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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th July 2025



LOTTIE ROAD, BIRMINGHAM, B29

Price Guide : £260,000

Dean Coleman Powered By eXp

Birmingham

0121 820 1775

hello@deancoleman.co.uk

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

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An excellent opportunity to purchase this traditional, well-presented, three-bedroom mid-terrace home, ideally located in the heart of Selly Oak.

With no work needed and situated within walking distance of the University of Birmingham, Queen Elizabeth Hospital, and Selly Oak train station, this property is ideal for first-time buyers and buy-to-let investors alike with highly attractive Yields and long term tenancies.

The ground floor offers:

A welcoming entrance hall

Two spacious reception rooms, perfect for relaxing or entertaining

A fitted kitchen with space for a washing machine, fridge freezer, and gas cooker

A modern downstairs bathroom

Upstairs, you'll find:

Three good-sized bedrooms with plenty of natural light

large loft space with drop-down ladder

Externally, the property benefits from a courtyard garden to the front and a superbly maintained rear garden featuring a patio area, lawn, and a storage shed, ideal for enjoying the outdoors in a private and fence enclosed setting.

This light and airy home which is fully double glazed and central heated, is presented in move-in-ready condition, making it a hassle-free choice for buyers or a plug-and-play rental for investors.

Location Highlights:

Just 5 minutes' walk to Selly Oak train station
Close proximity to University of Birmingham and Queen Elizabeth Hospital
Excellent local amenities and transport links
A fantastic opportunity in a high-demand location; early viewing is highly recommended.

Information on Anti-Money Laundering checks:

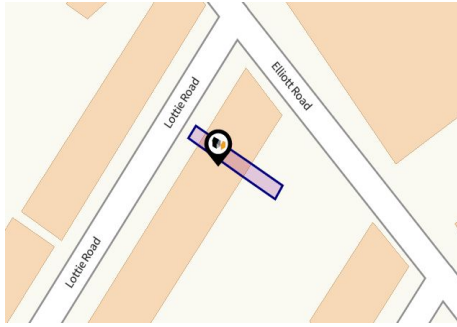
We are required by law to carry out Anti-Money Laundering checks on all individuals who are selling or buying a property. It is our responsibility to ensure that these checks are carried out correctly and monitored continuously. However, our partner, IAmProperty, will conduct the initial checks on our behalf. They will contact you once your offer has been agreed upon and we are in receipt of ID. These checks incur a non-refundable fee of £30 (inclusive of VAT). The fee covers the collection of relevant data, manual checks, and monitoring. You will need to pay this fee to IAmProperty to complete all Anti-Money Laundering checks before your offer can be formally agreed upon. EXP will receive a portion of the fee charged by IAmProperty to compensate for our role in providing these checks.

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Property

Type:	Terraced
Bedrooms:	3
Floor Area:	731 ft ² / 68 m ²
Plot Area:	0.02 acres
Council Tax :	Band B
Annual Estimate:	£1,746
Title Number:	WM341763

Price Guide:	£260,000
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)

11
mb/s

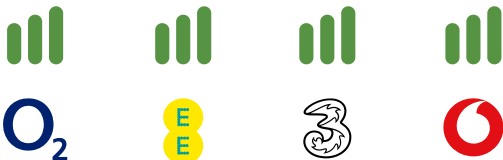


2000
mb/s



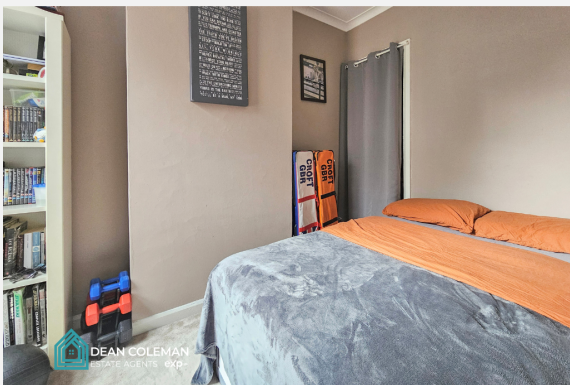
Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

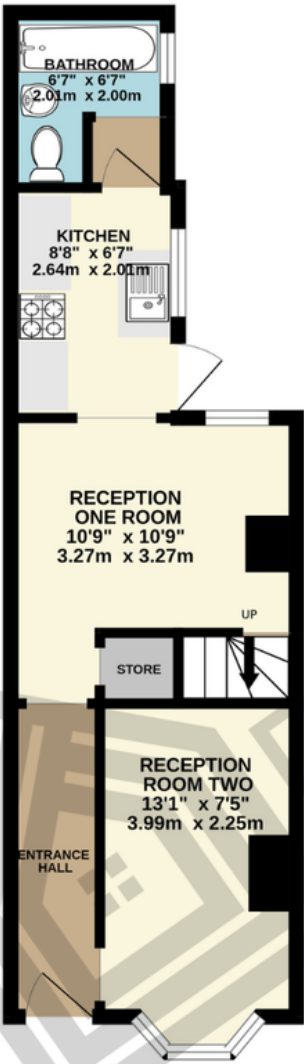






LOTTIE ROAD, BIRMINGHAM, B29

GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.

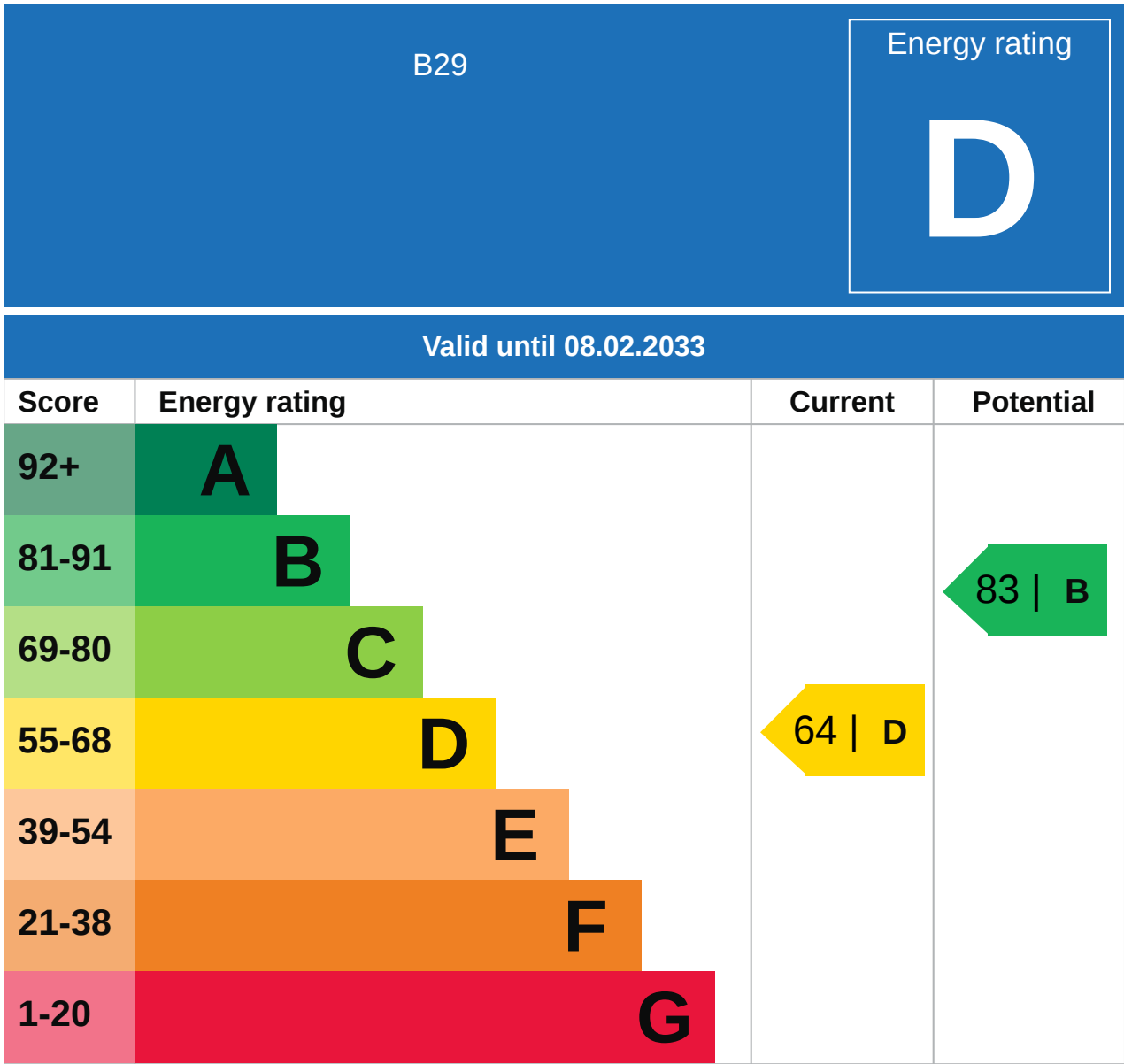


1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 638 sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	68 m ²

31, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	19/03/2025	30/05/2008
Last Sold Price:	£280,000	£150,000

69, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	28/09/2021	25/02/2005	31/03/2004	02/05/2003
Last Sold Price:	£187,500	£143,500	£125,000	£89,950

39, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	02/12/2020	15/04/2005	26/04/1996
Last Sold Price:	£210,000	£143,500	£45,600

17, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	02/11/2020	14/09/2007	12/04/2001	25/08/1995
Last Sold Price:	£212,500	£175,000	£68,500	£51,000

29, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	13/08/2019	28/06/2013	30/04/2010	04/07/2005
Last Sold Price:	£210,000	£162,000	£155,000	£155,000

59, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	21/09/2018	26/09/2008
Last Sold Price:	£178,000	£105,000

45, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	31/07/2017	16/05/2014	13/05/2009
Last Sold Price:	£210,000	£160,100	£130,000

71, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	31/03/2016	02/06/2006	13/01/2006
Last Sold Price:	£156,000	£128,000	£85,000

79, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	24/03/2016
Last Sold Price:	£110,000

57, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	30/10/2015	30/06/2008
Last Sold Price:	£123,500	£115,000

53, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	29/08/2014	08/10/1999
Last Sold Price:	£125,000	£56,000

33, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	20/02/2013
Last Sold Price:	£155,000

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

73, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	21/02/2012	29/06/2005	19/12/2001	27/03/1998
Last Sold Price:	£110,000	£135,000	£68,000	£37,000

11a, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	19/10/2011
Last Sold Price:	£120,000

61, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	16/04/2007
Last Sold Price:	£124,000

5, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	21/12/2000	10/05/1996
Last Sold Price:	£56,500	£37,500

21, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	20/12/2000
Last Sold Price:	£76,500

63, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	14/08/1998
Last Sold Price:	£53,500

51, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	24/10/1997
Last Sold Price:	£42,100

77, Lottie Road, Birmingham, B29 6JY

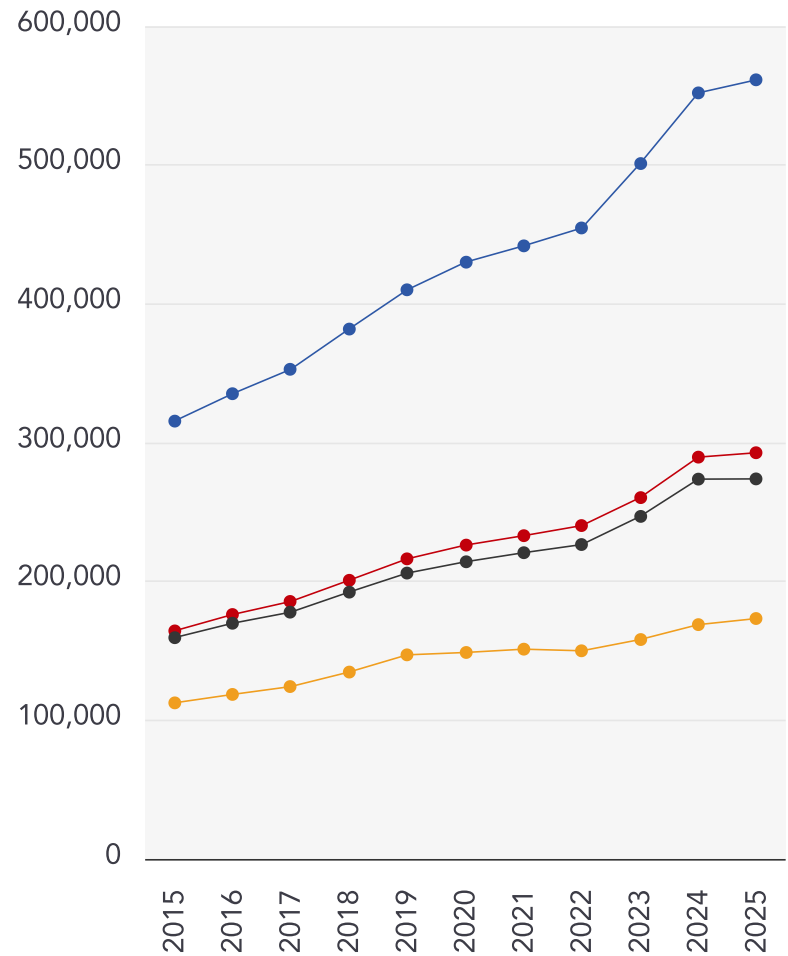
Last Sold Date:	02/09/1997
Last Sold Price:	£45,750

19, Lottie Road, Birmingham, B29 6JY

Last Sold Date:	31/01/1997
Last Sold Price:	£59,000

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 B29



Detached

+77.95%

Semi-Detached

+78.12%

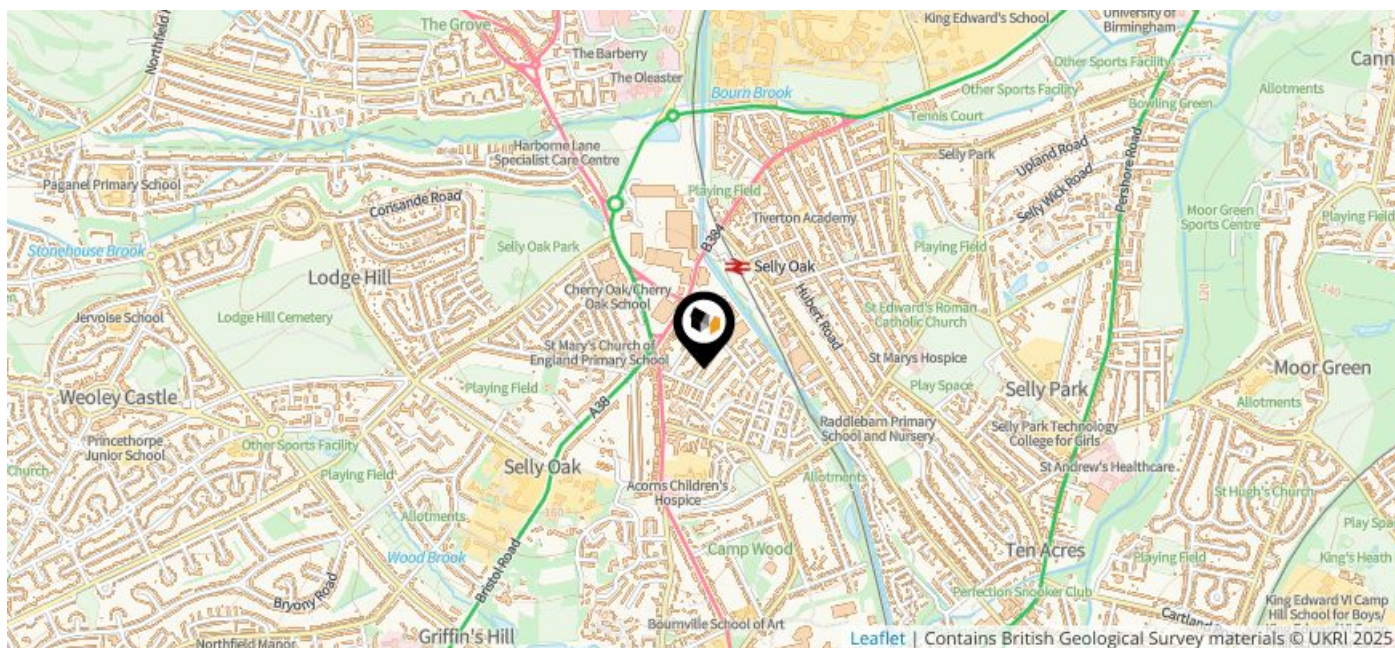
Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

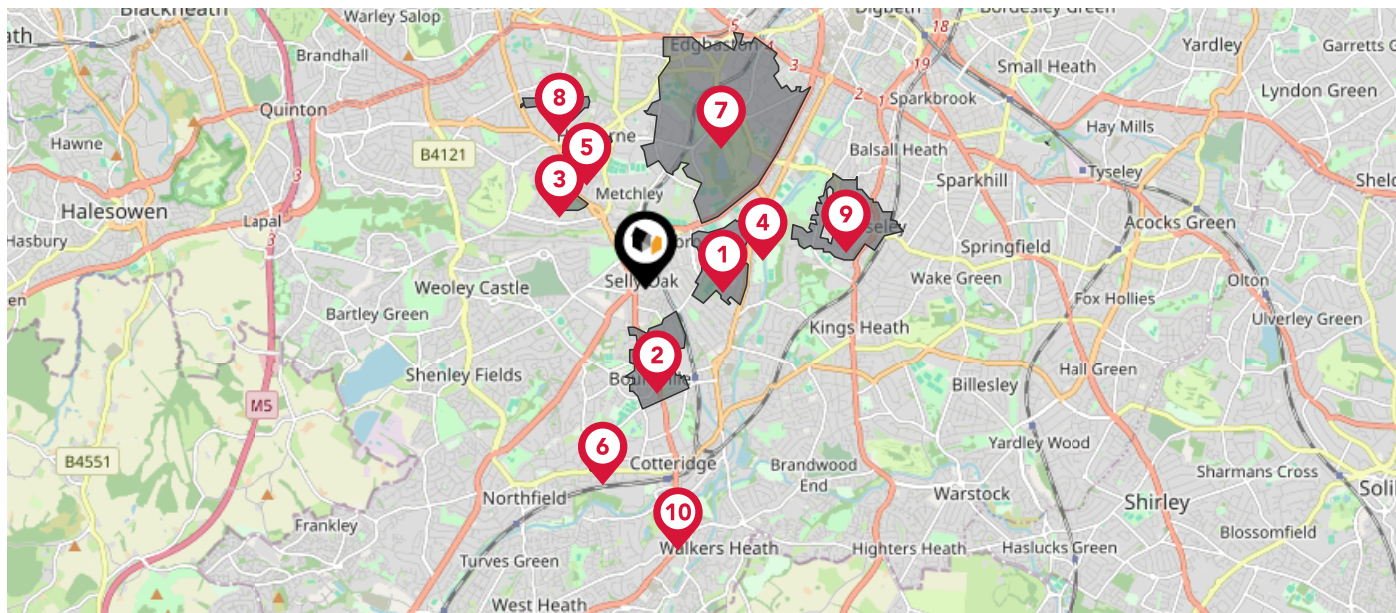
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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



Selly Park



Bournville Village



Harborne Old Village



Selly Park Avenues



Greenfield Road



Bournville Tenants



Edgbaston



Moor Pool

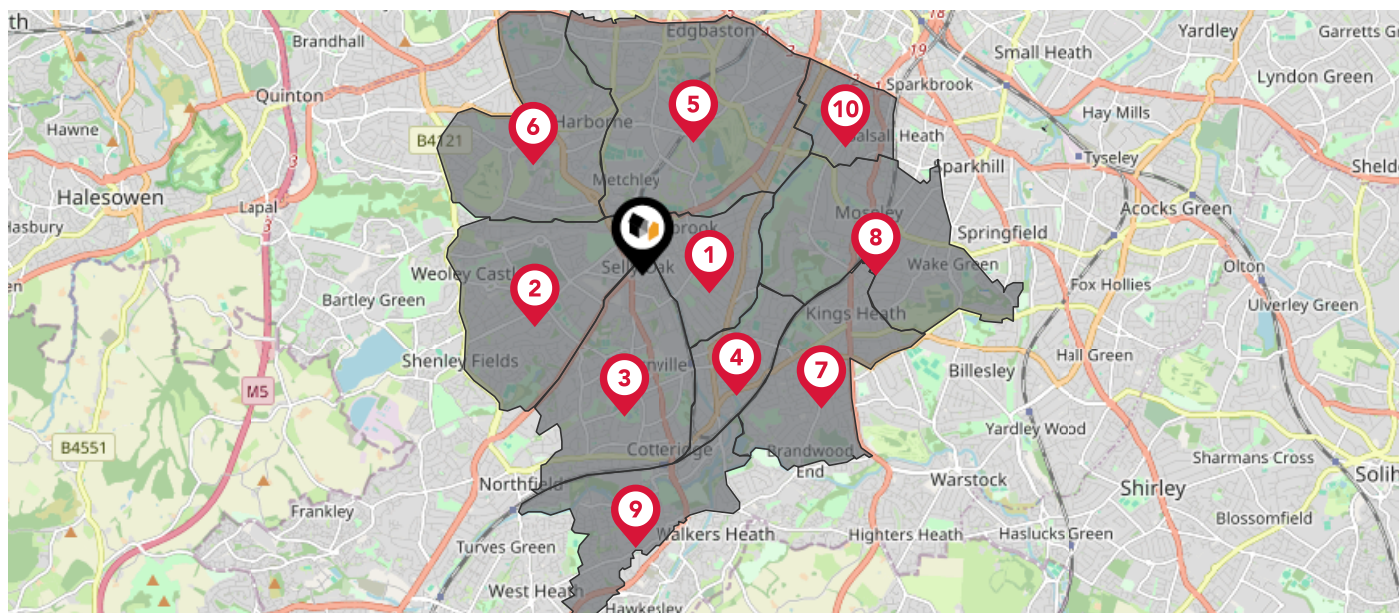


Moseley



Kings Norton

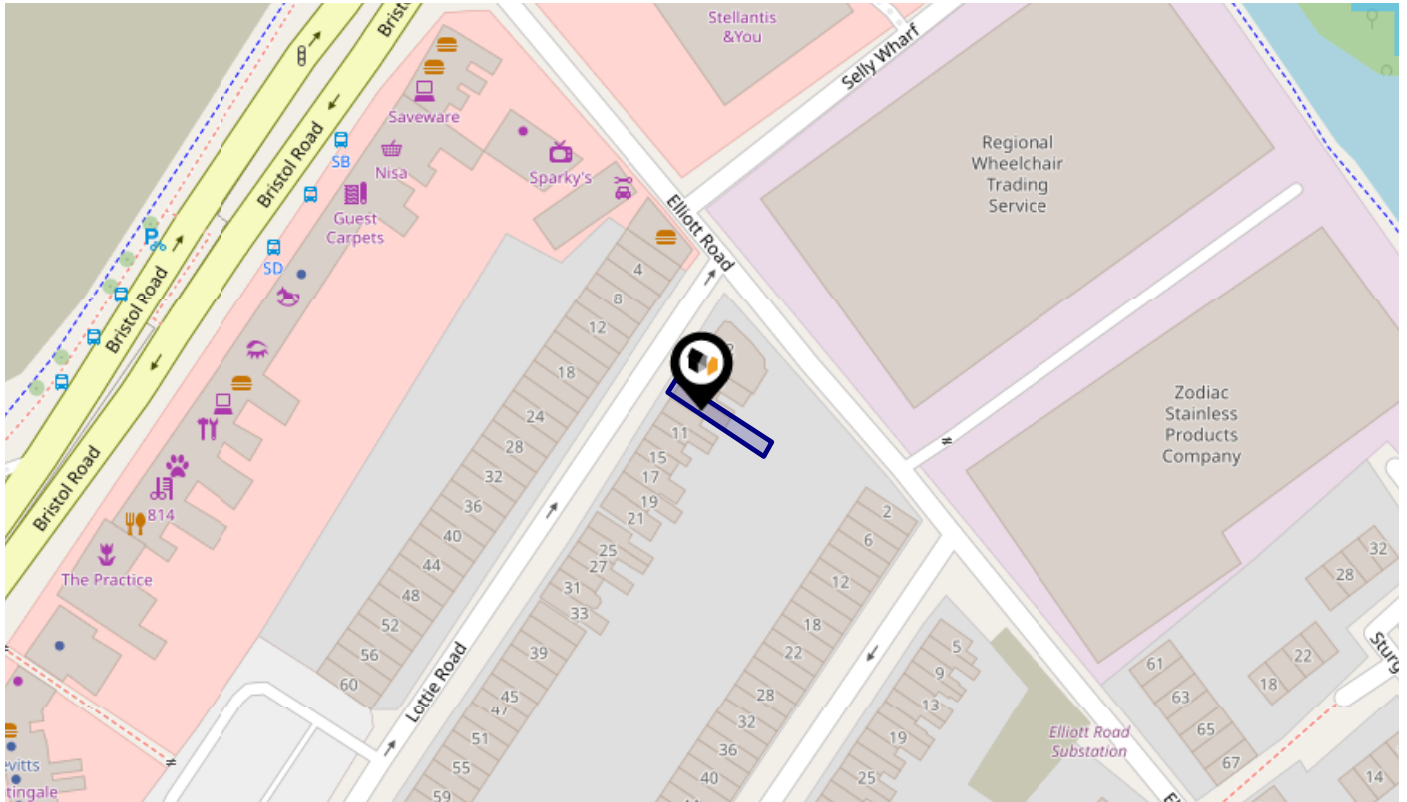
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Bournbrook & Selly Park Ward
- 2 Weoley & Selly Oak Ward
- 3 Bournville & Cotteridge Ward
- 4 Stirchley Ward
- 5 Edgbaston Ward
- 6 Harborne Ward
- 7 Brandwood & King's Heath Ward
- 8 Moseley Ward
- 9 King's Norton North Ward
- 10 Balsall Heath West 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.

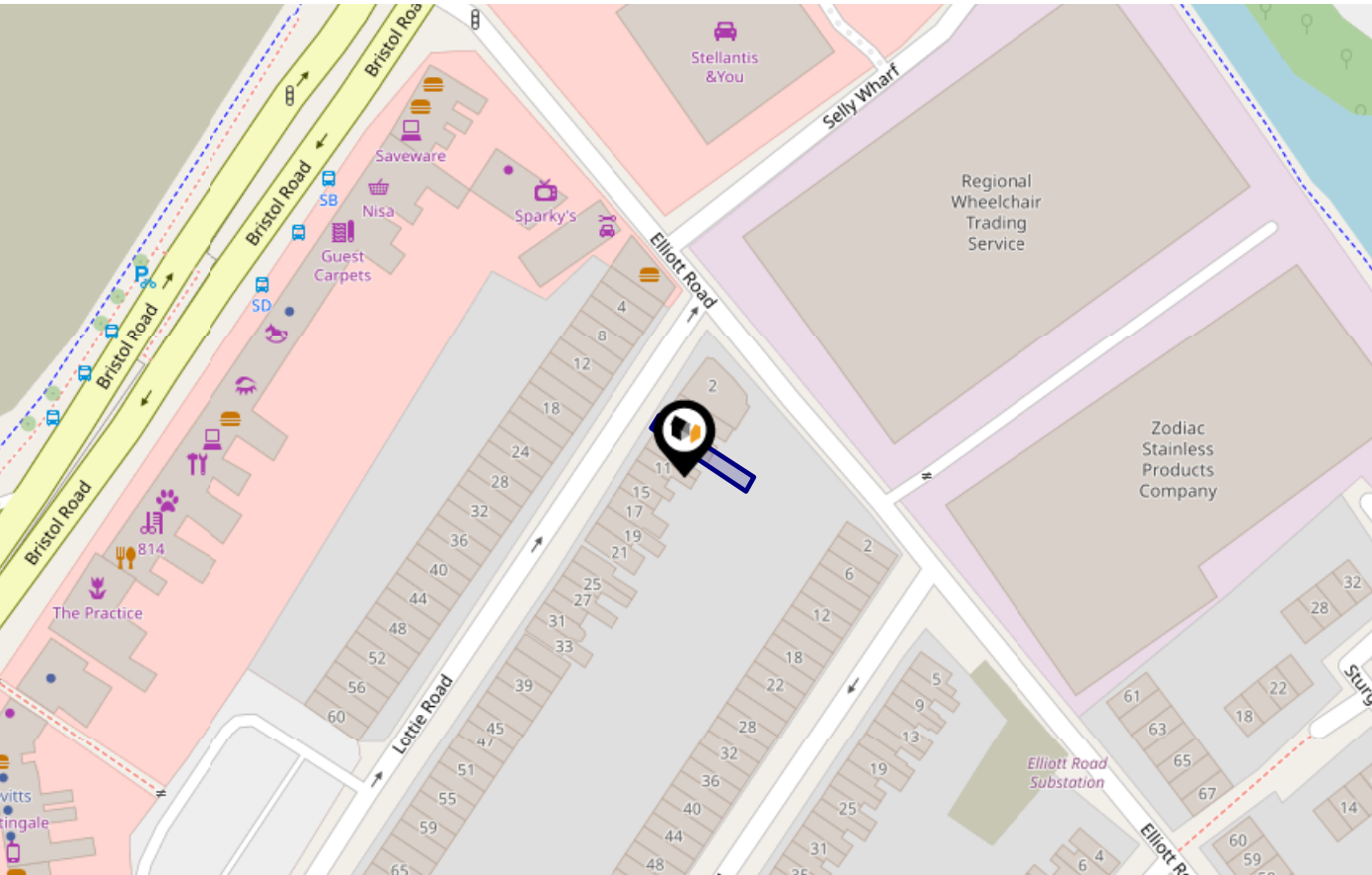
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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

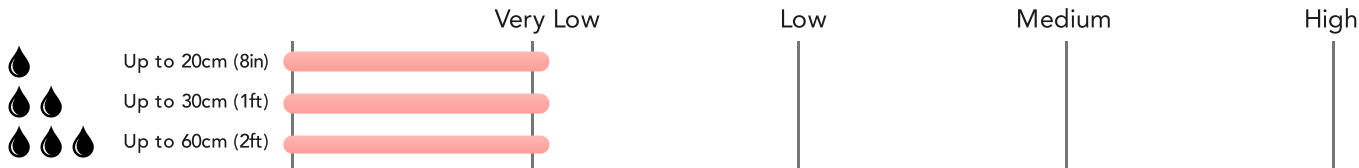


Risk Rating: Very low

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.

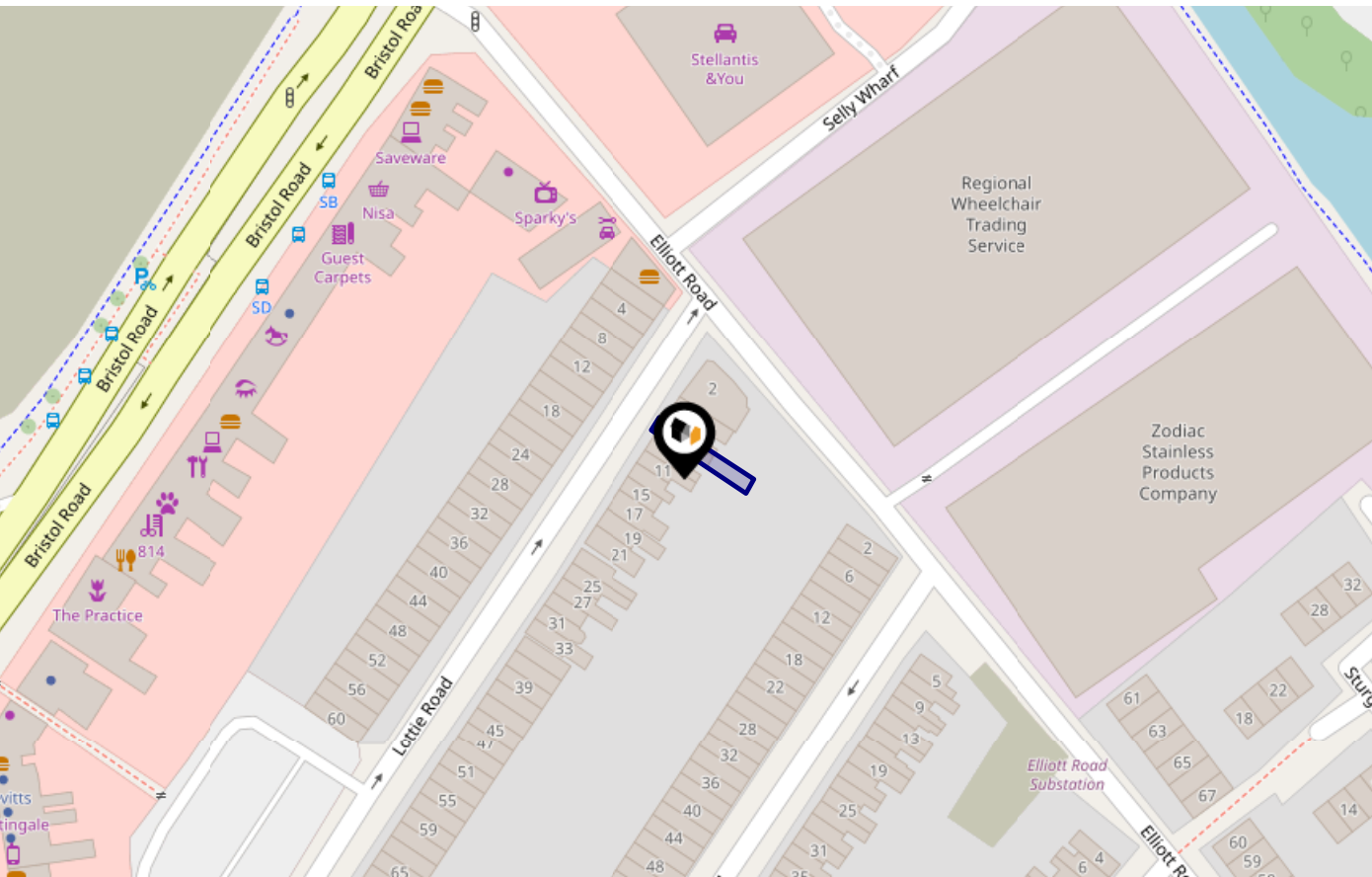
Chance of flooding to the following depths at this property:



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.

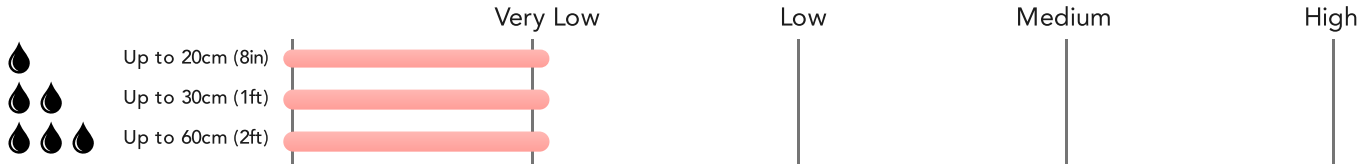


Risk Rating: Very low

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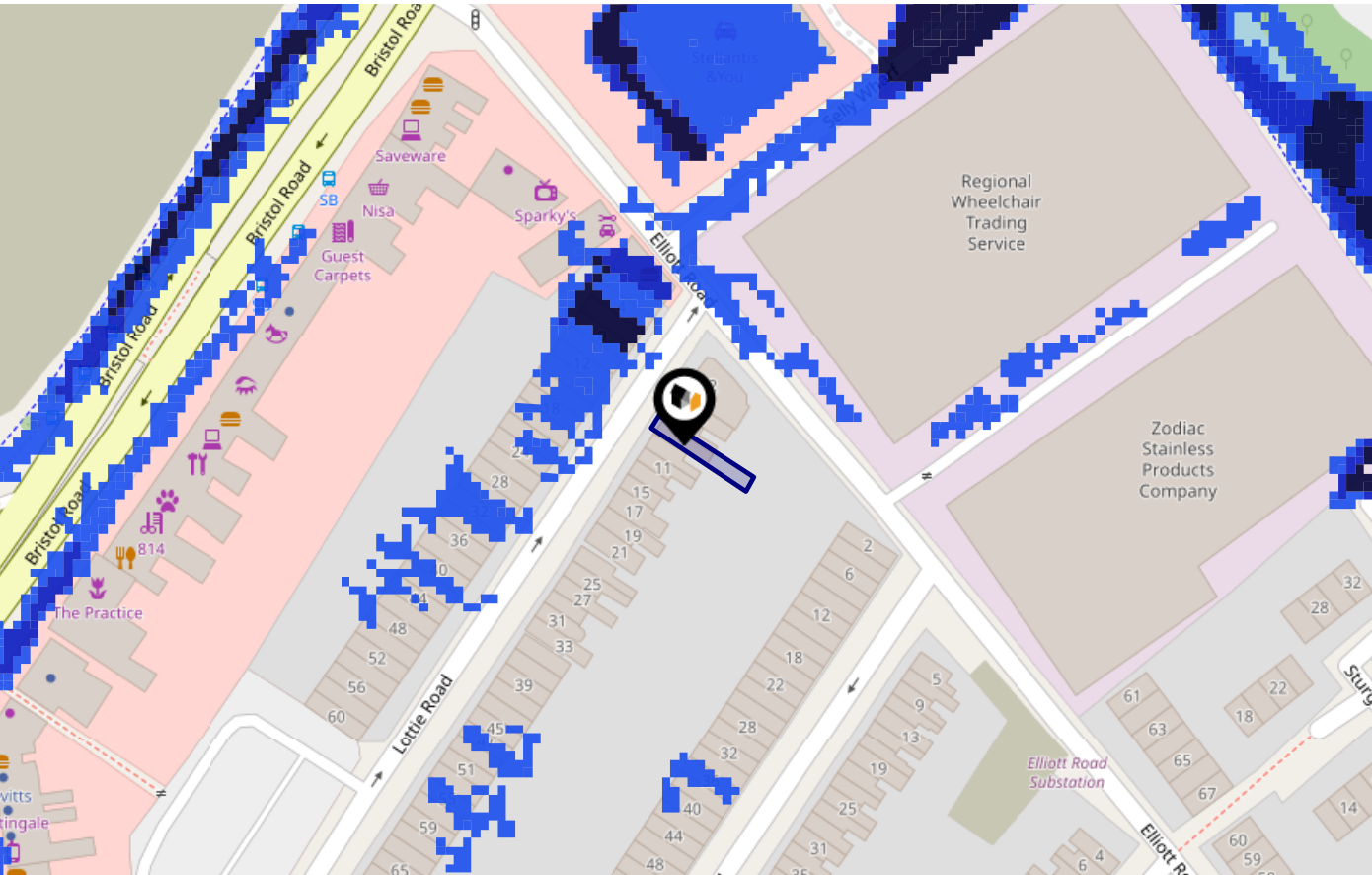
Chance of flooding to the following depths at this property:



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.

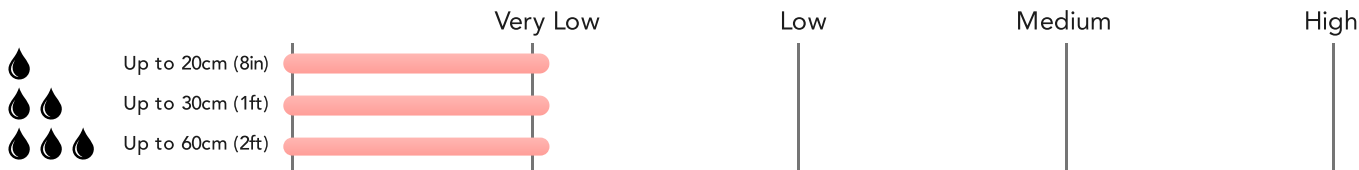


Risk Rating: Very low

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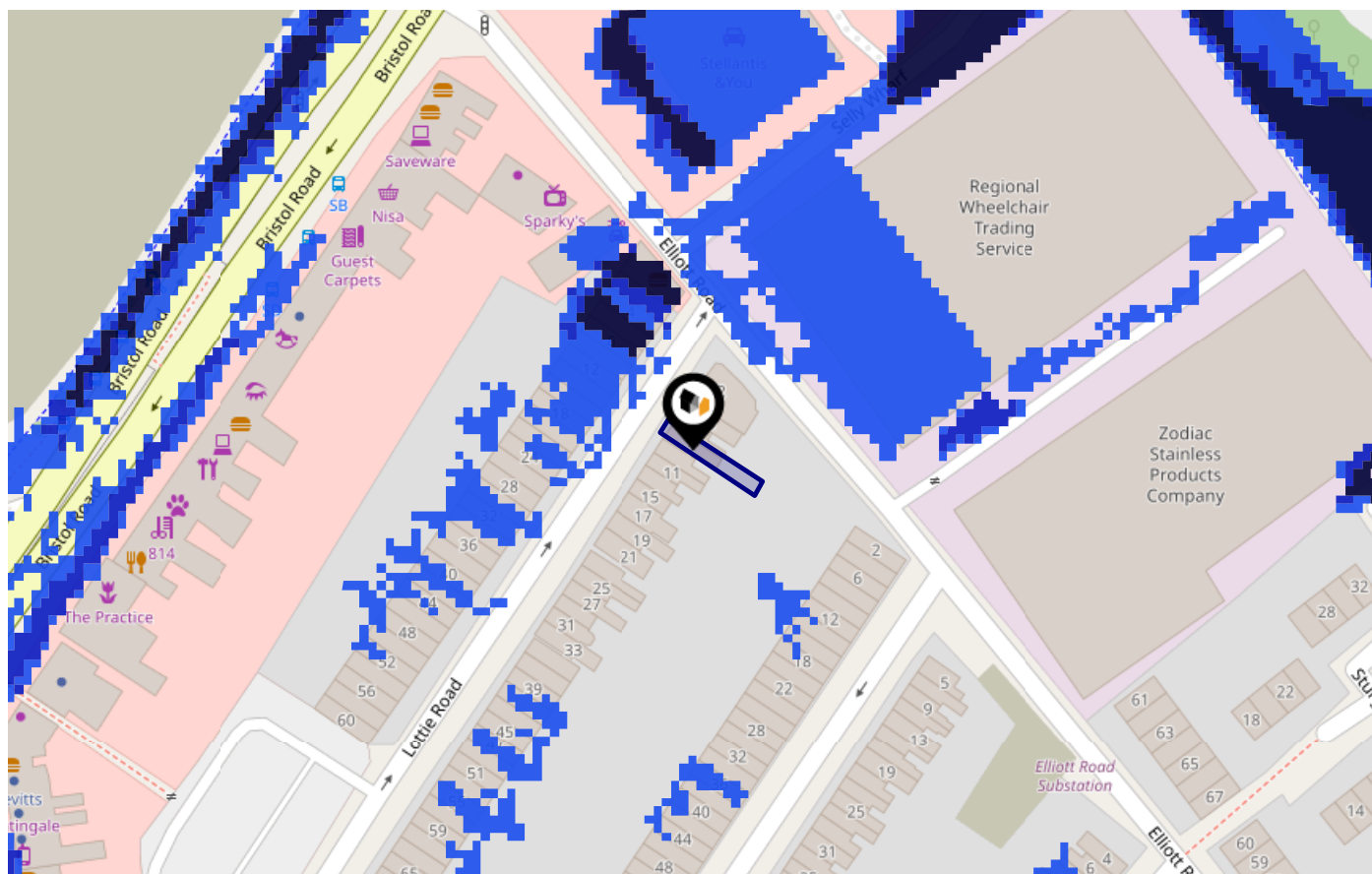
Chance of flooding to the following depths at this property:



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.

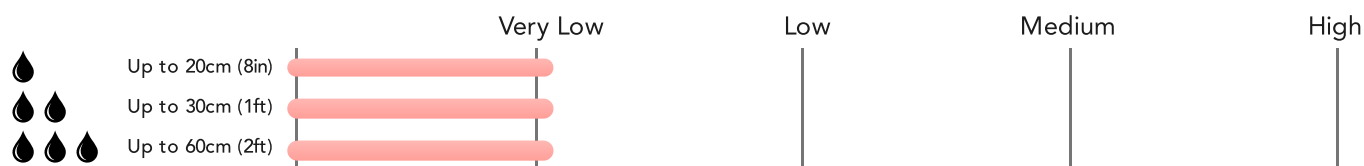


Risk Rating: Very low

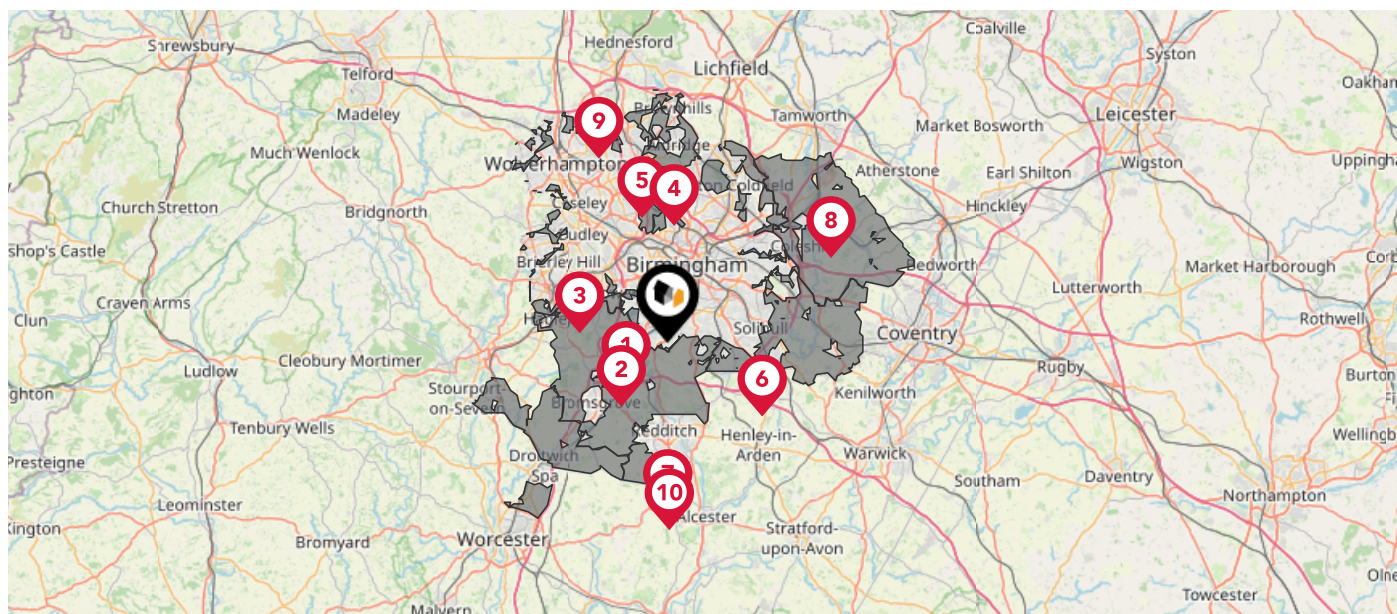
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Chance of flooding to the following depths at this property:



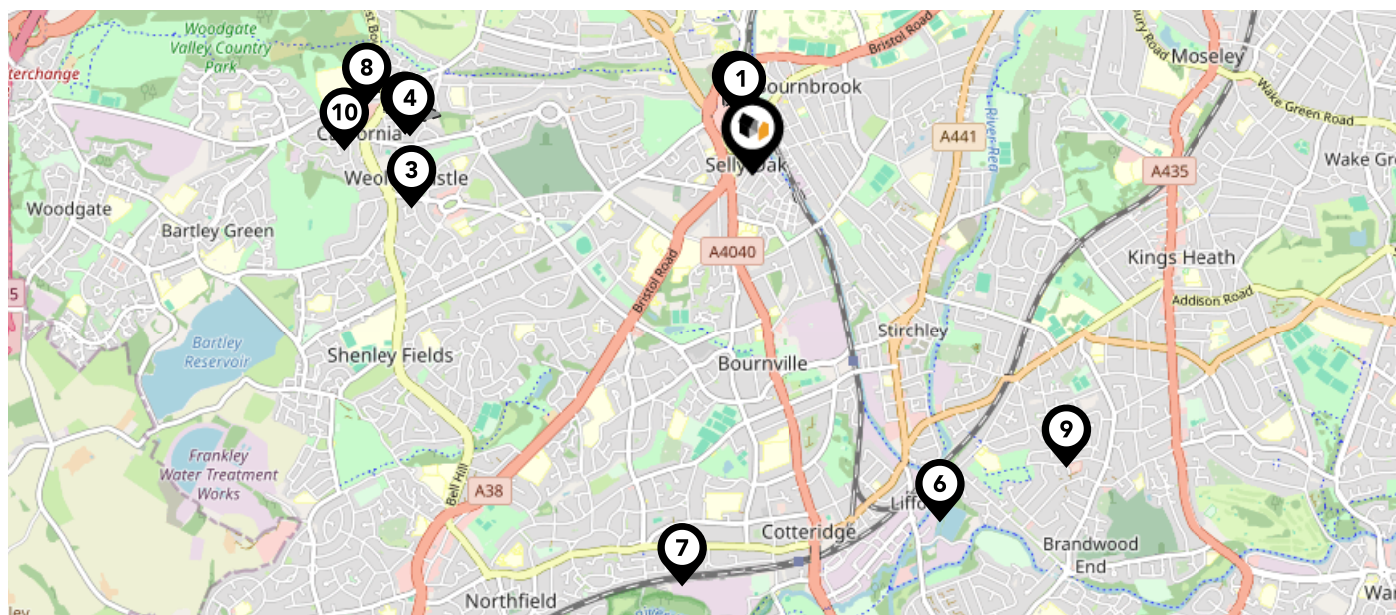
This map displays nearby areas that have been designated as Green Belt...



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 - Walsall
- 6 Birmingham Green Belt - Solihull
- 7 Birmingham Green Belt - Redditch
- 8 Birmingham Green Belt - North Warwickshire
- 9 Birmingham Green Belt - Wolverhampton
- 10 Birmingham Green Belt - Wychavon

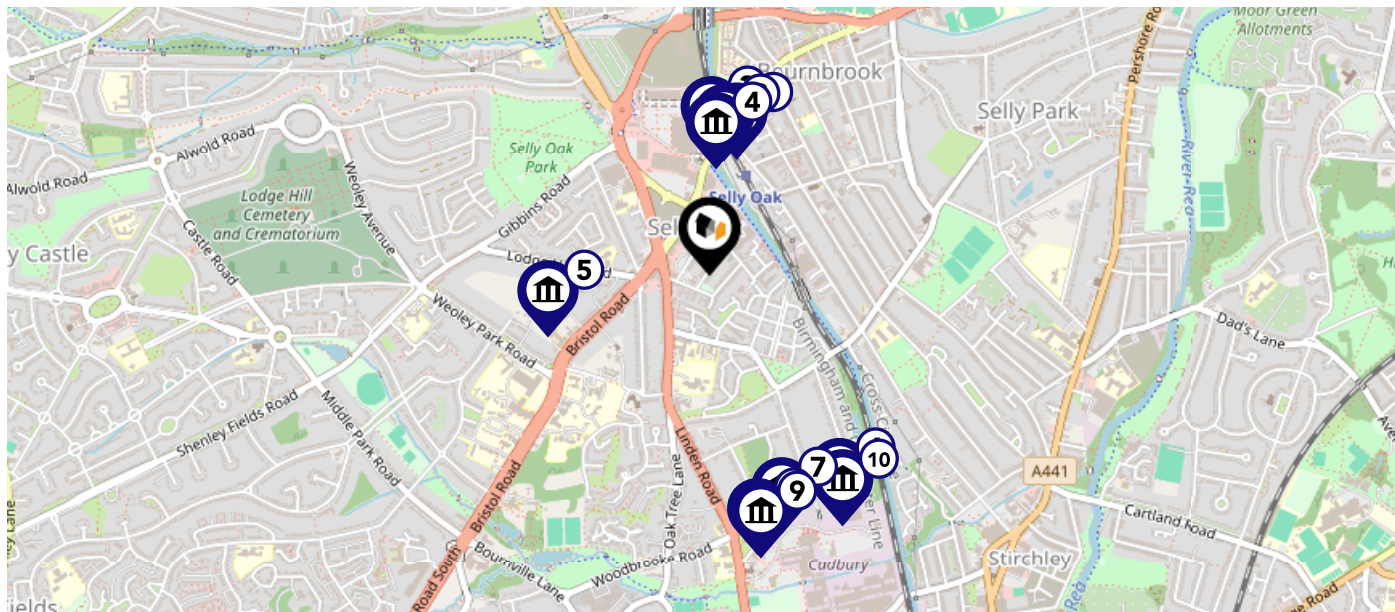
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



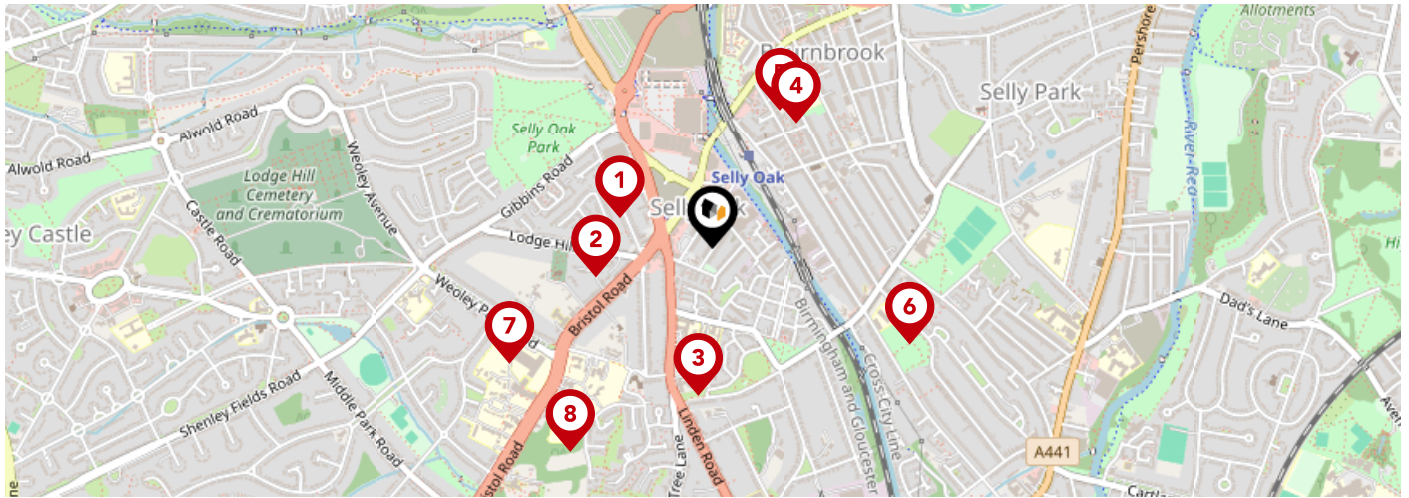
Nearby Landfill Sites

1	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	☐
2	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	☐
3	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	☐
4	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill	☐
5	Barnes Hill-Former Brickworks Site, Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill	☐
6	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	☐
7	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	☐
8	West Boulevard Landfill Site-Stonehouse Lane/West Boulevard, Weoley Castle, Birmingham, West Midlands	Historic Landfill	☐
9	Kings Road/Listowel Way-Former Hough's Brickworks, Kings Road, Brandwood, Birmingham, West Midlands	Historic Landfill	☐
10	Land South of Stonehouse Lane-Former Brickworks, Stonehouse Lane, Bartley Green, Birmingham, West Midlands	Historic Landfill	☐

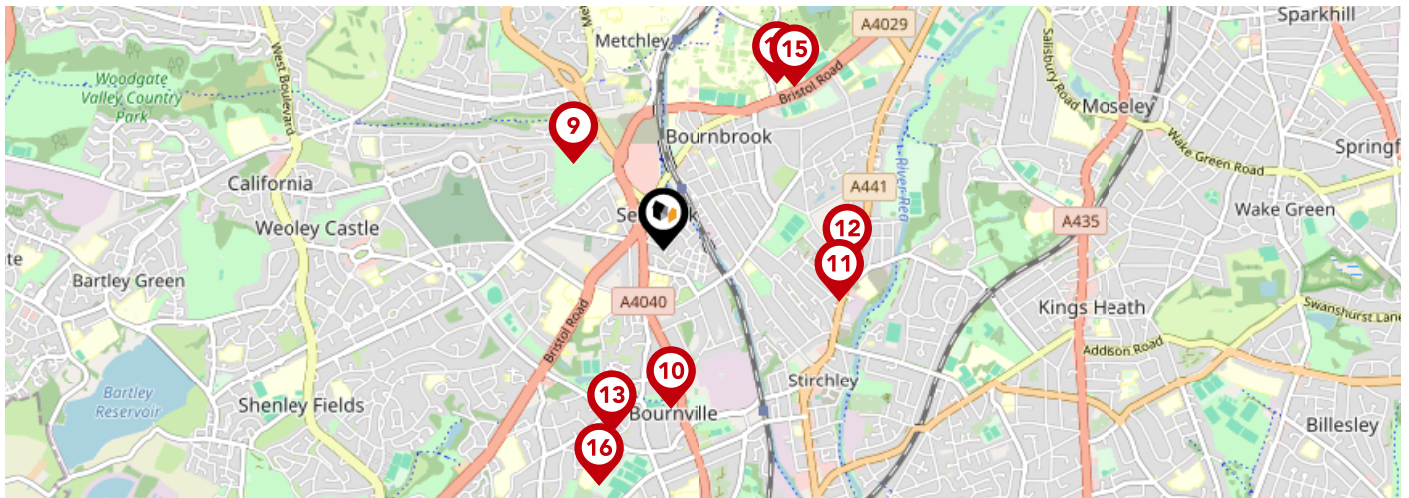
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1343339 - Selly Oak Institute (adult Education Centre)	Grade II	0.3 miles
	1220210 - 641 And 659, Bristol Road B29	Grade II	0.3 miles
	1075728 - Selly Oak Electricity Sub Station To Rear Of Number 659	Grade II	0.3 miles
	1396466 - Selly Oak Library	Grade II	0.3 miles
	1075729 - Church Of St Mary	Grade II	0.4 miles
	1075622 - 92 And 94, Elm Road B30	Grade II	0.6 miles
	1343156 - 10 And 12, Sycamore Road B30	Grade II	0.6 miles
	1343157 - Minworth Greaves Manor	Grade II	0.6 miles
	1076129 - Selly Manor	Grade II	0.6 miles
	1343077 - 1-4, Holly Grove	Grade II	0.6 miles



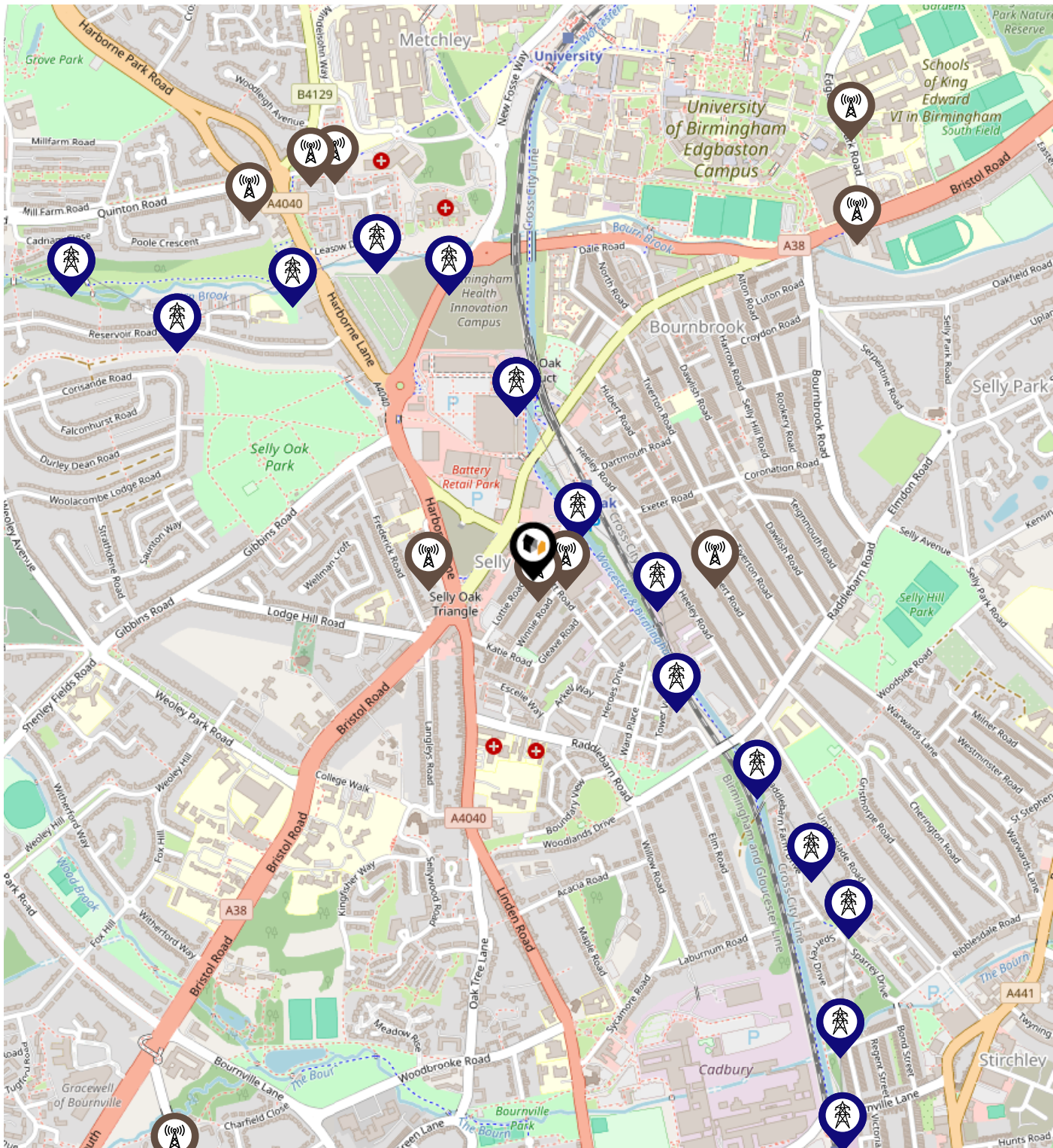
		Nursery	Primary	Secondary	College	Private
1	Cherry Oak School Ofsted Rating: Good Pupils: 114 Distance:0.22	☐	☒	☐	☐	☐
2	St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 408 Distance:0.27	☐	☒	☐	☐	☐
3	Selly Oak Trust School Ofsted Rating: Good Pupils: 404 Distance:0.33	☐	☐	☒	☐	☐
4	Tiverton Academy Ofsted Rating: Outstanding Pupils: 204 Distance:0.34	☐	☒	☐	☐	☐
5	Selly Oak Nursery School Ofsted Rating: Outstanding Pupils: 73 Distance:0.35	☒	☐	☐	☐	☐
6	Raddlebarn Primary School Ofsted Rating: Good Pupils: 415 Distance:0.49	☐	☒	☐	☐	☐
7	The University of Birmingham School Ofsted Rating: Good Pupils: 1175 Distance:0.53	☐	☐	☒	☐	☐
8	Fircroft College of Adult Education Ofsted Rating: Good Pupils:0 Distance:0.56	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Water Mill Primary School Ofsted Rating: Good Pupils: 208 Distance:0.56	☐	☒	☐	☐	☐
	Bournville Village Primary Ofsted Rating: Good Pupils: 652 Distance:0.72	☐	☒	☐	☐	☐
	Selly Park Girls' School Ofsted Rating: Good Pupils: 807 Distance:0.82	☐	☐	☒	☐	☐
	St Edward's Catholic Primary School Ofsted Rating: Good Pupils: 408 Distance:0.83	☐	☒	☐	☐	☐
	Dame Elizabeth Cadbury School Ofsted Rating: Good Pupils: 770 Distance:0.86	☐	☐	☒	☐	☐
	King Edward VI High School for Girls Ofsted Rating: Not Rated Pupils: 662 Distance:0.91	☐	☐	☒	☐	☐
	King Edward's School Ofsted Rating: Not Rated Pupils: 905 Distance:0.95	☐	☐	☒	☐	☐
	St Francis Church of England Aided Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 221 Distance:1.1	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

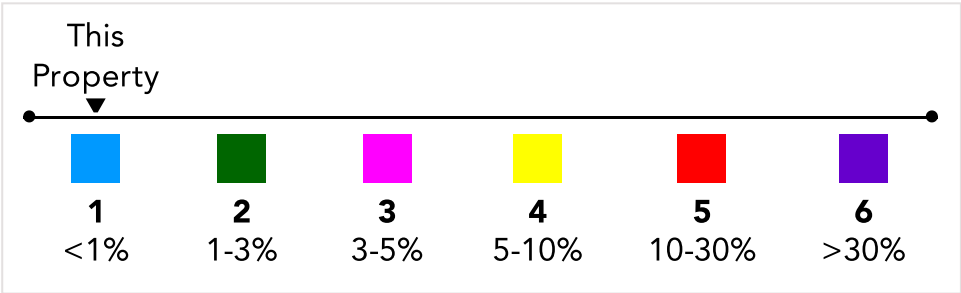
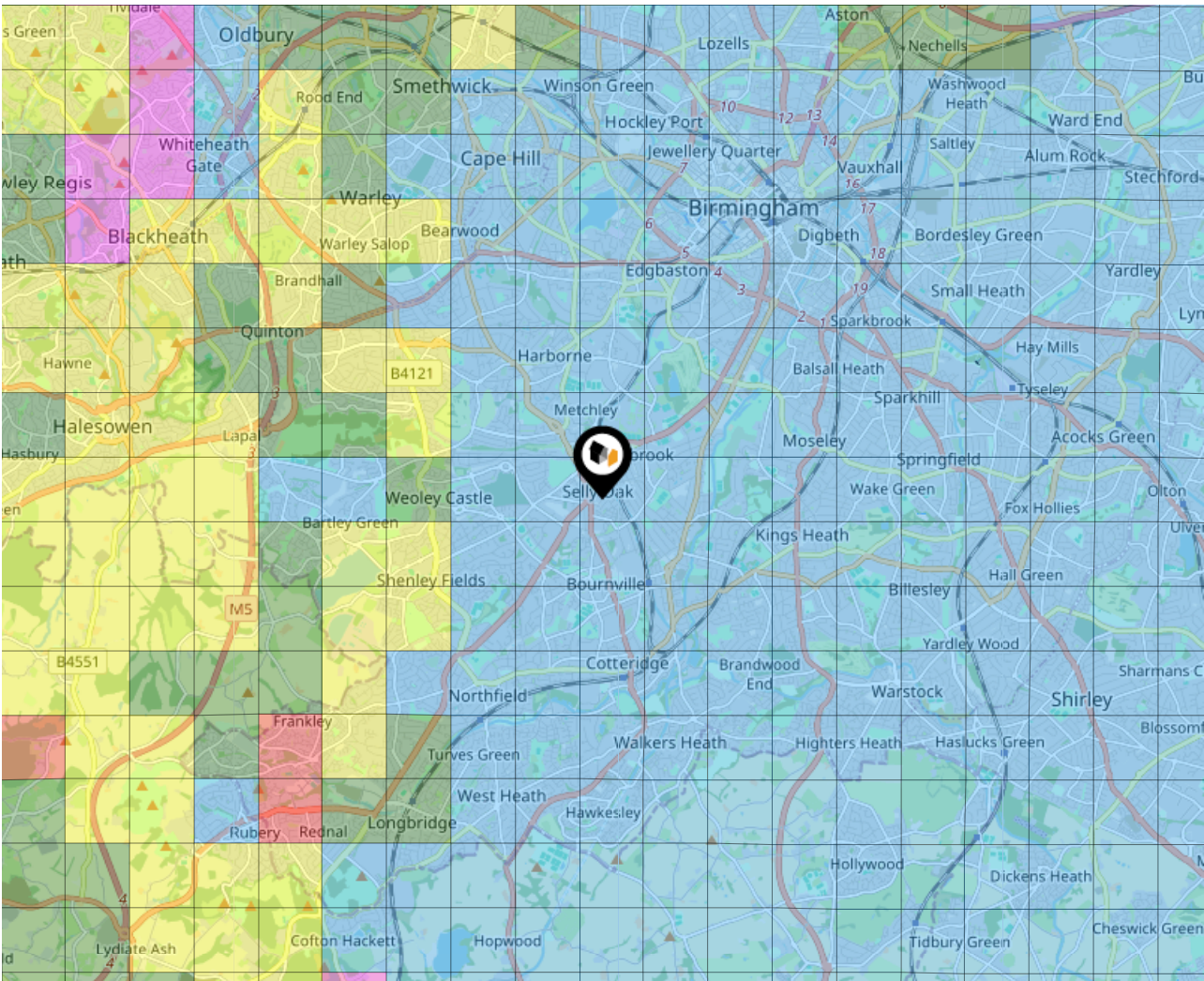


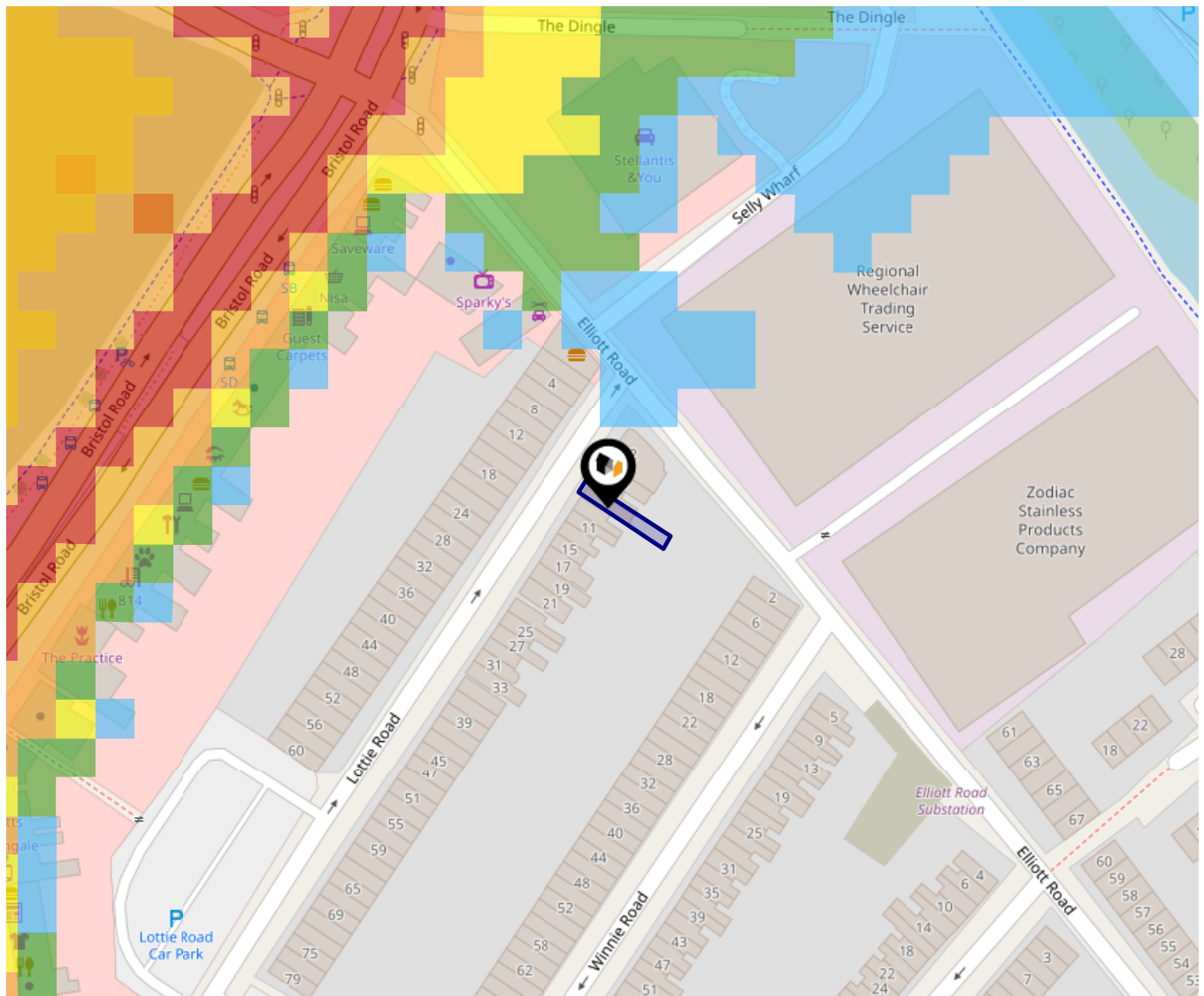
Key:

-  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/m³).





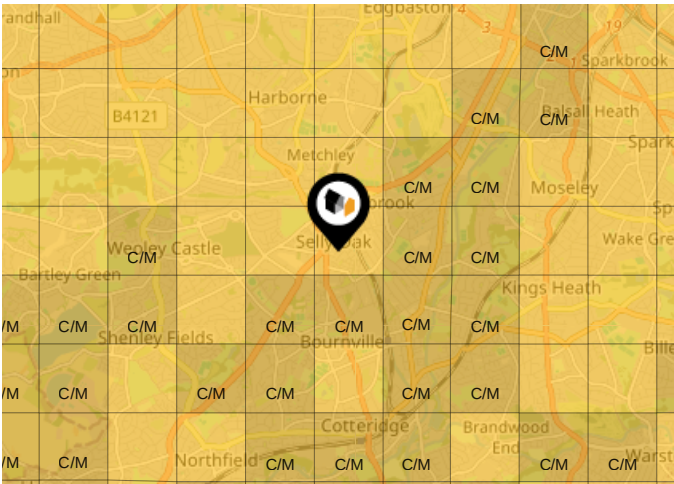
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

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

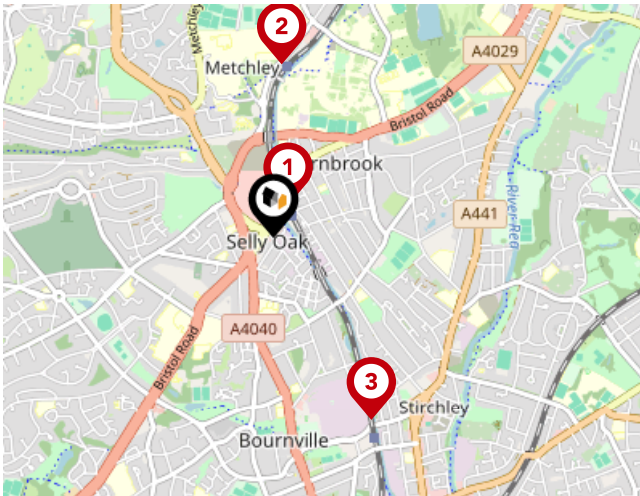


Primary Classifications (Most Common Clay Types)

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

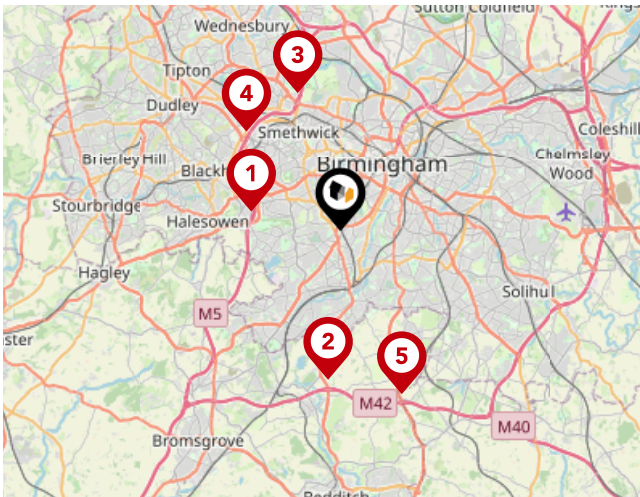
Area

Transport (National)



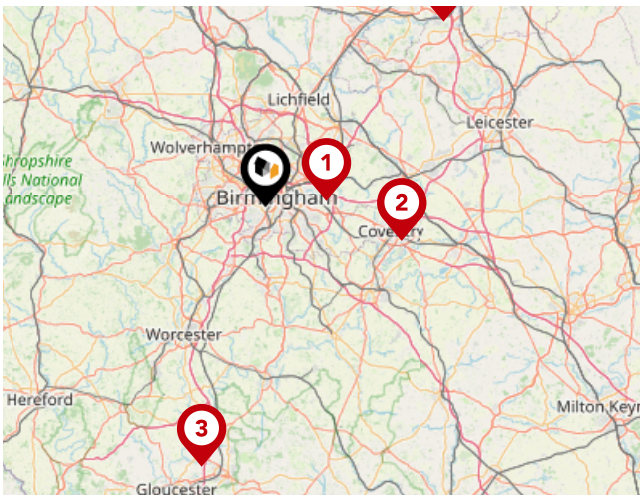
National Rail Stations

Pin	Name	Distance
1	Selly Oak Rail Station	0.16 miles
2	University Rail Station	0.79 miles
3	Bournville Rail Station	0.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J3	3.32 miles
2	M42 J2	5.42 miles
3	M5 J1	5.26 miles
4	M5 J2	5 miles
5	M42 J3	6.27 miles

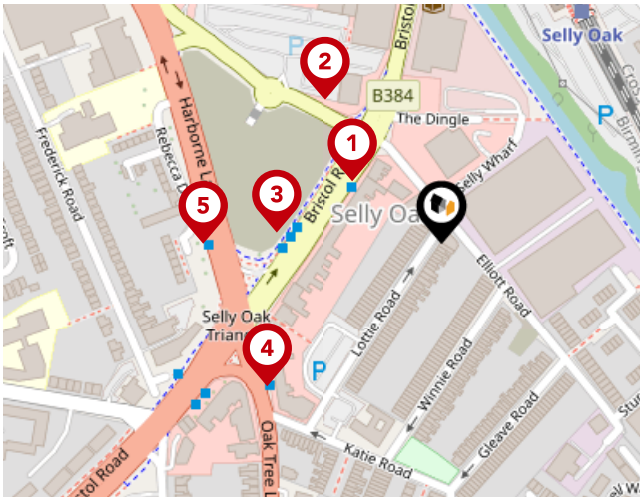


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	8.74 miles
2	Baginton	20.15 miles
3	Staverton	38.98 miles
4	East Mids Airport	36.96 miles

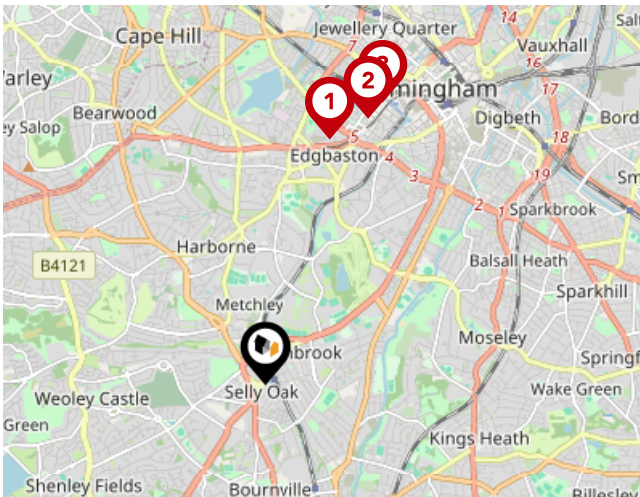
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chapel Lane	0.06 miles
2	Battery Retail Park	0.11 miles
3	Elliott Rd	0.09 miles
4	Selly Oak	0.13 miles
5	Rebecca Drive	0.13 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	2.3 miles
2	Five Ways (Midland Metro Stop)	2.58 miles
3	Brindleyplace (Midland Metro Stop)	2.76 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

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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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Dean Coleman Powered By eXp

Birmingham

0121 820 1775

hello@deancoleman.co.uk

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

