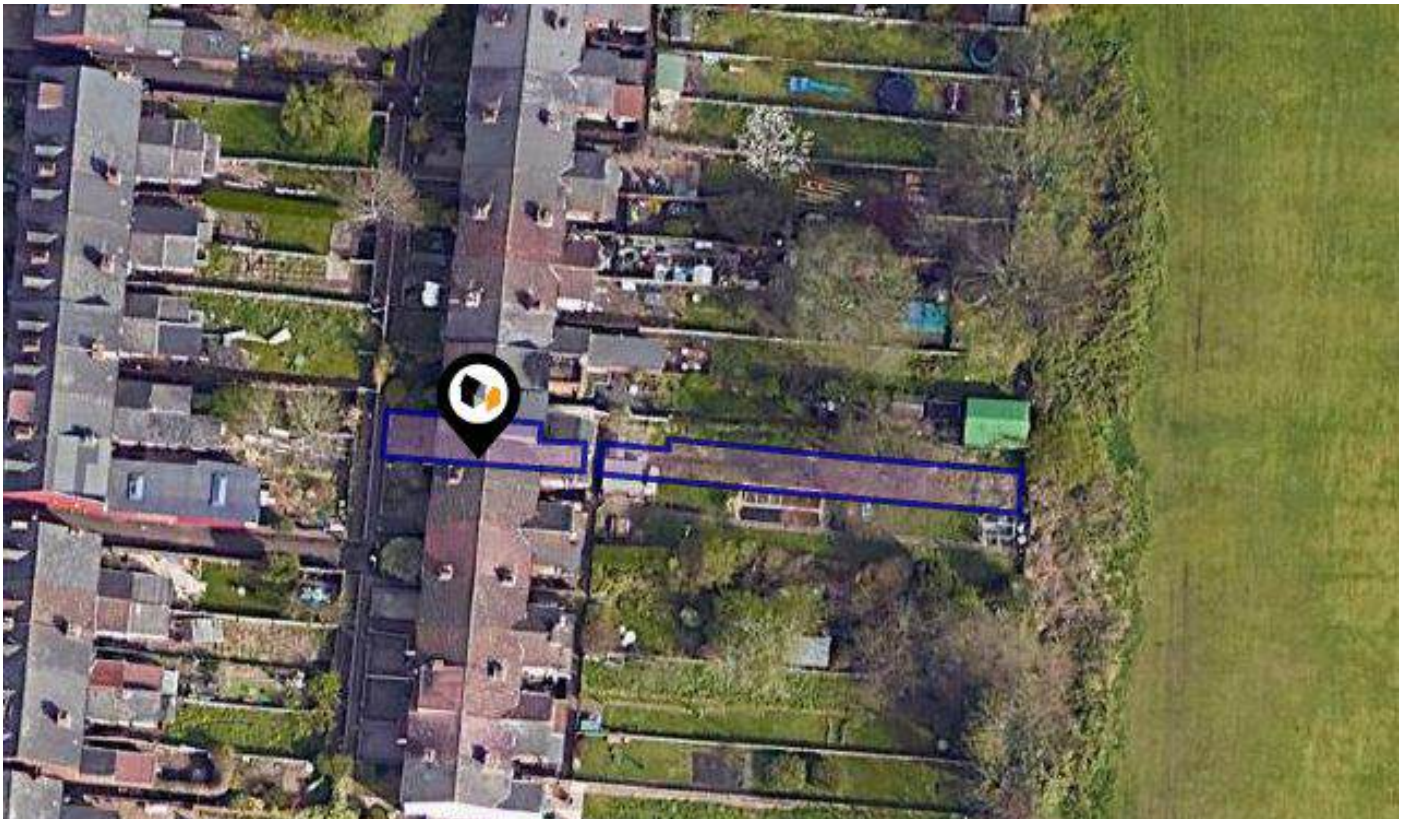




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd September 2024



PERSHORE ROAD, SELLY PARK, BIRMINGHAM, B29

OIEO : £240,000

Dean Coleman Powered By eXp

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This superbly presented terrace house, would make a perfect home for professionals and academics alike given its close proximity to the newly developed dental hospital, plus minutes from the University Of Birmingham and Queen Elizabeth Hospital. Furthermore there is seamless access into Birmingham city centre which is just a short drive or bus ride away.

Nestled down a private walkway, this fabulous home offers incredible privacy and exclusivity with just ten homes in total in its cul-de-sac.

The home comprises of:

GROUND FLOOR - to the front there is a fore garden with dwarf wall and gated entry with path leading to a front door. Entering into the home there is a porch and further door into the front reception room/lounge. This space is well lit via its double glazed window and tastefully decorated with hardwood flooring, modern electric fire with surround. Entering through an inner hall with store cupboard under the stairs, you find yourself in the rear reception room/dining room which open up into the kitchen. The dining room has a double glazed window to rear aspect, door to stairs leading to the first floor, traditional fire place with surround and fabulous red tile flooring. This stunning red tiled flooring continues into kitchen which is open-plan to the dining room and has a double glazed window to side aspect plus a full length double glazed window overlooking the rear garden. Furthermore there are fitted wall and base units with an integrated double sink, five-ring gas hob with extractor fan over and a separate oven and grill. There is also space for a low level fridge and freezer plus washing machine. From the kitchen rear there is a door leading into a utility space ideal for further white kitchen goods and storage, plus there is a door leading out to the rear garden.

First Floor - the first floor landing has doors to two bedrooms plus a bathroom. The main bedroom is superbly light and airy, with double glazed window to front aspect and benefitting from high ceilings. The second bedroom has a double glazed window to rear aspect and a door with fixed staircase leading up to the loft room and en-suite. The main bathroom on the first floor is again light and airy, with double glazed window to rear aspect, white bathroom suite comprising of a bath with mixer shower over, toilet and wash basin plus a linen cupboard housing the combi boiler.

Loft Room - from the landing space there are two doors; one entering into an en-suite with toilet, wash basin and a Velux window. The other door enters into a fabulously light and airy spacious loft room, currently used as a bedroom. With double glazed windows to its rear which overlooks Moor Green park, this room also has a built in double store cupboard and would make a great guest room, study or games room.

Outside space - the home benefits from having a large rear garden with paved patio and lawn, with mature trees and shrubbery to its border, also having shared access to the front.

Enjoyed by the current owners for several years, the area being both private and quiet, will be missed.

Perfectly located to serve a broad demographic of buyers, this home is a must see to appreciate its overall size and condition plus potential.



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	721 ft ² / 67 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,394
Title Number:	WM77733

OIEO:	£240,000
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)

14 mb/s	80 mb/s	1000 mb/s

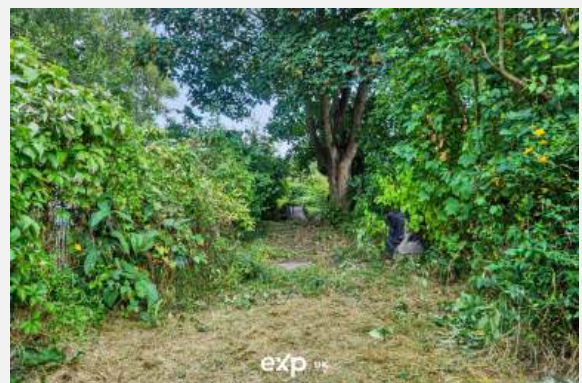
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



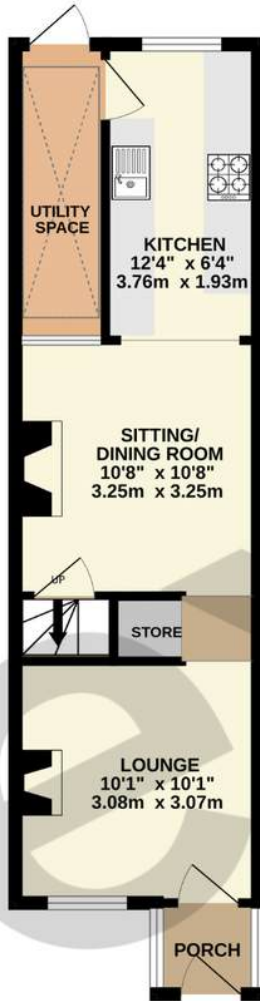






PERSHORE ROAD, SELLY PARK, BIRMINGHAM, B29

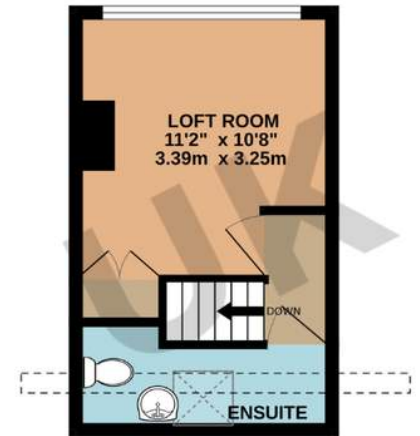
GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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Holly Place, Pershore Road, B29

Energy rating

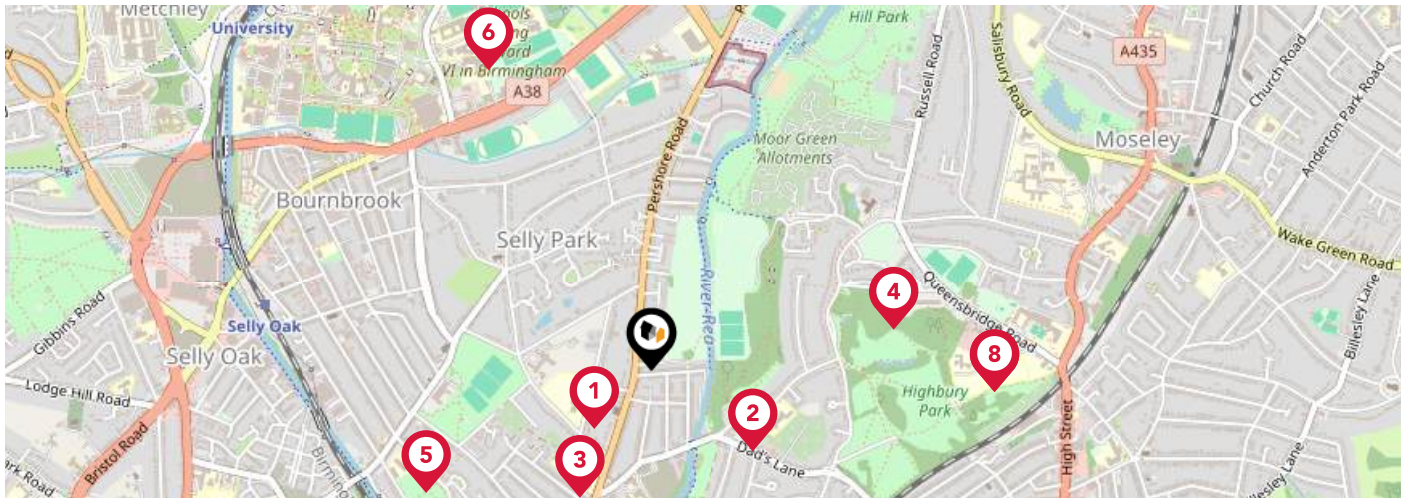
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Valid until 16.10.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 84 B </div>
69-80	C		
55-68	D	<div style="background-color: #ffff00; color: white; padding: 5px; display: inline-block;"> 61 D </div>	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	67 m ²



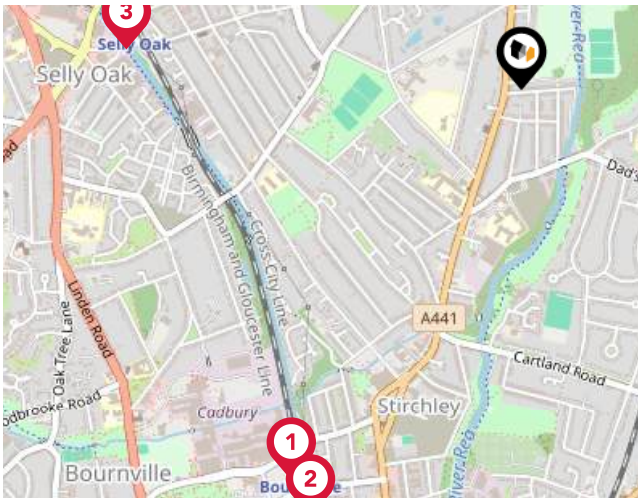
		Nursery	Primary	Secondary	College	Private
1	St Edward's Catholic Primary School Ofsted Rating: Good Pupils: 408 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Moor Green Primary Academy Ofsted Rating: Outstanding Pupils: 450 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Selly Park Girls' School Ofsted Rating: Good Pupils: 807 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Uffculme School Ofsted Rating: Good Pupils: 279 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Raddlebarn Primary School Ofsted Rating: Good Pupils: 415 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King Edward's School Ofsted Rating: Not Rated Pupils: 905 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fox Hollies School Ofsted Rating: Good Pupils: 110 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Queensbridge School Ofsted Rating: Good Pupils: 907 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Tiverton Academy Ofsted Rating: Outstanding Pupils: 204 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI High School for Girls Ofsted Rating: Not Rated Pupils: 662 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selly Oak Nursery School Ofsted Rating: Outstanding Pupils: 73 Distance:0.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI Camp Hill School for Girls Ofsted Rating: Outstanding Pupils: 1108 Distance:0.85	<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: 1017 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Boots School (National Institute of Conductive Education) Ofsted Rating: Outstanding Pupils: 17 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elmhurst Ballet School Ofsted Rating: Not Rated Pupils: 182 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Reach School Ofsted Rating: Good Pupils: 2 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

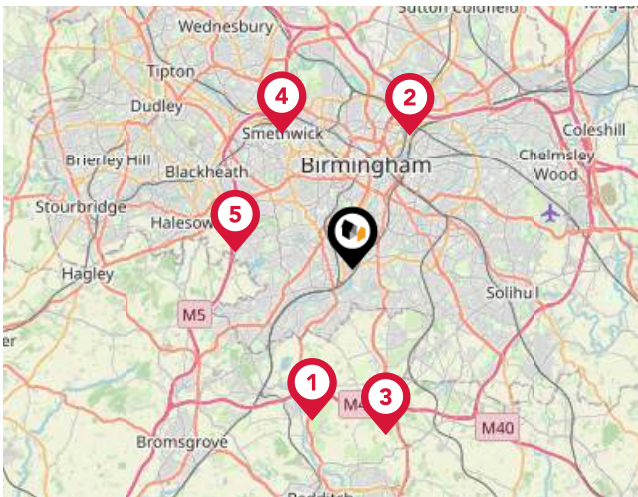
Area

Transport (National)



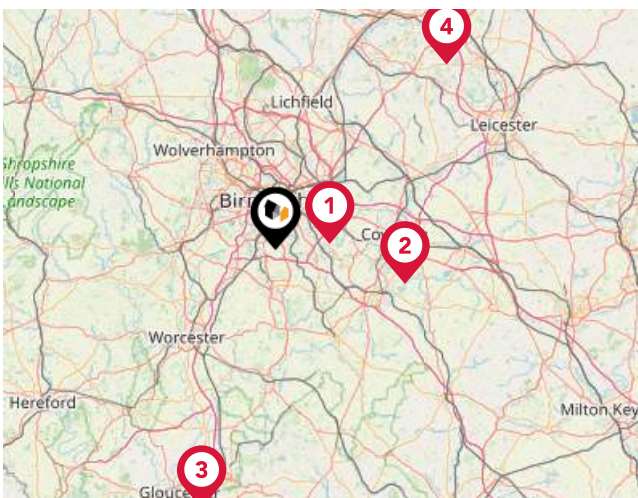
National Rail Stations

Pin	Name	Distance
1	Bournville Rail Station	1.02 miles
2	Bournville Rail Station	1.08 miles
3	Selly Oak Rail Station	0.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	5.65 miles
2	M6 J6	5.31 miles
3	M42 J3	6.06 miles
4	M5 J1	5.57 miles
5	M5 J3	4.25 miles



Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	7.79 miles
2	Baginton	19.24 miles
3	Staverton	39.23 miles
4	East Mids Airport	36.27 miles

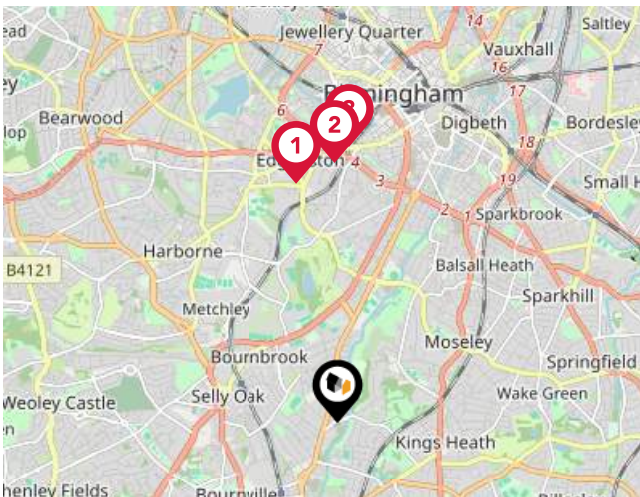
Area

Transport (Local)



Bus Stops/Stations

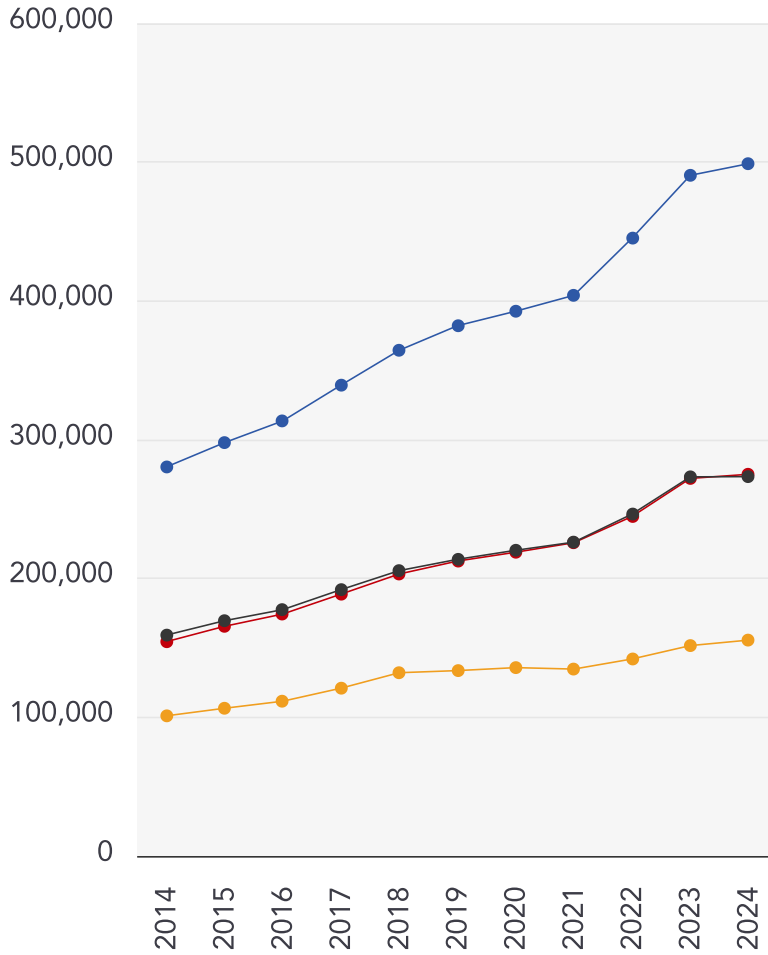
Pin	Name	Distance
1	Kensington Rd	0.12 miles
2	Fashoda Rd	0.26 miles
3	First Avenue	0.28 miles
4	Dogpool Lane	0.35 miles
5	Ashbrook Rd	0.3 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	2.19 miles
2	Five Ways (Midland Metro Stop)	2.35 miles
3	Brindleyplace (Midland Metro Stop)	2.49 miles

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%



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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!

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