

DEAN COLEMAN



Bespoke Estate Agent



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th September 2024



ROSE ROAD, BIRMINGHAM, B17

Offers Over : £600,000

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Birmingham

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Introduction

Our Comments

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

Welcome to Rose Road, a beautifully extended traditional mid-terrace house in the sought-after area of Harborne. This stunning property boasts five spacious bedrooms, two bathrooms plus guest toilet on the ground floor, making it an ideal family home. With its immaculate decoration throughout, it offers a perfect blend of traditional charm and modern living.

Beautifully renovated over the last several years, the quality of workmanship and practical ideas to make this a superb home is evident. With solid oak flooring, plantation shutters to sash windows and exposed brick feature wall, the current owners have created a wonderful home for their family and one that would suit a large or growing family.

One of the key highlights of this property is the luxurious family bathroom, featuring a stunning four-piece suite that promises a touch of indulgence. Additionally, the en-suite is well-appointed, providing convenience for a busy household.

The heart of the home is the beautifully fitted and arranged kitchen diner, fitted in 2021 with a range of Neff appliances and still looking brand new. This extended space is a culinary enthusiast's dream, complete with a breakfast bar that provides the perfect spot for casual dining and an area for relaxing. The kitchen benefits from double glazed bi-folding doors out to the garden, large windows and Velux windows, all flooding the area with natural light and creating an inviting atmosphere for family gatherings or entertaining guests.

Set over three floors, the impeccable decorative tastes of the owners, light and airy rooms and practical living, offers an exciting opportunity for a large or growing family to move straight in to this wonderful home spanning over 1,600 sq ft.

With its prime location in Harborne, Rose Road offers the best of both worlds – a peaceful, residential street with easy access to local amenities, schools, and transport links. This property is a true gem, offering ample living space and a high standard of finish throughout. Don't miss the opportunity to make this stunning, turn-key house your new home.

Check out the brochure and this homes Key Facts For Buyers, for more information on its highly desirable location such as schools, transport links and major points of interest such as Queen Elizabeth Hospital and University Of Birmingham.



Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	1,560 ft ² / 145 m ²
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,859
Title Number:	WM211778

Offers Over:	£600,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

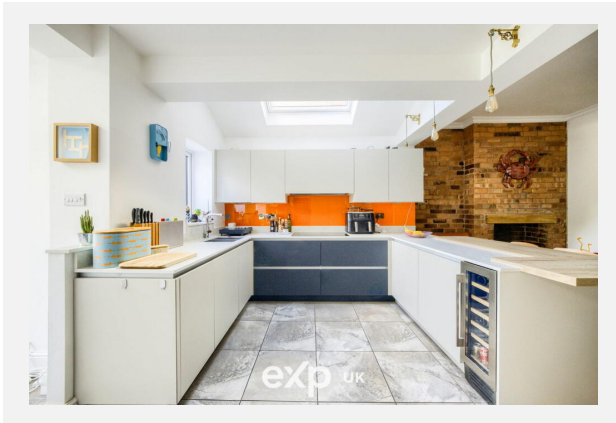
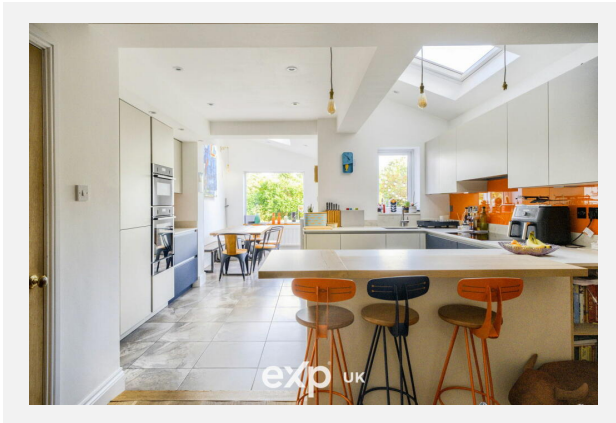
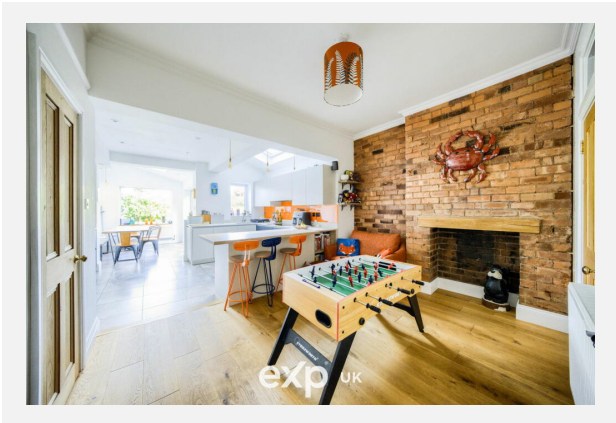
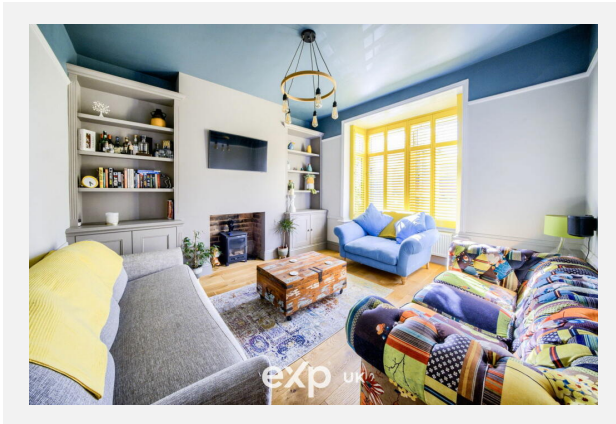
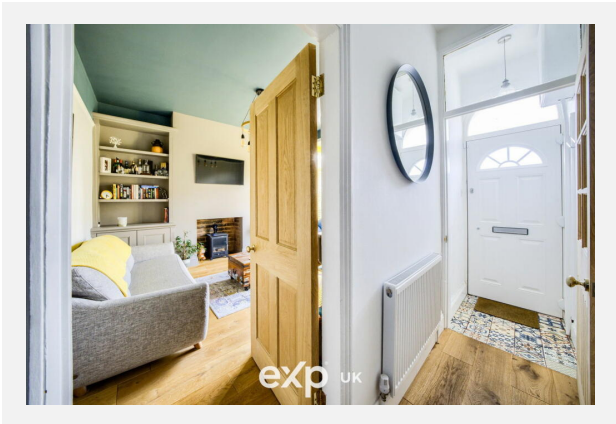
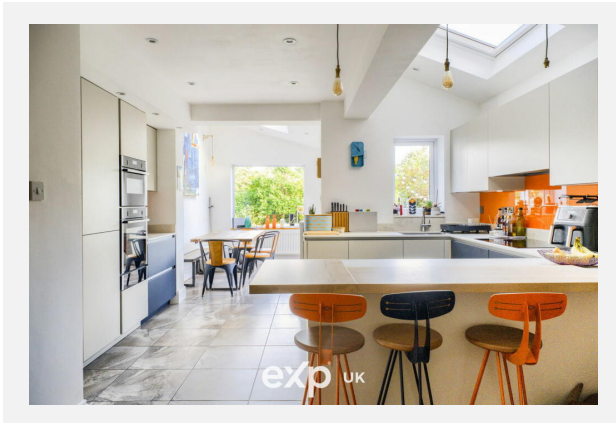


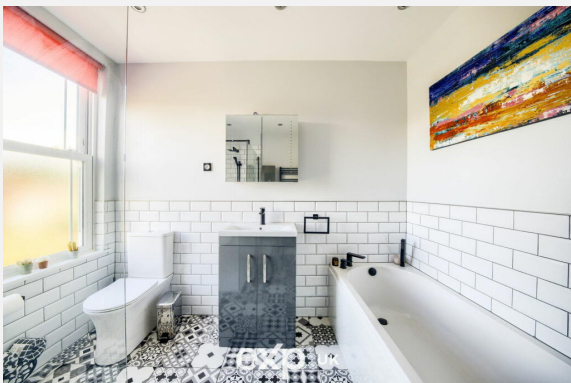
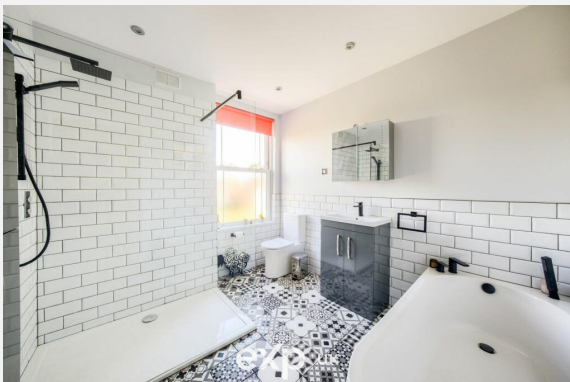
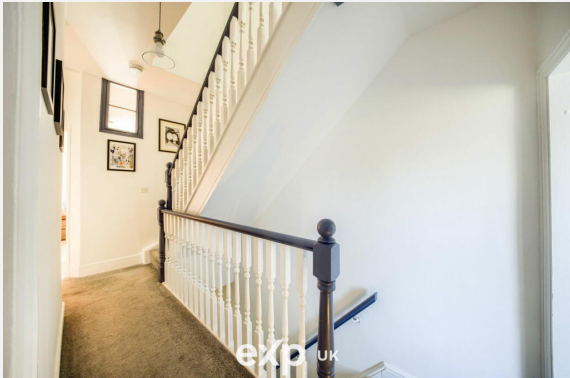
Satellite/Fibre TV Availability:

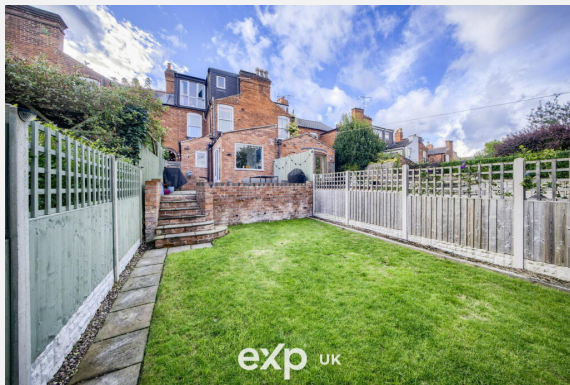
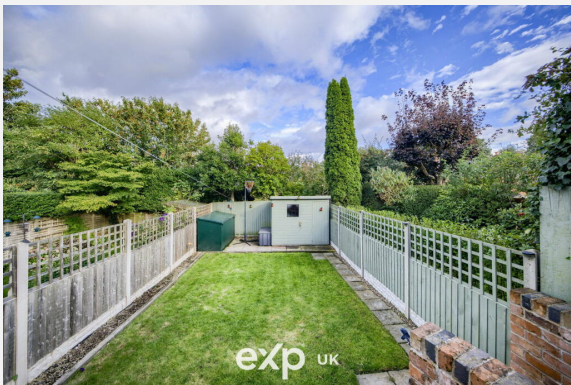
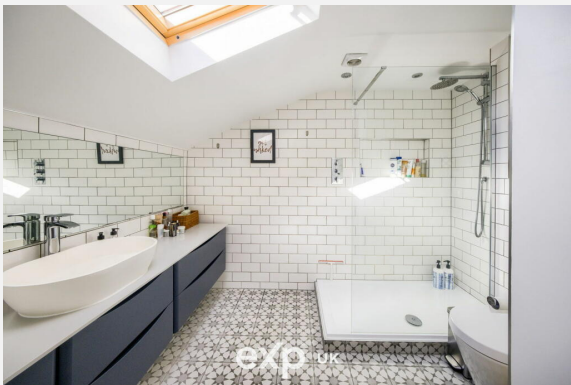


Planning records for: *Rose Road, Birmingham, B17*

Reference - 2015/06561/PA	
Decision:	Decided
Date:	12th August 2015
Description:	Application for a Lawful Development Certificate for proposed installation of a dormer to rear and velux roof lights to front



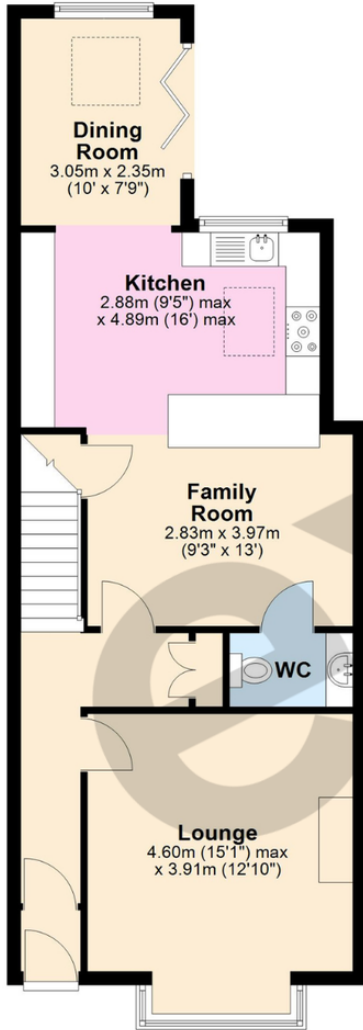




ROSE ROAD, BIRMINGHAM, B17

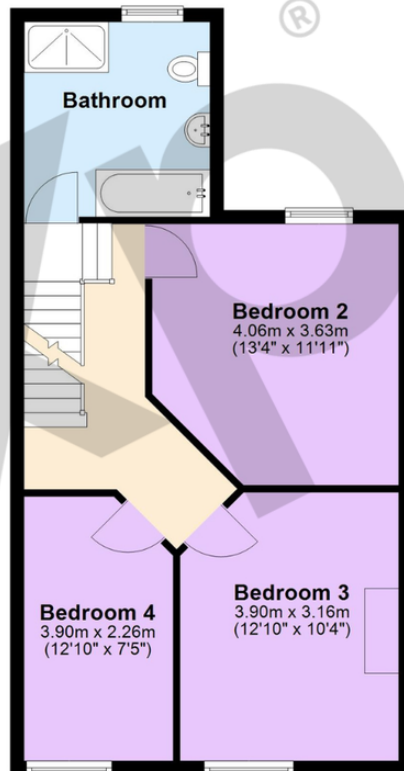
Ground Floor

Approx. 59.9 sq. metres (644.3 sq. feet)



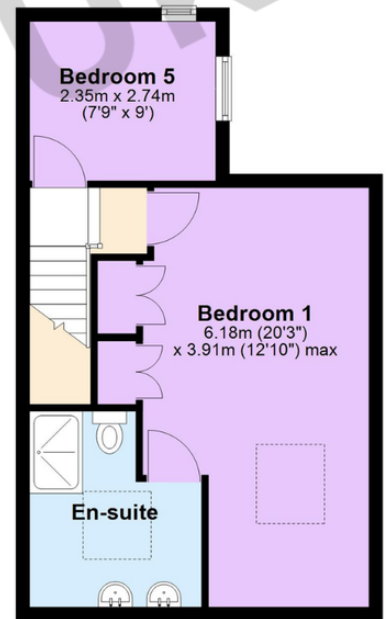
First Floor

Approx. 51.8 sq. metres (557.7 sq. feet)



Second Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 149.3 sq. metres (1606.6 sq. feet)

Rose Road, Harborne, B17

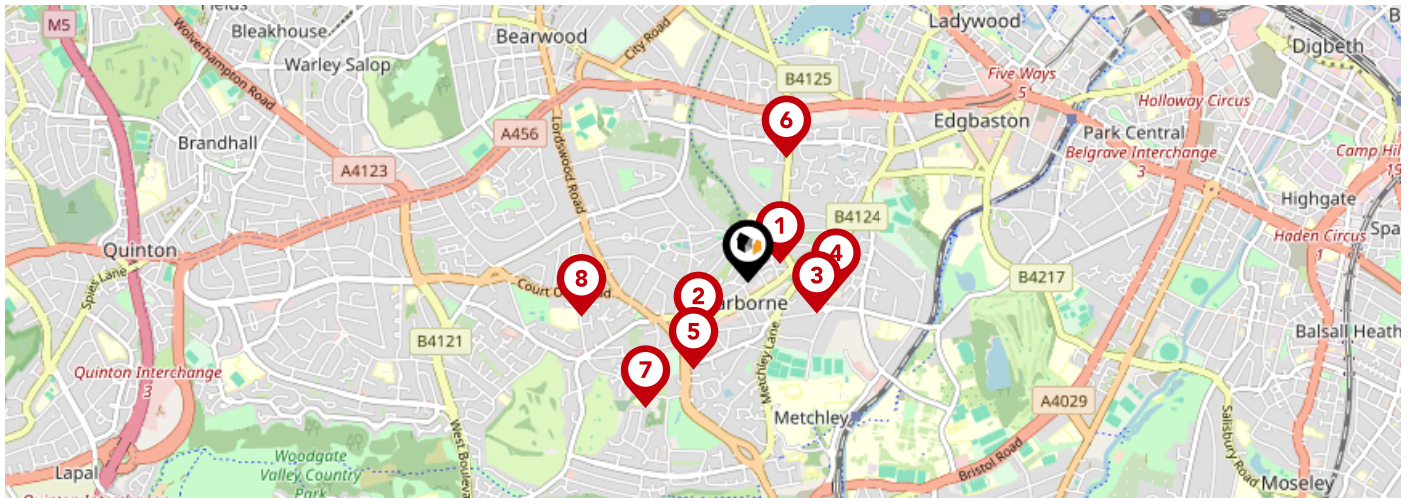
Energy rating
D









Valid until 24.04.2028

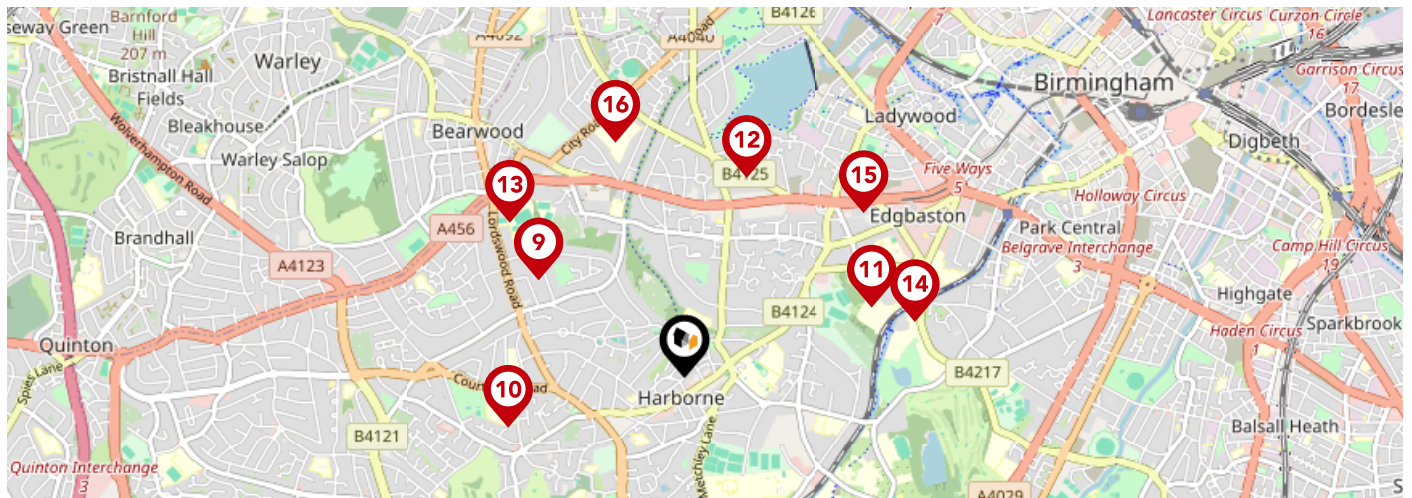
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

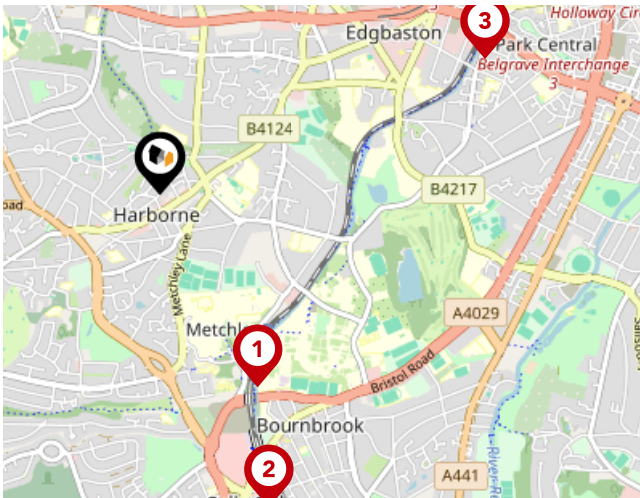
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 94% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	145 m ²



		Nursery	Primary	Secondary	College	Private
	Chad Vale Primary School Ofsted Rating: Good Pupils: 420 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harborne Primary School Ofsted Rating: Outstanding Pupils: 806 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Blue Coat School Birmingham Ofsted Rating: Not Rated Pupils: 638 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harborne Academy Ofsted Rating: Good Pupils: 605 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School Ofsted Rating: Good Pupils: 419 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Norfolk House School Ofsted Rating: Not Rated Pupils: 142 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peters CofE Primary School Ofsted Rating: Good Pupils: 440 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Alexandra College Ofsted Rating: Requires improvement Pupils:0 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

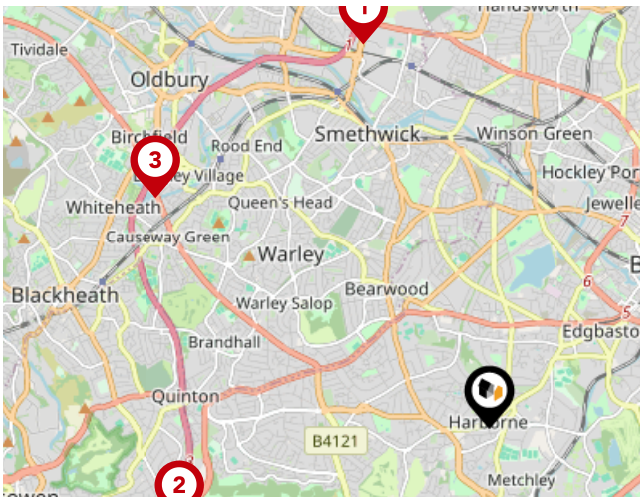


	Nursery	Primary	Secondary	College	Private
 King Edward VI Lordwood School for Girls Ofsted Rating: Good Pupils: 949 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Baskerville School Ofsted Rating: Good Pupils: 185 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Edgbaston High School for Girls Ofsted Rating: Not Rated Pupils: 863 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Paul's School for Girls Ofsted Rating: Outstanding Pupils: 1018 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lordswood Boys' School Ofsted Rating: Good Pupils: 542 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hallfield School Ofsted Rating: Not Rated Pupils: 566 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St George's Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 George Dixon Academy Ofsted Rating: Requires improvement Pupils: 1017 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



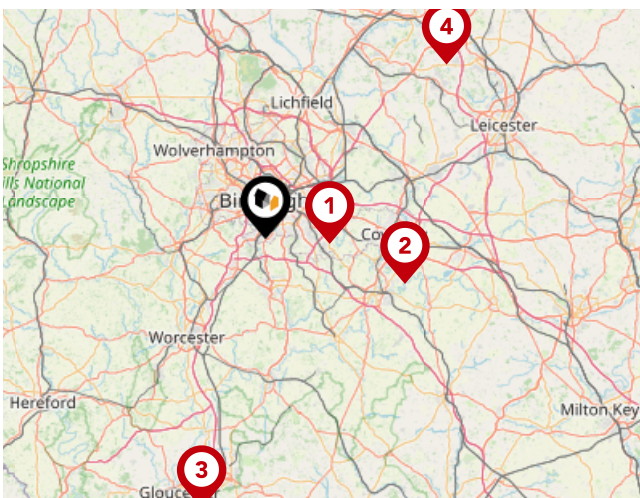
National Rail Stations

Pin	Name	Distance
1	University Rail Station	0.98 miles
2	Selly Oak Rail Station	1.49 miles
3	Five Ways Rail Station	1.59 miles



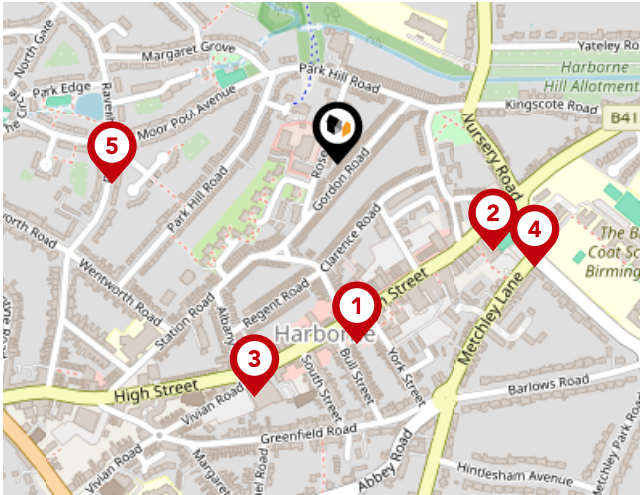
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J1	3.65 miles
2	M5 J3	2.94 miles
3	M5 J2	3.66 miles
4	M6 J7	6.31 miles
5	M6 J6	4.85 miles



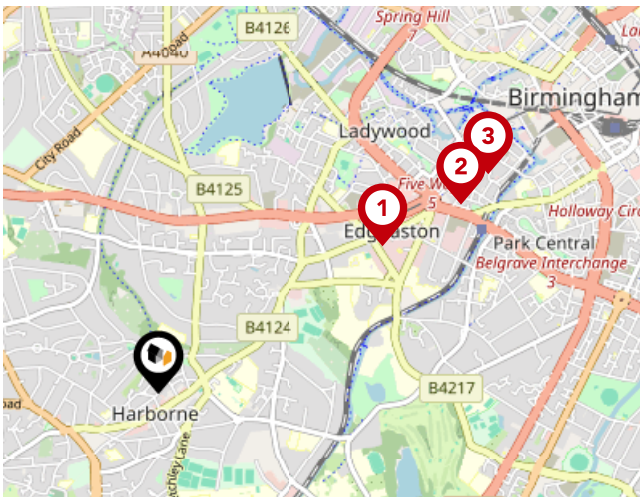
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	9.14 miles
2	Baginton	20.99 miles
3	Staverton	40.32 miles
4	East Mids Airport	36.16 miles



Bus Stops/Stations

Pin	Name	Distance
1	York St	0.2 miles
2	Grays Road	0.2 miles
3	Harborne Junction	0.28 miles
4	Blue Coat School	0.25 miles
5	Moor Pool Ave	0.26 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	1.22 miles
2	Five Ways (Midland Metro Stop)	1.61 miles
3	Brindleyplace (Midland Metro Stop)	1.79 miles

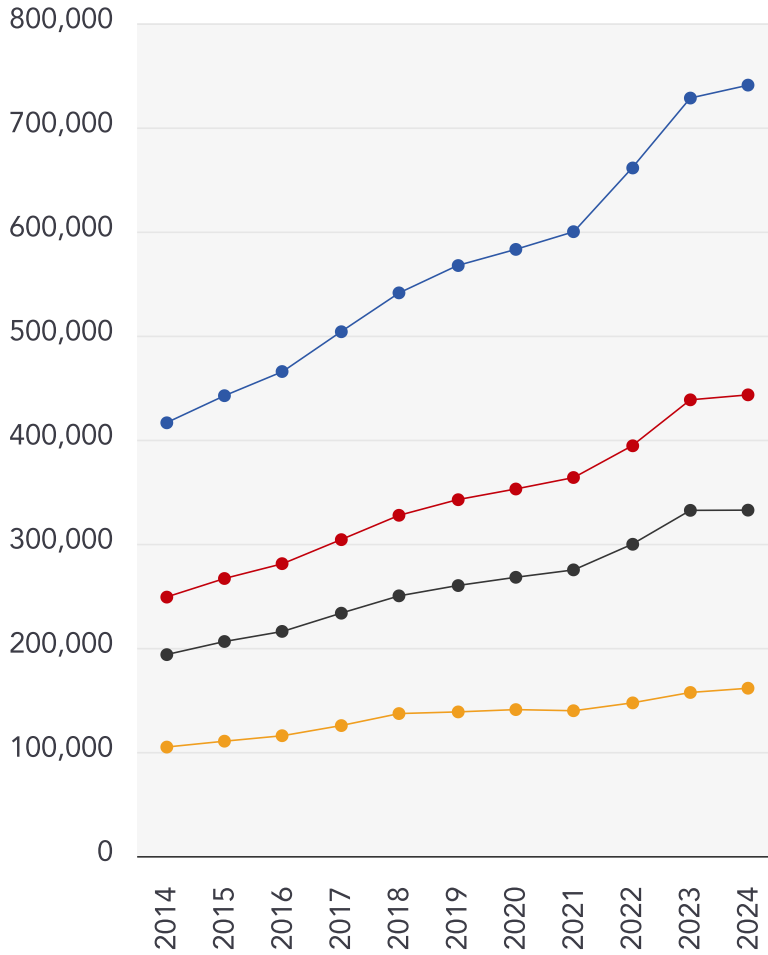
22, Rose Road, Birmingham, B17 9LJ						Semi-detached House
Last Sold Date:	09/02/2024	21/10/2015	29/07/2005	30/03/2001	25/07/1997	
Last Sold Price:	£385,000	£310,000	£227,500	£139,000	£89,000	
18, Rose Road, Birmingham, B17 9LJ						Terraced House
Last Sold Date:	06/10/2023					
Last Sold Price:	£380,000					
38, Rose Road, Birmingham, B17 9LJ						Terraced House
Last Sold Date:	28/10/2020	31/03/2017	02/09/2010	01/12/2000	29/03/1996	
Last Sold Price:	£575,000	£402,500	£285,000	£128,000	£65,000	
12, Rose Road, Birmingham, B17 9LJ						Terraced House
Last Sold Date:	21/06/2019	16/12/2016	11/04/2006	25/04/2002	07/04/1995	
Last Sold Price:	£392,500	£388,000	£285,000	£169,950	£79,000	
56, Rose Road, Birmingham, B17 9LJ						Terraced House
Last Sold Date:	12/04/2019	23/05/2014	31/01/2008	02/07/1999		
Last Sold Price:	£417,500	£286,000	£280,000	£59,995		
50, Rose Road, Birmingham, B17 9LJ						Terraced House
Last Sold Date:	28/03/2019	21/12/2011	04/05/2004	13/02/2004		
Last Sold Price:	£225,000	£180,000	£185,000	£165,000		
28, Rose Road, Birmingham, B17 9LJ						Terraced House
Last Sold Date:	10/01/2019	27/09/2013	03/09/2008	30/09/2003	23/08/1999	31/03/1995
Last Sold Price:	£400,000	£325,000	£247,500	£225,500	£144,000	£65,000
32, Rose Road, Birmingham, B17 9LJ						Semi-detached House
Last Sold Date:	17/08/2018	09/05/2014	15/11/2002	27/08/1999		
Last Sold Price:	£542,500	£332,500	£200,000	£129,950		
54, Rose Road, Birmingham, B17 9LJ						Terraced House
Last Sold Date:	12/06/2017	03/11/2006	09/07/1999			
Last Sold Price:	£410,000	£240,000	£68,000			
68, Rose Road, Birmingham, B17 9LJ						Terraced House
Last Sold Date:	27/08/2015	09/11/2001	18/07/1997			
Last Sold Price:	£245,000	£58,000	£42,000			
16, Rose Road, Birmingham, B17 9LJ						Terraced House
Last Sold Date:	03/03/2014					
Last Sold Price:	£245,000					
14, Rose Road, Birmingham, B17 9LJ						Semi-detached House
Last Sold Date:	26/09/2011	03/07/2006				
Last Sold Price:	£295,000	£270,000				

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

36, Rose Road, Birmingham, B17 9LJ				Semi-detached House
Last Sold Date:	30/09/2010	10/11/2006	19/07/2005	28/11/2003
Last Sold Price:	£375,000	£345,000	£300,000	£170,000
20, Rose Road, Birmingham, B17 9LJ				Semi-detached House
Last Sold Date:	09/08/2010	28/05/2008	24/08/2000	27/10/1995
Last Sold Price:	£249,950	£295,000	£144,000	£59,950
48, Rose Road, Birmingham, B17 9LJ				Terraced House
Last Sold Date:	25/09/2009	12/03/2001		
Last Sold Price:	£175,000	£71,000		
24, Rose Road, Birmingham, B17 9LJ				Terraced House
Last Sold Date:	16/01/2009	10/05/2002		
Last Sold Price:	£275,000	£159,950		
52, Rose Road, Birmingham, B17 9LJ				Terraced House
Last Sold Date:	13/12/2004	06/12/2002	23/04/1999	
Last Sold Price:	£180,000	£150,000	£82,950	
30, Rose Road, Birmingham, B17 9LJ				Terraced House
Last Sold Date:	01/02/2002	27/06/1997		
Last Sold Price:	£165,000	£97,500		
26, Rose Road, Birmingham, B17 9LJ				Terraced House
Last Sold Date:	11/01/2002	23/07/2001		
Last Sold Price:	£165,000	£100,000		
46, Rose Road, Birmingham, B17 9LJ				Terraced House
Last Sold Date:	08/10/1999	27/06/1997		
Last Sold Price:	£90,000	£64,500		
34, Rose Road, Birmingham, B17 9LJ				Semi-detached House
Last Sold Date:	11/12/1998			
Last Sold Price:	£120,000			
64, Rose Road, Birmingham, B17 9LJ				Semi-detached House
Last Sold Date:	17/09/1998			
Last Sold Price:	£68,750			
58, Rose Road, Birmingham, B17 9LJ				Terraced House
Last Sold Date:	29/05/1998	20/03/1998		
Last Sold Price:	£58,500	£55,000		
66, Rose Road, Birmingham, B17 9LJ				Terraced House
Last Sold Date:	15/03/1996			
Last Sold Price:	£47,500			

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 B17



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!

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