

DEAN COLEMAN



Bespoke Estate Agent

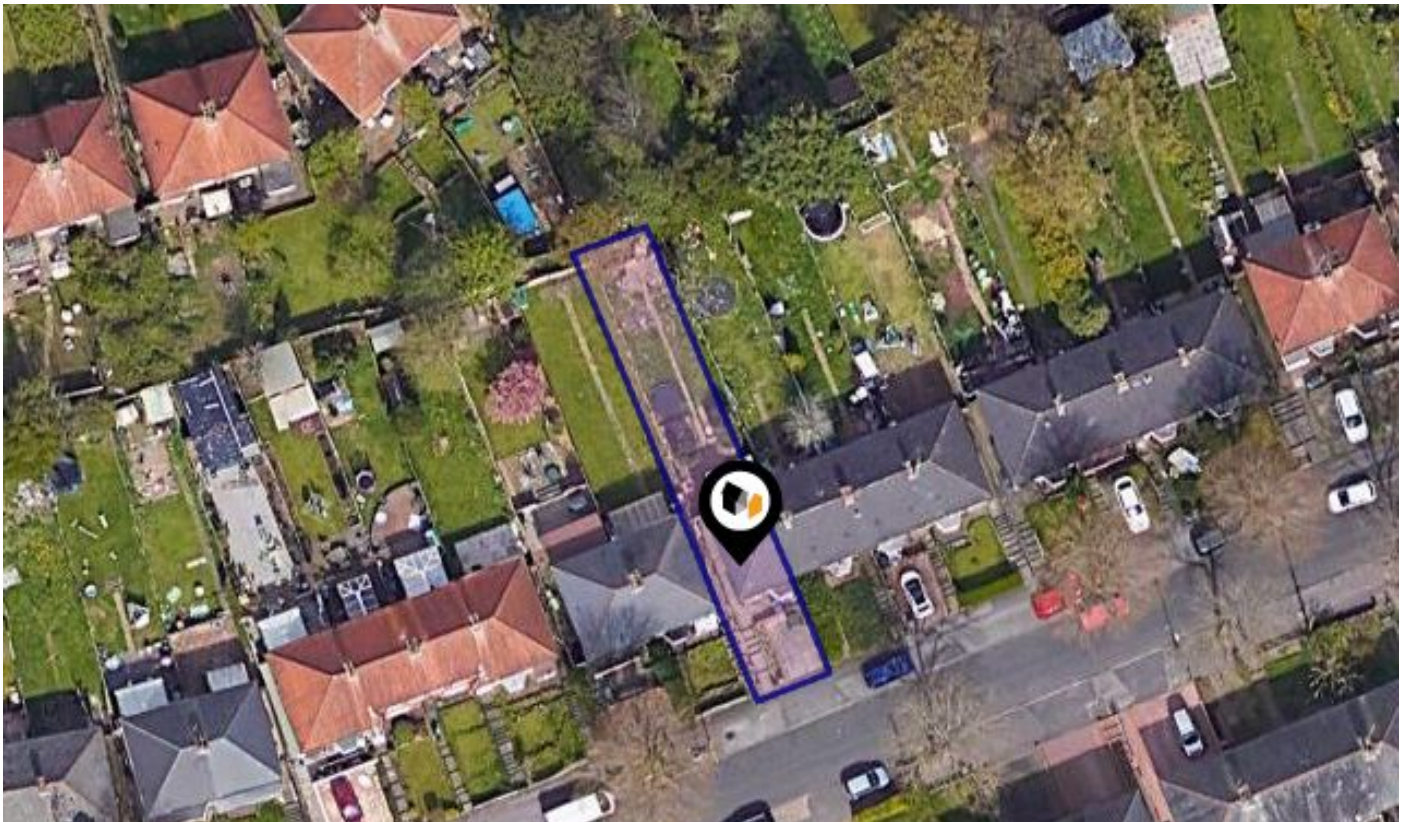


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 30<sup>th</sup> September 2024**



**CHEVERTON ROAD, BIRMINGHAM, B31**

**Price Estimate : £200,000**

**Dean Coleman Powered By eXp**

Birmingham

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

Within easy reach of Northfield High Street, Cheverton Road is a great location to raise a family given its many schools, green open spaces and amenities nearby.

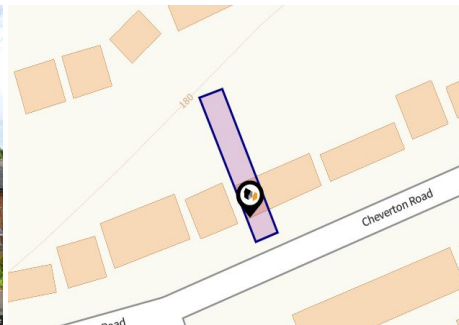
Having been recently refurbished with a new kitchen and bathroom suite, plus being decorated and carpeted to a high standard which gives this home a fresh, clean and modern feel.

Comprising of: entrance hall with stairs to the first floor and door into the lounge. The lounge, like many rooms throughout the house, is light and airy benefitting from a double glazed bay window to front aspect and central heating radiator. From the lounge you enter via a door into the newly fitted kitchen offering plenty of work surface space plus wall and base units for storage. There is also a door leading into a utility space plus further door into the guest toilet. From the kitchen you can enter into the large conservatory space with double glazed windows offer dual aspect views of both the homes large rear garden and lovely views of the Beacon. The first floor, off of its landing with double glazed window to side aspect, has doors to three bedrooms and a newly fitted, modern family bathroom. To the front of this end terrace house, there is Off Road Parking for one vehicle and drop kerb.

A lovely home, perfect for those looking to get onto the property ladder especially and wanting a turn-key home ready to move straight into.

For more information on local schools and transport links in the area, take a look at the brochure and the Key Facts For Buyers report.

Book a viewing quickly as homes in this area are renowned for selling quickly.



## Property



|                         |   |
|-------------------------|---|
| <b>Type:</b>            | Terraced                                |
| <b>Bedrooms:</b>        | 3                                       |
| <b>Floor Area:</b>      | 764 ft <sup>2</sup> / 71 m <sup>2</sup> |
| <b>Plot Area:</b>       | 0.06 acres                              |
| <b>Year Built :</b>     | 1930-1949                               |
| <b>Council Tax :</b>    | Band B                                  |
| <b>Annual Estimate:</b> | £1,626                                  |
| <b>Title Number:</b>    | WM775376                                |

|                        |          |
|------------------------|----------|
| <b>Price Estimate:</b> | £200,000 |
| <b>Tenure:</b>         | Freehold |

## 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>29</b><br>mb/s   | <b>1000</b><br>mb/s   |
|  |  |

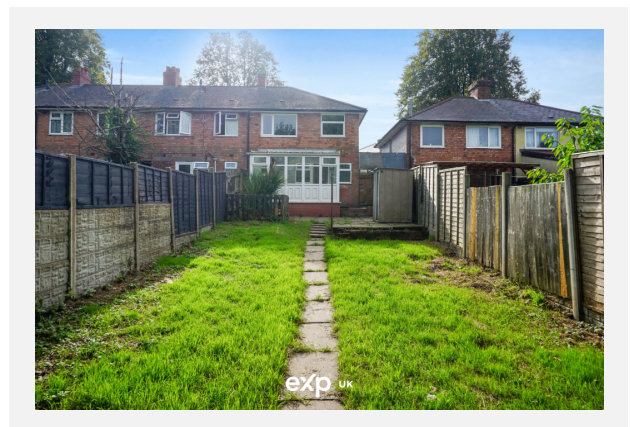
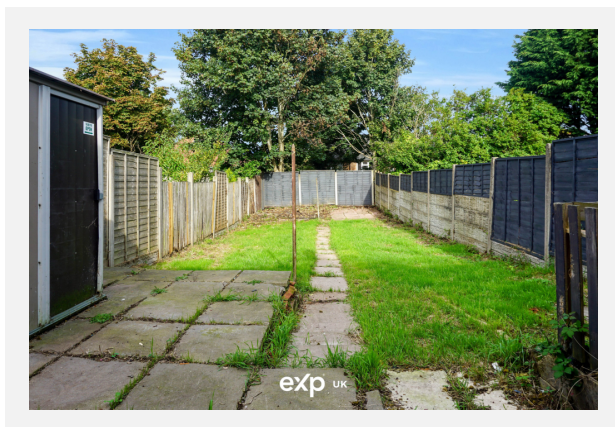
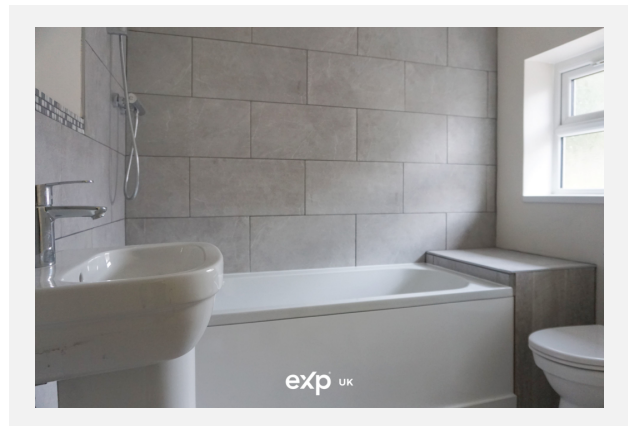
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



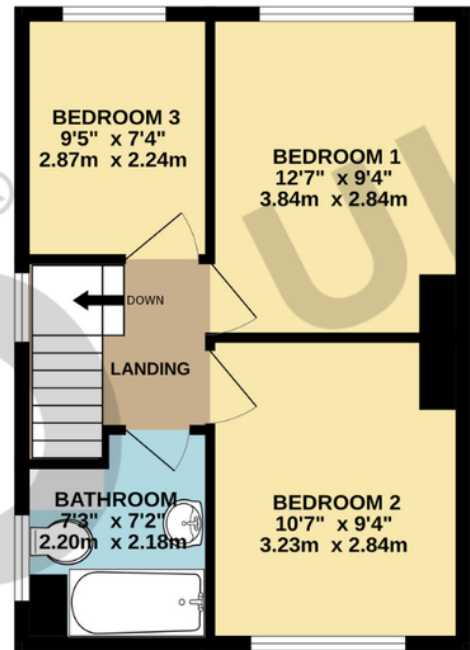
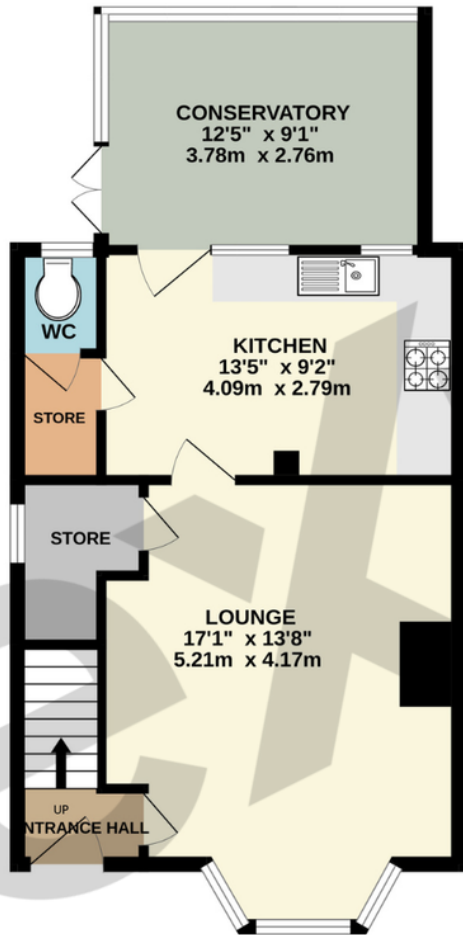




## CHEVERTON ROAD, BIRMINGHAM, B31

GROUND FLOOR

1ST FLOOR



75 CHEVERTON ROAD

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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BIRMINGHAM, B31

Energy rating

# D

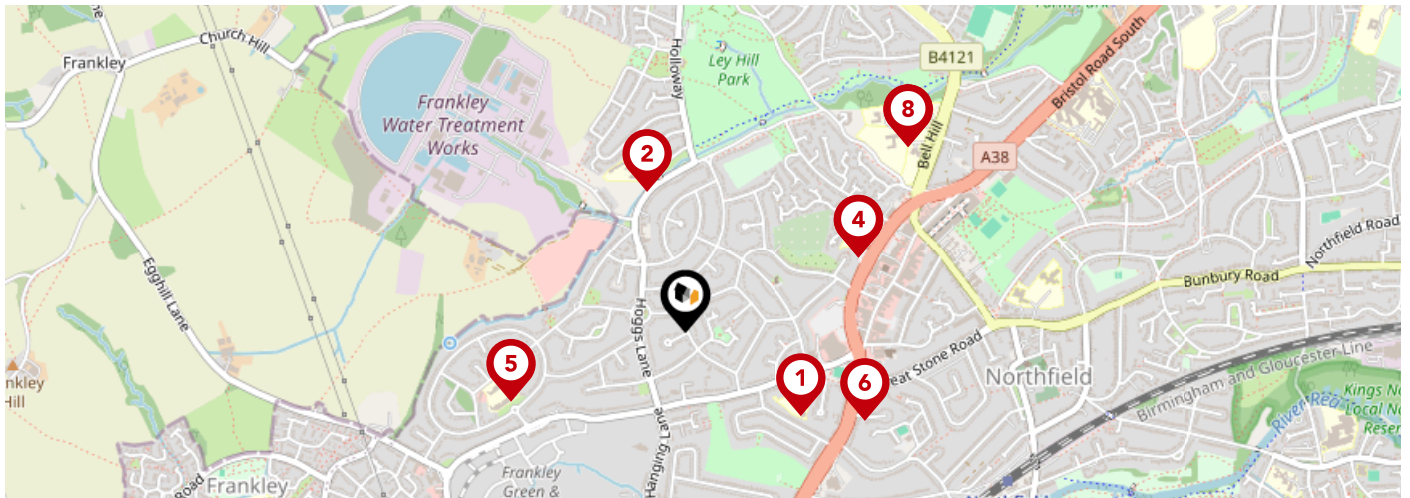
Valid until 27.07.2020

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 57   D  | 63   D    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

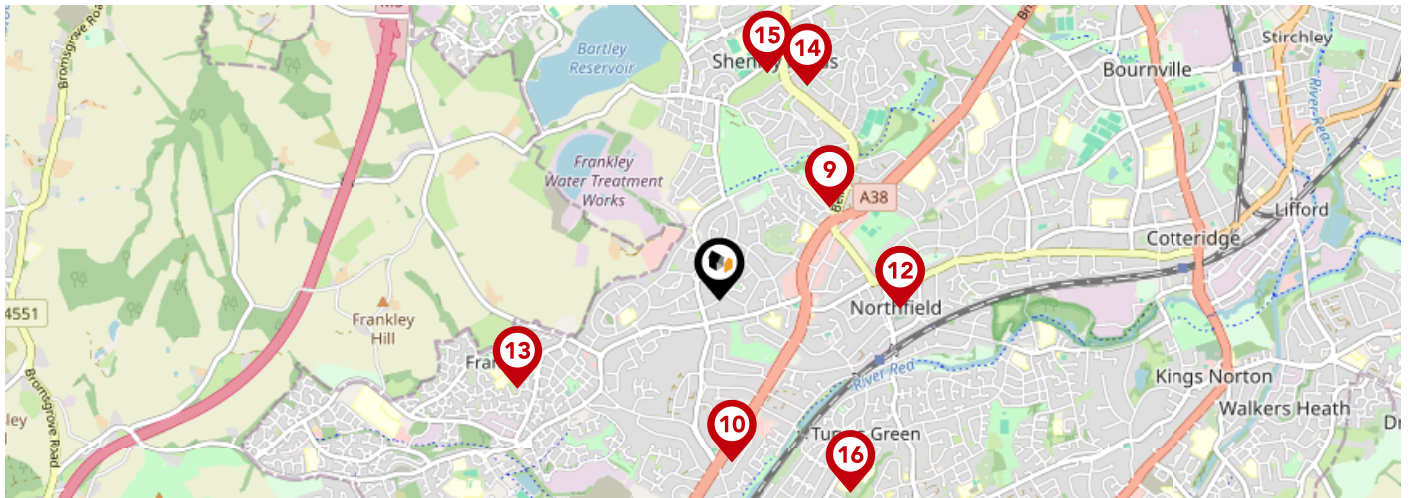
## Additional EPC Data

|                                      |  |
|--------------------------------------|--|
| <b>Property Type:</b>                | End-terrace house                              |
| <b>Walls:</b>                        | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                 | Very poor                                      |
| <b>Roof:</b>                         | Pitched, 100 mm loft insulation                |
| <b>Roof Energy:</b>                  | Average  |
| <b>Window:</b>                       | Partial double glazing                         |
| <b>Window Energy:</b>                | Poor   |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas                |
| <b>Main Heating Energy:</b>          | Good   |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs           |
| <b>Main Heating Controls Energy:</b> | Good   |
| <b>Hot Water System:</b>             | From main system                               |
| <b>Hot Water Energy Efficiency:</b>  | Good   |
| <b>Lighting:</b>                     | Low energy lighting in 18% of fixed outlets    |
| <b>Lighting Energy:</b>              | Poor   |
| <b>Floors:</b>                       | Suspended, no insulation (assumed)             |
| <b>Secondary Heating:</b>            | Room heaters, mains gas                        |
| <b>Total Floor Area:</b>             | 71 m <sup>2</sup>                              |

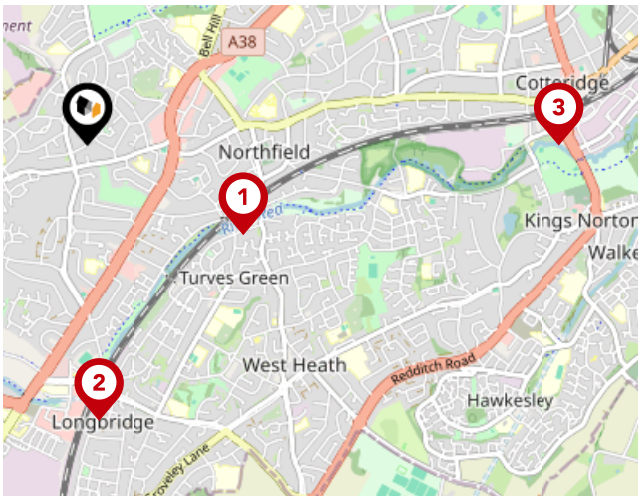




|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>1</b> <b>St Brigid's Catholic Primary School</b><br/>Ofsted Rating: Good   Pupils: 445   Distance:0.32</p>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>2</b> <b>The Orchards Primary Academy</b><br/>Ofsted Rating: Good   Pupils: 199   Distance:0.33</p>         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>3</b> <b>Bellfield Junior School</b><br/>Ofsted Rating: Good   Pupils: 245   Distance:0.43</p>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>4</b> <b>Bellfield Infant School (NC)</b><br/>Ofsted Rating: Good   Pupils: 202   Distance:0.43</p>         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>5</b> <b>Merritts Brook Primary E-ACT Academy</b><br/>Ofsted Rating: Good   Pupils: 228   Distance:0.43</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>6</b> <b>The Edge Academy</b><br/>Ofsted Rating: Good   Pupils: 2   Distance:0.45</p>                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>7</b> <b>Victoria School</b><br/>Ofsted Rating: Outstanding   Pupils: 223   Distance:0.65</p>               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>8</b> <b>Victoria College</b><br/>Ofsted Rating: Requires improvement   Pupils:0   Distance:0.65</p>        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

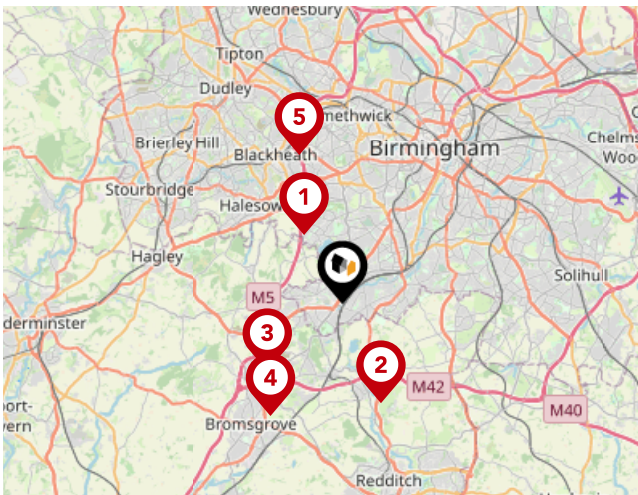


|  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>Longwill A Primary School for Deaf Children</b><br/>Ofsted Rating: Outstanding   Pupils: 62   Distance:0.65</p> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>The Meadows Primary School</b><br/>Ofsted Rating: Requires improvement   Pupils: 545   Distance:0.74</p>       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>St Laurence Church Infant School</b><br/>Ofsted Rating: Good   Pupils: 268   Distance:0.82</p>                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>St Laurence Church Junior School</b><br/>Ofsted Rating: Good   Pupils: 359   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>Forestdale Primary School</b><br/>Ofsted Rating: Good   Pupils: 214   Distance:0.99</p>                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Green Meadow Primary School</b><br/>Ofsted Rating: Good   Pupils: 411   Distance:1.05</p>                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>E-Act Shenley Academy</b><br/>Ofsted Rating: Good   Pupils: 816   Distance:1.05</p>                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>King Edward VI Northfield School for Girls</b><br/>Ofsted Rating: Good   Pupils: 748   Distance:1.05</p>       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



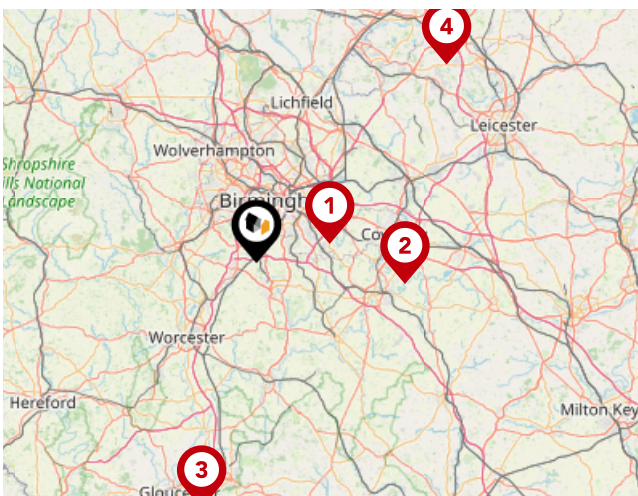
## National Rail Stations

| Pin | Name                      | Distance   |
|-----|---------------------------|------------|
| 1   | Northfield Rail Station   | 0.81 miles |
| 2   | Longbridge Rail Station   | 1.24 miles |
| 3   | Kings Norton Rail Station | 2.13 miles |



## Trunk Roads/Motorways

| Pin | Name   | Distance   |
|-----|--------|------------|
| 1   | M5 J3  | 2.82 miles |
| 2   | M42 J2 | 3.88 miles |
| 3   | M5 J4  | 3.66 miles |
| 4   | M42 J1 | 4.82 miles |
| 5   | M5 J2  | 5.63 miles |

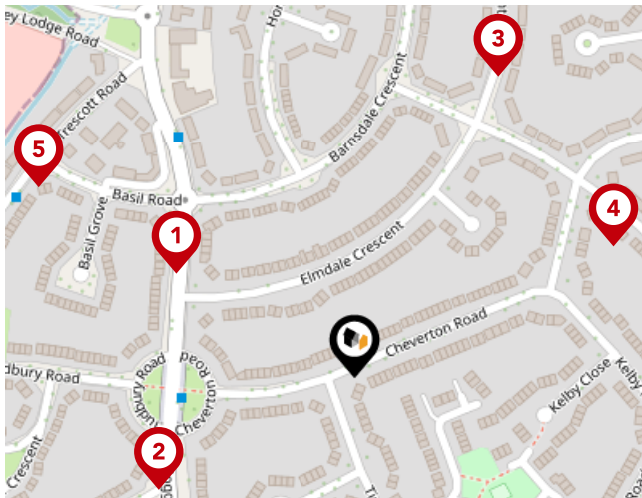


## Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Birmingham Airport | 10.93 miles |
| 2   | Baginton           | 21.66 miles |
| 3   | Staverton          | 36.74 miles |
| 4   | East Mids Airport  | 39.56 miles |

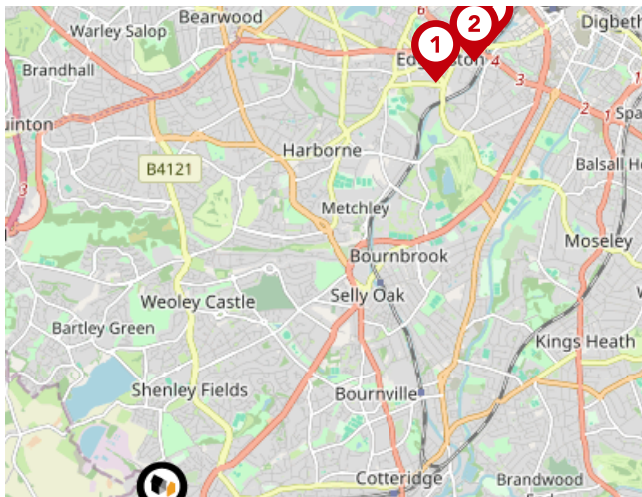
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name               | Distance   |
|-----|--------------------|------------|
| 1   | Barnsdale Crescent | 0.12 miles |
| 2   | Cheverton Rd       | 0.13 miles |
| 3   | Colworth Rd        | 0.19 miles |
| 4   | Lockwood Rd        | 0.16 miles |
| 5   | Basil Rd           | 0.21 miles |



### Local Connections

| Pin | Name                                   | Distance   |
|-----|--|------------|
| 1   | Edgbaston Village (Midland Metro Stop) | 4.71 miles |
| 2   | Five Ways (Midland Metro Stop)         | 5.05 miles |
| 3   | Brindleyplace (Midland Metro Stop)     | 5.24 miles |

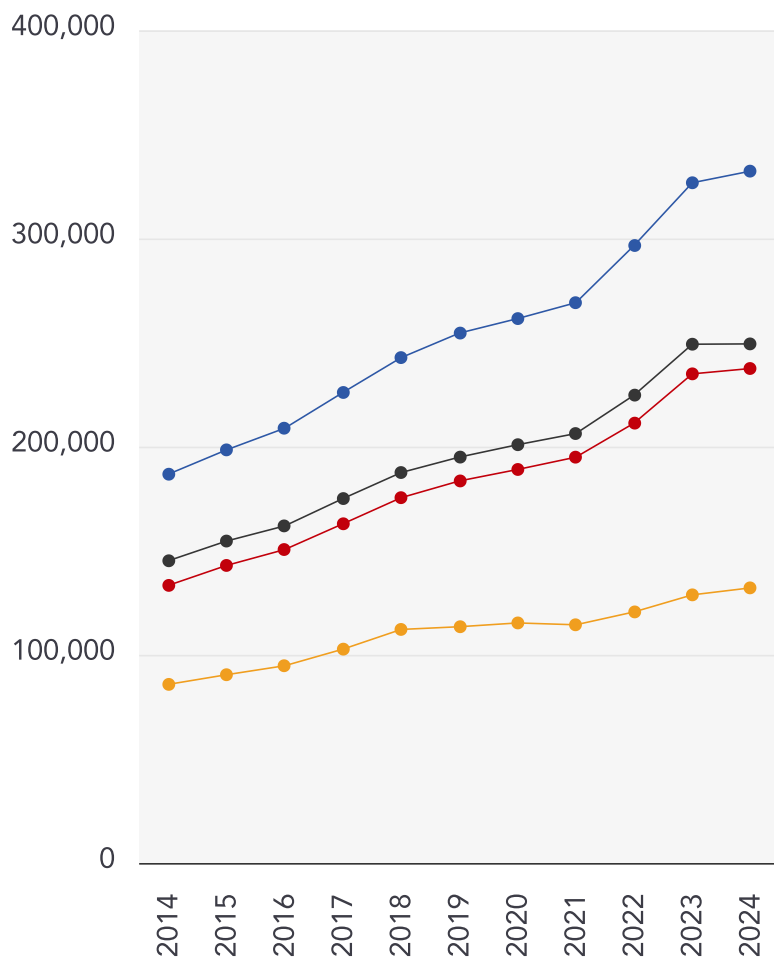
|  |            |            |            |            |                     |
|--|------------|------------|------------|------------|---------------------|
| <b>23, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            |            | other House         |
| Last Sold Date:                                | 28/03/2024 | 28/04/2011 | 12/11/2003 |            |                     |
| Last Sold Price:                               | £350,000   | £150,000   | £90,000    |            |                     |
| <b>50, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            |            | Terraced House      |
| Last Sold Date:                                | 20/04/2023 | 02/07/2007 | 08/07/2004 | 19/12/1997 |                     |
| Last Sold Price:                               | £170,000   | £114,000   | £107,000   | £38,950    |                     |
| <b>72, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            |            | Terraced House      |
| Last Sold Date:                                | 31/10/2022 | 30/09/2016 | 28/06/2013 |            |                     |
| Last Sold Price:                               | £200,000   | £110,000   | £100,000   |            |                     |
| <b>70, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            |            | Semi-detached House |
| Last Sold Date:                                | 10/10/2022 | 19/09/2017 | 21/07/2005 |            |                     |
| Last Sold Price:                               | £240,000   | £140,500   | £105,000   |            |                     |
| <b>49, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            |            | Terraced House      |
| Last Sold Date:                                | 12/09/2022 | 27/04/2021 | 04/12/2020 |            |                     |
| Last Sold Price:                               | £190,000   | £116,000   | £105,000   |            |                     |
| <b>36, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            |            | Terraced House      |
| Last Sold Date:                                | 06/11/2019 | 19/12/2003 |            |            |                     |
| Last Sold Price:                               | £59,146    | £89,500    |            |            |                     |
| <b>66, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            |            | Terraced House      |
| Last Sold Date:                                | 01/02/2019 | 22/08/2014 |            |            |                     |
| Last Sold Price:                               | £131,000   | £80,000    |            |            |                     |
| <b>77, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            |            | Semi-detached House |
| Last Sold Date:                                | 06/04/2018 |            |            |            |                     |
| Last Sold Price:                               | £127,000   |            |            |            |                     |
| <b>79, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            |            | Semi-detached House |
| Last Sold Date:                                | 28/04/2017 | 31/07/2012 | 22/10/2004 | 04/06/2004 |                     |
| Last Sold Price:                               | £138,000   | £112,000   | £100,000   | £75,000    |                     |
| <b>68, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            |            | Semi-detached House |
| Last Sold Date:                                | 16/09/2016 | 16/03/2012 | 28/02/2002 |            |                     |
| Last Sold Price:                               | £50,000    | £45,000    | £59,000    |            |                     |
| <b>55, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            |            | Terraced House      |
| Last Sold Date:                                | 18/12/2015 |            |            |            |                     |
| Last Sold Price:                               | £107,000   |            |            |            |                     |
| <b>39, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            |            | Semi-detached House |
| Last Sold Date:                                | 31/07/2014 |            |            |            |                     |
| Last Sold Price:                               | £123,500   |            |            |            |                     |

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

|  |            |            |            |                     |
|--|------------|------------|------------|---------------------|
| <b>80, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            | Semi-detached House |
| Last Sold Date:                                | 04/04/2014 |            |            |                     |
| Last Sold Price:                               | £80,000    |            |            |                     |
| <b>25, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            | Terraced House      |
| Last Sold Date:                                | 02/09/2013 |            |            |                     |
| Last Sold Price:                               | £100,000   |            |            |                     |
| <b>76, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            | Terraced House      |
| Last Sold Date:                                | 06/07/2012 | 17/10/2003 | 25/10/1999 |                     |
| Last Sold Price:                               | £104,000   | £80,000    | £34,000    |                     |
| <b>73, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            | Terraced House      |
| Last Sold Date:                                | 27/06/2011 |            |            |                     |
| Last Sold Price:                               | £90,000    |            |            |                     |
| <b>75, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            | Semi-detached House |
| Last Sold Date:                                | 01/06/2011 |            |            |                     |
| Last Sold Price:                               | £91,000    |            |            |                     |
| <b>54, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            | Semi-detached House |
| Last Sold Date:                                | 19/09/2008 |            |            |                     |
| Last Sold Price:                               | £102,000   |            |            |                     |
| <b>65, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            | Terraced House      |
| Last Sold Date:                                | 01/10/2007 | 19/05/2000 |            |                     |
| Last Sold Price:                               | £105,000   | £41,000    |            |                     |
| <b>52, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            | Terraced House      |
| Last Sold Date:                                | 09/03/2006 | 28/11/1997 |            |                     |
| Last Sold Price:                               | £109,000   | £29,000    |            |                     |
| <b>53, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            | Terraced House      |
| Last Sold Date:                                | 12/05/2005 | 12/12/2002 | 29/11/1999 |                     |
| Last Sold Price:                               | £91,500    | £61,000    | £25,000    |                     |
| <b>41, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            | Semi-detached House |
| Last Sold Date:                                | 21/11/2003 |            |            |                     |
| Last Sold Price:                               | £87,000    |            |            |                     |
| <b>57, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            | Semi-detached House |
| Last Sold Date:                                | 03/01/2003 | 06/07/2001 | 15/05/1998 |                     |
| Last Sold Price:                               | £76,000    | £47,000    | £39,500    |                     |
| <b>30, Cheverton Road, Birmingham, B31 1RS</b> |            |            |            | Semi-detached House |
| Last Sold Date:                                | 04/05/2001 |            |            |                     |
| Last Sold Price:                               | £32,500    |            |            |                     |

**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 B31



Detached

**+77.95%**

Terraced

**+71.75%**

Semi-Detached

**+78.12%**

Flat

**+54.03%**

DEAN COLEMAN



Bespoke Estate Agent

### Dean Coleman Powered By eXp

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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

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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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