

DEAN COLEMAN



Bespoke Estate Agent

KEY FACTS FOR BUYERS

97, Rickman Drive, Birmingham, B15

July 2022



A guide to this property and the local area

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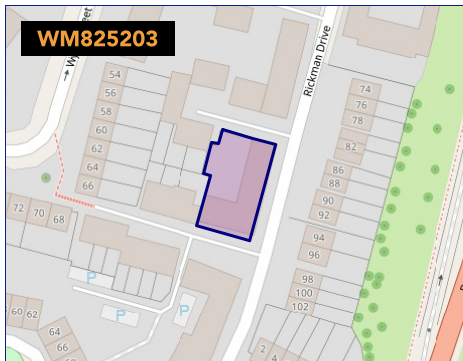
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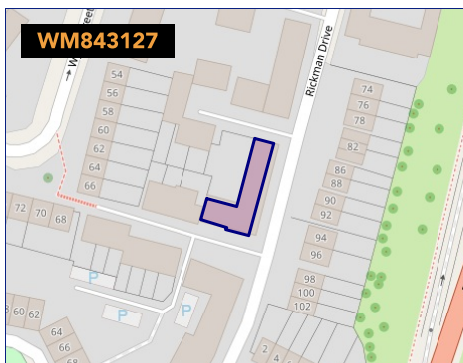
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
01/04/2003	01/04/2153	150 years	130 years

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INTRODUCTION

A fabulous top floor apartment located on the sought-after Park Central estate. Having its own wide open green park area, being with walking distance to a Tesco & Co-Op Supermarket and being within 10 minutes walk of both New Street and Five Ways Train Stations; a superb City Centre apartment ready to move into.

Beautifully presented, viewings are a must to appreciate the fabulous home the current owner has created, light and airy rooms with modern decor making this a true turn-key apartment.

The property also benefits from having a secured gated parking space, allocated for the apartment.

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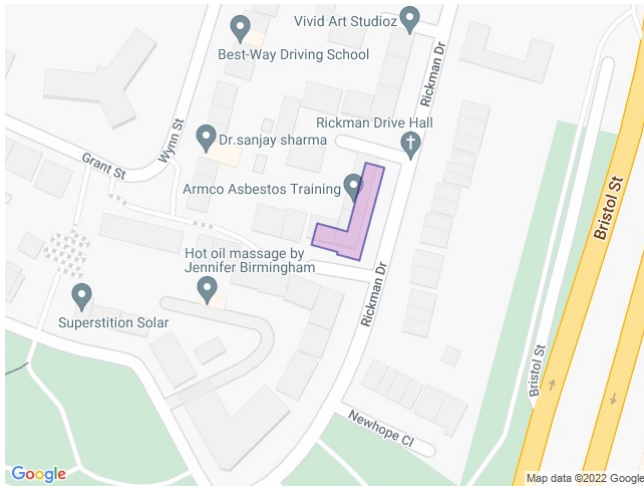
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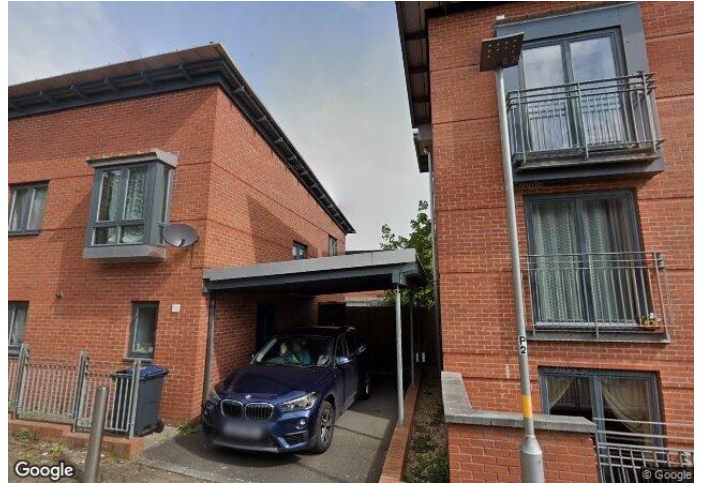
The 'aprift' logo consists of the word 'aprift' in a bold, lowercase, sans-serif font. To the right of the text is a stylized graphic of a house or building, composed of several overlapping geometric shapes in shades of grey and orange.

PROPERTY OVERVIEW

97, RICKMAN DRIVE, BIRMINGHAM, B15



 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Flat / Maisonette
2 Bedrooms

Floor Area: 688.89 ft²
64.00 m²

Plot Size: 0.08 acres

Council Tax Band: B

Annual Cost: £1,412.09

Land Registry
Title Number: WM843127

Tenure: Leasehold

Lease Start Date: 01 Apr 2003

Lease End Date: 01 Apr 2153

Lease Term: 150 years from 1
April 2003

Term Remaining: 130 years

AREA KEY FACTS

Local Authority: BIRMINGHAM

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 18 Mbps

Superfast: 80 Mbps

Ultrafast: 1000 Mbps

Mobile Coverage

(based on voice calls made indoors)

EE: 

Three: 

O2: 

Vodafone: 

Satellite / Fibre TV Availability

BT: 

Sky: 

Virgin: 

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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PHOTO GALLERY



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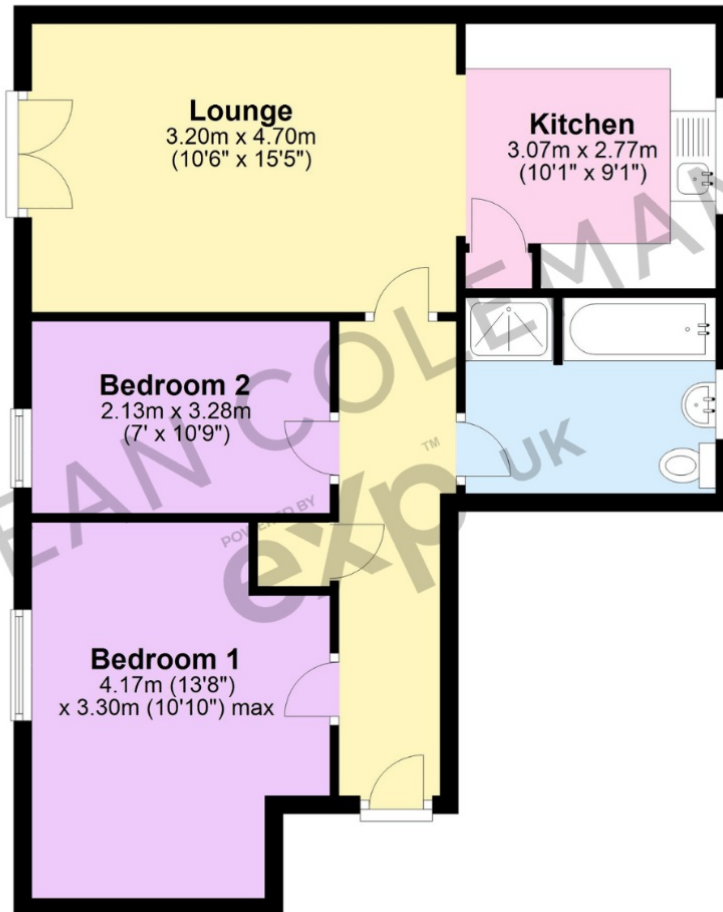
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PROPERTY OVERVIEW

FLOORPLANS

Top Floor

Approx. 57.2 sq. metres (615.9 sq. feet)



Total area: approx. 57.2 sq. metres (615.9 sq. feet)

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PROPERTY OVERVIEW

EPC

97, Rickman Drive, B15

Energy rating
D

Valid until 24.08.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat	Lighting:	Low energy lighting in 25% of fixed outlets
Built Form:	Enclosed Mid-Terrace	Main Heating:	Room heaters, electric
Transaction Type:	Marketed sale	Main Heating Controls:	Programmer and appliance thermostats
Total Floor Area:	63.5 m ²	Open Fireplaces:	0
Energy Tariff:	Unknown	Hotwater System:	Electric immersion, standard tariff
Main Fuel:	Electricity - this is for backwards compatibility only and should not be used	Hotwater Energy Efficiency:	Very Poor
Mains Gas:	No	Floors:	(other premises below)
Floor Level:	2nd	Walls:	Cavity wall, as built, insulated (assumed)
Flat Top Storey:	Yes	Walls Energy:	Good
Top Storey:	3	Roof:	Pitched, insulated (assumed)
Glazing Type:	Double glazing installed during or after 2002	Roof Energy:	Good
Previous Extensions:	0	Ventilation:	Natural

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SOLD ON YOUR STREET

SINCE 1995

Apartment 2, 97, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 7, 37, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
29/10/2021	£126,500	23/06/2021	£199,000
29/09/2006	£107,500	11/08/2004	£121,500
19/11/2004	£92,950		
Apartment 1, 15, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 9, 67, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
16/08/2021	£115,000	12/04/2021	£200,000
30/06/2021	£73,000	03/02/2012	£169,000
		09/05/2008	£177,000
		13/10/2004	£159,950
Apartment 2, 93, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 8, 97, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
01/07/2021	£134,000	11/01/2021	£165,000
22/10/2004	£99,950	14/10/2004	£113,500

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Apartment 1, 97, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 5, 67, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
20/12/2019	£140,000	28/01/2019	£156,000
10/02/2015	£92,000	07/12/2016	£149,950
04/02/2005	£114,950	09/09/2004	£95,950
15/10/2004	£90,950		
Apartment 9, 15, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 8, 67, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
31/07/2019	£232,000	14/12/2018	£160,000
22/06/2004	£159,950	29/09/2004	£113,500
Apartment 9, 37, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 3, 15, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
13/05/2019	£215,000	29/06/2018	£165,000
08/09/2004	£159,950		

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Apartment 11, 15, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 6, 67, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
13/06/2018	£180,000	29/12/2016	£139,900
21/12/2010	£112,000	31/03/2005	£105,000
		22/09/2004	£87,950
Apartment 8, 15, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		59, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
01/06/2018	£170,000	22/07/2016	£135,000
28/03/2014	£114,000	24/09/2004	£97,500
23/06/2006	£140,000		
09/06/2004	£113,500		
Apartment 5, 97, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 7, 97, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
21/08/2017	£135,000	31/03/2016	£179,950
08/11/2004	£95,950	01/11/2006	£143,000
		27/10/2004	£121,500

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Apartment 6, 97, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 2, 11, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
19/02/2016	£116,500	16/02/2015	£96,000
05/10/2011	£93,000	30/04/2010	£75,000
28/10/2004	£87,950		
Apartment 10, 15, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 10, 37, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
21/12/2015	£210,000	14/11/2014	£175,000
22/06/2004	£155,950	25/08/2004	£155,950
Apartment 5, 15, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 1, 93, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
08/06/2015	£115,000	31/07/2014	£108,000
04/06/2004	£95,950	18/05/2009	£87,000
		26/10/2005	£117,000
		28/10/2004	£86,500

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Apartment 6, 37, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 9, 97, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
15/11/2013	£86,000	01/04/2008	£164,888
11/08/2004	£77,950	14/12/2004	£159,950
Apartment 4, 15, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 2, 67, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
15/10/2013	£110,000	23/08/2007	£107,500
28/02/2007	£130,000	17/03/2006	£98,500
04/06/2004	£114,500	24/09/2004	£82,500
Apartment 7, 15, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 2, 33, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
12/09/2012	£115,000	12/01/2007	£130,000
		23/07/2004	£124,950

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Apartment 8, 37, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 10, 97, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
26/04/2006	£132,700	25/11/2004	£155,950
26/08/2004	£113,500		
Apartment 1, 11, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		89, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
24/03/2006	£95,000	04/11/2004	£97,500
Apartment 4, 97, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 11, 97, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
17/02/2006	£129,000	01/11/2004	£120,950
22/10/2004	£114,500		

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Apartment 10, 67, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	Apartment 4, 67, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House								
<table><thead><tr><th>Dates Sold</th><th>Price</th></tr></thead><tbody><tr><td>29/10/2004</td><td>£155,950</td></tr></tbody></table>	Dates Sold	Price	29/10/2004	£155,950	<table><thead><tr><th>Dates Sold</th><th>Price</th></tr></thead><tbody><tr><td>01/10/2004</td><td>£114,500</td></tr></tbody></table>	Dates Sold	Price	01/10/2004	£114,500
Dates Sold	Price								
29/10/2004	£155,950								
Dates Sold	Price								
01/10/2004	£114,500								
Apartment 3, 97, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	Apartment 3, 67, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House								
<table><thead><tr><th>Dates Sold</th><th>Price</th></tr></thead><tbody><tr><td>27/10/2004</td><td>£112,950</td></tr></tbody></table>	Dates Sold	Price	27/10/2004	£112,950	<table><thead><tr><th>Dates Sold</th><th>Price</th></tr></thead><tbody><tr><td>29/09/2004</td><td>£112,950</td></tr></tbody></table>	Dates Sold	Price	29/09/2004	£112,950
Dates Sold	Price								
27/10/2004	£112,950								
Dates Sold	Price								
29/09/2004	£112,950								
Apartment 1, 67, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	Apartment 11, 67, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House								
<table><thead><tr><th>Dates Sold</th><th>Price</th></tr></thead><tbody><tr><td>20/10/2004</td><td>£80,950</td></tr></tbody></table>	Dates Sold	Price	20/10/2004	£80,950	<table><thead><tr><th>Dates Sold</th><th>Price</th></tr></thead><tbody><tr><td>24/09/2004</td><td>£120,950</td></tr></tbody></table>	Dates Sold	Price	24/09/2004	£120,950
Dates Sold	Price								
20/10/2004	£80,950								
Dates Sold	Price								
24/09/2004	£120,950								

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Apartment 2, 63, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 11, 37, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
24/09/2004	£99,950	27/08/2004	£120,950
Apartment 1, 63, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 1, 33, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
24/09/2004	£86,500	16/08/2004	£107,950
Apartment 7, 67, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 3, 37, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
24/09/2004	£121,500	12/08/2004	£112,950

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Apartment 3, 33, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 2, 37, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
11/08/2004	£129,950	06/08/2004	£82,500
Apartment 1, 37, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		Apartment 5, 37, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
11/08/2004	£80,950	02/08/2004	£84,950
Apartment 4, 37, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House		9, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House	
Dates Sold	Price	Dates Sold	Price
11/08/2004	£114,950	09/06/2004	£97,500

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Apartment 6, 15, Rickman Drive, Birmingham, B15 2AL - Flat-Maisonette House

Dates Sold	Price
04/06/2004	£87,950

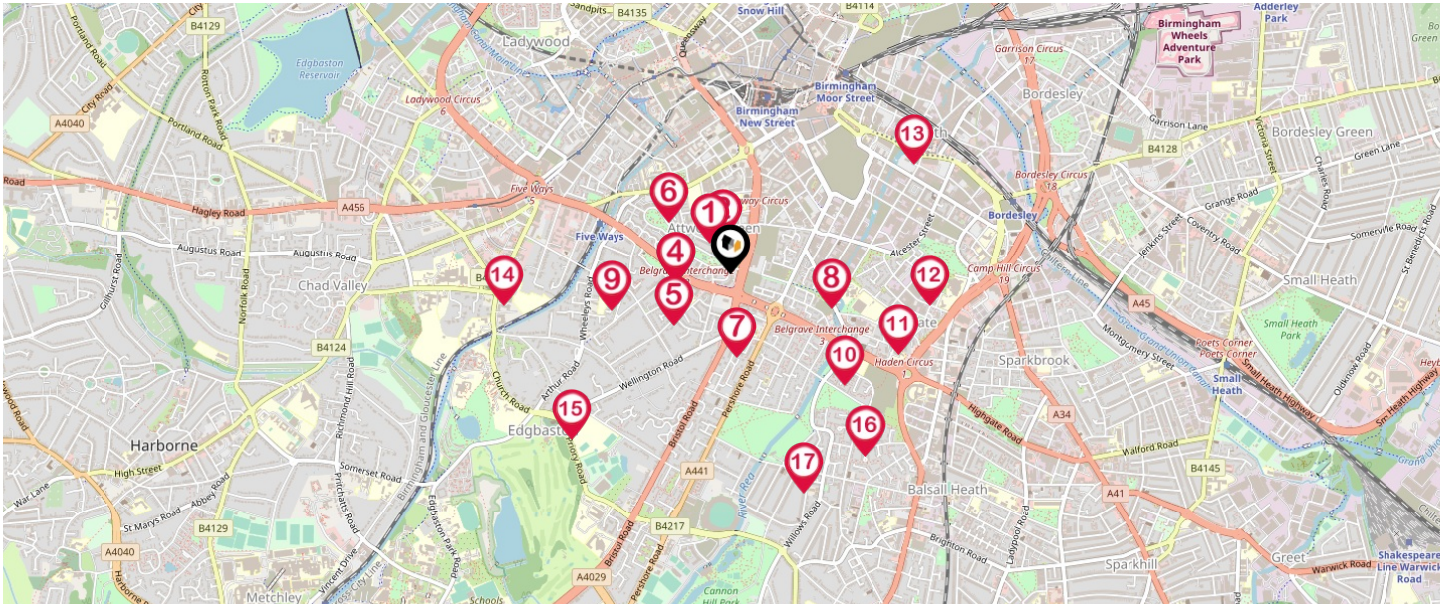
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LOCAL AREA

NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	St Thomas CofE Academy	-	235	0.13 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Catherine of Siena Catholic Primary School	Outstanding	241	0.13 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	James Brindley School	Good	126	0.18 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	St Thomas Centre Nursery School	Outstanding	165	0.18 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oasis Academy Woodview	Requires improvement	379	0.26 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	City Academy	-	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lillian de Lissa Nursery School	Good	117	0.3 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chandos Primary School	Good	463	0.4 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	West House School	-	350	0.43 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Percy Shurmer Academy	Good	442	0.59 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Ark St Alban's Academy	Outstanding	820	0.68 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Calthorpe Teaching Academy	Good	395	0.74 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	South and City College Birmingham	Good	-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	St George's School Edgbaston	-	382	0.81 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15	Priory School	-	421	0.82 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
16	Heath Mount Primary School	Requires improvement	358	0.83 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Cannon Hill Girls' School (Birmingham)	Inadequate	24	0.84 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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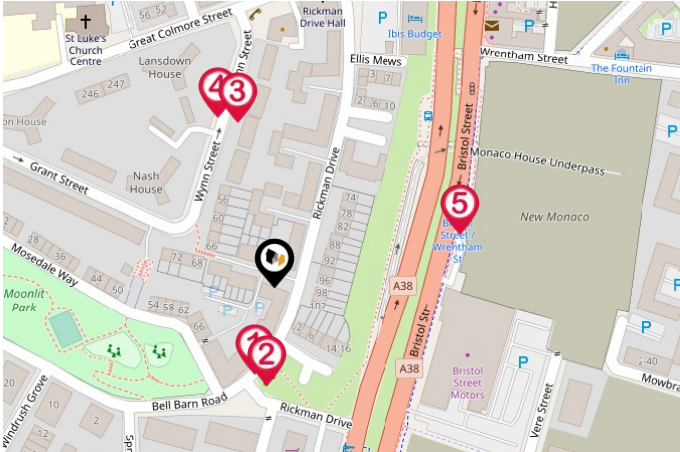
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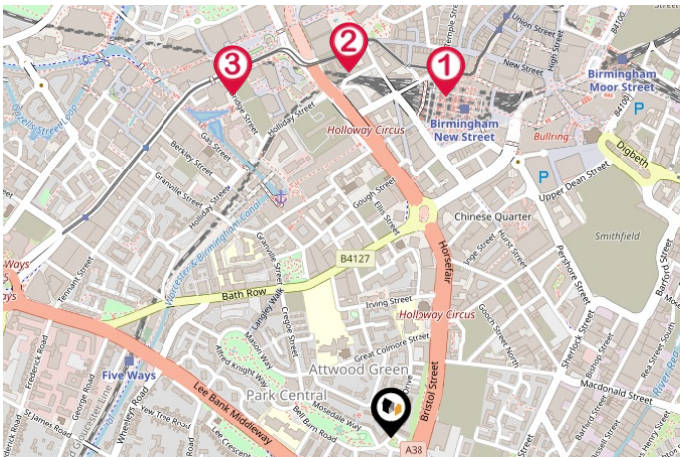
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Bell Barn Rd | 0.04 miles
- 2 - Bell Barn Rd | 0.04 miles
- 3 - The Colwyn | 0.08 miles
- 4 - The Colwyn | 0.08 miles
- 5 - Wrentham St | 0.09 miles



LOCAL CONNECTIONS

- 1 - Grand Central New Street (Midland Metro Stop) | 0.63 miles
- 2 - Town Hall (Midlands Metro Stop) | 0.66 miles
- 3 - Centenary Square (Midlands Metro Stop) | 0.68 miles

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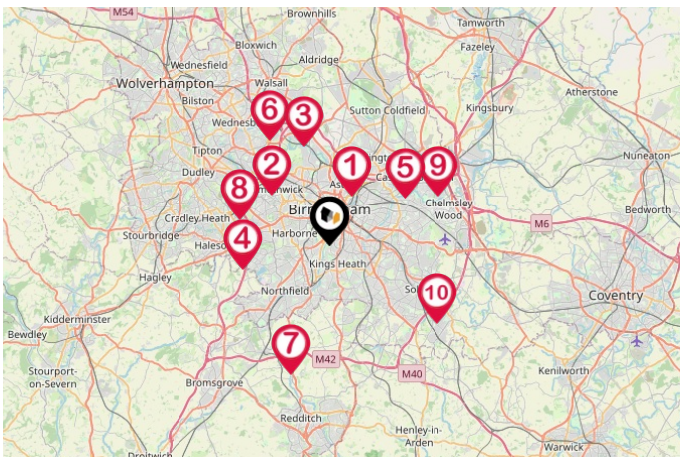
LOCAL AREA

NEAREST TRANSPORT LINKS



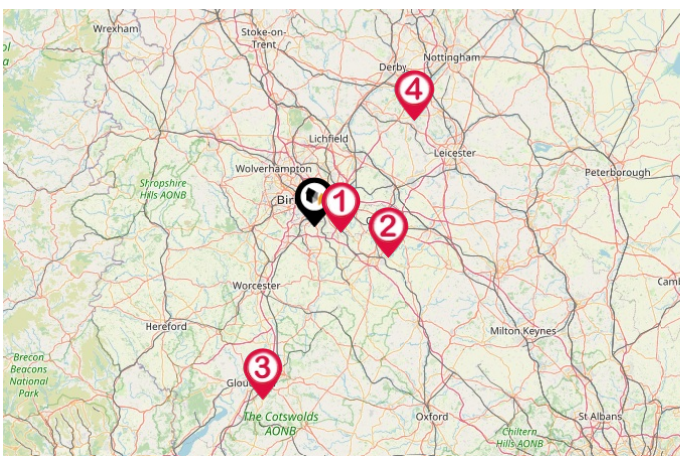
NATIONAL RAIL STATIONS

- 1 - Birmingham New Street Rail Station | 0.57 miles
- 2 - Five Ways Rail Station | 0.48 miles
- 3 - Birmingham Moor Street Rail Station | 0.76 miles



TRUNK ROADS/MOTORWAYS

- 1 - M6 J6 | 3.26 miles
- 2 - M5 J1 | 4.27 miles
- 3 - M6 J7 | 5.89 miles
- 4 - M5 J3 | 4.94 miles
- 5 - M6 J5 | 5.34 miles
- 6 - M6 J8 | 6.91 miles
- 7 - M42 J2 | 7.72 miles
- 8 - M5 J2 | 5.19 miles
- 9 - M6 J4A | 7.06 miles
- 10 - M42 J5 | 7.81 miles



AIRPORTS/HELIPADS

- 1 - Birmingham International Airport | 7.28 miles
- 2 - Coventry Airport | 19.34 miles
- 3 - Gloucestershire Airport | 41.35 miles
- 4 - East Midlands Airport | 34.45 miles

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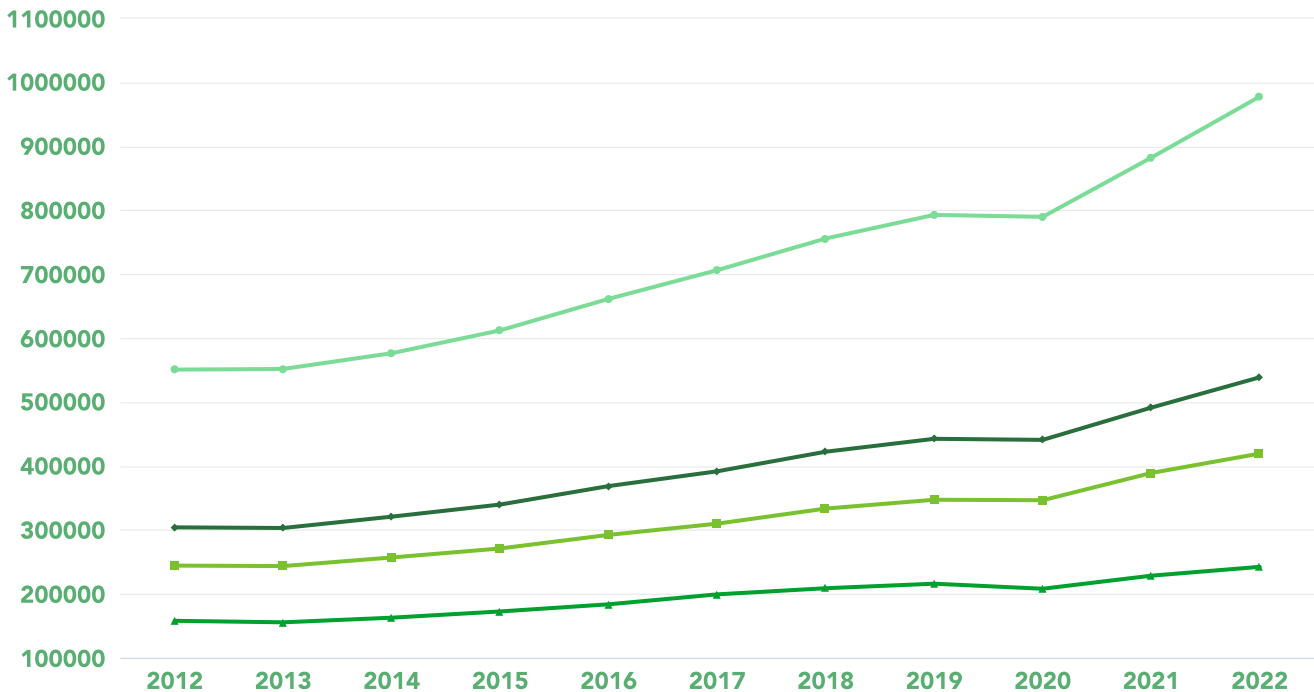
Birmingham
 07581 875215
 dean.coleman@exp.uk.com
 https://exp-uk.co.uk

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LOCAL MARKET

HOUSE PRICE STATISTICS FOR B15

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 53.42%



TERRACED
+ 71.73%



SEMI-DETACHED
+ 77.16%



DETACHED
+ 77.53%

£190,000

Asking Price

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About Us

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.

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TESTIMONIALS

WHAT OUR CLIENTS THINK

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!

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DATA QUALITY

Dean Coleman Powered By eXp is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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

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