

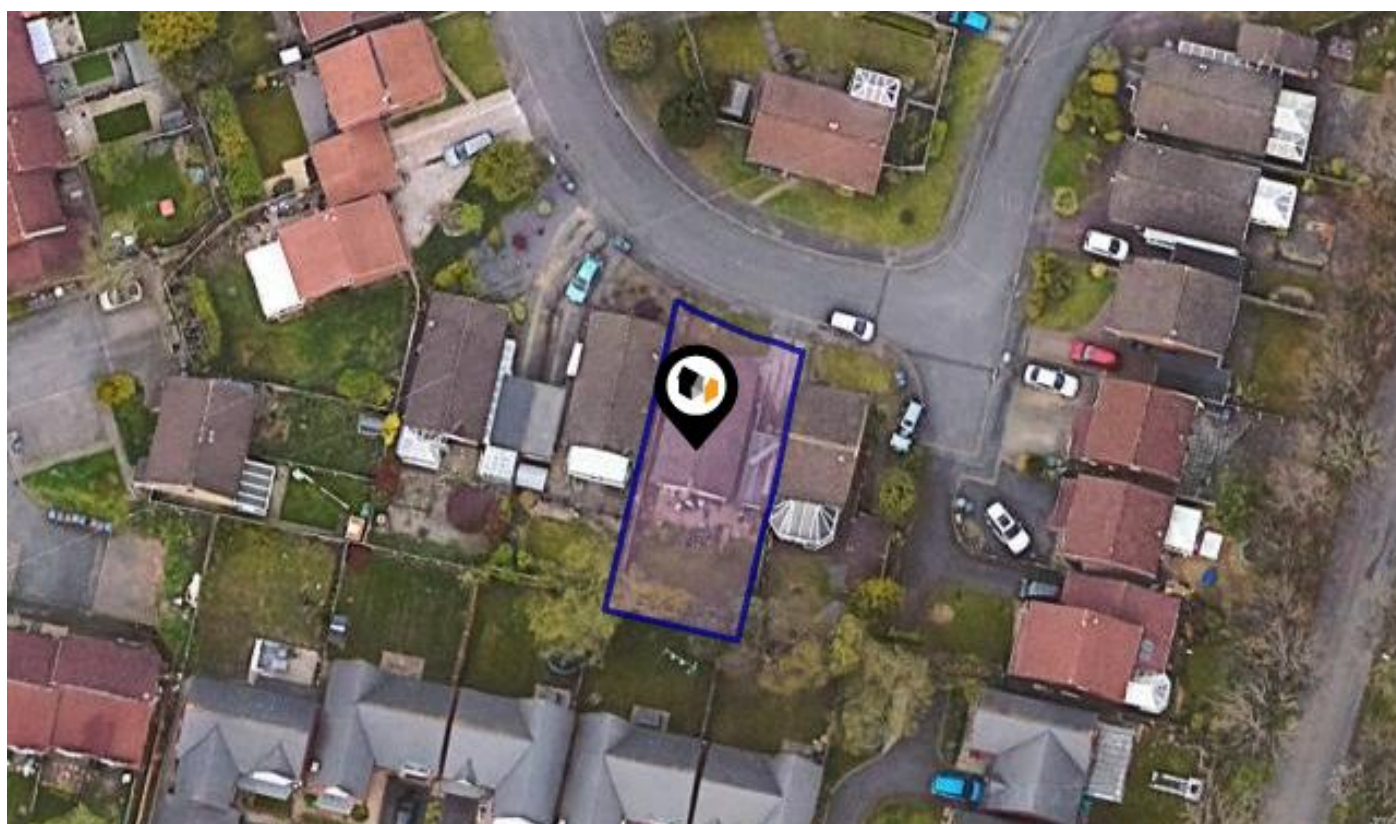


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 16th February 2025



STABLEFORD CLOSE, BIRMINGHAM, B32

Price Estimate : £300,000

Dean Coleman Powered By eXp

Birmingham

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Welcome to this beautifully refurbished two-bedroom detached bungalow, perfectly situated for those seeking style, comfort, and convenience. This charming property boasts a modern and elegant design, offering a blend of functionality and sophistication.

Fully refurbished throughout, the property has been tastefully updated, ensuring a move-in-ready home with high-quality finishes.

Comprising of: an entrance porch with double glazed windows, a door entering into the lounge which seamlessly flows into a dining area and stunning fitted kitchen with breakfast bar. This whole space is light and airy, with multiple double glazed windows to front and side aspects, perfect for entertaining or relaxing. Having also vertical central heating radiators creating a modern and sleek feel to the space. The stunning and contemporary kitchen features sleek wall and base units with integral sink and drainer, electric oven, gas hob and extractor fan over, plus space for a washing machine and fridge freezer. The kitchen also has a breakfast bar, ideal for casual dining. Off of the internal hall, there are doors to two bedrooms overlooking the rear garden, modernised and light and airy, catering for various lifestyle needs. There is also a store cupboard and a lovely shower room with cubicle, sink and low level wc, central heating radiator and obscure double glazed window to side aspect. Further to the homes internal benefits, there is a good size rear garden which is private and enclosed, also Off Road Parking to the front and the added convenience of a separate garage to the side of the bungalow.

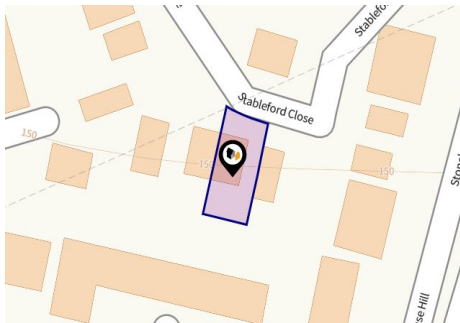
Offering no upward chain and being in Turn-key condition, should make for a straightforward purchase process.

Situated in a quiet cul-de-sac, Stableford Close is within easy reach of Harborne, a vibrant area known for its excellent amenities, shops, restaurants, and transport links.

This property is perfect for downsizers, first-time buyers, or anyone looking for a stylish and low-maintenance home in a desirable location. Viewing is highly recommended to truly appreciate all that this bungalow has to offer.

Don't miss the opportunity to make this delightful property your own! Contact us today to arrange a viewing.

Note: the current EPC was carried out before renovation/refurb works were completed to improve the property.



Property

Type:	Detached
Bedrooms:	2
Floor Area:	581 ft ² / 54 m ²
Plot Area:	0.07 acres
Council Tax :	Band D
Annual Estimate:	£2,091
Title Number:	WM331539

Price Estimate:	£300,000
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)

10
mb/s

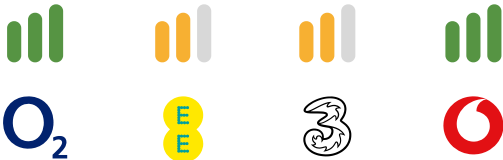


1000
mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

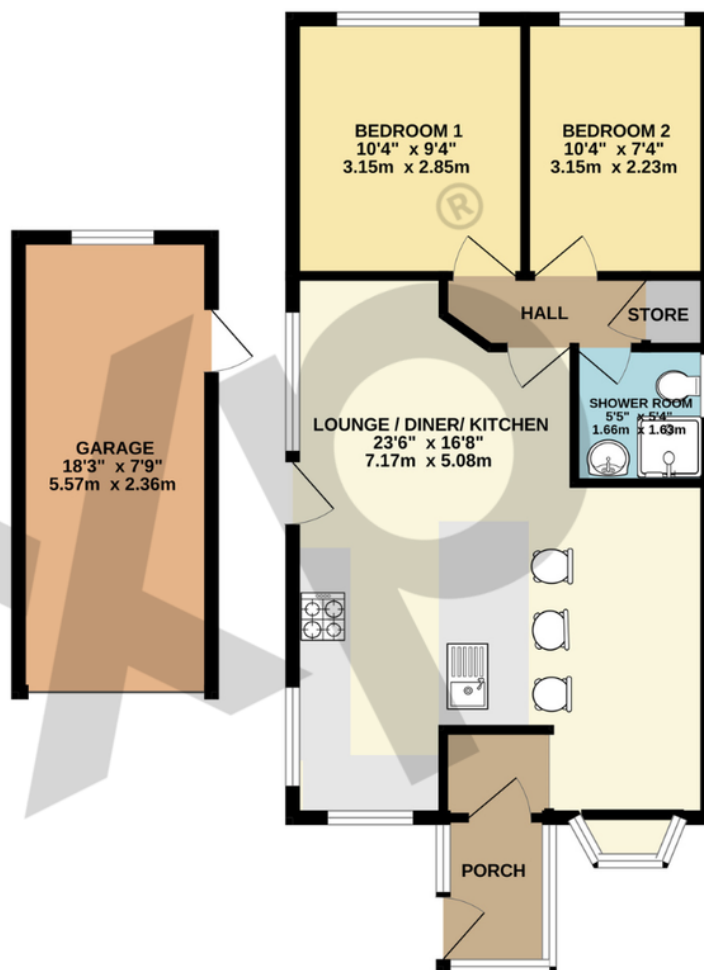






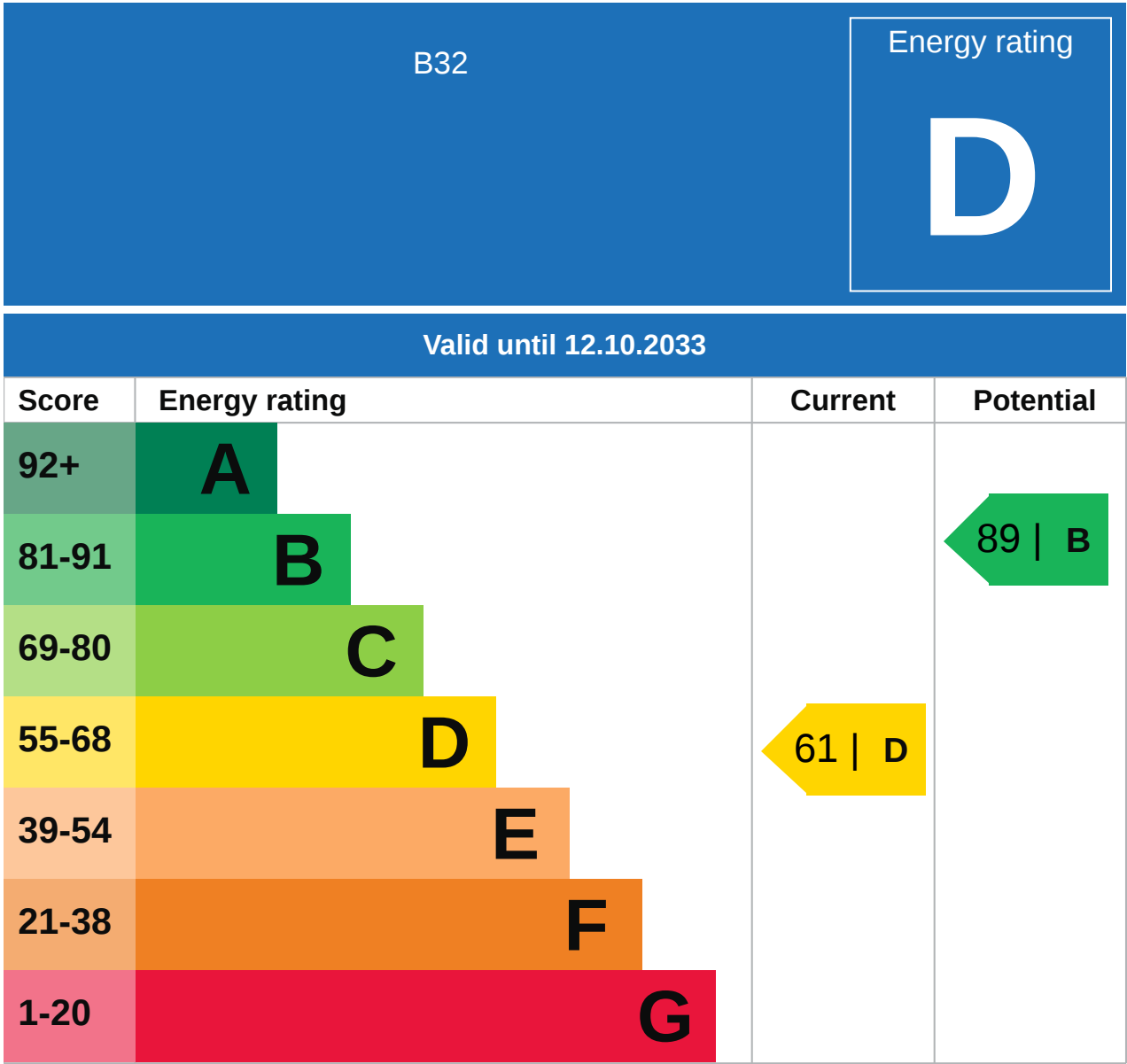
STABLEFORD CLOSE, BIRMINGHAM, B32

DETACHED BUNGALOW
706 sq.ft. (65.6 sq.m.) approx.



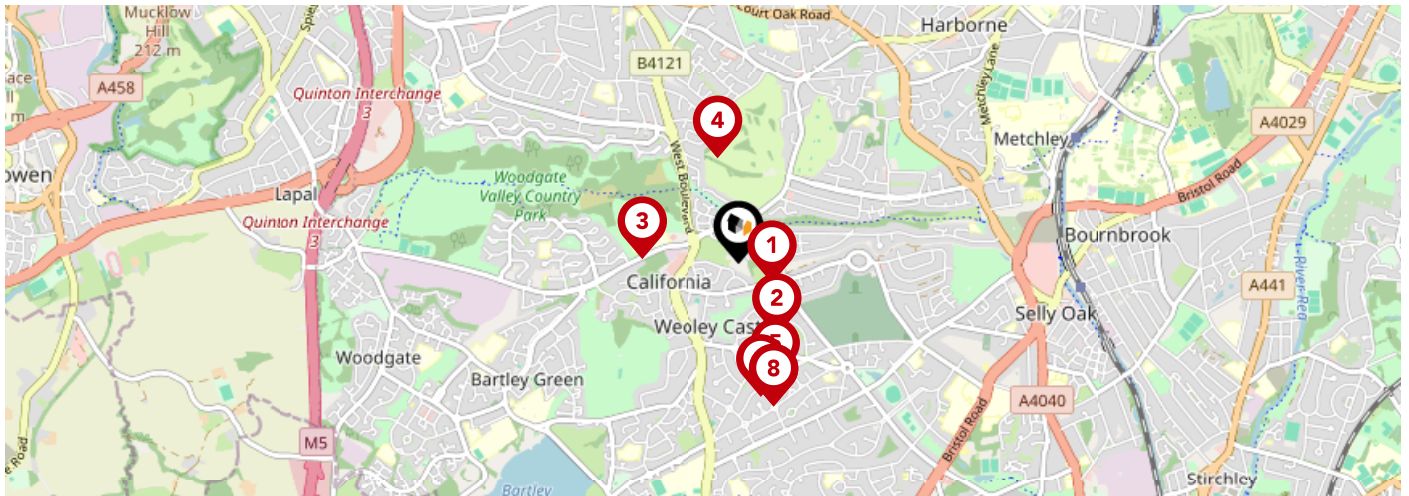
TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.

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.
Made with Metropix 62025

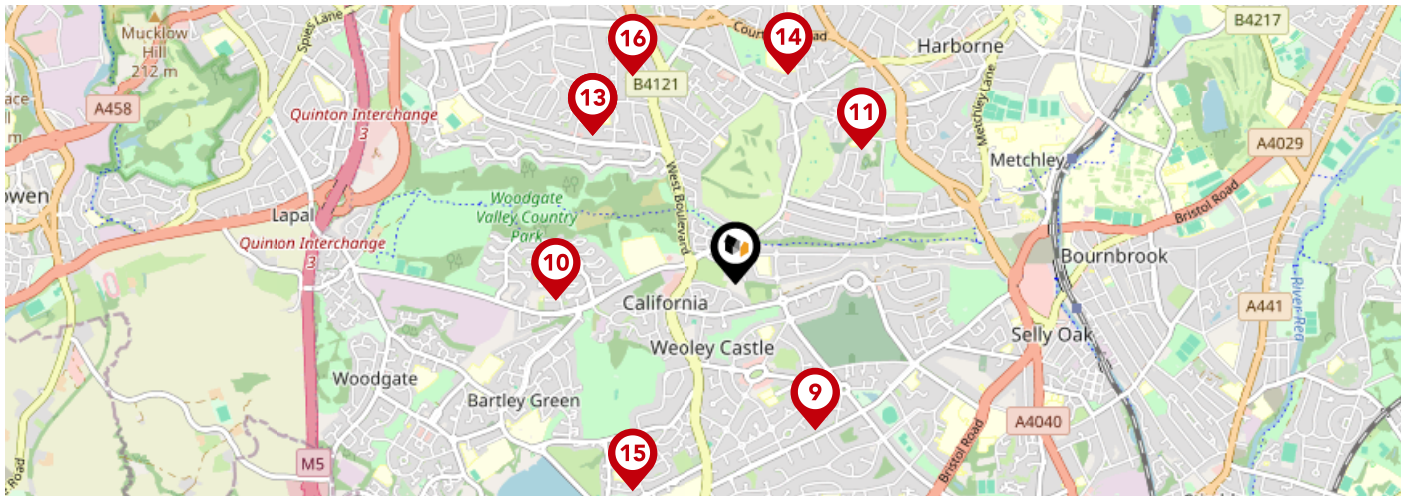










Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 m ²



		Nursery	Primary	Secondary	College	Private
1	Paganel Primary School Ofsted Rating: Good Pupils:0 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Jervoise School Ofsted Rating: Good Pupils: 203 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hillcrest School and Sixth Form Centre Ofsted Rating: Good Pupils: 652 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Welsh House Farm Community School and Special Needs Resources Base Ofsted Rating: Good Pupils: 236 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Weoley Castle Nursery School Ofsted Rating: Outstanding Pupils: 170 Distance:0.55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Edith Cadbury Nursery School Ofsted Rating: Good Pupils: 78 Distance:0.61	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Princethorpe Infant School Ofsted Rating: Good Pupils: 176 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Princethorpe Junior School Ofsted Rating: Good Pupils: 240 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Our Lady and St Rose of Lima Catholic Primary School Ofsted Rating: Good Pupils: 234 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nonsuch Primary School Ofsted Rating: Good Pupils: 205 Distance:0.82	<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:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	World's End Junior School Ofsted Rating: Good Pupils: 368 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	World's End Infant and Nursery School Ofsted Rating: Good Pupils: 311 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baskerville School Ofsted Rating: Good Pupils: 185 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodcock Hill Primary School Ofsted Rating: Good Pupils: 203 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodhouse Primary Academy Ofsted Rating: Good Pupils: 469 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

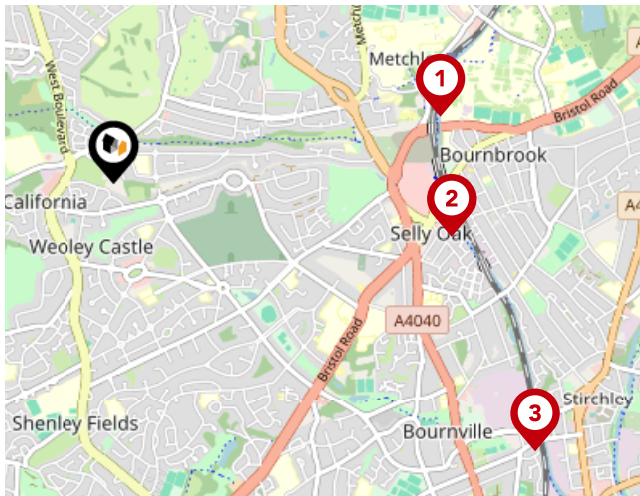
Area

Transport (National)

DEAN COLEMAN

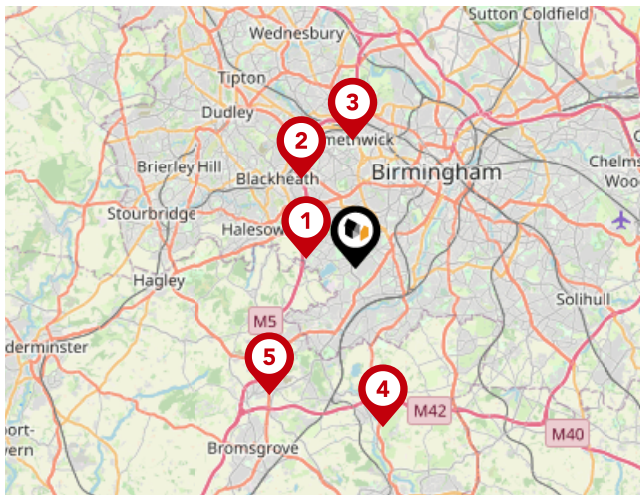
exp UK

Bespoke Estate Agent



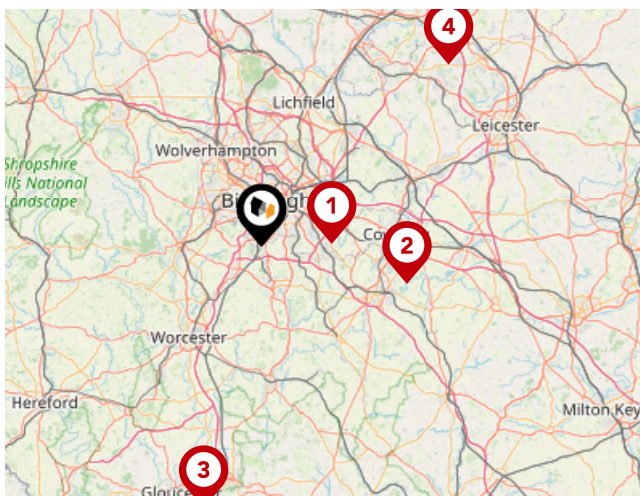
National Rail Stations

Pin	Name	Distance
	University Rail Station	1.51 miles
	Selly Oak Rail Station	1.54 miles
	Bournville Rail Station	2.25 miles



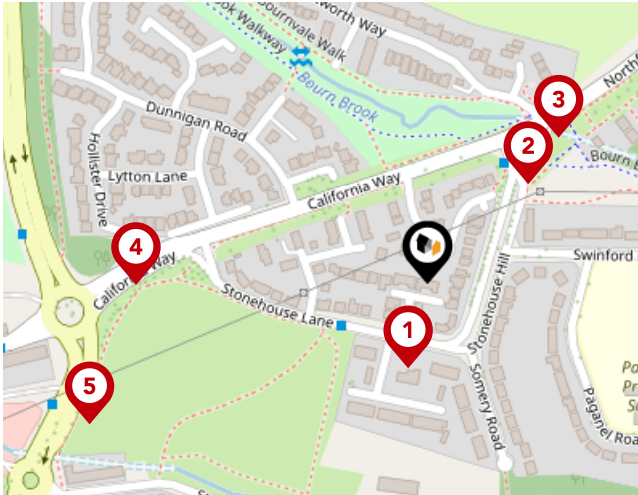
Trunk Roads/Motorways

Pin	Name	Distance
	M5 J3	1.81 miles
	M5 J2	3.8 miles
	M5 J1	4.63 miles
	M42 J2	5.86 miles
	M5 J4	5.59 miles



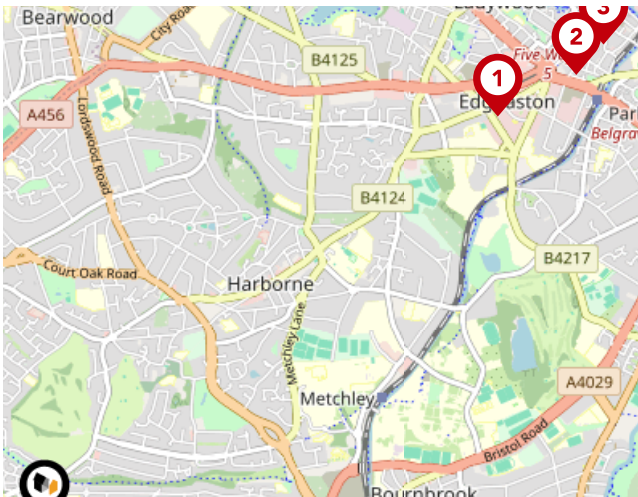
Airports/Helipads

Pin	Name	Distance
	Birmingham Airport	10.17 miles
	Baginton	21.66 miles
	Staverton	38.94 miles
	East Mids Airport	37.71 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Stonehouse	0.05 miles
2	Swinford Rd	0.08 miles
3	Wentworth Way	0.11 miles
4	Hollister Drive	0.17 miles
5	Stonebrook Way	0.21 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	2.75 miles
2	Five Ways (Midland Metro Stop)	3.14 miles
3	Brindleyplace (Midland Metro Stop)	3.32 miles

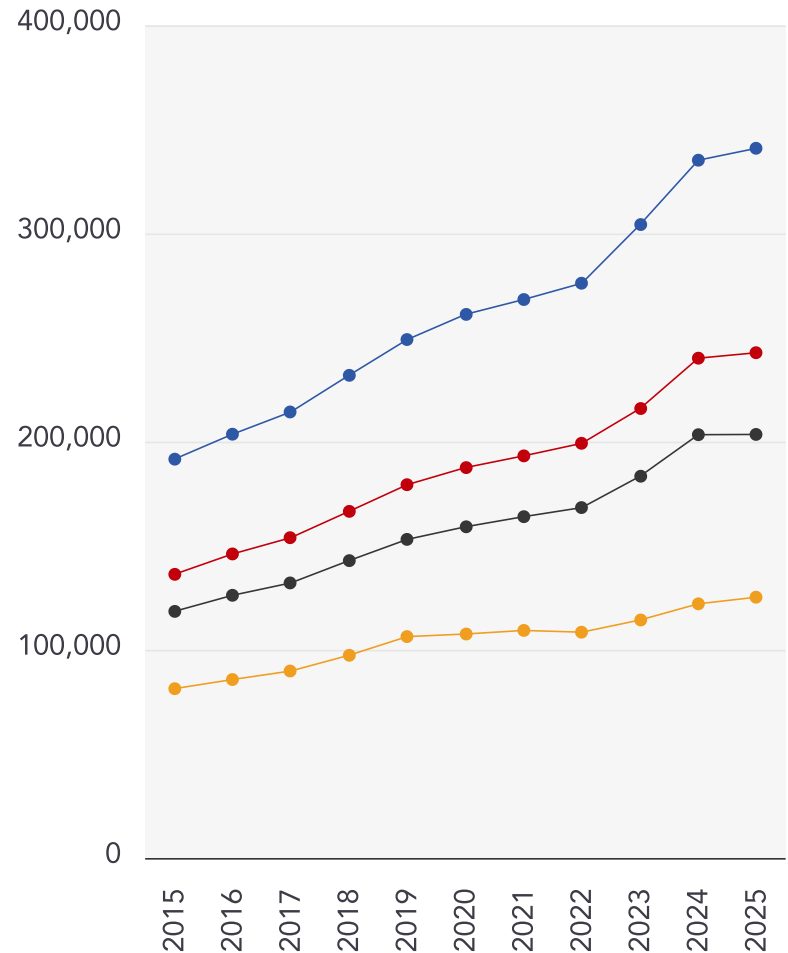
29, Stableford Close, Birmingham, B32 3XL						Detached House
Last Sold Date:	18/10/2024	07/03/2003	20/10/2000	03/02/1997	05/07/1996	
Last Sold Price:	£230,000	£225,000	£132,500	£69,000	£66,455	
15, Stableford Close, Birmingham, B32 3XL						Terraced House
Last Sold Date:	15/05/2024	13/07/2001	05/05/1995			
Last Sold Price:	£225,000	£115,000	£71,500			
6, Stableford Close, Birmingham, B32 3XL						Detached House
Last Sold Date:	06/12/2022					
Last Sold Price:	£272,500					
7, Stableford Close, Birmingham, B32 3XL						Detached House
Last Sold Date:	21/10/2022	28/07/2006	23/11/2001	23/04/1999		
Last Sold Price:	£380,000	£233,000	£123,000	£76,000		
18, Stableford Close, Birmingham, B32 3XL						Detached House
Last Sold Date:	11/10/2021	07/08/2012	24/07/1998			
Last Sold Price:	£283,000	£200,000	£88,000			
1, Stableford Close, Birmingham, B32 3XL						Semi-detached House
Last Sold Date:	02/02/2021	12/07/2018	30/03/2015	09/06/2010	10/12/1999	
Last Sold Price:	£255,000	£245,000	£245,000	£160,000	£88,000	
27, Stableford Close, Birmingham, B32 3XL						Detached House
Last Sold Date:	10/04/2019	26/09/2018				
Last Sold Price:	£255,000	£243,000				
17, Stableford Close, Birmingham, B32 3XL						Detached House
Last Sold Date:	14/12/2018	07/10/2005	31/01/2003			
Last Sold Price:	£257,000	£205,000	£178,000			
9, Stableford Close, Birmingham, B32 3XL						Detached House
Last Sold Date:	21/04/2017					
Last Sold Price:	£229,500					
23, Stableford Close, Birmingham, B32 3XL						Detached House
Last Sold Date:	21/09/2015	28/07/2008				
Last Sold Price:	£206,500	£165,000				
21, Stableford Close, Birmingham, B32 3XL						Detached House
Last Sold Date:	20/12/2012	28/06/1996				
Last Sold Price:	£200,000	£70,000				
10, Stableford Close, Birmingham, B32 3XL						Detached House
Last Sold Date:	26/10/2012	16/09/2002	10/10/1996			
Last Sold Price:	£165,000	£145,000	£68,000			

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

11, Stableford Close, Birmingham, B32 3XL			Detached House
Last Sold Date:	08/02/2008		
Last Sold Price:	£180,000		
2, Stableford Close, Birmingham, B32 3XL			Semi-detached House
Last Sold Date:	28/11/2006	21/08/1998	
Last Sold Price:	£195,000	£80,000	
16, Stableford Close, Birmingham, B32 3XL			Detached House
Last Sold Date:	11/01/2006		
Last Sold Price:	£241,000		
25, Stableford Close, Birmingham, B32 3XL			Detached House
Last Sold Date:	28/10/2005	06/09/2002	
Last Sold Price:	£210,000	£135,000	
4, Stableford Close, Birmingham, B32 3XL			Detached House
Last Sold Date:	23/08/2005	30/08/1996	
Last Sold Price:	£205,000	£75,000	
3, Stableford Close, Birmingham, B32 3XL			Semi-detached House
Last Sold Date:	17/05/2002		
Last Sold Price:	£125,000		
5, Stableford Close, Birmingham, B32 3XL			Semi-detached House
Last Sold Date:	03/04/1995		
Last Sold Price:	£80,000		

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 B32



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

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About Us

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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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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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