

DEAN COLEMAN
exp UK
Bespoke Estate Agent

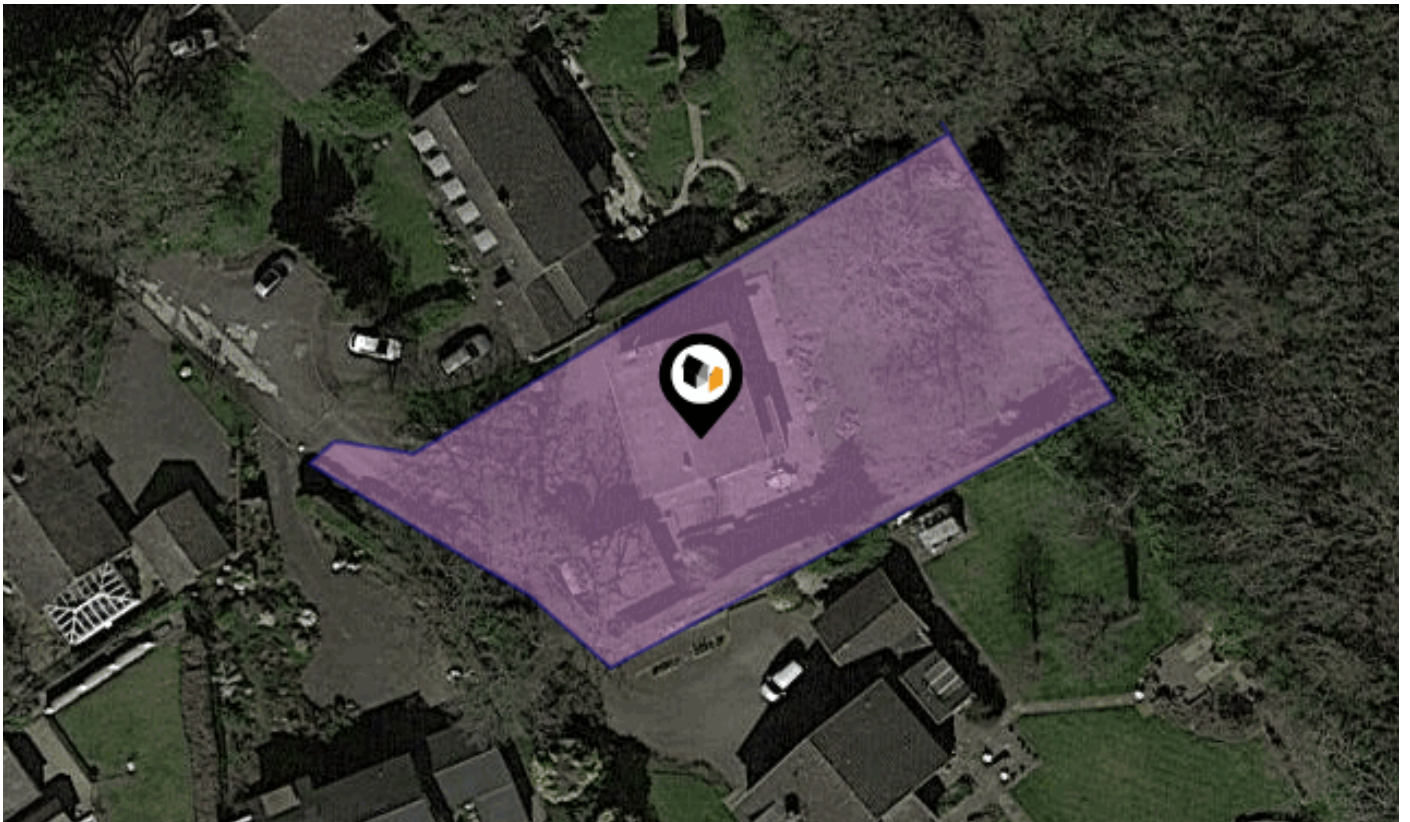


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th April 2024



PINFIELD DRIVE, BIRMINGHAM, B45

Guide Price : £900,000

Dean Coleman Powered By eXp

Birmingham

07581 875215

dean.coleman@exp.uk.com

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

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Know any property instantly

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"This has been our home for over 40 years and it has served us well. We've been really grateful of all the space on offer, but the garden, which our children so too our grandchildren have loved; has given us so many wonderful memories over the years. But it's now time for a new family to enjoy what we have and make use of the huge amount of space on offer both inside and out. We'll miss the Village which is just a short distance away, also the peace and tranquillity the area has to offer."

Surrounded by stunning Worcestershire countryside, this quiet and private cul-de-sac is the perfect location to raise a family. With the Village just a short distance away, there's opportunity to enjoy the boutique shops, cafes and restaurants Barnt Green has to offer.

In addition; for the commuter, Barnt Green Train Station is just over half a mile away and situated on the Central Line. This offers easy commuting to towns and points of interests such as: Redditch, Bromsgrove, Queen Elizabeth Hospital & Birmingham University, plus Five Ways and New Street / Grand Central. For the long distance commuter, the M42 Junction 1 is just under two miles away and M5 just over two miles. For local travel, there is a bus stop within a few minutes walking distance.

This vast and spacious home offers: an entrance porch, large entrance hallway with large store cupboard, guest toilet, three large reception rooms one of which overlooks the incredible rear and side gardens, a large study/office and superb kitchen diner plus separate utility room. To the first floor there are five bedrooms with one having an ensuite shower room and four having built in wardrobes; multiple store cupboard and a large family bathroom with four-piece suite. The front of the home has ample space for multiple vehicles to park, plus the presence of a large double garage offers lots of storage or further space for more vehicles. The garden which is superbly maintained, vast, private and enclosed, is the perfect space for relaxing, entertaining and an incredible place for the children to play, as well as the peace and quiet this location boasts.

The property's location is particularly attractive, as it is situated on the doorstep of the stunning Lickey Hills Country Park and the picturesque Worcestershire countryside. This provides residents with the opportunity to enjoy outdoor activities, scenic views, and a tranquil environment.

Overall, this detached house not only offers spacious accommodation but also presents potential for further customization or expansion to suit the needs and preferences of its occupants.

Take a look for yourself and see not only how much space this detached house has, but also the incredible pote



Property

Type:	Detached
Bedrooms:	5
Floor Area:	2,249 ft ² / 209 m ²
Plot Area:	0.32 acres
Year Built :	1967-1975
Council Tax :	Band G
Annual Estimate:	£3,660
Title Number:	HW15052
UPRN:	100120563807

Guide Price:	£900,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

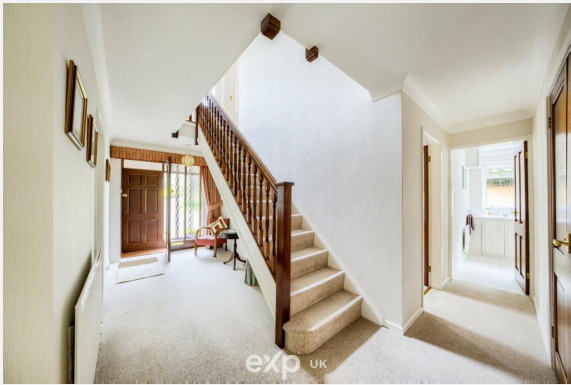
7 mb/s	30 mb/s	- mb/s

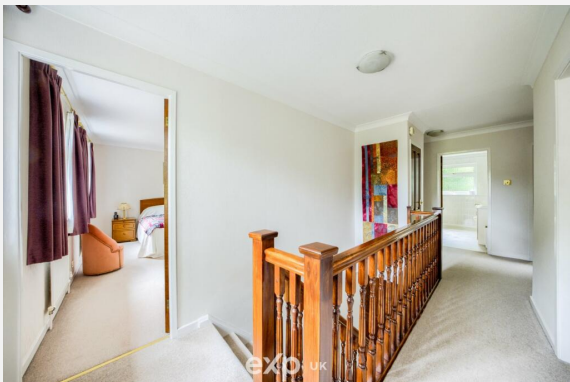
Mobile Coverage: (based on calls indoors)

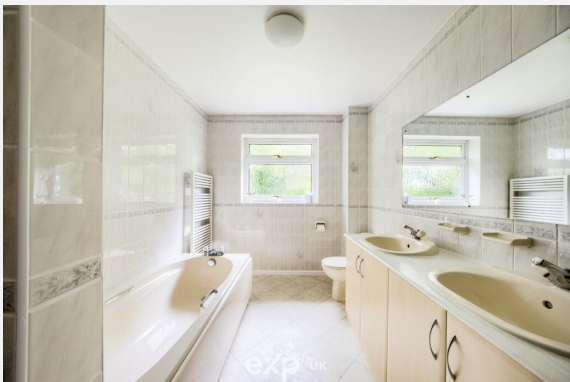


Satellite/Fibre TV Availability:



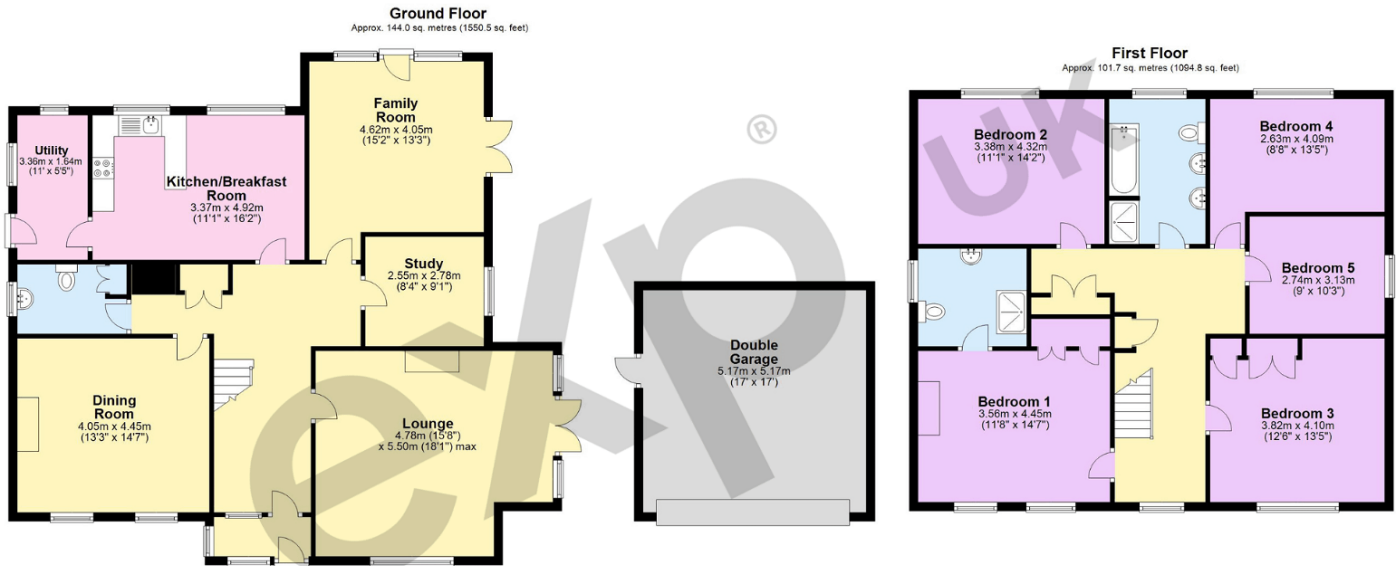








PINFIELD DRIVE, BIRMINGHAM, B45



Total area: approx. 245.8 sq. metres (2645.2 sq. feet)

Barnt Green, B45

Energy rating

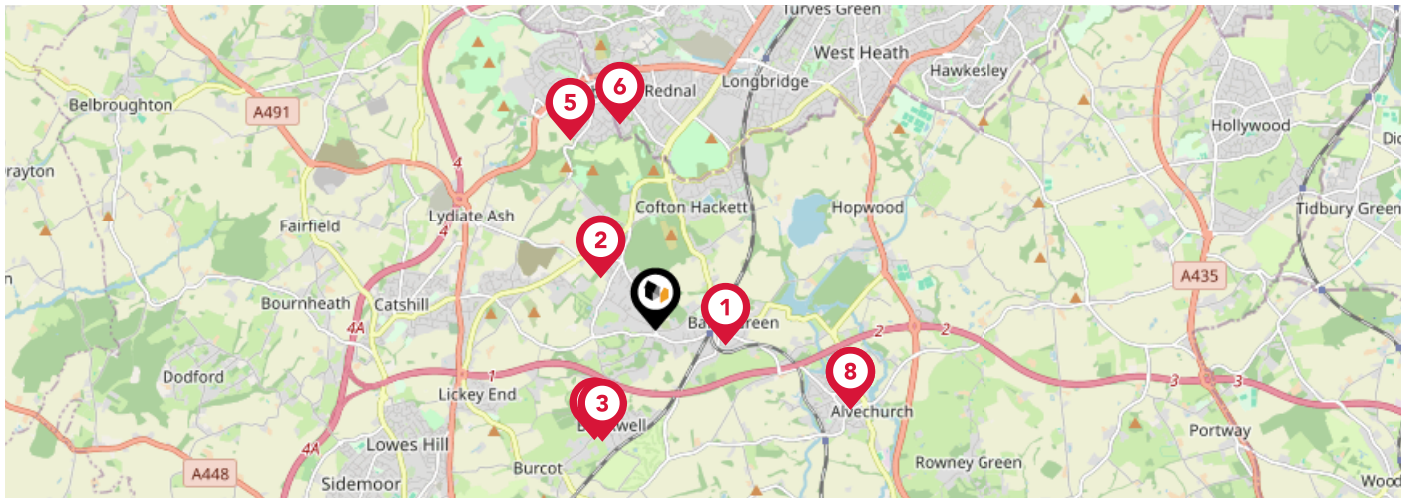
D









Valid until 24.01.2032

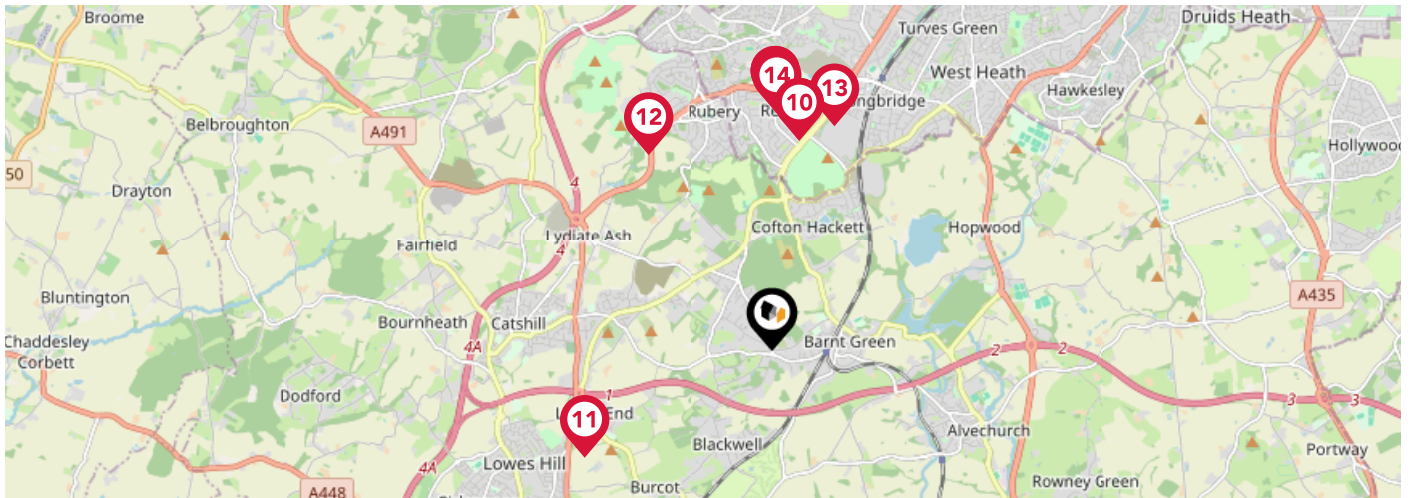
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

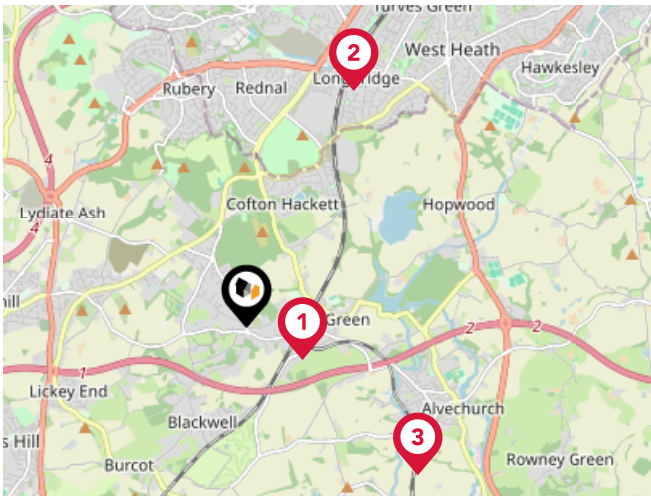
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
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:	Low energy lighting in 4% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	209 m ²



		Nursery	Primary	Secondary	College	Private
	St Andrew's CofE First School Ofsted Rating: Outstanding Pupils: 224 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lickey Hills Primary School and Nursery Ofsted Rating: Good Pupils: 433 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blackwell First School Ofsted Rating: Outstanding Pupils: 152 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hunters Hill College Ofsted Rating: Special Measures Pupils: 117 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Beaconside Primary and Nursery School Ofsted Rating: Good Pupils: 240 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James Catholic Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crown Meadow First School & Nursery Ofsted Rating: Good Pupils: 334 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alvechurch CofE Middle School Ofsted Rating: Good Pupils: 435 Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

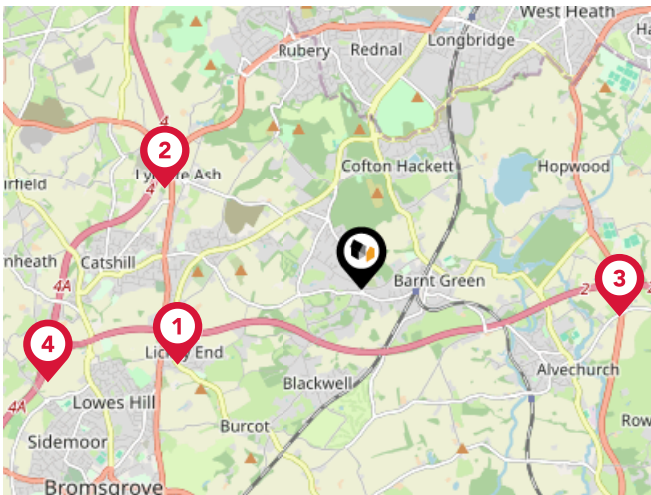


		Nursery	Primary	Secondary	College	Private
	Rednal Hill Infant School Ofsted Rating: Good Pupils: 304 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rednal Hill Junior School Ofsted Rating: Requires Improvement Pupils: 351 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lickey End First School Ofsted Rating: Requires Improvement Pupils: 150 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waseley Hills High School Ofsted Rating: Requires Improvement Pupils: 723 Distance:2.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Columba's Catholic Primary School Ofsted Rating: Good Pupils: 196 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colmers School and Sixth Form College Ofsted Rating: Good Pupils: 1129 Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rubery Nursery School Ofsted Rating: Good Pupils: 152 Distance:2.19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colmers Farm Primary School Ofsted Rating: Good Pupils: 399 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



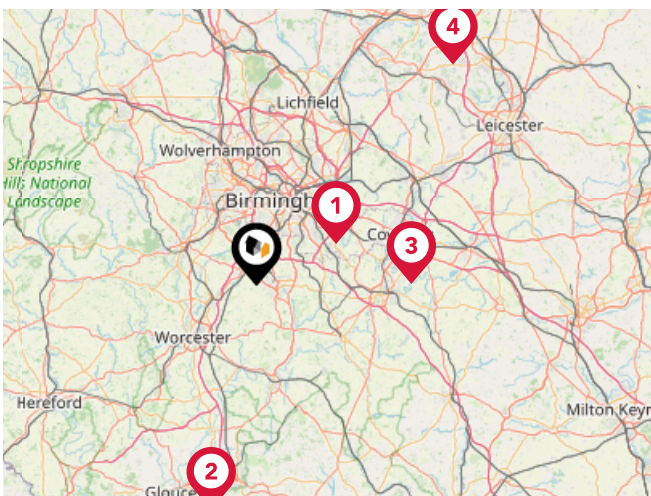
National Rail Stations

Pin	Name	Distance
1	Barnt Green Rail Station	0.58 miles
2	Longbridge Rail Station	2.37 miles
3	Alvechurch Rail Station	2.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J1	1.8 miles
2	M5 J4	2.01 miles
3	M42 J2	2.35 miles
4	M5 J4A	2.96 miles
5	M5 J3	5.87 miles

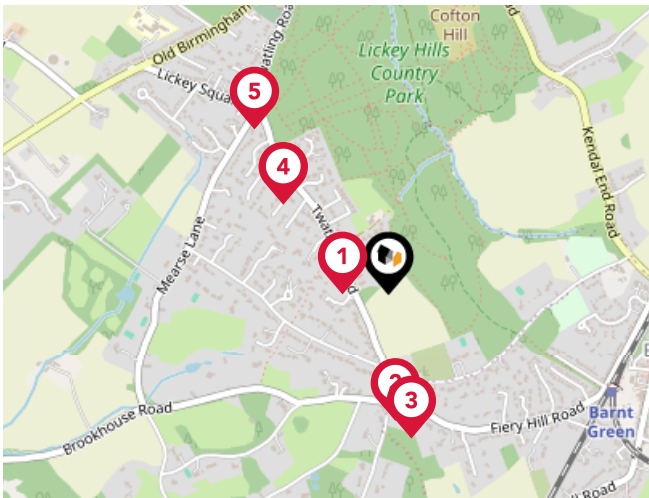


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	13.03 miles
2	Gloucestershire Airport	33.32 miles
3	Coventry Airport	22.36 miles
4	East Midlands Airport	42.7 miles

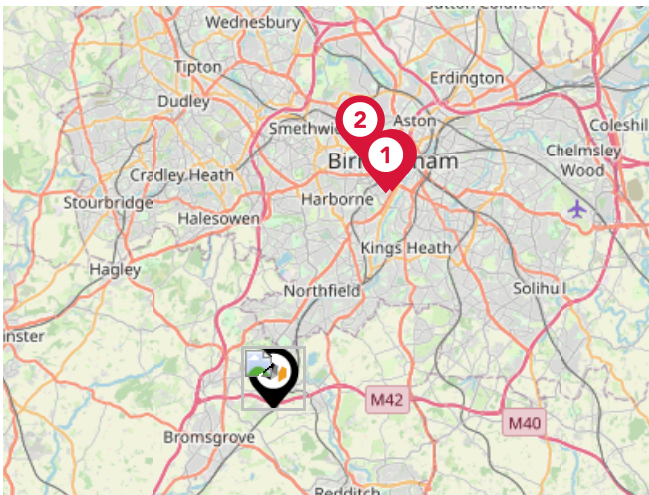
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pinfield Drive	0.11 miles
2	Cherry Hill Road	0.29 miles
3	Fiery Hill Road	0.33 miles
4	Hollyfield Drive	0.31 miles
5	Lickey Square	0.48 miles



Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	8.83 miles
2	Soho Benson Road (Midland Metro Stop)	9.62 miles
3	Town Hall (Midlands Metro Stop)	8.96 miles

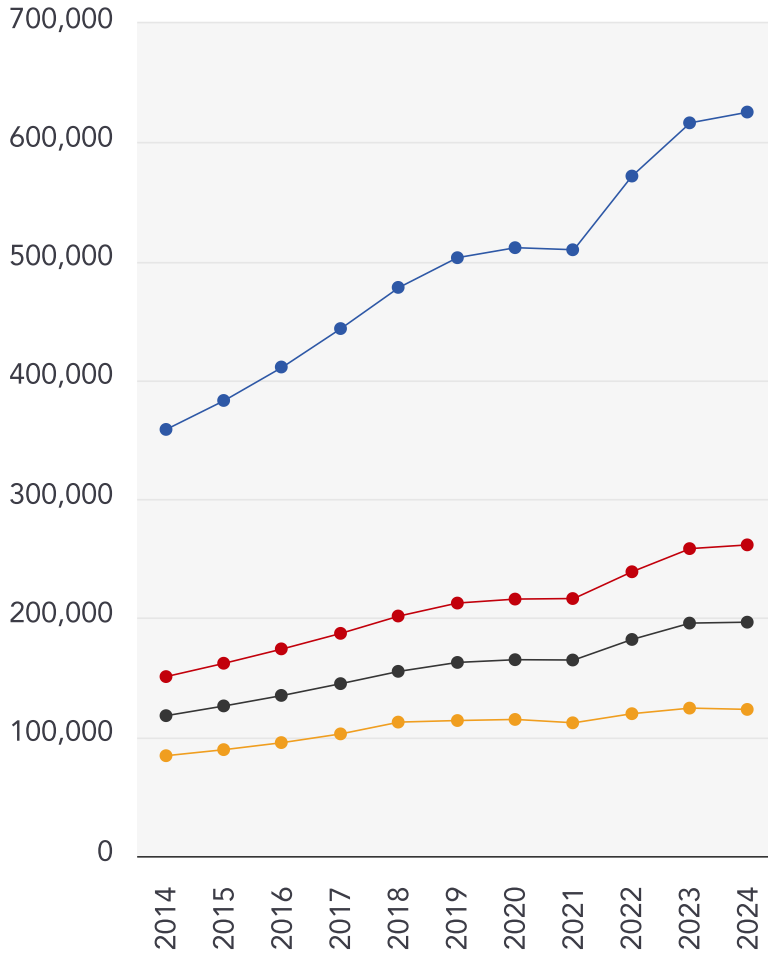
8, Pinfield Drive, Birmingham, B45 8XA		Detached House			
Last Sold Date:	02/09/2016				
Last Sold Price:	£720,000				
6, Pinfield Drive, Birmingham, B45 8XA		Detached House			
Last Sold Date:	11/12/2013	04/10/2002	05/06/1998	29/08/1995	
Last Sold Price:	£550,000	£330,000	£218,000	£202,500	
4, Pinfield Drive, Birmingham, B45 8XA		Detached House			
Last Sold Date:	20/07/2006	19/12/2003			
Last Sold Price:	£578,000	£472,500			
1, Pinfield Drive, Birmingham, B45 8XA		Detached House			
Last Sold Date:	14/07/2004	13/06/1997			
Last Sold Price:	£470,000	£220,000			
5, Pinfield Drive, Birmingham, B45 8XA		Detached House			
Last Sold Date:	24/03/1995				
Last Sold Price:	£203,300				

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 B45



Detached

+74.39%

Semi-Detached

+73.42%

Terraced

+66.61%

Flat

+46.13%

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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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dean.coleman@exp.uk.com
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