



DEAN COLEMAN  
ESTATE AGENTS exp<sup>uk</sup>

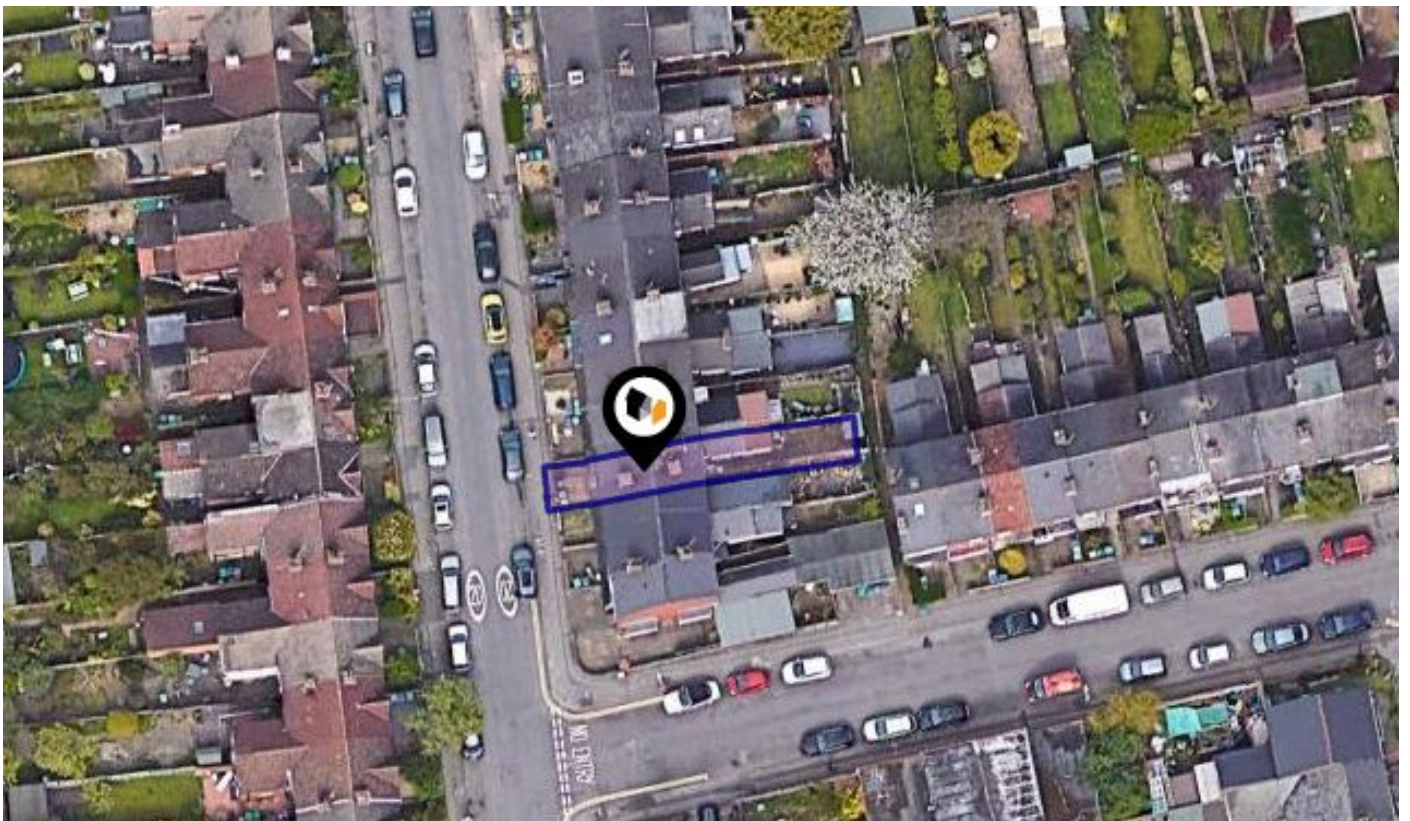


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Sunday 01<sup>st</sup> February 2026**



**LIGHTWOODS ROAD, SMETHWICK, B67**

**Offers Over : £270,000**

**Dean Coleman Powered By eXp**

Birmingham

0121 820 1775

hello@deancoleman.co.uk

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

Powered by  
**aprift**  
Know any property instantly

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

This beautifully refurbished home has been transformed to an exceptional standard, offering stylish, low-maintenance living with no upward chain — perfect for buyers looking to move straight in without compromise.

The ground floor is bright, airy and welcoming, featuring two generous reception rooms with impressive high ceilings and contemporary Luxury Vinyl Tile flooring, creating flexible spaces ideal for both relaxing, entertaining and dining.

To the rear sits a stunning, high-spec fitted kitchen, thoughtfully designed with a sleek induction hob and extractor, separate fitted double oven and grill, sink with drainer, and ample space for additional appliances. Natural light floods the space via a large double-glazed side window and Velux roof windows, complemented by continued LVT flooring. Just off the kitchen is a luxury guest WC, fully tiled with a modern space-saving pocket door.

The first floor offers a spacious double bedroom, a practical single bedroom ideal as a home office or nursery, and a luxury fully tiled shower room, finished to a hotel-style standard.

Rising to the second floor, you'll find a beautifully presented double bedroom, complete with a dormer and double-glazed window, creating a superb principal bedroom or private retreat.

Externally, the property is designed for ease and privacy. The rear garden is low maintenance with block paving, fencing, and a rear access gate, while the front garden features a paved pathway, gravel bedding, and an attractive dwarf wall, giving excellent kerb appeal.

Perfectly positioned just moments from Lightwoods Park at the end of the road, this traditional terrace offers the best of both worlds — city convenience with a strong community feel.

With Hagley Road only 0.2 miles away, commuting into Birmingham City Centre is effortless, while Bearwood Road, also just 0.2 miles away, provides a great mix of independent shops, cafés and everyday amenities.

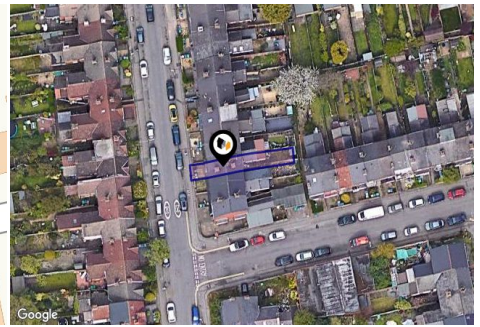
For green space lovers, Warley Woods and Lightwoods Park are both close by, offering a welcome escape from busy day-to-day life. Families are well catered for too, with highly regarded local schools including Lightwoods Primary and Abbey Infant & Junior Schools.

And if that wasn't enough, Harborne sits right on the doorstep — known for its vibrant high street, popular eateries, leisure facilities and village-style atmosphere.

A location that truly delivers on lifestyle, convenience and community.

A superb opportunity to purchase a turn-key home, finished to a high standard throughout — early viewing is strongly recommended.

Note: some images containing furniture have been CGI created to show the potential the home has once furnished.



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	925 ft <sup>2</sup> / 86 m <sup>2</sup>
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,659
Title Number:	WM604562

Offers Over:	£270,000
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>19</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

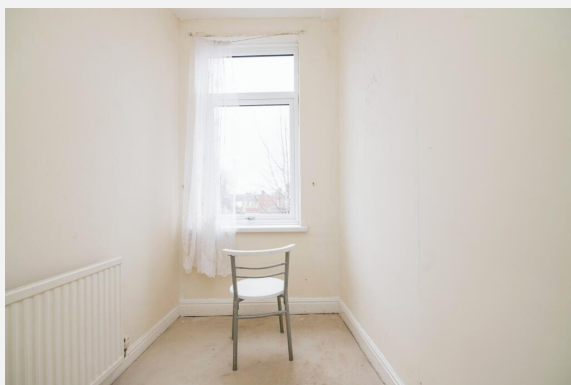
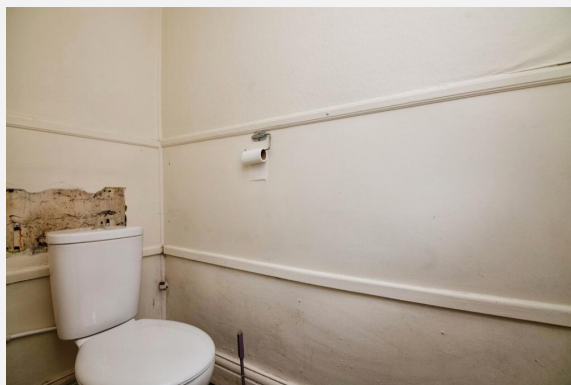
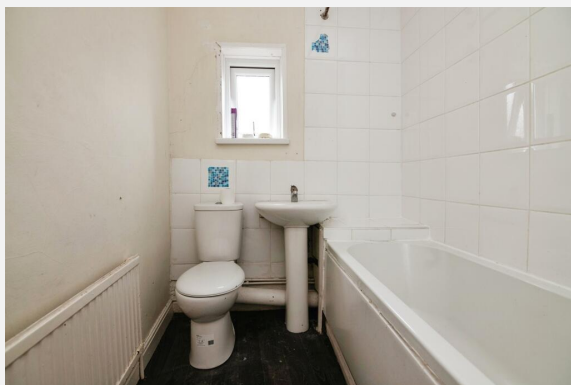
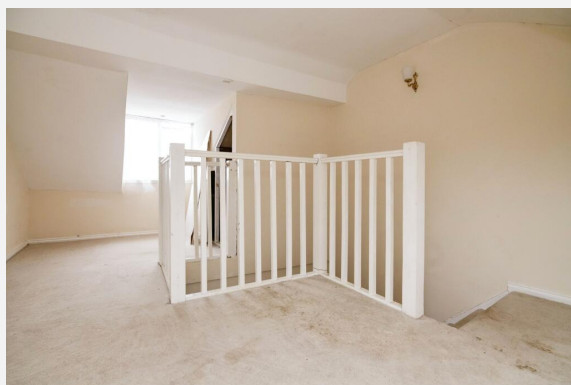
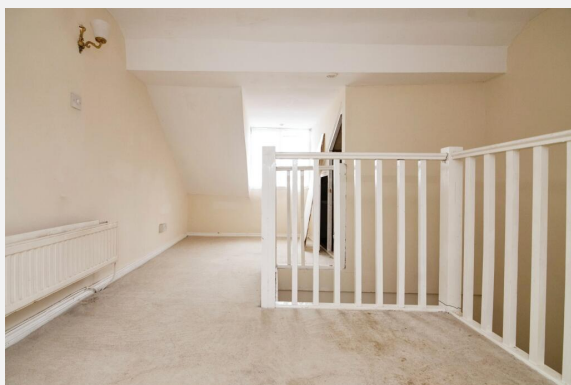
### Mobile Coverage: (based on calls indoors)



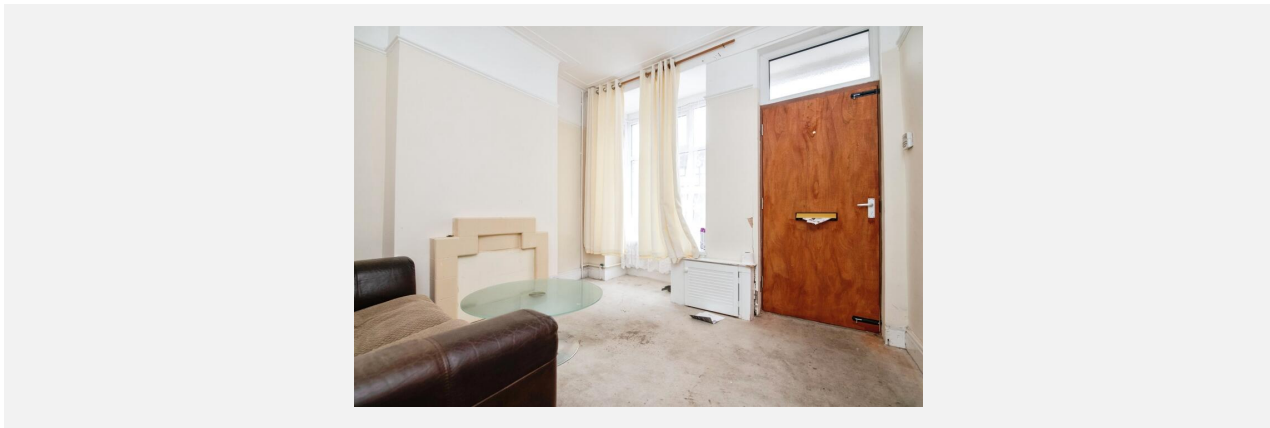
### Satellite/Fibre TV Availability:









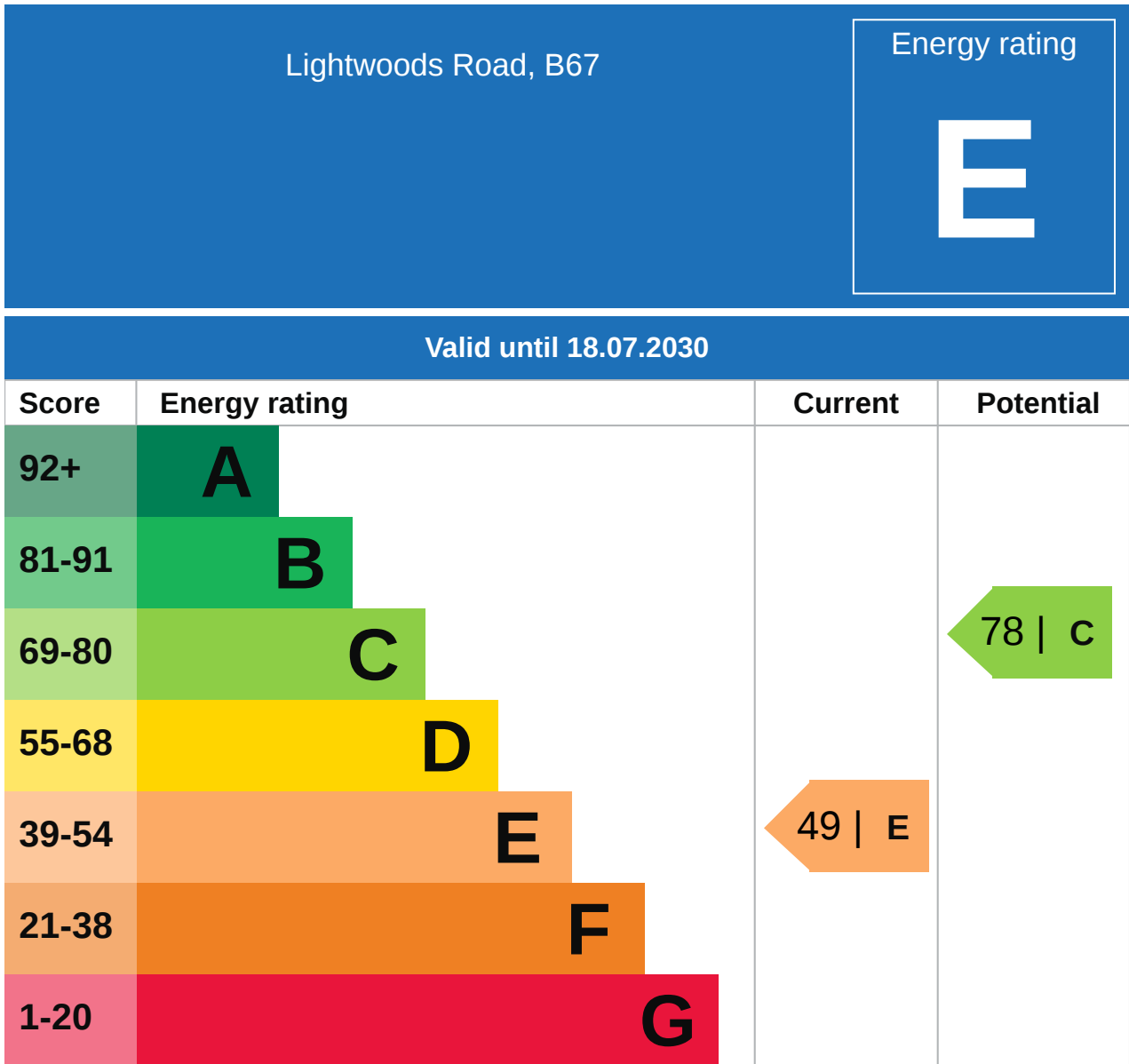


## LIGHTWOODS ROAD, SMETHWICK, B67



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)







## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	86 m <sup>2</sup>

## 76, Lightwoods Road, Smethwick, B67 5BE

Last Sold Date:	23/07/2025	20/09/2018	16/12/2003	04/04/1999
Last Sold Price:	£190,000	£165,000	£102,000	£30,000

## 70, Lightwoods Road, Smethwick, B67 5BE

Last Sold Date:	18/07/2025
Last Sold Price:	£135,000

## 127, Lightwoods Road, Smethwick, B67 5BE

Last Sold Date:	10/04/2025	02/05/2024	24/06/2011	17/09/1999
Last Sold Price:	£193,000	£190,000	£137,000	£66,950

## 132, Lightwoods Road, Smethwick, B67 5BE

Last Sold Date:	17/01/2022	24/08/2017	17/06/2005	06/09/2002	14/11/1997
Last Sold Price:	£232,500	£185,000	£147,000	£125,000	£53,000

## 67, Lightwoods Road, Smethwick, B67 5BE

Last Sold Date:	01/12/2021
Last Sold Price:	£170,000

## 123, Lightwoods Road, Smethwick, B67 5BE

Last Sold Date:	02/11/2021
Last Sold Price:	£242,500

## 68, Lightwoods Road, Smethwick, B67 5BE

Last Sold Date:	06/08/2021
Last Sold Price:	£138,000

## 134, Lightwoods Road, Smethwick, B67 5BE

Last Sold Date:	16/07/2021	23/05/2008	19/04/2002	17/08/1998
Last Sold Price:	£240,000	£157,000	£103,500	£59,000

## 74, Lightwoods Road, Smethwick, B67 5BE

Last Sold Date:	23/11/2020	06/04/2018	20/08/2014	28/11/2012
Last Sold Price:	£187,500	£154,950	£122,000	£85,000

## 69, Lightwoods Road, Smethwick, B67 5BE

Last Sold Date:	17/07/2019	06/01/2009	19/12/2002	27/09/1996
Last Sold Price:	£180,000	£89,950	£99,950	£46,000

## 122, Lightwoods Road, Smethwick, B67 5BE

Last Sold Date:	17/05/2019	09/09/2014	12/06/2009	21/06/2001	28/07/1997	11/12/1995
Last Sold Price:	£197,270	£165,000	£151,000	£87,500	£46,000	£45,000

## 64, Lightwoods Road, Smethwick, B67 5BE

Last Sold Date:	20/10/2017	24/04/2009	20/02/2006	14/08/2003	16/01/1997
Last Sold Price:	£160,500	£115,000	£120,000	£107,950	£47,950

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

129, Lightwoods Road, Smethwick, B67 5BE					
Last Sold Date:	26/06/2017	30/04/2009	09/12/2005	07/06/2001	16/06/1995
Last Sold Price:	£196,500	£156,500	£151,500	£75,000	£46,750
78, Lightwoods Road, Smethwick, B67 5BE					
Last Sold Date:	24/06/2015	17/11/2000	12/06/1998		
Last Sold Price:	£90,000	£57,000	£35,000		
73, Lightwoods Road, Smethwick, B67 5BE					
Last Sold Date:	29/05/2012	27/09/1996			
Last Sold Price:	£60,000	£39,500			
128, Lightwoods Road, Smethwick, B67 5BE					
Last Sold Date:	13/05/2010	31/03/2006	30/07/2004		
Last Sold Price:	£175,000	£162,000	£129,500		
131, Lightwoods Road, Smethwick, B67 5BE					
Last Sold Date:	21/12/2007	28/07/2006	29/11/2002	09/08/1999	
Last Sold Price:	£152,950	£135,000	£121,000	£71,000	
121, Lightwoods Road, Smethwick, B67 5BE					
Last Sold Date:	26/10/2007	29/11/2002	11/07/2000		
Last Sold Price:	£176,530	£121,000	£80,000		
135, Lightwoods Road, Smethwick, B67 5BE					
Last Sold Date:	31/07/2007	18/07/1996			
Last Sold Price:	£166,000	£60,000			
65, Lightwoods Road, Smethwick, B67 5BE					
Last Sold Date:	20/04/2007	08/01/1999			
Last Sold Price:	£135,000	£45,000			
136, Lightwoods Road, Smethwick, B67 5BE					
Last Sold Date:	20/06/2002	14/07/1999	16/05/1997		
Last Sold Price:	£107,000	£53,250	£30,000		
66, Lightwoods Road, Smethwick, B67 5BE					
Last Sold Date:	03/12/2001	31/10/1996			
Last Sold Price:	£65,000	£46,950			
126, Lightwoods Road, Smethwick, B67 5BE					
Last Sold Date:	13/08/2001	26/04/1996			
Last Sold Price:	£74,950	£45,000			
130, Lightwoods Road, Smethwick, B67 5BE					
Last Sold Date:	16/12/1998				
Last Sold Price:	£53,000				

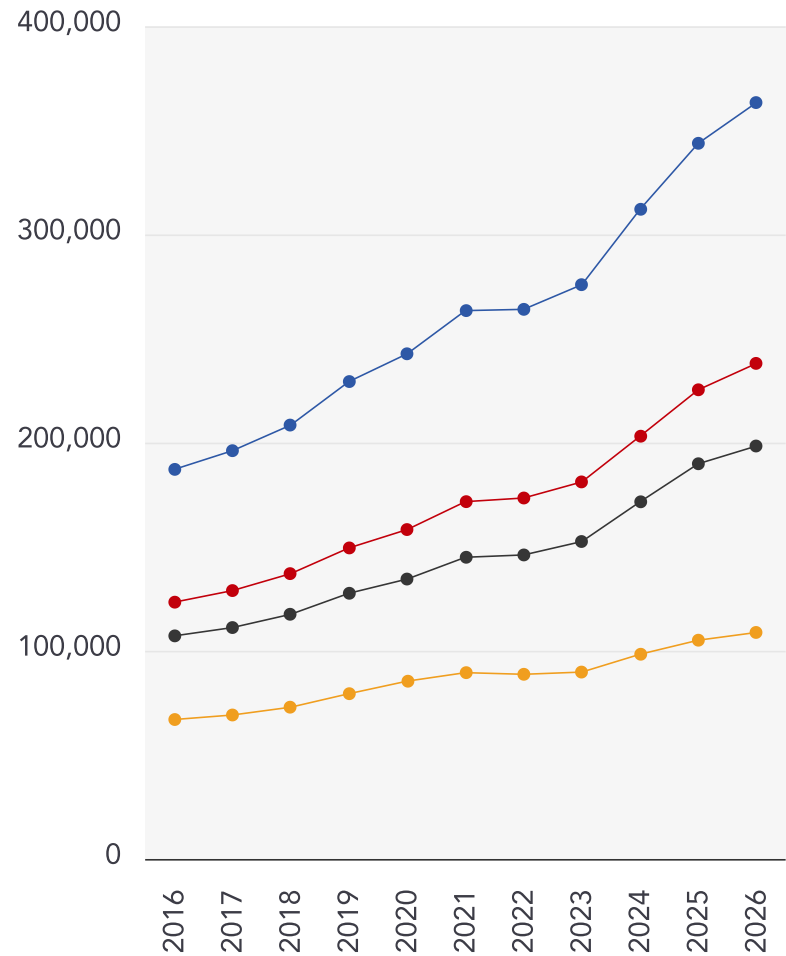
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

71, Lightwoods Road, Smethwick, B67 5BE	
Last Sold Date:	10/06/1998
Last Sold Price:	£47,500

**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 B67



Detached

**+94.14%**

Semi-Detached

**+92.98%**

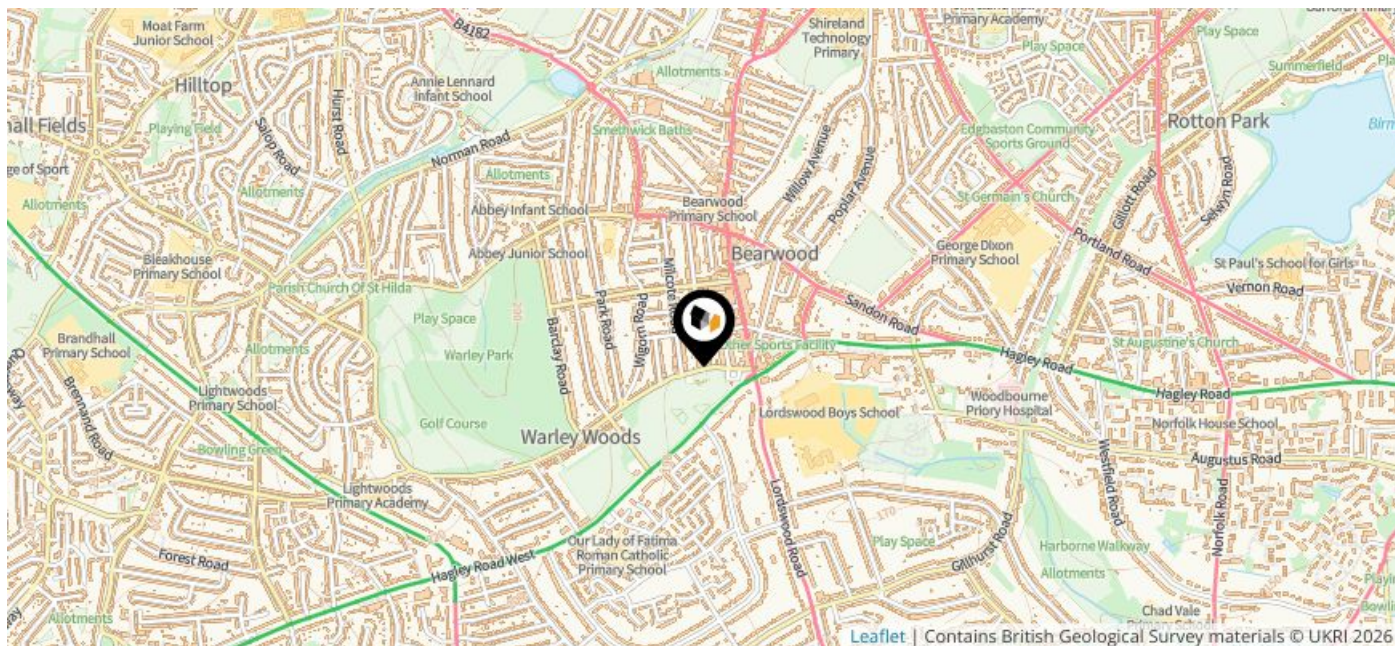
Terraced

**+85.09%**

Flat

**+62.43%**

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

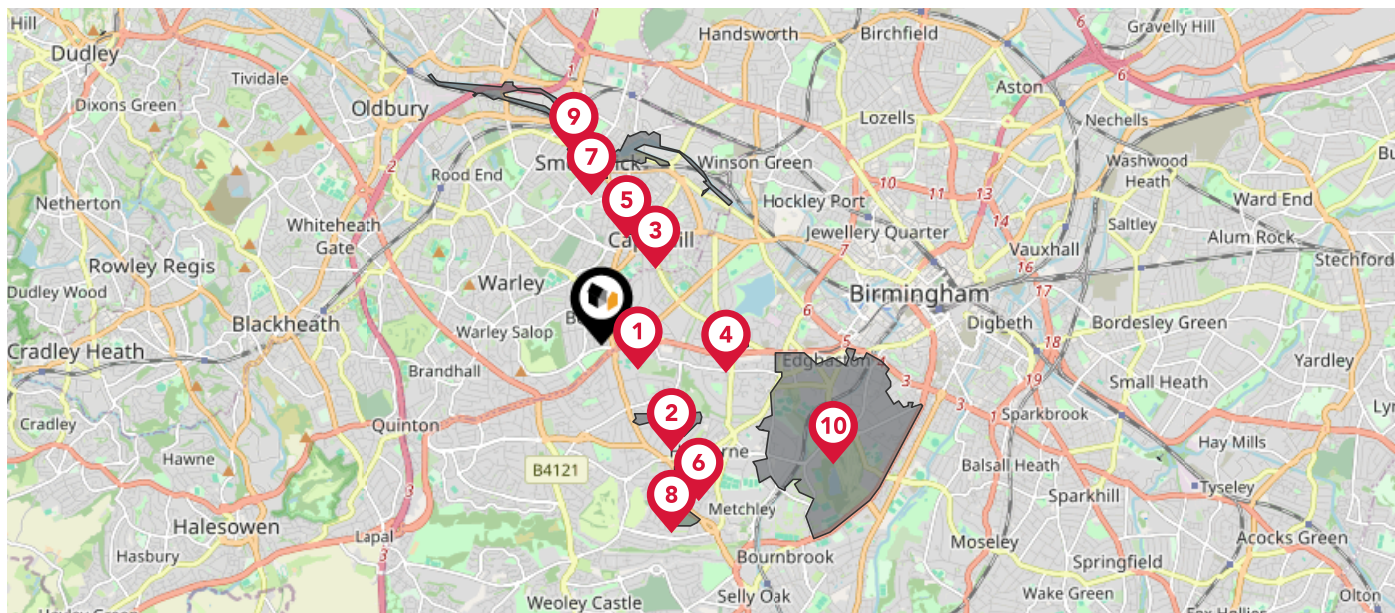
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

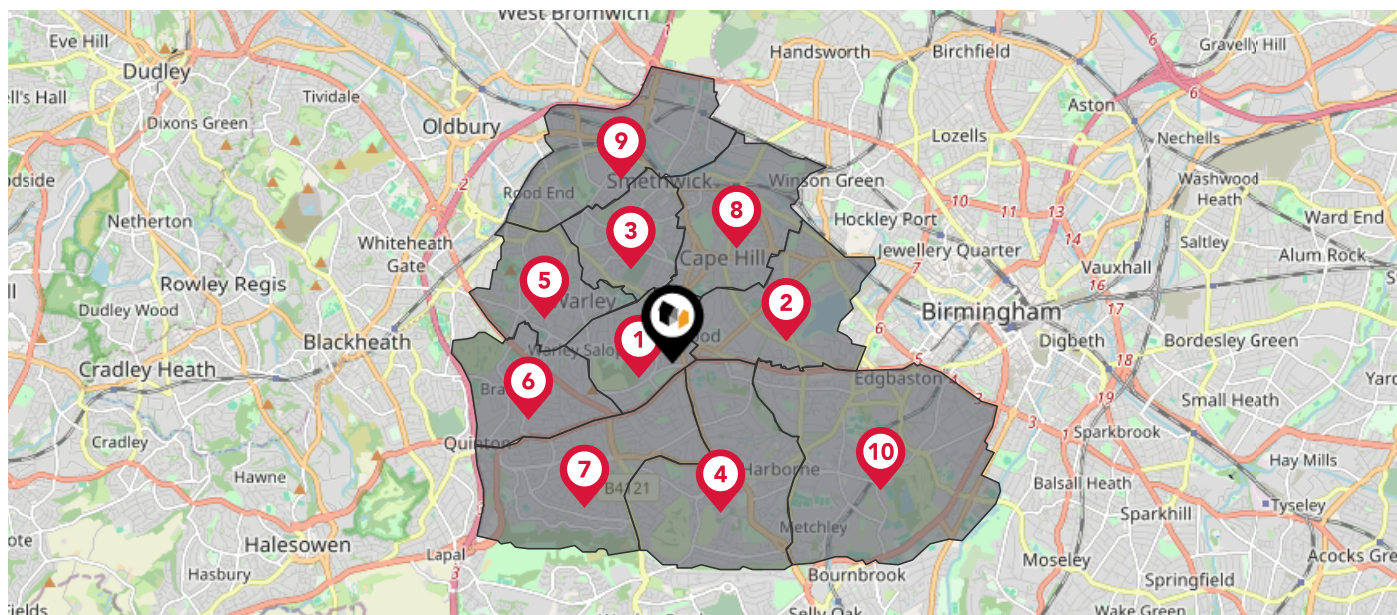


### Nearby Conservation Areas

- 1 Barnsley Road
- 2 Moor Pool
- 3 Cape Hill Town Centre
- 4 St Augustine's
- 5 High Street and Crocketts Lane
- 6 Greenfield Road
- 7 Smethwick Town Centre
- 8 Harborne Old Village
- 9 Smethwick Summit Galton Valley
- 10 Edgbaston



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



### Nearby Council Wards

1

Abbey Ward

2

North Edgbaston Ward

3

Smethwick Ward

4

Harborne Ward

5

Bristnall Ward

6

Old Warley Ward

7

Quinton Ward

8

Soho and Victoria Ward

9

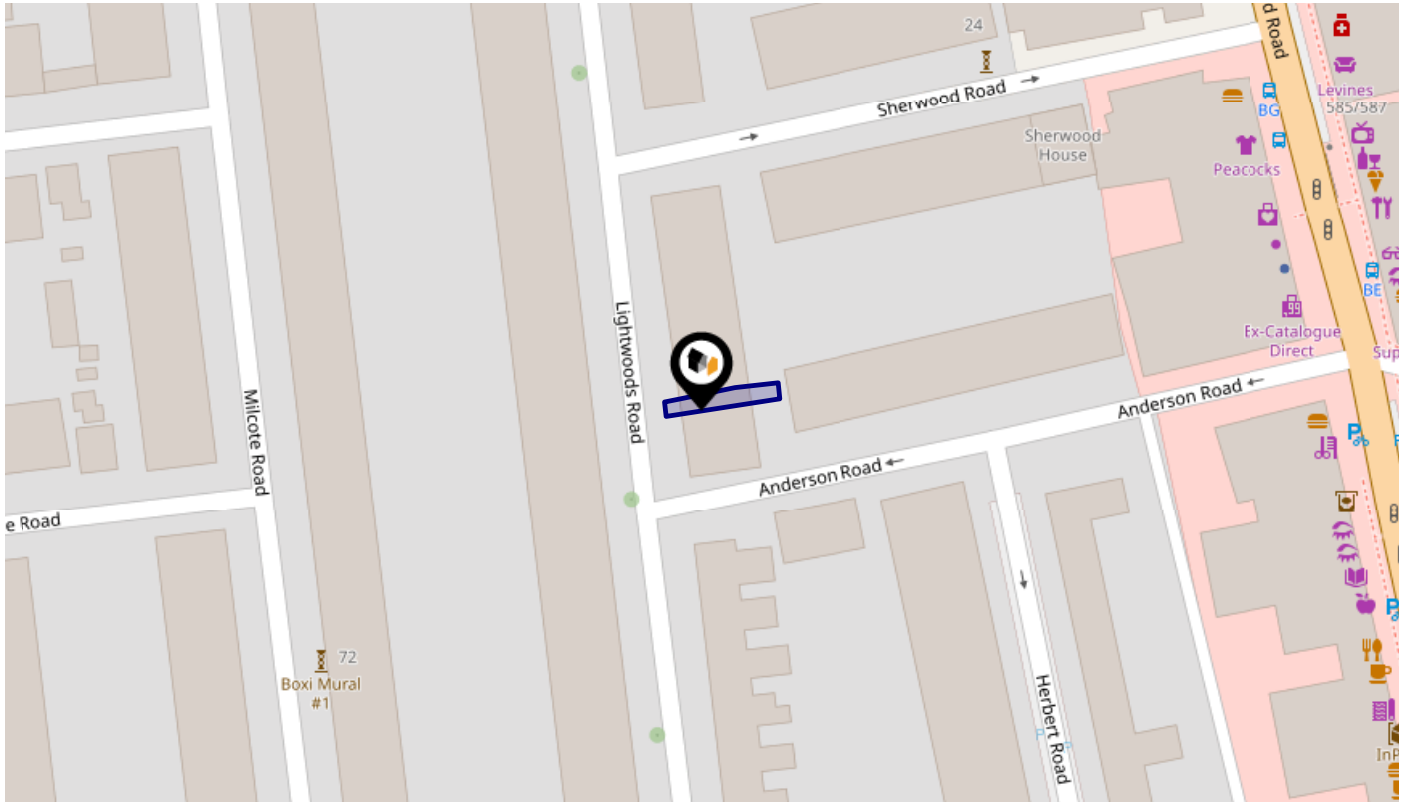
St. Pauls Ward

10

Edgbaston 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.

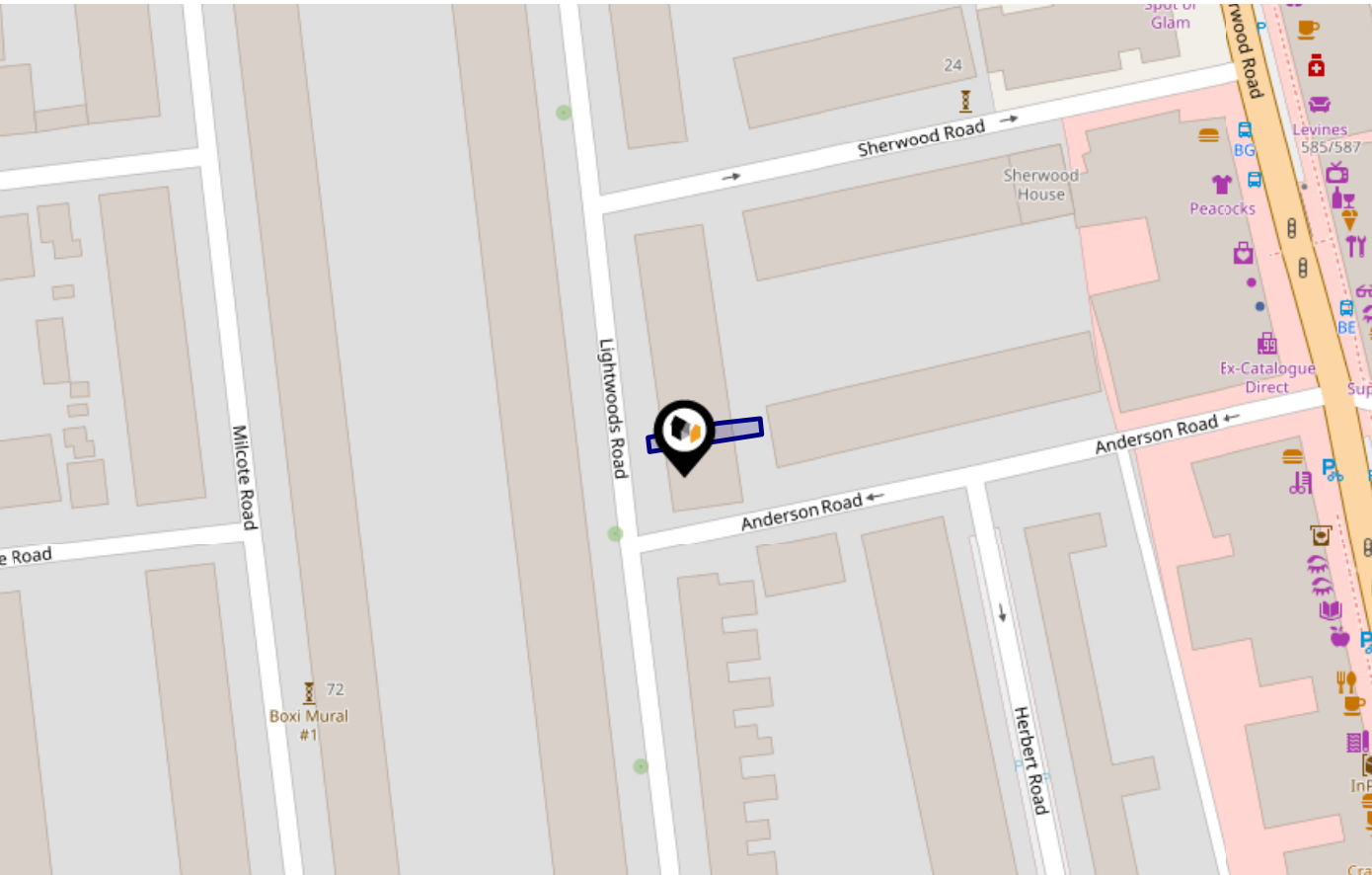
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

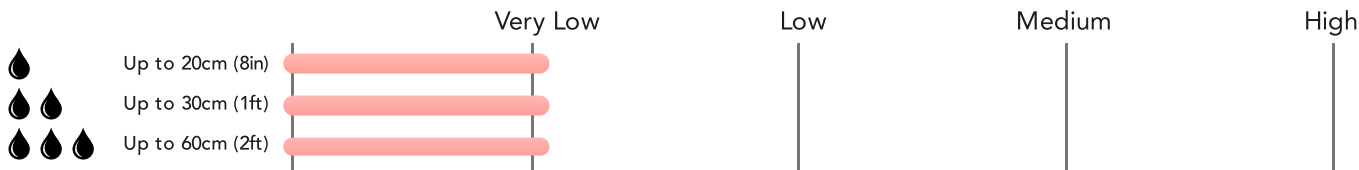


Risk Rating: Very low

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.

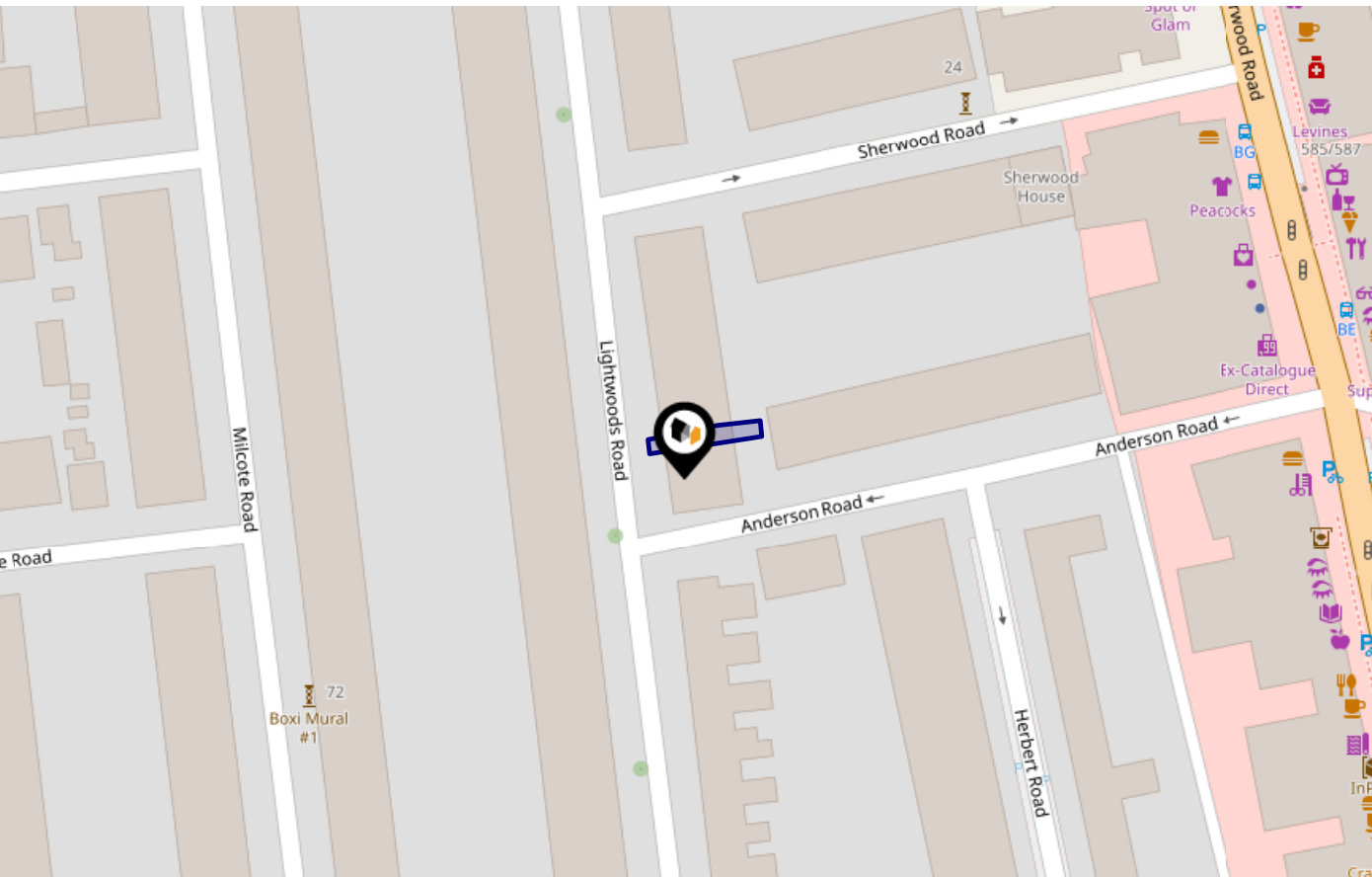
Chance of flooding to the following depths at this property:



# 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.

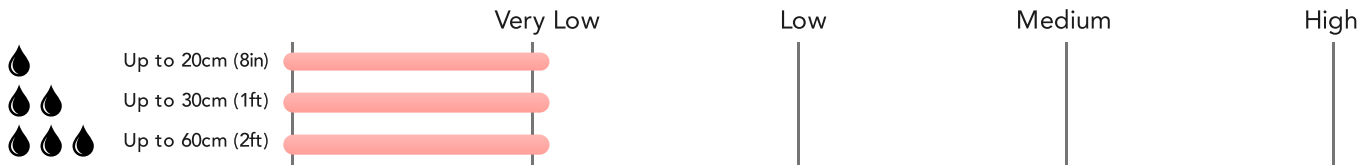


Risk Rating: Very low

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.

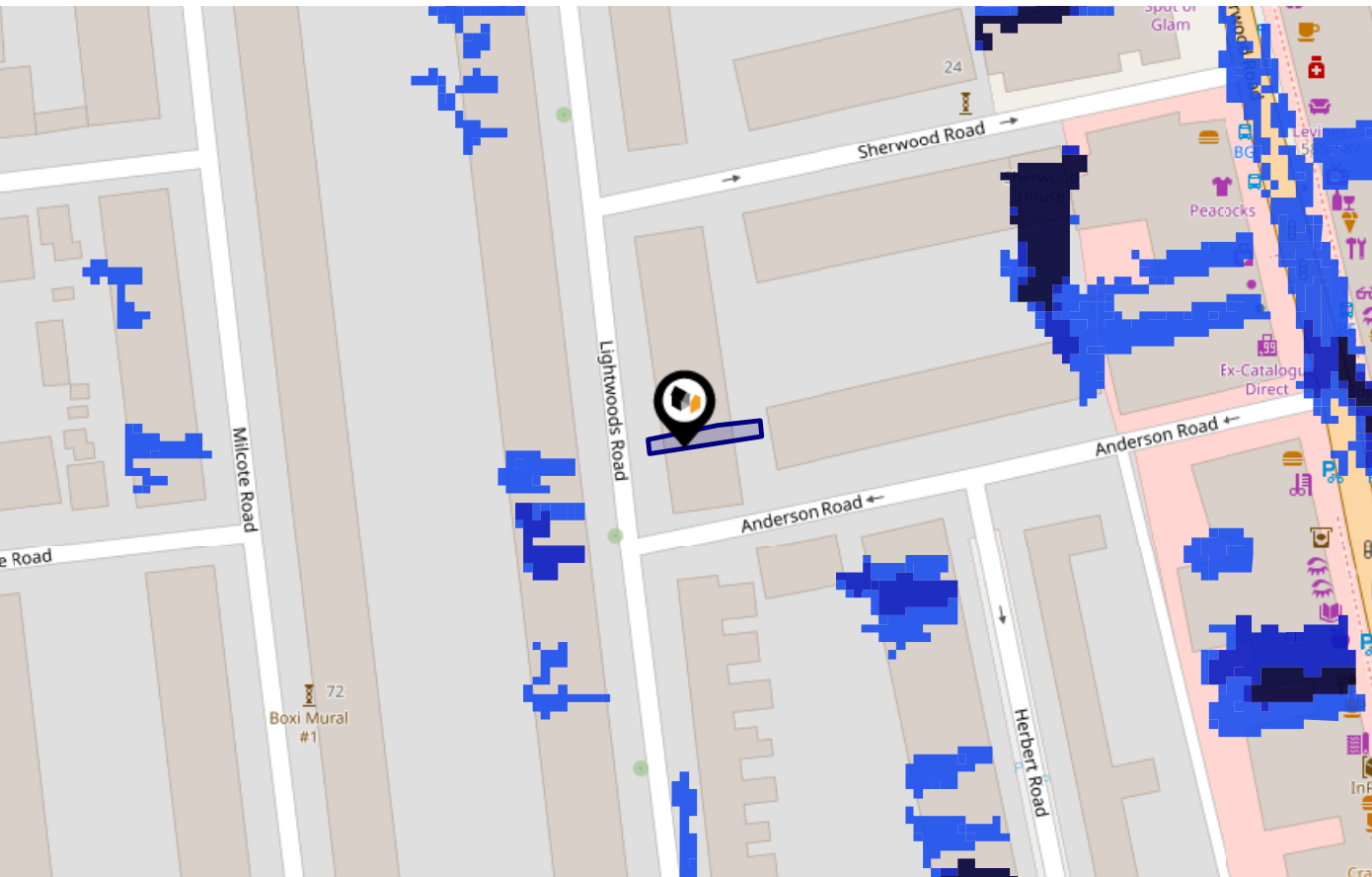
Chance of flooding to the following depths at this property:



# 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.

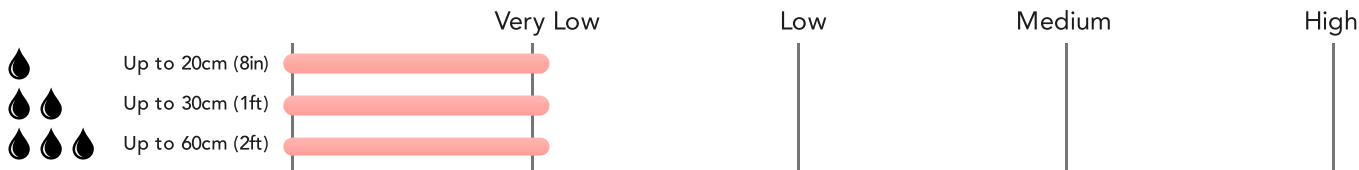


Risk Rating: Very low

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.

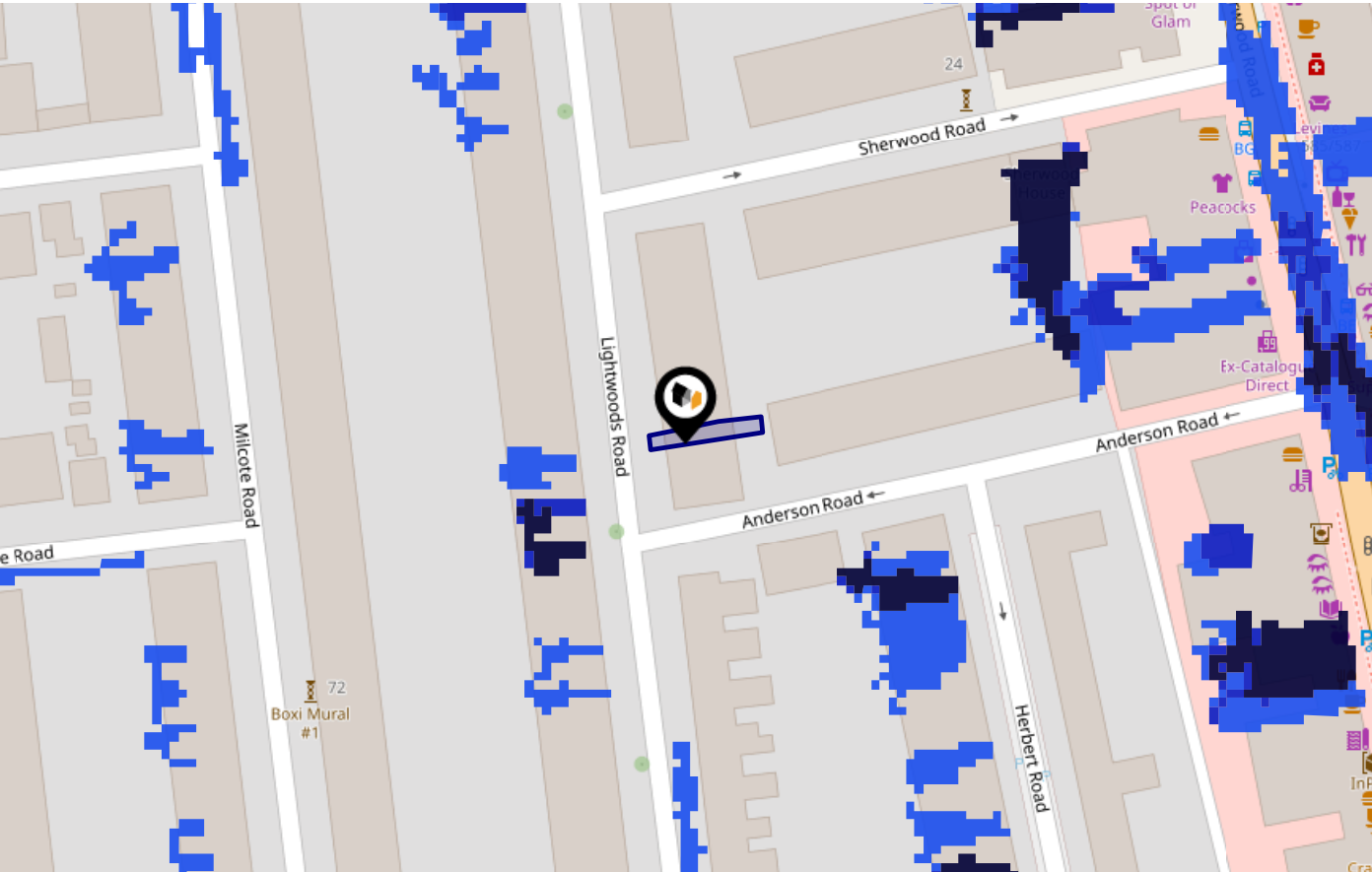
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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









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.

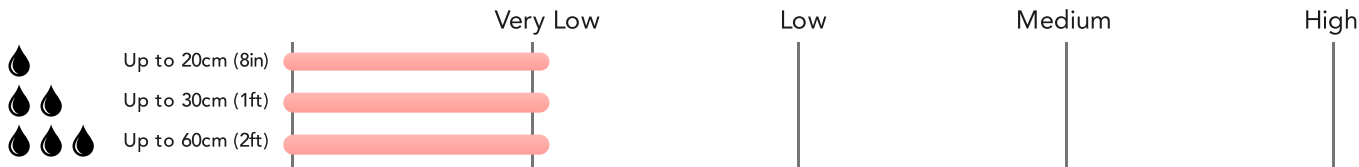


Risk Rating: Very low

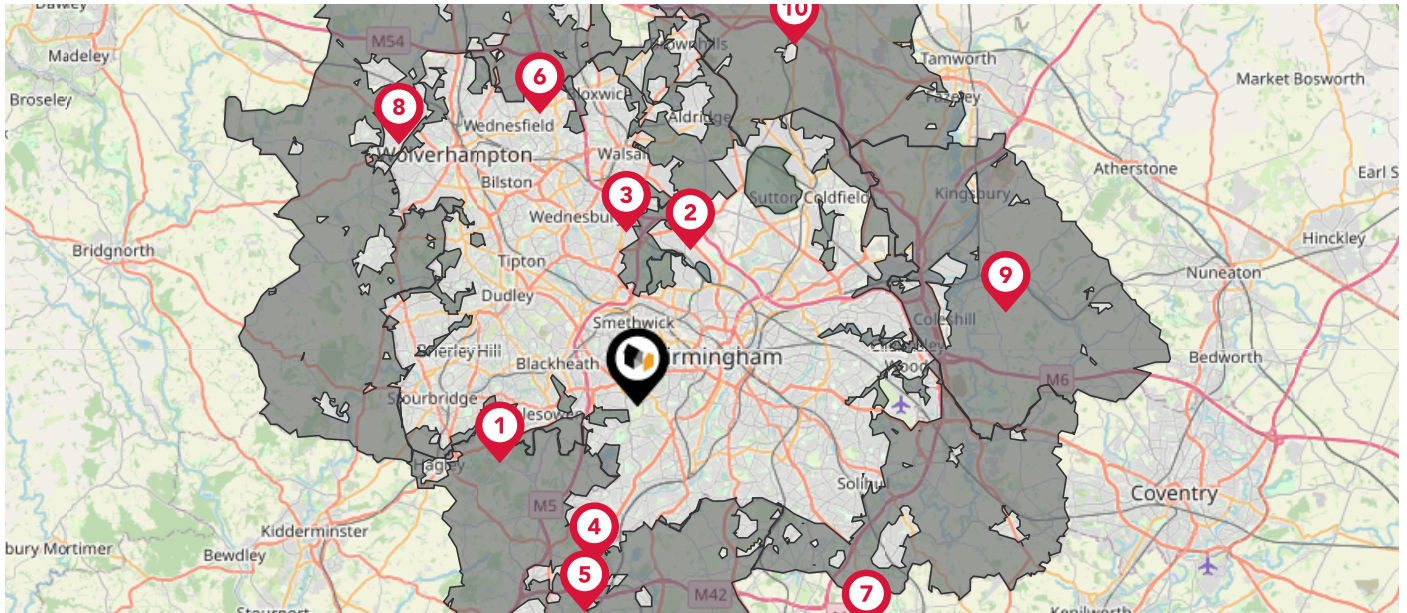
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:



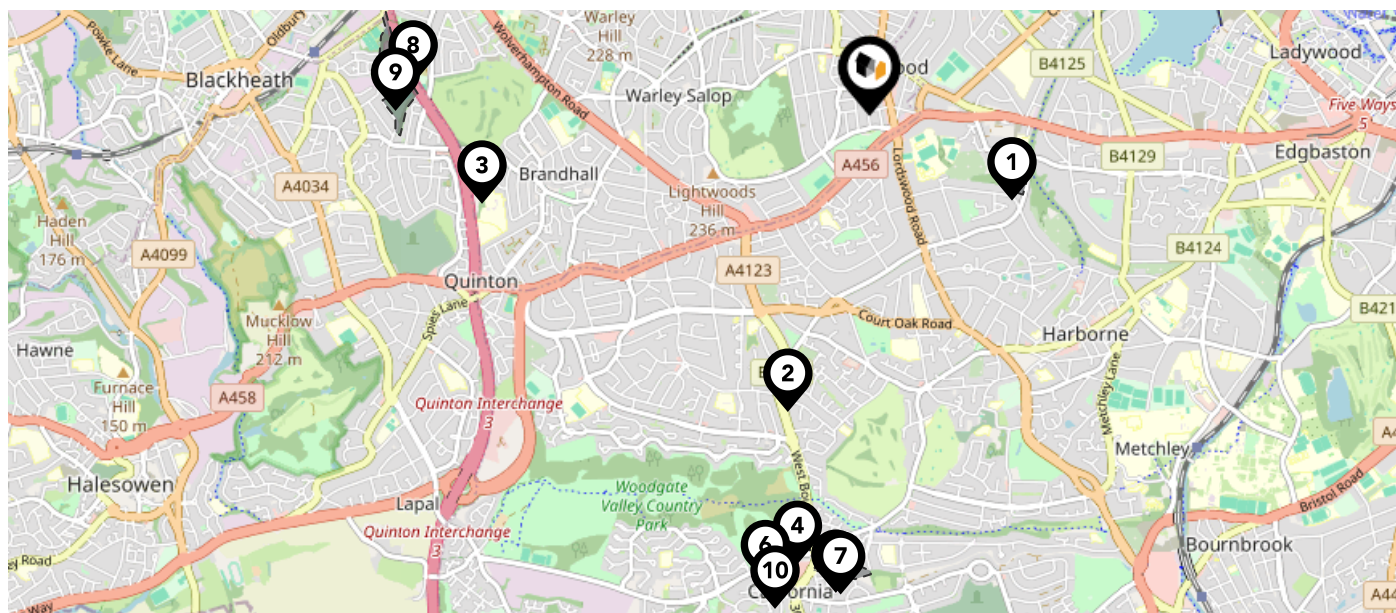
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

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

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.

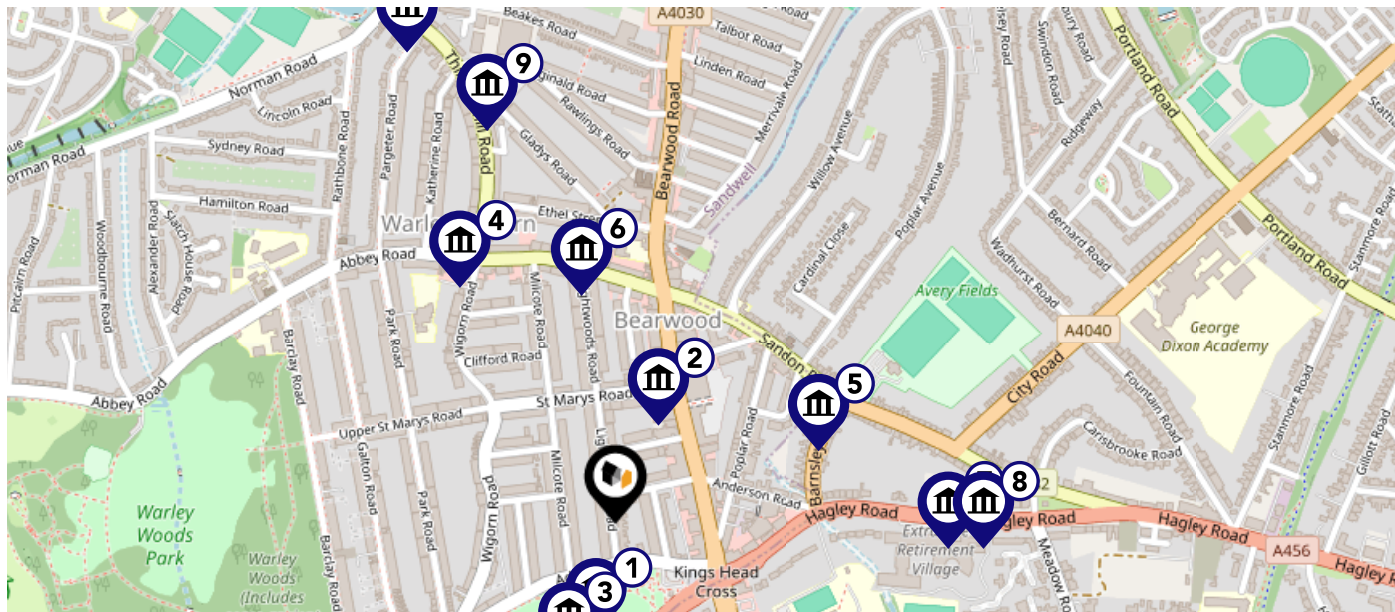


### Nearby Landfill Sites

1	Woodbourne Road Landfill Site-Residential Development Off Euan Close, Euan Close, Harborne, Birmingham, West Midlands	Historic Landfill
2	West Boulevard / Selcroft Avenue-Selcroft Avenue/West Boulevard, Harborne, Birmingham, West Midlands	Historic Landfill
3	Tame Road Landfill Site-Tame Road, Brandhall, Warley, West Midlands	Historic Landfill
4	West Boulevard Landfill Site-Stonehouse Lane/West Boulevard, Weoley Castle, Birmingham, West Midlands	Historic Landfill
5	Barnes Hill-Former Brickworks Site, Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill
6	Hillcrest School Landfill Site-Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill
7	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill
8	Woodnorton Road Landfill Site-Woodnorton Road, Causeway Green, Oldbury, West Midlands	Historic Landfill
9	Hurst Park Road-Hurst Green, Blackheath, West Midlands	Historic Landfill
10	Land South of Stonehouse Lane-Former Brickworks, Stonehouse Lane, Bartley Green, Birmingham, West Midlands	Historic Landfill

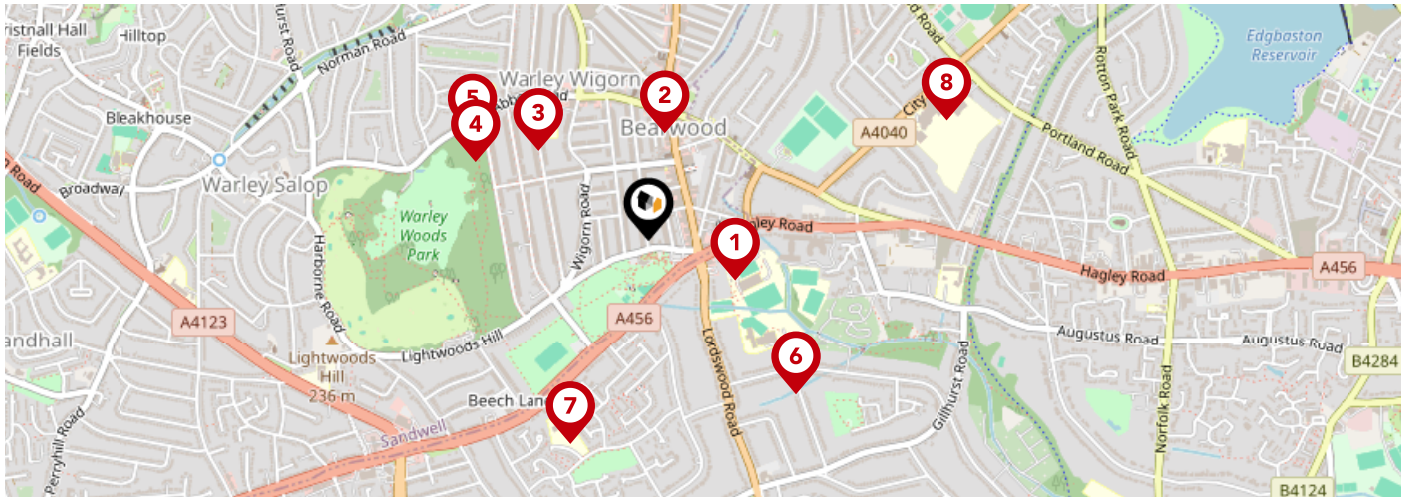


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

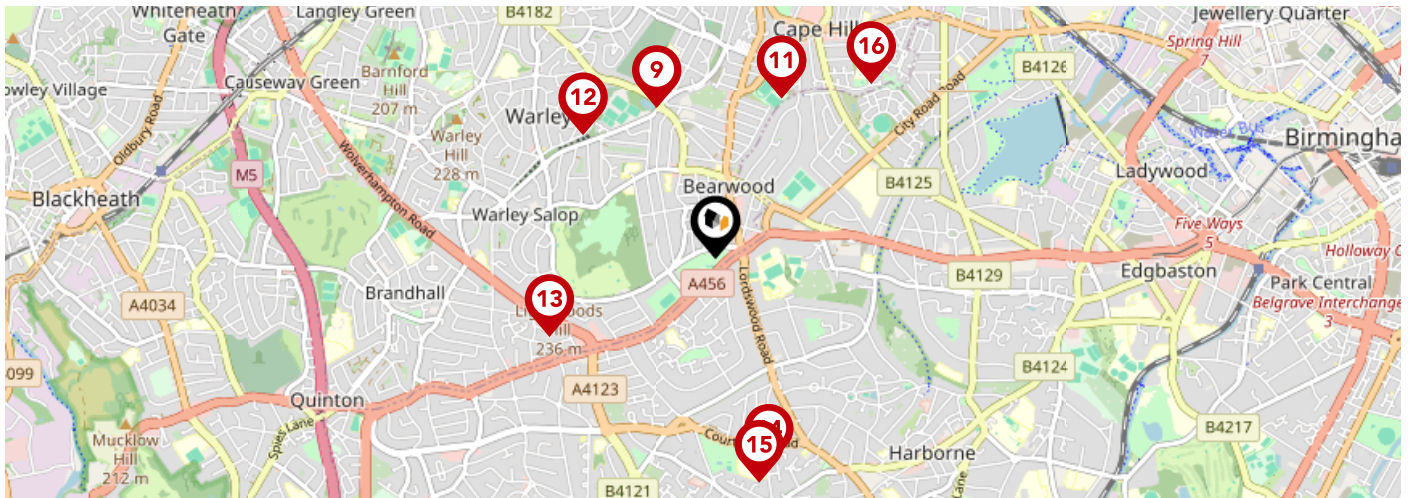










Listed Buildings in the local district		Grade	Distance
	1287765 - Lightwoods House, Lightwoods Park	Grade II	0.1 miles
	1446279 - Bearwood War Memorial	Grade II	0.1 miles
	1077143 - Bandstand, Lightwoods Park	Grade II	0.2 miles
	1380334 - The Abbey Public House	Grade II	0.3 miles
	1234510 - Methodist Church	Grade II	0.3 miles
	1432215 - Roman Catholic Church Of Our Lady Of Good Counsel And St Gregory The Great	Grade II	0.3 miles
	1076353 - 415, Hagley Road B17	Grade II	0.4 miles
	1076352 - 405, 407 And 409, Hagley Road B16	Grade II	0.4 miles
	1350322 - Smethwick Baths	Grade II	0.5 miles
	1350323 - Warley Branch Library	Grade II	0.6 miles





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lordswood Boys' School</b> Ofsted Rating: Good   Pupils: 542   Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bearwood Primary School</b> Ofsted Rating: Good   Pupils: 462   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Gregory's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 261   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Abbey Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Abbey Infant School</b> Ofsted Rating: Good   Pupils: 278   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>King Edward VI Lordswood School for Girls</b> Ofsted Rating: Good   Pupils: 949   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Our Lady of Fatima Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 209   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>George Dixon Academy</b> Ofsted Rating: Requires improvement   Pupils: 1017   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

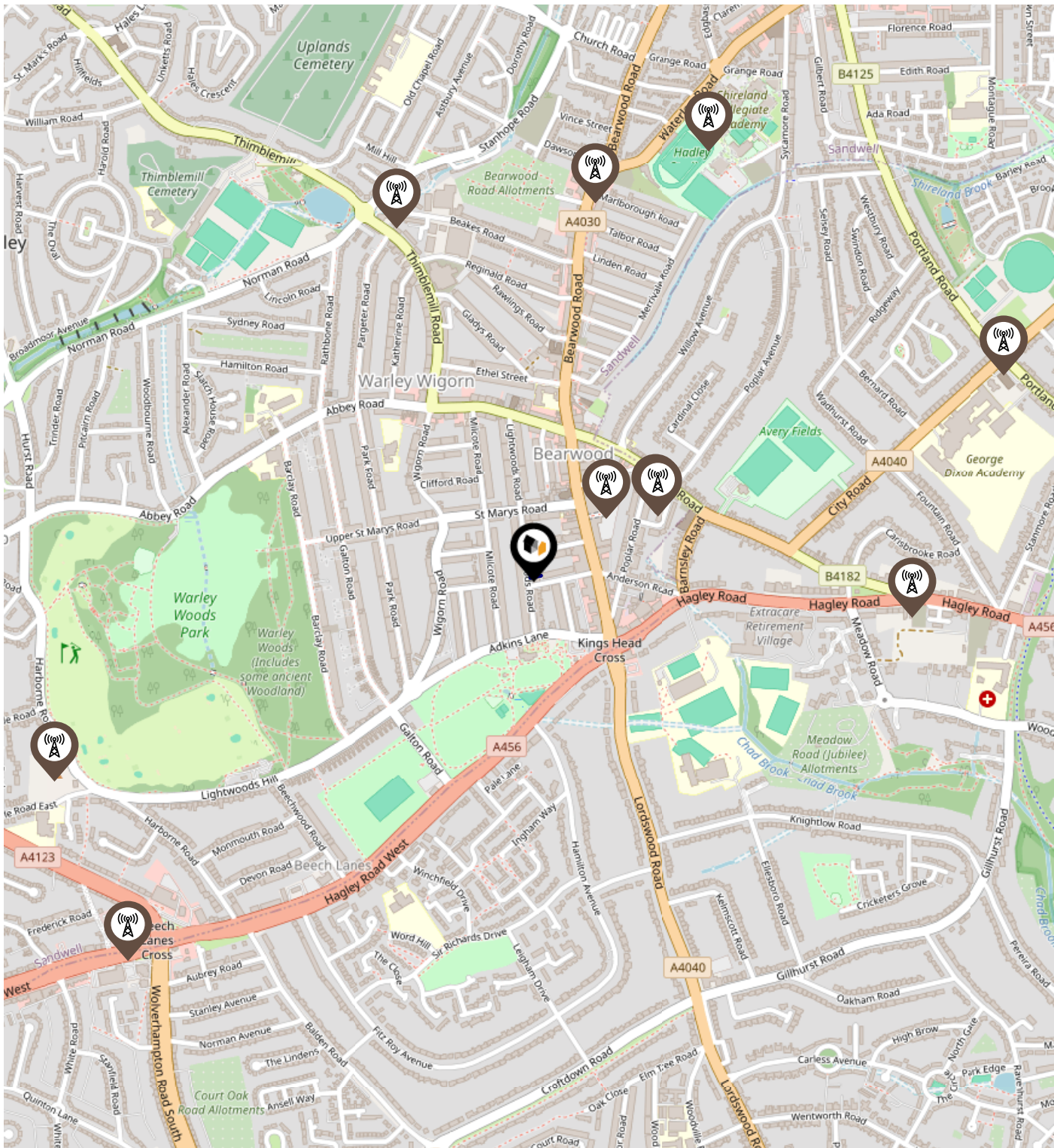


		Nursery	Primary	Secondary	College	Private
	<b>Uplands Manor Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 832   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shireland Technology Primary School</b> Ofsted Rating: Outstanding   Pupils: 352   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shireland Collegiate Academy</b> Ofsted Rating: Outstanding   Pupils: 1519   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Annie Lennard Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lightwoods Primary Academy</b> Ofsted Rating: Good   Pupils: 413   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Alexandra College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Baskerville School</b> Ofsted Rating: Good   Pupils: 185   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shireland Hall Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 669   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





# Local Area

## Masts & Pylons



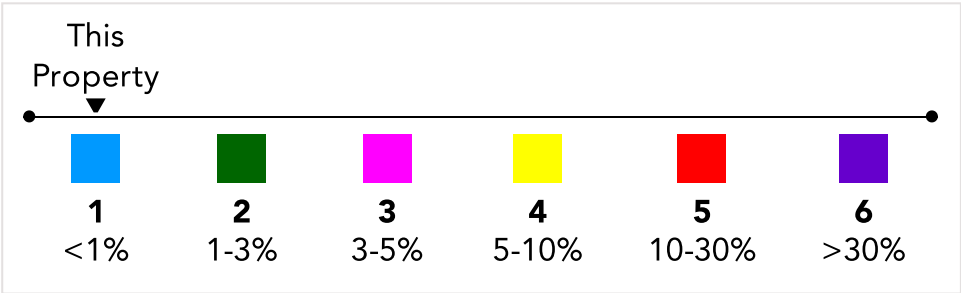
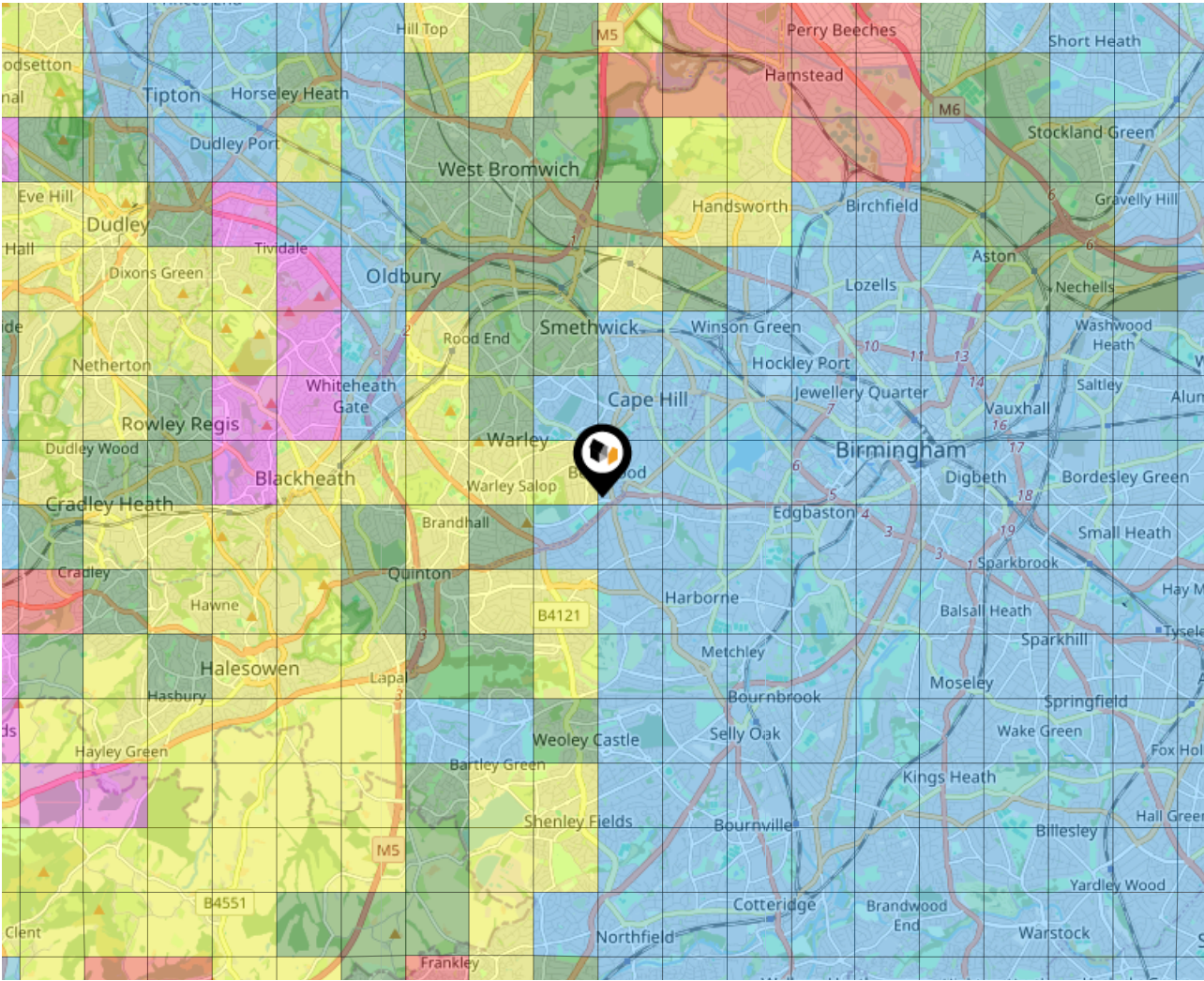
### Key:

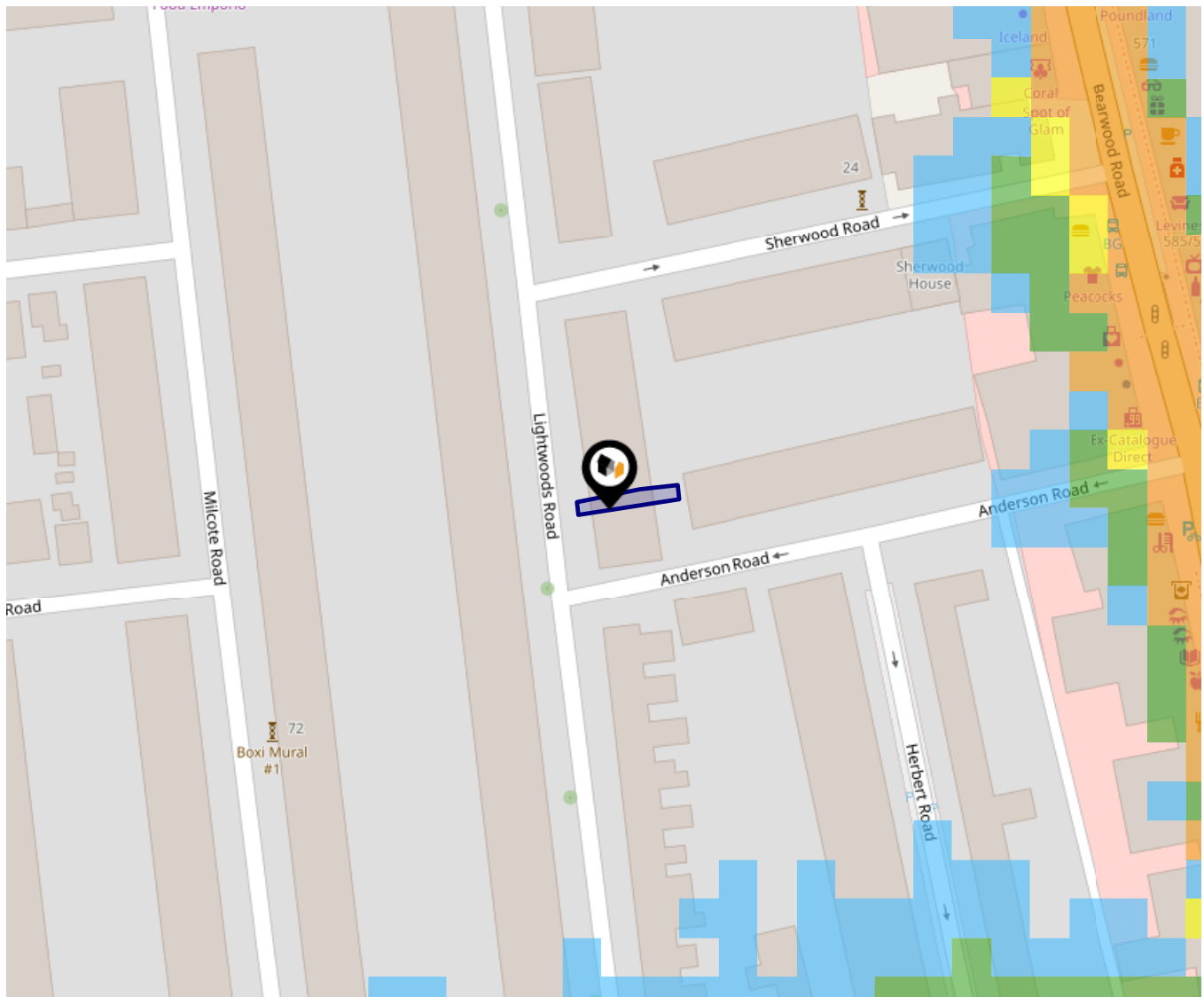
-  Power Pylons
-  Communication Masts



### 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/m<sup>3</sup>).





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.

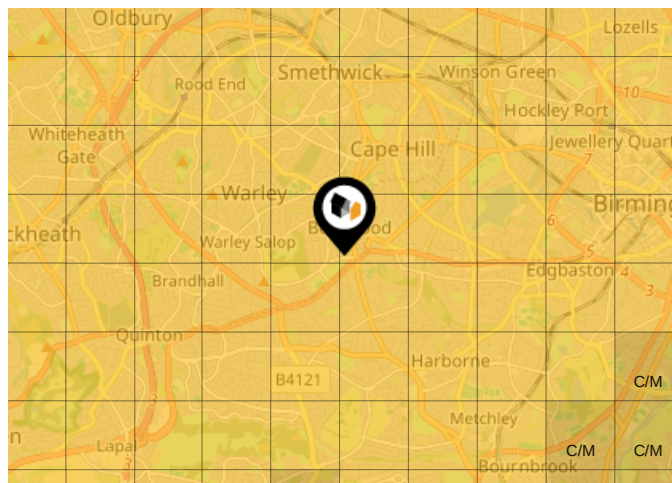
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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



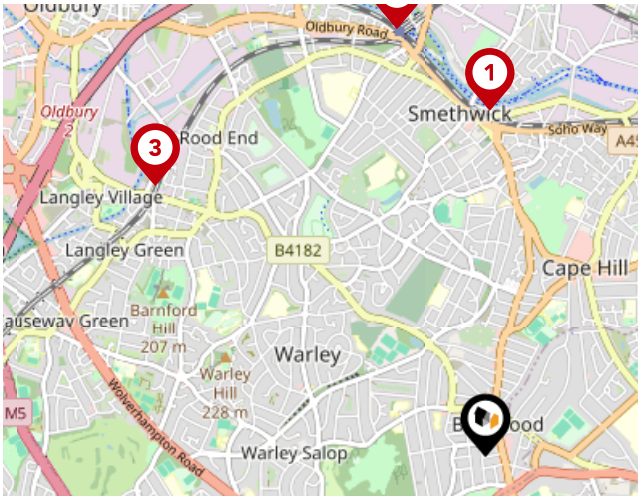
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



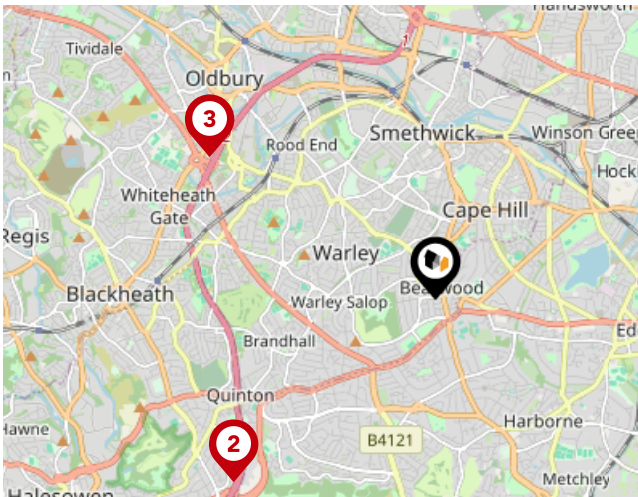
## Primary Classifications (Most Common Clay Types)

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








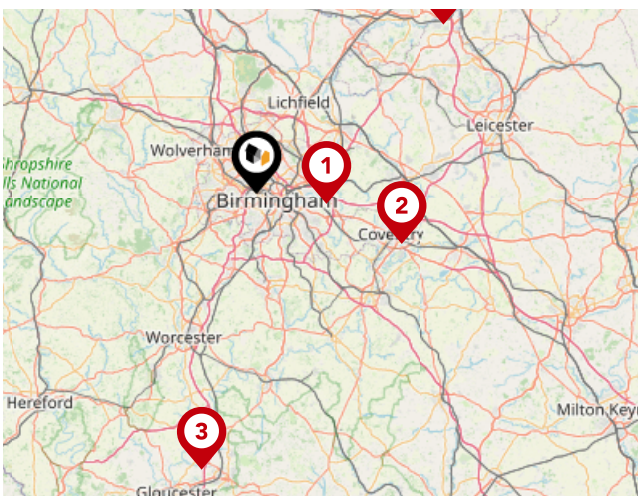
### National Rail Stations

Pin	Name	Distance
	Smethwick Rolfe Street Rail Station	1.56 miles
	Smethwick Galton Bridge Rail Station	1.97 miles
	Langley Green Rail Station	1.93 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M5 J1	2.67 miles
	M5 J3	2.46 miles
	M5 J2	2.4 miles
	M6 J8	5.84 miles
	M6 J7	5.74 miles

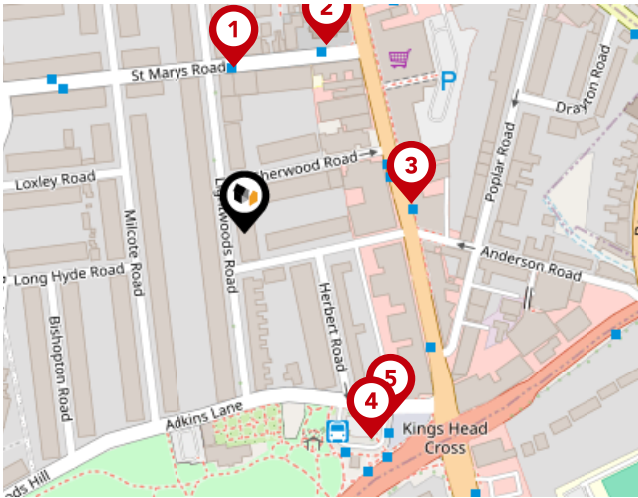


### Airports/Helipads

Pin	Name	Distance
	Birmingham Airport	10.21 miles
	Baginton	22.18 miles
	Staverton	40.96 miles
	East Mids Airport	36.33 miles

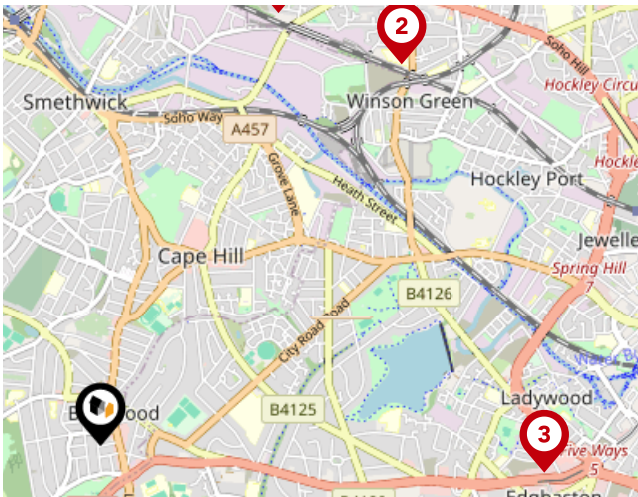
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St Mary's Church	0.1 miles
2	St Mary's Church	0.12 miles
3	Sherwood Rd	0.1 miles
4	Adkins Lane Terminus	0.14 miles
5	Adkins Lane Terminus	0.13 miles



### Local Connections

Pin	Name	Distance
1	Handsworth Booth St (Midland Metro Stop)	2.11 miles
2	Winson Green Outer Circle (Midland Metro Stop)	2.19 miles
3	Edgbaston Village (Midland Metro Stop)	2.01 miles

# Dean Coleman Powered By eXp

## About Us



### 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](mailto:hello@deancoleman.co.uk)

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

