

DEAN COLEMAN



Bespoke Estate Agent

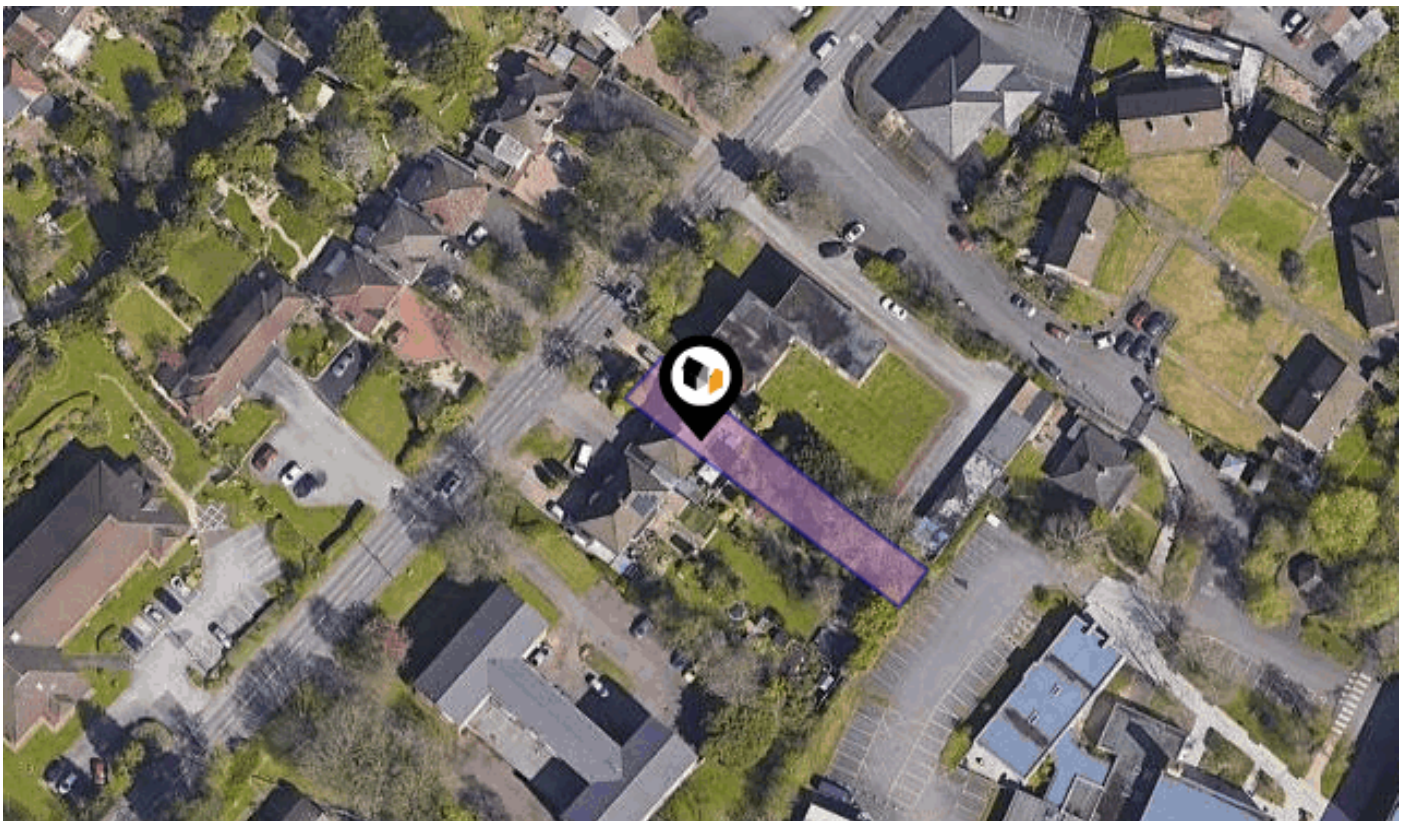


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 29th June 2024



REDDITCH ROAD, KINGS NORTON, BIRMINGHAM, B38

Price Estimate : £350,000

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This superb semi-detached house has been called home, for almost 20 years by its current owners. Having raised their family here, taking advantage of the many schools, amenities and transport links on its doorstep, it's easy to see why it has served them well.

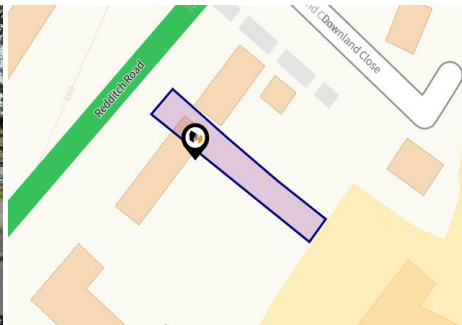
Set well back from the road and offering great privacy, this would make an excellent home for a large or growing family.

Comprising: down its paved path and driveway you enter the house via a porch with double doors, a further door from its porch into a spacious hall which has doors to two reception rooms and its separate kitchen, plus stairs to the first floor accommodation. Reception room one being used as the lounge, has a gas fire place, central heating radiator and double glazed bay window to front aspect. Reception room two being used as its dining room, benefits from exposed wood flooring, gas fire place and surround, central heating radiator and large double glazed bay window to rear aspect. The separate kitchen has modern fitted wall and base units, an integrated sink with drainer overlooking the large rear garden through its double glazed window, integrated oven and separate gas hob, also benefitting from a large pantry. From the kitchen via its side door, you can enter the separate utility room which provides access to both the garage and rear garden. The homes garage is a generous size with electrics and lighting, having double doors opening to the front garden.

The first floor accommodation like its ground floor, offers spacious living which from its light and airy landing with double glazed window to side aspect, has doors to two excellent size double bedrooms, both with double glazed bay windows and one having two built-in double wardrobes. The third bedroom of this house is again of excellent size, with its owners previously using it as a double room with relative ease and comfort. From the landing there is also a bathroom with obscure double glazed window to rear aspect, store cupboard, bath with shower over and wash basin, with a separate toilet next to it, making the overall space an awesome opportunity to create a large and wonderful family bathroom.

Every spacious home and growing family needs a large garden, which this fabulous traditional home has. Being of South-westerly facing, there is a large patio area for relaxing and entertaining, maybe even extending the homes already generous footprint (subject to planning & building regulations). Furthermore this garden, which is fence enclosed, has a large lawn area with rockery & a variety of plants and trees to its borders. To the front of this property can be found Off Road Parking for multiple vehicles, a lawn, dwarf wall and tree providing superb privacy from the public path and road.

Overall, a home which would serve a growing family now but has potential to expand (stp) to accommodate a growing family.



Property



Type:	Semi-Detached
Bedrooms:	3
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.12 acres
Council Tax :	Band D
Annual Estimate:	£2,091
Title Number:	WK76716

Price Estimate:	£350,000
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)

13 mb/s	1000 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Kings Norton, B38

Energy rating

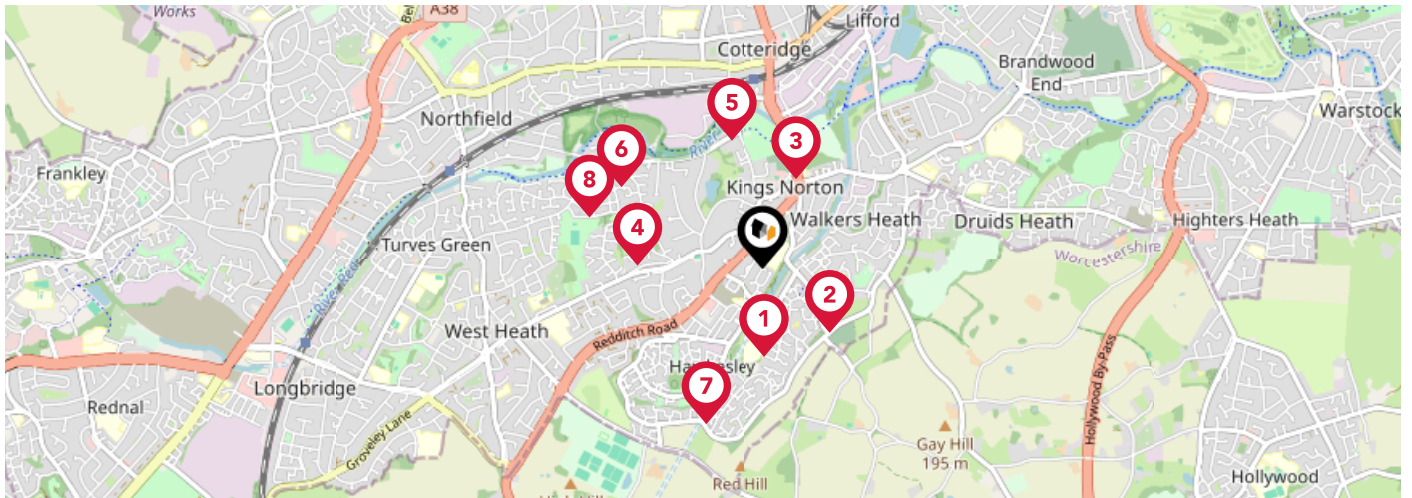
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Valid until 05.02.2034

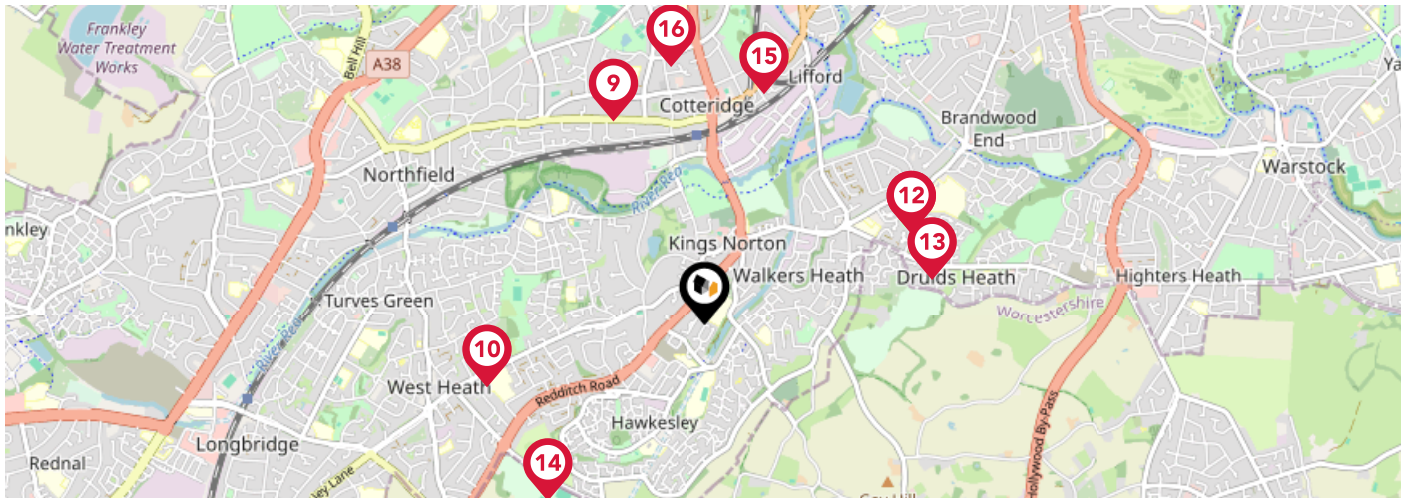
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-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 installed before 2002
Previous Extension:	1
Open Fireplace:	2
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²



		Nursery	Primary	Secondary	College	Private
1	Ark Kings Academy Ofsted Rating: Inadequate Pupils: 827 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Paul's Catholic Primary School Ofsted Rating: Good Pupils: 202 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kings Norton Junior and Infant School Ofsted Rating: Good Pupils: 409 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fairway Primary Academy Ofsted Rating: Good Pupils: 205 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.59	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1147 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hawkesley Church Primary Academy Ofsted Rating: Good Pupils: 223 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wychall Primary School Ofsted Rating: Good Pupils: 407 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

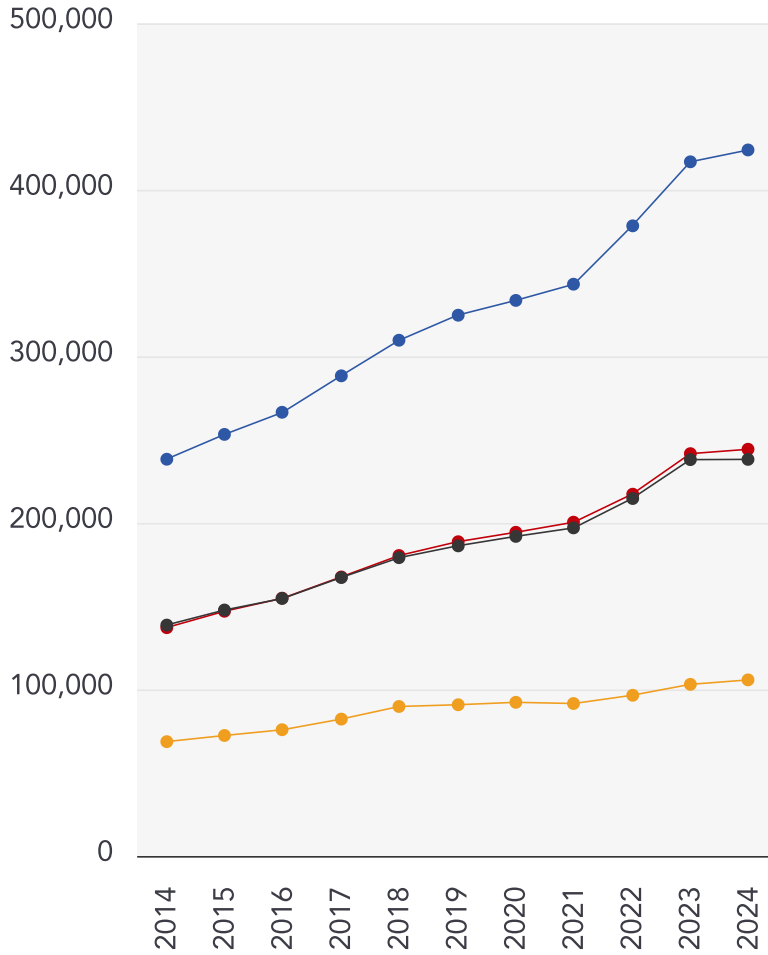


		Nursery	Primary	Secondary	College	Private
	King's Norton Boys' School Ofsted Rating: Good Pupils: 654 Distance: 1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Heath Primary School Ofsted Rating: Good Pupils: 404 Distance: 1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadmeadow Infant School Ofsted Rating: Good Pupils: 197 Distance: 1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadmeadow Junior School Ofsted Rating: Good Pupils: 228 Distance: 1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bells Farm Primary School Ofsted Rating: Outstanding Pupils: 201 Distance: 1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Ways School Ofsted Rating: Good Pupils: 12 Distance: 1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cotteridge Primary School Ofsted Rating: Good Pupils: 419 Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Norton Girls' School Ofsted Rating: Outstanding Pupils: 1013 Distance: 1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

104, Redditch Road, Birmingham, B38 8QX		Semi-detached House			
Last Sold Date:	21/10/2021	17/05/2004			
Last Sold Price:	£175,000	£127,000			
100, Redditch Road, Birmingham, B38 8QX		Terraced House			
Last Sold Date:	18/06/2021	26/06/2015	04/06/2013	11/09/2006	29/07/1999
Last Sold Price:	£167,500	£135,000	£122,500	£130,000	£27,250
106, Redditch Road, Birmingham, B38 8QX		Terraced House			
Last Sold Date:	08/01/2021	03/07/2015	15/06/2006	07/08/2000	
Last Sold Price:	£180,000	£72,500	£67,000	£32,000	
102, Redditch Road, Birmingham, B38 8QX		Terraced House			
Last Sold Date:	08/07/2016	22/09/2006	10/02/2006		
Last Sold Price:	£139,000	£130,000	£125,000		
98, Redditch Road, Birmingham, B38 8QX		Terraced House			
Last Sold Date:	10/11/2014	11/10/2002	06/04/2001	20/08/1999	
Last Sold Price:	£135,000	£91,500	£69,250	£59,500	
90, Redditch Road, Birmingham, B38 8QX		Terraced House			
Last Sold Date:	22/11/2013	18/12/2009	16/07/2009		
Last Sold Price:	£178,000	£157,000	£125,000		
84, Redditch Road, Birmingham, B38 8QX		Terraced House			
Last Sold Date:	01/07/2005				
Last Sold Price:	£155,000				
88, Redditch Road, Birmingham, B38 8QX		Terraced House			
Last Sold Date:	05/05/1995				
Last Sold Price:	£67,000				

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 B38



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

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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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