

DEAN COLEMAN



Bespoke Estate Agent

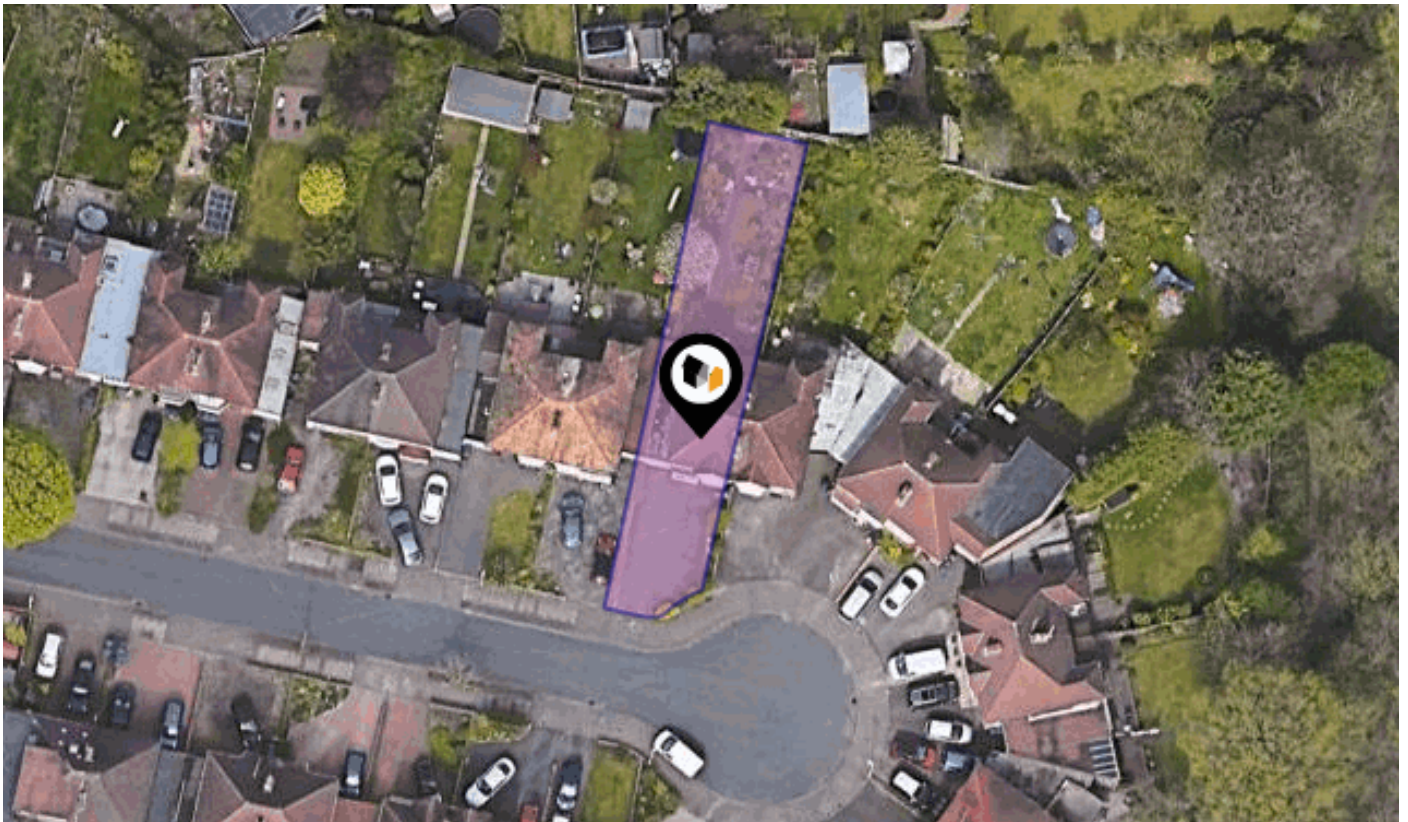


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th February 2024



FARLOW ROAD, BIRMINGHAM, B31

Offers Over : £280,000

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Birmingham

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Wow, what potential this lovely semi-detached home has. Location being super important, the property occupies a position in a quiet cul-de-sac, within easy reach of the historic Kings Norton Village Green with a array of shops, boutique cafes, pubs and restaurant, plus Northfield Train Station.

Offering No Chain and being Freehold is extra incentive to purchase this property which you could make into the most fabulous of family homes. Presented in a very clean and tidy condition you could move in, putting your own stamp on its spacious rooms and even extend (STP) to create even more space for a growing family.

New owners will benefit from: a porch, entrance hall with stairs to the first floor and a store cupboard, two reception rooms one with a lovely bay window to front elevation, the rear reception room being extended and having slide doors out to the patio and rear garden. Also to the ground there is an extended galley kitchen which has been modernised and having store cupboard, with a door out to a separate utility room, being able to access both a garage to the front with downstairs toilet and door to the rear garden. The first floor offers three excellent bedrooms off its good size landing with window to side elevation, allowing light to flood in, also having a separate toilet to its spacious family bathroom. A great feature to this home, if it hasn't been listed already, is its large rear garden which being both private and secure is a super space for entertaining and children to play. With households nowadays having on average two cars, you'll be delighted to know there is space to the front to hold multiple vehicles for the household itself or guests, not to mention its large garage to the side.

Looking at homes in this sought-after area, many have chosen to extend over the already existing garage (STP & Build Regs) to make a truly superior family home.

Its location offers catchment for a wide range of schools, nurseries and a college (see the Key Facts For Buyers brochure) plus transport links such as Northfield Train Station which occupies the Central Line into Birmingham City Centre and Redditch, stopping at major points of interest such as (but not limited to) Bournville Village, Birmingham University, Queen Elizabeth Hospital, Five Ways and New Street Grand Central (see the Key Facts For Buyers Brochure).

This is a superb opportunity for buyers to secure a home with huge potential in a highly sought after area, bordering the beautiful villages of Kings Norton and Bournville plus being accessible to major shopping centres of Longbridge Village and Northfield Town Centre.

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Property




Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.08 acres
Council Tax : Band C
Annual Estimate: £1,614
Title Number: WM92311
UPRN: 100070362750

Offers Over: £280,000
Tenure: Freehold





Local Area

Local Authority: Birmingham
Conservation Area: No
Flood Risk:
 ● Rivers & Seas Very Low
 ● Surface Water Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

12 mb/s **80** mb/s **1000** mb/s
  

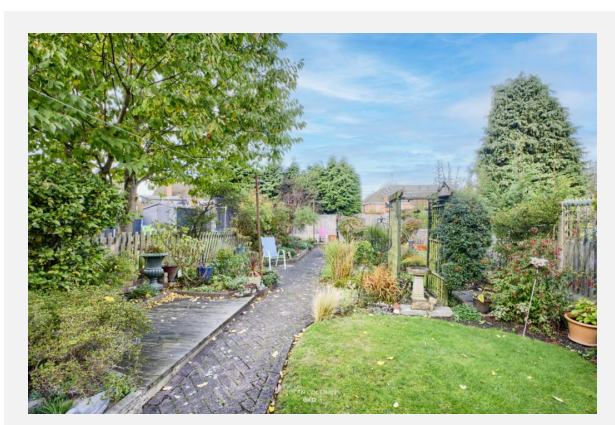
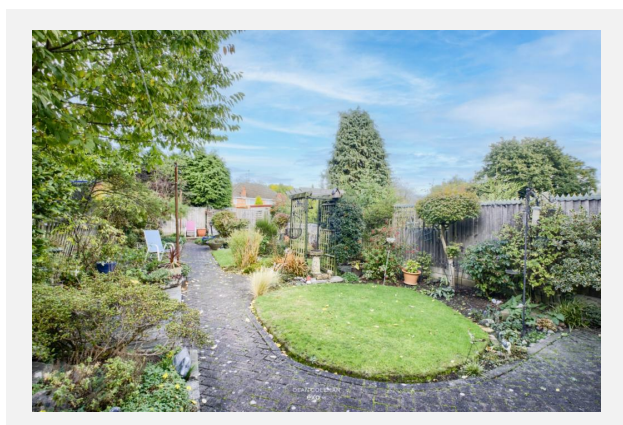
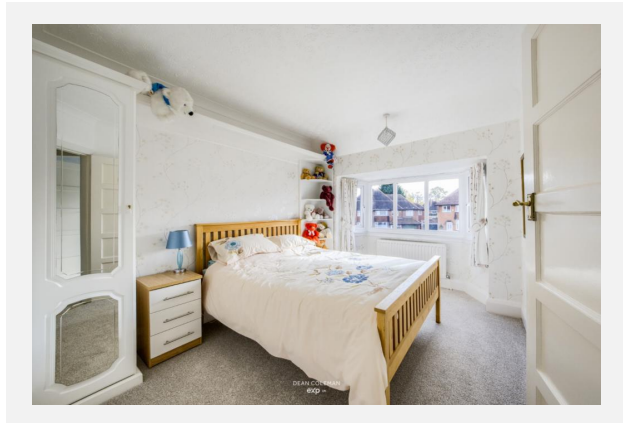
Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:



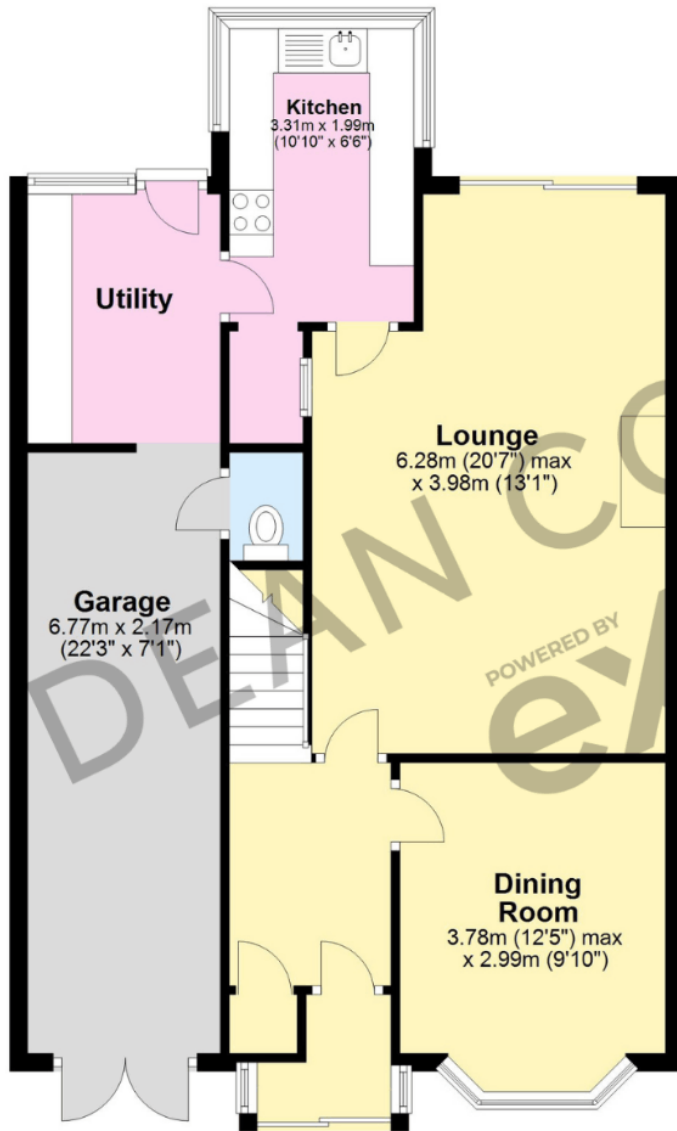




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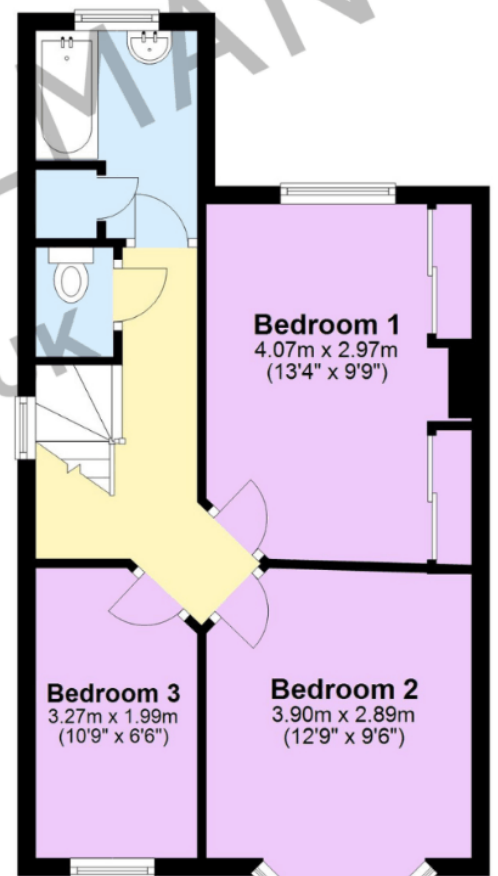
Ground Floor

Approx. 74.1 sq. metres (798.1 sq. feet)

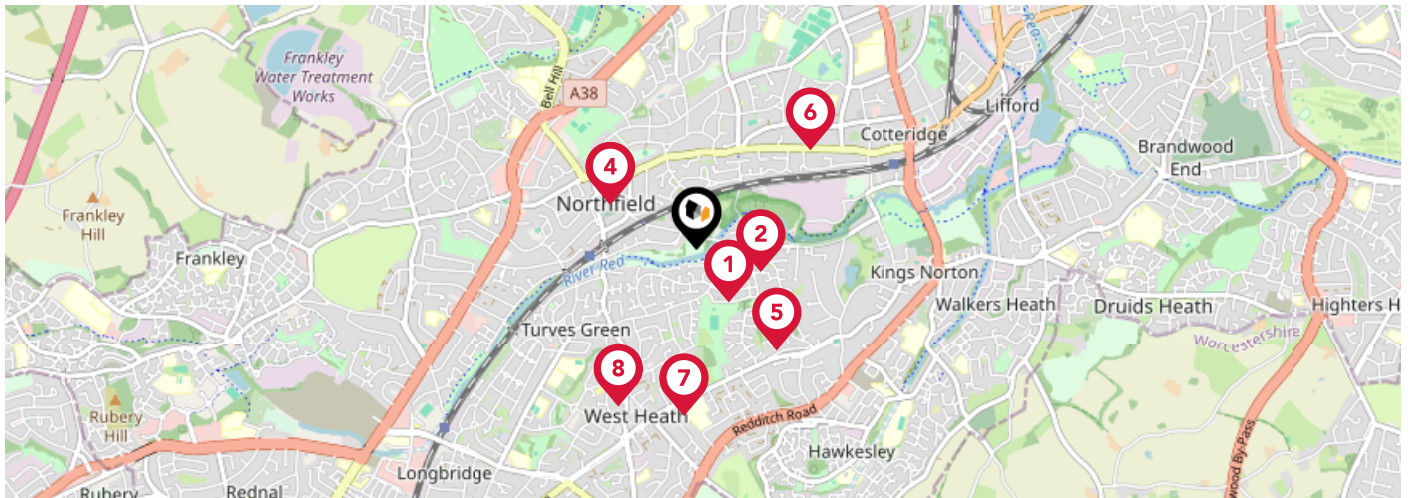










First Floor

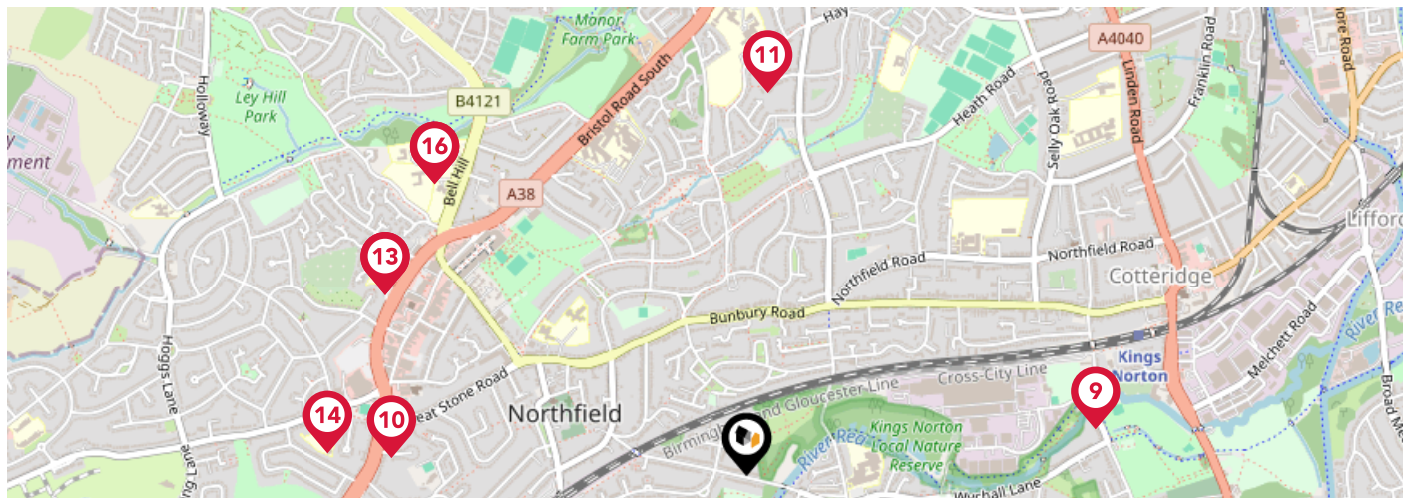
Approx. 40.3 sq. metres (434.1 sq. feet)



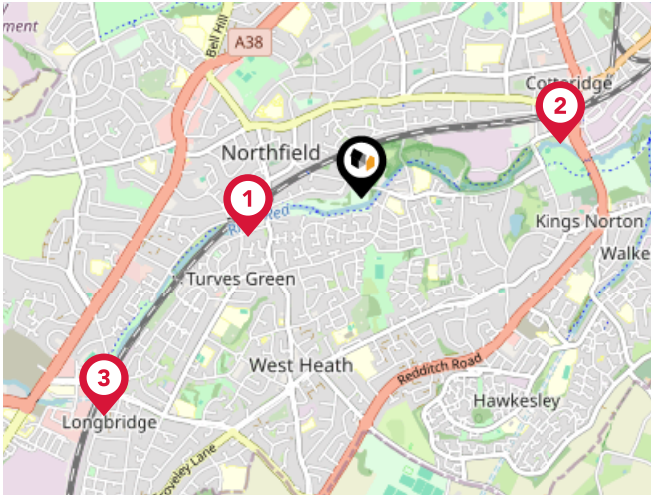
Total area: approx. 114.5 sq. metres (1232.2 sq. feet)



		Nursery	Primary	Secondary	College	Private
	Wychall Primary School Ofsted Rating: Good Pupils: 407 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1147 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Church Infant School Ofsted Rating: Good Pupils: 270 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Church Junior School Ofsted Rating: Good Pupils: 360 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairway Primary Academy Ofsted Rating: Good Pupils: 205 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Norton Boys' School Ofsted Rating: Good Pupils: 654 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Heath Primary School Ofsted Rating: Good Pupils: 404 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Heath Nursery School Ofsted Rating: Good Pupils: 133 Distance:0.79	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

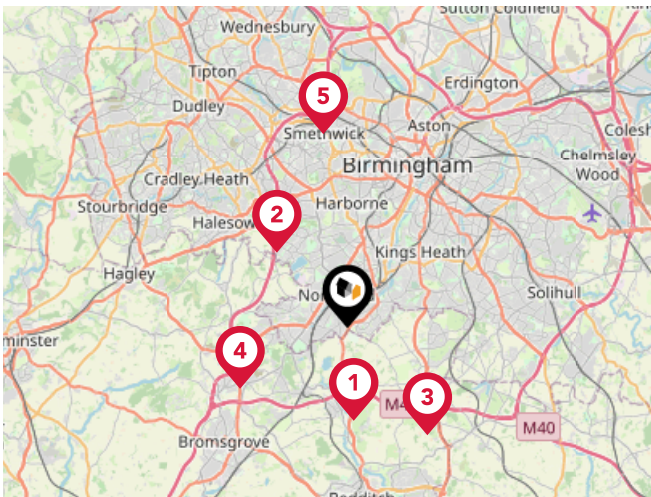


	Nursery	Primary	Secondary	College	Private
<p>9 Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Edge Academy Ofsted Rating: Good Pupils: 6 Distance:0.8</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Bournville School Ofsted Rating: Requires Improvement Pupils: 720 Distance:0.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Bellfield Infant School (NC) Ofsted Rating: Good Pupils: 203 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Bellfield Junior School Ofsted Rating: Good Pupils: 315 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Brigid's Catholic Primary School Ofsted Rating: Good Pupils: 452 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Victoria College Ofsted Rating: Not Rated Pupils:0 Distance:0.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Longwill A Primary School for Deaf Children Ofsted Rating: Good Pupils: 61 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



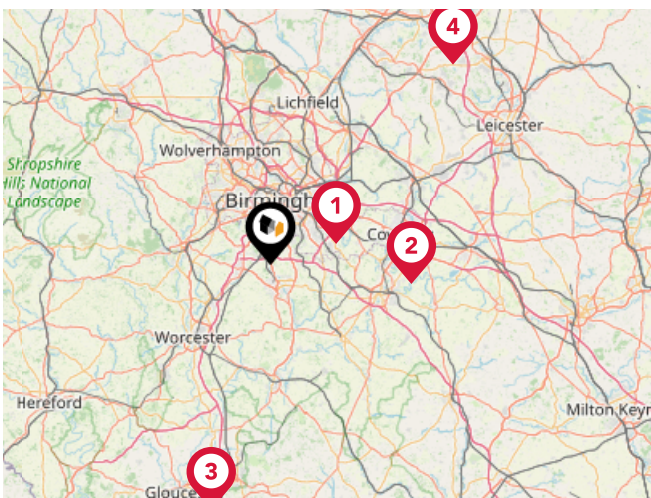
National Rail Stations

Pin	Name	Distance
1	Northfield Rail Station	0.54 miles
2	Kings Norton Rail Station	0.93 miles
3	Longbridge Rail Station	1.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	3.38 miles
2	M5 J3	3.73 miles
3	M42 J3	4.81 miles
4	M5 J4	4.51 miles
5	M5 J1	7.09 miles



Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	9.83 miles
2	Coventry Airport	20.43 miles
3	Gloucestershire Airport	36.85 miles
4	East Midlands Airport	38.93 miles

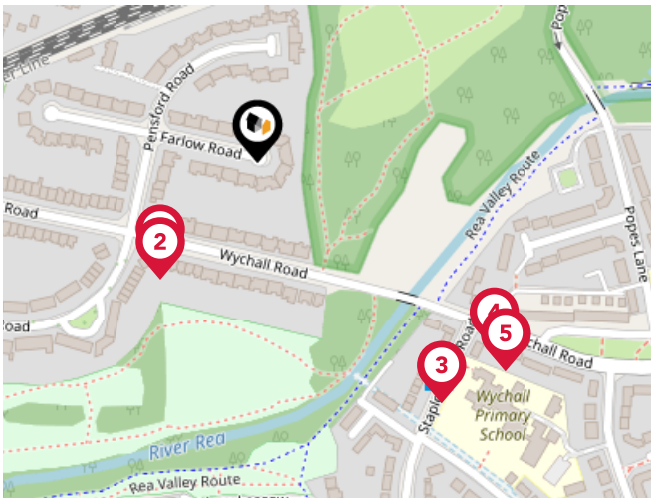
Area

Transport (Local)

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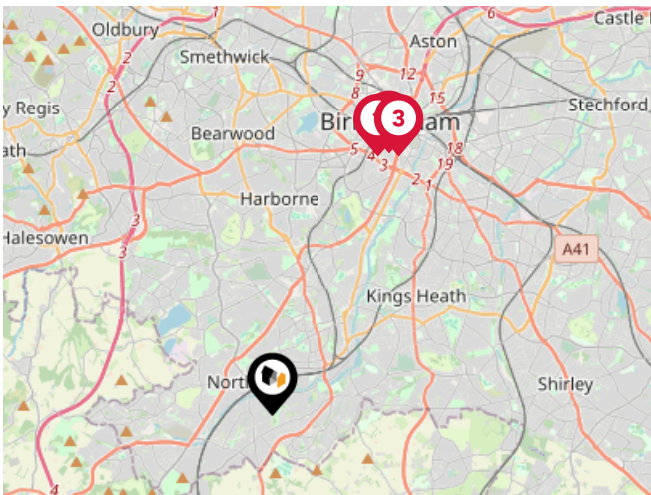
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Bus Stops/Stations

Pin	Name	Distance
1	Middlemore Road	0.08 miles
2	Middlemore Road	0.09 miles
3	Wychall Farm School	0.17 miles
4	Popes Lane	0.17 miles
5	Popes Lane	0.18 miles



Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	5.08 miles
2	Town Hall (Midlands Metro Stop)	5.19 miles
3	Grand Central New Street (Midland Metro Stop)	5.23 miles

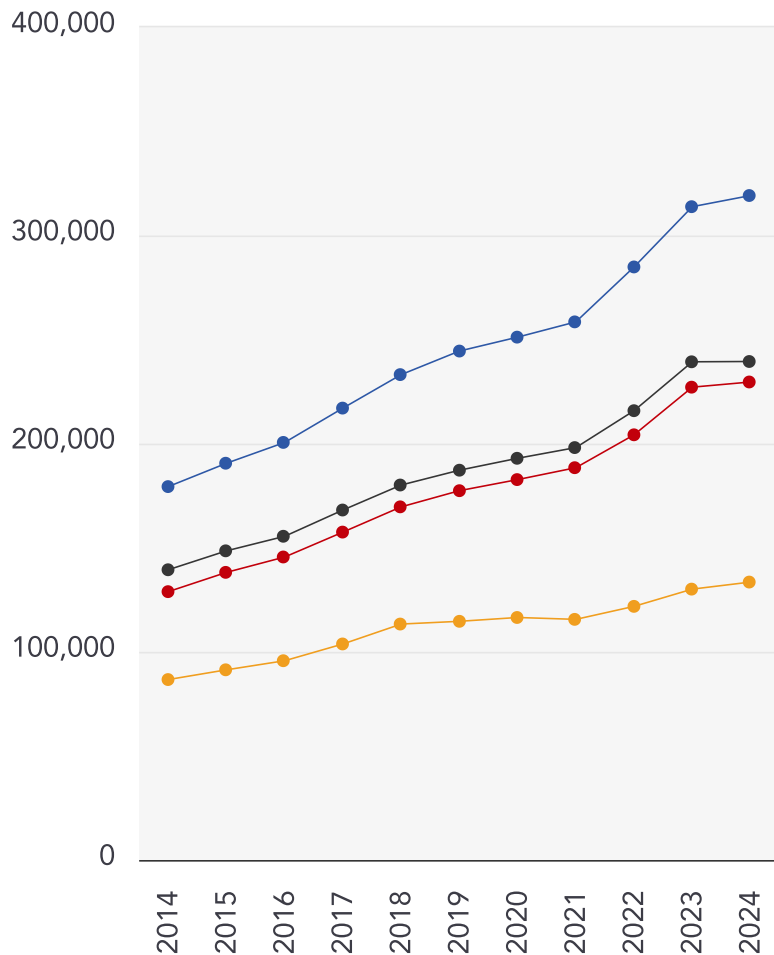
37, Farlow Road, Birmingham, B31 3AH				Semi-detached House
Last Sold Date:	15/07/2022	21/12/2020	28/03/2018	
Last Sold Price:	£333,000	£200,000	£185,000	
55, Farlow Road, Birmingham, B31 3AH				Semi-detached House
Last Sold Date:	24/11/2020			
Last Sold Price:	£175,000			
51, Farlow Road, Birmingham, B31 3AH				Semi-detached House
Last Sold Date:	21/05/2020	29/04/1996		
Last Sold Price:	£210,000	£58,000		
49, Farlow Road, Birmingham, B31 3AH				Semi-detached House
Last Sold Date:	29/10/2018			
Last Sold Price:	£197,000			
41, Farlow Road, Birmingham, B31 3AH				Semi-detached House
Last Sold Date:	27/04/2018	01/06/2011	20/12/2004	
Last Sold Price:	£233,000	£161,000	£157,000	
33, Farlow Road, Birmingham, B31 3AH				Semi-detached House
Last Sold Date:	14/08/2015			
Last Sold Price:	£235,000			
23, Farlow Road, Birmingham, B31 3AH				Semi-detached House
Last Sold Date:	22/05/2014	30/05/2008		
Last Sold Price:	£178,000	£150,000		
53, Farlow Road, Birmingham, B31 3AH				Terraced House
Last Sold Date:	28/11/2011	26/03/2004		
Last Sold Price:	£157,500	£152,000		
31, Farlow Road, Birmingham, B31 3AH				Semi-detached House
Last Sold Date:	20/12/2010			
Last Sold Price:	£142,500			
57, Farlow Road, Birmingham, B31 3AH				Semi-detached House
Last Sold Date:	20/03/2009			
Last Sold Price:	£108,500			
35, Farlow Road, Birmingham, B31 3AH				Semi-detached House
Last Sold Date:	16/10/2008			
Last Sold Price:	£142,000			
59, Farlow Road, Birmingham, B31 3AH				Semi-detached House
Last Sold Date:	07/03/2008			
Last Sold Price:	£101,000			

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

5, Farlow Road, Birmingham, B31 3AH	Terraced House
Last Sold Date:	11/10/2004
Last Sold Price:	£147,500
29, Farlow Road, Birmingham, B31 3AH	Semi-detached House
Last Sold Date:	06/12/2002
Last Sold Price:	£120,000
45, Farlow Road, Birmingham, B31 3AH	Semi-detached House
Last Sold Date:	17/07/2000
Last Sold Price:	£72,000
3, Farlow Road, Birmingham, B31 3AH	Terraced House
Last Sold Date:	18/02/2000
Last Sold Price:	£80,000
27, Farlow Road, Birmingham, B31 3AH	Terraced House
Last Sold Date:	04/03/1998
Last Sold Price:	£68,000

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%

Terraced

+71.75%

Semi-Detached

+78.12%

Flat

+54.03%

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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

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.

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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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