

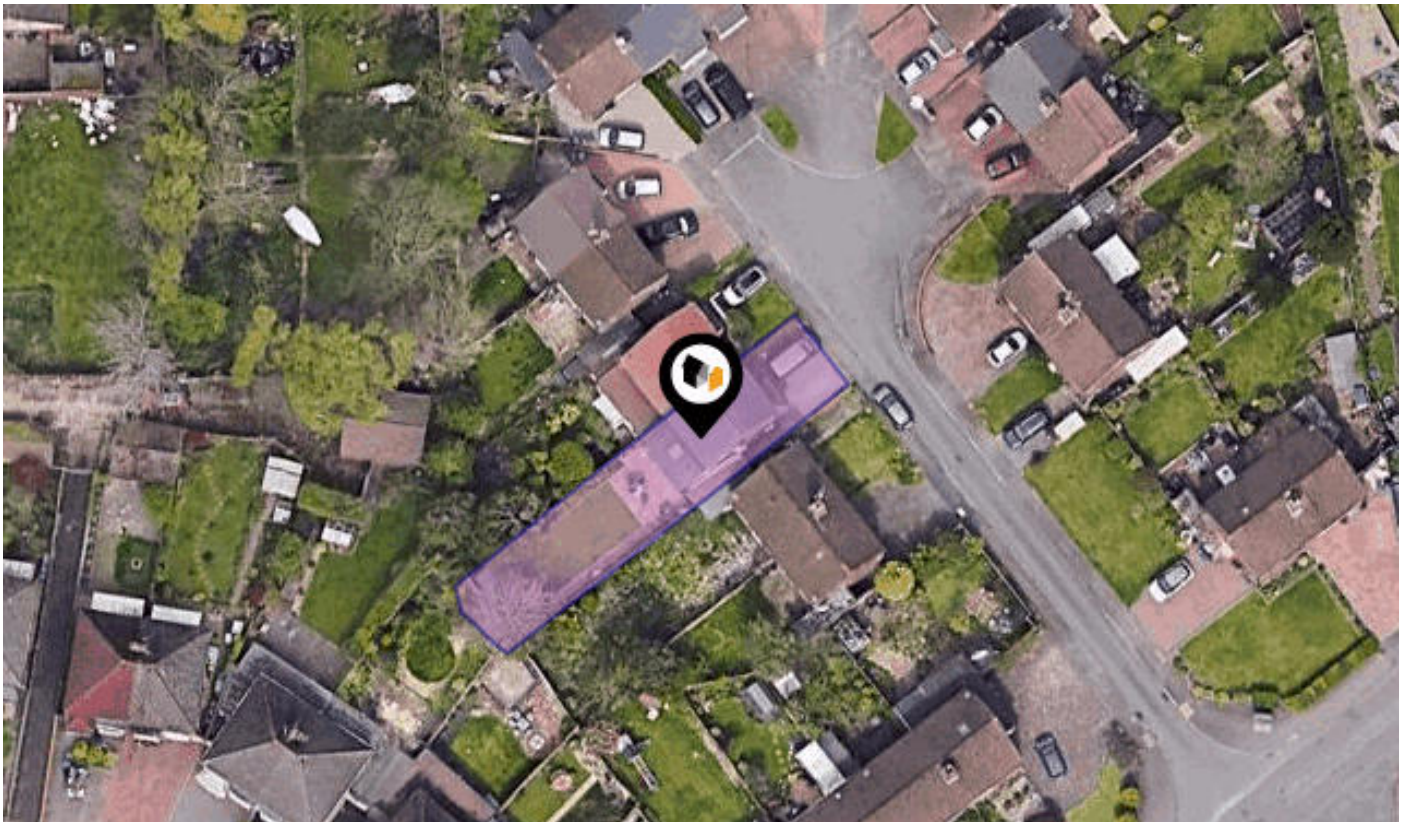


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st October 2025



GREENSLADE CROFT, BIRMINGHAM, B31

Price Estimate : £325,000

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Birmingham

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

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

Tucked away in a peaceful cul-de-sac off Mill Lane, this beautifully extended three-bedroom semi-detached home combines style, space and practicality — making it the perfect choice for families and professionals alike.

Ideally located, Northfield Train Station is just a few minutes' walk away, offering direct services to Redditch, Kings Norton, Bournville, Queen Elizabeth Hospital, Birmingham University, Five Ways and New Street Grand Central. You'll also find Longbridge Village, Northfield High Street and a range of local convenience stores close by, while excellent schools and green spaces make this a superb area to put down roots. For further details on the schools and transport links in the area, take a look at the brochure and Key Facts For Buyers report.

Step inside through the large, light and airy porch and then into a welcoming entrance hall with useful storage and stairs to the first floor. To the front is a cosy lounge with double glazed window to front aspect, while the rear of the home showcases its true highlight — a stunning open-plan kitchen diner with island and breakfast bar, complete with a range of integrated appliances including a fridge freezer, dishwasher, gas hob with extractor, separate oven and grill, and microwave. This light-filled space features multiple double-glazed windows, a skylight, and French doors opening onto the south-westerly facing rear garden.

A large utility room sits off the kitchen and leads to a luxurious ground-floor shower room with toilet and wash basin, fully tiled and adding both style and convenience.

Upstairs, the first floor offers three bedrooms, two with built-in wardrobes and storage, and a stunning family bathroom.

Outside, the private rear garden is a real retreat — fence-enclosed and south-westerly facing, with a large paved patio, central lawn, and shrubs to the borders, plus a garden shed and gated side access. To the front, there's off-road parking for multiple vehicles, with a dropped kerb currently being installed by the seller.

With its exceptional finish, bright and airy feel, and prime location opposite the River Rea with its woodland walks and the Rea Valley cycle route, this home offers the best of suburban peace and family-friendly convenience.

The Key Features to this stunning family home:

Extended 3-bedroom semi-detached home

Peaceful cul-de-sac location off Mill Lane

Short walk to Northfield Train Station (Central Line)

Spacious open-plan kitchen diner with island & integrated appliances

Large utility room & luxury ground-floor shower room with toilet

Three bedrooms, two with built-in storage

Stunning family bathroom

South-westerly facing private rear garden with patio, lawn & shed

Off-road parking for multiple vehicles (dropped kerb in progress)

Exceptional quality of finish – light, airy & ready to move in

Close to schools, amenities, woodland walks & Rea Valley cycle route

DO NOT miss the opportunity to secure this beautifully renovated home that offers space, practicality, convenience and a location to suite a family.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	992 ft ² / 92 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,746
Title Number:	MM103115

Price Estimate:	£325,000
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)

19
mb/s



2000
mb/s



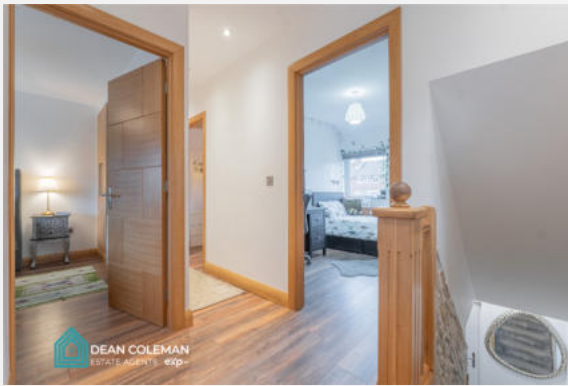
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



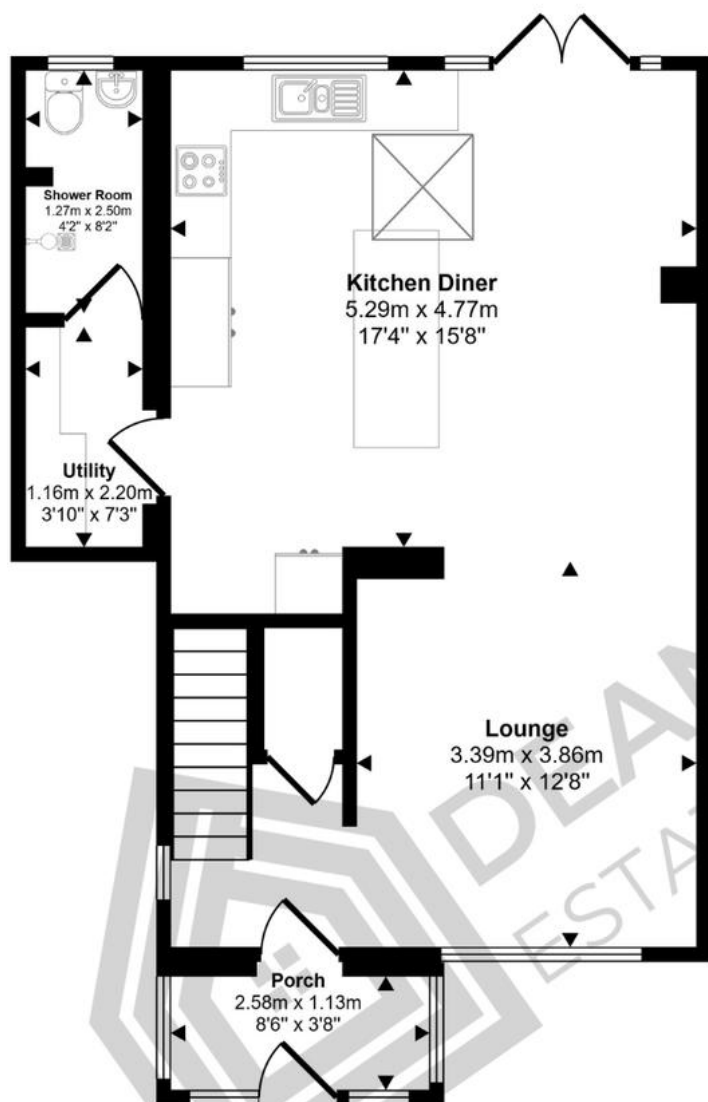






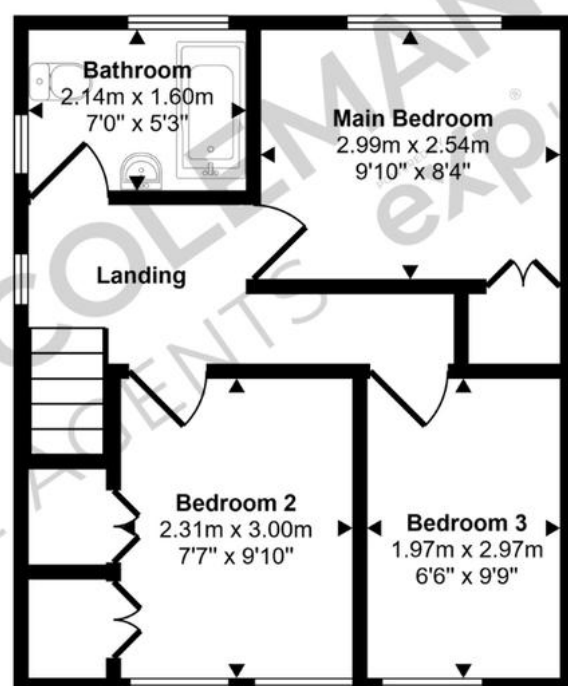
GREENSLADE CROFT, BIRMINGHAM, B31

Approx Gross Internal Area
92 sq m / 992 sq ft



Ground Floor

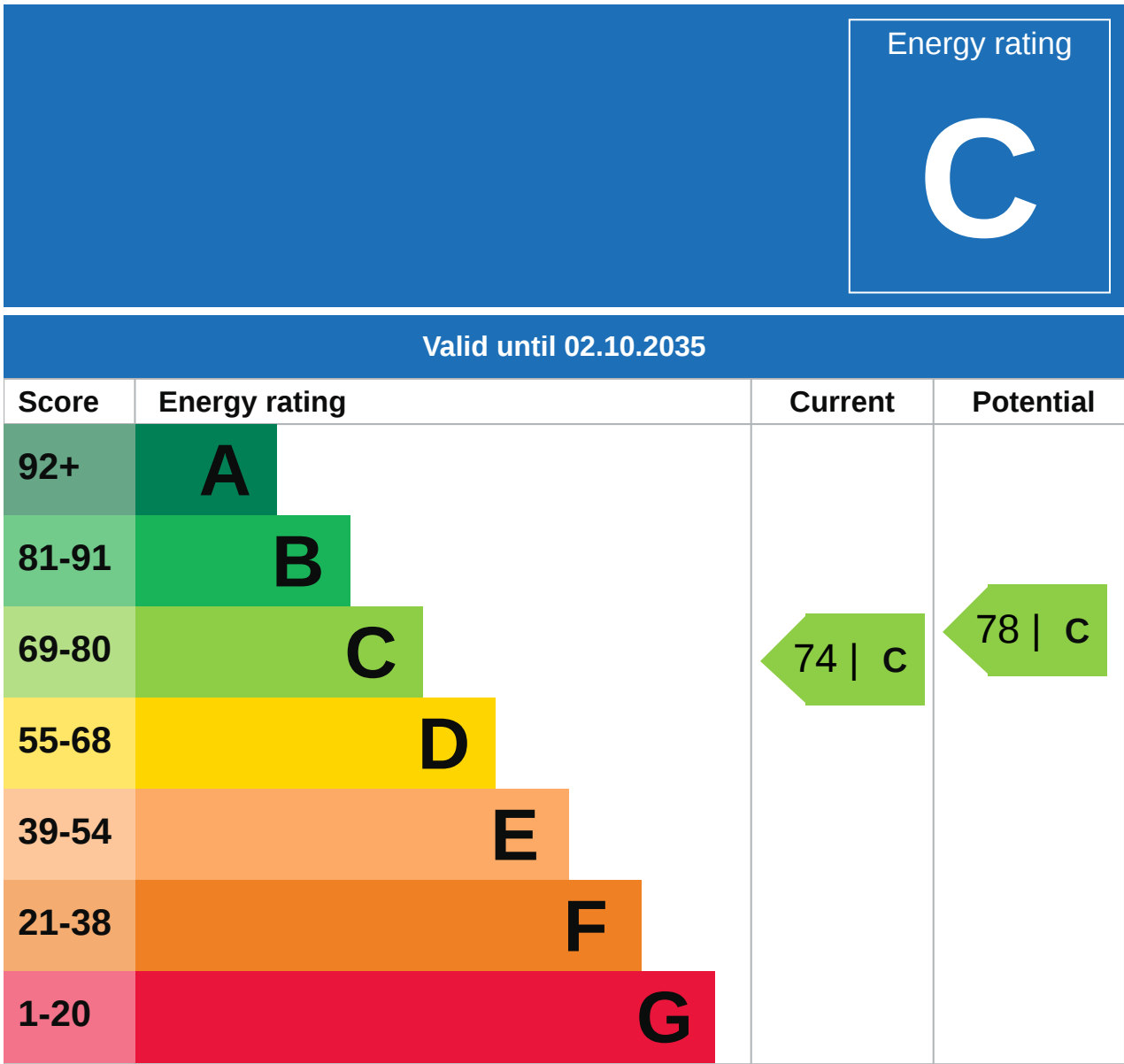
Approx 58 sq m / 620 sq ft



First Floor

Approx 35 sq m / 372 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
Main Heating:	Boiler with radiators and underfloor heating, mains gas
Main Heating Controls:	Programmer and at least two room thermostats
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:	86 m ²

21, Greenslade Croft, Birmingham, B31 2RS

Last Sold Date:	17/02/2023	30/06/2021
Last Sold Price:	£203,000	£180,000

17, Greenslade Croft, Birmingham, B31 2RS

Last Sold Date:	12/12/2022	11/02/2011
Last Sold Price:	£240,000	£113,685

1, Greenslade Croft, Birmingham, B31 2RS

Last Sold Date:	27/05/2021
Last Sold Price:	£190,000

16, Greenslade Croft, Birmingham, B31 2RS

Last Sold Date:	09/11/2018
Last Sold Price:	£140,000

14, Greenslade Croft, Birmingham, B31 2RS

Last Sold Date:	03/07/2018
Last Sold Price:	£155,000

10, Greenslade Croft, Birmingham, B31 2RS

Last Sold Date:	11/12/2017
Last Sold Price:	£89,600

18, Greenslade Croft, Birmingham, B31 2RS

Last Sold Date:	01/08/2016	19/01/2001	28/05/1999
Last Sold Price:	£151,000	£56,000	£47,000

19, Greenslade Croft, Birmingham, B31 2RS

Last Sold Date:	15/07/2014
Last Sold Price:	£125,000

7, Greenslade Croft, Birmingham, B31 2RS

Last Sold Date:	02/05/2008
Last Sold Price:	£135,000

20, Greenslade Croft, Birmingham, B31 2RS

Last Sold Date:	06/12/2002	14/07/1995
Last Sold Price:	£85,000	£48,000

15, Greenslade Croft, Birmingham, B31 2RS

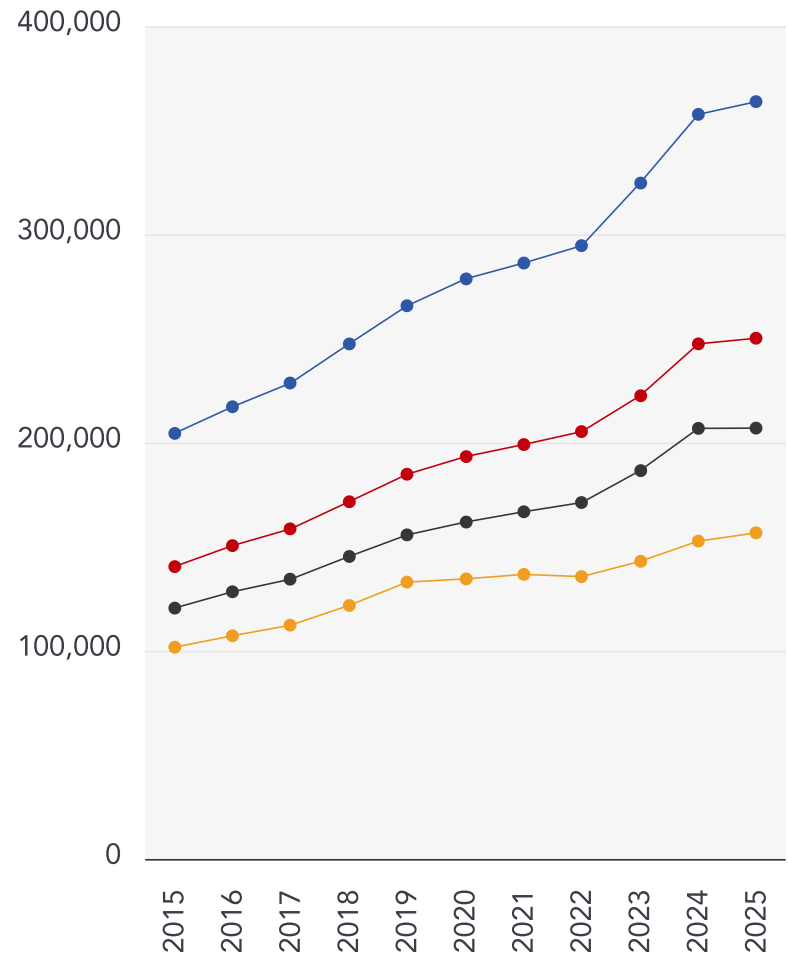
Last Sold Date:	06/08/1997
Last Sold Price:	£45,000

2, Greenslade Croft, Birmingham, B31 2RS

Last Sold Date:	28/06/1995
Last Sold Price:	£54,950

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%

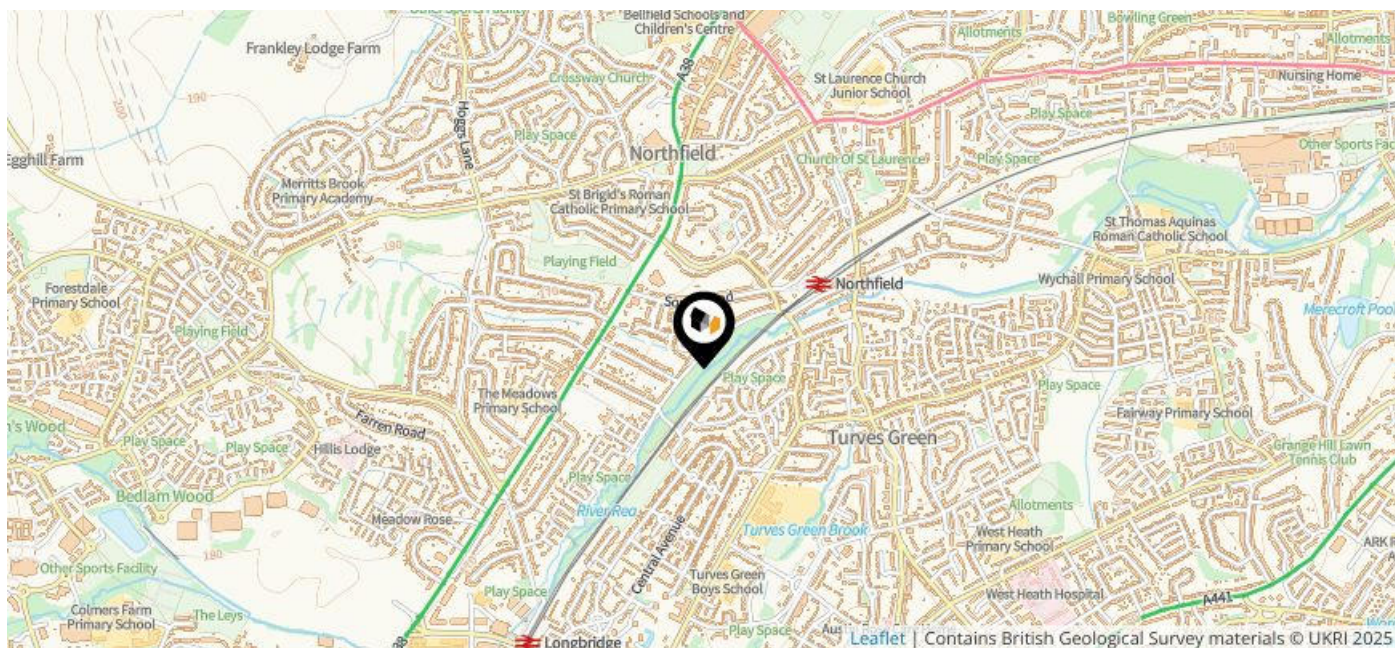
Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

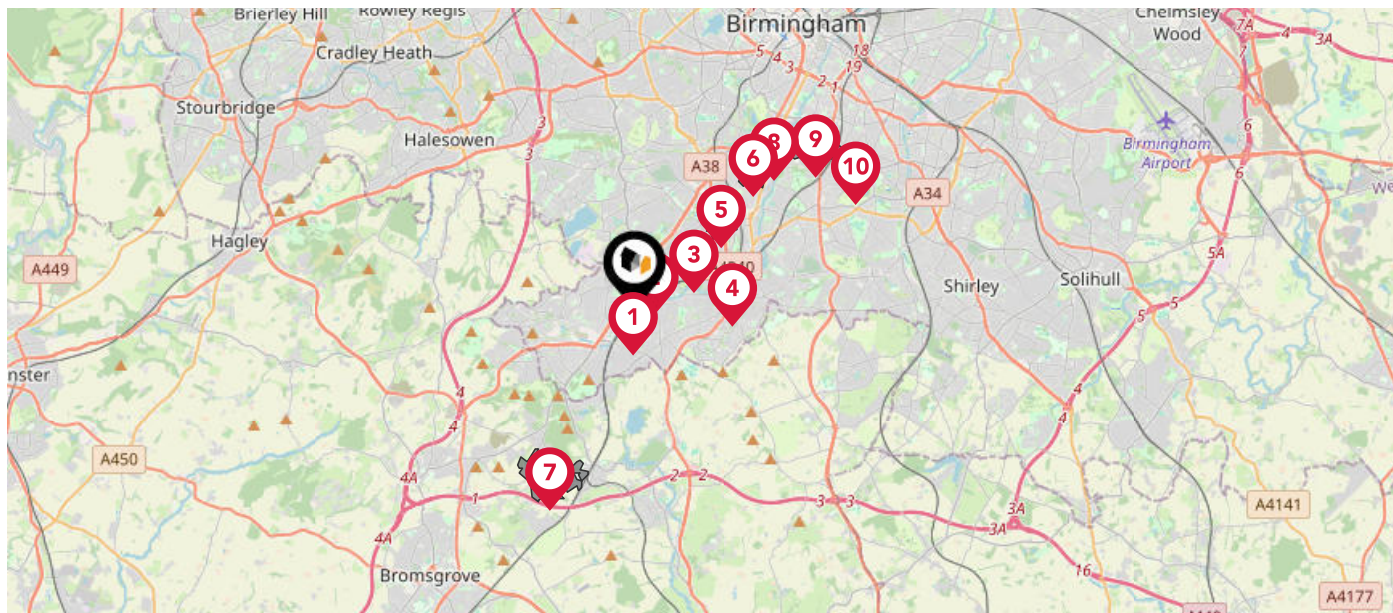
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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

Northfield Old Village

3

Bournville Tenants

4

Kings Norton

5

Bournville Village

6

Selly Park

7

Barnt Green

8

Selly Park Avenues

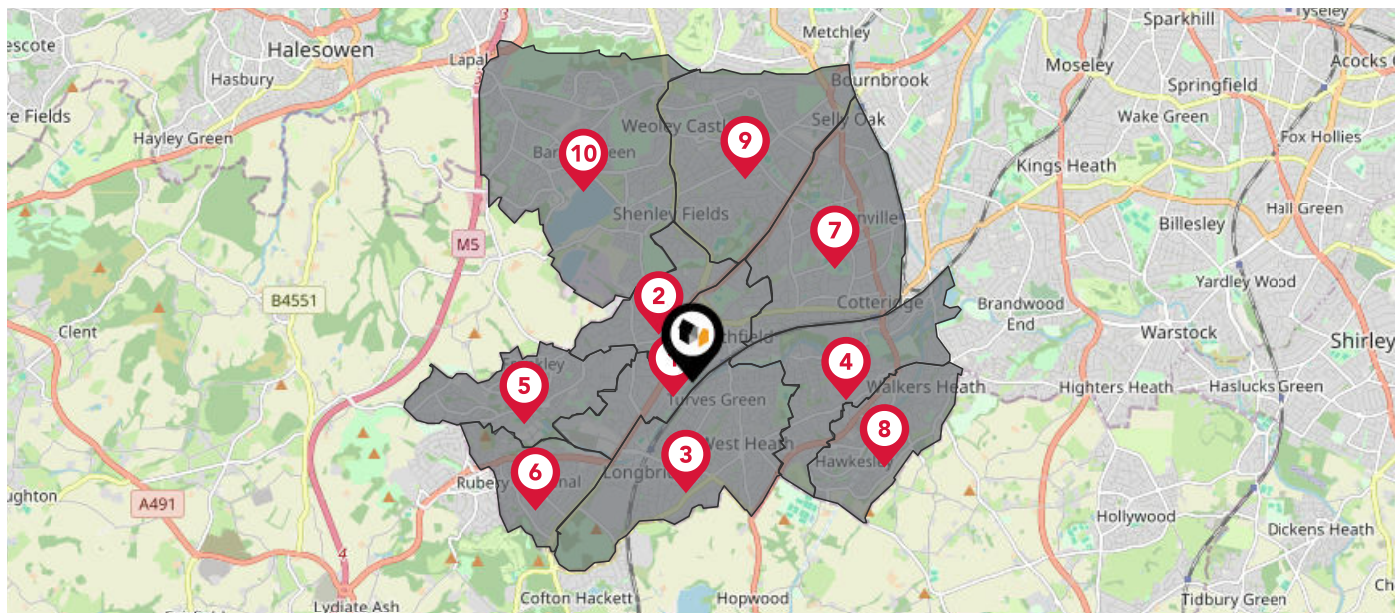
9

Moseley

10

St Agnes

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

King's Norton North Ward

5

Frankley Great Park Ward

6

Rubery & Rednal Ward

7

Bournville & Cotteridge Ward

8

King's Norton South Ward

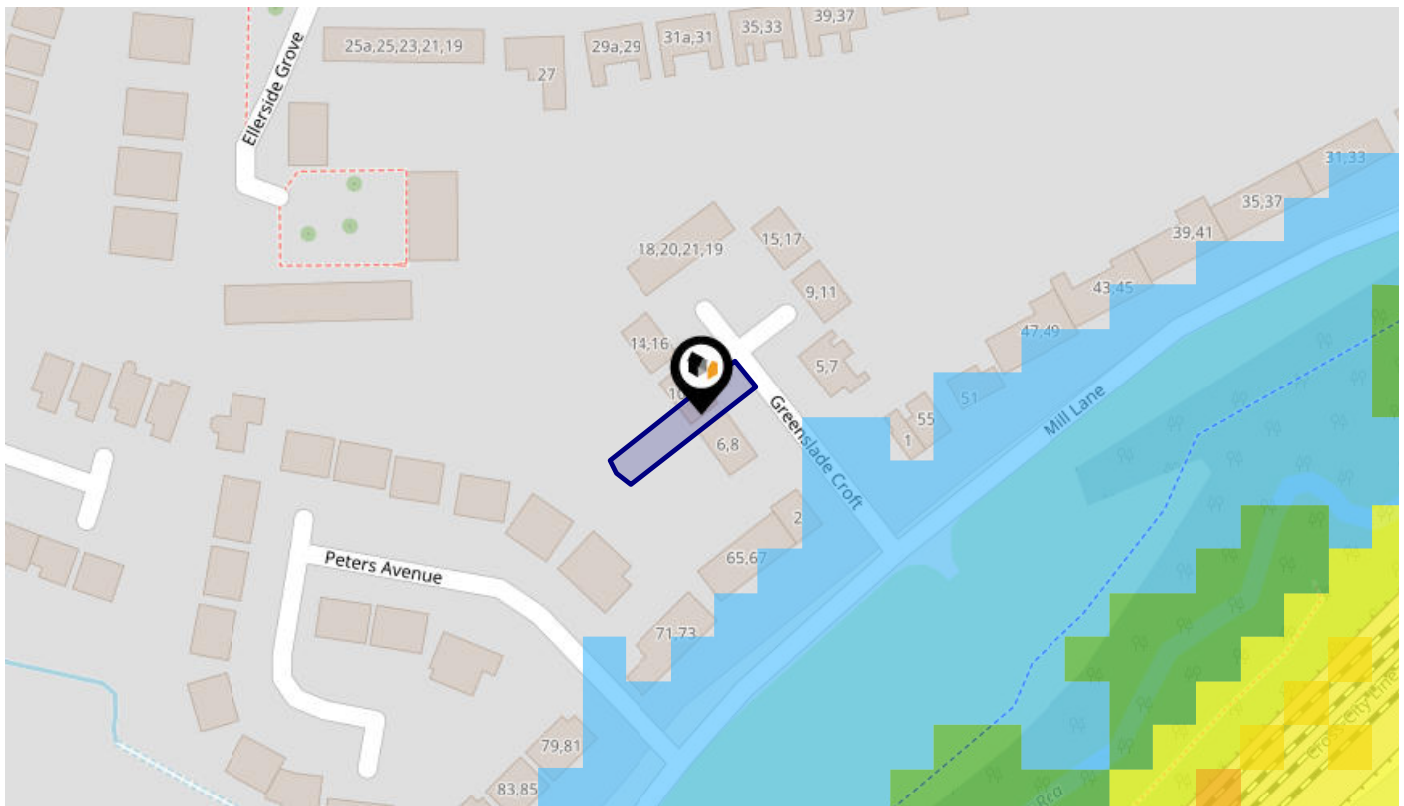
9

Weoley & Selly Oak Ward

10

Bartley Green 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.

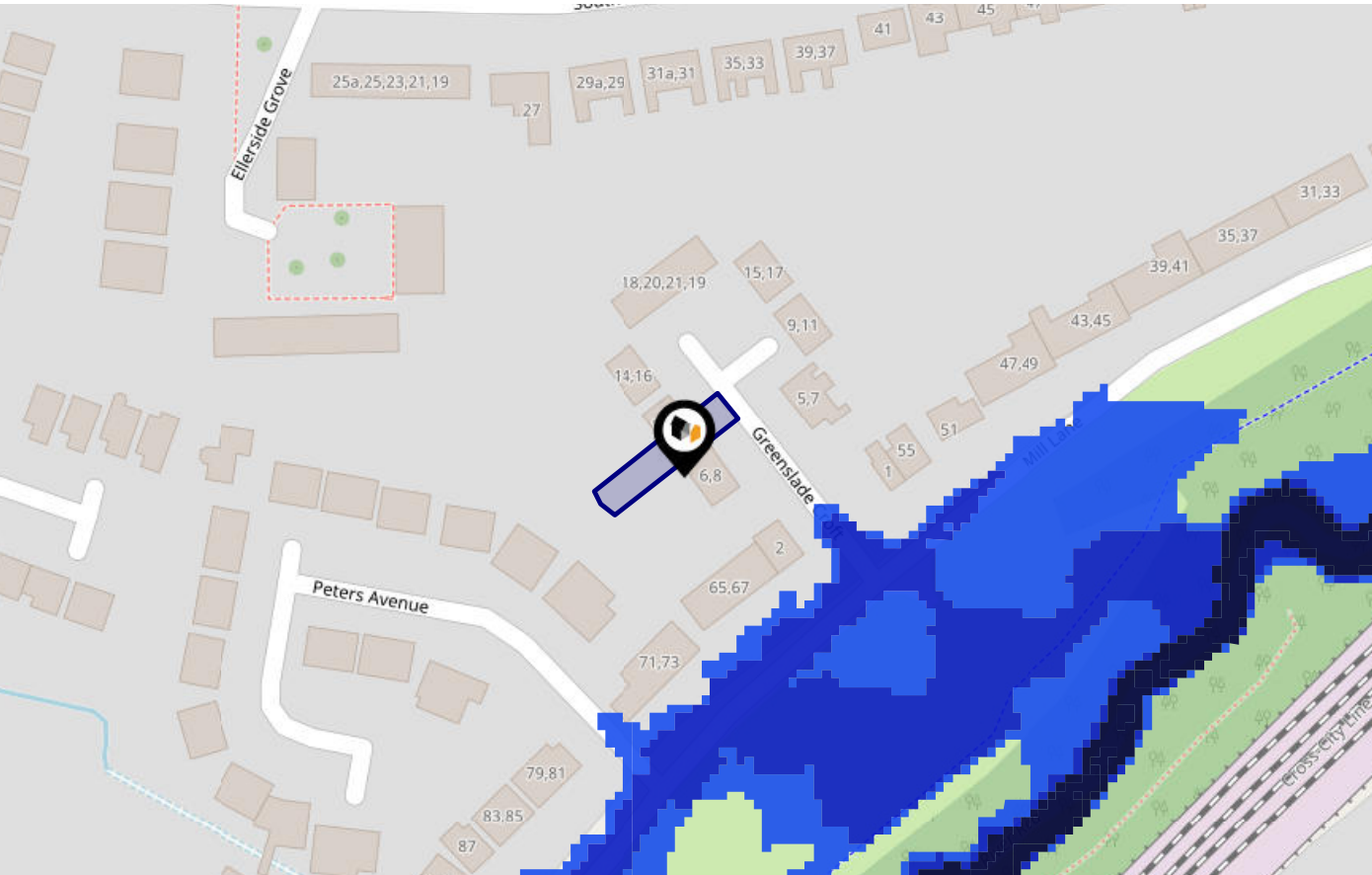
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

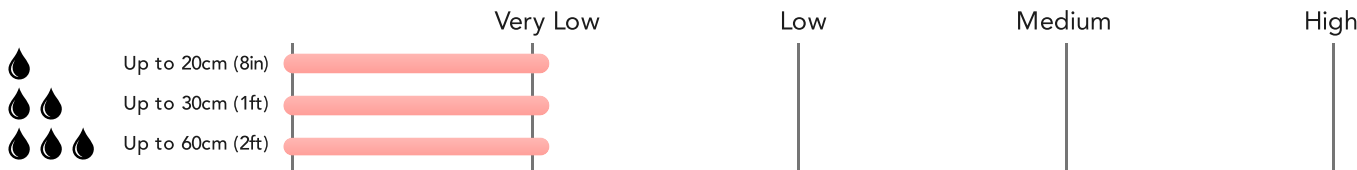


Risk Rating: Very low

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.

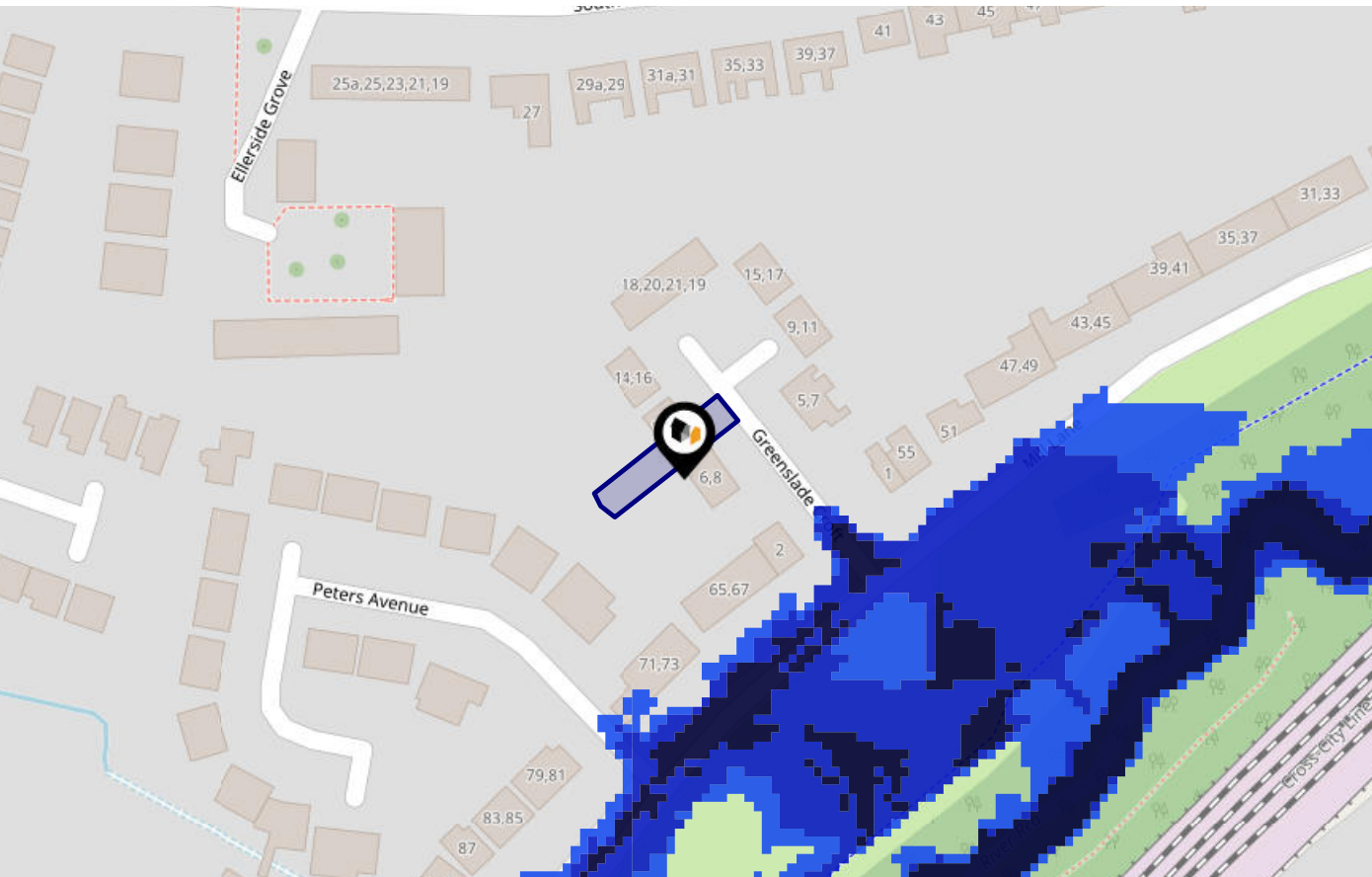
Chance of flooding to the following depths at this property:



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.

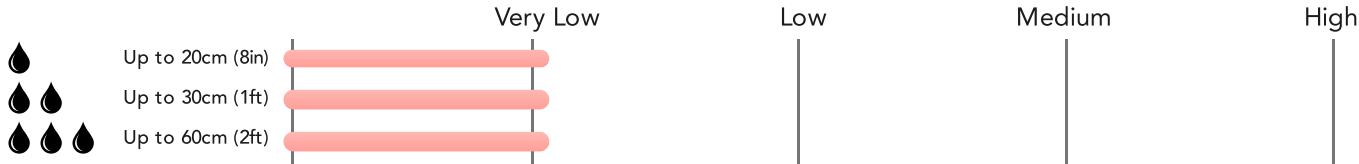


Risk Rating: Very low

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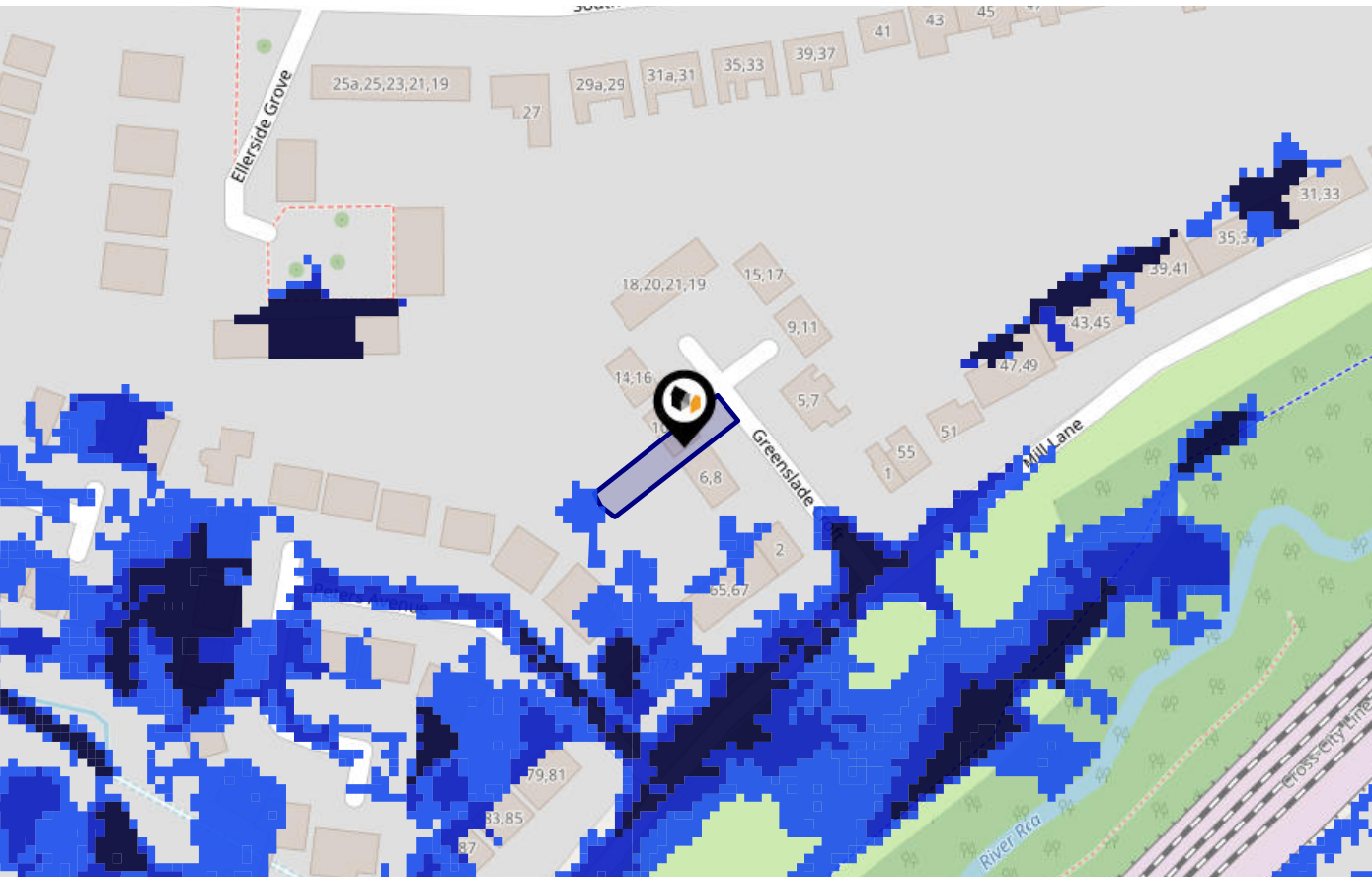
Chance of flooding to the following depths at this property:



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.

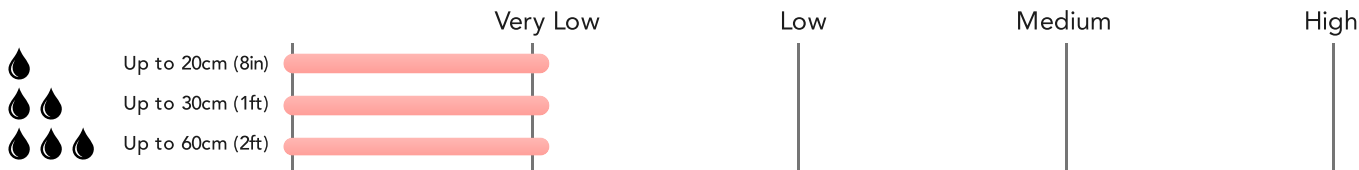


Risk Rating: Very low

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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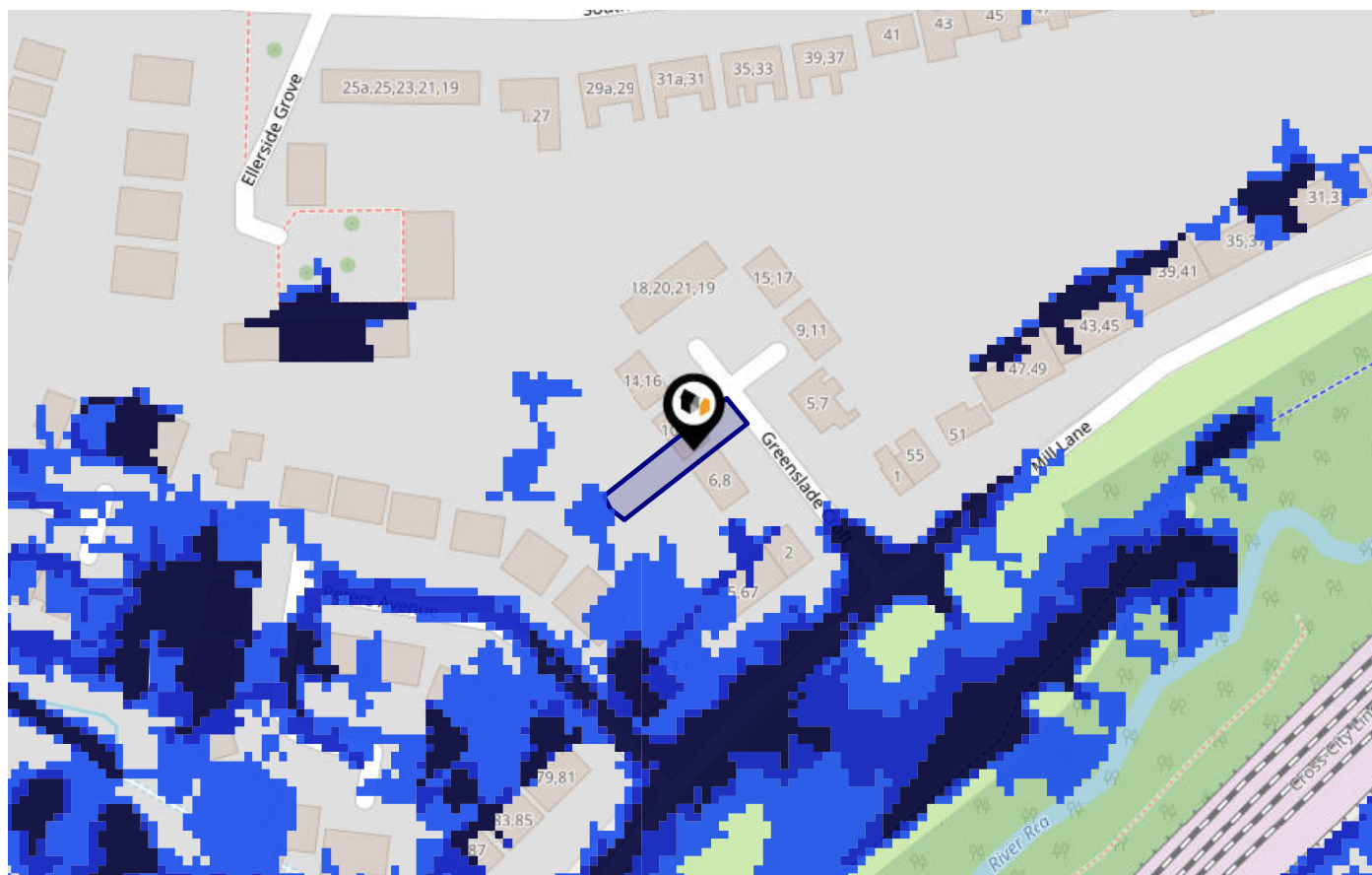
Chance of flooding to the following depths at this property:



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

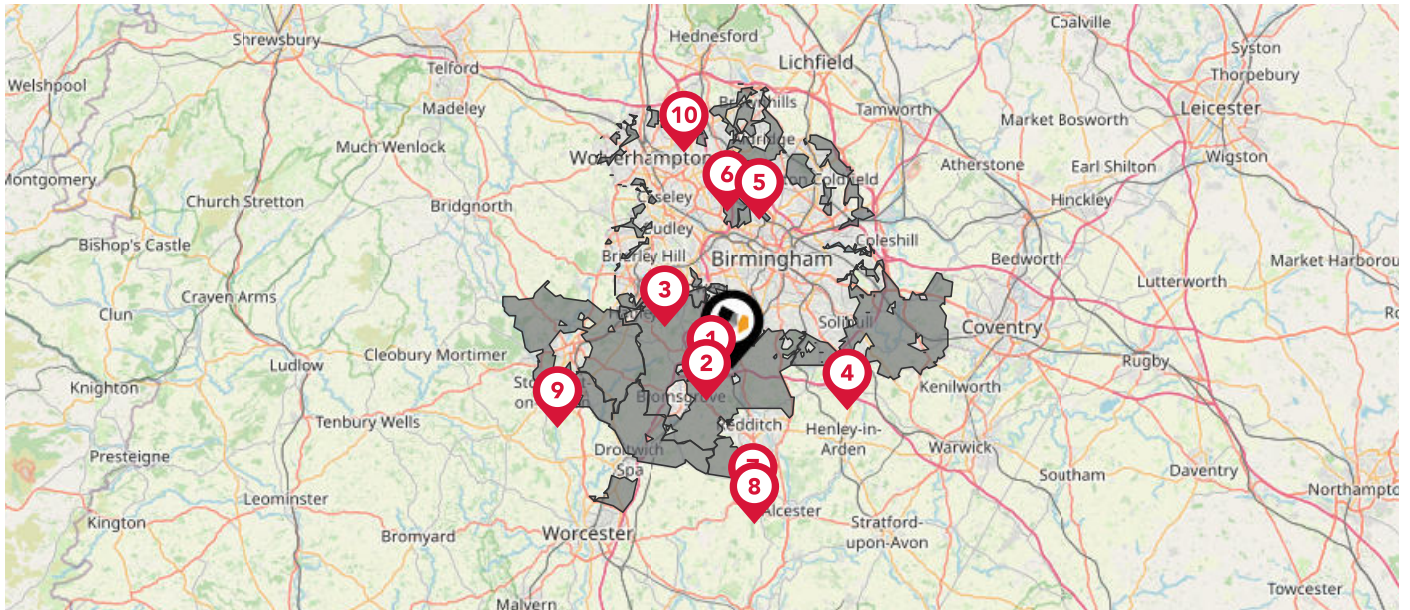
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



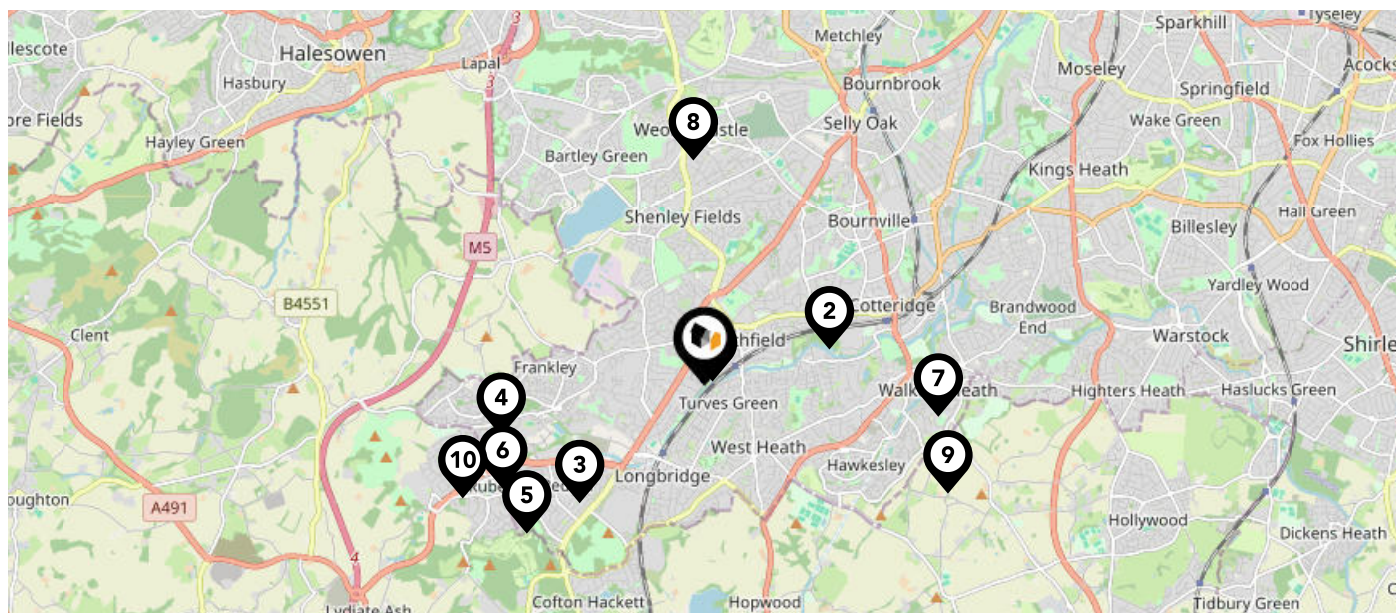
This map displays nearby areas that have been designated as Green Belt...



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 - Walsall
- 7 Birmingham Green Belt - Redditch
- 8 Birmingham Green Belt - Wychavon
- 9 Birmingham Green Belt - Wyre Forest
- 10 Birmingham Green Belt - Wolverhampton

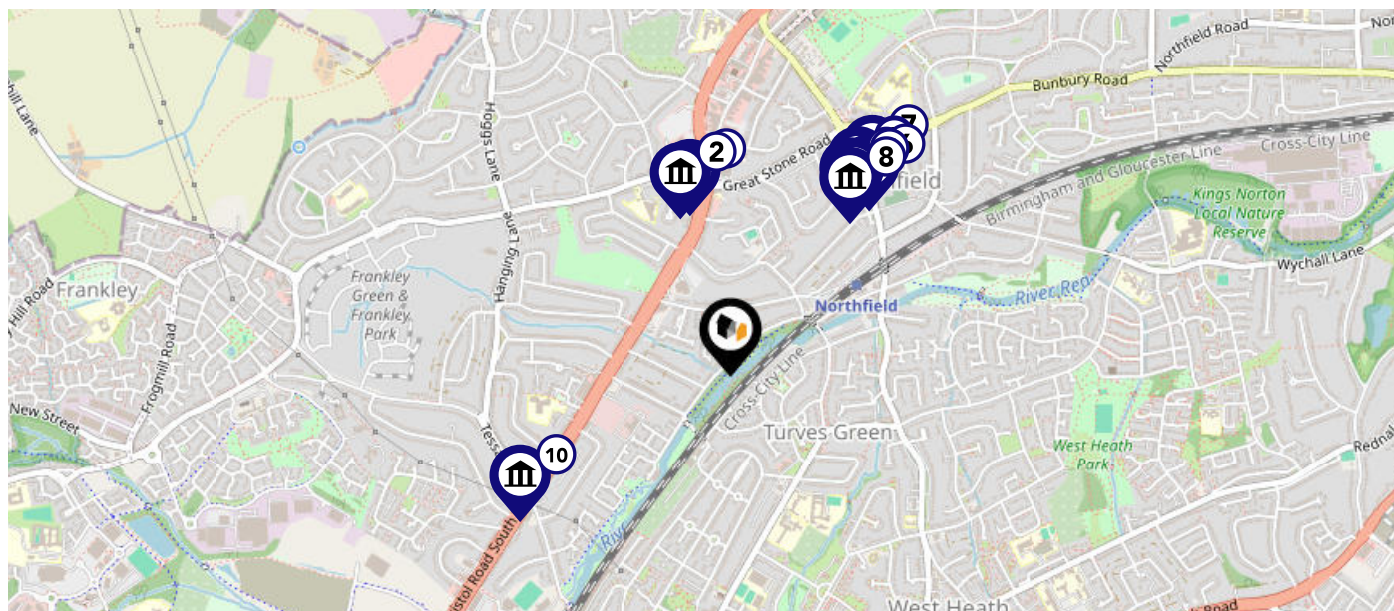
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



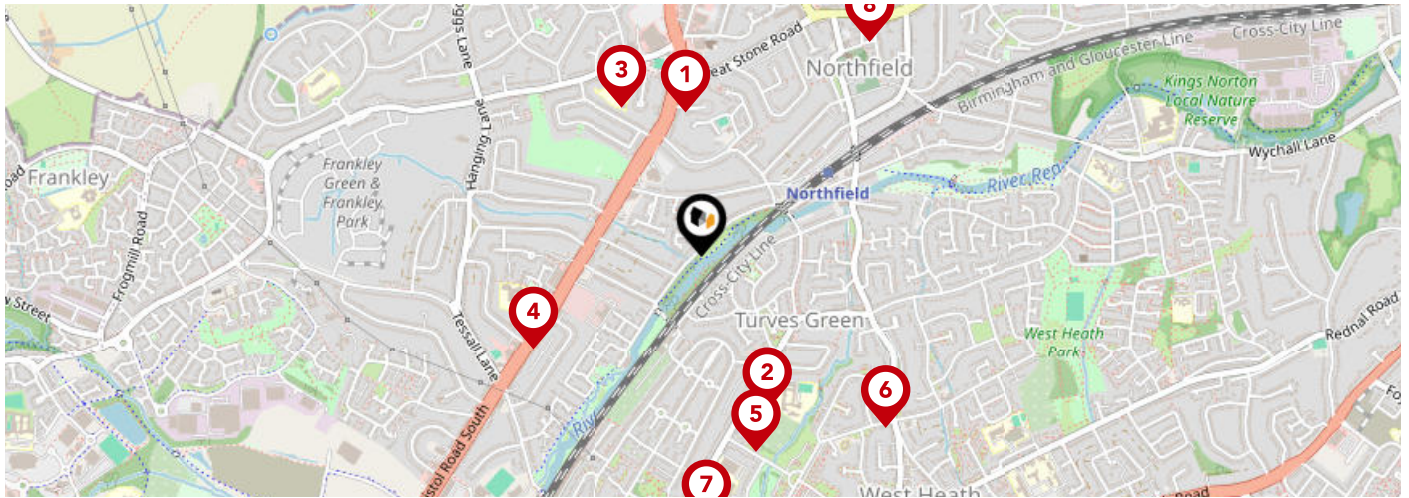
Nearby Landfill Sites

1	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill	
2	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	
3	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
4	Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands	Historic Landfill	
5	Corinne Close - Quarry Walk-Rednal, Birmingham, West Midlands	Historic Landfill	
6	Cockhill Lane / Sandstone Avenue-Cockhill Lane/Sandstone Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
7	Former Brick and Tile Works-Ardath Road, Kings Norton, Birmingham, West Midlands	Historic Landfill	
8	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
9	Icknield Street-Headley Heath, Wythall, Worcestershire	Historic Landfill	
10	Callowbrook Public Open Space-Rubery	Historic Landfill	

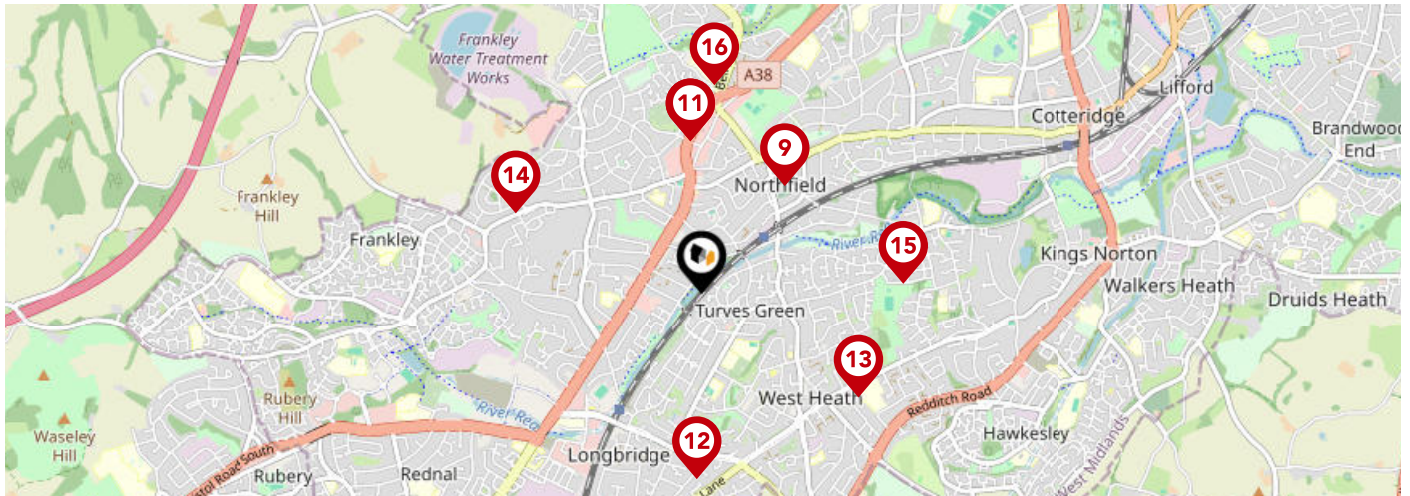
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



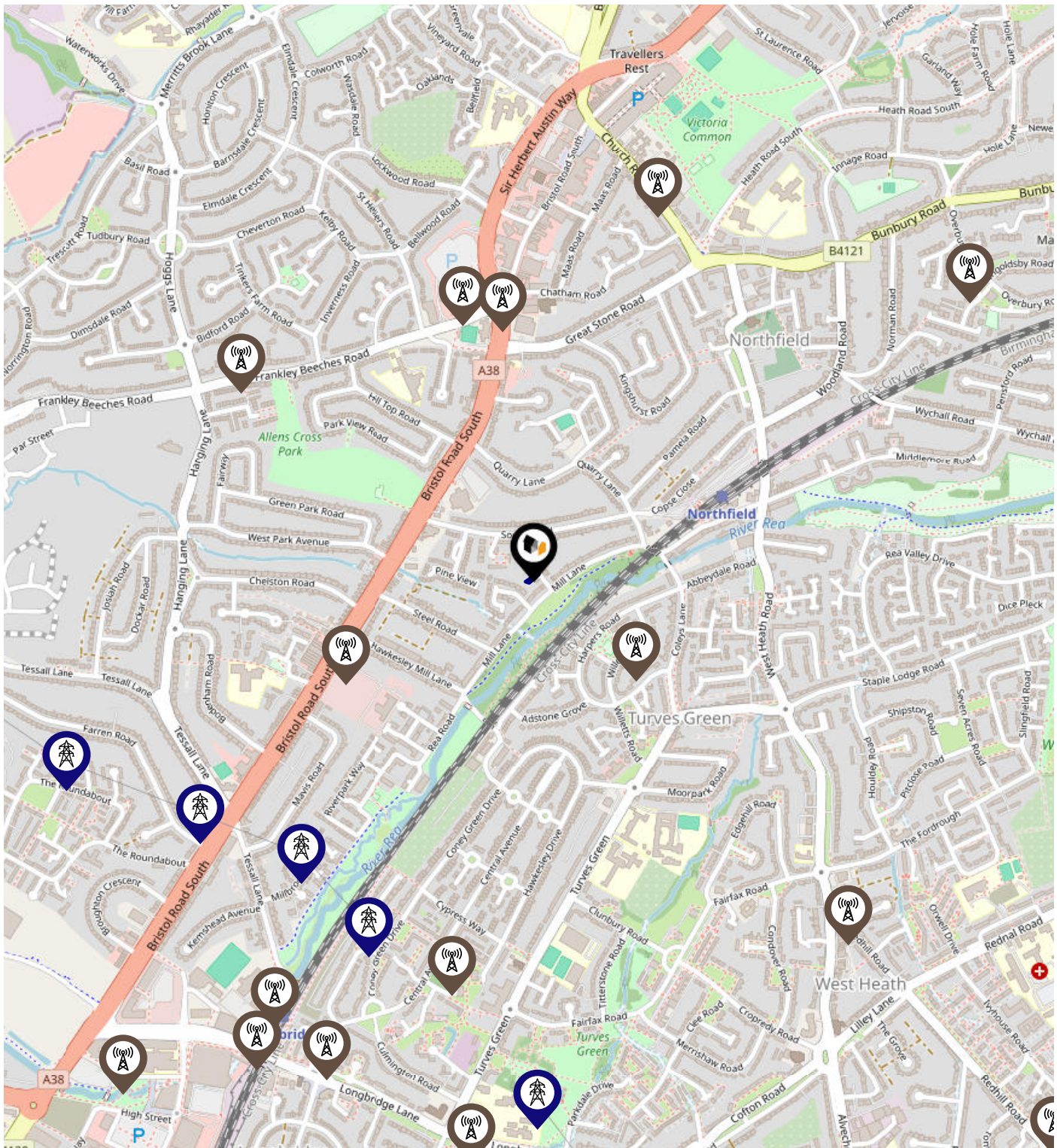
Listed Buildings in the local district	Grade	Distance
 1343340 - The Black Horse Public House	Grade II	0.4 miles
 1428057 - The Bowling Pavilion, Pergolas And Garden Walls At The Black Horse Public House, Northfield	Grade II	0.4 miles
 1075657 - The Great Stone Public House	Grade II	0.5 miles
 1343382 - Village Pound	Grade II	0.5 miles
 1075685 - Churchyard Wall To The Church Of St Laurence	Grade II	0.5 miles
 1075684 - Church Of St Laurence	Grade I	0.5 miles
 1220878 - Outhouse To The Rectory (now Garages) Between The Rectory And The Pastoral Centre	Grade II	0.5 miles
 1234052 - St Laurence Church Of England Infant School	Grade II	0.5 miles
 1220726 - 6, Church Hill B31	Grade II	0.5 miles
 1389320 - King George V Public House	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	The Edge Academy Ofsted Rating: Good Pupils: 2 Distance:0.33	☐	☐	☒	☐	☐
2	King Edward VI Northfield School for Girls Ofsted Rating: Good Pupils: 748 Distance:0.38	☐	☐	☒	☐	☐
3	St Brigid's Catholic Primary School Ofsted Rating: Good Pupils: 445 Distance:0.38	☐	☒	☐	☐	☐
4	The Meadows Primary School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.44	☐	☒	☐	☐	☐
5	Turves Green Primary School Ofsted Rating: Good Pupils: 388 Distance:0.46	☐	☒	☐	☐	☐
6	West Heath Nursery School Ofsted Rating: Good Pupils: 127 Distance:0.57	☒	☐	☐	☐	☐
7	Turves Green Boys' School Ofsted Rating: Good Pupils: 536 Distance:0.6	☐	☐	☒	☐	☐
8	St Laurence Church Infant School Ofsted Rating: Good Pupils: 268 Distance:0.62	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Laurence Church Junior School Ofsted Rating: Good Pupils: 359 Distance:0.62	☐	☒	☐	☐	☐
	Bellfield Infant School (NC) Ofsted Rating: Good Pupils: 202 Distance:0.7	☐	☒	☐	☐	☐
	Bellfield Junior School Ofsted Rating: Good Pupils: 245 Distance:0.7	☐	☒	☐	☐	☐
	Albert Bradbeer Primary Academy Ofsted Rating: Good Pupils: 424 Distance:0.83	☐	☒	☐	☐	☐
	West Heath Primary School Ofsted Rating: Good Pupils: 407 Distance:0.85	☐	☒	☐	☐	☐
	Merritts Brook Primary E-ACT Academy Ofsted Rating: Good Pupils: 228 Distance:0.92	☐	☒	☐	☐	☐
	Wyhall Primary School Ofsted Rating: Good Pupils: 357 Distance:0.92	☐	☒	☐	☐	☐
	Victoria School Ofsted Rating: Outstanding Pupils: 223 Distance:0.95	☐	☐	☒	☐	☐

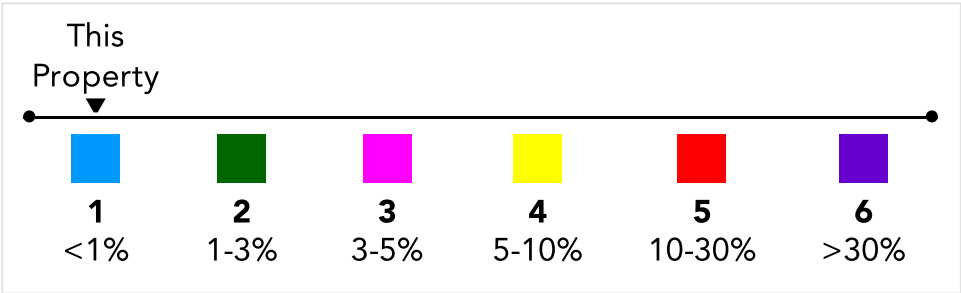
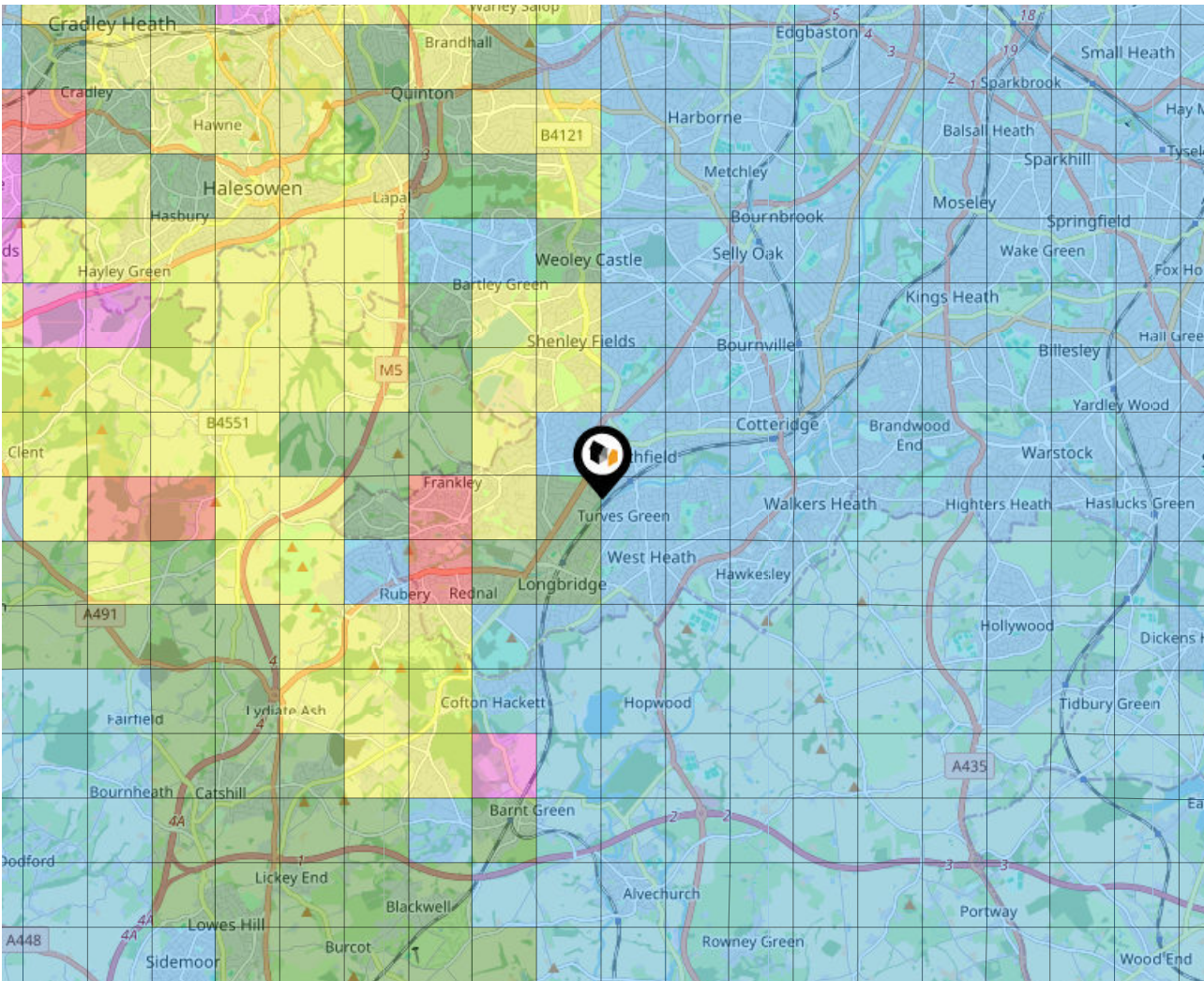


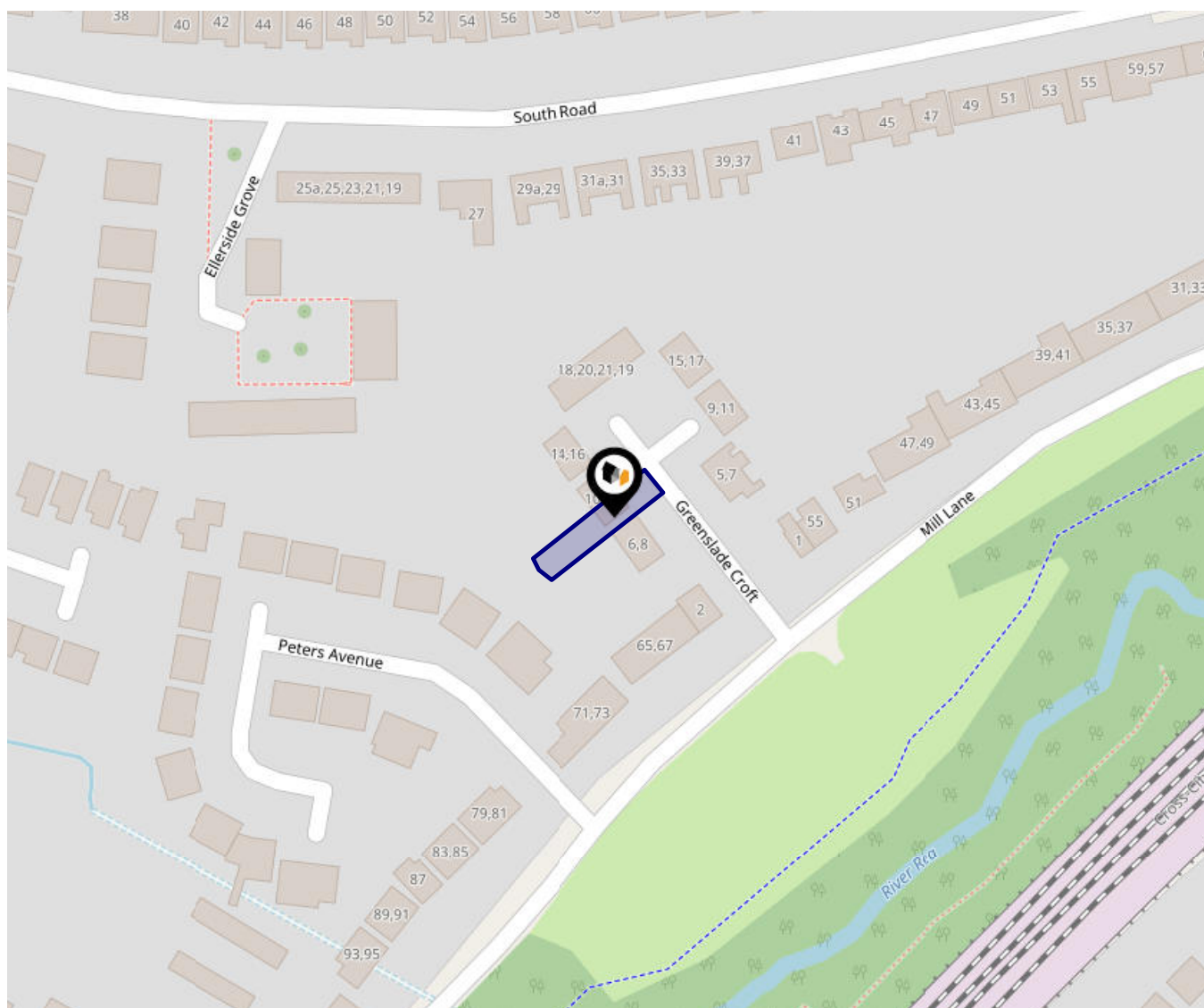
Key:

-  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).





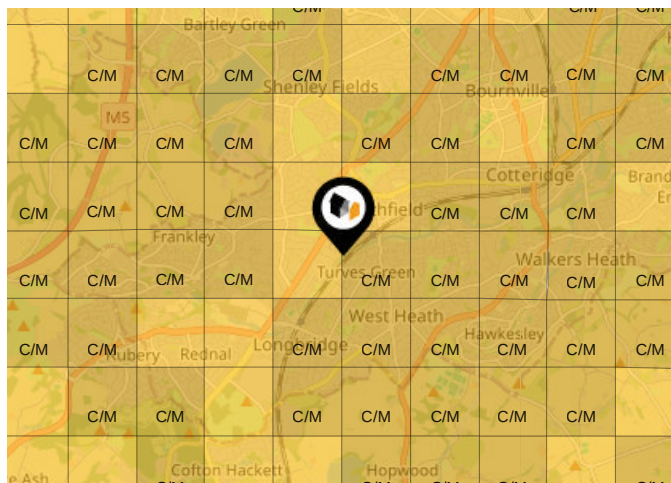
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

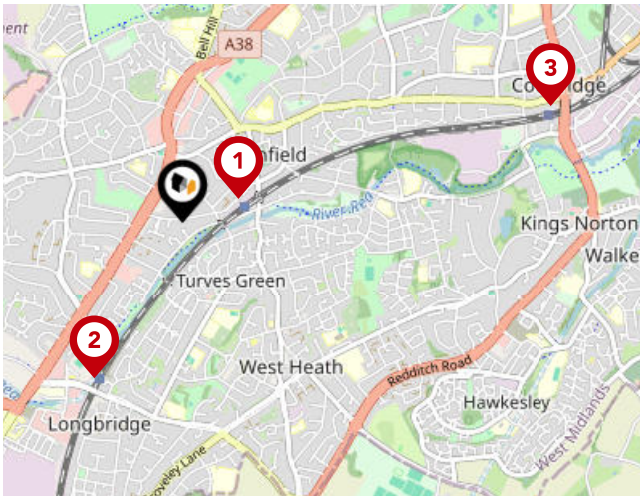
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



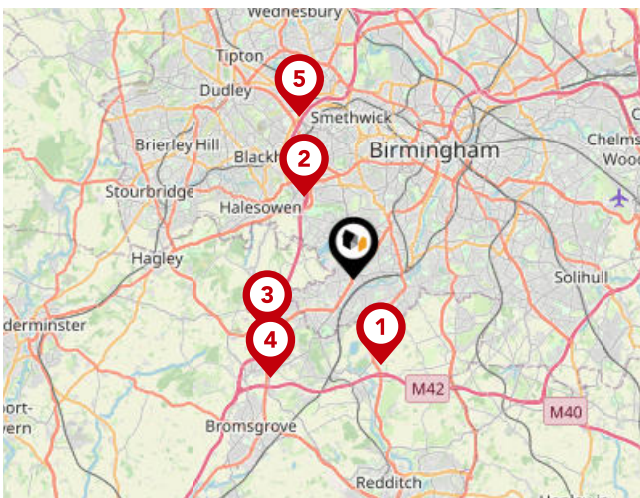
Primary Classifications (Most Common Clay Types)

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



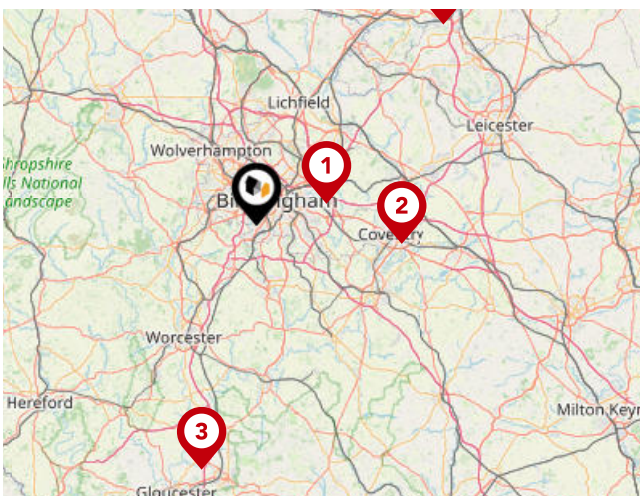
National Rail Stations

Pin	Name	Distance
1	Northfield Rail Station	0.28 miles
2	Longbridge Rail Station	0.81 miles
3	Kings Norton Rail Station	1.75 miles



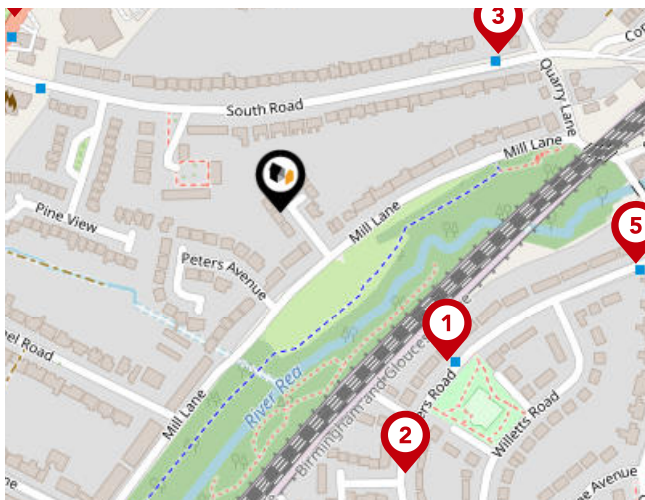
Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	3.24 miles
2	M5 J3	3.5 miles
3	M5 J4	3.7 miles
4	M42 J1	4.66 miles
5	M5 J2	6.26 miles



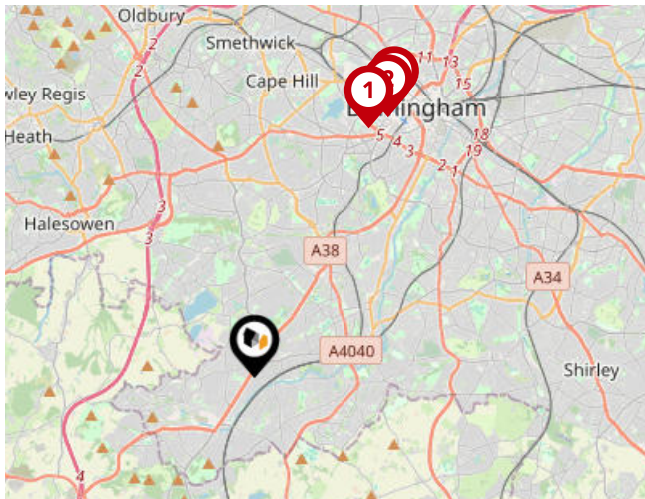
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	10.65 miles
2	Baginton	21.15 miles
3	Staverton	36.4 miles
4	East Mids Airport	39.64 miles



Bus Stops/Stations

Pin	Name	Distance
1	Coleys Lane	0.13 miles
2	Purslow Grove	0.16 miles
3	Quarry Lane	0.15 miles
4	South Rd	0.19 miles
5	Coleys Lane	0.2 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	4.96 miles
2	Five Ways (Midland Metro Stop)	5.28 miles
3	Brindleyplace (Midland Metro Stop)	5.46 miles

Dean Coleman Powered By eXp

About Us



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Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

Testimonial 1



We had a first class experience from start to finish. Our agent was professional, knowledgeable, experienced and a very friendly person. Im sure his nature and professionalism attributed to selling our house in under a week. After the first viewings our hose was sold, for asking price. The whole timescale to sell took around 12 weeks and Dean was amazing. I had his number and could message about anything, no matter how trivial.

Testimonial 2



I would highly recommend Dean, Very good at booking viewings and working around what suited me. Dean certainly knew his stuff! He made the whole process so much easier and explained everything clearly along the way. He always answered the phone and we never felt like he was too busy or uninterested even though he had loads of other properties to deal with. He had a wealth of experience and always kept us up to date with what was going on.

Testimonial 3



We have just sold our property and I couldn't be happier with the process. Dean has been fantastic throughout the process, he really went the extra mile in terms of helping out with various enquiries to organising the key handover, he really made a difference during the sale and gave the process a personal touch. Would highly recommend Dean!

Important - Please Read

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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