

DEAN COLEMAN



Bespoke Estate Agent

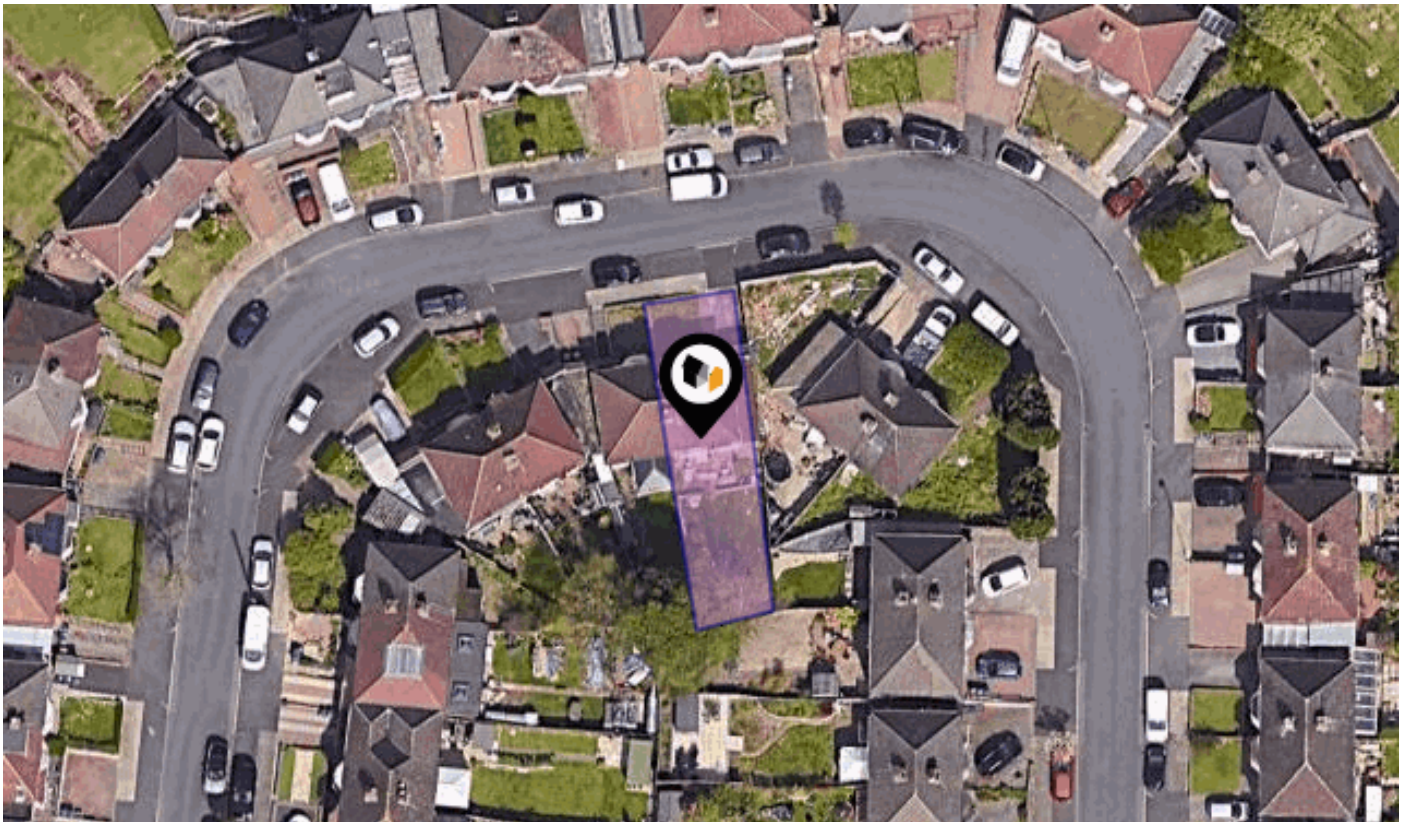


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11<sup>th</sup> April 2024



**FAIRWAY, BIRMINGHAM, B31**

**Price Guide : £230,000**

**Dean Coleman Powered By eXp**

Birmingham

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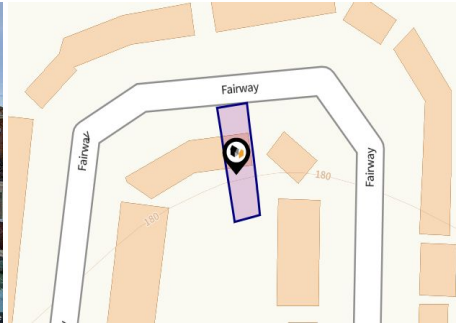
Ready to move into, this traditional semi-detached house has all the potential to turn into someone's dream home in which to raise a family.

Located on a desirable estate in Northfield, just a stones throw from all the amenities to cater for those very day needs, transport links taking you into and around Birmingham, plus Motorway links for the long distance commuter, and not to mention an abundance of schools, nurseries and colleges within easy reach.

This freehold house comprises of: a porch, entrance hall with stairs to the first floor, doors to two reception rooms and separate kitchen. To the front there is a reception room with double glazed bay window, fire place and surround plus central heating radiator. To the rear can be found a further reception room with wall mounted electric fire and double glazed slide doors access the garden. The separate kitchen has a double glazed window to rear aspect, fitted wall and base units with integrated sink and drainer, electric cooker with gas hob and extractor fan over, also space for a fridge freezer. From the kitchen there is a door leading out to the garage which itself has high level glazed windows to side aspect, up and over door to the front, door to the rear accessing the garden, door to a guest toilet, plus a store cupboard under the staircase. The first floor accommodation has three bedrooms, all with double glazed windows and central heating radiators, plus a family bathroom with cupboard housing the combination boiler and obscure double glazed window to rear aspect. A family home such as this, requires a good size rear garden which this has, benefitting from a large patio with steps down to a lawn area, fence enclosed and being south facing. To the front can be found Off Road Parking and a lawn area.

Having recently undergone some decoration, this family home is ready to move into, but has plenty of potential to create an even better and bigger home (stp) for a large or growing family. With it being located in a desirable area of Northfield too, what a buy this is for any first time buyer, or even investor to add to a growing portfolio.

Get in touch soon to book your viewing before it's too late.



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	818 ft <sup>2</sup> / 76 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Year Built :</b>	1930-1949
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,626
<b>Title Number:</b>	WM136675
<b>UPRN:</b>	100070361920

<b>Last Sold £/ft<sup>2</sup>:</b>	£25
<b>Price Guide:</b>	£230,000
<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	Very Low

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

**18** mb/s      **1000** mb/s



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



### Satellite/Fibre TV Availability:



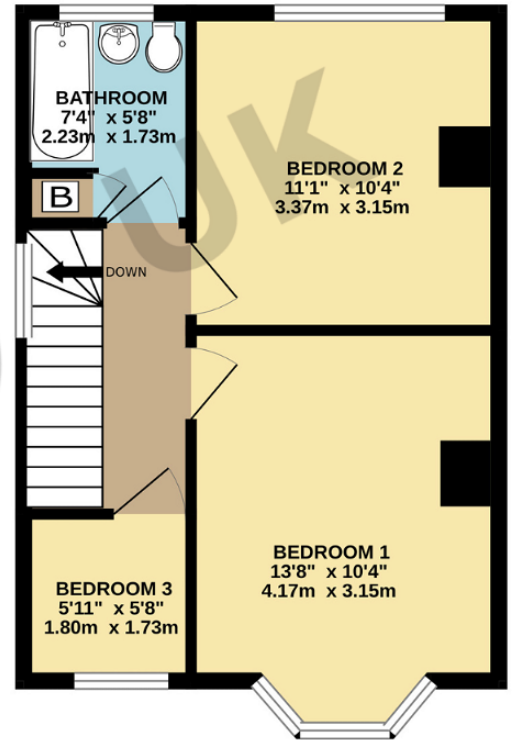
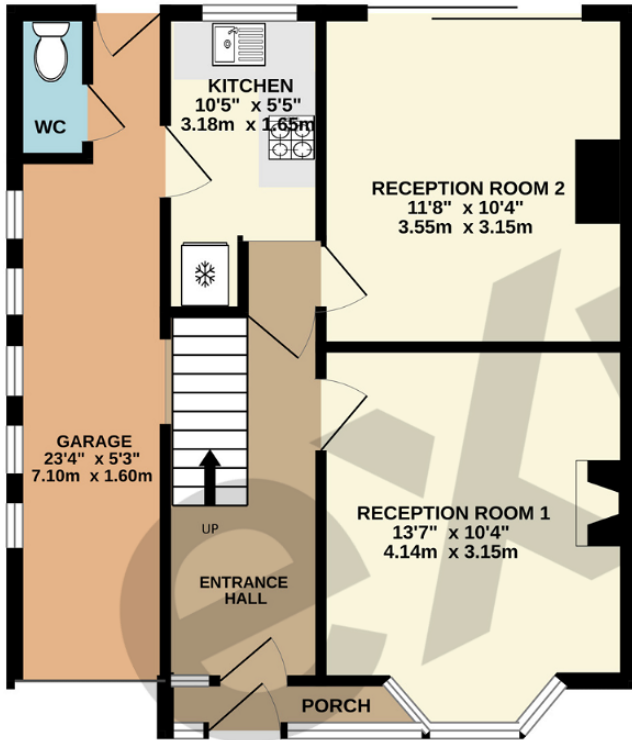




## FAIRWAY, BIRMINGHAM, B31

GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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Fairway, Northfield, B31

Energy rating  
E

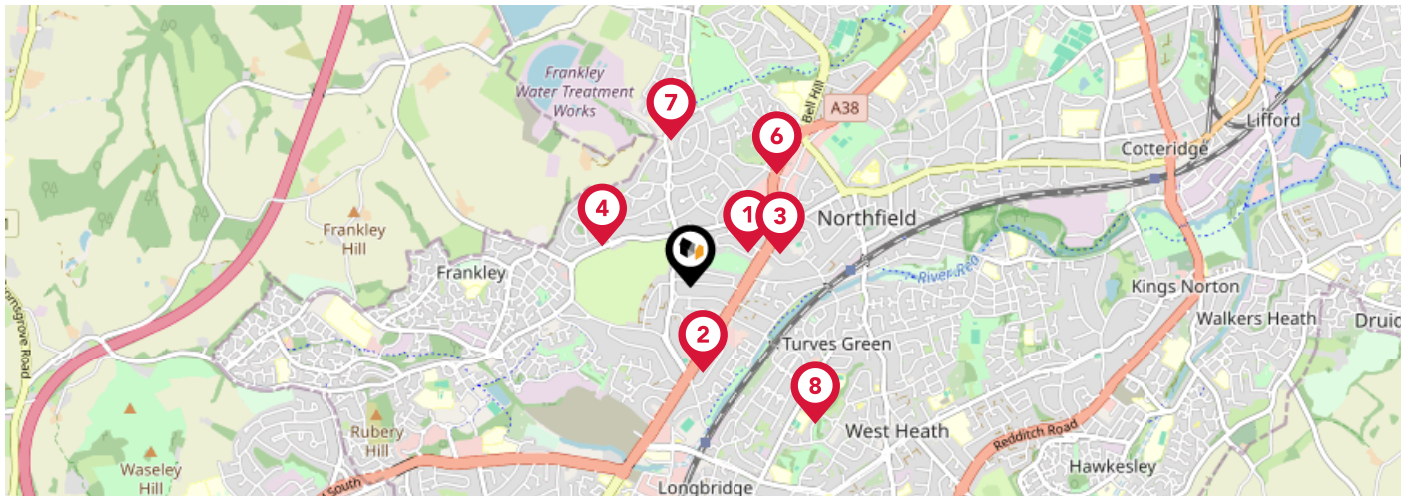
Valid until 04.01.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

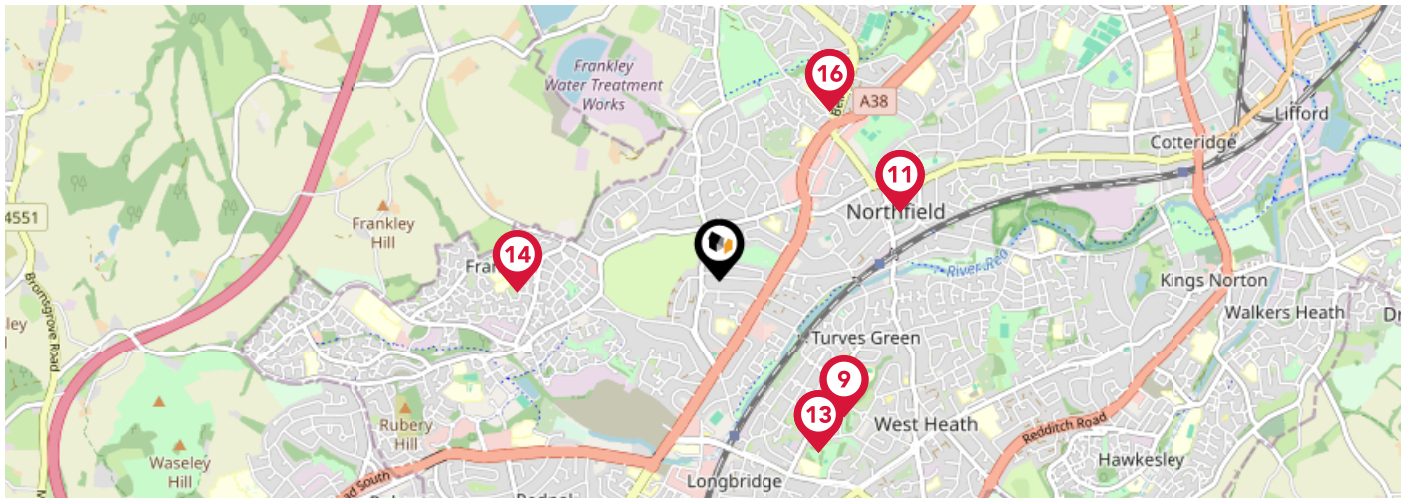
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	76 m <sup>2</sup>

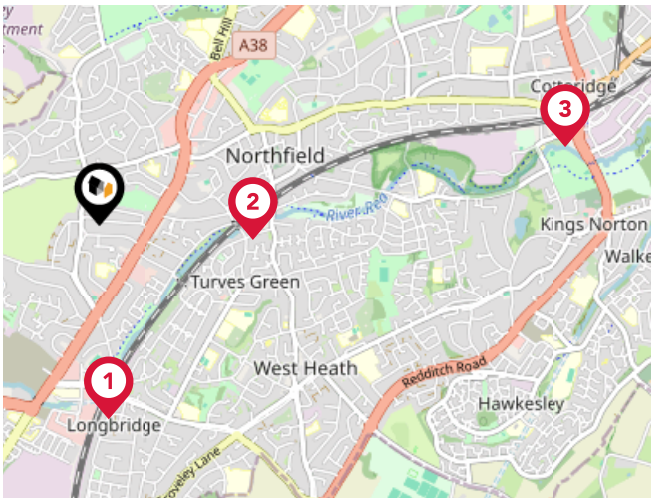







		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Brigid's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Meadows Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 634   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Edge Academy</b> Ofsted Rating: Good   Pupils: 6   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Merritts Brook Primary E-ACT Academy</b> Ofsted Rating: Good   Pupils: 224   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bellfield Infant School (NC)</b> Ofsted Rating: Good   Pupils: 203   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bellfield Junior School</b> Ofsted Rating: Good   Pupils: 315   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Orchards Primary Academy</b> Ofsted Rating: Good   Pupils: 216   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Turves Green Primary School</b> Ofsted Rating: Good   Pupils: 389   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

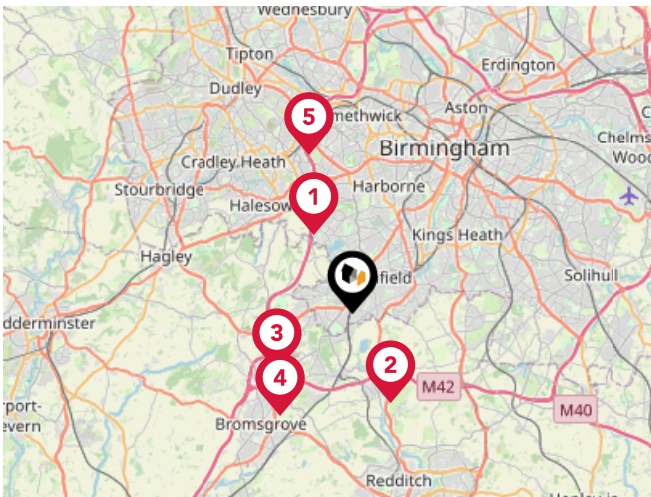


	Nursery	Primary	Secondary	College	Private
 <b>Turves Green Girls' School</b> Ofsted Rating: Good   Pupils: 649   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Laurence Church Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Laurence Church Junior School</b> Ofsted Rating: Good   Pupils: 360   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Turves Green Boys' School</b> Ofsted Rating: Special Measures   Pupils: 648   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Turves Green Boys' School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Forestdale Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 220   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Longwill A Primary School for Deaf Children</b> Ofsted Rating: Good   Pupils: 61   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Victoria College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








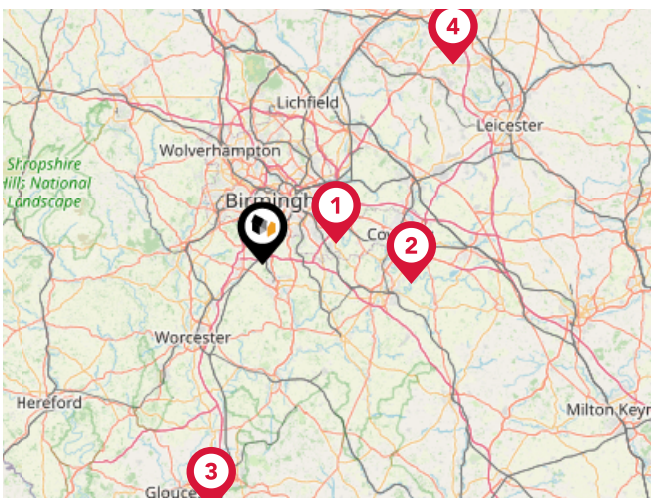
### National Rail Stations

Pin	Name	Distance
	Longbridge Rail Station	0.88 miles
	Northfield Rail Station	0.7 miles
	Kings Norton Rail Station	2.14 miles





### Trunk Roads/Motorways

Pin	Name	Distance
	M5 J3	3.13 miles
	M42 J2	3.56 miles
	M5 J4	3.44 miles
	M42 J1	4.53 miles
	M5 J2	5.96 miles

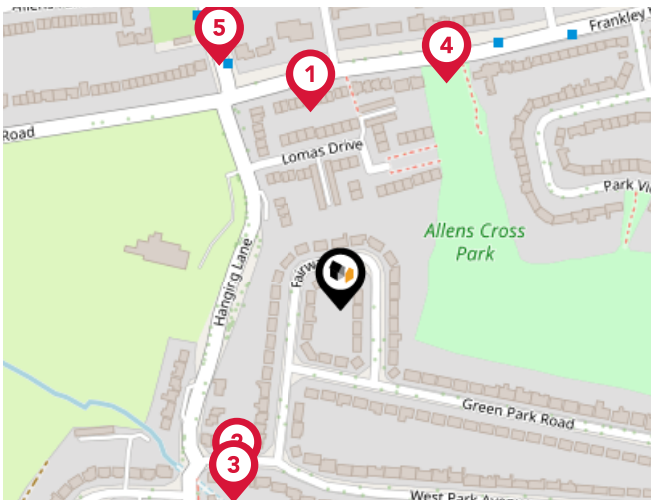


### Airports/Helipads






Pin	Name	Distance
	Birmingham International Airport	11.02 miles
	Coventry Airport	21.61 miles
	Gloucestershire Airport	36.48 miles
	East Midlands Airport	39.82 miles

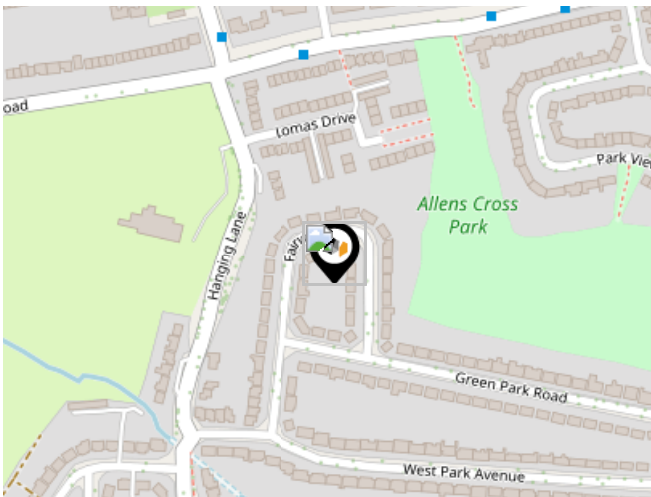
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Hoggs Lane	0.11 miles
	Hanging Lane	0.11 miles
	Hanging Lane	0.12 miles
	Inverness Rd	0.14 miles
	Frankley Beeches Rd	0.15 miles



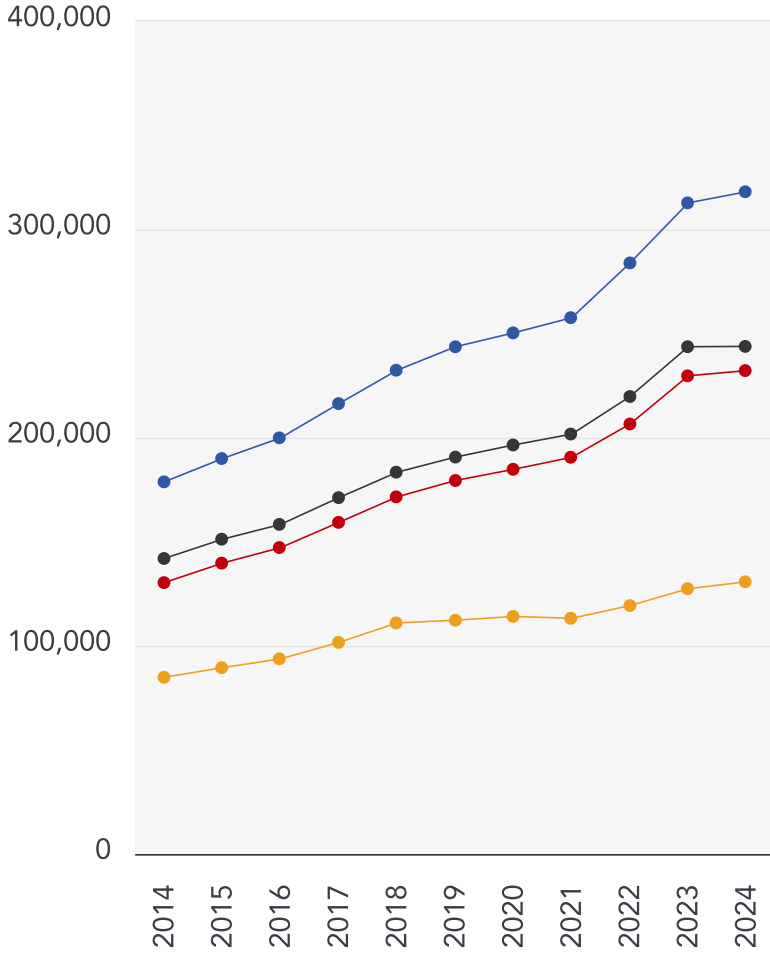
### Local Connections

Pin	Name	Distance
	Centenary Square (Midlands Metro Stop)	5.73 miles
	Town Hall (Midlands Metro Stop)	5.88 miles
	Jewellery Quarter (Midland Metro Stop)	6.29 miles

<b>41, Fairway, Birmingham, B31 5BB</b>		Semi-detached House			
Last Sold Date:	30/11/2023				
Last Sold Price:	£60,000				
<b>51, Fairway, Birmingham, B31 5BB</b>		Semi-detached House			
Last Sold Date:	30/09/2019	03/10/2014	26/09/2006	28/01/1999	
Last Sold Price:	£195,000	£145,000	£140,000	£55,000	
<b>21, Fairway, Birmingham, B31 5BB</b>		Semi-detached House			
Last Sold Date:	13/09/2017	17/12/2004			
Last Sold Price:	£204,950	£168,000			
<b>47, Fairway, Birmingham, B31 5BB</b>		Terraced House			
Last Sold Date:	09/06/2017	14/07/2006	22/12/2000		
Last Sold Price:	£174,000	£145,000	£72,500		
<b>19, Fairway, Birmingham, B31 5BB</b>		Terraced House			
Last Sold Date:	19/04/2017	19/08/2005	03/05/2001		
Last Sold Price:	£159,000	£135,950	£73,000		
<b>39, Fairway, Birmingham, B31 5BB</b>		Semi-detached House			
Last Sold Date:	10/08/2016	28/05/1999			
Last Sold Price:	£163,000	£47,000			
<b>23, Fairway, Birmingham, B31 5BB</b>		Terraced House			
Last Sold Date:	20/06/2013	17/12/2002			
Last Sold Price:	£115,000	£119,000			
<b>37, Fairway, Birmingham, B31 5BB</b>		Semi-detached House			
Last Sold Date:	30/05/2008	01/09/2000			
Last Sold Price:	£21,000	£60,000			
<b>27, Fairway, Birmingham, B31 5BB</b>		Terraced House			
Last Sold Date:	25/02/2005				
Last Sold Price:	£127,000				
<b>53, Fairway, Birmingham, B31 5BB</b>		Semi-detached House			
Last Sold Date:	31/05/2001	13/12/2000			
Last Sold Price:	£72,500	£46,500			
<b>29, Fairway, Birmingham, B31 5BB</b>		Terraced House			
Last Sold Date:	30/05/1997				
Last Sold Price:	£53,000				
<b>43, Fairway, Birmingham, B31 5BB</b>		Semi-detached House			
Last Sold Date:	25/03/1996				
Last Sold Price:	£52,150				

**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 B31



Detached

**+77.95%**

Terraced

**+71.75%**

Semi-Detached

**+78.12%**

Flat

**+54.03%**

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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

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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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