

DEAN COLEMAN



Bespoke Estate Agent

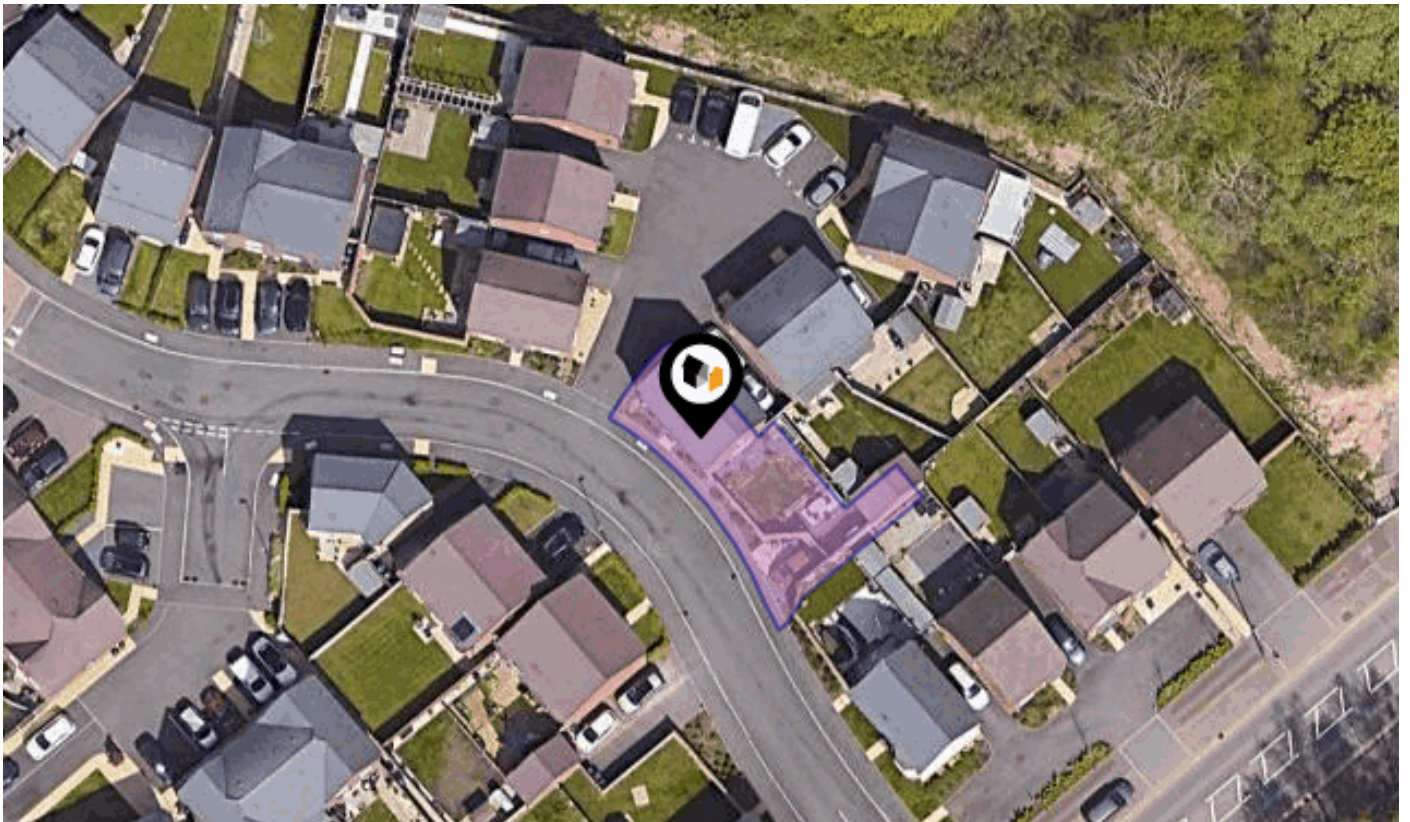


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th July 2024



HAWKER CLOSE, BIRMINGHAM, B31

Price Estimate : £375,000

Dean Coleman Powered By eXp

Birmingham

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

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

Take advantage of the vast open spaces that Cofton Park and the Lickey Hills Country Park brings. Nestled on quiet and modern estate, these stunning outdoor spots are just a stones throw away from this fabulous detached home.

Being under five years' old, the property is still within its 10 year NHBC, giving buyers peace of mind. In addition, the current owners offer their home for sale in a superbly maintained and beautifully presented condition. Perfect for buyers not wanting any work to do, but simply to move in and enjoy all that the light, airy and spacious rooms have to offer.

This detached home offers: a superbly spacious entrance hall with tiled floor, store cupboard, stairs to first floor accommodation, doors to a lounge, kitchen diner and a guest toilet. The light and airy lounge with hardwood flooring, benefits from dual aspect double glazed windows and French doors to both the front and side aspect and is a lovely area for the family to gather and relax. This especially as it overlooks the superbly maintained and private patio and garden area which is South Easterly facing. This property's kitchen diner with tiled floor, is a fabulous room and great space to enjoy special moments with the family and entertain guests, offering more of the same light and airy feel that is a common theme throughout. With three double glazed windows to front and side aspect, fitted wall and base units with a range of integrated appliances such as: fridge freezer, dishwasher, washing machine, gas hob with extractor fan over and separate double oven with grill and a double sink with drainer. To the first floor can be found three excellent size bedrooms, one of which having two built in wardrobes and an en-suite and two having dual aspect double glazed windows allowing lots of light to flood in. From the spacious landing there is also a family bathroom with power shower over its bath and obscure double glazed window. The outdoor space of the home is superb, with a lovely paved patio leading onto a well maintained lawn having a variety of colourful shrubs and flowers to its borders. To the rear of this South Easterly facing garden is a slate-chipping and paved sun terrace with BBQ area, with access also to the detached single garage accessed via double gates from the cul-de-sac.

Hawker Close is within easy reach of both a Train Station on the Central Line, Buses into and around the City, plus two Motorways the M5 & M42. Amenities and entertainment complexes are also within close proximity with the Longbridge Village and Great Park close by. For families, there are a number of nurseries, schools and a college in the area.

A superb and beautifully presented detached house, perfect to start or grow a family in. Taking advantage of the gorgeous, green open spaces on offer, schools, transport links and amenities within easy reach makes for a real "box-ticker" of a home.





Property

Type:	Detached	Price Estimate:	£375,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.05 acres		
Year Built :	2019		
Council Tax :	Band D		
Annual Estimate:	£2,091		
Title Number:	MM137305		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

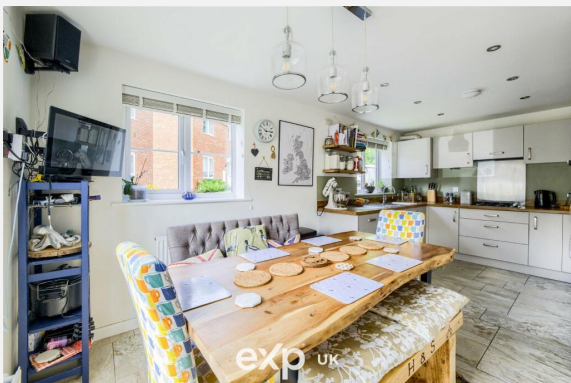
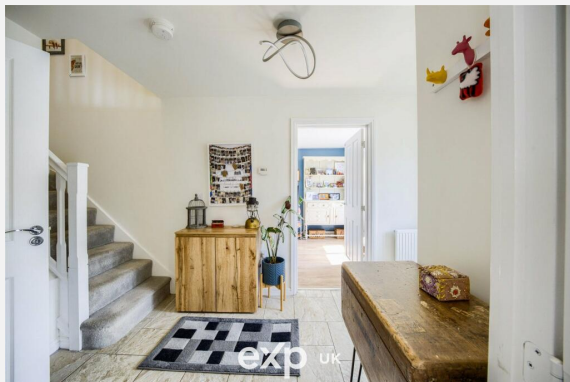
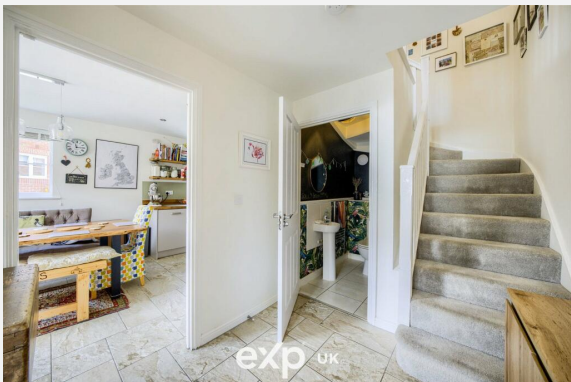
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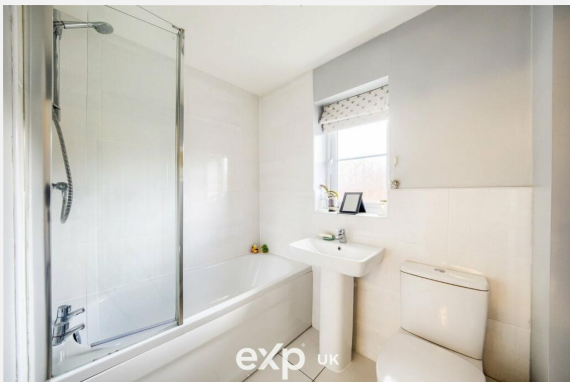
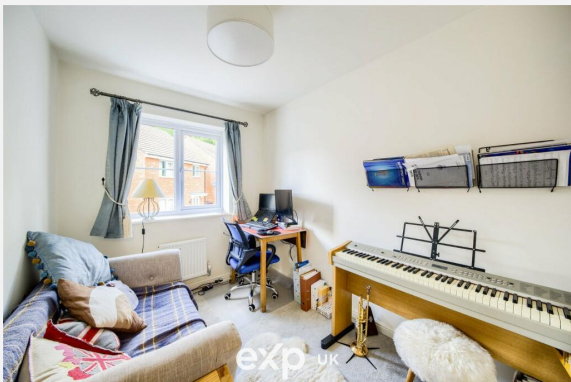
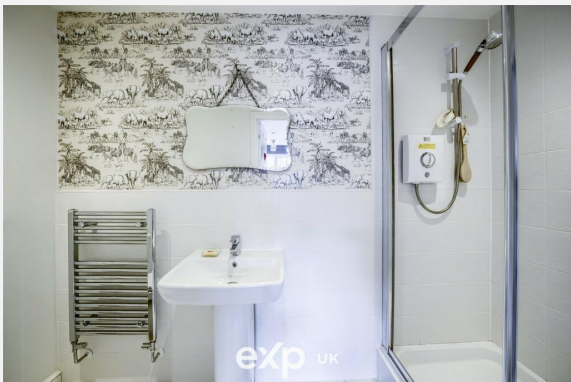
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





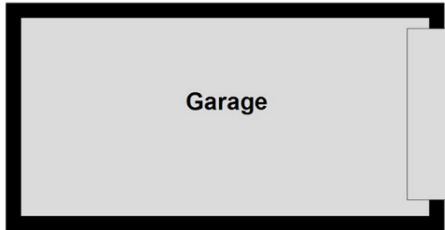




HAWKER CLOSE, BIRMINGHAM, B31

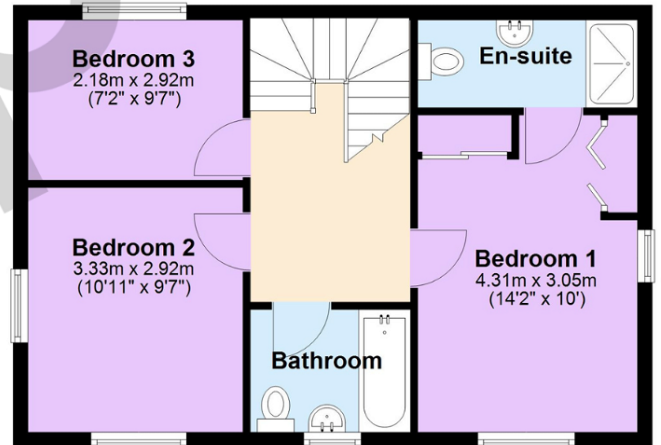
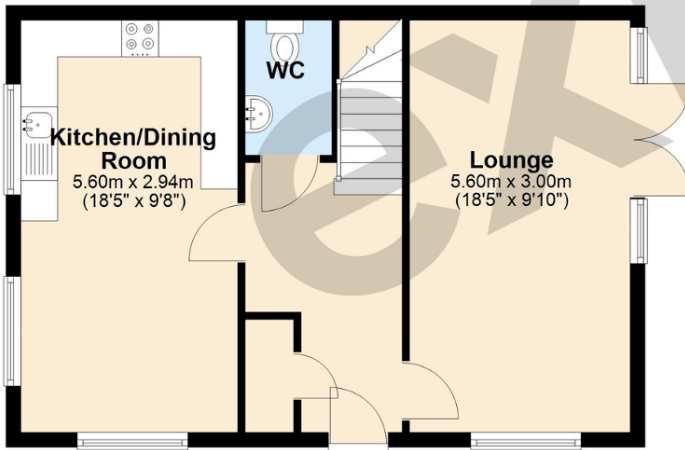
Ground Floor

Approx. 61.3 sq. metres (659.7 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.9 sq. feet)



Total area: approx. 107.9 sq. metres (1161.7 sq. feet)

Hawker Close, B31

Energy rating

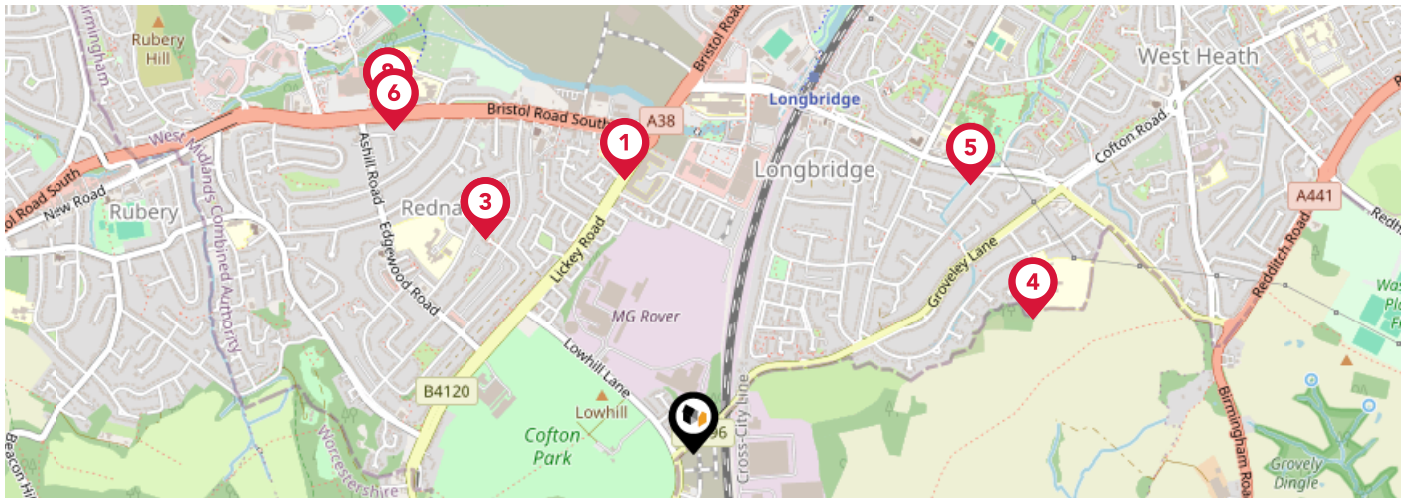
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Valid until 02.12.2029

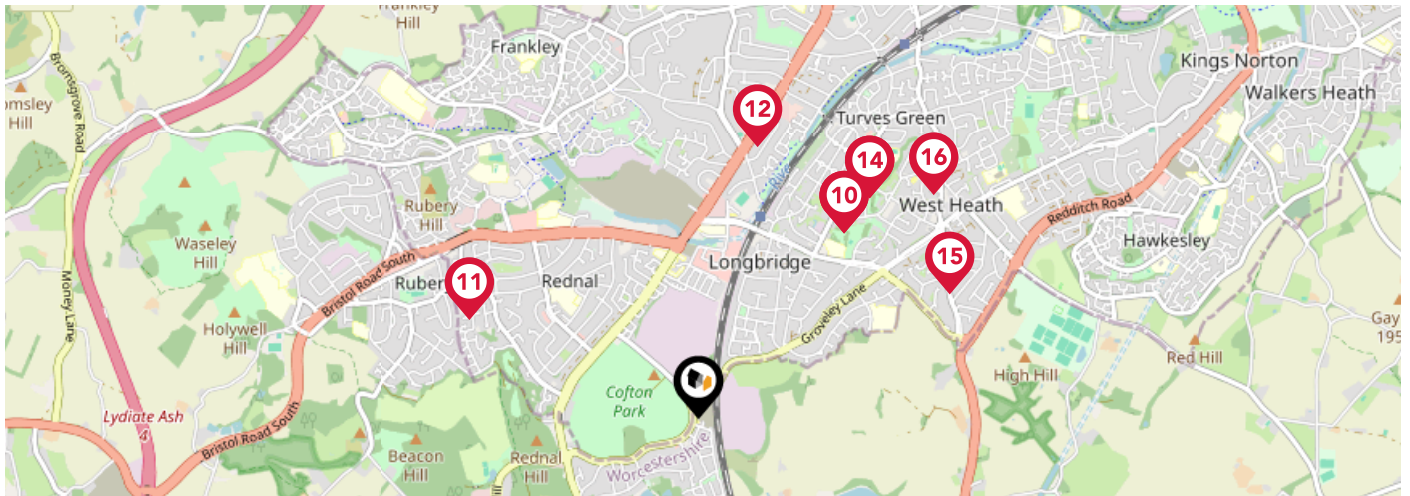
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
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:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	95 m ²



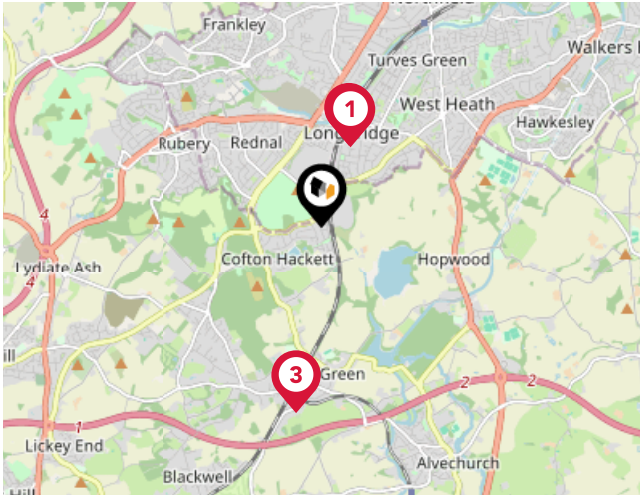
	Nursery	Primary	Secondary	College	Private
 St Columba's Catholic Primary School Ofsted Rating: Good Pupils: 196 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rednal Hill Junior School Ofsted Rating: Requires Improvement Pupils: 351 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rednal Hill Infant School Ofsted Rating: Good Pupils: 304 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cofton Primary School Ofsted Rating: Good Pupils: 340 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Albert Bradbeer Primary Academy Ofsted Rating: Good Pupils: 438 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Colmers School and Sixth Form College Ofsted Rating: Good Pupils: 1129 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Rubery Nursery School Ofsted Rating: Good Pupils: 152 Distance:1.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Colmers Farm Primary School Ofsted Rating: Good Pupils: 399 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Turves Green Boys' School Ofsted Rating: Special Measures Pupils: 648 Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Turves Green Boys' School Ofsted Rating: Inadequate Pupils:0 Distance:1.07</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St James Catholic Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Meadows Primary School Ofsted Rating: Requires Improvement Pupils: 634 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Turves Green Primary School Ofsted Rating: Good Pupils: 389 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Turves Green Girls' School Ofsted Rating: Good Pupils: 649 Distance:1.26</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St John Fisher Catholic Primary School Ofsted Rating: Good Pupils:0 Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 West Heath Nursery School Ofsted Rating: Good Pupils: 133 Distance:1.47</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

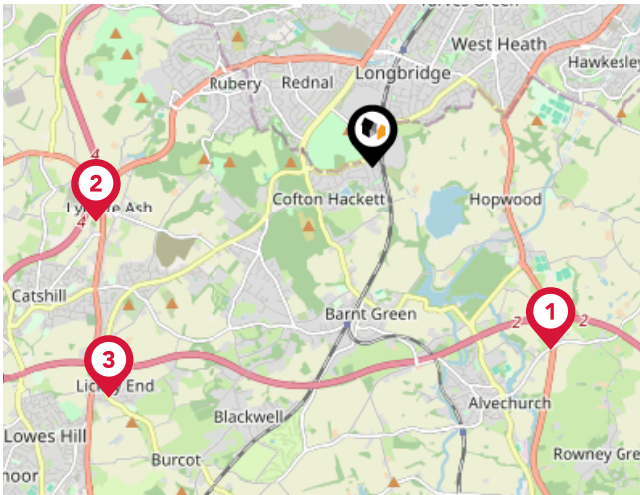
Area

Transport (National)



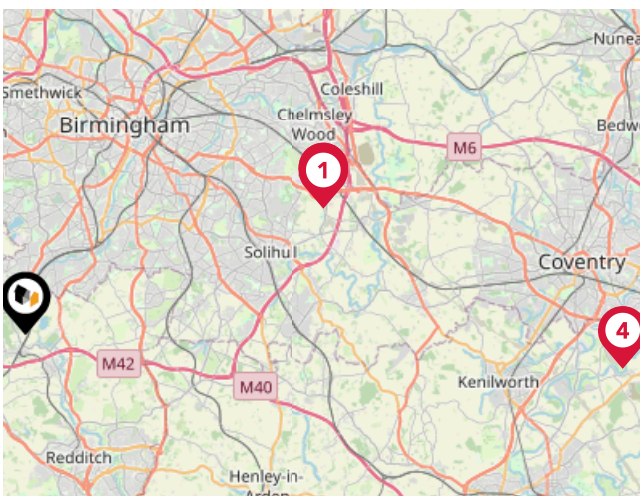
National Rail Stations

Pin	Name	Distance
1	Longbridge Rail Station	0.77 miles
2	Longbridge Rail Station	0.78 miles
3	Barnt Green Rail Station	1.71 miles



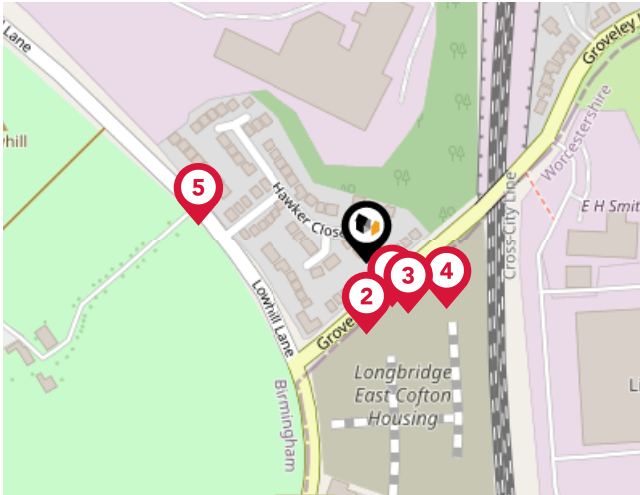
Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	2.31 miles
2	M5 J4	2.55 miles
3	M42 J1	3.18 miles
4	M5 J3	4.59 miles
5	M5 J4A	4.21 miles



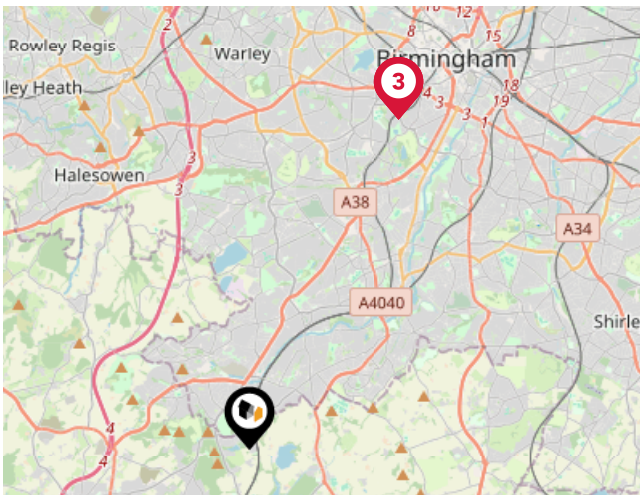
Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport Terminal 2	11.7 miles
2	Birmingham International Airport	11.76 miles
3	Birmingham International Airport Terminal 1	11.76 miles
4	Coventry Airport	21.67 miles



Bus Stops/Stations

Pin	Name	Distance
1	STOP CODE NOT USED	0.03 miles
2	Hawker Close	0.04 miles
3	Hawker Close	0.04 miles
4	Longbridge- Rover- Groveley Lane	0.05 miles
5	Rover Works Gate R	0.1 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	6.54 miles
2	Edgbaston Village (Midland Metro Stop)	6.54 miles
3	Edgbaston Village (Midland Metro Stop)	6.55 miles

44, Hawker Close, Birmingham, B31 2GU			Detached House
Last Sold Date:	31/10/2023	05/07/2019	
Last Sold Price:	£485,000	£425,500	
23, Hawker Close, Birmingham, B31 2GU			Detached House
Last Sold Date:	15/09/2023	29/03/2019	
Last Sold Price:	£345,000	£309,995	
24, Hawker Close, Birmingham, B31 2GU			Terraced House
Last Sold Date:	04/08/2023	27/09/2019	
Last Sold Price:	£312,000	£86,117	
15, Hawker Close, Birmingham, B31 2GU			Detached House
Last Sold Date:	11/02/2022	16/12/2019	
Last Sold Price:	£312,000	£291,500	
7, Hawker Close, Birmingham, B31 2GU			Semi-detached House
Last Sold Date:	18/06/2021	13/12/2019	
Last Sold Price:	£248,500	£231,995	
35, Hawker Close, Birmingham, B31 2GU			Detached House
Last Sold Date:	09/10/2020	28/06/2019	
Last Sold Price:	£385,000	£372,995	
34, Hawker Close, Birmingham, B31 2GU			Detached House
Last Sold Date:	24/07/2020		
Last Sold Price:	£389,000		
39, Hawker Close, Birmingham, B31 2GU			Detached House
Last Sold Date:	17/01/2020		
Last Sold Price:	£379,995		
17, Hawker Close, Birmingham, B31 2GU			Detached House
Last Sold Date:	15/01/2020		
Last Sold Price:	£313,500		
5, Hawker Close, Birmingham, B31 2GU			Semi-detached House
Last Sold Date:	20/12/2019		
Last Sold Price:	£228,995		
13, Hawker Close, Birmingham, B31 2GU			Detached House
Last Sold Date:	19/12/2019		
Last Sold Price:	£296,500		
9, Hawker Close, Birmingham, B31 2GU			Semi-detached House
Last Sold Date:	17/12/2019		
Last Sold Price:	£228,995		

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

11, Hawker Close, Birmingham, B31 2GU	Semi-detached House
Last Sold Date: 13/12/2019	
Last Sold Price: £287,950	
3, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 13/12/2019	
Last Sold Price: £312,500	
10, Hawker Close, Birmingham, B31 2GU	Terraced House
Last Sold Date: 06/12/2019	
Last Sold Price: £126,224	
18, Hawker Close, Birmingham, B31 2GU	Semi-detached House
Last Sold Date: 06/12/2019	
Last Sold Price: £57,500	
20, Hawker Close, Birmingham, B31 2GU	Terraced House
Last Sold Date: 25/11/2019	
Last Sold Price: £86,250	
8, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 22/11/2019	
Last Sold Price: £289,950	
6, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 22/11/2019	
Last Sold Price: £370,000	
4, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 22/11/2019	
Last Sold Price: £421,995	
19, Hawker Close, Birmingham, B31 2GU	Semi-detached House
Last Sold Date: 08/11/2019	
Last Sold Price: £289,500	
48, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 25/10/2019	
Last Sold Price: £310,995	
21, Hawker Close, Birmingham, B31 2GU	Semi-detached House
Last Sold Date: 11/10/2019	
Last Sold Price: £294,995	
47, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 27/09/2019	
Last Sold Price: £322,000	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

50, Hawker Close, Birmingham, B31 2GU	Semi-detached House
Last Sold Date: 27/09/2019	
Last Sold Price: £230,995	
27, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 27/09/2019	
Last Sold Price: £404,950	
49, Hawker Close, Birmingham, B31 2GU	Semi-detached House
Last Sold Date: 27/09/2019	
Last Sold Price: £229,995	
41, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 27/09/2019	
Last Sold Price: £329,500	
45, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 17/09/2019	
Last Sold Price: £304,995	
16, Hawker Close, Birmingham, B31 2GU	Semi-detached House
Last Sold Date: 28/08/2019	
Last Sold Price: £279,500	
25, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 15/08/2019	
Last Sold Price: £365,000	
14, Hawker Close, Birmingham, B31 2GU	Terraced House
Last Sold Date: 02/08/2019	
Last Sold Price: £228,995	
46, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 26/07/2019	
Last Sold Price: £330,000	
12, Hawker Close, Birmingham, B31 2GU	Terraced House
Last Sold Date: 25/07/2019	
Last Sold Price: £221,995	
43, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 19/07/2019	
Last Sold Price: £330,000	
1, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 28/06/2019	
Last Sold Price: £314,995	

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28, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 28/06/2019	
Last Sold Price: £380,000	
22, Hawker Close, Birmingham, B31 2GU	Terraced House
Last Sold Date: 28/06/2019	
Last Sold Price: £221,995	
42, Hawker Close, Birmingham, B31 2GU	Semi-detached House
Last Sold Date: 30/05/2019	
Last Sold Price: £300,000	
38, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 24/05/2019	
Last Sold Price: £332,995	
31, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 20/05/2019	
Last Sold Price: £332,995	
26, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 10/05/2019	
Last Sold Price: £308,995	
37, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 03/05/2019	
Last Sold Price: £375,000	
40, Hawker Close, Birmingham, B31 2GU	Semi-detached House
Last Sold Date: 18/04/2019	
Last Sold Price: £291,995	
36, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 17/04/2019	
Last Sold Price: £369,995	
33, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 29/03/2019	
Last Sold Price: £330,995	
29, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 29/03/2019	
Last Sold Price: £419,995	
32, Hawker Close, Birmingham, B31 2GU	Detached House
Last Sold Date: 21/12/2018	
Last Sold Price: £310,995	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

DEAN COLEMAN
exp UK
Bespoke Estate Agent

30, Hawker Close, Birmingham, B31 2GU

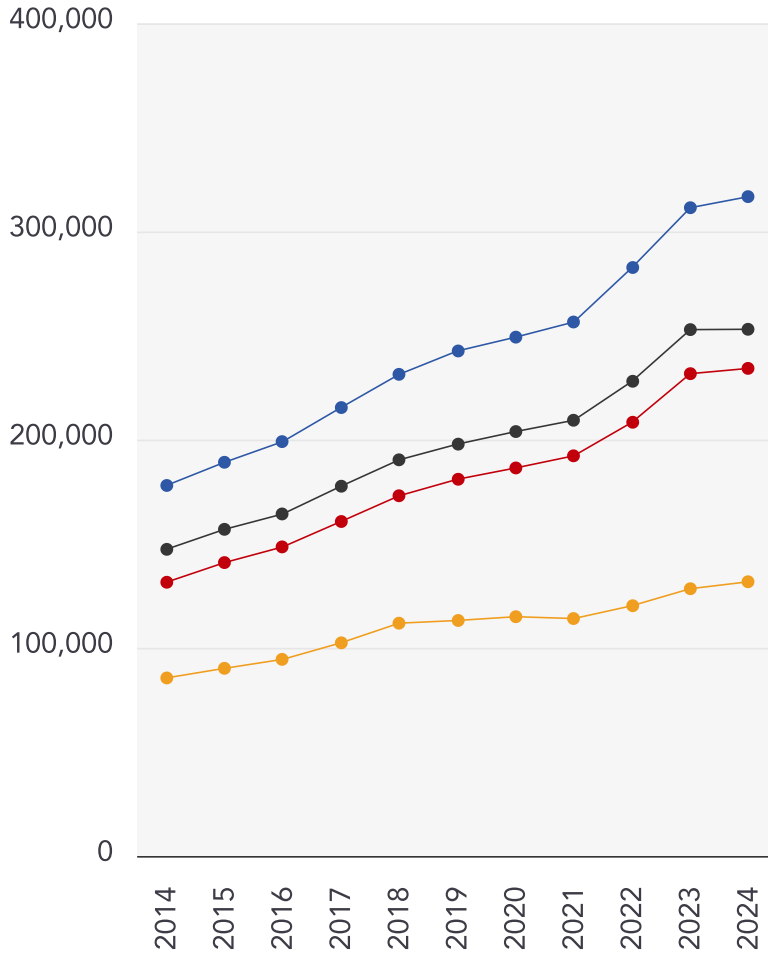
Detached House

Last Sold Date: 18/12/2018

Last Sold Price: £310,995

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%

Dean Coleman Powered By eXp

About Us

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Bespoke Estate Agent

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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

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Dean Coleman Powered By eXp or the seller.

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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