

DEAN COLEMAN



Bespoke Estate Agent

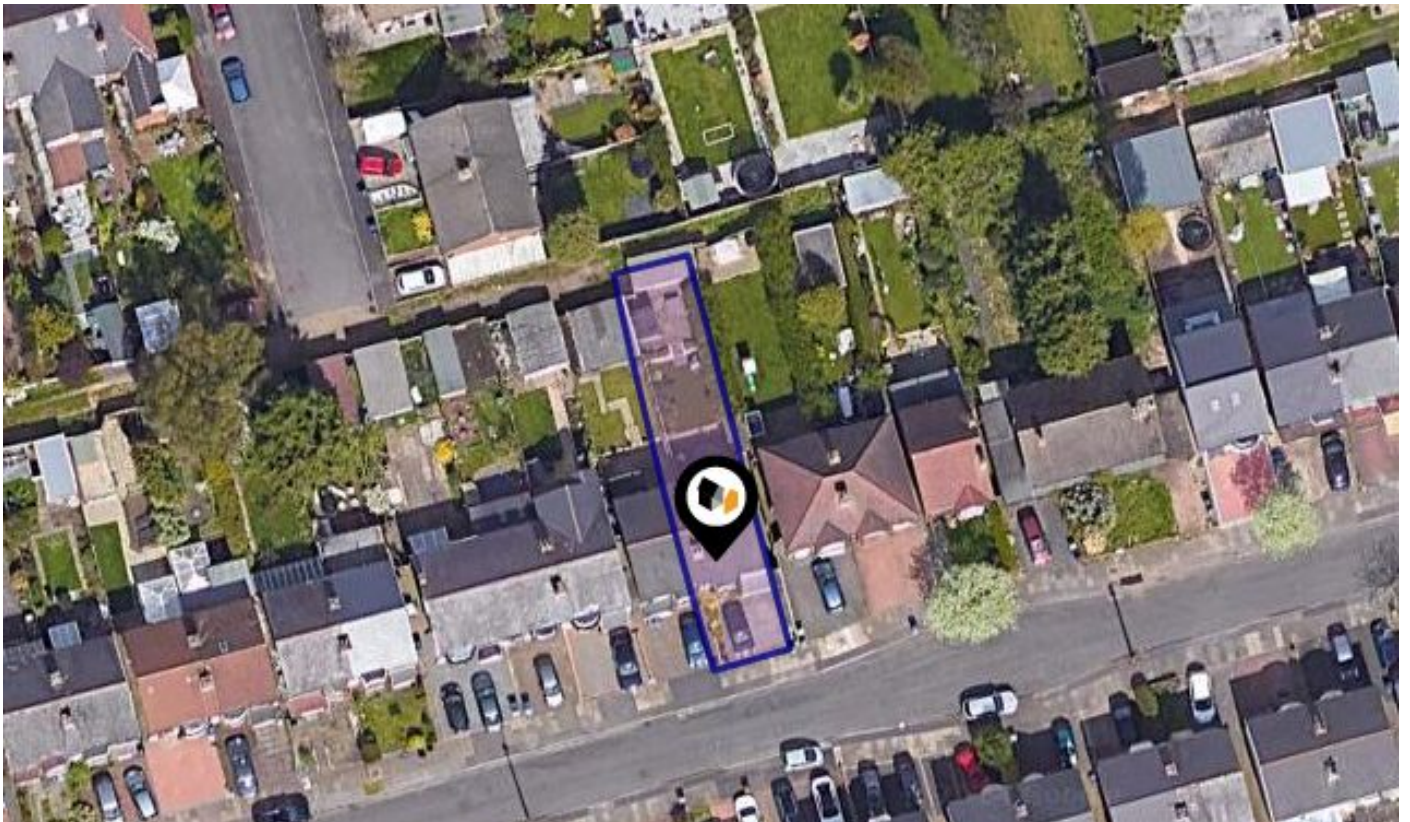


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 04th March 2024



STANLEY AVENUE, BIRMINGHAM, B32

Offers Over : £300,000

Dean Coleman Powered By eXp

Birmingham

07581 875215

dean.coleman@exp.uk.com

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



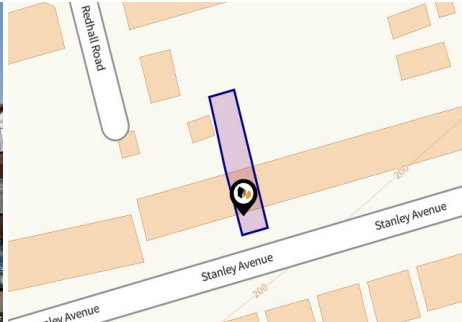
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Within just minutes of Harborne High Street, sits this lovely three bedroom traditional semi-detached house. Offering no upward chain, Freehold and ready to move in, what a superb home this would be for First Time Buyers, professionals, growing families or even Buy To Let Investors.

Offering: Off Road Parking to the front for two vehicles, the house occupies an elevated position, set back from the Avenue itself, giving privacy and allowing light to flood through its windows. Entering through the front door there is a spacious entrance hall with double glazed window to front aspect, stairs leading up to the first floor, doors leading to the open plan lounge diner and a door to a store cupboard under the stairs. The light and airy lounge-diner has a double glazed bay window to front aspect, gas fire with surround, central heating radiators and a double glazed slide patio door to the rear. The kitchen opens up from the dining area, creating a light and airy space all round. Having fitted wall and base units, with space for an electric oven with gas hob and an extractor fan over. To the first floor can be found three bedrooms, all having built in wardrobes and/or storage, double glazing and central heating. Also off the light and airy landing space can be found a family shower room with double shower, toilet and wash basin. The rear of this home has a fabulous patio area, stepping up to a lawn with further rear and elevated patio space, shed and access to the garage at the end of this superb garden space.

Located in a Quinton neighbourhood synonymous with families, Stanley Avenue provides great access to amenities, with a number of schools and transport links nearby (take a look at the Key Facts For Buyers brochure).

Superbly presented and ready to move in, the property currently tenanted, will be sold with vacant possession and no upward chain. A great buy for any homeowner wanting access to Harborne, the City Centre and motorway links, offering a comfortable and convenient family living environment.



Property




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	990 ft ² / 92 m ²
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£1,614
Title Number:	WM531444
UPRN:	100070523077

Last Sold £/ft²:	£196
Offers Over:	£300,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

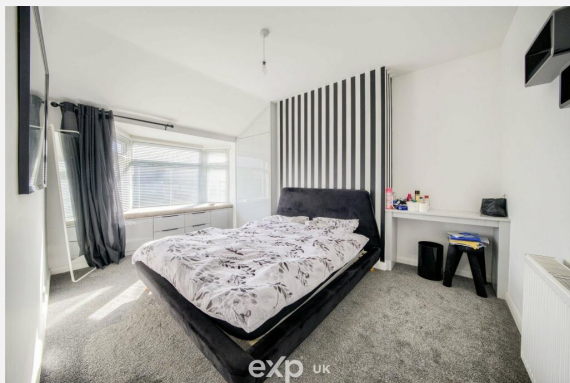
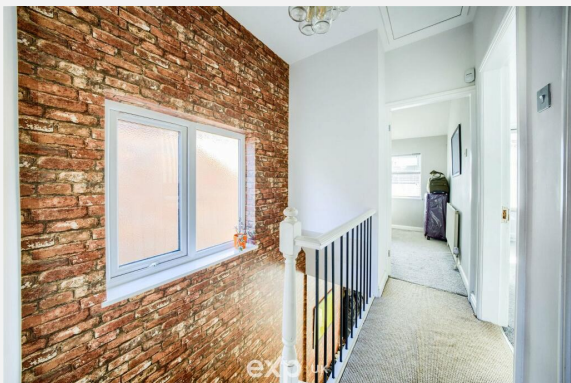
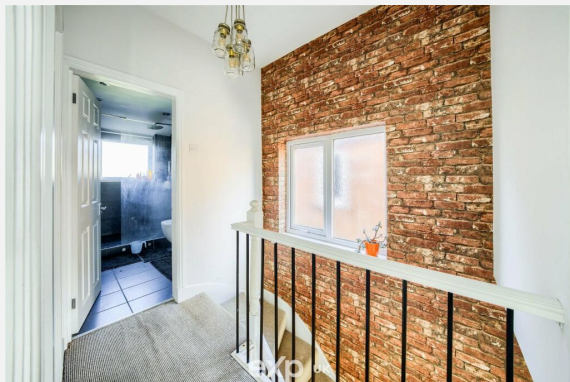
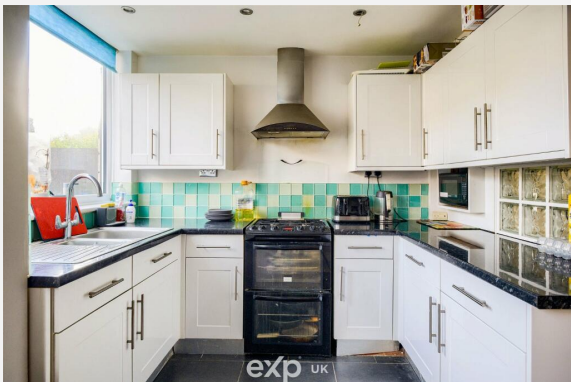
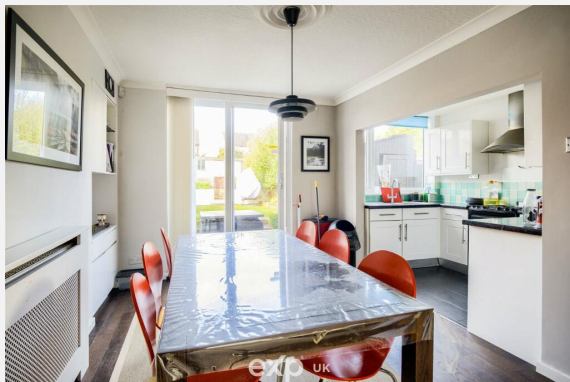
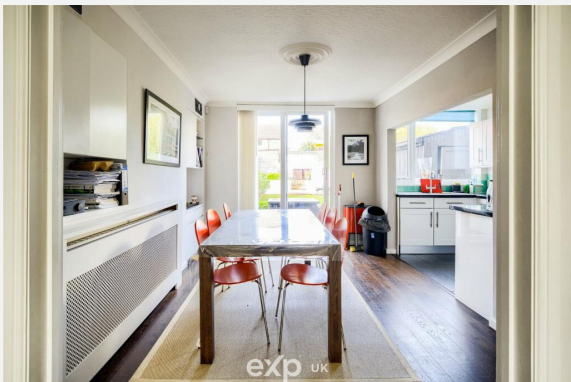
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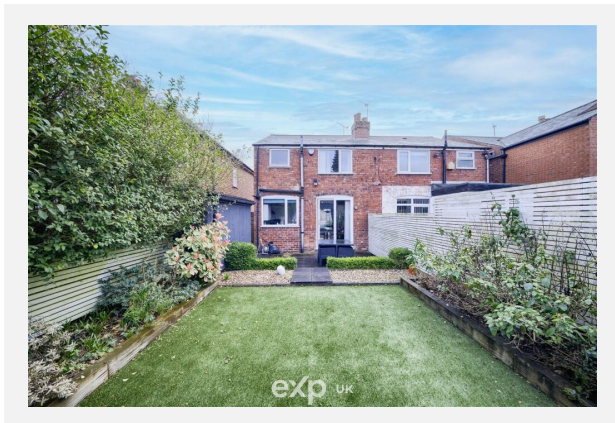
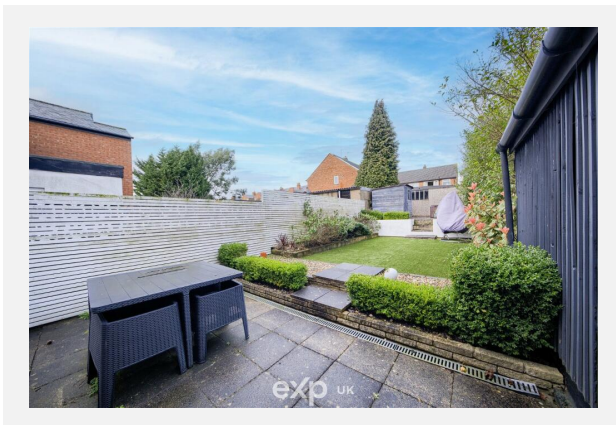
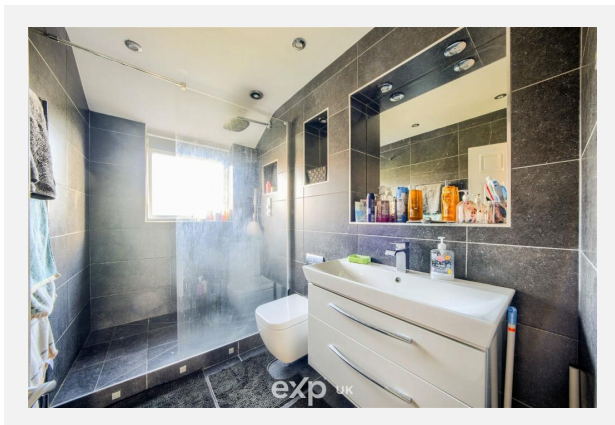
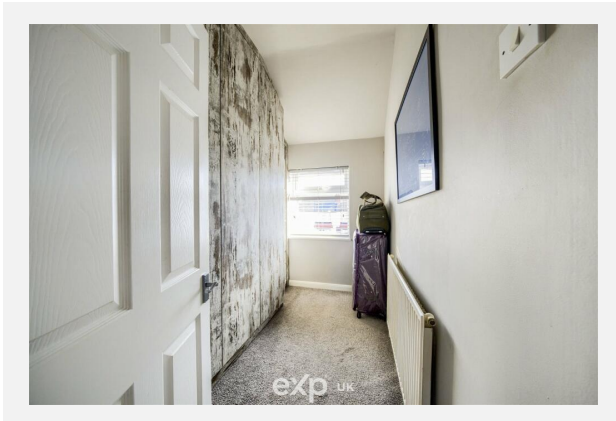
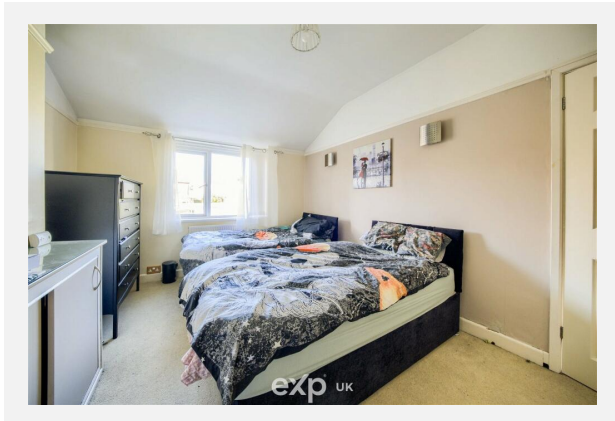
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



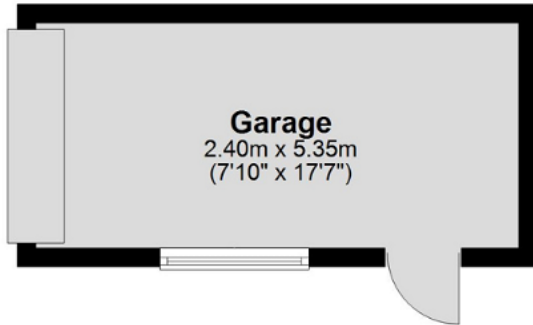




STANLEY AVENUE, BIRMINGHAM, B32

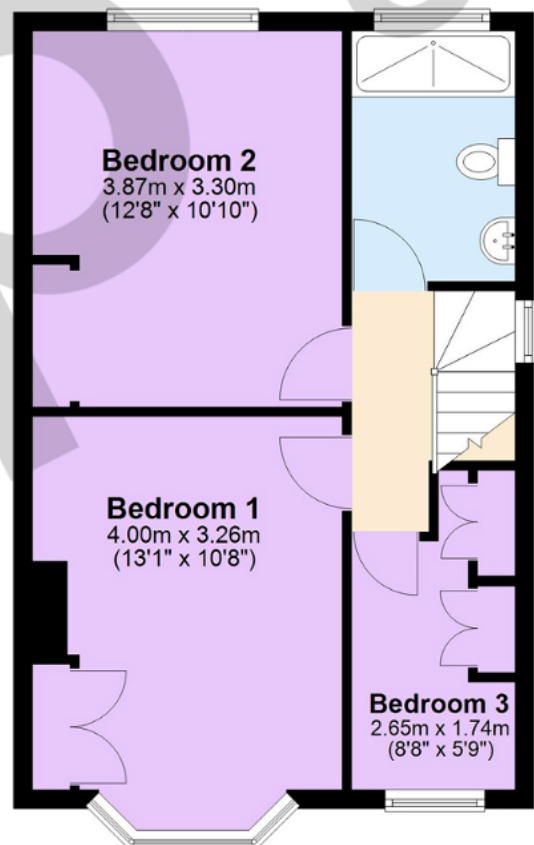
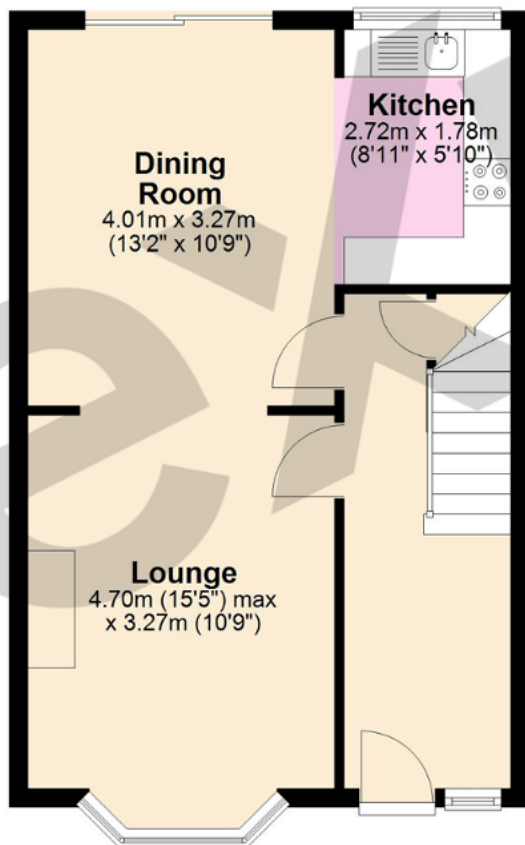
Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 96.0 sq. metres (1033.7 sq. feet)

Stanley Avenue, B32

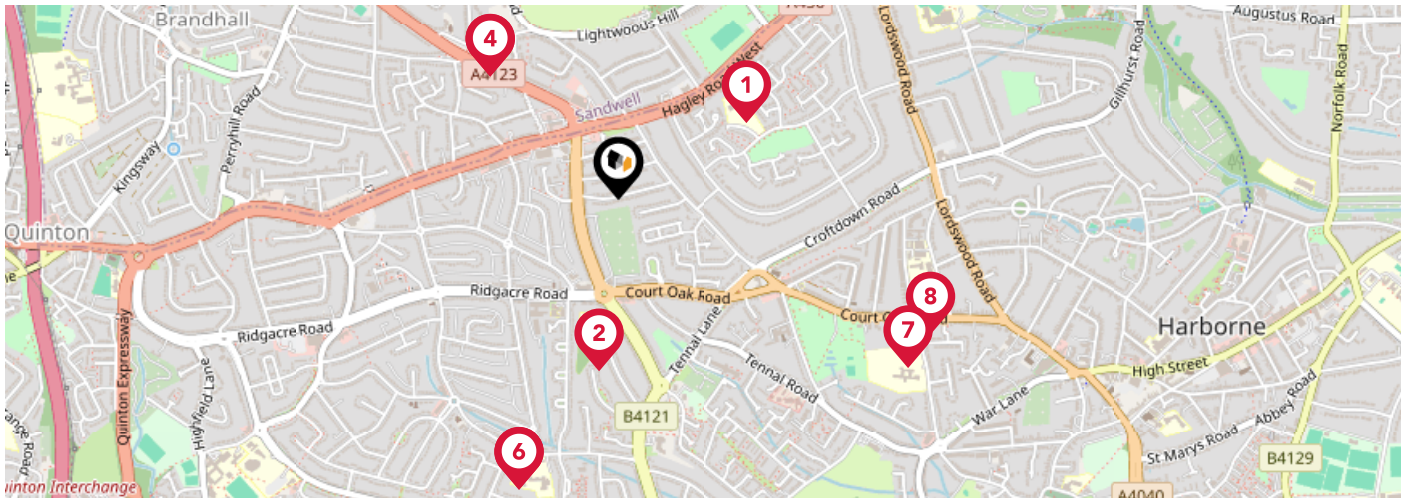
Energy rating
E

Valid until 25.03.2024

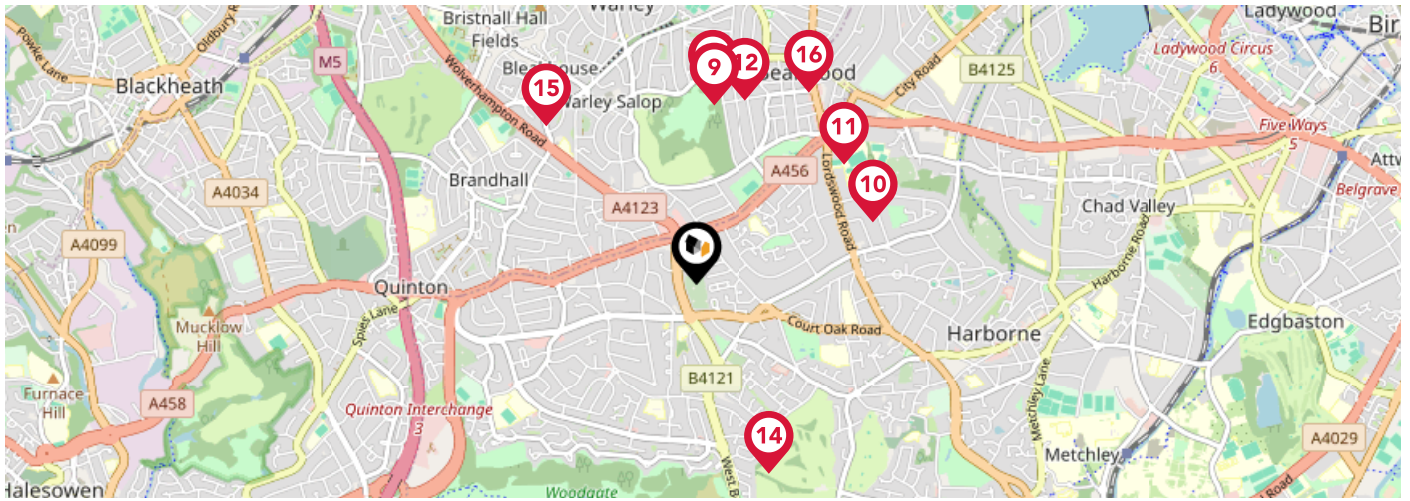
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 86 B </div>
69-80	C		
55-68	D		
39-54	E	<div style="background-color: #ff9933; color: white; padding: 5px; display: inline-block;"> 50 E </div>	
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	92 m ²



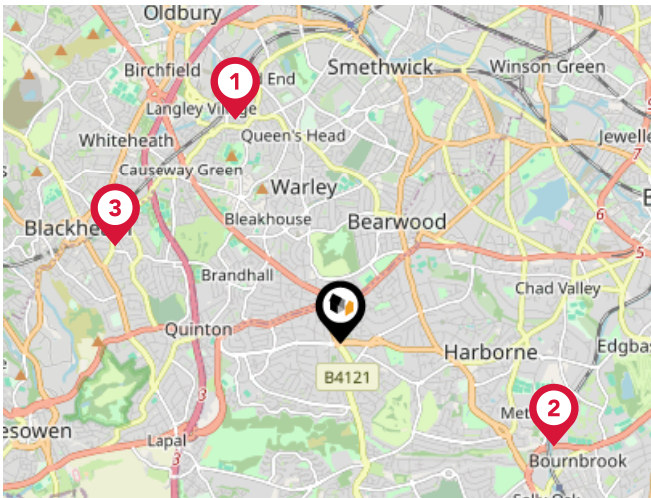
		Nursery	Primary	Secondary	College	Private
1	Our Lady of Fatima Catholic Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Woodhouse Primary Academy Ofsted Rating: Good Pupils: 472 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Lightwoods Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lightwoods Primary School Ofsted Rating: Serious Weaknesses Pupils: 329 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	World's End Junior School Ofsted Rating: Good Pupils: 360 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	World's End Infant and Nursery School Ofsted Rating: Good Pupils: 336 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Baskerville School Ofsted Rating: Good Pupils: 146 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Queen Alexandra College Ofsted Rating: Good Pupils:0 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Abbey Junior School Ofsted Rating: Good Pupils: 362 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lordswood Girls' School and Sixth Form Centre Ofsted Rating: Requires Improvement Pupils: 970 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lordswood Boys' School Ofsted Rating: Good Pupils: 368 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic Primary School Ofsted Rating: Outstanding Pupils: 237 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey Infant School Ofsted Rating: Good Pupils: 309 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Welsh House Farm Community School and Special Needs Resources Base Ofsted Rating: Good Pupils: 245 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bleakhouse Primary School Ofsted Rating: Good Pupils: 242 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bearwood Primary School Ofsted Rating: Good Pupils: 467 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

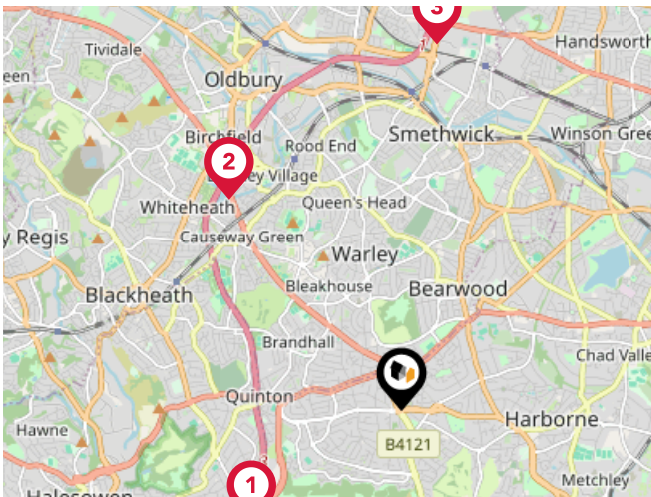
Area

Transport (National)



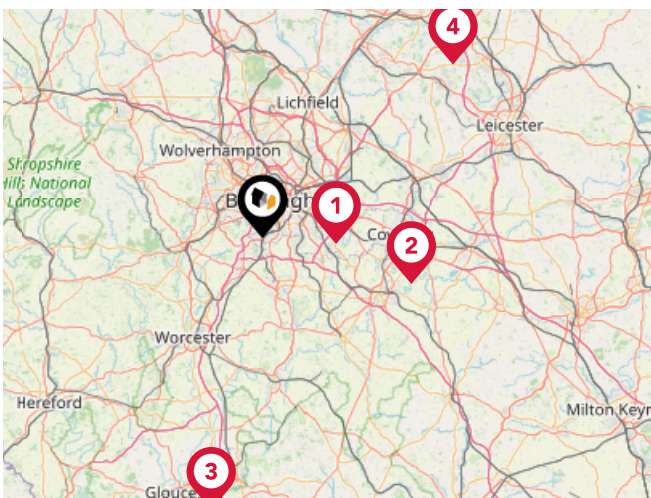
National Rail Stations

Pin	Name	Distance
1	Langley Green Rail Station	2.24 miles
2	University Rail Station	2.13 miles
3	Rowley Regis Rail Station	2.23 miles



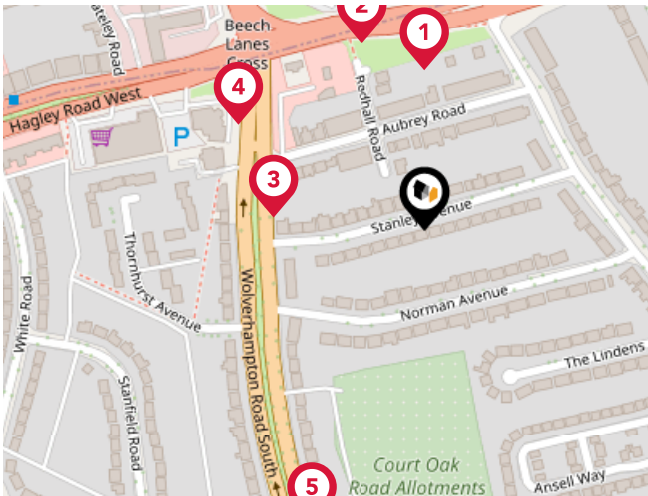
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J3	1.7 miles
2	M5 J2	2.47 miles
3	M5 J1	3.32 miles
4	M6 J8	6.47 miles
5	M6 J7	6.49 miles



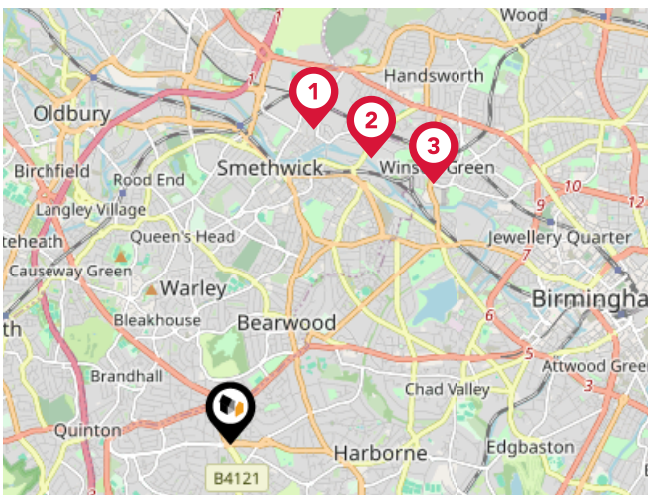
Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	10.61 miles
2	Coventry Airport	22.43 miles
3	Gloucestershire Airport	40.25 miles
4	East Midlands Airport	37.11 miles



Bus Stops/Stations

Pin	Name	Distance
1	Wolverhampton Rd	0.09 miles
2	Wolverhampton Rd	0.11 miles
3	Aubrey Rd	0.09 miles
4	Aubrey Rd	0.12 miles
5	Court Oak Rd	0.18 miles



Local Connections

Pin	Name	Distance
1	The Hawthorns (Midland Metro Stop)	2.94 miles
2	Handsworth Booth Street (Midland Metro Stop)	2.87 miles
3	Winson Green Outer Circle (Midland Metro Stop)	2.98 miles

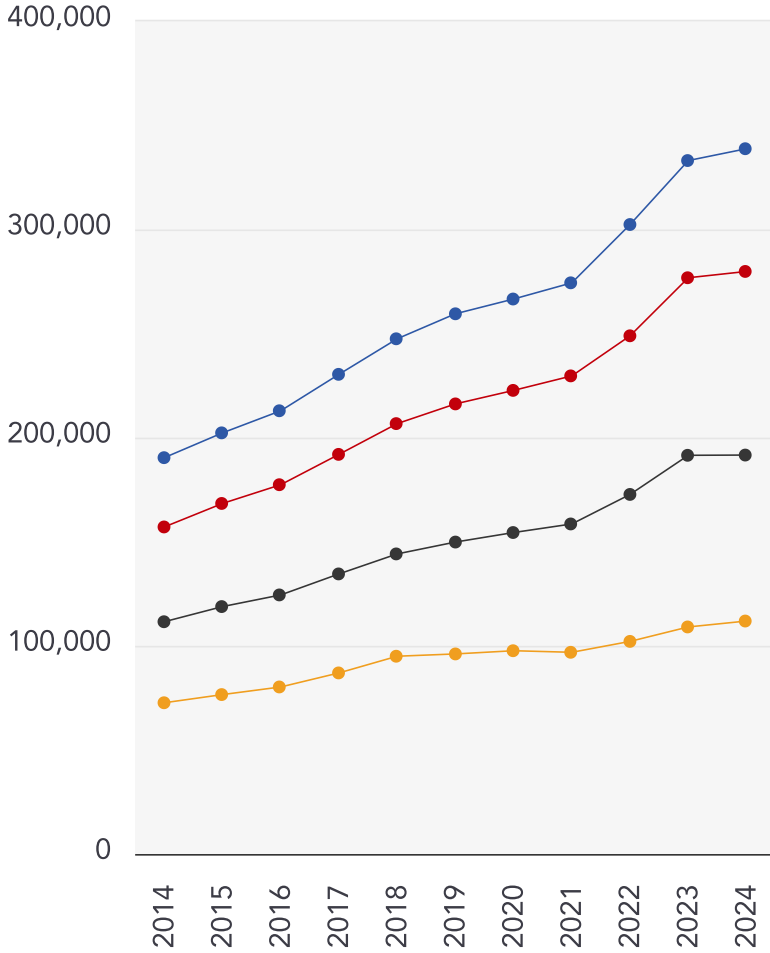
23, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	20/01/2023				
Last Sold Price:	£250,000				
18, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	30/06/2022	12/11/2012	24/07/2009	12/03/2004	20/11/1998
Last Sold Price:	£295,000	£177,500	£165,000	£151,000	£65,000
21, Stanley Avenue, Birmingham, B32 2HB					Detached House
Last Sold Date:	25/03/2022		21/03/2016		
Last Sold Price:	£480,000		£172,000		
10, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	25/11/2021				
Last Sold Price:	£290,000				
31, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	30/09/2021				
Last Sold Price:	£260,000				
28, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	05/08/2019	20/11/2009			
Last Sold Price:	£277,000	£159,000			
32, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	19/07/2019				
Last Sold Price:	£256,000				
6, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	28/09/2018	23/11/2001			
Last Sold Price:	£342,500	£88,950			
33, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	25/01/2018	22/12/2016	30/11/2001	20/04/2000	
Last Sold Price:	£290,000	£208,000	£110,000	£69,950	
34, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	05/06/2015	19/05/2006	09/06/2000		
Last Sold Price:	£195,000	£175,000	£89,250		
35, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	15/08/2014	31/07/2000	02/12/1999		
Last Sold Price:	£195,000	£75,000	£64,000		
3, Stanley Avenue, Birmingham, B32 2HB					Terraced House
Last Sold Date:	27/06/2014	09/12/2009	16/07/1999	05/06/1997	
Last Sold Price:	£170,000	£140,000	£70,000	£62,000	

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

16, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	30/05/2014	19/01/2007	19/05/2000		
Last Sold Price:	£171,000	£168,000	£92,500		
26, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	30/07/2010				
Last Sold Price:	£140,000				
8, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	23/05/2008				
Last Sold Price:	£155,000				
14, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	02/02/2007				
Last Sold Price:	£159,500				
7, Stanley Avenue, Birmingham, B32 2HB					Terraced House
Last Sold Date:	06/05/2004	31/07/1998	22/08/1996	24/05/1996	
Last Sold Price:	£157,000	£70,000	£59,950	£31,000	
30, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	16/04/2003	21/03/2002			
Last Sold Price:	£137,327	£81,250			
29, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	06/12/2001				
Last Sold Price:	£129,000				
22, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	12/03/2001				
Last Sold Price:	£76,000				
24, Stanley Avenue, Birmingham, B32 2HB					Semi-detached House
Last Sold Date:	11/12/1996				
Last Sold Price:	£63,000				

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 B32



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

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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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Dean Coleman Powered By eXp

Birmingham
07581 875215
dean.coleman@exp.uk.com
<https://exp-uk.co.uk>

