

DEAN COLEMAN



Bespoke Estate Agent

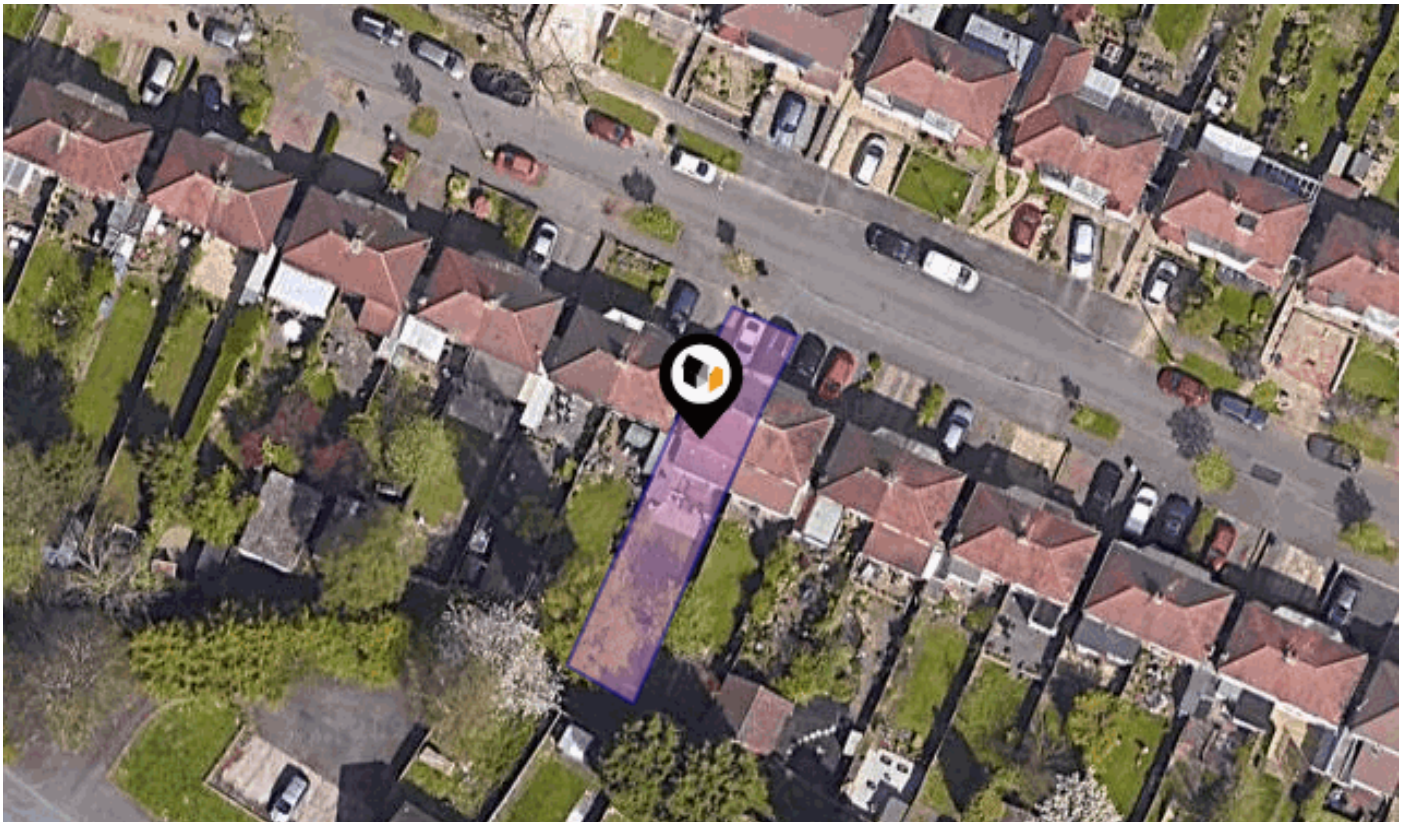


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th January 2024



LOWER WHITE ROAD, QUINTON, BIRMINGHAM, B32

Offers Over : £220,000

Dean Coleman Powered By eXp

Birmingham

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Introduction

Our Comments

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

Located in a sought-after area of Quinton, off White Road and within easy reach of the Wolverhampton Road and Ridgacre Road; this well presented semi-detached house would be ideal for young professionals, first time buyers or Buy To Let investors. Taking advantage too of the nurseries, schools and amenities close by, adds to benefits that this extended house offers.

Comprising of: a good size porch, a spacious entrance hall with stairs leading to the first floor, store cupboard and storage space under the stairs, door to the lounge diner with bay window to the front and double doors leading into the extended kitchen. Having fitted units and cupboards, the kitchen also has fitted electric hob with extractor fan over, separate oven and grill, sink with drainer overlooking the rear garden and space for a dishwasher. To the first floor there are two double bedrooms one of which having a built in store cupboard over the stairs, also having a lovely bathroom suite with mixer shower over its bath. To the rear of the home is a decked patio area with stairs leading down onto the large lawn area, also having a brick-built store and with the garden being southerly facing, private and enclosed, overall it makes for a lovely space to relax and entertain. This fabulous home also benefits from having multiple Off Road Parking spaces to the front and a garage to its rear.

This Freehold home has local shops for those everyday essentials just a short walk away, Birmingham City Centre, Queen Elizabeth Hospital, Birmingham University and also local motorway connections to the M5 and M6 all within easy reach.

A lovely home, ready to move into, offering space and convenience.



Property

| | |
|-------------------------|---|
| Type: | Semi-Detached |
| Bedrooms: | 2 |
| Floor Area: | 764 ft ² / 71 m ² |
| Plot Area: | 0.05 acres |
| Year Built : | 1930-1949 |
| Council Tax : | Band B |
| Annual Estimate: | £1,412 |
| Title Number: | WM430849 |
| UPRN: | 100070438659 |

| | |
|------------------------------------|----------|
| Last Sold £/ft²: | £239 |
| Offers Over: | £220,000 |
| Tenure: | Freehold |

Local Area

| | |
|---------------------------|------------|
| Local Authority: | Birmingham |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very Low |
| • Surface Water | High |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

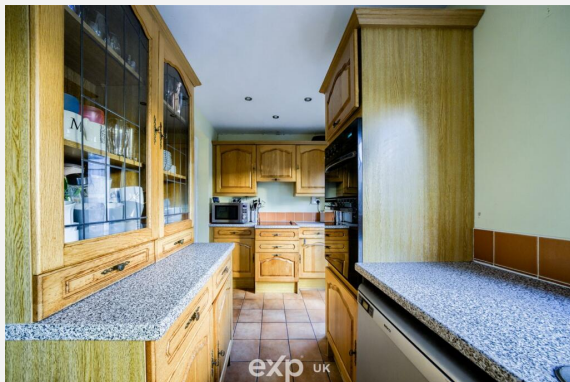
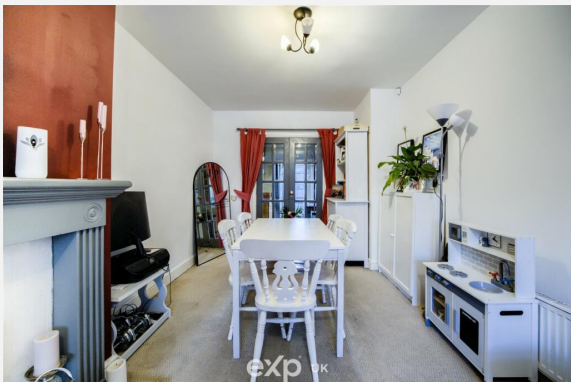
| | | |
|-------------------|-------------------|---------------------|
| 14 mb/s | 80 mb/s | 1000 mb/s |
| | | |

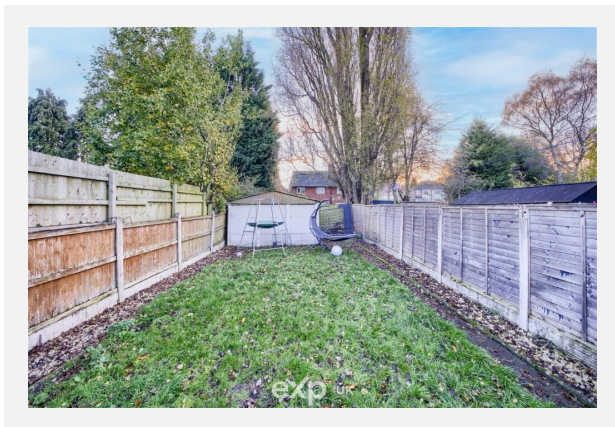
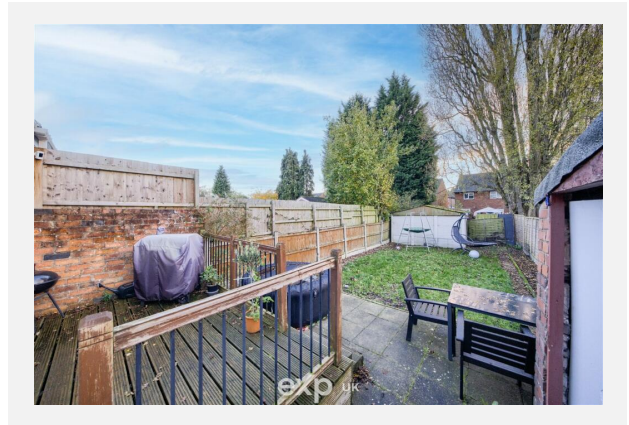
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



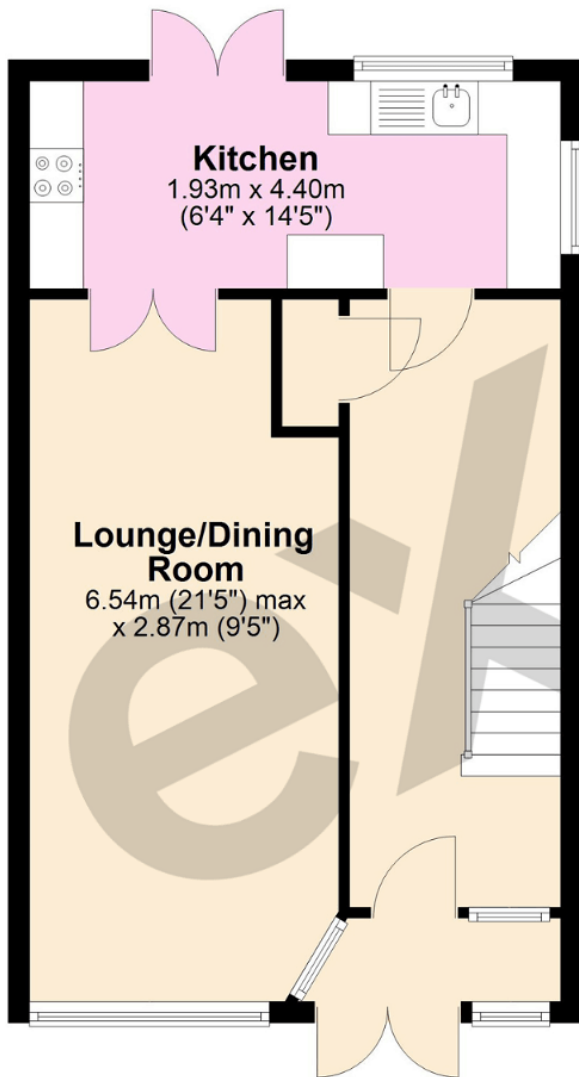




LOWER WHITE ROAD, QUINTON, BIRMINGHAM, B32

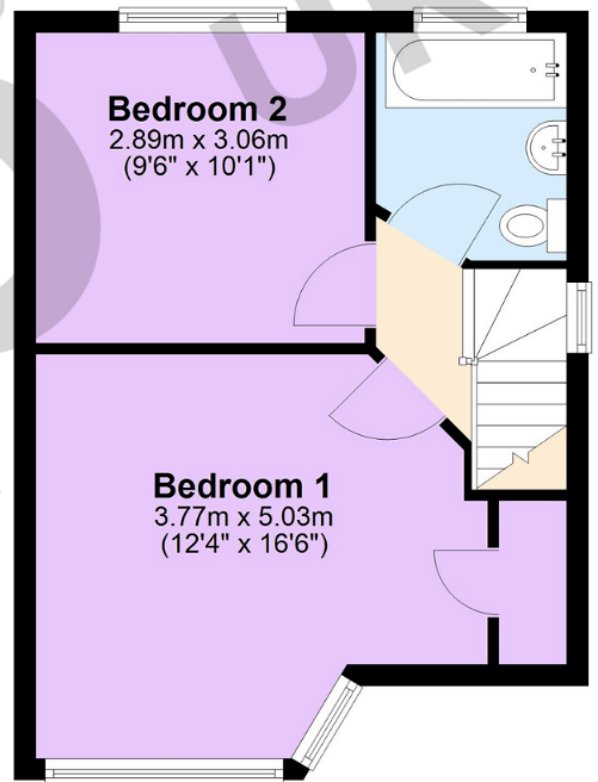
Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 73.6 sq. metres (792.6 sq. feet)

Lower White Road, Quinton, B32

Energy rating

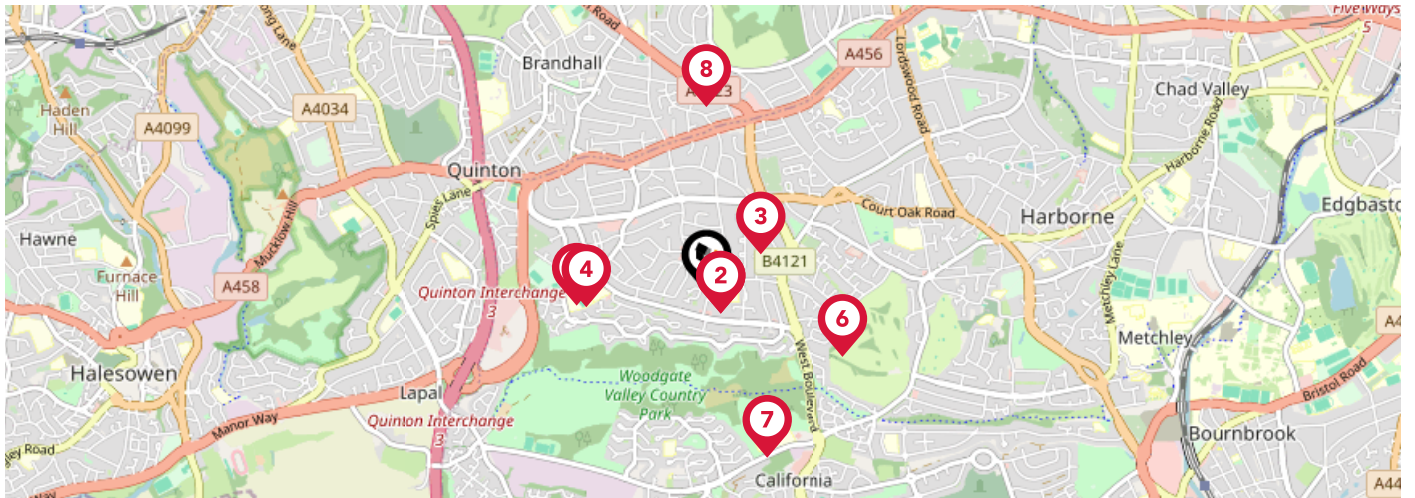
D

Valid until 16.09.2027

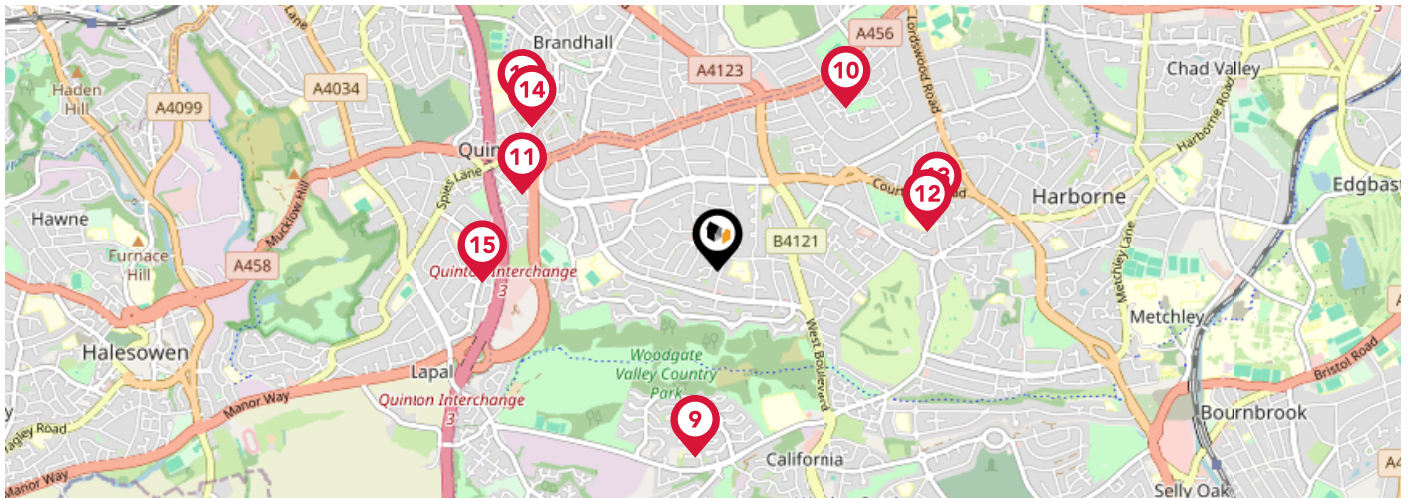
| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |









Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed before 2002 |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 11% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 71 m ² |



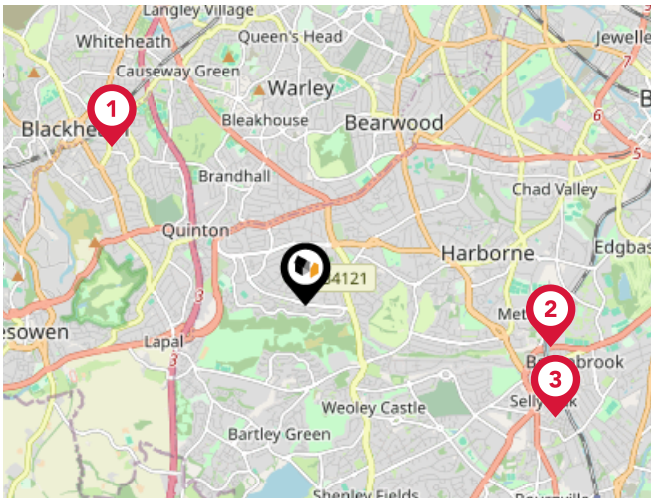
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | World's End Junior School Ofsted Rating: Good Pupils: 360 Distance:0.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | World's End Infant and Nursery School Ofsted Rating: Good Pupils: 336 Distance:0.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Woodhouse Primary Academy Ofsted Rating: Good Pupils: 472 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Four Dwellings Primary Academy Ofsted Rating: Requires Improvement Pupils: 378 Distance:0.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Four Dwellings Academy Ofsted Rating: Good Pupils: 516 Distance:0.59 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Welsh House Farm Community School and Special Needs Resources Base Ofsted Rating: Good Pupils: 245 Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Hillcrest School and Sixth Form Centre Ofsted Rating: Good Pupils: 579 Distance:0.8 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Lightwoods Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Nonsuch Primary School Ofsted Rating: Good Pupils: 197 Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Our Lady of Fatima Catholic Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:0.94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Quinton Church Primary School Ofsted Rating: Good Pupils: 207 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Baskerville School Ofsted Rating: Good Pupils: 146 Distance:0.96 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Queen Alexandra College Ofsted Rating: Good Pupils:0 Distance:1.03 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Perryfields Primary School Ofsted Rating: Good Pupils: 405 Distance:1.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Howley Grange Primary School Ofsted Rating: Good Pupils: 422 Distance:1.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Perryfields High School Specialist Maths and Computing College Ofsted Rating: Good Pupils: 1104 Distance:1.14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

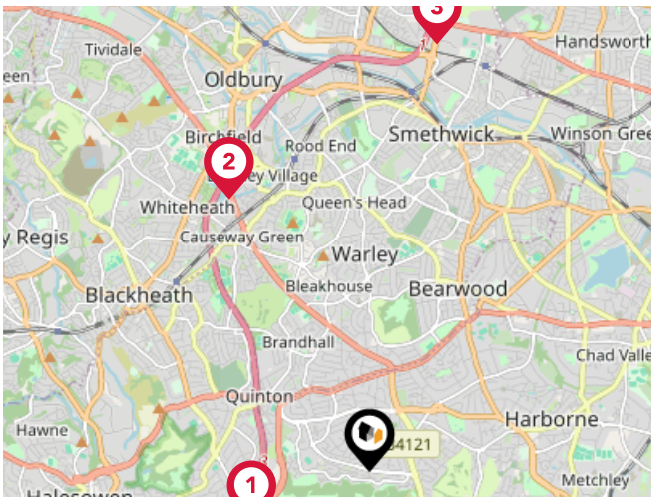
Area

Transport (National)



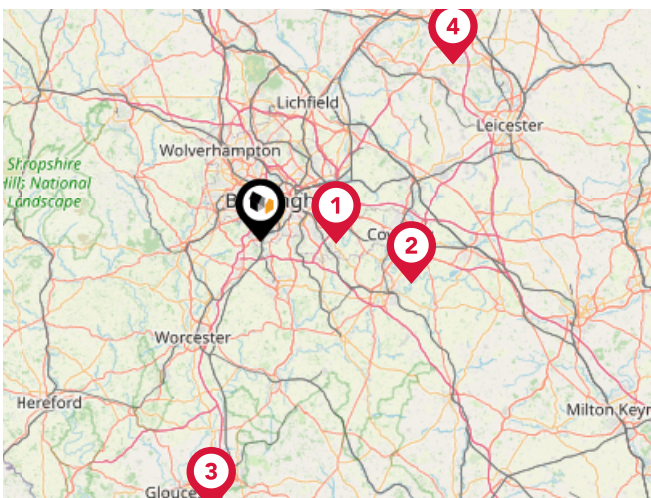
National Rail Stations

| Pin | Name | Distance |
|-----|---------------------------|------------|
| 1 | Rowley Regis Rail Station | 2.27 miles |
| 2 | University Rail Station | 2.24 miles |
| 3 | Selly Oak Rail Station | 2.46 miles |



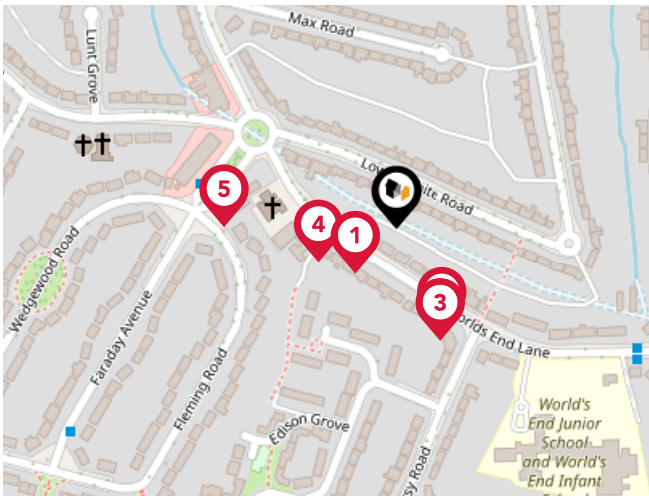
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-------|------------|
| 1 | M5 J3 | 1.17 miles |
| 2 | M5 J2 | 2.78 miles |
| 3 | M5 J1 | 3.91 miles |
| 4 | M5 J4 | 5.91 miles |
| 5 | M6 J8 | 7.04 miles |



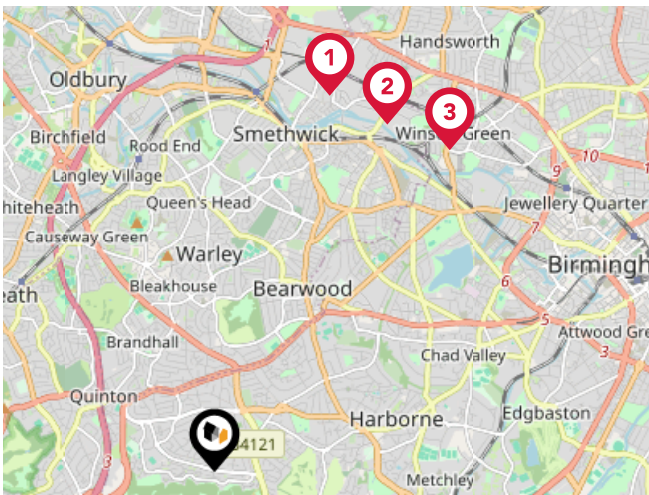
Airports/Helipads

| Pin | Name | Distance |
|-----|----------------------------------|-------------|
| 1 | Birmingham International Airport | 10.87 miles |
| 2 | Coventry Airport | 22.55 miles |
| 3 | Gloucestershire Airport | 39.64 miles |
| 4 | East Midlands Airport | 37.71 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------------|------------|
| 1 | Royal British Legion | 0.03 miles |
| 2 | Gorsy Rd | 0.06 miles |
| 3 | Gorsy Rd | 0.07 miles |
| 4 | Royal British Legion | 0.05 miles |
| 5 | Fleming Road | 0.1 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | The Hawthorns (Midland Metro Stop) | 3.55 miles |
| 2 | Handsworth Booth Street (Midland Metro Stop) | 3.5 miles |
| 3 | Winson Green Outer Circle (Midland Metro Stop) | 3.6 miles |

| | | | | | |
|--|------------|------------|------------|------------|---------------------|
| 6, Lower White Road, Birmingham, B32 2RT | | | | | Semi-detached House |
| Last Sold Date: | 18/07/2022 | 29/10/2004 | 30/06/2000 | | |
| Last Sold Price: | £201,000 | £128,000 | £59,000 | | |
| 28, Lower White Road, Birmingham, B32 2RT | | | | | Terraced House |
| Last Sold Date: | 18/10/2021 | 29/06/2021 | 21/02/1997 | | |
| Last Sold Price: | £145,000 | £150,000 | £44,950 | | |
| 24, Lower White Road, Birmingham, B32 2RT | | | | | Semi-detached House |
| Last Sold Date: | 27/08/2021 | 04/11/2016 | 07/01/2005 | 14/11/1997 | |
| Last Sold Price: | £170,000 | £124,000 | £115,000 | £52,000 | |
| 30, Lower White Road, Birmingham, B32 2RT | | | | | Semi-detached House |
| Last Sold Date: | 07/05/2021 | 25/07/2007 | | | |
| Last Sold Price: | £178,000 | £121,000 | | | |
| 33, Lower White Road, Birmingham, B32 2RT | | | | | Semi-detached House |
| Last Sold Date: | 30/03/2021 | 26/03/2018 | 08/04/2005 | 04/05/2000 | |
| Last Sold Price: | £183,000 | £145,000 | £124,000 | £54,000 | |
| 45, Lower White Road, Birmingham, B32 2RT | | | | | Terraced House |
| Last Sold Date: | 08/02/2021 | 13/12/2019 | 15/02/2019 | 26/07/2002 | |
| Last Sold Price: | £178,000 | £130,000 | £97,000 | £88,500 | |
| 51, Lower White Road, Birmingham, B32 2RT | | | | | Terraced House |
| Last Sold Date: | 10/01/2020 | 27/03/2014 | 17/05/2007 | | |
| Last Sold Price: | £152,000 | £109,000 | £121,950 | | |
| 4, Lower White Road, Birmingham, B32 2RT | | | | | Semi-detached House |
| Last Sold Date: | 12/12/2019 | 19/07/2016 | 01/04/2010 | | |
| Last Sold Price: | £150,000 | £117,500 | £112,000 | | |
| 19, Lower White Road, Birmingham, B32 2RT | | | | | Terraced House |
| Last Sold Date: | 27/09/2019 | 12/07/2013 | 15/09/1995 | | |
| Last Sold Price: | £160,000 | £123,500 | £37,000 | | |
| 35, Lower White Road, Birmingham, B32 2RT | | | | | Semi-detached House |
| Last Sold Date: | 29/05/2018 | | | | |
| Last Sold Price: | £125,000 | | | | |
| 43, Lower White Road, Birmingham, B32 2RT | | | | | Semi-detached House |
| Last Sold Date: | 06/10/2017 | 28/09/2009 | 10/04/2000 | | |
| Last Sold Price: | £143,000 | £110,000 | £57,500 | | |
| 41, Lower White Road, Birmingham, B32 2RT | | | | | Semi-detached House |
| Last Sold Date: | 29/09/2017 | | | | |
| Last Sold Price: | £138,300 | | | | |

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

| | | | | | | |
|--|------------|------------|------------|------------|------------|---------------------|
| 23, Lower White Road, Birmingham, B32 2RT | | | | | | Semi-detached House |
| Last Sold Date: | 28/07/2017 | | | | | |
| Last Sold Price: | £137,000 | | | | | |
| 22, Lower White Road, Birmingham, B32 2RT | | | | | | Semi-detached House |
| Last Sold Date: | 16/12/2016 | 10/09/2010 | 09/08/2003 | 13/06/2003 | 29/08/1997 | |
| Last Sold Price: | £134,000 | £117,500 | £87,500 | £87,500 | £38,500 | |
| 17, Lower White Road, Birmingham, B32 2RT | | | | | | Semi-detached House |
| Last Sold Date: | 23/11/2016 | | | | | |
| Last Sold Price: | £98,500 | | | | | |
| 49, Lower White Road, Birmingham, B32 2RT | | | | | | Semi-detached House |
| Last Sold Date: | 19/01/2016 | | | | | |
| Last Sold Price: | £85,000 | | | | | |
| 25, Lower White Road, Birmingham, B32 2RT | | | | | | Semi-detached House |
| Last Sold Date: | 16/05/2014 | | | | | |
| Last Sold Price: | £96,000 | | | | | |
| 52, Lower White Road, Birmingham, B32 2RT | | | | | | Semi-detached House |
| Last Sold Date: | 18/10/2013 | 04/06/2007 | 19/07/2002 | 28/02/2000 | 15/05/1996 | |
| Last Sold Price: | £116,000 | £131,950 | £77,000 | £57,000 | £46,000 | |
| 48, Lower White Road, Birmingham, B32 2RT | | | | | | Semi-detached House |
| Last Sold Date: | 21/08/2013 | 15/12/2006 | 01/08/2003 | | | |
| Last Sold Price: | £117,000 | £130,750 | £87,000 | | | |
| 27, Lower White Road, Birmingham, B32 2RT | | | | | | Semi-detached House |
| Last Sold Date: | 07/05/2010 | | | | | |
| Last Sold Price: | £105,000 | | | | | |
| 2, Lower White Road, Birmingham, B32 2RT | | | | | | Semi-detached House |
| Last Sold Date: | 01/02/2010 | 27/02/1997 | | | | |
| Last Sold Price: | £105,000 | £46,000 | | | | |
| 50, Lower White Road, Birmingham, B32 2RT | | | | | | Semi-detached House |
| Last Sold Date: | 09/10/2009 | 24/09/2004 | | | | |
| Last Sold Price: | £105,000 | £108,000 | | | | |
| 26, Lower White Road, Birmingham, B32 2RT | | | | | | Terraced House |
| Last Sold Date: | 28/08/2009 | | | | | |
| Last Sold Price: | £106,000 | | | | | |
| 18, Lower White Road, Birmingham, B32 2RT | | | | | | Semi-detached House |
| Last Sold Date: | 20/06/2008 | | | | | |
| Last Sold Price: | £101,000 | | | | | |

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

| | | |
|--|------------|---------------------|
| 32, Lower White Road, Birmingham, B32 2RT | | Terraced House |
| Last Sold Date: | 04/08/2006 | |
| Last Sold Price: | £130,000 | |
| 40, Lower White Road, Birmingham, B32 2RT | | Terraced House |
| Last Sold Date: | 16/01/2006 | 16/08/2001 |
| Last Sold Price: | £125,000 | £73,500 |
| 44, Lower White Road, Birmingham, B32 2RT | | Terraced House |
| Last Sold Date: | 29/09/2005 | |
| Last Sold Price: | £124,000 | |
| 8, Lower White Road, Birmingham, B32 2RT | | Semi-detached House |
| Last Sold Date: | 19/07/2005 | |
| Last Sold Price: | £55,000 | |
| 37, Lower White Road, Birmingham, B32 2RT | | Semi-detached House |
| Last Sold Date: | 27/05/2005 | 11/09/2000 |
| Last Sold Price: | £124,950 | £55,000 |
| 16, Lower White Road, Birmingham, B32 2RT | | Semi-detached House |
| Last Sold Date: | 31/03/2005 | |
| Last Sold Price: | £125,000 | |
| 11, Lower White Road, Birmingham, B32 2RT | | Semi-detached House |
| Last Sold Date: | 26/02/2004 | |
| Last Sold Price: | £91,000 | |
| 15, Lower White Road, Birmingham, B32 2RT | | Semi-detached House |
| Last Sold Date: | 17/11/2003 | |
| Last Sold Price: | £92,500 | |
| 12, Lower White Road, Birmingham, B32 2RT | | Semi-detached House |
| Last Sold Date: | 01/08/2003 | |
| Last Sold Price: | £98,000 | |
| 46, Lower White Road, Birmingham, B32 2RT | | Semi-detached House |
| Last Sold Date: | 04/04/2003 | |
| Last Sold Price: | £80,000 | |
| 14, Lower White Road, Birmingham, B32 2RT | | Semi-detached House |
| Last Sold Date: | 23/11/2001 | |
| Last Sold Price: | £62,500 | |
| 36, Lower White Road, Birmingham, B32 2RT | | Terraced House |
| Last Sold Date: | 25/05/2000 | |
| Last Sold Price: | £53,950 | |

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

Market Sold in Street

DEAN COLEMAN
exp UK
Bespoke Estate Agent

42, Lower White Road, Birmingham, B32 2RT

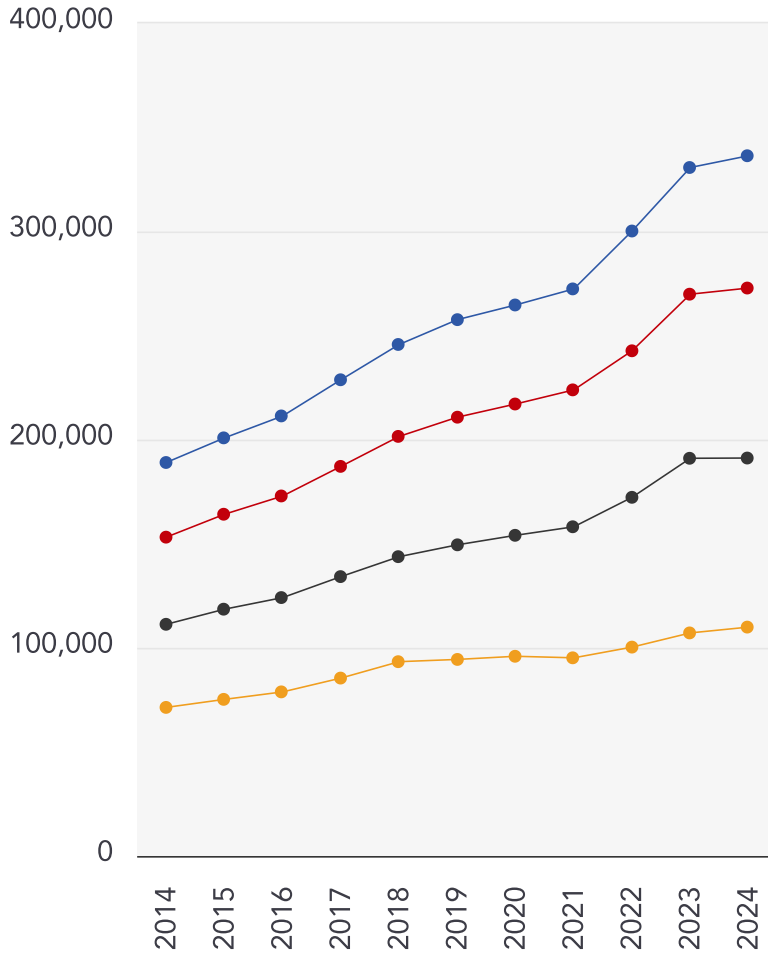
Semi-detached House

Last Sold Date: 25/06/1999

Last Sold Price: £44,950

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 B32



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

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eXp UK
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

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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