

DEAN COLEMAN

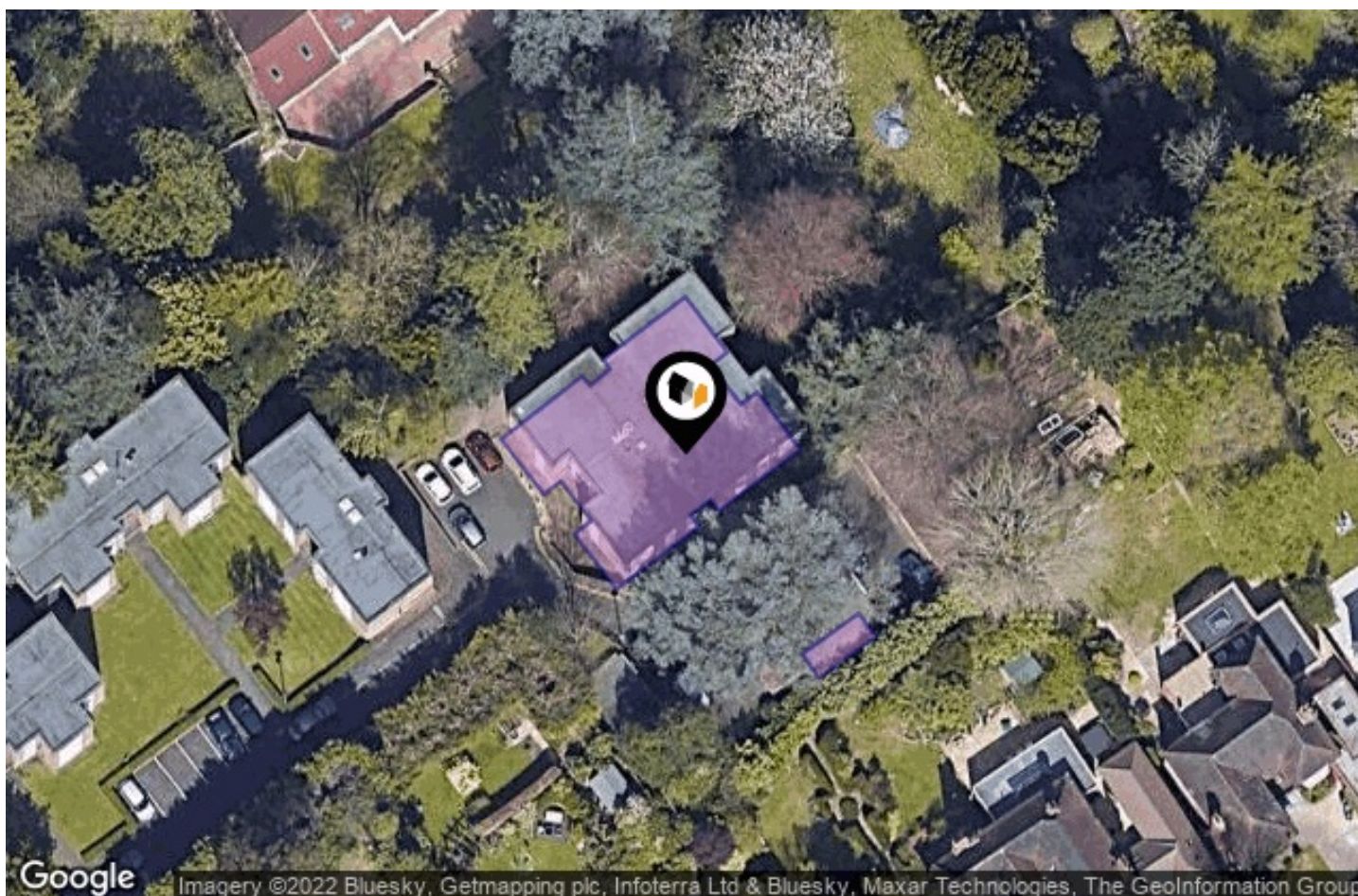


Bespoke Estate Agent

# KEY FACTS FOR BUYERS

**Seymour Close, Selly Park, Birmingham, B29**

May 2022



**A guide to this property and the local area**

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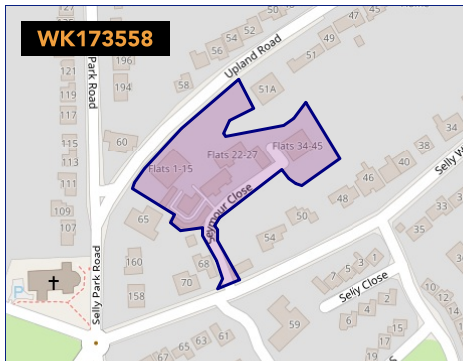
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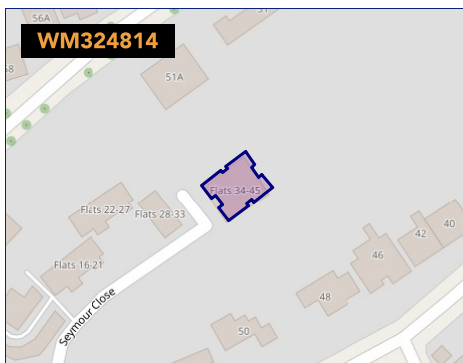
# PROPERTY OVERVIEW

## ALL TITLES RELATED TO THIS PROPERTY

### Freehold Title Plan



### Leasehold Title Plan



### Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
24/06/1982	24/06/2107	125 years	85 years

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14<sup>th</sup> May 2022

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## INTRODUCTION

A superb opportunity to secure a two bedroom first floor apartment, set in a private cul-de-sac close to Birmingham University. Having excellent potential and priced to sell, the property also offers lovely communal grounds and a garage en-bloc.

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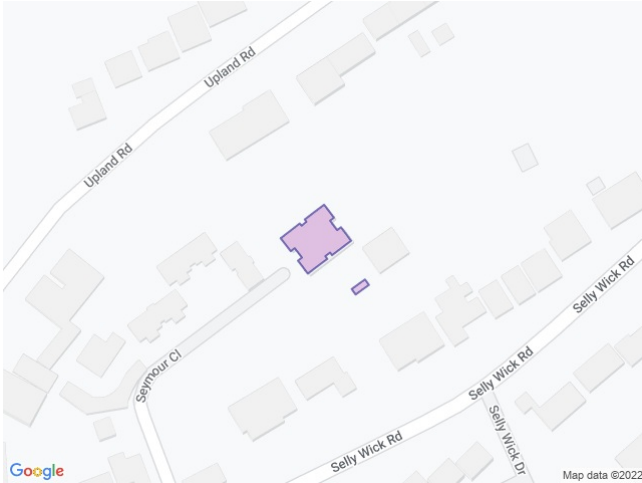
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# PROPERTY OVERVIEW

## SEYMOUR CLOSE, SELLY PARK, BIRMINGHAM, B29



 Boundary (Land Registry Title Plan)



### PROPERTY KEY FACTS

Flat / Maisonette  
2 Bedrooms

Floor Area: 667.36 ft<sup>2</sup>  
62.00 m<sup>2</sup>

Plot Size: 0.07 acres

Council Tax Band: B

Annual Cost: £1,412.09

Land Registry  
Title Number: WM324814

Tenure: Leasehold

Lease Start Date: 24 Jun 1982

Lease End Date: 24 Jun 2107

Lease Term: 125 years from 24  
June 1982

Term Remaining: 85 years

### AREA KEY FACTS

Local Authority: BIRMINGHAM

Flood Risk: Very Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 17 Mbps

Superfast: 80 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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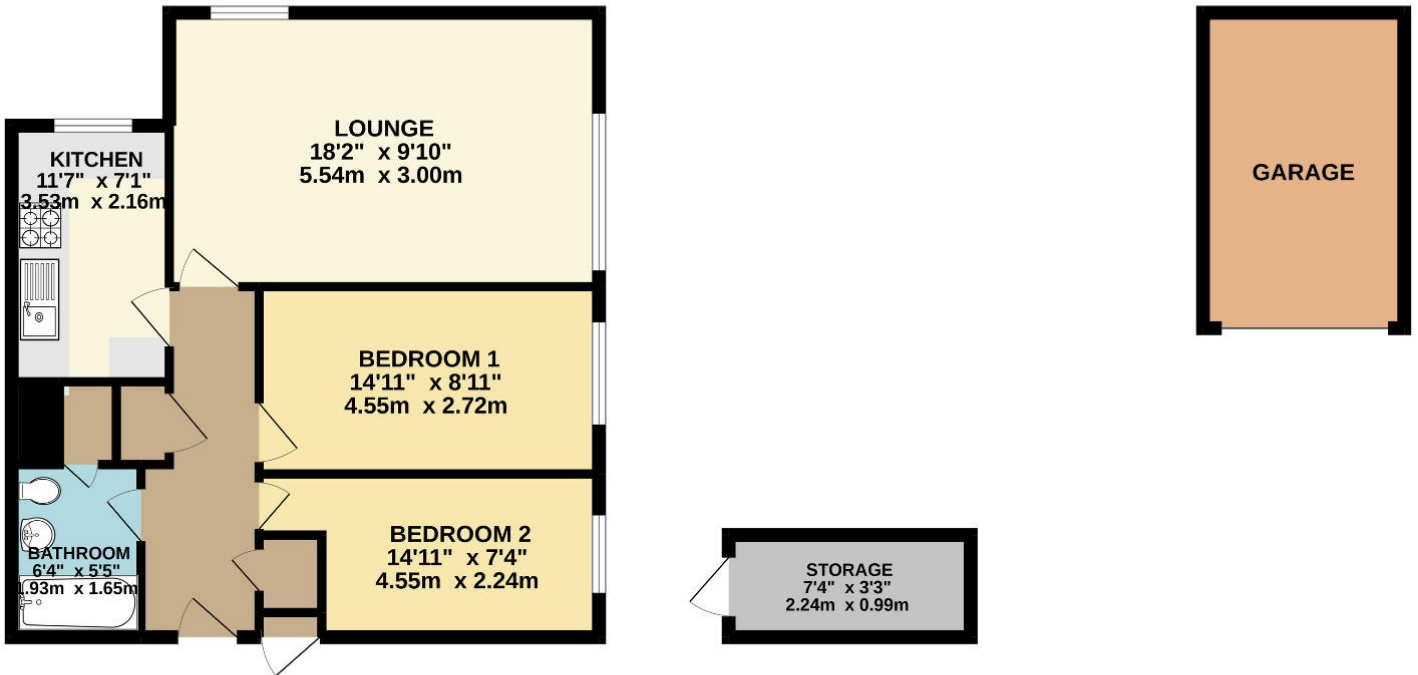
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# PROPERTY OVERVIEW

## FLOORPLANS

FIRST FLOOR  
667 sq.ft. (61.9 sq.m.) approx.

GARAGE  
114 sq.ft. (10.6 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# PROPERTY OVERVIEW

## EPC

Selly Park, B29

Energy rating  
**D**

Valid until 03.11.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

No Additional EPC data available

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# SOLD ON YOUR STREET

## SINCE 1995

2, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
19/03/2004	£99,950
3, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Terraced House	
Dates Sold	Price
02/03/1998	£54,000
4, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
27/07/2001	£54,000
31/08/2006	£95,000
12/05/2017	£120,500
5, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Terraced House	
Dates Sold	Price
05/01/2000	£54,950
6, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
28/08/1998	£48,500
08/10/2007	£132,000
23/03/2012	£116,500
7, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
06/05/2005	£92,000
27/03/2014	£106,400
8, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - House	
Dates Sold	Price
17/12/1999	£66,500
07/12/2020	£135,000

10, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - House	
Dates Sold	Price
26/04/1996	£45,000
09/06/2003	£95,000
12, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
12/03/1996	£42,500
17/04/2003	£92,500
14, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - House	
Dates Sold	Price
04/10/2004	£123,000
16/09/2011	£113,500
15, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Terraced House	
Dates Sold	Price
31/01/1997	£41,000
03/03/2003	£99,950
16, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - House	
Dates Sold	Price
20/01/2014	£125,000
17, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - House	
Dates Sold	Price
26/09/1997	£49,000
18, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
28/02/2000	£59,950
18/01/2021	£170,000

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# SOLD ON YOUR STREET

## SINCE 1995

22, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
25/09/1998	£52,000
28/09/2018	£145,000
24, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - House	
Dates Sold	Price
09/08/2002	£105,000
21/12/2017	£157,000
25, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - House	
Dates Sold	Price
18/10/2013	£125,000
26, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - House	
Dates Sold	Price
22/08/2003	£115,000
28, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
12/05/1999	£33,500
28/08/2003	£90,000
24/08/2006	£110,000
29, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
20/06/1997	£35,500
09/07/2004	£94,950
04/11/2011	£95,000
24/07/2015	£93,000
30, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price

31, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - House	
Dates Sold	Price
13/07/2001	£52,500
21/07/2004	£98,000
32, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
27/10/2005	£105,000
02/04/2012	£83,000
07/08/2015	£92,000
34, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
26/10/1995	£32,000
05/07/2002	£89,950
30/11/2006	£110,000
16/11/2018	£152,500
35, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
15/01/2016	£110,000
37, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
12/07/2004	£115,000
30/03/2016	£128,000
39, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price
12/12/2013	£95,000
41, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close - Flat-Maisonette House	
Dates Sold	Price

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14<sup>th</sup> May 2022

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# SOLD ON YOUR STREET SINCE 1995

45, Seymour Close, Birmingham, West Midlands, B29 7jd, Seymour Close -  
Flat-Maisonette House

Dates Sold	Price
01/07/2003	£85,000
08/06/2012	£115,000
21/03/2014	£100,000
12/02/2019	£140,000

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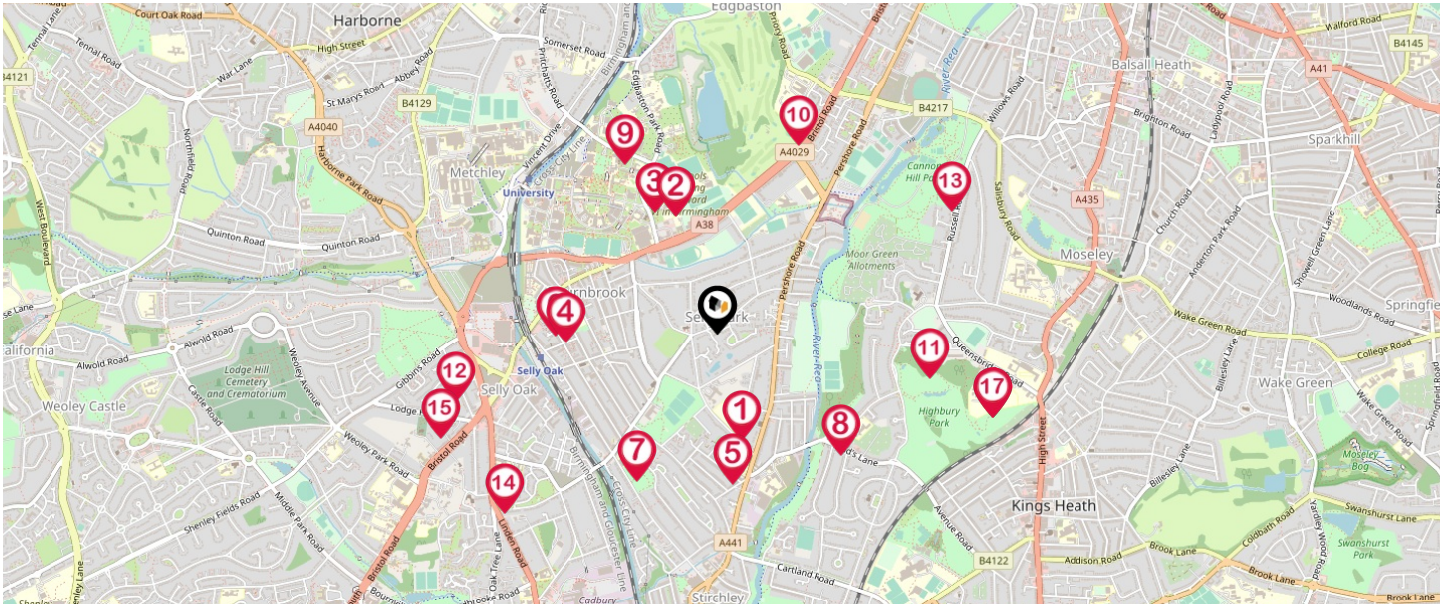
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# LOCAL AREA

## NEARBY SCHOOLS & RATINGS



Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	St Edward's Catholic Primary School	Good	401	0.39 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Edward's School	-	904	0.45 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	King Edward VI High School for Girls	-	622	0.49 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	Tiverton Academy	Outstanding	218	0.53 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Selly Park Girls' School	Outstanding	703	0.54 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Selly Oak Nursery School	Outstanding	76	0.57 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Raddlebarn Primary School	Good	429	0.59 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Moor Green Primary Academy	Outstanding	422	0.63 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	University of Birmingham	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Elmhurst Ballet School	-	184	0.76 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11	Uffculme School	Good	218	0.8 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Cherry Oak School	Requires improvement	111	0.96 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Cannon Hill House 14 Russell Road	Outstanding	21	0.97 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Selly Oak Trust School	Good	376	0.99 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	St Mary's Church of England Primary School	Good	418	1.05 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Fox Hollies School and Performing Arts College	Outstanding	101	1.05 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Queensbridge School	Outstanding	858	1.05 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

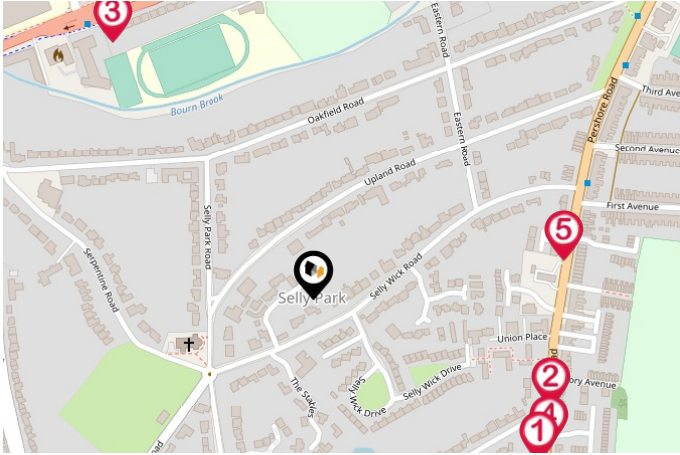
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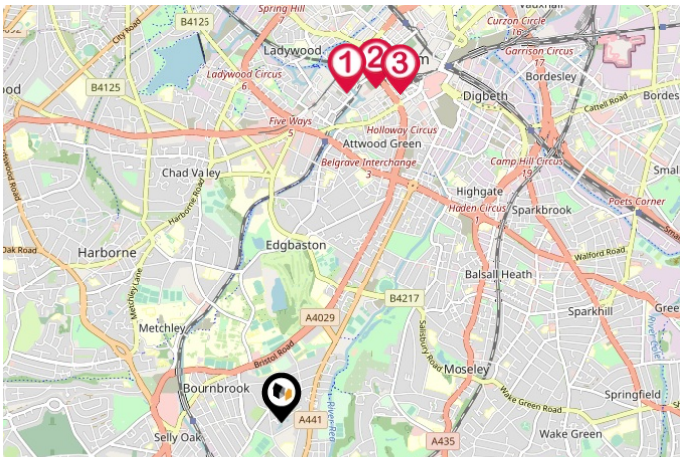
# LOCAL AREA

## NEAREST TRANSPORT LINKS



### BUS STOPS/STATIONS

- 1 - Kensington Rd | 0.25 miles
- 2 - Kensington Rd | 0.24 miles
- 3 - Edgbaston Park Rd | 0.29 miles
- 4 - Kensington Rd | 0.25 miles
- 5 - First Avenue | 0.23 miles



### LOCAL CONNECTIONS

- 1 - Centenary Square (Midlands Metro Stop) | 2.43 miles
- 2 - Town Hall (Midlands Metro Stop) | 2.52 miles
- 3 - Grand Central New Street (Midland Metro Stop) | 2.53 miles

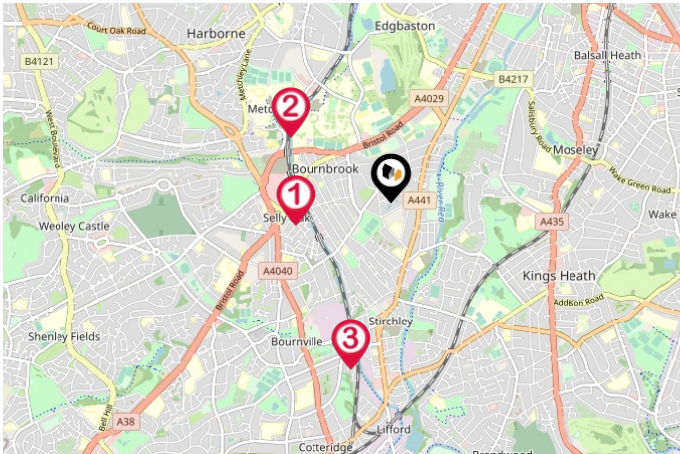
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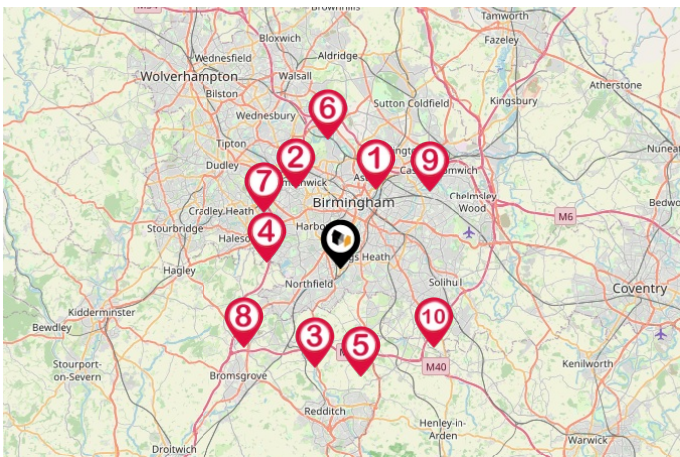
# LOCAL AREA

## NEAREST TRANSPORT LINKS



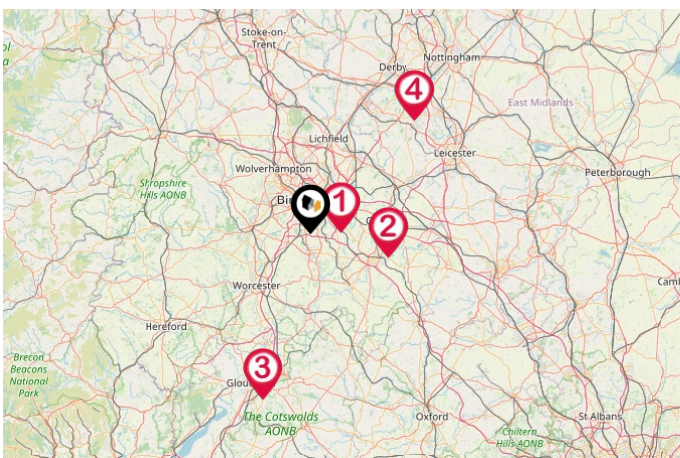
### NATIONAL RAIL STATIONS

- 1 - Selly Oak Rail Station | 0.67 miles
- 2 - University Rail Station | 0.84 miles
- 3 - Bournville Rail Station | 1.23 miles



### TRUNK ROADS/MOTORWAYS

- 1 - M6 J6 | 5.18 miles
- 2 - M5 J1 | 5.24 miles
- 3 - M42 J2 | 5.83 miles
- 4 - M5 J3 | 3.98 miles
- 5 - M42 J3 | 6.36 miles
- 6 - M6 J7 | 7.53 miles
- 7 - M5 J2 | 5.33 miles
- 8 - M5 J4 | 7 miles
- 9 - M6 J5 | 7 miles
- 10 - M42 J4 | 7.21 miles



### AIRPORTS/HELIPADS

- 1 - Birmingham International Airport | 8 miles
- 2 - Coventry Airport | 19.53 miles
- 3 - Gloucestershire Airport | 39.45 miles
- 4 - East Midlands Airport | 36.26 miles

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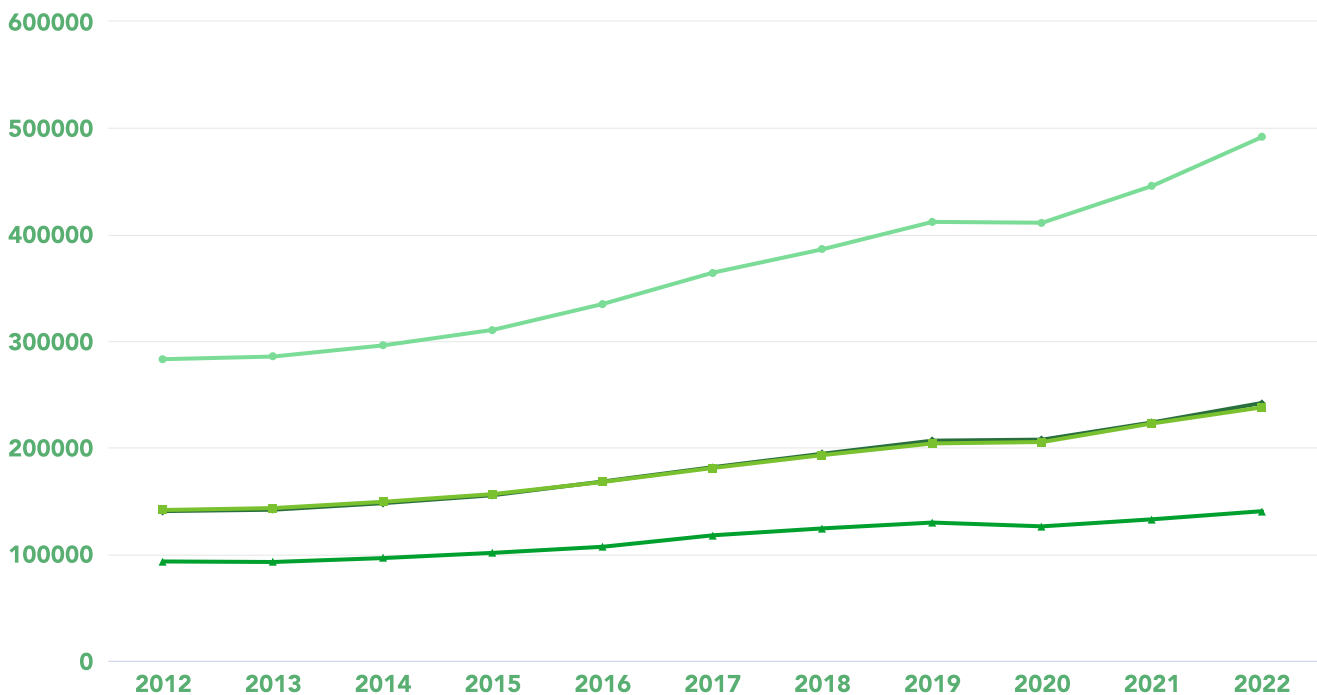
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# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR B29

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 50.59%



**TERRACED**  
+ 68.03%



**SEMI-DETACHED**  
+ 72.18%



**DETACHED**  
+ 73.64%

**£145,000**  
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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