

DEAN COLEMAN



Bespoke Estate Agent

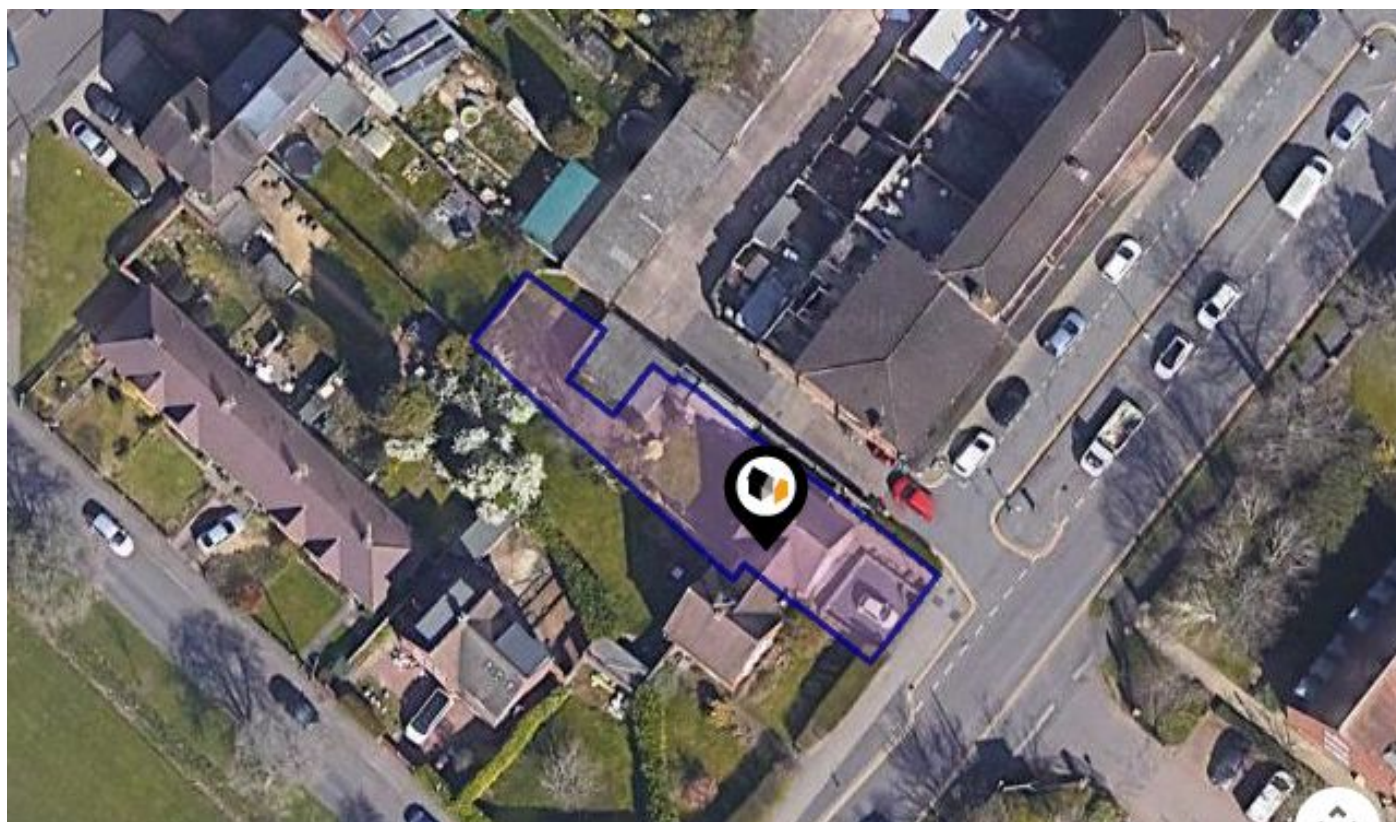


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 24<sup>th</sup> February 2025**



**CRANMORE BOULEVARD, SOLIHULL, B90**

**Price Estimate : £340,000**

**Dean Coleman Powered By eXp**

Birmingham

07581 875215

dean.coleman@exp.uk.com

<https://exp-uk.co.uk>

Powered by  
**apriift**  
Know any property instantly

# Introduction

## Our Comments

DEAN COLEMAN



Bespoke Estate Agent

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

Welcome to this superbly presented three-bedroom semi-detached home located in the highly desirable area of Shirley, Solihull. Perfectly positioned for access to excellent schools, local amenities, and convenient transport links into Solihull town centre, this property offers a fantastic blend of comfort, practicality, and style that its current sellers have lovingly renovated over the 40 years of their ownership.

As you step inside, you'll be greeted by a spacious porch leading to a generous entrance hall, setting the tone for the light and airy feel throughout the home.

This Freehold property boasts: a spacious, full width lounge-diner, ideal for family gatherings or entertaining guests. In addition, there's a great size separate kitchen with plenty of fitted wall and base units for storage, a free-standing cooking range, store cupboard and door leading out to the rear garden. To the first floor there are three well proportioned bedrooms plus a modern shower room and store cupboard. The property benefits from a large rear garden with patio space, private and enclosed making a lovely place to relax, entertain or for the kids to play. The rear garden also has a workshop and outside toilet providing valuable extra storage and utility space, plus a door into the separate single car garage. Furthermore, to the front of the home there is Off Road Parking.

This home is bright, airy, and superbly maintained, making it ready for its next owners to move in and enjoy. With the sellers having already found a new home to buy, the journey from sale agreed to completion should be smooth and swift.

So don't miss the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing!



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	925 ft <sup>2</sup> / 86 m <sup>2</sup>
Plot Area:	0.09 acres
Council Tax :	Band B
Annual Estimate:	£1,543
Title Number:	WM352960

Price Estimate:	£340,000
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5  
mb/s

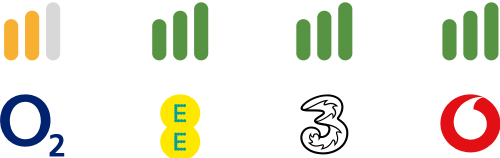


1000  
mb/s



### Mobile Coverage:

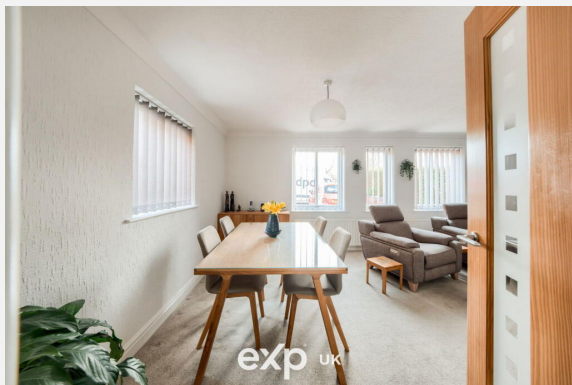
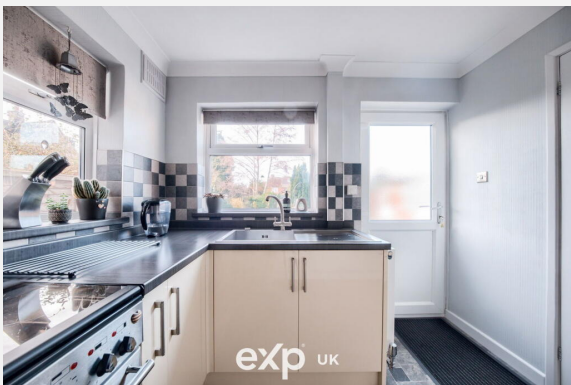
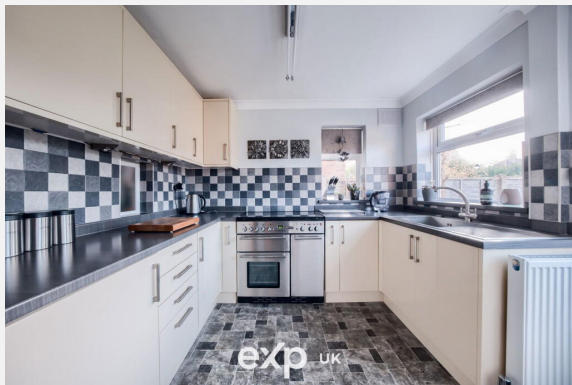
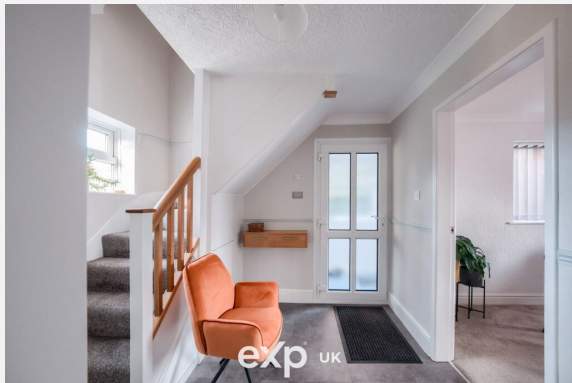
(based on calls indoors)



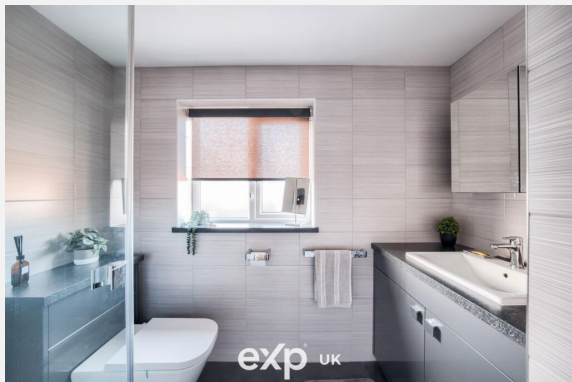
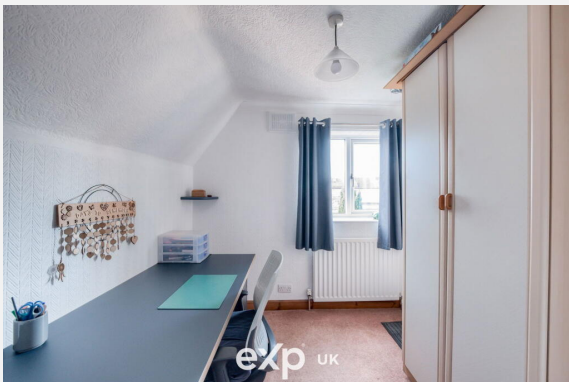
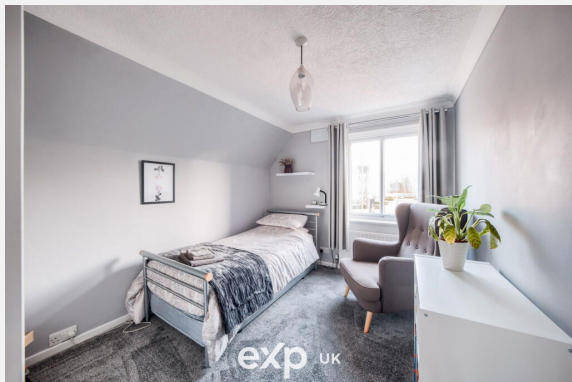
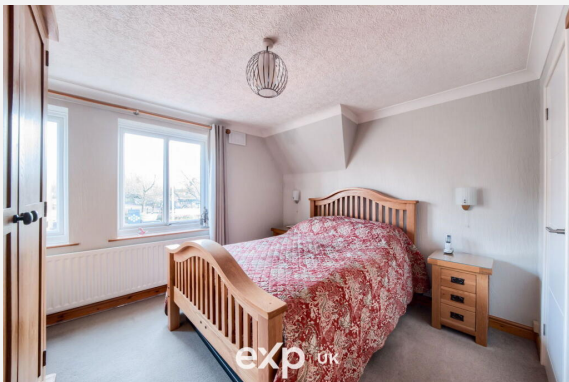
### Satellite/Fibre TV Availability:









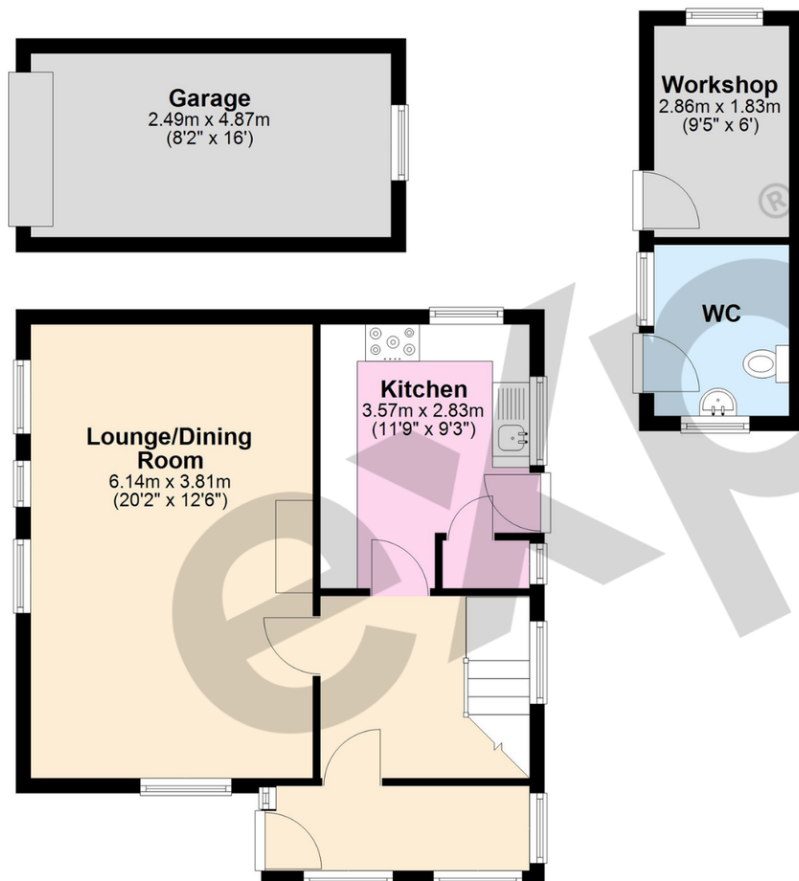




## CRANMORE BOULEVARD, SOLIHULL, B90

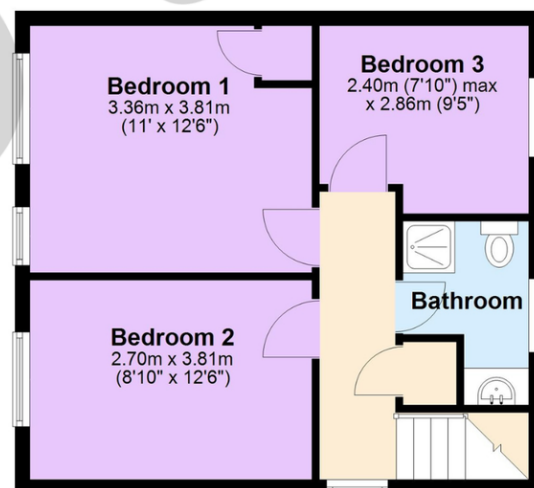
### Ground Floor

Approx. 67.4 sq. metres (725.8 sq. feet)

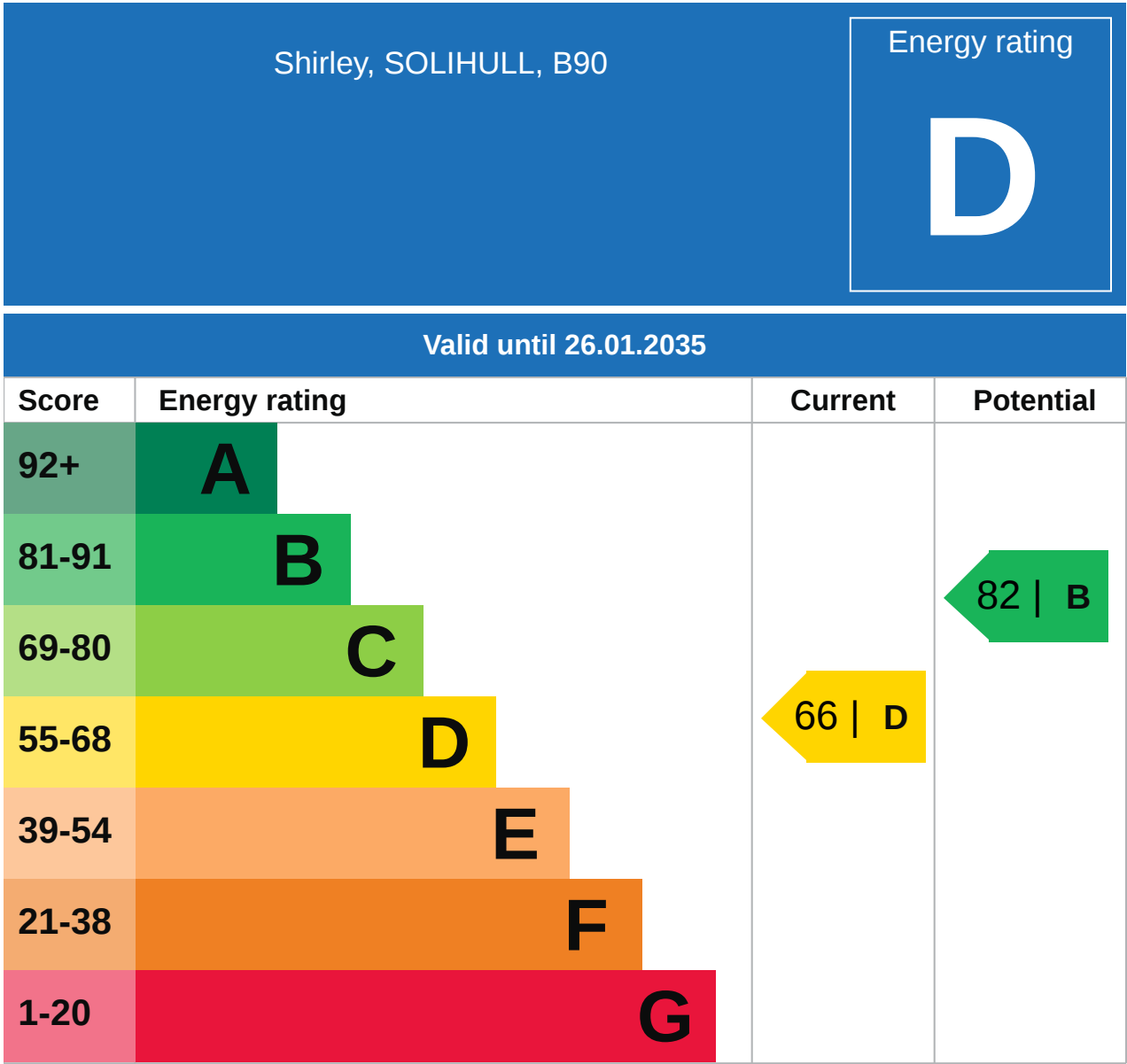


### First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



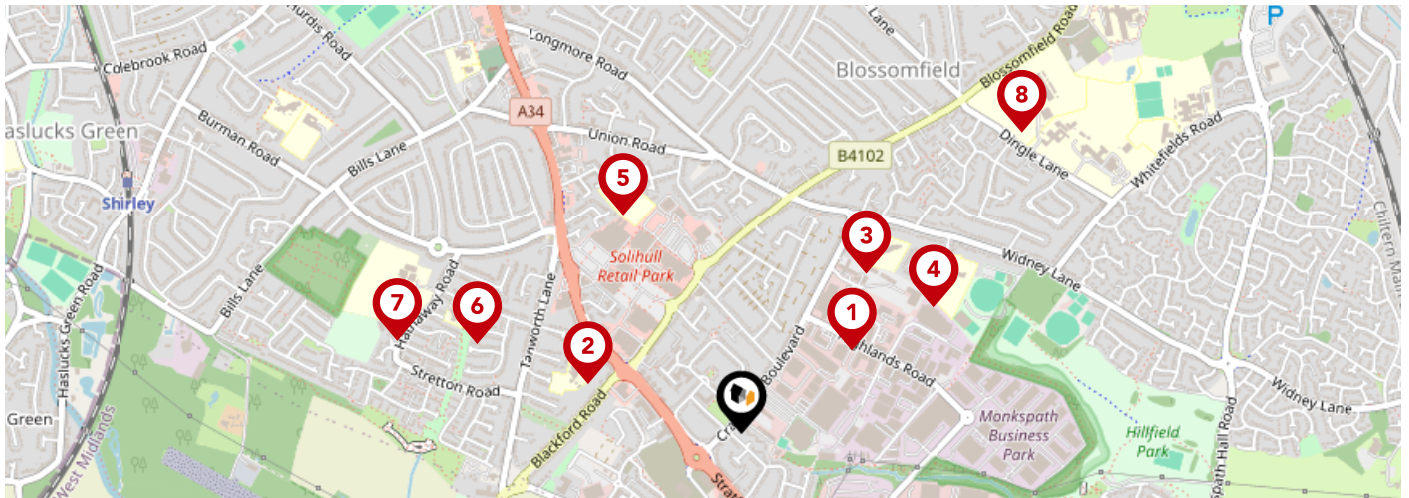
Total area: approx. 108.7 sq. metres (1170.2 sq. feet)



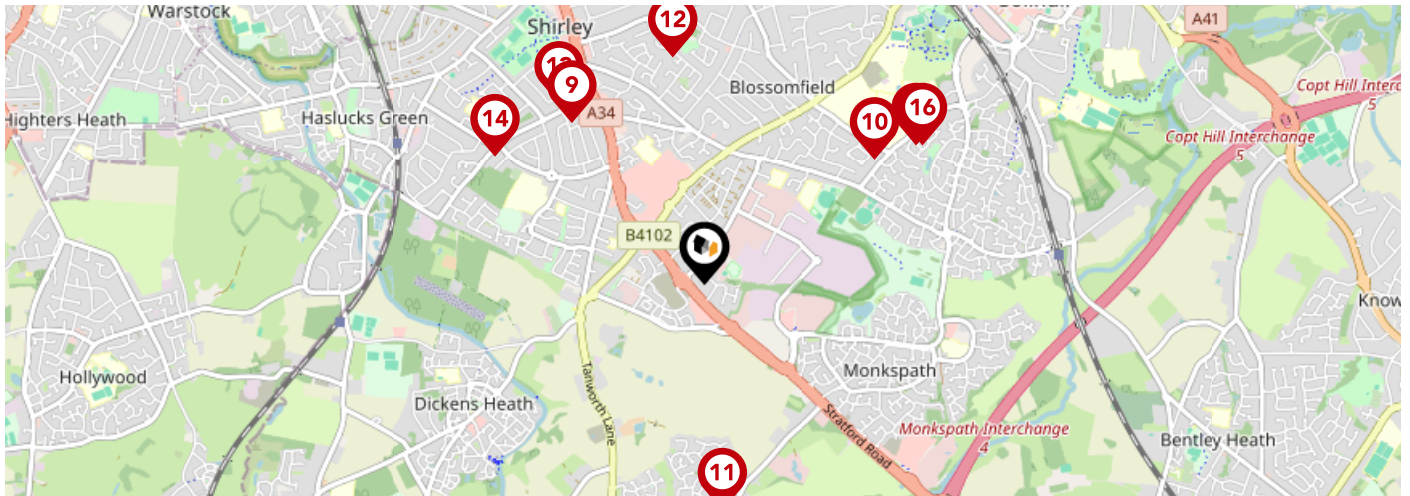










### Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<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 57% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	86 m <sup>2</sup>

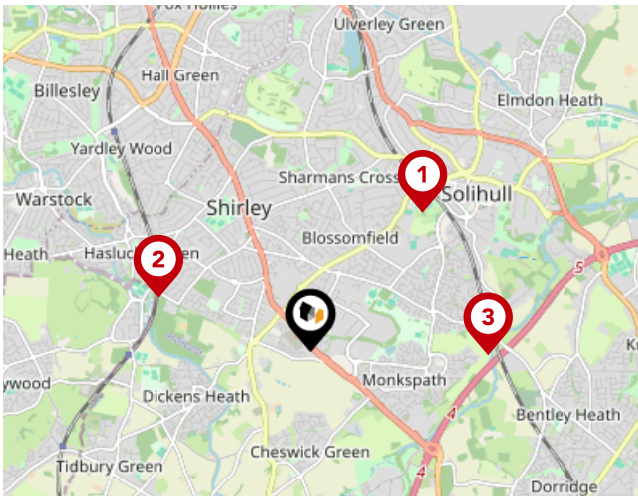


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Solihull Alternative Provision Academy</b> Ofsted Rating: Good   Pupils: 74   Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Our Lady of the Wayside Catholic Primary School</b> Ofsted Rating: Good   Pupils: 450   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cranmore Infant School</b> Ofsted Rating: Good   Pupils: 205   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Widney Junior School</b> Ofsted Rating: Good   Pupils: 327   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Shirley Heath Junior School</b> Ofsted Rating: Outstanding   Pupils: 419   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Woodlands Infant School</b> Ofsted Rating: Good   Pupils: 214   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Light Hall School</b> Ofsted Rating: Good   Pupils: 1058   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Alderbrook School</b> Ofsted Rating: Good   Pupils: 1636   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



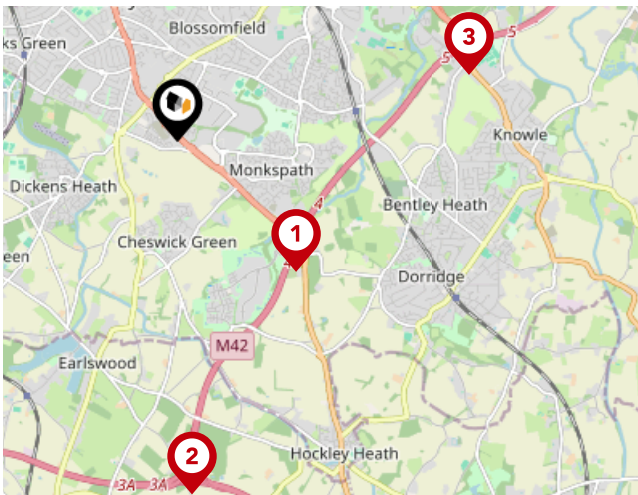
		Nursery	Primary	Secondary	College	Private
	<b>Kingswood School</b> Ofsted Rating: Outstanding   Pupils: 72   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tudor Grange Academy, Solihull</b> Ofsted Rating: Outstanding   Pupils: 1702   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cheswick Green Primary School</b> Ofsted Rating: Good   Pupils: 263   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blossomfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 310   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tudor Grange Primary Academy, St James</b> Ofsted Rating: Outstanding   Pupils: 242   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hazel Oak School</b> Ofsted Rating: Outstanding   Pupils: 191   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 233   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Catholic School</b> Ofsted Rating: Outstanding   Pupils: 1315   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





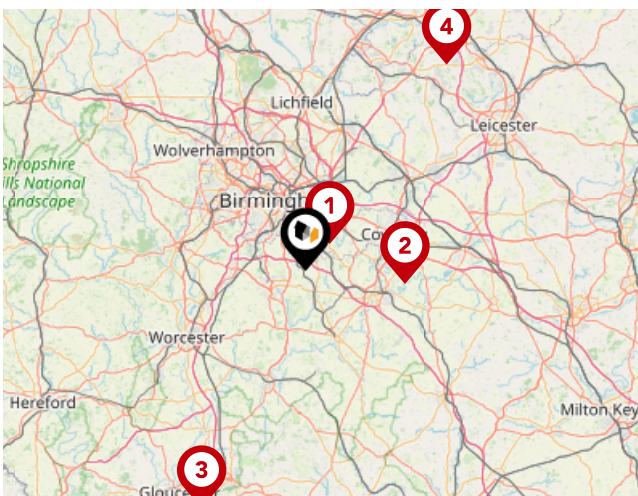
## National Rail Stations

Pin	Name	Distance
1	Solihull Rail Station	1.62 miles
2	Shirley Rail Station	1.46 miles
3	Widney Manor Rail Station	1.6 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J4	1.59 miles
2	M42 J3A	3.19 miles
3	M42 J5	2.71 miles
4	M40 J16	4.5 miles
5	M42 J3	4.22 miles



## Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	5.21 miles
2	Baginton	14.38 miles
3	Staverton	37.83 miles
4	East Mids Airport	36 miles

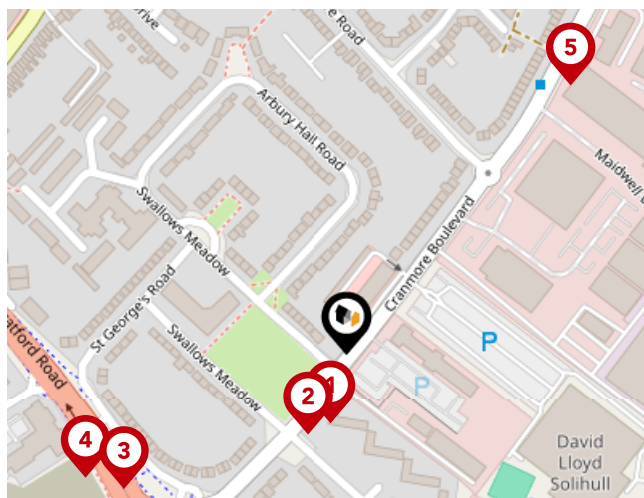
# Area

## Transport (Local)

DEAN COLEMAN

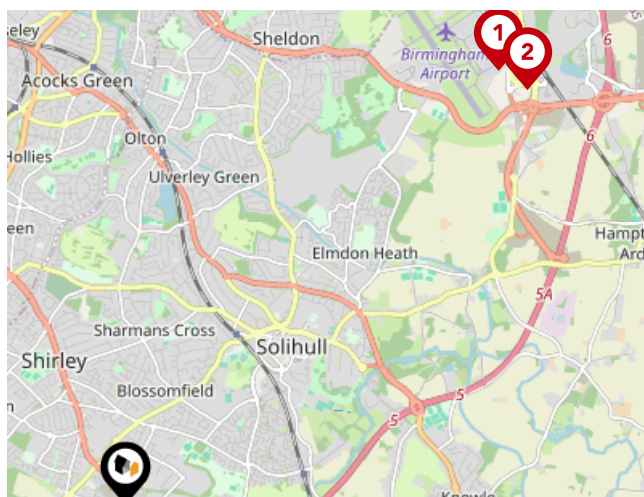
exp UK

Bespoke Estate Agent



### Bus Stops/Stations

Pin	Name	Distance
1	Swallows Meadow	0.04 miles
2	Swallows Meadow	0.05 miles
3	Connaught House	0.15 miles
4	Connaught House	0.16 miles
5	Maidwell Drive	0.2 miles



### Local Connections

Pin	Name	Distance
1	Birmingham International Airport (Air-Rail link)	5.18 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	5.22 miles
3	Grand Central New Street (Midland Metro Stop)	6.77 miles

<b>222, Cranmore Boulevard, Solihull, B90 4PX</b>				Semi-detached House
Last Sold Date:	21/06/2024	23/05/2008	29/11/2002	
Last Sold Price:	£283,000	£176,000	£95,000	
<b>240, Cranmore Boulevard, Solihull, B90 4PX</b>				Flat-maisonette House
Last Sold Date:	30/07/2021	29/01/2010	12/09/2002	
Last Sold Price:	£167,500	£110,000	£77,500	
<b>236, Cranmore Boulevard, Solihull, B90 4PX</b>				Semi-detached House
Last Sold Date:	06/01/2021	29/04/2016		
Last Sold Price:	£342,500	£232,500		
<b>224, Cranmore Boulevard, Solihull, B90 4PX</b>				Semi-detached House
Last Sold Date:	30/10/2020			
Last Sold Price:	£11,000			
<b>226, Cranmore Boulevard, Solihull, B90 4PX</b>				Semi-detached House
Last Sold Date:	25/03/2020	23/01/1998	18/04/1996	
Last Sold Price:	£262,000	£69,950	£64,000	
<b>218, Cranmore Boulevard, Solihull, B90 4PX</b>				Semi-detached House
Last Sold Date:	15/05/2019			
Last Sold Price:	£146,250			
<b>230, Cranmore Boulevard, Solihull, B90 4PX</b>				Terraced House
Last Sold Date:	07/08/2018			
Last Sold Price:	£260,000			
<b>252, Cranmore Boulevard, Solihull, B90 4PX</b>				other House
Last Sold Date:	05/04/2017			
Last Sold Price:	£25,000			
<b>232, Cranmore Boulevard, Solihull, B90 4PX</b>				Terraced House
Last Sold Date:	25/06/2014	07/01/2013		
Last Sold Price:	£160,000	£150,000		
<b>272, Cranmore Boulevard, Solihull, B90 4PX</b>				Flat-maisonette House
Last Sold Date:	07/03/2008	14/12/2007		
Last Sold Price:	£105,000	£95,000		
<b>228, Cranmore Boulevard, Solihull, B90 4PX</b>				Semi-detached House
Last Sold Date:	09/06/2004	28/11/2003		
Last Sold Price:	£164,000	£125,000		
<b>216, Cranmore Boulevard, Solihull, B90 4PX</b>				Semi-detached House
Last Sold Date:	08/02/2002			
Last Sold Price:	£89,000			

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



# Market Sold in Street

DEAN COLEMAN

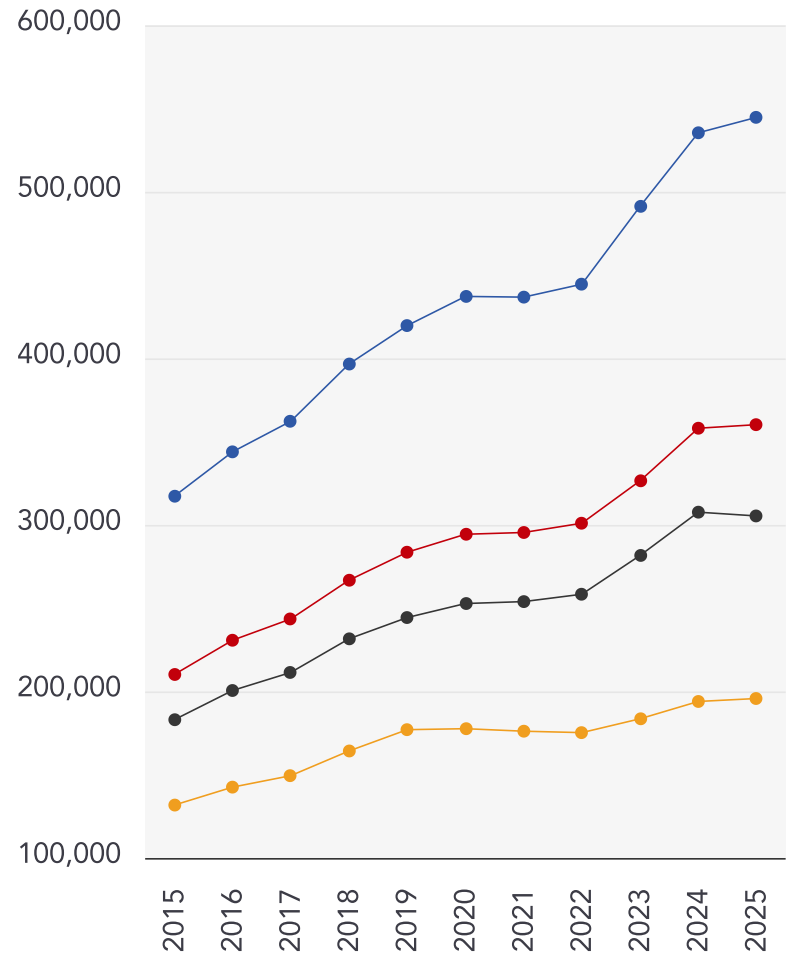


Bespoke Estate Agent

214, Cranmore Boulevard, Solihull, B90 4PX		Semi-detached House
Last Sold Date:	28/07/2000	
Last Sold Price:	£79,950	
256, Cranmore Boulevard, Solihull, B90 4PX		Terraced House
Last Sold Date:	01/11/1999	
Last Sold Price:	£70,000	

**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 B90



Detached

**+71.71%**

Semi-Detached

**+71.36%**

Terraced

**+66.85%**

Flat

**+48.55%**

# Dean Coleman Powered By eXp

## About Us

DEAN COLEMAN  
**exp** UK  
Bespoke Estate Agent

DEAN COLEMAN

**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

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Dean Coleman Powered By eXp or the seller.

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.

Please note that all appliances and heating systems are not tested by Dean Coleman Powered By eXp and therefore no warranties can be given as to their good working order.

# 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.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



## Dean Coleman Powered By eXp

Birmingham  
07581 875215  
dean.coleman@exp.uk.com  
<https://exp-uk.co.uk>

