

DEAN COLEMAN



Bespoke Estate Agent

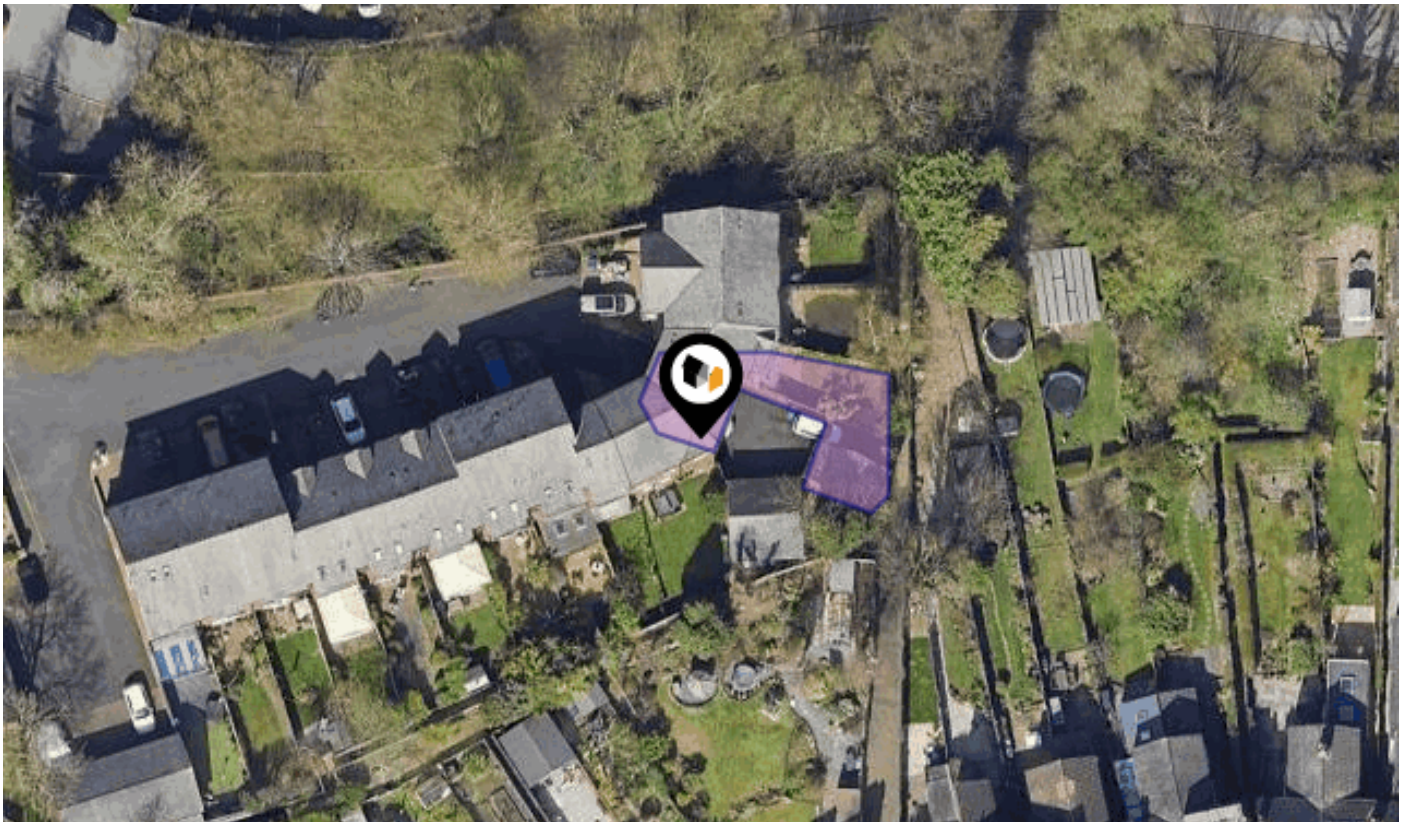


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08<sup>th</sup> May 2024



**RIVERSIDE DRIVE, SELLY PARK, BIRMINGHAM, B29**

**Price Guide** : £325,000

**Dean Coleman Powered By eXp**

Birmingham

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

"We've loved our home so much, if only we could pick it up and move it to where we are going because it is so unique. But its location has been perfect for us too, with it being a secure gated development, it gives immense peace of mind. Local shops and a supermarket have been such a benefit too, but above all else, the beautiful Cannon Hill Park which is almost next door as well as its Nature Centre, have been a frequent use for our family, especially in the summer."

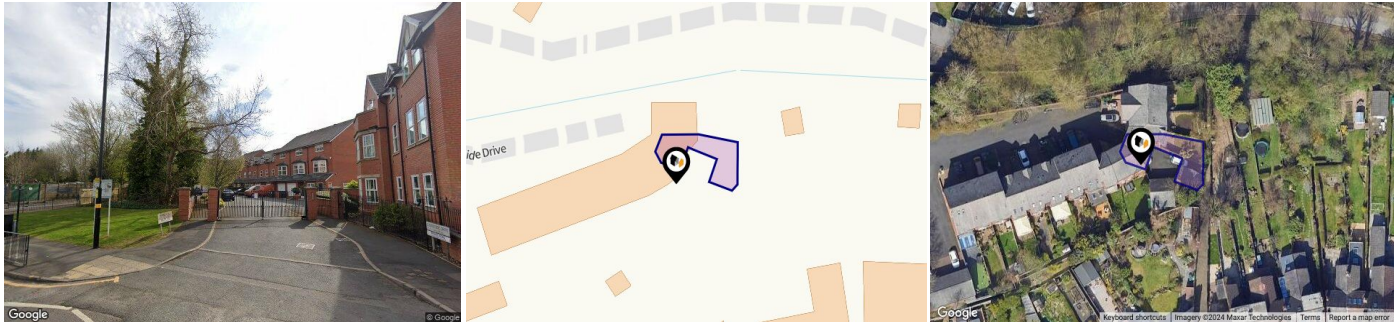
Welcome to this superbly designed two-bedroom house, uniquely set over three floors which offers expansive and comfortable living spaces.

Nestled within a private and gated development, this property boasts an ideal location for seamless access into Birmingham city centre which is just a short drive away. Directly across from the newly developed dental hospital, plus minutes from the University Of Birmingham and Queen Elizabeth Hospital, making it a prime location for medical professionals and academics alike.

The current owners boast about the homes': spacious entrance hall with stairs leading up to the first floor, also from this vast space can be found a store cupboard and a door to a guest toilet and utility space. The first floor landing has a further staircase leading to the second floor, double glazed window and doors to a store cupboard, family bathroom and lounge diner. The family bathroom has a double glazed window to rear aspect and white suite with a shower over its bath. The incredibly spacious lounge diner opens up to the kitchen. This fabulous space has multiple double glazed windows around allowing an immense amount of light to flood in. Having a coal-effect gas fire place and surround plus central heating radiators, what a wonderful space this is to relax, entertain and the family to gather. The lounge diner opens up to a large kitchen with fitted wall and base units and a range of integral items such as: a double sink with drainer, electric oven and gas hob with extractor fan over, dishwasher and fridge freezer. There is also a double glazed window with front aspect. The second floor landing offers superb space, which has historically been used as an ideal office/study area with a double glazed window to rear aspect and having tree-line views. The landing has doors to a large store cupboard and two double bedrooms, one of which has a fabulously spacious en-suite and both large rooms having built-in double wardrobes. A further benefit to this superb home, is it having an inbuilt stereo system with speakers in the lounge, bedroom and en-suite.

The exterior of the property offers a well maintained, private and fenced garden from which the front door to the property can be found. There is allocated parking and also a garage with an electric up and over door.

Conveniently close to both a supermarket and other shops for every day essentials, this homes transport links are



## Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£200
<b>Bedrooms:</b>	2	<b>Price Guide:</b>	£325,000
<b>Floor Area:</b>	1,474 ft <sup>2</sup> / 137 m <sup>2</sup>	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	2001		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,556		
<b>Title Number:</b>	WM754479		
<b>UPRN:</b>	10033396634		

## Local Area

<b>Local Authority:</b>	Birmingham
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Medium
● Surface Water	Very Low

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

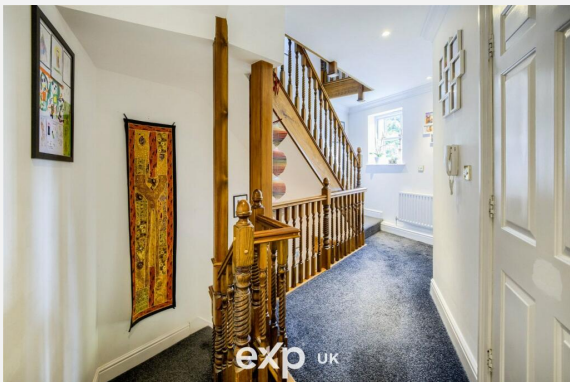
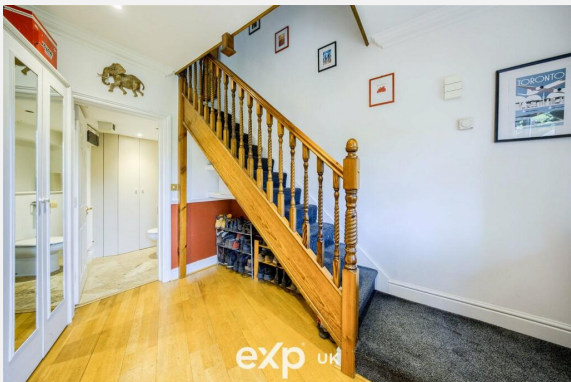
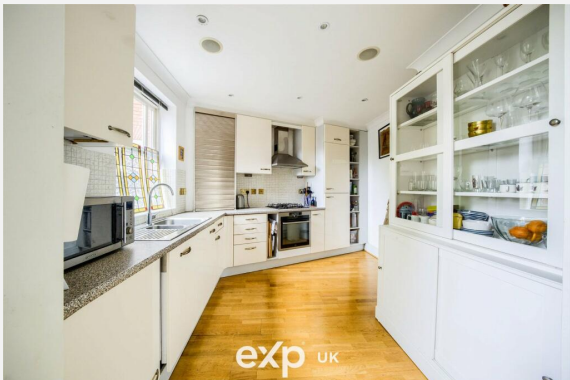
<b>16</b> mb/s	<b>38</b> mb/s	<b>-</b> mb/s

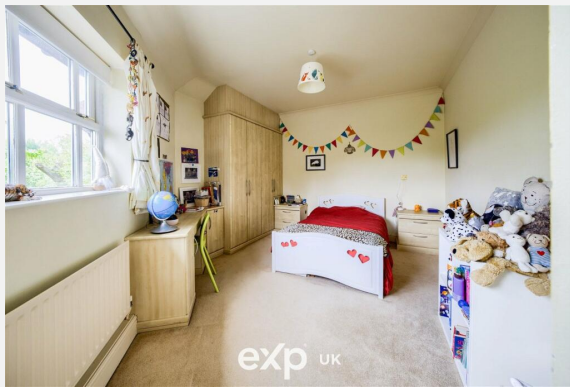
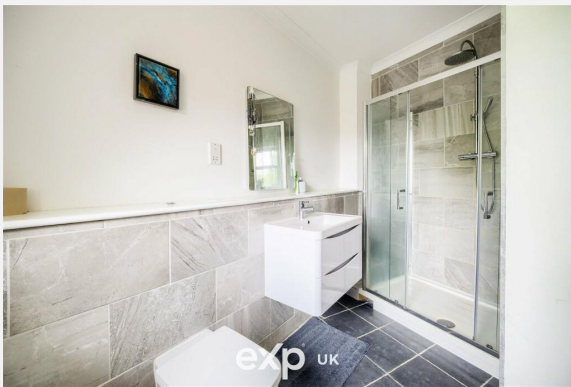
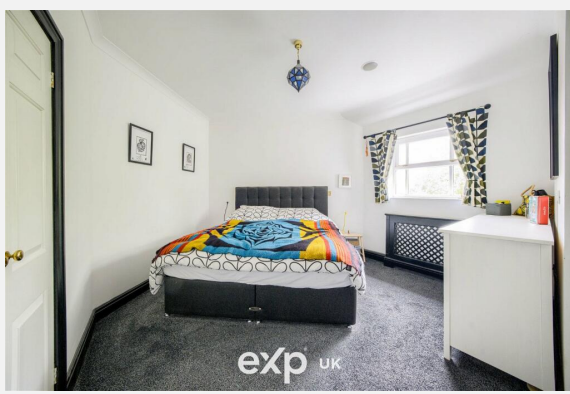
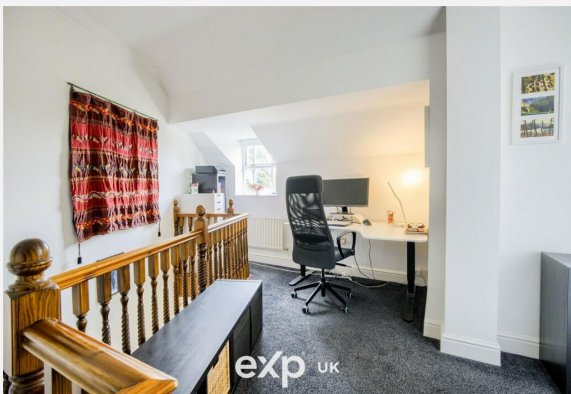
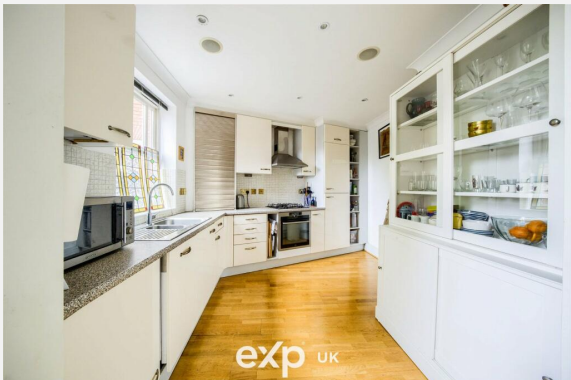
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



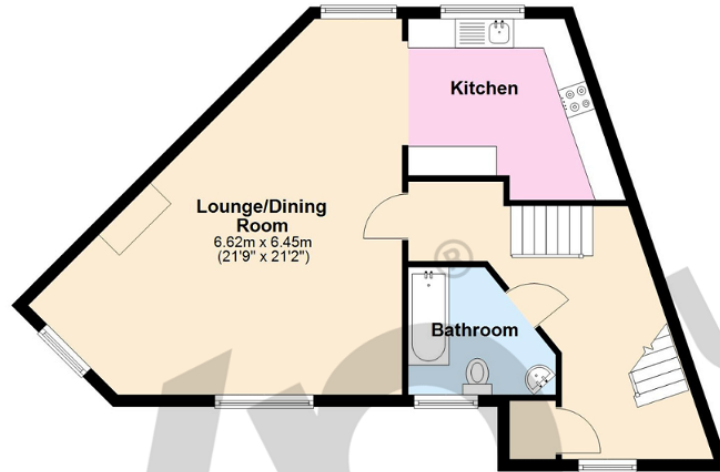




## RIVERSIDE DRIVE, SELLY PARK, BIRMINGHAM, B29

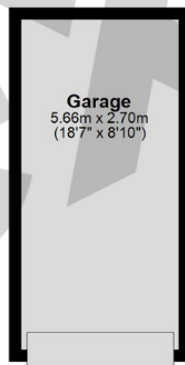
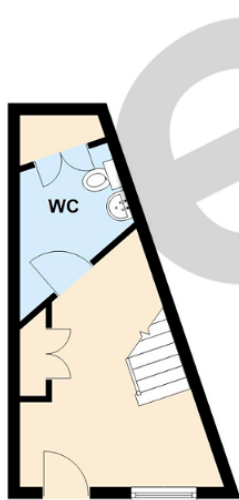
### First Floor

Approx. 56.6 sq. metres (609.5 sq. feet)



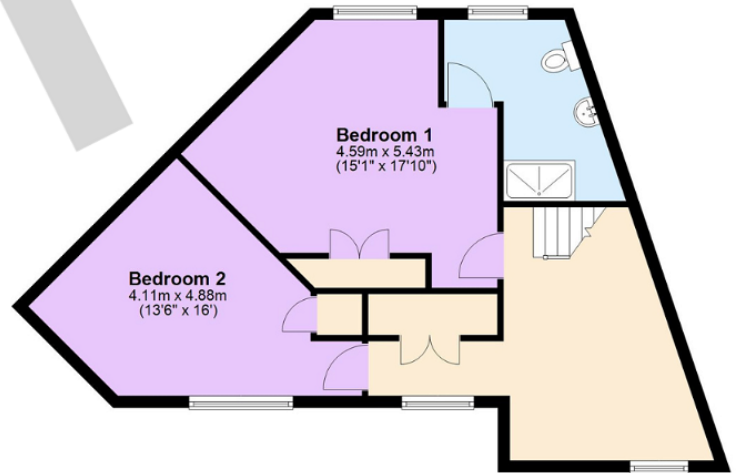
### Ground Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



### Top Floor

Approx. 56.6 sq. metres (609.8 sq. feet)



Total area: approx. 144.0 sq. metres (1549.7 sq. feet)

Selly Park, BIRMINGHAM, B29

Energy rating

# C

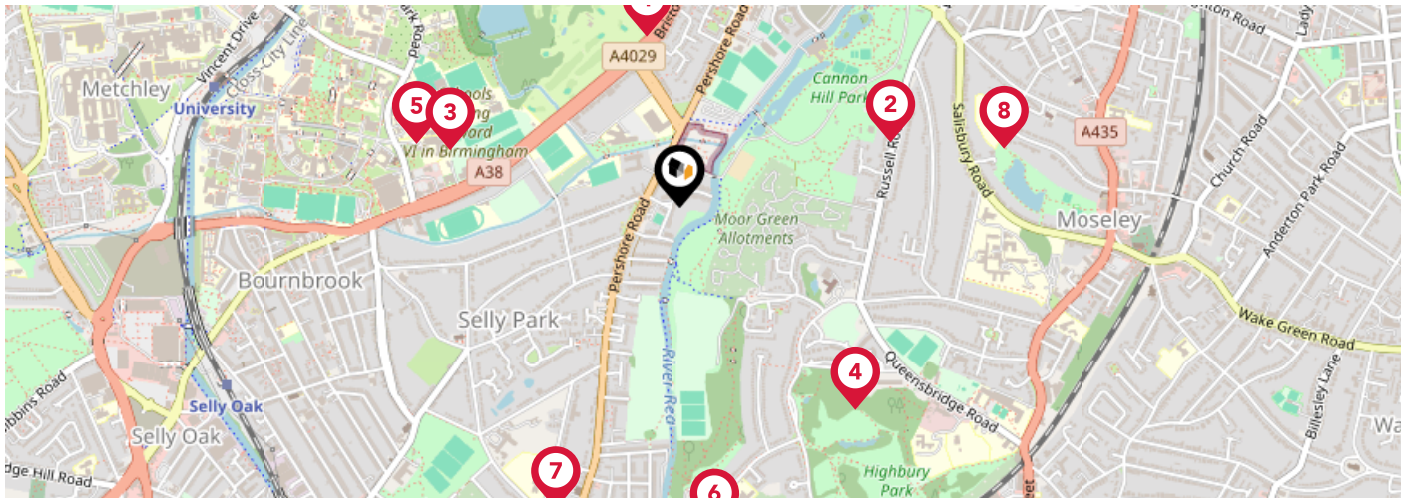
Valid until 29.04.2034

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

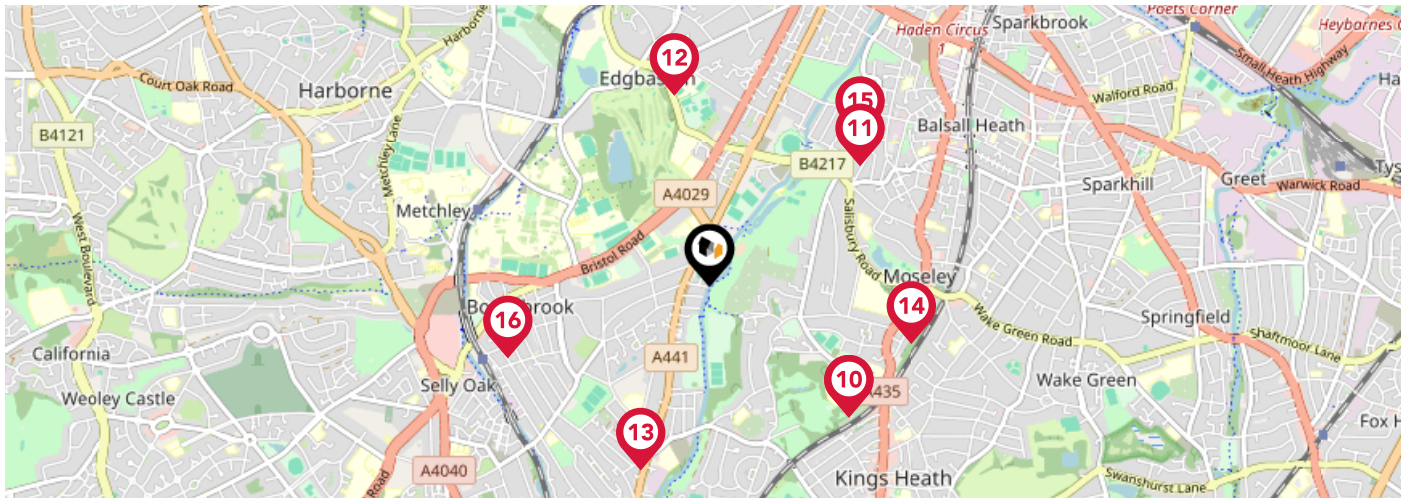
## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<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, mains gas
<b>Main Heating Energy:</b>	Good
<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>	Good
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	137 m <sup>2</sup>

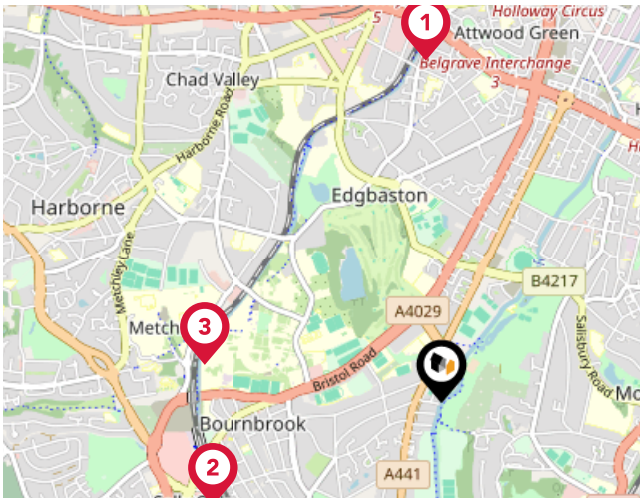




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Elmhurst Ballet School</b> Ofsted Rating: Not Rated   Pupils: 184   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cannon Hill House 14 Russell Road</b> Ofsted Rating: Outstanding   Pupils: 21   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>King Edward's School</b> Ofsted Rating: Not Rated   Pupils: 904   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Uffculme School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>King Edward VI High School for Girls</b> Ofsted Rating: Not Rated   Pupils: 622   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Moor Green Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Edward's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 401   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St John and Monica Catholic Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

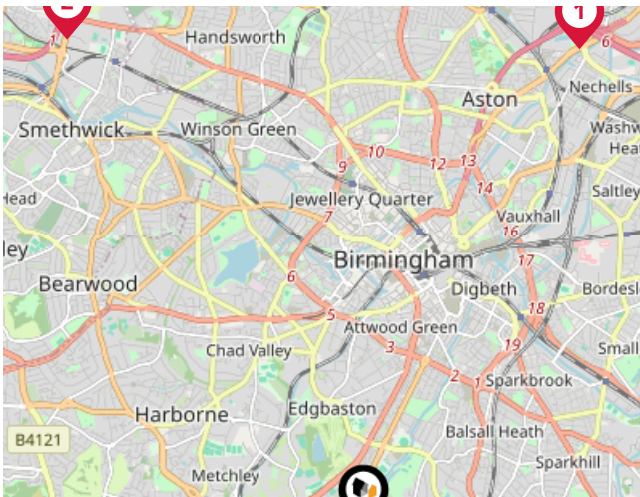


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Queensbridge School</b> Ofsted Rating: Outstanding   Pupils: 858   Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Fox Hollies School and Performing Arts College</b> Ofsted Rating: Good   Pupils: 101   Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Jakeman Nursery School</b> Ofsted Rating: Good   Pupils: 109   Distance:0.87</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Priory School</b> Ofsted Rating: Not Rated   Pupils: 421   Distance:0.87</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Selly Park Girls' School</b> Ofsted Rating: Outstanding   Pupils: 703   Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>King David Junior and Infant School</b> Ofsted Rating: Good   Pupils: 231   Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Cannon Hill Girls' School (Birmingham)</b> Ofsted Rating: Inadequate   Pupils: 24   Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Tiverton Academy</b> Ofsted Rating: Outstanding   Pupils: 218   Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



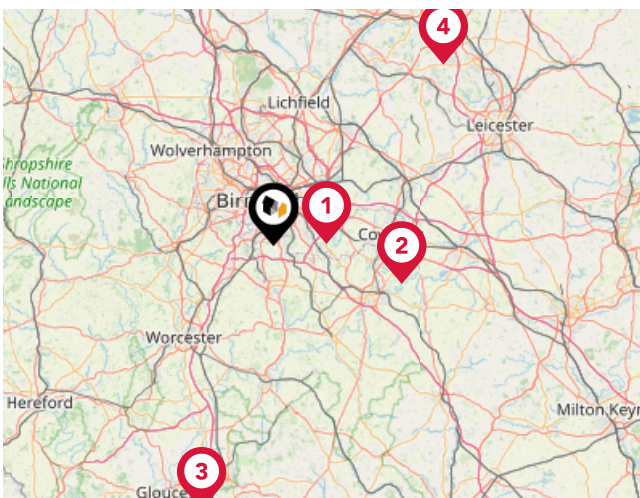
### National Rail Stations

Pin	Name	Distance
1	Five Ways Rail Station	1.55 miles
2	Selly Oak Rail Station	1.13 miles
3	University Rail Station	1.09 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J6	4.74 miles
2	M5 J1	5.16 miles
3	M42 J2	6.22 miles
4	M42 J3	6.57 miles
5	M5 J3	4.35 miles



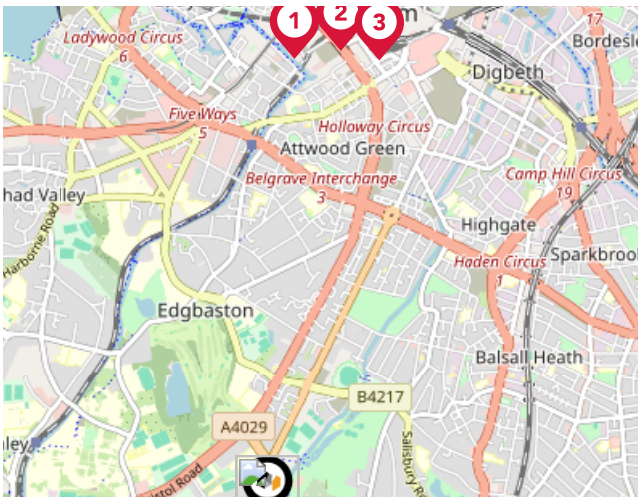
### Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	7.6 miles
2	Coventry Airport	19.24 miles
3	Gloucestershire Airport	39.84 miles
4	East Midlands Airport	35.78 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Nature Centre	0.08 miles
2	Nature Centre	0.08 miles
3	Nature Centre	0.09 miles
4	Upland Rd	0.11 miles
5	Upland Rd	0.11 miles



### Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	2.08 miles
2	Town Hall (Midlands Metro Stop)	2.14 miles
3	Grand Central New Street (Midland Metro Stop)	2.13 miles

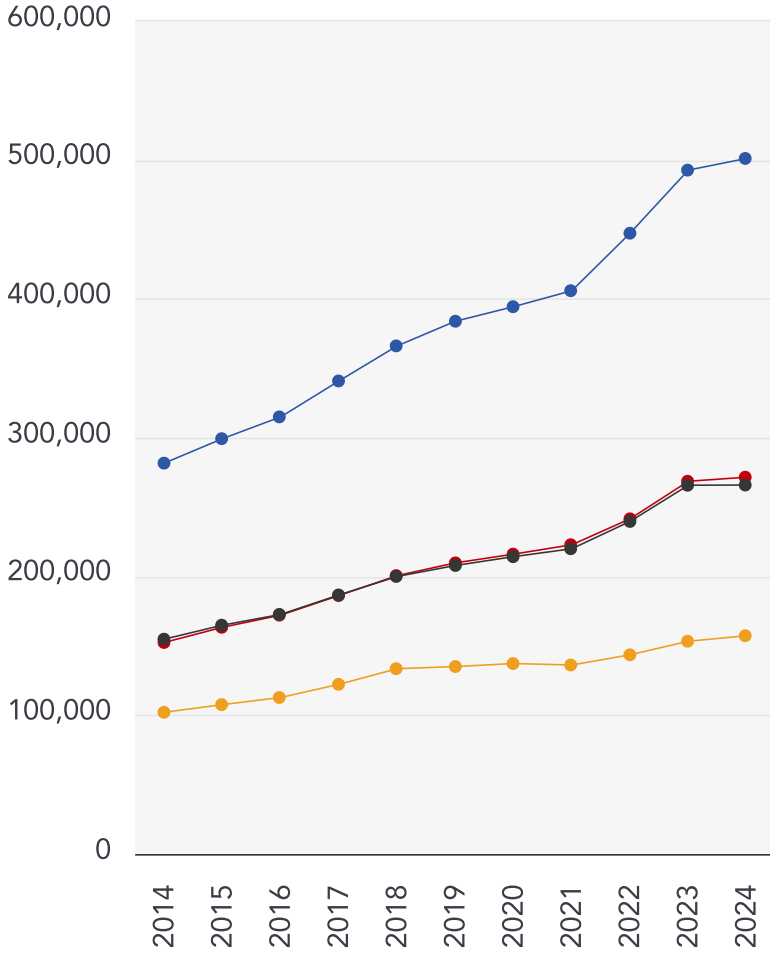
<b>20, Riverside Drive, Birmingham, B29 7ES</b>						Terraced House
Last Sold Date:	17/11/2023	27/11/2020	23/01/2013	26/03/2004	05/04/2002	
Last Sold Price:	£352,000	£200,000	£226,000	£242,500	£190,000	
<b>4, Riverside Drive, Birmingham, B29 7ES</b>						Flat-maisonette House
Last Sold Date:	24/08/2022	22/12/2014	20/06/2001			
Last Sold Price:	£220,000	£189,950	£150,000			
<b>22, Riverside Drive, Birmingham, B29 7ES</b>						Terraced House
Last Sold Date:	25/05/2021	15/10/2015	13/11/2009	21/12/2001		
Last Sold Price:	£323,000	£275,000	£215,000	£185,000		
<b>32, Riverside Drive, Birmingham, B29 7ES</b>						Terraced House
Last Sold Date:	17/05/2021	02/05/2014	01/08/2001			
Last Sold Price:	£288,500	£250,000	£185,000			
<b>18, Riverside Drive, Birmingham, B29 7ES</b>						Terraced House
Last Sold Date:	15/01/2021	25/06/2010	13/10/2003	07/12/2001		
Last Sold Price:	£272,500	£228,000	£245,000	£190,000		
<b>24, Riverside Drive, Birmingham, B29 7ES</b>						Terraced House
Last Sold Date:	19/02/2020	17/04/2002				
Last Sold Price:	£338,000	£190,000				
<b>36, Riverside Drive, Birmingham, B29 7ES</b>						Terraced House
Last Sold Date:	31/01/2020	13/12/2019	28/07/2005	30/05/2001		
Last Sold Price:	£290,000	£290,000	£245,000	£215,000		
<b>34, Riverside Drive, Birmingham, B29 7ES</b>						Terraced House
Last Sold Date:	23/01/2020	19/03/2015	06/11/2001			
Last Sold Price:	£285,000	£260,000	£200,000			
<b>26, Riverside Drive, Birmingham, B29 7ES</b>						Terraced House
Last Sold Date:	08/06/2017	13/07/2007	25/11/2005	30/03/2004	29/08/2002	30/11/2001
Last Sold Price:	£308,000	£275,000	£250,000	£50,000	£212,000	£193,000
<b>30, Riverside Drive, Birmingham, B29 7ES</b>						Terraced House
Last Sold Date:	15/12/2015	16/02/2004	23/10/2001			
Last Sold Price:	£270,000	£290,000	£235,000			
<b>10, Riverside Drive, Birmingham, B29 7ES</b>						Flat-maisonette House
Last Sold Date:	06/05/2015	30/06/2005	17/08/2001			
Last Sold Price:	£179,950	£155,000	£155,000			
<b>2, Riverside Drive, Birmingham, B29 7ES</b>						Flat-maisonette House
Last Sold Date:	27/06/2011	10/08/2001				
Last Sold Price:	£160,000	£155,000				

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

<b>8, Riverside Drive, Birmingham, B29 7ES</b>		Flat-maisonette House	
Last Sold Date:	03/08/2007	30/11/2001	
Last Sold Price:	£184,950	£140,000	
<b>28, Riverside Drive, Birmingham, B29 7ES</b>		Terraced House	
Last Sold Date:	04/05/2007	06/06/2003	26/10/2001
Last Sold Price:	£279,950	£250,000	£205,000
<b>6, Riverside Drive, Birmingham, B29 7ES</b>		Flat-maisonette House	
Last Sold Date:	03/08/2001		
Last Sold Price:	£155,000		
<b>16, Riverside Drive, Birmingham, B29 7ES</b>		Terraced House	
Last Sold Date:	22/05/2001		
Last Sold Price:	£221,500		
<b>12, Riverside Drive, Birmingham, B29 7ES</b>		Flat-maisonette House	
Last Sold Date:	23/03/2001		
Last Sold Price:	£160,000		
<b>14, Riverside Drive, Birmingham, B29 7ES</b>		Detached House	
Last Sold Date:	16/02/2001		
Last Sold Price:	£212,000		

**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 B29



Detached

**+77.95%**

Semi-Detached

**+78.12%**

Terraced

**+71.75%**

Flat

**+54.03%**

DEAN COLEMAN



Bespoke Estate Agent

### Dean Coleman Powered By eXp

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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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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Dean Coleman Powered By eXp or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Dean Coleman Powered By eXp and therefore no warranties can be given as to their good working order.

# 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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