

DEAN COLEMAN



Bespoke Estate Agent



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd October 2024



29, LONGLEAT AVENUE, BIRMINGHAM, B15

Price Estimate : £160,000

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Birmingham

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Introduction

Our Comments

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A beautifully presented apartment with a large balcony/terrace which faces the park awaits. Located in the highly sought after Park Central which sits on the edge of the City Centre in Edgbaston, there's a perfect blend between City Centre Living and a quiet suburb.

Situated on the first floor, the apartment comprises of an open-plan lounge and kitchen area. The lounge itself is light and airy with a floor to ceiling window and door leading out onto the large balcony. The kitchen benefits from having fitted units and a range of appliances. The apartment also has a large double bedroom and bathroom with a luxury four-piece suite.

This well maintained home benefits from having gas central heating, UPVC double glazing, a private balcony, on-site caretaker, and a beautiful park located in the centre of the Park Central development, perfect for walks and relaxing.

For the commuter, the apartments boasts excellent transport links with it being within just a few minutes walk to Five Ways Train Station and within easy reach of New Street Train Station & Grand Central. In addition, both the Hagley Road, Broad Street and Bristol Road are all close by providing an array of buses taking you around the City.

For those looking for Birmingham's famous eateries, nightspots and shopping facilities, the Mailbox, Cube, Bullring Shopping Centre, Broad Street and Brindley Place are all within easy reach.

This property would make a fantastic buy-to-let investment as it already has a tenant in situ and/or a first time buyer due to the low price.

We have been informed of but seen evidence of the following:

Lease remaining: 128 years approx.

Ground Rent: £100 per annum approx.

Service Charge: £2628 per annum approx.



Property

Type:	Flat / Maisonette	Price Estimate:	£160,000
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	452 ft ² / 42 m ²	Start Date:	18/12/2006
Plot Area:	0.2 acres	End Date:	01/04/2153
Year Built :	2006	Lease Term:	150 years from 1 April 2003
Council Tax :	Band A	Term Remaining:	128 years
Annual Estimate:	£1,394		
Title Number:	WM898395		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	76 mb/s	1000 mb/s

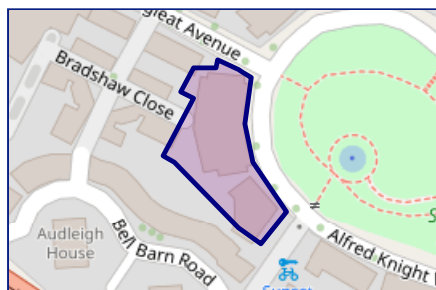
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



WM894262

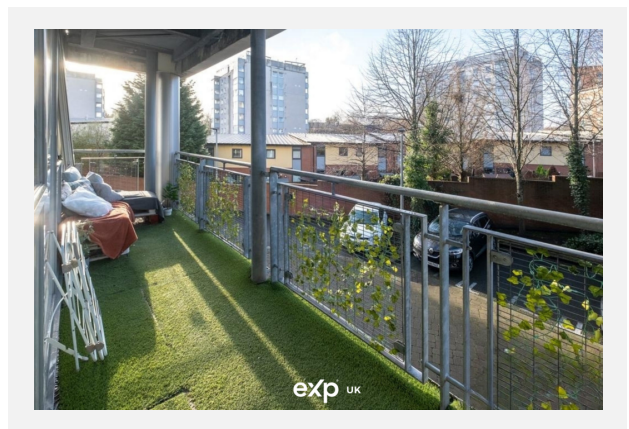
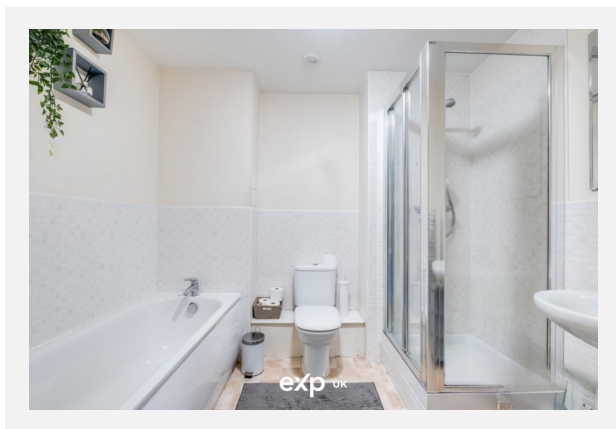
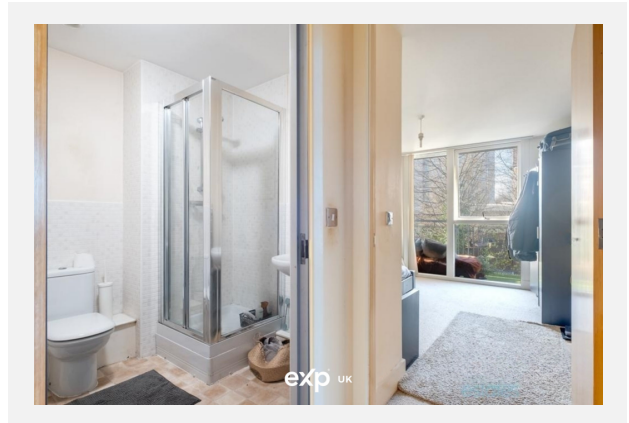
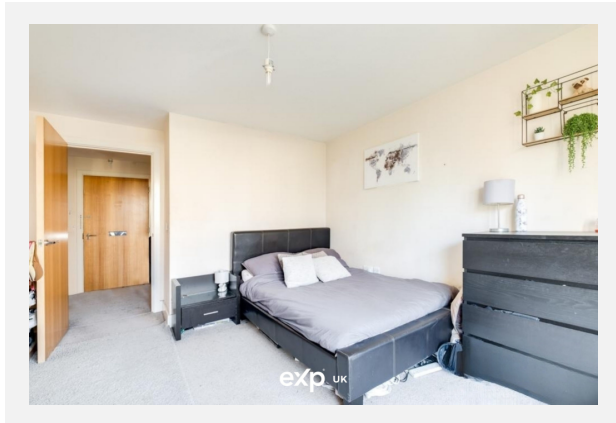
Leasehold Title Plan



WM898395

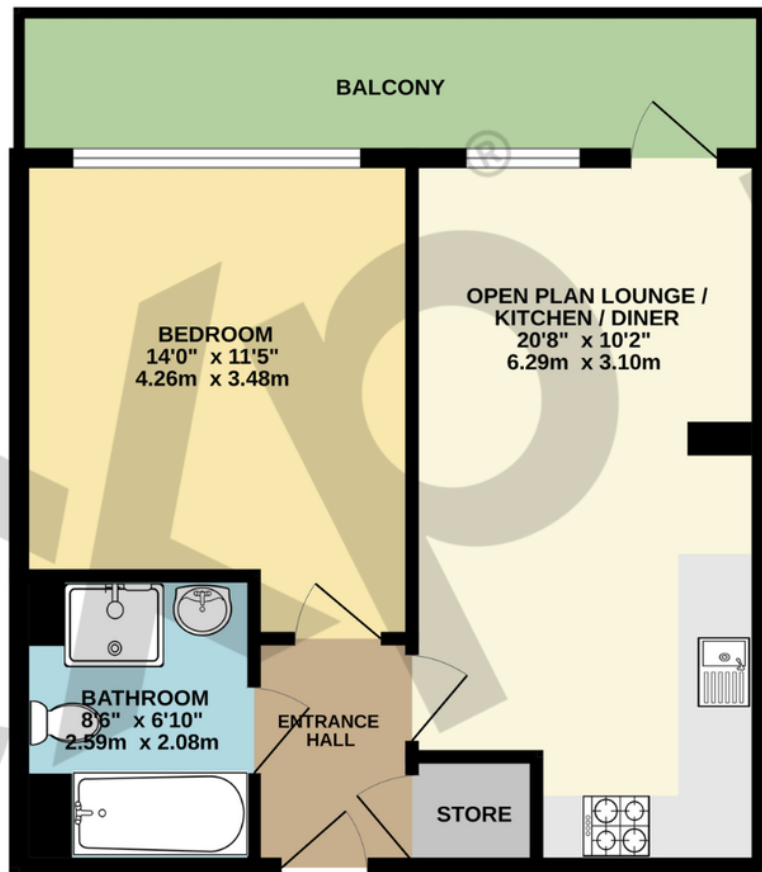
Start Date: 18/12/2006
End Date: 01/04/2153
Lease Term: 150 years from 1 April 2003
Term Remaining: 128 years





29, LONGLEAT AVENUE, BIRMINGHAM, B15

FIRST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 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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29, Longleat Avenue, B15

Energy rating

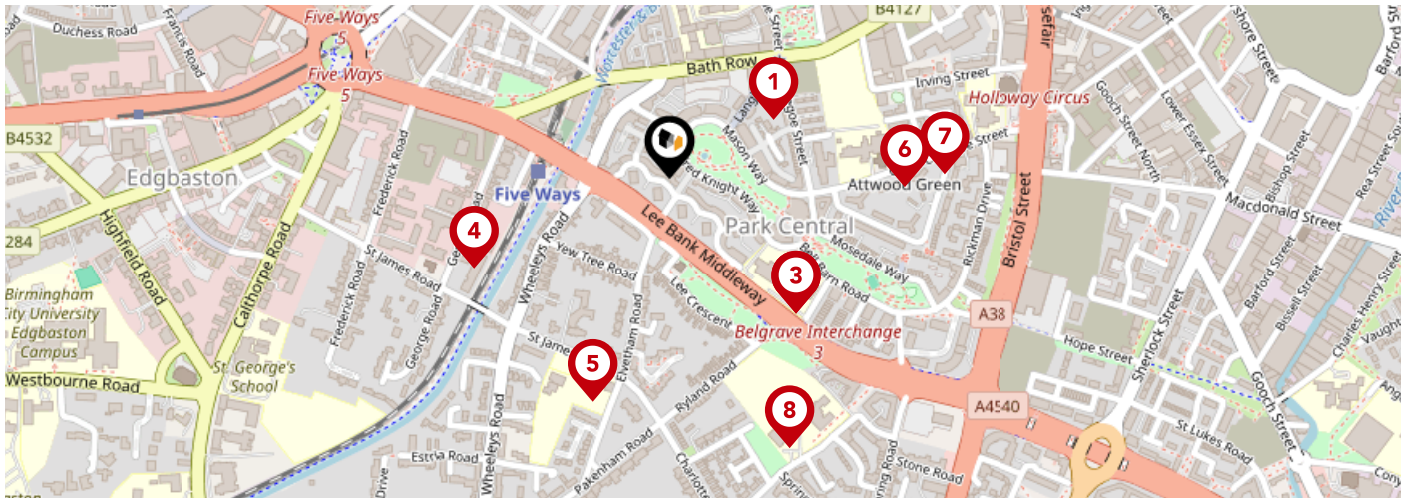
C

Valid until 19.12.2027

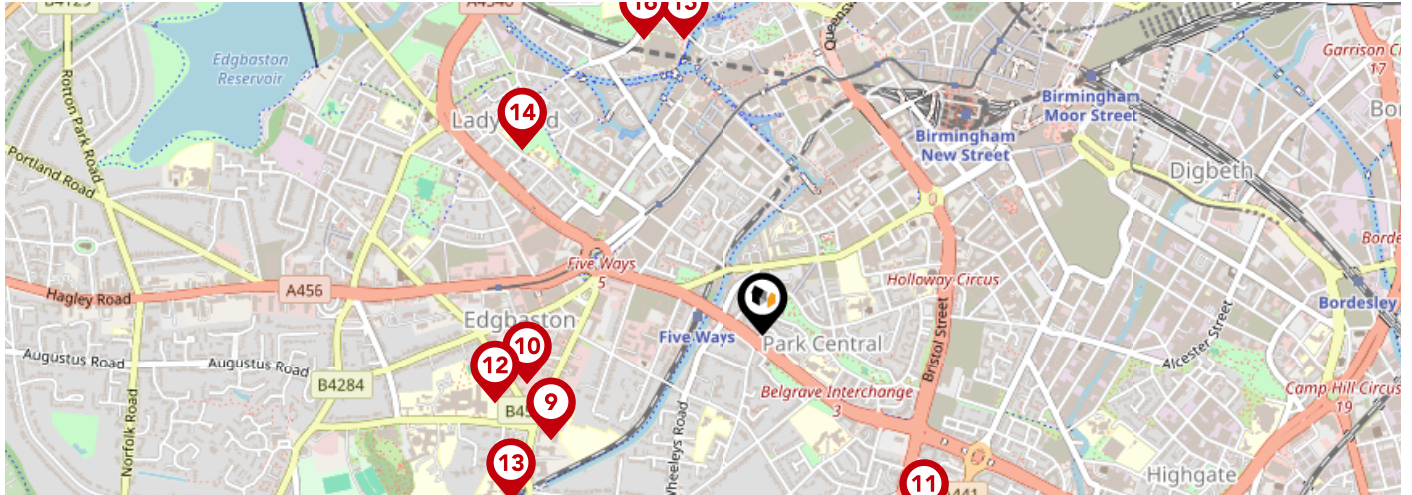
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (social)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	42 m ²



		Nursery	Primary	Secondary	College	Private
1	City Academy Ofsted Rating: Requires improvement Pupils: 665 Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Thomas Centre Nursery School Ofsted Rating: Outstanding Pupils: 109 Distance:0.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	James Brindley School Ofsted Rating: Good Pupils: 137 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Edgbaston College Ofsted Rating: Not Rated Pupils: 52 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	West House School Ofsted Rating: Not Rated Pupils: 333 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas CofE Academy Ofsted Rating: Outstanding Pupils: 234 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Catherine of Siena Catholic Primary School Ofsted Rating: Good Pupils: 248 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oasis Academy Woodview Ofsted Rating: Requires improvement Pupils: 412 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

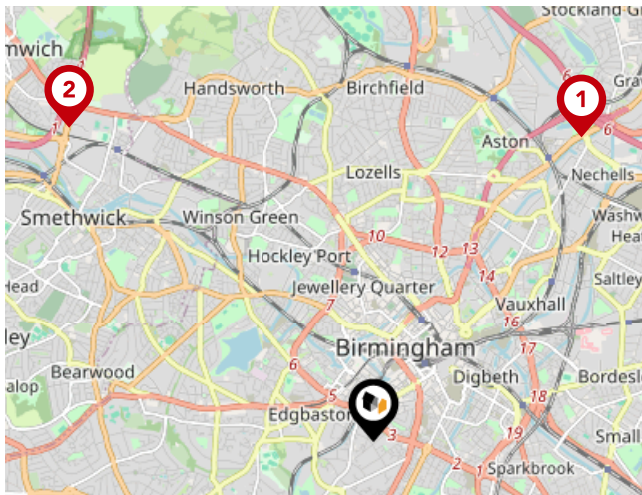


	Nursery	Primary	Secondary	College	Private
 St George's School Edgbaston Ofsted Rating: Not Rated Pupils: 382 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mander Portman Woodward Independent College Ofsted Rating: Not Rated Pupils: 199 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Lillian De Lissa Nursery School Ofsted Rating: Outstanding Pupils: 77 Distance:0.56	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hopwood Hall School Ofsted Rating: Not Rated Pupils: 22 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hallfield School Ofsted Rating: Not Rated Pupils: 566 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St John's & St Peter's CofE Academy Ofsted Rating: Good Pupils: 210 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 City United Academy (CUA) Ofsted Rating: Good Pupils: 20 Distance:0.69	<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: 443 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



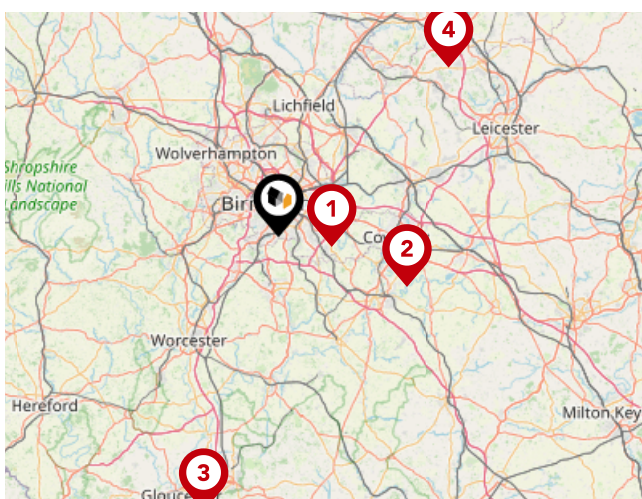
National Rail Stations

Pin	Name	Distance
1	Five Ways Rail Station	0.14 miles
2	Birmingham New Street Rail Station	0.66 miles
3	Birmingham Moor Street Rail Station	0.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J6	3.33 miles
2	M5 J1	3.95 miles
3	M6 J7	5.71 miles
4	M5 J3	4.67 miles
5	M6 J8	6.65 miles

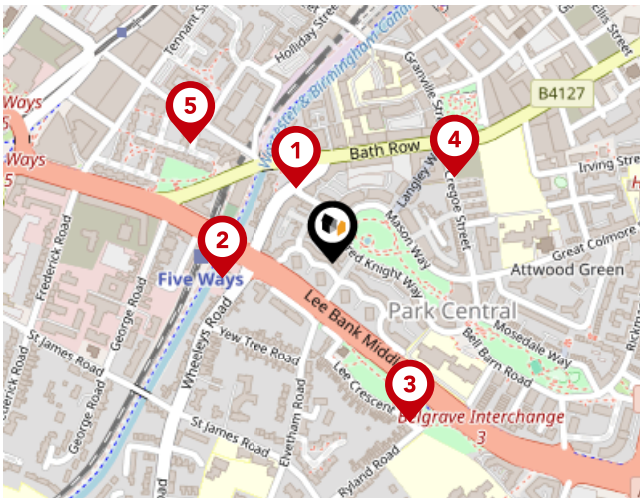


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	7.62 miles
2	Baginton	19.69 miles
3	Staverton	41.34 miles
4	East Mids Airport	34.57 miles

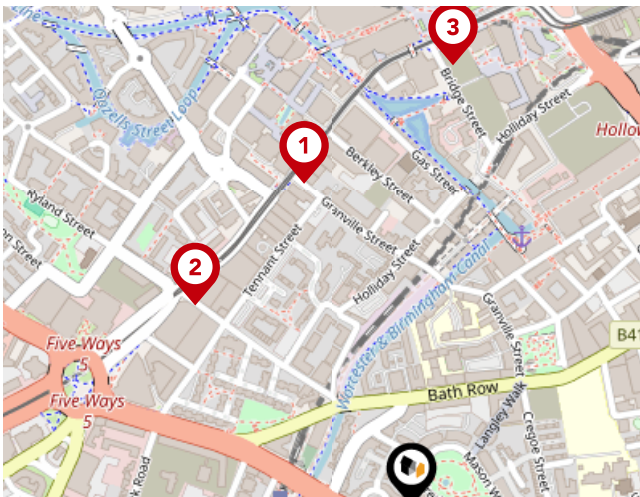
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bexhill Grove	0.09 miles
2	Five Ways Station	0.12 miles
3	Lee Crescent	0.2 miles
4	Granville St	0.17 miles
5	William St	0.21 miles



Local Connections

Pin	Name	Distance
1	Brindleyplace (Midland Metro Stop)	0.38 miles
2	Five Ways (Midland Metro Stop)	0.33 miles
3	Centenary Square (Midlands Metro Stop)	0.5 miles

Apartment 31, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	28/05/2024	01/06/2012	04/10/2007	
Last Sold Price:	£200,000	£129,000	£213,950	
Apartment 28, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	15/05/2024	19/12/2018	29/03/2007	
Last Sold Price:	£40,000	£195,000	£213,950	
Apartment 25, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	25/08/2023	26/02/2007		
Last Sold Price:	£160,000	£145,000		
Apartment 49, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	10/07/2023	18/04/2007		
Last Sold Price:	£292,600	£249,500		
Apartment 39, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	04/07/2023	20/12/2006		
Last Sold Price:	£220,000	£215,000		
Apartment 47, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	21/01/2022	10/03/2017	01/03/2007	
Last Sold Price:	£178,500	£182,500	£229,950	
Apartment 16, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	12/11/2021	30/06/2016	21/12/2006	
Last Sold Price:	£158,000	£135,000	£132,950	
Apartment 15, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	29/10/2021	05/11/2013	21/12/2006	
Last Sold Price:	£148,000	£93,000	£151,950	
Apartment 20, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	01/10/2021	20/12/2006		
Last Sold Price:	£110,500	£157,000		
Apartment 12, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	09/08/2021	18/09/2015	29/10/2010	27/09/2007
Last Sold Price:	£148,000	£123,600	£85,000	£155,000
Apartment 29, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	02/08/2021	19/12/2016	15/11/2013	14/02/2007
Last Sold Price:	£197,000	£180,000	£135,000	£203,950
Apartment 43, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	29/06/2021	11/11/2016	31/01/2007	
Last Sold Price:	£240,000	£195,000	£185,000	

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

Apartment 41, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	20/09/2019	23/03/2007		
Last Sold Price:	£167,000	£178,500		
Apartment 50, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	03/05/2019	24/09/2015	12/01/2007	
Last Sold Price:	£264,000	£220,000	£245,000	
Apartment 4, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	19/10/2018	22/12/2006		
Last Sold Price:	£159,000	£119,160		
Apartment 10, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	14/07/2017	05/01/2007		
Last Sold Price:	£135,000	£126,238		
Apartment 32, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	11/07/2017	08/12/2006		
Last Sold Price:	£207,000	£172,760		
Apartment 26, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	24/03/2017	05/01/2007		
Last Sold Price:	£143,500	£173,950		
Apartment 45, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	20/03/2017	09/02/2011	19/02/2007	
Last Sold Price:	£187,500	£115,000	£225,950	
12, Longleat Avenue, Birmingham, B15 2DF				Terraced House
Last Sold Date:	09/03/2017	29/09/2006		
Last Sold Price:	£305,000	£235,000		
Apartment 46, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	08/07/2016	15/02/2007		
Last Sold Price:	£179,950	£225,950		
8, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	22/04/2016			
Last Sold Price:	£129,950			
Apartment 17, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	12/02/2016	22/02/2007		
Last Sold Price:	£164,950	£217,000		
Apartment 44, 29, Longleat Avenue, Birmingham, B15 2DF				Flat-maisonette House
Last Sold Date:	15/01/2016	27/01/2012	06/03/2007	
Last Sold Price:	£167,500	£120,000	£229,950	

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

Apartment 21, 29, Longleat Avenue, Birmingham, B15 2DF		Flat-maisonette House
Last Sold Date:	06/03/2015	16/03/2007
Last Sold Price:	£102,650	£157,000
Apartment 34, 29, Longleat Avenue, Birmingham, B15 2DF		Flat-maisonette House
Last Sold Date:	11/08/2014	28/03/2007
Last Sold Price:	£108,000	£175,950
7, Longleat Avenue, Birmingham, B15 2DF		Terraced House
Last Sold Date:	16/08/2012	19/10/2005
Last Sold Price:	£218,000	£234,950
Apartment 33, 29, Longleat Avenue, Birmingham, B15 2DF		Flat-maisonette House
Last Sold Date:	11/05/2011	12/03/2007
Last Sold Price:	£92,000	£175,950
Apartment 38, 29, Longleat Avenue, Birmingham, B15 2DF		Flat-maisonette House
Last Sold Date:	18/09/2009	21/12/2006
Last Sold Price:	£105,000	£200,950
Apartment 36, 26, Longleat Avenue, Birmingham, B15 2DF		Flat-maisonette House
Last Sold Date:	13/03/2009	
Last Sold Price:	£161,950	
5, Longleat Avenue, Birmingham, B15 2DF		Terraced House
Last Sold Date:	18/07/2008	05/09/2005
Last Sold Price:	£225,000	£244,950
Apartment 2, 29, Longleat Avenue, Birmingham, B15 2DF		Flat-maisonette House
Last Sold Date:	04/09/2007	
Last Sold Price:	£156,950	
Apartment 36, 29, Longleat Avenue, Birmingham, B15 2DF		Flat-maisonette House
Last Sold Date:	27/07/2007	
Last Sold Price:	£213,950	
Apartment 19, 29, Longleat Avenue, Birmingham, B15 2DF		Flat-maisonette House
Last Sold Date:	12/07/2007	
Last Sold Price:	£130,858	
Apartment 11, 29, Longleat Avenue, Birmingham, B15 2DF		Flat-maisonette House
Last Sold Date:	11/07/2007	
Last Sold Price:	£130,858	
Apartment 30, 29, Longleat Avenue, Birmingham, B15 2DF		Flat-maisonette House
Last Sold Date:	05/04/2007	
Last Sold Price:	£203,950	

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

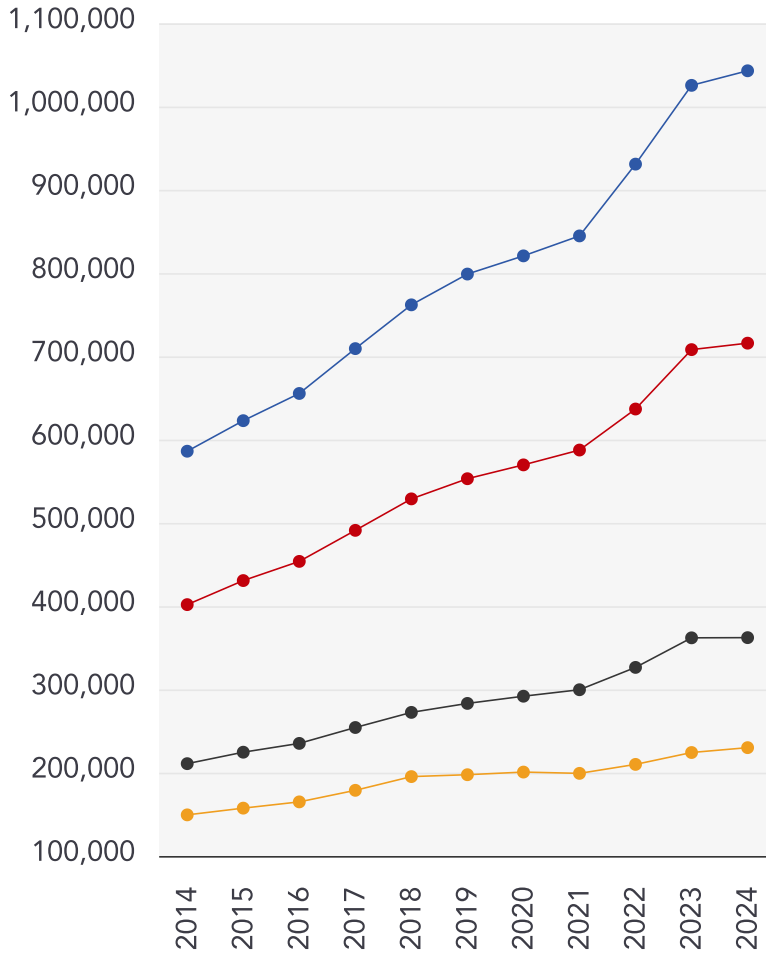
Apartment 9, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 05/04/2007	
Last Sold Price: £155,000	
Apartment 14, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 04/04/2007	
Last Sold Price: £195,950	
Apartment 18, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 26/01/2007	
Last Sold Price: £162,500	
Apartment 27, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 05/01/2007	
Last Sold Price: £168,000	
Apartment 8, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 05/01/2007	
Last Sold Price: £153,950	
Apartment 7, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 05/01/2007	
Last Sold Price: £153,950	
Apartment 23, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 05/01/2007	
Last Sold Price: £154,000	
Apartment 24, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 05/01/2007	
Last Sold Price: £168,000	
Apartment 22, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 05/01/2007	
Last Sold Price: £154,000	
Apartment 40, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 04/01/2007	
Last Sold Price: £180,000	
Apartment 1, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 19/12/2006	
Last Sold Price: £156,950	
Apartment 5, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 19/12/2006	
Last Sold Price: £153,950	

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

Apartment 3, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 19/12/2006	
Last Sold Price: £151,950	
Apartment 6, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 19/12/2006	
Last Sold Price: £154,950	
Apartment 48, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 18/12/2006	
Last Sold Price: £237,950	
Apartment 37, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 18/12/2006	
Last Sold Price: £210,500	
Apartment 35, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 18/12/2006	
Last Sold Price: £215,950	
Apartment 42, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 13/12/2006	
Last Sold Price: £159,452	
Apartment 51, 29, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 24/11/2006	
Last Sold Price: £249,950	
1, Longleat Avenue, Birmingham, B15 2DF	Flat-maisonette House
Last Sold Date: 18/11/2005	
Last Sold Price: £148,950	
23, Longleat Avenue, Birmingham, B15 2DF	Terraced House
Last Sold Date: 23/08/2005	
Last Sold Price: £239,950	
9, Longleat Avenue, Birmingham, B15 2DF	Terraced House
Last Sold Date: 22/08/2005	
Last Sold Price: £234,950	

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 B15



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

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About Us

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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

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.



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