

DEAN COLEMAN



Bespoke Estate Agent



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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 19<sup>th</sup> March 2024



**VERBENA ROAD, BIRMINGHAM, B31**

**Price Estimate : £260,000**

**Dean Coleman Powered By eXp**

Birmingham

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# Introduction

## Our Comments

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"Our father built the house and raised the family here. What a home it has been! We now pass it over to a new family, who we are sure will benefit from its size, potential and such wonderful location to raise their own family in. Being able to see across the Estate is lovely, especially when there are clear skies but also seeing fireworks too across the night sky."

How lovely. A home that has been in the family for decades, now available for a new family to make their mark on the wonderful semi-detached house.

The estate itself is a sought-after one, with there being plenty of schools nearby, nurseries, colleges and Birmingham University all within easy reach. Perfect for a growing family and no wonder why so many people who buy homes here, stay and raise families, even staying to retire in.

Offering plenty of space, with light and airy rooms throughout, the home comprises of: entrance porch, entrance hall with doors to the lounge and separate kitchen, also stairs leading to the first floor. The lounge being at the front, benefits from a double glazed bay window, gas central heating and fire place. Sweeping round to the second reception area, used as a dining room, this area benefits from central heating, slide double glazed doors to a conservatory, with a door leading into the separate kitchen. The kitchen itself has fitted wall and base units with integrated double sink and drainer, electric oven with gas hob and extractor fan over, also a large double glazed window to rear aspect which overlooks the lovely rear garden. From the kitchen there is a door leading into the garage which has bi-fold doors to its front access, a door leading out to the garden and a door into a large store room, an ideal place to convert into a utility room or downstairs toilet (stp). The first floor accommodation is as light and airy as its ground floor, with three excellent size bedrooms all with built-in wardrobes and/or store cupboards, central heating and double glazing. There is a family bathroom with mixer shower over its bath, also having an obscure double glazed window to rear aspect and tiled walls. The rear garden both private and secure, offers a patio area with lean-to, large lawn area with rockery and a variety of shrubs, also having a store shed. To the front, this home benefits from Off Road Parking for multiple vehicles.

Being superbly set back and elevated from the road, offers incredible privacy and superb amounts of light which flood into this property. With some modernisation, what an incredible home this could be for your growing family. Potential, potential, potential!

A must view house to appreciate its size and of course, its potential.



## Property


**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 871 ft<sup>2</sup> / 81 m<sup>2</sup>  
**Plot Area:** 0.07 acres  
**Council Tax :** Band C  
**Annual Estimate:** £1,614  
**Title Number:** MM3109  
**UPRN:** 100070547457


**Price Estimate:** £260,000  
**Tenure:** Freehold


## Local Area

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

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

**6** mb/s  


**47** mb/s  


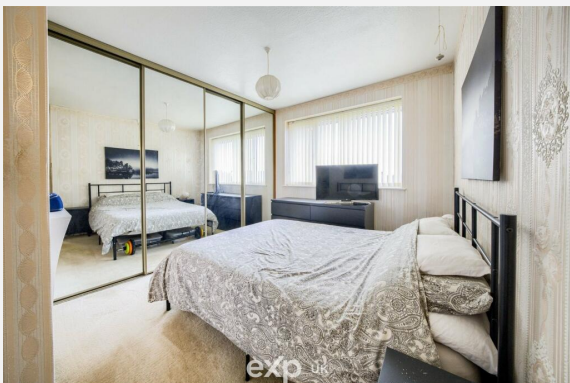
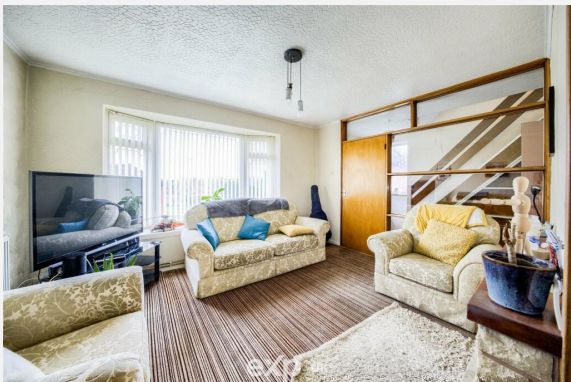
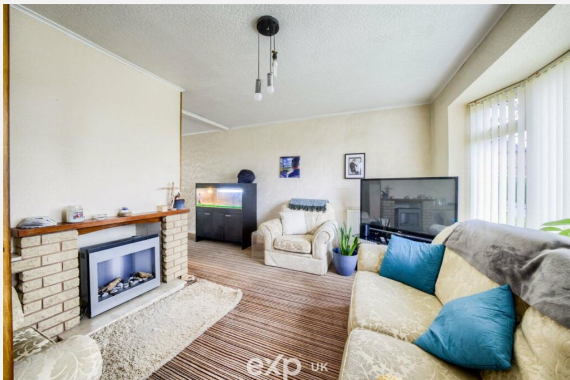
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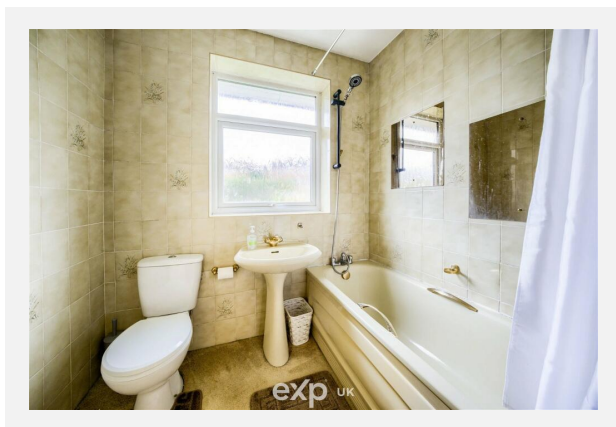
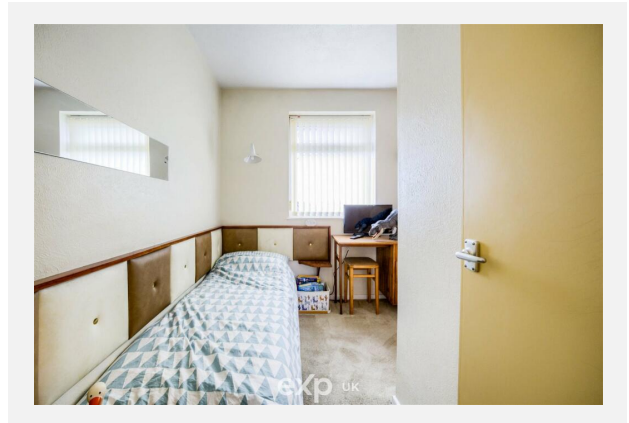
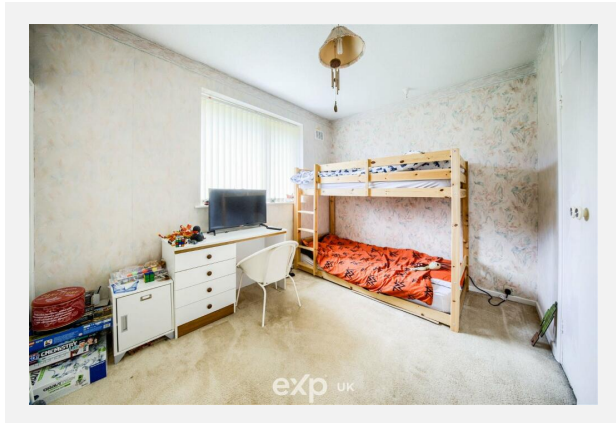
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



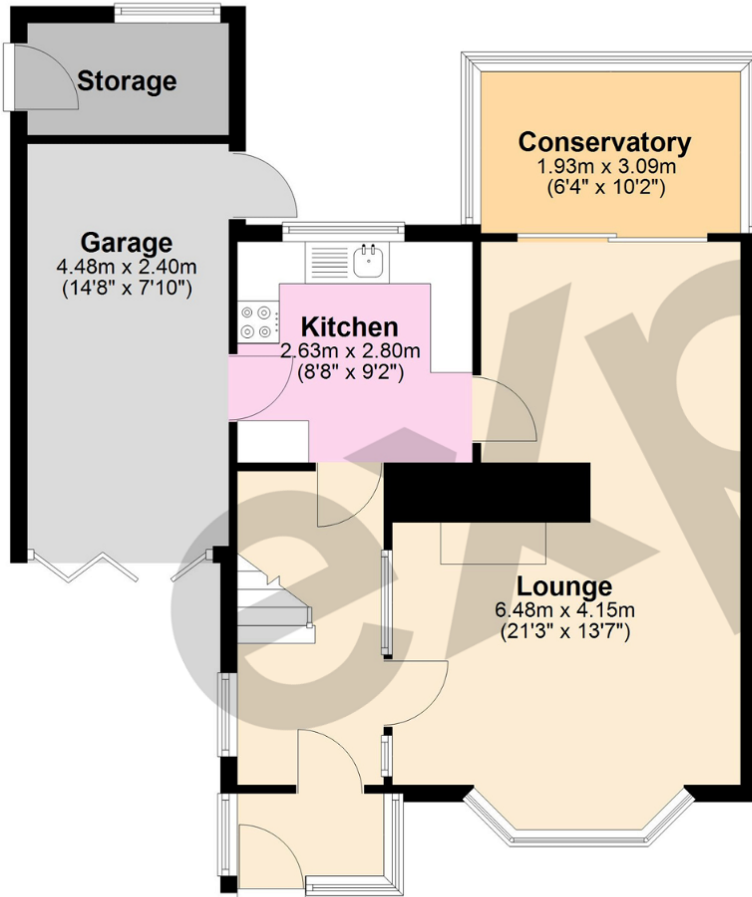




## VERBENA ROAD, BIRMINGHAM, B31

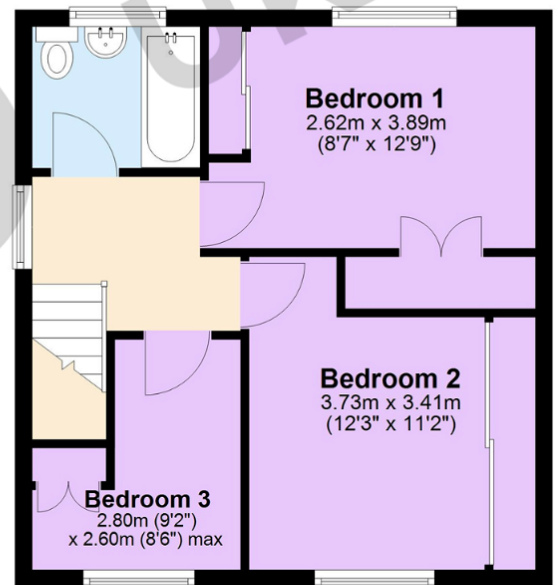
### Ground Floor

Approx. 61.9 sq. metres (666.6 sq. feet)



### First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Total area: approx. 100.9 sq. metres (1085.6 sq. feet)

Energy rating

**D**

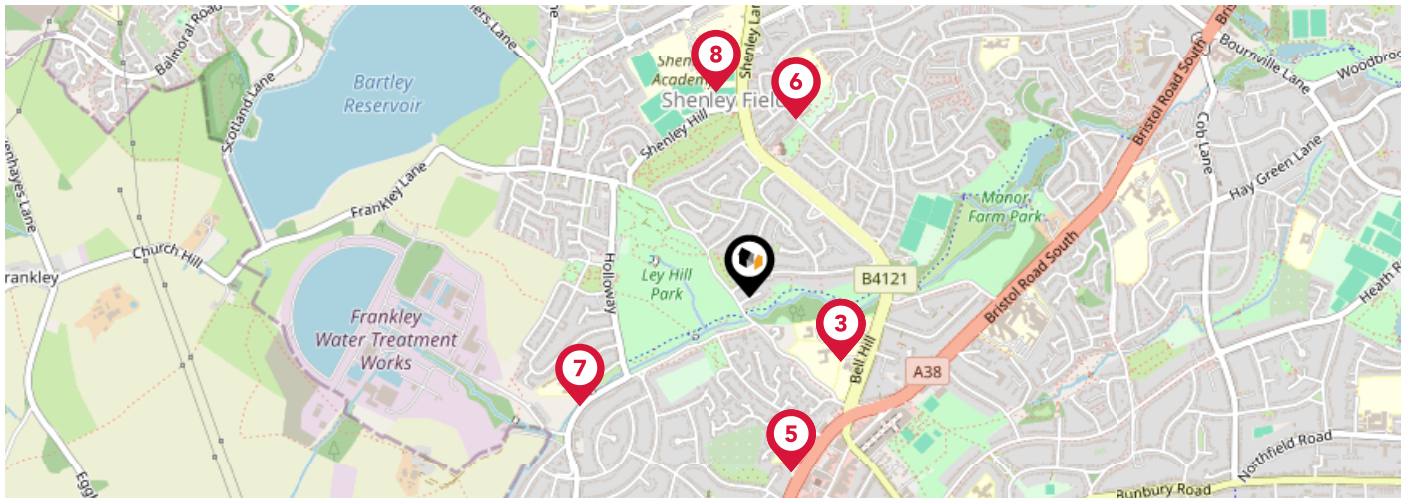
Valid until 06.03.2034









Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

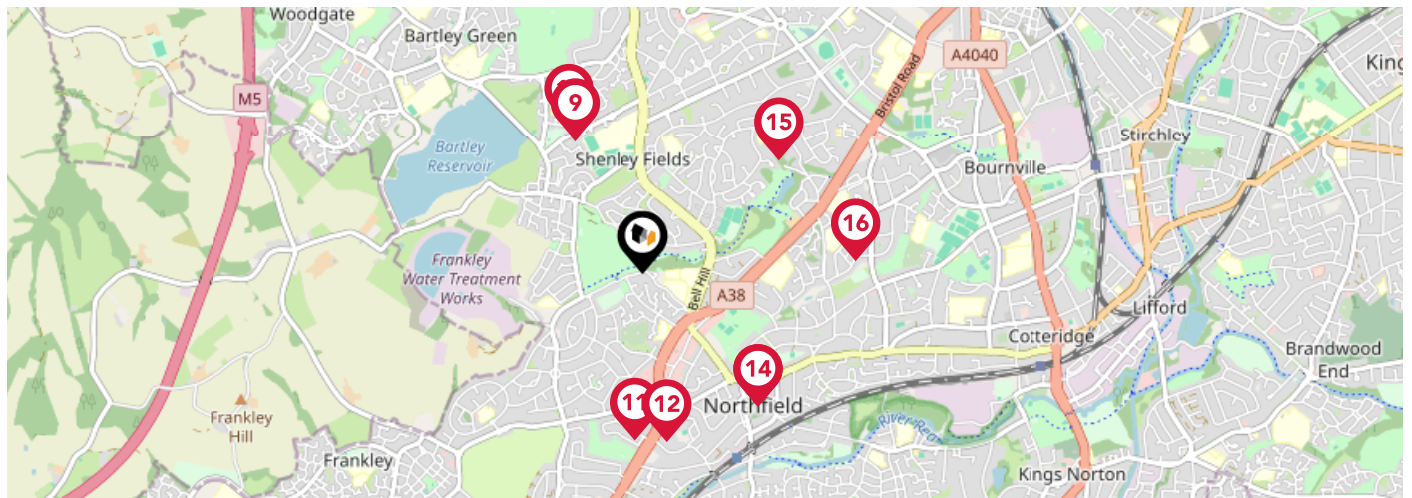
## Additional EPC Data









<b>Property Type:</b>	Semi-detached 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>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched 270 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 all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>

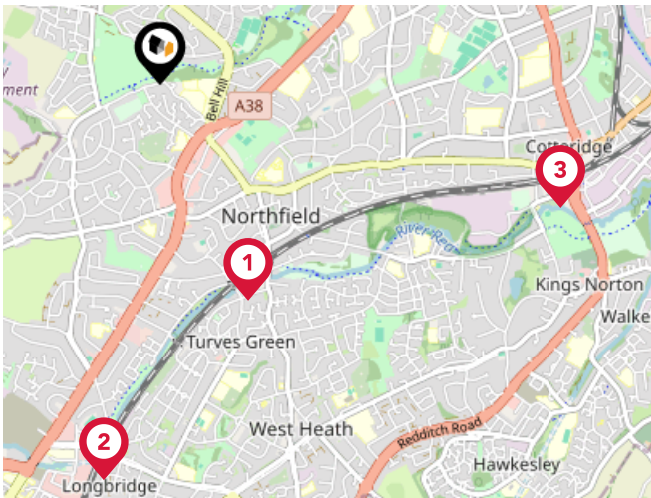




	Nursery	Primary	Secondary	College	Private
 <b>Longwill A Primary School for Deaf Children</b> Ofsted Rating: Good   Pupils: 61   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Victoria College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Victoria School</b> Ofsted Rating: Outstanding   Pupils: 224   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bellfield Infant School (NC)</b> Ofsted Rating: Good   Pupils: 203   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bellfield Junior School</b> Ofsted Rating: Good   Pupils: 315   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Green Meadow Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 407   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Orchards Primary Academy</b> Ofsted Rating: Good   Pupils: 216   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Shenley Academy</b> Ofsted Rating: Good   Pupils: 940   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

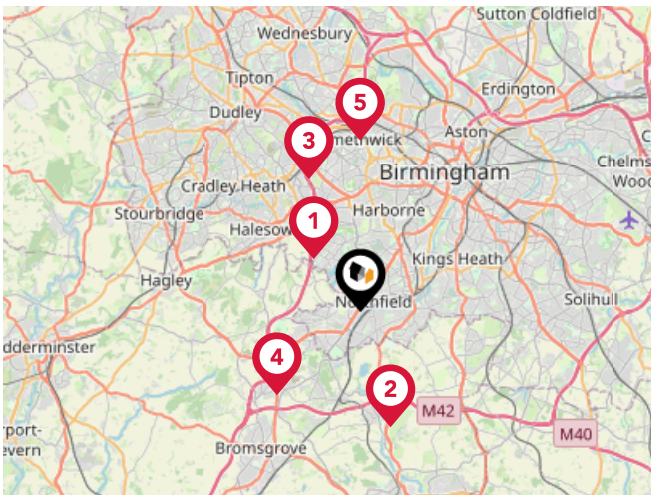


		Nursery	Primary	Secondary	College	Private
	<b>Shenley Fields Nursery School</b> Ofsted Rating: Outstanding   Pupils: 156   Distance:0.68	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodcock Hill Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Brigid's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 452   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Edge Academy</b> Ofsted Rating: Good   Pupils: 6   Distance:0.77	<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:0.8	<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:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northfield Manor Primary Academy</b> Ofsted Rating: Good   Pupils: 422   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bournville School</b> Ofsted Rating: Requires Improvement   Pupils: 720   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



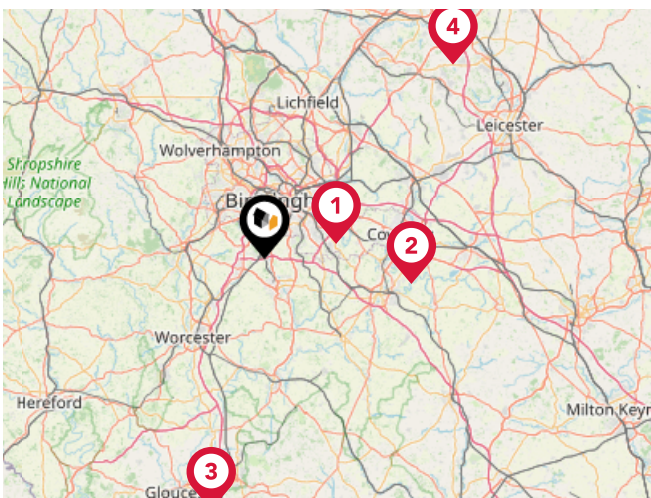
## National Rail Stations

Pin	Name	Distance
1	Northfield Rail Station	1.05 miles
2	Longbridge Rail Station	1.81 miles
3	Kings Norton Rail Station	1.9 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J3	2.52 miles
2	M42 J2	4.33 miles
3	M5 J2	5.18 miles
4	M5 J4	4.26 miles
5	M5 J1	6.23 miles

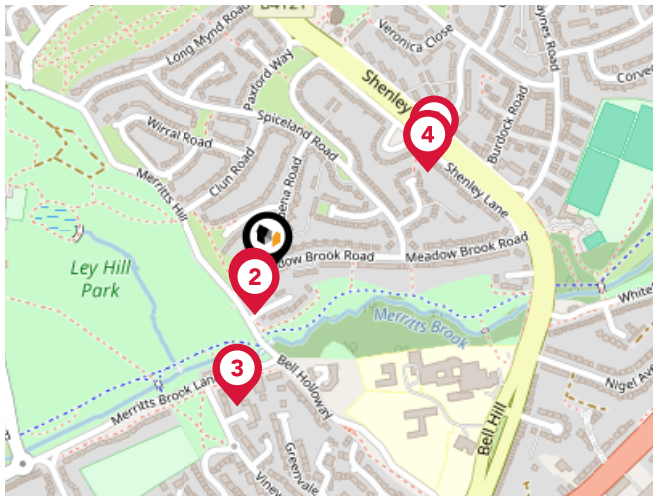


## Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	10.51 miles
2	Coventry Airport	21.46 miles
3	Gloucestershire Airport	37.43 miles
4	East Midlands Airport	38.96 miles

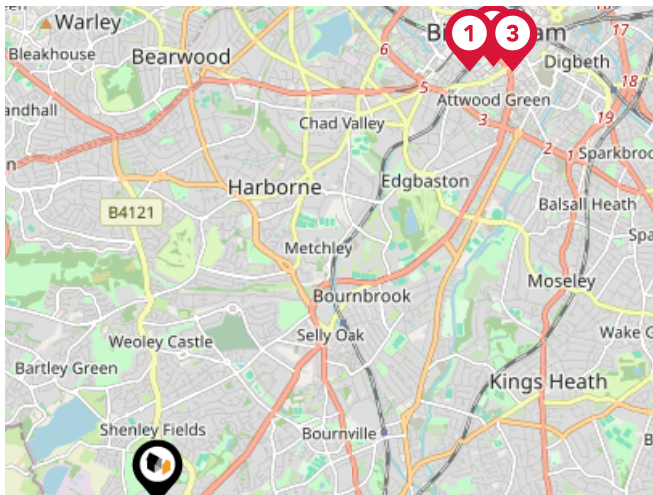
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Merritts Hill	0.04 miles
	Merritts Hill	0.05 miles
	Vineyard Lane	0.15 miles
	Wistaria Close	0.21 miles
	Wistaria Close	0.23 miles



### Local Connections

Pin	Name	Distance
	Centenary Square (Midlands Metro Stop)	4.81 miles
	Town Hall (Midlands Metro Stop)	4.97 miles
	Grand Central New Street (Midland Metro Stop)	5.04 miles

<b>26, Verbena Road, Birmingham, B31 1NG</b>					Semi-detached House
Last Sold Date:	01/12/2023	27/05/2021	24/08/2018		
Last Sold Price:	£290,000	£226,000	£218,000		
<b>2, Verbena Road, Birmingham, B31 1NG</b>					Semi-detached House
Last Sold Date:	03/02/2023				
Last Sold Price:	£386,000				
<b>30, Verbena Road, Birmingham, B31 1NG</b>					Semi-detached House
Last Sold Date:	17/12/2021	18/04/1997			
Last Sold Price:	£246,000	£63,500			
<b>18, Verbena Road, Birmingham, B31 1NG</b>					Semi-detached House
Last Sold Date:	09/04/2021	24/07/2015	18/07/2008		
Last Sold Price:	£275,000	£225,000	£155,000		
<b>24, Verbena Road, Birmingham, B31 1NG</b>					Terraced House
Last Sold Date:	25/11/2020				
Last Sold Price:	£221,000				
<b>19, Verbena Road, Birmingham, B31 1NG</b>					Semi-detached House
Last Sold Date:	27/09/2013	12/12/2011			
Last Sold Price:	£152,000	£180,000			
<b>28, Verbena Road, Birmingham, B31 1NG</b>					Terraced House
Last Sold Date:	19/08/2011	03/11/2006	25/08/1999		
Last Sold Price:	£160,000	£161,000	£81,000		
<b>8, Verbena Road, Birmingham, B31 1NG</b>					Semi-detached House
Last Sold Date:	31/03/2010				
Last Sold Price:	£172,000				
<b>32, Verbena Road, Birmingham, B31 1NG</b>					Semi-detached House
Last Sold Date:	25/01/2008	09/10/2006			
Last Sold Price:	£194,000	£150,000			
<b>11, Verbena Road, Birmingham, B31 1NG</b>					Semi-detached House
Last Sold Date:	26/10/2007	02/03/2007	30/10/1998	19/12/1996	
Last Sold Price:	£182,500	£176,500	£75,500	£58,000	
<b>6, Verbena Road, Birmingham, B31 1NG</b>					Semi-detached House
Last Sold Date:	09/06/2000				
Last Sold Price:	£89,950				
<b>12, Verbena Road, Birmingham, B31 1NG</b>					Semi-detached House
Last Sold Date:	30/07/1999				
Last Sold Price:	£54,000				

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

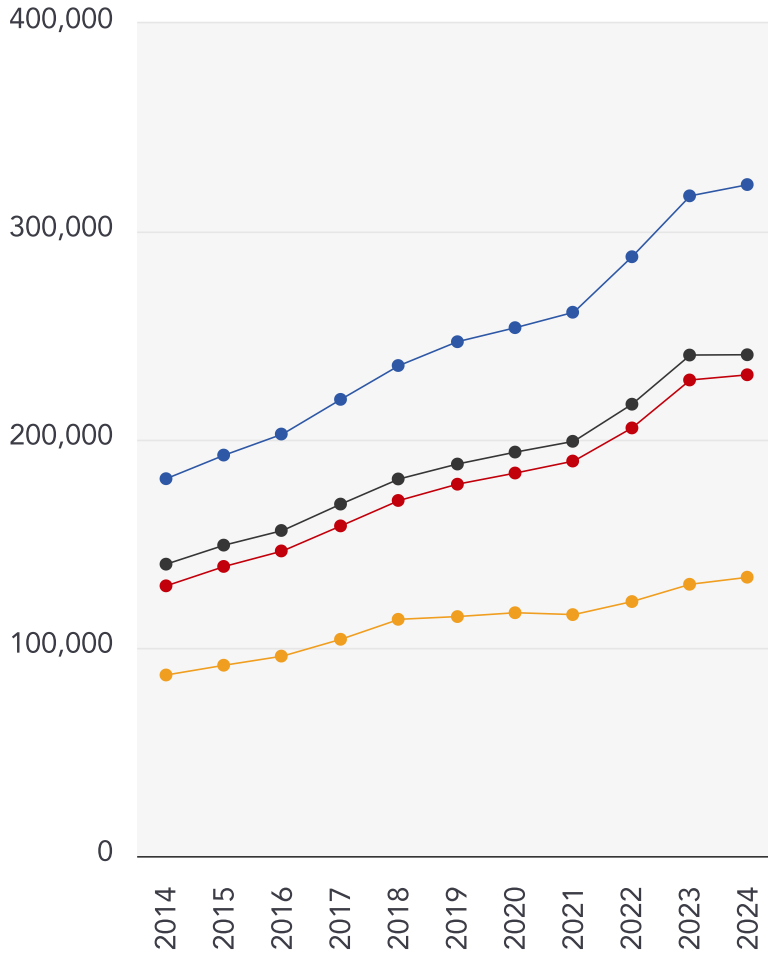
# Market Sold in Street

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<b>10, Verbena Road, Birmingham, B31 1NG</b>	Semi-detached House
Last Sold Date: 31/10/1997	
Last Sold Price: £74,500	
<b>9, Verbena Road, Birmingham, B31 1NG</b>	Semi-detached House
Last Sold Date: 11/09/1995	
Last Sold Price: £48,000	
<b>36, Verbena Road, Birmingham, B31 1NG</b>	Semi-detached House
Last Sold Date: 27/01/1995	
Last Sold Price: £69,500	

**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%**

DEAN COLEMAN



Bespoke Estate Agent

### Dean Coleman Powered By eXp

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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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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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