

DEAN COLEMAN



Bespoke Estate Agent

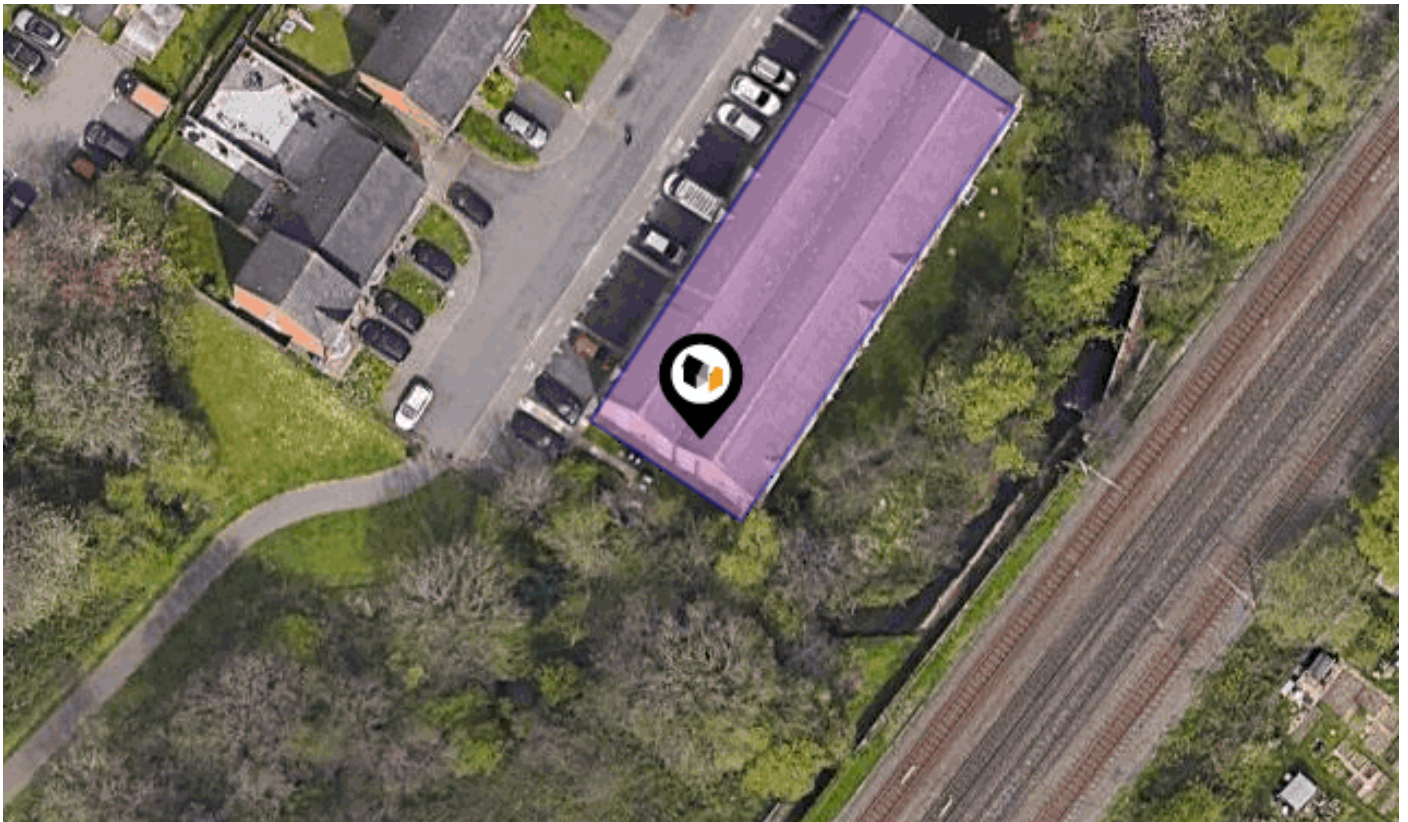


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th September 2024



REA ROAD, NORTHFIELD, BIRMINGHAM, B31

OIEO : £150,000

Dean Coleman Powered By eXp

Birmingham

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If you're looking for a home which offers superb transport links into and around the City plus an array of amenities, then look no further than Rea Road.

A well presented first floor apartment on the well known Rea Valley Route, the train stations of both Northfield and Longbridge are just a short walk away. Occupying the Central Line, stations, towns and points of interest include, but not limited to; Redditch, Bournville, Queen Elizabeth Hospital, University Of Birmingham, Five Ways and New Street / Grand Central, continuing on to Lichfield Trent Valley.

Highly desirable and sought-after by First Time Buyers and Buy To Let Investors alike, the apartment offers the opportunity of a "chain free" status assisting towards those buyers looking for a smooth move.

Comprising of: from the communal landing, you enter through the front door into the entrance hallway which has doors to a store cupboard and inner hall. From the inner hall there are doors to two bedrooms, a bathroom and open-plan lounge, diner and kitchen. Bedroom one is a superb double room which benefits from double glazed window to rear aspect, central heating radiator, built-in triple wardrobes and a door into the en-suite shower room. The en-suite has a shower cubicle, wash basin and toilet. Bedroom two is also a double room again with double glazed window to rear aspect and a central heating radiator. This apartments main bathroom has a bath with mixer shower over, wash basin and toilet, also having a central heated radiator. The heart of this home is its spacious, open-plan lounge with dining space, benefitting from multiple and dual aspect double glazed windows plus central heating radiators. The living room opens up to a fitted kitchen with plenty of work surface space, wall and base units for storage plus double glazed window to side aspect. Having an integrated sink with drainer, electric oven, gas hob and extractor fan over, there is also space for a washing machine and fridge freezer. The apartment also comes with an allocated parking space. Ready to move into immediately, this first floor apartment located at the rear of the development, offers superb privacy and a great opportunity to put your own stamp on.

We have been informed but not seen evidence of the following:

Lease remaining - circa 102 years

Ground Rent - £75 per annum

Service Charge - circa £79 per month





Property

Type:	Flat / Maisonette	OIEO:	£150,000
Bedrooms:	2	Tenure:	Leasehold
Plot Area:	0.15 acres	Start Date:	20/03/2005
Year Built :	2005	End Date:	01/09/2127
Council Tax :	Band B	Lease Term:	125 years from 1 September 2002
Annual Estimate:	£1,626	Term Remaining:	103 years
Title Number:	WM854920		

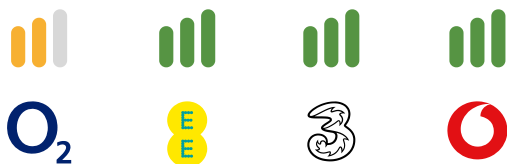
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	1000 mb/s
	

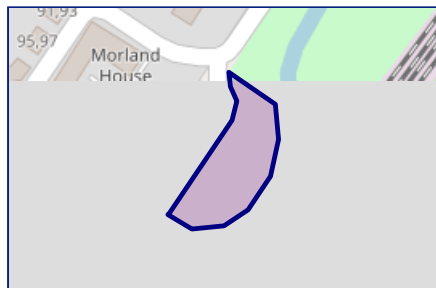
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

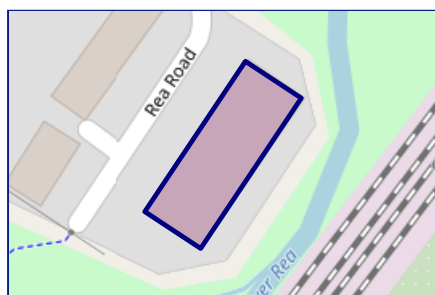


Freehold Title Plan



WM961260

Leasehold Title Plan



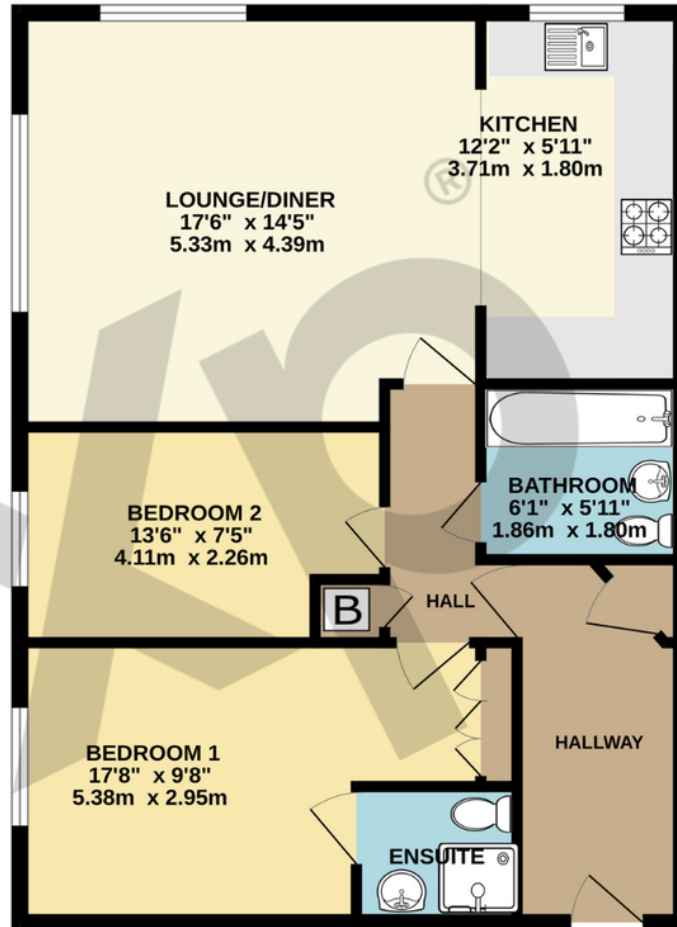
WM854920

Start Date: 20/03/2005
End Date: 01/09/2127
Lease Term: 125 years from 1 September 2002
Term Remaining: 103 years



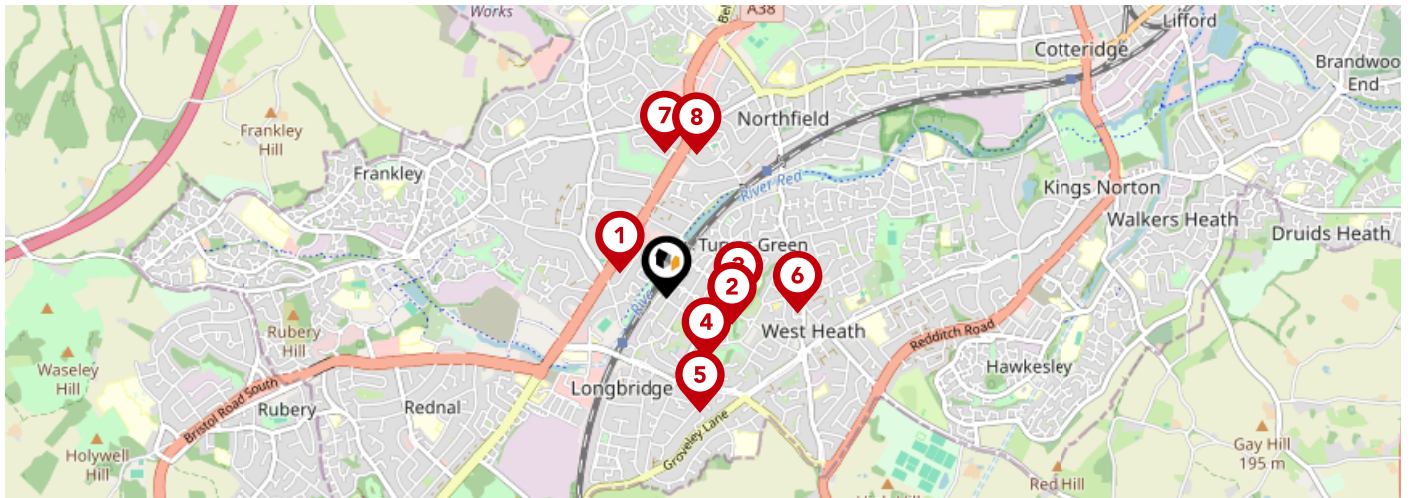
REA ROAD, NORTHFIELD, BIRMINGHAM, B31









FIRST FLOOR
728 sq.ft. (67.7 sq.m.) approx.

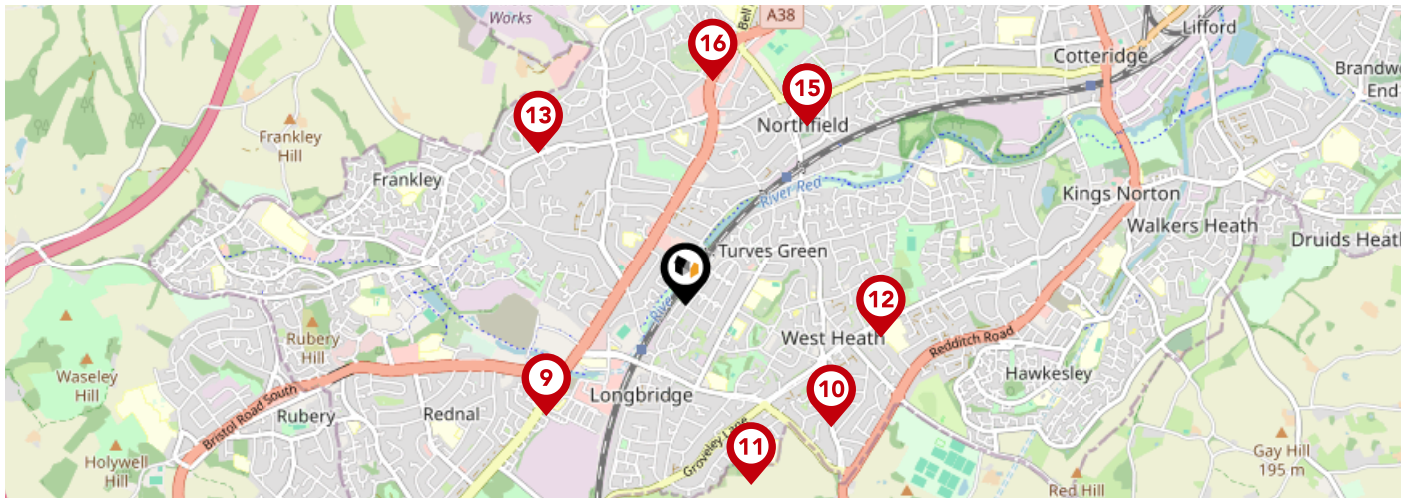










TOTAL FLOOR AREA: 728 sq.ft. (67.7 sq.m.) approx.

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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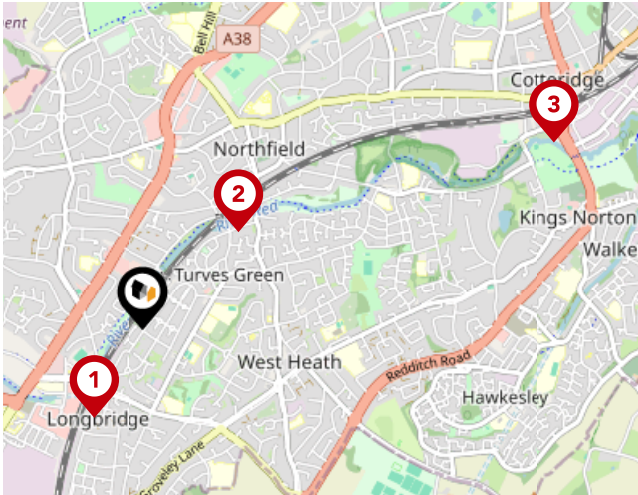
		Nursery	Primary	Secondary	College	Private
	The Meadows Primary School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turves Green Primary School Ofsted Rating: Good Pupils: 388 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI Northfield School for Girls Ofsted Rating: Good Pupils: 748 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turves Green Boys' School Ofsted Rating: Good Pupils: 536 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Albert Bradbeer Primary Academy Ofsted Rating: Good Pupils: 424 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Heath Nursery School Ofsted Rating: Good Pupils: 127 Distance:0.59	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Brigid's Catholic Primary School Ofsted Rating: Good Pupils: 445 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Edge Academy Ofsted Rating: Good Pupils: 2 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Columba's Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 210 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cofton Primary School Ofsted Rating: Good Pupils: 411 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Heath Primary School Ofsted Rating: Good Pupils: 407 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Merritts Brook Primary E-ACT Academy Ofsted Rating: Good Pupils: 228 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Church Infant School Ofsted Rating: Good Pupils: 268 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Church Junior School Ofsted Rating: Good Pupils: 359 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bellfield Infant School (NC) Ofsted Rating: Good Pupils: 202 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

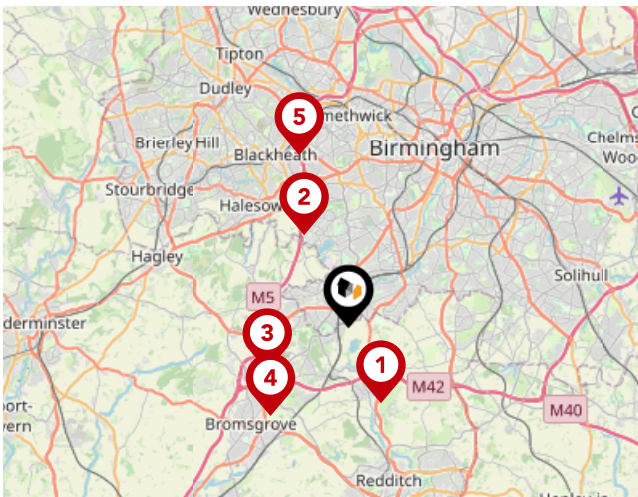
Area

Transport (National)



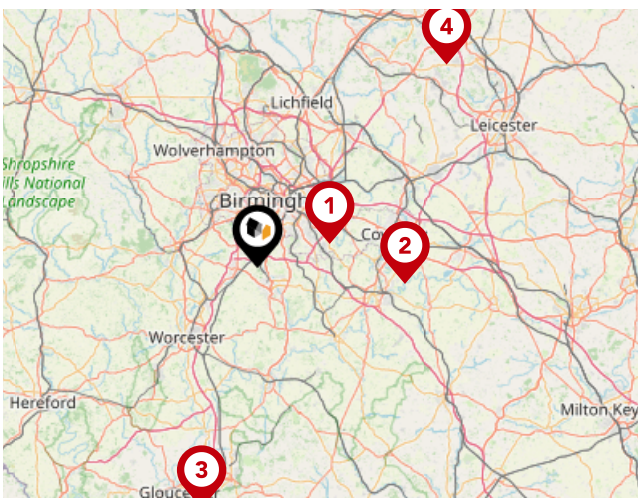
National Rail Stations

Pin	Name	Distance
1	Longbridge Rail Station	0.45 miles
2	Northfield Rail Station	0.61 miles
3	Kings Norton Rail Station	2.04 miles



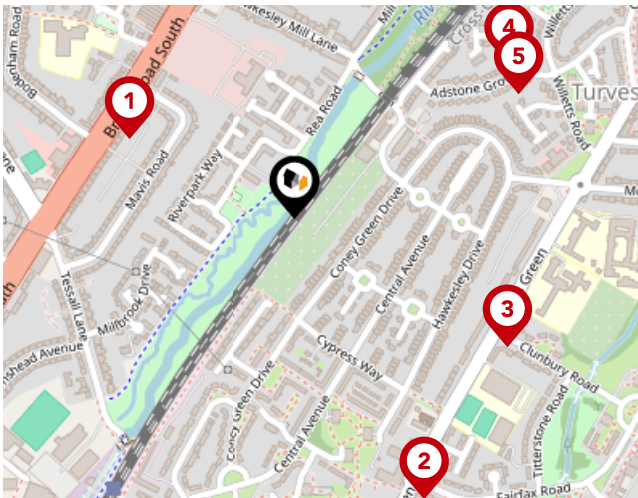
Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	3 miles
2	M5 J3	3.7 miles
3	M5 J4	3.39 miles
4	M42 J1	4.31 miles
5	M5 J2	6.51 miles



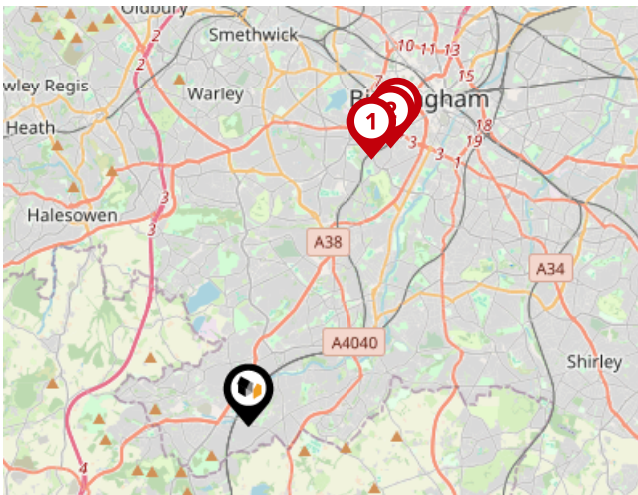
Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	10.91 miles
2	Baginton	21.28 miles
3	Staverton	35.97 miles
4	East Mids Airport	39.99 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mavis Rd	0.21 miles
2	Turves Green Boys' School	0.35 miles
3	Clunbury Rd	0.28 miles
4	Purslow Grove	0.3 miles
5	Adstone Grove	0.29 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	5.33 miles
2	Five Ways (Midland Metro Stop)	5.65 miles
3	Brindleyplace (Midland Metro Stop)	5.83 miles



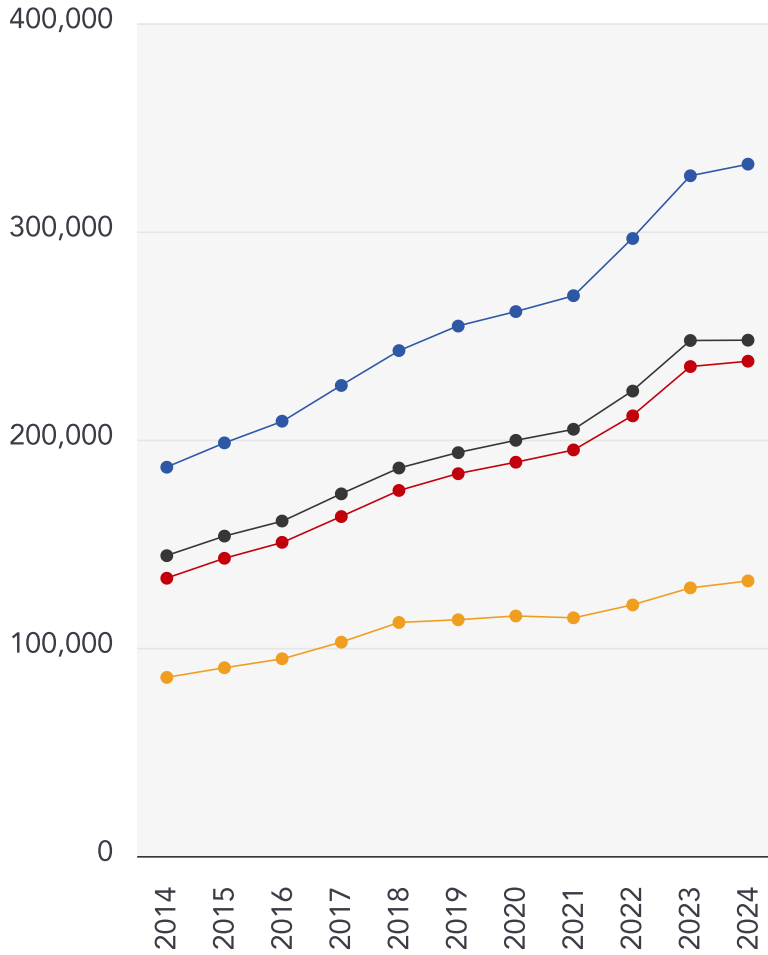
72, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		
Last Sold Date:	07/06/2024	31/03/2005	
Last Sold Price:	£39,609	£125,000	
Apartment 6, 124, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		
Last Sold Date:	23/02/2024		
Last Sold Price:	£140,000		
Apartment 1, 120, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		
Last Sold Date:	16/02/2024	03/09/2018	20/12/2013
Last Sold Price:	£157,000	£132,500	£109,000
156, Rea Road, Birmingham, B31 2PW	Semi-detached House		
Last Sold Date:	21/12/2023		
Last Sold Price:	£115,000		
Apartment 7, 124, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		
Last Sold Date:	05/04/2023	16/12/2016	20/02/2014
Last Sold Price:	£155,000	£129,000	£109,000
82, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		
Last Sold Date:	31/01/2023	24/03/2005	
Last Sold Price:	£135,000	£123,000	
74, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		
Last Sold Date:	25/07/2022	31/03/2005	
Last Sold Price:	£145,000	£120,000	
70, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		
Last Sold Date:	15/03/2022	31/03/2005	
Last Sold Price:	£135,000	£117,000	
148, Rea Road, Birmingham, B31 2PW	Semi-detached House		
Last Sold Date:	09/12/2021	02/08/2011	
Last Sold Price:	£260,000	£181,950	
68, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		
Last Sold Date:	08/10/2021	30/03/2005	
Last Sold Price:	£135,000	£135,000	
Apartment 2, 122, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		
Last Sold Date:	22/09/2021	10/06/2016	20/12/2013
Last Sold Price:	£133,000	£122,000	£124,950
76, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		
Last Sold Date:	22/01/2021	27/08/2020	31/03/2005
Last Sold Price:	£120,500	£135,000	£126,350
58, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		
Last Sold Date:	10/12/2020	24/03/2005	
Last Sold Price:	£124,000	£87,750	
78, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		
Last Sold Date:	28/10/2020	25/11/2015	24/03/2005
Last Sold Price:	£120,000	£111,000	£128,250
Apartment 2, 118, Rea Road, Birmingham, B31 2PW	Flat-maisonette House		

Last Sold Date:	31/07/2020	24/01/2014	
Last Sold Price:	£133,750	£129,950	
154, Rea Road, Birmingham, B31 2PW			Terraced House
Last Sold Date:	20/03/2020		
Last Sold Price:	£90,000		
134, Rea Road, Birmingham, B31 2PW			Terraced House
Last Sold Date:	07/02/2020	23/03/2012	
Last Sold Price:	£230,000	£170,000	
Apartment 4, 120, Rea Road, Birmingham, B31 2PW			Flat-maisonette House
Last Sold Date:	22/03/2019	21/03/2014	
Last Sold Price:	£129,000	£108,000	
60, Rea Road, Birmingham, B31 2PW			Flat-maisonette House
Last Sold Date:	22/03/2019	24/03/2005	
Last Sold Price:	£130,000	£87,750	
150, Rea Road, Birmingham, B31 2PW			Terraced House
Last Sold Date:	31/08/2018	01/04/2011	
Last Sold Price:	£55,500	£44,850	
104, Rea Road, Birmingham, B31 2PW			Flat-maisonette House
Last Sold Date:	22/06/2018	25/02/2005	
Last Sold Price:	£130,000	£135,000	
94, Rea Road, Birmingham, B31 2PW			Flat-maisonette House
Last Sold Date:	06/10/2017	13/06/2008	24/03/2005
Last Sold Price:	£131,000	£124,000	£120,650
Apartment 3, 122, Rea Road, Birmingham, B31 2PW			Flat-maisonette House
Last Sold Date:	03/10/2017	20/12/2013	
Last Sold Price:	£126,000	£109,950	
144, Rea Road, Birmingham, B31 2PW			Semi-detached House
Last Sold Date:	24/04/2017	30/06/2011	
Last Sold Price:	£210,000	£184,950	
102, Rea Road, Birmingham, B31 2PW			Flat-maisonette House
Last Sold Date:	08/02/2017	25/02/2005	
Last Sold Price:	£135,000	£135,000	
136, Rea Road, Birmingham, B31 2PW			Terraced House
Last Sold Date:	30/08/2016	25/03/2012	
Last Sold Price:	£203,000	£177,950	
158, Rea Road, Birmingham, B31 2PW			Terraced House
Last Sold Date:	22/07/2016		
Last Sold Price:	£93,750		
132, Rea Road, Birmingham, B31 2PW			Terraced House
Last Sold Date:	20/05/2016	16/12/2011	
Last Sold Price:	£188,000	£170,000	
88, Rea Road, Birmingham, B31 2PW			Flat-maisonette House
Last Sold Date:	10/10/2014	14/12/2007	28/07/2005
Last Sold Price:	£105,000	£126,000	£125,000
Apartment 6, 120, Rea Road, Birmingham, B31 2PW			Flat-maisonette House
Last Sold Date:	20/12/2013		
Last Sold Price:	£120,000		

66, Rea Road, Birmingham, B31 2PW	Flat-maisonette House
Last Sold Date: 05/10/2012 21/03/2005	
Last Sold Price: £115,000 £135,000	
146, Rea Road, Birmingham, B31 2PW	Semi-detached House
Last Sold Date: 27/05/2011	
Last Sold Price: £184,950	
115, Rea Road, Birmingham, B31 2PW	Terraced House
Last Sold Date: 09/05/2011	
Last Sold Price: £50,000	
130, Rea Road, Birmingham, B31 2PW	Semi-detached House
Last Sold Date: 08/04/2011	
Last Sold Price: £190,000	
100, Rea Road, Birmingham, B31 2PW	Flat-maisonette House
Last Sold Date: 02/11/2007 18/03/2005	
Last Sold Price: £120,000 £126,350	
62, Rea Road, Birmingham, B31 2PW	Terraced House
Last Sold Date: 05/09/2007 24/03/2005	
Last Sold Price: £65,000 £87,750	
86, Rea Road, Birmingham, B31 2PW	Flat-maisonette House
Last Sold Date: 25/05/2007 23/03/2005	
Last Sold Price: £125,000 £125,000	
80, Rea Road, Birmingham, B31 2PW	Flat-maisonette House
Last Sold Date: 09/09/2005	
Last Sold Price: £135,000	
90, Rea Road, Birmingham, B31 2PW	Flat-maisonette House
Last Sold Date: 31/08/2005	
Last Sold Price: £135,000	
92, Rea Road, Birmingham, B31 2PW	Flat-maisonette House
Last Sold Date: 24/08/2005	
Last Sold Price: £135,000	
64, Rea Road, Birmingham, B31 2PW	Flat-maisonette House
Last Sold Date: 30/06/2005	
Last Sold Price: £120,000	
84, Rea Road, Birmingham, B31 2PW	Flat-maisonette House
Last Sold Date: 20/05/2005	
Last Sold Price: £125,000	
98, Rea Road, Birmingham, B31 2PW	Flat-maisonette House
Last Sold Date: 31/03/2005	
Last Sold Price: £125,000	
96, Rea Road, Birmingham, B31 2PW	Flat-maisonette House
Last Sold Date: 24/03/2005	
Last Sold Price: £124,000	

KFB - Key Facts For Buyers **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%

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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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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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