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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 15<sup>th</sup> October 2025**



**LAWNSDOWN ROAD, BRIERLEY HILL, DY5**

**OIRO : £210,000**

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Welcome to this beautifully refurbished, semi-detached family home located on the ever-popular Lawnsdown Road in Brierley Hill. Lovingly updated by the current owners including a new roof, this spacious property offers turn-key living with style, space, and convenience.

Step inside to a light and airy entrance hall, leading to a stunning kitchen diner—the heart of the home—perfect for entertaining or enjoying family meals. A separate utility room adds practicality, while the entire home is filled with natural light, creating a warm and welcoming feel throughout.

Upstairs, you'll find three generously sized bedrooms, each thoughtfully decorated and ideal for growing families. The modern bathroom features integrated storage and a sleek, contemporary finish.

Externally, there is off-road parking for multiple vehicles, a garage located to the rear, and a private garden space—ideal for relaxing or entertaining outdoors.

Situated within close proximity to Outstanding-rated schools, local amenities, and excellent transport links, this is a perfect family home in a highly desirable location.

Key Features:

Semi-detached

Freehold

Three Super-Sized Bedrooms

Spacious lounge with feature fire place

Stylish Kitchen Diner

Separate Utility Room

Modern Bathroom with Built-In Storage

Light & Airy Living Throughout

Driveway (no drop kerb) to the front & a Rear Garage

Refurbished by Current Owners

Outstanding Schools Nearby

Excellent Transport Links

Viewing is highly recommended to appreciate the space and quality on offer.

Note: the sellers have had an offer accepted on a vacant/no chain property, making for a smooth and speedy process.



## Property

|                  |                                         |
|------------------|-----------------------------------------|
| Type:            | Semi-Detached                           |
| Bedrooms:        | 3                                       |
| Floor Area:      | 921 ft <sup>2</sup> / 85 m <sup>2</sup> |
| Plot Area:       | 0.05 acres                              |
| Year Built :     | 1950-1966                               |
| Council Tax :    | Band B                                  |
| Annual Estimate: | £1,586                                  |
| Title Number:    | WM875826                                |

|         |          |
|---------|----------|
| OIRO:   | £210,000 |
| Tenure: | Freehold |

## Local Area

|                    |          |
|--------------------|----------|
| Local Authority:   | Dudley   |
| Conservation Area: | No       |
| Flood Risk:        |          |
| • Rivers & Seas    | Very low |
| • Surface Water    | Very low |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

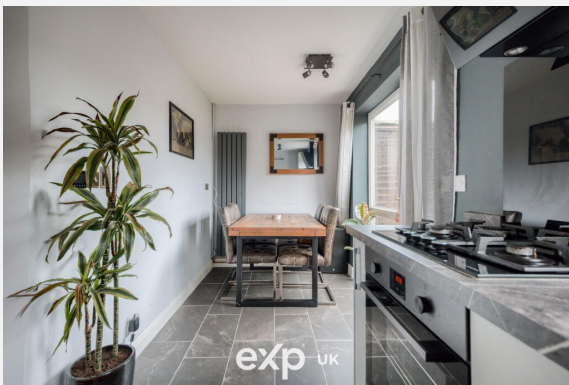
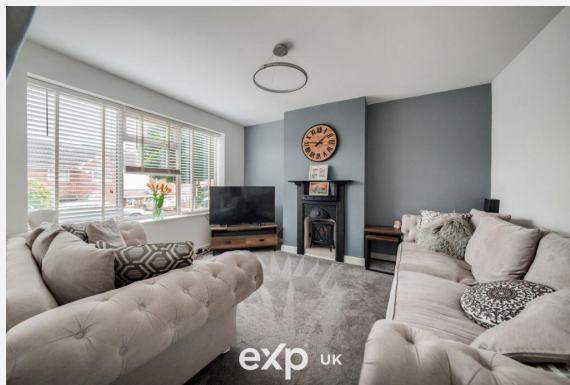
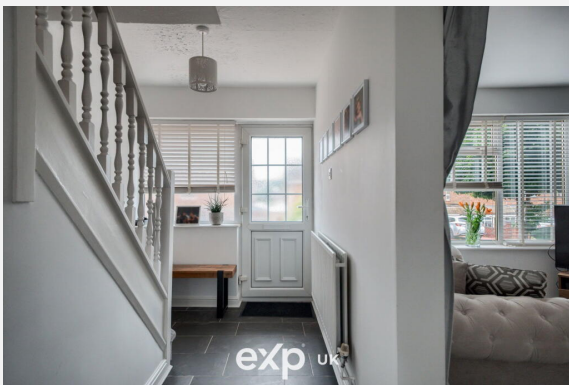
|      |      |      |
|------|------|------|
| 8    | 69   | 2000 |
| mb/s | mb/s | mb/s |
|      |      |      |

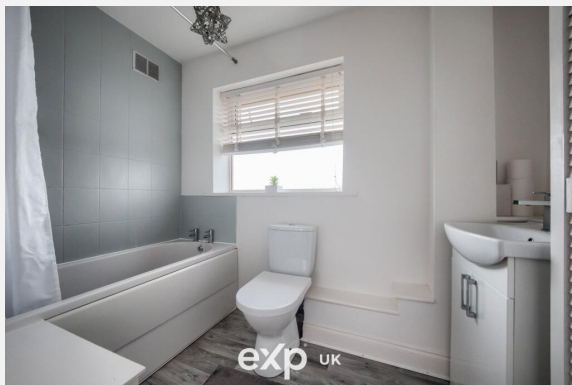
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



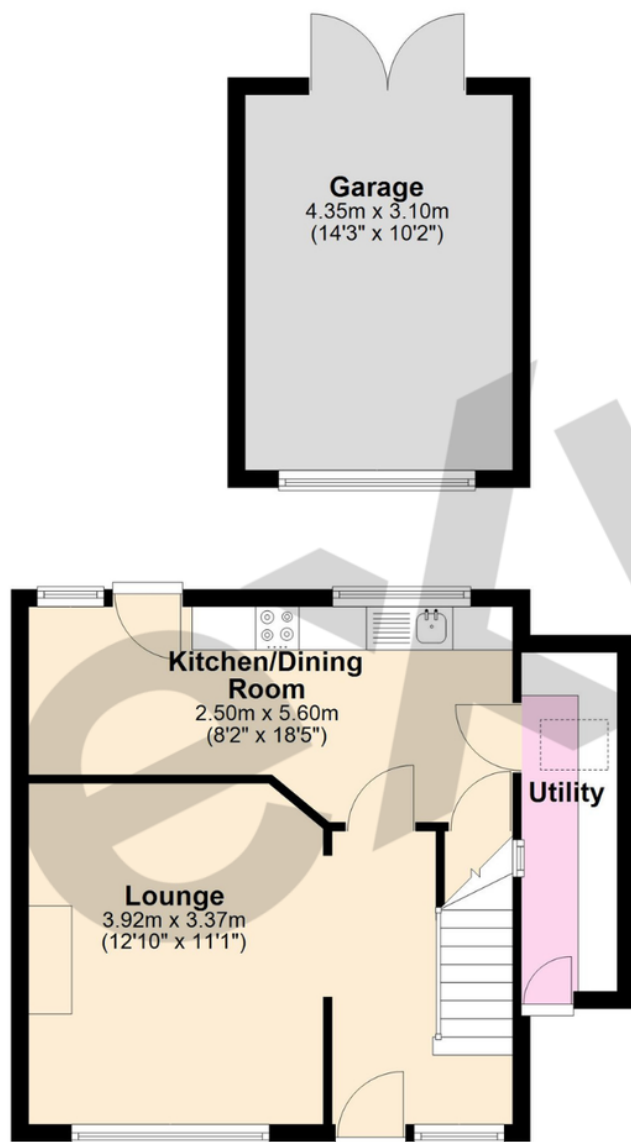




## LAWNSDOWN ROAD, BRIERLEY HILL, DY5

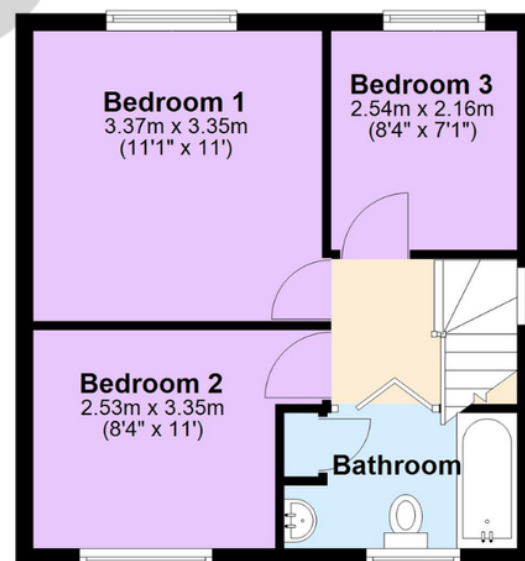
### Ground Floor

Approx. 51.9 sq. metres (558.3 sq. feet)

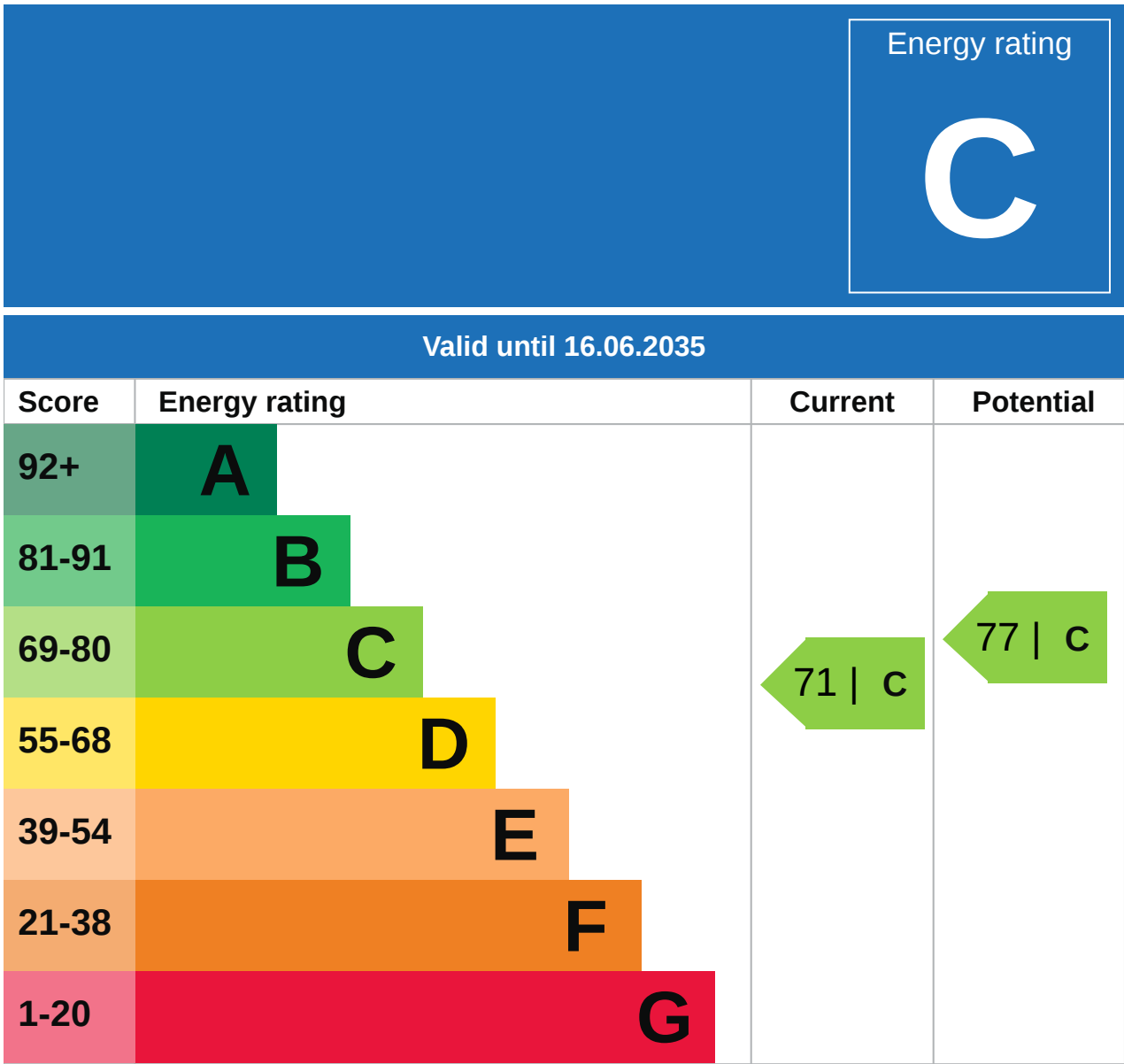


### First Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 85.6 sq. metres (921.0 sq. feet)



## Additional EPC Data

|                                     |                                            |
|-------------------------------------|--------------------------------------------|
| <b>Property Type:</b>               | Semi-detached house                        |
| <b>Flat Top Storey:</b>             | No                                         |
| <b>Top Storey:</b>                  | 0                                          |
| <b>Previous Extension:</b>          | 0                                          |
| <b>Open Fireplace:</b>              | 0                                          |
| <b>Walls:</b>                       | Cavity wall, filled cavity                 |
| <b>Walls Energy:</b>                | Cavity wall, filled cavity                 |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation            |
| <b>Roof Energy:</b>                 | Pitched, 100 mm loft insulation            |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas            |
| <b>Main Heating Controls:</b>       | Programmer, TRVs and boiler energy manager |
| <b>Hot Water System:</b>            | From main system                           |
| <b>Hot Water Energy Efficiency:</b> | From main system                           |
| <b>Lighting:</b>                    | Below average lighting efficiency          |
| <b>Floors:</b>                      | Solid, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 70 m <sup>2</sup>                          |

## 18, Lawnsdown Road, Brierley Hill, DY5 2EP

Last Sold Date: 27/06/2025  
Last Sold Price: £215,000

## 15, Lawnsdown Road, Brierley Hill, DY5 2EP

Last Sold Date: 17/11/2023  
Last Sold Price: £110,000

## 5, Lawnsdown Road, Brierley Hill, DY5 2EP

Last Sold Date: 16/12/2022  
Last Sold Price: £187,000

## 6, Lawnsdown Road, Brierley Hill, DY5 2EP

Last Sold Date: 16/07/2021  
Last Sold Price: £162,000

## 14, Lawnsdown Road, Brierley Hill, DY5 2EP

|                  |            |            |            |            |
|------------------|------------|------------|------------|------------|
| Last Sold Date:  | 23/06/2021 | 30/09/2015 | 29/08/2003 | 31/08/2001 |
| Last Sold Price: | £170,000   | £125,000   | £93,000    | £71,000    |

## 12, Lawnsdown Road, Brierley Hill, DY5 2EP

|                  |            |            |            |
|------------------|------------|------------|------------|
| Last Sold Date:  | 16/06/2021 | 17/09/1999 | 01/03/1996 |
| Last Sold Price: | £169,000   | £53,000    | £50,000    |

## 23, Lawnsdown Road, Brierley Hill, DY5 2EP

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 09/04/2021 | 02/10/1998 |
| Last Sold Price: | £160,500   | £48,500    |

## 9, Lawnsdown Road, Brierley Hill, DY5 2EP

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 18/12/2020 | 16/02/2015 |
| Last Sold Price: | £159,950   | £125,000   |

## 10, Lawnsdown Road, Brierley Hill, DY5 2EP

|                  |            |            |            |
|------------------|------------|------------|------------|
| Last Sold Date:  | 22/06/2018 | 15/11/2007 | 22/02/2006 |
| Last Sold Price: | £150,000   | £125,000   | £106,000   |

## 16, Lawnsdown Road, Brierley Hill, DY5 2EP

|                  |            |            |            |
|------------------|------------|------------|------------|
| Last Sold Date:  | 30/08/2013 | 30/08/2001 | 04/12/1996 |
| Last Sold Price: | £150,000   | £45,000    | £38,000    |

## 22, Lawnsdown Road, Brierley Hill, DY5 2EP

Last Sold Date: 30/11/2010  
Last Sold Price: £105,000

## 24, Lawnsdown Road, Brierley Hill, DY5 2EP

Last Sold Date: 26/06/2006  
Last Sold Price: £62,000

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

## 11, Lawnsdown Road, Brierley Hill, DY5 2EP

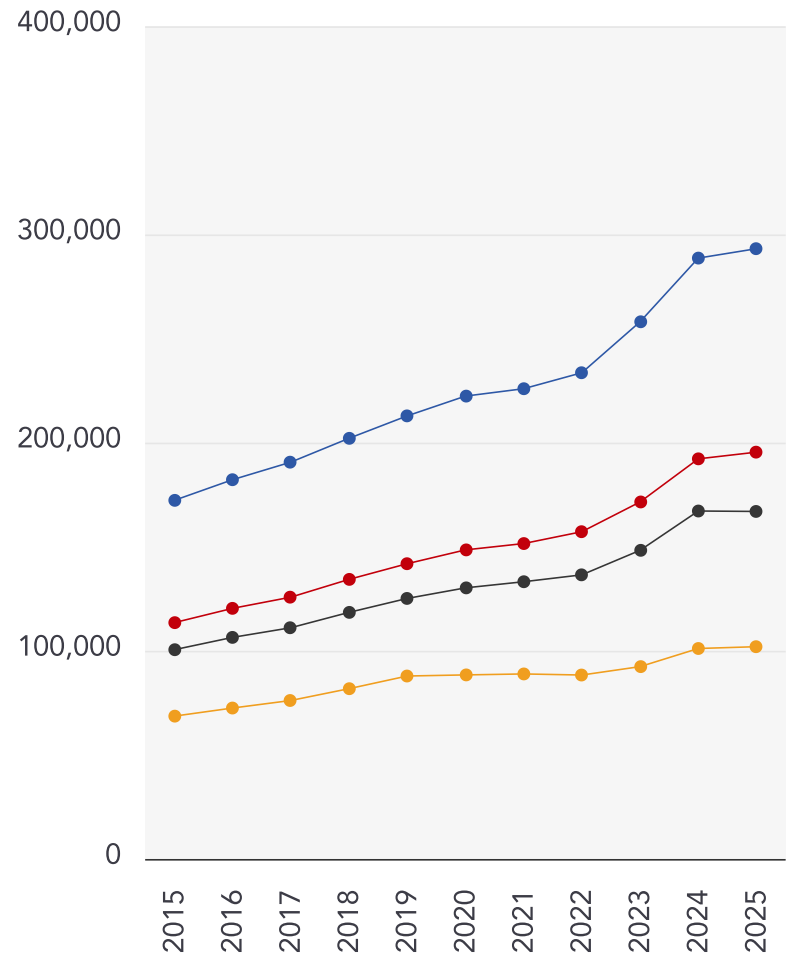
|                  |            |
|------------------|------------|
| Last Sold Date:  | 15/05/2006 |
| Last Sold Price: | £105,000   |

## 3, Lawnsdown Road, Brierley Hill, DY5 2EP

|                  |            |
|------------------|------------|
| Last Sold Date:  | 21/12/1999 |
| Last Sold Price: | £51,000    |

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

### 10 Year History of Average House Prices by Property Type in DY5



Detached

**+70.17%**

Semi-Detached

**+72.14%**

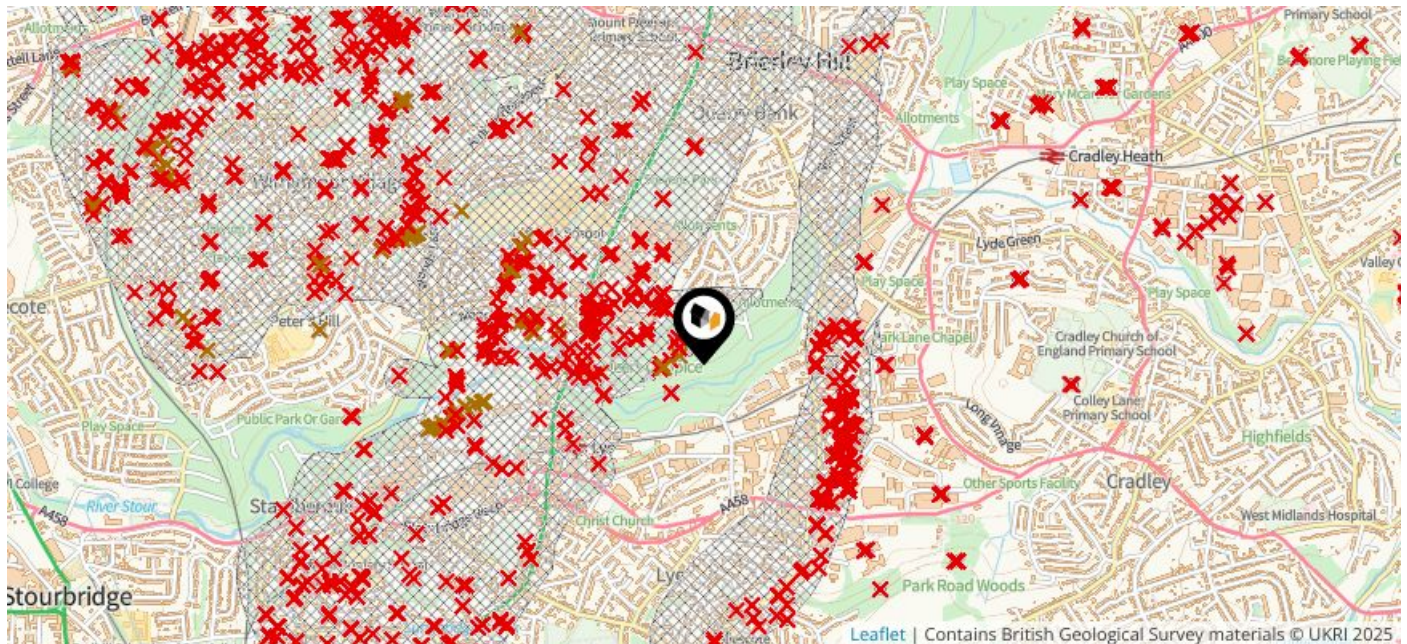
Terraced

**+66.07%**

Flat

**+48.62%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

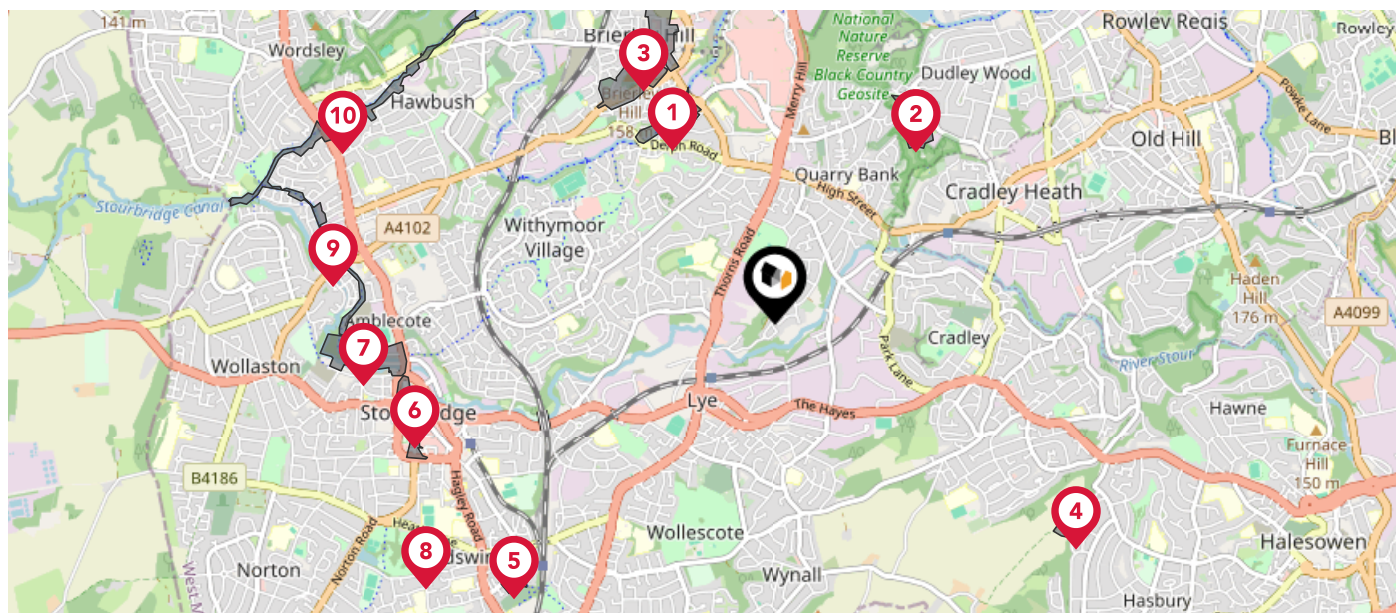
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

1

DELPH LOCKS BRIERLEY HILL.

2

MUSHROOM GREEN DUDLEY WOOD.

3

HIGH STREET, BRIERLEY HILL

4

LUTLEY MILL HALESOWEN.

5

CHURCH ROAD OLDSWINFORD.

6

HIGH STREET STOUBRIDGE.

7

STOURBRIDGE BRANCH CANAL STOUBRIDGE

8

LOVE LANE OLDSWINFORD

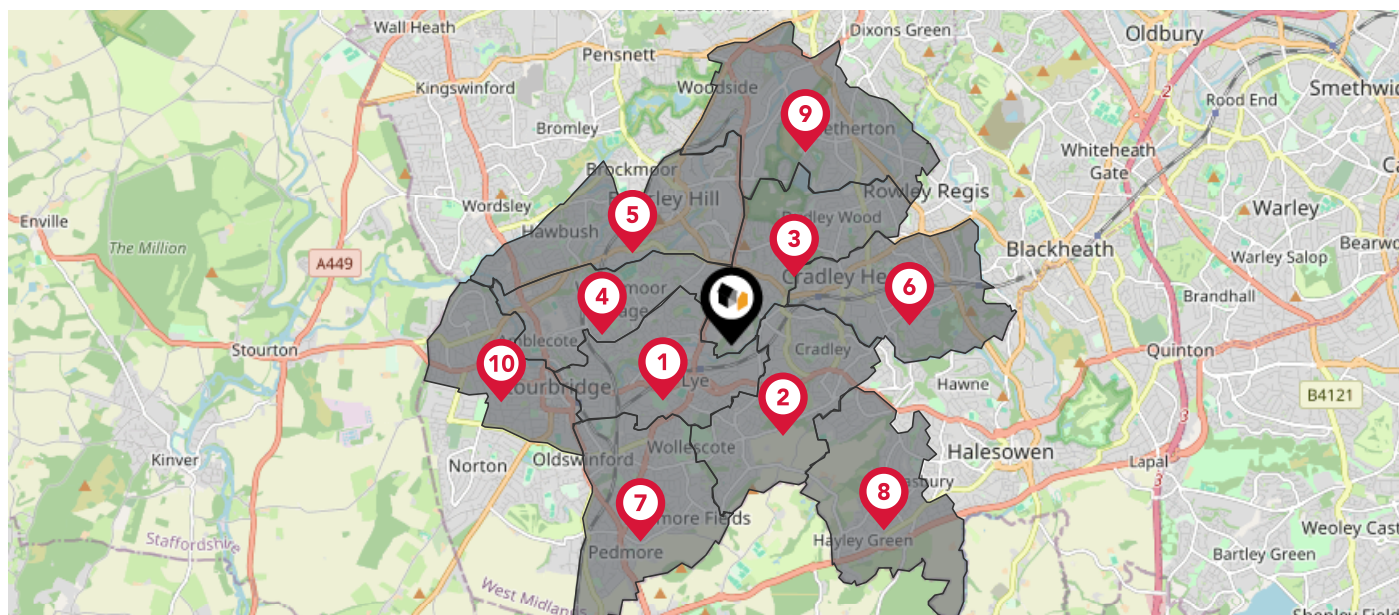
9

STOURBRIDGE CANAL ARM EXTENSION AMBLECOTE/WORDSLEY

10

STOURBRIDGE SIXTEEN LOCKS WORDSLEY.

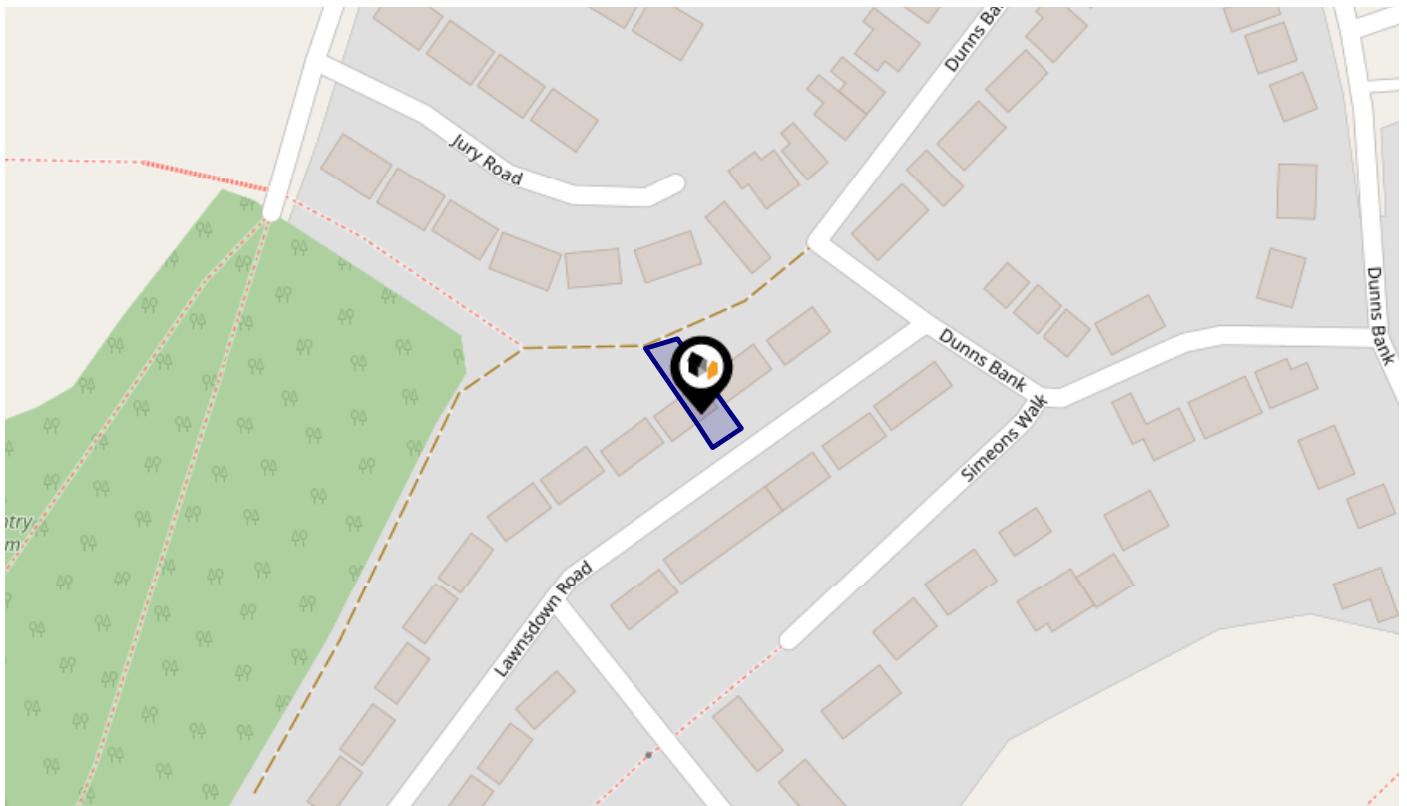
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

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

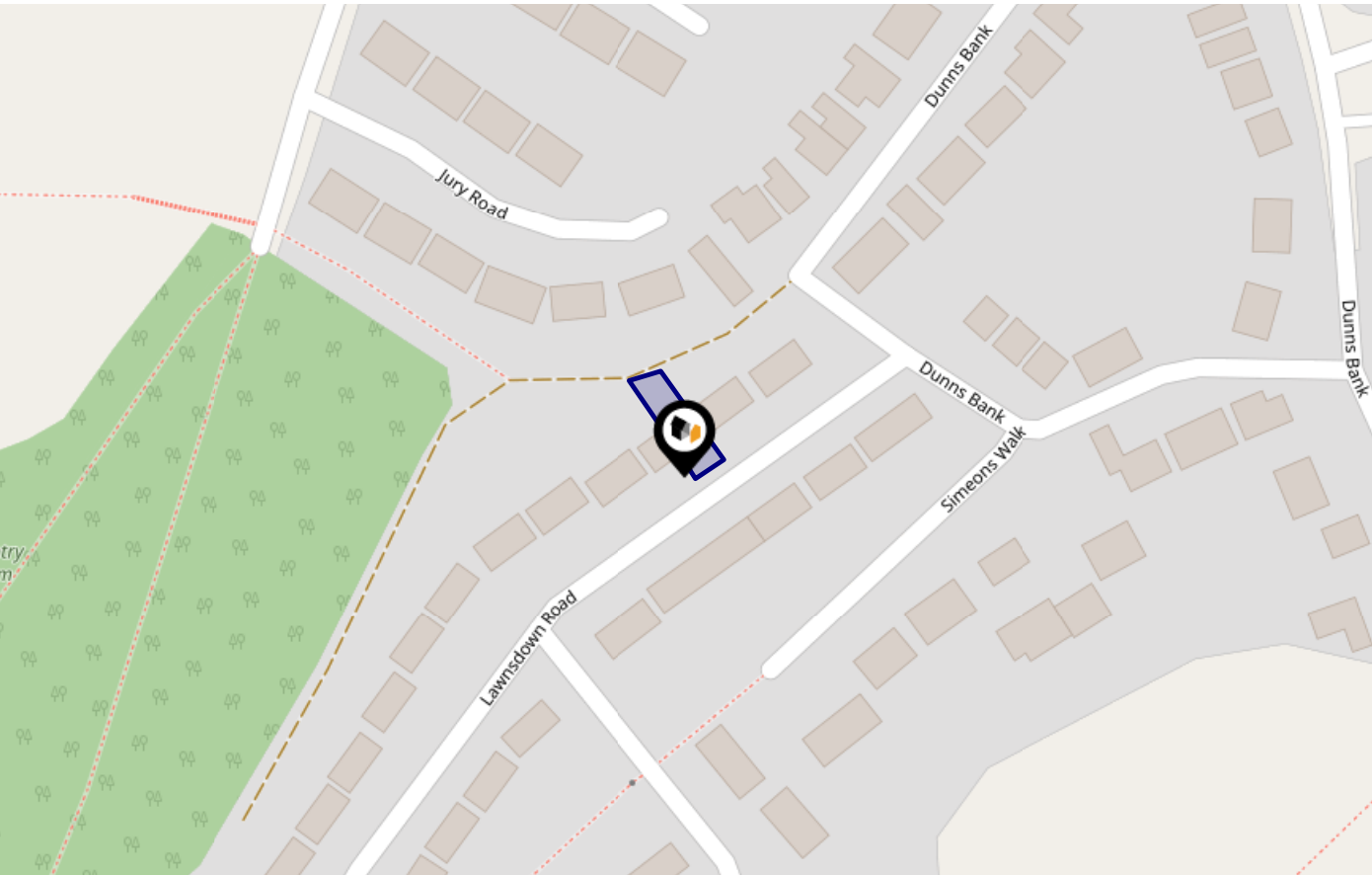
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

# Flood Risk

## Rivers & Seas - Flood Risk

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

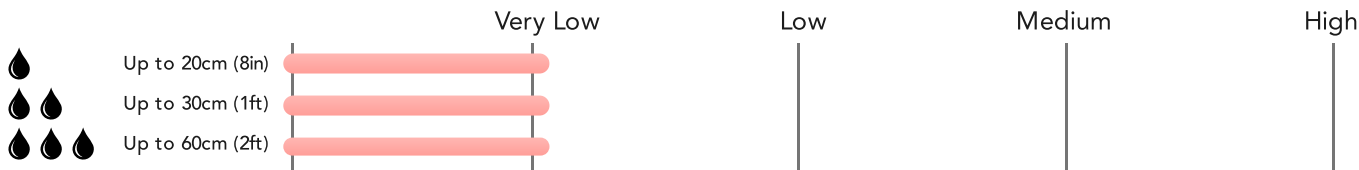


Risk Rating: **Very low**

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

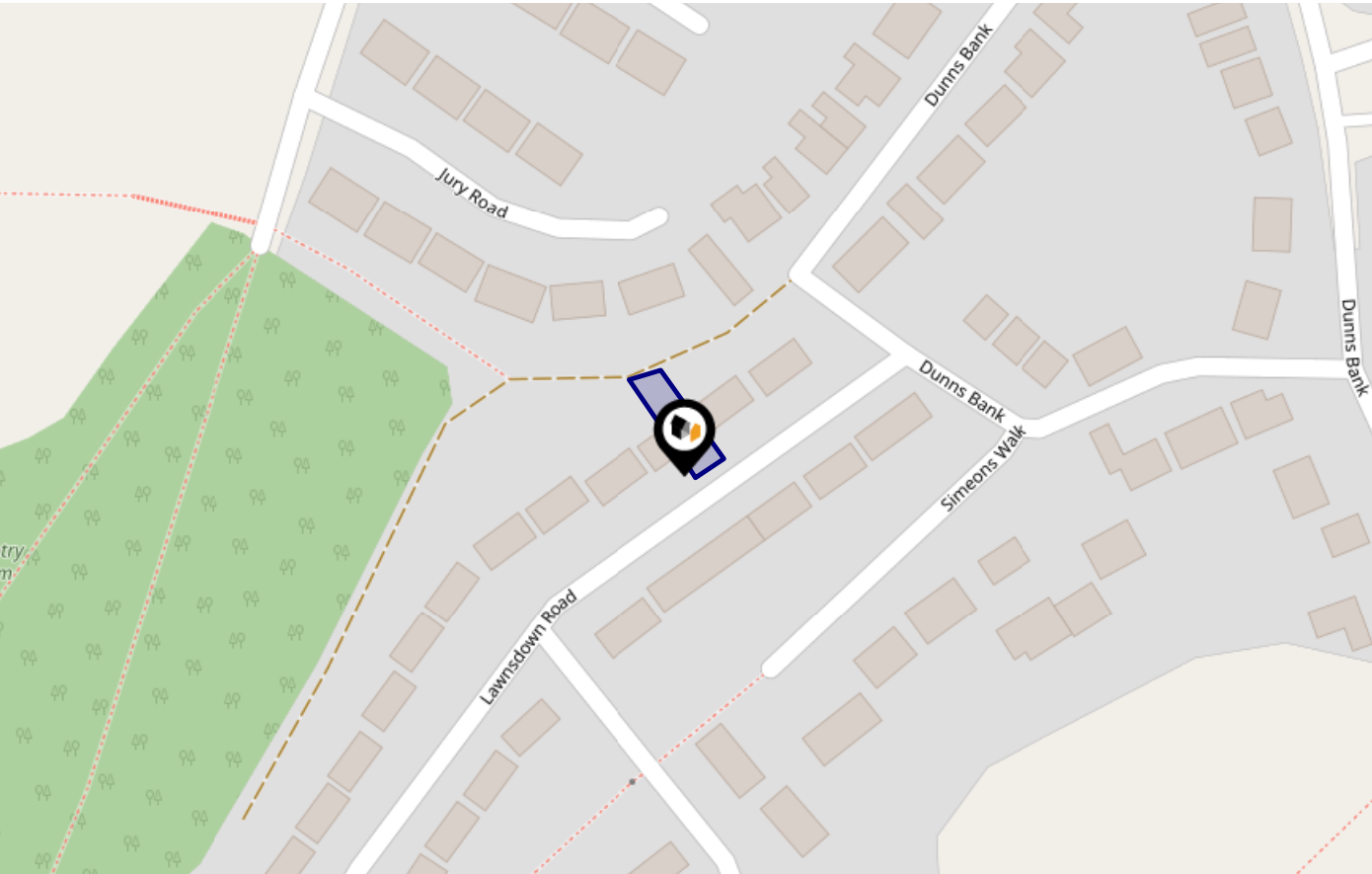
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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.

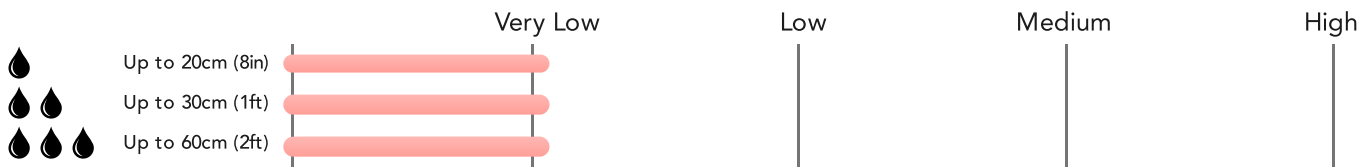


Risk Rating: Very low

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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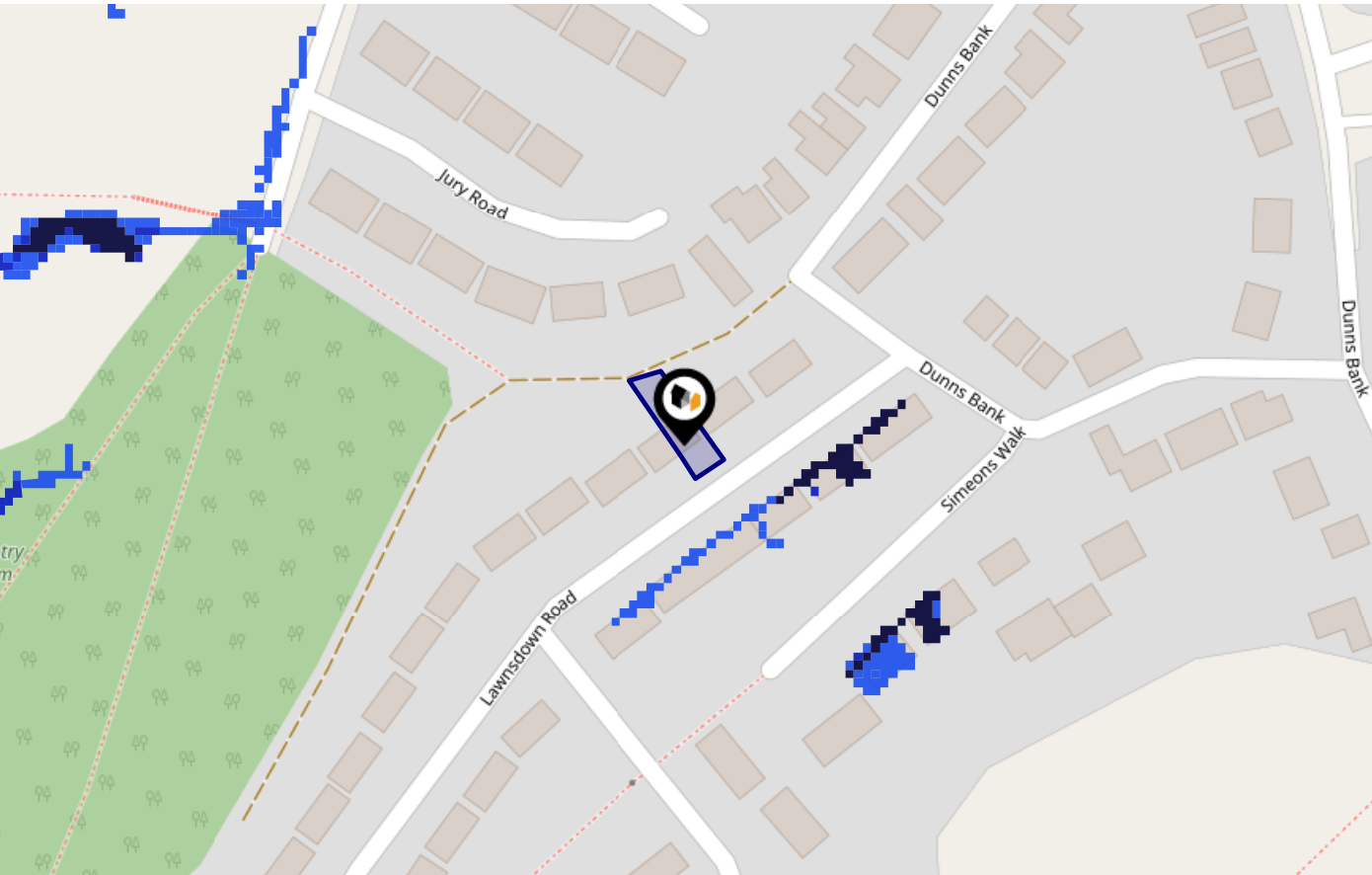
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

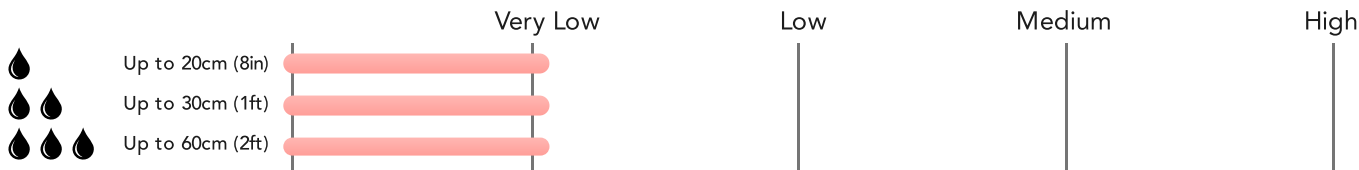


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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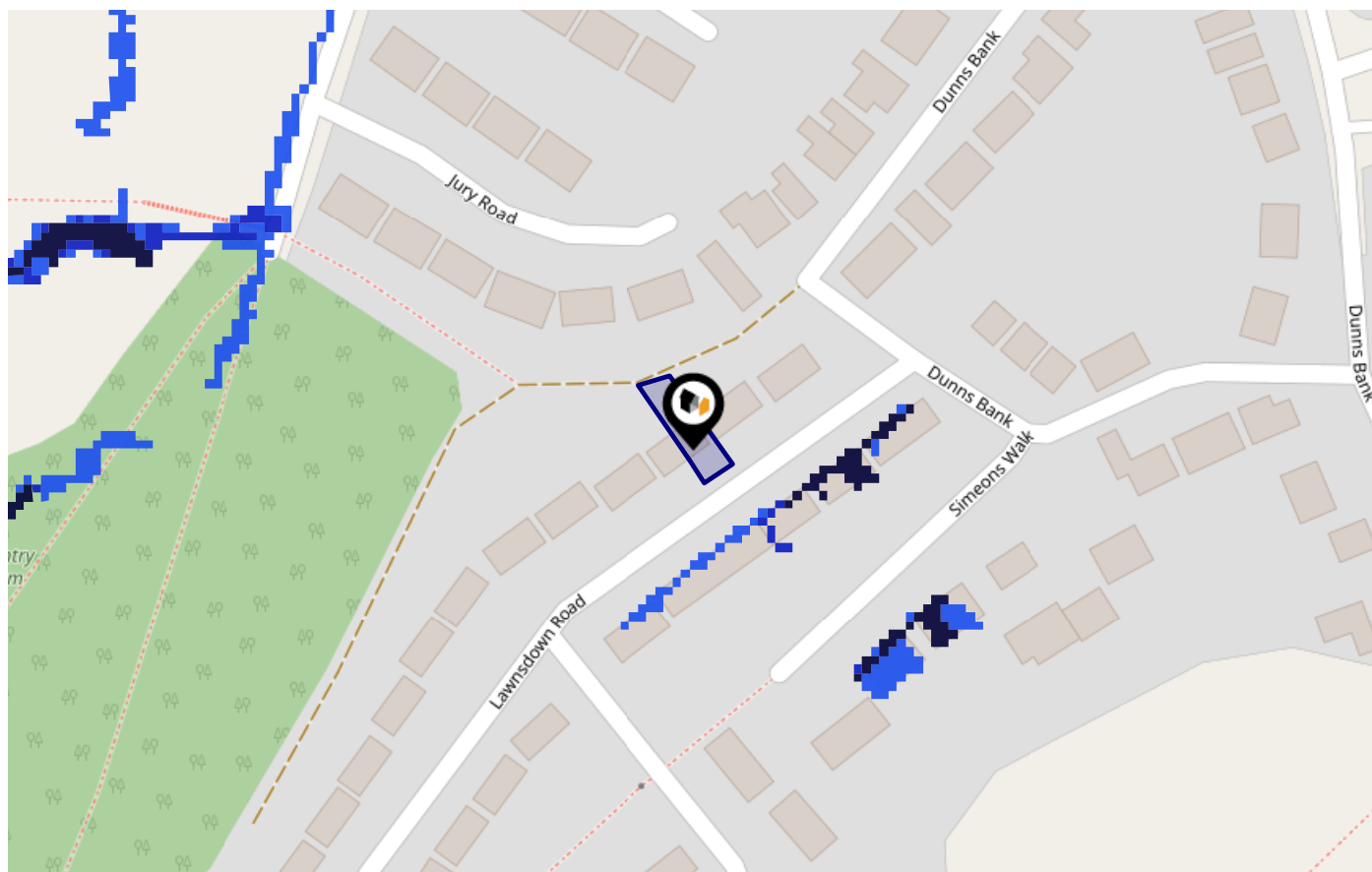
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

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.

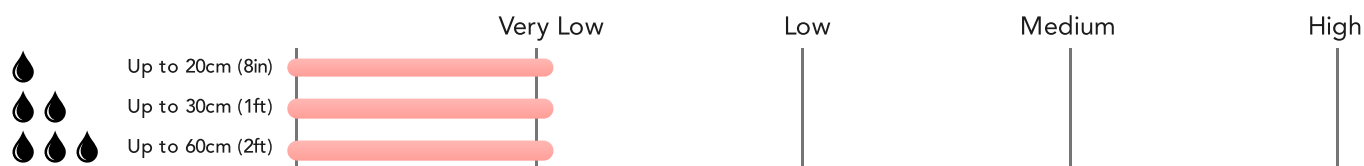


**Risk Rating:** Very low

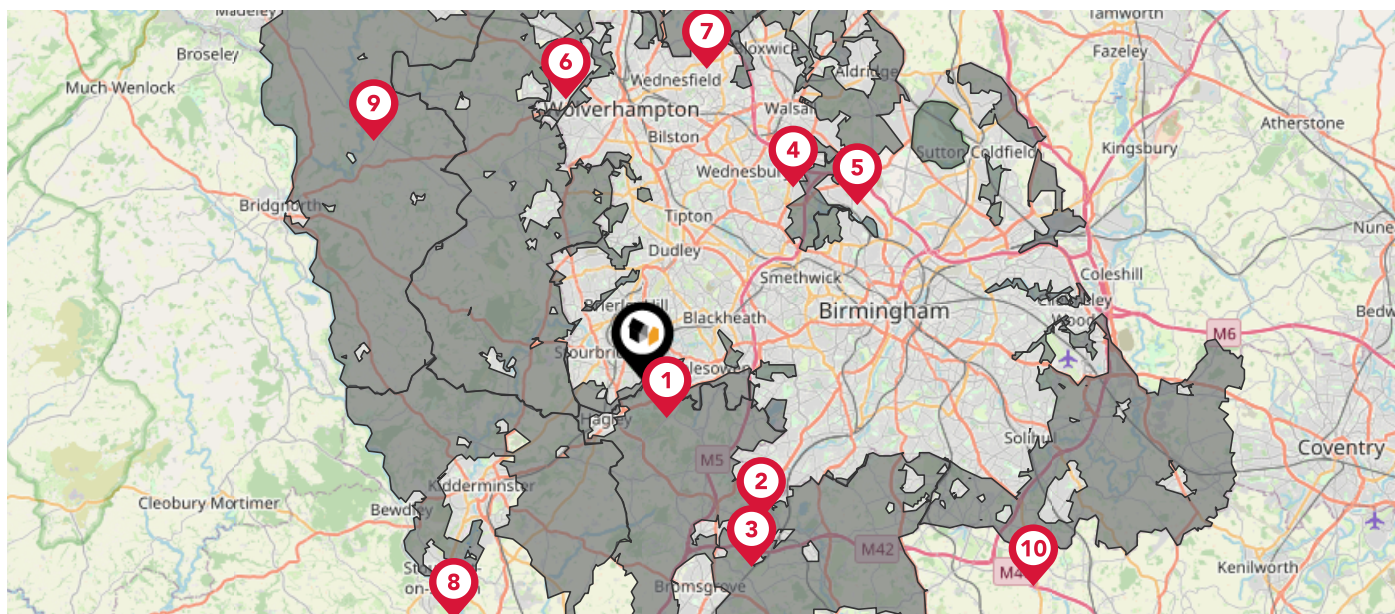
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



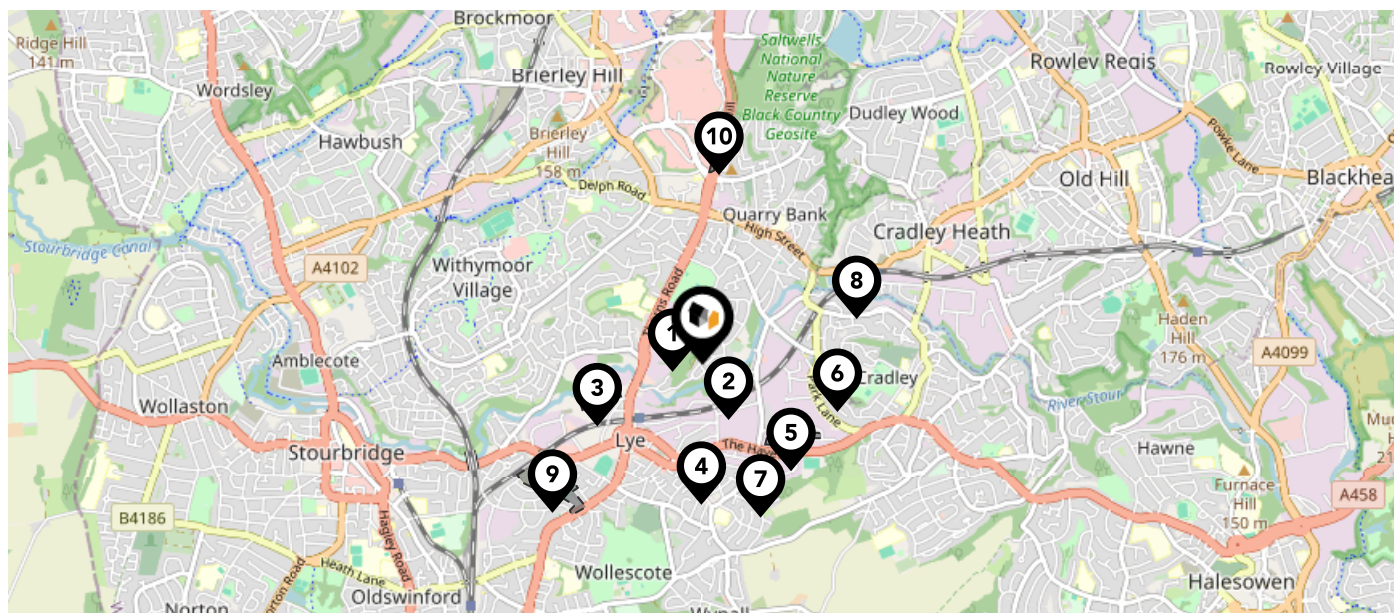
This map displays nearby areas that have been designated as Green Belt...



## Nearby Green Belt Land

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

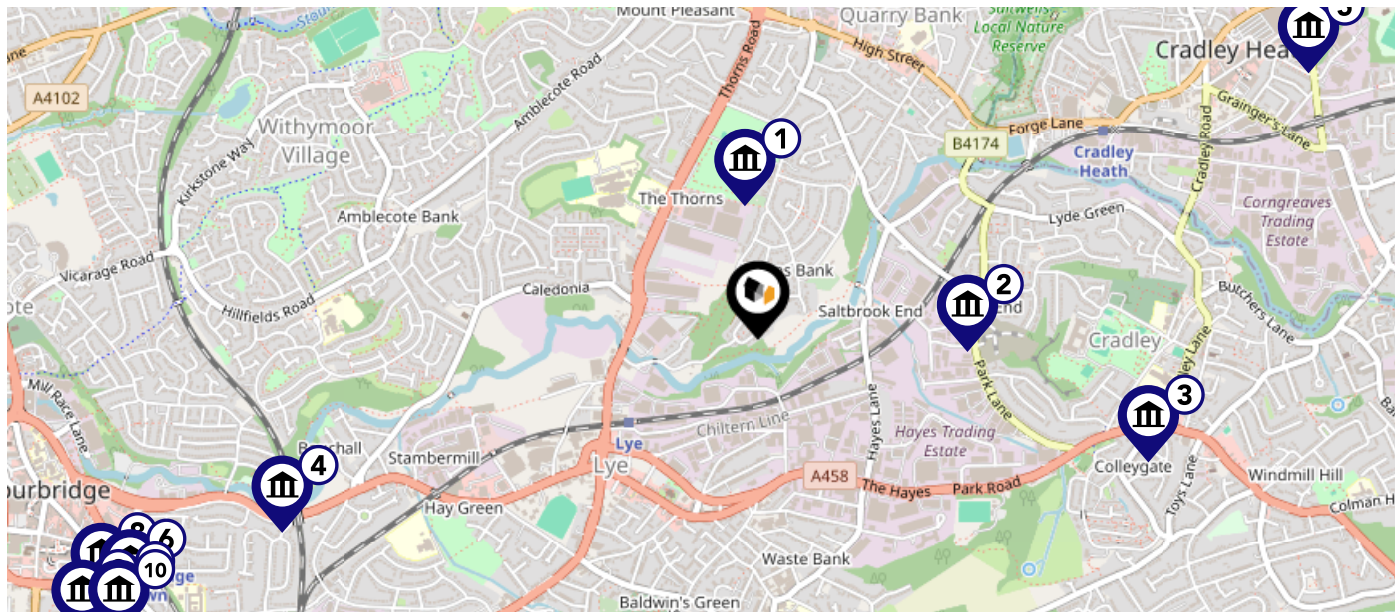
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



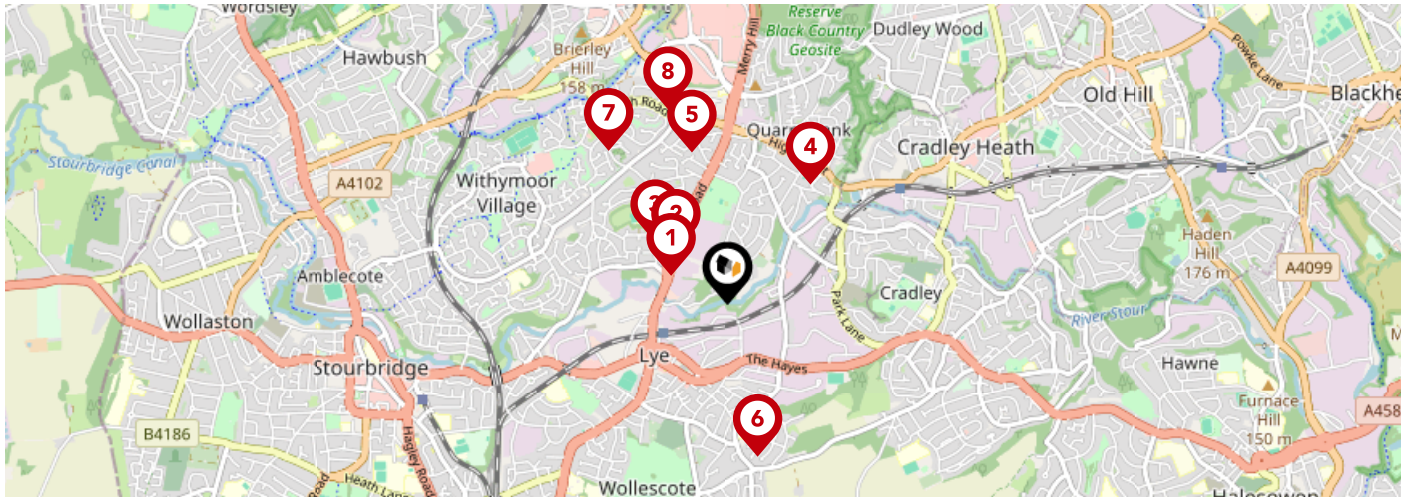
### Nearby Landfill Sites

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

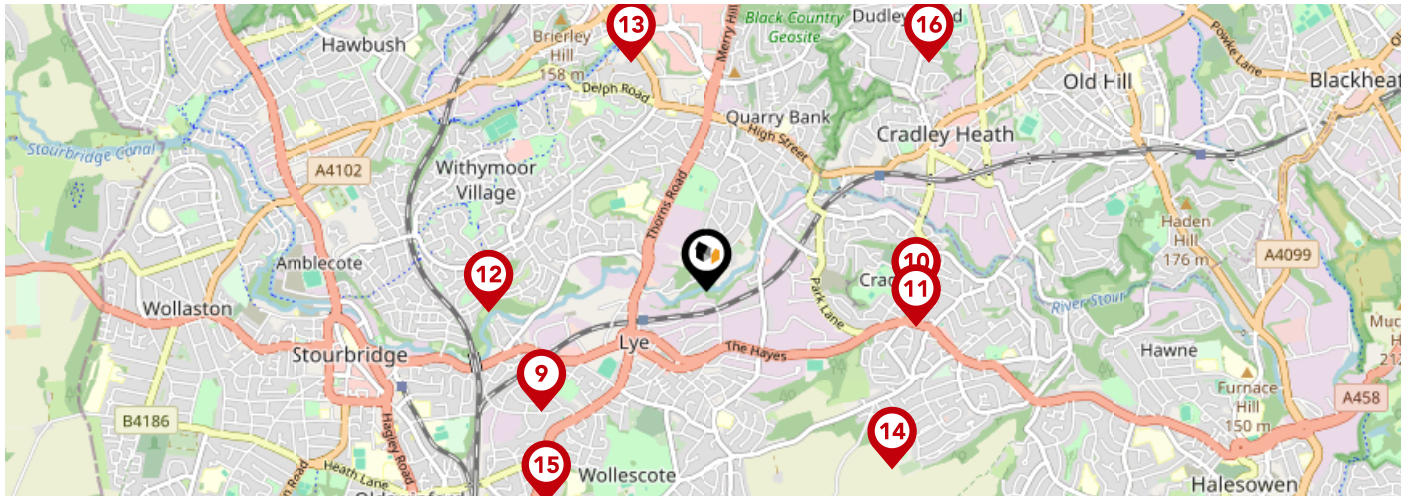
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                                                                                         | Grade    | Distance  |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1442310 - Quarry Bank Peace Memorial And Garden            | Grade II | 0.3 miles |
|  1063734 - Unitarian Chapel                                 | Grade II | 0.5 miles |
|  1323728 - The Chainmaker And Attached Former Brewery       | Grade II | 0.9 miles |
|  1076078 - Viaduct                                          | Grade II | 1.1 miles |
|  1287855 - Cradley Heath Baptist Church                     | Grade II | 1.4 miles |
|  1251258 - Church Of St John The Evangelist                 | Grade II | 1.5 miles |
|  1262895 - 1, Church Street                                 | Grade II | 1.6 miles |
|  1076038 - Barclays Bank                                    | Grade II | 1.6 miles |
|  1257347 - Roman Catholic Church Of Our Lady And All Saints | Grade II | 1.6 miles |
|  1343199 - Stourbridge College Of Art                       | Grade II | 1.6 miles |



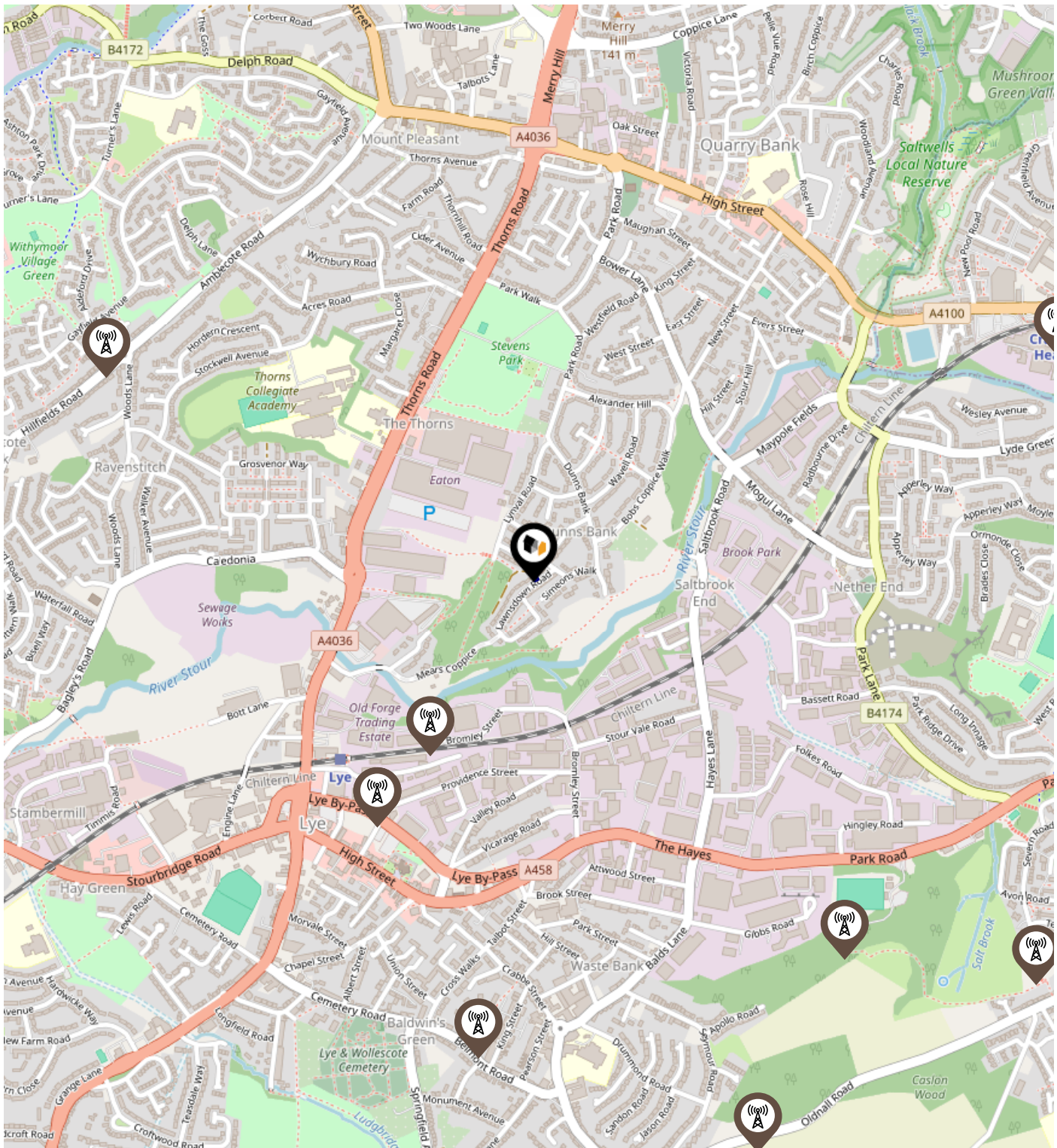
|          |                                                                                                       | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>The Old Park School</b><br>Ofsted Rating: Outstanding   Pupils: 152   Distance:0.29                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Thorns Primary School</b><br>Ofsted Rating: Good   Pupils: 200   Distance:0.33                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Thorns Collegiate Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 947   Distance:0.43 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Quarry Bank Primary School</b><br>Ofsted Rating: Good   Pupils: 351   Distance:0.66                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Mount Pleasant Primary School</b><br>Ofsted Rating: Good   Pupils: 369   Distance:0.7              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Wollescote Primary School</b><br>Ofsted Rating: Good   Pupils: 439   Distance:0.7                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Withymoor Primary School</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.87                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Mary's RC Primary School</b><br>Ofsted Rating: Good   Pupils: 198   Distance:0.92               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                        | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Rufford Primary School</b><br>Ofsted Rating: Good   Pupils: 225   Distance:0.93                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Cradley CofE Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 210   Distance:0.95         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Colley Lane Primary Academy</b><br>Ofsted Rating: Good   Pupils: 485   Distance:0.96                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Peters Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 801   Distance:0.99                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Brierley Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 216   Distance:1.08               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Caslon Primary Community School</b><br>Ofsted Rating: Good   Pupils: 262   Distance:1.16            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Pedmore High School</b><br>Ofsted Rating: Good   Pupils: 654   Distance:1.2                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Dudley Wood Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 455   Distance:1.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

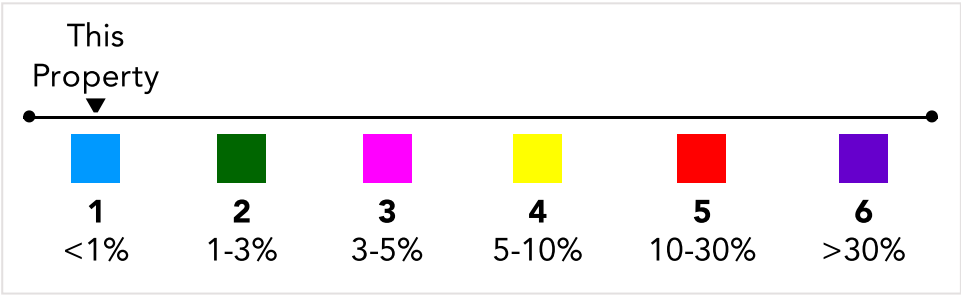
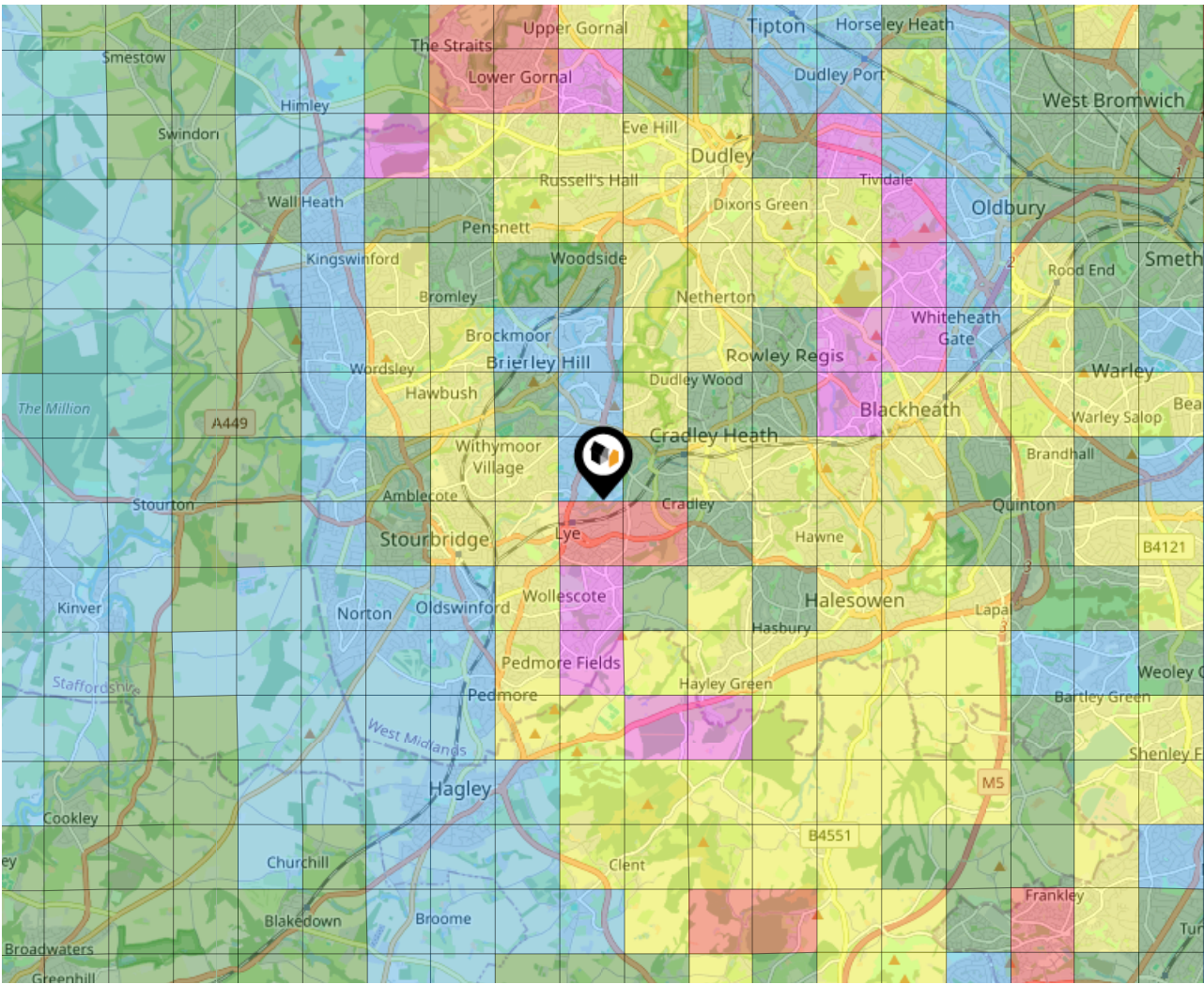


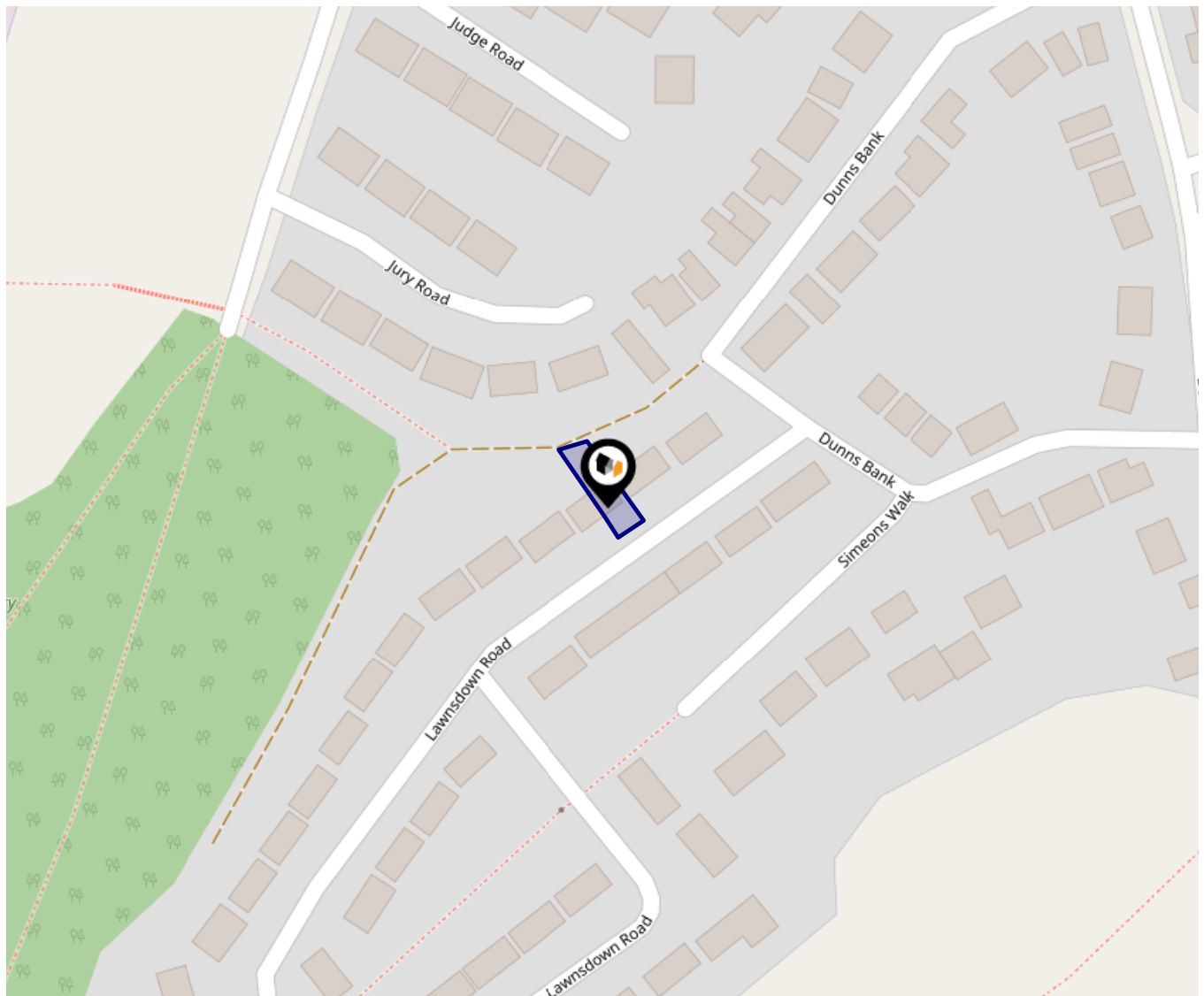
### Key:

-  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>).





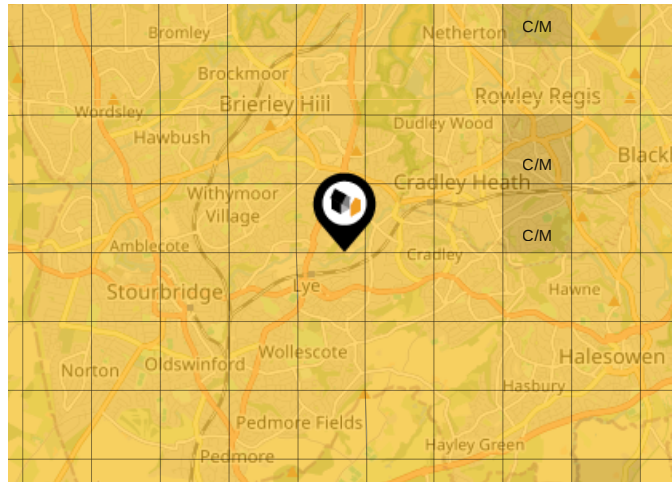
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

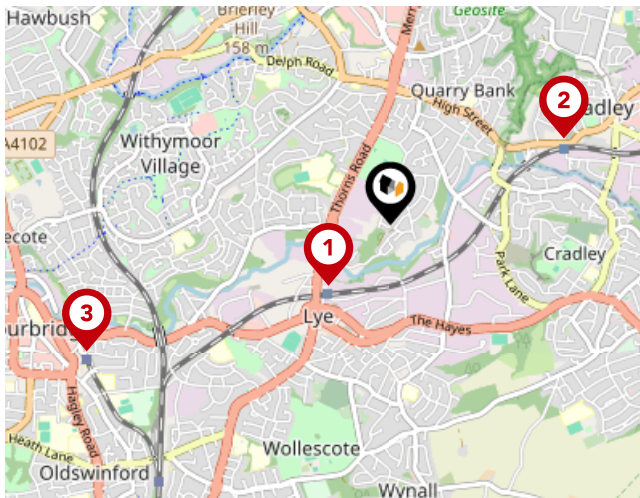
Ground Composition for this Address (Surrounding square kilometer zone around property)

|                               |                          |                      |                      |
|-------------------------------|--------------------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | NONE                     | <b>Soil Texture:</b> | LOAM TO CLAY         |
| <b>Parent Material Grain:</b> | ARGILLIC -<br>ARENACEOUS | <b>Soil Depth:</b>   | INTERMEDIATE-SHALLOW |
| <b>Soil Group:</b>            | MEDIUM TO HEAVY          |                      |                      |



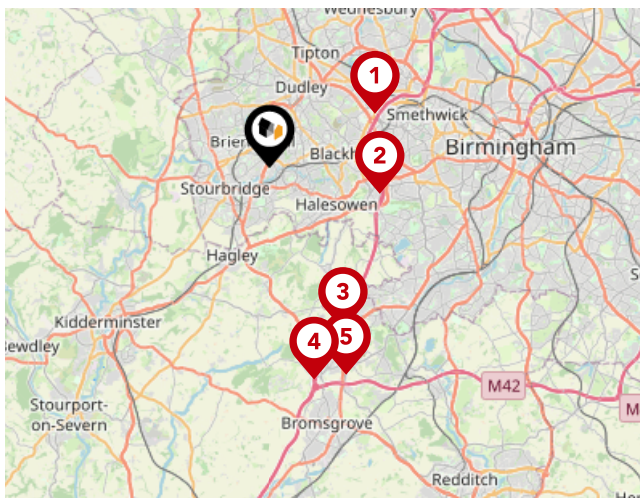
## Primary Classifications (Most Common Clay Types)

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



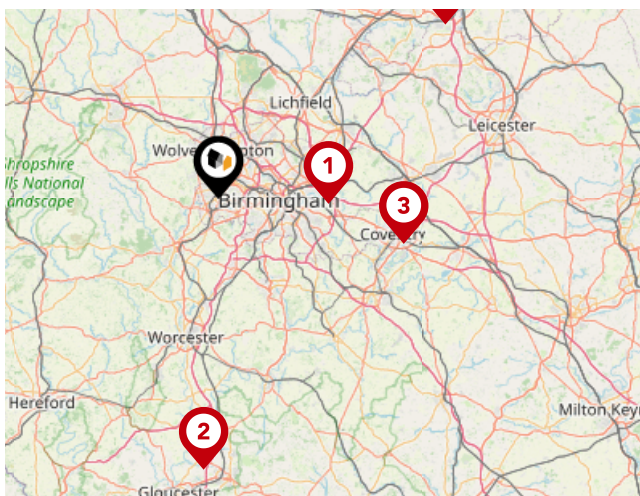
### National Rail Stations

| Pin | Name                             | Distance   |
|-----|----------------------------------|------------|
| 1   | Lye (West Midlands) Rail Station | 0.4 miles  |
| 2   | Cradley Heath Rail Station       | 0.87 miles |
| 3   | Stourbridge Town Rail Station    | 1.49 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance   |
|-----|--------|------------|
| 1   | M5 J2  | 4.27 miles |
| 2   | M5 J3  | 4.11 miles |
| 3   | M5 J4  | 6.46 miles |
| 4   | M5 J4A | 7.83 miles |
| 5   | M42 J1 | 7.99 miles |

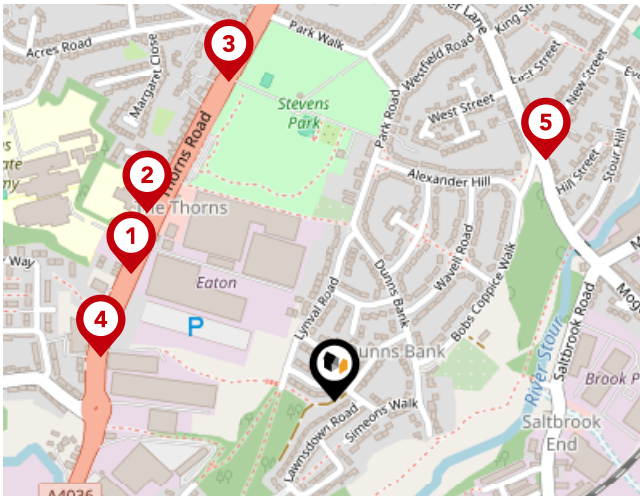


### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Birmingham Airport | 15.95 miles |
| 2   | Staverton          | 39.55 miles |
| 3   | Baginton           | 27.57 miles |
| 4   | East Mids Airport  | 41.23 miles |

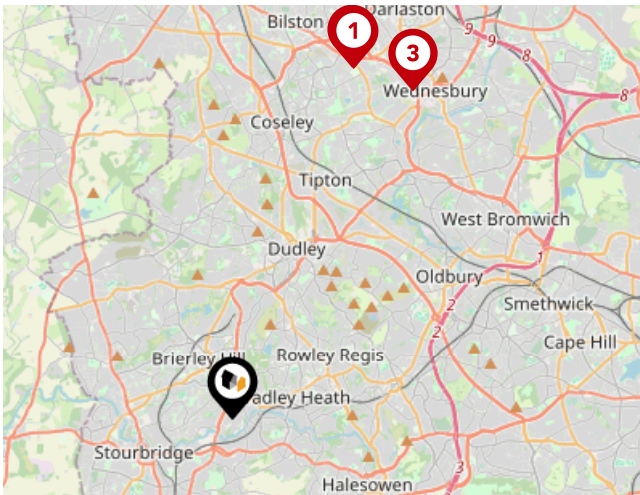
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Thorns Primary School | 0.27 miles |
| 2   | Thorns Primary School | 0.3 miles  |
| 3   | Stevens Park          | 0.38 miles |
| 4   | Caledonia             | 0.27 miles |
| 5   | New St                | 0.36 miles |



### Local Connections

| Pin | Name                                    | Distance   |
|-----|-----------------------------------------|------------|
| 1   | Bradley Lane (Midland Metro Stop)       | 6.71 miles |
| 2   | Bradley Lane (Midland Metro Stop)       | 6.73 miles |
| 3   | Wednesbury Parkway (Midland Metro Stop) | 6.77 miles |

# Dean Coleman Powered By eXp

## About Us



### 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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