

DEAN COLEMAN



Bespoke Estate Agent

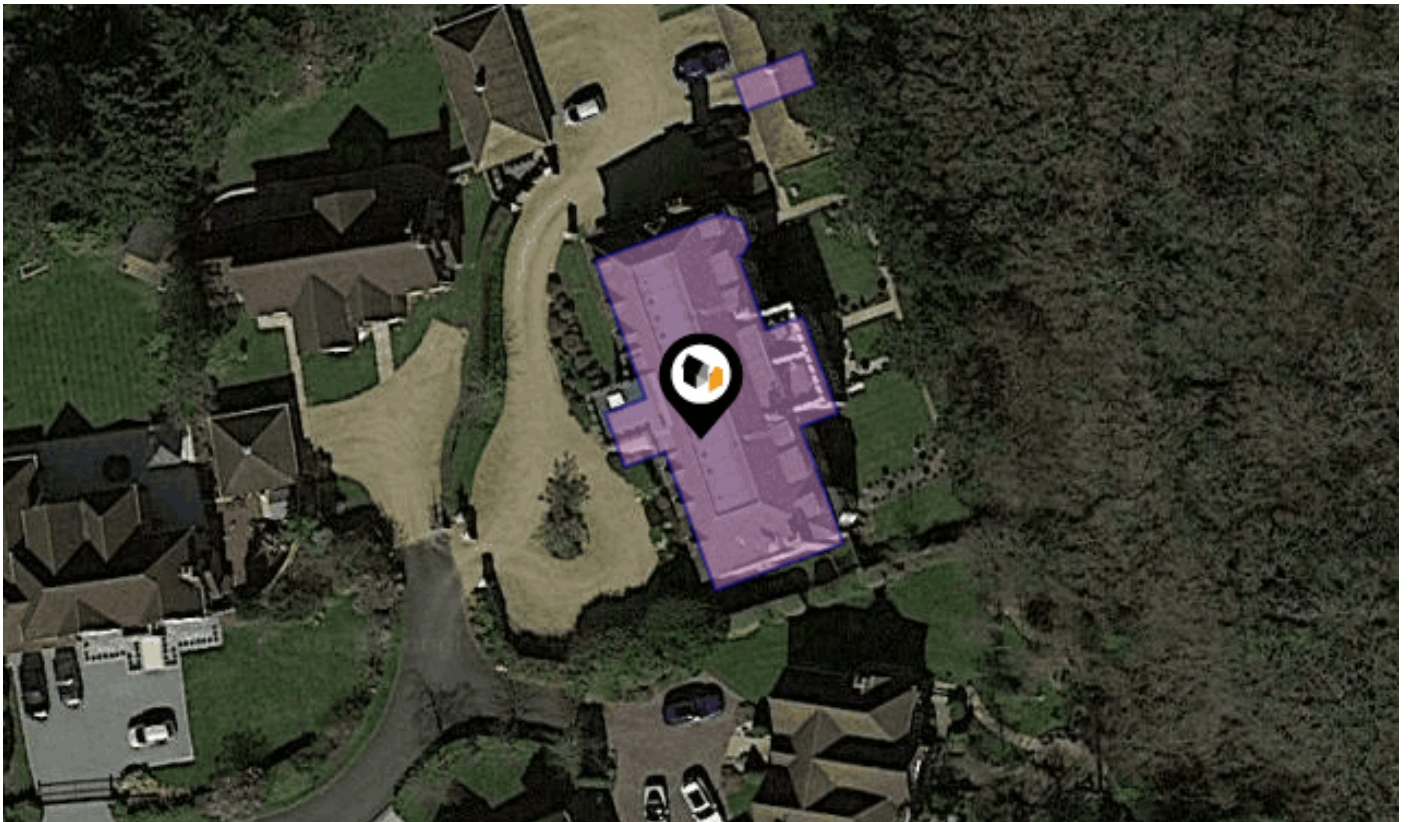


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 07th April 2024



**MALVERN GRANGE, GREENHURST DRIVE, BARNT GREEN,
BIRMINGHAM, B45**

Price Guide : £425,000

Dean Coleman Powered By eXp

Birmingham

07581 875215

dean.coleman@exp.uk.com

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

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*The seller is prepared to cover the costs for the service charge and ground rent for a new owners first year. In addition, the seller will also pay for a buyers solicitors fees up to the maximum £2,000 Inclusive of VAT subject to successful purchase/sale completion only. What an incredible offer, for a superb home, in a stunning location!!!

Quiet, peaceful, safe and secure; are just some of the features the current owners have benefited from since their ownership. But with their family circumstances now changing, means a new owner can enjoy this wonderful ground floor apartment which is close to the beautiful Barnt Green Village.

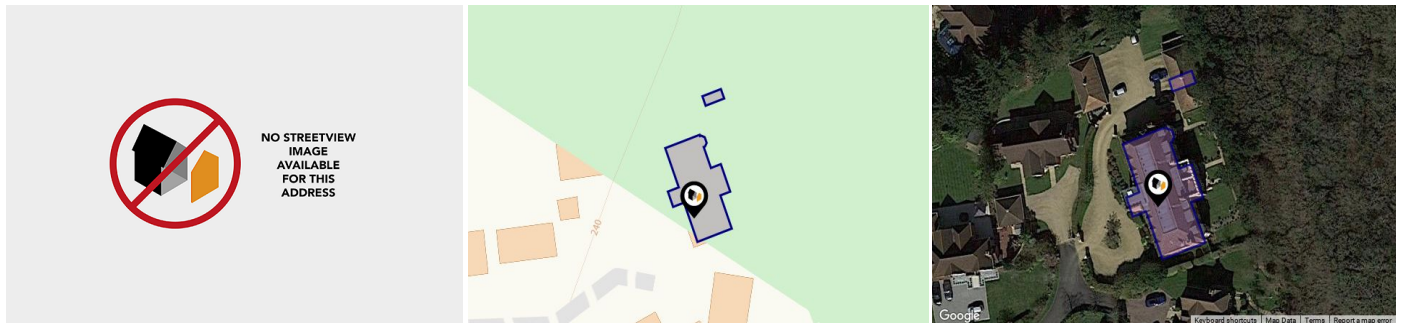
Malvern Grange is a luxurious Crosby Homes development, set in idyllic and well maintained ground on Greenhurst Drive. This homely complex stands behind electronic wrought-iron gates and benefits from having a private parking space in front of its own garage, plus visitor parking.

This super apartment comprises of: a spacious entrance hall with doors off leading to; two double bedrooms both with en-suites, a dining room, separate fitted kitchen, guest toilet and fabulous lounge with French doors. The two double bedrooms benefit from having built-in wardrobes and en-suites, central heating and double glazing, with one having a fabulous bay window. There is a dining room with double glazing and central heating, plus a separate kitchen breakfast room with fitted wall and base units, benefitting from having a range of integrated appliances such as fridge/freezer, double oven, gas hob, extractor fan and space for a washer/dryer. The theme throughout is light, airy and spacious, with the superb lounge area offering all this plus a gas fire and surround, plus French doors leading out to the patio and communal gardens surrounding by trees and offering lots of privacy. The apartment is accessible by either the communal entrance from its grand looking front, or its French doors via the communal but private garden.

The prestigious and highly sought-after area of Barnt Green, is close to amenities and train station which occupies the Central Line. This station can provide direct access to the likes of Redditch, Bromsgrove, Longbridge, Queen Elizabeth Hospital & Birmingham University, Five Ways and New Street / Grand Central, stopping at Lichfield Trent Valley (to name a few).

The village itself, with a range of cafes, shops for every day convenience and boutique outlets is under 1 mile away, also having local bus connections a short walk away. For the long distance commuter, the M42 Junction 1 is only approximately 1.8 miles away as is the M5 Junction 4.

A peaceful, secure and quiet location, but still within close proximity to the stunning village centre for those every day essentials and social gatherings.






Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£365
Bedrooms:	2	Price Guide:	£425,000
Floor Area:	1,162 ft ² / 108 m ²	Tenure:	Leasehold
Plot Area:	0.09 acres	Start Date:	08/06/1998
Year Built :	1998	End Date:	01/10/2147
Council Tax :	Band G	Lease Term:	150 years from 1 October 1997
Annual Estimate:	£3,660	Term Remaining:	123 years
Title Number:	WR32677		
UPRN:	10000212125		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

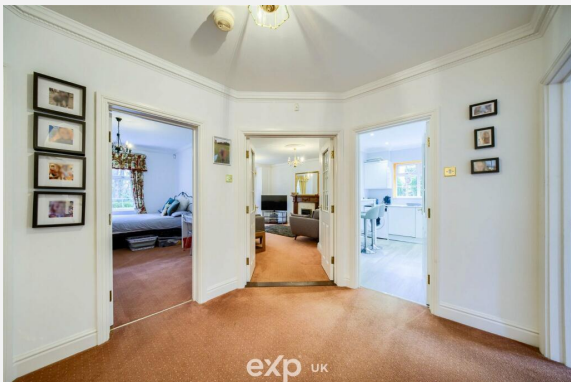
8 mb/s	42 mb/s	1000 mb/s
		

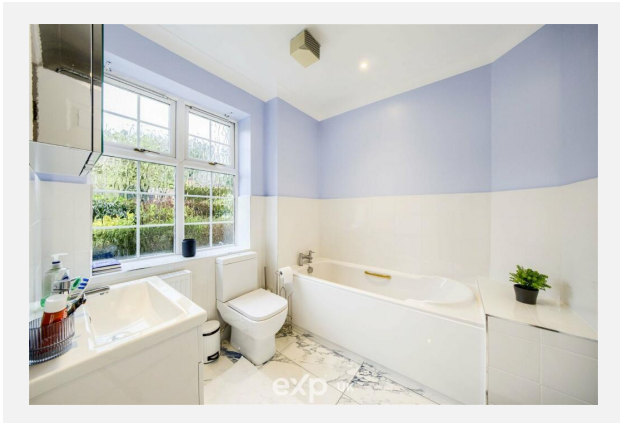
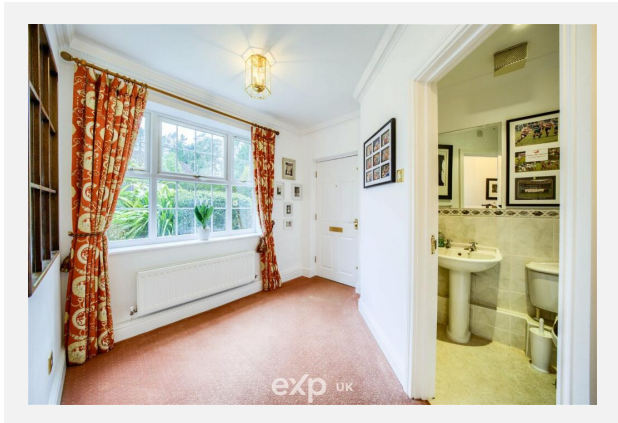
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



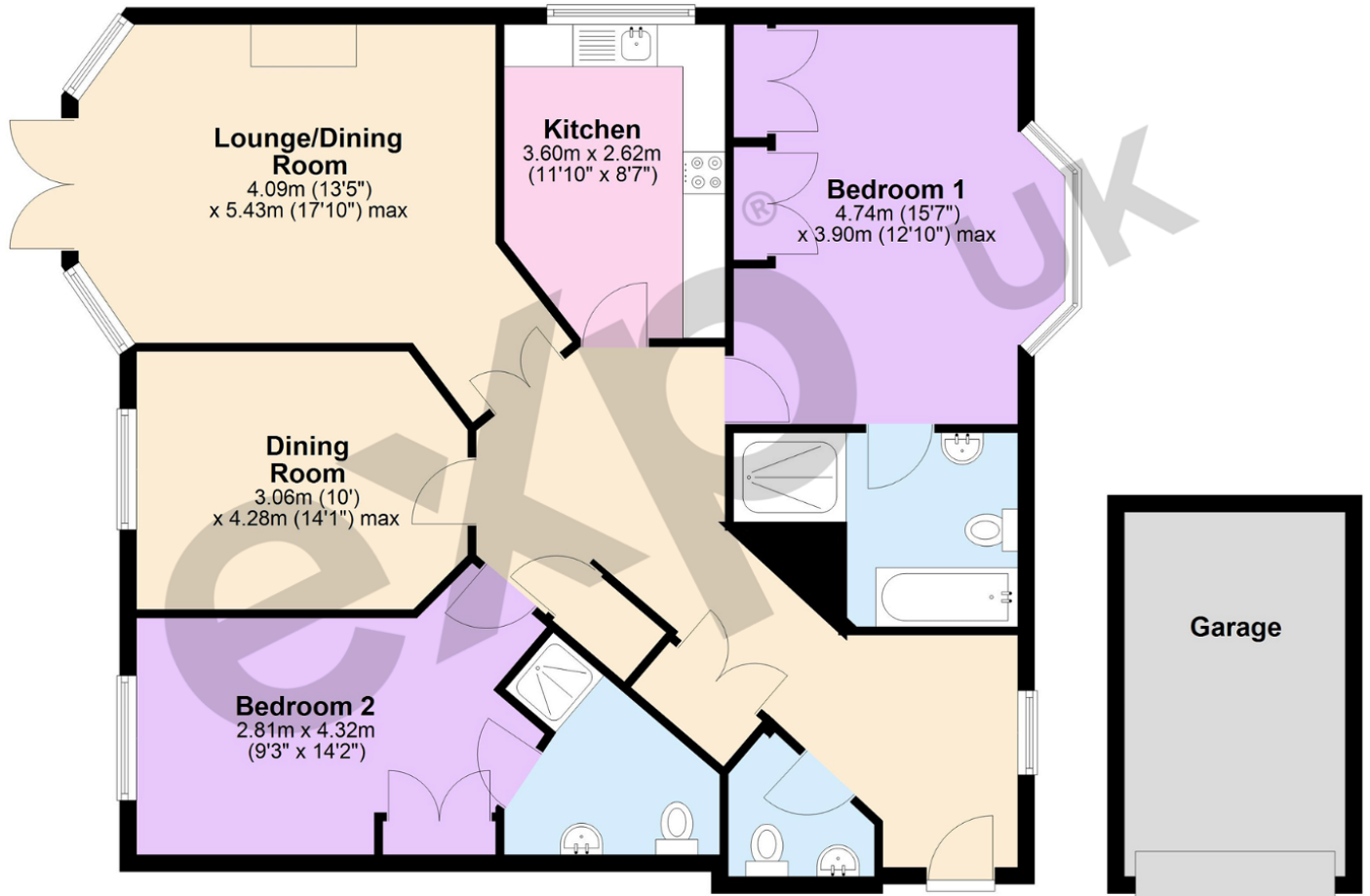




MALVERN GRANGE, GREENHURST DRIVE, BARNT GREEN, BIRMINGHAM, B45

Ground Floor

Approx. 117.2 sq. metres (1262.0 sq. feet)



Total area: approx. 117.2 sq. metres (1262.0 sq. feet)

Greenhurst Drive, Barnt Green, B45

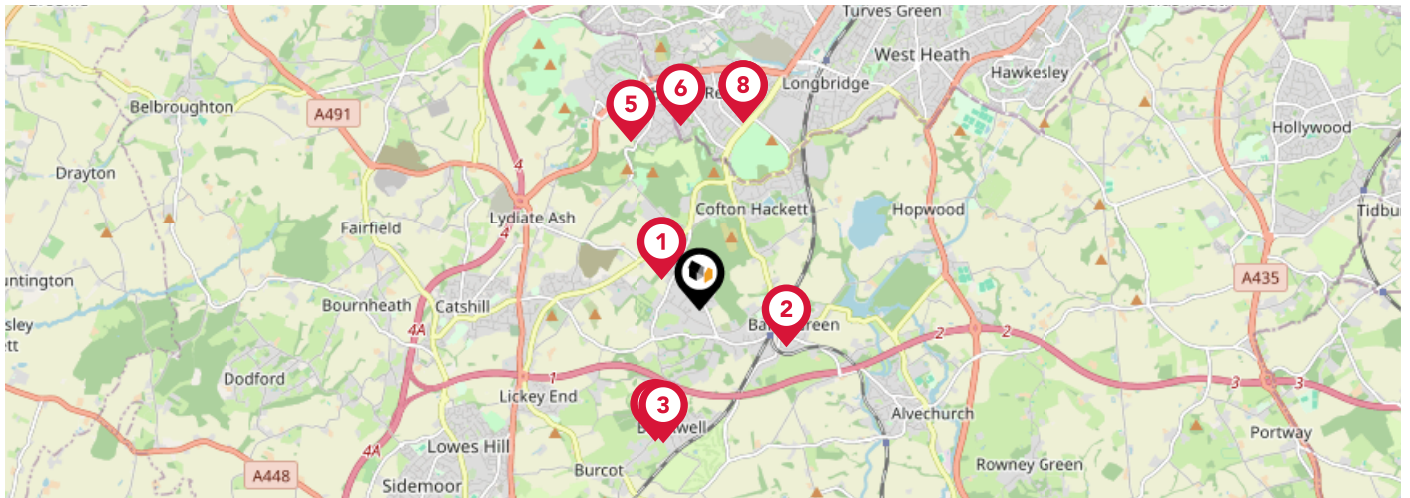
Energy rating
C

Valid until 19.10.2027

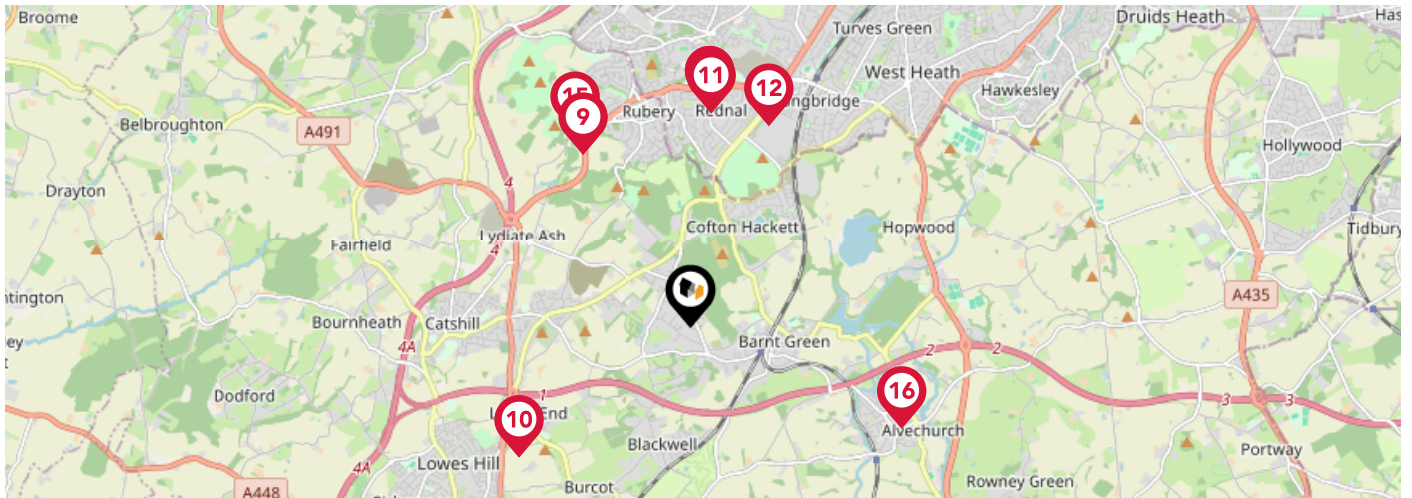
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

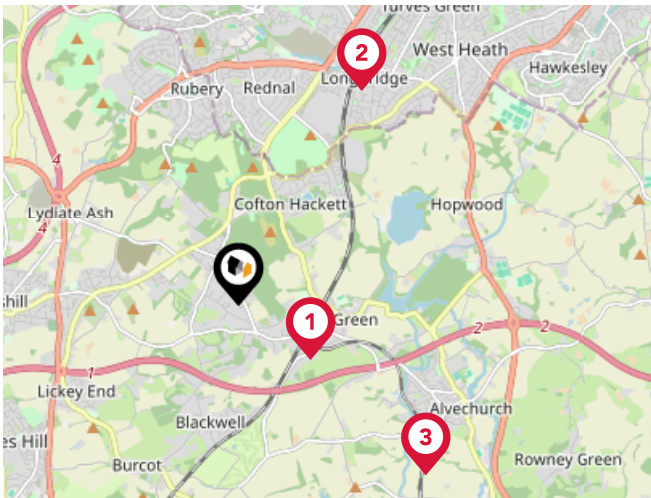
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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, limited insulation (assumed)
Total Floor Area:	108 m ²



		Nursery	Primary	Secondary	College	Private
1	Lickey Hills Primary School and Nursery Ofsted Rating: Good Pupils: 433 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's CofE First School Ofsted Rating: Outstanding Pupils: 224 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Blackwell First School Ofsted Rating: Outstanding Pupils: 152 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hunters Hill College Ofsted Rating: Special Measures Pupils: 117 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Beaconside Primary and Nursery School Ofsted Rating: Good Pupils: 240 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St James Catholic Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Rednal Hill Infant School Ofsted Rating: Good Pupils: 304 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Rednal Hill Junior School Ofsted Rating: Requires Improvement Pupils: 351 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

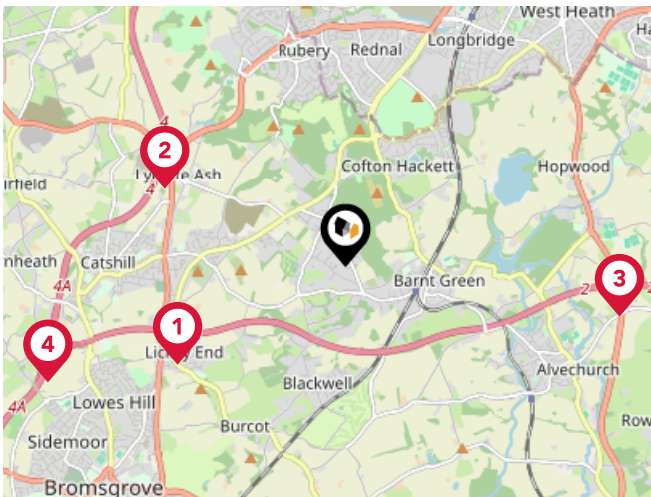


		Nursery	Primary	Secondary	College	Private
	Waseley Hills High School Ofsted Rating: Requires Improvement Pupils: 723 Distance: 1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lickey End First School Ofsted Rating: Requires Improvement Pupils: 150 Distance: 1.94	<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: 1.96	<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: 1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rubery Nursery School Ofsted Rating: Good Pupils: 152 Distance: 2	<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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holywell Primary and Nursery School Ofsted Rating: Requires Improvement Pupils: 452 Distance: 2.05	<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: 2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



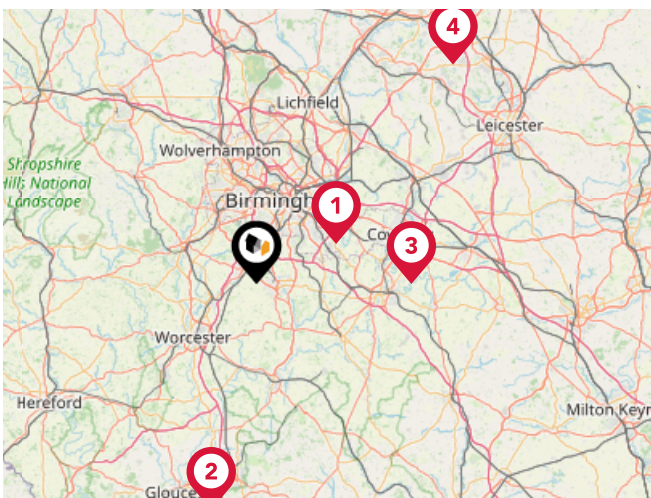
National Rail Stations

Pin	Name	Distance
1	Barnt Green Rail Station	0.81 miles
2	Longbridge Rail Station	2.25 miles
3	Alvechurch Rail Station	2.28 miles



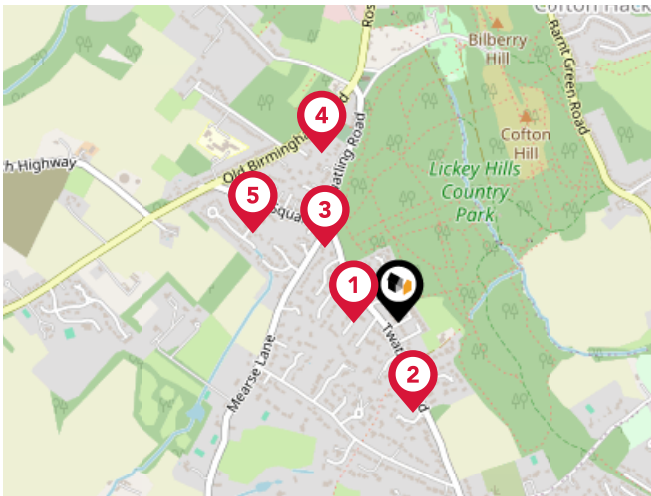
Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J1	1.77 miles
2	M5 J4	1.8 miles
3	M42 J2	2.51 miles
4	M5 J4A	2.89 miles
5	M5 J3	5.66 miles








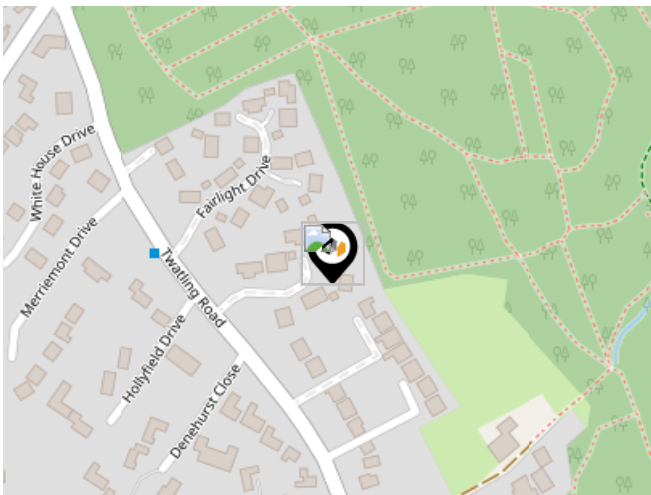
Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	13.06 miles
2	Gloucestershire Airport	33.49 miles
3	Coventry Airport	22.5 miles
4	East Midlands Airport	42.64 miles



Bus Stops/Stations

Pin	Name	Distance
	Hollyfield Drive	0.1 miles
	Pinfield Drive	0.21 miles
	Lickey Square	0.24 miles
	Parish Hall	0.42 miles
	Woodhill Avenue	0.39 miles



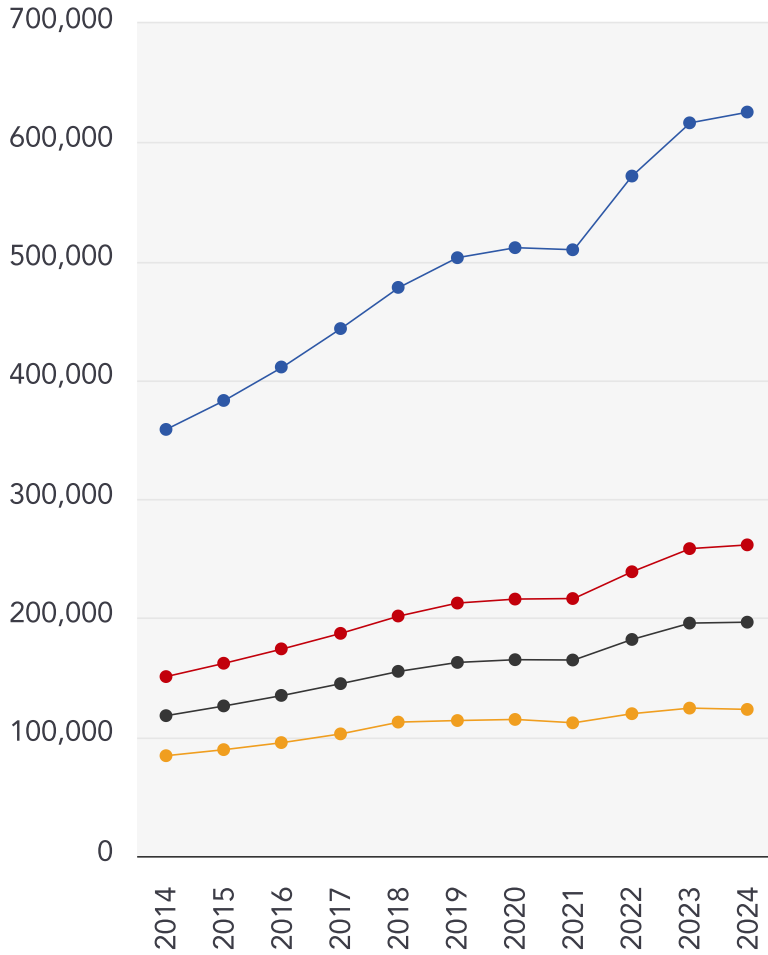
Local Connections

Pin	Name	Distance
	Centenary Square (Midlands Metro Stop)	8.71 miles
	Soho Benson Road (Midland Metro Stop)	9.47 miles
	Town Hall (Midlands Metro Stop)	8.85 miles

Charlton House, 2, Greenhurst Drive, Birmingham, B45 8GH		Detached House	
Last Sold Date:	04/04/2023		
Last Sold Price:	£1,262,500		
Flat 3, Malvern Grange, Greenhurst Drive, Birmingham, B45 8GH		Flat-maisonette House	
Last Sold Date:	29/07/2022	05/01/2018	09/06/1998
Last Sold Price:	£425,000	£390,000	£232,500
Flat 7, Malvern Grange, Greenhurst Drive, Birmingham, B45 8GH		Flat-maisonette House	
Last Sold Date:	02/03/2022	04/04/2014	17/04/2001
Last Sold Price:	£395,000	£305,000	£199,000
10, Greenhurst Drive, Birmingham, B45 8GH		Detached House	
Last Sold Date:	09/08/2021	27/11/1998	
Last Sold Price:	£1,090,000	£395,000	
Flat 9, Malvern Grange, Greenhurst Drive, Birmingham, B45 8GH		Flat-maisonette House	
Last Sold Date:	04/08/2017	12/05/2015	19/12/2000
Last Sold Price:	£360,000	£330,000	£225,000
11, Greenhurst Drive, Birmingham, B45 8GH		Detached House	
Last Sold Date:	05/05/2016	05/04/2007	06/09/2000
Last Sold Price:	£869,000	£875,000	£470,000
Flat 4, Malvern Grange, Greenhurst Drive, Birmingham, B45 8GH		Flat-maisonette House	
Last Sold Date:	28/10/2014	18/01/2000	
Last Sold Price:	£375,000	£250,000	
1, Greenhurst Drive, Birmingham, B45 8GH		Detached House	
Last Sold Date:	06/11/2009	19/11/1999	
Last Sold Price:	£745,000	£449,000	
Flat 5, Malvern Grange, Greenhurst Drive, Birmingham, B45 8GH		Flat-maisonette House	
Last Sold Date:	20/03/2008	11/05/2001	12/06/1998
Last Sold Price:	£347,000	£185,000	£197,500
12, Greenhurst Drive, Birmingham, B45 8GH		Detached House	
Last Sold Date:	05/08/1999		
Last Sold Price:	£465,000		
Flat 8, Malvern Grange, Greenhurst Drive, Birmingham, B45 8GH		Flat-maisonette House	
Last Sold Date:	31/07/1998		
Last Sold Price:	£215,000		
2, Greenhurst Drive, Birmingham, B45 8GH		Detached House	
Last Sold Date:	29/05/1998		
Last Sold Price:	£445,000		

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 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

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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Birmingham
07581 875215
dean.coleman@exp.uk.com
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