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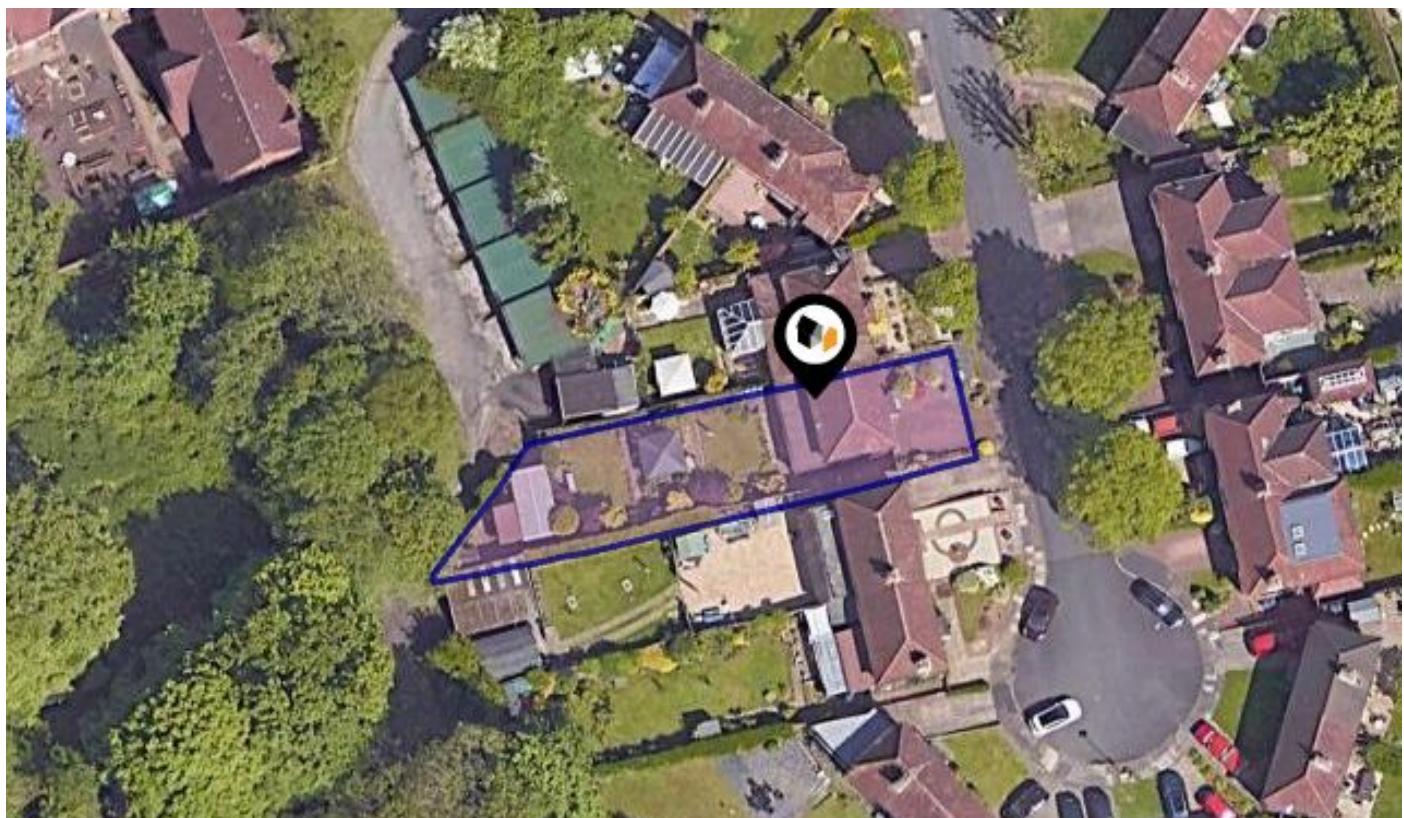


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22nd January 2026



FRAMPTON CLOSE, BIRMINGHAM, B30

Guide Price : £400,000

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Birmingham

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Introduction

Our Comments

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

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 retire 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 homes 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 Overview



Property

Type: Semi-Detached
Bedrooms: 2
Floor Area: 979 ft² / 91 m²
Plot Area: 0.1 acres
Council Tax : Band D
Annual Estimate: £2,245
Title Number: WM223430

Guide Price: £400,000
Tenure: Freehold

Local Area

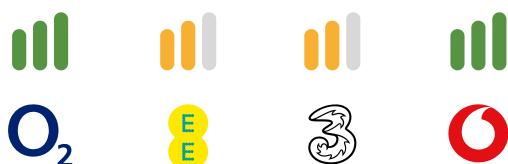
Local Authority: Birmingham
Conservation Area: No
Flood Risk:
• Rivers & Seas
• Surface Water

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s 1800 mb/s



Mobile Coverage:
(based on calls indoors)



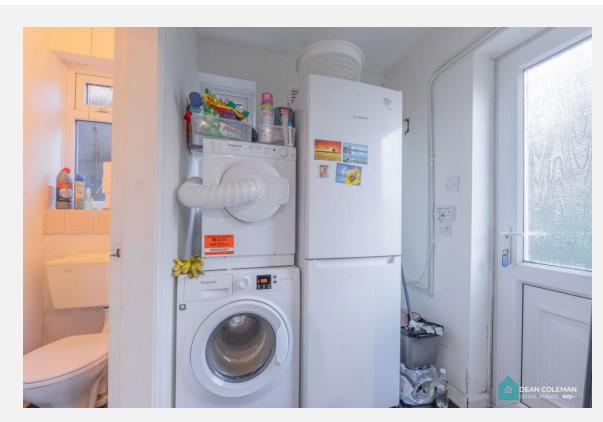
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos

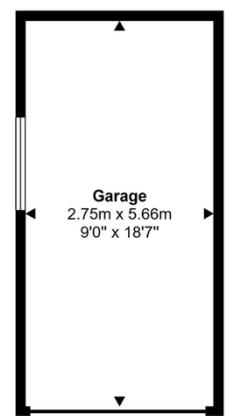
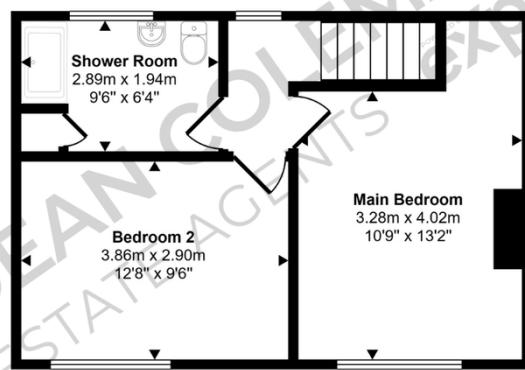
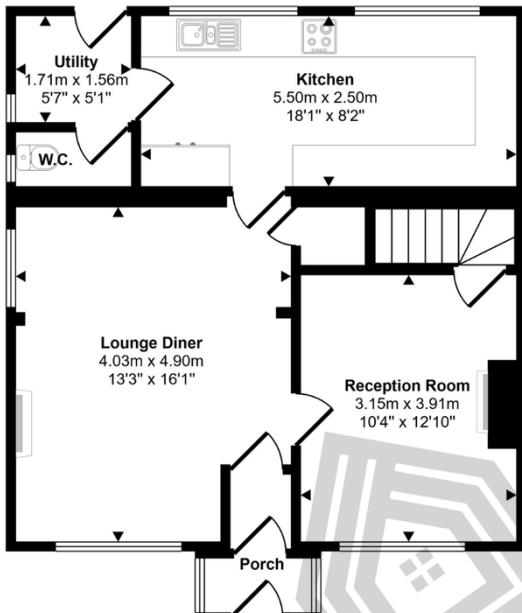


Gallery Photos



FRAMPTON CLOSE, BIRMINGHAM, B30

Approx Gross Internal Area
110 sq m / 1181 sq ft



Garage

Approx 16 sq m / 167 sq ft

Property EPC - Certificate



Valid until 28.11.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	71 c	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



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

Market Sold in Street



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

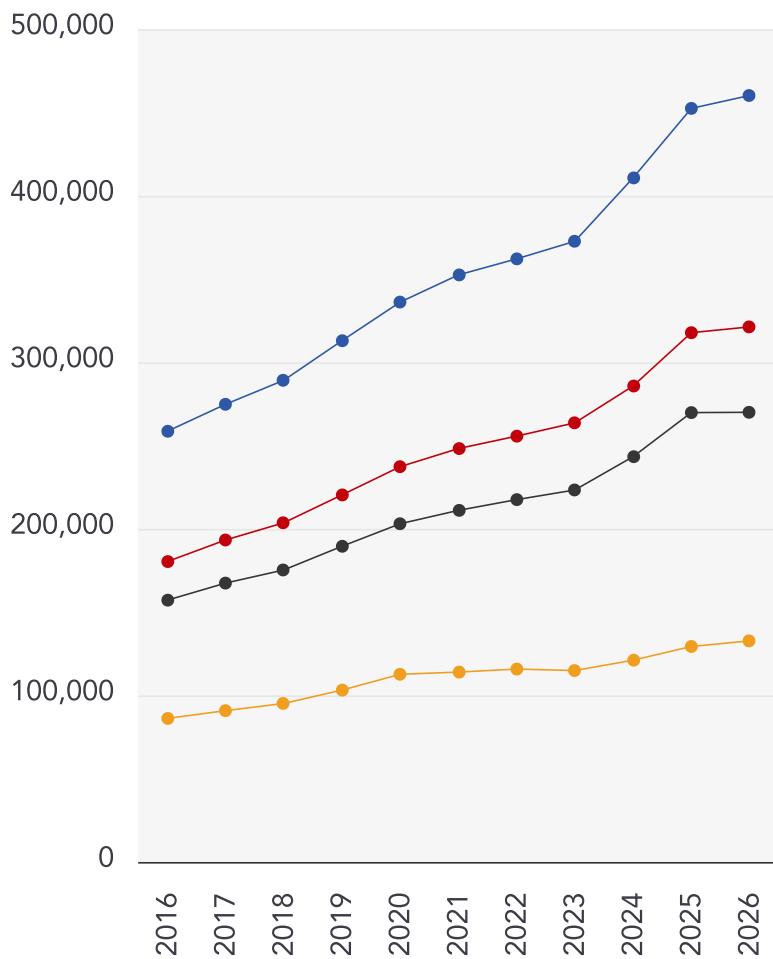
11, Frampton Close, Birmingham, B30 1QT

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.

Market House Price Statistics

10 Year History of Average House Prices by Property Type in B30



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

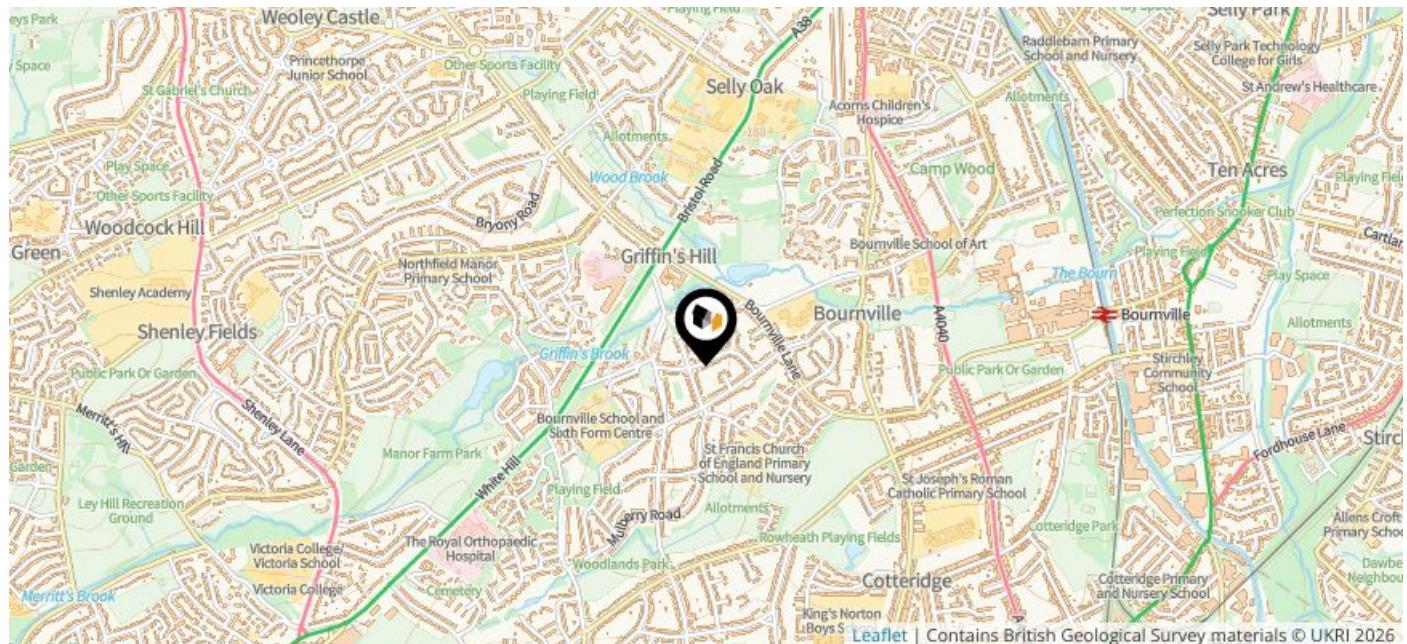
+71.75%

Flat

+54.03%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

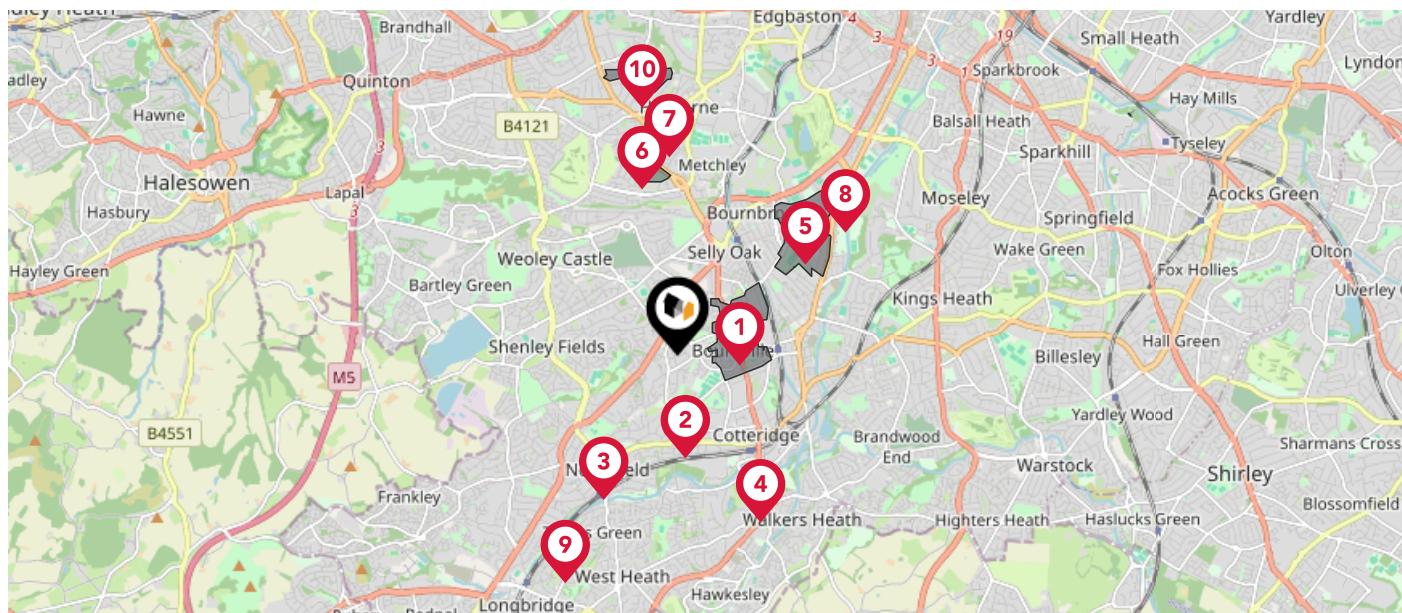
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



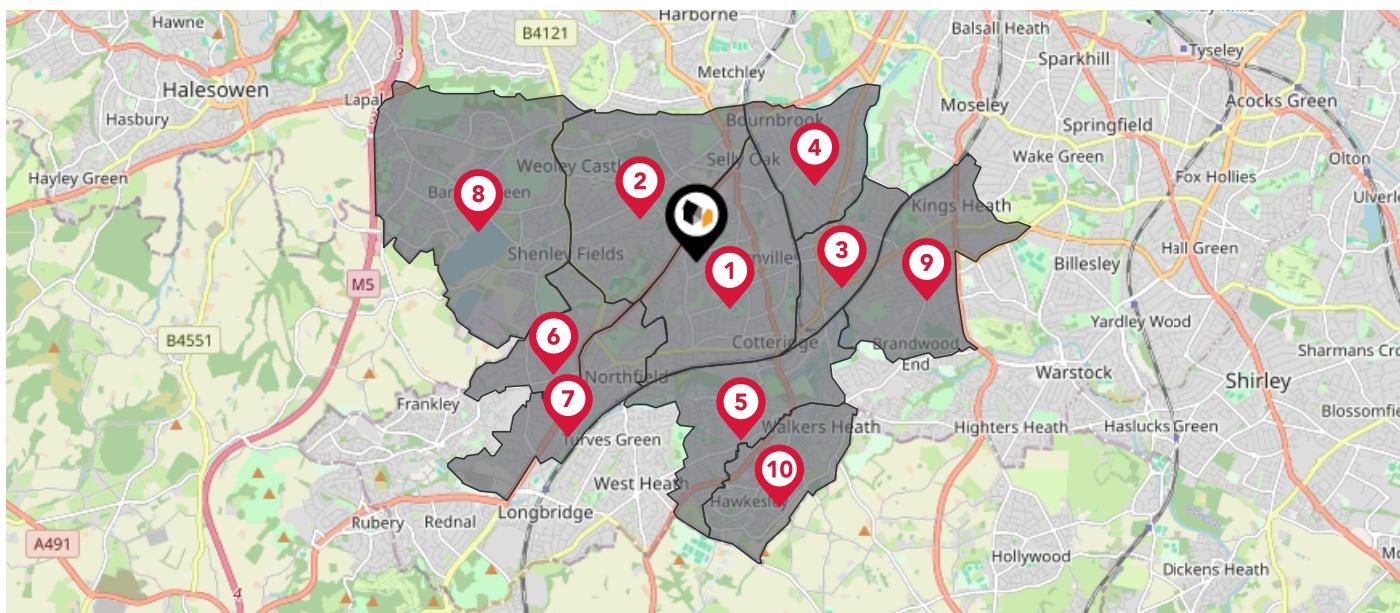
Nearby Conservation Areas

1	Bournville Village
2	Bournville Tenants
3	Northfield Old Village
4	Kings Norton
5	Selly Park
6	Harborne Old Village
7	Greenfield Road
8	Selly Park Avenues
9	Austin Village
10	Moor Pool

Maps

Council Wards

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



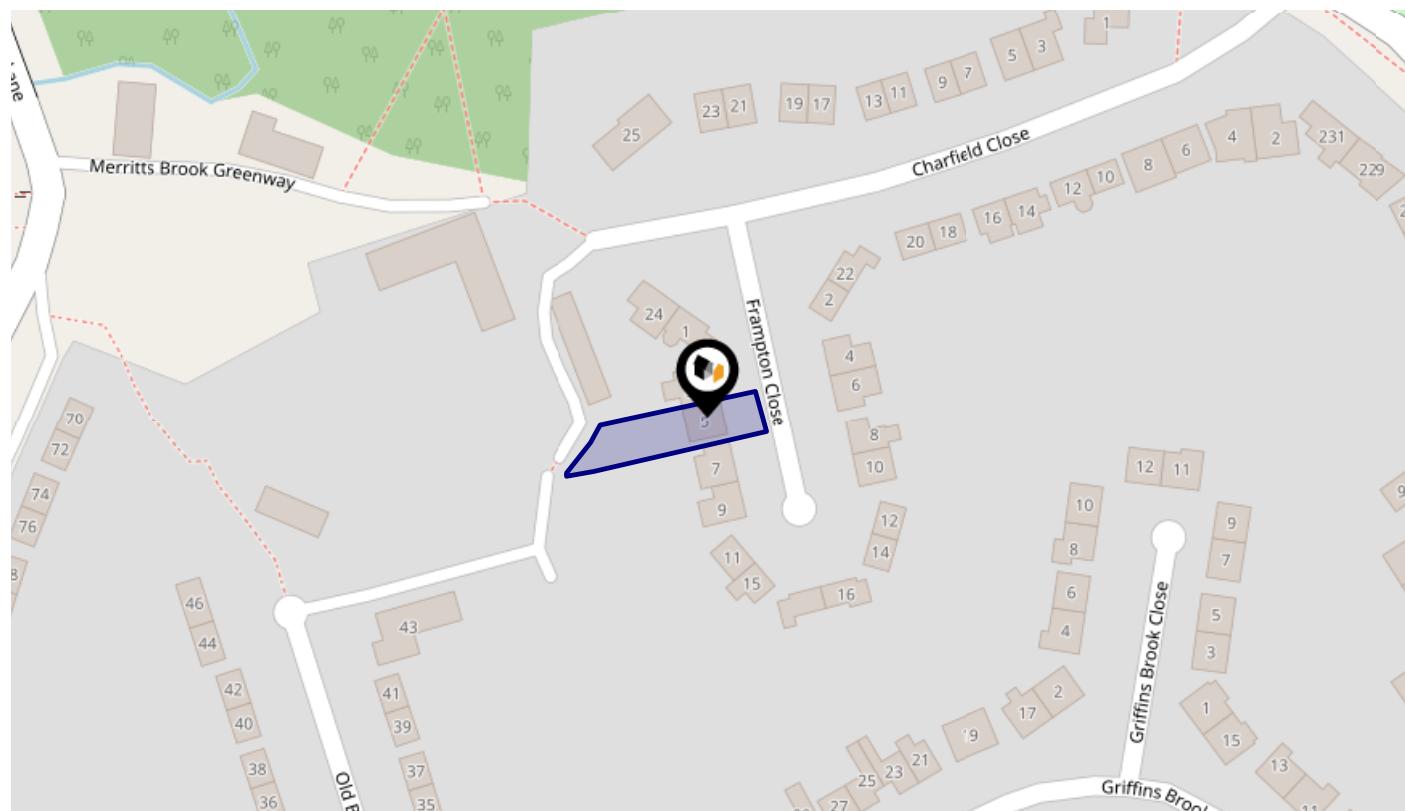
Nearby Council Wards

-  Bournville & Cotteridge Ward
-  Weoley & Selly Oak Ward
-  Stirchley Ward
-  Bournbrook & Selly Park Ward
-  King's Norton North Ward
-  Allens Cross Ward
-  Northfield Ward
-  Bartley Green Ward
-  Brandwood & King's Heath Ward
-  King's Norton South Ward

Maps

Rail Noise

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.

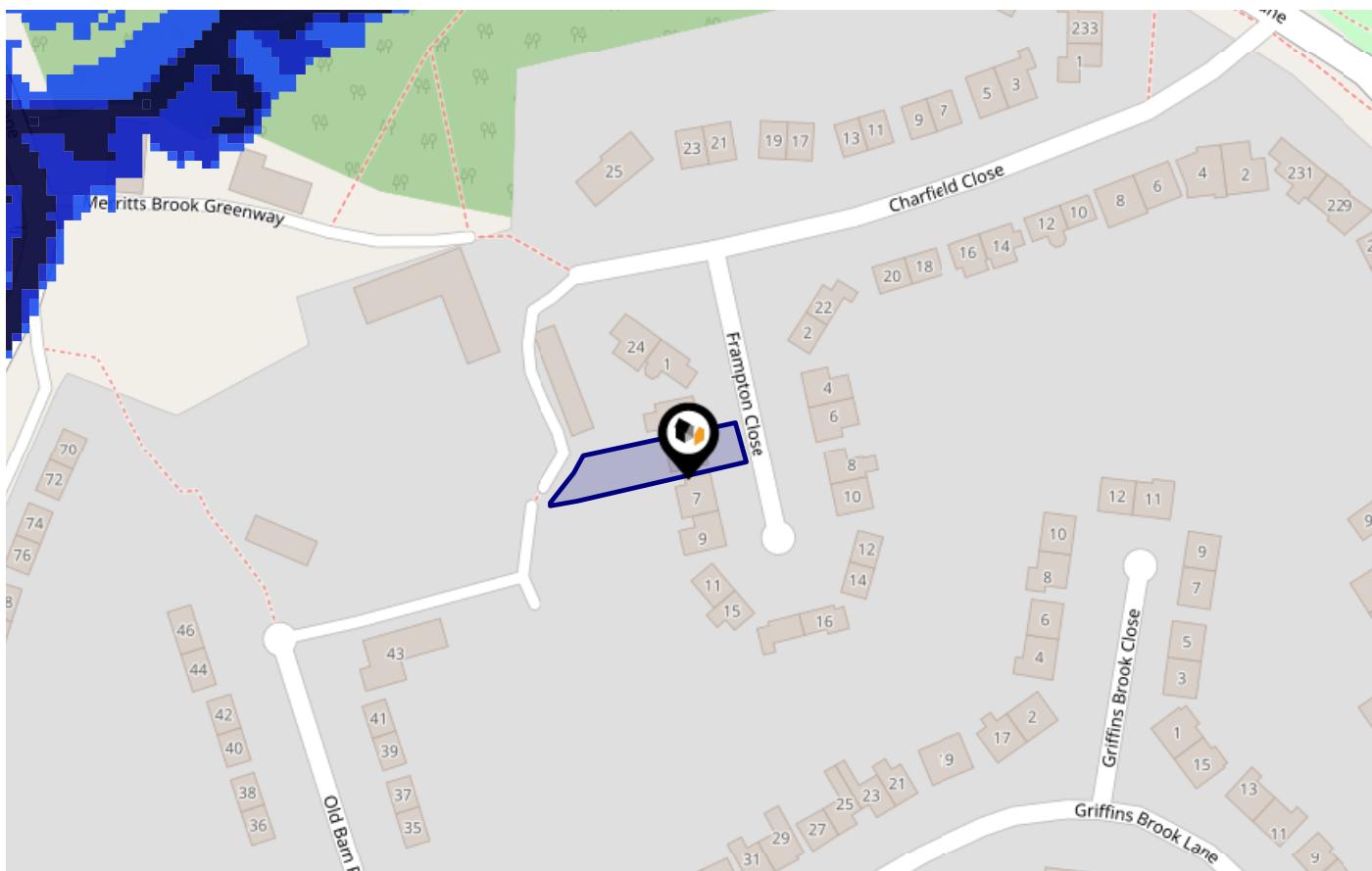
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

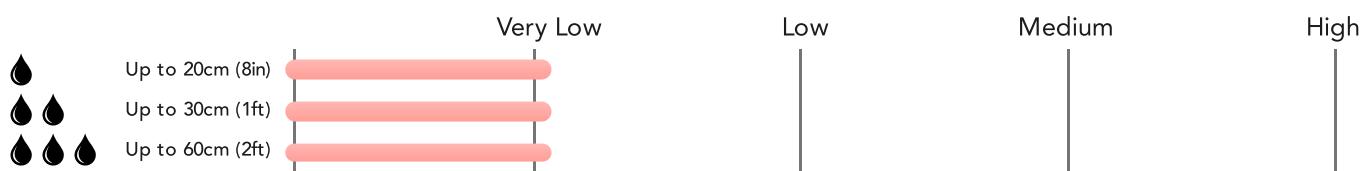


Risk Rating: Very low

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.

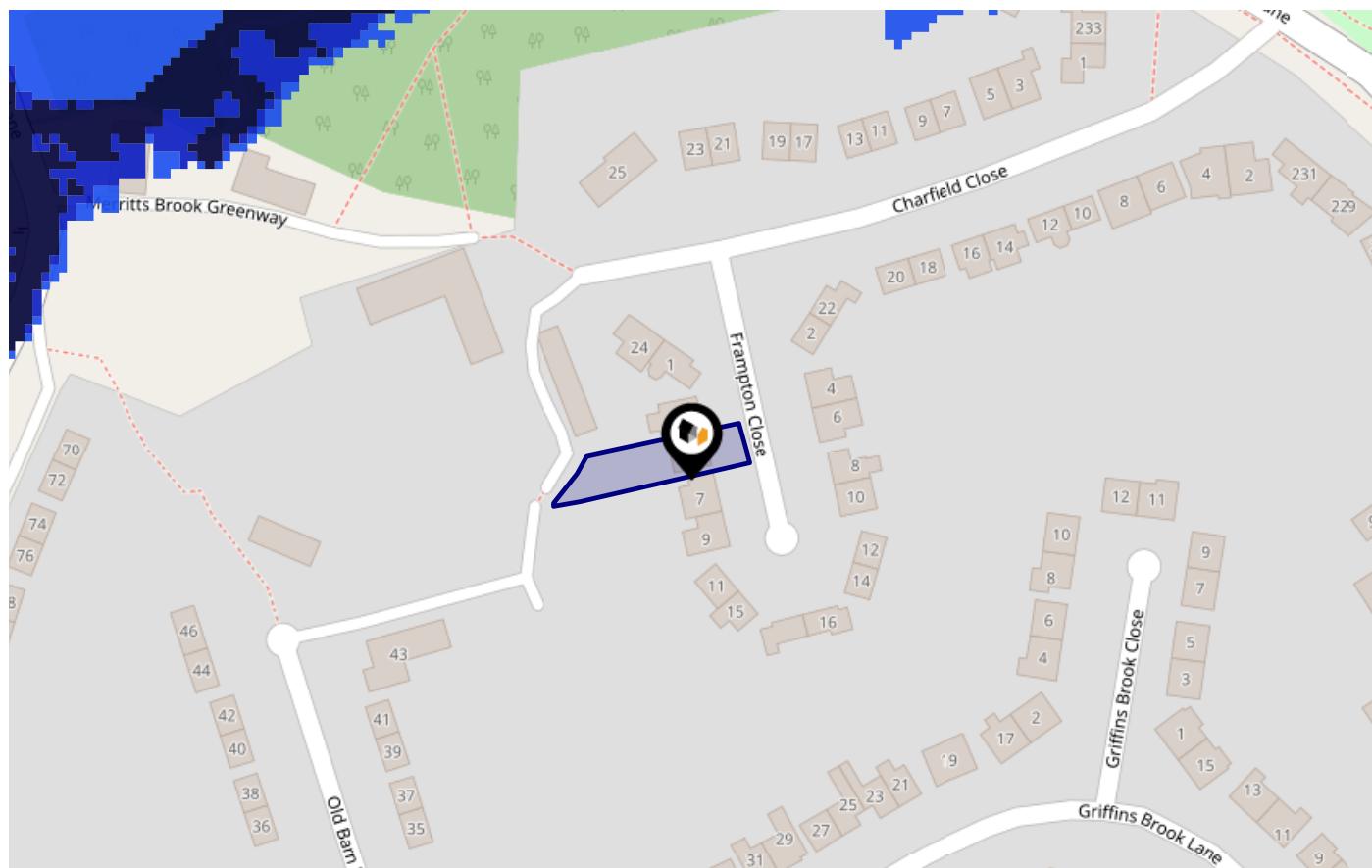
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** 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.

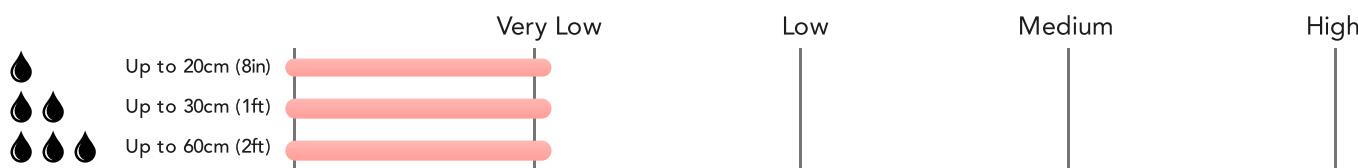


Risk Rating: Very low

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.
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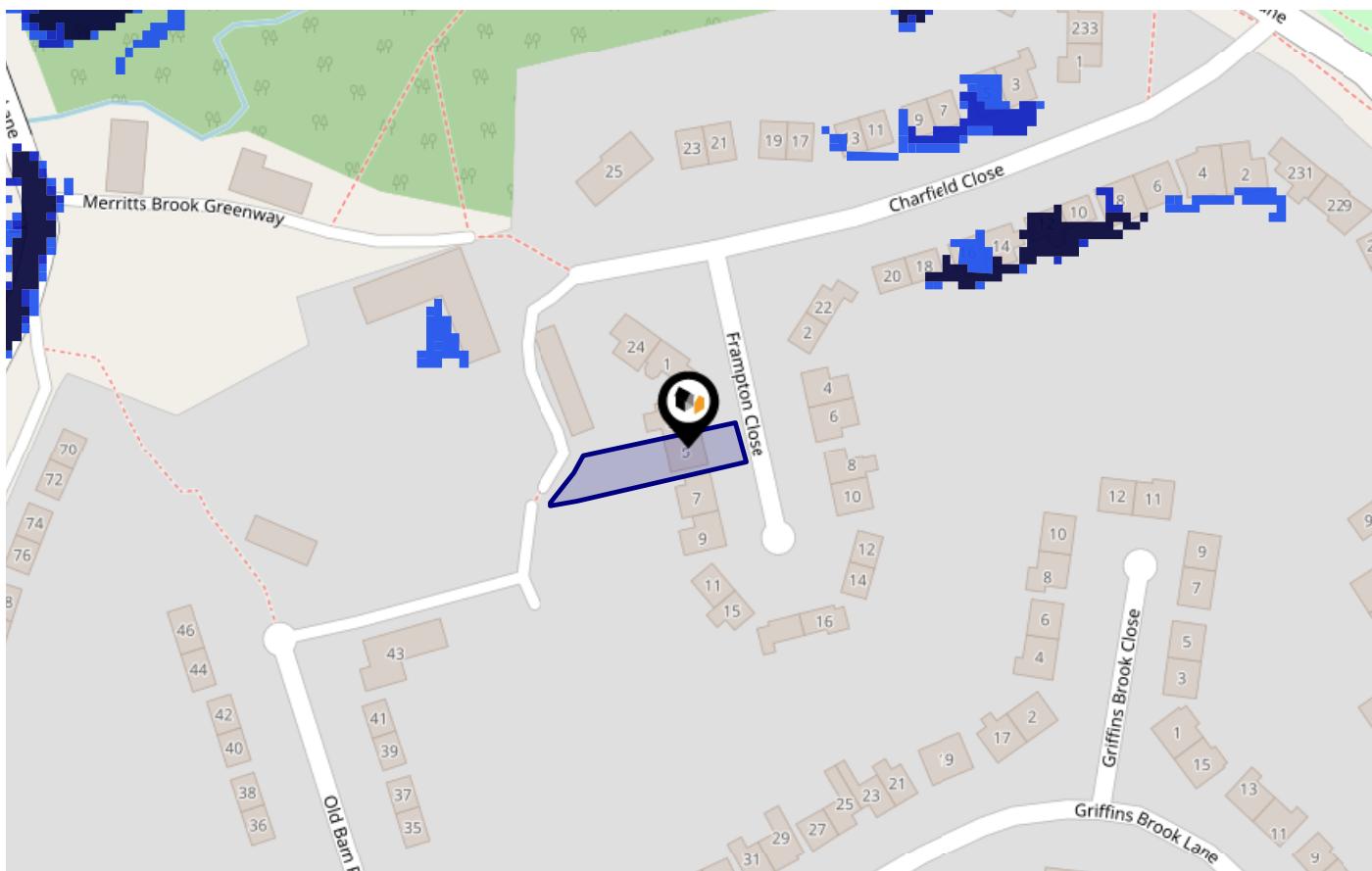
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

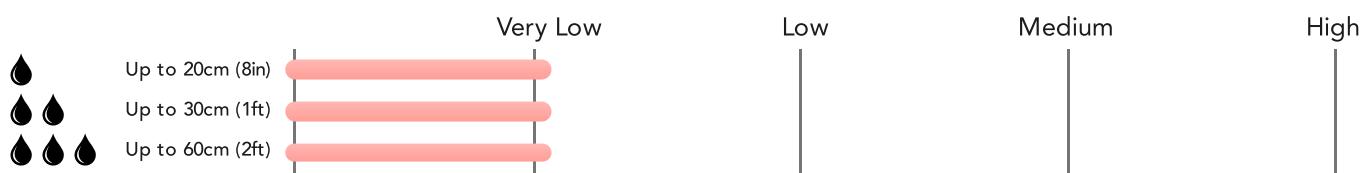


Risk Rating: Very low

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

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

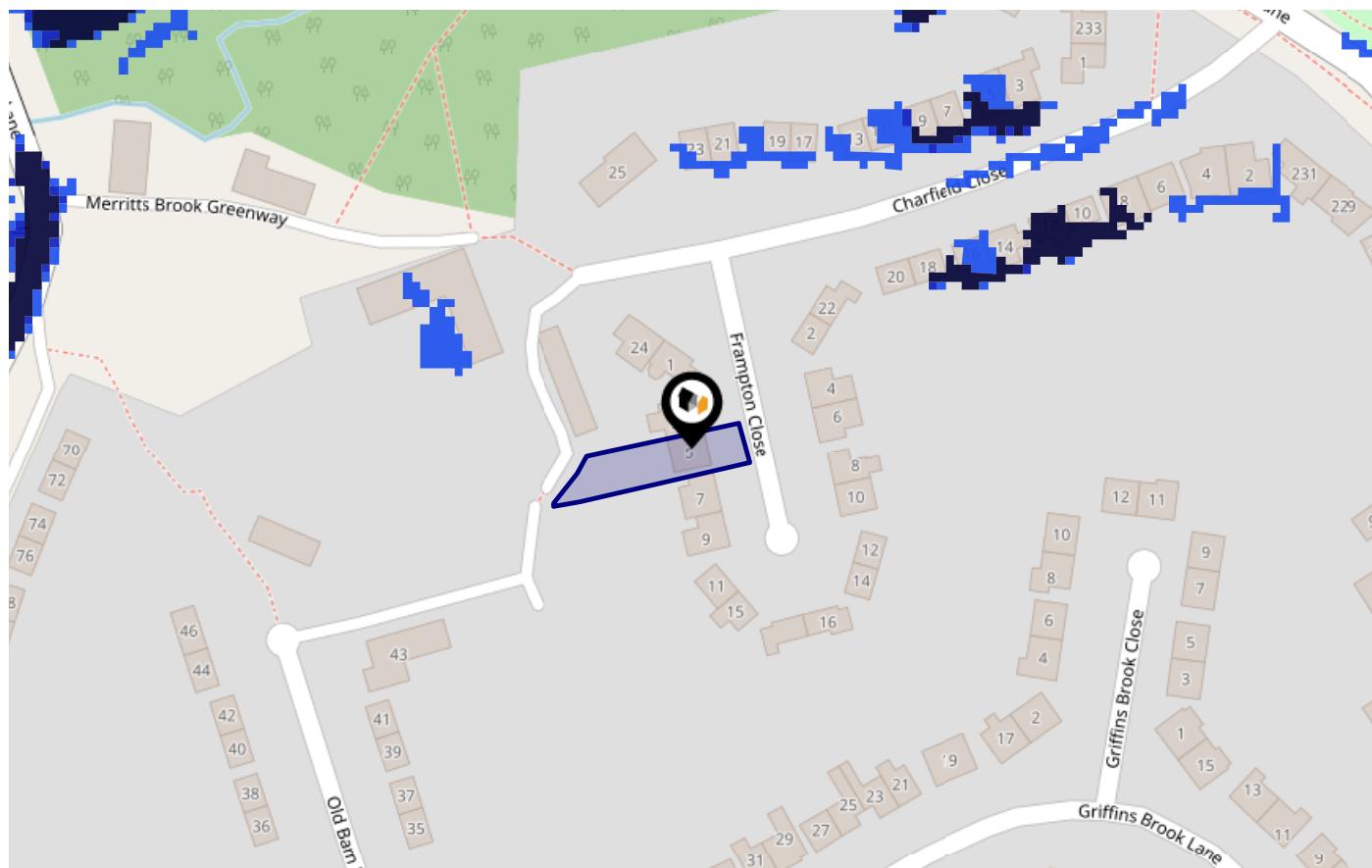
Chance of flooding to the following depths at this property:



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.

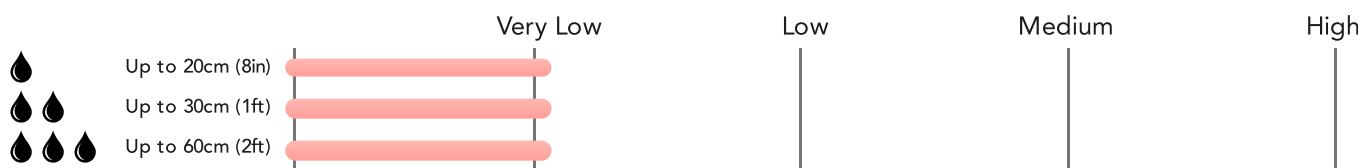


Risk Rating: **Very low**

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.

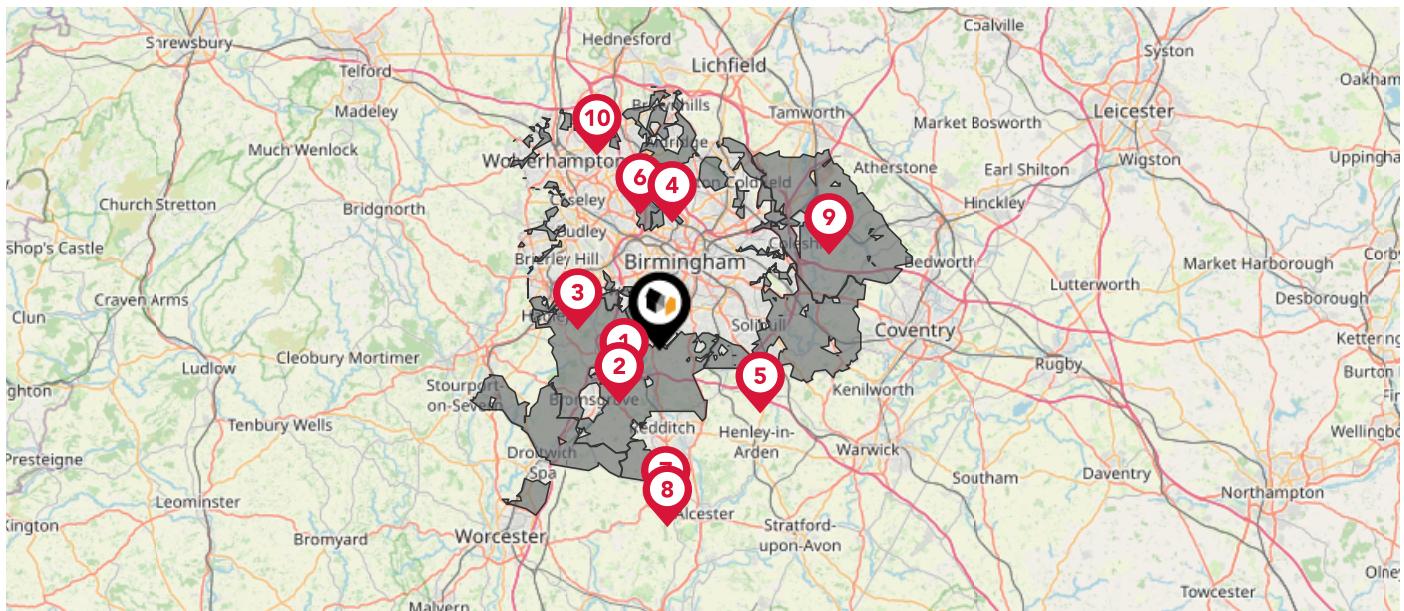
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Maps **Green Belt**

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



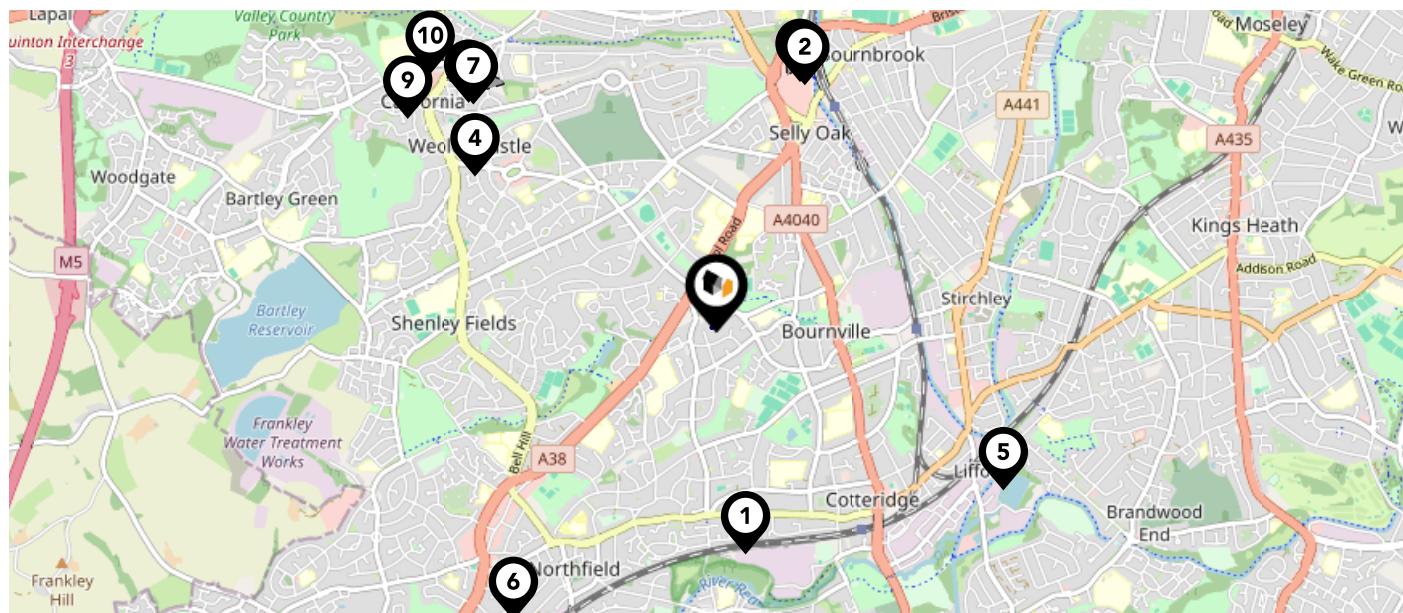
Nearby Green Belt Land

- 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

Maps

Landfill Sites

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



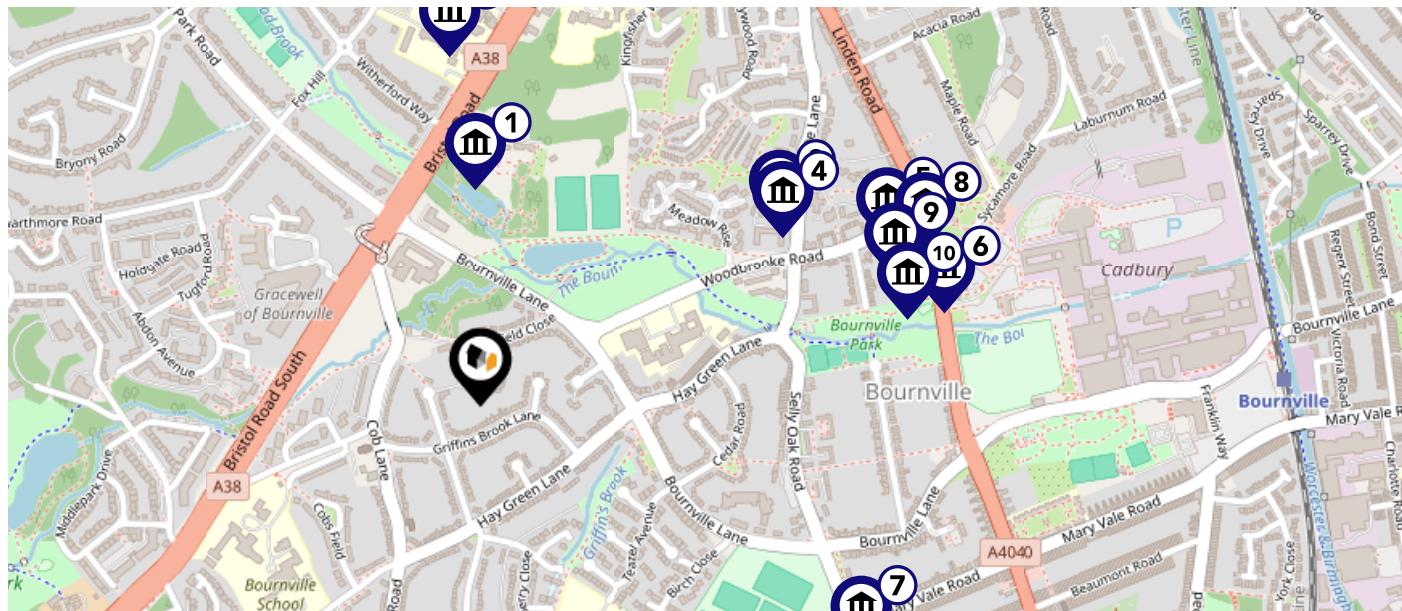
Nearby Landfill Sites

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

Maps

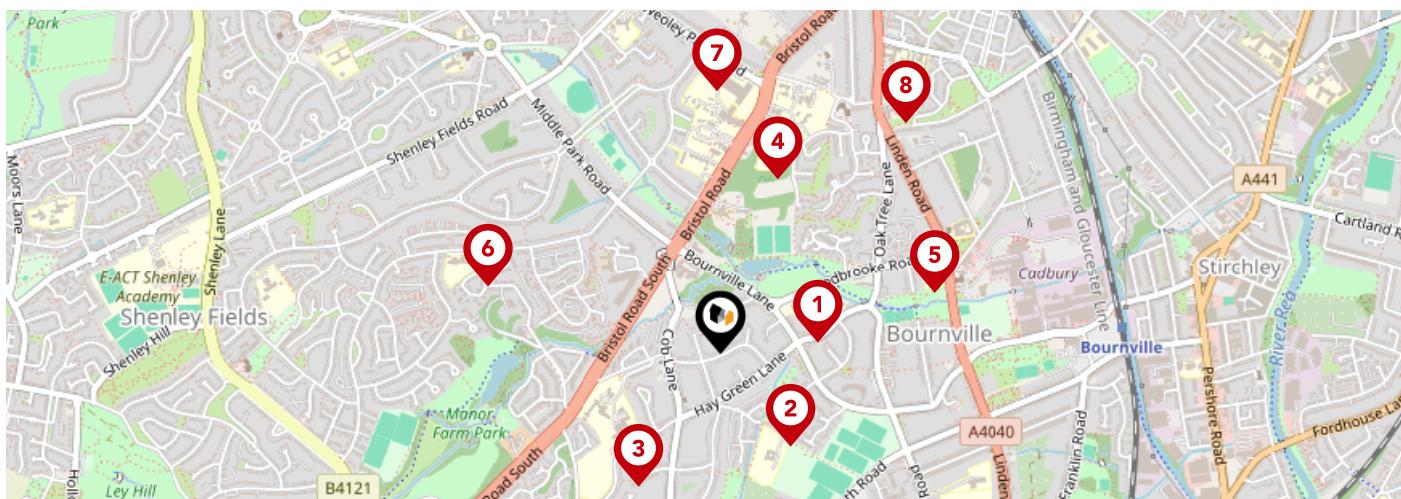
Listed Buildings

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
1 1220241 - 1046, Bristol Road B29	Grade II	0.2 miles
2 1033366 - 172, Oak Tree Lane	Grade II	0.4 miles
3 1291077 - The Close At Westhill College	Grade II	0.4 miles
4 1271802 - Coach House And Garage South Of Number 172	Grade II	0.4 miles
5 1076293 - Bournville School Of Art And Crafts	Grade II	0.5 miles
6 1343071 - Parish Hall St Francis Centre	Grade II	0.5 miles
7 1076260 - 270 And 272, Mary Vale Road B30	Grade II	0.5 miles
8 1219427 - Walls And Seating At The Green	Grade II	0.5 miles
9 1343070 - Bournville Junior School	Grade II	0.5 miles
10 1291486 - Bournville Infants' School	Grade II	0.5 miles

Area Schools



Nursery Primary Secondary College Private



Dame Elizabeth Cadbury School

Ofsted Rating: Good | Pupils: 770 | Distance: 0.22



St Francis Church of England Aided Primary School and Nursery

Ofsted Rating: Requires improvement | Pupils: 221 | Distance: 0.26



Bournville School

Ofsted Rating: Requires improvement | Pupils: 673 | Distance: 0.35



Fircroft College of Adult Education

Ofsted Rating: Good | Pupils: 0 | Distance: 0.41



Bournville Village Primary

Ofsted Rating: Good | Pupils: 652 | Distance: 0.5



Northfield Manor Primary Academy

Ofsted Rating: Good | Pupils: 398 | Distance: 0.55



The University of Birmingham School

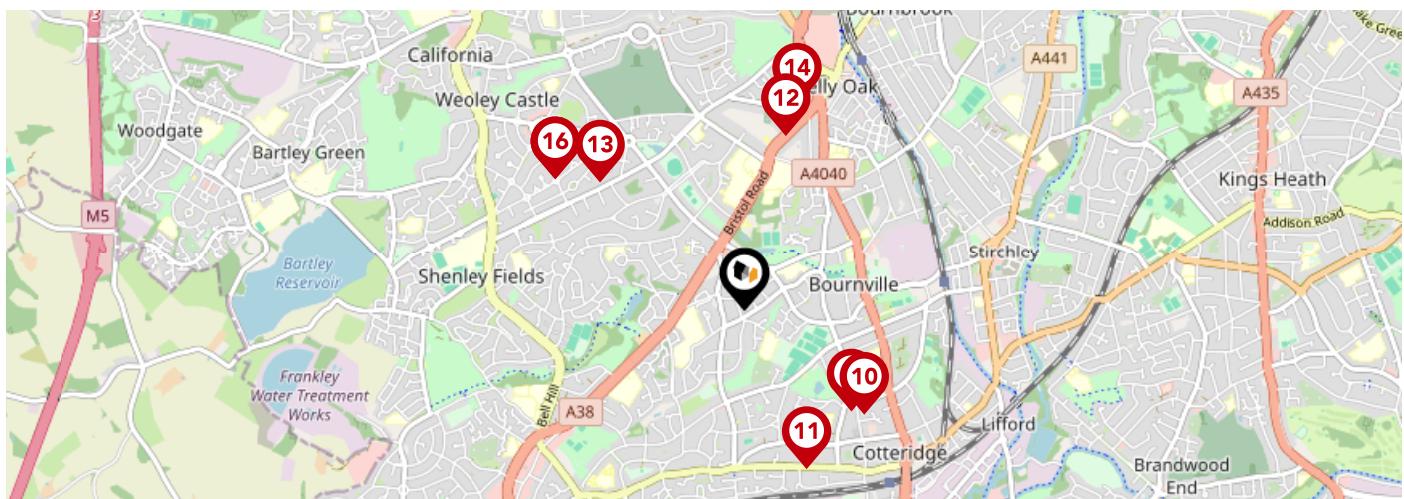
Ofsted Rating: Good | Pupils: 1175 | Distance: 0.59



Selly Oak Trust School

Ofsted Rating: Good | Pupils: 404 | Distance: 0.67

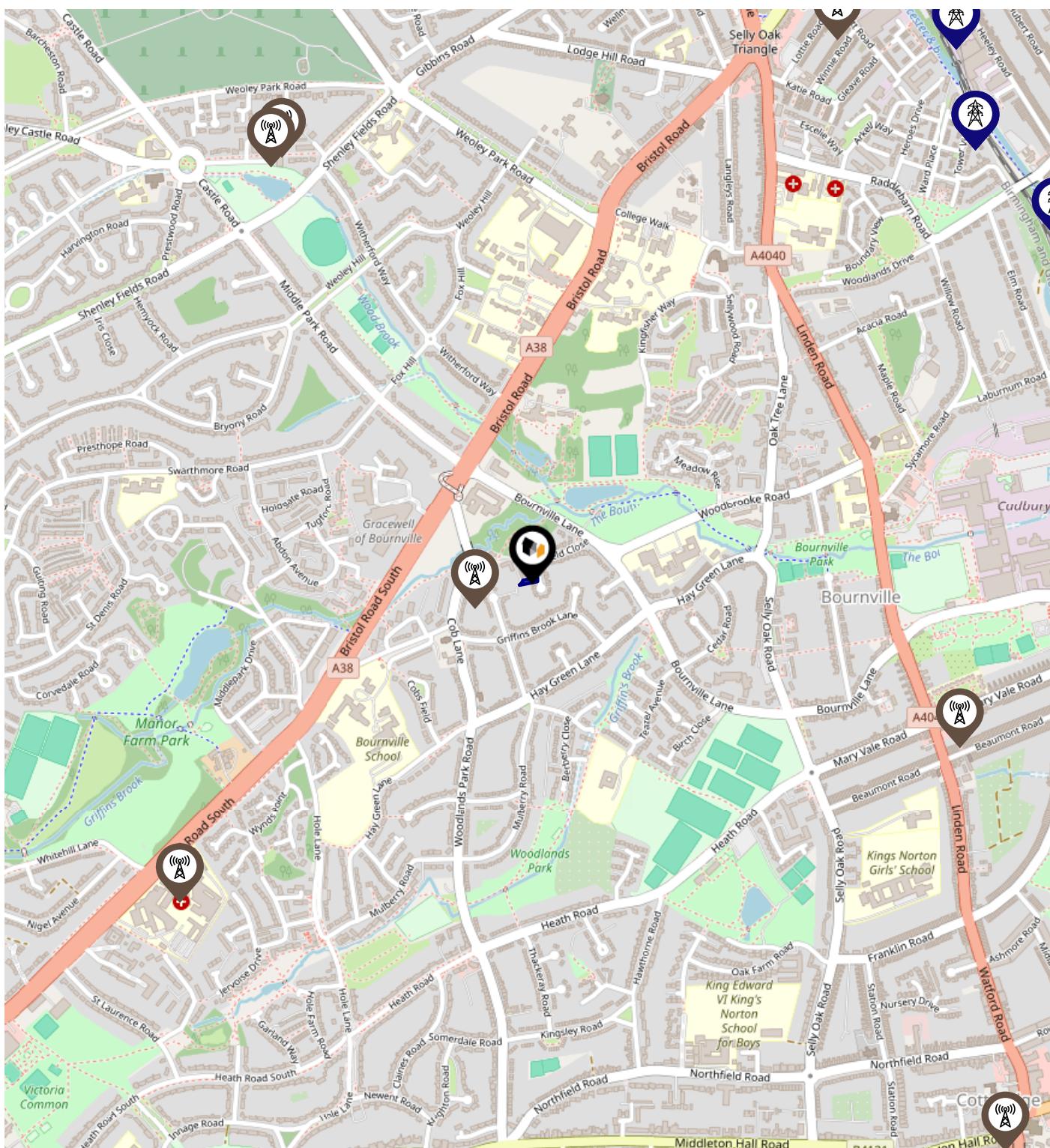




Nursery Primary Secondary College Private

		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 210 Distance:0.67					
	Kings Norton Girls' School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 1073 Distance:0.72					
	King Edward VI King's Norton School for Boys	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 812 Distance:0.77					
	St Mary's Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 408 Distance:0.81					
	Our Lady and St Rose of Lima Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 234 Distance:0.87					
	Cherry Oak School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 114 Distance:0.95					
	Princethorpe Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 240 Distance:1.04					
	Princethorpe Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 176 Distance:1.04					

Local Area Masts & Pylons



Key:

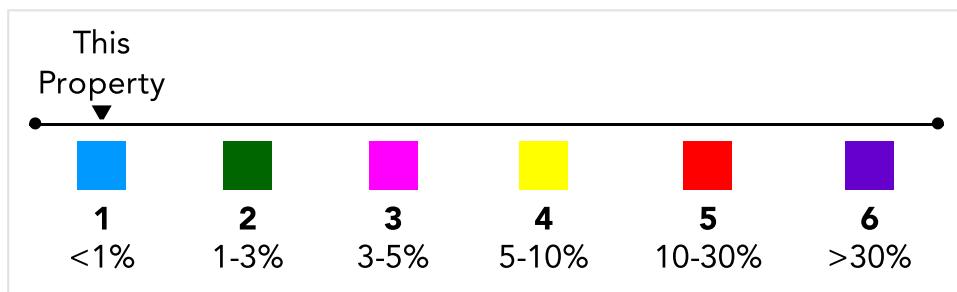
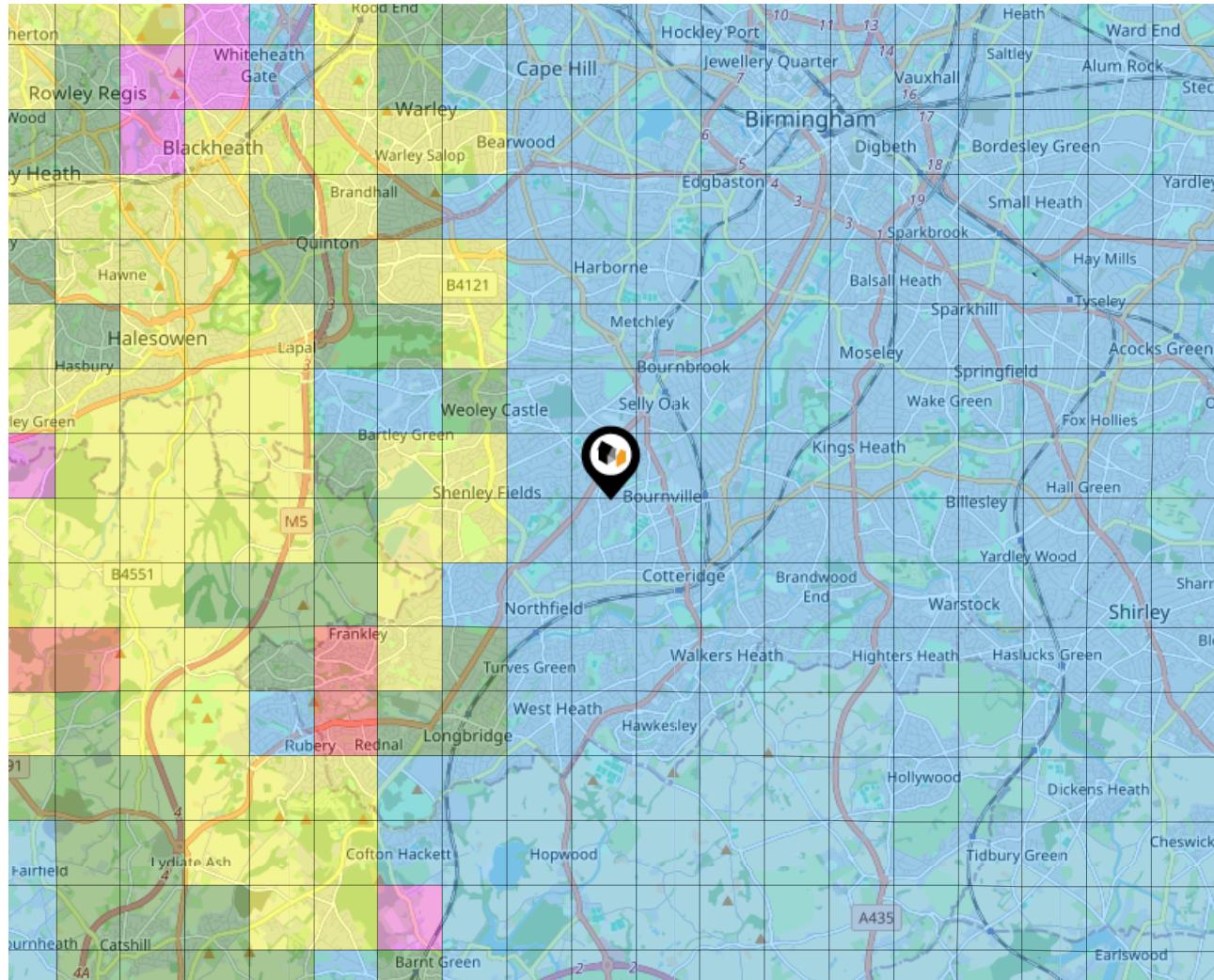
-  Power Pylons
-  Communication Masts

Environment

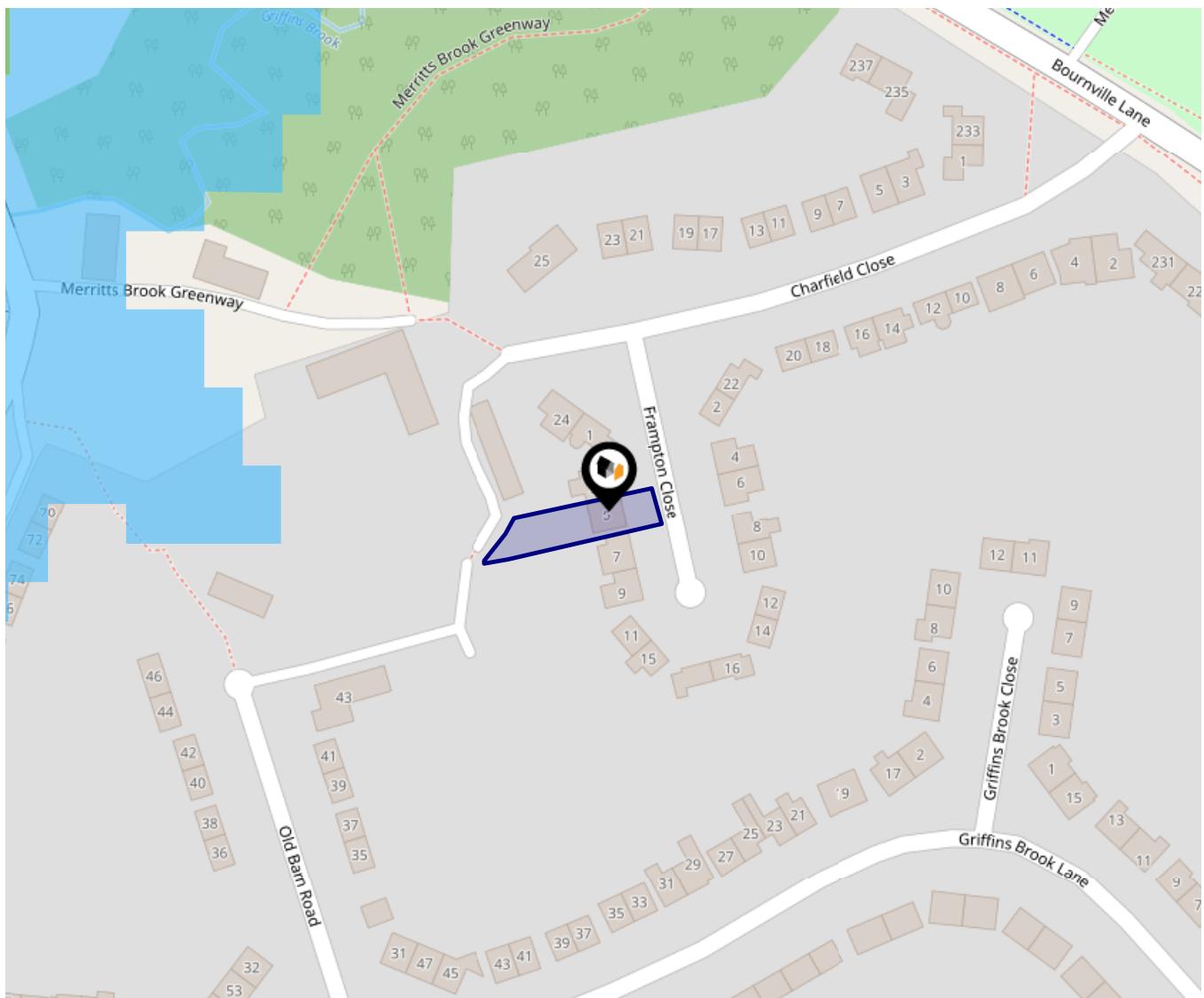
Radon Gas

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



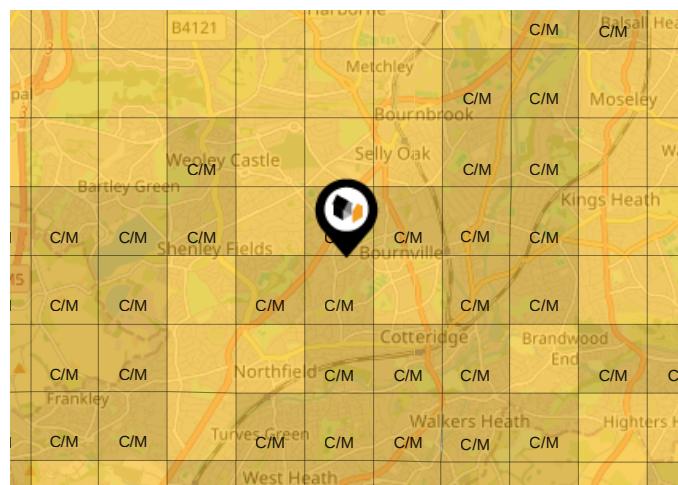
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

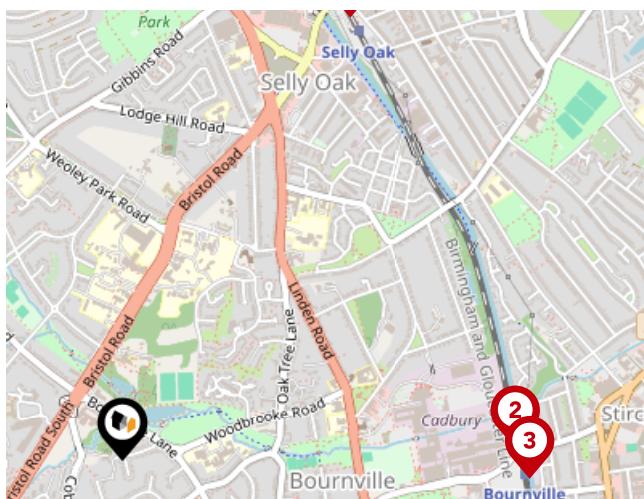
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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

Area Transport (National)



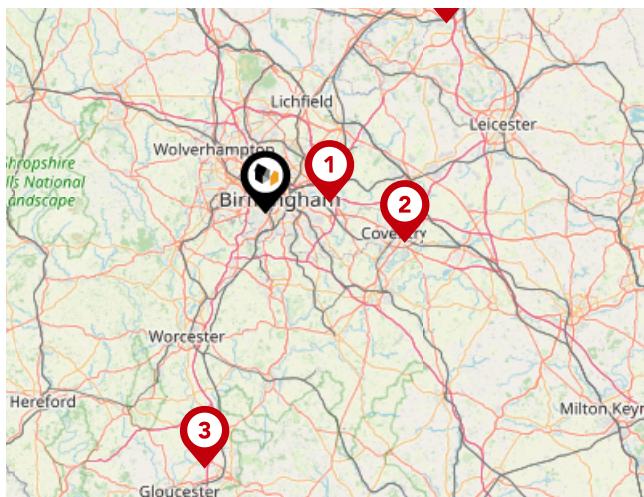
National Rail Stations

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

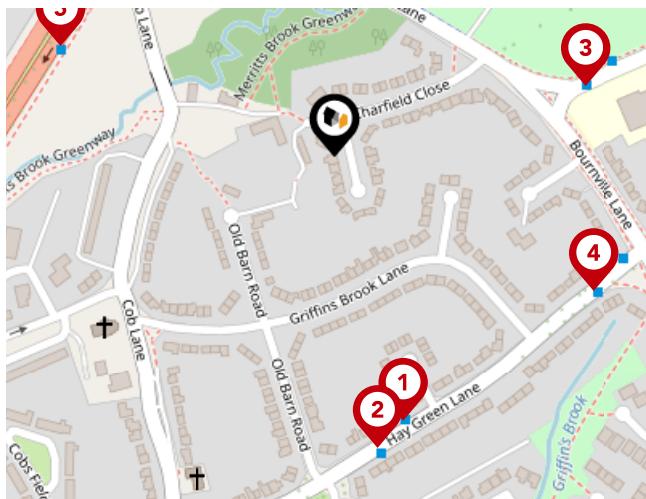
Pin	Name	Distance
1	M42 J2	4.55 miles
2	M5 J3	3.19 miles
3	M5 J1	5.97 miles
4	M42 J3	5.67 miles
5	M5 J2	5.39 miles



Airports/Helpads

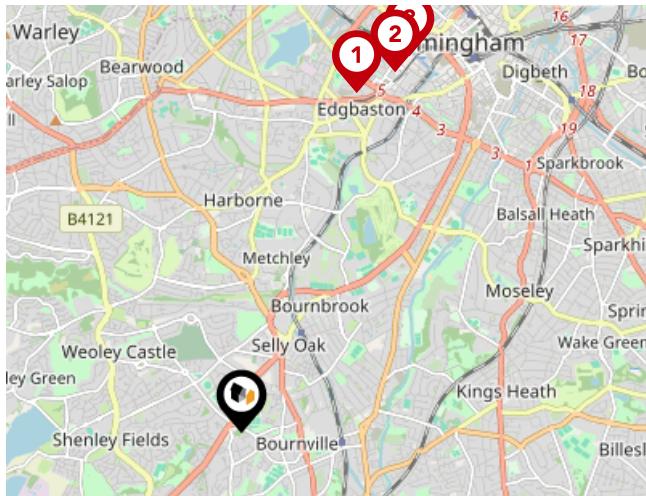
Pin	Name	Distance
1	Birmingham Airport	9.32 miles
2	Baginton	20.4 miles
3	Staverton	38.04 miles
4	East Mids Airport	37.89 miles

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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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.

Dean Coleman Powered By eXp Testimonials



Testimonial 1



We had a first class experience from start to finish. Our agent was professional, knowledgeable, experienced and a very friendly person. I'm sure his nature and professionalism attributed to selling our house in under a week. After the first viewings our house 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!

Agent Disclaimer



Important - Please Read

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Dean Coleman Powered By eXp **Data Quality**

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