

DEAN COLEMAN



Bespoke Estate Agent

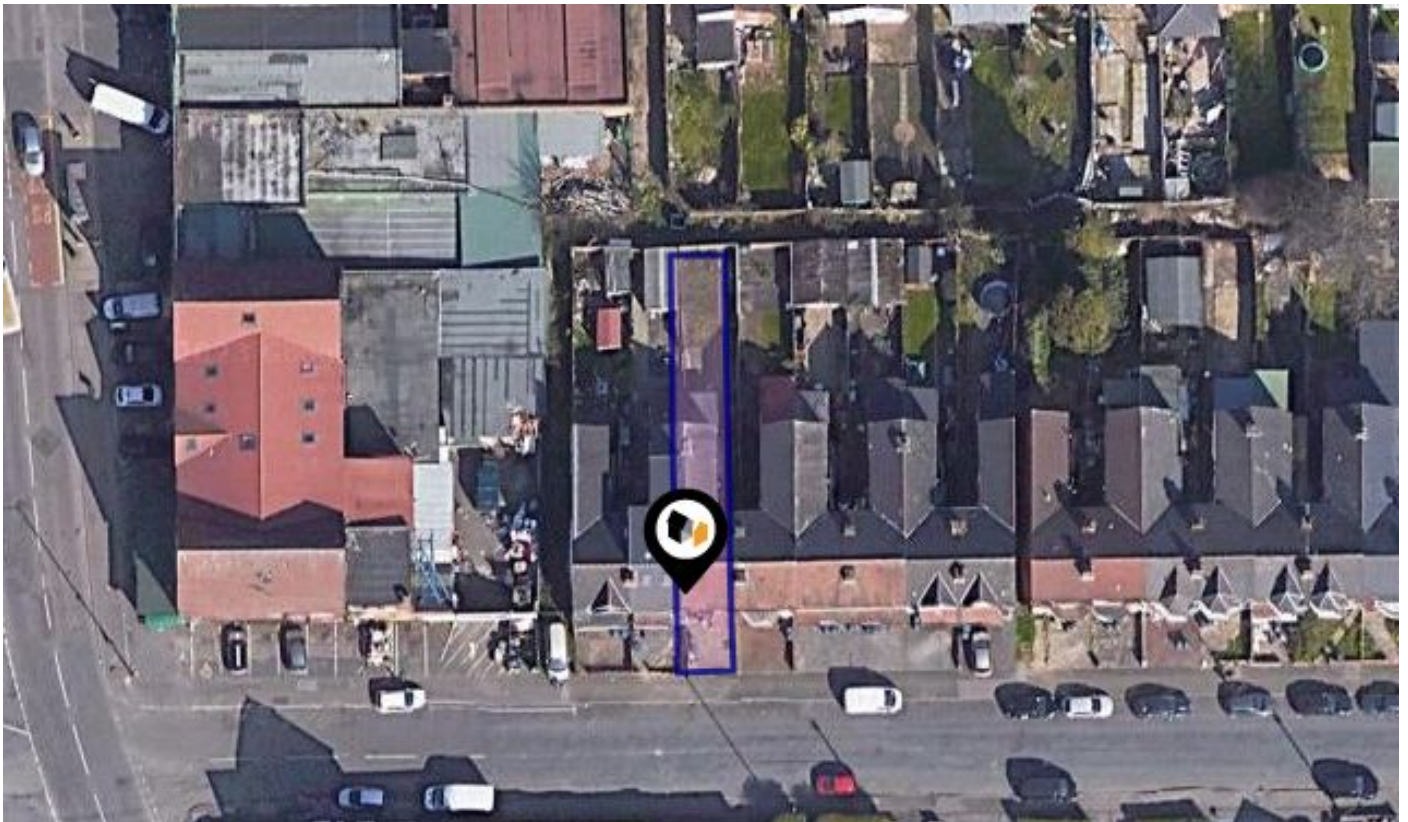


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th January 2024



MANOR ROAD, STECHFORD, BIRMINGHAM, B33

Price Estimate : £240,000

Dean Coleman Powered By eXp

Birmingham

07581 875215

dean.coleman@exp.uk.com

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



Introduction

Our Comments

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A spacious three bedroom, two bathroom house, with the potential to turn into a HMO (subject to approval, planning etc) in a location ideal for those needing transport links, schools and amenities close by.

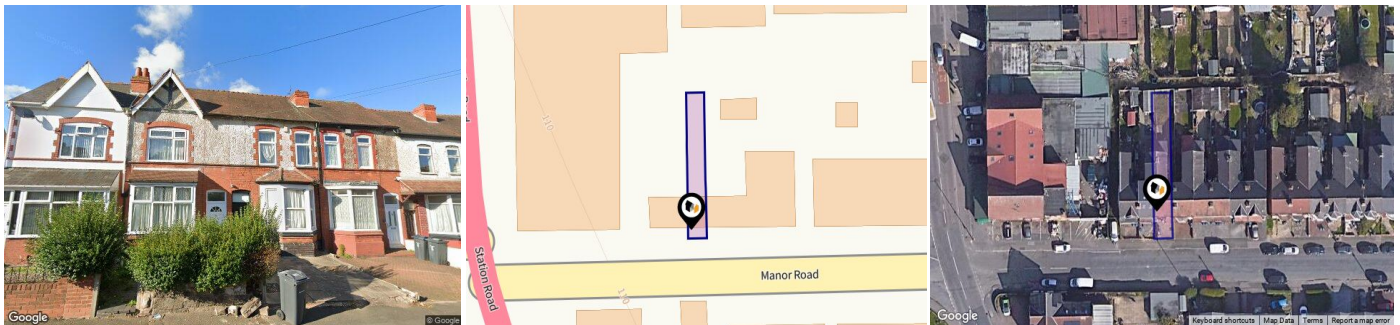
Currently tenanted, the property can be sold with either tenants in situ or with vacant possession.

Comprising of: entrance porch, hallway, two reception rooms (one being used as a bedroom), downstairs shower room, fitted kitchen with door to the rear garden, also a door into a large utility/store room. To the first floor can be found three excellent size bedrooms and a bathroom. There is an enclosed rear garden with gated rear access and to the front of the home there is Off Road Parking.

This mid-terrace, Freehold house offers spacious living in an area of Stechford perfect for commuters into and around the City, plus further afield. Benefitting from being just a few minutes walk to both Stechford and Lea Hall Rail Stations, having bus links a short walk away giving access into the City Centre. The M6 Junction 5 is under two miles away and Birmingham International Airport approximately 4 mile away.

Requiring some modernisation, the property has been superbly priced to reflect such works and given its overall size and huge potential, it would make a superb family home or lucrative Buy To Let Investment.

Viewing highly recommended to appreciate its size and potential.






Property

Type:	Terraced	Last Sold £/ft²:	£55
Bedrooms:	3	Price Estimate:	£240,000
Floor Area:	1,087 ft ² / 101 m ²	Tenure:	Freehold
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,412		
Title Number:	WM164755		
UPRN:	100070442802		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





MANOR ROAD, STECHFORD, BIRMINGHAM, B33

GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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STECHFORD AND YARDLEY NORTH, BIRMINGHAM,
 B33

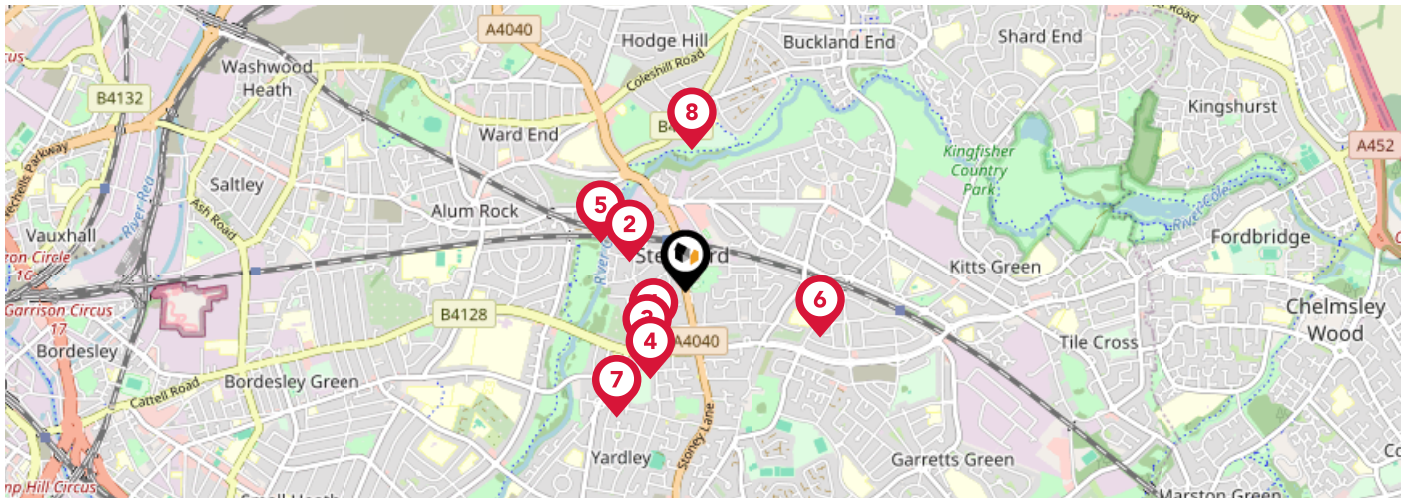
Energy rating
D









Valid until 08.04.2031

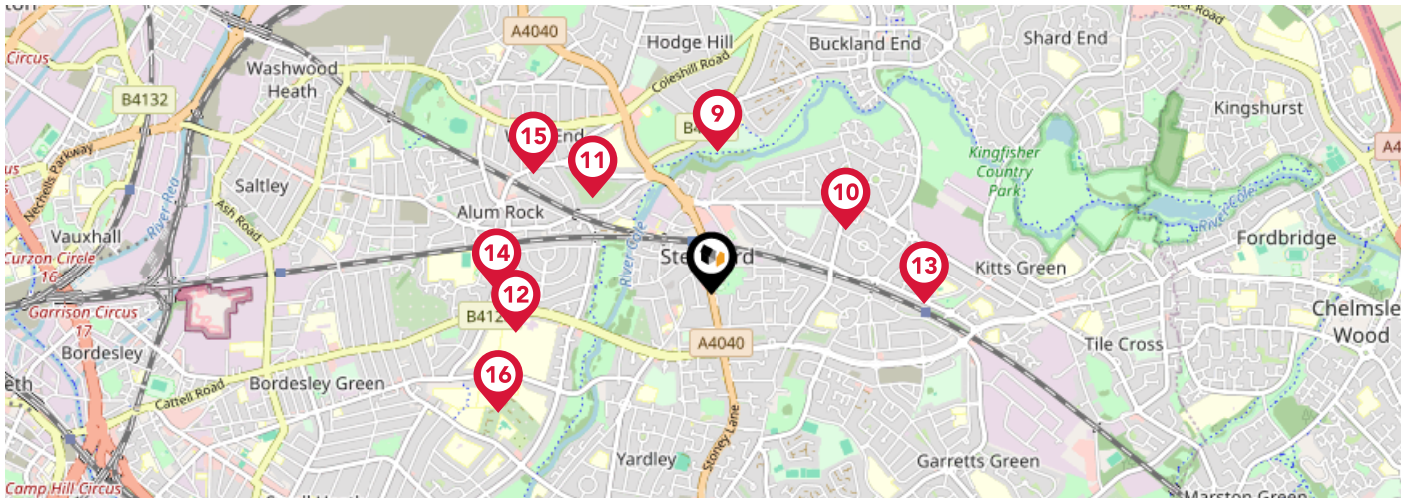
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	101 m ²

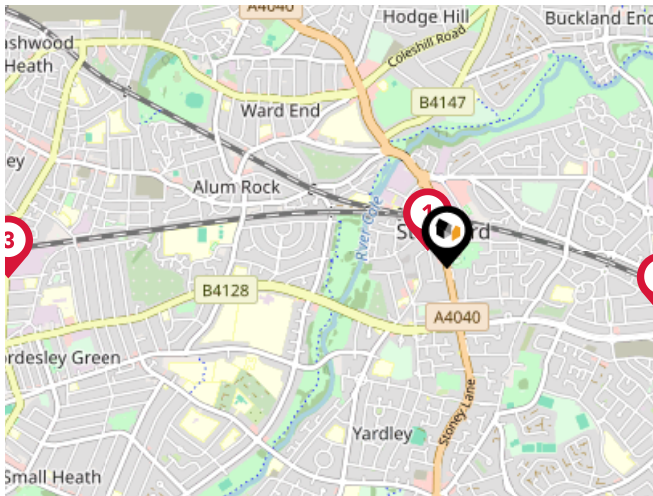


		Nursery	Primary	Secondary	College	Private
	Corpus Christi Catholic Primary School Ofsted Rating: Good Pupils: 411 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Riverside Education Ofsted Rating: Good Pupils: 117 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stechford Primary School Ofsted Rating: Good Pupils: 438 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bordesley Green East Nursery School Ofsted Rating: Good Pupils: 108 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Cuthbert's RC Junior and Infant (NC) School Ofsted Rating: Good Pupils: 243 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Oval School Ofsted Rating: Good Pupils: 646 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blakesley Hall Primary School Ofsted Rating: Good Pupils: 611 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colebourne Primary School Ofsted Rating: Good Pupils: 464 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



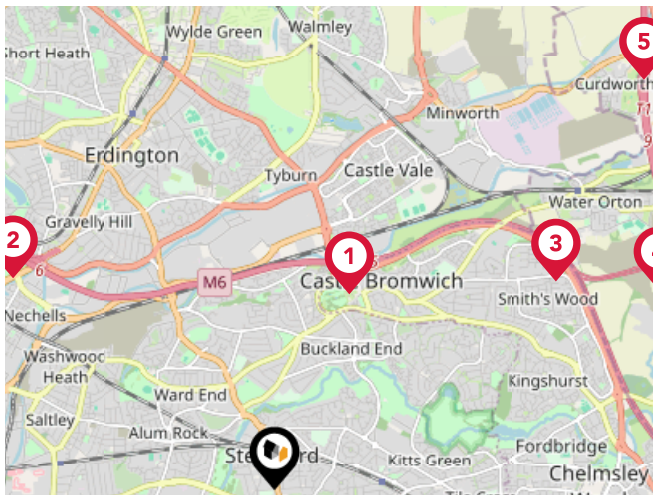
		Nursery	Primary	Secondary	College	Private
	Beaufort School Ofsted Rating: Outstanding Pupils: 83 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Audley Primary School Ofsted Rating: Requires Improvement Pupils: 895 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Washwood Heath Academy Ofsted Rating: Good Pupils: 1621 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alston Primary School Ofsted Rating: Good Pupils: 658 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lea Forest Primary Academy Ofsted Rating: Good Pupils: 498 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saltley Academy Ofsted Rating: Good Pupils: 1126 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thornton Primary School Ofsted Rating: Good Pupils: 599 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waverley School Ofsted Rating: Good Pupils: 1689 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



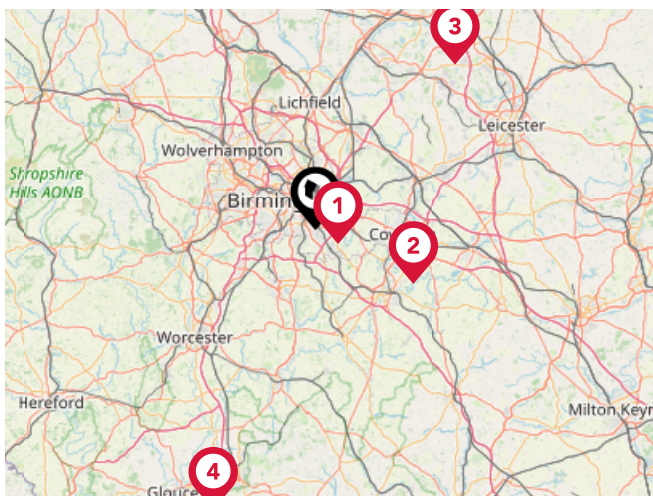
National Rail Stations

Pin	Name	Distance
1	Stechford Rail Station	0.12 miles
2	Lea Hall Rail Station	0.99 miles
3	Adderley Park Rail Station	1.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J5	1.89 miles
2	M6 J6	3.03 miles
3	M6 J4A	3.17 miles
4	M42 J8	3.91 miles
5	M6 TOLL T1	4.98 miles

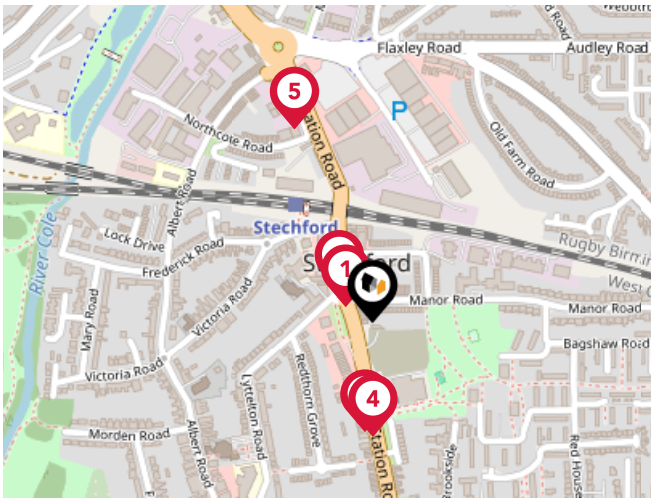


Airports/Helipads






Pin	Name	Distance
1	Birmingham International Airport	3.9 miles
2	Coventry Airport	16.21 miles
3	East Midlands Airport	31.11 miles
4	Gloucestershire Airport	43.46 miles

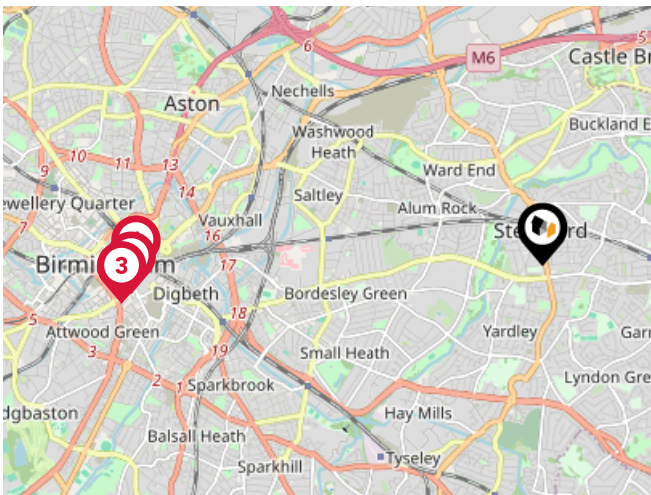
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Stechford Rail Station	0.04 miles
	Stechford Rail Station	0.05 miles
	Stechford Baths	0.12 miles
	Stechford Baths	0.13 miles
	Iron Lane	0.24 miles



Local Connections

Pin	Name	Distance
	Bull Street (Midland Metro Stop)	3.68 miles
	Corporation Street (Midland Metro Stop)	3.73 miles
	Grand Central New Street (Midland Metro Stop)	3.82 miles

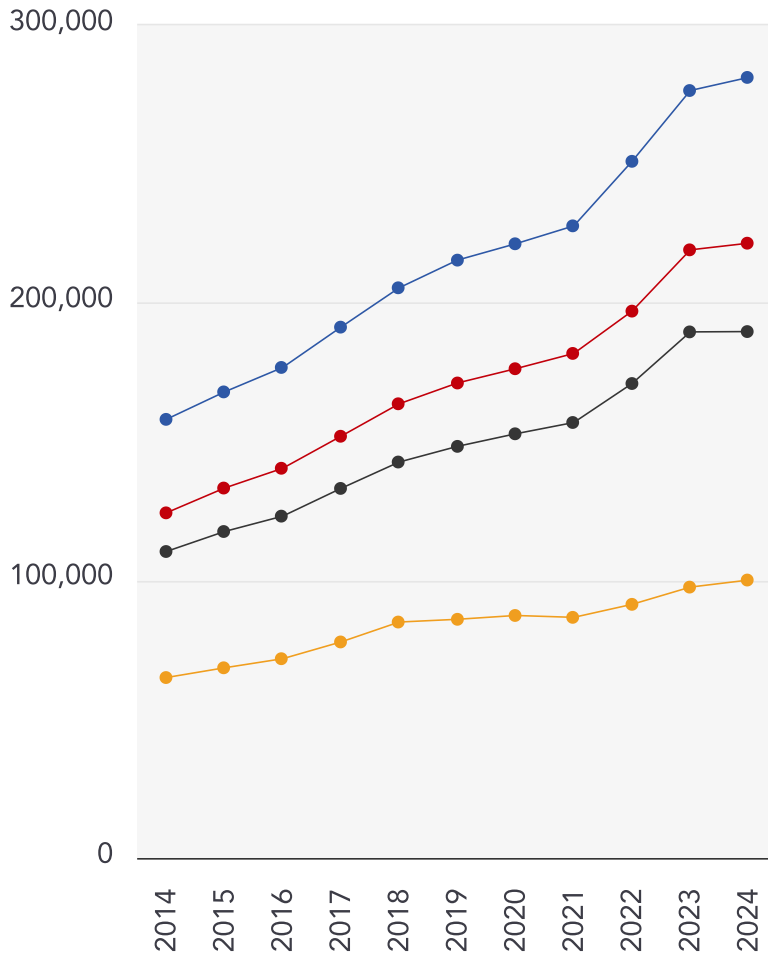
20, Manor Road, Birmingham, B33 8BS	Terraced House				
Last Sold Date:	16/11/2022				
Last Sold Price:	£165,000				
24, Manor Road, Birmingham, B33 8BS	Terraced House				
Last Sold Date:	20/10/2021	01/10/2015			
Last Sold Price:	£182,000	£140,000			
9, Manor Road, Birmingham, B33 8BS	Terraced House				
Last Sold Date:	25/08/2021				
Last Sold Price:	£160,000				
4, Manor Road, Birmingham, B33 8BS	Terraced House				
Last Sold Date:	28/04/2021				
Last Sold Price:	£155,000				
27, Manor Road, Birmingham, B33 8BS	Semi-detached House				
Last Sold Date:	13/12/2019	22/04/2005			
Last Sold Price:	£290,000	£140,000			
2, Manor Road, Birmingham, B33 8BS	Terraced House				
Last Sold Date:	13/03/2018	30/11/2011			
Last Sold Price:	£150,000	£100,000			
19, Manor Road, Birmingham, B33 8BS	Terraced House				
Last Sold Date:	20/02/2015	11/12/2006	13/06/2006	09/09/2005	05/02/1999
Last Sold Price:	£118,000	£138,000	£137,000	£134,000	£30,000
21, Manor Road, Birmingham, B33 8BS	Terraced House				
Last Sold Date:	30/03/2012				
Last Sold Price:	£125,500				
10, Manor Road, Birmingham, B33 8BS	Terraced House				
Last Sold Date:	05/12/2011				
Last Sold Price:	£119,000				
28, Manor Road, Birmingham, B33 8BS	Terraced House				
Last Sold Date:	14/11/2008				
Last Sold Price:	£126,000				
15, Manor Road, Birmingham, B33 8BS	Terraced House				
Last Sold Date:	30/10/2006	15/10/2004			
Last Sold Price:	£130,000	£120,000			
22, Manor Road, Birmingham, B33 8BS	Terraced House				
Last Sold Date:	30/03/2004	17/07/2003			
Last Sold Price:	£109,000	£77,000			

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

6, Manor Road, Birmingham, B33 8BS		Terraced House
Last Sold Date:	02/11/2001	28/07/2000
Last Sold Price:	£60,000	£55,000
18, Manor Road, Birmingham, B33 8BS		Terraced House
Last Sold Date:	05/09/2001	
Last Sold Price:	£61,000	
32, Manor Road, Birmingham, B33 8BS		Semi-detached House
Last Sold Date:	11/05/2001	29/09/2000
Last Sold Price:	£72,000	£40,000
16, Manor Road, Birmingham, B33 8BS		Terraced House
Last Sold Date:	30/03/1998	
Last Sold Price:	£40,000	

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 B33



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

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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

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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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