

DEAN COLEMAN



Bespoke Estate Agent

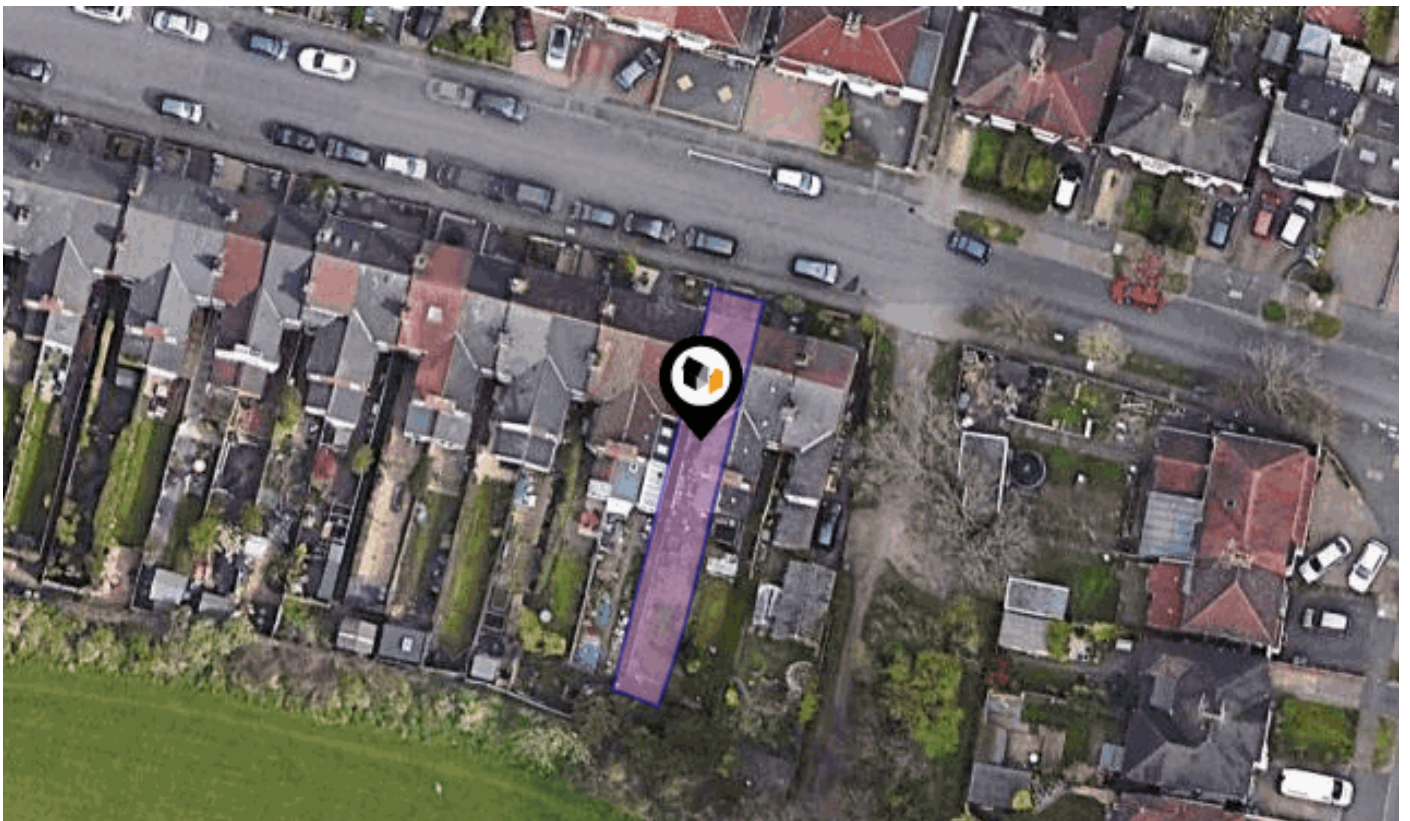


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15<sup>th</sup> April 2024



## NEWLANDS ROAD, BIRMINGHAM, B30

Market Appraisal Estimate : £260,000

Dean Coleman Powered By eXp

Birmingham

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# Introduction

## Our Comments

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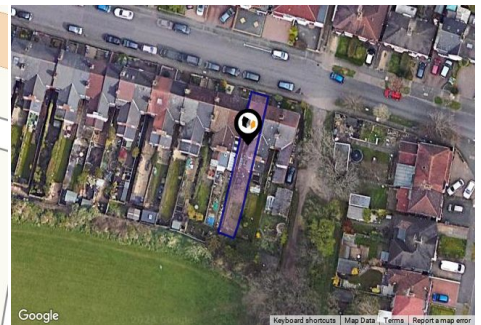
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"To have Stirchley Village close by has been brilliant. Shops for our everyday needs close by, eateries, cafes and superb venues for socialising without the need to go into the City. But the City Centre is only about a 10 minute bus ride away and bus stops just a few minutes walk. A few stops from the local Bournville Train Station, also gets you into New Street and Grand Central Station, but the new owners will benefit from an even closer Train Station opening soon; Pineapple Road which is part of the HS2 line."

Newlands Road is located off Cartland Road, a popular and sought-after road in itself given its access to a wide range of amenities, transport links, schools and nurseries. In addition, the Rea Valley Route, popular with dog walkers, cyclists and ramblers is at the bottom of the road. So much for all to benefit from, including a fabulous traditional mid-terrace house that could be made into the perfect home.

The home, set back from the road behind a dwarf wall and gated entrance, comprises of: a storm porch with door entering into the entrance hall, doors to reception room one and room respectively. Reception room one, located at the front of the property, has a double glazed bay window, central heating radiator and feature fire-place, with coving to its ceiling. Reception room two located at the rear benefits from a store cupboard under the stairs, central heating radiator, double glazed window and doors to the kitchen and stairs leading to the first floor. The kitchen has fitted wall and base units with integrated sink and drainer, electric oven with gas hob, space for a fridge freezer and washing machine, plus double glazed window to side aspect and door to the patio and rear garden. To the first floor can be found two double bedrooms, both with central heating radiators and double glazed windows, one having a built-in store cupboard over the stairs. The modern four-piece bathroom is fully tiled floor to ceiling with obscure double glazed window to rear aspect. The rear of the home which is south facing, has a patio with two outbuildings/stores and leading to a large lawn area, all of which is fence enclosed and private.

Location is a key feature on any homeowners list, and when it comes to Newlands Road and its highly sought-after Stirchley location, the benefits are there to enjoy now and in the future. With the vibrant social hub that is Stirchley Village just minutes away, a newly constructed train line also within a few minutes walk, schools and amenities plus further investment in the area, what a superb purchase this property would be.



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	871 ft <sup>2</sup> / 81 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,626
<b>Title Number:</b>	WM687427
<b>UPRN:</b>	100070461880

<b>Last Sold £/ft<sup>2</sup>:</b>	£190
<b>Market Appraisal Estimate:</b>	£260,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Birmingham
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very Low
● Surface Water	Medium

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>1000</b> mb/s

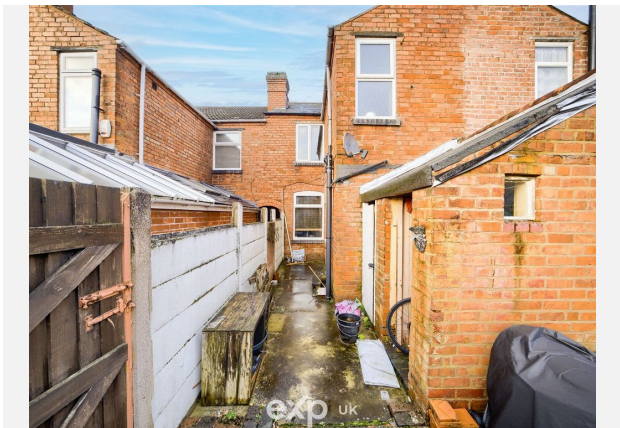
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

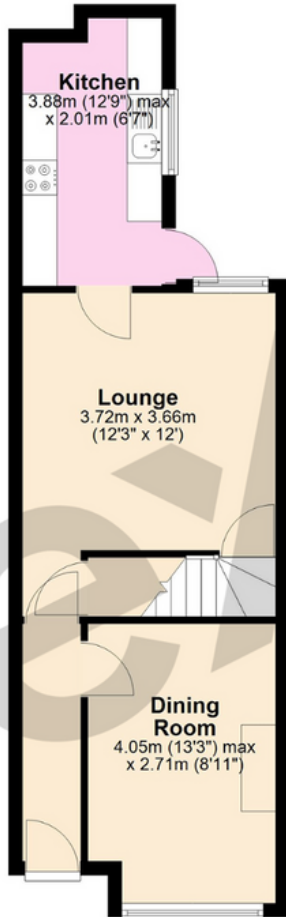




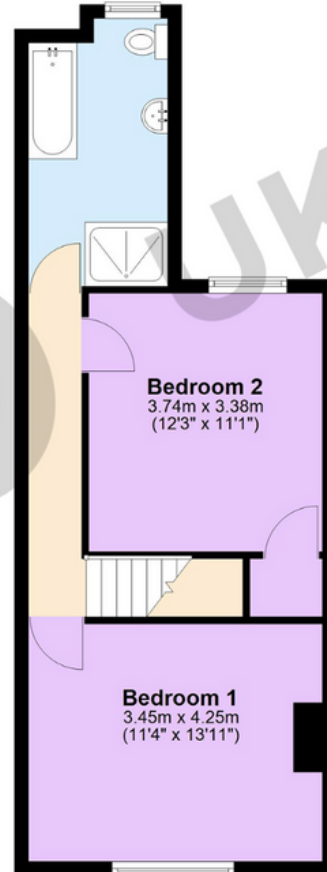


## NEWLANDS ROAD, BIRMINGHAM, B30

**Ground Floor**  
Approx. 39.1 sq. metres (420.7 sq. feet)



**First Floor**  
Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 81.7 sq. metres (879.7 sq. feet)

Energy rating

**D**

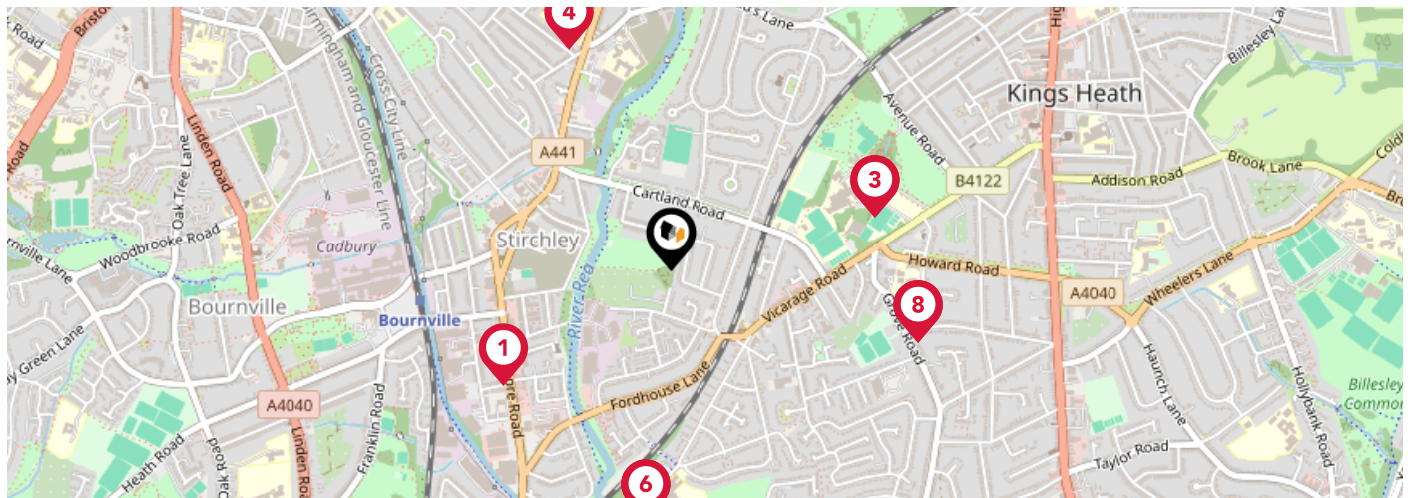
Valid until 25.03.2034









Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	59   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

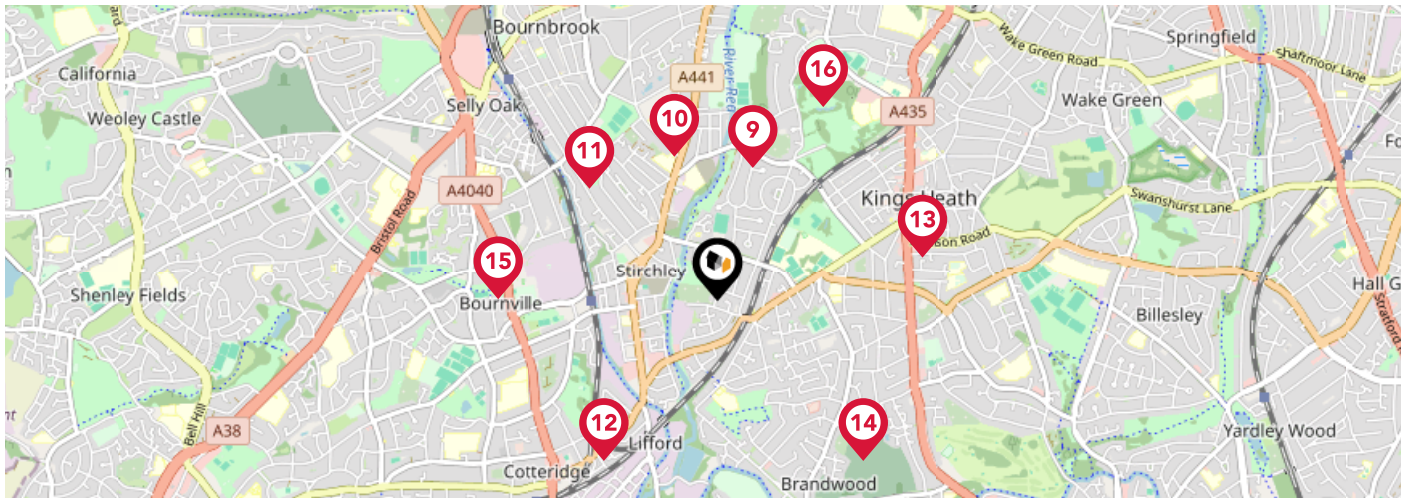
## Additional EPC Data









<b>Property Type:</b>	Mid-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 86% of fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>

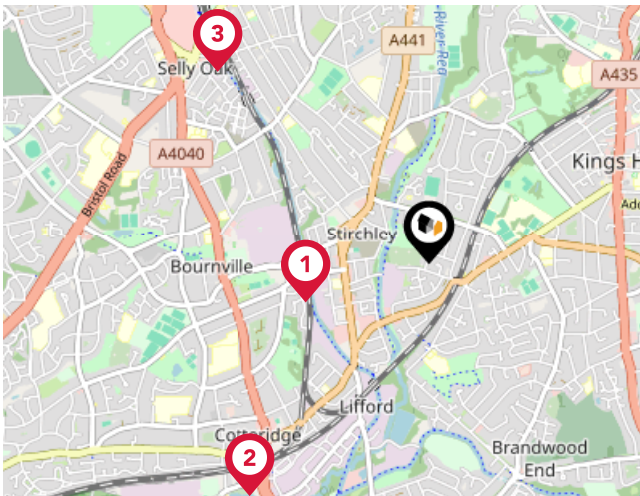




	Nursery	Primary	Secondary	College	Private
 <b>Stirchley Primary School</b> Ofsted Rating: Good   Pupils: 226   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>King Edward VI Camp Hill School for Boys</b> Ofsted Rating: Outstanding   Pupils: 931   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>King Edward VI Camp Hill School for Girls</b> Ofsted Rating: Outstanding   Pupils: 1079   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Selly Park Girls' School</b> Ofsted Rating: Outstanding   Pupils: 703   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Allens Croft Nursery School</b> Ofsted Rating: Outstanding   Pupils: 179   Distance:0.57	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Allens Croft Primary School</b> Ofsted Rating: Good   Pupils: 371   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Colmore Junior School</b> Ofsted Rating: Good   Pupils: 480   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Colmore Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 411   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

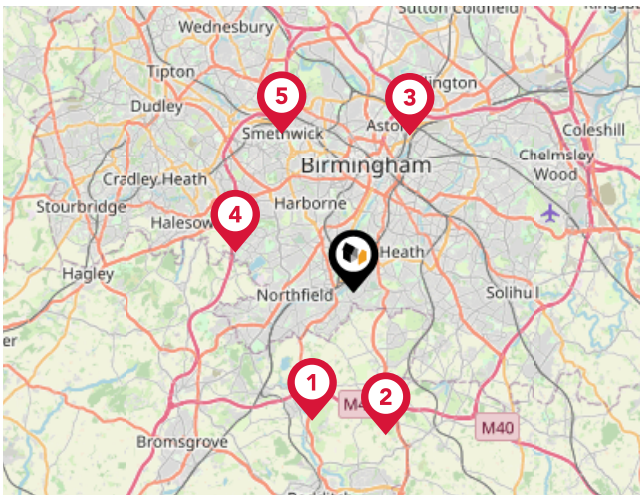


	Nursery	Primary	Secondary	College	Private
 <b>Moor Green Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Edward's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 401   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Raddlebarn Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cotteridge Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Dunstan's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 420   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Woodthorpe Junior and Infant School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bournville Village Primary</b> Ofsted Rating: Outstanding   Pupils: 654   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Uffculme School</b> Ofsted Rating: Good   Pupils: 218   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



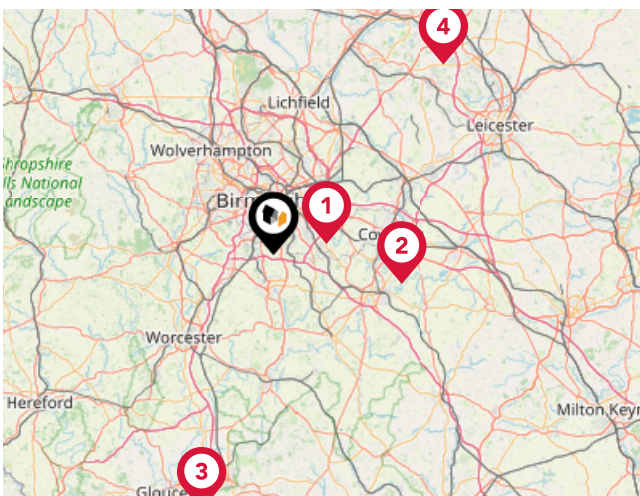
## National Rail Stations

Pin	Name	Distance
1	Bournville Rail Station	0.59 miles
2	Kings Norton Rail Station	1.32 miles
3	Selly Oak Rail Station	1.29 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	4.92 miles
2	M42 J3	5.28 miles
3	M6 J6	6.01 miles
4	M5 J3	4.5 miles
5	M5 J1	6.3 miles

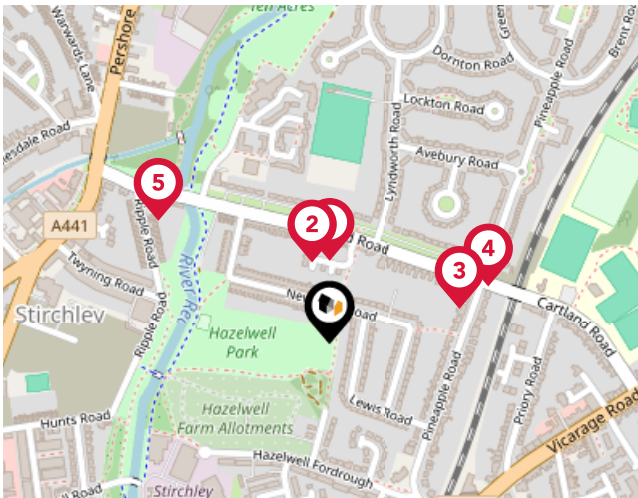


## Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	7.84 miles
2	Coventry Airport	18.98 miles
3	Gloucestershire Airport	38.54 miles
4	East Midlands Airport	36.82 miles

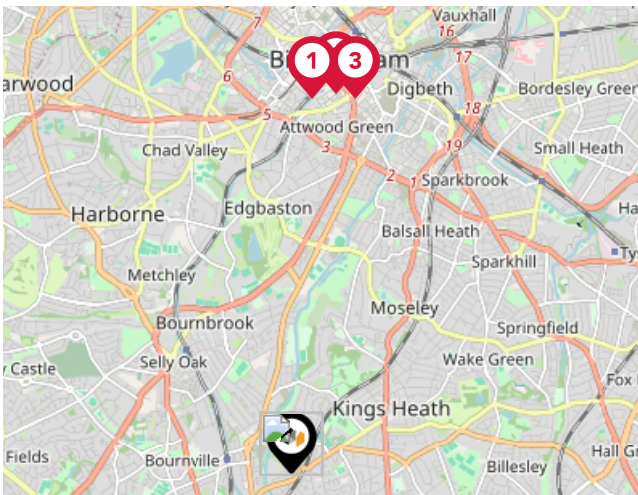
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lyndworth Rd	0.09 miles
2	Lyndworth Rd	0.1 miles
3	Pineapple Rd	0.15 miles
4	Cartland Rd	0.19 miles
5	Ripple Rd	0.24 miles



### Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	3.41 miles
2	Town Hall (Midlands Metro Stop)	3.47 miles
3	Grand Central New Street (Midland Metro Stop)	3.45 miles

<b>66, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	04/01/2024	03/12/2018			
Last Sold Price:	£270,000	£168,500			
<b>52, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	21/07/2021				
Last Sold Price:	£256,500				
<b>76, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	09/07/2021	06/03/1997			
Last Sold Price:	£251,500	£44,000			
<b>50, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	24/04/2020	31/07/2009	01/12/2000		
Last Sold Price:	£217,950	£136,500	£64,250		
<b>120, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	08/11/2019	08/06/2016	21/06/2006	21/09/1998	
Last Sold Price:	£227,000	£182,500	£132,500	£52,000	
<b>108, Newlands Road, Birmingham, B30 2RH</b>					Semi-detached House
Last Sold Date:	29/05/2019	22/10/1999	04/04/1996	09/06/1995	
Last Sold Price:	£199,950	£59,950	£46,550	£46,000	
<b>98, Newlands Road, Birmingham, B30 2RH</b>					Semi-detached House
Last Sold Date:	19/09/2017	15/06/2017	08/01/2008		
Last Sold Price:	£180,550	£125,000	£137,000		
<b>116, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	28/07/2017	31/03/2006	28/04/2000		
Last Sold Price:	£200,099	£134,000	£59,995		
<b>60, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	18/10/2016				
Last Sold Price:	£172,500				
<b>136, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	08/09/2016	08/04/2011	29/03/2007	02/10/1998	
Last Sold Price:	£171,550	£130,000	£129,950	£42,000	
<b>132, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	29/04/2016	02/06/2000			
Last Sold Price:	£170,000	£59,995			
<b>72, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	04/02/2016	27/07/2010	20/02/2002	28/05/1999	
Last Sold Price:	£150,000	£125,000	£79,000	£52,500	

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

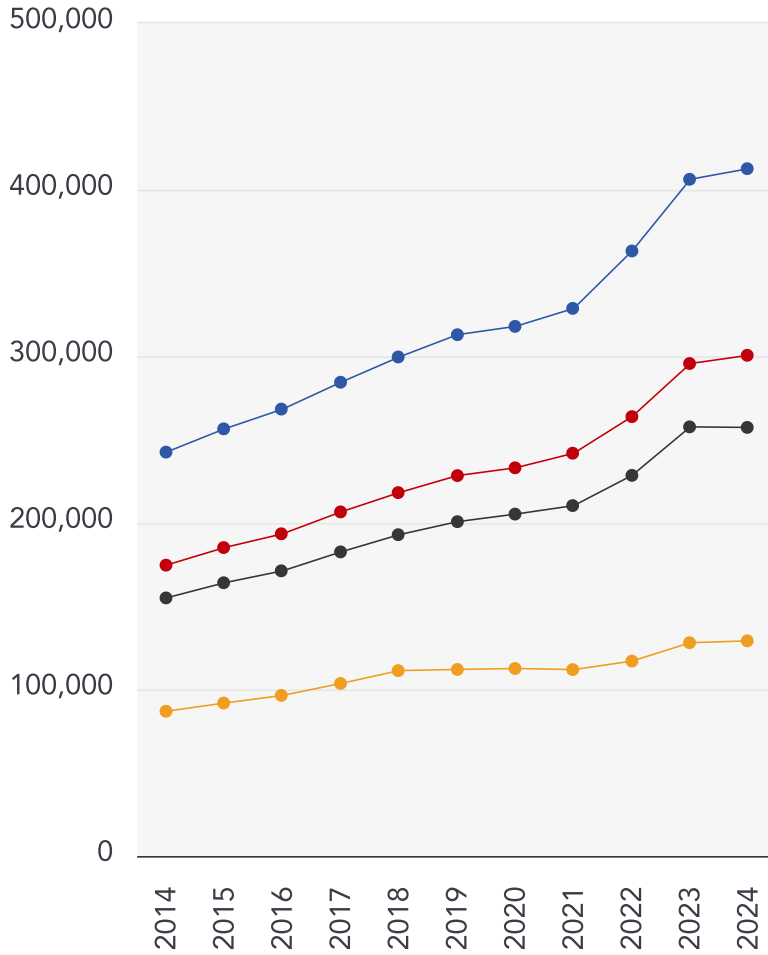
<b>92, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	01/12/2015	17/06/2005	17/03/2000		
Last Sold Price:	£179,950	£138,500	£60,000		
<b>58, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	27/11/2015	30/03/2005	30/01/2002		
Last Sold Price:	£170,000	£139,000	£79,950		
<b>48, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	06/08/2015	09/07/2004	02/04/2002	01/08/1997	
Last Sold Price:	£169,950	£128,950	£83,000	£36,500	
<b>82, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	03/12/2014	14/11/1996			
Last Sold Price:	£145,000	£46,950			
<b>102, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	06/02/2014	24/10/2005	23/08/2002	01/10/1997	
Last Sold Price:	£151,500	£139,950	£96,000	£53,950	
<b>70, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	18/01/2013	13/10/2006	22/06/2001		
Last Sold Price:	£124,950	£135,000	£58,500		
<b>80, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	23/03/2012				
Last Sold Price:	£140,000				
<b>78, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	19/08/2011	17/11/2000	21/04/1995		
Last Sold Price:	£142,000	£68,950	£49,000		
<b>122, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	26/11/2010	30/08/2002	12/02/1999		
Last Sold Price:	£129,000	£91,950	£48,500		
<b>62, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	16/09/2009	30/05/2001			
Last Sold Price:	£132,950	£77,000			
<b>130, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	19/05/2008	09/11/2001			
Last Sold Price:	£134,950	£75,000			
<b>54, Newlands Road, Birmingham, B30 2RH</b>					Terraced House
Last Sold Date:	25/09/2006				
Last Sold Price:	£135,000				

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

<b>126, Newlands Road, Birmingham, B30 2RH</b>			Terraced House
Last Sold Date:	17/03/2006	04/10/2002	
Last Sold Price:	£132,500	£99,950	
<b>114, Newlands Road, Birmingham, B30 2RH</b>			Terraced House
Last Sold Date:	27/01/2006	18/09/2001	
Last Sold Price:	£136,000	£79,950	
<b>90, Newlands Road, Birmingham, B30 2RH</b>			Terraced House
Last Sold Date:	04/02/2005		
Last Sold Price:	£102,000		
<b>118, Newlands Road, Birmingham, B30 2RH</b>			Terraced House
Last Sold Date:	03/03/2003	07/08/1995	
Last Sold Price:	£98,500	£39,950	
<b>134, Newlands Road, Birmingham, B30 2RH</b>			Terraced House
Last Sold Date:	18/04/2002		
Last Sold Price:	£91,000		
<b>68, Newlands Road, Birmingham, B30 2RH</b>			Terraced House
Last Sold Date:	07/12/2001		
Last Sold Price:	£49,000		
<b>112, Newlands Road, Birmingham, B30 2RH</b>			Terraced House
Last Sold Date:	19/09/2001		
Last Sold Price:	£66,500		
<b>86, Newlands Road, Birmingham, B30 2RH</b>			Terraced House
Last Sold Date:	21/03/2001	28/12/1995	
Last Sold Price:	£57,410	£42,250	
<b>74, Newlands Road, Birmingham, B30 2RH</b>			Terraced House
Last Sold Date:	23/11/1999	11/07/1997	
Last Sold Price:	£58,000	£49,950	
<b>106, Newlands Road, Birmingham, B30 2RH</b>			Terraced House
Last Sold Date:	22/05/1998		
Last Sold Price:	£53,500		
<b>84, Newlands Road, Birmingham, B30 2RH</b>			Terraced House
Last Sold Date:	20/02/1998		
Last Sold Price:	£49,500		
<b>124, Newlands Road, Birmingham, B30 2RH</b>			Terraced House
Last Sold Date:	31/10/1997		
Last Sold Price:	£39,000		

**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 B30



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**



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eXp UK  
Bespoke Estate Agent

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## 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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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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