



DEAN COLEMAN  
ESTATE AGENTS exp uk

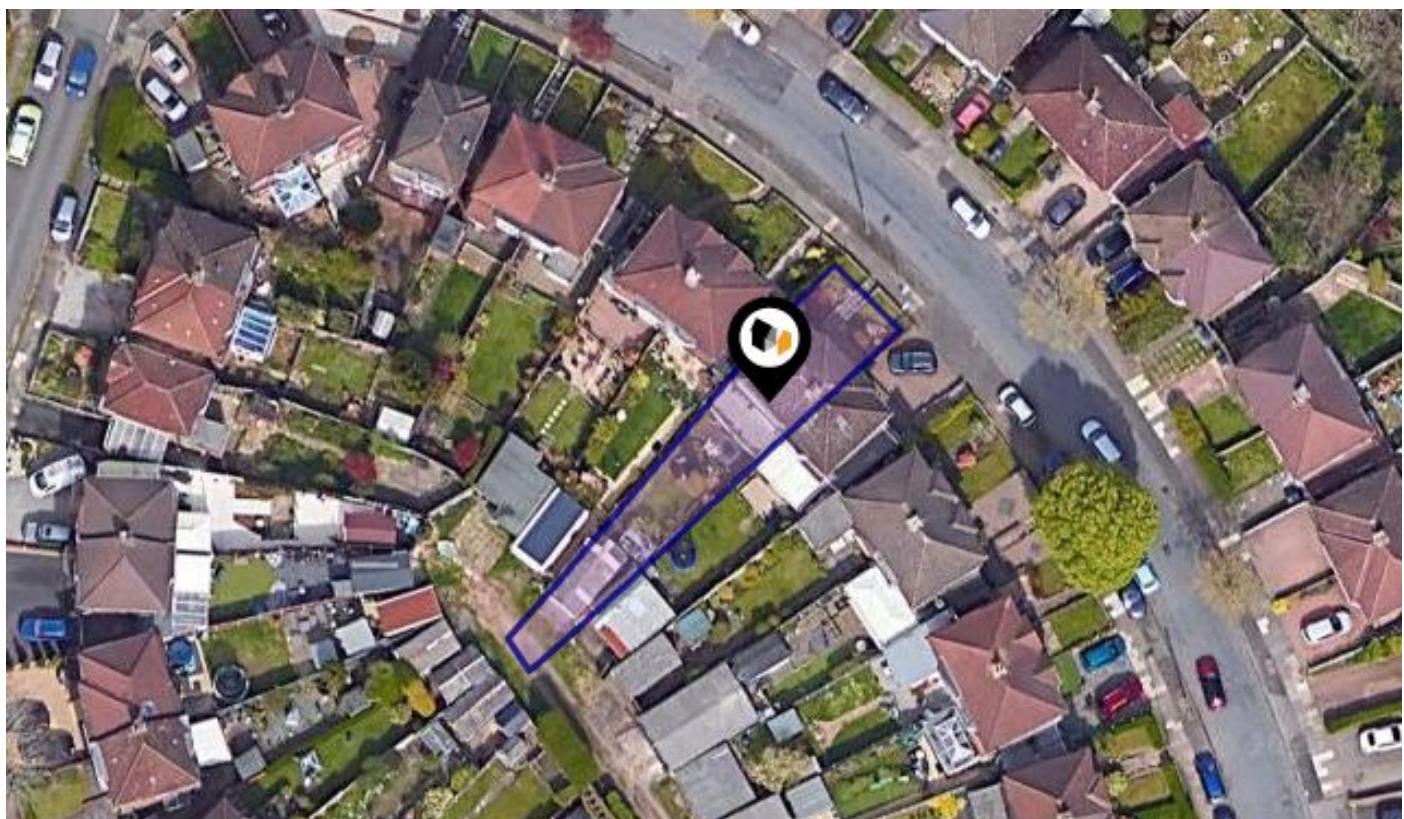


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 13th February 2026**



## EDENHURST ROAD, BIRMINGHAM, B31

**Asking Price :** £230,000

**Dean Coleman Powered By eXp**

Birmingham

0121 820 1775

[hello@deancoleman.co.uk](mailto:hello@deancoleman.co.uk)

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

Powered by



# Introduction

## Our Comments



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

\*Chain Complete - the sellers have found a property and are on the verge of exchange of contracts, so a purchase of this home may be a swift process.

Occupying a elevated position on this highly sought-after road, this Freehold and extended house would make a great family home for the long term. Having an abundance of nurseries and schools within the area, a college, retail outlets, eateries and supermarket on the newly developed Longbridge Village, plus excellent transport links; is it any wonder why this area is so highly sought-after!

The homeowners, having lived in this extended semi-detached home for over 50 years, benefit from: on the GROUND FLOOR an entrance hall with stairs leading to the first floor, under stairs store cupboard and doors to two reception room plus a kitchen. The front reception room has a large bay window and with the home being in an elevated position, it offers privacy from the road and footpath plus letting in a great amount of light. The rear reception room has been extended and overlooks the well maintained garden. The kitchen has also been extended and has a range of integrated appliances such as a gas cooker with electric oven, dishwasher and low level fridge and freezer. Also having a door to the rear accessing the garden. To the FIRST FLOOR can be found three bedrooms and a family bathroom with modernised white suite. To the rear there is a well maintained garden comprising of a paved patio and lawn area, with steps leading up to a garage to the rear of the garden. The GARAGE has electric, lighting and an up and over door leading to a rear access.

A fabulous location with so much on its doorstep, not to mention the stunning green, open spaces Cofton Park brings plus, the stunning Lickey Hills Country Park within easy reach.

Requiring some interior modernisation, this well presented, clean and well kept home offers new homeowners the chance to grow their own family in.

Council Tax Band: C



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.06 acres  
**Council Tax :** Band C  
**Annual Estimate:** £1,996  
**Title Number:** WM398355

**Asking Price:** £230,000  
**Tenure:** Freehold

## Local Area

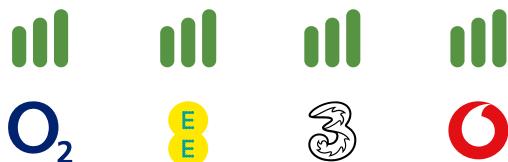
**Local Authority:** Birmingham  
**Conservation Area:** No  
**Flood Risk:**  
• Rivers & Seas: Very low  
• Surface Water: Low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**3**  
mb/s      **67**  
mb/s      **2000**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Gallery Photos

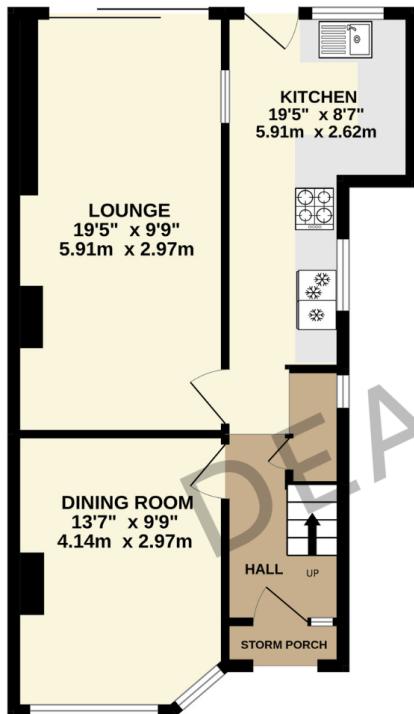


# Gallery Photos

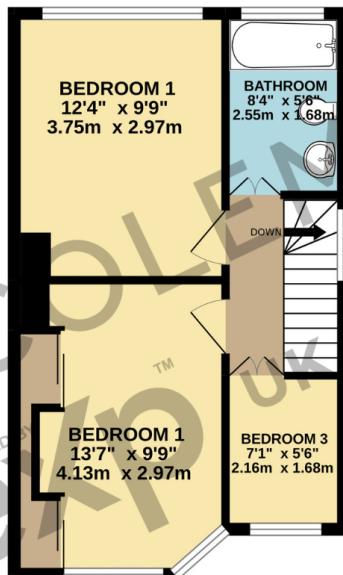


## EDENHURST ROAD, BIRMINGHAM, B31

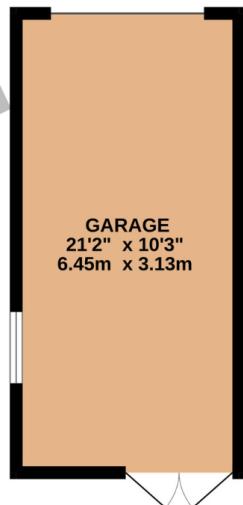
GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



GARAGE  
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.8 sq.m.) approx.

<b>37, Edenhurst Road, Birmingham, B31 4PH</b>	Semi-detached House
Last Sold Date:	25/07/2024
Last Sold Price:	£248,000
	17/08/2018
	£182,000
	04/01/2018
	£121,000
<b>47, Edenhurst Road, Birmingham, B31 4PH</b>	Terraced House
Last Sold Date:	30/06/2022
Last Sold Price:	£191,000
	05/06/2017
	£153,000
	09/07/2001
	£59,950
<b>23, Edenhurst Road, Birmingham, B31 4PH</b>	Terraced House
Last Sold Date:	30/07/2021
Last Sold Price:	£227,500
	25/01/2008
	£121,500
<b>9, Edenhurst Road, Birmingham, B31 4PH</b>	Semi-detached House
Last Sold Date:	23/07/2020
Last Sold Price:	£175,000
<b>49, Edenhurst Road, Birmingham, B31 4PH</b>	other House
Last Sold Date:	14/02/2020
Last Sold Price:	£147,000
<b>17, Edenhurst Road, Birmingham, B31 4PH</b>	Semi-detached House
Last Sold Date:	19/12/2018
Last Sold Price:	£180,000
	17/12/2009
	£130,000
	07/09/1999
	£59,500
<b>5, Edenhurst Road, Birmingham, B31 4PH</b>	Semi-detached House
Last Sold Date:	17/12/2018
Last Sold Price:	£175,000
<b>51, Edenhurst Road, Birmingham, B31 4PH</b>	Semi-detached House
Last Sold Date:	15/12/2017
Last Sold Price:	£147,000
<b>41, Edenhurst Road, Birmingham, B31 4PH</b>	Semi-detached House
Last Sold Date:	02/11/2016
Last Sold Price:	£125,000
<b>53, Edenhurst Road, Birmingham, B31 4PH</b>	Semi-detached House
Last Sold Date:	28/10/2016
Last Sold Price:	£92,700
	12/11/2004
	£120,000
<b>3, Edenhurst Road, Birmingham, B31 4PH</b>	Detached House
Last Sold Date:	14/03/2014
Last Sold Price:	£130,000
<b>35, Edenhurst Road, Birmingham, B31 4PH</b>	Semi-detached House
Last Sold Date:	21/02/2011
Last Sold Price:	£125,000

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

# Market Sold in Street



## 19, Edenhurst Road, Birmingham, B31 4PH

Semi-detached House

Last Sold Date: 04/02/2008  
Last Sold Price: £10,490

## 25, Edenhurst Road, Birmingham, B31 4PH

Semi-detached House

Last Sold Date: 14/02/2005  
Last Sold Price: £128,000

## 43, Edenhurst Road, Birmingham, B31 4PH

Semi-detached House

Last Sold Date: 19/12/2003 05/02/2001  
Last Sold Price: £117,950 £58,000

## 29, Edenhurst Road, Birmingham, B31 4PH

Semi-detached House

Last Sold Date: 20/03/1998  
Last Sold Price: £40,000

## 45, Edenhurst Road, Birmingham, B31 4PH

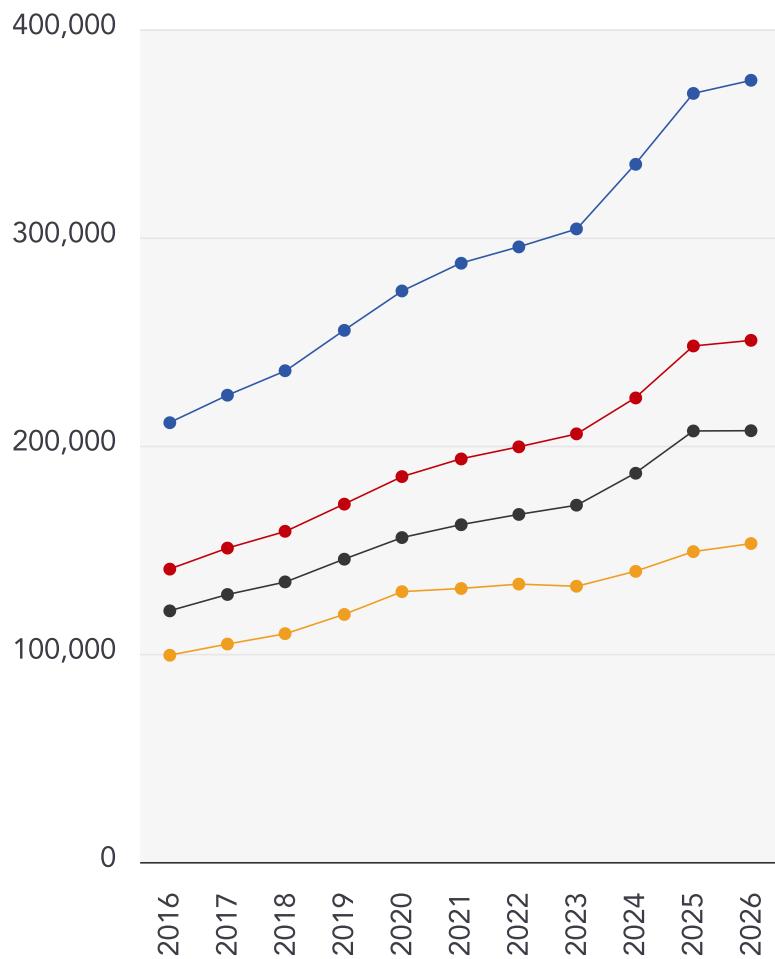
Semi-detached House

Last Sold Date: 10/12/1997  
Last Sold Price: £43,300

**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

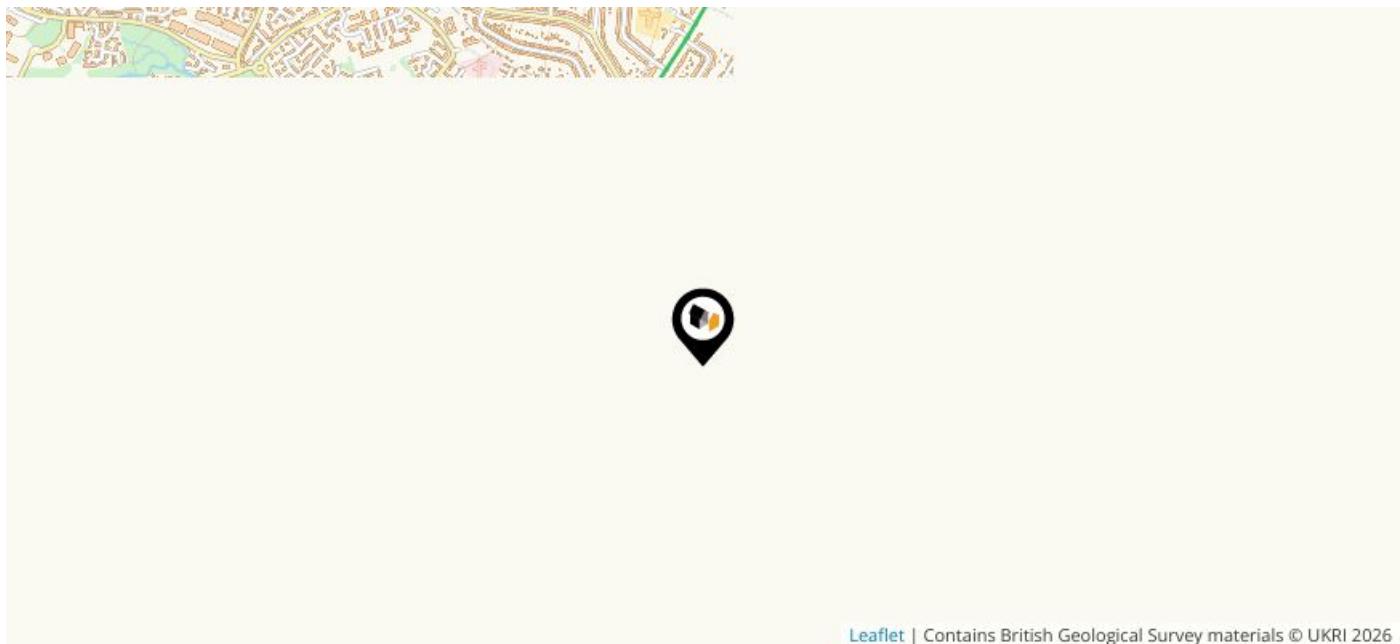
**+71.75%**

Flat

**+54.03%**

# Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Leaflet | Contains British Geological Survey materials © UKRI 2026

## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

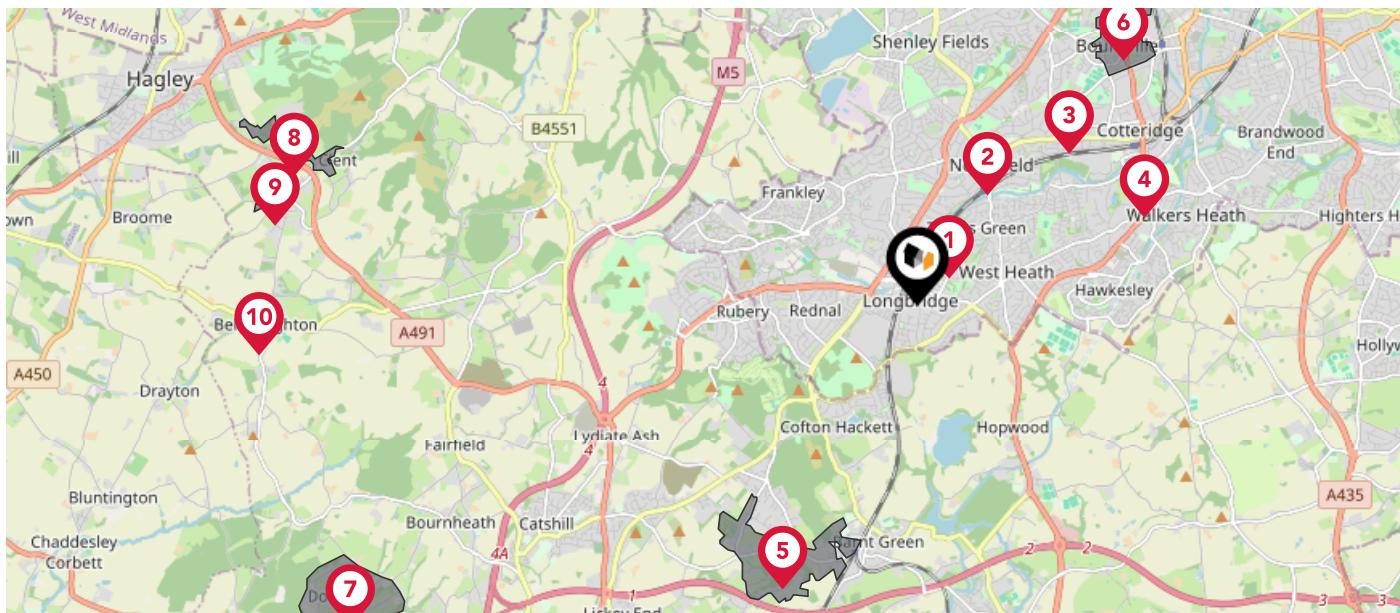
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



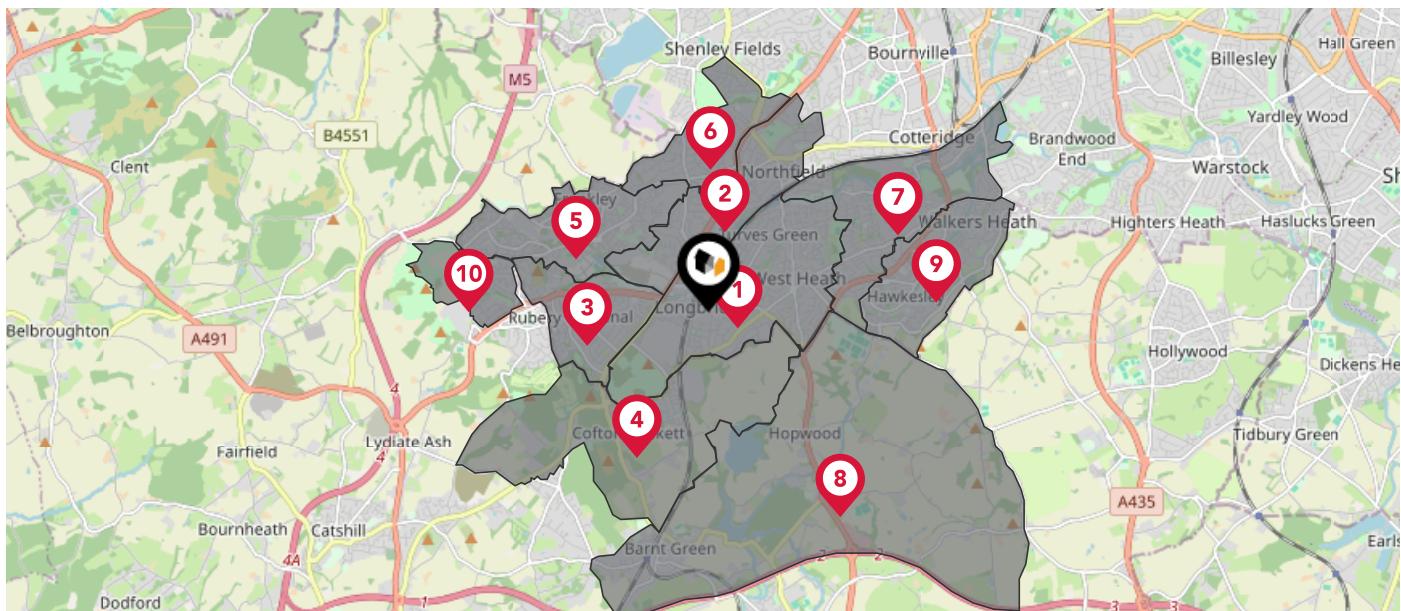
### Nearby Conservation Areas

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

# 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



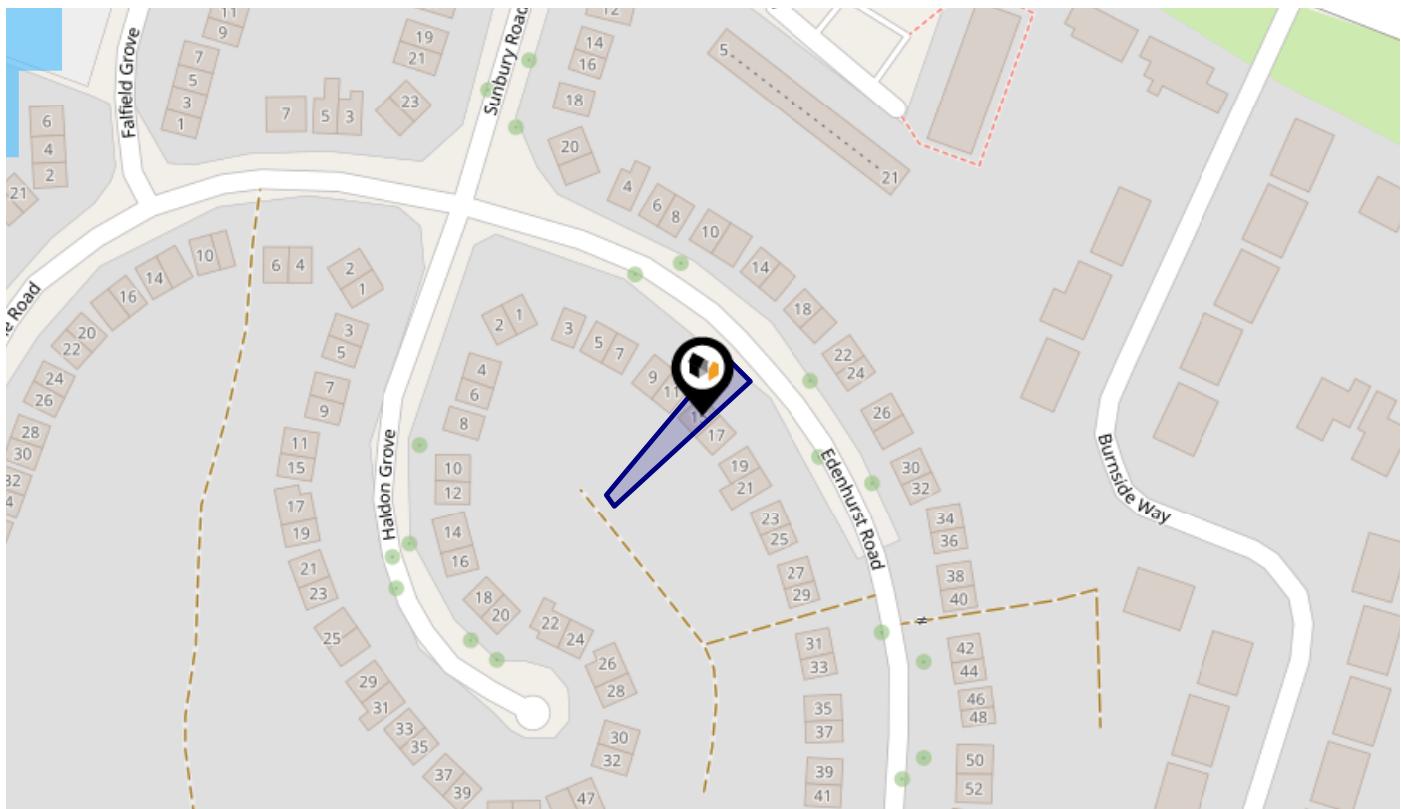
### Nearby Council Wards

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

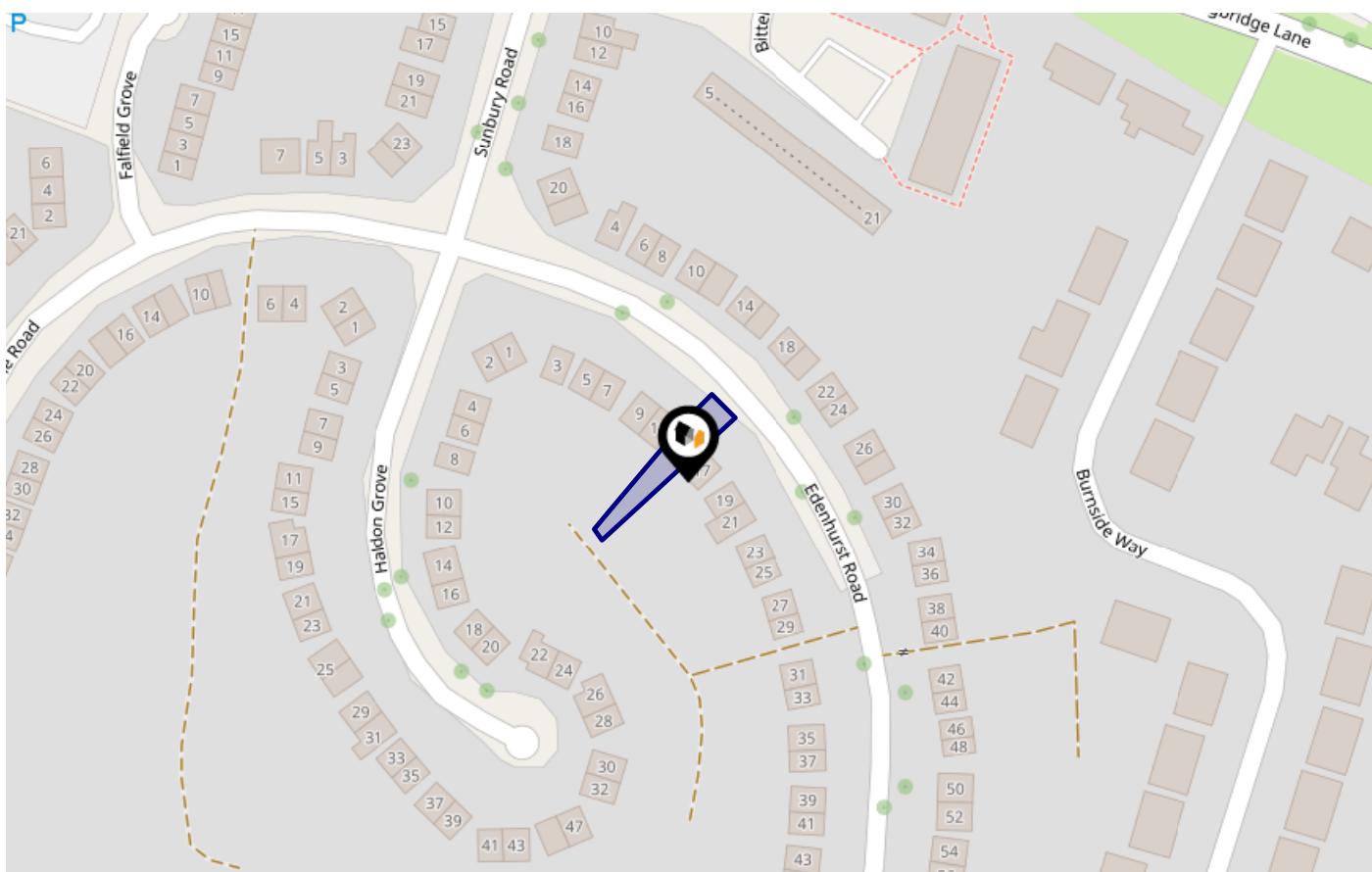
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

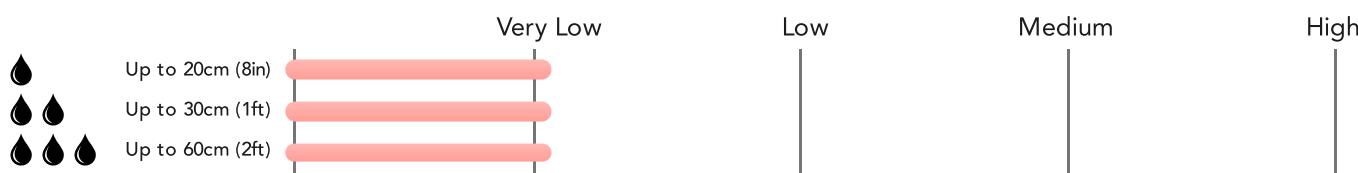


Risk Rating: Very low

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.

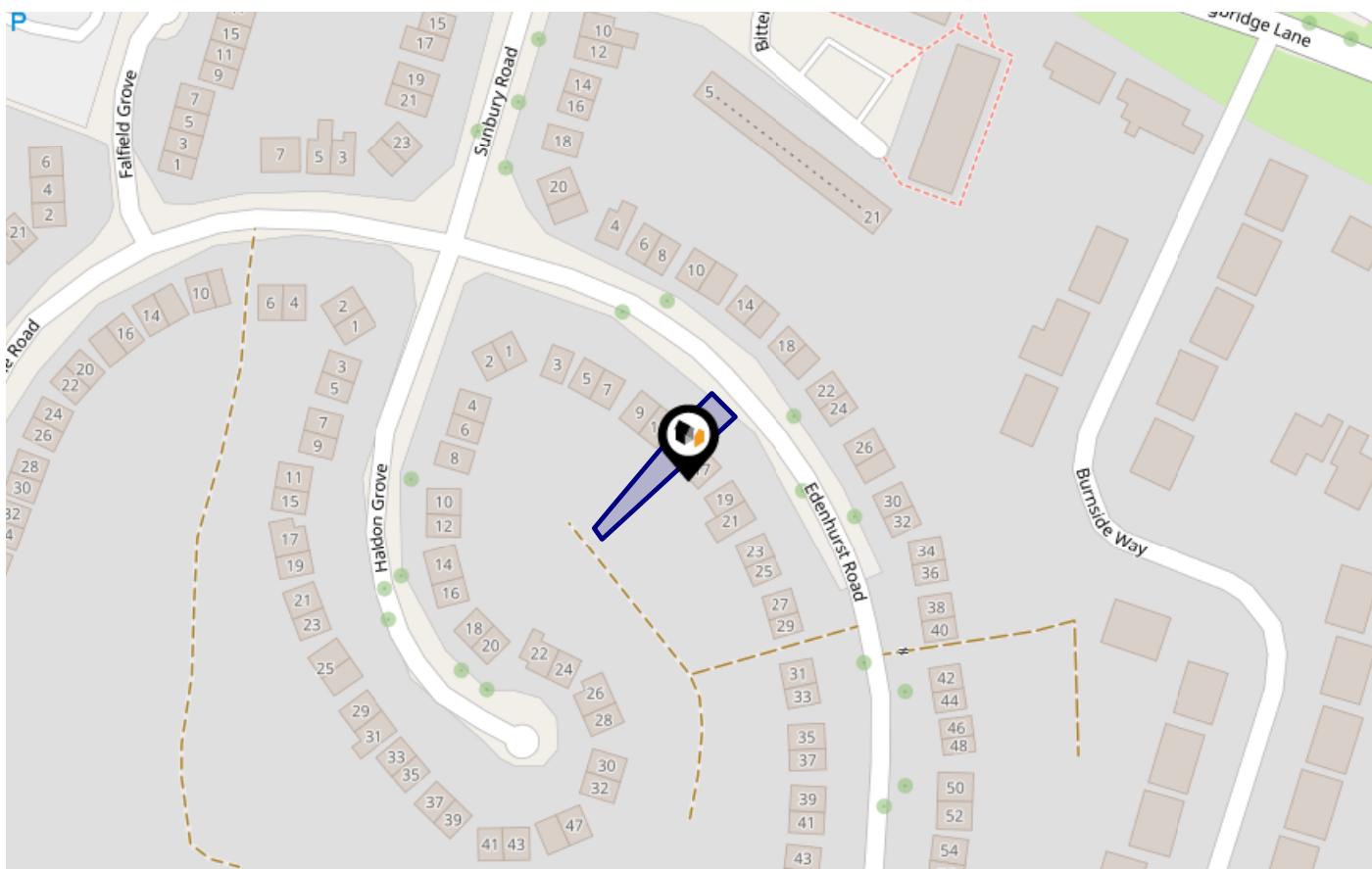
- █ **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- █ **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- █ **Low Risk** - an area which has a chance of flooding of greater than **1 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.

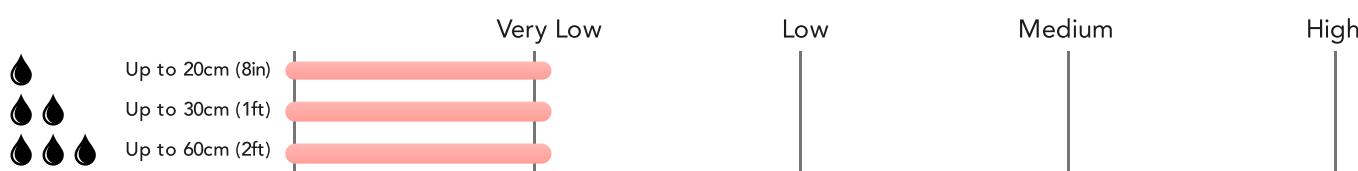


Risk Rating: Very low

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.

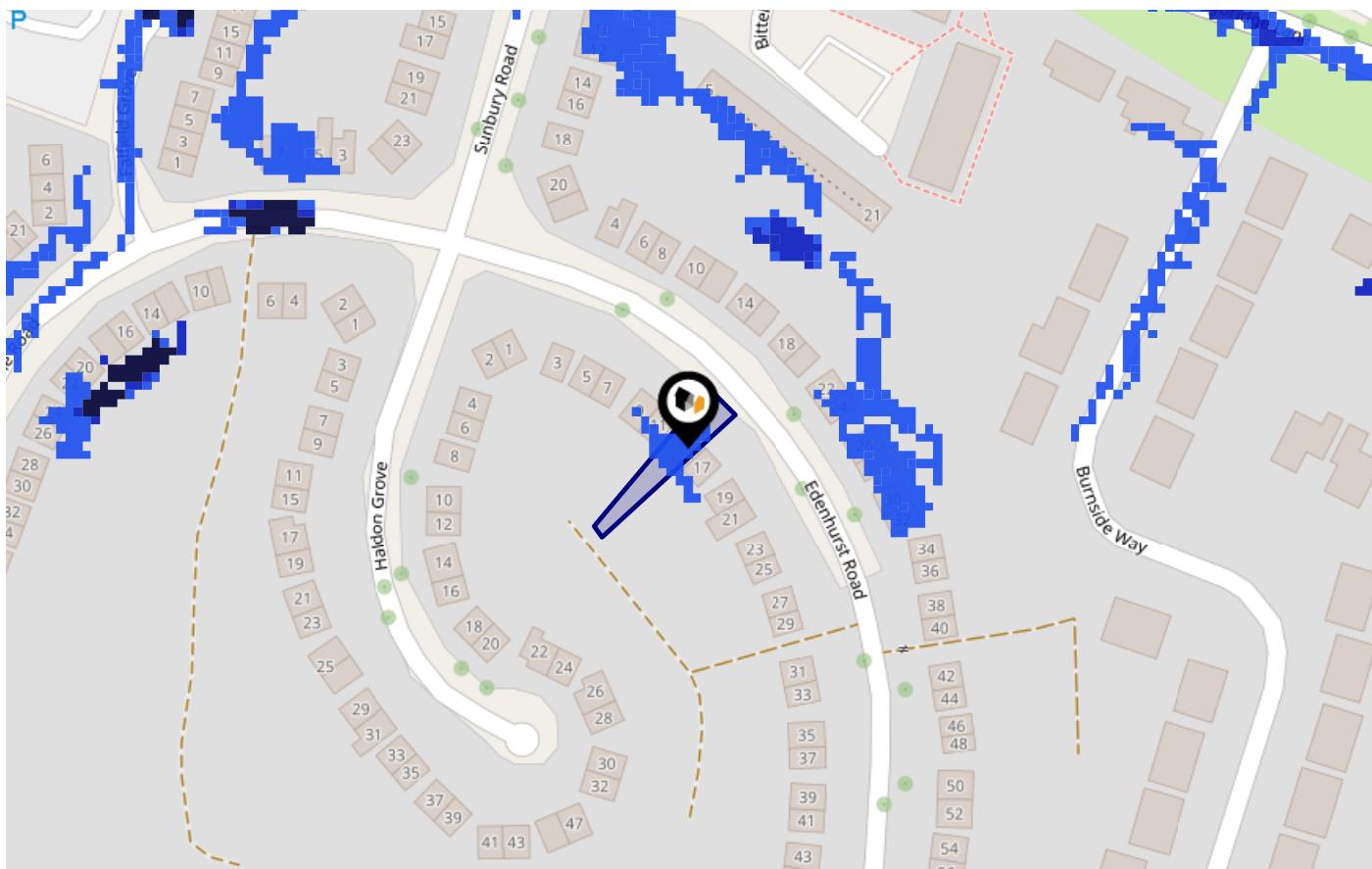
Chance of flooding to the following depths at this property:



# 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.

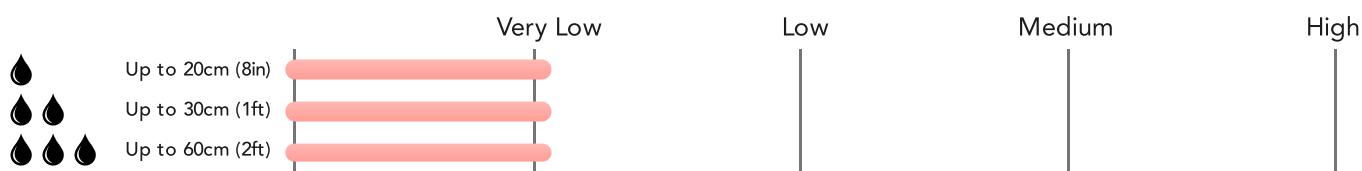


**Risk Rating: Low**

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.

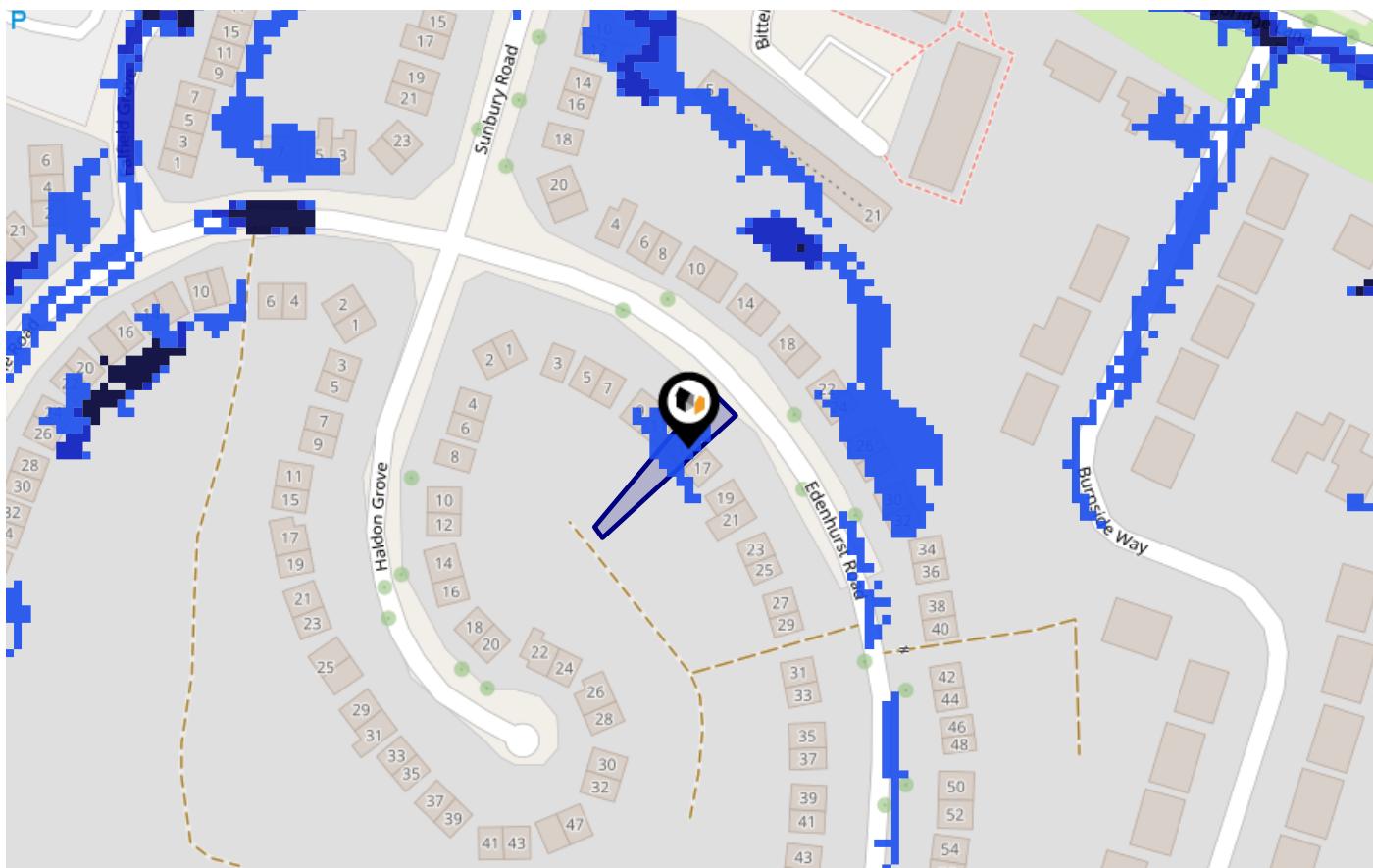
Chance of flooding to the following depths at this property:



# 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.

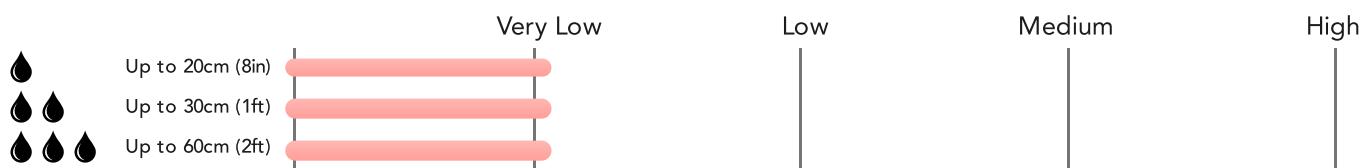


Risk Rating: Low

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.

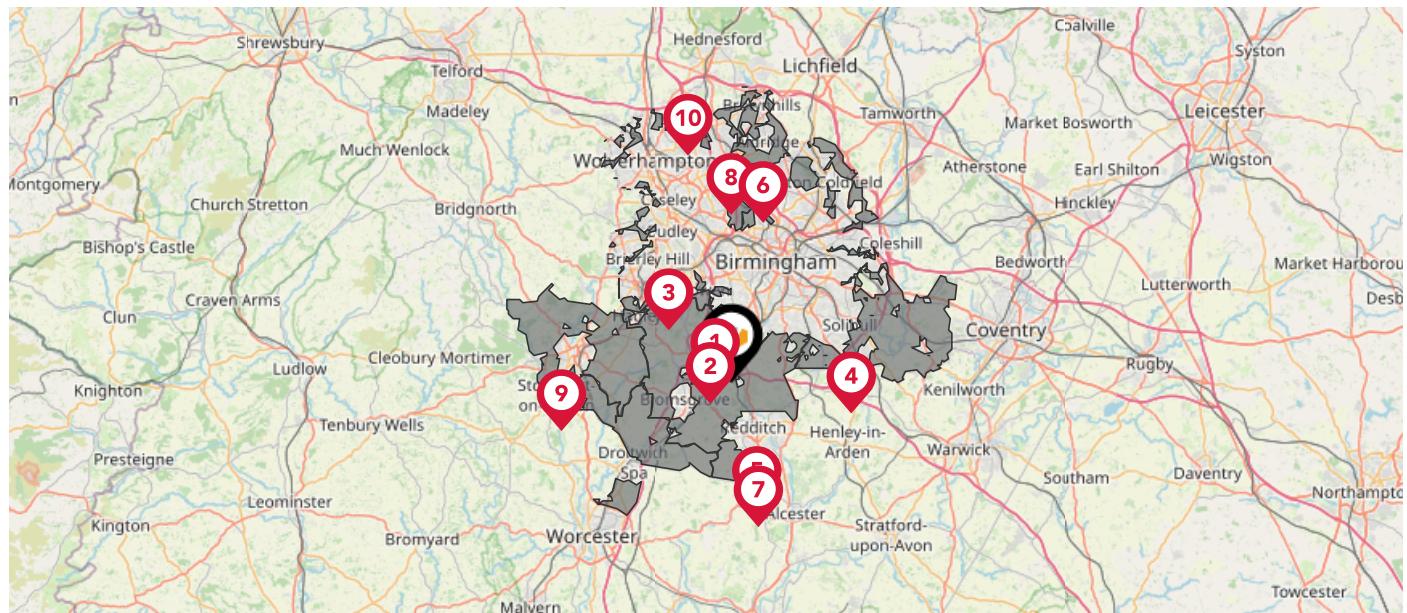
- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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



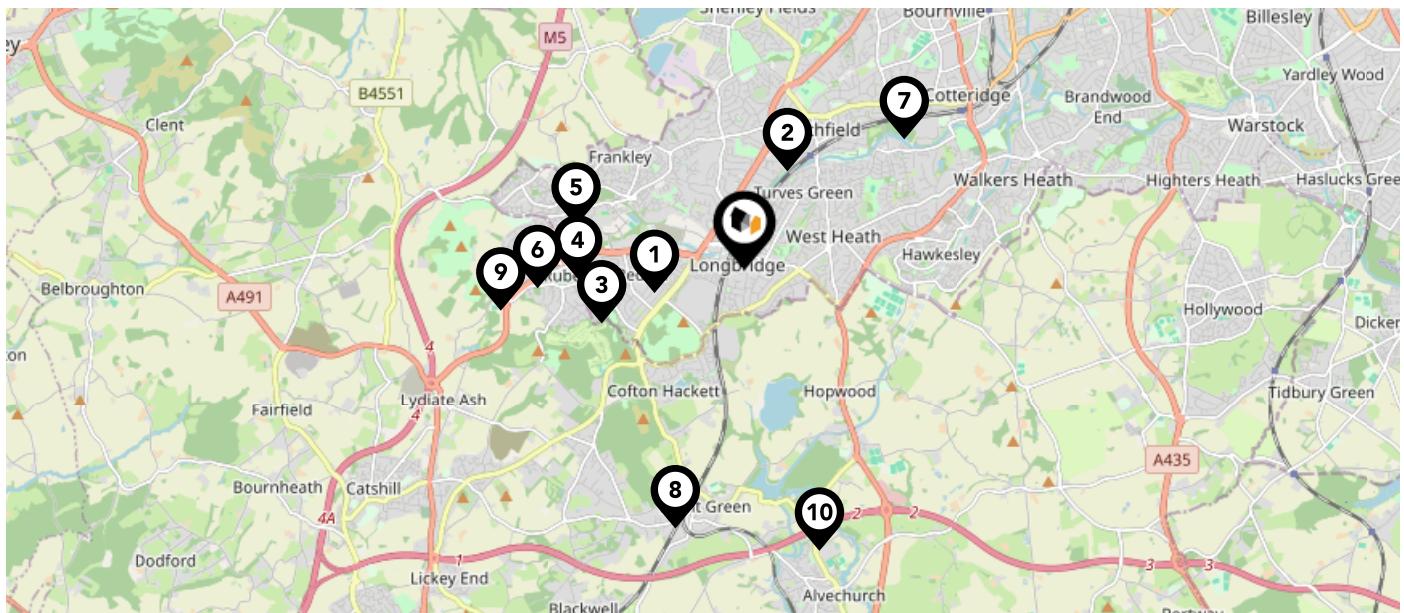
### Nearby Green Belt Land

-  Birmingham Green Belt - Birmingham
-  Birmingham Green Belt - Bromsgrove
-  Birmingham Green Belt - Dudley
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - Redditch
-  Birmingham Green Belt - Sandwell
-  Birmingham Green Belt - Wychavon
-  Birmingham Green Belt - Walsall
-  Birmingham Green Belt - Wyre Forest
-  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.



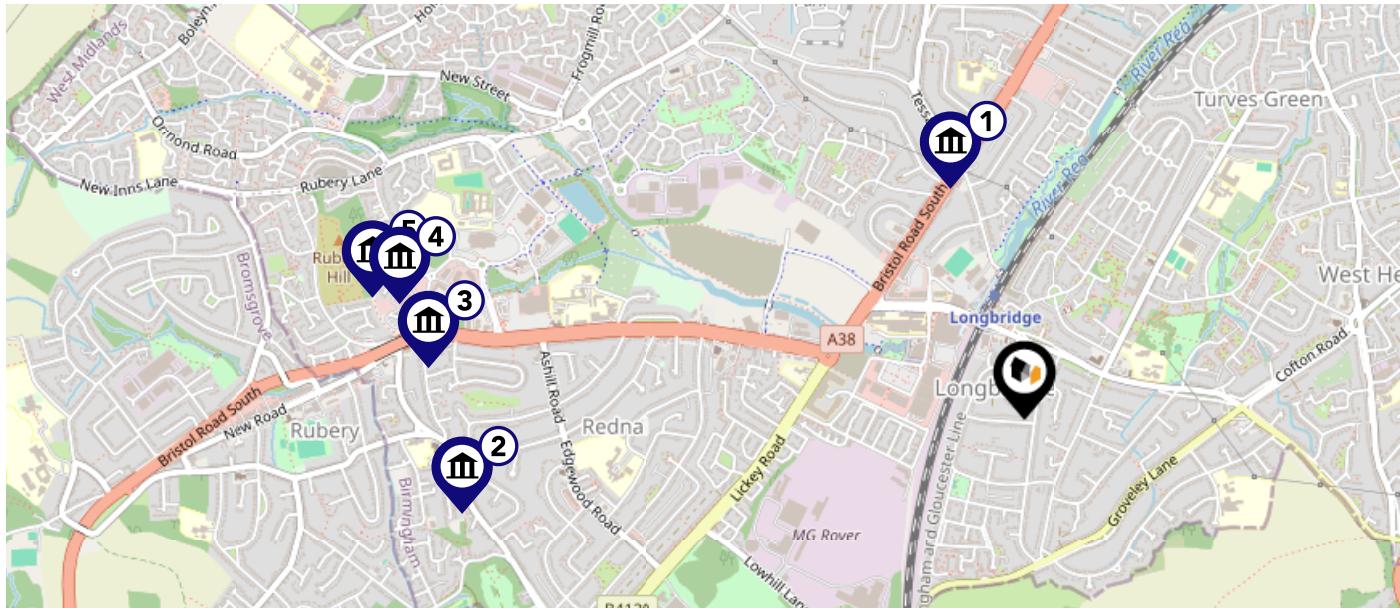
### Nearby Landfill Sites

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

# Maps

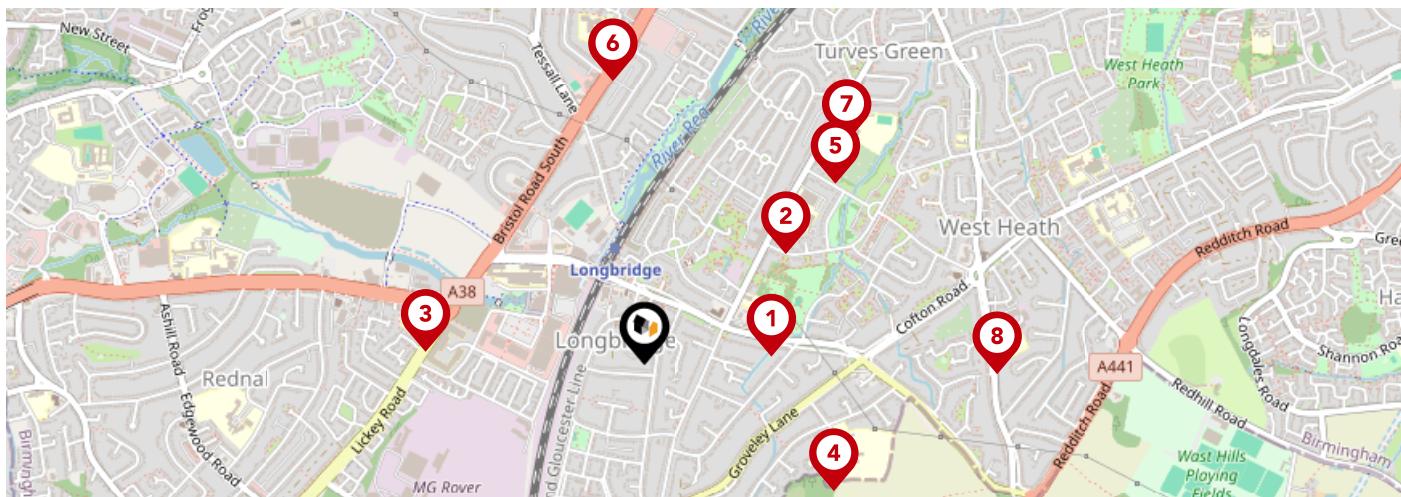
## Listed Buildings

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
1389320 - King George V Public House	Grade II	0.6 miles
1343066 - Rednal Library	Grade II	1.3 miles
1234338 - Former Entrance Lodge To Rubery Hill Hospital	Grade II	1.3 miles
1276164 - Chapel At Rubery Hill Hospital	Grade II	1.4 miles
1234337 - Former Medical Superintendent's House At Rubery Hill Hospital	Grade II	1.5 miles

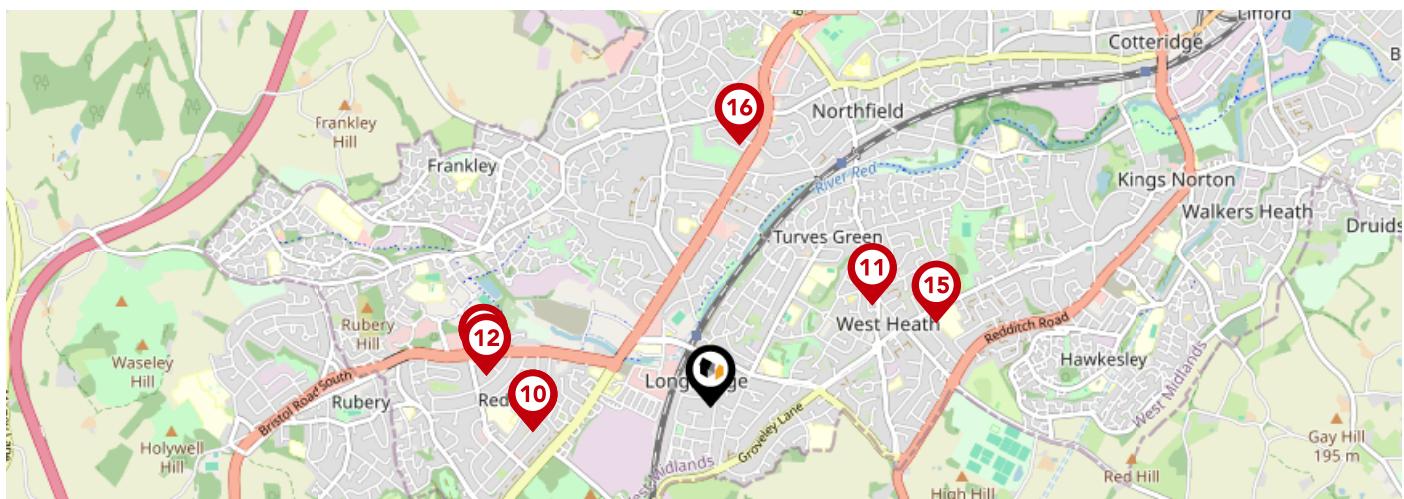
# Area Schools



Nursery Primary Secondary College Private

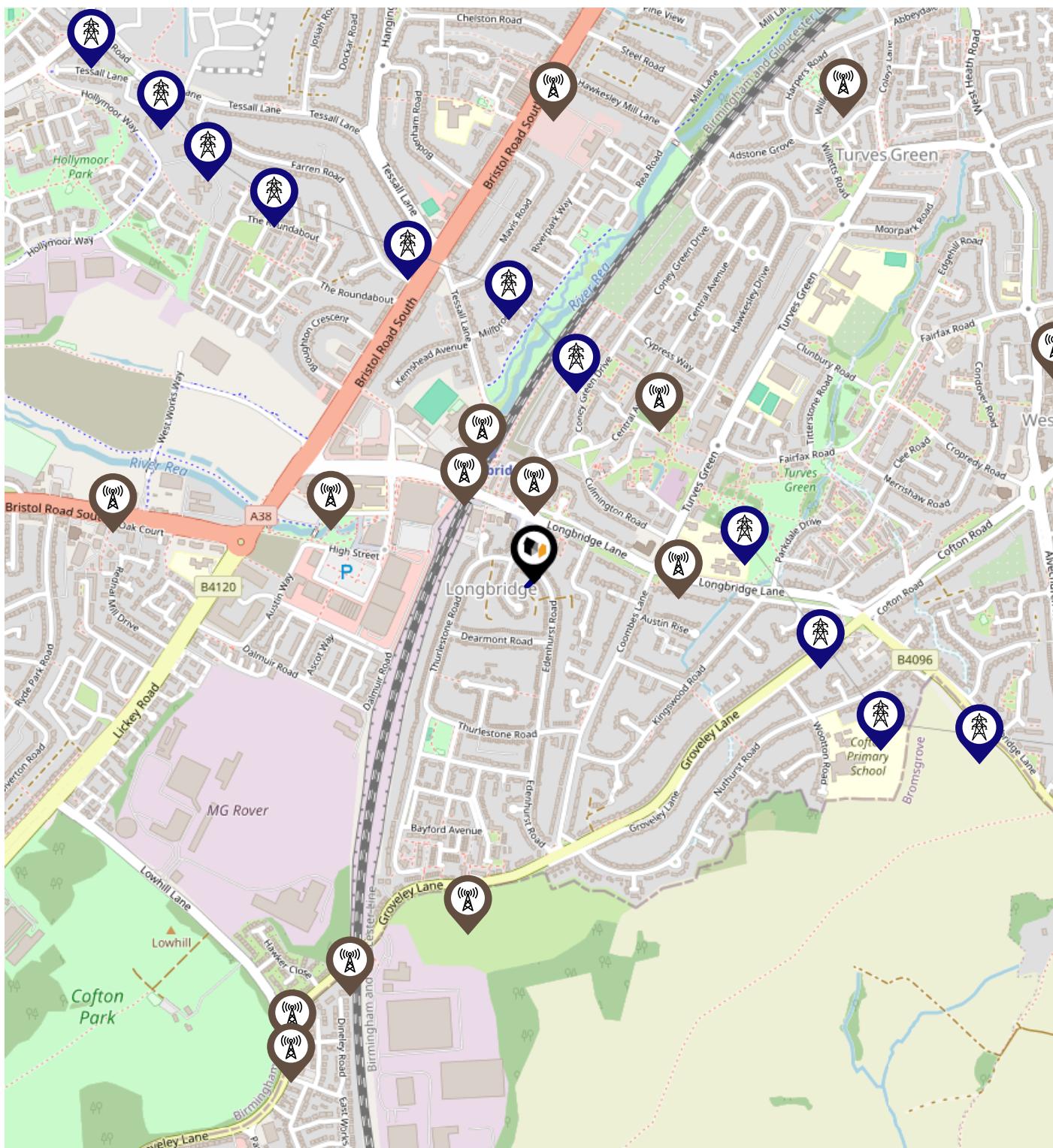
	Albert Bradbeer Primary Academy						
1	<b>Albert Bradbeer Primary Academy</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 424   Distance:0.29						
2	<b>Turves Green Boys' School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 536   Distance:0.41						
3	<b>St Columba's Catholic Primary School</b>	<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:0.5						
4	<b>Cofton Primary School</b>	<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:0.52						
5	<b>Turves Green Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 388   Distance:0.6						
6	<b>The Meadows Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 545   Distance:0.65						
7	<b>King Edward VI Northfield School for Girls</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 748   Distance:0.68						
8	<b>St John Fisher Catholic Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 210   Distance:0.8						

# Area Schools



		Nursery	Primary	Secondary	College	Private
9	<b>Rednal Hill Junior School</b> Ofsted Rating: Good   Pupils: 346   Distance: 0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Rednal Hill Infant School</b> Ofsted Rating: Good   Pupils: 298   Distance: 0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>West Heath Nursery School</b> Ofsted Rating: Good   Pupils: 127   Distance: 0.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Colmers School and Sixth Form College</b> Ofsted Rating: Requires improvement   Pupils: 1241   Distance: 1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Rubery Nursery School</b> Ofsted Rating: Good   Pupils: 134   Distance: 1.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Colmers Farm Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance: 1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>West Heath Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance: 1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>St Brigid's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

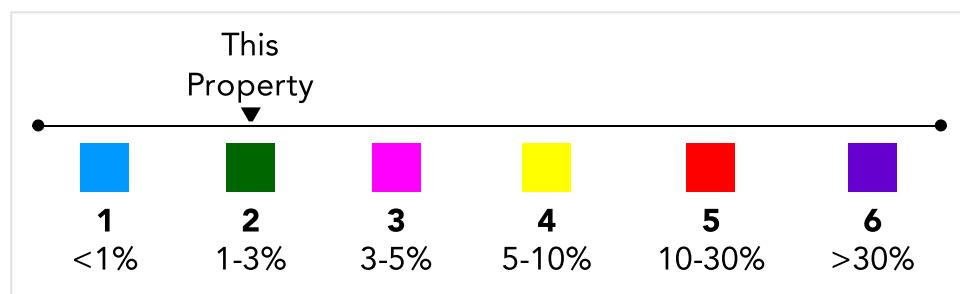
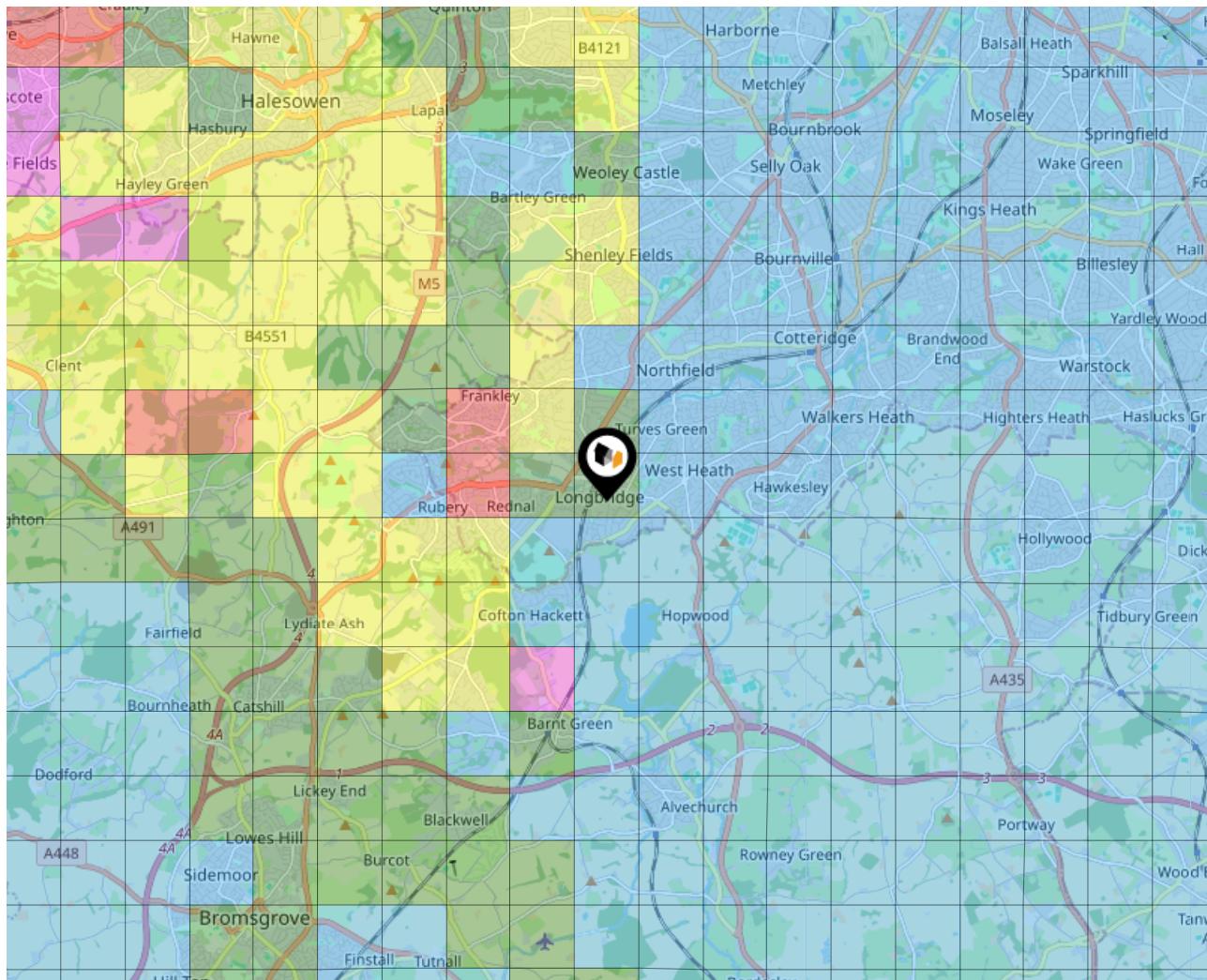


## Key:

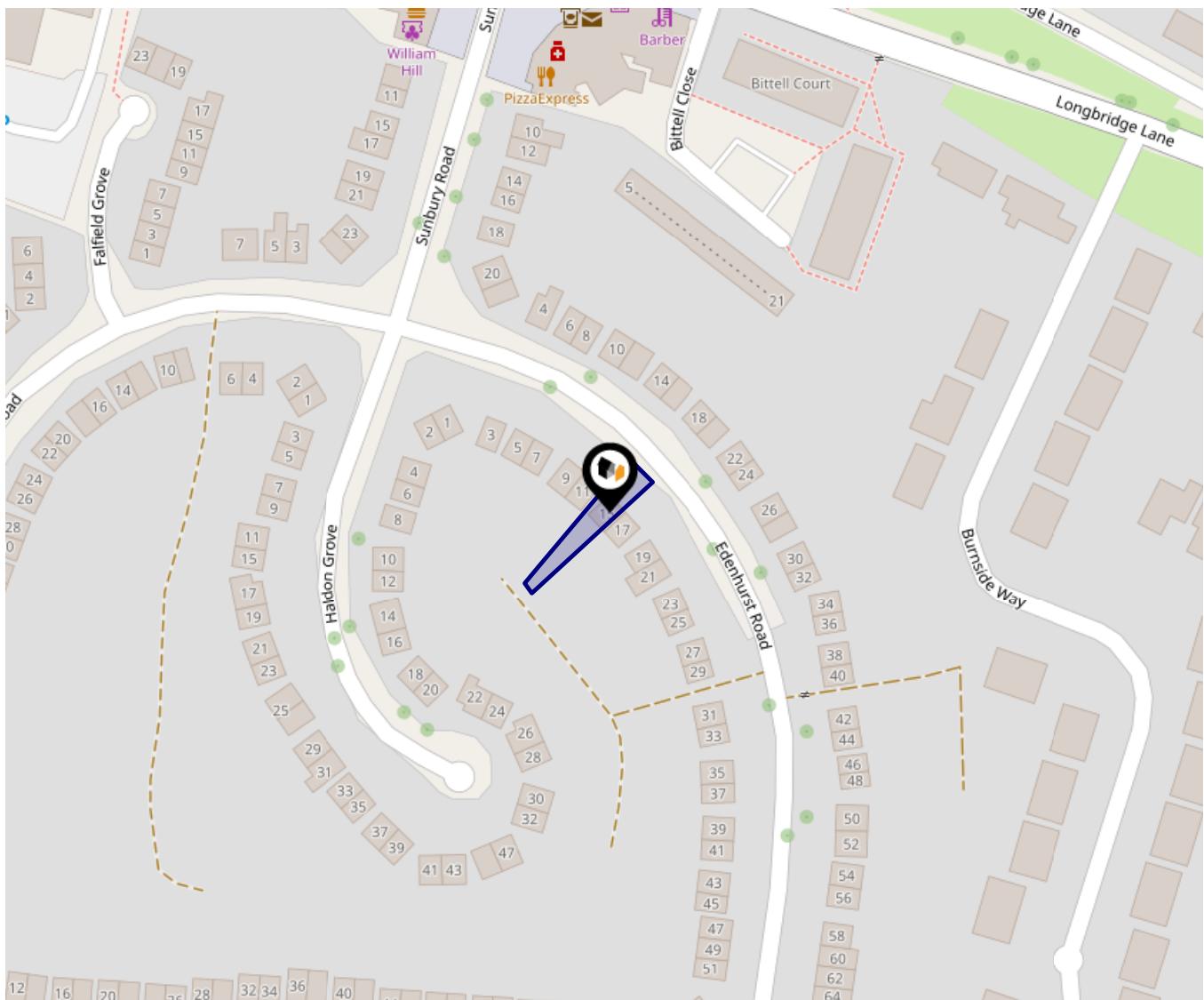
- Power Pylons
- Communication Masts

## What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# 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 -

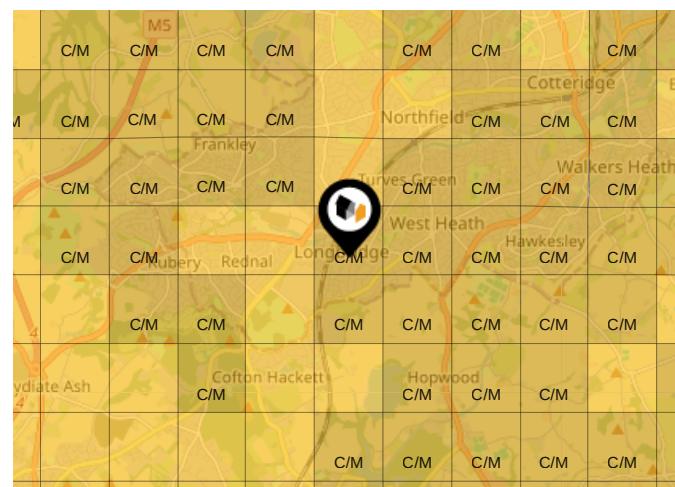
**Soil Depth:**

INTERMEDIATE

RUDACEOUS

**Soil Group:**

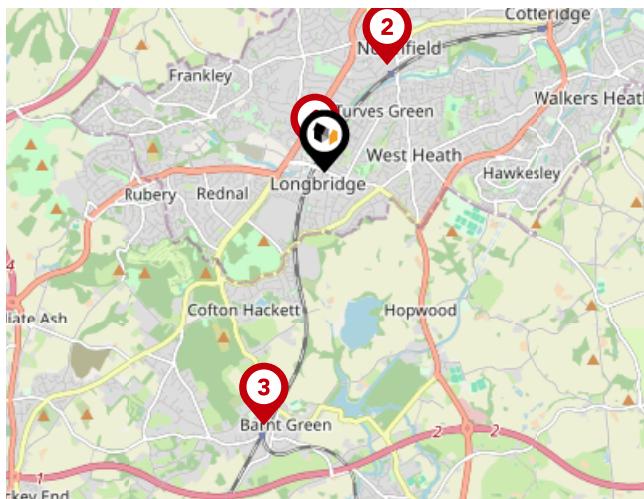
LIGHT(SANDY)



## Primary Classifications (Most Common Clay Types)

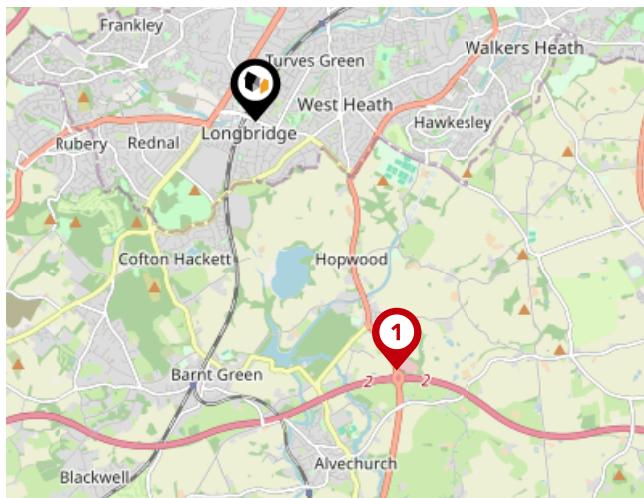
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



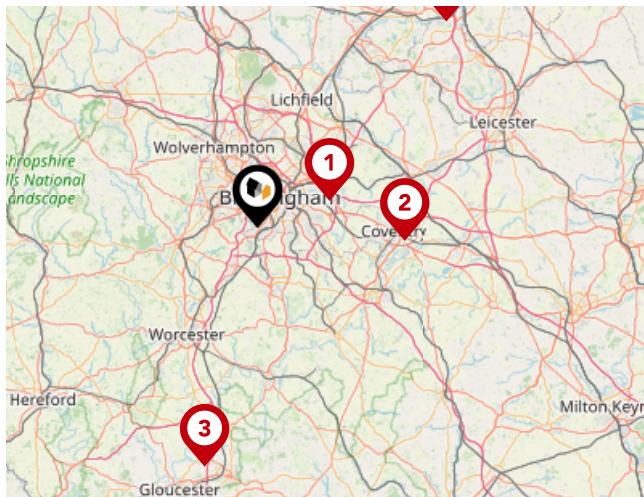
## National Rail Stations

Pin	Name	Distance
1	Longbridge Rail Station	0.17 miles
2	Northfield Rail Station	1.12 miles
3	Barnt Green Rail Station	2.35 miles



## Trunk Roads/Motorways

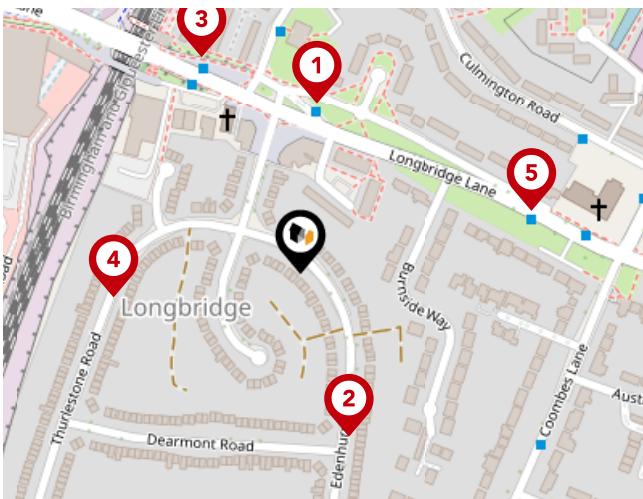
Pin	Name	Distance
1	M42 J2	2.58 miles
2	M5 J3	4.13 miles
3	M5 J4	3.04 miles
4	M42 J1	3.83 miles
5	M5 J4A	4.82 miles



## Airports/Helipads

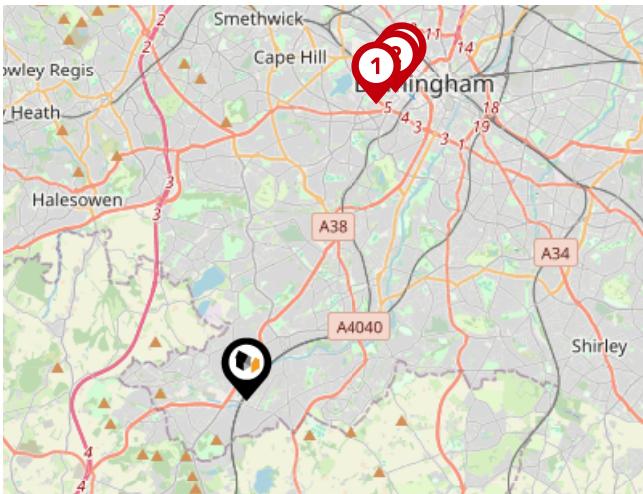
Pin	Name	Distance
1	Birmingham Airport	11.22 miles
2	Baginton	21.37 miles
3	Staverton	35.5 miles
4	East Mids Airport	40.48 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Longbridge Station	0.1 miles
2	Dearmont Rd	0.1 miles
3	Longbridge Station	0.13 miles
4	Falfield Grove	0.11 miles
5	Turves Green	0.14 miles



## Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	5.87 miles
2	Five Ways (Midland Metro Stop)	6.18 miles
3	Brindleyplace (Midland Metro Stop)	6.36 miles



### Dean Coleman Powered By eXp

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

## Testimonial 1



We had a first class experience from start to finish. Our agent was professional, knowledgeable, experienced and a very friendly person. 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

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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.

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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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### Dean Coleman Powered By eXp

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

