

DEAN COLEMAN



Bespoke Estate Agent



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th July 2024



AVEBURY ROAD, BIRMINGHAM, B30

Price Estimate : £260,000

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Birmingham

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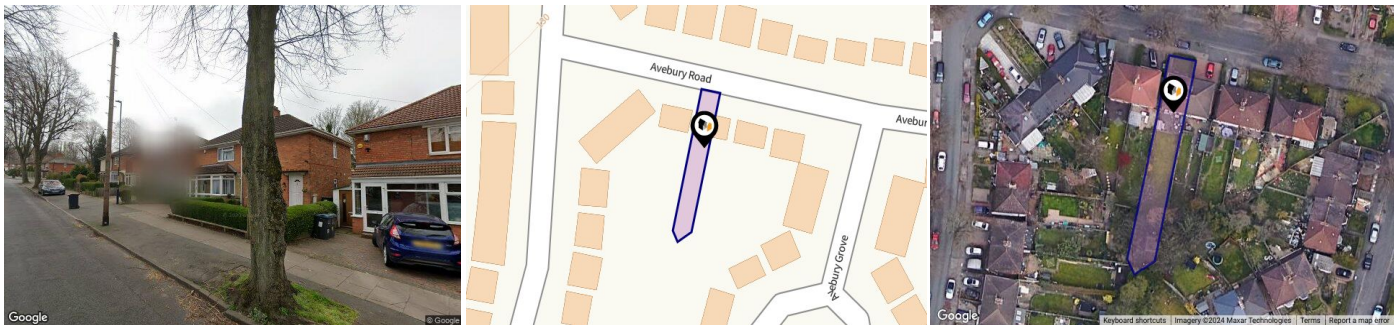
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Nestled in the heart of the sought-after Starchley neighbourhood, this lovely three bedroom semi-detached house presents an exceptional opportunity for First Time Buyers or a Buy To Let Investor. With a perfect blend of space, light & Airy rooms plus huge potential, this home offers a range of delightful features that cater to a variety of lifestyles.

Having huge potential to make Off Road Parking (stp) and moving the bathroom upstairs (stp), houses like this are extremely popular. With the area being in demand for many years, this has only increased with its national recognition and also soon to be re-opening of the Pineapple Road train station.

Comprising: from the public pathway, you enter the front garden via gated entry with hedge to front, taking the paved pathway to the front door with storm porch. Through its front door you enter into a hall which has stairs to first floor and a door into the lounge. This light and airy lounge benefits from a lovely double glazed bay window to front aspect, an electric wood-burning affect fire set within the open chimney, a door to a large store cupboard under the stairs and an opening into the kitchen. The kitchen itself has fitted wall and base units with integrated electric oven and gas hob with extractor fan over, also an integrated sink and drainer overlooking the stunning rear patio and garden through its double glazed window. Furthermore there is an integral low level fridge. From the kitchen you can access the patio and garden through a rear double glazed, UPVC door and in addition, you can access a utility space which also leads through to the bathroom. The ground floor bathroom compromises of a white suite bath with shower over, wash basin and wc with obscure double glazed window to rear aspect. The first floor accommodation, off of the landing with double glazed window to side aspect, offers three superb size bedrooms, all with central heating and double glazed windows, plus one having a storage cupboard over the stairs. This home benefits from a South Facing garden, superb in size with a fabulously presented patio, there is also a large brick-built storage building to the rear. A stunning, fence enclosed and tranquil space to relax, entertain and lawn area large enough for those kids' garden toys. The front the property has a well maintained garden with a variety of shrubs, also having potential to create Off Road Parking (stp and drop kerb).

Homes in the area have been long sought-after by families, positioned within easy reach of the bustling High Streets of both Starchley and Kings Heath, you'll find a myriad of shopping, dining, and entertainment options at your fingertips. The allure of urban living harmoniously blends with the tranquillity of a sought-after neighbourhood, voted one of the best places to live.



Property




Type: Semi-Detached
Bedrooms: 3
Floor Area: 850 ft² / 79 m²
Plot Area: 0.08 acres
Council Tax : Band B
Annual Estimate: £1,626
Title Number: WM683143

Price Estimate: £260,000
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

11 mb/s	47 mb/s	1000 mb/s
		

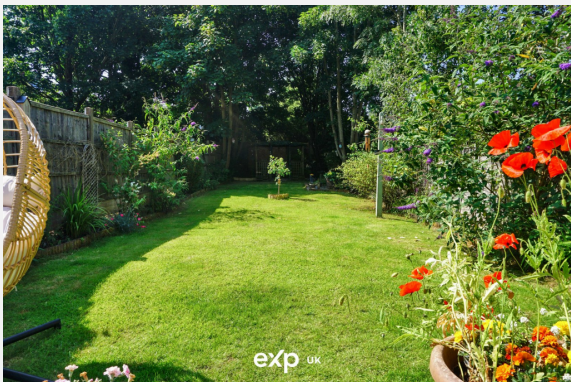
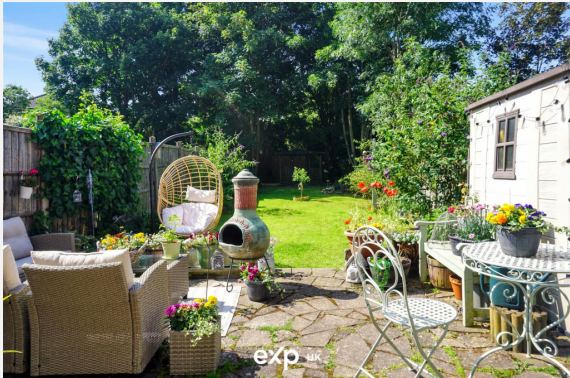
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



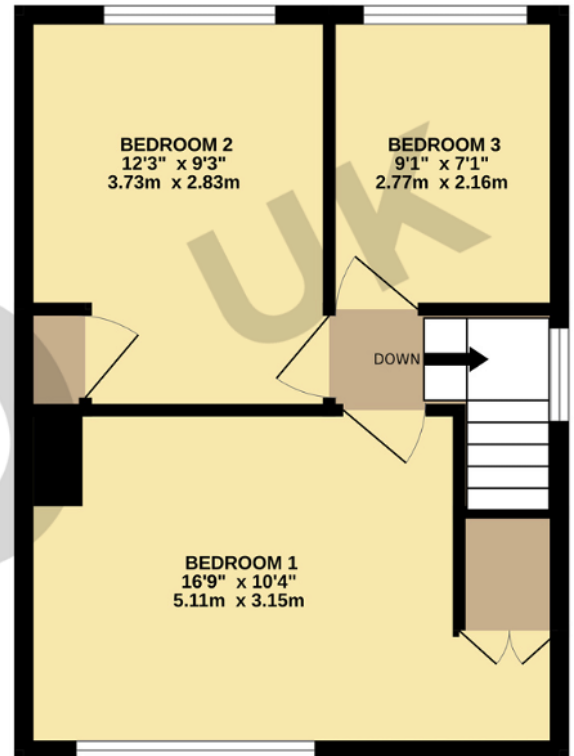
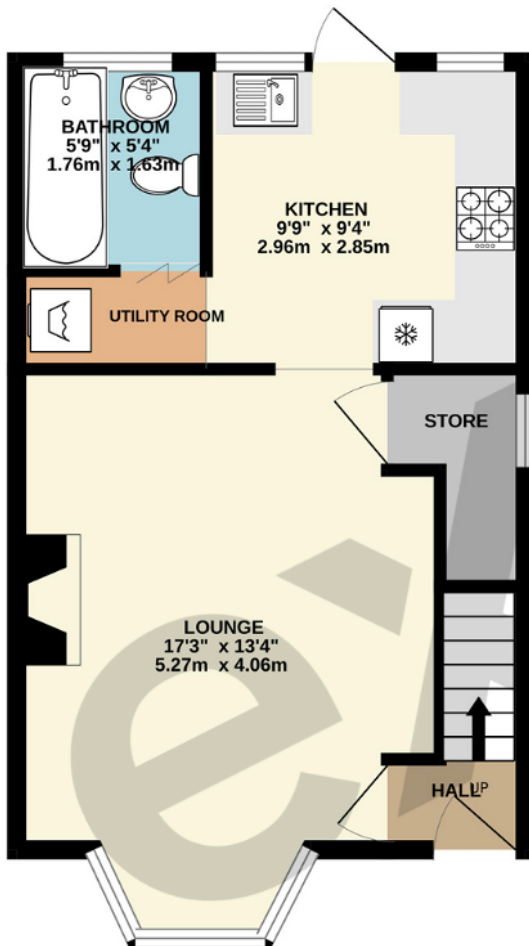




AVEBURY ROAD, BIRMINGHAM, B30

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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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BIRMINGHAM, B30

Energy rating

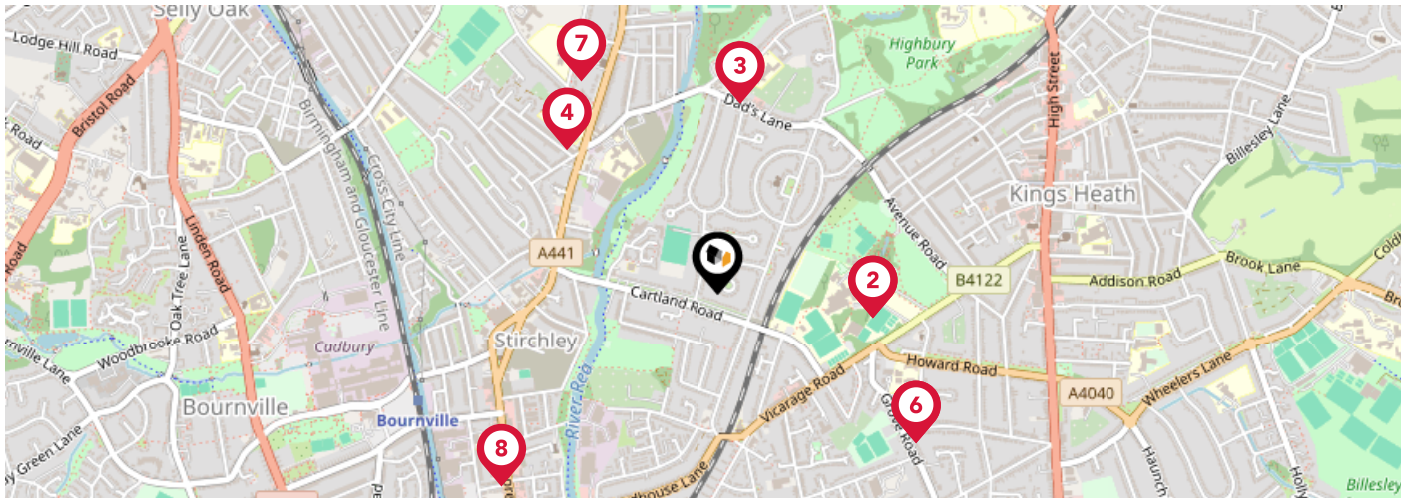
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Valid until 01.07.2034

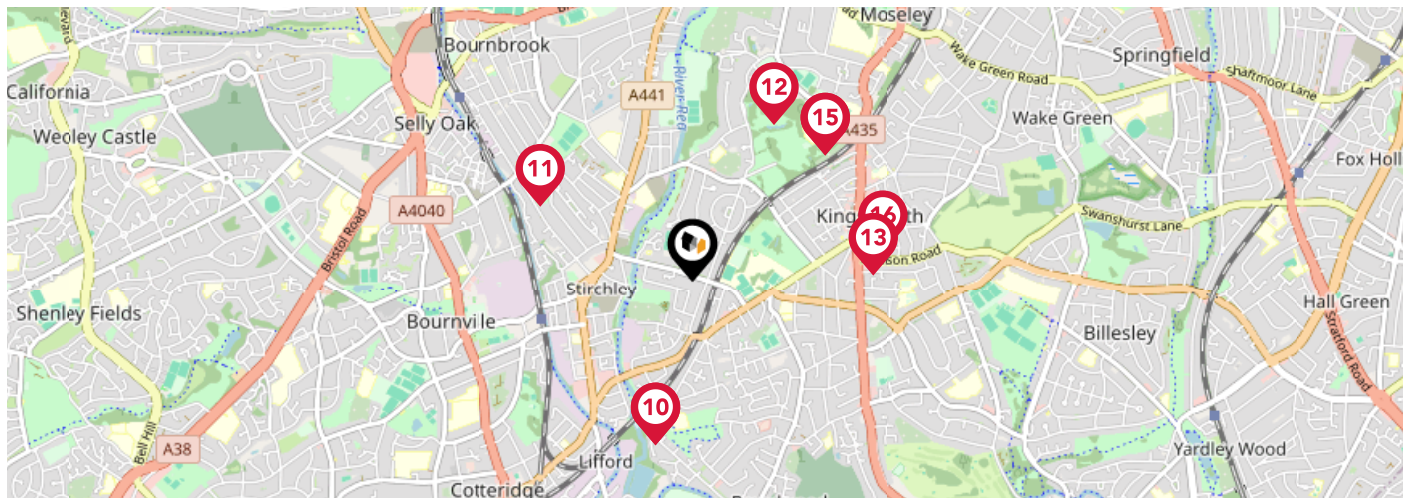
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
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:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	79 m ²



	Nursery	Primary	Secondary	College	Private
 King Edward VI Camp Hill School for Girls Ofsted Rating: Outstanding Pupils: 1079 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 King Edward VI Camp Hill School for Boys Ofsted Rating: Outstanding Pupils: 931 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Moor Green Primary Academy Ofsted Rating: Outstanding Pupils: 422 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Selly Park Girls' School Ofsted Rating: Outstanding Pupils: 703 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Colmore Junior School Ofsted Rating: Good Pupils: 480 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Colmore Infant and Nursery School Ofsted Rating: Outstanding Pupils: 411 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Edward's Catholic Primary School Ofsted Rating: Good Pupils: 401 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stirchley Primary School Ofsted Rating: Good Pupils: 226 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Allens Croft Nursery School Ofsted Rating: Outstanding Pupils: 179 Distance:0.76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allens Croft Primary School Ofsted Rating: Good Pupils: 371 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Raddlebarn Primary School Ofsted Rating: Good Pupils: 429 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Uffculme School Ofsted Rating: Good Pupils: 218 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Dunstan's Catholic Primary School Ofsted Rating: Good Pupils: 420 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fox Hollies School and Performing Arts College Ofsted Rating: Good Pupils: 101 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queensbridge School Ofsted Rating: Outstanding Pupils: 858 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Challoner Catholic College Ofsted Rating: Good Pupils: 1213 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

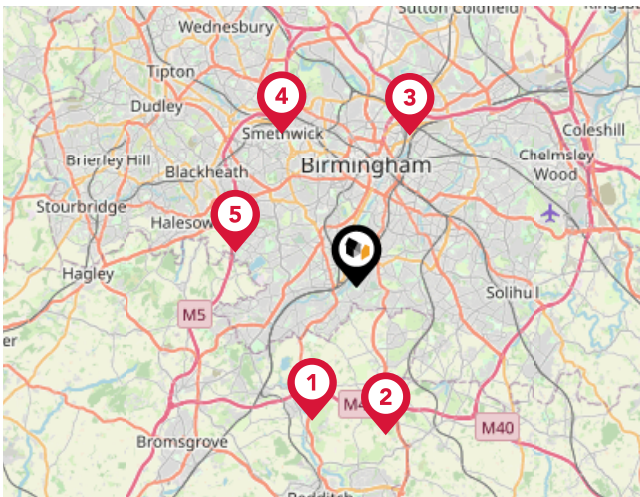
Area

Transport (National)



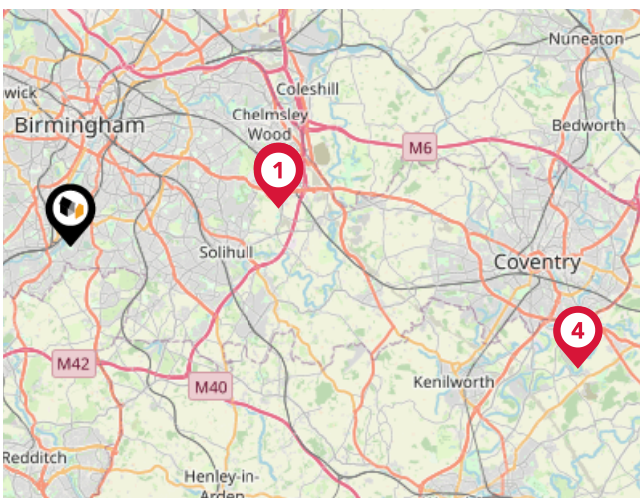
National Rail Stations

Pin	Name	Distance
1	Bournville Rail Station	0.75 miles
2	Bournville Rail Station	0.75 miles
3	Bournville Rail Station	0.75 miles



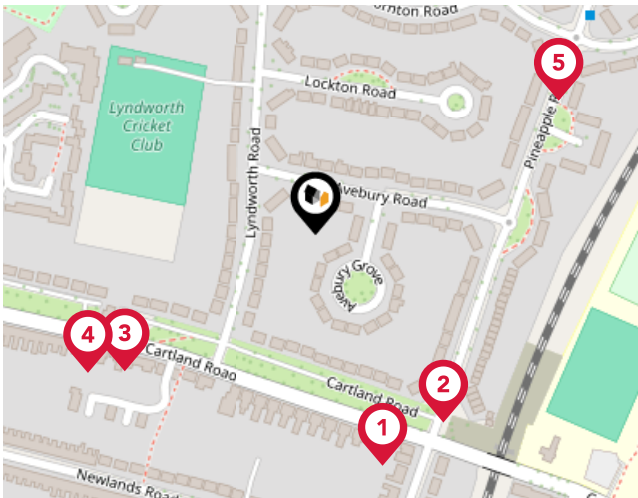
Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	5.11 miles
2	M42 J3	5.43 miles
3	M6 J6	5.82 miles
4	M5 J1	6.2 miles
5	M5 J3	4.55 miles



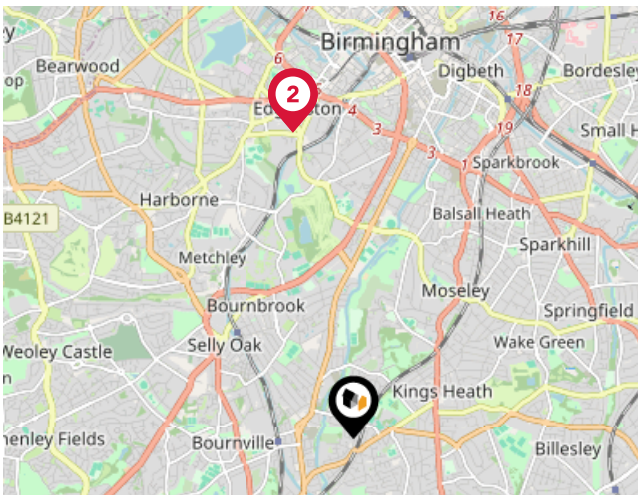
Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport Terminal 2	7.66 miles
2	Birmingham International Airport	7.7 miles
3	Birmingham International Airport Terminal 1	7.7 miles
4	Coventry Airport	18.91 miles



Bus Stops/Stations

Pin	Name	Distance
1	Pineapple Rd	0.14 miles
2	Cartland Rd	0.13 miles
3	Lyndworth Rd	0.13 miles
4	Lyndworth Rd	0.15 miles
5	Brent Rd	0.16 miles



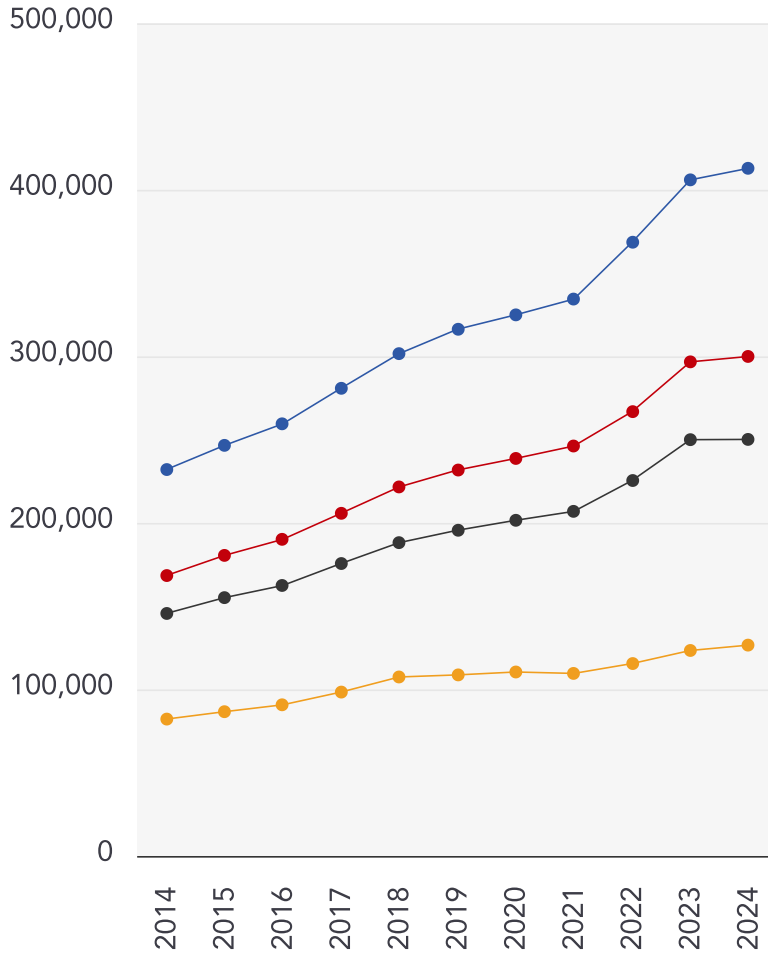
Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	2.83 miles
2	Edgbaston Village (Midland Metro Stop)	2.83 miles
3	Edgbaston Village (Midland Metro Stop)	2.83 miles

45, Avebury Road, Birmingham, B30 2UJ				Semi-detached House	
Last Sold Date:	18/01/2022	30/06/2015	12/01/2007		
Last Sold Price:	£305,000	£178,000	£122,000		
41, Avebury Road, Birmingham, B30 2UJ				Semi-detached House	
Last Sold Date:	25/02/2020	19/12/2014	20/04/2007	16/07/2005	
Last Sold Price:	£234,000	£164,000	£137,500	£115,000	
11, Avebury Road, Birmingham, B30 2UJ				Semi-detached House	
Last Sold Date:	29/01/2019				
Last Sold Price:	£185,000				
55, Avebury Road, Birmingham, B30 2UJ				Terraced House	
Last Sold Date:	26/05/2017	28/06/2002			
Last Sold Price:	£143,000	£86,500			
9, Avebury Road, Birmingham, B30 2UJ				Semi-detached House	
Last Sold Date:	18/07/2014	27/05/1999			
Last Sold Price:	£160,000	£48,000			
3, Avebury Road, Birmingham, B30 2UJ				Terraced House	
Last Sold Date:	27/06/2014				
Last Sold Price:	£119,950				
49, Avebury Road, Birmingham, B30 2UJ				Semi-detached House	
Last Sold Date:	25/05/2007				
Last Sold Price:	£135,000				
17, Avebury Road, Birmingham, B30 2UJ				Semi-detached House	
Last Sold Date:	19/12/2006	23/07/2004			
Last Sold Price:	£144,000	£105,000			
23, Avebury Road, Birmingham, B30 2UJ				Semi-detached House	
Last Sold Date:	10/10/2005				
Last Sold Price:	£117,000				
47, Avebury Road, Birmingham, B30 2UJ				Semi-detached House	
Last Sold Date:	25/08/2000				
Last Sold Price:	£54,000				
39, Avebury Road, Birmingham, B30 2UJ				Terraced House	
Last Sold Date:	05/09/1997				
Last Sold Price:	£42,000				

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 B30



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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