



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19th November 2025



DOWAR ROAD, REDNAL, BIRMINGHAM, B45

Market Appraisal Estimate : £240,000

Dean Coleman Powered By eXp

Birmingham

0121 820 1775

hello@deancoleman.co.uk

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

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

Situated in a popular residential area of Rednal, this well-presented three bedroom semi-detached home offers bright, versatile living space and excellent convenience for families, commuters and first-time buyers. The property is approached via an entrance porch, leading into a welcoming hallway with stairs to the first floor, access to the living area and a useful large under-stairs store cupboard. The ground floor enjoys open-plan living, with a lounge area, dining space and a fitted kitchen featuring an integrated electric oven, gas hob and extractor fan. This whole area is flooded with natural light, boasting a double-glazed bay window to the front, further windows to the rear and a UPVC door with glazed inset opening directly onto the garden. Upstairs, a light and airy landing — complete with a double-glazed window — leads to three bedrooms and a family bathroom fitted with a shower over the bath.

The rear garden offers excellent outdoor space, beginning with a large gravel patio and single step down onto a generous lawn, fully fenced, private and perfect for families. To the side of the home there is a secure covered entry, providing easy access from front to rear and ideal for storage, bikes or even potential conversion (STP) to create an additional room or utility space. The front of the property benefits from off-road parking for two vehicles.

This location is ideal for raising a family, with an excellent selection of schools, nurseries and a college nearby. More details, including distances and Ofsted ratings, can be found in the Key Facts for Buyers brochure. Transport links are superb, with regular buses on Bristol Road providing routes into Redditch, Bromsgrove, Birmingham City Centre and surrounding districts. Longbridge Train Station, part of the Central Line, offers direct access to Redditch, University of Birmingham, the Queen Elizabeth Hospital, Five Ways and New Street Grand Central. Both the M42 and M5 are within easy reach for longer journeys. Take a look at the Key Facts For Buyers brochure for more detailed information.

Rednal and its surroundings also offer a fantastic range of amenities. Local convenience shops are within walking distance, while Longbridge Village provides a vibrant selection of restaurants, cafés and shops — including the popular Herbert's Yard, plus a large Sainsbury's and M&S.

For leisure and days out, the area is perfectly positioned. Nearby Great Park offers a multiscreen cinema, bowling alley, arcade, astro pitches, bingo hall and a variety of restaurants, along with a large Morrisons. For those who enjoy the outdoors, the expansive Cofton Park and the beautiful Lickey Hills Country Park are both within walking distance.

This lovely semi-detached home offers location, convenience and long-term appeal — perfect for a growing family. Ready to move into, viewing is highly recommended.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,746
Title Number:	WK75644

Market Appraisal Estimate:	£240,000
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)

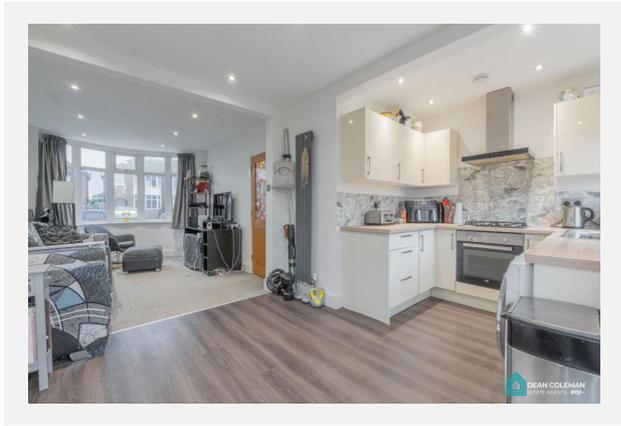
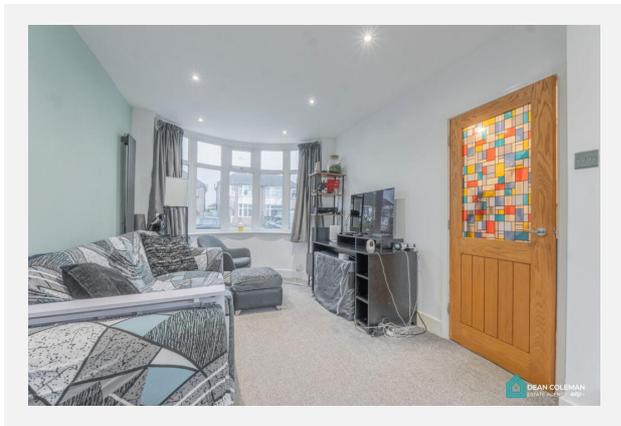
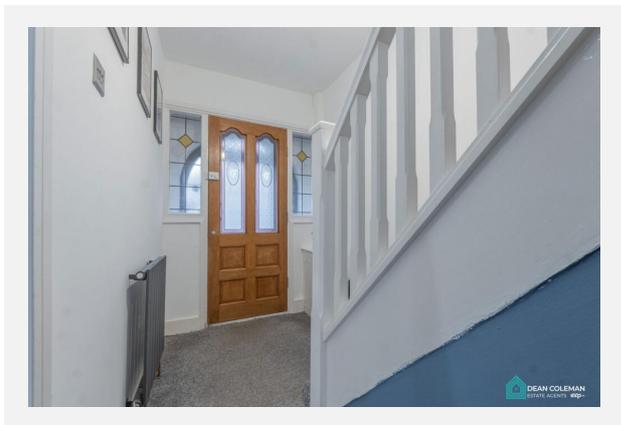
15 mb/s	67 mb/s	2000 mb/s

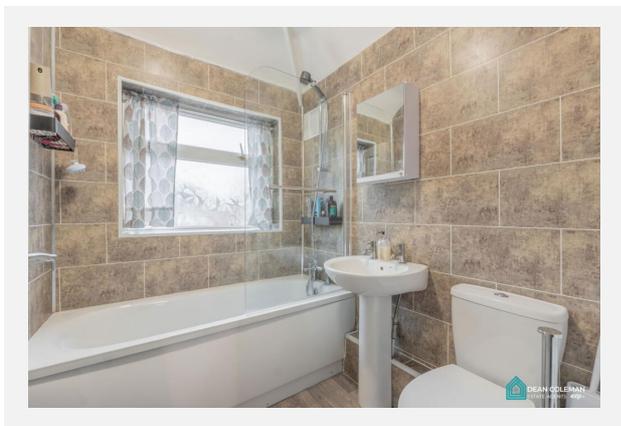
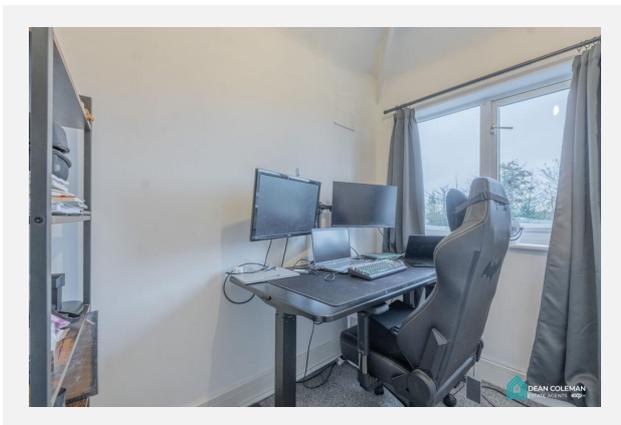
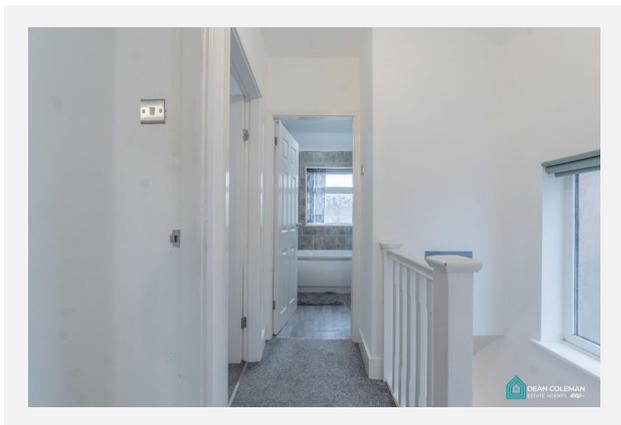
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



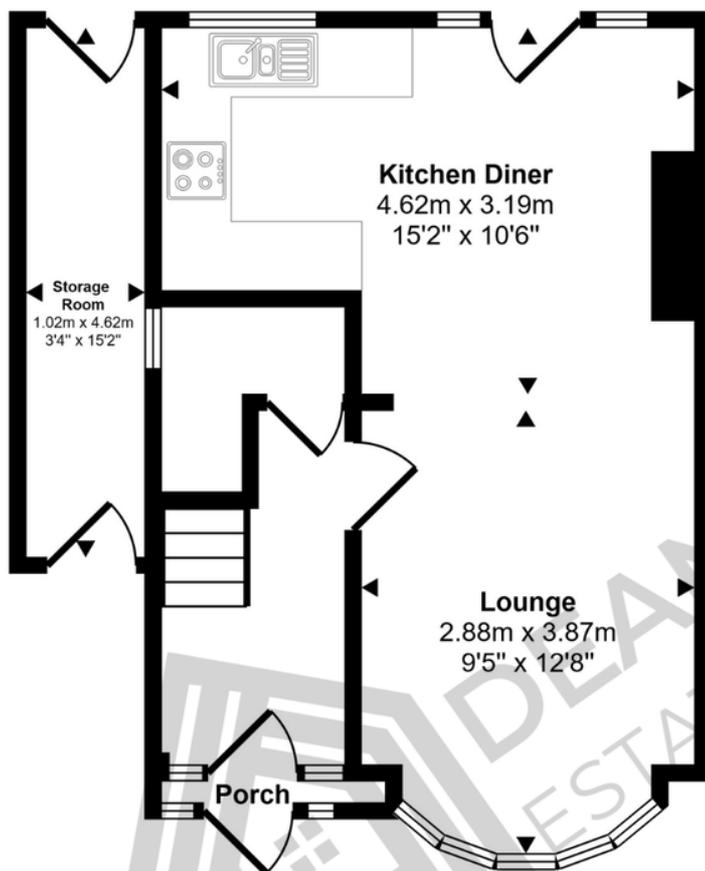




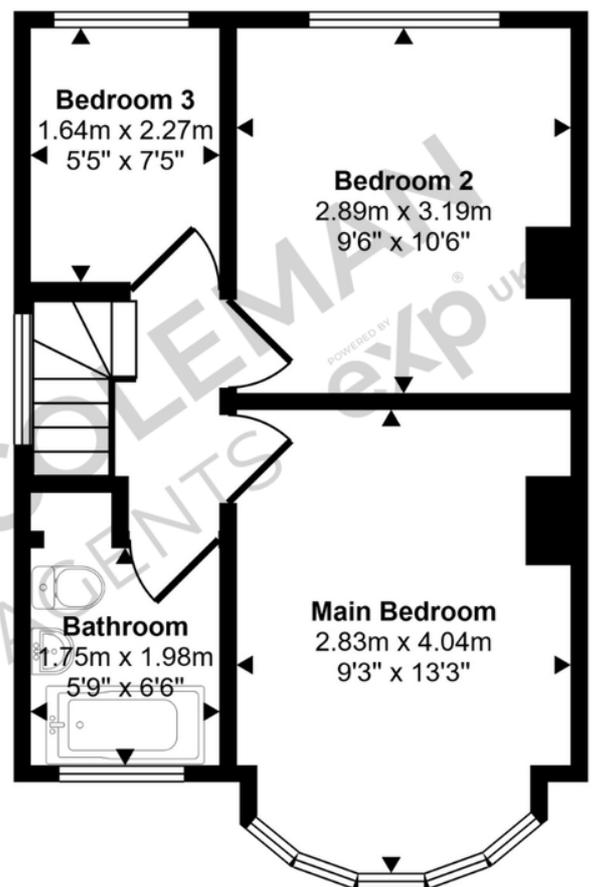


DOWAR ROAD, REDNAL, BIRMINGHAM, B45

Approx Gross Internal Area
70 sq m / 750 sq ft



Ground Floor
Approx 37 sq m / 400 sq ft



First Floor
Approx 33 sq m / 350 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.

Dowar Road, Rednal, B45

Energy rating

D

Valid until 04.10.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 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
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	64 m ²

35, Dowar Road, Birmingham, B45 8RB			
Last Sold Date:	09/10/2024	27/11/2020	03/10/2017
Last Sold Price:	£245,000	£182,000	£134,000
47, Dowar Road, Birmingham, B45 8RB			
Last Sold Date:	12/04/2024	20/06/2018	24/05/2013
Last Sold Price:	£235,000	£166,000	£95,000
3, Dowar Road, Birmingham, B45 8RB			
Last Sold Date:	27/03/2024		
Last Sold Price:	£185,000		
57, Dowar Road, Birmingham, B45 8RB			
Last Sold Date:	15/12/2023	31/03/2023	
Last Sold Price:	£210,000	£150,000	
63, Dowar Road, Birmingham, B45 8RB			
Last Sold Date:	14/07/2023		
Last Sold Price:	£184,000		
69, Dowar Road, Birmingham, B45 8RB			
Last Sold Date:	22/06/2023	28/07/2006	29/06/2001
Last Sold Price:	£200,000	£124,500	£69,900
25, Dowar Road, Birmingham, B45 8RB			
Last Sold Date:	16/09/2022	27/01/2017	27/08/2015
Last Sold Price:	£228,500	£155,000	£135,000
17, Dowar Road, Birmingham, B45 8RB			
Last Sold Date:	30/09/2021	16/12/2016	
Last Sold Price:	£235,000	£149,000	
53, Dowar Road, Birmingham, B45 8RB			
Last Sold Date:	03/12/2020	18/03/2019	
Last Sold Price:	£190,000	£150,000	
85, Dowar Road, Birmingham, B45 8RB			
Last Sold Date:	03/11/2020	29/10/2004	
Last Sold Price:	£174,950	£115,000	
97, Dowar Road, Birmingham, B45 8RB			
Last Sold Date:	29/11/2019		
Last Sold Price:	£160,000		
93, Dowar Road, Birmingham, B45 8RB			
Last Sold Date:	31/05/2019		
Last Sold Price:	£166,500		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

91, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	17/05/2019
Last Sold Price:	£145,000

23, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	07/03/2019	16/12/2004	06/06/1997
Last Sold Price:	£170,000	£134,000	£55,000

83, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	19/11/2018
Last Sold Price:	£162,000

95, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	06/06/2018	22/02/2000
Last Sold Price:	£220,000	£45,000

75, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	29/03/2018	12/09/2003
Last Sold Price:	£150,000	£97,000

21, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	16/02/2018	06/09/2013	26/06/2003	27/02/1998	14/08/1997
Last Sold Price:	£180,000	£130,000	£114,950	£47,000	£35,000

87, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	07/10/2016	24/06/1999
Last Sold Price:	£139,000	£44,950

5, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	08/05/2015	31/01/1997
Last Sold Price:	£127,000	£54,500

55, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	30/05/2014	14/05/2010
Last Sold Price:	£157,000	£157,000

27, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	08/12/2006	22/10/2004	20/02/2004	22/07/1998
Last Sold Price:	£129,950	£125,000	£108,000	£50,000

33, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	11/11/2005
Last Sold Price:	£117,250

81, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	02/03/2005	08/05/2003
Last Sold Price:	£134,500	£97,950

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

49, Dowar Road, Birmingham, B45 8RB

Last Sold Date: 27/10/2003
Last Sold Price: £104,000

61, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	10/05/2002	27/08/1997
Last Sold Price:	£76,000	£53,000

29, Dowar Road, Birmingham, B45 8RB

Last Sold Date: 24/01/2002
Last Sold Price: £74,000

7, Dowar Road, Birmingham, B45 8RB

Last Sold Date:	31/07/2001	29/03/1996
Last Sold Price:	£67,950	£48,000

11, Dowar Road, Birmingham, B45 8RB

Last Sold Date: 08/01/1999
Last Sold Price: £43,000

59, Dowar Road, Birmingham, B45 8RB

Last Sold Date: 30/01/1998
Last Sold Price: £51,500

67, Dowar Road, Birmingham, B45 8RB

Last Sold Date: 29/08/1997
Last Sold Price: £54,950

71, Dowar Road, Birmingham, B45 8RB

Last Sold Date: 15/12/1995
Last Sold Price: £45,500

73, Dowar Road, Birmingham, B45 8RB

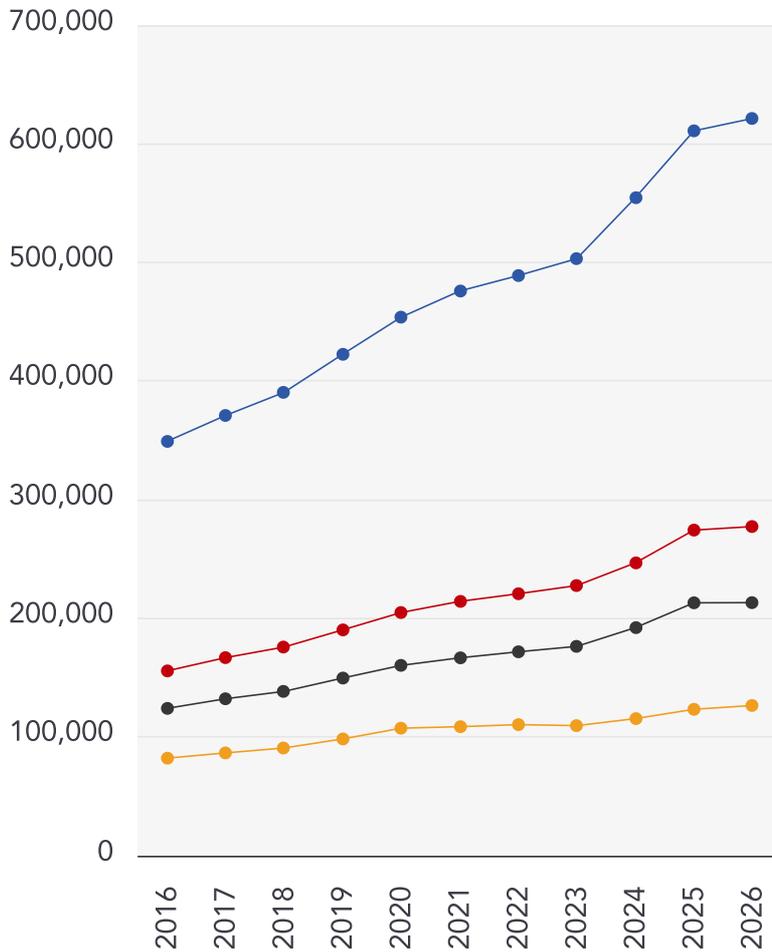
Last Sold Date: 31/03/1995
Last Sold Price: £40,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in B45



Detached

+77.95%

Semi-Detached

+78.12%

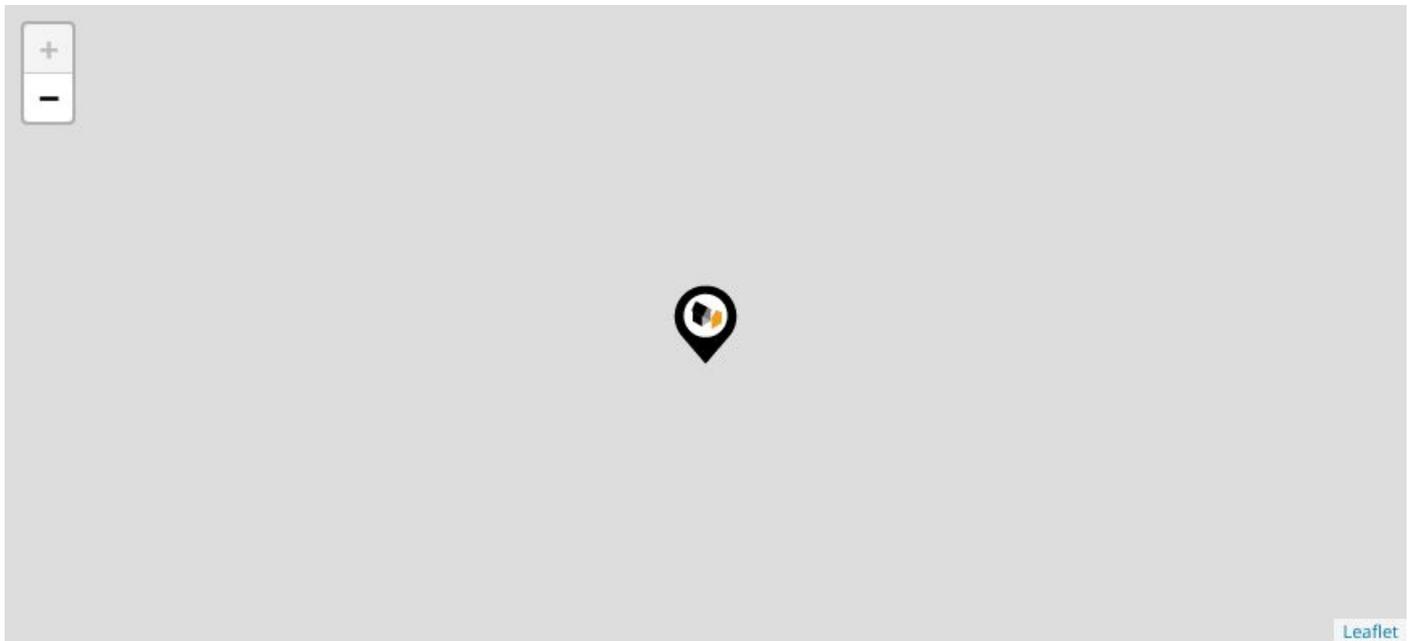
Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

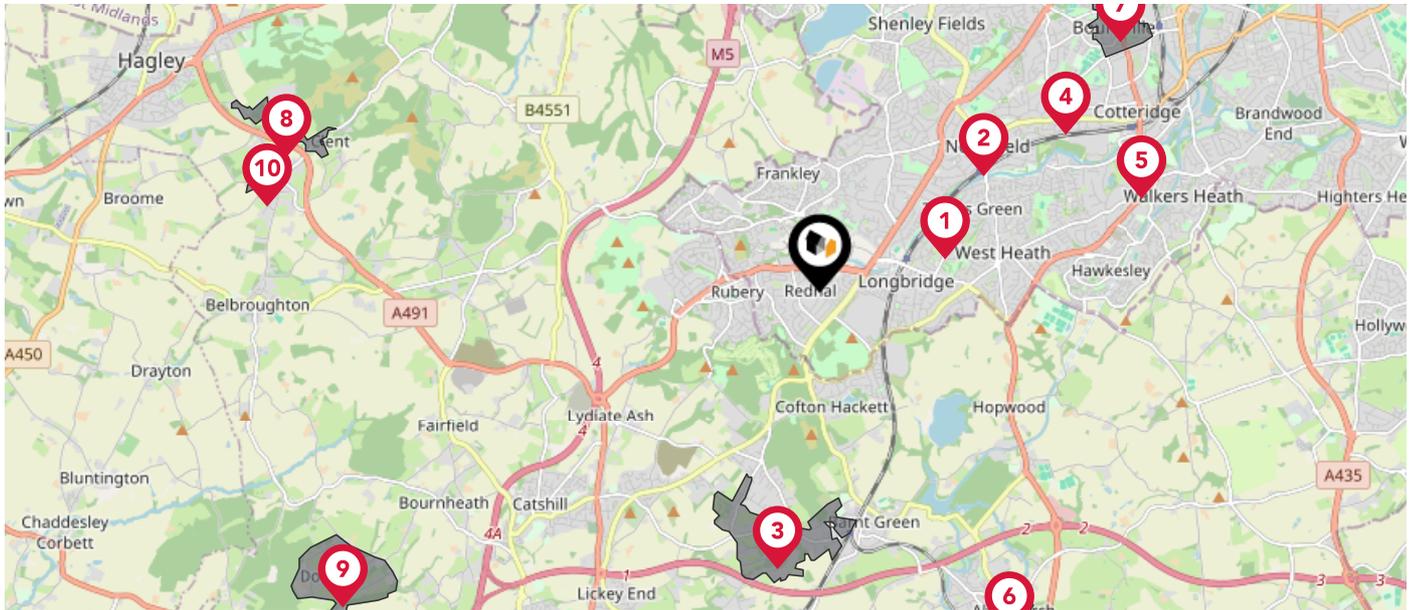
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

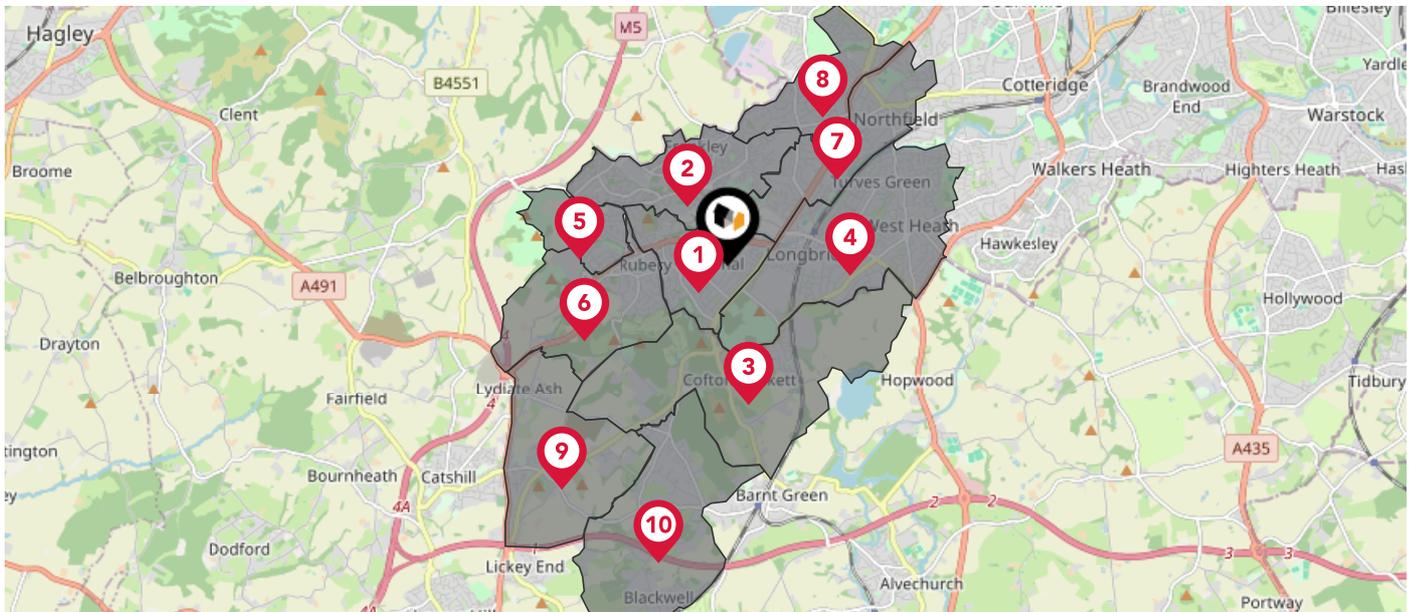
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

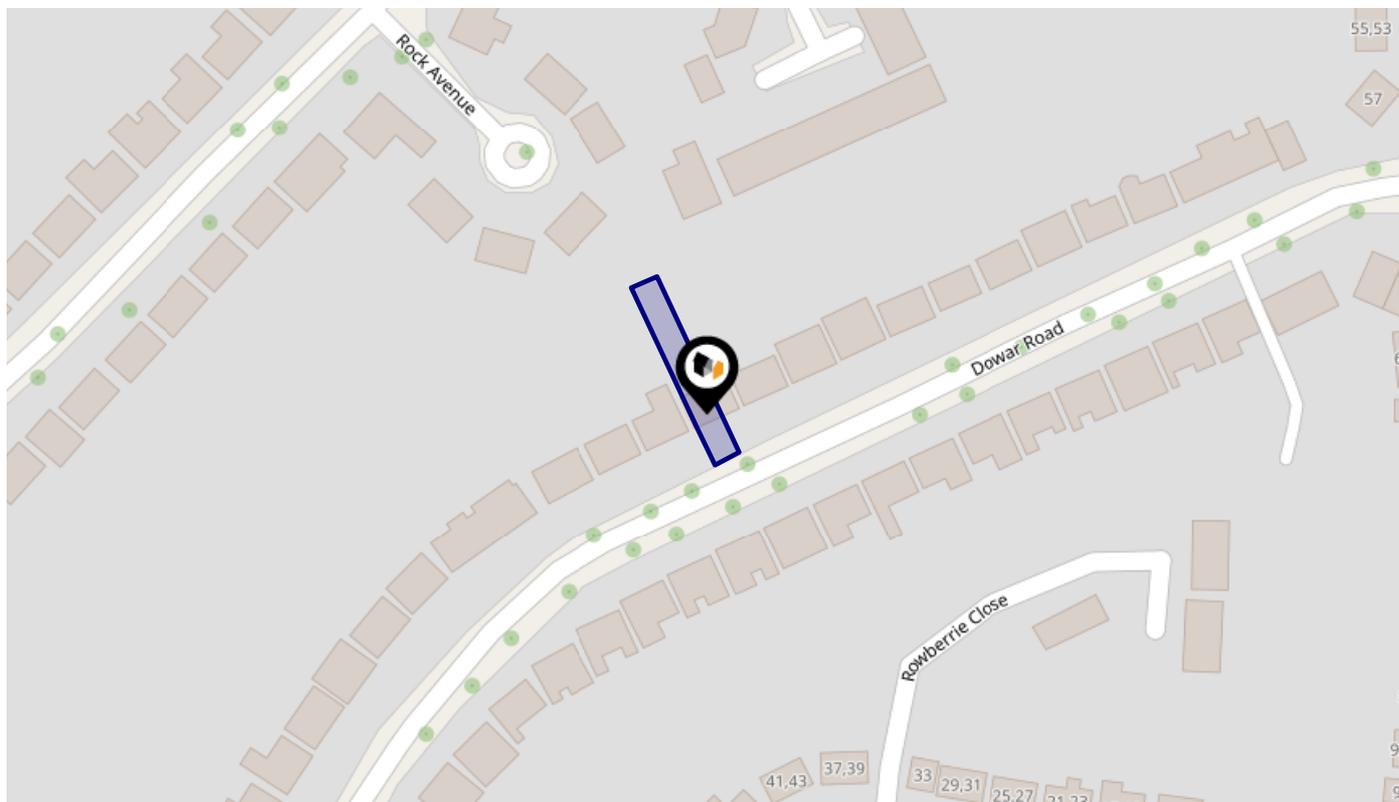
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Rubery & Rednal Ward
-  Frankley Great Park Ward
-  Cofton Ward
-  Longbridge & West Heath Ward
-  Rubery North Ward
-  Rubery South Ward
-  Northfield Ward
-  Allens Cross Ward
-  Marlbrook Ward
-  Lickey Hills 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.

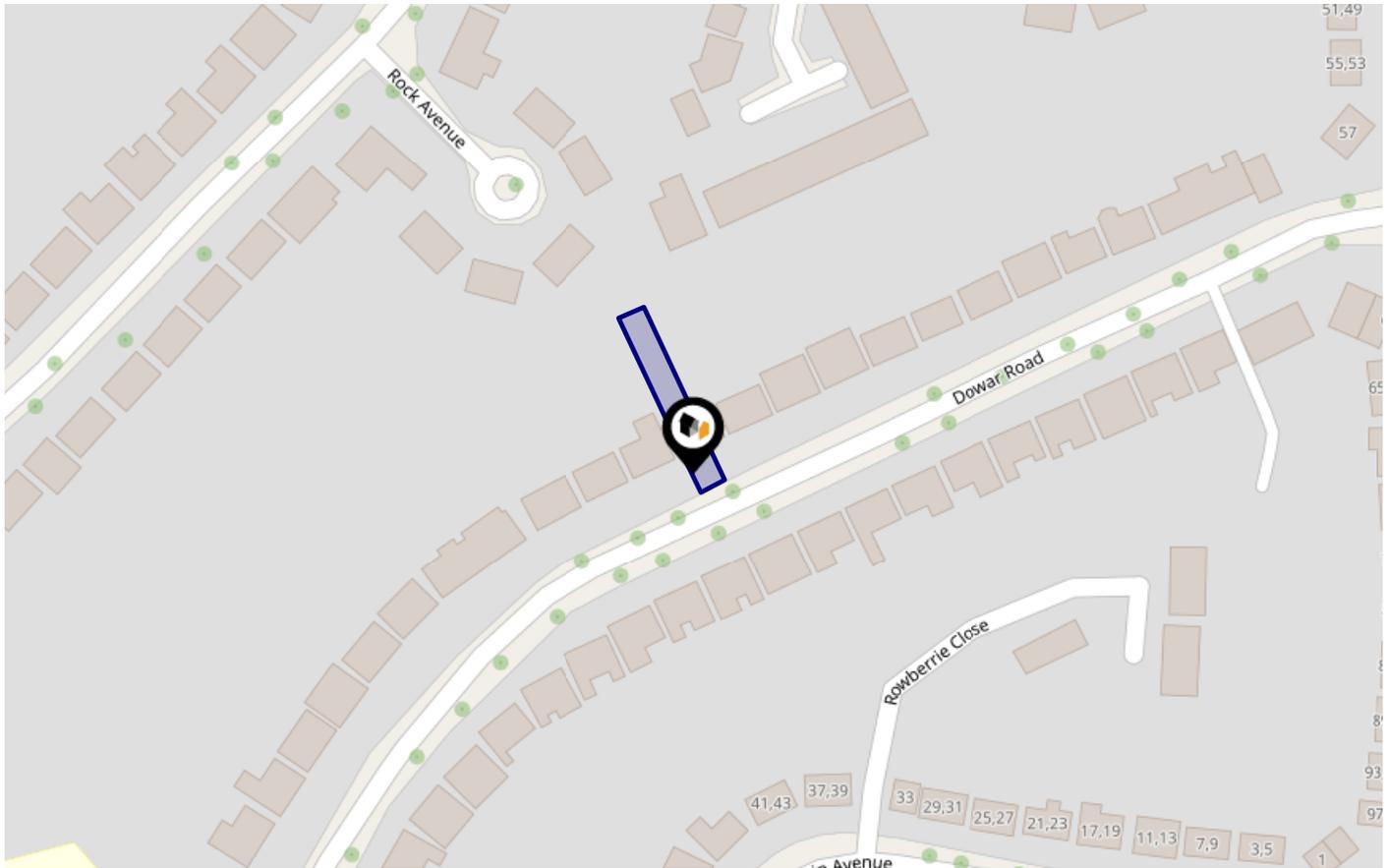
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

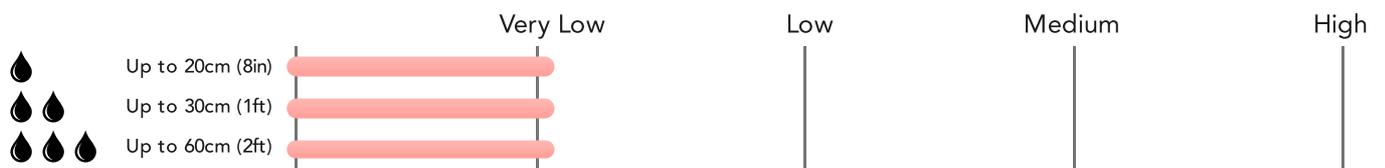


Risk Rating: **Very low**

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.

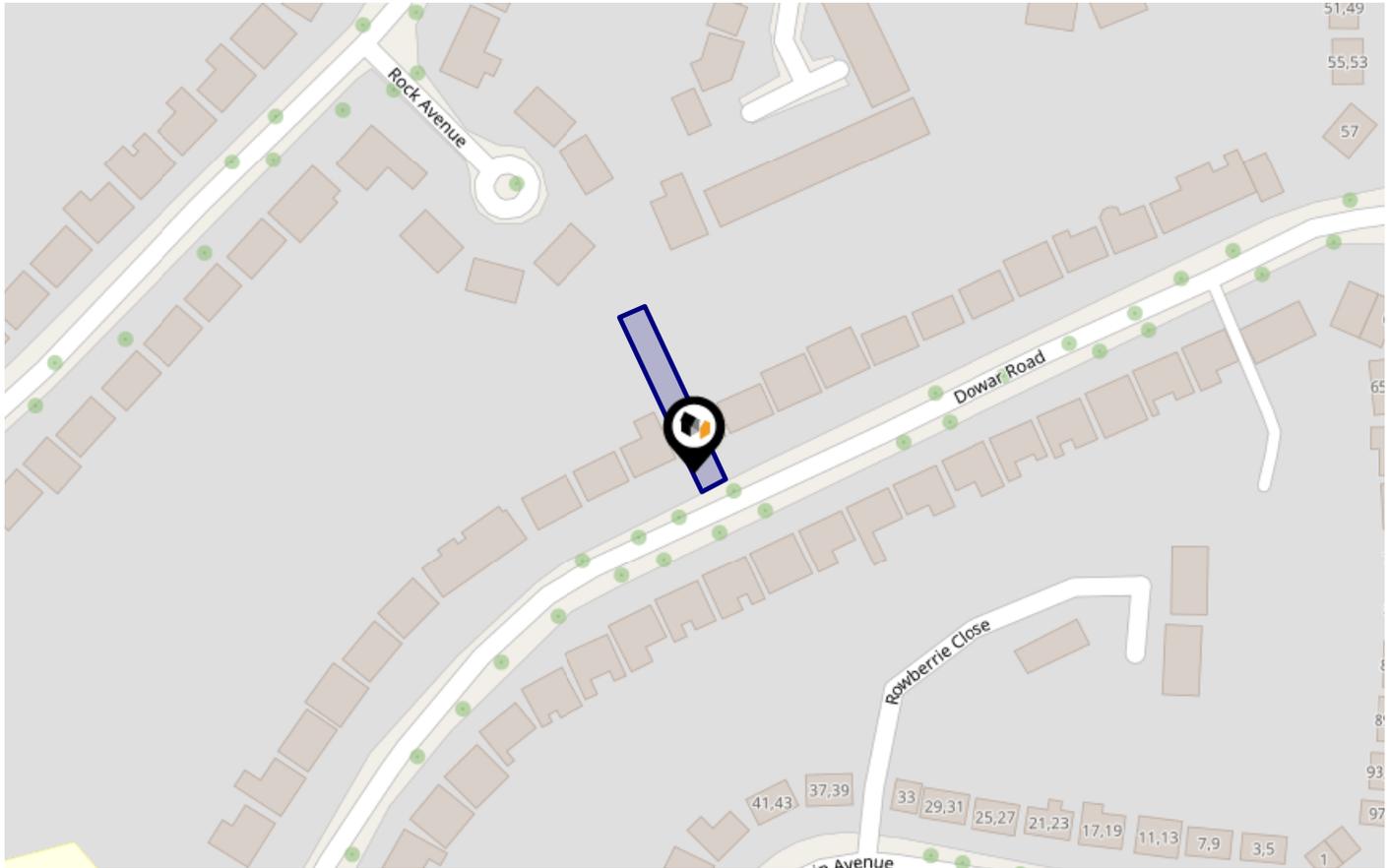
Chance of flooding to the following depths at this property:



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**

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.

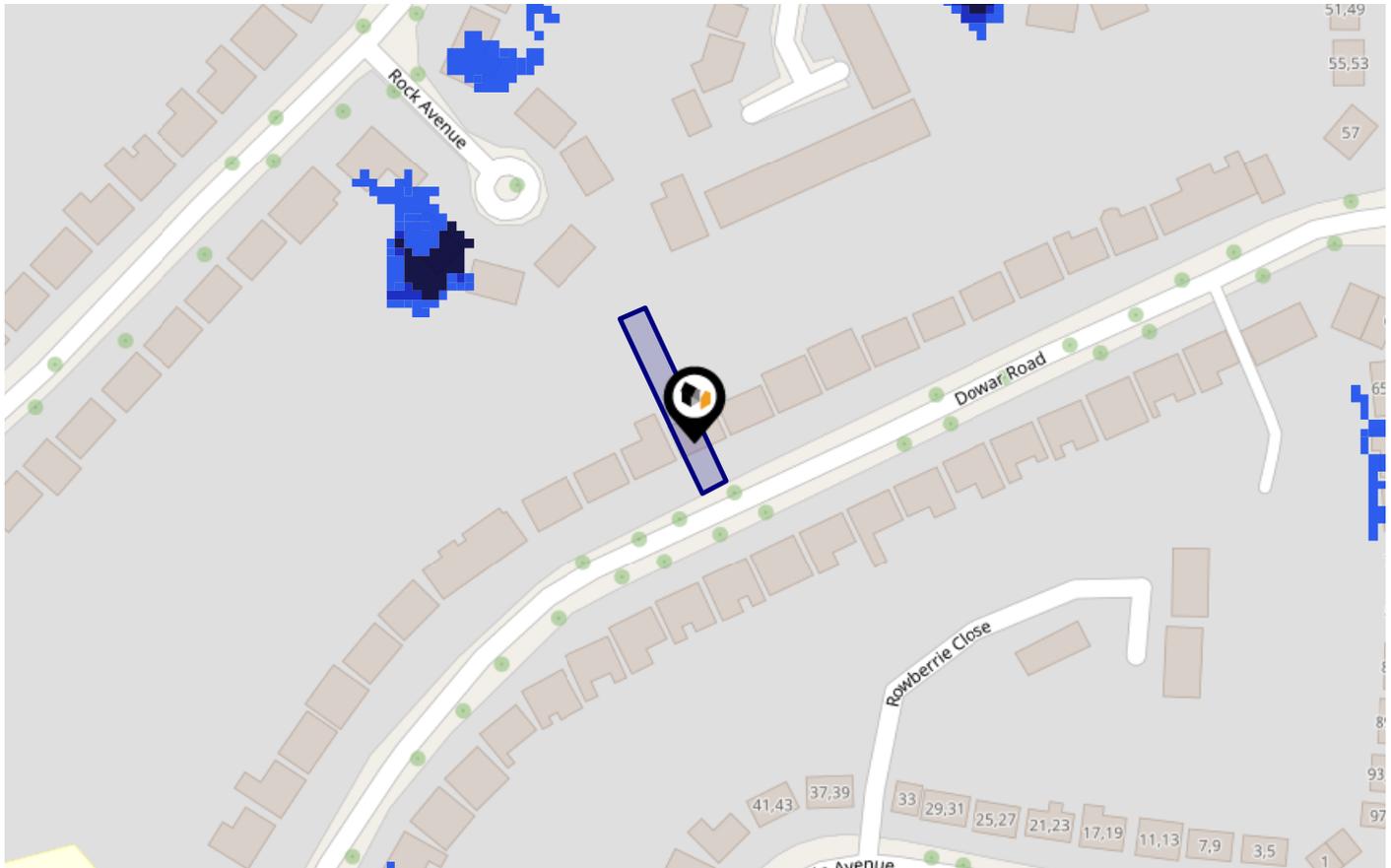
Chance of flooding to the following depths at this property:



Flood Risk

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.
- 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:

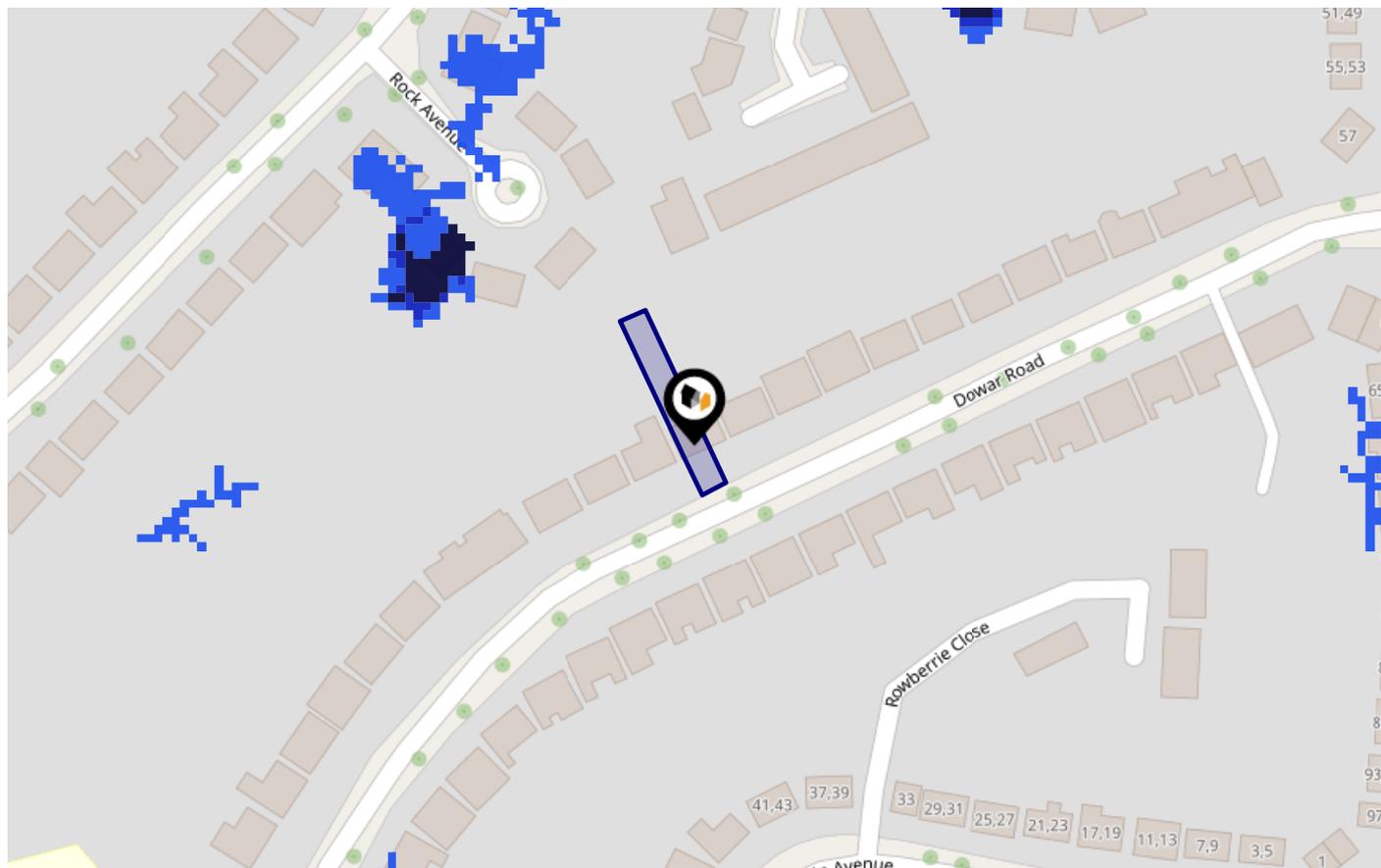


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

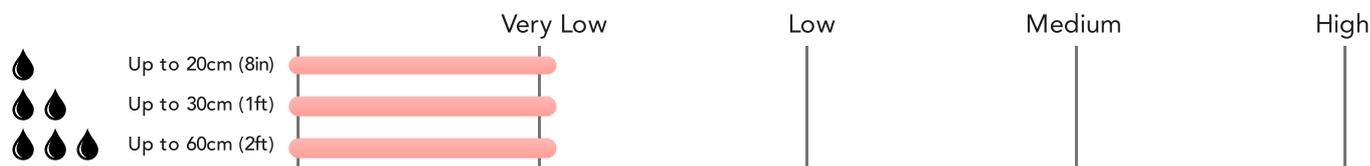


Risk Rating: **Very low**

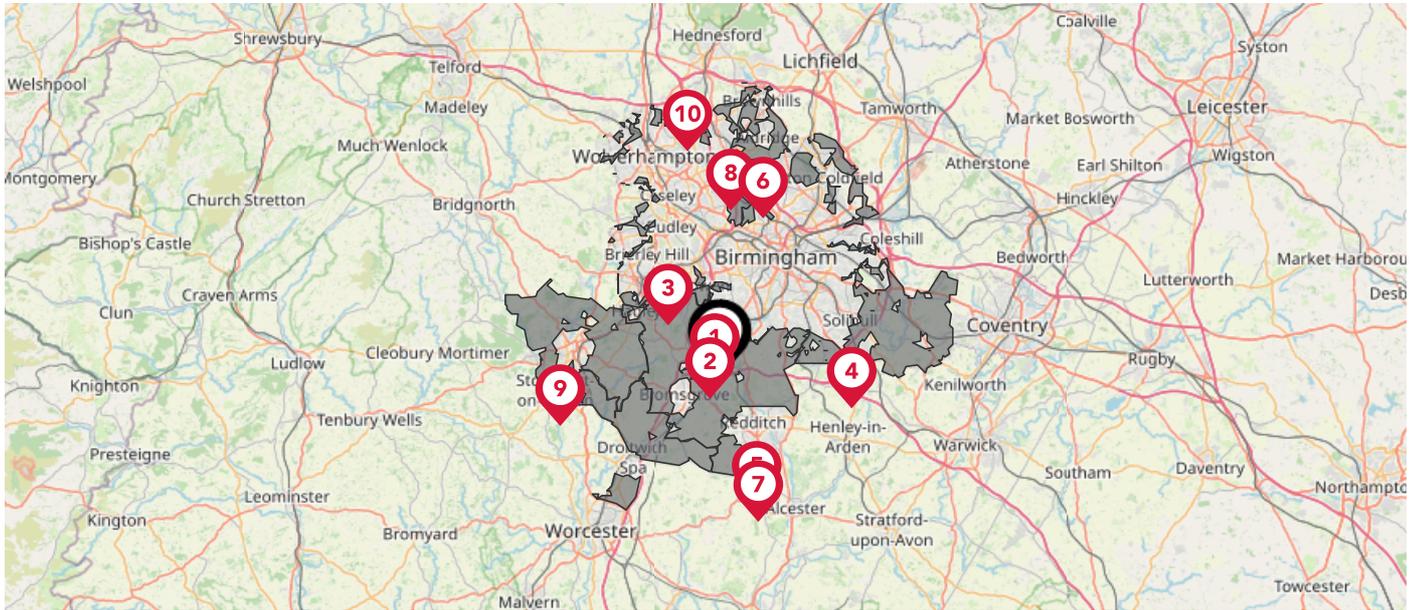
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



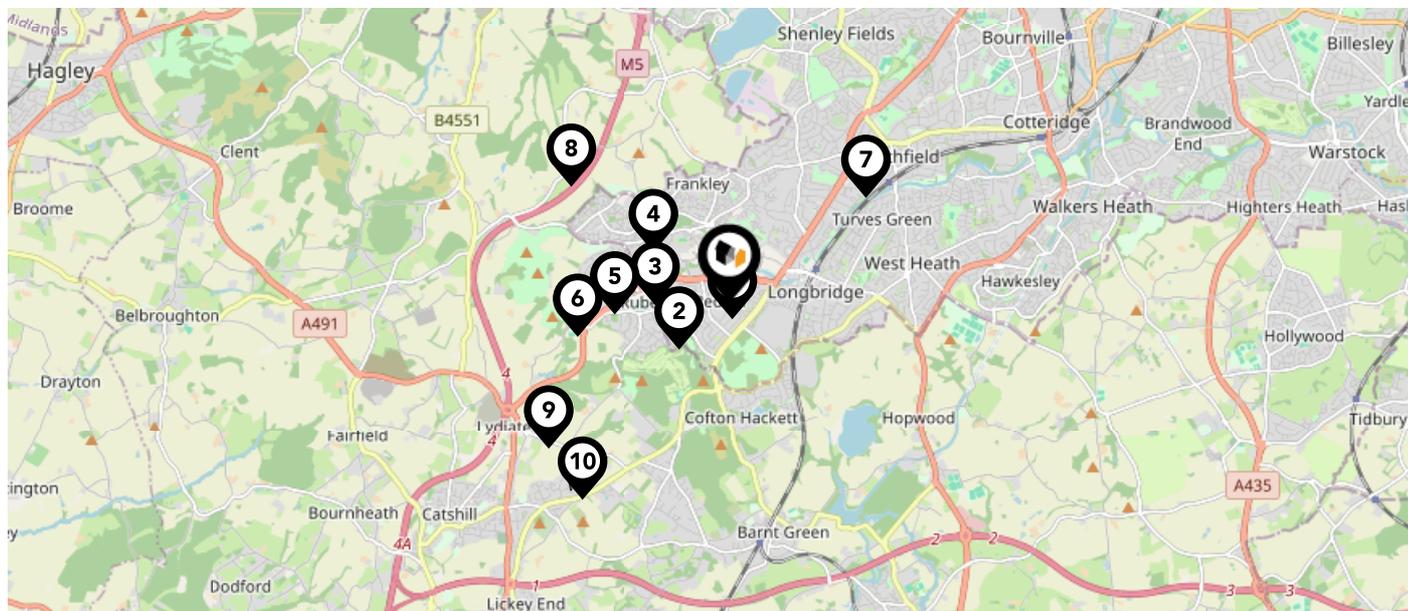
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

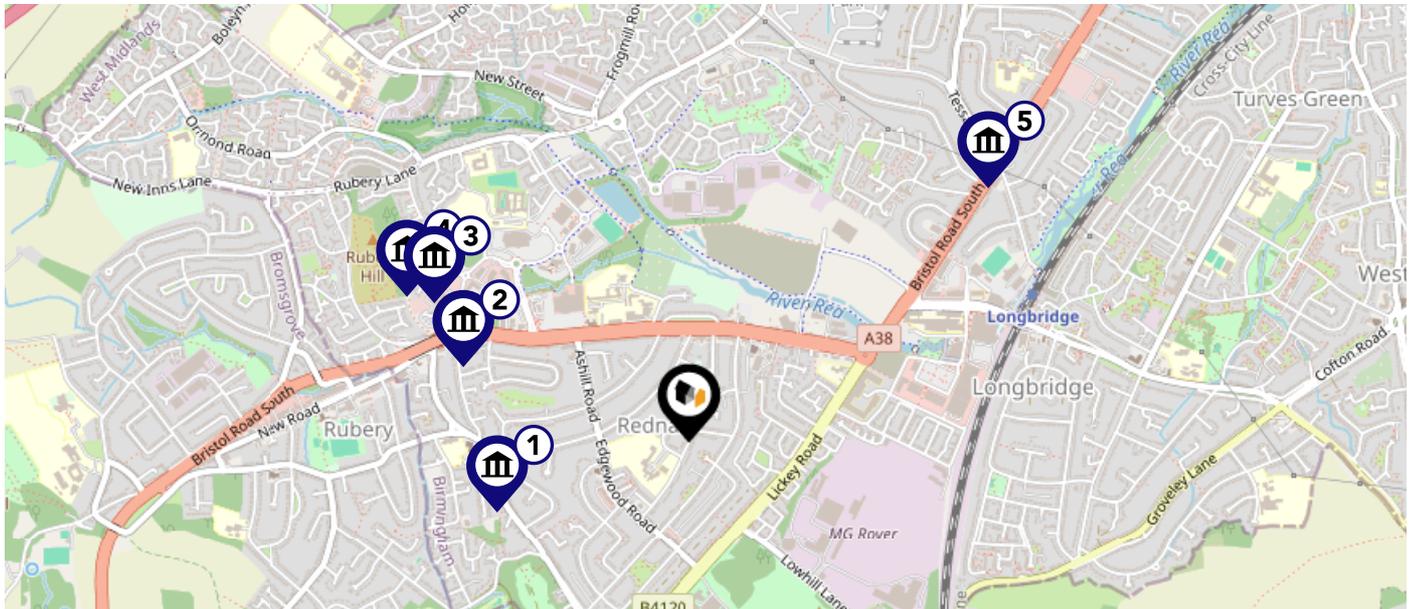
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



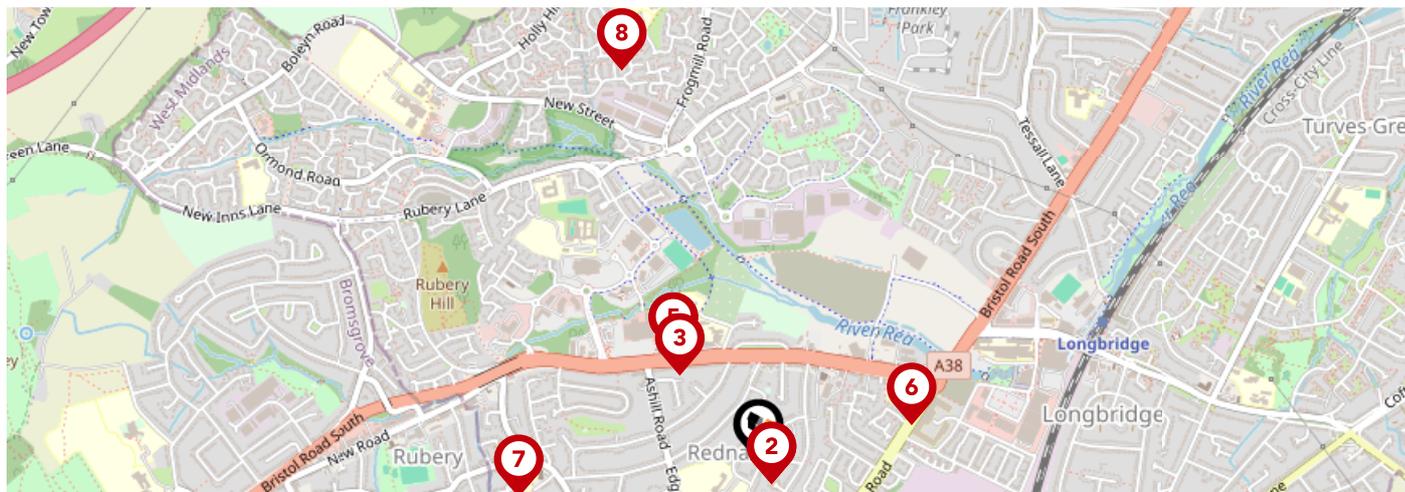
Nearby Landfill Sites

1	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
2	Corinne Close - Quarry Walk-Rednal, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
3	Cockhill Lane / Sandstone Avenue-Cockhill Lane/Sandstone Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
4	Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
5	Callowbrook Public Open Space-Rubery	Historic Landfill	<input type="checkbox"/>
6	Whetty Brick and Tile Works-Wasley Hills High School, Rubery	Historic Landfill	<input type="checkbox"/>
7	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
8	Doctors Coppice-Yew Tree Lane, Huntington	Historic Landfill	<input type="checkbox"/>
9	Birmingham Road-Lydiate Ash	Historic Landfill	<input type="checkbox"/>
10	Marlbrook Sand Pit-Marlbrook Lane, Bromsgrove, West Midlands	Historic Landfill	<input type="checkbox"/>

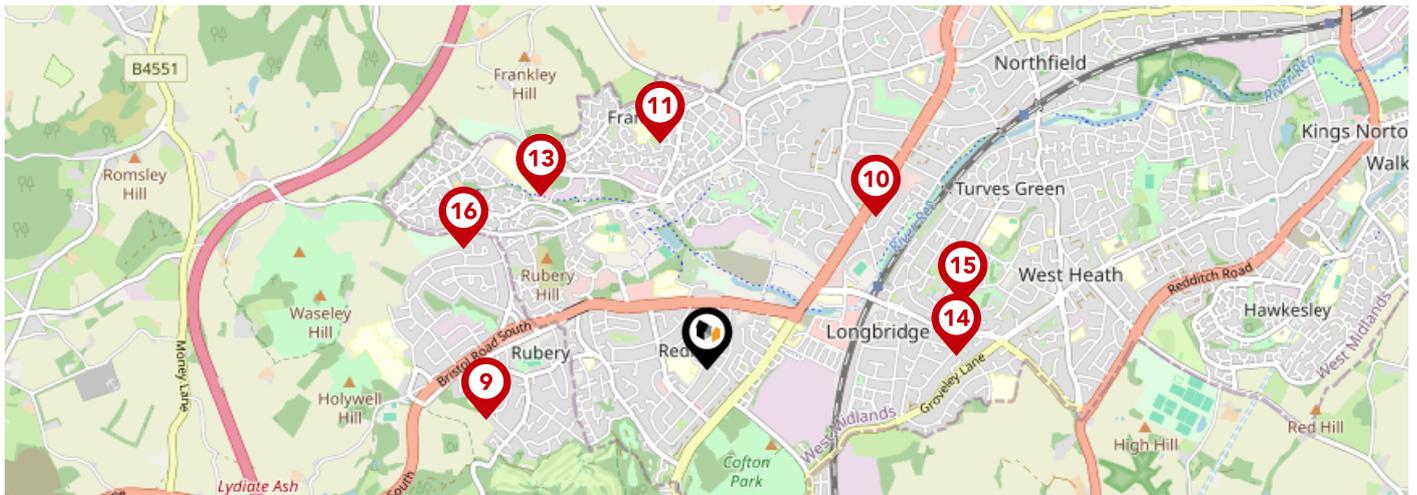
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1343066 - Rednal Library	Grade II	0.4 miles
 1234338 - Former Entrance Lodge To Rubery Hill Hospital	Grade II	0.5 miles
 1276164 - Chapel At Rubery Hill Hospital	Grade II	0.6 miles
 1234337 - Former Medical Superintendent's House At Rubery Hill Hospital	Grade II	0.7 miles
 1389320 - King George V Public House	Grade II	0.9 miles

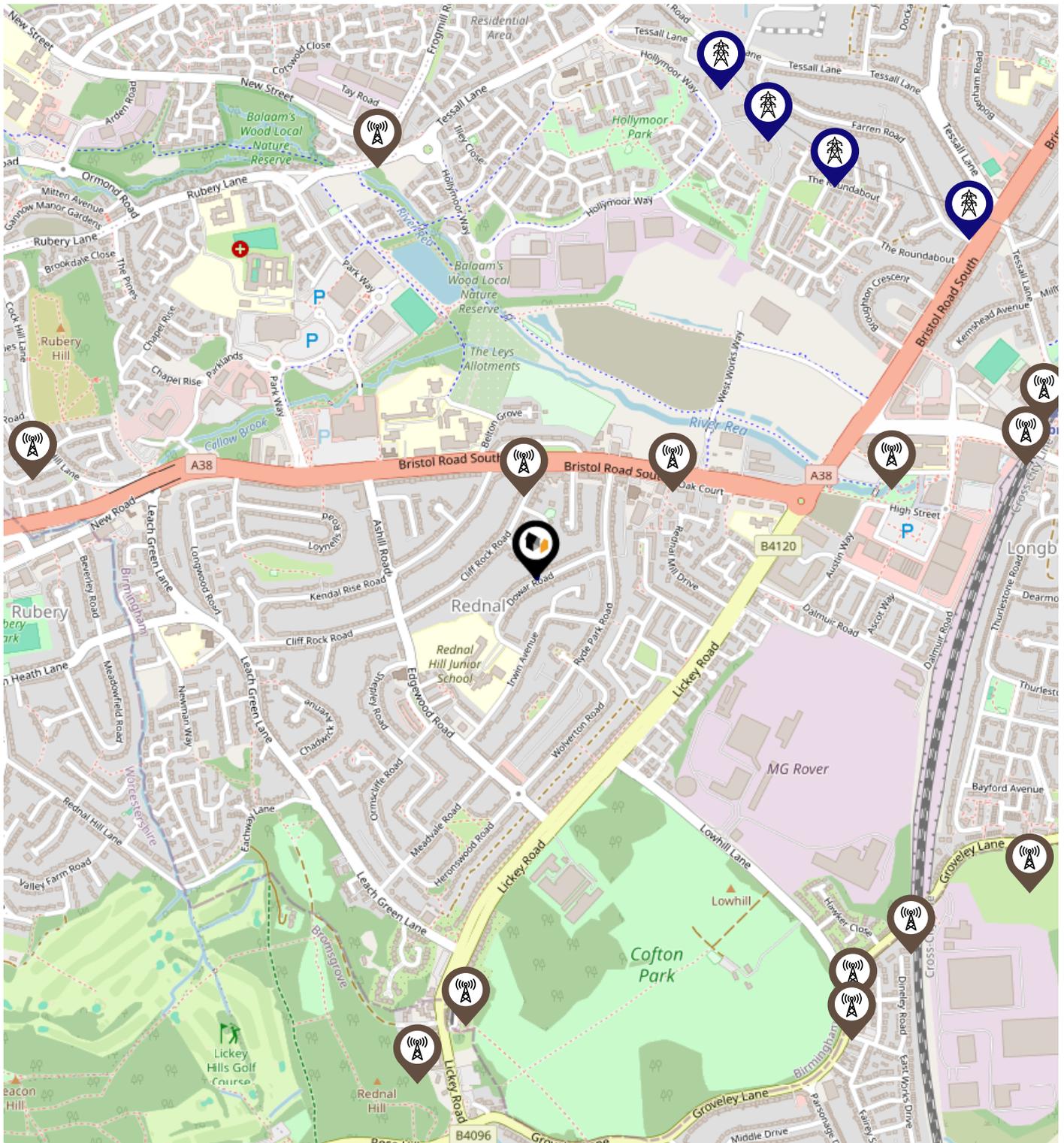


		Nursery	Primary	Secondary	College	Private
1	Rednal Hill Junior School Ofsted Rating: Good Pupils: 346 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Rednal Hill Infant School Ofsted Rating: Good Pupils: 298 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Colmers School and Sixth Form College Ofsted Rating: Requires improvement Pupils: 1241 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Rubery Nursery School Ofsted Rating: Good Pupils: 134 Distance:0.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Colmers Farm Primary School Ofsted Rating: Good Pupils: 403 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Columba's Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St James Catholic Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	City of Birmingham School Ofsted Rating: Requires improvement Pupils: 412 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Beaconside Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Meadows Primary School Ofsted Rating: Requires improvement Pupils: 545 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forestdale Primary School Ofsted Rating: Good Pupils: 214 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holly Hill Methodist CofE Infant School Ofsted Rating: Good Pupils: 183 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
King Edward VI Balaam Wood Academy Ofsted Rating: Good Pupils: 419 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Albert Bradbeer Primary Academy Ofsted Rating: Good Pupils: 424 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Turves Green Boys' School Ofsted Rating: Good Pupils: 536 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reaside Academy Ofsted Rating: Good Pupils: 212 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

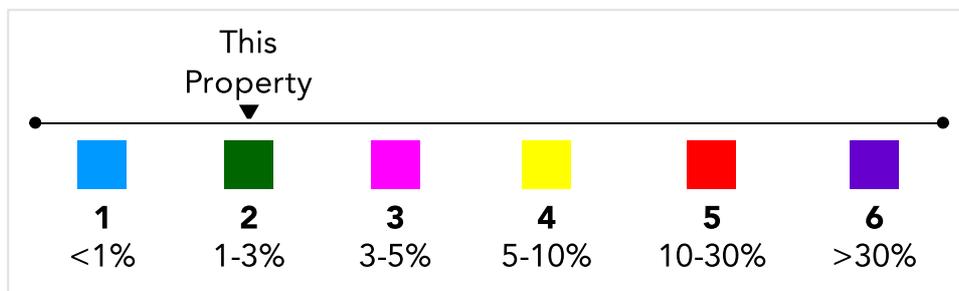
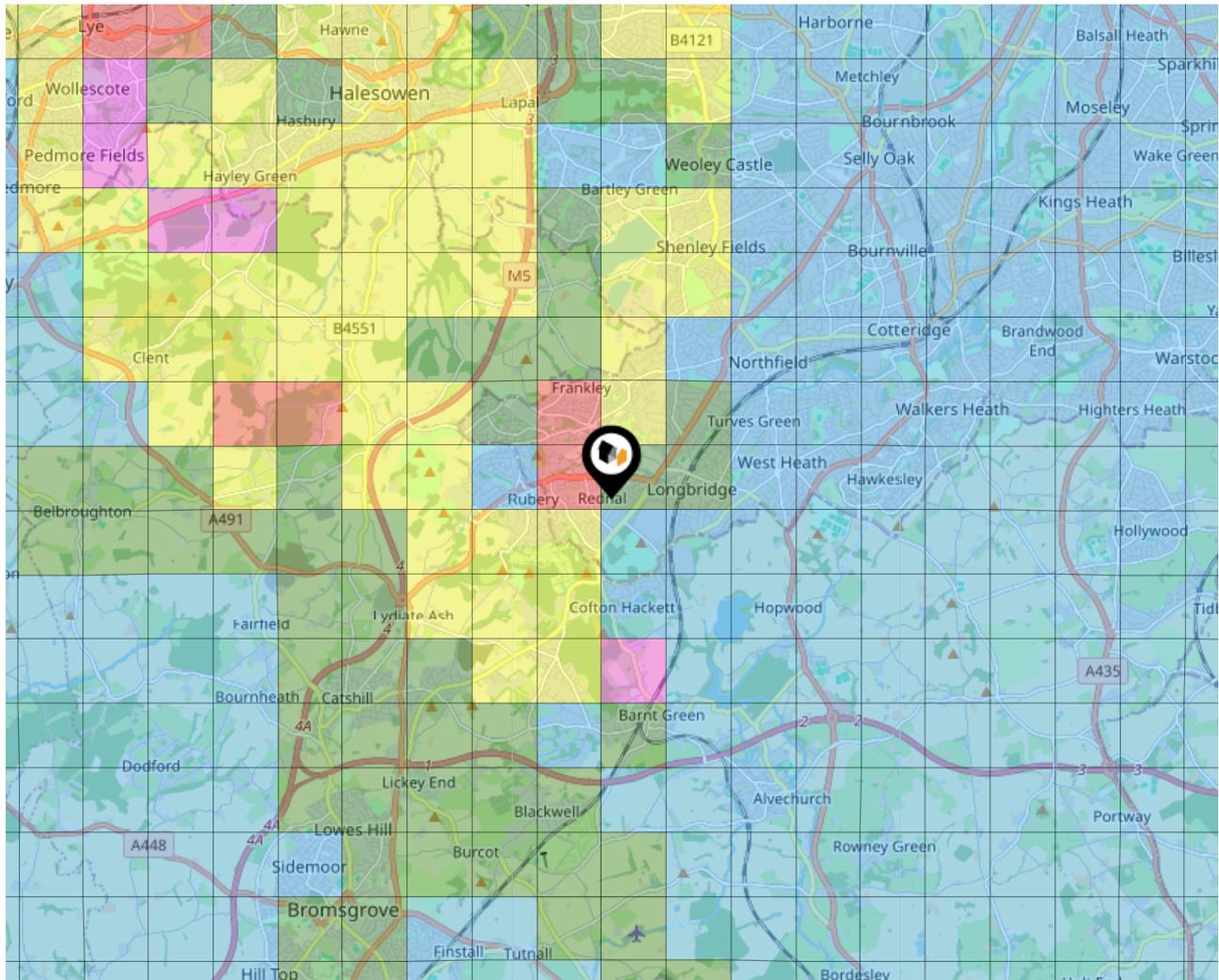


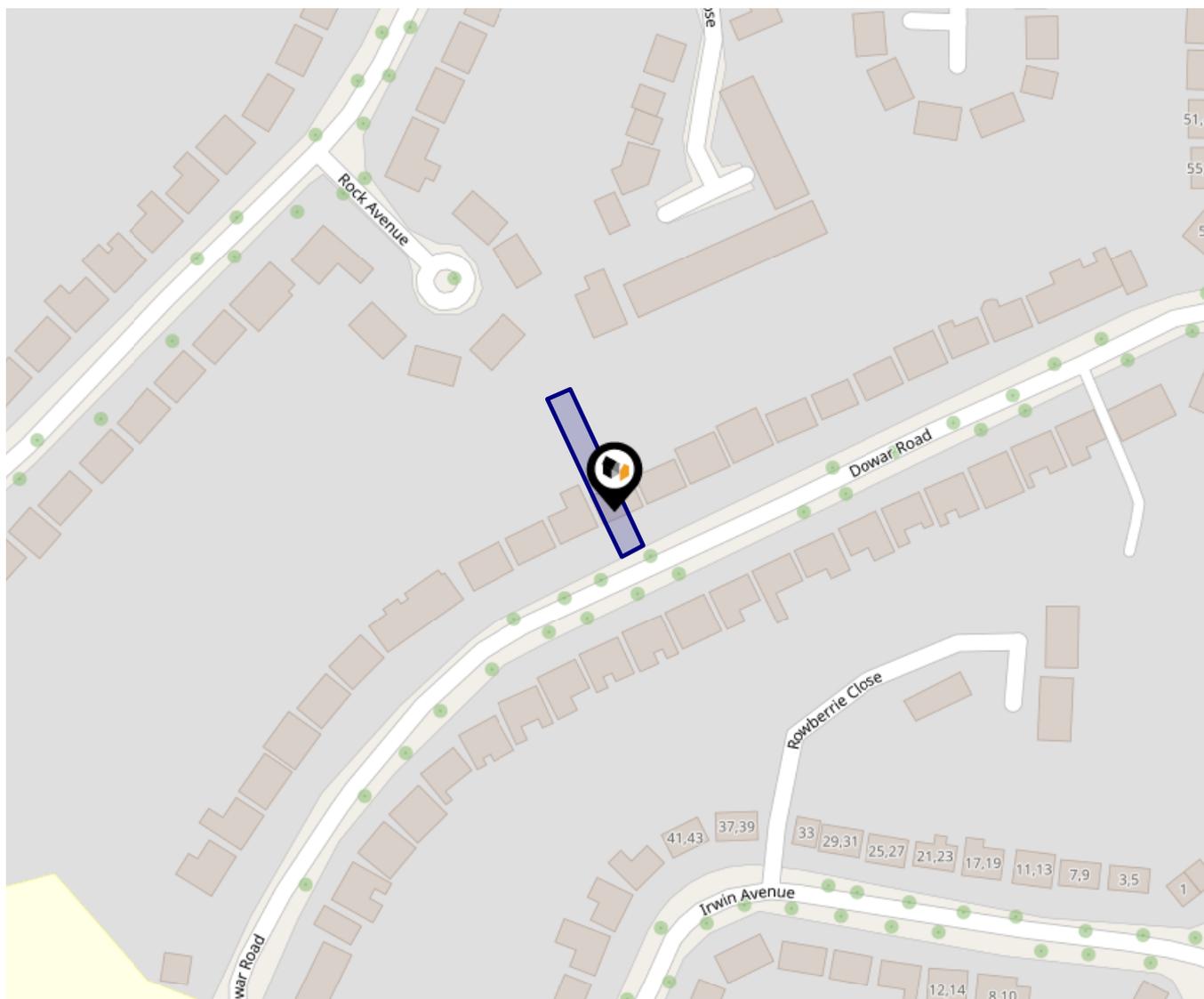
Key:

-  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).





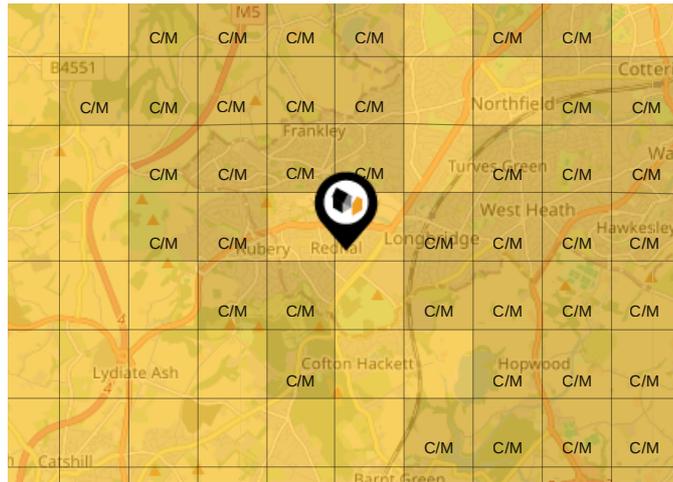
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

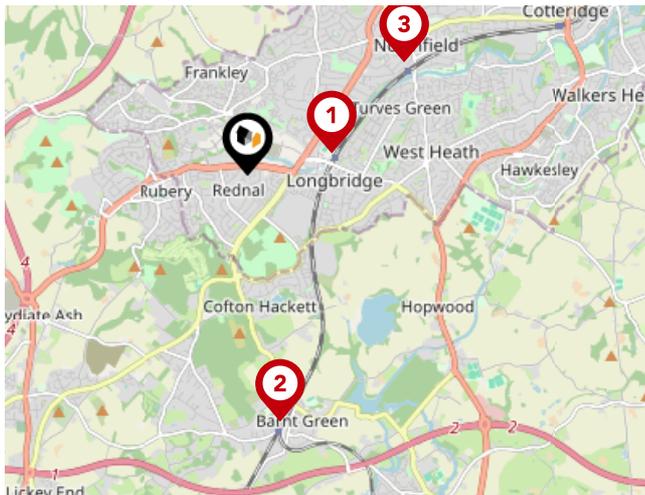
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



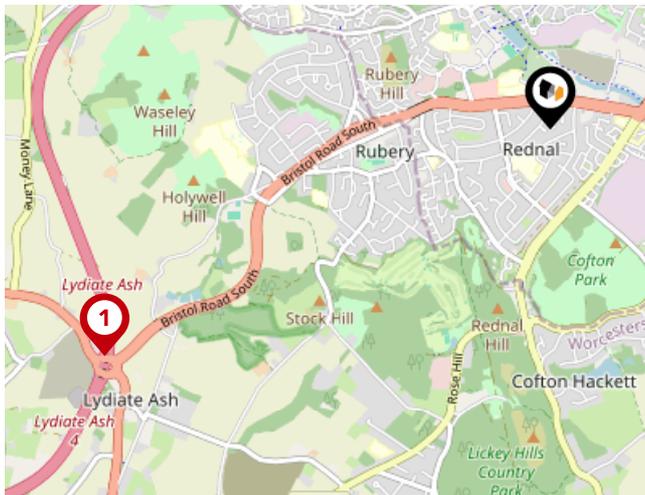
Primary Classifications (Most Common Clay Types)

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



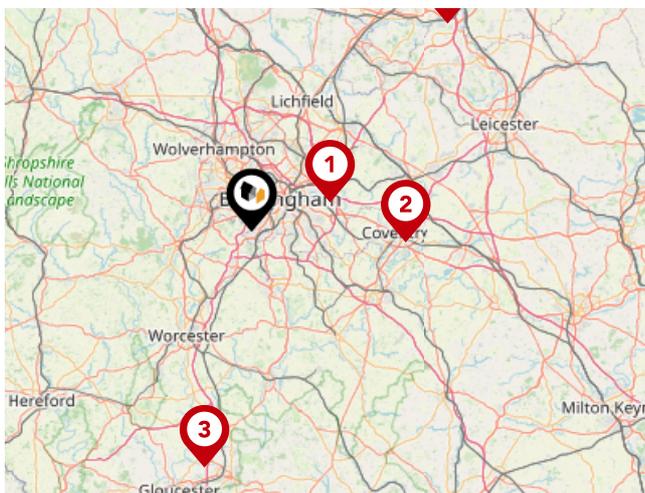
National Rail Stations

Pin	Name	Distance
1	Longbridge Rail Station	0.78 miles
2	Barnt Green Rail Station	2.25 miles
3	Northfield Rail Station	1.73 miles



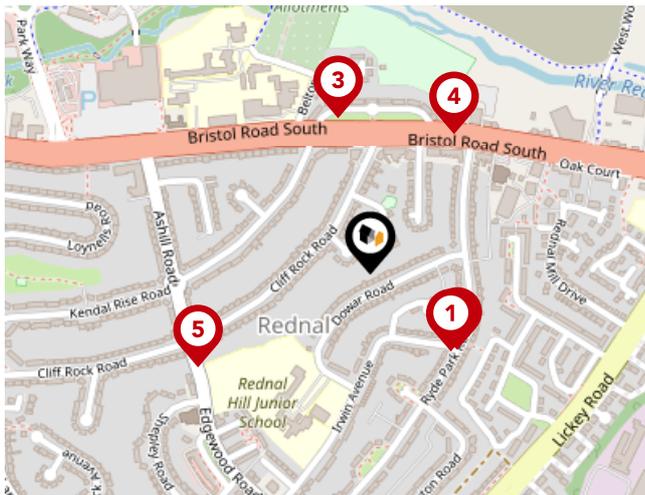
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J4	2.25 miles
2	M5 J3	3.96 miles
3	M42 J1	3.24 miles
4	M42 J2	3.04 miles
5	M5 J4A	4.14 miles



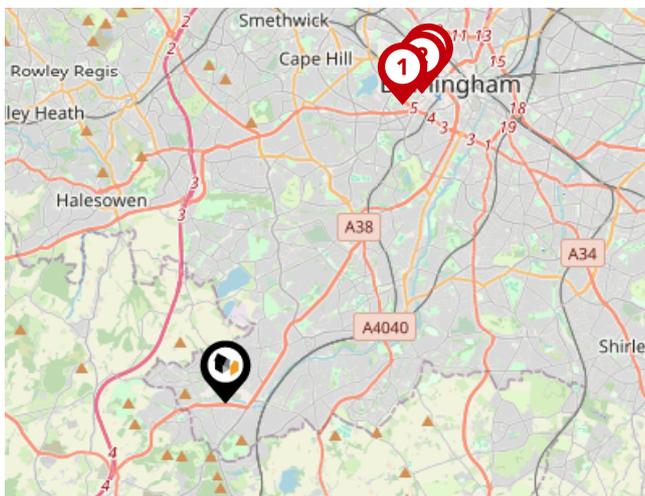
Airports/HELIPADS

Pin	Name	Distance
1	Birmingham Airport	12.03 miles
2	Baginton	22.2 miles
3	Staverton	35.28 miles
4	East Mids Airport	41.08 miles



Bus Stops/Stations

Pin	Name	Distance
1	Irwin Ave	0.12 miles
2	Irwin Ave	0.13 miles
3	Cliff Rock Rd	0.18 miles
4	Ryde Park Rd	0.18 miles
5	Shepley Rd	0.22 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	6.3 miles
2	Five Ways (Midland Metro Stop)	6.64 miles
3	Brindleyplace (Midland Metro Stop)	6.82 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

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Dean Coleman Powered By eXp

Birmingham
0121 820 1775
hello@deancoleman.co.uk
<https://exp-uk.co.uk>

