

DEAN COLEMAN



Bespoke Estate Agent

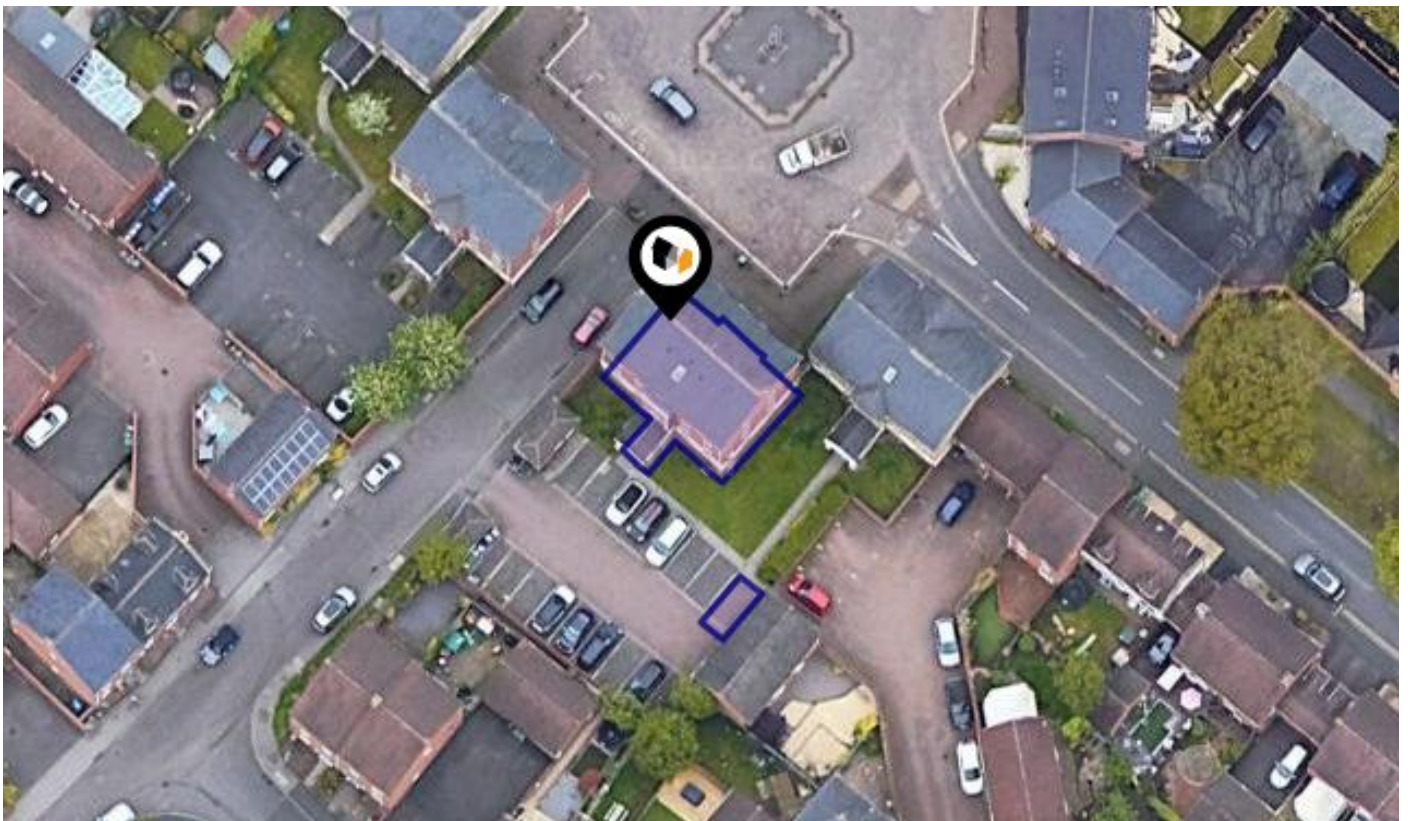


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th January 2024



OLD DICKENS HEATH ROAD, SHIRLEY, SOLIHULL, B90

Price Estimate : £180,000

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Birmingham

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Introduction

Our Comments

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

If you're looking to get onto the property ladder or add to your growing Buy To Let portfolio, then this superbly presented top floor apartment is a must see.

Offering vacant possession and a long lease, this apartment is located on a sought-after modern estate in Dickens Heath, within easy reach of amenities and transport links.

Comprising of: a communal entrance door, stairs to the third (top) floor, private entrance into the apartment and a spacious hall. Off of the hall can be found doors to a bathroom with shower over the bath, two double bedrooms one of which having built in wardrobes, a spacious lounge diner with dual aspect windows allowing lots of light to flood into the room, plus a store cupboard. Off the lounge is a door into the separate fitted kitchen, with an integrated gas cooker and extractor over, plus space for a fridge freezer and washing machine. The apartment benefits from having central heating and double glazing plus an allocated parking space.

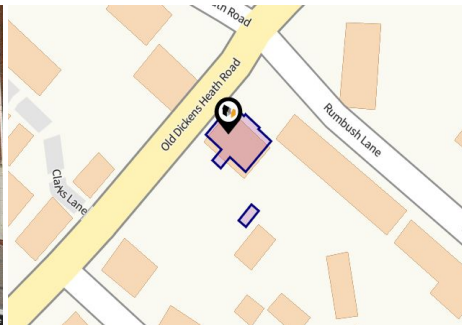
Offering no upward chain, this modern and very well presented apartment would make a superb home for a young or professional individual or couple.

We have been informed but not sighted evidence of the following:

Service Charge (tbc) - estimated circa £600 per annum

Ground Rent (tbc)

Lease remaining - circa 970 years



Property

Type:	Flat / Maisonette	Price Estimate:	£180,000
Bedrooms:	2	Tenure:	Leasehold
Plot Area:	0.04 acres	Start Date:	29/10/2002
Year Built :	2002	End Date:	01/01/2998
Council Tax :	Band C	Lease Term:	999 years from 1 January 1999
Annual Estimate:	£1,593	Term Remaining:	974 years
Title Number:	WM784483		
UPRN:	200003831692		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	- mb/s
		

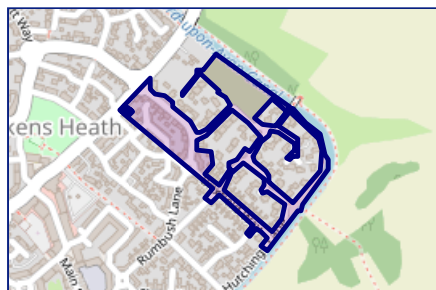
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

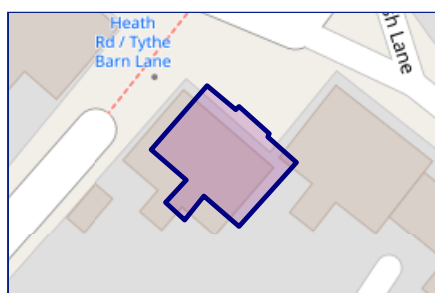


Freehold Title Plan



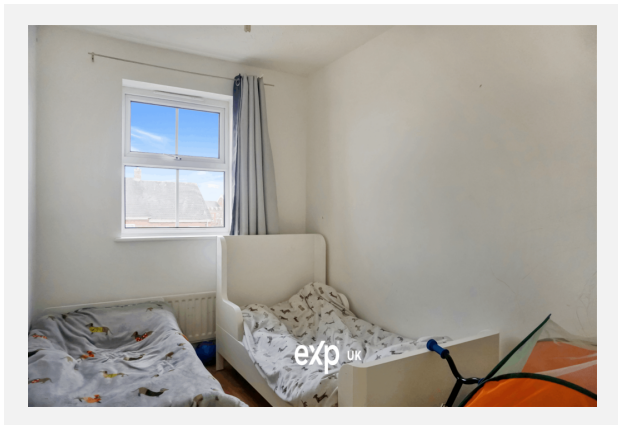
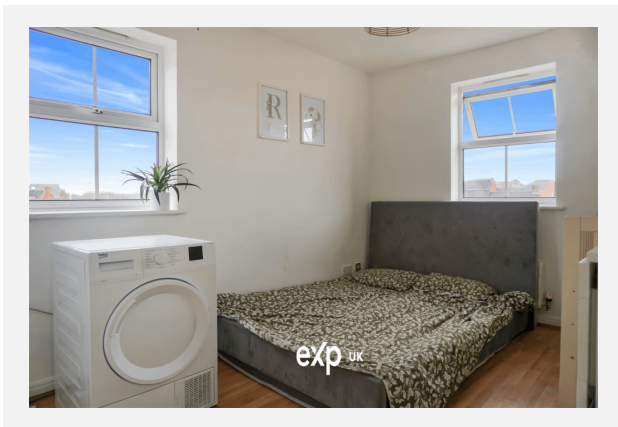
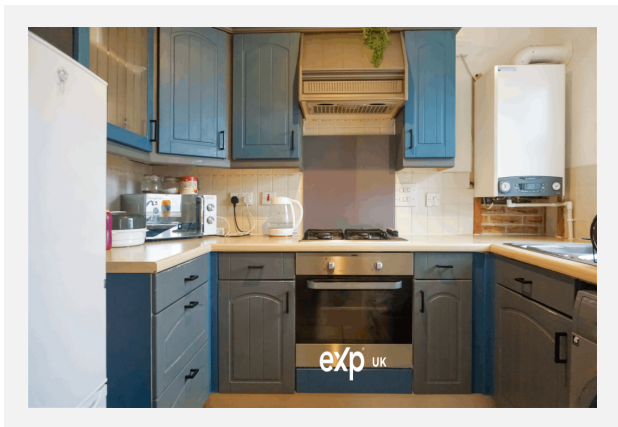
WM654021

Leasehold Title Plan



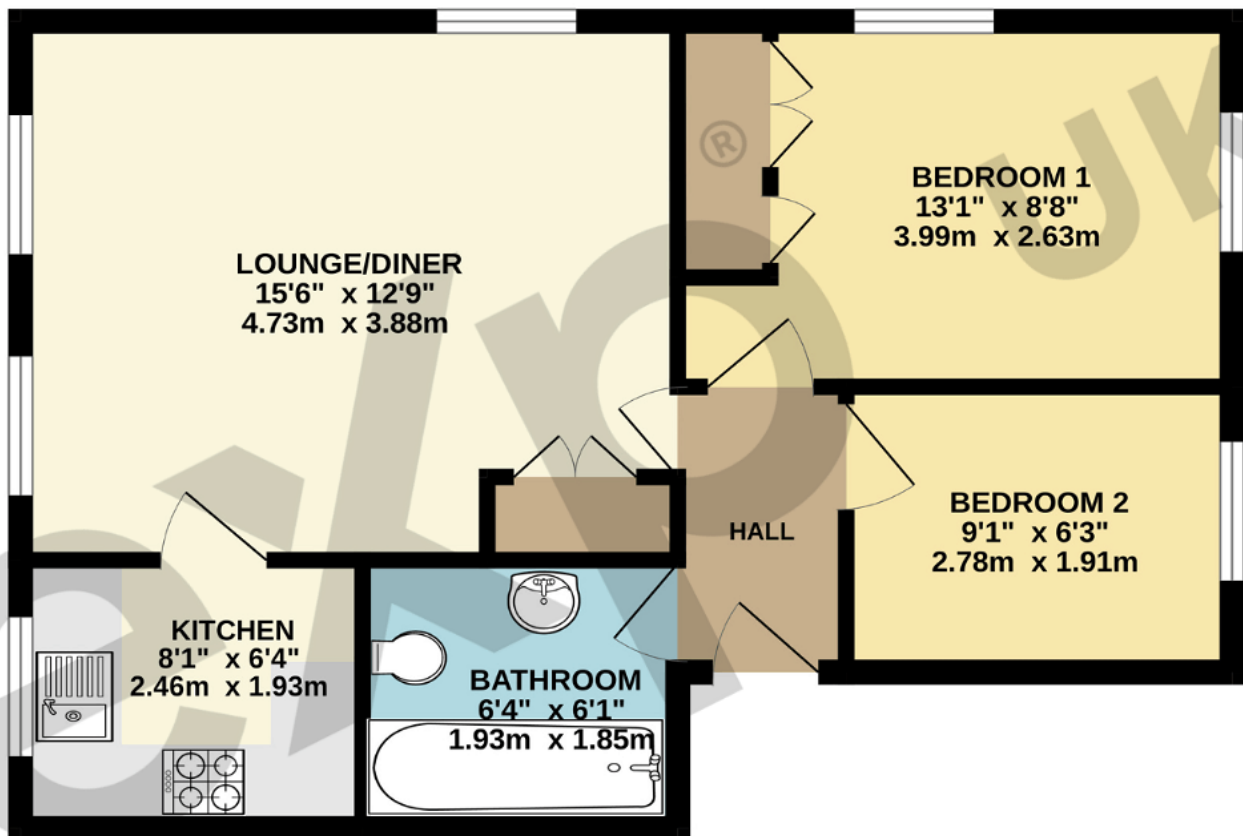
WM784483

Start Date: 29/10/2002
End Date: 01/01/2998
Lease Term: 999 years from 1 January 1999
Term Remaining: 974 years



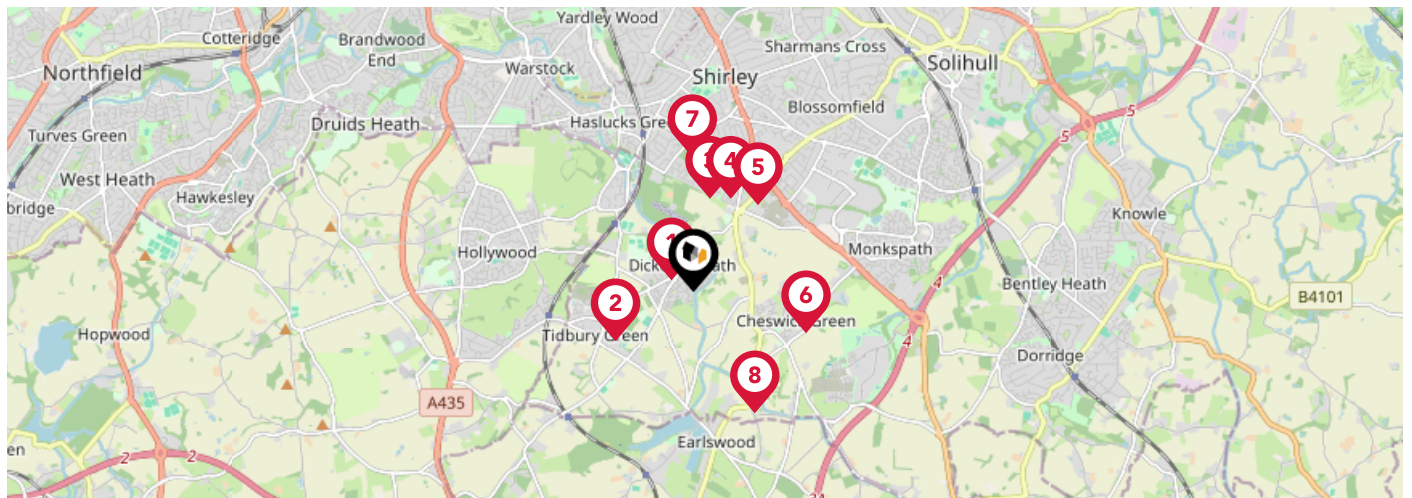
OLD DICKENS HEATH ROAD, SHIRLEY, SOLIHULL, B90

TOP FLOOR
498 sq.ft. (46.2 sq.m.) approx.

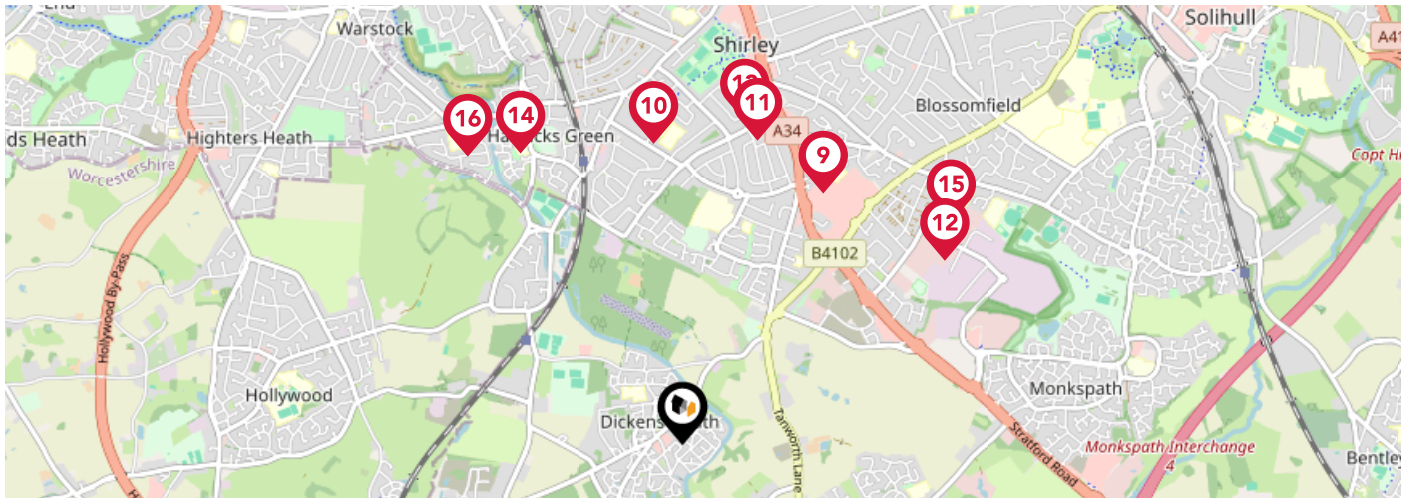










TOTAL FLOOR AREA : 498 sq.ft. (46.2 sq.m.) approx.

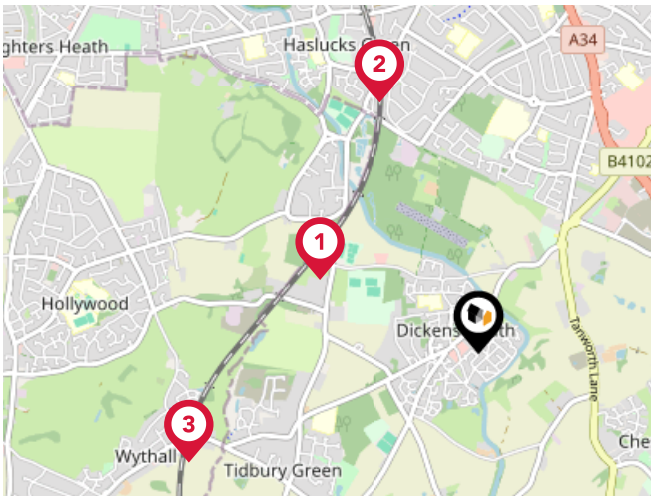
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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		Nursery	Primary	Secondary	College	Private
1	Dickens Heath Community Primary School Ofsted Rating: Good Pupils: 447 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tidbury Green School Ofsted Rating: Good Pupils: 379 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Light Hall School Ofsted Rating: Good Pupils: 1189 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Woodlands Infant School Ofsted Rating: Requires Improvement Pupils: 219 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady of the Wayside Catholic Primary School Ofsted Rating: Good Pupils: 447 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cheswick Green Primary School Ofsted Rating: Good Pupils: 255 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hazel Oak School Ofsted Rating: Outstanding Pupils: 159 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Patricks Church of England Primary Academy Ofsted Rating: Good Pupils: 226 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

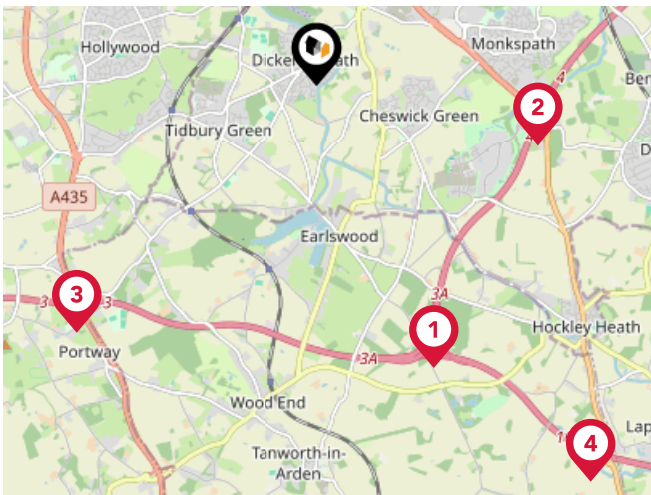


	Nursery	Primary	Secondary	College	Private
 Shirley Heath Junior School Ofsted Rating: Outstanding Pupils: 385 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Burman Infant School Ofsted Rating: Outstanding Pupils: 223 Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingswood School Ofsted Rating: Outstanding Pupils: 104 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Solihull Alternative Provision Academy Ofsted Rating: Not Rated Pupils: 44 Distance: 1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tudor Grange Primary Academy, St James Ofsted Rating: Outstanding Pupils: 234 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mill Lodge Primary School Ofsted Rating: Good Pupils: 233 Distance: 1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cranmore Infant School Ofsted Rating: Good Pupils: 222 Distance: 1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Peterbrook Primary School Ofsted Rating: Requires Improvement Pupils: 442 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



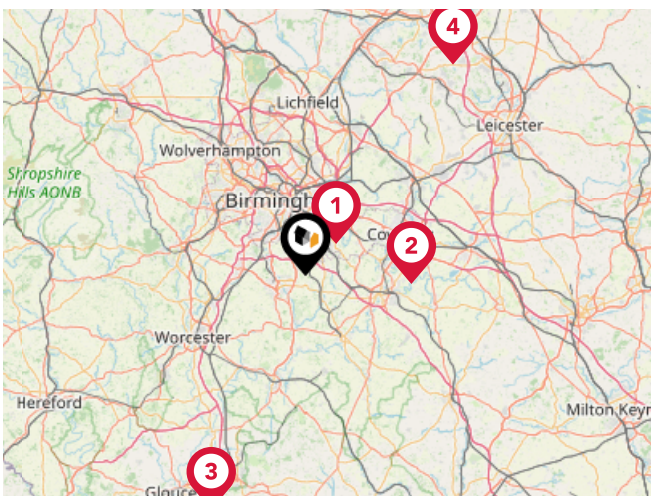
National Rail Stations

Pin	Name	Distance
1	Whitlocks End Rail Station	0.79 miles
2	Shirley Rail Station	1.22 miles
3	Wythall Rail Station	1.4 miles



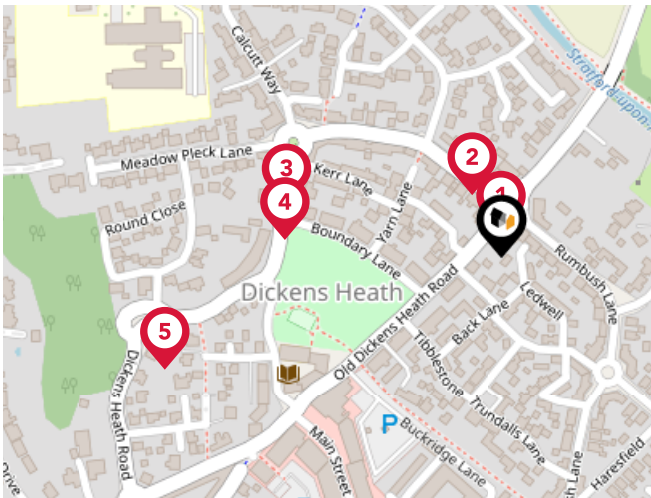
Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J3A	2.76 miles
2	M42 J4	2.08 miles
3	M42 J3	3.1 miles
4	M40 J16	4.36 miles
5	M42 J5	3.79 miles



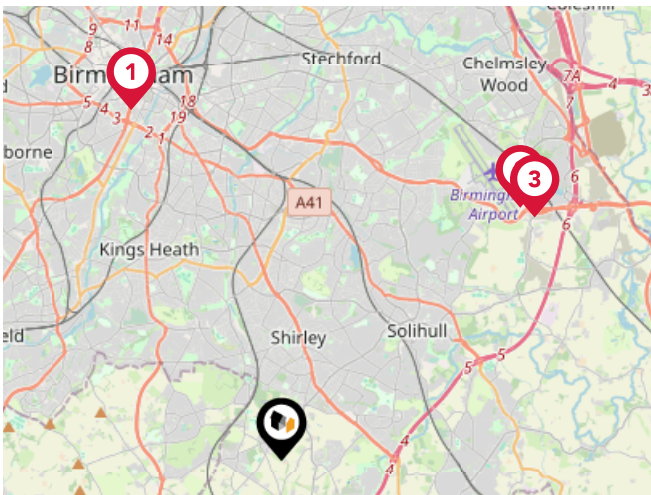
Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	6.31 miles
2	Coventry Airport	15.24 miles
3	Gloucestershire Airport	36.83 miles
4	East Midlands Airport	37.08 miles



Bus Stops/Stations

Pin	Name	Distance
1	Tythe Barn Lane	0.01 miles
2	Tythe Barn Lane	0.04 miles
3	Boundary Lane	0.12 miles
4	Calcutt Way	0.12 miles
5	Meadow Pleck Lane	0.2 miles



Local Connections

Pin	Name	Distance
1	Grand Central New Street (Midland Metro Stop)	6.9 miles
2	Birmingham International Airport (Air-Rail link)	6.28 miles
3	Birmingham Intl Rail Station (Air-Rail Link)	6.34 miles

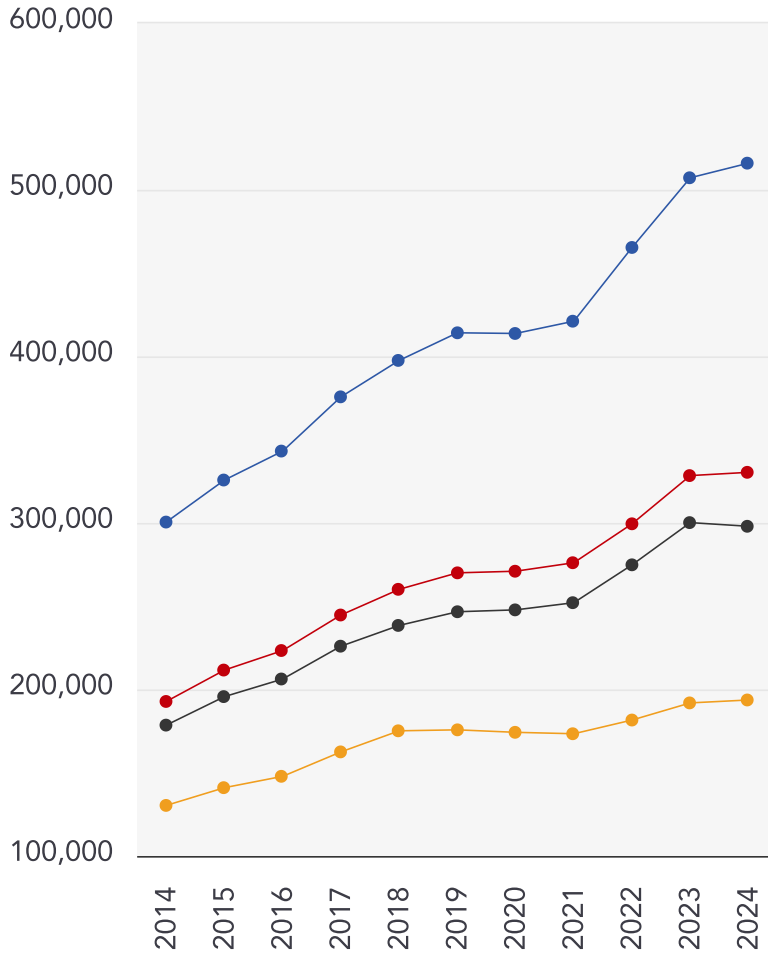
34, Old Dickens Heath Road, Solihull, B90 1SD					Flat-maisonette House
Last Sold Date:	14/09/2022	06/03/2015	29/09/2006	23/10/2002	
Last Sold Price:	£175,000	£151,000	£142,000	£137,500	
22, Old Dickens Heath Road, Solihull, B90 1SD					Semi-detached House
Last Sold Date:	27/05/2022	31/05/2001			
Last Sold Price:	£416,000	£184,950			
100, Old Dickens Heath Road, Solihull, B90 1SD					Detached House
Last Sold Date:	24/02/2022	05/03/2004	28/05/1999		
Last Sold Price:	£390,000	£245,000	£132,000		
10, Old Dickens Heath Road, Solihull, B90 1SD					Terraced House
Last Sold Date:	05/11/2021	21/09/2012	19/05/2010	12/05/2000	
Last Sold Price:	£440,000	£301,000	£249,999	£159,950	
18, Old Dickens Heath Road, Solihull, B90 1SD					Terraced House
Last Sold Date:	28/05/2020	30/09/2013	28/09/2007	18/09/2003	16/03/2001
Last Sold Price:	£261,500	£212,000	£215,000	£177,500	£118,950
28, Old Dickens Heath Road, Solihull, B90 1SD					Terraced House
Last Sold Date:	18/12/2019	07/05/2010	25/06/2004	30/10/2002	
Last Sold Price:	£147,500	£145,000	£161,500	£139,950	
42, Old Dickens Heath Road, Solihull, B90 1SD					Semi-detached House
Last Sold Date:	08/11/2019	28/05/2012	08/12/2003		
Last Sold Price:	£365,000	£277,500	£264,950		
40, Old Dickens Heath Road, Solihull, B90 1SD					Semi-detached House
Last Sold Date:	03/10/2019	03/12/2007	09/12/2003		
Last Sold Price:	£399,950	£312,500	£269,950		
32, Old Dickens Heath Road, Solihull, B90 1SD					Flat-maisonette House
Last Sold Date:	31/05/2019	07/07/2006	15/11/2002		
Last Sold Price:	£150,000	£155,000	£143,500		
6, Old Dickens Heath Road, Solihull, B90 1SD					Detached House
Last Sold Date:	08/06/2017	23/04/2004	21/12/1999		
Last Sold Price:	£360,000	£198,000	£126,000		
20, Old Dickens Heath Road, Solihull, B90 1SD					Semi-detached House
Last Sold Date:	09/08/2013	18/05/2001			
Last Sold Price:	£270,000	£184,950			
8, Old Dickens Heath Road, Solihull, B90 1SD					Detached House
Last Sold Date:	07/10/2011	10/04/2000			
Last Sold Price:	£285,000	£164,950			

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

38, Old Dickens Heath Road, Solihull, B90 1SD			Flat-maisonette House
Last Sold Date:	26/11/2010	30/10/2002	
Last Sold Price:	£135,000	£139,950	
2, Old Dickens Heath Road, Solihull, B90 1SD			Flat-maisonette House
Last Sold Date:	27/08/2009	14/12/1999	
Last Sold Price:	£58,000	£90,000	
14, Old Dickens Heath Road, Solihull, B90 1SD			Flat-maisonette House
Last Sold Date:	06/05/2009	06/03/2001	
Last Sold Price:	£195,000	£118,950	
36, Old Dickens Heath Road, Solihull, B90 1SD			Flat-maisonette House
Last Sold Date:	04/01/2008	30/10/2002	
Last Sold Price:	£144,000	£139,950	
30, Old Dickens Heath Road, Solihull, B90 1SD			Flat-maisonette House
Last Sold Date:	11/06/2004	08/11/2002	
Last Sold Price:	£164,000	£134,950	
26, Old Dickens Heath Road, Solihull, B90 1SD			Flat-maisonette House
Last Sold Date:	30/10/2002		
Last Sold Price:	£134,950		
24, Old Dickens Heath Road, Solihull, B90 1SD			Flat-maisonette House
Last Sold Date:	30/10/2002		
Last Sold Price:	£144,950		
16, Old Dickens Heath Road, Solihull, B90 1SD			Terraced House
Last Sold Date:	12/04/2002	10/04/2001	
Last Sold Price:	£119,950	£109,950	
12, Old Dickens Heath Road, Solihull, B90 1SD			Terraced House
Last Sold Date:	29/06/2001	23/02/2001	
Last Sold Price:	£143,750	£124,950	
4, Old Dickens Heath Road, Solihull, B90 1SD			Detached House
Last Sold Date:	22/12/1999		
Last Sold Price:	£126,000		

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 B90



Detached

+71.71%

Semi-Detached

+71.36%

Terraced

+66.85%

Flat

+48.55%

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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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