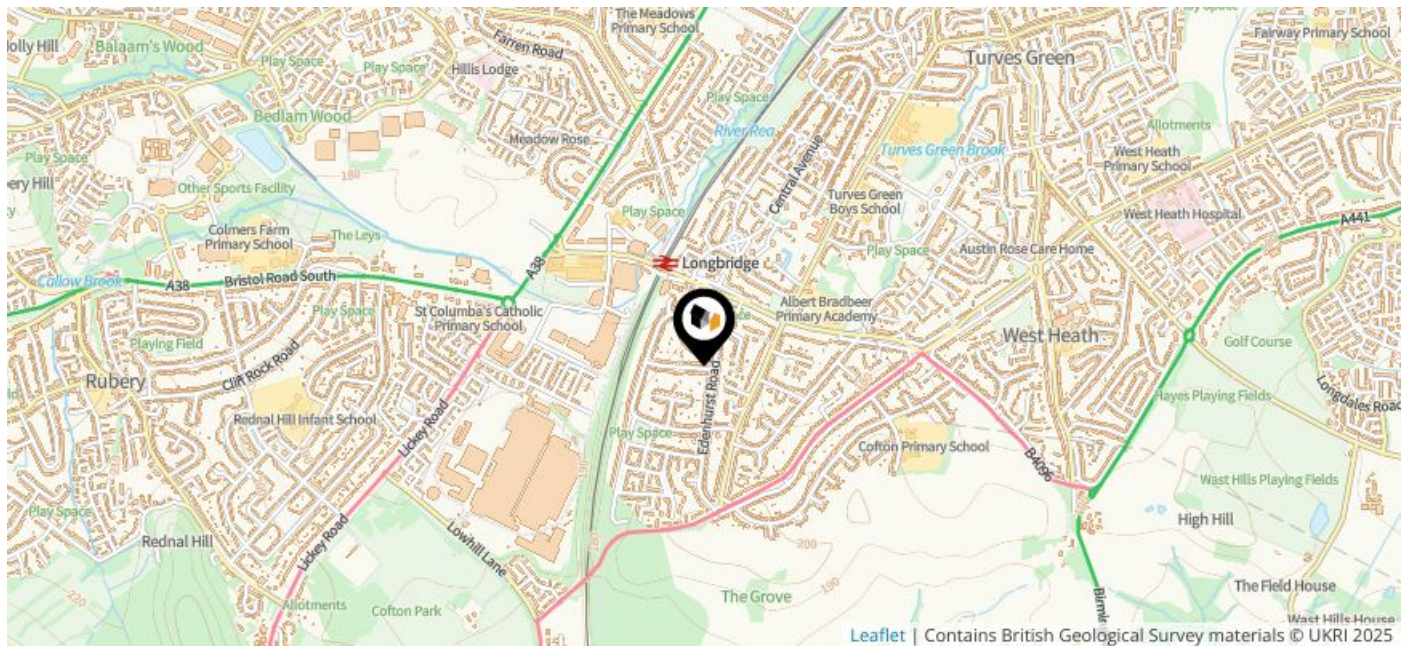
Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



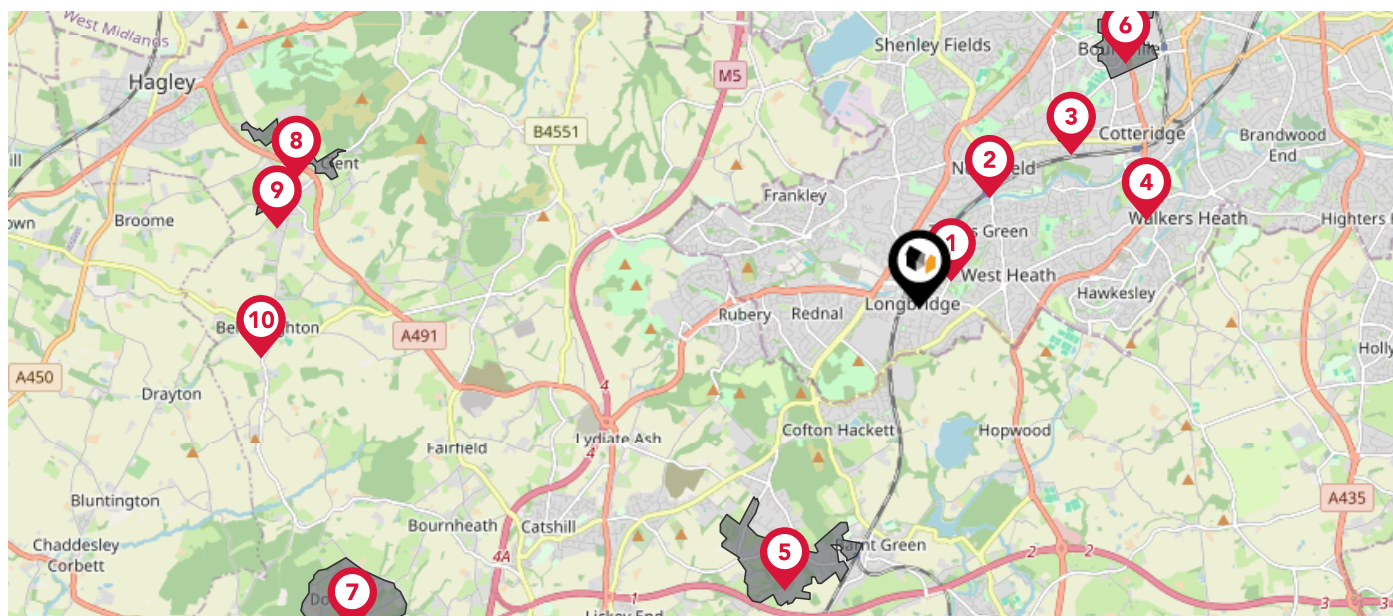
Mine Entry

- ✕ 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

Bournville Village

7

Dodford

8

Clent

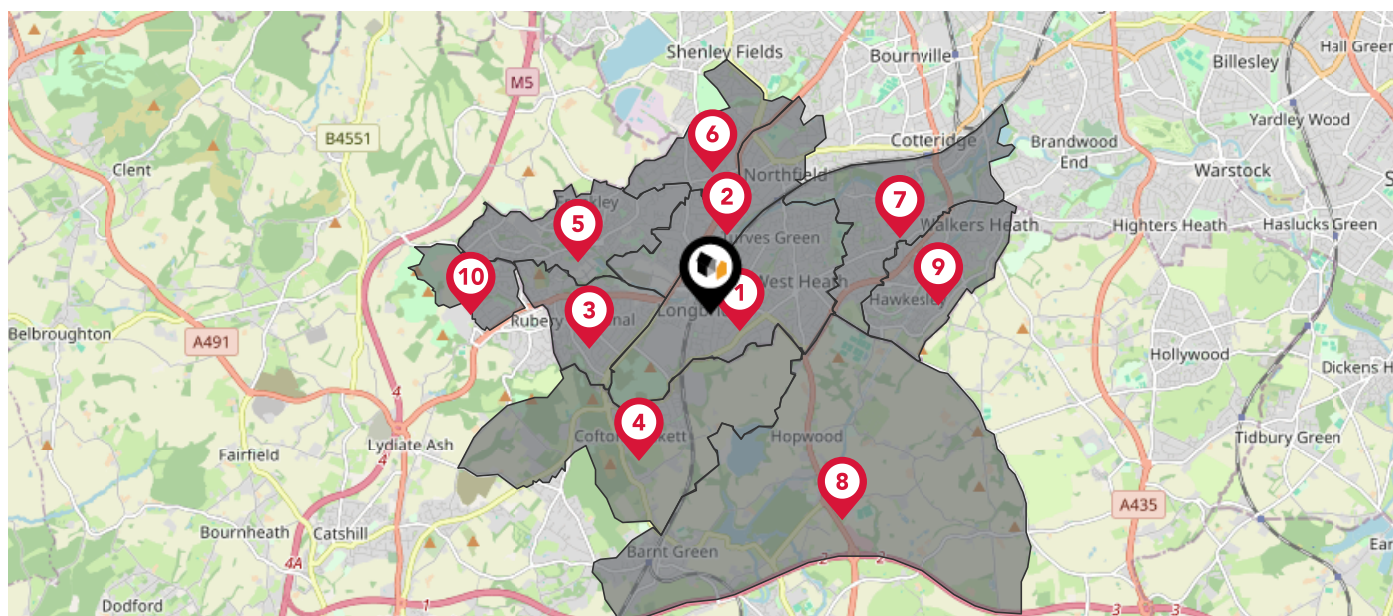
9

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

1

Longbridge & West Heath Ward

2

Northfield Ward

3

Rubery & Rednal Ward

4

Cofton Ward

5

Frankley Great Park Ward

6

Allens Cross Ward

7

King's Norton North Ward

8

Barnt Green & Hopwood Ward

9

King's Norton South Ward

10

Rubery North Ward

Flood Risk

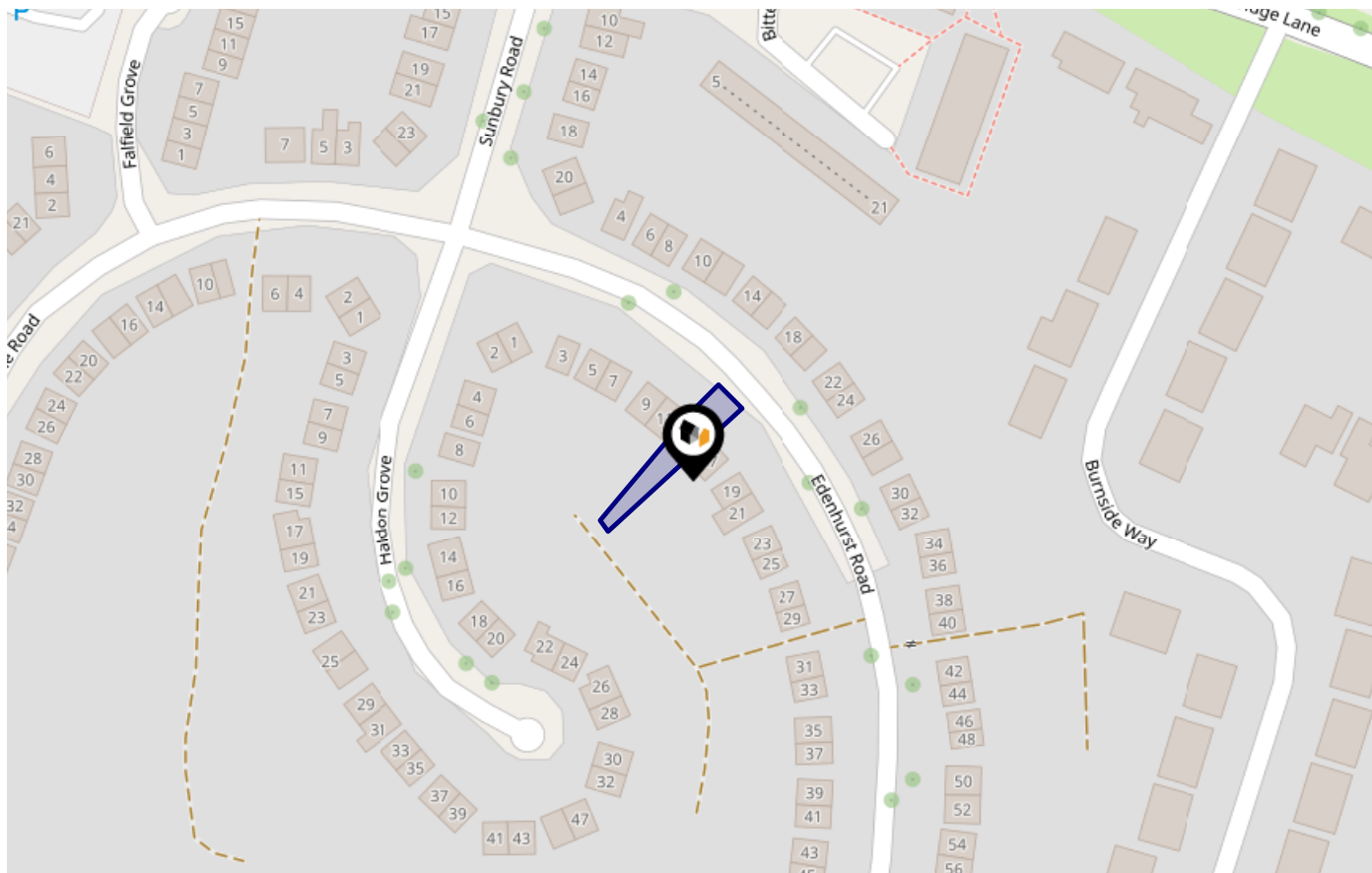
Rivers & Seas - Flood Risk

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.

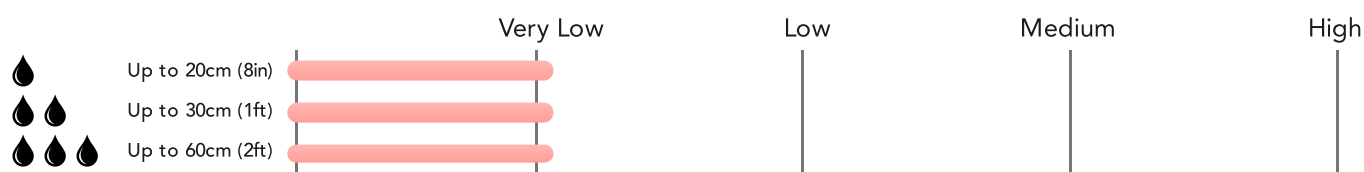


Risk Rating: Very low

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

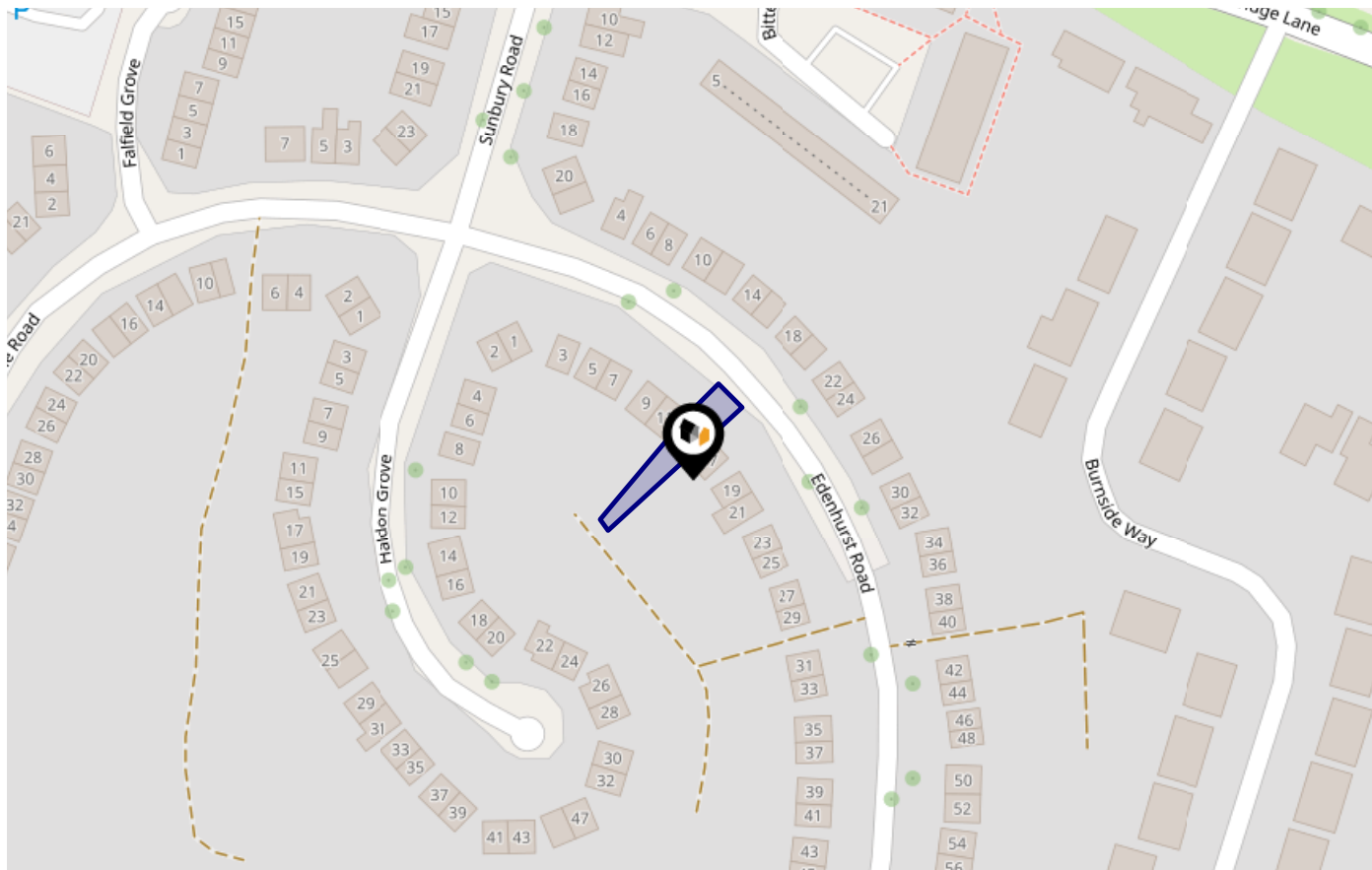
Rivers & Seas - Climate Change

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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.

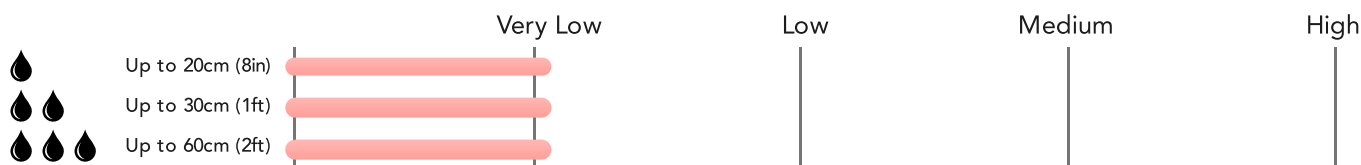


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



Flood Risk

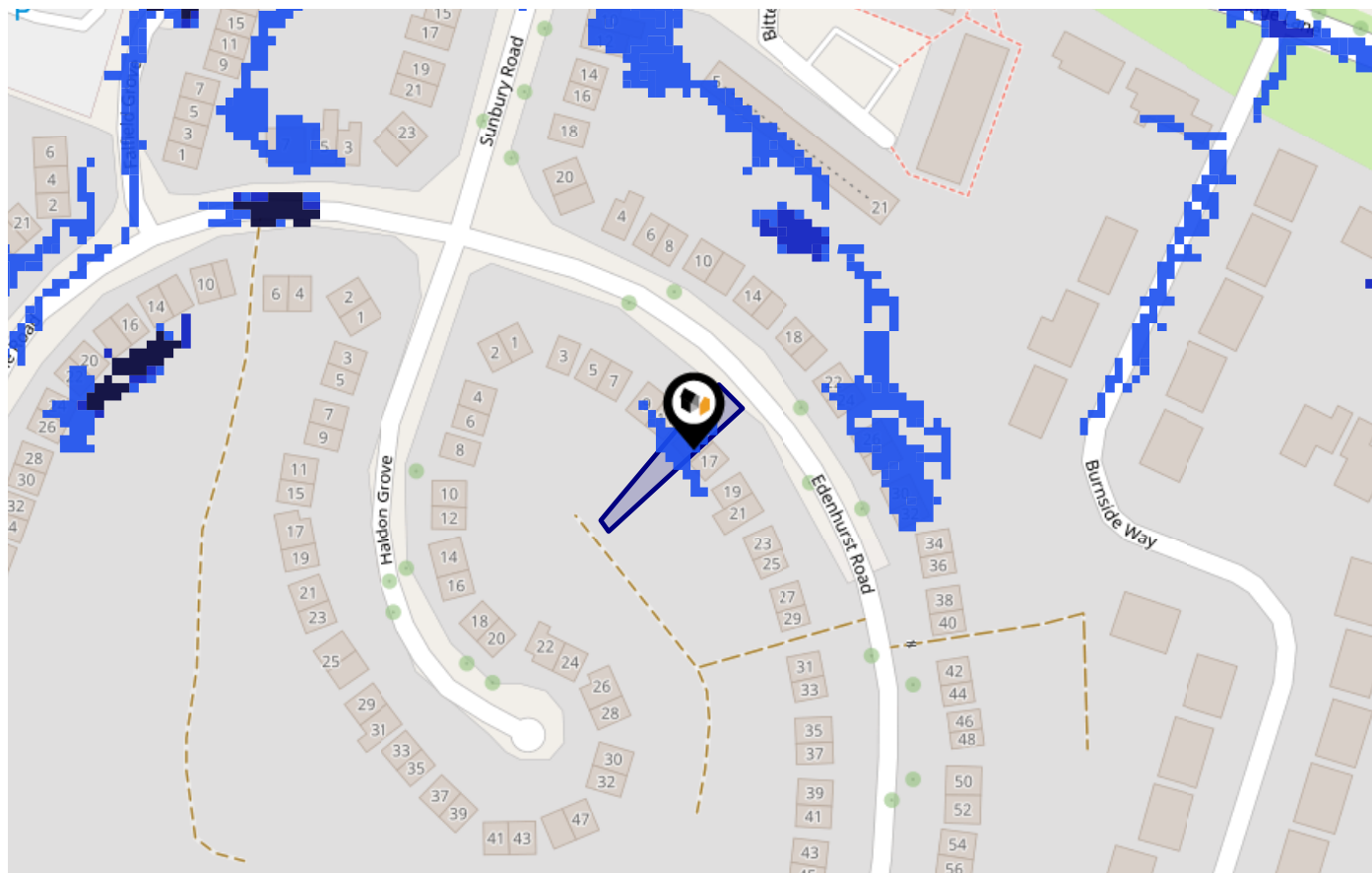
Surface Water - Flood Risk

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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.

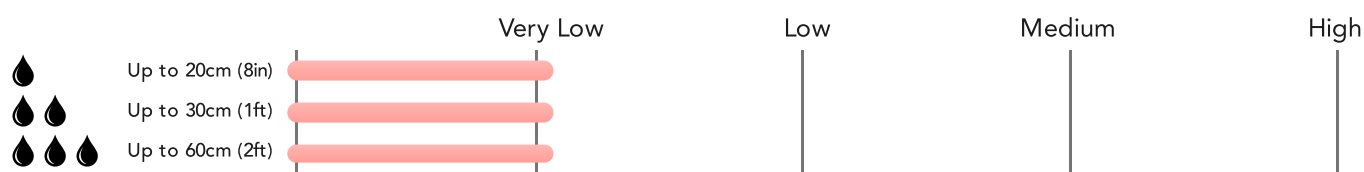


Risk Rating: Low

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.
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Chance of flooding to the following depths at this property:



Flood Risk

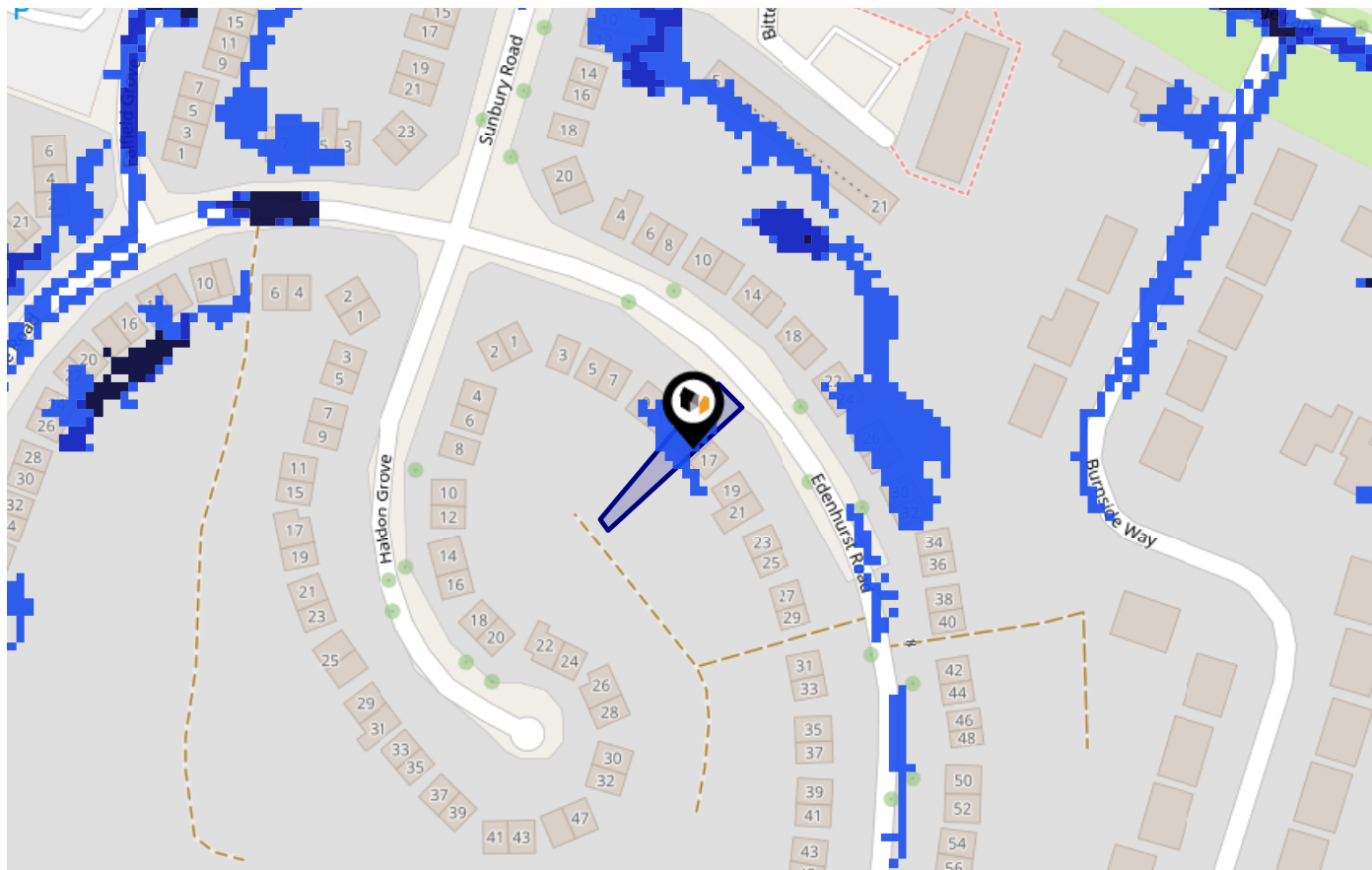
Surface Water - Climate Change

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.

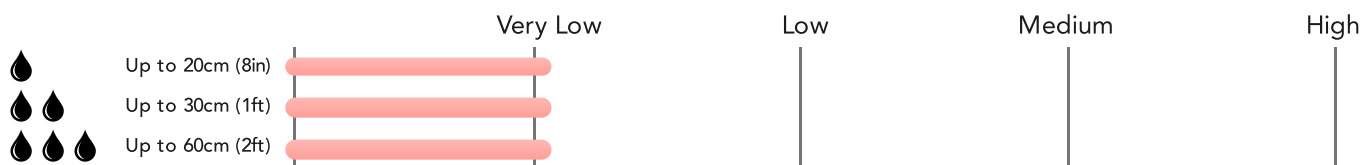


Risk Rating: Low

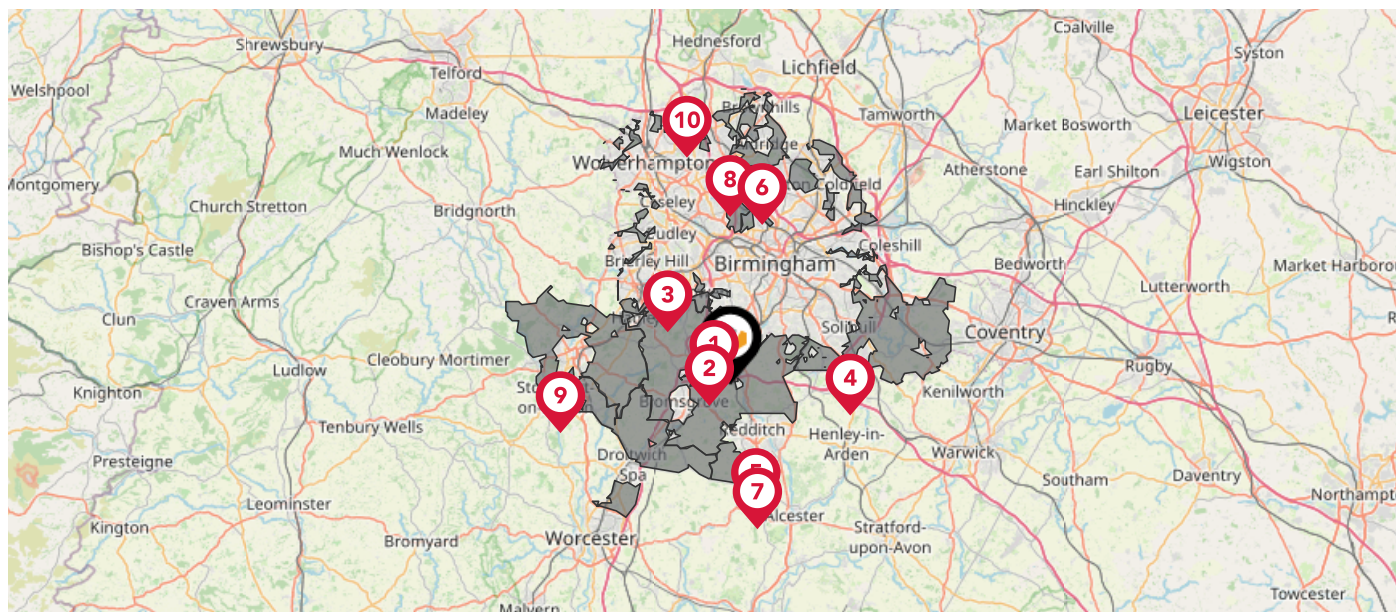
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Chance of flooding to the following depths at this property:



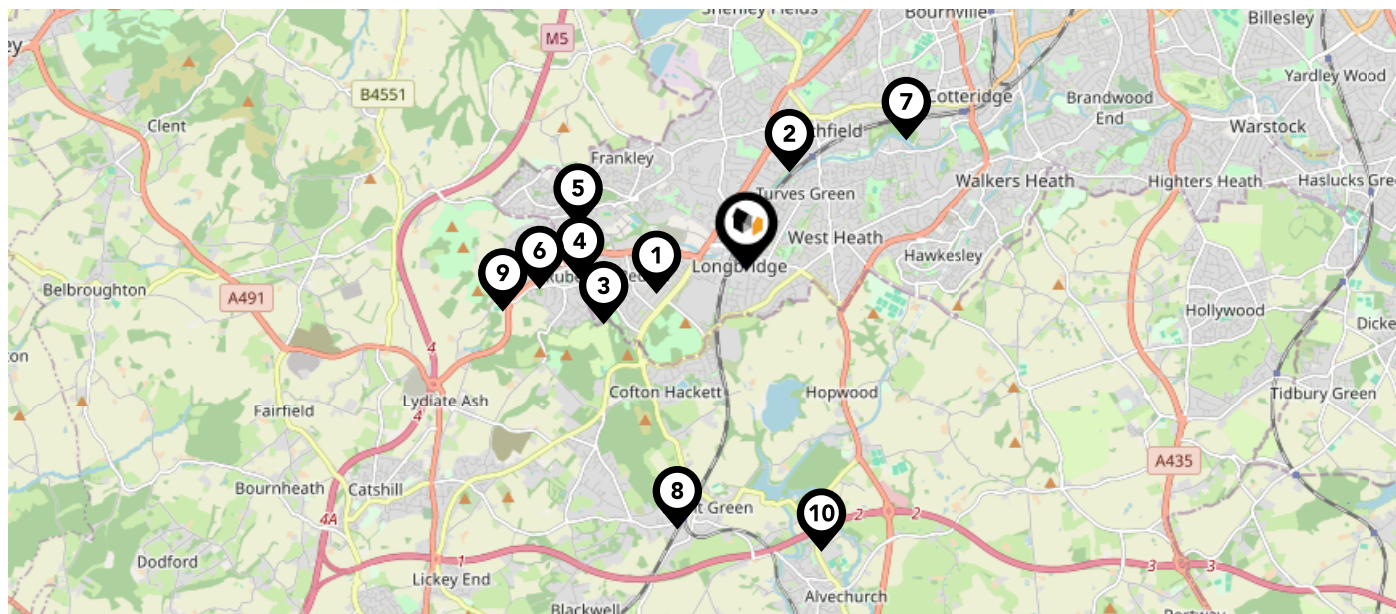
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Birmingham Green Belt - Birmingham
- 2 Birmingham Green Belt - Bromsgrove
- 3 Birmingham Green Belt - Dudley
- 4 Birmingham Green Belt - Solihull
- 5 Birmingham Green Belt - Redditch
- 6 Birmingham Green Belt - Sandwell
- 7 Birmingham Green Belt - Wychavon
- 8 Birmingham Green Belt - Walsall
- 9 Birmingham Green Belt - Wyre Forest
- 10 Birmingham Green Belt - Wolverhampton

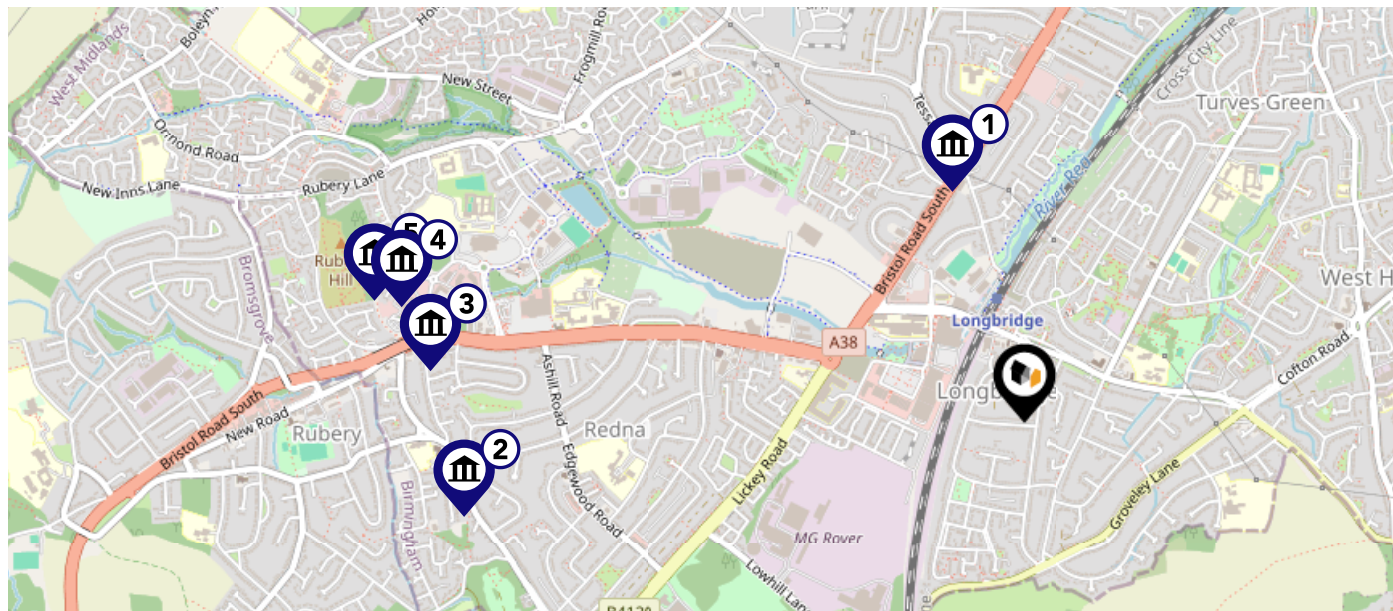
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



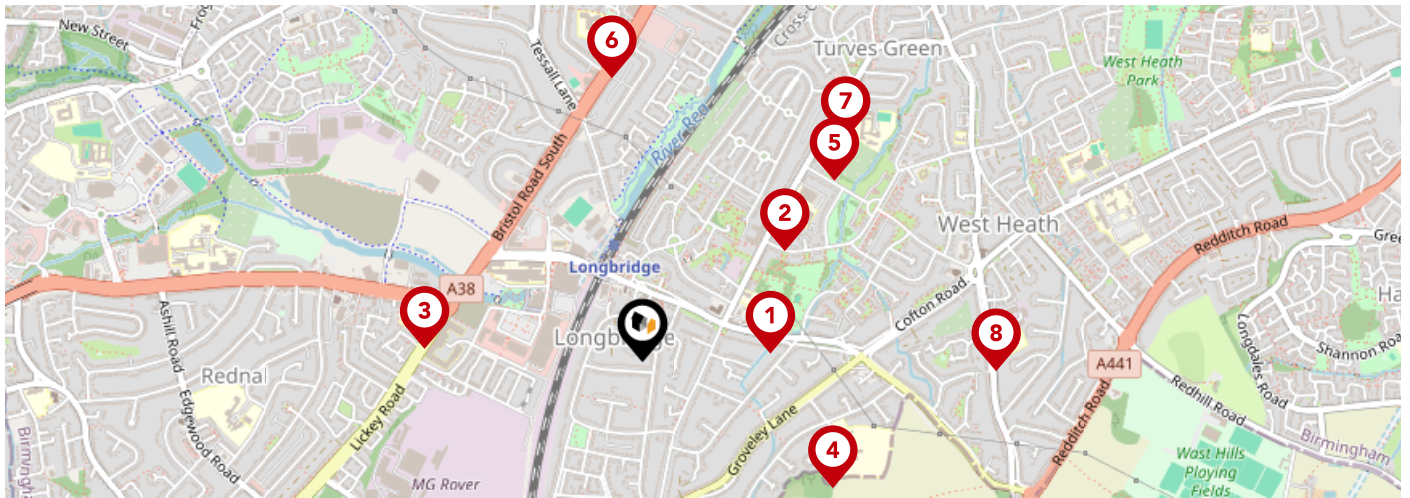
Nearby Landfill Sites

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	Barnt Green Cricket Club-Cherryhill Road, Barnt Green	Historic Landfill	
9	Whetty Brick and Tile Works-Wasley Hills High School, Rubery	Historic Landfill	
10	Land at Perryfields/Roberts Corner, Alvechurch-Old Birmingham Road, Alvechurch, Worcestershire	Historic Landfill	

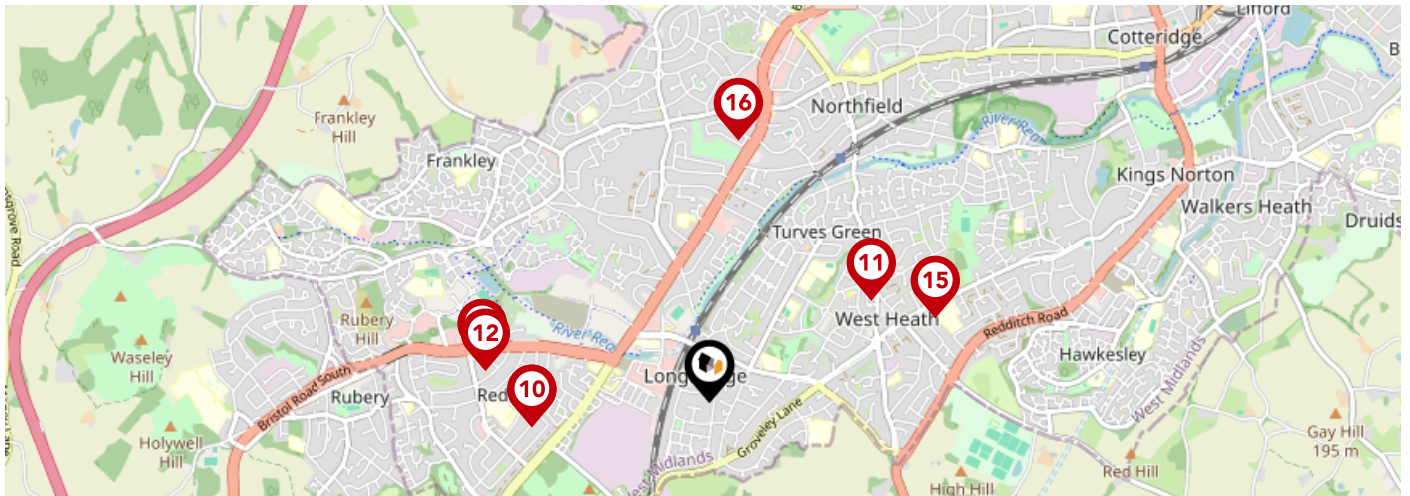
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1389320 - King George V Public House	Grade II	0.6 miles
	1343066 - Rednal Library	Grade II	1.3 miles
	1234338 - Former Entrance Lodge To Rubery Hill Hospital	Grade II	1.3 miles
	1276164 - Chapel At Rubery Hill Hospital	Grade II	1.4 miles
	1234337 - Former Medical Superintendant's House At Rubery Hill Hospital	Grade II	1.5 miles



		Nursery	Primary	Secondary	College	Private
1	Albert Bradbeer Primary Academy Ofsted Rating: Good Pupils: 424 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Turves Green Boys' School Ofsted Rating: Good Pupils: 536 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Columba's Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cofton Primary School Ofsted Rating: Good Pupils: 411 Distance:0.52	<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:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Meadows Primary School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.65	<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:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

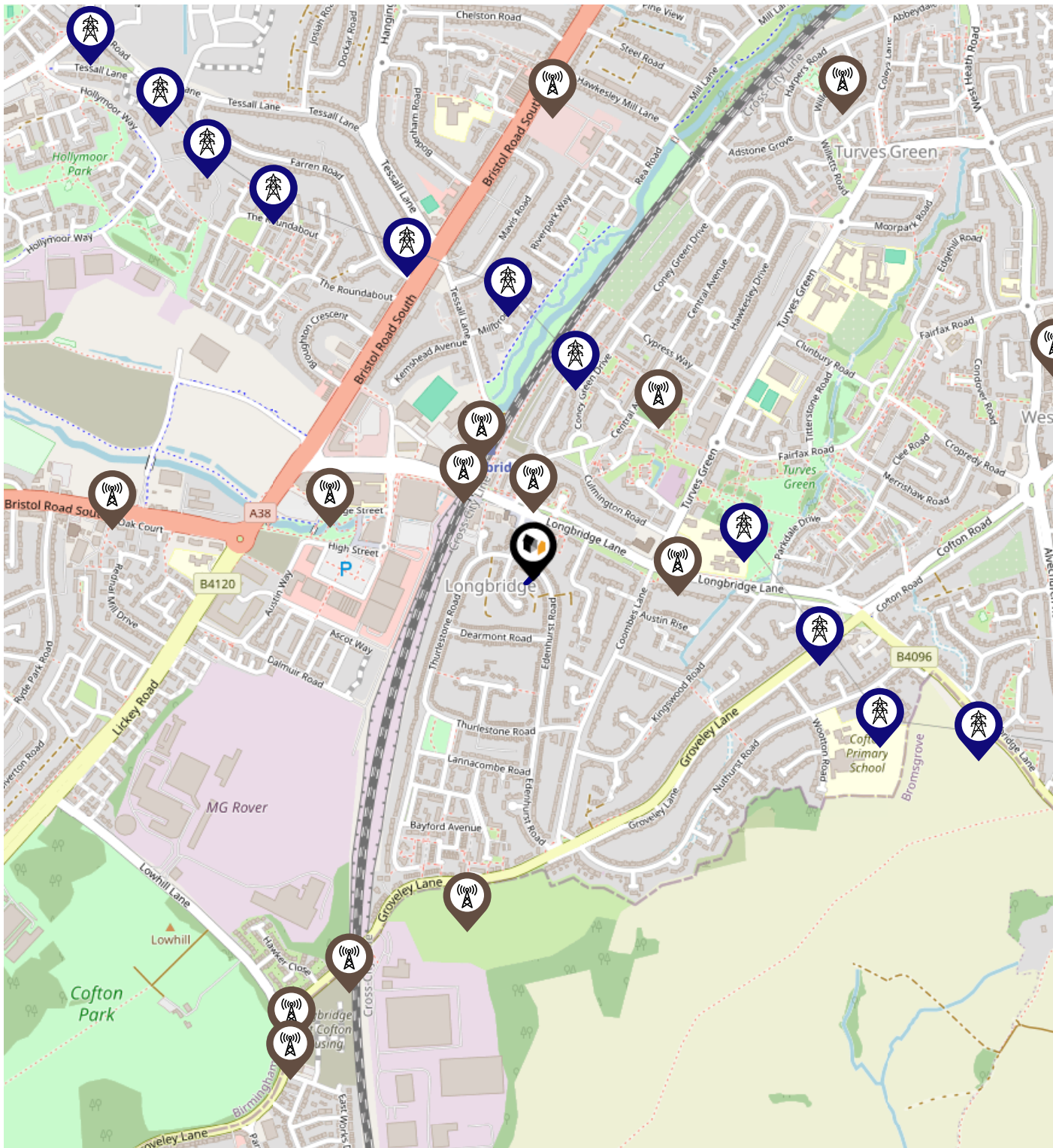


		Nursery	Primary	Secondary	College	Private
<div>9</div> Rednal Hill Junior School Ofsted Rating: Good Pupils: 346 Distance:0.82		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>10</div> Rednal Hill Infant School Ofsted Rating: Good Pupils: 298 Distance:0.82		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>11</div> West Heath Nursery School Ofsted Rating: Good Pupils: 127 Distance:0.86		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>12</div> Colmers School and Sixth Form College Ofsted Rating: Requires improvement Pupils: 1241 Distance:1.03		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>13</div> Rubery Nursery School Ofsted Rating: Good Pupils: 134 Distance:1.05		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>14</div> Colmers Farm Primary School Ofsted Rating: Good Pupils: 403 Distance:1.05		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>15</div> West Heath Primary School Ofsted Rating: Good Pupils: 407 Distance:1.09		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>16</div> St Brigid's Catholic Primary School Ofsted Rating: Good Pupils: 445 Distance:1.2		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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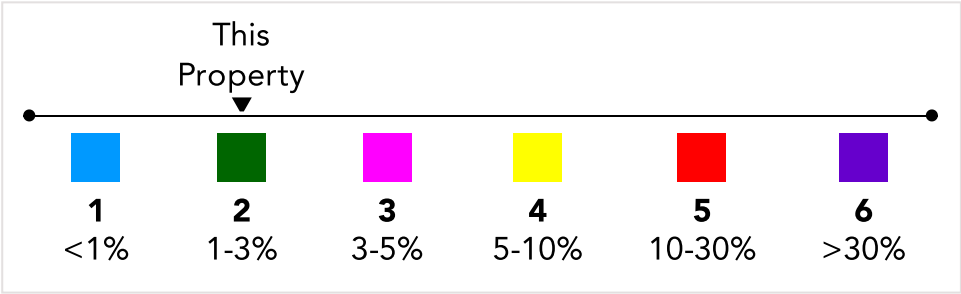
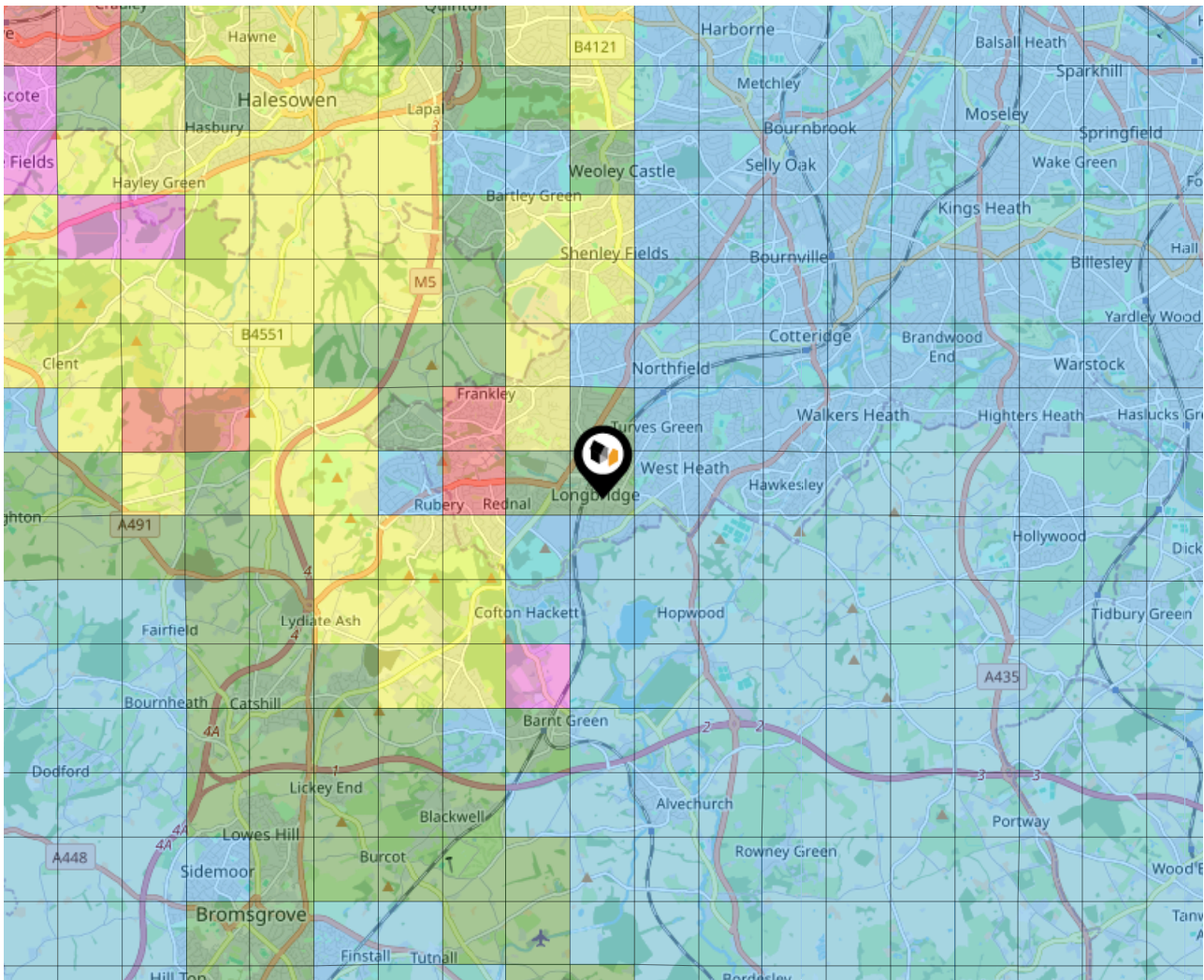


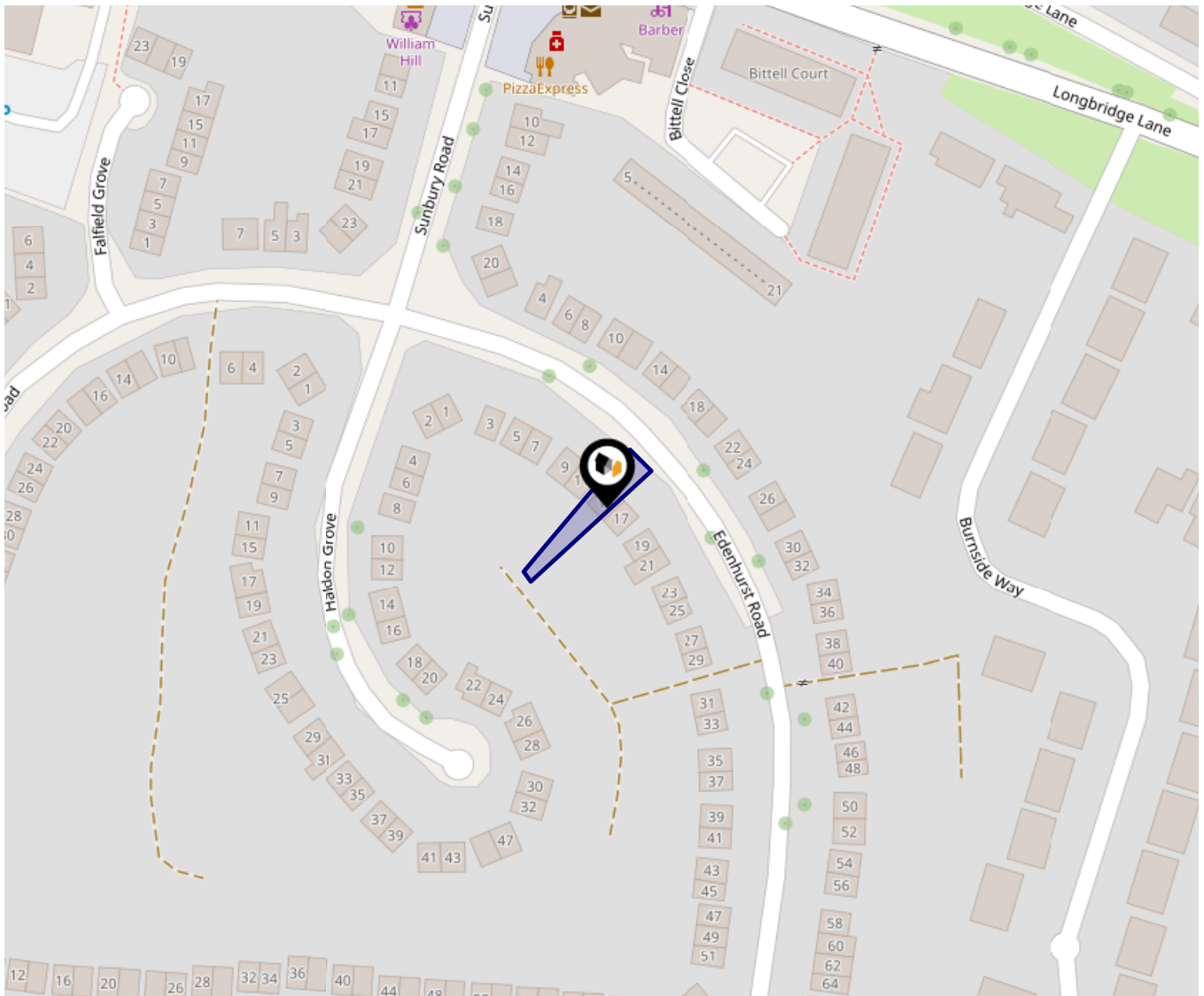
Key:

-  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).





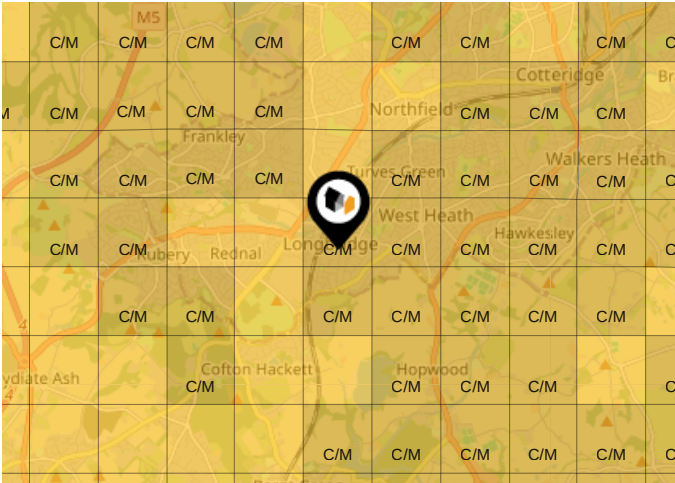
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

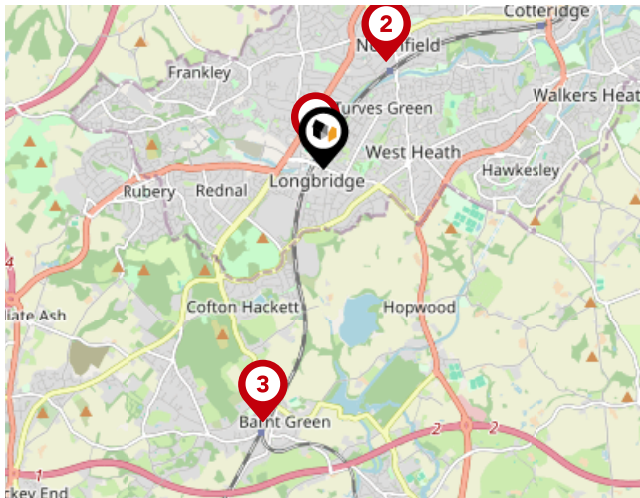
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	LIGHT(SANDY)		



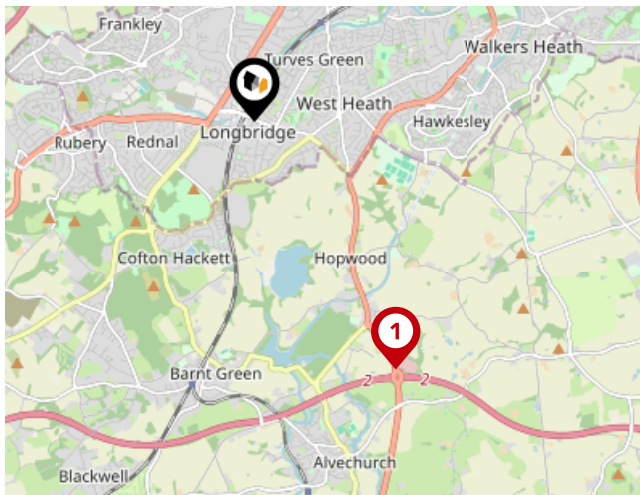
Primary Classifications (Most Common Clay Types)

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



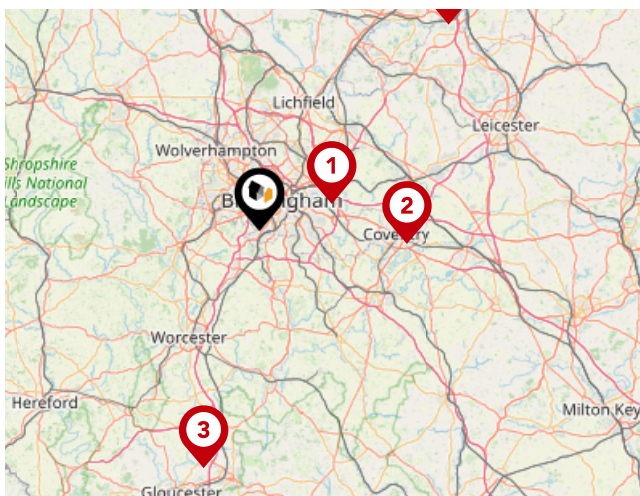
National Rail Stations

Pin	Name	Distance
1	Longbridge Rail Station	0.15 miles
2	Northfield Rail Station	1.12 miles
3	Barnt Green Rail Station	2.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	2.58 miles
2	M5 J3	4.13 miles
3	M5 J4	3.04 miles
4	M42 J1	3.83 miles
5	M5 J4A	4.82 miles



Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	11.22 miles
2	Baginton	21.37 miles
3	Staverton	35.43 miles
4	East Mids Airport	40.48 miles

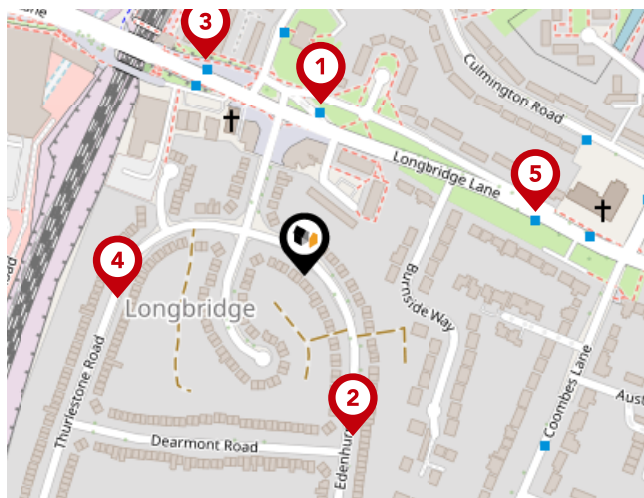
Area

Transport (Local)

DEAN COLEMAN

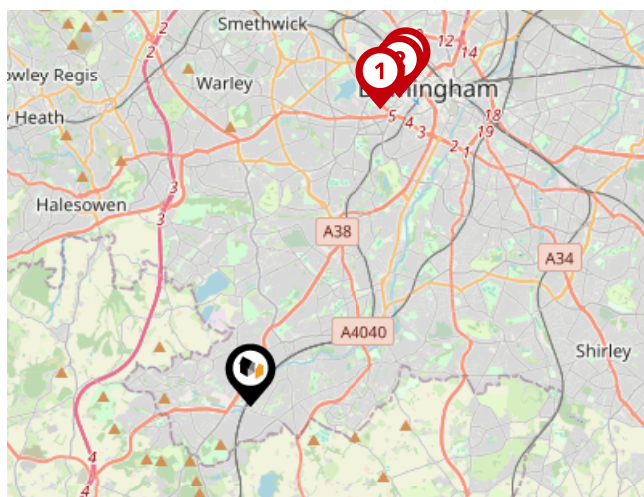
exp UK

Bespoke Estate Agent



Bus Stops/Stations

Pin	Name	Distance
1	Longbridge Station	0.1 miles
2	Dearmont Rd	0.1 miles
3	Longbridge Station	0.13 miles
4	Falfield Grove	0.11 miles
5	Turves Green	0.14 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	5.87 miles
2	Five Ways (Midland Metro Stop)	6.19 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.

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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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