

DEAN COLEMAN



Bespoke Estate Agent

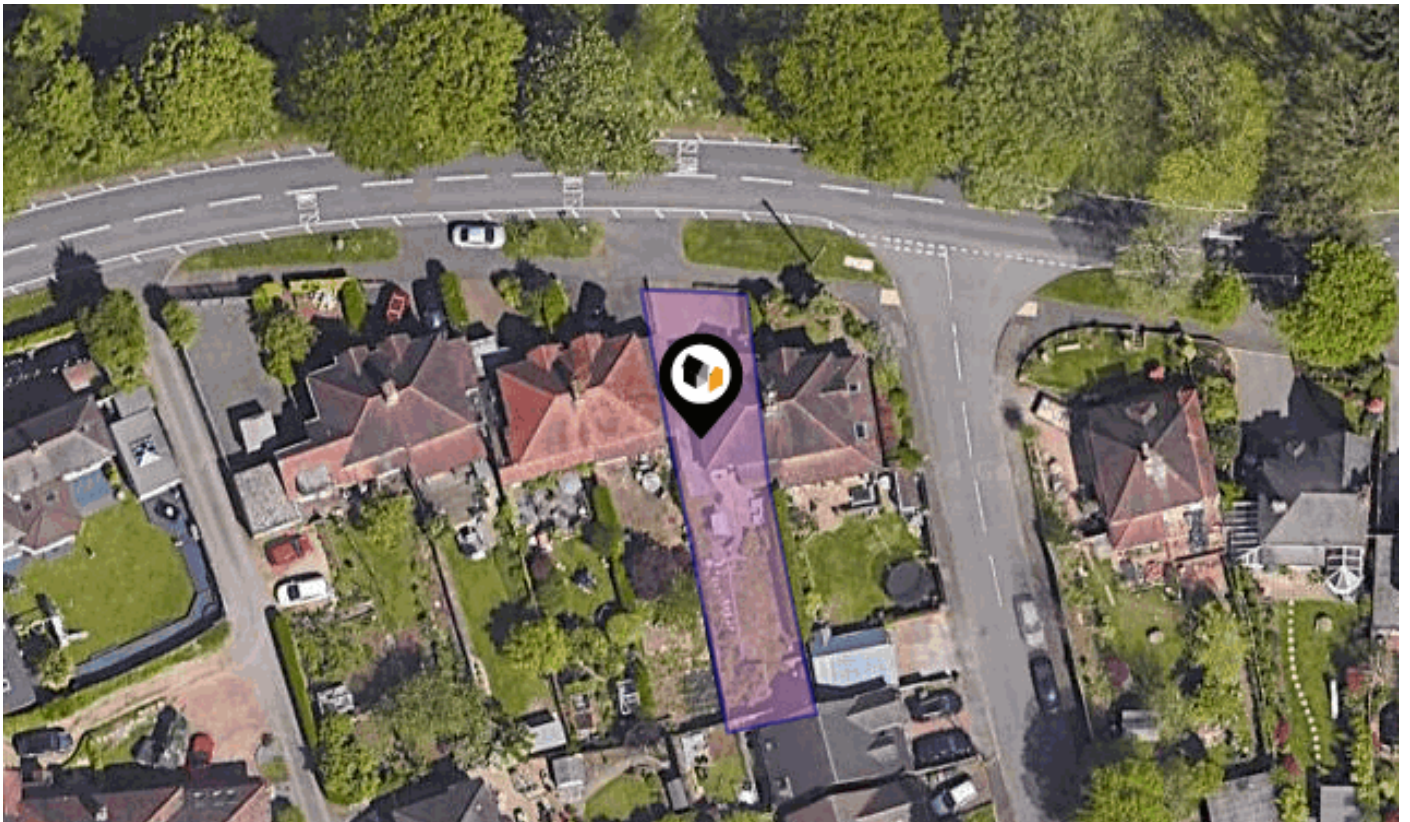


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st February 2024



GROVELEY LANE, COFTON HACKETT, BIRMINGHAM, B45

Offers Over : £350,000

Dean Coleman Powered By eXp

Birmingham

07581 875215

dean.coleman@exp.uk.com

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



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Location, Location, Location, with light, airy and spacious living thrown in to what is a fabulous example of a traditional semi-detached house. Ready to move into, this superbly presented, Freehold house would make a lovely family home for those who are looking to be within close proximity to stunning beauty spots, green open spaces, countryside, amenities and transport links.

Cofton Hackett is and has been for many years, a highly sought-after area of Birmingham for homeowners wishing to raise a family.

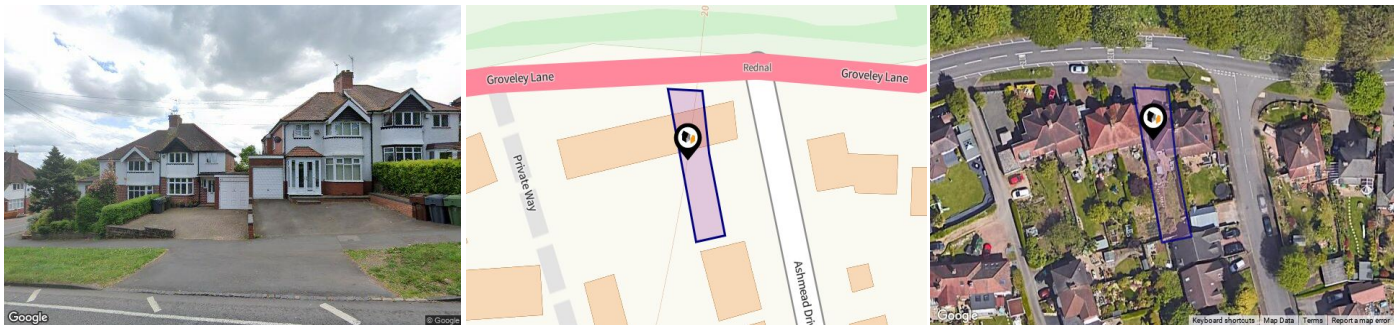
This lovely home comprises of: a light and airy entrance hall with stairs leading to the first floor, door leading into the dining room and lounge, plus an opening into the kitchen. To the front is a dining room with double glazed bay window and central heating radiator and to the rear, it opens up to a cosy lounge having a traditional style and stunning fire place with surround and double glazed bay window to the rear with door leading out to the rear garden. The kitchen is a superb space with a generous amount of fitted wall and base units, integrated sink and drainer overlooking the garden, integrated gas hob with extractor fan over and a separate integrated double oven and grill. From the kitchen there's a door to the garage and to the rear, a separate utility room with space for a washing machine, tumble dryer and where the combination boiler resides, also having a door leading out to the rear garden. To the first floor, from the light and airy landing which has a double glazed window to the side, there are doors to three bedrooms, two of which have built-in double wardrobes and a family bathroom/shower room. To the rear is a well maintained, private and secure garden with patio and with it being south facing, makes the perfect space to relax, entertain or for the children to play. The front of the property offers what most homeowners are looking for, multiple Off Road Parking spaces and a garage.

A truly fabulous home, perfect for starting or growing a family and what stunning surroundings to do that, than in Cofton Hackett, again referencing the beautiful parks, ponds and countryside on its doorstep.

For more details on this desirable locations transport links and schools nearby, have a look at the brochure Key Facts For Buyers.

But in brief, the Bristol Road where buses can be taken to provide access into Bromsgrove, Northfield, Rubery, Selly Oak and Birmingham City Centre is just a few minutes walk away. Furthermore, Longbridge Train Station, which being on the Central Line serving stations and major points of interest such as (but not limited to): Redditch, Bournville, Queen Elizabeth Hospital, University Of Birmingham, Five Ways and New Street/Grand Central; is within walking distance. Not forgetting the M5 Junction 4, which is a short drive away for those looking for more national access.

For amenities, at the bottom of the road



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	990 ft ² / 92 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,002
Title Number:	HW28776
UPRN:	10000212689

Last Sold £/ft²:	£297
Offers Over:	£350,000
Tenure:	Freehold

Local Area

Local Authority:	Worcestershire
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>Very Low</p> <p>Very Low</p>

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



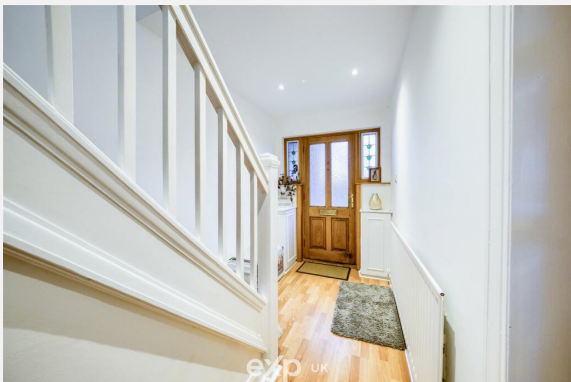
Planning History

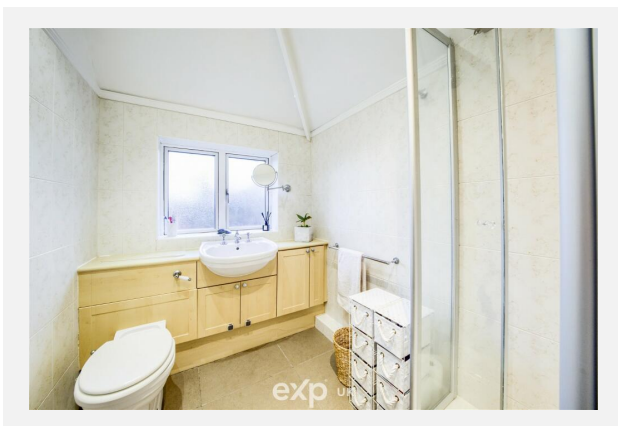
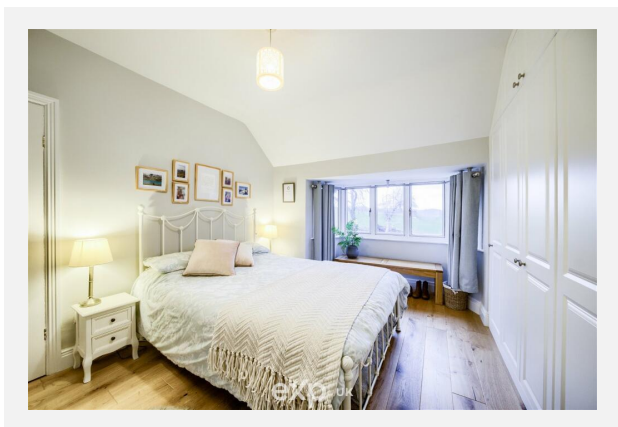
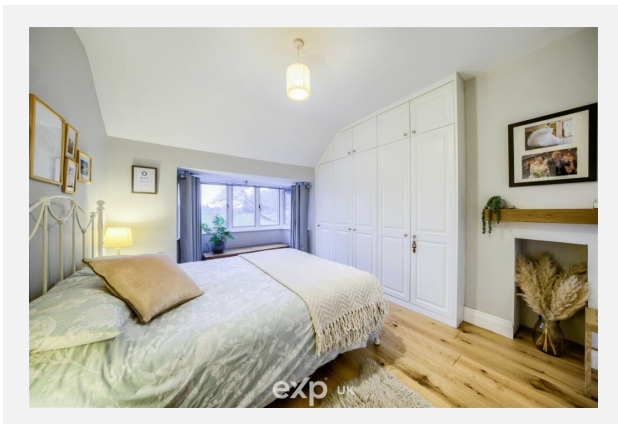
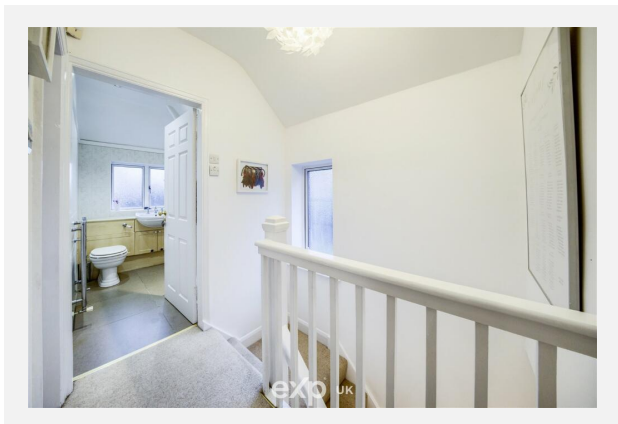
This Address

Planning records for: **482, Groveley Lane, Cofton Hackett, Birmingham, B45 8UD**

Reference - B/1995/0163	
Decision:	Application Granted
Date:	23rd February 1995
Description:	Alterations to form garage.

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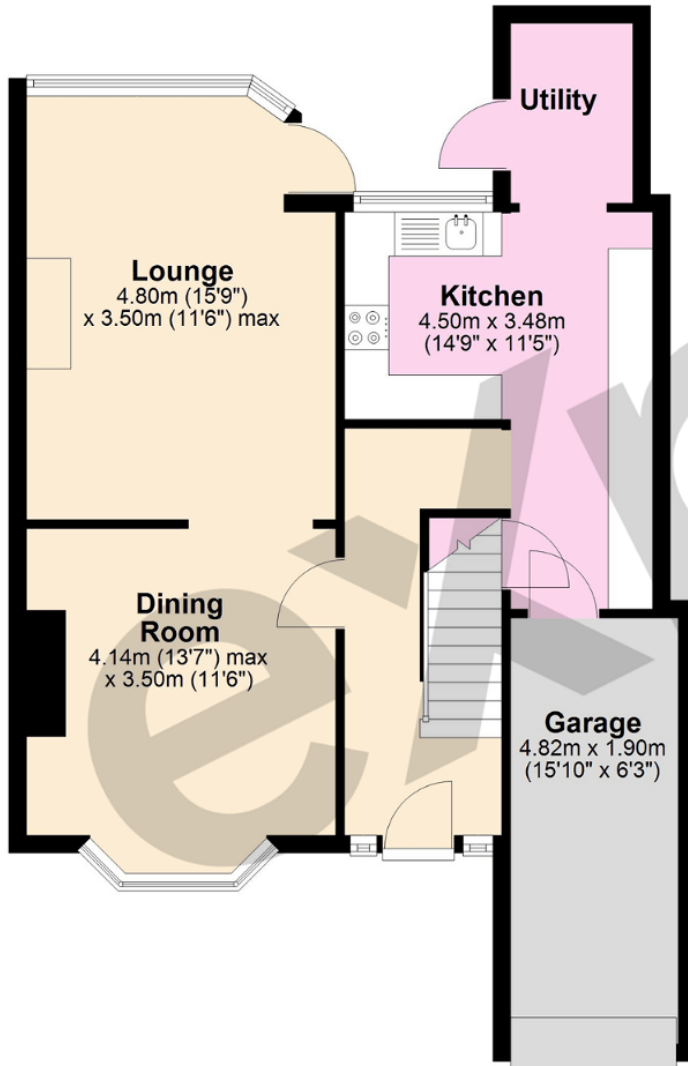




GROVELEY LANE, COFTON HACKETT, BIRMINGHAM, B45

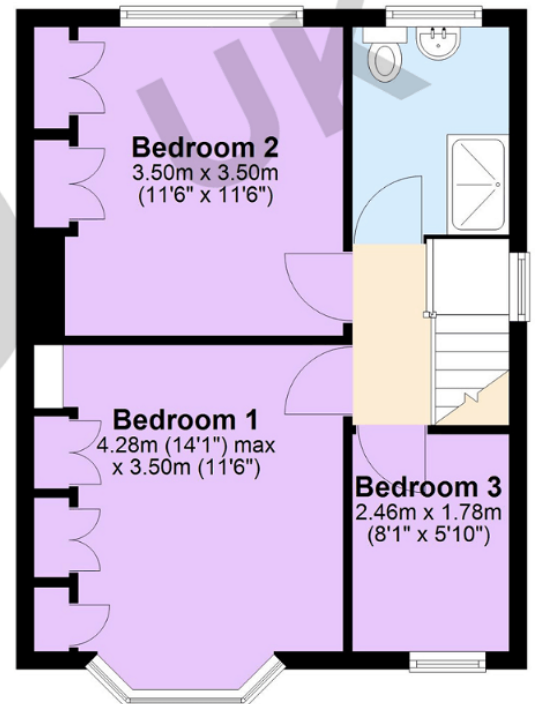
Ground Floor

Approx. 62.2 sq. metres (669.8 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



Total area: approx. 100.7 sq. metres (1084.0 sq. feet)

Groveley Lane, Cofton Hackett, B45

Energy rating

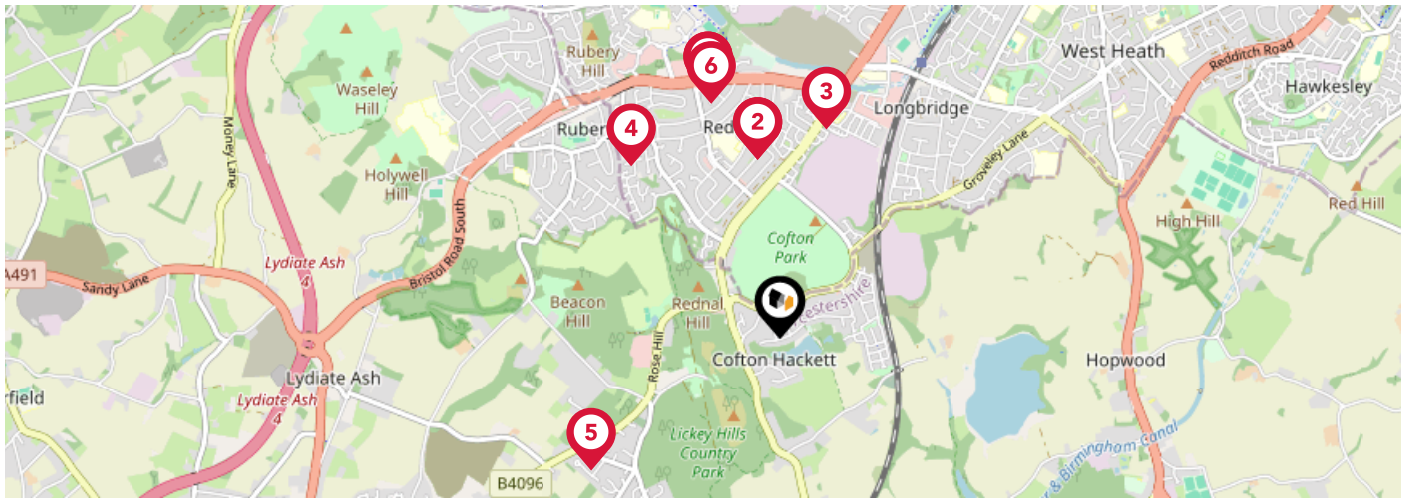
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Valid until 06.05.2025

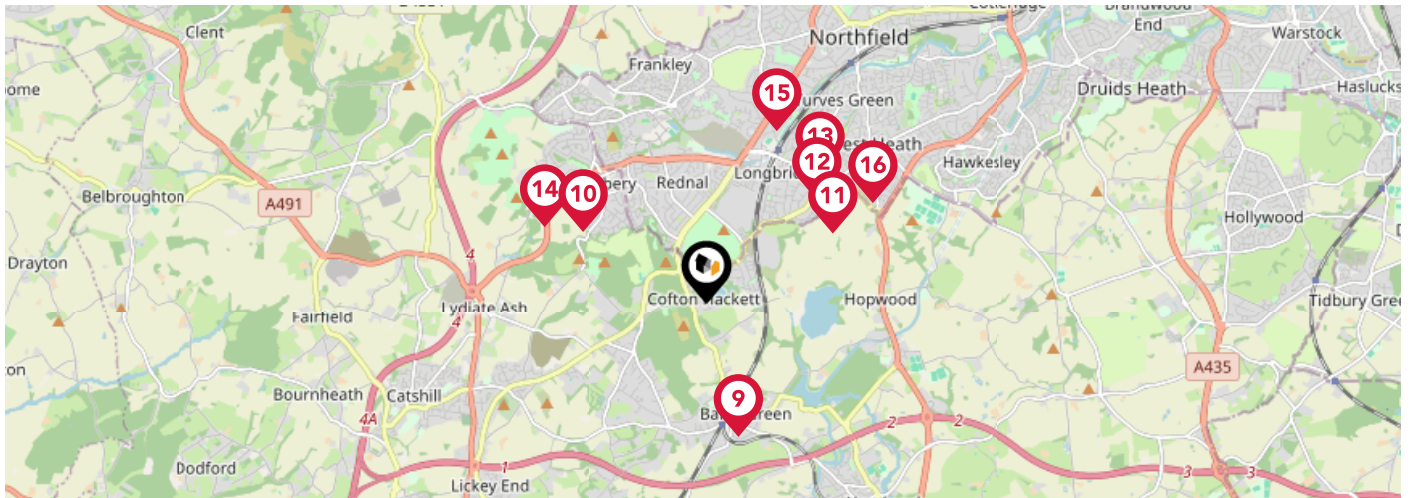
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 84 B </div>
69-80	C		
55-68	D	<div style="background-color: #ffd700; color: white; padding: 5px; display: inline-block;"> 58 D </div>	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

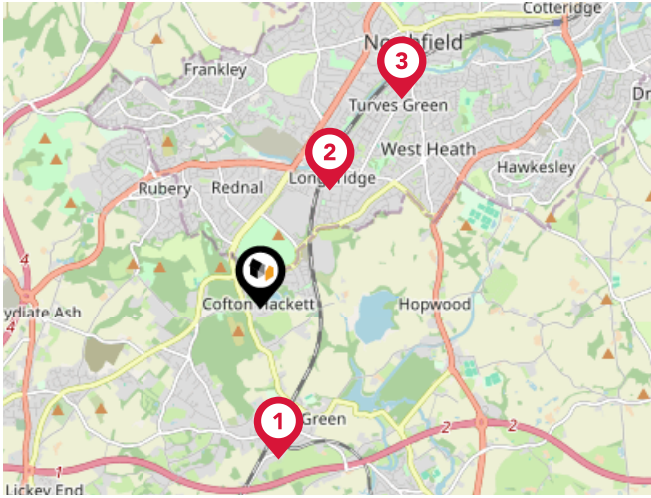
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 15% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	92 m ²



		Nursery	Primary	Secondary	College	Private
	Rednal Hill Infant School Ofsted Rating: Good Pupils: 304 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rednal Hill Junior School Ofsted Rating: Requires Improvement Pupils: 351 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Columba's Catholic Primary School Ofsted Rating: Good Pupils: 196 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James Catholic Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lickey Hills Primary School and Nursery Ofsted Rating: Good Pupils: 433 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colmers School and Sixth Form College Ofsted Rating: Good Pupils: 1129 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rubery Nursery School Ofsted Rating: Good Pupils: 152 Distance:1.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colmers Farm Primary School Ofsted Rating: Good Pupils: 399 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

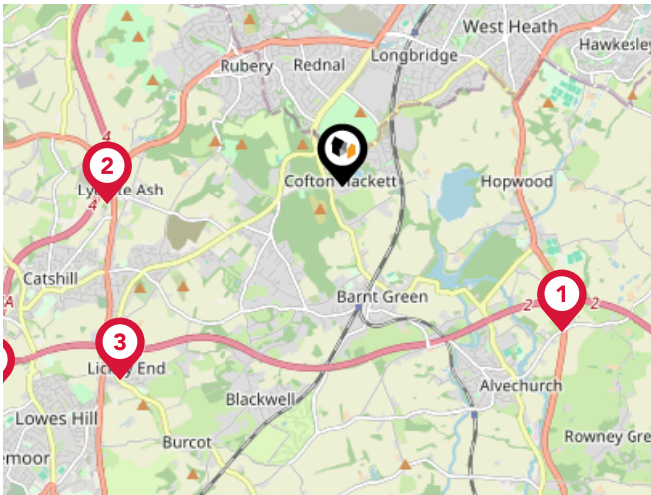


	Nursery	Primary	Secondary	College	Private
 St Andrew's CofE First School Ofsted Rating: Outstanding Pupils: 224 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Beaconside Primary and Nursery School Ofsted Rating: Good Pupils: 240 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cofton Primary School Ofsted Rating: Good Pupils: 340 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Albert Bradbeer Primary Academy Ofsted Rating: Good Pupils: 438 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Turves Green Boys' School Ofsted Rating: Inadequate Pupils:0 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Waseley Hills High School Ofsted Rating: Requires Improvement Pupils: 723 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Meadows Primary School Ofsted Rating: Requires Improvement Pupils: 634 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St John Fisher Catholic Primary School Ofsted Rating: Good Pupils:0 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



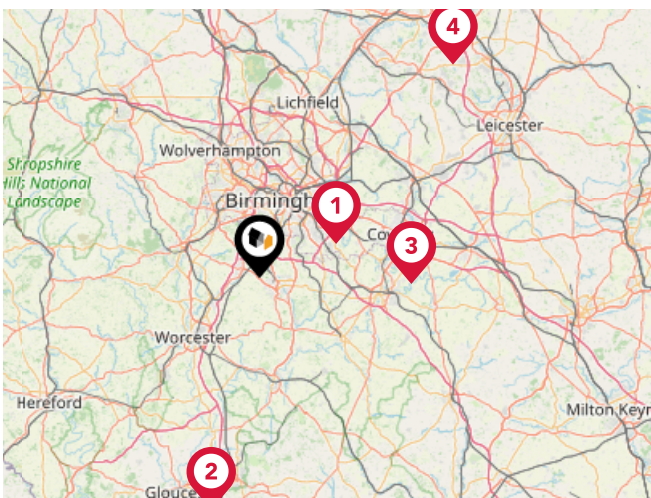
National Rail Stations

Pin	Name	Distance
1	Barnt Green Rail Station	1.38 miles
2	Longbridge Rail Station	1.24 miles
3	Northfield Rail Station	2.28 miles



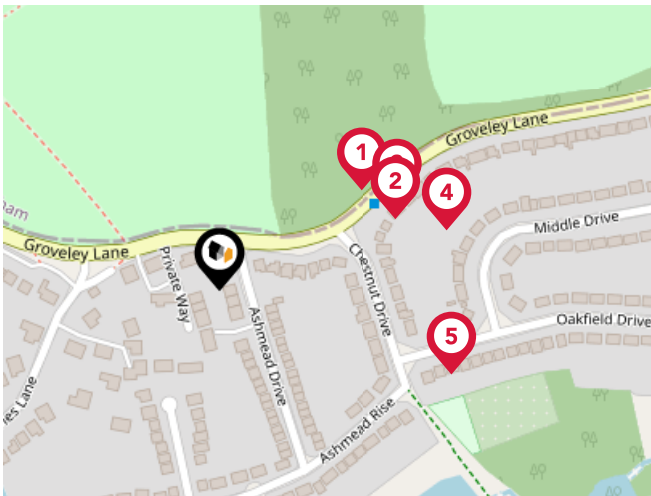
Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	2.38 miles
2	M5 J4	2.14 miles
3	M42 J1	2.68 miles
4	M5 J3	4.84 miles
5	M5 J4A	3.72 miles



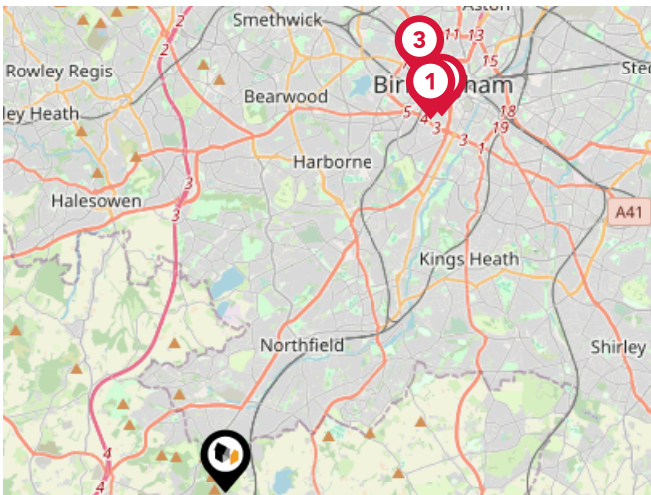
Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	12.23 miles
2	Gloucestershire Airport	34.45 miles
3	Coventry Airport	22.02 miles
4	East Midlands Airport	41.65 miles



Bus Stops/Stations

Pin	Name	Distance
1	Groveley Lane- Chestnut Drive	0.1 miles
2	Chestnut Drive	0.11 miles
3	Chestnut Drive	0.11 miles
4	Chestnut Drive	0.13 miles
5	Middle Drive	0.14 miles



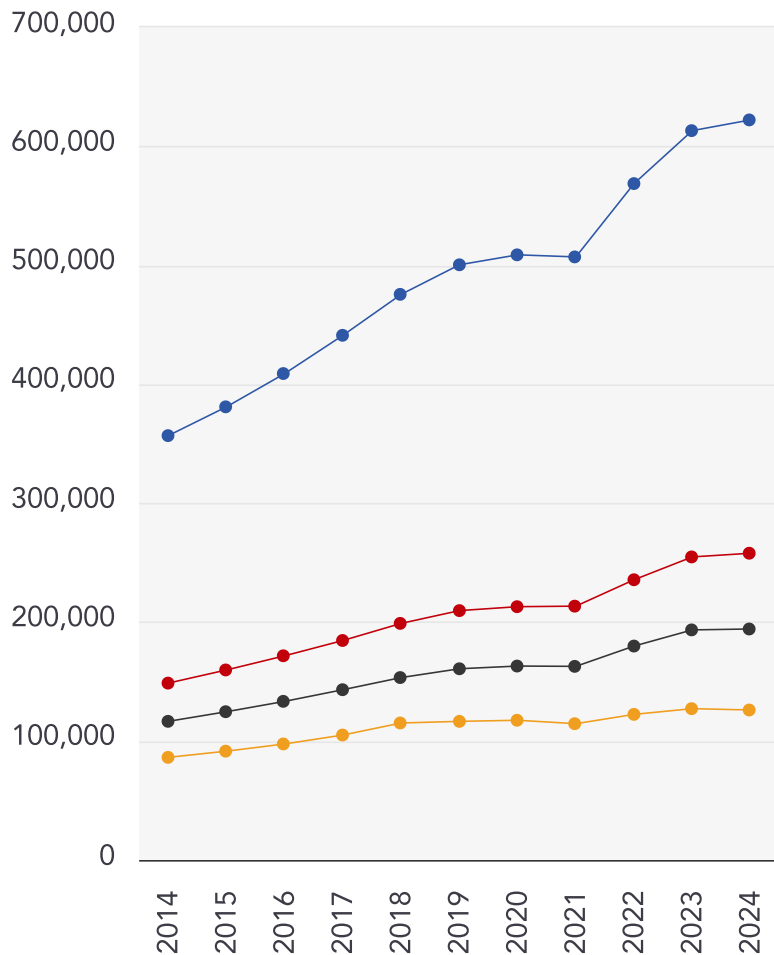
Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	7.7 miles
2	Town Hall (Midlands Metro Stop)	7.84 miles
3	Jewellery Quarter (Midland Metro Stop)	8.29 miles

496, Groveley Lane, Birmingham, B45 8UD		Semi-detached House	
Last Sold Date:	12/07/2019		
Last Sold Price:	£267,350		
482, Groveley Lane, Birmingham, B45 8UD		Semi-detached House	
Last Sold Date:	28/06/2019	08/10/2015	
Last Sold Price:	£295,000	£253,500	
492, Groveley Lane, Birmingham, B45 8UD		Detached House	
Last Sold Date:	08/09/2016	20/11/2012	06/10/1999
Last Sold Price:	£500,000	£424,000	£150,000
498, Groveley Lane, Birmingham, B45 8UD		Semi-detached House	
Last Sold Date:	26/02/2016		
Last Sold Price:	£387,500		
484, Groveley Lane, Birmingham, B45 8UD		Terraced House	
Last Sold Date:	14/12/2015	18/09/2006	
Last Sold Price:	£250,000	£205,000	
494, Groveley Lane, Birmingham, B45 8UD		Semi-detached House	
Last Sold Date:	17/07/2014	06/10/2006	28/08/2003
Last Sold Price:	£400,000	£300,000	£249,500
480, Groveley Lane, Birmingham, B45 8UD		Semi-detached House	
Last Sold Date:	20/08/2004		
Last Sold Price:	£204,000		
486, Groveley Lane, Birmingham, B45 8UD		Terraced House	
Last Sold Date:	28/11/2003	31/05/2001	
Last Sold Price:	£183,000	£102,500	
488, Groveley Lane, Birmingham, B45 8UD		Semi-detached House	
Last Sold Date:	27/08/1999	28/02/1995	
Last Sold Price:	£113,500	£53,000	

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 B45



Detached

+74.39%

Semi-Detached

+73.42%

Terraced

+66.61%

Flat

+46.13%

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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

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Birmingham
07581 875215
dean.coleman@exp.uk.com
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