

DEAN COLEMAN



Bespoke Estate Agent



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th October 2024



**THE SPINNEY, 101, REDDITCH ROAD, KINGS NORTON,
BIRMINGHAM, B38**

Price Estimate : £67,500

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

NOTE: this property is exchange ready!

"I've loved living here! It has been a safe and secure home for me, for many years and I've made some lovely friends at The Spinney. It's so friendly, with a communal room that has a kitchen; a nice area to socialise over a cup of tea and also a fabulous reading area. I'll miss it for sure and how convenient it is to get around the City, with a bus stop outside, but also being a short walk to the beautiful Village Green. **I've always felt I've had that freedom and independence at The Spinney.**"

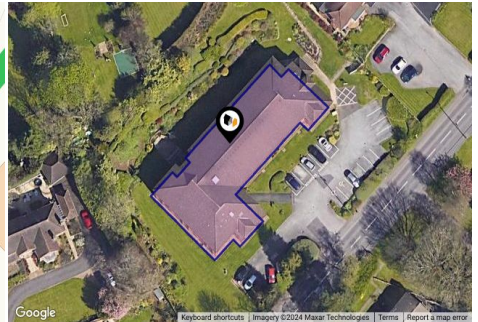
The sellers testament above says it all really!

The Spinney, a purpose built retirement development in Kings Norton, has long been a sought-after place to call home for the over 60's since the 1980's. On a personal note, my own Nan used to reside here many years ago and loved it. Its safety and security is an obvious plus, but its simple apartment design makes for easy living, in addition also to its location meaning your everyday essentials are close by plus transport links getting you to local areas or around the City are a huge benefit.

Occupying a popular first floor position to the rear and overlooking the communal gardens, the apartment, accessible by either a lift or staircase, consists of: a spacious entrance hall with two store cupboards, a lounge diner, bi-fold door entering into the separate kitchen having fitted units with space for a cooker, washing machine and fridge freezer, a spacious double bedroom with built-in wardrobes and shower room with a walk-in, corner shower cubicle. Throughout, the apartment has electric heating and double glazed windows. Well presented and ready to move into, the apartment offers no upward chain.

Making a fabulous place to call home, with the current owner having owned and lived here for over 20 years, the seller gives a special mention to the community events held at The Spinney, arranged by its residents or the onsite building manager.

Viewing essential, to appreciate the size, layout and condition offered.



Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 452 ft² / 42 m²
Plot Area: 0.2 acres
Council Tax : Band A
Annual Estimate: £1,394
Title Number: WM825761

Price Estimate: £67,500
Tenure: Leasehold
Start Date: 04/03/2004
End Date: 24/06/2085
Lease Term: 99 years from 24 June 1986
 determinable as therein
 mentioned
Term Remaining: 60 years

Local Area

Local Authority: Birmingham
Conservation Area: No
Flood Risk:
 ● Rivers & Seas No Risk
 ● Surface Water Medium

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

6 **-**
 mb/s mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

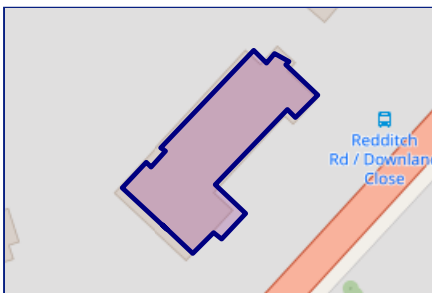


Multiple Freehold Title Plans Detected



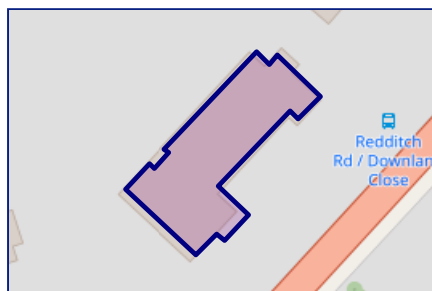
WM272870

Multiple Freehold Title Plans Detected



WM272870

Leasehold Title Plan



WM825761

Start Date: 04/03/2004
End Date: 24/06/2085
Lease Term: 99 years from 24 June 1986 determinable as therein mentioned
Term Remaining: 60 years

Energy rating

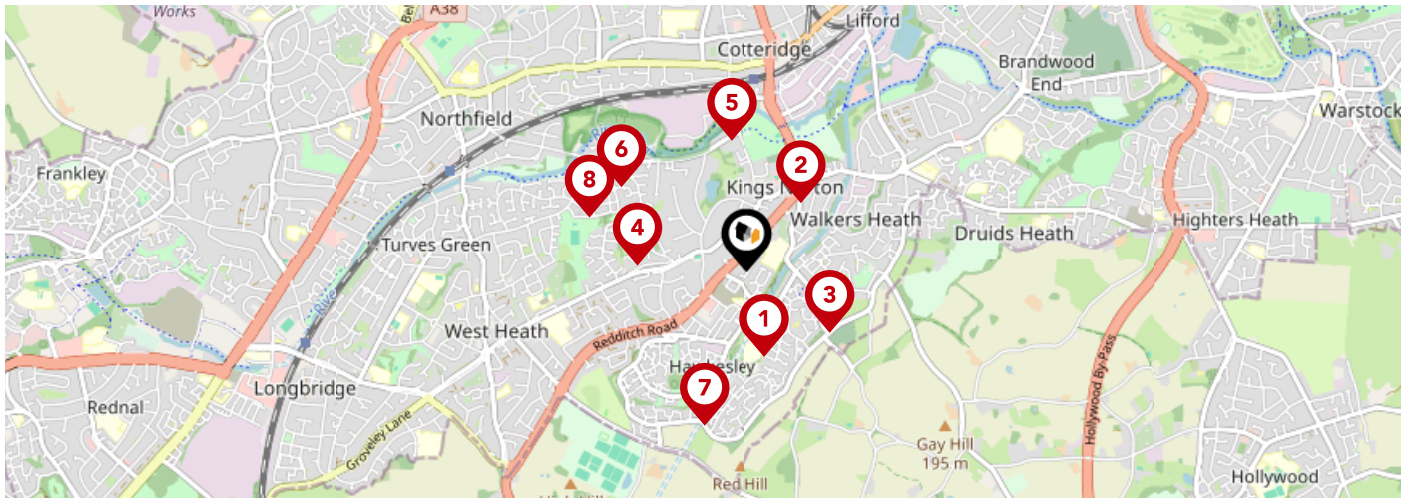
B

Valid until 11.11.2033

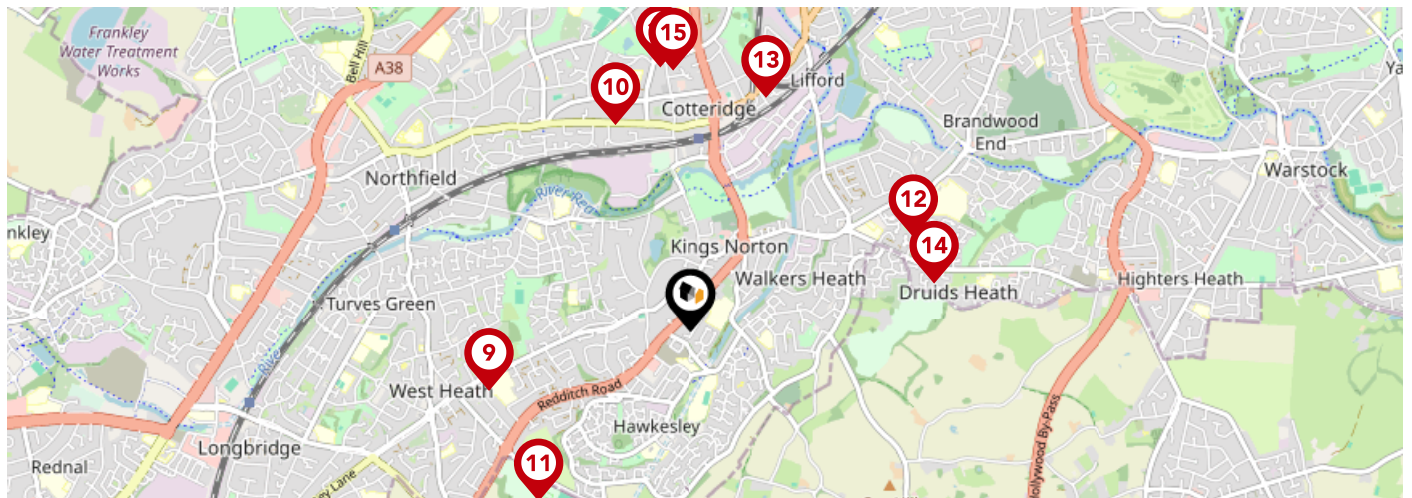
Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 81 B	← 82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Mid-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	42 m ²



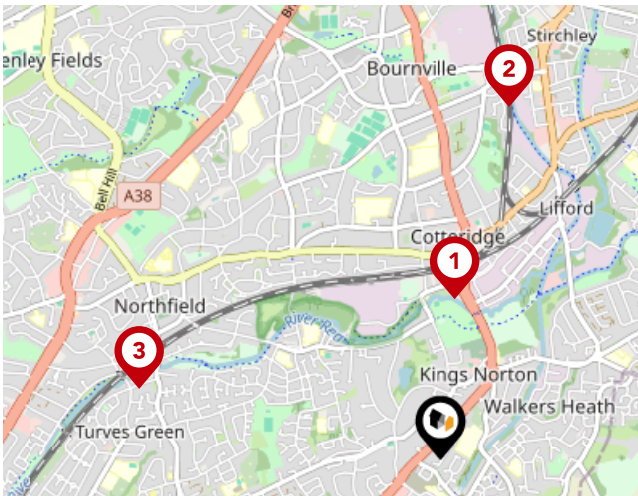
		Nursery	Primary	Secondary	College	Private
1	Ark Kings Academy Ofsted Rating: Good Pupils: 800 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kings Norton Junior and Infant School Ofsted Rating: Not Rated Pupils: 398 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 186 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fairway Primary Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1172 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hawkesley Church Primary Academy Ofsted Rating: Good Pupils: 220 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wychall Primary School Ofsted Rating: Good Pupils: 357 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	West Heath Primary School Ofsted Rating: Good Pupils: 407 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI King's Norton School for Boys Ofsted Rating: Good Pupils: 812 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Ways School Ofsted Rating: Outstanding Pupils: 25 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadmeadow Junior School Ofsted Rating: Good Pupils: 221 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cotteridge Primary School Ofsted Rating: Good Pupils: 446 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bells Farm Primary School Ofsted Rating: Good Pupils: 203 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Norton Girls' School Ofsted Rating: Outstanding Pupils: 1073 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

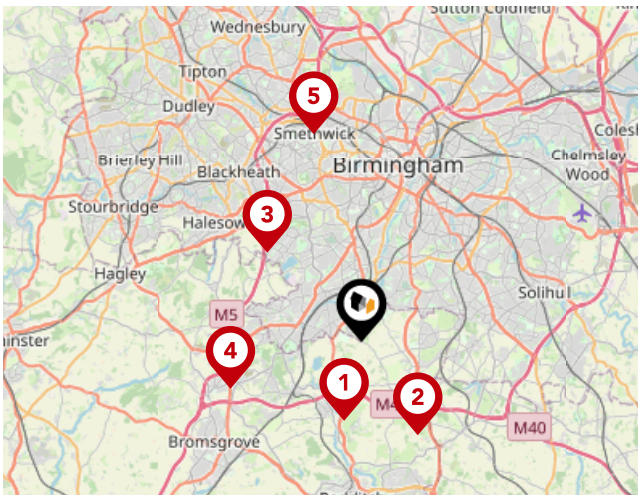
Area

Transport (National)



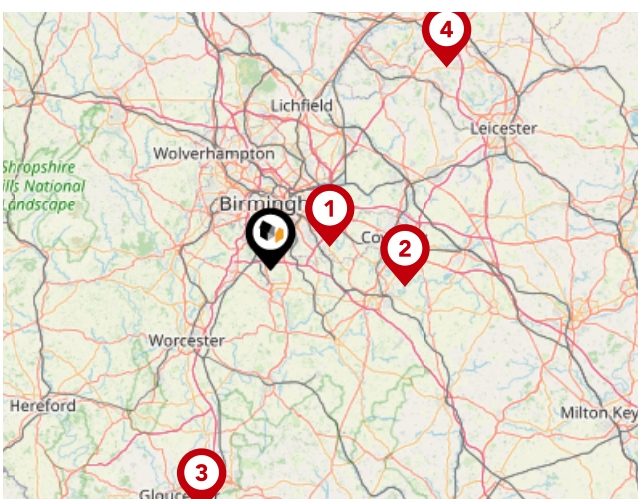
National Rail Stations

Pin	Name	Distance
1	Kings Norton Rail Station	0.73 miles
2	Bournville Rail Station	1.63 miles
3	Northfield Rail Station	1.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	2.97 miles
2	M42 J3	3.93 miles
3	M5 J3	4.68 miles
4	M5 J4	5.08 miles
5	M5 J1	7.72 miles

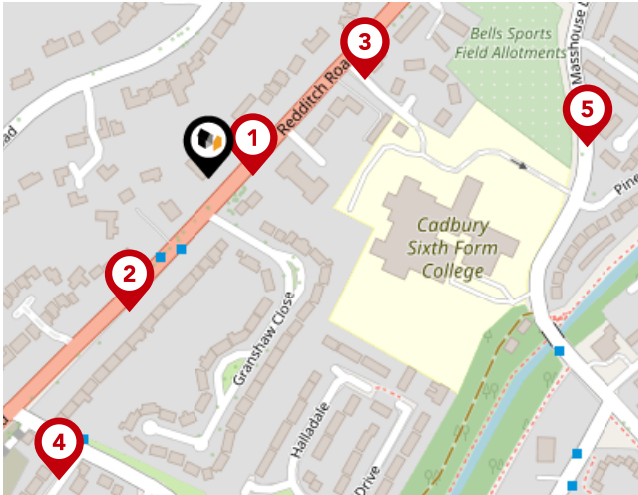


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	9.19 miles
2	Baginton	19.52 miles
3	Staverton	36.55 miles
4	East Mids Airport	38.71 miles

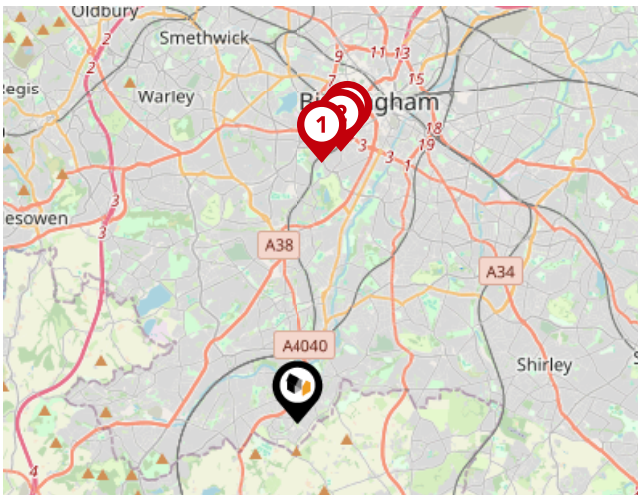
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Spinney	0.02 miles
2	Granshaw Close	0.09 miles
3	Stone Close	0.1 miles
4	Primrose Park Rd	0.19 miles
5	Lanchester Rd	0.21 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	4.75 miles
2	Five Ways (Midland Metro Stop)	4.98 miles
3	Brindleyplace (Midland Metro Stop)	5.13 miles

Flat 17, The Spinney, 101, Redditch Road, Birmingham, B38 8RH				Flat-maisonette House
Last Sold Date:	03/02/2023	04/04/2014	05/07/2010	
Last Sold Price:	£74,000	£77,000	£73,000	
Flat 9, The Spinney, 101, Redditch Road, Birmingham, B38 8RH				Flat-maisonette House
Last Sold Date:	25/01/2023	22/12/2005	12/11/1999	
Last Sold Price:	£57,000	£92,000	£48,000	
Flat 23, The Spinney, 101, Redditch Road, Birmingham, B38 8RH				Flat-maisonette House
Last Sold Date:	05/12/2022	07/11/2012	03/03/2004	
Last Sold Price:	£57,000	£69,500	£77,000	
Flat 20, The Spinney, 101, Redditch Road, Birmingham, B38 8RH				Flat-maisonette House
Last Sold Date:	04/11/2022	25/05/2007		
Last Sold Price:	£70,000	£78,000		
Flat 2, The Spinney, 101, Redditch Road, Birmingham, B38 8RH				Flat-maisonette House
Last Sold Date:	27/10/2022	08/05/2015	14/01/2000	
Last Sold Price:	£65,000	£82,500	£52,000	
Flat 19, The Spinney, 101, Redditch Road, Birmingham, B38 8RH				Flat-maisonette House
Last Sold Date:	21/09/2022	20/08/1999		
Last Sold Price:	£50,000	£35,500		
195, Redditch Road, Birmingham, B38 8RH				Terraced House
Last Sold Date:	01/09/2022	19/09/2002		
Last Sold Price:	£350,000	£159,940		
Flat 21, The Spinney, 101, Redditch Road, Birmingham, B38 8RH				Flat-maisonette House
Last Sold Date:	01/08/2022	10/06/2005		
Last Sold Price:	£72,500	£90,000		
Flat 4, The Spinney, 101, Redditch Road, Birmingham, B38 8RH				Flat-maisonette House
Last Sold Date:	17/06/2022	06/03/2020		
Last Sold Price:	£47,000	£53,950		
Flat 1, The Spinney, 101, Redditch Road, Birmingham, B38 8RH				Flat-maisonette House
Last Sold Date:	12/11/2021	12/09/1995		
Last Sold Price:	£95,000	£36,500		
125, Redditch Road, Birmingham, B38 8RH				Detached House
Last Sold Date:	29/07/2021			
Last Sold Price:	£630,000			
Flat 35, The Spinney, 101, Redditch Road, Birmingham, B38 8RH				Flat-maisonette House
Last Sold Date:	23/04/2021			
Last Sold Price:	£54,000			

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

Flat 33, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	31/03/2021		
Last Sold Price:	£48,000		
Flat 26, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	26/11/2020	26/02/2010	21/12/2004
Last Sold Price:	£70,000	£81,000	£85,000
Flat 31, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	23/10/2020	22/03/1996	
Last Sold Price:	£46,000	£26,000	
Flat 5, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	22/06/2020		
Last Sold Price:	£47,500		
Flat 25, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	28/11/2019		
Last Sold Price:	£73,000		
183, Redditch Road, Birmingham, B38 8RH	Detached House		
Last Sold Date:	25/11/2019	04/01/1999	
Last Sold Price:	£300,000	£170,000	
Flat 11, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	25/10/2019	04/06/2010	28/01/1998
Last Sold Price:	£45,000	£52,000	£37,000
Flat 10, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	15/04/2019		
Last Sold Price:	£73,000		
193, Redditch Road, Birmingham, B38 8RH	Detached House		
Last Sold Date:	12/10/2018	17/09/2015	05/01/2015
Last Sold Price:	£390,000	£186,000	£240,000
Flat 32, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	02/10/2018	20/12/2004	23/12/1996
Last Sold Price:	£55,000	£79,950	£35,000
Flat 14, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	10/04/2018	14/12/2012	
Last Sold Price:	£79,995	£69,995	
193a, Redditch Road, Birmingham, B38 8RH	Detached House		
Last Sold Date:	07/04/2017		
Last Sold Price:	£395,000		

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

Flat 8, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House
Last Sold Date: 31/03/2017	
Last Sold Price: £83,000	
Flat 16, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House
Last Sold Date: 25/11/2016 13/10/2003	
Last Sold Price: £62,000 £70,000	
121, Redditch Road, Birmingham, B38 8RH	Detached House
Last Sold Date: 01/06/2016 05/04/2007 20/09/1996	
Last Sold Price: £295,000 £240,000 £96,000	
123a, Redditch Road, Birmingham, B38 8RH	Detached House
Last Sold Date: 01/06/2016	
Last Sold Price: £380,000	
Flat 6, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House
Last Sold Date: 22/04/2016	
Last Sold Price: £60,000	
Flat 12, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House
Last Sold Date: 19/03/2015 15/05/2009	
Last Sold Price: £65,000 £63,500	
Flat 7, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House
Last Sold Date: 10/03/2015 18/12/1997	
Last Sold Price: £65,000 £39,000	
Flat 29, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House
Last Sold Date: 22/09/2014 12/04/2000	
Last Sold Price: £75,000 £46,000	
185, Redditch Road, Birmingham, B38 8RH	Detached House
Last Sold Date: 11/07/2014	
Last Sold Price: £276,000	
143, Redditch Road, Birmingham, B38 8RH	Detached House
Last Sold Date: 04/04/2014 21/05/1999	
Last Sold Price: £280,000 £125,000	
189, Redditch Road, Birmingham, B38 8RH	Detached House
Last Sold Date: 09/08/2012 28/09/1999	
Last Sold Price: £375,000 £155,000	
139, Redditch Road, Birmingham, B38 8RH	Semi-detached House
Last Sold Date: 20/12/2007 29/06/2007 12/09/2003	
Last Sold Price: £270,000 £365,000 £249,950	

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

145a, Redditch Road, Birmingham, B38 8RH	Detached House		
Last Sold Date:	28/09/2007		
Last Sold Price:	£403,500		
145, Redditch Road, Birmingham, B38 8RH	Detached House		
Last Sold Date:	21/09/2007		
Last Sold Price:	£497,500		
147, Redditch Road, Birmingham, B38 8RH	Semi-detached House		
Last Sold Date:	17/09/2007		
Last Sold Price:	£396,000		
Flat 27, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	21/06/2006	09/07/1999	21/10/1996
Last Sold Price:	£74,950	£42,000	£38,000
Flat 24, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	08/06/2006	20/02/2004	
Last Sold Price:	£74,000	£69,950	
Flat 36, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	18/06/2004		
Last Sold Price:	£69,950		
Flat 18, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	19/11/2002		
Last Sold Price:	£44,000		
123, Redditch Road, Birmingham, B38 8RH	Detached House		
Last Sold Date:	21/06/2002		
Last Sold Price:	£347,500		
149, Redditch Road, Birmingham, B38 8RH	Detached House		
Last Sold Date:	24/07/2000		
Last Sold Price:	£177,500		
151, Redditch Road, Birmingham, B38 8RH	Detached House		
Last Sold Date:	26/02/1999		
Last Sold Price:	£105,000		
Flat 28, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	09/12/1997		
Last Sold Price:	£37,995		
Flat 22, The Spinney, 101, Redditch Road, Birmingham, B38 8RH	Flat-maisonette House		
Last Sold Date:	19/07/1996		
Last Sold Price:	£34,000		

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

Market Sold in Street

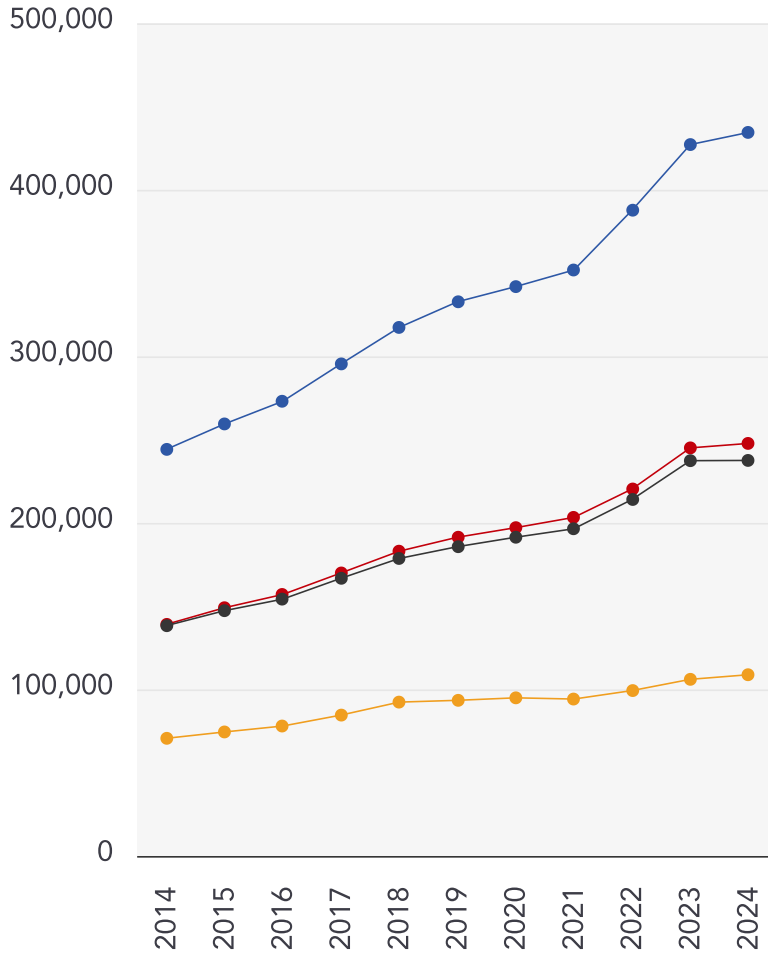
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Flat 30, The Spinney, 101, Redditch Road, Birmingham, B38 8RH		Flat-maisonette House
Last Sold Date:	26/01/1996	
Last Sold Price:	£26,000	

119, Redditch Road, Birmingham, B38 8RH		Detached House
Last Sold Date:	02/06/1995	
Last Sold Price:	£110,000	

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 B38



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

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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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