

DEAN COLEMAN



Bespoke Estate Agent



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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21<sup>st</sup> January 2025



**FRANKLEY BEECHES ROAD, BIRMINGHAM, B31**

**Price Estimate : £260,000**

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Birmingham

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# Introduction

## Our Comments

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

Looking for a spacious family home? Look no further than this deceptively spacious, extended mid-terrace home that combines traditional charm with modern comfort.

Located in a sought-after area for families and commuters alike, taking advantage of the many schools, nurseries and colleges nearby, plus amenities and supermarkets, in addition to excellent transport links that are all within easy reach.

Step inside and discover a home that has been lovingly maintained and is presented in lovely condition throughout. The property boasts: a good size entrance hall which sets the tone for the rest of the home, two large reception rooms with the rear opening into a fabulous extended kitchen diner which overlooks the large rear garden, seamlessly blending style and practicality. Off of the kitchen and hallway is the separate utility room, adding convenience and practicality, ensuring your home stays organised and clutter-free. To the first floor can be found three large bedrooms (check out the size of its third room on the floor plan) and a lovely modern bathroom suite with store cupboard. In addition there is a loft hatch to a large and partially boarded loft space with Velux windows to the rear of the property. The exterior of this extended terrace home is quite impressive, with its large and enclosed rear garden ideal for outdoor activities or peaceful retreats, plus is large frontage offering Off Road Parking for several vehicles.

Considerably set back from the road which offers excellent privacy and tranquillity, homes like these are understated in their size and layout, where viewings are considered a must to appreciate their features. Modernised and superbly maintained throughout, the property has the added benefit of having a new roof, circa one years old, giving added reassurance to buyers of a safe and secure home. With the added incentives of being Freehold with no upward chain, should make for a straightforward and hassle-free move. A house that truly needs to be seen to be appreciated, so schedule your viewing today and experience the space and charm for yourself!



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>
<b>Plot Area:</b>	0.11 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,626
<b>Title Number:</b>	WK40881

<b>Price Estimate:</b>	£260,000
<b>Tenure:</b>	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>74</b> mb/s	<b>1000</b> mb/s

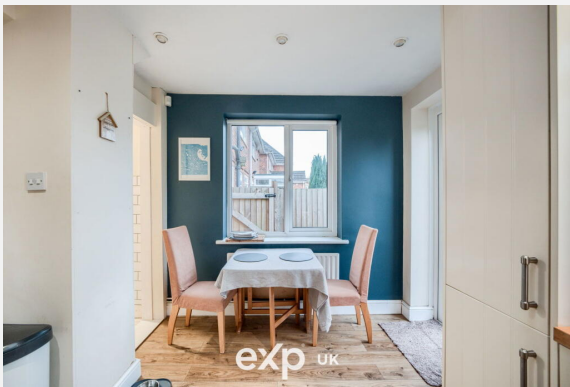
### Mobile Coverage: (based on calls indoors)

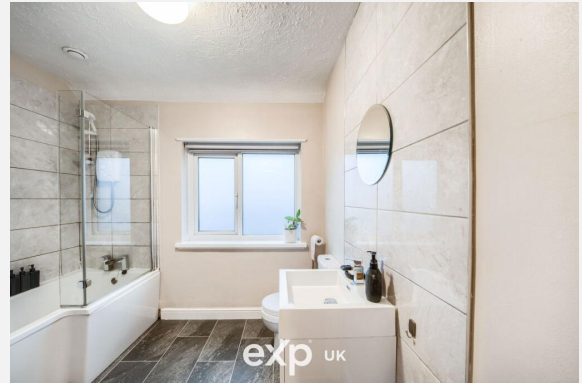


### Satellite/Fibre TV Availability:







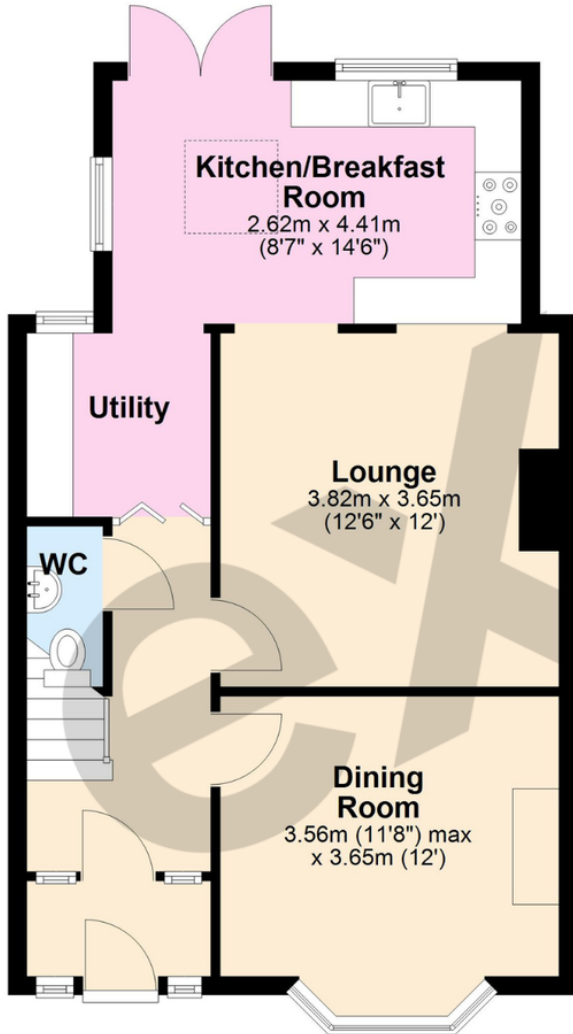




## FRANKLEY BEECHES ROAD, BIRMINGHAM, B31

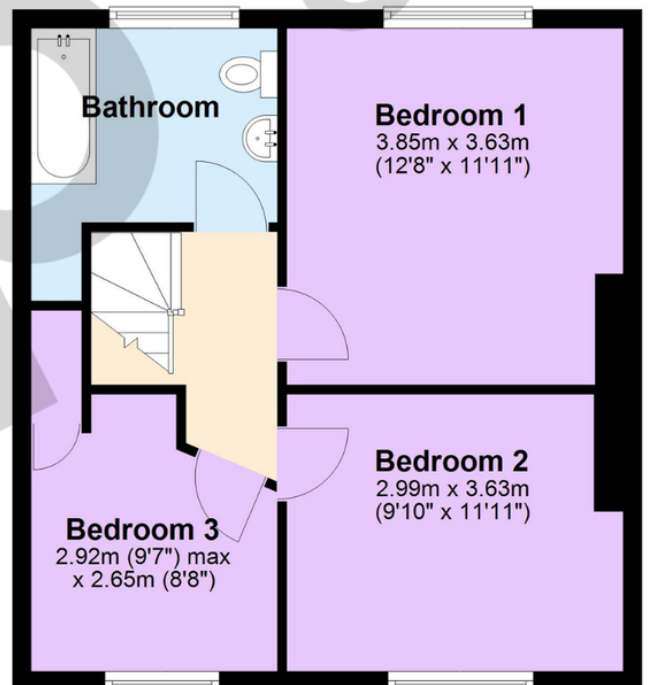
### Ground Floor

Approx. 52.1 sq. metres (560.4 sq. feet)



### First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



Total area: approx. 96.3 sq. metres (1037.0 sq. feet)

Frankley Beeches Road, B31

Energy rating

**D**

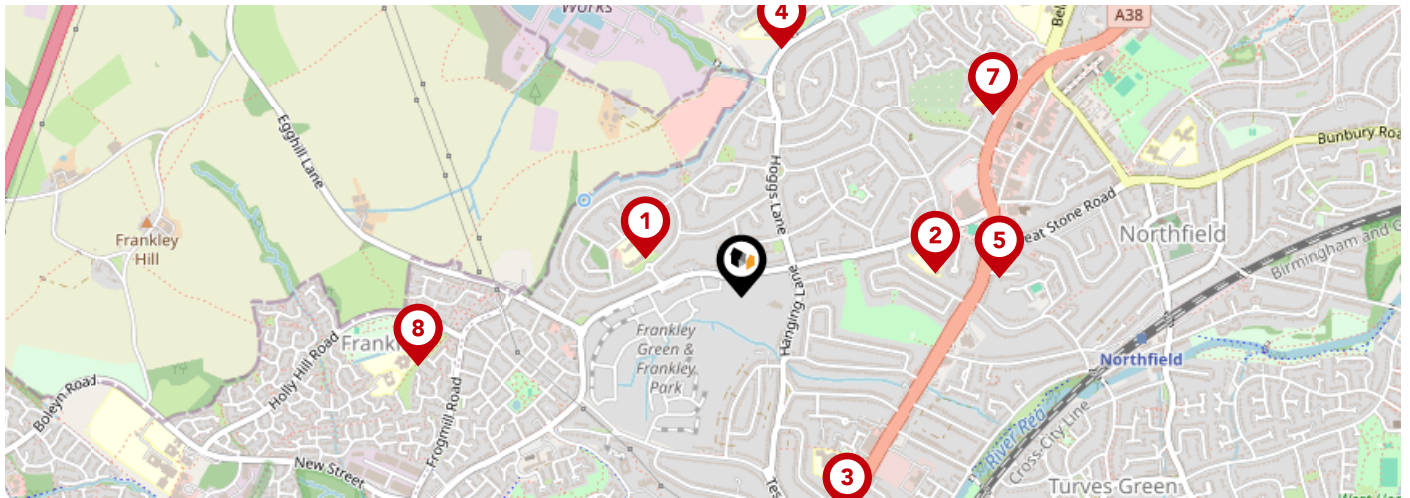
Valid until 02.11.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	59   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

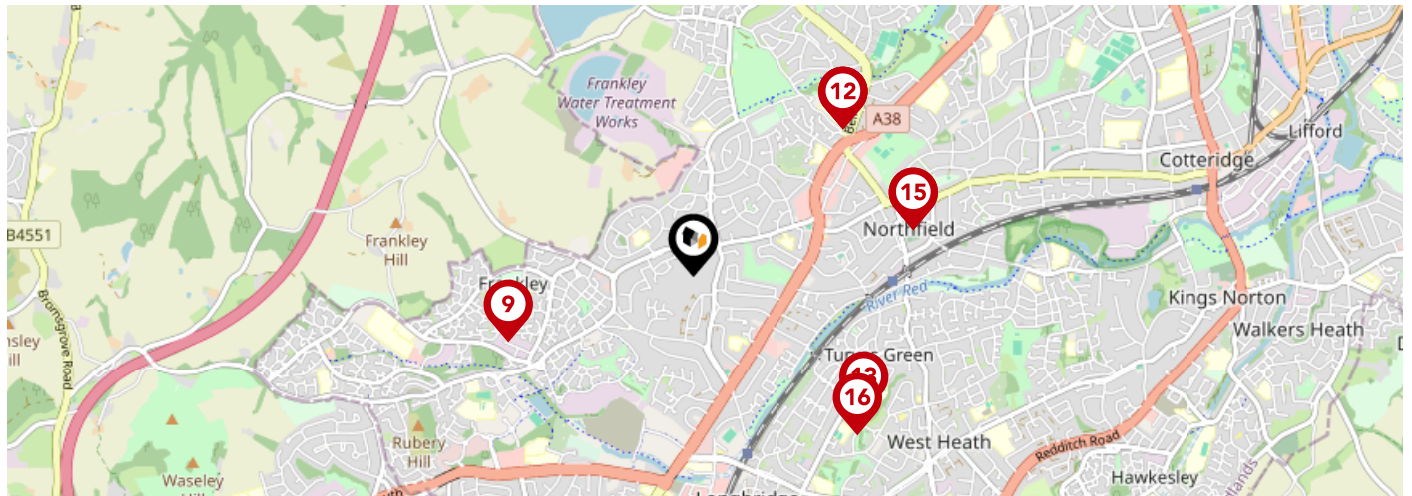
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 40% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	100 m <sup>2</sup>

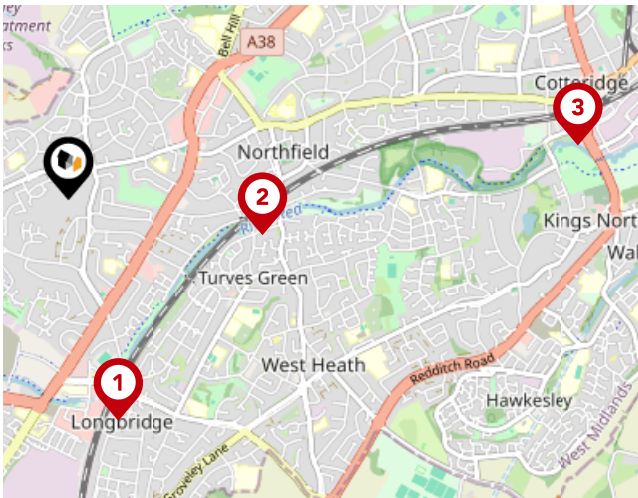




	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Merritts Brook Primary E-ACT Academy</b> Ofsted Rating: Good   Pupils: 228   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>St Brigid's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>The Meadows Primary School</b> Ofsted Rating: Requires improvement   Pupils: 545   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>The Orchards Primary Academy</b> Ofsted Rating: Good   Pupils: 199   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>The Edge Academy</b> Ofsted Rating: Good   Pupils: 2   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Bellfield Infant School (NC)</b> Ofsted Rating: Good   Pupils: 202   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Bellfield Junior School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Forestdale Primary School</b> Ofsted Rating: Good   Pupils: 214   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

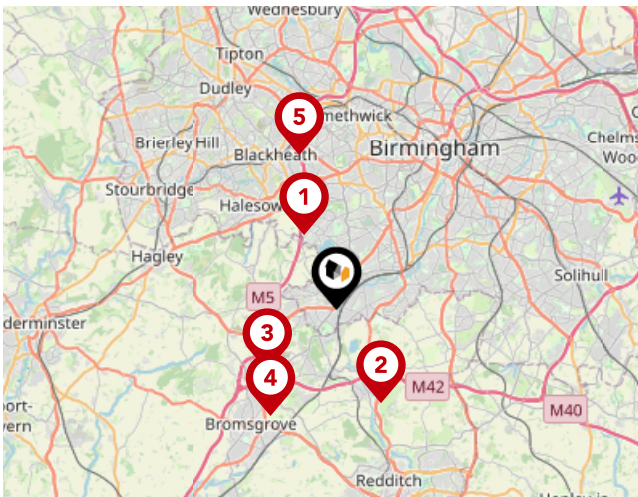


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>City of Birmingham School</b> Ofsted Rating: Requires improvement   Pupils: 412   Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Victoria School</b> Ofsted Rating: Outstanding   Pupils: 223   Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Victoria College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Longwill A Primary School for Deaf Children</b> Ofsted Rating: Outstanding   Pupils: 62   Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>King Edward VI Northfield School for Girls</b> Ofsted Rating: Good   Pupils: 748   Distance:0.99</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Laurence Church Junior School</b> Ofsted Rating: Good   Pupils: 359   Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>St Laurence Church Infant School</b> Ofsted Rating: Good   Pupils: 268   Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Turves Green Primary School</b> Ofsted Rating: Good   Pupils: 388   Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



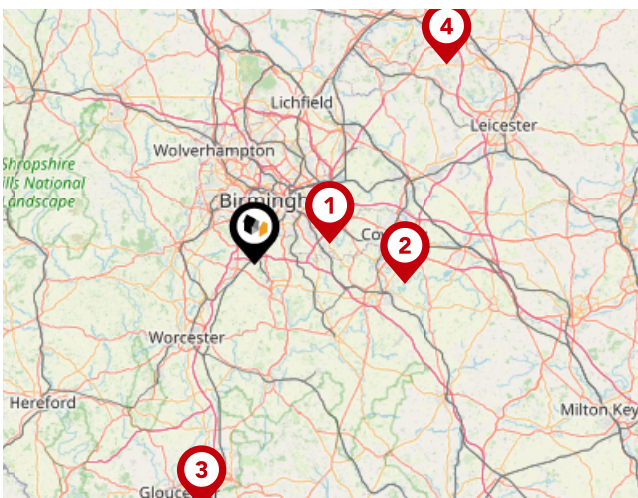
## National Rail Stations

Pin	Name	Distance
1	Longbridge Rail Station	1.03 miles
2	Northfield Rail Station	0.89 miles
3	Kings Norton Rail Station	2.32 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J3	2.96 miles
2	M42 J2	3.73 miles
3	M5 J4	3.36 miles
4	M42 J1	4.52 miles
5	M5 J2	5.82 miles



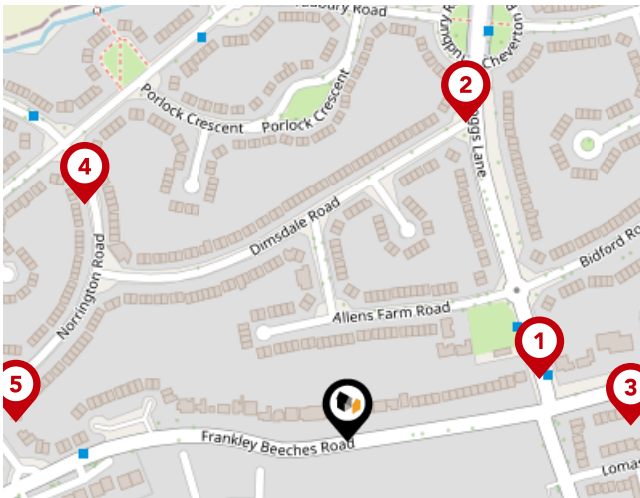
## Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	11.16 miles
2	Baginton	21.8 miles
3	Staverton	36.46 miles
4	East Mids Airport	39.86 miles



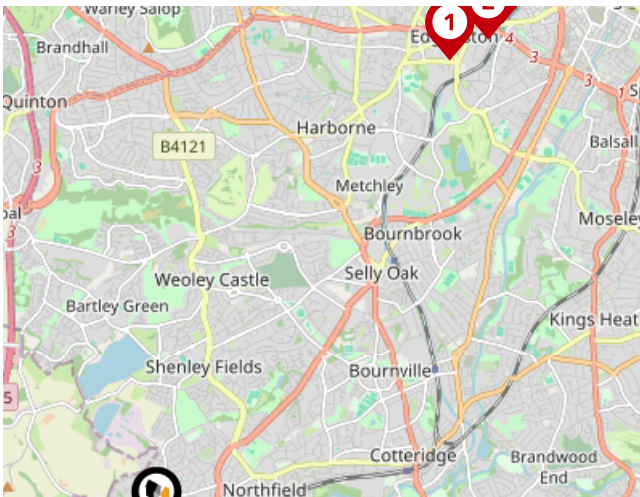
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bidford Road	0.11 miles
2	Cheverton Rd	0.19 miles
3	Hoggs Lane	0.16 miles
4	Dimsdale Road	0.2 miles
5	Masonleys Rd	0.19 miles



### Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	5.01 miles
2	Five Ways (Midland Metro Stop)	5.35 miles
3	Brindleyplace (Midland Metro Stop)	5.54 miles

<b>210, Frankley Beeches Road, Birmingham, B31 5LY</b>					Terraced House
Last Sold Date:	31/10/2024	25/02/2000	28/02/1997		
Last Sold Price:	£227,000	£57,000	£40,000		
<b>192, Frankley Beeches Road, Birmingham, B31 5LY</b>					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	
<b>196, Frankley Beeches Road, Birmingham, B31 5LY</b>					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	
<b>194, Frankley Beeches Road, Birmingham, B31 5LY</b>					Terraced House
Last Sold Date:	17/03/2023	01/06/2012			
Last Sold Price:	£220,000	£118,000			
<b>232, Frankley Beeches Road, Birmingham, B31 5LY</b>					Terraced House
Last Sold Date:	13/04/2022	11/08/1995			
Last Sold Price:	£220,000	£49,450			
<b>240, Frankley Beeches Road, Birmingham, B31 5LY</b>					Semi-detached House
Last Sold Date:	06/10/2020	27/05/2015	14/12/2012		
Last Sold Price:	£190,000	£148,500	£139,250		
<b>190, Frankley Beeches Road, Birmingham, B31 5LY</b>					Semi-detached House
Last Sold Date:	04/05/2020				
Last Sold Price:	£173,000				
<b>226, Frankley Beeches Road, Birmingham, B31 5LY</b>					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	
<b>224, Frankley Beeches Road, Birmingham, B31 5LY</b>					Terraced House
Last Sold Date:	11/12/2017				
Last Sold Price:	£170,000				
<b>186, Frankley Beeches Road, Birmingham, B31 5LY</b>					Detached House
Last Sold Date:	20/01/2017	11/03/2011			
Last Sold Price:	£249,950	£170,000			
<b>188, Frankley Beeches Road, Birmingham, B31 5LY</b>					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	
<b>238a, Frankley Beeches Road, Birmingham, B31 5LY</b>					Semi-detached House
Last Sold Date:	05/12/2014	14/03/2008			
Last Sold Price:	£140,000	£150,000			

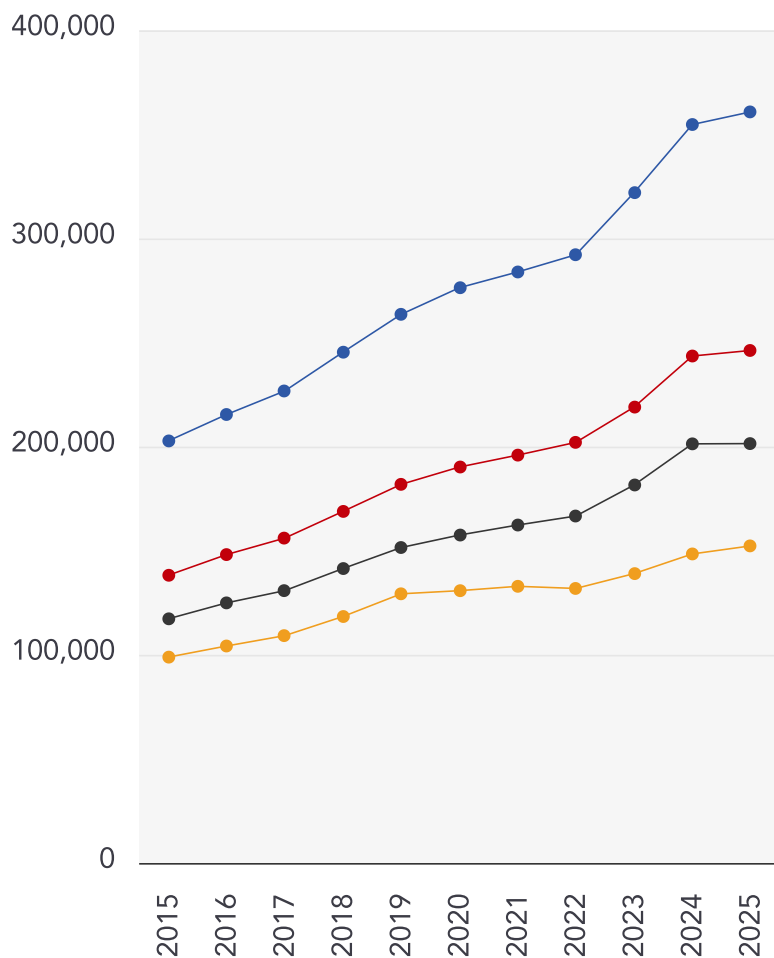
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

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

DEAN COLEMAN



Bespoke Estate Agent

### Dean Coleman Powered By eXp

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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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