

DEAN COLEMAN



Bespoke Estate Agent



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 11th March 2024



BLYTON CLOSE, BIRMINGHAM, B16

Price Guide : £120,000

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Birmingham

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

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Located in a quiet cul-de-sac that's within close proximity to Birmingham City Hospital and within easy reach of Birmingham City Centre; what a great First Time Buy or Buy To Let Investment this would be.

Having being fully refurbished throughout, there are light and airy rooms, lots of storage and a modern, cosy feel to this first floor maisonette.

Comprising: on the ground floor exterior, before entering into the property, there is a bin store and electric cupboard. Upon entering into the maisonette can be found a further store cupboard and stairs with new carpet, leading to the accommodation. From the landing with new laminate flooring and a double glazed window to front aspect, can be found multiple doors leading to; two bedrooms, one with a store cupboard and both having central heating radiators and double glazed windows to rear aspect, also benefitting from newly laid carpets. Further, there is a modern fitted bathroom suite with bath and shower over, low level wc and wash basin, also benefitting from central heating towel radiator and obscure double glazed window to rear aspect, with laminate flooring and clad wall panelling. Further down the landing which has no less than three store cupboards, can be found the light and airy open plan lounge, kitchen, breakfast room. With central heating, double glazed windows to the front and rear aspect allowing lots of light to flood in, the room also has a fitted kitchen with wall and base units, integrated electric oven and hob with extractor fan over, integrated sink and drainer, space for a washing machine and low level fridge freezer, also having a breakfast bar.

A fabulous property available with no upward chain and ready to move into. With low costs, a healthy lease and C rated EPC; this could be a superb purchase to get onto the ladder and live in yourself, start your Buy To Let portfolio off or add to a growing portfolio.

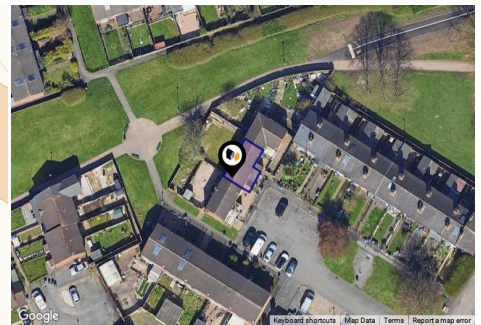
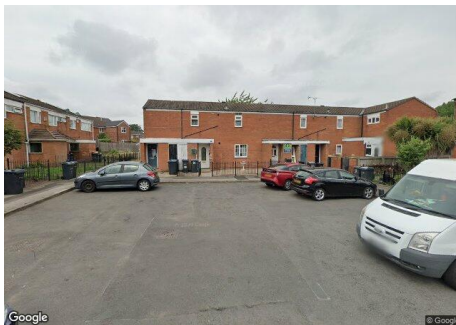
A great location with the hospital within easy reach, the South Loop Ladywood area is under renovation, making for a great investment for the future.

We have been informed of the following charges/costs for the property, but not sighted evidence:

Lease remaining: circa 104 years

Ground Rent: £170 per annum (estimated)

Service Charge: £30 per annum (estimated)



Property

Type:	Flat / Maisonette	Price Guide:	£120,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	527 ft ² / 49 m ²	Start Date:	13/04/2003
Plot Area:	0.02 acres	End Date:	14/04/2128
Council Tax :	Band A	Lease Term:	125 years from 14 April 2003
Annual Estimate:	£1,210	Term Remaining:	104 years
Title Number:	WM800044		
UPRN:	100070298293		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	152 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

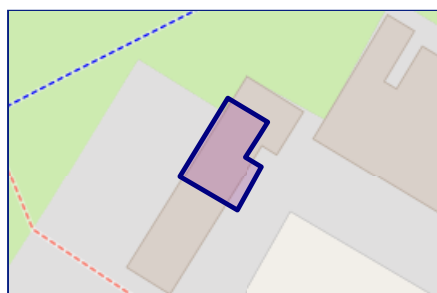


Freehold Title Plan



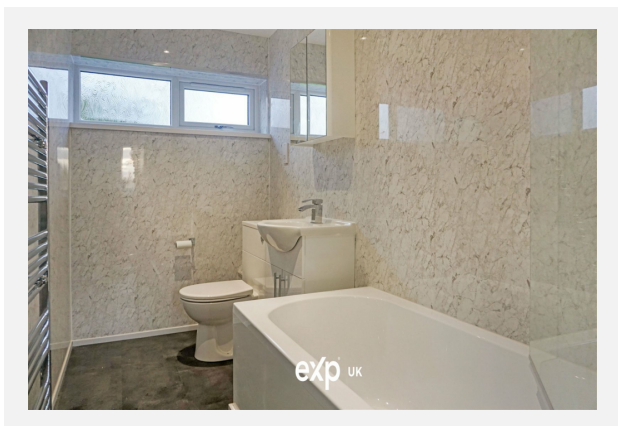
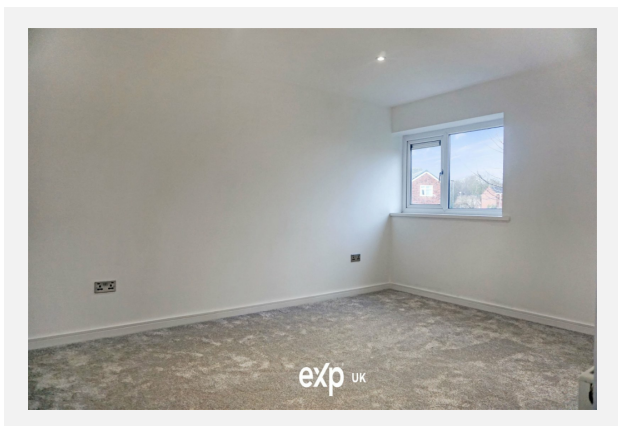
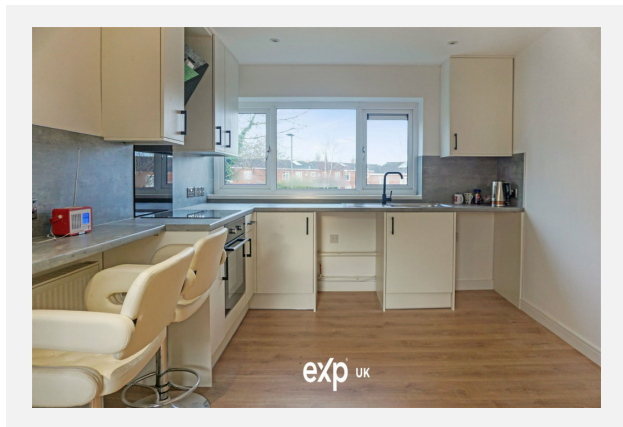
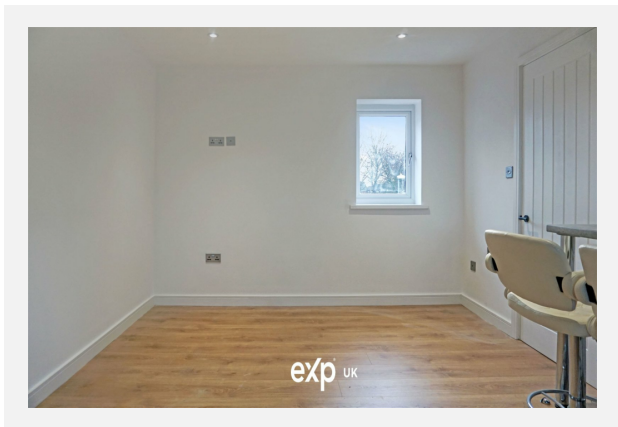
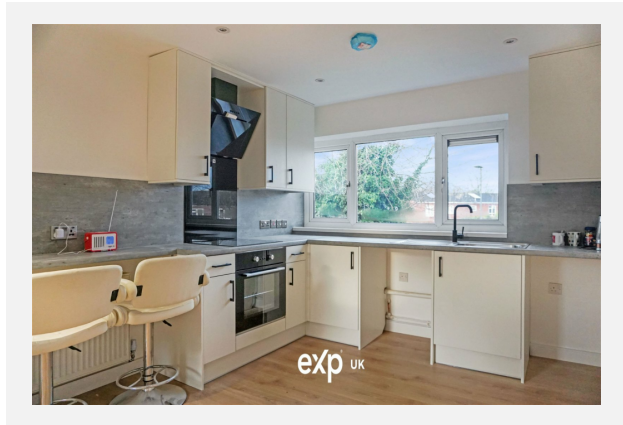
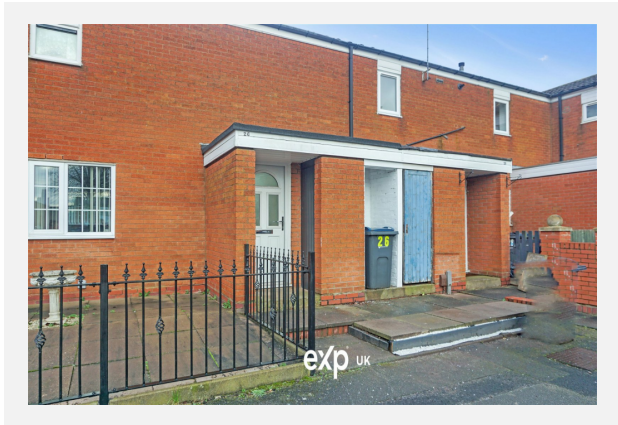
WK171785

Leasehold Title Plan



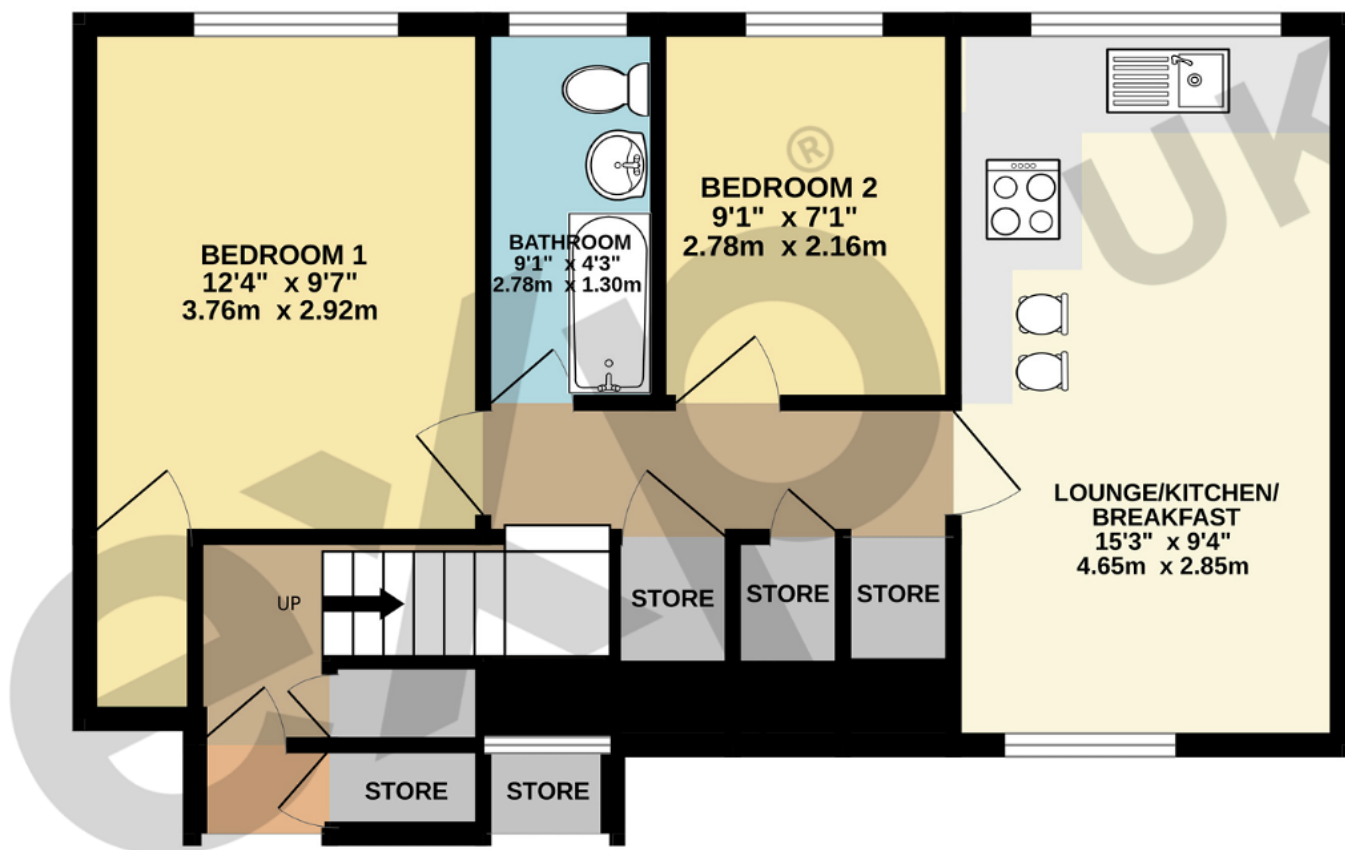
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Start Date: 13/04/2003
End Date: 14/04/2128
Lease Term: 125 years from 14 April 2003
Term Remaining: 104 years



BLYTON CLOSE, BIRMINGHAM, B16

FIRST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.7 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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BIRMINGHAM, B16

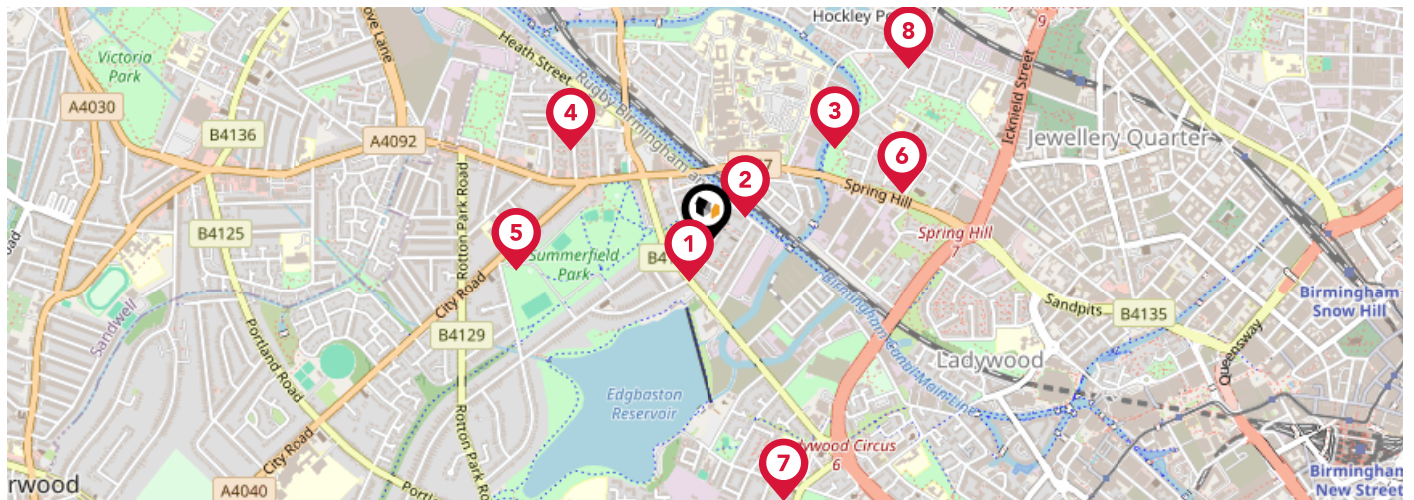
Energy rating
C

Valid until 03.03.2034

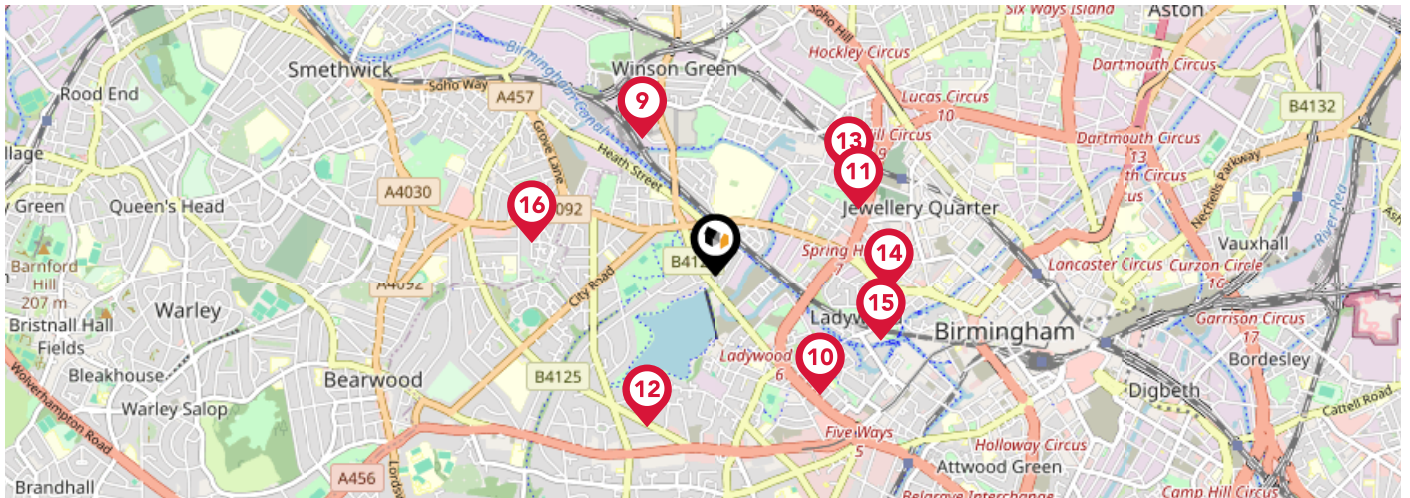
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

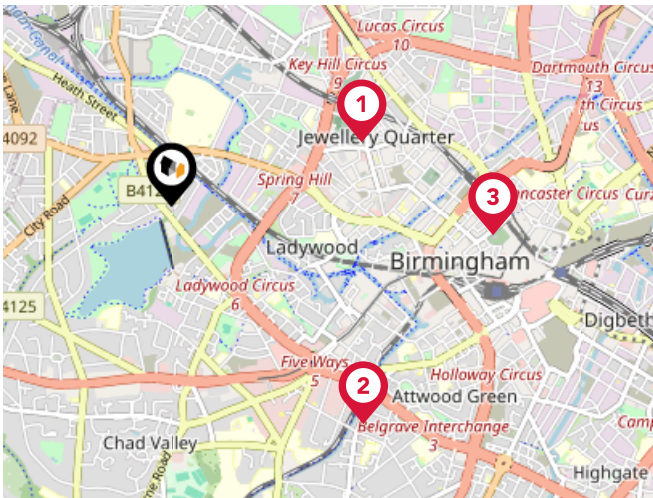
Property Type:	Top-floor flat
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	49 m ²



		Nursery	Primary	Secondary	College	Private
1	Barford Primary School Ofsted Rating: Good Pupils: 442 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 194 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Orion School Ofsted Rating: Not Rated Pupils: 15 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Summerfield Junior and Infant School Ofsted Rating: Requires Improvement Pupils: 421 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	City Road Primary School Ofsted Rating: Requires Improvement Pupils: 423 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Edmund's Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 232 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Oratory Roman Catholic Primary School Ofsted Rating: Requires Improvement Pupils: 224 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Future First Independent School Ofsted Rating: Good Pupils: 6 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

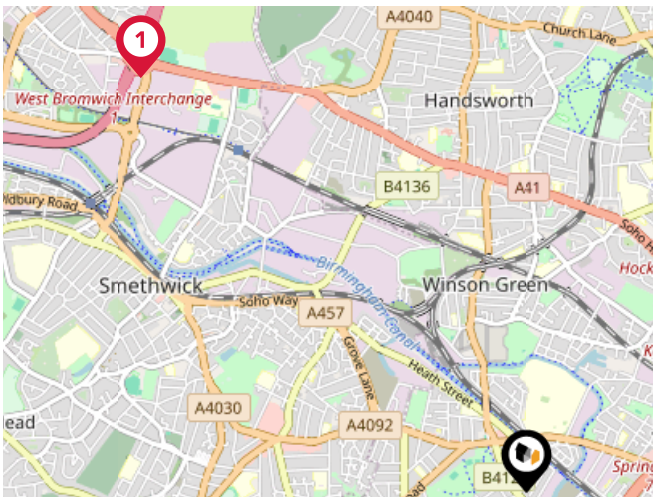


		Nursery	Primary	Secondary	College	Private
	Oasis Academy Foundry Ofsted Rating: Good Pupils: 222 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's & St Peter's CofE Academy Ofsted Rating: Good Pupils: 203 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brookfields Primary School Ofsted Rating: Inadequate Pupils: 372 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's School for Girls Ofsted Rating: Outstanding Pupils: 1003 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Flexible Learning Centre Ofsted Rating: Good Pupils: 71 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jewellery Quarter Academy Ofsted Rating: Good Pupils: 553 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nelson Junior and Infant School Ofsted Rating: Good Pupils: 424 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cape Primary School Ofsted Rating: Requires Improvement Pupils: 673 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



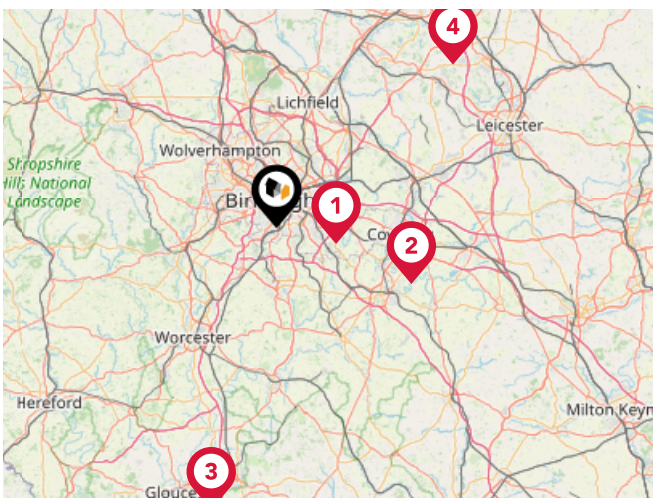
National Rail Stations

Pin	Name	Distance
1	Jewellery Quarter Rail Station	0.91 miles
2	Five Ways Rail Station	1.31 miles
3	Birmingham Snow Hill Rail Station	1.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J1	2.56 miles
2	M6 J7	4.69 miles
3	M6 J6	3.4 miles
4	M6 J8	5.37 miles
5	M5 J2	3.64 miles



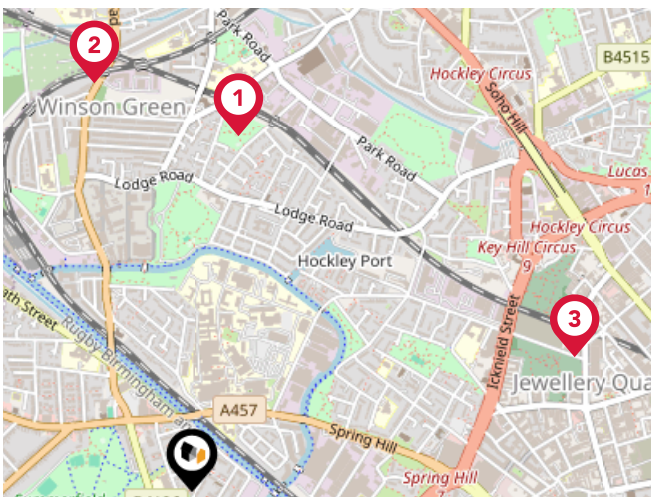
Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	8.82 miles
2	Coventry Airport	20.99 miles
3	Gloucestershire Airport	42.07 miles
4	East Midlands Airport	34.65 miles



Bus Stops/Stations

Pin	Name	Distance
1	Dudley Rd	0.09 miles
2	Heath St	0.11 miles
3	Heath St	0.11 miles
4	City Hospital	0.13 miles
5	Gillott Rd	0.12 miles



Local Connections

Pin	Name	Distance
1	Soho Benson Road (Midland Metro Stop)	0.81 miles
2	Winson Green Outer Circle (Midland Metro Stop)	0.95 miles
3	Jewellery Quarter (Midland Metro Stop)	0.91 miles

Market Sold in Street

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12, Blyton Close, Birmingham, B16 0DU

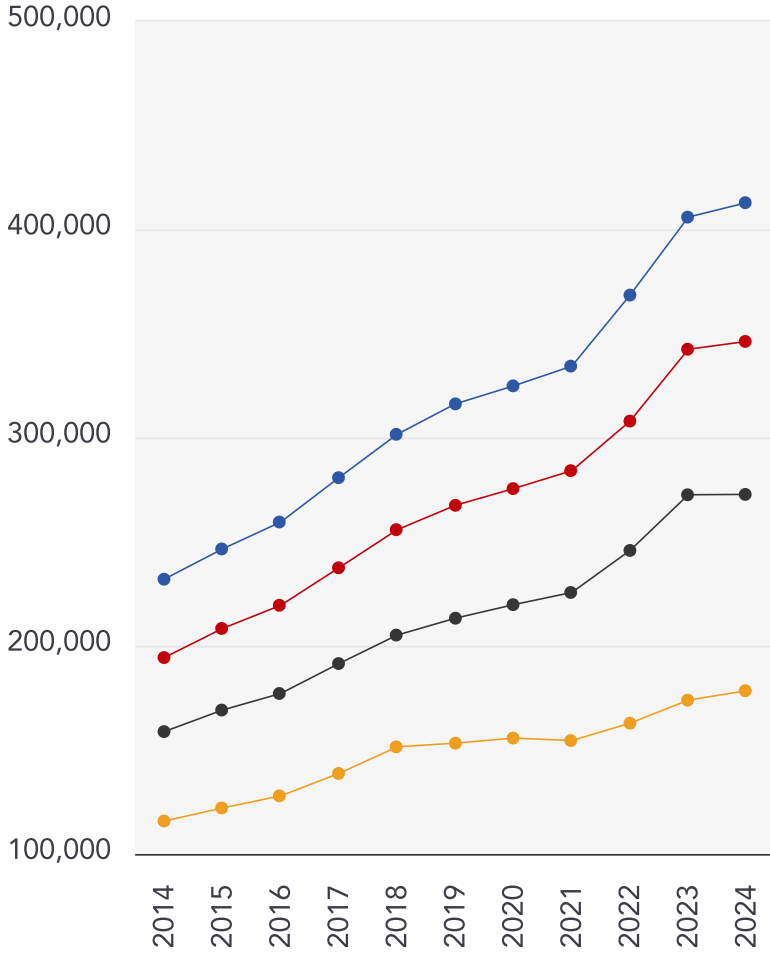
Terraced House

Last Sold Date: 25/09/1998

Last Sold Price: £45,000

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 B16



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

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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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Dean Coleman Powered By eXp Data Quality

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