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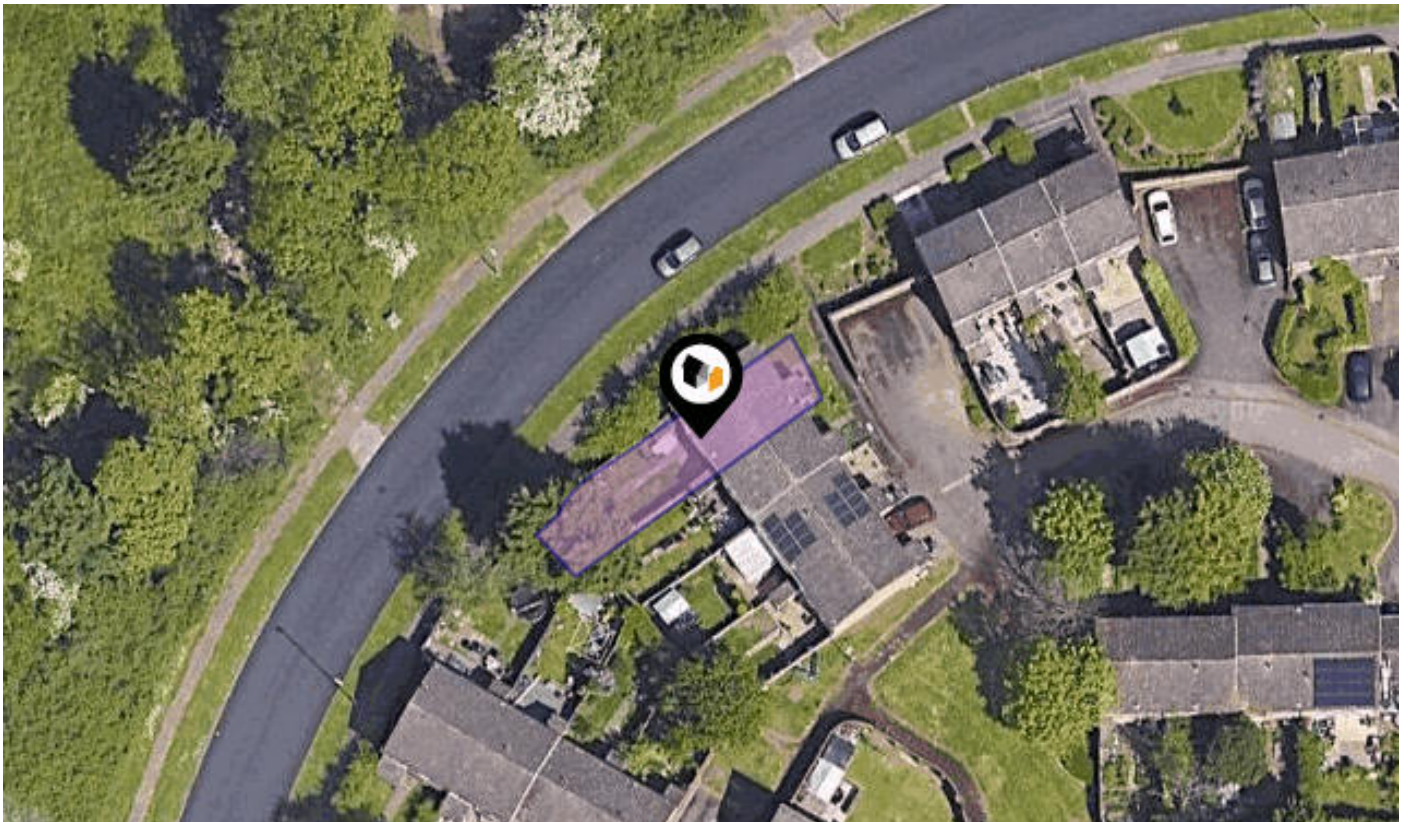


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23<sup>rd</sup> January 2026



## BRIDLE MEAD, BIRMINGHAM, B38

Guide Price : £220,000

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

Situated within a quiet cul-de-sac in Kings Norton, this end of terrace, freehold home has been superbly modernised by its current owner and is presented in excellent condition throughout, making it ready to move straight into.

The ground floor comprises of: an entrance porch with storage space and cupboard, leading into the inner main hall with stairs to the first floor and storage space underneath, also benefitting from a guest WC. Off the hallway can be found the spacious and inviting lounge, light and airy with double glazed window to front aspect. To the rear of the home can be found the fabulous kitchen diner, with plenty of work surface space and wall units, plus an integrated electric oven and grill, gas hob and extractor fan over, also having space for the washing machine. This superbly light and spacious area has room for a dining table and chairs, large fridge freezer and comes with substantial built-in storage cupboards, plus slide double glazed door accessing the rear garden. A great layout which is practical and well-suited to modern family living.

To the first floor the property offers: three generously sized bedrooms, all well-proportioned and beautifully decorated, with one having fabulous dual aspect windows allowing light to flood the room. There is also a stunning, modernised family bathroom, fitted with contemporary fixtures. On the landing there are also two large storage cupboards for added practicality and convenience.

The south-westerly facing rear garden is superbly maintained, enclosed and private making the perfect space to relax, entertain or for children to play. The garden also features gated access for convenience plus a brick-built store room.

To the front there is a well maintained lawn with shrubs and bushes plus paved path leading to its front door, also having allocated parking.

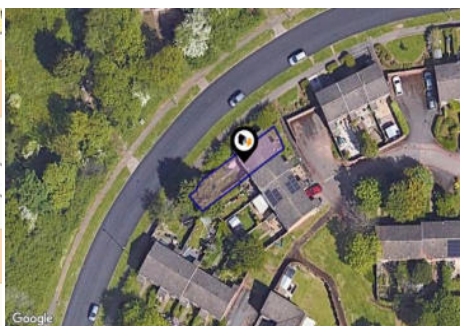
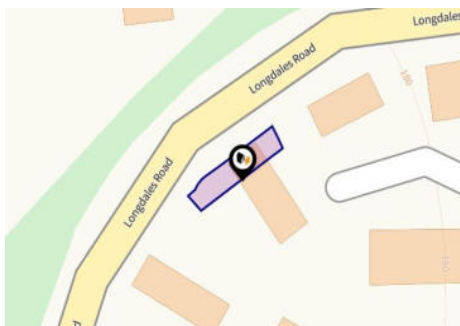
This beautifully decorated and practical home is double glazed and central heated throughout. Offered in turn-key condition what a wonderful home this would make if you're looking to get onto the property ladder or upsize.

Location in the South Birmingham suburb of Kings Norton Green, this Freehold end-terrace house is within easy reach of a number of outstanding and good rated schools and nurseries nearby, plus Cadbury Sixth Form College.

Its transport links too are excellent, with bus links just a short walk away providing access to Longbridge Village, Cotteridge and the City Centre. Kings Norton Train Station is approximately 1.9 miles away and situated on the Central Line, provided access to stations and point of interest such as: Redditch, University Of Birmingham, Queen Elizabeth Hospital, Five Ways and New Street Grand Central. For the long distance commuter, the home is conveniently accessible to the M42 Junction 2. This is a fantastic opportunity to acquire a well-presented, modernised end of terrace home in a popular and convenient Kings Norton location. Offering generous accommodation over 900 sqft, attractive gardens and excellent transport links, this property is perfectly suited to first-time buyers or growing families.

Early viewing is highly recommended.

Note: the property is under a 10 year warranty and treatment plan for Japanese Knotweed, which the seller will pay to transfer over to a new owner. The home is also currently Mortgaged for peace of mind, but it is advisable to seek guidance from your mortgage broker.



## Property

Type:	Terraced
Bedrooms:	3
Plot Area:	0.04 acres
Year Built :	1976-1982
Council Tax :	Band B
Annual Estimate:	£1,746
Title Number:	WM429755

Guide Price:	£220,000
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)

**6** **1000**  
mb/s mb/s



### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:







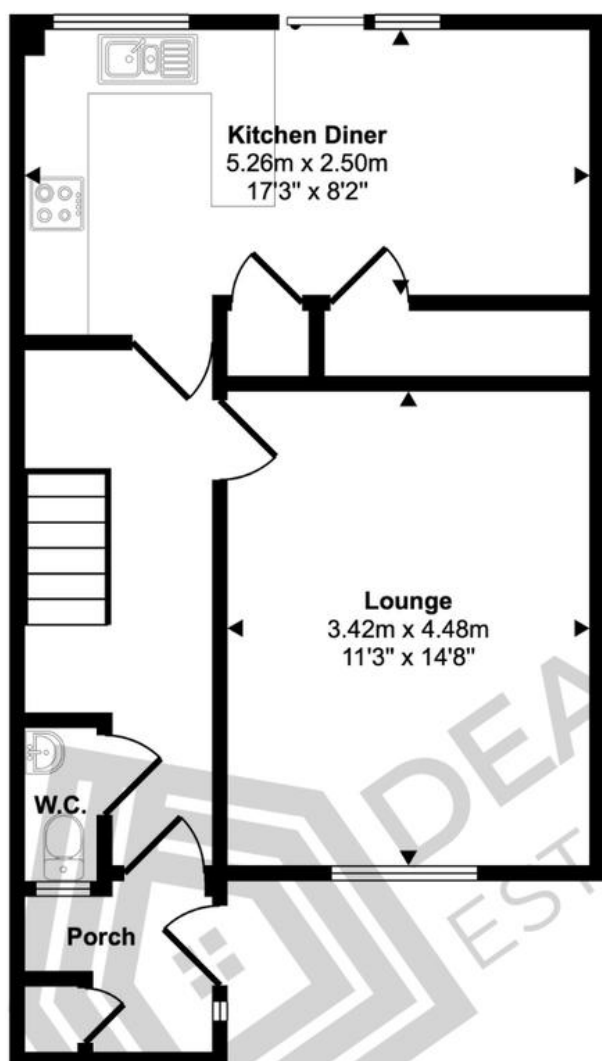




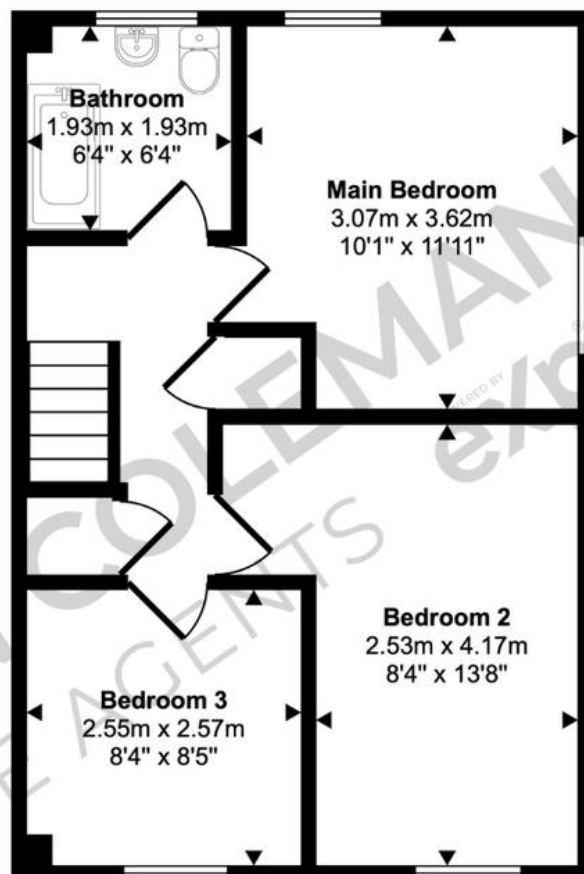


## BRIDLE MEAD, BIRMINGHAM, B38

Approx Gross Internal Area  
86 sq m / 923 sq ft



**Ground Floor**  
Approx 45 sq m / 481 sq ft



**First Floor**  
Approx 41 sq m / 442 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.

## 8, Bridle Mead, Birmingham, B38 9SF

Last Sold Date: 20/09/2022  
Last Sold Price: £205,000

## 16, Bridle Mead, Birmingham, B38 9SF

Last Sold Date: 02/08/2019  
Last Sold Price: £127,000

## 22, Bridle Mead, Birmingham, B38 9SF

Last Sold Date:	12/04/2017	07/05/2010
Last Sold Price:	£130,000	£91,000

## 18, Bridle Mead, Birmingham, B38 9SF

Last Sold Date:	22/08/2014	05/12/2003	31/03/1999
Last Sold Price:	£100,000	£78,000	£40,000

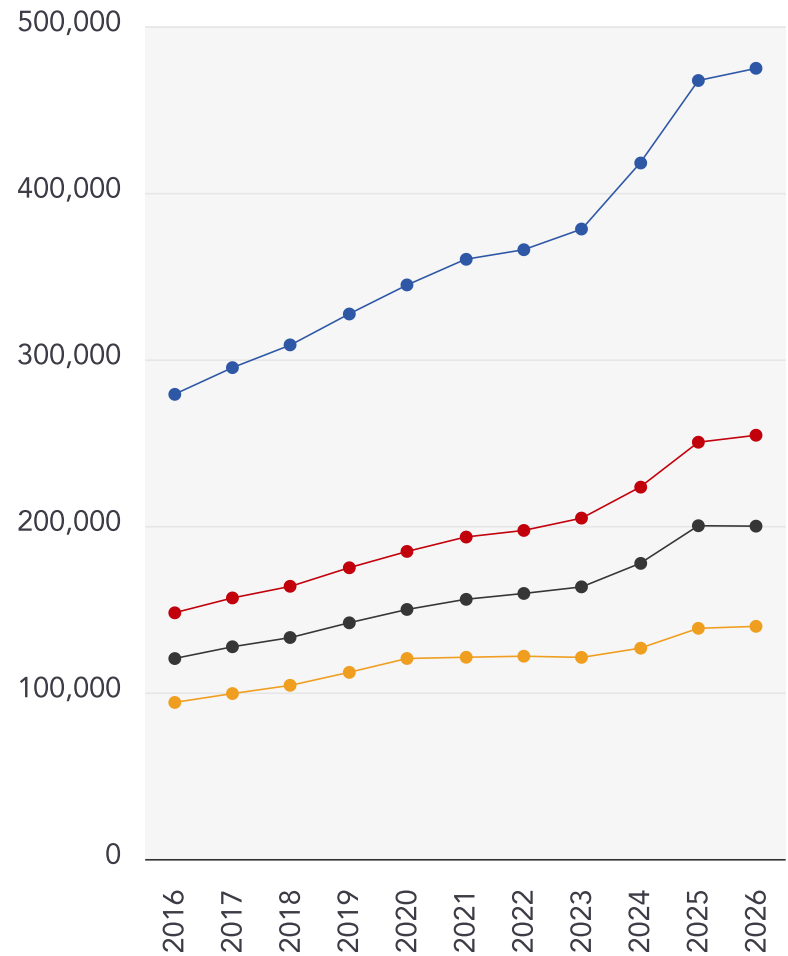
## 1, Bridle Mead, Birmingham, B38 9SF

Last Sold Date: 16/05/2008  
Last Sold Price: £124,950

**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 B38



Detached

**+70.17%**

Semi-Detached

**+72.14%**

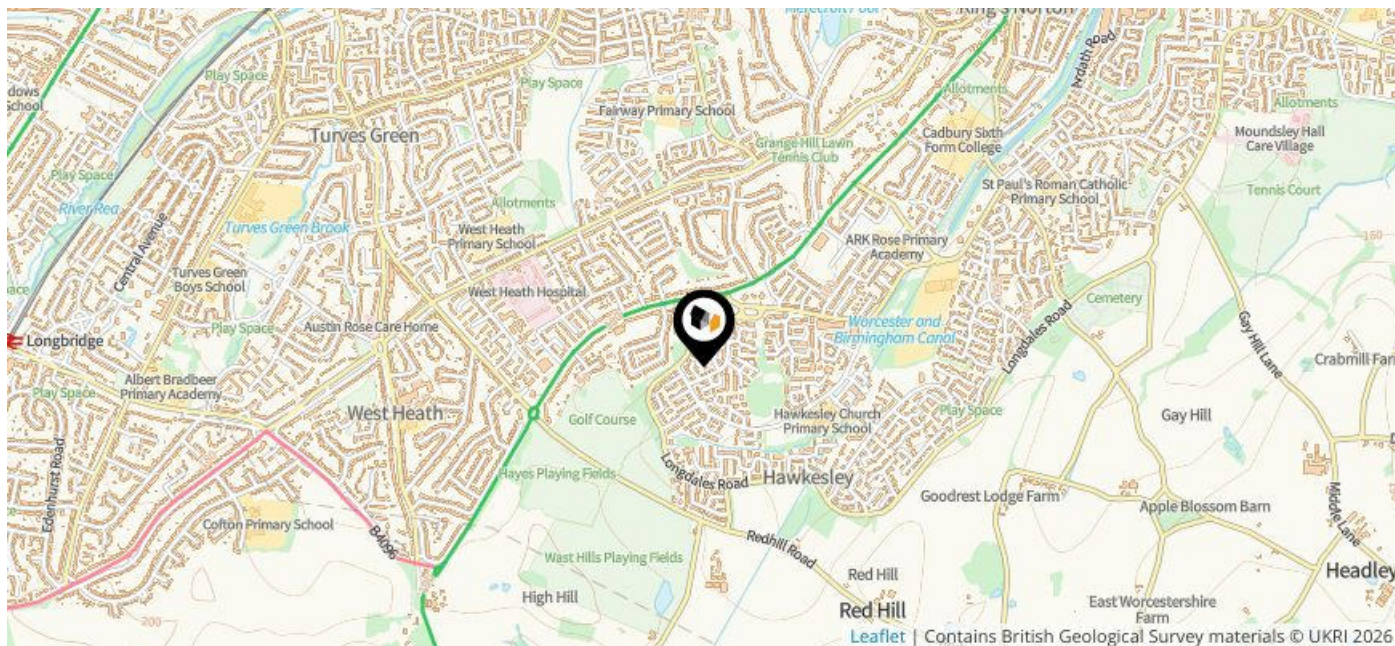
Terraced

**+66.07%**

Flat

**+48.62%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

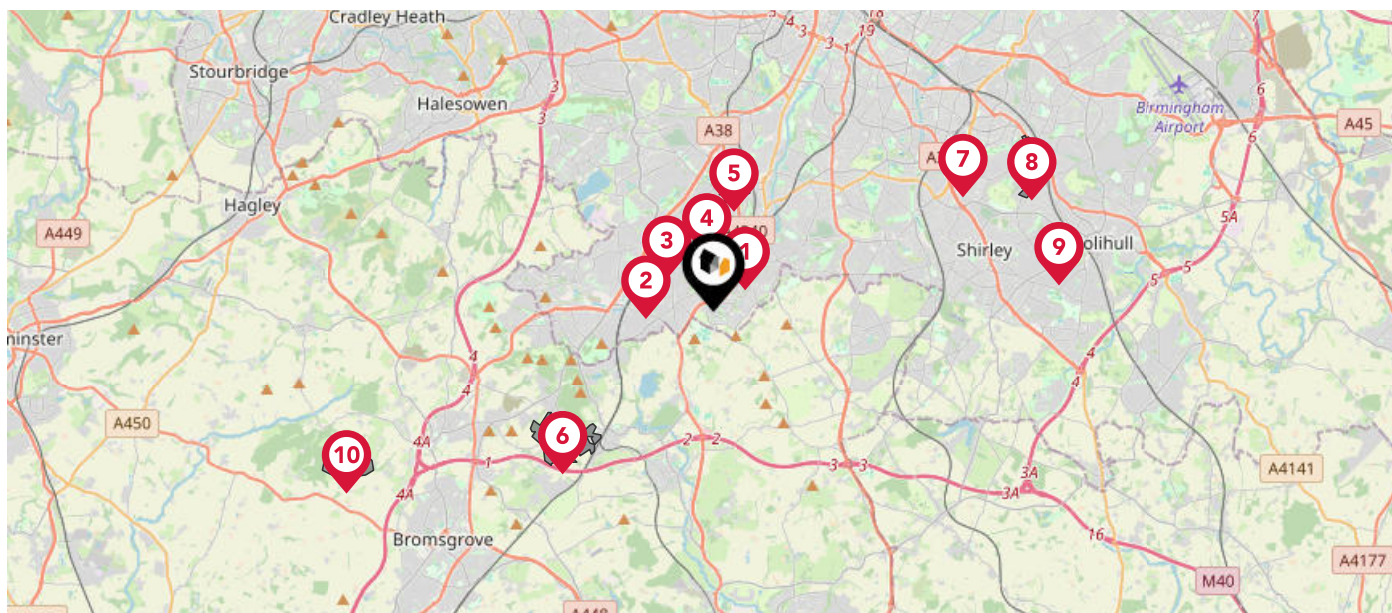
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Kings Norton



Austin Village



Northfield Old Village



Bournville Tenants



Bournville Village



Barnt Green



School Road



Conservation Area - Olton



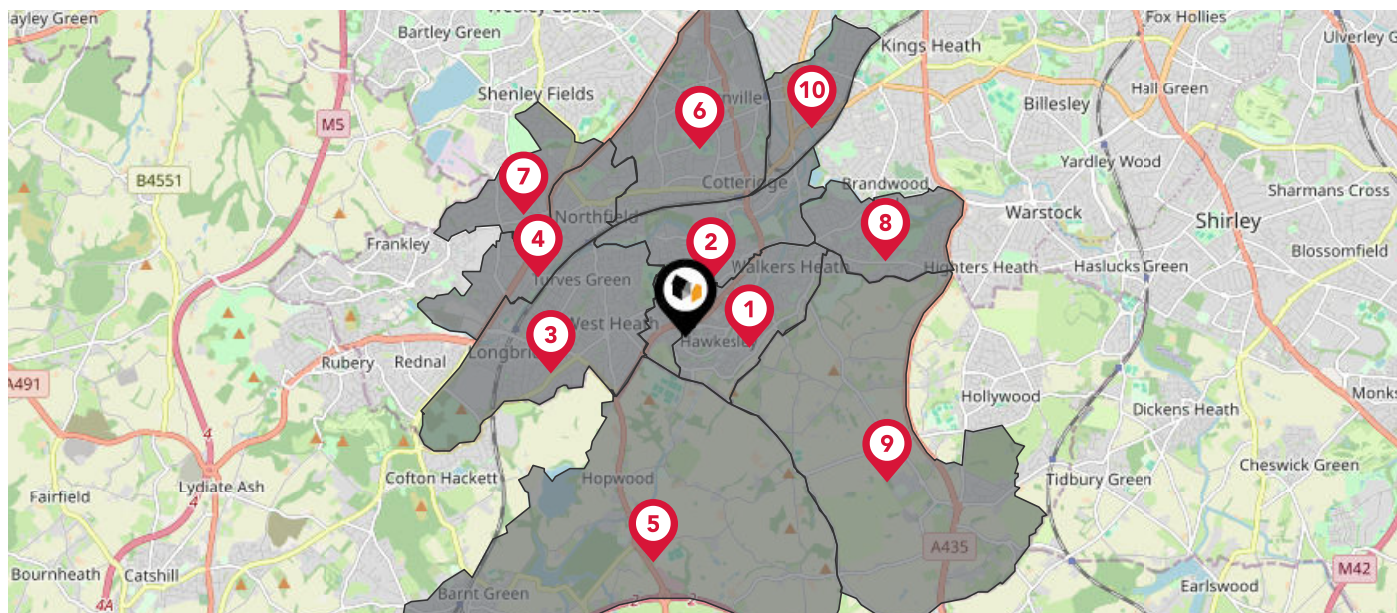
Conservation Area - White House Way/White House Green



Dodford



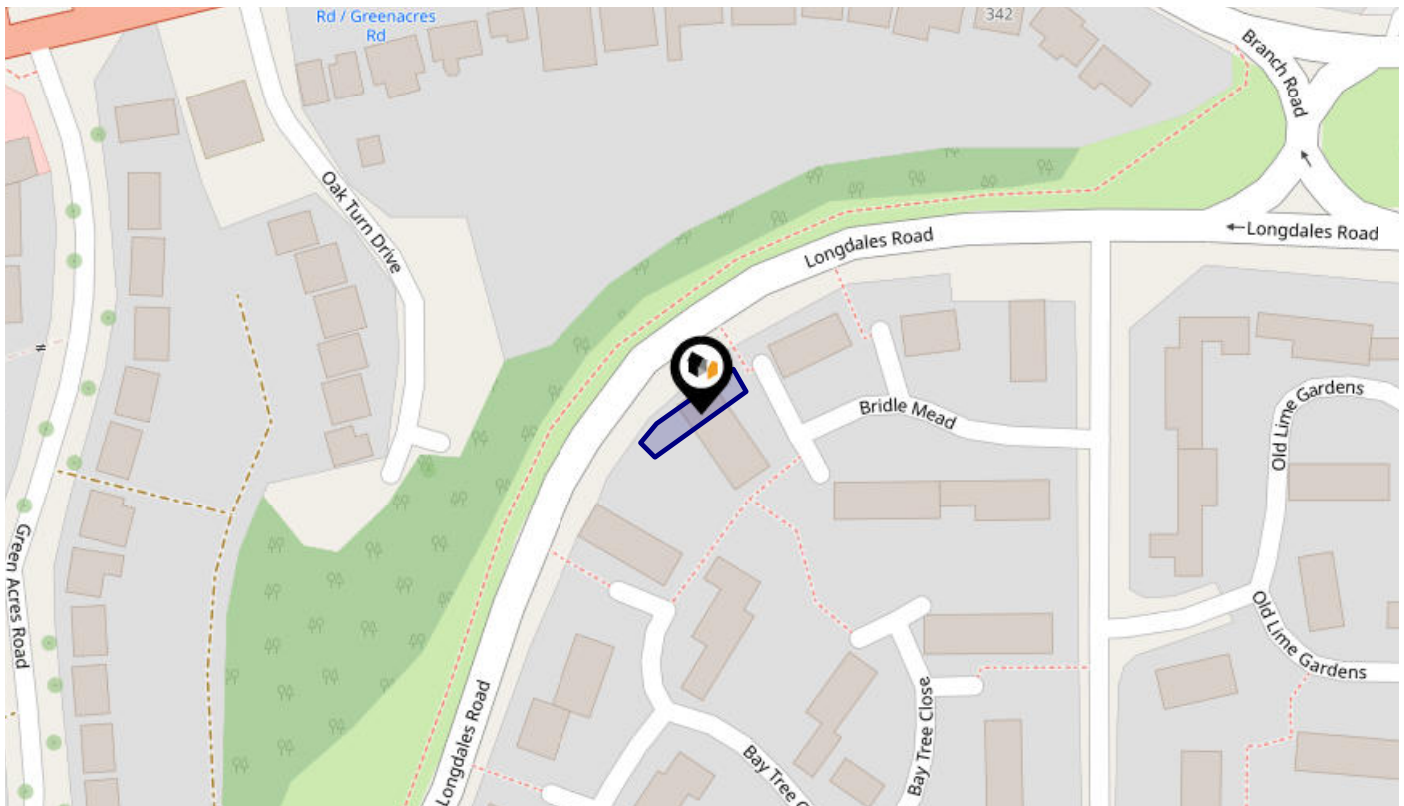
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 King's Norton South Ward
- 2 King's Norton North Ward
- 3 Longbridge & West Heath Ward
- 4 Northfield Ward
- 5 Barnt Green & Hopwood Ward
- 6 Bournville & Cotteridge Ward
- 7 Allens Cross Ward
- 8 Druids Heath & Monyhull Ward
- 9 Wythall West Ward
- 10 Stirchley 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.

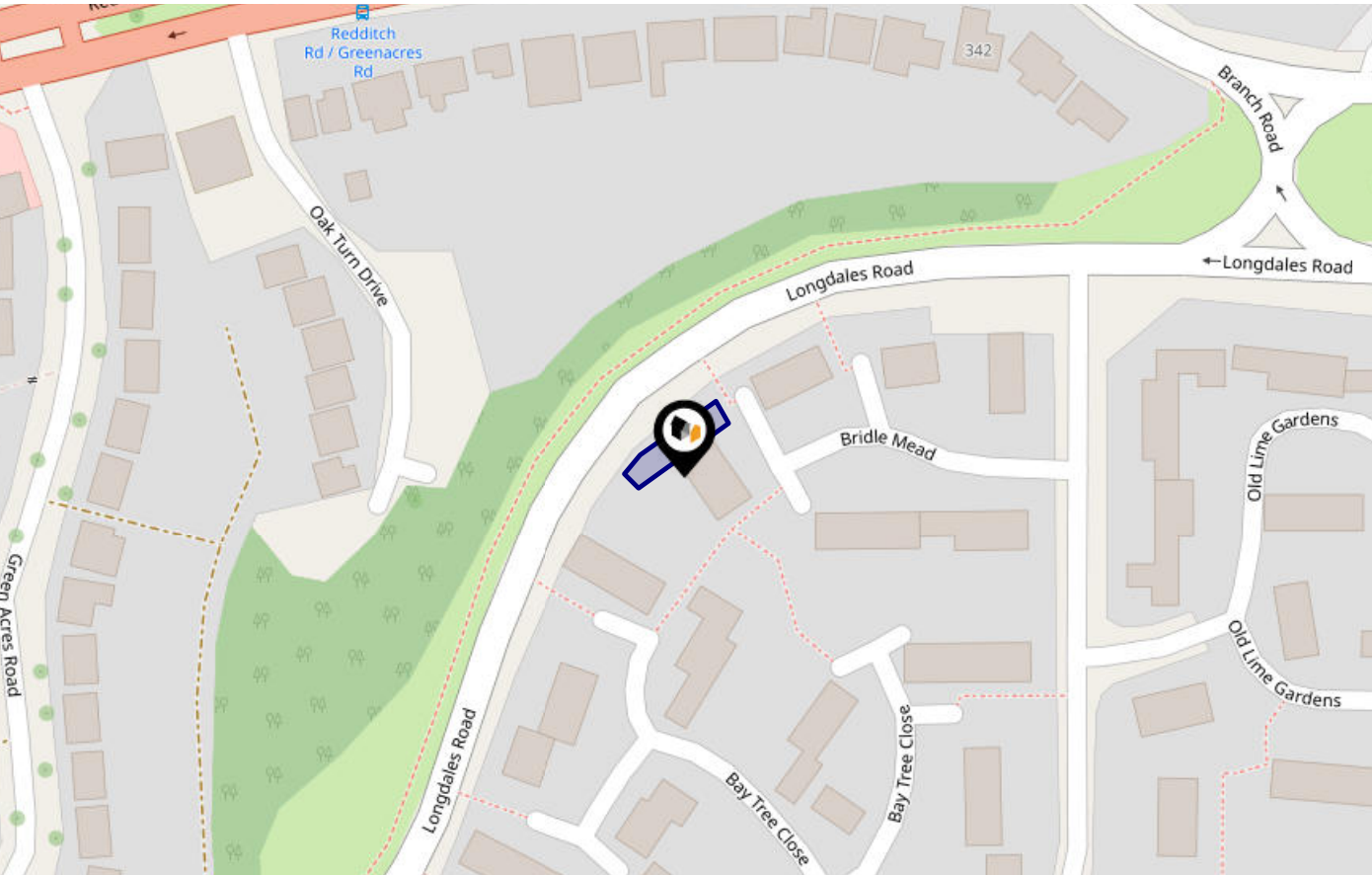
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

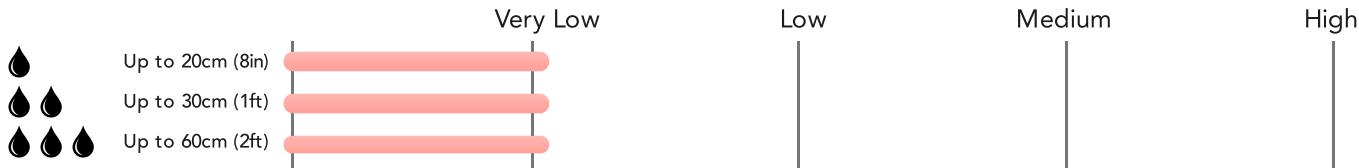


Risk Rating: Very low

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:

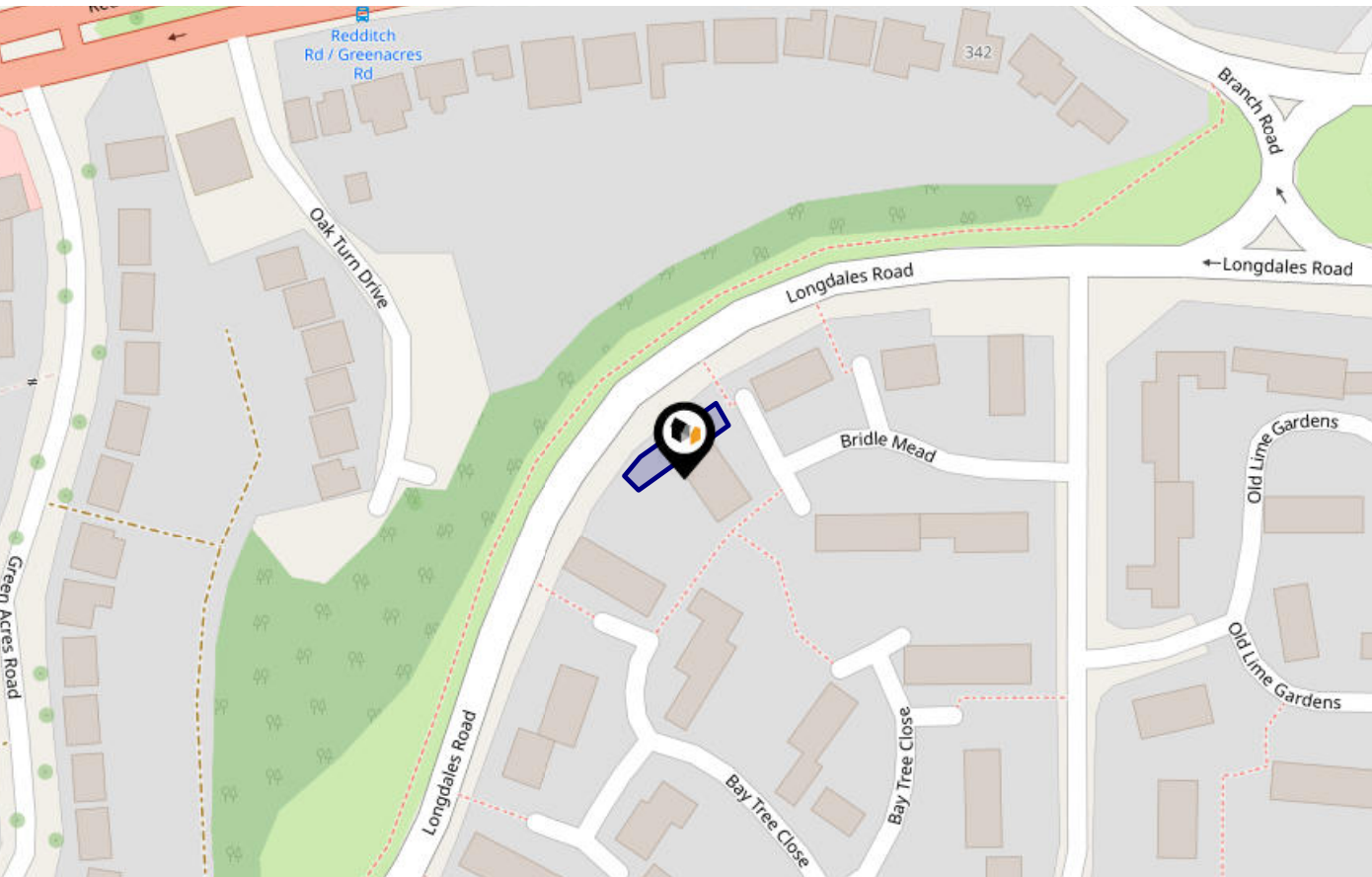




# Flood Risk

## 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.

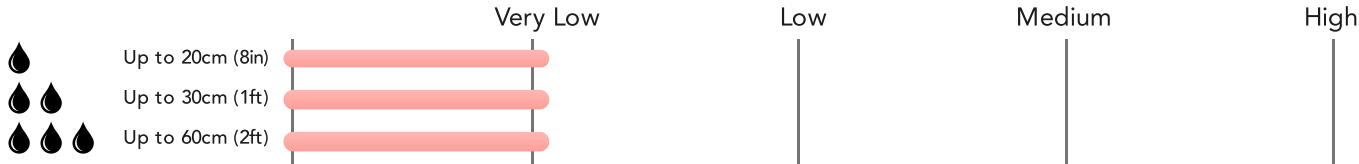


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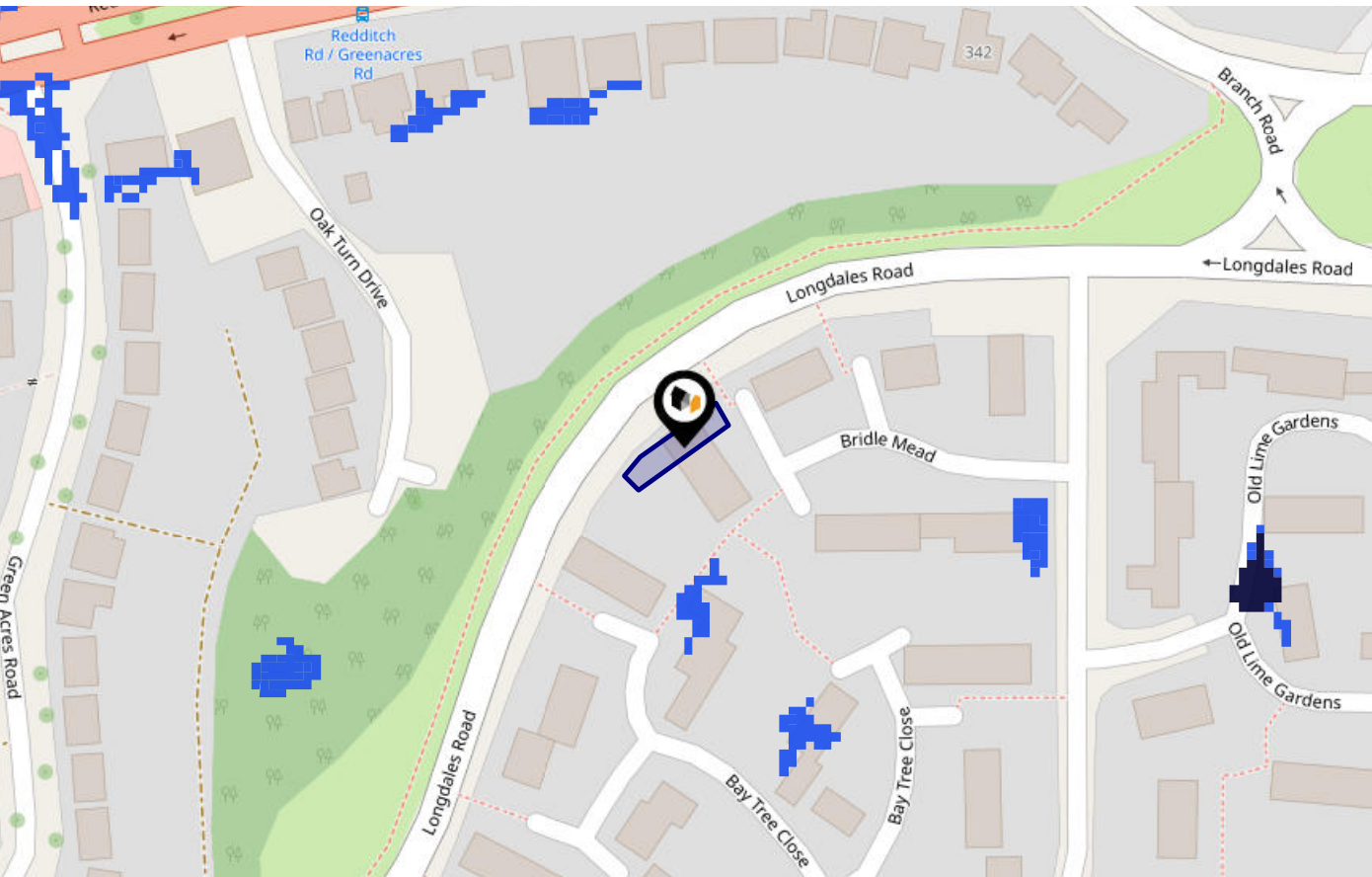
Chance of flooding to the following depths at this property:



# 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.

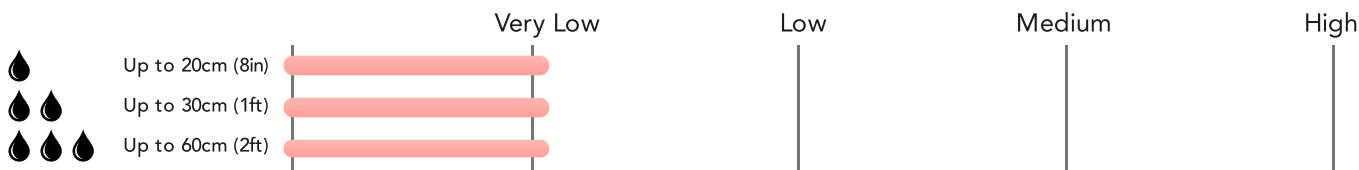


Risk Rating: Very low

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

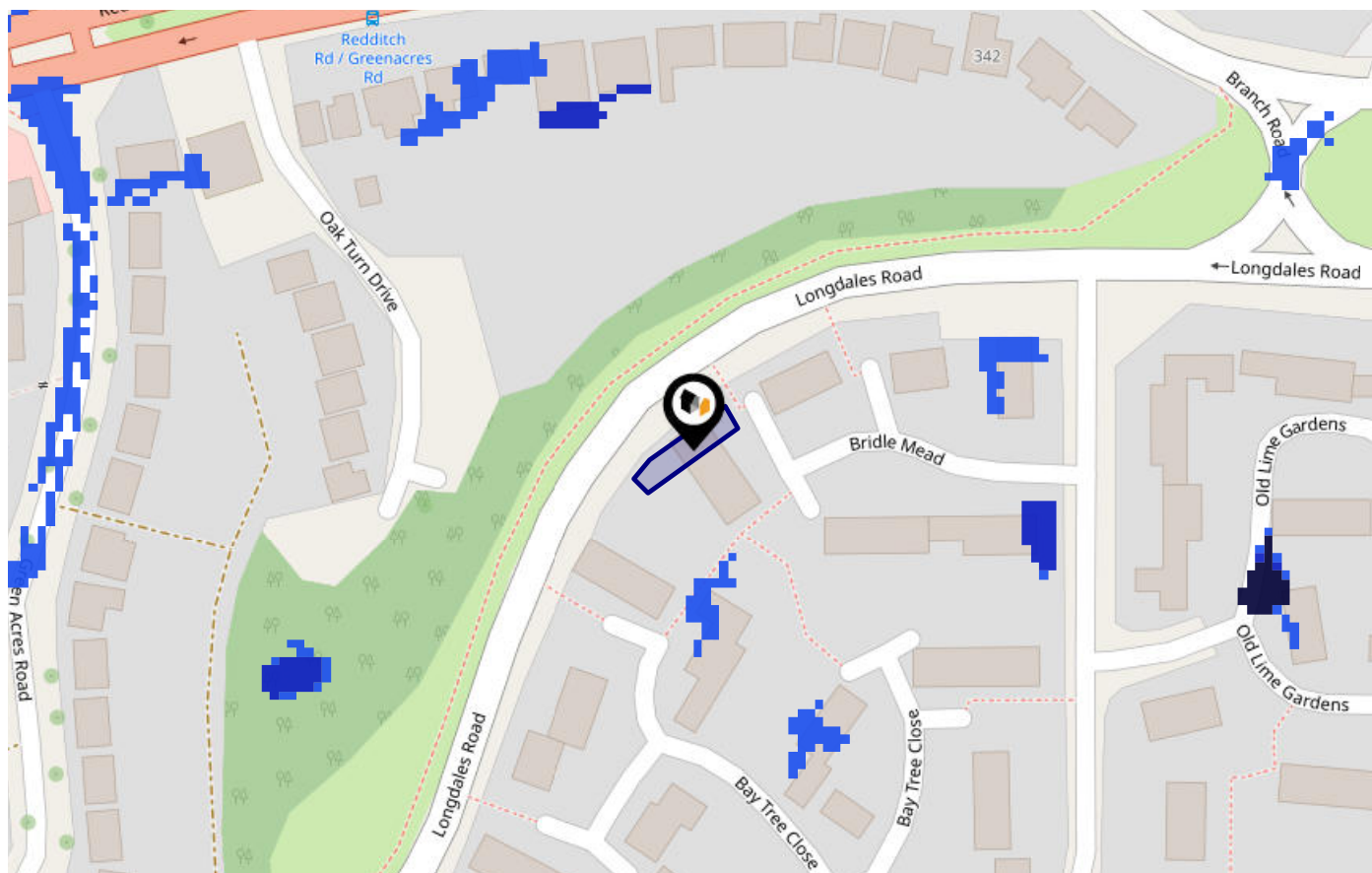
Chance of flooding to the following depths at this property:



# 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.

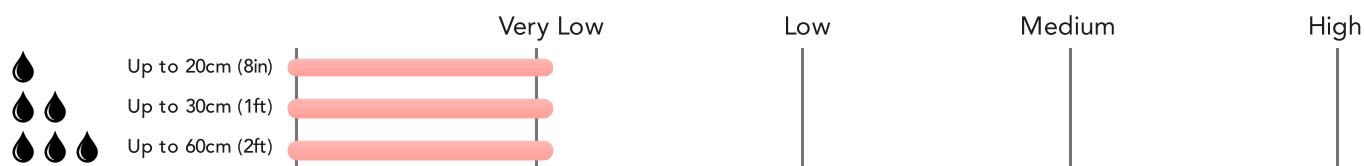


**Risk Rating: Very low**

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.

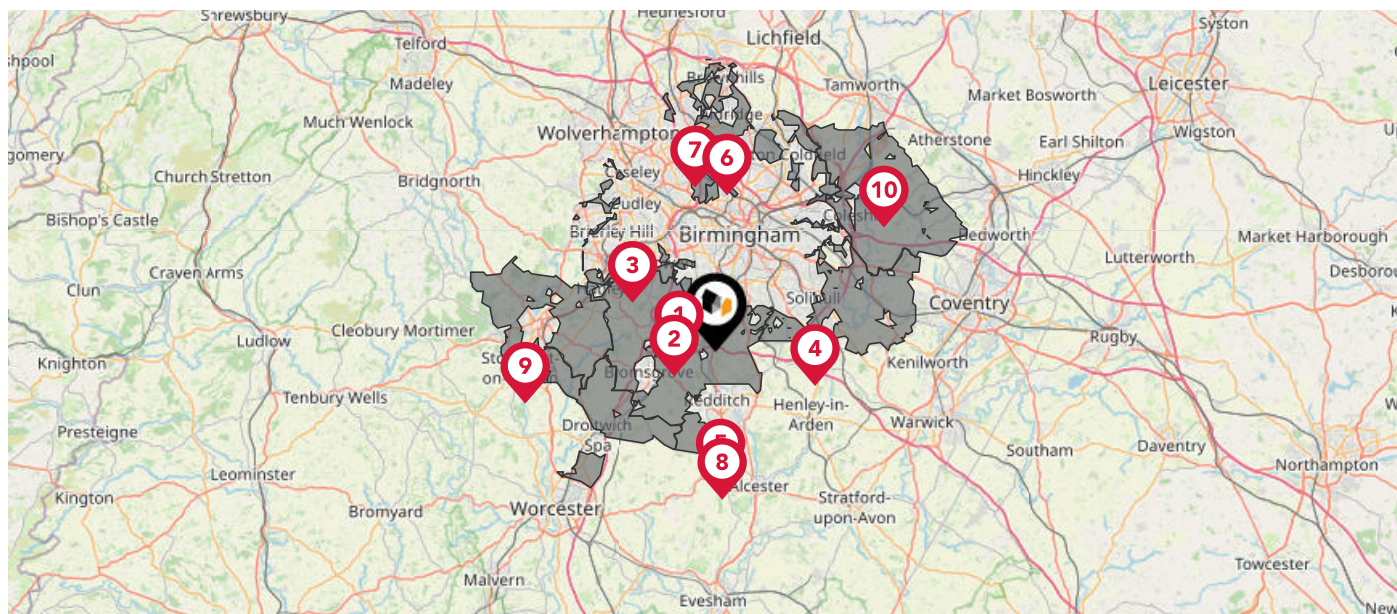
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Chance of flooding to the following depths at this property:





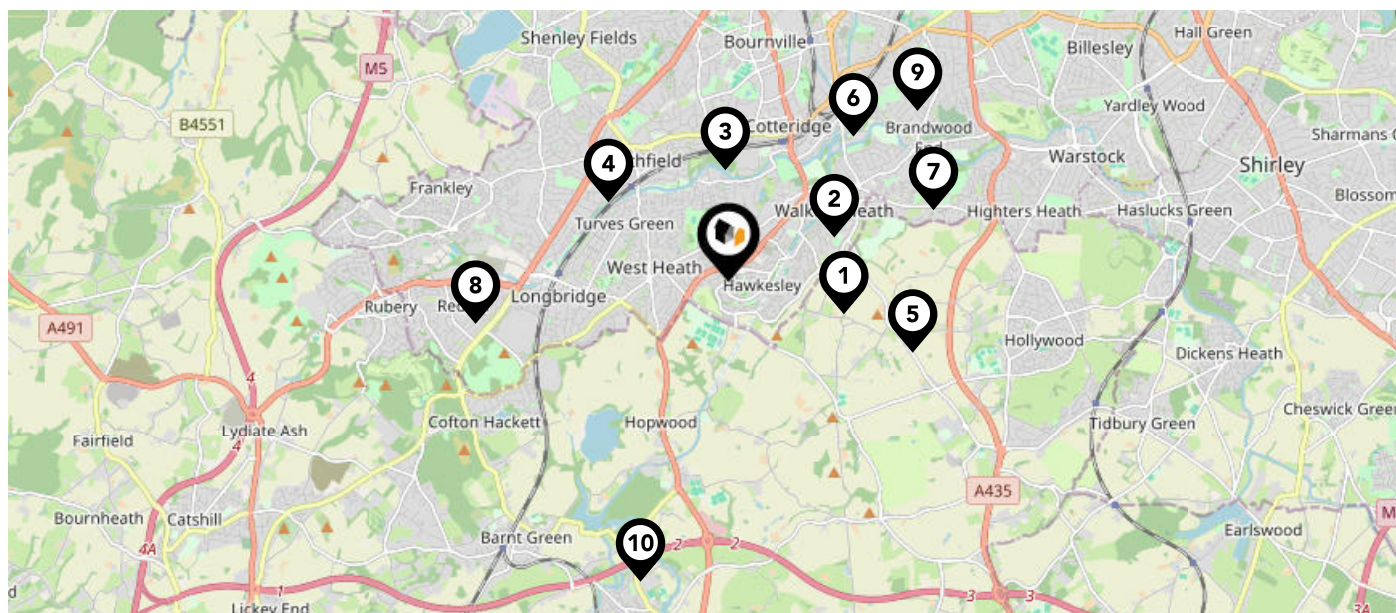
This map displays nearby areas that have been designated as Green Belt...



### 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 - Redditch
- 6 Birmingham Green Belt - Sandwell
- 7 Birmingham Green Belt - Walsall
- 8 Birmingham Green Belt - Wychavon
- 9 Birmingham Green Belt - Wyre Forest
- 10 Birmingham Green Belt - North Warwickshire

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.

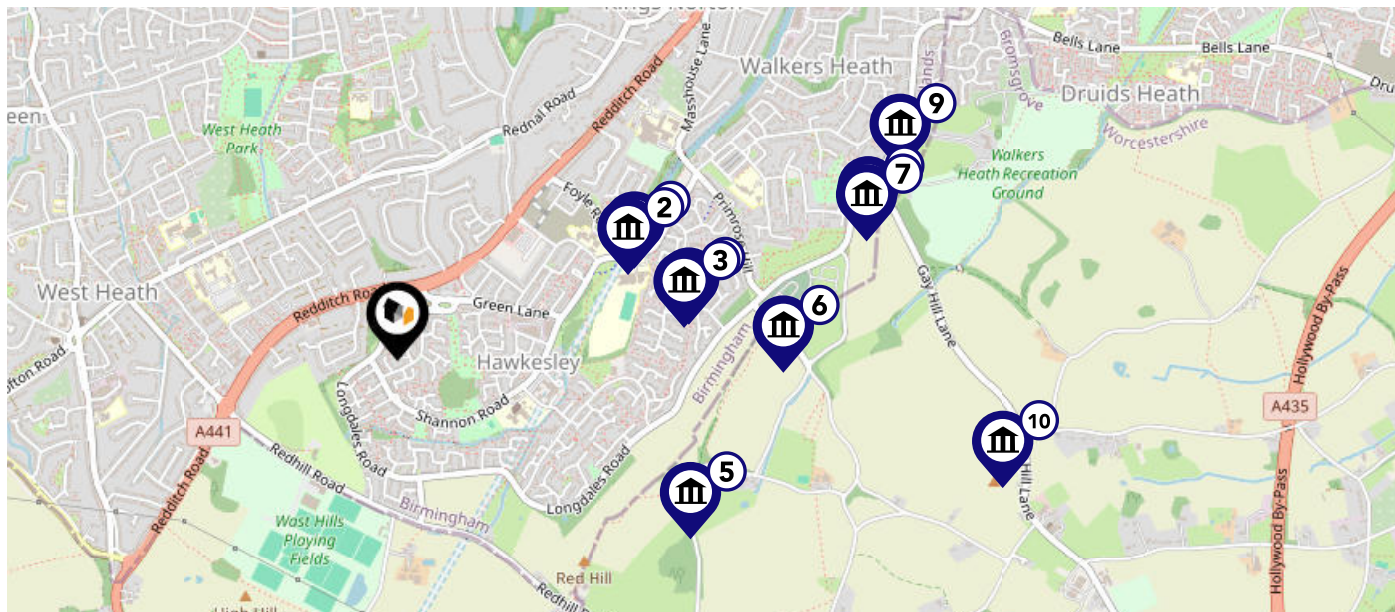











### Nearby Landfill Sites

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

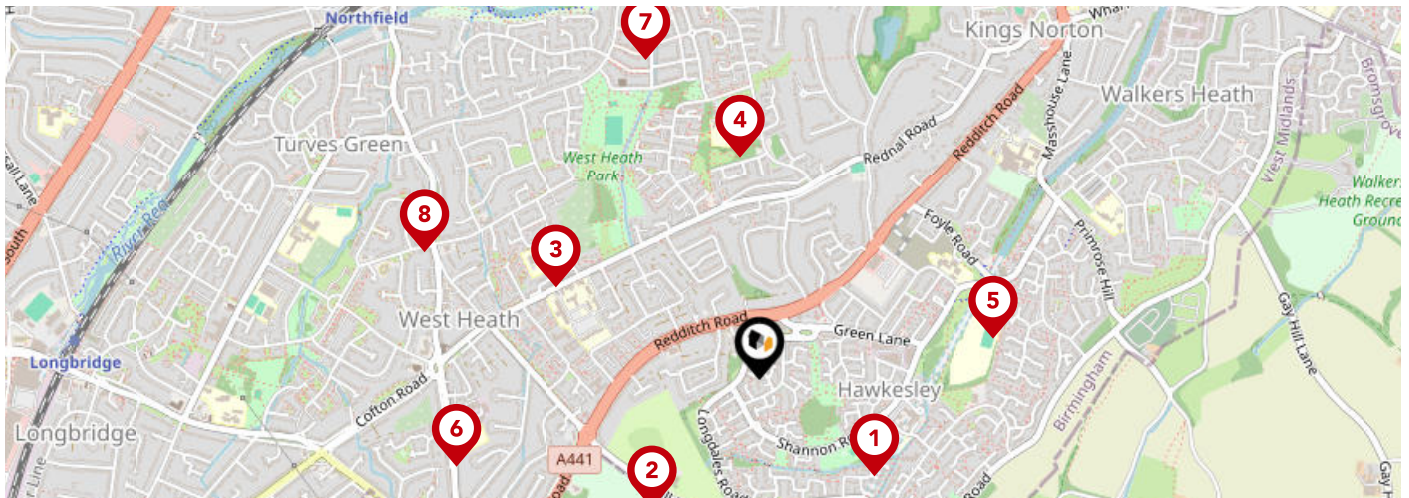


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

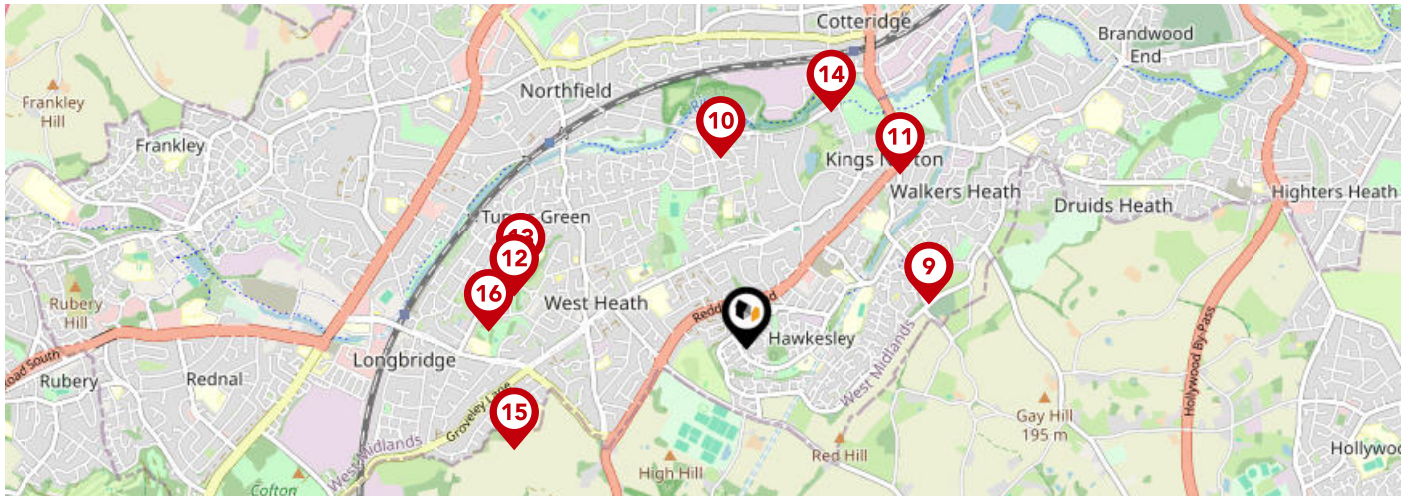


Listed Buildings in the local district		Grade	Distance
	1343141 - Entrance To Washill Tunnel Worcester And Birmingham Canal	Grade II	0.6 miles
	1076185 - Tunnel Cottages	Grade II	0.6 miles
	1076231 - Barn To West Of Primrose Hill Farmhouse	Grade II	0.7 miles
	1076230 - Primrose Hill Farmhouse	Grade II	0.7 miles
	1296563 - Goodrest Farmhouse	Grade II	0.8 miles
	1219992 - Lilycroft Farmhouse, Attached Coach House/stabling And Barn	Grade II	0.9 miles
	1075603 - Walkers Heath Farmhouse	Grade II	1.1 miles
	1211079 - Cart Shed At Walkers Heath Farm	Grade II	1.1 miles
	1076119 - Moundsley Lodge	Grade II	1.2 miles
	1100136 - Gay Hill Farmhouse	Grade II	1.4 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hawkesley Church Primary Academy</b> Ofsted Rating: Good   Pupils: 220   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>New Ways School</b> Ofsted Rating: Outstanding   Pupils: 25   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>West Heath Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Fairway Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 206   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ark Kings Academy</b> Ofsted Rating: Good   Pupils: 800   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St John Fisher Catholic Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wychall Primary School</b> Ofsted Rating: Good   Pupils: 357   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>West Heath Nursery School</b> Ofsted Rating: Good   Pupils: 127   Distance:0.81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

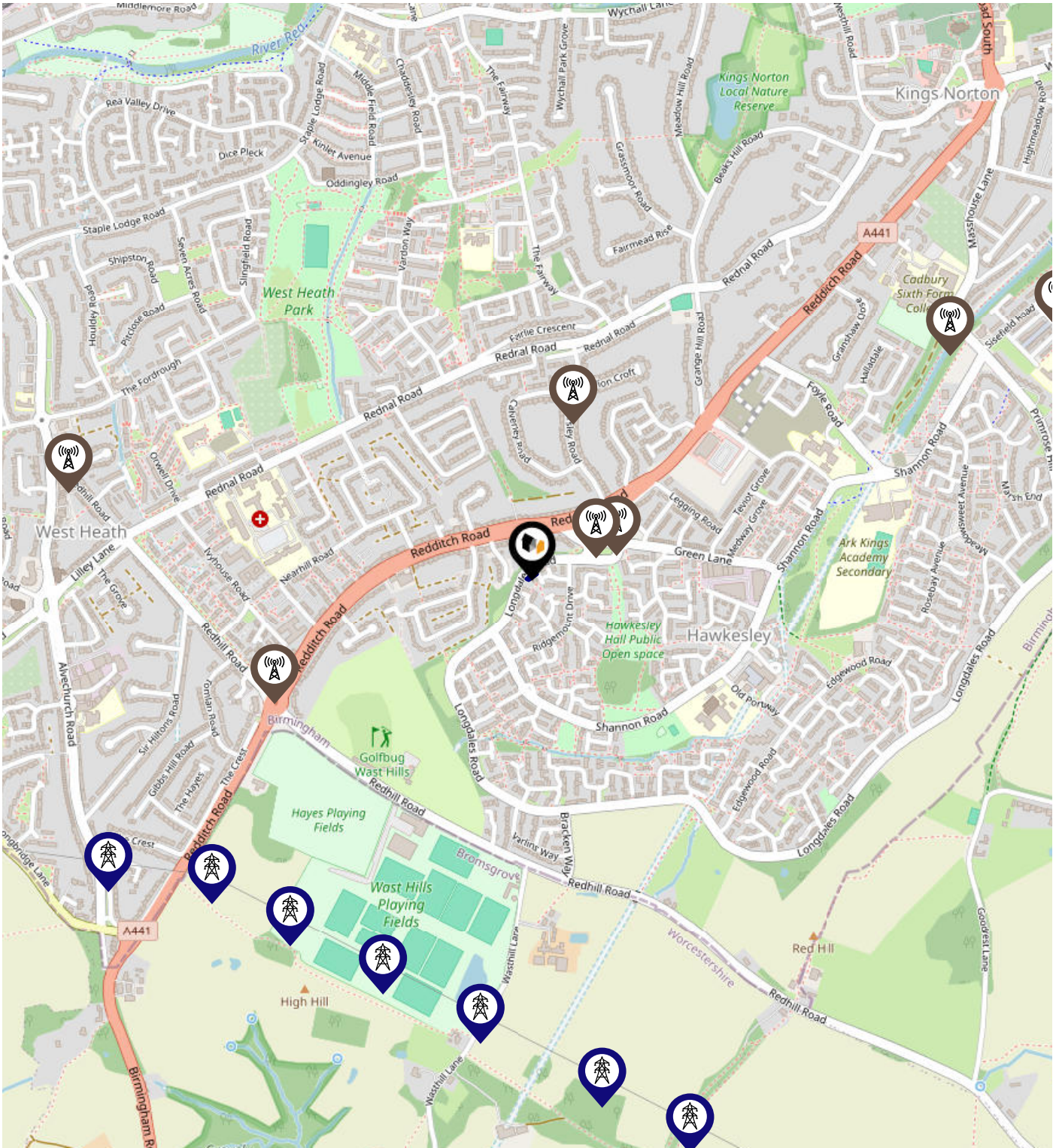


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Paul's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>St Thomas Aquinas Catholic School</b> Ofsted Rating: Good   Pupils: 1172   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Kings Norton Junior and Infant School</b> Ofsted Rating: Not Rated   Pupils: 398   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Turves Green Primary School</b> Ofsted Rating: Good   Pupils: 388   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>King Edward VI Northfield School for Girls</b> Ofsted Rating: Good   Pupils: 748   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Kings Norton Nursery School</b> Ofsted Rating: Outstanding   Pupils: 94   Distance:1.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Cofton Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Turves Green Boys' School</b> Ofsted Rating: Good   Pupils: 536   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons



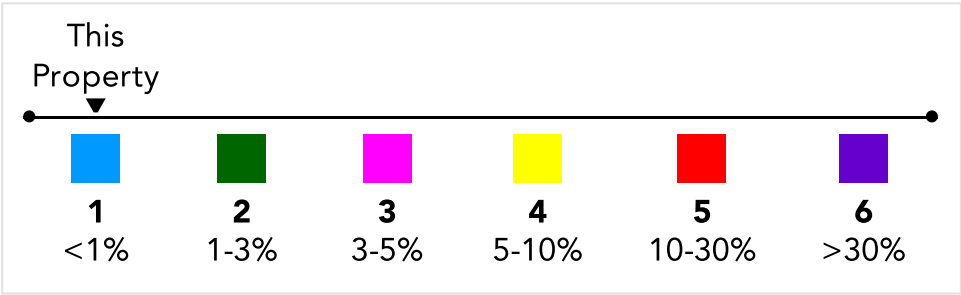
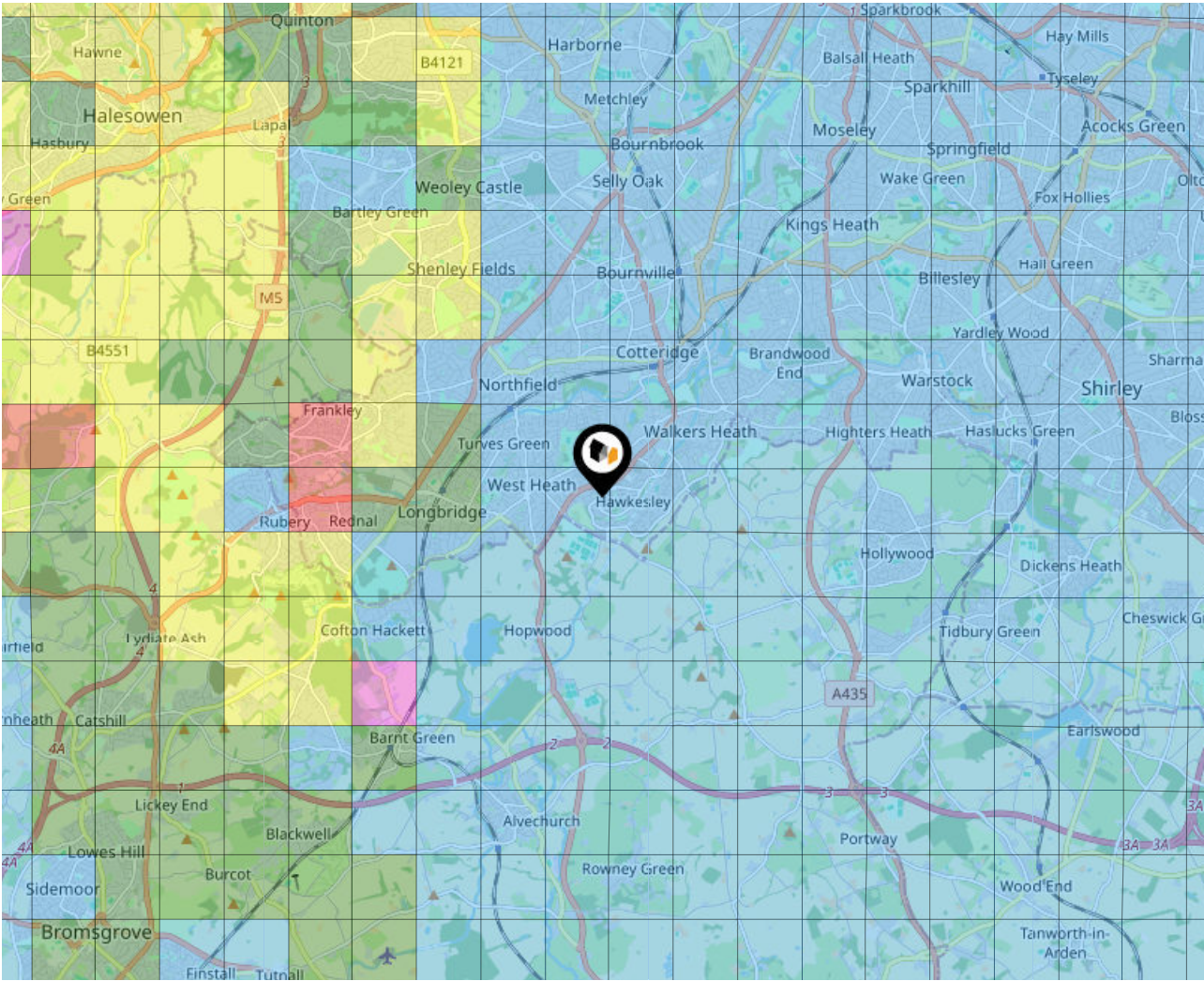
### Key:

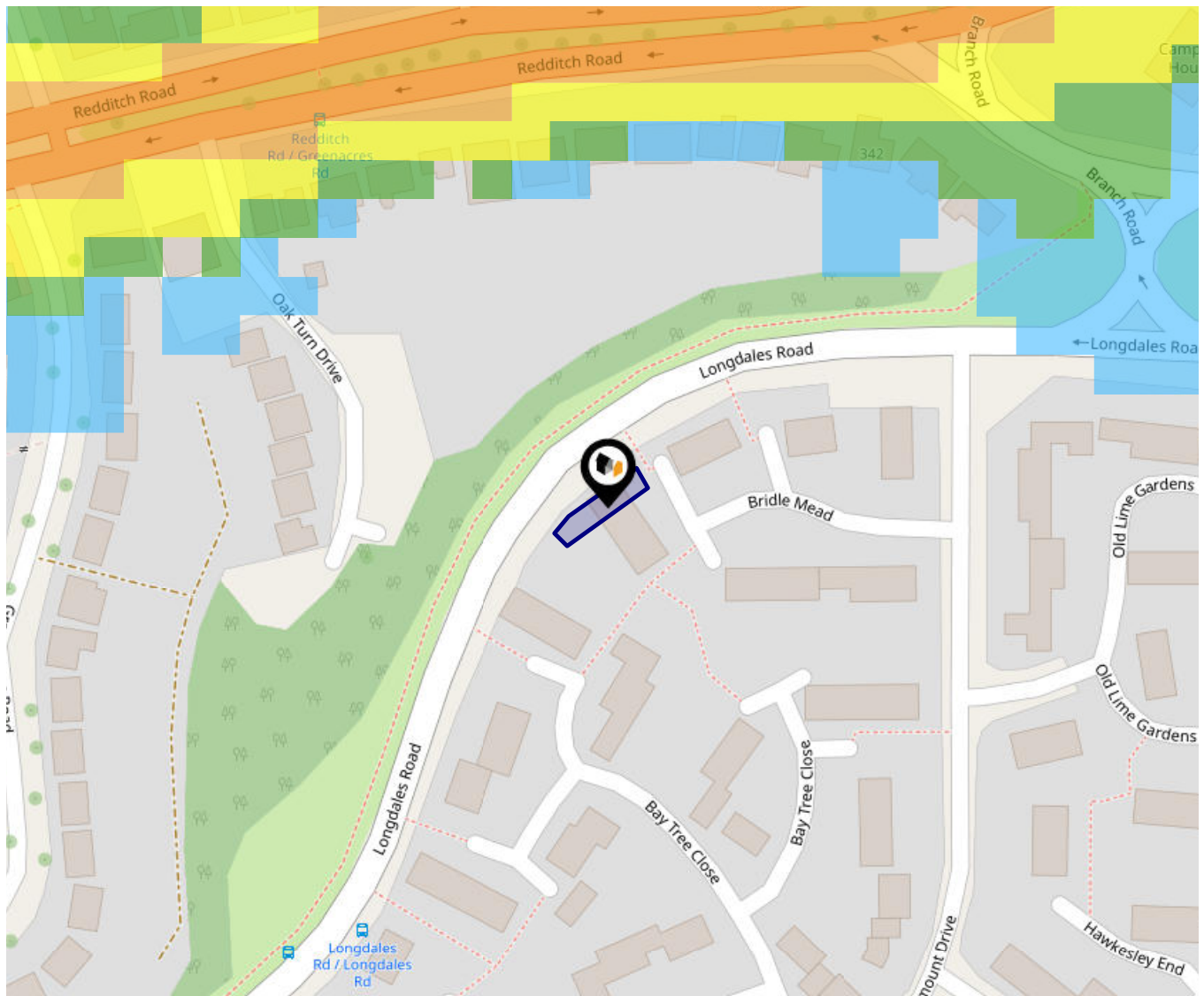
-  Power Pylons
-  Communication Masts



### 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/m<sup>3</sup>).





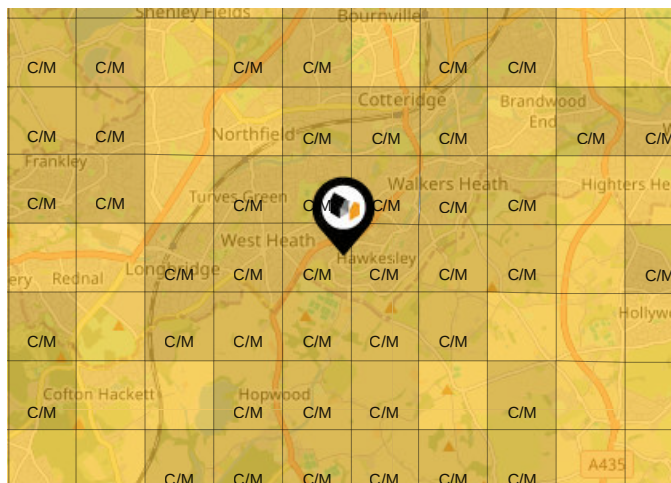
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<b>Carbon Content:</b>	LOW	<b>Soil Texture:</b>	CLAYEY LOAM TO SILTY
<b>Parent Material Grain:</b>	ARGILLACEOUS		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP



## Primary Classifications (Most Common Clay Types)

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



# 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

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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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