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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd January 2026



FRAMPTON CLOSE, BIRMINGHAM, B30

Guide Price : £400,000

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Located within a highly sought-after cul-de-sac in the heart of Bournville, South Birmingham, this attractive double-fronted semi-detached property offers spacious accommodation with incredible extension potential (stp), excellent outdoor space and an outstanding lifestyle location.

The property sits just a stone's throw from The Valley Parkway, home to the renowned Bournville Yachting Club, and is within walking distance of further stunning green spaces, including Rowheath Pavilion and Lake and Bournville Park. The stunning, historic and picturesque Bournville Village Green is also just a short walk away. This enviable setting provides a perfect balance of tranquil surroundings and everyday convenience. Overall, a wonderful place to raise a family or require in its tranquil setting.

The home also benefits from being within the catchment area for a number of highly regarded schools, including Bournville School, St Francis Primary School, Dame Elizabeth Cadbury School, along with Kings Norton Boys' and Girls' Schools.

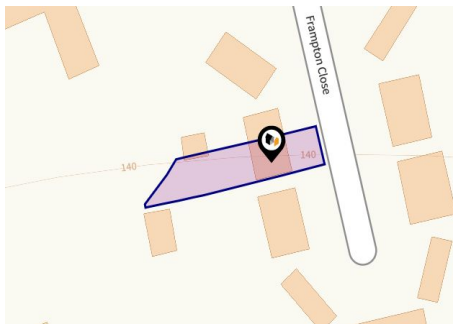
The ground floor of this Freehold home offers well-proportioned and versatile living space, comprising: a double glazed porch for its entry plus further inner hall offering good storage options, and two large reception rooms, ideal for separate living and dining areas. To the rear is an extended separate kitchen/breakfast room, perfect for family use with both a utility room located off the kitchen for practicality and a guest WC. The layout provides excellent flexibility for modern living and entertaining.

To the first floor there is a store cupboard and double glazed window to the rear, two generous double bedrooms, both offering excellent space plus a spacious shower room, fitted with modern fixtures. The exterior of this home is excellent, with a wonderfully private rear garden featuring a patio, variety of shrubs and bushes, well-kept lawn and to its centre, a stunning red-brick patio seating area with large gazebo; a perfect setting for relaxing or entertaining. There is also a garden shed plus large garage with rear access. The front of the property is well-presented, featuring a variety of shrubs and bushes, enhancing the home's kerb appeal, also benefitting from off-road parking for multiple vehicles.

This is a rare opportunity to acquire a well-presented and spacious double-fronted semi-detached home with potential to increase its footprint (stp), in one of South Birmingham's most desirable residential locations, Bournville Village.

Viewing is strongly recommended to fully appreciate the near 1,200 sqft accommodation, beautiful gardens and outstanding setting on offer.

For more information on the sought-after schools and excellent transport links nearby, check out the Key Facts For Buyer brochure.



Property



Type:	Semi-Detached
Bedrooms:	2
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.1 acres
Council Tax :	Band D
Annual Estimate:	£2,245
Title Number:	WM223430

Guide Price:	£400,000
Tenure:	Freehold

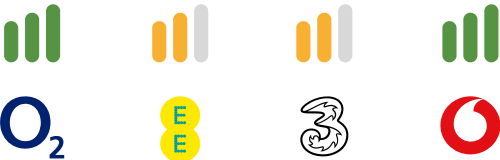
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7	1800
mb/s	mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



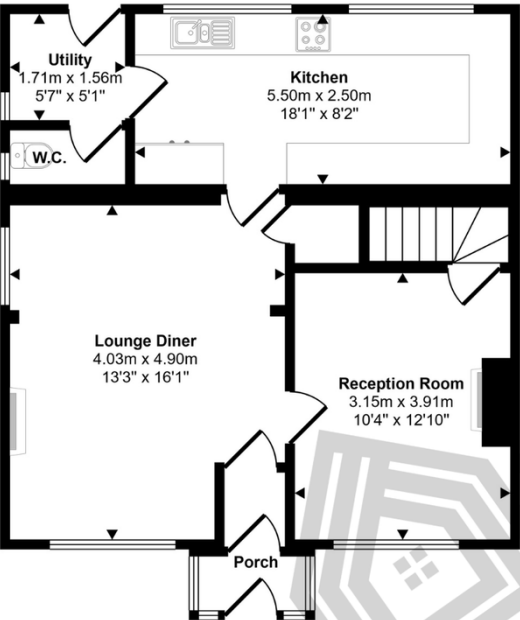




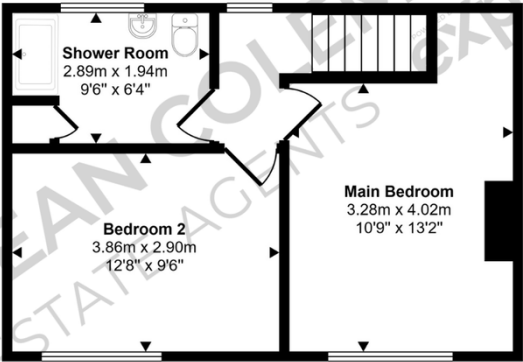


FRAMPTON CLOSE, BIRMINGHAM, B30

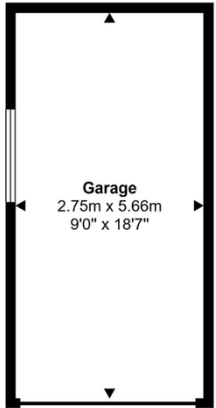
Approx Gross Internal Area
110 sq m / 1181 sq ft



Ground Floor
Approx 58 sq m / 624 sq ft

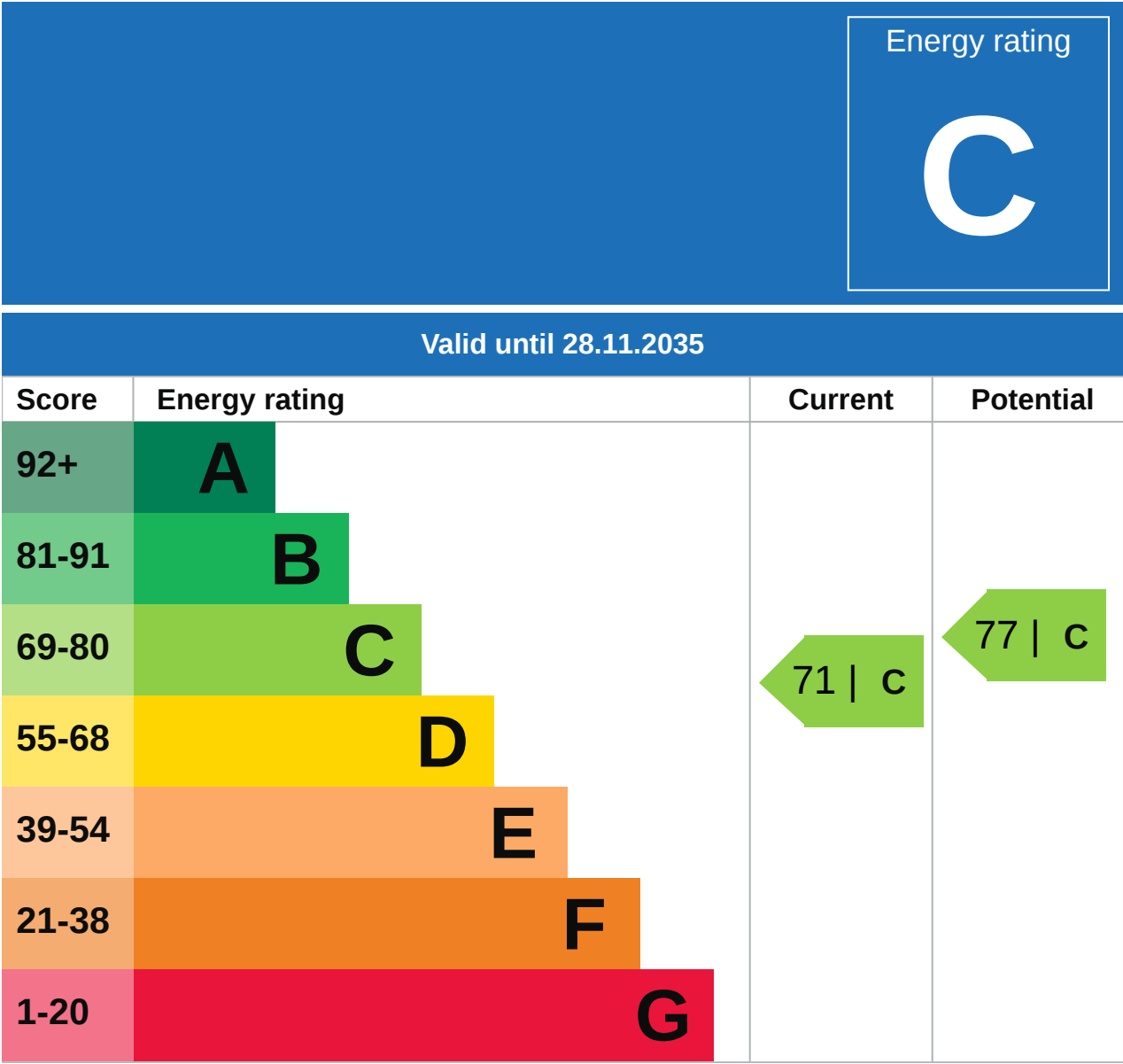


First Floor
Approx 36 sq m / 389 sq ft



Garage
Approx 16 sq m / 167 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.



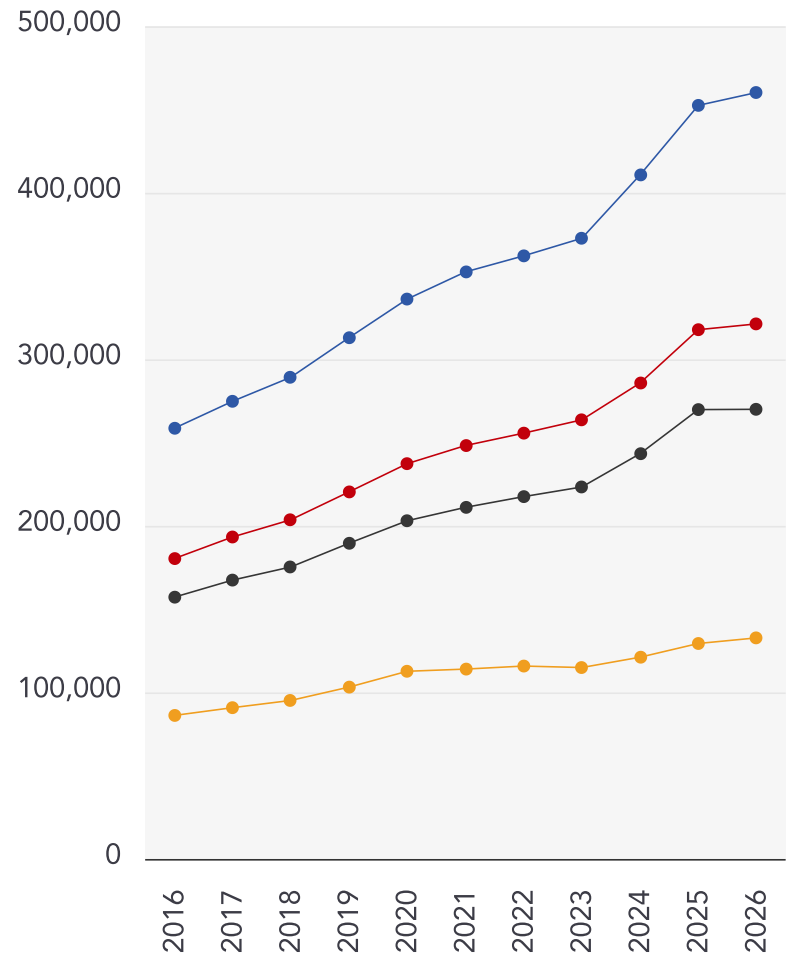
Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 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:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	91 m ²

17, Frampton Close, Birmingham, B30 1QT				
Last Sold Date:		04/03/2025		
Last Sold Price:		£550,000		
7, Frampton Close, Birmingham, B30 1QT				
Last Sold Date:		28/02/2025	20/04/2017	
Last Sold Price:		£545,000	£252,000	
1, Frampton Close, Birmingham, B30 1QT				
Last Sold Date:		14/10/2021	03/10/2013	
Last Sold Price:		£395,000	£249,950	
16, Frampton Close, Birmingham, B30 1QT				
Last Sold Date:		22/01/2021	07/08/2009	
Last Sold Price:		£475,000	£170,000	
4, Frampton Close, Birmingham, B30 1QT				
Last Sold Date:		28/11/2019	01/12/2015	04/08/2000
Last Sold Price:		£389,000	£325,000	£128,000
10, Frampton Close, Birmingham, B30 1QT				
Last Sold Date:		21/03/2012		
Last Sold Price:		£164,000		
15, Frampton Close, Birmingham, B30 1QT				
Last Sold Date:		27/08/2010		
Last Sold Price:		£193,000		
6, Frampton Close, Birmingham, B30 1QT				
Last Sold Date:		24/07/2009		
Last Sold Price:		£271,000		
11, Frampton Close, Birmingham, B30 1QT				
Last Sold Date:		20/03/2009		
Last Sold Price:		£95,000		

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 B30



Detached

+77.95%

Semi-Detached

+78.12%

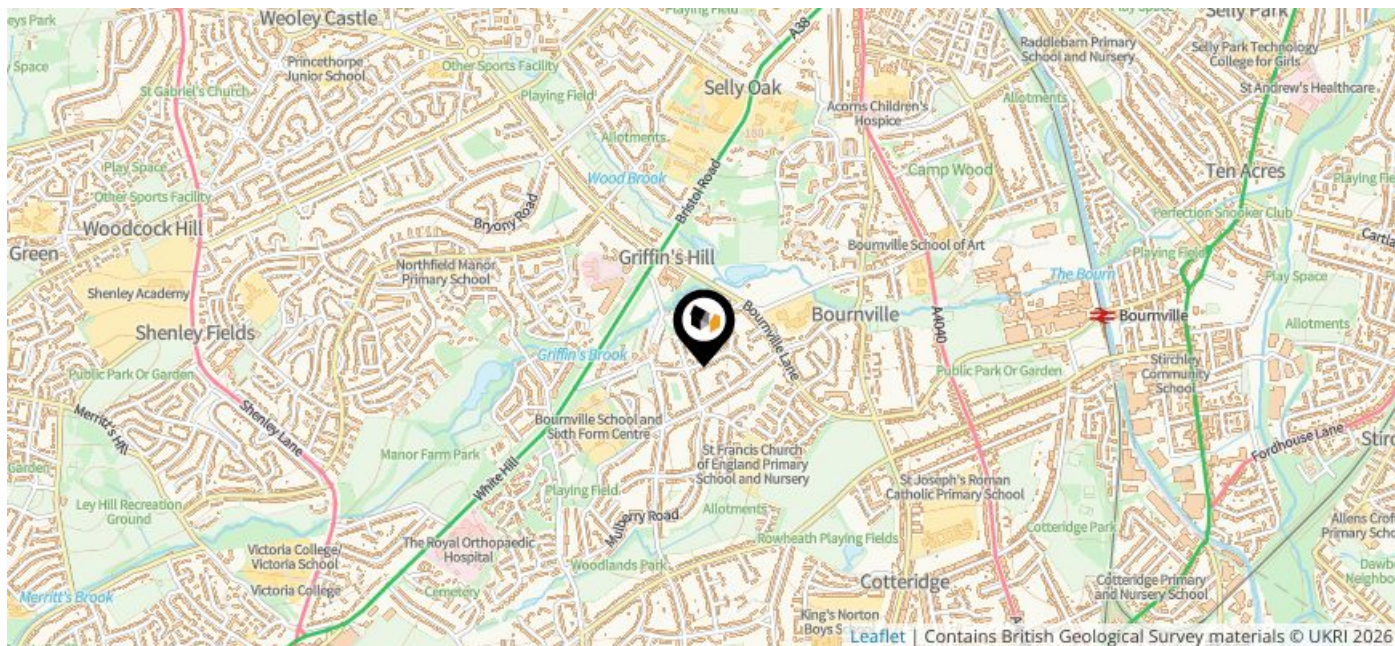
Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

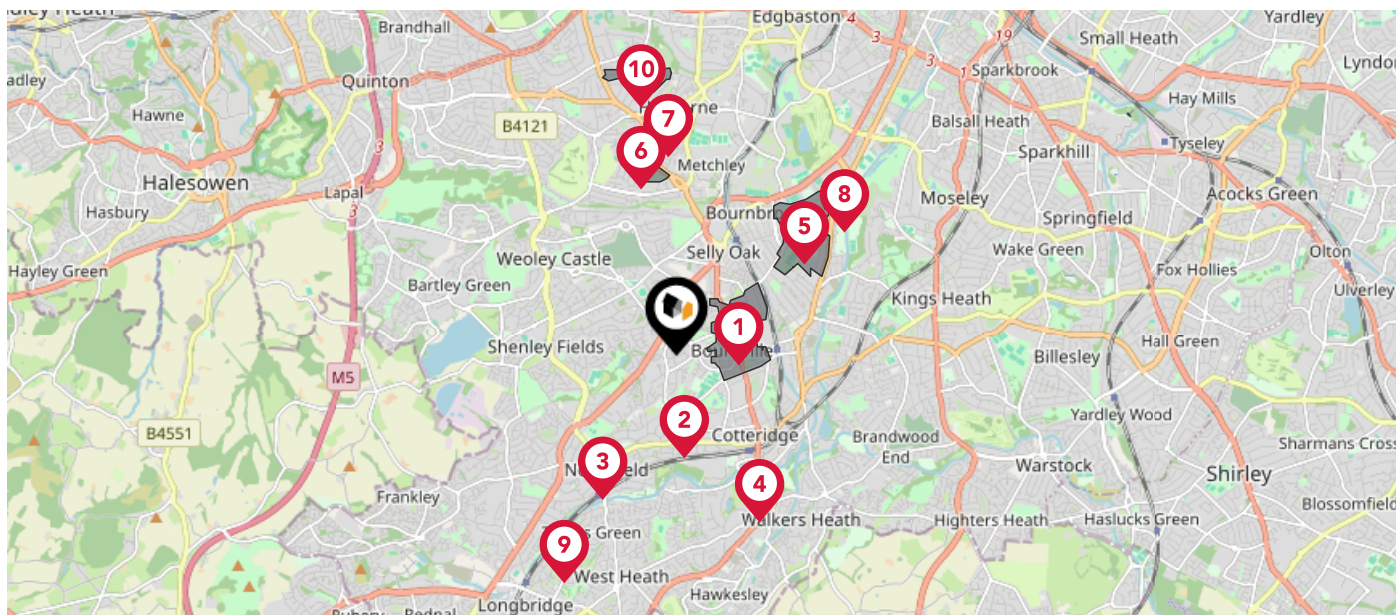
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

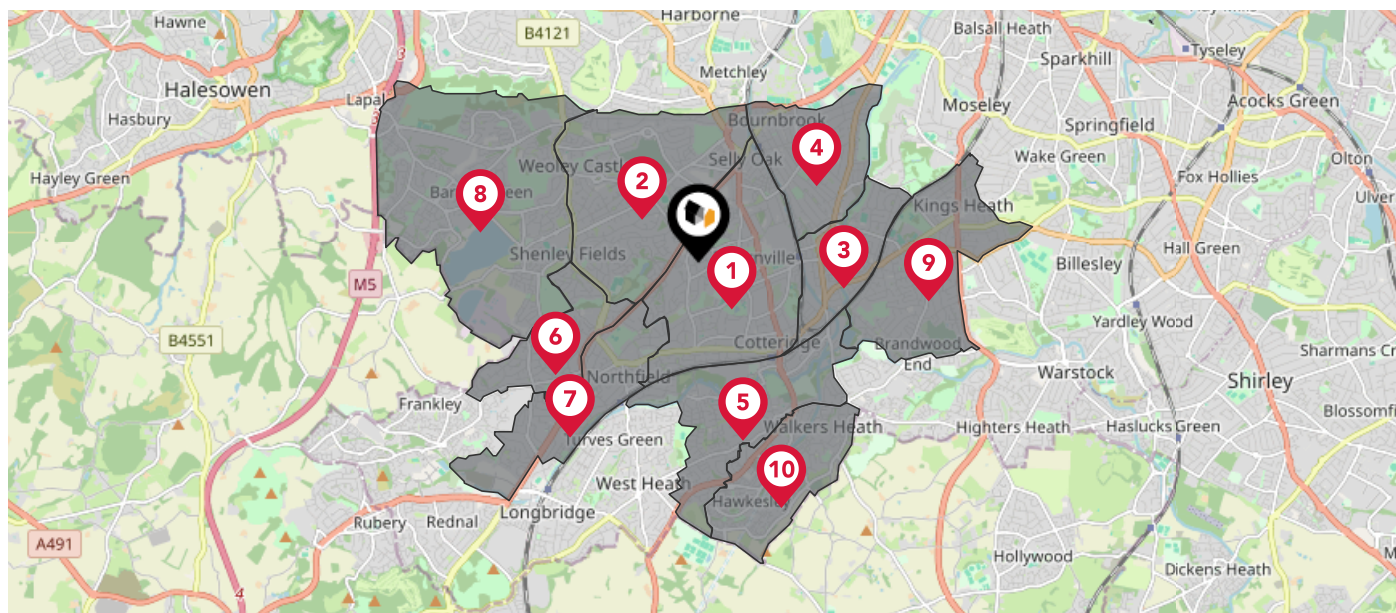
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  Bournville Village
-  Bournville Tenants
-  Northfield Old Village
-  Kings Norton
-  Selly Park
-  Harborne Old Village
-  Greenfield Road
-  Selly Park Avenues
-  Austin Village
-  Moor Pool

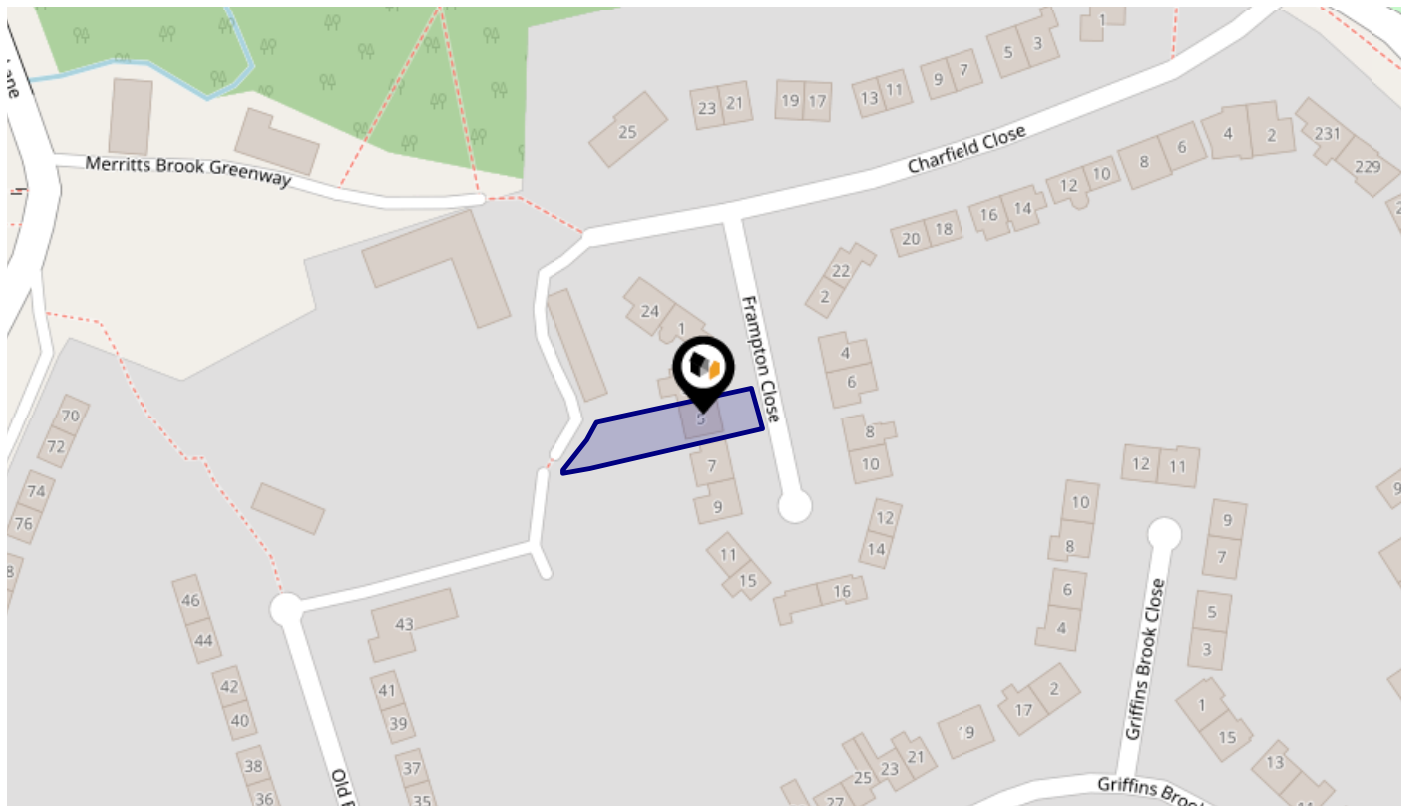
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Bournville & Cotteridge Ward
- 2 Weoley & Selly Oak Ward
- 3 Stirchley Ward
- 4 Bournbrook & Selly Park Ward
- 5 King's Norton North Ward
- 6 Allens Cross Ward
- 7 Northfield Ward
- 8 Bartley Green Ward
- 9 Brandwood & King's Heath Ward
- 10 King's Norton South 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.

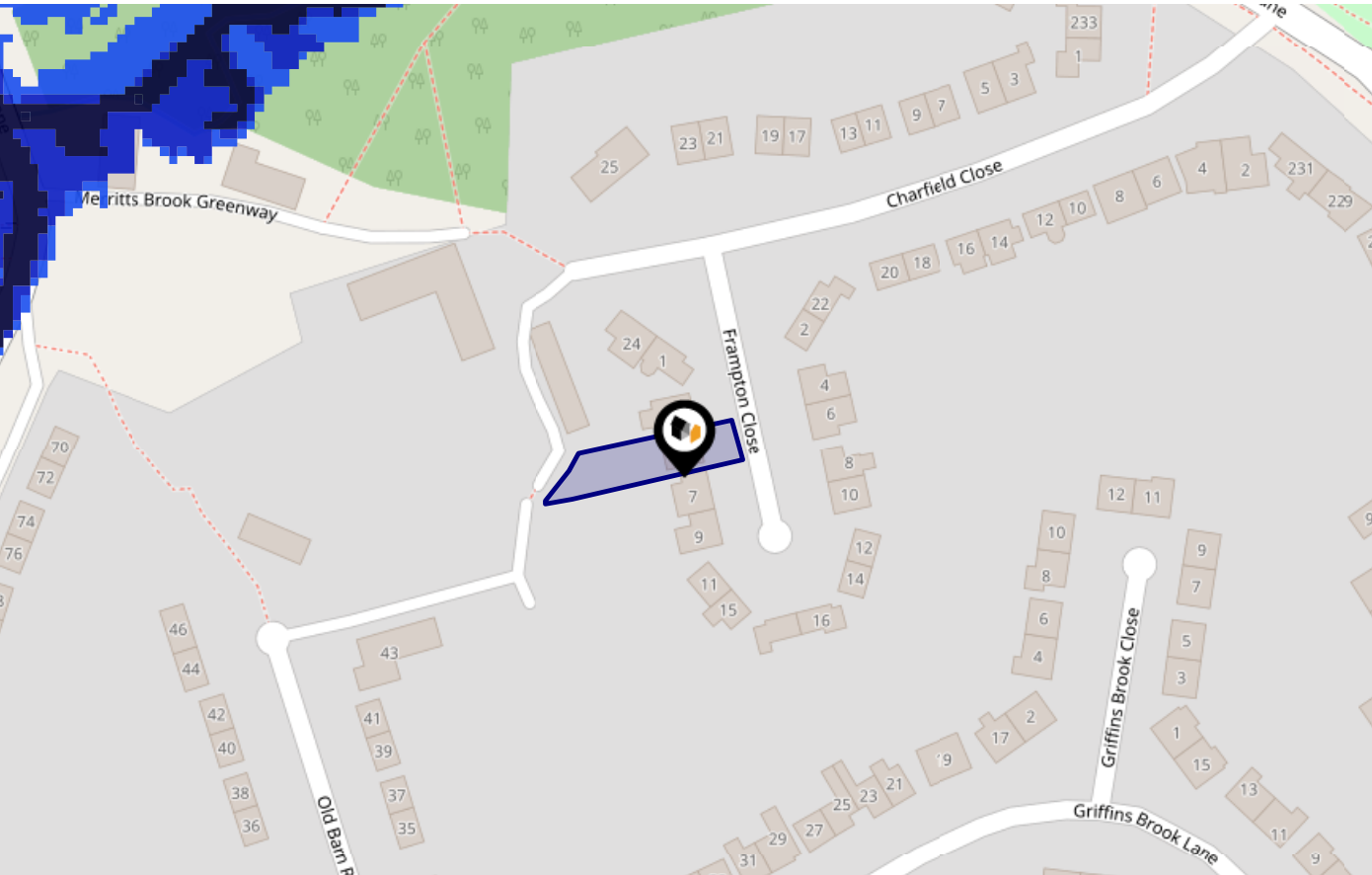
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

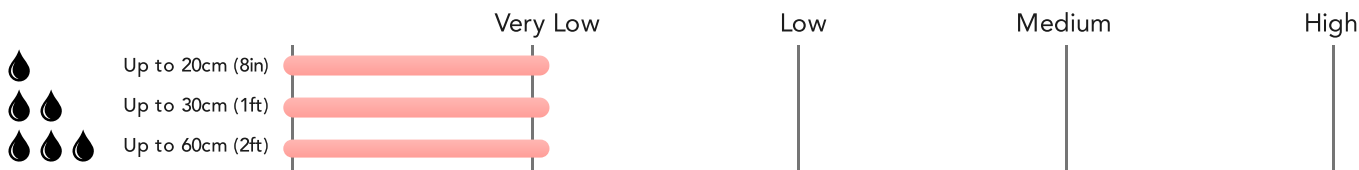


Risk Rating: Very low

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.

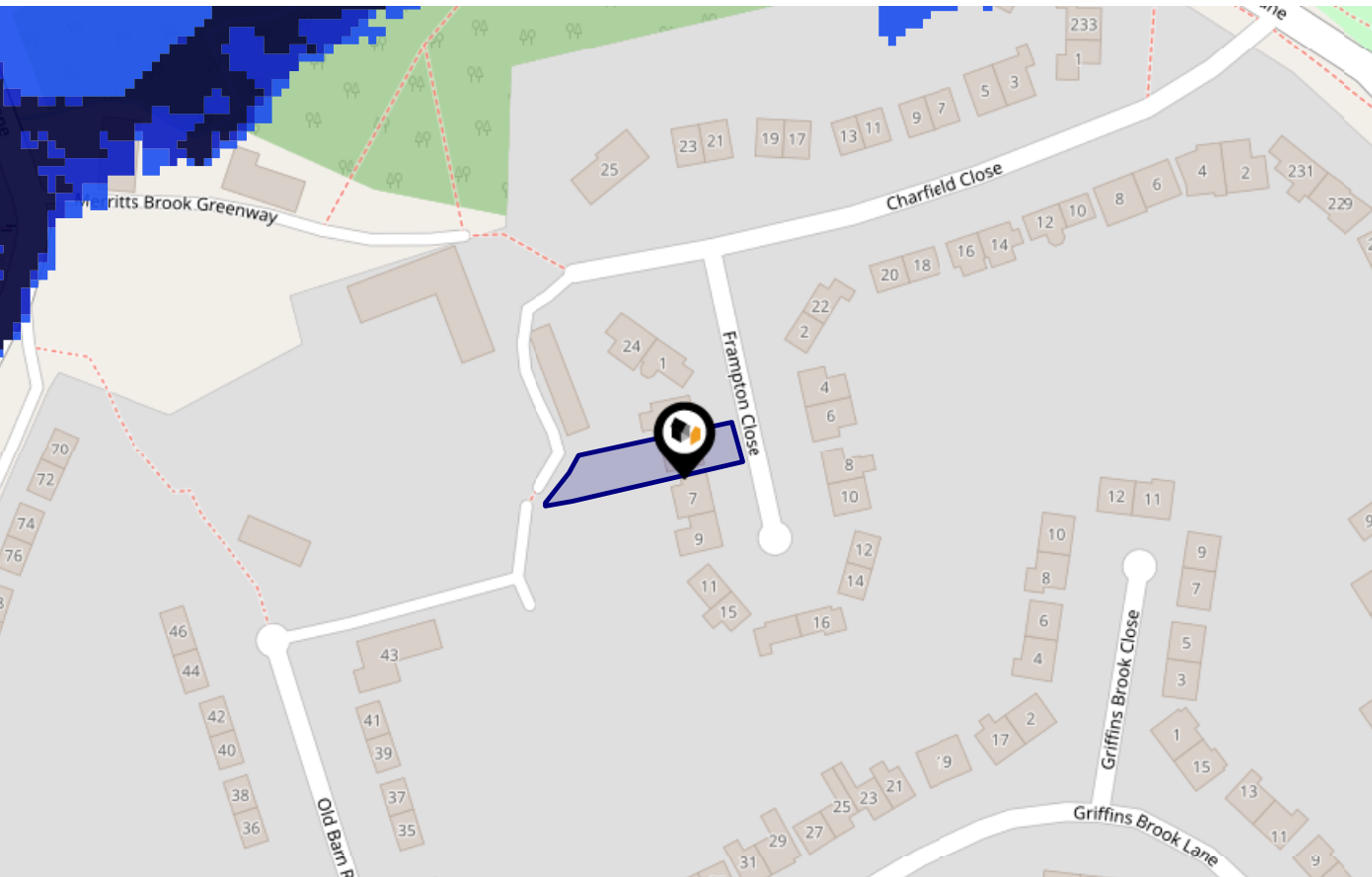
Chance of flooding to the following depths at this property:



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.

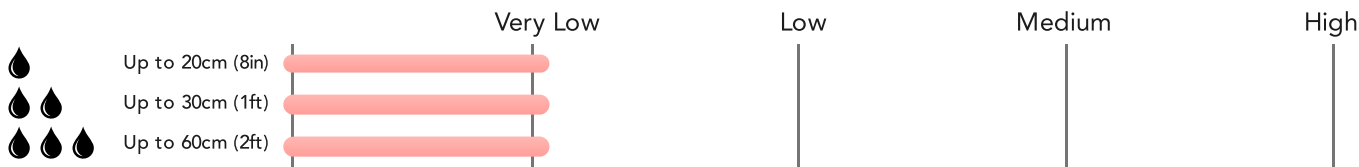


Risk Rating: Very low

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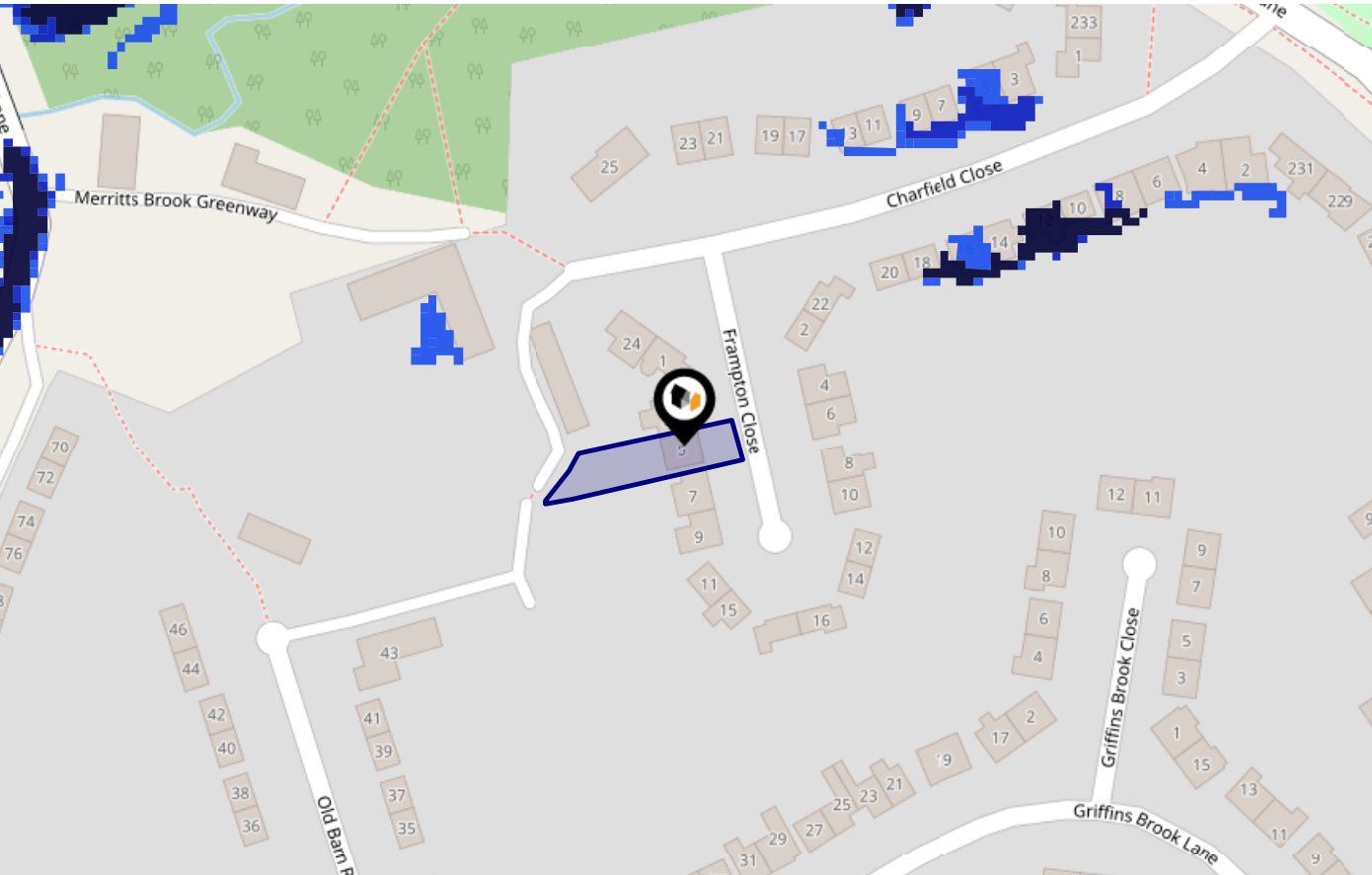
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

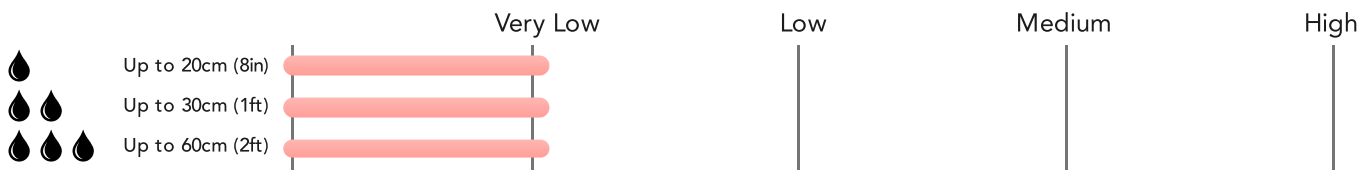


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

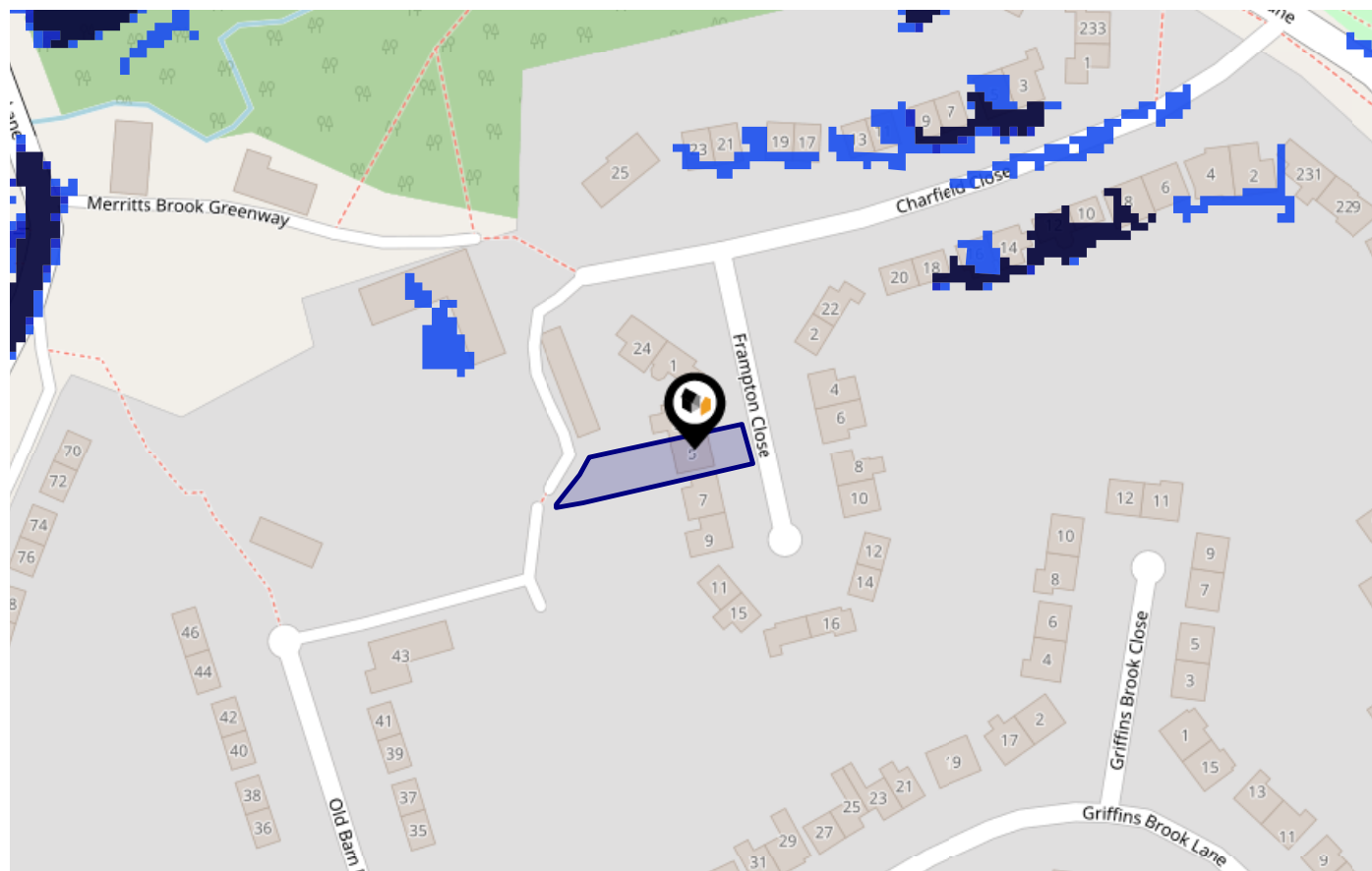
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

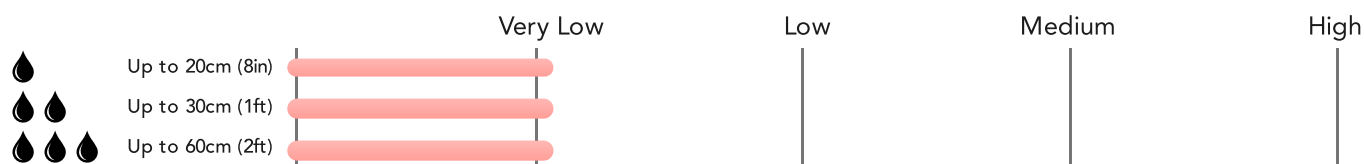


Risk Rating: Very low

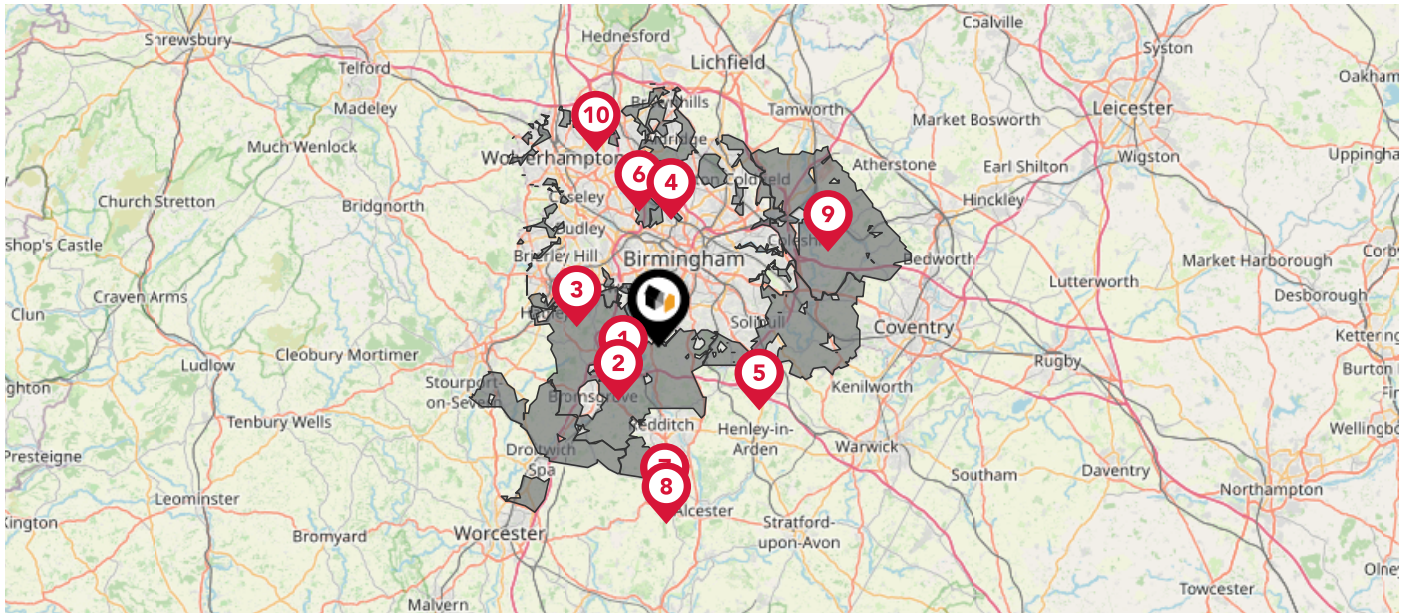
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Chance of flooding to the following depths at this property:



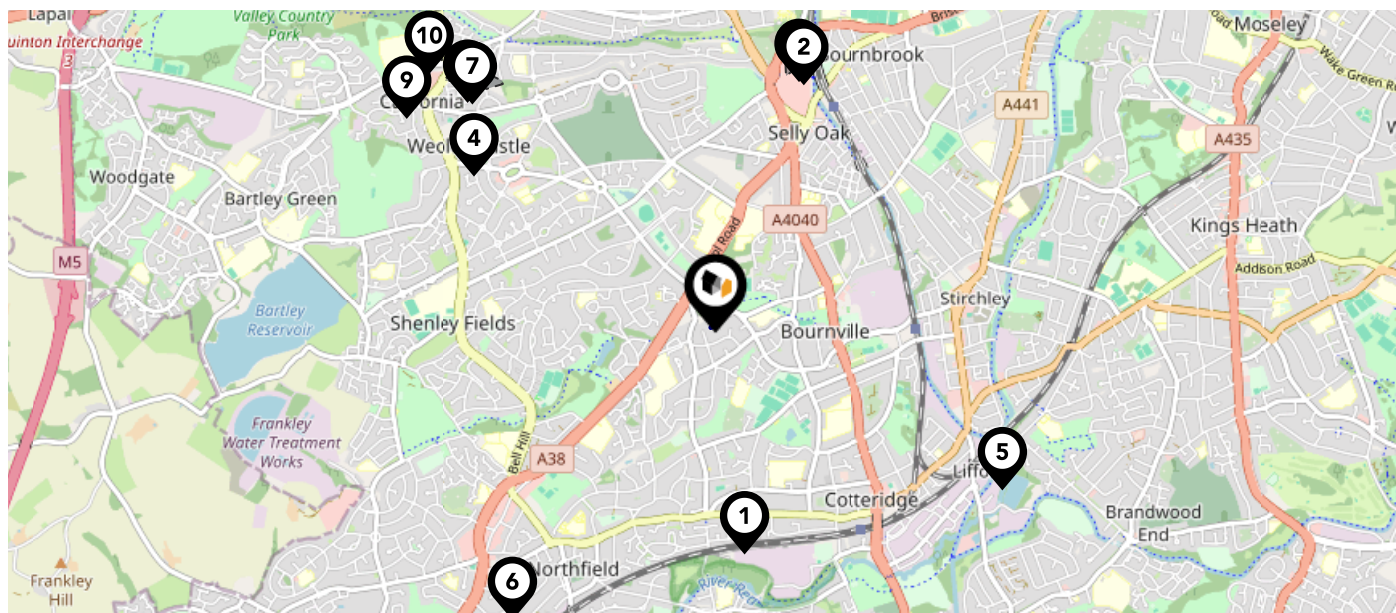
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Birmingham Green Belt - Birmingham
- 2 Birmingham Green Belt - Bromsgrove
- 3 Birmingham Green Belt - Dudley
- 4 Birmingham Green Belt - Sandwell
- 5 Birmingham Green Belt - Solihull
- 6 Birmingham Green Belt - Walsall
- 7 Birmingham Green Belt - Redditch
- 8 Birmingham Green Belt - Wychavon
- 9 Birmingham Green Belt - North Warwickshire
- 10 Birmingham Green Belt - Wolverhampton

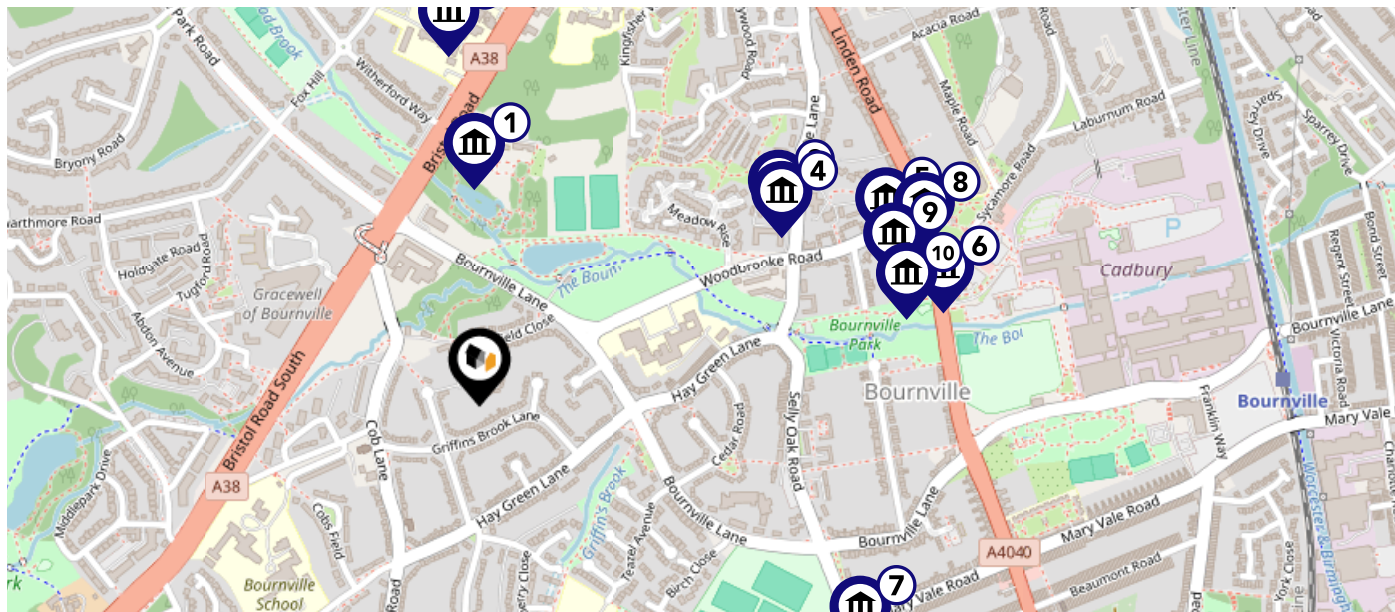
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













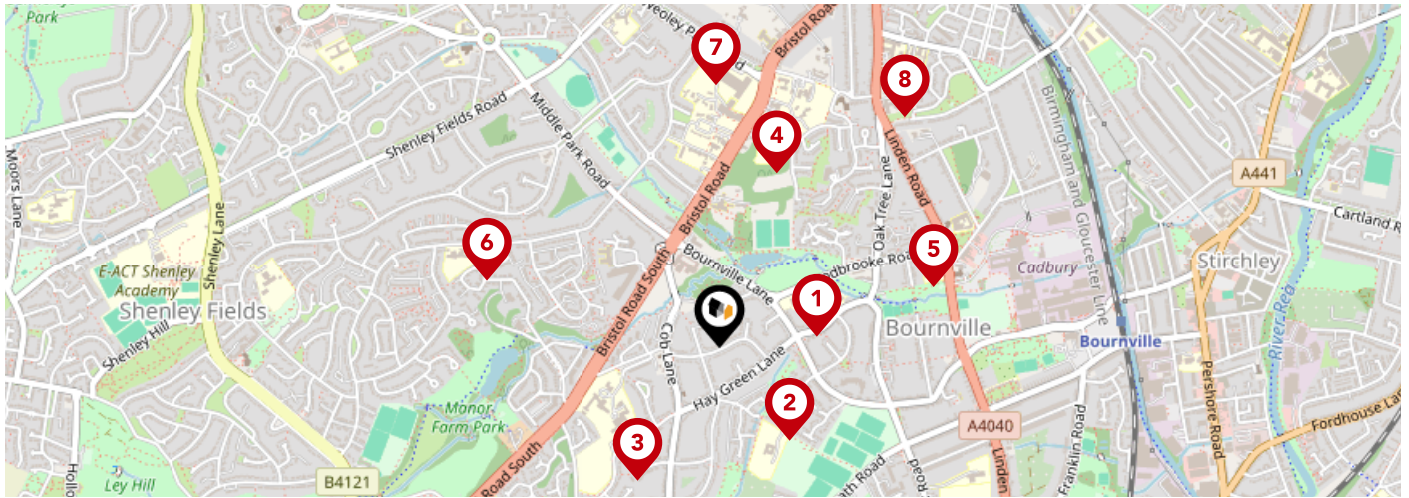
Nearby Landfill Sites

1	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	
2	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	
3	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	
4	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
5	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	
6	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill	
7	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill	
8	Barnes Hill-Former Brickworks Site, Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
9	Land South of Stonehouse Lane-Former Brickworks, Stonehouse Lane, Bartley Green, Birmingham, West Midlands	Historic Landfill	
10	West Boulevard Landfill Site-Stonehouse Lane/West Boulevard, Weoley Castle, Birmingham, West Midlands	Historic Landfill	

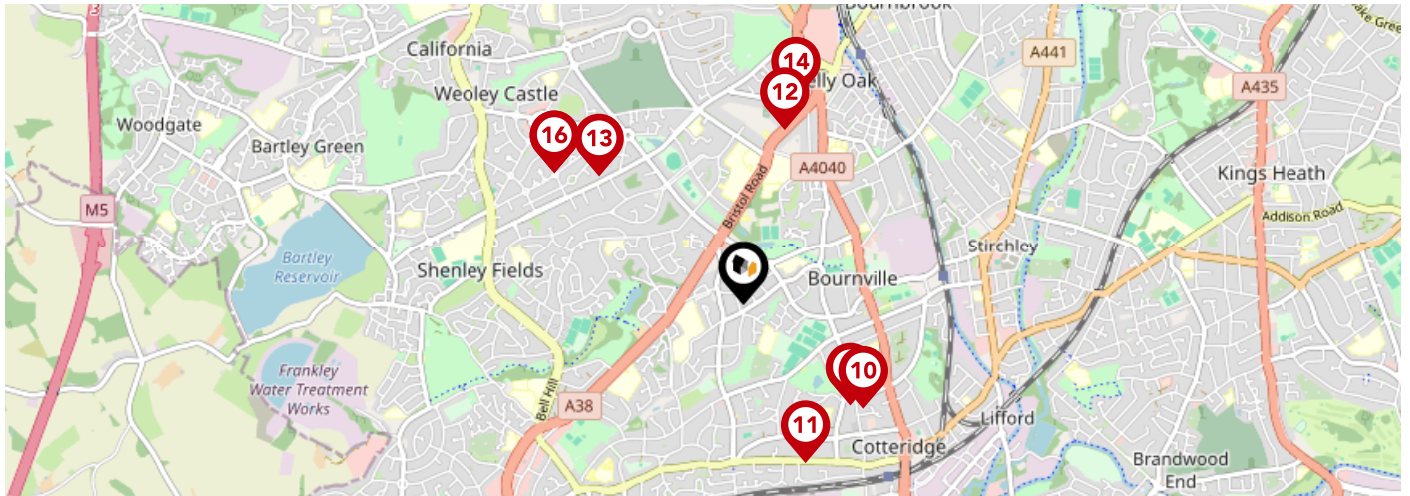
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1220241 - 1046, Bristol Road B29	Grade II	0.2 miles
	1033366 - 172, Oak Tree Lane	Grade II	0.4 miles
	1291077 - The Close At Westhill College	Grade II	0.4 miles
	1271802 - Coach House And Garage South Of Number 172	Grade II	0.4 miles
	1076293 - Bournville School Of Art And Crafts	Grade II	0.5 miles
	1343071 - Parish Hall St Francis Centre	Grade II	0.5 miles
	1076260 - 270 And 272, Mary Vale Road B30	Grade II	0.5 miles
	1219427 - Walls And Seating At The Green	Grade II	0.5 miles
	1343070 - Bournville Junior School	Grade II	0.5 miles
	1291486 - Bournville Infants' School	Grade II	0.5 miles



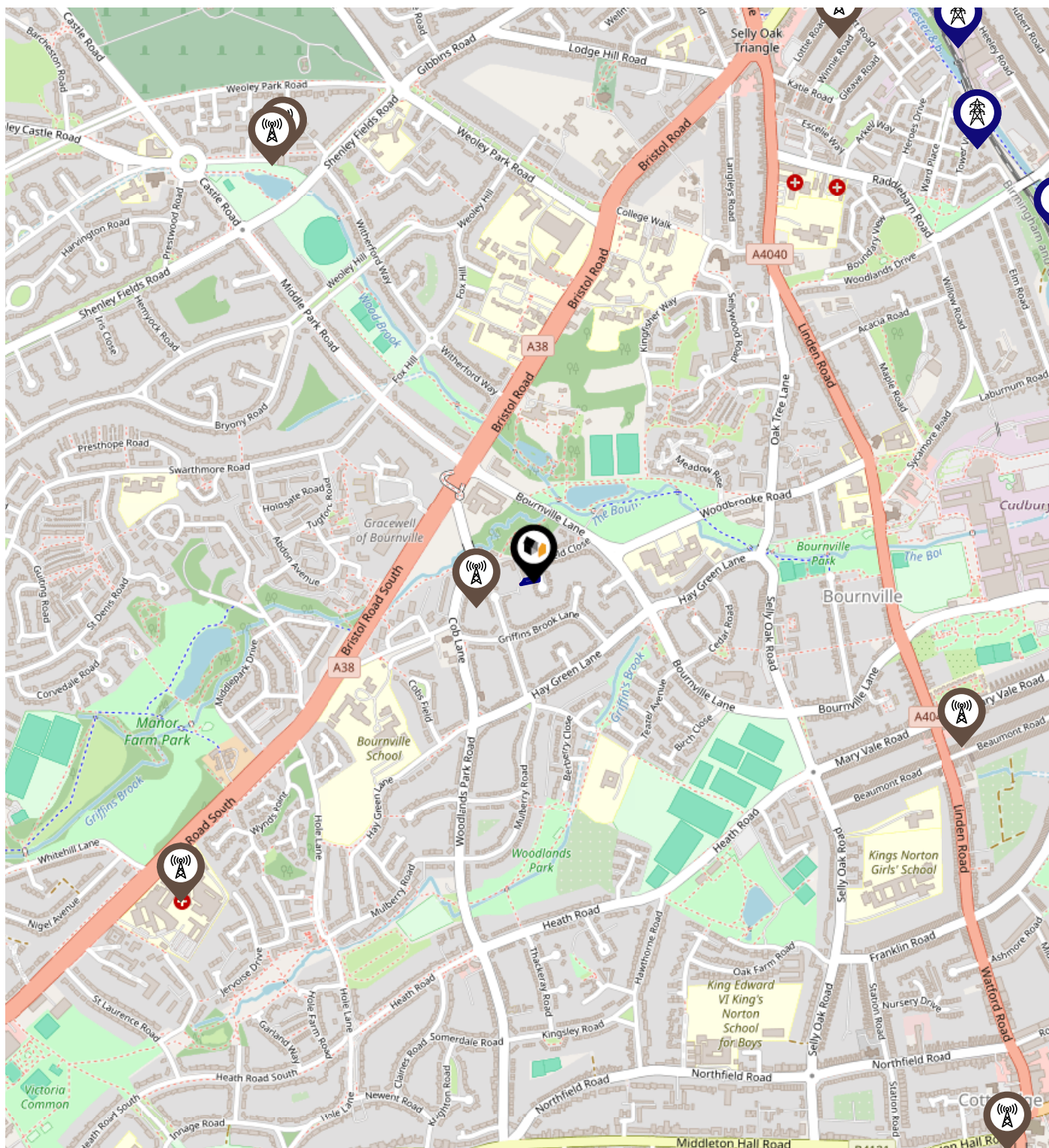
		Nursery	Primary	Secondary	College	Private
1	Dame Elizabeth Cadbury School Ofsted Rating: Good Pupils: 770 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Francis Church of England Aided Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 221 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bournville School Ofsted Rating: Requires improvement Pupils: 673 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fircroft College of Adult Education Ofsted Rating: Good Pupils:0 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bournville Village Primary Ofsted Rating: Good Pupils: 652 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Northfield Manor Primary Academy Ofsted Rating: Good Pupils: 398 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The University of Birmingham School Ofsted Rating: Good Pupils: 1175 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Selly Oak Trust School Ofsted Rating: Good Pupils: 404 Distance:0.67	<input type="checkbox"/>	<input 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:0.67	<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:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI King's Norton School for Boys Ofsted Rating: Good Pupils: 812 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 408 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Rose of Lima Catholic Primary School Ofsted Rating: Good Pupils: 234 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Oak School Ofsted Rating: Good Pupils: 114 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Princethorpe Junior School Ofsted Rating: Good Pupils: 240 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Princethorpe Infant School Ofsted Rating: Good Pupils: 176 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

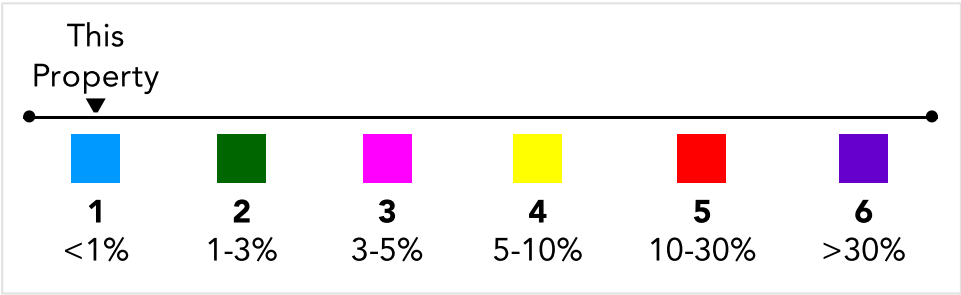
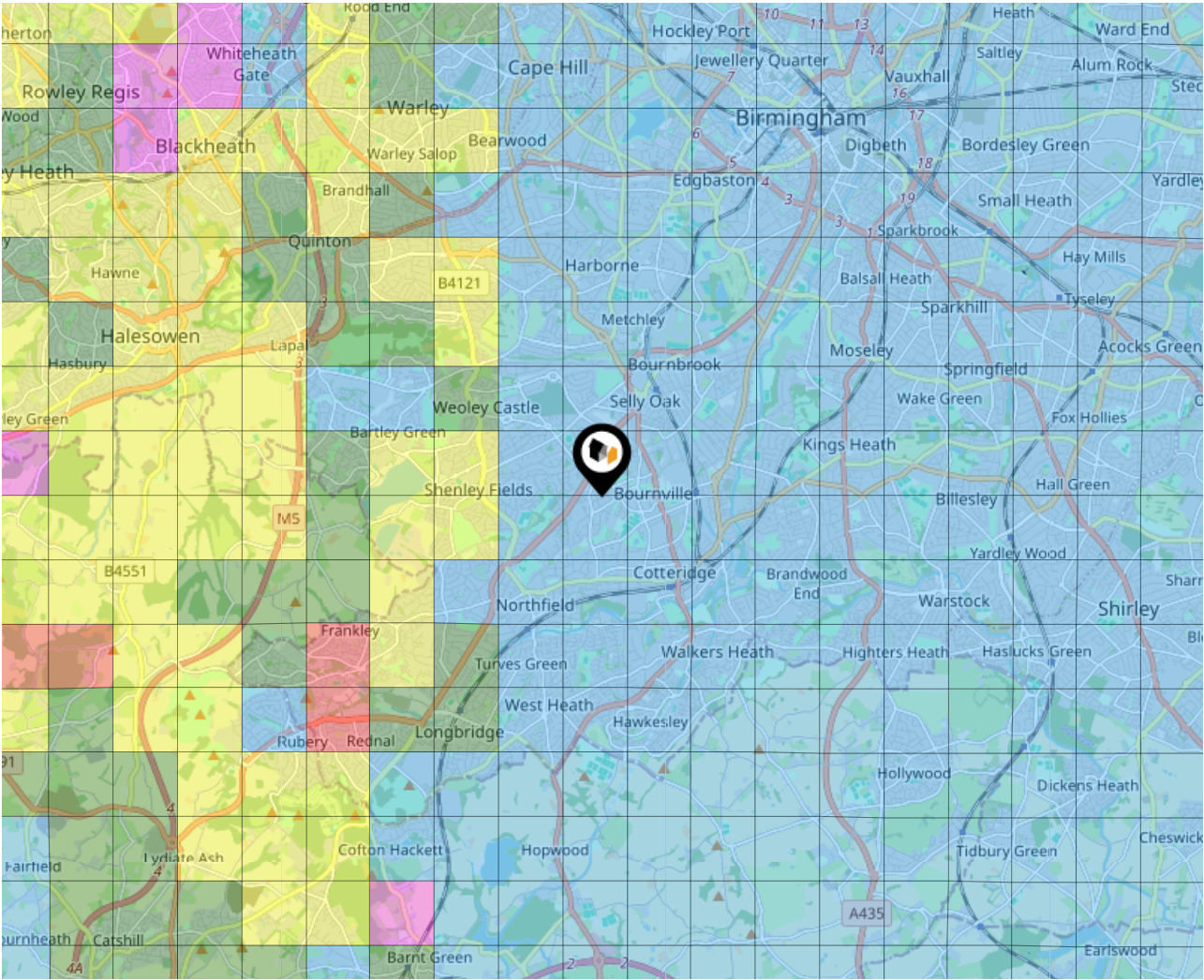


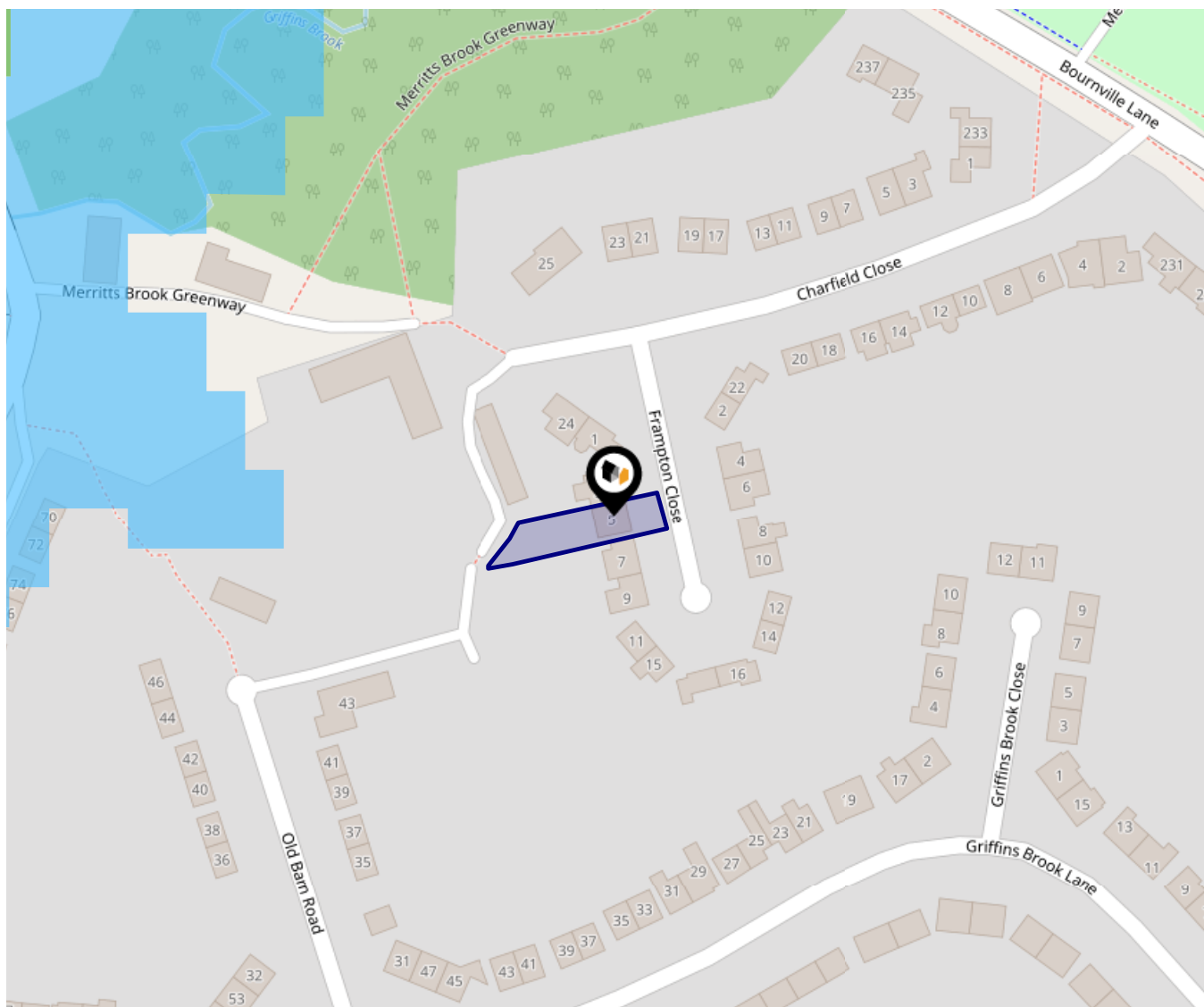
Key:

-  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).





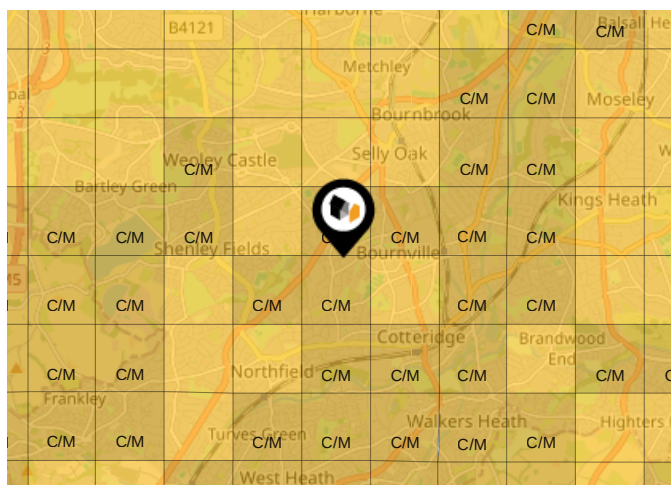
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

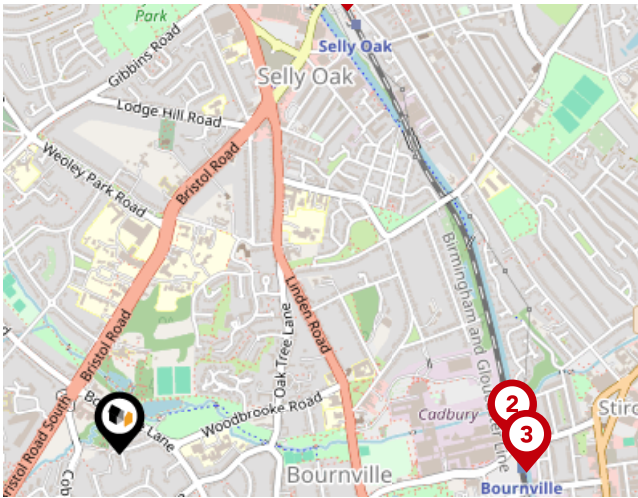
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



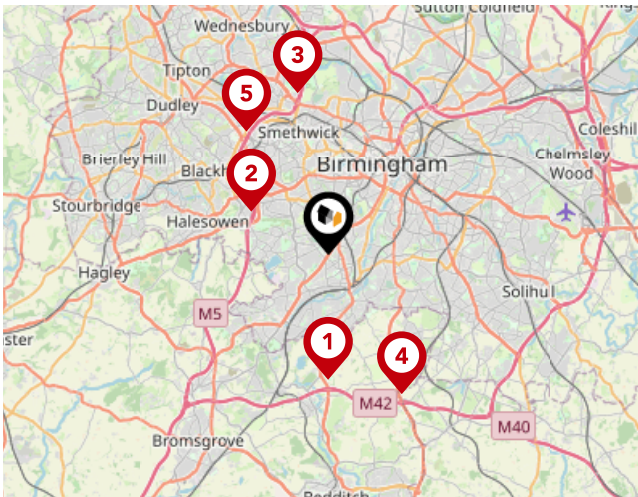
Primary Classifications (Most Common Clay Types)

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



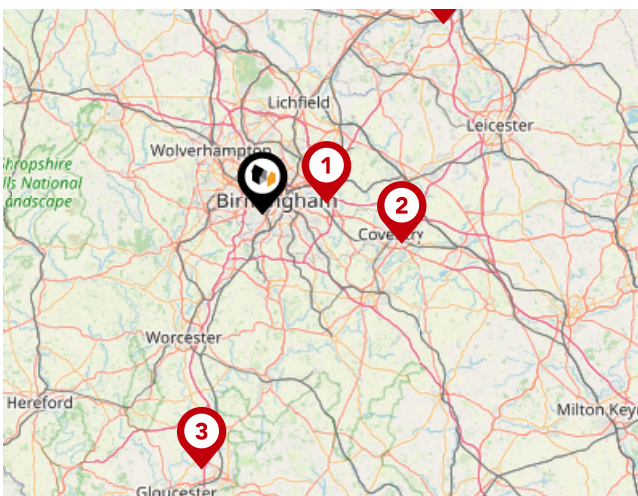
National Rail Stations

Pin	Name	Distance
1	Selly Oak Rail Station	1.13 miles
2	Bournville Rail Station	0.89 miles
3	Bournville Rail Station	0.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	4.55 miles
2	M5 J3	3.19 miles
3	M5 J1	5.97 miles
4	M42 J3	5.67 miles
5	M5 J2	5.39 miles

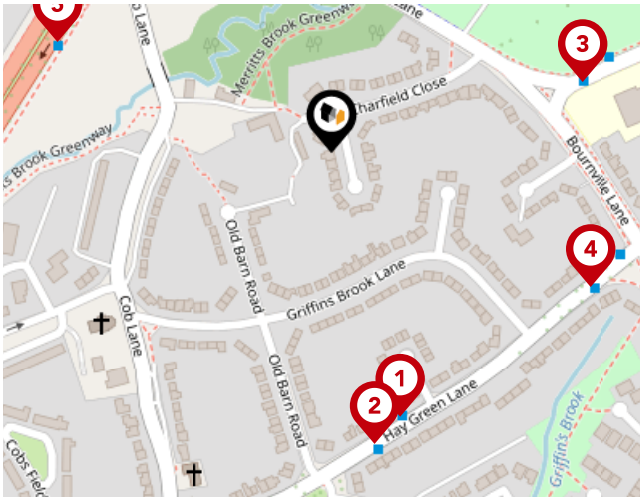


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	9.32 miles
2	Baginton	20.4 miles
3	Staverton	38.04 miles
4	East Mids Airport	37.89 miles

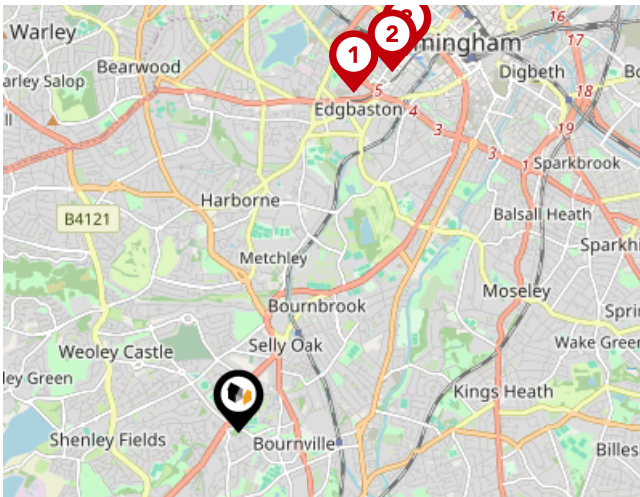
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Old Barn Rd	0.15 miles
2	Old Barn Rd	0.17 miles
3	Cadbury School	0.15 miles
4	Griffins Brook Lane	0.16 miles
5	Bournville Lane	0.17 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	3.24 miles
2	Five Ways (Midland Metro Stop)	3.54 miles
3	Brindleyplace (Midland Metro Stop)	3.72 miles

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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

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Dean Coleman Powered By eXp or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Dean Coleman Powered By eXp and therefore no warranties can be given as to their good working order.

Dean Coleman Powered By eXp Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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