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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



NEW INNS LANE, RUBERY, REDNAL, BIRMINGHAM, B45

OIRO : £350,000

Dean Coleman Powered By eXp

Birmingham

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Beautifully presented and considerably extended, this impressive THREE BEDROOM FREEHOLD semi-detached home offers over 1,100 sq ft of stylish, practical accommodation, generous parking and a fantastic south-west-facing rear garden.

And for us, the real showstopper is what's waiting at the back of the house...

Set behind a generous driveway providing parking for multiple vehicles, the property also benefits from an integral garage.

A double-glazed porch opens into the welcoming hallway, where attractive herringbone flooring continues into the superb extended kitchen, dining and family space.

To the front is a beautifully proportioned separate lounge with high ceilings and a large bay window flooding the room with natural light. A contemporary three-sided TruFlame fire set within a media wall provides an impressive focal point.

The heart of the home...

At the rear, this property really comes into its own.

The fabulous open-plan kitchen, dining and family area is designed for modern family life and entertaining. The beautifully fitted kitchen features an excellent range of cabinetry, quartz work surfaces and a striking central island with waterfall quartz sides. Integrated appliances include a dishwasher, double oven and microwave.

There's ample space for dining and relaxing, while a skylight, side window and large bi-fold doors create exceptional natural light and a fantastic connection with the garden.

Whether it's breakfast around the island, dinner with friends or throwing open the bi-folds for a summer barbecue, this is a space designed to be enjoyed.

The integral garage is accessible from the kitchen and incorporates a useful utility area, guest WC and direct garden access.

Upstairs are THREE BEDROOMS, including two generous doubles and a versatile third bedroom, ideal as a child's room, nursery or home office.

Completing the first floor is a stylish four-piece bathroom with bathtub, separate walk-in shower, WC, wash basin and illuminated touch-sensor mirror.

Further benefits include a Worcester combination boiler installed approximately four years ago, Hive smart heating, upgraded consumer unit and mains-connected water filtration system.

A garden made for summer

The south-west-facing rear garden is a superb extension of the living space, offering a good degree of privacy with plenty of room for children, entertaining and relaxing.

Two sheds provide additional storage, while a substantial outbuilding is currently used as a home gym and mini indoor football/play area, highlighting the versatility of the outside space.

Location

New Inns Lane is conveniently positioned in Rubery/Rednal, with excellent access to everyday amenities, transport links and countryside.

Rubery, Longbridge and Great Park provide a wide choice of shops, supermarkets, restaurants, leisure facilities, cinema and bowling.

The area is well served by schools including Beaconside Primary and Nursery School, St James Catholic Primary School and Colmers School. Purchasers should make their own enquiries regarding admissions and catchment areas.

The A38, M5 and M42 are easily accessible, while Longbridge railway station provides services towards Birmingham city centre and beyond.

KFB - Key Facts For Buyers





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.08 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,203
Title Number:	HW39297

OIRO:	£350,000
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)

16 mb/s	80 mb/s	10000 mb/s

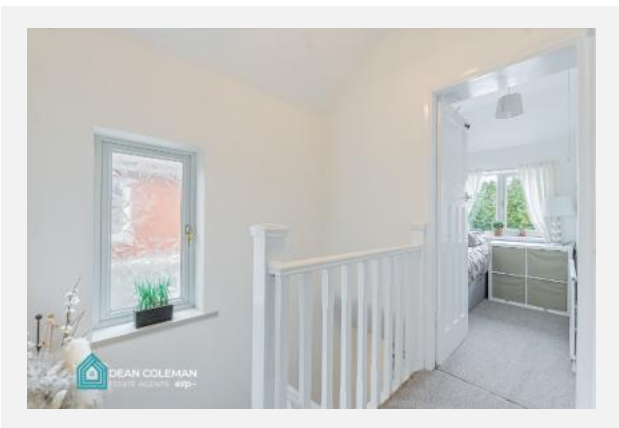
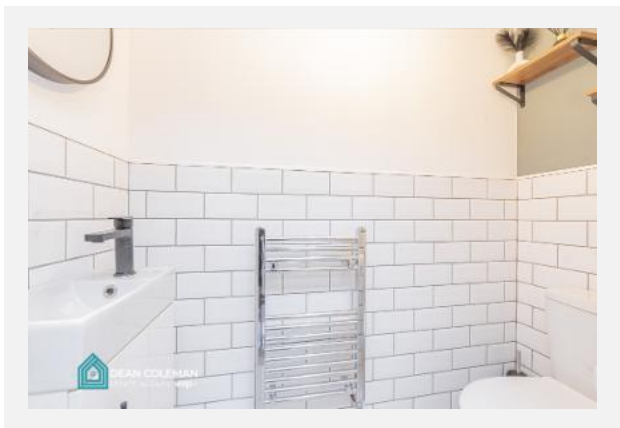
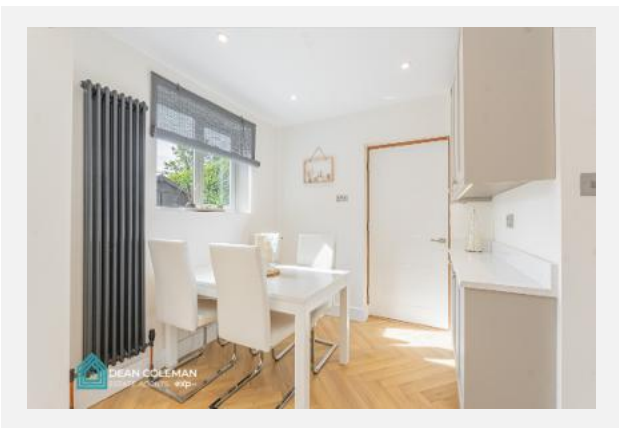
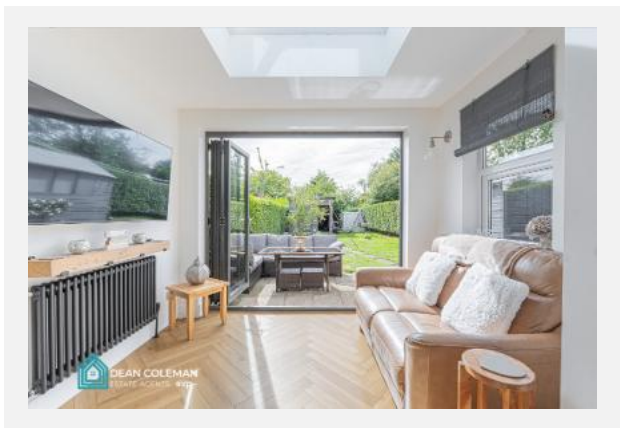
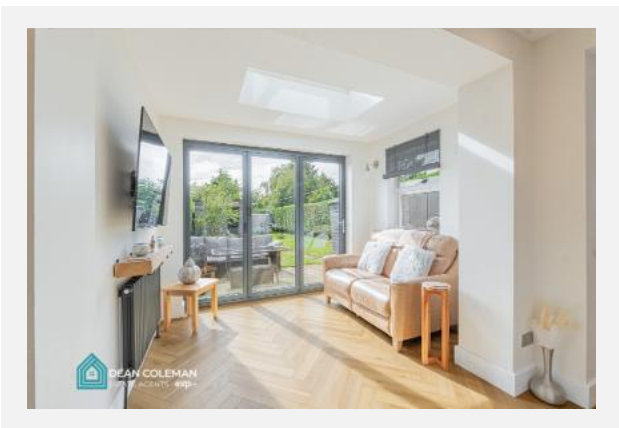
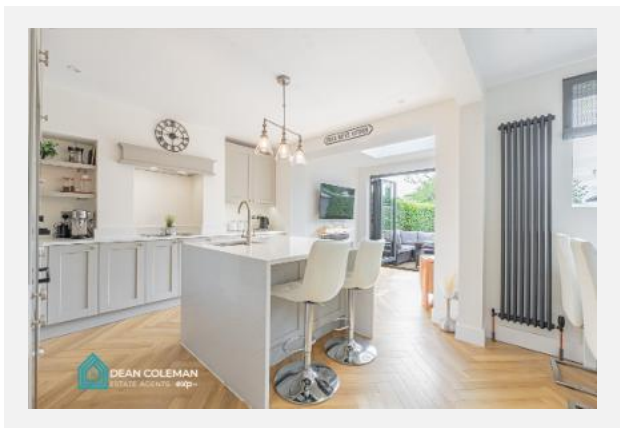
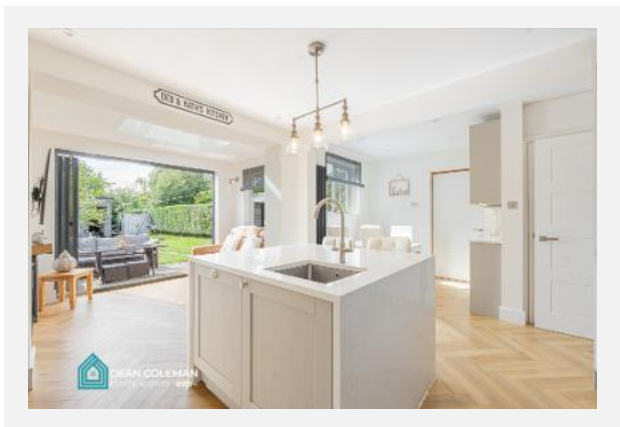
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





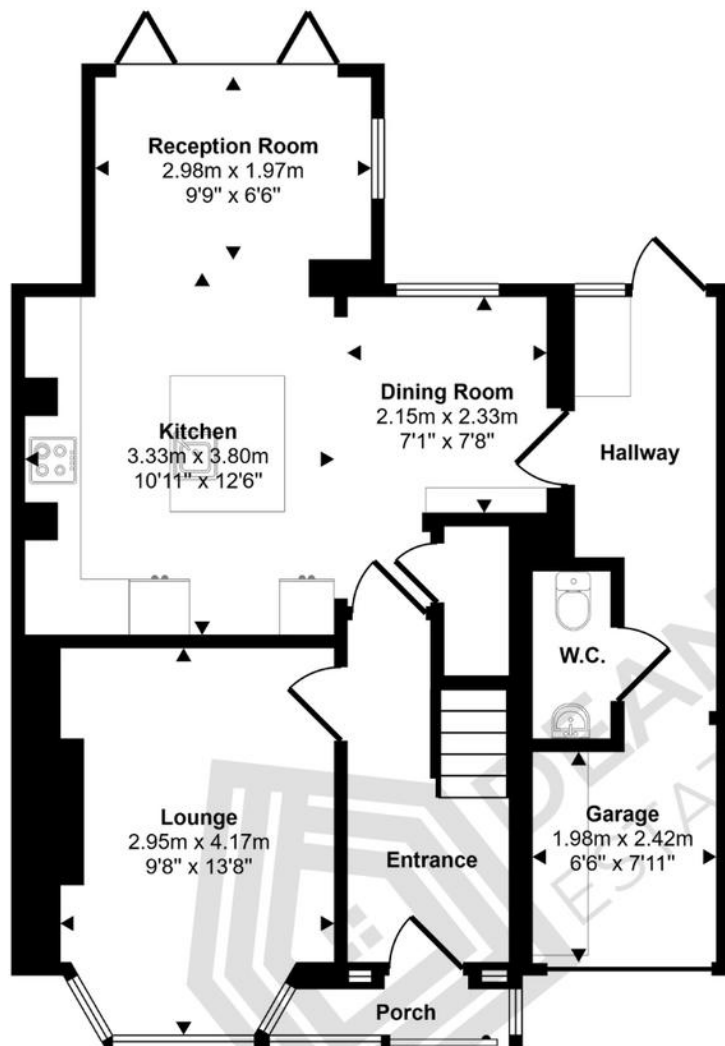




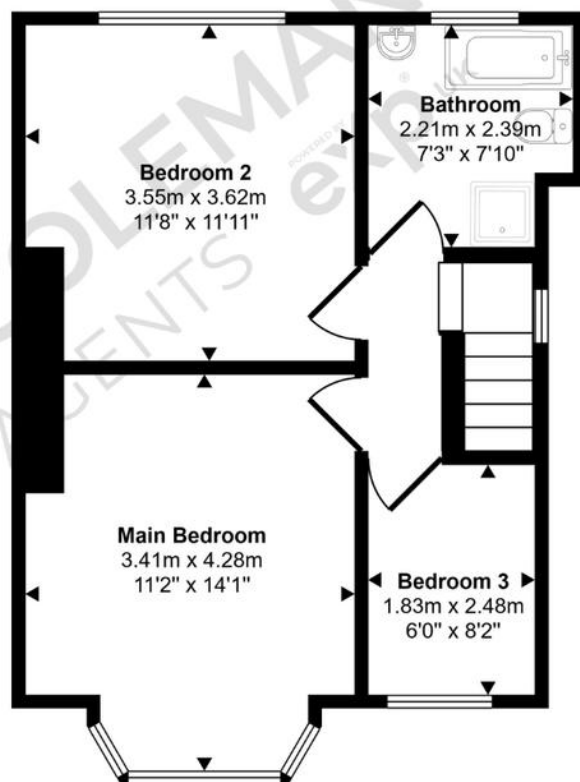


NEW INNS LANE, RUBERY, REDNAL, BIRMINGHAM, B45

Approx Gross Internal Area
105 sq m / 1127 sq ft



Ground Floor
Approx 63 sq m / 678 sq ft



First Floor
Approx 42 sq m / 449 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.

Rubery, Rednal, B45

Energy rating

D

Valid until 09.06.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

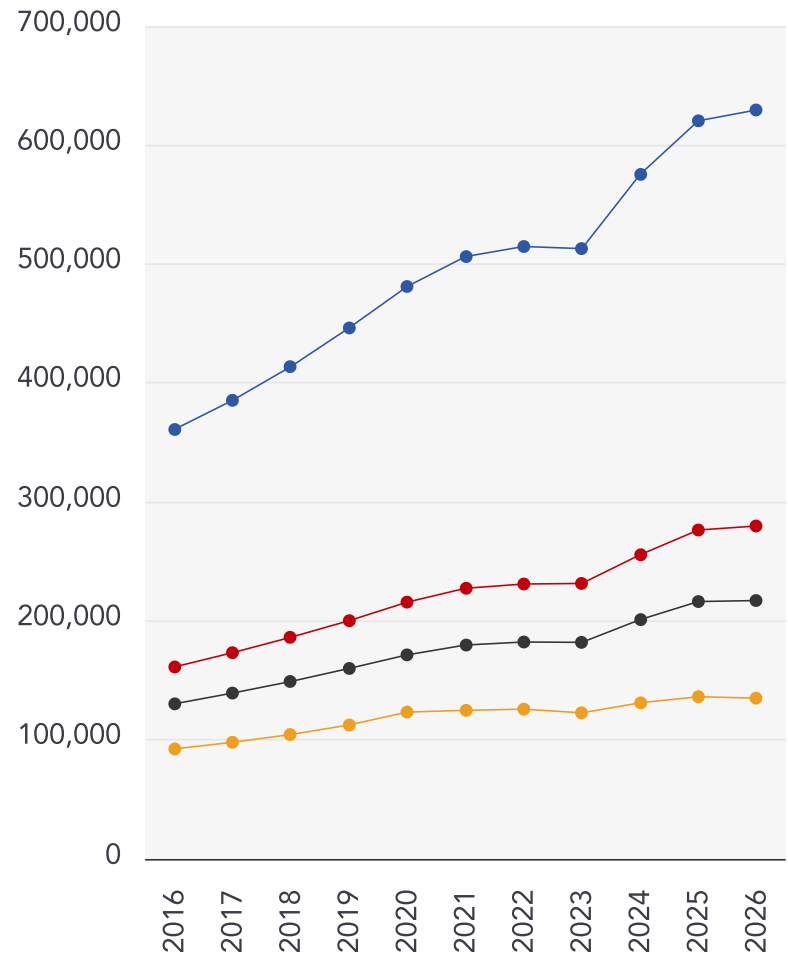
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 92% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	87 m ²

71, New Inns Lane, Birmingham, B45 9TS	Semi-detached House
Last Sold Date: 30/01/2026	
Last Sold Price: £255,000	
43, New Inns Lane, Birmingham, B45 9TS	Semi-detached House
Last Sold Date: 24/01/2025	
Last Sold Price: £240,000	
11, New Inns Lane, Birmingham, B45 9TS	Terraced House
Last Sold Date: 26/07/2024 30/10/2014	
Last Sold Price: £235,000 £125,000	
75, New Inns Lane, Birmingham, B45 9TS	Detached House
Last Sold Date: 17/06/2024 22/03/2016	
Last Sold Price: £267,500 £150,000	
9, New Inns Lane, Birmingham, B45 9TS	Semi-detached House
Last Sold Date: 16/02/2024	
Last Sold Price: £226,000	
3, New Inns Lane, Birmingham, B45 9TS	Detached House
Last Sold Date: 17/03/2023	
Last Sold Price: £235,000	
23, New Inns Lane, Birmingham, B45 9TS	Semi-detached House
Last Sold Date: 28/10/2022	
Last Sold Price: £245,000	
51, New Inns Lane, Birmingham, B45 9TS	Terraced House
Last Sold Date: 08/10/2021 13/07/2016	
Last Sold Price: £280,000 £166,000	
31, New Inns Lane, Birmingham, B45 9TS	Terraced House
Last Sold Date: 28/09/2021	
Last Sold Price: £192,000	
49, New Inns Lane, Birmingham, B45 9TS	Semi-detached House
Last Sold Date: 16/11/2018	
Last Sold Price: £170,000	
39, New Inns Lane, Birmingham, B45 9TS	Terraced House
Last Sold Date: 06/03/2018	
Last Sold Price: £175,000	
73, New Inns Lane, Birmingham, B45 9TS	Detached House
Last Sold Date: 30/11/2017	
Last Sold Price: £203,000	

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 B45



Detached

+74.39%

Semi-Detached

+73.42%

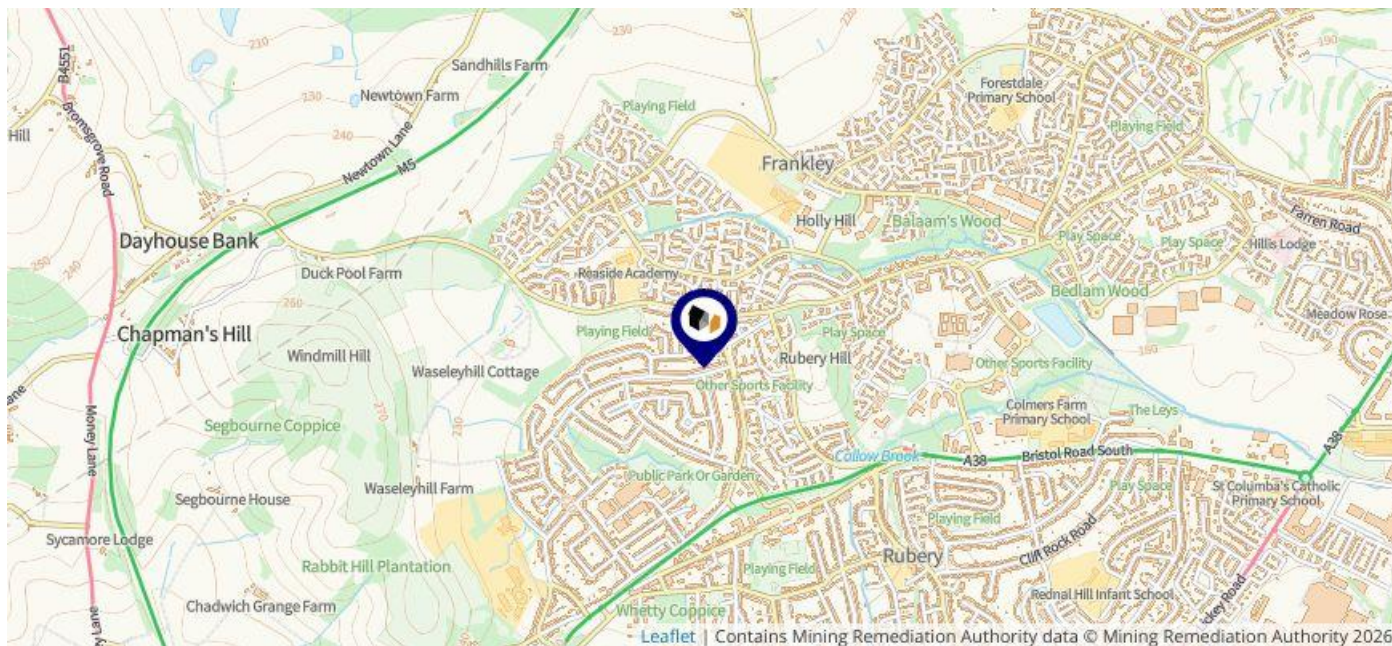
Terraced

+66.61%

Flat

+46.13%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

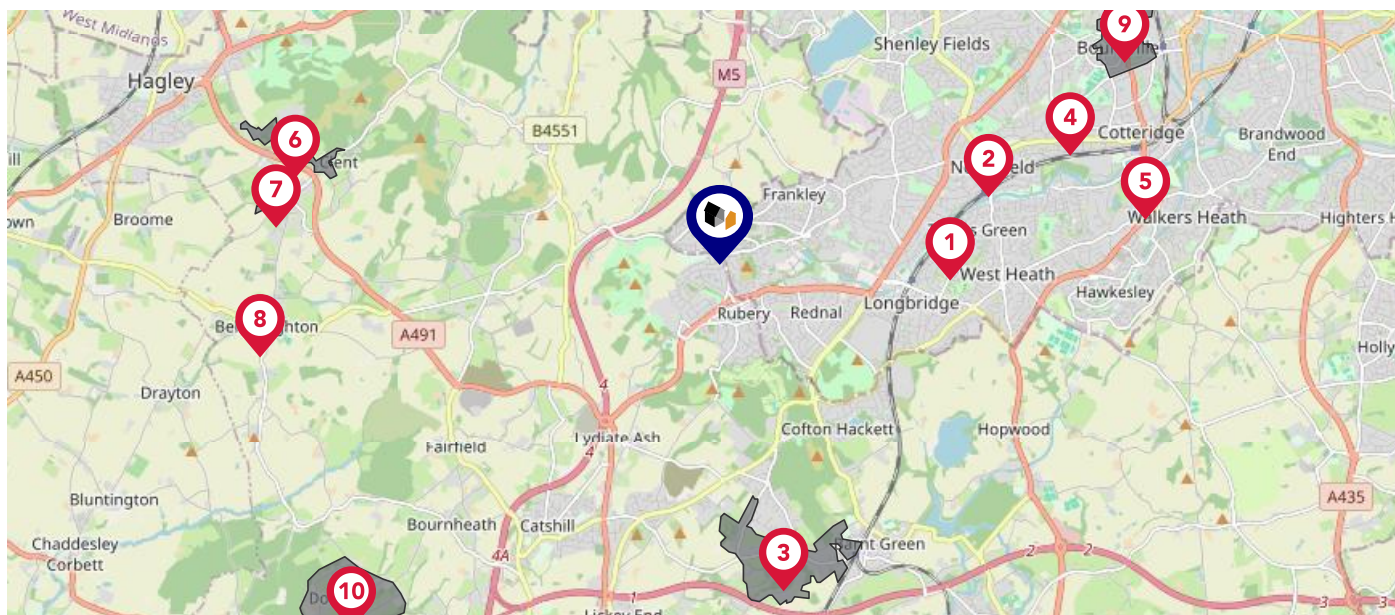
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

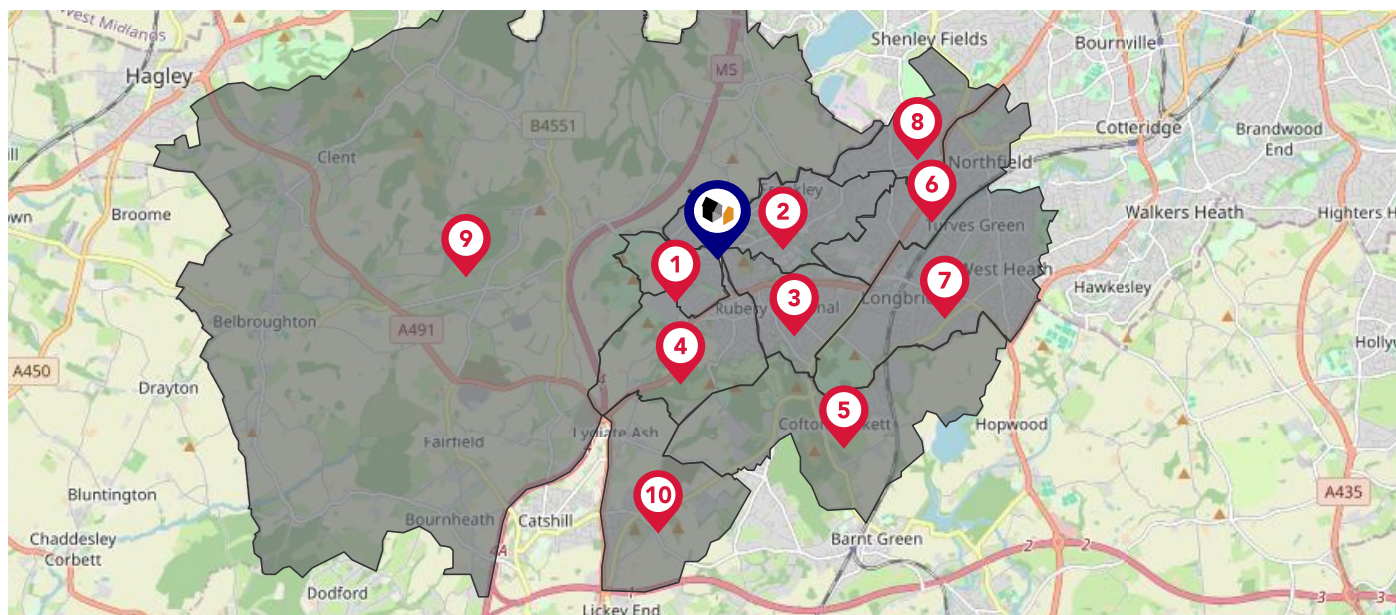
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Austin Village
- 2 Northfield Old Village
- 3 Barnt Green
- 4 Bournville Tenants
- 5 Kings Norton
- 6 Clent
- 7 Holy Cross
- 8 Belbroughton
- 9 Bournville Village
- 10 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

Rubery North Ward

2

Frankley Great Park Ward

3

Rubery & Rednal Ward

4

Rubery South Ward

5

Cofton Ward

6

Northfield Ward

7

Longbridge & West Heath Ward

8

Allens Cross Ward

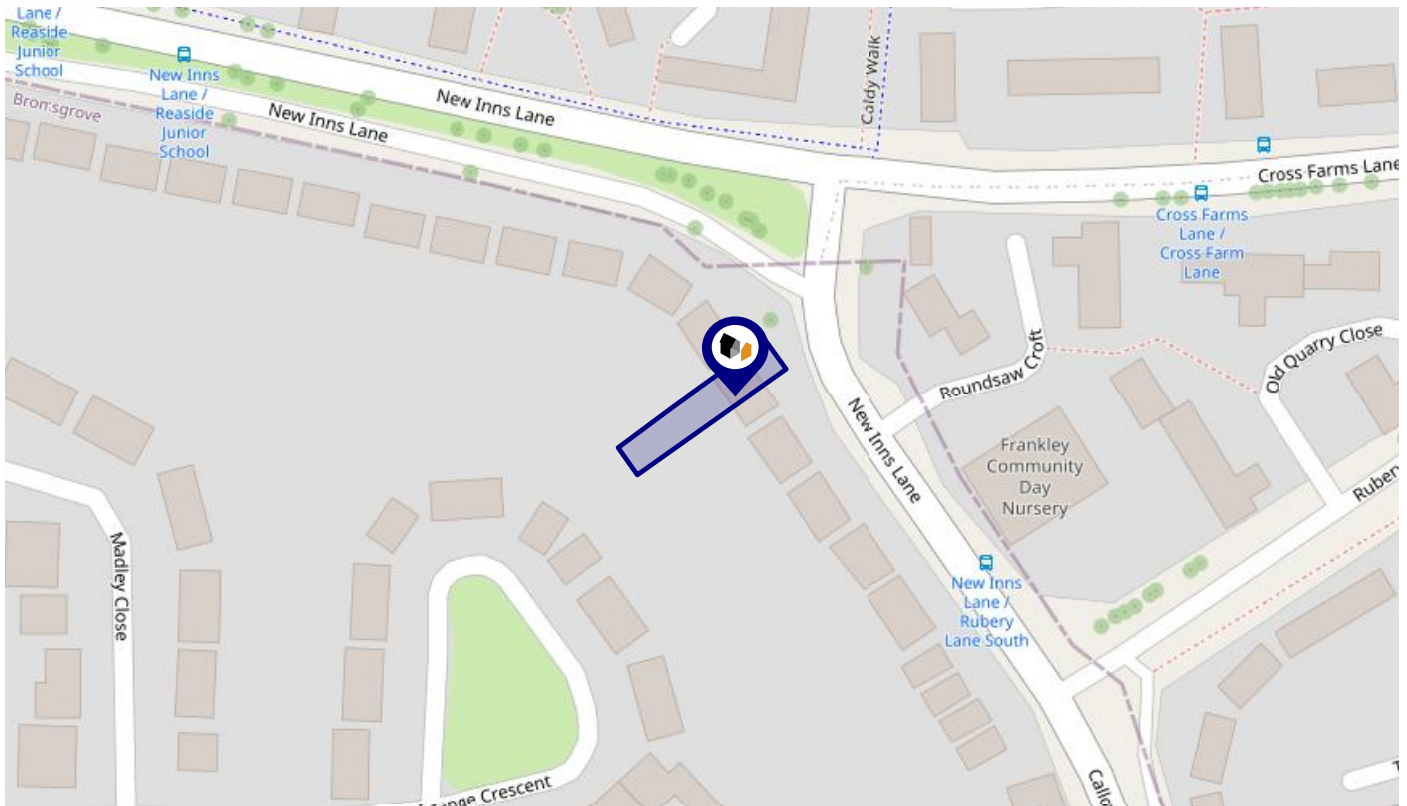
9

Belbroughton & Romsley Ward

10

Marlbrook 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.

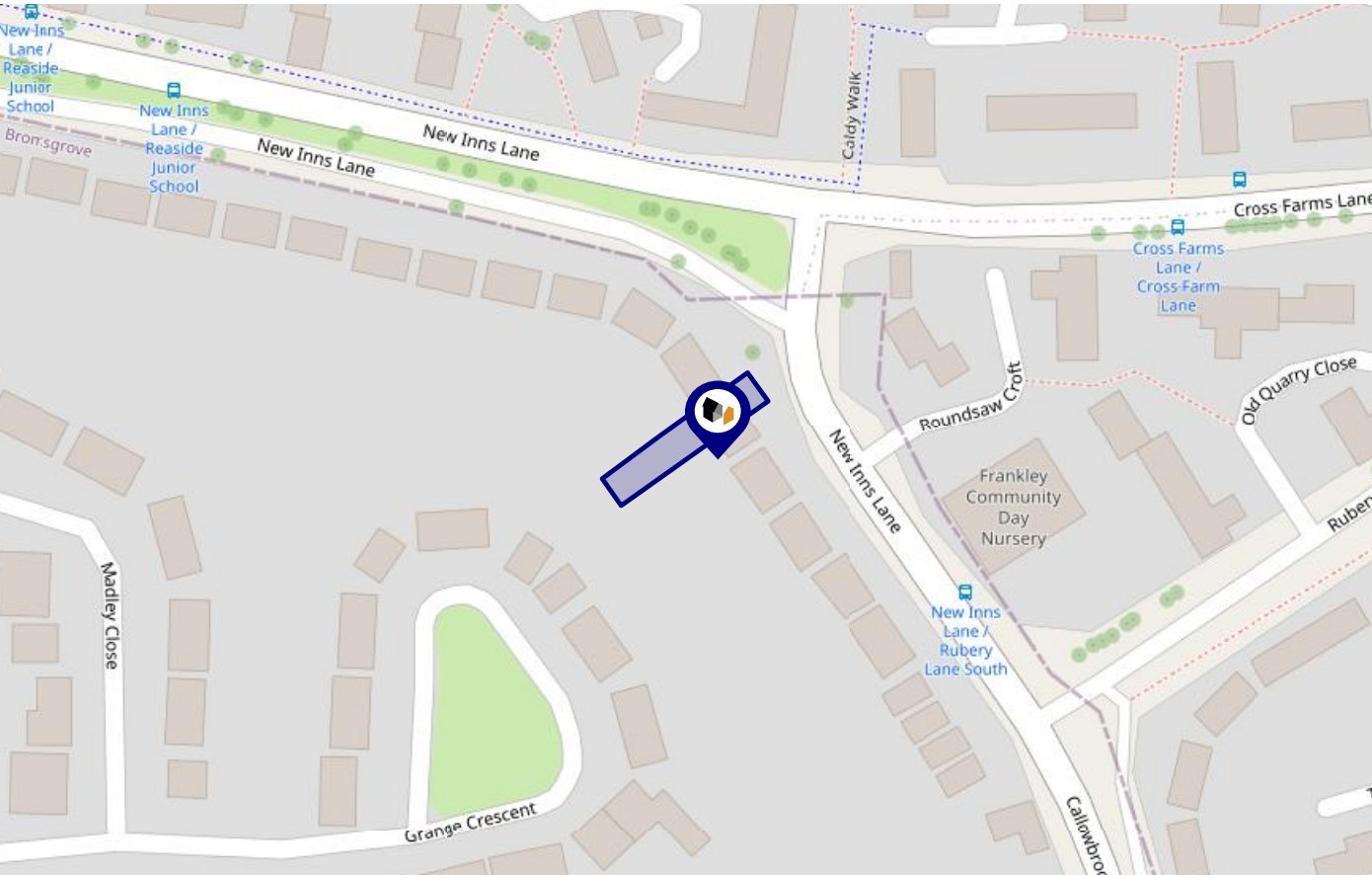
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

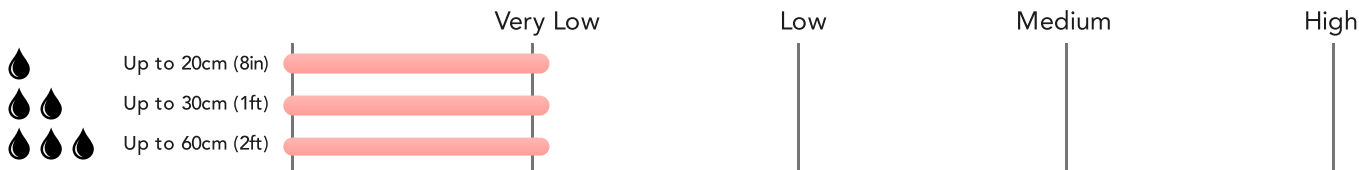


Risk Rating: Very low

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.

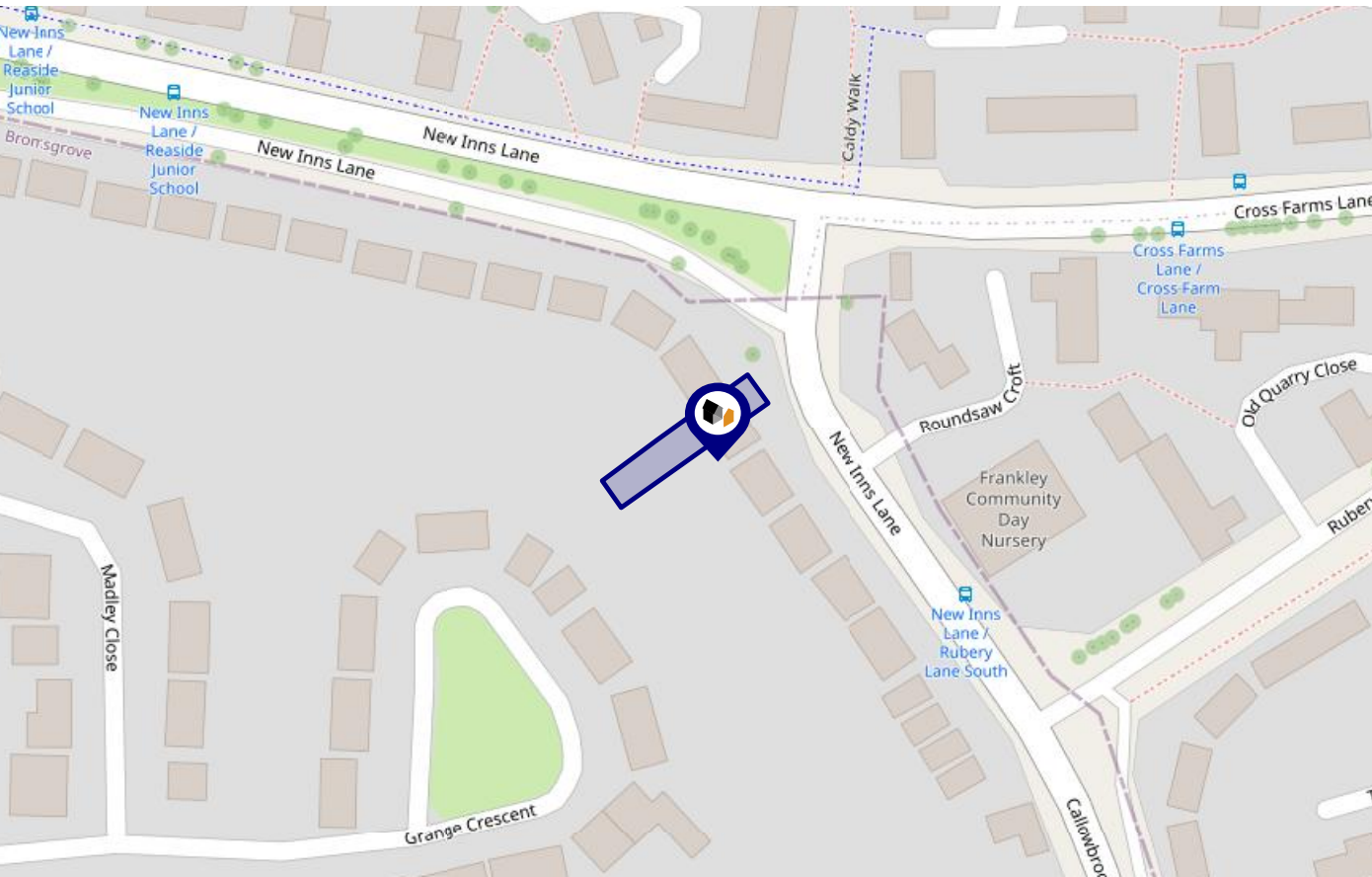
Chance of flooding to the following depths at this property:



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.

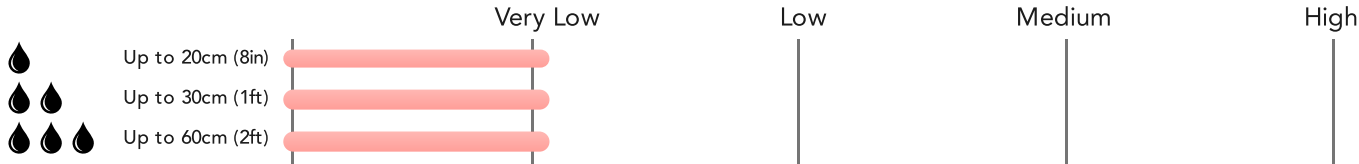


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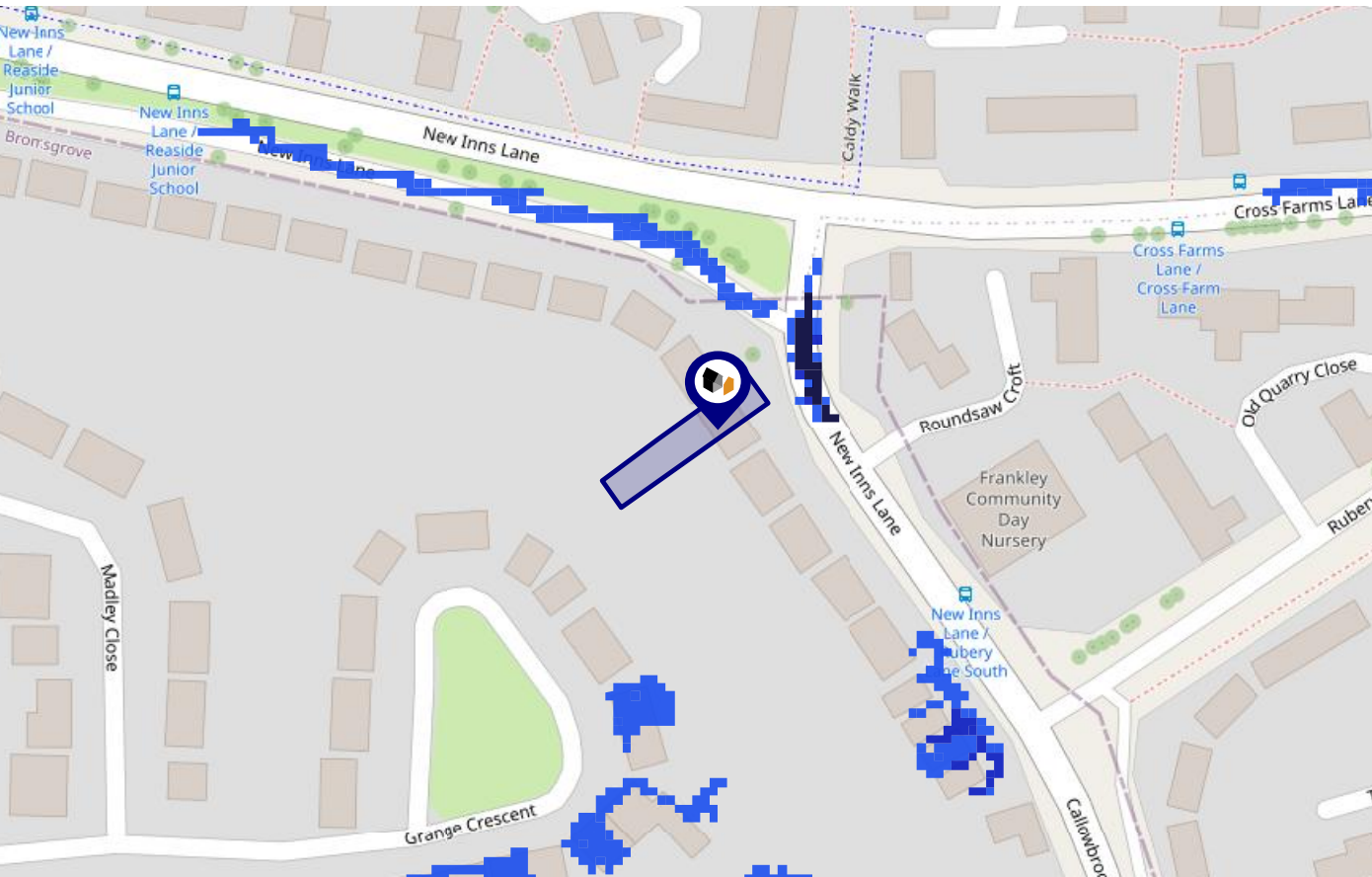
Chance of flooding to the following depths at this property:



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.

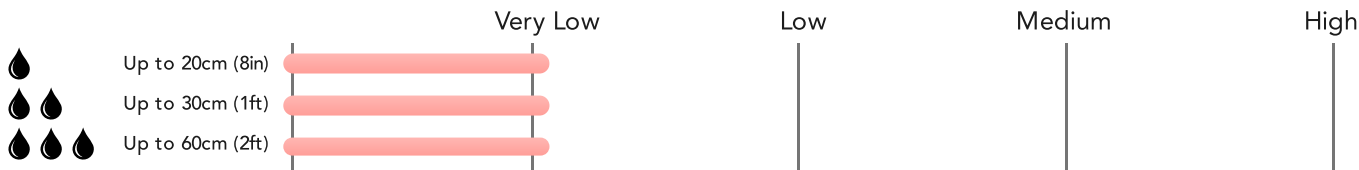


Risk Rating: Very low

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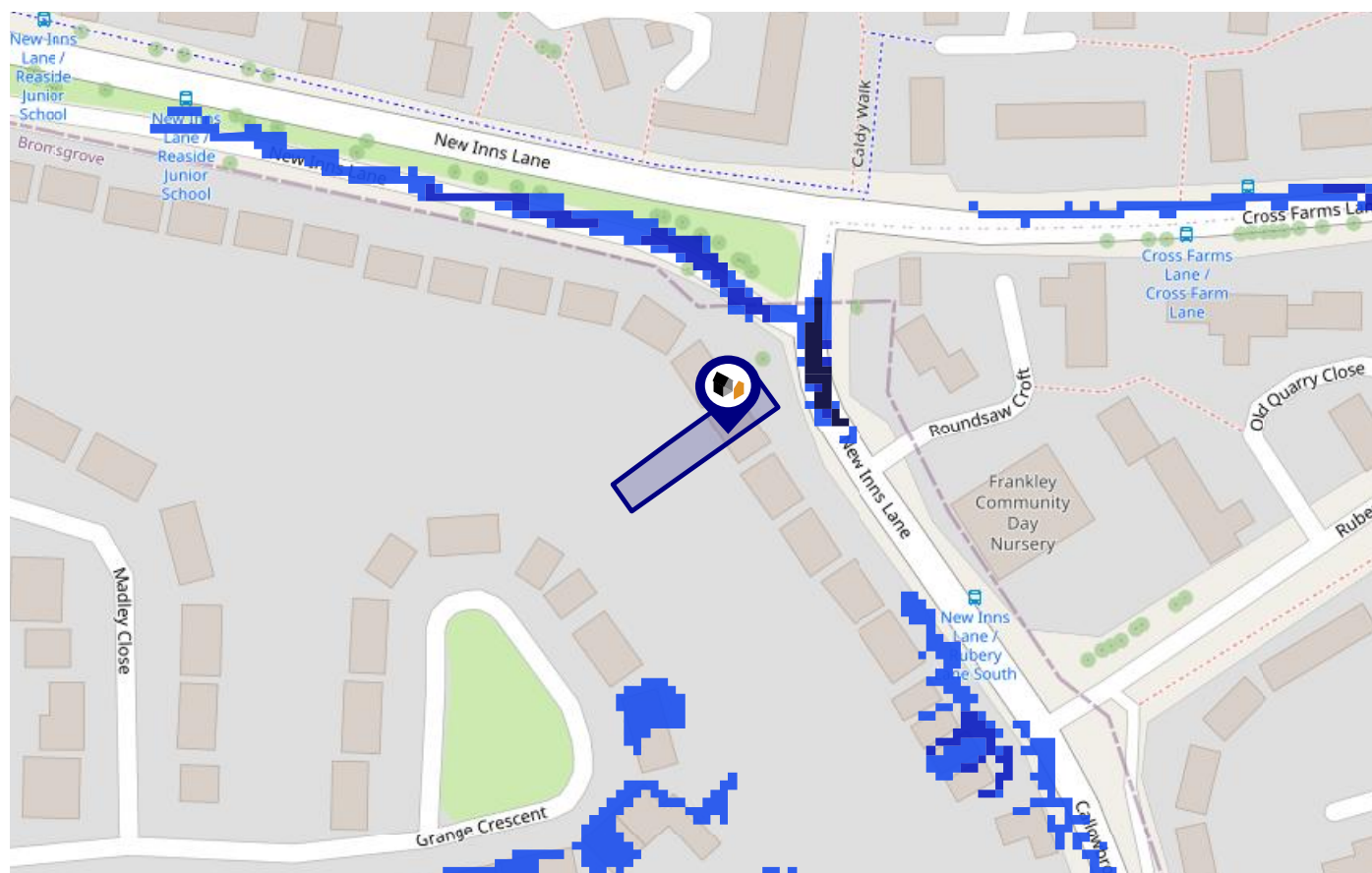
Chance of flooding to the following depths at this property:



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.

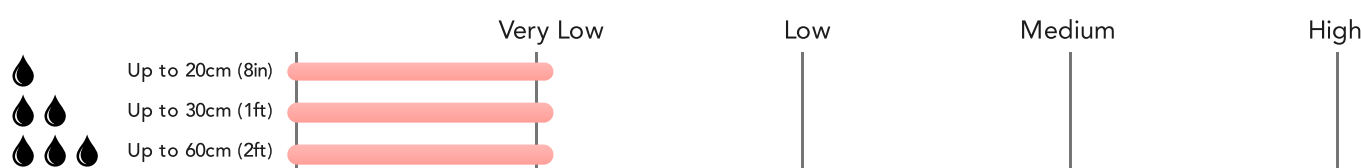


Risk Rating: Very low

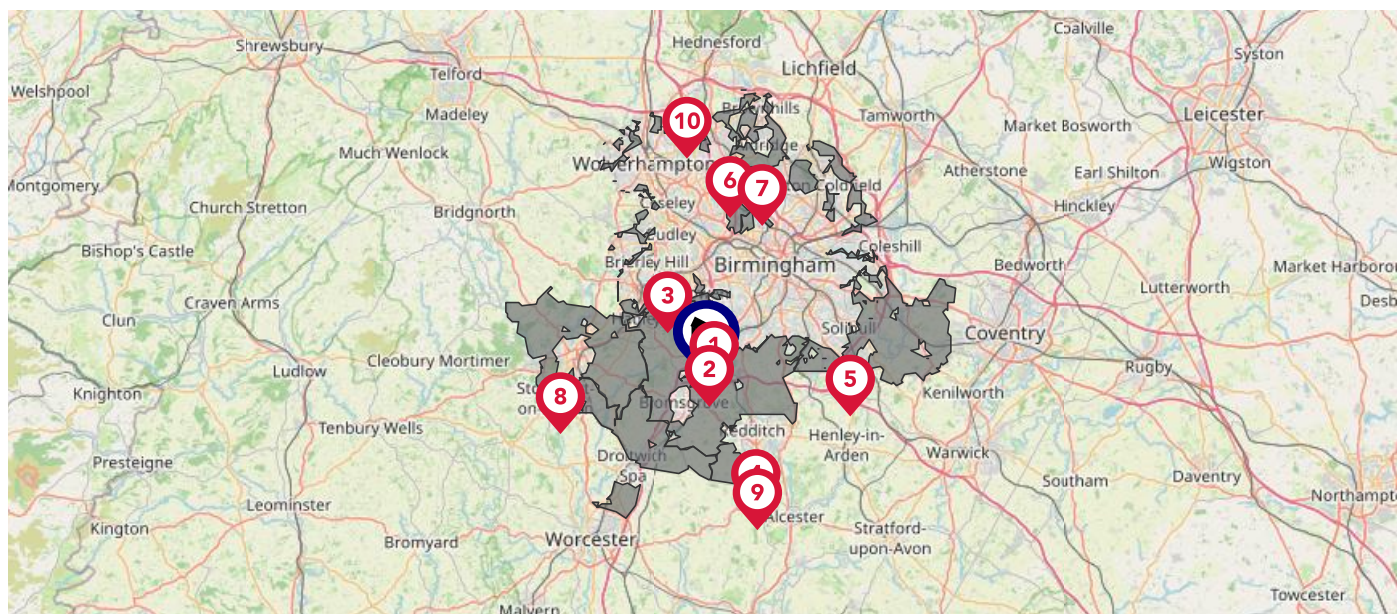
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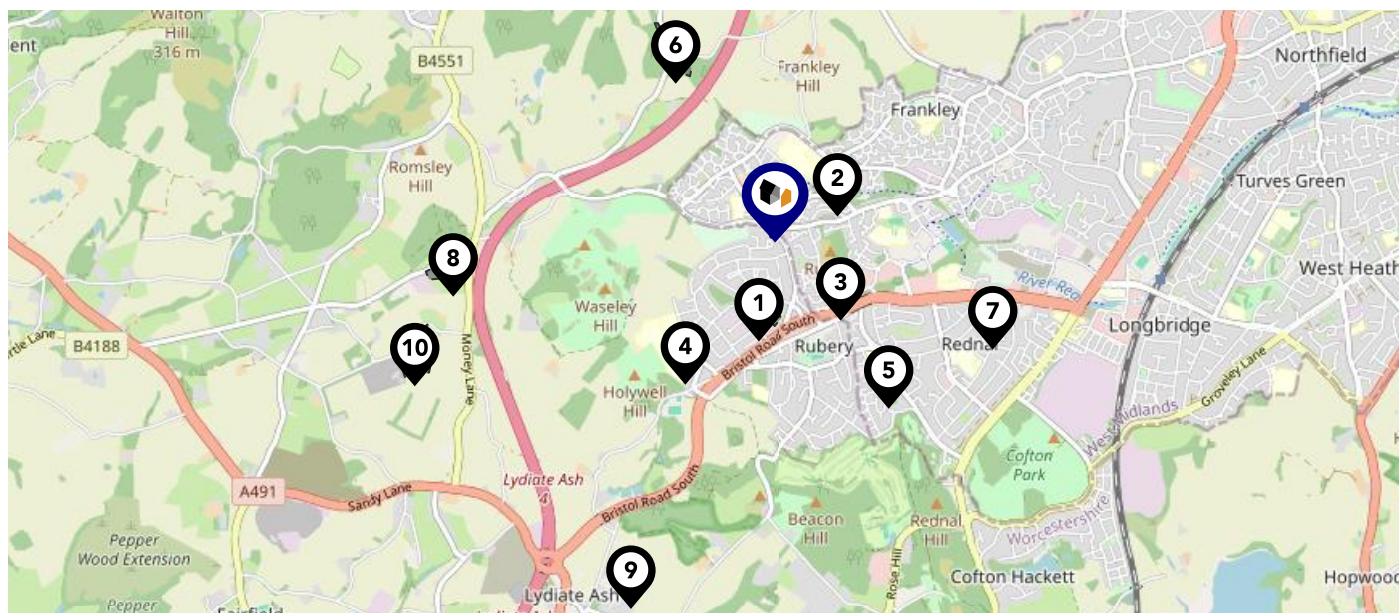
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

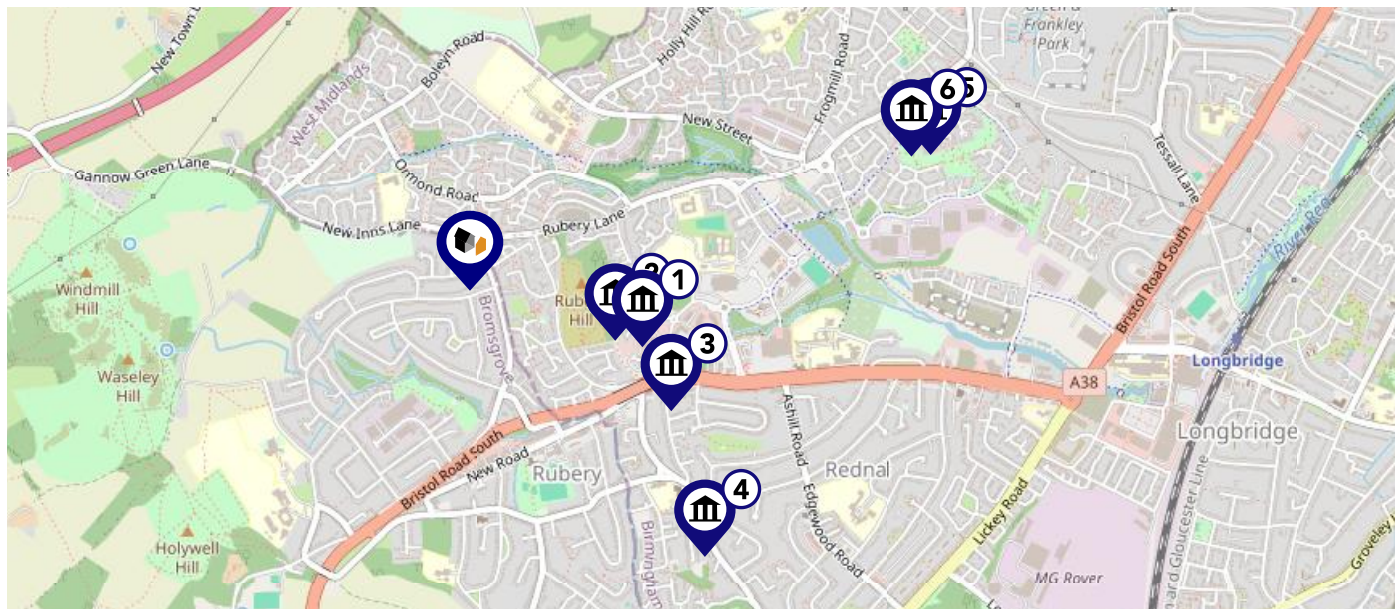
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



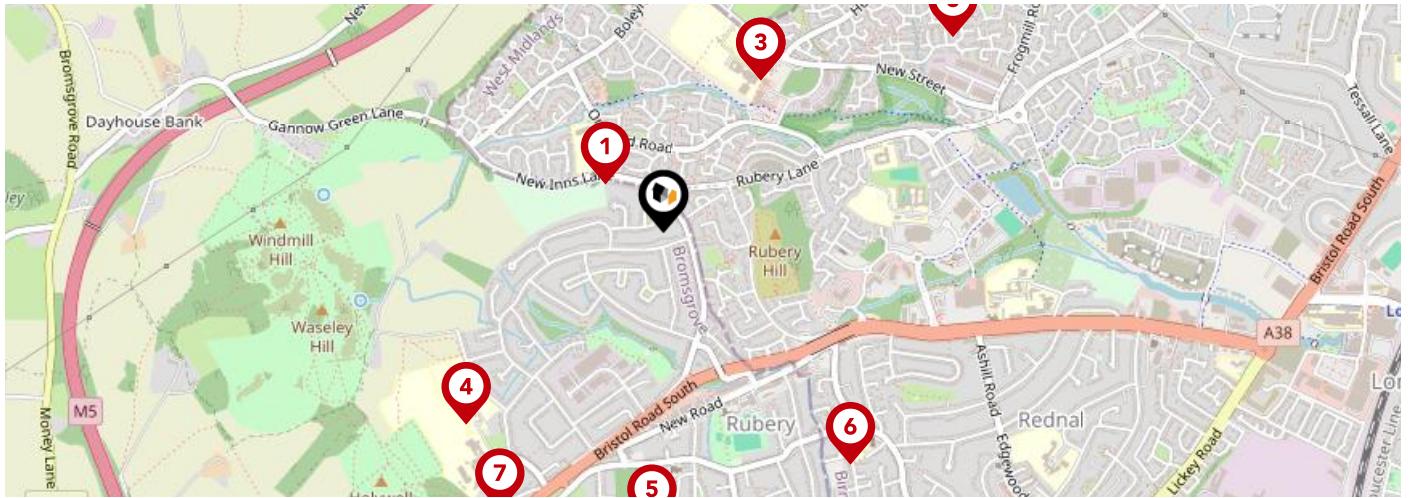
Nearby Landfill Sites

1	Callowbrook Public Open Space-Rubery	Historic Landfill	
2	Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands	Historic Landfill	
3	Cockhill Lane / Sandstone Avenue-Cockhill Lane/Sandstone Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
4	Whetty Brick and Tile Works-Wasley Hills High School, Rubery	Historic Landfill	
5	Corinne Close - Quarry Walk-Rednal, Birmingham, West Midlands	Historic Landfill	
6	Doctors Coppice-Yew Tree Lane, Huntington	Historic Landfill	
7	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	
8	Quantry Lane, Romsley-Quantry Lane, Romsley, Worcestershire	Historic Landfill	
9	Birmingham Road-Lydiate Ash	Historic Landfill	
10	Bent House-Medeley Heath, Belbroughton, Worcestershire	Historic Landfill	

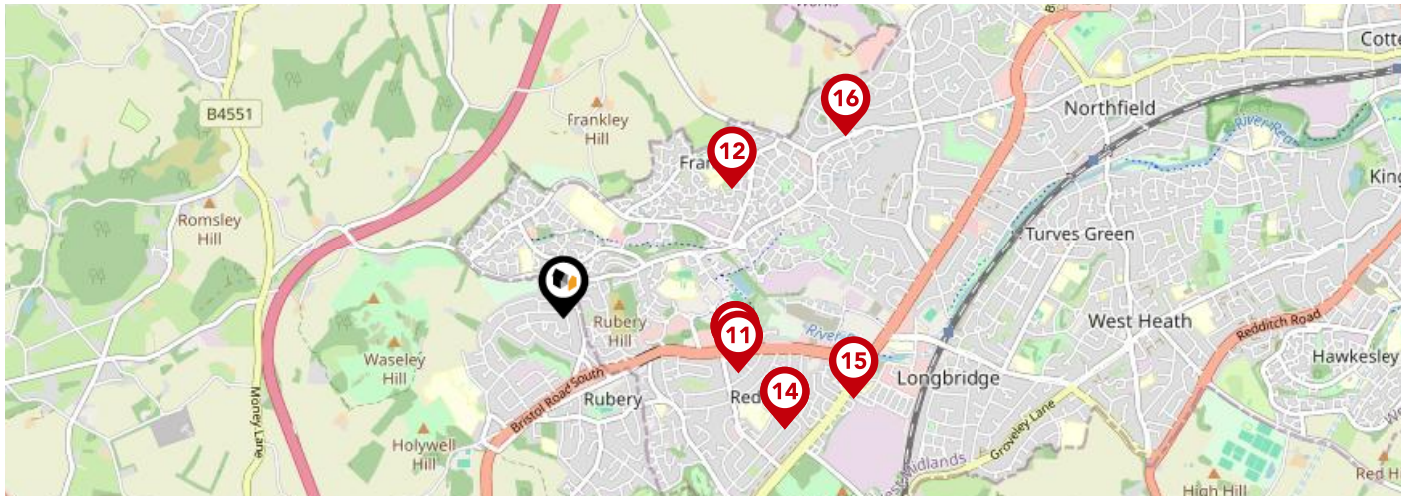
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1276164 - Chapel At Rubery Hill Hospital	Grade II	0.4 miles
	1234337 - Former Medical Superintendent's House At Rubery Hill Hospital	Grade II	0.4 miles
	1234338 - Former Entrance Lodge To Rubery Hill Hospital	Grade II	0.5 miles
	1343066 - Rednal Library	Grade II	0.8 miles
	1234427 - Water Tower At Hollymoor Hospital	Grade II	1.1 miles
	1234339 - Chapel At Hollymoor Hospital	Grade II	1.1 miles



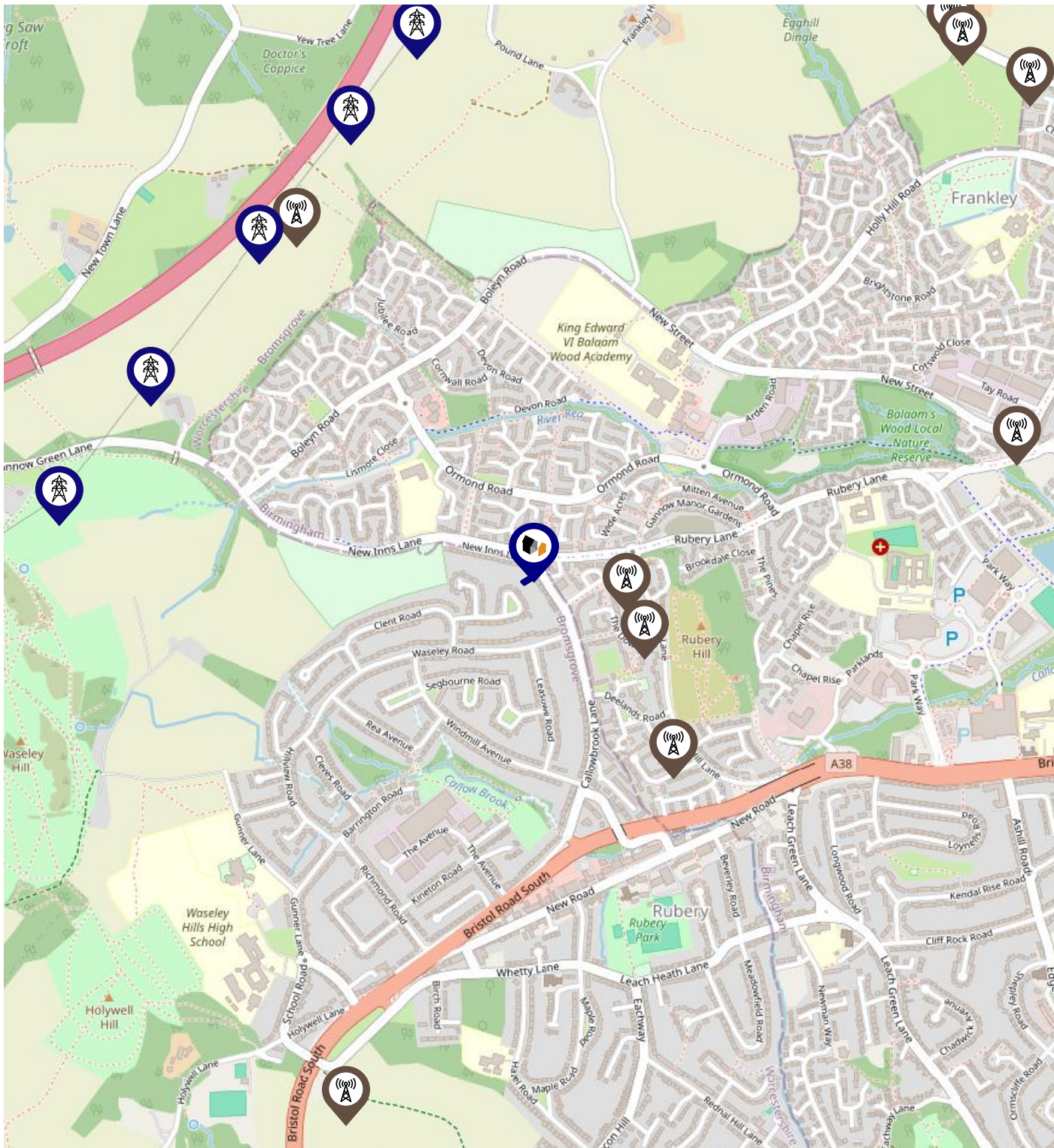
		Nursery	Primary	Secondary	College	Private
1	Reaside Academy Ofsted Rating: Good Pupils: 212 Distance:0.17	☐	☒	☐	☐	☐
2	Holly Hill Methodist CofE Infant School Ofsted Rating: Good Pupils: 183 Distance:0.41	☐	☒	☐	☐	☐
3	King Edward VI Balaam Wood Academy Ofsted Rating: Good Pupils: 419 Distance:0.41	☐	☐	☒	☐	☐
4	Holywell Primary and Nursery School Ofsted Rating: Requires improvement Pupils:0 Distance:0.62	☐	☒	☐	☐	☐
5	Beaconside Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance:0.67	☐	☒	☐	☐	☐
6	St James Catholic Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:0.68	☐	☒	☐	☐	☐
7	Waseley Hills High School Ofsted Rating: Requires improvement Pupils: 732 Distance:0.73	☐	☐	☒	☐	☐
8	City of Birmingham School Ofsted Rating: Requires improvement Pupils: 412 Distance:0.79	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Rubery Nursery School Ofsted Rating: Good Pupils: 134 Distance:0.8	☒	☐	☐	☐	☐
10	Colmers Farm Primary School Ofsted Rating: Good Pupils: 403 Distance:0.8	☐	☒	☐	☐	☐
11	Colmers School and Sixth Form College Ofsted Rating: Requires improvement Pupils: 1241 Distance:0.83	☐	☐	☒	☐	☐
12	Forestdale Primary School Ofsted Rating: Good Pupils: 214 Distance:0.96	☐	☒	☐	☐	☐
13	Rednal Hill Junior School Ofsted Rating: Good Pupils: 346 Distance:1.11	☐	☒	☐	☐	☐
14	Rednal Hill Infant School Ofsted Rating: Good Pupils: 298 Distance:1.11	☐	☒	☐	☐	☐
15	St Columba's Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:1.36	☐	☒	☐	☐	☐
16	Merritts Brook Primary E-ACT Academy Ofsted Rating: Good Pupils: 228 Distance:1.52	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

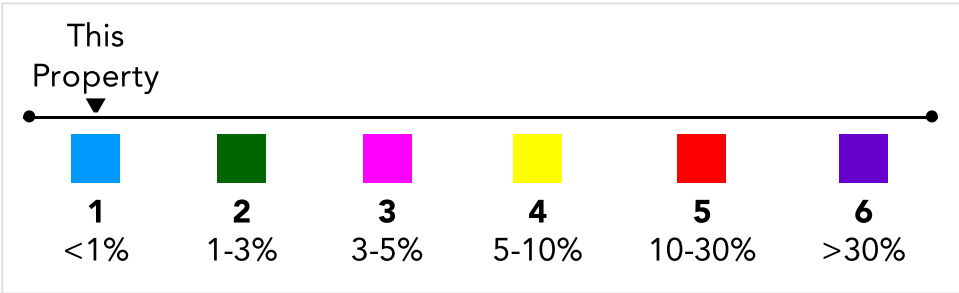
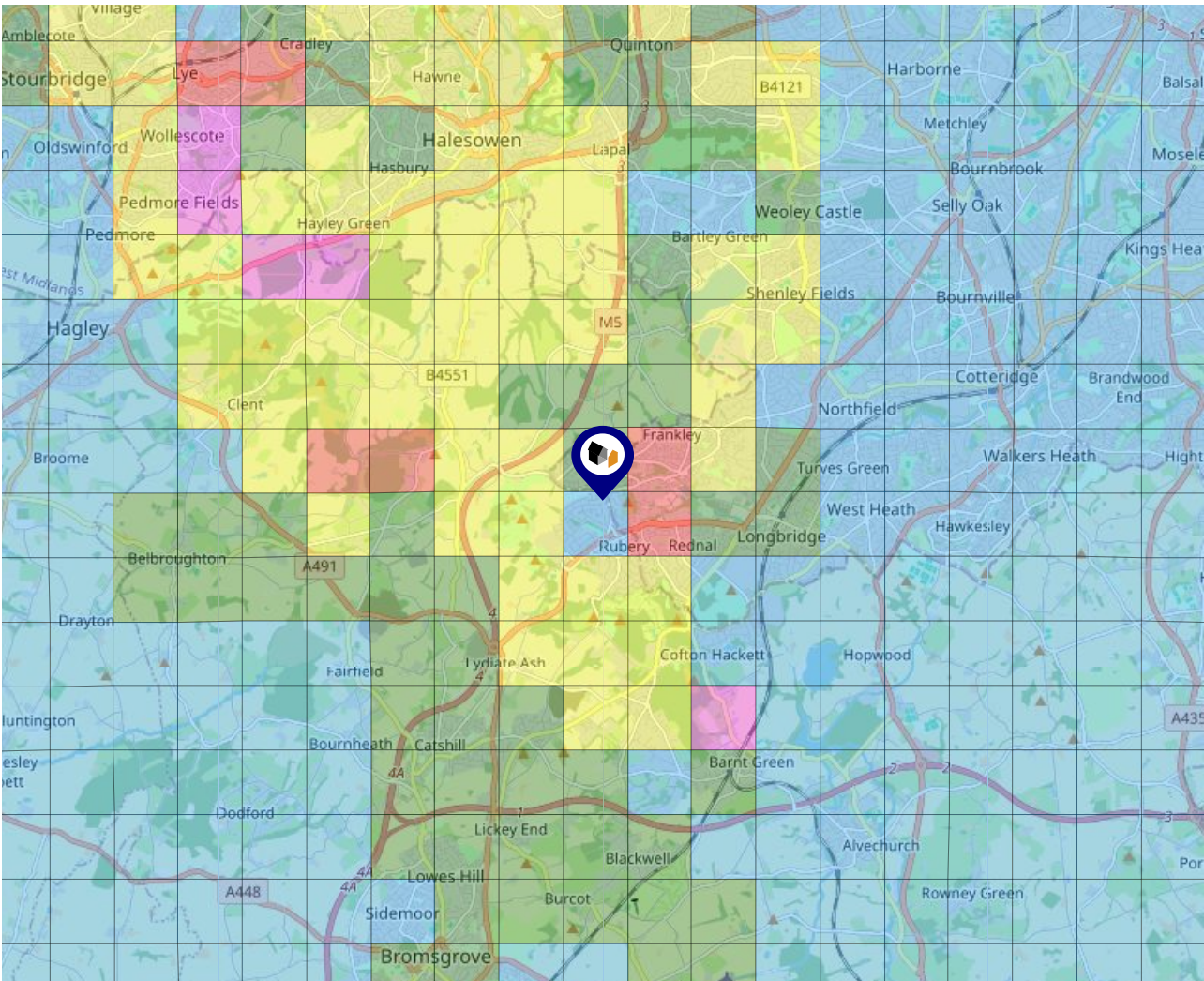


Key:

-  Power Pylons
-  Communication Masts

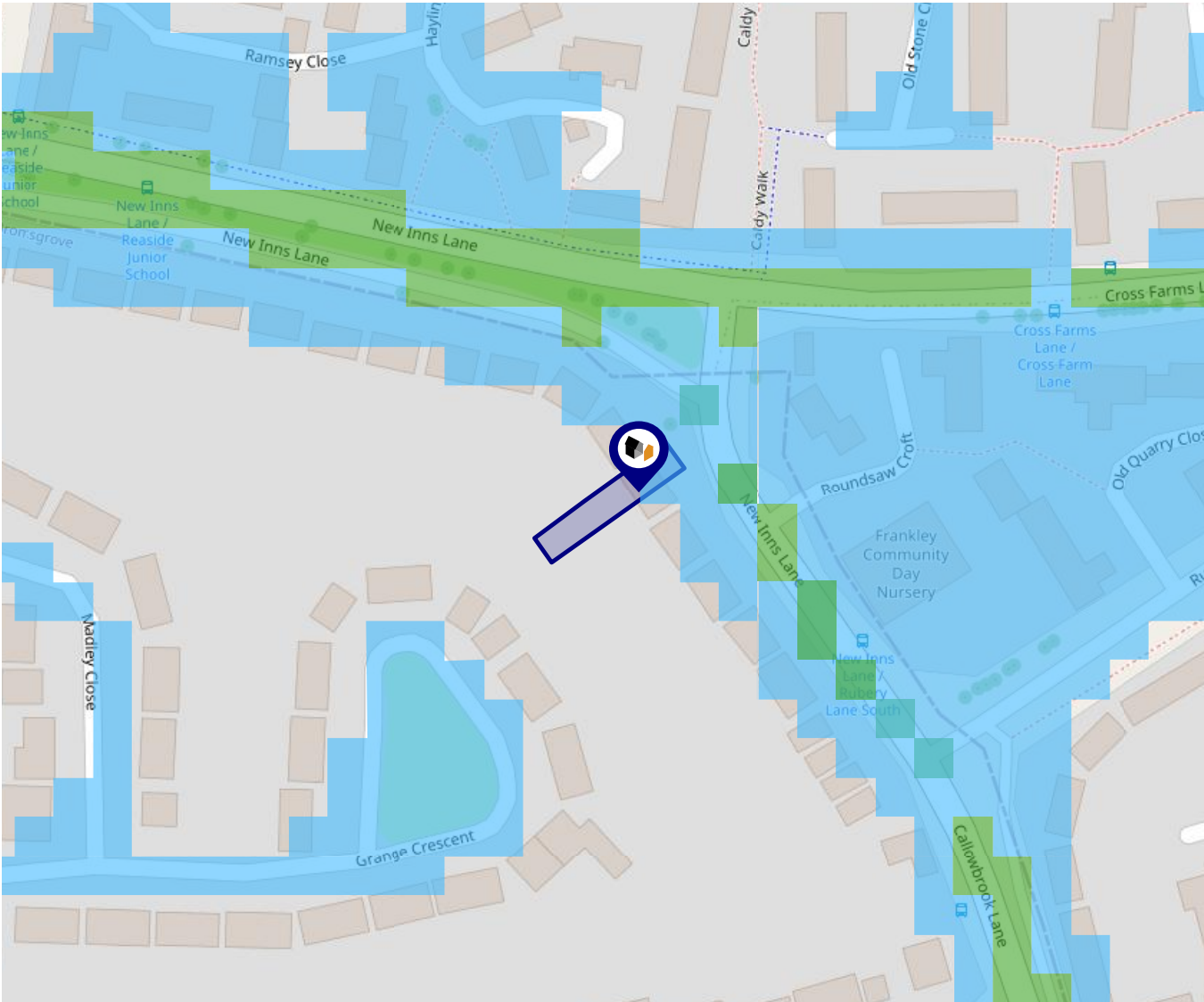
What is Radon?

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

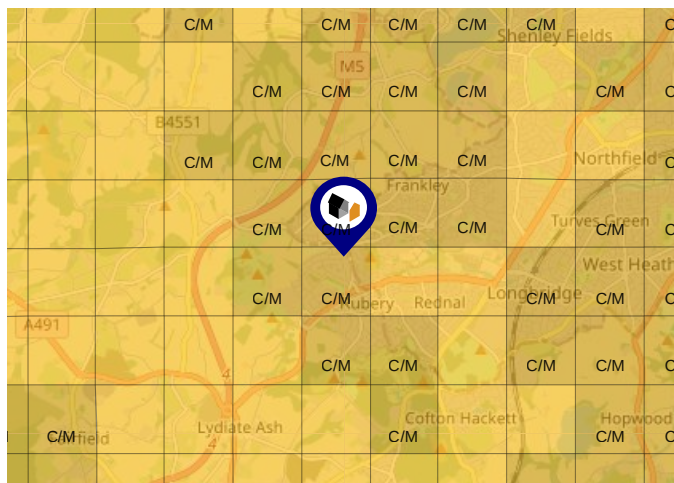


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	SAND TO LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	INTERMEDIATE
Soil Group:	LIGHT(SANDY)		



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

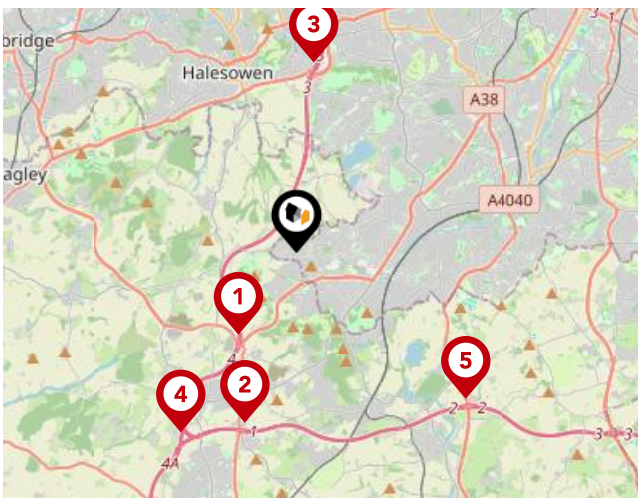
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Longbridge Rail Station	1.73 miles
2	Northfield Rail Station	2.43 miles
3	Barnt Green Rail Station	2.95 miles
4	Kings Norton Rail Station	3.9 miles
5	Alvechurch Rail Station	4.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J4	1.8 miles
2	M42 J1	3.2 miles
3	M5 J3	3.46 miles
4	M5 J4A	3.85 miles
5	M42 J2	4.04 miles



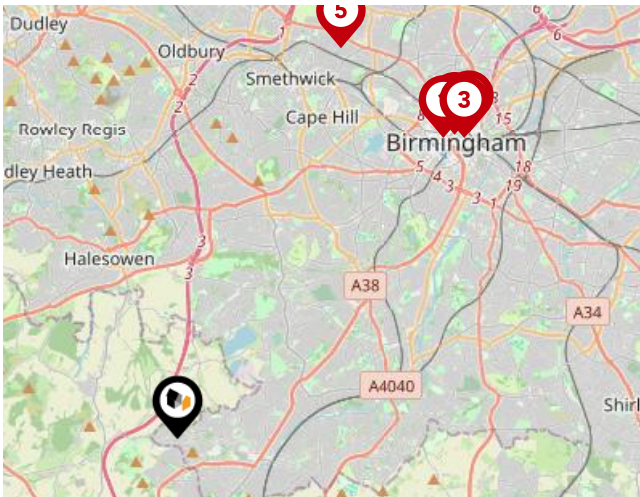
Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	12.78 miles



Bus Stops/Stations

Pin	Name	Distance
1	Rubery Lane South	0.04 miles
2	Cross Farm Lane	0.07 miles
3	Reaside Junior School	0.08 miles
4	Rubery Lane South	0.08 miles
5	Leasowe Rd	0.11 miles



Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	7.24 miles
2	Town Hall (Midlands Metro Stop)	7.41 miles
3	Grand Central New Street (Midland Metro Stop)	7.49 miles
4	Corporation Street (Midland Metro Stop)	7.62 miles
5	Handsworth Booth Street (Midland Metro Stop)	7.63 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.



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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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