

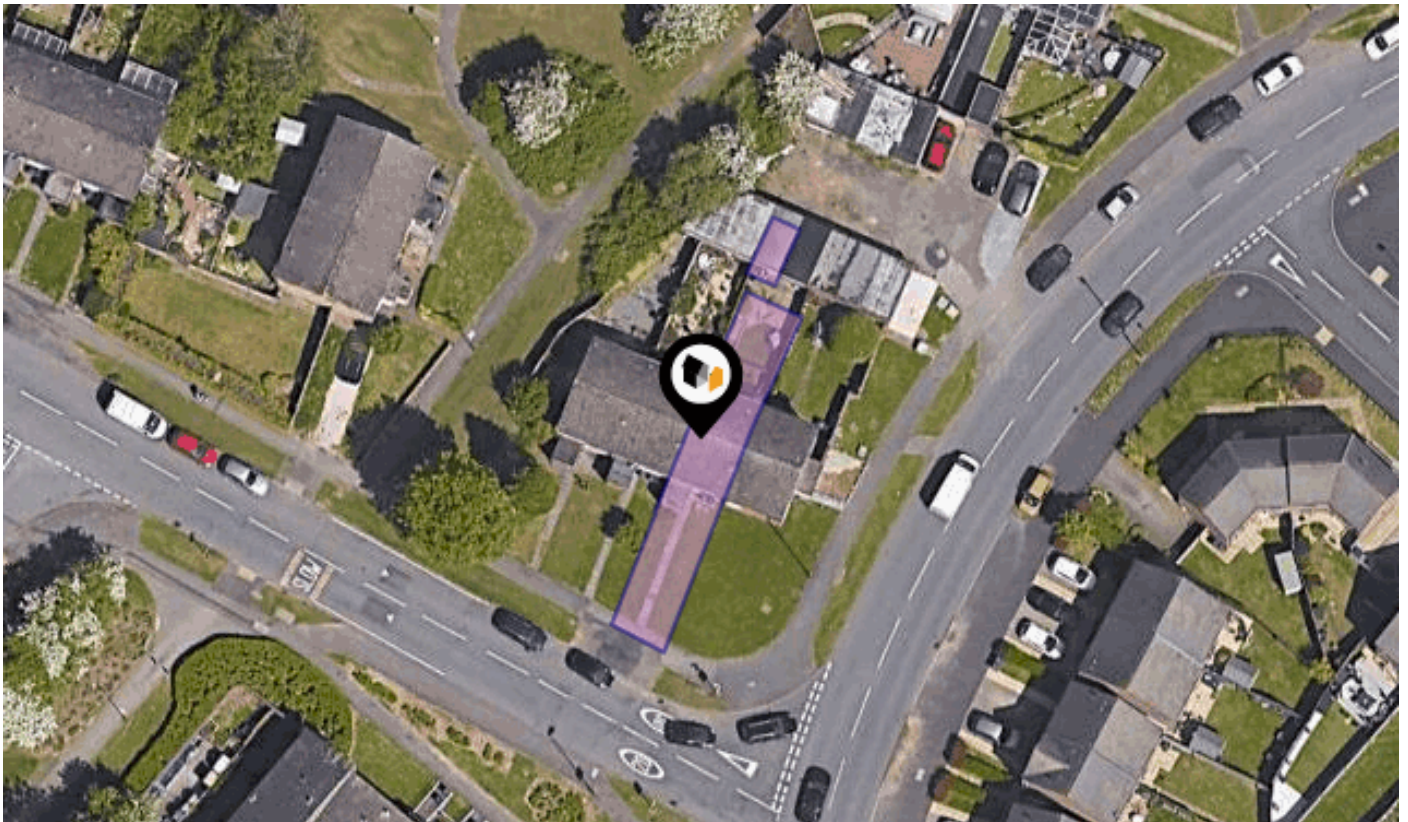


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 04th May 2025



HOLLY HILL ROAD, RUBERY, REDNAL, BIRMINGHAM, B45

Offers Over : £200,000

Dean Coleman Powered By eXp

Birmingham

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

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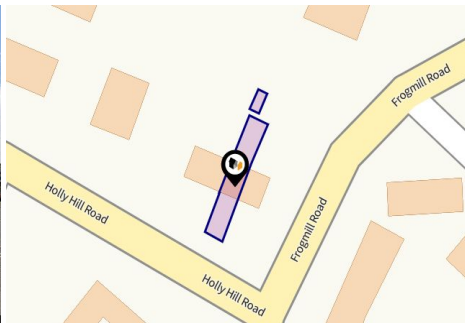
Are you looking for a ready made home that provides light, airy and spacious rooms? Then Holly Hill Road could be the one! A must see property to appreciate its fabulous condition and overall features ideal for a growing family.

Comprising of: an entrance porch with space for coats and shoes storage, spacious lounge with a fabulous amount of light flooding into this space via its floor to ceiling double glazed window, plus stairs to the first floor. From the lounge you enter into a dining room which has French doors to its rear, accessing the garden. Off of the dining room there is a separate kitchen, fitted with modern wall and base units offering plenty of storage and work surface space, benefitting from an integral sink with drainer which overlooks the garden, plus integrated electric oven with gas hob and extractor fan over. Furthermore, this practical kitchen has space for a washing machine and fridge freezer. To the first floor can be found three practical bedrooms plus a stunning modern bathroom suite which has a shower over its roll-top bath. The rear outdoor space of this home lends itself to being private and ideal for relaxing and entertaining. Being fence enclosed and offering a patio space, raised central and border bedding areas with a mixture of shrubs and bushes plus artificial lawn area. Furthermore there is a door which accessing the home's private garage. To the front there is a large lawn with pathway to its centre leading to the front door.

A terrace home located within close proximity to local convenience stores and other amenities plus a Tesco Express and Morrisons supermarket. The entertainment complex of Great Park is also within easy reach housing restaurants, a bowling alley and arcade, bingo hall, artificial football pitches plus the new multi-screen Omniplex cinema.

For families, there are a number of schools and nurseries in the area plus Bournville College only short a bus ride away. Buses can be found on Egghill Lane, Frogmill Lane and Bristol Road South for access into and across Birmingham. Longbridge Train Station which occupies the Central Line, provides speedy access to stations such as: Redditch, Bournville, University Of Birmingham, Queen Elizabeth Hospital, Five Ways and New Street / Grand Central to name a few. For the long distance commuter, the M5 Junction 4 is approx. 2.8 miles away and M42 Junction 2 approx. 3.9 miles away. For more information on educational facilities and transport links, take a look at the full brochure Key Facts For Buyers.

A must see home to appreciate its condition and size plus practicality to make a superb family home. Book a viewing today.



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	742 ft ² / 69 m ²
Plot Area:	0.04 acres
Council Tax :	Band B
Annual Estimate:	£1,746
Title Number:	HW72176

Offers Over:	£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



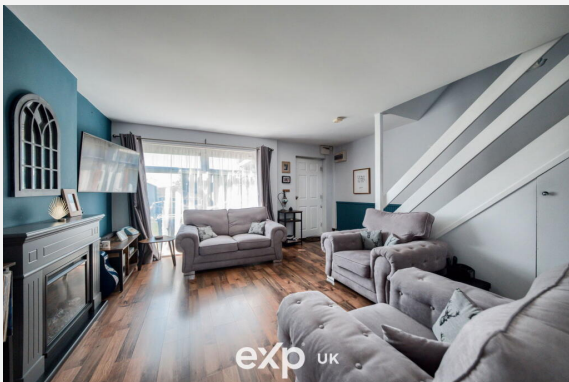
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



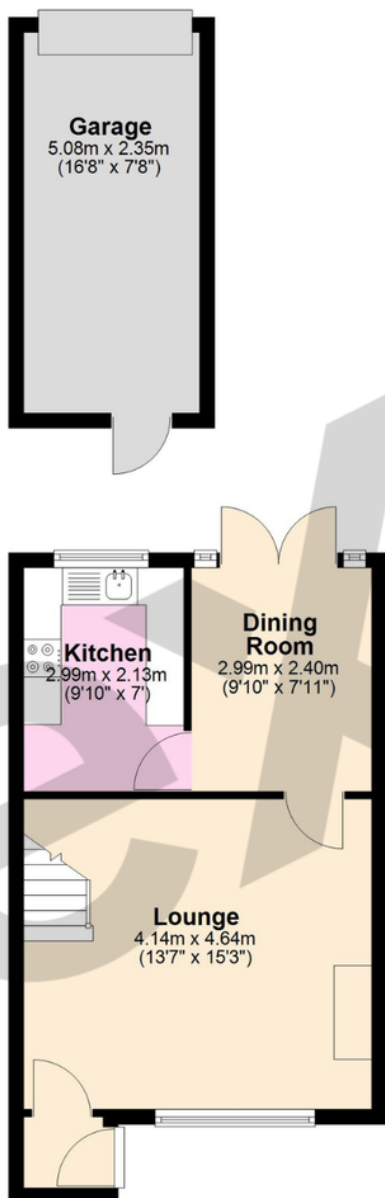




HOLLY HILL ROAD, RUBERY, REDNAL, BIRMINGHAM, B45

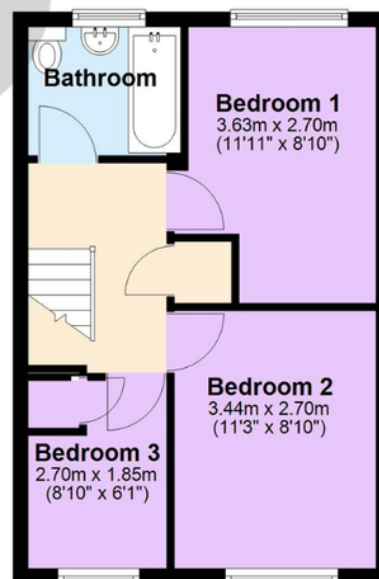
Ground Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.1 sq. feet)



Total area: approx. 80.4 sq. metres (865.2 sq. feet)

Rubery, Rednal, BIRMINGHAM, B45

Energy rating

C

Valid until 29.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

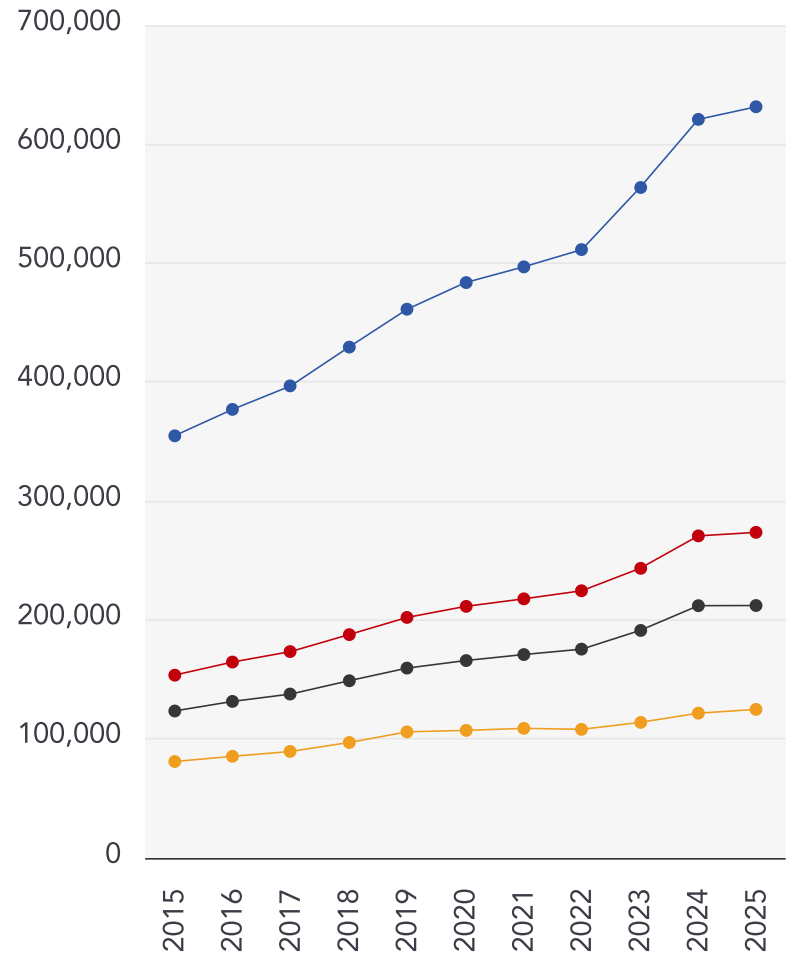
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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 67% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	69 m ²

20, Holly Hill Road, Birmingham, B45 0LA				
Last Sold Date:	14/04/2022	19/12/2019	26/02/2007	21/05/1999
Last Sold Price:	£174,000	£7,000	£112,000	£45,000
26, Holly Hill Road, Birmingham, B45 0LA				
Last Sold Date:	12/07/2021	24/07/2020	31/10/2019	23/08/2002
Last Sold Price:	£168,000	£127,500	£70,000	£73,500
8, Holly Hill Road, Birmingham, B45 0LA				
Last Sold Date:	09/06/2020	28/07/2017	18/07/2008	
Last Sold Price:	£109,000	£104,000	£89,950	
24, Holly Hill Road, Birmingham, B45 0LA				
Last Sold Date:	25/11/2016	27/06/2008	16/10/2006	03/10/1997
Last Sold Price:	£127,000	£107,000	£80,000	£39,500
6, Holly Hill Road, Birmingham, B45 0LA				
Last Sold Date:	28/07/2005	26/09/2003		
Last Sold Price:	£103,000	£82,000		
2, Holly Hill Road, Birmingham, B45 0LA				
Last Sold Date:	26/07/2005	31/03/2000		
Last Sold Price:	£110,000	£41,000		
12, Holly Hill Road, Birmingham, B45 0LA				
Last Sold Date:	29/10/2004	10/07/2002	20/04/2000	14/08/1996
Last Sold Price:	£88,000	£33,000	£31,000	£27,000
14, Holly Hill Road, Birmingham, B45 0LA				
Last Sold Date:	13/12/2000			
Last Sold Price:	£23,000			
16, Holly Hill Road, Birmingham, B45 0LA				
Last Sold Date:	14/07/1995			
Last Sold Price:	£46,500			

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 B45



Detached

+77.95%

Semi-Detached

+78.12%

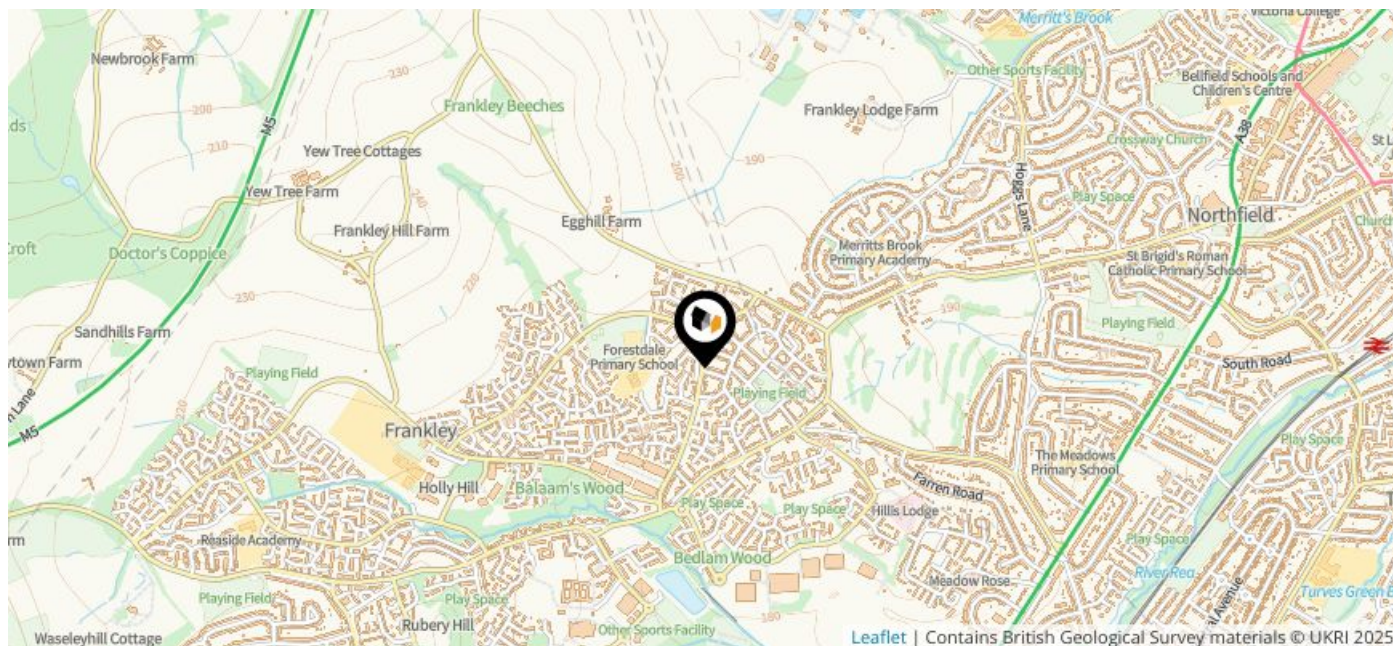
Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



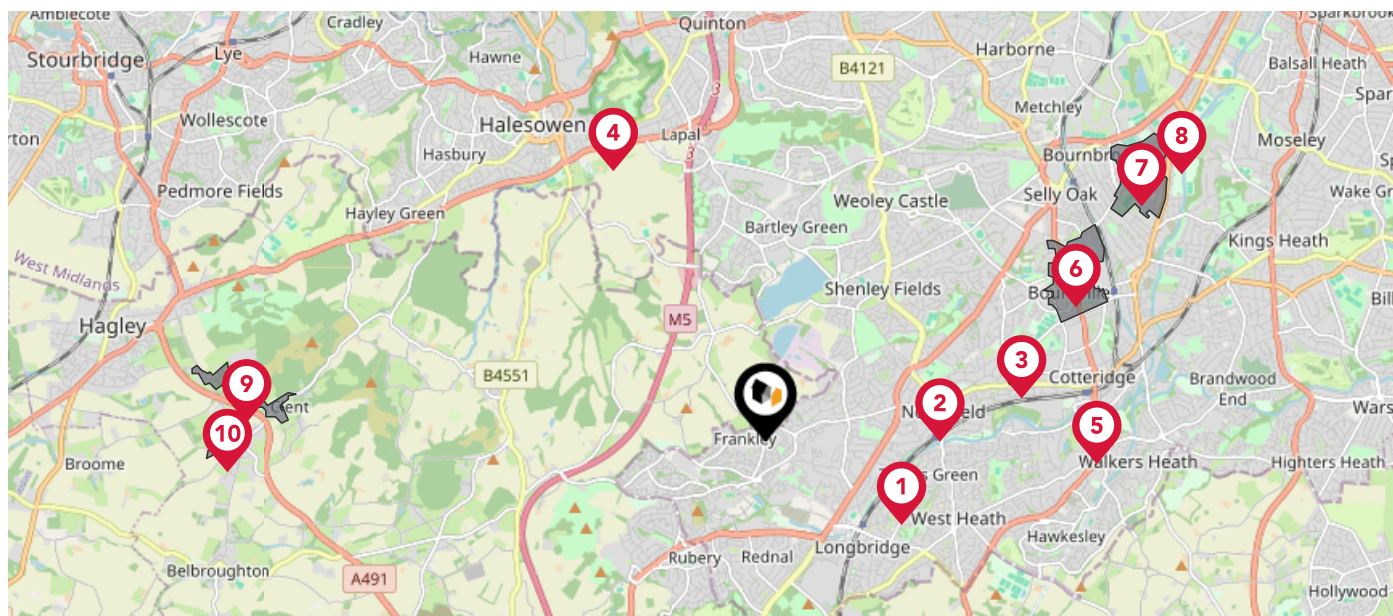
Mine Entry

- ✕ 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

HAMER FORD VEHICLE SHOWROOM MANOR WAY. HALESOWEN.

5

Kings Norton

6

Bournville Village

7

Selly Park

8

Selly Park Avenues

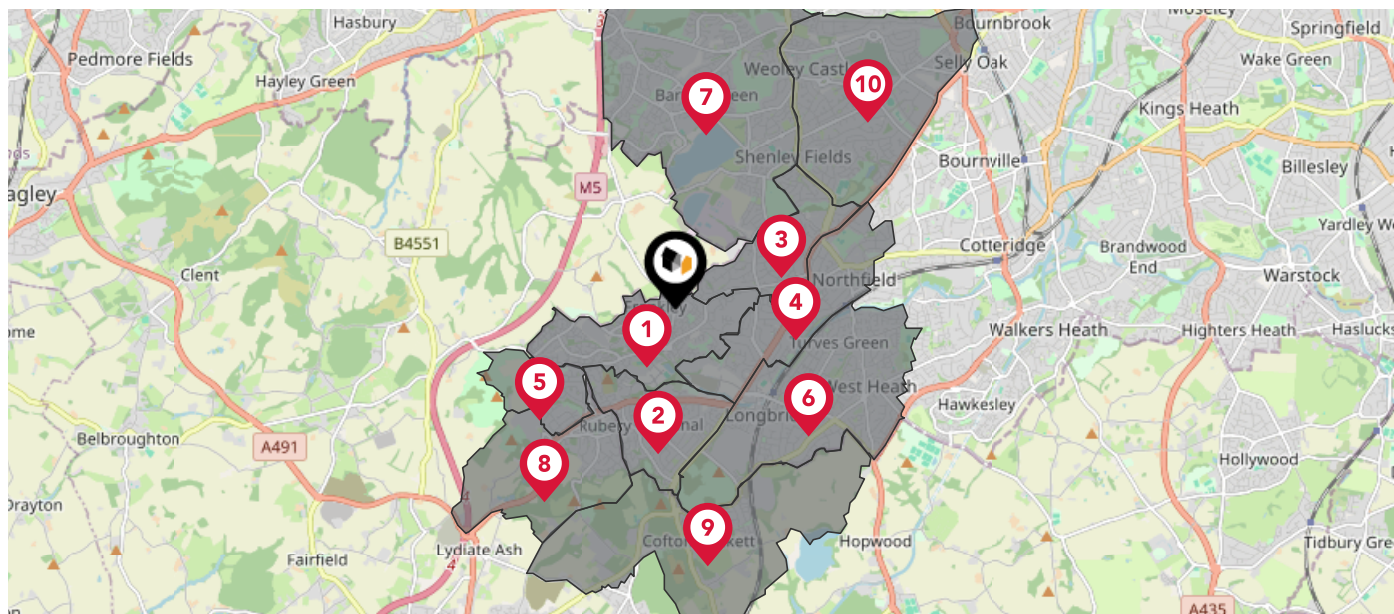
9

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



Frankley Great Park Ward



Rubery & Rednal Ward



Allens Cross Ward



Northfield Ward



Rubery North Ward



Longbridge & West Heath Ward



Bartley Green Ward



Rubery South Ward

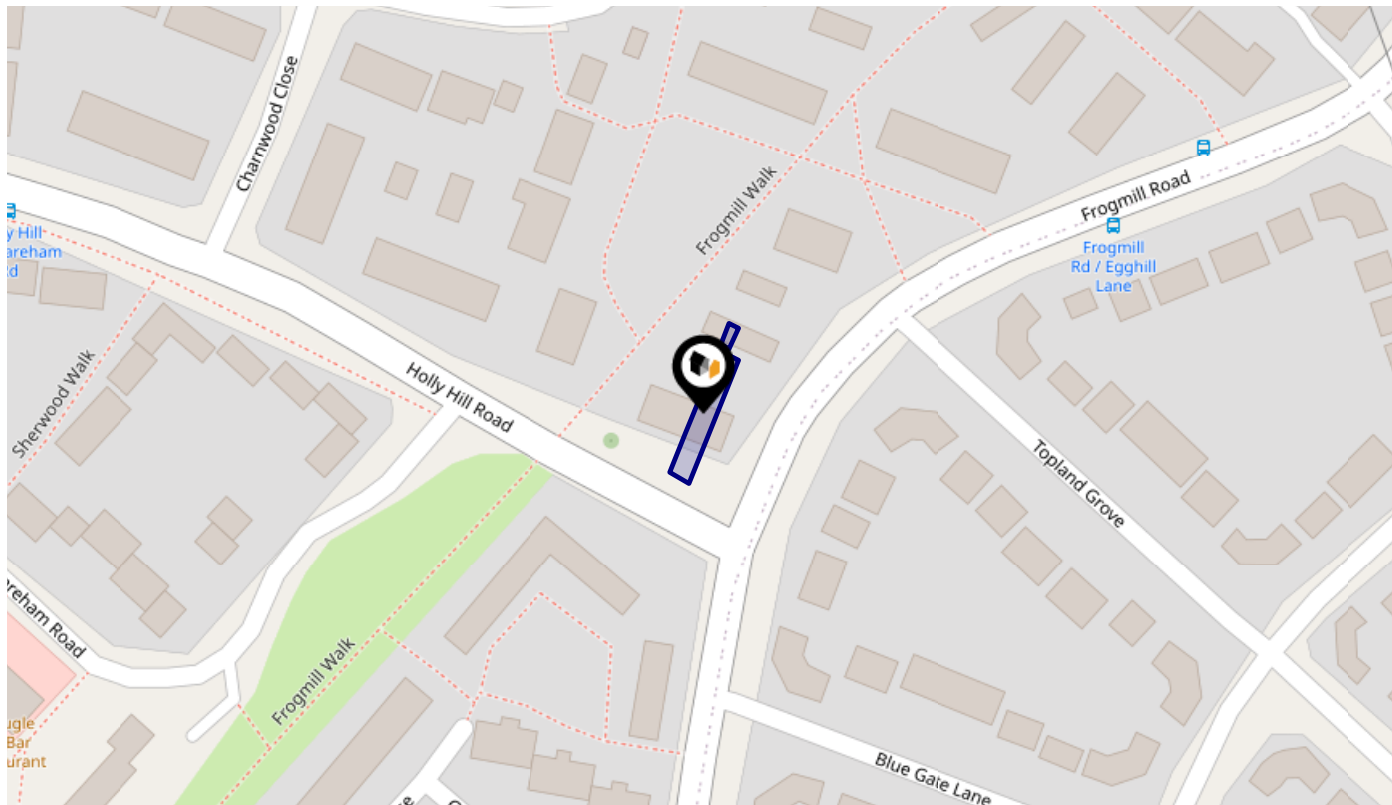


Cofton Ward



Weoley & Selly Oak 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

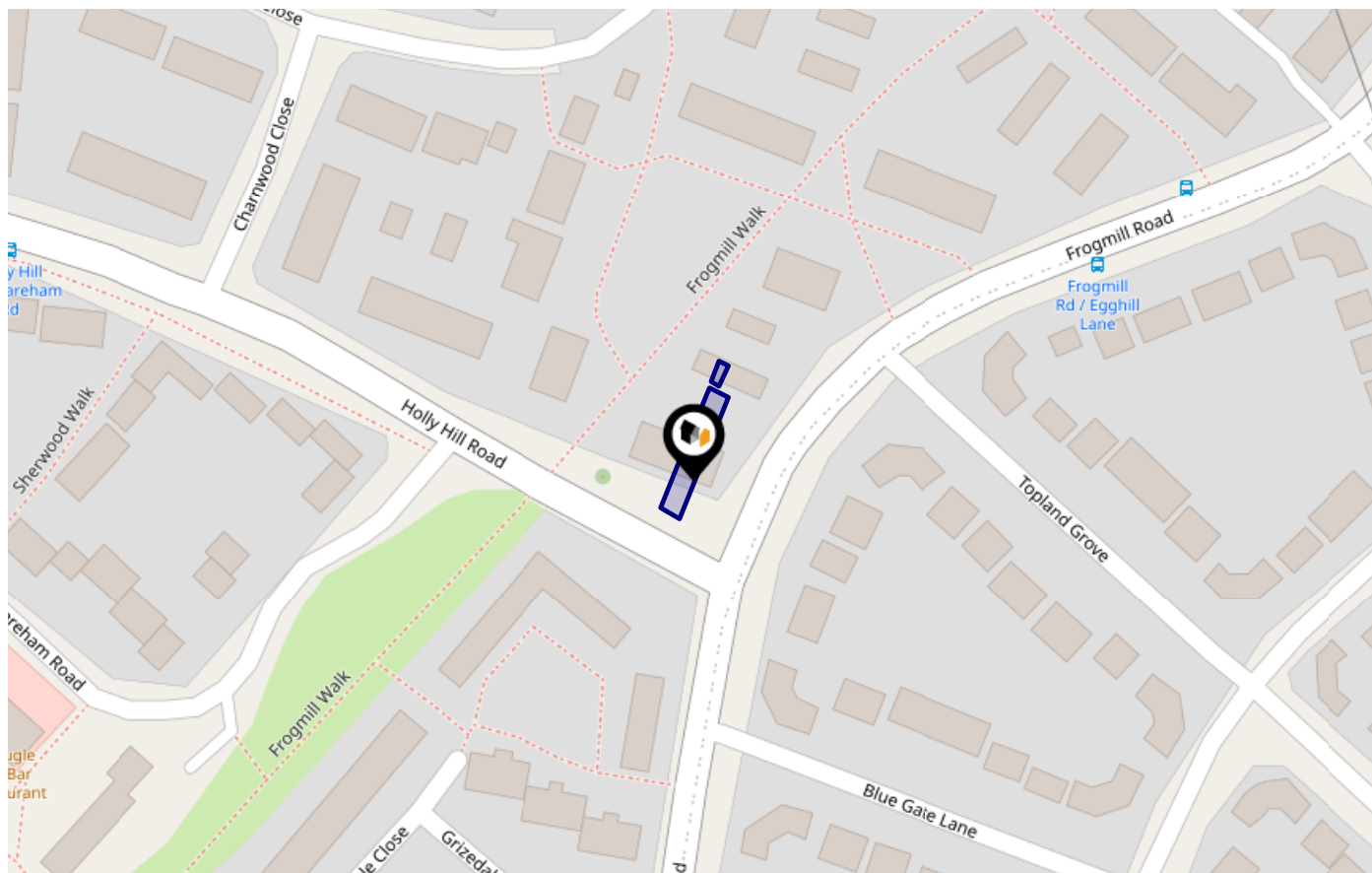
Rivers & Seas - Flood Risk

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

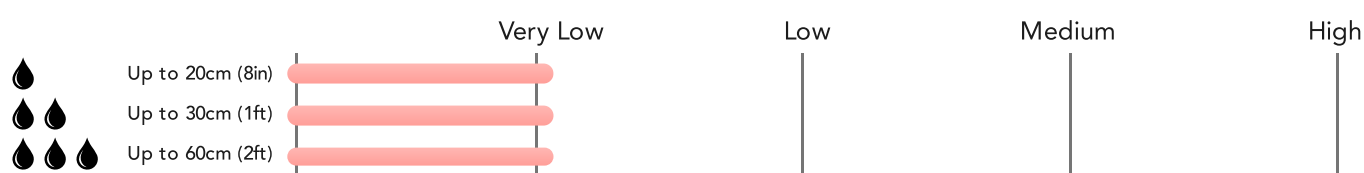


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk

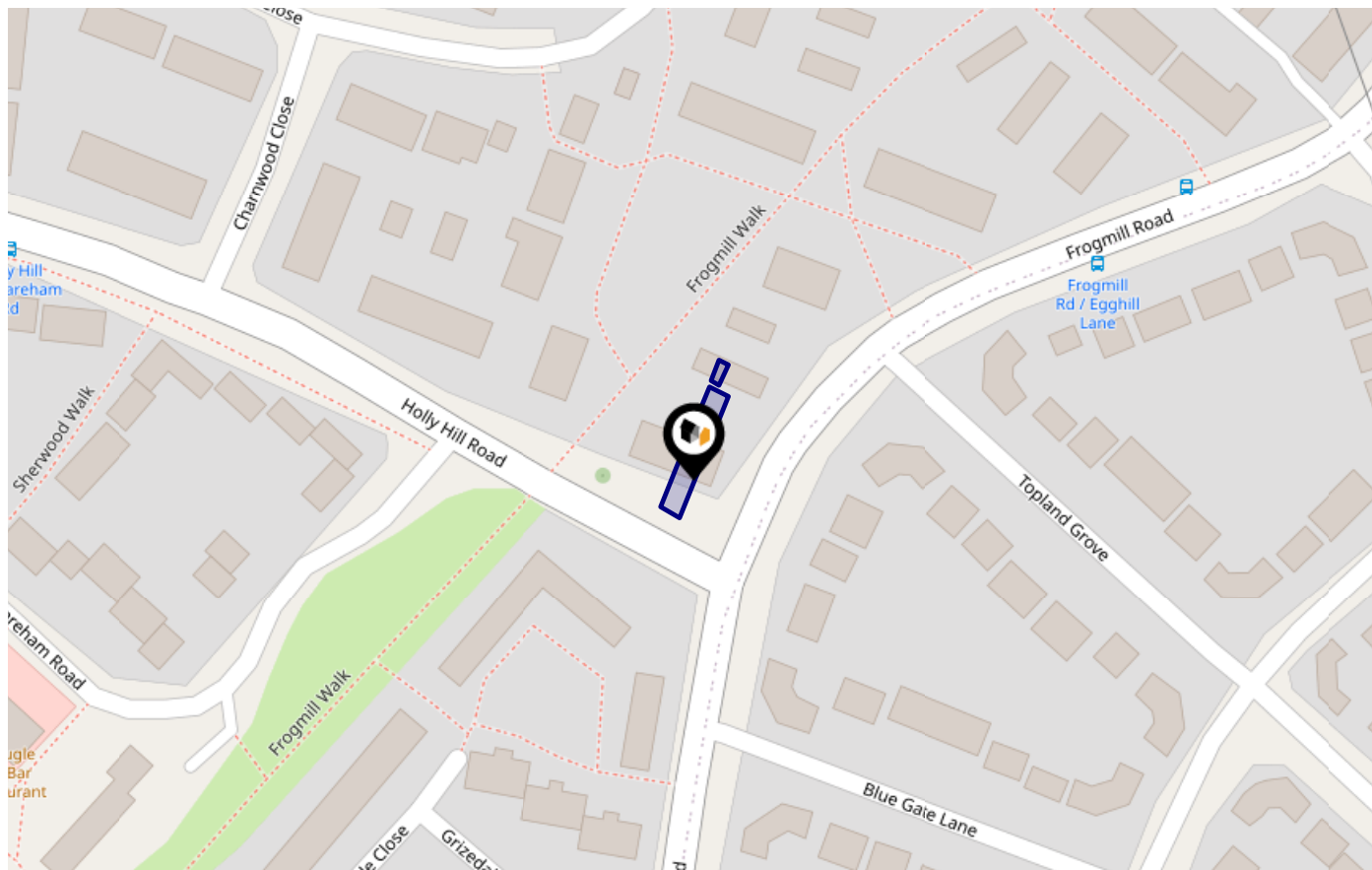
Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

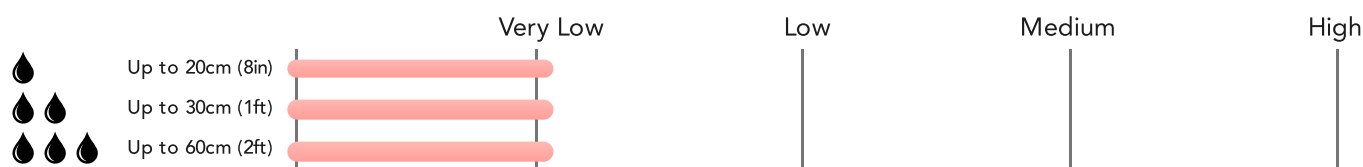


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



Flood Risk

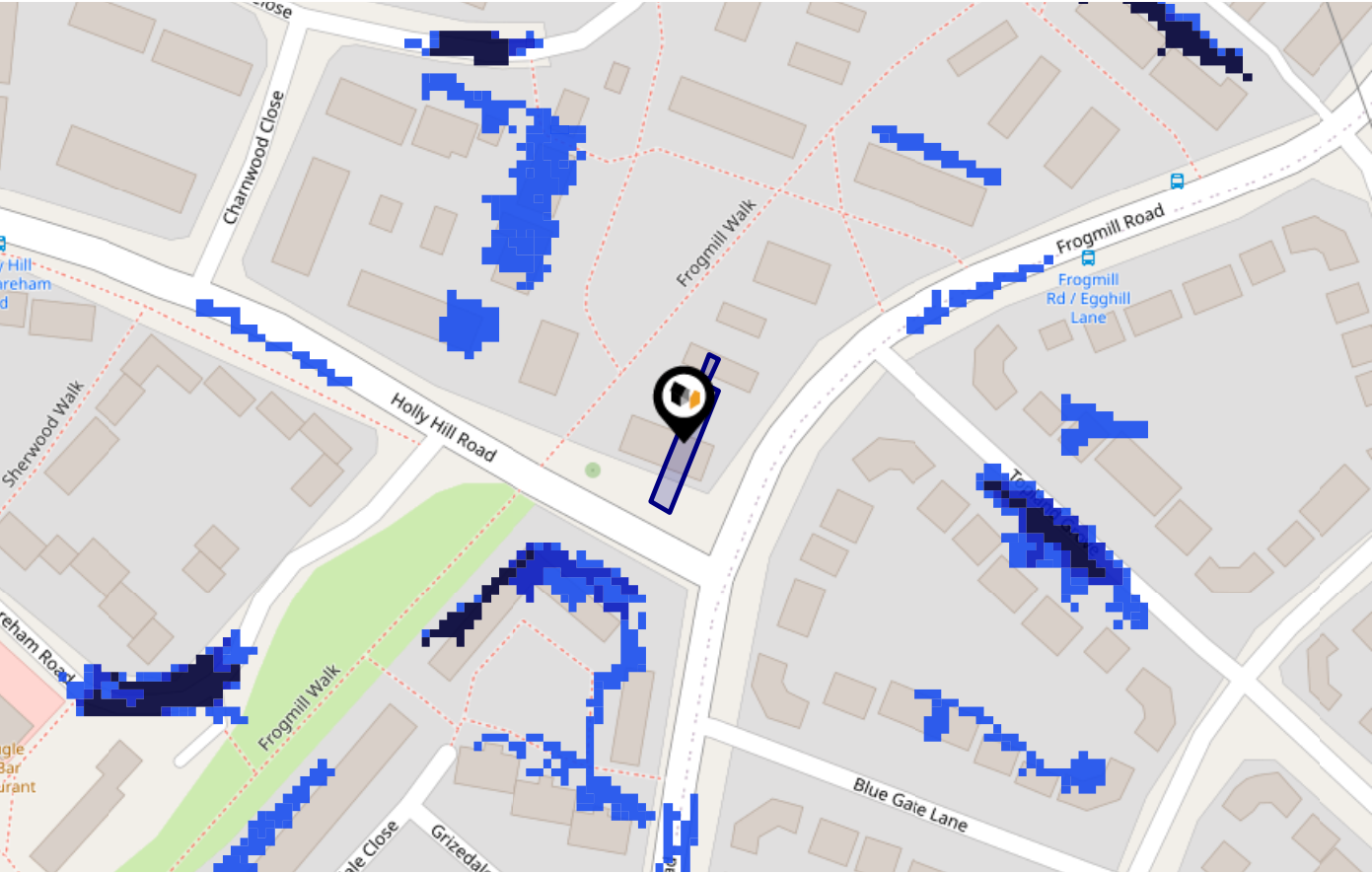
Surface Water - Flood Risk

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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

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



Flood Risk

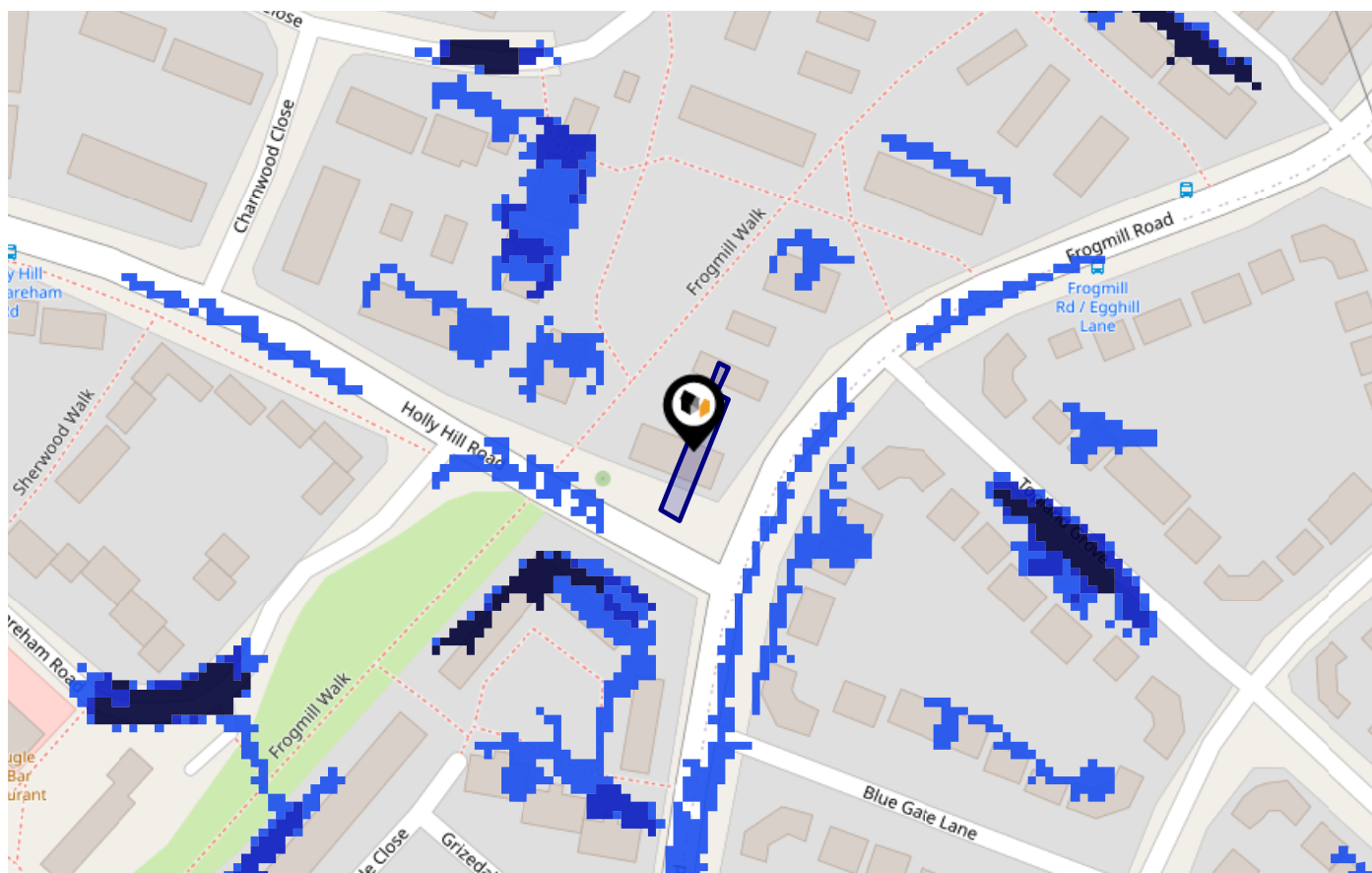
Surface Water - Climate Change

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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.

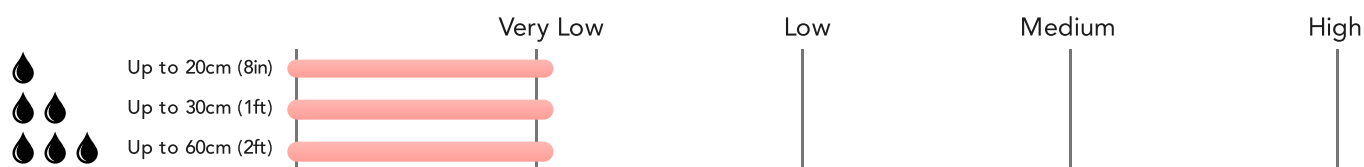


Risk Rating: Very low

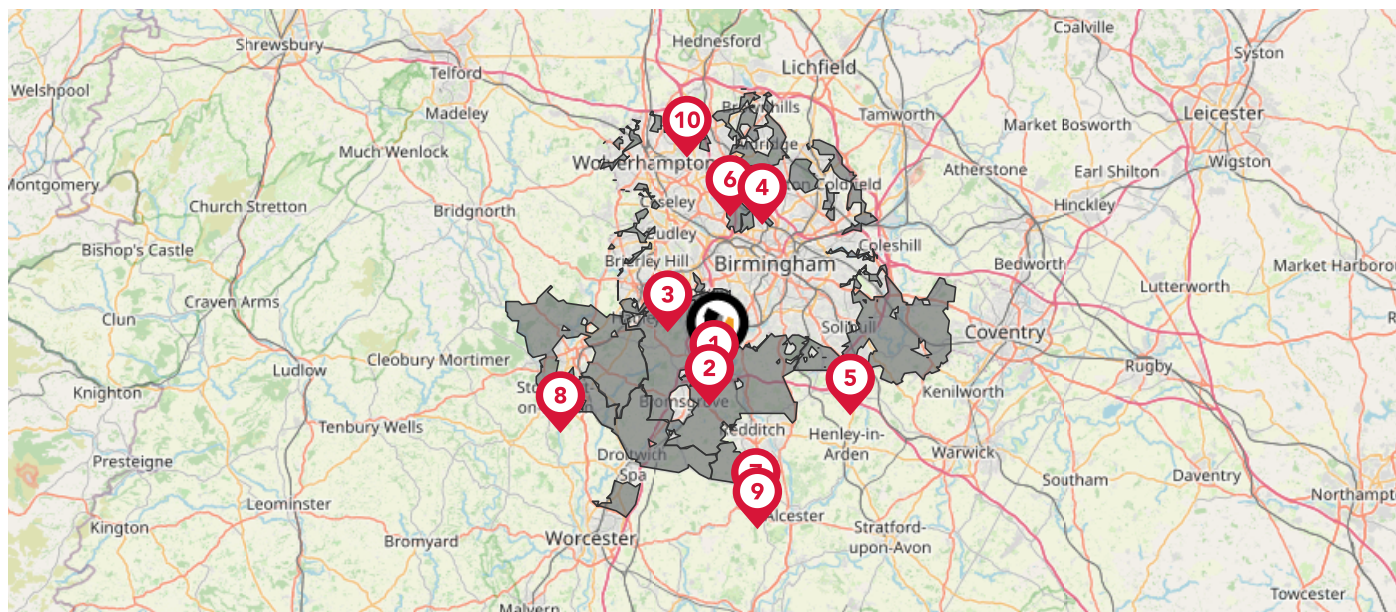
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Chance of flooding to the following depths at this property:



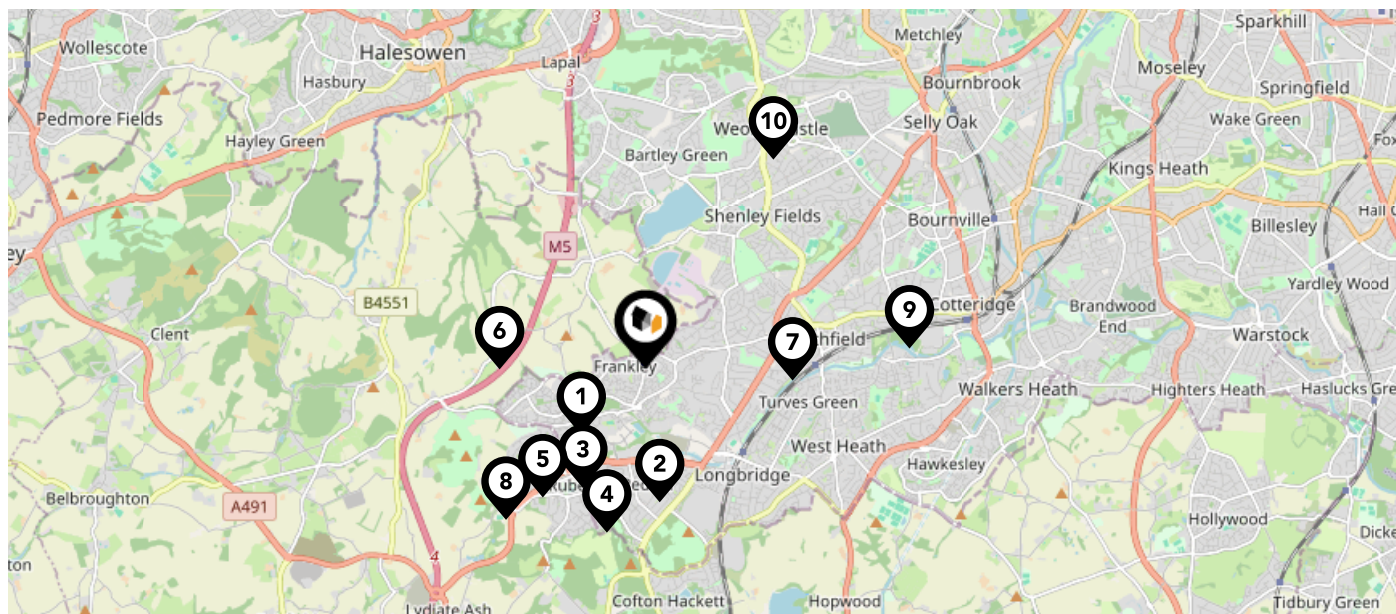
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

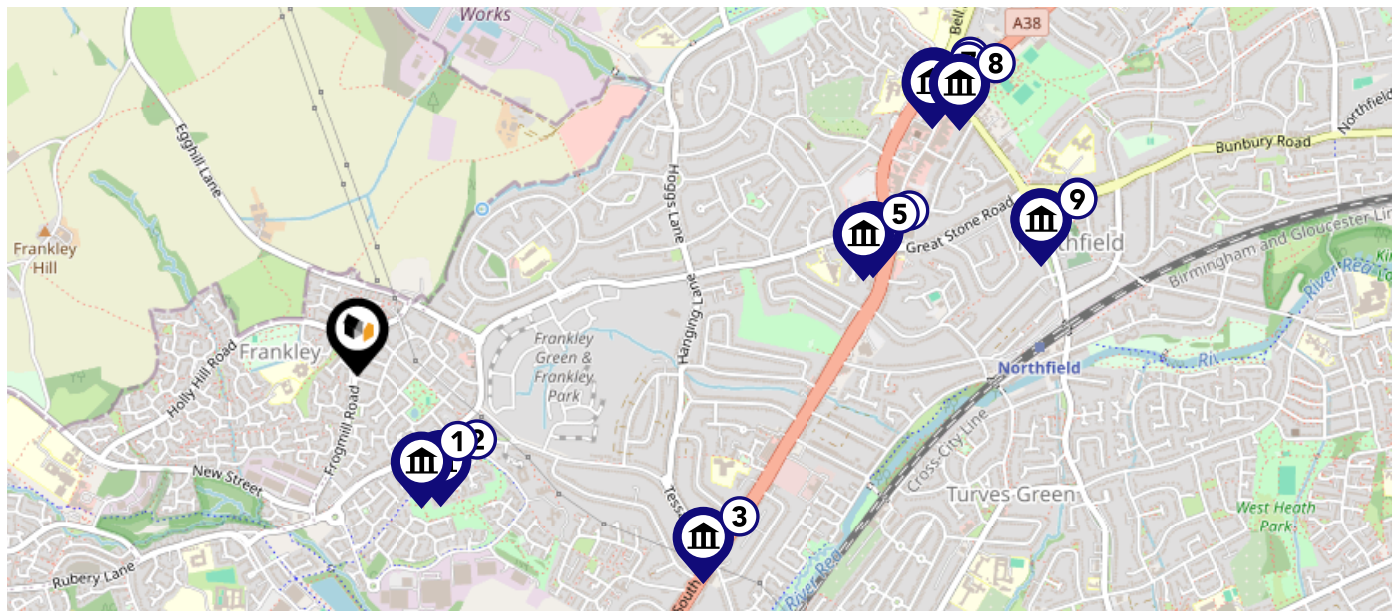
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













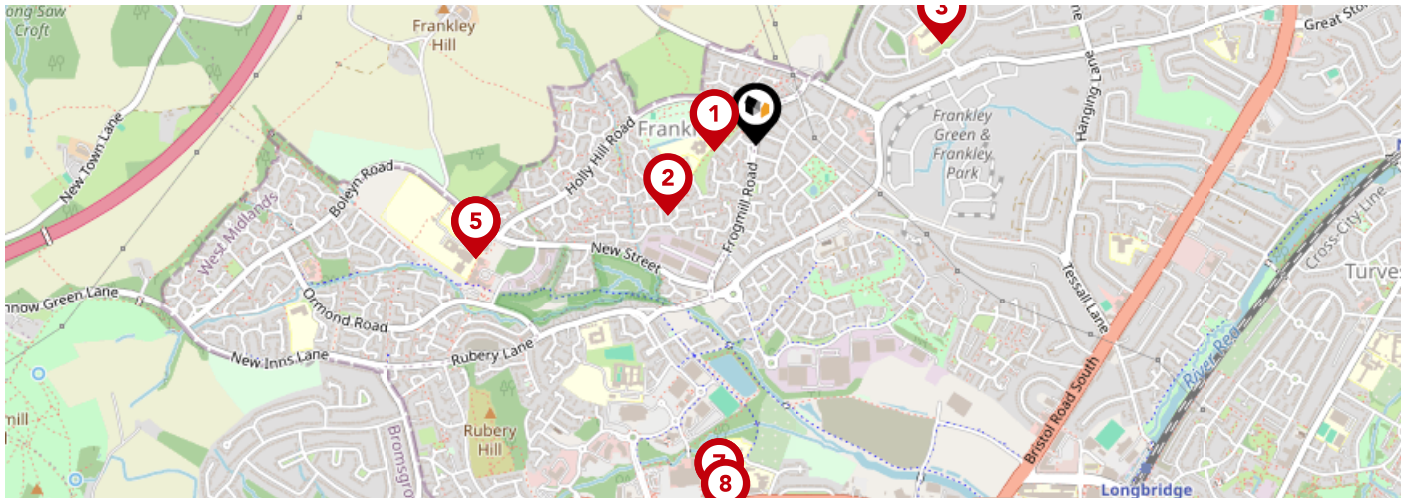
Nearby Landfill Sites

1	Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
2	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
3	Cockhill Lane / Sandstone Avenue-Cockhill Lane/Sandstone Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
4	Corinne Close - Quarry Walk-Rednal, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
5	Callowbrook Public Open Space-Rubery	Historic Landfill	<input type="checkbox"/>
6	Doctors Coppice-Yew Tree Lane, Huntington	Historic Landfill	<input type="checkbox"/>
7	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
8	Whetty Brick and Tile Works-Wasley Hills High School, Rubery	Historic Landfill	<input type="checkbox"/>
9	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
10	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>

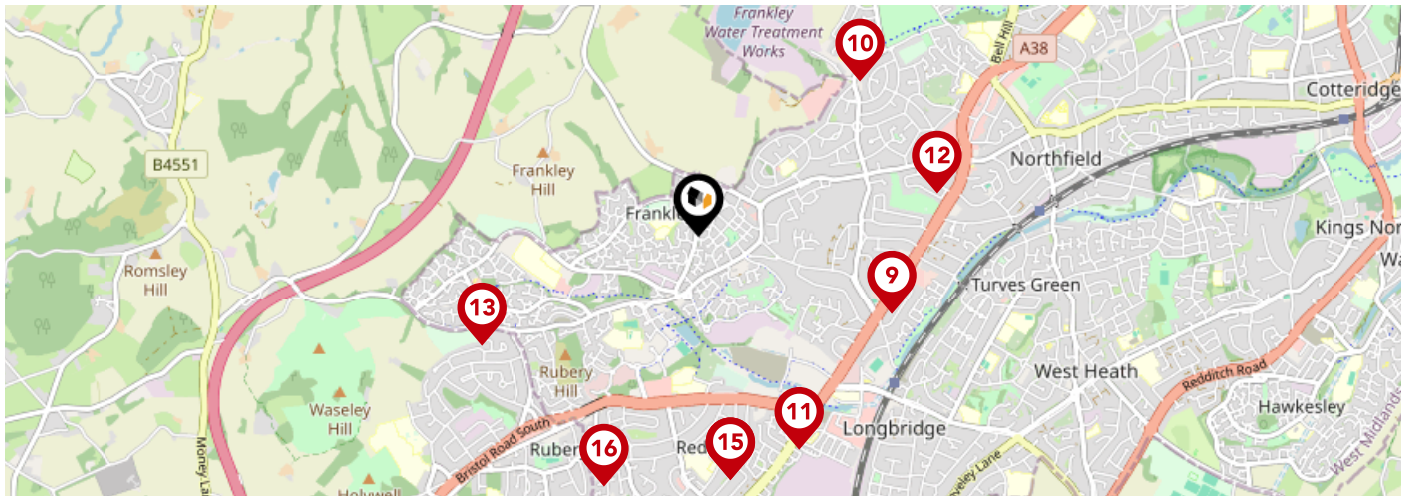
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1234339 - Chapel At Hollymoor Hospital	Grade II	0.3 miles
 1234427 - Water Tower At Hollymoor Hospital	Grade II	0.4 miles
 1389320 - King George V Public House	Grade II	0.9 miles
 1343340 - The Black Horse Public House	Grade II	1.2 miles
 1428057 - The Bowling Pavilion, Pergolas And Garden Walls At The Black Horse Public House, Northfield	Grade II	1.2 miles
 1219955 - 7, Bell Lane B31	Grade II	1.4 miles
 1343349 - 5, Bell Lane B31	Grade II	1.4 miles
 1290767 - Rose Cottage	Grade II	1.5 miles
 1075657 - The Great Stone Public House	Grade II	1.6 miles
 1343382 - Village Pound	Grade II	1.6 miles



		Nursery	Primary	Secondary	College	Private
1	Forestdale Primary School Ofsted Rating: Good Pupils: 214 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	City of Birmingham School Ofsted Rating: Requires improvement Pupils: 412 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Merritts Brook Primary E-ACT Academy Ofsted Rating: Good Pupils: 228 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holly Hill Methodist CofE Infant School Ofsted Rating: Good Pupils: 183 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King Edward VI Balaam Wood Academy Ofsted Rating: Good Pupils: 419 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Rubery Nursery School Ofsted Rating: Good Pupils: 134 Distance:0.81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Colmers Farm Primary School Ofsted Rating: Good Pupils: 403 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Colmers School and Sixth Form College Ofsted Rating: Requires improvement Pupils: 1241 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	The Meadows Primary School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Orchards Primary Academy Ofsted Rating: Good Pupils: 199 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Columba's Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Brigid's Catholic Primary School Ofsted Rating: Good Pupils: 445 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Reaside Academy Ofsted Rating: Good Pupils: 212 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Rednal Hill Junior School Ofsted Rating: Good Pupils: 346 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Rednal Hill Infant School Ofsted Rating: Good Pupils: 298 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St James Catholic Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

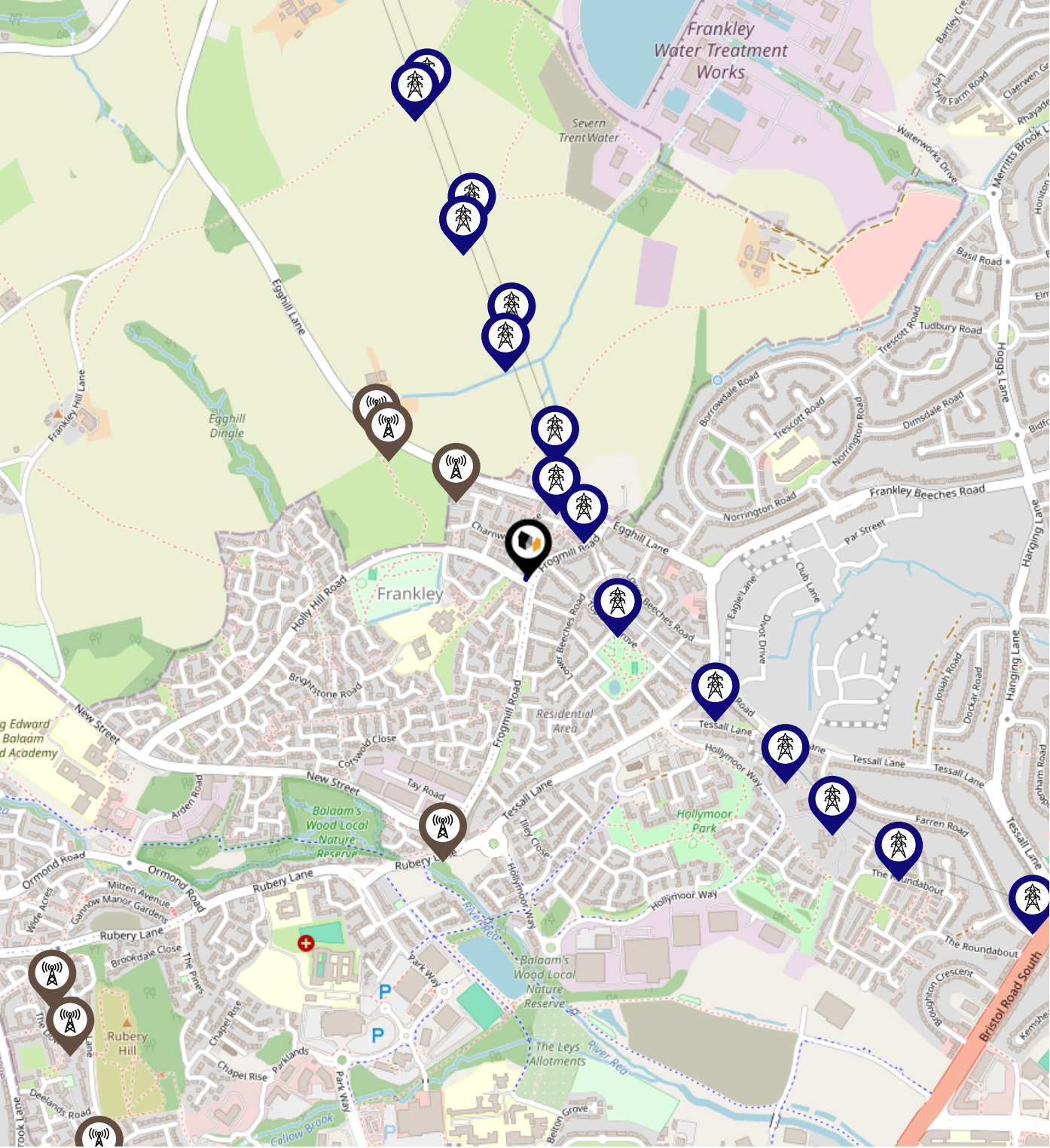
Local Area

Masts & Pylons



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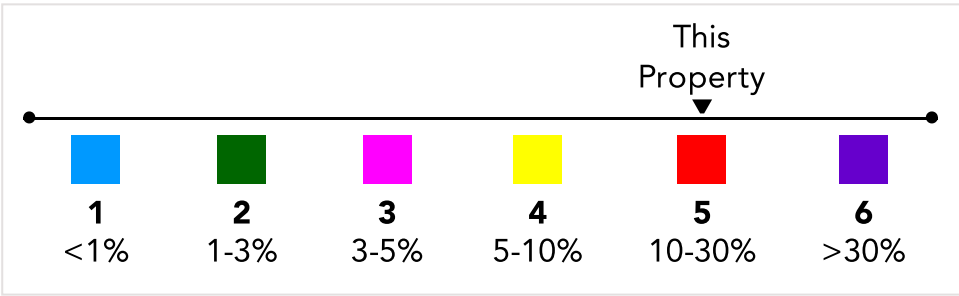
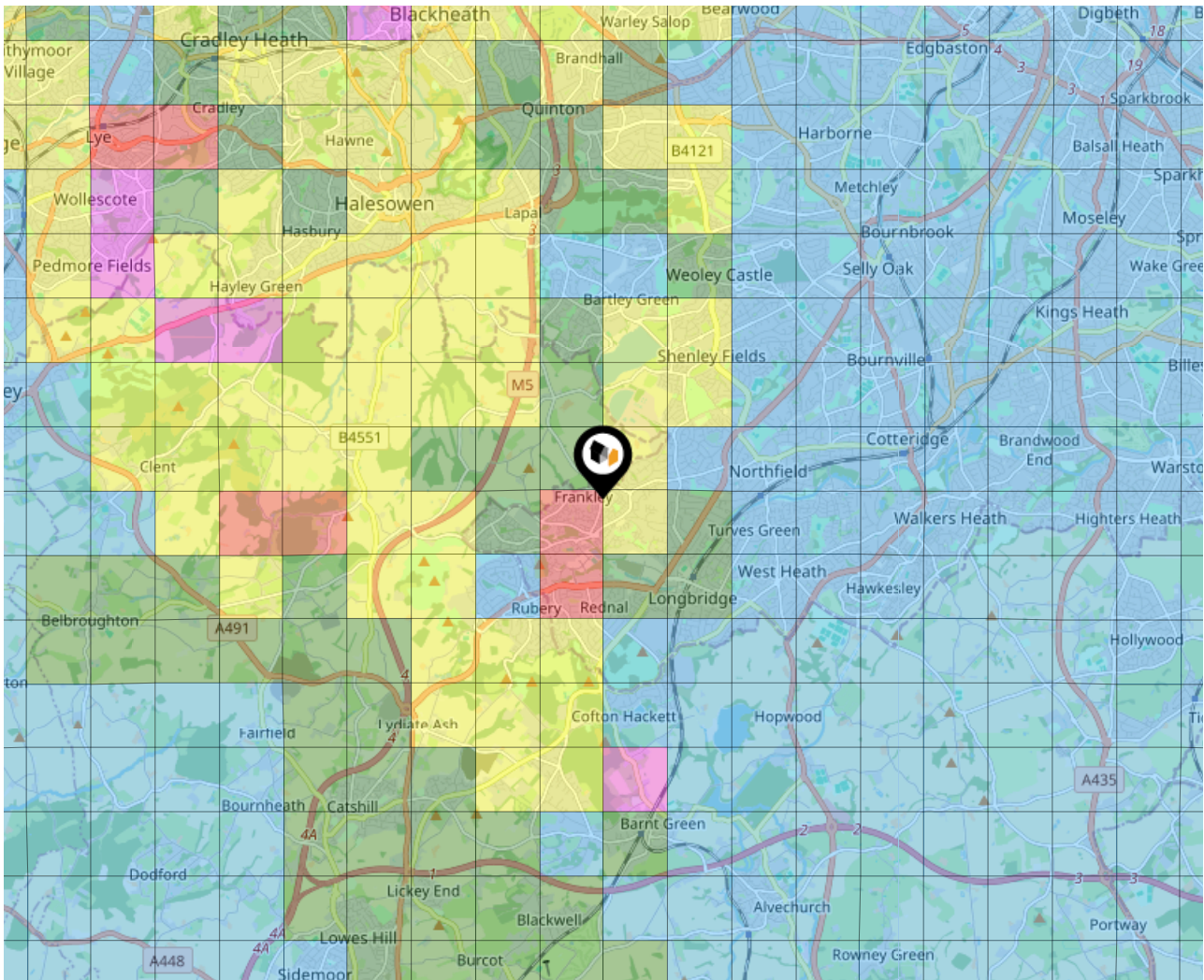


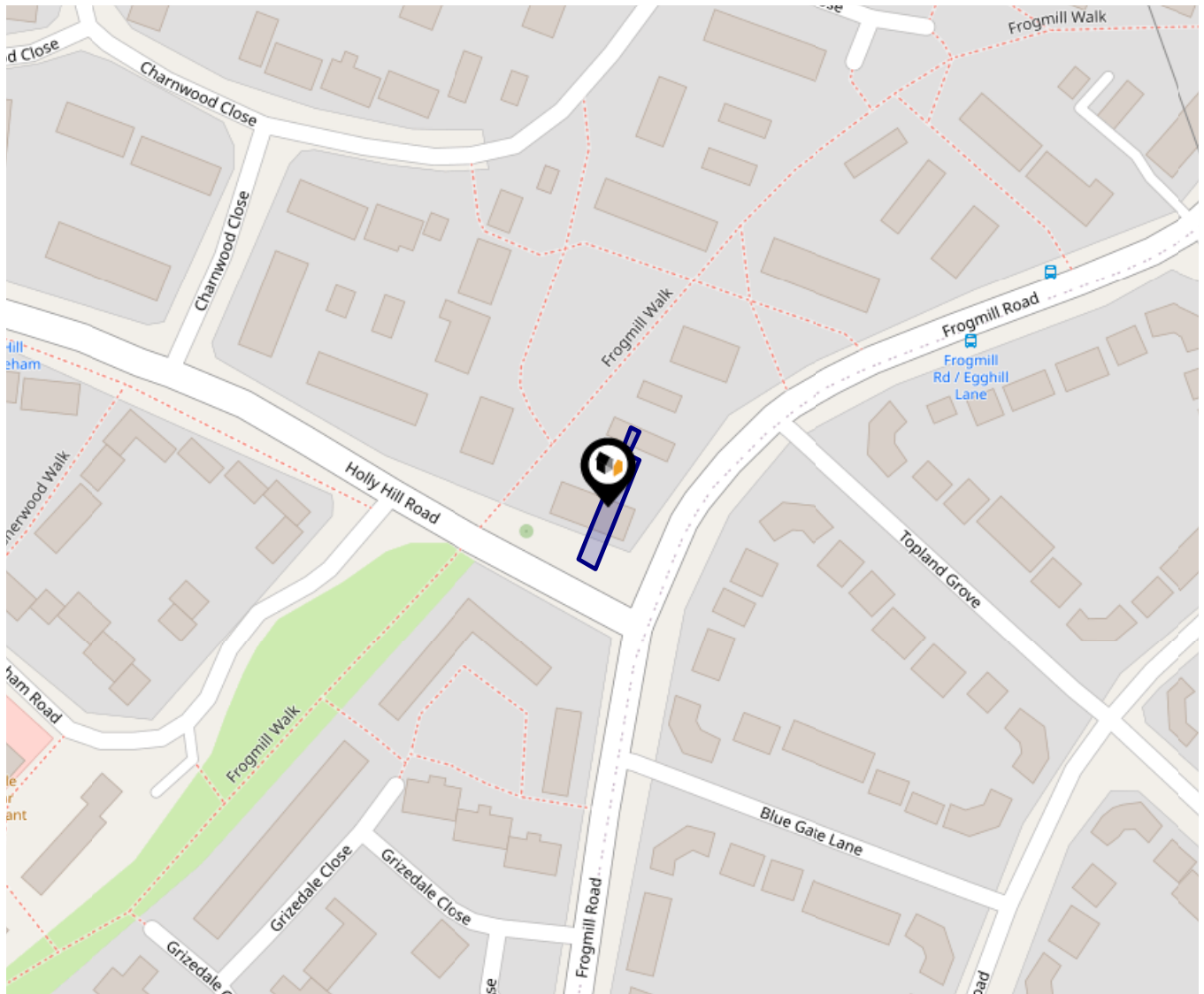
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





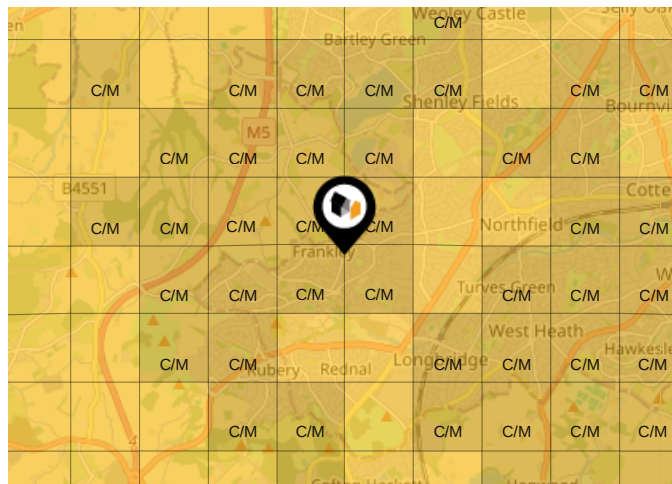
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	Soil Depth:	INTERMEDIATE



Primary Classifications (Most Common Clay Types)

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

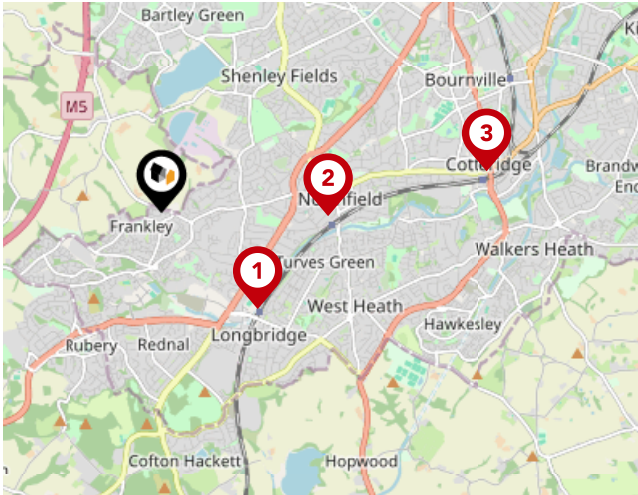
Area

Transport (National)

DEAN COLEMAN

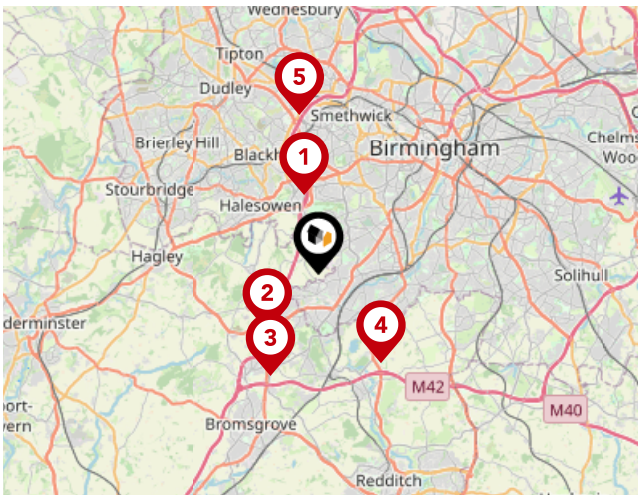
exp UK

Bespoke Estate Agent



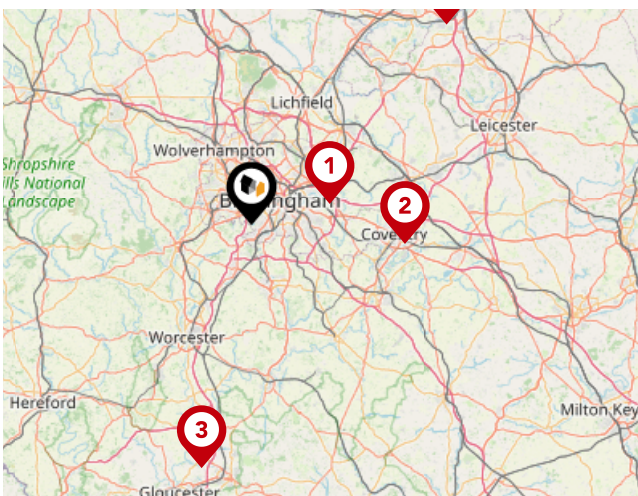
National Rail Stations

Pin	Name	Distance
	Longbridge Rail Station	1.22 miles
	Northfield Rail Station	1.52 miles
	Kings Norton Rail Station	2.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M5 J3	2.91 miles
	M5 J4	2.81 miles
	M42 J1	4.09 miles
	M42 J2	3.92 miles
	M5 J2	5.84 miles



Airports/Helipads

Pin	Name	Distance
	Birmingham Airport	11.81 miles
	Baginton	22.42 miles
	Staverton	36.19 miles
	East Mids Airport	40.4 miles

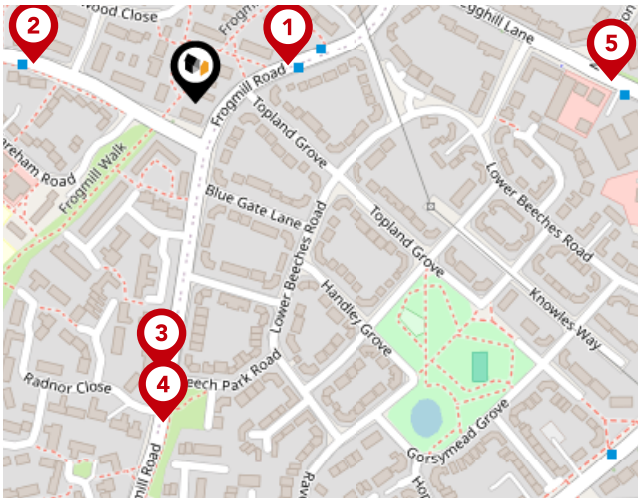
Area

Transport (Local)

DEAN COLEMAN

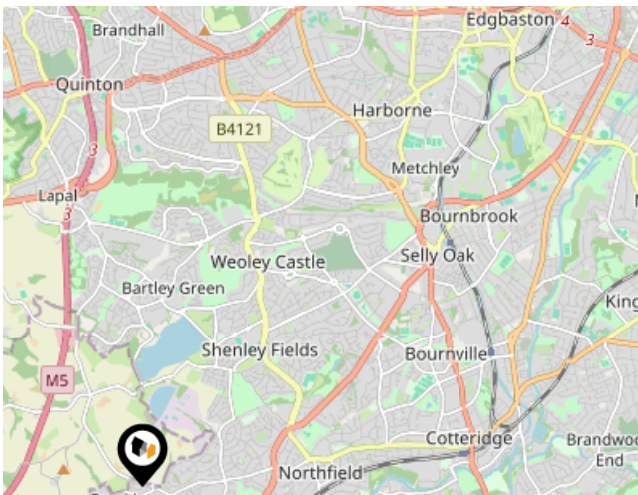
exp UK

Bespoke Estate Agent



Bus Stops/Stations

Pin	Name	Distance
1	Egghill Lane	0.06 miles
2	Wareham Rd	0.09 miles
3	Beech Park Rd	0.15 miles
4	Beech Park Rd	0.18 miles
5	The Dingle	0.24 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	5.48 miles
2	Five Ways (Midland Metro Stop)	5.85 miles
3	Winson Green Outer Circle (Midland Metro Stop)	6.77 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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