

DEAN COLEMAN



Bespoke Estate Agent

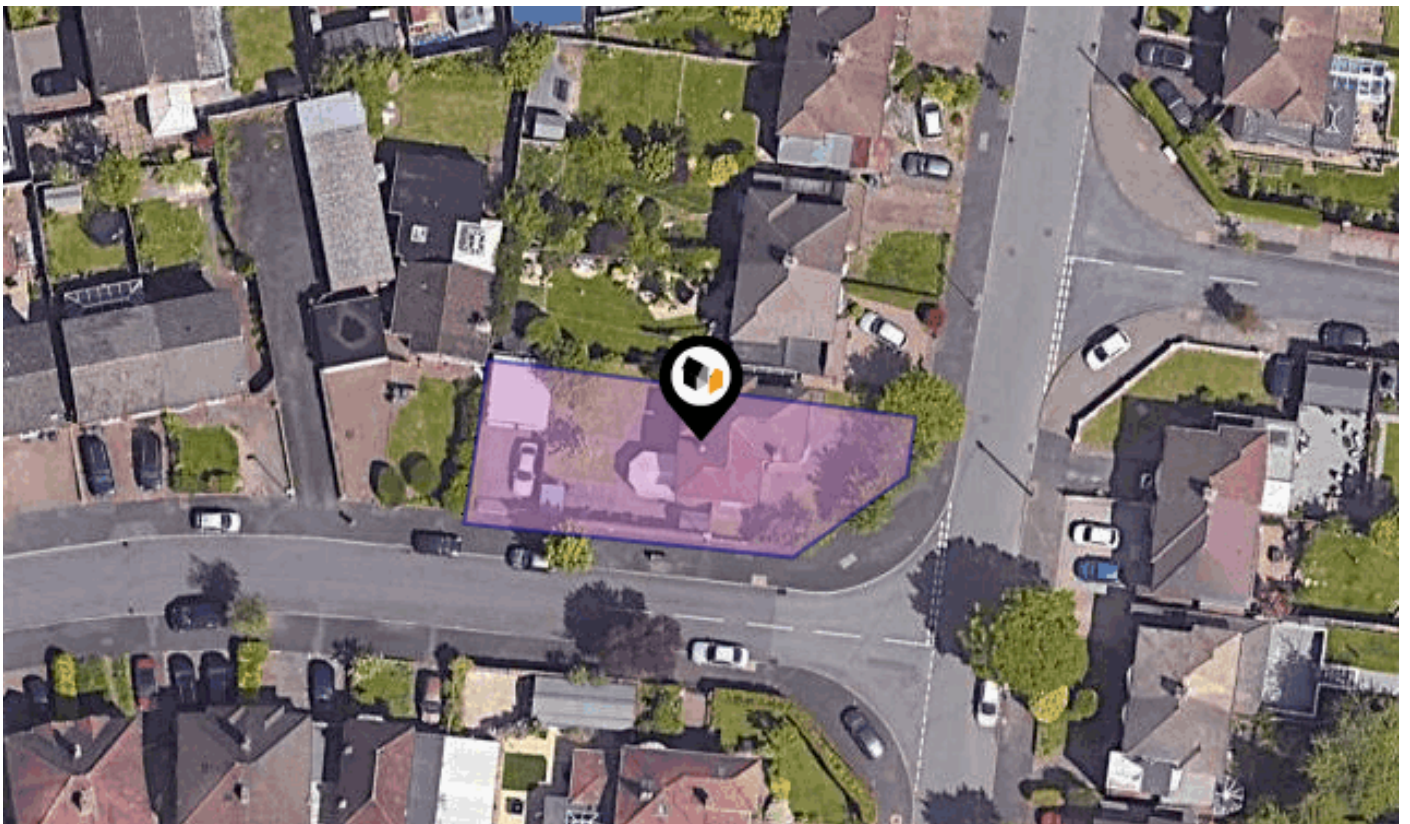


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th May 2024



AVERSLEY ROAD, BIRMINGHAM, B38

Offers Over : £450,000

Dean Coleman Powered By eXp

Birmingham

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Occupying a corner plot on both the highly desirable and sought-after Aversley Road and Calverley Road respectively, this wonderful detached home has superb garden space front and back, for relaxing, entertaining and the children to play. With the road and area being a hub for families to live, given its good transport links, amenities and schools plus a college close by.

This imposing, freehold and detached house is private from the road, having trees and shrubbery around its frontage with a pathway leading up to the French doors of its porch. From the porch entering into the home, there is a staircase leading up to the first floor accommodation with storage under the stairs, also having doors into two reception rooms and a kitchen. The front reception room has a double glazed bay window to front aspect, gas central heating radiator and feature fire. The extended lounge diner is both light & airy, having both double glazed and sliding patio doors to its rear plus a double glazed window to its side aspect. From this room you enter through a door into the family room which then opens up to a fabulous double glazed conservatory, itself having French doors to side aspect which accesses the patio and rear garden. From the hallway you can enter into the extended kitchen with double glazed window to rear aspect and having two doors, one to its rear accessing the garden and the other accessing the utility room. The kitchen itself has fitted wall and base units, breakfast bar and integrated appliances such as a dishwasher, sink with drainer, electric hob and extractor fan over with separate double oven and grill. The utility room has plenty of storage space and houses both a washing machine and fridge freezer, plus it has a door into the guest toilet.

The first floor space follows on from its downstairs, with it having multiple light and airy rooms. The landing has an obscure double glazed window to side aspect and store cupboard, with their also being doors to four bedrooms three of which are doubles and two having built in wardrobes. Off of the main bedroom there is an en-suite and off of the landing again can be found the family bathroom made up of a four-piece suite; toilet, wash basin, bath and separate shower cubicle with an obscure double glazed window to front aspect. All rooms having double glazed windows and central heating radiators.

The superb rear garden is both private and fence enclosed with a large patio area, well maintained lawn and a path through the middle which leads to rear gated access to its Off Road Parking spaces and double garage. The front of this imposing home has a well maintained lawn, trees and bushes with dwarf wall, plus a door into a store cupboard.

A superb home in a highly desirable area, Aversley Road is perfect for a large or growing family and is just a short drive to either the historic Kings Norton Village Green or M42 Junction 4.



Property

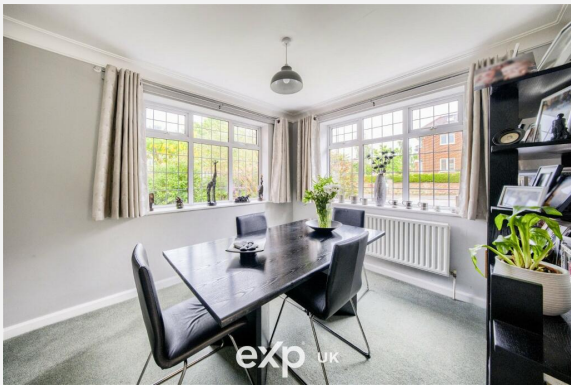
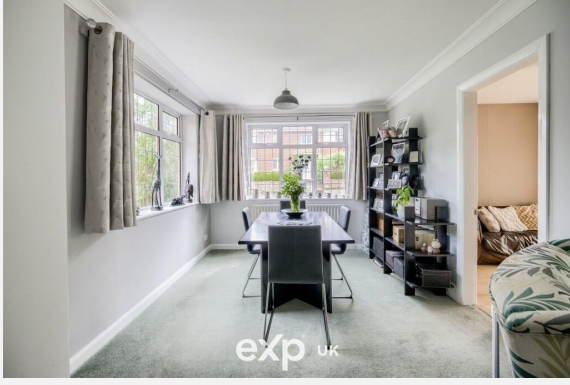
Type:	Detached	Offers Over:	£450,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,593 ft ² / 148 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,556		
Title Number:	WM16328		
UPRN:	100070282547		

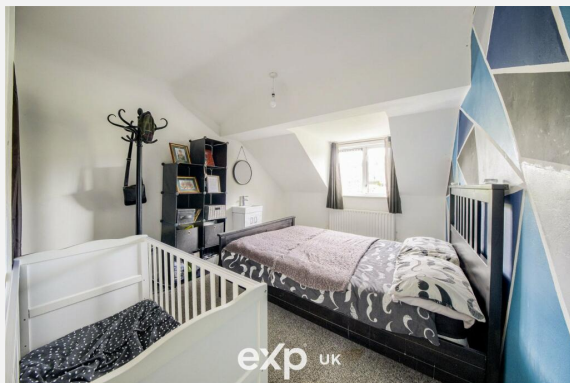
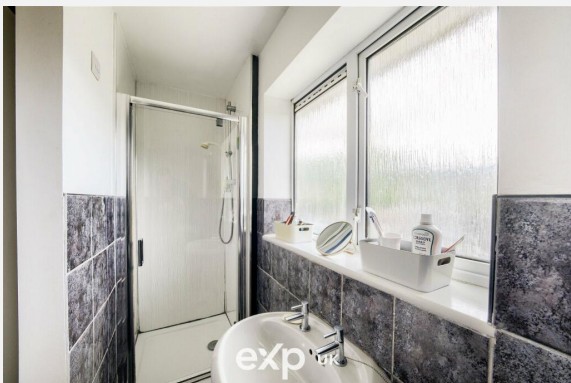
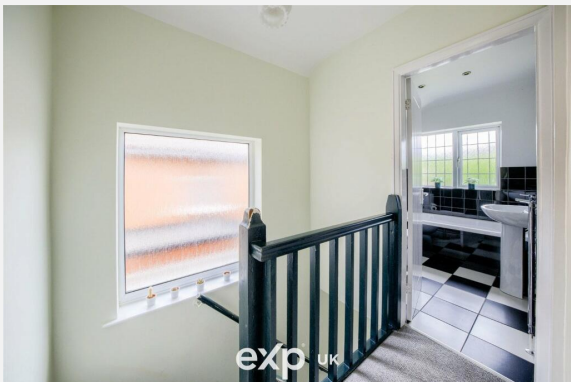
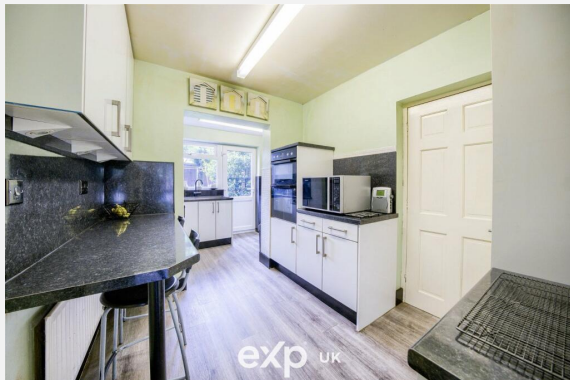
Local Area

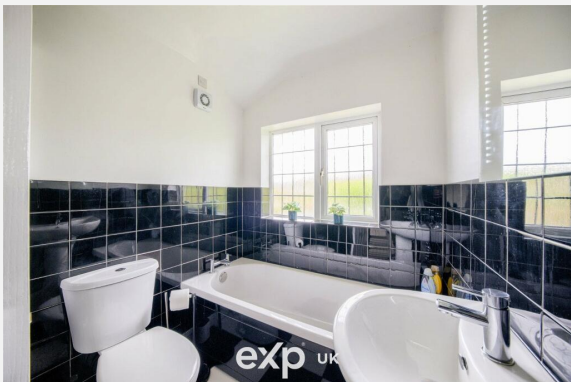
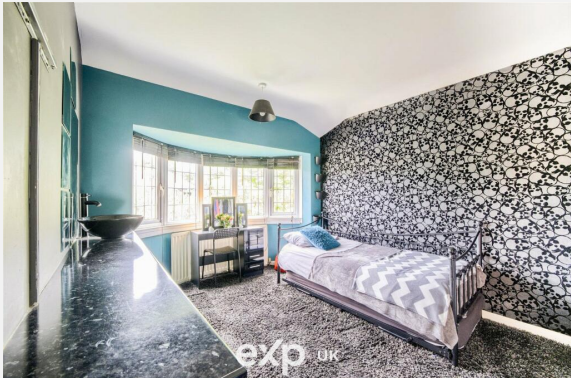
Local Authority:	Birmingham
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Satellite/Fibre TV Availability:





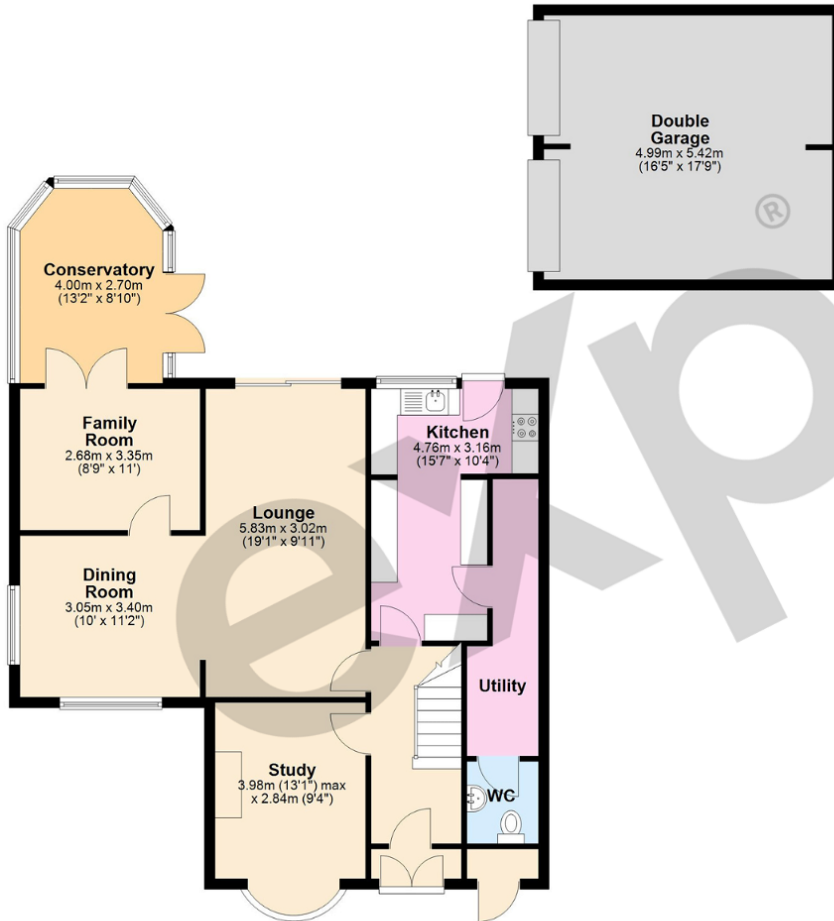




AVERSLEY ROAD, BIRMINGHAM, B38

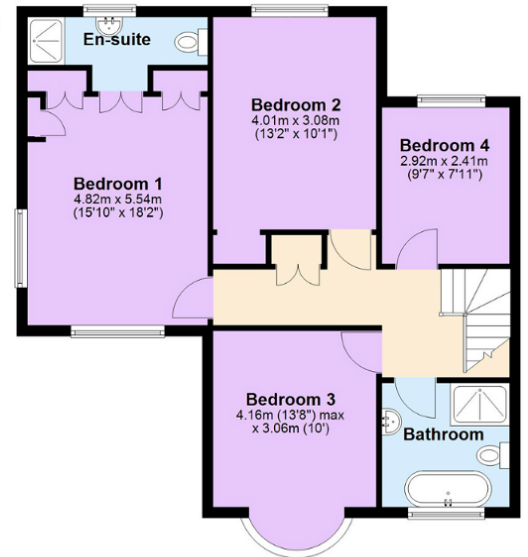
Ground Floor

Approx. 114.8 sq. metres (1236.2 sq. feet)



First Floor

Approx. 77.4 sq. metres (832.9 sq. feet)



Total area: approx. 192.2 sq. metres (2069.1 sq. feet)

B38

Energy rating

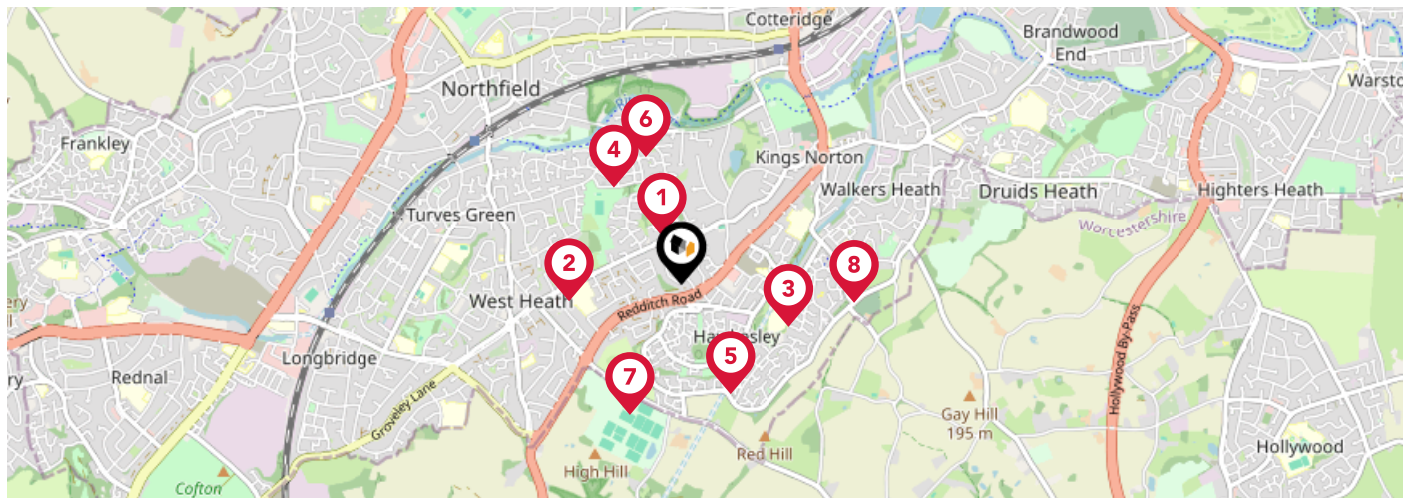
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Valid until 21.10.2033

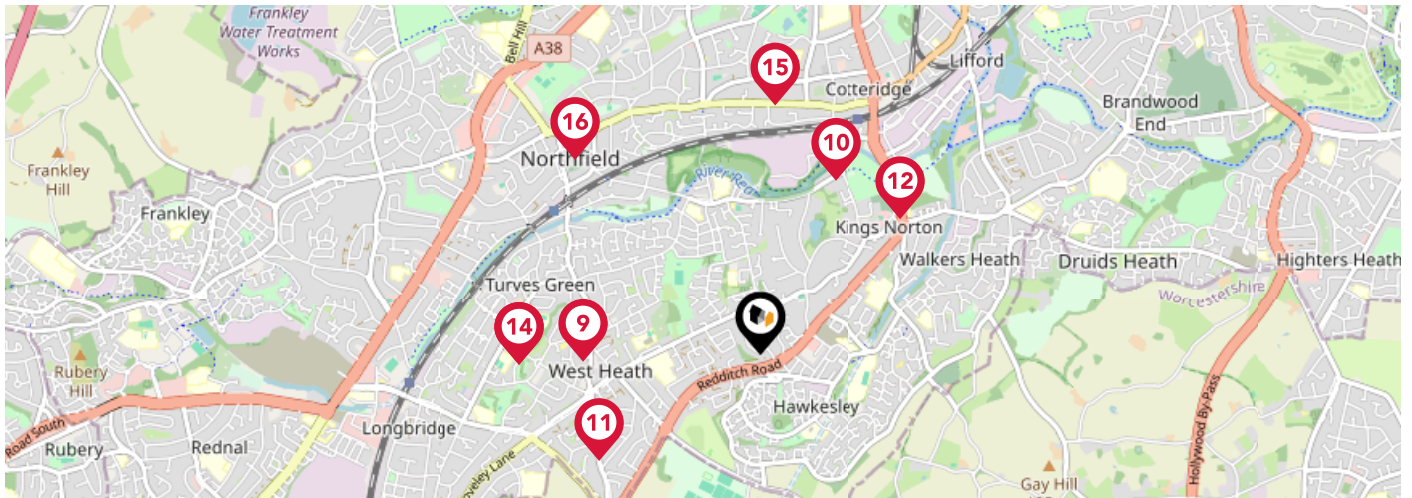
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		









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:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
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 94% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	148 m ²



		Nursery	Primary	Secondary	College	Private
1	Fairway Primary Academy Ofsted Rating: Good Pupils: 205 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Heath Primary School Ofsted Rating: Good Pupils: 404 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ark Kings Academy Ofsted Rating: Inadequate Pupils: 827 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wychall Primary School Ofsted Rating: Good Pupils: 407 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hawkesley Church Primary Academy Ofsted Rating: Good Pupils: 223 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1147 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	New Ways School Ofsted Rating: Good Pupils: 12 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 202 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	West Heath Nursery School Ofsted Rating: Good Pupils: 133 Distance:0.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils:0 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
	Turves Green Primary School Ofsted Rating: Good Pupils: 389 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turves Green Girls' School Ofsted Rating: Good Pupils: 649 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Norton Boys' School Ofsted Rating: Good Pupils: 654 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Church Infant School Ofsted Rating: Good Pupils: 270 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Sold in Street

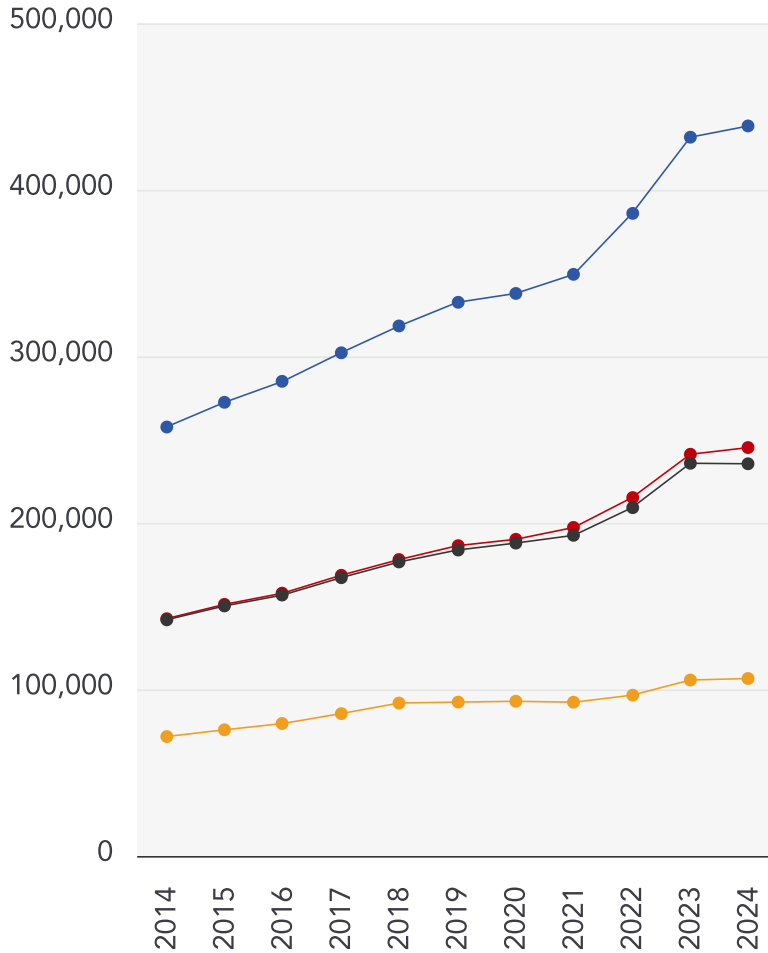
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exp UK
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76, Aversley Road, Birmingham, B38 8PL				Semi-detached House
Last Sold Date:	29/10/2019	07/03/2008	01/10/1999	
Last Sold Price:	£280,000	£228,250	£86,000	

74, Aversley Road, Birmingham, B38 8PL			Semi-detached House
Last Sold Date:	06/02/2015	28/03/2006	
Last Sold Price:	£210,000	£159,950	

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

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

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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!

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