

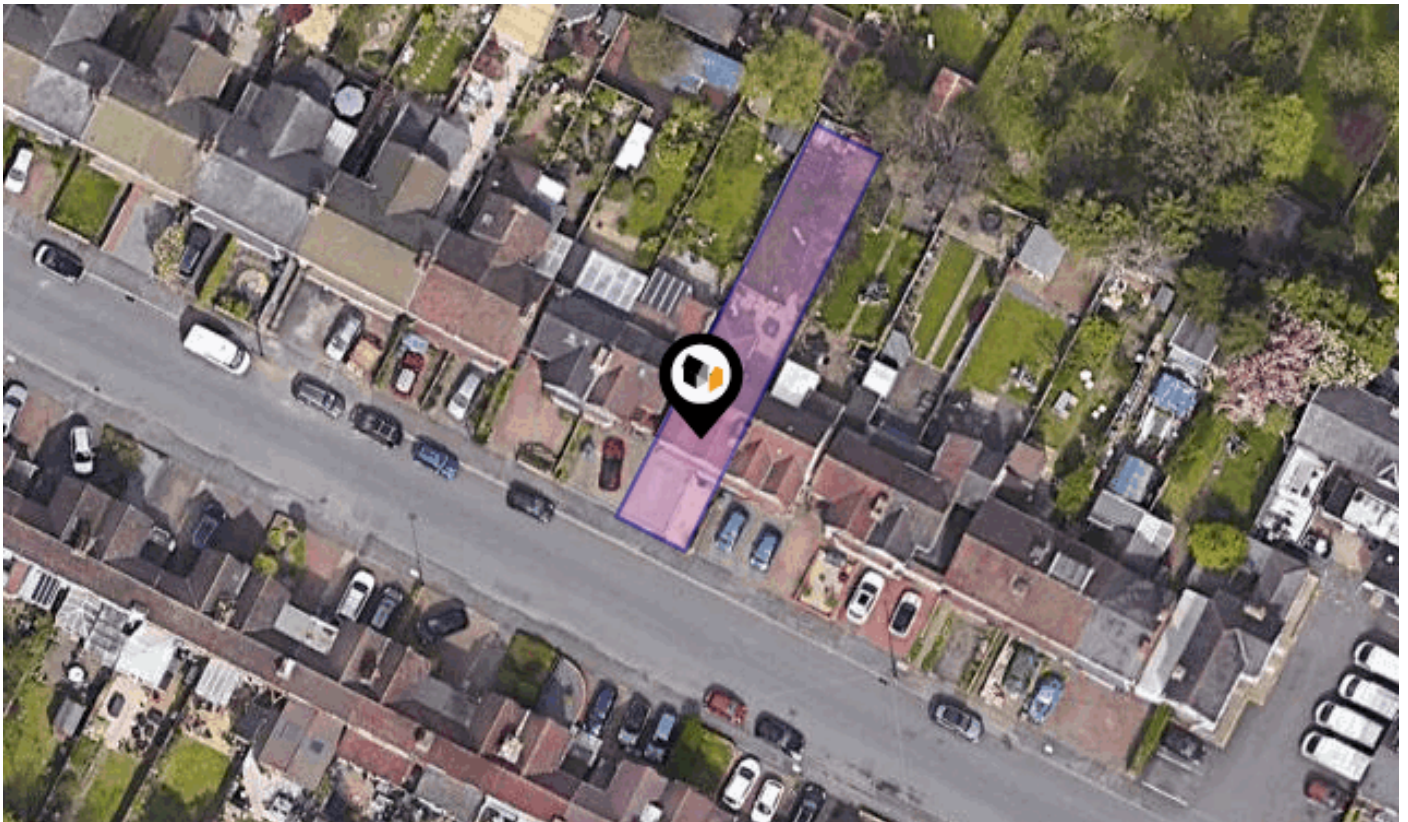


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 14<sup>th</sup> May 2025**



## HAWKESLEY MILL LANE, BIRMINGHAM, B31

**Offers Over :** £270,000

**Dean Coleman Powered By eXp**

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

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

Located on a popular road in Northfield, this charming three-bedroom home offers a perfect balance of space, comfort, and convenience. With excellent transport links, local amenities, and green spaces nearby, this property is ideal for families, first-time buyers, or those looking to upsize.

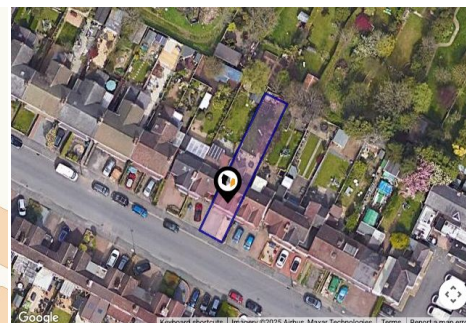
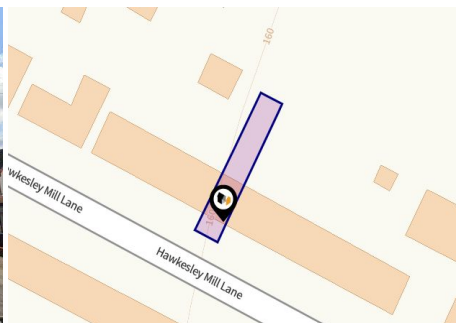
Step inside and discover a light and airy interior, featuring: a large entrance porch which is practical and convenient when coming home with shopping bags or having prams, scooters and alike where space is needed. From the porch you enter through a door into the cosy and inviting hall, which has stairs to the first floor, a door to the lounge diner and a door to the extended kitchen breakfast room, plus a door to a convenient under stairs store cupboard. The lounge diner, with its two lovely fireplaces, high ceilings and large double glazed windows to front aspect plus French doors to its rear, allows an incredible amount of light to flood the room, making this a great space to entertain, relax and gather as a family. The heart of a home is its kitchen and this superb extended space is no exception. With fitted wall and base units offering a superb amount of space and storage, also a practical breakfast/dining area to further entertain and come together as a family. This room also benefits from two large double glazed windows plus French doors out to the patio and rear garden. The first floor offers three well-proportioned, bright and comfortable bedrooms of which two have built-in wardrobes, plus a large and modern family bathroom. Outside, the property continues to impress with a large, private rear garden and patio, enclosed with fencing to offer peace and seclusion - perfect for outdoor dining, play, or simply unwinding. At the front, there is off-road parking for two vehicles, adding to the home's convenience.

Situated in a sought-after location, this home benefits from great transport links, with the Bristol Road offering numerous buses into and around Birmingham, plus Northfield Train Station which being on the Central Line, serves stations such as Redditch, University of Birmingham, Queen Elizabeth Hospital and New Street Grand Central to name a few.

For families, easy access to local schools, nurseries and a College, plenty of local shops including Longbridge Village and Northfield Town Centre, plus local parks, and a welcoming community atmosphere.

"Having lived here for 12 years, we've made great use of what the location has to offer; schools, brilliant transport links and lots of shops all within walking distance. The local parks have been ideal too for our children, plus the woods nearby for dog walking and rambling. Our garden gets lots of sun, so summer garden parties are a must and we've excelled at growing our own strawberries. We'll certainly miss our home, but am sure new owners will love the home for the same reasons we bought it, space and location." - a fantastic house, perfectly summed up by its owners.

A fantastic opportunity not to be missed - schedule your viewing today!



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	947 ft <sup>2</sup> / 88 m <sup>2</sup>
Plot Area:	0.06 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,996
Title Number:	WM348891

Offers Over:	£270,000
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)

14 mb/s	52 mb/s	900 mb/s

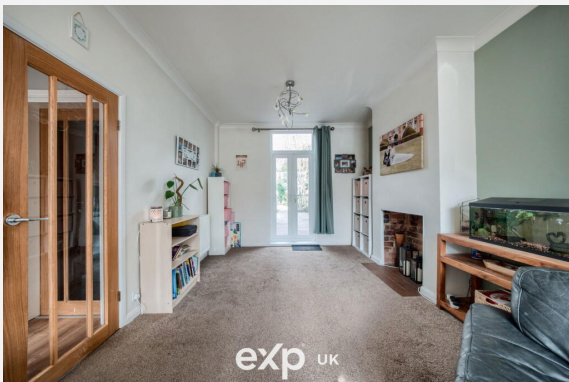
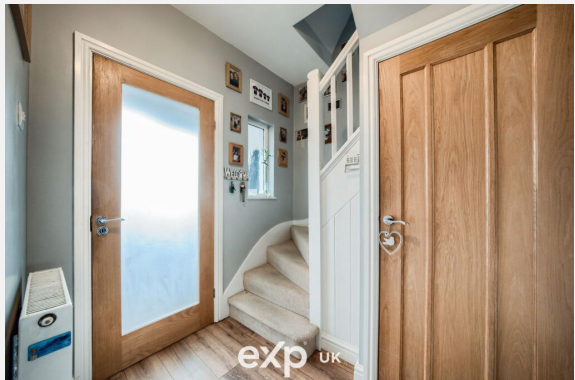
### Mobile Coverage: (based on calls indoors)



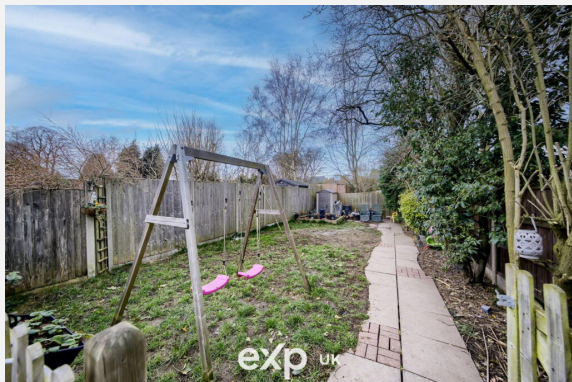
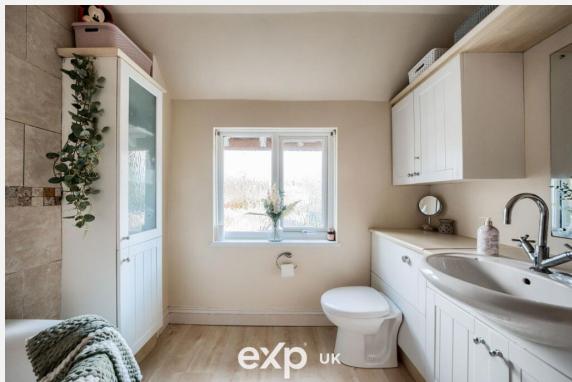
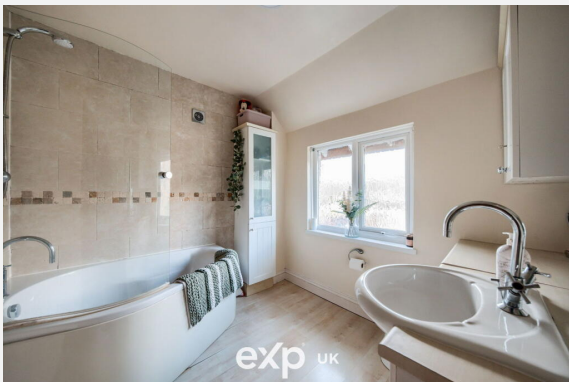
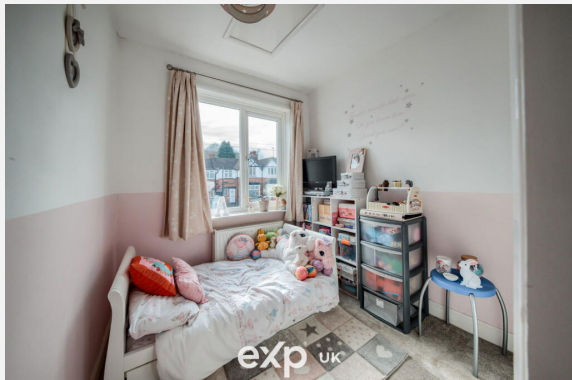
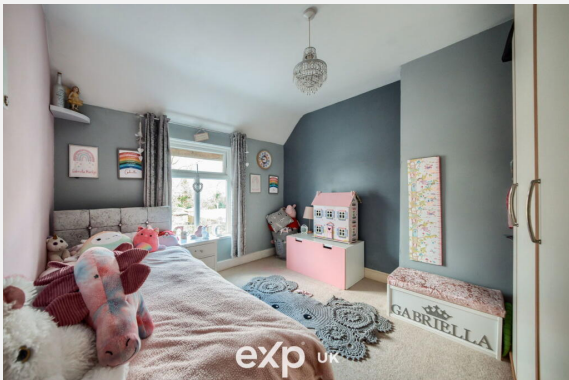
### Satellite/Fibre TV Availability:







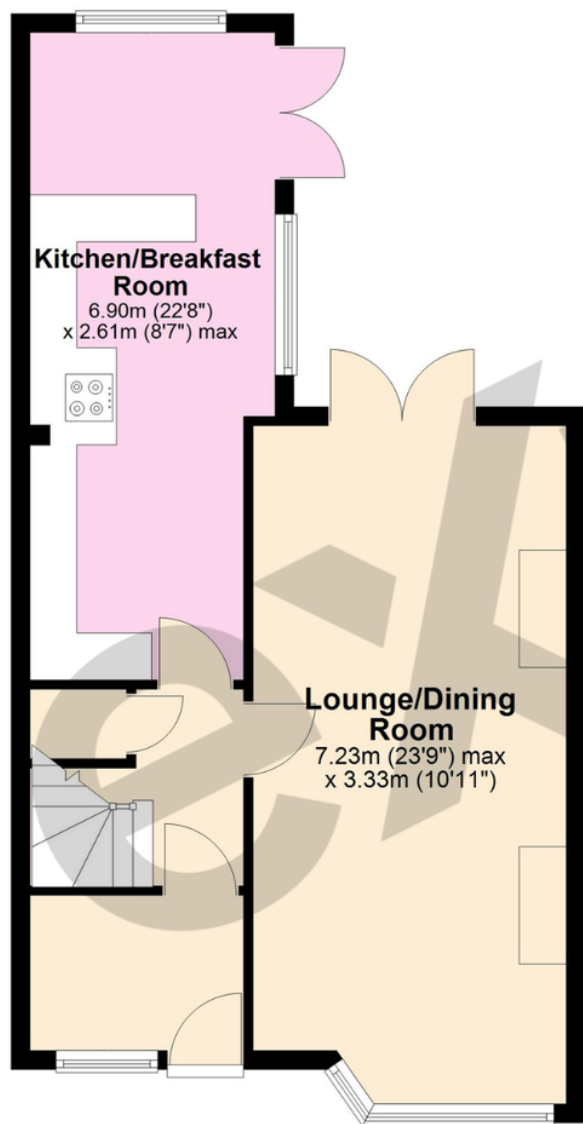




## HAWKESLEY MILL LANE, BIRMINGHAM, B31

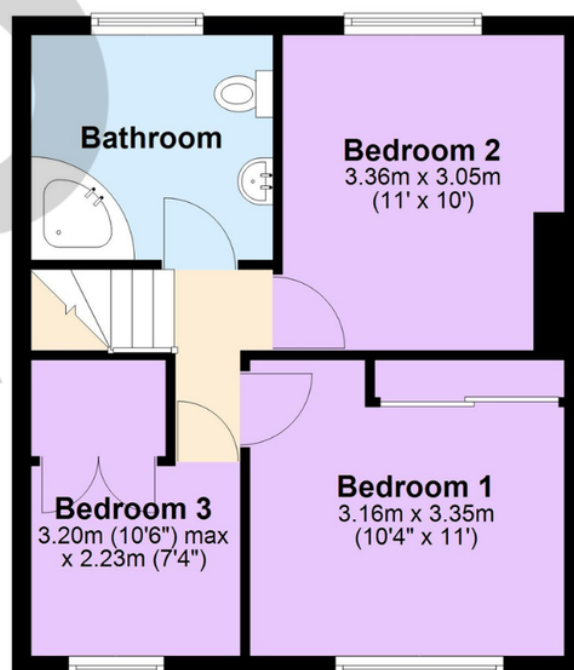
### Ground Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



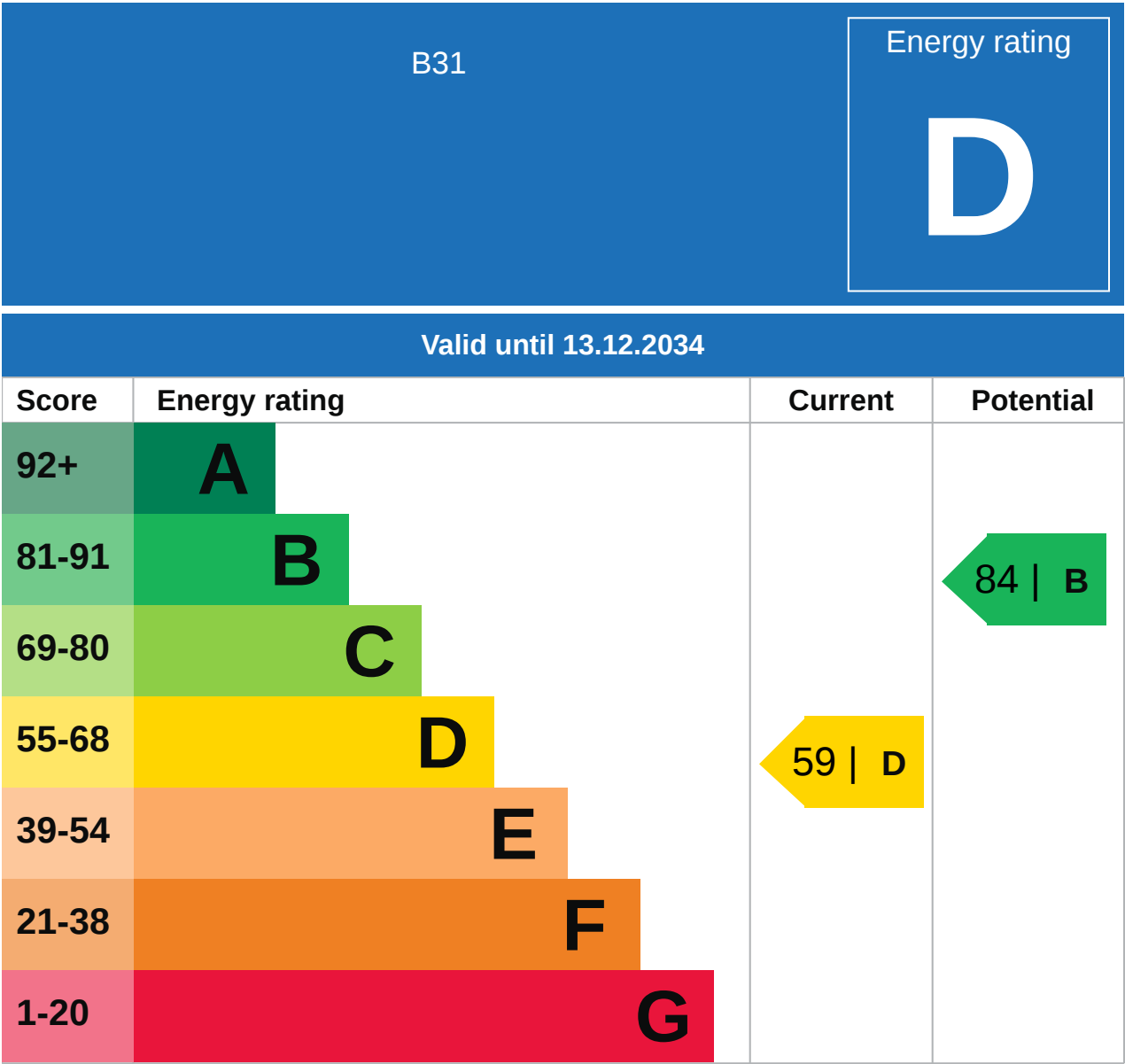
### First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 88.1 sq. metres (948.0 sq. feet)





### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-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 installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 85% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	88 m <sup>2</sup>



73, Hawkesley Mill Lane, Birmingham, B31 2RJ					
Last Sold Date:	19/08/2024	13/11/2015	07/04/2005		
Last Sold Price:	£271,000	£117,000	£98,000		
29, Hawkesley Mill Lane, Birmingham, B31 2RJ					
Last Sold Date:	01/03/2023	12/08/2011	09/10/1998		
Last Sold Price:	£270,000	£127,000	£57,000		
9, Hawkesley Mill Lane, Birmingham, B31 2RJ					
Last Sold Date:	28/10/2022				
Last Sold Price:	£197,500				
11, Hawkesley Mill Lane, Birmingham, B31 2RJ					
Last Sold Date:	28/10/2022				
Last Sold Price:	£170,000				
3, Hawkesley Mill Lane, Birmingham, B31 2RJ					
Last Sold Date:	21/07/2022	10/07/2015	20/07/2007	06/07/2001	
Last Sold Price:	£264,000	£152,000	£160,000	£74,000	
13, Hawkesley Mill Lane, Birmingham, B31 2RJ					
Last Sold Date:	17/12/2021	20/11/2020	21/10/2015	15/04/2008	21/06/2002
Last Sold Price:	£195,000	£162,000	£170,000	£147,000	£85,950
					28/03/2002
					£80,000
33, Hawkesley Mill Lane, Birmingham, B31 2RJ					
Last Sold Date:	25/11/2020	17/07/2015	06/06/2008		
Last Sold Price:	£215,000	£176,000	£124,000		
61, Hawkesley Mill Lane, Birmingham, B31 2RJ					
Last Sold Date:	26/09/2019				
Last Sold Price:	£179,500				
35, Hawkesley Mill Lane, Birmingham, B31 2RJ					
Last Sold Date:	30/08/2019				
Last Sold Price:	£165,000				
55, Hawkesley Mill Lane, Birmingham, B31 2RJ					
Last Sold Date:	27/01/2017	18/02/2000			
Last Sold Price:	£210,000	£42,600			
51, Hawkesley Mill Lane, Birmingham, B31 2RJ					
Last Sold Date:	05/08/2016	21/11/2003	16/08/2001	12/05/2000	27/03/1997
Last Sold Price:	£174,000	£129,950	£83,000	£69,950	£56,000
7, Hawkesley Mill Lane, Birmingham, B31 2RJ					
Last Sold Date:	12/06/2015	27/06/2014	06/08/1999		
Last Sold Price:	£140,000	£148,000	£52,950		

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

75, Hawkesley Mill Lane, Birmingham, B31 2RJ			
Last Sold Date:	30/05/2014	09/10/1998	27/09/1995
Last Sold Price:	£120,000	£41,000	£26,000
53, Hawkesley Mill Lane, Birmingham, B31 2RJ			
Last Sold Date:	03/12/2013	26/04/2004	
Last Sold Price:	£159,440	£126,000	
17, Hawkesley Mill Lane, Birmingham, B31 2RJ			
Last Sold Date:	10/08/2012	10/02/2006	02/09/1999
Last Sold Price:	£134,500	£135,000	£63,000
15, Hawkesley Mill Lane, Birmingham, B31 2RJ			
Last Sold Date:	12/03/2010		
Last Sold Price:	£118,000		
19, Hawkesley Mill Lane, Birmingham, B31 2RJ			
Last Sold Date:	10/12/2009		
Last Sold Price:	£132,500		
59, Hawkesley Mill Lane, Birmingham, B31 2RJ			
Last Sold Date:	01/06/2009		
Last Sold Price:	£155,000		
23, Hawkesley Mill Lane, Birmingham, B31 2RJ			
Last Sold Date:	15/02/2008	30/07/2003	21/03/2003
Last Sold Price:	£165,000	£85,000	£71,500
49, Hawkesley Mill Lane, Birmingham, B31 2RJ			
Last Sold Date:	03/11/2005	26/09/1997	
Last Sold Price:	£162,500	£60,000	
1, Hawkesley Mill Lane, Birmingham, B31 2RJ			
Last Sold Date:	01/02/2002		
Last Sold Price:	£64,500		
31, Hawkesley Mill Lane, Birmingham, B31 2RJ			
Last Sold Date:	21/09/2001		
Last Sold Price:	£79,500		
47, Hawkesley Mill Lane, Birmingham, B31 2RJ			
Last Sold Date:	28/09/2000	25/05/1999	
Last Sold Price:	£81,500	£52,500	
65, Hawkesley Mill Lane, Birmingham, B31 2RJ			
Last Sold Date:	04/02/2000		
Last Sold Price:	£58,000		

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



# Market Sold in Street

DEAN COLEMAN



Bespoke Estate Agent

## 37, Hawkesley Mill Lane, Birmingham, B31 2RJ

Last Sold Date: 07/01/2000

Last Sold Price: £56,000

## 45, Hawkesley Mill Lane, Birmingham, B31 2RJ

Last Sold Date: 09/04/1998

Last Sold Price: £48,000

## 71, Hawkesley Mill Lane, Birmingham, B31 2RJ

Last Sold Date: 26/04/1996

Last Sold Price: £41,000

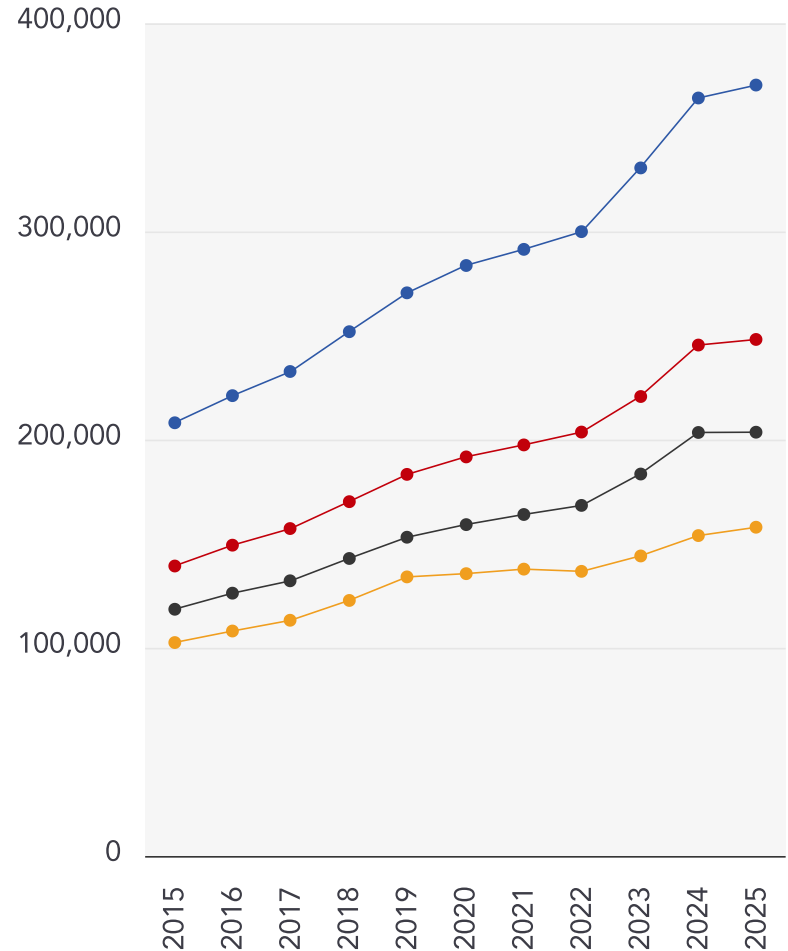
## 27, Hawkesley Mill Lane, Birmingham, B31 2RJ

Last Sold Date: 21/02/1996

Last Sold Price: £45,000

**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.



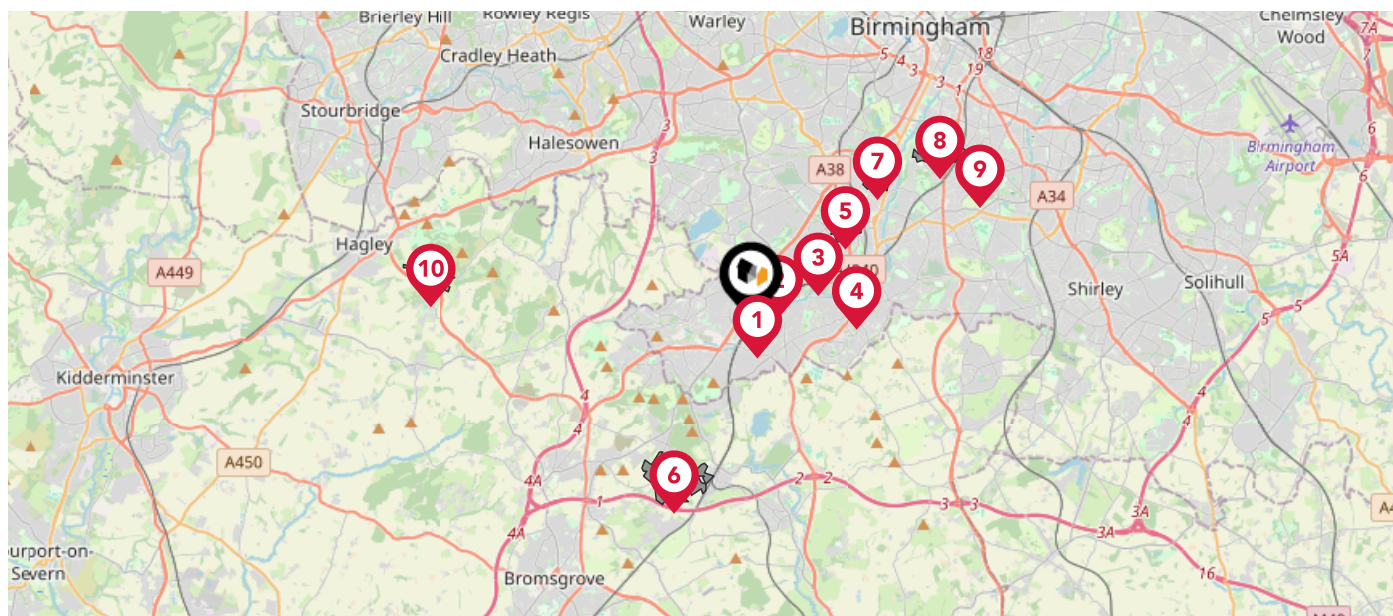
### Mine Entry

- ✕ 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



Austin Village



Northfield Old Village



Bournville Tenants



Kings Norton



Bournville Village



Barnt Green



Selly Park



Moseley



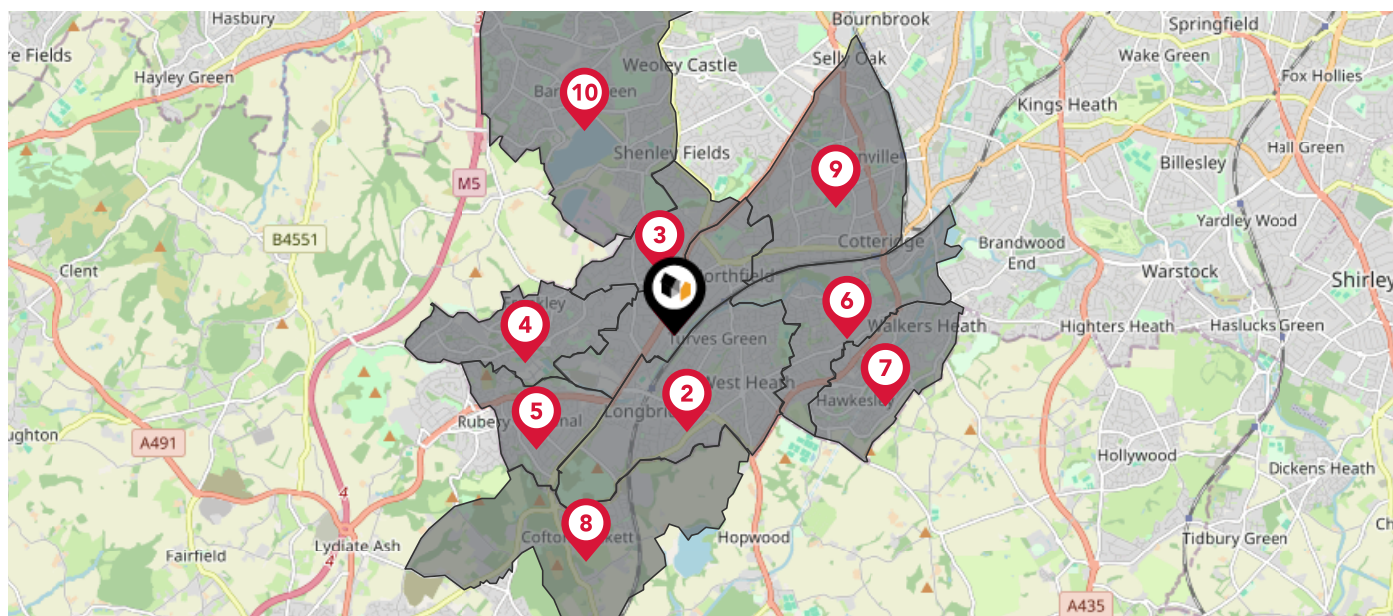
St Agnes



Clent



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



Northfield Ward



Longbridge & West Heath Ward



Allens Cross Ward



Frankley Great Park Ward



Rubery & Rednal Ward



King's Norton North Ward



King's Norton South Ward



Cofton Ward

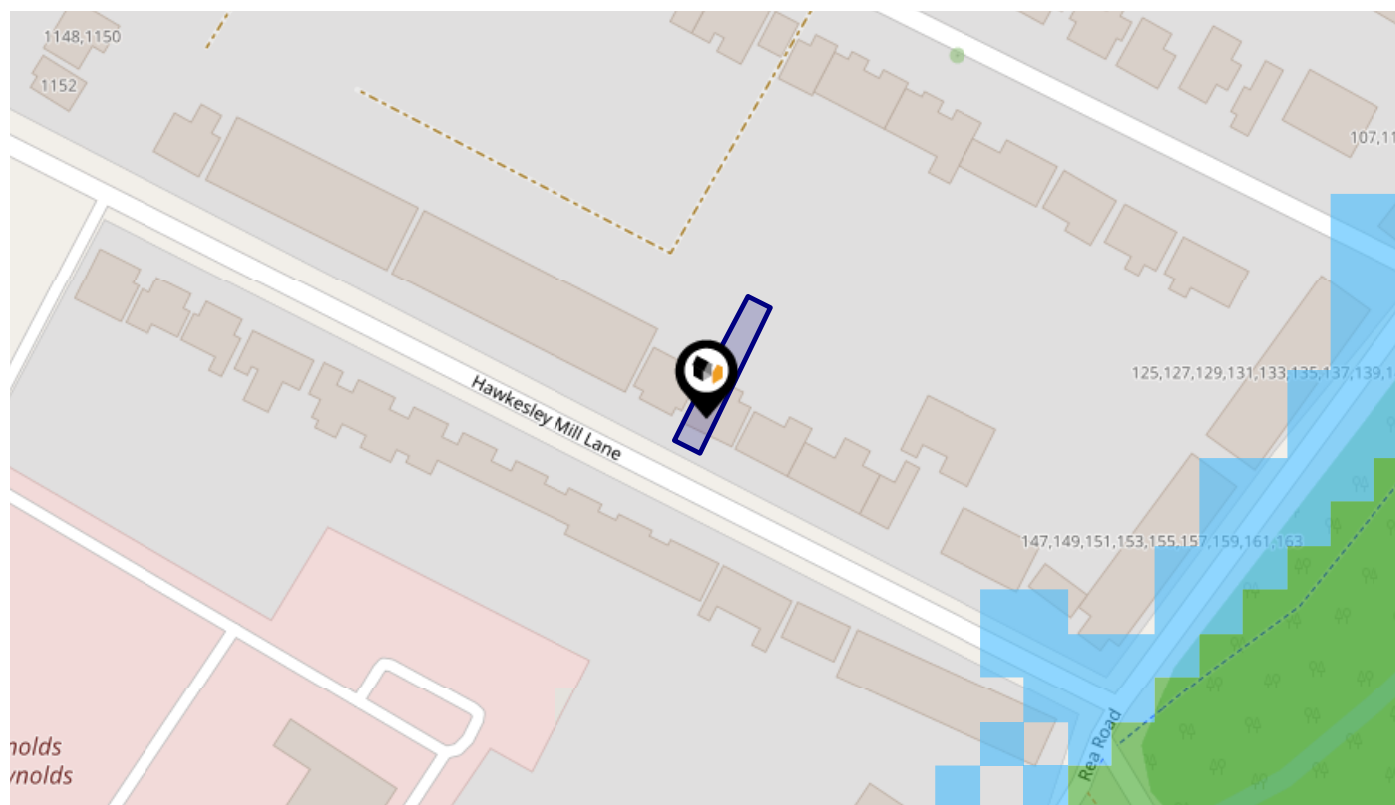


Bournville & Cotteridge Ward



Bartley Green 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

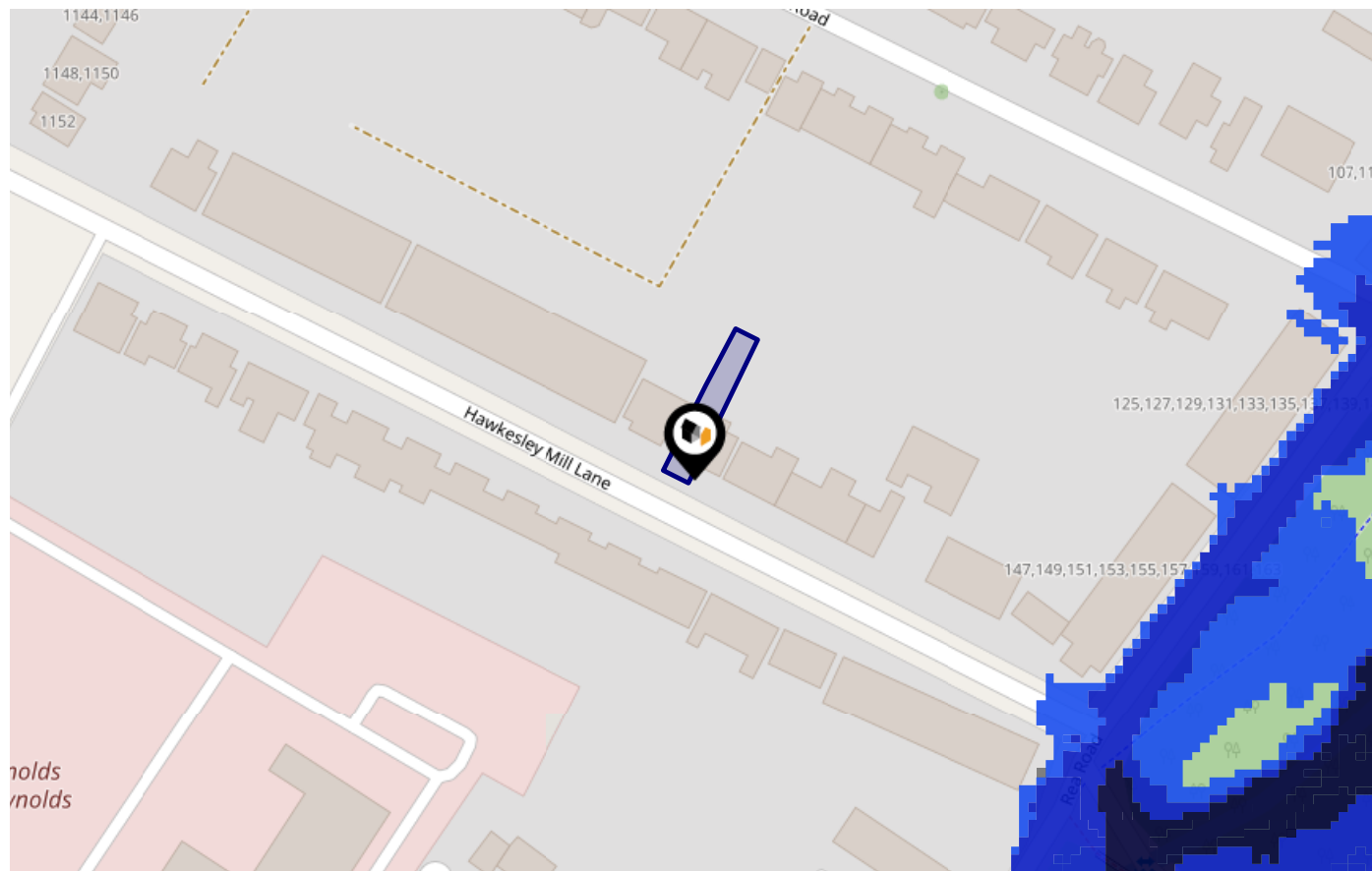
## Rivers & Seas - Flood Risk

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.

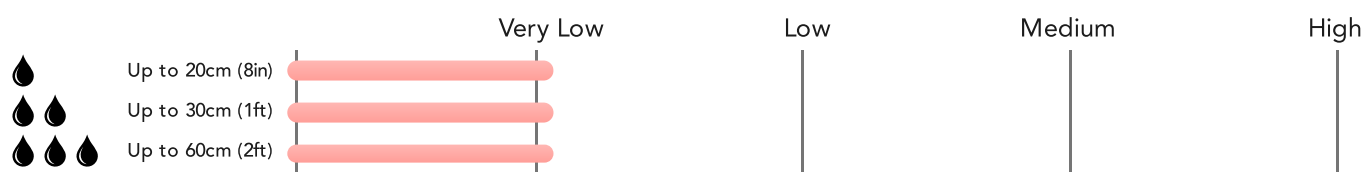


**Risk Rating:** Very low

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

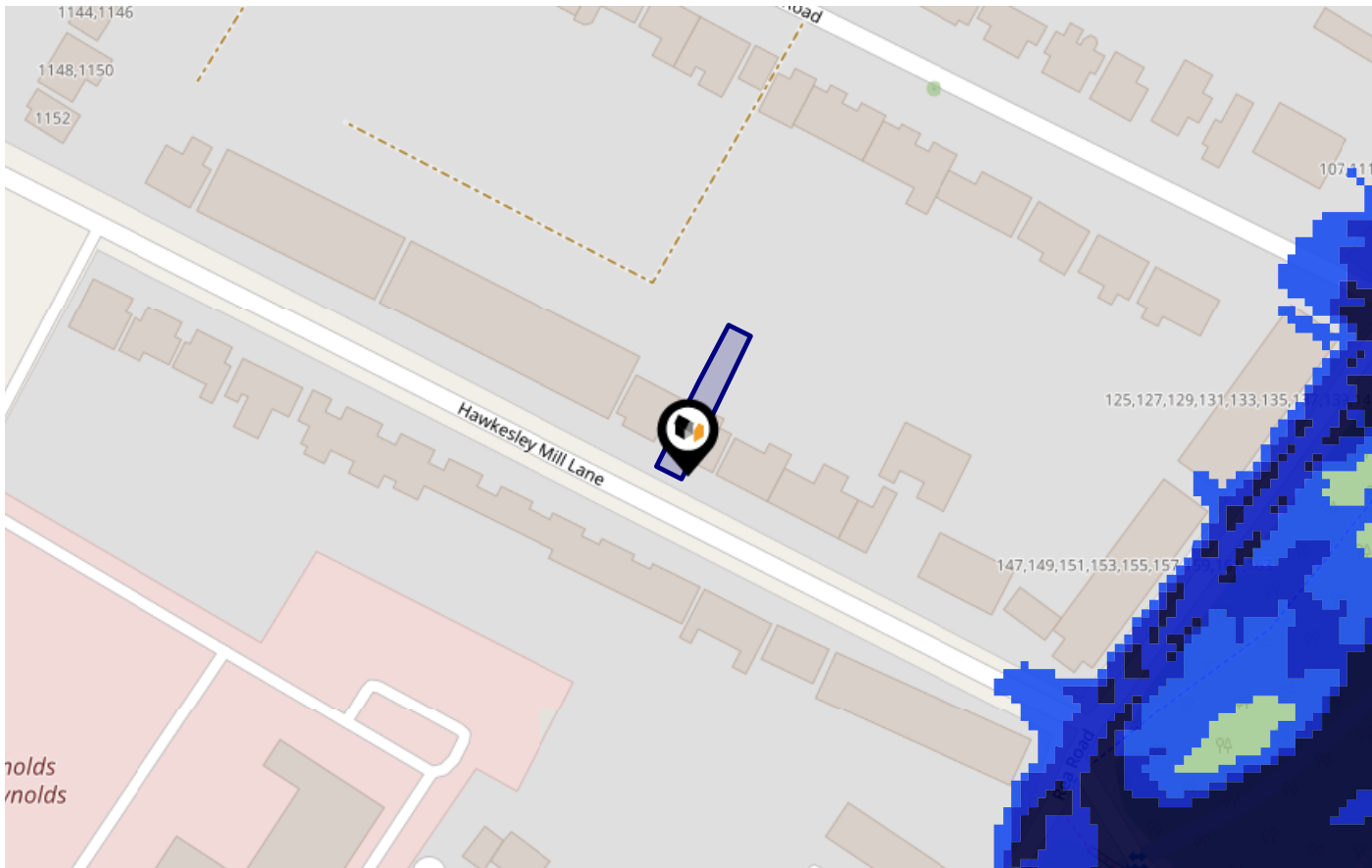
## Rivers & Seas - Climate Change

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.

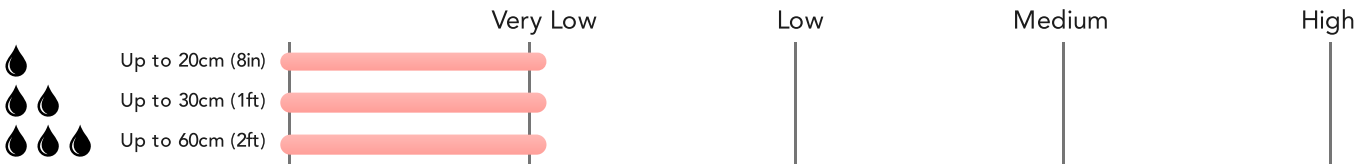


**Risk Rating: Very low**

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Chance of flooding to the following depths at this property:





# Flood Risk

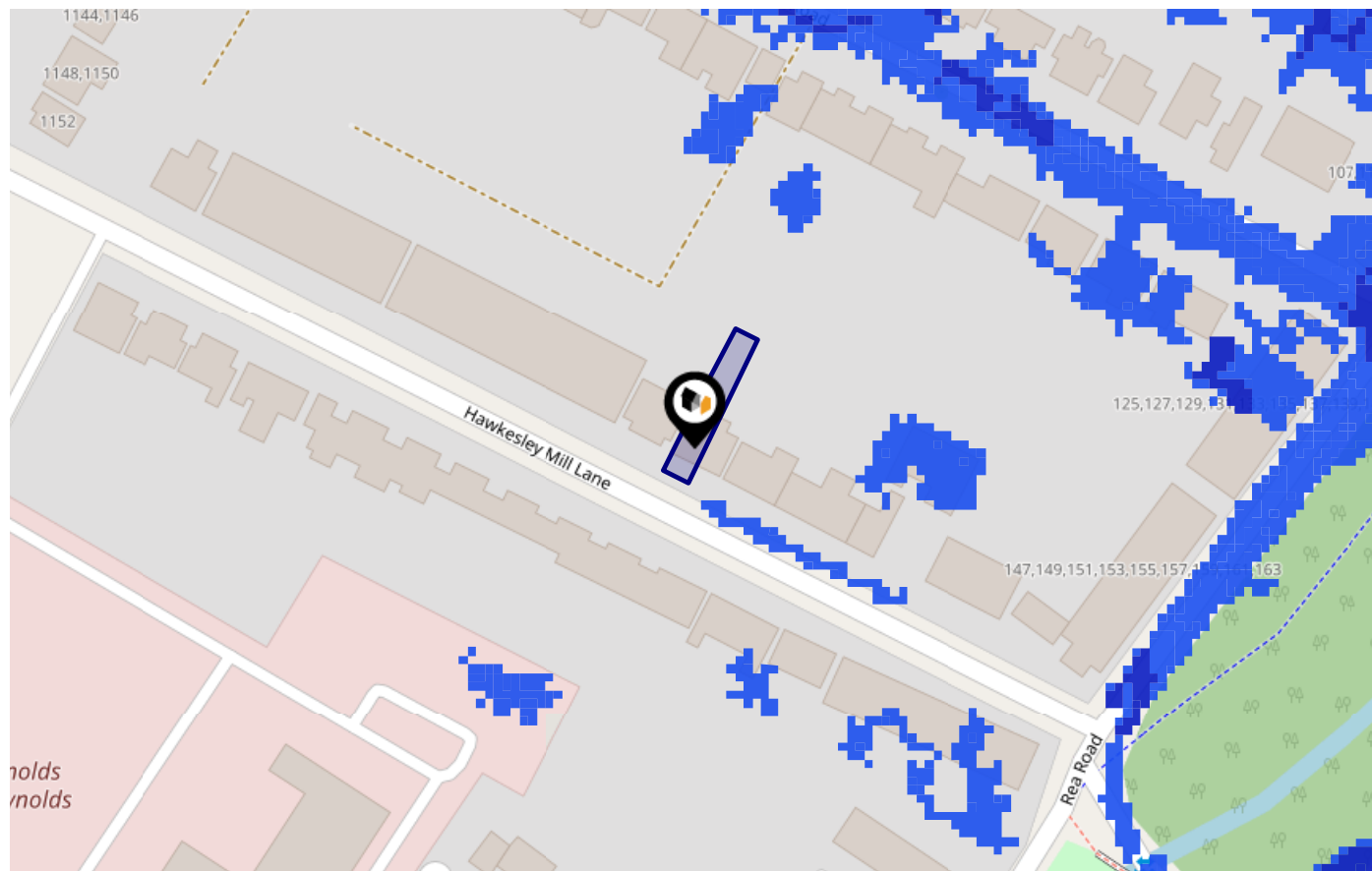
## Surface Water - Flood Risk

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.

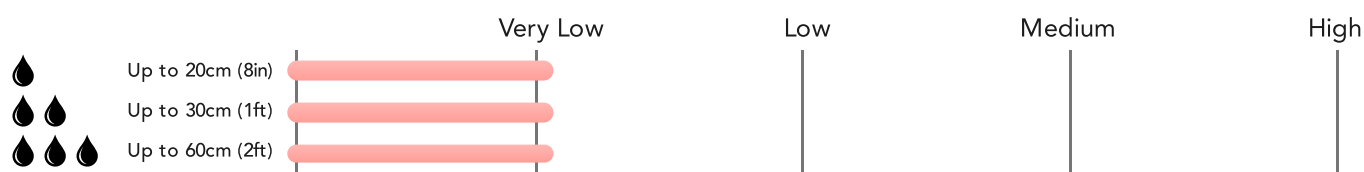


**Risk Rating:** Very low

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Chance of flooding to the following depths at this property:



# Flood Risk

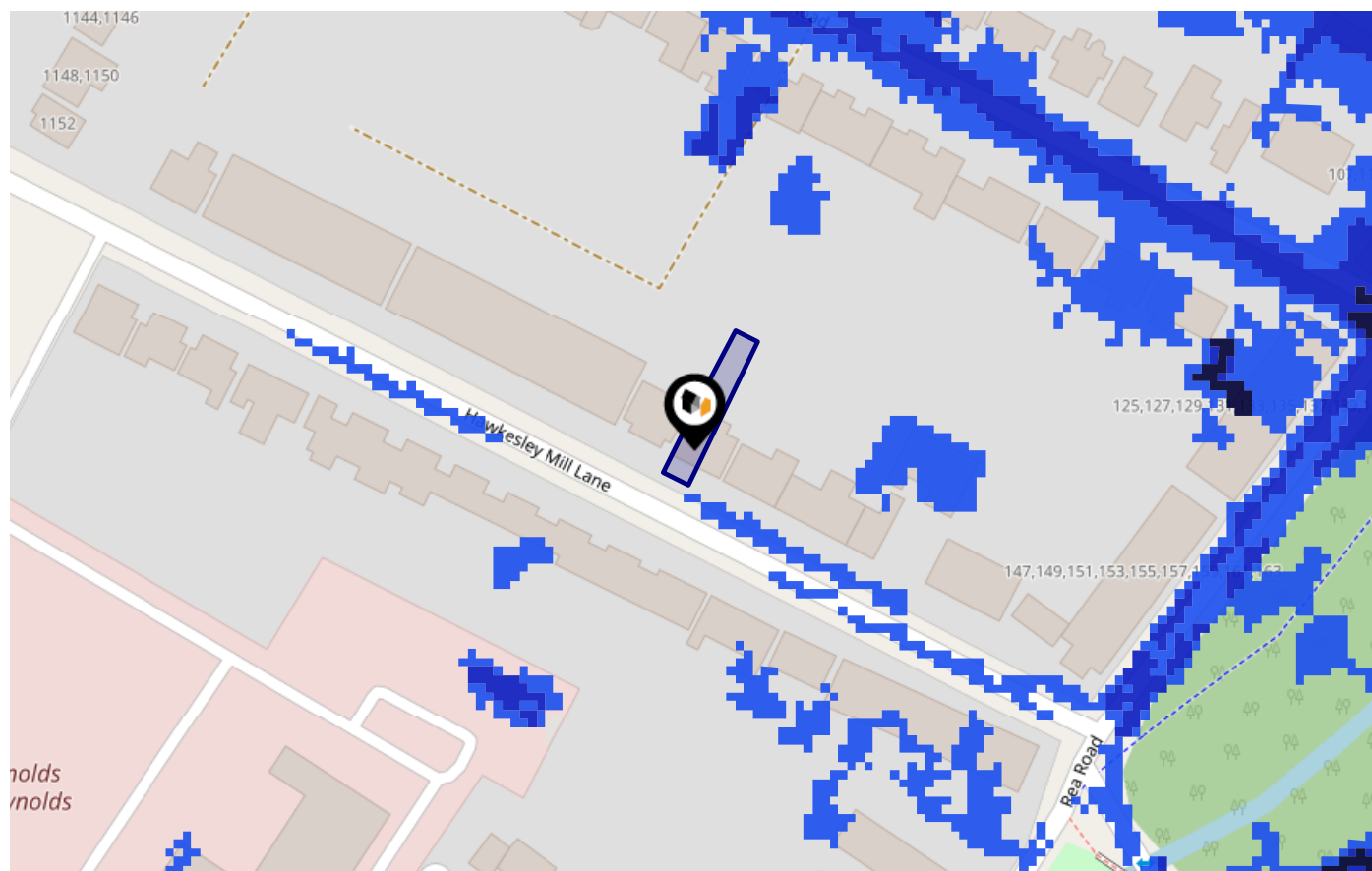
## Surface Water - Climate Change

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.

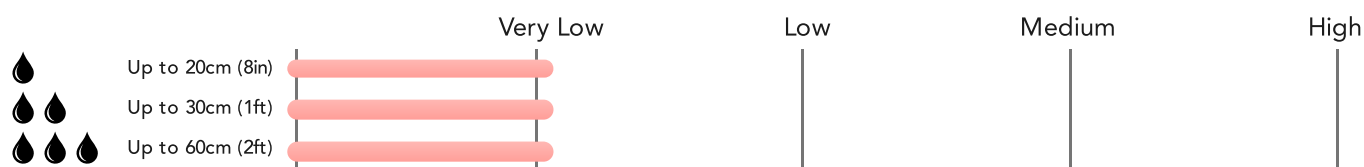


**Risk Rating:** Very low

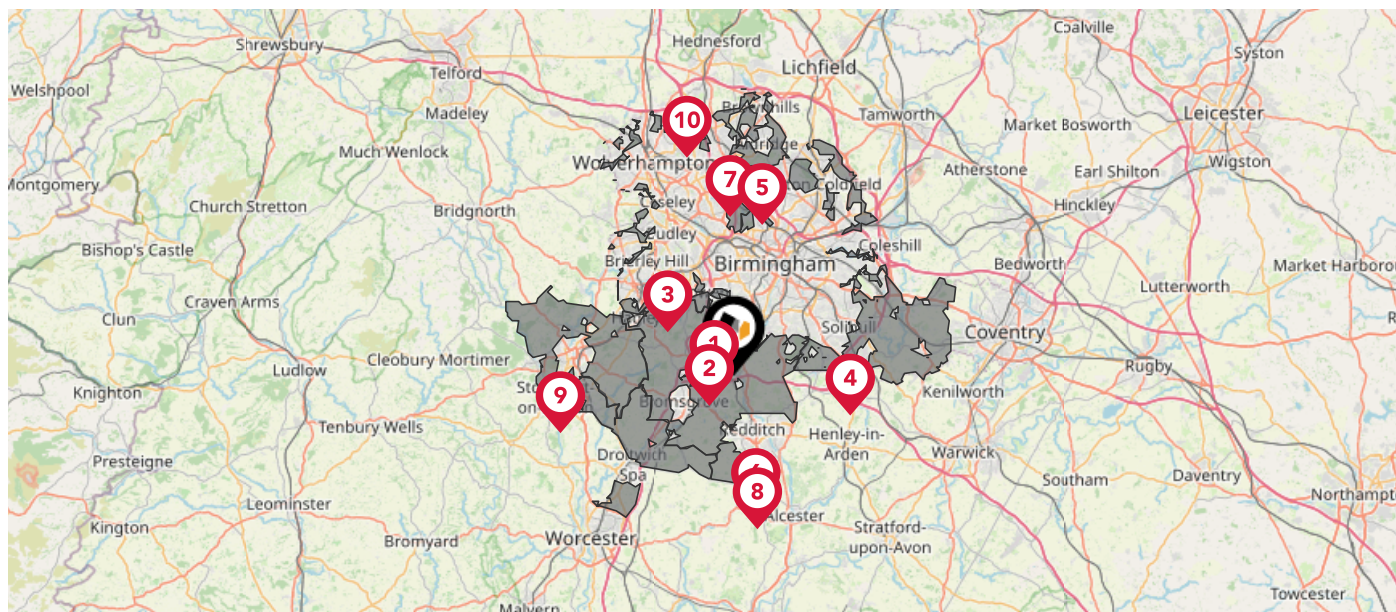
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Chance of flooding to the following depths at this property:



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 - Sandwell

6

Birmingham Green Belt - Redditch

7

Birmingham Green Belt - Walsall

8

Birmingham Green Belt - Wychavon

9

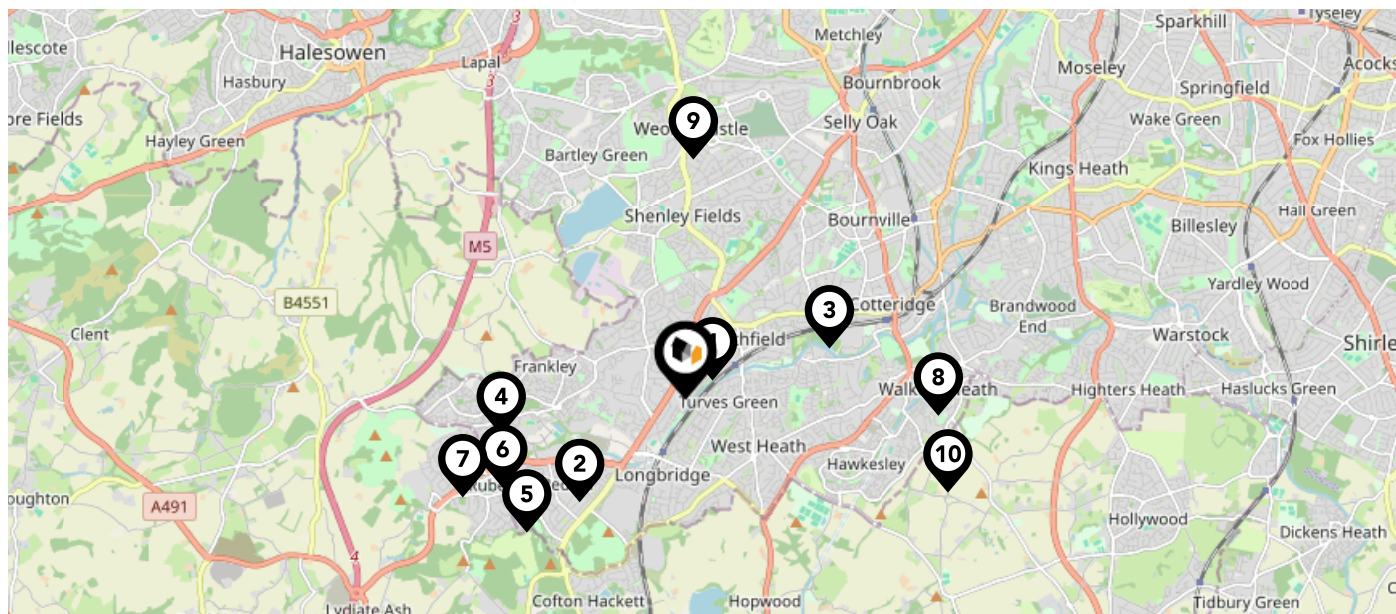
Birmingham Green Belt - Wyre Forest

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.

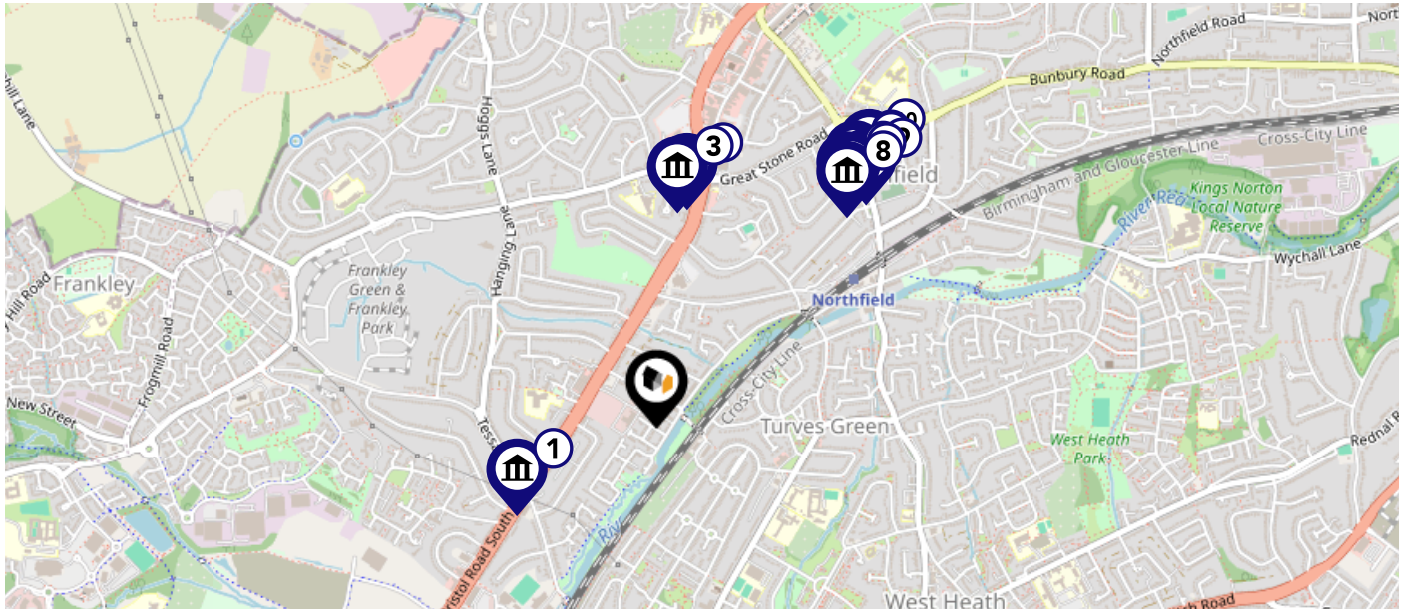


### Nearby Landfill Sites

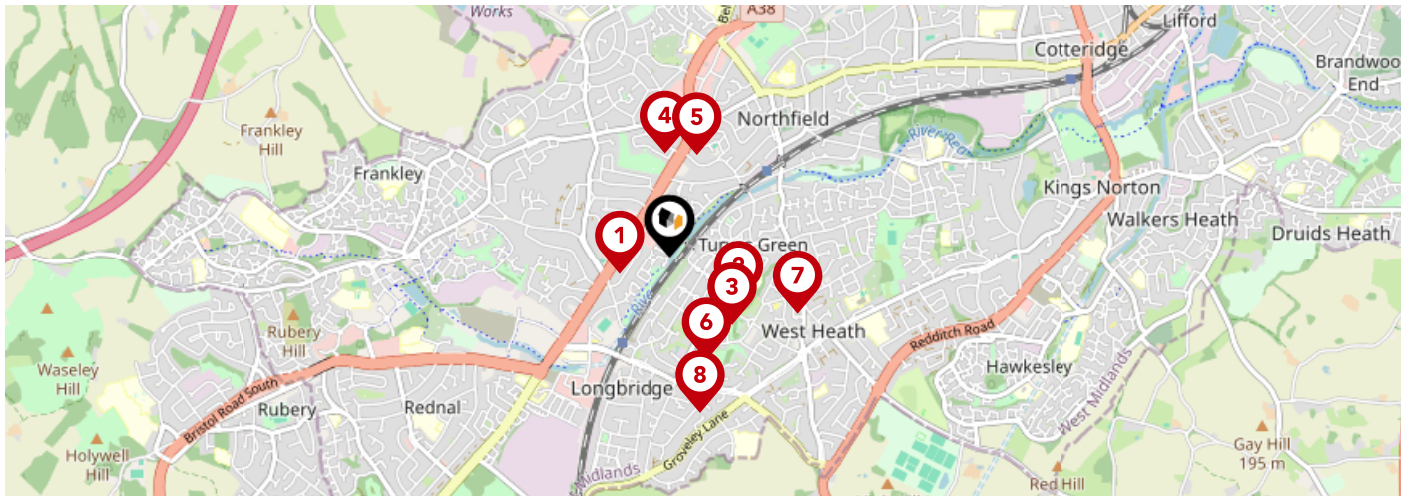
1	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill	
2	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
3	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	
4	Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands	Historic Landfill	
5	Corinne Close - Quarry Walk-Rednal, Birmingham, West Midlands	Historic Landfill	
6	Cockhill Lane / Sandstone Avenue-Cockhill Lane/Sandstone Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
7	Callowbrook Public Open Space-Rubery	Historic Landfill	
8	Former Brick and Tile Works-Ardath Road, Kings Norton, Birmingham, West Midlands	Historic Landfill	
9	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
10	Icknield Street-Headley Heath, Wythall, Worcestershire	Historic Landfill	



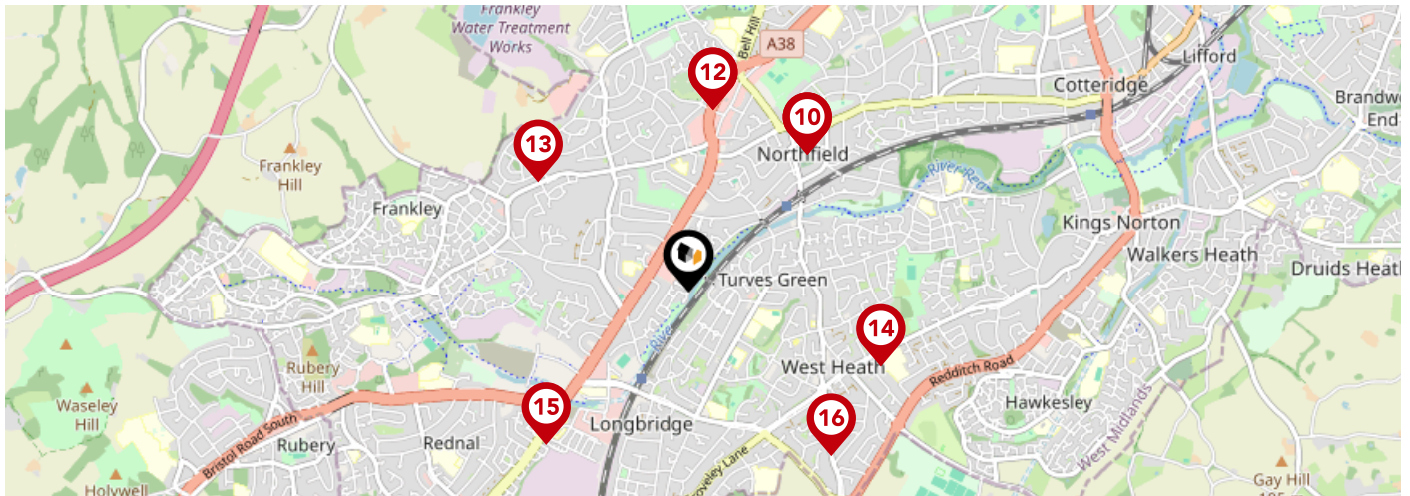
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1389320 - King George V Public House	Grade II	0.4 miles
	1343340 - The Black Horse Public House	Grade II	0.5 miles
	1428057 - The Bowling Pavilion, Pergolas And Garden Walls At The Black Horse Public House, Northfield	Grade II	0.5 miles
	1075657 - The Great Stone Public House	Grade II	0.7 miles
	1343382 - Village Pound	Grade II	0.7 miles
	1075685 - Churchyard Wall To The Church Of St Laurence	Grade II	0.7 miles
	1220726 - 6, Church Hill B31	Grade II	0.7 miles
	1234052 - St Laurence Church Of England Infant School	Grade II	0.7 miles
	1075684 - Church Of St Laurence	Grade I	0.7 miles
	1220878 - Outhouse To The Rectory (now Garages) Between The Rectory And The Pastoral Centre	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Meadows Primary School</b> Ofsted Rating: Requires improvement   Pupils: 545   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>King Edward VI Northfield School for Girls</b> Ofsted Rating: Good   Pupils: 748   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Turves Green Primary School</b> Ofsted Rating: Good   Pupils: 388   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Brigid's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Edge Academy</b> Ofsted Rating: Good   Pupils: 2   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Turves Green Boys' School</b> Ofsted Rating: Good   Pupils: 536   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>West Heath Nursery School</b> Ofsted Rating: Good   Pupils: 127   Distance:0.63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Albert Bradbeer Primary Academy</b> Ofsted Rating: Good   Pupils: 424   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>St Laurence Church Infant School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Church Junior School</b> Ofsted Rating: Good   Pupils: 359   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bellfield Junior School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bellfield Infant School (NC)</b> Ofsted Rating: Good   Pupils: 202   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Merritts Brook Primary E-ACT Academy</b> Ofsted Rating: Good   Pupils: 228   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Heath Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Columba's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John Fisher Catholic Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



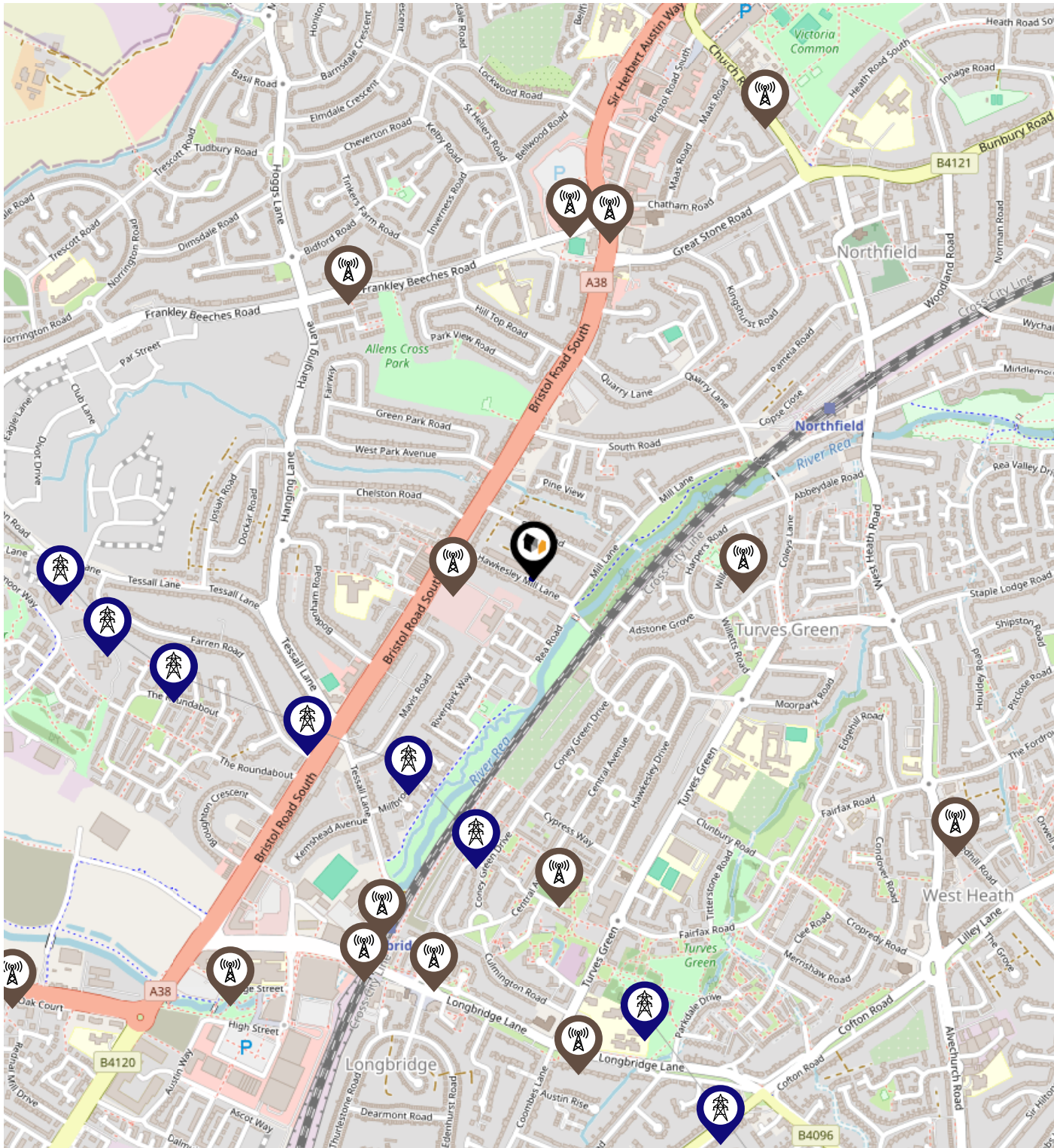
# Local Area

## Masts & Pylons



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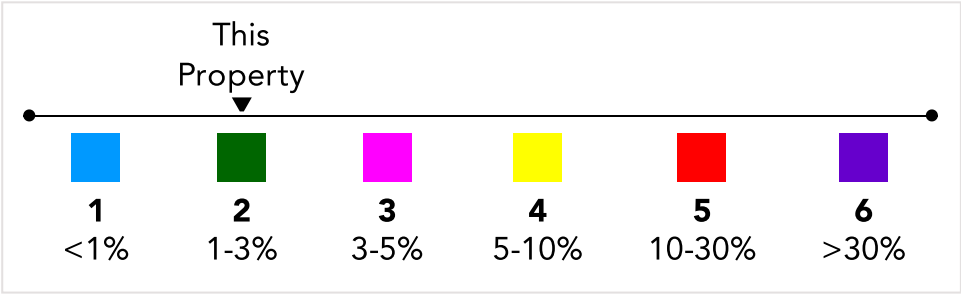
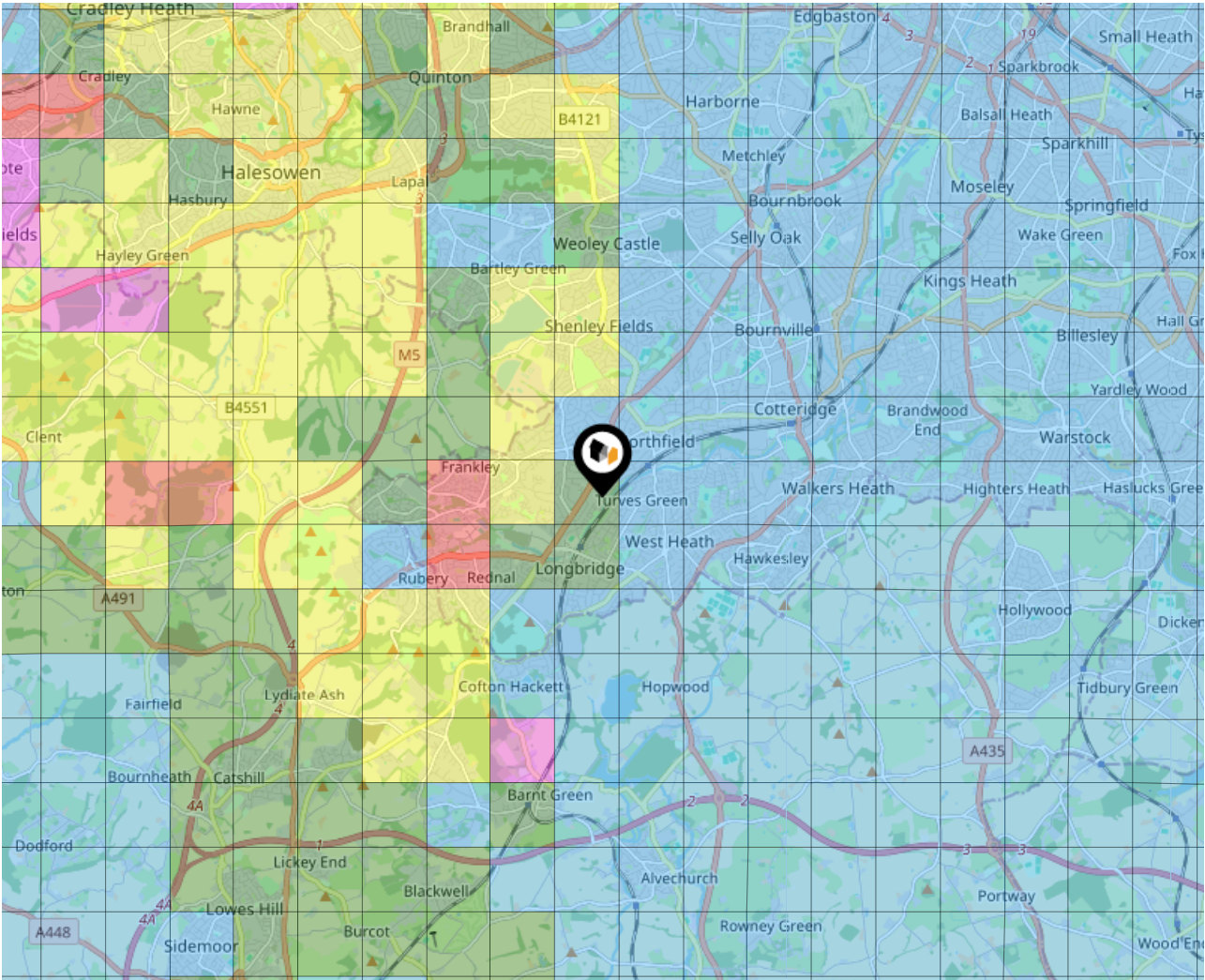
### Key:

-  Power Pylons
-  Communication Masts



### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



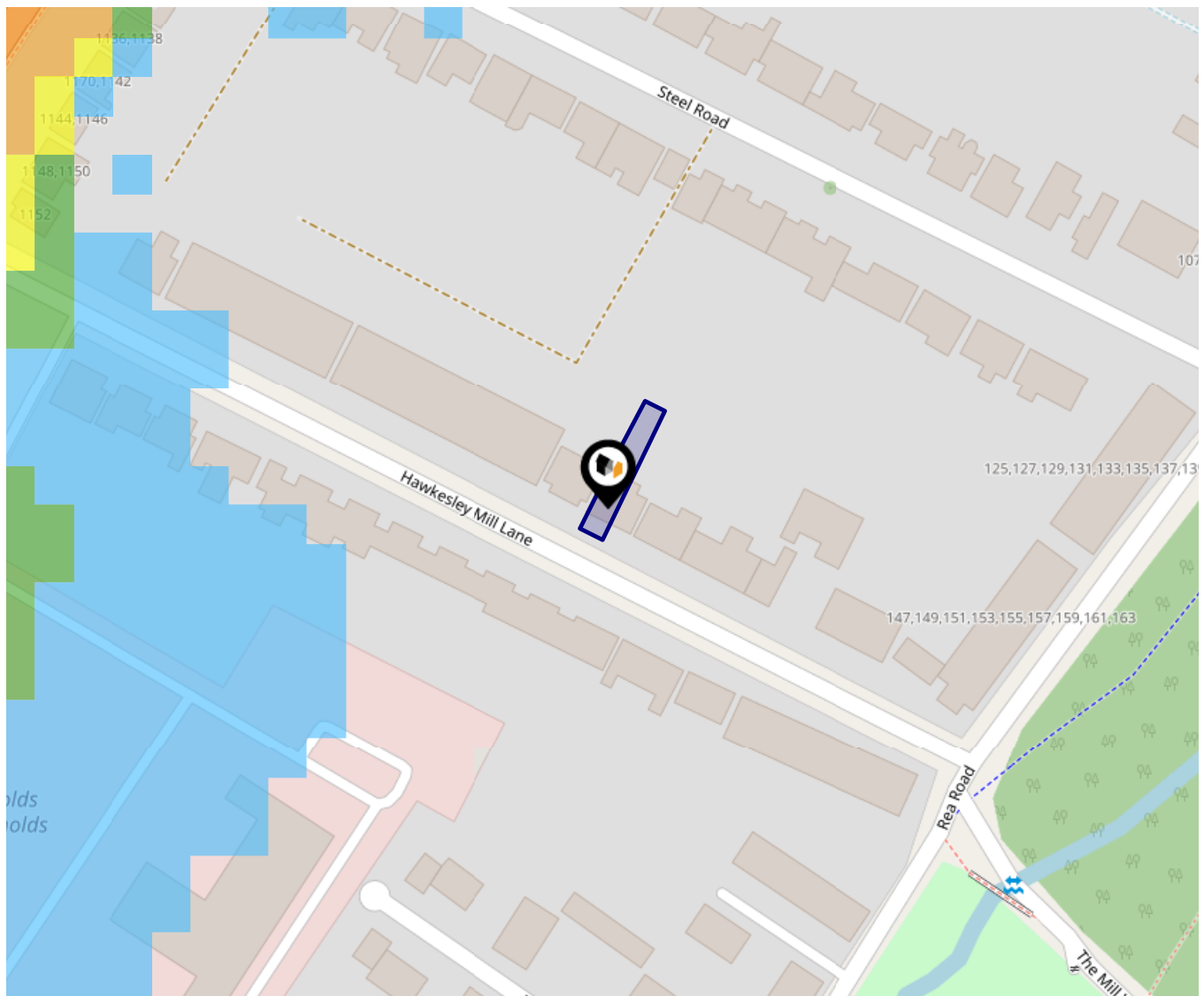
# Local Area

## Road Noise

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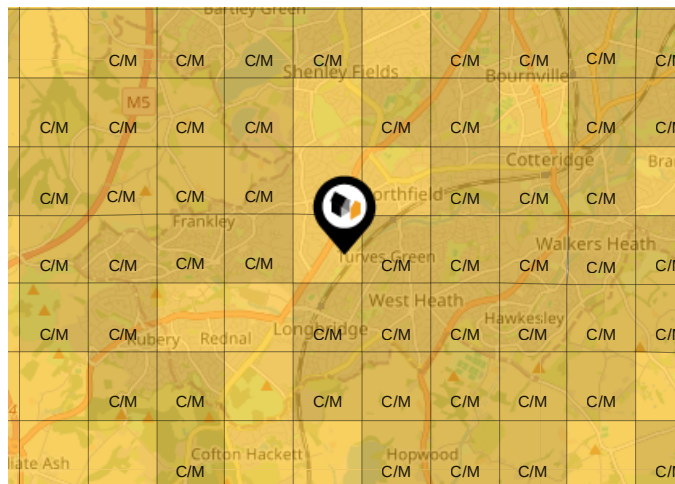
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

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



## 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



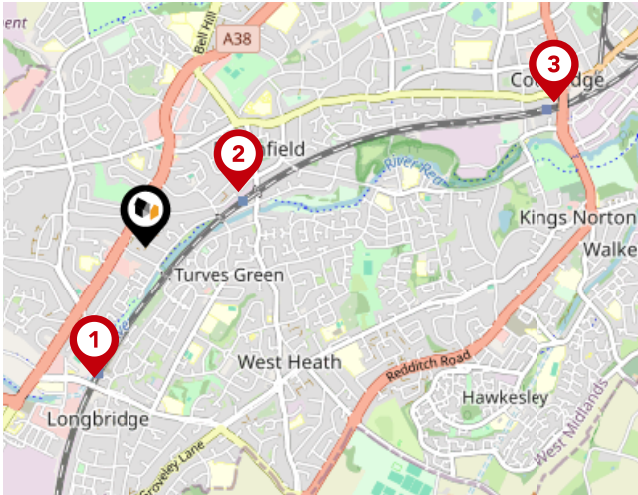
# Area

## Transport (National)

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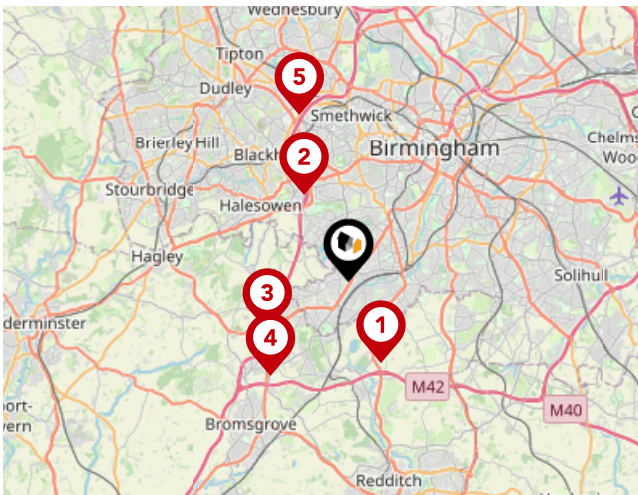
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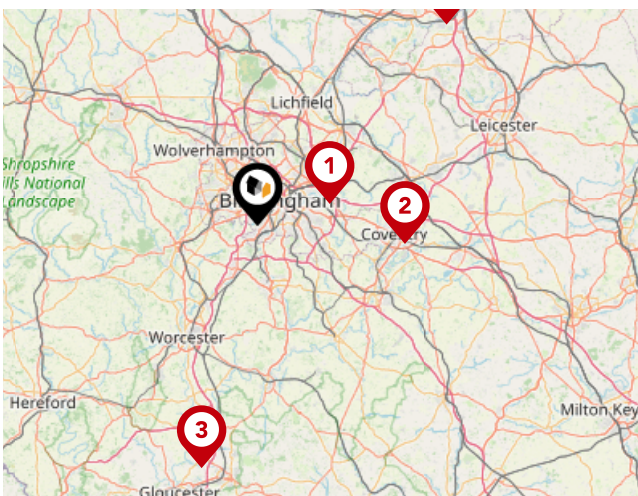
### National Rail Stations

Pin	Name	Distance
	Longbridge Rail Station	0.63 miles
	Northfield Rail Station	0.49 miles
	Kings Norton Rail Station	1.96 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M42 J2	3.17 miles
	M5 J3	3.53 miles
	M5 J4	3.49 miles
	M42 J1	4.46 miles
	M5 J2	6.33 miles



### Airports/Helipads

Pin	Name	Distance
	Birmingham Airport	10.84 miles
	Baginton	21.29 miles
	Staverton	36.16 miles
	East Mids Airport	39.84 miles



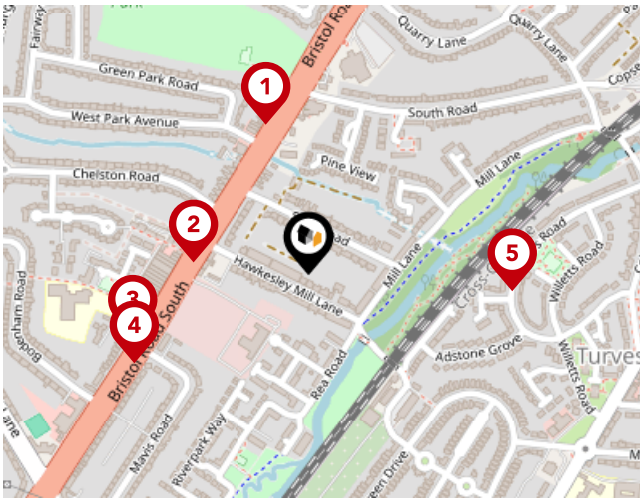
# Area

## Transport (Local)

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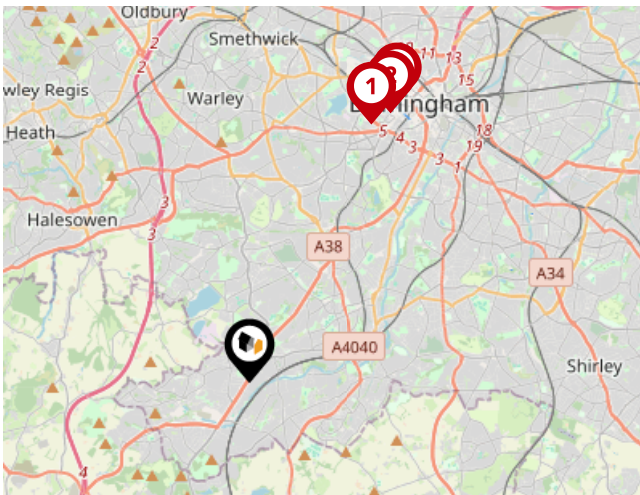
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### Bus Stops/Stations

Pin	Name	Distance
1	South Rd	0.18 miles
2	Hawkesley Mill Lane	0.13 miles
3	Mavis Rd	0.21 miles
4	Mavis Rd	0.22 miles
5	Purslow Grove	0.23 miles



### Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	5.15 miles
2	Five Ways (Midland Metro Stop)	5.47 miles
3	Brindleyplace (Midland Metro Stop)	5.65 miles

# Dean Coleman Powered By eXp

## About Us

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**exp** UK  
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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