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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11th September 2026



WOODLAND ROAD, NORTHFIELD, BIRMINGHAM, B31

OIRO : £365,000

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Birmingham

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Set back from the road and offering generous accommodation across two floors, this substantial traditional home provides the space, versatility and outside areas perfectly suited to a growing family.

To the front, a spacious driveway provides off-road parking for at least three vehicles together with access to the garage. Entering through the porch, a further door opens into a bright and welcoming entrance hall with stairs rising to the first floor, useful under-stairs storage and doors leading to both reception rooms.

The separate front reception room is a wonderful additional living space, enhanced by high ceilings, an electric flame-effect fire and a large double-glazed bay window allowing plenty of natural light to flood the room. Whether used as a formal lounge, playroom or family room, its versatility is a real advantage.

At the heart of the home is the spacious main living area. Light, airy and beautifully proportioned, the lounge features high ceilings and a feature fireplace with surround before flowing seamlessly into the extended dining area. French doors open directly onto the rear garden, creating a fantastic space for everyday family life as well as entertaining.

From the lounge, a door leads into the fitted kitchen, offering an excellent range of storage cupboards and generous work surfaces. Appliances include an electric hob with extractor above and separate oven and grill, whilst the sink and drainer are positioned beneath a window overlooking the lovely rear garden. There is also space for a dishwasher and fridge freezer together with an additional storage cupboard.

A separate utility room adds further practicality and storage, with direct access to both the rear garden and garage – particularly useful for busy family life.

Upstairs continues the home's wonderfully light and airy feel. A side-facing window illuminates the landing, from which doors lead to three well-proportioned bedrooms, two benefitting from built-in wardrobes, together with a shower room and separate WC.

And then there's the garden...

A family home of this size deserves outside space to match, and this one certainly delivers. The large, south-facing rear garden is immensely private and secure, bordered by mature hedging and offering an excellent combination of patio and extensive lawn. Whether it's children playing, summer entertaining, gardening or simply relaxing in the sunshine, this is a garden the whole family can enjoy.

Offering almost 1,400 sq ft of accommodation, multiple reception spaces, excellent parking, garage and a fantastic south-facing garden, this is a substantial and versatile family home in an established and convenient Northfield location.

Location

Woodland Road is superbly positioned for family life, combining excellent schooling, transport links and everyday amenities. Of particular appeal to families is the home's close proximity to St Laurence Church Infant School and St Laurence Church Junior School on Bunbury Road, both just a short walk away.

Northfield's excellent selection of shops, supermarkets and amenities are easily accessible, whilst Northfield Train Station is also nearby, providing convenient connections into Birmingham City Centre and beyond.

Longbridge and its extensive shopping, dining and leisure facilities are within easy reach, together with major road links and popular green spaces including Cofton Park and the Lickey Hills.

KFB - Key Facts For Buyers



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,333 ft ² / 123 m ²
Plot Area:	0.13 acres
Council Tax :	Band C
Annual Estimate:	£2,100
Title Number:	WM14282

OIRO:	£365,000
Tenure:	Freehold

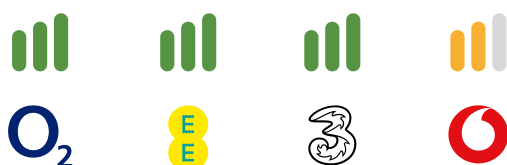
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	79 mb/s	10000 mb/s

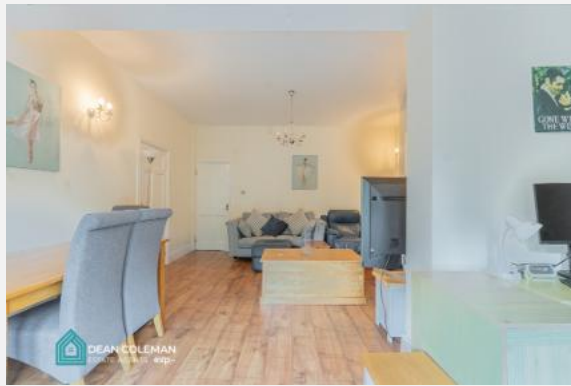
Mobile Coverage: (based on calls indoors)

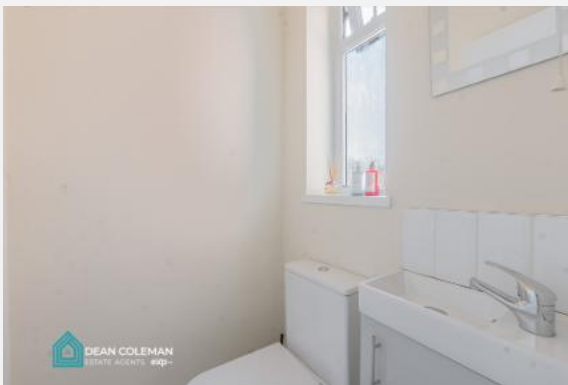
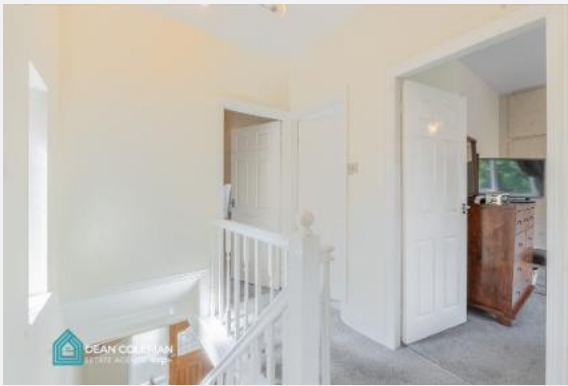


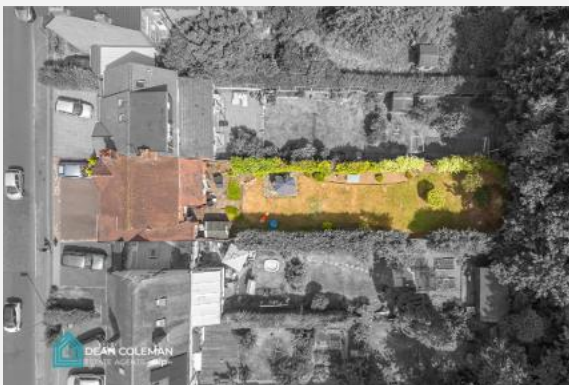
Satellite/Fibre TV Availability:





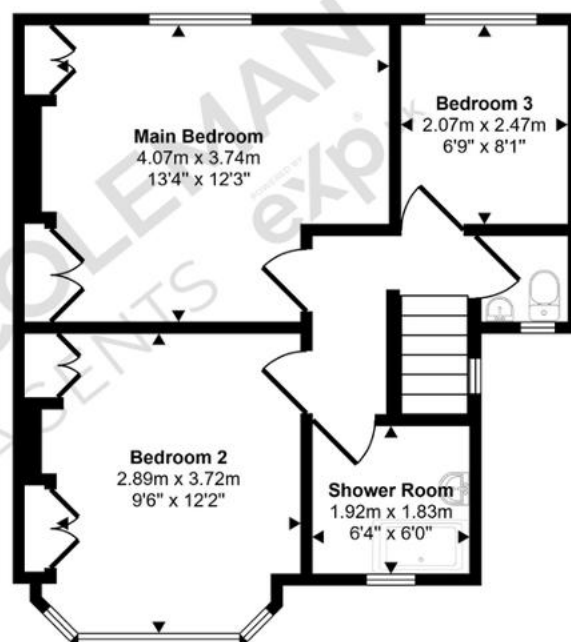
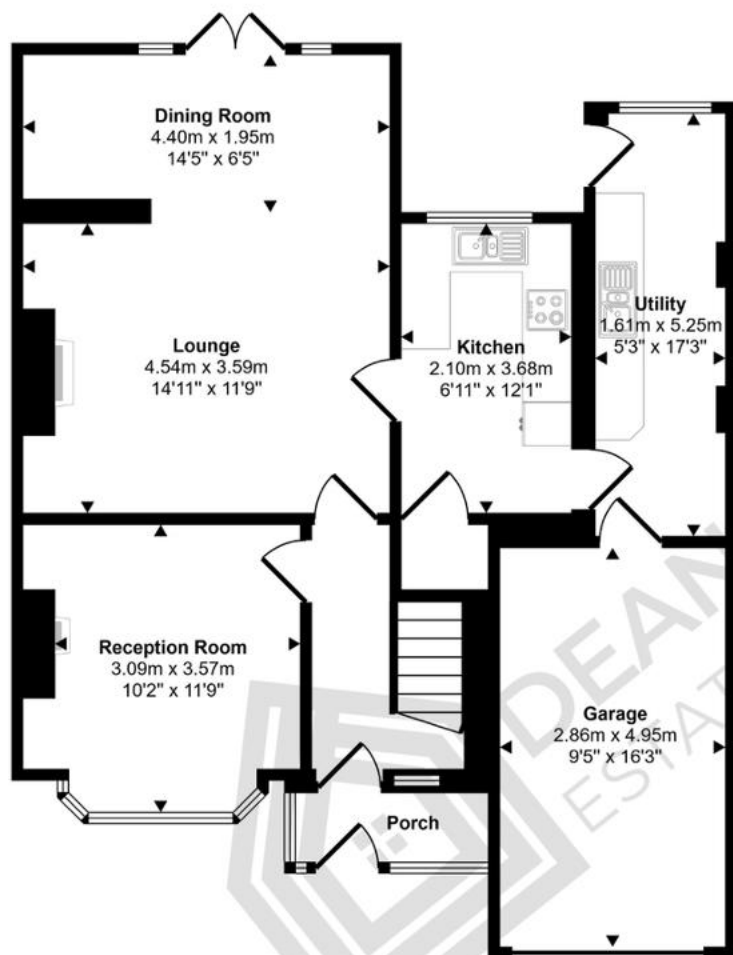






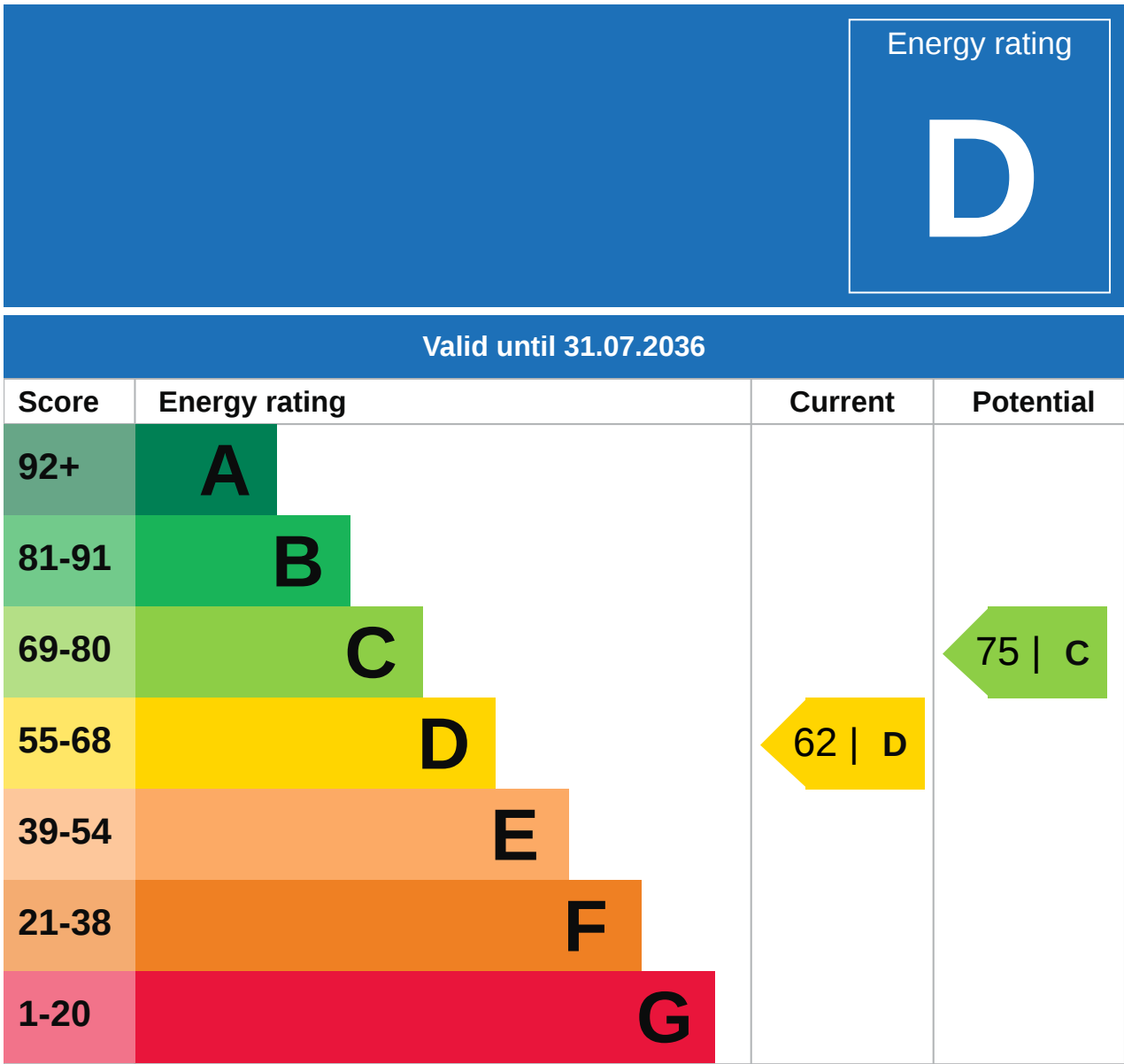
WOODLAND ROAD, NORTHFIELD, BIRMINGHAM, B31

Approx Gross Internal Area
124 sq m / 1333 sq ft



Ground Floor
Approx 81 sq m / 868 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.



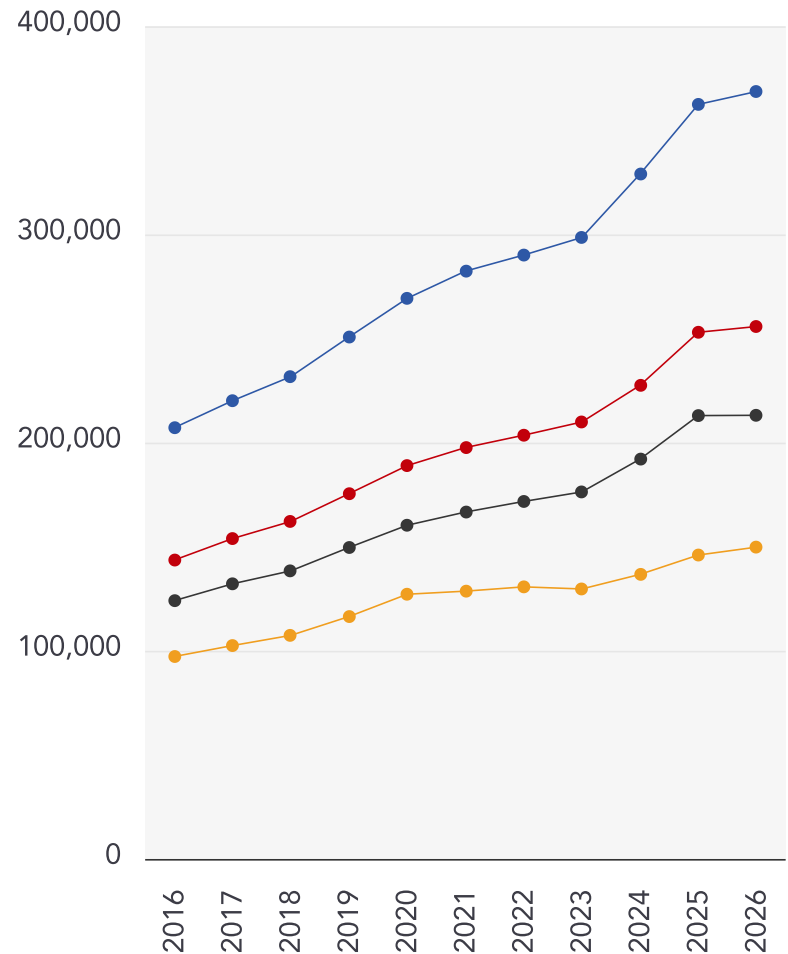
Additional EPC Data

Property Type:	Semi-detached house
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, 175 mm loft insulation
Roof Energy:	Pitched, 175 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:	Excellent lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	97 m ²

97, Woodland Road, Birmingham, B31 2HZ					Semi-detached House
Last Sold Date:	12/04/2022	22/01/2015	08/05/2009		
Last Sold Price:	£280,000	£185,500	£120,000		
95, Woodland Road, Birmingham, B31 2HZ					Detached House
Last Sold Date:	25/03/2022	03/10/2003			
Last Sold Price:	£320,000	£165,000			
71, Woodland Road, Birmingham, B31 2HZ					Semi-detached House
Last Sold Date:	20/08/2021	03/04/2006	24/06/2005	06/04/2001	
Last Sold Price:	£340,000	£155,000	£190,000	£82,000	
83, Woodland Road, Birmingham, B31 2HZ					Semi-detached House
Last Sold Date:	24/08/2020				
Last Sold Price:	£372,500				
77, Woodland Road, Birmingham, B31 2HZ					Detached House
Last Sold Date:	18/09/2019	31/03/2017			
Last Sold Price:	£399,950	£85,000			
69, Woodland Road, Birmingham, B31 2HZ					Semi-detached House
Last Sold Date:	31/05/2018	16/08/2016			
Last Sold Price:	£430,000	£175,000			
79, Woodland Road, Birmingham, B31 2HZ					Terraced House
Last Sold Date:	12/05/2017				
Last Sold Price:	£389,250				
55, Woodland Road, Birmingham, B31 2HZ					Detached House
Last Sold Date:	06/02/2017	24/10/2008			
Last Sold Price:	£367,500	£270,000			
99, Woodland Road, Birmingham, B31 2HZ					Semi-detached House
Last Sold Date:	29/08/2014				
Last Sold Price:	£210,000				
91, Woodland Road, Birmingham, B31 2HZ					Semi-detached House
Last Sold Date:	07/08/2014	12/08/2005	27/03/2000		
Last Sold Price:	£270,000	£61,500	£78,000		
67, Woodland Road, Birmingham, B31 2HZ					Detached House
Last Sold Date:	11/12/2009				
Last Sold Price:	£263,000				
53, Woodland Road, Birmingham, B31 2HZ					Detached House
Last Sold Date:	28/03/2007				
Last Sold Price:	£320,000				

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 B31



Detached

+77.95%

Semi-Detached

+78.12%

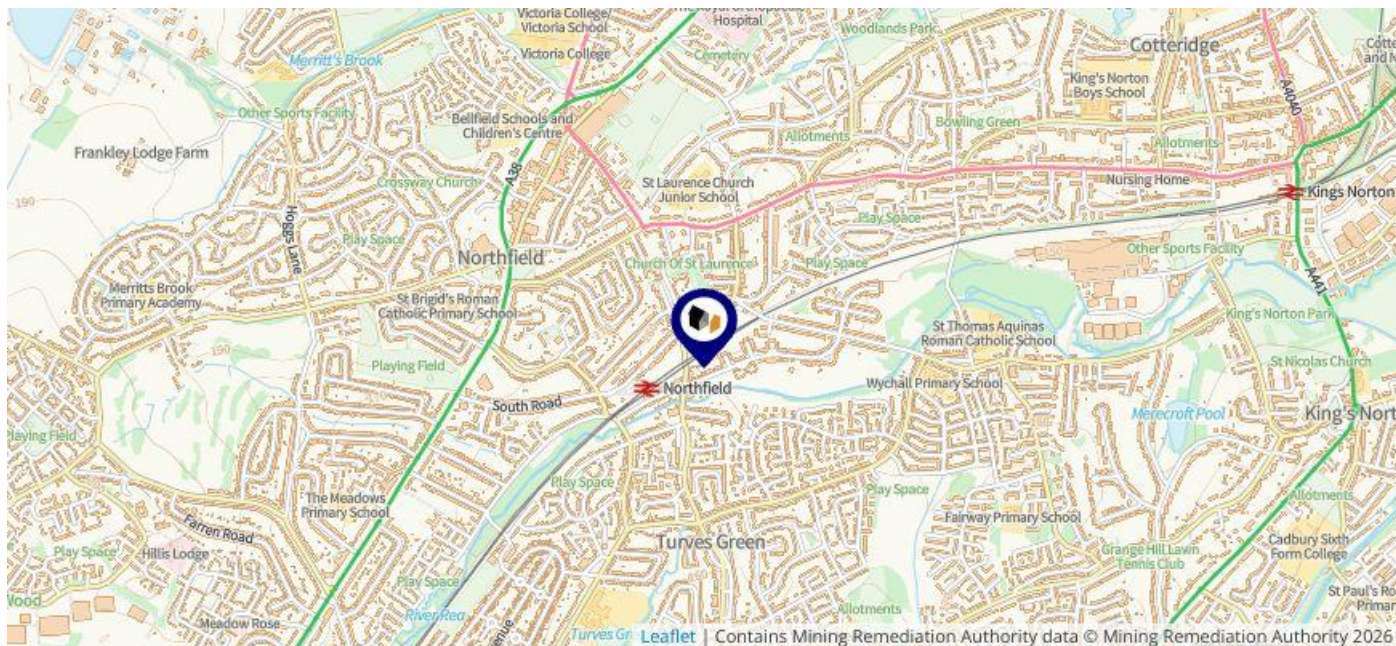
Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



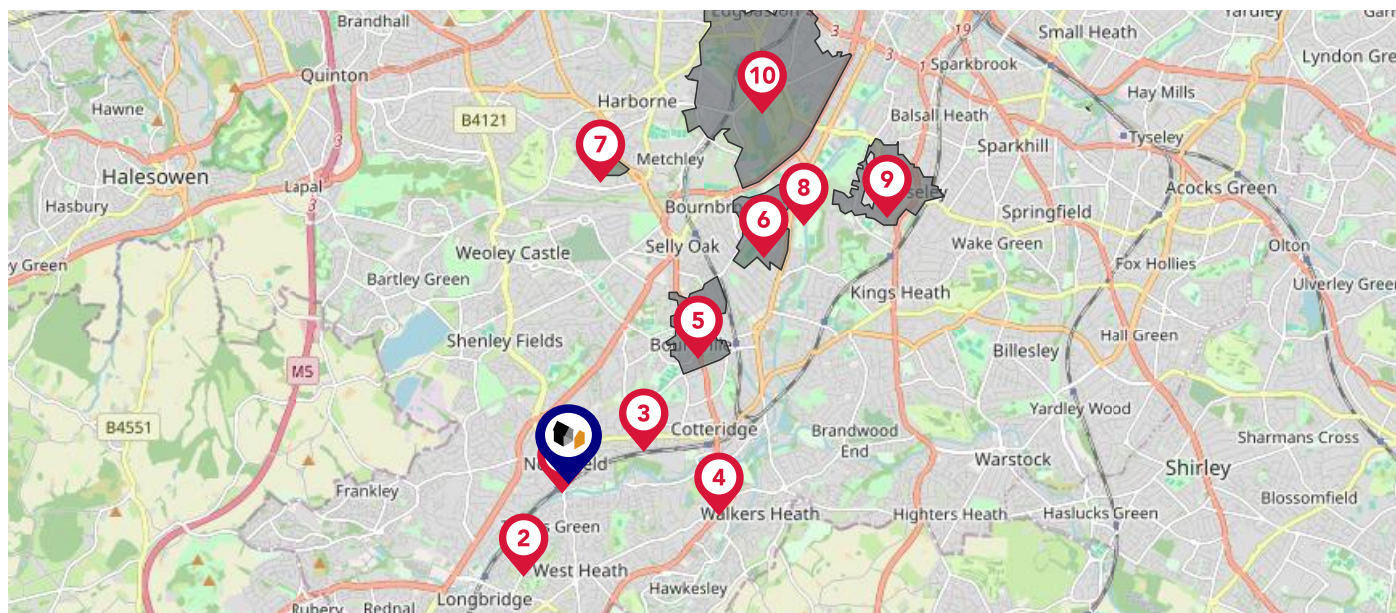
Mine Entry

- ✕ 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.

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



Northfield Old Village



Austin Village



Bournville Tenants



Kings Norton



Bournville Village



Selly Park



Harborne Old Village



Selly Park Avenues

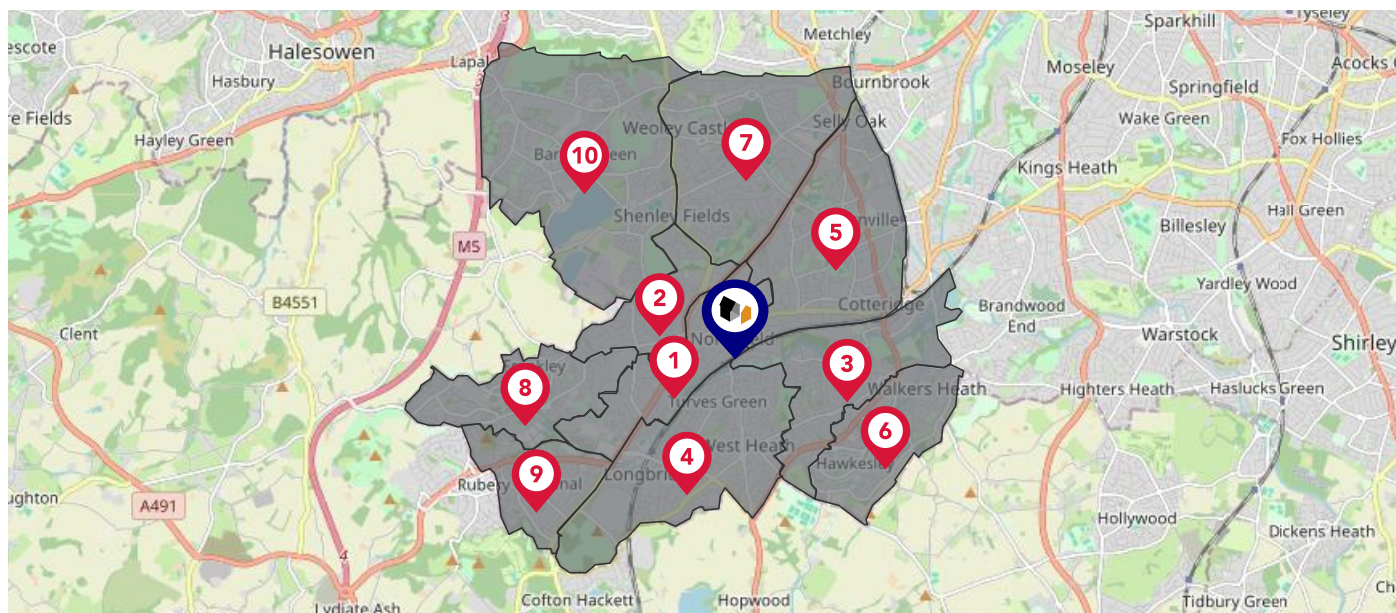


Moseley



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



Northfield Ward



Allens Cross Ward



King's Norton North Ward



Longbridge & West Heath Ward



Bournville & Cotteridge Ward



King's Norton South Ward



Weoley & Selly Oak Ward



Frankley Great Park Ward

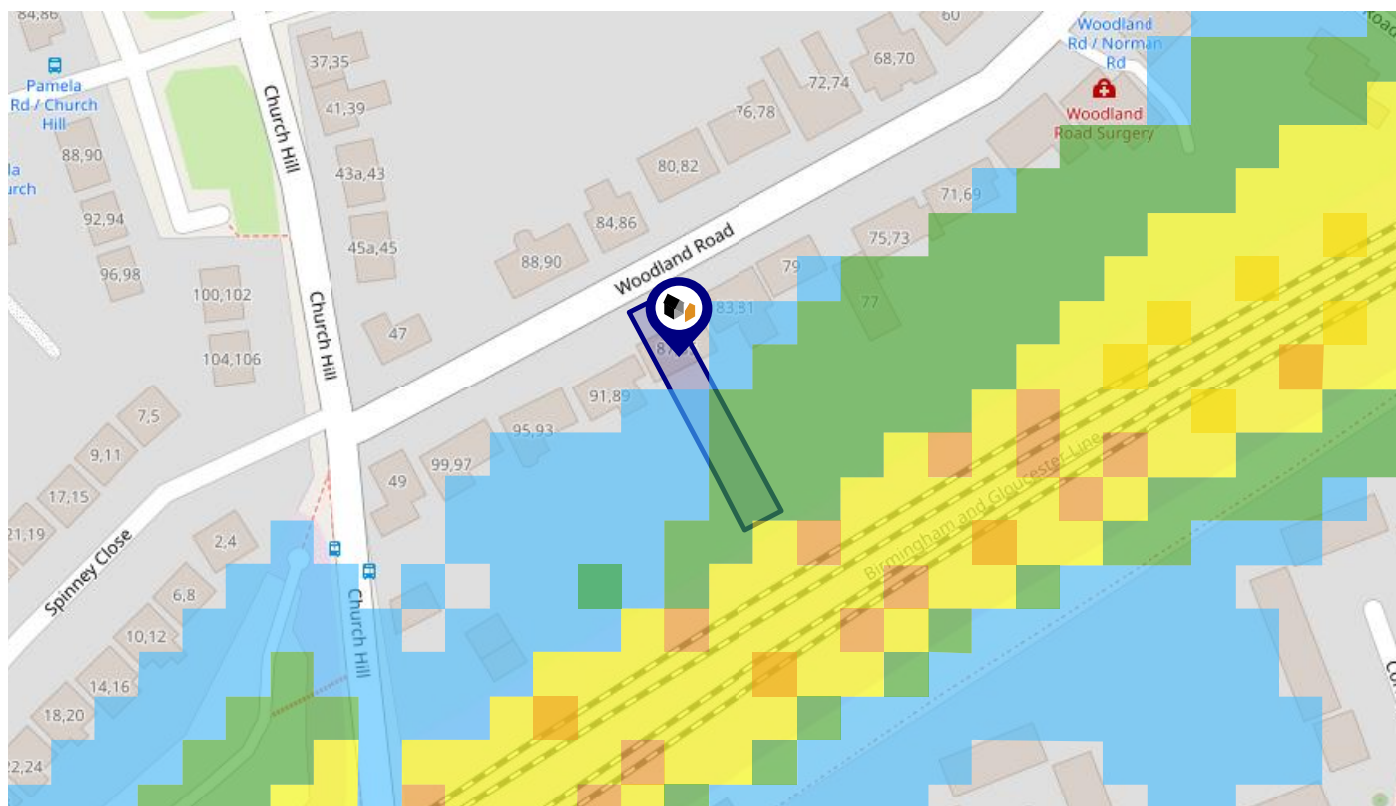


Rubery & Rednal Ward



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.

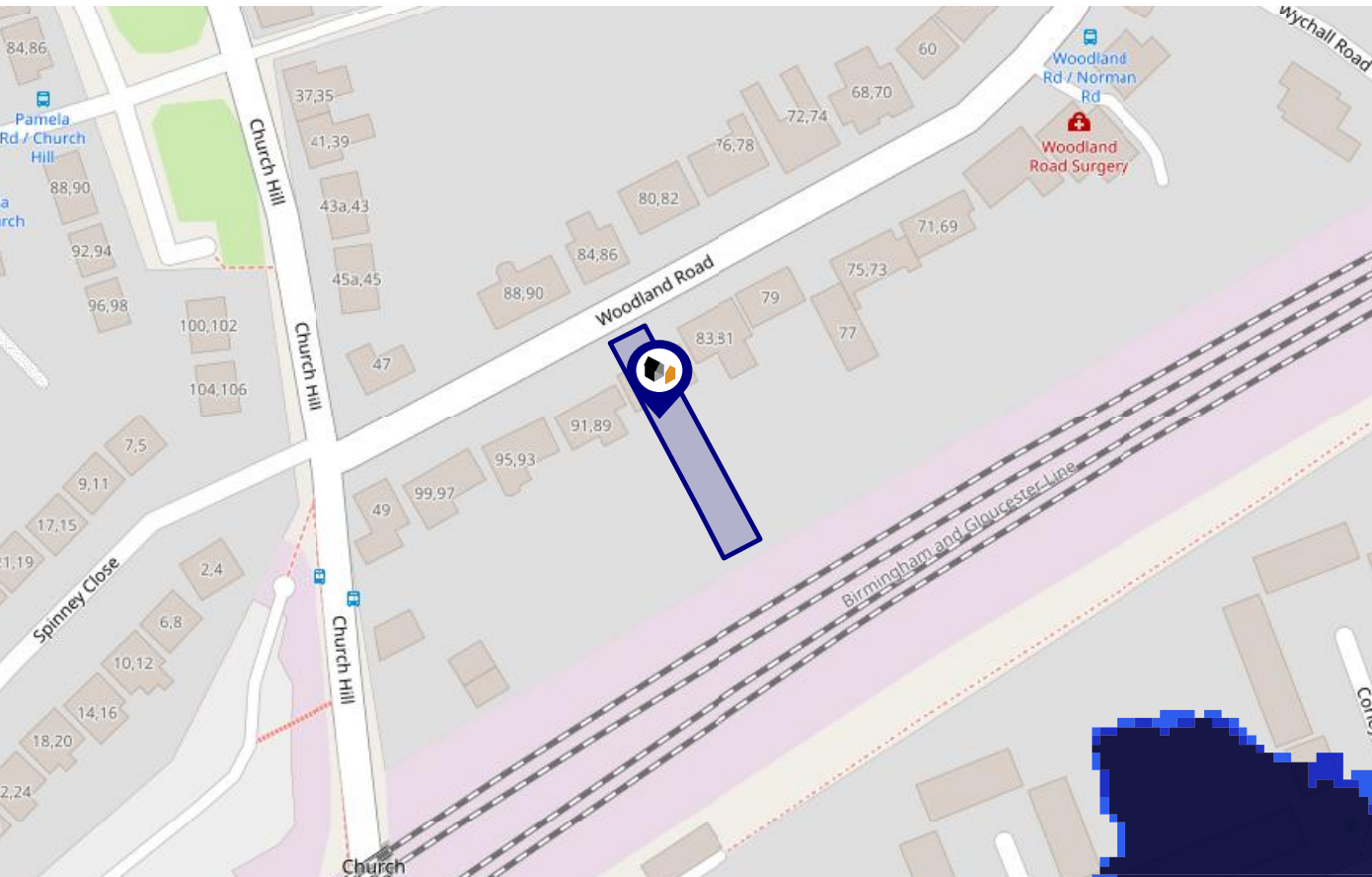
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
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.

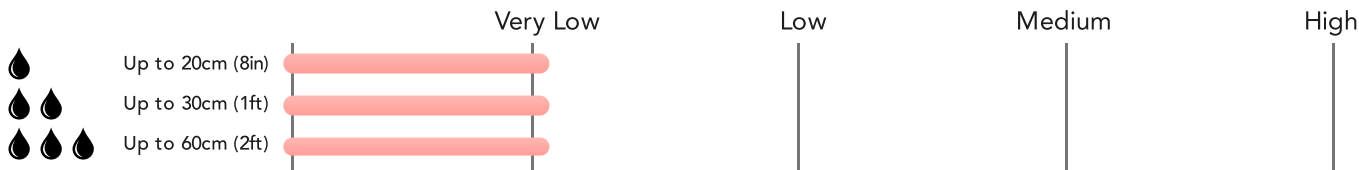


Risk Rating: **Very low**

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.

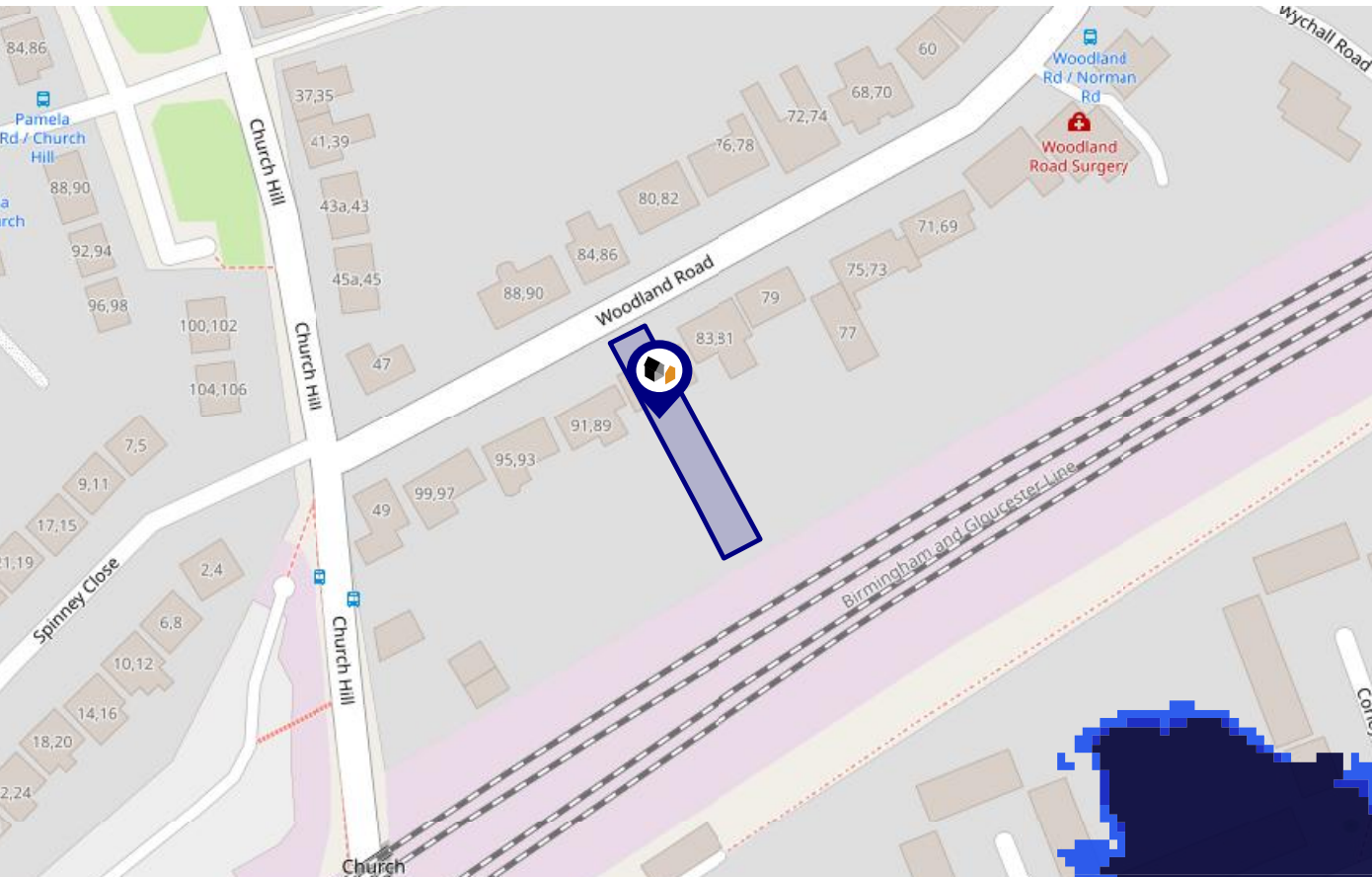
Chance of flooding to the following depths at this property:



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.

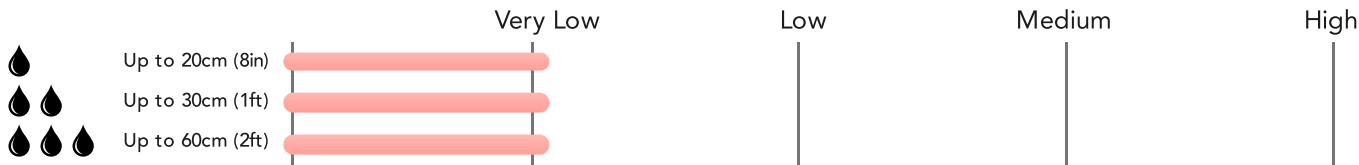


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Chance of flooding to the following depths at this property:

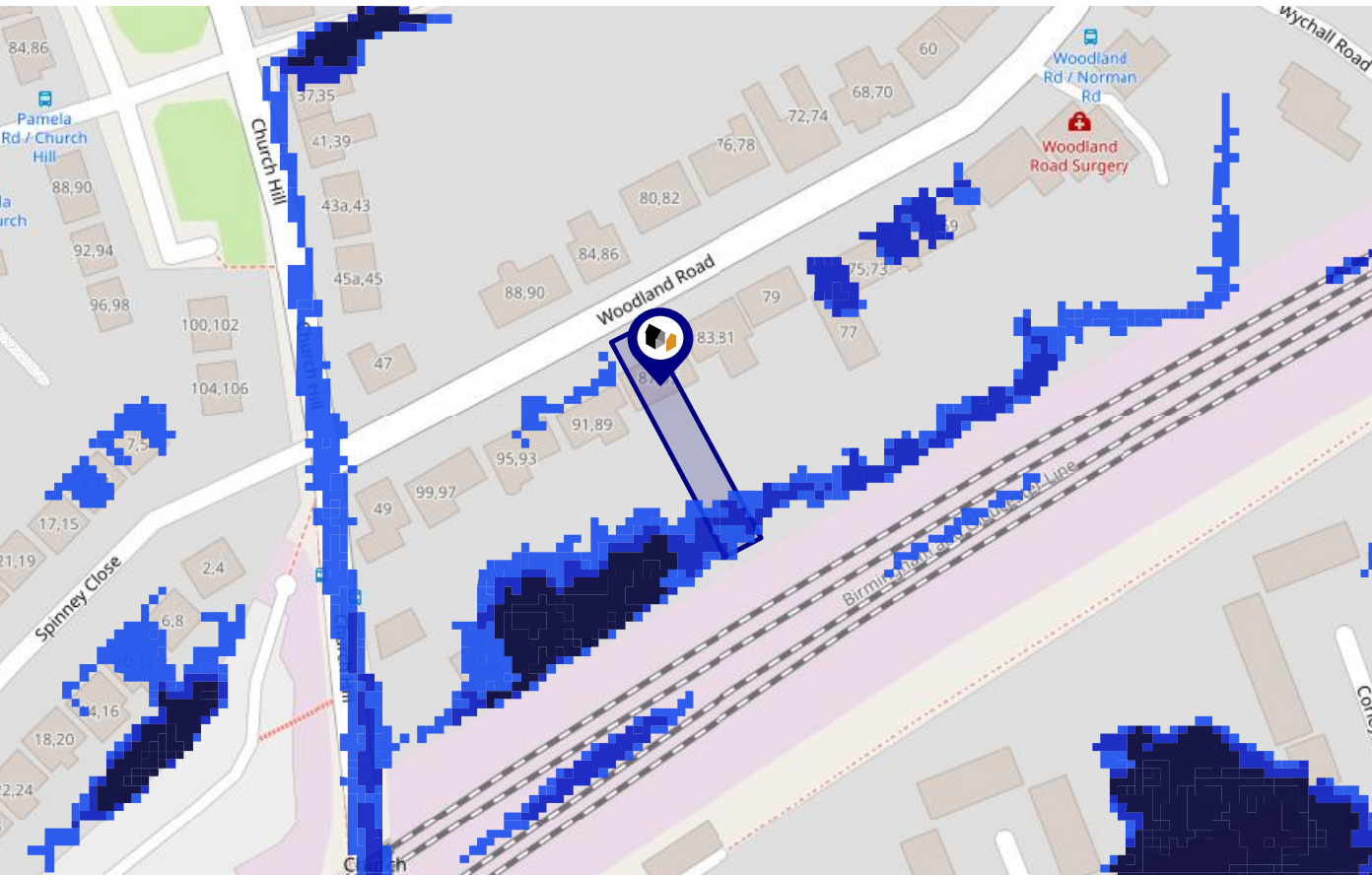


Flood Risk

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.

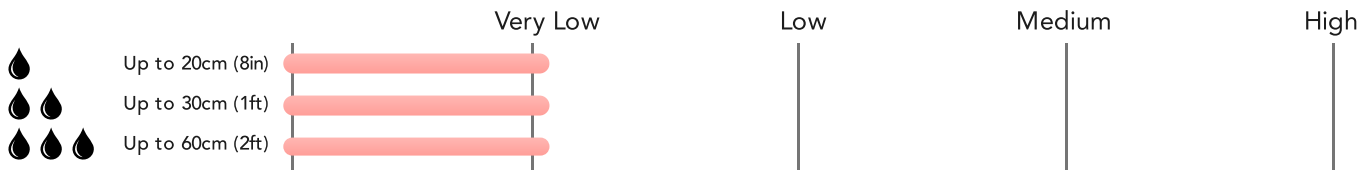


Risk Rating: **Very low**

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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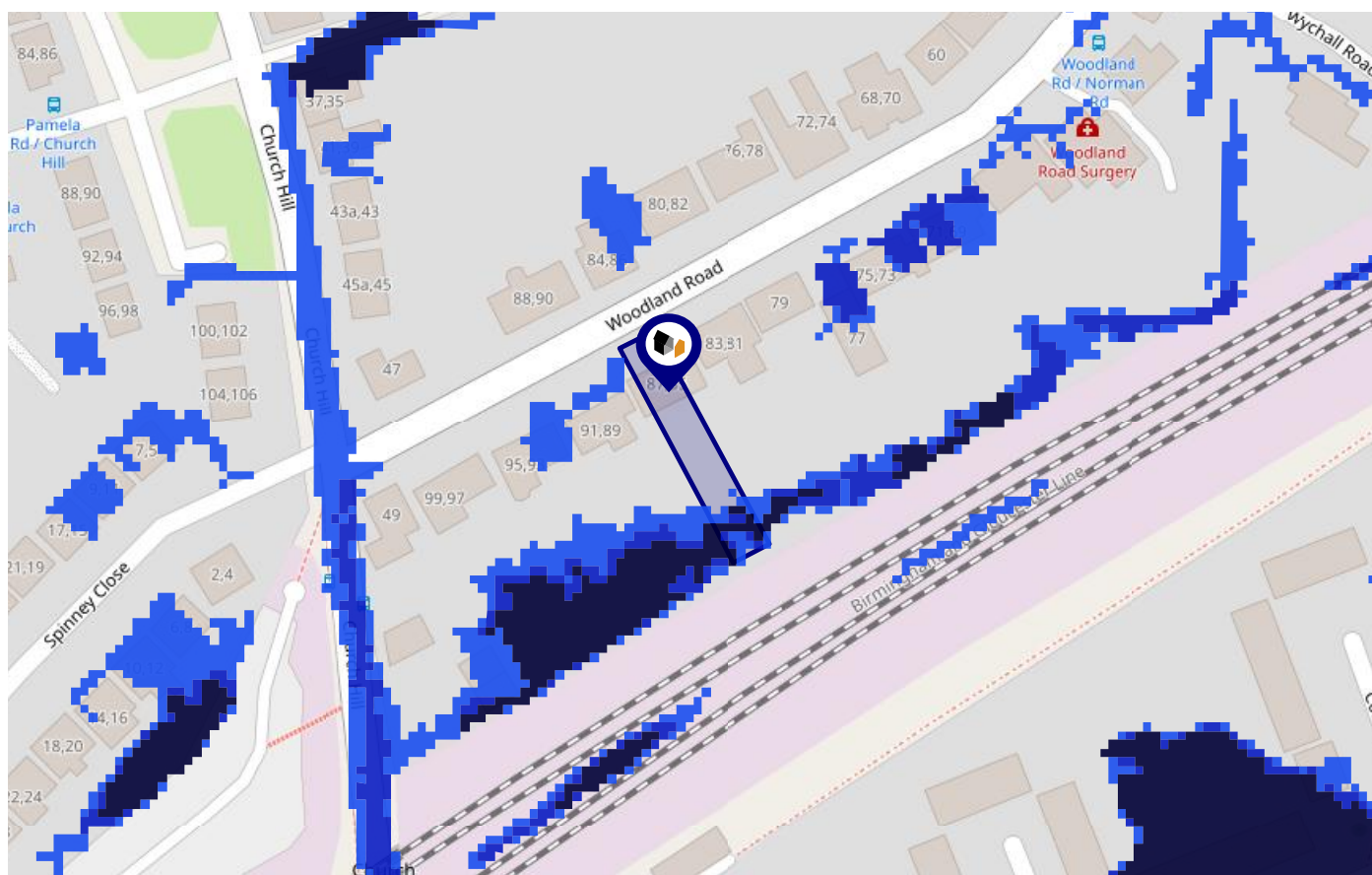
Chance of flooding to the following depths at this property:



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.

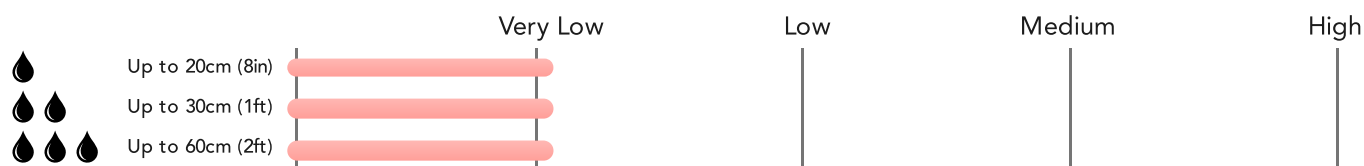


Risk Rating: Very low

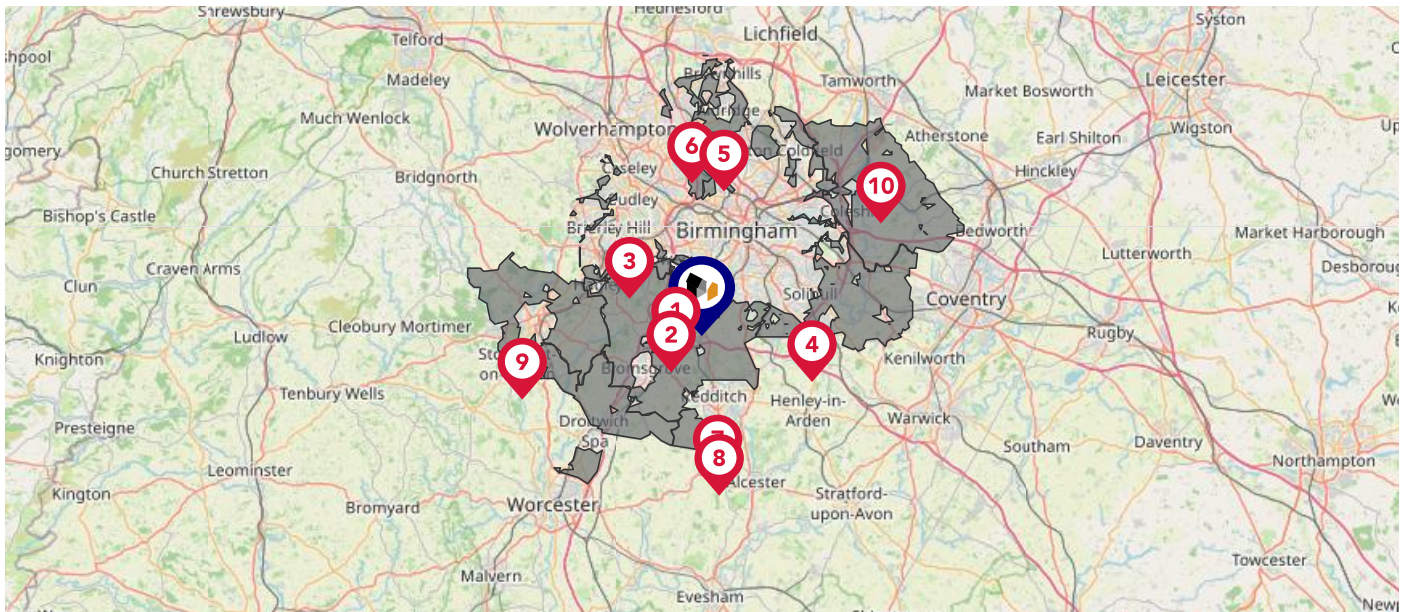
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Chance of flooding to the following depths at this property:



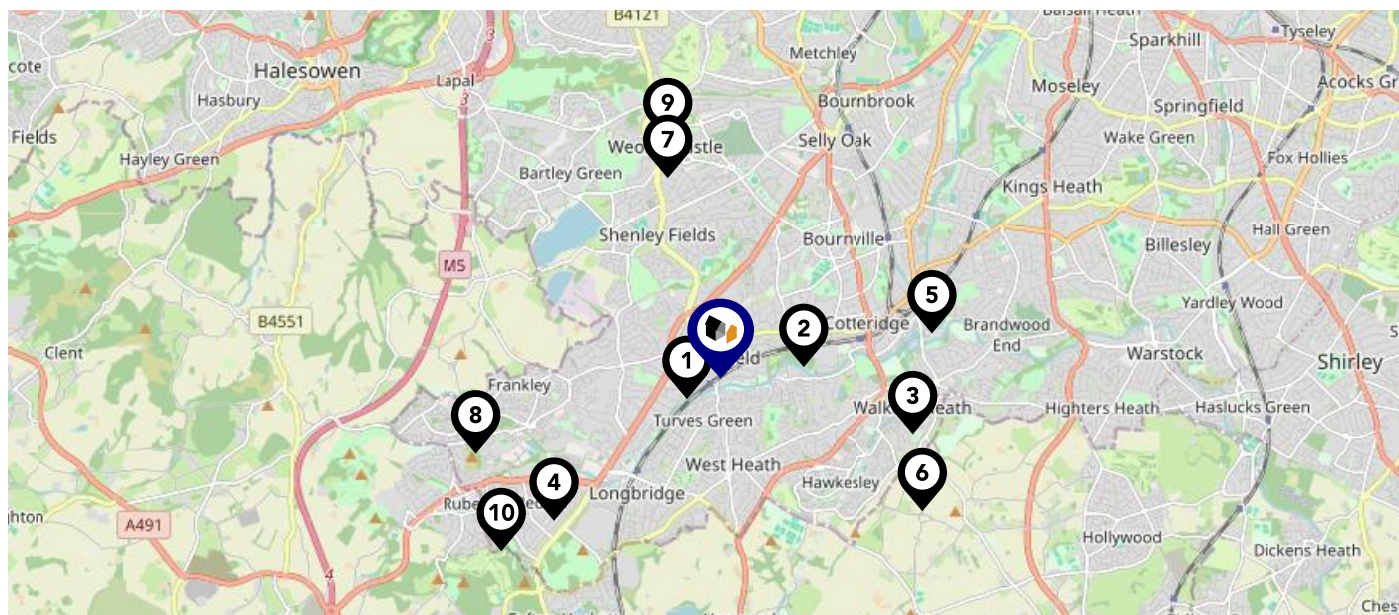
This map displays nearby areas that have been designated as Green Belt...



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 - 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.



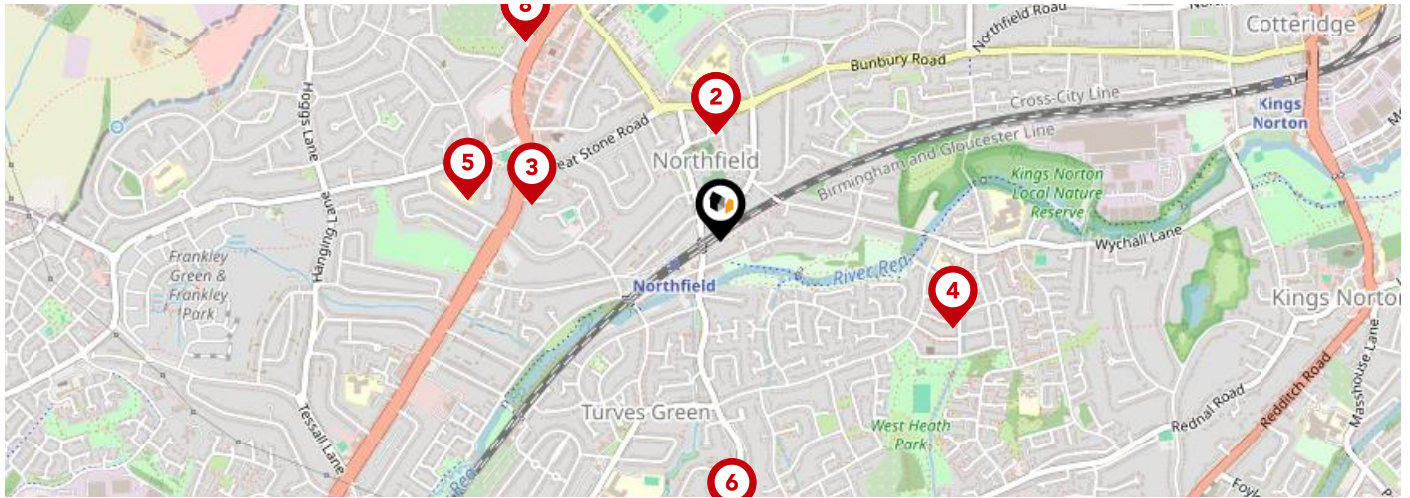
Nearby Landfill Sites

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	Former Brick and Tile Works-Ardath Road, Kings Norton, Birmingham, West Midlands	Historic Landfill	☐
4	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	☐
5	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	☐
6	Icknield Street-Headley Heath, Wythall, Worcestershire	Historic Landfill	☐
7	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	☐
8	Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands	Historic Landfill	☐
9	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill	☐
10	Corinne Close - Quarry Walk-Rednal, Birmingham, West Midlands	Historic Landfill	☐

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



Listed Buildings in the local district		Grade	Distance
	1075657 - The Great Stone Public House	Grade II	0.2 miles
	1343382 - Village Pound	Grade II	0.2 miles
	1075685 - Churchyard Wall To The Church Of St Laurence	Grade II	0.2 miles
	1075684 - Church Of St Laurence	Grade I	0.2 miles
	1220726 - 6, Church Hill B31	Grade II	0.2 miles
	1234052 - St Laurence Church Of England Infant School	Grade II	0.2 miles
	1220878 - Outhouse To The Rectory (now Garages) Between The Rectory And The Pastoral Centre	Grade II	0.2 miles
	1343340 - The Black Horse Public House	Grade II	0.5 miles
	1290767 - Rose Cottage	Grade II	0.5 miles
	1428057 - The Bowling Pavilion, Pergolas And Garden Walls At The Black Horse Public House, Northfield	Grade II	0.5 miles



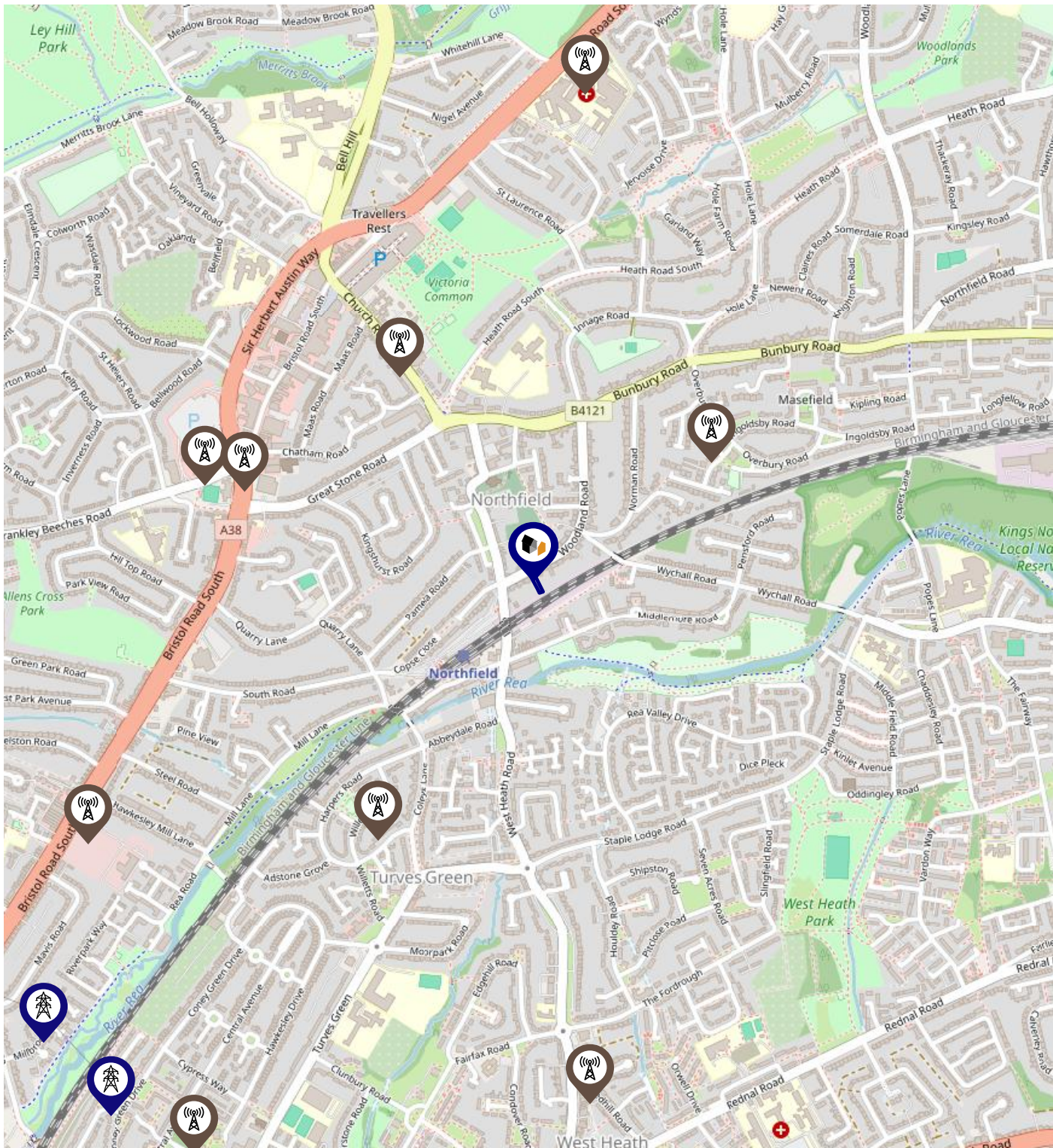
		Nursery	Primary	Secondary	College	Private
1	St Laurence Church Junior School Ofsted Rating: Good Pupils: 359 Distance:0.25	☐	☒	☐	☐	☐
2	St Laurence Church Infant School Ofsted Rating: Good Pupils: 268 Distance:0.25	☐	☒	☐	☐	☐
3	The Edge Academy Ofsted Rating: Good Pupils: 2 Distance:0.43	☐	☐	☒	☐	☐
4	Wychall Primary School Ofsted Rating: Good Pupils: 357 Distance:0.56	☐	☒	☐	☐	☐
5	St Brigid's Catholic Primary School Ofsted Rating: Good Pupils: 445 Distance:0.58	☐	☒	☐	☐	☐
6	West Heath Nursery School Ofsted Rating: Good Pupils: 127 Distance:0.63	☒	☐	☐	☐	☐
7	Bellfield Infant School (NC) Ofsted Rating: Good Pupils: 202 Distance:0.63	☐	☒	☐	☐	☐
8	Bellfield Junior School Ofsted Rating: Good Pupils: 245 Distance:0.63	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	King Edward VI Northfield School for Girls Ofsted Rating: Good Pupils: 748 Distance:0.64	☐	☐	☒	☐	☐
10	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1172 Distance:0.67	☐	☐	☒	☐	☐
11	Turves Green Primary School Ofsted Rating: Good Pupils: 388 Distance:0.73	☐	☒	☐	☐	☐
12	Victoria School Ofsted Rating: Outstanding Pupils: 223 Distance:0.78	☐	☐	☒	☐	☐
13	Victoria College Ofsted Rating: Requires improvement Pupils:0 Distance:0.78	☐	☐	☒	☐	☐
14	Longwill A Primary School for Deaf Children Ofsted Rating: Outstanding Pupils: 62 Distance:0.78	☐	☐	☒	☐	☐
15	West Heath Primary School Ofsted Rating: Good Pupils: 407 Distance:0.78	☐	☒	☐	☐	☐
16	Fairway Primary Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:0.85	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

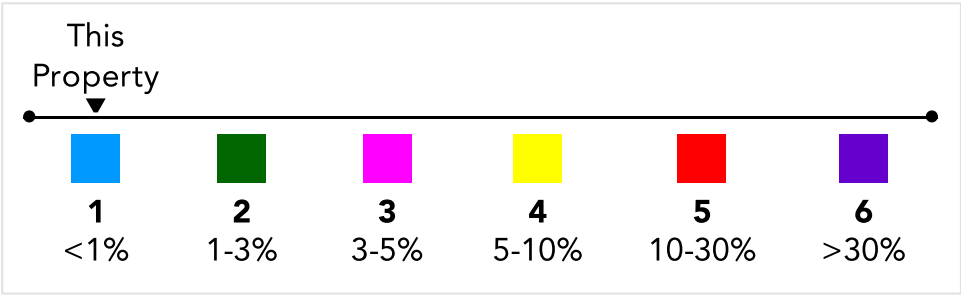
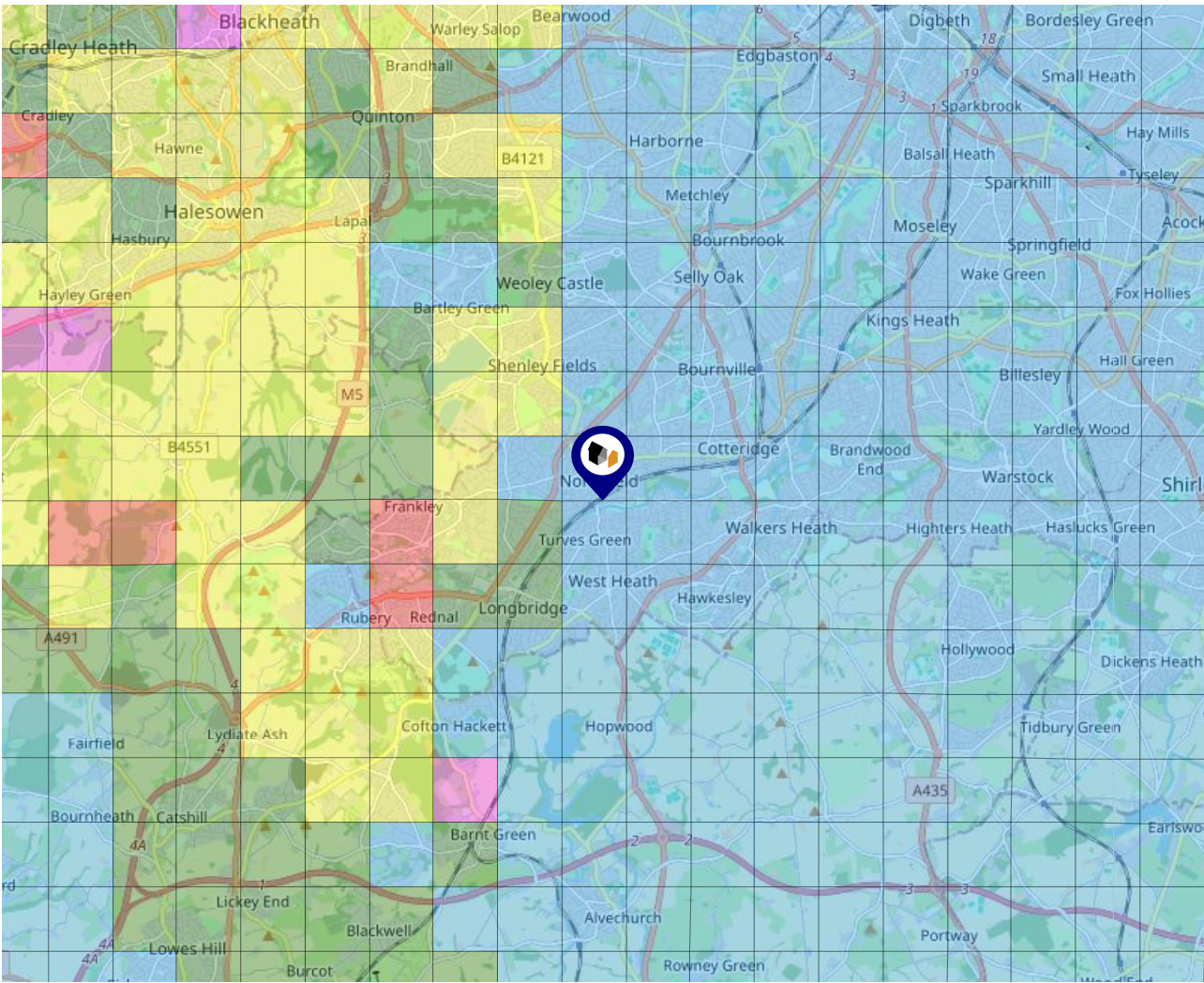


Key:

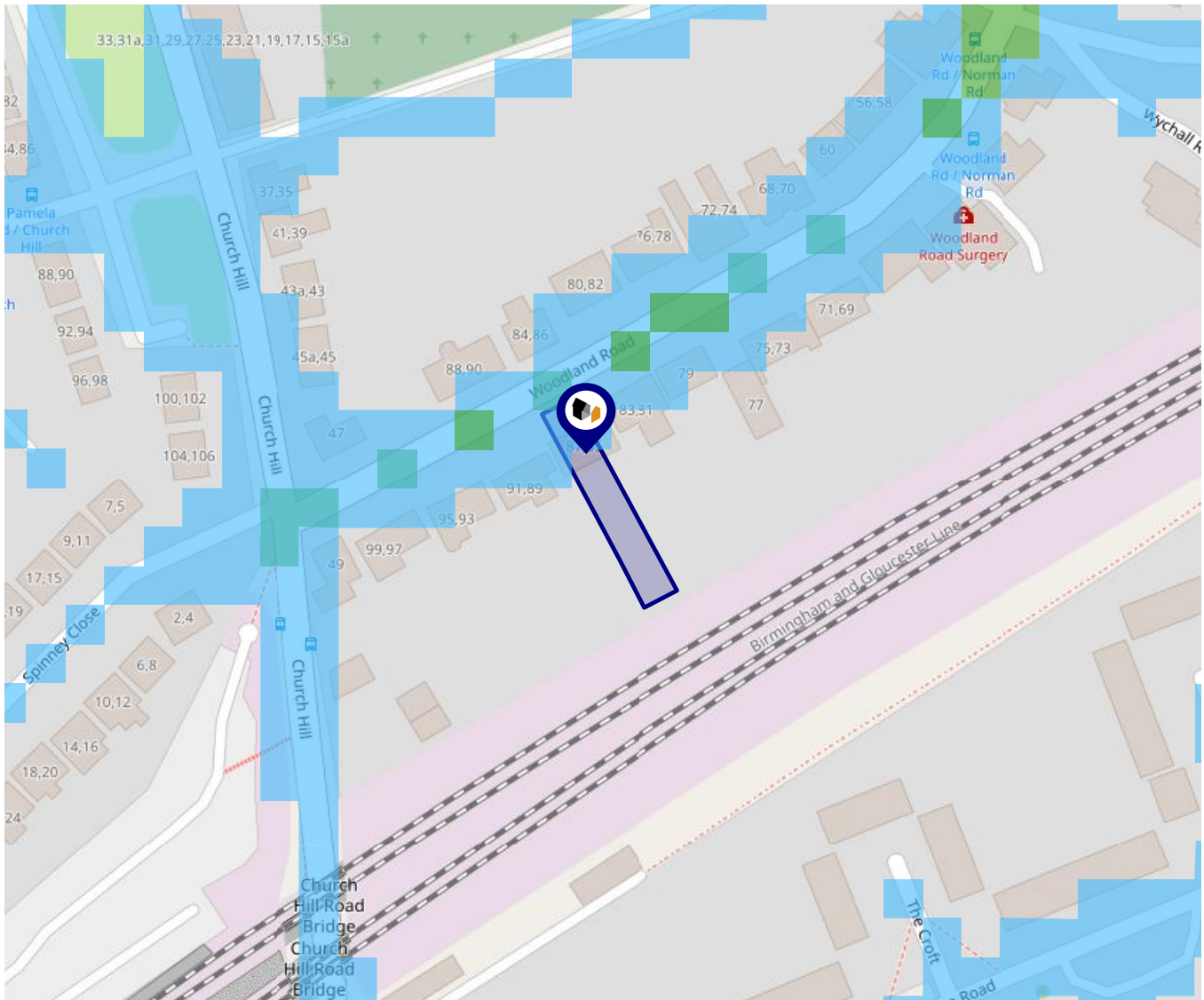
-  Power Pylons
-  Communication Masts

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

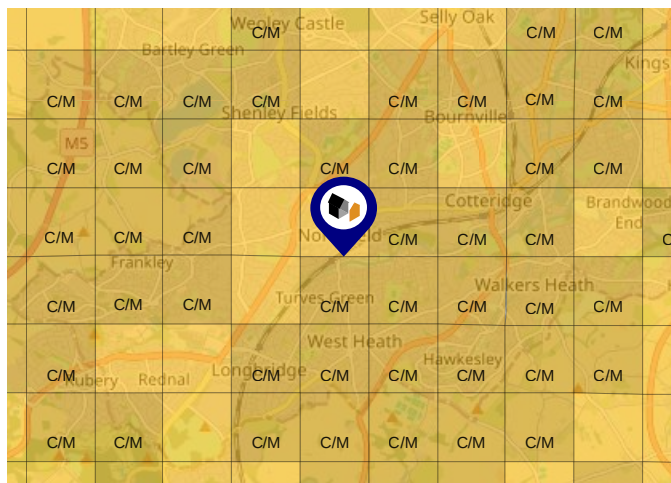


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

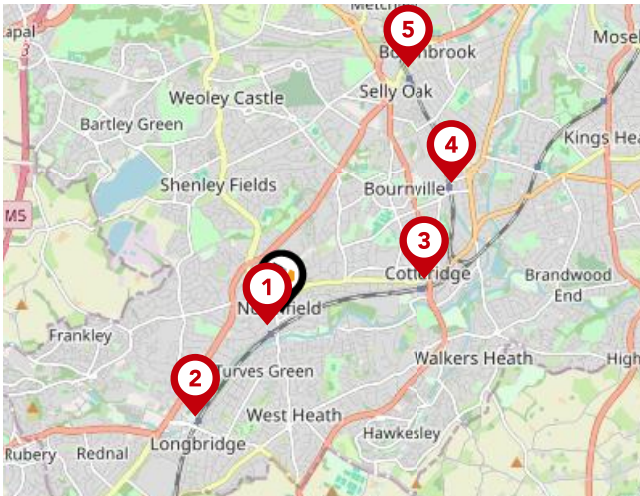
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	Soil Depth:	INTERMEDIATE



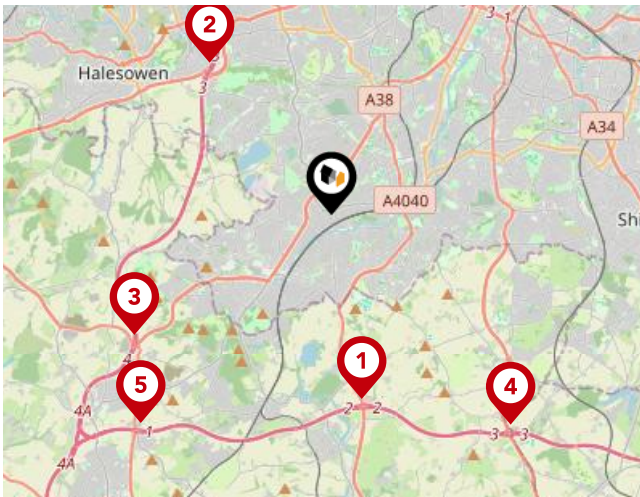
Primary Classifications (Most Common Clay Types)

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	0.18 miles
2	Longbridge Rail Station	1.22 miles
3	Kings Norton Rail Station	1.31 miles
4	Bournville Rail Station	1.92 miles
5	Selly Oak Rail Station	2.47 miles



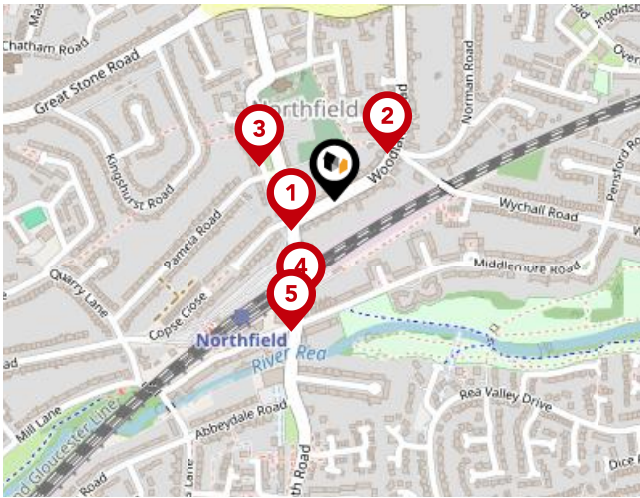
Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	3.38 miles
2	M5 J3	3.51 miles
3	M5 J4	4.15 miles
4	M42 J3	5 miles
5	M42 J1	5.09 miles



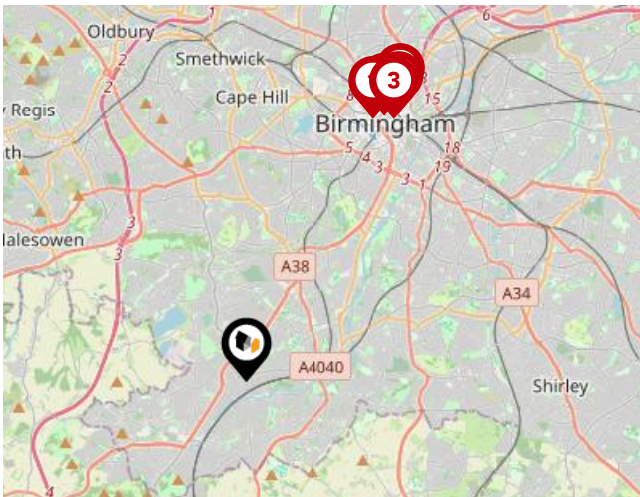
Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	10.19 miles



Bus Stops/Stations

Pin	Name	Distance
1	Woodland Rd	0.05 miles
2	Norman Rd	0.08 miles
3	Church Hill	0.09 miles
4	Northfield Rail Stn	0.12 miles
5	Station Rd	0.15 miles



Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	5.26 miles
2	Town Hall (Midlands Metro Stop)	5.39 miles
3	Grand Central New Street (Midland Metro Stop)	5.43 miles
4	Corporation Street (Midland Metro Stop)	5.55 miles
5	Bull Street (Midland Metro Stop)	5.69 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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

<!-- 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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