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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th June 2026



DOWNCROFT AVENUE, BIRMINGHAM, B38

Guide Price : £260,000

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Birmingham

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

Nestled within a peaceful cul-de-sac of just 16 homes, this beautifully maintained three-bedroom end-terrace property offers the perfect blend of community spirit, practical living and convenient access to Birmingham's key amenities.

Lovingly cared for by its owner for the past 10 years, the property has been occupied by a single resident throughout this time and is now offered to the market with no upward chain.

One of the standout features of Downcroft Avenue is its unique sense of community. Residents enjoy a genuine neighbourly atmosphere where people look out for one another, with an optional residents' WhatsApp group helping to maintain the close-knit feel that makes this location so special.

Approaching the property, a lawned front garden with established shrubs and a pathway leads to a useful enclosed porch, providing excellent storage space before entering the main accommodation.

The welcoming hallway provides access to a fitted kitchen positioned at the front of the property, enjoying pleasant views over the front garden. The kitchen offers a range of wall and base units together with space for an electric oven, washing machine, dishwasher and fridge freezer. A useful serving hatch connects the kitchen to the main living space.

To the rear, the spacious lounge diner is flooded with natural light via double glazed windows and French doors opening directly onto the south-facing rear garden. The room also benefits from useful under-stairs storage cupboards and an attractive electric fireplace, creating a comfortable space to relax or entertain. Completing the ground floor is a useful storage area and a convenient downstairs WC.

The first floor offers three generous bedrooms together with a family bathroom, providing flexible accommodation for first-time buyers, professionals, downsizers or growing families alike.

Outside, the south-facing rear garden has been thoughtfully designed for ease of maintenance, featuring mostly paved areas, artificial lawn, raised planting beds stocked with a variety of shrubs and bushes, a garden shed and gated side access leading to the front of the property.

Further benefits include a garage situated en-bloc, newly fitted carpets and fresh decoration throughout, allowing a buyer to move straight in and enjoy the home from day one.

Downcroft Avenue enjoys an enviable position within a quiet residential setting whilst remaining exceptionally well connected.

A nature reserve sits opposite the entrance to the cul-de-sac, offering wonderful opportunities for walks, wildlife spotting and outdoor recreation right on your doorstep.

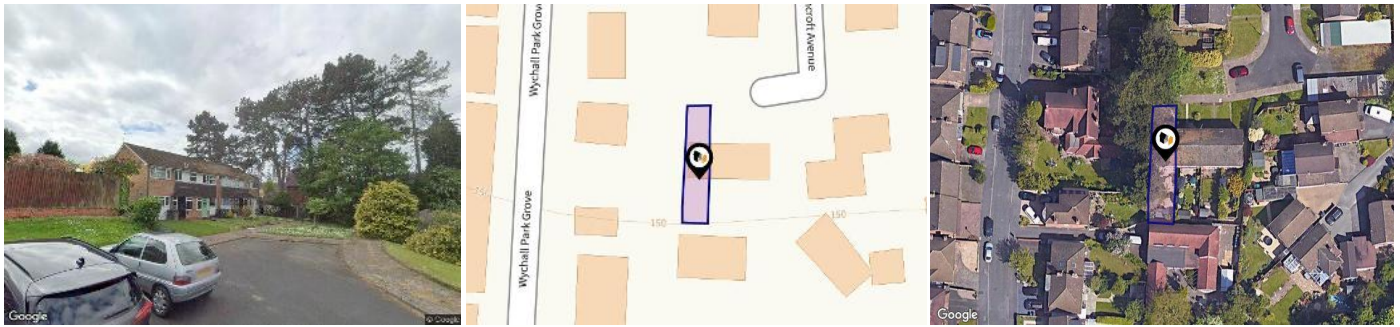
The property is conveniently located for access to the Queen Elizabeth Hospital, the University of Birmingham and Birmingham City Centre, making it particularly appealing to healthcare professionals, university staff and commuters alike.

Excellent transport links are nearby, including local bus routes, road connections and train services from nearby stations, whilst a variety of shops, supermarkets, schools, parks and everyday amenities can be found within easy reach.

For buyers seeking a home that offers not only comfortable accommodation but also a genuine sense of community, Downcroft Avenue represents a rare opportunity to become part of a welcoming neighbourhood where people still know and support one another.

KFB - Key Facts For Buyers





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.04 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,838
Title Number:	WM543671

Guide Price:	£260,000
Tenure:	Freehold

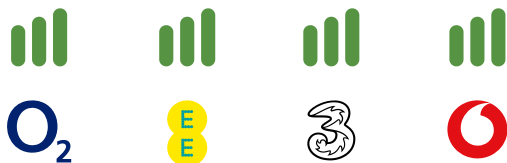
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

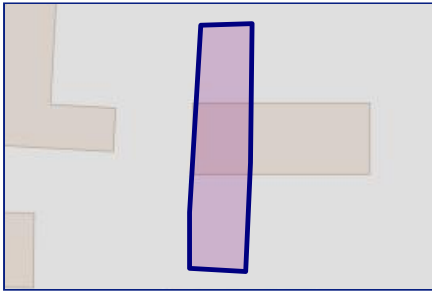


Satellite/Fibre TV Availability:



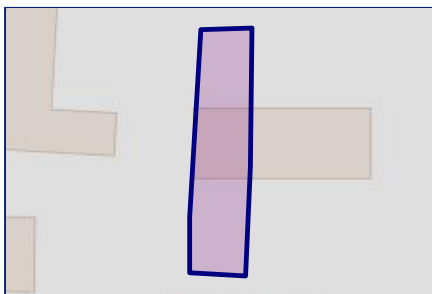
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



WM543671

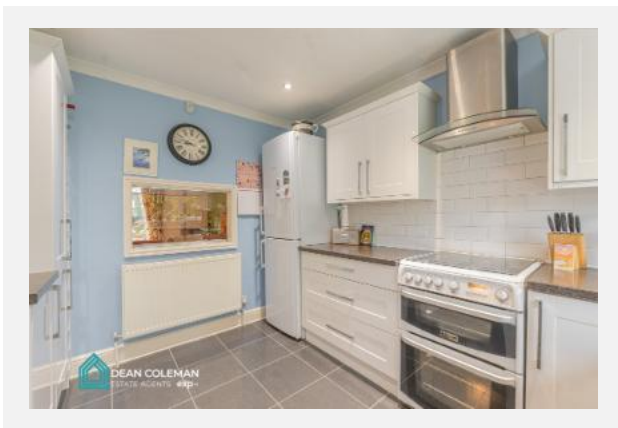
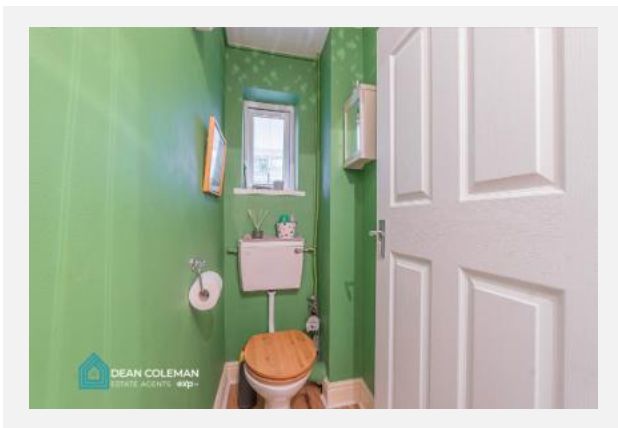
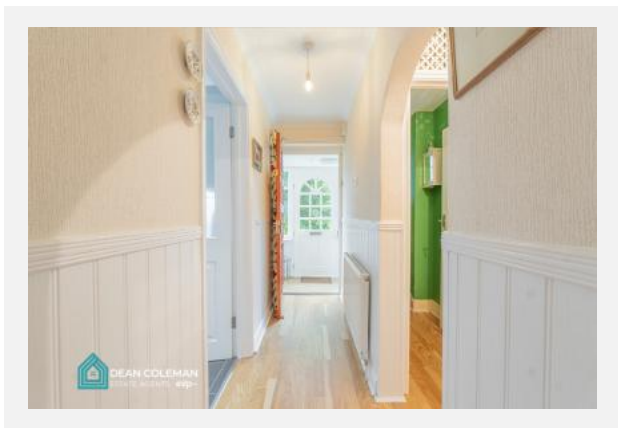
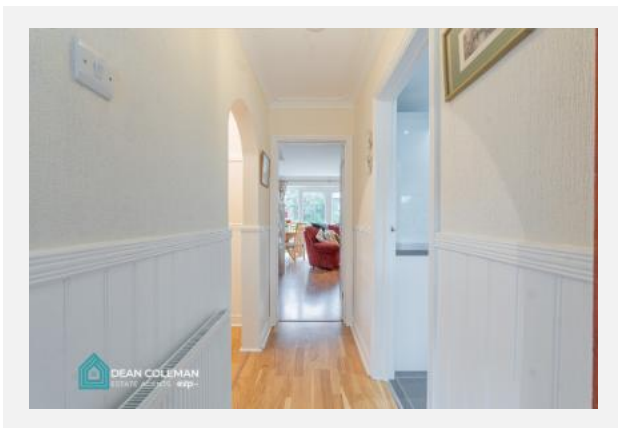
Leasehold Title Plan

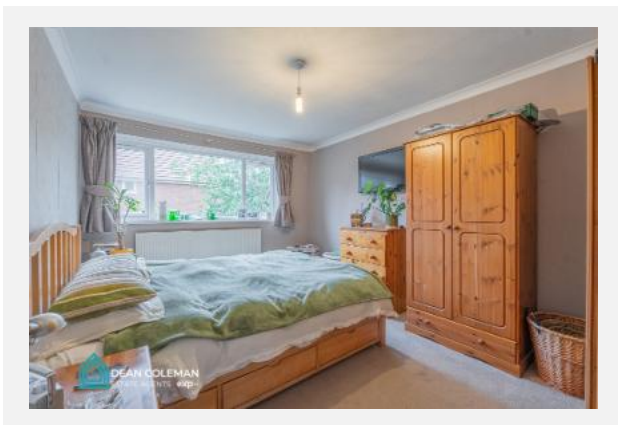
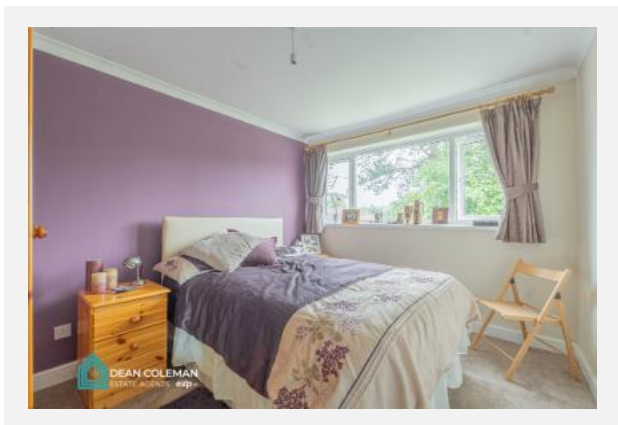
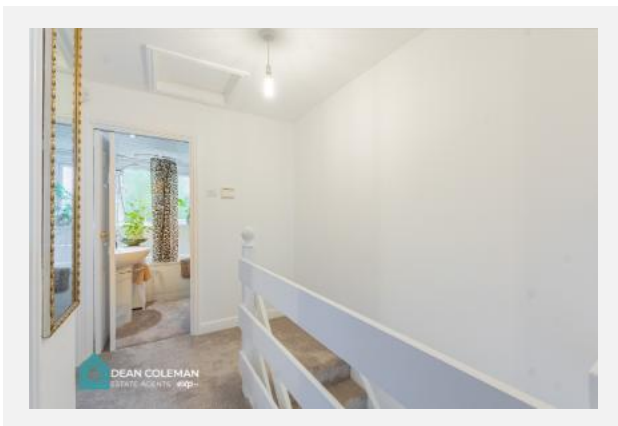
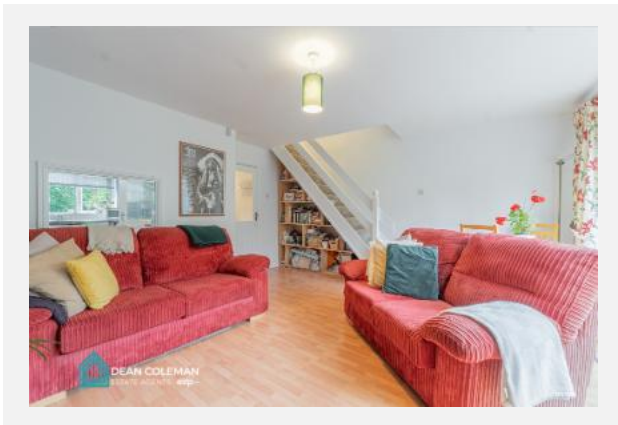


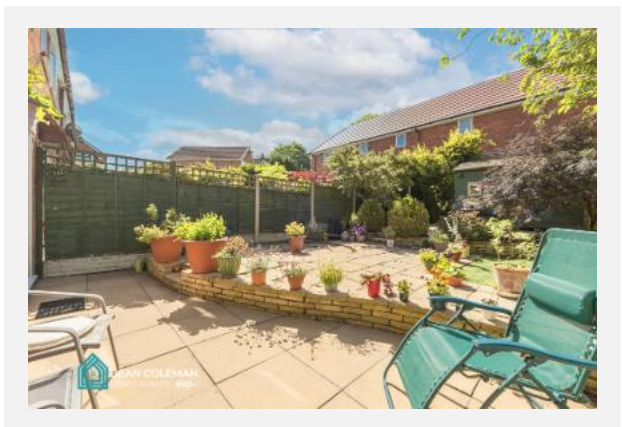
WM90758

Start Date: 04/03/1965
End Date: 24/06/2063
Lease Term: 99 years from 24 June 1964
Term 37 years
Remaining:

Start Date: 04/03/1965
End Date: 24/06/2063
Lease Term: 99 years from 24 June 1964
Term 37 years
Remaining:

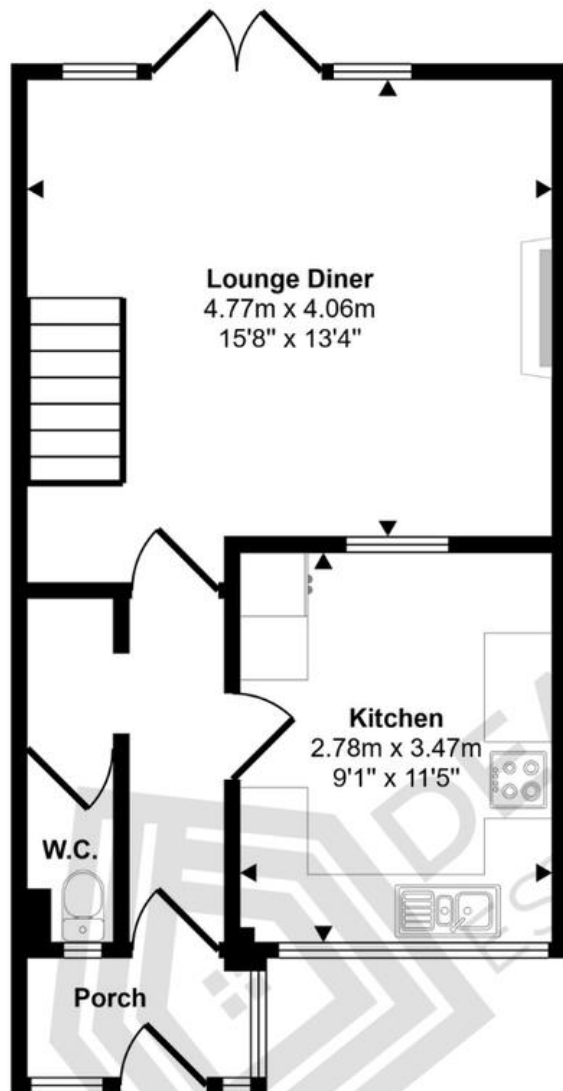




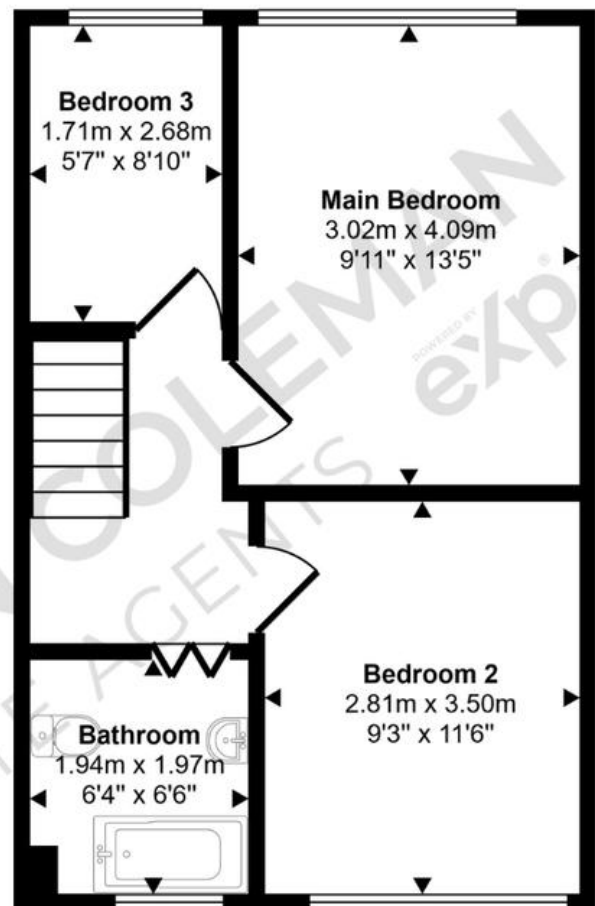


DOWNCROFT AVENUE, BIRMINGHAM, B38

Approx Gross Internal Area
76 sq m / 819 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft



First Floor
Approx 38 sq m / 405 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.

Energy rating

D

Valid until 26.03.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

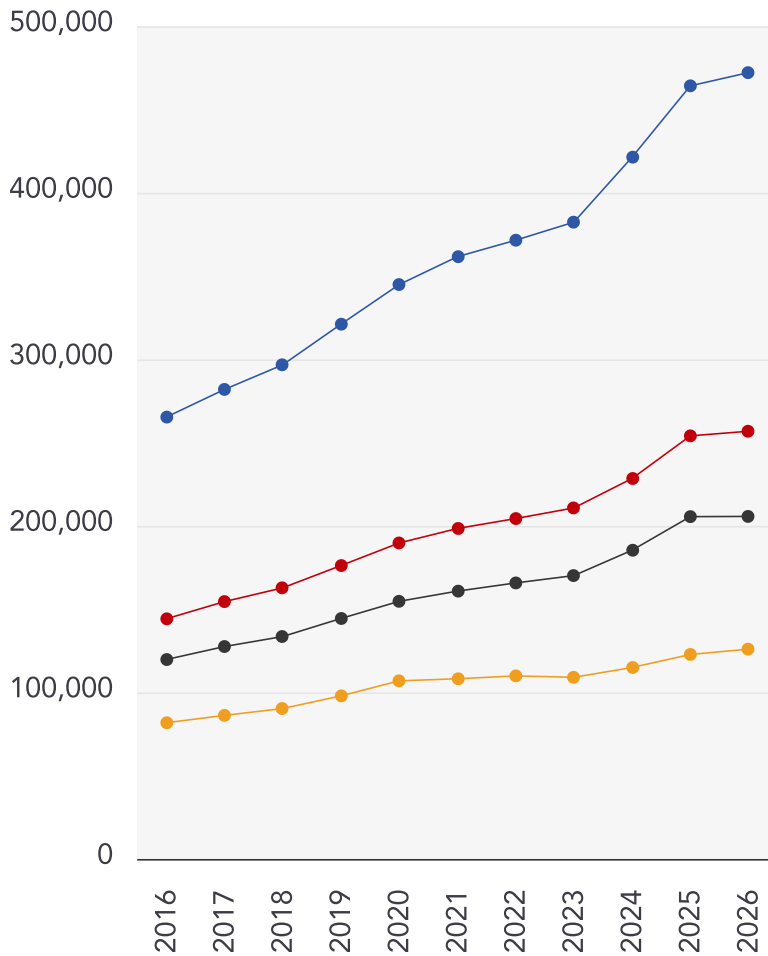
Additional EPC Data

Property Type:	End-terrace house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Pitched, 250 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:	Suspended, no insulation (assumed)
Total Floor Area:	76 m ²

8, Downcroft Avenue, Birmingham, B38 8AE							other House
Last Sold Date:	30/10/2024						
Last Sold Price:	£12,500						
7, Downcroft Avenue, Birmingham, B38 8AE							Terraced House
Last Sold Date:	13/12/2023	14/03/2003					
Last Sold Price:	£238,000	£92,000					
10, Downcroft Avenue, Birmingham, B38 8AE							other House
Last Sold Date:	30/11/2023	30/10/2012					
Last Sold Price:	£232,000	£124,950					
5, Downcroft Avenue, Birmingham, B38 8AE							Terraced House
Last Sold Date:	09/11/2022	14/04/2016	03/10/2014	19/05/2006	20/04/2001	16/01/2001	
Last Sold Price:	£232,000	£160,000	£147,500	£135,000	£57,000	£55,000	
12, Downcroft Avenue, Birmingham, B38 8AE							Terraced House
Last Sold Date:	11/01/2022						
Last Sold Price:	£189,250						
1, Downcroft Avenue, Birmingham, B38 8AE							Terraced House
Last Sold Date:	23/11/2018	24/02/1995					
Last Sold Price:	£245,500	£40,000					
3, Downcroft Avenue, Birmingham, B38 8AE							Semi-detached House
Last Sold Date:	22/08/2017	15/08/2008					
Last Sold Price:	£172,500	£136,500					
4, Downcroft Avenue, Birmingham, B38 8AE							Terraced House
Last Sold Date:	01/06/2017	01/06/2012	10/05/2001				
Last Sold Price:	£170,000	£122,000	£69,950				
23, Downcroft Avenue, Birmingham, B38 8AE							Terraced House
Last Sold Date:	05/04/2016	21/12/2011	06/04/2009	04/05/2001	06/12/1999		
Last Sold Price:	£157,500	£134,000	£120,000	£58,000	£56,000		
11, Downcroft Avenue, Birmingham, B38 8AE							Terraced House
Last Sold Date:	06/01/2016	28/02/2007					
Last Sold Price:	£165,000	£153,500					
29, Downcroft Avenue, Birmingham, B38 8AE							Flat-maisonette House
Last Sold Date:	12/07/2012						
Last Sold Price:	£111,500						
2, Downcroft Avenue, Birmingham, B38 8AE							Terraced House
Last Sold Date:	29/01/2010						
Last Sold Price:	£108,250						

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.



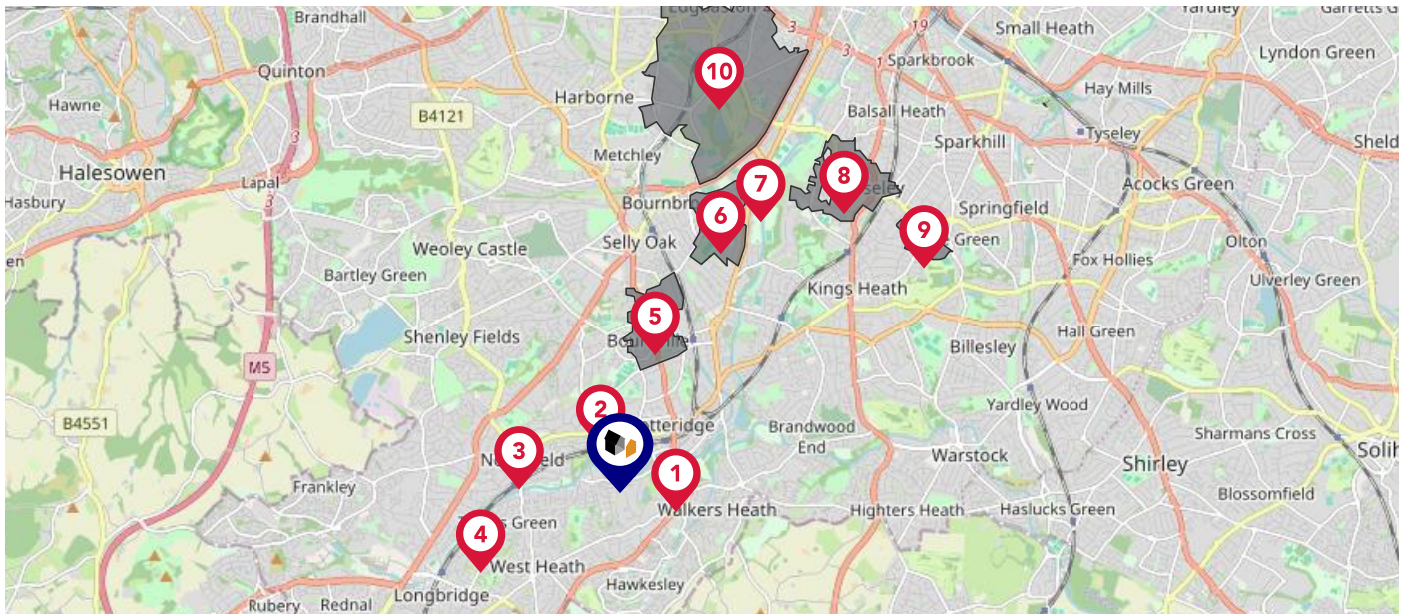
Mine Entry

- ✕ 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.

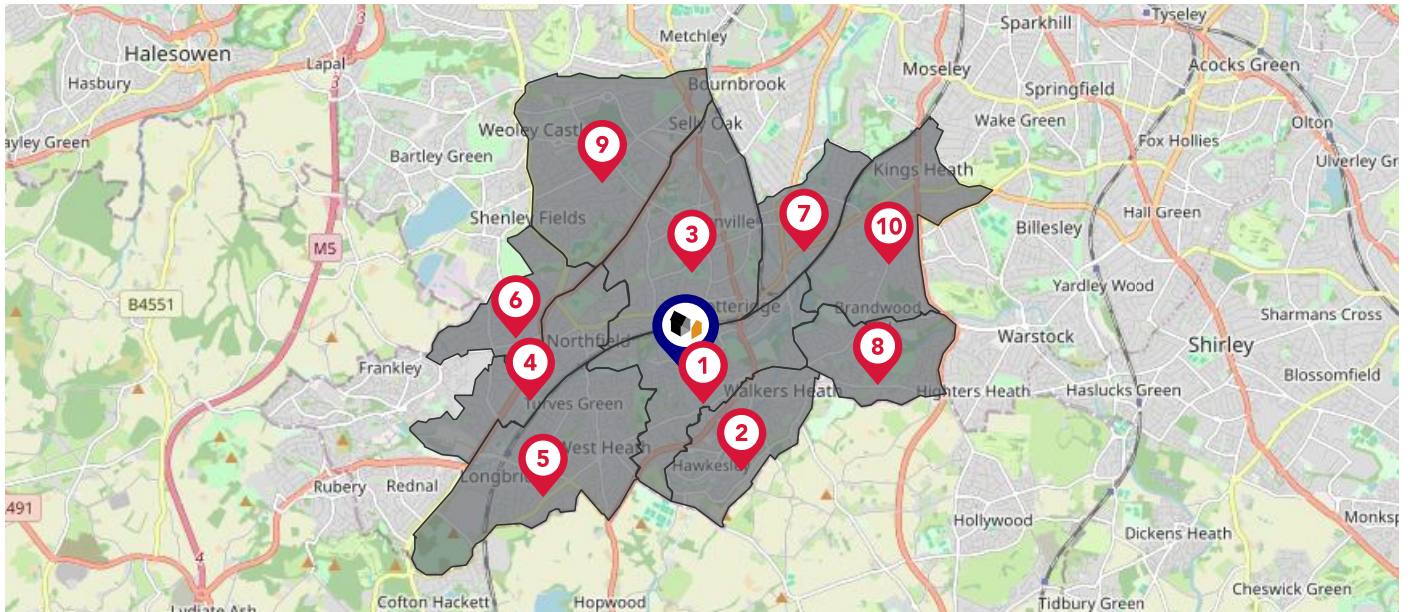
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Kings Norton
- 2 Bournville Tenants
- 3 Northfield Old Village
- 4 Austin Village
- 5 Bournville Village
- 6 Selly Park
- 7 Selly Park Avenues
- 8 Moseley
- 9 St Agnes
- 10 Edgbaston

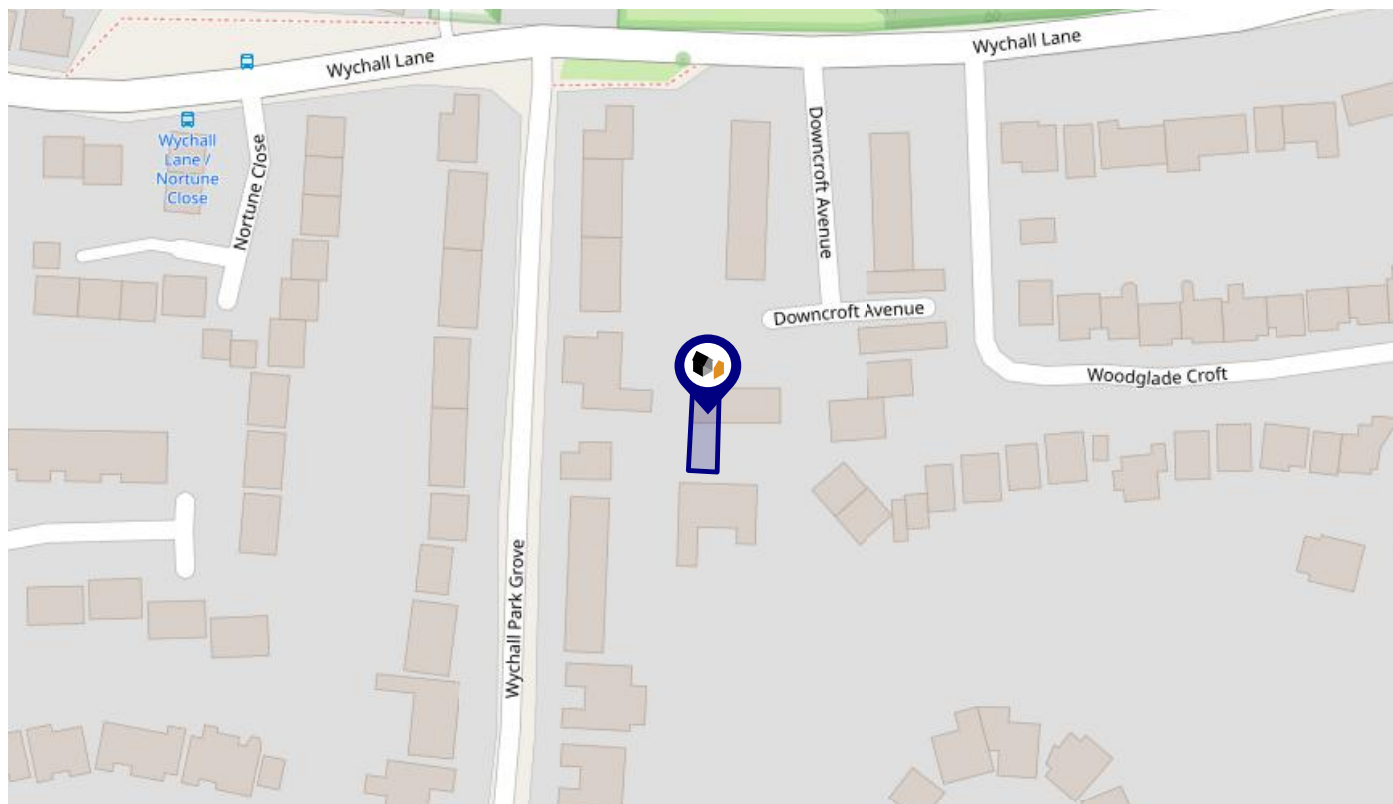
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  King's Norton North Ward
-  King's Norton South Ward
-  Bournville & Cotteridge Ward
-  Northfield Ward
-  Longbridge & West Heath Ward
-  Allens Cross Ward
-  Stirchley Ward
-  Druids Heath & Monyhull Ward
-  Weoley & Selly Oak Ward
-  Brandwood & King's Heath 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.

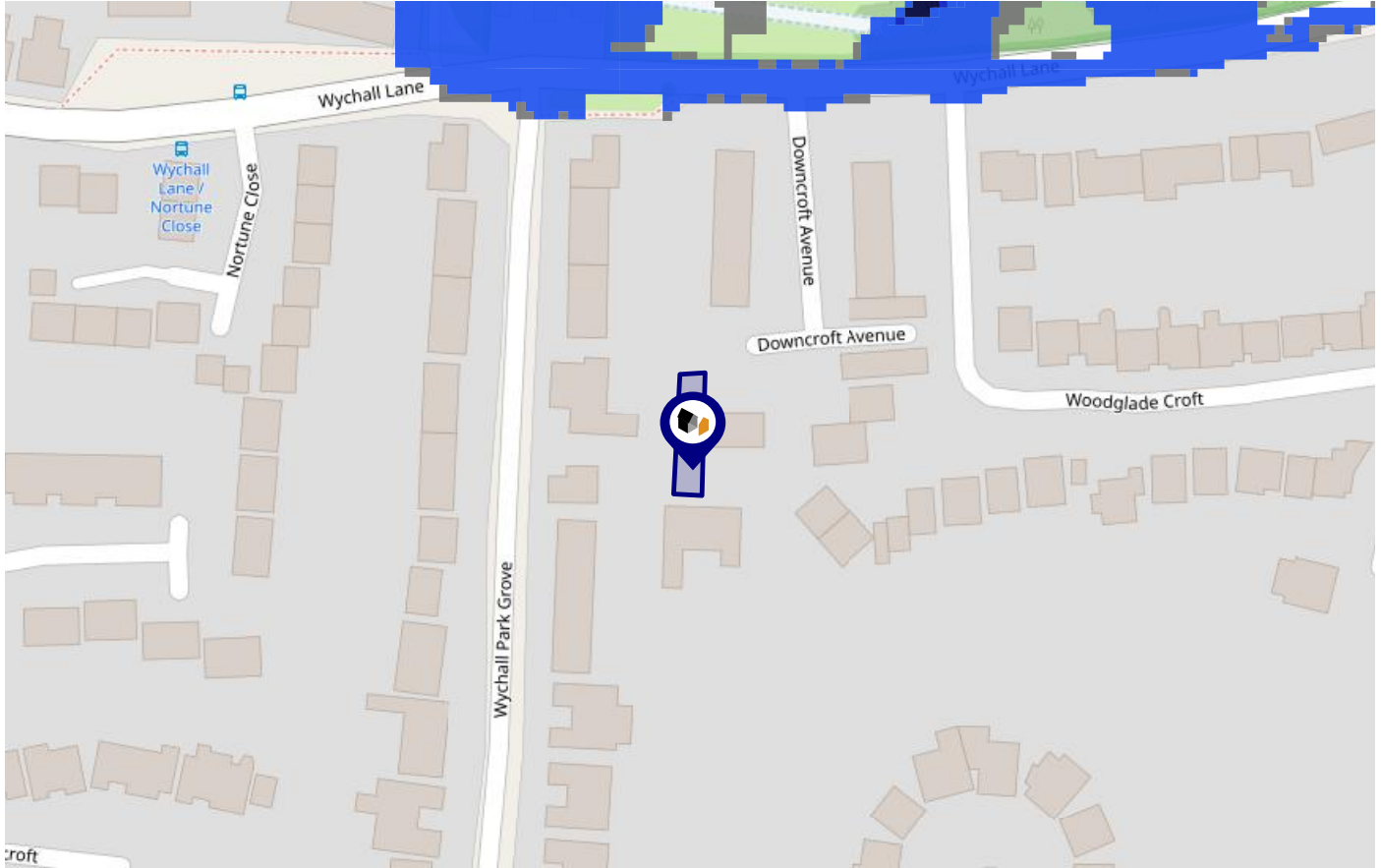
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

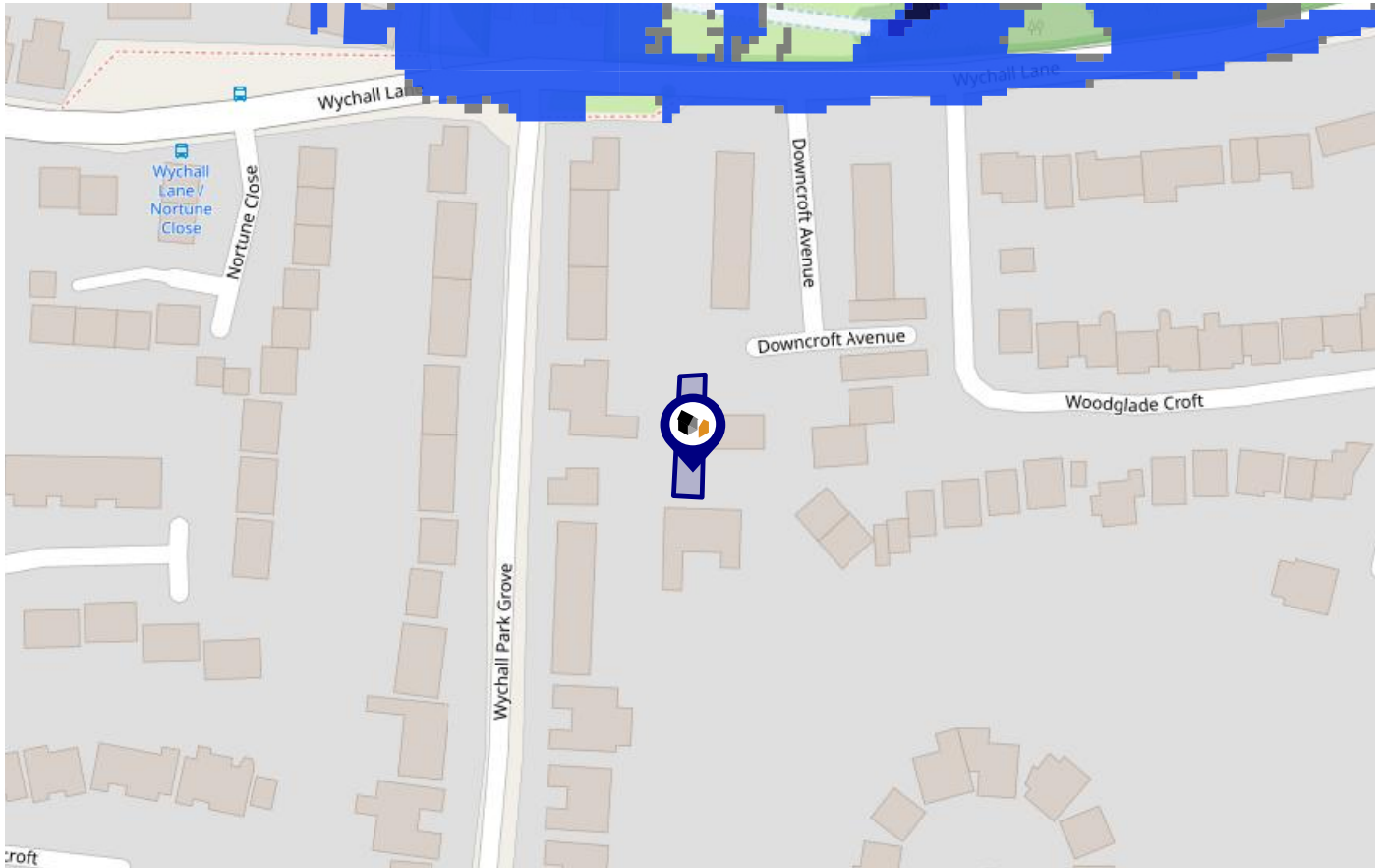
Chance of flooding to the following depths at this property:



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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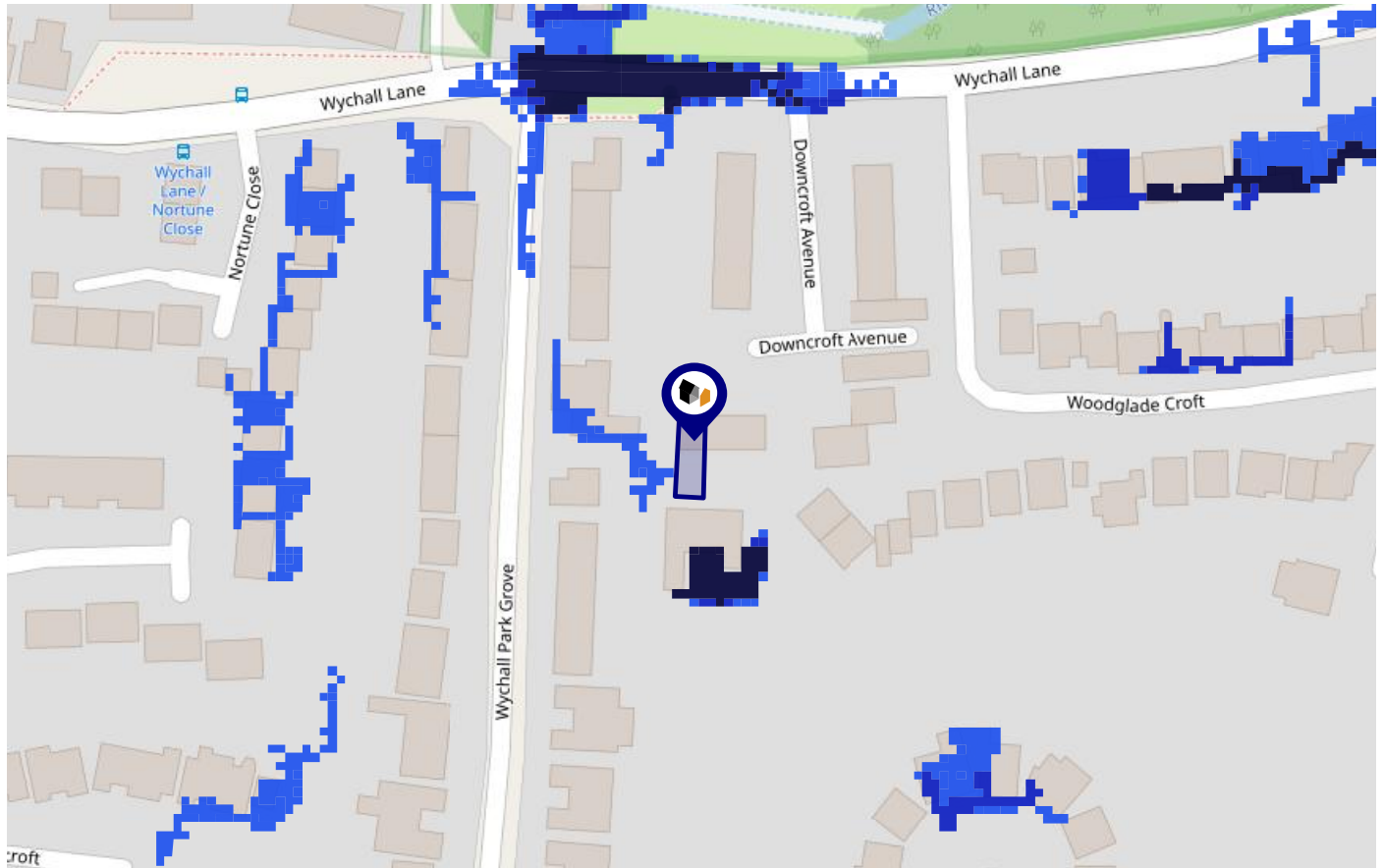
Chance of flooding to the following depths at this property:



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

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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- 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.

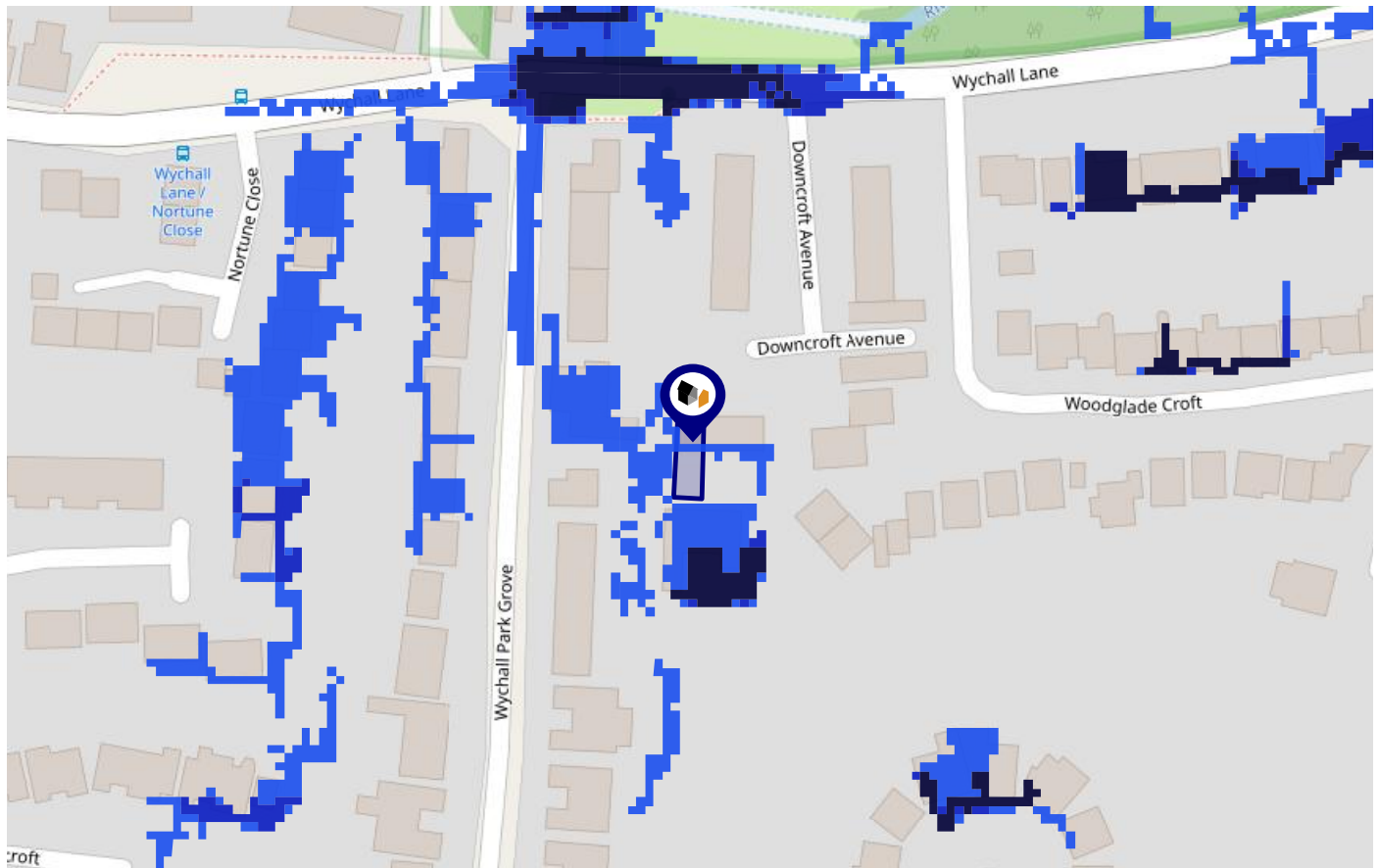
Chance of flooding to the following depths at this property:



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**

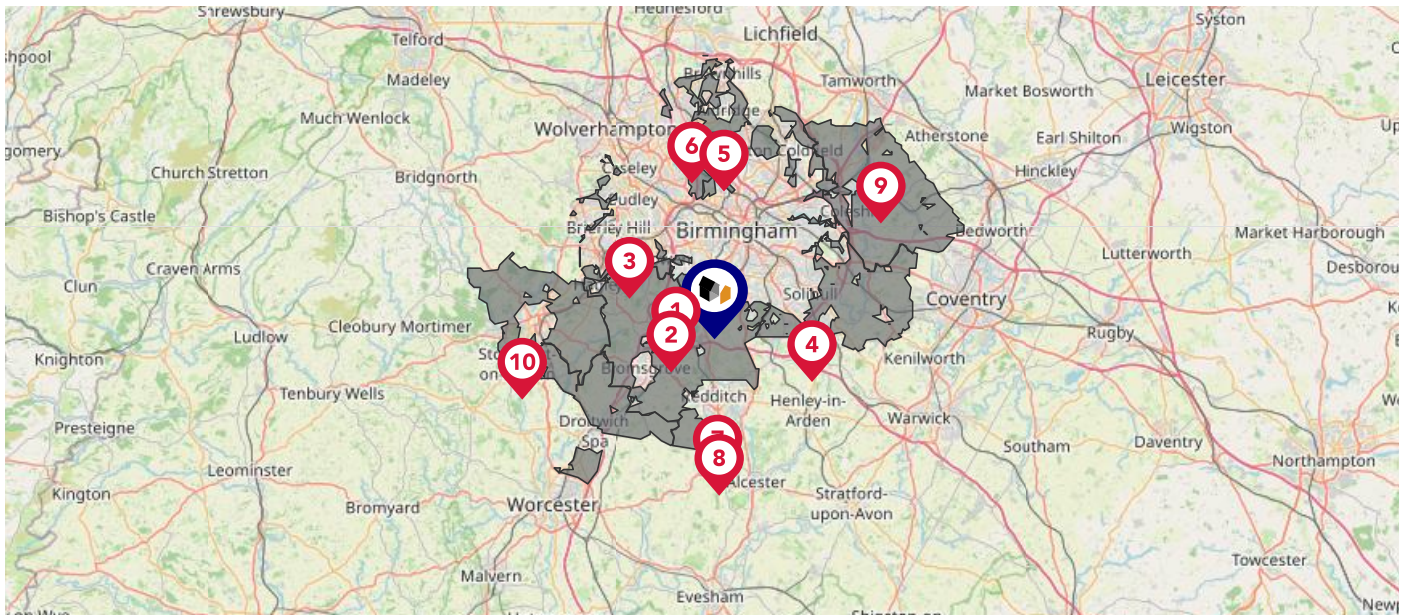
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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:



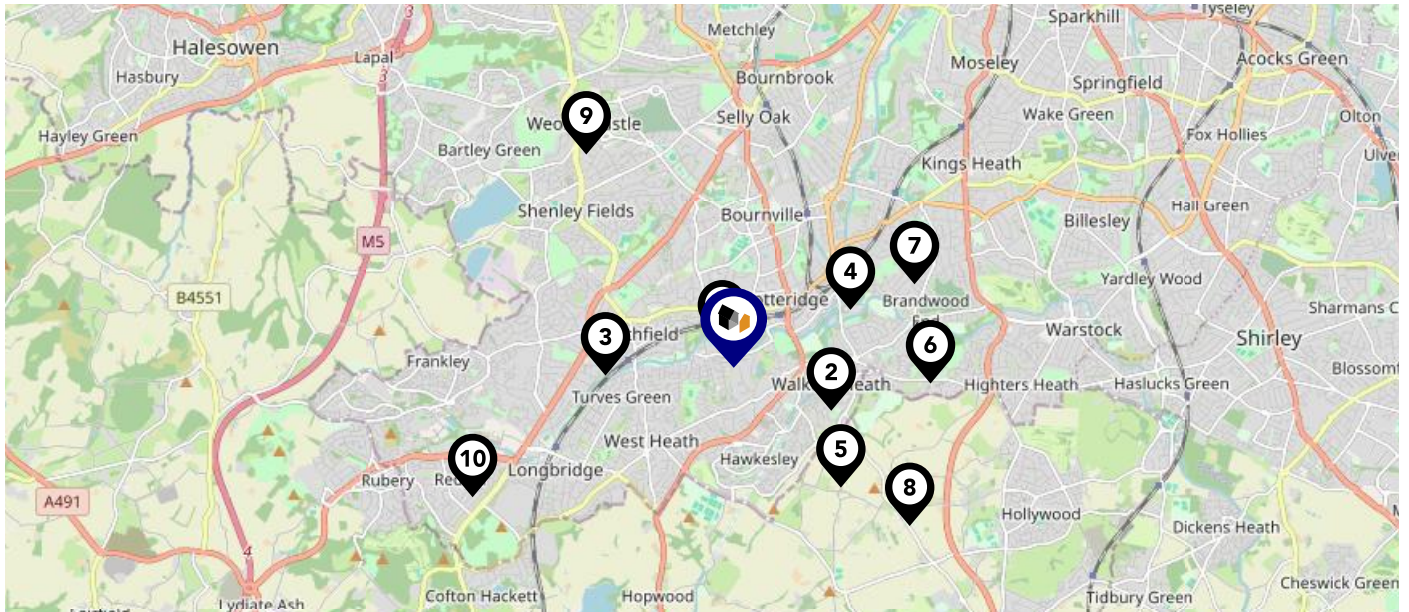
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Birmingham Green Belt - Birmingham
-  Birmingham Green Belt - Bromsgrove
-  Birmingham Green Belt - Dudley
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - Sandwell
-  Birmingham Green Belt - Walsall
-  Birmingham Green Belt - Redditch
-  Birmingham Green Belt - Wychavon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Wyre Forest

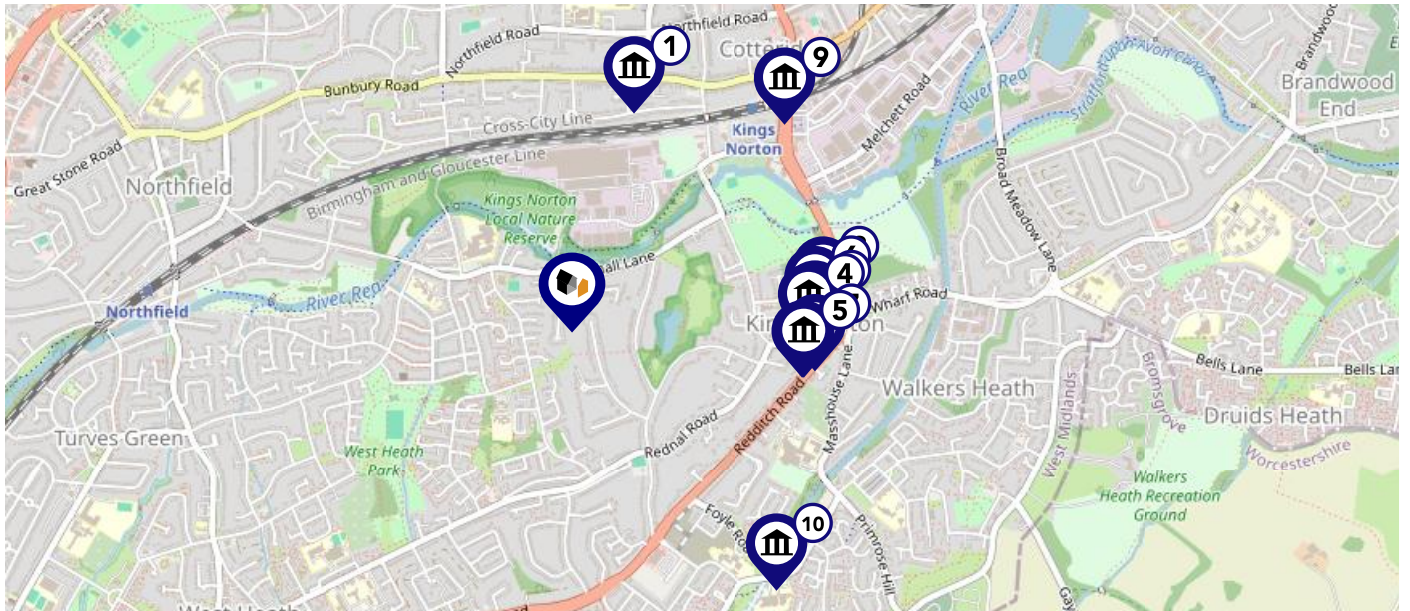
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













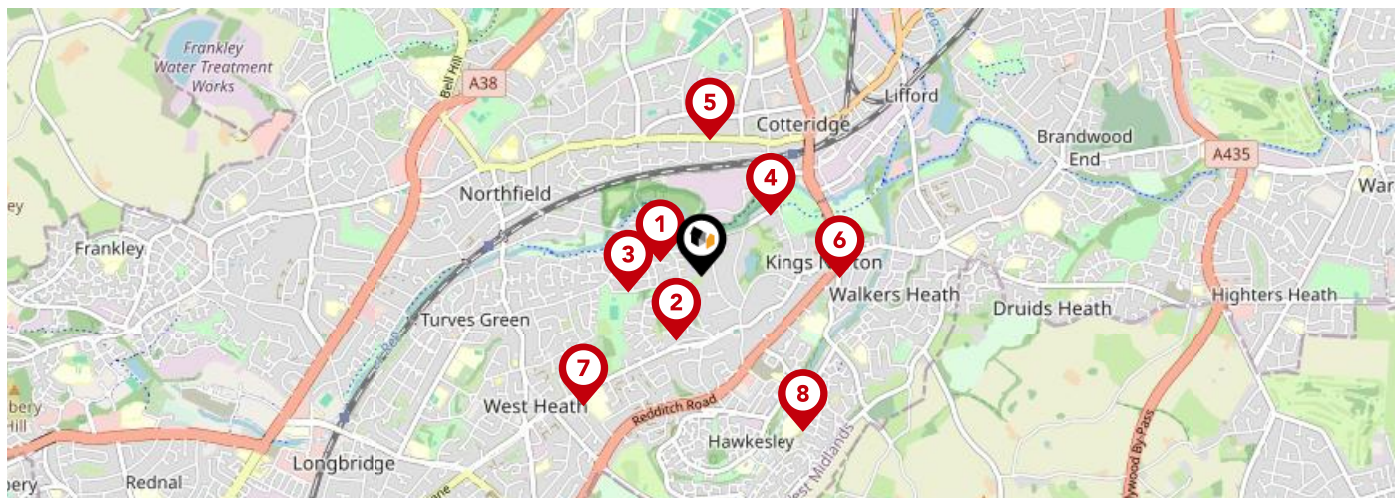
Nearby Landfill Sites

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

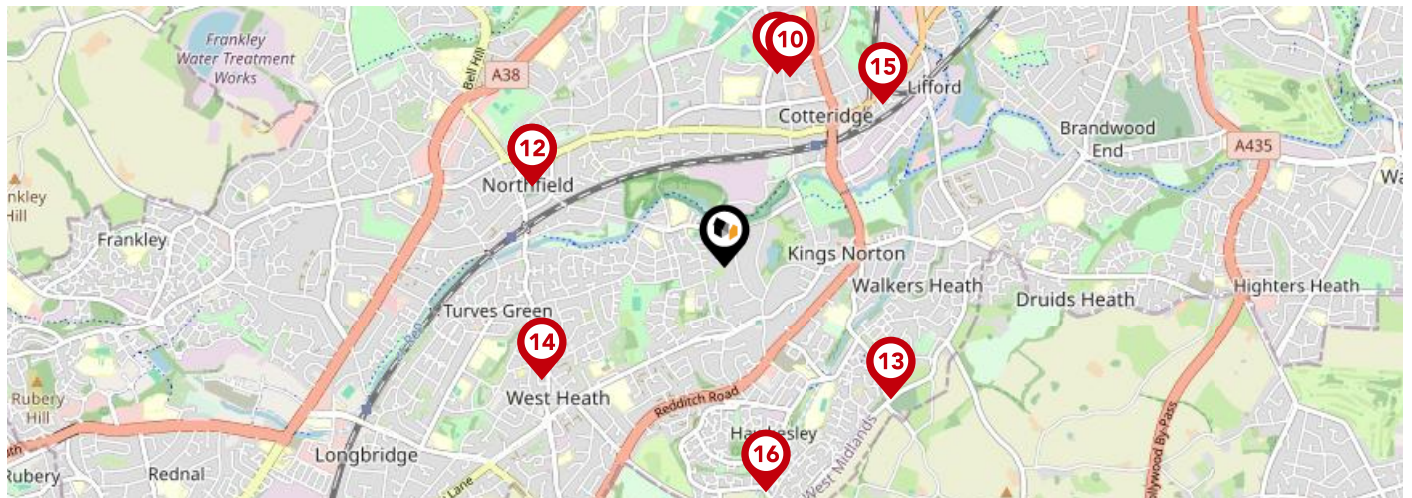
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1482102 - 114 Middleton Hall Road	Grade II	0.5 miles
 1290006 - 18 And 19, The Green B38	Grade II	0.5 miles
 1075550 - Monument To The South Of The Church Of St Nicholas And Facing The Green	Grade II	0.6 miles
 1343450 - The Saracen's Head	Grade II	0.6 miles
 1075551 - 16 And 17, The Green B38	Grade II	0.6 miles
 1075549 - Church Of St Nicholas	Grade I	0.6 miles
 1211455 - Hiron's Bakery	Grade II	0.6 miles
 1211444 - Old Grammar School	Grade II	0.6 miles
 1405556 - Fire Station And Firemen's Homes	Grade II	0.7 miles
 1343141 - Entrance To Washhill Tunnel Worcester And Birmingham Canal	Grade II	0.8 miles

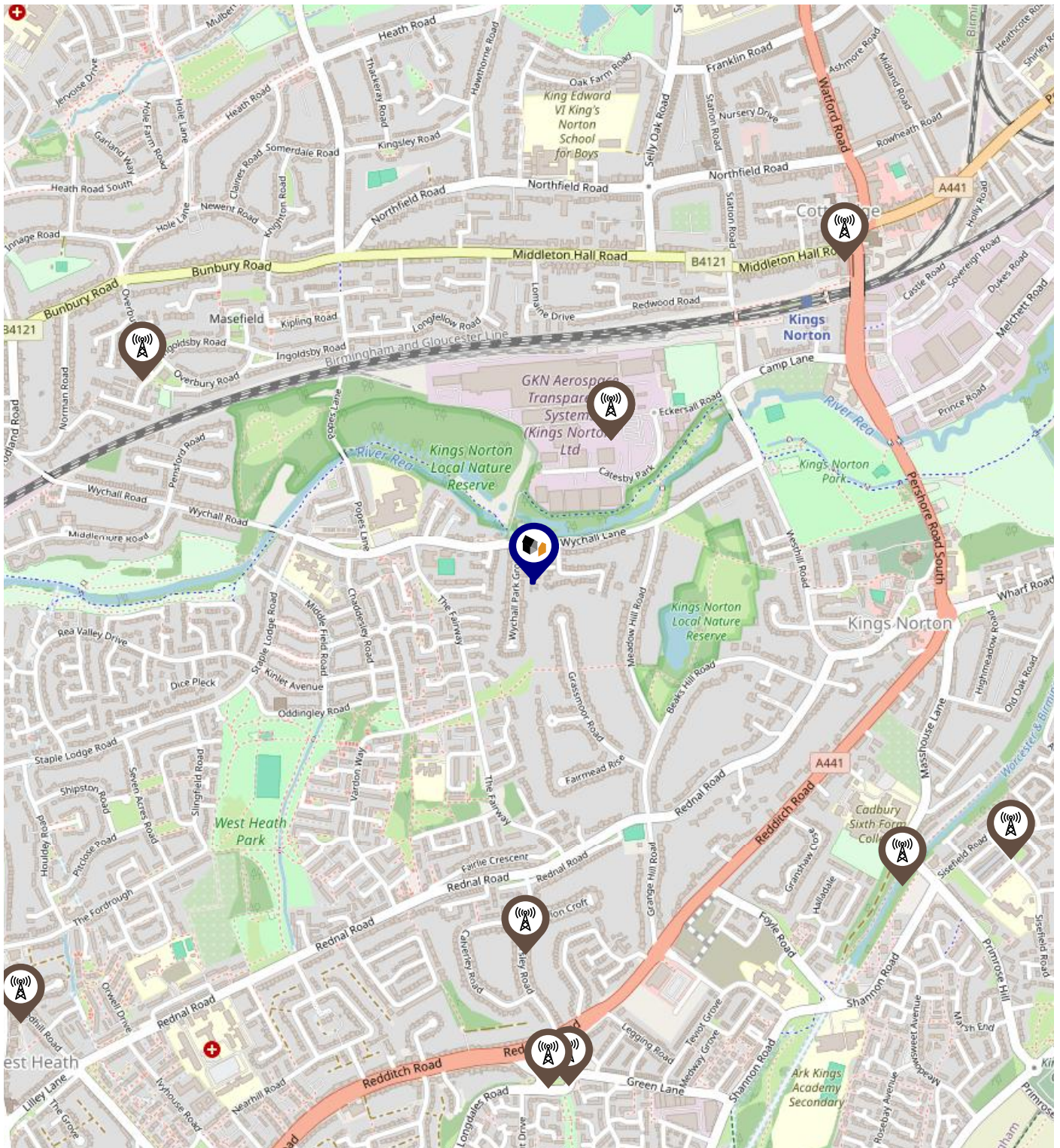


		Nursery	Primary	Secondary	College	Private
1	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1172 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fairway Primary Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wychall Primary School Ofsted Rating: Good Pupils: 357 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King Edward VI King's Norton School for Boys Ofsted Rating: Good Pupils: 812 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kings Norton Junior and Infant School Ofsted Rating: Not Rated Pupils: 398 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	West Heath Primary School Ofsted Rating: Good Pupils: 407 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ark Kings Academy Ofsted Rating: Good Pupils: 800 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Norton Girls' School Ofsted Rating: Outstanding Pupils: 1073 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Church Infant School Ofsted Rating: Good Pupils: 268 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Church Junior School Ofsted Rating: Good Pupils: 359 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 186 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Heath Nursery School Ofsted Rating: Good Pupils: 127 Distance:0.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cotteridge Primary School Ofsted Rating: Good Pupils: 446 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hawkesley Church Primary Academy Ofsted Rating: Good Pupils: 220 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

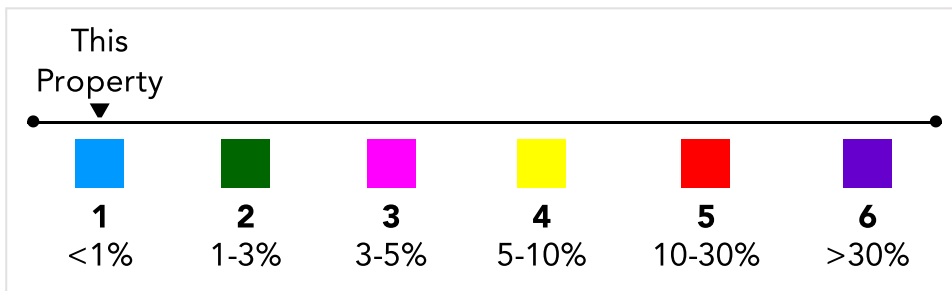
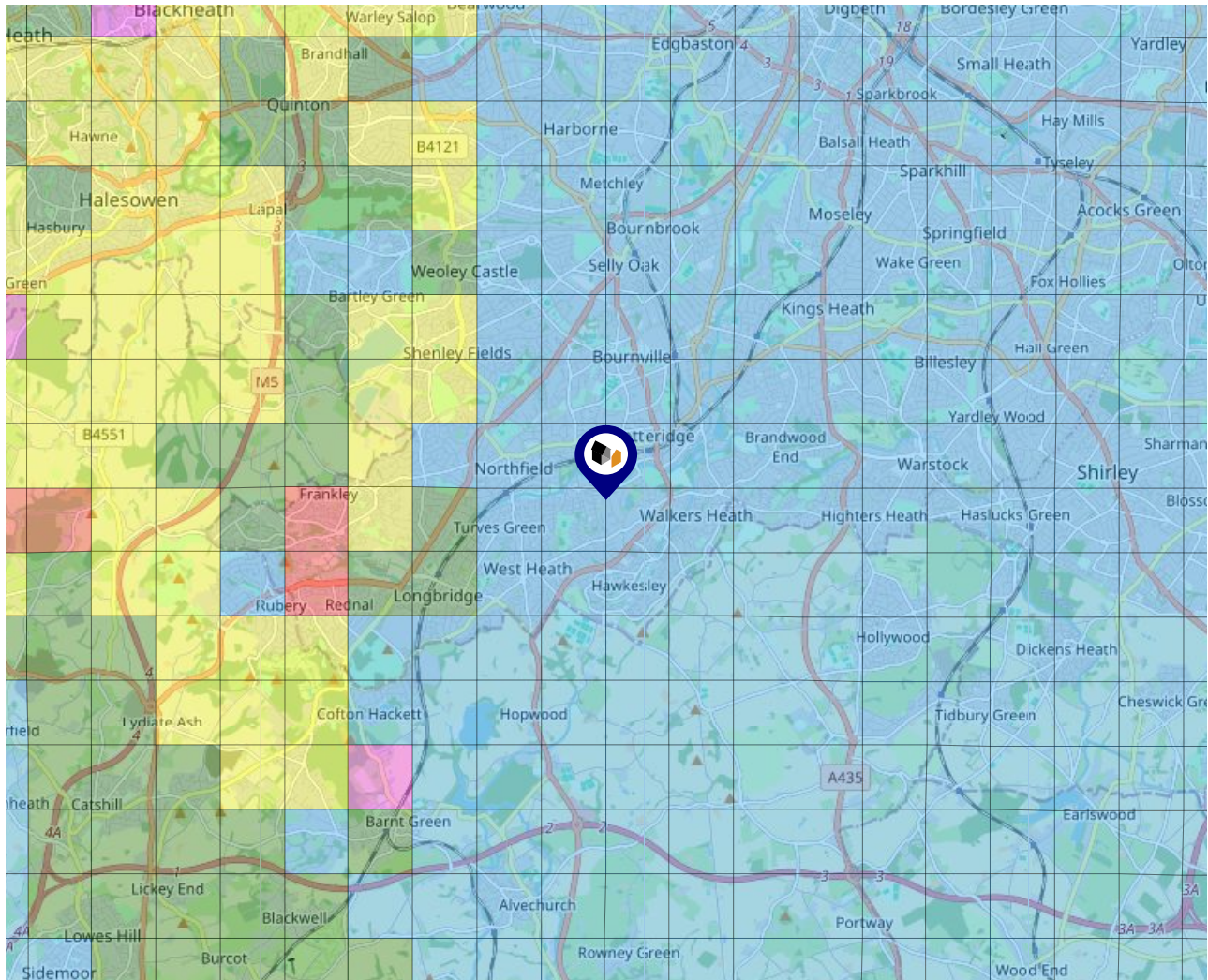


Key:

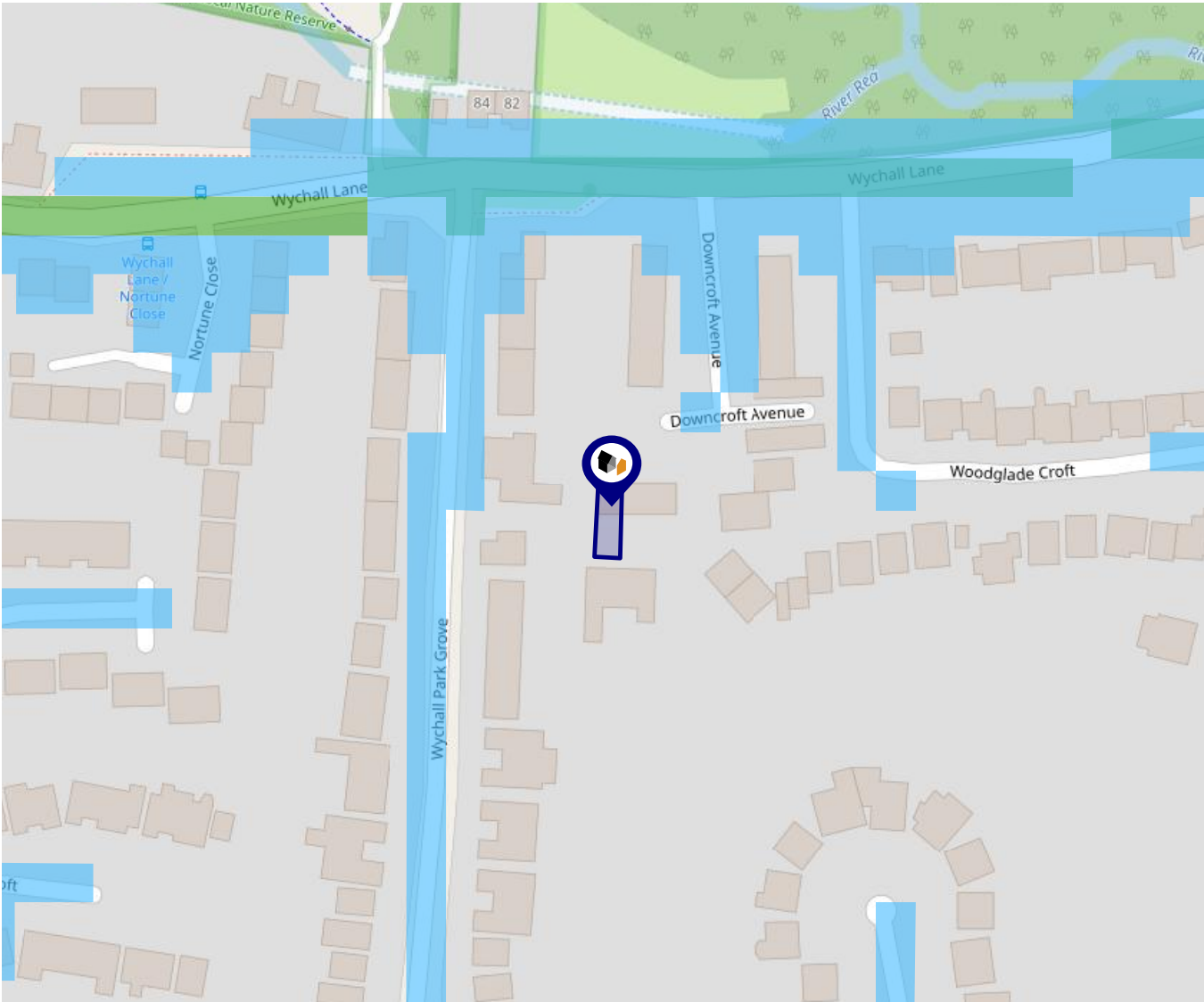
-  Power Pylons
-  Communication Masts

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/m³).



Local Area Road Noise

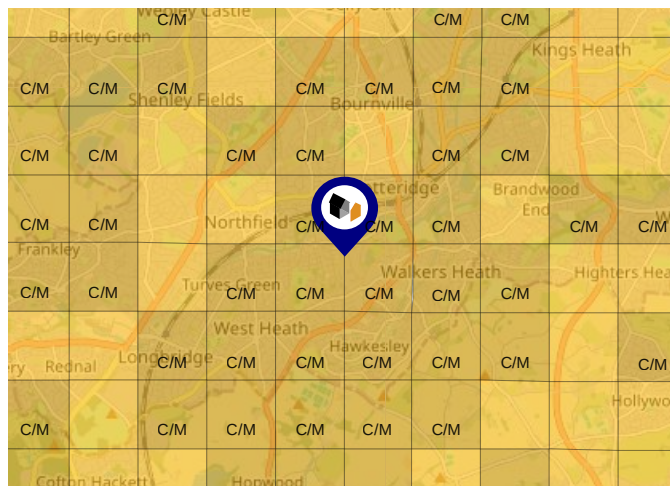


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

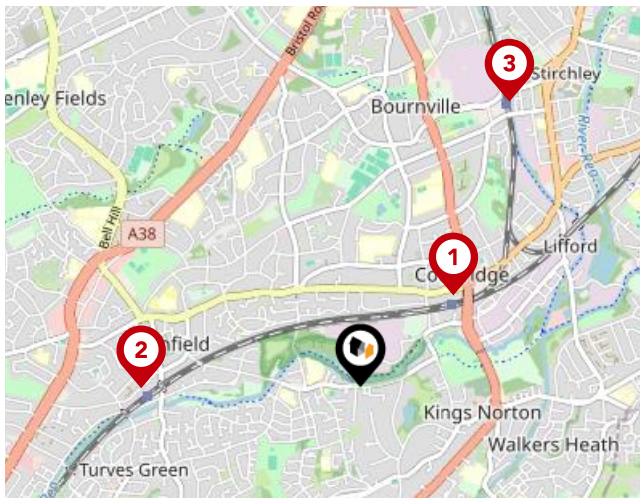
Ground Composition for this Address (Surrounding square kilometer zone around property)

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
1	Kings Norton Rail Station	0.6 miles
2	Northfield Rail Station	0.99 miles
3	Bournville Rail Station	1.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	3.22 miles
2	M42 J3	4.4 miles
3	M5 J3	4.19 miles
4	M5 J4	4.85 miles
5	M5 J1	7.33 miles

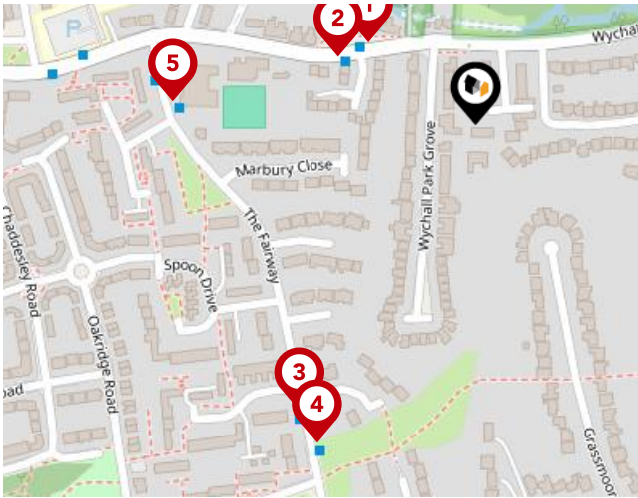


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	9.43 miles
2	Baginton	19.93 miles
3	Staverton	36.8 miles
4	East Mids Airport	38.72 miles

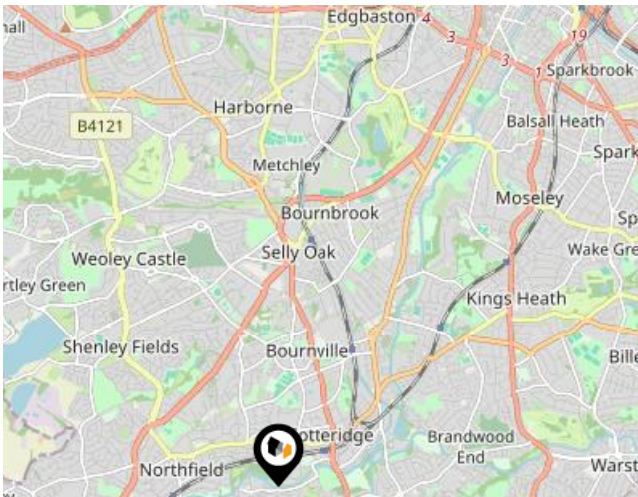
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nortune Close	0.08 miles
2	Nortune Close	0.09 miles
3	Chip Close	0.19 miles
4	Chip Close	0.2 miles
5	Club View	0.17 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	4.48 miles
2	Five Ways (Midland Metro Stop)	4.74 miles
3	Brindleyplace (Midland Metro Stop)	4.9 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

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

Information on Anti-Money Laundering checks:

We are required by law to carry out Anti-Money Laundering checks on all individuals who are selling or buying a property. It is our responsibility to ensure that these checks are carried out correctly and monitored continuously. However, our partner, IAmProperty, will conduct the initial checks on our behalf. They will contact you once your offer has been agreed upon and we are in receipt of ID. These checks incur a non-refundable fee of £30 (inclusive of VAT). The fee covers the collection of relevant data, manual checks, and monitoring. You will need to pay this fee to IAmProperty to complete all Anti-Money Laundering checks before your offer can be formally agreed upon. EXP will receive a portion of the fee charged by IAmProperty to compensate for our role in providing these checks.

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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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