

DEAN COLEMAN



Bespoke Estate Agent

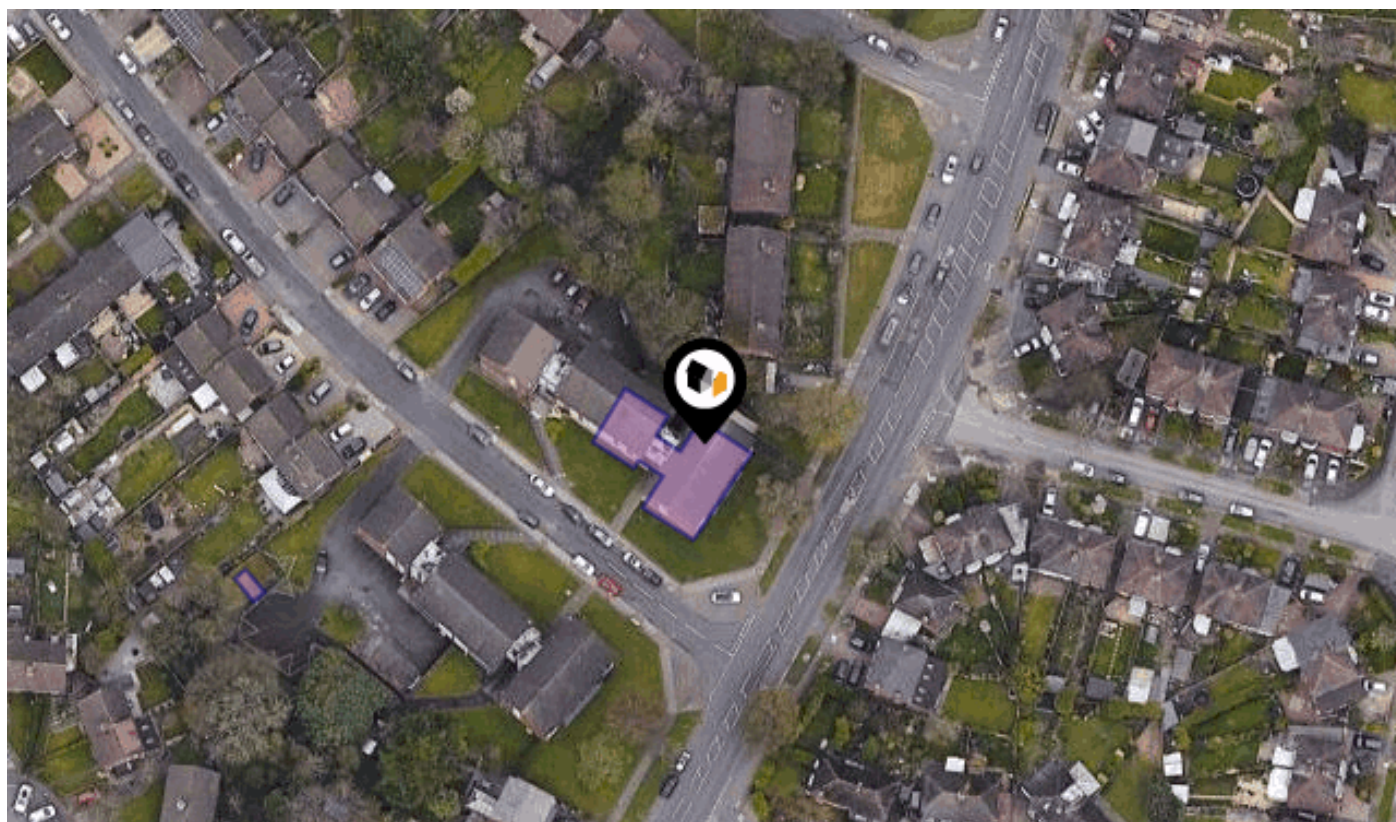


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 04<sup>th</sup> March 2025**



**WESTHOUSE COURT, WESTHOUSE GROVE, BIRMINGHAM,  
B14**

**Price Estimate : £160,000**

**Dean Coleman Powered By eXp**

Birmingham

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

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

A first floor apartment of over 900 sq ft, offering spacious, light and airy living, making the perfect home for a First Time Buyer or an attractive Buy To Let Investment opportunity.

Located in the sought after Westhouse Grove for which the bustling High Street of Kings Heath is within easy reach, this superbly presented property is a must see.

Comprising of: from the incredibly light and airy first floor communal landing, you enter the apartment through a UPVC door and into a spacious entrance hall which has doors to all rooms, plus two practical storage cupboards. There is a fabulously spacious lounge which opens up to a convenient and separate dining area. This room has large double glazed windows allowing an abundance of light to flood the room, with a door providing access to the private balcony, a perfect retreat and escape for fresh air and relaxation. The home boasts a lovely modern and fitted kitchen, again light and airy with plenty of work-surface space and cupboards, space for a washing machine and fridge freezer plus integrated electric oven & hob with extractor fan over. Offering two spacious bedrooms with large double glazed windows, a common theme throughout this superb apartment, plus also having a wonderfully maintained bathroom, tiled walls and flooring with white suite and shower over the bath. Did we mention the private balcony; we did, but it's certainly worth mentioning again as a fabulous feature to this impressive apartment, but furthermore, this home comes with its own garage en-bloc.

"It's been a lovely place for us to raise our family, with schools close by and shops for convenience, we'll be sad to leave our first home." - a lovely testament to what a great first time buy this would make, to start you off on your property journey.

Check out the Key Facts For Buyers property brochure for more information about the local schools and transport links, which are just two of the reason many homeowners flock to this sought-after area of Kings Heath.

Book your viewing today and come see for yourself the space and condition being offered, for this fabulous first floor apartment.

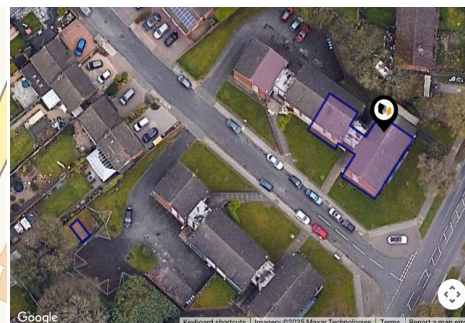
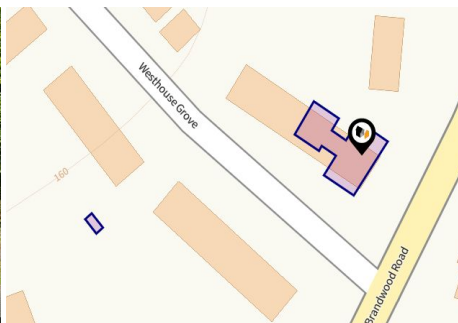
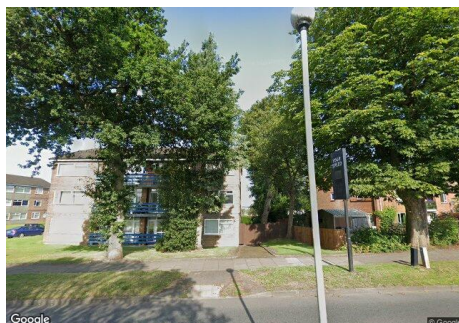
Note: seller is willing to fully contribute financially, towards the cost of the blocks roof replacement.

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

Lease - circa 139 years remaining

Ground Rent - £100 per annum approx.

Service Charge - £2900 per annum approx.



## Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	818 ft <sup>2</sup> / 76 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,626
Title Number:	MM106144

Price Estimate:	£160,000
Tenure:	Leasehold
Start Date:	10/05/2018
End Date:	25/03/2164
Lease Term:	189 years from 25 March 1975
Term Remaining:	139 years

## Local Area

Local Authority:	Birmingham
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s

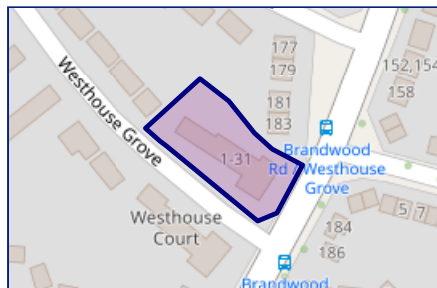
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

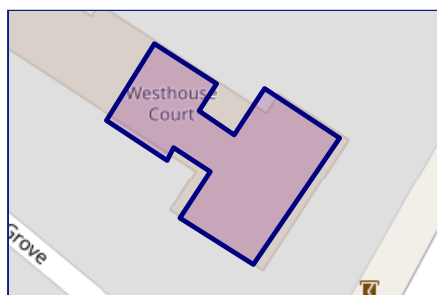


## Freehold Title Plan



**WM292523**

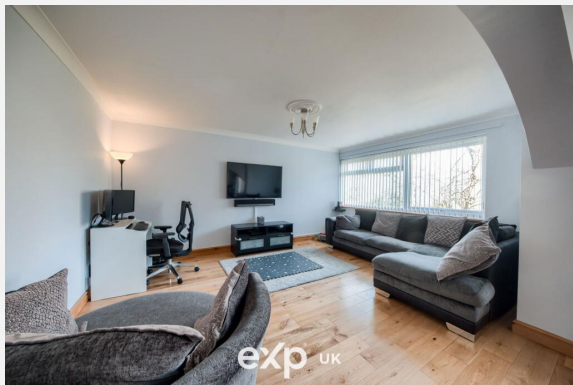
## Leasehold Title Plan

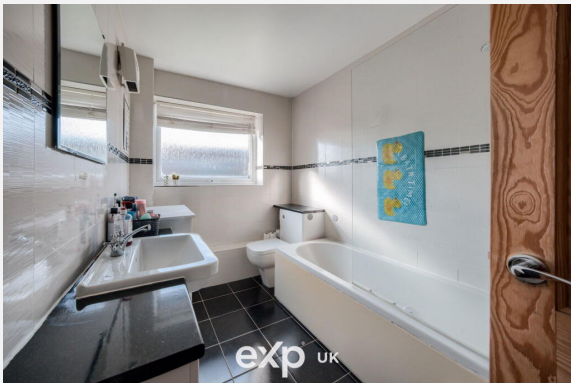


**MM106144**

Start Date: 10/05/2018  
End Date: 25/03/2164  
Lease Term: 189 years from 25 March 1975  
Term Remaining: 139 years



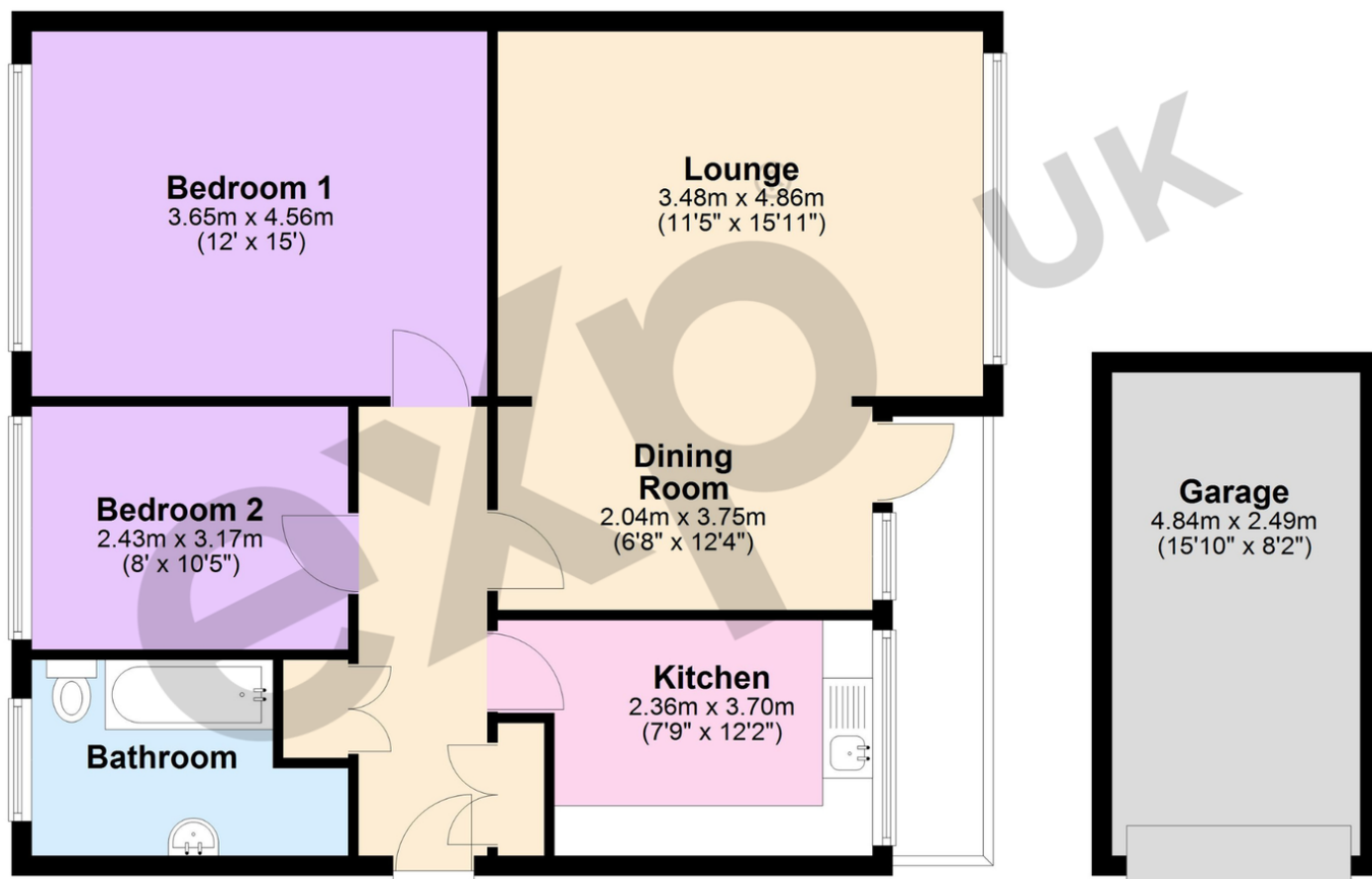




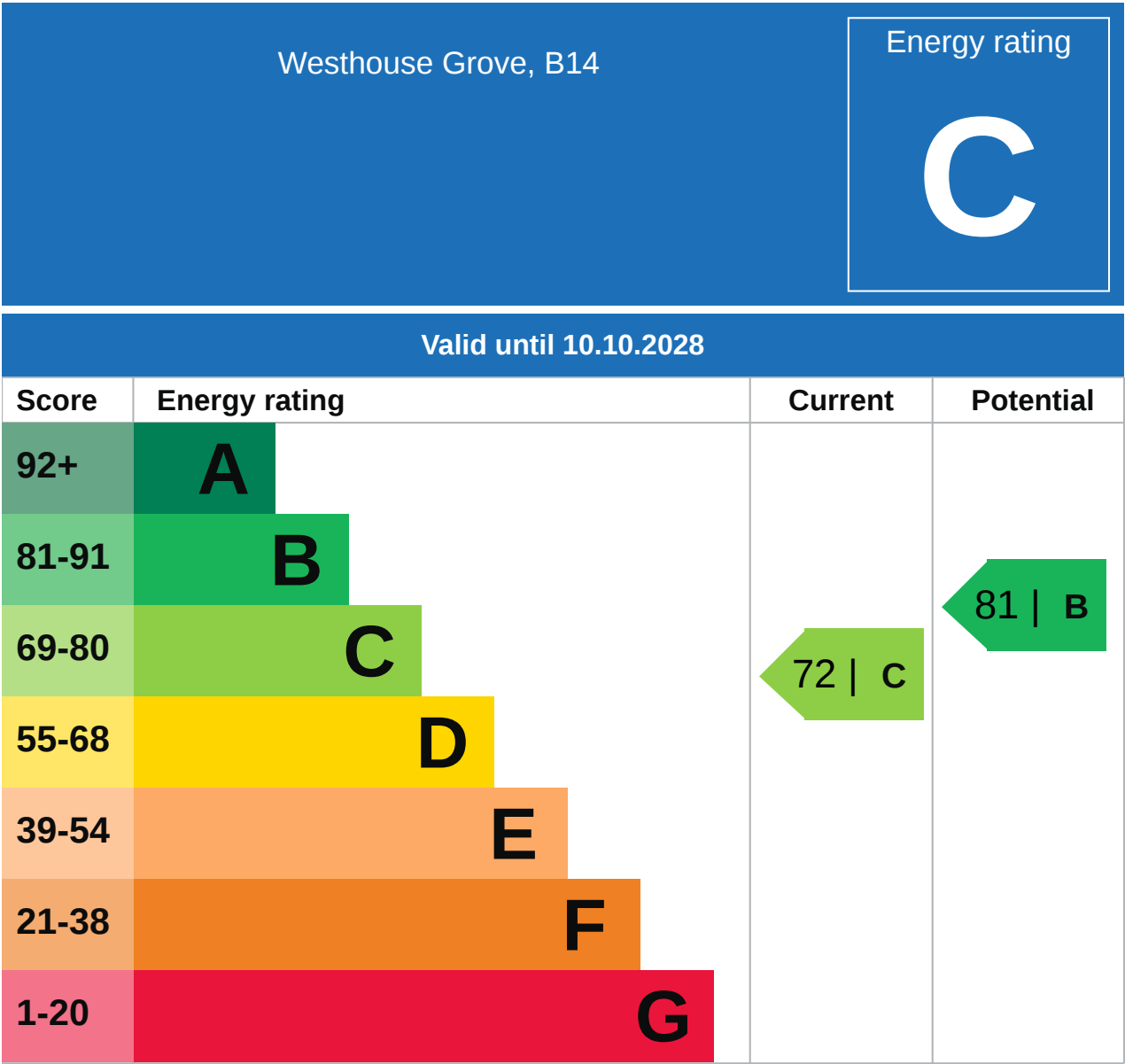
## WESTHOUSE COURT, WESTHOUSE GROVE, BIRMINGHAM, B14

### First Floor

Approx. 84.6 sq. metres (910.7 sq. feet)



Total area: approx. 84.6 sq. metres (910.7 sq. feet)





### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<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>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in 63% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	76 m <sup>2</sup>

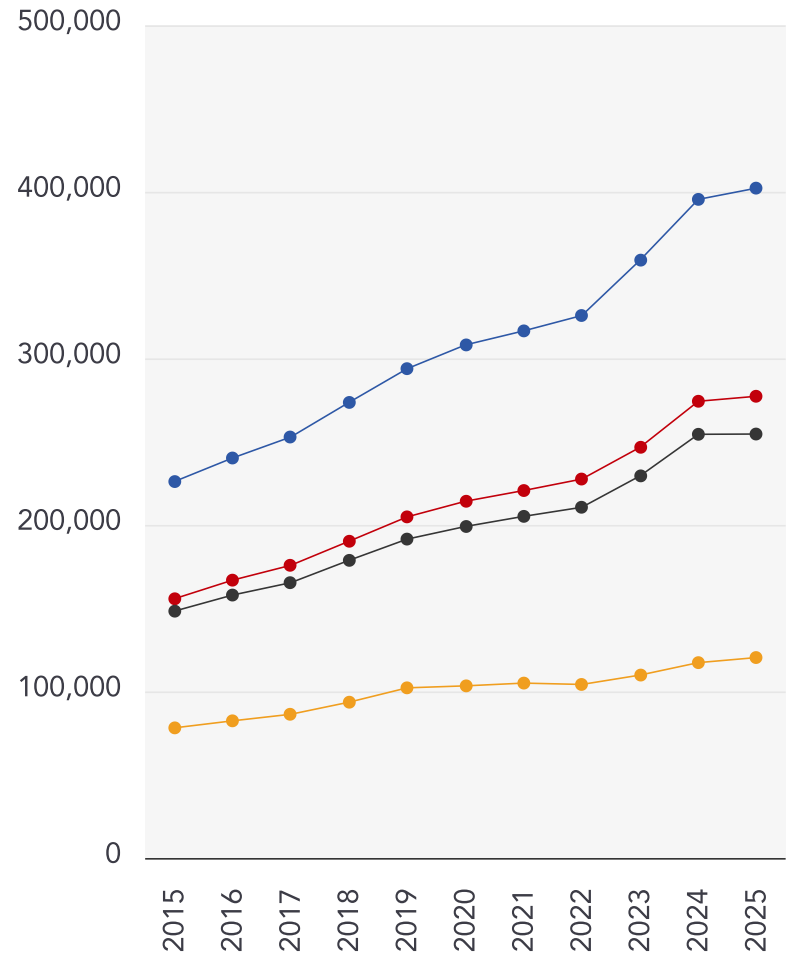
<b>Flat 27, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS</b>					Flat-maisonette House
Last Sold Date:	18/08/2023	31/03/2014	18/02/2000	29/07/1997	
Last Sold Price:	£130,000	£90,000	£53,000	£32,000	
<b>Flat 7, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS</b>					Flat-maisonette House
Last Sold Date:	19/08/2022	27/09/2021	30/09/2002	26/04/1996	
Last Sold Price:	£124,000	£105,000	£72,000	£35,000	
<b>Flat 21, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS</b>					Flat-maisonette House
Last Sold Date:	22/07/2022	30/09/2002	23/06/1999		
Last Sold Price:	£135,000	£77,000	£45,000		
<b>Flat 3, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS</b>					Flat-maisonette House
Last Sold Date:	08/04/2022	18/01/2019			
Last Sold Price:	£140,000	£66,000			
<b>39, Westhouse Grove, Birmingham, B14 6PS</b>					Terraced House
Last Sold Date:	22/02/2021	01/08/1997			
Last Sold Price:	£259,000	£69,950			
<b>61, Westhouse Grove, Birmingham, B14 6PS</b>					Terraced House
Last Sold Date:	24/06/2020	13/11/2015	12/01/2007		
Last Sold Price:	£193,000	£162,500	£135,000		
<b>Flat 31, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS</b>					Flat-maisonette House
Last Sold Date:	02/09/2019	08/09/2006	10/10/2003		
Last Sold Price:	£119,450	£113,000	£93,500		
<b>65, Westhouse Grove, Birmingham, B14 6PS</b>					Semi-detached House
Last Sold Date:	22/02/2019	12/12/2005			
Last Sold Price:	£215,000	£132,000			
<b>Flat 17, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS</b>					Flat-maisonette House
Last Sold Date:	30/01/2019				
Last Sold Price:	£120,000				
<b>49, Westhouse Grove, Birmingham, B14 6PS</b>					Semi-detached House
Last Sold Date:	13/07/2018	04/06/2018	10/01/2014		
Last Sold Price:	£255,500	£240,000	£180,000		
<b>Flat 29, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS</b>					Flat-maisonette House
Last Sold Date:	14/10/2016	22/12/2010	01/02/2002	17/05/1995	
Last Sold Price:	£118,500	£92,500	£55,000	£32,000	
<b>67, Westhouse Grove, Birmingham, B14 6PS</b>					Terraced House
Last Sold Date:	18/07/2016				
Last Sold Price:	£168,500				

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

63, Westhouse Grove, Birmingham, B14 6PS					Semi-detached House
Last Sold Date:		31/03/2016			
Last Sold Price:		£140,000			
Flat 1, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS					Flat-maisonette House
Last Sold Date:		13/11/2015			
Last Sold Price:		£96,000			
Flat 25, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS					Flat-maisonette House
Last Sold Date:		11/11/2015	30/01/2015	20/01/2006	
Last Sold Price:		£107,000	£58,000	£105,000	
53, Westhouse Grove, Birmingham, B14 6PS					Semi-detached House
Last Sold Date:		06/12/2010			
Last Sold Price:		£167,000			
Flat 19, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS					Flat-maisonette House
Last Sold Date:		30/11/2010	07/10/2008	01/09/2006	15/04/2003
Last Sold Price:		£120,000	£120,000	£124,950	£84,000
Flat 5, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS					Flat-maisonette House
Last Sold Date:		23/06/2004	07/08/1998		
Last Sold Price:		£96,000	£42,500		
Flat 9, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS					Flat-maisonette House
Last Sold Date:		19/12/2003	03/10/1997		
Last Sold Price:		£89,000	£32,500		
Flat 23, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS					Flat-maisonette House
Last Sold Date:		27/10/2003	17/09/2001		
Last Sold Price:		£87,000	£69,995		
Flat 11, Westhouse Court, Westhouse Grove, Birmingham, B14 6PS					Flat-maisonette House
Last Sold Date:		21/11/1997			
Last Sold Price:		£36,000			

**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 B14



Detached

**+77.95%**

Semi-Detached

**+78.12%**

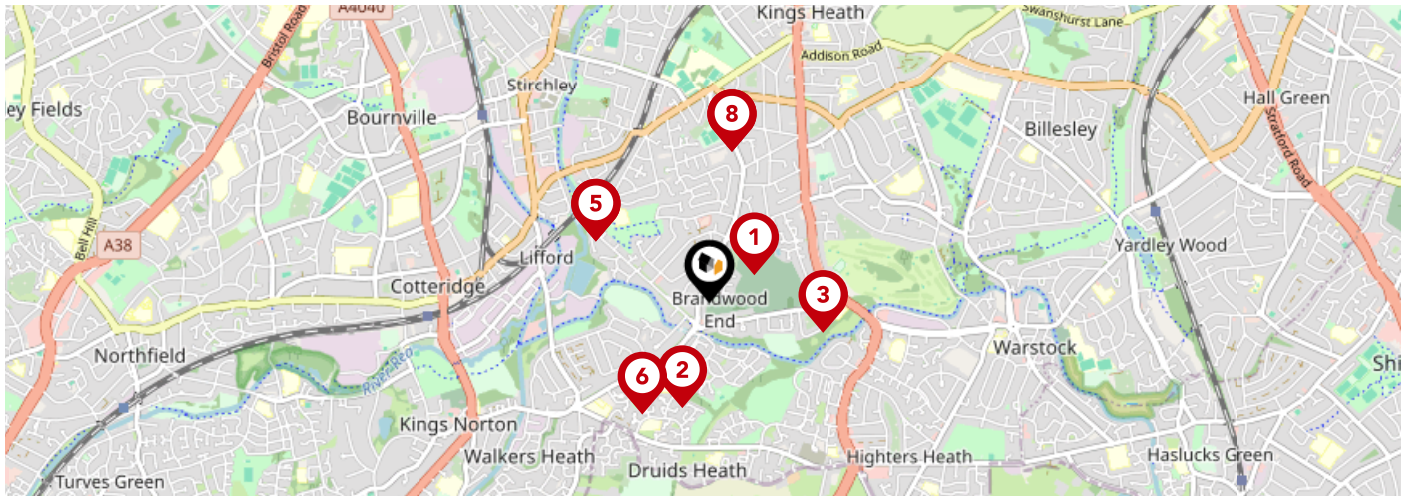
Terraced

**+71.75%**

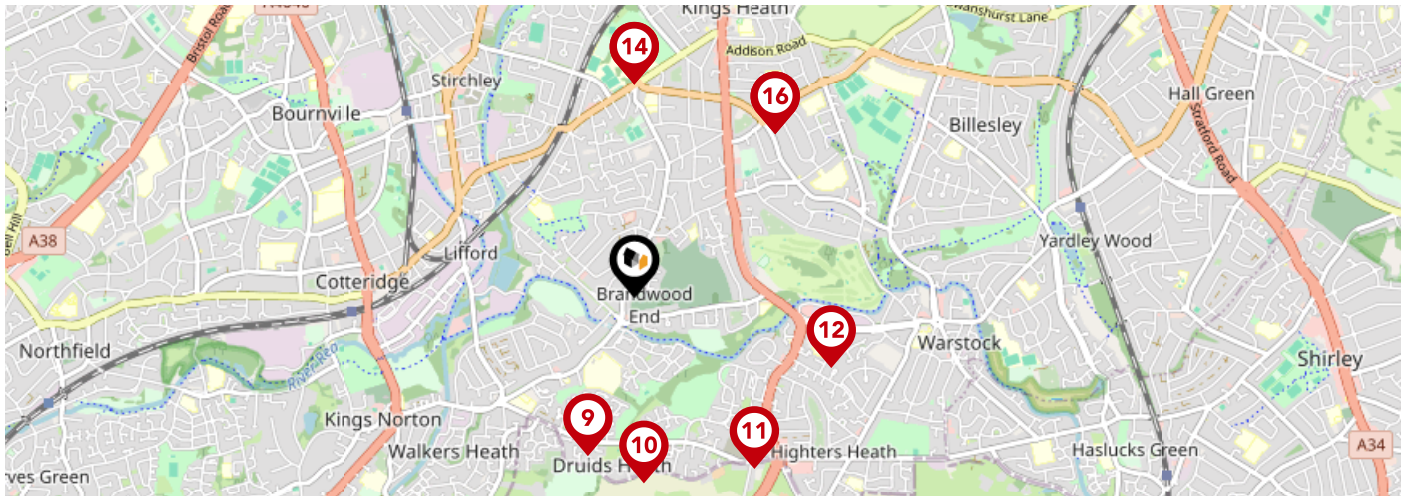
Flat









**+54.03%**





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Woodthorpe Junior and Infant School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Lindsworth School</b> Ofsted Rating: Requires improvement   Pupils: 137   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Alban's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 214   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Allens Croft Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 128   Distance:0.58	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Allens Croft Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Broadmeadow Junior School</b> Ofsted Rating: Good   Pupils: 221   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Colmore Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 408   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Colmore Junior School</b> Ofsted Rating: Good   Pupils: 477   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Bells Farm Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Oaks Primary School</b> Ofsted Rating: Good   Pupils: 334   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Jude's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grendon Primary School</b> Ofsted Rating: Good   Pupils: 365   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Edward VI Camp Hill School for Girls</b> Ofsted Rating: Outstanding   Pupils: 1108   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Edward VI Camp Hill School for Boys</b> Ofsted Rating: Outstanding   Pupils: 1017   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whealers Lane Primary School</b> Ofsted Rating: Good   Pupils: 656   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whealers Lane Technology College</b> Ofsted Rating: Outstanding   Pupils: 678   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

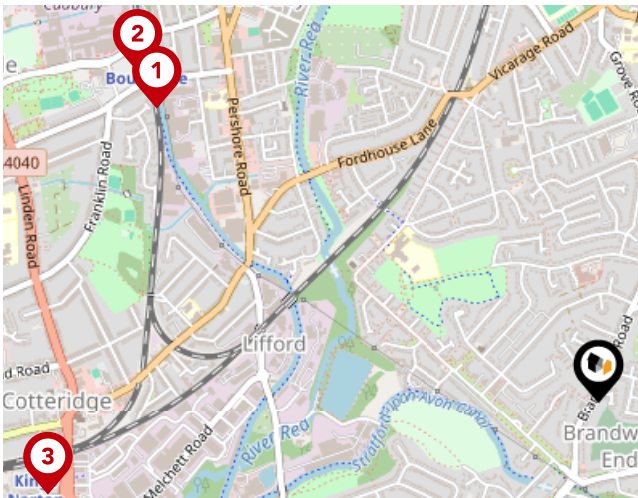
# Area

## Transport (National)




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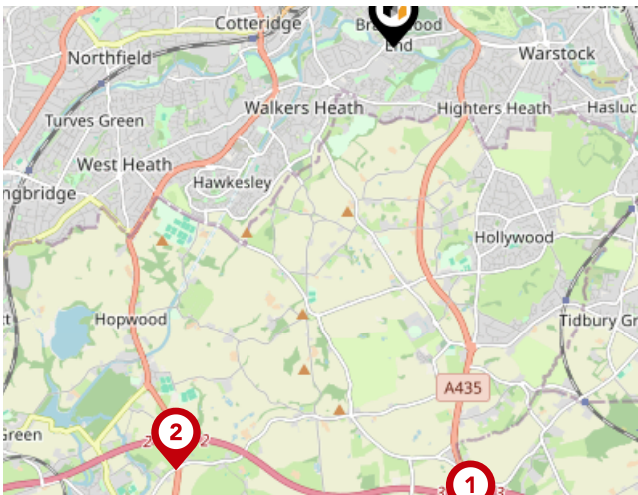
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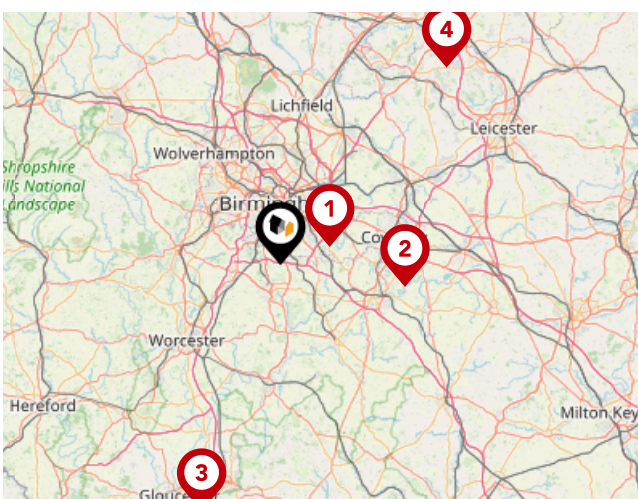
### National Rail Stations

Pin	Name	Distance
	Bournville Rail Station	1.2 miles
	Bournville Rail Station	1.28 miles
	Kings Norton Rail Station	1.26 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M42 J3	4.36 miles
	M42 J2	4.3 miles
	M6 J6	6.7 miles
	M42 J3A	6.07 miles
	M5 J3	5.24 miles



### Airports/Helipads

Pin	Name	Distance
	Birmingham Airport	7.63 miles
	Baginton	18.37 miles
	Staverton	37.82 miles
	East Mids Airport	37.15 miles



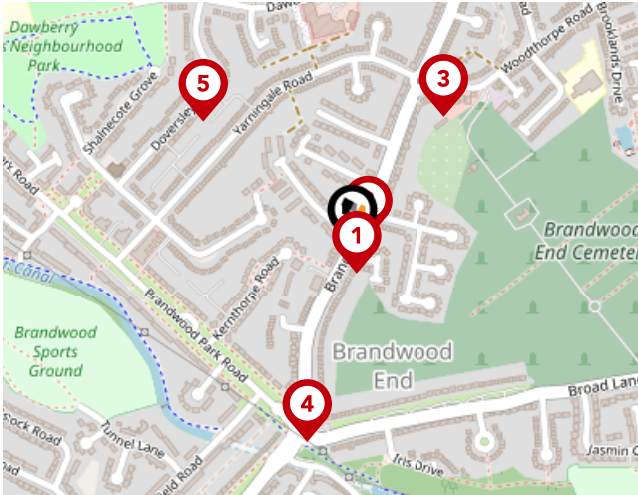
# Area

## Transport (Local)

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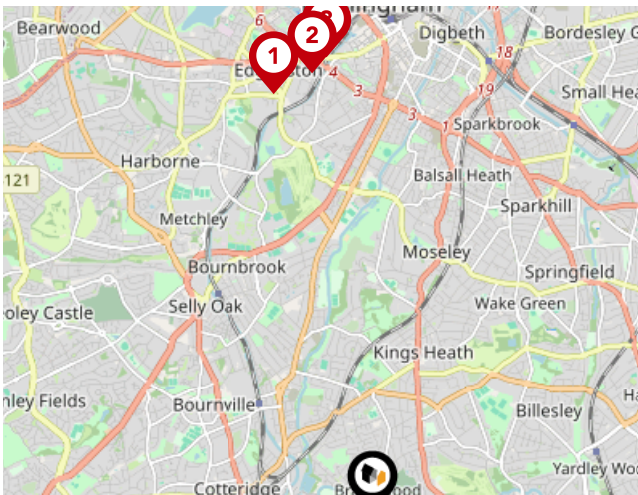
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### Bus Stops/Stations

Pin	Name	Distance
1	Westhouse Grove	0.03 miles
2	Westhouse Grove	0.02 miles
3	Woodthorpe Gardens	0.18 miles
4	Damar Croft	0.22 miles
5	Bryndale Avenue	0.22 miles



### Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	3.9 miles
2	Five Ways (Midland Metro Stop)	4.02 miles
3	Brindleyplace (Midland Metro Stop)	4.14 miles



# Flood Risk

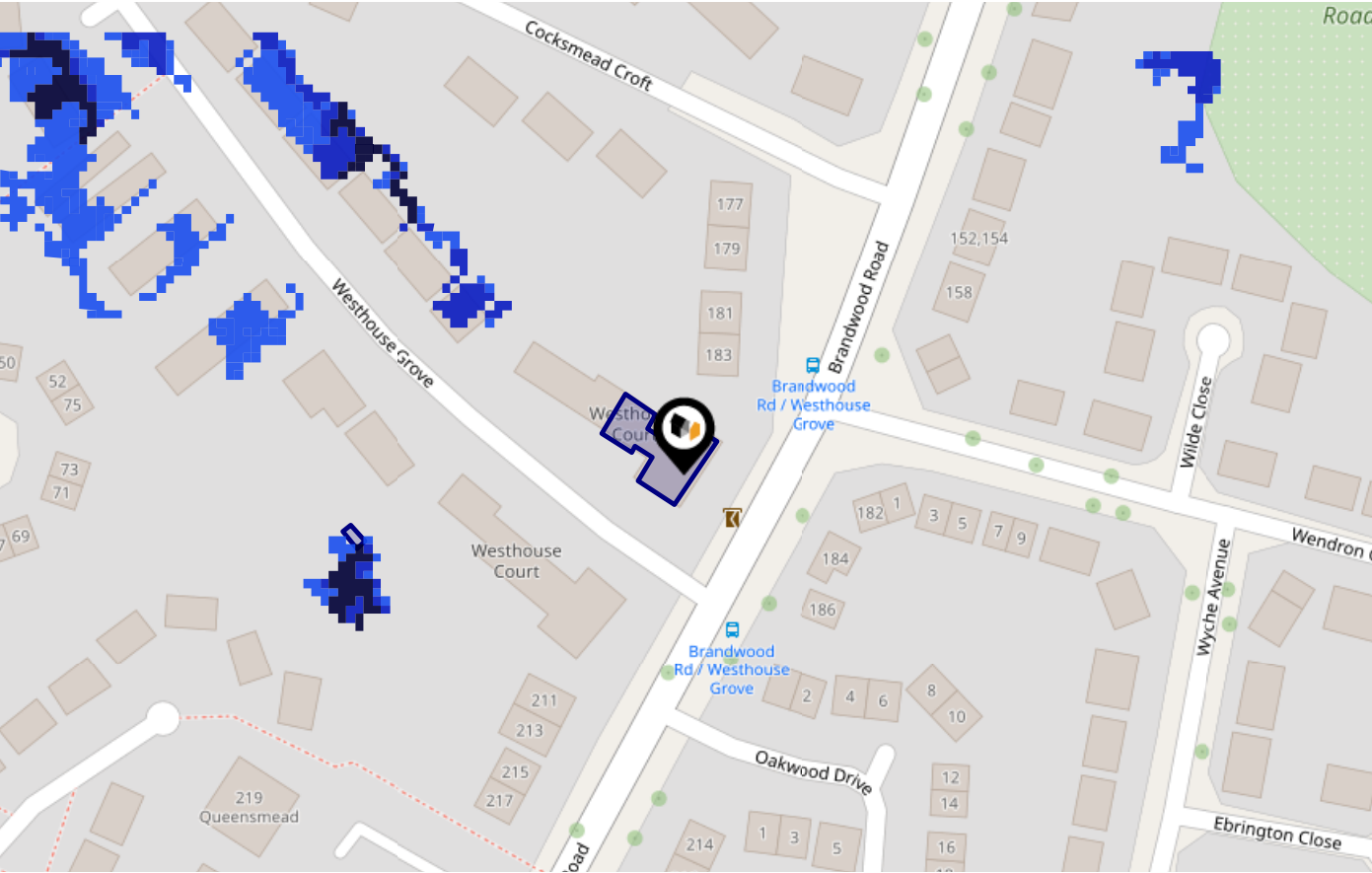
## Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



# Flood Risk

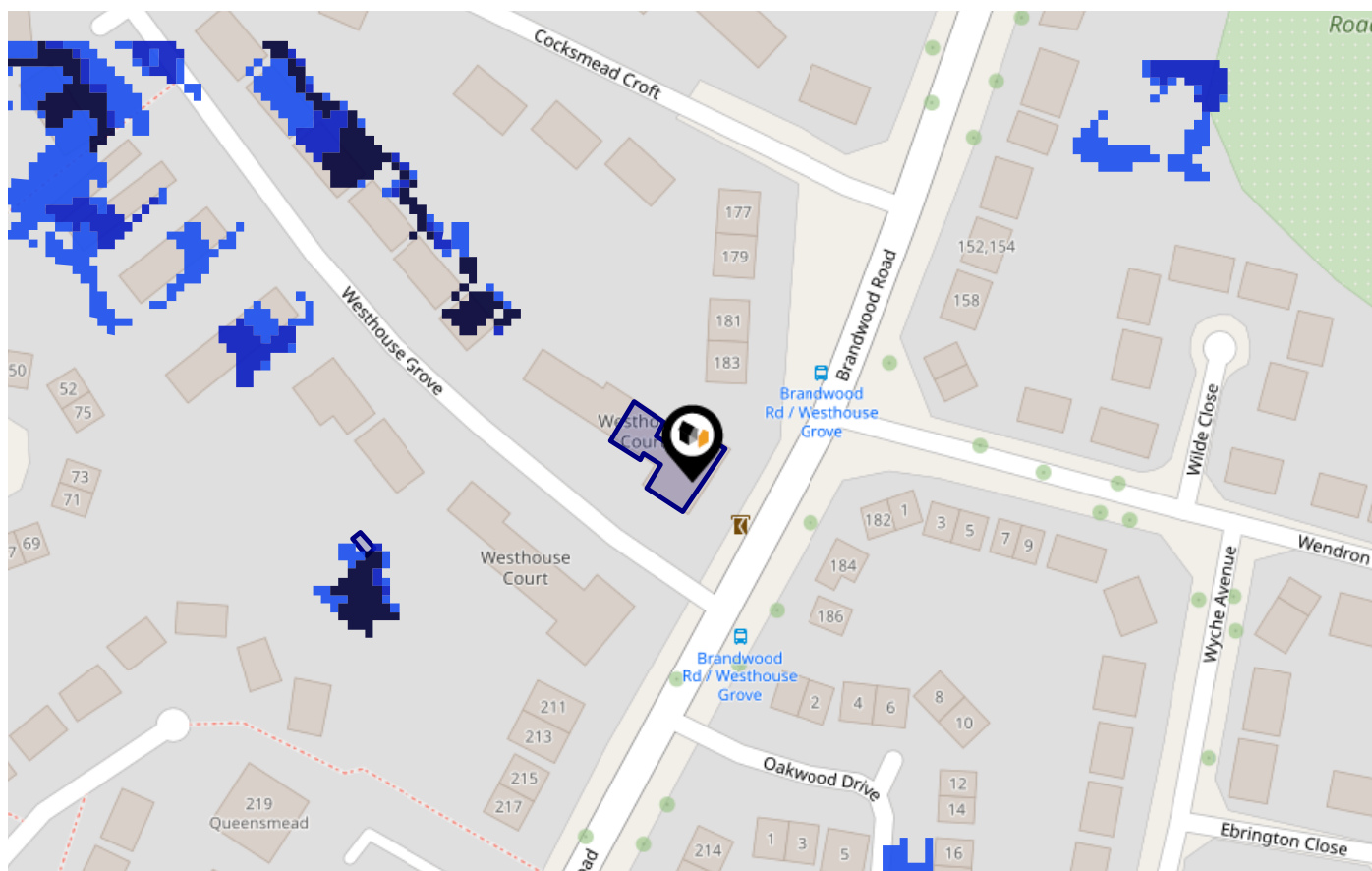
## Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

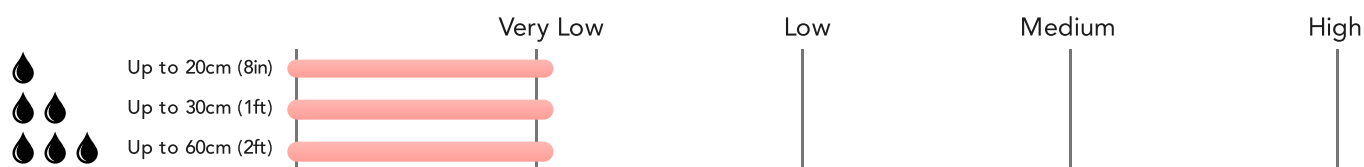


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Chance of flooding to the following depths at this property:



# Flood Risk

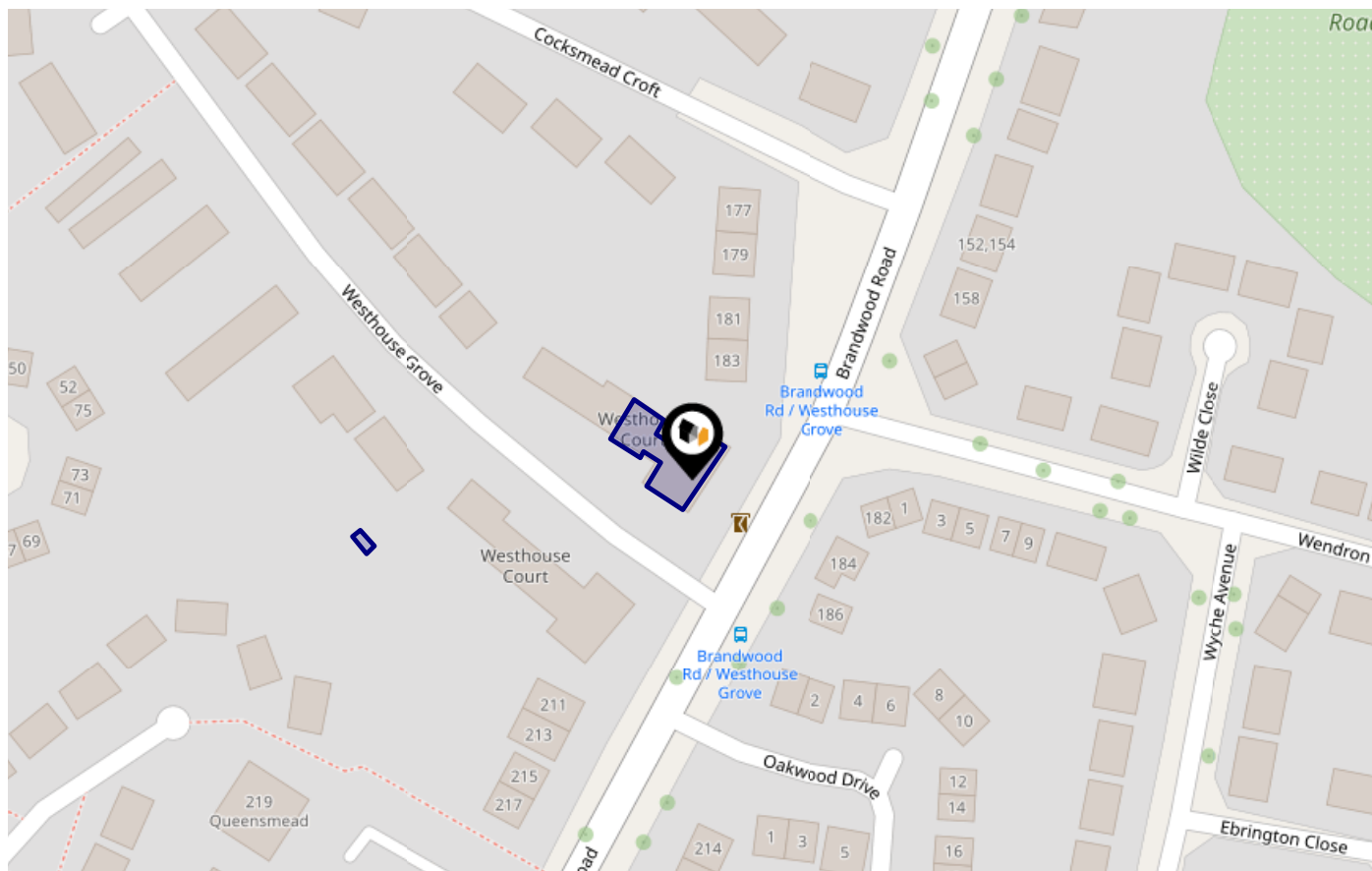
## Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

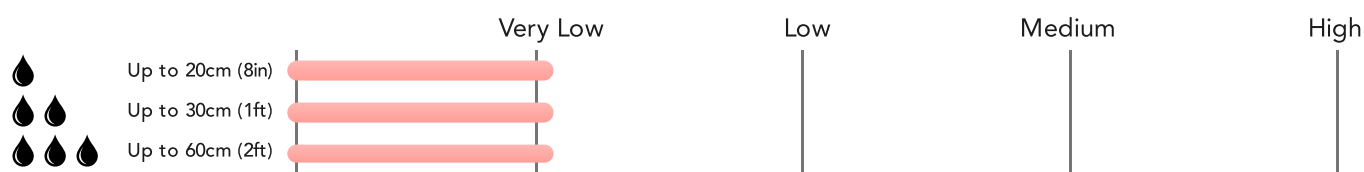


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Chance of flooding to the following depths at this property:



# Flood Risk

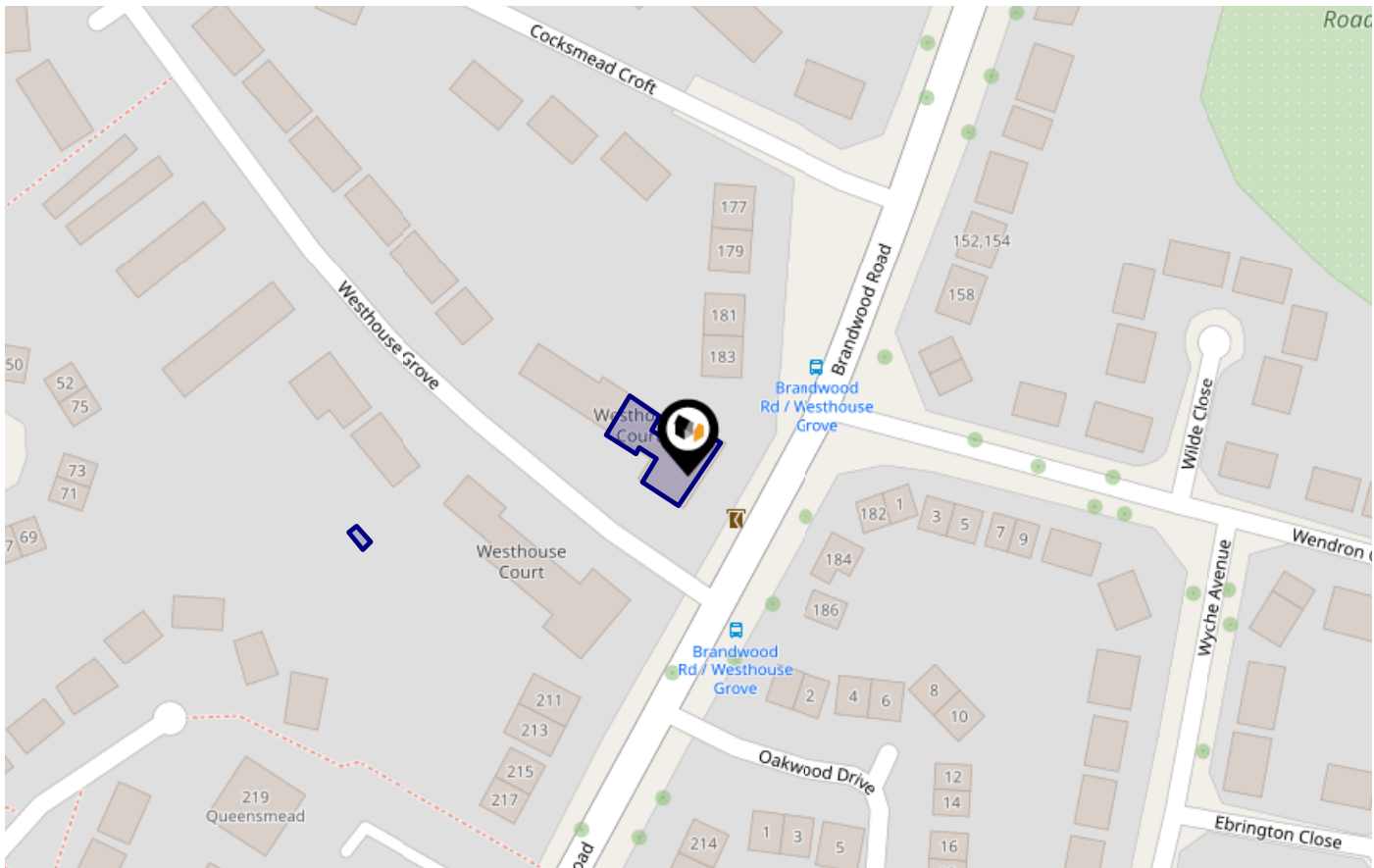
## Rivers & Seas - Climate Change

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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

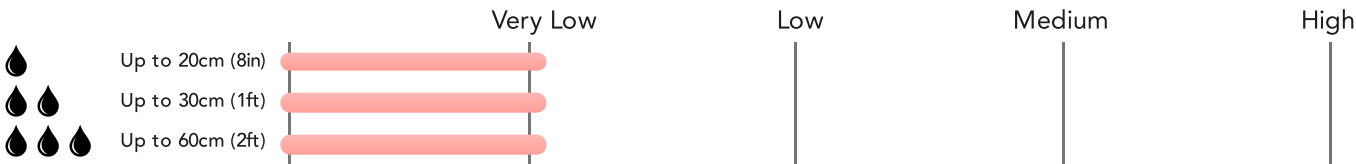


**Risk Rating: Very low**

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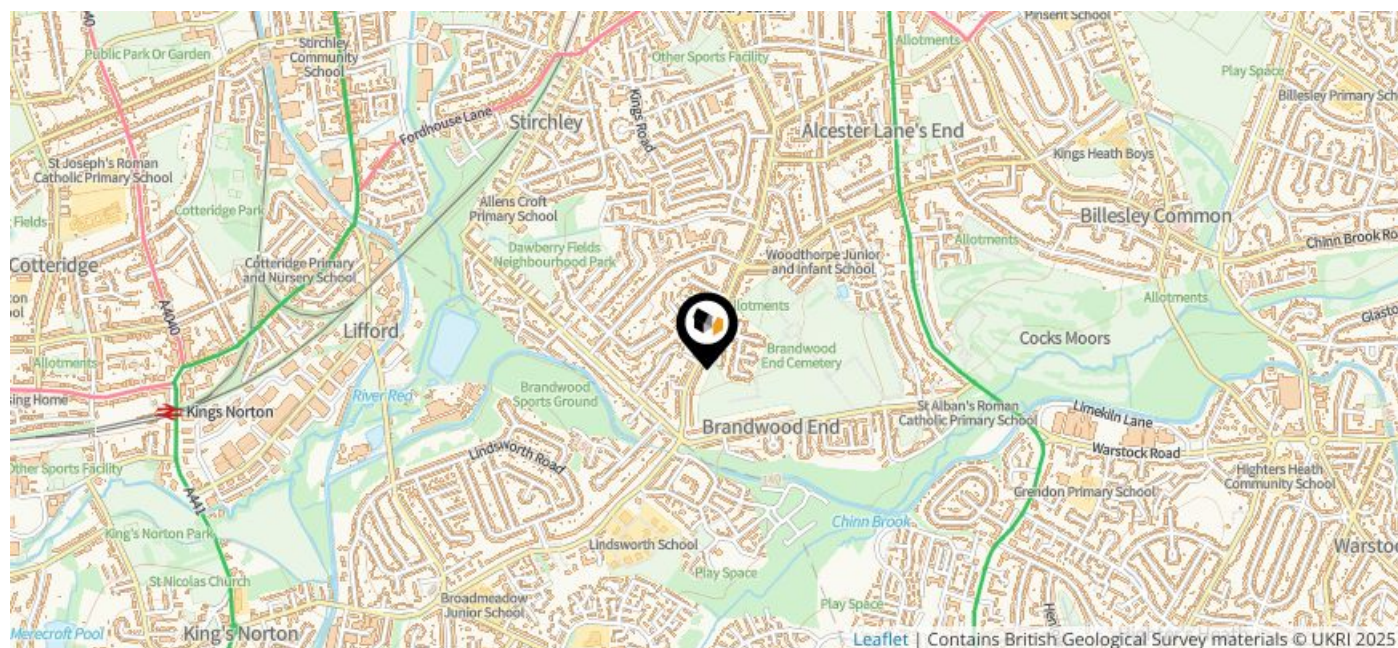
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





This map displays nearby coal mine entrances and their classifications.



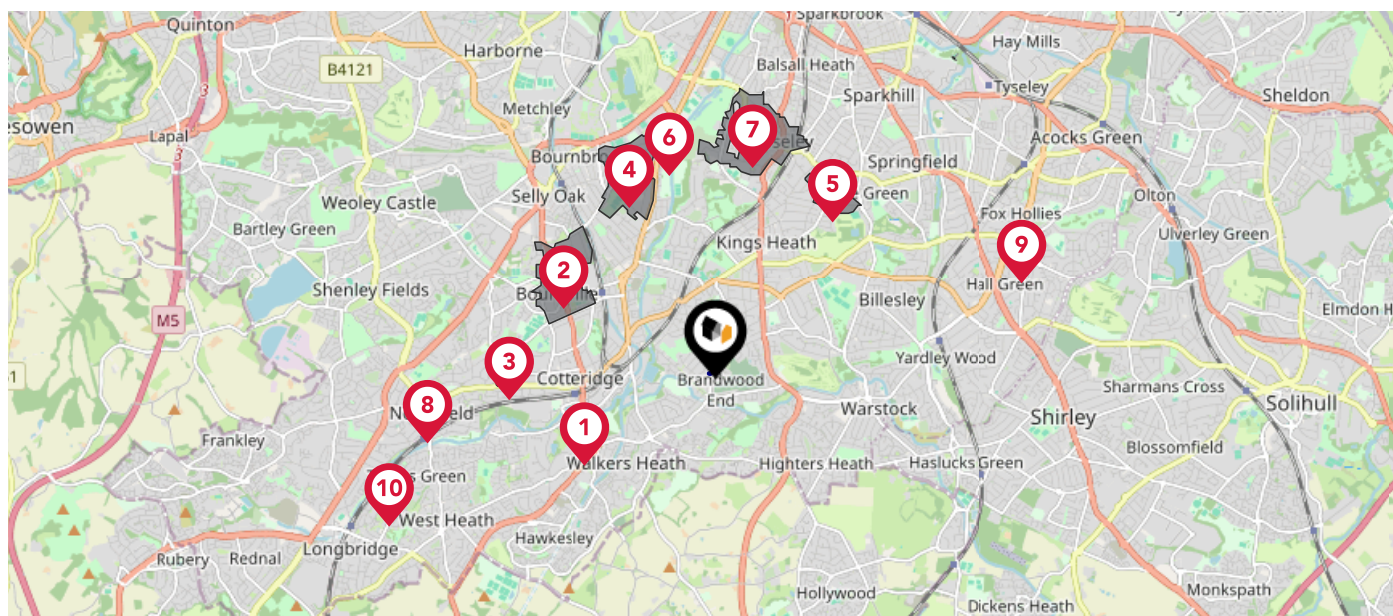
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

1

Kings Norton

2

Bournville Village

3

Bournville Tenants

4

Selly Park

5

St Agnes

6

Selly Park Avenues

7

Moseley

8

Northfield Old Village

9

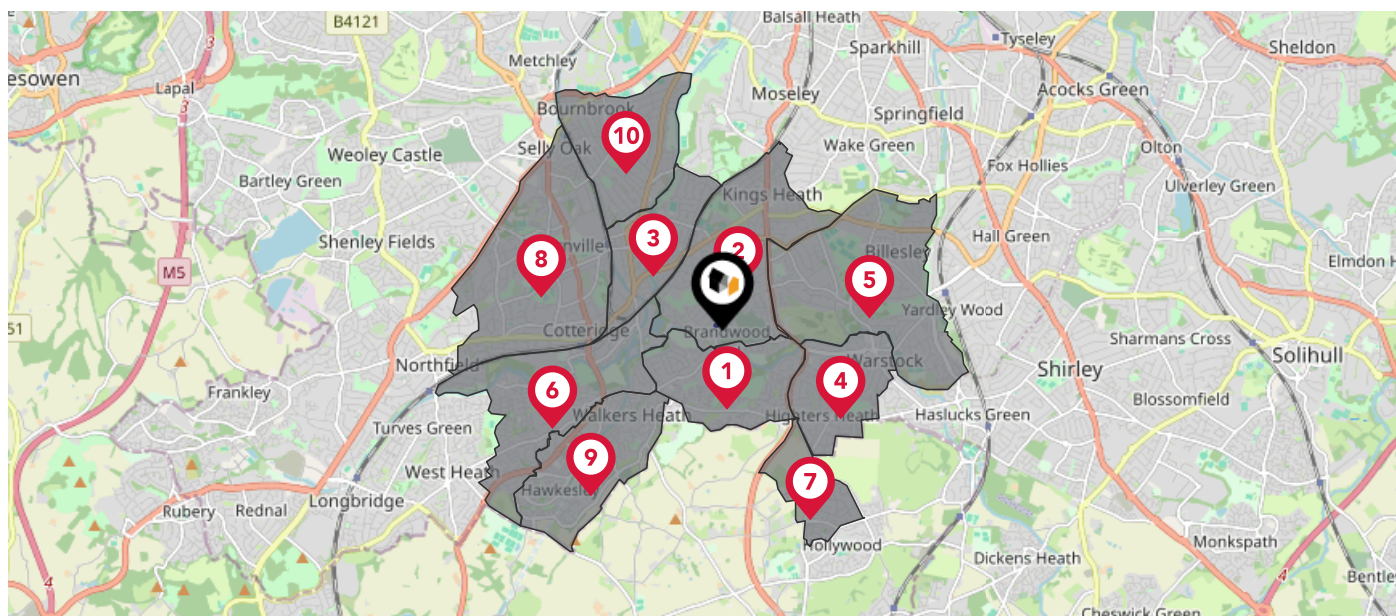
School Road

10

Austin Village



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

1

Druids Heath & Monyhull Ward

2

Brandwood & King's Heath Ward

3

Stirchley Ward

4

Highter's Heath Ward

5

Billesley Ward

6

King's Norton North Ward

7

Hollywood Ward

8

Bournville & Cotteridge Ward

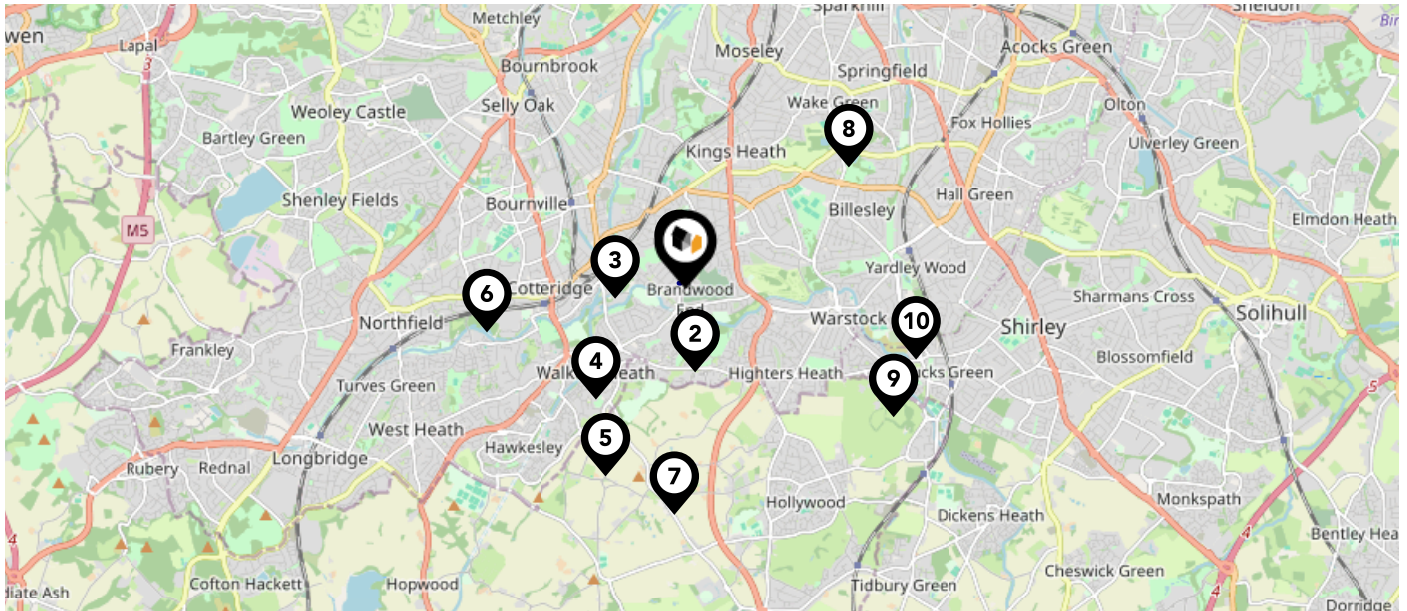
9

King's Norton South Ward

10

Bournbrook & Selly Park Ward

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Kings Road/Listowel Way-Former Hough's Brickworks, Kings Road, Brandwood, Birmingham, West Midlands	Historic Landfill	
2	Monyhall Hospital-Monyhull Hall Road, Kings Heath, Birmingham, West Midlands	Historic Landfill	
3	Lifford Disposal Works-Ebury Road, Lifford, Birmingham, West Midlands	Historic Landfill	
4	Former Brick and Tile Works-Ardath Road, Kings Norton, Birmingham, West Midlands	Historic Landfill	
5	Icknield Street-Headley Heath, Wythall, Worcestershire	Historic Landfill	
6	Middleton Hall Road/Fradley Close-Kings Norton, Birmingham, West Midlands	Historic Landfill	
7	The Dell-The Dell, Packhorse Lane	Historic Landfill	
8	Yardley Wood Road-Moseley Bog Nature Reserve, Yardley Wood Road, Wake Green, Birmingham, West Midlands	Historic Landfill	
9	Warren House-Peterbrook Road, Solihull Lodge	Historic Landfill	
10	Priory Road-Priory Road, Yardley Wood, Birmingham, West Midlands	Historic Landfill	

# Dean Coleman Powered By eXp

## About Us

DEAN COLEMAN  
**exp** UK  
Bespoke Estate Agent

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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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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.



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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.

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