

DEAN COLEMAN



Bespoke Estate Agent

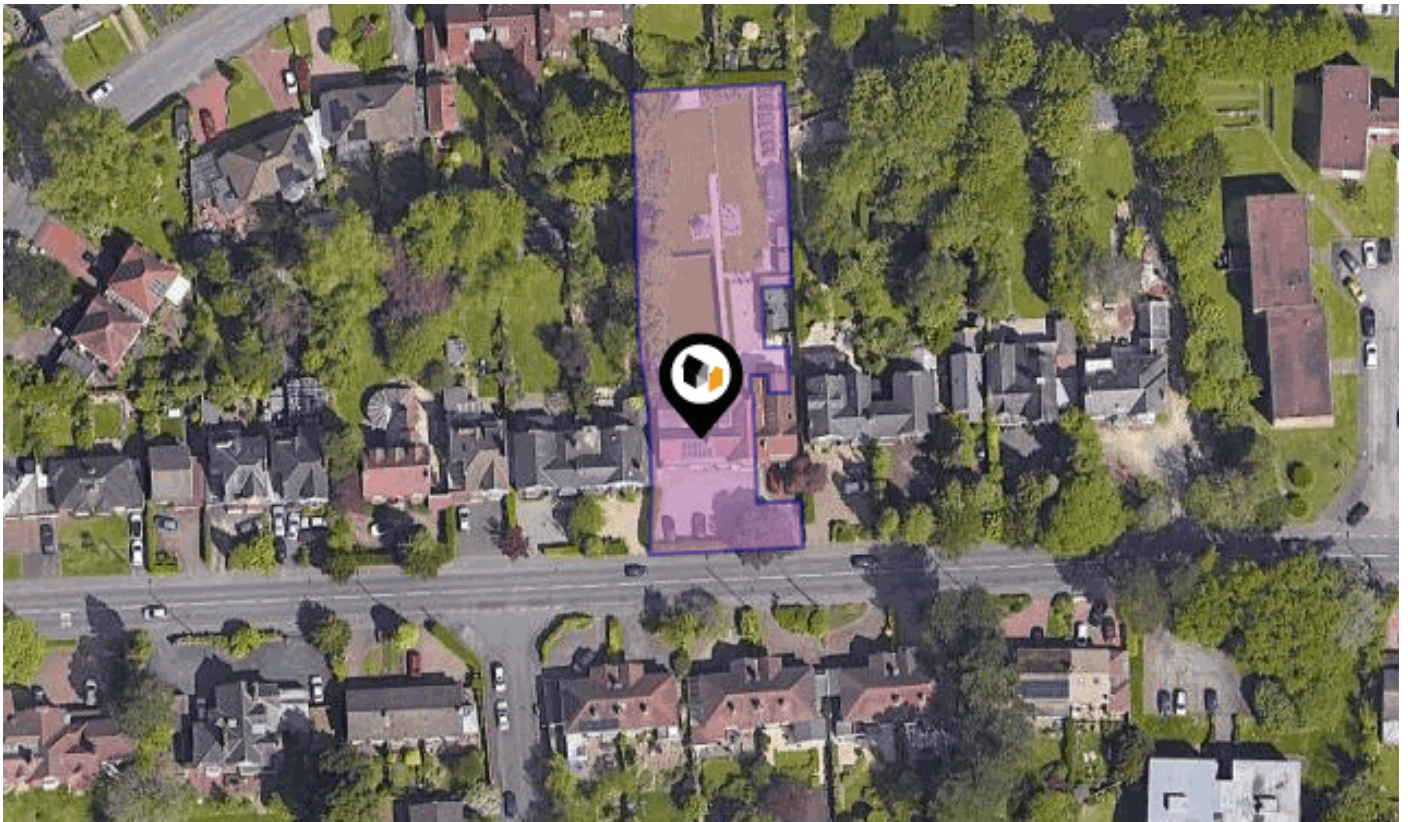


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 04th March 2024



MIDDLETON HALL ROAD, BIRMINGHAM, B30

Price Estimate : £850,000

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Birmingham

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Introducing an exceptional opportunity for those seeking an expansive residence tailored for large or growing families. Nestled in the highly desirable Kings Norton area, this magnificent property offers unparalleled space and versatility.

Built in the late 19th century, this stunning home still has original features which enhance its kerb and interior appeal. Large windows, high ceilings and spacious rooms throughout are all hallmarks of a period property so many homeowners love, appreciate and desire.

Boasting eight generously proportioned bedrooms, seven bathrooms supplemented by additional toilets, and five reception rooms, this home provides an abundance of living and entertainment space. Whether it's hosting gatherings or simply enjoying quiet family moments, this residence caters to every lifestyle need.

Spanning three floors, this home benefits from having an interior lift, providing access to all floors with a layout that ensures privacy and comfort for all occupants. With three kitchens included, plus multiple utility rooms, there's ample flexibility for multi-generational living arrangements or the potential for conversion into separate units, subject to necessary planning and regulations, making it an ideal investment opportunity, such as an HMO conversion.

The garden itself offers incredible amounts of space for the children to play or to entertain guests, offering a private and secure environment, it's also a perfect place to relax.

Situated on approximately half an acre of land, the property offers a serene retreat from the bustling city life, providing ample outdoor space for relaxation, recreation, or potential expansion. The set-back location from the road ensures tranquillity and privacy, while several off-road parking spaces offer convenience and practicality.

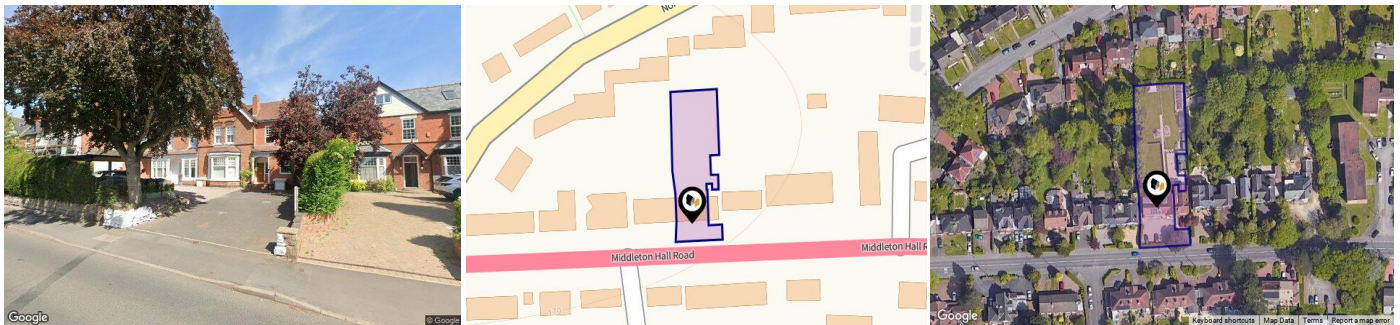
Convenience is paramount, with Kings Norton train station nearby providing easy access to the city centre, ideal for commuters. Additionally, the availability of buses further enhances connectivity, while nearby amenities and sought-after schools cater to everyday needs and educational requirements.

With no upward chain, seize the opportunity to make this vast family home your own, where every detail has been meticulously crafted to accommodate the needs of modern family living. Don't miss out on the chance to own a prestigious property in one of Kings Norton's most sought-after locations.

A property that truly must be seen to be believed and appreciated, for just how much space and potential is on offer, circa five and a half thousand square feet. Check out the floor plan!

Offering no upward chain and freehold.

Note: not all rooms were available for photographs at the time.



Property

Type:	Detached	Last Sold £/ft²:	£136
Bedrooms:	8	Price Estimate:	£850,000
Floor Area:	5,091 ft ² / 473 m ²	Tenure:	Freehold
Plot Area:	0.44 acres		
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£3,026		
Title Number:	WM86660		
UPRN:	100070451964		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *176, Middleton Hall Road, Birmingham, B30 1DP*

Reference - 2014/06915/PA
Decision: Decided
Date: 25th September 2014
Description: Conversion of existing annex into independent dwelling and erection of new car port
Reference - 2014/01537/PA
Decision: Decided
Date: 05th March 2014
Description: Erection of single storey rear extension
Reference - 2013/08643/PA
Decision: Decided
Date: 21st November 2013
Description: Application for a Certificate of Lawfulness for the proposed erection of a single storey rear extension
Reference - 2013/01257/PA
Decision: Decided
Date: 25th February 2013
Description: Non Material Amendment attached to approval 2012/02827/PA for amendment to front left-hand ground floor bedroom wall and window

Planning History

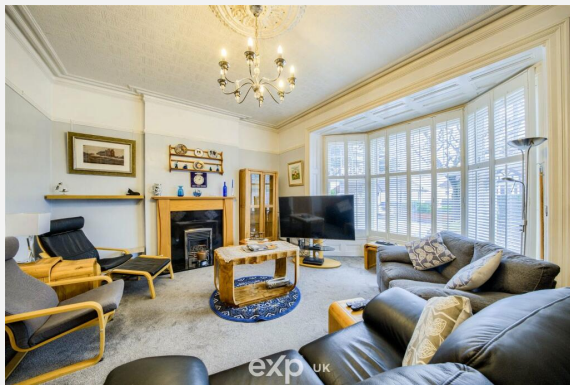
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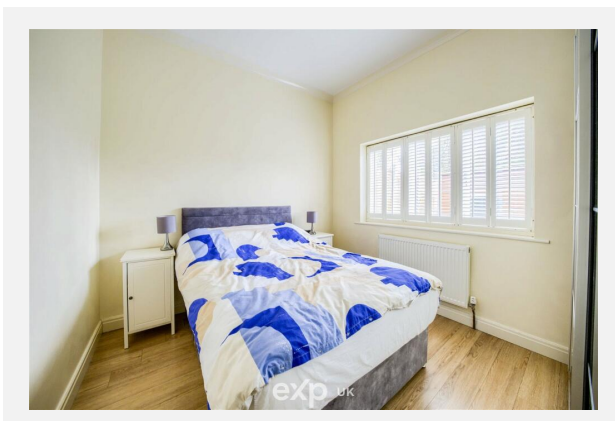
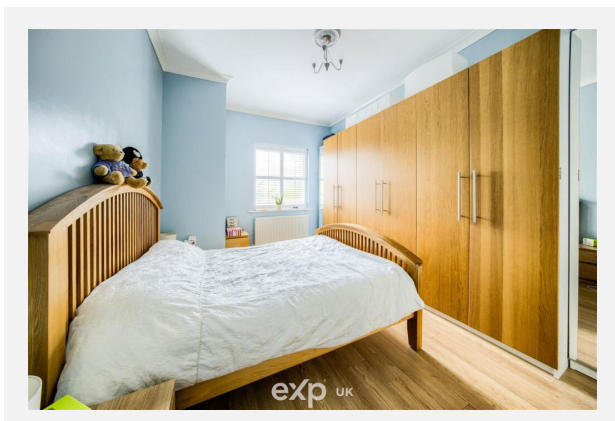
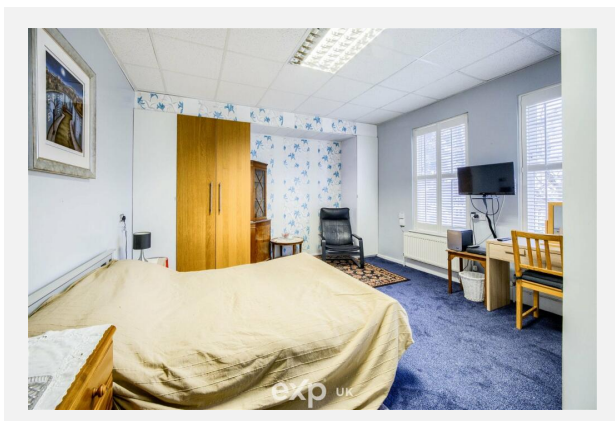
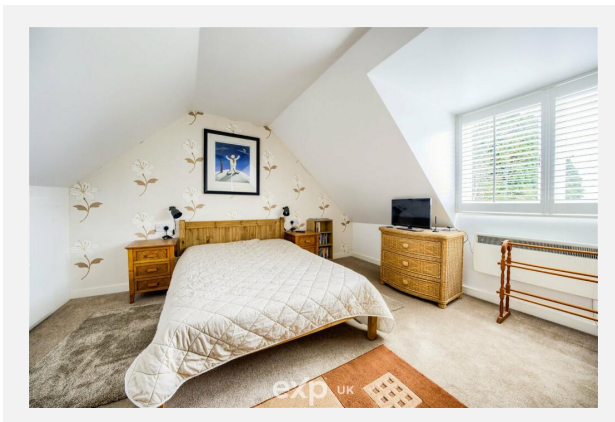
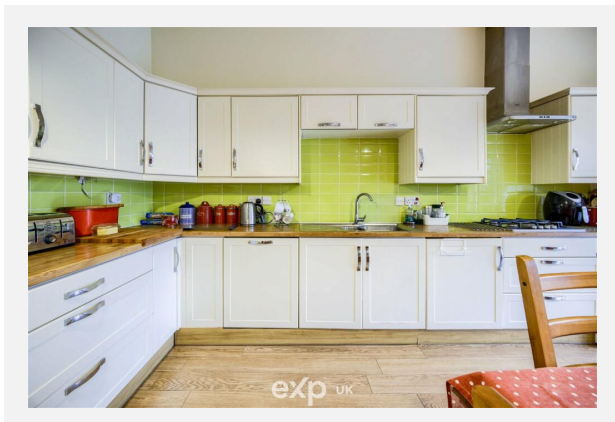
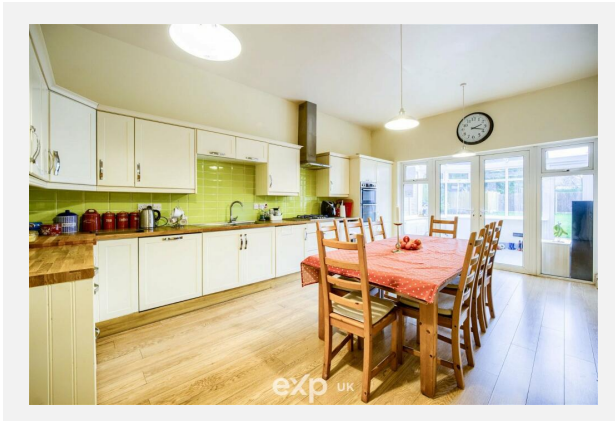
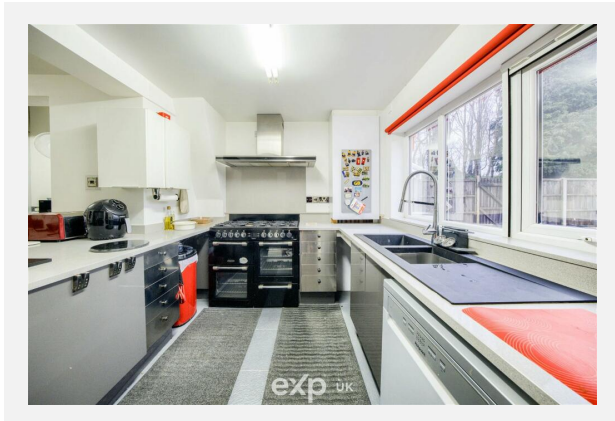
Planning records for: *176, Middleton Hall Road, Birmingham, B30 1DP*

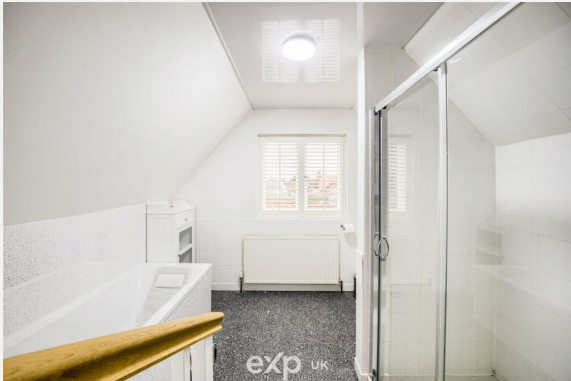
Reference - 2012/02827/PA
Decision: Decided
Date: 23rd April 2012
Description: Erection of a two storey side extension.

Reference - 2007/01748/PA
Decision: Decided
Date: 23rd March 2007
Description: Installation of first floor balcony to rear

Reference - 2007/01601/PA
Decision: Decided
Date: 15th March 2007
Description: Erection of single storey rear extension

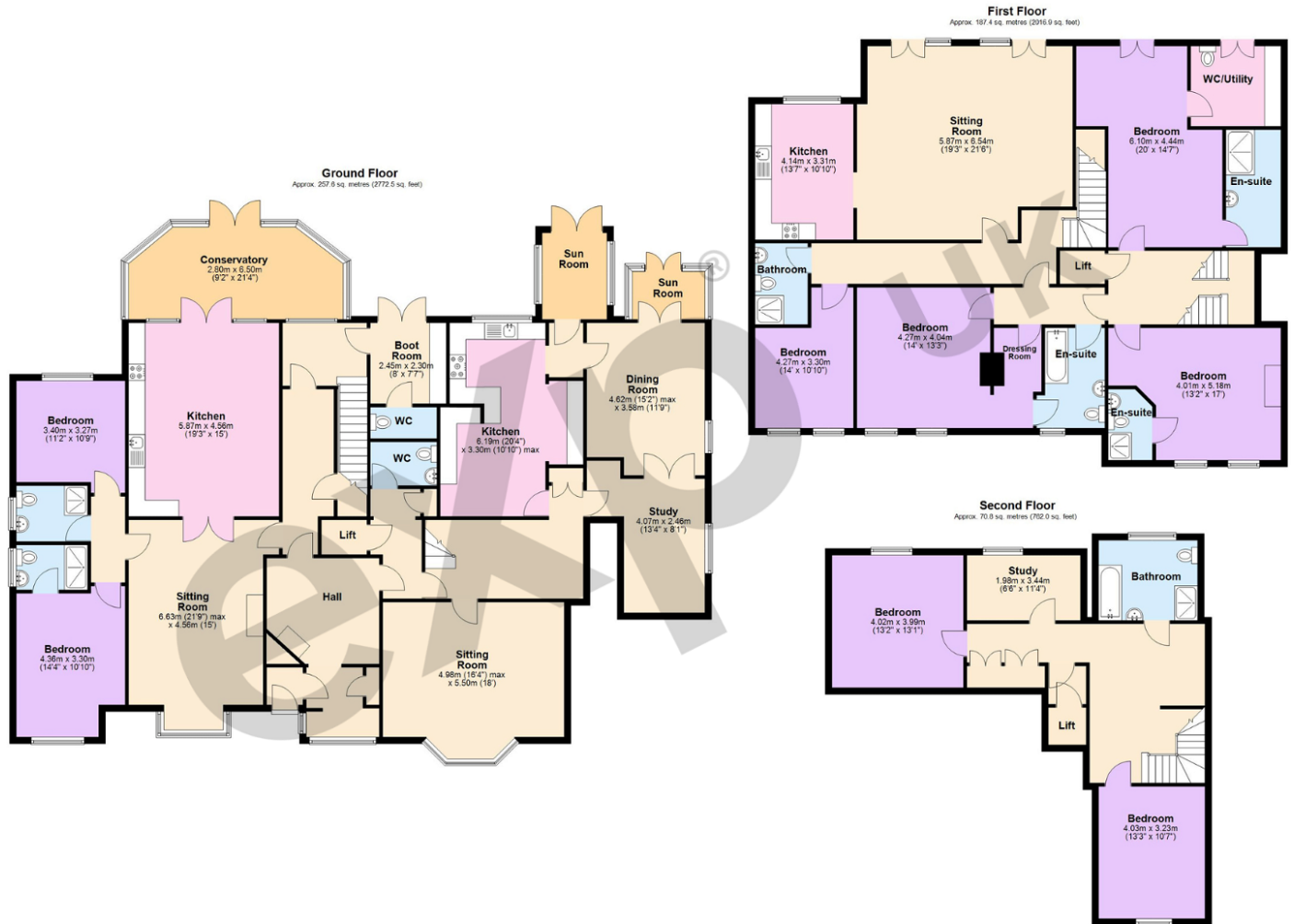








MIDDLETON HALL ROAD, BIRMINGHAM, B30



Total area: approx. 515.7 sq. metres (5551.4 sq. feet)

BIRMINGHAM, B30

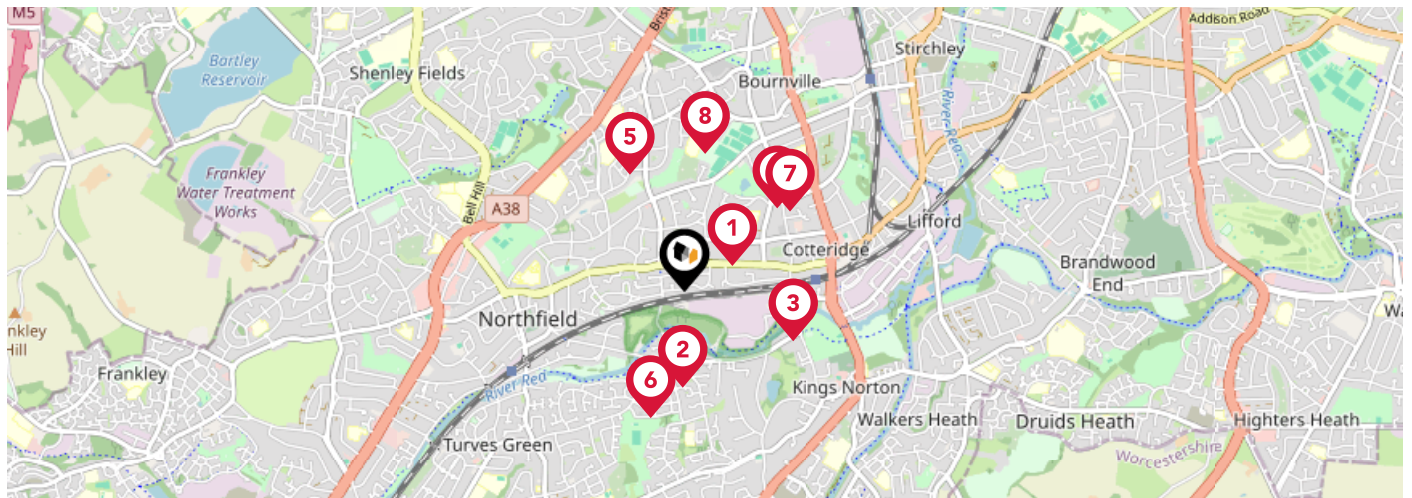
Energy rating
C

Valid until 27.02.2034

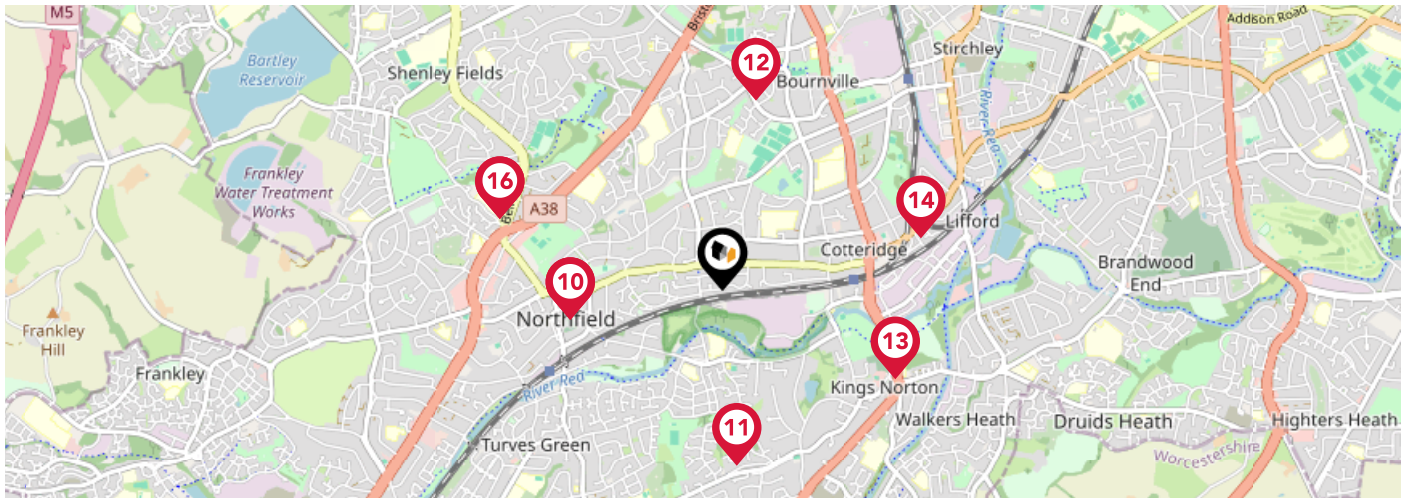
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
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:	Low energy lighting in 87% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	518 m ²



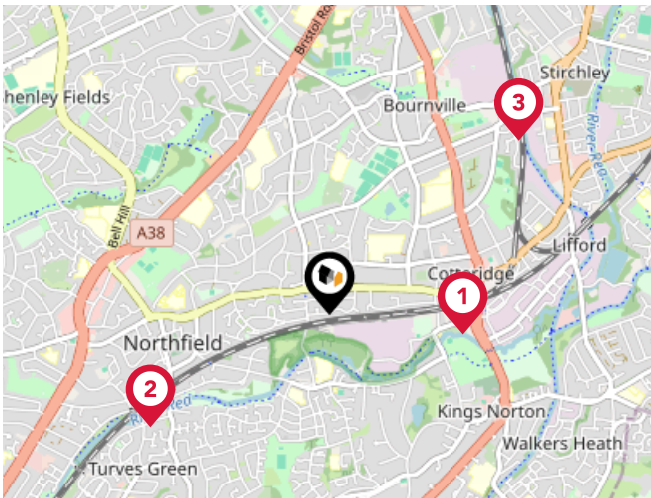
		Nursery	Primary	Secondary	College	Private
1	King's Norton Boys' School Ofsted Rating: Good Pupils: 654 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1147 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.54	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bournville School Ofsted Rating: Requires Improvement Pupils: 720 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wychall Primary School Ofsted Rating: Good Pupils: 407 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kings Norton Girls' School Ofsted Rating: Outstanding Pupils: 1013 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Francis Church of England Aided Primary School and Nursery Ofsted Rating: Good Pupils: 234 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 St Laurence Church Infant School Ofsted Rating: Good Pupils: 270 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Laurence Church Junior School Ofsted Rating: Good Pupils: 360 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Fairway Primary Academy Ofsted Rating: Good Pupils: 205 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Dame Elizabeth Cadbury School Ofsted Rating: Good Pupils: 795 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kings Norton Junior and Infant School Ofsted Rating: Good Pupils: 409 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cotteridge Primary School Ofsted Rating: Good Pupils: 419 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Longwill A Primary School for Deaf Children Ofsted Rating: Good Pupils: 61 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Victoria College Ofsted Rating: Not Rated Pupils:0 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

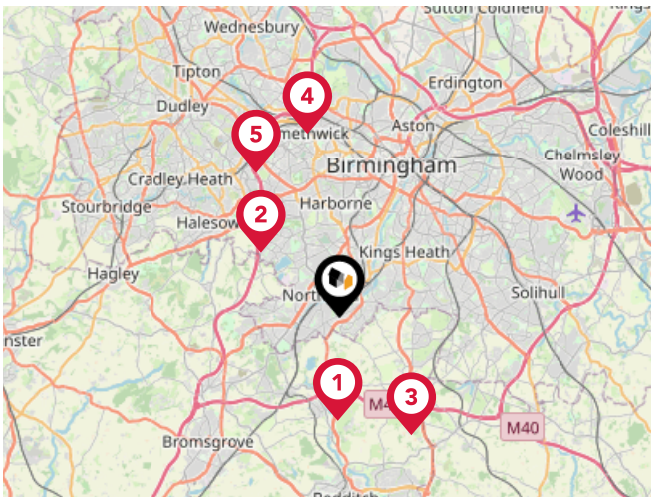
Area

Transport (National)



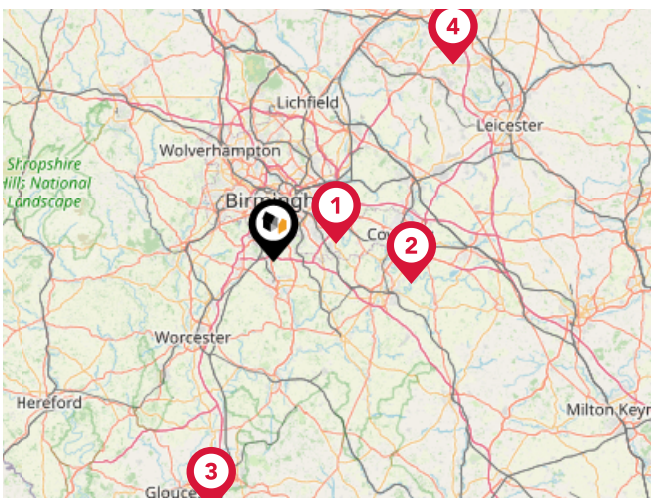
National Rail Stations

Pin	Name	Distance
1	Kings Norton Rail Station	0.61 miles
2	Northfield Rail Station	0.96 miles
3	Bournville Rail Station	1.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	3.72 miles
2	M5 J3	3.72 miles
3	M42 J3	4.92 miles
4	M5 J1	6.81 miles
5	M5 J2	6.13 miles

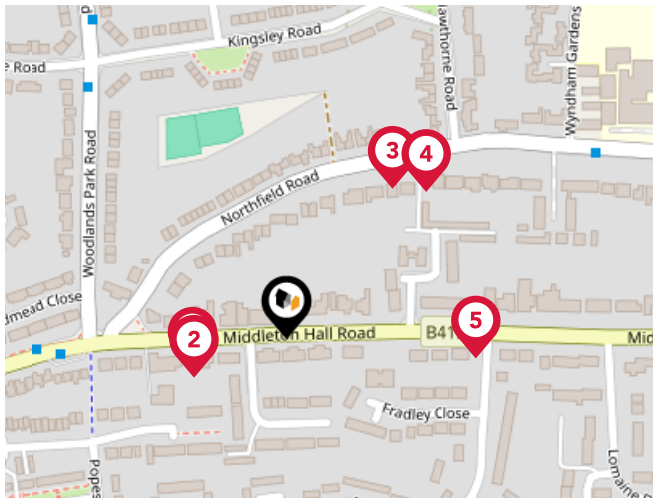


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	9.45 miles
2	Coventry Airport	20.18 miles
3	Gloucestershire Airport	37.25 miles
4	East Midlands Airport	38.48 miles

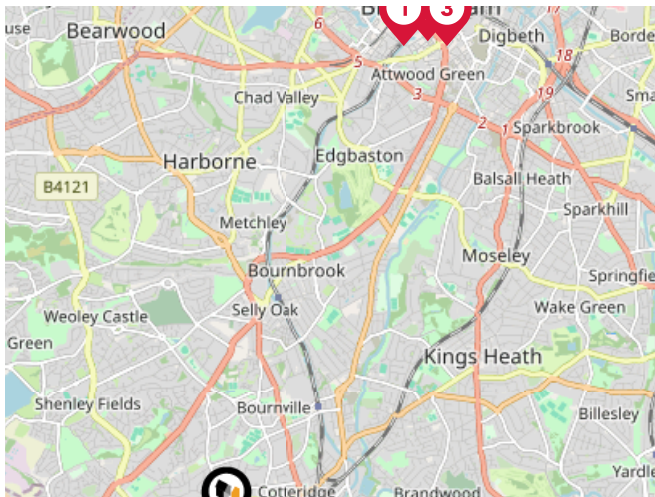
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stepwood Croft	0.06 miles
2	Stepwood Croft	0.06 miles
3	Hawthorne Rd	0.1 miles
4	Hawthorne Rd	0.11 miles
5	Longfellow Rd	0.11 miles



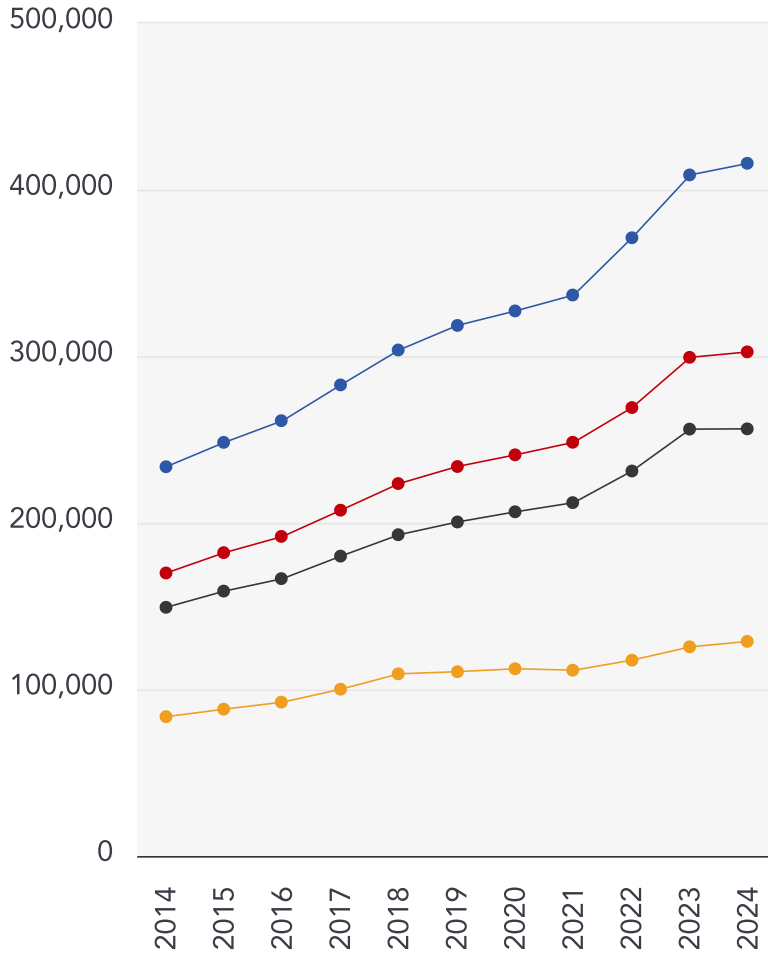
Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	4.66 miles
2	Town Hall (Midlands Metro Stop)	4.77 miles
3	Grand Central New Street (Midland Metro Stop)	4.8 miles

184, Middleton Hall Road, Birmingham, B30 1DP	Detached House		
Last Sold Date:	17/11/2022		
Last Sold Price:	£760,000		
168, Middleton Hall Road, Birmingham, B30 1DP	Detached House		
Last Sold Date:	31/01/2022		
Last Sold Price:	£780,000		
178, Middleton Hall Road, Birmingham, B30 1DP	Terraced House		
Last Sold Date:	14/05/2021		
Last Sold Price:	£500,000		
174, Middleton Hall Road, Birmingham, B30 1DP	Semi-detached House		
Last Sold Date:	16/12/2020	19/10/2015	25/07/2006
Last Sold Price:	£640,000	£260,000	£281,000
176a, Middleton Hall Road, Birmingham, B30 1DP	Flat-maisonette House		
Last Sold Date:	10/07/2018		
Last Sold Price:	£175,000		
192, Middleton Hall Road, Birmingham, B30 1DP	Semi-detached House		
Last Sold Date:	16/02/2018	29/08/2003	
Last Sold Price:	£249,000	£155,000	
170, Middleton Hall Road, Birmingham, B30 1DP	Detached House		
Last Sold Date:	05/08/2015		
Last Sold Price:	£525,000		
184b, Middleton Hall Road, Birmingham, B30 1DP	Detached House		
Last Sold Date:	12/09/2013		
Last Sold Price:	£360,000		
176, Middleton Hall Road, Birmingham, B30 1DP	Detached House		
Last Sold Date:	24/02/2012		
Last Sold Price:	£694,000		
180, Middleton Hall Road, Birmingham, B30 1DP	Semi-detached House		
Last Sold Date:	27/07/2007		
Last Sold Price:	£330,000		
188, Middleton Hall Road, Birmingham, B30 1DP	Semi-detached House		
Last Sold Date:	27/09/1996		
Last Sold Price:	£100,000		
170a, Middleton Hall Road, Birmingham, B30 1DP	Detached House		
Last Sold Date:	17/11/1995		
Last Sold Price:	£127,000		

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 B30



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

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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

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Dean Coleman Powered By eXp Data Quality

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