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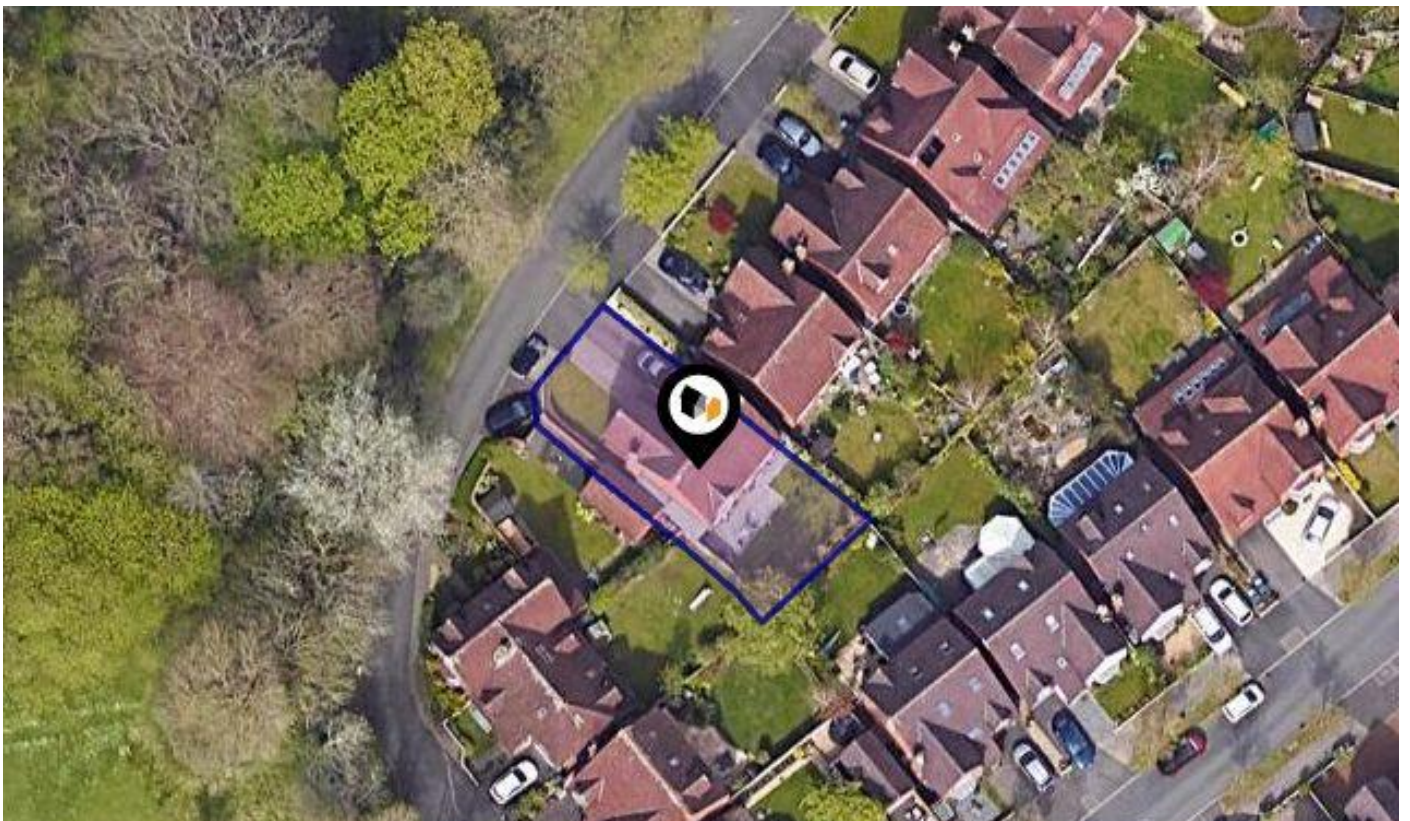


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 30th May 2026



MIDDLEPARK DRIVE, NORTHFIELD, BIRMINGHAM, B31

Price Estimate : £650,000

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Positioned within the highly sought-after Bournville Village Trust area of South Birmingham, this substantial modern detached family home enjoys a peaceful and private setting overlooking Griffins Brook and its surrounding micro forest, offering an enviable balance of tranquillity, connectivity and family living.

Built circa 2004 and extending to almost 2,000 sq ft, the property has been thoughtfully upgraded throughout and is ideally suited to growing families, professionals and academics alike. The location remains exceptionally popular thanks to its proximity to the Queen Elizabeth Hospital, Royal Orthopaedic Hospital, Birmingham Dental Hospital, University of Birmingham and Newman University.

Families and nature lovers will appreciate having Manor Farm Park virtually on the doorstep, whilst excellent transport links include nearby Bristol Road bus routes, easy access to Birmingham City Centre and Longbridge, plus convenient connections to the M42 and M5 motorways.

The property enjoys attractive kerb appeal, framed by a charming white picket fence, mature hedging and a well-maintained front lawn. A block-paved driveway provides parking for multiple vehicles and leads to the integrated garage, whilst a double-glazed porch offers useful storage before entering the home.

Inside, the welcoming hallway features hardwood flooring and attractive shaker-style wall panelling, setting the tone for the quality found throughout. Doors lead to a guest WC, two reception rooms and the impressive kitchen diner.

The front lounge is bright and stylish, benefiting from modern wall panelling, a contemporary glass fireplace and a large front-facing window. Glazed double doors lead through to a versatile second reception room, currently used as a dining room, with French doors opening onto the rear garden.

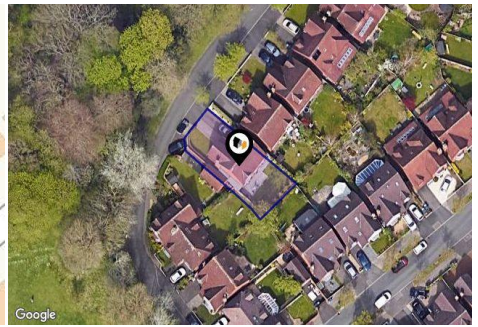
The heart of the home is the beautifully upgraded kitchen diner, perfectly designed for modern family life and entertaining. It offers extensive worktop and storage space, integrated fridge, freezer and dishwasher, a one-and-a-half bowl sink overlooking the garden, five-ring gas hob with extractor, separate double oven and grill, ample dining space, rear garden access and an internal door to the garage.

The first floor continues to impress with four genuine double bedrooms, two benefitting from ensuite shower rooms, alongside a further large office/fifth bedroom and a family bathroom.

Outside, the private rear garden provides an ideal space for relaxation and entertaining, featuring a full-width patio, lawn, mature planting and secure side access.

Combining generous living space, modern presentation, a peaceful setting and one of South Birmingham's most desirable locations, this is a superb family home that must be viewed to be fully appreciated.

Please note: We have been informed, but not seen evidence, that the annual Bournville Village Trust charge is approximately £380 per annum.



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,852 ft ² / 172 m ²
Plot Area:	0.08 acres
Year Built :	2004
Council Tax :	Band F
Annual Estimate:	£3,413
Title Number:	WM848138

Price Estimate:	£650,000
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)

6 mb/s	80 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





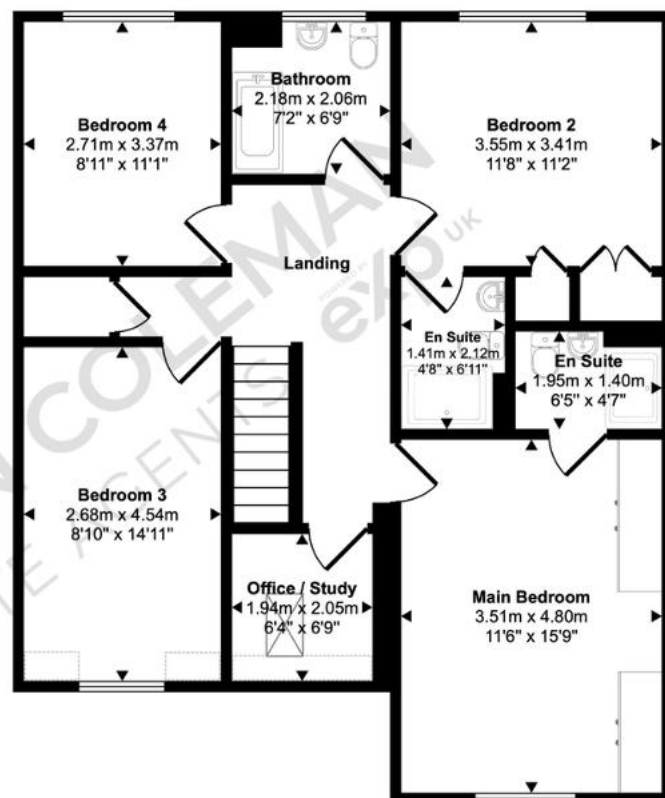
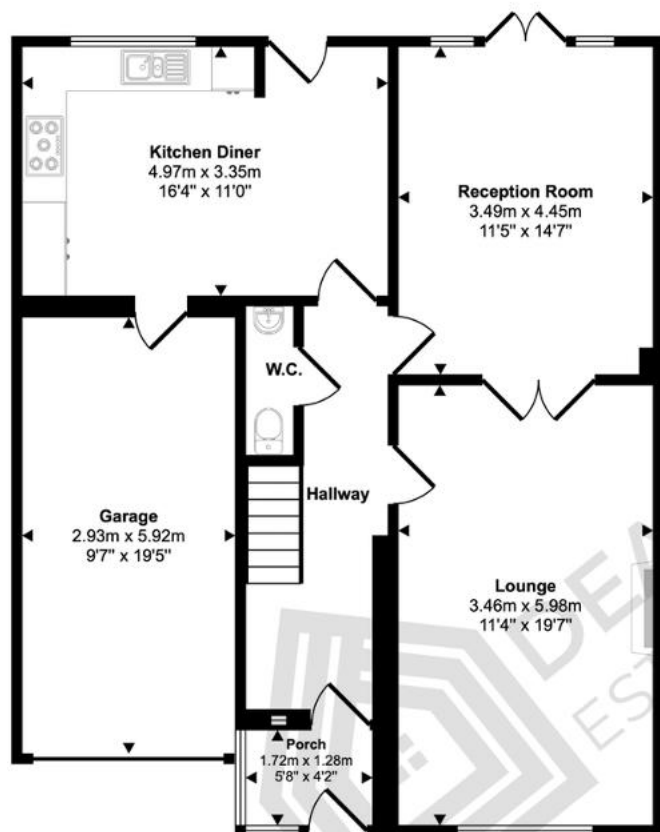






MIDDLEPARK DRIVE, NORTHFIELD, BIRMINGHAM, B31

Approx Gross Internal Area
172 sq m / 1852 sq ft

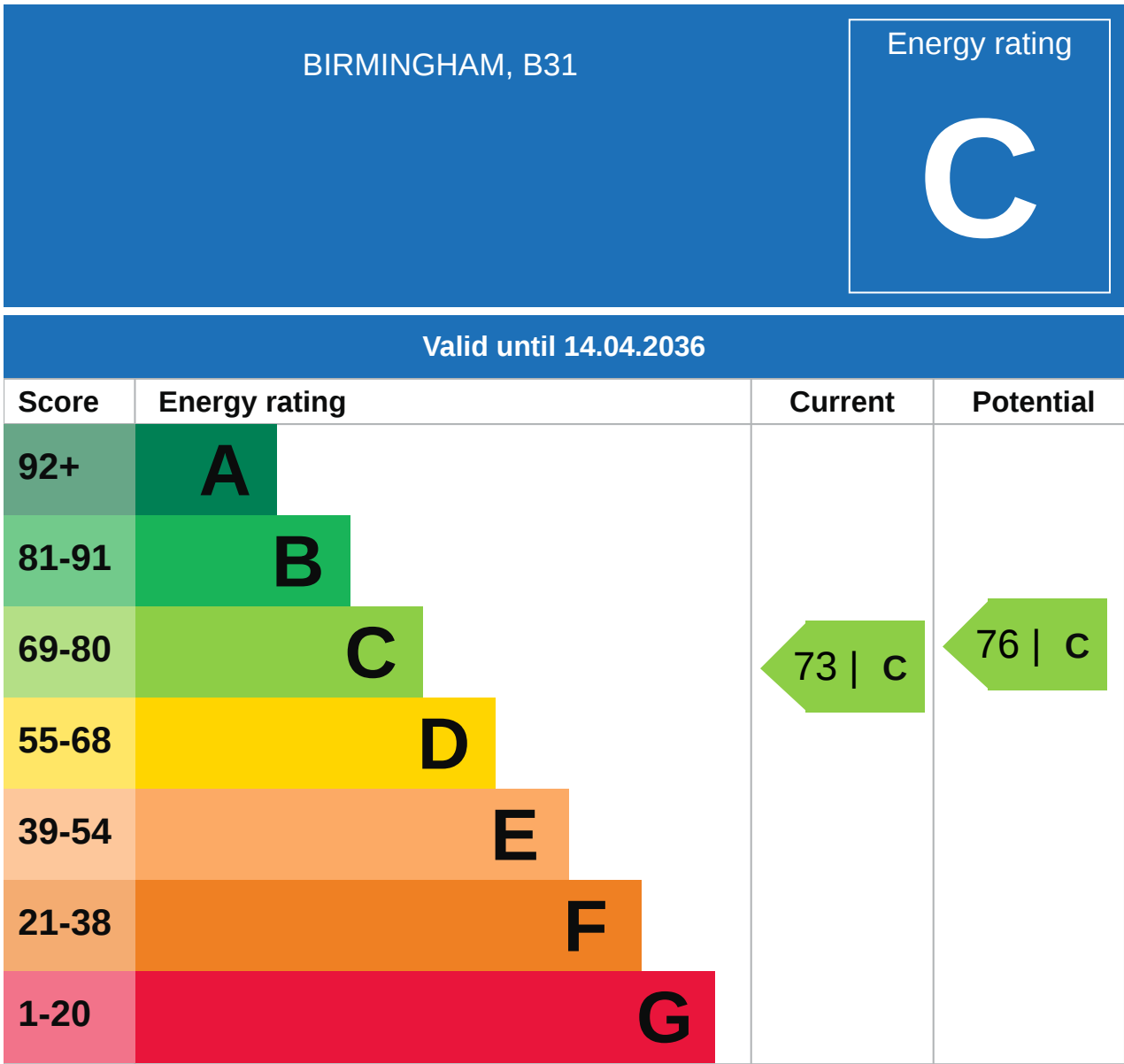


Ground Floor
Approx 88 sq m / 947 sq ft

First Floor
Approx 84 sq m / 905 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.



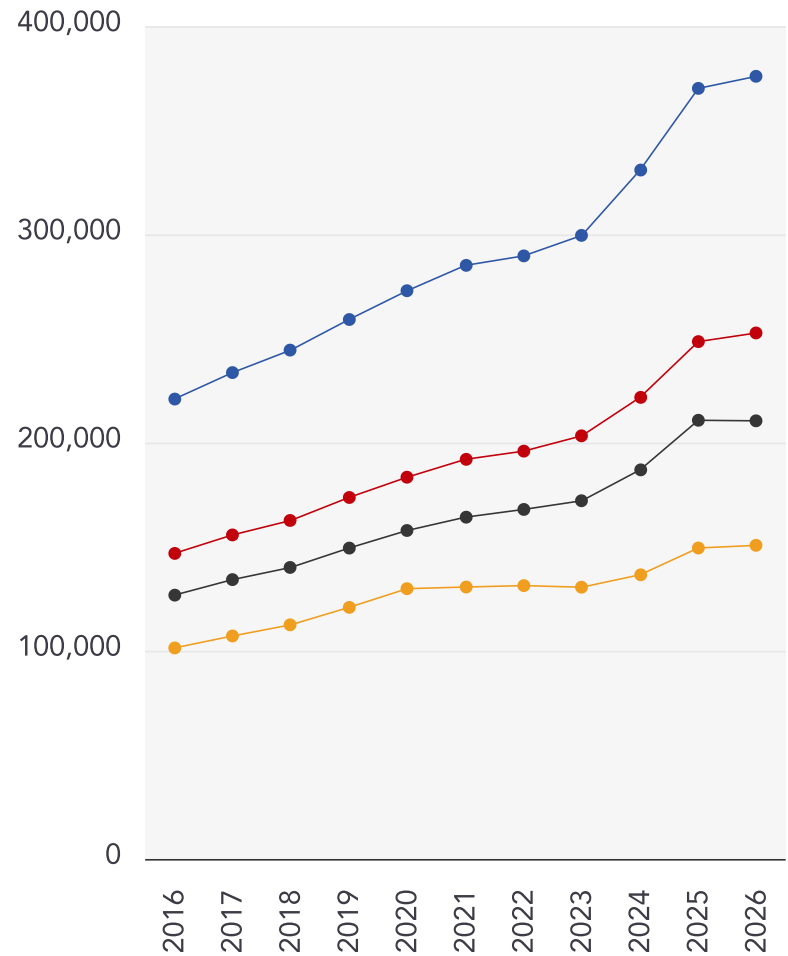
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, limited insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	152 m ²

25, Middlepark Drive, Birmingham, B31 2FL					Detached House
Last Sold Date:	28/01/2026	08/08/2005			
Last Sold Price:	£675,000	£445,950			
35, Middlepark Drive, Birmingham, B31 2FL					Detached House
Last Sold Date:	12/12/2025	18/11/2004			
Last Sold Price:	£655,000	£439,950			
32, Middlepark Drive, Birmingham, B31 2FL					Detached House
Last Sold Date:	01/12/2025	17/12/2004			
Last Sold Price:	£595,000	£375,950			
53, Middlepark Drive, Birmingham, B31 2FL					Detached House
Last Sold Date:	06/10/2025	26/10/2018	28/10/2004		
Last Sold Price:	£576,200	£495,000	£349,950		
37, Middlepark Drive, Birmingham, B31 2FL					Terraced House
Last Sold Date:	21/03/2025	22/11/2004			
Last Sold Price:	£507,000	£369,950			
47, Middlepark Drive, Birmingham, B31 2FL					Detached House
Last Sold Date:	08/11/2024	18/11/2004			
Last Sold Price:	£750,000	£455,950			
34, Middlepark Drive, Birmingham, B31 2FL					Detached House
Last Sold Date:	24/05/2024	02/12/2004			
Last Sold Price:	£616,500	£385,950			
65, Middlepark Drive, Birmingham, B31 2FL					Semi-detached House
Last Sold Date:	31/05/2022	21/10/2013	18/06/2004		
Last Sold Price:	£442,500	£269,000	£339,950		
31, Middlepark Drive, Birmingham, B31 2FL					Semi-detached House
Last Sold Date:	05/01/2022	21/11/2014	03/08/2009	09/12/2004	
Last Sold Price:	£440,000	£315,000	£325,000	£359,950	
36, Middlepark Drive, Birmingham, B31 2FL					Detached House
Last Sold Date:	07/06/2021				
Last Sold Price:	£550,000				
61, Middlepark Drive, Birmingham, B31 2FL					Semi-detached House
Last Sold Date:	31/01/2020	30/11/2005			
Last Sold Price:	£420,000	£339,000			
Apartment 8, Griffin House, 64, Middlepark Drive, Birmingham, B31 2FL					Flat-maisonette House
Last Sold Date:	16/12/2019	24/08/2016	27/06/2005		
Last Sold Price:	£171,000	£175,000	£175,000		

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 B31



Detached

+70.17%

Semi-Detached

+72.14%

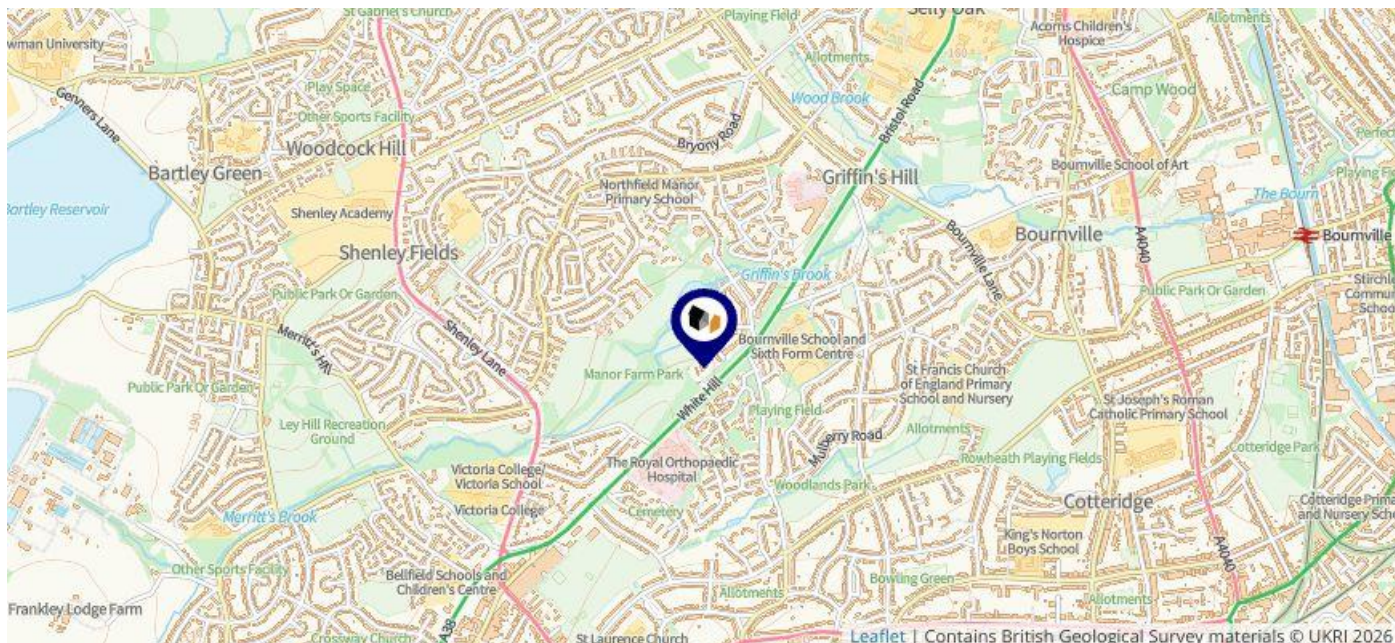
Terraced

+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.

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



Bournville Tenants



Northfield Old Village



Bournville Village



Kings Norton



Austin Village



Harborne Old Village



Selly Park



Greenfield Road

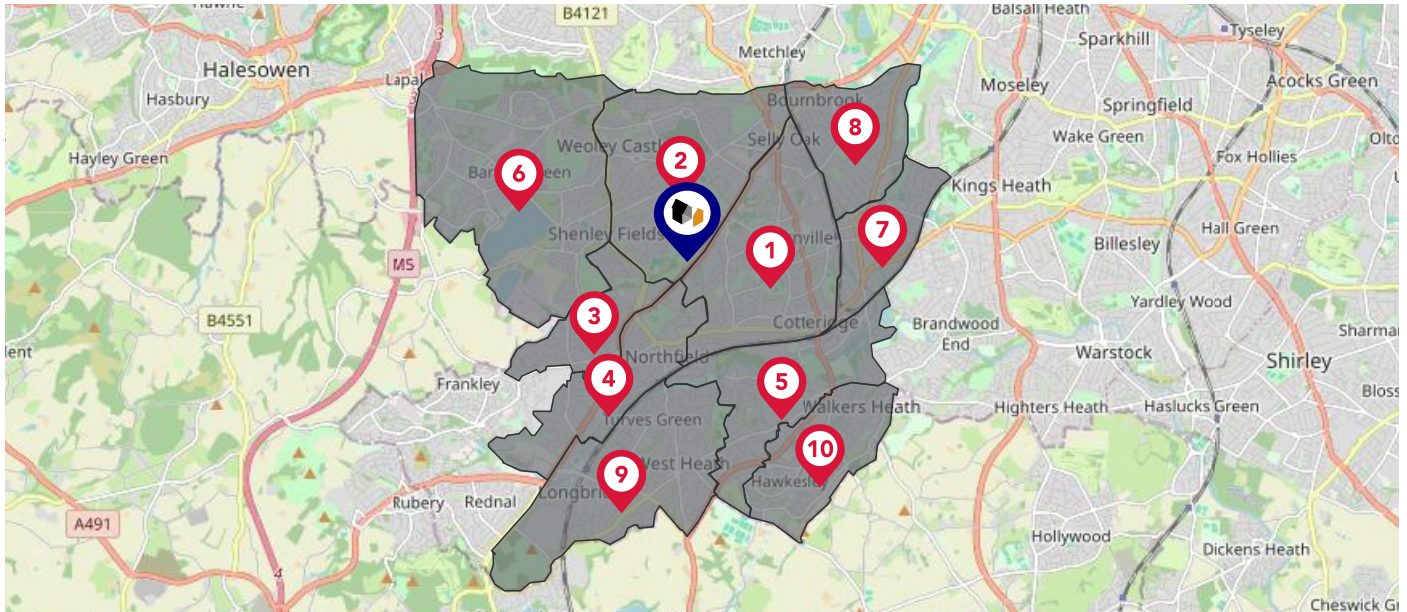


Selly Park Avenues



Moor Pool

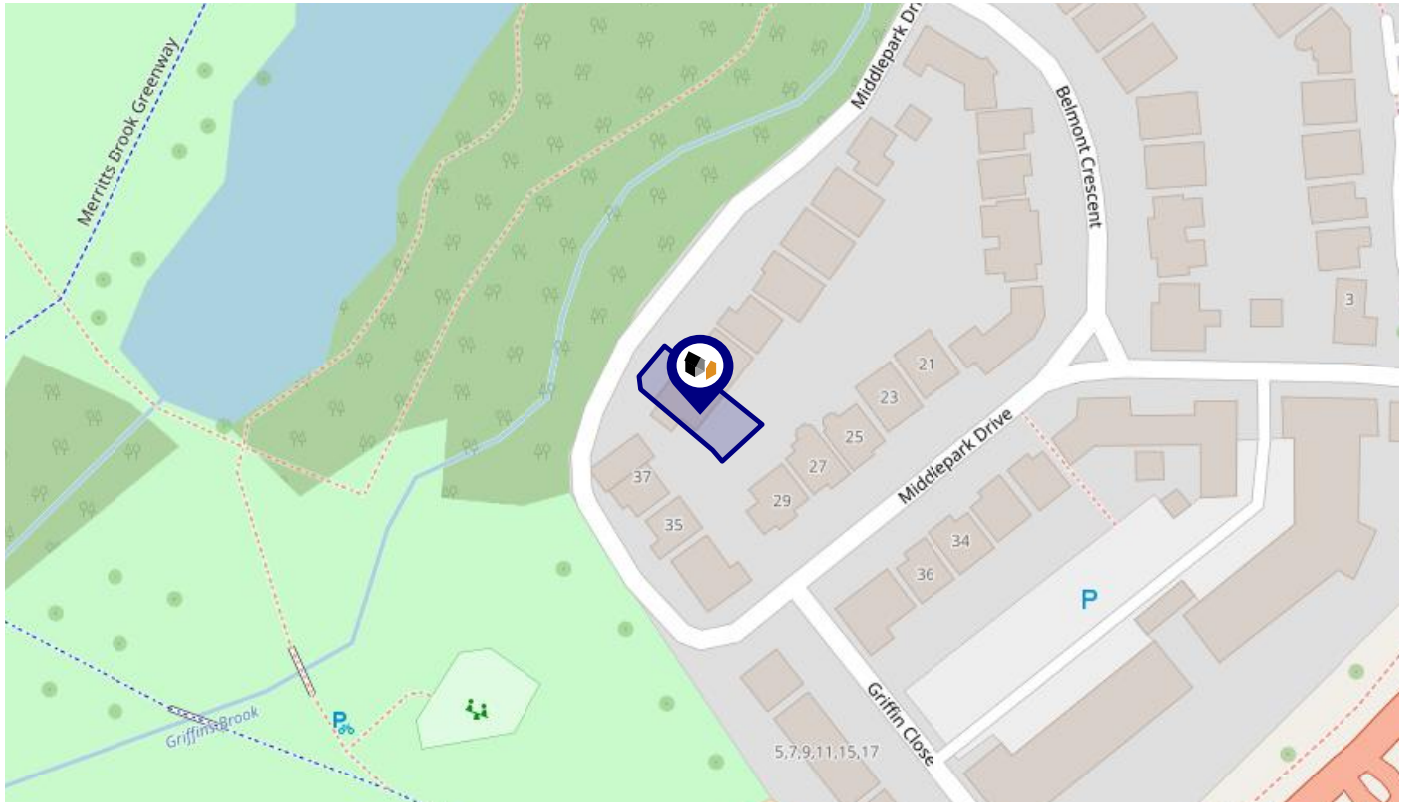
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Bournville & Cotteridge Ward
-  Weoley & Selly Oak Ward
-  Allens Cross Ward
-  Northfield Ward
-  King's Norton North Ward
-  Bartley Green Ward
-  Stirchley Ward
-  Bournbrook & Selly Park Ward
-  Longbridge & West Heath Ward
-  King's Norton South Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

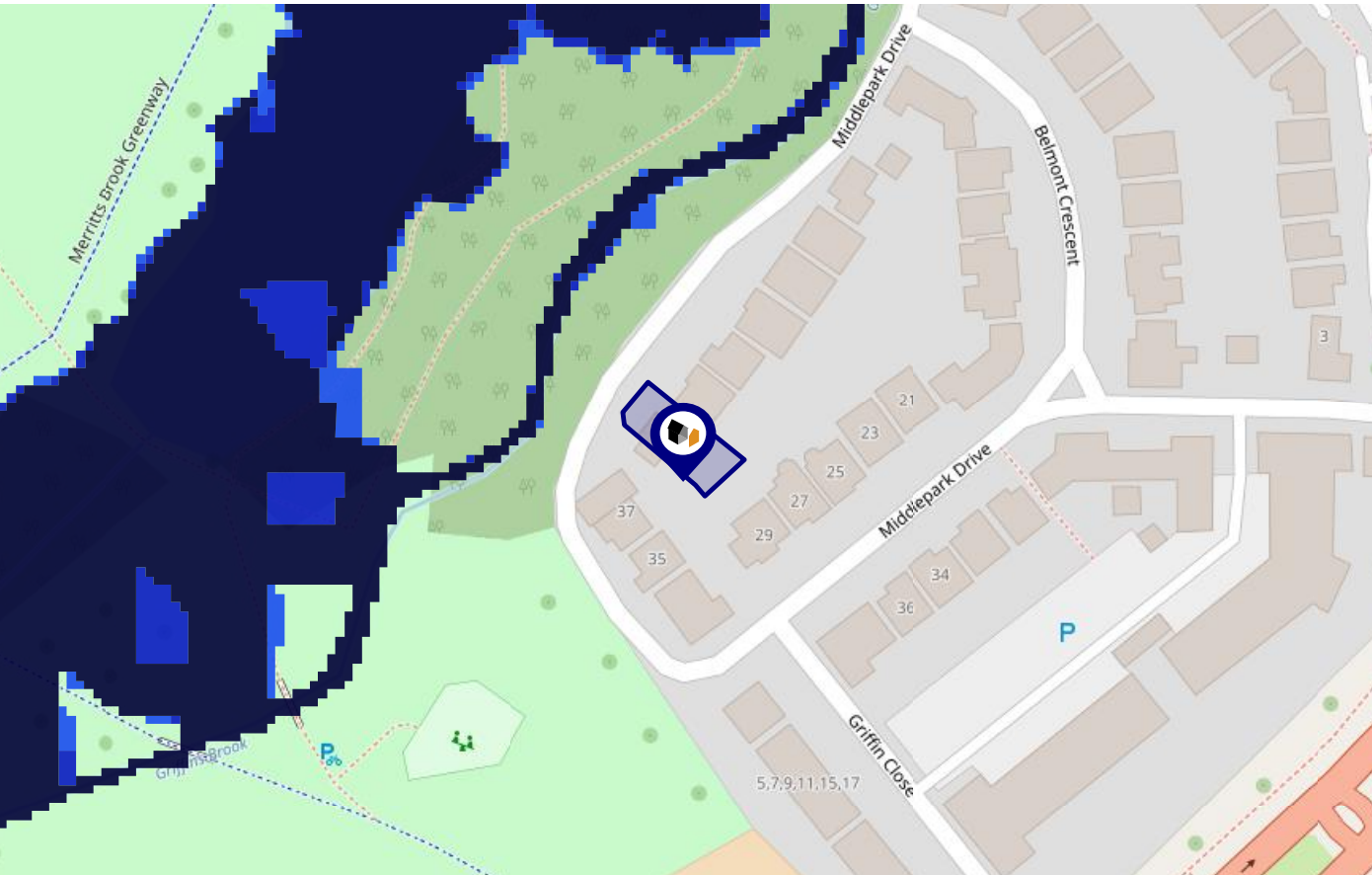
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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

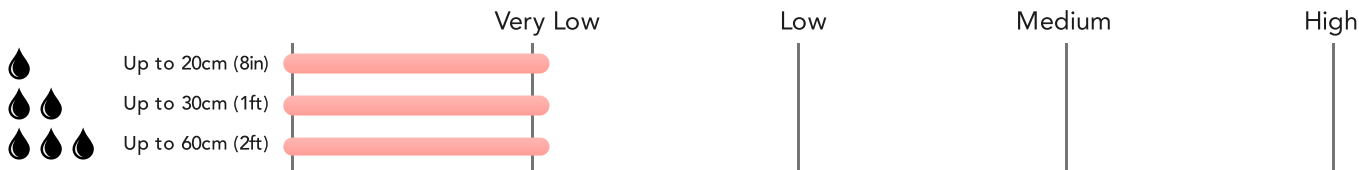


Risk Rating: Very low

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

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

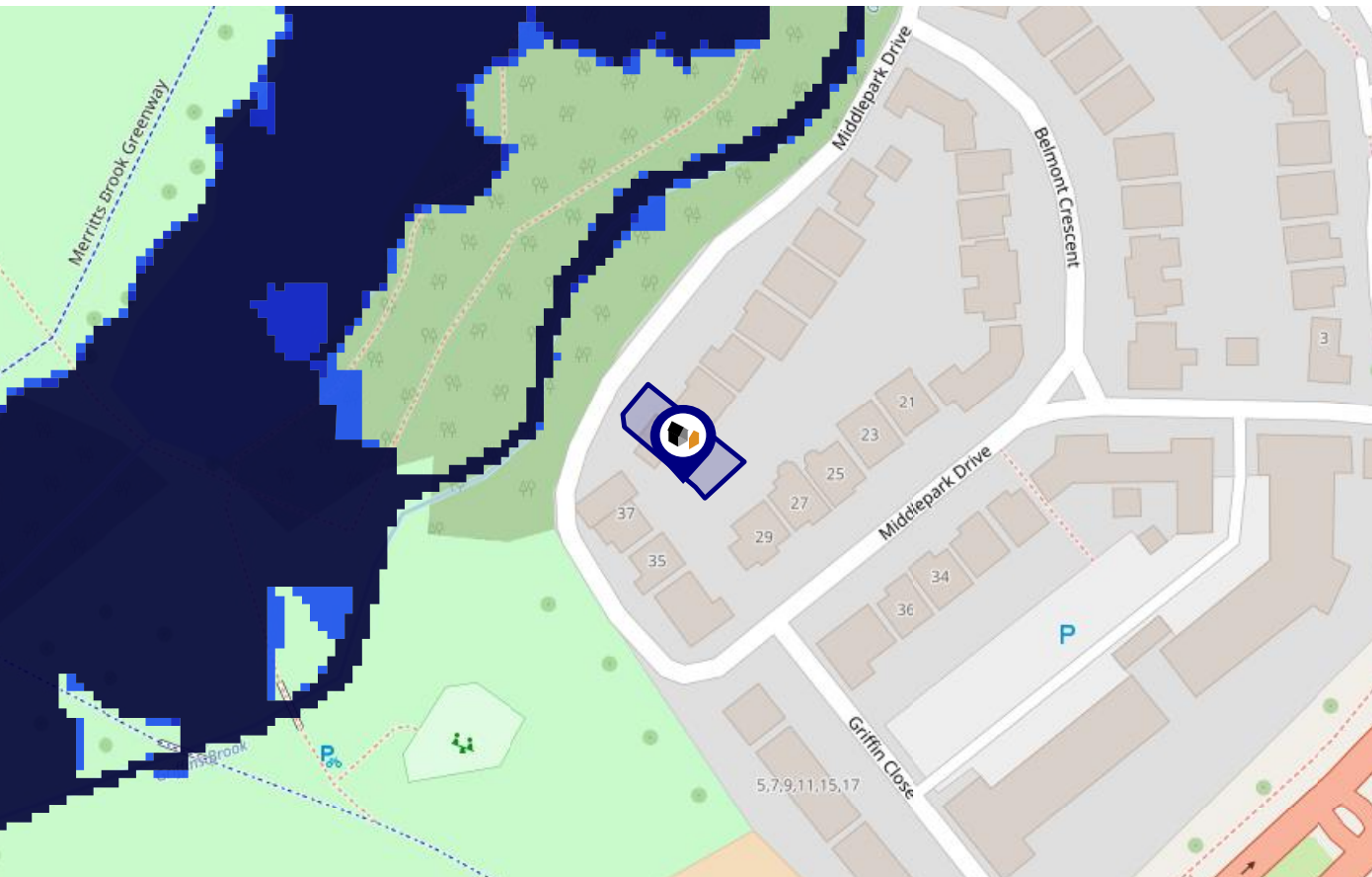
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

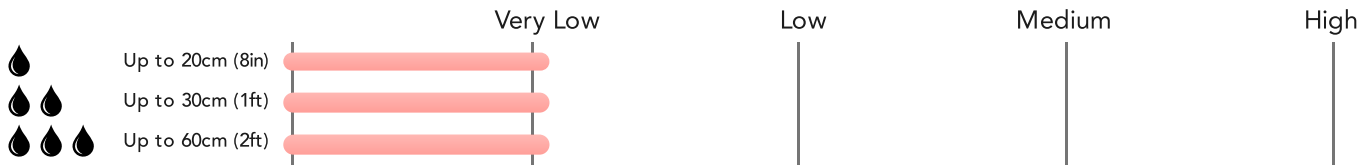


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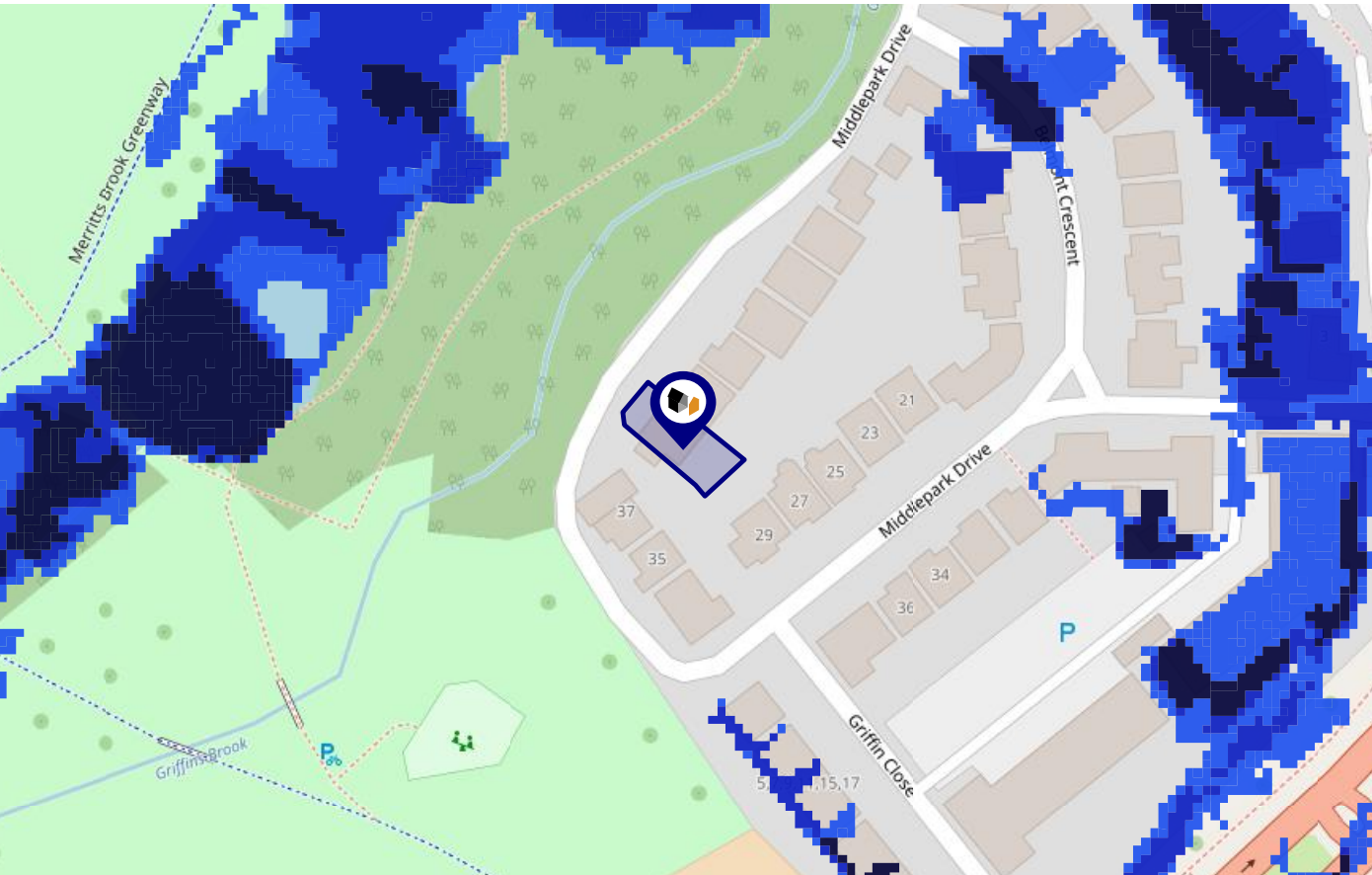
Chance of flooding to the following depths at this property:



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.

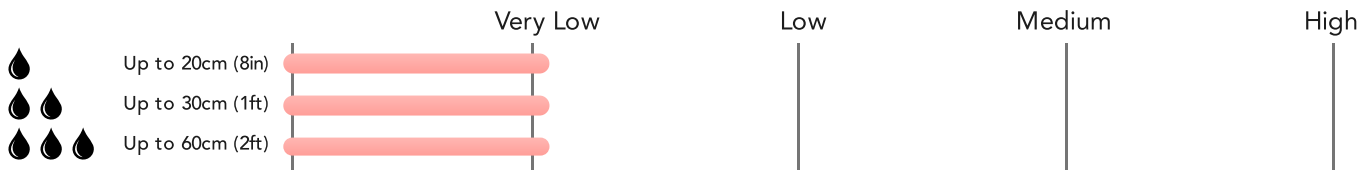


Risk Rating: Very low

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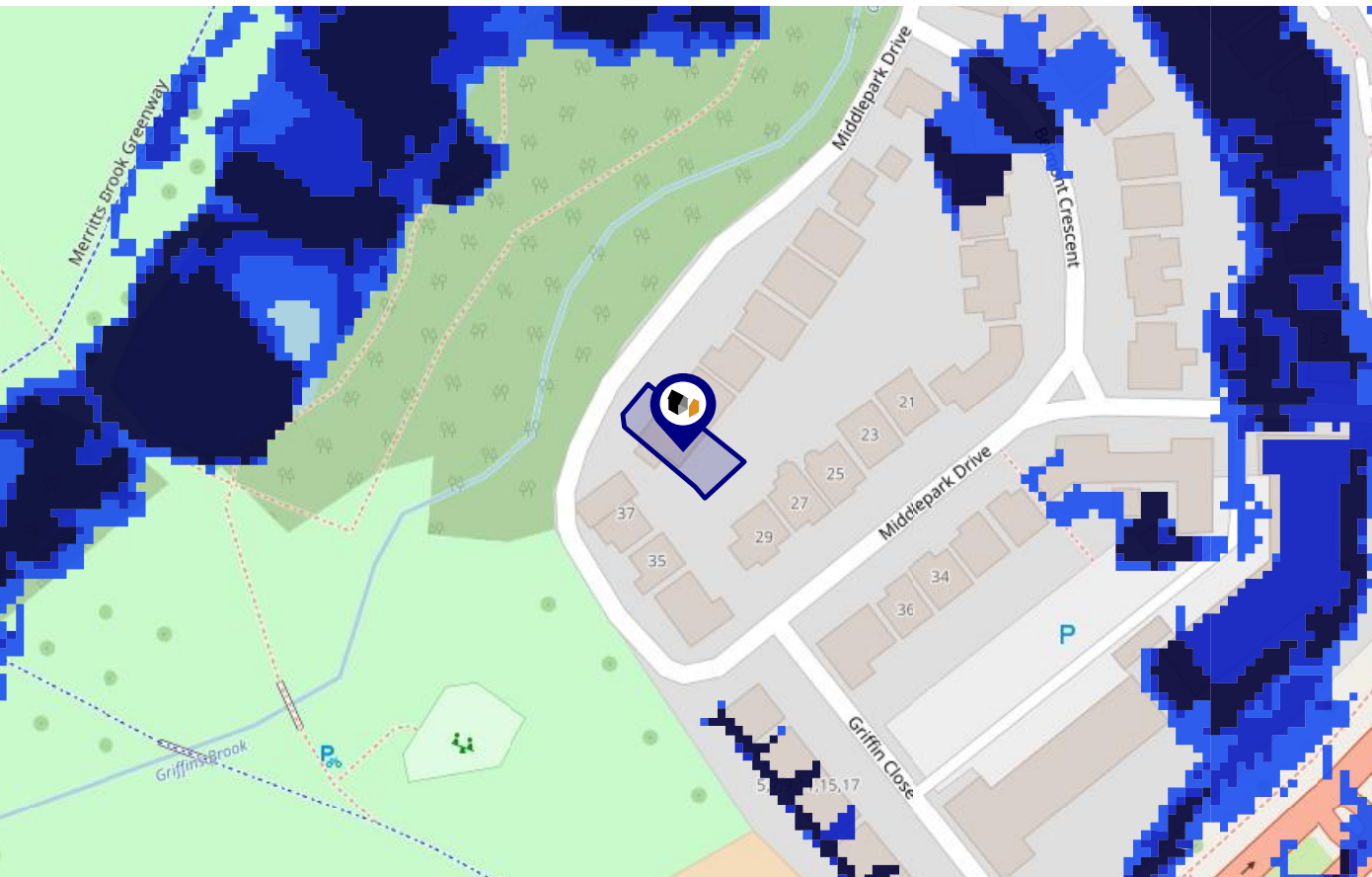
Chance of flooding to the following depths at this property:



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.

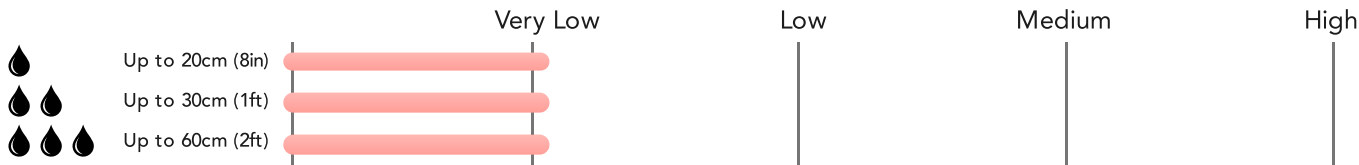


Risk Rating: Very low

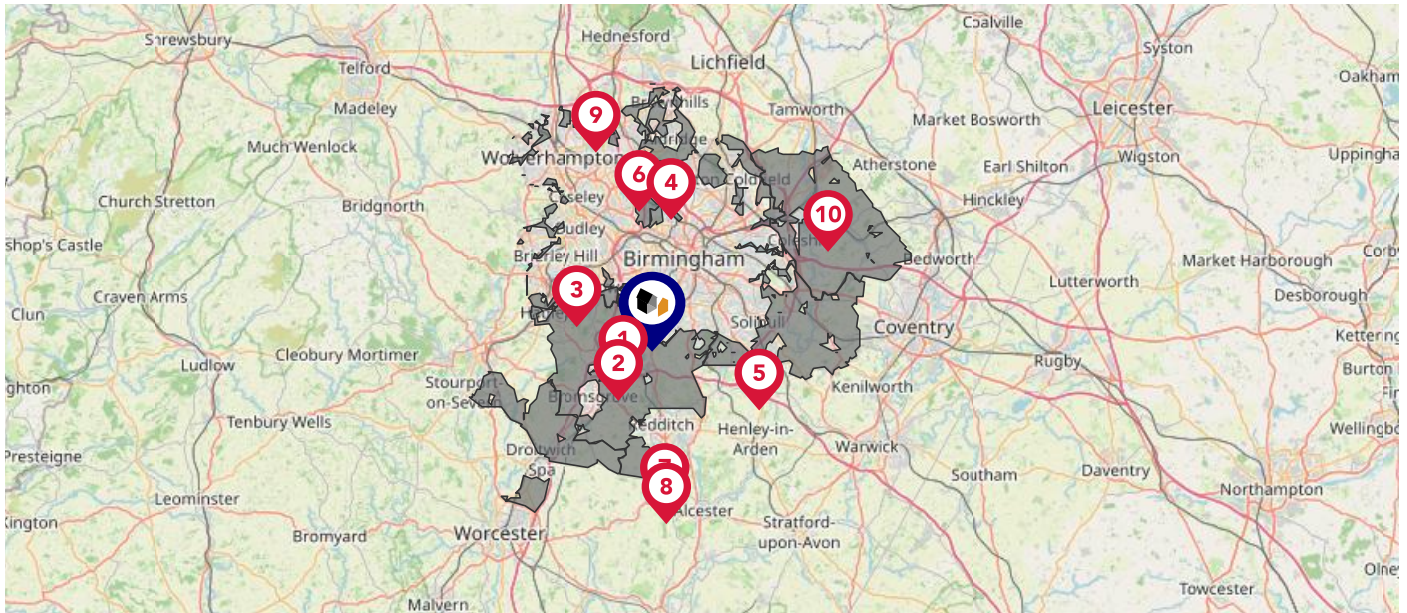
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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 - Sandwell
- 5 Birmingham Green Belt - Solihull
- 6 Birmingham Green Belt - Walsall
- 7 Birmingham Green Belt - Redditch
- 8 Birmingham Green Belt - Wychavon
- 9 Birmingham Green Belt - Wolverhampton
- 10 Birmingham Green Belt - North Warwickshire

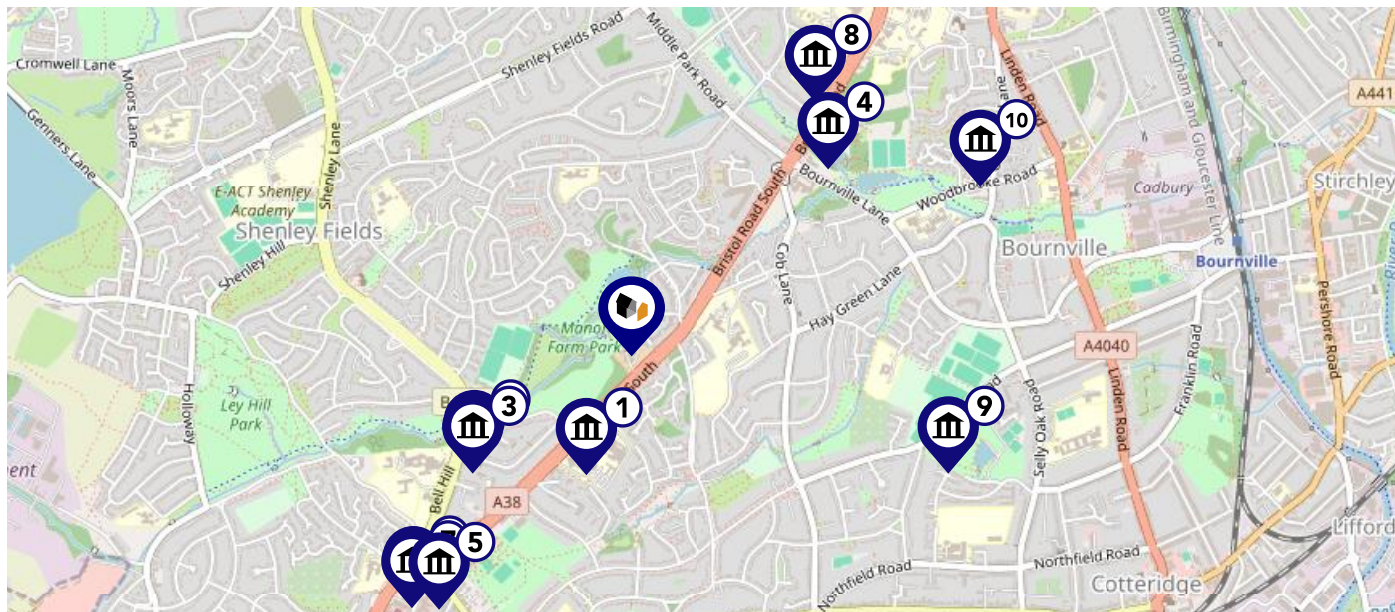
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



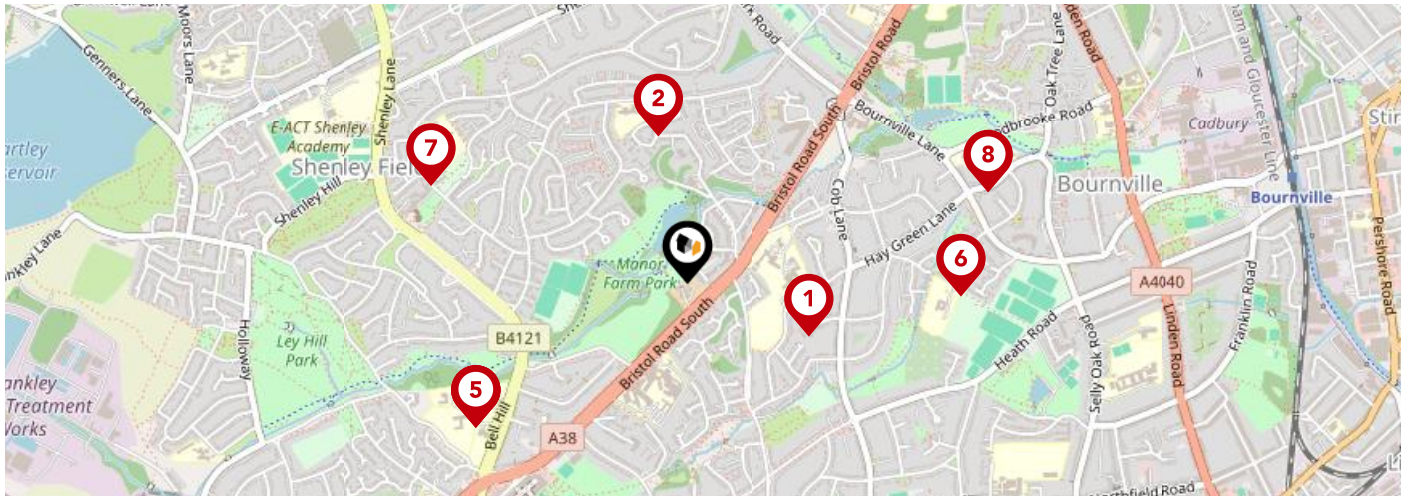
Nearby Landfill Sites

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	Ludstone Road Landfill Site-Ludstone Road, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
4	Barnes Hill Tip-Harborne, Birmingham, West Midlands	Historic Landfill	
5	Barnes Hill-Former Brickworks Site, Stonehouse Lane, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
6	Land South of Stonehouse Lane-Former Brickworks, Stonehouse Lane, Bartley Green, Birmingham, West Midlands	Historic Landfill	
7	Land R/o Birmingham Battery (Wimpey Tip)-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	
8	Land Rear of Birmingham Battery-Bristol Road, Selly Oak, Birmingham, West Midlands	Historic Landfill	
9	West Boulevard Landfill Site-Stonehouse Lane/West Boulevard, Weoley Castle, Birmingham, West Midlands	Historic Landfill	
10	Hillcrest School Landfill Site-Stonehouse Lane, Weoley Castle, 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	0.3 miles
	1343168 - Outbuildings To Rear Of Number 7 (old Park Farm)	Grade II	0.4 miles
	1211457 - Old Park Farm	Grade II	0.4 miles
	1220241 - 1046, Bristol Road B29	Grade II	0.6 miles
	1290767 - Rose Cottage	Grade II	0.7 miles
	1219955 - 7, Bell Lane B31	Grade II	0.7 miles
	1343349 - 5, Bell Lane B31	Grade II	0.7 miles
	1291077 - The Close At Westhill College	Grade II	0.7 miles
	1438279 - Rowheath Pavilion	Grade II	0.8 miles
	1033366 - 172, Oak Tree Lane	Grade II	0.9 miles



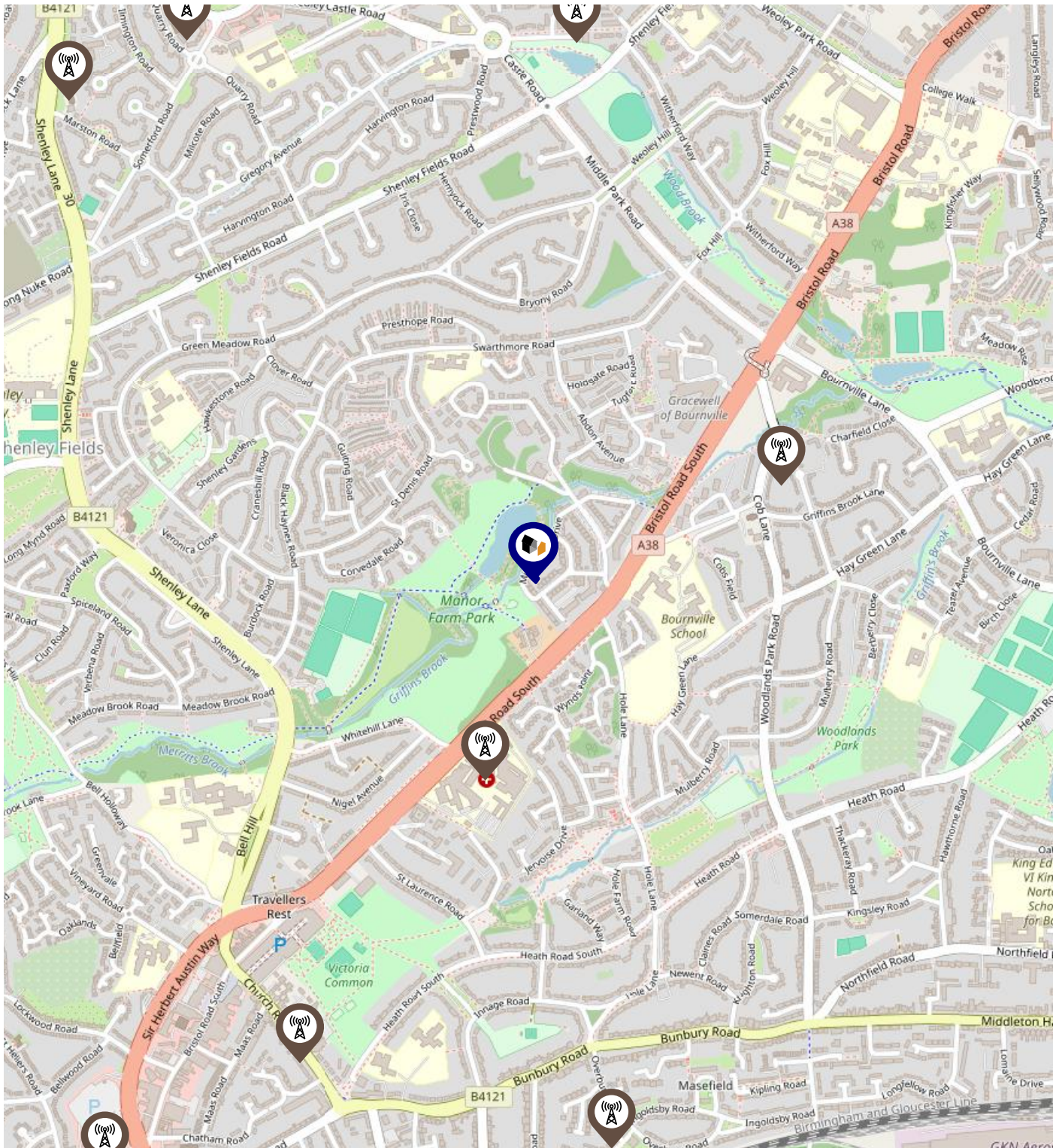
		Nursery	Primary	Secondary	College	Private
1	Bournville School Ofsted Rating: Requires improvement Pupils: 673 Distance:0.3	☐	☒	☒	☐	☐
2	Northfield Manor Primary Academy Ofsted Rating: Good Pupils: 398 Distance:0.34	☐	☒	☐	☐	☐
3	Victoria School Ofsted Rating: Outstanding Pupils: 223 Distance:0.58	☐	☐	☒	☐	☐
4	Victoria College Ofsted Rating: Requires improvement Pupils:0 Distance:0.58	☐	☐	☒	☐	☐
5	Longwill A Primary School for Deaf Children Ofsted Rating: Outstanding Pupils: 62 Distance:0.58	☐	☐	☒	☐	☐
6	St Francis Church of England Aided Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 221 Distance:0.62	☐	☒	☐	☐	☐
7	Green Meadow Primary School Ofsted Rating: Good Pupils: 411 Distance:0.62	☐	☒	☐	☐	☐
8	Dame Elizabeth Cadbury School Ofsted Rating: Good Pupils: 770 Distance:0.71	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Our Lady and St Rose of Lima Catholic Primary School Ofsted Rating: Good Pupils: 234 Distance:0.78	☐	☒	☐	☐	☐
10	St Laurence Church Infant School Ofsted Rating: Good Pupils: 268 Distance:0.8	☐	☒	☐	☐	☐
11	St Laurence Church Junior School Ofsted Rating: Good Pupils: 359 Distance:0.8	☐	☒	☐	☐	☐
12	E-Act Shenley Academy Ofsted Rating: Good Pupils: 816 Distance:0.81	☐	☐	☒	☐	☐
13	Fircroft College of Adult Education Ofsted Rating: Good Pupils:0 Distance:0.82	☐	☐	☒	☐	☐
14	Bellfield Infant School (NC) Ofsted Rating: Good Pupils: 202 Distance:0.83	☐	☒	☐	☐	☐
15	Bellfield Junior School Ofsted Rating: Good Pupils: 245 Distance:0.83	☐	☒	☐	☐	☐
16	Princethorpe Junior School Ofsted Rating: Good Pupils: 240 Distance:0.87	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

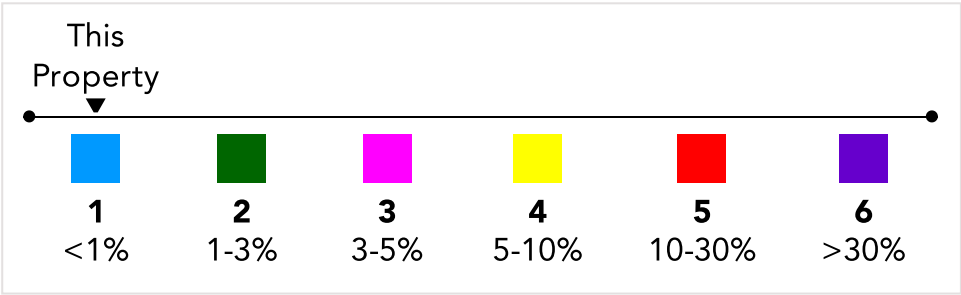
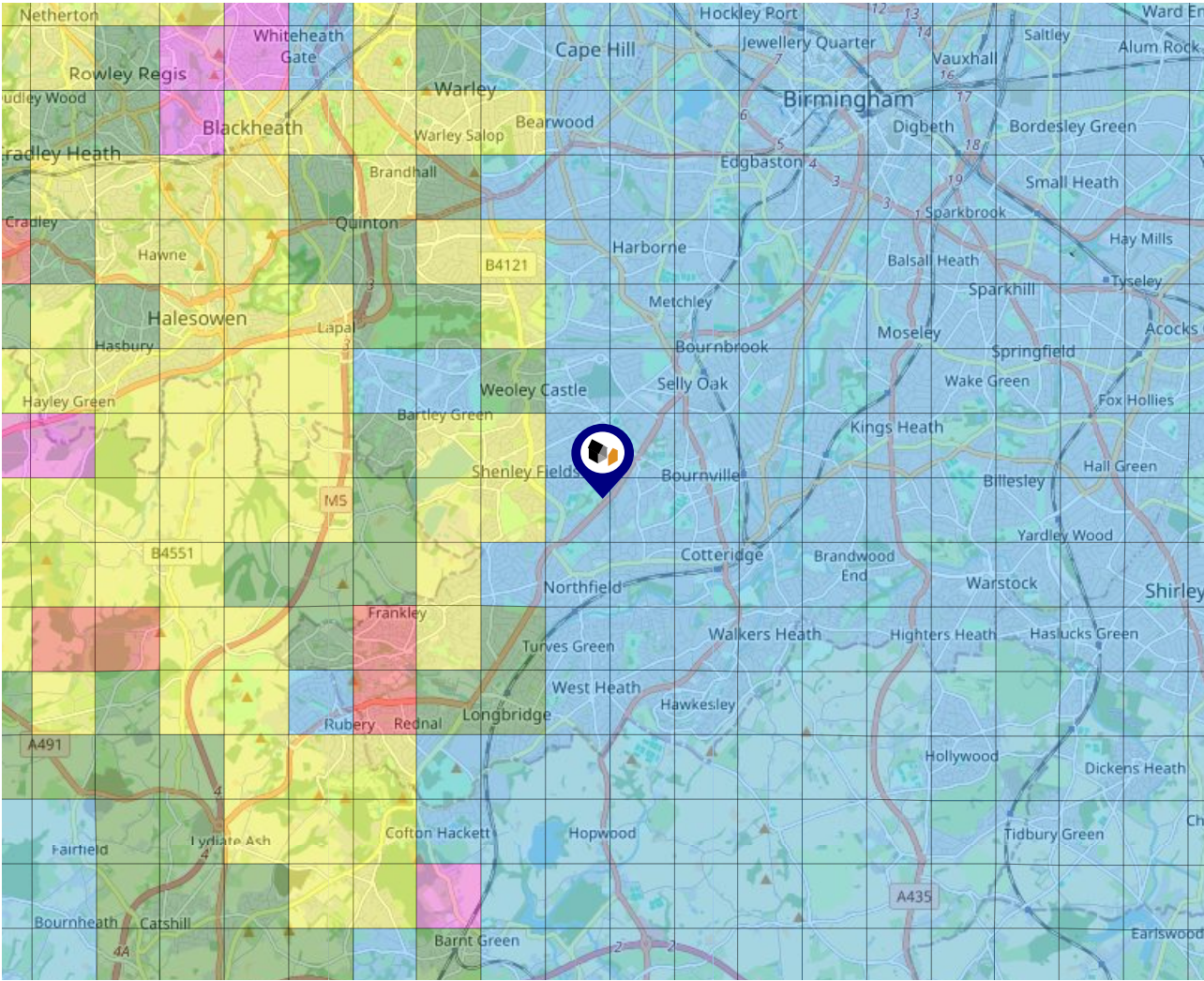


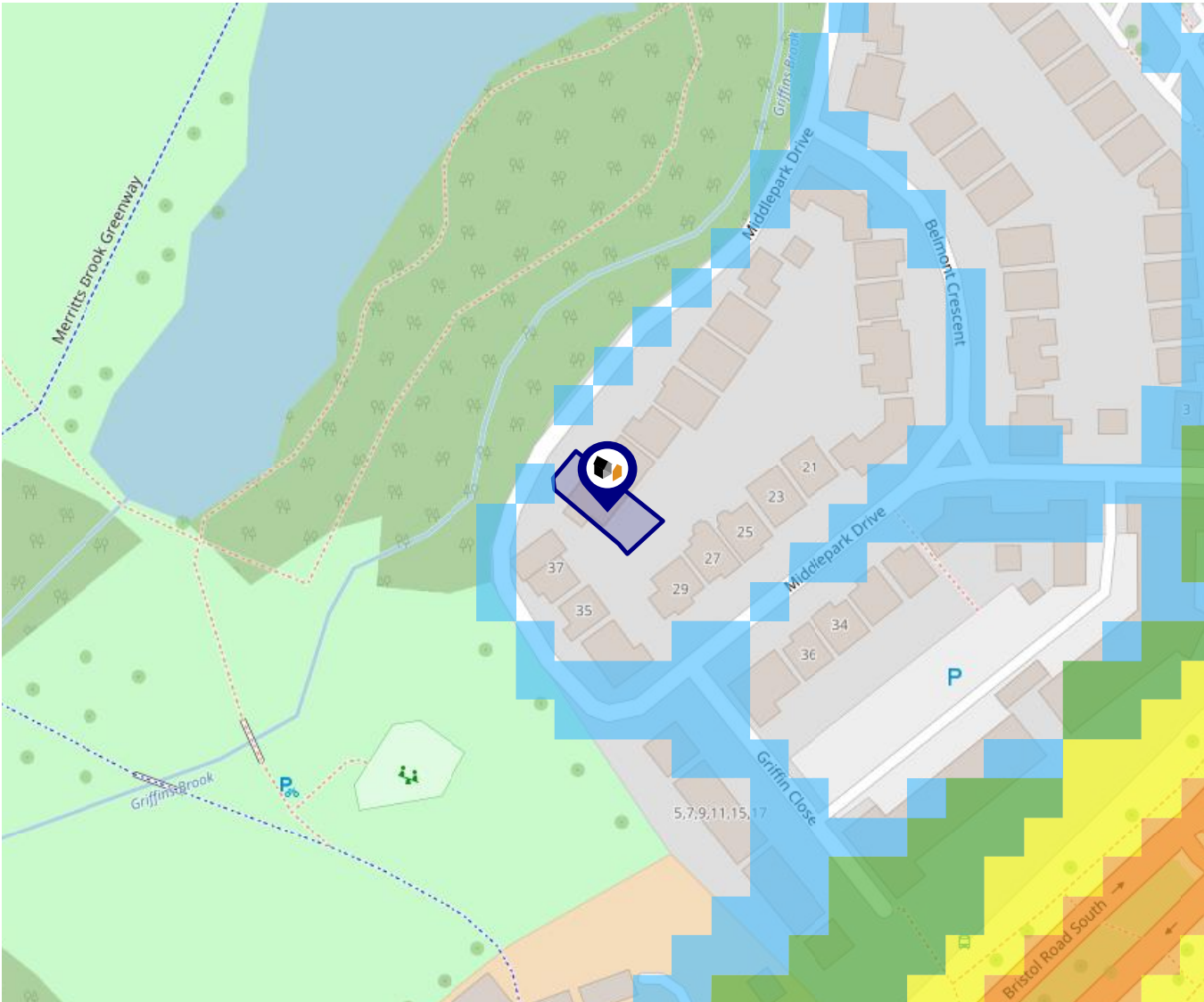
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

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



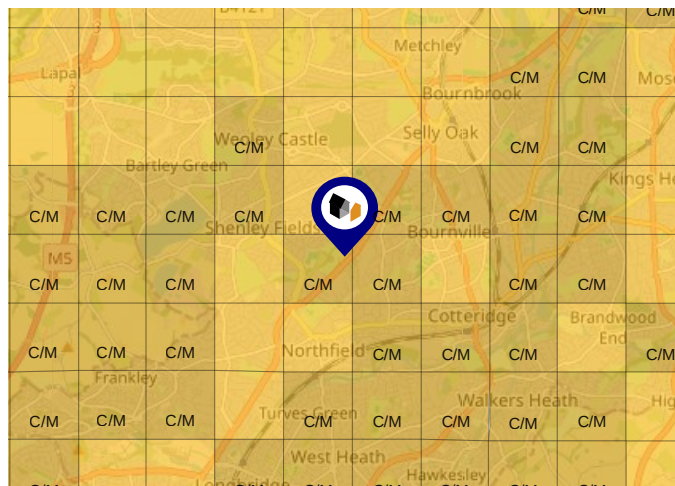


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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

Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Northfield Rail Station	1.19 miles
2	Kings Norton Rail Station	1.35 miles
3	Bournville Rail Station	1.36 miles



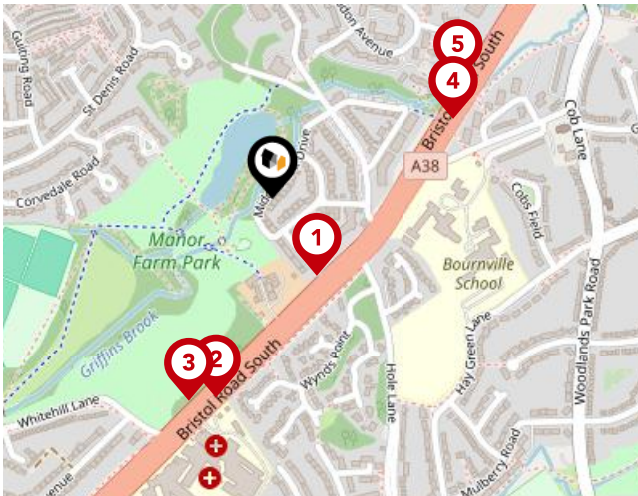
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J3	2.9 miles
2	M42 J2	4.39 miles
3	M5 J1	6.09 miles
4	M5 J2	5.3 miles
5	M5 J4	4.89 miles



Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	9.8 miles
2	Baginton	20.82 miles
3	Staverton	37.76 miles
4	East Mids Airport	38.34 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hole Lane	0.1 miles
2	Whitehill Lane	0.23 miles
3	Whitehill Lane	0.25 miles
4	Griffins Brook Lane	0.22 miles
5	Griffins Brook Lane	0.25 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	3.58 miles
2	Five Ways (Midland Metro Stop)	3.91 miles
3	Brindleyplace (Midland Metro Stop)	4.09 miles

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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.

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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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