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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 10th August 2025



HIMLEY GROVE, REDNAL, BIRMINGHAM, B45

Price Guide : £350,000

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Birmingham

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

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

Perfectly positioned in a peaceful cul-de-sac in the heart of Rednal, this beautifully extended four-bedroom family home offers exceptional living space, thoughtful design, and versatile accommodation — ideal for modern family life. Just a short walk to the open green spaces of Cofton Park and within easy reach of the Lickey Hills Country Park, this has doorstep countryside living with all the convenience South Birmingham has to offer.

Step inside via the welcoming hallway and discover an incredibly spacious and flexible ground floor layout, perfect for families and entertaining alike. Off of the entrance hall is the lounge, a light and airy space that's perfect for relaxing and family gatherings, and with the home taking an elevated position from the pathway, offers excellent privacy for peace of mind. To the rear is a stylish and expansive fitted kitchen diner, complete with integrated units, ample worktop space, and a dual aspect outlook. French doors lead directly to the garden, inviting natural light and indoor-outdoor living. Adjoining the kitchen is the second reception room, a lovely extended space with its own Velux roof window and French doors opening to the rear garden — ideal as a lounge, playroom, entertaining space, office (as its current set-up) or even a guest bedroom. Whatever the use, this is a wonderful multifunctional space. A handy utility room at its centre and a ground floor shower room, complete this practical and well-designed floor.

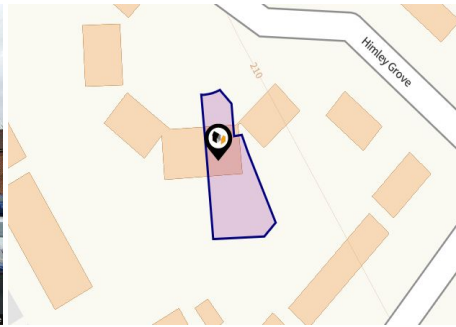
Upstairs features four generous bedrooms, including three double bedrooms, all benefitting from superb light and a modern decorative feel. Its fourth is a large single bedroom which benefits from a walk-in wardrobe or dressing space. The large family bathroom is fitted with a clean and contemporary white suite, offering both functionality and comfort to this expansive family home.

The outdoor space of this Freehold, semi-detached home is excellent, with the south-facing rear garden as a standout feature — spacious, private and beautifully presented with: paved patio for dining and entertaining, a well-kept lawn for children to play and a decked and covered sun terrace, perfect for relaxing year-round. Being fence enclosed and not overlooked, this superbly maintained and well thought out garden offers excellent privacy and possibly the envy of your guests when visiting. To the front, there is off-road parking for multiple vehicles on its gravel driveway, via a shared, communal dropped kerb.

Set within a quiet cul-de-sac within a well-regarded residential area, the home is convenient for Longbridge Retail Park, Bristol Road South, and transport links including Longbridge Train Station. Situated on the central line, the station serves locations and points of interest such as: Redditch, Bournville, University Of Birmingham, Queen Elizabeth Hospital, Five Ways and New Street Grand Central, to name a few.

A superbly beneficial location for transport links, amenities and schools, see the Key Facts For Buyers brochure for more on these key features.

A must-see house to really appreciate the space, layout and quality of home on offer to perfectly suit a large or growing family.



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,280 ft ² / 119 m ²
Plot Area:	0.1 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,746
Title Number:	WM398161

Price Guide:	£350,000
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)

15
mb/s



2000
mb/s



Mobile Coverage: (based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:



BT



sky



Virgin media

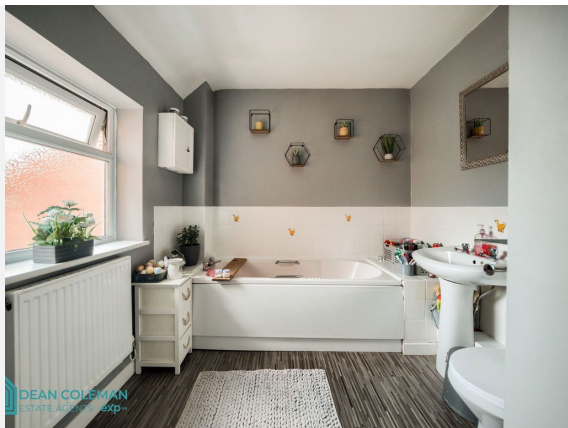
Planning History

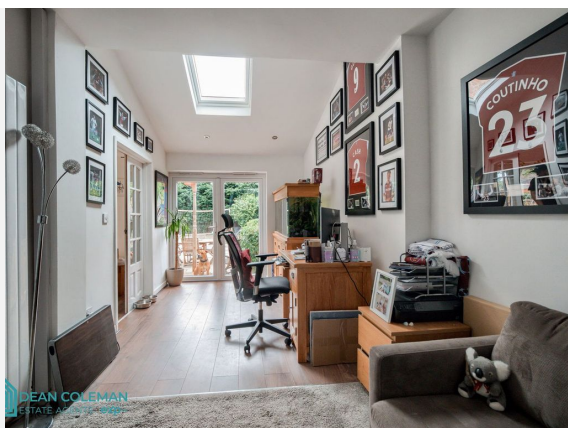
This Address



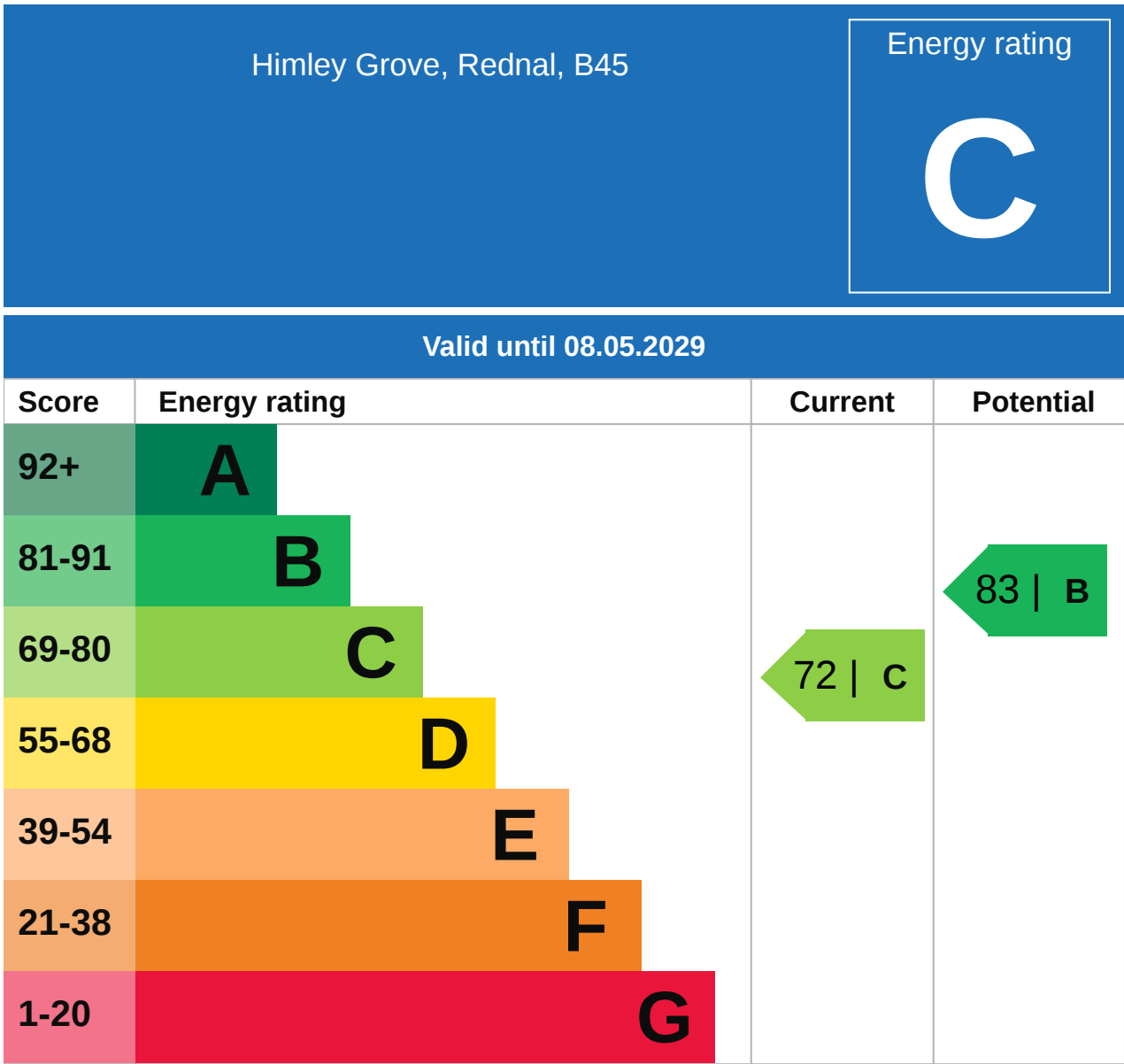
Planning records for: *Himley Grove, Rednal, Birmingham, B45*

Reference - 2001/00545/PA	
Decision:	Decided
Date:	31st January 2001
Description:	Erection of rear and side two storey kitchen and bedroom extension









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	119 m ²

8, Himley Grove, Birmingham, B45 8TA

Last Sold Date:	03/11/2023	09/08/2021
Last Sold Price:	£205,000	£175,000

26, Himley Grove, Birmingham, B45 8TA

Last Sold Date:	30/04/2021
Last Sold Price:	£165,000

16, Himley Grove, Birmingham, B45 8TA

Last Sold Date:	18/10/2019
Last Sold Price:	£198,000

28, Himley Grove, Birmingham, B45 8TA

Last Sold Date:	28/06/2019
Last Sold Price:	£165,000

12, Himley Grove, Birmingham, B45 8TA

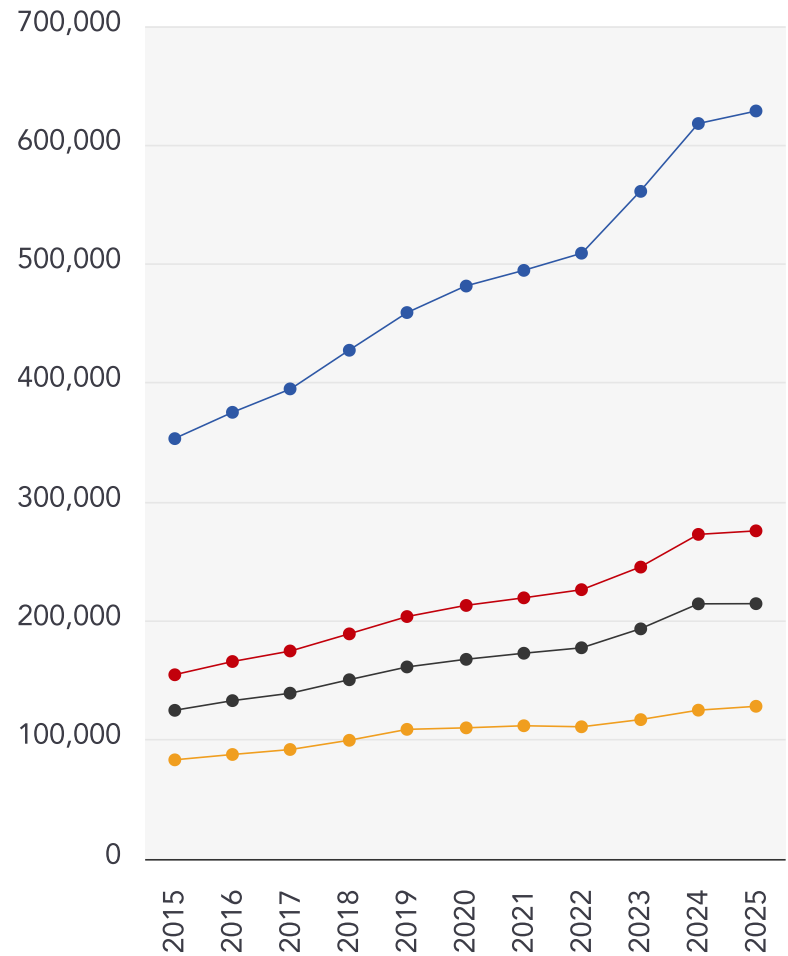
Last Sold Date:	13/12/2018	29/09/2006
Last Sold Price:	£155,000	£107,000

10, Himley Grove, Birmingham, B45 8TA

Last Sold Date:	18/03/2016
Last Sold Price:	£142,000

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 B45



Detached

+77.95%

Semi-Detached

+78.12%

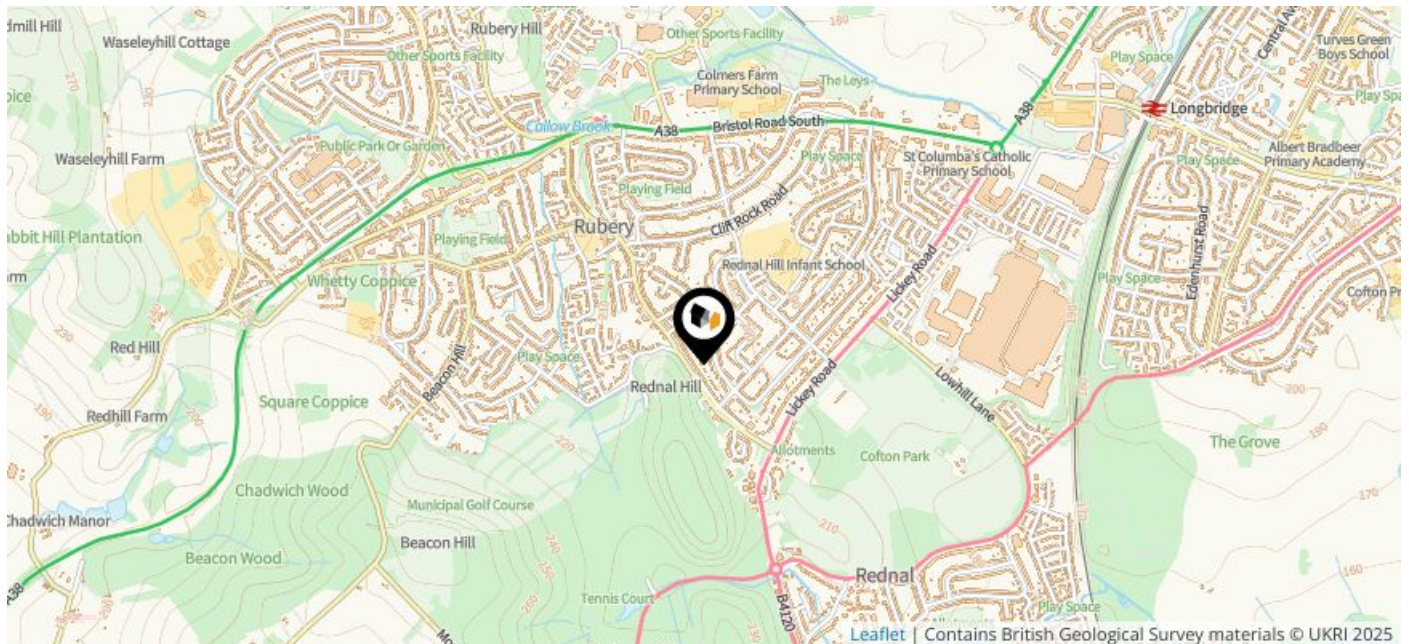
Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

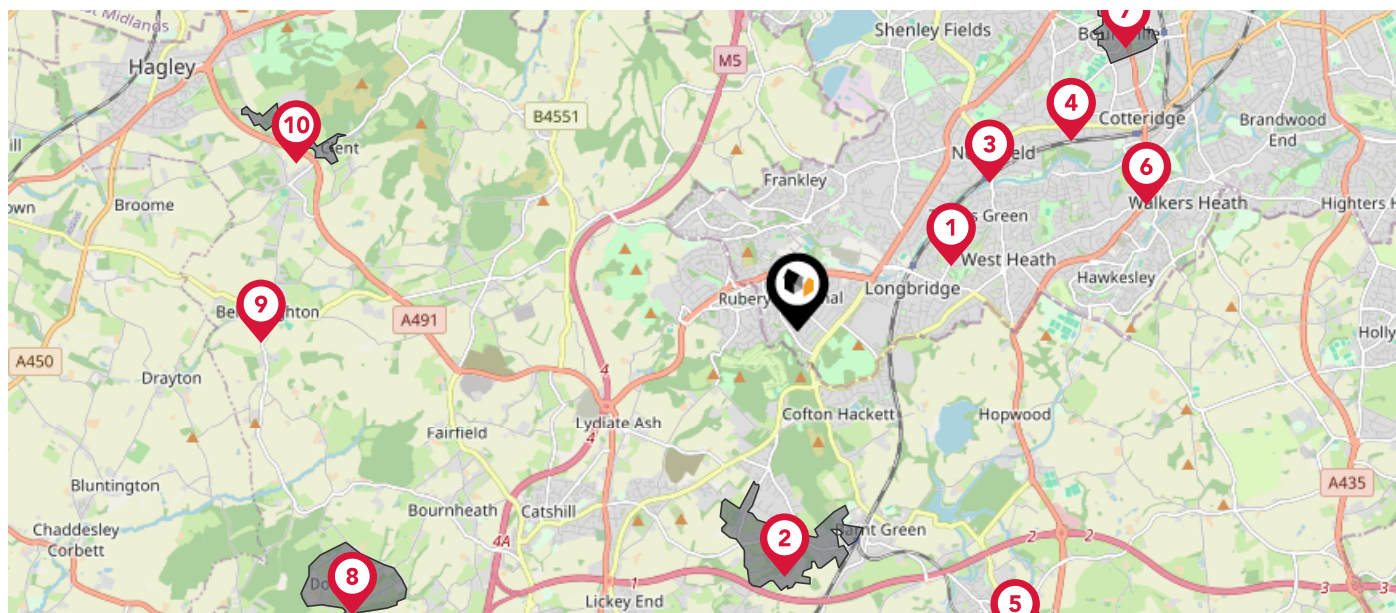
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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

Austin Village

2

Barnt Green

3

Northfield Old Village

4

Bournville Tenants

5

Alvechurch

6

Kings Norton

7

Bournville Village

8

Dodford

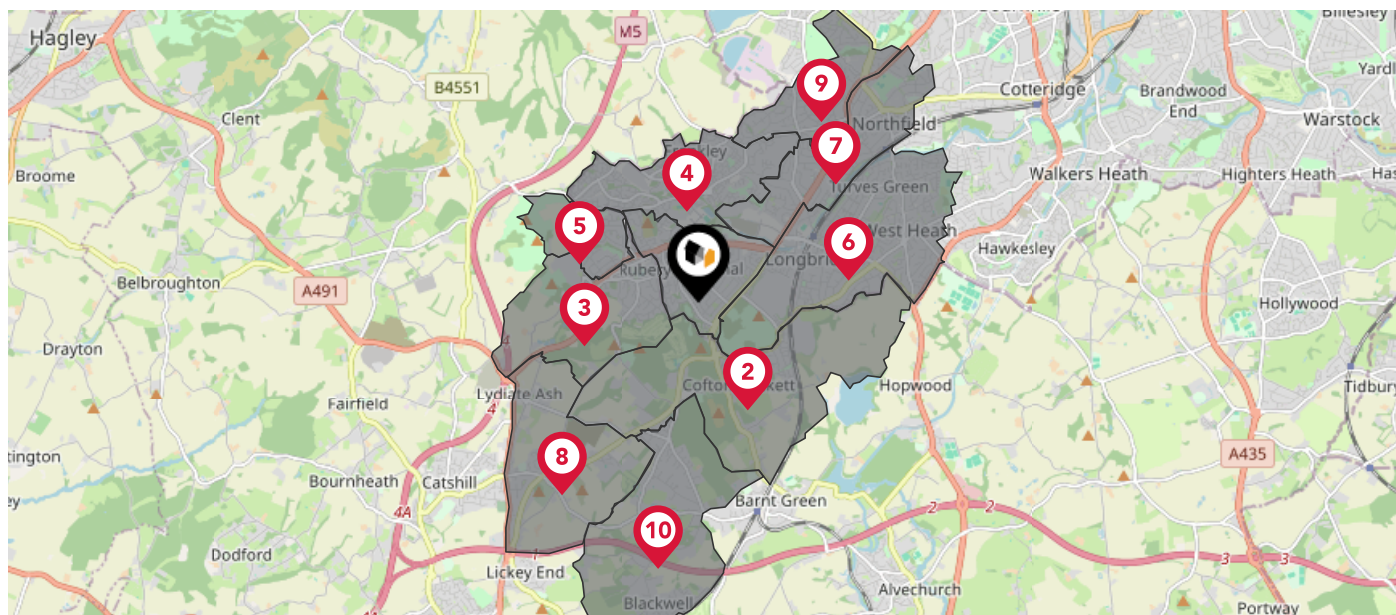
9

Belbroughton

10

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

1

Rubery & Rednal Ward

2

Cofton Ward

3

Rubery South Ward

4

Frankley Great Park Ward

5

Rubery North Ward

6

Longbridge & West Heath Ward

7

Northfield Ward

8

Marlbrook Ward

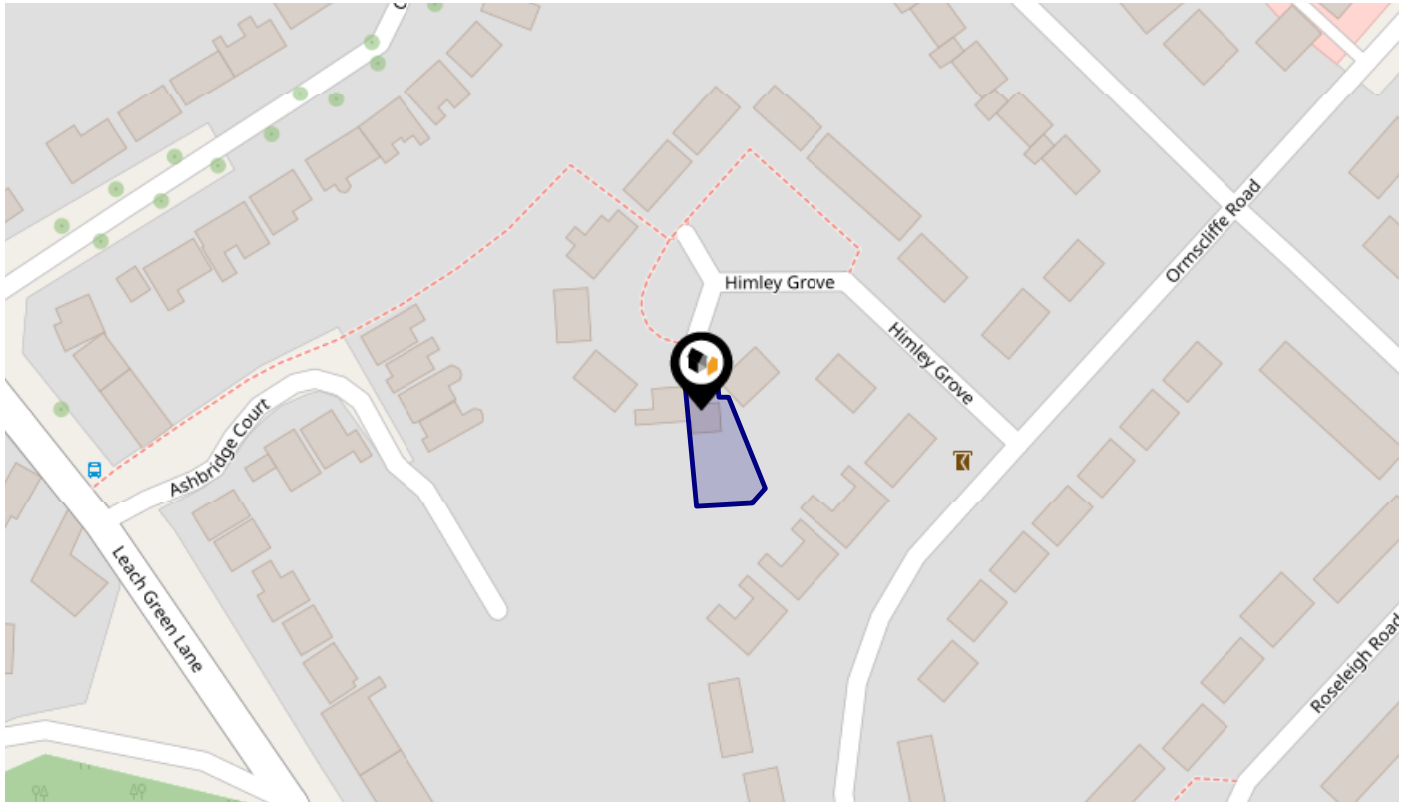
9

Allens Cross Ward

10

Lickey Hills 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.

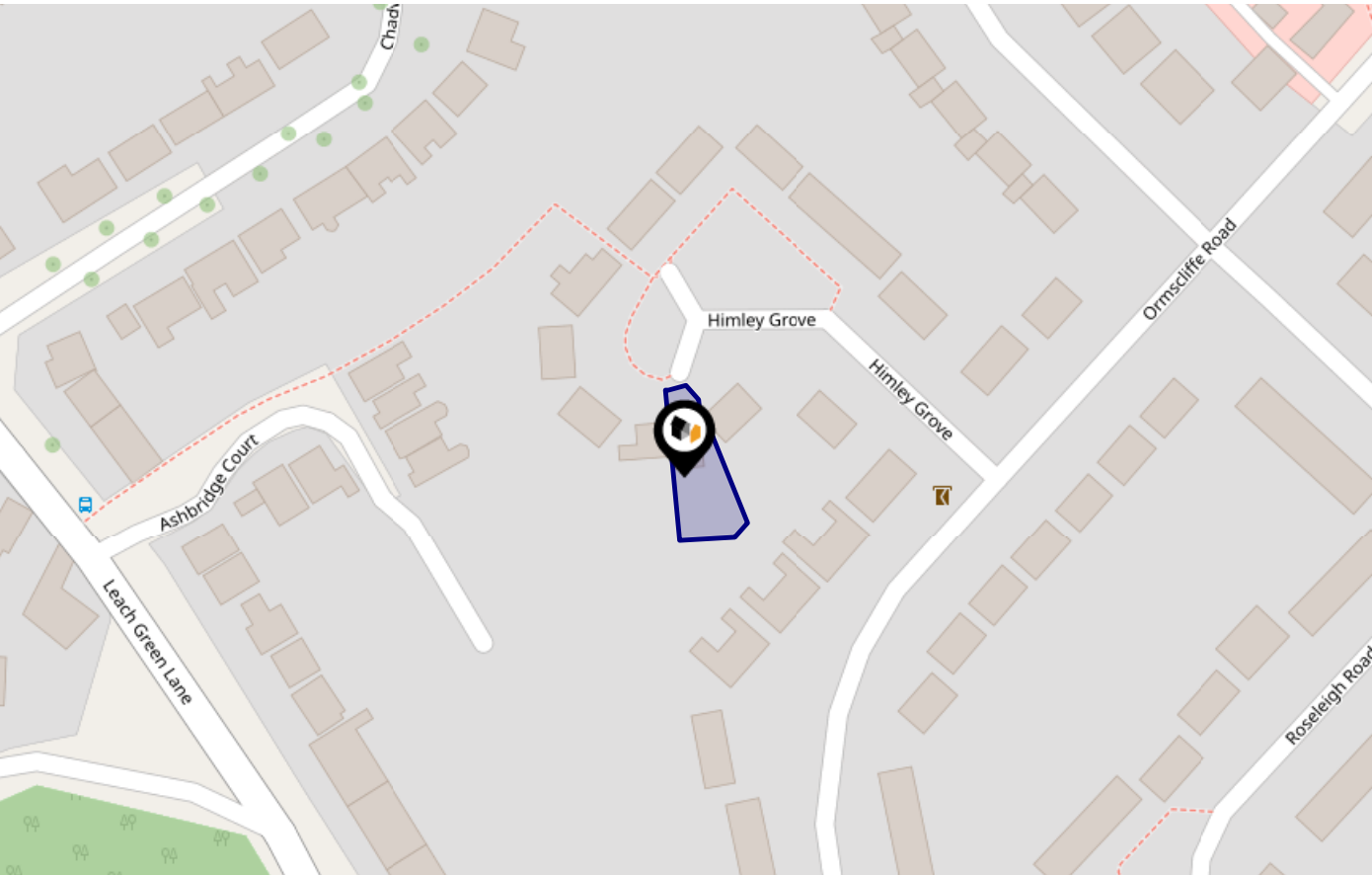
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

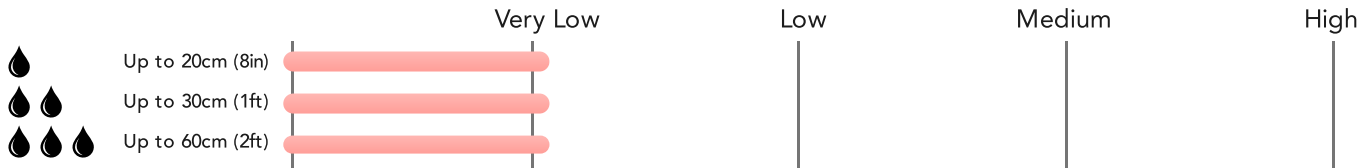


Risk Rating: Very low

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.

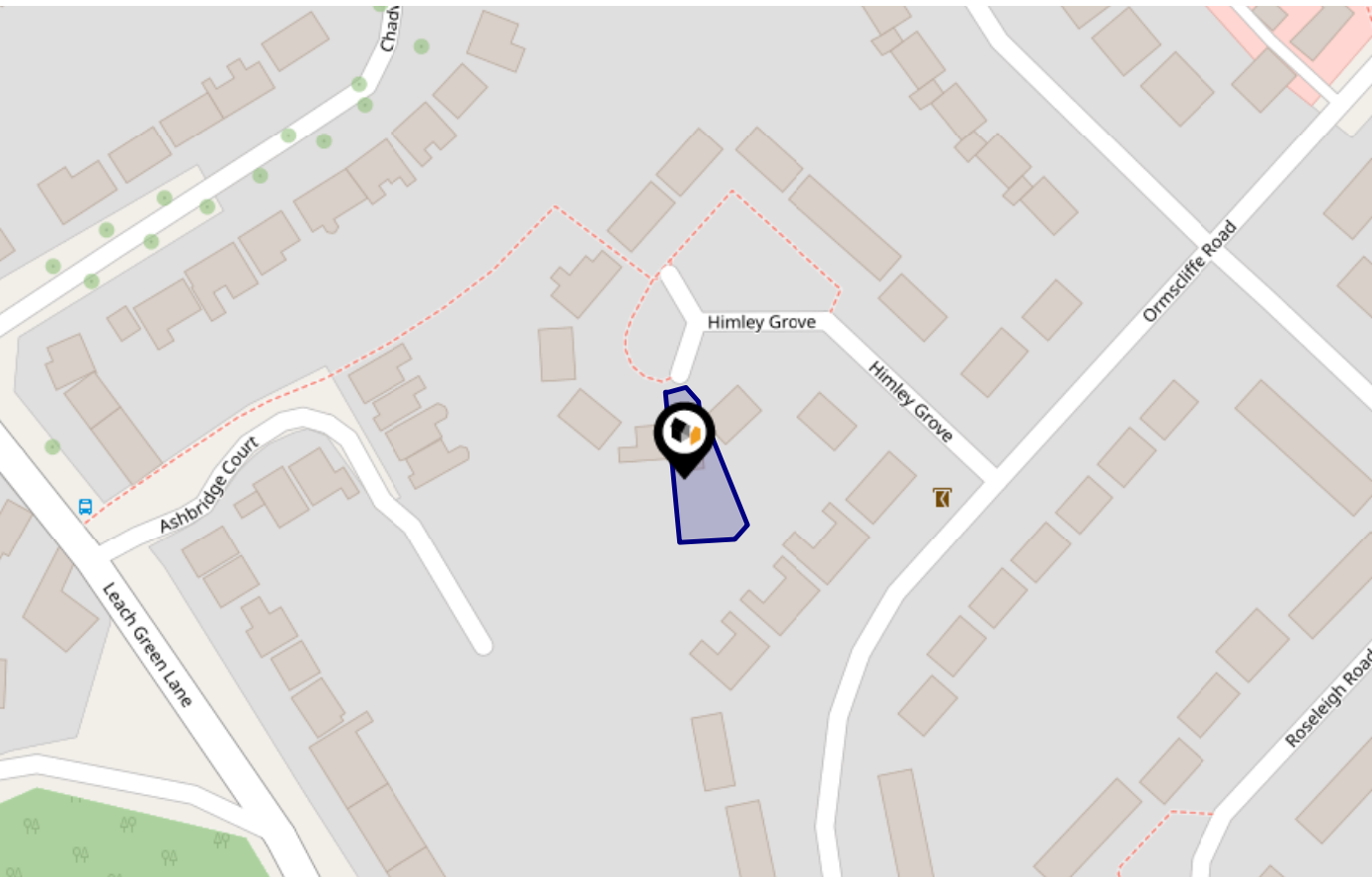
Chance of flooding to the following depths at this property:



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.

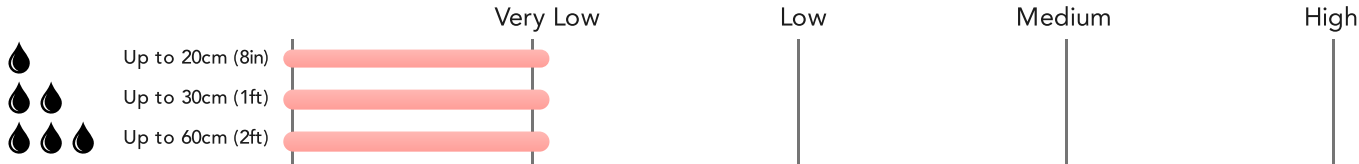


Risk Rating: Very low

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

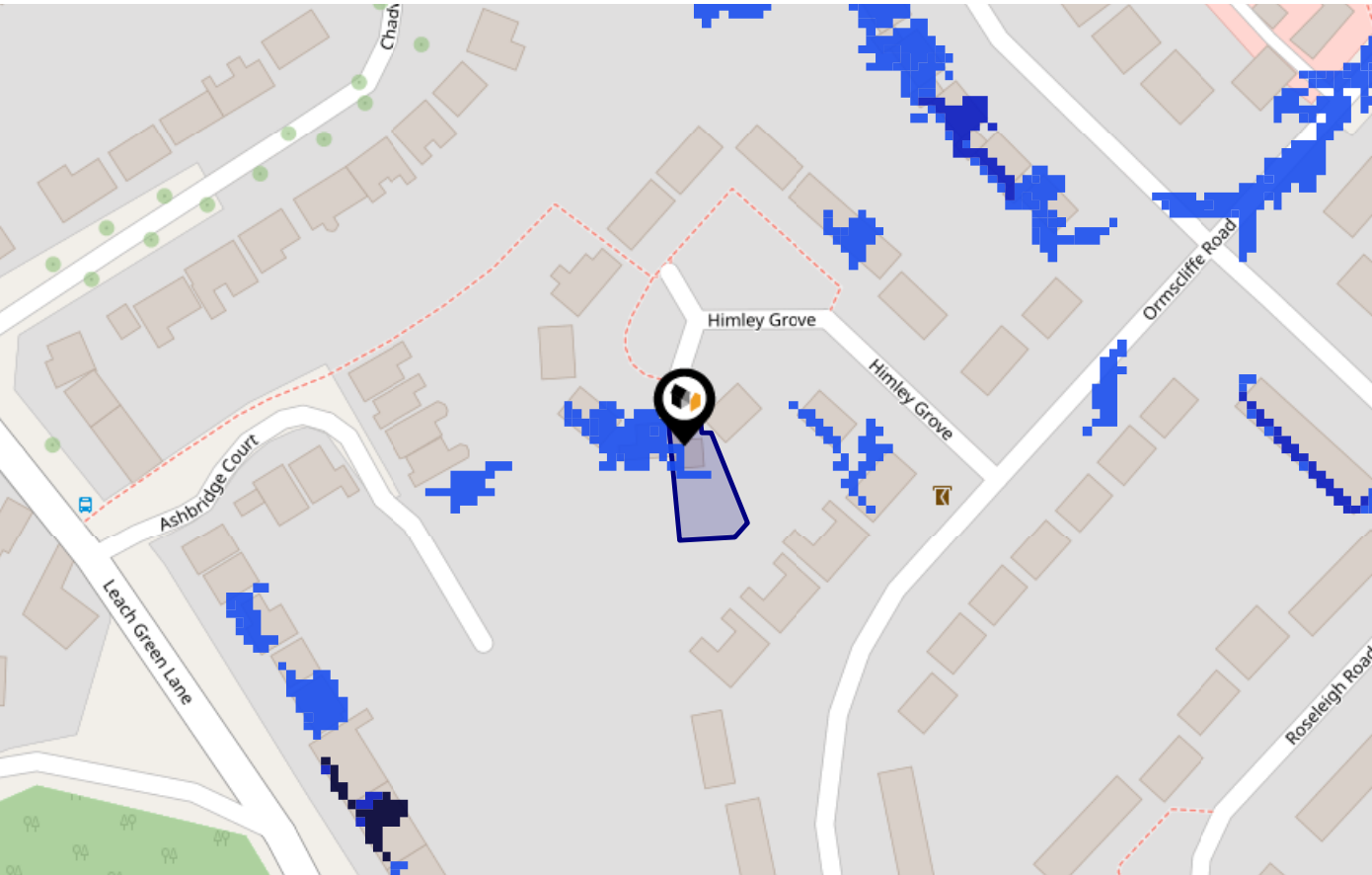
Chance of flooding to the following depths at this property:



Flood Risk

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.

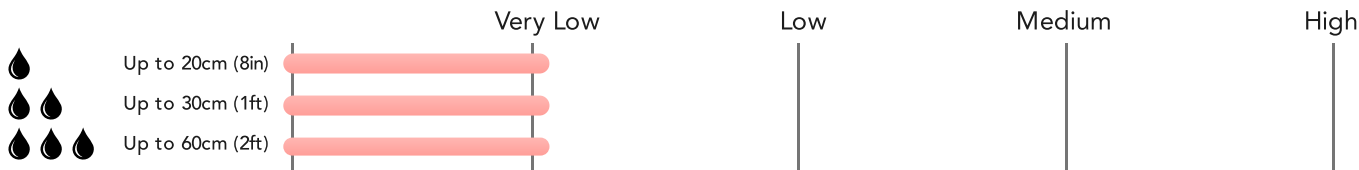


Risk Rating: Very low

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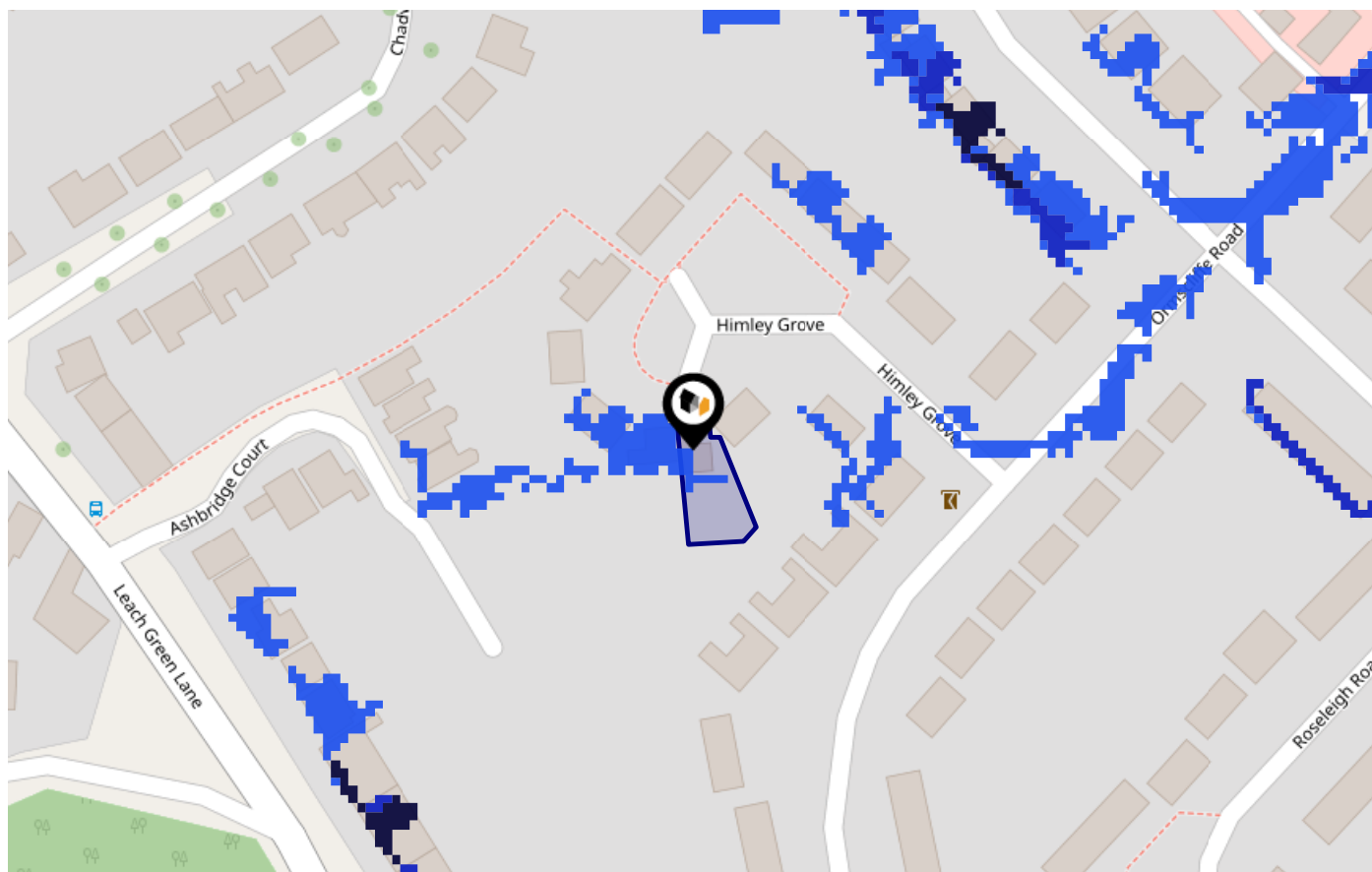
Chance of flooding to the following depths at this property:



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

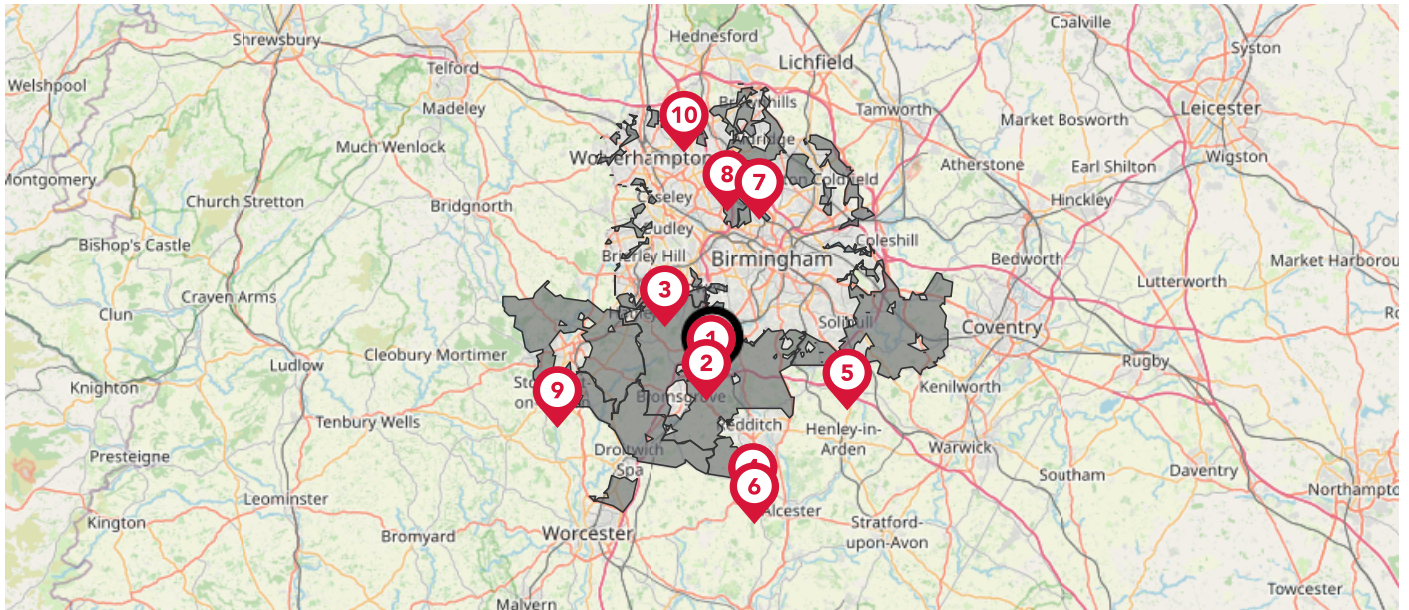
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Chance of flooding to the following depths at this property:



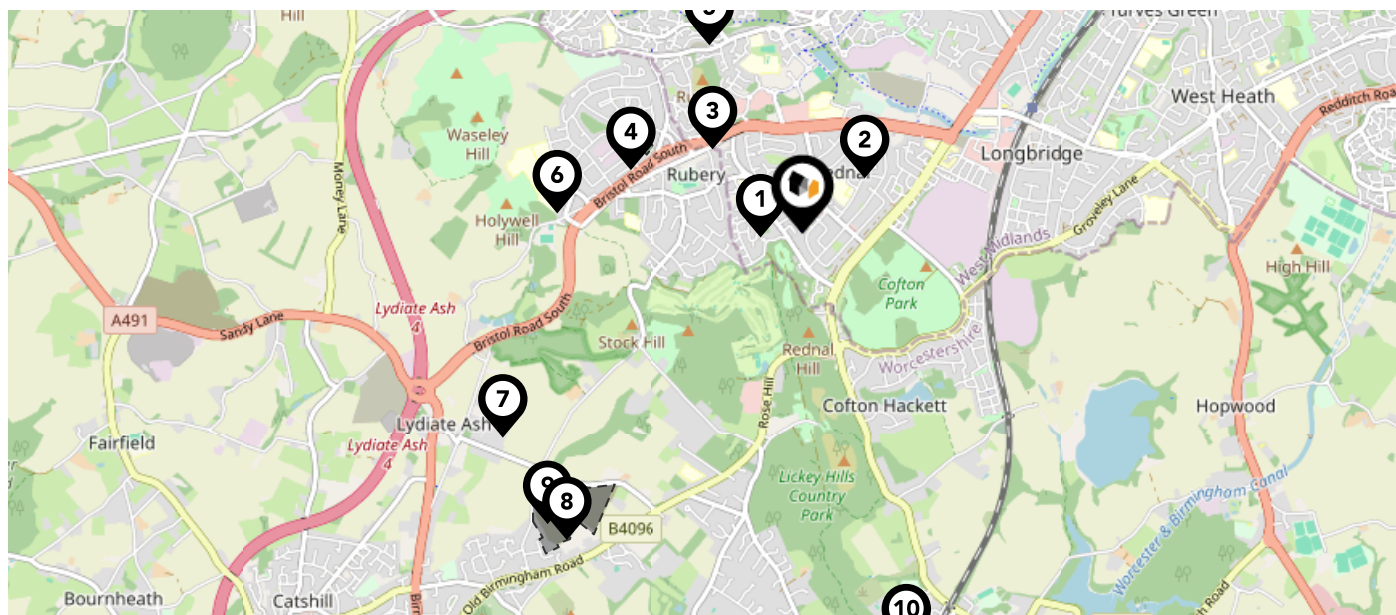
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

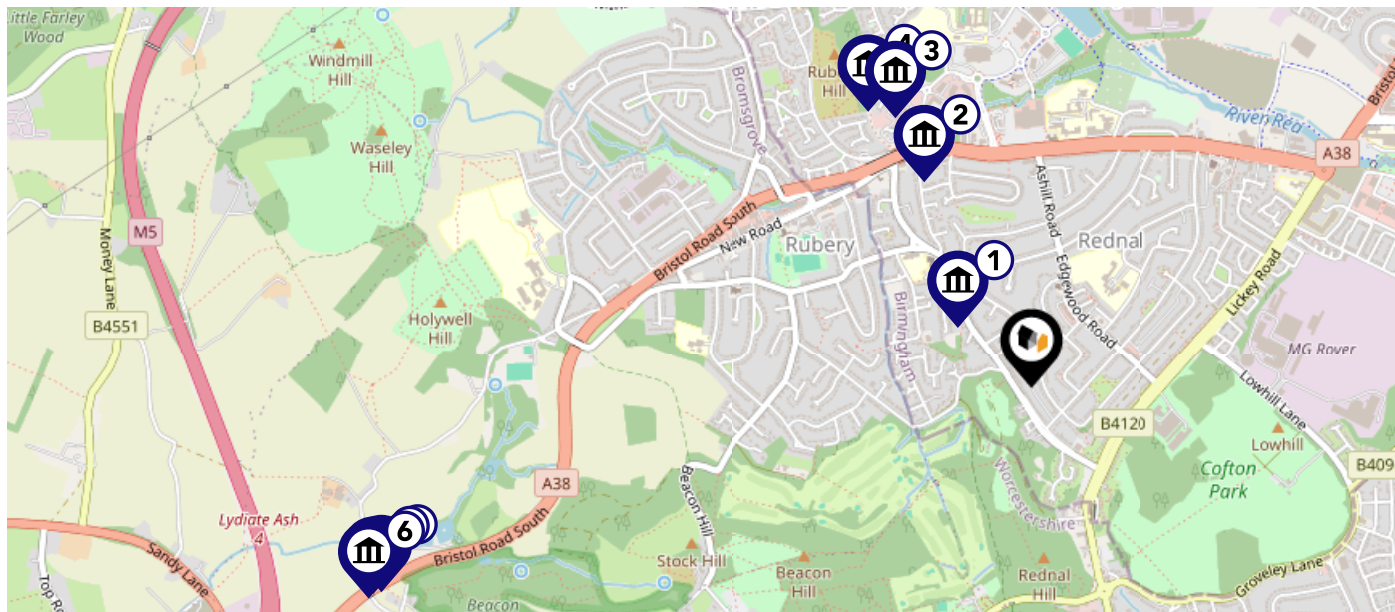
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



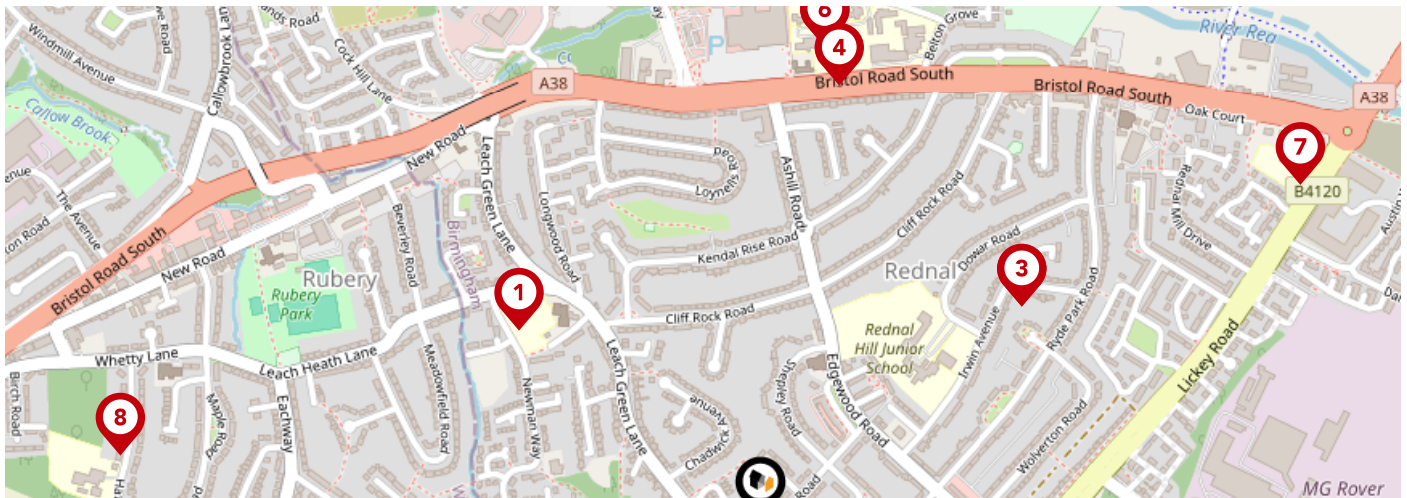
Nearby Landfill Sites

1	Corinne Close - Quarry Walk-Rednal, Birmingham, West Midlands	Historic Landfill	
2	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
3	Cockhill Lane / Sandstone Avenue-Cockhill Lane/Sandstone Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
4	Callowbrook Public Open Space-Rubery	Historic Landfill	
5	Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands	Historic Landfill	
6	Whetty Brick and Tile Works-Wasley Hills High School, Rubery	Historic Landfill	
7	Birmingham Road-Lydiate Ash	Historic Landfill	
8	Marlbrook Sand Pit-Marlbrook Lane, Bromsgrove, West Midlands	Historic Landfill	
9	Marlbrook Sand Pit-Marlbrook Lane, Upper Marlbrook, Bromsgrove, Worcestershire	Historic Landfill	
10	Barnt Green Cricket Club-Cherryhill Road, Barnt Green	Historic Landfill	

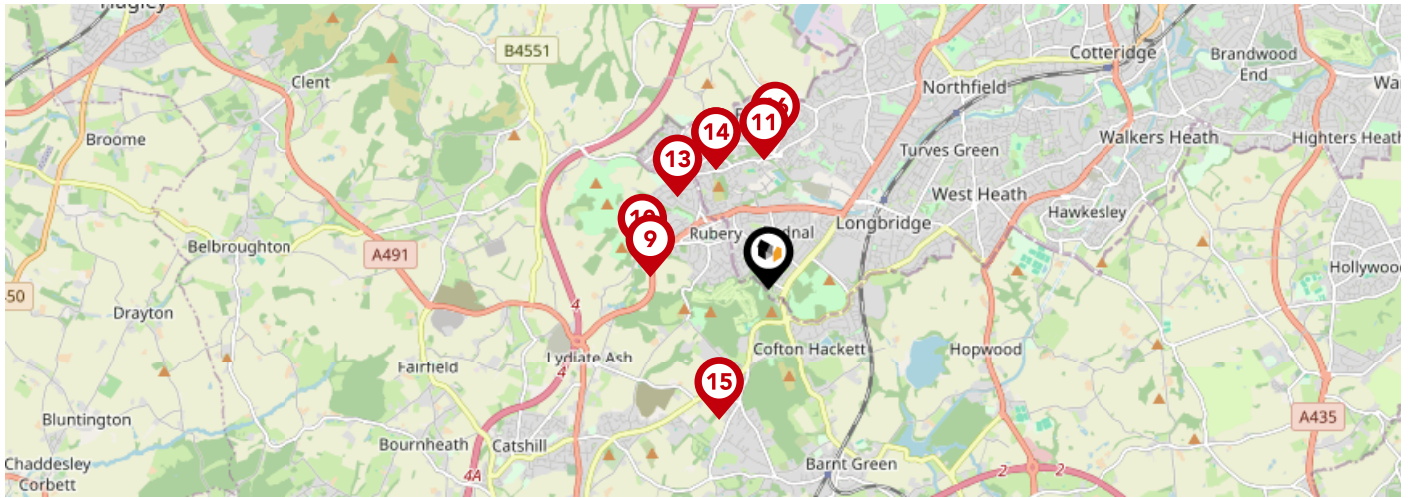
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1343066 - Rednal Library	Grade II	0.2 miles
	1234338 - Former Entrance Lodge To Rubery Hill Hospital	Grade II	0.5 miles
	1276164 - Chapel At Rubery Hill Hospital	Grade II	0.7 miles
	1234337 - Former Medical Superintendent's House At Rubery Hill Hospital	Grade II	0.7 miles
	1100360 - Gate Piers West Of Chadwick Manor	Grade II	1.5 miles
	1258022 - Farm Buildings Immediately West South West Of Chadwick Manor House	Grade II	1.5 miles
	1348486 - Chadwick Manor	Grade II	1.5 miles



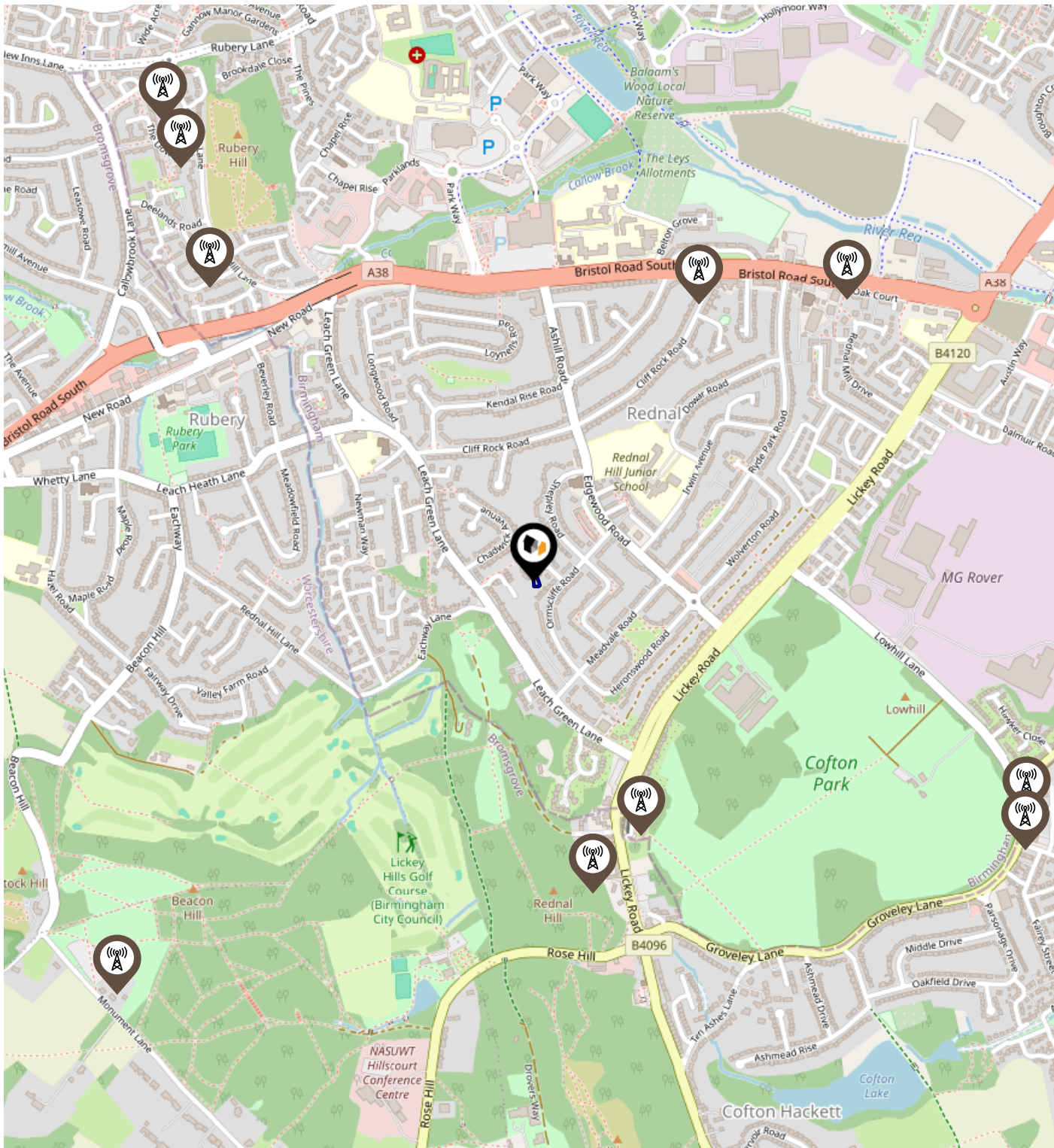
		Nursery	Primary	Secondary	College	Private
1	St James Catholic Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:0.35	☐	☒	☐	☐	☐
2	Rednal Hill Junior School Ofsted Rating: Good Pupils: 346 Distance:0.38	☐	☒	☐	☐	☐
3	Rednal Hill Infant School Ofsted Rating: Good Pupils: 298 Distance:0.38	☐	☒	☐	☐	☐
4	Colmers School and Sixth Form College Ofsted Rating: Requires improvement Pupils: 1241 Distance:0.5	☐	☐	☒	☐	☐
5	Rubery Nursery School Ofsted Rating: Good Pupils: 134 Distance:0.54	☒	☐	☐	☐	☐
6	Colmers Farm Primary School Ofsted Rating: Good Pupils: 403 Distance:0.54	☐	☒	☐	☐	☐
7	St Columba's Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:0.72	☐	☒	☐	☐	☐
8	Beaconside Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance:0.73	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Waseley Hills High School Ofsted Rating: Requires improvement Pupils: 732 Distance: 1.07	☐	☐	☒	☐	☐
	Holywell Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 0 Distance: 1.18	☐	☒	☐	☐	☐
	City of Birmingham School Ofsted Rating: Requires improvement Pupils: 412 Distance: 1.18	☐	☐	☒	☐	☐
	Holly Hill Methodist CofE Infant School Ofsted Rating: Good Pupils: 183 Distance: 1.18	☐	☒	☐	☐	☐
	Reaside Academy Ofsted Rating: Good Pupils: 212 Distance: 1.18	☐	☒	☐	☐	☐
	King Edward VI Balaam Wood Academy Ofsted Rating: Good Pupils: 419 Distance: 1.18	☐	☐	☒	☐	☐
	Lickey Hills Primary School and Nursery Ofsted Rating: Good Pupils: 403 Distance: 1.25	☐	☒	☐	☐	☐
	Forestdale Primary School Ofsted Rating: Good Pupils: 214 Distance: 1.33	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

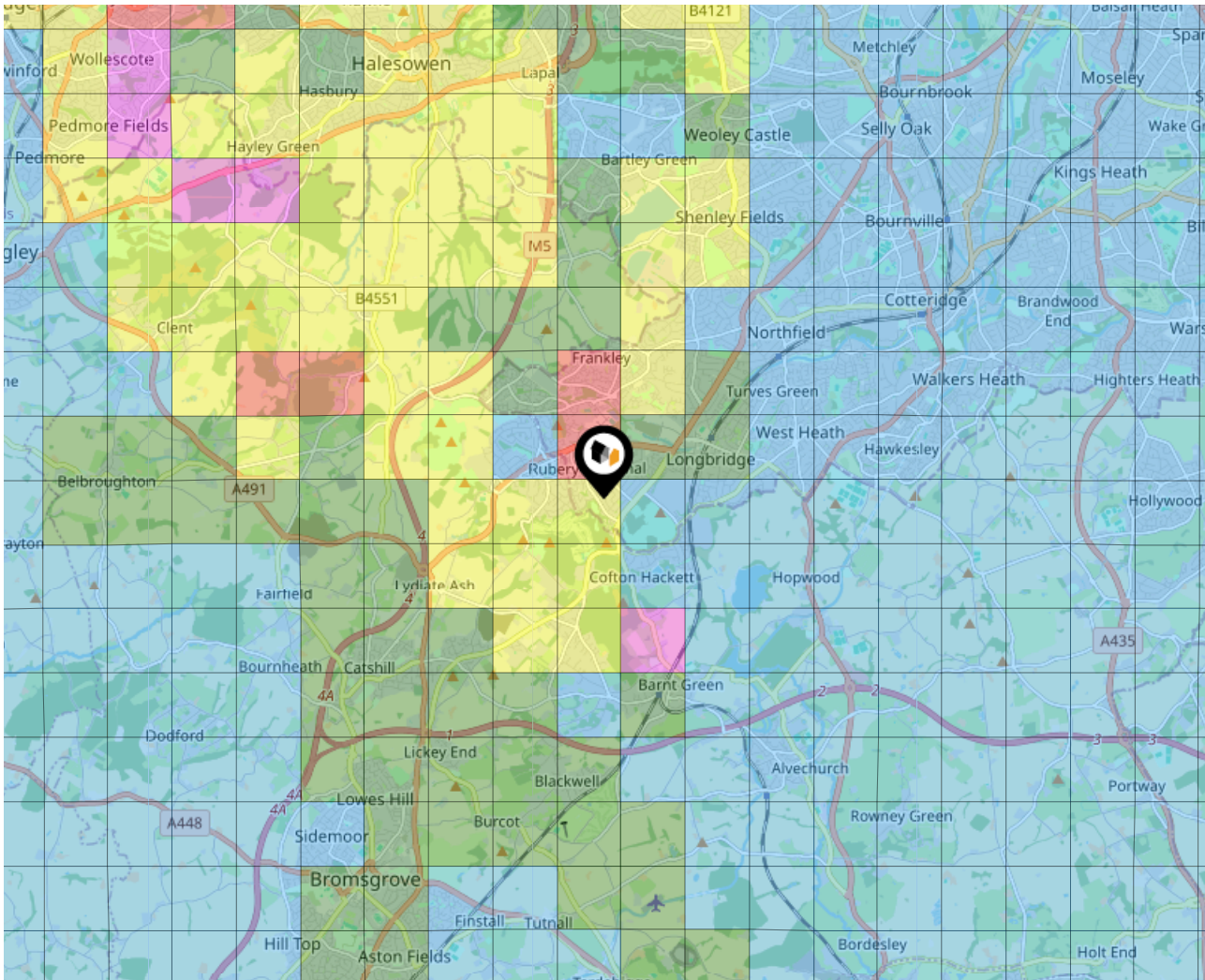


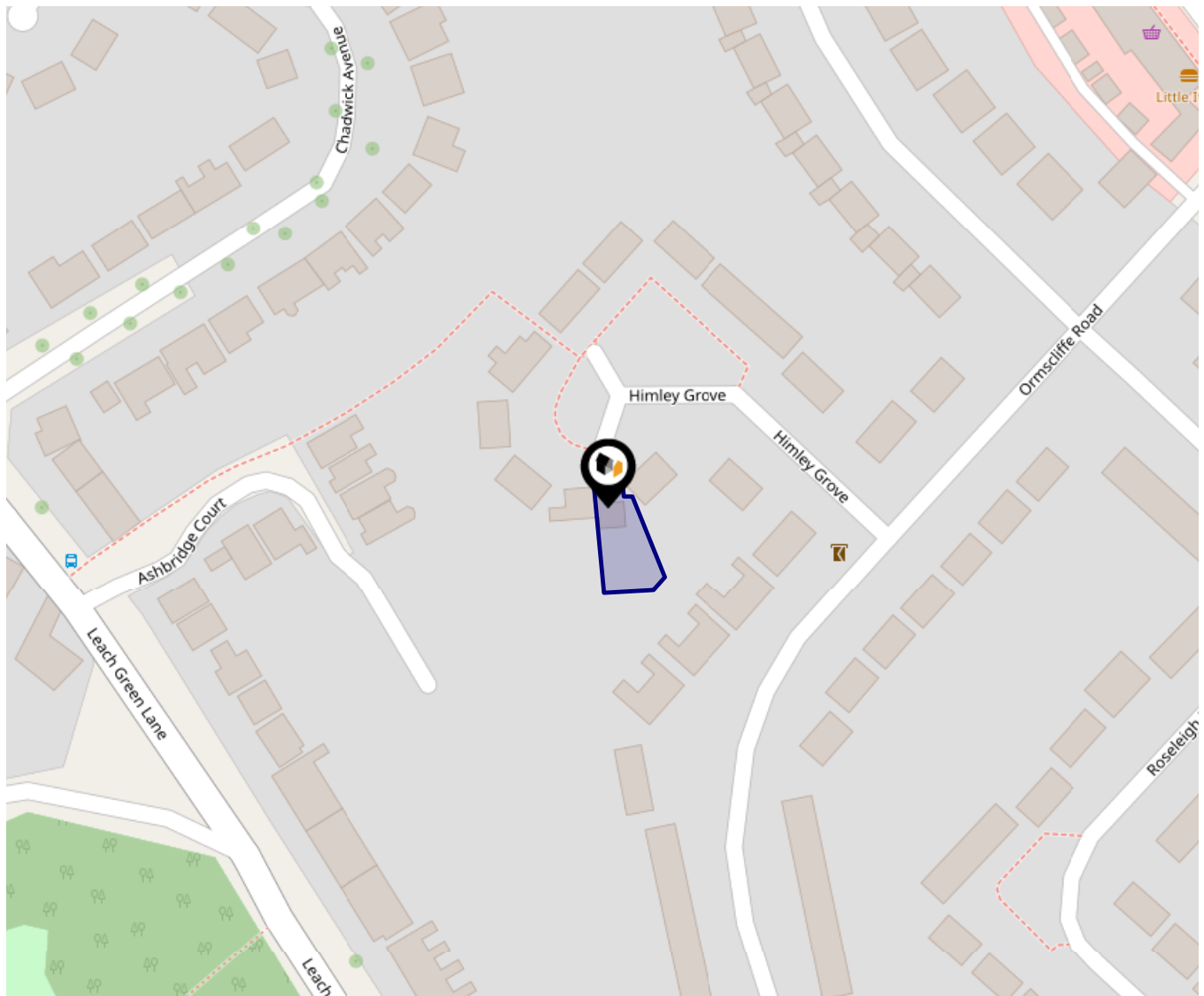
Key:

-  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).





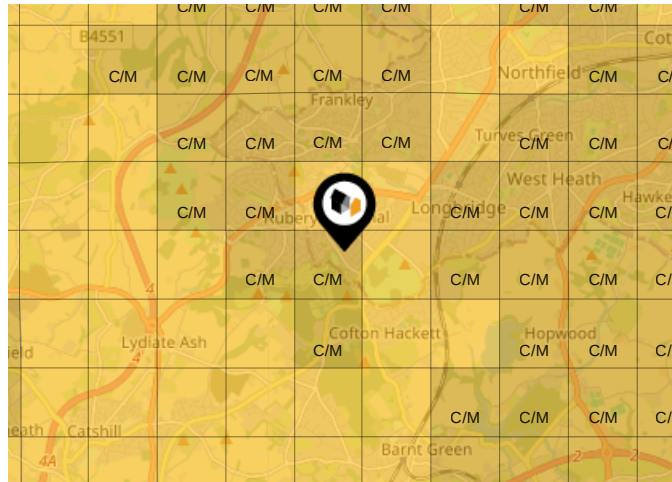
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

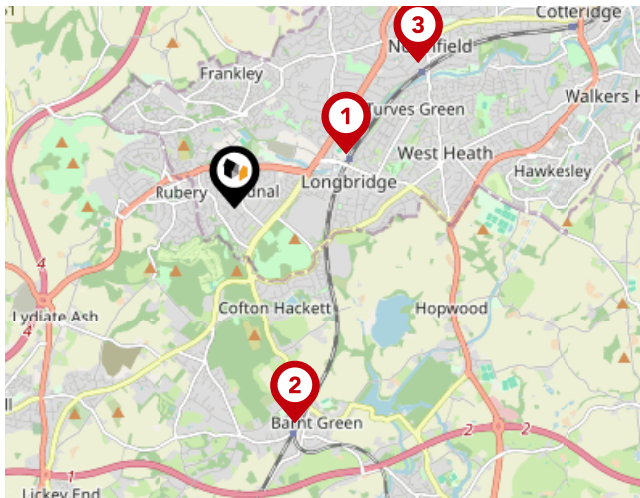
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



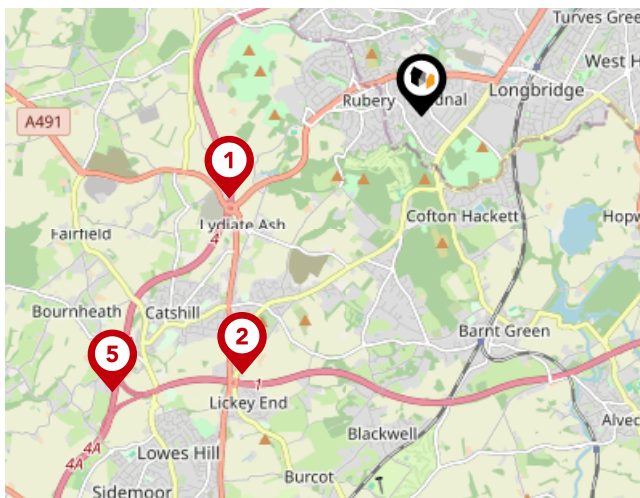
Primary Classifications (Most Common Clay Types)

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



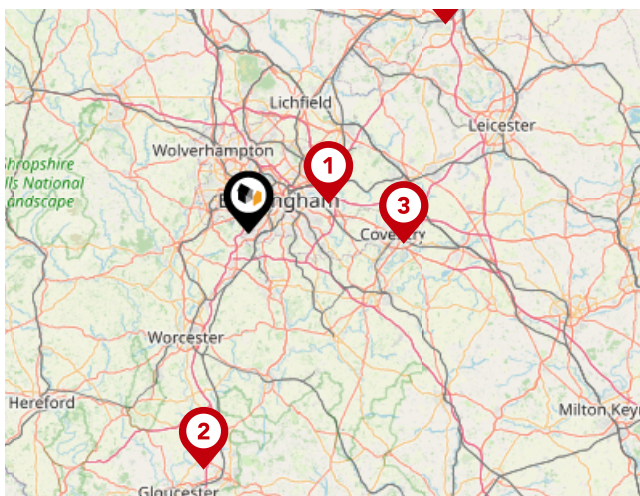
National Rail Stations

Pin	Name	Distance
1	Longbridge Rail Station	1.13 miles
2	Barnt Green Rail Station	2.02 miles
3	Northfield Rail Station	2.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J4	1.89 miles
2	M42 J1	2.84 miles
3	M5 J3	4.22 miles
4	M42 J2	3.04 miles
5	M5 J4A	3.75 miles

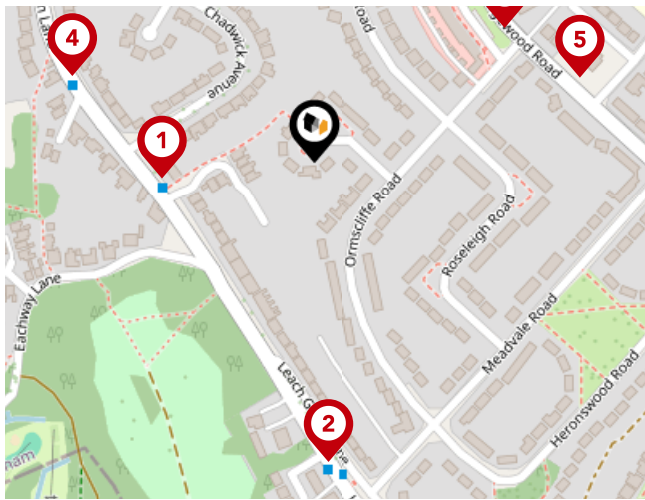


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	12.38 miles
2	Staverton	34.94 miles
3	Baginton	22.45 miles
4	East Mids Airport	41.48 miles

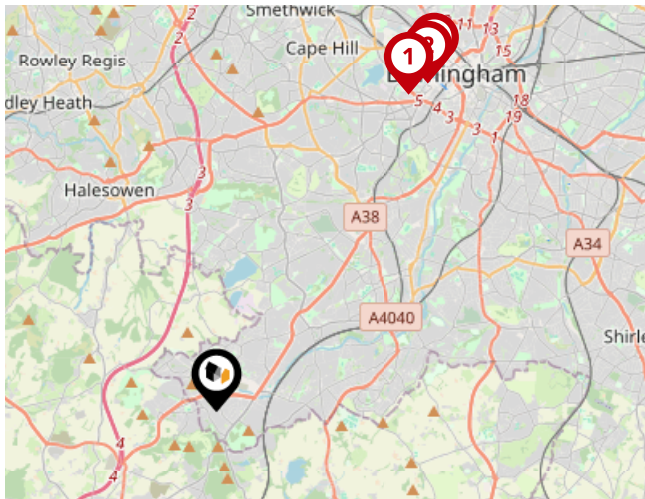
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chadwick Avenue	0.09 miles
2	Meadvale Rd	0.17 miles
3	Ormscliffe Rd	0.13 miles
4	Ridgewater Close	0.15 miles
5	Ormscliffe Rd	0.16 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	6.69 miles
2	Five Ways (Midland Metro Stop)	7.03 miles
3	Brindleyplace (Midland Metro Stop)	7.21 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

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Dean Coleman Powered By eXp or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Dean Coleman Powered By eXp and therefore no warranties can be given as to their good working order.

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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