

DEAN COLEMAN



Bespoke Estate Agent



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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01<sup>st</sup> February 2024



**LEA END LANE, BIRMINGHAM, B38**

**Offers Over : £450,000**

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Birmingham

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

As you step into the residence through its full length double glazed, double doors, you'll be greeted by an abundance of natural light that bathes the interior, creating a welcoming and airy ambiance throughout. The simple layout with large windows, accentuates the spaciousness of each room, ensuring a comfortable and inviting atmosphere for residents and guests alike.

The home comprises of: from a gated side entrance you enter the grounds of the property, with access immediately to both the rear and front gardens. To the front there are full length double glazed, double doors entering into the incredibly light and airy hall, with doors either side to the lounge and kitchen with stairs to the front leading to the first floor. The lounge which runs the full length of the house, has a full width double glazed window to the front with those incredible countryside views and slide patio doors to its rear. The kitchen diner which again runs the full length of the house, has a large double glazed window to its front so when dining, you can enjoy those beautiful scenic views and double glazed windows to the rear. The kitchen also benefits from under stairs storage, free-standing feature fire, fitted wall and base units with integrated double sink and drainer, space for a cooker and fridge freezer with door entering into a vestibule. The vestibule area has doors leading out to the front and rear gardens, plus a door accessing a separate toilet and an opening into a separate utility room. The first floor, offering three double bedrooms, two of which benefit from those stunning views, and a modernised double shower room, continues with the light and airy theme with all rooms having large double glazed windows, with the landing also having a double glazed window. The rear garden has a patio area with steps leading up to the lawn which has a variety of bushes, shrubs and trees. From the garden there is also gated rear access to the service road which separates a further piece of private land with the potential to build on (subject to planning and building regs). The front of the property boasts an incredible space of flagstone patio and a long lawn, with a pathway leading down to the edge of farmland and those incredible, beautiful, far reaching views of the countryside. Furthermore, offering plenty of parking in the communal and shared areas, there is a separate garage with up and over door.

This wonderful home is within close proximity to the charming Peacock Inn, adding an element of community and leisure, offering a delightful option for dining and socializing. Having picnic spots, walking and bridle tracks within the area, is a great advantage to those who wish to take advantage of the countryside which is literally on its doorstep or in this case, at the end of your garden.

With its rural charm, flawless presentation, and thoughtful design elements, this Alvechurch property i





## Property

|                         |   |                                    |          |
|-------------------------|---|------------------------------------|----------|
| <b>Type:</b>            | Semi-Detached                             | <b>Last Sold £/ft<sup>2</sup>:</b> | £289     |
| <b>Bedrooms:</b>        | 3   | <b>Offers Over:</b>                | £450,000 |
| <b>Floor Area:</b>      | 1,065 ft <sup>2</sup> / 99 m <sup>2</sup> | <b>Tenure:</b>                     | Freehold |
| <b>Plot Area:</b>       | 0.25 acres                                |                                    |          |
| <b>Year Built :</b>     | 1967-1975                                 |                                    |          |
| <b>Council Tax :</b>    | Band C                                    |                                    |          |
| <b>Annual Estimate:</b> | £1,780                                    |                                    |          |
| <b>Title Number:</b>    | WR135392                                  |                                    |          |
| <b>UPRN:</b>            | 200001744050                              |                                    |          |

## Local Area

|                           |                |
|---------------------------|----------------|
| <b>Local Authority:</b>   | Worcestershire |
| <b>Conservation Area:</b> | No             |
| <b>Flood Risk:</b>        |                |
| • Rivers & Seas           | Very Low       |
| • Surface Water           | Very Low       |

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

|   |   |
|---|---|
| <b>6</b><br>mb/s  | <b>1000</b><br>mb/s   |
|  |  |

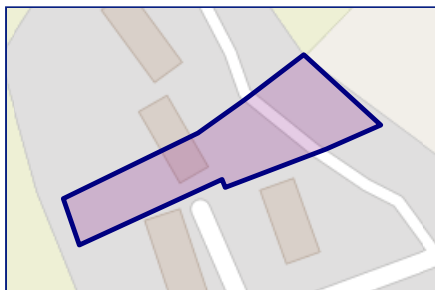
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

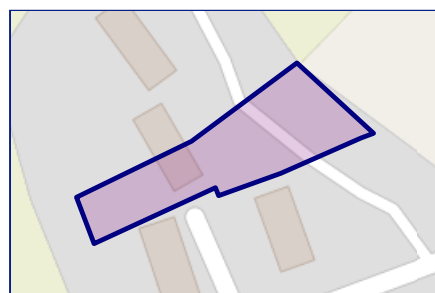


## Freehold Title Plan



**WR135392**

## Leasehold Title Plan



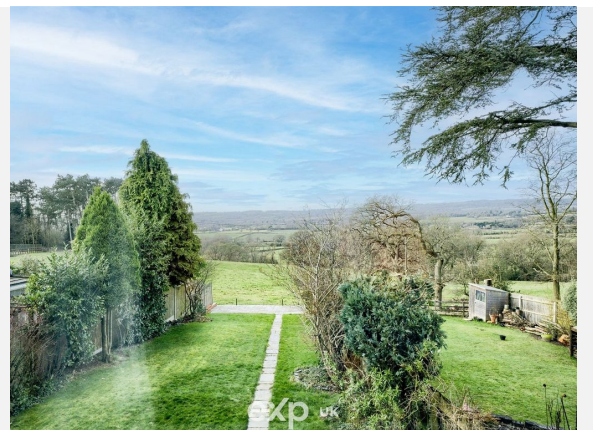
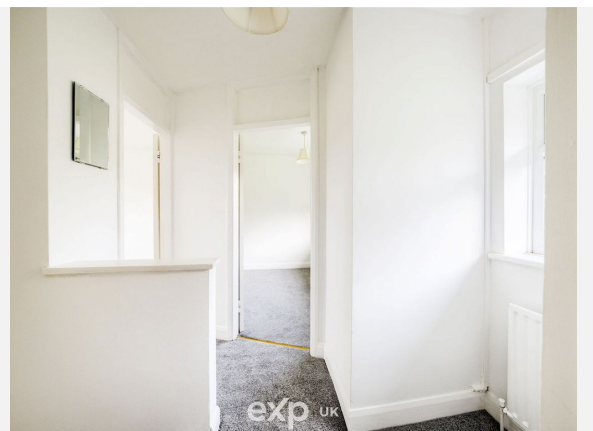
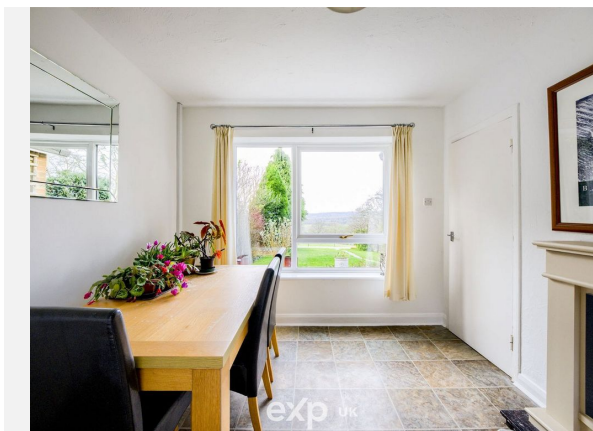
**HW135340**

Start Date: 04/09/1945  
End Date: 24/06/2044  
Lease Term: 99 years from 24 June 1945  
Term Remaining: 20 years

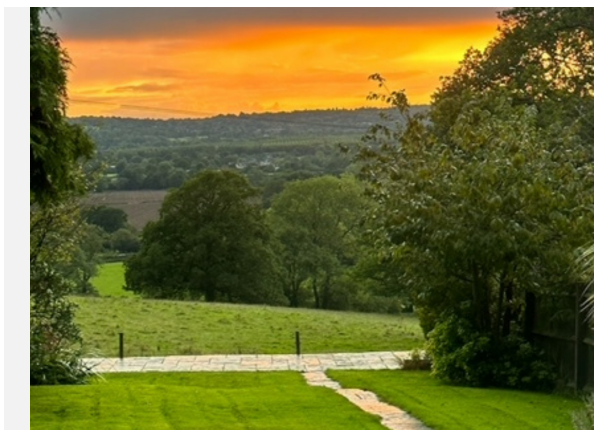












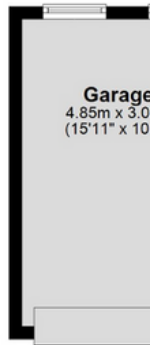




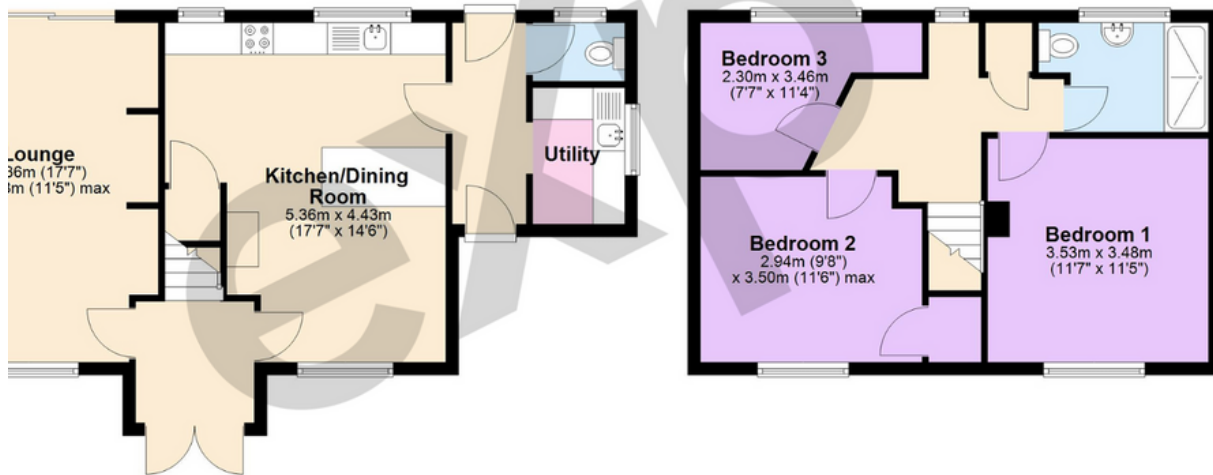


## LEA END LANE, BIRMINGHAM, B38

**First Floor**  
Approx. 57.9 sq. metres (623.5 sq. feet)



**Ground Floor**  
Approx. 53.3 sq. metres (574.1 sq. feet)



Total area: approx. 111.3 sq. metres (1197.7 sq. feet)

Lea End Lane, BIRMINGHAM, B38

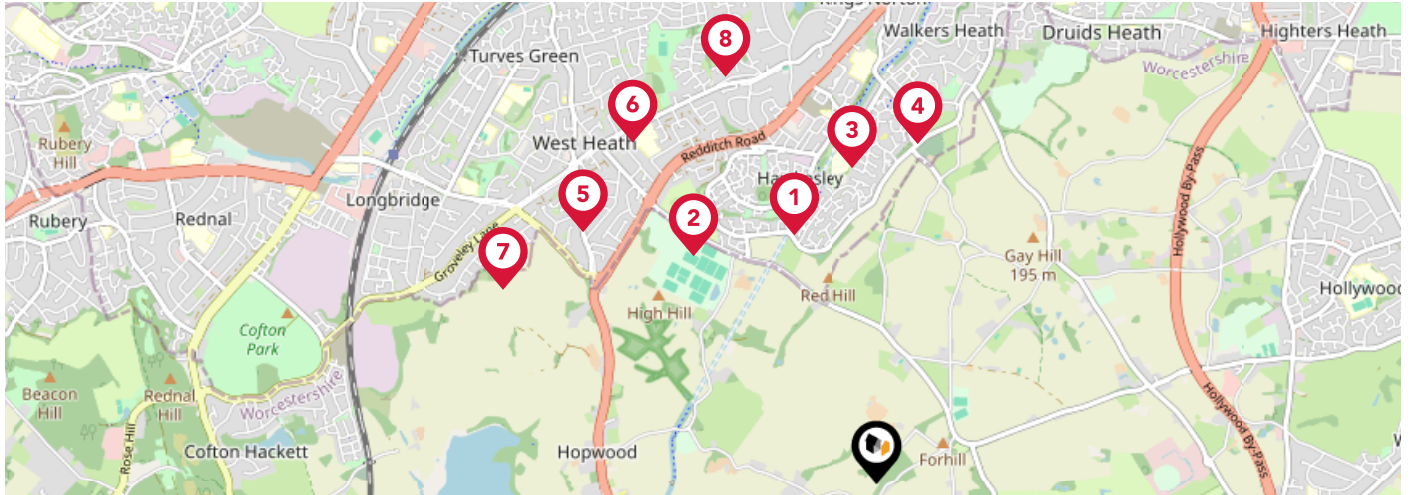
Energy rating  
D

Valid until 28.12.2033

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76   C    |
| 55-68 | D             | 60   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

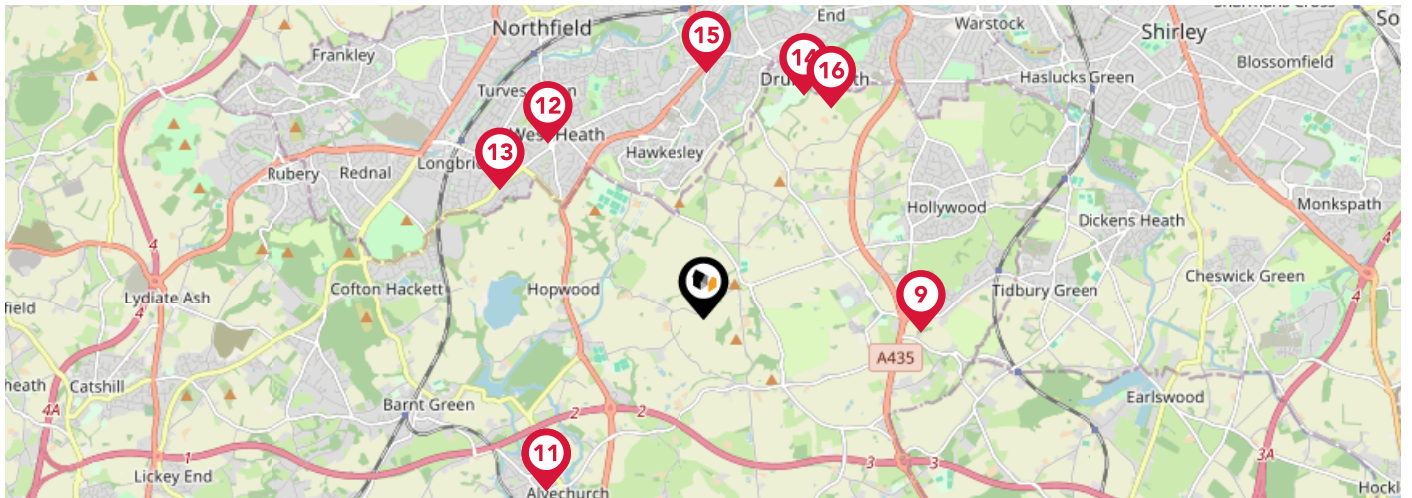
### Additional EPC Data









|                                      |  |
|--------------------------------------|--|
| <b>Property Type:</b>                | Semi-detached house                      |
| <b>Walls:</b>                        | Cavity wall, filled cavity               |
| <b>Walls Energy:</b>                 | Average                                  |
| <b>Roof:</b>                         | Pitched, 250 mm loft insulation          |
| <b>Roof Energy:</b>                  | Good                                     |
| <b>Window:</b>                       | Fully double glazed                      |
| <b>Window Energy:</b>                | Average                                  |
| <b>Main Heating:</b>                 | Boiler and radiators, oil                |
| <b>Main Heating Energy:</b>          | Average                                  |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs     |
| <b>Main Heating Controls Energy:</b> | Good                                     |
| <b>Hot Water System:</b>             | From main system                         |
| <b>Hot Water Energy Efficiency:</b>  | Average                                  |
| <b>Lighting:</b>                     | Low energy lighting in all fixed outlets |
| <b>Lighting Energy:</b>              | Very good                                |
| <b>Floors:</b>                       | Solid, no insulation (assumed)           |
| <b>Secondary Heating:</b>            | None                                     |
| <b>Total Floor Area:</b>             | 99 m <sup>2</sup>                        |



|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Hawkesley Church Primary Academy</b><br>Ofsted Rating: Good   Pupils: 223   Distance: 1.18     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>New Ways School</b><br>Ofsted Rating: Good   Pupils: 12   Distance: 1.32                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Ark Kings Academy</b><br>Ofsted Rating: Inadequate   Pupils: 827   Distance: 1.43              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>St Paul's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 202   Distance: 1.55    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St John Fisher Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 0   Distance: 1.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>West Heath Primary School</b><br>Ofsted Rating: Good   Pupils: 404   Distance: 1.89            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Cofton Primary School</b><br>Ofsted Rating: Good   Pupils: 340   Distance: 1.91                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Fairway Primary Academy</b><br>Ofsted Rating: Good   Pupils: 205   Distance: 1.96              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

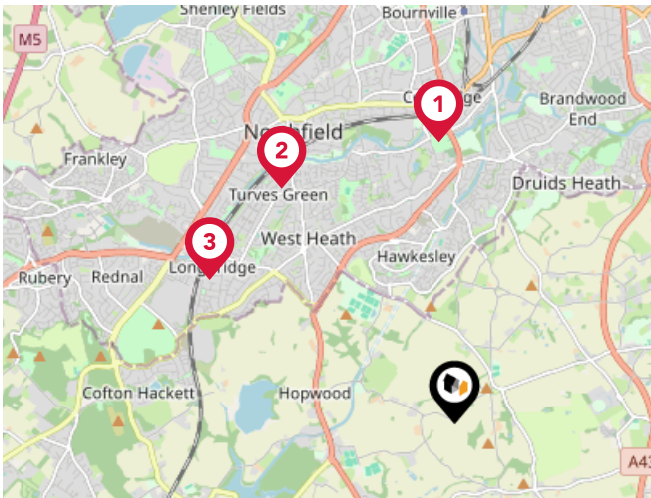




|  | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  <b>Meadow Green Primary School</b><br>Ofsted Rating: Good   Pupils: 313   Distance: 1.97               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Crown Meadow First School &amp; Nursery</b><br>Ofsted Rating: Good   Pupils: 334   Distance: 2.11 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Alvechurch CofE Middle School</b><br>Ofsted Rating: Good   Pupils: 435   Distance: 2.11           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>West Heath Nursery School</b><br>Ofsted Rating: Good   Pupils: 133   Distance: 2.12               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Albert Bradbeer Primary Academy</b><br>Ofsted Rating: Good   Pupils: 438   Distance: 2.18         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Bells Farm Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 201   Distance: 2.22        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>Kings Norton Junior and Infant School</b><br>Ofsted Rating: Good   Pupils: 409   Distance: 2.23   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  <b>The Oaks Primary School</b><br>Ofsted Rating: Good   Pupils: 416   Distance: 2.23                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

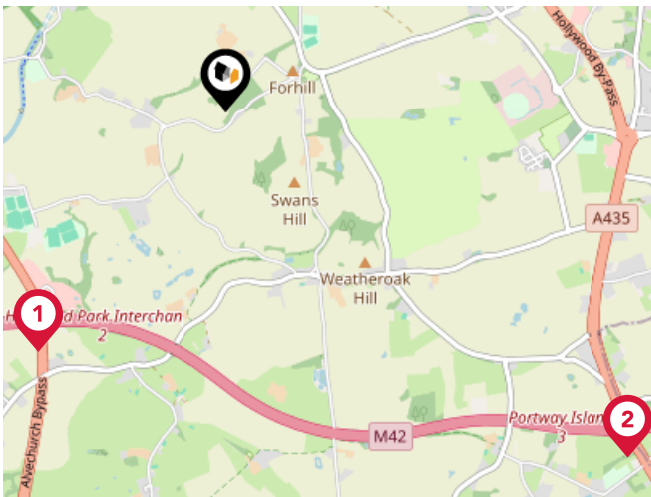
# Area

## Transport (National)



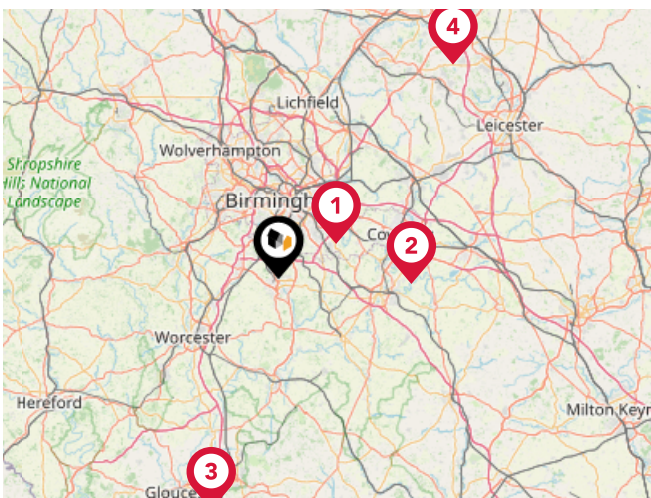
### National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Kings Norton Rail Station | 2.55 miles |
| 2   | Northfield Rail Station   | 2.63 miles |
| 3   | Longbridge Rail Station   | 2.57 miles |



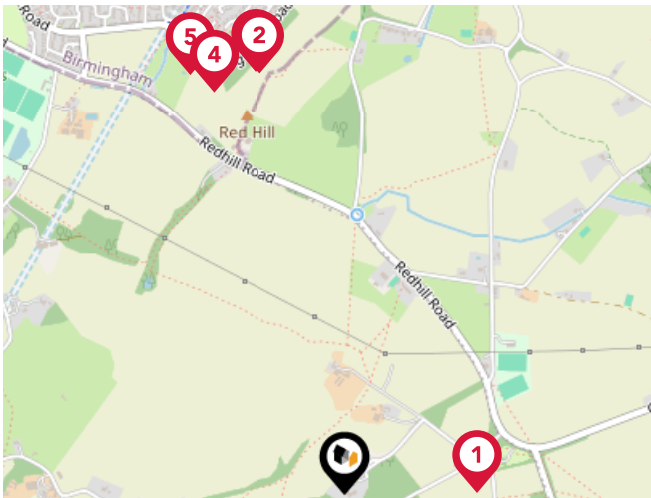
### Trunk Roads/Motorways

| Pin | Name   | Distance   |
|-----|--------|------------|
| 1   | M42 J2 | 1.38 miles |
| 2   | M42 J3 | 2.4 miles  |
| 3   | M5 J3  | 6.17 miles |
| 4   | M42 J1 | 5.09 miles |
| 5   | M5 J4  | 4.97 miles |



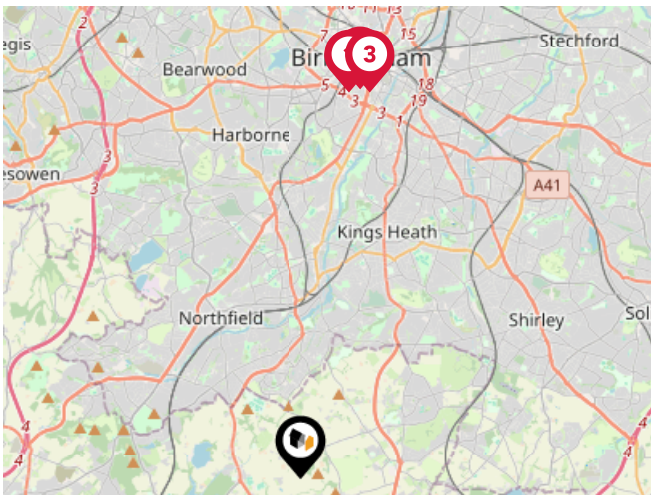
### Airports/Helipads

| Pin | Name                             | Distance    |
|-----|----------------------------------|-------------|
| 1   | Birmingham International Airport | 9.84 miles  |
| 2   | Coventry Airport                 | 19.18 miles |
| 3   | Gloucestershire Airport          | 34.9 miles  |
| 4   | East Midlands Airport            | 39.99 miles |



### Bus Stops/Stations

| Pin | Name                 | Distance   |
|-----|----------------------|------------|
| 1   | Peacock Public House | 0.3 miles  |
| 2   | Red Hill Grove       | 0.97 miles |
| 3   | Red Hill Grove       | 0.98 miles |
| 4   | Greenway Gardens     | 0.96 miles |
| 5   | Longdales Rd         | 1.01 miles |



### Local Connections

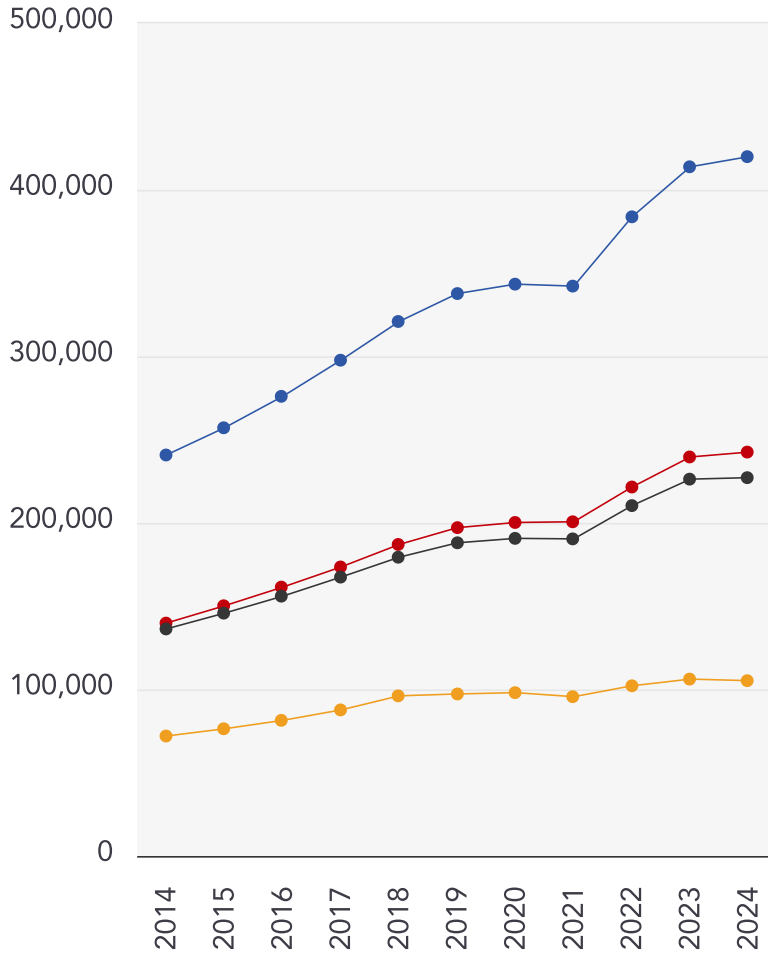
| Pin | Name   | Distance   |
|-----|--|------------|
| 1   | Centenary Square<br>(Midlands Metro Stop)        | 7.05 miles |
| 2   | Town Hall (Midlands Metro<br>Stop)               | 7.12 miles |
| 3   | Grand Central New Street<br>(Midland Metro Stop) | 7.1 miles  |

|  |            |            |            |                     |
|--|------------|------------|------------|---------------------|
| <b>4, Forhill House, Lea End Lane, Birmingham, B38 9ED</b> |            |            |            | Semi-detached House |
| Last Sold Date:  | 28/11/2022 | 28/07/2006 | 07/11/2002 |                     |
| Last Sold Price:   | £521,000   | £284,000   | £168,000   |                     |
| <b>6, Forhill House, Lea End Lane, Birmingham, B38 9ED</b> |            |            |            | Detached House      |
| Last Sold Date:  | 02/09/2021 | 18/04/1997 |            |                     |
| Last Sold Price:   | £440,000   | £87,000    |            |                     |
| <b>5, Forhill House, Lea End Lane, Birmingham, B38 9ED</b> |            |            |            | Semi-detached House |
| Last Sold Date:  | 03/10/2016 | 20/01/2012 |            |                     |
| Last Sold Price:   | £276,500   | £249,950   |            |                     |
| <b>8, Forhill House, Lea End Lane, Birmingham, B38 9ED</b> |            |            |            | Semi-detached House |
| Last Sold Date:  | 28/06/2013 | 25/10/2002 |            |                     |
| Last Sold Price:   | £248,750   | £169,950   |            |                     |
| <b>3, Forhill House, Lea End Lane, Birmingham, B38 9ED</b> |            |            |            | Semi-detached House |
| Last Sold Date:  | 28/09/2012 |            |            |                     |
| Last Sold Price:   | £269,950   |            |            |                     |
| <b>Forhill Lodge, Lea End Lane, Birmingham, B38 9ED</b>    |            |            |            | Detached House      |
| Last Sold Date:  | 07/05/2010 |            |            |                     |
| Last Sold Price:   | £290,000   |            |            |                     |
| <b>7, Forhill House, Lea End Lane, Birmingham, B38 9ED</b> |            |            |            | Semi-detached House |
| Last Sold Date:  | 06/08/2003 |            |            |                     |
| Last Sold Price:   | £180,000   |            |            |                     |

**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

**+74.39%**

Semi-Detached

**+73.42%**

Terraced

**+66.61%**

Flat

**+46.13%**

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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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