

DEAN COLEMAN



Bespoke Estate Agent

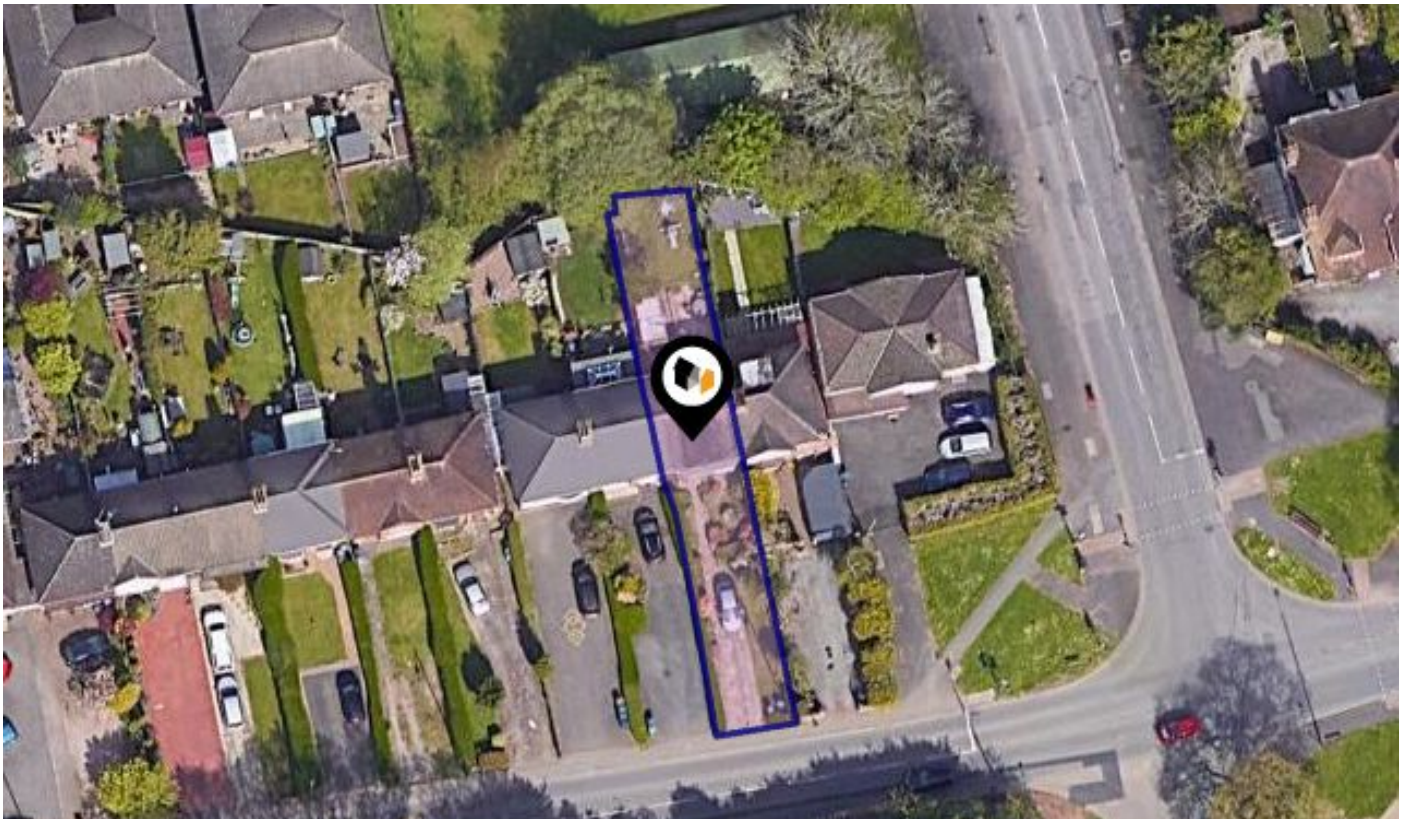


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20th December 2024



FRANKLEY BEECHES ROAD, BIRMINGHAM, B31

Price Estimate : £250,000

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Birmingham

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What a stunning home! Deceptively spacious, this traditional three-bedroom terrace house has been thoughtfully renovated throughout, to create a stunning family home. Perfectly positioned in a highly desirable area, this property offers comfort, convenience, and modern living.

Entering into the home, the large, inviting, light and airy entrance hall sets the tone for the rest of the home, having stairs to the first floor and doors to two reception rooms, the separate kitchen and a store cupboard under the stairs. Reception room one to the front, acts as the homes dining room; beautifully decorated and having a double glazed bay window and central heating radiator. Reception room two to the rear, is where the family gathers, again beautifully decorated and having a large double glazed window overlooking the rear garden plus central heating radiator and fabulous feature fire. The separate kitchen has contemporary fitted wall and base units, with space for a fridge freezer and washing machine, with integrated sink and drainer plus electric hob, oven and extractor fan over. The kitchen also offer a double glazed door out to the rear garden.

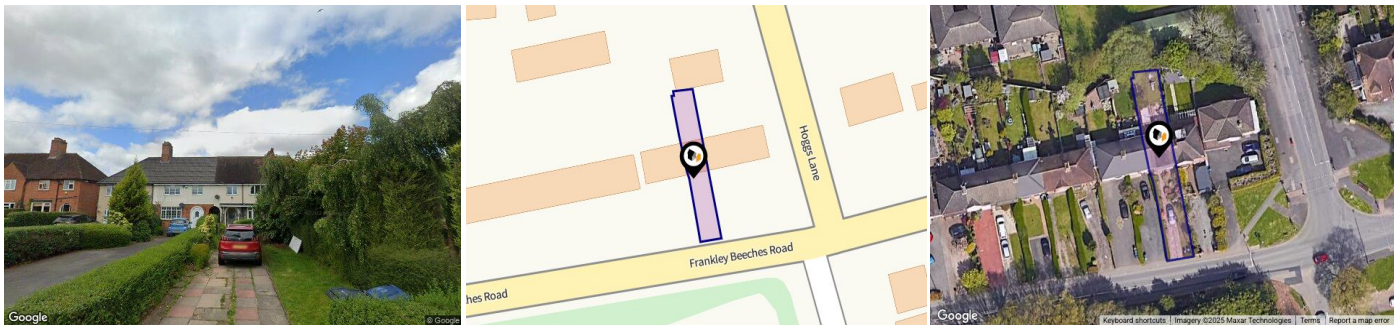
To the first floor can be found three superb size bedrooms, just check out the floor plan for their sizes, all lovingly decorated, light and airy with double glazed windows and central heating radiators. There is also a family bathroom, modernised with electric shower over the bath, obscure double glazed window to the rear and central heating radiator.

This wonderful home boast a generous and private rear garden with a lawn for children to play, a patio area ideal for relaxation or outdoor dining, and a brick-built store shed for additional storage. The garden is fully fence-enclosed, offering privacy and security, and benefits from a shared and gated side entry. At the front, there is off-road parking for multiple vehicles, ensuring convenience for busy households.

This home is perfectly situated for families, with a variety of schools and nurseries in the vicinity. Transport links are excellent, with buses on your doorstep, Northfield train station nearby, and easy access to the M42 just a few minutes' drive away. Local amenities being convenience stores and Northfield High Street close by, parks & countryside, plus further shopping facilities like Longbridge Village are all within reach, not to mention Great Park entertainment complex, enhancing the appeal of this wonderful location.

Considerably set back from the road, this Freehold house over 1,000 sq ft, offers the ideal blend of traditional charm and modern living, all in a family-friendly area. From its spacious and beautifully decorated interior, its lovely rear garden and the homes' convenient location, this property is ready for you to move in and enjoy.

Don't miss out on this fantastic opportunity – book your viewing today!



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	990 ft ² / 92 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,626
Title Number:	MM142333

Price Estimate:	£250,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

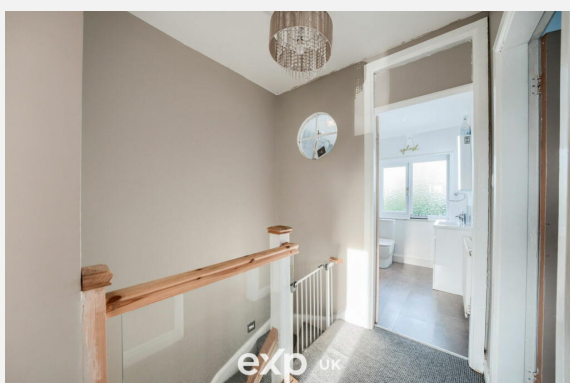
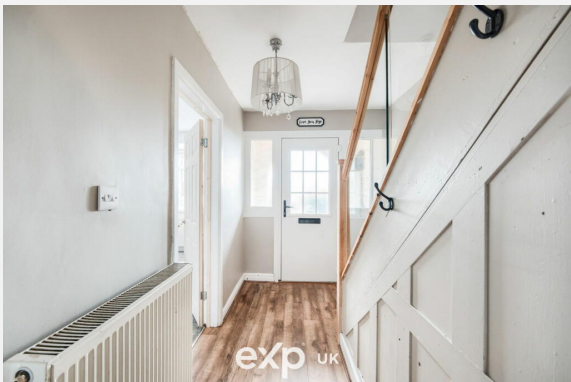
9 mb/s	74 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



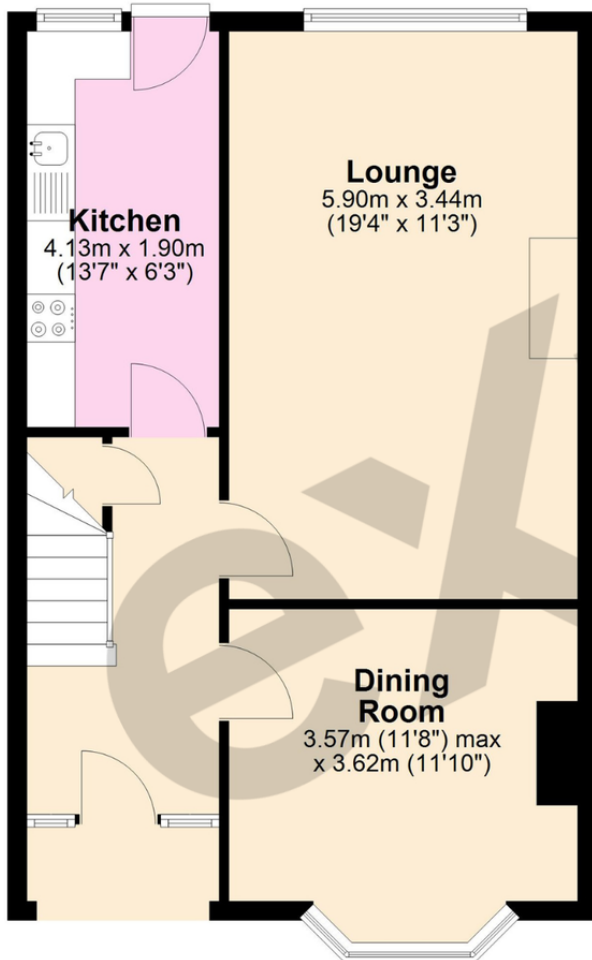




FRANKLEY BEECHES ROAD, BIRMINGHAM, B31

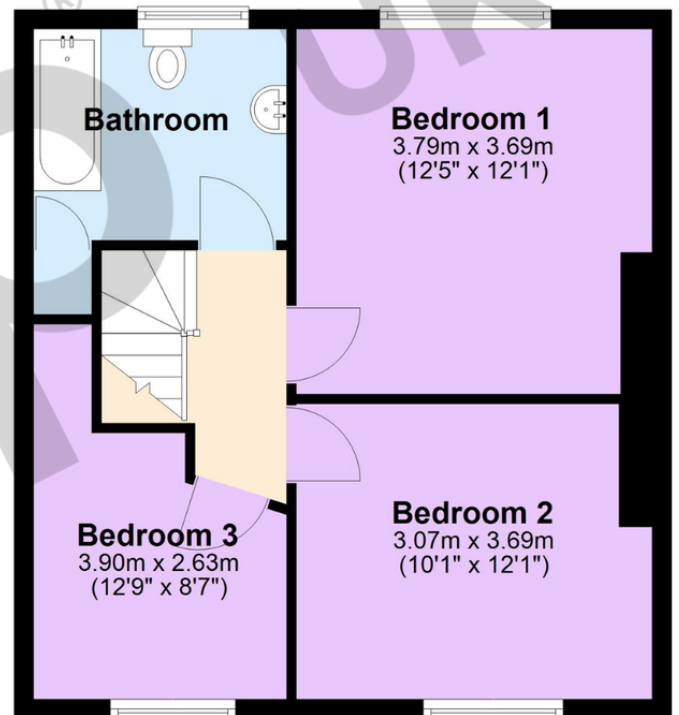
Ground Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



Total area: approx. 95.1 sq. metres (1023.8 sq. feet)

Frankley Beeches Road, B31

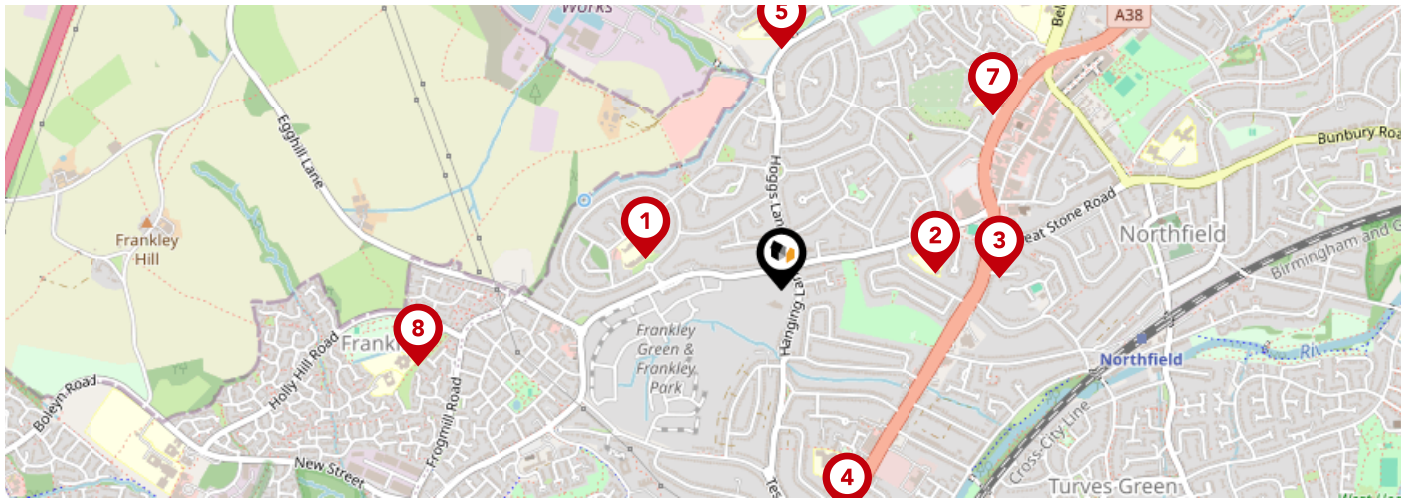
Energy rating
D









Valid until 23.01.2030

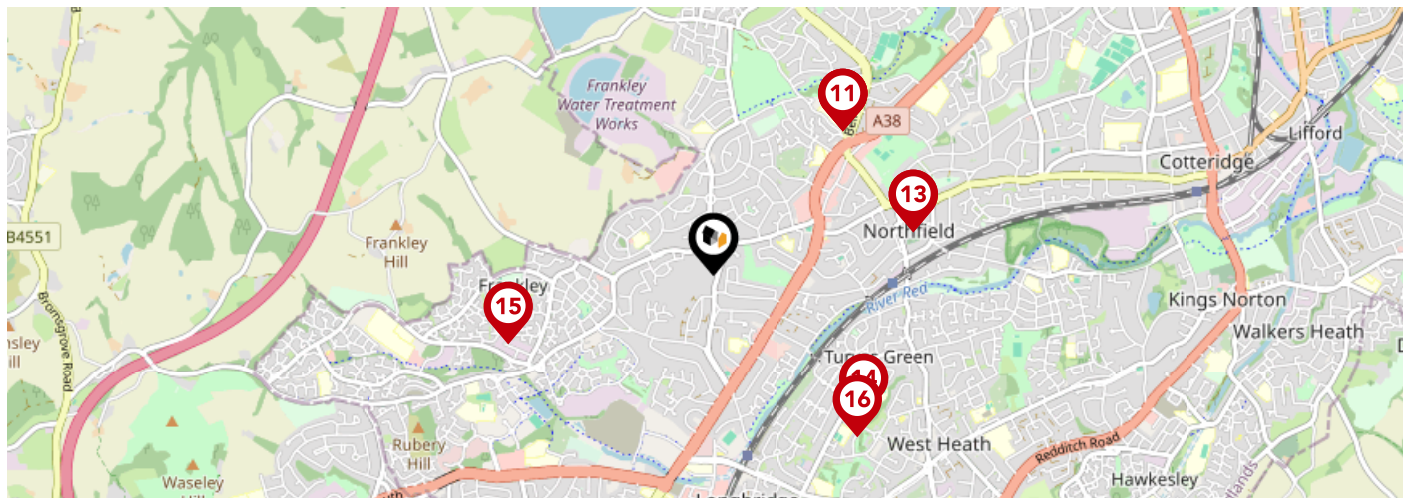
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006400; color: white; padding: 5px; display: inline-block;"> 84 B </div>
69-80	C		
55-68	D	<div style="background-color: #ffff00; color: white; padding: 5px; display: inline-block;"> 57 D </div>	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

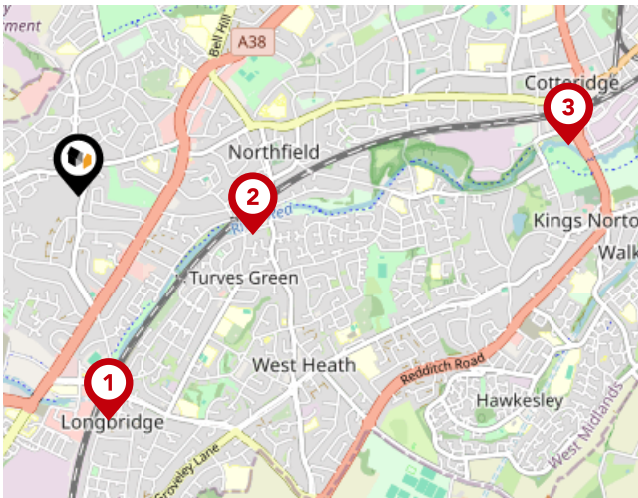
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 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 92% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	92 m ²



	Nursery	Primary	Secondary	College	Private
 Merritts Brook Primary E-ACT Academy Ofsted Rating: Good Pupils: 228 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Brigid's Catholic Primary School Ofsted Rating: Good Pupils: 445 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Edge Academy Ofsted Rating: Good Pupils: 2 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Meadows Primary School Ofsted Rating: Requires improvement Pupils: 545 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Orchards Primary Academy Ofsted Rating: Good Pupils: 199 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bellfield Infant School (NC) Ofsted Rating: Good Pupils: 202 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bellfield Junior School Ofsted Rating: Good Pupils: 245 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Forestdale Primary School Ofsted Rating: Good Pupils: 214 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

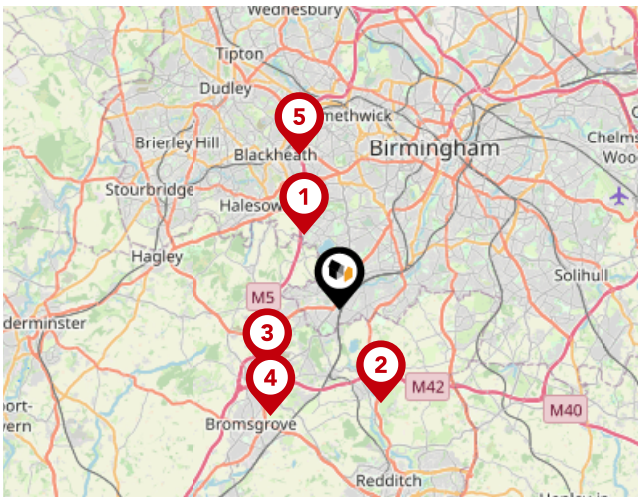


		Nursery	Primary	Secondary	College	Private
	Victoria School Ofsted Rating: Outstanding Pupils: 223 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Victoria College Ofsted Rating: Requires improvement Pupils:0 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Longwill A Primary School for Deaf Children Ofsted Rating: Outstanding Pupils: 62 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Church Infant School Ofsted Rating: Good Pupils: 268 Distance:0.93	<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: 359 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Edward VI Northfield School for Girls Ofsted Rating: Good Pupils: 748 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	City of Birmingham School Ofsted Rating: Requires improvement Pupils: 412 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Turves Green Primary School Ofsted Rating: Good Pupils: 388 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



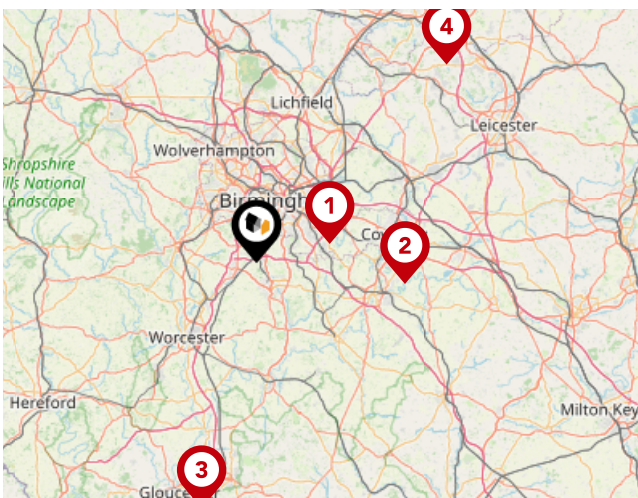
National Rail Stations

Pin	Name	Distance
1	Longbridge Rail Station	1.02 miles
2	Northfield Rail Station	0.81 miles
3	Kings Norton Rail Station	2.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J3	2.98 miles
2	M42 J2	3.7 miles
3	M5 J4	3.44 miles
4	M42 J1	4.58 miles
5	M5 J2	5.82 miles

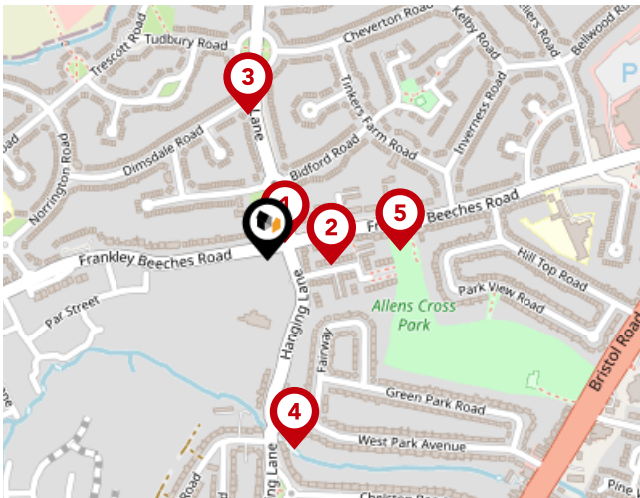


Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	11.07 miles
2	Baginton	21.72 miles
3	Staverton	36.49 miles
4	East Mids Airport	39.79 miles

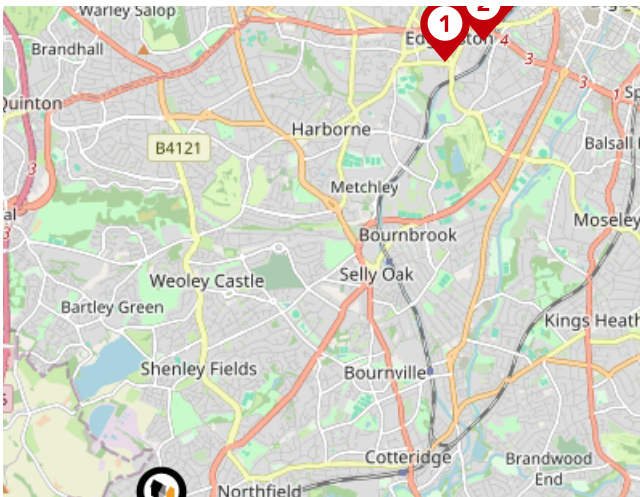
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bidford Road	0.03 miles
2	Hoggs Lane	0.07 miles
3	Cheverton Rd	0.17 miles
4	Hanging Lane	0.22 miles
5	Inverness Rd	0.15 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	4.95 miles
2	Five Ways (Midland Metro Stop)	5.29 miles
3	Brindleyplace (Midland Metro Stop)	5.48 miles

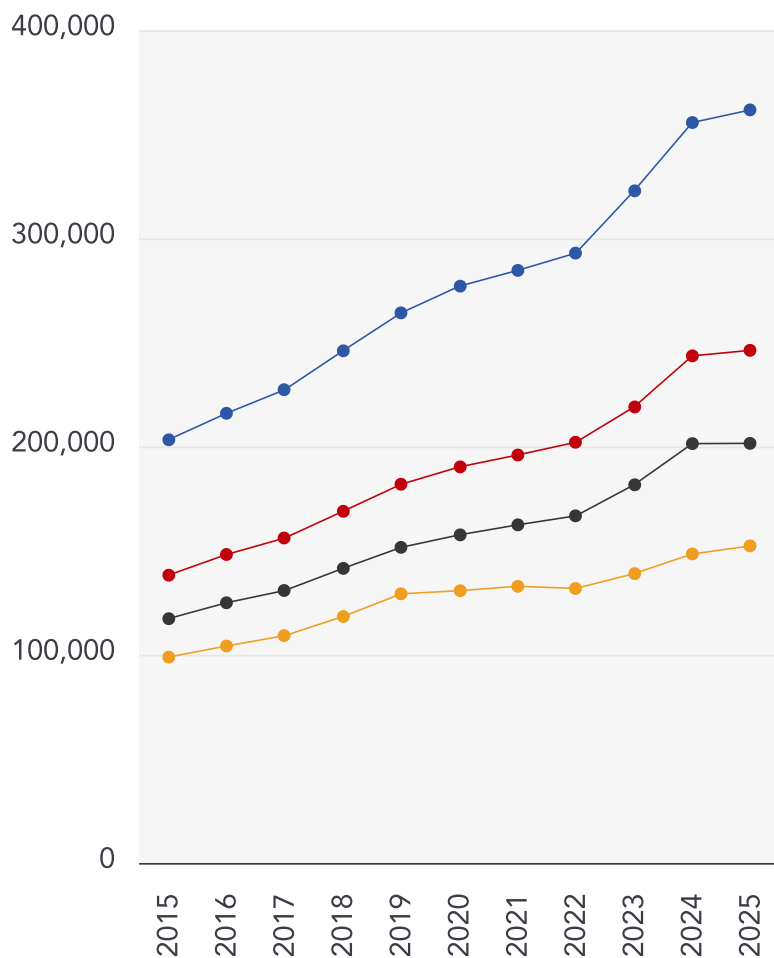
210, Frankley Beeches Road, Birmingham, B31 5LY					Terraced House
Last Sold Date:	31/10/2024	25/02/2000	28/02/1997		
Last Sold Price:	£227,000	£57,000	£40,000		
192, Frankley Beeches Road, Birmingham, B31 5LY					Terraced House
Last Sold Date:	20/09/2024	20/05/2019	07/11/2014	27/08/1999	
Last Sold Price:	£232,000	£221,250	£102,500	£58,500	
196, Frankley Beeches Road, Birmingham, B31 5LY					Terraced House
Last Sold Date:	07/12/2023	04/05/2022	22/06/2012	28/05/2004	
Last Sold Price:	£198,000	£85,000	£110,000	£105,000	
194, Frankley Beeches Road, Birmingham, B31 5LY					Terraced House
Last Sold Date:	17/03/2023	01/06/2012			
Last Sold Price:	£220,000	£118,000			
232, Frankley Beeches Road, Birmingham, B31 5LY					Terraced House
Last Sold Date:	13/04/2022	11/08/1995			
Last Sold Price:	£220,000	£49,450			
240, Frankley Beeches Road, Birmingham, B31 5LY					Semi-detached House
Last Sold Date:	06/10/2020	27/05/2015	14/12/2012		
Last Sold Price:	£190,000	£148,500	£139,250		
190, Frankley Beeches Road, Birmingham, B31 5LY					Semi-detached House
Last Sold Date:	04/05/2020				
Last Sold Price:	£173,000				
226, Frankley Beeches Road, Birmingham, B31 5LY					Semi-detached House
Last Sold Date:	18/12/2019	23/03/2017	02/03/2012	16/12/2005	
Last Sold Price:	£215,000	£170,000	£130,000	£140,000	
224, Frankley Beeches Road, Birmingham, B31 5LY					Terraced House
Last Sold Date:	11/12/2017				
Last Sold Price:	£170,000				
186, Frankley Beeches Road, Birmingham, B31 5LY					Detached House
Last Sold Date:	20/01/2017	11/03/2011			
Last Sold Price:	£249,950	£170,000			
188, Frankley Beeches Road, Birmingham, B31 5LY					Terraced House
Last Sold Date:	29/04/2016	10/02/2015	16/11/2009	23/04/1999	
Last Sold Price:	£135,000	£105,000	£145,000	£59,000	
238a, Frankley Beeches Road, Birmingham, B31 5LY					Semi-detached House
Last Sold Date:	05/12/2014	14/03/2008			
Last Sold Price:	£140,000	£150,000			

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

212, Frankley Beeches Road, Birmingham, B31 5LY	Terraced House
Last Sold Date: 12/09/2008 19/07/1996	
Last Sold Price: £142,000 £44,500	
204, Frankley Beeches Road, Birmingham, B31 5LY	Semi-detached House
Last Sold Date: 30/11/2007	
Last Sold Price: £125,000	
206, Frankley Beeches Road, Birmingham, B31 5LY	Terraced House
Last Sold Date: 12/10/2007	
Last Sold Price: £164,000	
198, Frankley Beeches Road, Birmingham, B31 5LY	Semi-detached House
Last Sold Date: 19/12/2006	
Last Sold Price: £88,000	
218, Frankley Beeches Road, Birmingham, B31 5LY	Detached House
Last Sold Date: 18/11/2002	
Last Sold Price: £152,000	
230, Frankley Beeches Road, Birmingham, B31 5LY	Terraced House
Last Sold Date: 16/11/2001 27/11/1996	
Last Sold Price: £71,000 £56,950	
220, Frankley Beeches Road, Birmingham, B31 5LY	Semi-detached House
Last Sold Date: 03/07/2000	
Last Sold Price: £89,000	
202, Frankley Beeches Road, Birmingham, B31 5LY	Terraced House
Last Sold Date: 19/06/1998	
Last Sold Price: £40,000	
208, Frankley Beeches Road, Birmingham, B31 5LY	Semi-detached House
Last Sold Date: 17/06/1996	
Last Sold Price: £48,000	
200, Frankley Beeches Road, Birmingham, B31 5LY	Semi-detached House
Last Sold Date: 04/08/1995	
Last Sold Price: £32,000	

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 B31



Detached

+77.95%

Semi-Detached

+78.12%

Terraced

+71.75%

Flat

+54.03%

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Bespoke Estate Agent

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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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