

DEAN COLEMAN



Bespoke Estate Agent

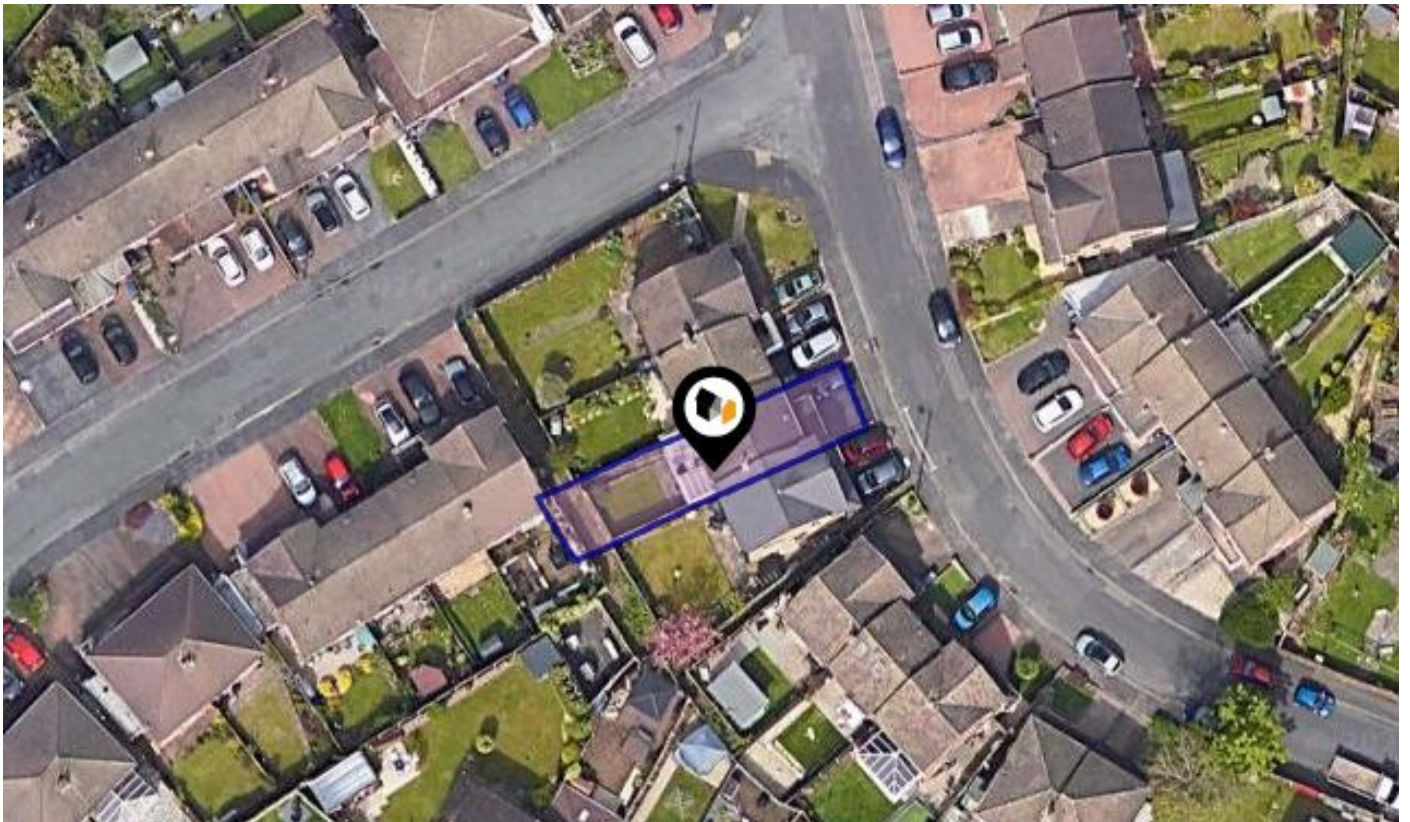


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 15th June 2024



TOMLAN ROAD, BIRMINGHAM, B31

Market Appraisal Estimate : £200,000

Dean Coleman Powered By eXp

Birmingham

07581 875215

dean.coleman@exp.uk.com

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

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What a superb buy for someone looking for a project, with the potential to turn this spacious mid-terrace house into a fabulous family home.

Located on a sought-after estate within easy reach of several nurseries, schools and a college; it's easy to see why so many families put down roots here. Having also a variety of amenities on the doorstep for every day convenience, good transport links for commuting into and around the City plus around the country, this home offers something for everyone.

Comprising of: a spacious porch with double glazed windows, door into a hallway which has stairs leading to the first floor and doors to either the separate kitchen or extended lounge diner. The kitchen has plenty of fitted wall and base units with space for a washing machine and integrated appliances such as a low level fridge, freezer, electric oven with gas hob and extractor fan over, plus a sink and drainer which overlooks the front through its double glazed window. The spacious lounge area has a low level store cupboard and extends into a dining room. From the dining area there is a double glazed door leading into the sun room, itself having double glazed slide doors accessing the rear garden. The first floor accommodation has three excellent size bedrooms plus a large family bathroom. This home has a fence enclosed lawn garden with rear gated access. To the front, the property benefits from Off Road Parking for multiple vehicles and an up and over door into a garage which has both a light and electric points.

Requiring modernisation which is reflected in its attractive price, this house is Freehold, has huge potential and offers no upward chain.

A superb buy for a First Time Buyer wanting to put their own stamp on a home or equally a Buy To Let Investor with attractive yields achieved across the estate.



Property

Type:	Terraced	Market Appraisal Estimate:	£200,000
Bedrooms:	3	Tenure:	Leasehold
Plot Area:	0.04 acres	Start Date:	19/08/1964
Council Tax :	Band C	End Date:	29/09/2062
Annual Estimate:	£1,859	Lease Term:	99 years from 29 September 1963
Title Number:	WK133327	Term Remaining:	38 years

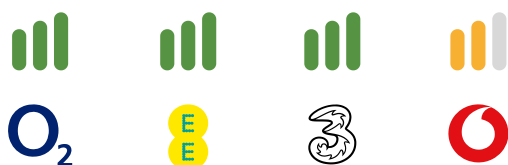
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	1000 mb/s

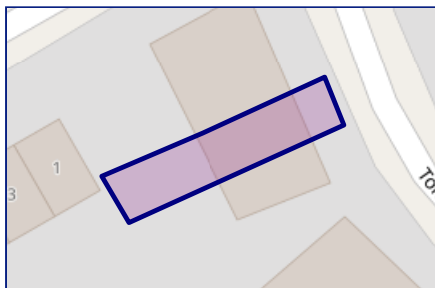
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

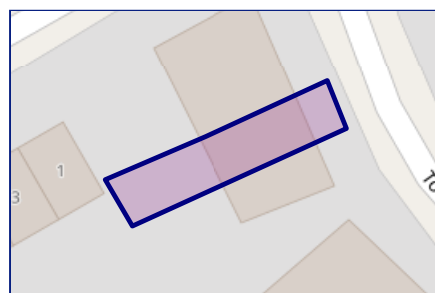


Freehold Title Plan



WM635225

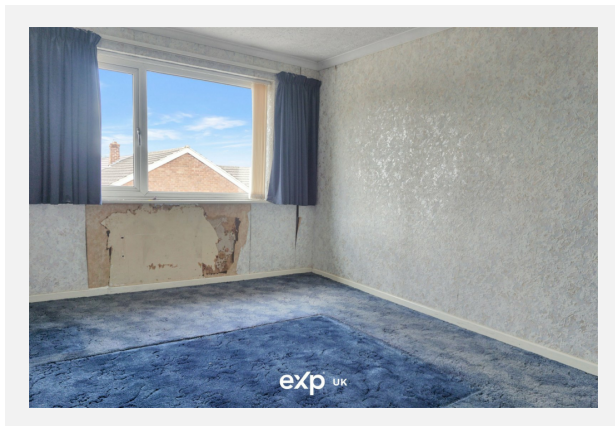
Leasehold Title Plan



WK133327

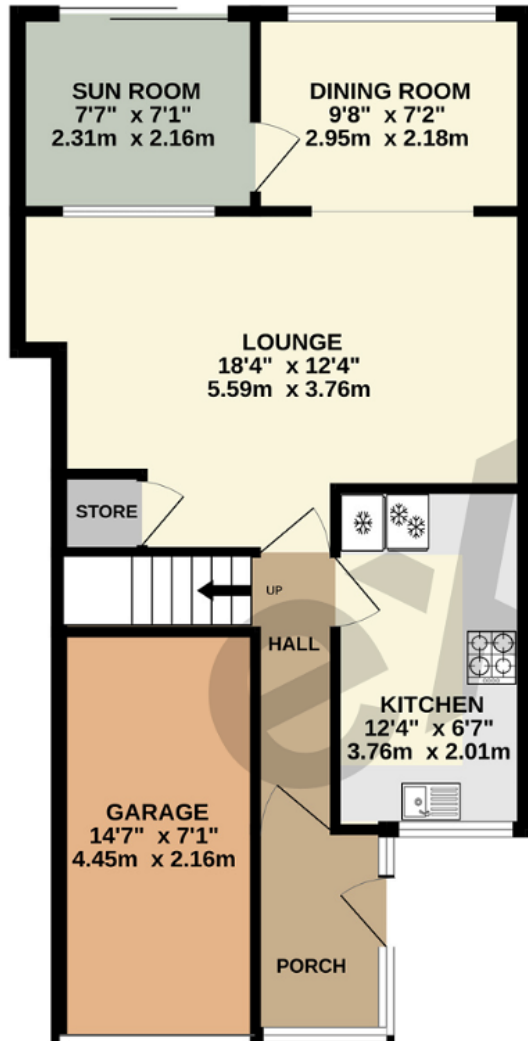
Start Date: 19/08/1964
End Date: 29/09/2062
Lease Term: 99 years from 29 September 1963
Term Remaining: 38 years



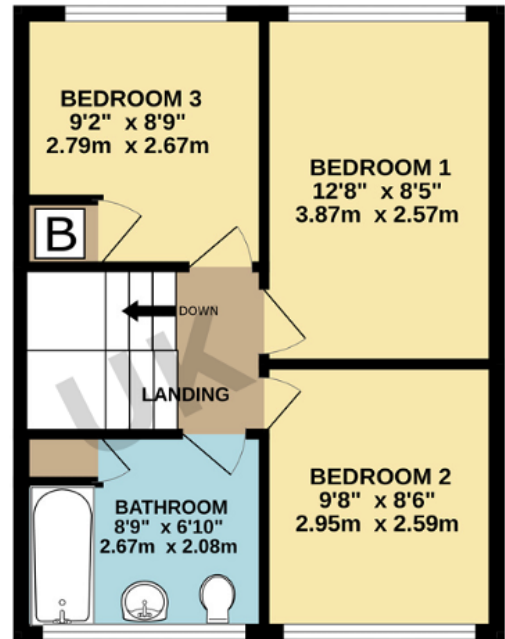


TOMLAN ROAD, BIRMINGHAM, B31

GROUND FLOOR
603 sq.ft. (56.1 sq.m.) approx.

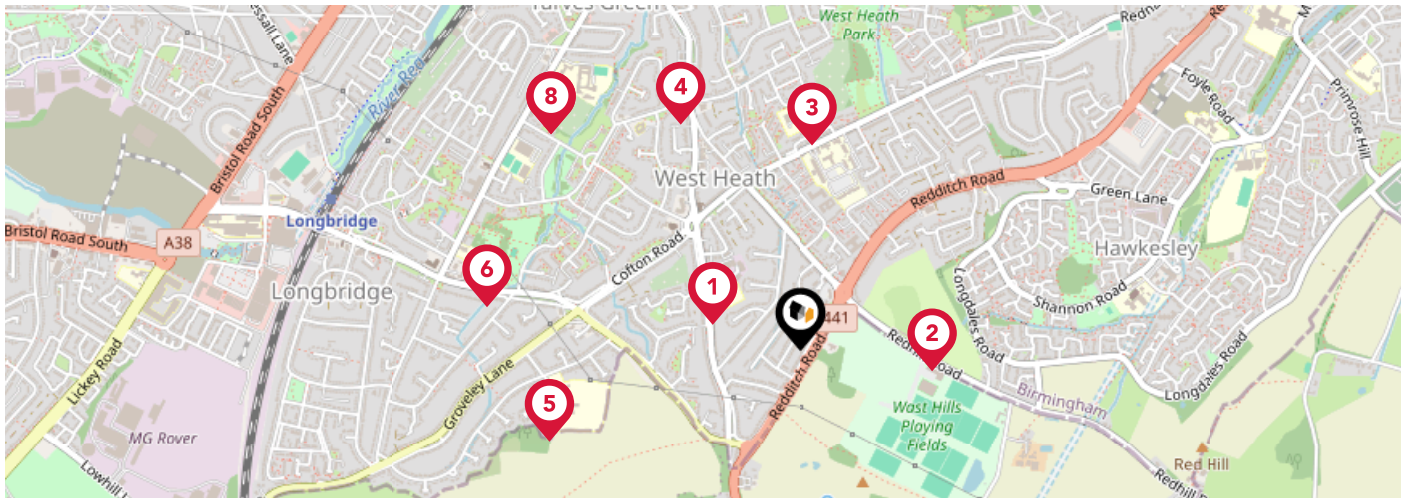


1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.

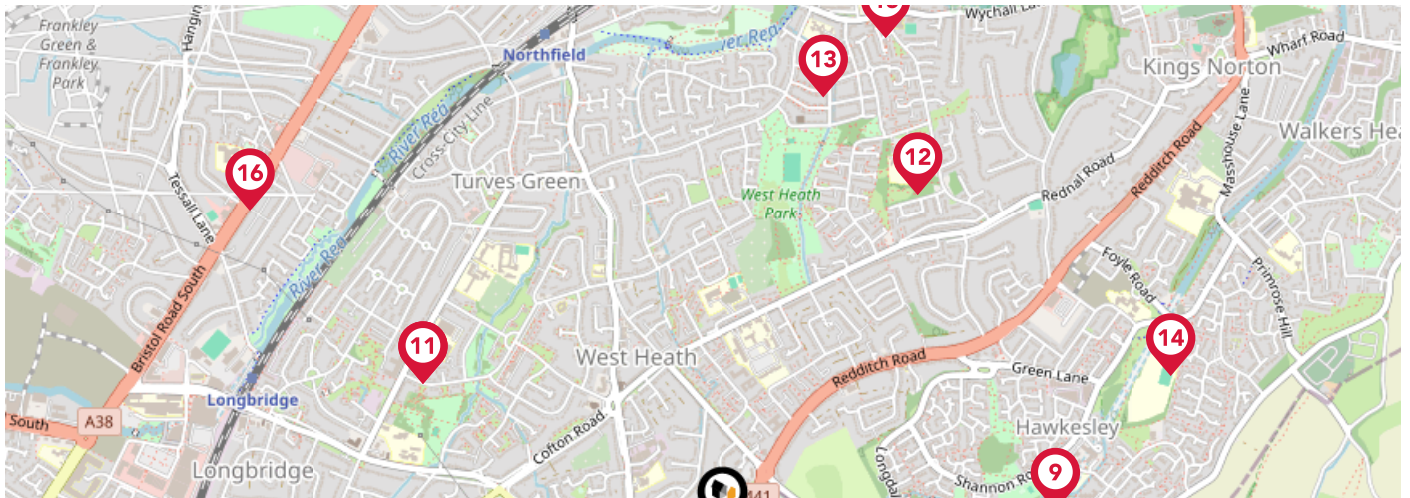


TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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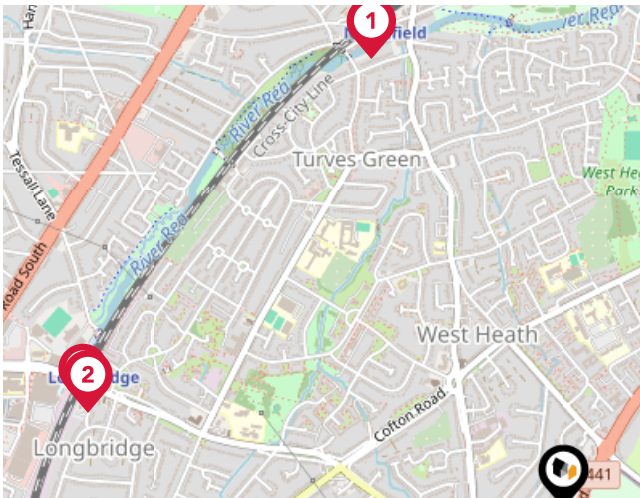
		Nursery	Primary	Secondary	College	Private
1	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils:0 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	New Ways School Ofsted Rating: Good Pupils: 12 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	West Heath Primary School Ofsted Rating: Good Pupils: 404 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Heath Nursery School Ofsted Rating: Good Pupils: 133 Distance:0.58	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cofton Primary School Ofsted Rating: Good Pupils: 340 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Albert Bradbeer Primary Academy Ofsted Rating: Good Pupils: 438 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Turves Green Primary School Ofsted Rating: Good Pupils: 389 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Turves Green Girls' School Ofsted Rating: Good Pupils: 649 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






	Nursery	Primary	Secondary	College	Private
<p>9 Hawkesley Church Primary Academy Ofsted Rating: Good Pupils: 223 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Turves Green Boys' School Ofsted Rating: Special Measures Pupils: 648 Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Turves Green Boys' School Ofsted Rating: Inadequate Pupils:0 Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Fairway Primary Academy Ofsted Rating: Good Pupils: 205 Distance:0.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Wychall Primary School Ofsted Rating: Good Pupils: 407 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Ark Kings Academy Ofsted Rating: Inadequate Pupils: 827 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1147 Distance:1.17</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Meadows Primary School Ofsted Rating: Requires Improvement Pupils: 634 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

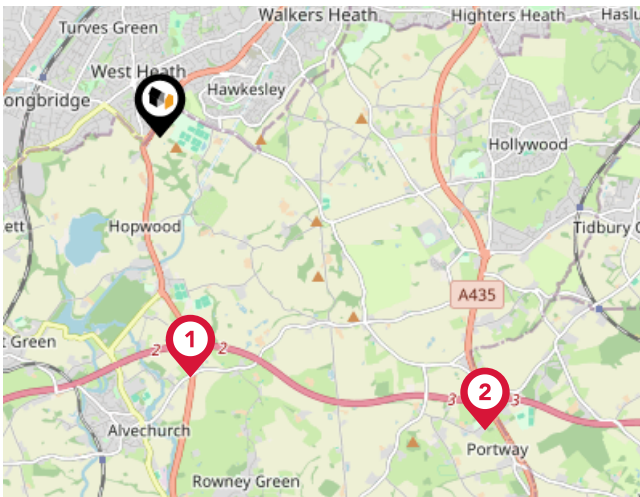
Area

Transport (National)








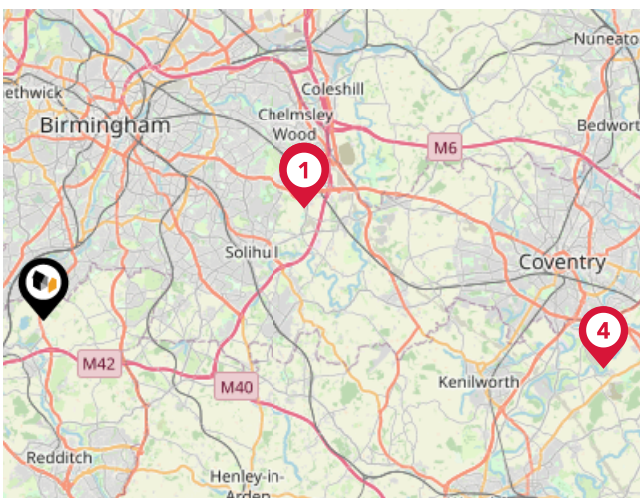
National Rail Stations

Pin	Name	Distance
	Northfield Rail Station	1.1 miles
	Longbridge Rail Station	1.1 miles
	Longbridge Rail Station	1.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M42 J2	2.18 miles
	M42 J3	3.96 miles
	M5 J3	4.65 miles
	M5 J4	3.97 miles
	M42 J1	4.55 miles

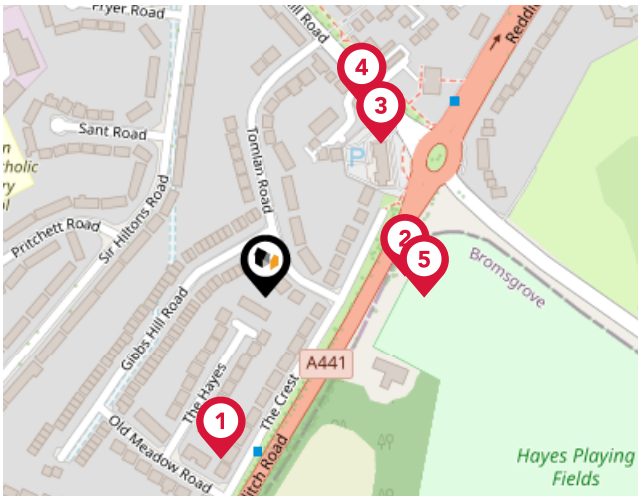


Airports/Helipads

Pin	Name	Distance
	Birmingham International Airport Terminal 2	10.26 miles
	Birmingham International Airport	10.33 miles
	Birmingham International Airport Terminal 1	10.33 miles
	Coventry Airport	20.37 miles

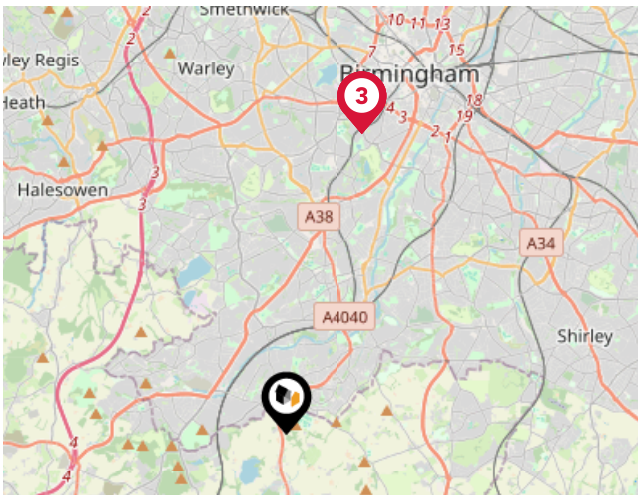
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grovely Corner-	0.1 miles
2	Redhill Rd	0.08 miles
3	Man on the Moon	0.11 miles
4	Man on the Moon	0.12 miles
5	Man in the Moon	0.09 miles



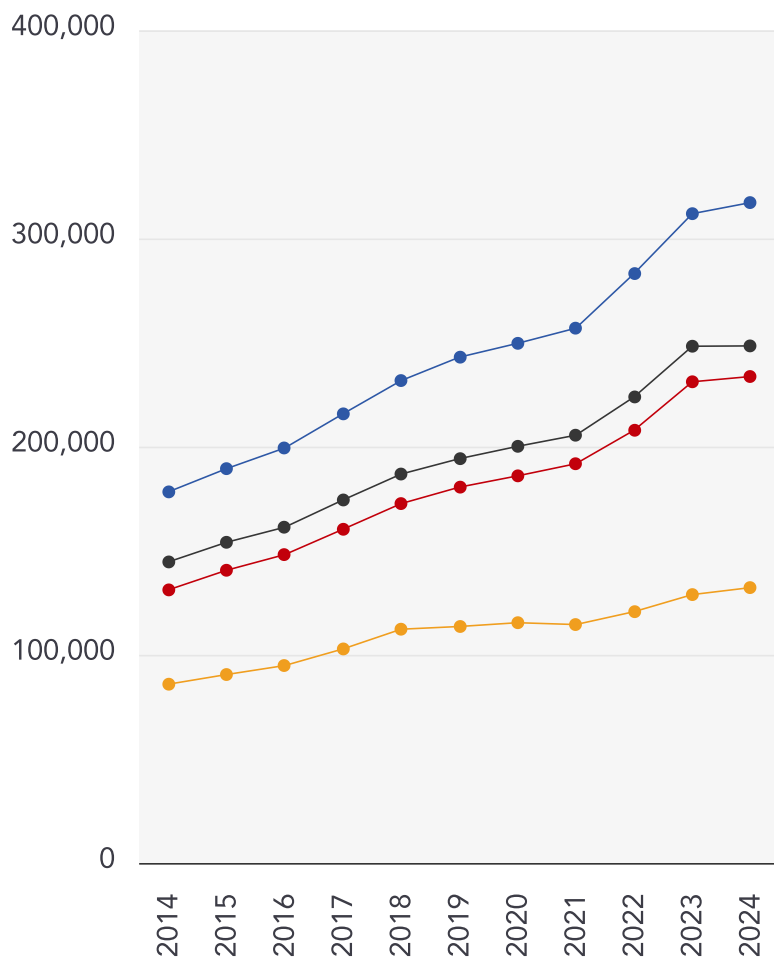
Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	5.62 miles
2	Edgbaston Village (Midland Metro Stop)	5.62 miles
3	Edgbaston Village (Midland Metro Stop)	5.62 miles

5, Tomlan Road, Birmingham, B31 3NX	Semi-detached House
Last Sold Date: 07/10/2022	
Last Sold Price: £260,000	
35, Tomlan Road, Birmingham, B31 3NX	Semi-detached House
Last Sold Date: 30/06/2021	
Last Sold Price: £191,000	
25, Tomlan Road, Birmingham, B31 3NX	Semi-detached House
Last Sold Date: 07/05/2021	
Last Sold Price: £170,000	
57, Tomlan Road, Birmingham, B31 3NX	Terraced House
Last Sold Date: 17/12/2020 17/03/2006	
Last Sold Price: £212,000 £138,500	
37, Tomlan Road, Birmingham, B31 3NX	Semi-detached House
Last Sold Date: 08/07/2019	
Last Sold Price: £180,000	
31, Tomlan Road, Birmingham, B31 3NX	Semi-detached House
Last Sold Date: 03/08/2016	
Last Sold Price: £170,000	
7, Tomlan Road, Birmingham, B31 3NX	Semi-detached House
Last Sold Date: 31/01/2011	
Last Sold Price: £150,000	
55, Tomlan Road, Birmingham, B31 3NX	Terraced House
Last Sold Date: 01/11/2007	
Last Sold Price: £80,000	
59, Tomlan Road, Birmingham, B31 3NX	Semi-detached House
Last Sold Date: 31/10/2005	
Last Sold Price: £135,000	
41, Tomlan Road, Birmingham, B31 3NX	Semi-detached House
Last Sold Date: 11/08/1999	
Last Sold Price: £59,500	
53, Tomlan Road, Birmingham, B31 3NX	Semi-detached House
Last Sold Date: 02/08/1996	
Last Sold Price: £49,000	
27, Tomlan Road, Birmingham, B31 3NX	Semi-detached House
Last Sold Date: 31/05/1996	
Last Sold Price: £53,000	

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 B31



Detached

+77.95%

Terraced

+71.75%

Semi-Detached

+78.12%

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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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.

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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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