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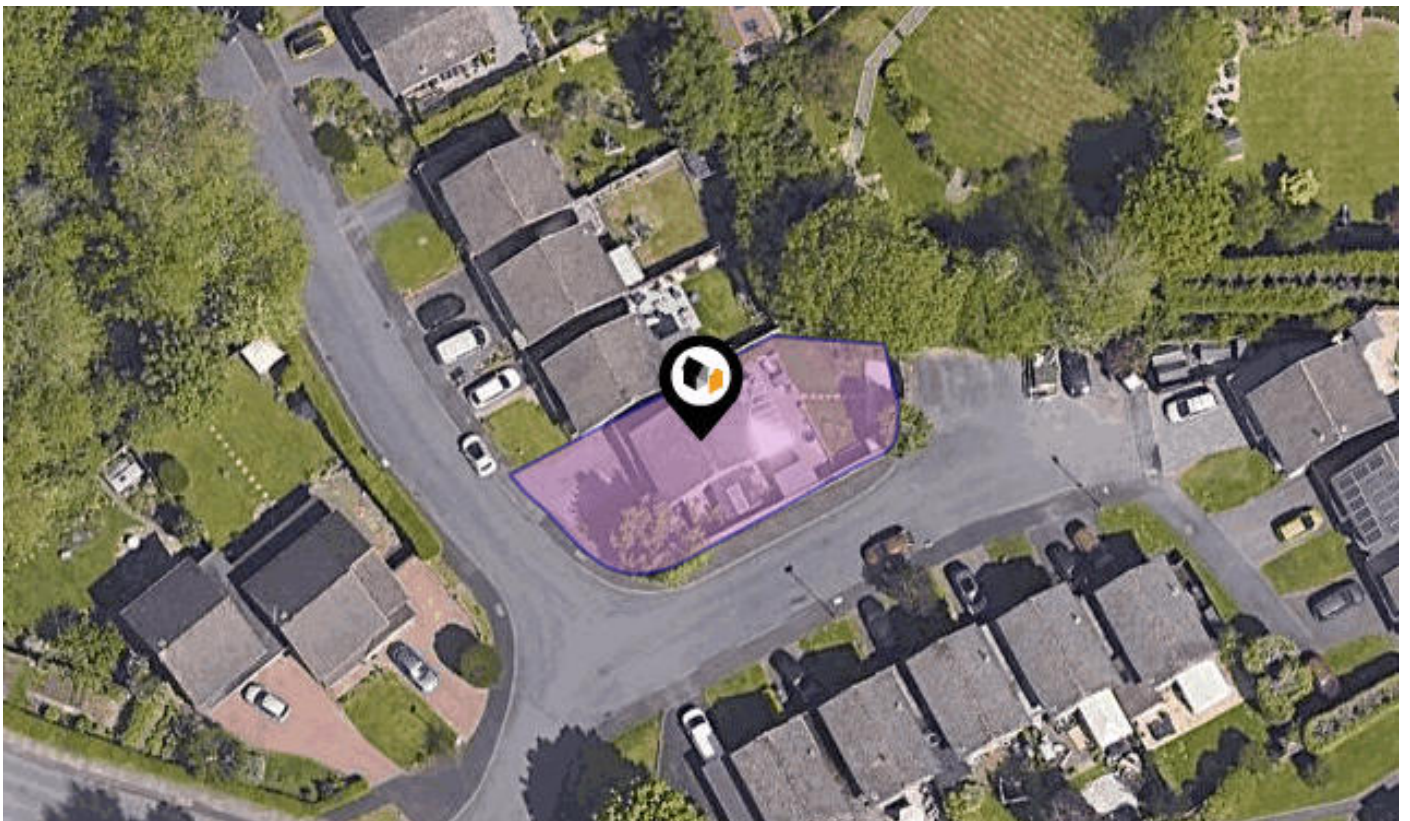


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 27th September 2025



CHALGROVE AVENUE, BIRMINGHAM, B38

Price Guide : £385,000

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

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

<!-- x-tinymce/html --> Situated in one of Kings Norton's most desirable locations, just a short stroll from the historic and picturesque Kings Norton Village Green, this stunning detached family home offers space, style, and flexibility in abundance.

Sitting proudly on a generous corner plot, this superb home of over 1,000 square foot has a beautifully maintained rear garden with a frontage offering lawn, mature shrubs, and ample off-road parking on the paved driveway.

Ground Floor - Step through the welcoming porch into a spacious entrance hall, with views that flow seamlessly through to the kitchen and out to the rear garden, this space also has under stairs storage. The home boasts a generous full-length lounge with dining area, complemented by rear sliding doors which open directly onto the patio – perfect for both family living and entertaining.

The modern fitted kitchen impresses with extensive work surfaces, ample storage, an integrated five-ring gas hob with extractor, one-and-a-half sink with drainer, and a built-in dishwasher plus tore cupboard. A separate utility room offers further practicality with space for a washing machine, dryer, and large fridge freezer, also housing the combination boiler. From here, a versatile vestibule leads to a guest WC, additional storage, and internal access to the garage – ideal for conversion into a gym, workshop, or home office. Both the utility and vestibule benefit from underfloor heating.

First Floor - Upstairs, a light-filled landing leads to three excellent-sized bedrooms, one with fitted double wardrobes. A well-presented family bathroom features a shower over the bath and a dual-aspect window, ensuring a bright and airy feel. The landing also has access to its loft which is part boarded for excellent storage potential.

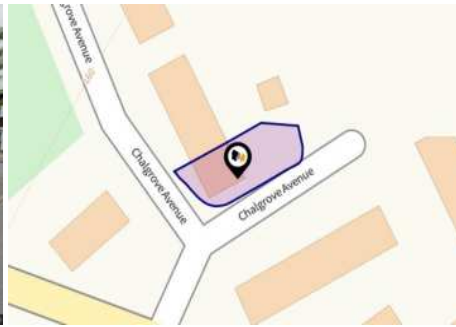
Outside - To the rear, the private landscaped garden is a true highlight – featuring a large patio which has all weather electrics and tap, steps down to a central lawn, a rear sun terrace, and even a purpose-built covered BBQ station. A garden office room to finish makes this the perfect home for modern family living, entertaining and relaxing. NOTE: plans for a rear extension have been approved.

This homes highly sought-after location benefits families and commuters alike, so have a look at the Key Facts For Buyers brochure for more details on the schools, nurseries, a college and the areas many transport links into and around the City, plus further afield for the long distance commuter.

This exceptional property is presented in stunning condition throughout – light, airy, and designed for both everyday family life and entertaining. A wonderful opportunity to secure a home in one of Birmingham's most desirable settings with planning for an extension approved.

Book your viewing soon to appreciate the current space, condition and potential this fabulous detached home offers.

Note: the application for a single storey extension has now been approved.



Property

Type:	Detached
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.09 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,245
Title Number:	WM28036

Price Guide:	£385,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

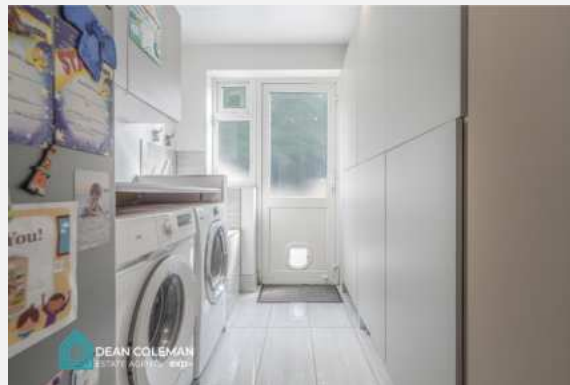
This Address



Planning records for: **Chalgrove Avenue, Birmingham, B38**

Reference - 2025/04342/PA	
Decision:	-
Date:	06th August 2025
Description:	Lawful development certificate for proposed erection of single storey rear extension.

Reference - 2003/00517/PA	
Decision:	Decided
Date:	30th January 2003
Description:	Erection of single storey side and rear extension

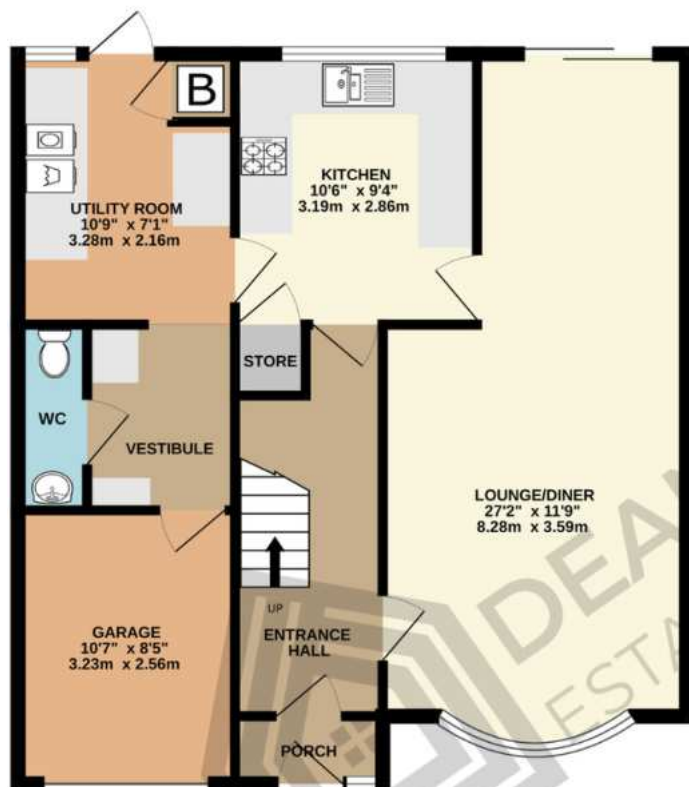




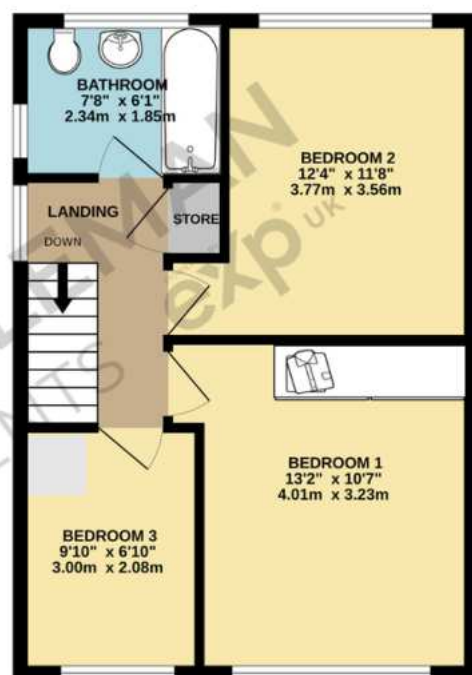


CHALGROVE AVENUE, BIRMINGHAM, B38

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



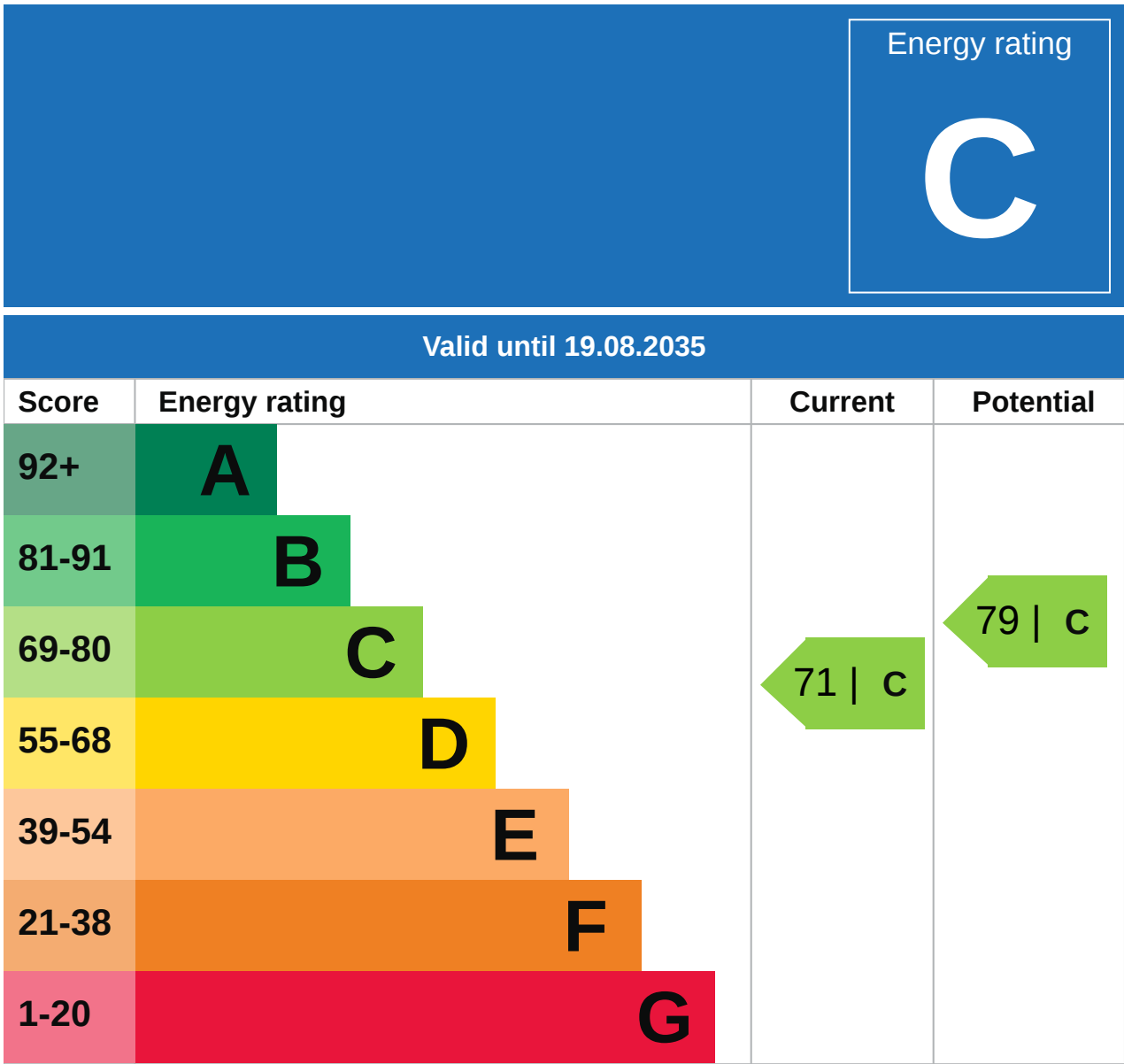
1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq.ft. (106.7 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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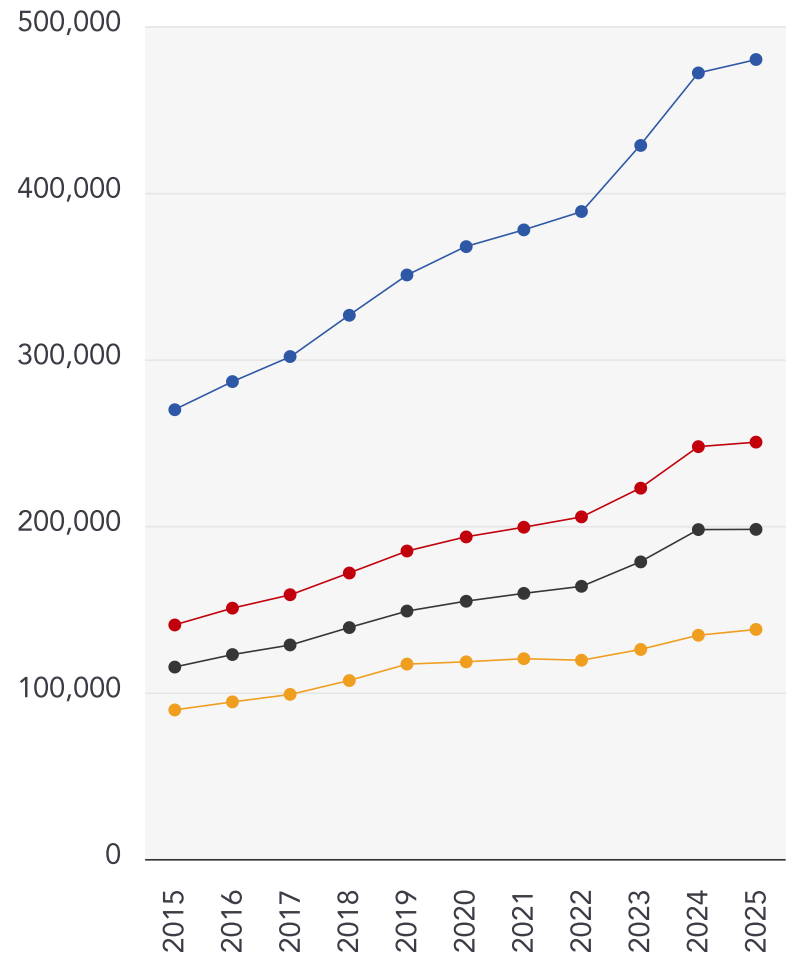
Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Cavity wall, as built, partial insulation (assumed)
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Pitched, 270 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	102 m ²

32, Chalgrove Avenue, Birmingham, B38 8YP			
Last Sold Date:	20/08/2025	22/03/2019	11/06/2015
Last Sold Price:	£422,500	£315,000	£210,000
38, Chalgrove Avenue, Birmingham, B38 8YP			
Last Sold Date:	09/02/2024	15/04/2016	05/06/2009
Last Sold Price:	£340,000	£190,000	£150,000
1, Chalgrove Avenue, Birmingham, B38 8YP			
Last Sold Date:	27/06/2023	06/02/2015	18/06/2010
Last Sold Price:	£318,500	£210,000	£180,000
30, Chalgrove Avenue, Birmingham, B38 8YP			
Last Sold Date:	02/09/2019	03/10/2018	29/08/2018
Last Sold Price:	£335,000	£220,000	£170,000
40, Chalgrove Avenue, Birmingham, B38 8YP			
Last Sold Date:	22/06/2018	25/11/2002	26/07/2002
Last Sold Price:	£272,000	£145,000	£150,000
22, Chalgrove Avenue, Birmingham, B38 8YP			
Last Sold Date:	11/08/2016	03/11/1995	
Last Sold Price:	£220,000	£95,000	
36, Chalgrove Avenue, Birmingham, B38 8YP			
Last Sold Date:	31/03/2015	30/11/1995	
Last Sold Price:	£225,000	£78,000	
3, Chalgrove Avenue, Birmingham, B38 8YP			
Last Sold Date:	12/10/2005		
Last Sold Price:	£180,000		
17, Chalgrove Avenue, Birmingham, B38 8YP			
Last Sold Date:	03/09/2004	16/01/2003	
Last Sold Price:	£224,000	£170,000	
5, Chalgrove Avenue, Birmingham, B38 8YP			
Last Sold Date:	26/04/2002		
Last Sold Price:	£140,000		

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 B38



Detached

+77.95%

Semi-Detached

+78.12%

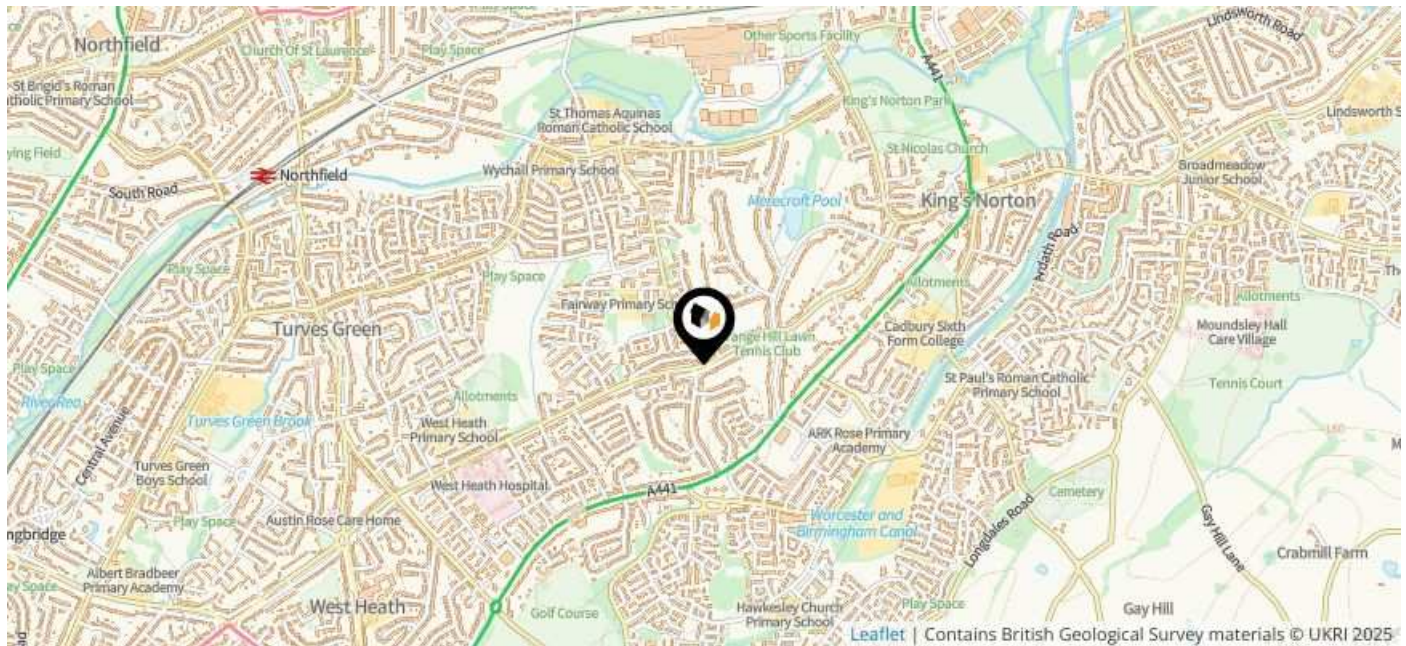
Terraced

+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

Kings Norton

2

Bournville Tenants

3

Northfield Old Village

4

Austin Village

5

Bournville Village

6

Selly Park

7

Moseley

8

St Agnes

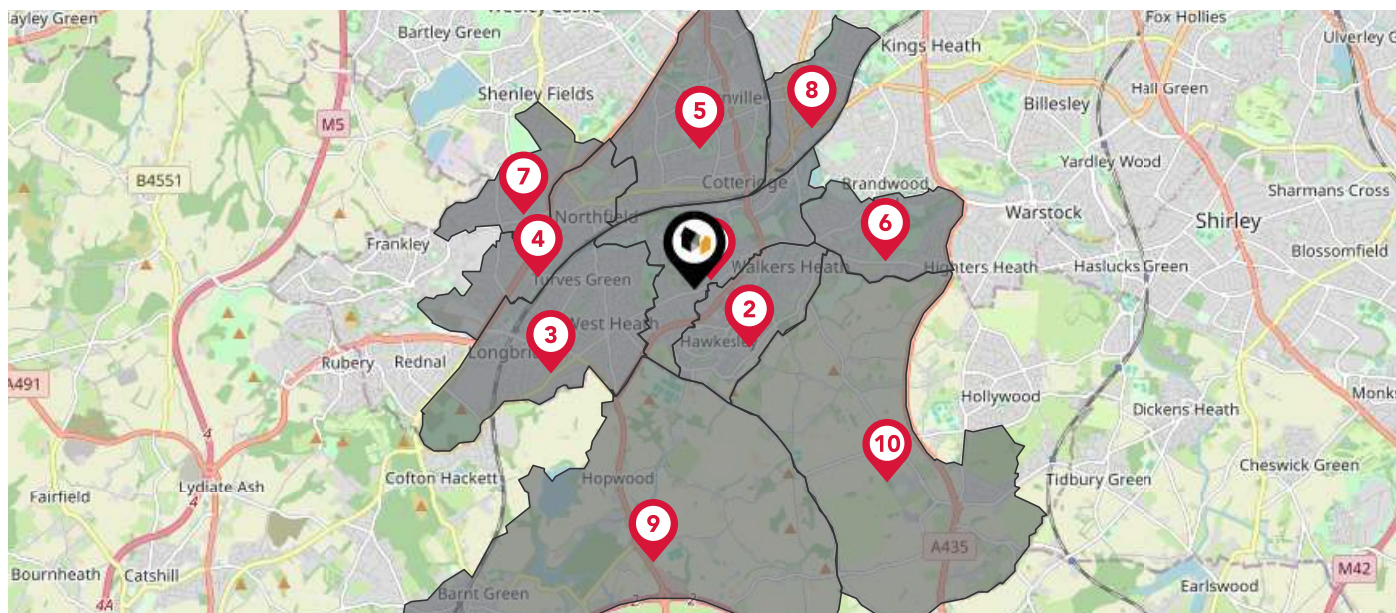
9

Barnt Green

10

School Road

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

King's Norton North Ward

2

King's Norton South Ward

3

Longbridge & West Heath Ward

4

Northfield Ward

5

Bournville & Cotteridge Ward

6

Druids Heath & Monyhull Ward

7

Allens Cross Ward

8

Stirchley Ward

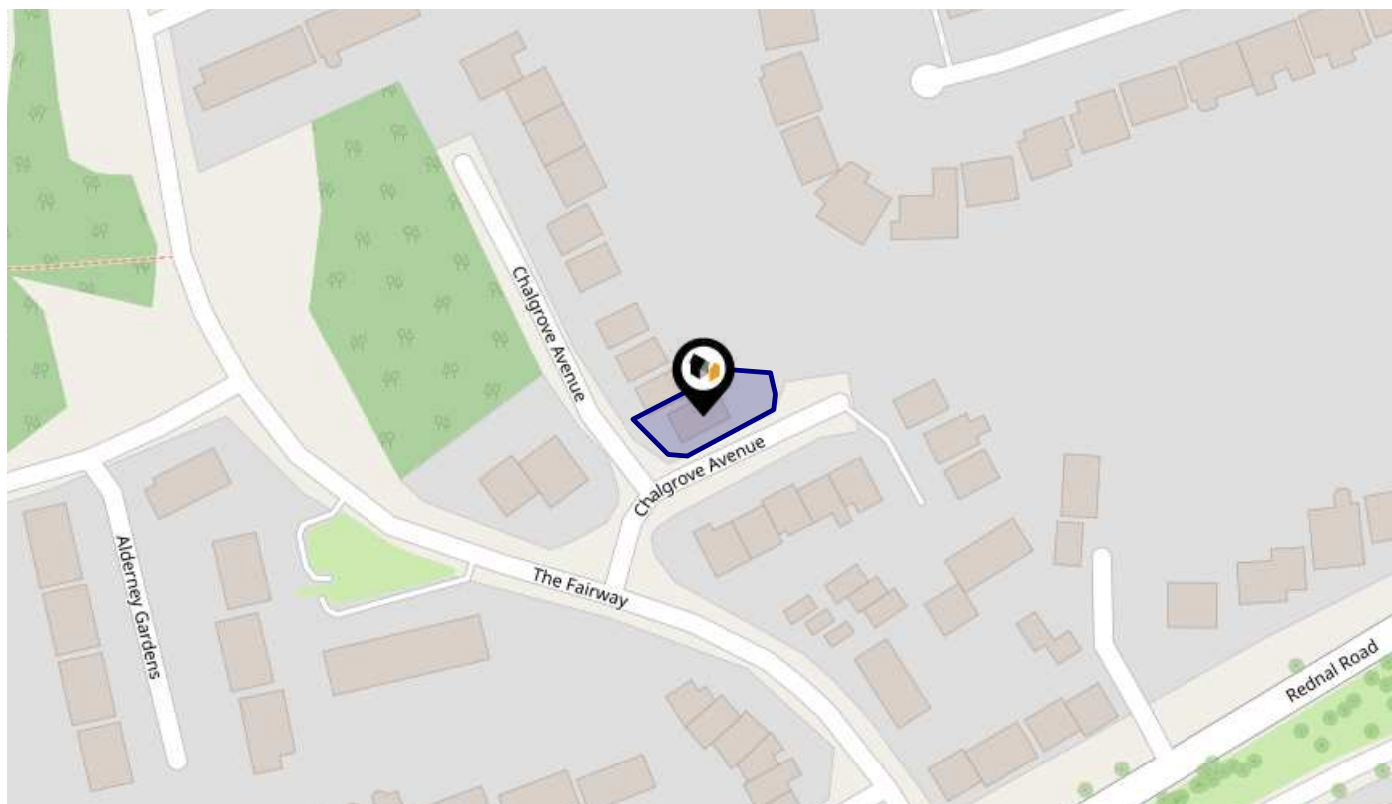
9

Barnt Green & Hopwood Ward

10

Wythall 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.

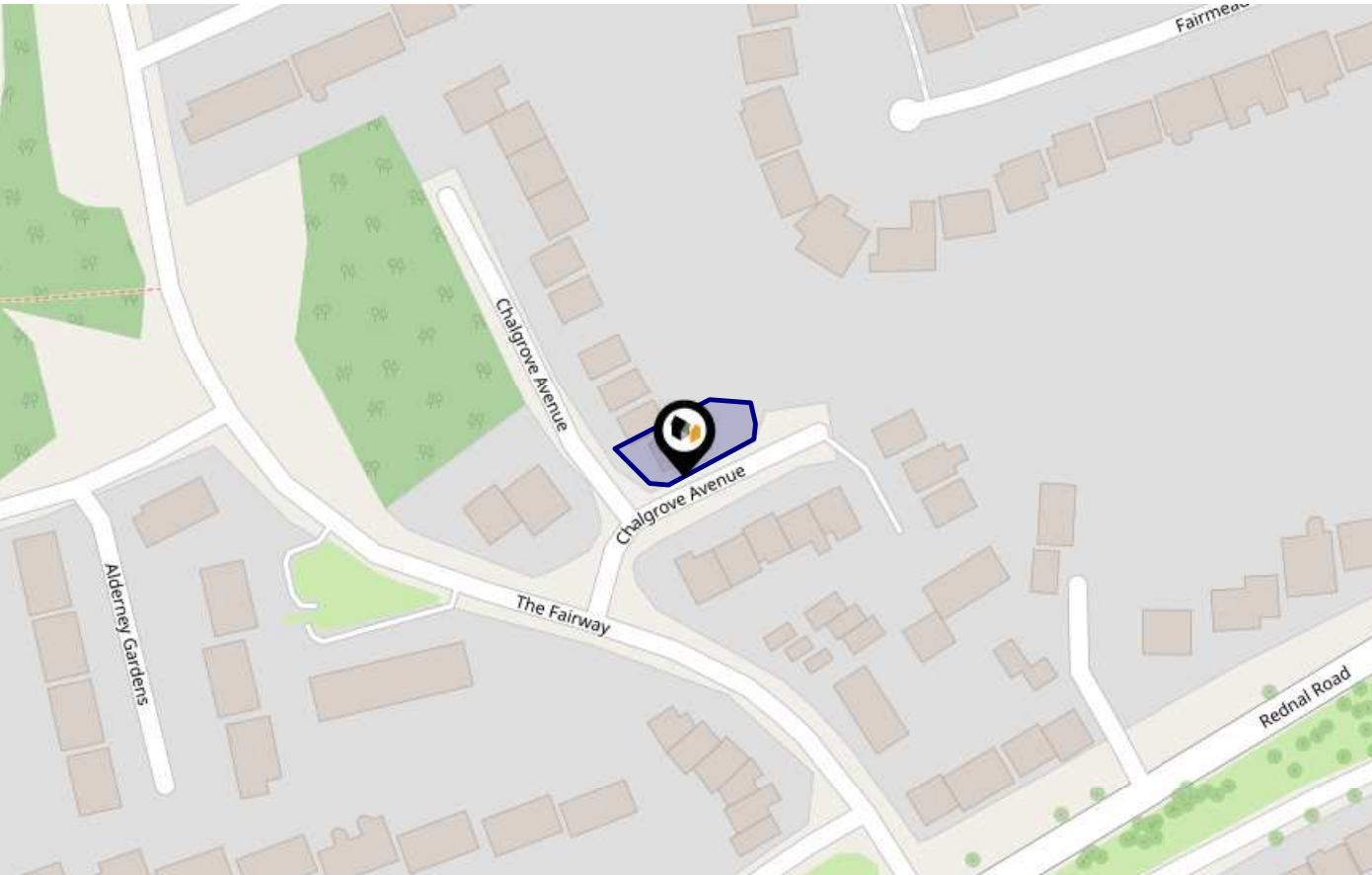
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

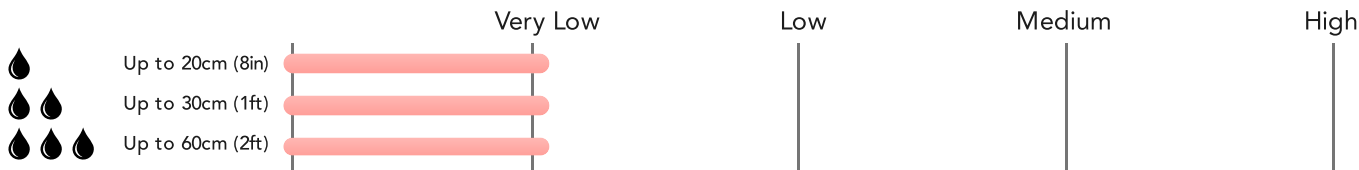


Risk Rating: Very low

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.

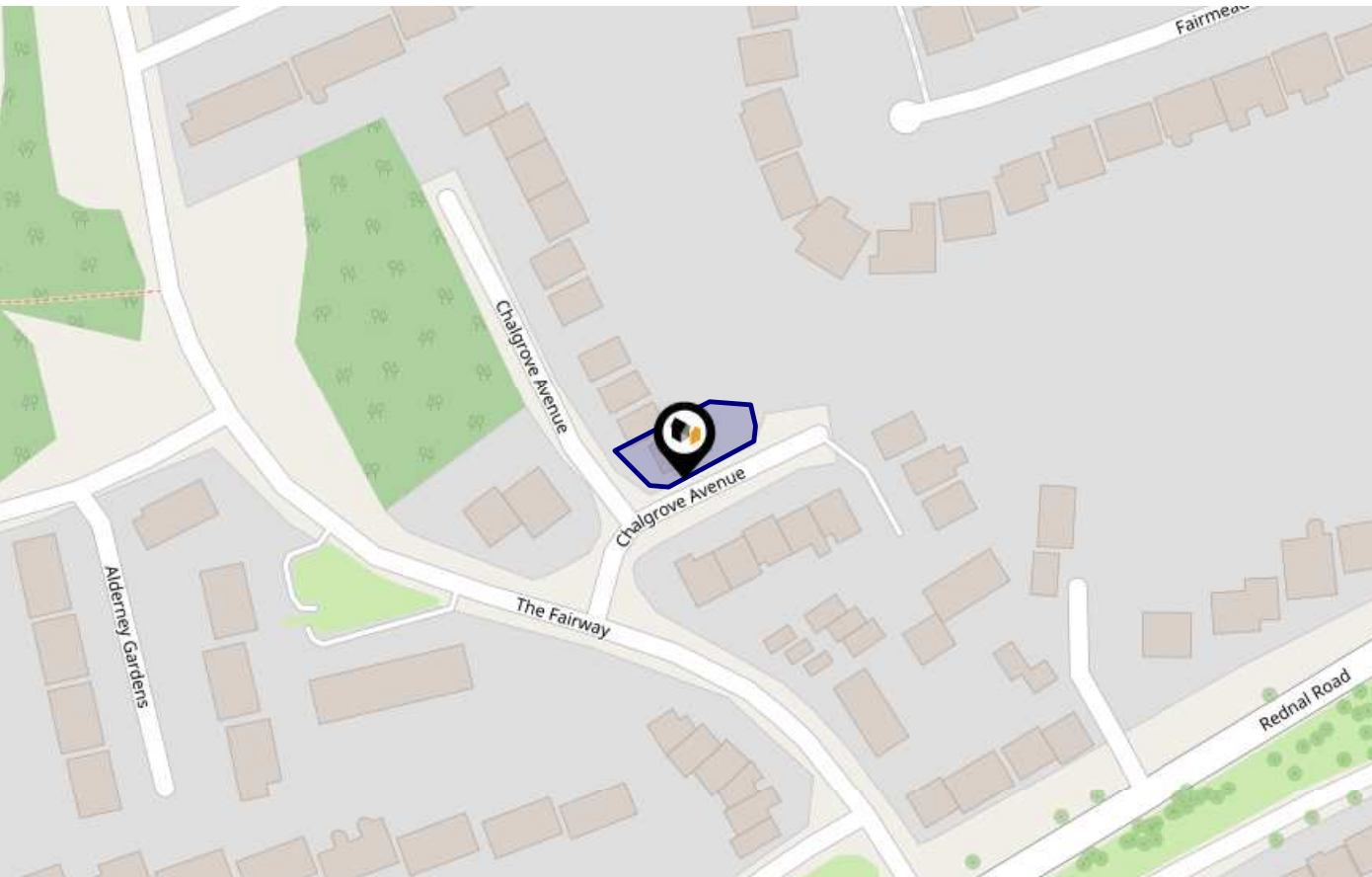
Chance of flooding to the following depths at this property:



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.

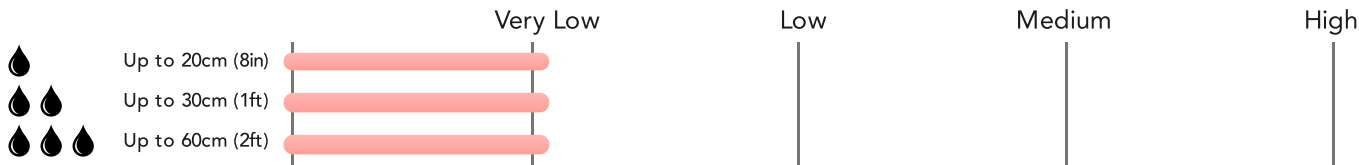


Risk Rating: **Very low**

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- 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:

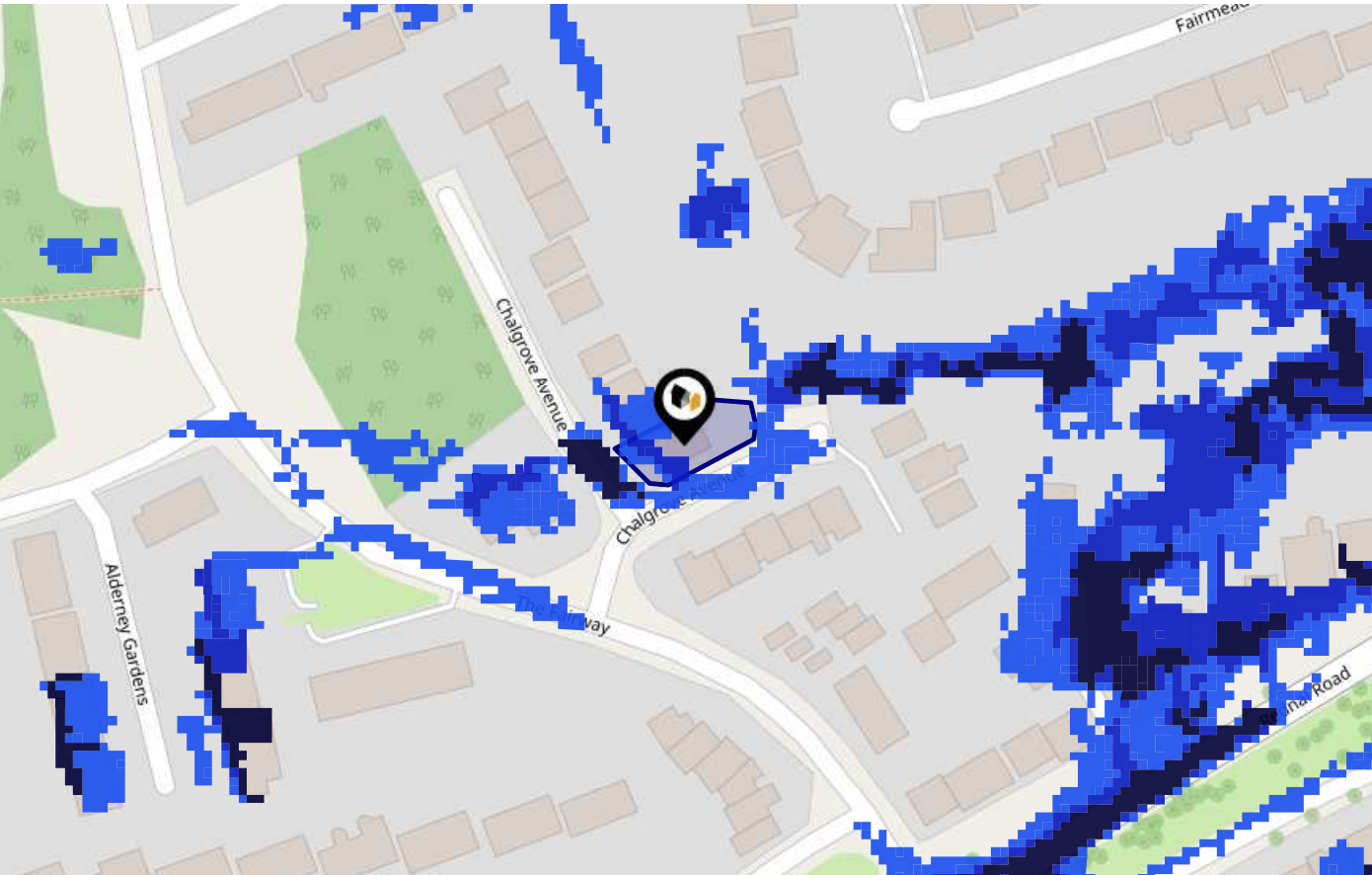


Flood Risk

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.

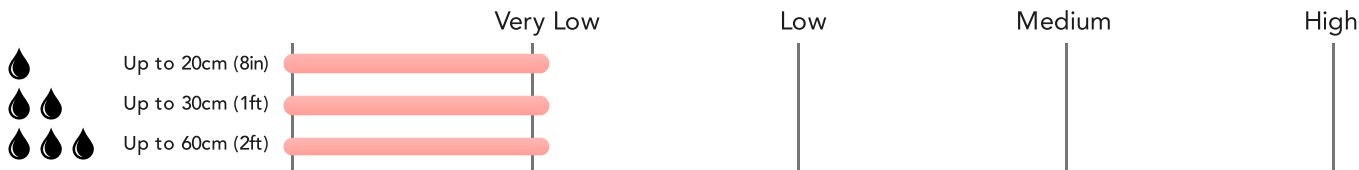


Risk Rating: **Very low**

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

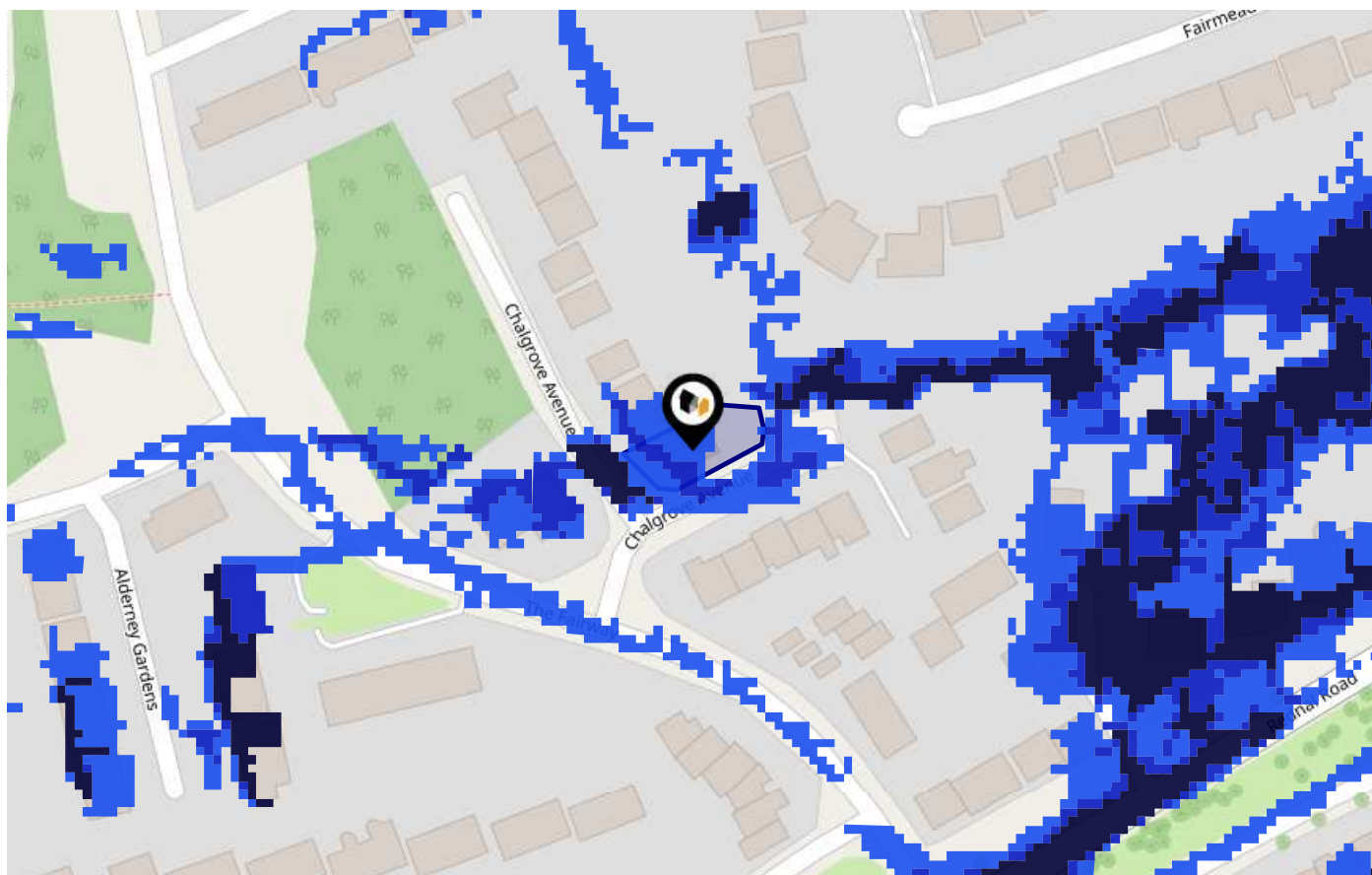
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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: Low

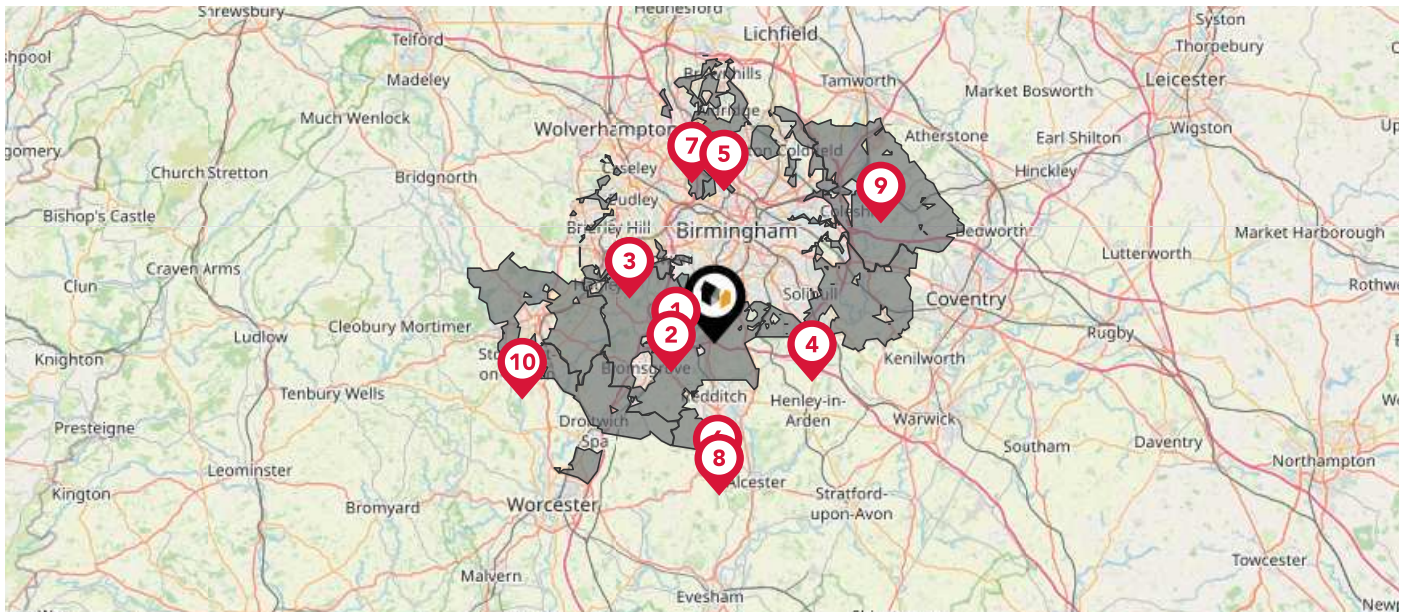
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



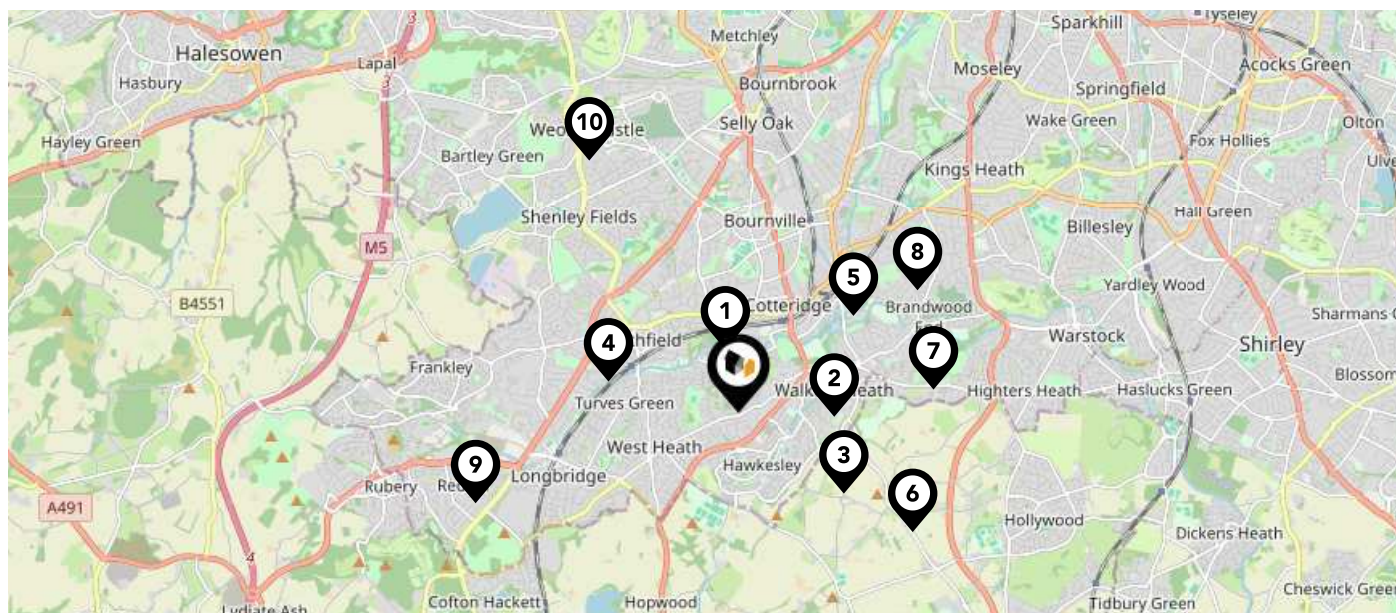
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

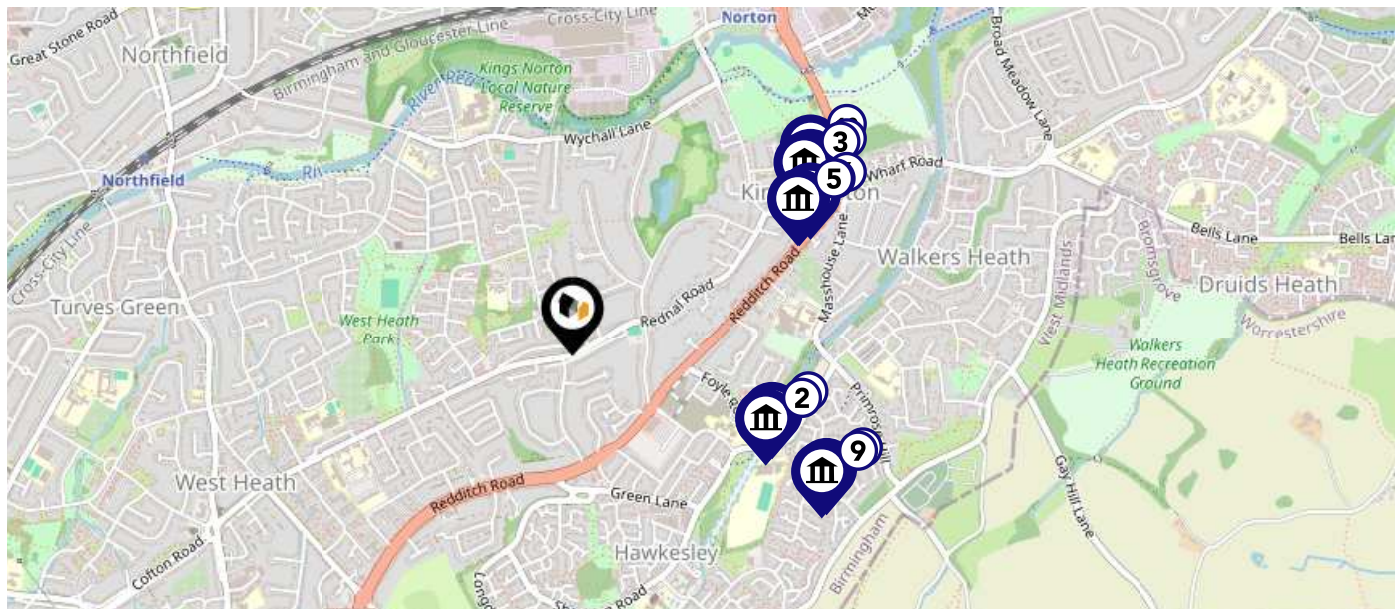
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



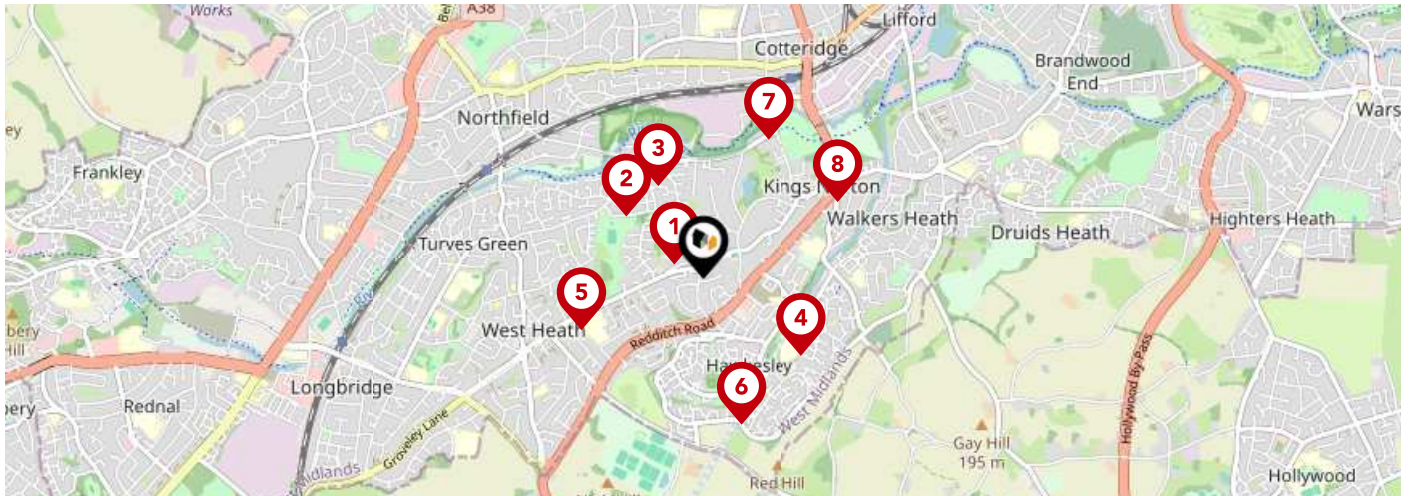
Nearby Landfill Sites

1	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	
2	Former Brick and Tile Works-Ardath Road, Kings Norton, Birmingham, West Midlands	Historic Landfill	
3	Icknield Street-Headley Heath, Wythall, Worcestershire	Historic Landfill	
4	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill	
5	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	
6	The Dell-The Dell, Packhorse Lane	Historic Landfill	
7	Monyhall Hospital-Monyhull Hall Road, Kings Heath, Birmingham, West Midlands	Historic Landfill	
8	Kings Road/Listowel Way-Former Hough's Brickworks, Kings Road, Brandwood, Birmingham, West Midlands	Historic Landfill	
9	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
10	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	

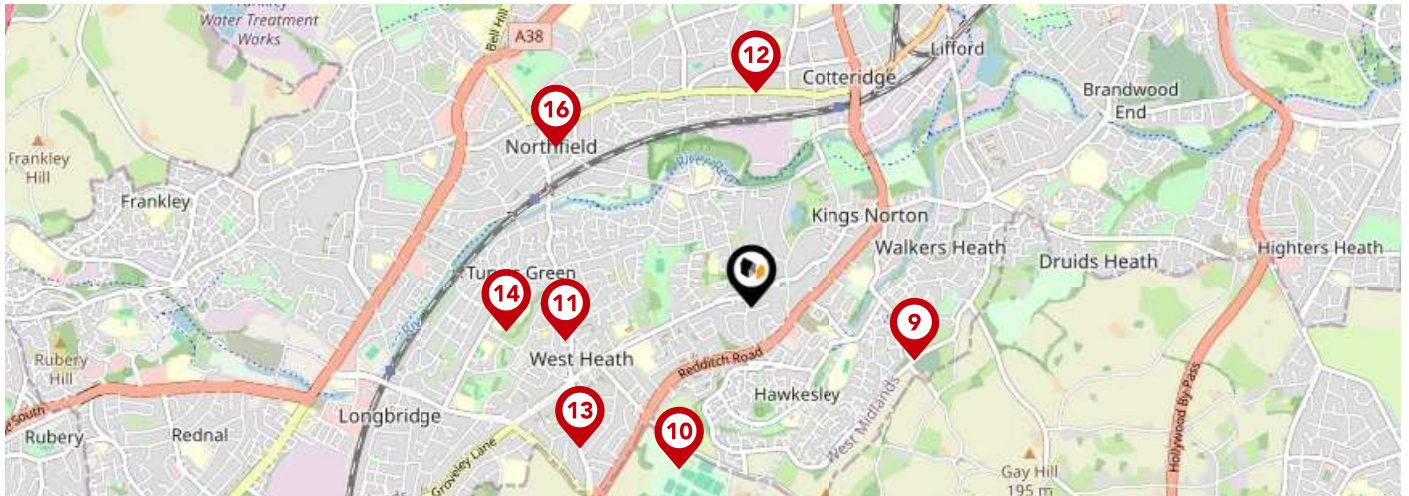
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1343141 - Entrance To Washill Tunnel Worcester And Birmingham Canal	Grade II	0.5 miles
	1076185 - Tunnel Cottages	Grade II	0.5 miles
	1343450 - The Saracen's Head	Grade II	0.6 miles
	1075551 - 16 And 17, The Green B38	Grade II	0.6 miles
	1290006 - 18 And 19, The Green B38	Grade II	0.6 miles
	1211455 - Hiron's Bakery	Grade II	0.6 miles
	1076230 - Primrose Hill Farmhouse	Grade II	0.7 miles
	1075550 - Monument To The South Of The Church Of St Nicholas And Facing The Green	Grade II	0.7 miles
	1076231 - Barn To West Of Primrose Hill Farmhouse	Grade II	0.7 miles
	1075549 - Church Of St Nicholas	Grade I	0.7 miles



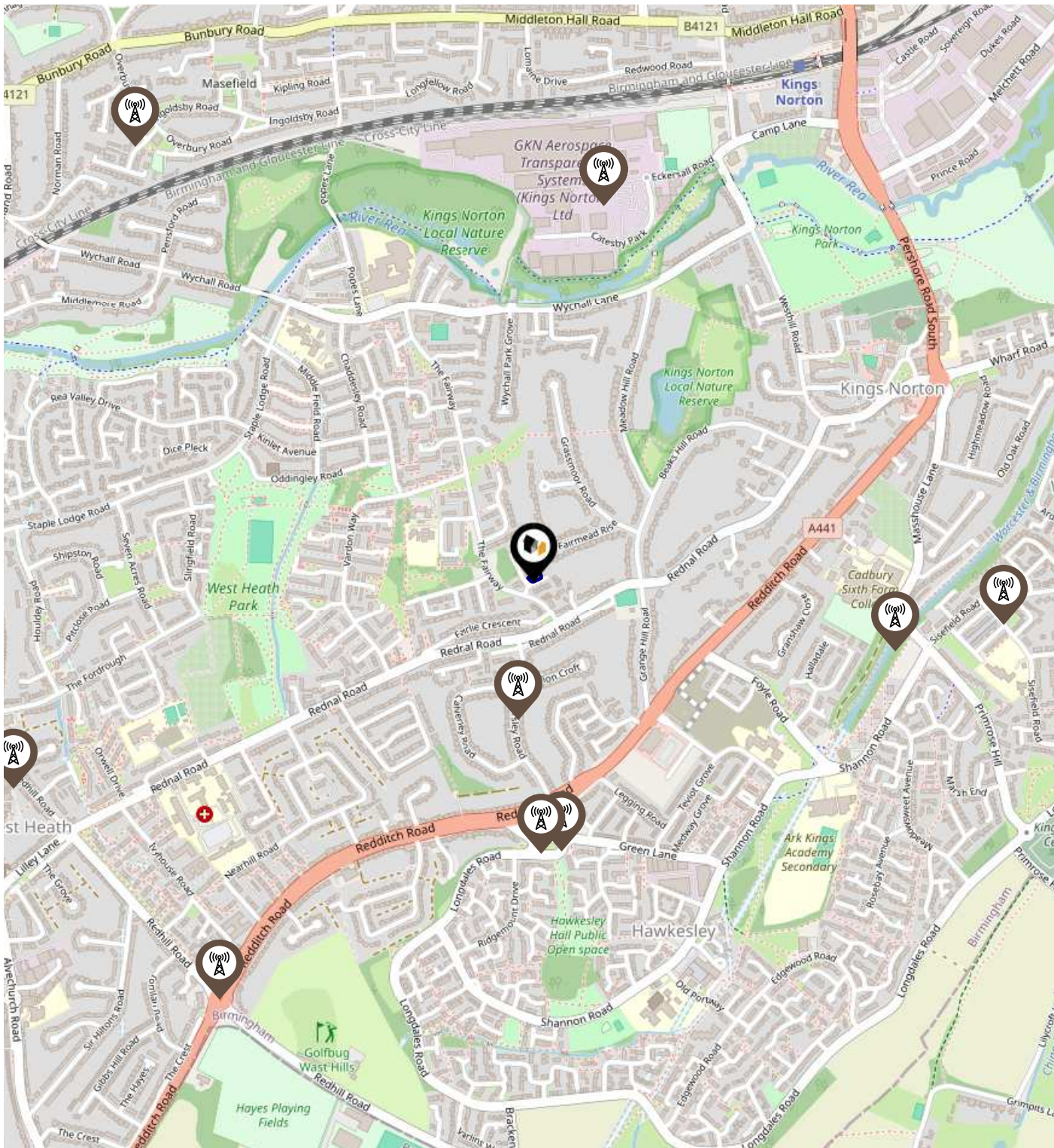
		Nursery	Primary	Secondary	College	Private
1	Fairway Primary Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:0.14	☐	☒	☐	☐	☐
2	Wychall Primary School Ofsted Rating: Good Pupils: 357 Distance:0.44	☐	☒	☐	☐	☐
3	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1172 Distance:0.46	☐	☐	☒	☐	☐
4	Ark Kings Academy Ofsted Rating: Good Pupils: 800 Distance:0.56	☐	☒	☒	☐	☐
5	West Heath Primary School Ofsted Rating: Good Pupils: 407 Distance:0.59	☐	☒	☐	☐	☐
6	Hawkesley Church Primary Academy Ofsted Rating: Good Pupils: 220 Distance:0.68	☐	☒	☐	☐	☐
7	Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.7	☒	☐	☐	☐	☐
8	Kings Norton Junior and Infant School Ofsted Rating: Not Rated Pupils: 398 Distance:0.7	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 186 Distance:0.78	☐	☒	☐	☐	☐
	New Ways School Ofsted Rating: Outstanding Pupils: 25 Distance:0.8	☐	☐	☒	☐	☐
	West Heath Nursery School Ofsted Rating: Good Pupils: 127 Distance:0.85	☒	☐	☐	☐	☐
	King Edward VI King's Norton School for Boys Ofsted Rating: Good Pupils: 812 Distance:0.97	☐	☐	☒	☐	☐
	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:1	☐	☒	☐	☐	☐
	King Edward VI Northfield School for Girls Ofsted Rating: Good Pupils: 748 Distance:1.11	☐	☐	☒	☐	☐
	St Laurence Church Infant School Ofsted Rating: Good Pupils: 268 Distance:1.14	☐	☒	☐	☐	☐
	St Laurence Church Junior School Ofsted Rating: Good Pupils: 359 Distance:1.14	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

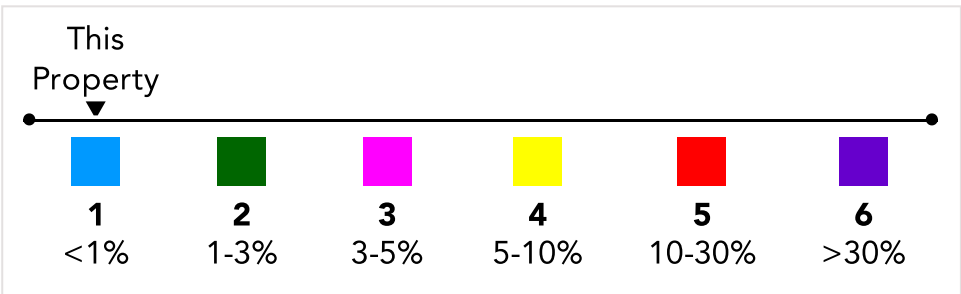
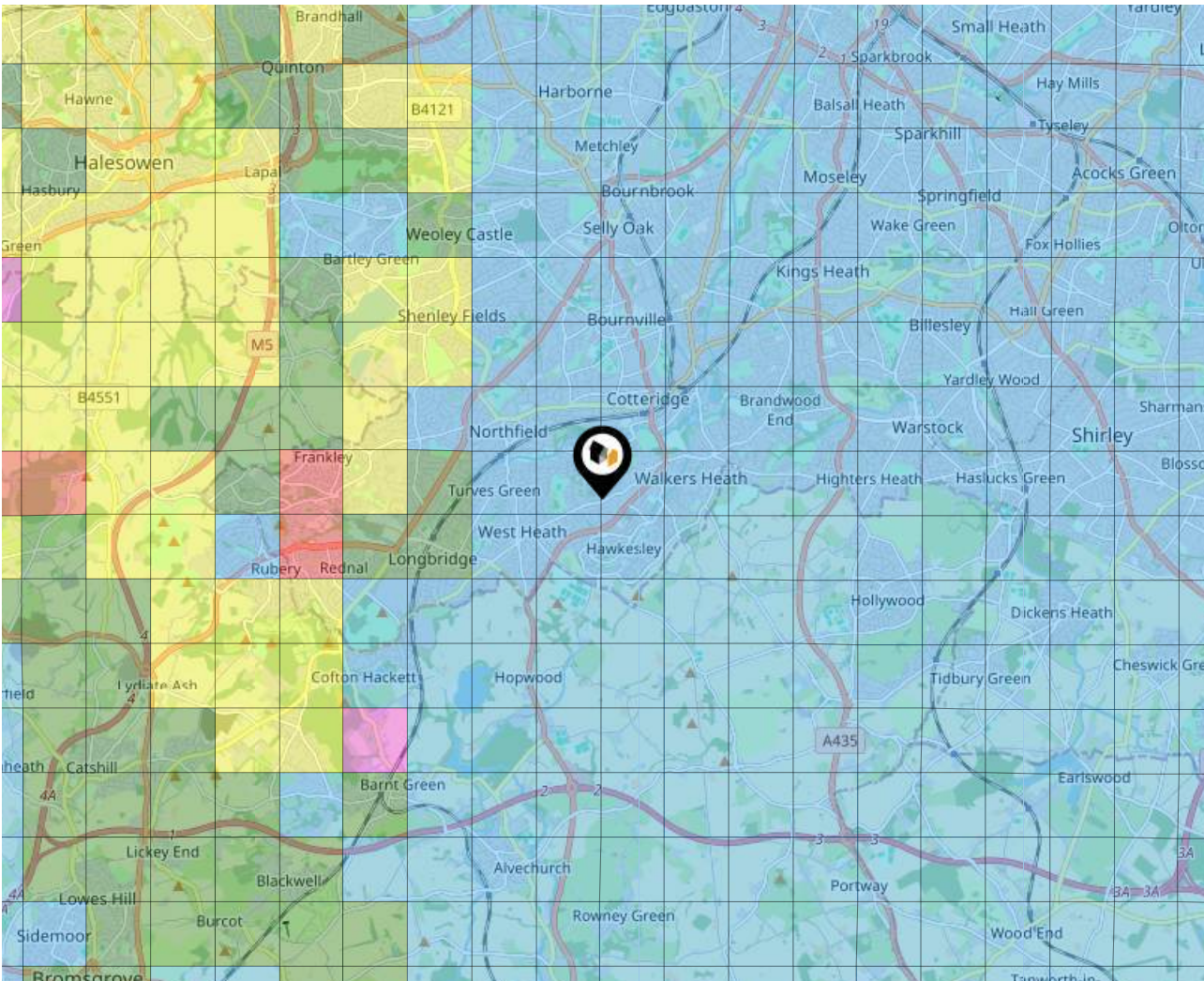


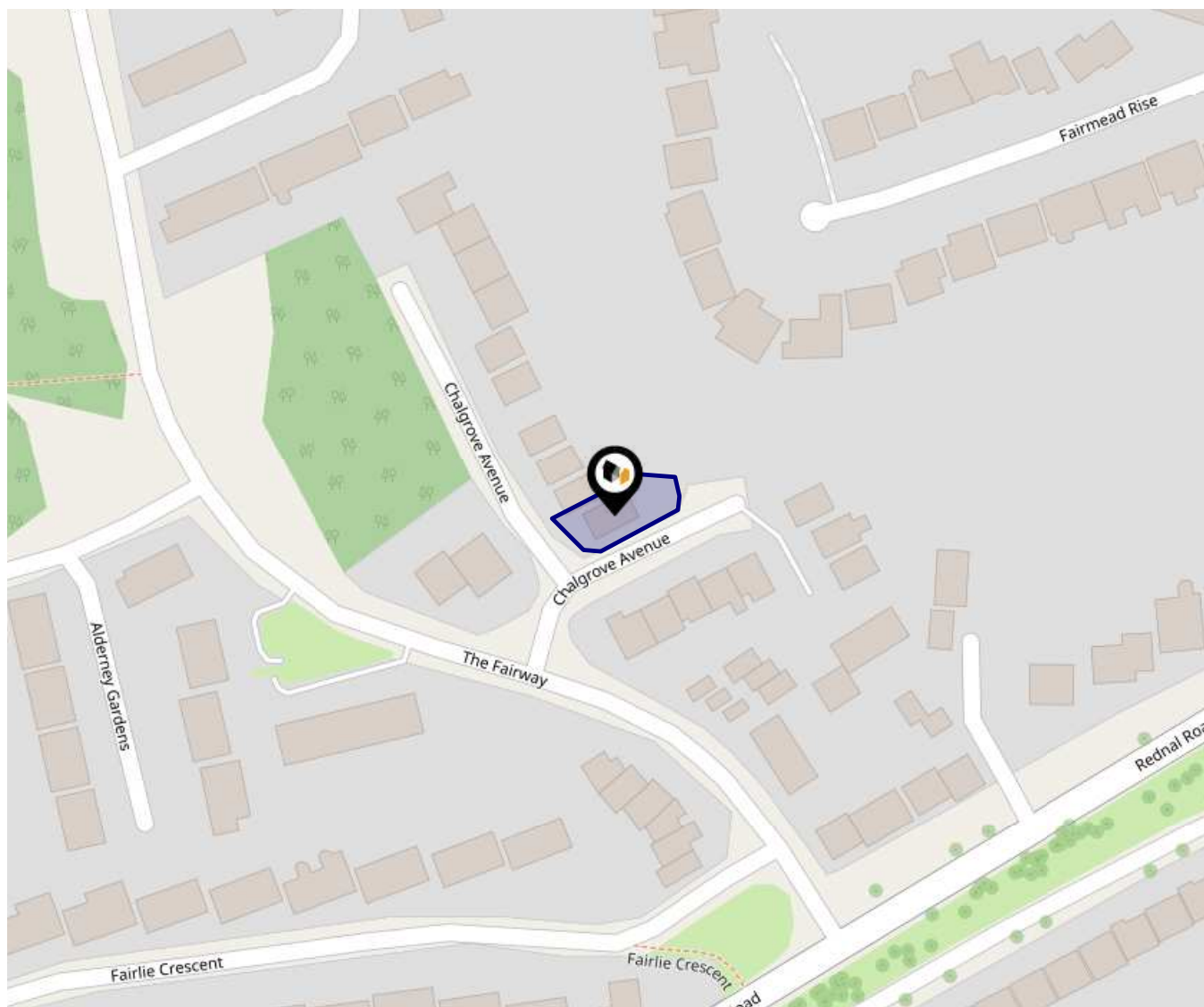
Key:

-  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

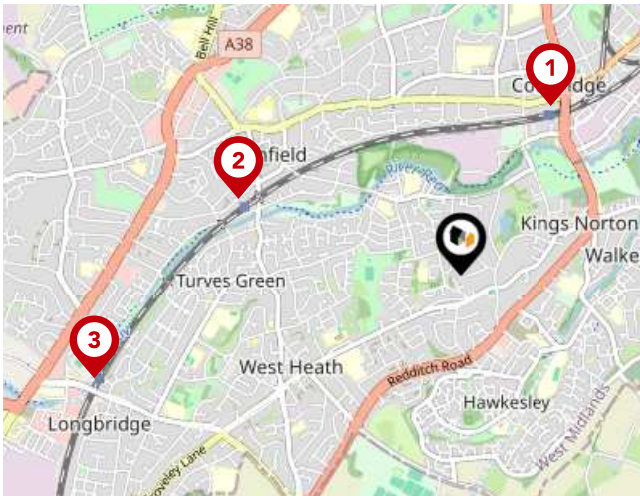
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



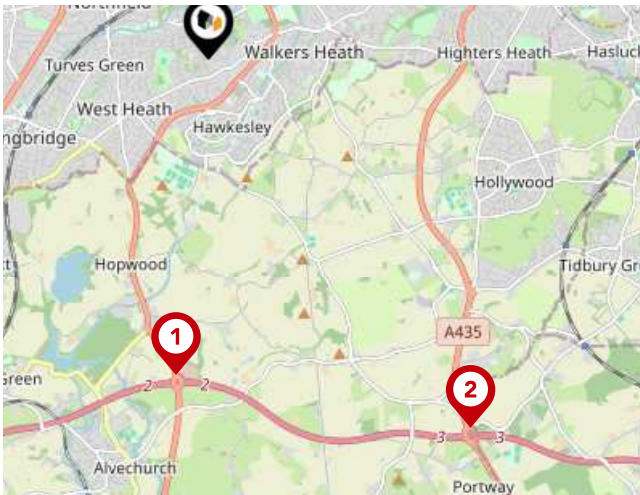
Primary Classifications (Most Common Clay Types)

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
	Kings Norton Rail Station	0.87 miles
	Northfield Rail Station	1.06 miles
	Longbridge Rail Station	1.72 miles



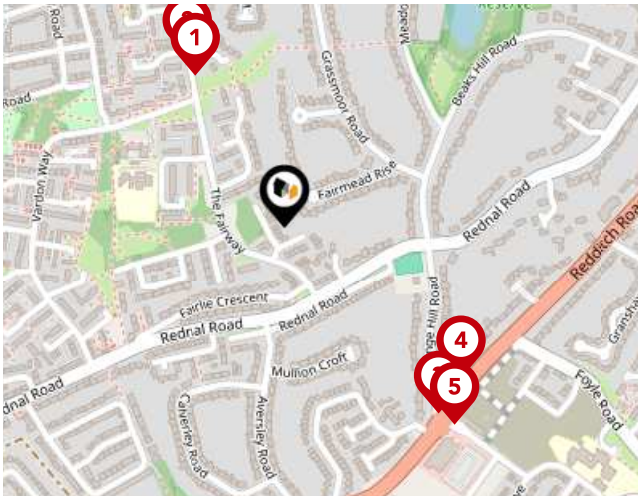
Trunk Roads/Motorways

Pin	Name	Distance
	M42 J2	2.87 miles
	M42 J3	4.1 miles
	M5 J3	4.45 miles
	M5 J4	4.73 miles
	M42 J1	5.42 miles



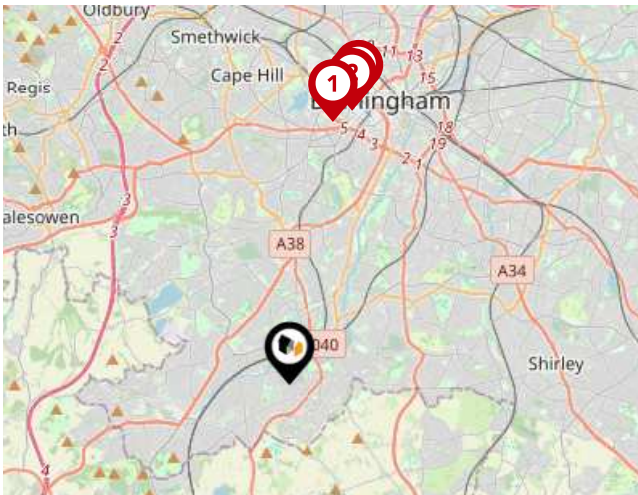
Airports/Helipads

Pin	Name	Distance
	Birmingham Airport	9.54 miles
	Baginton	19.87 miles
	Staverton	36.47 miles
	East Mids Airport	38.98 miles



Bus Stops/Stations

Pin	Name	Distance
1	Chip Close	0.2 miles
2	Chip Close	0.22 miles
3	Grange Hill Rd	0.27 miles
4	Grange Hill Rd	0.26 miles
5	Aldi	0.29 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	4.83 miles
2	Five Ways (Midland Metro Stop)	5.08 miles
3	Brindleyplace (Midland Metro Stop)	5.24 miles



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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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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