

DEAN COLEMAN



Bespoke Estate Agent

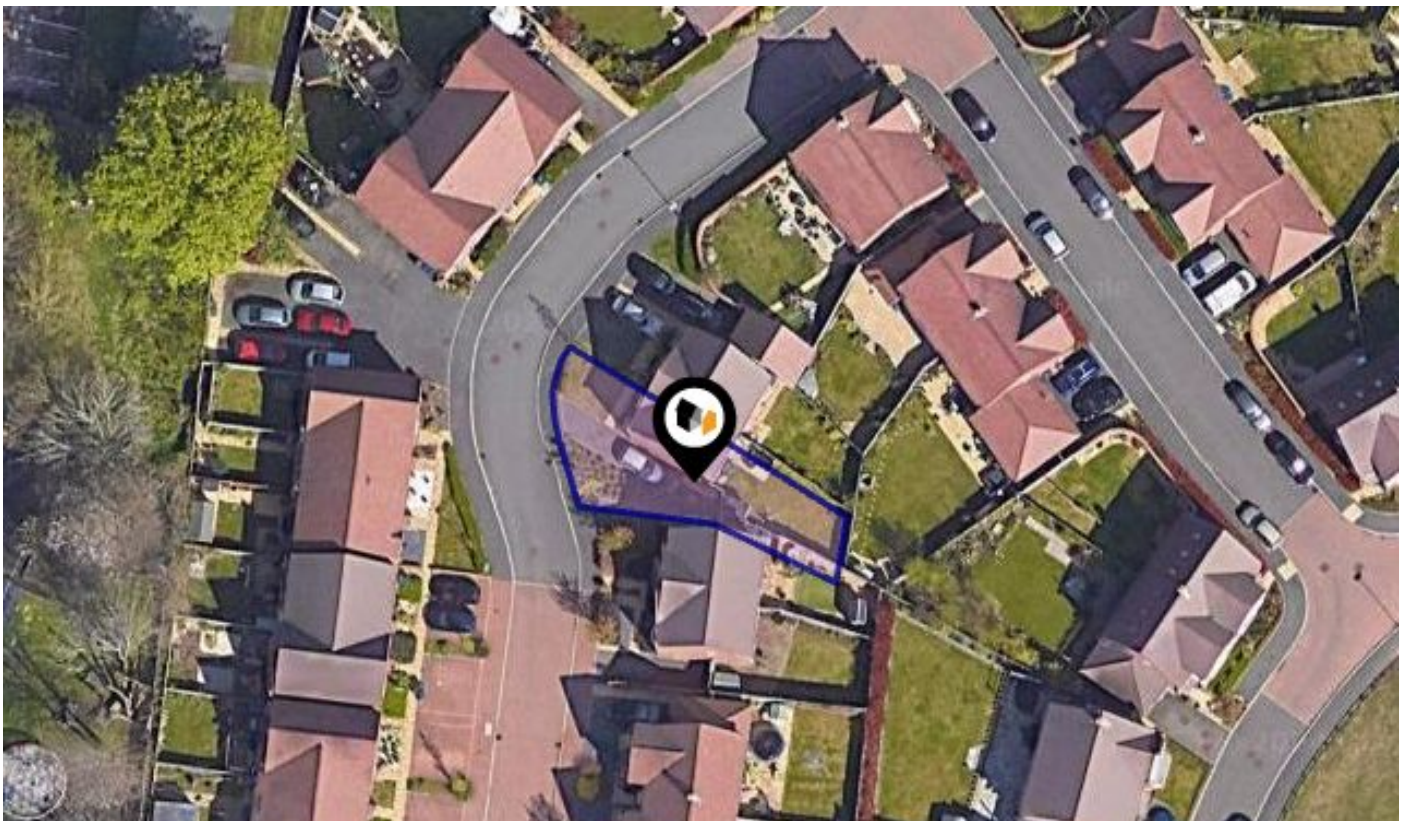


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02<sup>nd</sup> August 2024



**PAVILION WAY, SELLY OAK, BIRMINGHAM, B29**

**Guide Price : £290,000**

**Dean Coleman Powered By eXp**

Birmingham

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Location comes pretty high, if not top, amongst many buyers' search criteria; and what a location we have here. Positioned on part of the historic Selly Oak Hospital site, it forms part of 'The Oval' development, a range of homes built by Charles Church in 2015 which includes a cricket pitch and Village Green with play area for children. The well maintained estate is part of the Bournville & Cotteridge ward/electoral division, coming under Selly Oak.

One of the most sought-after schools in the area has to be Bournville Primary School, just several minutes walk away. There are also several nurseries and other schools within easy reach, along with of course the University Of Birmingham.

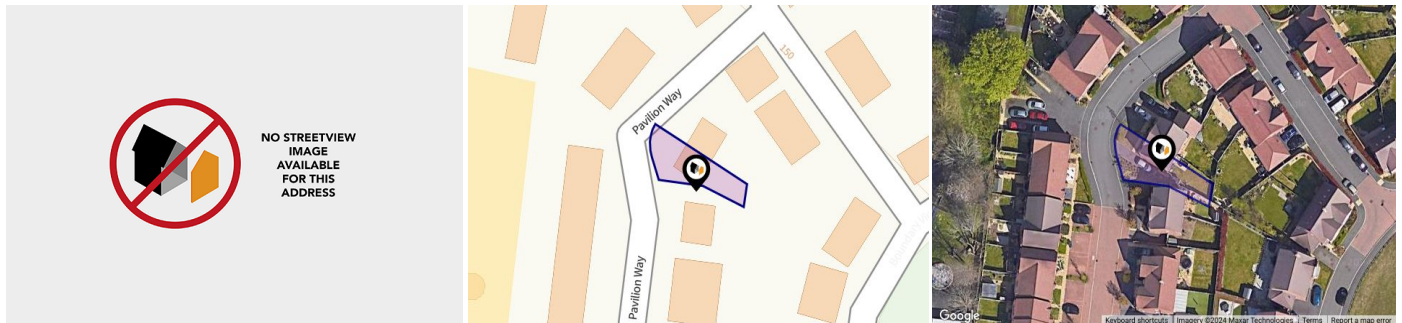
Transport links are excellent, with Selly Oak and Bournville train stations within walking distance and located on the central line serving points of interest including but not limited to; Redditch, Longbridge, Five Ways, New Street/Grand Central and onto Lichfield Trent Valley. Also close by there are several buses providing access to Cotteridge, Kings Heath, Harborne and Birmingham City Centre.

The trendy and desirable village of Stirchley with its high street is close by, with its many boutique bars and eateries popping up regularly. Harborne is within easy reach also, with its bustling High Street packed with boutique bars, Coffee shops and restaurants. The beautiful Bournville Village Green is minutes away too, again with its own bakery, butchers, coffee shop, florist and other boutique shops, but not forgetting Cadbury World...world famous and a great day out for the family. Located in Selly Oak, take advantage of the newly developed Retail Park which houses a variety of large outlets including but not limited to: M&S, JD Sports, Currys and a Sainsburys Supermarket.

The current owners found this to be an ideal property to get onto the ladder and benefitting from its: generous entrance hall, light and airy lounge, kitchen diner with fitted appliances, also having a guest toilet all on its ground floor. To the first floor there are two double bedrooms one of which has an en-suite shower room and also a family bathroom. You can enjoy your evenings in its lovely rear garden, large enough also to erect a conservatory (stp) for more living space should it be needed. Featuring also, tandem Off Road Parking for two vehicles with electric car charging point.

The owners make special mention to the superb neighbourhood and local green, open spaces to relax, unwind and spend time with the family. But with their family expanding and also working from, the time has come to upsize to a bigger home which will accommodate their growing family and work commitments. Note: the property will be Freehold on/before completion. Currently the property has a Lease remaining of 990 years but its owners are currently buying the Freehold, therefore it will be Freehold on/before completion. The property is still within the 10 year NHBS certificate granted on build circa 2015.

Note: the property is subject to an Estate Management Charge of approximately £247.45 per annum.



## Property

<b>Type:</b>	Semi-Detached	<b>Guide Price:</b>	£290,000
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	688 ft <sup>2</sup> / 64 m <sup>2</sup>	<b>Start Date:</b>	07/06/2016
<b>Plot Area:</b>	0.05 acres	<b>End Date:</b>	01/01/3014
<b>Year Built :</b>	2016	<b>Lease Term:</b>	999 years from 1 January 2015
<b>Council Tax :</b>	Band B	<b>Term Remaining:</b>	990 years
<b>Annual Estimate:</b>	£1,626		
<b>Title Number:</b>	MM77095		

## Local Area

<b>Local Authority:</b>	Birmingham
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>50</b> mb/s	<b>1000</b> mb/s

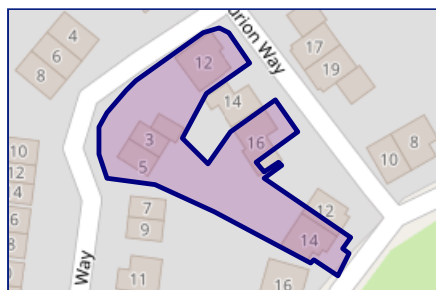
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

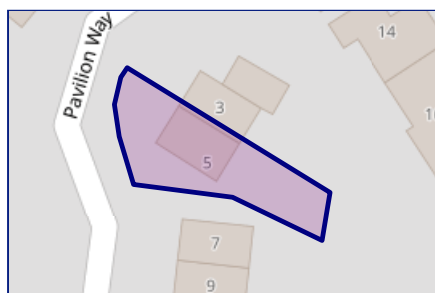


## Freehold Title Plan



**MM51544**

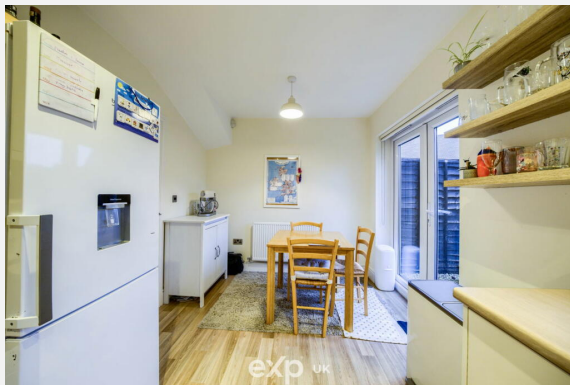
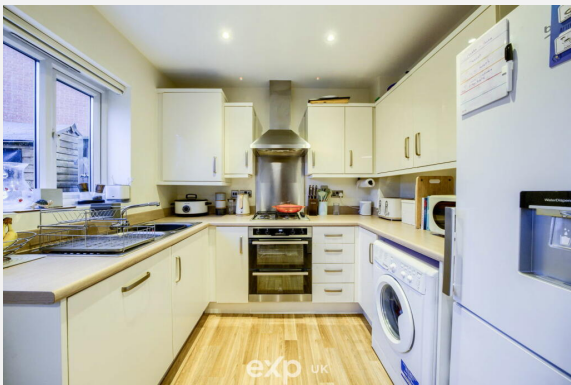
## Leasehold Title Plan

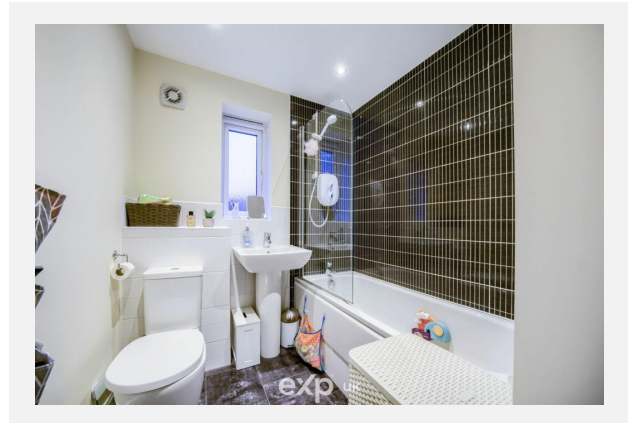


**MM77095**

Start Date: 07/06/2016  
End Date: 01/01/3014  
Lease Term: 999 years from 1 January 2015  
Term Remaining: 990 years



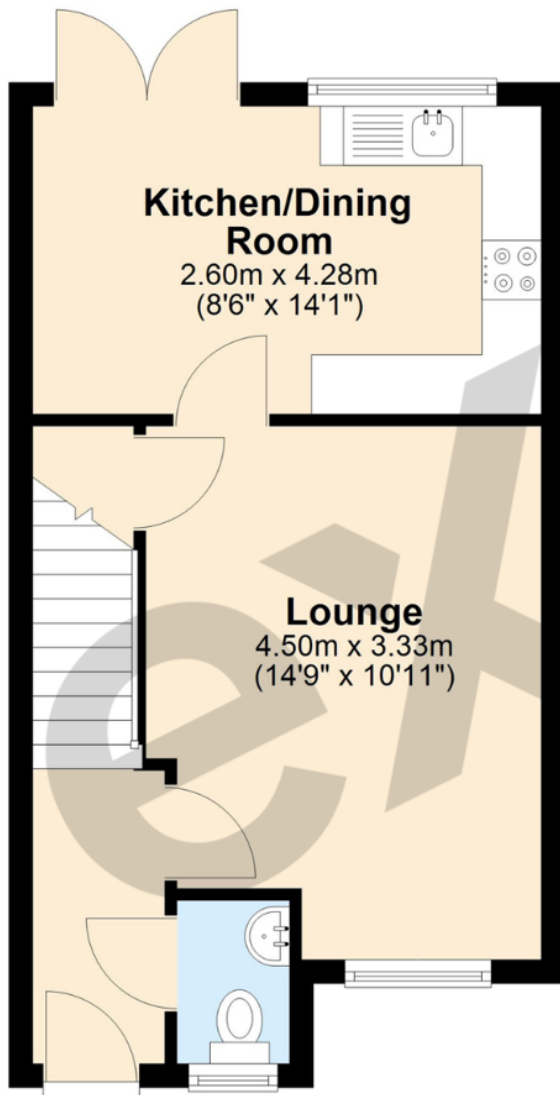




## PAVILION WAY, SELLY OAK, BIRMINGHAM, B29

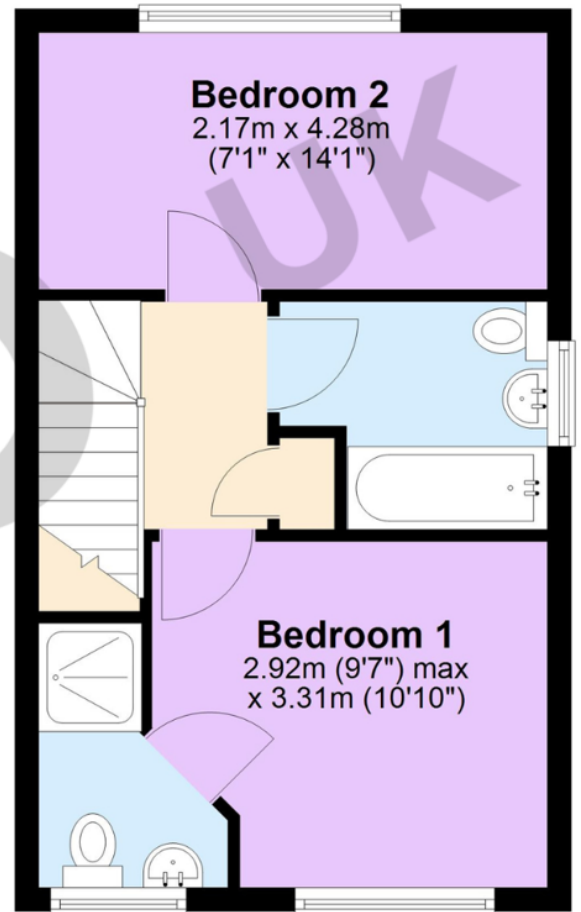
### Ground Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.4 sq. feet)



Total area: approx. 63.6 sq. metres (684.7 sq. feet)

Pavilion Way, Selly Oak, B29

Energy rating  

# B

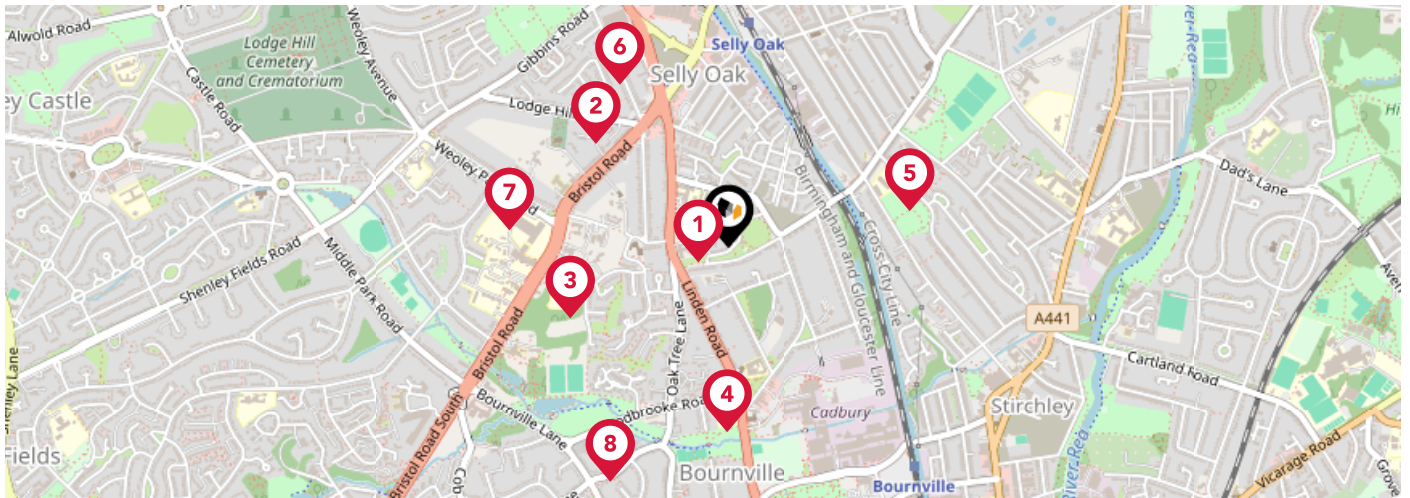
Valid until 24.05.2026

Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

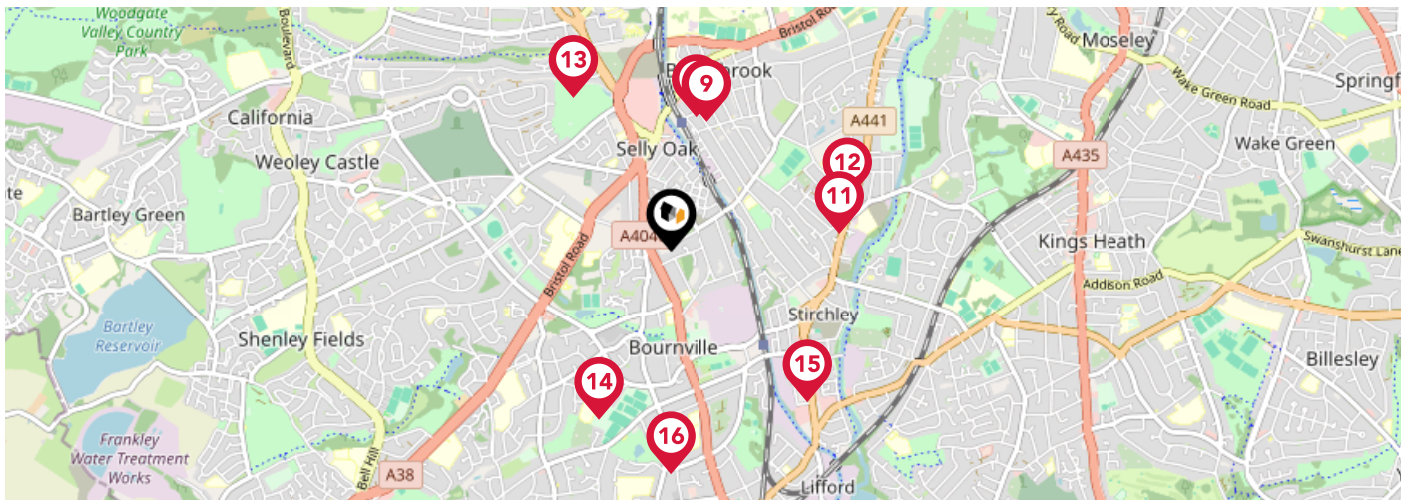


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	NO DATA!
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.18 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	64 m <sup>2</sup>



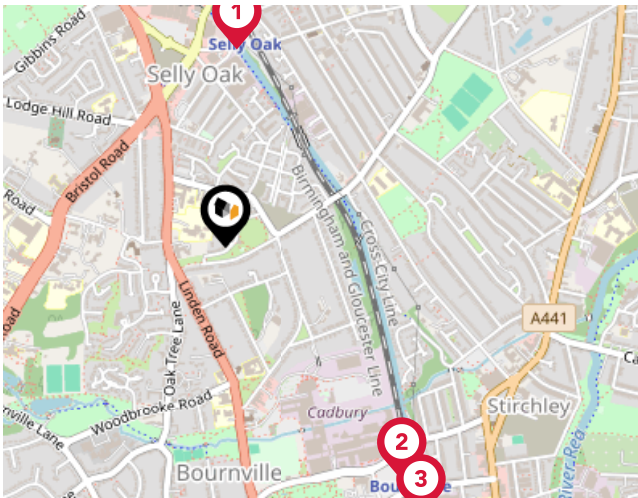
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Selly Oak Trust School</b> Ofsted Rating: Good   Pupils: 376   Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Mary's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Fircroft College of Adult Education</b> Ofsted Rating: Good   Pupils:0   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bournville Village Primary</b> Ofsted Rating: Good   Pupils: 654   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Raddlebarn Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cherry Oak School</b> Ofsted Rating: Requires improvement   Pupils: 111   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The University of Birmingham School</b> Ofsted Rating: Good   Pupils: 1011   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Dame Elizabeth Cadbury School</b> Ofsted Rating: Good   Pupils: 795   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Tiverton Academy</b> Ofsted Rating: Outstanding   Pupils: 218   Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Selly Oak Nursery School</b> Ofsted Rating: Outstanding   Pupils: 76   Distance:0.62</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Selly Park Girls' School</b> Ofsted Rating: Good   Pupils: 703   Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Edward's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 401   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Water Mill Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Francis Church of England Aided Primary School and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 234   Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Stirchley Primary School</b> Ofsted Rating: Good   Pupils: 226   Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

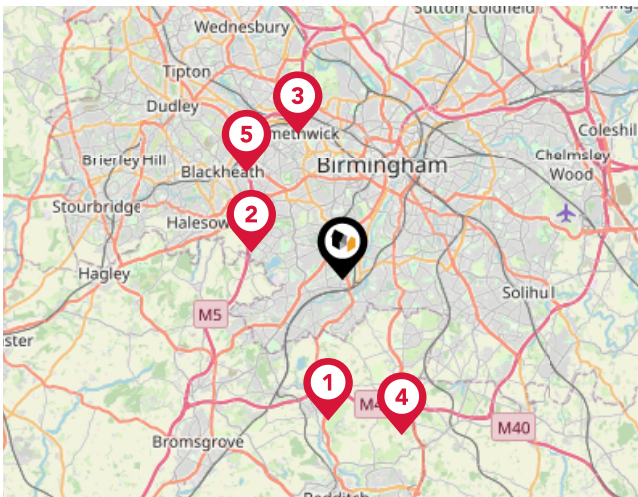


# Area Transport (National)



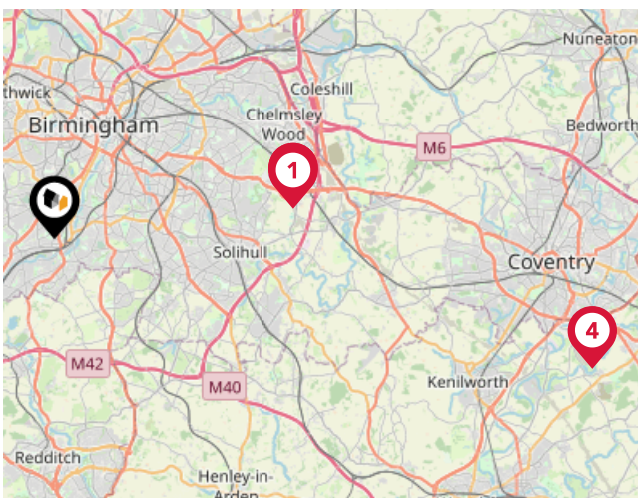
## National Rail Stations

Pin	Name	Distance
1	Selly Oak Rail Station	0.45 miles
2	Bournville Rail Station	0.66 miles
3	Bournville Rail Station	0.75 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	5.13 miles
2	M5 J3	3.43 miles
3	M5 J1	5.56 miles
4	M42 J3	5.98 miles
5	M5 J2	5.25 miles



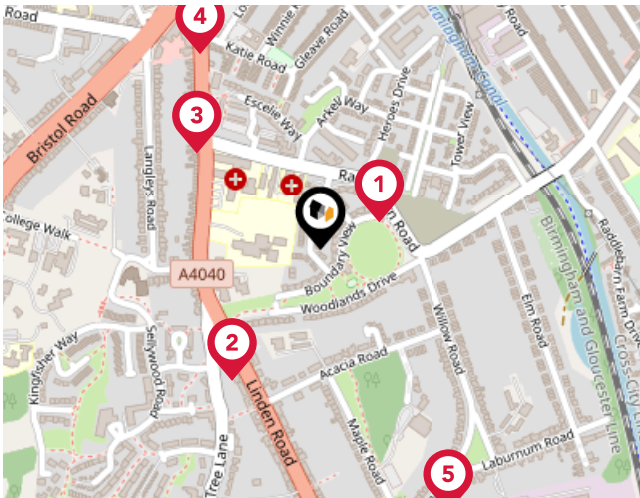
## Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport Terminal 2	8.7 miles
2	Birmingham International Airport	8.74 miles
3	Birmingham International Airport Terminal 1	8.74 miles
4	Coventry Airport	20.04 miles








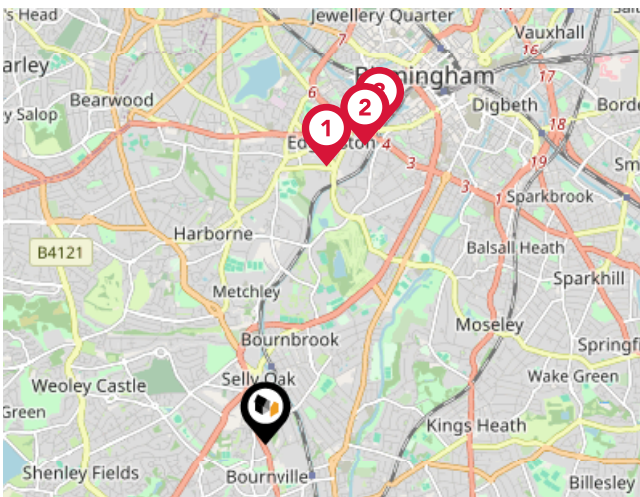
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Hestia Drive	0.07 miles
	Acacia Rd	0.18 miles
	Raddlebarn Rd	0.18 miles
	Selly Oak	0.26 miles
	Maple Rd	0.33 miles



### Local Connections

Pin	Name	Distance
	Edgbaston Village (Midland Metro Stop)	2.58 miles
	Five Ways (Midland Metro Stop)	2.85 miles
	Brindleyplace (Midland Metro Stop)	3.03 miles

<b>46, Pavilion Way, Birmingham, B29 6TX</b>		Semi-detached House	
Last Sold Date:	04/04/2023	05/08/2016	
Last Sold Price:	£250,000	£233,995	
<b>9, Pavilion Way, Birmingham, B29 6TX</b>		Semi-detached House	
Last Sold Date:	28/02/2023	29/04/2019	29/06/2016
Last Sold Price:	£295,000	£260,000	£226,995
<b>38, Pavilion Way, Birmingham, B29 6TX</b>		Terraced House	
Last Sold Date:	23/09/2022	09/09/2016	
Last Sold Price:	£259,000	£227,995	
<b>10, Pavilion Way, Birmingham, B29 6TX</b>		Terraced House	
Last Sold Date:	06/09/2022		
Last Sold Price:	£96,000		
<b>18, Pavilion Way, Birmingham, B29 6TX</b>		Semi-detached House	
Last Sold Date:	19/05/2022		
Last Sold Price:	£295,000		
<b>23, Pavilion Way, Birmingham, B29 6TX</b>		other House	
Last Sold Date:	31/01/2022	26/08/2016	
Last Sold Price:	£394,000	£329,995	
<b>3, Pavilion Way, Birmingham, B29 6TX</b>		Semi-detached House	
Last Sold Date:	03/09/2021	17/06/2016	
Last Sold Price:	£261,000	£229,995	
<b>34, Pavilion Way, Birmingham, B29 6TX</b>		Terraced House	
Last Sold Date:	22/06/2021	23/09/2016	
Last Sold Price:	£175,000	£159,995	
<b>42, Pavilion Way, Birmingham, B29 6TX</b>		Semi-detached House	
Last Sold Date:	23/10/2020	05/08/2016	
Last Sold Price:	£260,000	£233,995	
<b>28, Pavilion Way, Birmingham, B29 6TX</b>		Terraced House	
Last Sold Date:	29/06/2020	20/06/2016	
Last Sold Price:	£170,100	£159,995	
<b>12, Pavilion Way, Birmingham, B29 6TX</b>		Terraced House	
Last Sold Date:	02/12/2019		
Last Sold Price:	£240,000		
<b>7, Pavilion Way, Birmingham, B29 6TX</b>		other House	
Last Sold Date:	23/11/2018	29/07/2016	
Last Sold Price:	£3,750	£229,995	

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

<b>21, Pavilion Way, Birmingham, B29 6TX</b>	Semi-detached House
Last Sold Date: 18/01/2018   19/08/2016	
Last Sold Price: £340,000   £329,995	
<b>11, Pavilion Way, Birmingham, B29 6TX</b>	Terraced House
Last Sold Date: 30/11/2016	
Last Sold Price: £324,995	
<b>17, Pavilion Way, Birmingham, B29 6TX</b>	Terraced House
Last Sold Date: 25/11/2016	
Last Sold Price: £324,995	
<b>36, Pavilion Way, Birmingham, B29 6TX</b>	Terraced House
Last Sold Date: 23/09/2016	
Last Sold Price: £159,995	
<b>32, Pavilion Way, Birmingham, B29 6TX</b>	Terraced House
Last Sold Date: 09/09/2016	
Last Sold Price: £219,995	
<b>40, Pavilion Way, Birmingham, B29 6TX</b>	Semi-detached House
Last Sold Date: 15/08/2016	
Last Sold Price: £233,995	
<b>44, Pavilion Way, Birmingham, B29 6TX</b>	Semi-detached House
Last Sold Date: 15/08/2016	
Last Sold Price: £233,995	
<b>15, Pavilion Way, Birmingham, B29 6TX</b>	Semi-detached House
Last Sold Date: 10/08/2016	
Last Sold Price: £329,995	
<b>19, Pavilion Way, Birmingham, B29 6TX</b>	Semi-detached House
Last Sold Date: 29/07/2016	
Last Sold Price: £329,995	
<b>30, Pavilion Way, Birmingham, B29 6TX</b>	Terraced House
Last Sold Date: 30/06/2016	
Last Sold Price: £219,995	
<b>24, Pavilion Way, Birmingham, B29 6TX</b>	Terraced House
Last Sold Date: 24/06/2016	
Last Sold Price: £219,995	
<b>5, Pavilion Way, Birmingham, B29 6TX</b>	Semi-detached House
Last Sold Date: 08/06/2016	
Last Sold Price: £222,995	

**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

26, Pavilion Way, Birmingham, B29 6TX

Terraced House

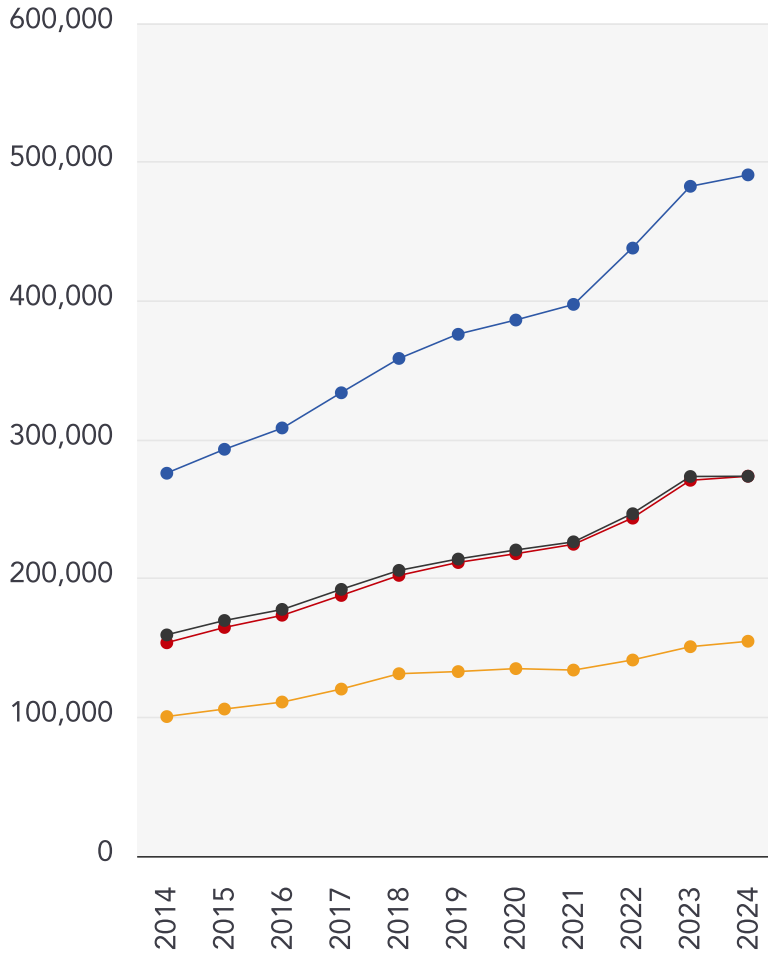
Last Sold Date: 24/06/2015

Last Sold Price: £159,995

**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 B29



Detached

**+77.95%**

Terraced

**+71.75%**

Semi-Detached

**+78.12%**

Flat

**+54.03%**

DEAN COLEMAN



Bespoke Estate Agent

### Dean Coleman Powered By eXp

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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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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