

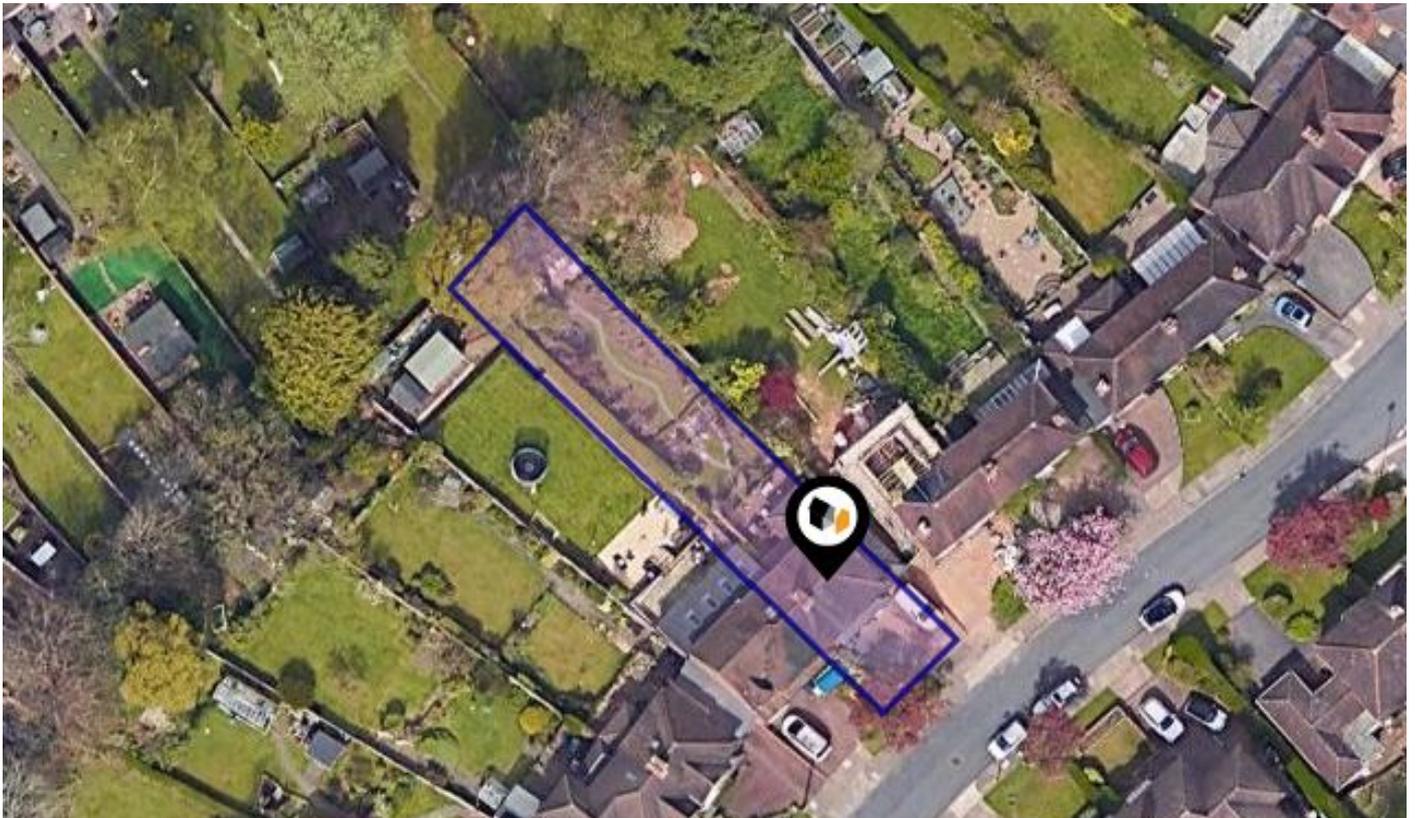


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 29th January 2026



CLAINES ROAD, BIRMINGHAM, B31

Guide Price : £550,000

Dean Coleman Powered By eXp

Birmingham

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

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Set on one of Bournville Village Trust's most desirable, tree-lined roads, Claines Road offers a rare blend of character, space and lifestyle. Just a short walk from the stunning open greenery of Rowheath Park and Pavilion, with its beautiful lake and wildlife, this is a home that truly embraces its surroundings.

To the front of this Freehold, extended semi-detached home, there is off-road parking for multiple vehicles along with a garage to the side. A double-glazed porch opens into a warm and welcoming hallway, complete with underfloor-heated, Porcelanosa-tiled flooring. From here, there is access to a modernised guest WC, two reception rooms and the impressive kitchen diner.

The front lounge is full of charm and comfort, featuring a log burner with exposed brick surround, beautiful wooden flooring and a double-glazed bay window with window seat and storage – the perfect spot to watch the world go by. To the rear is a second reception room, extended and flooded with natural light, enjoying another log burner with exposed brick surround, original wooden flooring, bespoke shelving to either side of the chimney breast and doors leading directly onto the patio. Both reception rooms are beautifully styled, creating spaces that feel vibrant yet cosy and relaxing.

The heart of the home is undoubtedly the extended kitchen diner and lounge area overlooking the garden. Light, airy and designed for modern family living, it features a range of freestanding units and wall cupboards, a central island with Belfast sink, a large range-style oven with gas hob and extractor, space for appliances and a door into the garage. French doors open out to the garden, while underfloor-heated, Porcelanosa-tiled flooring completes this superb entertaining space.

Upstairs, the light and airy theme continues from the landing, which benefits from a side window. There are three generous bedrooms, two boasting original feature fireplaces, along with a stunning, fully tiled, modern shower room.

The rear garden is a real highlight. Private and fence enclosed, there is a large composite decked terrace that provides the perfect space for entertaining, family gatherings and summer BBQs. Steps lead down to a generous lawn, framed by mature shrubs, bushes and trees, with a charming brick pathway winding to the bottom of the garden where a further patio area and a brick-built pizza oven await – a fantastic finishing touch for outdoor living.

A beautiful family home in an exceptional setting, offering space, warmth, character and lifestyle in equal measure.

For more details of the locations highly regarded schools and excellent transport links, take a look at the Key Facts For Buyers brochure.

Note: this home is FREEHOLD with an open Lease which is to be closed by the current owners legal team in due course.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,190 ft ² / 110 m ²
Plot Area:	0.11 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,245
Title Number:	WM804376

Guide Price:	£550,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

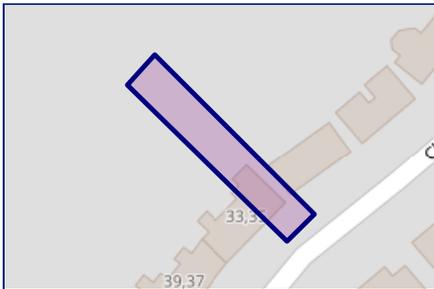
This Address



Planning records for: *Claines Road, Birmingham, B31*

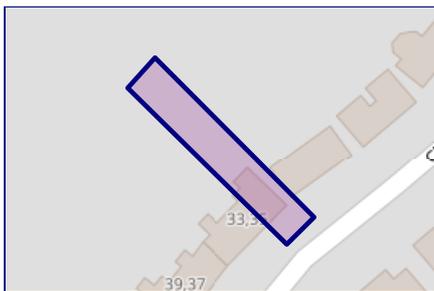
Reference - 2003/06602/PA	
Decision:	Decided
Date:	03rd November 2003
Description:	Erection of single storey extension to side and rear.

Freehold Title Plan



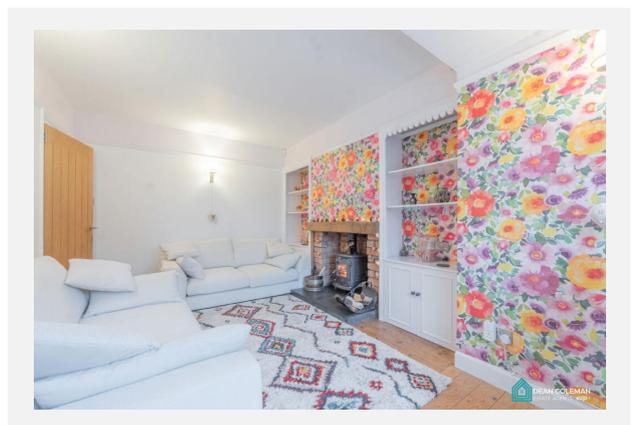
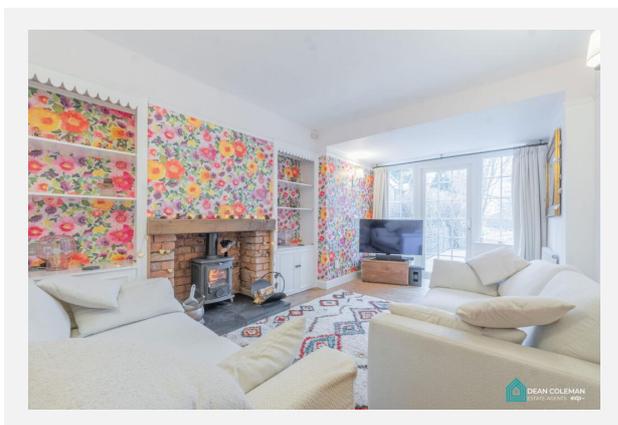
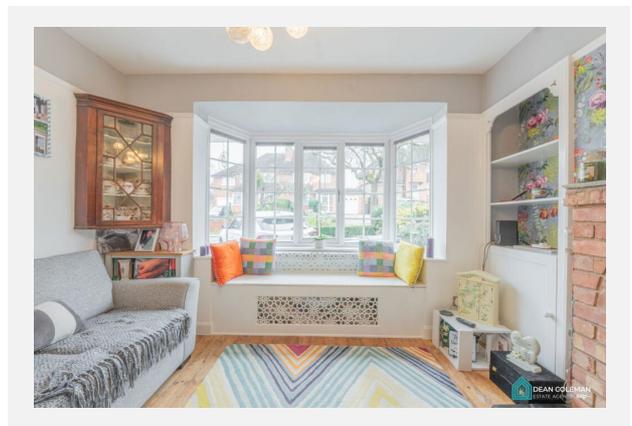
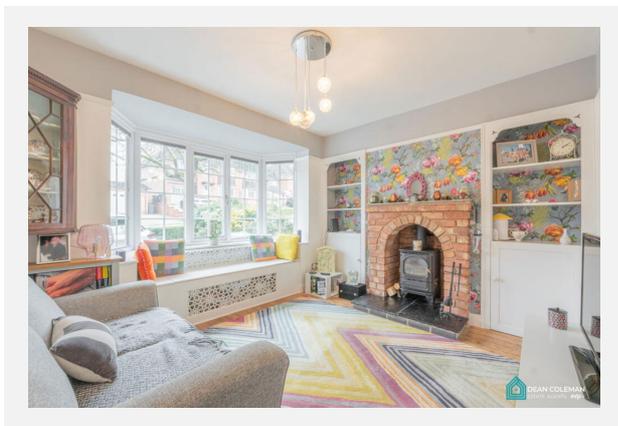
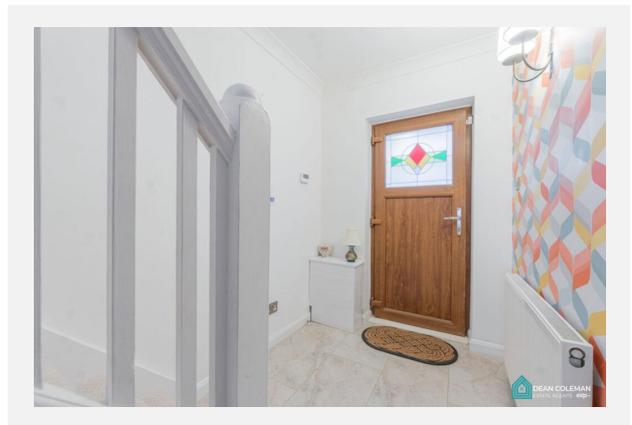
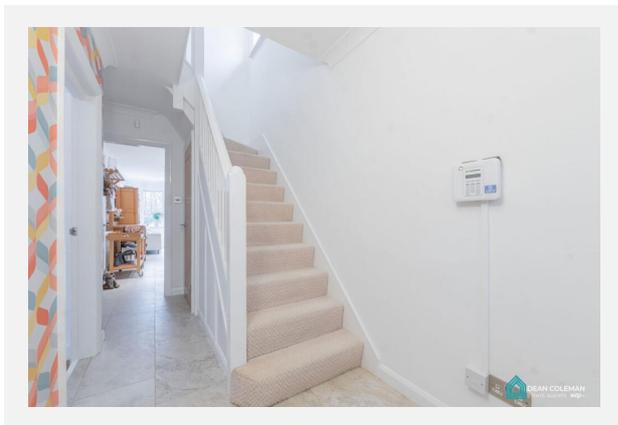
WM804376

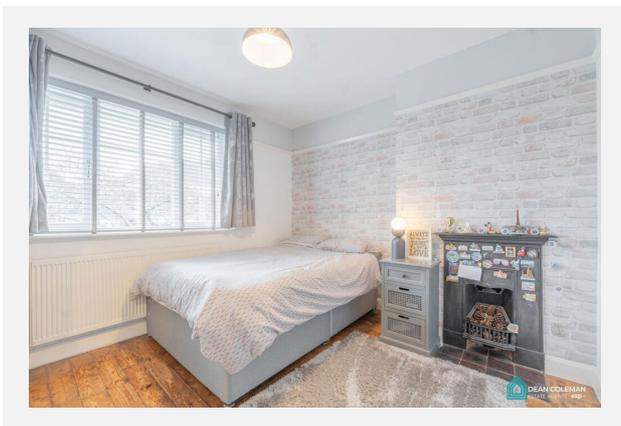
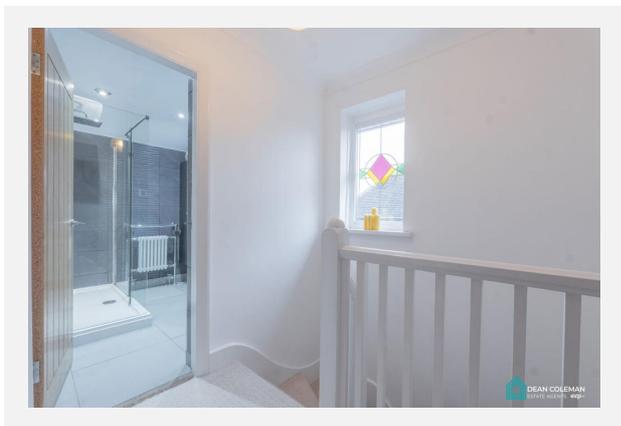
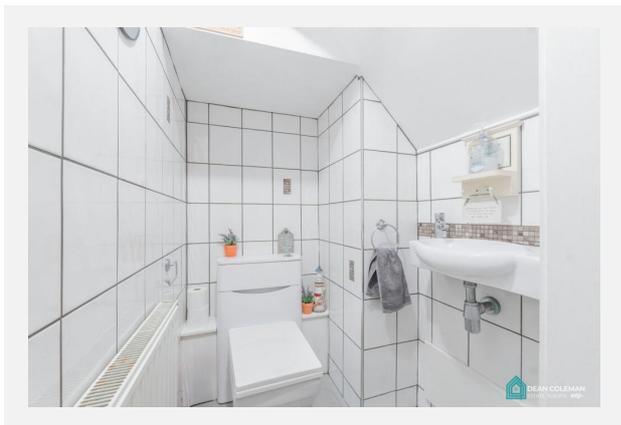
Leasehold Title Plan

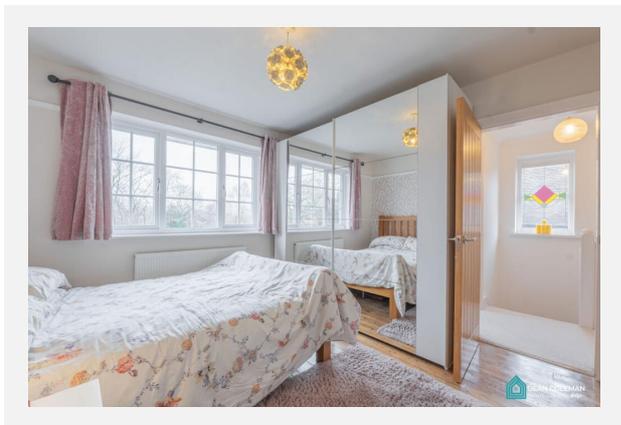


WM815350

Start Date: 15/07/1936
End Date: 01/07/2035
Lease Term: 99 years from 1 July 1936
Term Remaining: 9 years



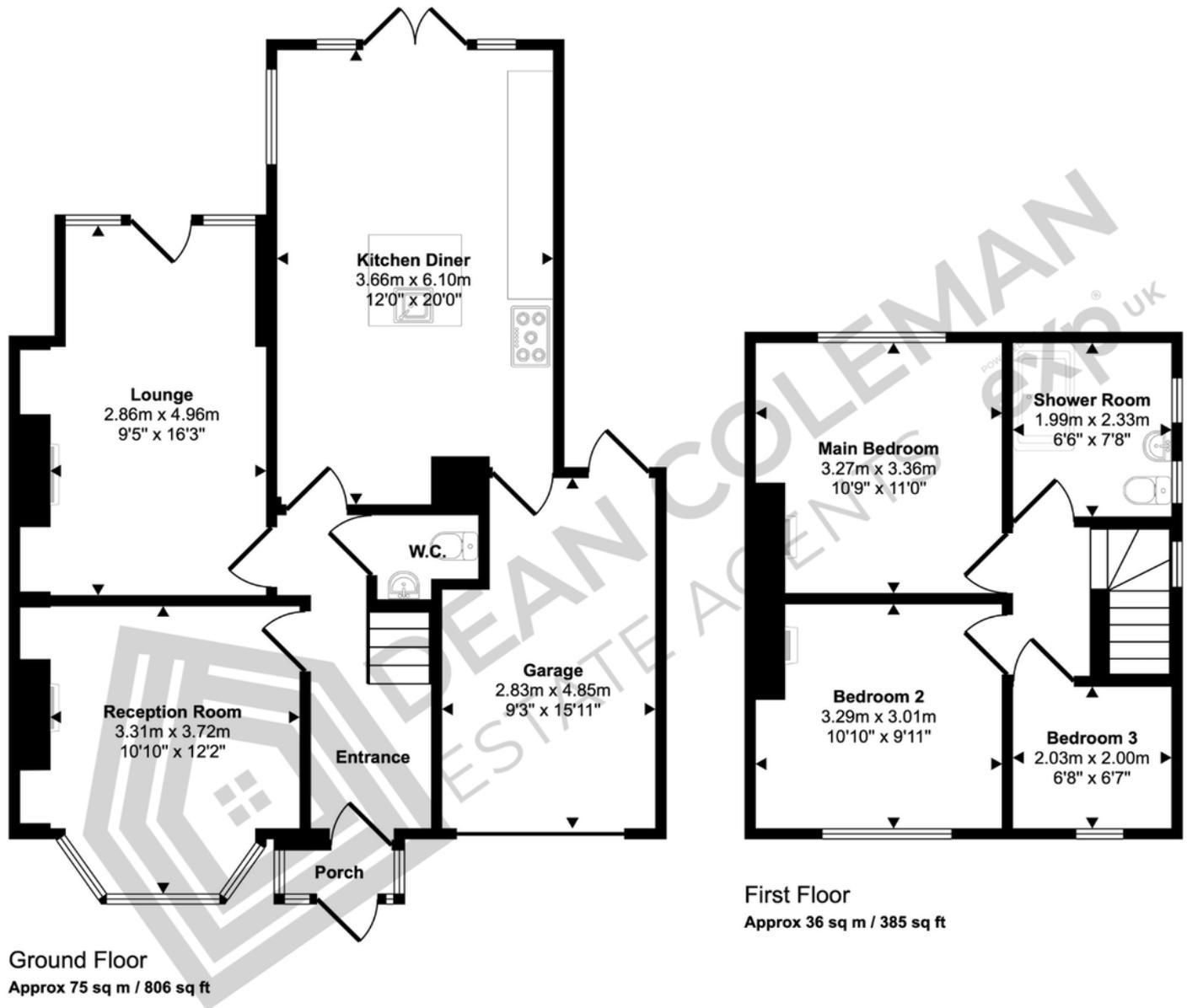






CLAINES ROAD, BIRMINGHAM, B31

Approx Gross Internal Area
111 sq m / 1190 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.

BIRMINGHAM, B31

Energy rating

D

Valid until 01.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	98 m ²

16, Claines Road, Birmingham, B31 2EE

Last Sold Date: 16/12/2024
Last Sold Price: £440,000

32, Claines Road, Birmingham, B31 2EE

Last Sold Date: 24/02/2023
Last Sold Price: £495,000

29, Claines Road, Birmingham, B31 2EE

Last Sold Date:	01/08/2022	30/08/2013	24/08/2006
Last Sold Price:	£375,000	£238,000	£210,000

42, Claines Road, Birmingham, B31 2EE

Last Sold Date: 29/06/2022
Last Sold Price: £400,000

23, Claines Road, Birmingham, B31 2EE

Last Sold Date:	28/04/2022	16/11/2015	02/06/1997
Last Sold Price:	£570,000	£370,000	£74,000

9, Claines Road, Birmingham, B31 2EE

Last Sold Date:	24/06/2021	18/08/2006
Last Sold Price:	£451,000	£247,500

49, Claines Road, Birmingham, B31 2EE

Last Sold Date: 04/03/2021
Last Sold Price: £420,000

8, Claines Road, Birmingham, B31 2EE

Last Sold Date:	26/02/2021	04/10/2019	09/02/2007
Last Sold Price:	£431,000	£375,000	£260,000

22, Claines Road, Birmingham, B31 2EE

Last Sold Date: 14/01/2019
Last Sold Price: £300,000

5, Claines Road, Birmingham, B31 2EE

Last Sold Date:	25/11/2015	25/01/2008	20/12/2001
Last Sold Price:	£290,000	£247,500	£90,000

34, Claines Road, Birmingham, B31 2EE

Last Sold Date:	16/07/2015	18/01/2008	29/02/1996
Last Sold Price:	£325,000	£292,000	£68,000

38, Claines Road, Birmingham, B31 2EE

Last Sold Date:	27/01/2014	05/04/2007
Last Sold Price:	£297,500	£265,000

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

35, Claines Road, Birmingham, B31 2EE

Last Sold Date: 06/12/2013
Last Sold Price: £321,000

11, Claines Road, Birmingham, B31 2EE

Last Sold Date:	20/09/2013	11/08/2006	07/09/1998
Last Sold Price:	£299,950	£280,000	£111,000

36, Claines Road, Birmingham, B31 2EE

Last Sold Date:	14/12/2012	31/10/2003	14/06/1996
Last Sold Price:	£283,000	£230,000	£96,000

21, Claines Road, Birmingham, B31 2EE

Last Sold Date: 24/04/2012
Last Sold Price: £246,500

53, Claines Road, Birmingham, B31 2EE

Last Sold Date:	03/02/2012	18/02/2000
Last Sold Price:	£285,000	£149,000

40, Claines Road, Birmingham, B31 2EE

Last Sold Date: 28/07/2010
Last Sold Price: £305,000

7, Claines Road, Birmingham, B31 2EE

Last Sold Date:	01/05/2008	12/01/2001
Last Sold Price:	£210,000	£80,000

45, Claines Road, Birmingham, B31 2EE

Last Sold Date:	28/06/2007	13/07/2000
Last Sold Price:	£300,000	£186,750

2, Claines Road, Birmingham, B31 2EE

Last Sold Date:	13/01/2006	28/01/2005
Last Sold Price:	£250,000	£195,000

39, Claines Road, Birmingham, B31 2EE

Last Sold Date:	08/07/2005	26/07/2002	04/11/1997
Last Sold Price:	£270,000	£185,000	£90,000

12, Claines Road, Birmingham, B31 2EE

Last Sold Date: 01/06/2005
Last Sold Price: £285,000

51, Claines Road, Birmingham, B31 2EE

Last Sold Date: 08/12/2003
Last Sold Price: £180,000

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

33, Claines Road, Birmingham, B31 2EE

Last Sold Date: 22/08/2003
Last Sold Price: £130,000

1, Claines Road, Birmingham, B31 2EE

Last Sold Date: 01/07/2003
Last Sold Price: £242,500

20, Claines Road, Birmingham, B31 2EE

Last Sold Date:	09/04/2003	20/12/2002
Last Sold Price:	£235,000	£168,000

24, Claines Road, Birmingham, B31 2EE

Last Sold Date:	08/03/2002	05/09/2001
Last Sold Price:	£137,000	£99,950

47, Claines Road, Birmingham, B31 2EE

Last Sold Date:	21/08/2001	17/06/1997
Last Sold Price:	£155,000	£99,950

26, Claines Road, Birmingham, B31 2EE

Last Sold Date: 09/10/1998
Last Sold Price: £42,300

44, Claines Road, Birmingham, B31 2EE

Last Sold Date: 07/08/1998
Last Sold Price: £103,000

30, Claines Road, Birmingham, B31 2EE

Last Sold Date: 12/06/1998
Last Sold Price: £109,950

25, Claines Road, Birmingham, B31 2EE

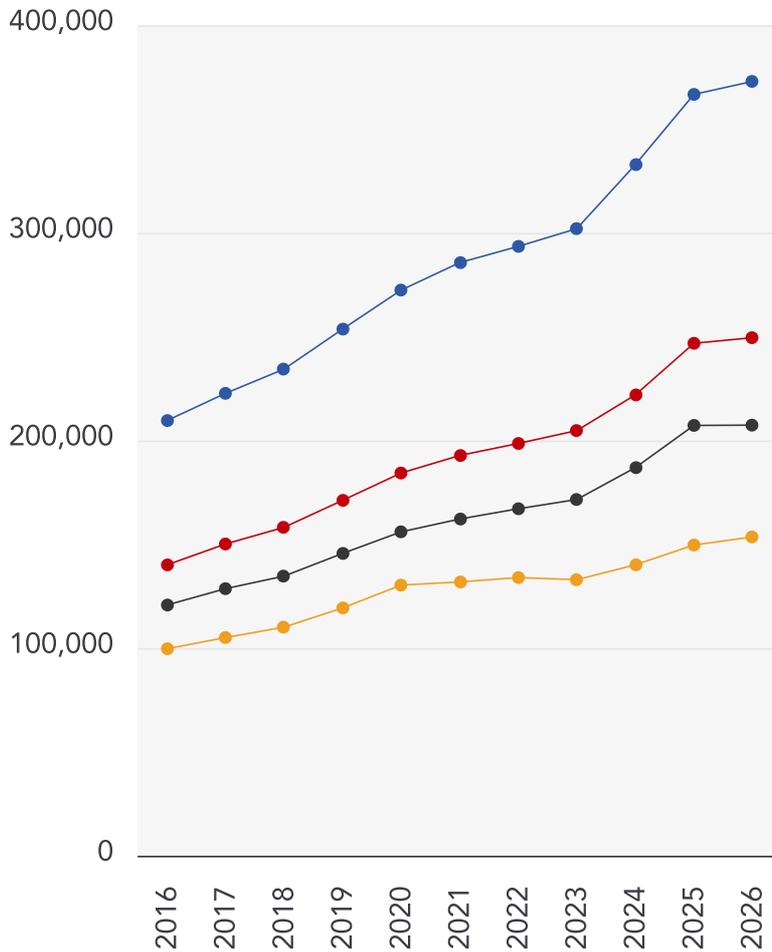
Last Sold Date: 05/07/1996
Last Sold Price: £75,000

17, Claines Road, Birmingham, B31 2EE

Last Sold Date: 12/05/1995
Last Sold Price: £80,000

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 B31



Detached

+77.95%

Semi-Detached

+78.12%

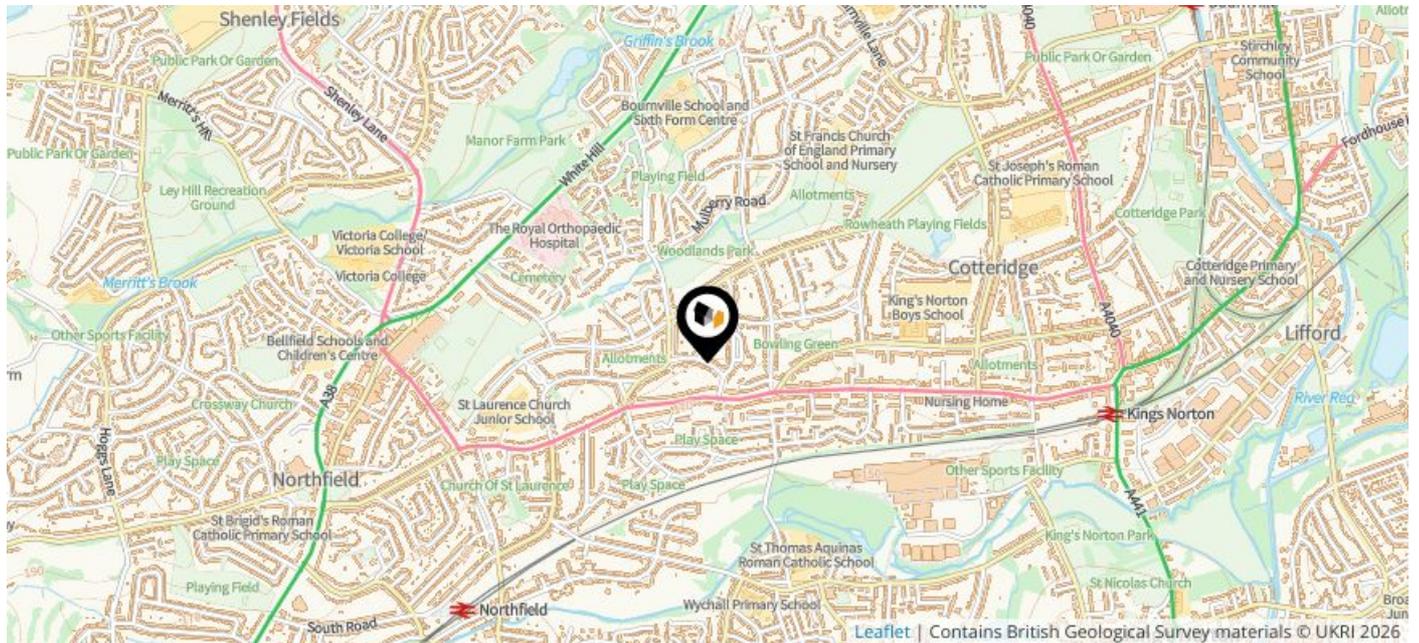
Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



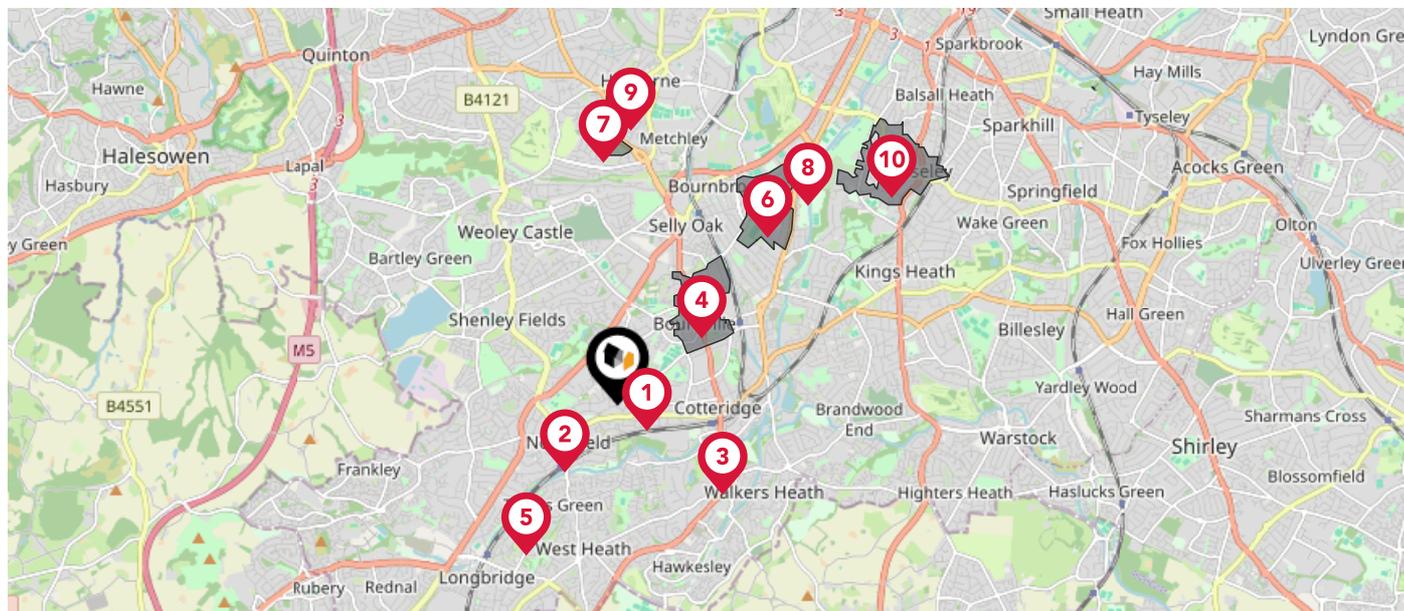
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

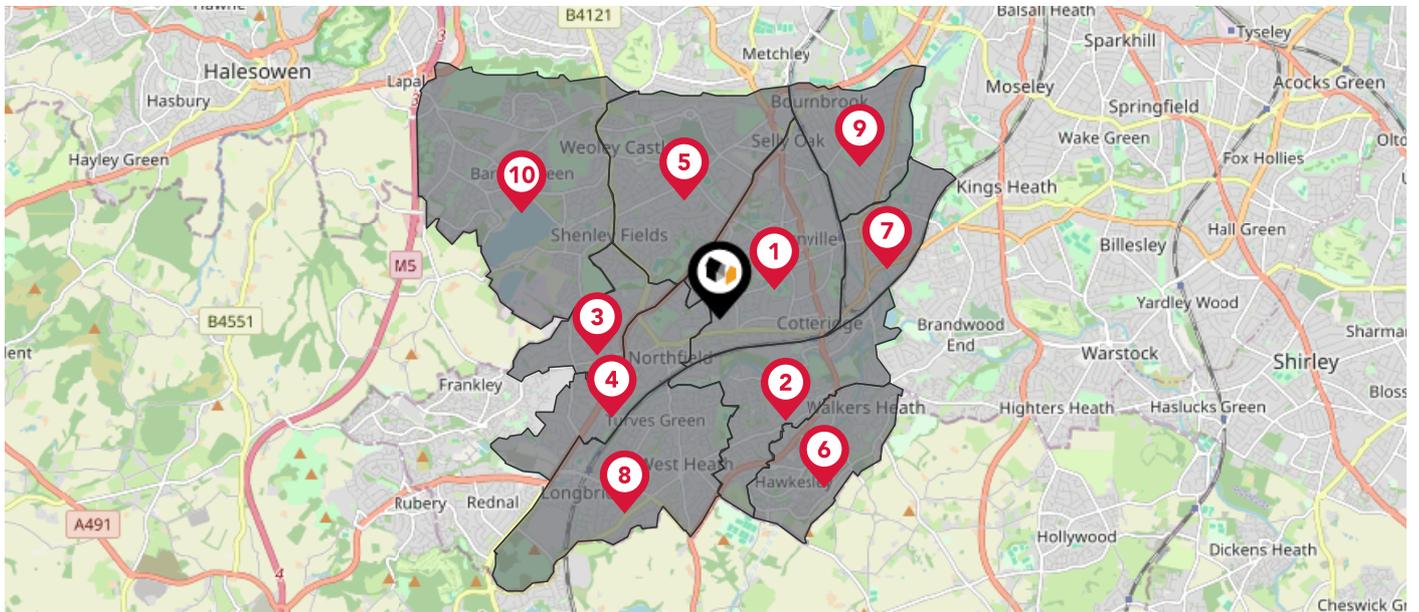
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

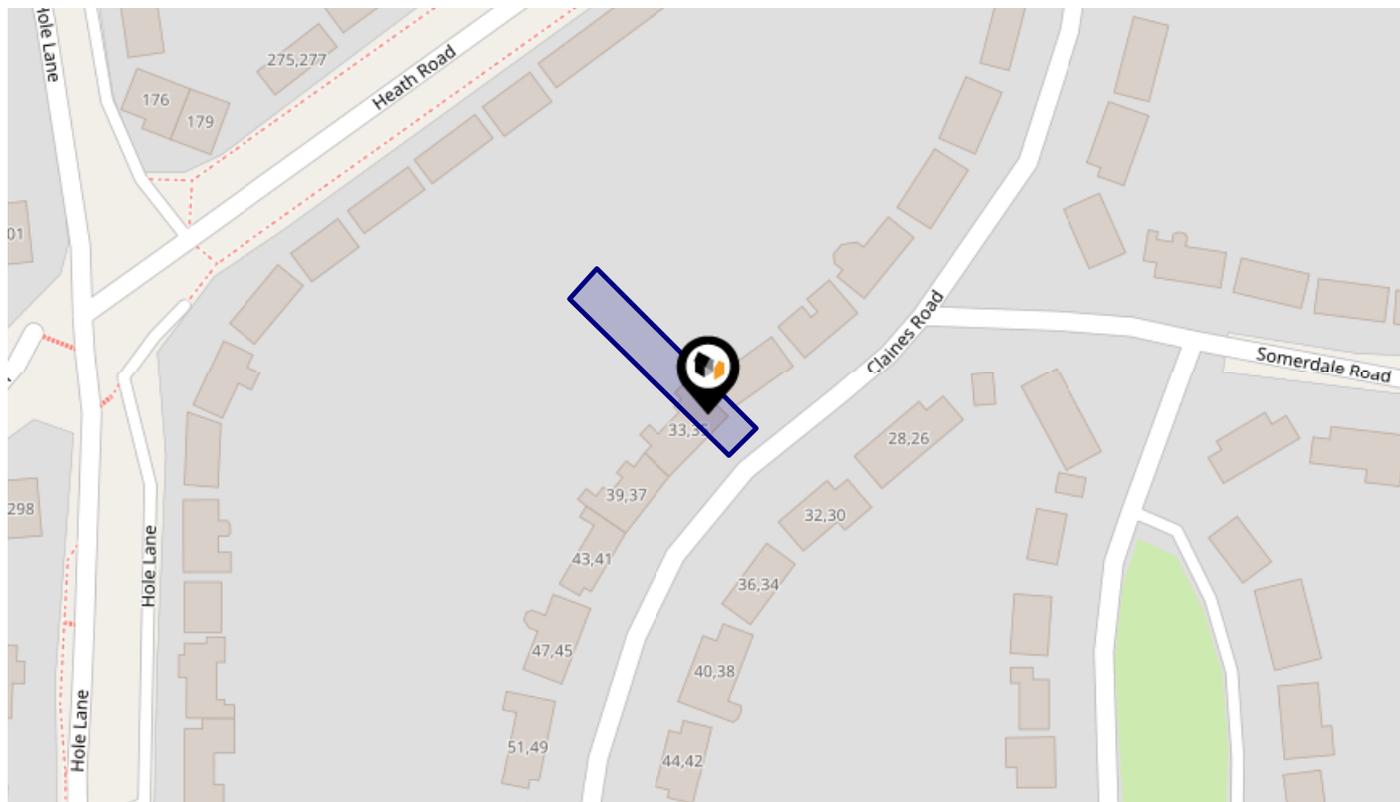
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

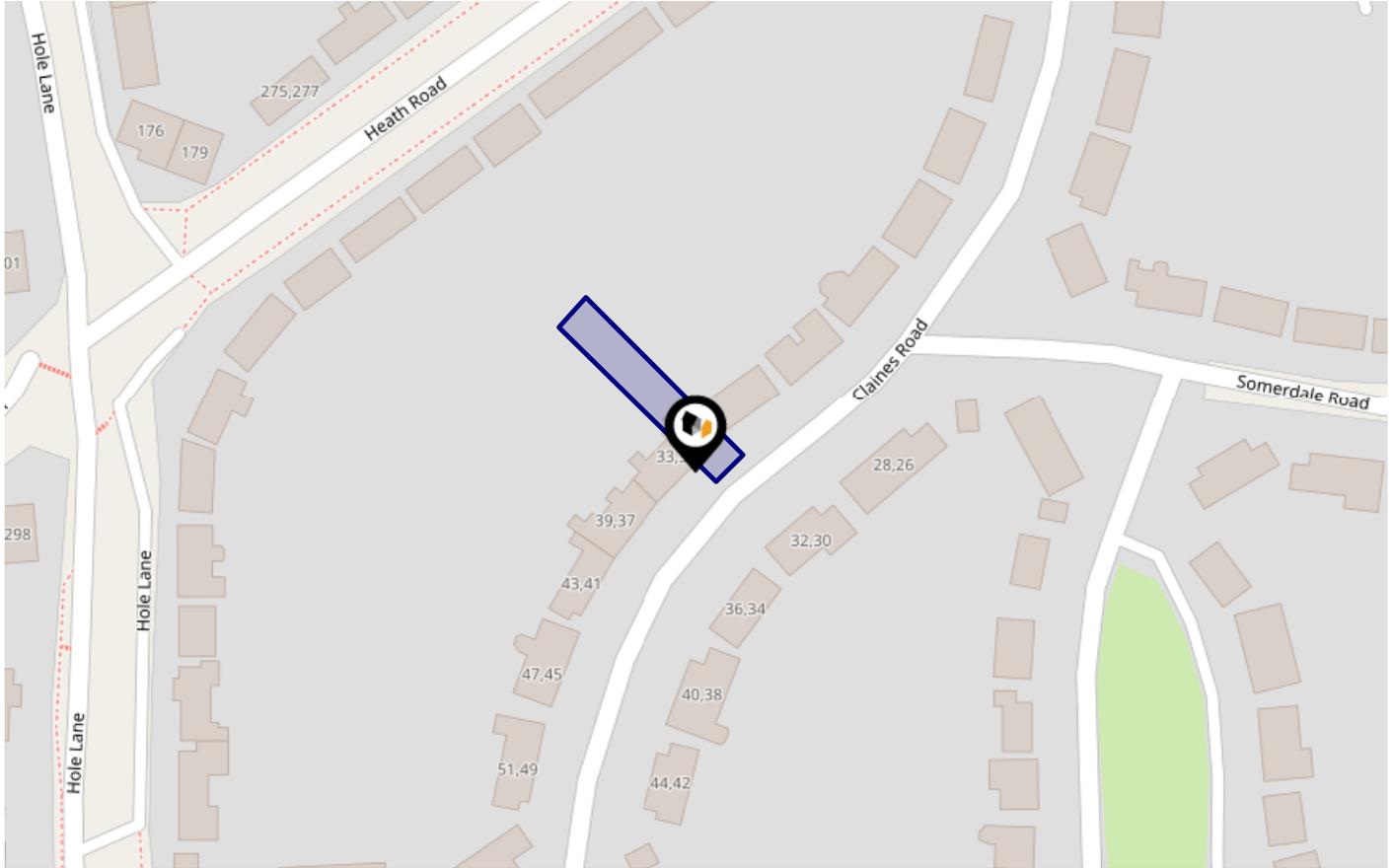
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

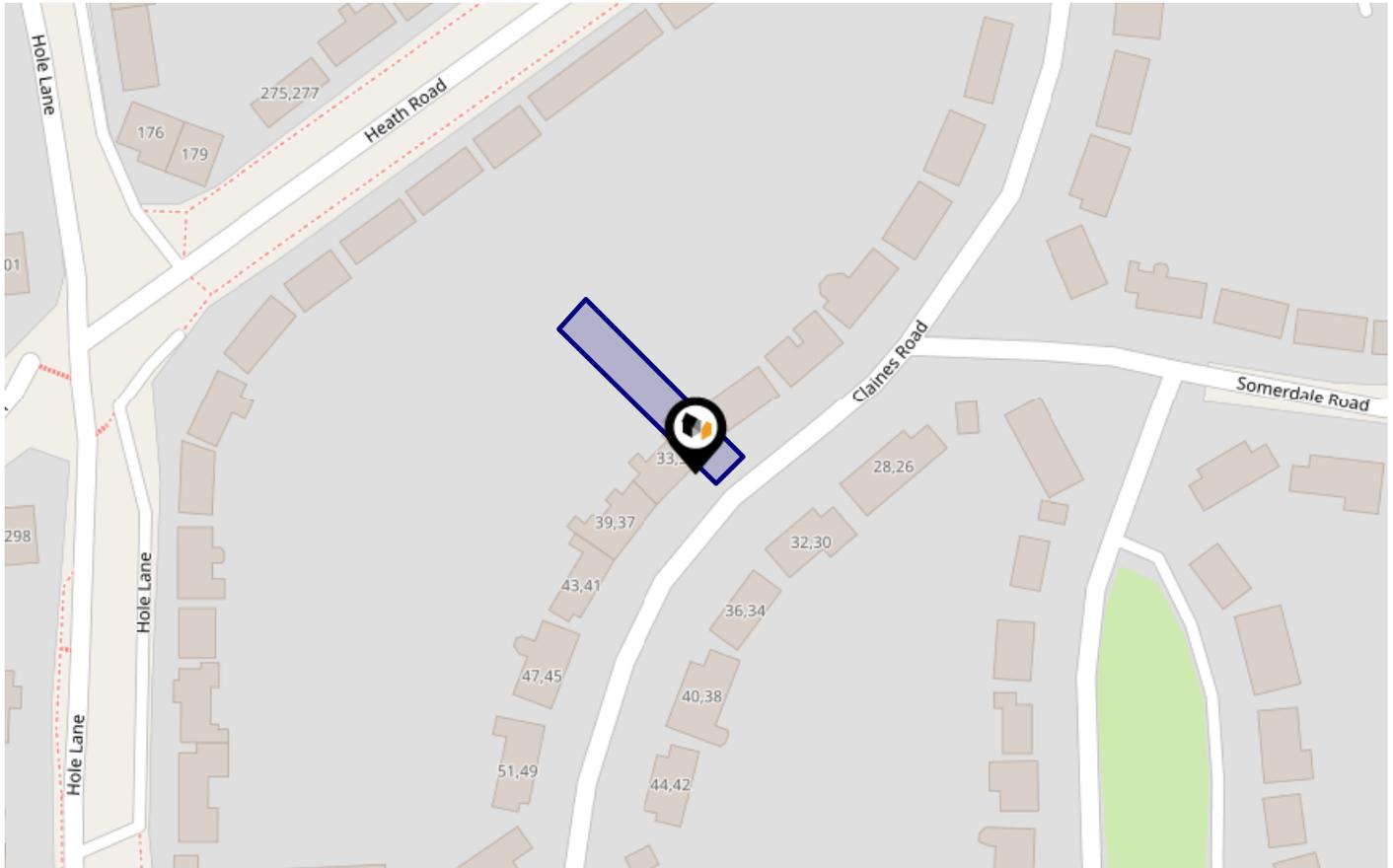
Chance of flooding to the following depths at this property:



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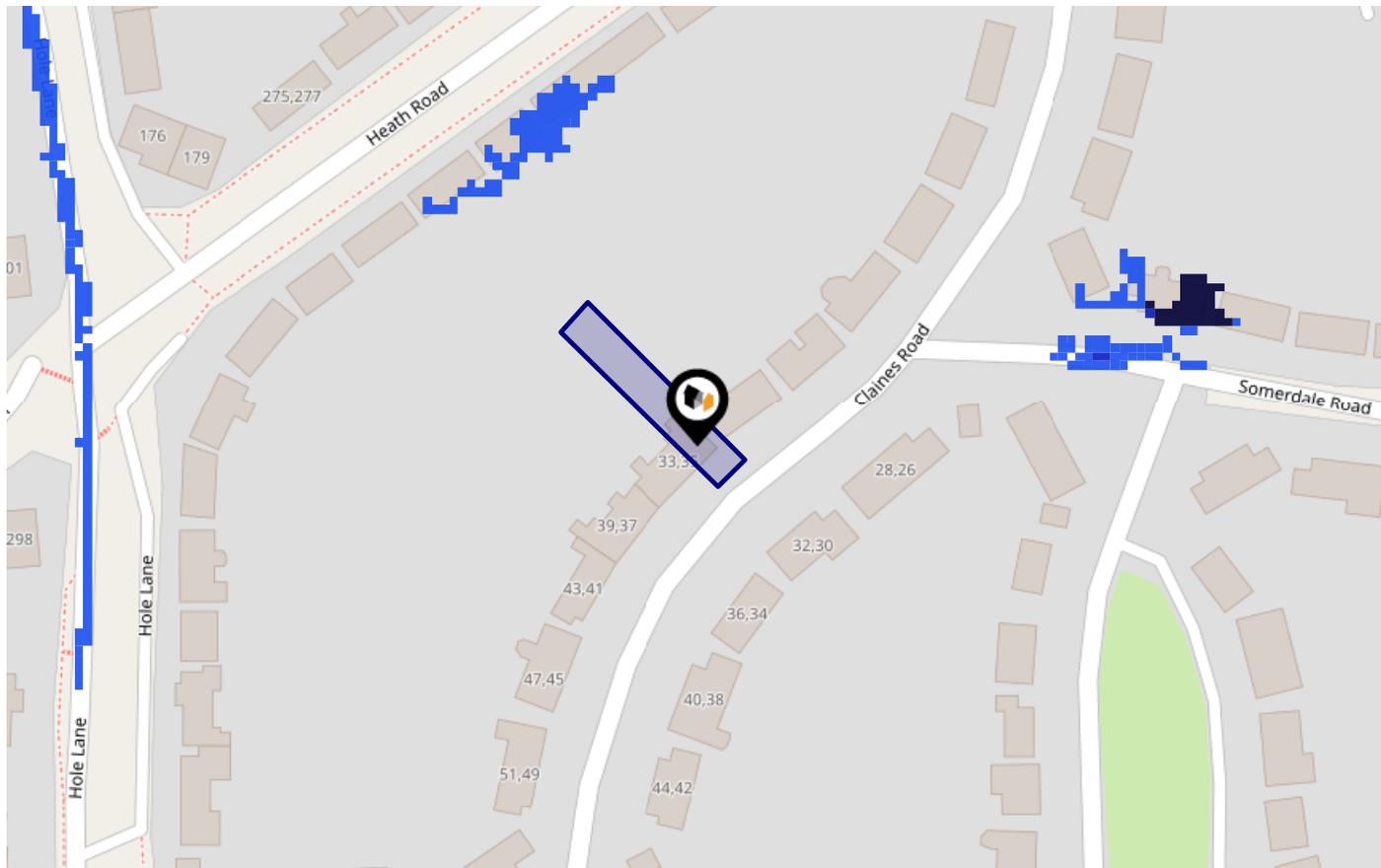
Chance of flooding to the following depths at this property:



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.

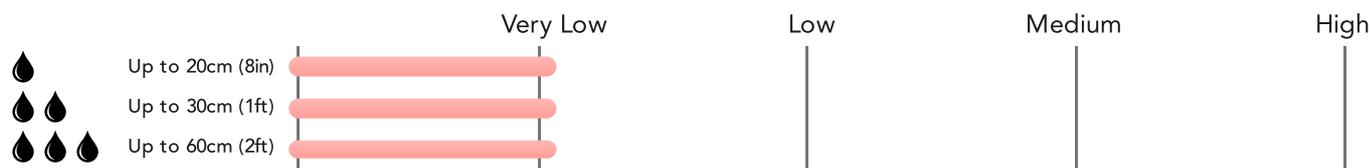


Risk Rating: Very low

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:

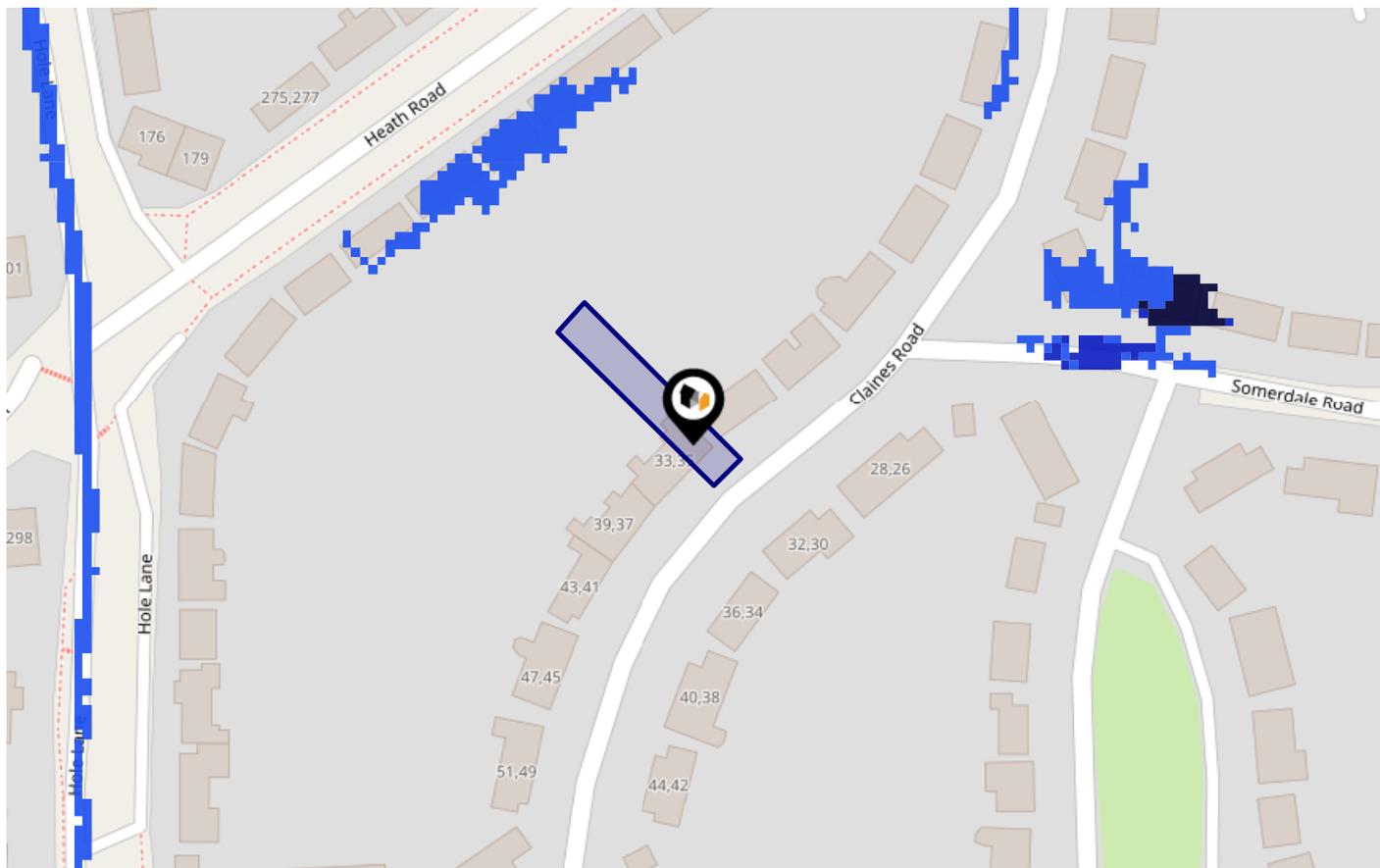


Flood Risk

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.

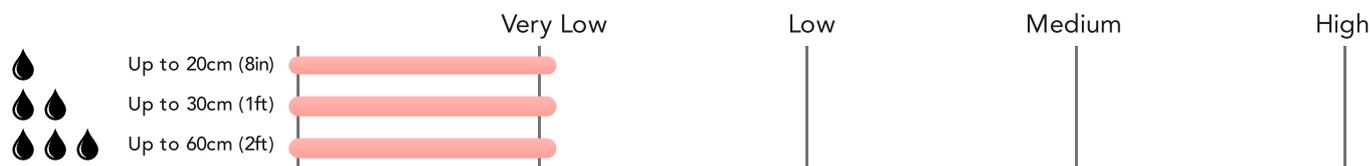


Risk Rating: **Very low**

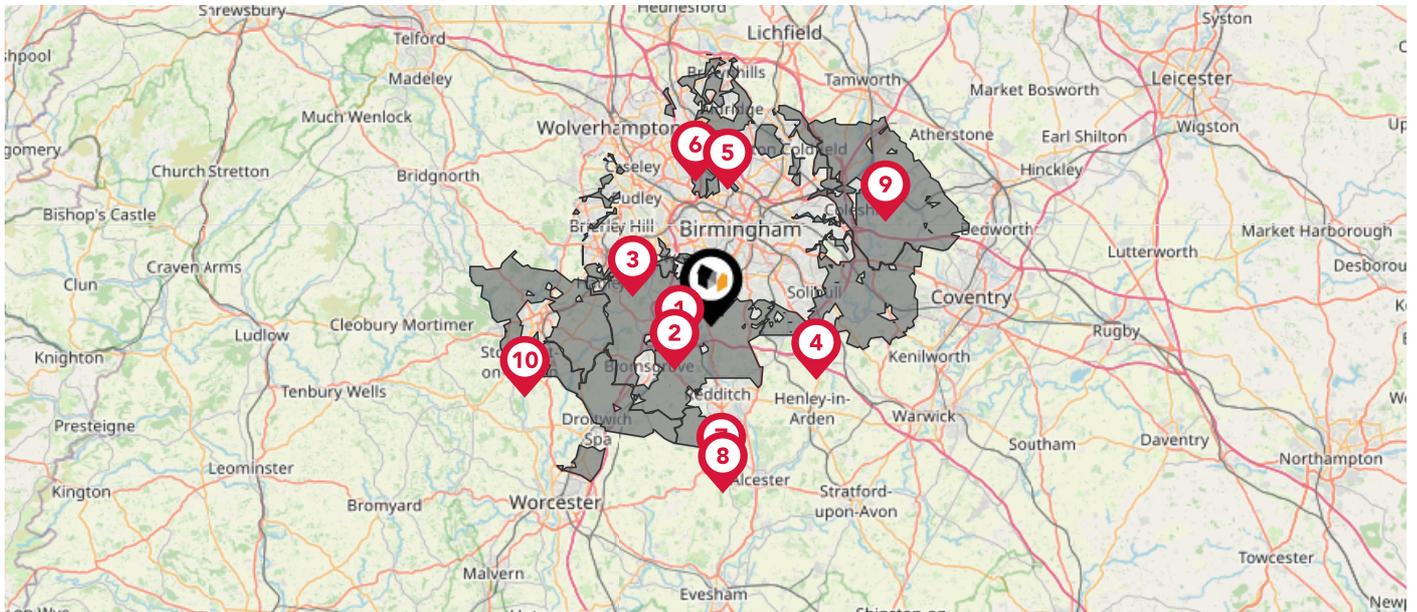
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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



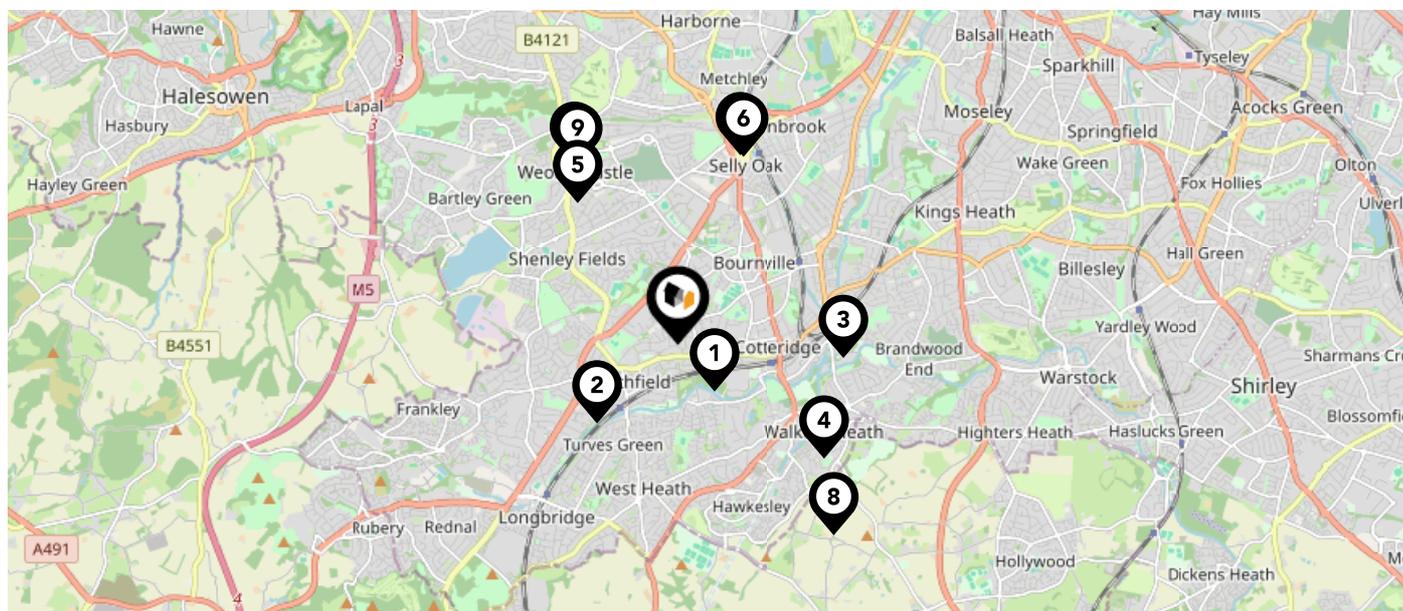
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

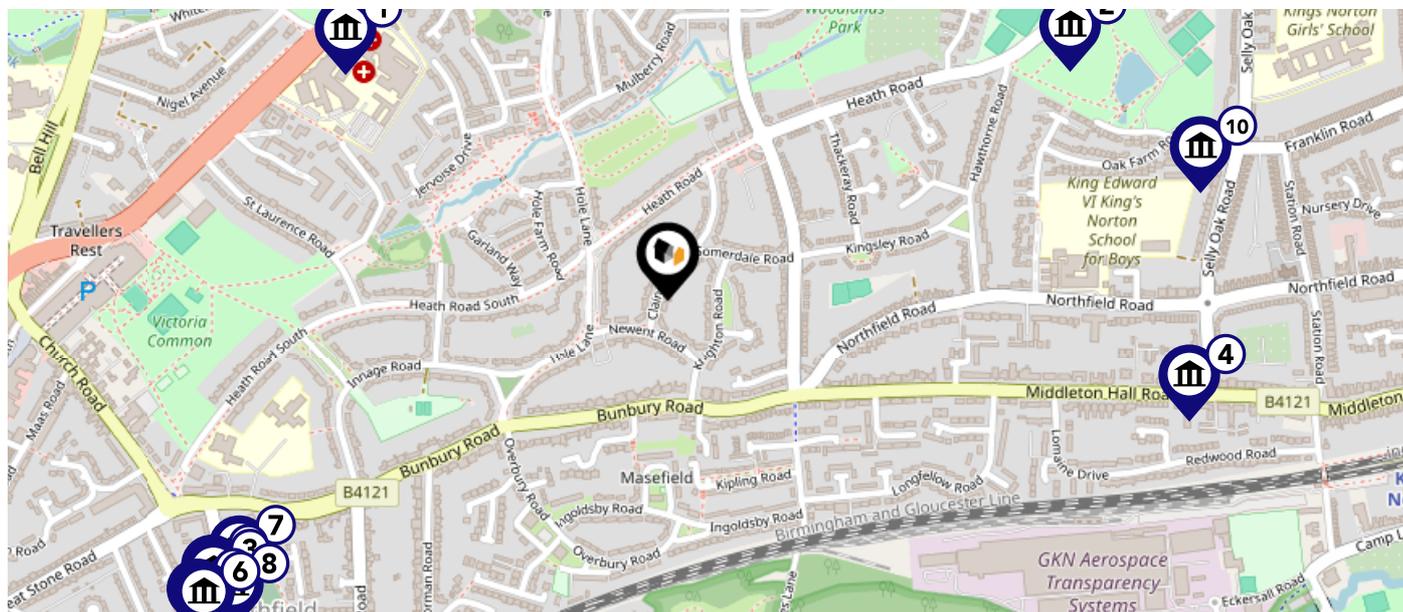
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



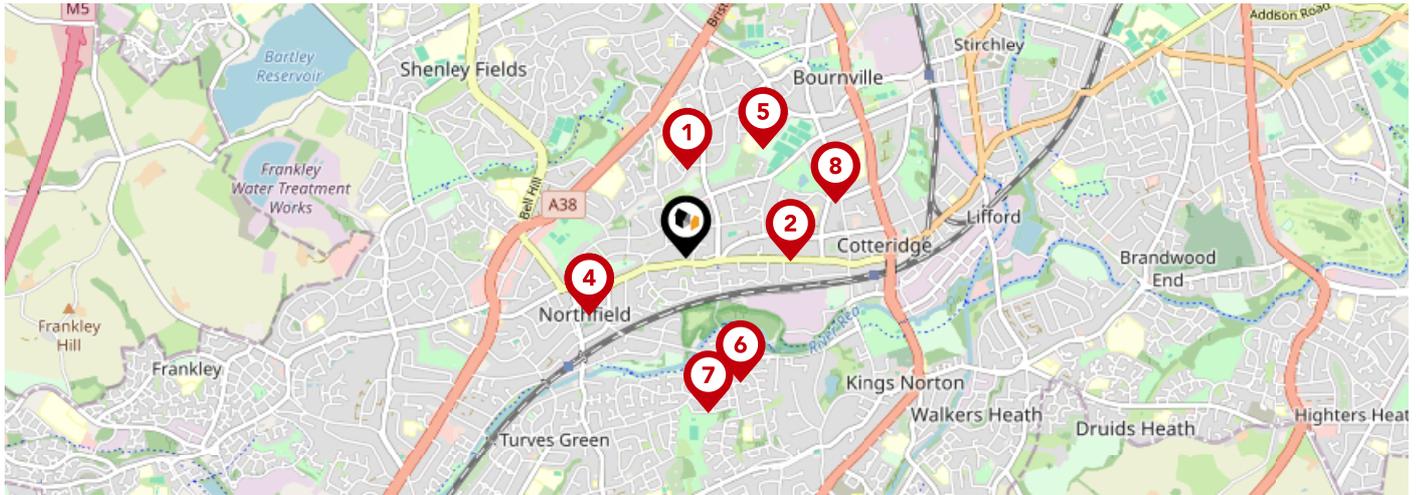
Nearby Landfill Sites

	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	
	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill	
	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	
	Former Brick and Tile Works-Ardath Road, Kings Norton, Birmingham, West Midlands	Historic Landfill	
	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	
	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	
	Icknield Street-Headley Heath, Wythall, Worcestershire	Historic Landfill	
	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill	
	Barnes Hill-Former Brickworks Site, Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill	

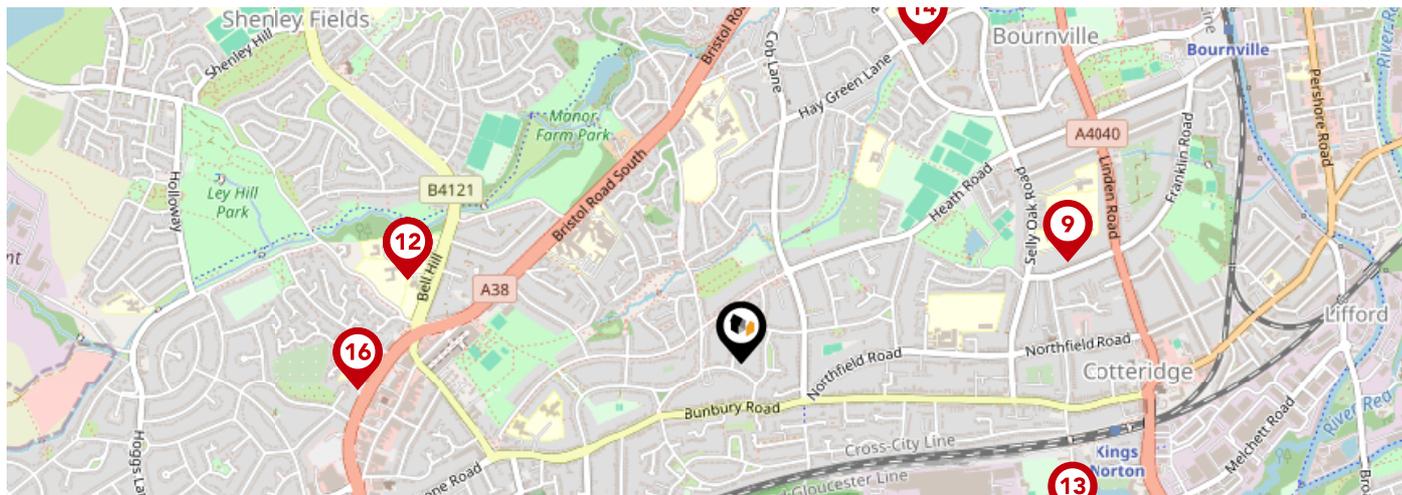
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1075730 - The Woodlands At The Royal Orthopaedic Hospital	Grade II	0.4 miles
 1438279 - Rowheath Pavilion	Grade II	0.5 miles
 1075657 - The Great Stone Public House	Grade II	0.6 miles
 1482102 - 114 Middleton Hall Road	Grade II	0.6 miles
 1343382 - Village Pound	Grade II	0.6 miles
 1075685 - Churchyard Wall To The Church Of St Laurence	Grade II	0.6 miles
 1220878 - Outhouse To The Rectory (now Garages) Between The Rectory And The Pastoral Centre	Grade II	0.6 miles
 1075684 - Church Of St Laurence	Grade I	0.6 miles
 1220726 - 6, Church Hill B31	Grade II	0.6 miles
 1220952 - Rowheath Farm Barn	Grade II	0.6 miles

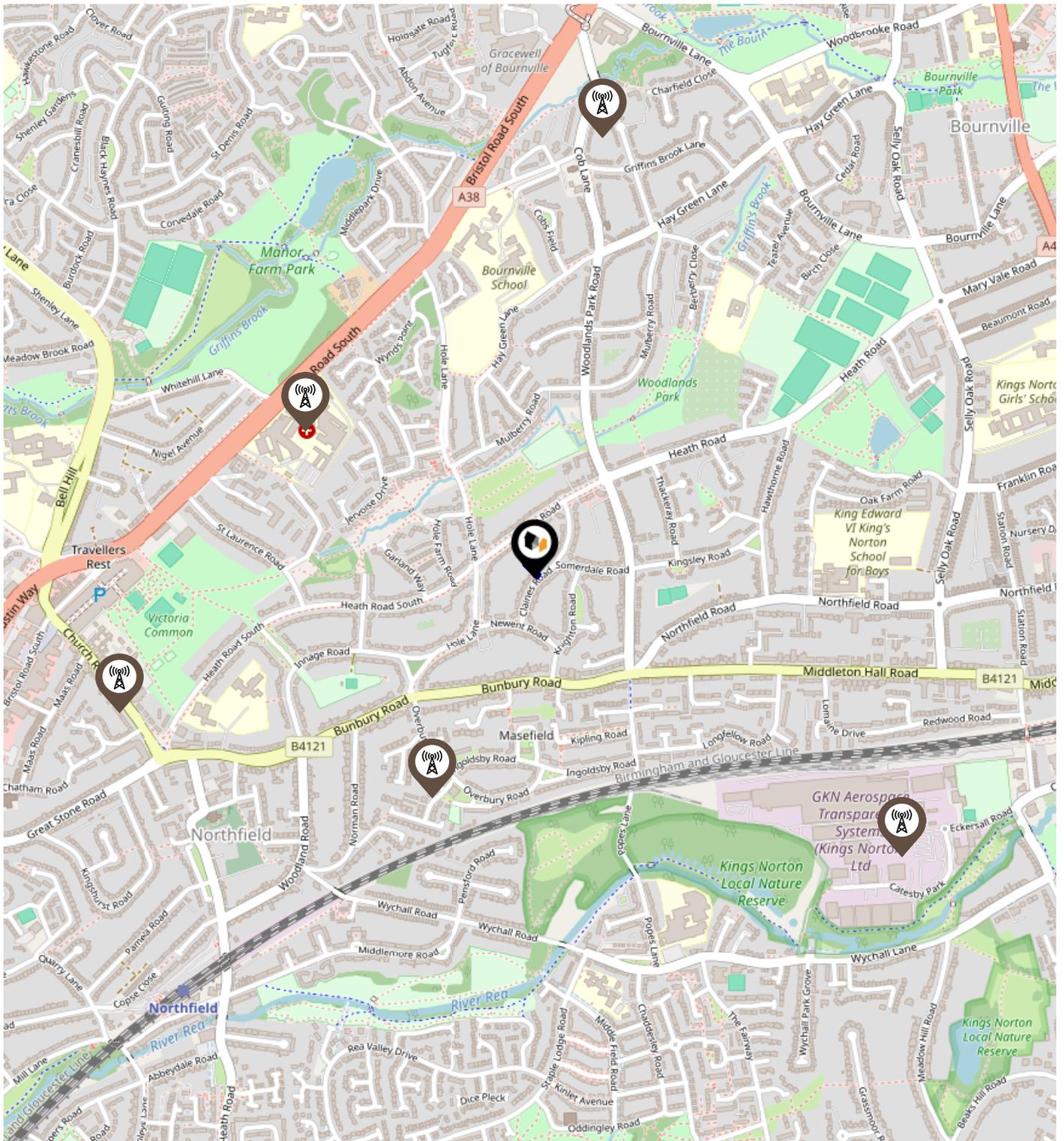


		Nursery	Primary	Secondary	College	Private
1	Bournville School Ofsted Rating: Requires improvement Pupils: 673 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Edward VI King's Norton School for Boys Ofsted Rating: Good Pupils: 812 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Laurence Church Infant School Ofsted Rating: Good Pupils: 268 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Laurence Church Junior School Ofsted Rating: Good Pupils: 359 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Francis Church of England Aided Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 221 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1172 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wychall Primary School Ofsted Rating: Good Pupils: 357 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Kings Norton Girls' School Ofsted Rating: Outstanding Pupils: 1073 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Victoria School Ofsted Rating: Outstanding Pupils: 223 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Victoria College Ofsted Rating: Requires improvement Pupils:0 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Longwill A Primary School for Deaf Children Ofsted Rating: Outstanding Pupils: 62 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.83	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dame Elizabeth Cadbury School Ofsted Rating: Good Pupils: 770 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bellfield Infant School (NC) Ofsted Rating: Good Pupils: 202 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bellfield Junior School Ofsted Rating: Good Pupils: 245 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

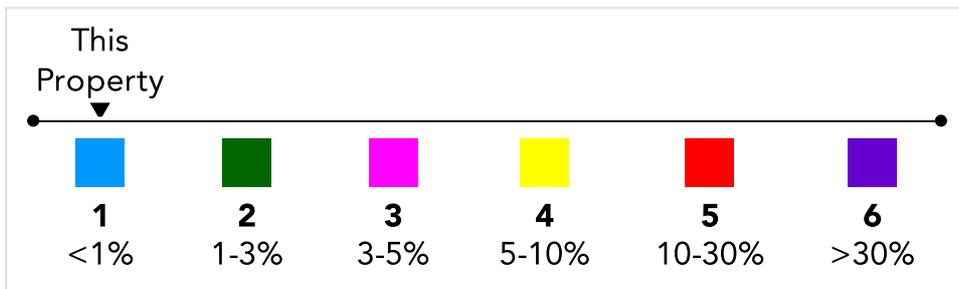
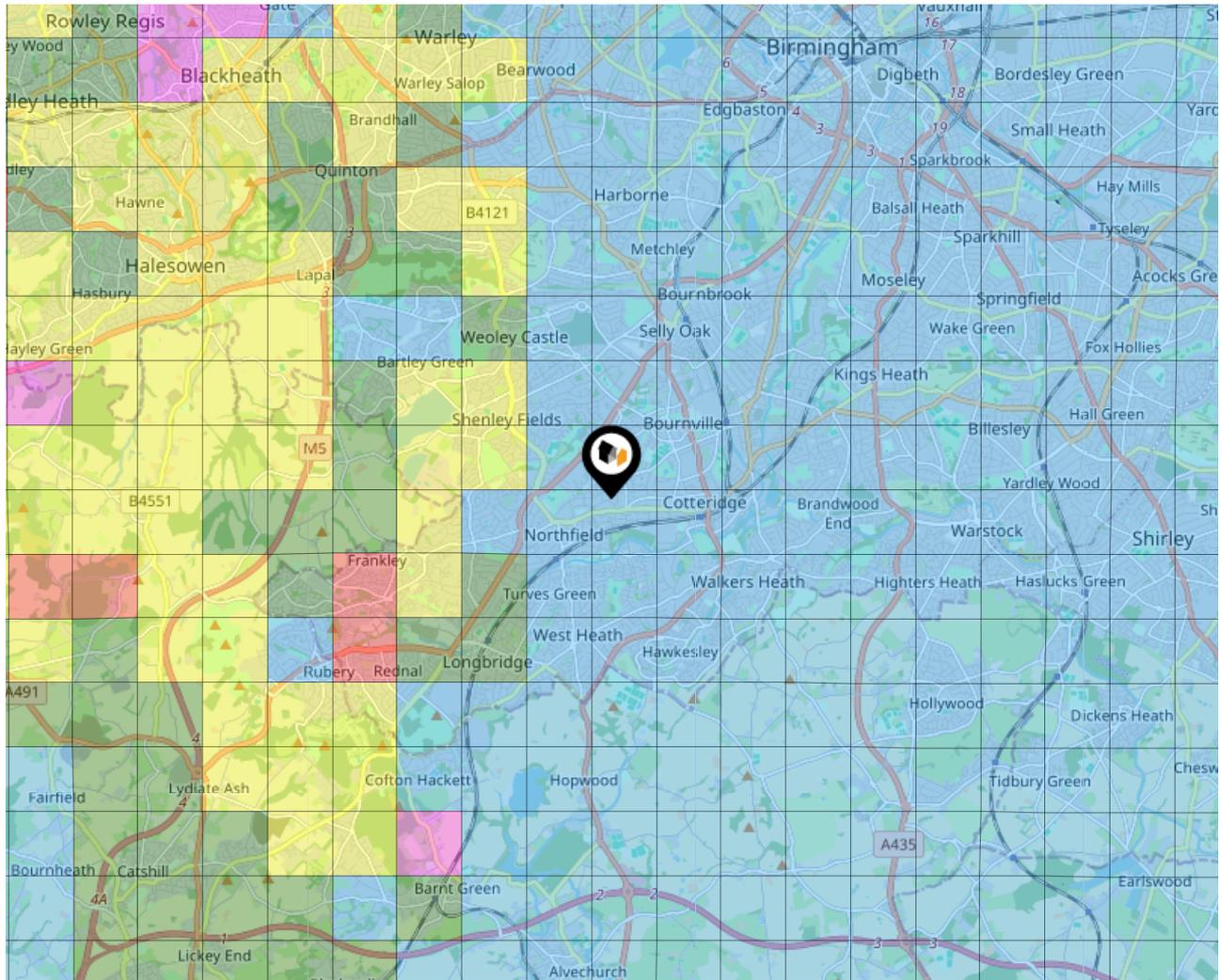


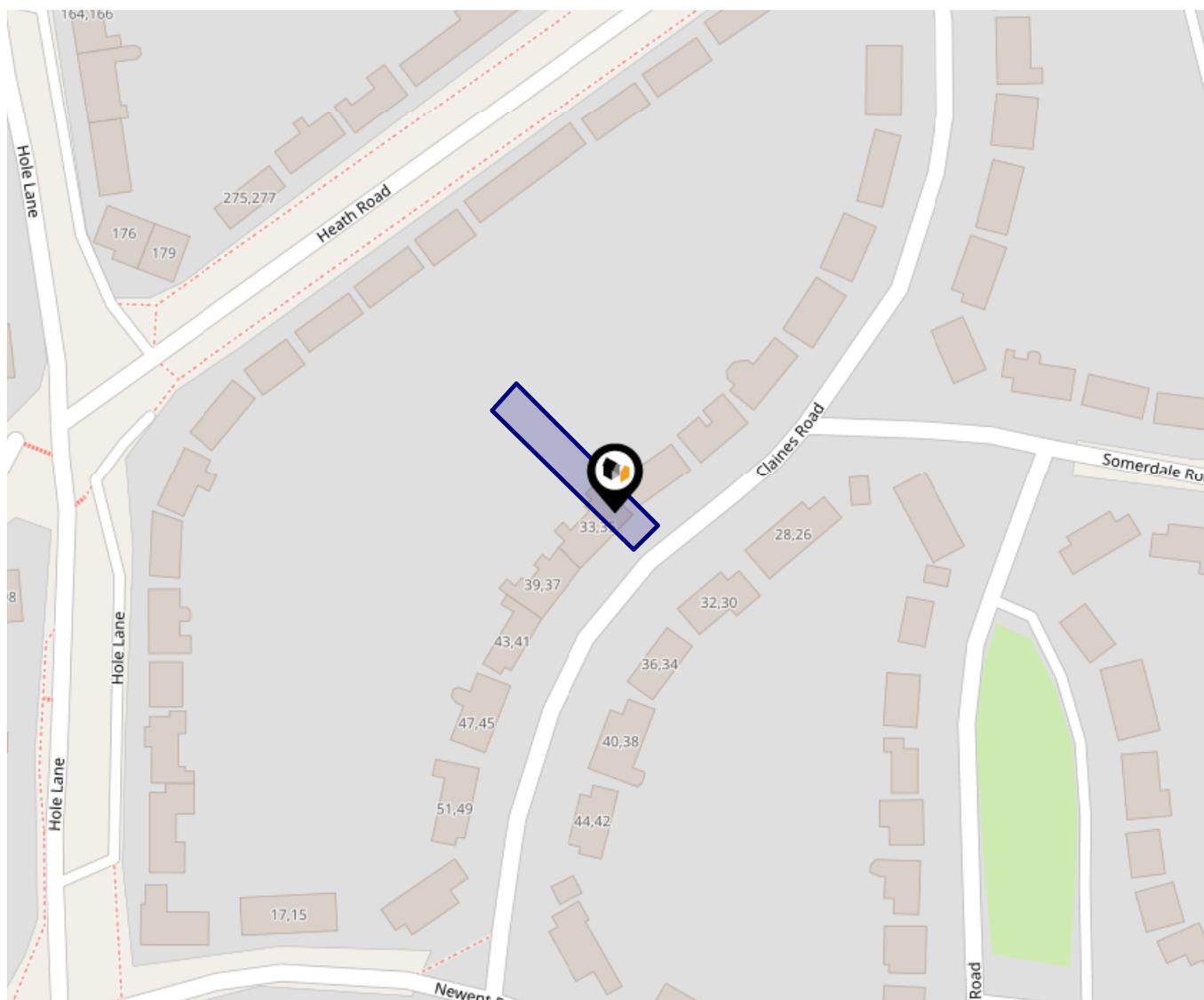
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

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





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

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

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

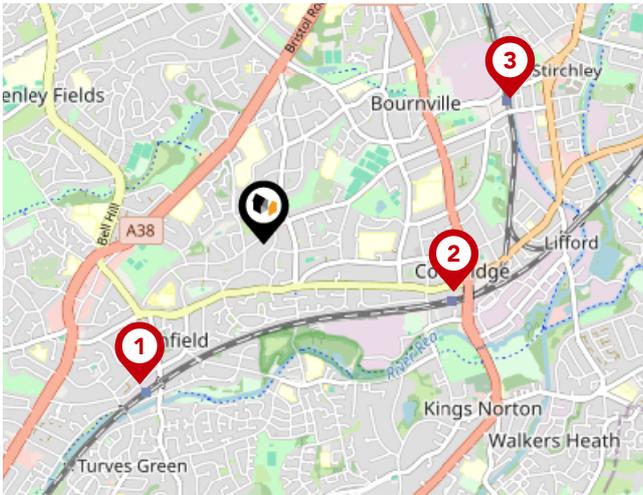
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



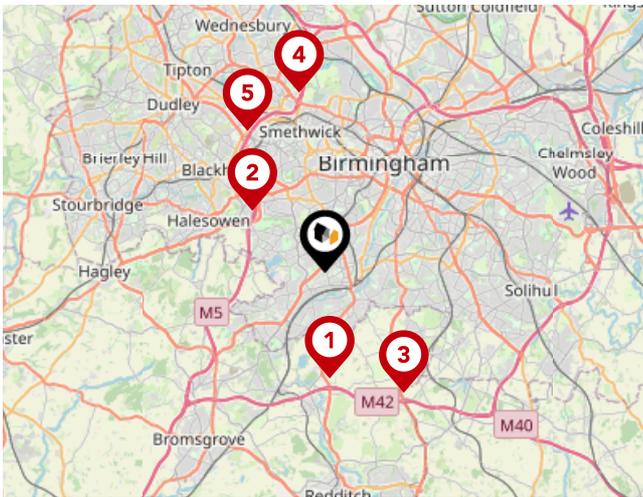
Primary Classifications (Most Common Clay Types)

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



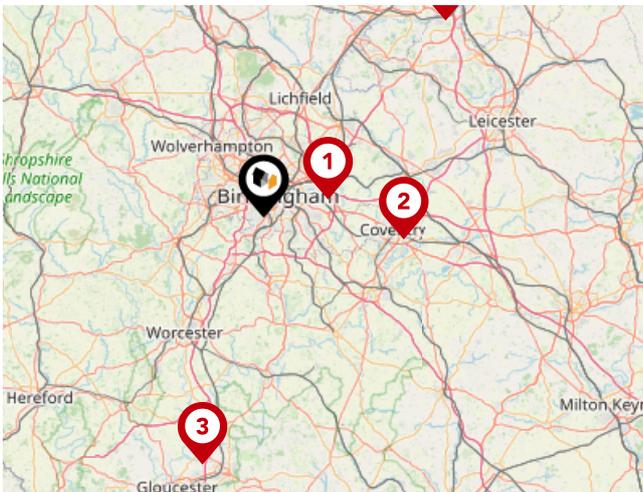
National Rail Stations

Pin	Name	Distance
1	Northfield Rail Station	0.85 miles
2	Kings Norton Rail Station	0.88 miles
3	Bournville Rail Station	1.29 miles



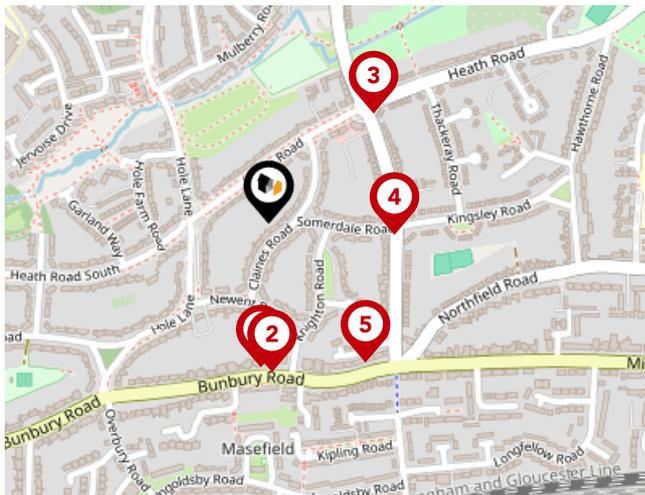
Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	3.85 miles
2	M5 J3	3.44 miles
3	M42 J3	5.16 miles
4	M5 J1	6.64 miles
5	M5 J2	5.89 miles



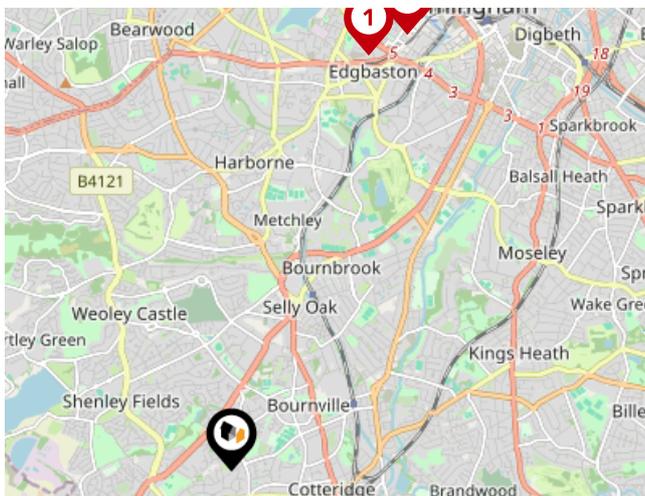
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	9.66 miles
2	Baginton	20.46 miles
3	Staverton	37.31 miles
4	East Mids Airport	38.54 miles



Bus Stops/Stations

Pin	Name	Distance
1	Lindsey Ave	0.16 miles
2	Lindsey Ave	0.17 miles
3	Heath Rd	0.17 miles
4	Somerdale Rd	0.14 miles
5	Middleton Hall Rd	0.19 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	3.97 miles
2	Five Ways (Midland Metro Stop)	4.27 miles
3	Brindleyplace (Midland Metro Stop)	4.44 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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