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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 01st August 2025



FAIRWAY, NORTHFIELD, BIRMINGHAM, B31

Price Estimate : £250,000

Dean Coleman Powered By eXp

Birmingham

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Set in an elevated position on a quiet and sought-after residential road in Northfield, this immaculately presented three-bedroom semi-detached home offers privacy, natural light, and stylish open-plan living. Thoughtfully updated and beautifully maintained, the property is freehold and ready for immediate occupation.

With steps leading up to the house there is also a front lawn and shrubs to the side. Entering the house you find yourself in a light and airy hall with stairs leading to the first floor accommodation, double glazed window to the front and door leading into the main living areas. Offering fabulous open-plan living, the lounge area has a double glazed window to front aspect and log burner providing excellent warmth and cosy feel to this lovely space. There is also a dining area adjacent to the fitted kitchen which benefits from a breakfast bar, ample work surface space, wall and base units with integrated sink and drainer, electric oven, grill and a gas hob with extractor fan over. From this light and airy space there is a double door leading out to the rear garden and an internal door from the kitchen leading into the garage. The garage, with lots of storage and big enough for a vehicle, also has space being used as a utility area, with a door also leading out to the garden.

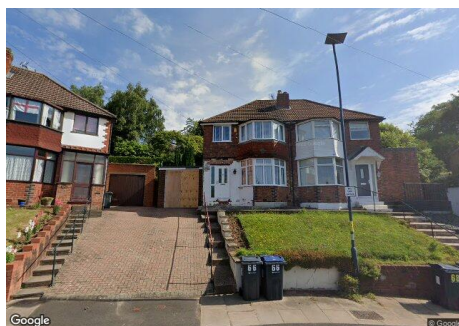
The first floor landing with double glazed bay window to side aspect, has doors to three well-proportioned bedrooms, all bathed in natural light and decorated beautifully. Also having a modern family bathroom with white suite and shower over its bath, fully tiled for ease and elegance.

This home benefits from good outdoor space, with a rear garden that's private and not overlooked, patio area and lawn with a garden shed. The rear garden benefits from having far reaching views of South Birmingham. To the front of the home there is Off Road Parking for multiple vehicles plus a garage to the side for storage, a vehicle and used currently also as a utility space.

Have a look at the Key Facts For Buyers brochure for more details about the schools and transport nearby plus further detailed information on this Freehold home.

This is a superbly light-filled, turn-key home, ideal for growing families, couples, or anyone seeking a beautifully presented home in a well-connected yet peaceful setting, with parks, amenities, schools and transport links on its doorstep.

Contact us today to book your viewing – and don't miss out on this Fairway gem!



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	764 ft ² / 71 m ²
Plot Area:	0.11 acres
Council Tax :	Band C
Annual Estimate:	£1,996
Title Number:	WM914794

Price Estimate:	£250,000
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)

12 mb/s	31 mb/s	2000 mb/s

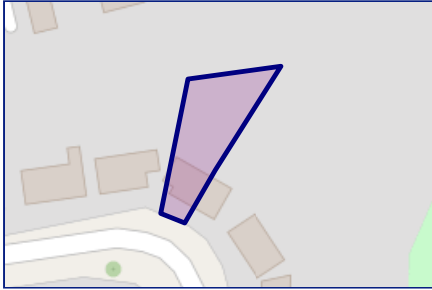
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

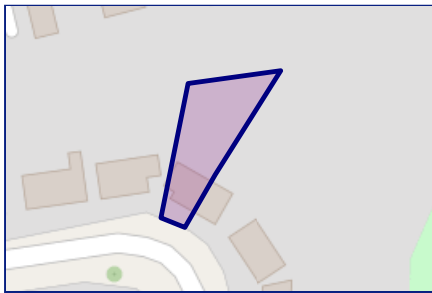


Freehold Title Plan



WM914794

Leasehold Title Plan



WK106406

Start Date: 27/08/1936
End Date: 24/06/2034
Lease Term: 99 years from 24 June 1935
Term Remaining: 8 years

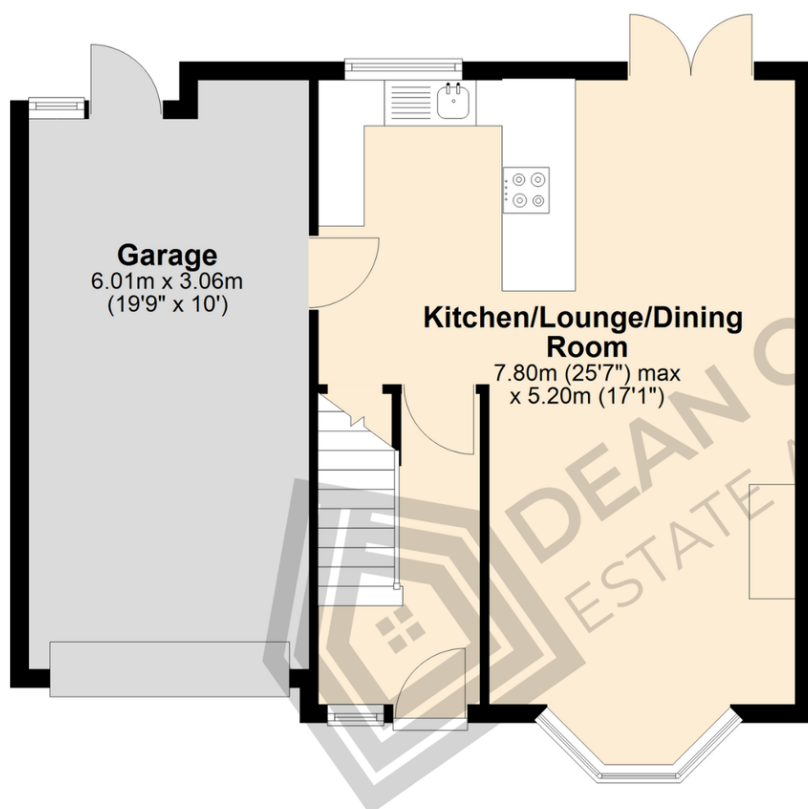




FAIRWAY, NORTHFIELD, BIRMINGHAM, B31

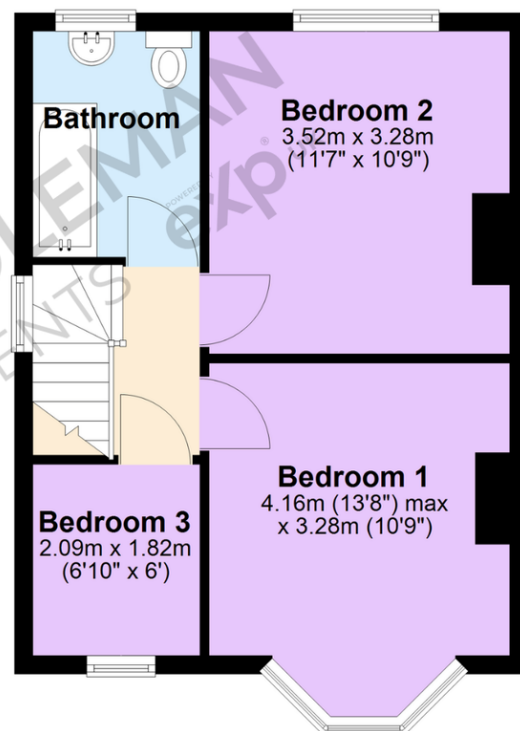
Ground Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 90.7 sq. metres (976.4 sq. feet)

Fairway, Northfield, BIRMINGHAM, B31

Energy rating

E

Valid until 14.09.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		

Additional EPC Data

Walls:	Wall
Walls Energy:	Very poor
Roof:	Roof
Roof Energy:	Good
Window:	Window
Window Energy:	Average
Main Heating:	Main-Heating
Main Heating Energy:	Average
Main Heating Controls:	Main-Heating-Controls
Main Heating Controls Energy:	Poor
Hot Water System:	Hot-Water
Hot Water Energy Efficiency:	Poor
Lighting:	Lighting
Lighting Energy:	Good
Floors:	Floor
Secondary Heating:	Secondary-Heating
Secondary Heating Energy:	Average
Total Floor Area:	71 m ²

68, Fairway, Birmingham, B31 5BA						
Last Sold Date:	13/01/2025	05/03/2021	01/03/2021	13/07/2018	03/09/1999	17/10/1997
Last Sold Price:	£257,000	£190,000	£197,000	£170,000	£58,000	£44,000
10, Fairway, Birmingham, B31 5BA						
Last Sold Date:	02/10/2024	09/10/1995				
Last Sold Price:	£300,000	£55,000				
20, Fairway, Birmingham, B31 5BA						
Last Sold Date:	09/05/2024	11/11/2016	21/10/2013			
Last Sold Price:	£240,000	£180,000	£108,000			
32, Fairway, Birmingham, B31 5BA						
Last Sold Date:	27/10/2023	11/09/2019	14/09/2017	12/10/2007		
Last Sold Price:	£257,000	£192,500	£163,000	£141,000		
6, Fairway, Birmingham, B31 5BA						
Last Sold Date:	16/06/2022	26/10/2018				
Last Sold Price:	£325,000	£260,000				
78, Fairway, Birmingham, B31 5BA						
Last Sold Date:	30/04/2021	27/01/2017	19/08/2005	02/04/2001		
Last Sold Price:	£207,000	£178,000	£133,500	£72,000		
26, Fairway, Birmingham, B31 5BA						
Last Sold Date:	08/11/2019	08/04/2019				
Last Sold Price:	£208,000	£135,000				
74, Fairway, Birmingham, B31 5BA						
Last Sold Date:	03/09/2018	27/05/2011	18/11/2005			
Last Sold Price:	£190,000	£126,000	£142,000			
92, Fairway, Birmingham, B31 5BA						
Last Sold Date:	22/08/2018	03/07/2014	20/06/2003			
Last Sold Price:	£190,000	£147,000	£96,500			
62, Fairway, Birmingham, B31 5BA						
Last Sold Date:	30/06/2017	21/12/2016	01/12/1995			
Last Sold Price:	£146,250	£119,500	£35,000			
30, Fairway, Birmingham, B31 5BA						
Last Sold Date:	01/07/2016	28/01/2005				
Last Sold Price:	£190,000	£135,000				
50, Fairway, Birmingham, B31 5BA						
Last Sold Date:	03/06/2016	12/10/2009				
Last Sold Price:	£170,000	£85,000				

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

70, Fairway, Birmingham, B31 5BA

Last Sold Date:	09/03/2016	15/09/2011	02/04/2004	22/05/2002	16/06/2000
Last Sold Price:	£146,000	£110,000	£116,000	£90,000	£56,500

82, Fairway, Birmingham, B31 5BA

Last Sold Date:	01/12/2015	10/08/2007	20/03/2001	11/12/1998
Last Sold Price:	£169,350	£137,000	£76,950	£57,000

66, Fairway, Birmingham, B31 5BA

Last Sold Date:	02/06/2014	09/07/2010
Last Sold Price:	£122,000	£120,000

72, Fairway, Birmingham, B31 5BA

Last Sold Date:	07/03/2014	29/07/2005
Last Sold Price:	£154,000	£139,950

80, Fairway, Birmingham, B31 5BA

Last Sold Date:	26/06/2013
Last Sold Price:	£148,000

16, Fairway, Birmingham, B31 5BA

Last Sold Date:	30/07/2010
Last Sold Price:	£160,000

8, Fairway, Birmingham, B31 5BA

Last Sold Date:	12/03/2010
Last Sold Price:	£174,000

60, Fairway, Birmingham, B31 5BA

Last Sold Date:	15/12/2008	26/05/2000
Last Sold Price:	£162,000	£67,000

58, Fairway, Birmingham, B31 5BA

Last Sold Date:	23/11/2007
Last Sold Price:	£118,000

22, Fairway, Birmingham, B31 5BA

Last Sold Date:	06/08/2007
Last Sold Price:	£126,500

42, Fairway, Birmingham, B31 5BA

Last Sold Date:	18/06/2007	18/11/1997
Last Sold Price:	£147,000	£53,000

48, Fairway, Birmingham, B31 5BA

Last Sold Date:	22/09/2006
Last Sold Price:	£133,500

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

56, Fairway, Birmingham, B31 5BA

Last Sold Date: 16/07/2004
Last Sold Price: £125,000

40, Fairway, Birmingham, B31 5BA

Last Sold Date: 28/03/2003
Last Sold Price: £101,500

54, Fairway, Birmingham, B31 5BA

Last Sold Date:	12/04/2001	21/07/2000
Last Sold Price:	£79,950	£47,500

12, Fairway, Birmingham, B31 5BA

Last Sold Date: 14/02/2000
Last Sold Price: £58,000

2, Fairway, Birmingham, B31 5BA

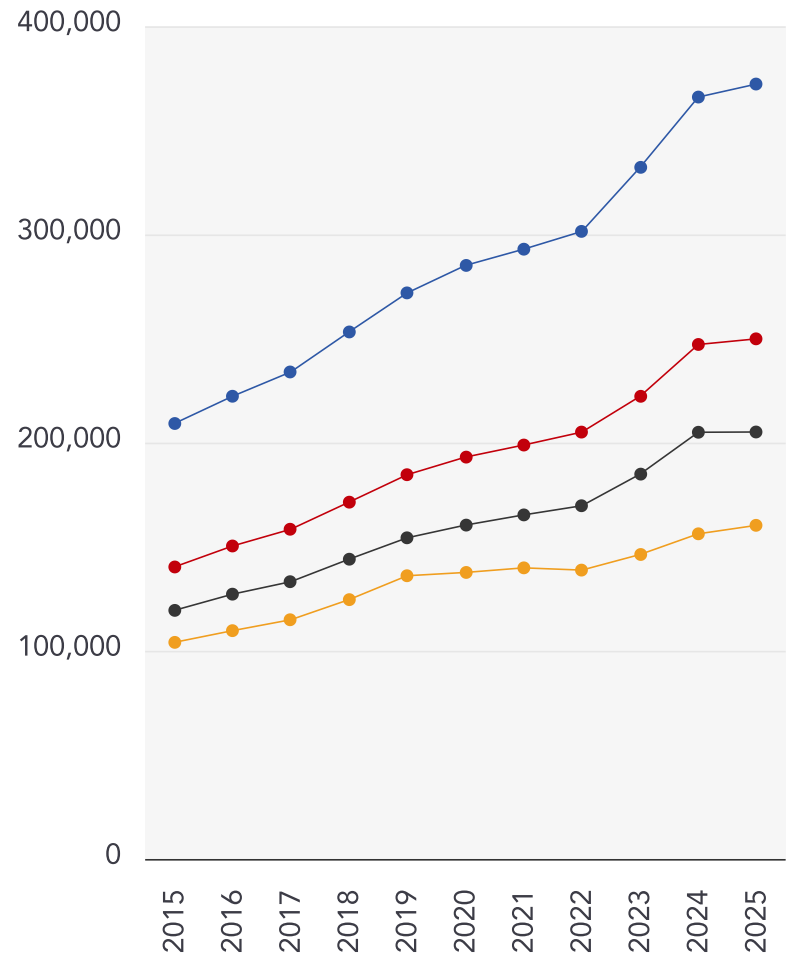
Last Sold Date: 10/11/1997
Last Sold Price: £74,000

86, Fairway, Birmingham, B31 5BA

Last Sold Date: 18/08/1997
Last Sold Price: £50,000

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%

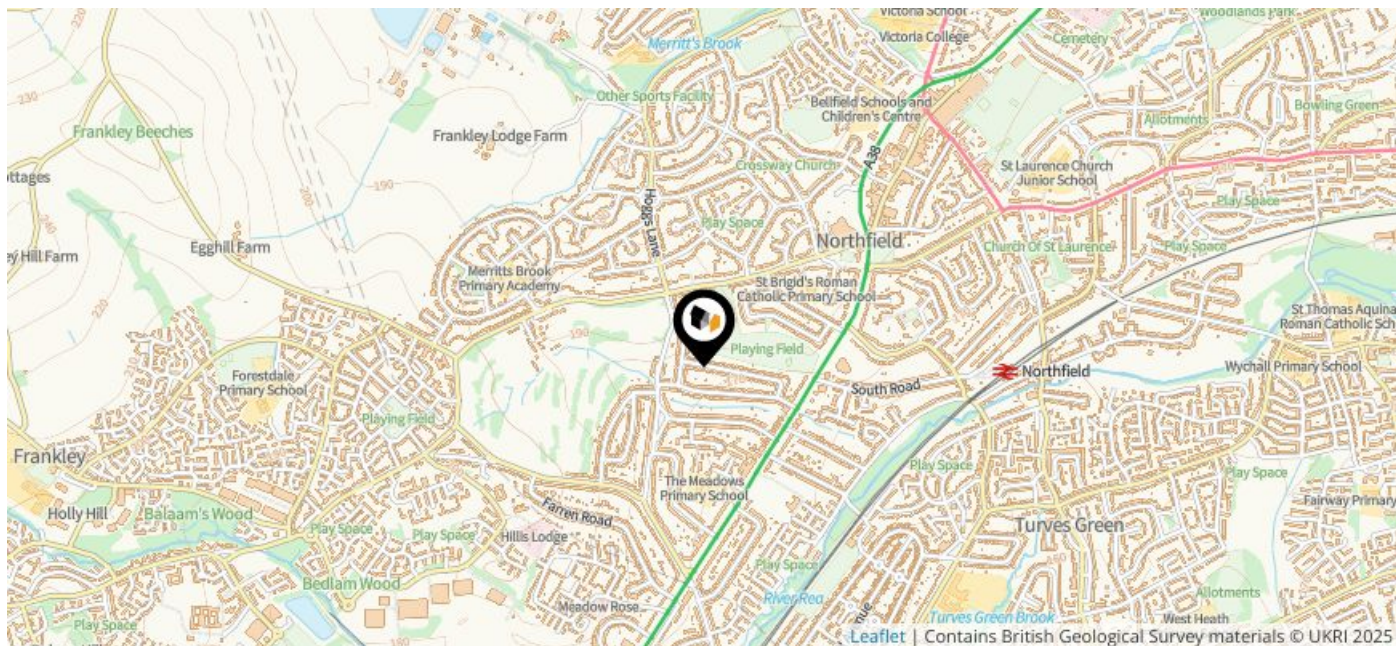
Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



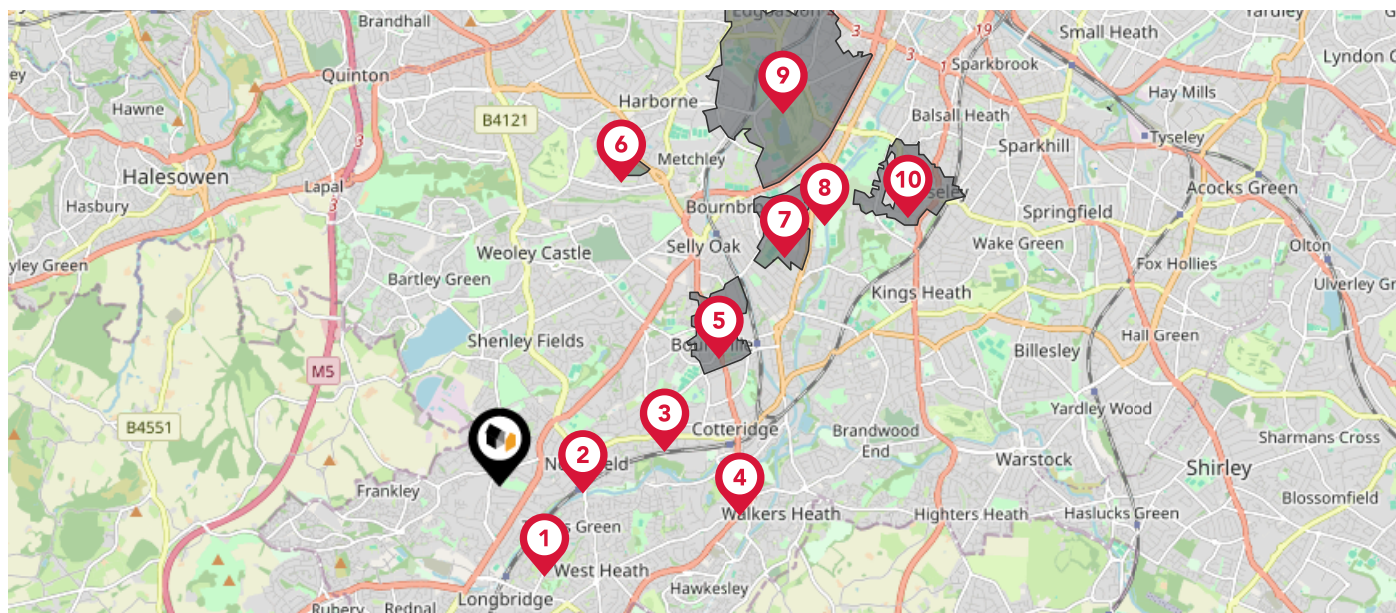
Mine Entry

- ✕ 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



Harborne Old Village



Selly Park



Selly Park Avenues

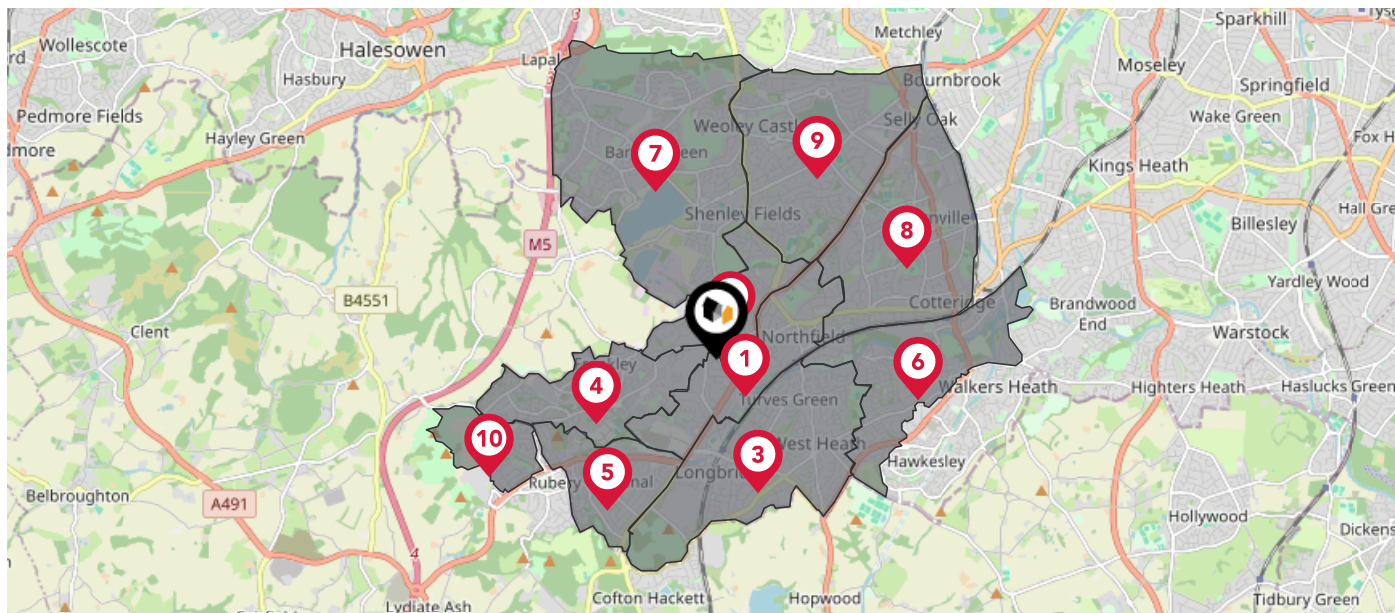


Edgbaston



Moseley

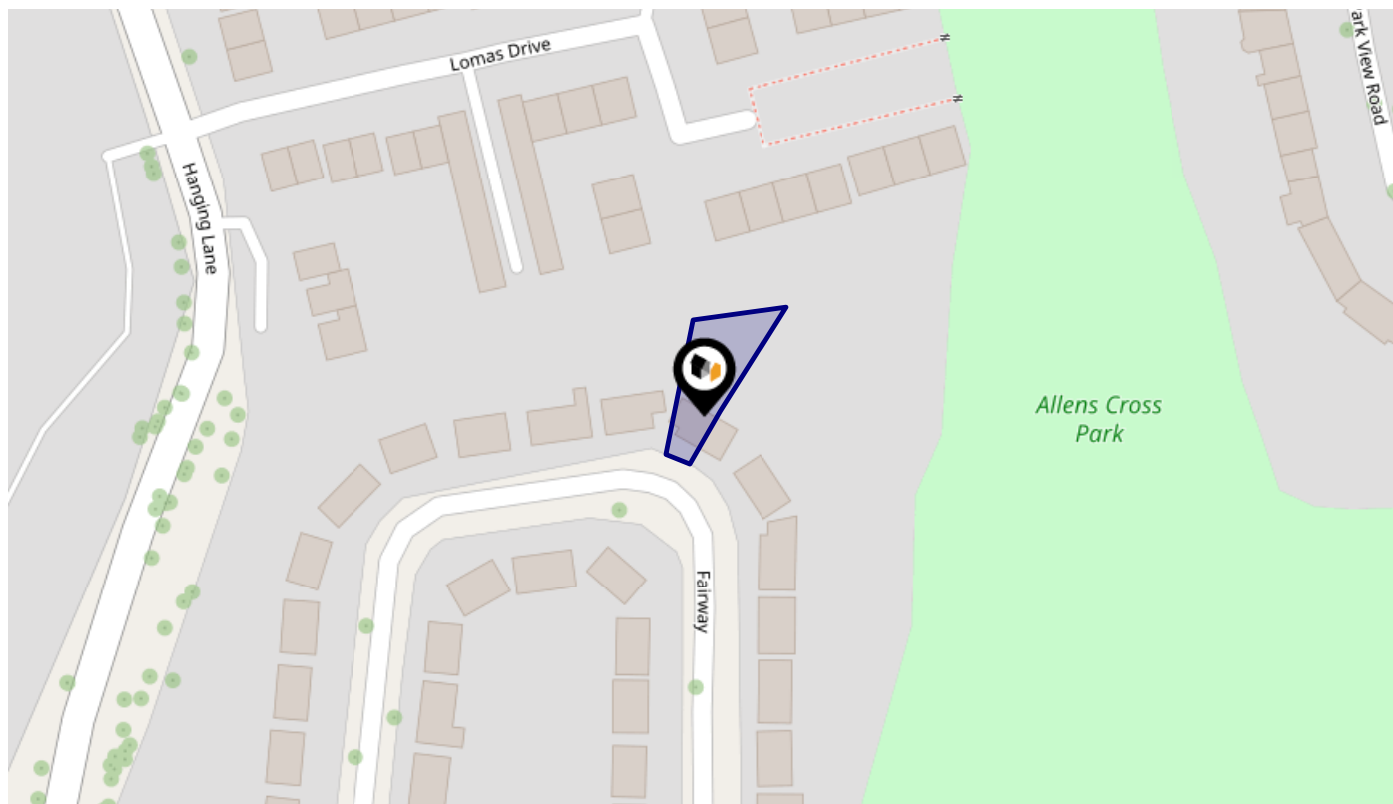
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Northfield Ward
- 2 Allens Cross Ward
- 3 Longbridge & West Heath Ward
- 4 Frankley Great Park Ward
- 5 Rubery & Rednal Ward
- 6 King's Norton North Ward
- 7 Bartley Green Ward
- 8 Bournville & Cotteridge Ward
- 9 Weoley & Selly Oak Ward
- 10 Rubery North 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.

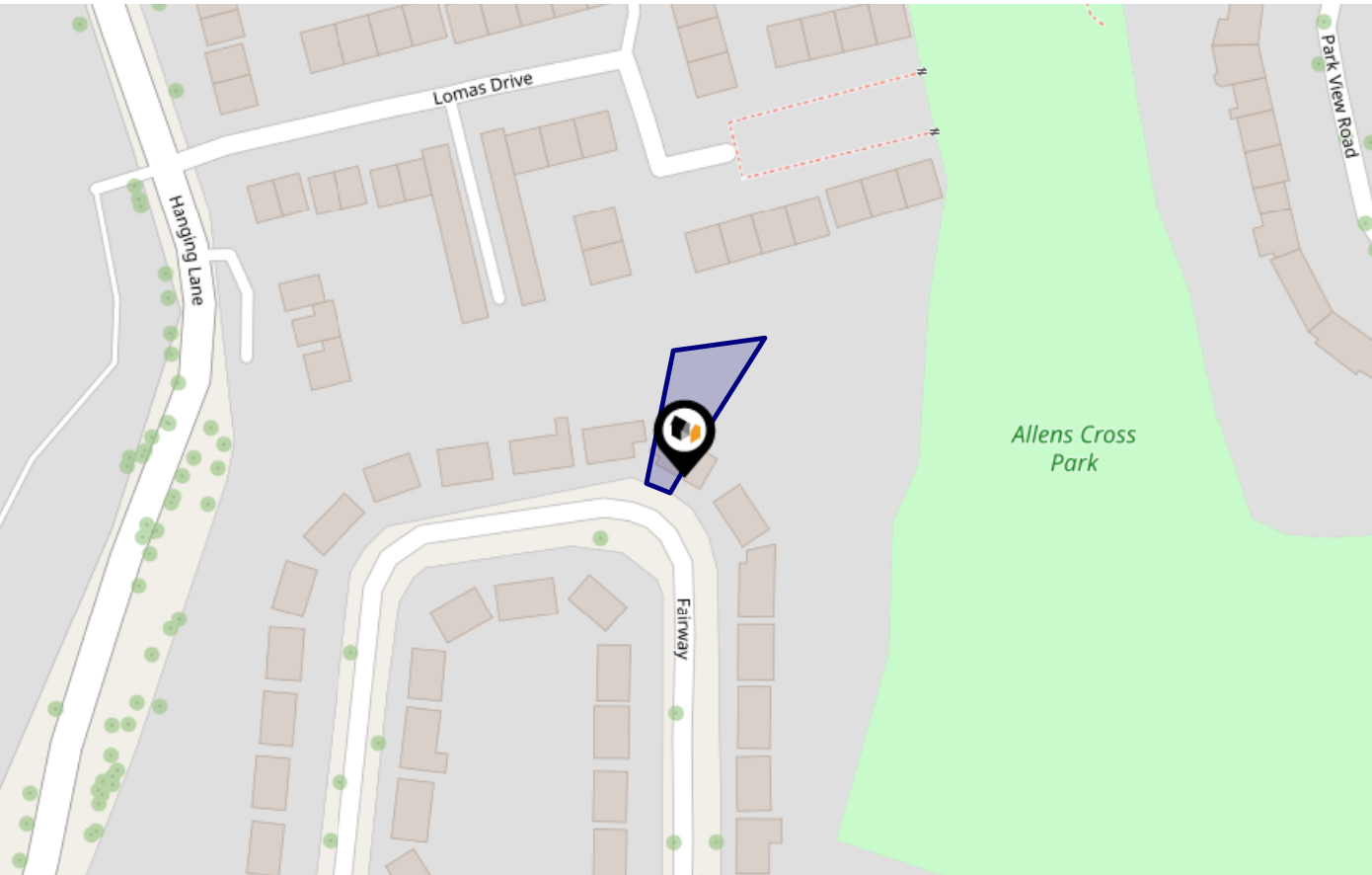
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

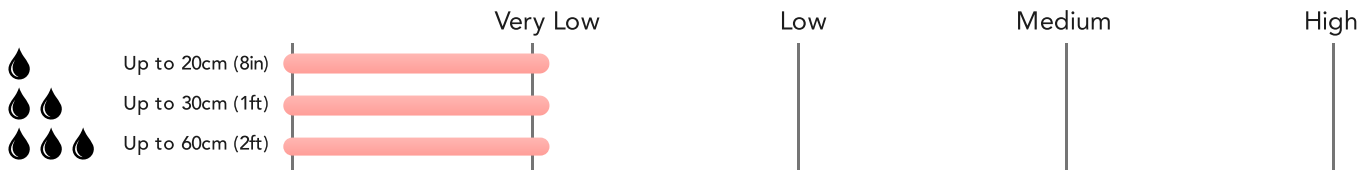


Risk Rating: Very low

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.

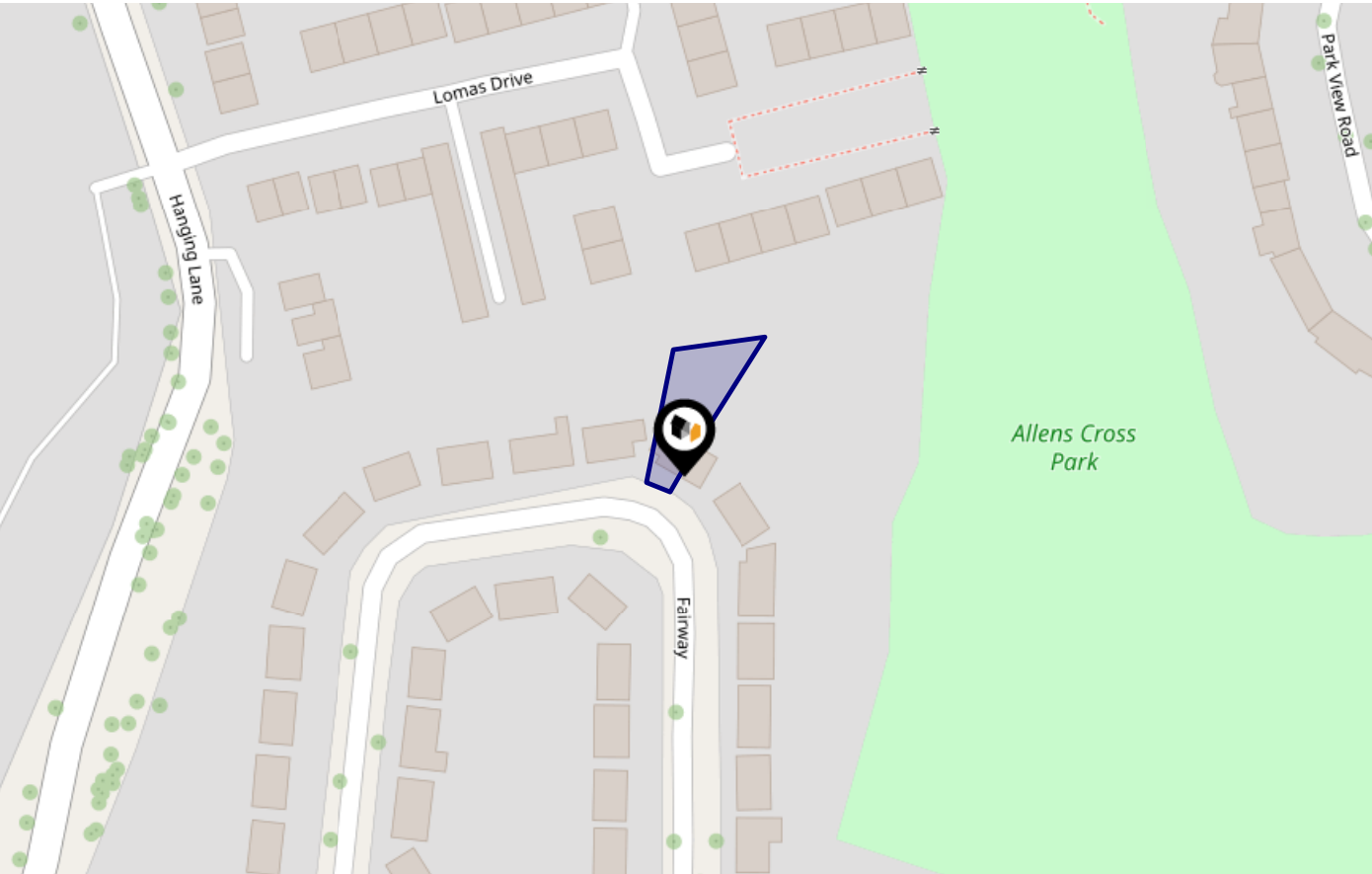
Chance of flooding to the following depths at this property:



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.

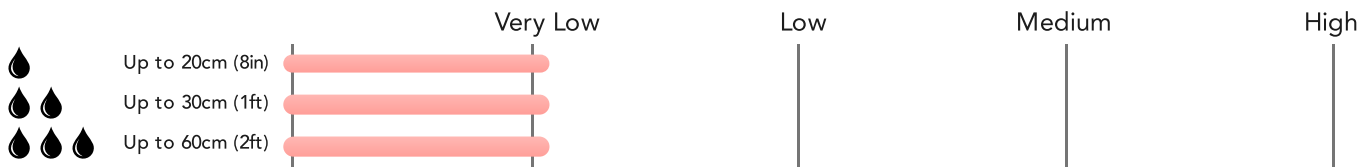


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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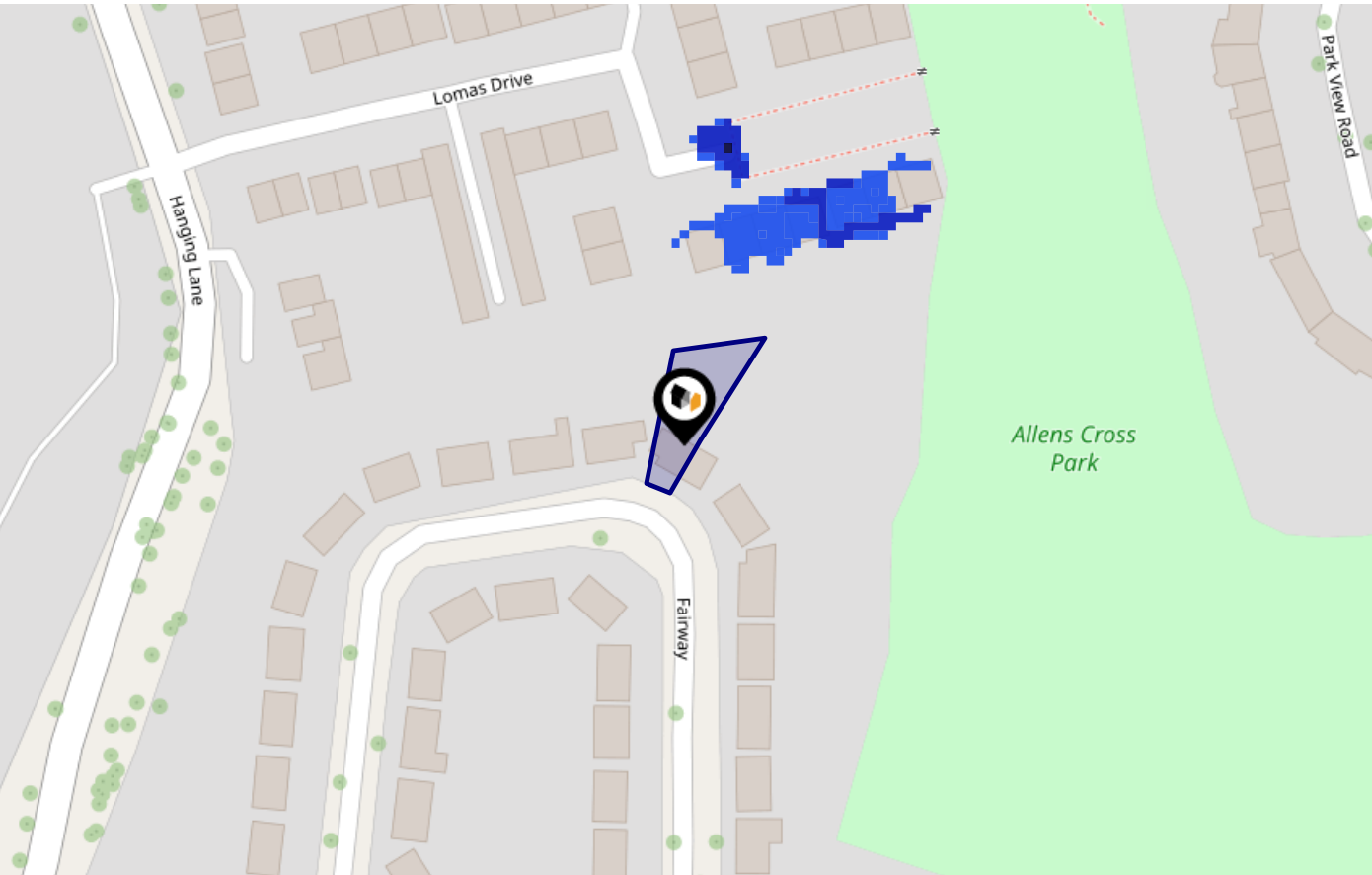
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

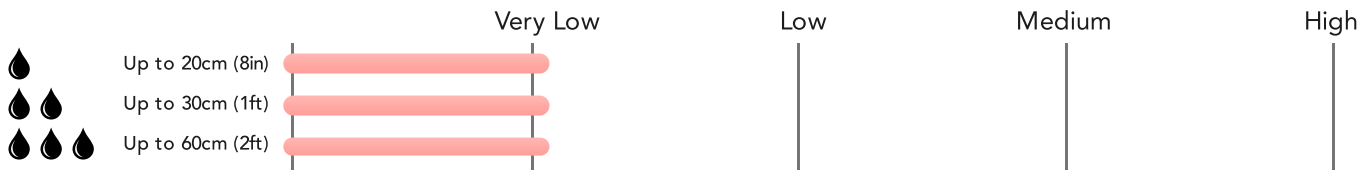


Risk Rating: Very low

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

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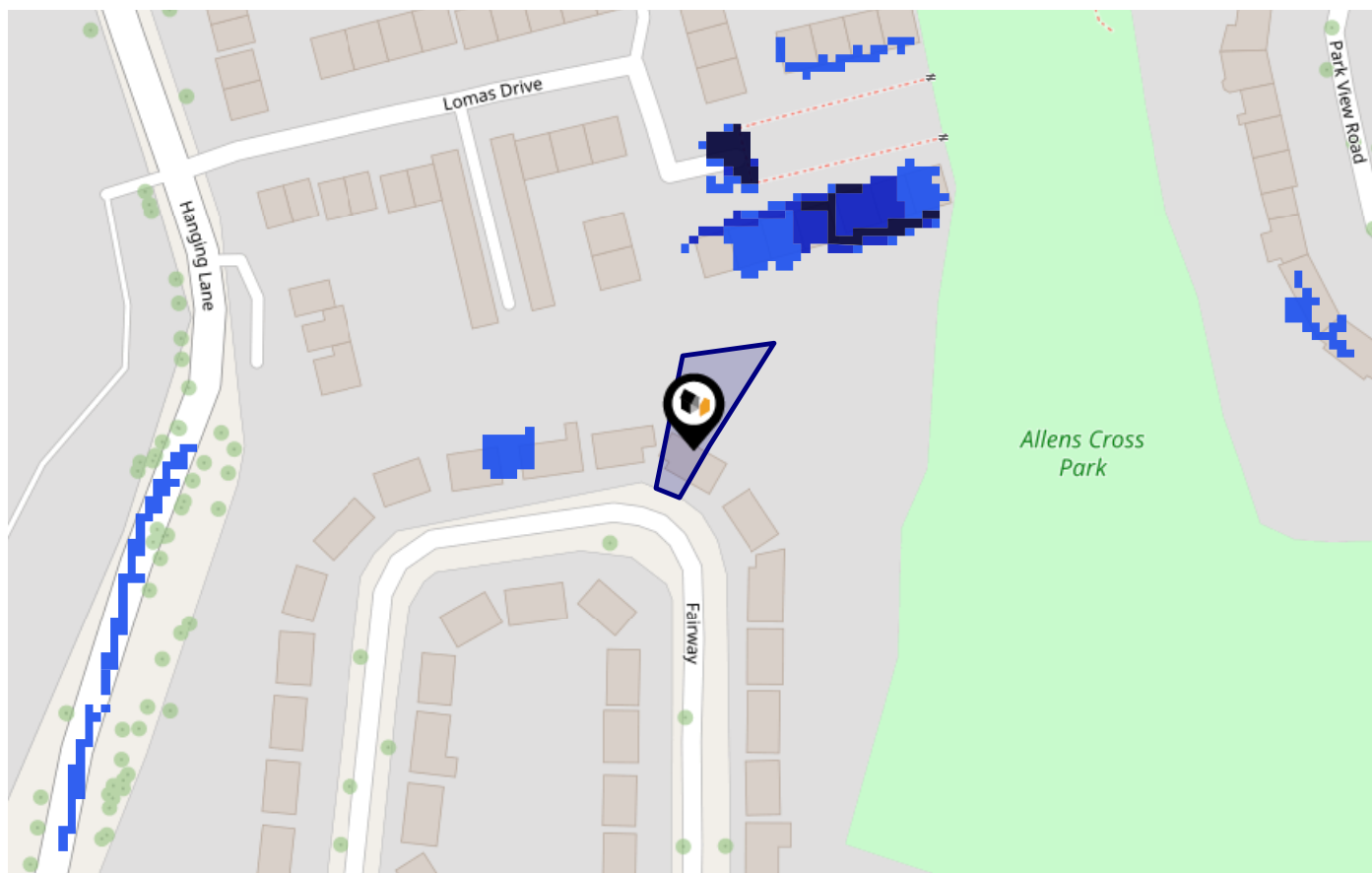
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

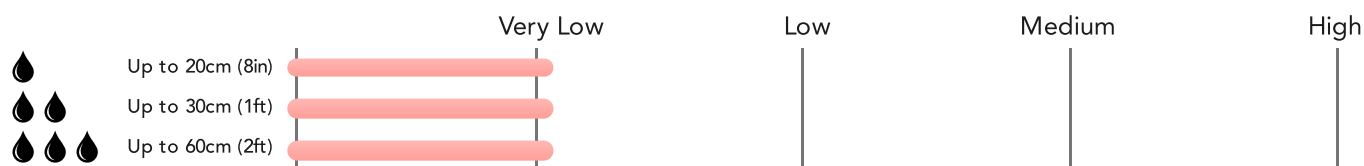


Risk Rating: Very low

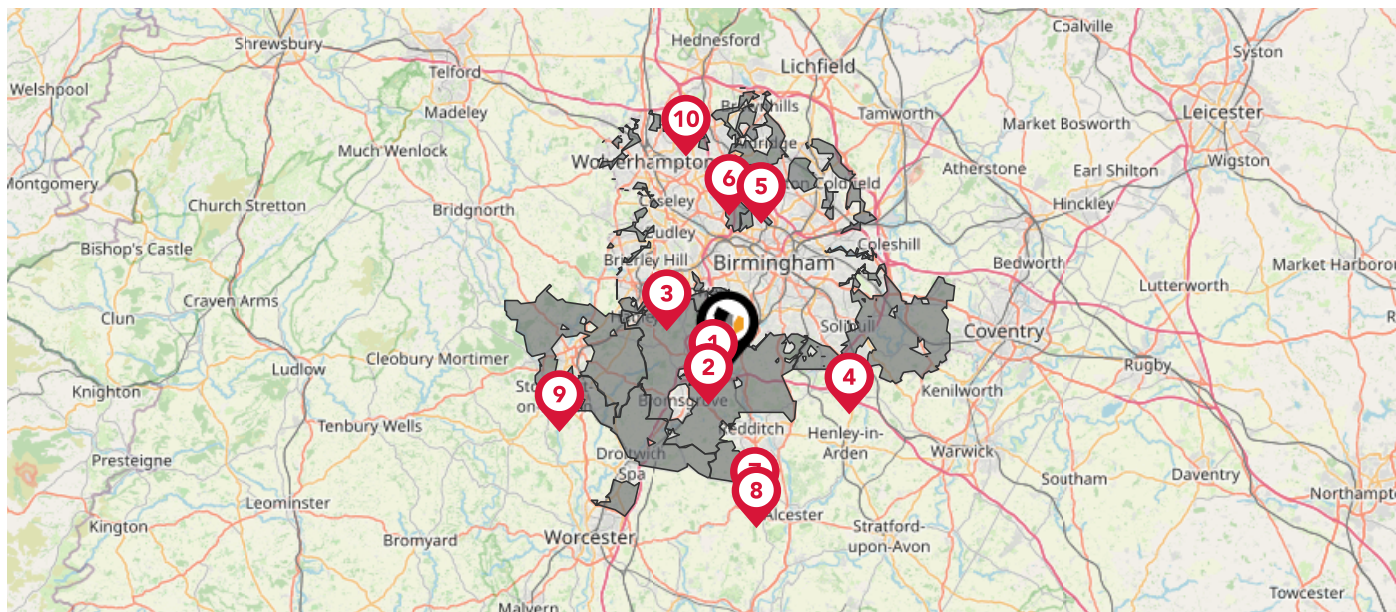
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



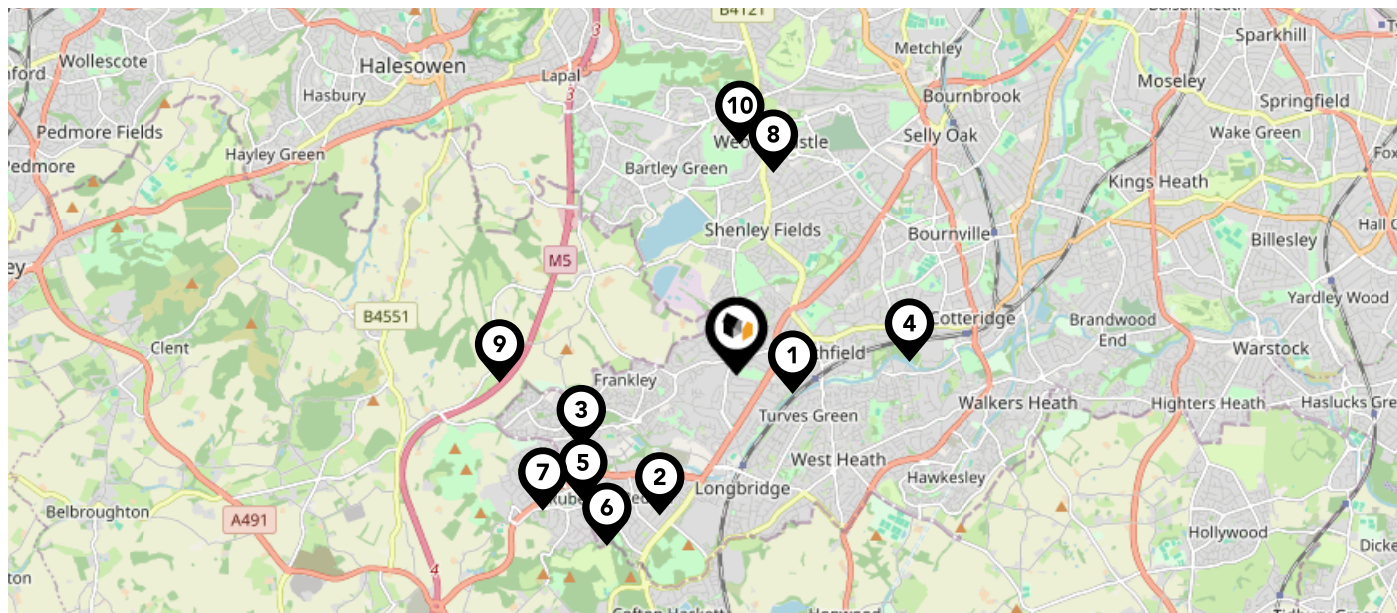
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Birmingham Green Belt - Birmingham
-  Birmingham Green Belt - Bromsgrove
-  Birmingham Green Belt - Dudley
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - Sandwell
-  Birmingham Green Belt - Walsall
-  Birmingham Green Belt - Redditch
-  Birmingham Green Belt - Wychavon
-  Birmingham Green Belt - Wyre Forest
-  Birmingham Green Belt - Wolverhampton

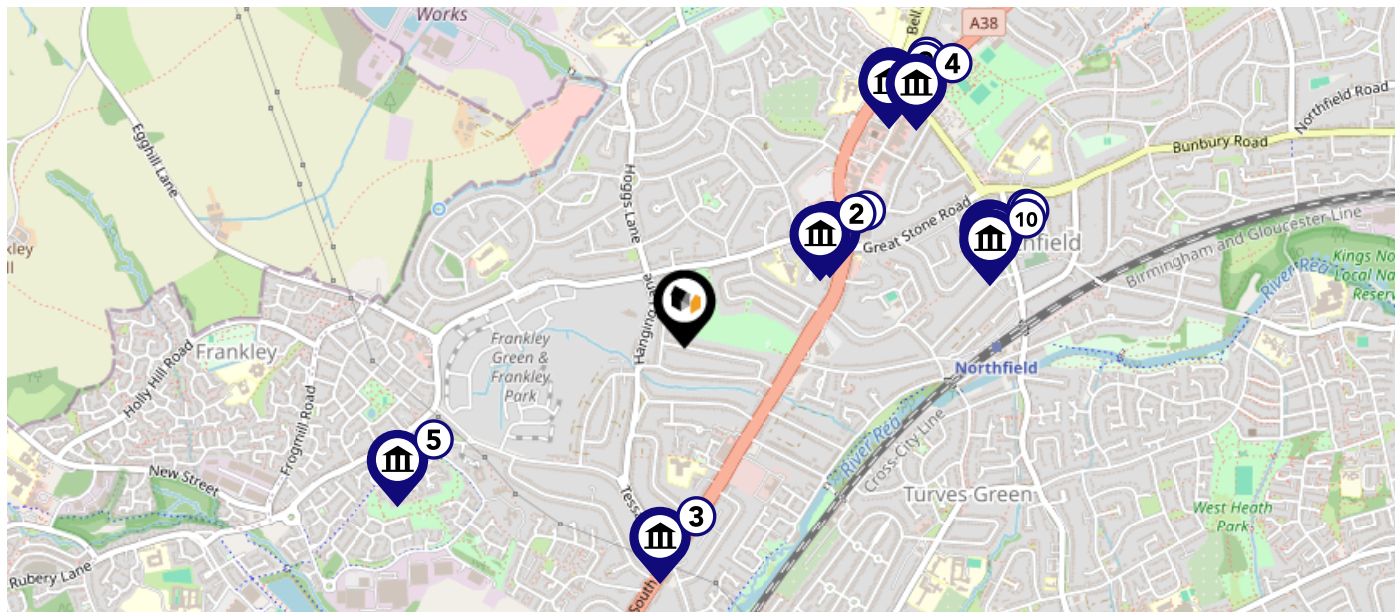
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



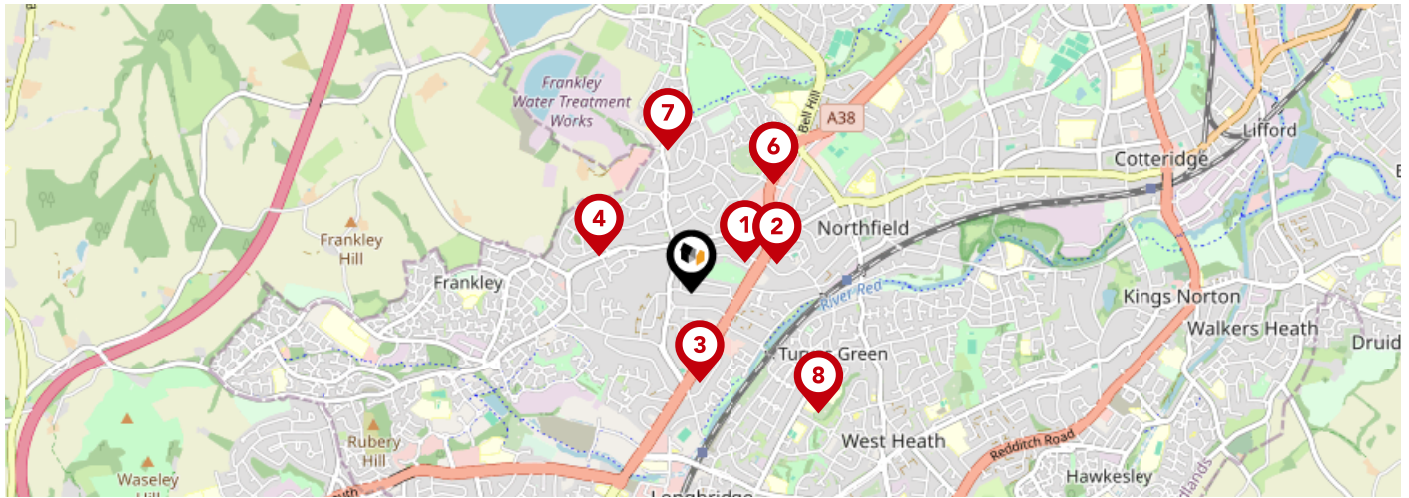
Nearby Landfill Sites

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	Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands	Historic Landfill	
4	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	
5	Cockhill Lane / Sandstone Avenue-Cockhill Lane/Sandstone Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
6	Corinne Close - Quarry Walk-Rednal, Birmingham, West Midlands	Historic Landfill	
7	Callowbrook Public Open Space-Rubery	Historic Landfill	
8	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
9	Doctors Coppice-Yew Tree Lane, Huntington	Historic Landfill	
10	Land South of Stonehouse Lane-Former Brickworks, Stonehouse Lane, Bartley Green, Birmingham, West Midlands	Historic Landfill	

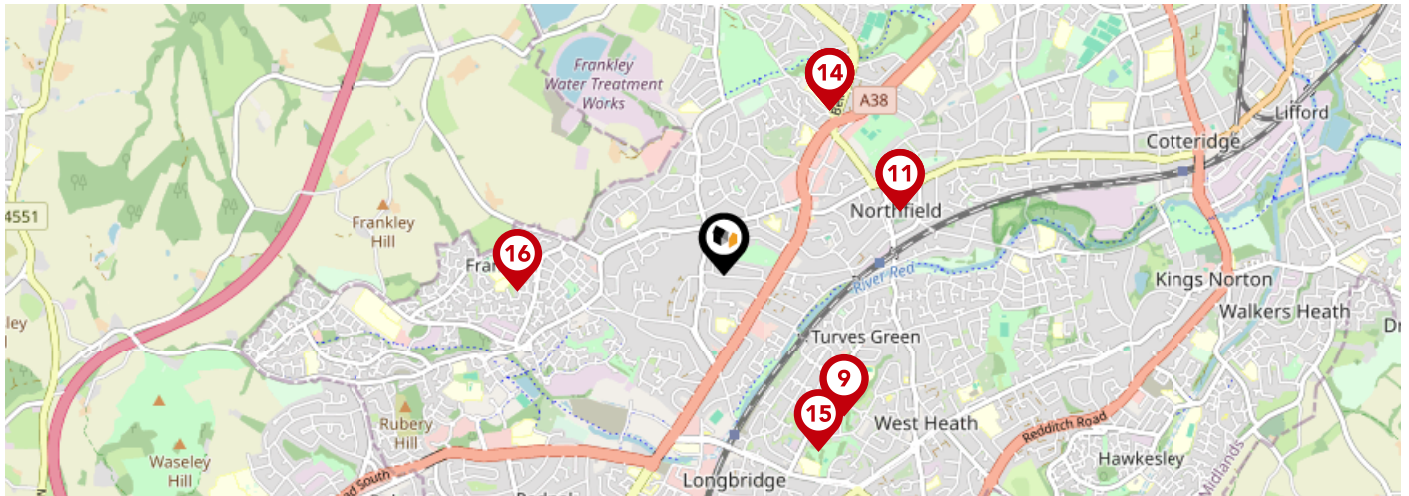
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1343340 - The Black Horse Public House	Grade II	0.4 miles
	1428057 - The Bowling Pavilion, Pergolas And Garden Walls At The Black Horse Public House, Northfield	Grade II	0.4 miles
	1389320 - King George V Public House	Grade II	0.5 miles
	1290767 - Rose Cottage	Grade II	0.7 miles
	1234427 - Water Tower At Hollymoor Hospital	Grade II	0.7 miles
	1219955 - 7, Bell Lane B31	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
	1343349 - 5, Bell Lane B31	Grade II	0.7 miles
	1234052 - St Laurence Church Of England Infant School	Grade II	0.7 miles



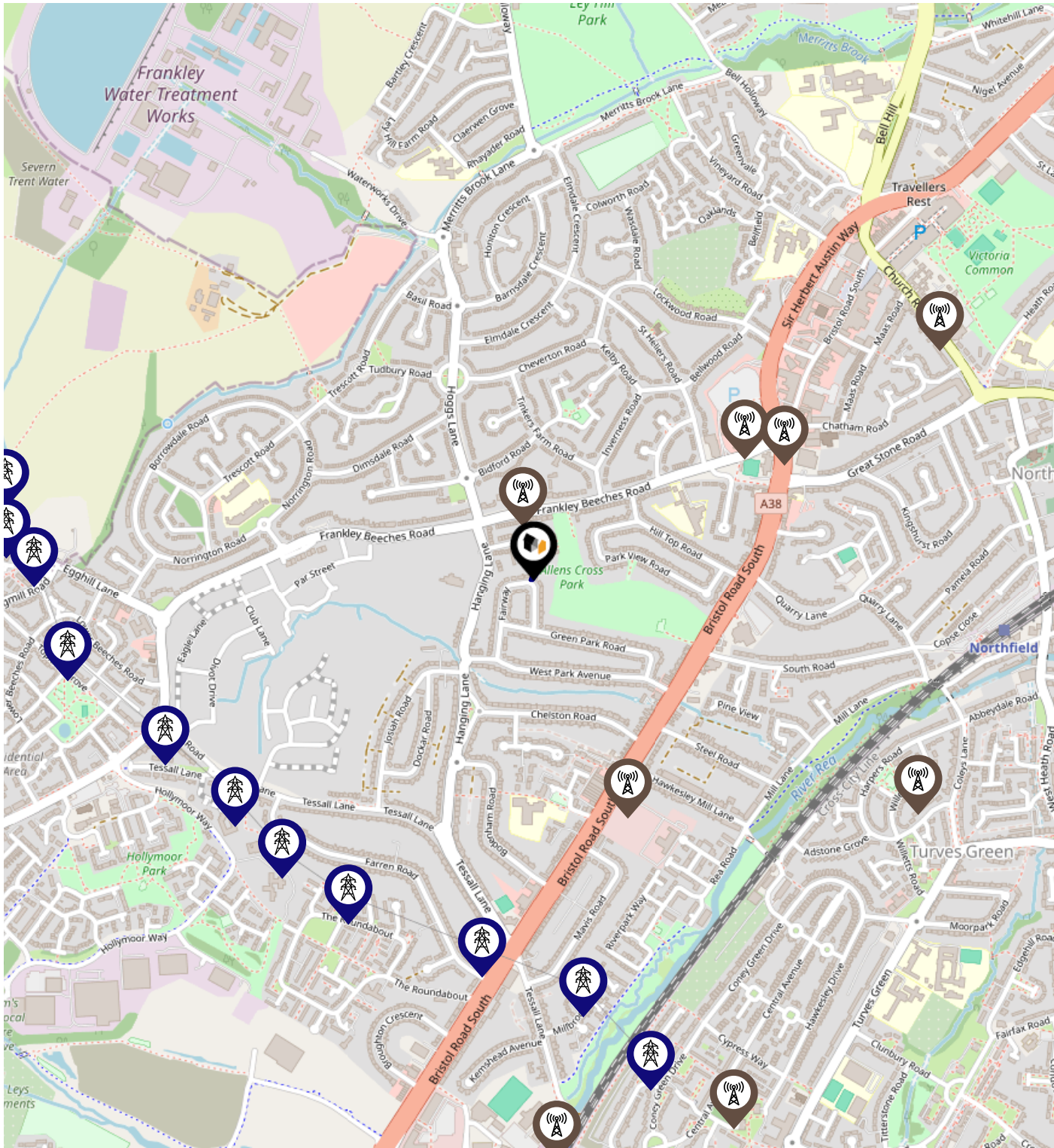
		Nursery	Primary	Secondary	College	Private
1	St Brigid's Catholic Primary School Ofsted Rating: Good Pupils: 445 Distance:0.27	☐	☒	☐	☐	☐
2	The Edge Academy Ofsted Rating: Good Pupils: 2 Distance:0.41	☐	☐	☒	☐	☐
3	The Meadows Primary School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.41	☐	☒	☐	☐	☐
4	Merritts Brook Primary E-ACT Academy Ofsted Rating: Good Pupils: 228 Distance:0.45	☐	☒	☐	☐	☐
5	Bellfield Infant School (NC) Ofsted Rating: Good Pupils: 202 Distance:0.62	☐	☒	☐	☐	☐
6	Bellfield Junior School Ofsted Rating: Good Pupils: 245 Distance:0.62	☐	☒	☐	☐	☐
7	The Orchards Primary Academy Ofsted Rating: Good Pupils: 199 Distance:0.65	☐	☒	☐	☐	☐
8	King Edward VI Northfield School for Girls Ofsted Rating: Good Pupils: 748 Distance:0.79	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Turves Green Primary School Ofsted Rating: Good Pupils: 388 Distance:0.84	☐	☒	☐	☐	☐
10	St Laurence Church Junior School Ofsted Rating: Good Pupils: 359 Distance:0.85	☐	☒	☐	☐	☐
11	St Laurence Church Infant School Ofsted Rating: Good Pupils: 268 Distance:0.85	☐	☒	☐	☐	☐
12	Victoria School Ofsted Rating: Outstanding Pupils: 223 Distance:0.89	☐	☐	☒	☐	☐
13	Victoria College Ofsted Rating: Requires improvement Pupils:0 Distance:0.89	☐	☐	☒	☐	☐
14	Longwill A Primary School for Deaf Children Ofsted Rating: Outstanding Pupils: 62 Distance:0.89	☐	☐	☒	☐	☐
15	Turves Green Boys' School Ofsted Rating: Good Pupils: 536 Distance:0.91	☐	☐	☒	☐	☐
16	Forestdale Primary School Ofsted Rating: Good Pupils: 214 Distance:0.93	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

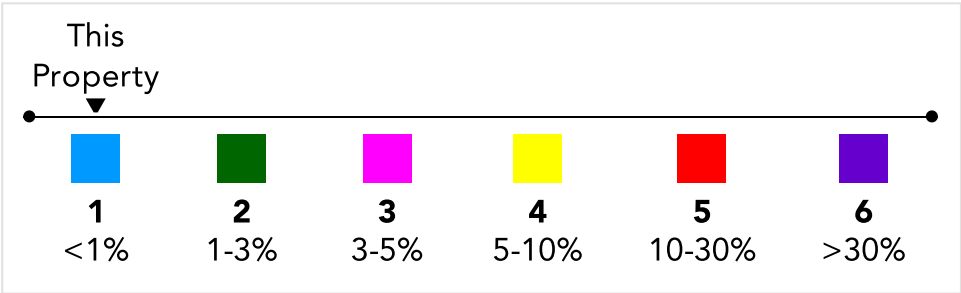
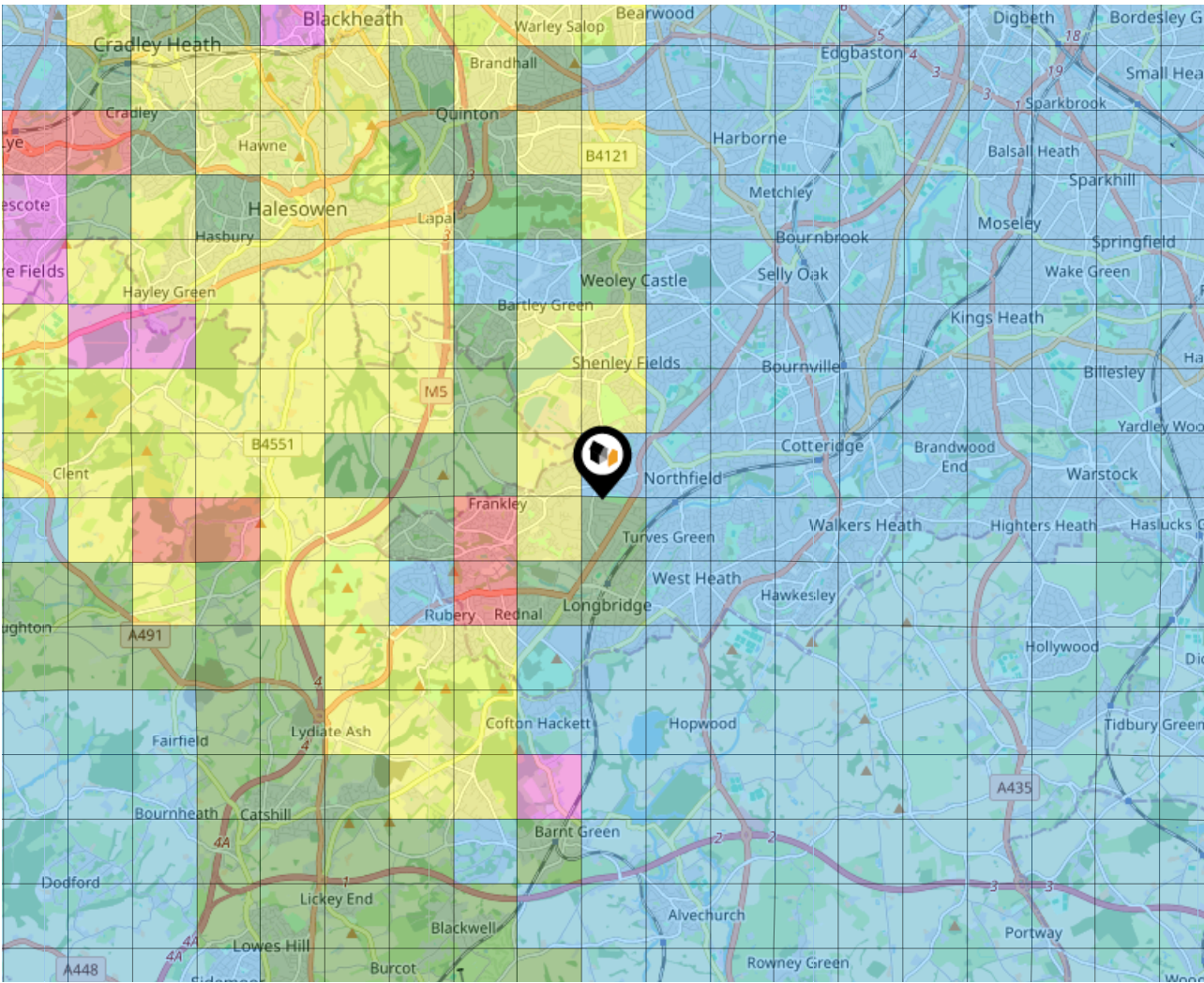


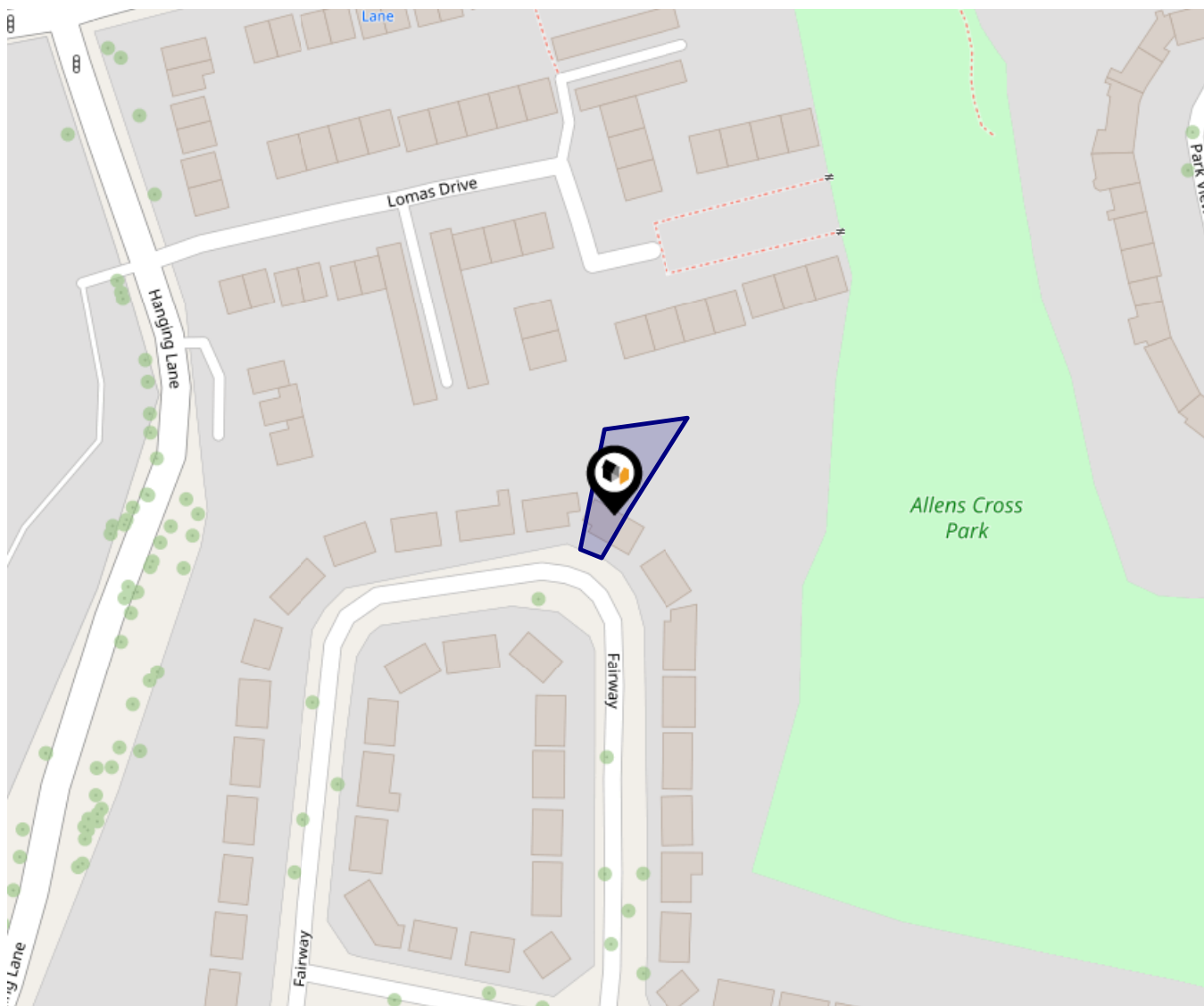
Key:

-  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).





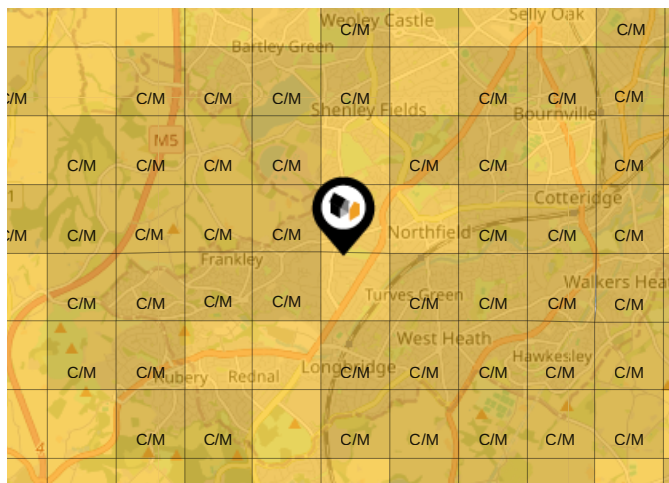
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

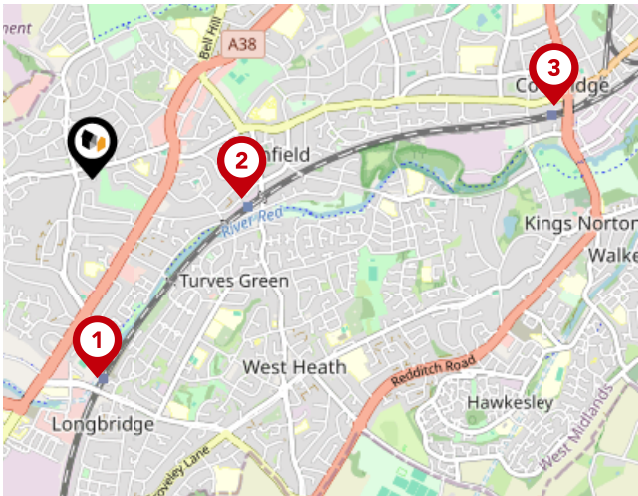
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



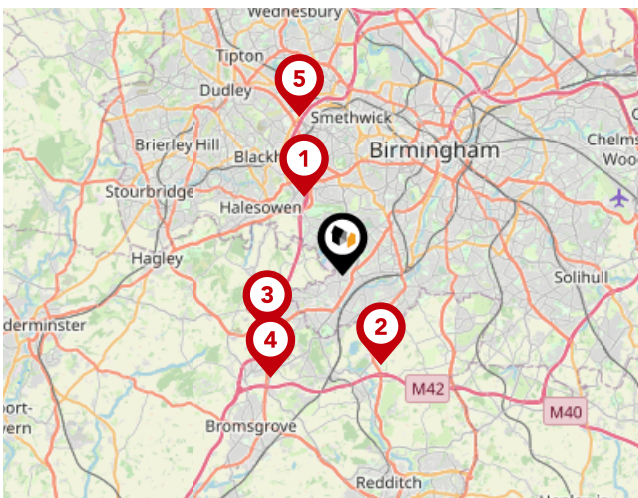
Primary Classifications (Most Common Clay Types)

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



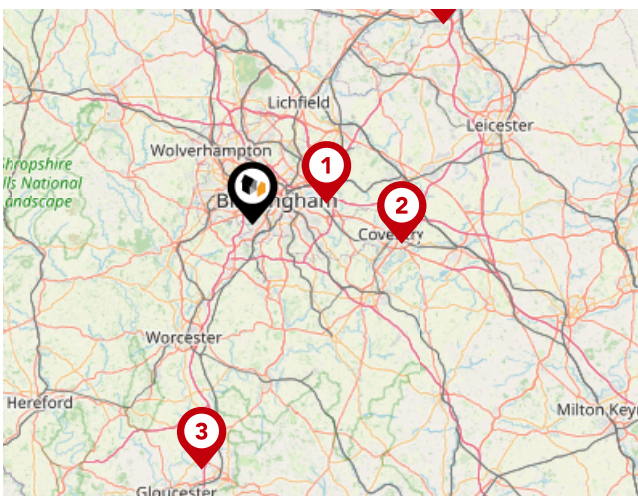
National Rail Stations

Pin	Name	Distance
1	Longbridge Rail Station	0.9 miles
2	Northfield Rail Station	0.68 miles
3	Kings Norton Rail Station	2.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J3	3.12 miles
2	M42 J2	3.58 miles
3	M5 J4	3.47 miles
4	M42 J1	4.56 miles
5	M5 J2	5.94 miles

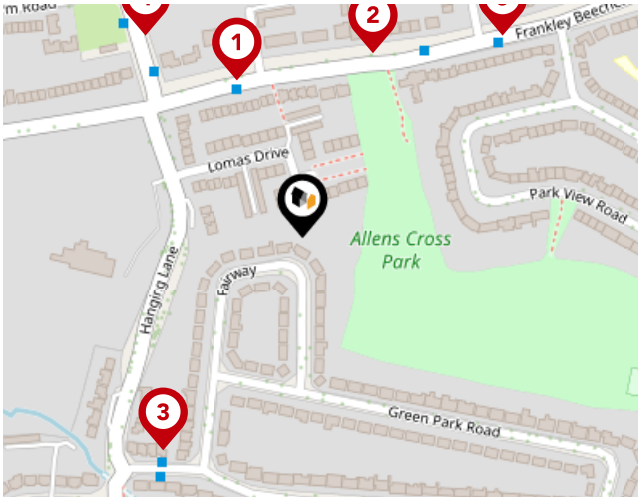


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	10.99 miles
2	Baginton	21.59 miles
3	Staverton	36.51 miles
4	East Mids Airport	39.78 miles

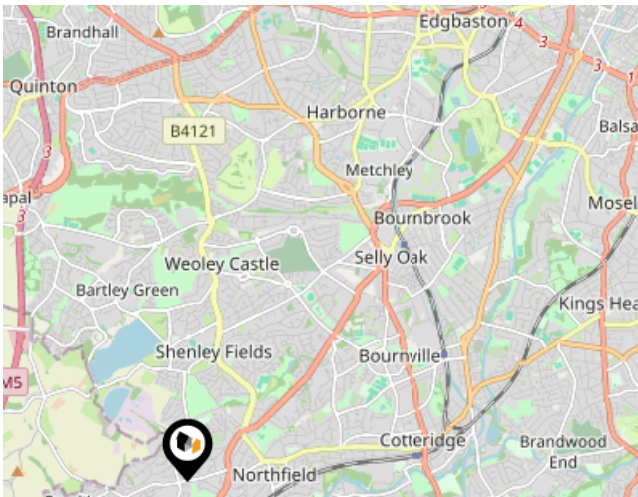
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hoggs Lane	0.1 miles
2	Inverness Rd	0.11 miles
3	Hanging Lane	0.14 miles
4	Bidford Road	0.15 miles
5	Inverness Rd	0.16 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	4.97 miles
2	Five Ways (Midland Metro Stop)	5.31 miles
3	Brindleyplace (Midland Metro Stop)	5.5 miles

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About Us



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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!

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Dean Coleman Powered By eXp Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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