

DEAN COLEMAN



Bespoke Estate Agent

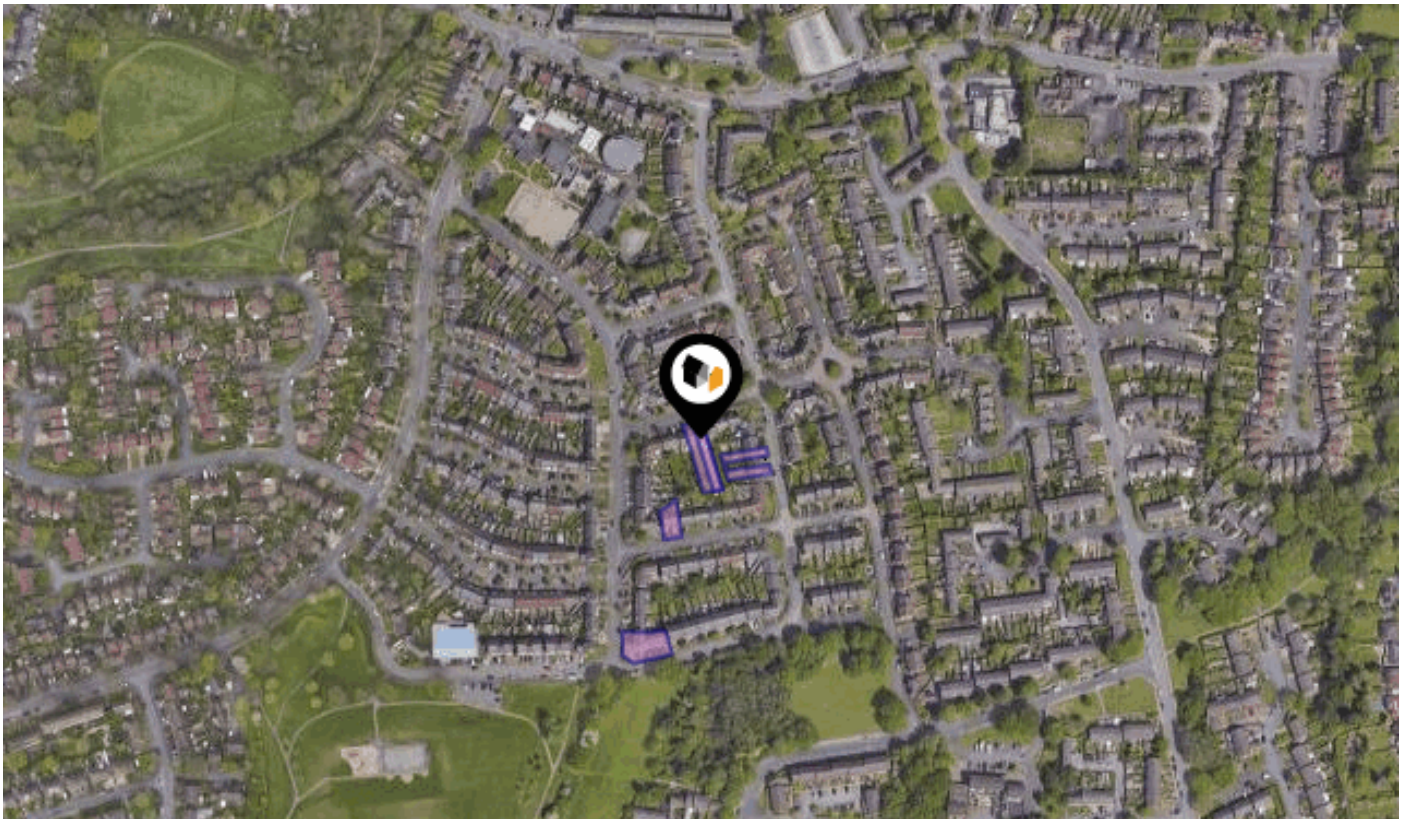


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th April 2023



GRIMLEY ROAD, BIRMINGHAM, B31

Price Estimate : £300,000

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Birmingham

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

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Are you looking for a property that offers immediate space for your growing family, multiple bathrooms/toilets so there's no queuing during the morning rush and in a super convenient location for schools, transport links and amenities? Then this, is that perfect semi-detached home!

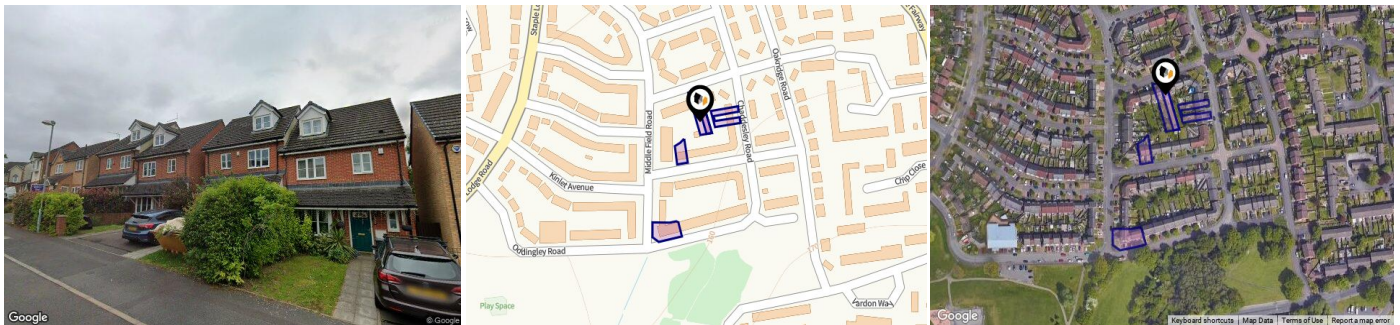
Grimley Road is located on a modern estate in Northfield, right on the border of Kings Norton and just a short distance to the historic Kings Norton Village Green itself. Furthermore, Northfield High Street with its wide variety of amenities, is also within easy reach.

Thinking about educational needs? There are a number of nurseries and schools dotted around the area, with Cadbury College also being easily accessible. In particular, the "outstanding" Kings Norton Primary and Girls Senior School are both within easy reach.

For the commuter, there is a bus providing access directly into Birmingham City Centre and then Longbridge in the opposite direction, plus access to the Village of Cotteridge where more bus links are available providing links all over Birmingham. Both Northfield and Kings Norton Train Stations are circa half a mile away too, occupying the Central Line serving stations such as, but not limited to: Redditch, Bournville, Birmingham University & Queen Elizabeth Hospital, Five Ways and New Street Grand Central, continuing to Lichfield Trent Valley.

The wide open space of West Heath park is just a few hundred yards away, as is the famous and idyllic Rea Valley route; a great and popular route for walkers, joggers, cyclists & dog walkers.

New homeowners benefit from: an entrance hall with door to a guest toilet plus stairs leading up to the first floor. The lounge with double glazed window to front aspect also benefits from under stairs storage. There is a stunning fitted kitchen with dining space; the kitchen itself having plenty of worktop space, cupboards and space for a range of appliances such as: dishwasher, washing machine and fridge freezer. There is an integrated electric hob with extractor fan over with separate oven and grill. The conservatory stretches the full width of the house and has fabulous bi-folding doors making for a wonderful, light and airy space for relaxing or entertaining. To the First Floor can be found two double bedrooms, one having a spacious and modernised en-suite shower room and furthermore, a family bathroom is also located on this floor. To the Second Floor are two further double bedrooms both with bay windows giving that feeling of more space. This floor also benefits from having lots of storage space in its eaves which serve as loft space. The wonderful rear garden is south facing, private and enclosed with a large patio area perfect relaxing and entertaining, with a large lawn area too which would be great for those gardens toys such as swings and trampolines. The front of this superb home has Off Road Parking for one car, but having potential to increase

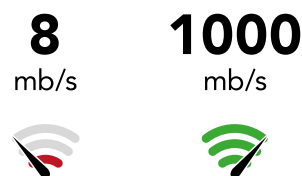


Property

Type:	Semi-Detached	Last Sold £/ft²:	£67
Bedrooms:	4	Price Estimate:	£300,000
Floor Area:	1,216 ft ² / 113 m ²	Tenure:	Freehold
Plot Area:	0.52 acres		
Council Tax :	Band C		
Annual Estimate:	£1,614		
Title Number:	WM937177		
UPRN:	100070388453		

Local Area

Local Authority:	Birmingham	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)
Flood Risk:	Very Low	
Conservation Area:	No	

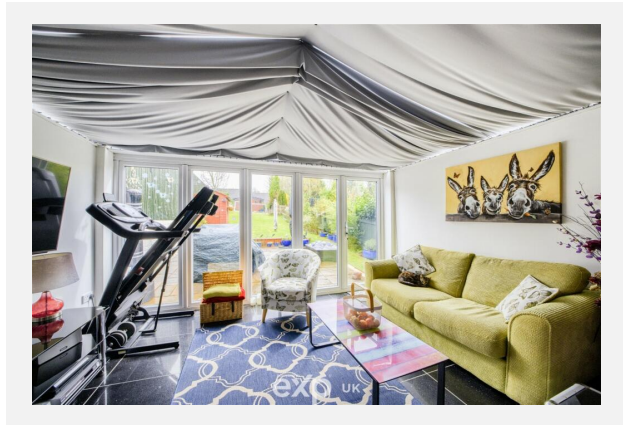
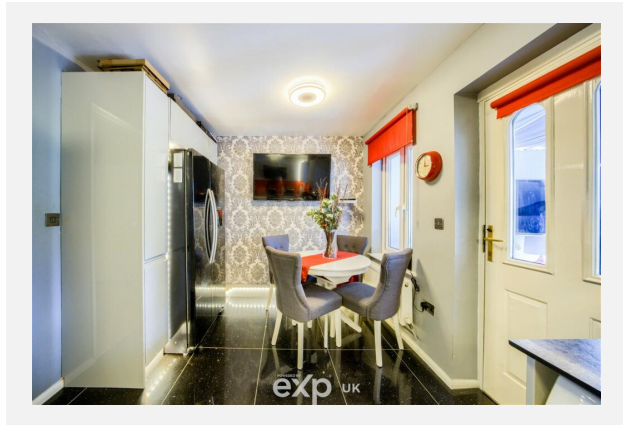
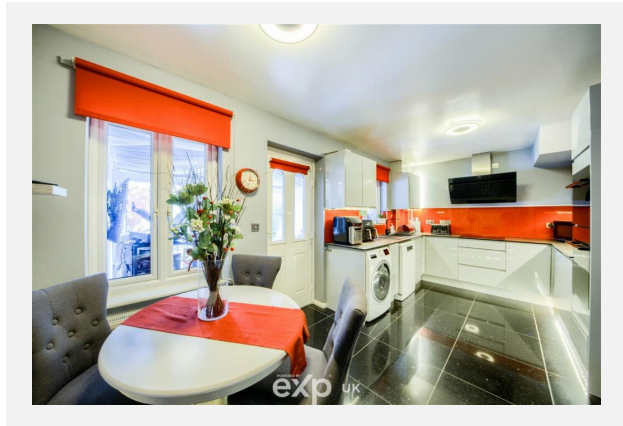
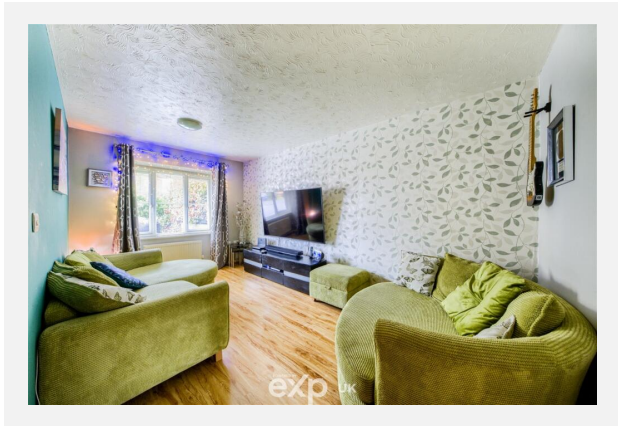
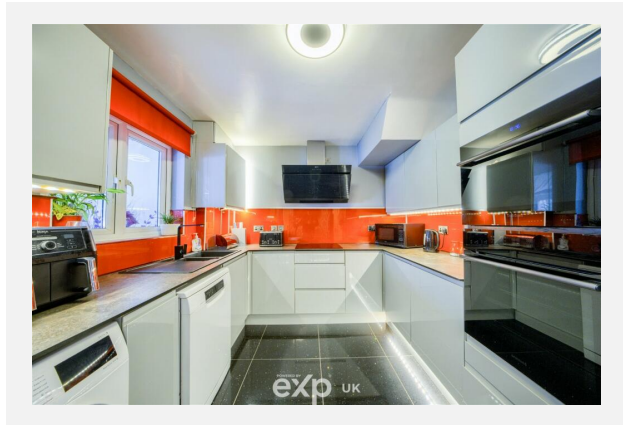


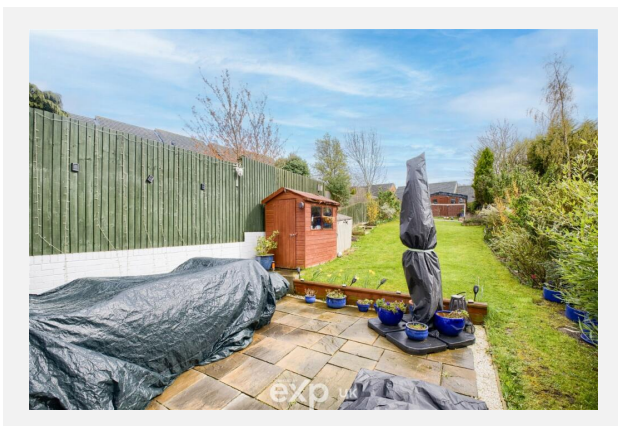
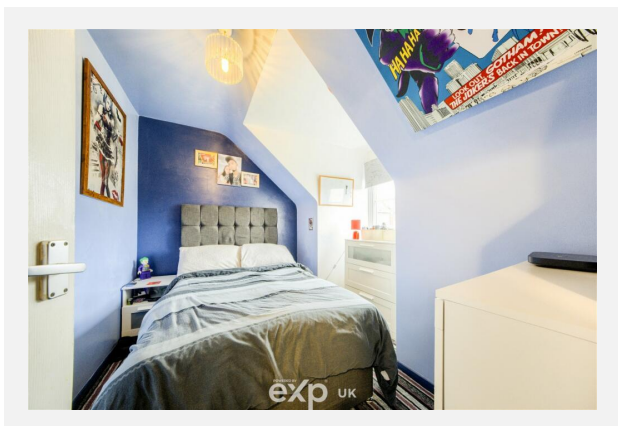
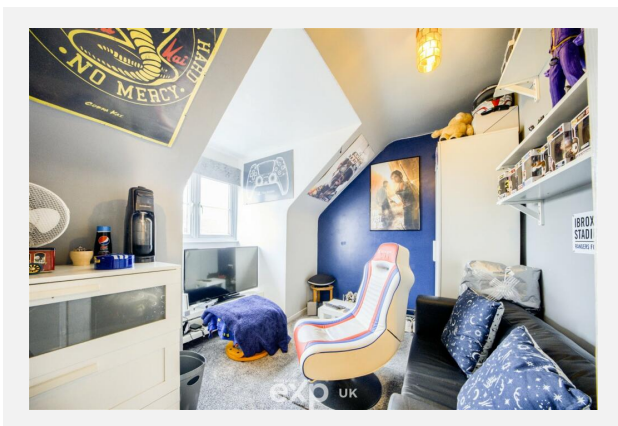
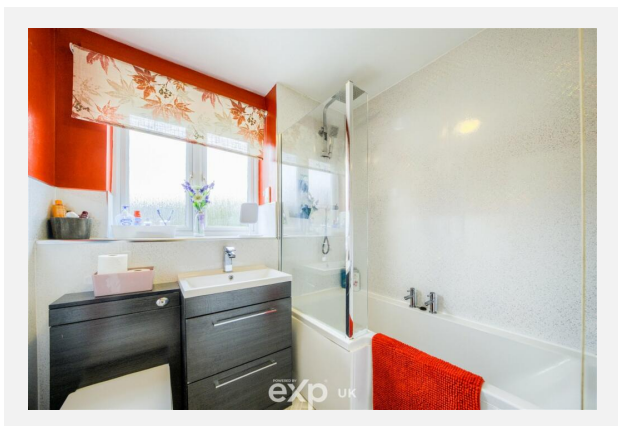
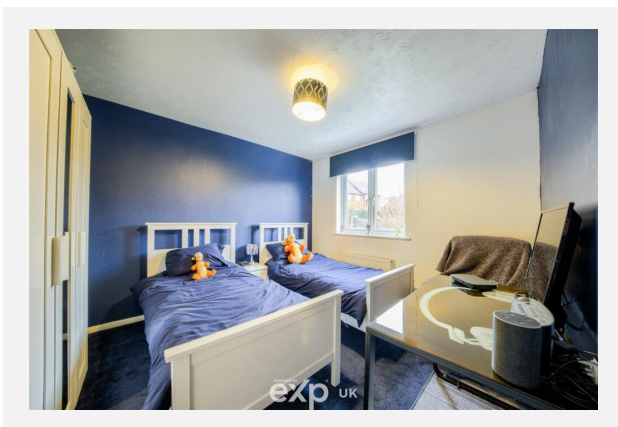
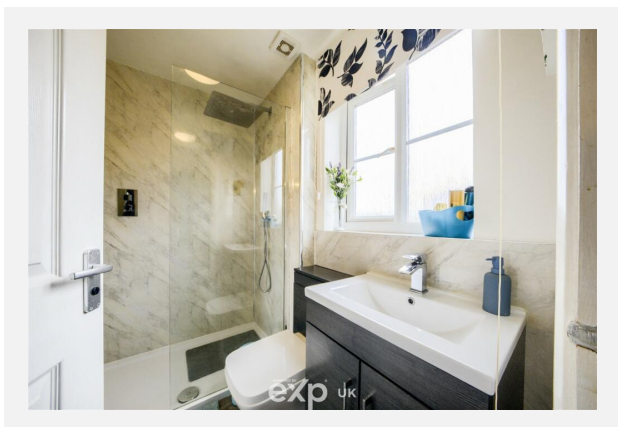
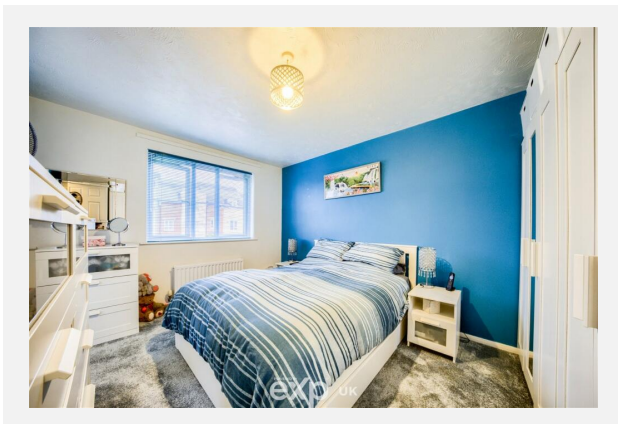
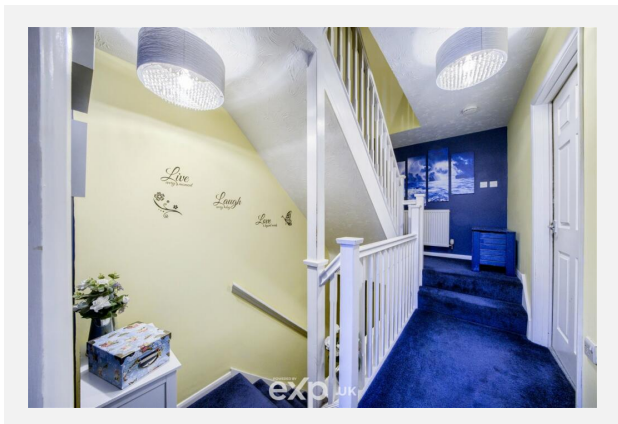
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





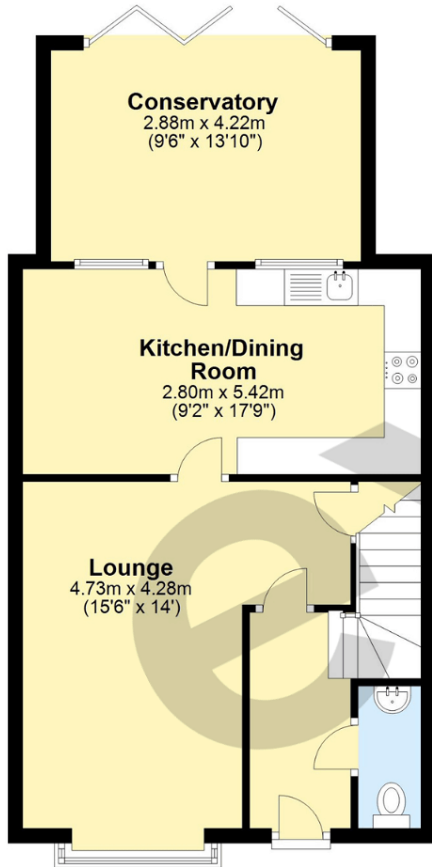




GRIMLEY ROAD, BIRMINGHAM, B31

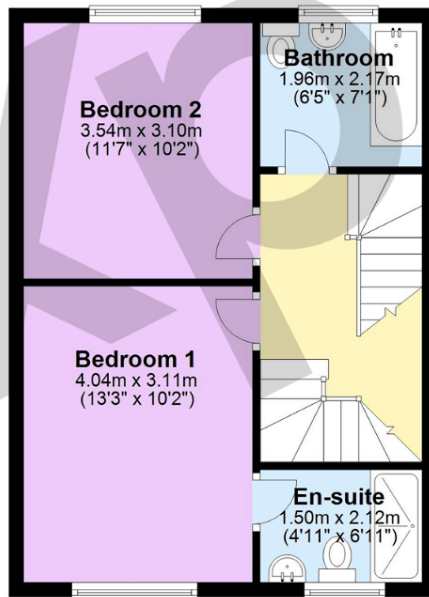
Ground Floor

Approx. 54.2 sq. metres (583.4 sq. feet)



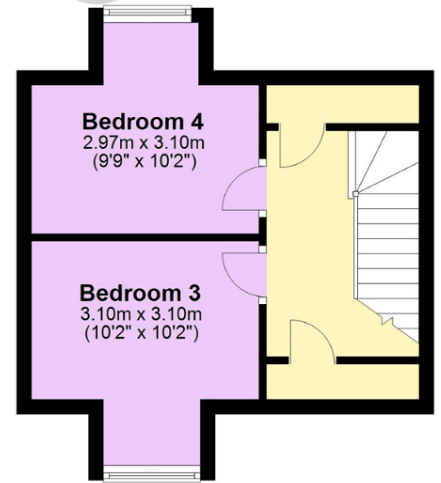
First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



Second Floor

Approx. 24.6 sq. metres (265.1 sq. feet)



Total area: approx. 120.1 sq. metres (1292.8 sq. feet)

BIRMINGHAM, B31

Energy rating

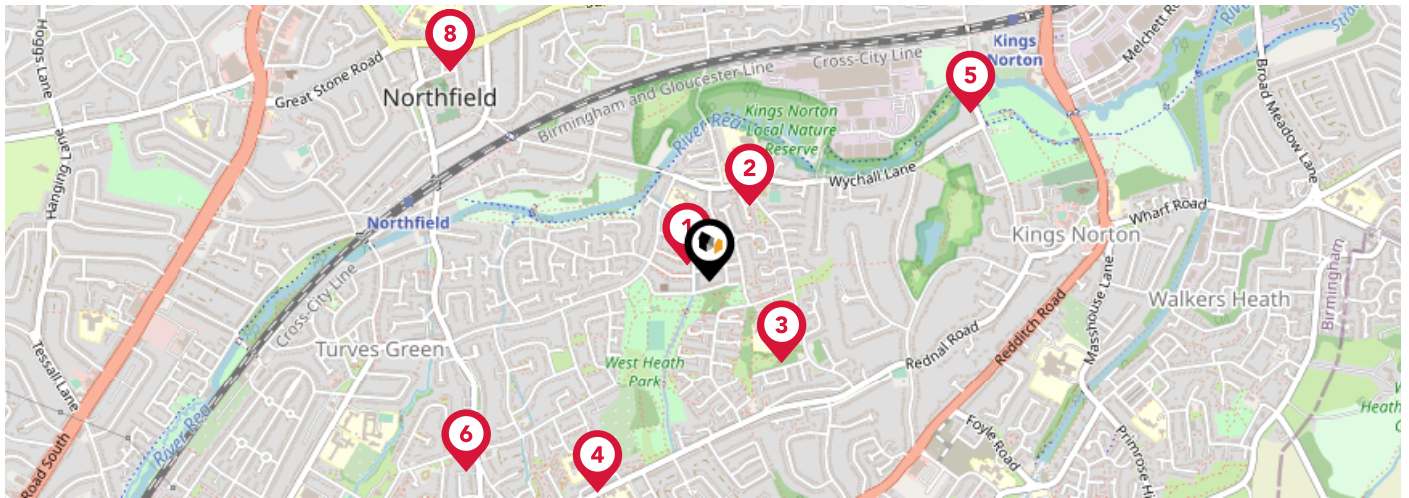
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Valid until 13.04.2033

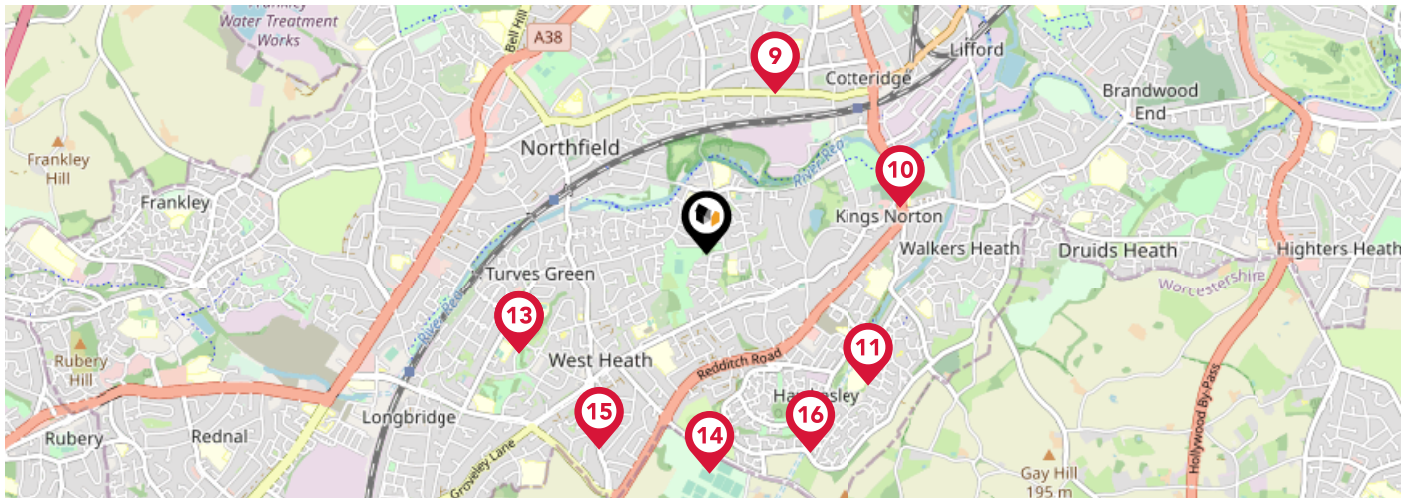
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

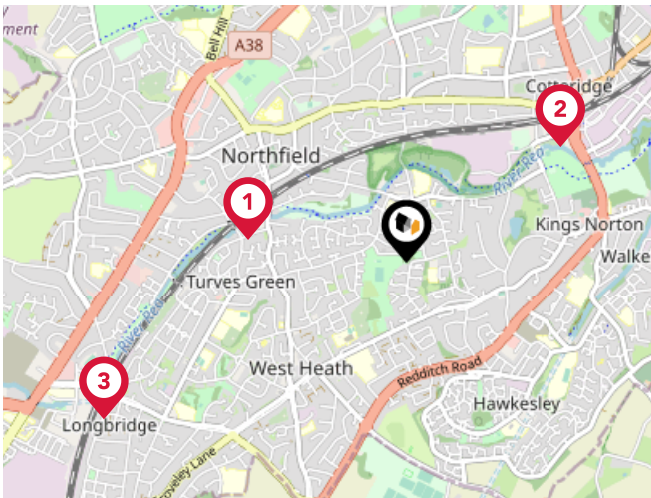
Property Type:	Semi-detached house
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 93% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	113 m ²






	Nursery	Primary	Secondary	College	Private
<p>1 Wychall Primary School Ofsted Rating: Good Pupils: 407 Distance:0.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1147 Distance:0.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Fairway Primary Academy Ofsted Rating: Good Pupils: 205 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 West Heath Primary School Ofsted Rating: Good Pupils: 404 Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 West Heath Nursery School Ofsted Rating: Good Pupils: 133 Distance:0.7</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Laurence Church Infant School Ofsted Rating: Good Pupils: 270 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Laurence Church Junior School Ofsted Rating: Good Pupils: 360 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

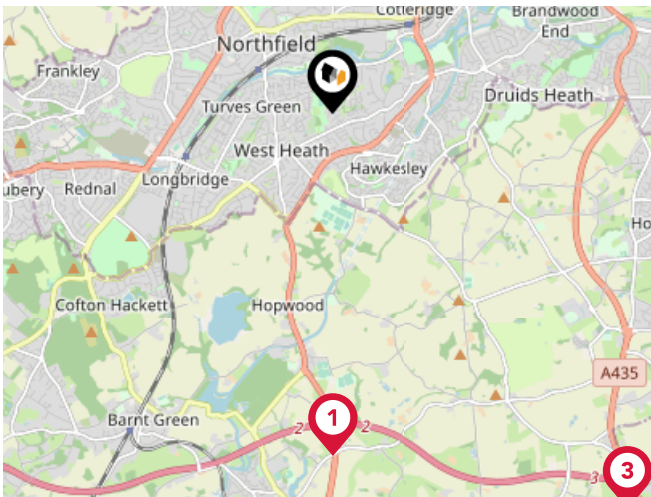


		Nursery	Primary	Secondary	College	Private
	King's Norton Boys' School Ofsted Rating: Good Pupils: 654 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Norton Junior and Infant School Ofsted Rating: Good Pupils: 409 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ark Kings Academy Ofsted Rating: Inadequate Pupils: 827 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turves Green Primary School Ofsted Rating: Good Pupils: 389 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turves Green Girls' School Ofsted Rating: Good Pupils: 649 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Ways School Ofsted Rating: Good Pupils: 12 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils:0 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hawkesley Church Primary Academy Ofsted Rating: Good Pupils: 223 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








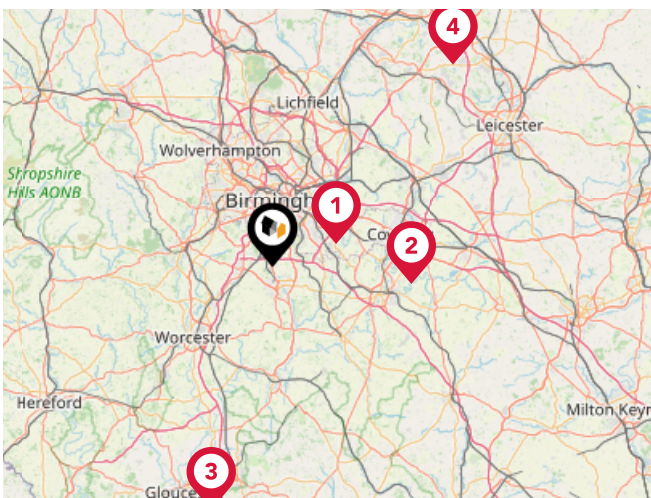
National Rail Stations

Pin	Name	Distance
	Northfield Rail Station	0.72 miles
	Kings Norton Rail Station	0.87 miles
	Longbridge Rail Station	1.54 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M42 J2	3.11 miles
	M5 J3	4.07 miles
	M42 J3	4.47 miles
	M5 J4	4.56 miles
	M42 J1	5.35 miles



Airports/Helipads

Pin	Name	Distance
	Birmingham International Airport	9.73 miles
	Coventry Airport	20.19 miles
	Gloucestershire Airport	36.63 miles
	East Midlands Airport	39 miles

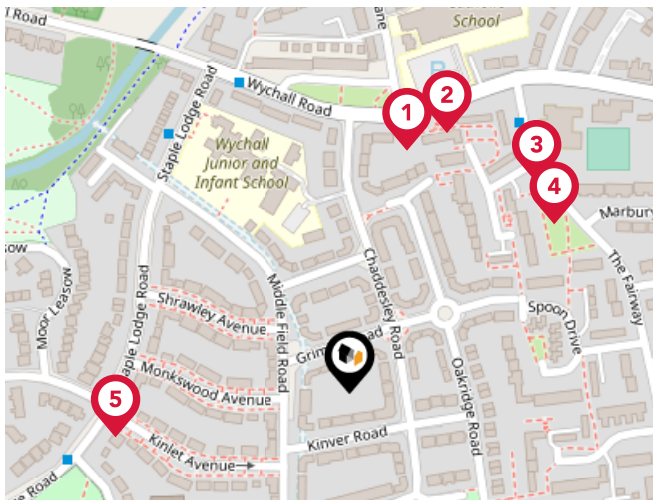
Area

Transport (Local)

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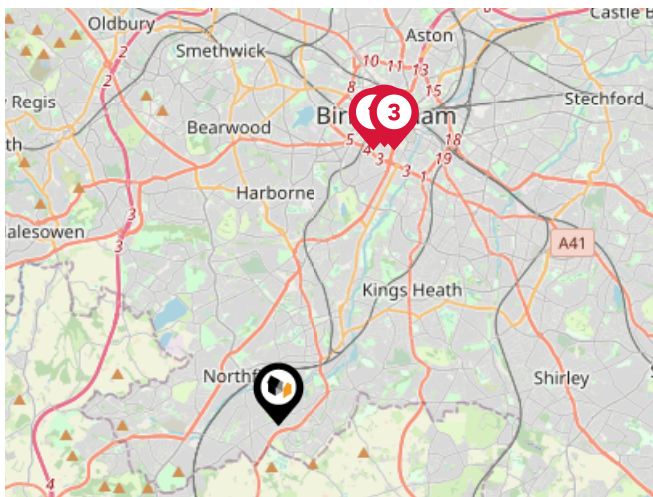
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Bus Stops/Stations

Pin	Name	Distance
1	St Thomas Aquinas School	0.14 miles
2	St Thomas Aquinas School	0.16 miles
3	Wychall Lane	0.16 miles
4	Wychall Lane	0.15 miles
5	Oddingley Rd	0.13 miles



Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	5.26 miles
2	Town Hall (Midlands Metro Stop)	5.37 miles
3	Grand Central New Street (Midland Metro Stop)	5.4 miles

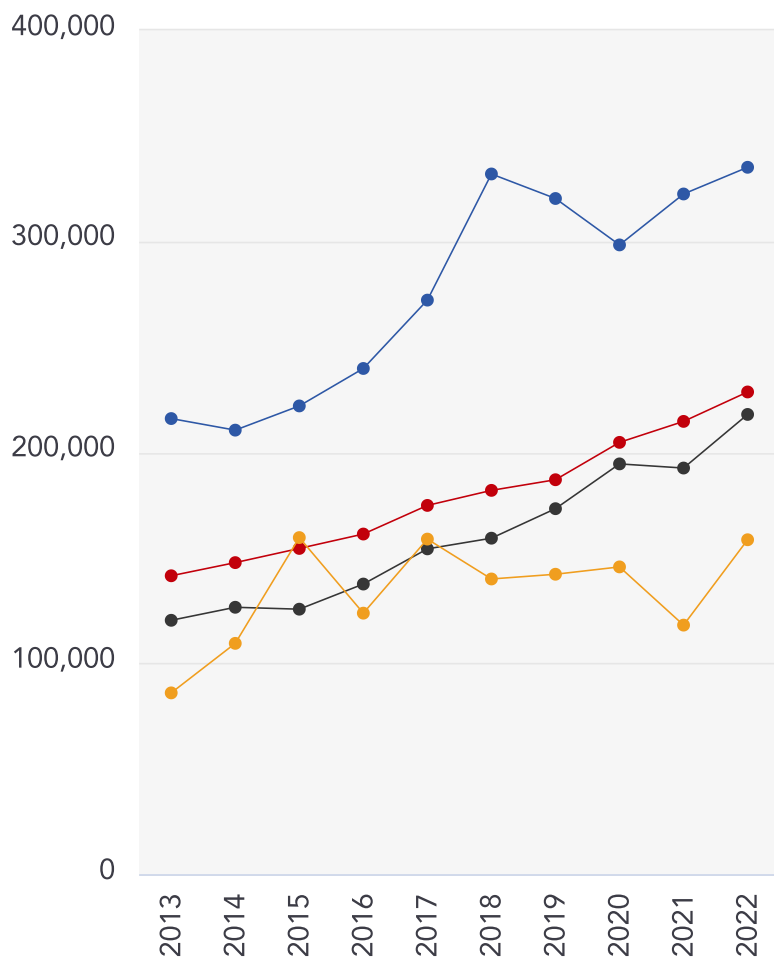
6, Grimley Road, Birmingham, B31 3BG			Semi-detached House
Last Sold Date:	26/09/2022	14/03/2008	
Last Sold Price:	£280,000	£87,500	

10, Grimley Road, Birmingham, B31 3BG			Semi-detached House
Last Sold Date:	06/11/2015	25/08/2006	
Last Sold Price:	£102,000	£87,225	

8, Grimley Road, Birmingham, B31 3BG			Semi-detached House
Last Sold Date:	14/04/2015		
Last Sold Price:	£82,500		

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

+55.14%

Semi-Detached

+61.59%

Terraced

+81.07%

Flat

+84.44%

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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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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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