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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Sunday 10th May 2026



WYCHALL PARK GROVE, BIRMINGHAM, B38

Guide Price : £425,000

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Birmingham

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

Tucked away within the quiet and highly desirable Wychall Park Grove, this substantial five-bedroom freehold semi-detached family home offers almost 2,000 sq ft of deceptively spacious accommodation across three floors - perfect for large or growing families seeking both flexibility and practicality in a superb location. From the moment you arrive, the home makes a fantastic first impression, with off-road parking, a well maintained frontage with a variety of shrubs, and an integrated garage enhancing its kerb appeal. French doors open into a porch, leading through to a large and welcoming entrance hall which immediately sets the tone for the space this home has to offer. Light and airy throughout, the hallway provides access to the first floor, under-stairs storage, the kitchen, and the impressive rear lounge diner.

Positioned at the front of the property, the kitchen is fitted with ample worktop and cupboard space, along with room for a cooker with extractor fan over, washing machine, and fridge freezer. A useful pantry adds further practicality, while a side door leads to a covered passageway providing access to both the front and rear gardens.

Spanning the full width of the rear of the home is the superb lounge diner - a fantastic family space offering room to relax, entertain, and dine. This versatile area also benefits from a guest WC and direct access out to the rear garden. The dining section additionally features a built-in disability lift providing access to the principal bedroom above, offering excellent accessibility potential.

The first floor continues to impress with three generous double bedrooms, all centred around a bright landing illuminated by a large double glazed window. One bedroom benefits from its own ensuite WC and wash basin, while another features the continuation of the disability lift access. A spacious shower room and further storage complete this floor.

The second floor offers yet more space, with two additional double bedrooms, useful eaves storage, another shower room, and a further storage cupboard - making this an incredibly versatile home ideal for larger families, home working, or multi-generational living.

Externally, the rear garden has been beautifully maintained and designed for low maintenance enjoyment. Paved throughout and enclosed by fencing and mature greenery, it offers a wonderful sense of privacy, complemented by attractive raised brick planting beds.

Wychall Park Grove enjoys a peaceful cul-de-sac setting within a highly convenient part of Kings Norton. The area remains incredibly popular with families thanks to its excellent balance of green space, transport links, schools, and amenities. Nearby Kings Norton Park offers fantastic open space for walking, sports and family time, while Kings Norton Train Station provides straightforward access into Birmingham City Centre and beyond. A variety of well-regarded schools are within easy reach, further adding to the location's strong family appeal, alongside supermarkets, shops, cafés and leisure facilities nearby, including the historic Kings Norton Village Green within walking distance.

With the current owners already having secured an onward purchase, this is a fantastic opportunity for buyers seeking a spacious home with the potential for a smoother move.

A truly substantial home in a peaceful yet highly connected location - this one simply must be viewed to fully appreciate the size, flexibility and lifestyle on offer.



Property

Type: Semi-Detached
Bedrooms: 5
Plot Area: 0.07 acres
Year Built : 2011
Council Tax : Band D
Annual Estimate: £2,363
Title Number: WM981283

Guide Price: £425,000
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)

10 mb/s

1800 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



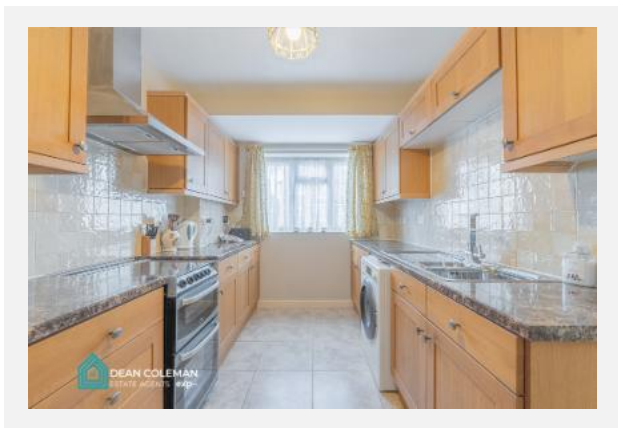
Planning History

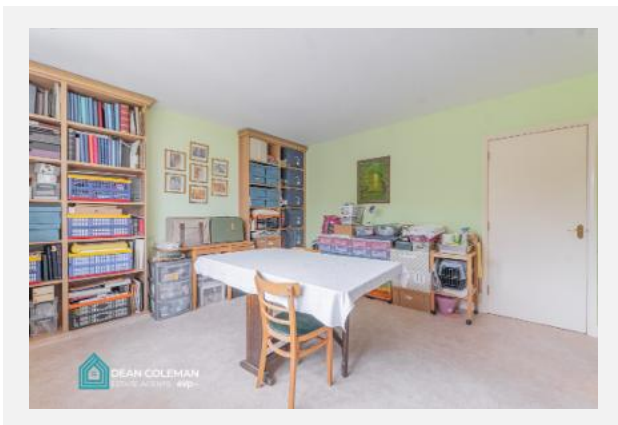
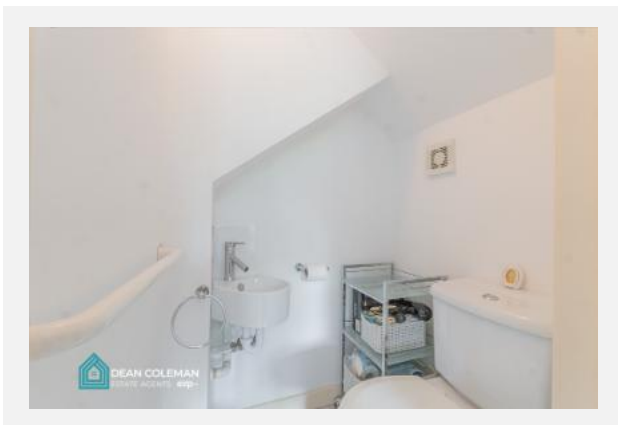
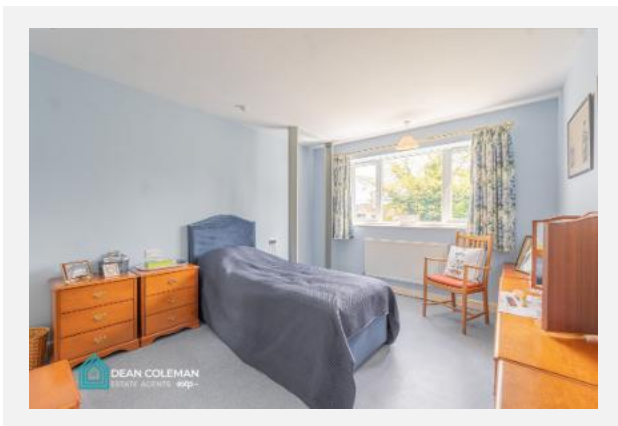
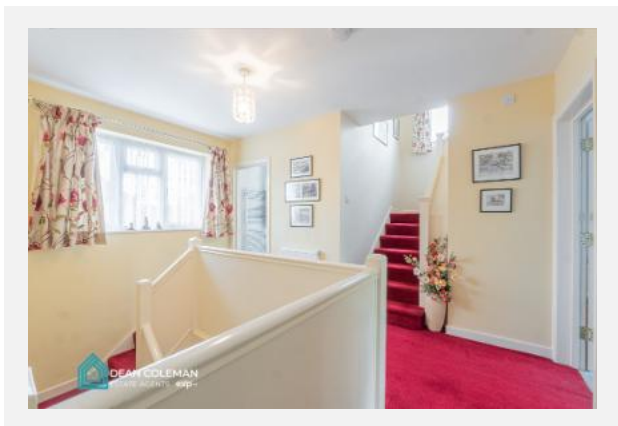
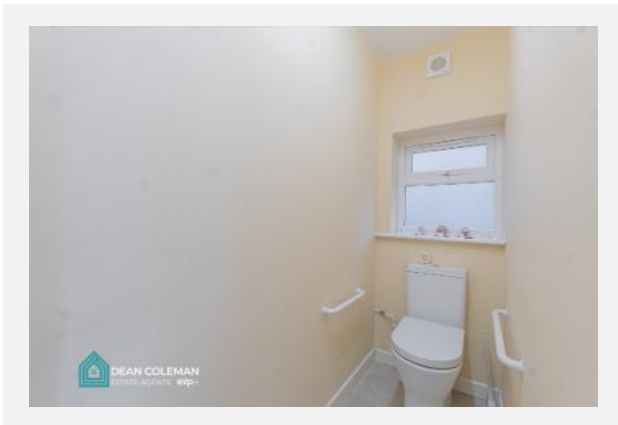
This Address

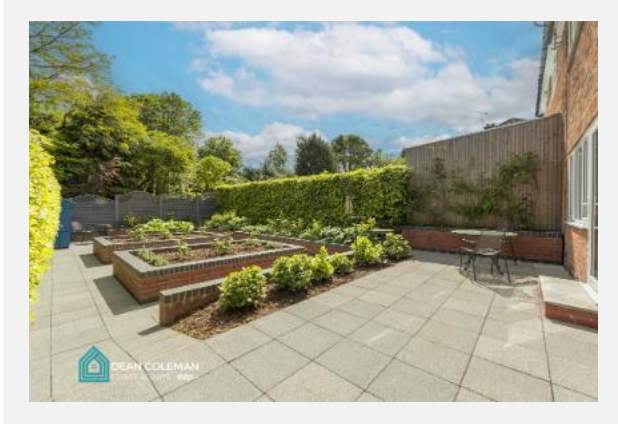
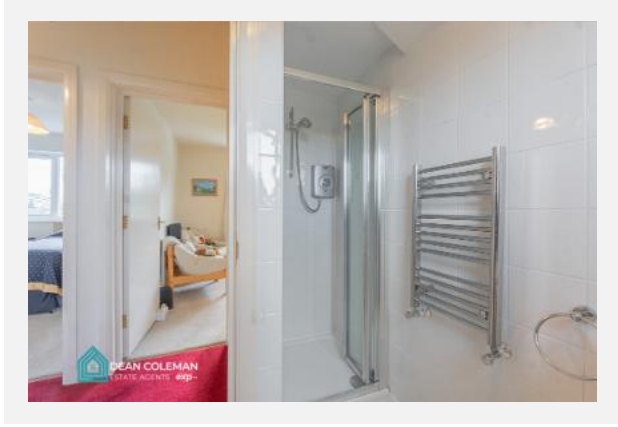
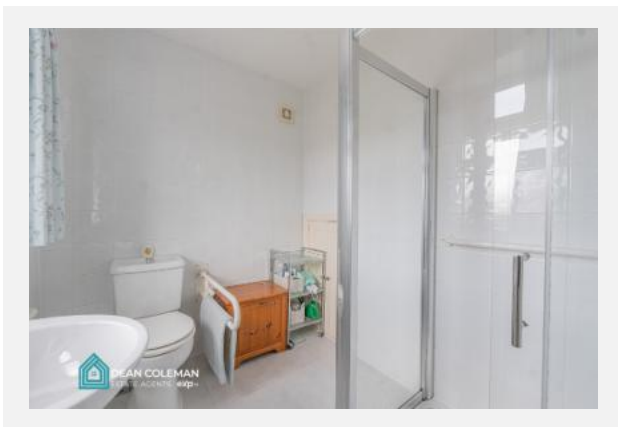


Planning records for: *Wychall Park Grove, Birmingham, B38*

Reference - 2009/04448/PA	
Decision:	Decided
Date:	11th September 2009
Description:	Installation of dormer window to front



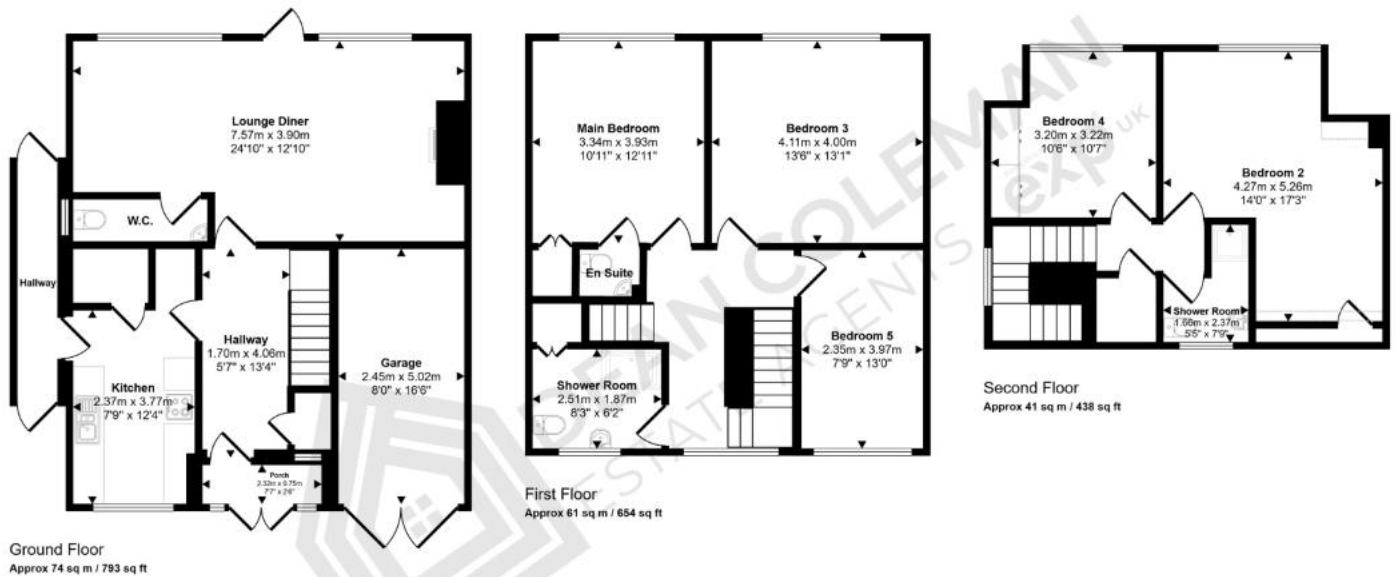






WYCHALL PARK GROVE, BIRMINGHAM, B38

Approx Gross Internal Area
175 sq m / 1885 sq ft



Denotes head height below 1.5m

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.

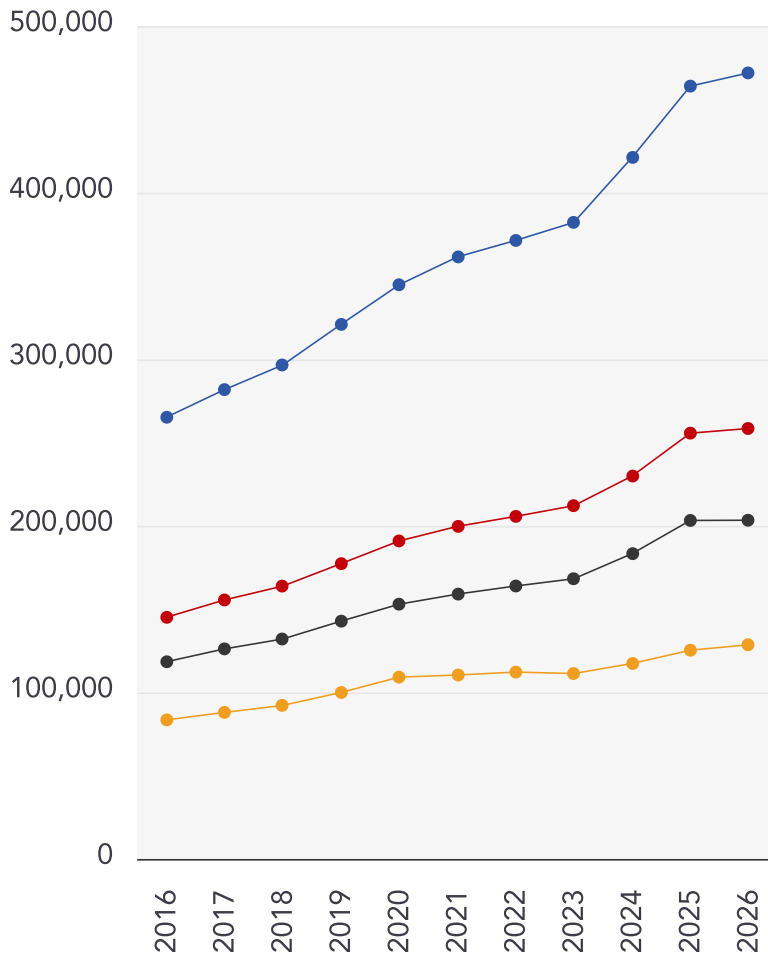
Market Sold in Street



36, Wychall Park Grove, Birmingham, B38 8AQ			Semi-detached House
Last Sold Date:	17/12/2021	29/09/2006	
Last Sold Price:	£287,500	£167,000	
50, Wychall Park Grove, Birmingham, B38 8AQ			Detached House
Last Sold Date:	04/08/2021	24/08/2018	
Last Sold Price:	£297,500	£245,000	
44, Wychall Park Grove, Birmingham, B38 8AQ			Detached House
Last Sold Date:	22/05/2020		
Last Sold Price:	£240,000		
14, Wychall Park Grove, Birmingham, B38 8AQ			Detached House
Last Sold Date:	16/07/2018	19/01/2007	
Last Sold Price:	£624,000	£380,000	
30, Wychall Park Grove, Birmingham, B38 8AQ			Semi-detached House
Last Sold Date:	25/08/2017		
Last Sold Price:	£255,000		
40, Wychall Park Grove, Birmingham, B38 8AQ			Semi-detached House
Last Sold Date:	05/12/2016		
Last Sold Price:	£202,500		
52, Wychall Park Grove, Birmingham, B38 8AQ			Detached House
Last Sold Date:	09/09/2016		
Last Sold Price:	£199,950		
24, Wychall Park Grove, Birmingham, B38 8AQ			Semi-detached House
Last Sold Date:	04/12/2015		
Last Sold Price:	£207,500		
38, Wychall Park Grove, Birmingham, B38 8AQ			Semi-detached House
Last Sold Date:	23/05/2014	14/01/2003	
Last Sold Price:	£240,000	£140,000	
8, Wychall Park Grove, Birmingham, B38 8AQ			Semi-detached House
Last Sold Date:	21/02/2014	29/05/2009	
Last Sold Price:	£180,000	£150,000	
34, Wychall Park Grove, Birmingham, B38 8AQ			Semi-detached House
Last Sold Date:	26/06/2013		
Last Sold Price:	£194,950		
62, Wychall Park Grove, Birmingham, B38 8AQ			Detached House
Last Sold Date:	03/05/2013		
Last Sold Price:	£195,000		

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 B38



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.

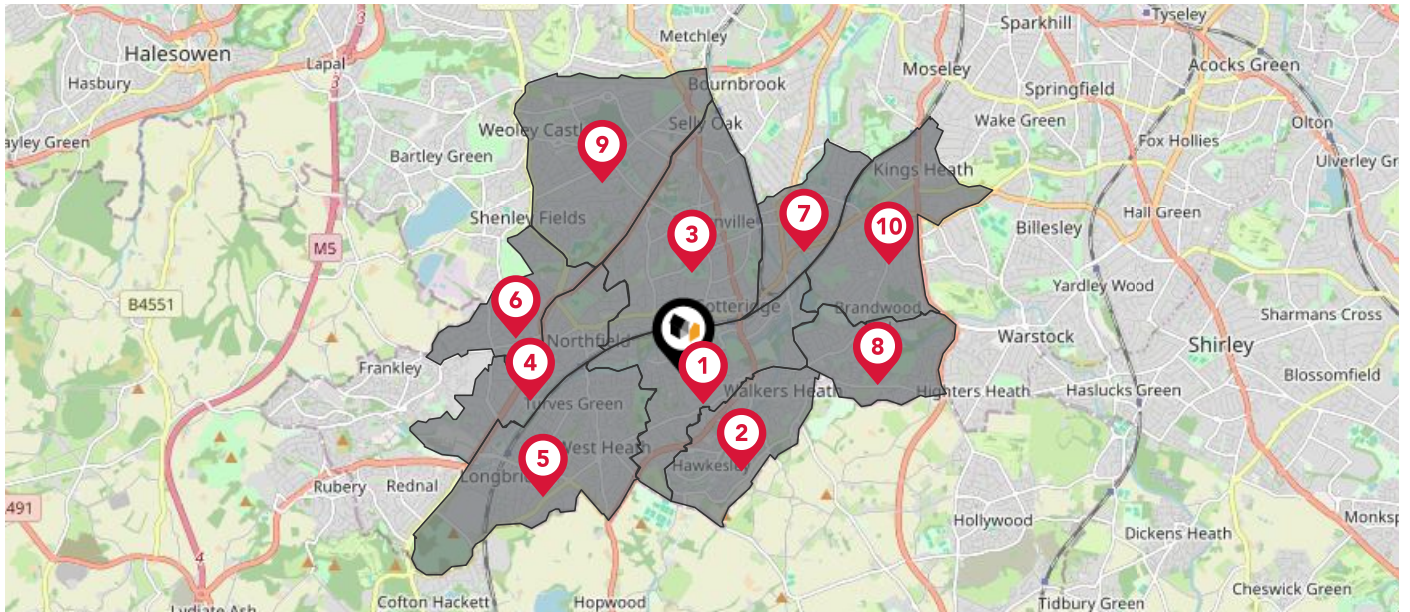
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Kings Norton
- 2 Bournville Tenants
- 3 Northfield Old Village
- 4 Austin Village
- 5 Bournville Village
- 6 Selly Park
- 7 Selly Park Avenues
- 8 Moseley
- 9 St Agnes
- 10 Barnt Green

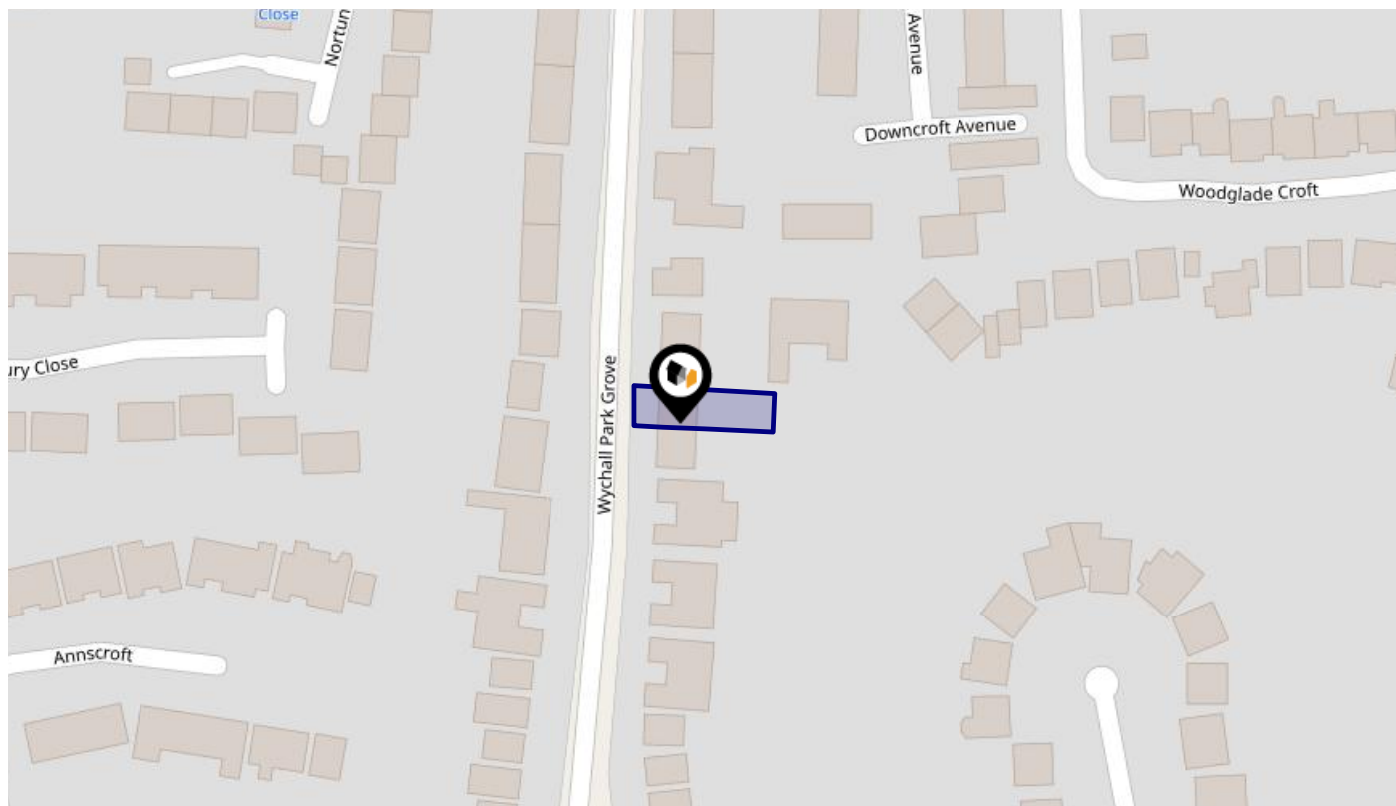
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  King's Norton North Ward
-  King's Norton South Ward
-  Bournville & Cotteridge Ward
-  Northfield Ward
-  Longbridge & West Heath Ward
-  Allens Cross Ward
-  Stirchley Ward
-  Druids Heath & Monyhull Ward
-  Weoley & Selly Oak Ward
-  Brandwood & King's Heath 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.

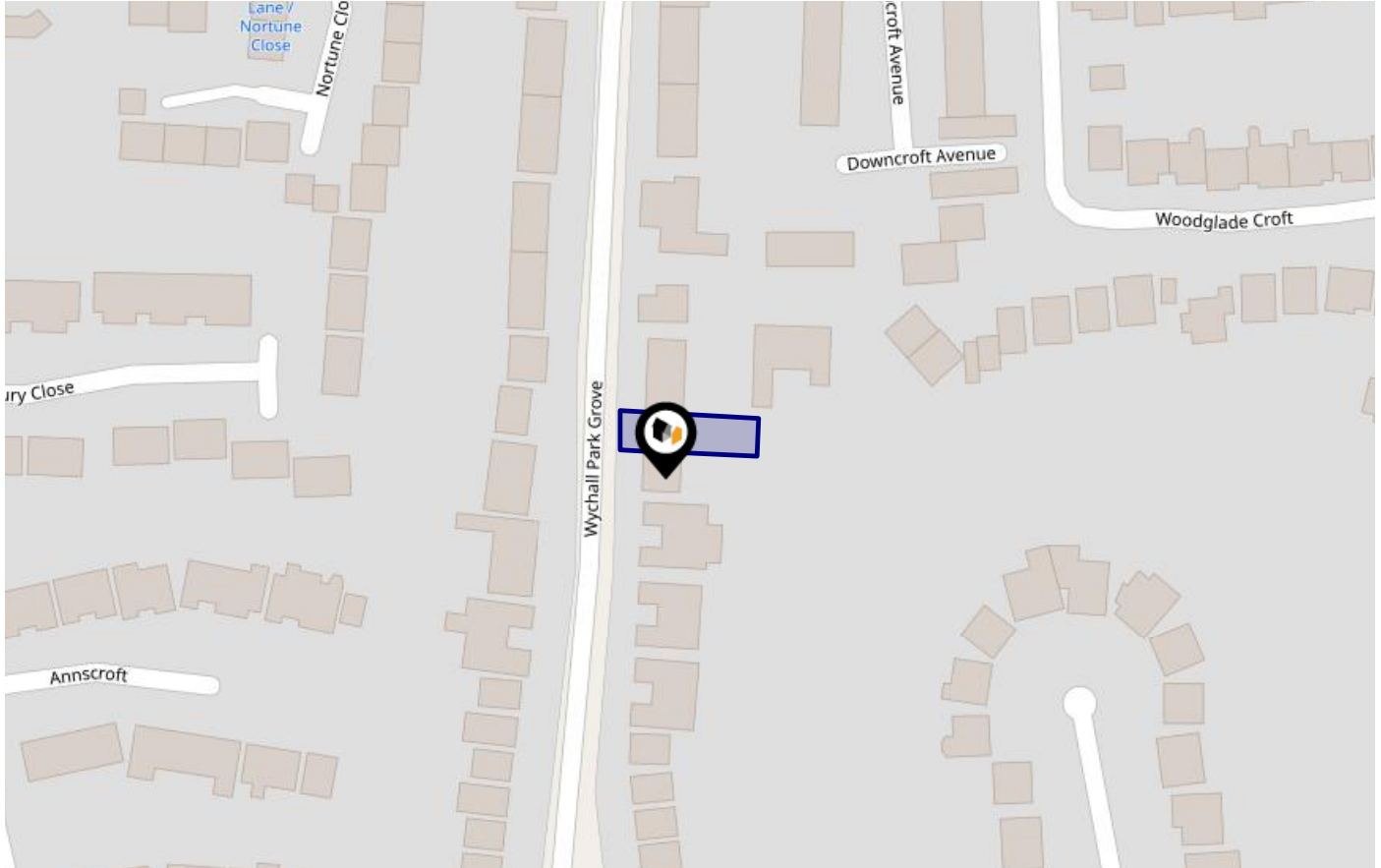
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

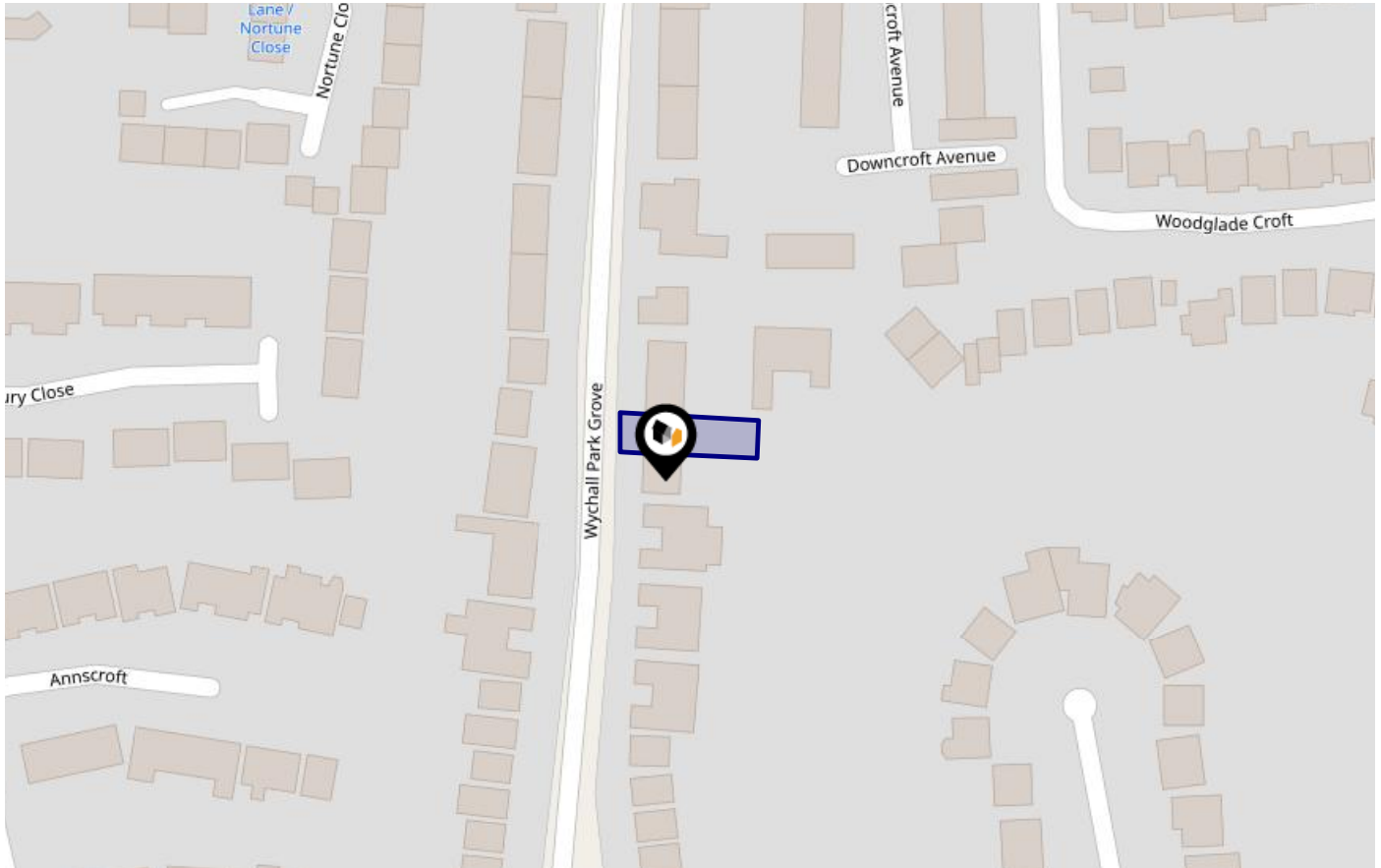
Chance of flooding to the following depths at this property:



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

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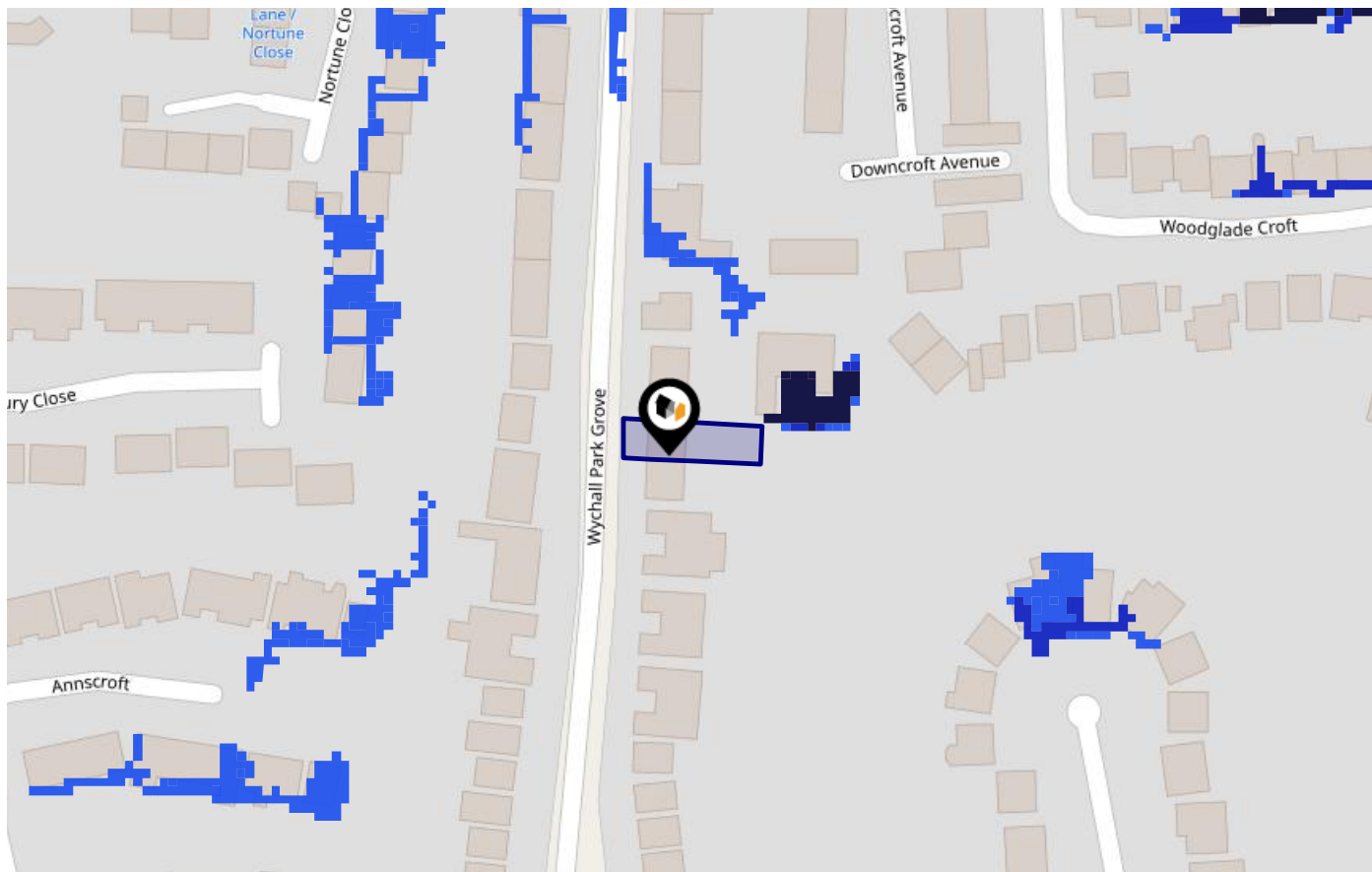
Chance of flooding to the following depths at this property:



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.

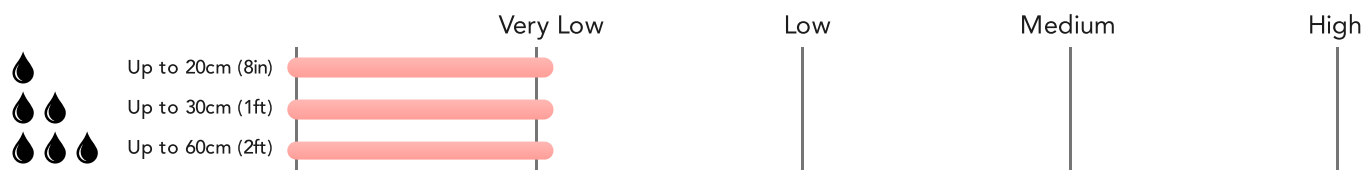


Risk Rating: **Very low**

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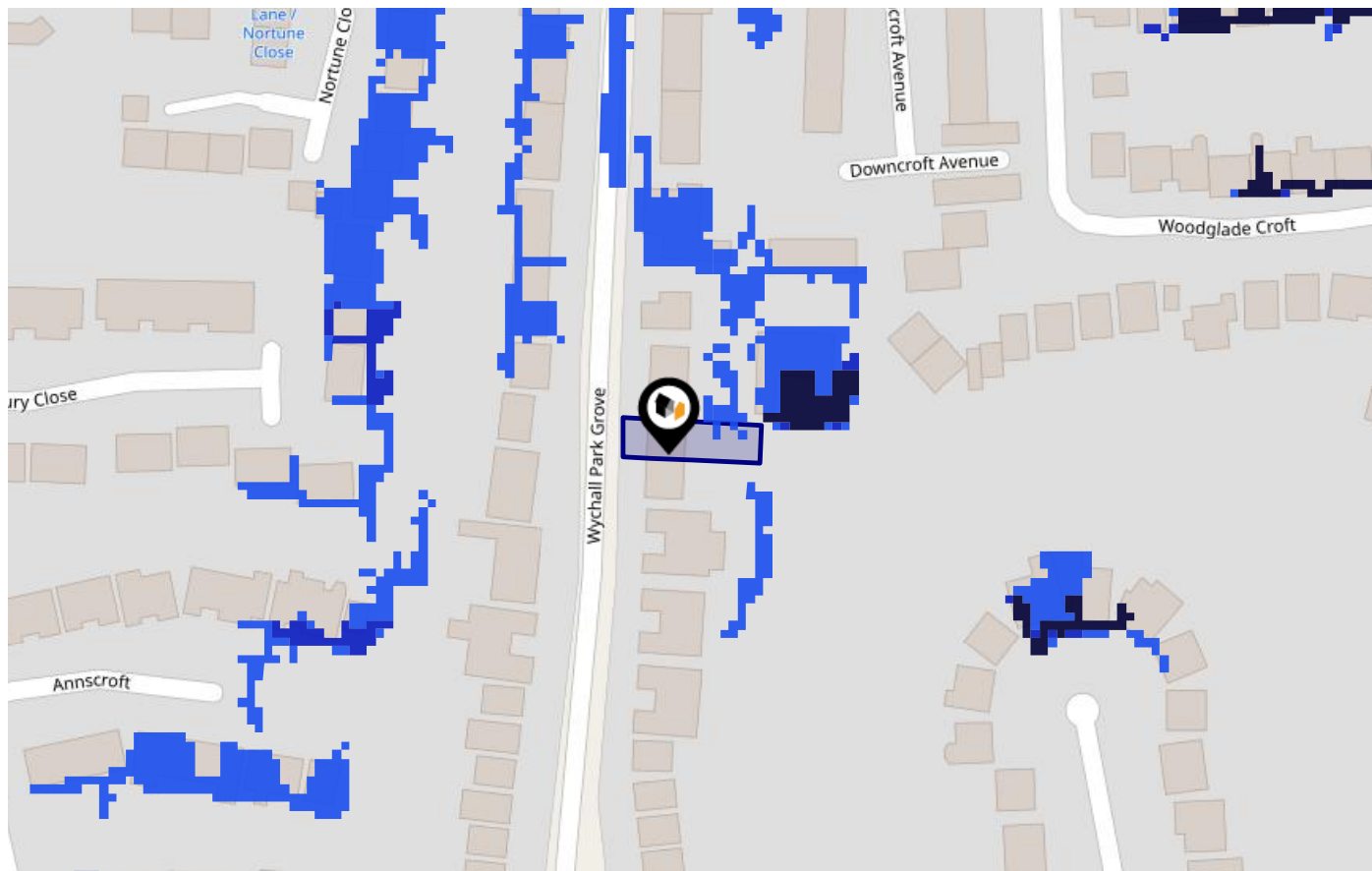
Chance of flooding to the following depths at this property:



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.

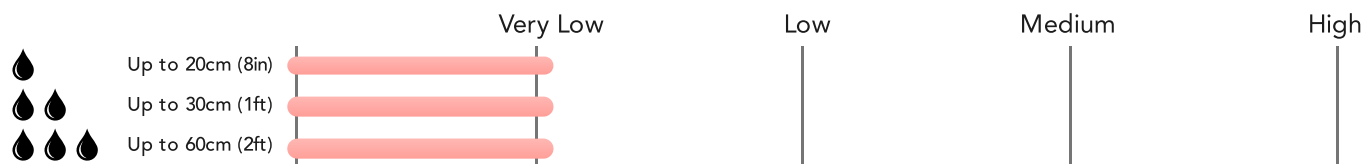


Risk Rating: **Very low**

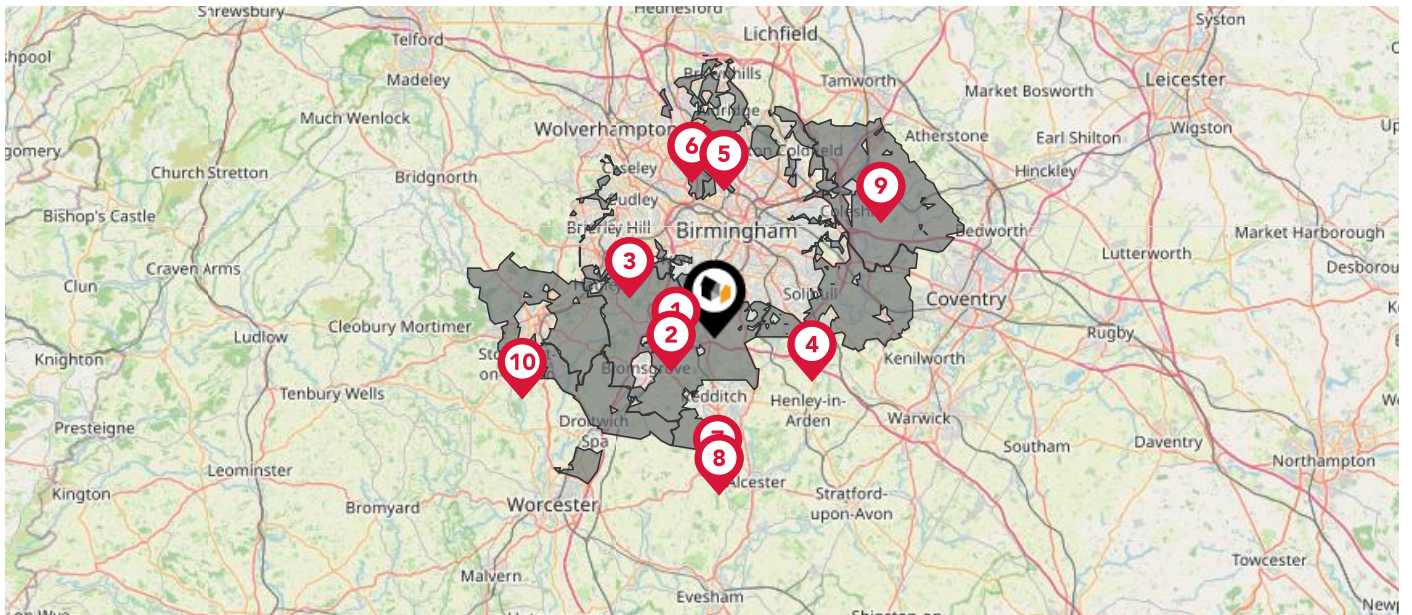
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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:



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

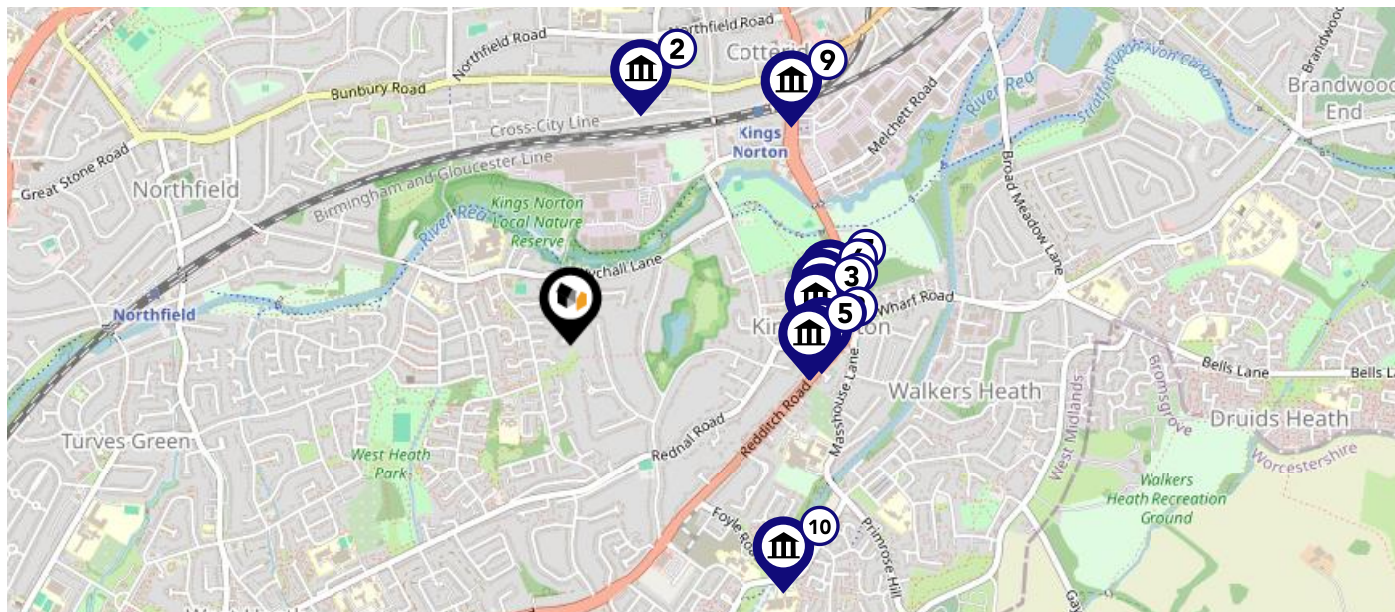
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.




Nearby Landfill Sites

1	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
2	Former Brick and Tile Works-Ardath Road, Kings Norton, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
3	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
4	Icknield Street-Headley Heath, Wythall, Worcestershire	Historic Landfill	<input type="checkbox"/>
5	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
6	Monyhall Hospital-Monyhull Hall Road, Kings Heath, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
7	Kings Road/Listowel Way-Former Hough's Brickworks, Kings Road, Brandwood, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
8	The Dell-The Dell, Packhorse Lane	Historic Landfill	<input type="checkbox"/>
9	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
10	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>

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
 1075550 - Monument To The South Of The Church Of St Nicholas And Facing The Green	Grade II	0.6 miles
 1482102 - 114 Middleton Hall Road	Grade II	0.6 miles
 1343450 - The Saracen's Head	Grade II	0.6 miles
 1075551 - 16 And 17, The Green B38	Grade II	0.6 miles
 1290006 - 18 And 19, The Green B38	Grade II	0.6 miles
 1075549 - Church Of St Nicholas	Grade I	0.6 miles
 1211444 - Old Grammar School	Grade II	0.6 miles
 1211455 - Hiron's Bakery	Grade II	0.6 miles
 1405556 - Fire Station And Firemen's Homes	Grade II	0.7 miles
 1343141 - Entrance To Washill Tunnel Worcester And Birmingham Canal	Grade II	0.7 miles

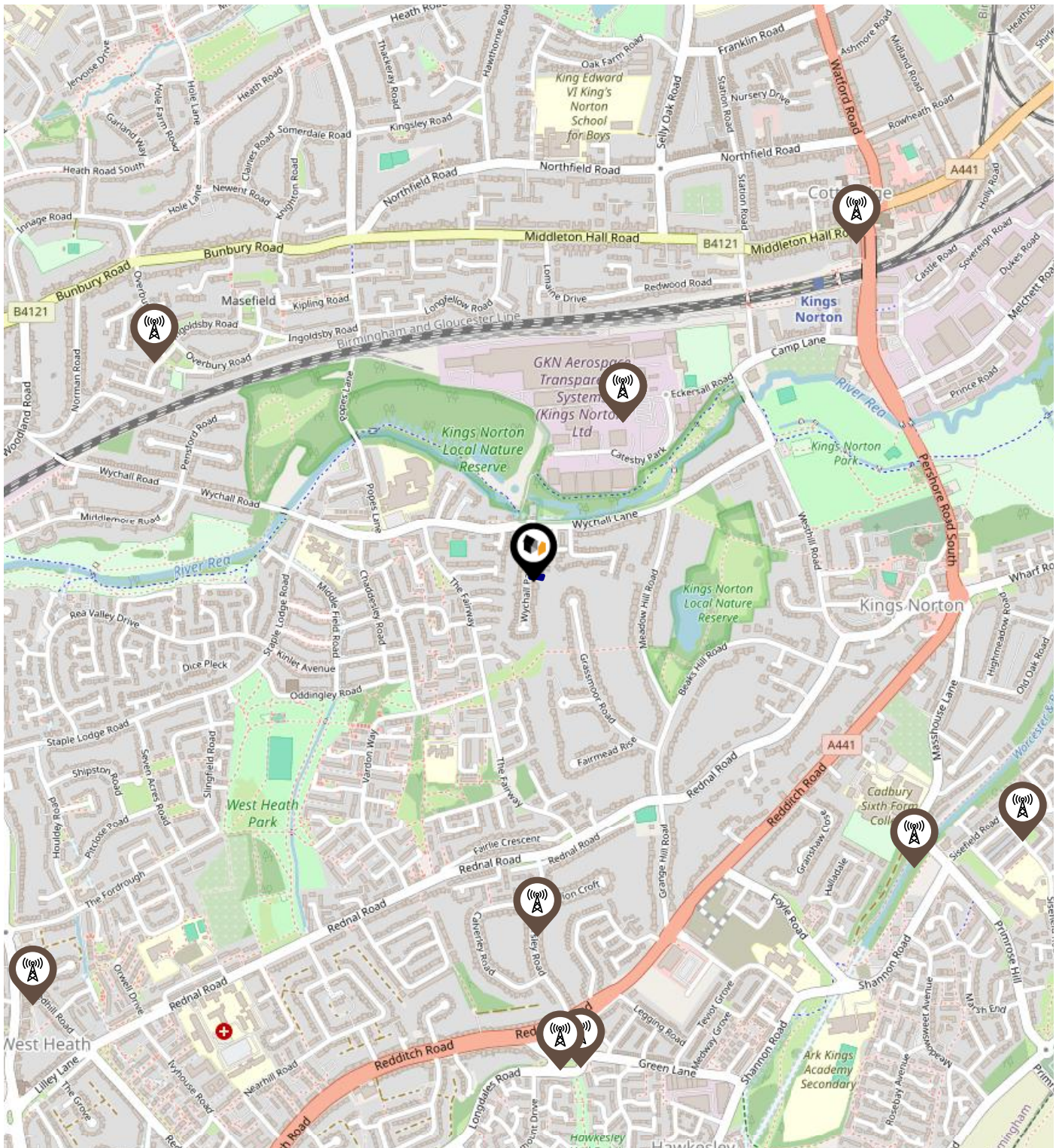


		Nursery	Primary	Secondary	College	Private
1	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1172 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fairway Primary Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wyhall Primary School Ofsted Rating: Good Pupils: 357 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.45	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kings Norton Junior and Infant School Ofsted Rating: Not Rated Pupils: 398 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King Edward VI King's Norton School for Boys Ofsted Rating: Good Pupils: 812 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	West Heath Primary School Ofsted Rating: Good Pupils: 407 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ark Kings Academy Ofsted Rating: Good Pupils: 800 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 St Laurence Church Infant School Ofsted Rating: Good Pupils: 268 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Laurence Church Junior School Ofsted Rating: Good Pupils: 359 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 West Heath Nursery School Ofsted Rating: Good Pupils: 127 Distance:0.94	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kings Norton Girls' School Ofsted Rating: Outstanding Pupils: 1073 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 186 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hawkesley Church Primary Academy Ofsted Rating: Good Pupils: 220 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cotteridge Primary School Ofsted Rating: Good Pupils: 446 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

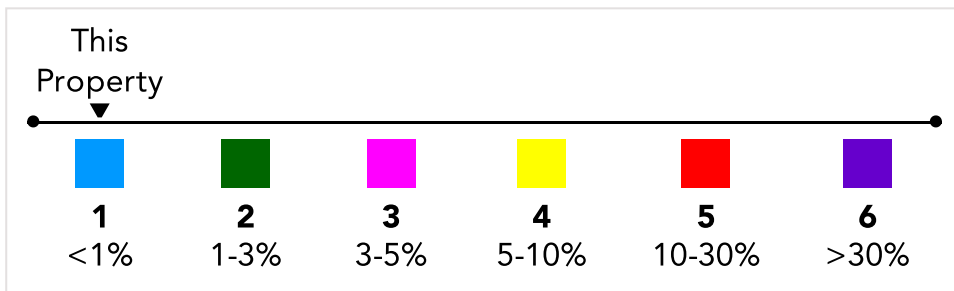
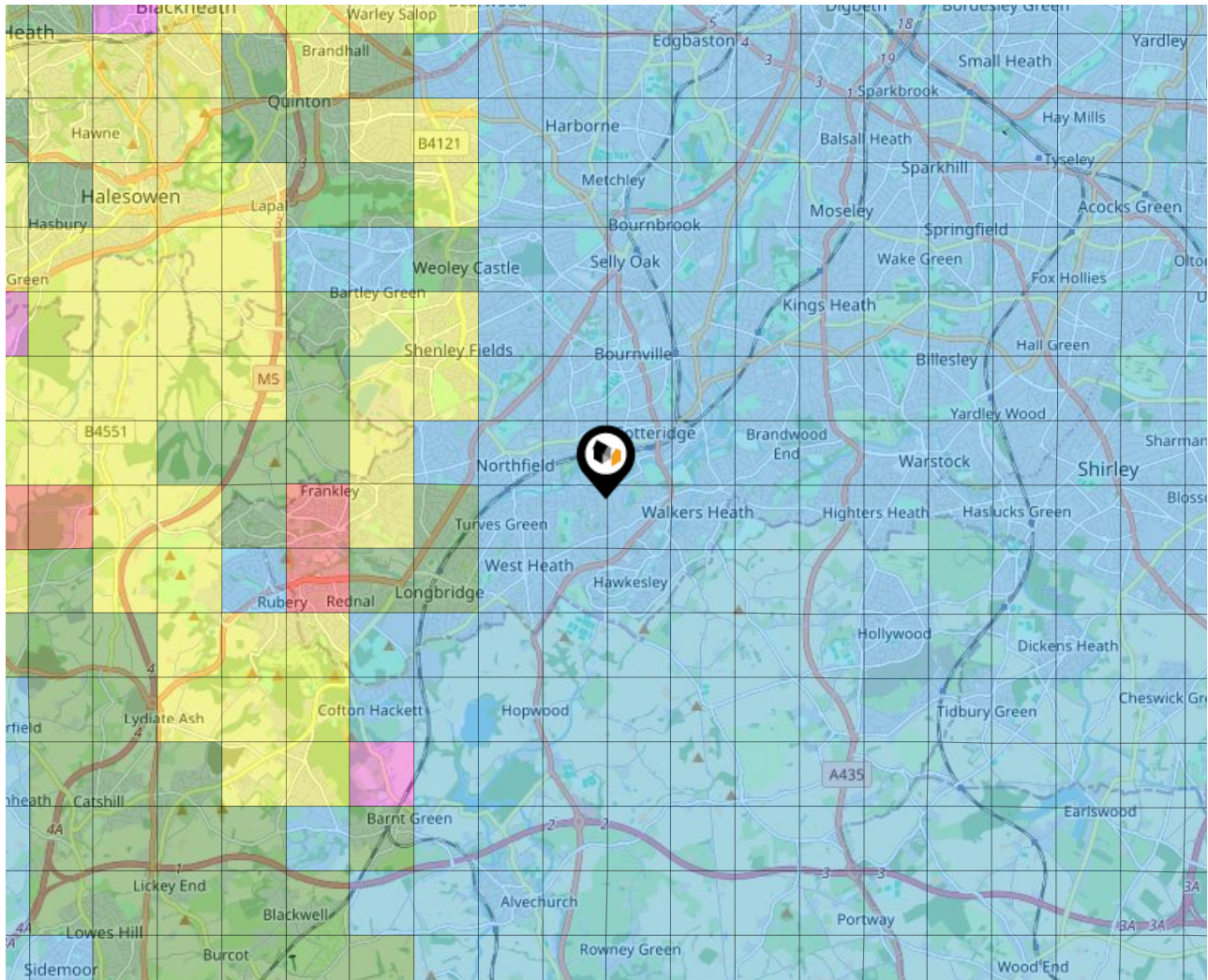


Key:

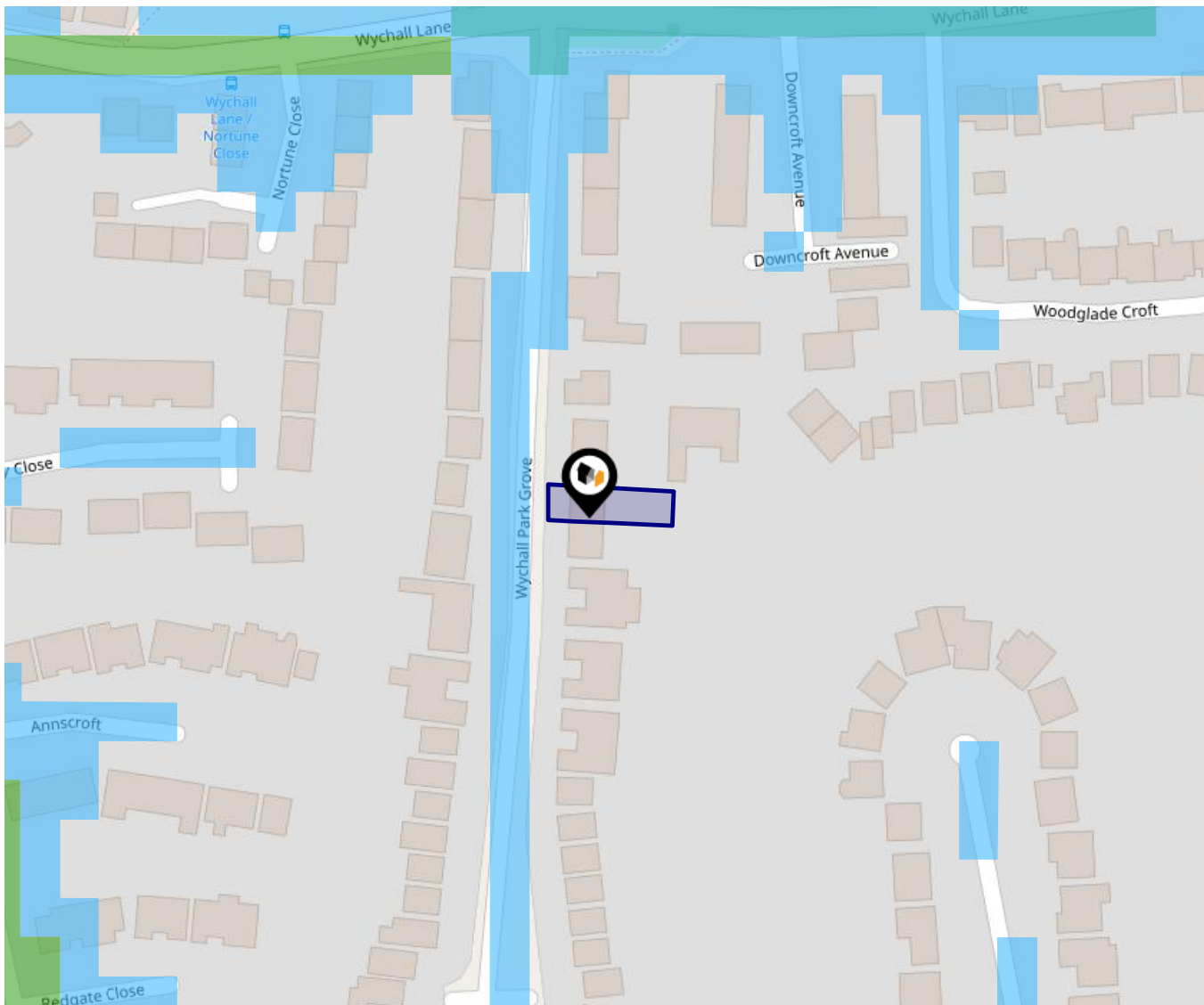
-  Power Pylons
-  Communication Masts

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

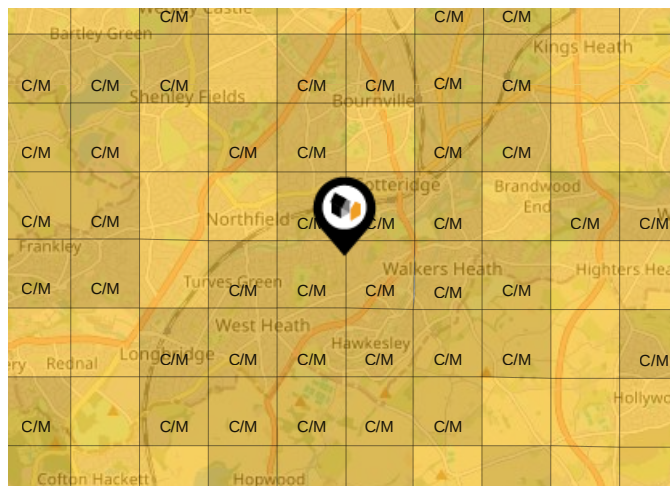


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

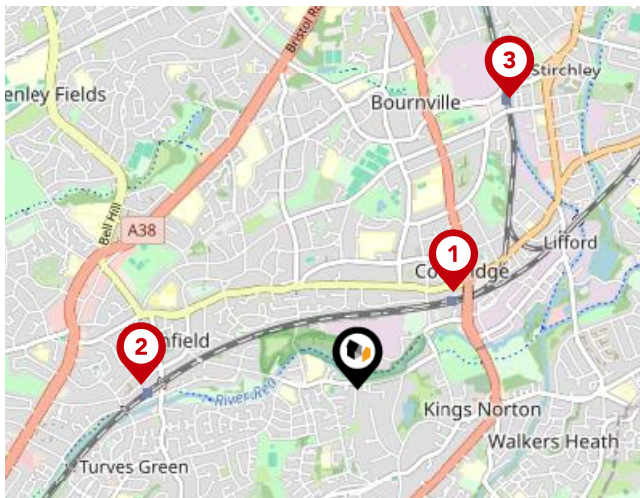
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	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



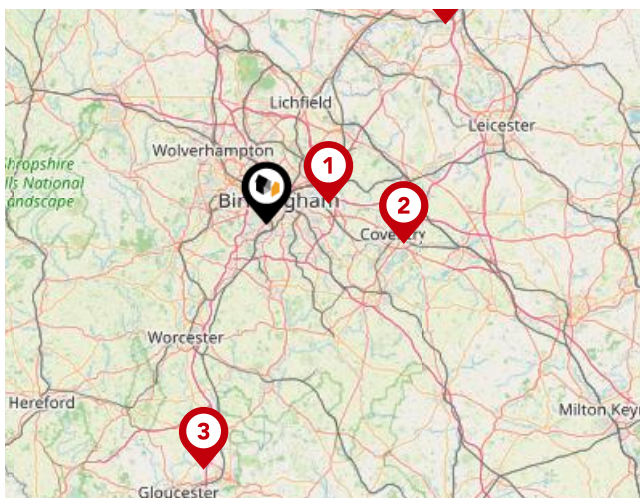
National Rail Stations

Pin	Name	Distance
1	Kings Norton Rail Station	0.63 miles
2	Northfield Rail Station	0.97 miles
3	Bournville Rail Station	1.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	3.19 miles
2	M42 J3	4.38 miles
3	M5 J3	4.2 miles
4	M5 J4	4.83 miles
5	M5 J1	7.36 miles

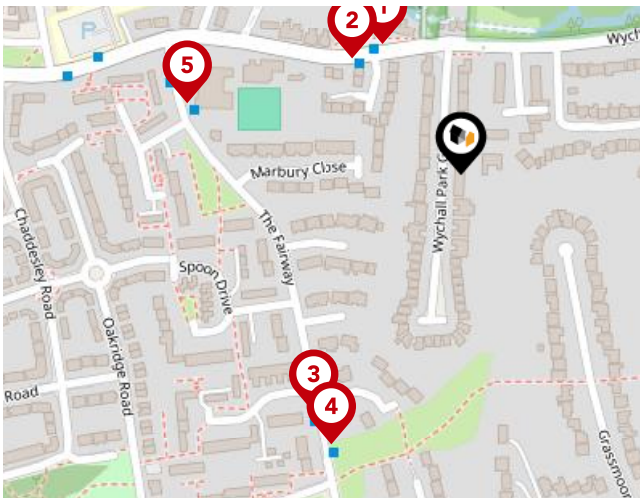


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	9.45 miles
2	Baginton	19.94 miles
3	Staverton	36.77 miles
4	East Mids Airport	38.75 miles

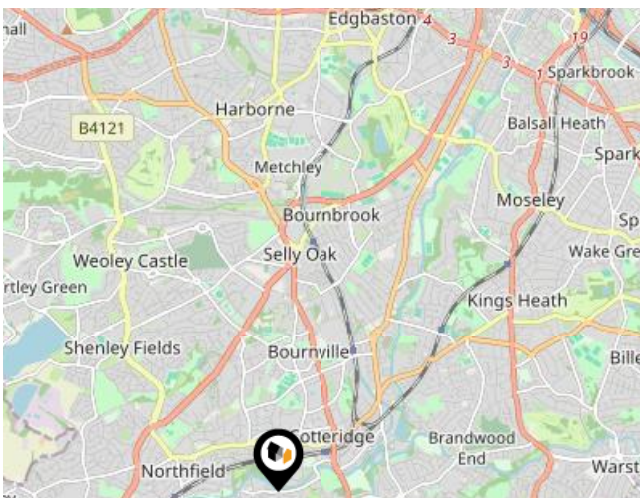
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Nortune Close	0.09 miles
2	Nortune Close	0.09 miles
3	Chip Close	0.16 miles
4	Chip Close	0.17 miles
5	Club View	0.16 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	4.51 miles
2	Five Ways (Midland Metro Stop)	4.77 miles
3	Brindleyplace (Midland Metro Stop)	4.93 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!

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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