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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th September 2026



HEATH ROAD, BIRMINGHAM, B30

OIRO : £475,000

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Birmingham

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An impressive and substantially extended three-bedroom semi-detached family home in sought-after Bournville, offering exceptional versatility across three floors, multiple reception spaces, a converted loft room, extensive off-road parking and a substantial tandem garage.

Enjoyed by its current owners for over 20 years, this is a home that has evolved around family life, with space certainly not in short supply.

The ground floor begins with a welcoming entrance hallway and generous front lounge, providing a comfortable retreat from the main family areas.

To the rear, extensive additions have created a wonderfully flexible arrangement of interconnected living spaces. A second lounge sits at its heart alongside a playroom/family area and kitchen, providing plenty of scope for entertaining, working from home, children's space or simply allowing a larger family to spread out.

The kitchen offers ample workspace and a breakfast bar, while an adjoining utility, separate WC and ground-floor shower room add further everyday practicality.

Upstairs are three well-proportioned bedrooms and the family bathroom. A staircase continues to the second floor and a substantial converted loft room measuring approximately 17'3" x 15'2". Currently used as additional sleeping accommodation, it could equally suit a home office, games, hobby or guest room. Buyers should satisfy themselves regarding any necessary consents, regulations and intended use.

Outside, the rear garden is thoughtfully arranged across different levels, providing spaces for children, entertaining and enjoying the changing seasons. The sellers have particularly enjoyed the variety of wildlife visiting the garden.

To the front is off-road parking for multiple vehicles, while the rear tandem garage extends to approximately 32', offering excellent vehicle and storage space.

With over 1,600 sq ft of internal accommodation, or almost 2,000 sq ft including the garage, this is far more than simply a three-bedroom semi – it's a versatile family home with room to grow.

LOCATION

Green space, schools and excellent connectivity help make Bournville such a sought-after place to live.

Heath Road is well positioned for Rowheath Park and the wider parks and open spaces for which Bournville is renowned. Schools in the surrounding area include St Joseph's Catholic Primary, Bournville Village Primary, Kings Norton Girls' School and Dame Elizabeth Cadbury School.

Kings Norton and Bournville railway stations provide connections towards Birmingham city centre, while road and bus links offer convenient access to the University of Birmingham, Queen Elizabeth Hospital and surrounding South Birmingham areas.

PLEASE NOTE: For transparency, an electricity substation is situated beyond the property's rear boundary and is managed and maintained by the local Distribution Network Operator. Relevant documentation can be reviewed through legal representatives and buyers should make their own enquiries if further information is required.

KFB - Key Facts For Buyers



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,627 ft ² / 151 m ²
Plot Area:	0.09 acres
Council Tax :	Band D
Annual Estimate:	£2,363
Title Number:	WM285116

OIRO:	£475,000
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)

12
mb/s



10000
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **Heath Road, Birmingham, B30**

Reference - 2001/06206/PA	
Decision:	Decided
Date:	05th December 2001
Description:	Change of use of shop to residential to include as part of existing dwelling, and alterations to front elevation and new garden wall to front of property.

Freehold Title Plan



WM285116

Leasehold Title Plan



WK86835

Start Date: 24/08/1937
End Date: 01/01/2035
Lease Term: 99 years from 1 January 1936
Term Remaining: 8 years





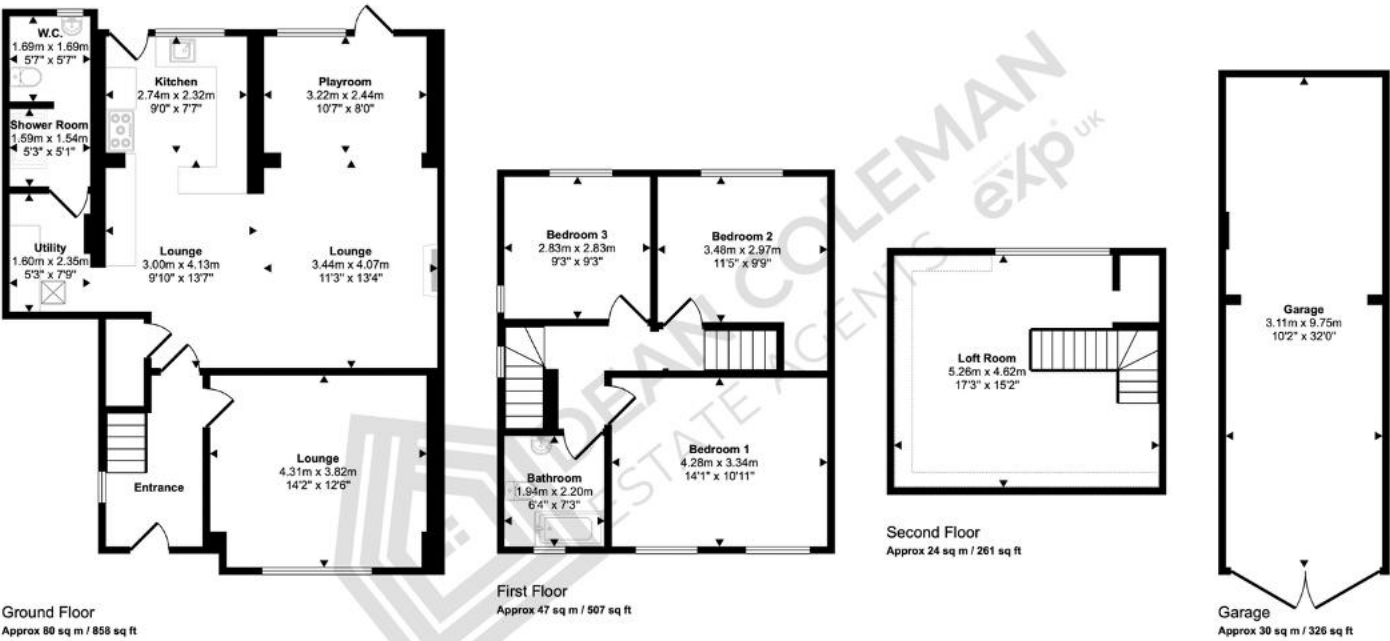




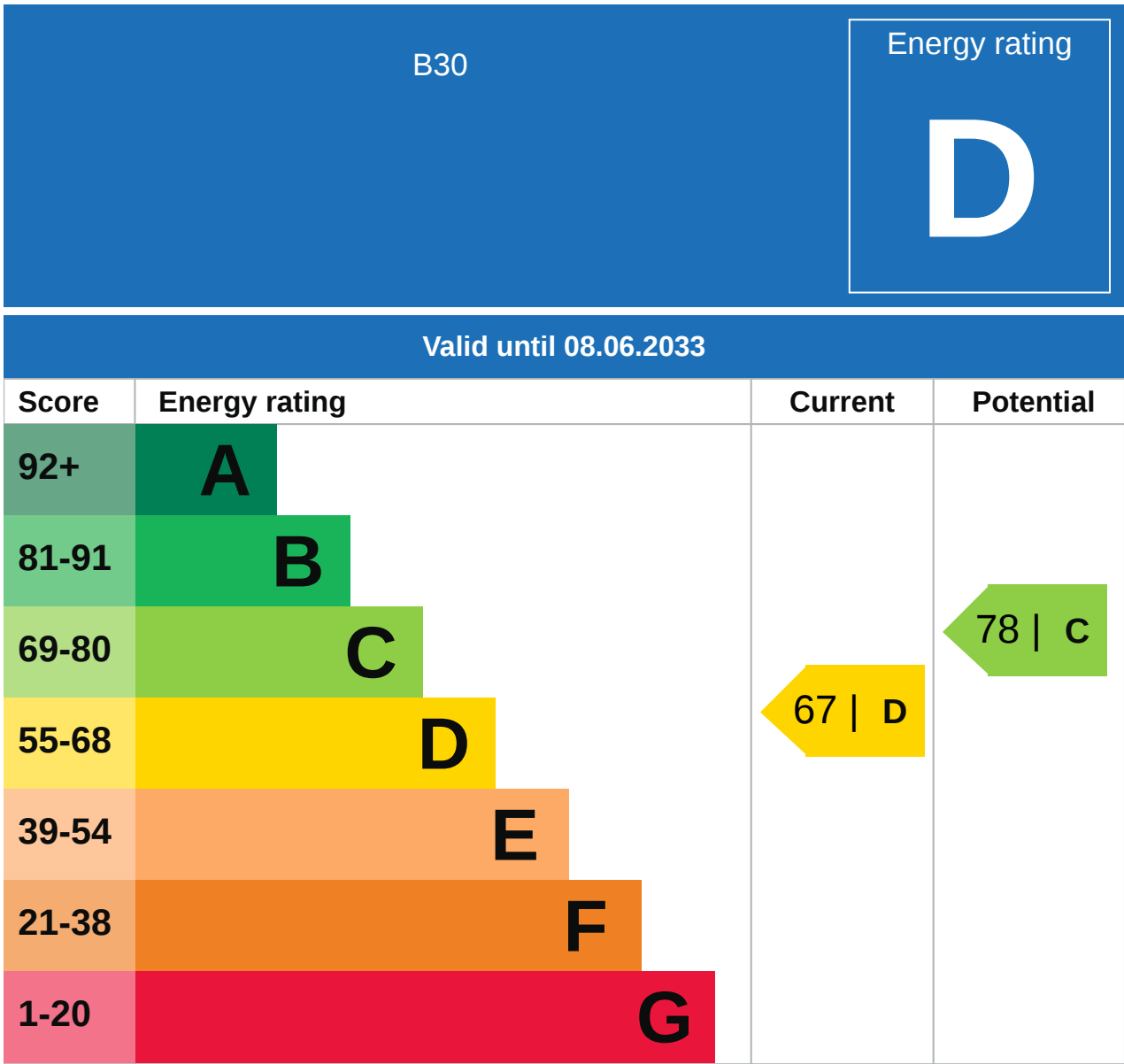


HEATH ROAD, BIRMINGHAM, B30

Approx Gross Internal Area
181 sq m / 1953 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.



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 81% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	146 m ²

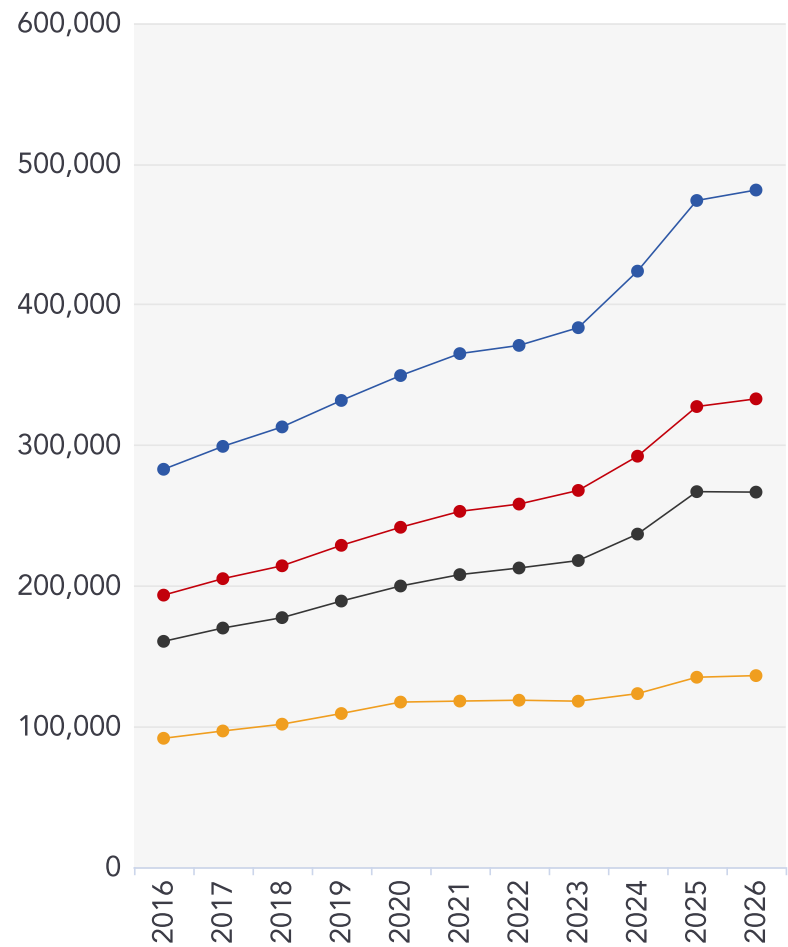
Market Sold in Street



267, Heath Road, Birmingham, B30 1RU			Semi-detached House
Last Sold Date:	10/07/2025	25/07/2000	
Last Sold Price:	£430,000	£139,000	
Rear Of, 229, Heath Road, Birmingham, B30 1RU			Semi-detached House
Last Sold Date:	08/11/2004		
Last Sold Price:	£247,000		
225, Heath Road, Birmingham, B30 1RU			Semi-detached House
Last Sold Date:	10/04/2003		
Last Sold Price:	£199,950		
279, Heath Road, Birmingham, B30 1RU			Semi-detached House
Last Sold Date:	23/05/2002	15/12/1999	
Last Sold Price:	£169,950	£130,000	

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 B30



Detached

+70.17%

Semi-Detached

+72.14%

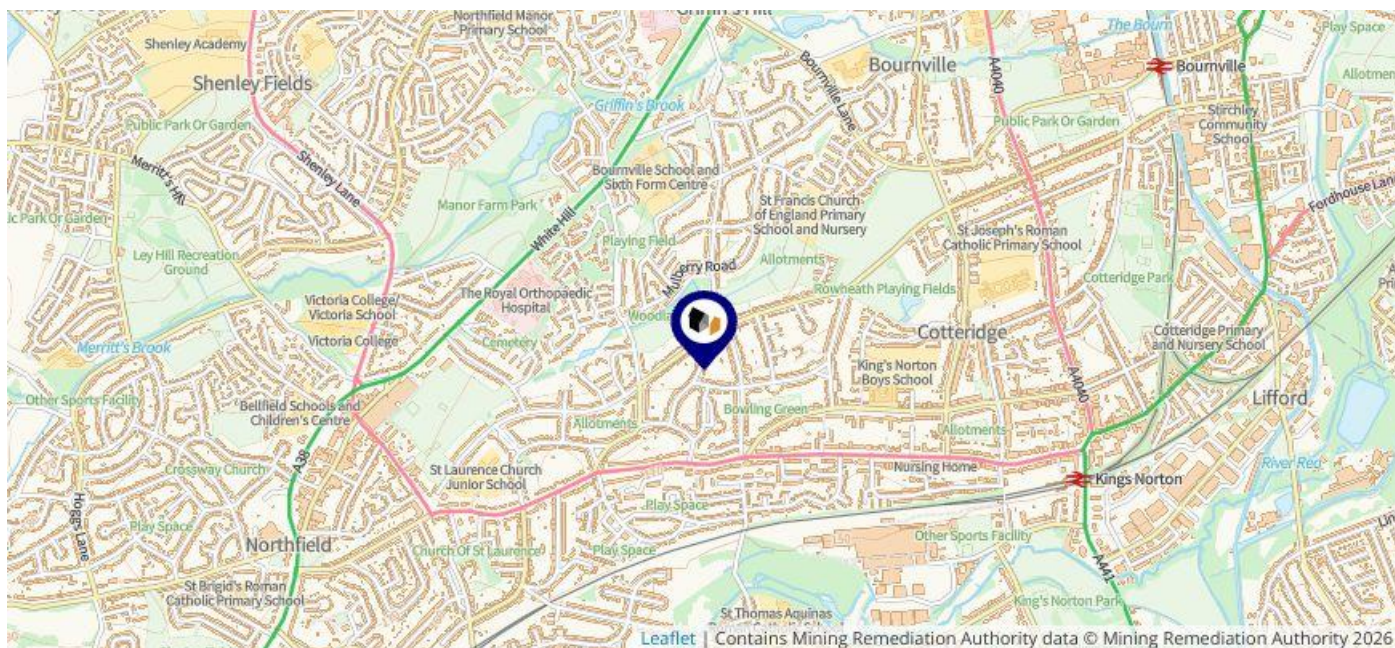
Terraced

+66.07%

Flat

+48.62%

This map displays nearby coal mine entrances and their classifications.



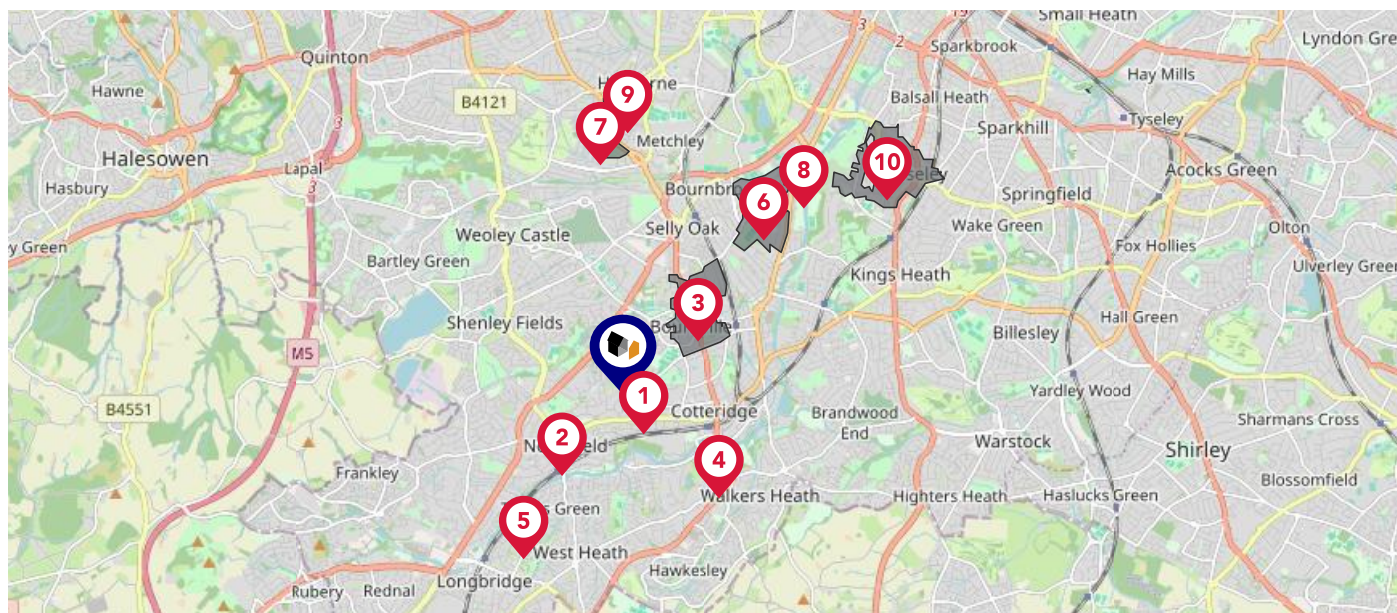
Mine Entry

- ✕ 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.

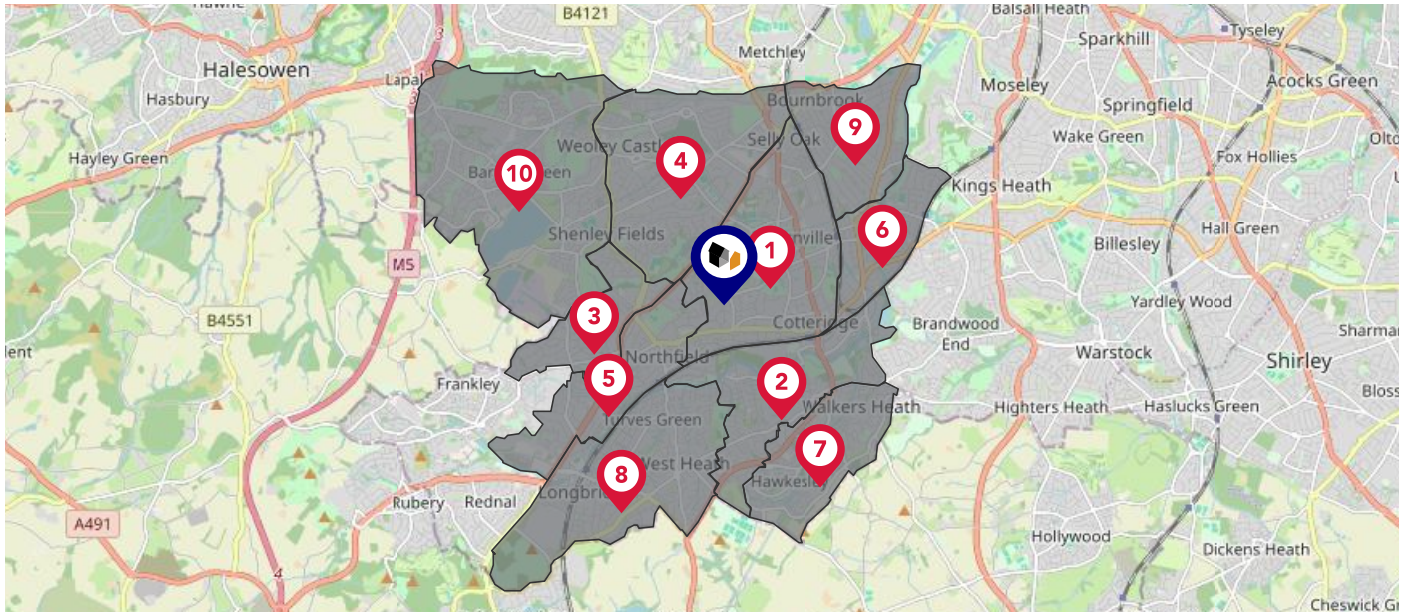
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

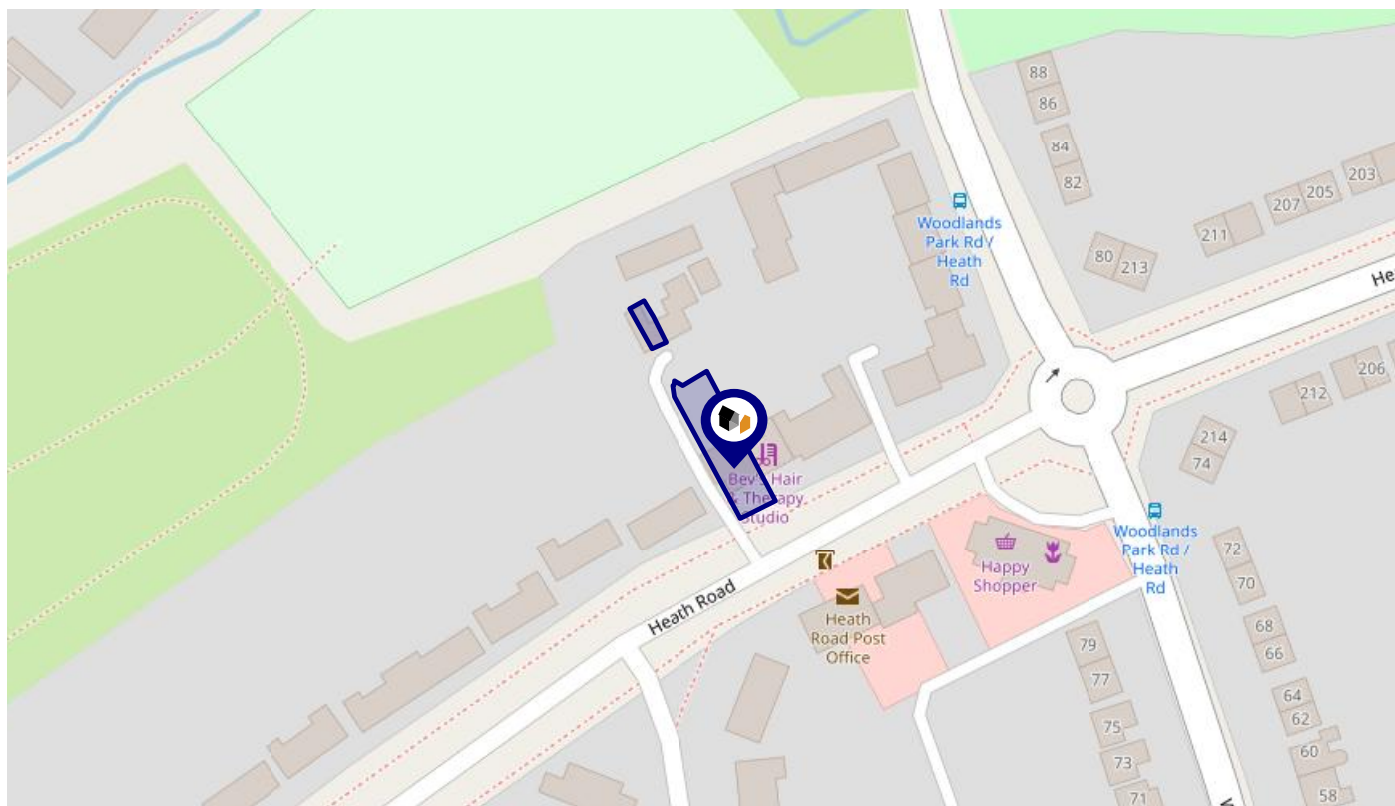
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Bournville & Cotteridge Ward
- 2 King's Norton North Ward
- 3 Allens Cross Ward
- 4 Weoley & Selly Oak Ward
- 5 Northfield Ward
- 6 Stirchley Ward
- 7 King's Norton South Ward
- 8 Longbridge & West Heath Ward
- 9 Bournbrook & Selly Park Ward
- 10 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.

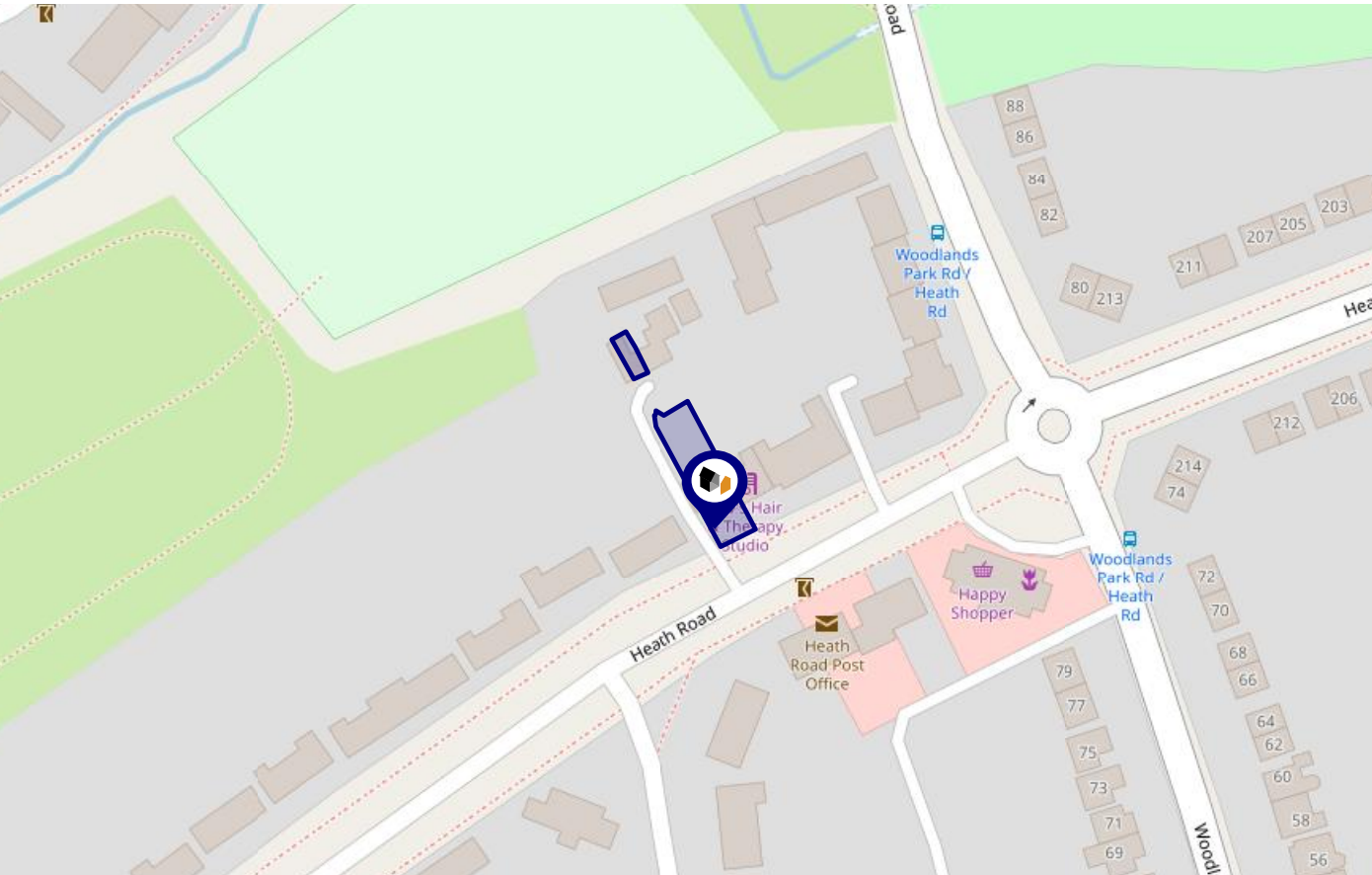
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

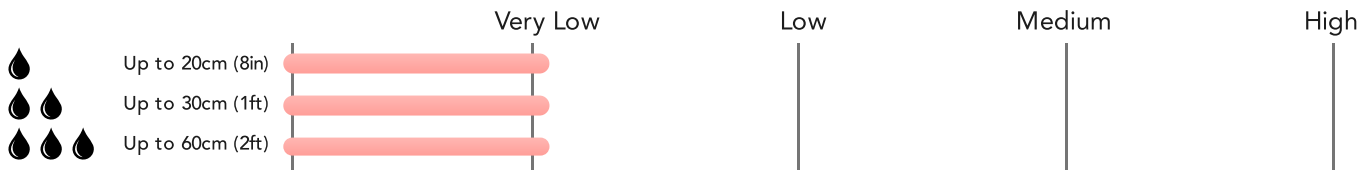


Risk Rating: Very low

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.

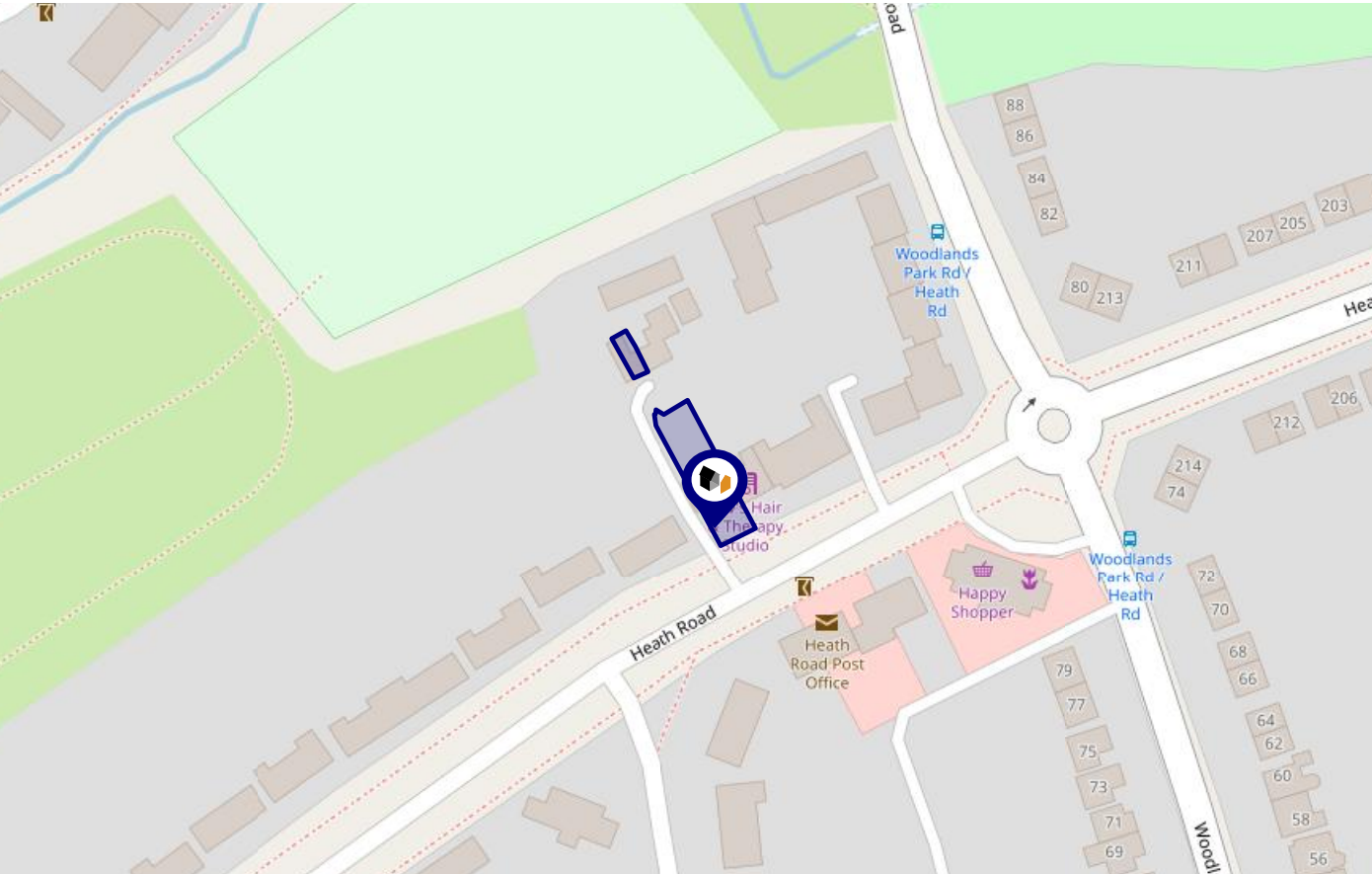
Chance of flooding to the following depths at this property:



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.

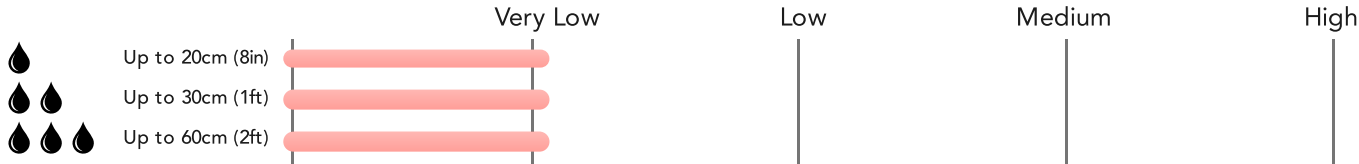


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



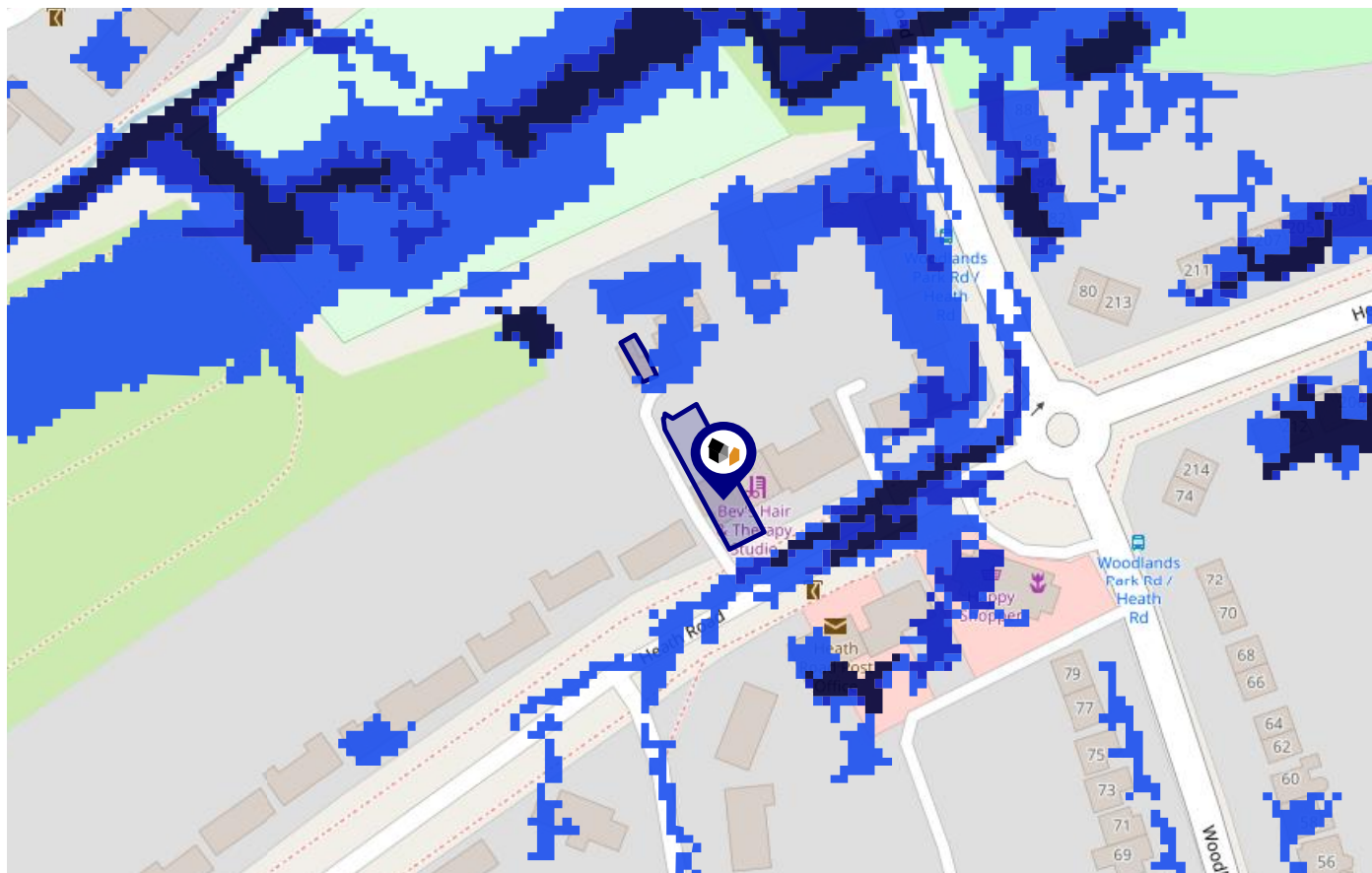
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Water Level	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Low
Up to 60cm (2ft)	Medium

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.

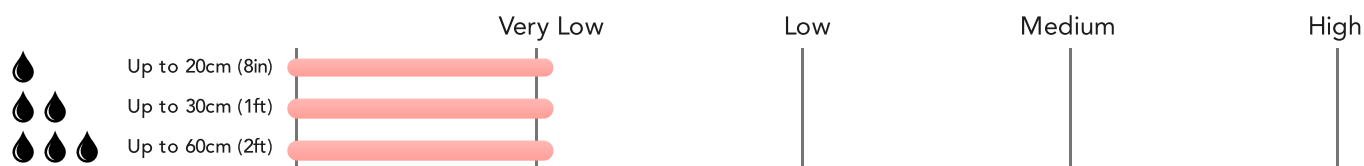


Risk Rating: Very low

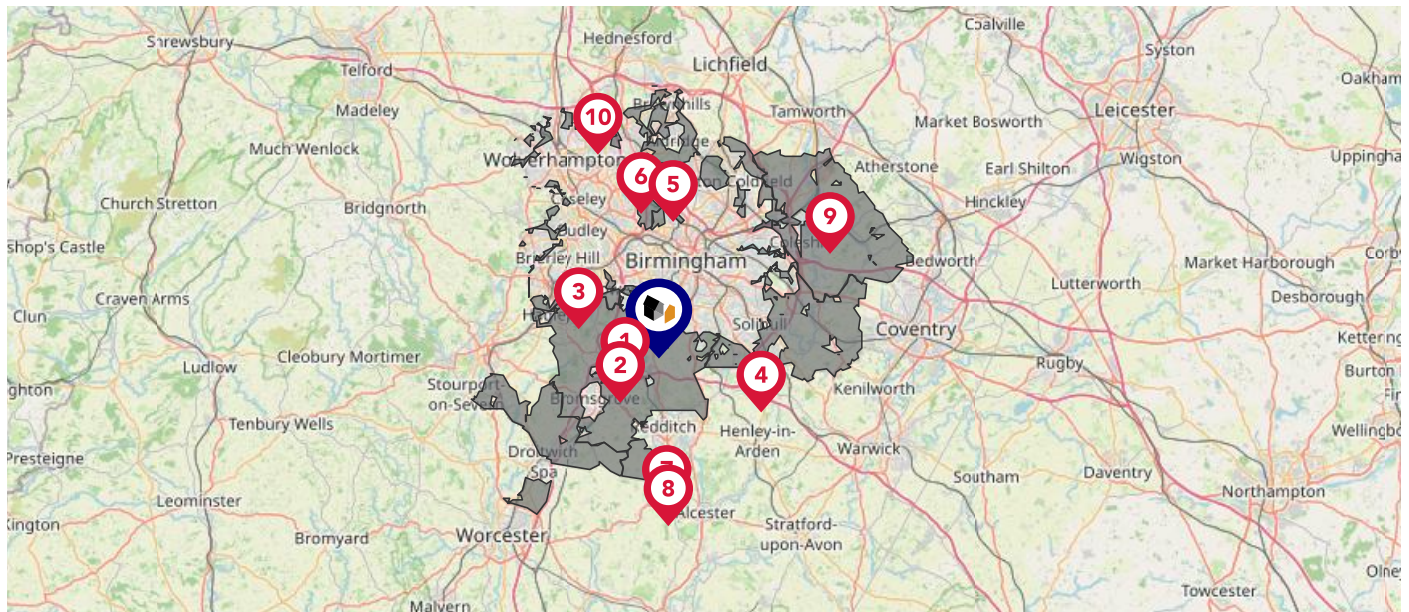
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Chance of flooding to the following depths at this property:



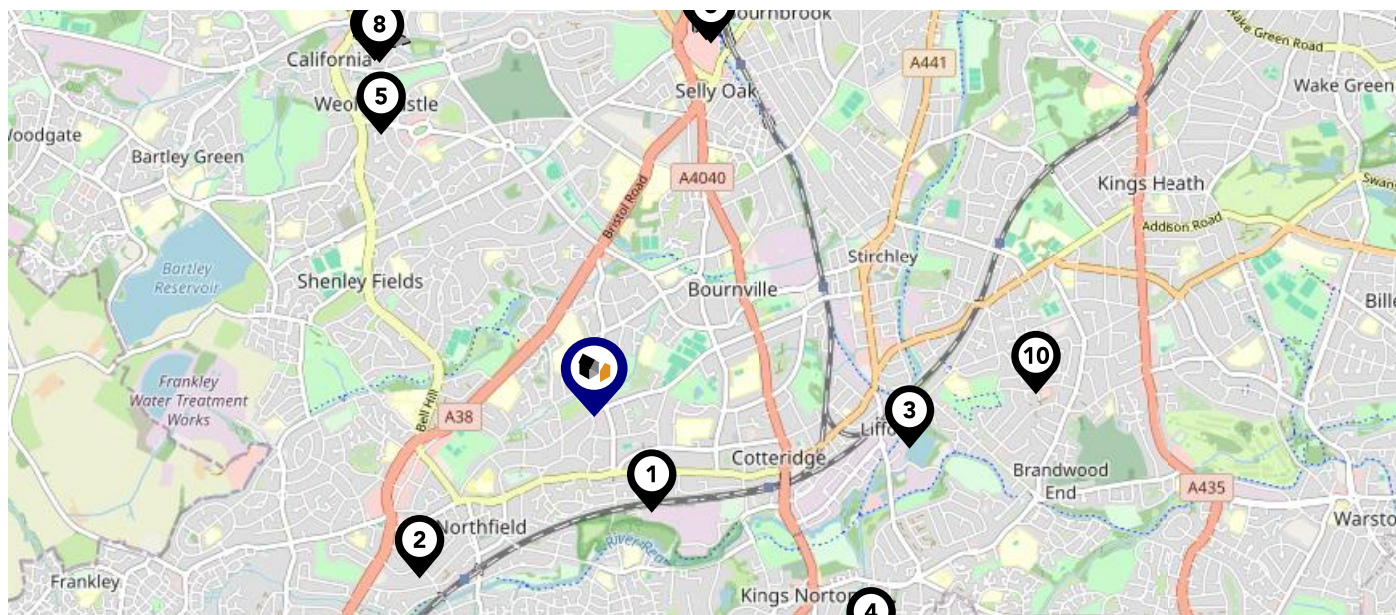
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Birmingham Green Belt - Birmingham
- 2 Birmingham Green Belt - Bromsgrove
- 3 Birmingham Green Belt - Dudley
- 4 Birmingham Green Belt - Solihull
- 5 Birmingham Green Belt - Sandwell
- 6 Birmingham Green Belt - Walsall
- 7 Birmingham Green Belt - Redditch
- 8 Birmingham Green Belt - Wychavon
- 9 Birmingham Green Belt - North Warwickshire
- 10 Birmingham Green Belt - Wolverhampton

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.



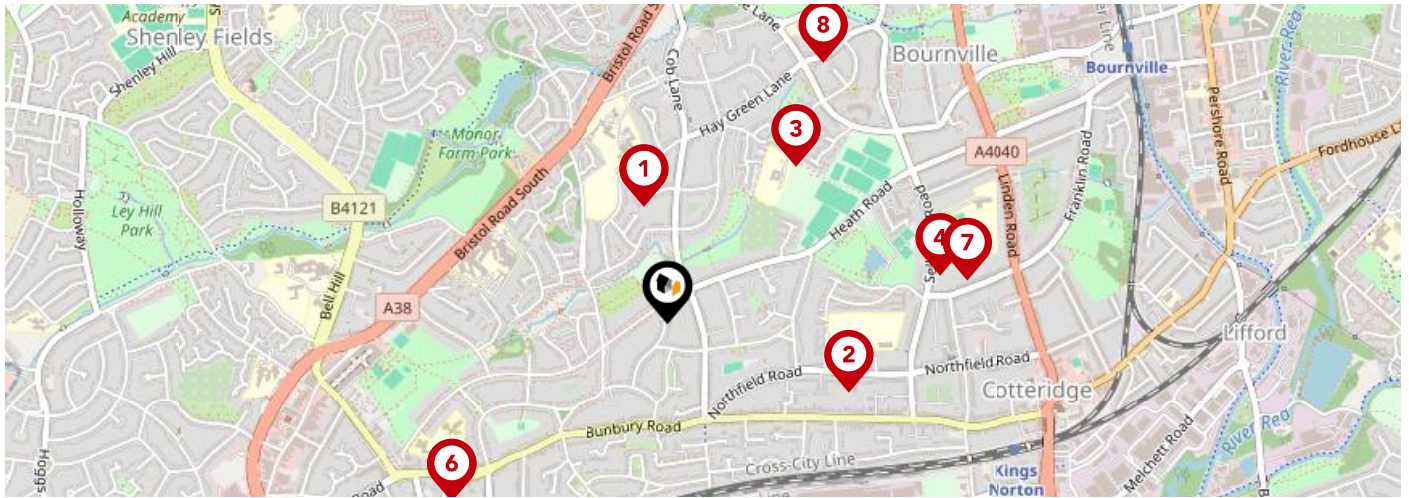
Nearby Landfill Sites

1	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	☐
2	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill	☐
3	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	☐
4	Former Brick and Tile Works-Ardath Road, Kings Norton, Birmingham, West Midlands	Historic Landfill	☐
5	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	☐
6	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	☐
7	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	☐
8	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill	☐
9	Barnes Hill-Former Brickworks Site, Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill	☐
10	Kings Road/Listowel Way-Former Hough's Brickworks, Kings Road, Brandwood, 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	0.4 miles
	1220952 - Rowheath Farm Barn	Grade II	0.5 miles
	1482102 - 114 Middleton Hall Road	Grade II	0.6 miles
	1076260 - 270 And 272, Mary Vale Road B30	Grade II	0.6 miles
	1075657 - The Great Stone Public House	Grade II	0.7 miles
	1343168 - Outbuildings To Rear Of Number 7 (old Park Farm)	Grade II	0.7 miles
	1211457 - Old Park Farm	Grade II	0.7 miles
	1343382 - Village Pound	Grade II	0.7 miles
	1220878 - Outhouse To The Rectory (now Garages) Between The Rectory And The Pastoral Centre	Grade II	0.7 miles



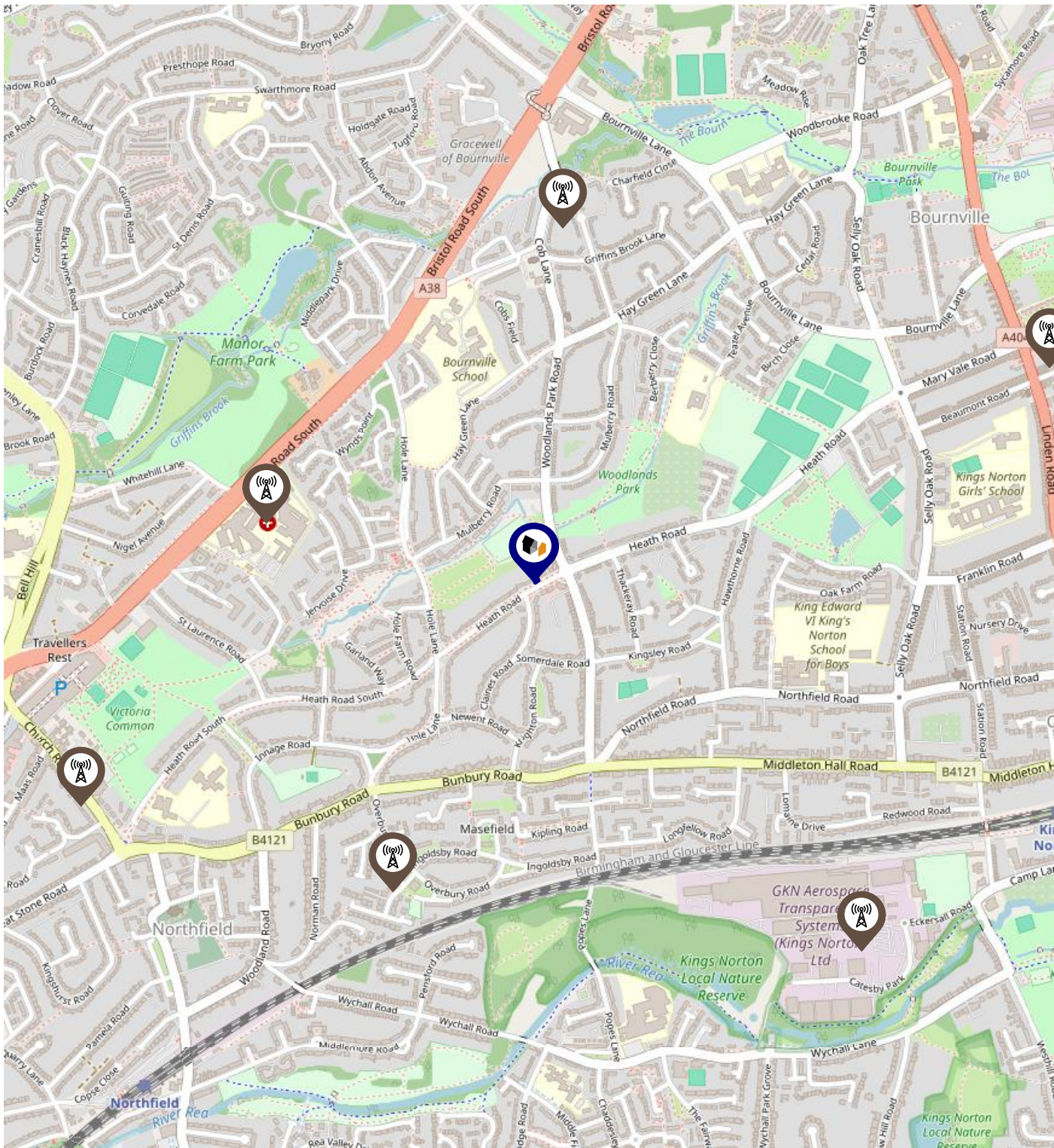
		Nursery	Primary	Secondary	College	Private
1	Bournville School Ofsted Rating: Requires improvement Pupils: 673 Distance:0.27	☐	☒	☒	☐	☐
2	King Edward VI King's Norton School for Boys Ofsted Rating: Good Pupils: 812 Distance:0.44	☐	☐	☒	☐	☐
3	St Francis Church of England Aided Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 221 Distance:0.46	☐	☒	☐	☐	☐
4	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.63	☐	☒	☐	☐	☐
5	St Laurence Church Junior School Ofsted Rating: Good Pupils: 359 Distance:0.63	☐	☒	☐	☐	☐
6	St Laurence Church Infant School Ofsted Rating: Good Pupils: 268 Distance:0.63	☐	☒	☐	☐	☐
7	Kings Norton Girls' School Ofsted Rating: Outstanding Pupils: 1073 Distance:0.68	☐	☐	☒	☐	☐
8	Dame Elizabeth Cadbury School Ofsted Rating: Good Pupils: 770 Distance:0.69	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1172 Distance:0.73	☐	☐	☒	☐	☐
	Victoria School Ofsted Rating: Outstanding Pupils: 223 Distance:0.81	☐	☐	☒	☐	☐
	Victoria College Ofsted Rating: Requires improvement Pupils:0 Distance:0.81	☐	☐	☒	☐	☐
	Longwill A Primary School for Deaf Children Ofsted Rating: Outstanding Pupils: 62 Distance:0.81	☐	☐	☒	☐	☐
	Northfield Manor Primary Academy Ofsted Rating: Good Pupils: 398 Distance:0.82	☐	☒	☐	☐	☐
	Wychall Primary School Ofsted Rating: Good Pupils: 357 Distance:0.84	☐	☒	☐	☐	☐
	Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.85	☒	☐	☐	☐	☐
	Bournville Village Primary Ofsted Rating: Good Pupils: 652 Distance:0.94	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

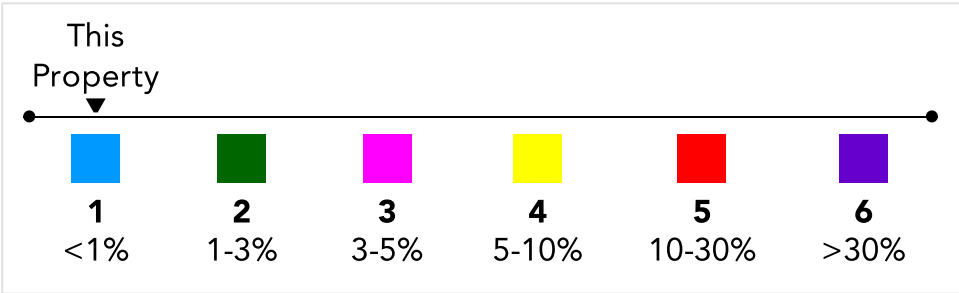
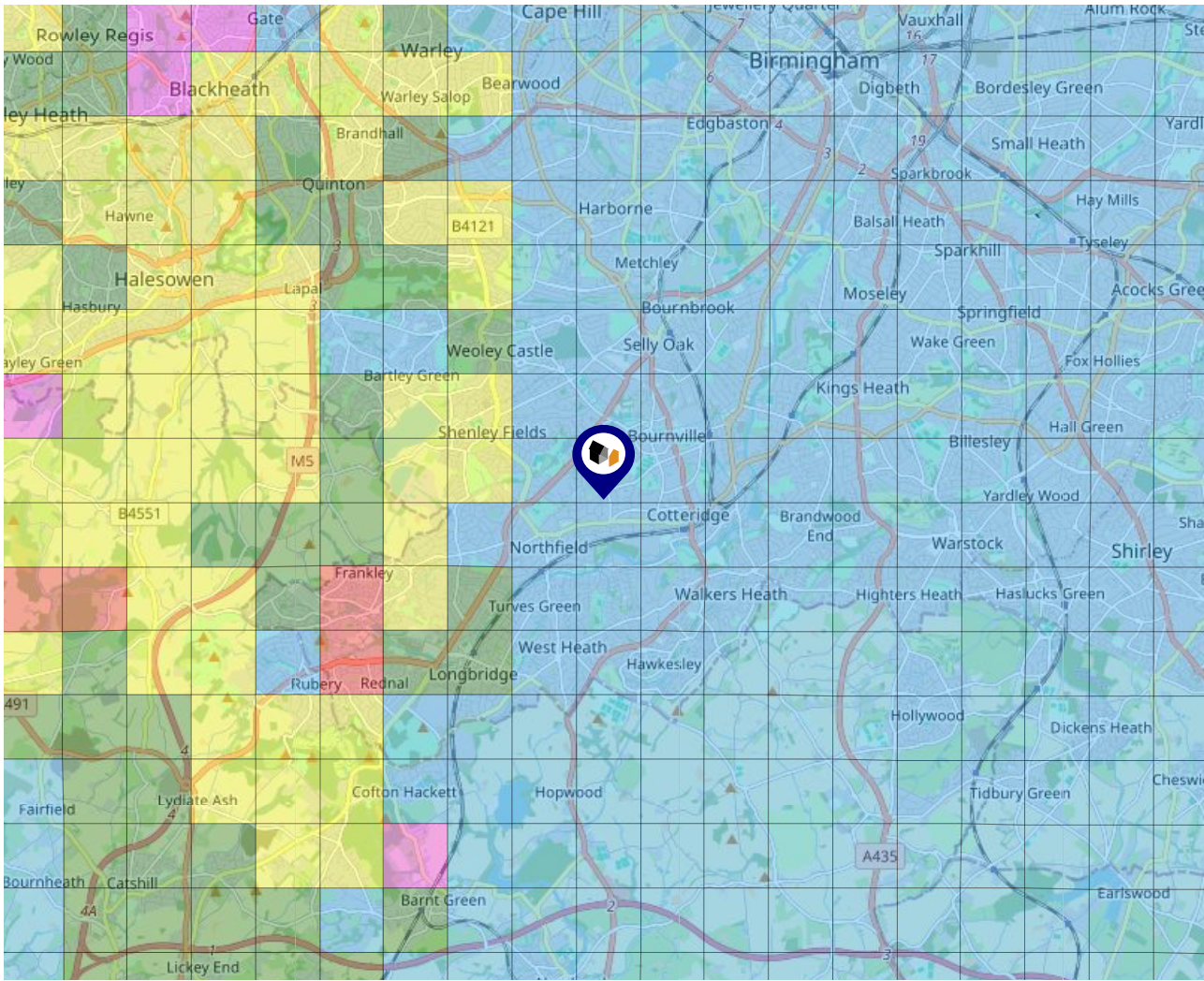


Key:

-  Power Pylons
-  Communication Masts

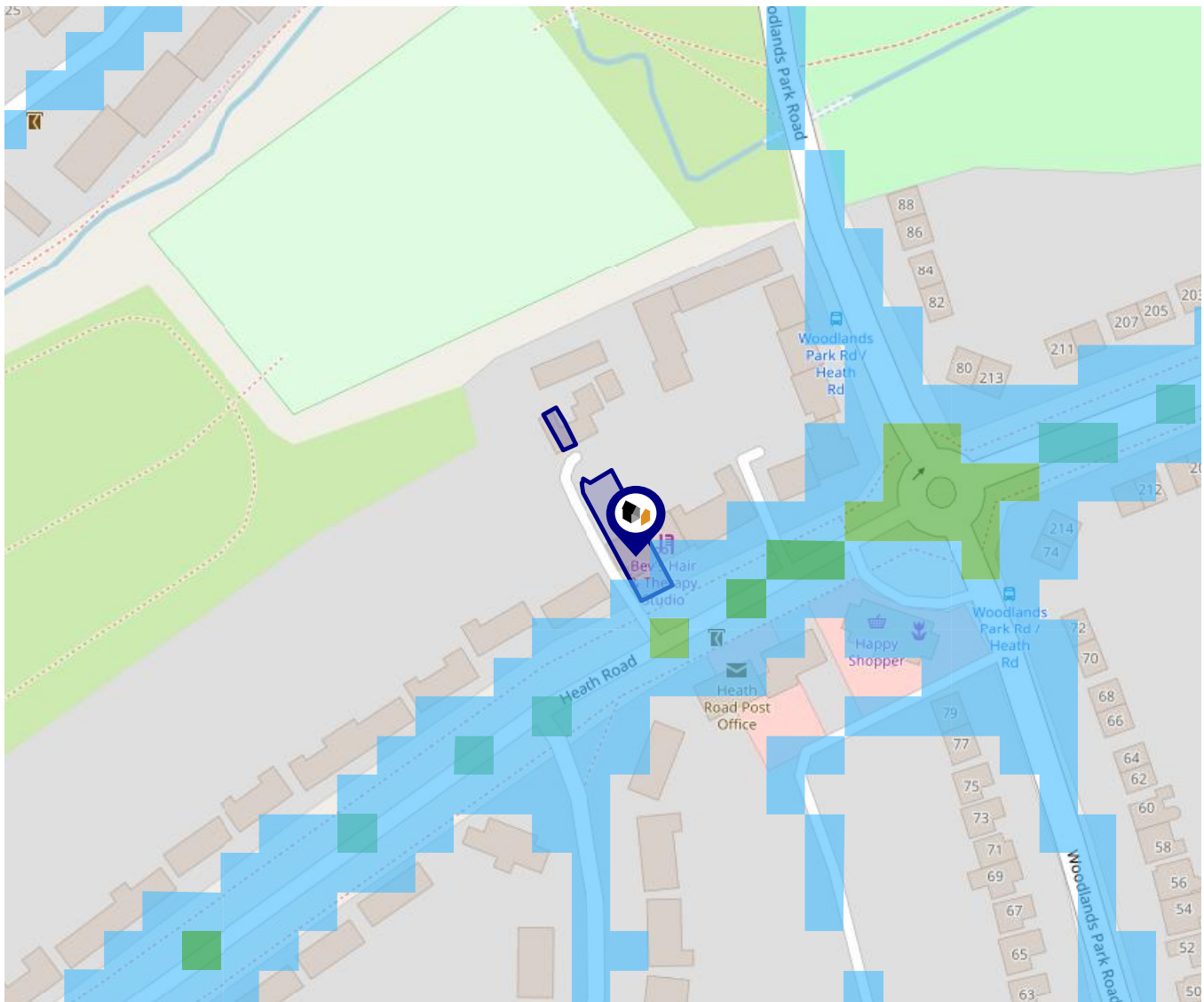
What is Radon?

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).



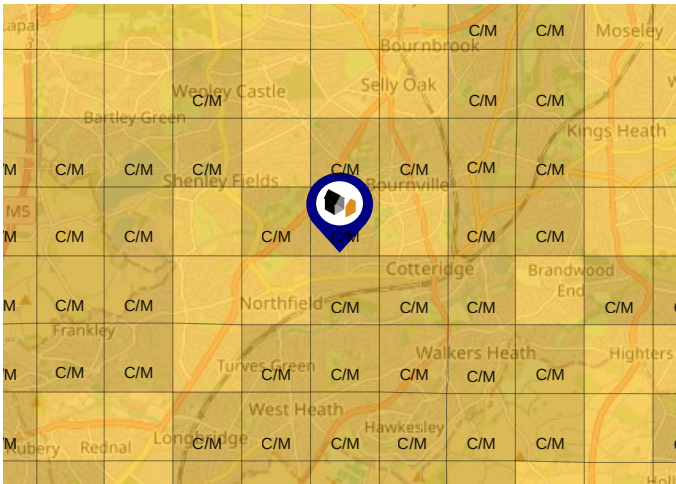
Local Area

Road Noise



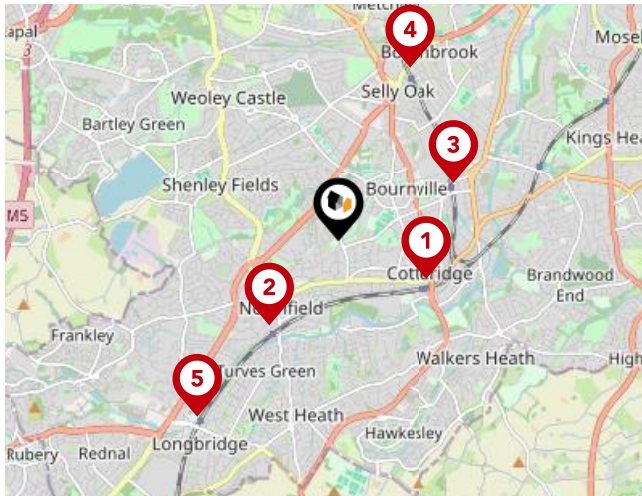
Ground Composition for this Address (Surrounding square kilometer zone around property)

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	0.87 miles
2	Northfield Rail Station	0.98 miles
3	Bournville Rail Station	1.17 miles
4	Selly Oak Rail Station	1.69 miles
5	Longbridge Rail Station	2.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J3	3.39 miles
2	M42 J2	3.97 miles
3	M5 J4	4.9 miles
4	M42 J3	5.24 miles
5	M5 J2	5.79 miles



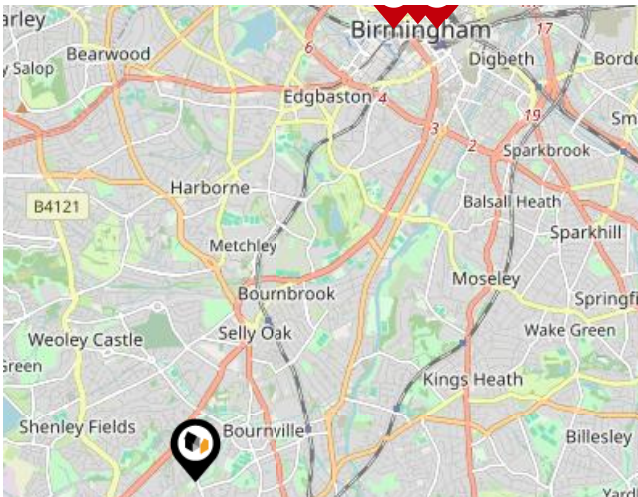
Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	9.55 miles



Bus Stops/Stations

Pin	Name	Distance
1	Heath Rd	0.04 miles
2	Heath Rd	0.05 miles
3	Somerdale Rd	0.13 miles
4	Woodlands Park Rd	0.14 miles
5	Hole Lane	0.16 miles



Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	4.47 miles
2	Town Hall (Midlands Metro Stop)	4.6 miles
3	Grand Central New Street (Midland Metro Stop)	4.64 miles
4	Corporation Street (Midland Metro Stop)	4.75 miles
5	Bull Street (Midland Metro Stop)	4.9 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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About Us



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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Important - Please read

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

Information on Anti-Money Laundering checks:

We are required by law to carry out Anti-Money Laundering checks on all individuals who are selling or buying a property. It is our responsibility to ensure that these checks are carried out correctly and monitored continuously. However, our partner, IAmProperty, will conduct the initial checks on our behalf. They will contact you once your offer has been agreed upon and we are in receipt of ID. These checks incur a non-refundable fee of £30 (inclusive of VAT). The fee covers the collection of relevant data, manual checks, and monitoring. You will need to pay this fee to IAmProperty to complete all Anti-Money Laundering checks before your offer can be formally agreed upon. EXP will receive a portion of the fee charged by IAmProperty to compensate for our role in providing these checks.

Disclaimer.

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