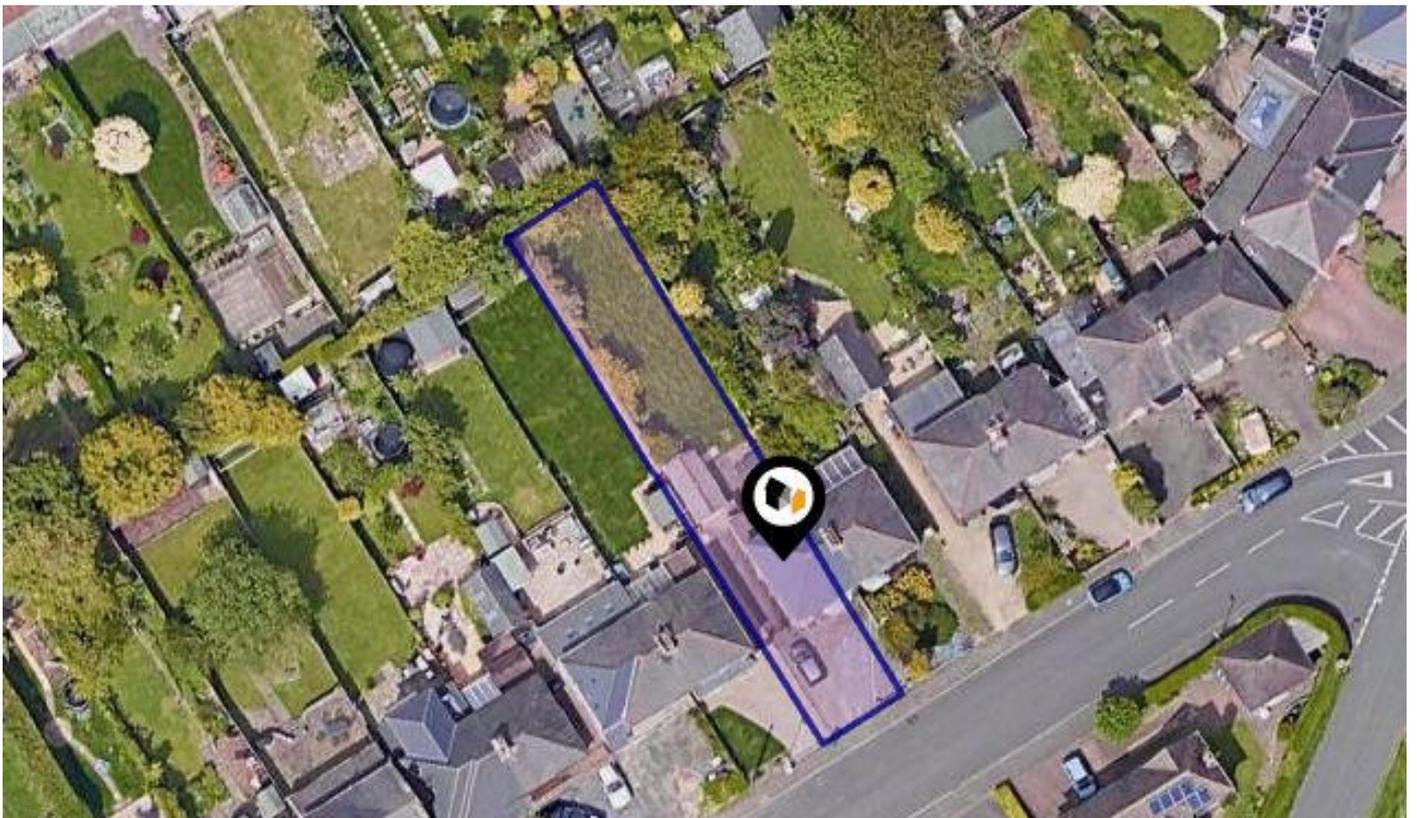




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Tuesday 03rd March 2026



ST. KENELMS AVENUE, HALESOWEN, B63

Price Estimate : £350,000

Dean Coleman Powered By eXp

Birmingham

0121 820 1775

hello@deancoleman.co.uk

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

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

An extended, generously proportioned three-bedroom semi-detached freehold home with large garden and ample parking, situated in a well-established and convenient Halesowen location.

The property is approached via a porch leading into a welcoming entrance hall with stairs to the first floor, useful under-stairs storage and doors to two reception rooms and the kitchen.

To the front sits a bright reception room with laminate flooring, central heating radiator and double-glazed bay window. Glazed double doors open through to the rear reception room, creating a sociable flow while allowing separation when desired. This spacious second living area continues with laminate flooring and central heating, and features a log burner with French doors opening directly onto the rear garden — a perfect family or entertaining space which is extended.

The separate kitchen is exceptionally light and airy, enjoying two large side-aspect windows and a rear door to the garden. Fitted with a comprehensive range of wall and base units, the kitchen includes integrated dishwasher, washing machine and under-counter fridge and freezer, along with an electric double oven and grill, gas hob and extractor. A further door leads conveniently to the guest WC.

Upstairs, the landing is well illuminated by a side window and provides access to three notably generous bedrooms and a family bathroom with shower over the bath — all rooms offering excellent proportions rarely found in traditional homes.

Outside, the rear garden is a superb size and fully enclosed for privacy, comprising patio, former garage base area and an extensive lawn — ideal for relaxing, entertaining or children's play. To the front and side, off-road parking is available for multiple vehicles.

Situated within the well-regarded Hayley Green area of Halesowen, B63 1DN offers a popular residential setting known for its community feel, green surroundings and excellent everyday convenience. The location is ideal for families, with well-respected local schools nearby, including Hayley Green Primary and Windsor High School & Sixth Form.

Halesowen town centre is easily accessible, providing a wide range of shops, supermarkets, cafés and services, while nearby countryside and open spaces such as Leasowes Park and the Clent Hills offer wonderful opportunities for walking and outdoor recreation. The area is also well placed for commuters, with straightforward road links to Birmingham, the Black Country and the wider motorway network via the M5. Combining suburban tranquillity with strong amenities and connectivity, B63 1DN remains a consistently sought-after Halesowen postcode for families and long-term homeowners alike.

A spacious and well-balanced family home offering generous room sizes, practical layout and excellent outdoor space in a popular residential setting. Also offering no upward chain.



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 968 ft² / 89 m²
Plot Area: 0.1 acres
Year Built : 1950-1966
Council Tax : Band C
Annual Estimate: £1,812
Title Number: WM737893

Price Estimate: £350,000
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

7 mb/s
2000 mb/s

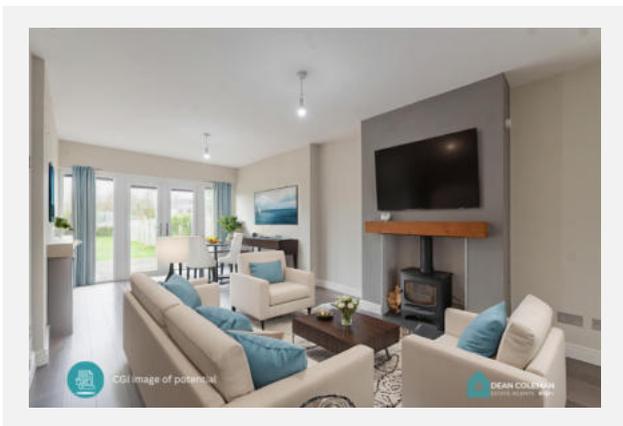
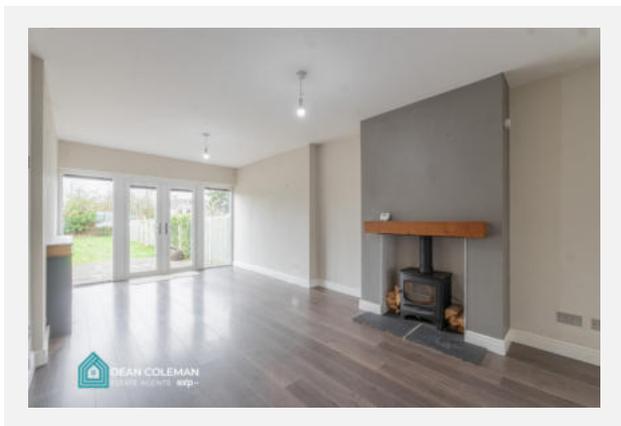
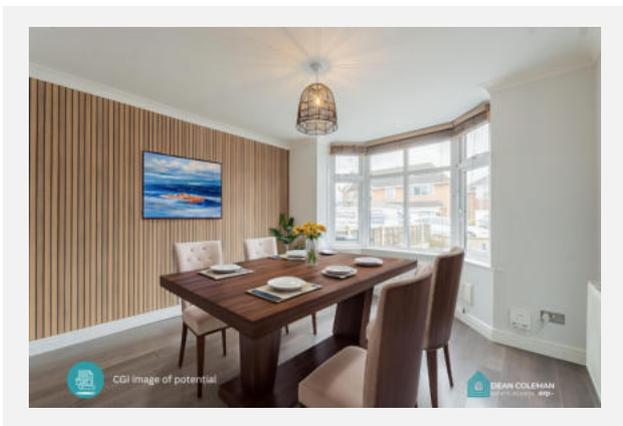
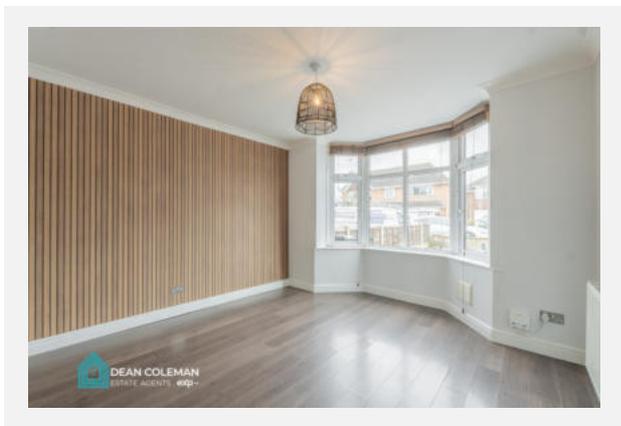
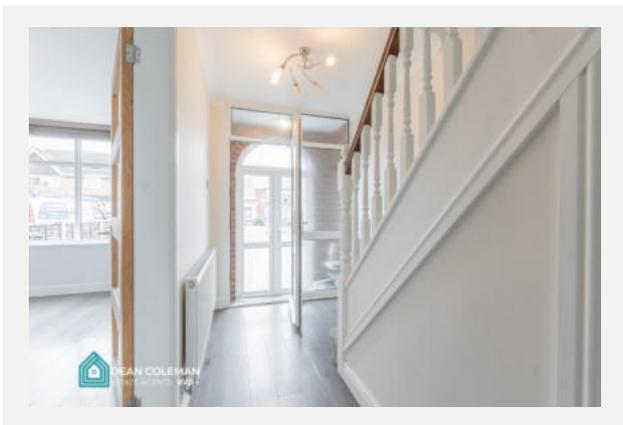
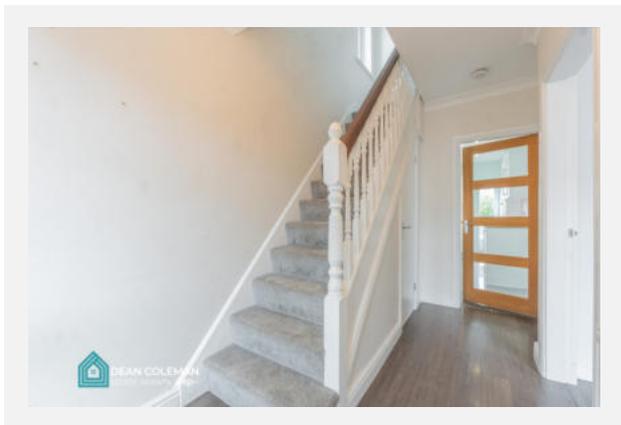


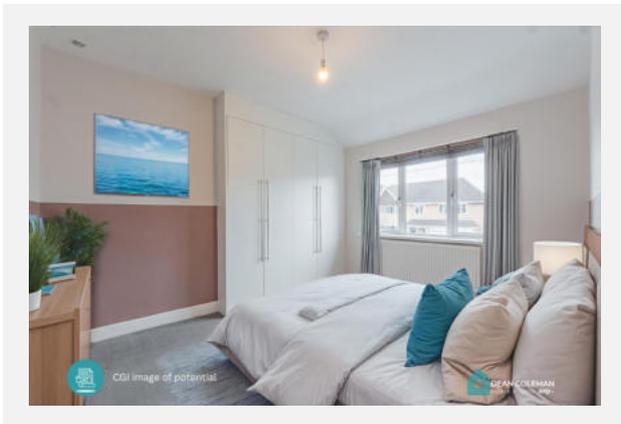
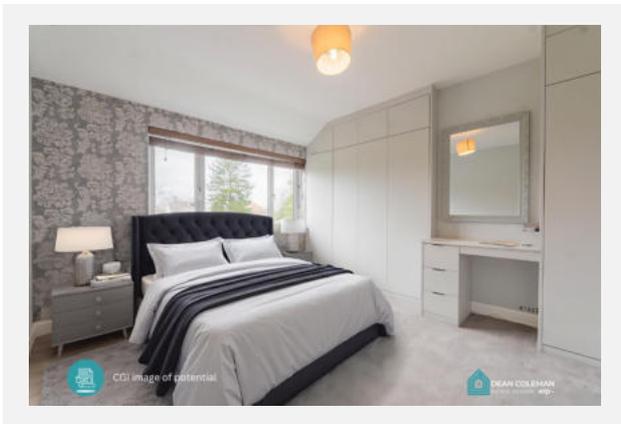
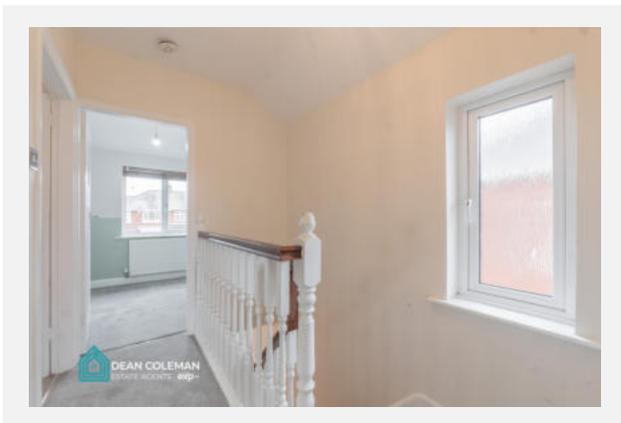
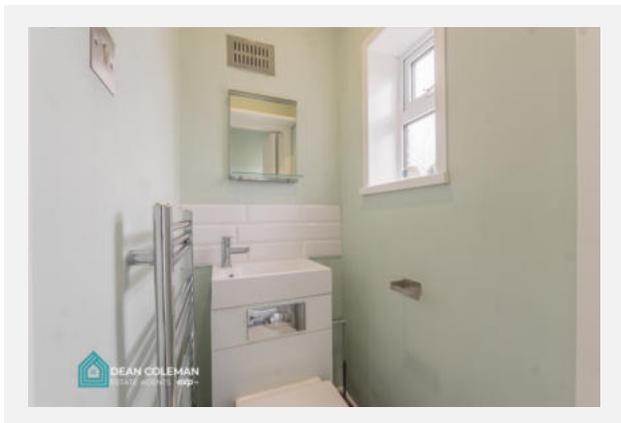
Mobile Coverage:
 (based on calls indoors)

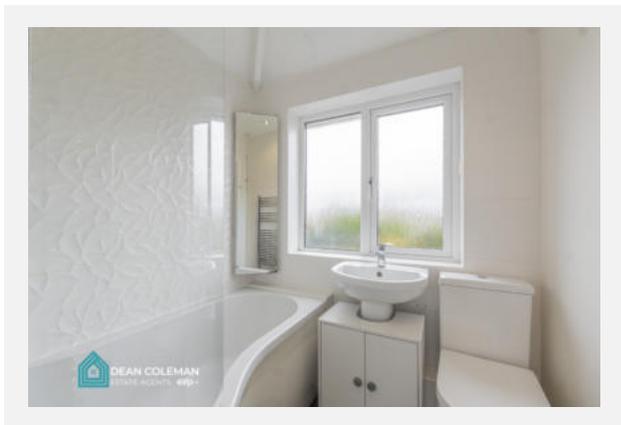
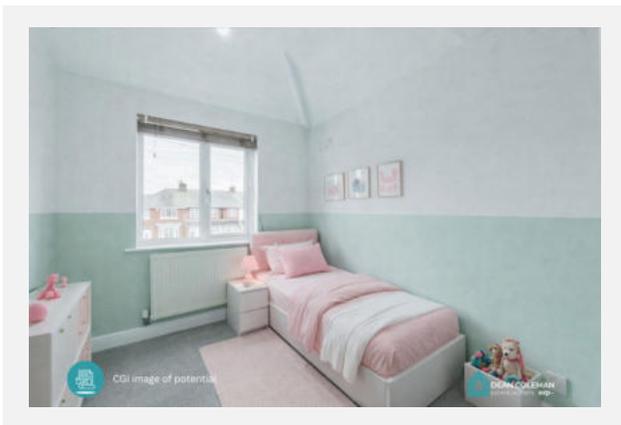
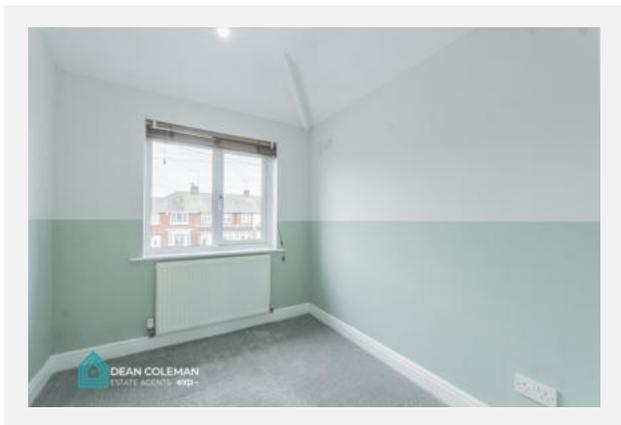


Satellite/Fibre TV Availability:



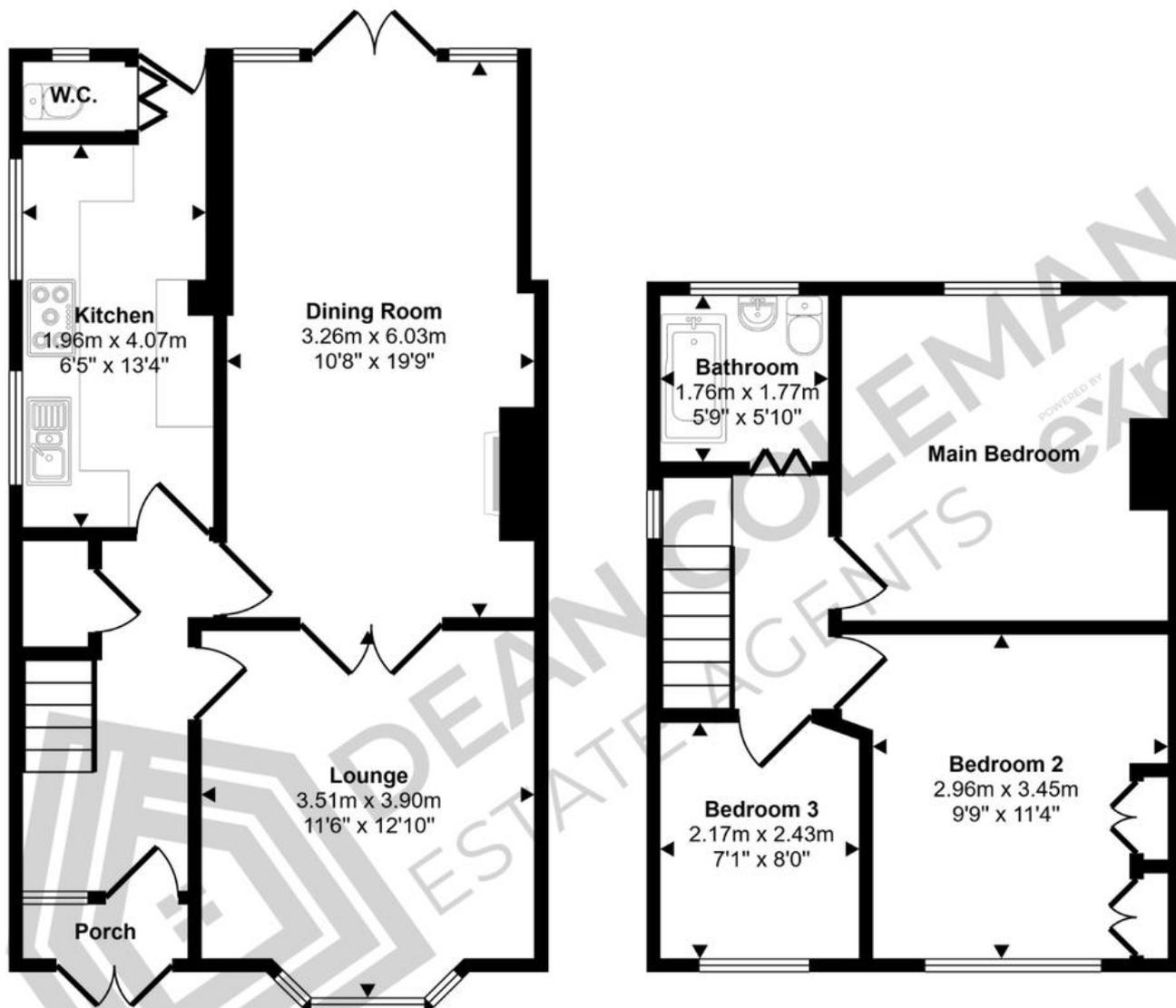






ST. KENELMS AVENUE, HALESOWEN, B63

Approx Gross Internal Area
90 sq m / 967 sq ft



Ground Floor
Approx 52 sq m / 561 sq ft

First Floor
Approx 38 sq m / 406 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.

B63

Energy rating

C

Valid until 04.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	98 m ²

76, St Kenelms Avenue, Halesowen, B63 1DN					Detached House
Last Sold Date:	29/08/2024	09/01/2006			
Last Sold Price:	£365,000	£216,000			
59, St Kenelms Avenue, Halesowen, B63 1DN					Semi-detached House
Last Sold Date:	13/08/2024				
Last Sold Price:	£440,000				
71, St Kenelms Avenue, Halesowen, B63 1DN					Semi-detached House
Last Sold Date:	27/03/2024	25/05/2017	25/08/2000	31/03/1995	
Last Sold Price:	£335,500	£190,000	£88,500	£47,000	
80, St Kenelms Avenue, Halesowen, B63 1DN					Terraced House
Last Sold Date:	14/12/2023	13/07/2007			
Last Sold Price:	£260,000	£25,000			
83, St Kenelms Avenue, Halesowen, B63 1DN					Semi-detached House
Last Sold Date:	13/05/2022	14/12/2009	25/02/2005	31/05/2002	23/07/1999
Last Sold Price:	£354,500	£175,000	£170,000	£118,000	£89,500
84, St Kenelms Avenue, Halesowen, B63 1DN					Semi-detached House
Last Sold Date:	11/03/2022				
Last Sold Price:	£305,000				
68, St Kenelms Avenue, Halesowen, B63 1DN					Semi-detached House
Last Sold Date:	19/07/2021	23/02/2007	19/02/1999		
Last Sold Price:	£450,000	£188,500	£67,400		
69, St Kenelms Avenue, Halesowen, B63 1DN					Semi-detached House
Last Sold Date:	28/05/2021	26/04/2013	24/09/1998	30/01/1998	
Last Sold Price:	£265,000	£154,000	£60,000	£68,000	
79, St Kenelms Avenue, Halesowen, B63 1DN					Semi-detached House
Last Sold Date:	11/12/2020	03/01/2014			
Last Sold Price:	£290,000	£170,000			
40, St Kenelms Avenue, Halesowen, B63 1DN					Detached House
Last Sold Date:	04/12/2020	05/09/2014	17/12/1999		
Last Sold Price:	£375,000	£375,000	£160,000		
43, St Kenelms Avenue, Halesowen, B63 1DN					Detached House
Last Sold Date:	06/11/2020	12/02/2001			
Last Sold Price:	£405,000	£106,000			
62, St Kenelms Avenue, Halesowen, B63 1DN					Terraced House
Last Sold Date:	27/07/2017				
Last Sold Price:	£292,500				

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

70, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House		
Last Sold Date:	02/12/2016		
Last Sold Price:	£168,000		
41, St Kenelms Avenue, Halesowen, B63 1DN	Detached House		
Last Sold Date:	30/03/2016		
Last Sold Price:	£320,000		
72, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House		
Last Sold Date:	26/09/2014	22/05/2006	15/06/2001
Last Sold Price:	£185,000	£155,000	£115,000
48, St Kenelms Avenue, Halesowen, B63 1DN	Detached House		
Last Sold Date:	25/03/2011		
Last Sold Price:	£250,000		
77, St Kenelms Avenue, Halesowen, B63 1DN	Terraced House		
Last Sold Date:	08/04/2010		
Last Sold Price:	£158,000		
85, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House		
Last Sold Date:	21/11/2008		
Last Sold Price:	£215,000		
60, St Kenelms Avenue, Halesowen, B63 1DN	Detached House		
Last Sold Date:	09/07/2008		
Last Sold Price:	£280,000		
66, St Kenelms Avenue, Halesowen, B63 1DN	Terraced House		
Last Sold Date:	09/05/2008		
Last Sold Price:	£171,000		
47, St Kenelms Avenue, Halesowen, B63 1DN	Detached House		
Last Sold Date:	21/04/2008	03/05/1996	
Last Sold Price:	£279,950	£74,000	
64, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House		
Last Sold Date:	20/09/2006		
Last Sold Price:	£237,000		
50, St Kenelms Avenue, Halesowen, B63 1DN	Detached House		
Last Sold Date:	23/08/2006	16/05/2005	
Last Sold Price:	£297,500	£225,000	
75, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House		
Last Sold Date:	24/06/2005	18/04/2002	
Last Sold Price:	£189,000	£91,500	

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

74, St Kenelms Avenue, Halesowen, B63 1DN	Detached House
Last Sold Date: 28/06/2004 28/04/2003	
Last Sold Price: £244,500 £215,000	
82, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House
Last Sold Date: 21/05/2004	
Last Sold Price: £144,000	
58, St Kenelms Avenue, Halesowen, B63 1DN	Terraced House
Last Sold Date: 07/03/2003	
Last Sold Price: £135,000	
61, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House
Last Sold Date: 30/06/2000	
Last Sold Price: £59,500	
65, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House
Last Sold Date: 26/04/2000	
Last Sold Price: £97,500	
55, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House
Last Sold Date: 11/04/2000 17/04/1998	
Last Sold Price: £131,000 £76,000	
67, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House
Last Sold Date: 25/06/1999	
Last Sold Price: £67,000	
51, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House
Last Sold Date: 23/04/1999	
Last Sold Price: £75,950	
81, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House
Last Sold Date: 03/12/1998	
Last Sold Price: £93,500	
54, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House
Last Sold Date: 21/08/1998	
Last Sold Price: £89,950	
45, St Kenelms Avenue, Halesowen, B63 1DN	Detached House
Last Sold Date: 03/07/1998	
Last Sold Price: £87,500	
53, St Kenelms Avenue, Halesowen, B63 1DN	Semi-detached House
Last Sold Date: 03/03/1997	
Last Sold Price: £77,000	

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

Market Sold in Street

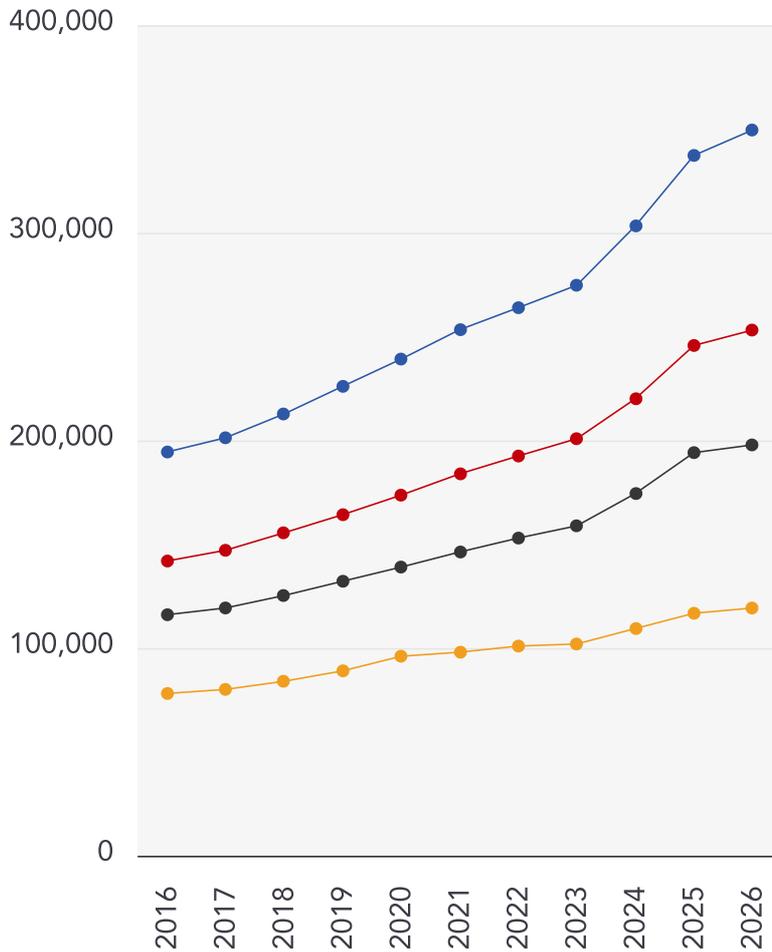


44, St Kenelms Avenue, Halesowen, B63 1DN		Detached House
Last Sold Date:	08/03/1996	
Last Sold Price:	£104,000	

46, St Kenelms Avenue, Halesowen, B63 1DN		Detached House
Last Sold Date:	05/02/1996	
Last Sold Price:	£78,000	

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

10 Year History of Average House Prices by Property Type in B63



Detached

+79.76%

Semi-Detached

+78.37%

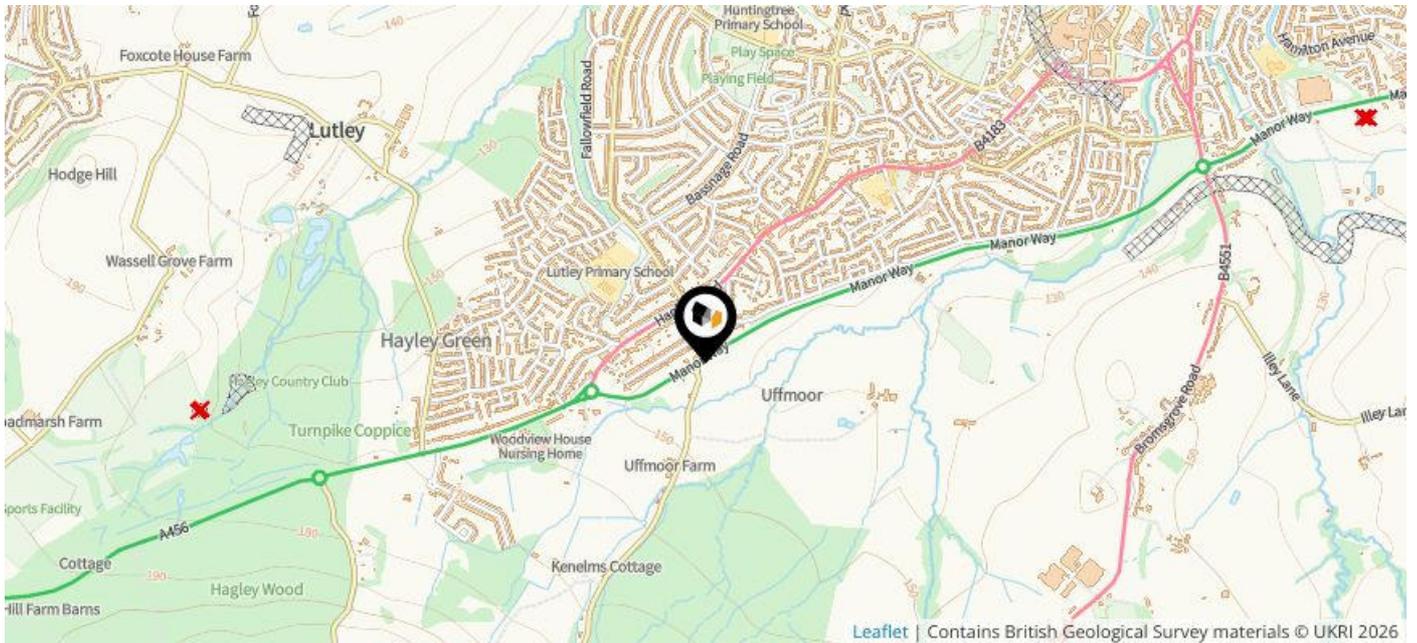
Terraced

+70.46%

Flat

+52.68%

This map displays nearby coal mine entrances and their classifications.



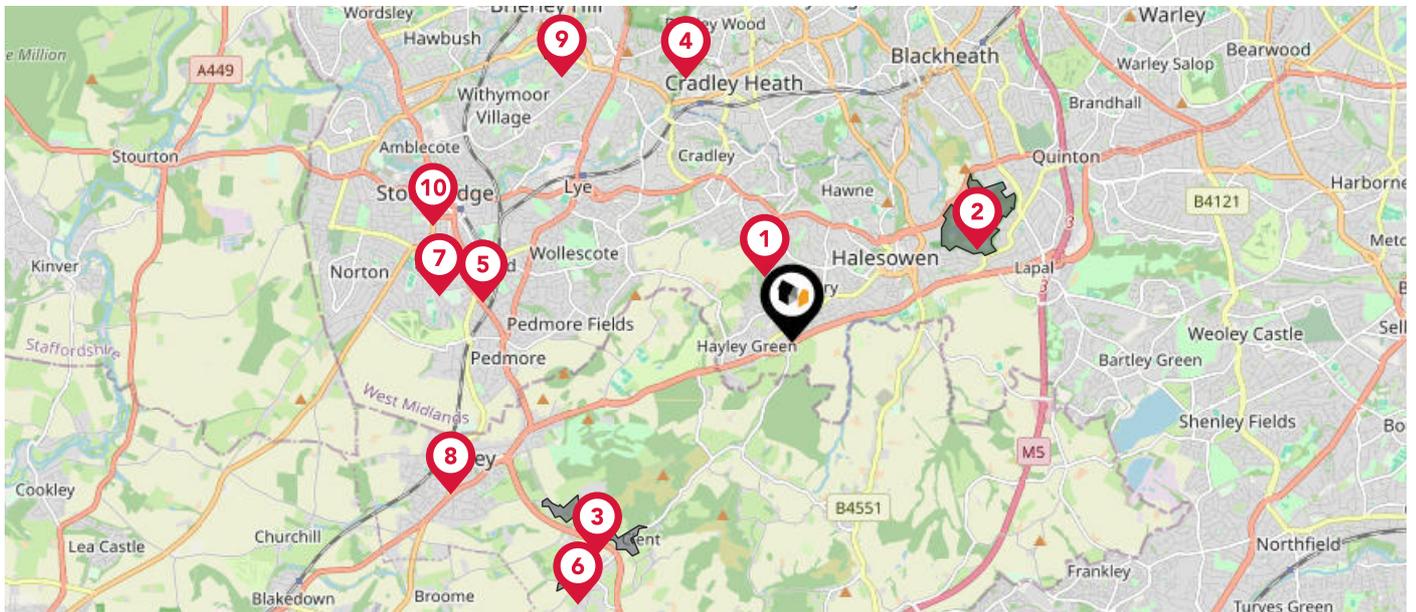
Mine Entry

- ✕ 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.

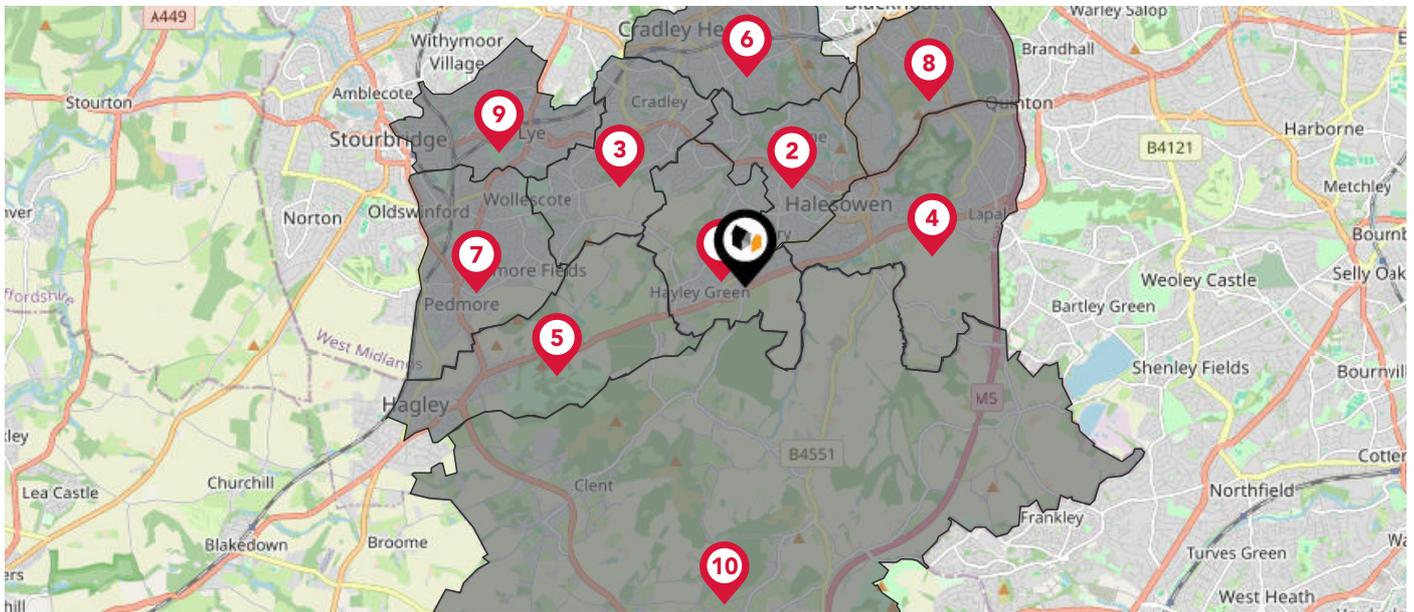
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 LUTLEY MILL HALESOWEN.
- 2 THE LEASOWES HALESOWEN.
- 3 Clent
- 4 MUSHROOM GREEN DUDLEY WOOD.
- 5 CHURCH ROAD OLDSWINFORD.
- 6 Holy Cross
- 7 LOVE LANE OLDSWINFORD
- 8 Hagley
- 9 DELPH LOCKS BRIERLEY HILL.
- 10 HIGH STREET STOUBRIDGE.

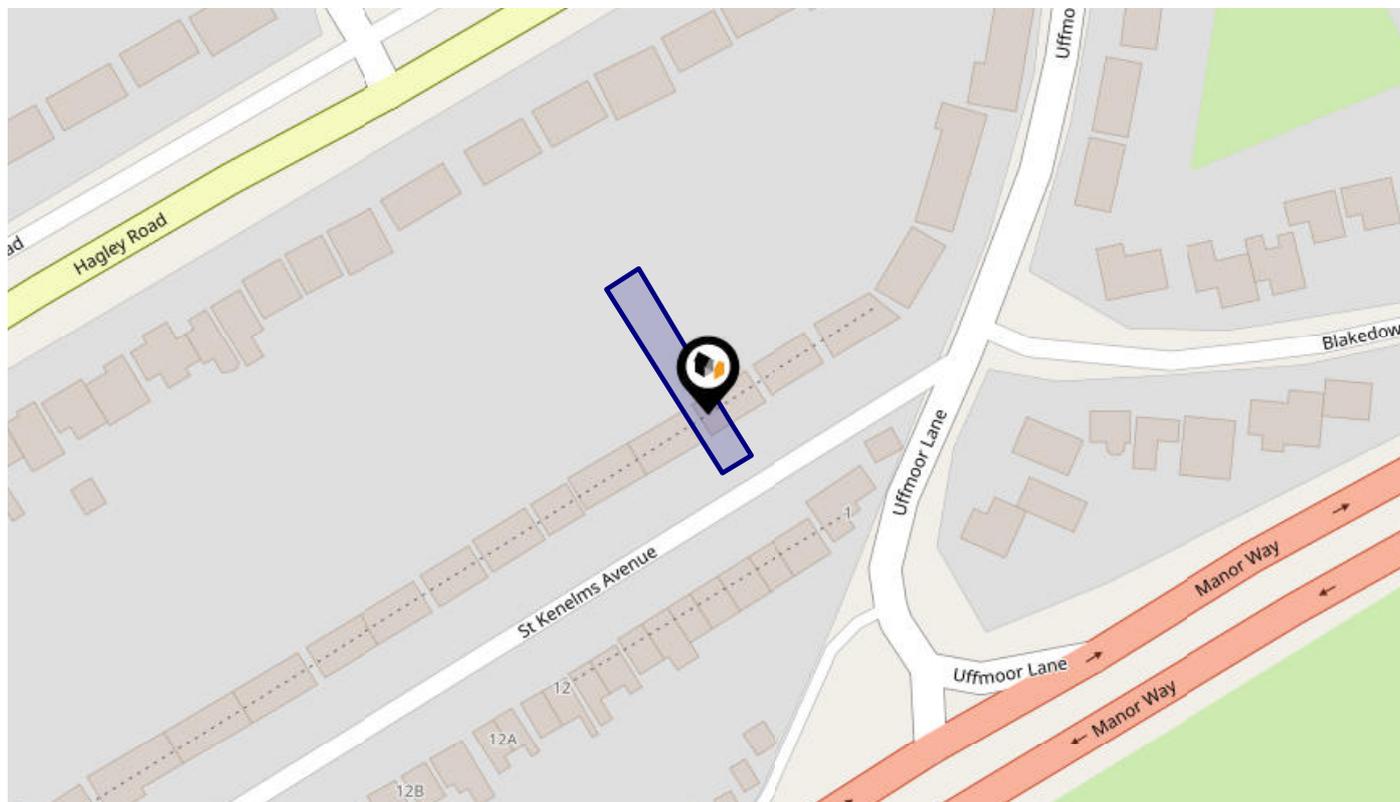
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Hayley Green and Cradley South Ward
- 2 Belle Vale Ward
- 3 Cradley and Wollescote Ward
- 4 Halesowen South Ward
- 5 Hagley East Ward
- 6 Cradley Heath and Old Hill Ward
- 7 Pedmore and Stourbridge East Ward
- 8 Halesowen North Ward
- 9 Lye and Stourbridge North Ward
- 10 Belbroughton & Romsley Ward

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



Rail Noise Data

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

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

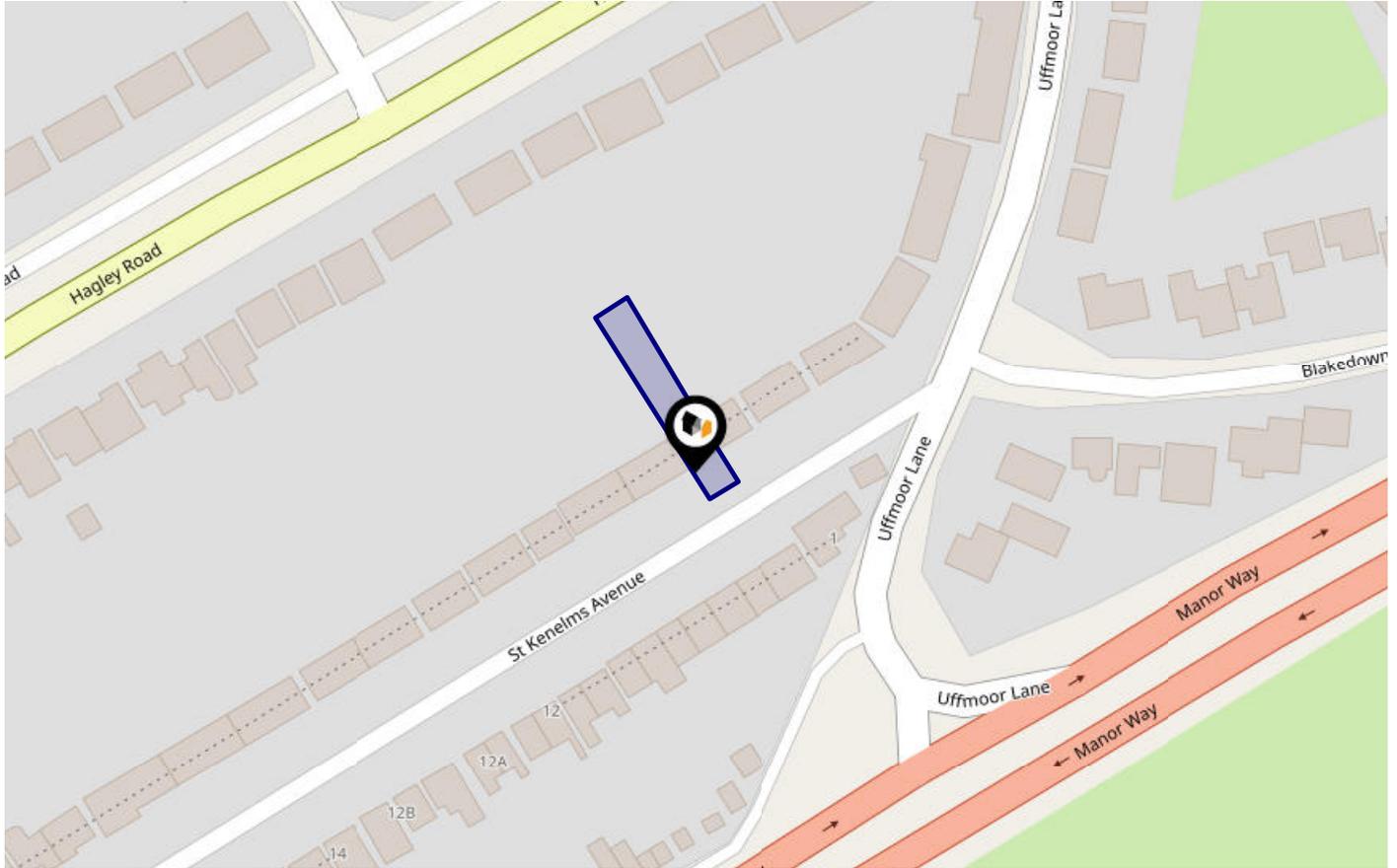
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk

Rivers & Seas - Flood Risk

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



Risk Rating: Very low

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

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

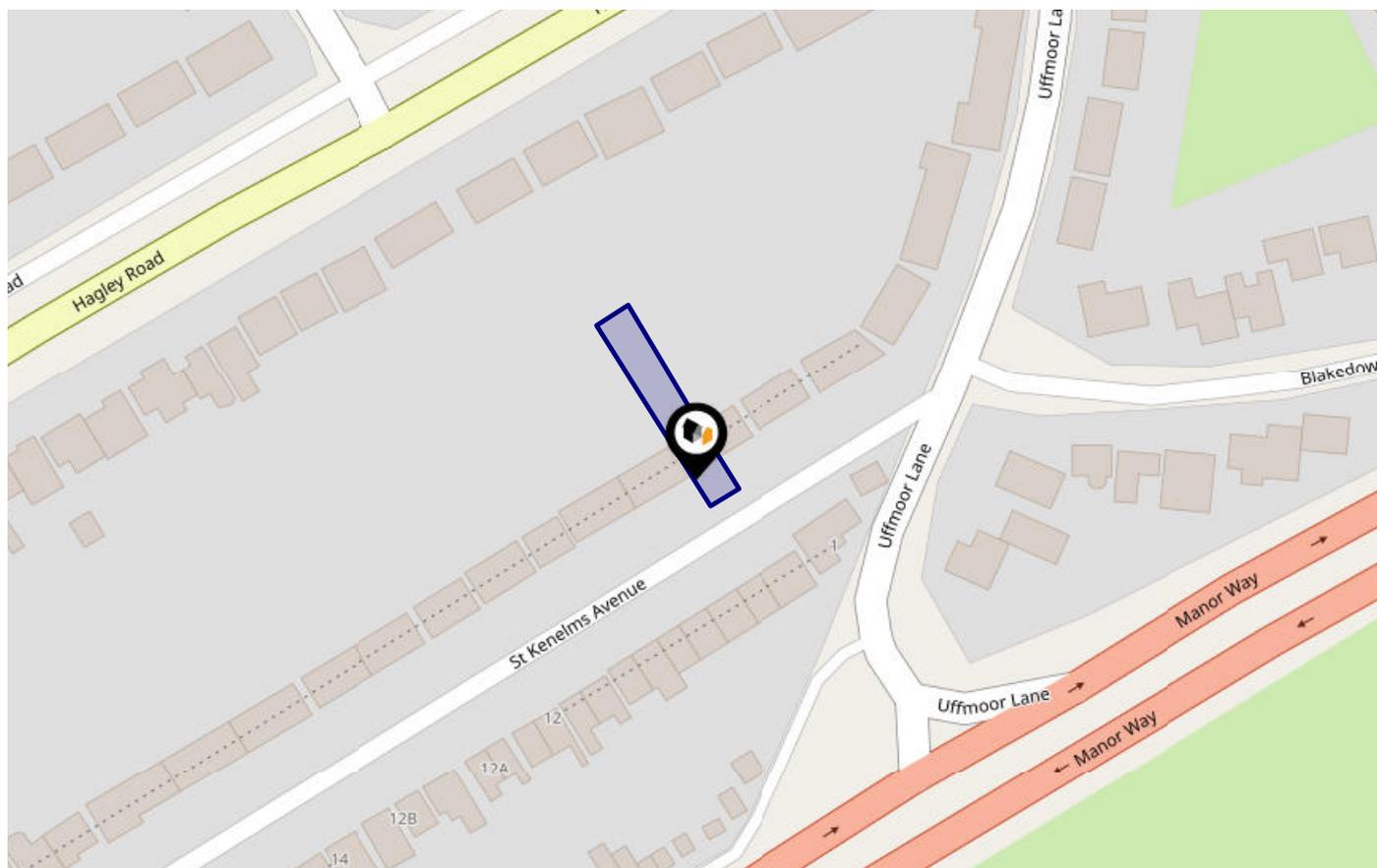
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

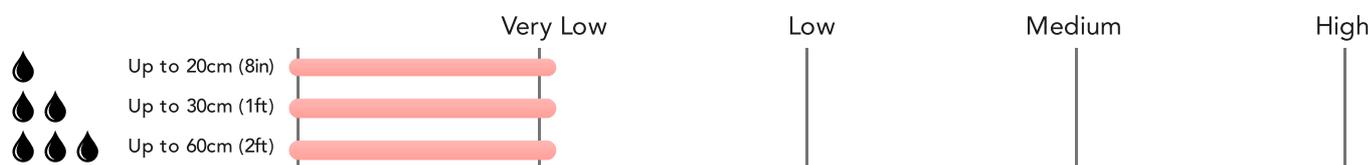


Risk Rating: Very low

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

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

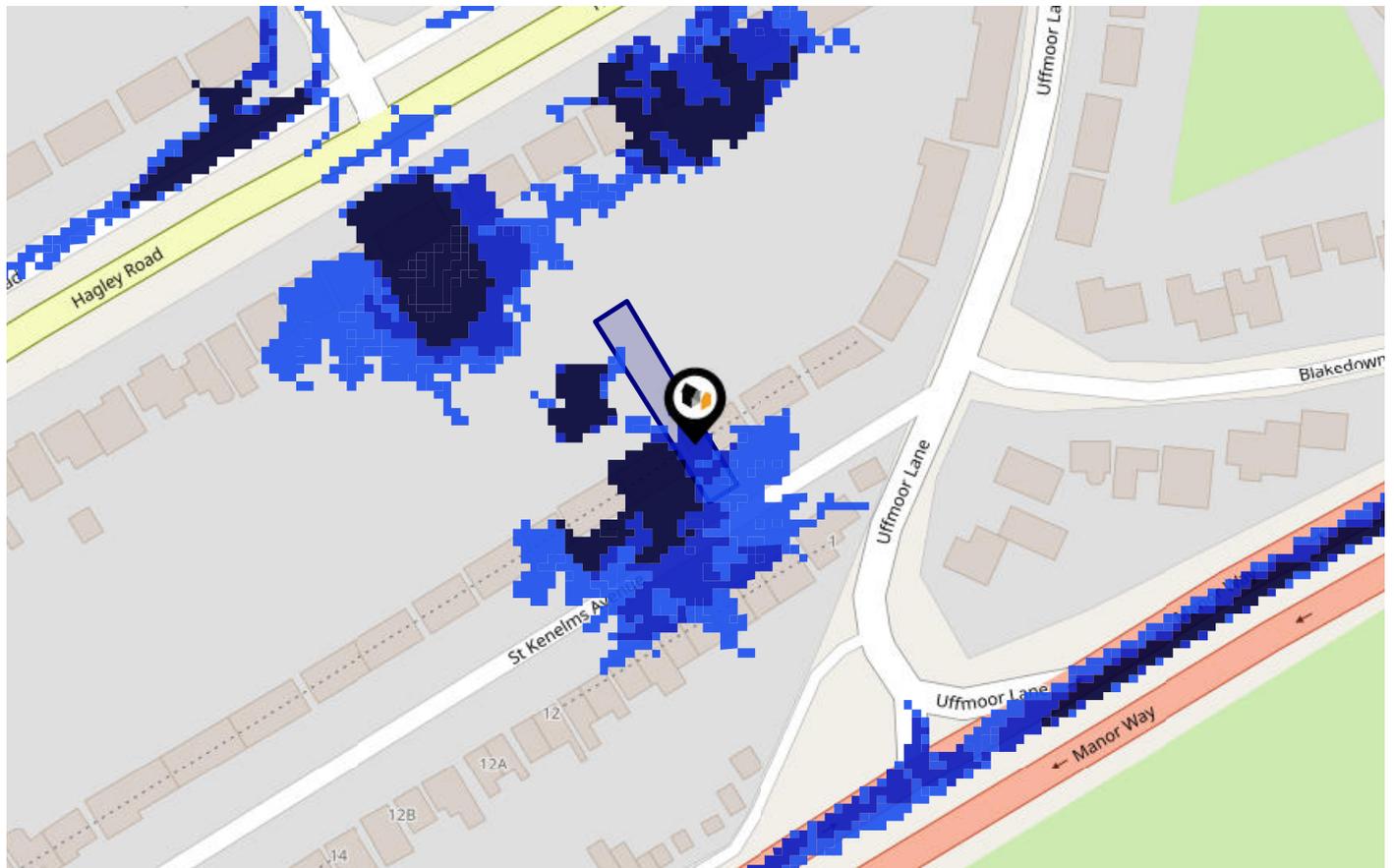
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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



Risk Rating: Medium

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.

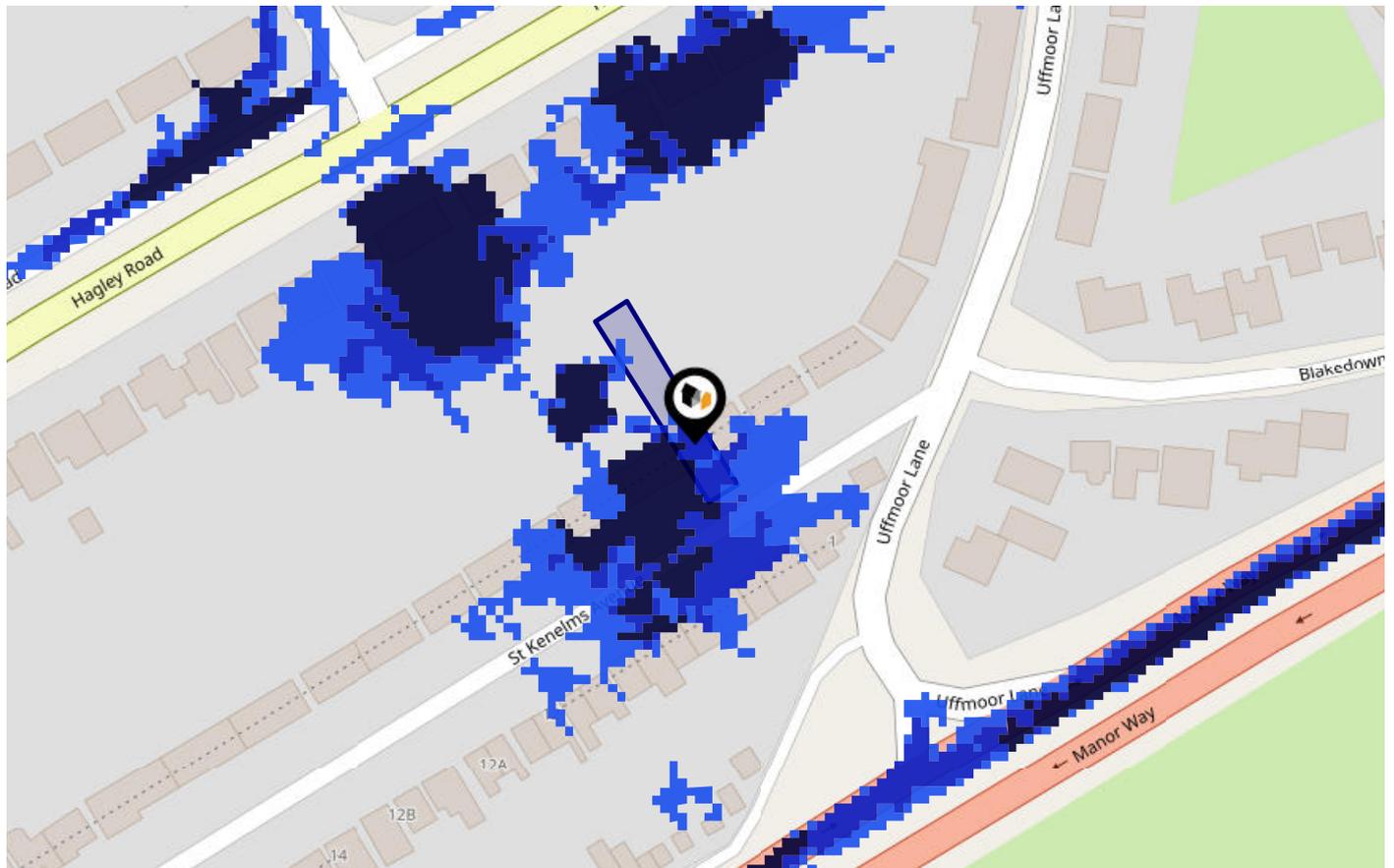
Chance of flooding to the following depths at this property:



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: **Medium**

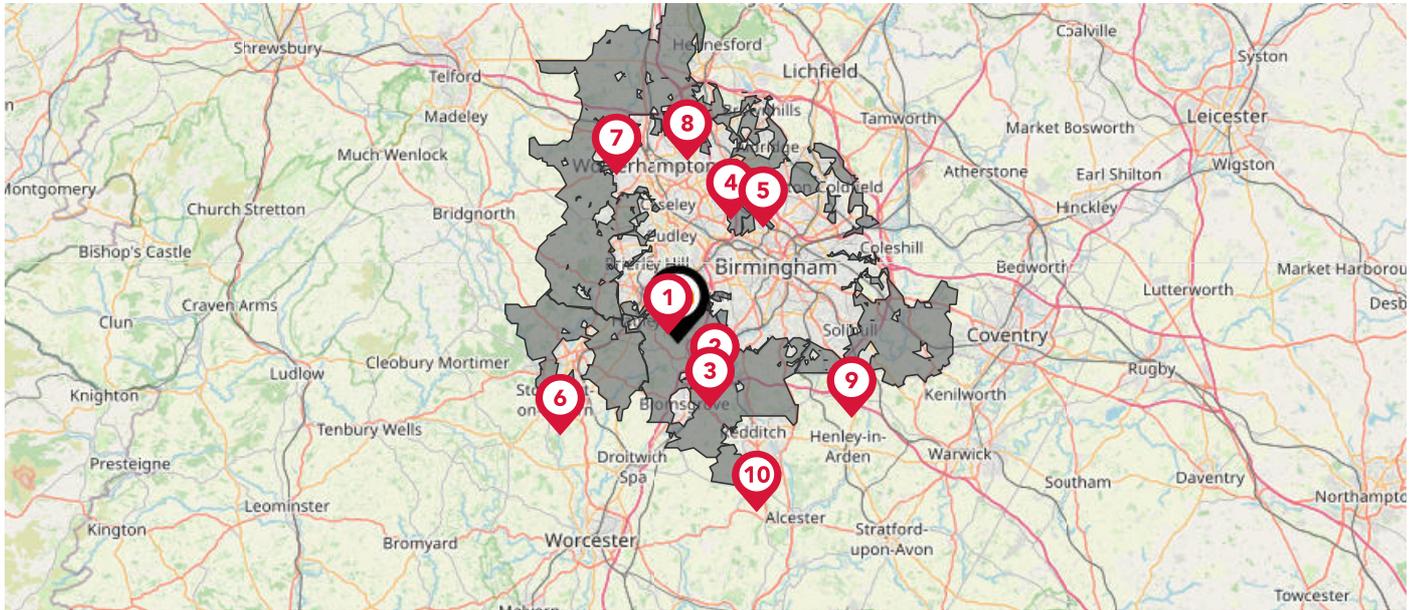
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

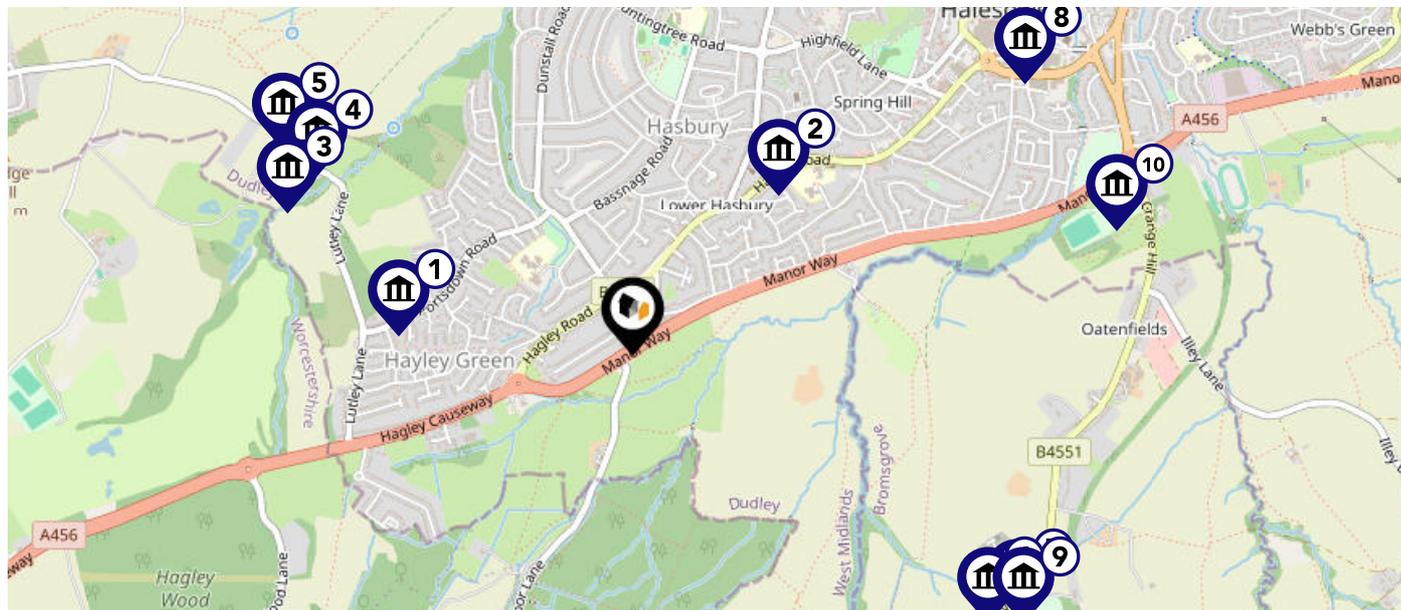
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



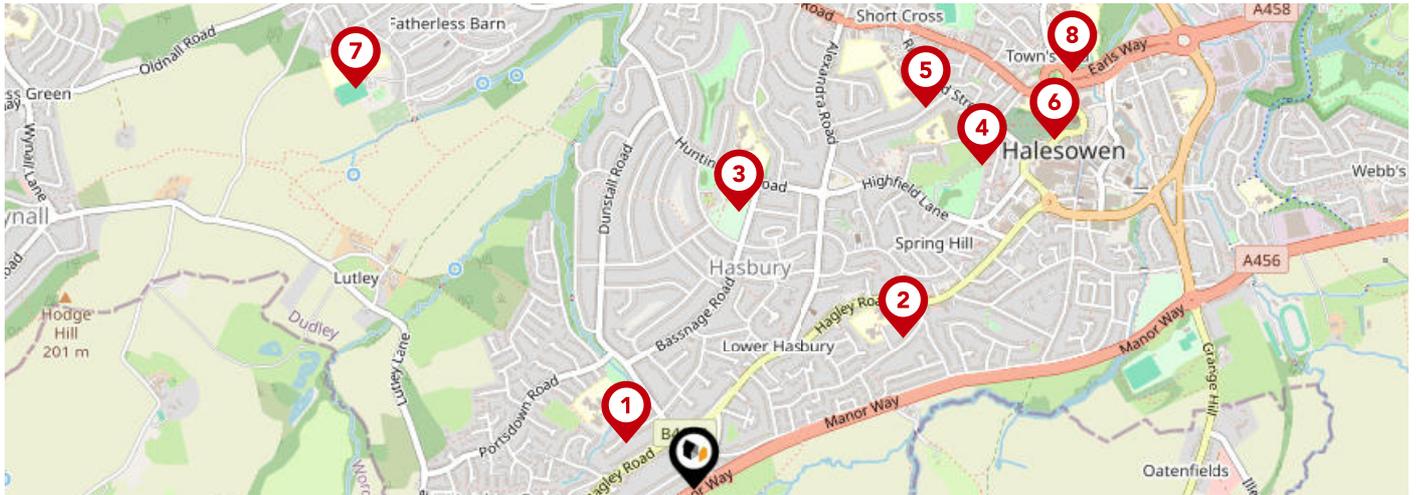
Nearby Landfill Sites

1	Beeches View Avenue-Football Ground Off Caslon Primary School, Wollescote, Stourbridge, Dudley, West Midlands	Historic Landfill
2	Stourbridge Road-Stourbridge Road, Halesowen, West Midlands	Historic Landfill
3	Earls Way-Halesowen, West Midlands	Historic Landfill
4	Manor Way-Manor Way, Halesowen, West Midlands	Historic Landfill
5	Haden Hill Road-Haden Hill, Halesowen, West Midlands	Historic Landfill
6	Balds Lane-Cradley, Wollescote, Stourbridge, West Midlands	Historic Landfill
7	Mucklow Hill-Mucklow Hill, Halesowen, West Midlands	Historic Landfill
8	Hayes Lane-Land North Of Park Road, Cradley, Halesowen, West Midlands	Historic Landfill
9	Woolscote Road-Cenral Avenue, Wollascote, Stourbridge, West Midlands	Historic Landfill
10	EA/EPR/MP3199CP/A001	Active 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
 1063727 - Old Boggs Farmhouse	Grade II	0.5 miles
 1410483 - No. 260 Hagley Road, Hasbury	Grade II	0.5 miles
 1359641 - Four Elms Farmhouse	Grade II	0.8 miles
 1063728 - Whitehouse Farmhouse	Grade II	0.8 miles
 1063729 - Grange Farmhouse	Grade II	0.9 miles
 1466995 - Former Blue Bird Toffee Factory: Welfare Building	Grade II	1.0 miles
 1464601 - Former Blue Bird Toffee Factory: Administration Building	Grade II	1.1 miles
 1359655 - 24, Great Cornbow	Grade II	1.1 miles
 1466996 - Former Blue Bird Toffee Factory: Boundary Walls, Railings And Gates	Grade II	1.1 miles
 1063763 - The Grange	Grade II	1.1 miles

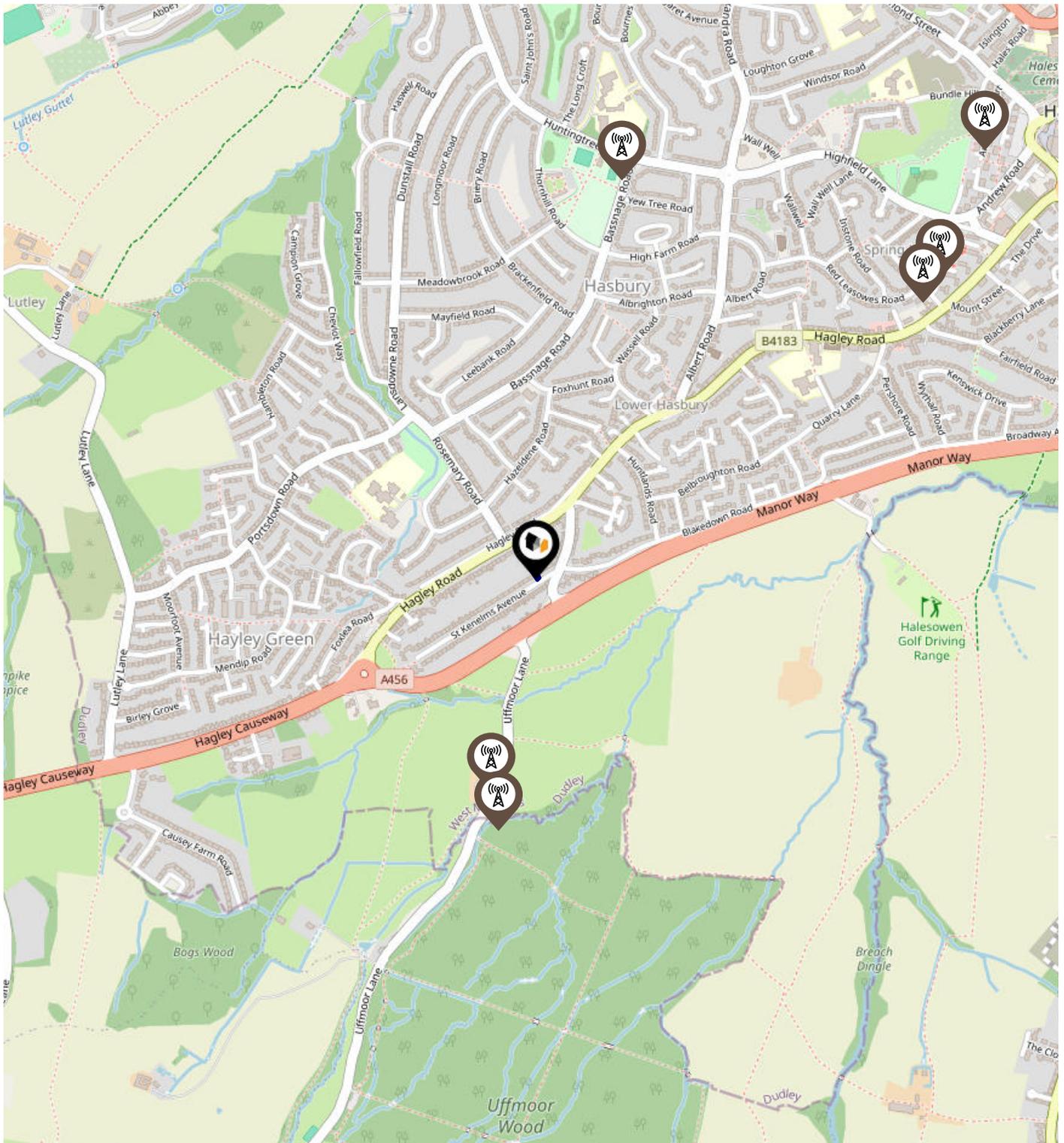


	Nursery	Primary	Secondary	College	Private
1 Lutley Primary School Ofsted Rating: Good Pupils: 610 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Margaret's At Hasbury CofE Primary School Ofsted Rating: Good Pupils: 200 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Huntingtree Primary School Ofsted Rating: Good Pupils: 432 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Our Lady and St Kenelm RC School Ofsted Rating: Good Pupils: 204 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Windsor High School and Sixth Form Ofsted Rating: Good Pupils: 1739 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Halesowen CofE Primary School Ofsted Rating: Requires improvement Pupils: 208 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Caslon Primary Community School Ofsted Rating: Good Pupils: 262 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Earls High School Ofsted Rating: Good Pupils: 1262 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Tenterfields Primary Academy Ofsted Rating: Good Pupils: 229 Distance: 1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Way Primary Academy Ofsted Rating: Good Pupils: 203 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newfield Park Primary Academy Ofsted Rating: Good Pupils: 0 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Halesowen College Ofsted Rating: Good Pupils: 0 Distance: 1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colley Lane Primary Academy Ofsted Rating: Good Pupils: 485 Distance: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Romsley St Kenelm's CofE Primary School Ofsted Rating: Good Pupils: 195 Distance: 1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wollescote Primary School Ofsted Rating: Good Pupils: 439 Distance: 1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cradley CofE Primary School Ofsted Rating: Outstanding Pupils: 210 Distance: 1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

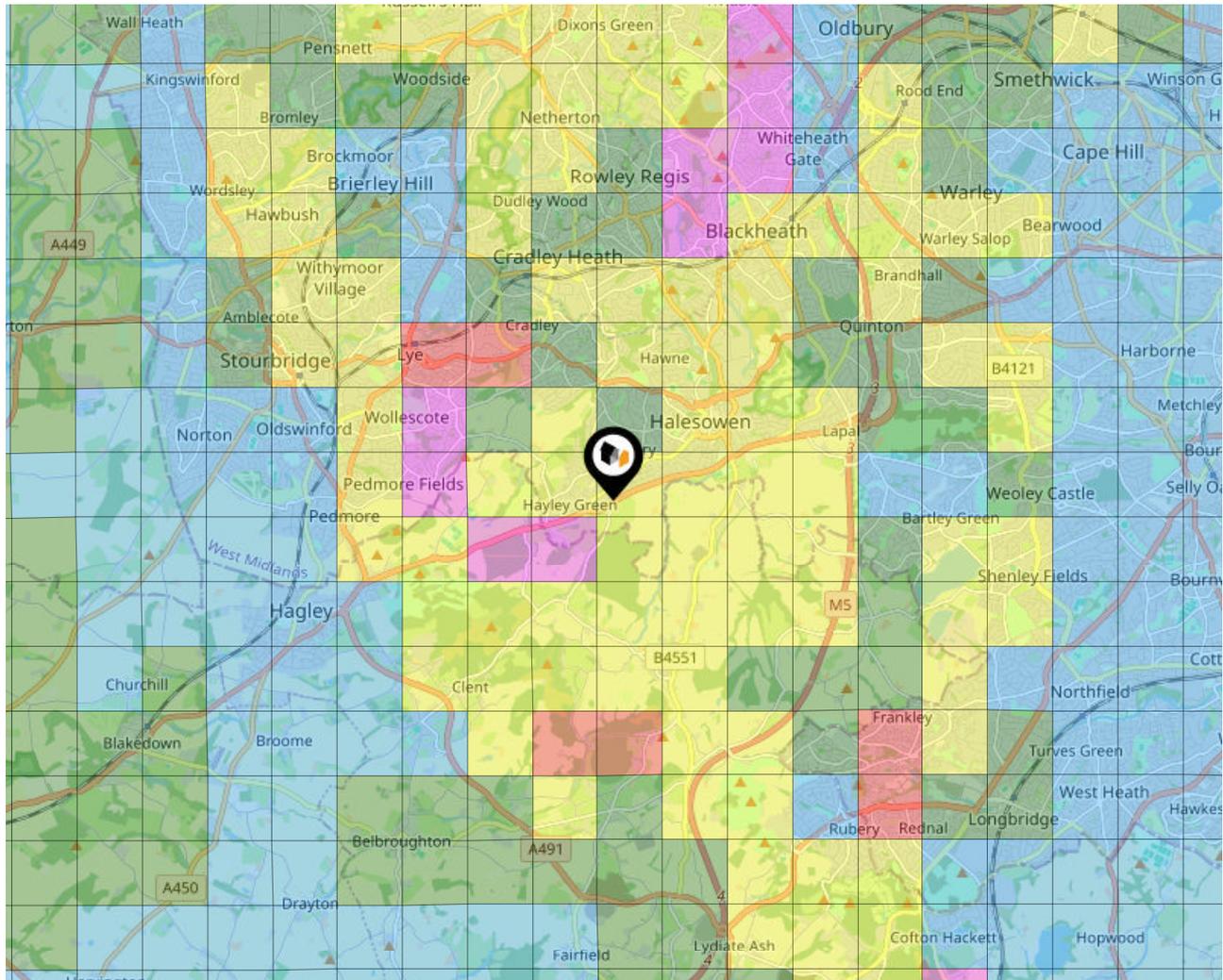


Key:

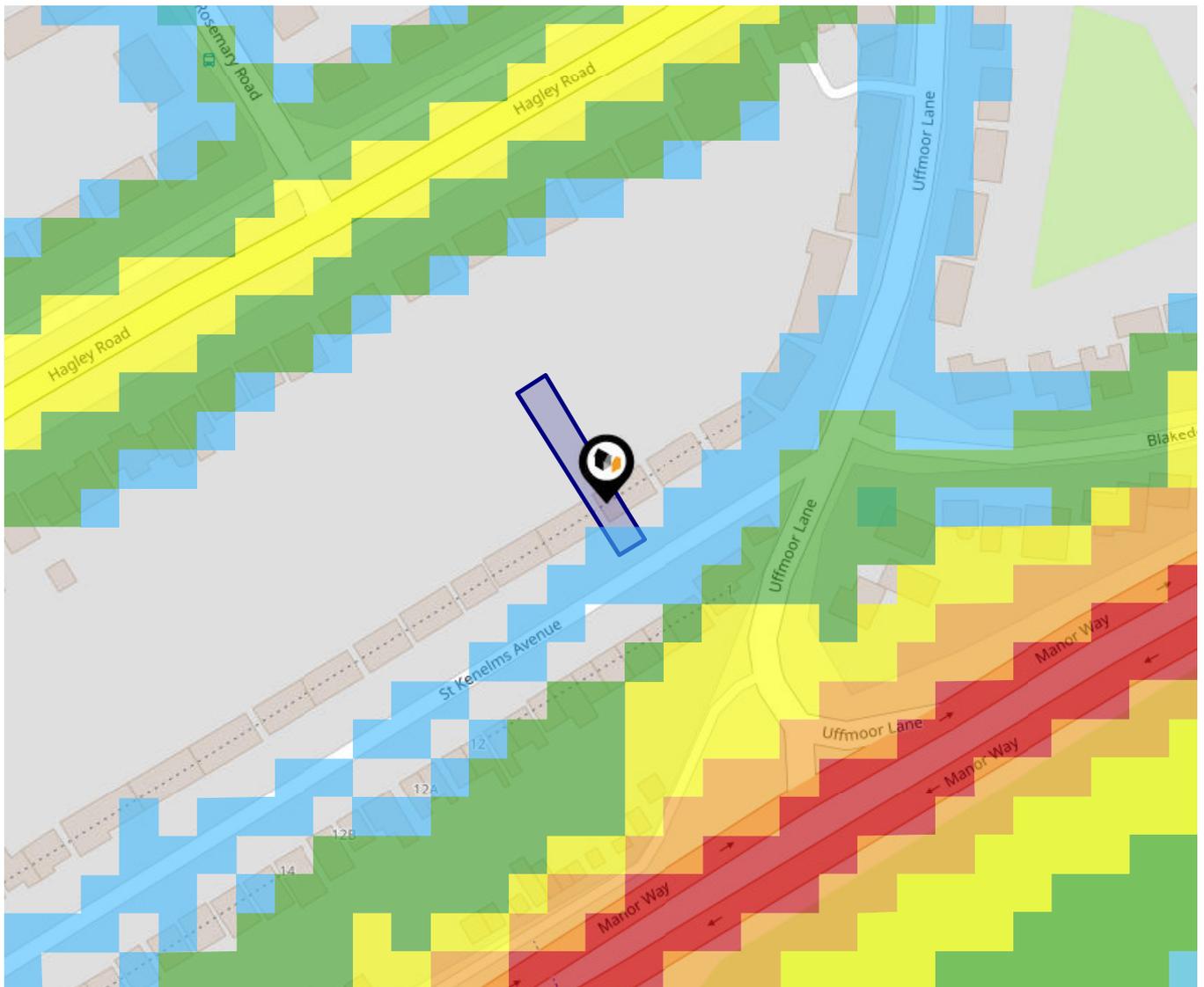
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

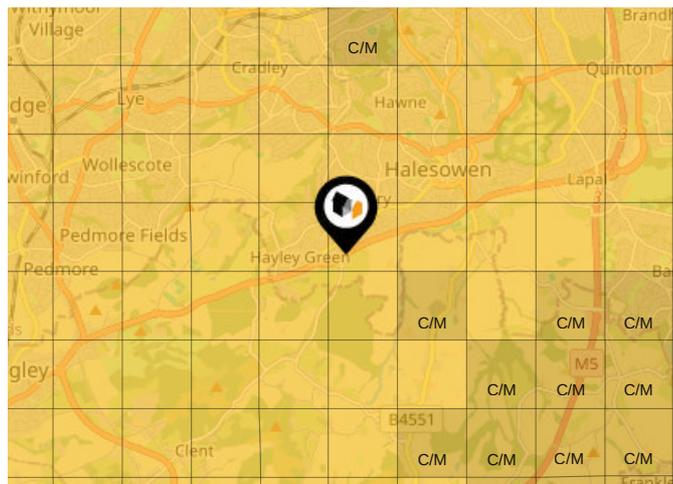


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

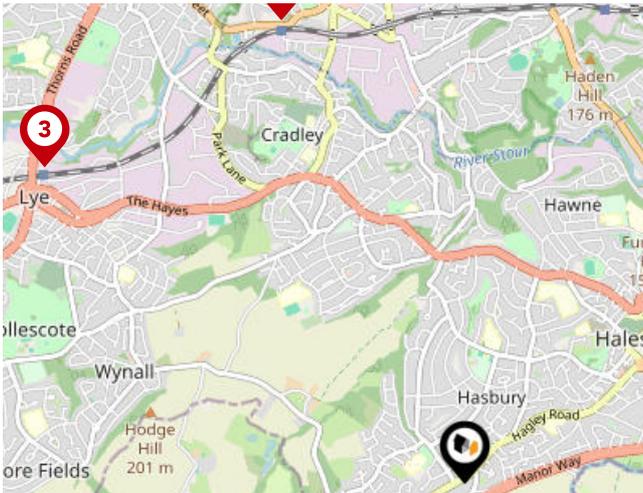
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



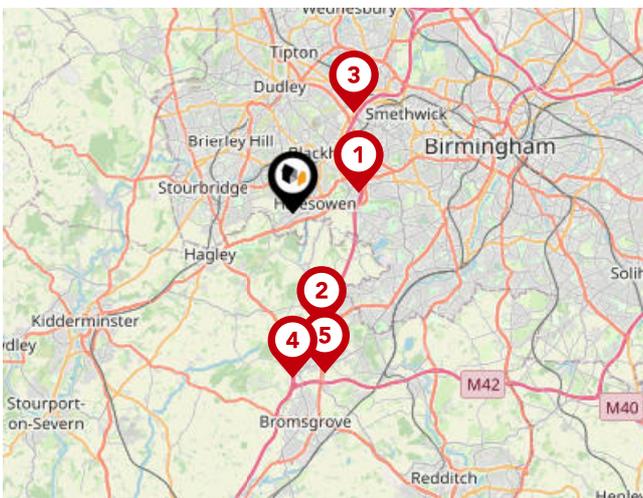
Primary Classifications (Most Common Clay Types)

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



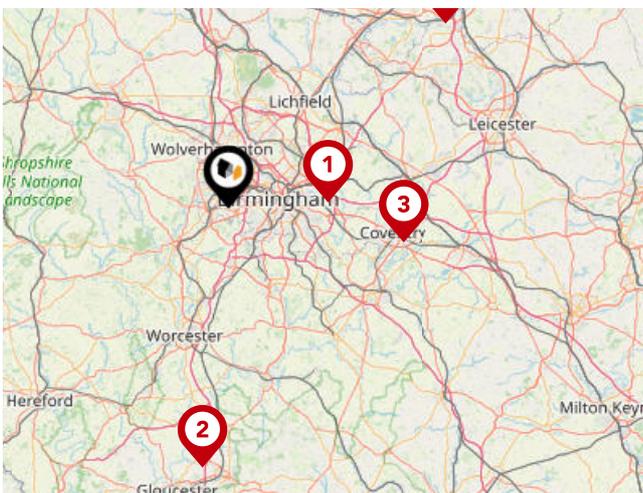
National Rail Stations

Pin	Name	Distance
1	Old Hill Rail Station	2.29 miles
2	Cradley Heath Rail Station	2.26 miles
3	Lye (West Midlands) Rail Station	2.37 miles



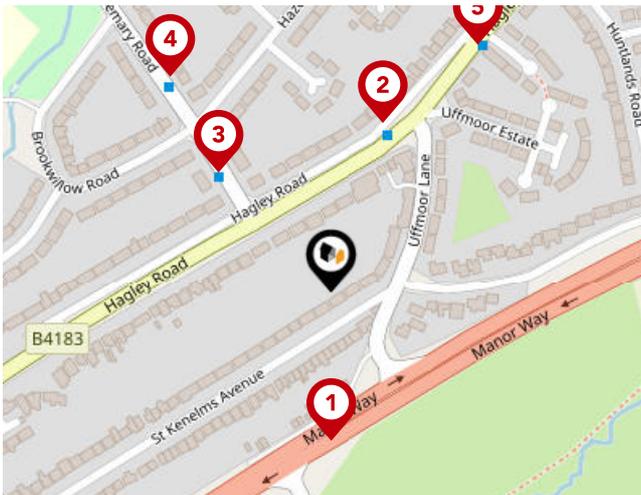
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J3	2.5 miles
2	M5 J4	4.31 miles
3	M5 J2	4.28 miles
4	M5 J4A	5.95 miles
5	M42 J1	5.9 miles



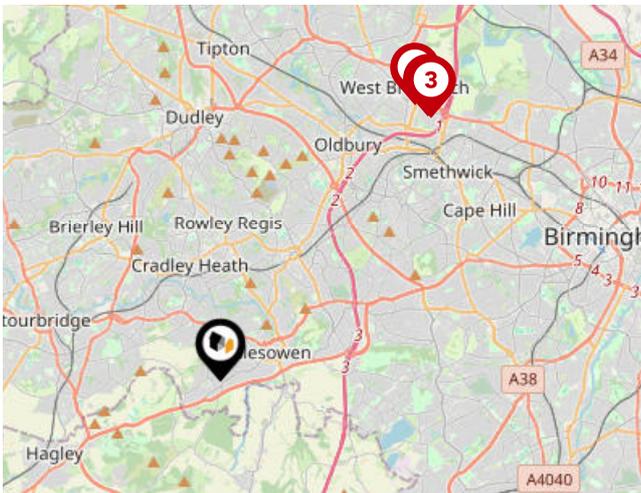
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	14.36 miles
2	Staverton	37.96 miles
3	Baginton	25.64 miles
4	East Mids Airport	41.08 miles



Bus Stops/Stations

Pin	Name	Distance
1	Uffmoor Lane	0.08 miles
2	Uffmoor Lane	0.1 miles
3	Brookwillow Rd	0.09 miles
4	Brookwillow Rd	0.15 miles
5	Uffmoor Lane	0.16 miles



Local Connections

Pin	Name	Distance
1	Trinity Way (Midland Metro Stop)	6.12 miles
2	Kenrick Park (Midland Metro Stop)	6.09 miles
3	Kenrick Park (Midland Metro Stop)	6.11 miles



Dean Coleman Powered By eXp

Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

Testimonial 1



We had a first class experience from start to finish. Our agent was professional, knowledgeable, experienced and a very friendly person. Im sure his nature and professionalism attributed to selling our house in under a week. After the first viewings our hose was sold, for asking price. The whole timescale to sell took around 12 weeks and Dean was amazing. I had his number and could message about anything, no matter how trivial.

Testimonial 2



I would highly recommend Dean, Very good at booking viewings and working around what suited me. Dean certainly knew his stuff! He made the whole process so much easier and explained everything clearly along the way. He always answered the phone and we never felt like he was too busy or uninterested even though he had loads of other properties to deal with. He had a wealth of experience and always kept us up to date with what was going on.

Testimonial 3



We have just sold our property and I couldn't be happier with the process. Dean has been fantastic throughout the process, he really went the extra mile in terms of helping out with various enquiries to organising the key handover, he really made a difference during the sale and gave the process a personal touch. Would highly recommend Dean!

Important - Please Read

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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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Dean Coleman Powered By eXp Data Quality

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



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