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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 11<sup>th</sup> January 2025**



## BURNLEA GROVE, BIRMINGHAM, B31

**Price Estimate :** £200,000

**Dean Coleman Powered By eXp**

Birmingham

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# Introduction

## Our Comments

DEAN COLEMAN



Bespoke Estate Agent

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

What a great home to raise a family in.

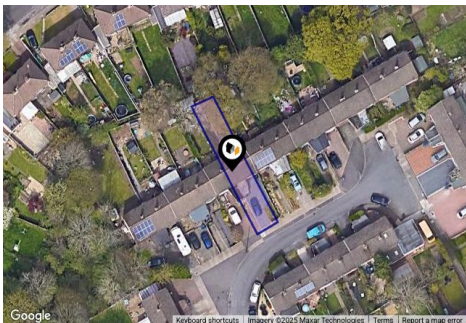
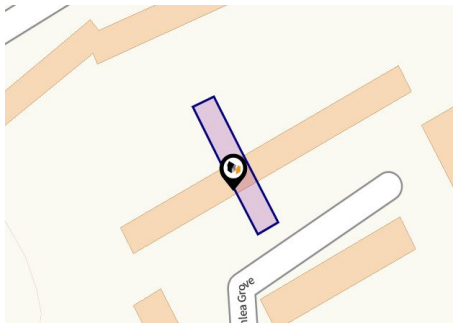
Having intimate knowledge of these houses and its location, having lived in the neighbouring property for 18 years; I can certainly vouch for its superb location and what it has to offer.

Positioned in a cul-de-sac, this well presented home is ready to move into. Located within easy reach of amenities, transport links and being catchment for a variety of schools, also just a short to West Heath Park and West Heath Hospital. The area has undergone some major renovation over the years, not only new homes but an improvement in schools, transport links and the park itself.

Comprising of: entrance hall, study/office, inner hall, through lounge-diner with French doors to its rear and a separate fitted kitchen with store cupboards. To the first floor there are three bedrooms of which two are double and the third an excellent single room, further having a bathroom with shower over its bath. There's an enclosed and private rear garden for the family to entertain and children to play. The property benefits from Off Road Parking for multiple vehicles.

The cul-de-sac has a history of long-term residents which speaks volumes for its great location and ease in which to raise a family; perfect for First Time Buyers and Buy To Let Investors alike.

A delightful, Freehold mid-terrace property of practical size and condition, that would make a superb home. A must view!



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	742 ft <sup>2</sup> / 69 m <sup>2</sup>
Plot Area:	0.05 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,626
Title Number:	WM216817

Price Estimate:	£200,000
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)

11	80	1000
mb/s	mb/s	mb/s

### Mobile Coverage:

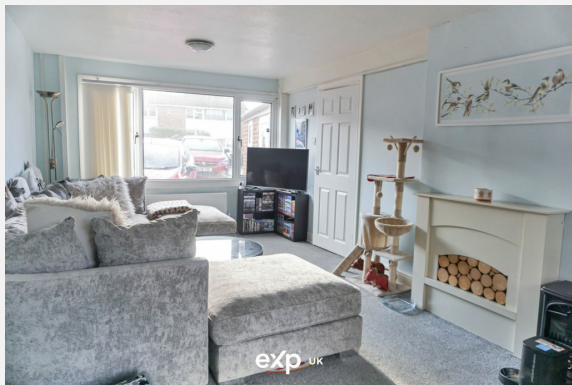
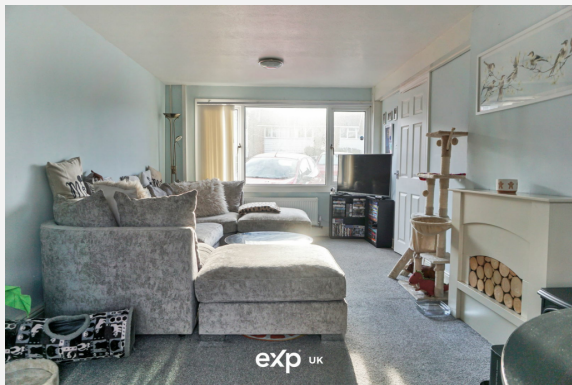
(based on calls indoors)



### Satellite/Fibre TV Availability:





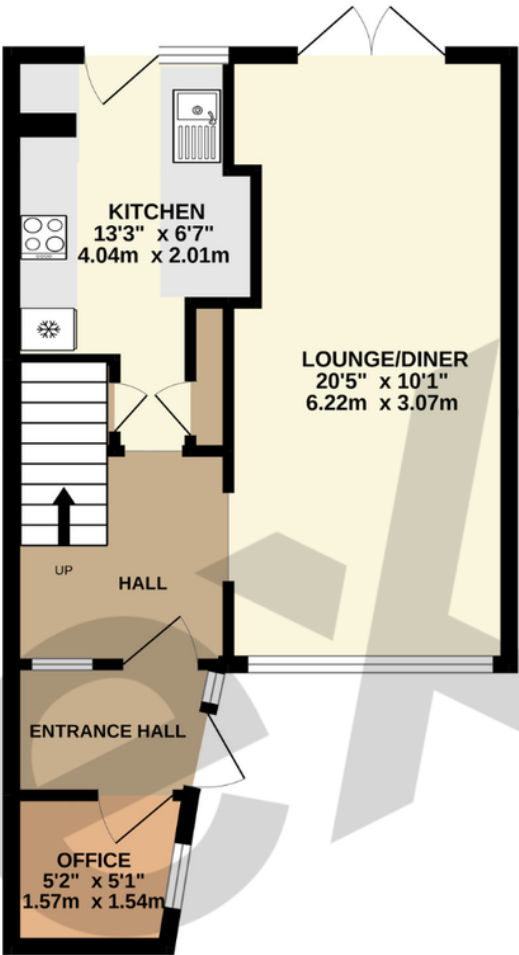




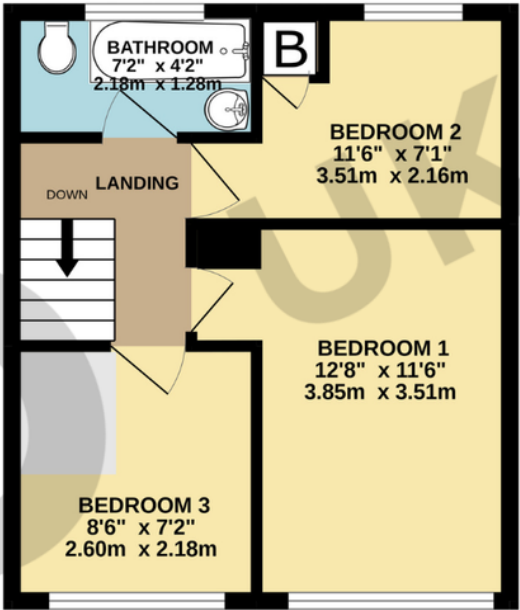


## BURNLEA GROVE, BIRMINGHAM, B31

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



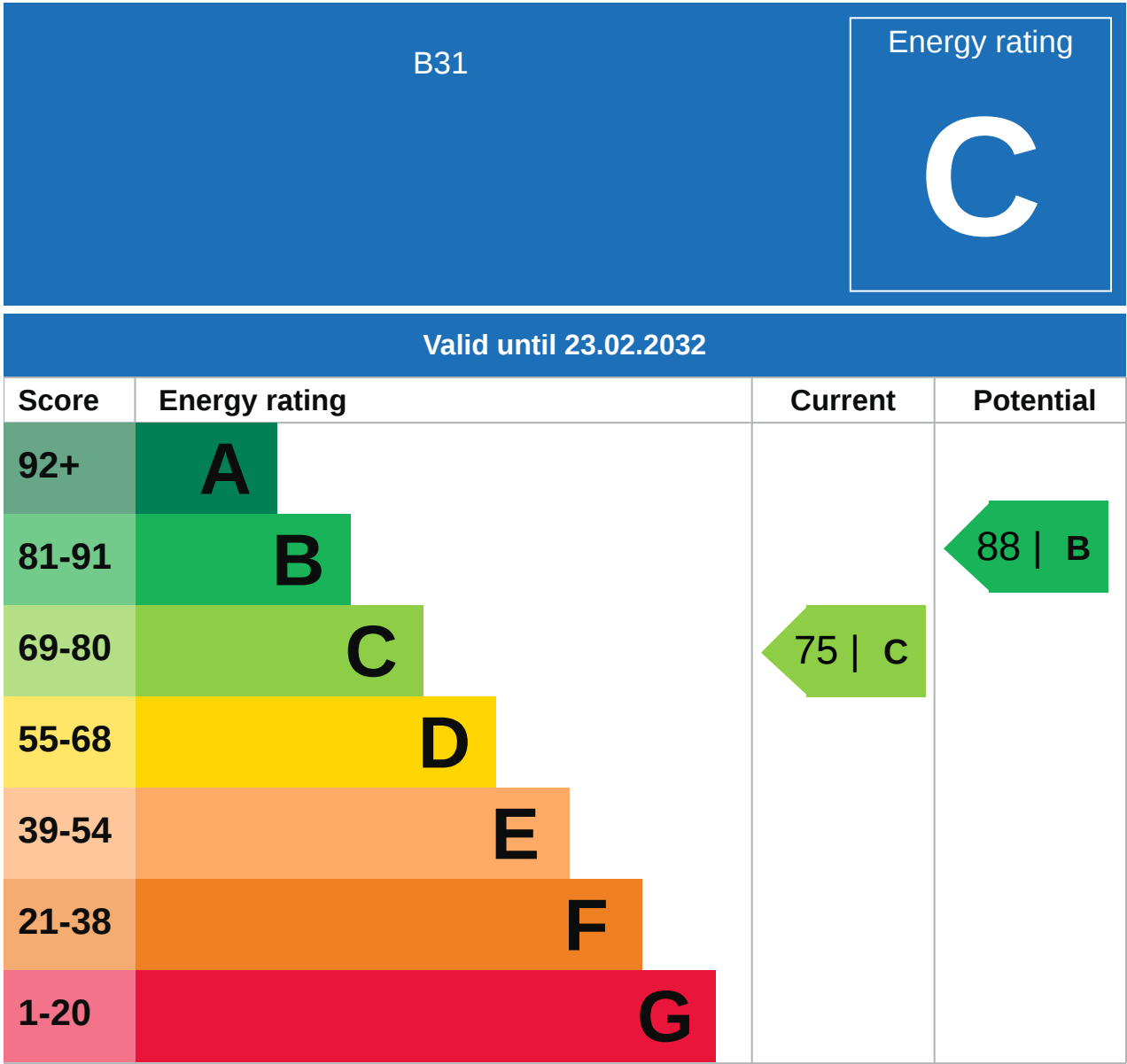
1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (66.9 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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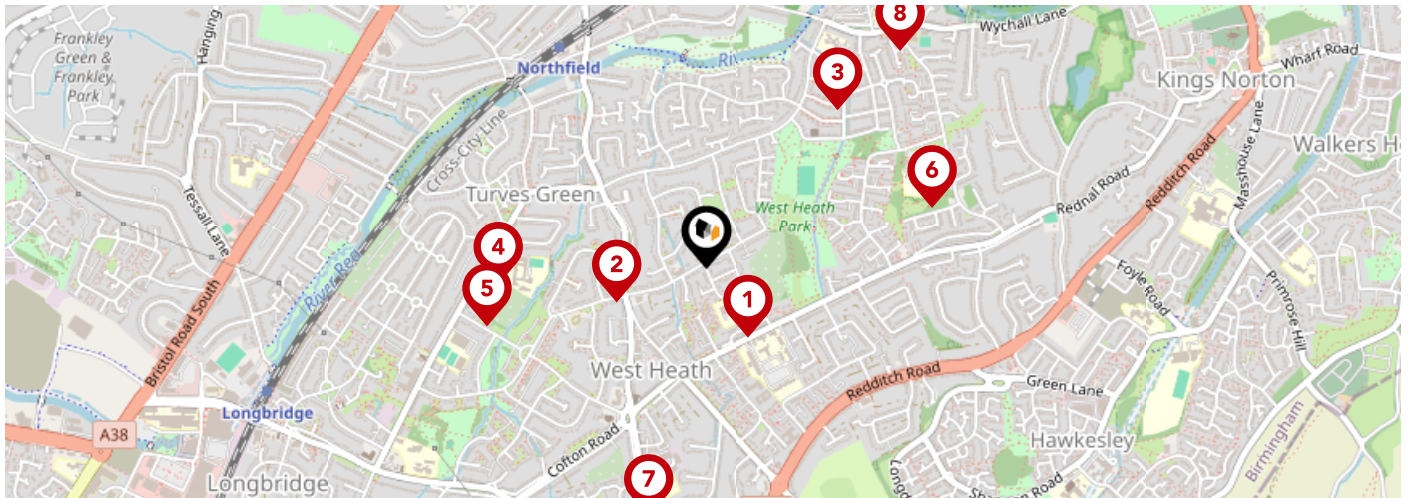




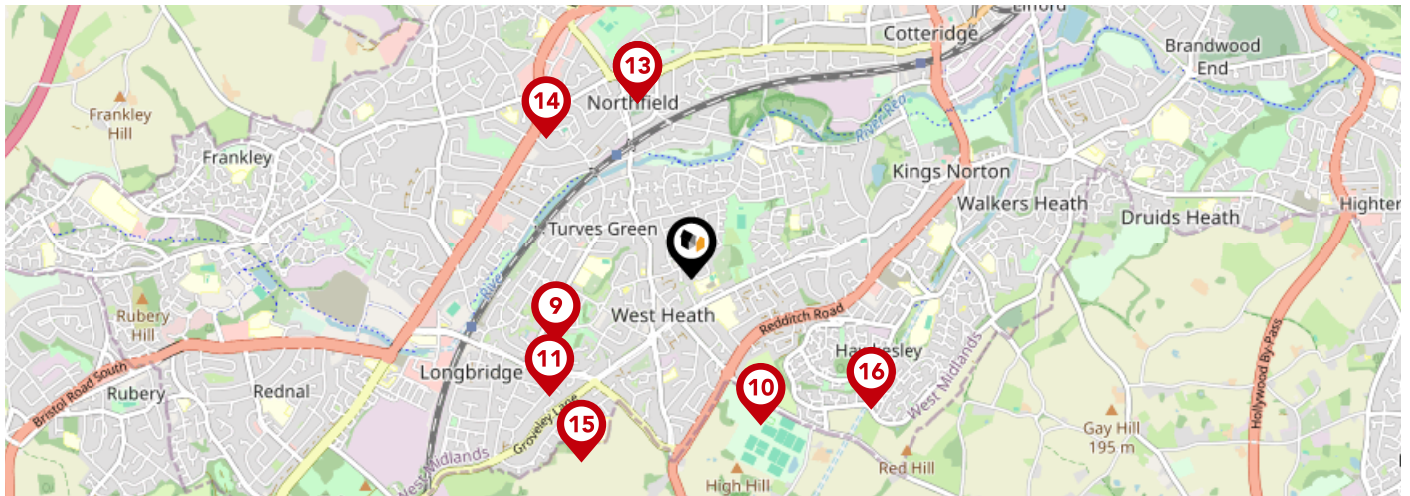
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	69 m <sup>2</sup>



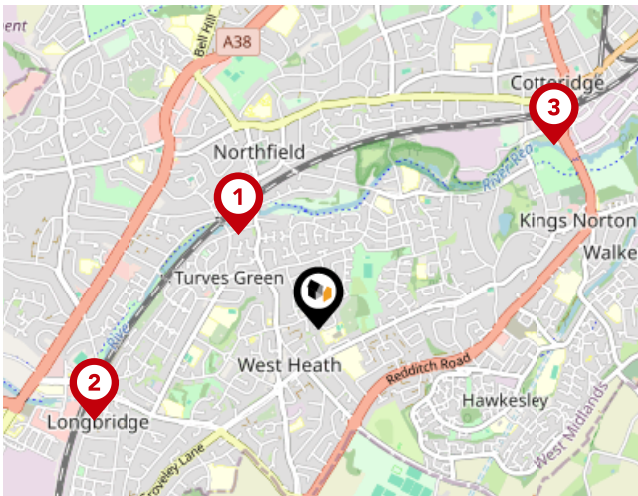


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>West Heath Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>West Heath Nursery School</b> Ofsted Rating: Good   Pupils: 127   Distance:0.22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Wychall Primary School</b> Ofsted Rating: Good   Pupils: 357   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>King Edward VI Northfield School for Girls</b> Ofsted Rating: Good   Pupils: 748   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Turves Green Primary School</b> Ofsted Rating: Good   Pupils: 388   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Fairway Primary Academy</b> Ofsted Rating: Requires improvement   Pupils: 206   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St John Fisher Catholic Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Thomas Aquinas Catholic School</b> Ofsted Rating: Good   Pupils: 1172   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



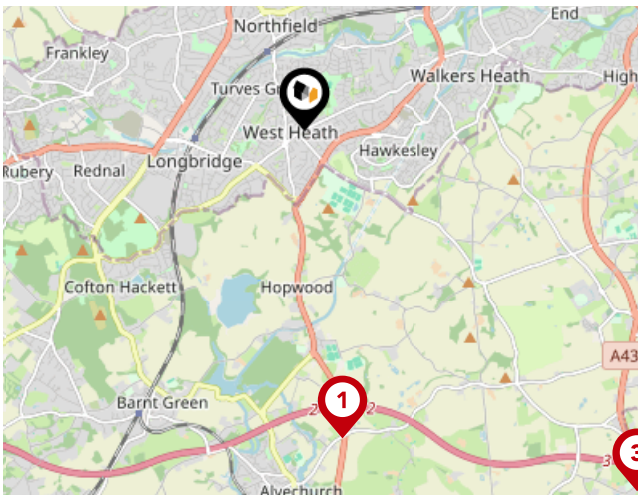
		Nursery	Primary	Secondary	College	Private
	<b>Turves Green Boys' School</b> Ofsted Rating: Good   Pupils: 536   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Ways School</b> Ofsted Rating: Outstanding   Pupils: 25   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Albert Bradbeer Primary Academy</b> Ofsted Rating: Good   Pupils: 424   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Church Junior School</b> Ofsted Rating: Good   Pupils: 359   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Church Infant School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Edge Academy</b> Ofsted Rating: Good   Pupils: 2   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cofton Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hawkesley Church Primary Academy</b> Ofsted Rating: Good   Pupils: 220   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





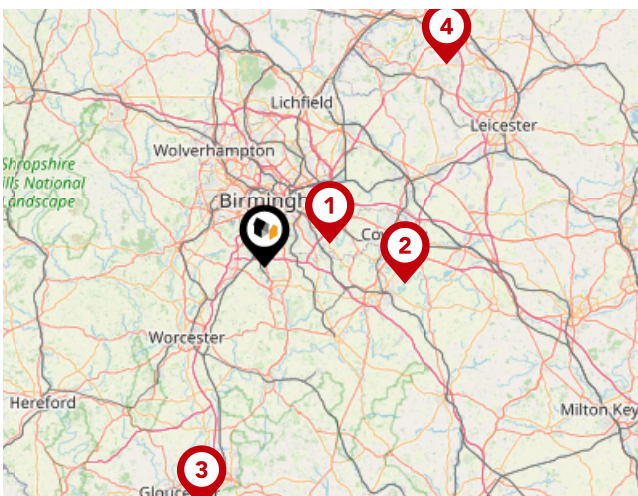
## National Rail Stations

Pin	Name	Distance
1	Northfield Rail Station	0.56 miles
2	Longbridge Rail Station	1.09 miles
3	Kings Norton Rail Station	1.35 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	2.8 miles
2	M5 J3	4.1 miles
3	M42 J3	4.44 miles
4	M5 J4	4.11 miles
5	M42 J1	4.88 miles



## Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	10.16 miles
2	Baginton	20.5 miles
3	Staverton	36.18 miles
4	East Mids Airport	39.45 miles

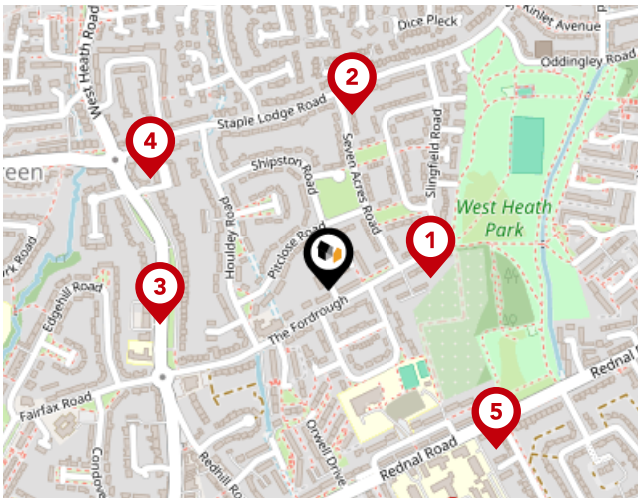
# Area

## Transport (Local)

DEAN COLEMAN

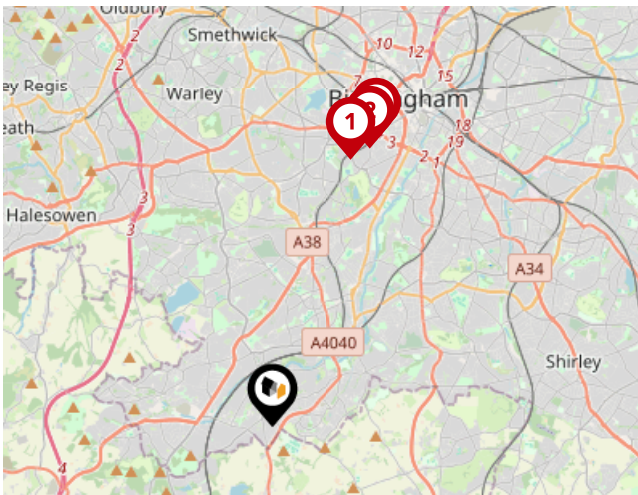
exp UK

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### Bus Stops/Stations

Pin	Name	Distance
1	Slingfield Rd	0.12 miles
2	Seven Acres Rd	0.2 miles
3	West Heath Nursery School	0.19 miles
4	West Heath Rd	0.24 miles
5	West Heath Hospital	0.26 miles



### Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	5.04 miles
2	Five Ways (Midland Metro Stop)	5.33 miles
3	Brindleyplace (Midland Metro Stop)	5.5 miles



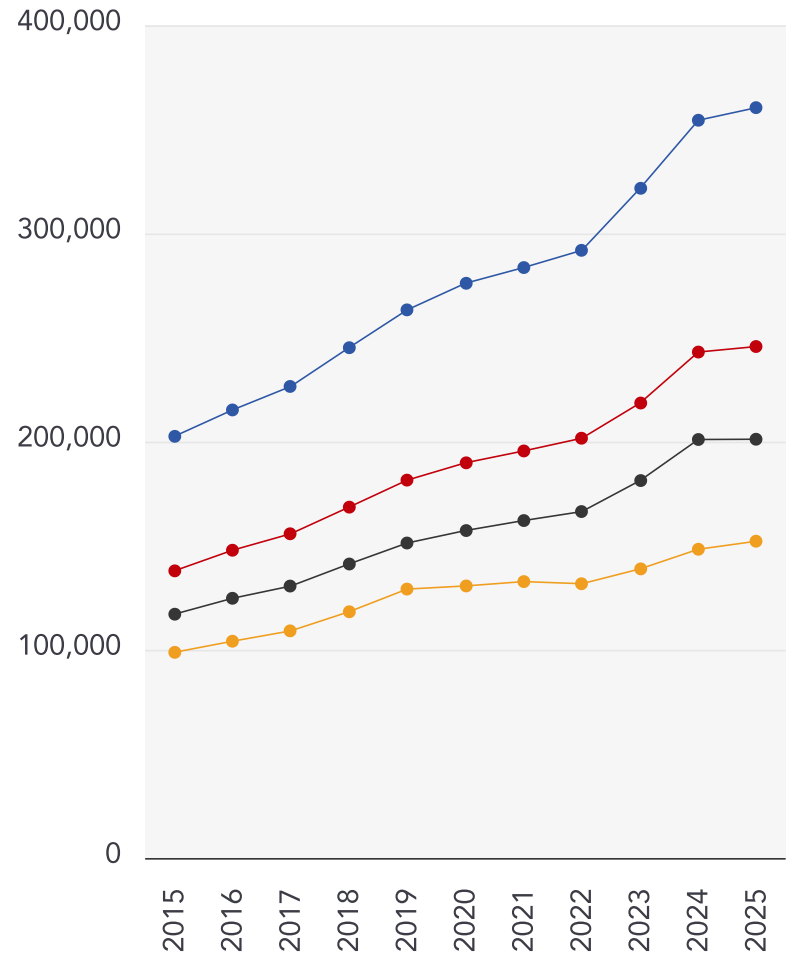
<b>9, Burnlea Grove, Birmingham, B31 3LT</b>				Terraced House
Last Sold Date:	18/04/2024	16/09/2021	24/05/2013	
Last Sold Price:	£170,000	£150,000	£100,000	
<b>26, Burnlea Grove, Birmingham, B31 3LT</b>				Terraced House
Last Sold Date:	11/03/2024	18/11/2019	30/01/2017	24/02/1995
Last Sold Price:	£175,000	£125,000	£114,000	£40,000
<b>17, Burnlea Grove, Birmingham, B31 3LT</b>				Terraced House
Last Sold Date:	13/02/2024	05/03/2012	10/11/2000	
Last Sold Price:	£229,500	£109,500	£54,500	
<b>30, Burnlea Grove, Birmingham, B31 3LT</b>				Terraced House
Last Sold Date:	27/10/2023	06/12/2019		
Last Sold Price:	£190,000	£134,000		
<b>21, Burnlea Grove, Birmingham, B31 3LT</b>				Terraced House
Last Sold Date:	13/01/2023			
Last Sold Price:	£204,000			
<b>22, Burnlea Grove, Birmingham, B31 3LT</b>				Terraced House
Last Sold Date:	23/08/2022	24/10/2002		
Last Sold Price:	£192,500	£68,500		
<b>19, Burnlea Grove, Birmingham, B31 3LT</b>				Terraced House
Last Sold Date:	18/12/2020	21/11/2017		
Last Sold Price:	£142,500	£120,000		
<b>18, Burnlea Grove, Birmingham, B31 3LT</b>				Terraced House
Last Sold Date:	11/03/2019			
Last Sold Price:	£147,500			
<b>11, Burnlea Grove, Birmingham, B31 3LT</b>				Terraced House
Last Sold Date:	30/11/2018			
Last Sold Price:	£129,000			
<b>40, Burnlea Grove, Birmingham, B31 3LT</b>				Terraced House
Last Sold Date:	01/12/2017	27/07/2007	30/07/2004	
Last Sold Price:	£131,000	£125,000	£110,000	
<b>16, Burnlea Grove, Birmingham, B31 3LT</b>				Terraced House
Last Sold Date:	03/12/2013	04/11/2002	02/08/1999	
Last Sold Price:	£95,000	£79,950	£49,950	
<b>10, Burnlea Grove, Birmingham, B31 3LT</b>				Terraced House
Last Sold Date:	12/07/2013	01/04/2009		
Last Sold Price:	£107,000	£84,000		

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

5, Burnlea Grove, Birmingham, B31 3LT				Terraced House
Last Sold Date:	09/08/2011	13/06/2003		
Last Sold Price:	£114,950	£80,000		
28, Burnlea Grove, Birmingham, B31 3LT				Flat-maisonette House
Last Sold Date:	27/01/2011			
Last Sold Price:	£42,500			
15, Burnlea Grove, Birmingham, B31 3LT				Semi-detached House
Last Sold Date:	13/09/2010	26/05/2000		
Last Sold Price:	£105,000	£47,950		
42, Burnlea Grove, Birmingham, B31 3LT				Terraced House
Last Sold Date:	08/06/2007	30/09/1998		
Last Sold Price:	£113,996	£40,500		
8, Burnlea Grove, Birmingham, B31 3LT				Terraced House
Last Sold Date:	31/05/2007	30/01/1998		
Last Sold Price:	£119,950	£41,500		
36, Burnlea Grove, Birmingham, B31 3LT				Terraced House
Last Sold Date:	23/04/2004	20/03/2002	14/12/2001	
Last Sold Price:	£82,500	£58,850	£52,725	
20, Burnlea Grove, Birmingham, B31 3LT				Terraced House
Last Sold Date:	29/11/2002			
Last Sold Price:	£77,000			

**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%**

Semi-Detached

**+78.12%**

Terraced

**+71.75%**

Flat

**+54.03%**

# Dean Coleman Powered By eXp

## About Us

DEAN COLEMAN  
**exp** UK  
Bespoke Estate Agent

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**exp** UK

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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