

DEAN COLEMAN



Bespoke Estate Agent



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th September 2024



GREEN ACRES ROAD, BIRMINGHAM, B38

Price Estimate : £260,000

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

<!-- x-tinymce/html --> If you keep coming across traditional semi-detached houses with a smaller than desired third bedroom, then check this property out! With three good size bedrooms and its third room more than big enough to accommodate a single bed, wardrobes and more; then this house is a must see! In addition to its spacious bedrooms, this well presented house offers many features a growing family would want; a large, private and secure rear garden, downstairs/exterior toilet, spacious lounge and dining area and huge potential to extend (stp), plus Off Road Parking to the front and a double garage to the rear. A real box-ticker of a home.

Occupying an elevated position set back from the road, this light and airy home consists of: from its storm porch you enter through the front door into a hall which has stairs to the first floor, under stairs storage space and doors to both the lounge and dining room plus its separate kitchen. The dining area features include a double glazed bay window to front aspect which benefits from having far reaching views of Birmingham City Centre and central heating. The room opens up to its lounge which itself has a double central heating radiator, plus full length double glazed slide doors which allows lots of light to flood the room plus overlooks the homes fabulous rear garden. The separate kitchen has fitted wall and base units with an integrated sink and drainer, dishwasher and an electric oven, hob and extractor fan over.

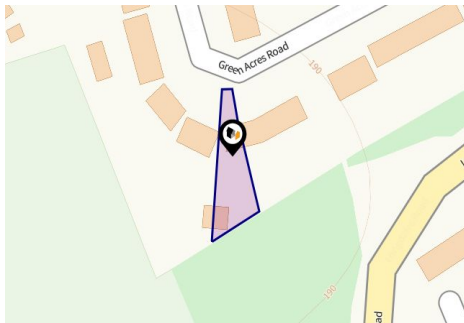
Furthermore, there is a double glazed window overlooking the rear garden plus a door which accesses the large store room. This large store room would be perfect for converting or extending into from its kitchen (subject to planning and building regs), with doors to both the front garden and rear, this room also has its own store cupboard.

The first floor accommodation comprises of three bedrooms, two of which are doubles and have double glazed bay windows, with its third room being more than big enough to take a bed and wardrobe, plus there is a family bathroom with store cupboard.

This home has a superb, large and south facing rear garden with well laid patio area and lawn. A great space to relax, entertain or for the children to play in its private and fence enclosed surroundings. To the rear of the garden can be found a double garage with access via a single door from the garden or an up and over for vehicles. To the front of this home there is Off Road Parking.

Green Acres Road is perfectly situated for schools, transport links and amenities. Having local shops for every day convenience just a short walk away, the historic and stunning Village Green within easy reach and an Aldi supermarket within walking distance. In regards to transport links, there are buses providing access into Longbridge and Birmingham City Centre, which can be found on the Redditch Road at the bottom of Green Acres Road. Furthermore, the M42 Junction 2 is only approximately 2.3 miles away and Northfield Train Station circa 1.2 miles away (see the Key Facts For Buyers brochure for more details). With several nurseries, primary and secondary schools nearby, plus Cadbury Sixth Form & College, it's easy to see why many people raise families in this area.

A must see semi-detached and Freehold house, with great potential to turn into a wonderful family home.



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	2,464 ft ² / 229 m ²
Plot Area:	0.13 acres
Council Tax :	Band C
Annual Estimate:	£1,859
Title Number:	WM201395

Price Estimate:	£260,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5
mb/s



1000
mb/s



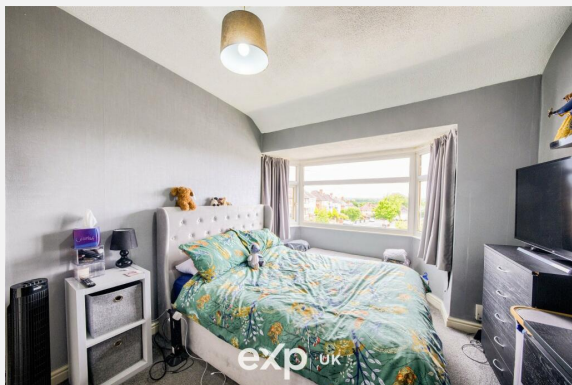
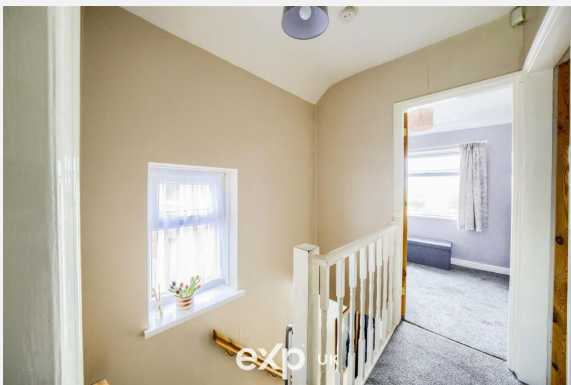
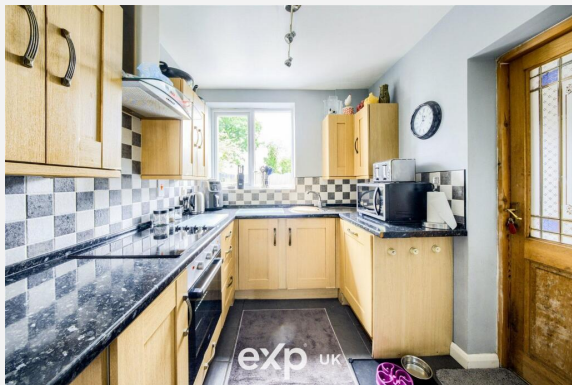
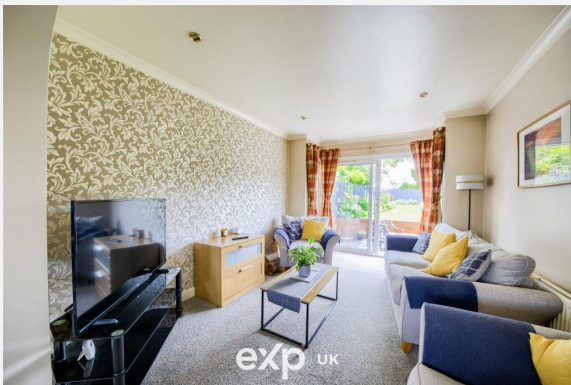
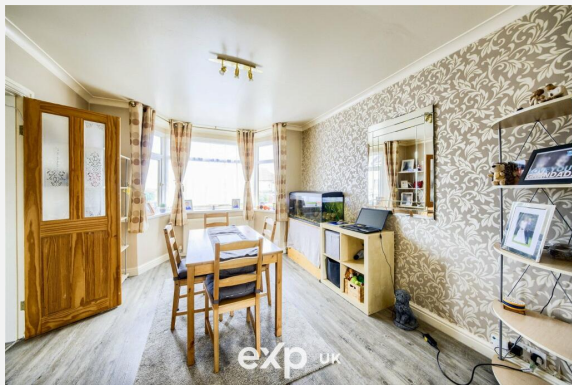
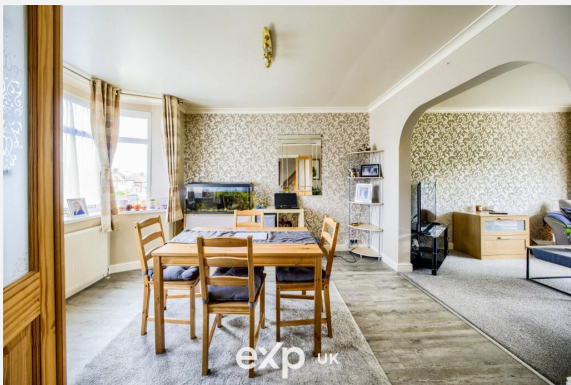
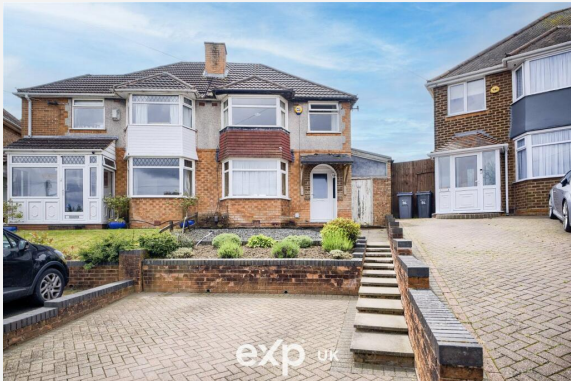
Mobile Coverage:

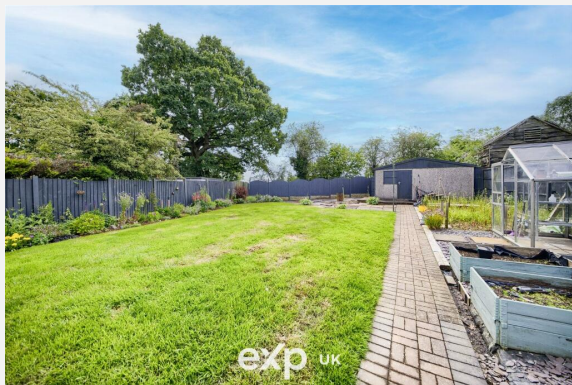
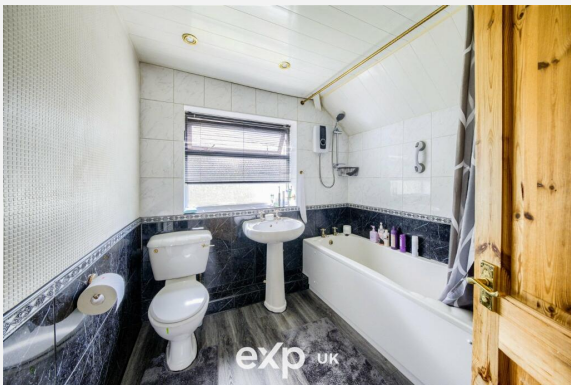
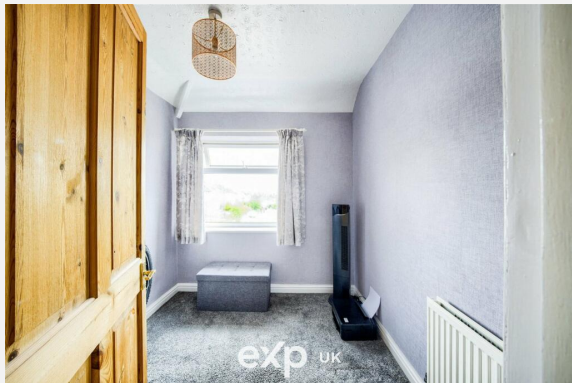
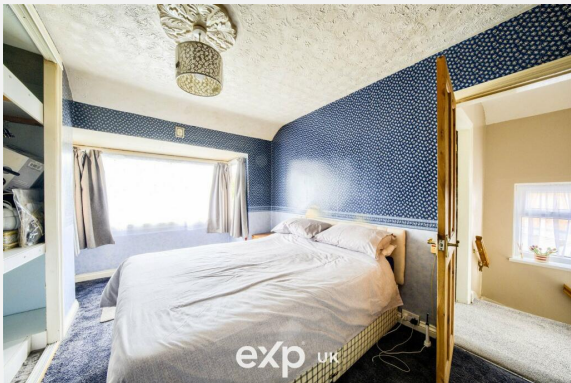
(based on calls indoors)



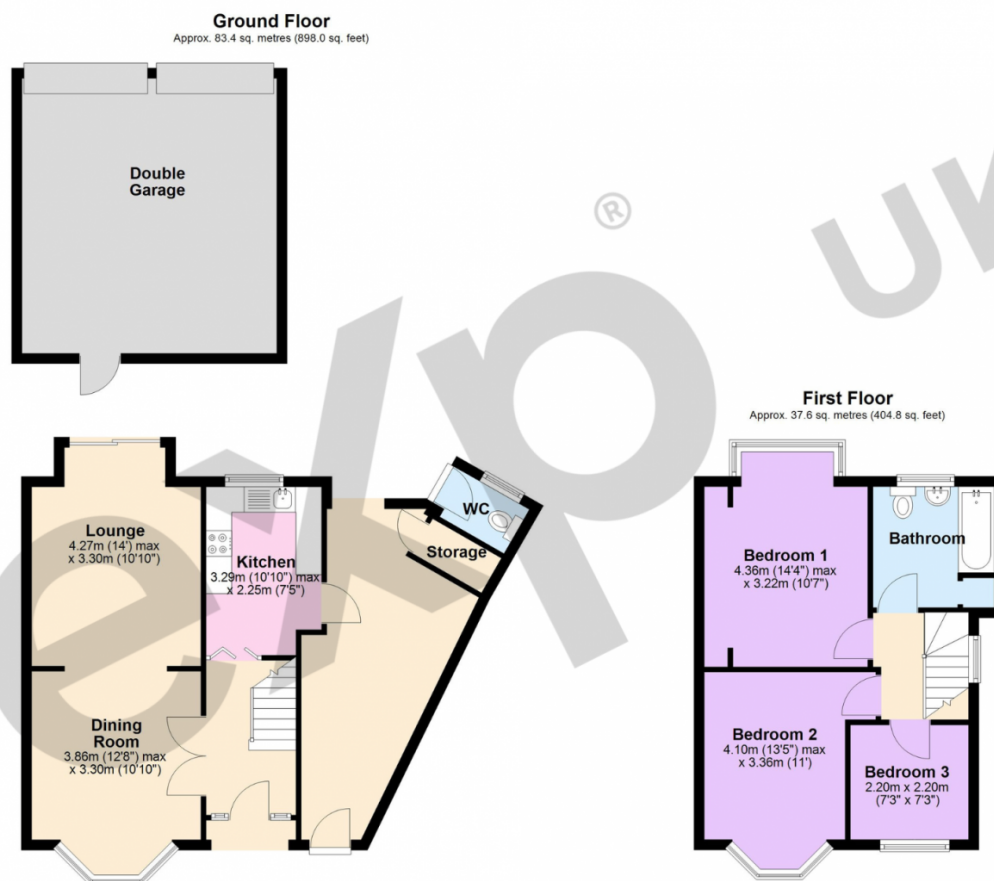
Satellite/Fibre TV Availability:



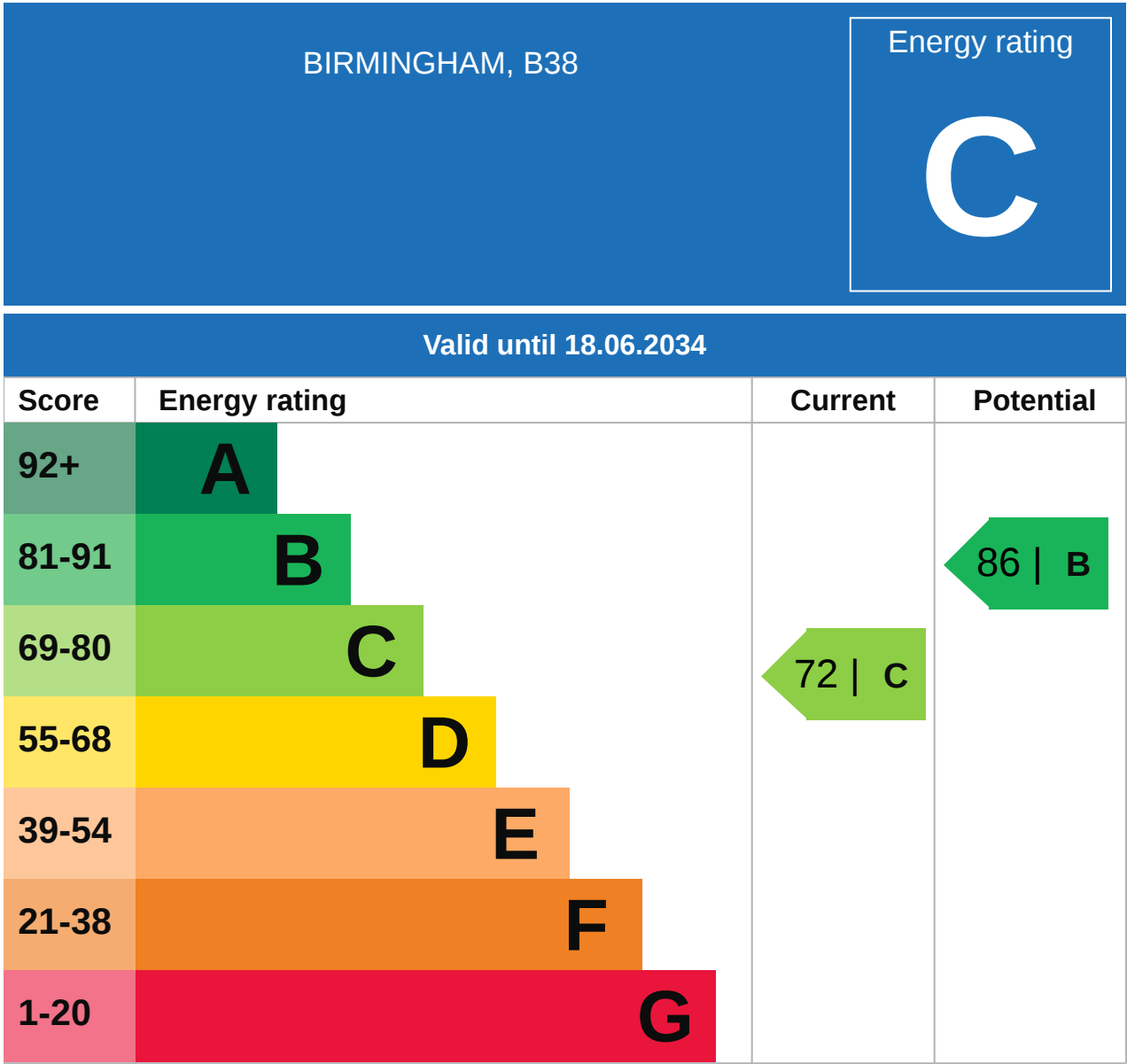




GREEN ACRES ROAD, BIRMINGHAM, B38

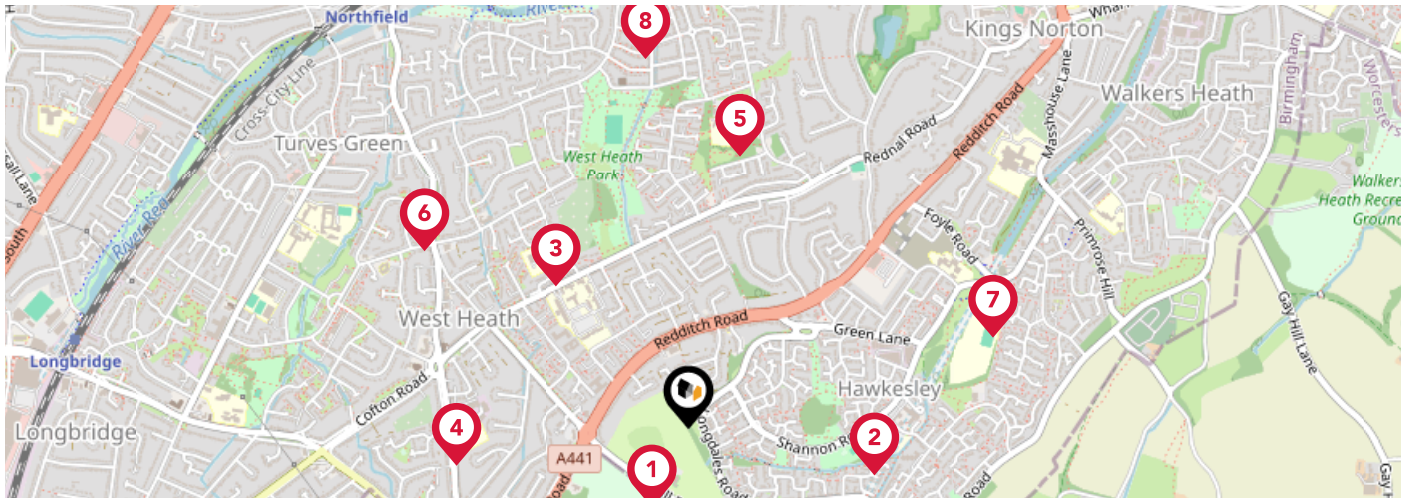


Total area: approx. 121.0 sq. metres (1302.9 sq. feet)

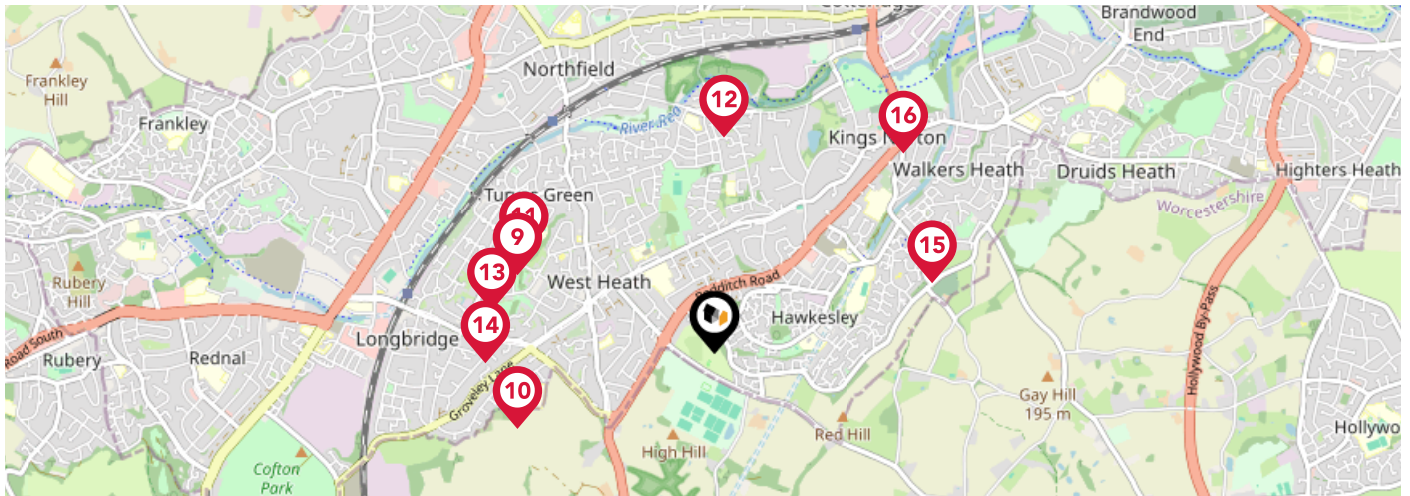










Additional EPC Data

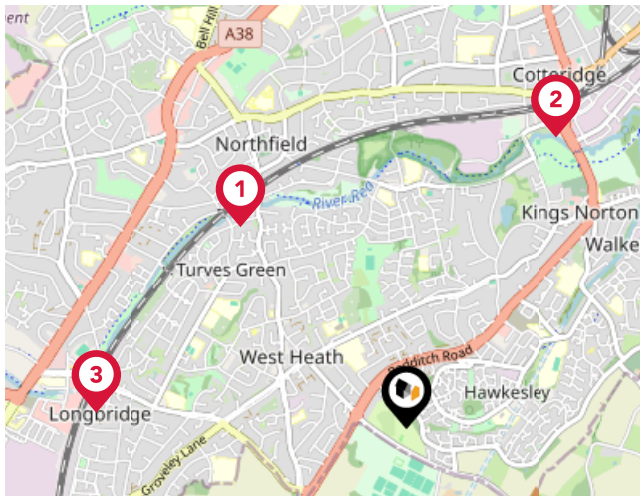
Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	229 m ²



		Nursery	Primary	Secondary	College	Private
1	New Ways School Ofsted Rating: Outstanding Pupils: 25 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hawkesley Church Primary Academy Ofsted Rating: Good Pupils: 220 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	West Heath Primary School Ofsted Rating: Good Pupils: 407 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Fairway Primary Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	West Heath Nursery School Ofsted Rating: Good Pupils: 127 Distance:0.72	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ark Kings Academy Ofsted Rating: Good Pupils: 800 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wychall Primary School Ofsted Rating: Good Pupils: 357 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

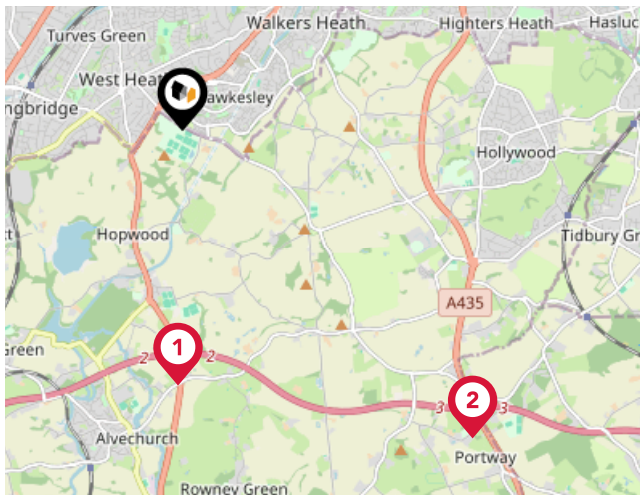


		Nursery	Primary	Secondary	College	Private
	Turves Green Primary School Ofsted Rating: Good Pupils: 388 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cofton Primary School Ofsted Rating: Good Pupils: 411 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI Northfield School for Girls Ofsted Rating: Good Pupils: 748 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1172 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turves Green Boys' School Ofsted Rating: Good Pupils: 536 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Albert Bradbeer Primary Academy Ofsted Rating: Good Pupils: 424 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 186 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Norton Junior and Infant School Ofsted Rating: Not Rated Pupils: 398 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



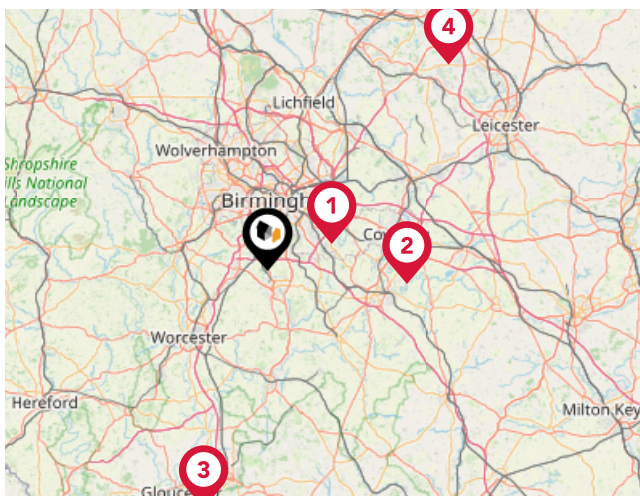
National Rail Stations

Pin	Name	Distance
1	Northfield Rail Station	1.18 miles
2	Kings Norton Rail Station	1.48 miles
3	Longbridge Rail Station	1.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	2.3 miles
2	M42 J3	3.82 miles
3	M5 J3	4.72 miles
4	M5 J4	4.32 miles
5	M42 J1	4.89 miles



Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	9.98 miles
2	Baginton	20.06 miles
3	Staverton	35.82 miles
4	East Mids Airport	39.56 miles

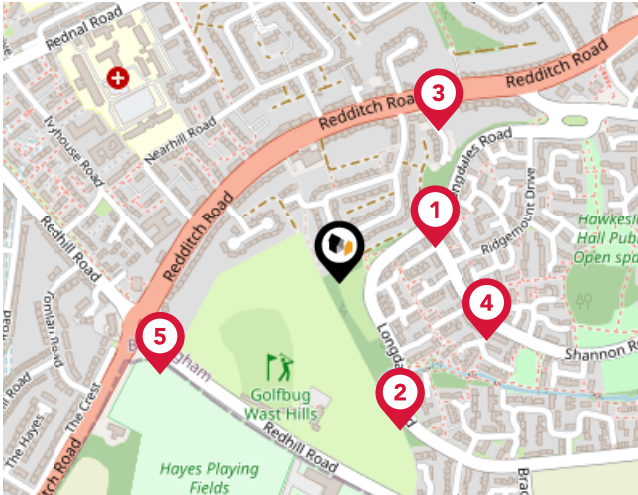
Area

Transport (Local)

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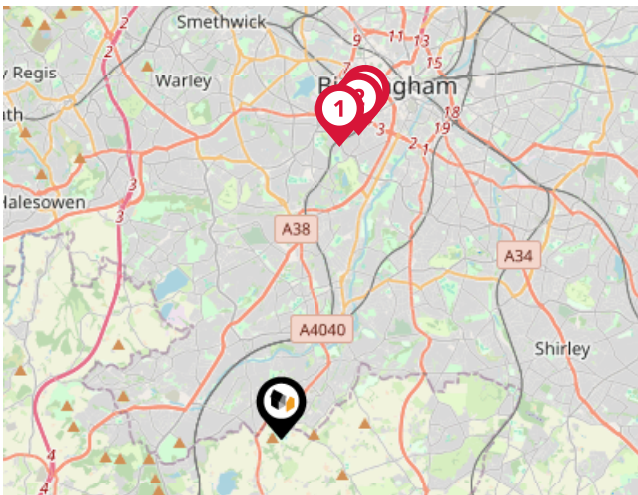
exp UK

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Bus Stops/Stations

Pin	Name	Distance
1	Bay Tree Close	0.11 miles
2	Pasture Walk	0.18 miles
3	Green Acres Rd	0.21 miles
4	Driftwood Close	0.18 miles
5	Redditch Road	0.23 miles



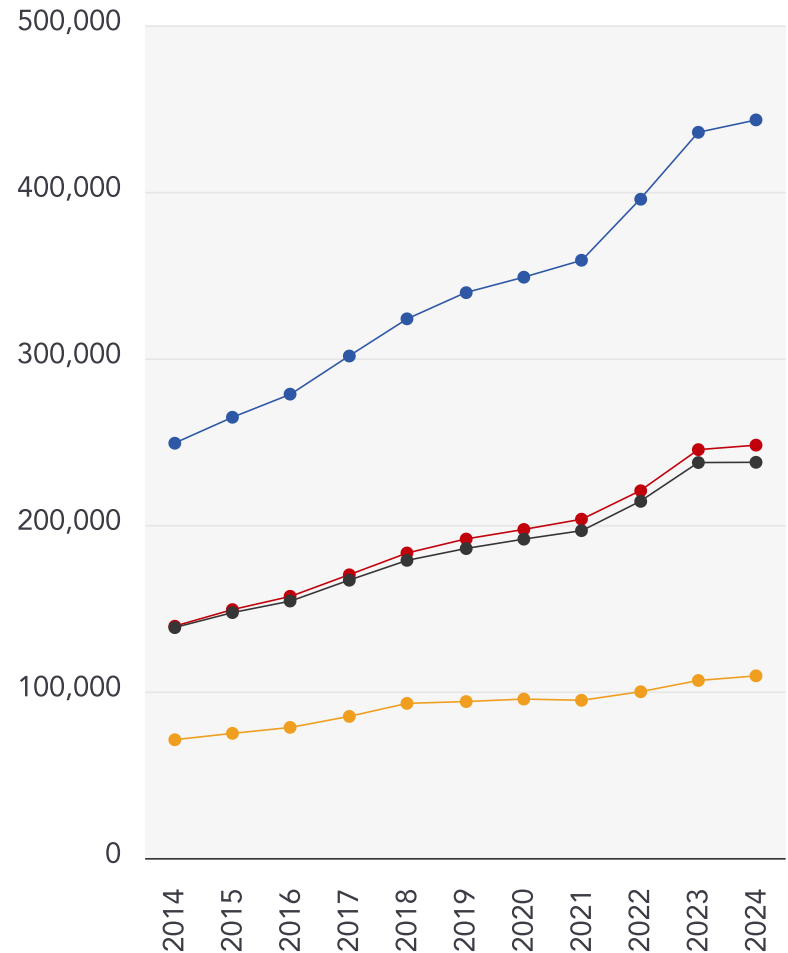
Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	5.42 miles
2	Five Ways (Midland Metro Stop)	5.67 miles
3	Brindleyplace (Midland Metro Stop)	5.84 miles

96, Green Acres Road, Birmingham, B38 8NJ					Semi-detached House
Last Sold Date:		16/02/2024			
Last Sold Price:		£240,000			
84, Green Acres Road, Birmingham, B38 8NJ					Terraced House
Last Sold Date:		02/07/2021	13/03/2009		
Last Sold Price:		£250,000	£105,000		
110, Green Acres Road, Birmingham, B38 8NJ					Semi-detached House
Last Sold Date:		27/05/2021	13/06/2016	31/01/2007	02/12/2002
Last Sold Price:		£233,000	£210,000	£137,000	£82,000
108, Green Acres Road, Birmingham, B38 8NJ					Semi-detached House
Last Sold Date:		17/07/2020			
Last Sold Price:		£192,500			
86, Green Acres Road, Birmingham, B38 8NJ					Semi-detached House
Last Sold Date:		21/12/2015	15/05/2009		
Last Sold Price:		£146,000	£125,000		
100, Green Acres Road, Birmingham, B38 8NJ					Semi-detached House
Last Sold Date:		22/11/2006	26/03/2004	31/05/1996	
Last Sold Price:		£138,000	£123,950	£54,000	
118, Green Acres Road, Birmingham, B38 8NJ					Semi-detached House
Last Sold Date:		27/06/2002	05/05/1995		
Last Sold Price:		£80,000	£43,000		
116, Green Acres Road, Birmingham, B38 8NJ					Semi-detached House
Last Sold Date:		17/05/2002	21/07/2000		
Last Sold Price:		£86,950	£58,500		
94, Green Acres Road, Birmingham, B38 8NJ					Semi-detached House
Last Sold Date:		26/01/2001			
Last Sold Price:		£60,000			
90, Green Acres Road, Birmingham, B38 8NJ					Semi-detached House
Last Sold Date:		23/03/2000			
Last Sold Price:		£76,950			
92, Green Acres Road, Birmingham, B38 8NJ					Semi-detached House
Last Sold Date:		26/07/1996			
Last Sold Price:		£52,950			

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

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

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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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