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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Saturday 01st August 2026**



**FORHILL COURT, LEA END LANE, BIRMINGHAM, B38**

**Market Appraisal Estimate : £350,000**

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**Set within the exclusive Forhill Court development on the highly sought-after Lea End Lane, this exceptional ground floor apartment offers an enviable lifestyle surrounded by stunning Worcestershire countryside. Combining luxury, tranquillity and generous proportions, it's perfect for those looking to downsize without compromise, professionals seeking a peaceful retreat or anyone wanting rural living within easy reach of Birmingham.**

Accessed via secure electric gates, Forhill Court enjoys beautifully maintained communal grounds, creating an immediate sense of prestige and exclusivity. The property benefits from an allocated parking space, private garage and ample visitor parking.

A secure communal entrance leads to a well-maintained hallway before entering the apartment's impressive reception hall. Beautifully presented with tiled flooring and contemporary vertical radiators, this welcoming space provides access to two storage cupboards, the lounge diner, kitchen breakfast room, both double bedrooms and the family bathroom.

The superb lounge diner is undoubtedly the heart of the home. Filled with natural light from two sets of French doors, this wonderful room enjoys uninterrupted south-west facing views across rolling Worcestershire countryside whilst opening onto a private patio – the perfect place to enjoy a morning coffee, evening drink or simply admire the ever-changing landscape. There's ample space for both comfortable seating and formal dining.

The stylish kitchen breakfast room is equally impressive, offering an extensive range of fitted wall and base units, generous work surfaces and a central peninsula breakfast bar. Integrated appliances include a fridge freezer, electric oven, hob with extractor fan and dishwasher, whilst windows overlook the beautifully maintained communal gardens.

Both bedrooms are generous doubles with fitted wardrobes. The principal bedroom enjoys breathtaking countryside views from two windows together with a luxurious fully tiled en-suite shower room featuring a contemporary walk-in shower.

Completing the accommodation is a beautifully appointed, fully tiled family bathroom finished to the same high standard.

Immaculately presented throughout, this exceptional apartment offers spacious, low-maintenance living within one of South Birmingham's most desirable developments.

### Location

Forhill Court occupies one of South Birmingham's most picturesque locations, nestled along peaceful Lea End Lane and surrounded by rolling Worcestershire countryside. The nearby villages of **Barnt Green, Alvechurch and Hollywood** offer an excellent selection of cafés, restaurants, pubs, supermarkets and independent shops, whilst **Longbridge Town Centre** provides further shopping, leisure and dining facilities. Excellent transport links include **Barnt Green** and **Longbridge** railway stations with direct services into Birmingham City Centre, together with easy access to the **M42, M5 and wider motorway network**. Whether enjoying countryside walks, nearby golf courses or simply relaxing on your private patio whilst taking in the panoramic views, this is a rare opportunity to enjoy rural living without sacrificing convenience.

### We have been informed of the following (not verified):

Lease Remaining: Approx. 100 Years

Service Charge: Approx. £2,573 per annum

Ground Rent: Approx. £250 per annum



## Property

|                  |                                            |
|------------------|--------------------------------------------|
| Type:            | Flat / Maisonette                          |
| Bedrooms:        | 2                                          |
| Floor Area:      | 1,157 ft <sup>2</sup> / 107 m <sup>2</sup> |
| Plot Area:       | 8.12 acres                                 |
| Year Built :     | 2008                                       |
| Council Tax :    | Band E                                     |
| Annual Estimate: | £3,029                                     |
| Title Number:    | WR116220                                   |

|                            |           |
|----------------------------|-----------|
| Market Appraisal Estimate: | £350,000  |
| Tenure:                    | Leasehold |

## Local Area

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

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

|                  |                     |
|------------------|---------------------|
| <b>7</b><br>mb/s | <b>1800</b><br>mb/s |
|                  |                     |

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

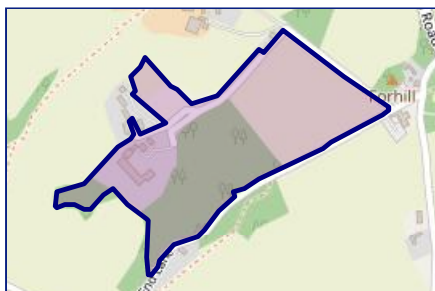


### Satellite/Fibre TV Availability:



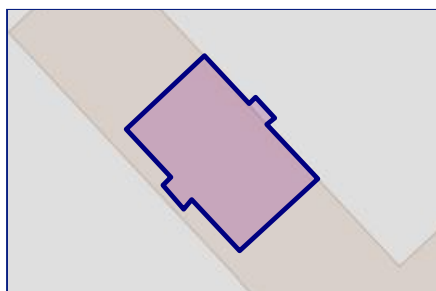
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



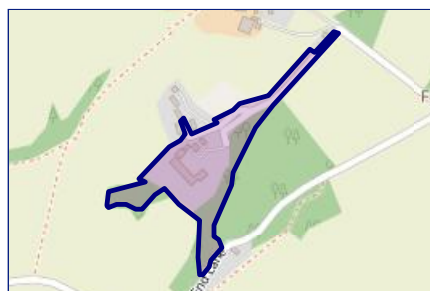
**WR131545**

## Leasehold Title Plans



**WR116220**

|                 |                                            |
|-----------------|--------------------------------------------|
| Start Date:     | 17/01/2008                                 |
| End Date:       | 01/05/2127                                 |
| Lease Term:     | 125 years (less 3 days)<br>from 1 May 2002 |
| Term Remaining: | 100 years                                  |



**WR68220**

|                 |                              |
|-----------------|------------------------------|
| Start Date:     | 30/04/2002                   |
| End Date:       | 01/05/2127                   |
| Lease Term:     | 125 years from 1<br>May 2002 |
| Term Remaining: | 100 years                    |



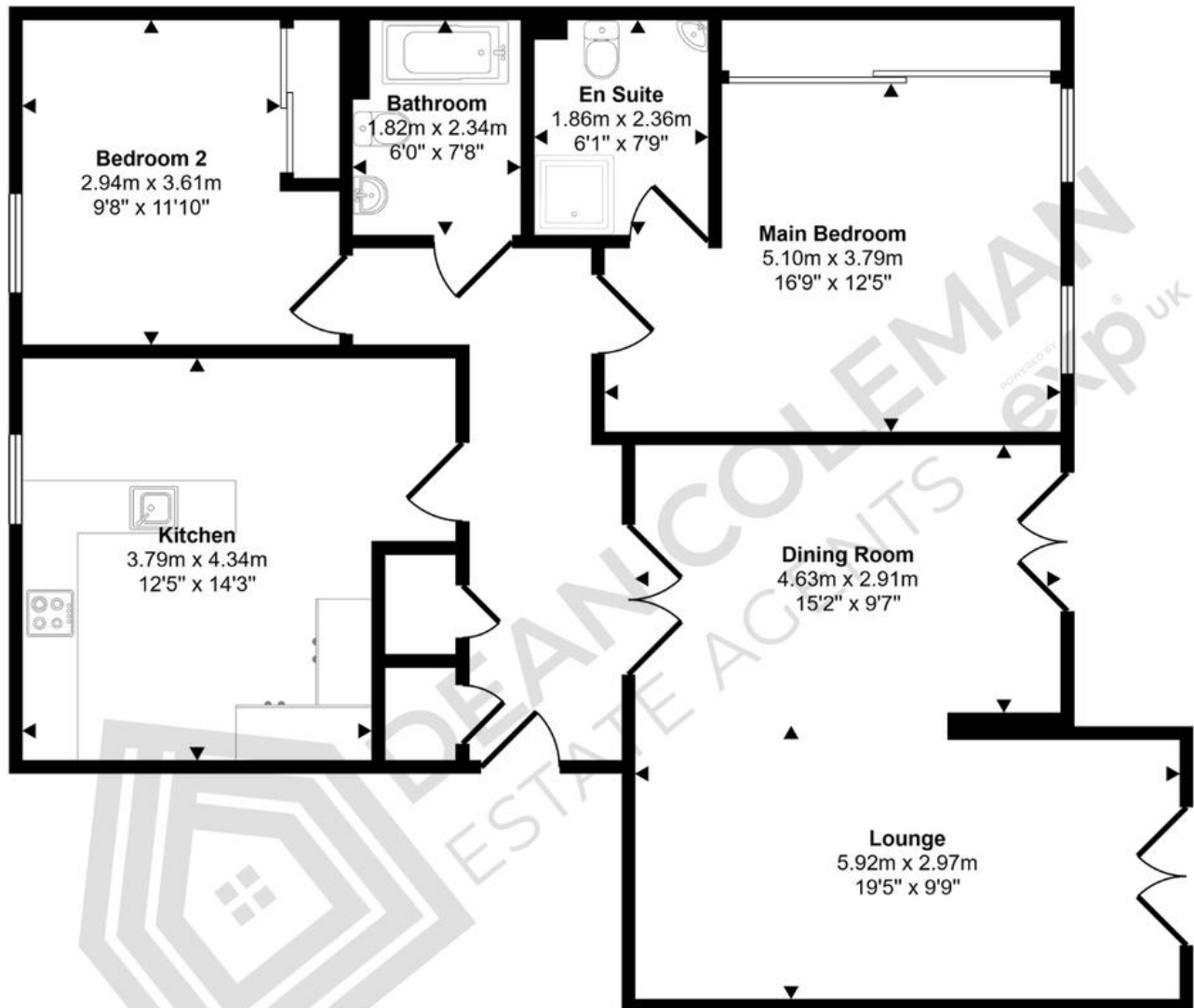






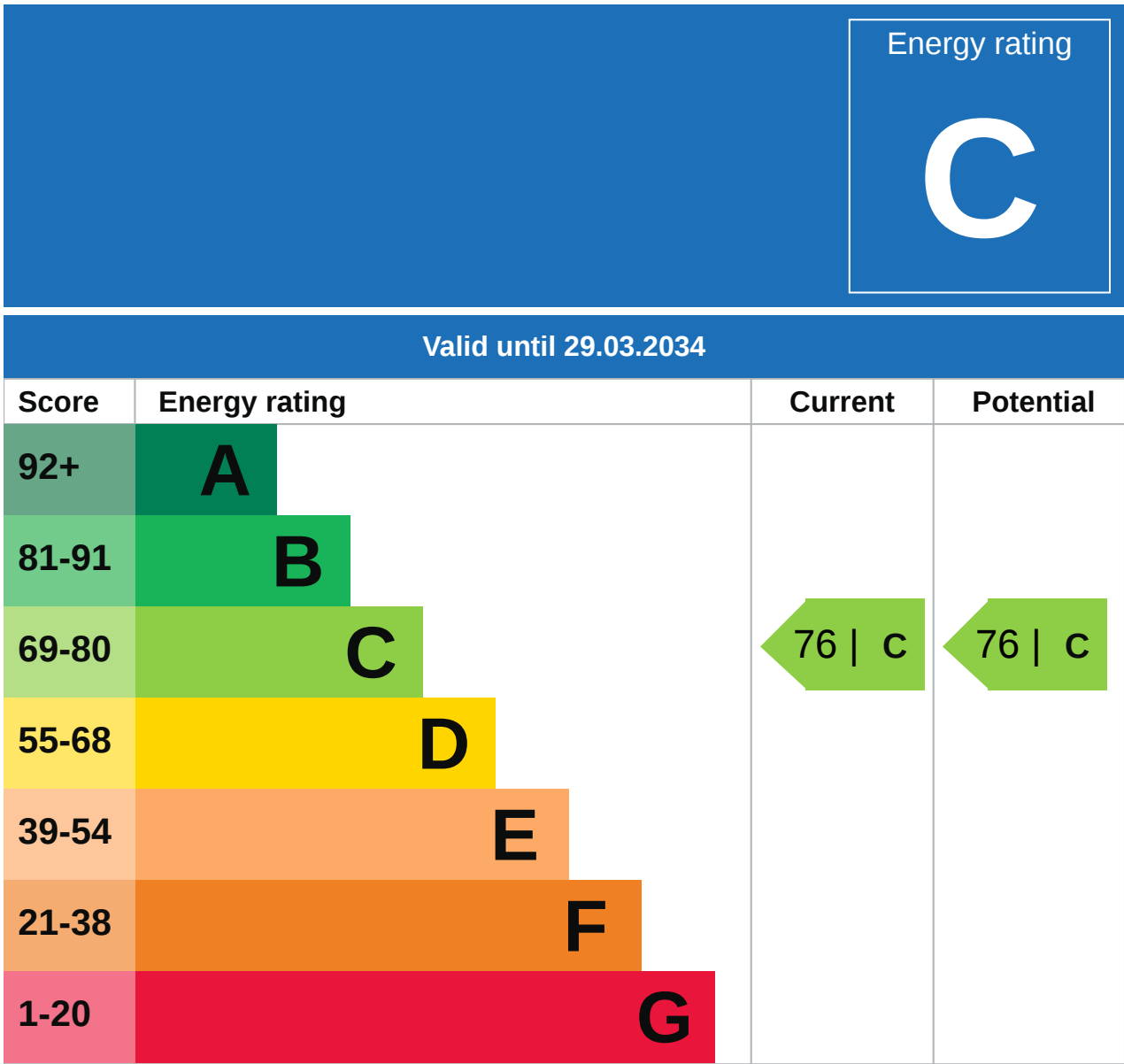
## FORHILL COURT, LEA END LANE, BIRMINGHAM, B38

Approx Gross Internal Area  
107 sq m / 1157 sq ft



Floorplan

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.



## Additional EPC Data

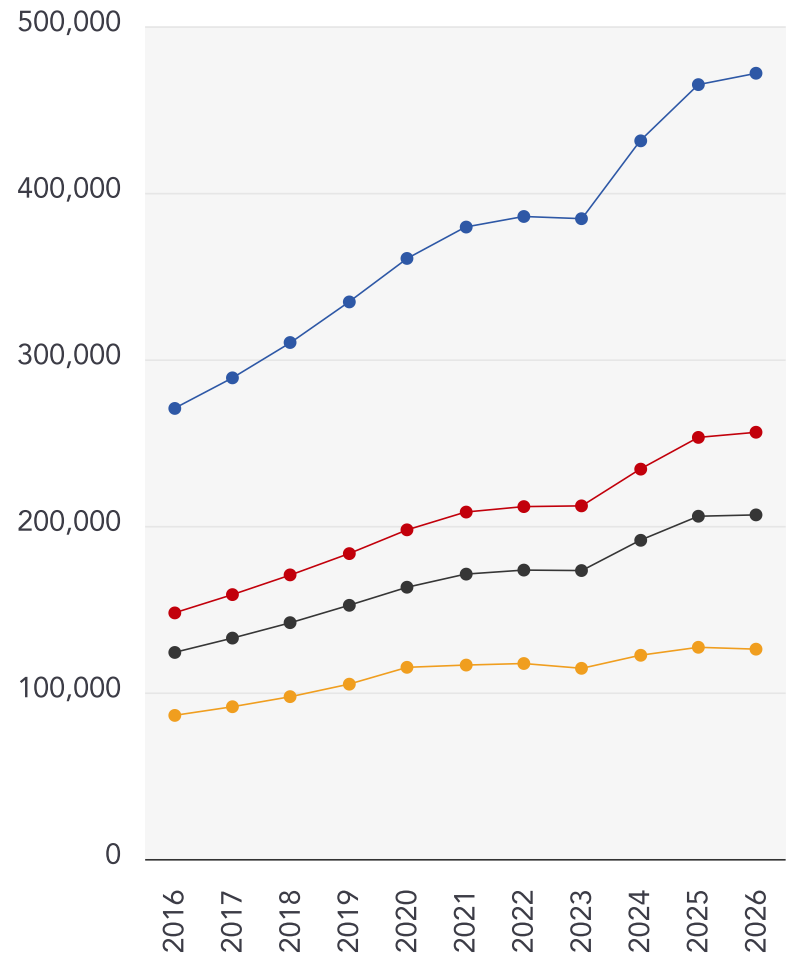
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|                                     |                                             |
|-------------------------------------|---------------------------------------------|
| <b>Property Type:</b>               | Ground-floor flat                           |
| <b>Previous Extension:</b>          | 0                                           |
| <b>Open Fireplace:</b>              | 0                                           |
| <b>Walls:</b>                       | Cavity wall as built insulated (assumed)    |
| <b>Walls Energy:</b>                | Good                                        |
| <b>Roof:</b>                        | (another dwelling above)                    |
| <b>Main Heating:</b>                | Boiler and radiators electric               |
| <b>Main Heating Controls:</b>       | Programmer room thermostat and TRVs         |
| <b>Hot Water System:</b>            | Electric immersion off                      |
| <b>Hot Water Energy Efficiency:</b> | Peak                                        |
| <b>Lighting:</b>                    | Low energy lighting in 83% of fixed outlets |
| <b>Floors:</b>                      | Solid insulated (assumed)                   |
| <b>Total Floor Area:</b>            | 99 m <sup>2</sup>                           |

| Flat 12, Forhill Court, Lea End Lane, Birmingham, B38 9EA |            |            |            |            | Flat-maisonette House |
|-----------------------------------------------------------|------------|------------|------------|------------|-----------------------|
| Last Sold Date:                                           | 12/05/2025 | 09/11/2022 | 10/07/2019 | 20/11/2006 |                       |
| Last Sold Price:                                          | £280,000   | £290,000   | £250,000   | £250,000   |                       |
| Flat 15, Forhill Court, Lea End Lane, Birmingham, B38 9EA |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                                           | 23/06/2023 | 11/08/2006 |            |            |                       |
| Last Sold Price:                                          | £270,000   | £247,500   |            |            |                       |
| Peacock Lodge, Lea End Lane, Birmingham, B38 9EA          |            |            |            |            | Detached House        |
| Last Sold Date:                                           | 28/09/2021 | 11/09/2013 | 11/08/2006 |            |                       |
| Last Sold Price:                                          | £585,000   | £382,000   | £400,000   |            |                       |
| Flat 9, Forhill Court, Lea End Lane, Birmingham, B38 9EA  |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                                           | 24/06/2020 | 22/02/2007 |            |            |                       |
| Last Sold Price:                                          | £305,000   | £360,000   |            |            |                       |
| Flat 17, Forhill Court, Lea End Lane, Birmingham, B38 9EA |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                                           | 30/04/2019 | 29/03/2016 | 31/08/2007 |            |                       |
| Last Sold Price:                                          | £100,000   | £192,500   | £273,000   |            |                       |
| Flat 8, Forhill Court, Lea End Lane, Birmingham, B38 9EA  |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                                           | 08/12/2017 | 31/08/2007 |            |            |                       |
| Last Sold Price:                                          | £315,000   | £323,500   |            |            |                       |
| Flat 3, Forhill Court, Lea End Lane, Birmingham, B38 9EA  |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                                           | 06/10/2017 | 29/10/2007 |            |            |                       |
| Last Sold Price:                                          | £257,500   | £293,500   |            |            |                       |
| Flat 16, Forhill Court, Lea End Lane, Birmingham, B38 9EA |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                                           | 06/04/2017 | 20/12/2006 |            |            |                       |
| Last Sold Price:                                          | £315,000   | £345,000   |            |            |                       |
| Flat 1, Forhill Court, Lea End Lane, Birmingham, B38 9EA  |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                                           | 12/10/2016 | 13/06/2007 |            |            |                       |
| Last Sold Price:                                          | £202,750   | £305,000   |            |            |                       |
| Flat 5, Forhill Court, Lea End Lane, Birmingham, B38 9EA  |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                                           | 09/09/2016 | 18/04/2008 |            |            |                       |
| Last Sold Price:                                          | £248,000   | £249,999   |            |            |                       |
| Flat 11, Forhill Court, Lea End Lane, Birmingham, B38 9EA |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                                           | 15/07/2016 | 18/01/2008 |            |            |                       |
| Last Sold Price:                                          | £230,000   | £320,000   |            |            |                       |
| Flat 18, Forhill Court, Lea End Lane, Birmingham, B38 9EA |            |            |            |            | Flat-maisonette House |
| Last Sold Date:                                           | 26/03/2015 | 20/08/2010 |            |            |                       |
| Last Sold Price:                                          | £285,000   | £299,950   |            |            |                       |

**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 B38



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

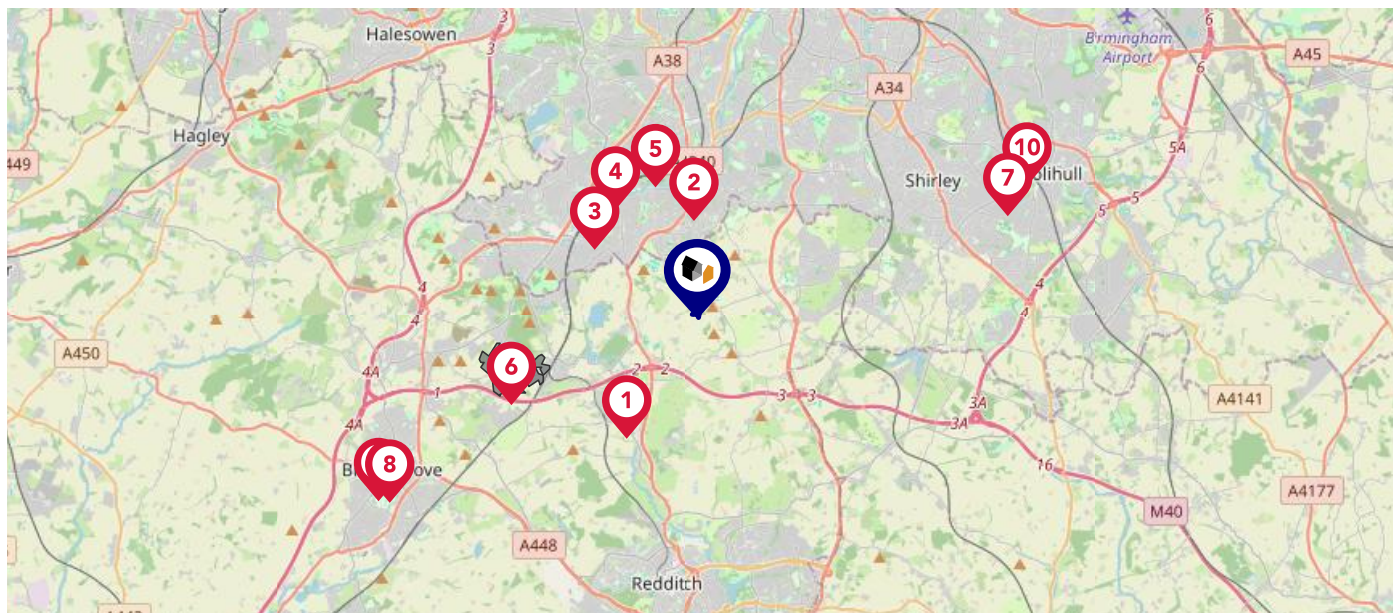
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# Maps

## Conservation Areas

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



### Nearby Conservation Areas



Alvechurch



Kings Norton



Austin Village



Northfield Old Village



Bournville Tenants



Barnt Green



Conservation Area - White House Way/White House Green



Bromsgrove Town Centre

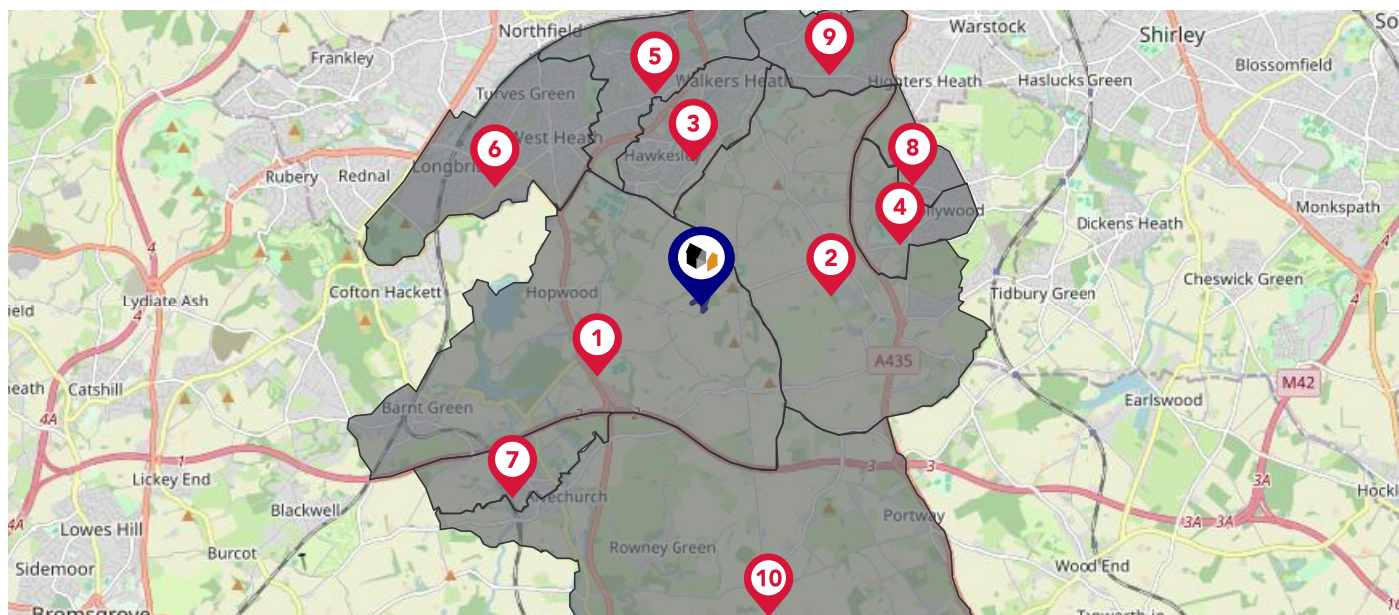


St John's



Conservation Area - Ashleigh Road, Solihull

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 Barnt Green & Hopwood Ward

2 Wythall West Ward

3 King's Norton South Ward

4 Drakes Cross Ward

5 King's Norton North Ward

6 Longbridge & West Heath Ward

7 Alvechurch Village Ward

8 Hollywood Ward

9 Druids Heath & Monyhull Ward

10 Alvechurch South 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.

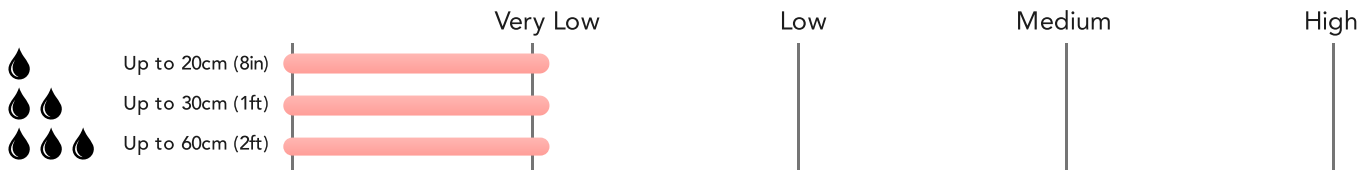


**Risk Rating:** Very low

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.

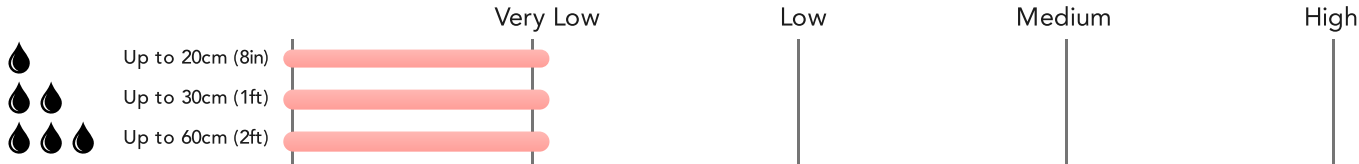


**Risk Rating:** Very low

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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

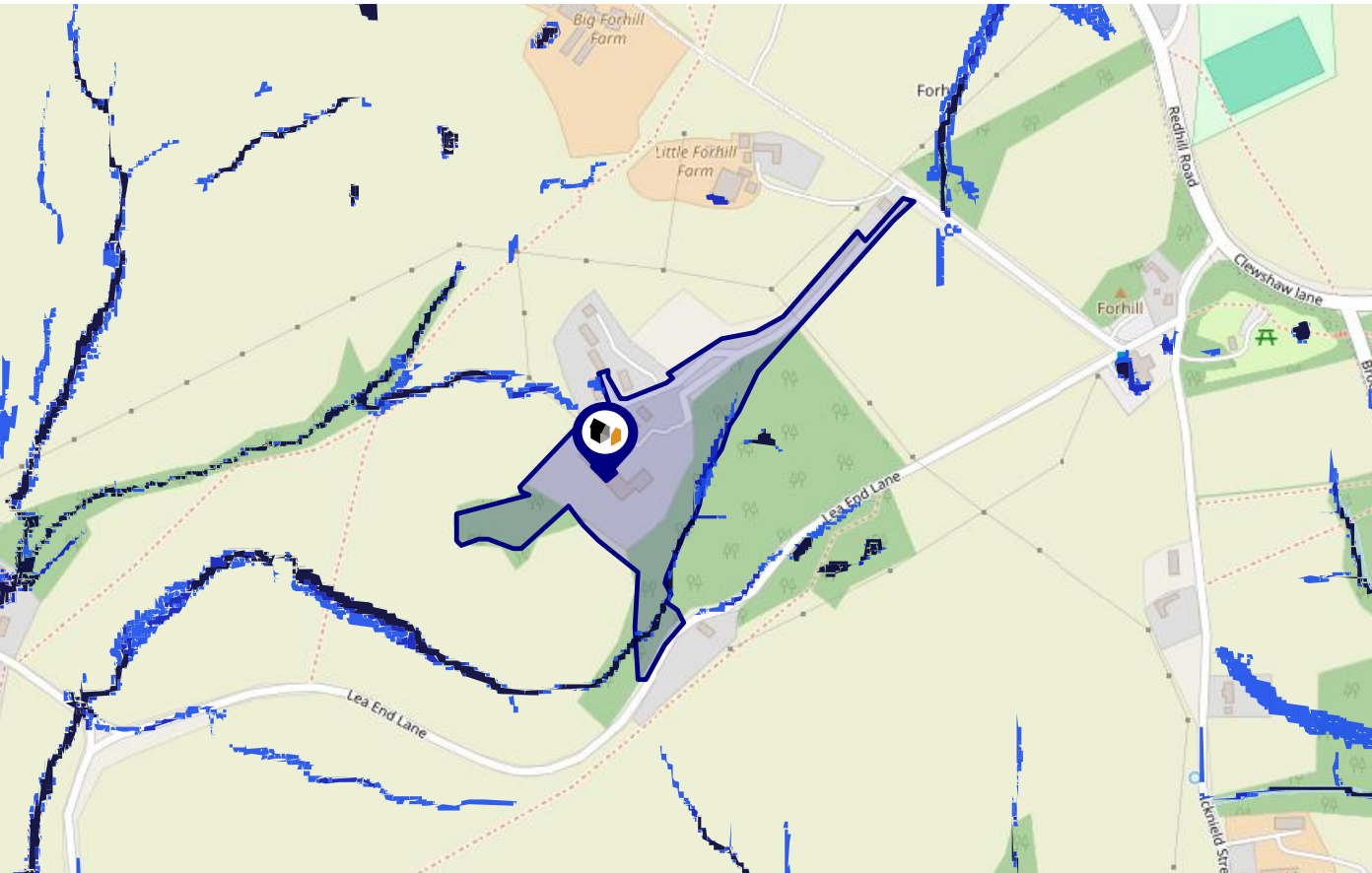
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

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

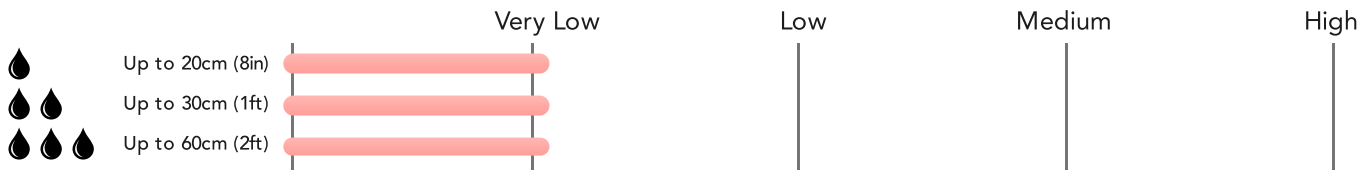


Risk Rating: Very low

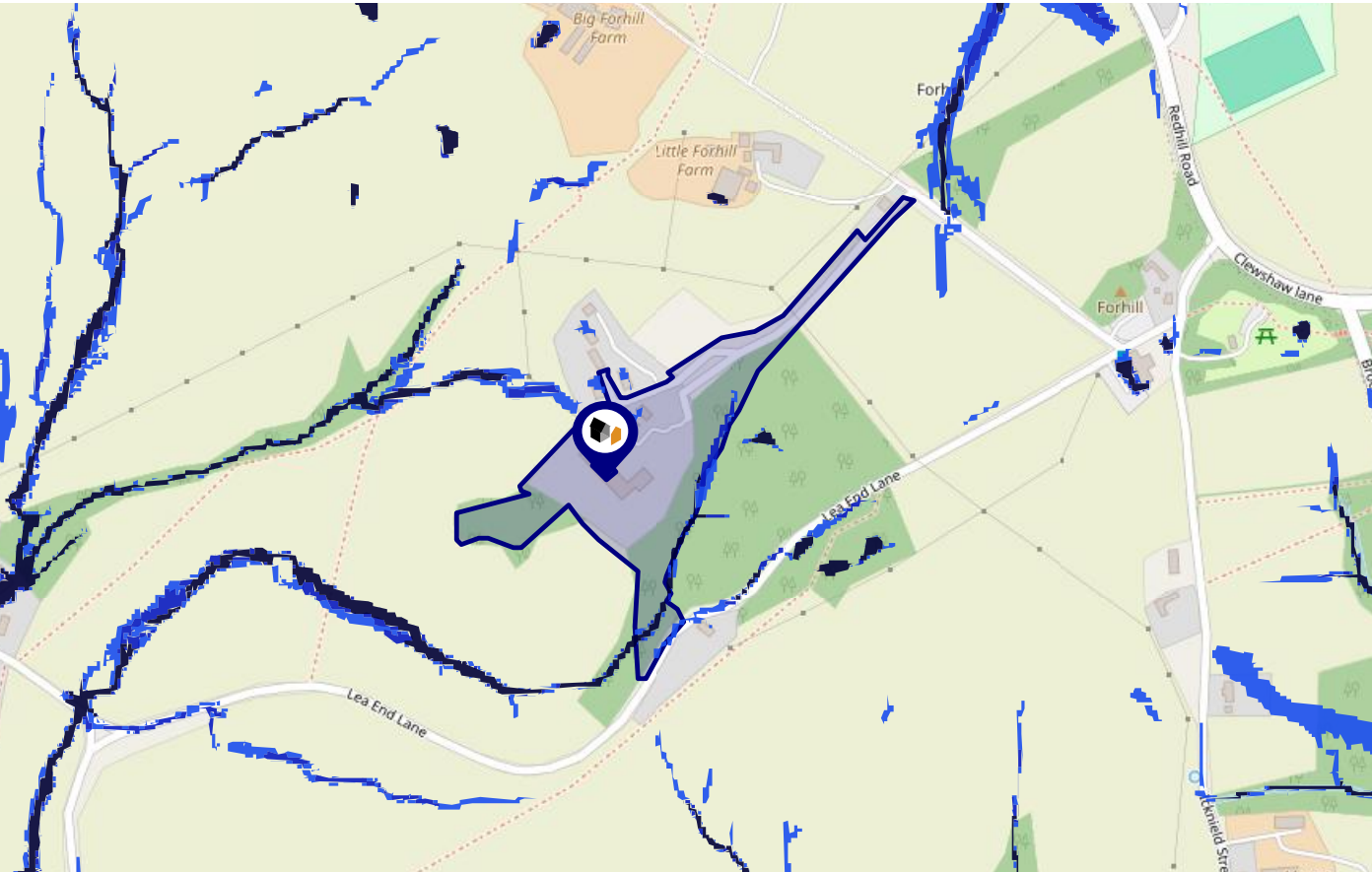
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

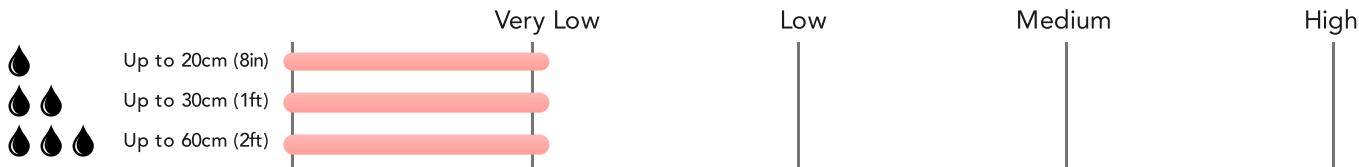


Risk Rating: Very low

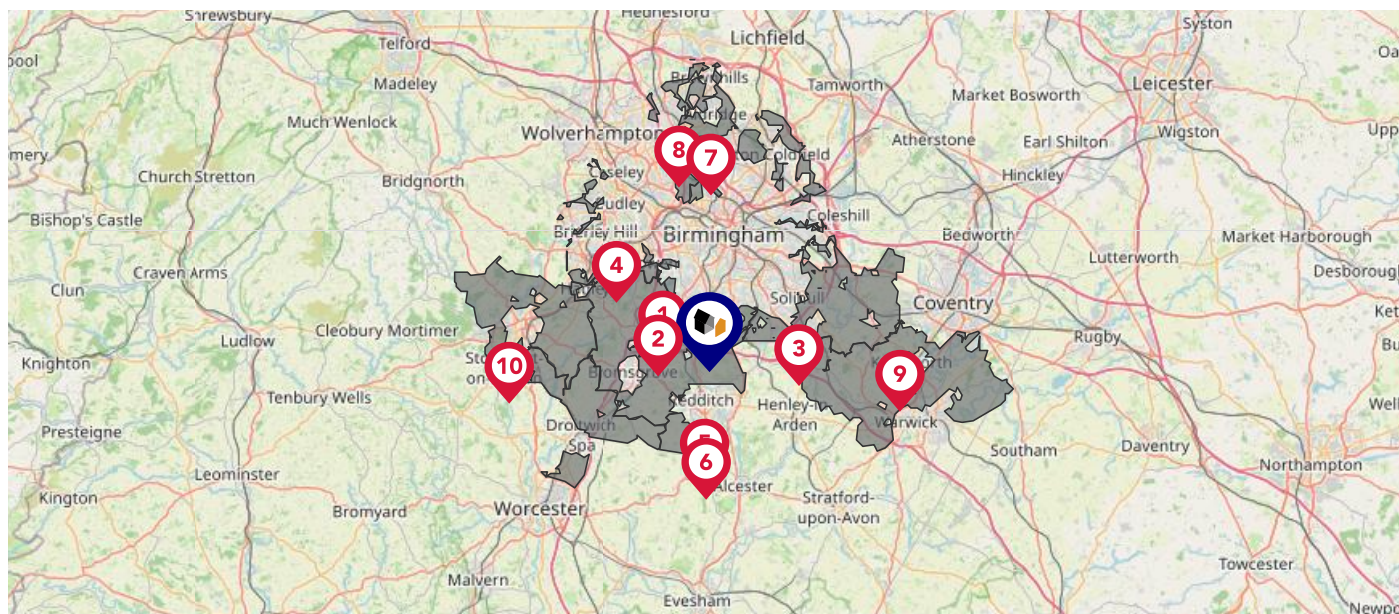
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Chance of flooding to the following depths at this property:



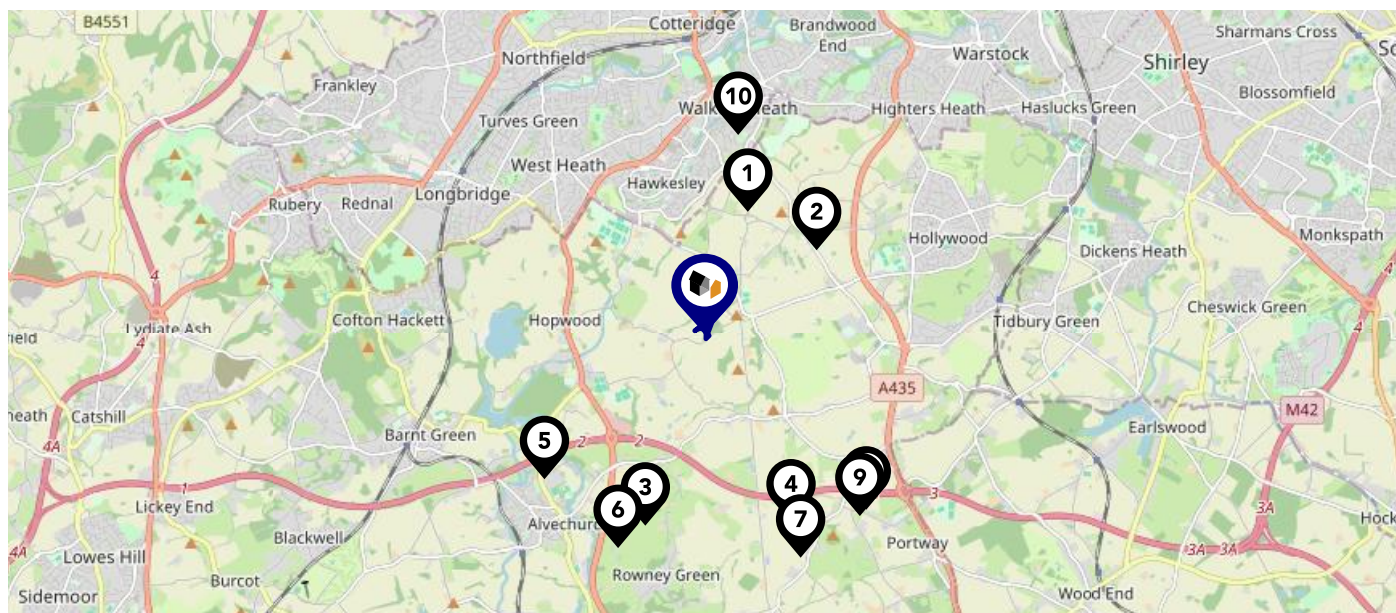
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

- 1 Birmingham Green Belt - Birmingham
- 2 Birmingham Green Belt - Bromsgrove
- 3 Birmingham Green Belt - Solihull
- 4 Birmingham Green Belt - Dudley
- 5 Birmingham Green Belt - Redditch
- 6 Birmingham Green Belt - Wychavon
- 7 Birmingham Green Belt - Sandwell
- 8 Birmingham Green Belt - Walsall
- 9 Birmingham Green Belt - Warwick
- 10 Birmingham Green Belt - Wyre Forest

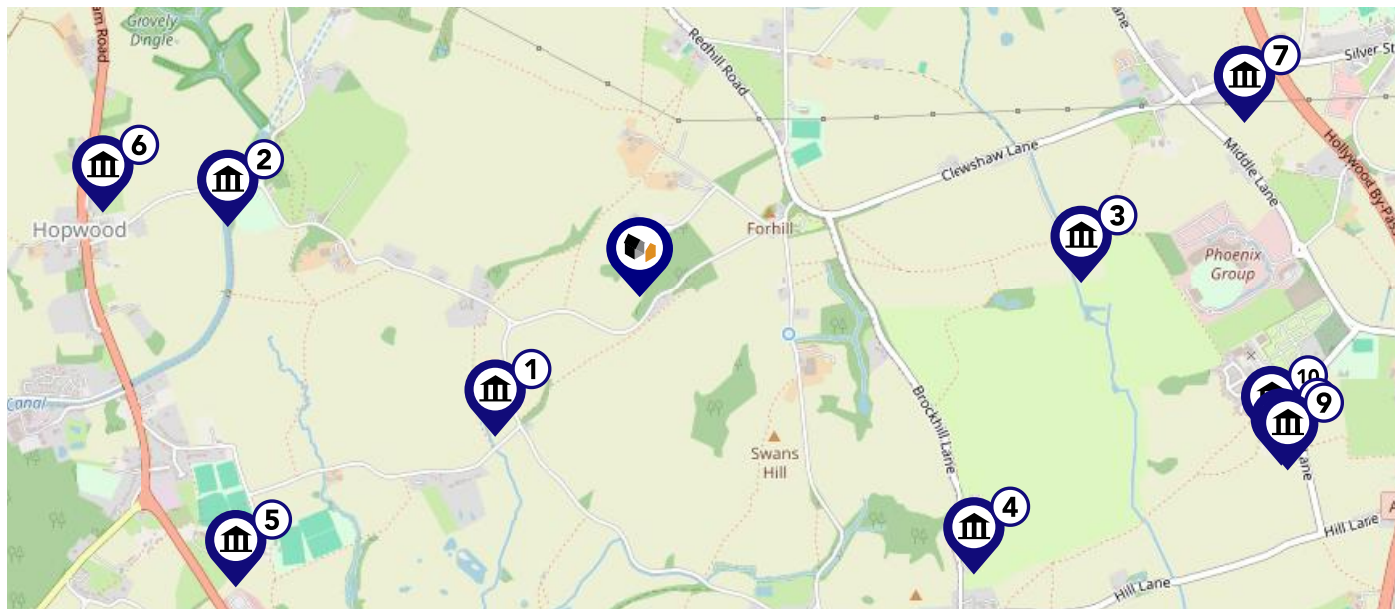
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|    |                                                                                                |                   |  |
|----|------------------------------------------------------------------------------------------------|-------------------|--|
| 1  | Icknield Street-Headley Heath, Wythall, Worcestershire                                         | Historic Landfill |  |
| 2  | The Dell-The Dell, Packhorse Lane                                                              | Historic Landfill |  |
| 3  | Radford Brook-Radford Brook 2, Barnt Green                                                     | Historic Landfill |  |
| 4  | Moorfield Farm, Alvechurch-Alvechurch, Worcestershire                                          | Historic Landfill |  |
| 5  | Land at Perryfields/Roberts Corner, Alvechurch-Old Birmingham Road, Alvechurch, Worcestershire | Historic Landfill |  |
| 6  | Radford Brook-Cofton Hall Farm, Barnt Green, Worcestershire                                    | Historic Landfill |  |
| 7  | Lilley Green Farm-Lilley Green Road, Alvechurch, Birmingham/Beoley, Worcestershire             | Historic Landfill |  |
| 8  | Birch Acre, Beoley-Lilley Green Road, Alvechurch, Birmingham/Beoley Worcestershire             | Historic Landfill |  |
| 9  | Beoley Lane-Birch Acre, Alvechurch, Worcestershire                                             | Historic Landfill |  |
| 10 | Former Brick and Tile Works-Ardath Road, Kings Norton, 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  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  | 1100233 - Broadcroft Farmhouse                                                                                             | Grade II | 0.4 miles |
|  | 1297001 - Bridge Over Birmingham And Worcester Canal (number 69)<br>Worcester And Birmingham Canal, Bridge At Lea End Lane | Grade II | 0.9 miles |
|  | 1100133 - Blackgreaves Farmhouse                                                                                           | Grade II | 1.0 miles |
|  | 1348590 - Weatheroak Hall, Kings Norton Golf Club                                                                          | Grade II | 1.0 miles |
|  | 1100221 - Lea End Farmhouse                                                                                                | Grade II | 1.1 miles |
|  | 1392204 - Granelli, Adjoining Pergolas To East, South And West And<br>Garage Block And Boundary Wall To North-west         | Grade II | 1.2 miles |
|  | 1100138 - Holly Farmhouse                                                                                                  | Grade II | 1.4 miles |
|  | 1172712 - Chapelgreen Farmhouse                                                                                            | Grade II | 1.5 miles |
|  | 1348551 - Cart Shed About 15 Metres South East Of Chapelgreen<br>Farmhouse                                                 | Grade II | 1.5 miles |
|  | 1296584 - Church Of St Mary                                                                                                | Grade II | 1.5 miles |



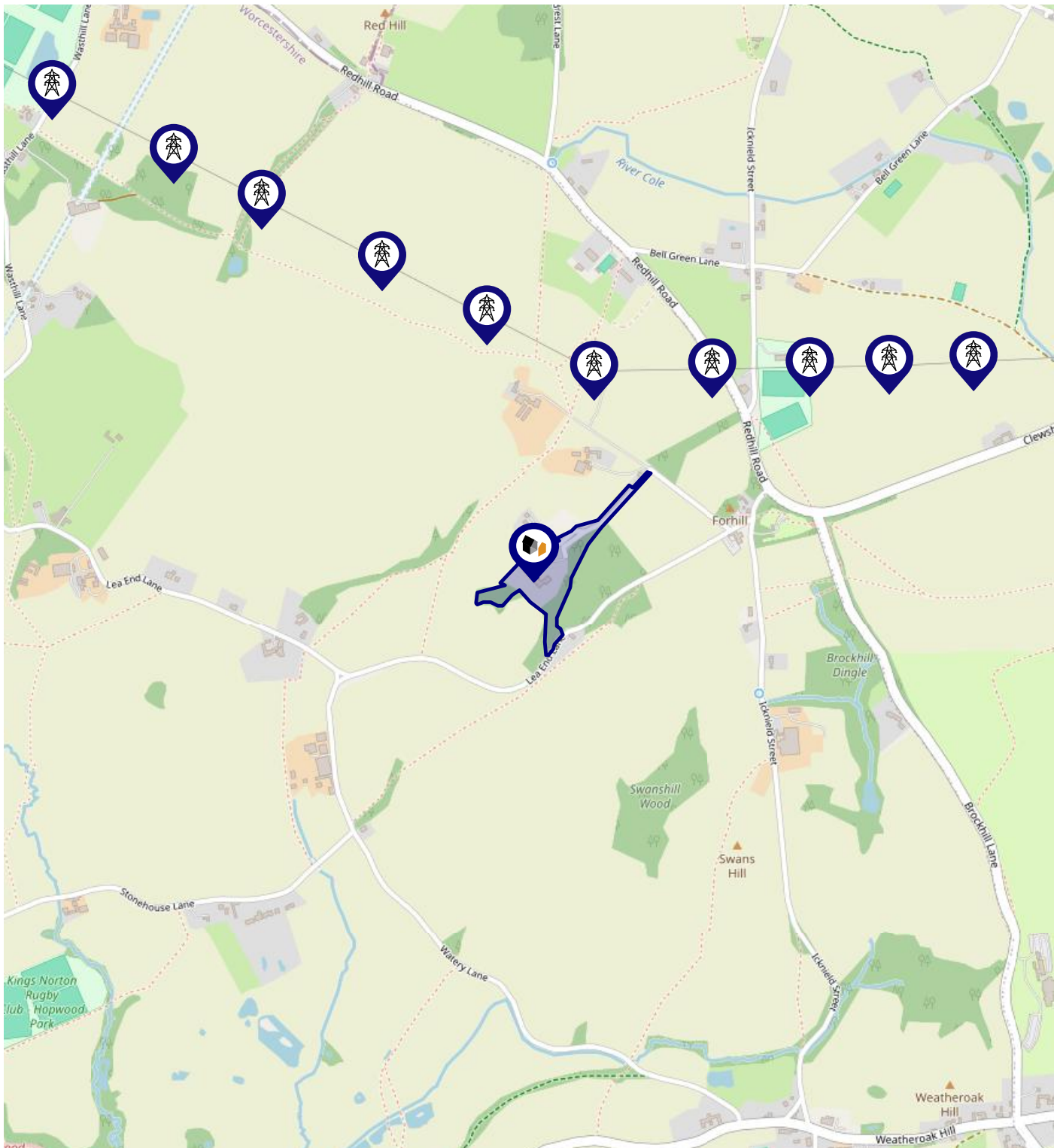
|          |                                                                                                     | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Hawkesley Church Primary Academy</b><br>Ofsted Rating: Good   Pupils: 220   Distance: 1.23       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>New Ways School</b><br>Ofsted Rating: Outstanding   Pupils: 25   Distance: 1.41                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Ark Kings Academy</b><br>Ofsted Rating: Good   Pupils: 800   Distance: 1.49                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Paul's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 186   Distance: 1.61      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St John Fisher Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 210   Distance: 1.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Cofton Primary School</b><br>Ofsted Rating: Good   Pupils: 411   Distance: 1.94                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>West Heath Primary School</b><br>Ofsted Rating: Good   Pupils: 407   Distance: 1.94              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Meadow Green Primary School</b><br>Ofsted Rating: Good   Pupils: 293   Distance: 1.97            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|    |                                                                                                        | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----|--------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9  | <b>Fairway Primary Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 206   Distance:2.02    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | <b>Crown Meadow First School &amp; Nursery</b><br>Ofsted Rating: Good   Pupils: 336   Distance:2.07    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | <b>Alvechurch CofE Middle School</b><br>Ofsted Rating: Good   Pupils: 440   Distance:2.07              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | <b>Kings Norton Junior and Infant School</b><br>Ofsted Rating: Not Rated   Pupils: 398   Distance:2.18 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | <b>West Heath Nursery School</b><br>Ofsted Rating: Good   Pupils: 127   Distance:2.19                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | <b>Albert Bradbeer Primary Academy</b><br>Ofsted Rating: Good   Pupils: 424   Distance:2.22            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | <b>Woodrush High School</b><br>Ofsted Rating: Good   Pupils: 1010   Distance:2.27                      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | <b>Bells Farm Primary School</b><br>Ofsted Rating: Good   Pupils: 203   Distance:2.27                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons

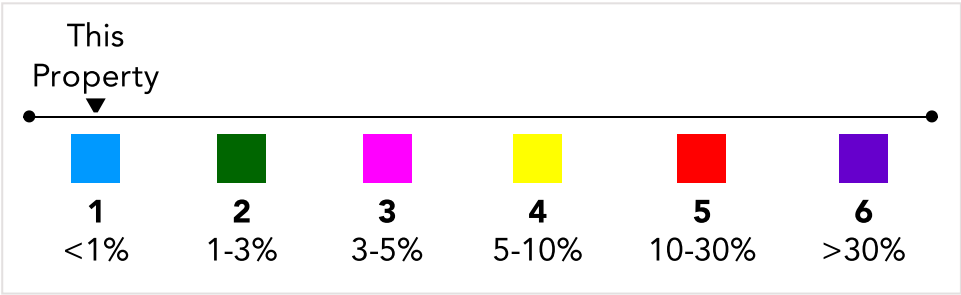
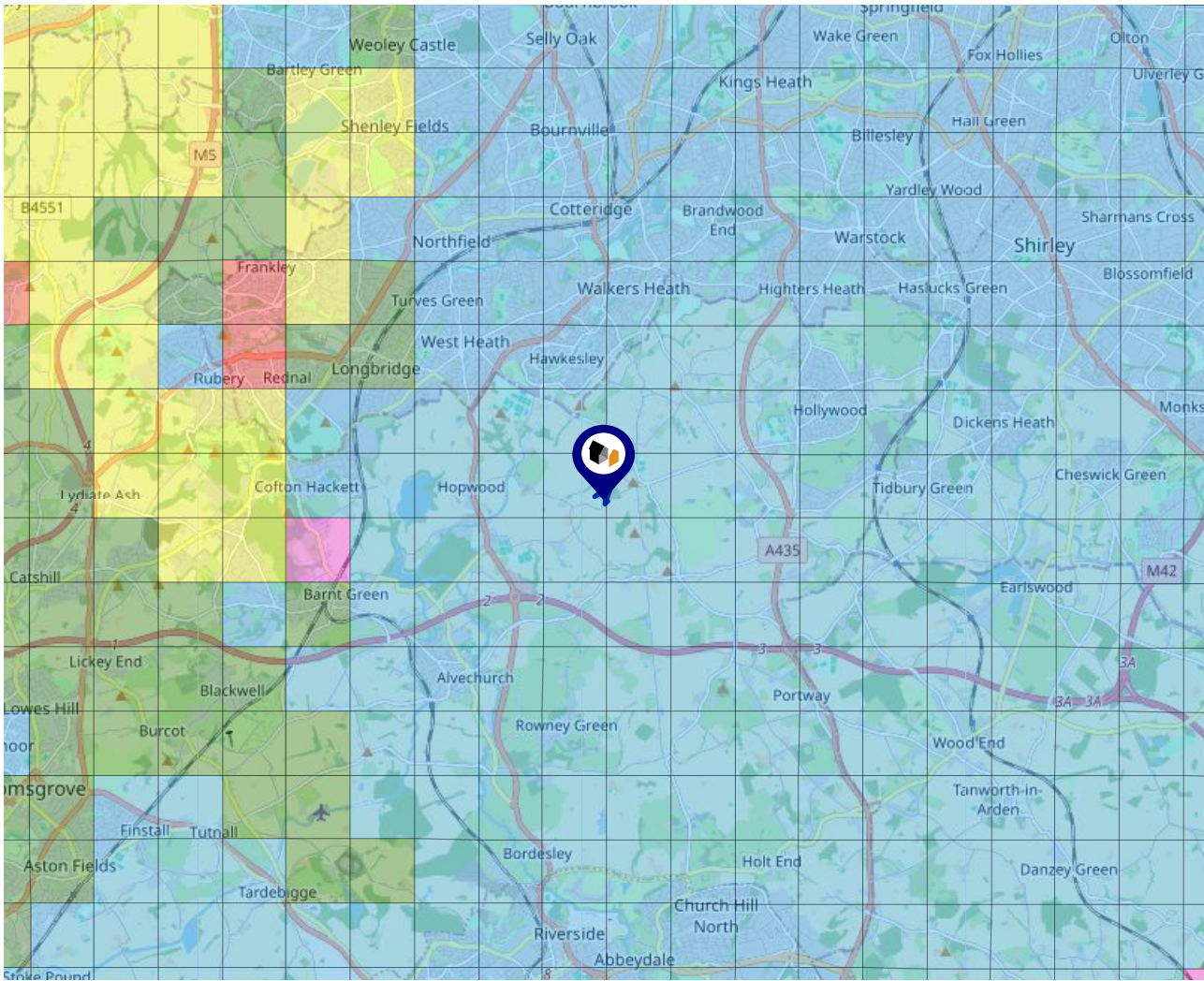


**Key:**

-  Power Pylons
-  Communication Masts

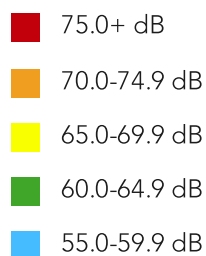
### What is Radon?

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).



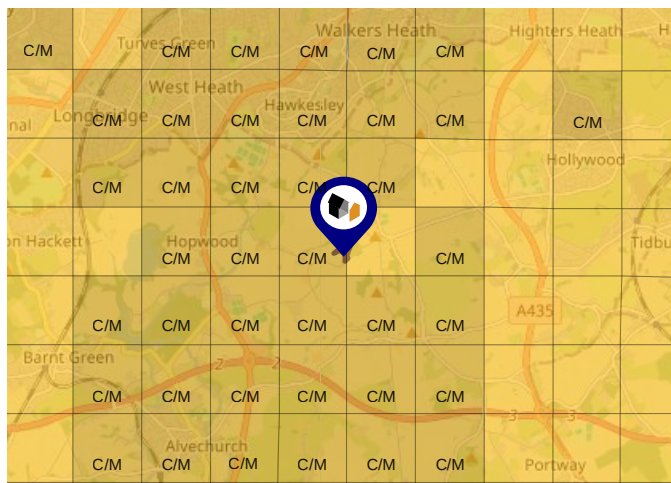


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.



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

|                               |                                    |                      |                      |
|-------------------------------|------------------------------------|----------------------|----------------------|
| <b>Carbon Content:</b>        | LOW                                | <b>Soil Texture:</b> | CLAYEY LOAM TO SILTY |
| <b>Parent Material Grain:</b> | ARGILLACEOUS                       |                      | LOAM                 |
| <b>Soil Group:</b>            | MEDIUM TO LIGHT(SILTY)<br>TO HEAVY | <b>Soil Depth:</b>   | DEEP                 |



## 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                   |

# Dean Coleman Powered By eXp

## About Us



### Dean Coleman Powered By eXp

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

## Testimonial 1



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

## Testimonial 2



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

## Testimonial 3



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

## Important - Please Read

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