



DEAN COLEMAN
ESTATE AGENTS exp^{uk}

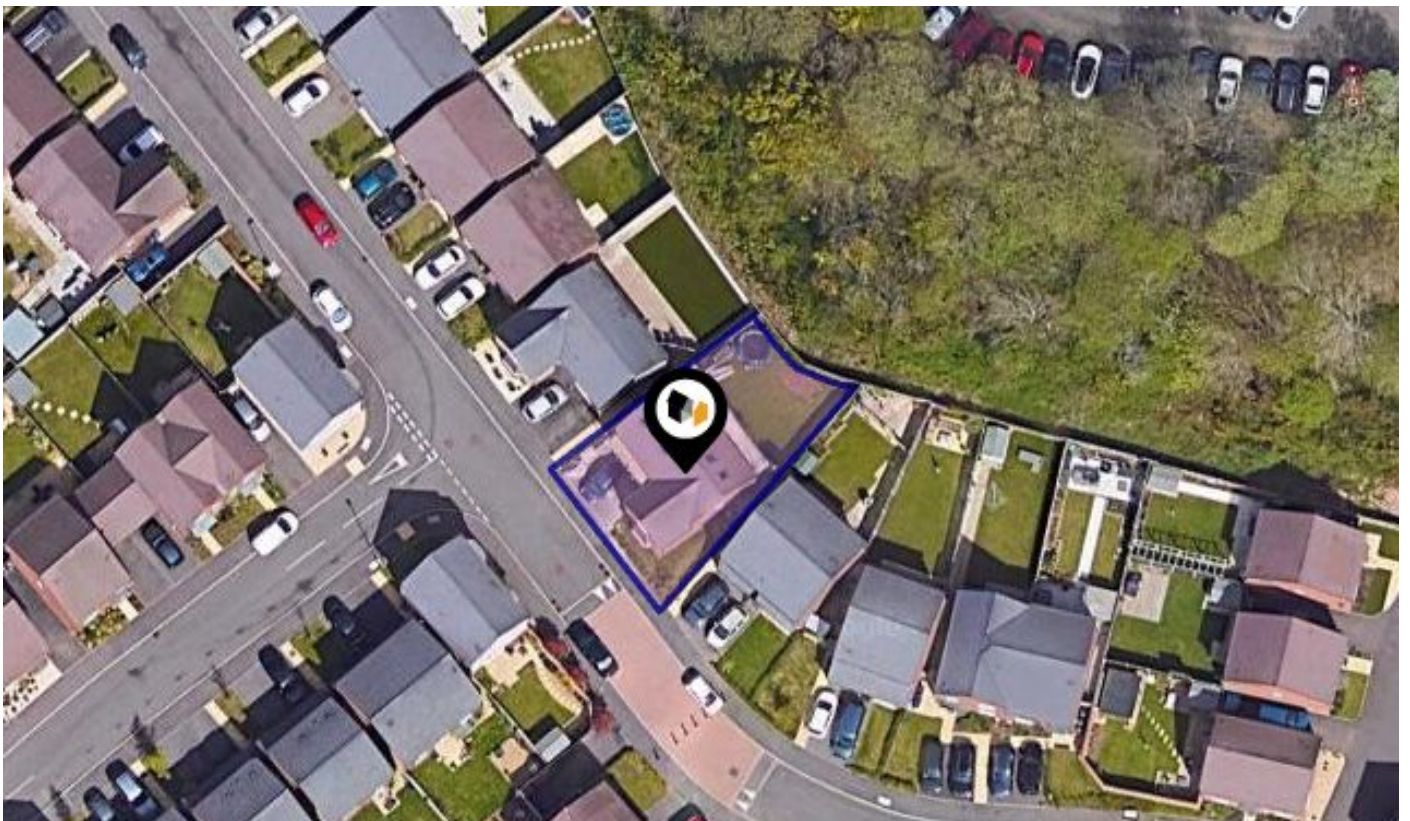


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KFB: Key Facts For Buyers

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>

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<!-- 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 double bedrooms, one with en-suite, alongside a modern family bathroom.

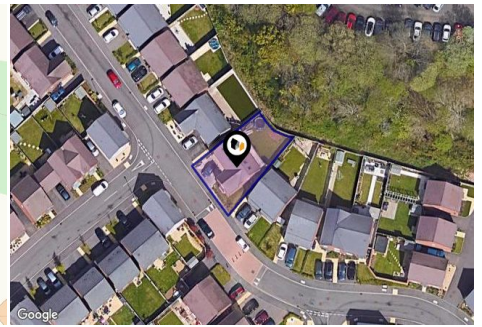
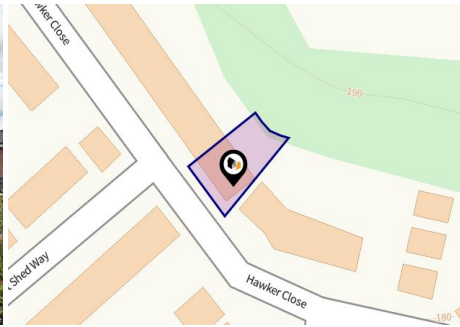
Externally, the home benefits from a large and flat rear garden which is fence enclosed and superbly private, making for a fabulous space for the children to play and for entertaining. To the front there is off-road parking for multiple vehicles.

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 |
| Bedrooms: | 4 |
| 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 |

| | |
|--------------|----------|
| Price Guide: | £450,000 |
| Tenure: | Freehold |

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



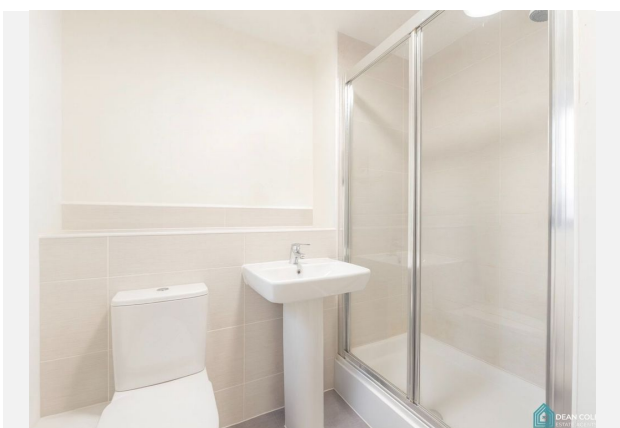
Mobile Coverage: (based on calls indoors)



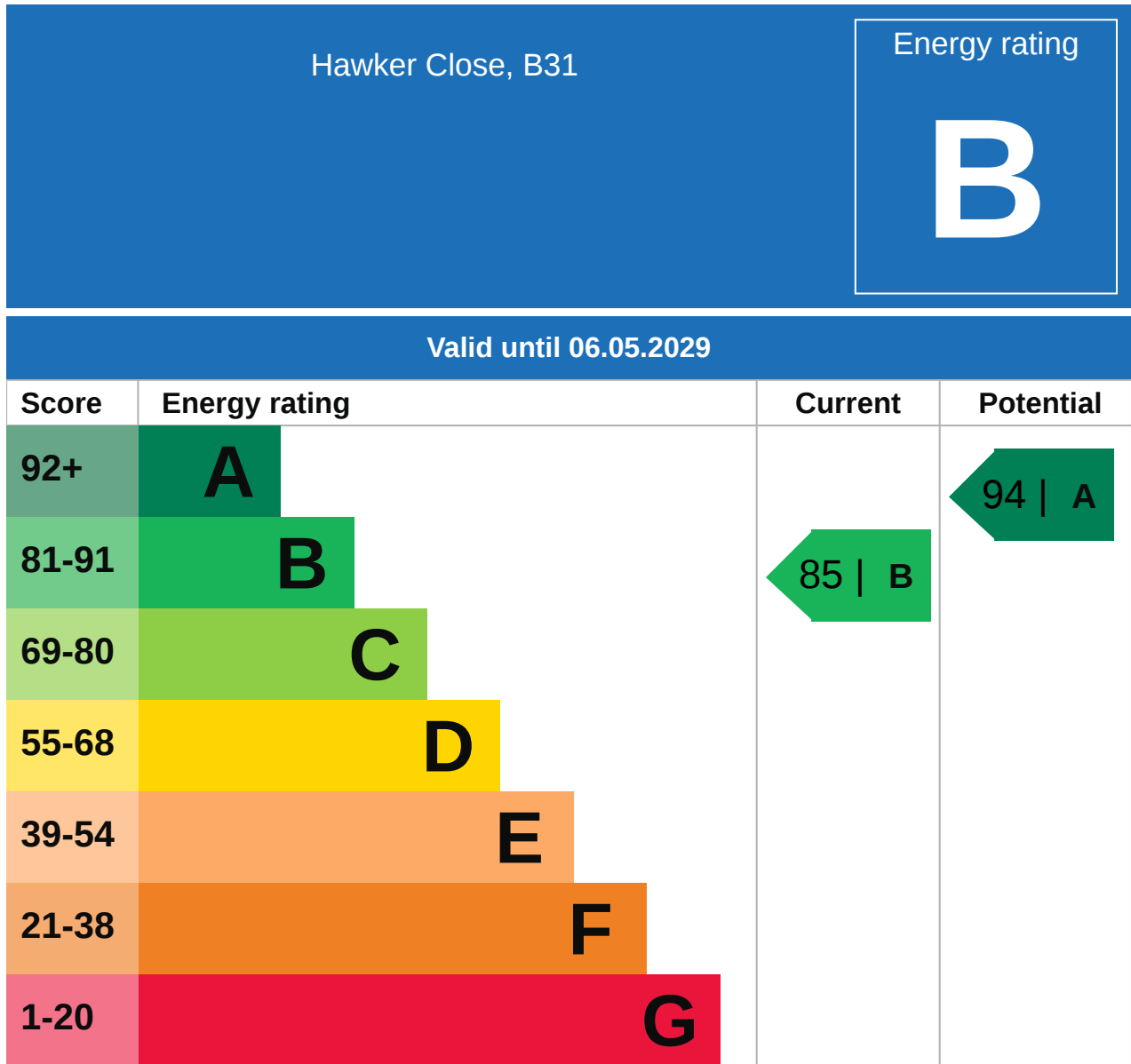
Satellite/Fibre TV Availability:











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 ² ·K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.11 W/m ² ·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 ² ·K |
| Total Floor Area: | 127 m ² |

| 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.

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.

| | |
|--|------------|
| 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 |

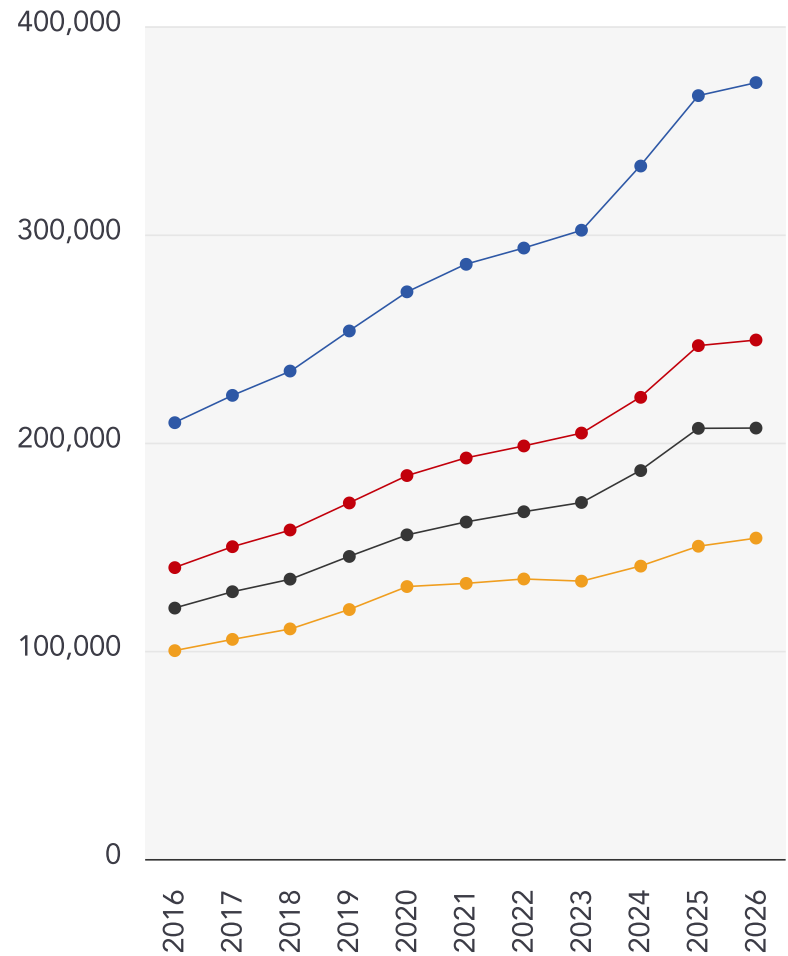
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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.

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



Detached

+77.95%

Semi-Detached

+78.12%

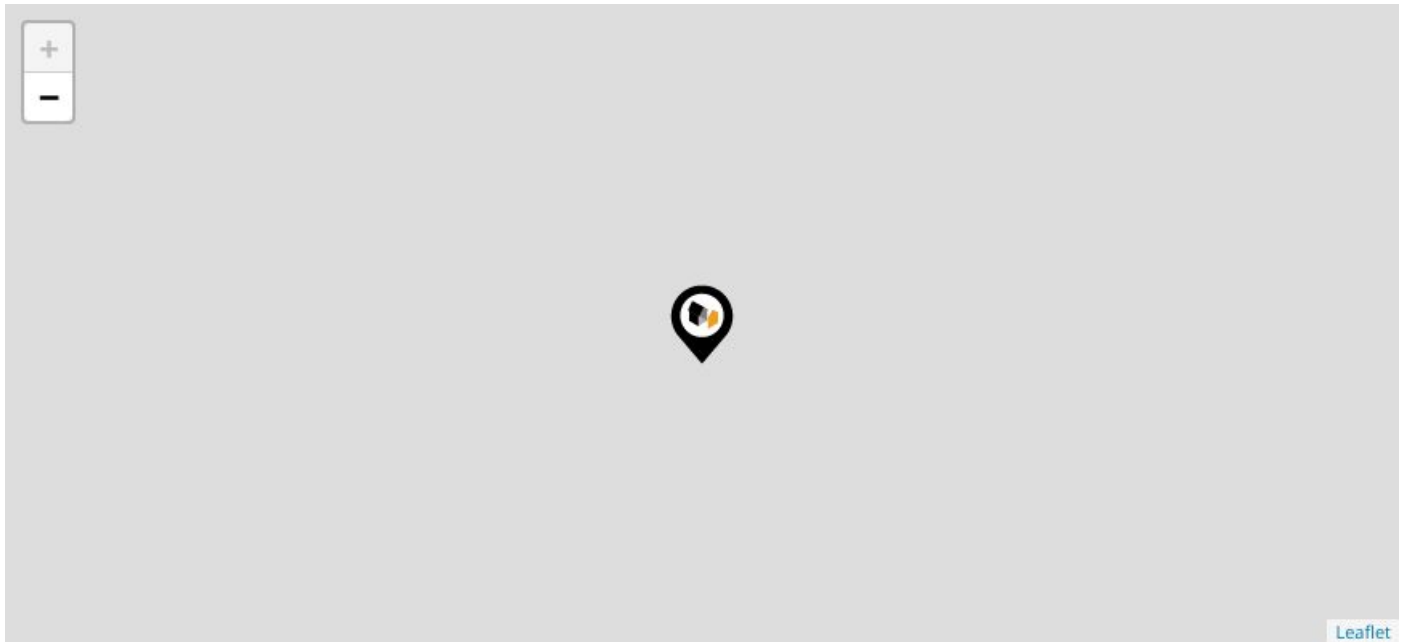
Terraced

+71.75%

Flat

+54.03%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

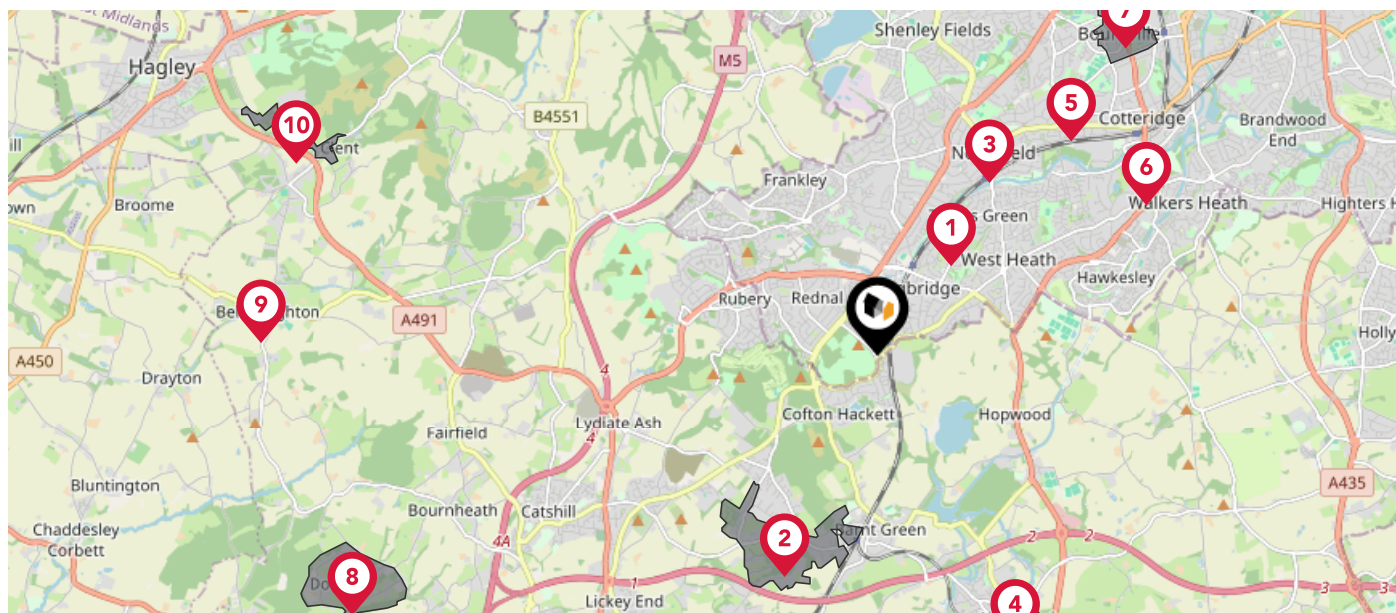
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

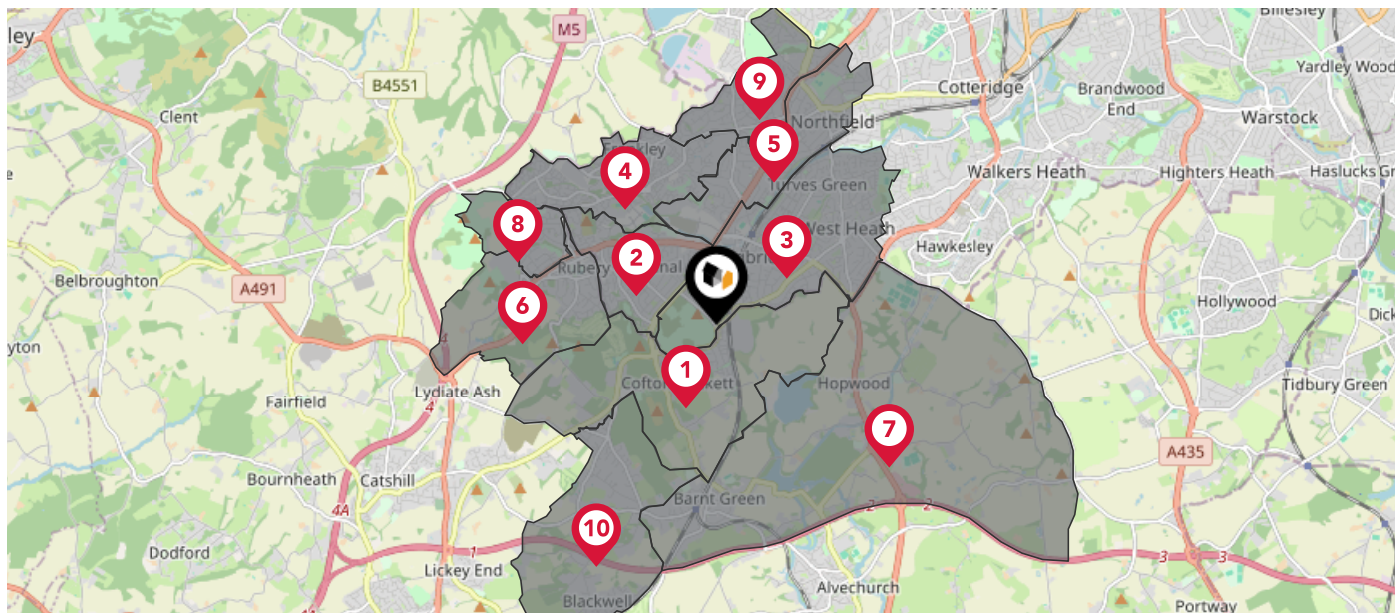
9

Belbroughton

10

Clent

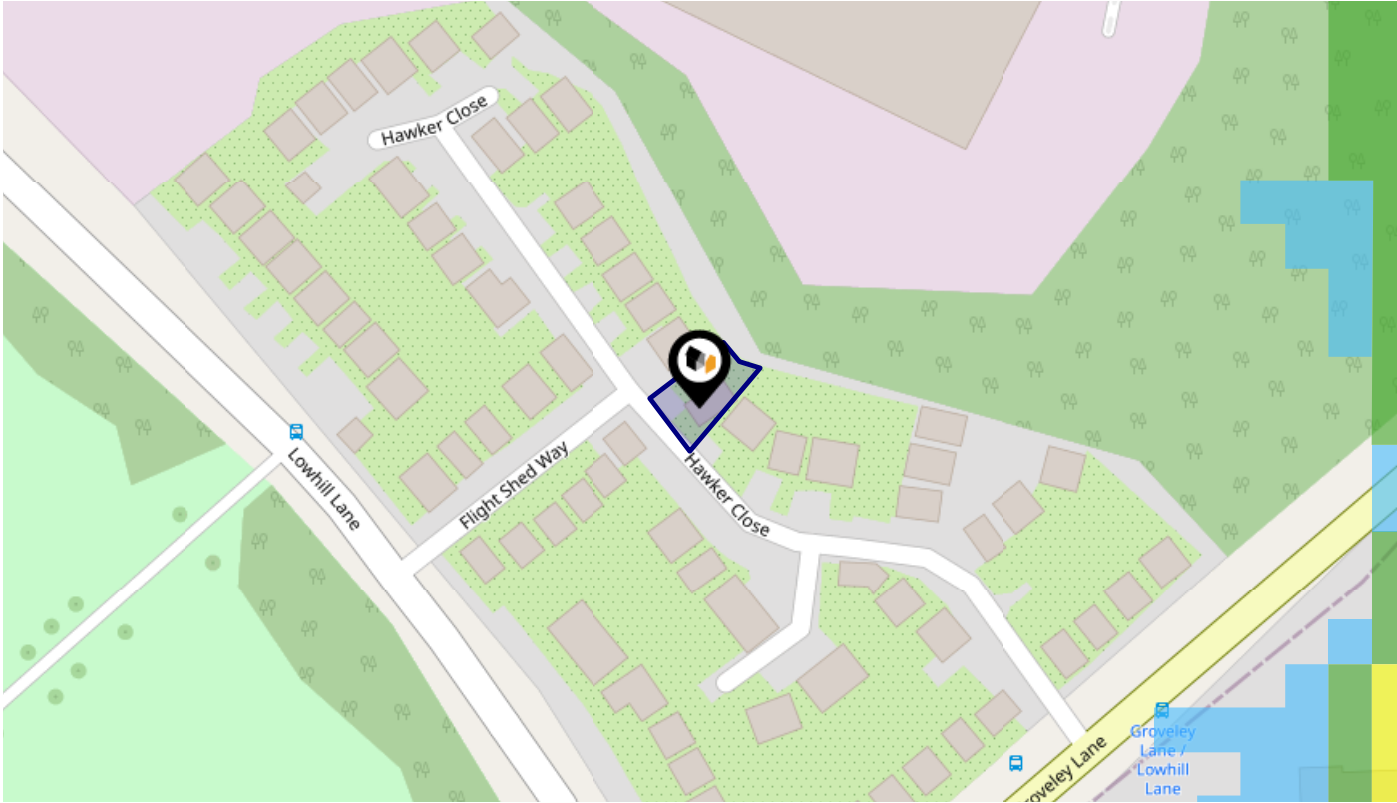
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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 |

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.

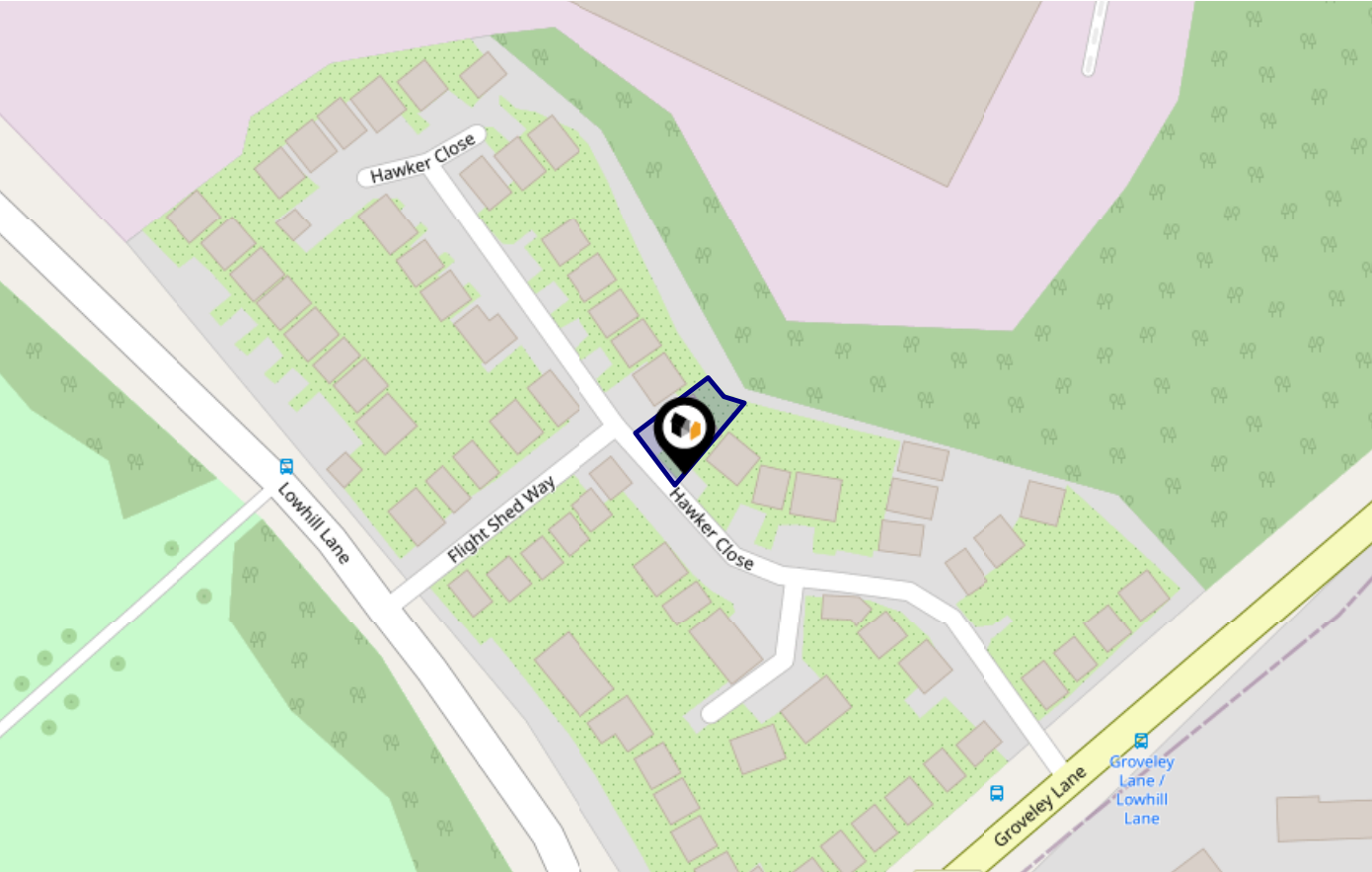
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|---|
| 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.

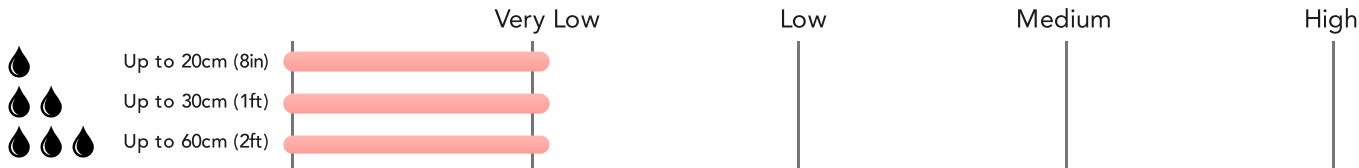


Risk Rating: Very low

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.

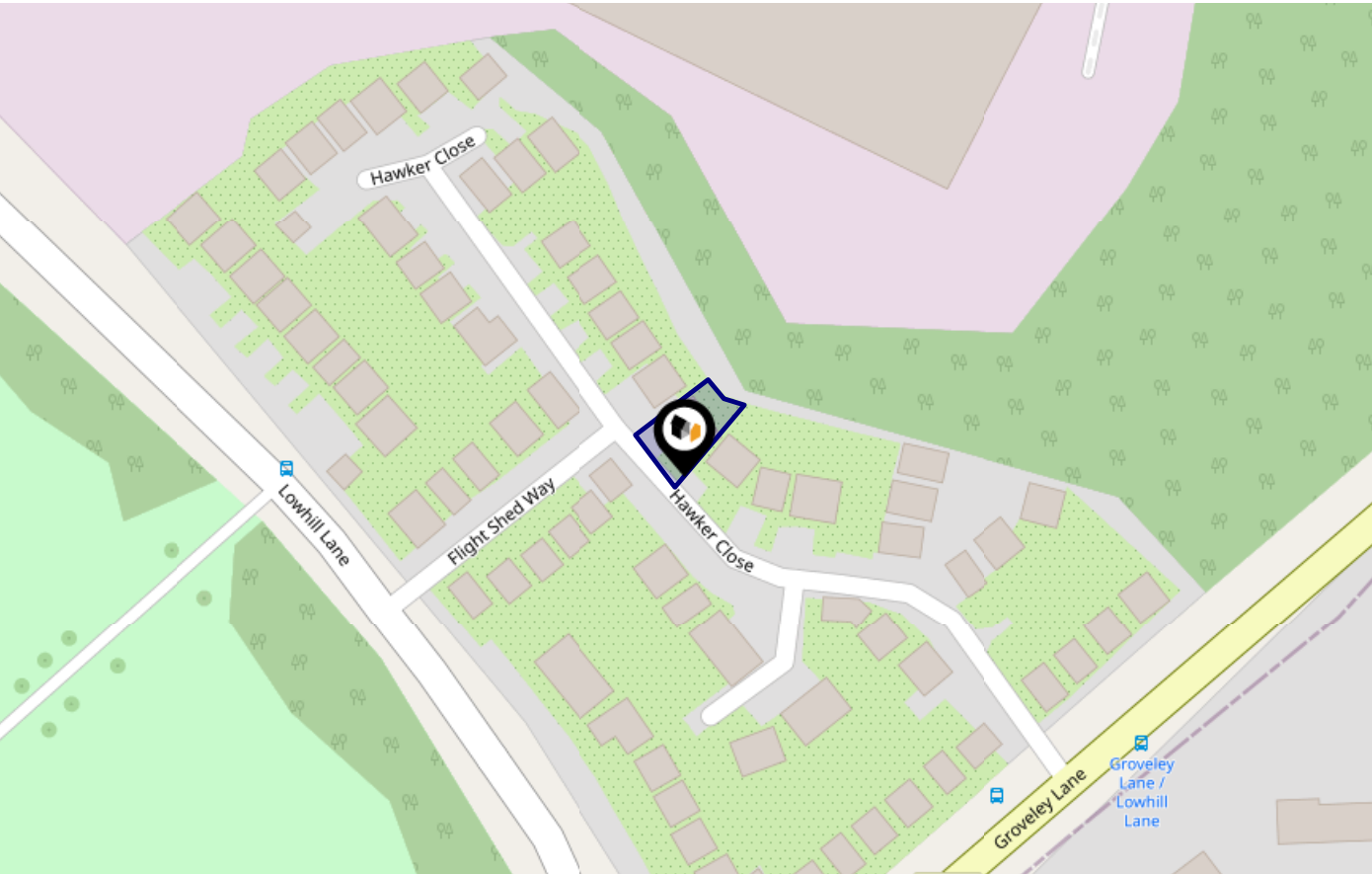
Chance of flooding to the following depths at this property:



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.

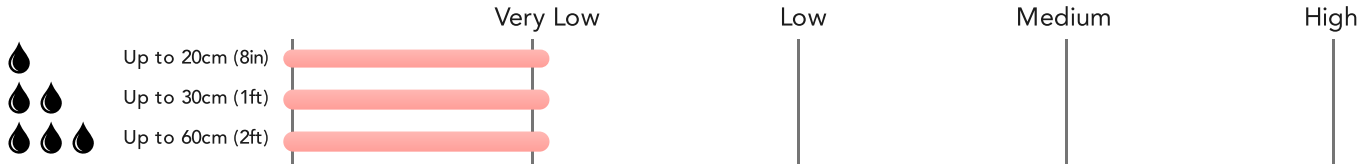


Risk Rating: Very low

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- 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.

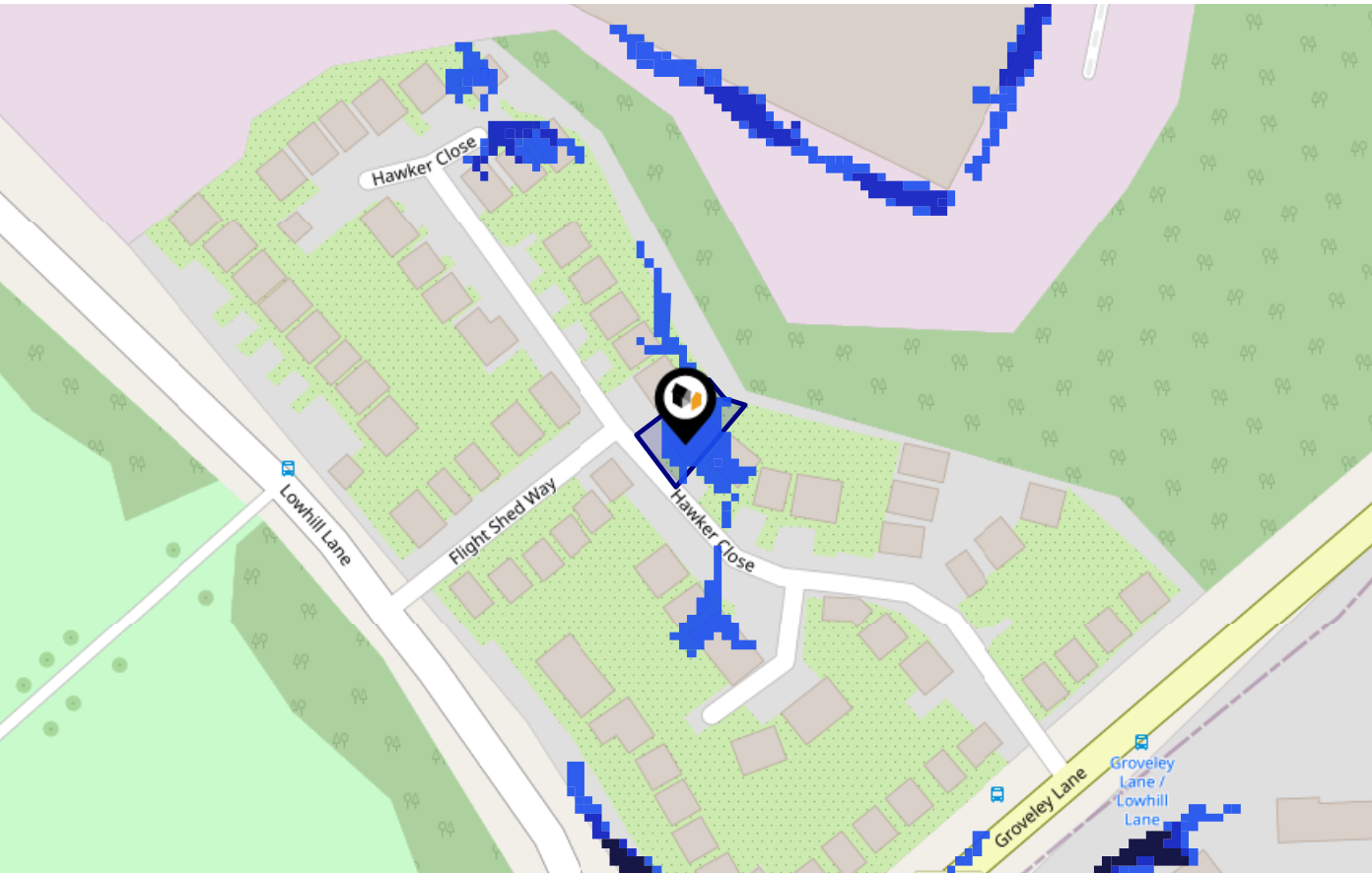
Chance of flooding to the following depths at this property:



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.

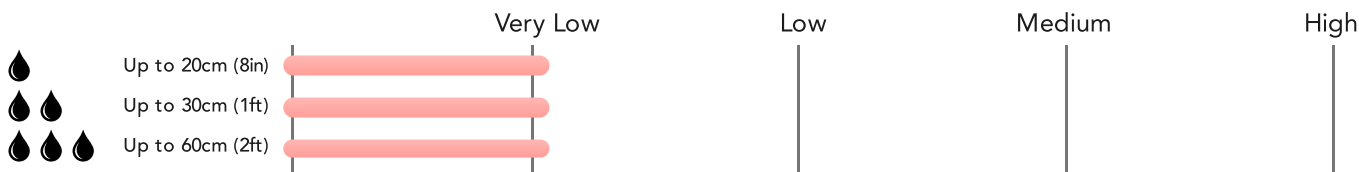


Risk Rating: Low

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.

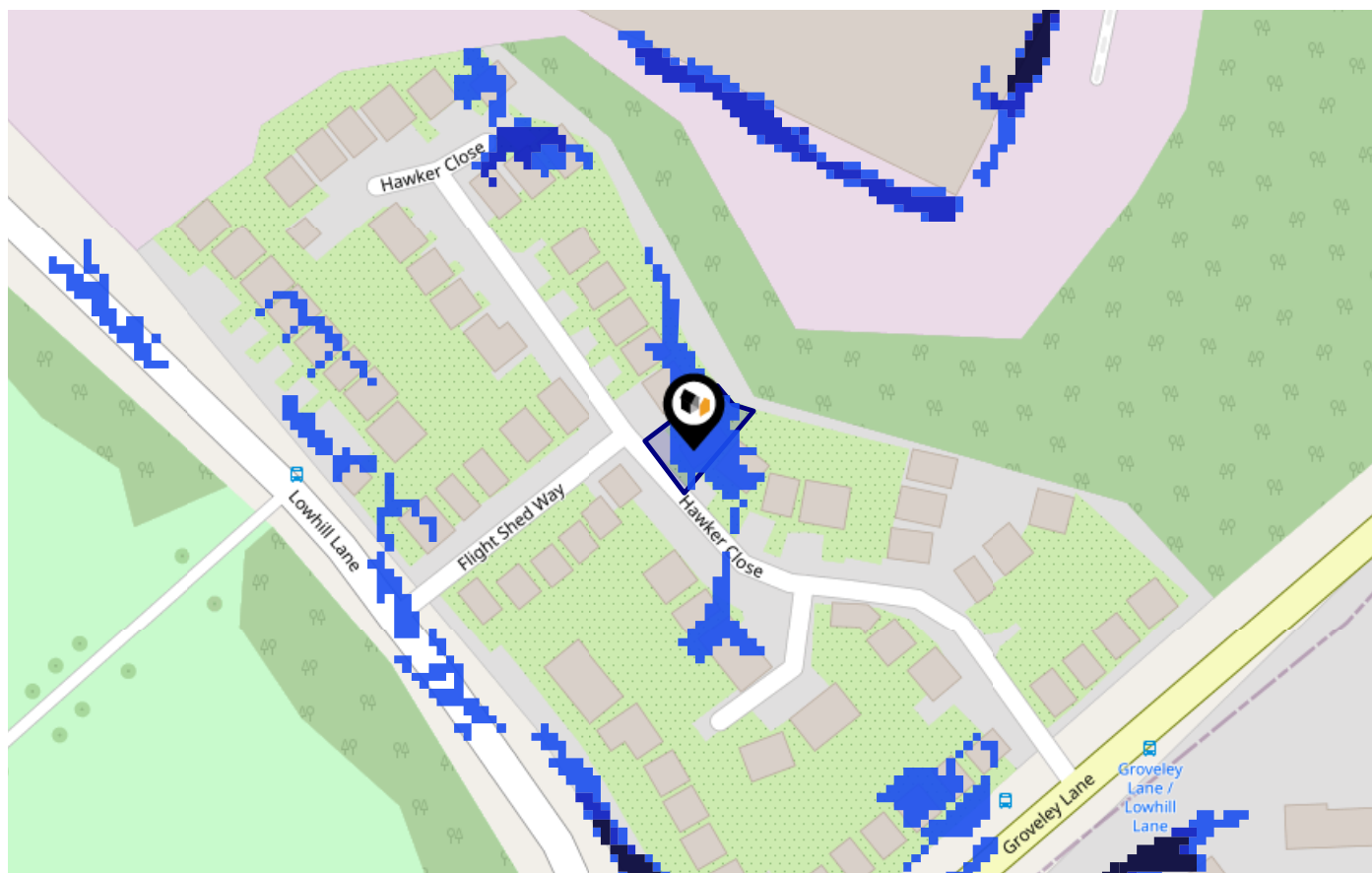
Chance of flooding to the following depths at this property:



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

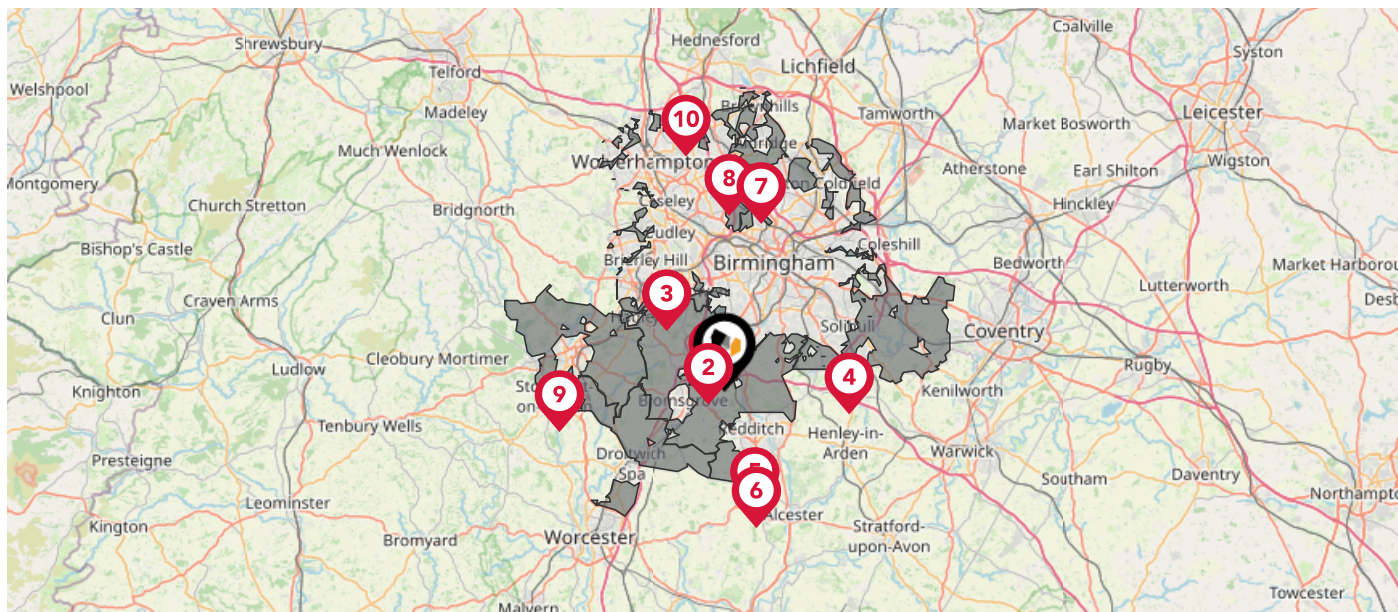
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



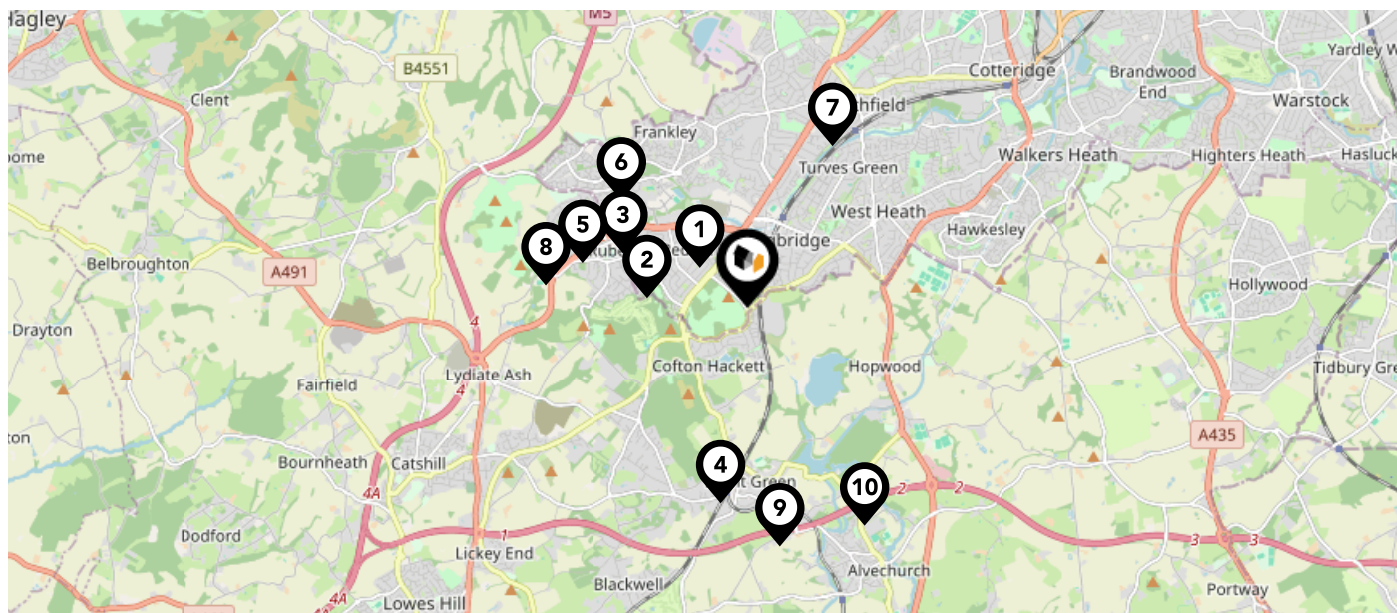
This map displays nearby areas that have been designated as Green Belt...



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

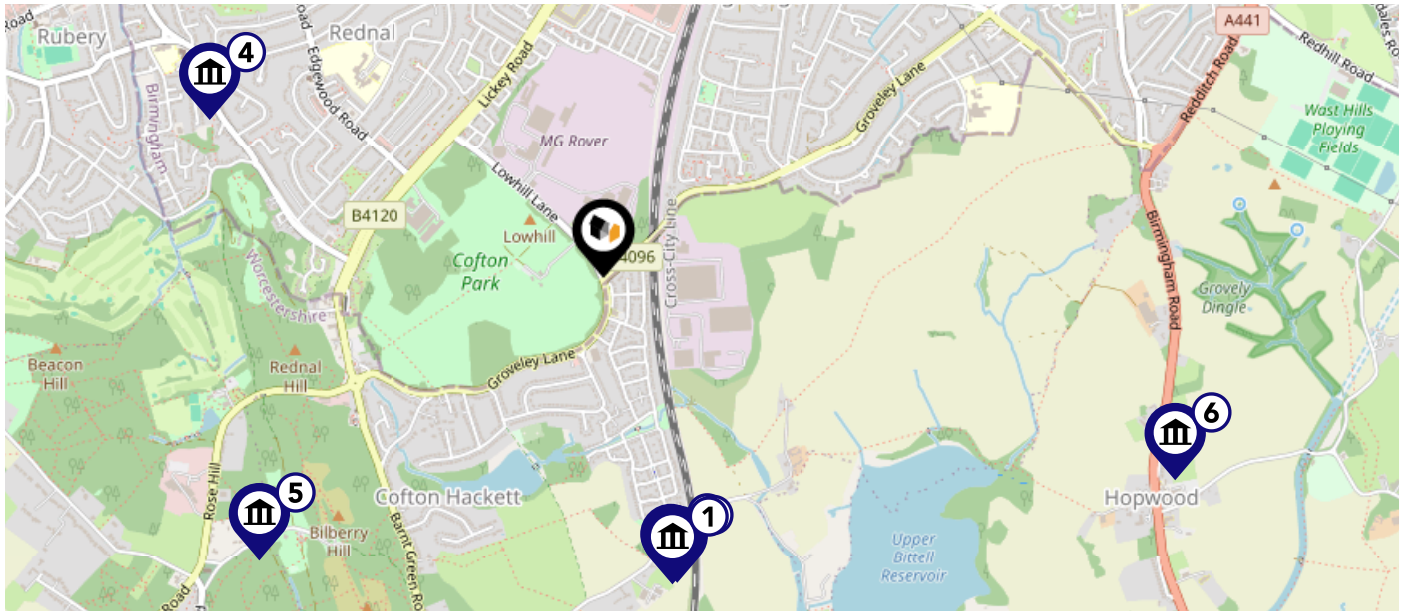
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



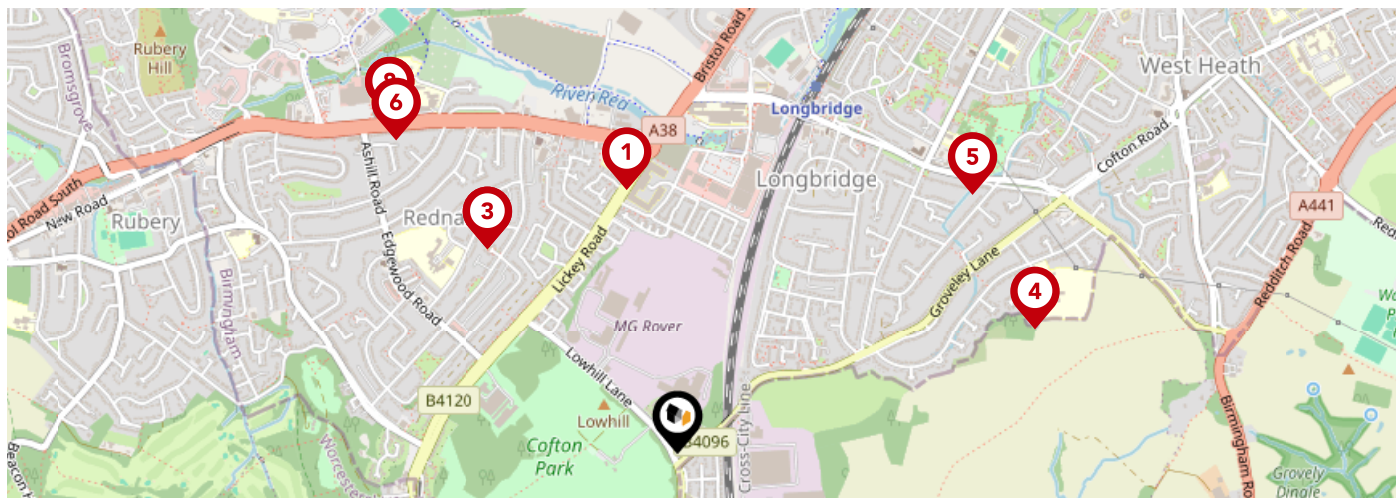
Nearby Landfill Sites

| | | | |
|--|--|-------------------|--|
| | Cliff Rock Road-Land Off Foxland Avenue, Foxland Avenue, Rubery, Birmingham, West Midlands | Historic Landfill | |
| | Corinne Close - Quarry Walk-Rednal, Birmingham, West Midlands | Historic Landfill | |
| | Cockhill Lane / Sandstone Avenue-Cockhill Lane/Sandstone Avenue, Rubery, Birmingham, West Midlands | Historic Landfill | |
| | Barnt Green Cricket Club-Cherryhill Road, Barnt Green | Historic Landfill | |
| | Callowbrook Public Open Space-Rubery | Historic Landfill | |
| | Holly Hill Landfill Site-Holly Hill, Frankley, Birmingham, West Midlands | Historic Landfill | |
| | Quarry Lane Landfill Site-Quarry Lane/Winchester Gardens, Northfield, Birmingham, West Midlands | Historic Landfill | |
| | Whetty Brick and Tile Works-Wasley Hills High School, Rubery | Historic Landfill | |
| | Sandhills Farm-Sandhills Green, Barnt Green, Worcestershire | Historic Landfill | |
| | Land at Perryfields/Roberts Corner, Alvechurch-Old Birmingham Road, Alvechurch, Worcestershire | Historic Landfill | |

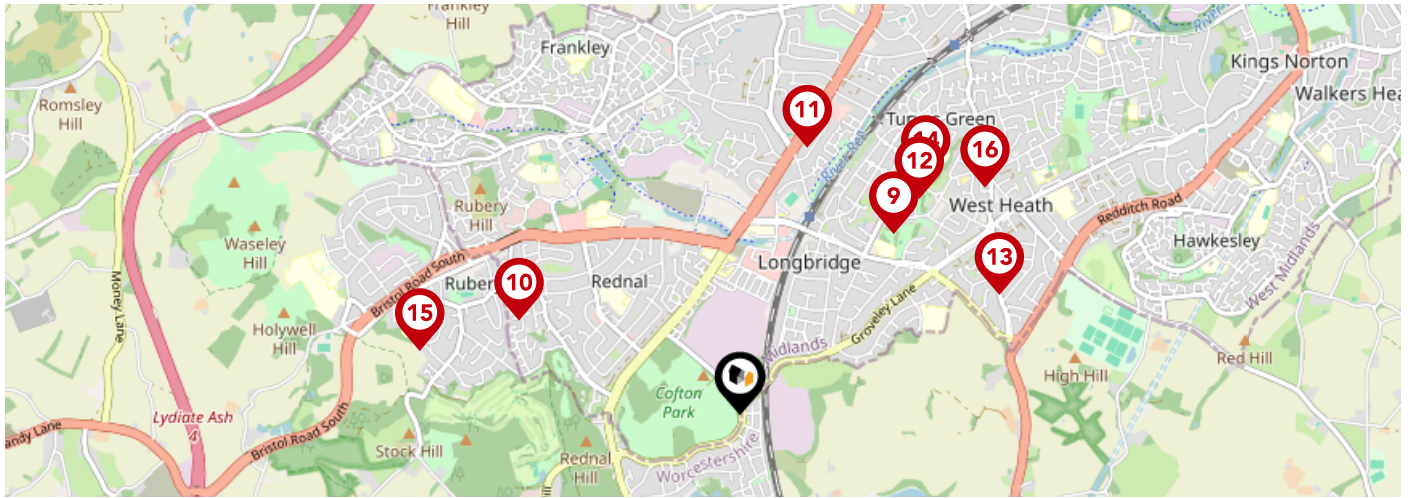
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district | | Grade | Distance |
|--|---|----------|-----------|
| | 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 |



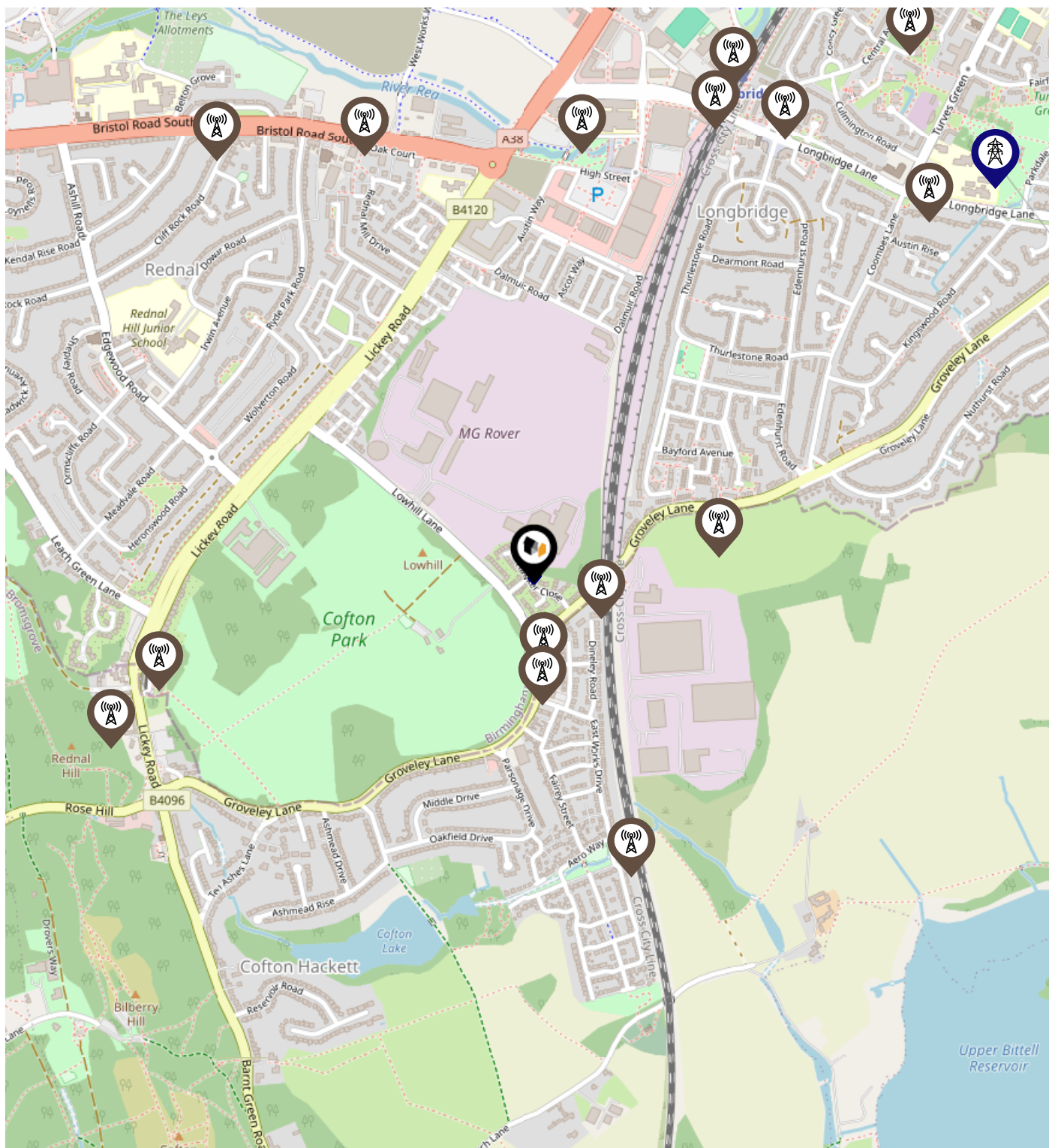
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Columba's Catholic Primary School Ofsted Rating: Good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





| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Turves Green Boys' School Ofsted Rating: Good Pupils: 536 Distance: 1.07 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | St James Catholic Primary School Ofsted Rating: Outstanding Pupils: 206 Distance: 1.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | The Meadows Primary School Ofsted Rating: Requires improvement Pupils: 545 Distance: 1.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Turves Green Primary School Ofsted Rating: Good Pupils: 388 Distance: 1.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance: 1.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | King Edward VI Northfield School for Girls Ofsted Rating: Good Pupils: 748 Distance: 1.36 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Beaconside Primary and Nursery School Ofsted Rating: Good Pupils: 239 Distance: 1.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | West Heath Nursery School Ofsted Rating: Good Pupils: 127 Distance: 1.51 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

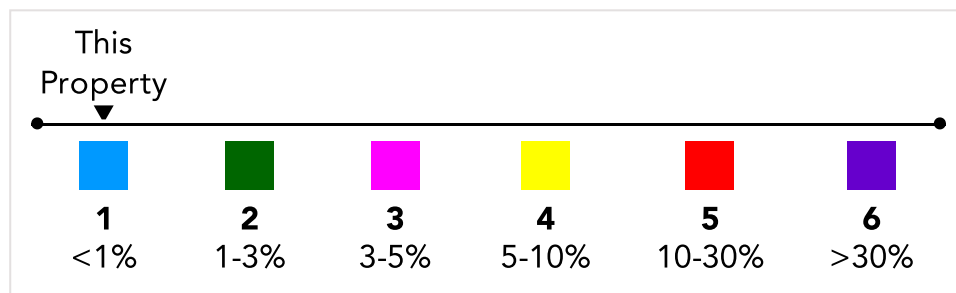
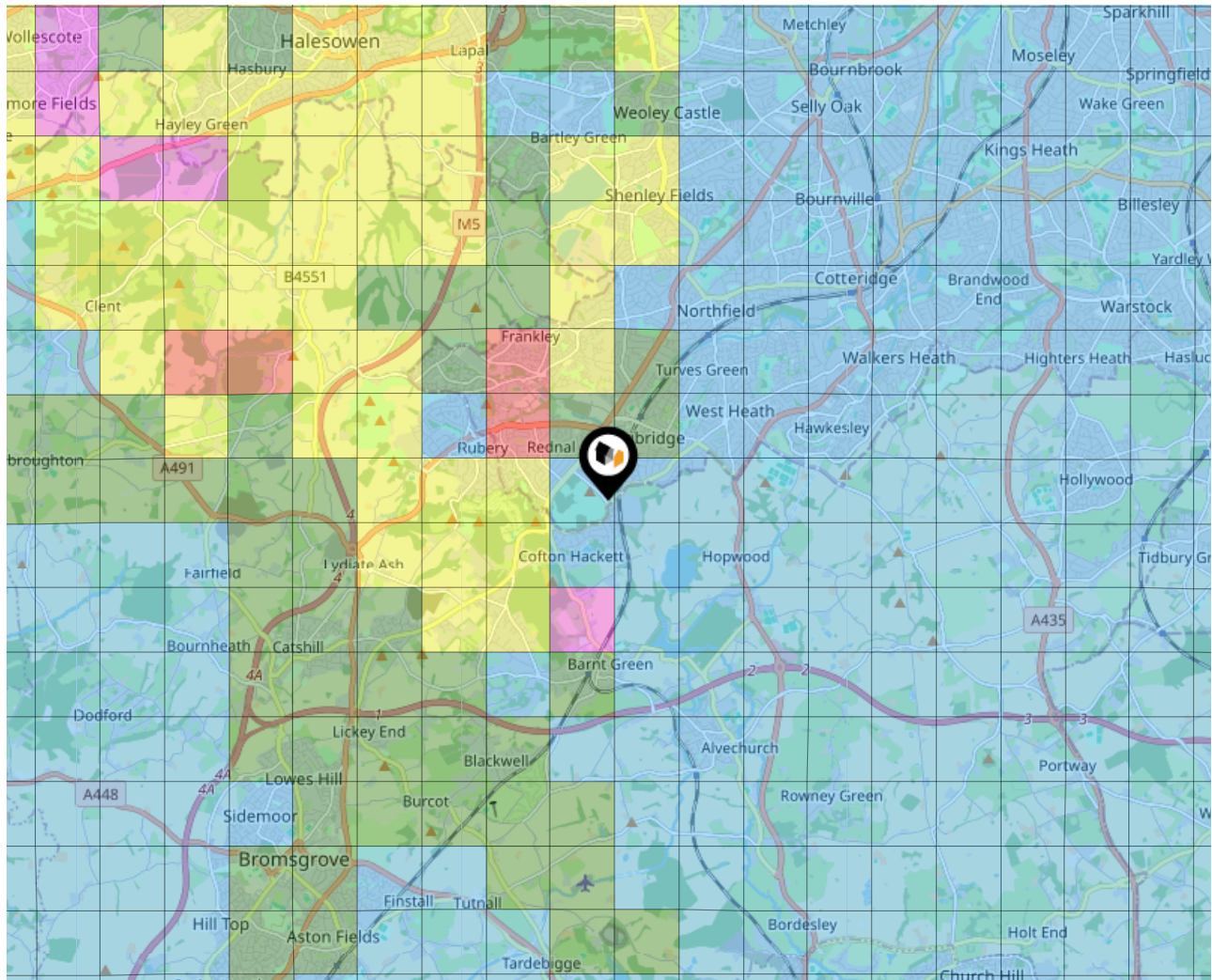


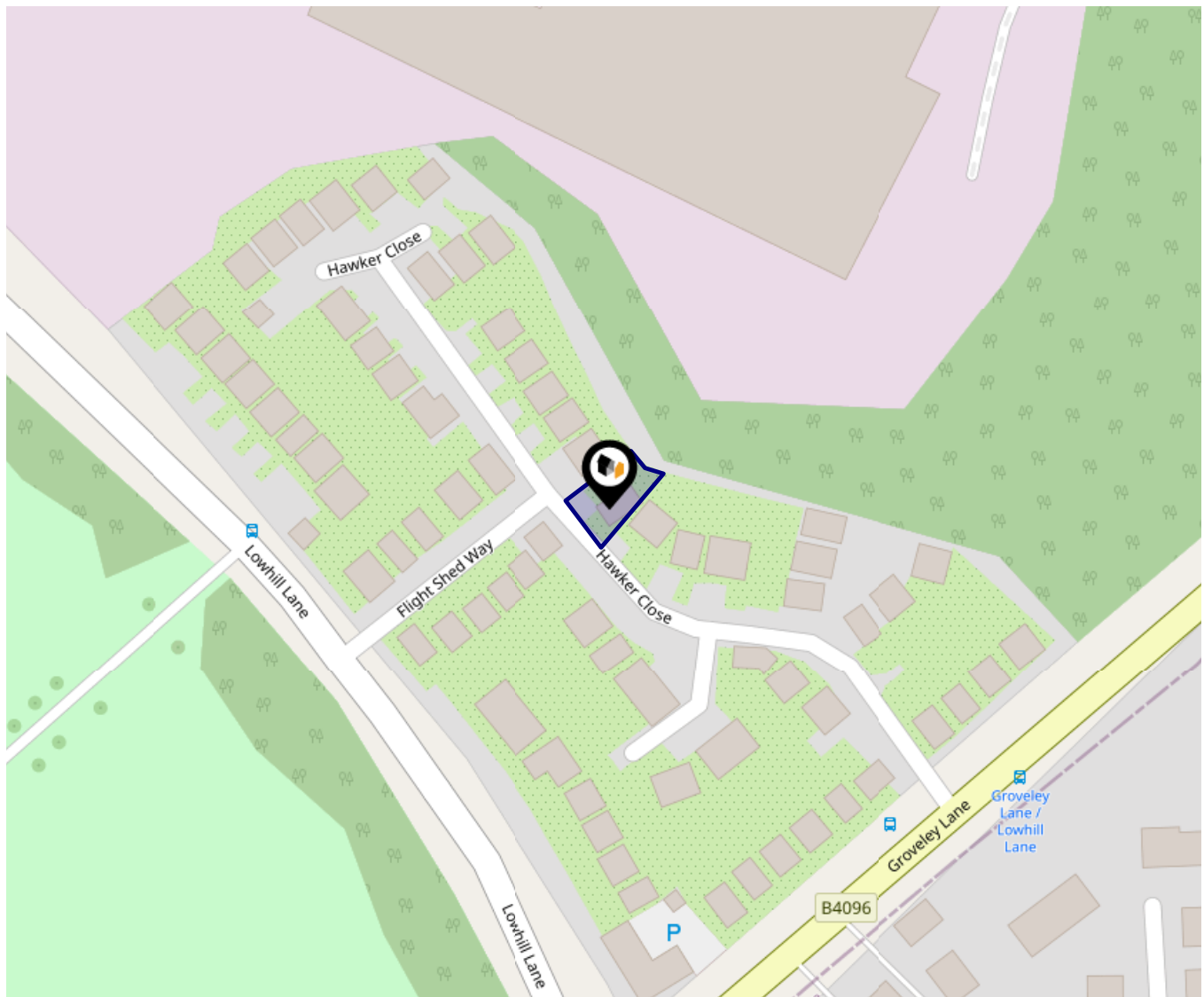
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

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





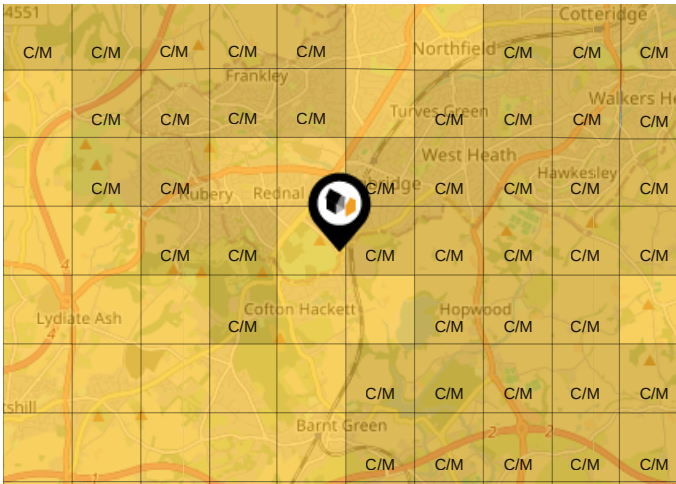
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

| | | | |
|-------------------------------|---------------------------|----------------------|--------------|
| Carbon Content: | NONE | Soil Texture: | SAND TO LOAM |
| Parent Material Grain: | ARENACEOUS - RUDACEOUS | Soil Depth: | INTERMEDIATE |
| 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 |

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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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Dean Coleman Powered By eXp

Birmingham

0121 820 1775

hello@deancoleman.co.uk

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

