

DEAN COLEMAN



Bespoke Estate Agent



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 25th April 2024



BERBERRY CLOSE, BIRMINGHAM, B30

Asking Price : £375,000

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 -->

Highly sought-after and a place to raise a family or downsize and benefit from the peace and quiet Berberry Close brings to its residents. The sellers speak highly of how perfect a home and area it has been for their growing family.

Situated down a private driveway which is set back and private from the road, is this superbly presented, light, airy and deceptively spacious terraced home.

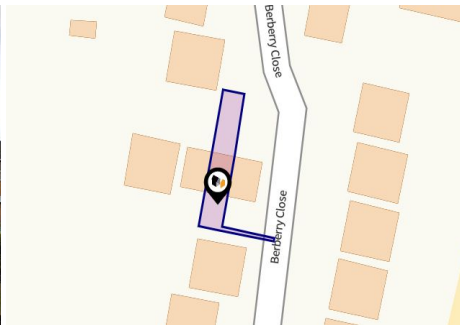
Comprising of: an entrance porch with doors to both the integral garage and lounge. The lounge area has a wonderful amount of light coming through its double glazed window, enhancing the space on offer, the room also has a stunning panoramic media wall electric fire, also having a central heating radiator. From the lounge there are stairs to the first floor and a door leading into the kitchen diner. What a stunning kitchen this home has, again light and airy with two large double glazed window to rear aspect plus double glazed door accessing the rear garden, also having a vertical central heating radiator and space for the family to dine. With fitted wall and base units plus integrated double sink and drainer, electric oven and hob with extractor fan over. To the first floor and off its spacious landing can be found three very spacious bedrooms, two of which benefit from built-in wardrobes, double glazed windows and central heating radiators. There is also a fabulous bathroom suite with shower over its bath, obscure double glazed window to rear aspect and vertical central heating radiator. A southerly and easy to maintain rear garden awaits, comprising of a large decked patio and leading onto artificial grass, all being fence enclosed the garden is an ideal area for relaxing, entertaining and children to play. Further to its spacious and well presented accommodation, there is an integrated garage with up and over door plus Off Road Parking for multiple vehicles.

Notable extras to consider with this home are that it has solar panels generating money back plus an electric car charging point.

Long sought-after, Berberry Close is the perfect location for those looking for schools, transport links, amenities and stunning parkland.

Check out the Key Facts For Buyers report for more information on the schools and transport links nearby.

This Freehold house could be your perfect home and viewings are highly recommended to appreciate the space and condition on offer.



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.05 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£1,859
Title Number:	WM909617
UPRN:	100070292323

Last Sold £/ft²:	£307
Asking Price:	£375,000
Tenure:	Freehold

Local Area

Local Authority:	Birmingham
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> ● Rivers & Seas ● Surface Water 	Very Low Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

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

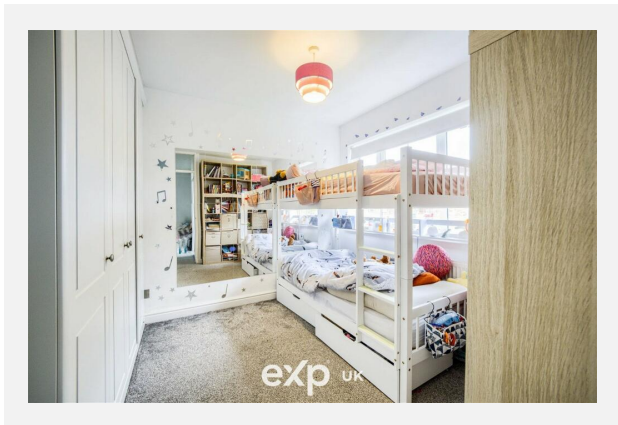
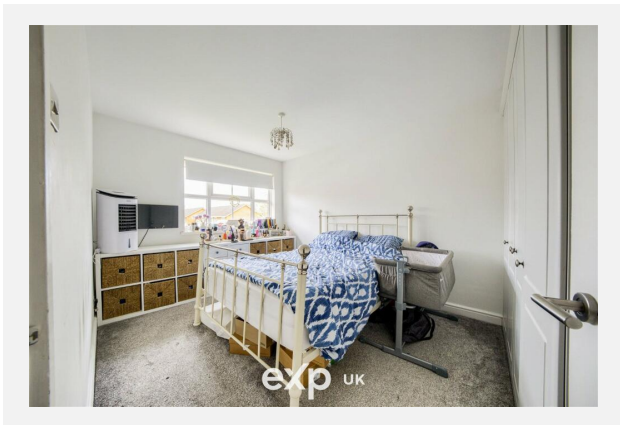
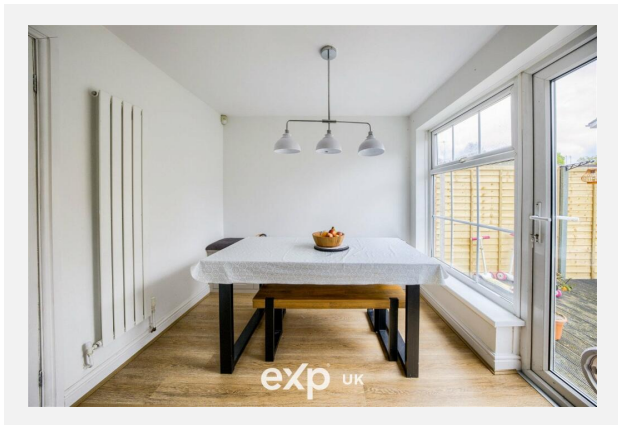
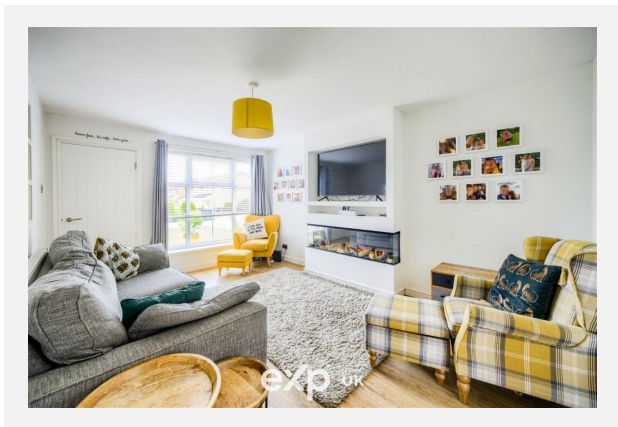


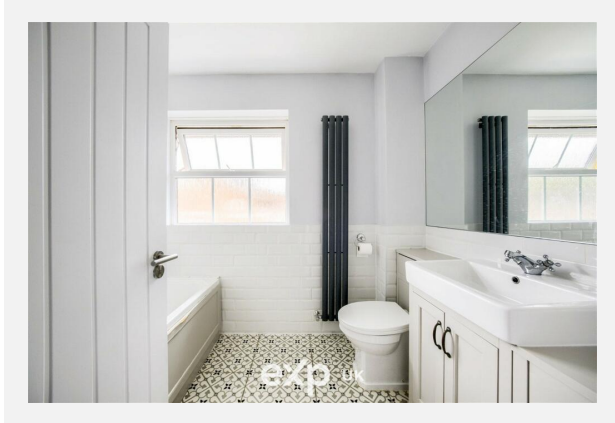
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



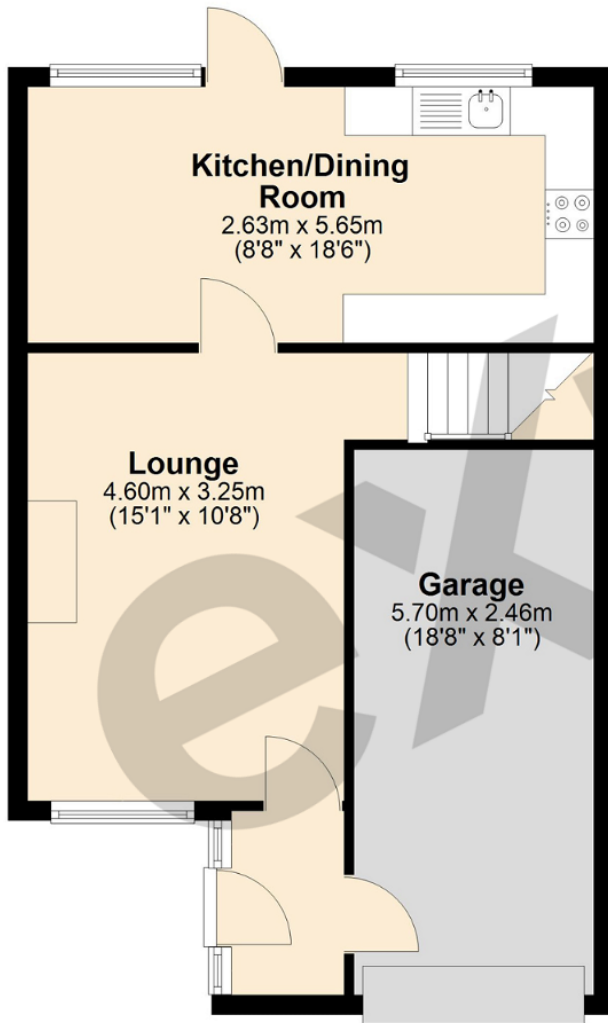




BERBERRY CLOSE, BIRMINGHAM, B30

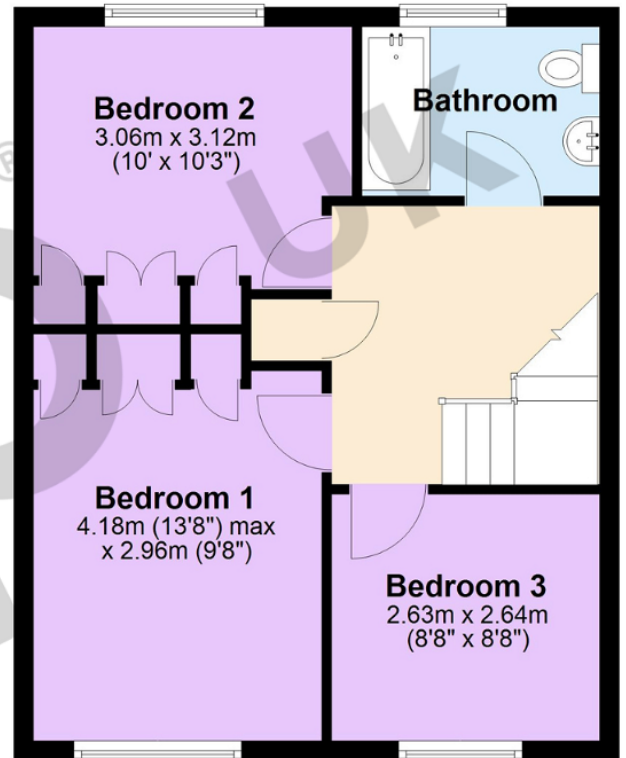
Ground Floor

Approx. 49.8 sq. metres (536.4 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 92.5 sq. metres (995.3 sq. feet)

Berberry Close, B30

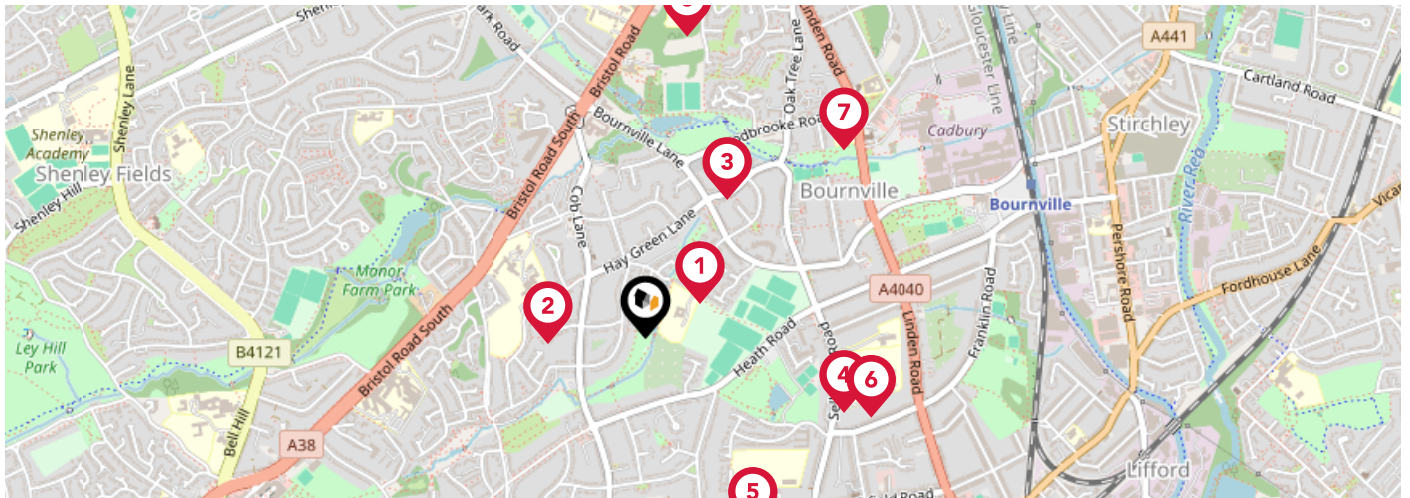
Energy rating
D

Valid until 18.09.2027

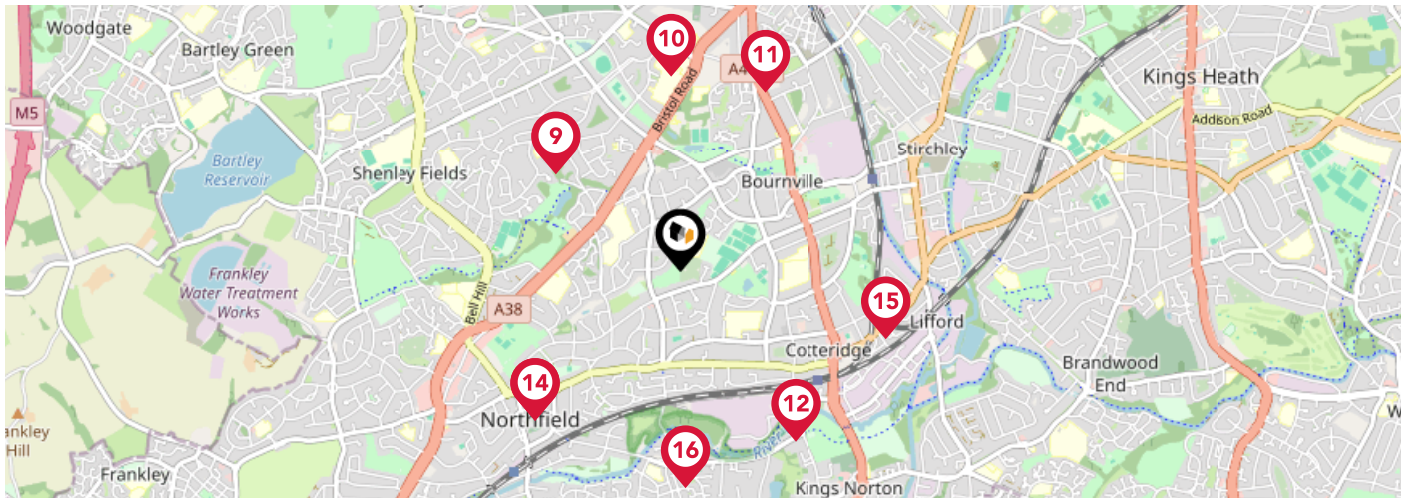
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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 before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 58% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 m ²



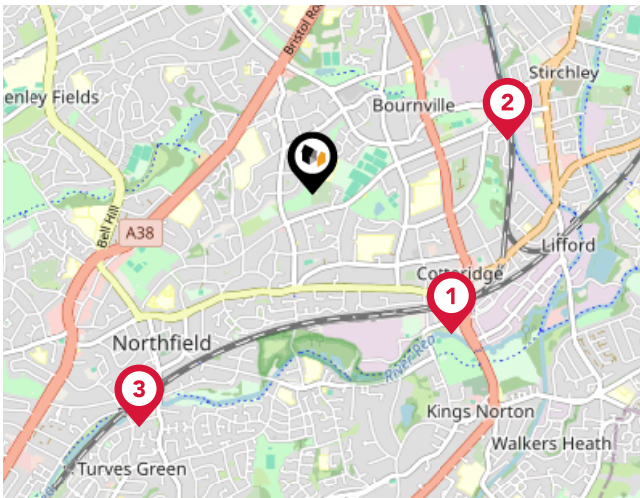
	Nursery	Primary	Secondary	College	Private
<p>1 St Francis Church of England Aided Primary School and Nursery</p> <p>Ofsted Rating: Good Pupils: 234 Distance:0.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Bournville School</p> <p>Ofsted Rating: Requires Improvement Pupils: 720 Distance:0.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Dame Elizabeth Cadbury School</p> <p>Ofsted Rating: Good Pupils: 795 Distance:0.36</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Joseph's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 211 Distance:0.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 King's Norton Boys' School</p> <p>Ofsted Rating: Good Pupils: 654 Distance:0.49</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Kings Norton Girls' School</p> <p>Ofsted Rating: Outstanding Pupils: 1013 Distance:0.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Bournville Village Primary</p> <p>Ofsted Rating: Outstanding Pupils: 654 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Fircroft College of Adult Education</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Northfield Manor Primary Academy Ofsted Rating: Good Pupils: 422 Distance:0.72	<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:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selly Oak Trust School Ofsted Rating: Good Pupils: 376 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Norton Nursery School Ofsted Rating: Outstanding Pupils: 94 Distance:0.93	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Church Infant School Ofsted Rating: Good Pupils: 270 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Church Junior School Ofsted Rating: Good Pupils: 360 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cotteridge Primary School Ofsted Rating: Good Pupils: 419 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas Aquinas Catholic School Ofsted Rating: Good Pupils: 1147 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

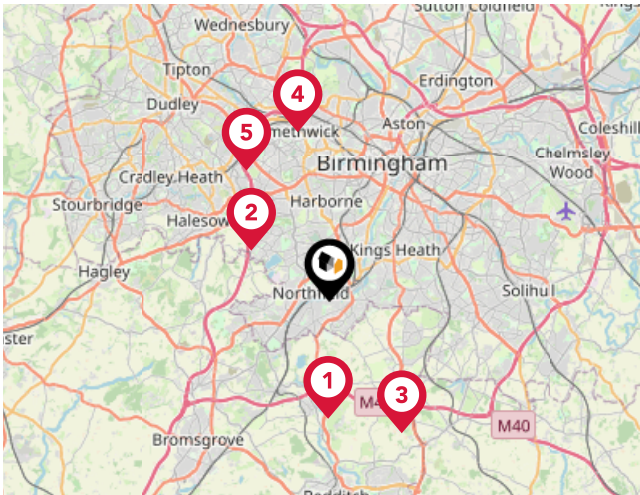
Area

Transport (National)



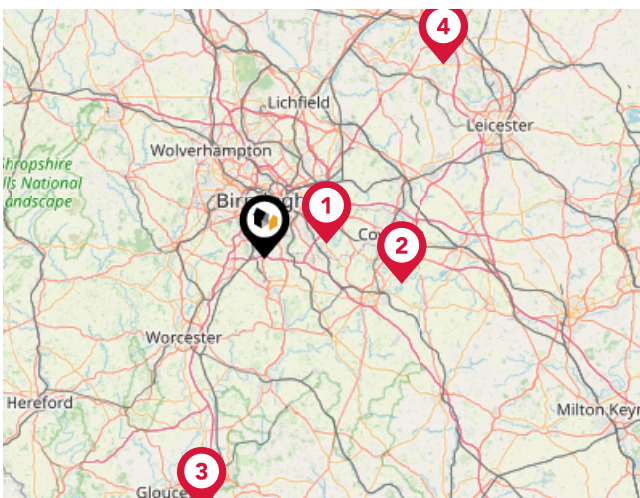
National Rail Stations

Pin	Name	Distance
1	Kings Norton Rail Station	0.89 miles
2	Bournville Rail Station	0.92 miles
3	Northfield Rail Station	1.31 miles



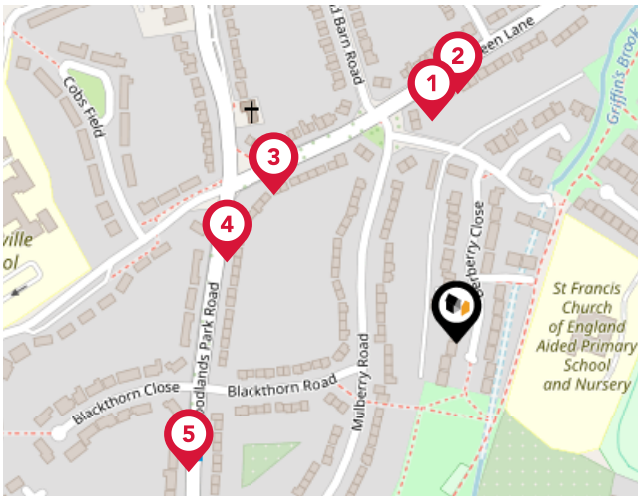
Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	4.26 miles
2	M5 J3	3.37 miles
3	M42 J3	5.4 miles
4	M5 J1	6.27 miles
5	M5 J2	5.65 miles



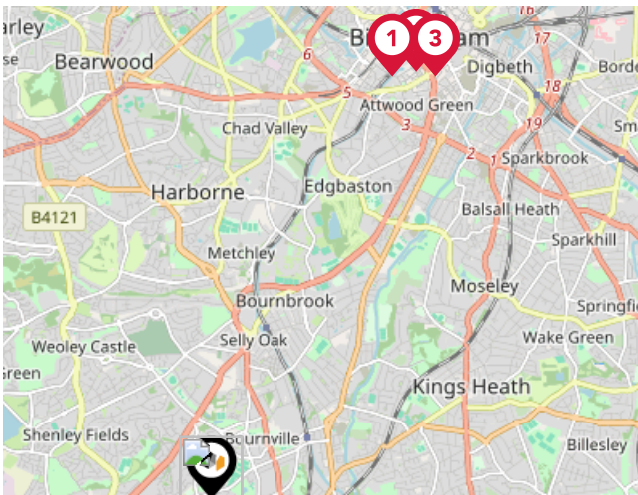
Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	9.34 miles
2	Coventry Airport	20.31 miles
3	Gloucestershire Airport	37.77 miles
4	East Midlands Airport	38.1 miles



Bus Stops/Stations

Pin	Name	Distance
1	Old Barn Rd	0.13 miles
2	Old Barn Rd	0.14 miles
3	Cob Lane	0.13 miles
4	Cob Lane	0.14 miles
5	Mulberry Rd	0.17 miles



Local Connections

Pin	Name	Distance
1	Centenary Square (Midlands Metro Stop)	4.16 miles
2	Town Hall (Midlands Metro Stop)	4.28 miles
3	Grand Central New Street (Midland Metro Stop)	4.32 miles

119, Berberry Close, Birmingham, B30 1TB					Semi-detached House
Last Sold Date:	31/10/2022	27/10/2016			
Last Sold Price:	£365,000	£264,000			
5, Berberry Close, Birmingham, B30 1TB					Semi-detached House
Last Sold Date:	10/01/2022	25/06/2009	10/11/2000		
Last Sold Price:	£310,000	£197,000	£128,500		
75, Berberry Close, Birmingham, B30 1TB					Semi-detached House
Last Sold Date:	29/06/2021	13/11/2015	27/03/1998		
Last Sold Price:	£323,700	£255,000	£89,950		
115, Berberry Close, Birmingham, B30 1TB					Semi-detached House
Last Sold Date:	26/08/2020				
Last Sold Price:	£275,000				
41, Berberry Close, Birmingham, B30 1TB					Terraced House
Last Sold Date:	26/05/2020	15/06/2018			
Last Sold Price:	£248,000	£225,000			
35, Berberry Close, Birmingham, B30 1TB					Semi-detached House
Last Sold Date:	24/01/2020				
Last Sold Price:	£276,000				
79, Berberry Close, Birmingham, B30 1TB					Semi-detached House
Last Sold Date:	23/08/2019	31/10/2014			
Last Sold Price:	£277,000	£233,500			
29, Berberry Close, Birmingham, B30 1TB					Terraced House
Last Sold Date:	12/07/2019				
Last Sold Price:	£260,000				
69, Berberry Close, Birmingham, B30 1TB					Semi-detached House
Last Sold Date:	07/06/2019	14/03/2003	19/01/2001	25/07/1997	
Last Sold Price:	£250,000	£160,750	£114,000	£74,500	
45, Berberry Close, Birmingham, B30 1TB					other House
Last Sold Date:	28/03/2019	16/04/2010			
Last Sold Price:	£9,250	£200,000			
39, Berberry Close, Birmingham, B30 1TB					Terraced House
Last Sold Date:	03/08/2018				
Last Sold Price:	£222,000				
9, Berberry Close, Birmingham, B30 1TB					Terraced House
Last Sold Date:	22/05/2018	18/06/2004			
Last Sold Price:	£245,000	£176,000			

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

51, Berberry Close, Birmingham, B30 1TB		Semi-detached House		
Last Sold Date:	01/02/2018			
Last Sold Price:	£245,000			
99, Berberry Close, Birmingham, B30 1TB		Terraced House		
Last Sold Date:	24/11/2017	12/09/2014		
Last Sold Price:	£240,000	£225,000		
40, Berberry Close, Birmingham, B30 1TB		Detached House		
Last Sold Date:	24/08/2017			
Last Sold Price:	£375,000			
65, Berberry Close, Birmingham, B30 1TB		Semi-detached House		
Last Sold Date:	20/01/2016			
Last Sold Price:	£249,950			
49, Berberry Close, Birmingham, B30 1TB		Semi-detached House		
Last Sold Date:	17/07/2015	17/02/2012	11/11/1996	
Last Sold Price:	£260,000	£230,000	£78,000	
55, Berberry Close, Birmingham, B30 1TB		Semi-detached House		
Last Sold Date:	18/02/2015	11/08/2006	15/10/2004	
Last Sold Price:	£244,950	£220,450	£192,500	
47, Berberry Close, Birmingham, B30 1TB		Flat-maisonette House		
Last Sold Date:	09/07/2014			
Last Sold Price:	£248,000			
73, Berberry Close, Birmingham, B30 1TB		Semi-detached House		
Last Sold Date:	12/07/2013			
Last Sold Price:	£245,000			
21, Berberry Close, Birmingham, B30 1TB		Semi-detached House		
Last Sold Date:	05/07/2013			
Last Sold Price:	£195,000			
117, Berberry Close, Birmingham, B30 1TB		Semi-detached House		
Last Sold Date:	28/02/2013			
Last Sold Price:	£195,000			
16, Berberry Close, Birmingham, B30 1TB		Detached House		
Last Sold Date:	03/12/2012			
Last Sold Price:	£300,000			
53, Berberry Close, Birmingham, B30 1TB		Semi-detached House		
Last Sold Date:	13/09/2012	17/11/2006	06/10/2003	05/12/2000
Last Sold Price:	£225,000	£223,000	£174,950	£113,000

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

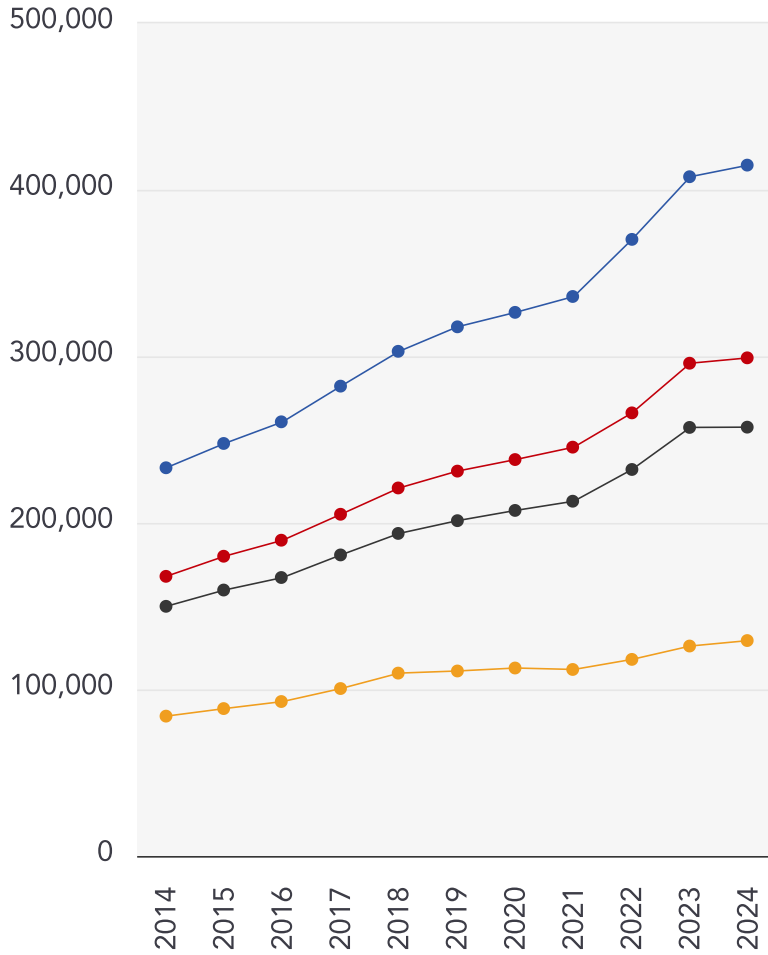
125, Berberry Close, Birmingham, B30 1TB	Terraced House		
Last Sold Date:	07/03/2012		
Last Sold Price:	£195,000		
22, Berberry Close, Birmingham, B30 1TB	Detached House		
Last Sold Date:	17/02/2012	27/02/2006	
Last Sold Price:	£265,000	£242,500	
89, Berberry Close, Birmingham, B30 1TB	Semi-detached House		
Last Sold Date:	20/08/2010		
Last Sold Price:	£220,000		
28, Berberry Close, Birmingham, B30 1TB	Detached House		
Last Sold Date:	17/07/2009		
Last Sold Price:	£360,000		
14, Berberry Close, Birmingham, B30 1TB	Detached House		
Last Sold Date:	17/07/2009	30/08/2002	02/07/1999
Last Sold Price:	£250,000	£198,000	£125,000
23, Berberry Close, Birmingham, B30 1TB	Semi-detached House		
Last Sold Date:	22/01/2009		
Last Sold Price:	£205,000		
26, Berberry Close, Birmingham, B30 1TB	Detached House		
Last Sold Date:	14/09/2007		
Last Sold Price:	£400,000		
95, Berberry Close, Birmingham, B30 1TB	Semi-detached House		
Last Sold Date:	20/07/2007	11/10/2002	
Last Sold Price:	£239,950	£146,000	
87, Berberry Close, Birmingham, B30 1TB	Semi-detached House		
Last Sold Date:	20/07/2007	29/03/2001	
Last Sold Price:	£235,000	£119,000	
19, Berberry Close, Birmingham, B30 1TB	Semi-detached House		
Last Sold Date:	19/04/2007	27/04/1999	
Last Sold Price:	£221,000	£85,000	
17, Berberry Close, Birmingham, B30 1TB	Semi-detached House		
Last Sold Date:	01/06/2005		
Last Sold Price:	£227,500		
123, Berberry Close, Birmingham, B30 1TB	Terraced House		
Last Sold Date:	23/12/2004		
Last Sold Price:	£175,000		

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

31, Berberry Close, Birmingham, B30 1TB	Semi-detached House
Last Sold Date: 20/12/2004	
Last Sold Price: £199,950	
37, Berberry Close, Birmingham, B30 1TB	Semi-detached House
Last Sold Date: 30/07/2002	
Last Sold Price: £138,500	
85, Berberry Close, Birmingham, B30 1TB	Semi-detached House
Last Sold Date: 26/10/2001	
Last Sold Price: £125,000	
81, Berberry Close, Birmingham, B30 1TB	Terraced House
Last Sold Date: 05/10/2001 25/10/1996	
Last Sold Price: £129,950 £77,000	
61, Berberry Close, Birmingham, B30 1TB	Semi-detached House
Last Sold Date: 20/03/2000	
Last Sold Price: £103,500	
24, Berberry Close, Birmingham, B30 1TB	Detached House
Last Sold Date: 22/02/2000	
Last Sold Price: £124,950	
111, Berberry Close, Birmingham, B30 1TB	Semi-detached House
Last Sold Date: 21/02/2000	
Last Sold Price: £100,000	
101, Berberry Close, Birmingham, B30 1TB	Terraced House
Last Sold Date: 03/12/1999	
Last Sold Price: £96,500	
103, Berberry Close, Birmingham, B30 1TB	Terraced House
Last Sold Date: 19/03/1999	
Last Sold Price: £84,650	
93, Berberry Close, Birmingham, B30 1TB	Terraced House
Last Sold Date: 18/03/1998	
Last Sold Price: £32,000	
91, Berberry Close, Birmingham, B30 1TB	Semi-detached House
Last Sold Date: 08/08/1997	
Last Sold Price: £84,000	
121, Berberry Close, Birmingham, B30 1TB	Semi-detached House
Last Sold Date: 26/01/1996	
Last Sold Price: £72,500	

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 B30



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

DEAN COLEMAN
POWERED BY
eXp UK
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>

