

DEAN COLEMAN



Bespoke Estate Agent

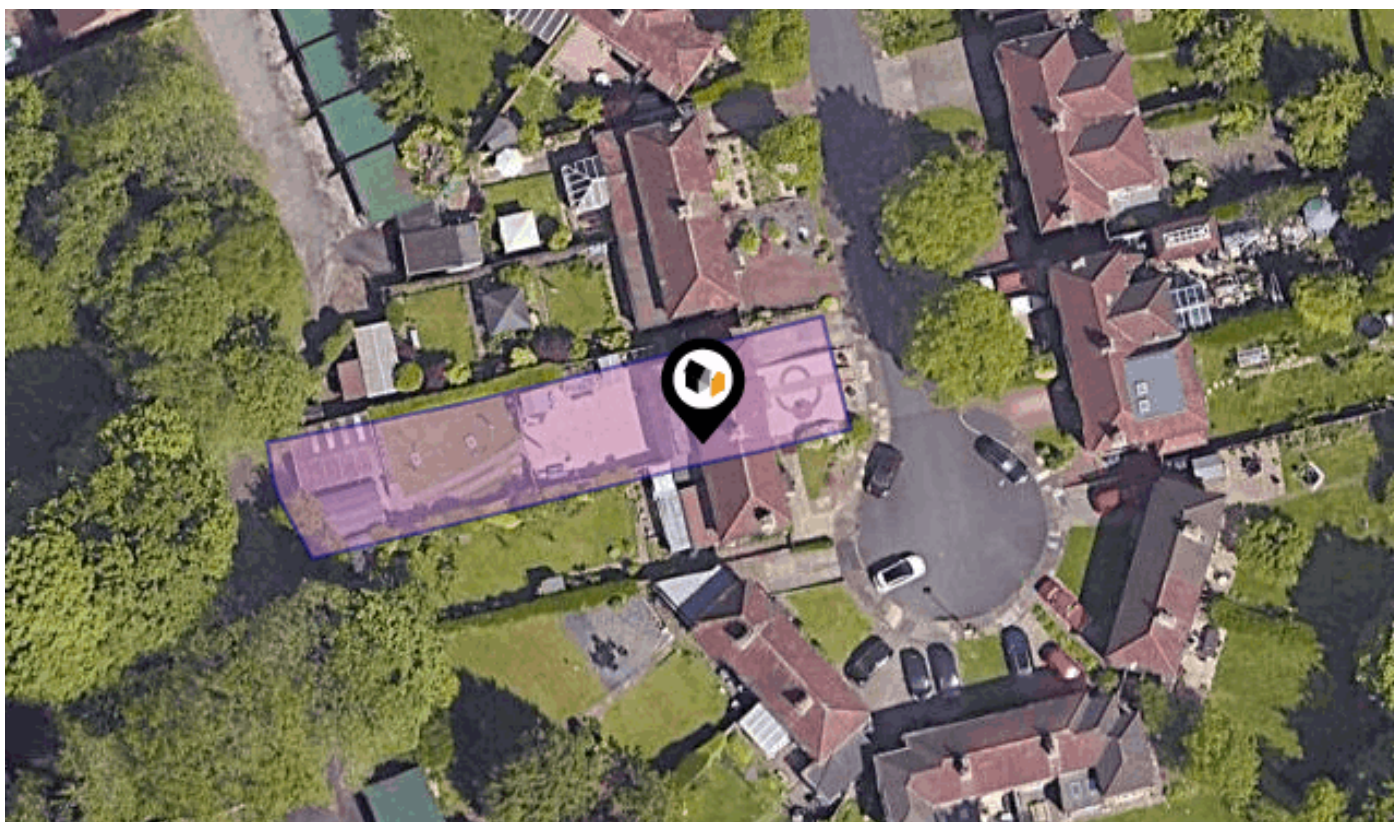


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th April 2024



FRAMPTON CLOSE, BIRMINGHAM, B30

Guide Price : £550,000

Dean Coleman Powered By eXp

Birmingham

07581 875215

dean.coleman@exp.uk.com

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

Powered by
aprift
Know any property instantly

<!-- x-tinymce/html -->

<!-- x-tinymce/html -->

<!-- x-tinymce/html -->

<!-- x-tinymce/html -->

<!-- x-tinymce/html -->

<!-- x-tinymce/html -->

<!-- x-tinymce/html -->

<!-- x-tinymce/html -->

A wonderful opportunity to secure a beautifully presented family home in the highly desirable area that is Bournville. Transport links, schools, amenities and stunning ponds, parks and woodland all within walking distance.

A truly fabulous place to raise a family!

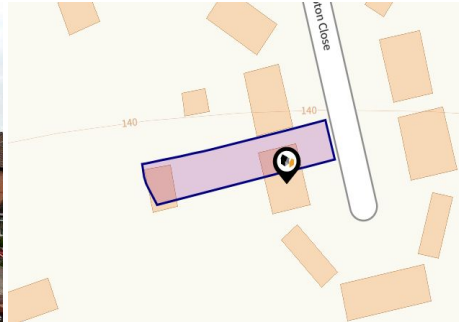
Set back and elevated, the front of the property has steps leading up to a large frontage with a flagstone pathway leading up to the house itself, surrounding by stone chippings. To the side of the house there is Off Road Parking spaces for multiple vehicles and access to the rear garden. Entering the home through the front door into a porch, then a further door which leads into the light and airy open-plan kitchen diner. What a fabulous space this is, having two vertical central heating radiators plus a further traditional column radiator. This room also has double glazed windows to both the front and rear aspects, plus French doors to its rear which allow an incredible amount of light to flood the room. There is a stunning fitted kitchen with wall and base units, integrated electric oven and hob with extractor fan over, microwave, Belfast sink and space for a dishwasher. The kitchen also has a lovely central island with breakfast space and further storage cupboards to its base.

Off the kitchen there are doors to a store cupboard under the stairs, utility room, guest toilet and a cosy family lounge. The utility room has fitted wall and base units, sink with drainer and space for a range of appliances, also having a double glazed window plus door that accesses the rear garden. The family lounge has a double glazed window to front aspect, central heating radiator, electric fire and surround with a door leading to the first floor accommodation.

The first floor comprises of four light and airy double bedrooms, one of which has built-in wardrobes, plus a gorgeous family bathroom with four-piece suite; bath with mixer shower, toilet, wash basin and shower cubicle.

Every large home such as this requires its garden space to match, and this home delivers just that. The rear garden consists of a vast patio area with play house & greenhouse, with a fence and gate to separate a large lawn area and paved path which leads to the rear of the garden which itself houses both a large double garage and a spacious outdoor office. An incredible westerly facing garden, perfect for a family where children can play in its private, fence enclosed space, a large patio for relaxing and entertaining, plus outbuildings for vehicles and working from home.

This extended, semi-detached and Freehold home offers so much and must be seen to a



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	979 ft ² / 91 m ²
Plot Area:	0.11 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,091
Title Number:	WM213412
UPRN:	100070371605

Last Sold £/ft²:	£257
Guide Price:	£550,000
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)

7 mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

DEAN COLEMAN

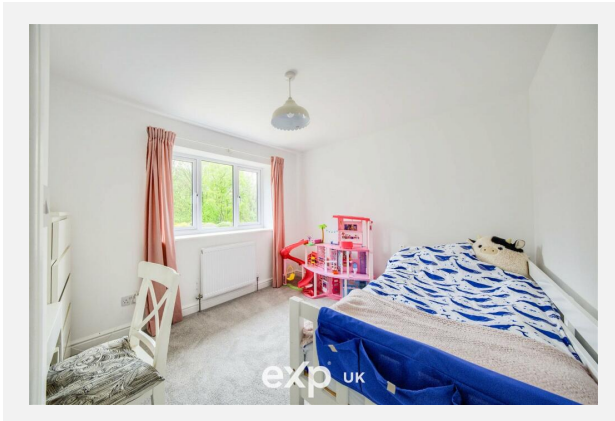
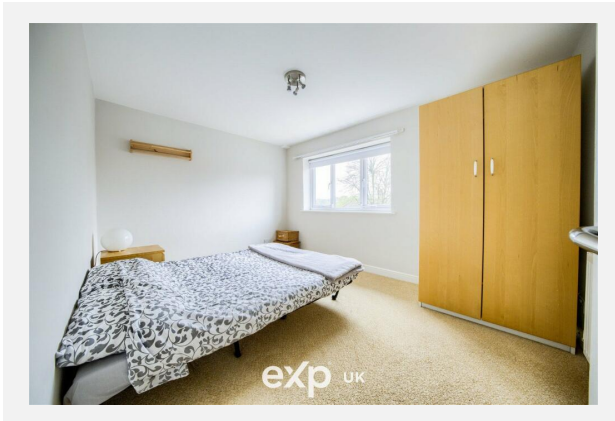
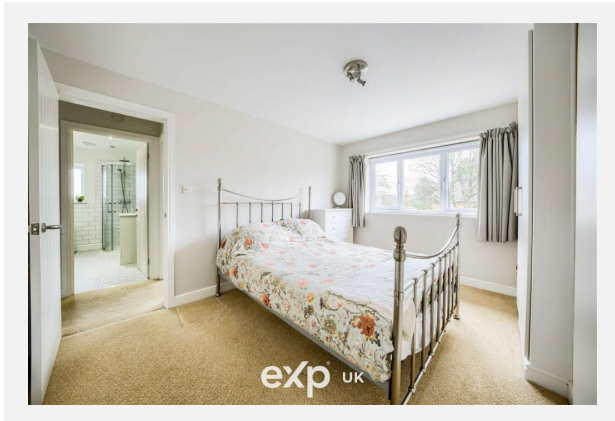
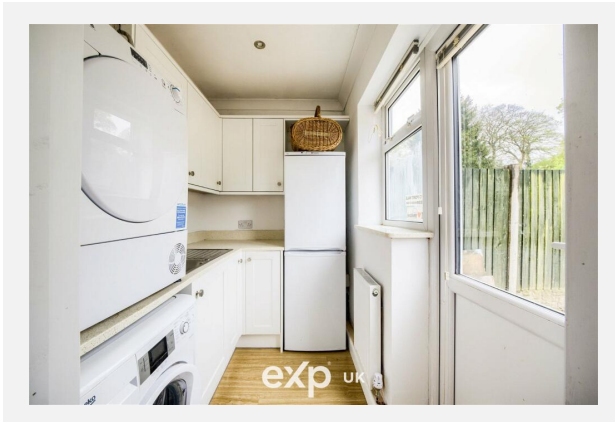
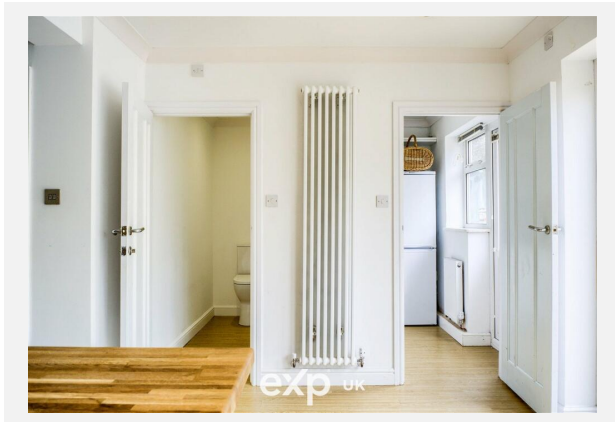
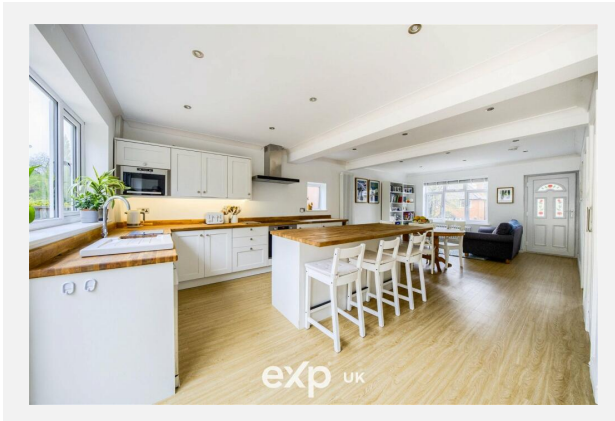
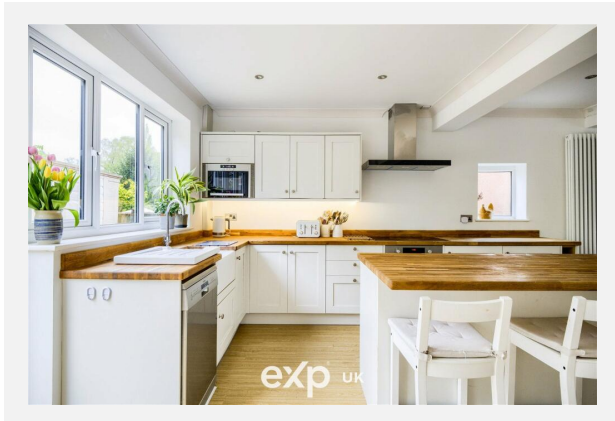
exp UK

Bespoke Estate Agent

Planning records for: *7, Frampton Close, Birmingham, B30 1QT*

Reference - 2021/01970/PA	
Decision:	Unknown
Date:	08th March 2021
Description:	Erection of first floor rear extension



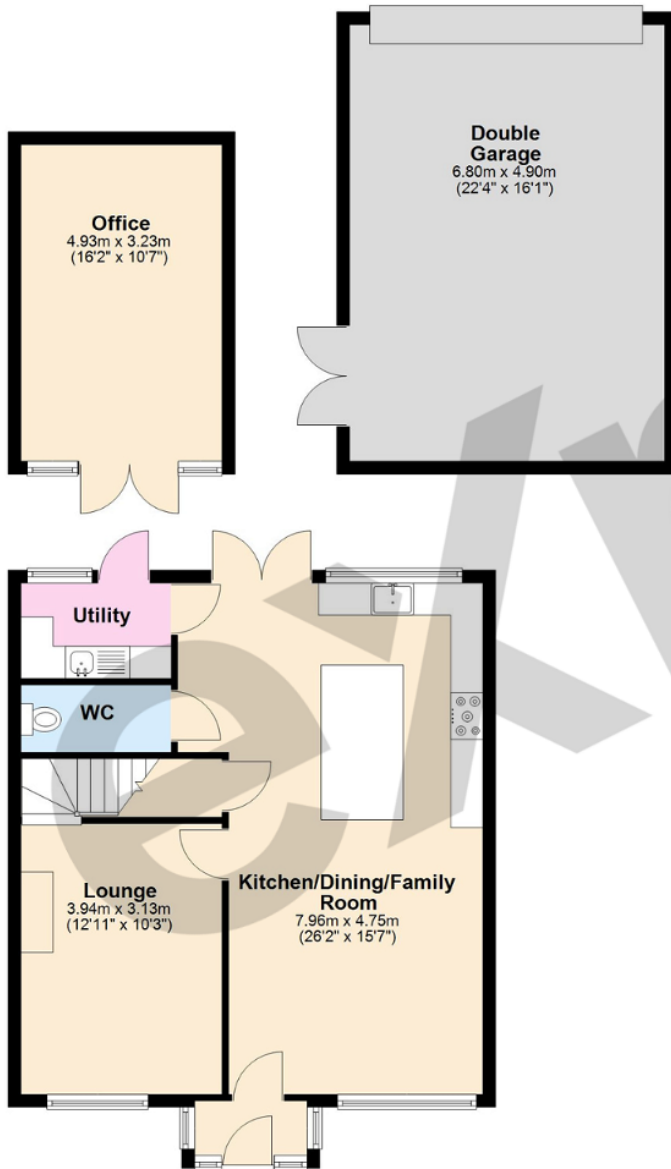




FRAMPTON CLOSE, BIRMINGHAM, B30

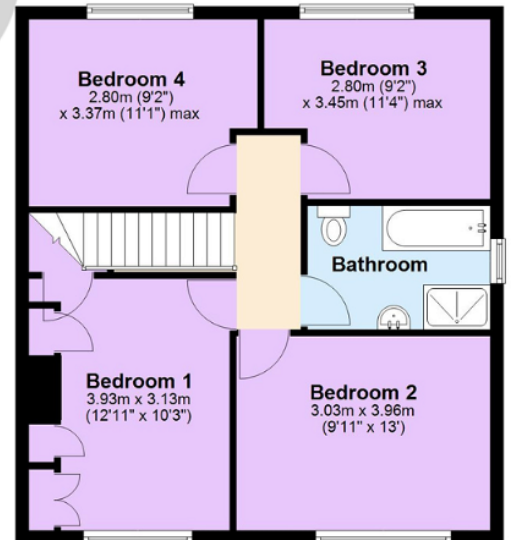
Ground Floor

Approx. 108.1 sq. metres (1164.0 sq. feet)



First Floor

Approx. 57.1 sq. metres (614.7 sq. feet)



Total area: approx. 165.2 sq. metres (1778.7 sq. feet)

Frampton Close, B30

Energy rating
D

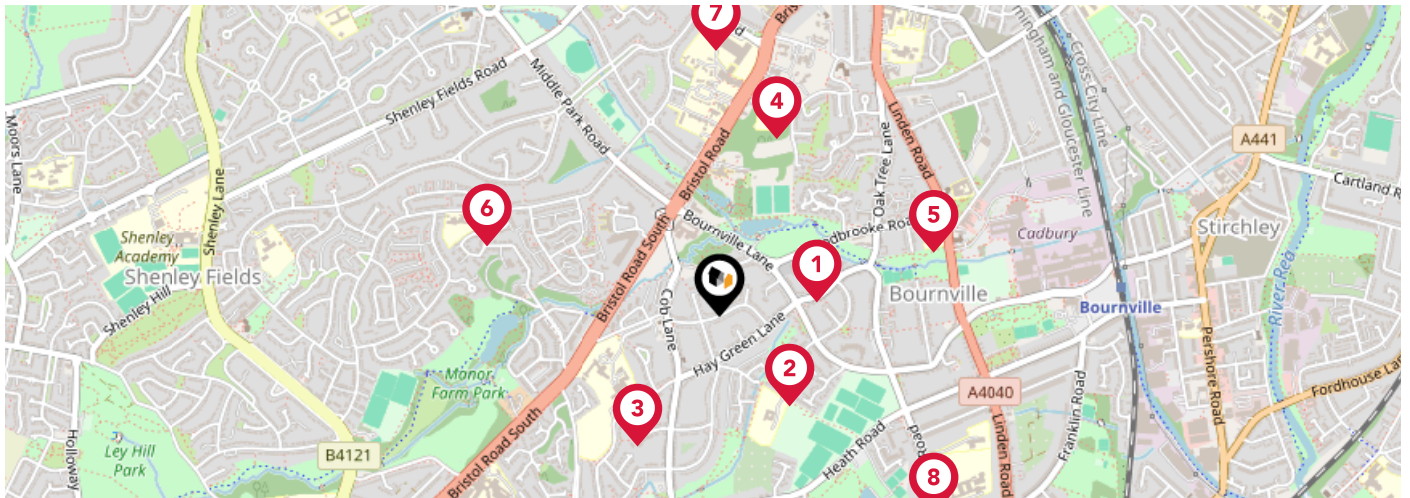
Valid until 24.04.2026









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

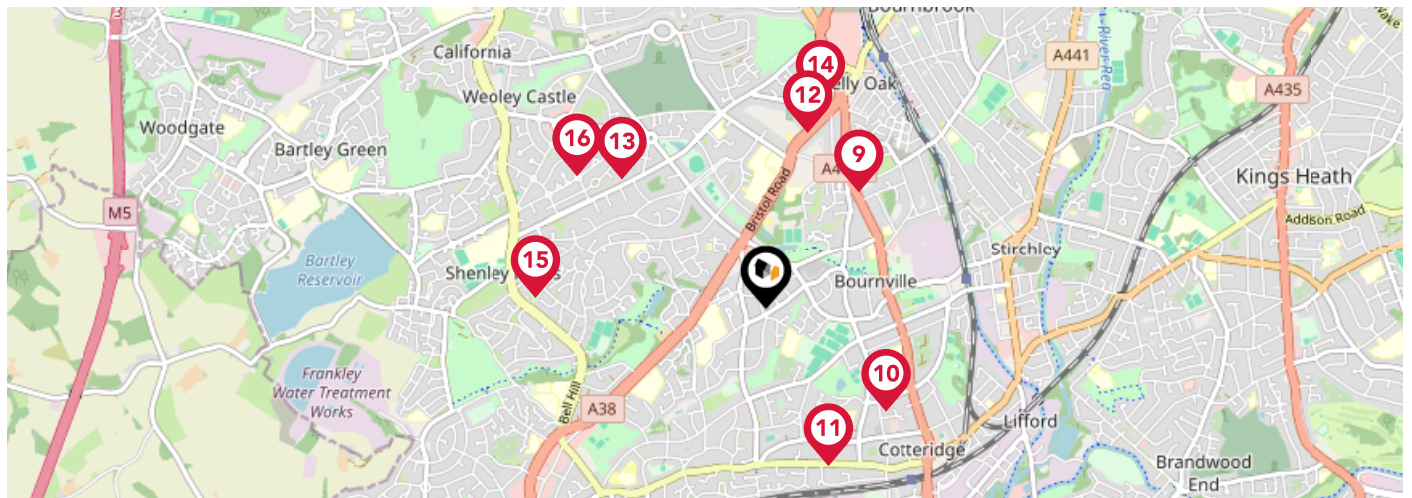
Additional EPC Data









Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	91 m ²

Area Schools



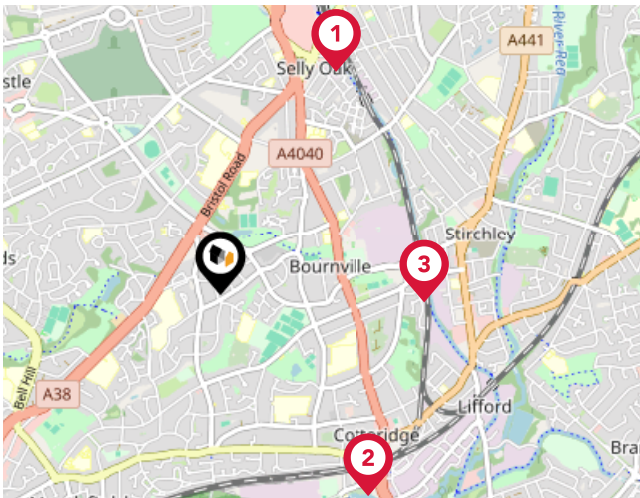
	Nursery	Primary	Secondary	College	Private
 Dame Elizabeth Cadbury School Ofsted Rating: Good Pupils: 795 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Francis Church of England Aided Primary School and Nursery Ofsted Rating: Good Pupils: 234 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bournville School Ofsted Rating: Requires Improvement Pupils: 720 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Fircroft College of Adult Education Ofsted Rating: Good Pupils:0 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bournville Village Primary Ofsted Rating: Outstanding Pupils: 654 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Northfield Manor Primary Academy Ofsted Rating: Good Pupils: 422 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The University of Birmingham School Ofsted Rating: Good Pupils: 1011 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	Selly Oak Trust School Ofsted Rating: Good Pupils: 376 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Norton Girls' School Ofsted Rating: Outstanding Pupils: 1013 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Norton Boys' School Ofsted Rating: Good Pupils: 654 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 418 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Rose of Lima Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Oak School Ofsted Rating: Requires Improvement Pupils: 111 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Green Meadow Primary School Ofsted Rating: Requires Improvement Pupils: 407 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Princethorpe Infant School Ofsted Rating: Good Pupils: 200 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

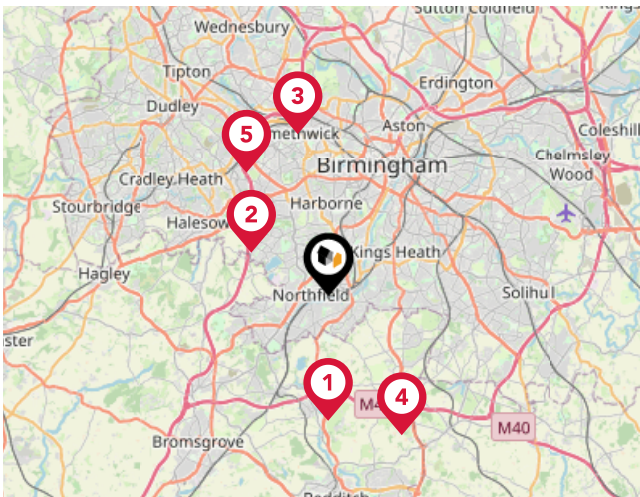
Area

Transport (National)








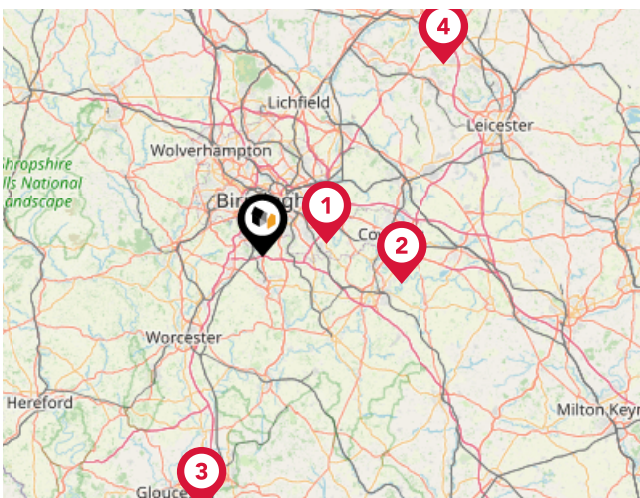
National Rail Stations

Pin	Name	Distance
	Selly Oak Rail Station	1.13 miles
	Kings Norton Rail Station	1.13 miles
	Bournville Rail Station	0.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M42 J2	4.54 miles
	M5 J3	3.2 miles
	M5 J1	5.98 miles
	M42 J3	5.67 miles
	M5 J2	5.4 miles

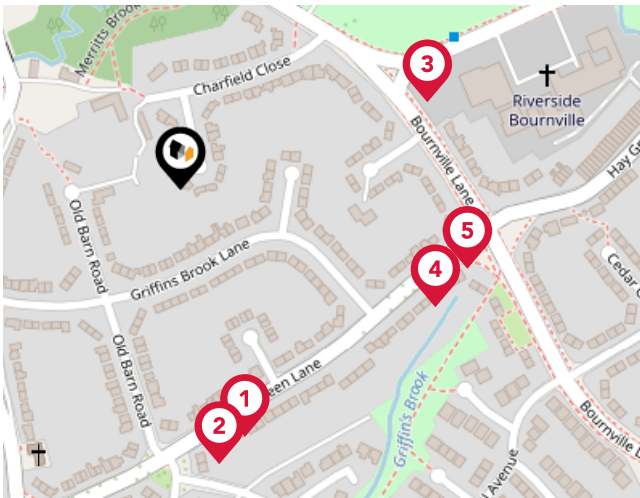


Airports/Helipads

Pin	Name	Distance
	Birmingham International Airport	9.32 miles
	Coventry Airport	20.39 miles
	Gloucestershire Airport	38.03 miles
	East Midlands Airport	37.91 miles

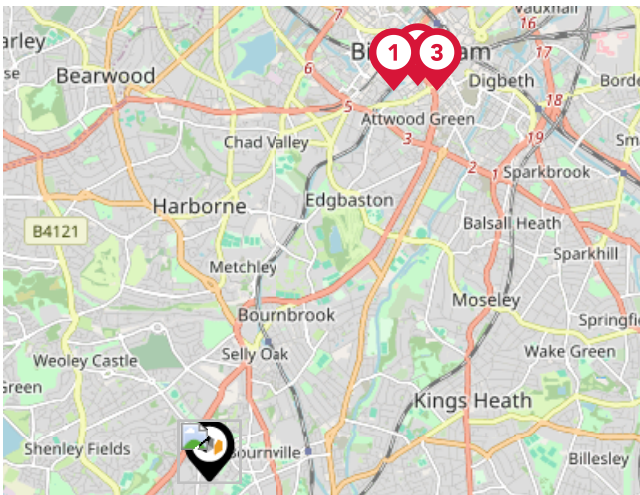
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Old Barn Rd	0.14 miles
2	Old Barn Rd	0.16 miles
3	Cadbury School	0.15 miles
4	Griffins Brook Lane	0.16 miles
5	Griffins Brook Lane	0.17 miles



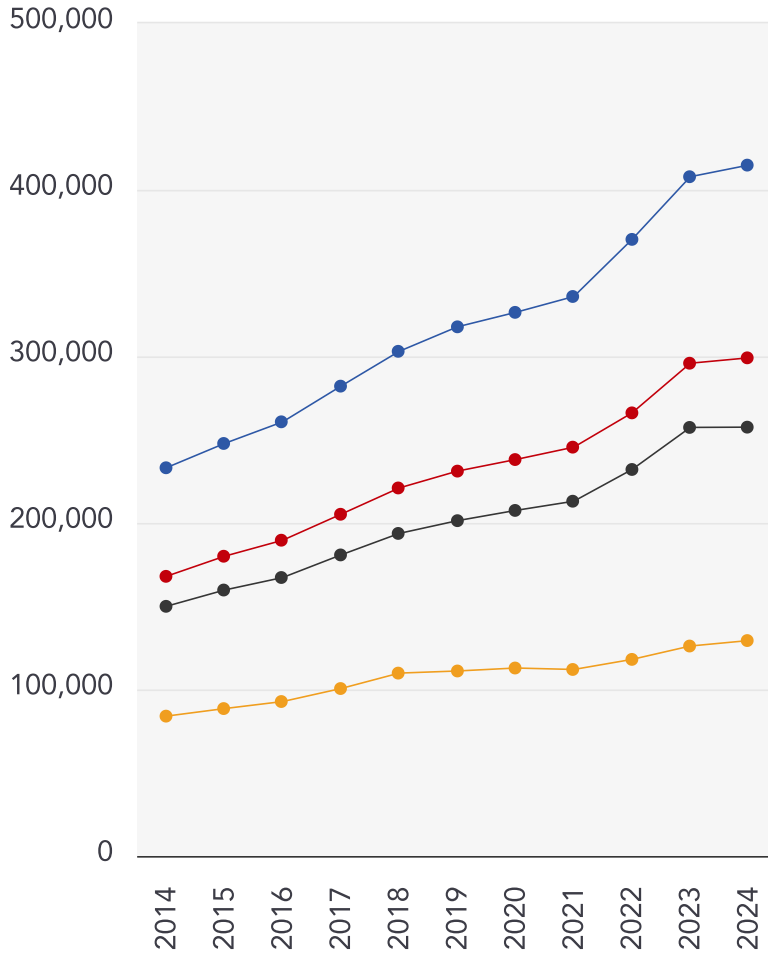
Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	3.92 miles
2	Town Hall (Midlands Metro Stop)	4.05 miles
3	Grand Central New Street (Midland Metro Stop)	4.1 miles

1, Frampton Close, Birmingham, B30 1QT			Semi-detached House
Last Sold Date:	14/10/2021	03/10/2013	
Last Sold Price:	£395,000	£249,950	
16, Frampton Close, Birmingham, B30 1QT			Semi-detached House
Last Sold Date:	22/01/2021	07/08/2009	
Last Sold Price:	£475,000	£170,000	
4, Frampton Close, Birmingham, B30 1QT			Semi-detached House
Last Sold Date:	28/11/2019	01/12/2015	04/08/2000
Last Sold Price:	£389,000	£325,000	£128,000
7, Frampton Close, Birmingham, B30 1QT			Semi-detached House
Last Sold Date:	20/04/2017		
Last Sold Price:	£252,000		
10, Frampton Close, Birmingham, B30 1QT			Semi-detached House
Last Sold Date:	21/03/2012		
Last Sold Price:	£164,000		
15, Frampton Close, Birmingham, B30 1QT			Semi-detached House
Last Sold Date:	27/08/2010		
Last Sold Price:	£193,000		
6, Frampton Close, Birmingham, B30 1QT			Semi-detached House
Last Sold Date:	24/07/2009		
Last Sold Price:	£271,000		
11, Frampton Close, Birmingham, B30 1QT			Semi-detached House
Last Sold Date:	20/03/2009		
Last Sold Price:	£95,000		

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

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

DEAN COLEMAN



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

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Dean Coleman Powered By eXp or the seller.

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.

Please note that all appliances and heating systems are not tested by Dean Coleman Powered By eXp and therefore no warranties can be given as to their good working order.

Dean Coleman Powered By eXp Data Quality

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Dean Coleman Powered By eXp

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

