

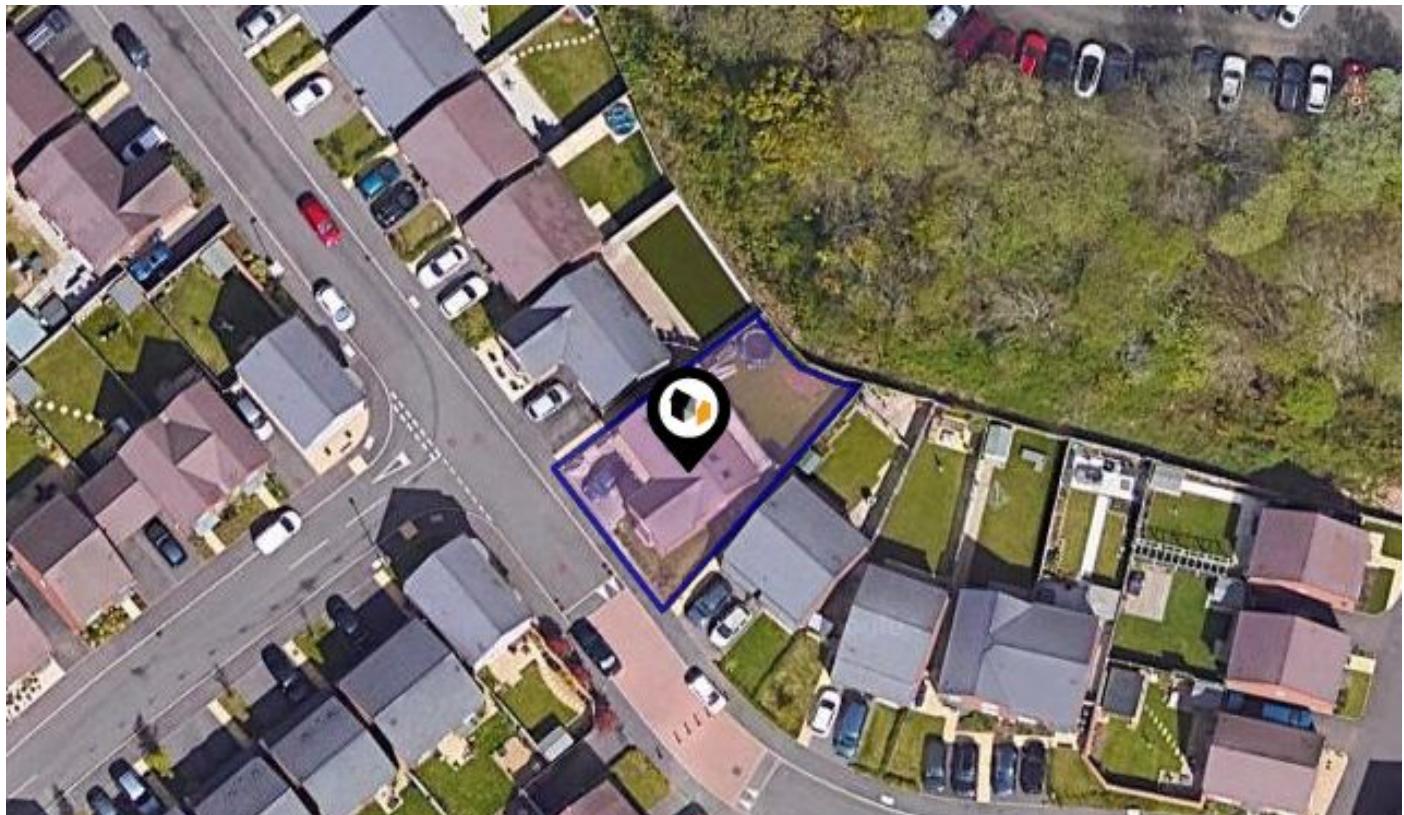


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13th January 2026



HAWKER CLOSE, BIRMINGHAM, B31

Price Guide : £450,000

Dean Coleman Powered By eXp

Birmingham
0121 820 1775
hello@deancoleman.co.uk
<https://exp-uk.co.uk>

Introduction

Our Comments



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

Occupying a prime position directly opposite Cofton Park and within a short walk of the stunning Lickey Hills Country Park, this well presented four double bedroom detached home is tucked away in a quiet cul-de-sac, making it an ideal choice for a growing family.

The ground floor welcomes you with a large entrance hall, leading to a downstairs guest WC and a spacious front lounge featuring a double glazed bay window. To the rear of the home is a light-filled fitted kitchen and dining space, complete with integrated fridge freezer, dishwasher, gas hob with extractor fan, and a separate double oven and grill. French doors open directly onto the rear garden, creating an excellent space for family meals and entertaining.

Formerly the garage, a versatile converted room provides additional living accommodation — ideal as a family room, home office, playroom or storage space — and is complemented by a separate utility room, enhancing everyday practicality.

Upstairs, a generous landing with double glazed window leads to four double bedrooms, one with en-suite, alongside a modern family bathroom.

Externally, the home benefits from a large and flat rear garden which is fence enclosed and superbly private, making for a fabulous space for the children to play and for entertaining. To the front there is off-road parking for multiple vehicles.

For more details on the schools, nurseries and colleges/sixth forms in the area, take a look at the full brochure Key Facts For Buyers. Likewise, for information on the excellent transport links nearby, the Key Facts For Buyers report gives details of the motorway links which are a short drive away, plus Longbridge Train Station and Bus links into and across the City which are within walking distance.

Throughout the home, the abundance of natural light creates a bright and spacious feel, while excellent storage solutions add to the home's practicality. The property is ready to move into, with sellers already in the process of purchasing their onward home, increasing the likelihood of a smooth and swift transaction. A superb family home offering space, location and lifestyle, and being around six years old, is still within its 10 year NHBC giving buyers peace of mind.

Viewing is a must to appreciate the space on offer and its truly wonderful location and surroundings.



Property

Type:	Detached	Price Guide:	£450,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,367 ft ² / 127 m ²		
Plot Area:	0.07 acres		
Year Built :	2019		
Council Tax :	Band E		
Annual Estimate:	£2,744		
Title Number:	MM137451		

Local Area

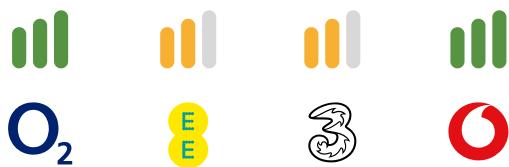
Local Authority:	Birmingham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3
mb/s **1800**
mb/s

Mobile Coverage:
(based on calls indoors)



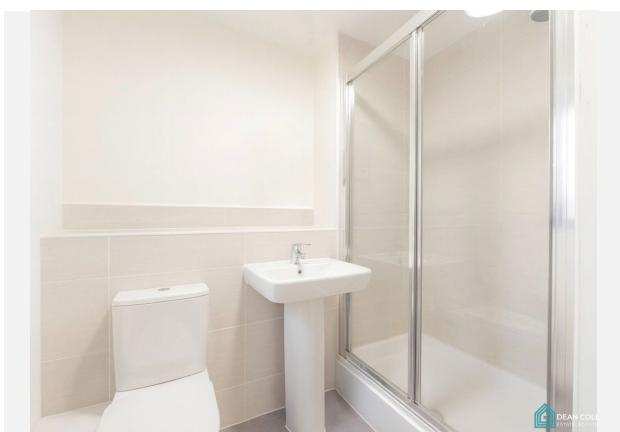
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Gallery Photos



Property EPC - Certificate



Hawker Close, B31

Energy rating

B

Valid until 06.05.2029

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-°K
Total Floor Area:	127 m ²

Market Sold in Street



21, Hawker Close, Birmingham, B31 2GU

Last Sold Date:	28/03/2025	11/10/2019
Last Sold Price:	£325,000	£294,995

3, Hawker Close, Birmingham, B31 2GU

Last Sold Date:	21/03/2025	13/12/2019
Last Sold Price:	£362,000	£312,500

49, Hawker Close, Birmingham, B31 2GU

Last Sold Date:	17/10/2024	27/09/2019
Last Sold Price:	£247,500	£229,995

7, Hawker Close, Birmingham, B31 2GU

Last Sold Date:	27/09/2024	18/06/2021	13/12/2019
Last Sold Price:	£265,000	£248,500	£231,995

44, Hawker Close, Birmingham, B31 2GU

Last Sold Date:	31/10/2023	05/07/2019
Last Sold Price:	£485,000	£425,500

23, Hawker Close, Birmingham, B31 2GU

Last Sold Date:	15/09/2023	29/03/2019
Last Sold Price:	£345,000	£309,995

24, Hawker Close, Birmingham, B31 2GU

Last Sold Date:	04/08/2023	27/09/2019
Last Sold Price:	£312,000	£86,117

15, Hawker Close, Birmingham, B31 2GU

Last Sold Date:	11/02/2022	16/12/2019
Last Sold Price:	£312,000	£291,500

35, Hawker Close, Birmingham, B31 2GU

Last Sold Date:	09/10/2020	28/06/2019
Last Sold Price:	£385,000	£372,995

34, Hawker Close, Birmingham, B31 2GU

Last Sold Date:	24/07/2020
Last Sold Price:	£389,000

39, Hawker Close, Birmingham, B31 2GU

Last Sold Date:	17/01/2020
Last Sold Price:	£379,995

17, Hawker Close, Birmingham, B31 2GU

Last Sold Date:	15/01/2020
Last Sold Price:	£313,500

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

Market Sold in Street



5, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 20/12/2019
Last Sold Price: £228,995

13, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 19/12/2019
Last Sold Price: £296,500

9, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 17/12/2019
Last Sold Price: £228,995

11, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 13/12/2019
Last Sold Price: £287,950

10, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 06/12/2019
Last Sold Price: £126,224

18, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 06/12/2019
Last Sold Price: £57,500

20, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 25/11/2019
Last Sold Price: £86,250

8, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 22/11/2019
Last Sold Price: £289,950

6, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 22/11/2019
Last Sold Price: £370,000

4, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 22/11/2019
Last Sold Price: £421,995

19, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 08/11/2019
Last Sold Price: £289,500

48, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 25/10/2019
Last Sold Price: £310,995

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

47, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 27/09/2019
Last Sold Price: £322,000

50, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 27/09/2019
Last Sold Price: £230,995

41, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 27/09/2019
Last Sold Price: £329,500

27, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 27/09/2019
Last Sold Price: £404,950

45, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 17/09/2019
Last Sold Price: £304,995

16, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 28/08/2019
Last Sold Price: £279,500

25, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 15/08/2019
Last Sold Price: £365,000

14, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 02/08/2019
Last Sold Price: £228,995

46, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 26/07/2019
Last Sold Price: £330,000

12, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 25/07/2019
Last Sold Price: £221,995

43, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 19/07/2019
Last Sold Price: £330,000

1, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 28/06/2019
Last Sold Price: £314,995

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

Market Sold in Street



28, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 28/06/2019
Last Sold Price: £380,000

22, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 28/06/2019
Last Sold Price: £221,995

42, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 30/05/2019
Last Sold Price: £300,000

38, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 24/05/2019
Last Sold Price: £332,995

31, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 20/05/2019
Last Sold Price: £332,995

26, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 10/05/2019
Last Sold Price: £308,995

37, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 03/05/2019
Last Sold Price: £375,000

40, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 18/04/2019
Last Sold Price: £291,995

36, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 17/04/2019
Last Sold Price: £369,995

33, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 29/03/2019
Last Sold Price: £330,995

29, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 29/03/2019
Last Sold Price: £419,995

32, Hawker Close, Birmingham, B31 2GU

Last Sold Date: 21/12/2018
Last Sold Price: £310,995

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

Market Sold in Street



30, Hawker Close, Birmingham, B31 2GU

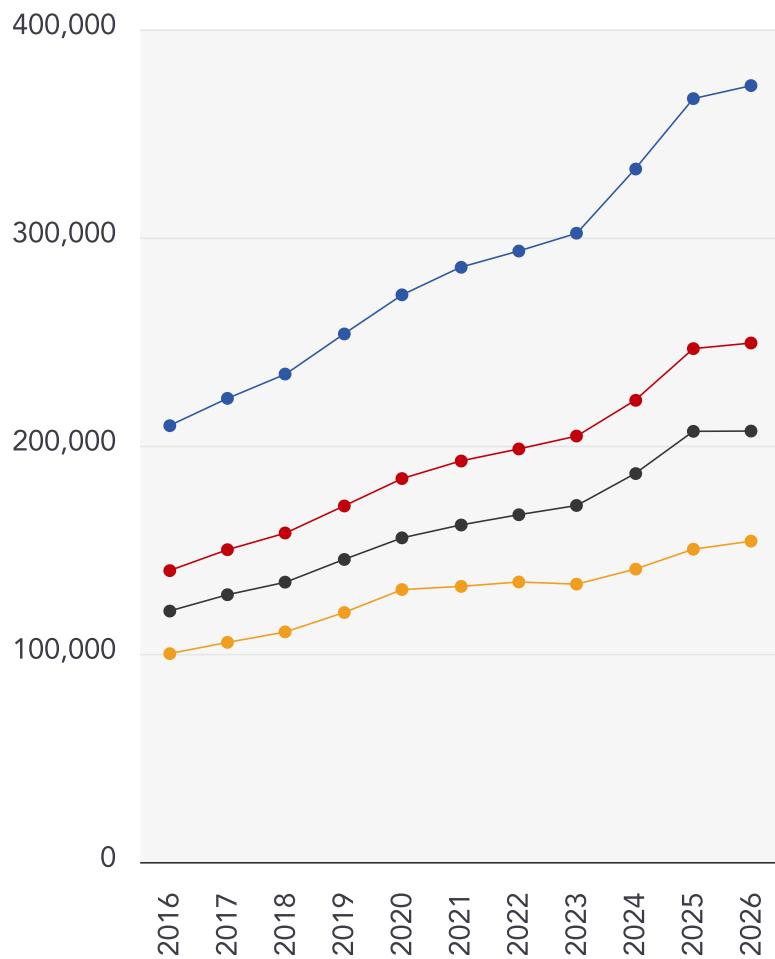
Last Sold Date: 18/12/2018

Last Sold Price: £310,995

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

Market House Price Statistics

10 Year History of Average House Prices by Property Type in B31



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

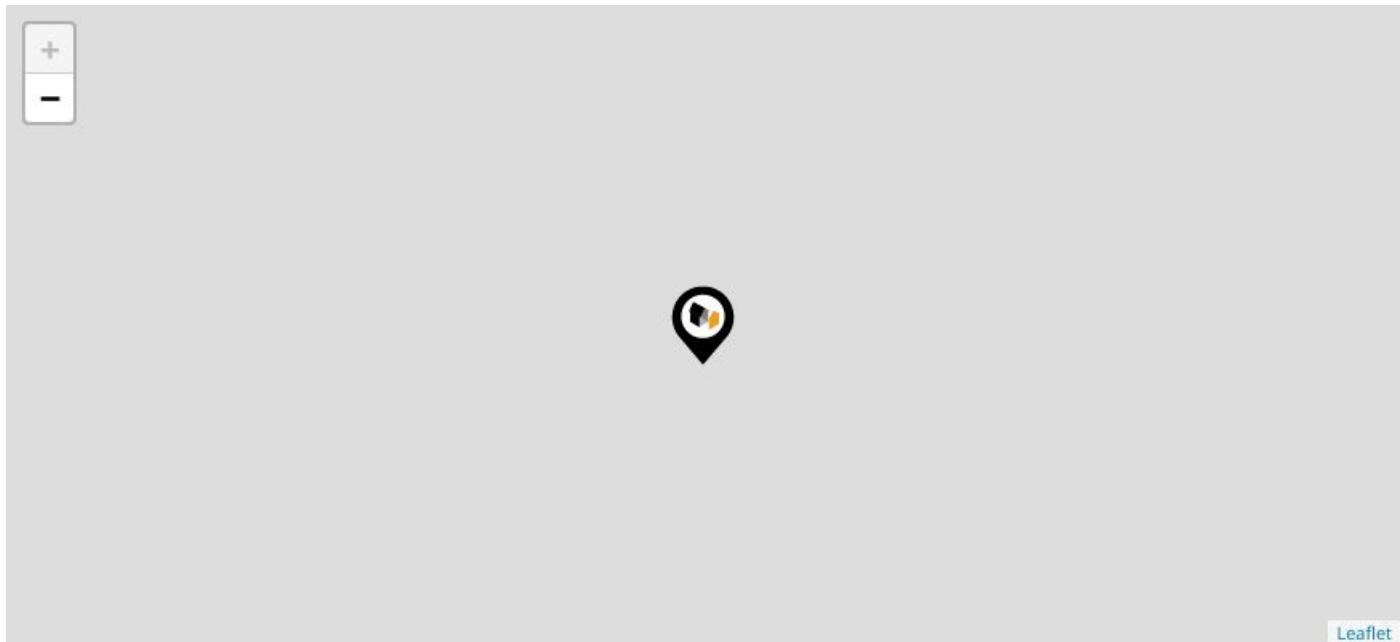
+71.75%

Flat

+54.03%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

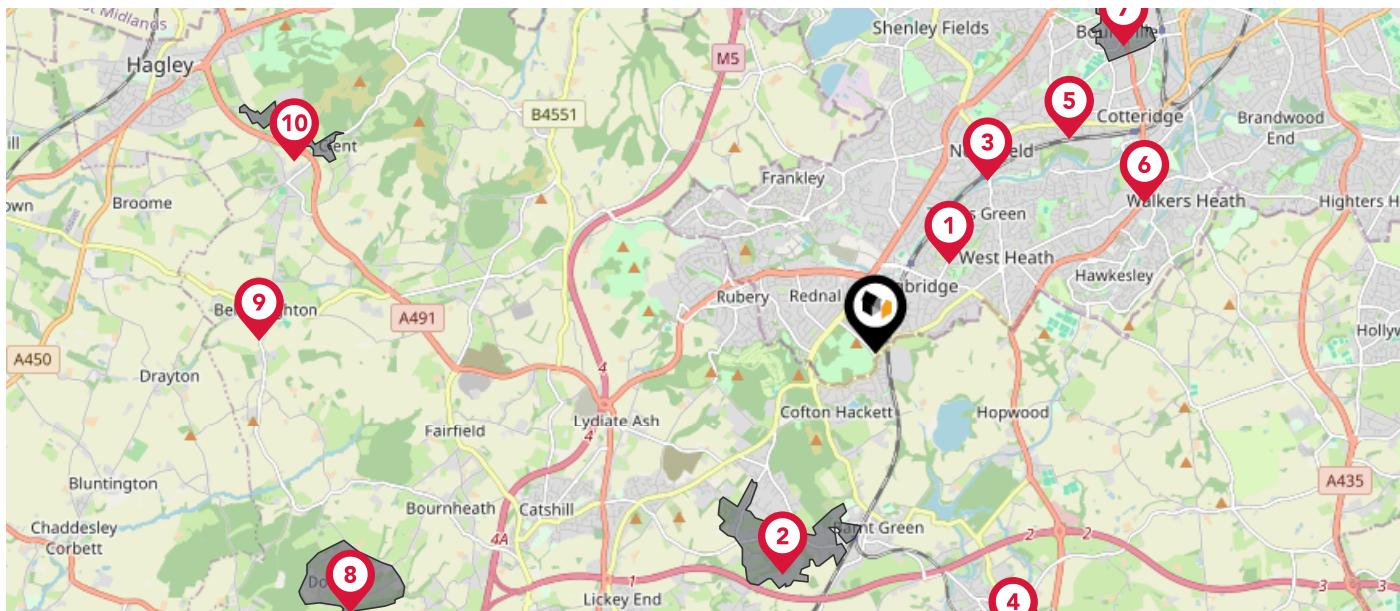
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



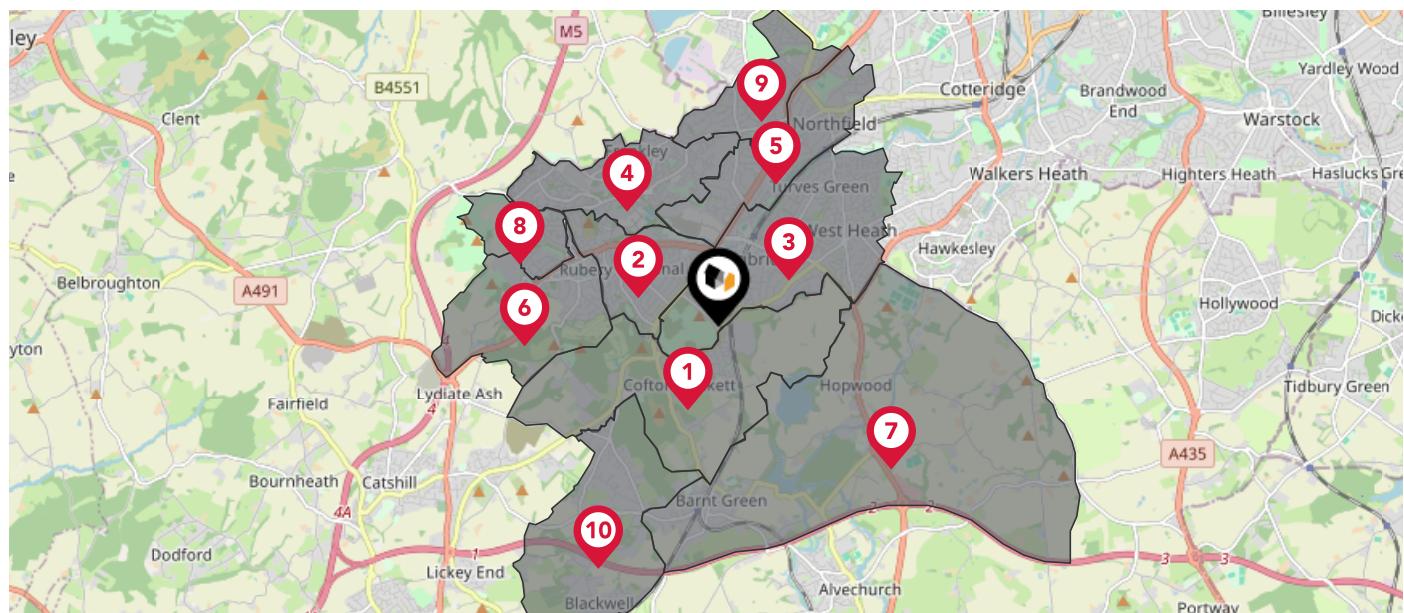
Nearby Conservation Areas

1	Austin Village
2	Barnt Green
3	Northfield Old Village
4	Alvechurch
5	Bournville Tenants
6	Kings Norton
7	Bournville Village
8	Dodford
9	Belbroughton
10	Clent

Maps

Council Wards

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



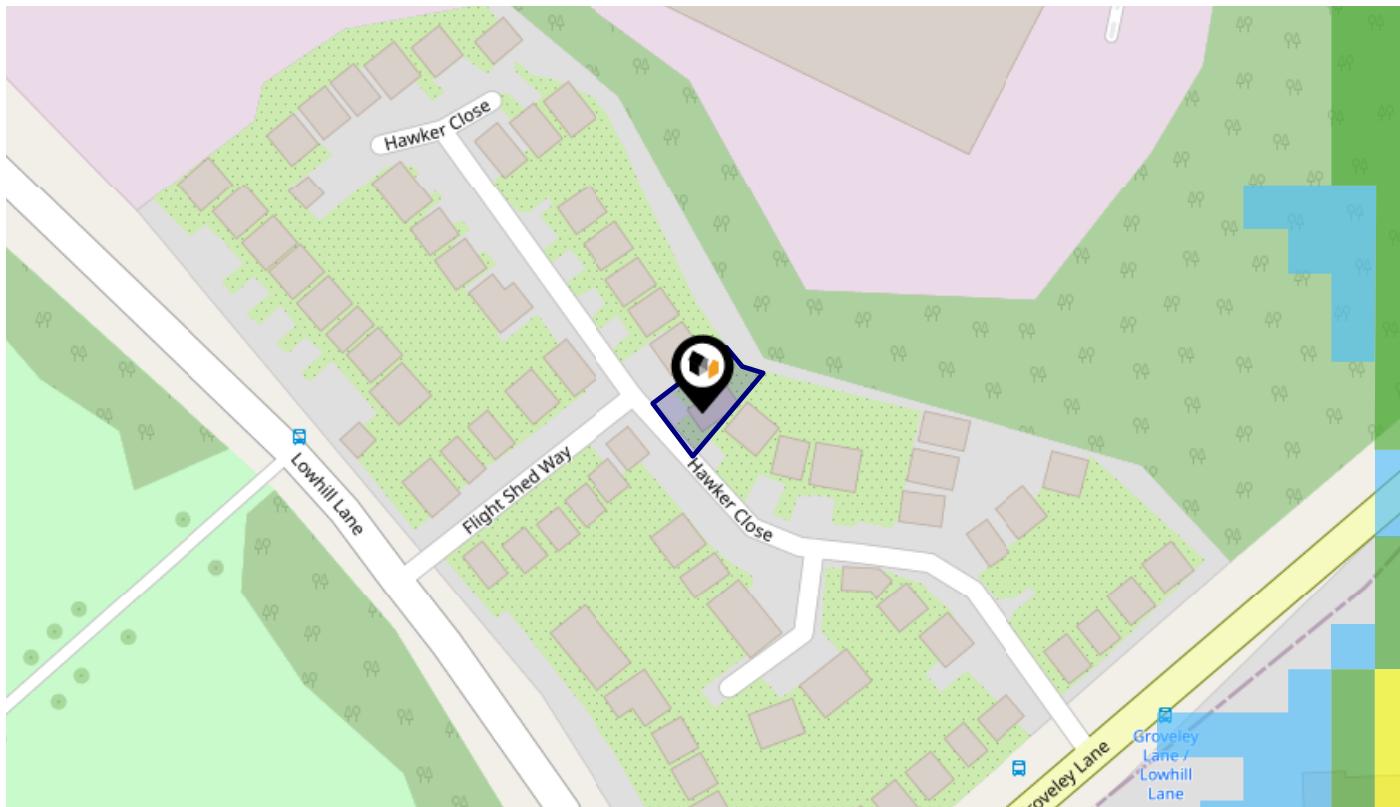
Nearby Council Wards

-  1 Cofton Ward
-  2 Rubery & Rednal Ward
-  3 Longbridge & West Heath Ward
-  4 Frankley Great Park Ward
-  5 Northfield Ward
-  6 Rubery South Ward
-  7 Barnt Green & Hopwood Ward
-  8 Rubery North Ward
-  9 Allens Cross Ward
-  10 Lickey Hills Ward

Maps

Rail Noise

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.

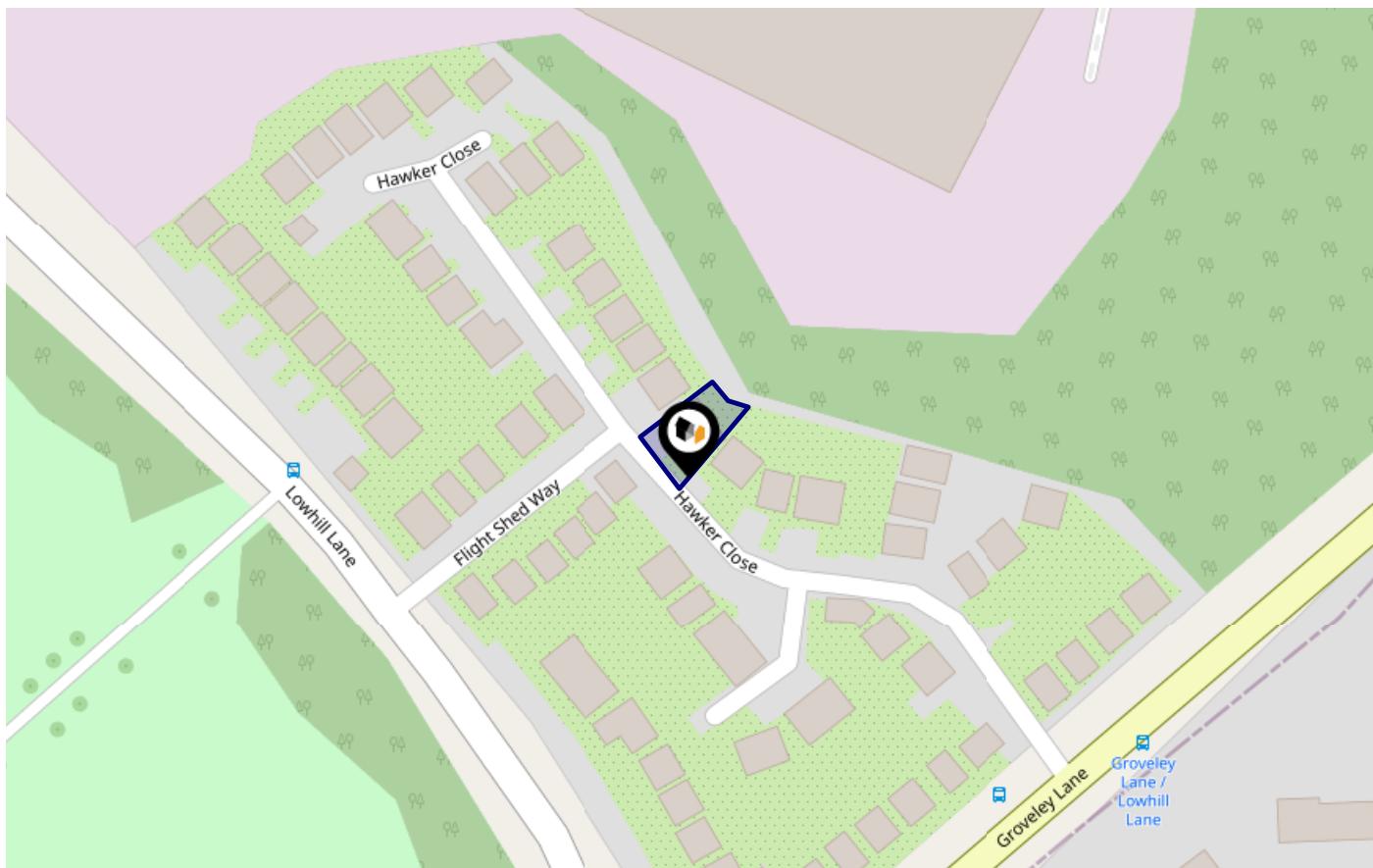
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



Flood Risk

Rivers & Seas - Flood Risk

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

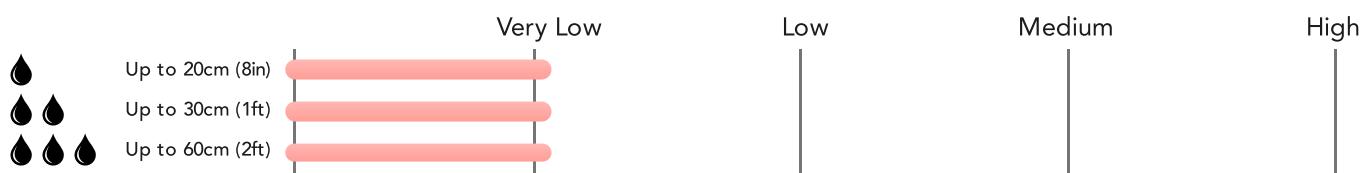


Risk Rating: Very low

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

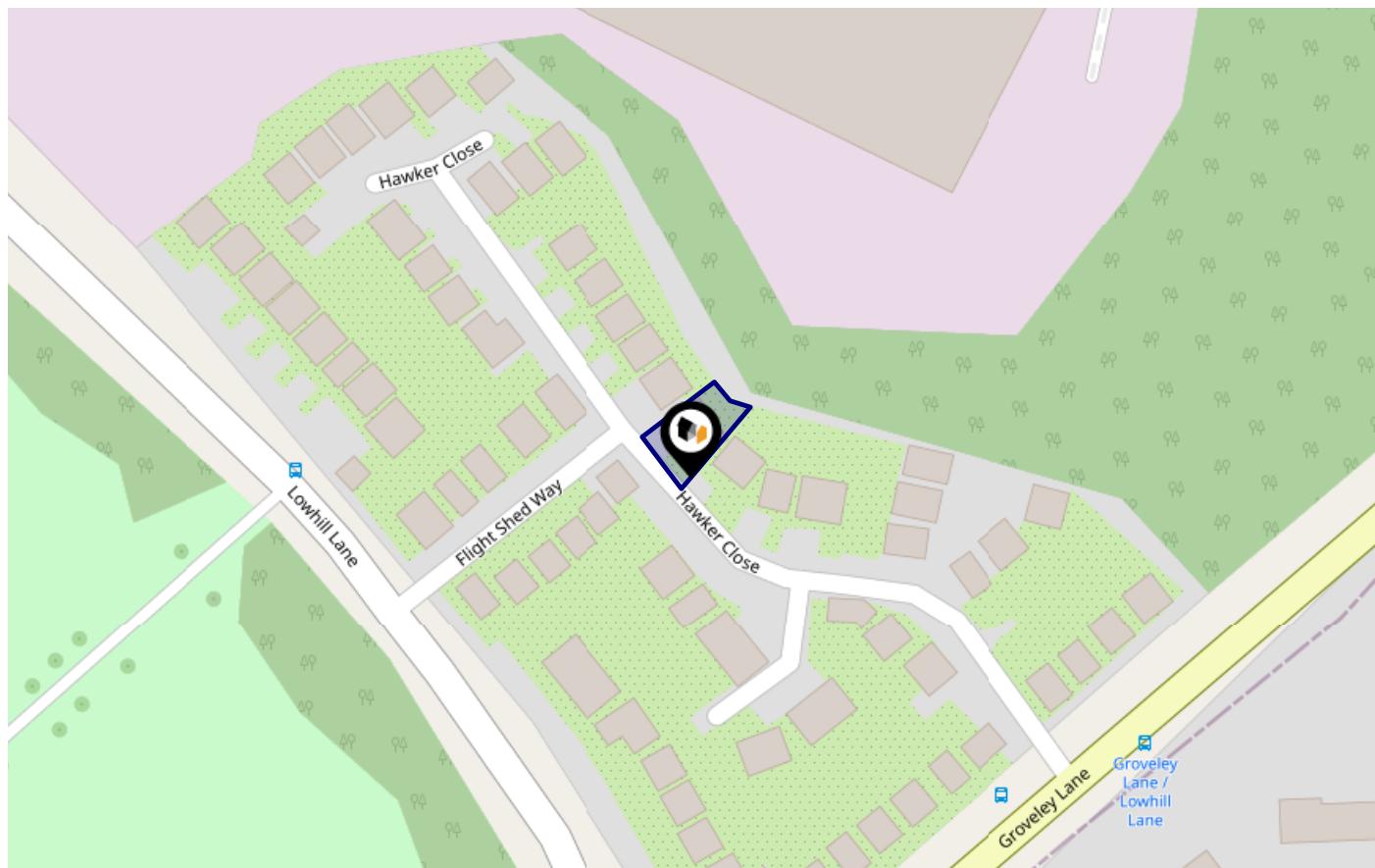
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)**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

Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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

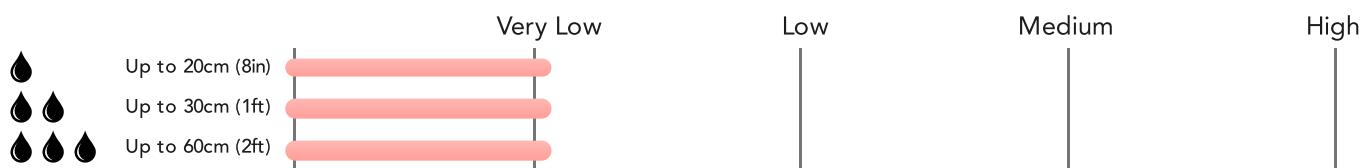


Risk Rating: Very low

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

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

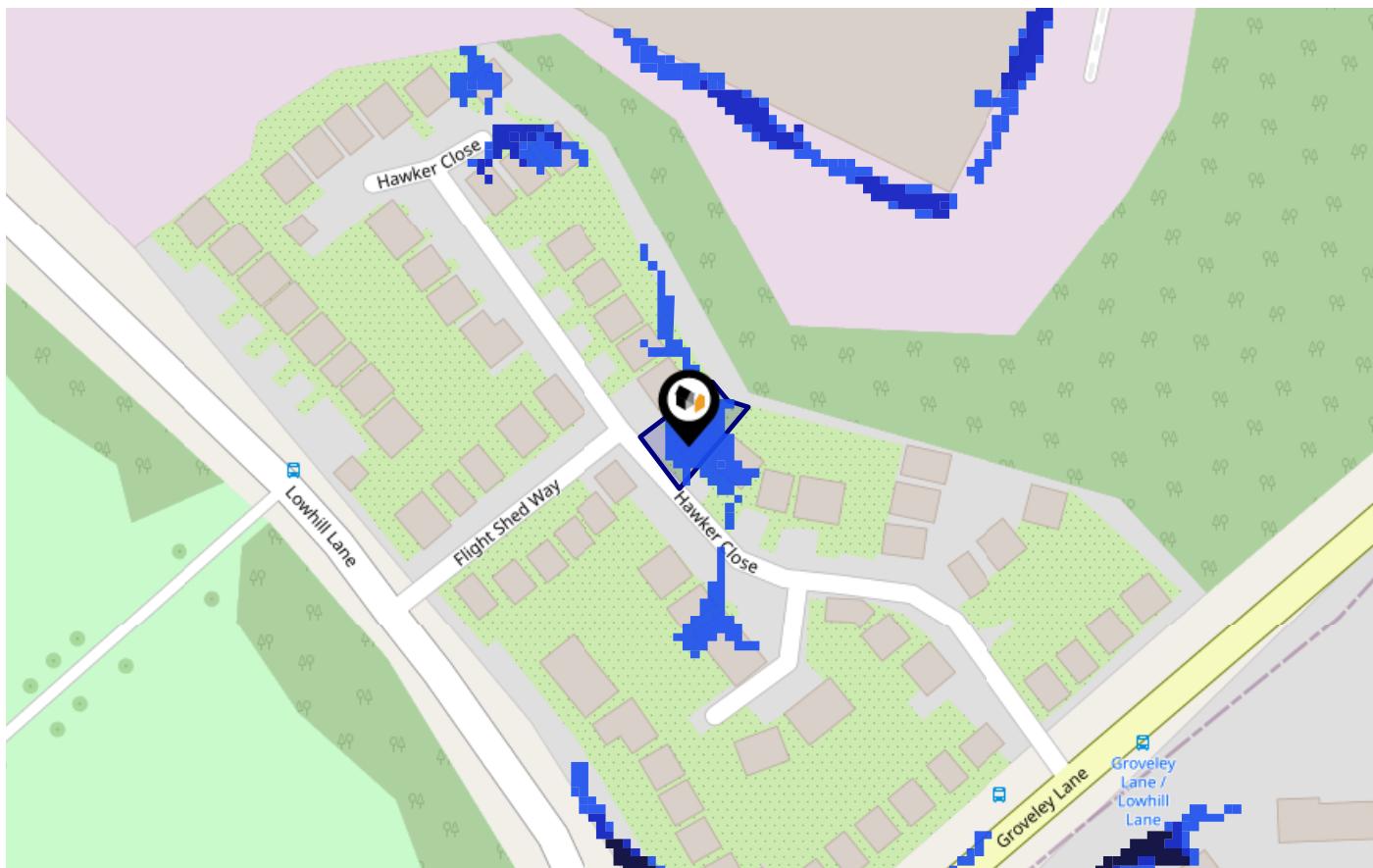
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

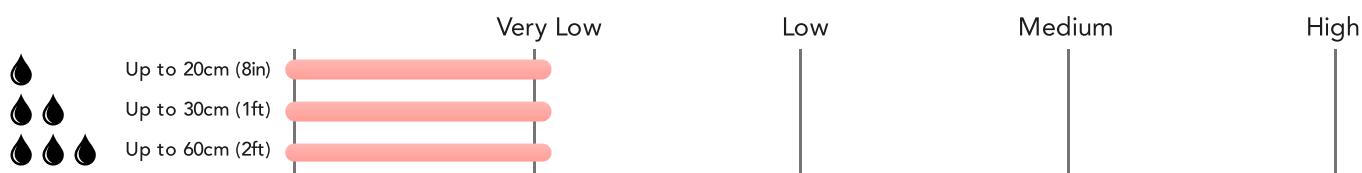


Risk Rating: Low

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.

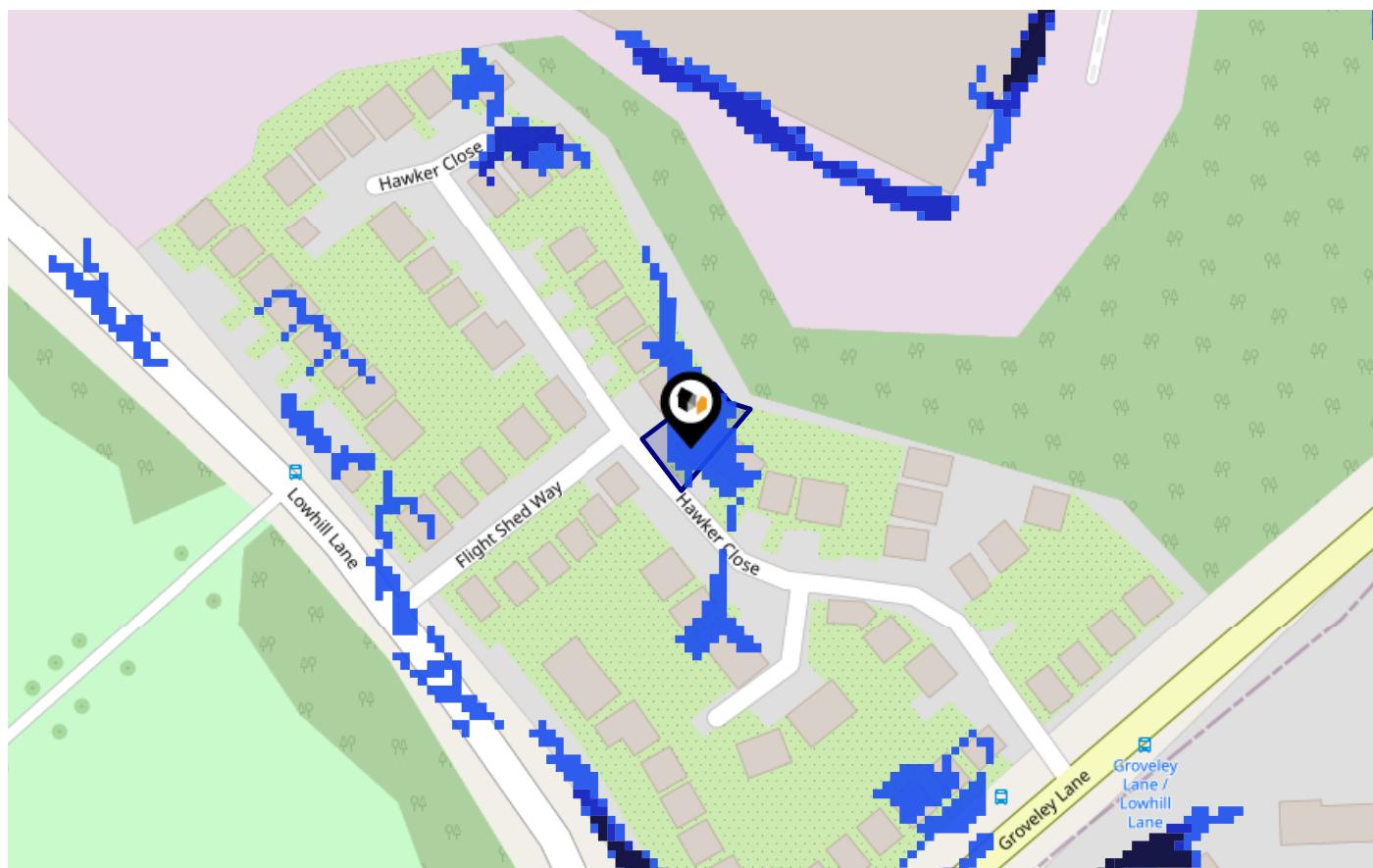
Chance of flooding to the following depths at this property:



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.

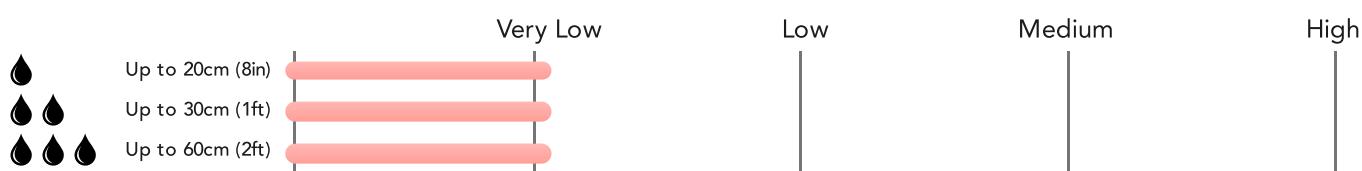


Risk Rating: Low

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.

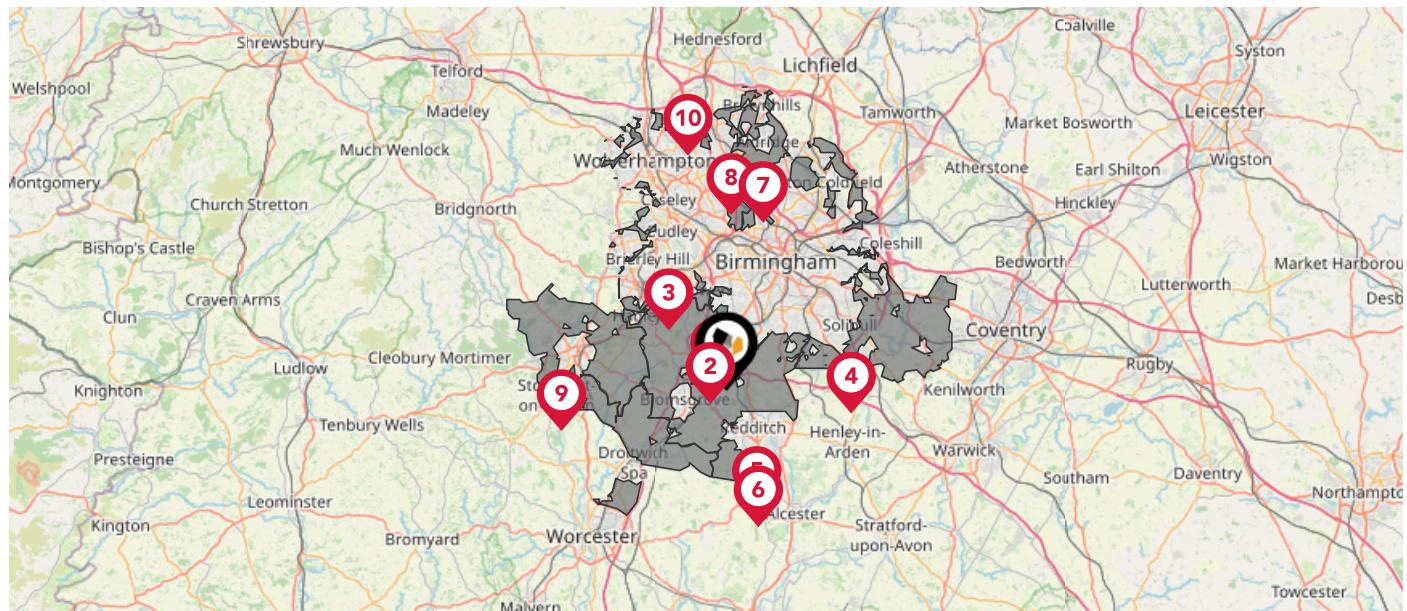
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



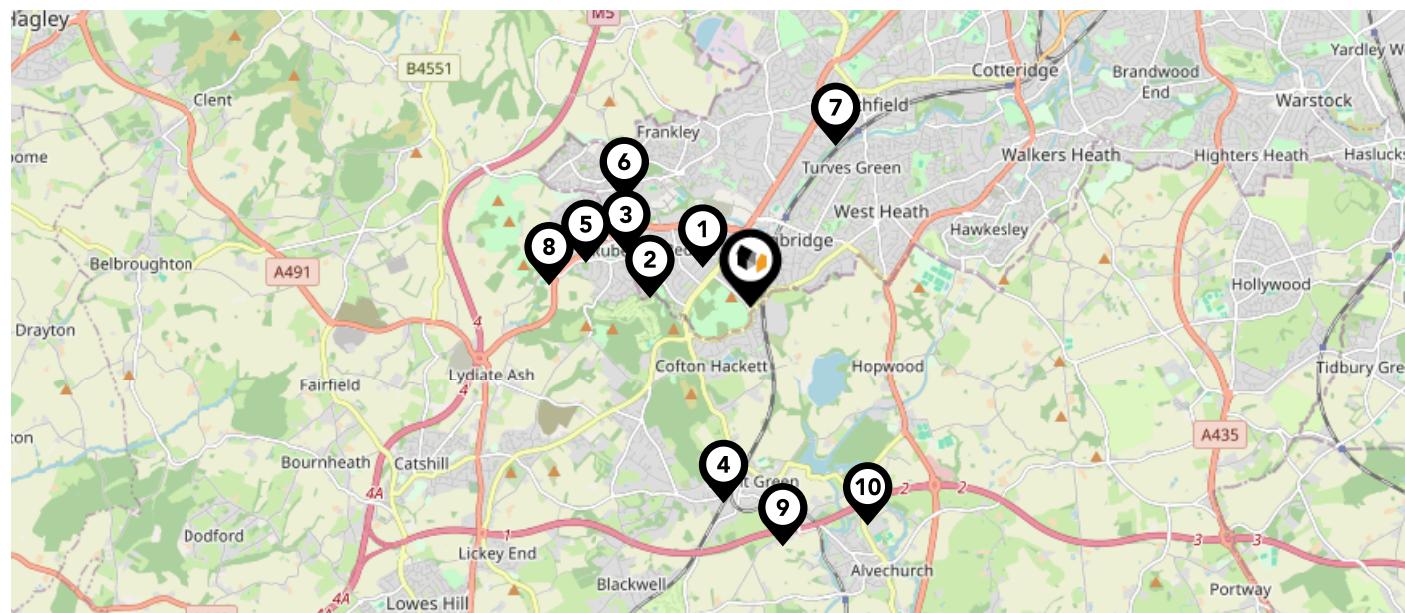
Nearby Green Belt Land

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

Maps

Landfill Sites

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.



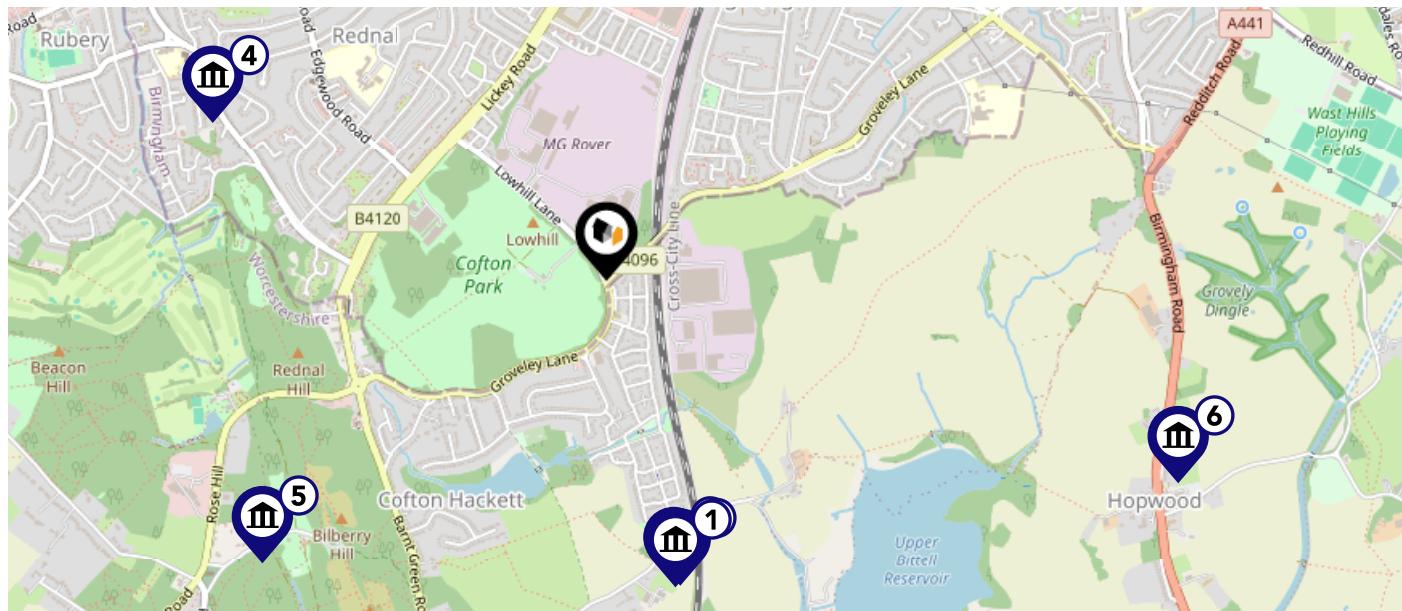
Nearby Landfill Sites

 1	Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 2	Corinne Close - Quarry Walk-Rednal, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 3	Cockhill Lane / Sandstone Avenue-Cockhill Lane/Sandstone Avenue, Rubery, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 4	Barn Green Cricket Club-Cherryhill Road, Barn Green	Historic Landfill <input type="checkbox"/>
 5	Callowbrook Public Open Space-Rubery	Historic Landfill <input type="checkbox"/>
 6	Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 7	Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands	Historic Landfill <input type="checkbox"/>
 8	Whetty Brick and Tile Works-Wasley Hills High School, Rubery	Historic Landfill <input type="checkbox"/>
 9	Sandhills Farm-Sandhills Green, Barn Green, Worcestershire	Historic Landfill <input type="checkbox"/>
 10	Land at Perryfields/Roberts Corner, Alvechurch-Old Birmingham Road, Alvechurch, Worcestershire	Historic Landfill <input type="checkbox"/>

Maps

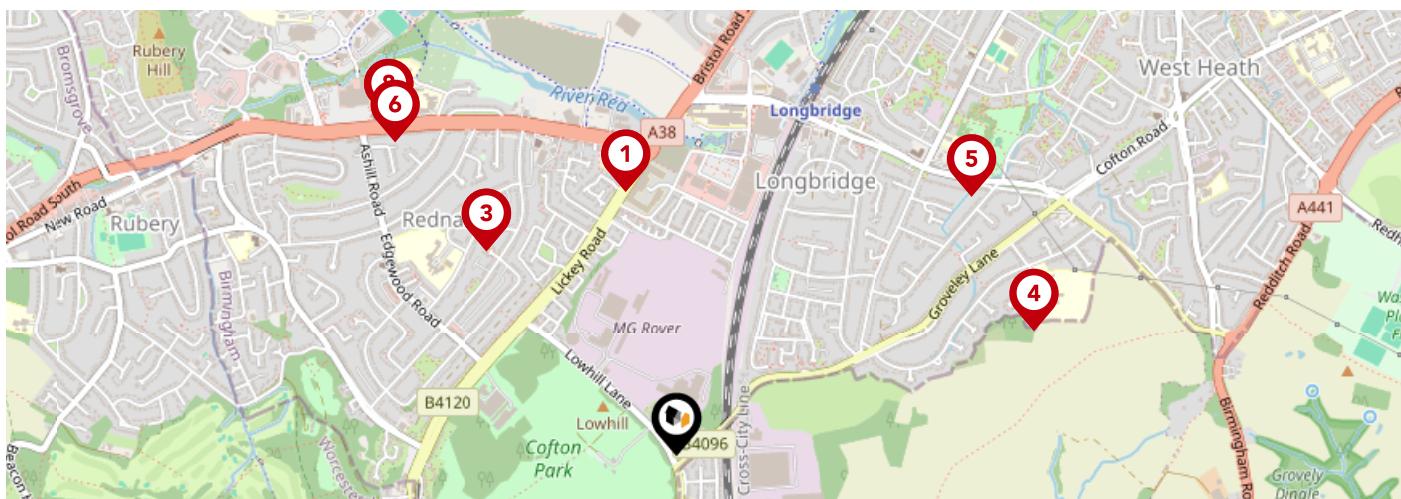
Listed Buildings

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



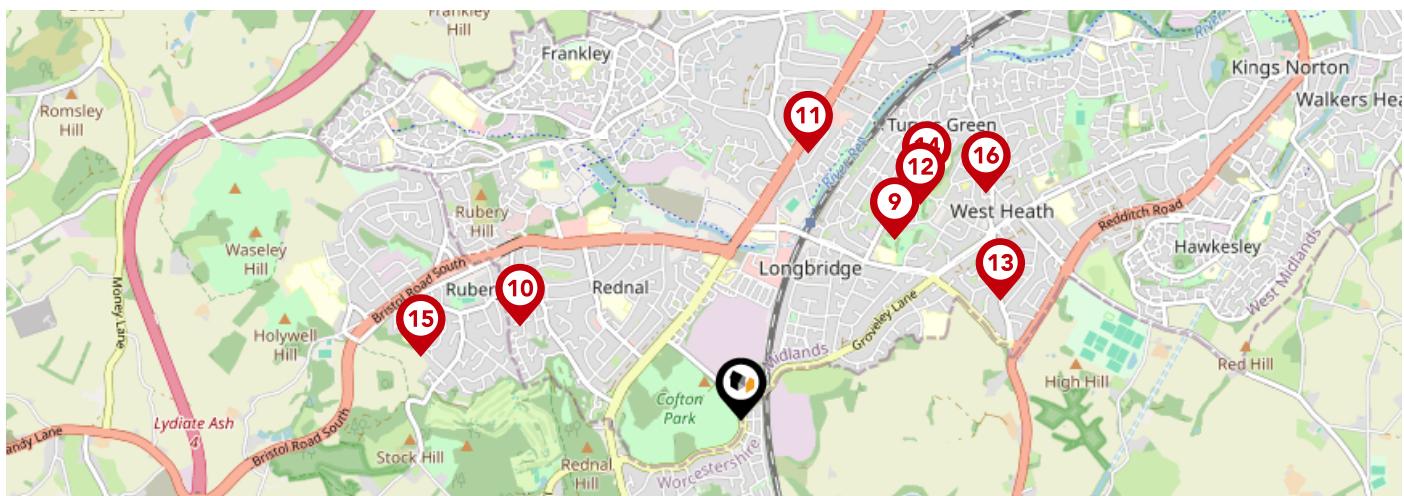
Listed Buildings in the local district		Grade	Distance
	1296840 - Churchyard Cross About 5 Metres South Of Church Of St Michael	Grade II	0.7 miles
	1100211 - Green Memorial And Railings About 10 Metres South East Of Church Of St Michael	Grade II	0.7 miles
	1348568 - Church Of St Michael	Grade II	0.7 miles
	1343066 - Rednal Library	Grade II	0.9 miles
	1450926 - 23 Warren Lane, Lickey	Grade II	1.0 miles
	1392204 - Granelli, Adjoining Pergolas To East, South And West And Garage Block And Boundary Wall To North-west	Grade II	1.4 miles

Area Schools



Nursery Primary Secondary College Private

1	St Columba's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 201 Distance:0.61						
2	Rednal Hill Junior School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 346 Distance:0.63						
3	Rednal Hill Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 298 Distance:0.63						
4	Cofton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 411 Distance:0.86						
5	Albert Bradbeer Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 424 Distance:0.89						
6	Colmers School and Sixth Form College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 1241 Distance:0.96						
7	Rubery Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 134 Distance:1						
8	Colmers Farm Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 403 Distance:1						



Nursery Primary Secondary College Private



Turves Green Boys' School

Ofsted Rating: Good | Pupils: 536 | Distance: 1.07



St James Catholic Primary School

Ofsted Rating: Outstanding | Pupils: 206 | Distance: 1.09



The Meadows Primary School

Ofsted Rating: Requires improvement | Pupils: 545 | Distance: 1.25



Turves Green Primary School

Ofsted Rating: Good | Pupils: 388 | Distance: 1.27



St John Fisher Catholic Primary School

Ofsted Rating: Good | Pupils: 210 | Distance: 1.3



King Edward VI Northfield School for Girls

Ofsted Rating: Good | Pupils: 748 | Distance: 1.36



Beaconstide Primary and Nursery School

Ofsted Rating: Good | Pupils: 239 | Distance: 1.48

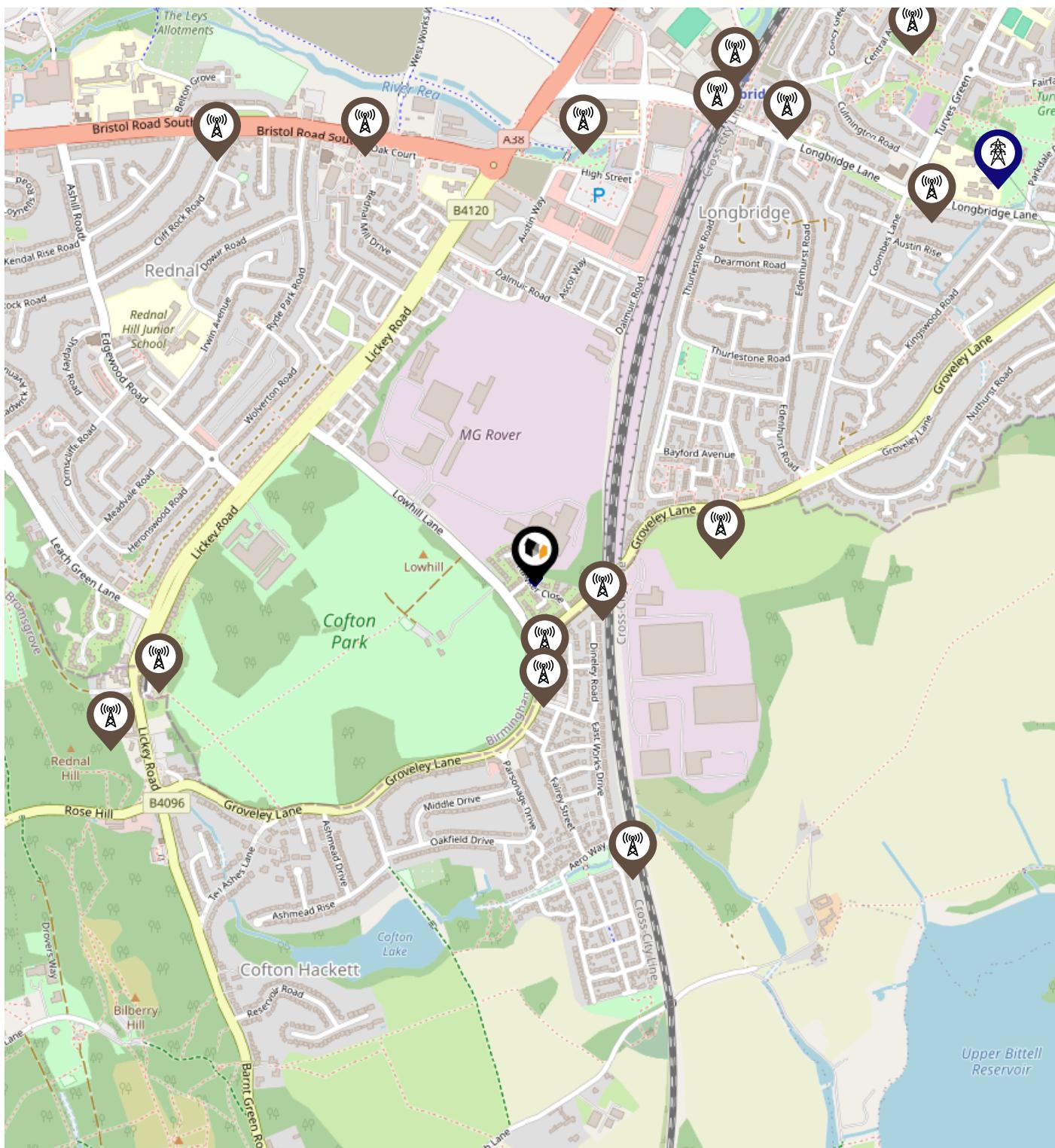


West Heath Nursery School

Ofsted Rating: Good | Pupils: 127 | Distance: 1.51



Local Area Masts & Pylons

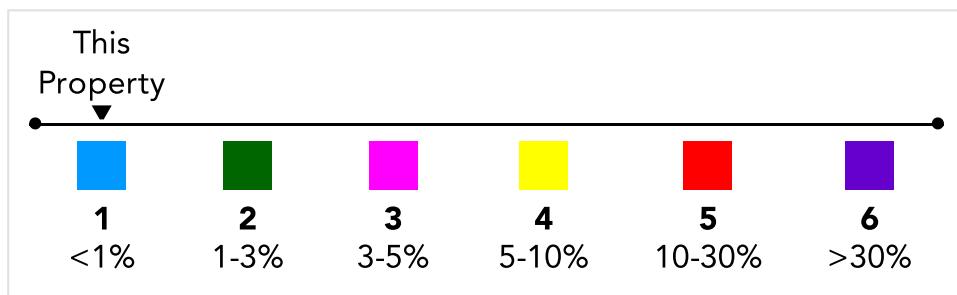
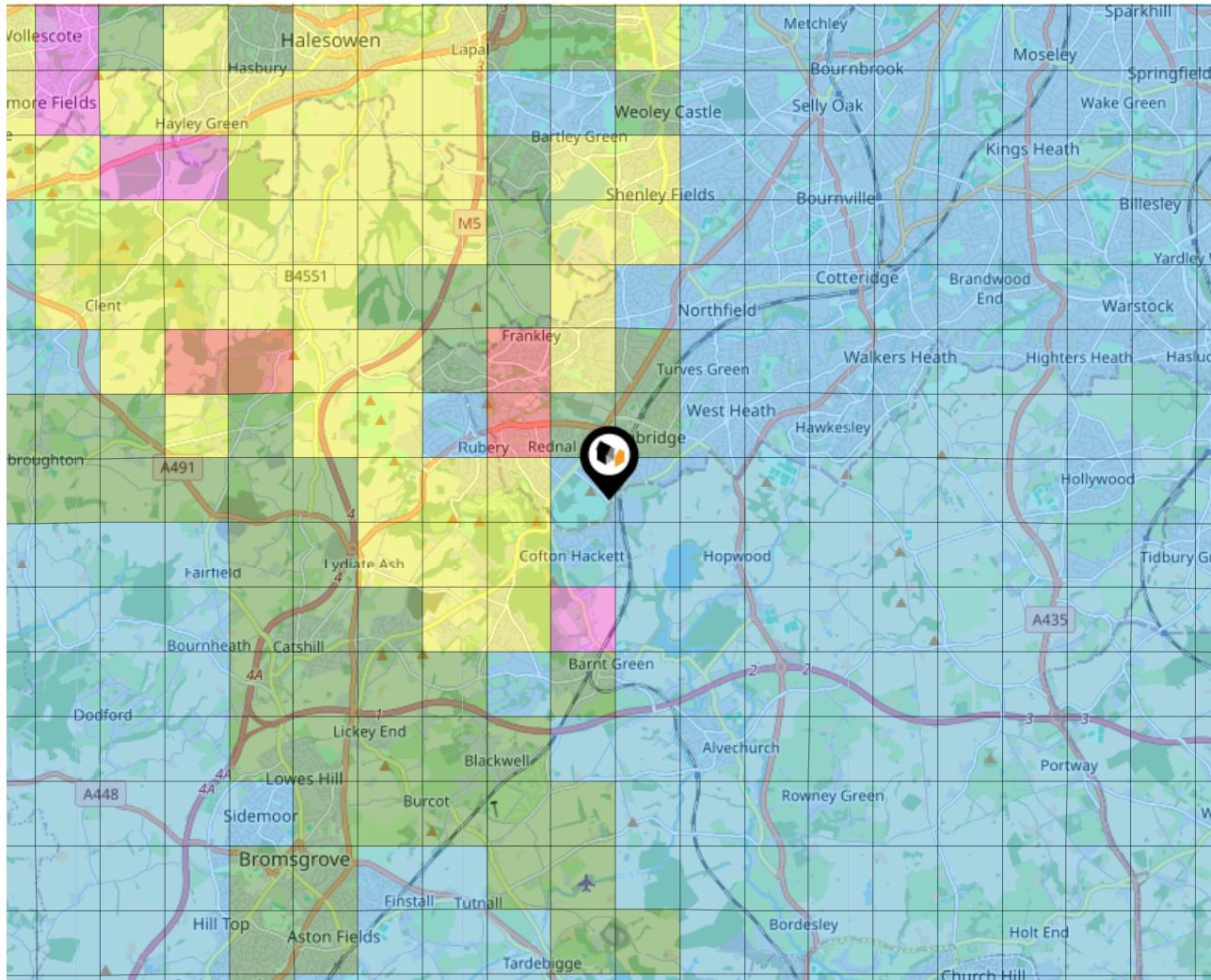


Key:

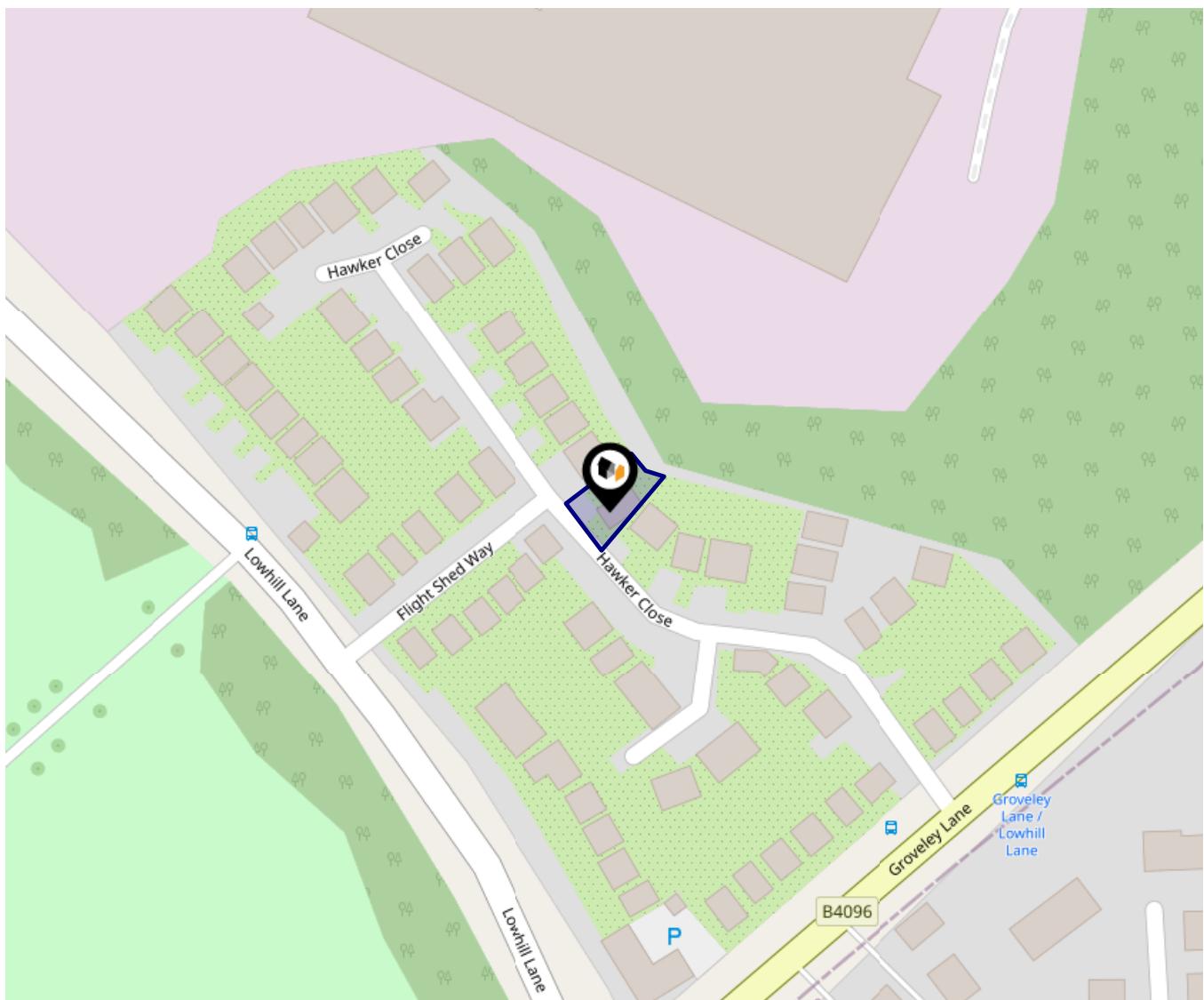
-  Power Pylons
-  Communication Masts

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



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:

NONE

Soil Texture:

SAND TO LOAM

Parent Material Grain:

ARENACEOUS -

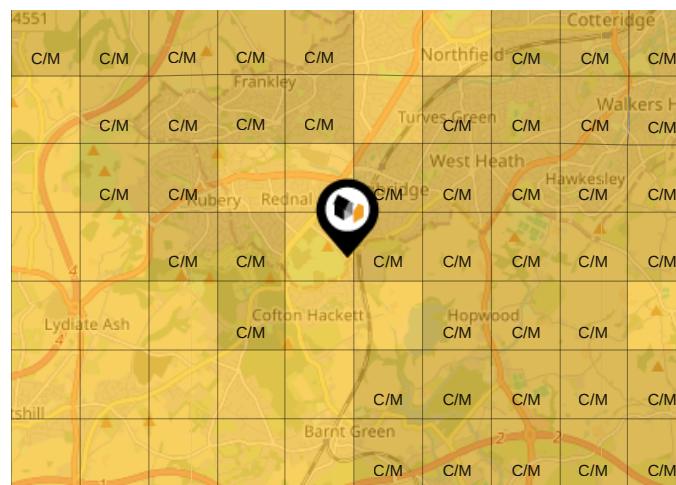
Soil Depth:

INTERMEDIATE

RUDACEOUS

Soil Group:

LIGHT(SANDY)



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



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. I'm sure his nature and professionalism attributed to selling our house in under a week. After the first viewings our house 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!

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Dean Coleman Powered By eXp or the seller.

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.

Please note that all appliances and heating systems are not tested by Dean Coleman Powered By eXp and therefore no warranties can be given as to their good working order.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Dean Coleman Powered By eXp

Birmingham
0121 820 1775
hello@deancoleman.co.uk
<https://exp-uk.co.uk>

