



DEAN COLEMAN
ESTATE AGENTS exp^{uk}



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th October 2025



AVENUE ROAD, ROWLEY REGIS, B65

Price Estimate : £230,000

Dean Coleman Powered By eXp

Birmingham

0121 820 1775

hello@deancoleman.co.uk

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

Powered by
aprift
Know any property instantly

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

Welcome to this beautifully refurbished three-bedroom home on the ever-popular Avenue Road – a property that truly stands out thanks to its modern exterior and internal finish, spacious layout, and floods of natural light throughout.

Set across three floors, this Freehold home has been renovated to a high standard and is ready to move straight into, with no upward chain.

Comprising: Ground Floor - Step inside to discover two bright and airy reception rooms, perfect for dining, entertaining or relaxing. Between these spacious rooms there is access to a basement, making for a perfect room for either a home office or study. From the rear reception room you enter through a glass panelled door into a stylish, separate fitted kitchen, featuring an integrated sink with drainer, induction hob with extractor, and a double oven and grill. This stunning and practical room also benefits from a skylight, adding to the light and open feel of the space. The brand-new bathroom suite is finished to a luxury standard, complete with modern tiling, electric towel radiator and a rain-effect shower over the bath. Helping with the natural light and adding to that feeling of space, there are contemporary glass panel interior doors to both the rear reception room and kitchen.

First & Second Floors: Upstairs, you'll find two generous double bedrooms on the first floor, and a further spacious double bedroom on the second floor – ideal for guests, a home office, or growing families.

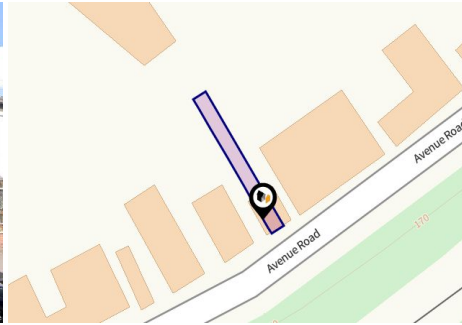
The exterior of the home offers a front courtyard garden, rear garden with space for parking, plus a single garage for storage; a rare find in this area, all accessed via the private side entry.

Located close to local amenities, transport links, schools, and green spaces, this home is perfect for professionals, families, or those looking to upsize in style.

There are some fantastic key features to this home; being fully refurbished, offering no upward chain, Freehold and private parking to name a few. But viewing is essential to truly appreciate the workmanship and space on offer.

With sleek, modern décor and finishes, this is more than just a renovation – it's a place to call home.

Book your viewing today!



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,218 ft ² / 113 m ²
Plot Area:	0.03 acres
Council Tax :	Band A
Annual Estimate:	£1,422
Title Number:	WM240023

Price Estimate:	£230,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	2000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)

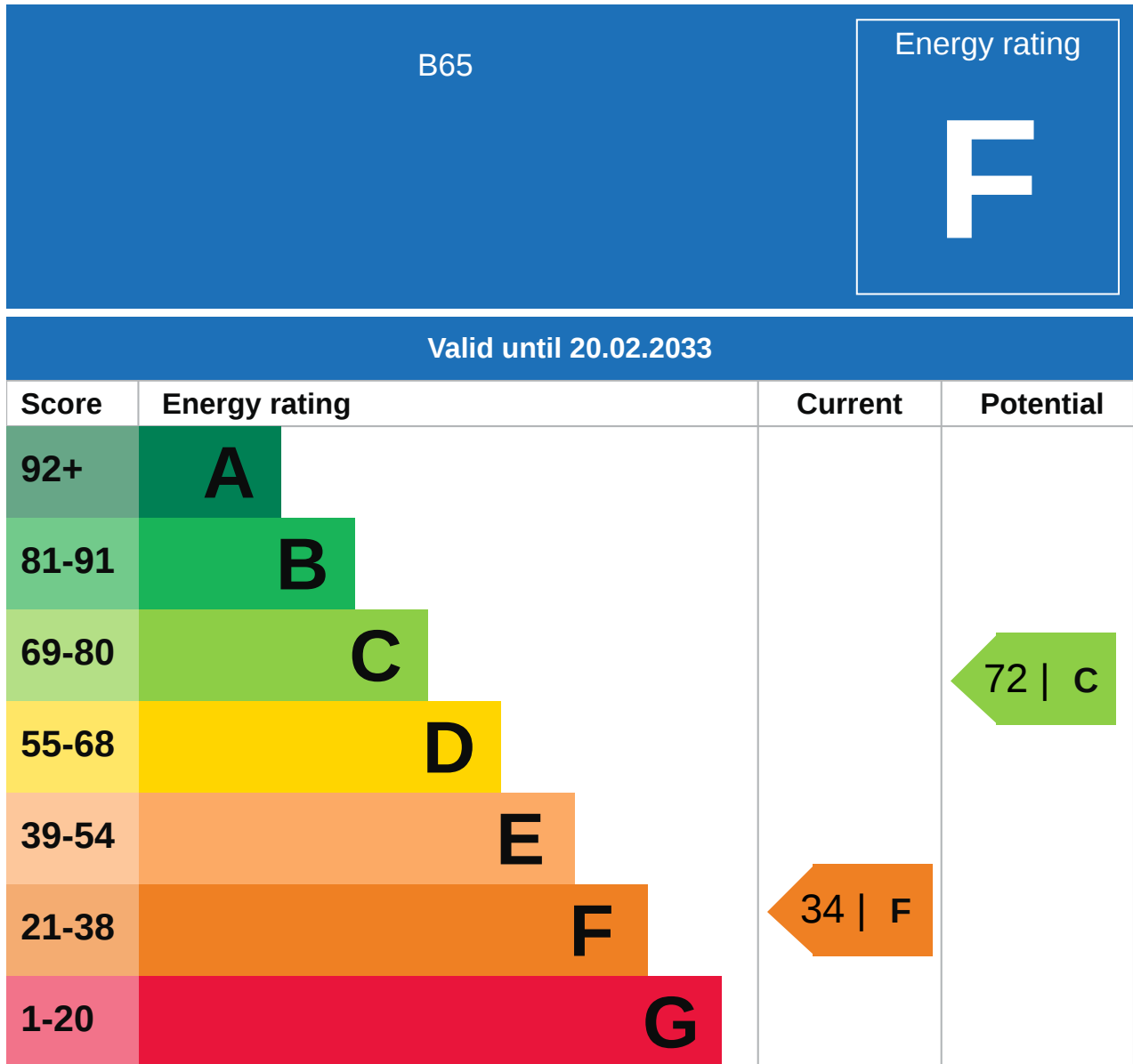


Satellite/Fibre TV Availability:









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	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:	1
Open Fireplace:	2
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 56% of fixed outlets
Floors:	To unheated space, no insulation (assumed)
Total Floor Area:	98 m ²

15, Avenue Road, Rowley Regis, B65 0LR				
Last Sold Date:	26/07/2024	28/06/2019	24/01/2003	23/10/1998
Last Sold Price:	£226,000	£158,000	£105,950	£30,000
12, Avenue Road, Rowley Regis, B65 0LR				
Last Sold Date:	28/06/2023	15/02/2019	01/10/2010	11/03/2005
Last Sold Price:	£195,000	£165,000	£119,000	£111,000
20, Avenue Road, Rowley Regis, B65 0LR				
Last Sold Date:	04/01/2023	12/01/2001	15/07/1997	
Last Sold Price:	£210,000	£32,000	£45,500	
16, Avenue Road, Rowley Regis, B65 0LR				
Last Sold Date:	30/09/2021	04/07/2019	22/01/2001	14/01/2000
Last Sold Price:	£194,000	£167,500	£65,000	£28,750
19, Avenue Road, Rowley Regis, B65 0LR				
Last Sold Date:	12/11/2020			
Last Sold Price:	£130,500			
28, Avenue Road, Rowley Regis, B65 0LR				
Last Sold Date:	03/05/2019	14/03/2002	29/03/1999	
Last Sold Price:	£160,000	£54,500	£45,000	
17, Avenue Road, Rowley Regis, B65 0LR				
Last Sold Date:	04/01/2019	21/11/2001		
Last Sold Price:	£145,000	£20,000		
36, Avenue Road, Rowley Regis, B65 0LR				
Last Sold Date:	15/06/2016			
Last Sold Price:	£84,000			
31 - 32, Avenue Road, Rowley Regis, B65 0LR				
Last Sold Date:	11/02/2014			
Last Sold Price:	£230,000			
32, Avenue Road, Rowley Regis, B65 0LR				
Last Sold Date:	31/01/2014			
Last Sold Price:	£230,000			
26, Avenue Road, Rowley Regis, B65 0LR				
Last Sold Date:	12/06/2007	14/11/2003		
Last Sold Price:	£120,000	£120,000		
13, Avenue Road, Rowley Regis, B65 0LR				
Last Sold Date:	25/08/2006	06/05/2005		
Last Sold Price:	£147,500	£54,500		

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

5, Avenue Road, Rowley Regis, B65 0LR

Last Sold Date: 08/03/2002
Last Sold Price: £52,500

18, Avenue Road, Rowley Regis, B65 0LR

Last Sold Date: 14/07/2000
Last Sold Price: £75,000

14, Avenue Road, Rowley Regis, B65 0LR

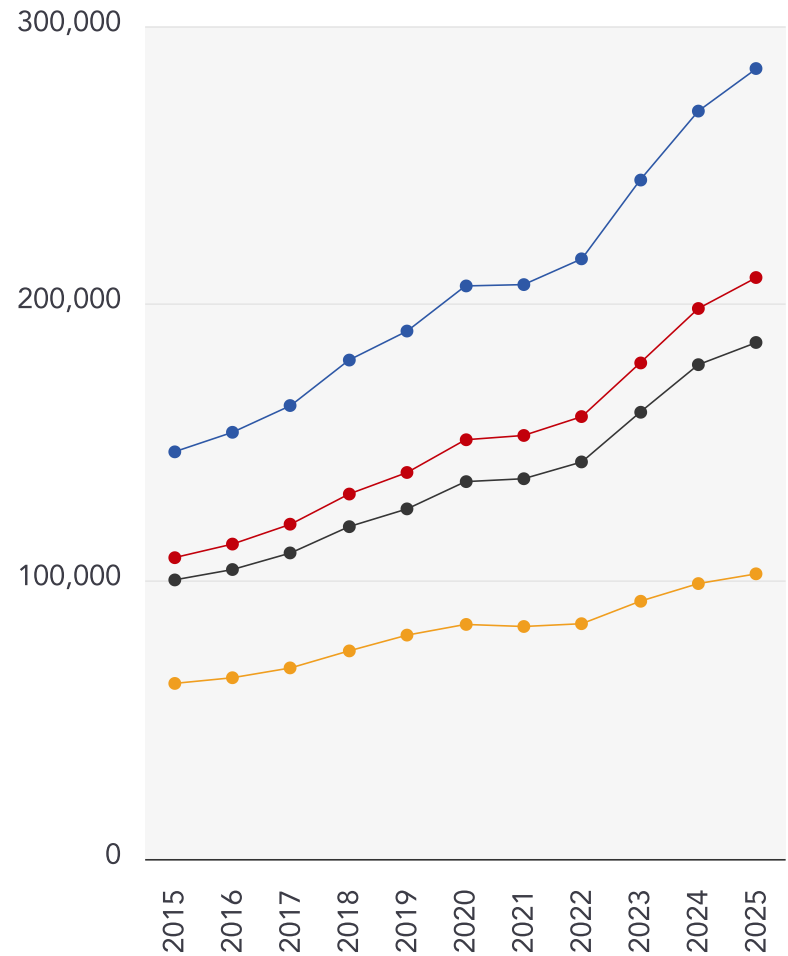
Last Sold Date: 09/04/1998
Last Sold Price: £45,500

8, Avenue Road, Rowley Regis, B65 0LR

Last Sold Date: 21/03/1997
Last Sold Price: £18,000

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 B65



Detached

+94.14%

Semi-Detached

+92.98%

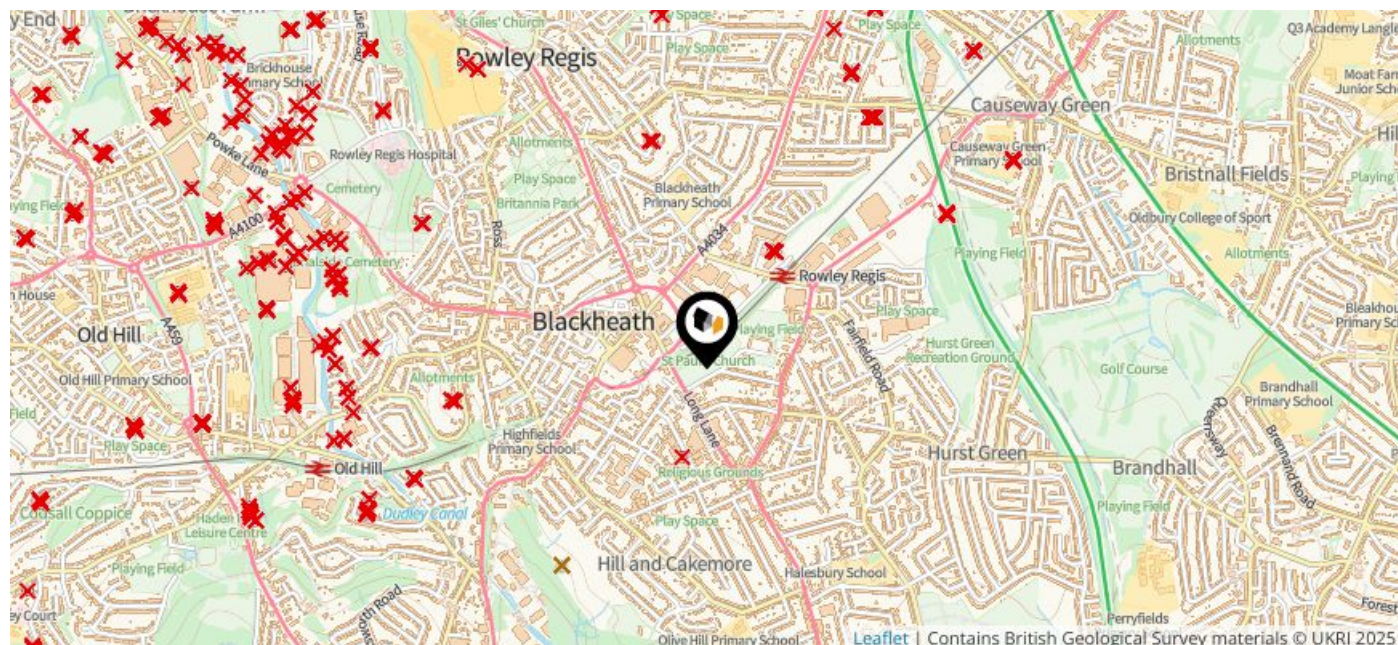
Terraced

+85.09%

Flat

+62.43%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

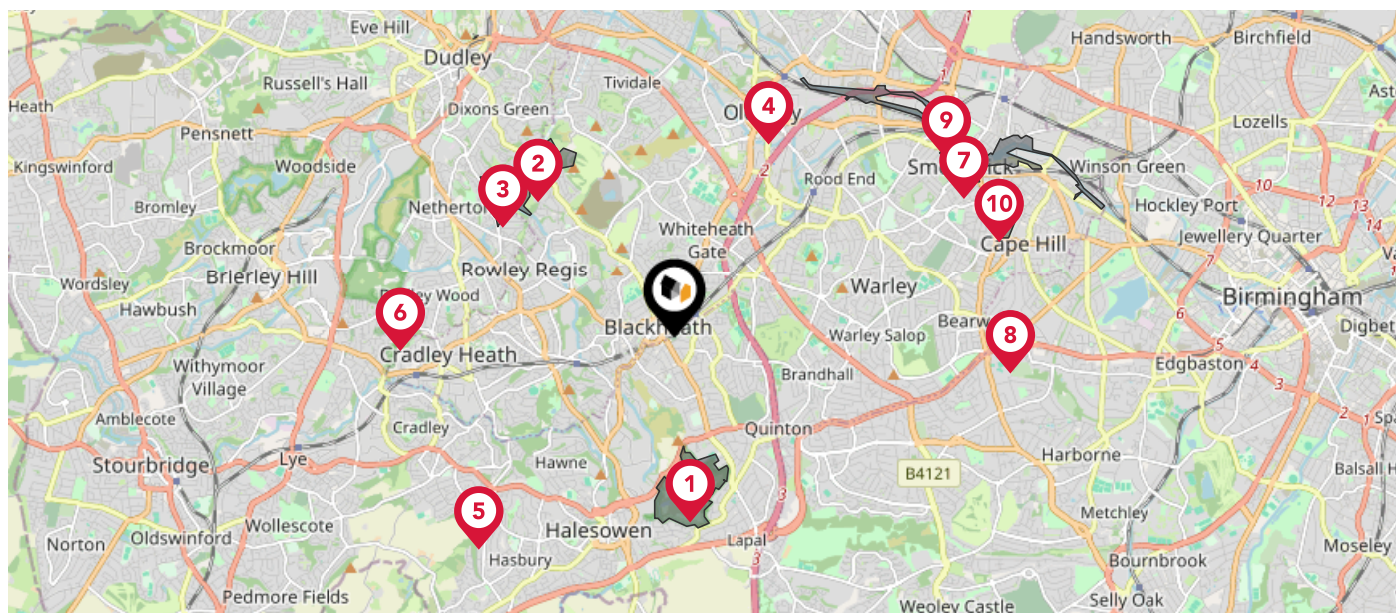
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

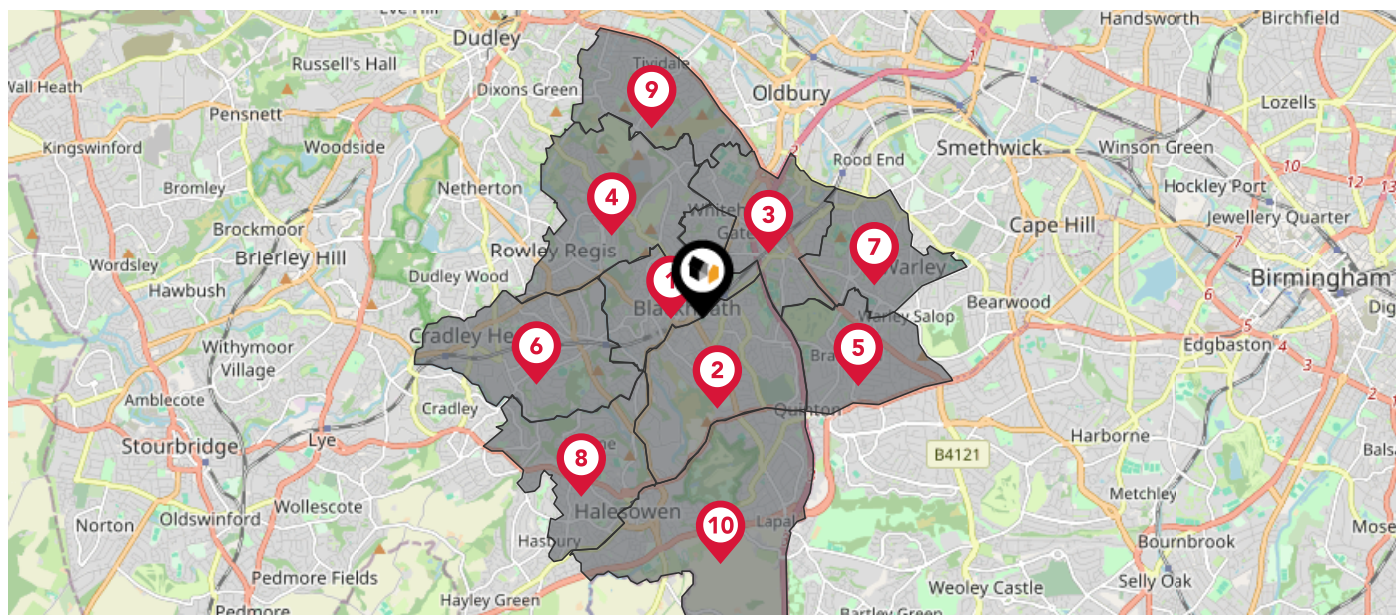
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 THE LEASOWES HALESOWEN.
- 2 Windmill End
- 3 BUMBLE HOLE St. PETERS ROAD NETHERTON
- 4 Church Square
- 5 LUTLEY MILL HALESOWEN.
- 6 MUSHROOM GREEN DUDLEY WOOD.
- 7 Smethwick Town Centre
- 8 Barnsley Road
- 9 Smethwick Summit Galton Valley
- 10 High Street and Crocketts Lane

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

Blackheath Ward

2

Halesowen North Ward

3

Langley Ward

4

Rowley Ward

5

Old Warley Ward

6

Cradley Heath and Old Hill Ward

7

Bristnall Ward

8

Belle Vale Ward

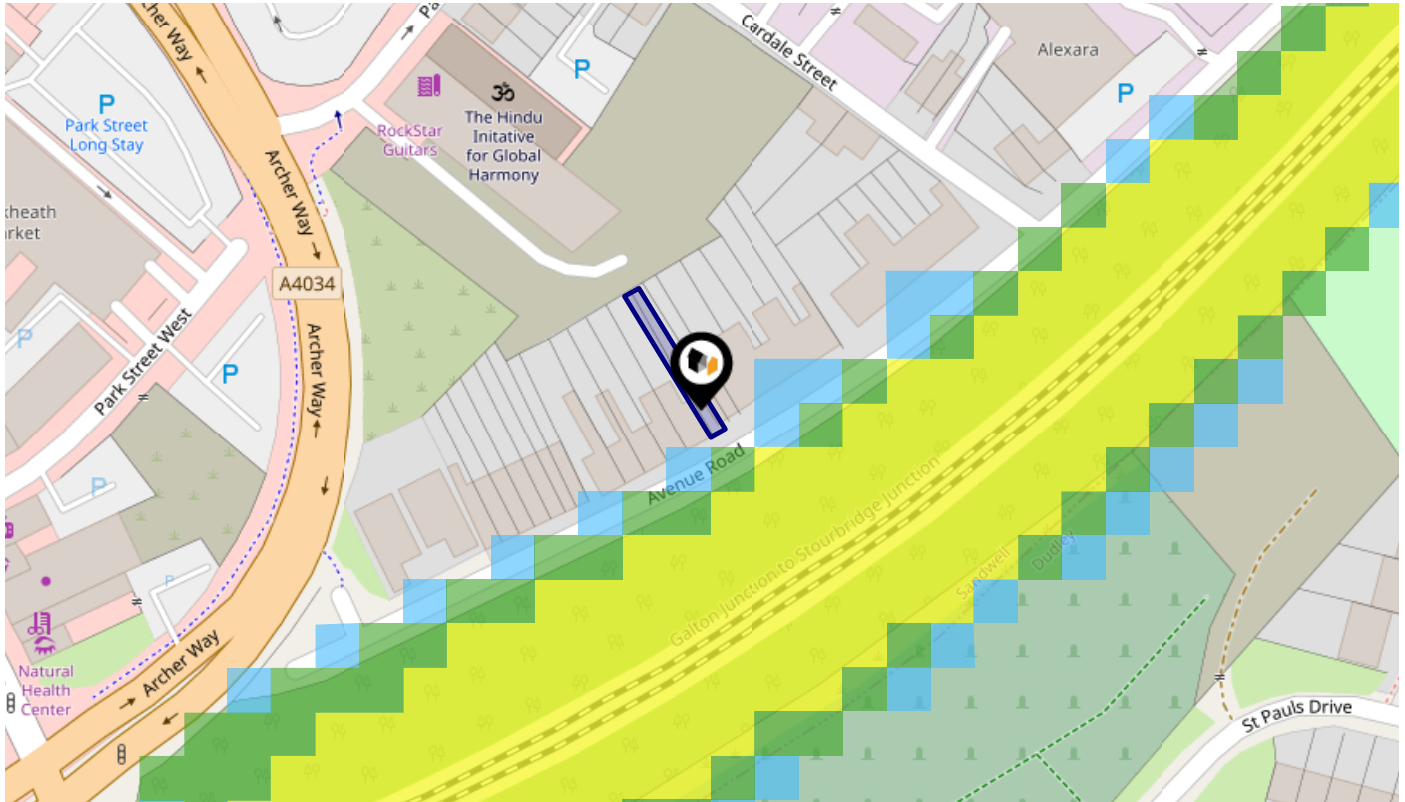
9

Tividale Ward

10

Halesowen South 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.

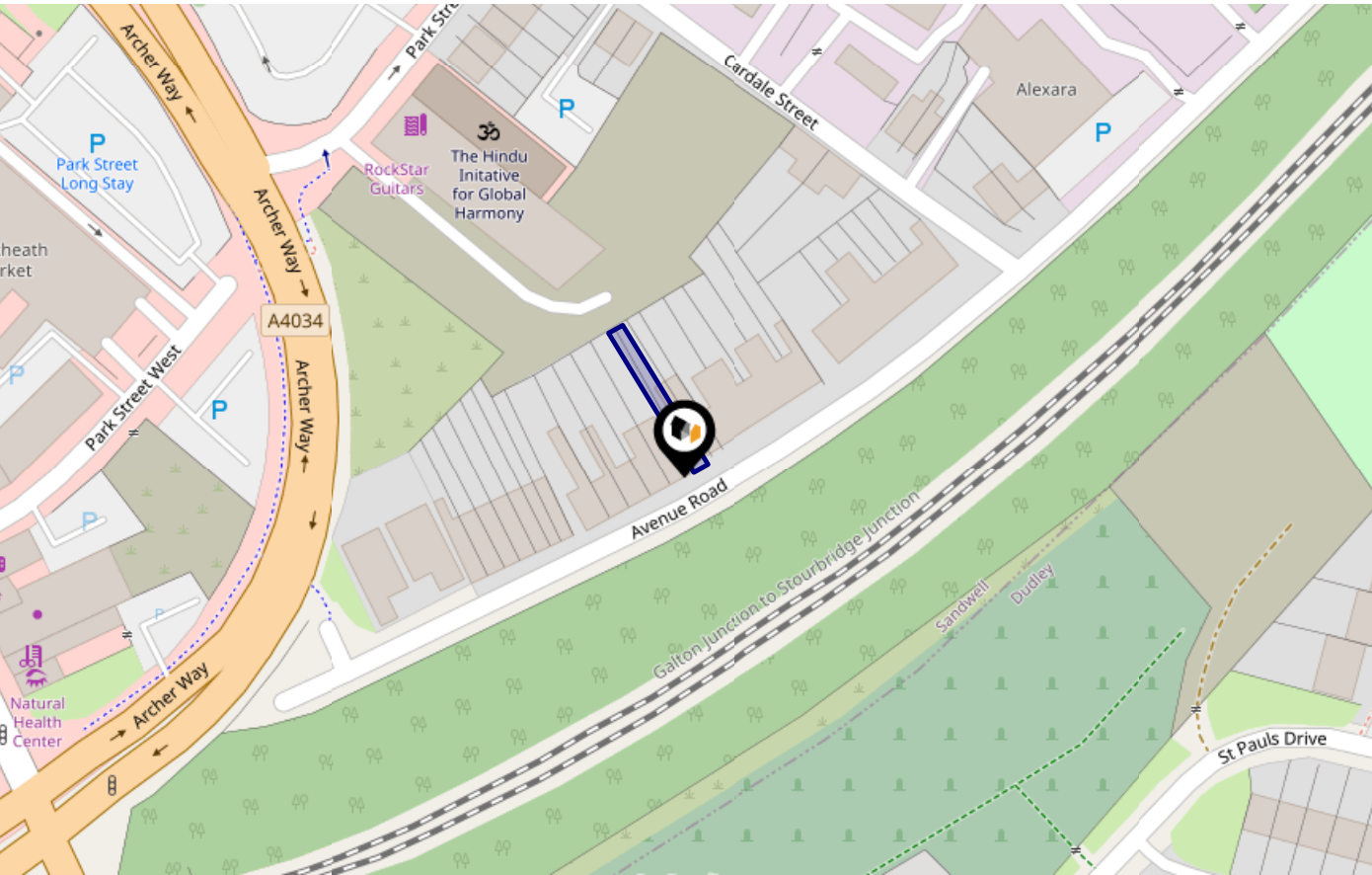
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	Red
4	70.0-74.9 dB	Orange
3	65.0-69.9 dB	Yellow
2	60.0-64.9 dB	Green
1	55.0-59.9 dB	Blue

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.

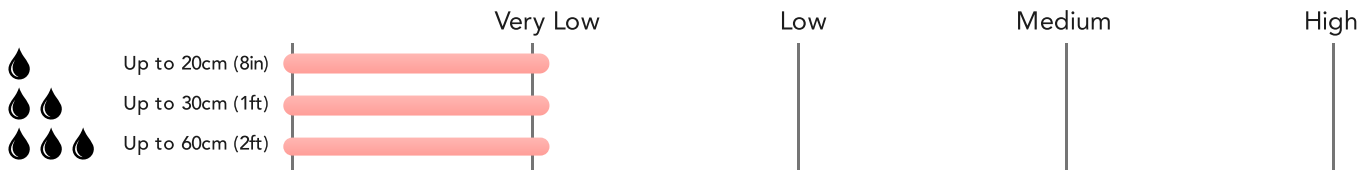


Risk Rating: Very low

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.

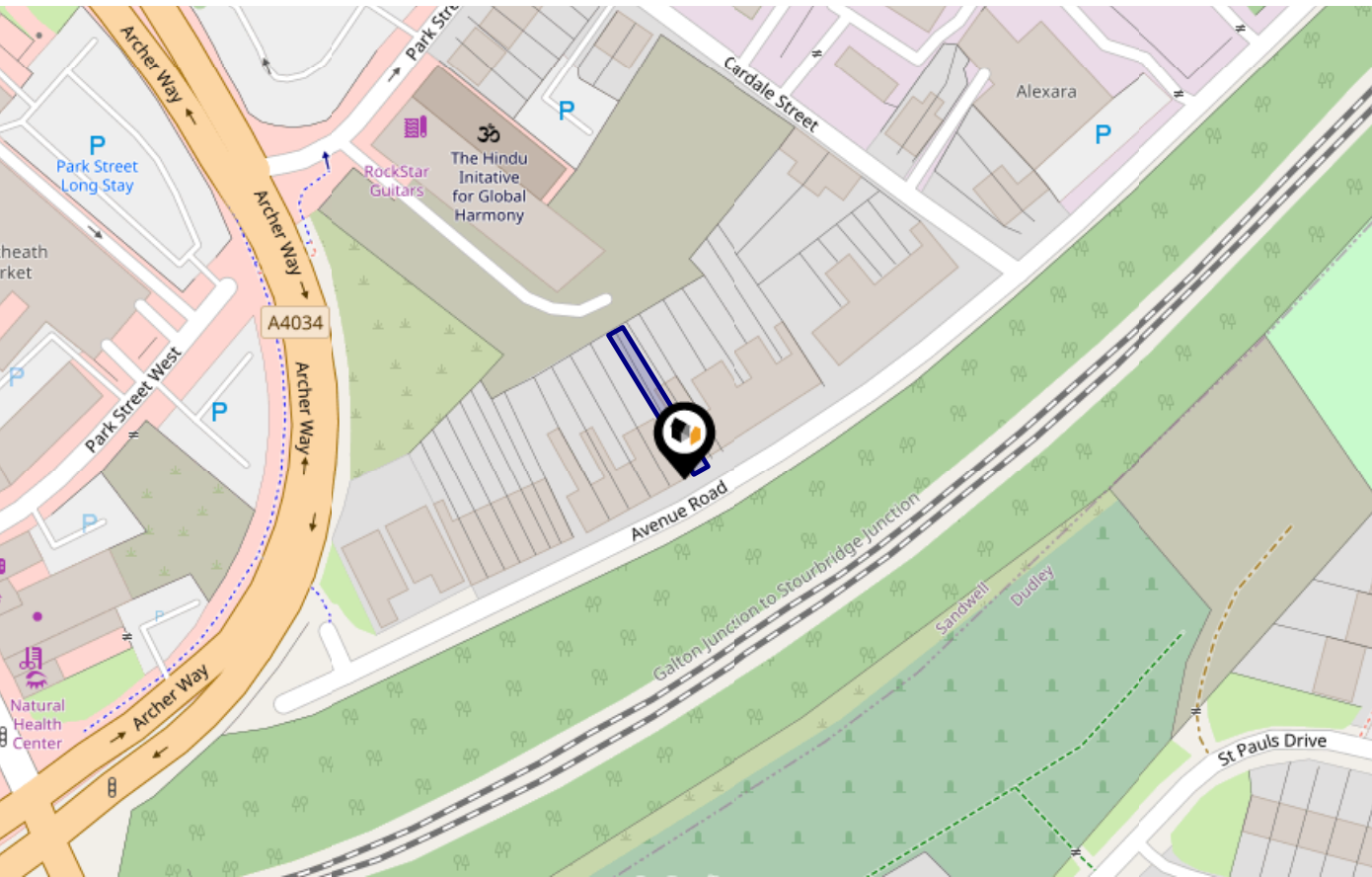
Chance of flooding to the following depths at this property:



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.

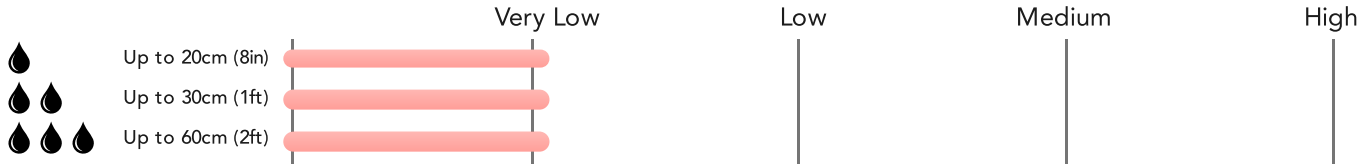


Risk Rating: Very low

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.
- 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.

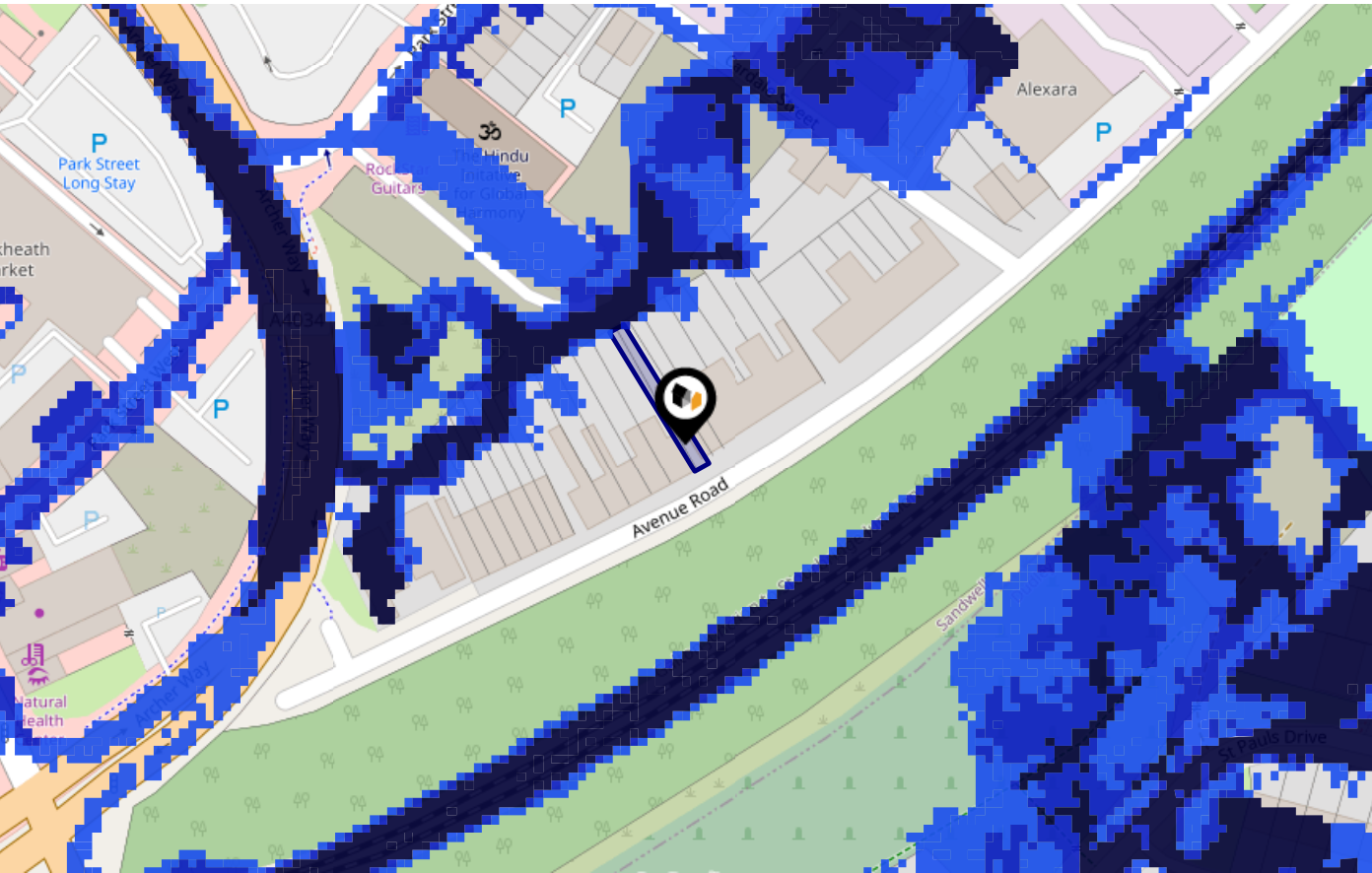
Chance of flooding to the following depths at this property:



Flood Risk

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.

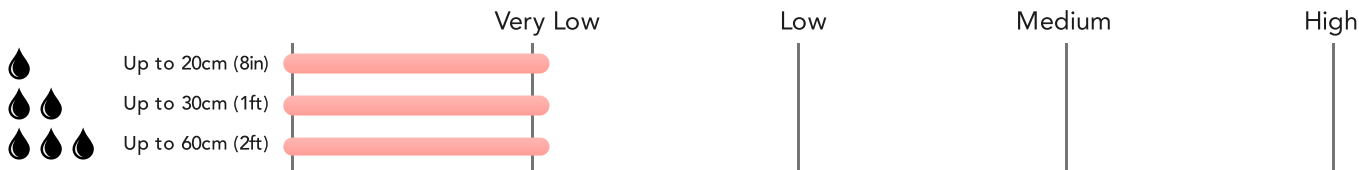


Risk Rating: Very low

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.
- 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.

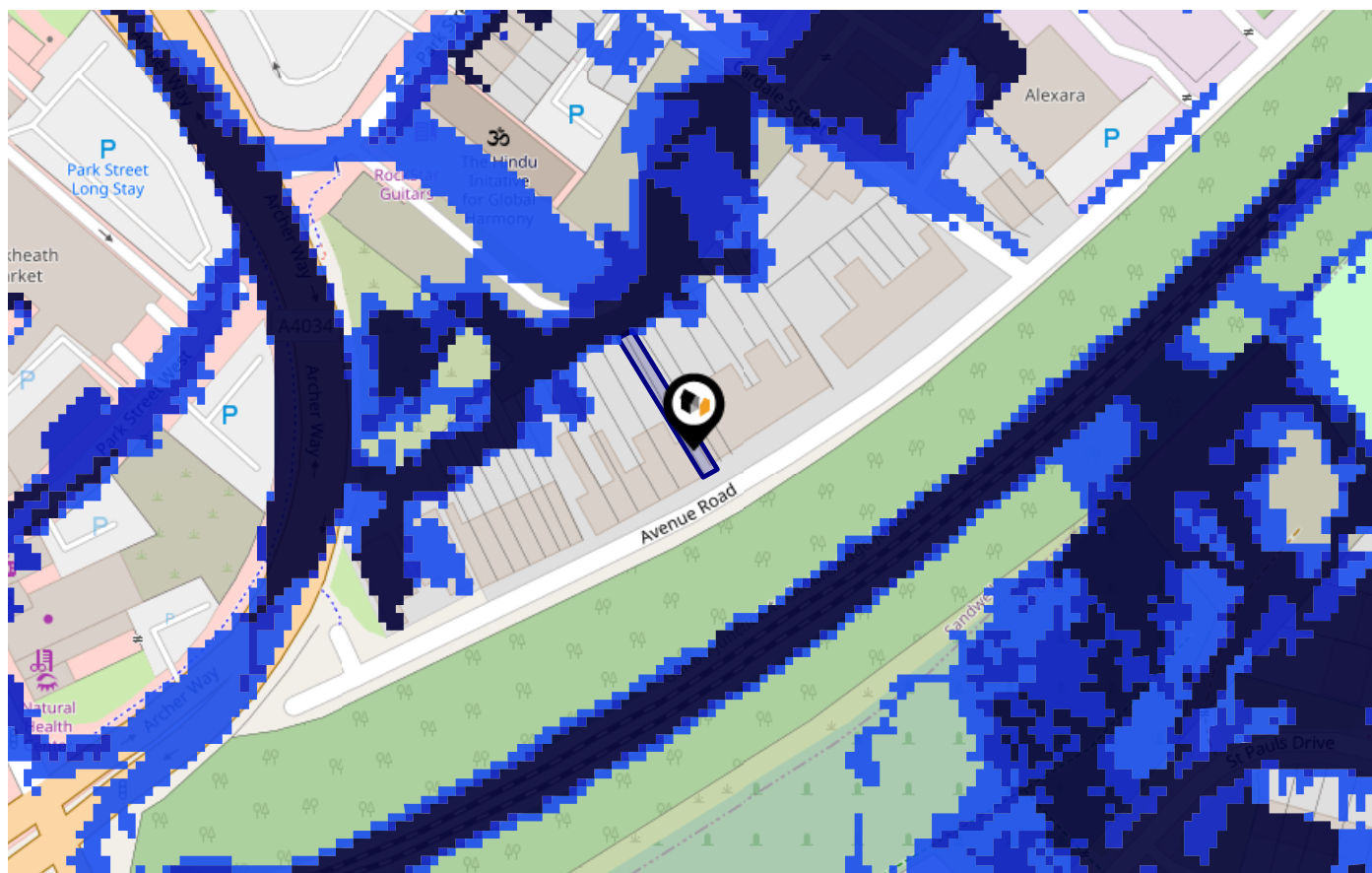
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

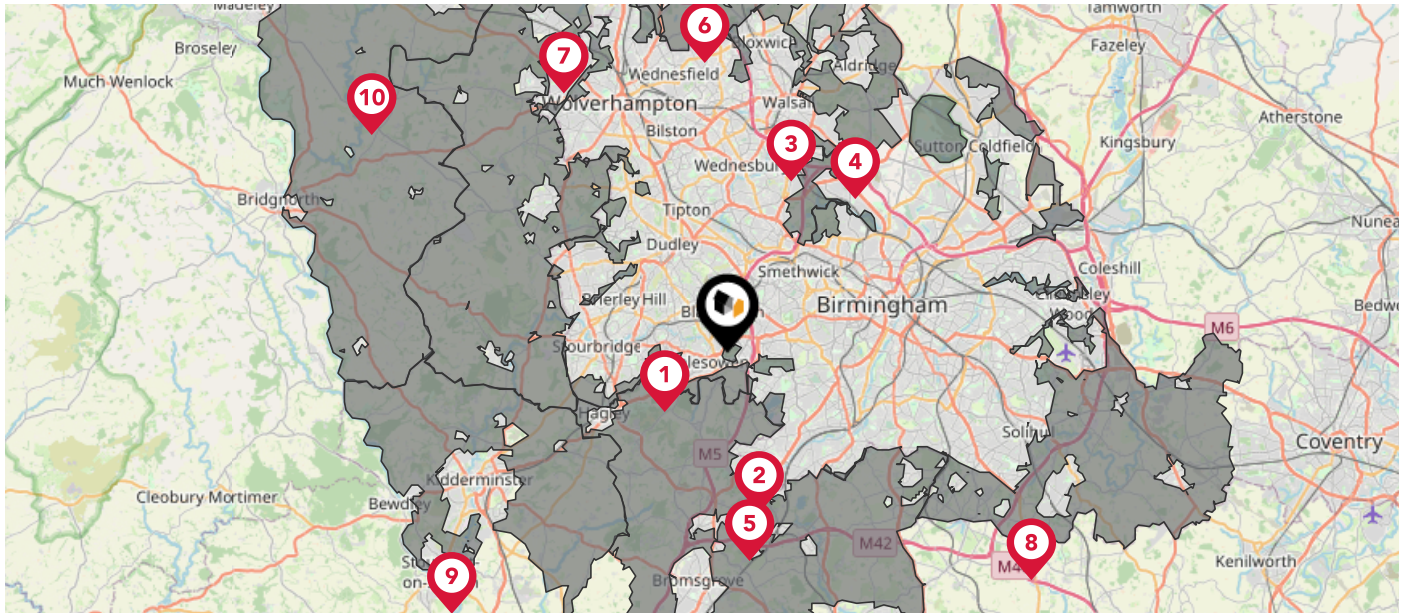
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



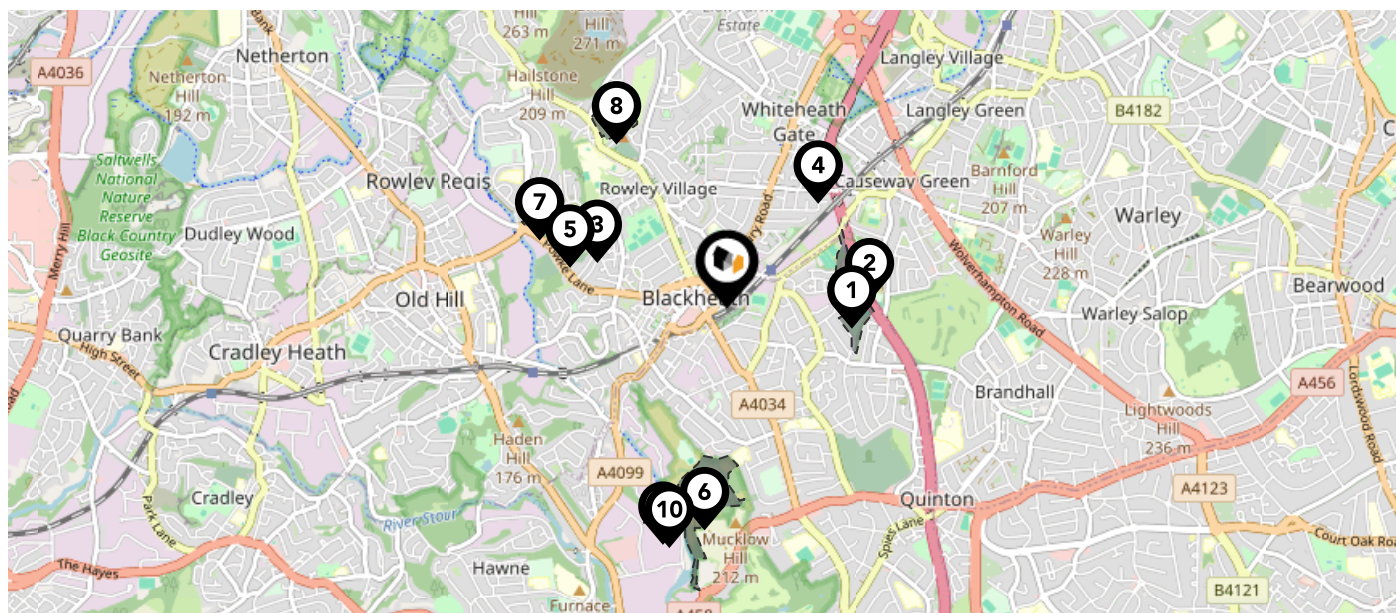
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

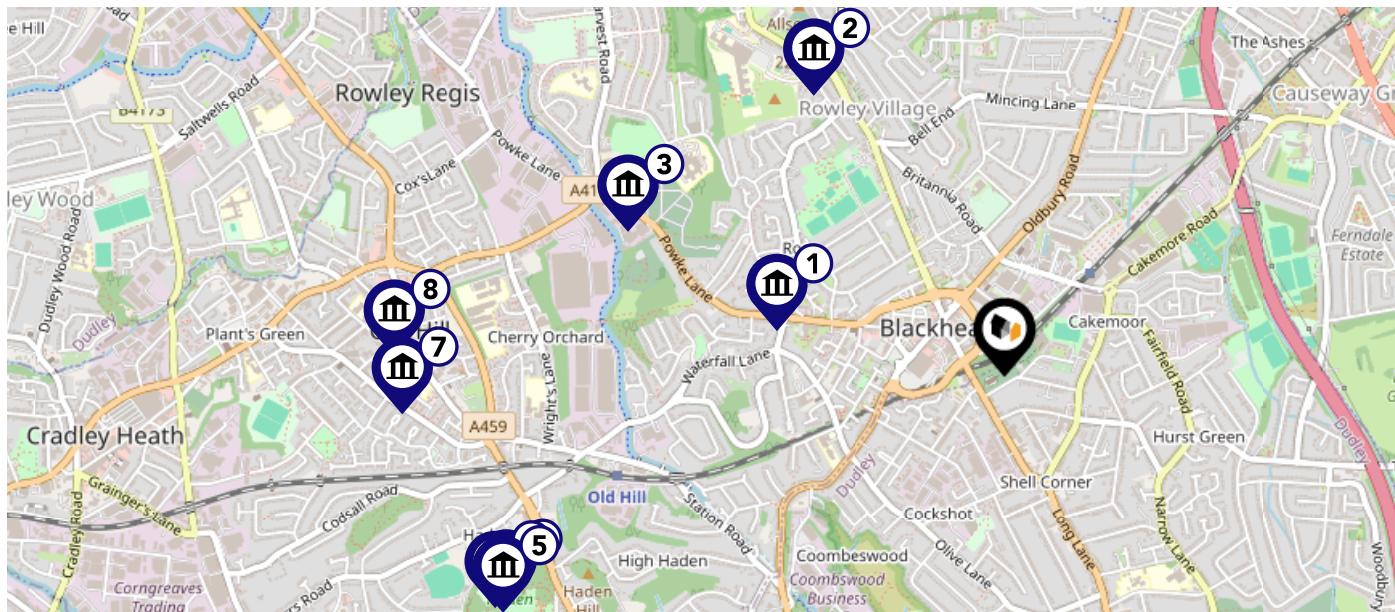
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



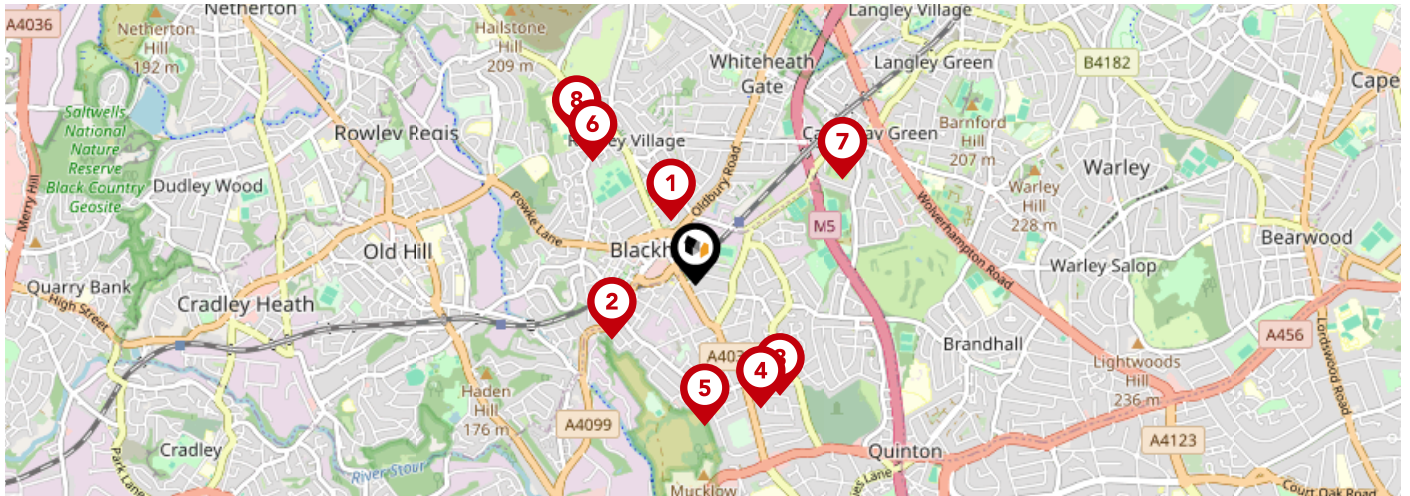
Nearby Landfill Sites

1	Hurst Park Road-Hurst Green, Blackheath, West Midlands	Historic Landfill	
2	Woodnorton Road Landfill Site-Woodnorton Road, Causeway Green, Oldbury, West Midlands	Historic Landfill	
3	T.W. Lench-Moor Lane, Rowley Regis, Worcestershire	Historic Landfill	
4	York Road Landfill Site-Oldbury United Football Club, York Road, Rowley Regis, West Midlands	Historic Landfill	
5	Excelsior Works-Yew Tree Lane, Blackheath, West Midlands	Historic Landfill	
6	Mucklow Hill-Mucklow Hill, Halesowen, West Midlands	Historic Landfill	
7	Moor Lane - Harvest Road Landfill Site-Moor Lane, Rowley Regis, West Midlands	Historic Landfill	
8	Allsopps Hill Quarry/Tip-Off Porway Road, Rowley Regis, Warley	Historic Landfill	
9	Coombswood Works-Coombs Road, Halesowen, West Midlands	Historic Landfill	
10	British Steel Corporation Coombs Road-Coombs Road, Halesowen, West Midlands	Historic Landfill	

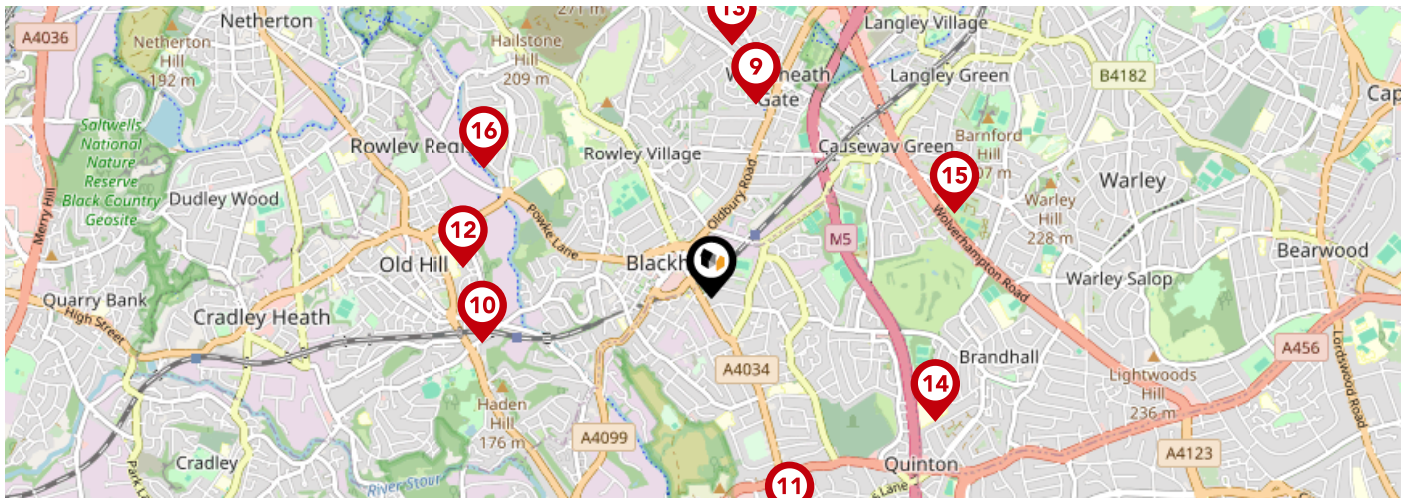
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1405927 - Former Blackheath Public Library	Grade II	0.5 miles
	1436344 - War Memorial Outside St Giles' Church, Rowley Regis	Grade II	0.8 miles
	1287197 - War Memorial In Rowley Regis Cemetery	Grade II	0.9 miles
	1077145 - Dovecote North East Of Haden Hall And Wall Linking It To House, Haden Hill Park	Grade II	1.2 miles
	1287707 - Cross Base Approximately 5 Metres East Of Haden Hill Hall, Haden Hill Park	Grade II	1.2 miles
	1077144 - Haden Hill Hall, Haden Hill Park	Grade II	1.2 miles
	1216216 - Church Of The Holy Trinity	Grade II	1.3 miles
	1391204 - 191, Halesowen Road	Grade II	1.4 miles



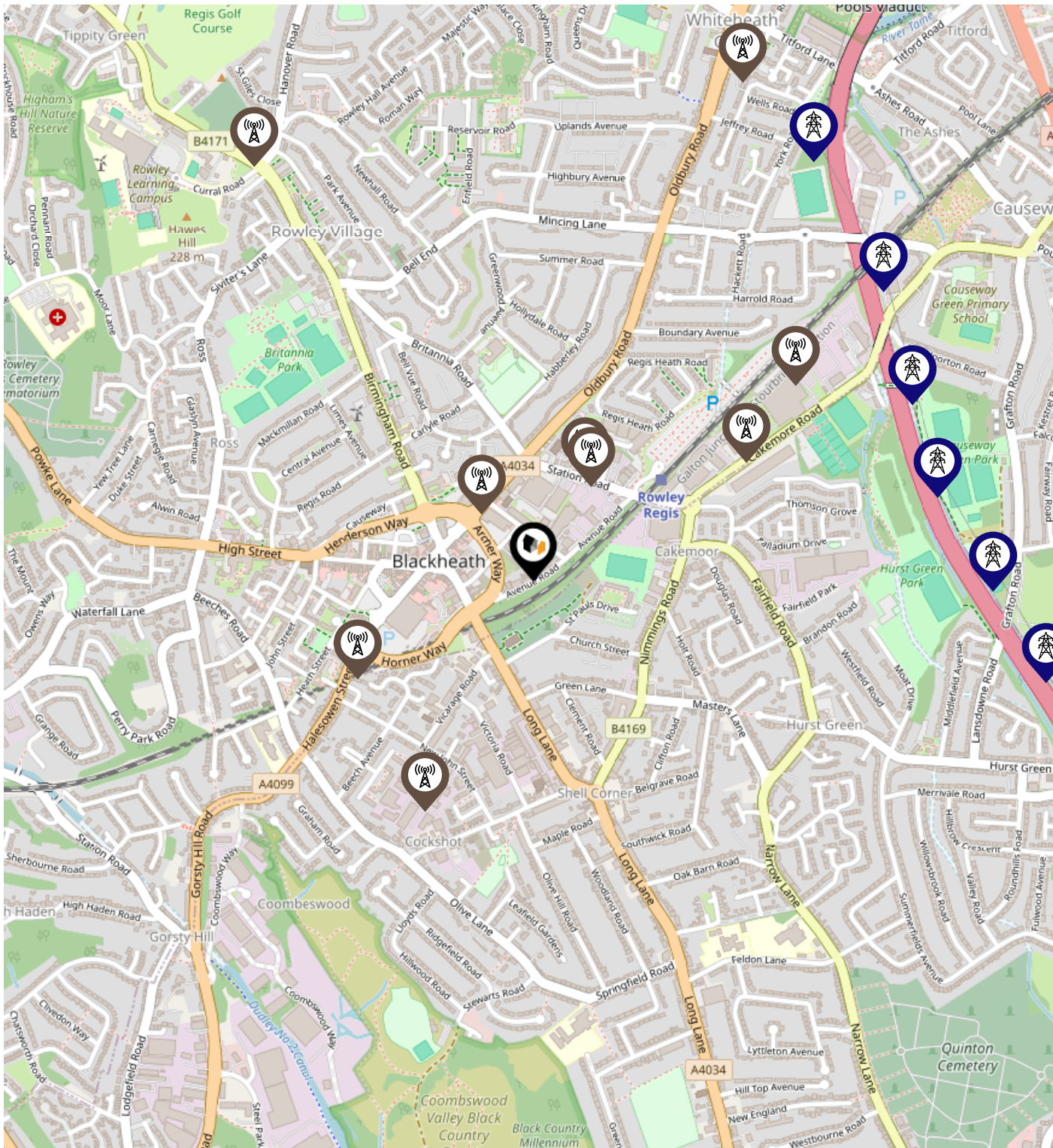
		Nursery	Primary	Secondary	College	Private
1	Blackheath Primary School Ofsted Rating: Good Pupils: 461 Distance:0.31	☐	☒	☐	☐	☐
2	Highfields Primary School Ofsted Rating: Good Pupils: 413 Distance:0.45	☐	☒	☐	☐	☐
3	Hurst Green Primary School Ofsted Rating: Good Pupils: 425 Distance:0.63	☐	☒	☐	☐	☐
4	Halesbury School Ofsted Rating: Requires improvement Pupils: 170 Distance:0.63	☐	☐	☒	☐	☐
5	Olive Hill Primary Academy Ofsted Rating: Good Pupils: 467 Distance:0.64	☐	☒	☐	☐	☐
6	St Michael's Church of England High School Ofsted Rating: Good Pupils: 1230 Distance:0.72	☐	☐	☒	☐	☐
7	Causeway Green Primary School Ofsted Rating: Requires improvement Pupils: 440 Distance:0.82	☐	☒	☐	☐	☐
8	The Westminster School Ofsted Rating: Outstanding Pupils: 250 Distance:0.85	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Primrose Centre Ofsted Rating: Good Pupils: 6 Distance:0.9	☐	☒	☐	☐	☐
	Temple Meadow Primary School Ofsted Rating: Good Pupils: 411 Distance:1.06	☐	☒	☐	☐	☐
	Leasowes High School Ofsted Rating: Good Pupils: 1060 Distance:1.07	☐	☐	☒	☐	☐
	Ormiston Forge Academy Ofsted Rating: Good Pupils: 1686 Distance:1.13	☐	☐	☒	☐	☐
	St James CofE Primary School Ofsted Rating: Good Pupils: 455 Distance:1.15	☐	☒	☐	☐	☐
	Perryfields Academy Ofsted Rating: Good Pupils: 942 Distance:1.16	☐	☐	☒	☐	☐
	Oldbury Academy Ofsted Rating: Good Pupils: 1317 Distance:1.17	☐	☐	☒	☐	☐
	Brickhouse Primary School Ofsted Rating: Good Pupils: 227 Distance:1.18	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

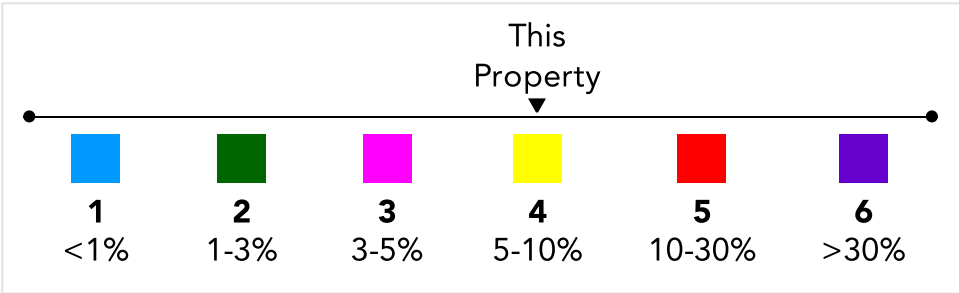
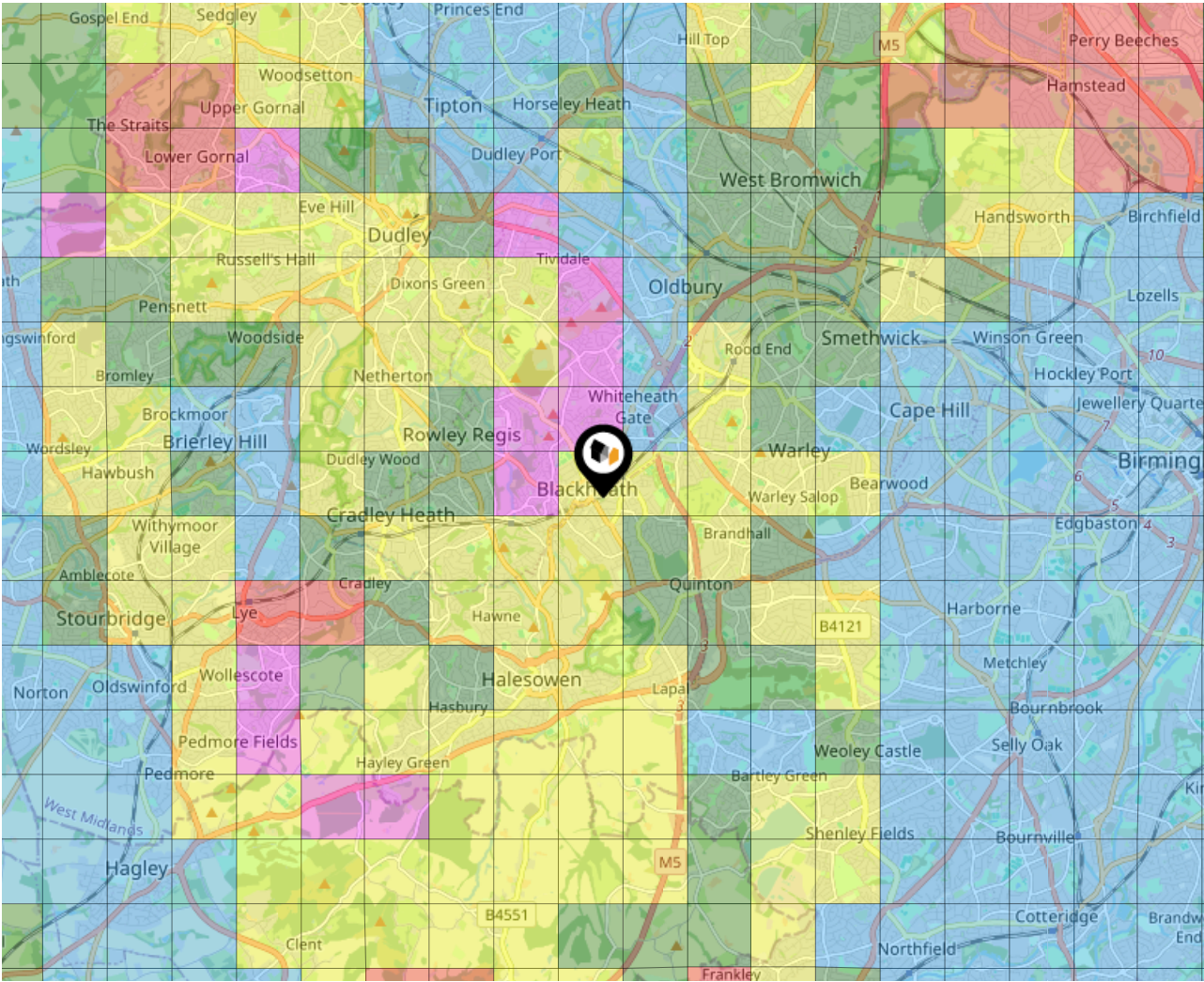


Key:

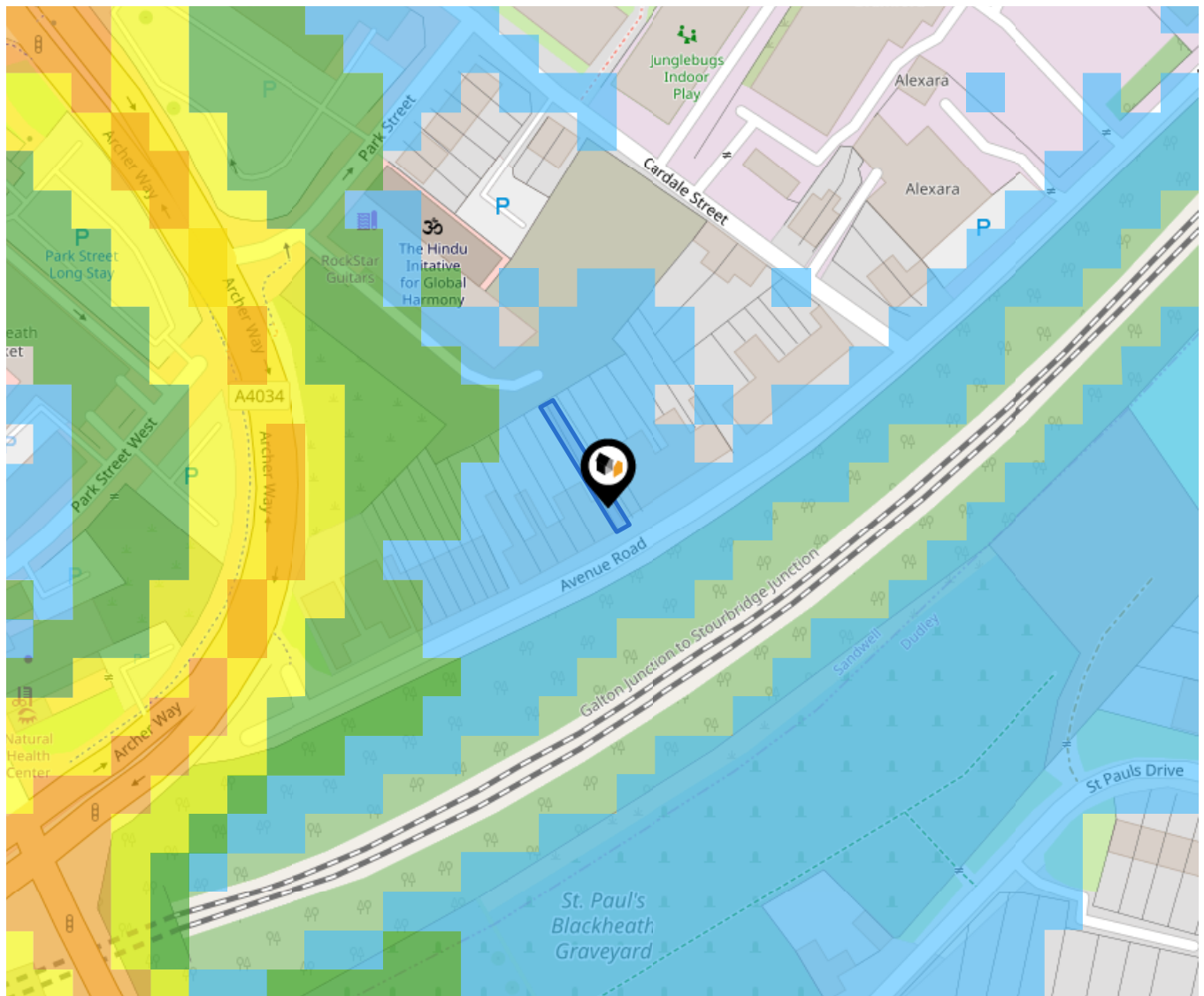
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



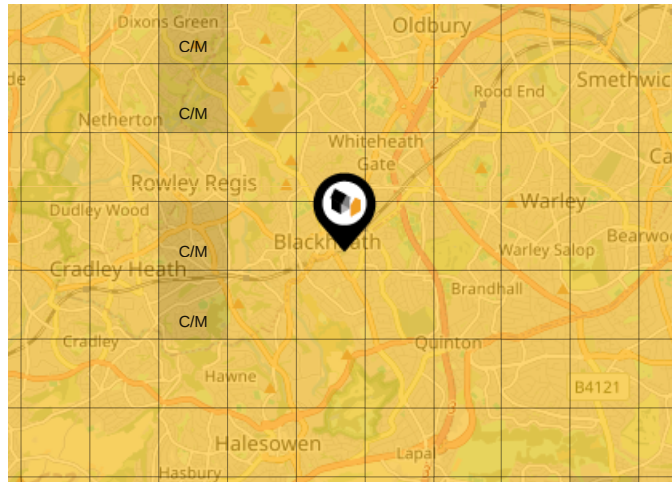
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

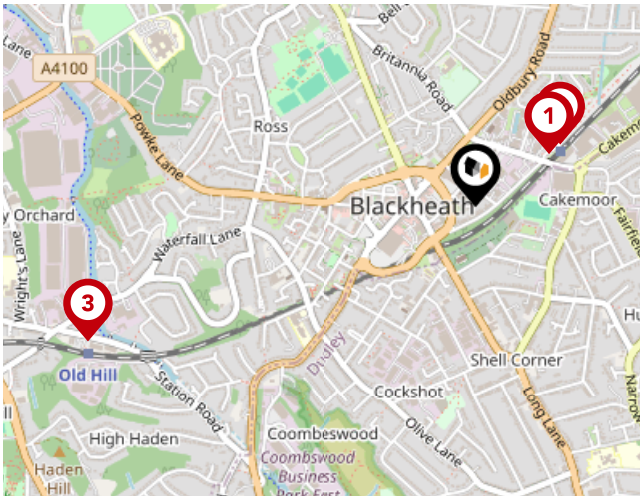
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY)		



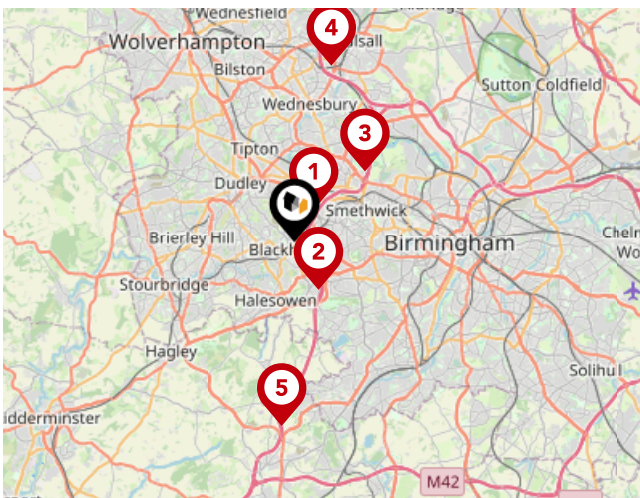
Primary Classifications (Most Common Clay Types)

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



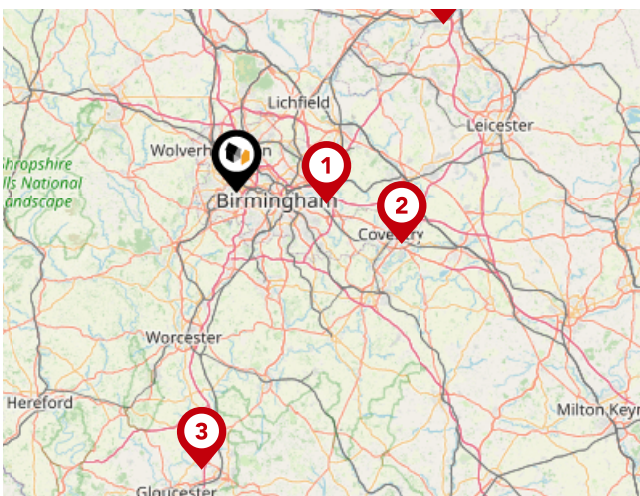
National Rail Stations

Pin	Name	Distance
1	Rowley Regis Rail Station	0.21 miles
2	Rowley Regis Rail Station	0.24 miles
3	Old Hill Rail Station	0.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J2	1.36 miles
2	M5 J3	1.97 miles
3	M5 J1	3.61 miles
4	M6 J9	6.47 miles
5	M5 J4	6.7 miles

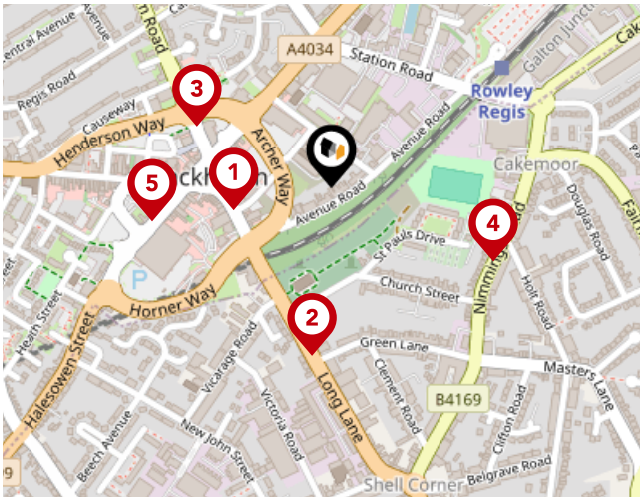


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	12.91 miles
2	Baginton	24.78 miles
3	Staverton	40.62 miles
4	East Mids Airport	38.31 miles

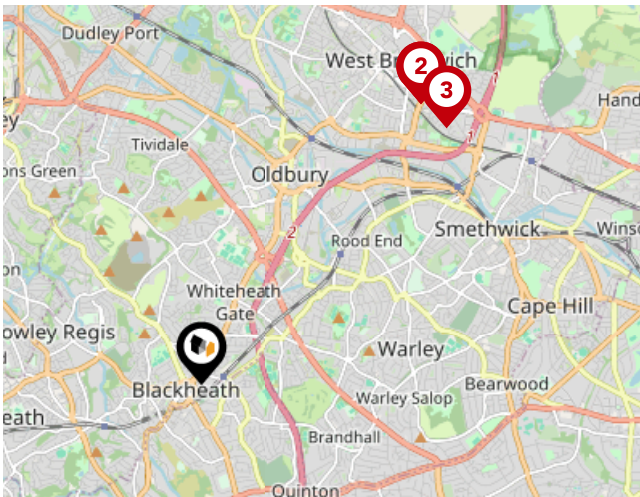
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blackheath Market	0.11 miles
2	Green Lane	0.19 miles
3	Oldbury Rd	0.17 miles
4	Church St	0.2 miles
5	Sainsburys	0.21 miles



Local Connections

Pin	Name	Distance
1	Trinity Way (Midland Metro Stop)	3.21 miles
2	Trinity Way (Midland Metro Stop)	3.22 miles
3	Kenrick Park (Midland Metro Stop)	3.2 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Dean Coleman Powered By eXp

Birmingham

0121 820 1775

hello@deancoleman.co.uk

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

