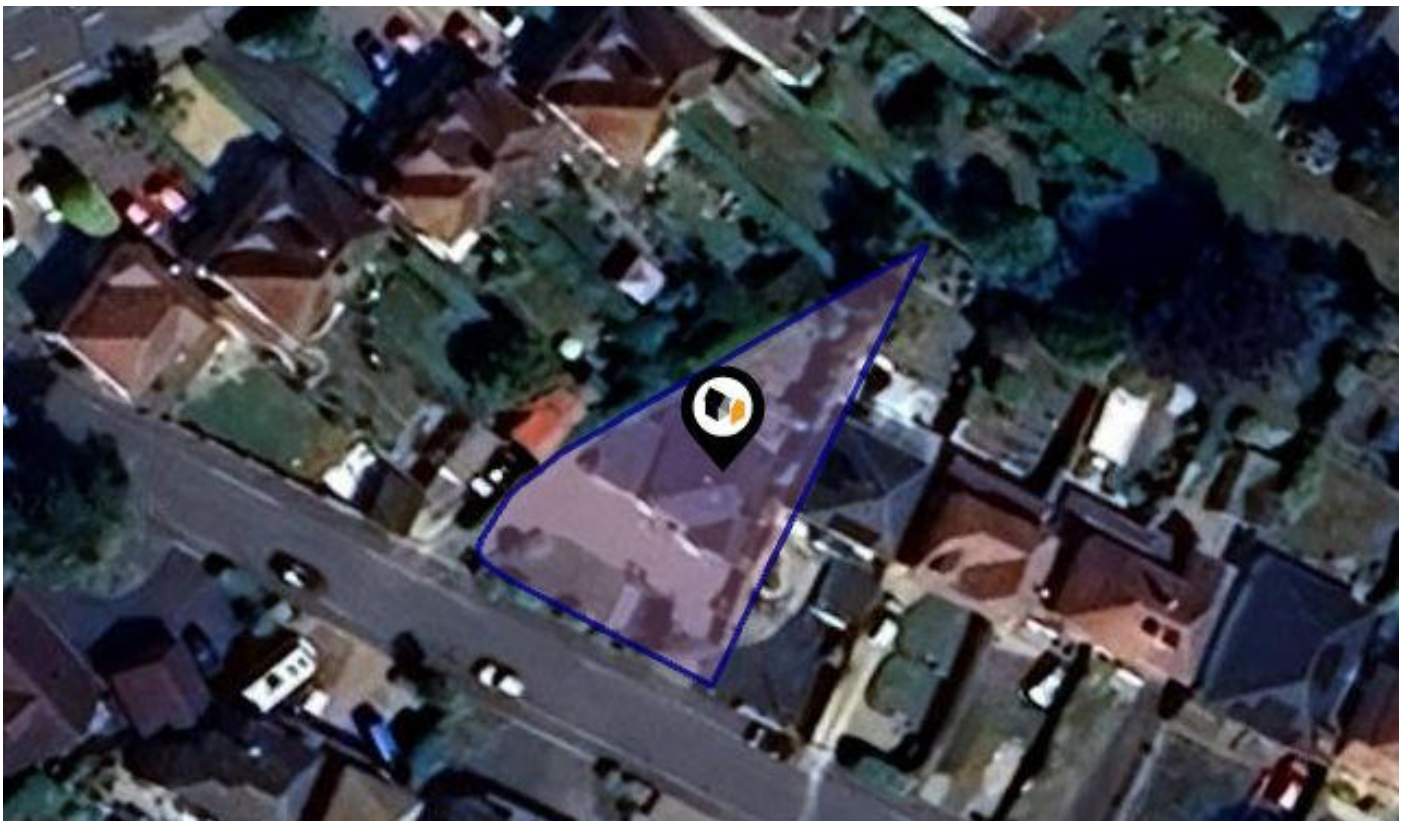




See More Online

# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area  
**Sunday 01st March 2026**



**MALVERN ROAD, LICKEY, BIRMINGHAM, B45**

**Price Estimate : £500,000**

**Dean Coleman Powered By eXp**

Birmingham

0121 820 1775

hello@deancoleman.co.uk

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

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

An aesthetically attractive, double-fronted detached bungalow with exceptional kerb appeal, versatile accommodation and a beautifully private garden setting in sought-after Lickey.

Set back from the private roadside and behind a superbly maintained frontage with mature lawn and shrubs; this charming home is approached via an in-and-out driveway providing ample parking and access to the garage, immediately creating a wonderful first impression.

**Ground Floor** A welcoming entrance hall leads to two well-proportioned bedrooms, both benefiting from fitted wardrobes, and a delightful lounge featuring a log burner and double-glazed bay window — a warm and inviting space to relax. The breakfast kitchen offers practicality for everyday living, benefitting from plenty of wall and base units, worksurface space and fitted appliances such as a dishwasher and fridge freezer, plus space for a large cooking range. From the kitchen you have access to a useful porch/store room which has access to the rear garden. Off of the hall there is a versatile study area with French doors leading out to the side garden, this space also provides access to the first floor. Off of the hallway there is a stunning principle bathroom suite, fully tiled with wc, sink and bath with shower over.

The rear reception area offers excellent flexibility and could easily serve as an additional bedroom if required with already having fitted double wardrobes and double glazed bay window overlooking the garden. The garage, accessed via an up-and-over door, also benefits from a side window and internal door to a practical utility room, with additional door leading out to the garden..

**First Floor** Stairs rise from the study area to a superb principal bedroom suite. This light-filled retreat enjoys a striking floor-to-ceiling window alongside a Velux rooflight, creating an airy and tranquil atmosphere, complemented by a beautifully appointed en-suite — a standout feature of the home.

**Outside** The rear garden offers privacy and charm, with a patio terrace wrapping around the property — ideal for outdoor dining and relaxation — and a raised lawn bordered by a variety of established shrubs. The front garden is equally impressive, presenting a picturesque setting that perfectly frames this attractive bungalow.

A must see home to appreciate the stunning overall condition, light and airy space on offer and the setting this imposing bungalow offers. Over 1,300 square feet of luxury and comfortable accommodation.

Note: the sellers have already secured an onward home making for a smoother and swifter move.



## Property

<b>Type:</b>	Detached	<b>Price Estimate:</b>	£500,000
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,022 ft <sup>2</sup> / 95 m <sup>2</sup>		
<b>Plot Area:</b>	0.13 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,303		
<b>Title Number:</b>	HW5546		

## Local Area

<b>Local Authority:</b>	Worcestershire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

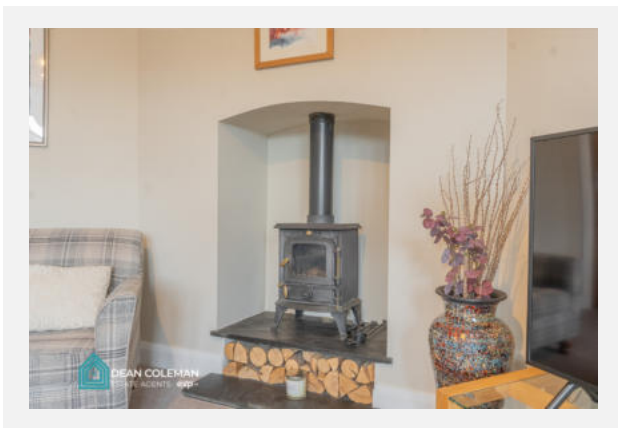
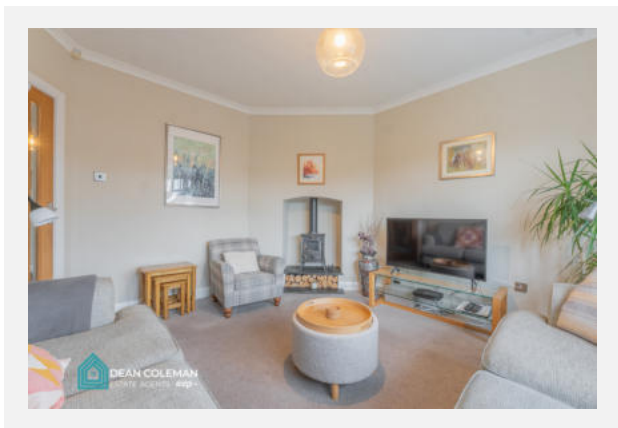
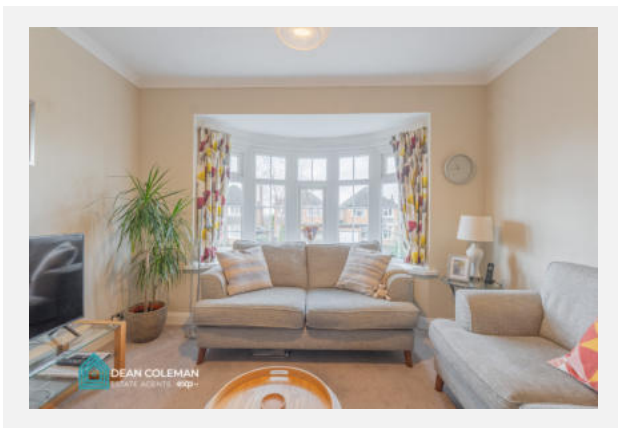
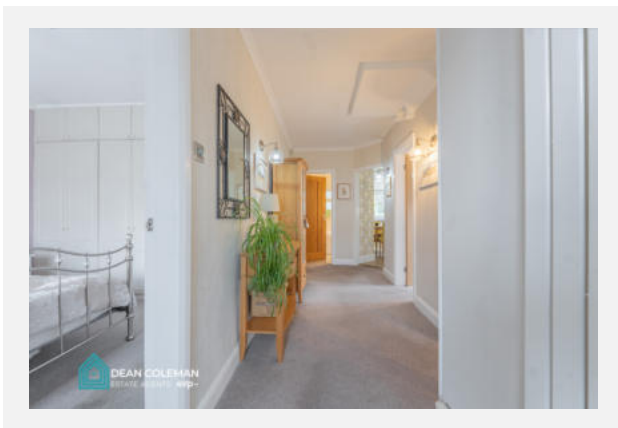
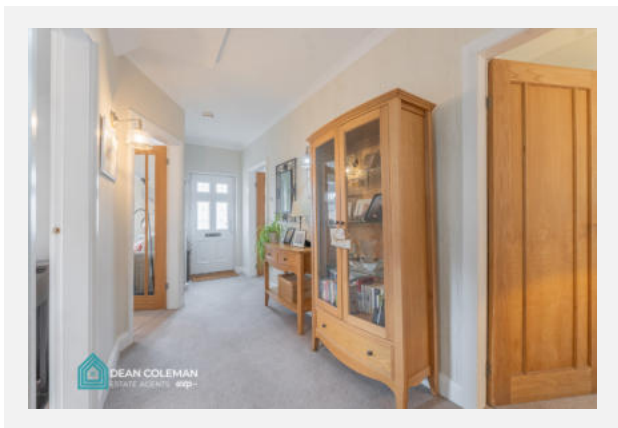
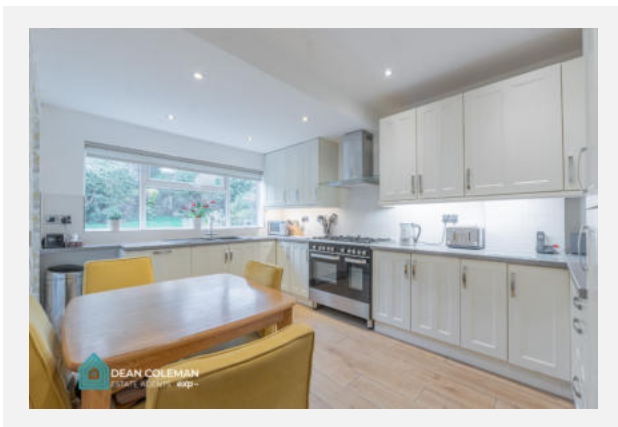
<b>6</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

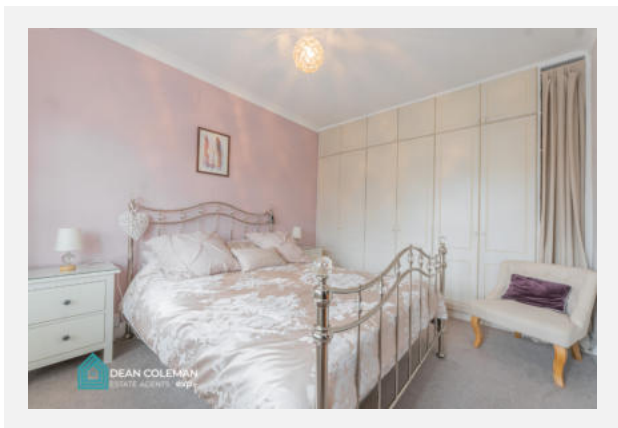
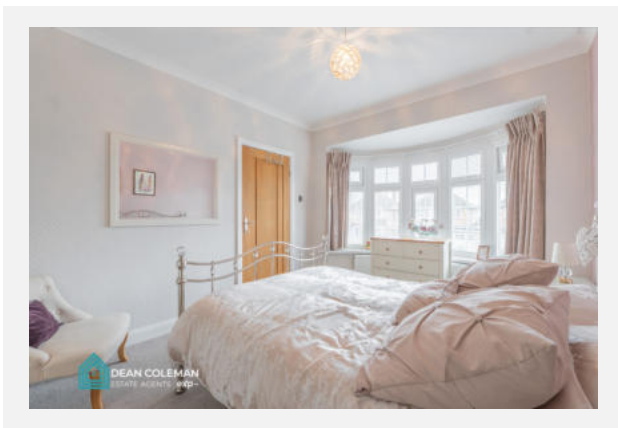
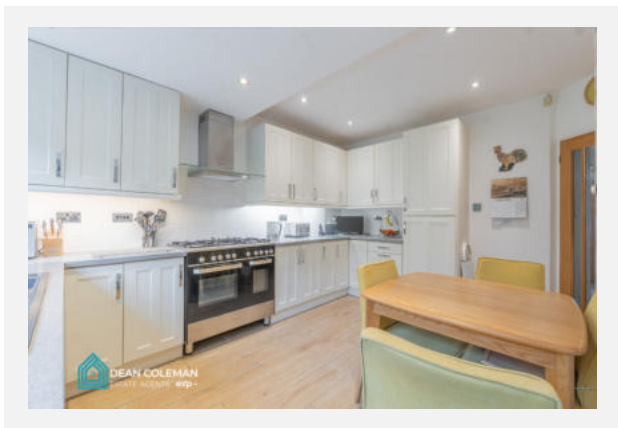
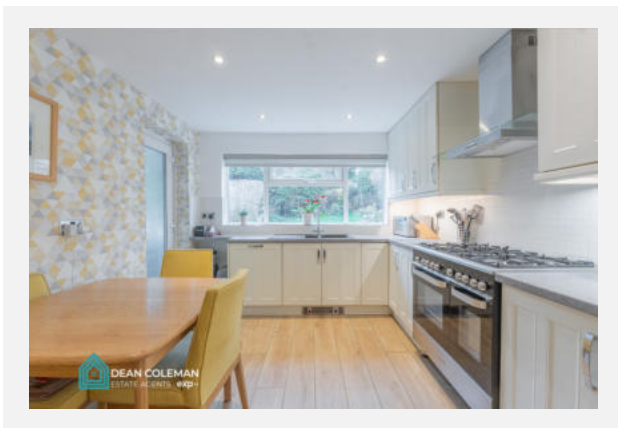
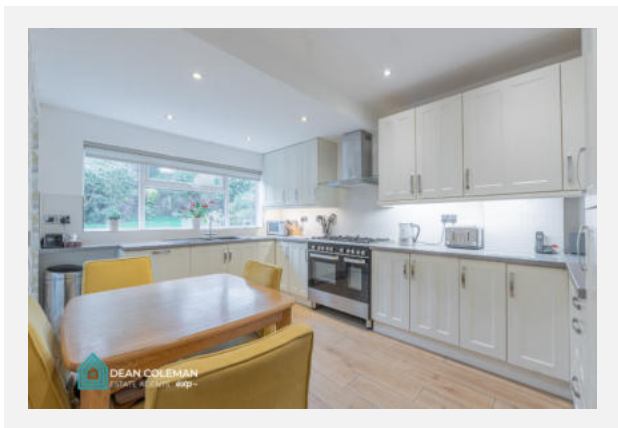
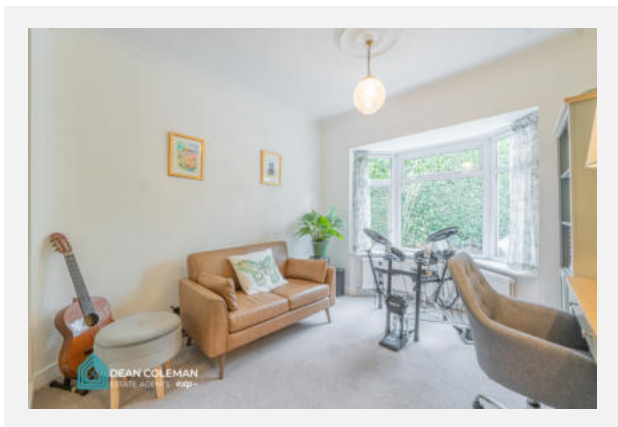
### Mobile Coverage: (based on calls indoors)

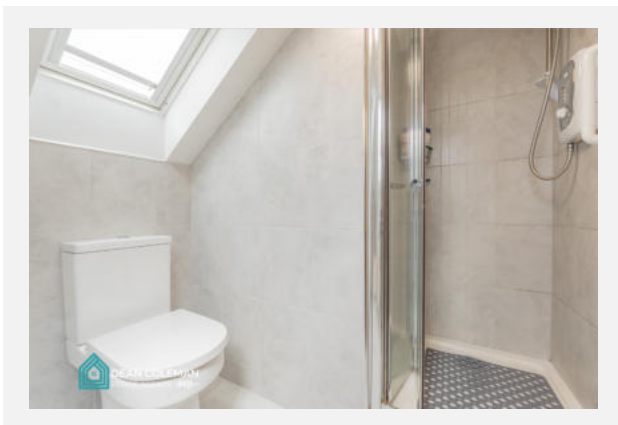
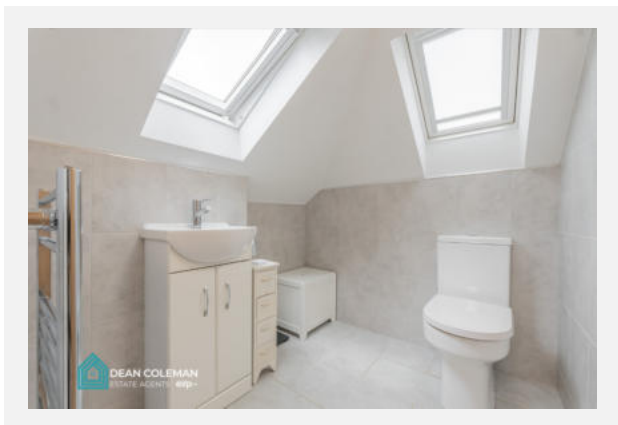
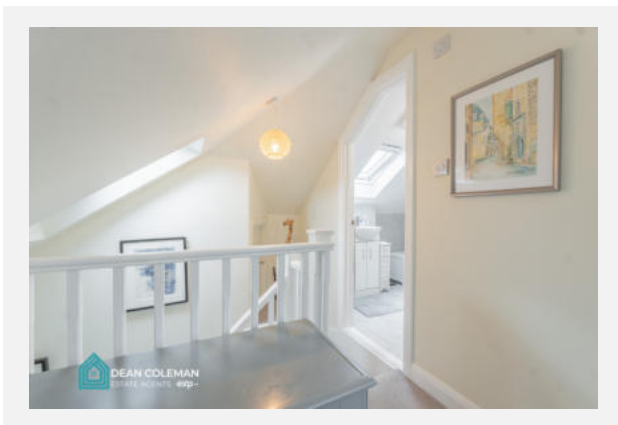
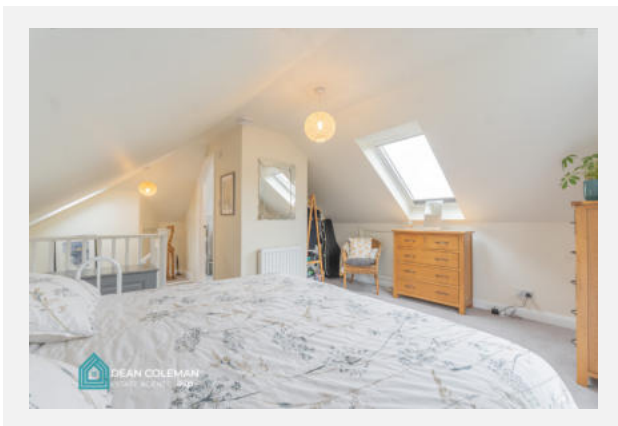
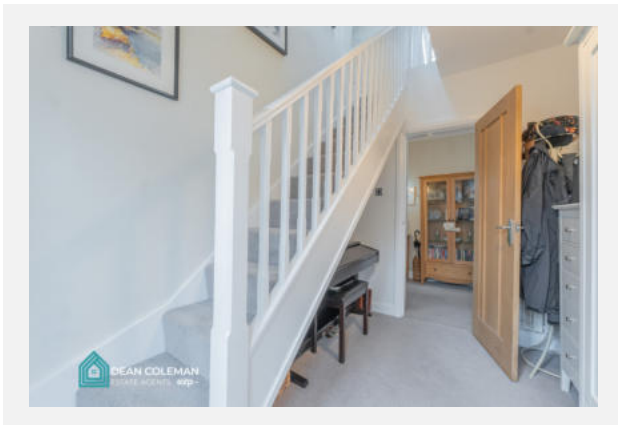
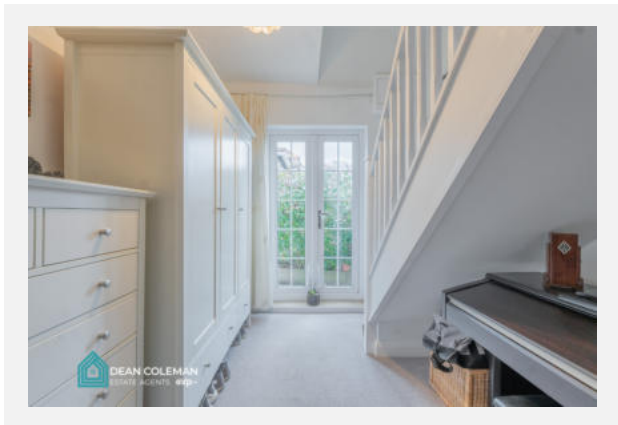


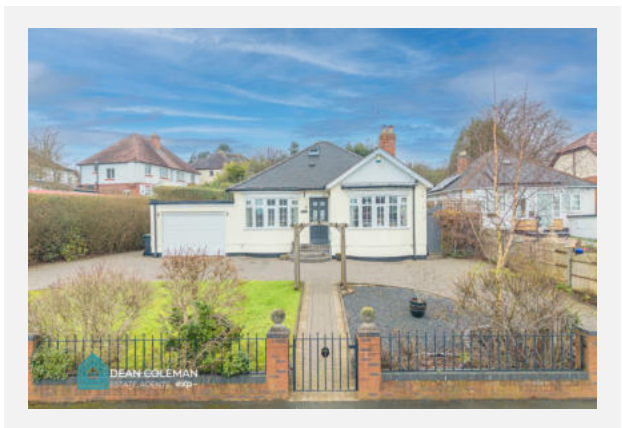
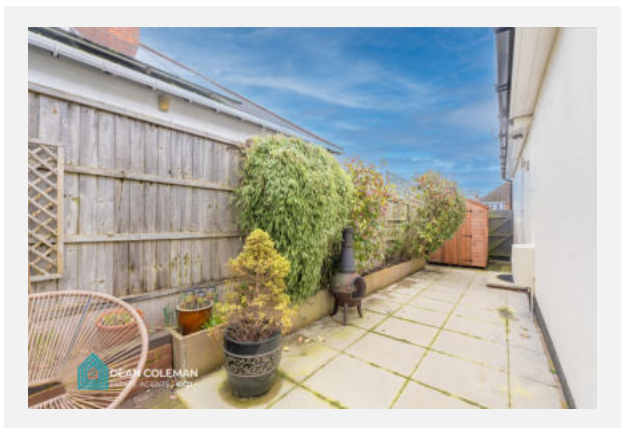
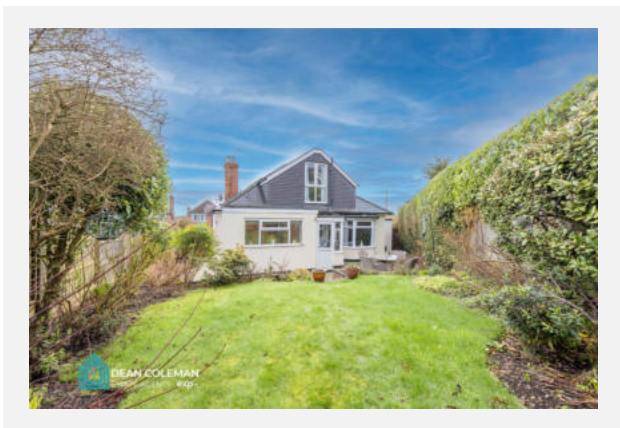
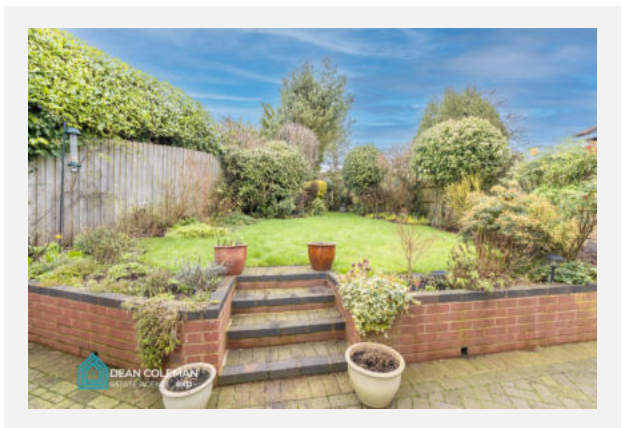
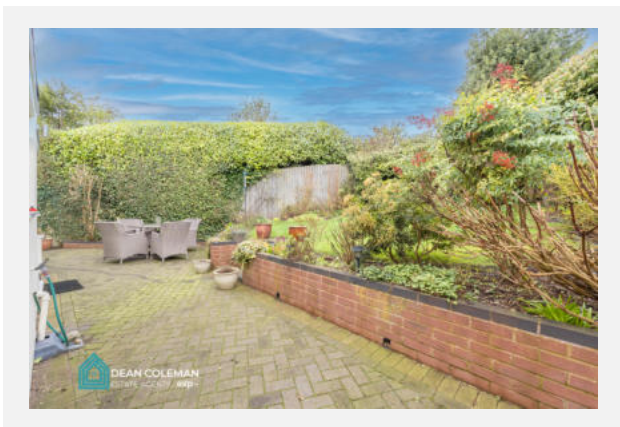
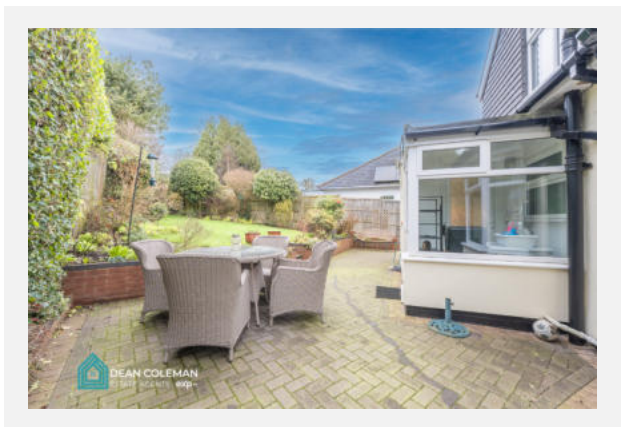
### Satellite/Fibre TV Availability:





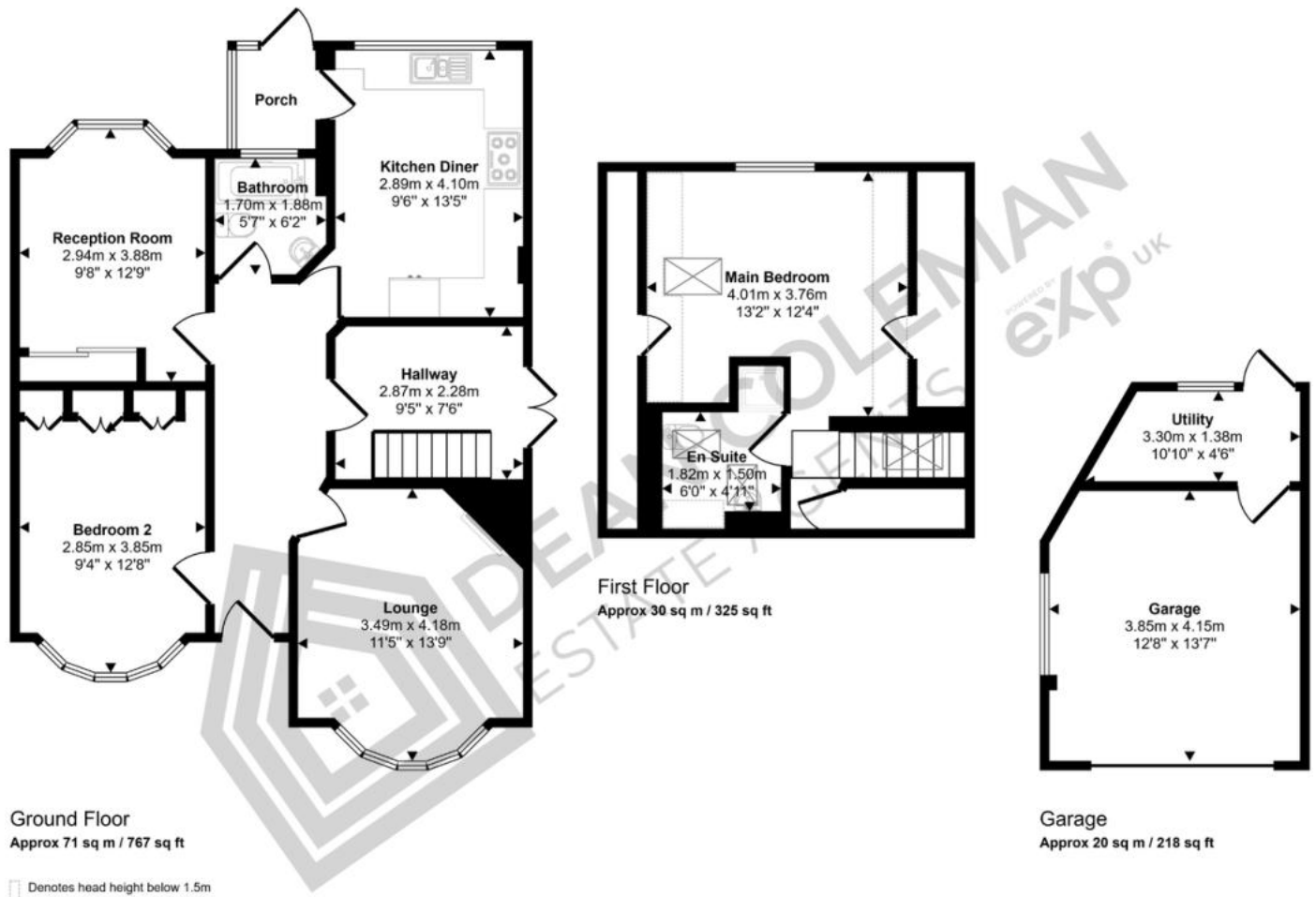






## MALVERN ROAD, LICKEY, BIRMINGHAM, B45

Approx Gross Internal Area  
122 sq m / 1309 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.

Energy rating

D

Valid until 07.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	67   D	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

---

<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Cavity wall, filled cavity
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Pitched, 250 mm loft insulation
<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>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	95 m <sup>2</sup>

<b>8, Malvern Road, Birmingham, B45 8EX</b>				Semi-detached House	
Last Sold Date:	14/03/2025	13/12/2019	23/07/2018		
Last Sold Price:	£480,000	£420,000	£320,000		
<b>12, Malvern Road, Birmingham, B45 8EX</b>				Semi-detached House	
Last Sold Date:	28/06/2021	31/07/2001			
Last Sold Price:	£426,000	£129,950			
<b>14, Malvern Road, Birmingham, B45 8EX</b>				Semi-detached House	
Last Sold Date:	03/03/2017				
Last Sold Price:	£255,000				
<b>1, Malvern Road, Birmingham, B45 8EX</b>				Detached House	
Last Sold Date:	01/12/2015	21/02/2014	12/01/2007		
Last Sold Price:	£327,500	£238,000	£235,000		
<b>16, Malvern Road, Birmingham, B45 8EX</b>				Semi-detached House	
Last Sold Date:	18/09/2014	01/04/2005	28/11/2002	19/11/2001	31/03/2000
Last Sold Price:	£250,000	£228,000	£169,950	£115,000	£81,000
<b>4, Malvern Road, Birmingham, B45 8EX</b>				Semi-detached House	
Last Sold Date:	20/12/2013				
Last Sold Price:	£300,000				
<b>11, Malvern Road, Birmingham, B45 8EX</b>				Detached House	
Last Sold Date:	23/11/2012				
Last Sold Price:	£225,000				
<b>15, Malvern Road, Birmingham, B45 8EX</b>				Detached House	
Last Sold Date:	04/05/2006	29/11/1996			
Last Sold Price:	£445,000	£175,000			
<b>5, Malvern Road, Birmingham, B45 8EX</b>				Detached House	
Last Sold Date:	17/08/2004	05/12/1997			
Last Sold Price:	£302,500	£63,000			
<b>10, Malvern Road, Birmingham, B45 8EX</b>				Semi-detached House	
Last Sold Date:	04/07/2003				
Last Sold Price:	£186,000				
<b>7, Malvern Road, Birmingham, B45 8EX</b>				Semi-detached House	
Last Sold Date:	23/05/2003	29/08/2001			
Last Sold Price:	£168,000	£85,000			
<b>6, Malvern Road, Birmingham, B45 8EX</b>				Semi-detached House	
Last Sold Date:	07/10/1999				
Last Sold Price:	£148,000				

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

# Market Sold in Street



18, Malvern Road, Birmingham, B45 8EX

Detached House

Last Sold Date:	29/02/1996
Last Sold Price:	£83,000

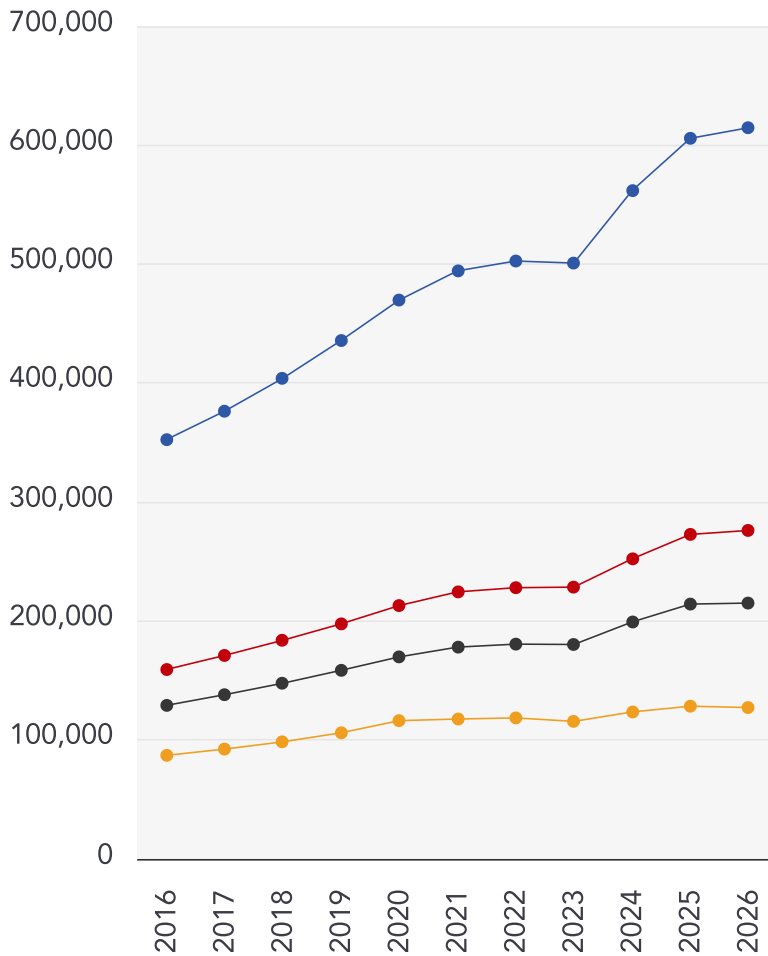
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+74.39%**

Semi-Detached

**+73.42%**

Terraced

**+66.61%**

Flat

**+46.13%**

This map displays nearby coal mine entrances and their classifications.



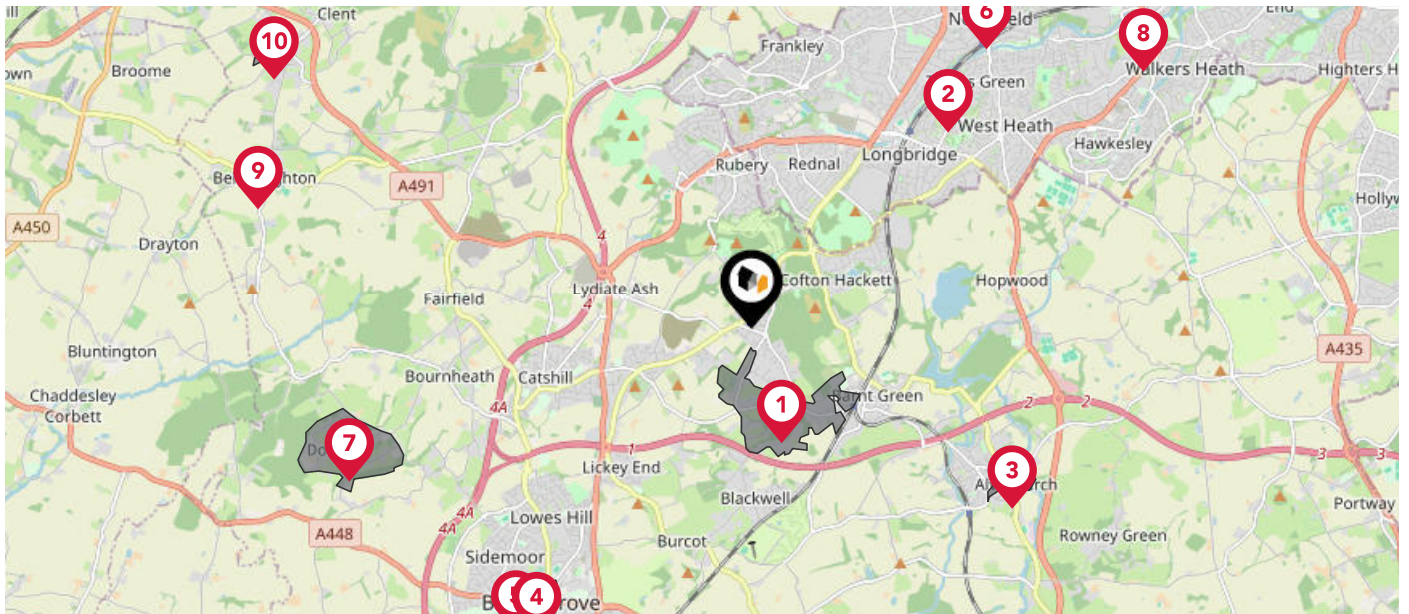
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

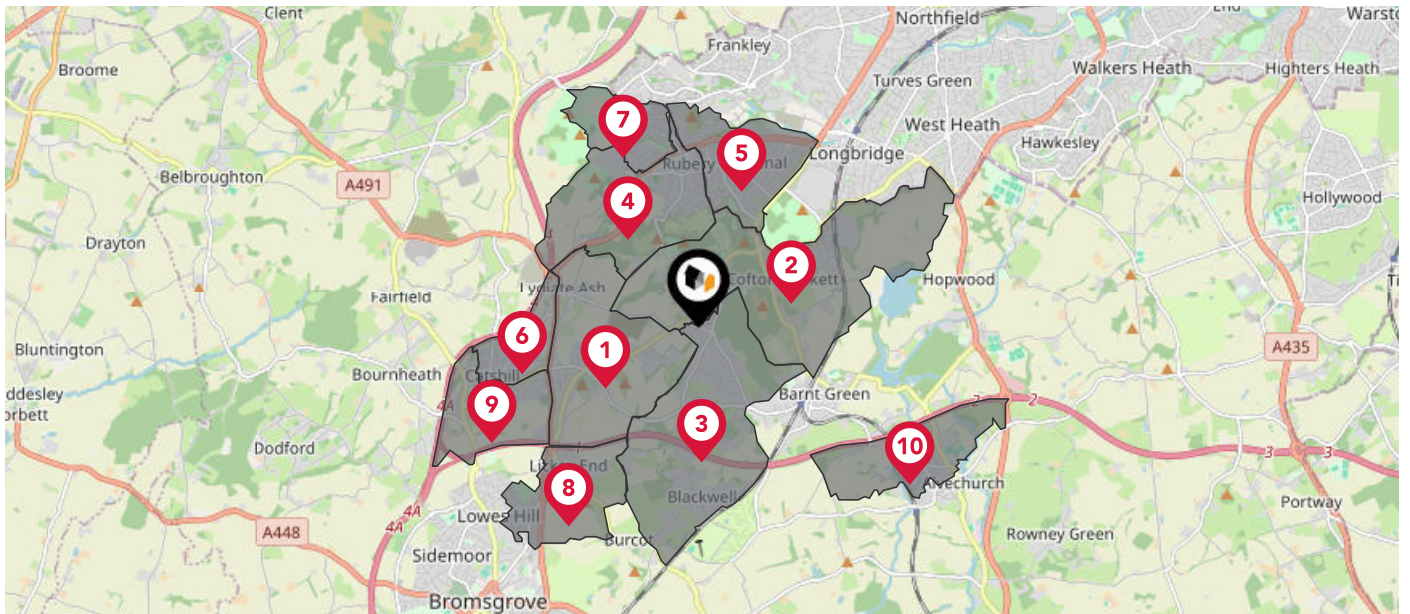
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Barnt Green
- 2 Austin Village
- 3 Alvechurch
- 4 Bromsgrove Town Centre
- 5 St John's
- 6 Northfield Old Village
- 7 Dodford
- 8 Kings Norton
- 9 Belbroughton
- 10 Holy Cross

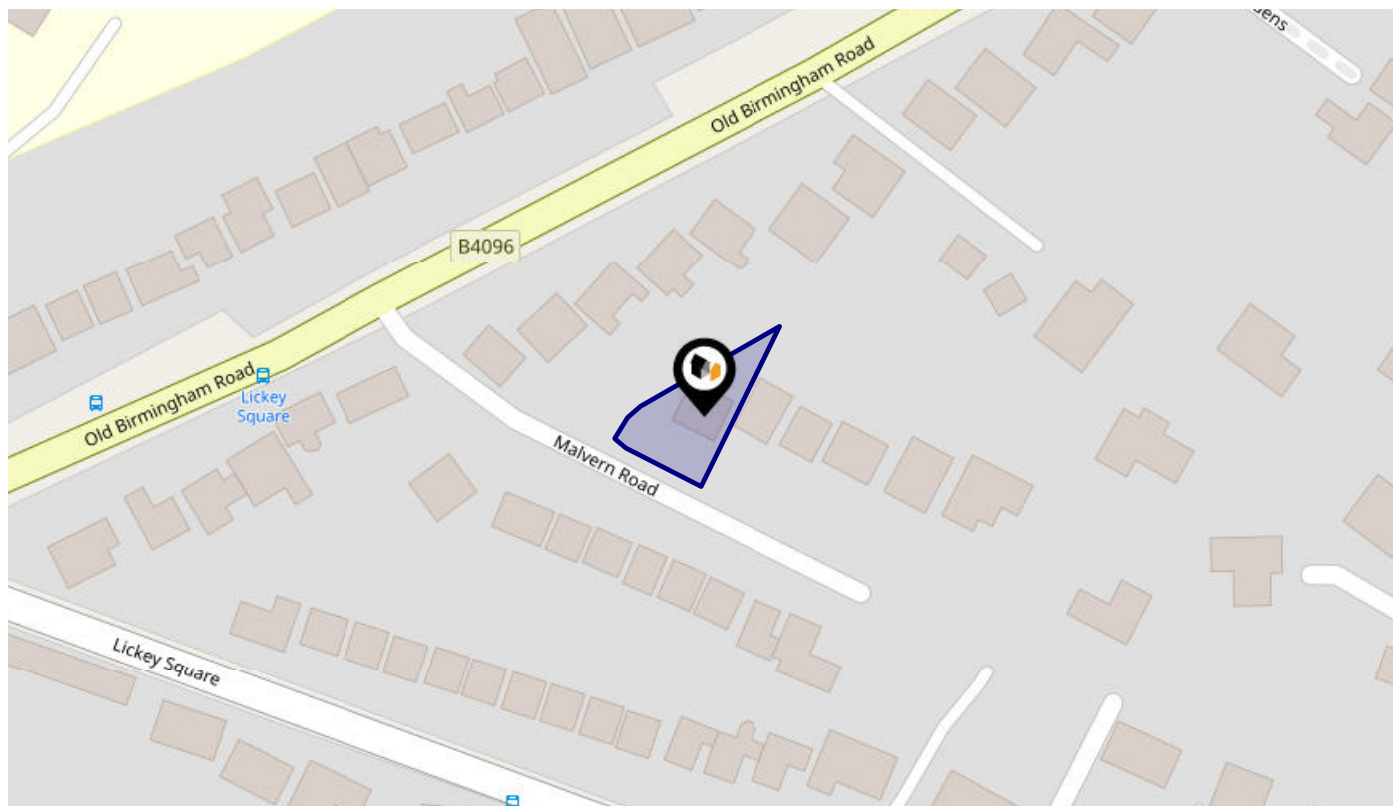
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Marlbrook Ward
- 2 Cofton Ward
- 3 Lickey Hills Ward
- 4 Rubery South Ward
- 5 Rubery & Rednal Ward
- 6 Catshill North Ward
- 7 Rubery North Ward
- 8 Norton Ward
- 9 Catshill South Ward
- 10 Alvechurch Village Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

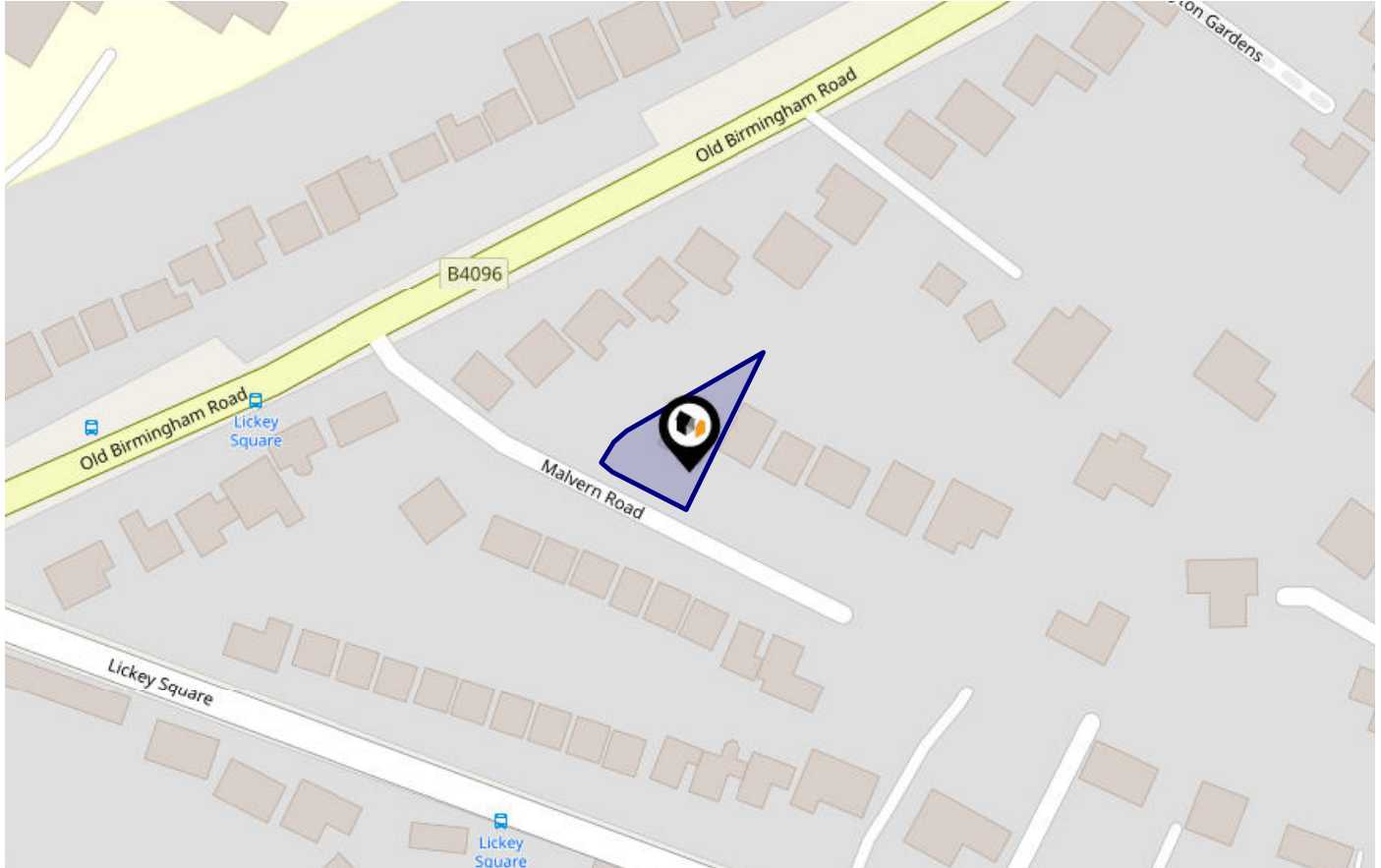
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Very low**

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

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

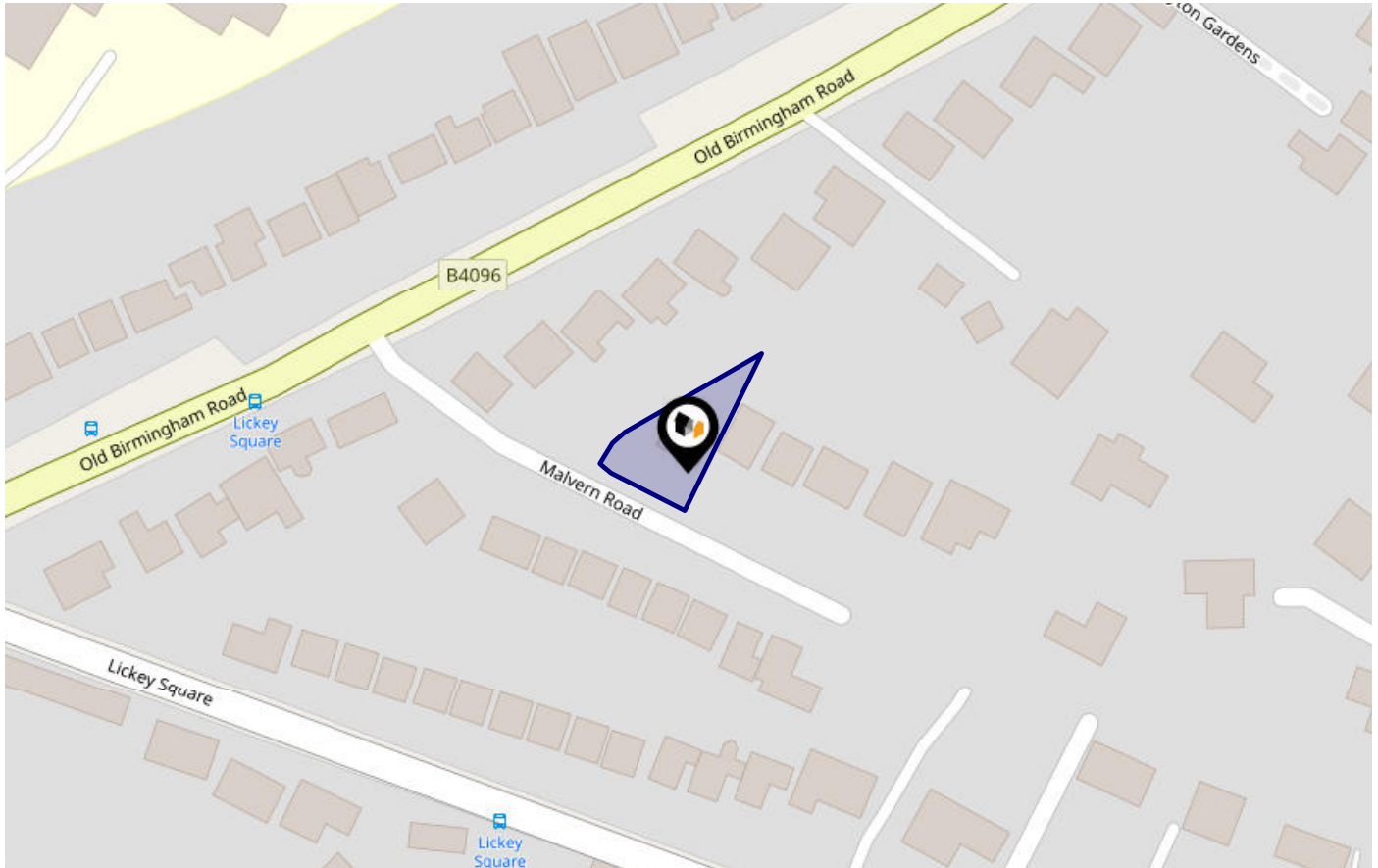
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating:** Very low

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

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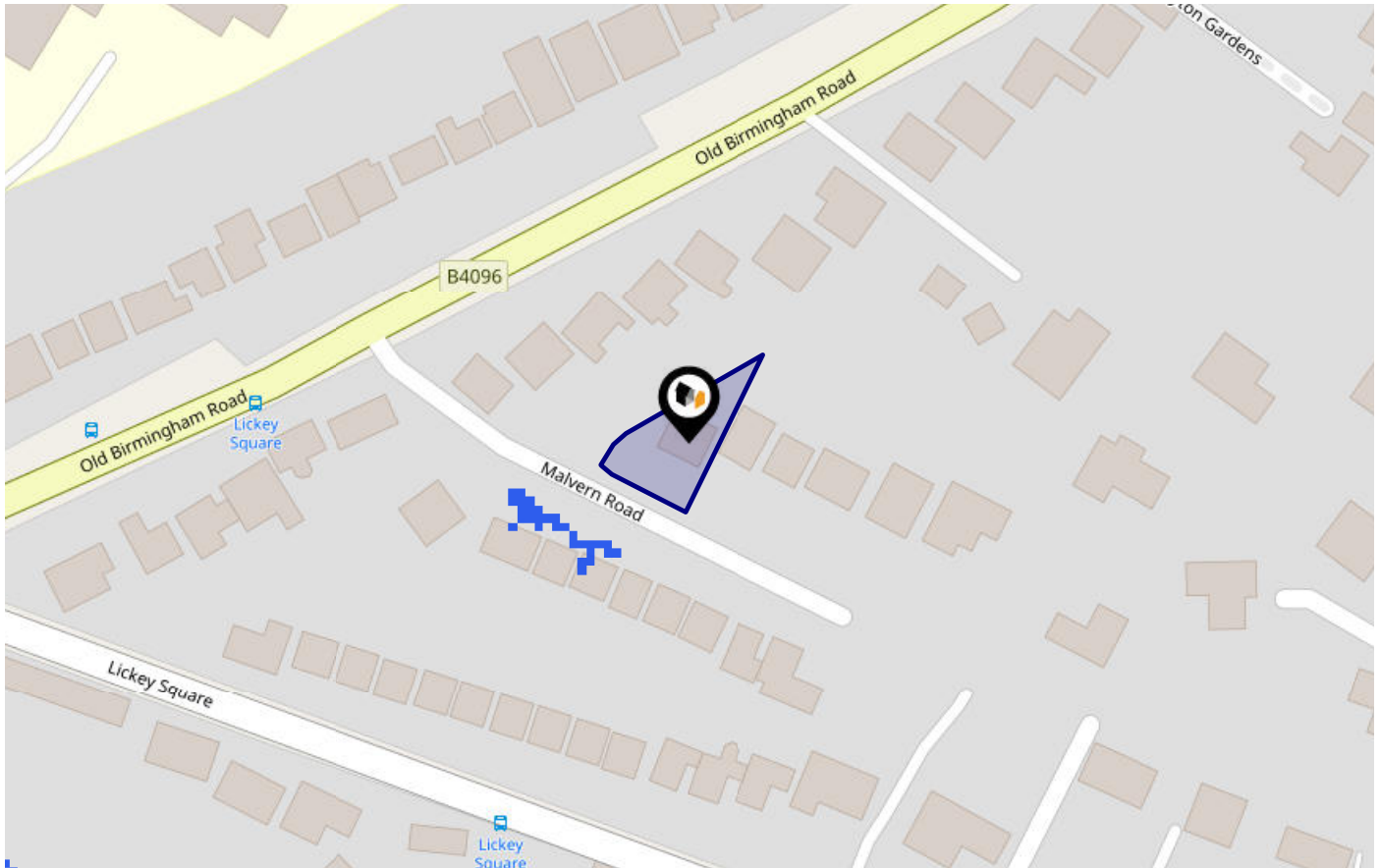
Chance of flooding to the following depths at this property:



# 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.

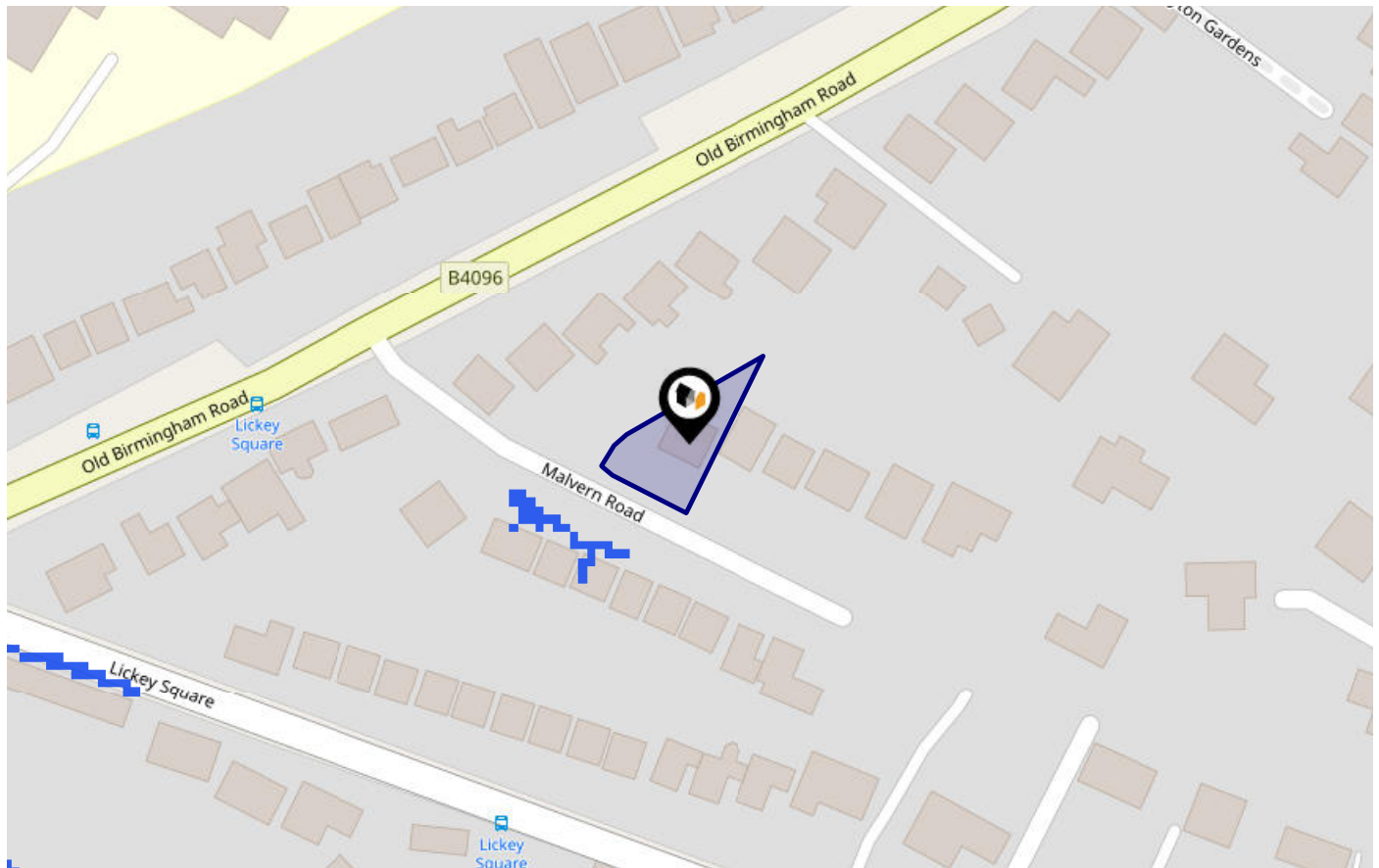
Chance of flooding to the following depths at this property:



# 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

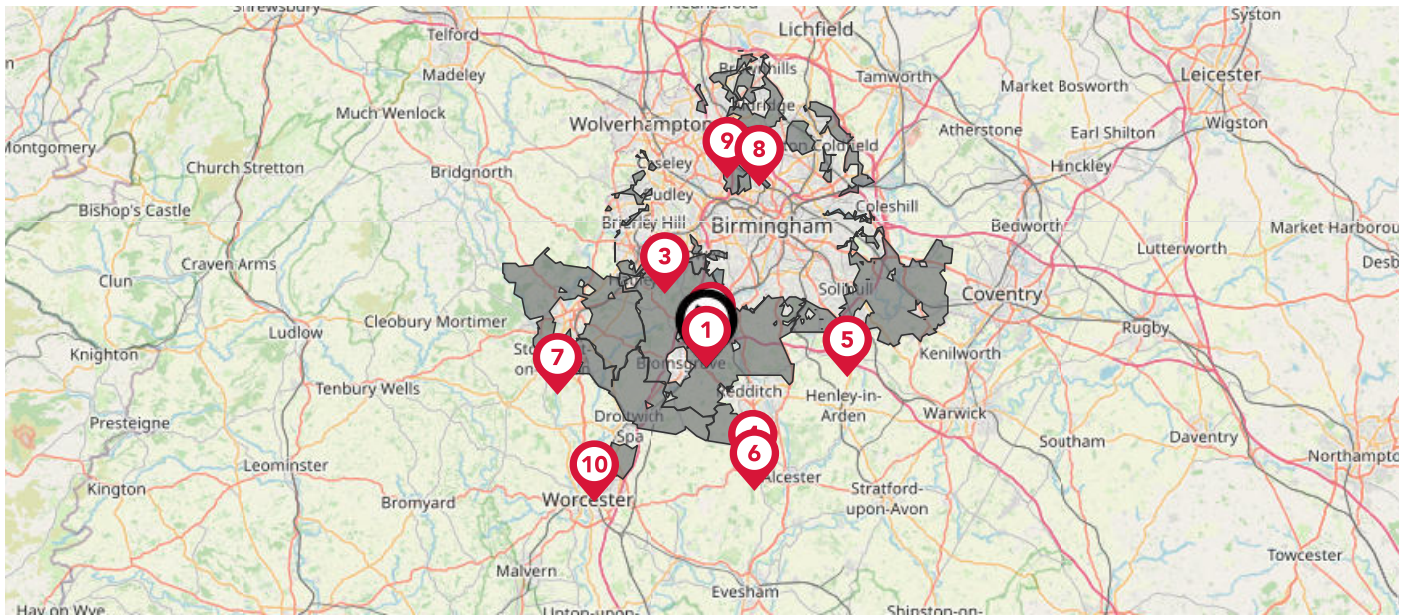
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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











Chance of flooding to the following depths at this property:



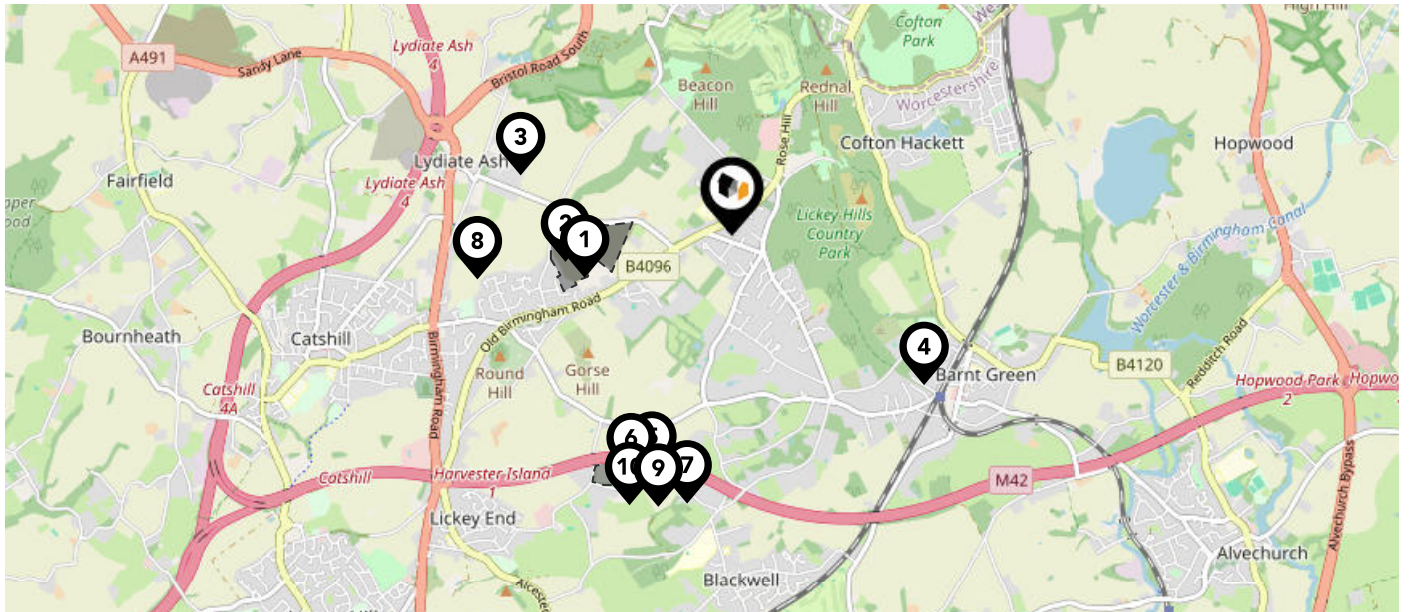
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

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

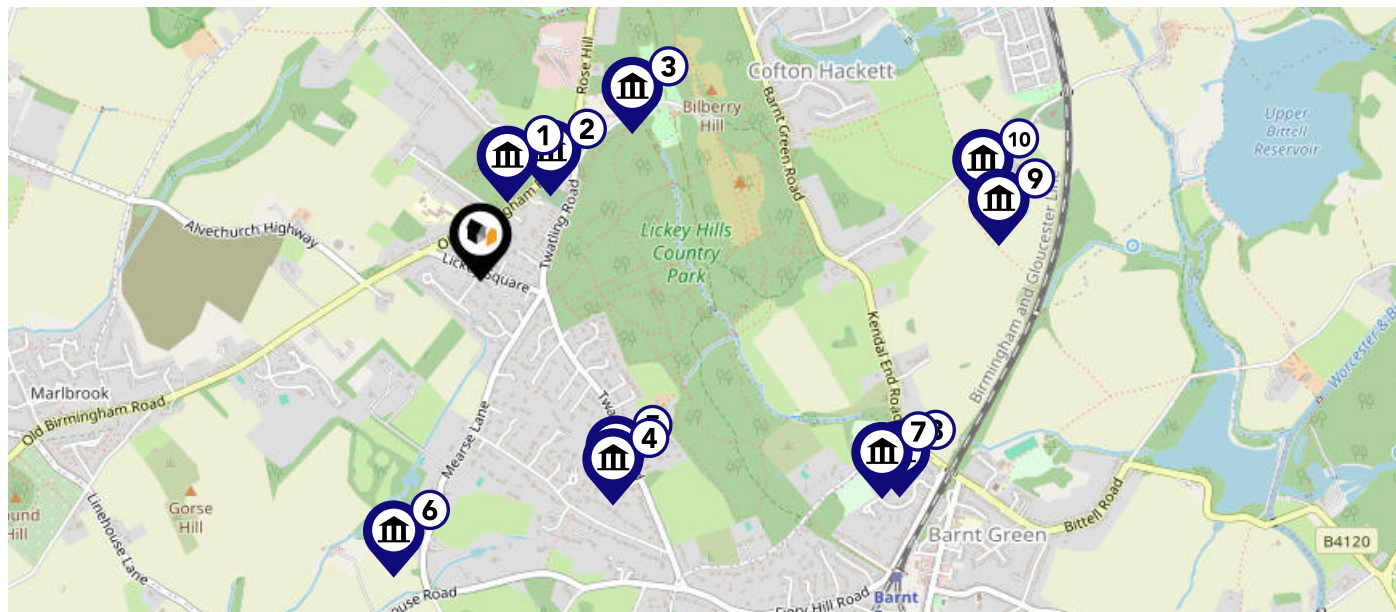
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













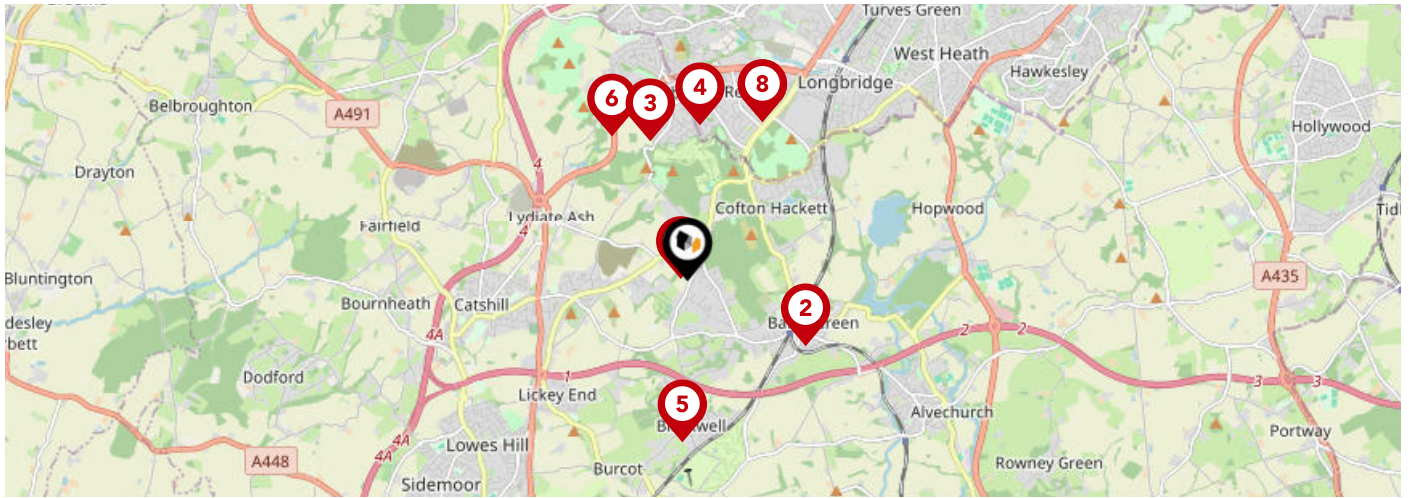
### Nearby Landfill Sites

<b>1</b>	Marlbrook Sand Pit-Marlbrook Lane, Bromsgrove, West Midlands	Historic Landfill
<b>2</b>	Marlbrook Sand Pit-Marlbrook Lane, Upper Marlbrook, Bromsgrove, Worcestershire	Historic Landfill
<b>3</b>	Birmingham Road-Lydiat Ash	Historic Landfill
<b>4</b>	Barnt Green Cricket Club-Cherryhill Road, Barnt Green	Historic Landfill
<b>5</b>	Shepley Sand Pit-Brookhouse Road, Worcestershire	Historic Landfill
<b>6</b>	Coombe Hill-Brookhouse Road, Shepley, Bromsgrove, Worcestershire	Historic Landfill
<b>7</b>	Watery Lane-Apes Dale, Bromsgrove, Worcestershire	Historic Landfill
<b>8</b>	The Knoll-Lydiat Ash	Historic Landfill
<b>9</b>	Shepley Knoll-Shepley Knoll, Bromsgrove, Worcestershire	Historic Landfill
<b>10</b>	Shepley Quarry Landfill-Brookhouse Road, Barnt Green, Bromsgrove, Worcestershire	Historic Landfill

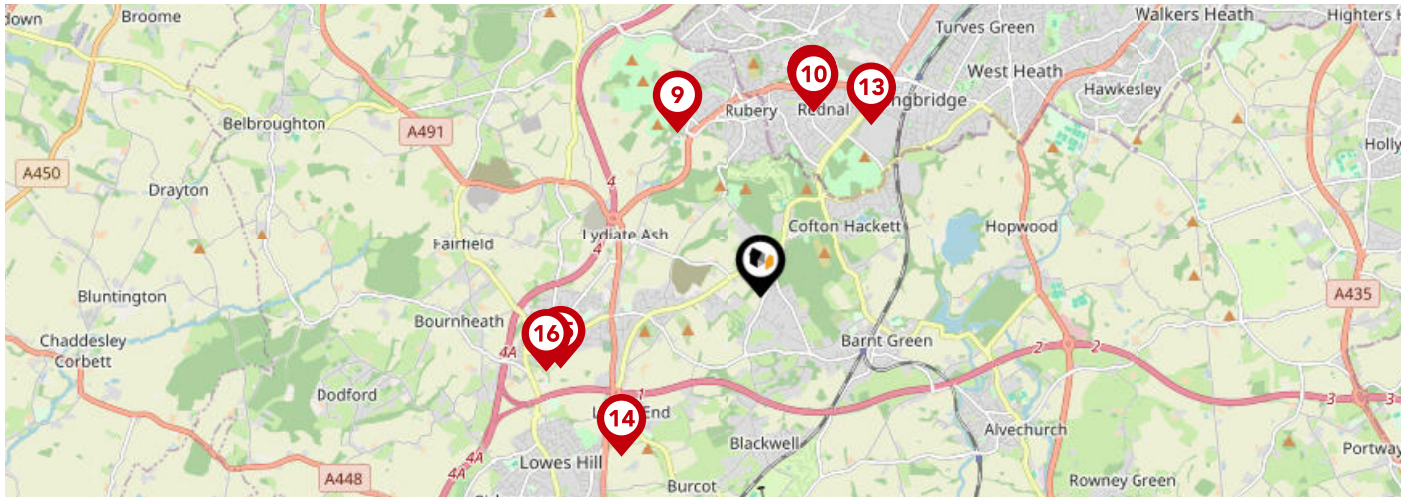
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1100359 - Lickey Monument	Grade II	0.2 miles
 1445986 - Lickey War Memorial	Grade II	0.3 miles
 1450926 - 23 Warren Lane, Lickey	Grade II	0.5 miles
 1113312 - Briarwood	Grade II	0.6 miles
 1244730 - The Clock House (formerly Twatling Farm)	Grade II	0.6 miles
 1459072 - Dale Cross Grange With Attached Service Buildings And Entrance Gates	Grade II	0.7 miles
 1099544 - Stone Piers To West Of No 40	Grade II	1.0 miles
 1166657 - Barnt Green House	Grade II	1.1 miles
 1167600 - Cofton Hall	Grade II	1.2 miles
 1100212 - Barn, Stables And Cow House About 100 Metres North Of Cofton Hall	Grade II	1.2 miles



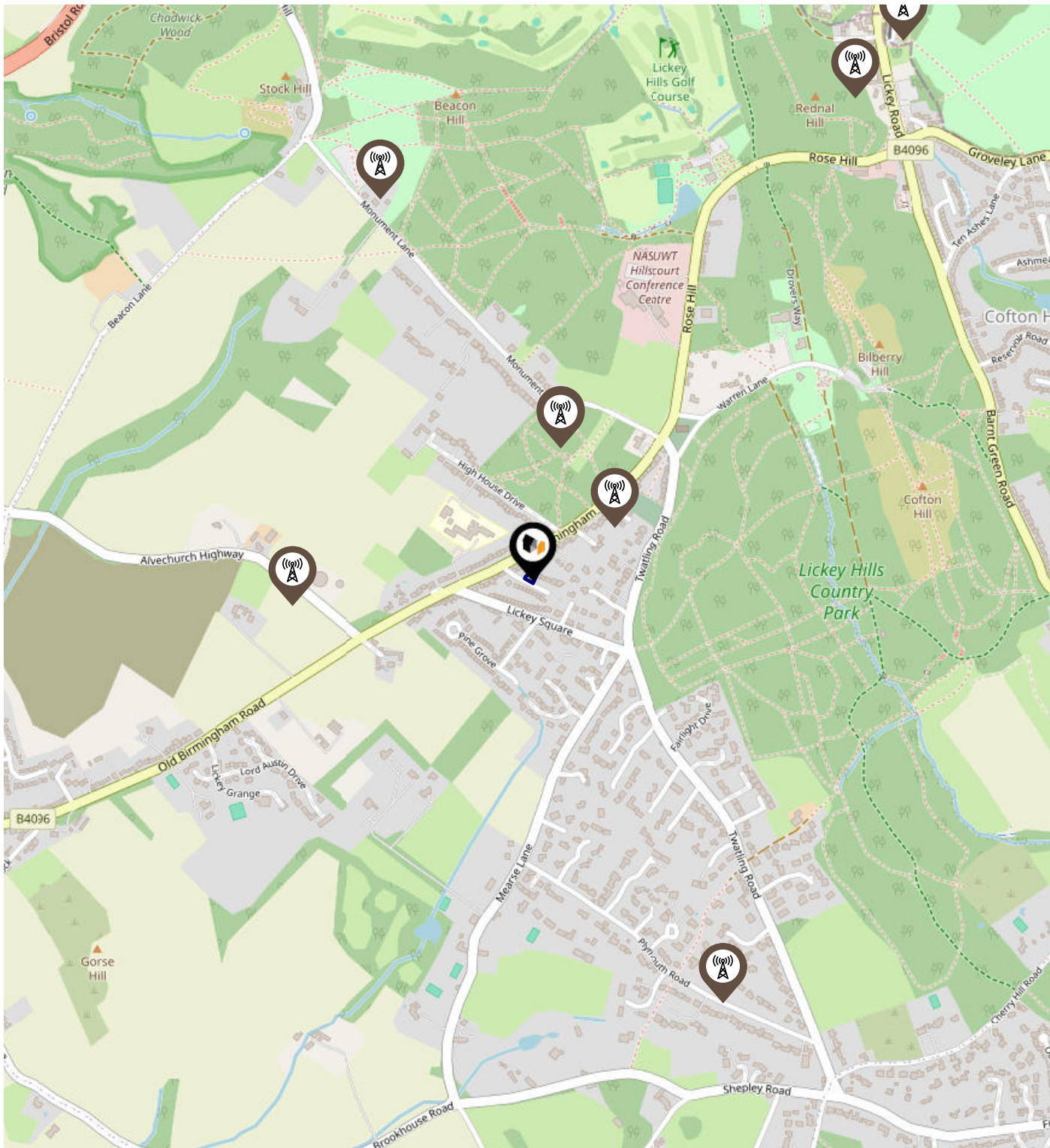
		Nursery	Primary	Secondary	College	Private
	<b>Lickey Hills Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 403   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's CofE First School</b> Ofsted Rating: Outstanding   Pupils: 220   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Beaconside Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blackwell First School</b> Ofsted Rating: Good   Pupils:0   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Waseley Hills High School</b> Ofsted Rating: Requires improvement   Pupils: 732   Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rednal Hill Junior School</b> Ofsted Rating: Good   Pupils: 346   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rednal Hill Infant School</b> Ofsted Rating: Good   Pupils: 298   Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Holywell Primary and Nursery School</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Colmers School and Sixth Form College</b> Ofsted Rating: Requires improvement   Pupils: 1241   Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rubery Nursery School</b> Ofsted Rating: Good   Pupils: 134   Distance:1.79	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Colmers Farm Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Columba's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lickey End First School</b> Ofsted Rating: Good   Pupils: 149   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Catshill First School</b> Ofsted Rating: Good   Pupils:0   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chadsgrove School</b> Ofsted Rating: Outstanding   Pupils: 139   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

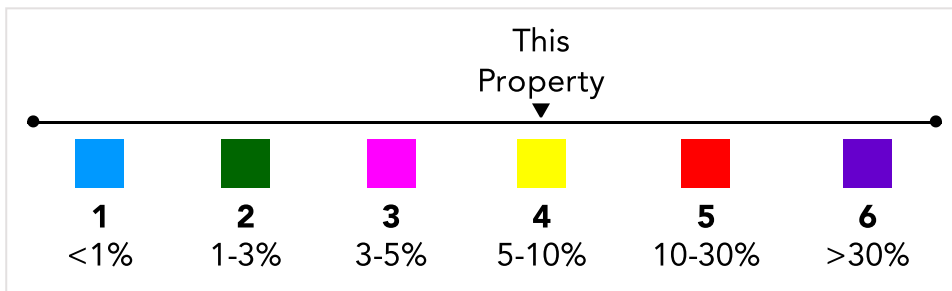
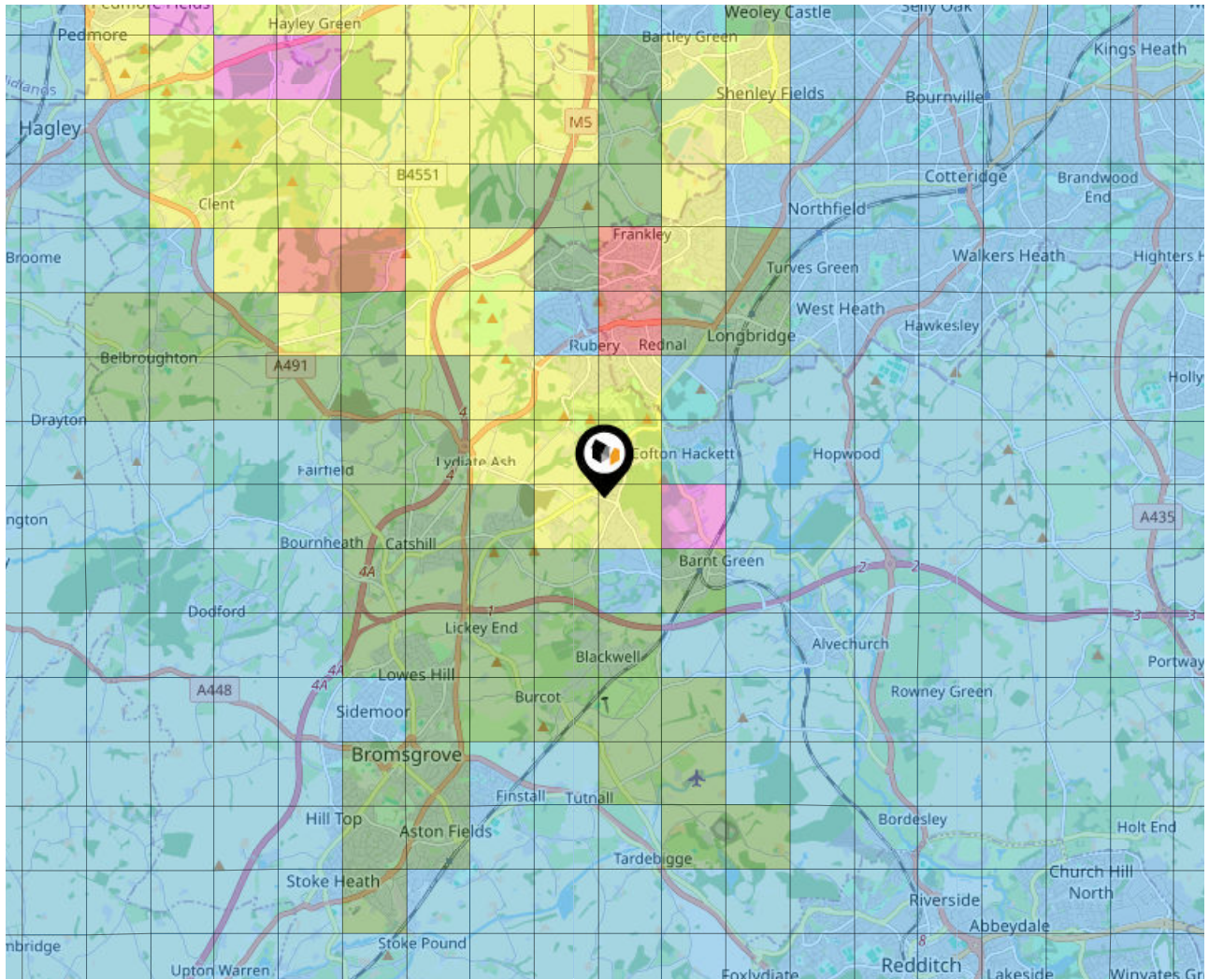
## Masts & Pylons



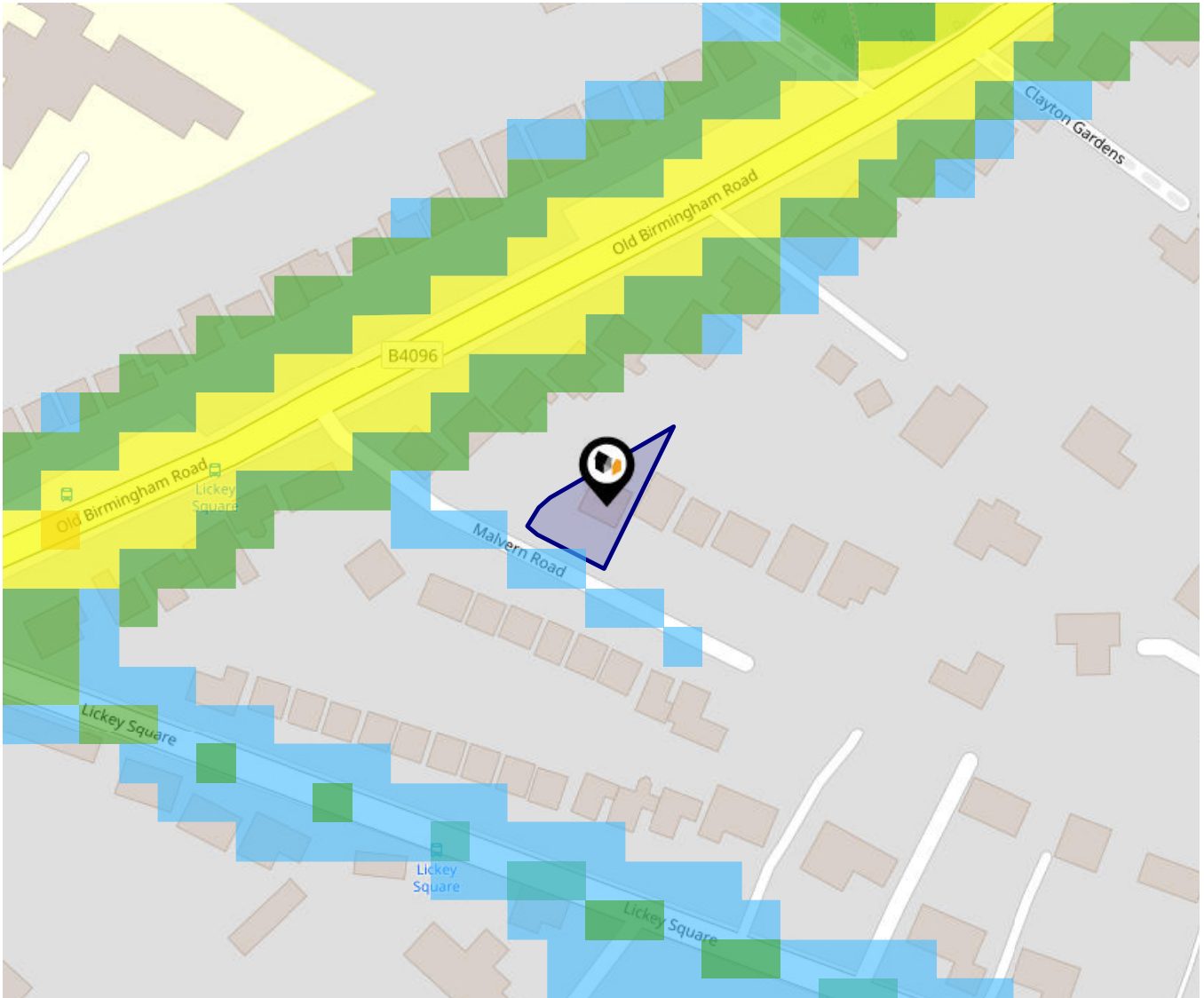
- Key:**
- Power Pylons
  - Communication Masts

### 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>).



# Local Area Road Noise

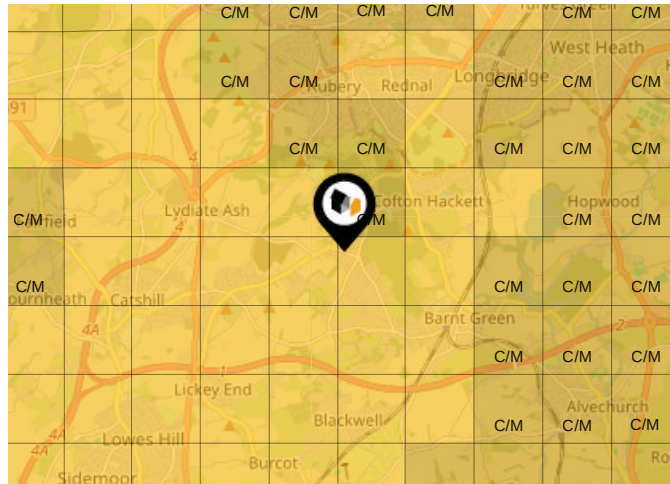


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

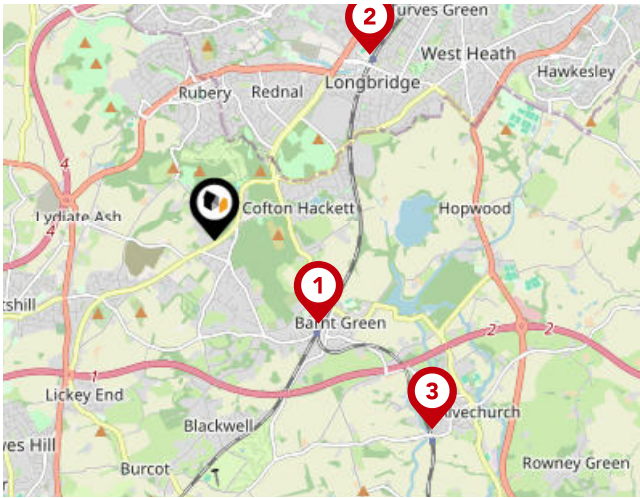
## Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP-INTERMEDIATE
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



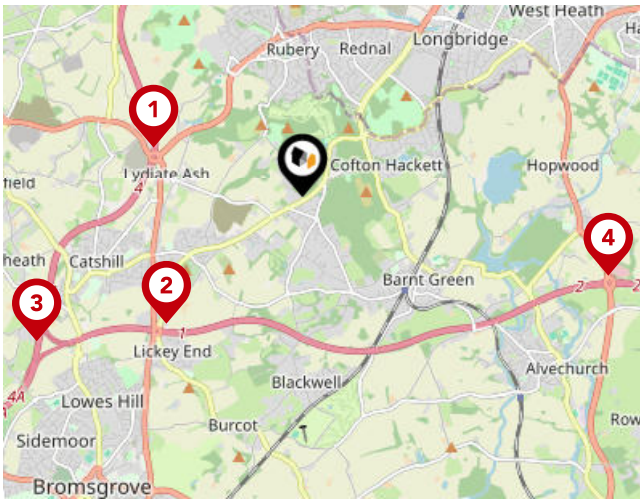
## Primary Classifications (Most Common Clay Types)

<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



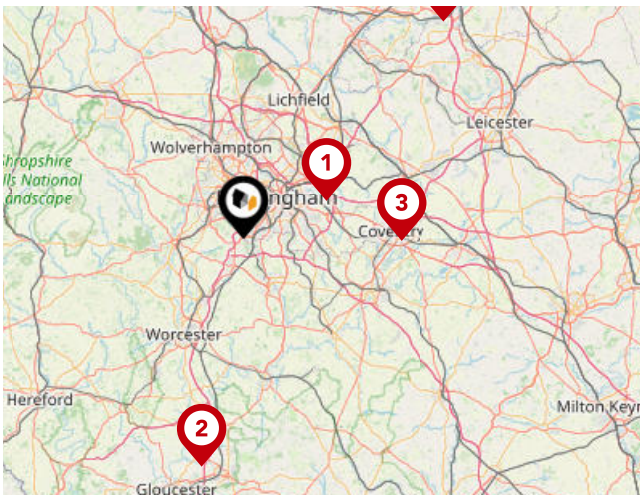
### National Rail Stations

Pin	Name	Distance
1	Barnt Green Rail Station	1.21 miles
2	Longbridge Rail Station	2.21 miles
3	Alvechurch Rail Station	2.61 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J4	1.42 miles
2	M42 J1	1.68 miles
3	M5 J4A	2.73 miles
4	M42 J2	2.86 miles
5	M5 J3	5.39 miles

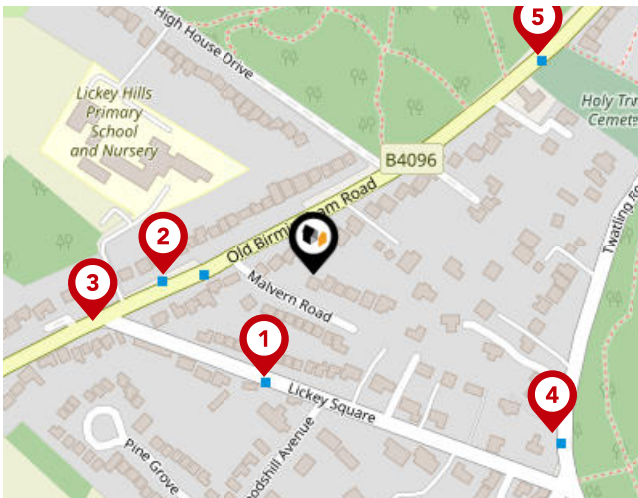


### Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	13.21 miles
2	Staverton	33.69 miles
3	Baginton	22.8 miles
4	East Mids Airport	42.63 miles

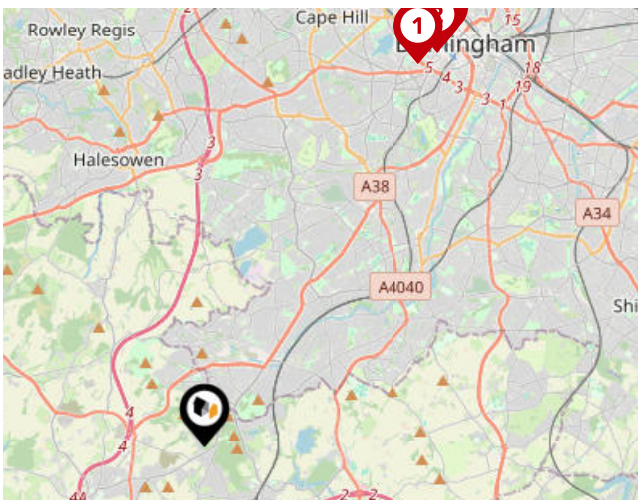
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Woodshill Avenue	0.06 miles
2	Lickey Square	0.09 miles
3	Lickey Square	0.13 miles
4	Lickey Square	0.16 miles
5	Parish Hall	0.18 miles



### Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	7.92 miles
2	Five Ways (Midland Metro Stop)	8.26 miles
3	Brindleyplace (Midland Metro Stop)	8.44 miles



### Dean Coleman Powered By eXp

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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

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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.

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



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