

DEAN COLEMAN



Bespoke Estate Agent



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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 06<sup>th</sup> January 2025



**HAWKESLEY DRIVE, BIRMINGHAM, B31**

**Price Estimate : £230,000**

**Dean Coleman Powered By eXp**

Birmingham

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

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Unique, traditional, steeped in history and highly sought-after!

Beautifully presented, this two double bedroom and clad cedarwood bungalow, offers spacious living in an area perfect for transport links and amenities.

This incredible home offers: Multiple Off Road Parking spaces to its front, upon entry there's a large porch/drawing room with dual aspect window, a perfect area to relax or have breakfast. There's a spacious lounge decorated to a high and modern standard, through to a stunning and refurbished kitchen with space for a large cooking range, fridge freezer and dining space, in addition off of the kitchen can be found a separate utility area. An inner hall has access to a refurbished shower room and two double bedrooms. Overlooking the beautifully landscaped garden, there is a conservatory which is a perfect place to relax and have breakfast. The garden itself is fenced and not overlooked offering a great place to relax and entertain, also having a summer house with electric and multiple storage sheds.

Situated on a stunning tree-lined road on the Austin Village, close to the old Rover works which now sits Longbridge Village; the development having many shops, eateries, a hotel and large supermarket which occupy its vast space.

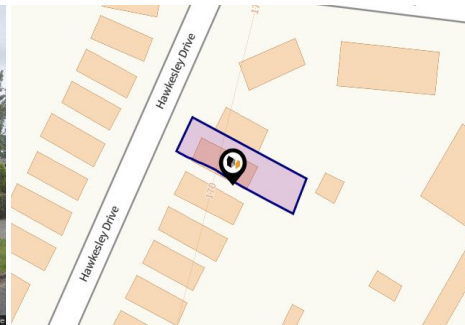
For those looking to commute into and around the City, there are a number of buses taking you into Rubery High Street, Longbridge Village itself, Northfield and Birmingham City Centre. Longbridge Train Station is within walking distance also, occupying the Central Line and serving major points of interests and towns such as, but not limited to: Redditch, Barnt Green, Queen Elizabeth Hospital & Birmingham University, Five Ways and New Street Grand Central, ending at Lichfield Trent Valley. For the long distance commuter, the M42 and M5 can be found within a short driving distance.

The history of these fabulous bungalows:

The Austin Village was erected in 1917 by the Austin Motor Company, to accommodate the rise in the workforce of the Austin motor plant in Longbridge, Birmingham during The First World War. The cedar wood house kits were purchased from The Aladdin Company of Bay City, Michigan, USA.

During the 20th Century, the feeling that the village was a unique and special place became stronger and was celebrated through regular street fetes, parties and village newsletters. The Austin Village Preservation Society formed in 1990, to promote "neighbourly spirit and togetherness", as well as acting in the best interests of residents. In 1997, after much hard work, they achieved conservation status for the Village.

Walk around The Austin Village today and you immediately feel a sense of its uniqueness, with its tree-lined avenues (and even a short dual carriageway) and an ambience that is at once that of an English country village and the American Midwest. The species of trees planted along its streets are echoed in many of the street names - Laburnum, Maple, Rowan, Cedar.



## Property

**Type:** Detached  
**Bedrooms:** 2  
**Plot Area:** 0.07 acres  
**Year Built :** 1900-1929  
**Council Tax :** Band B  
**Annual Estimate:** £1,626  
**Title Number:** WM558858


**Price Estimate:** £230,000  
**Tenure:** Freehold

## Local Area

**Local Authority:** Birmingham  
**Conservation Area:** Austin Village  
**Flood Risk:**  
 ● Rivers & Seas No Risk  
 ● Surface Water Medium

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

**9** **76** **1000**  
 mb/s mb/s mb/s



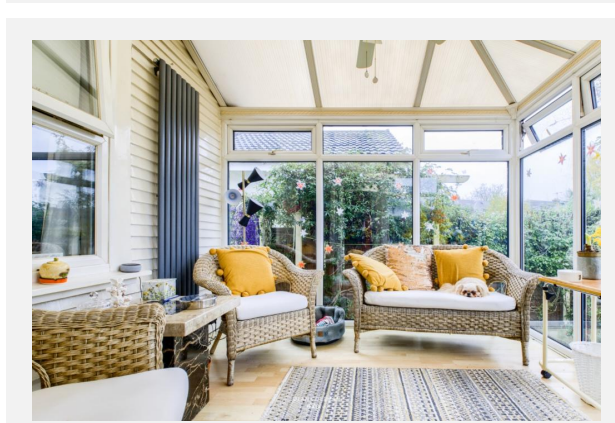
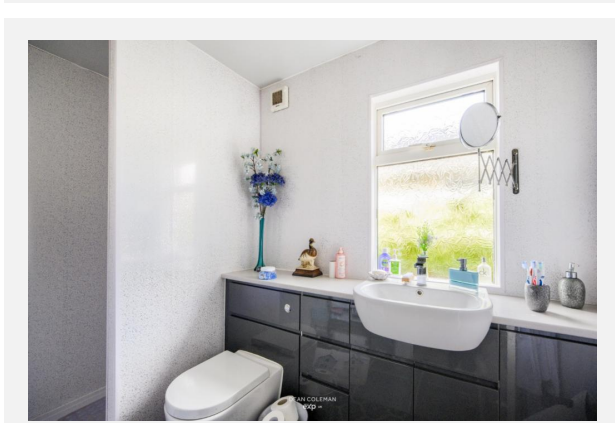
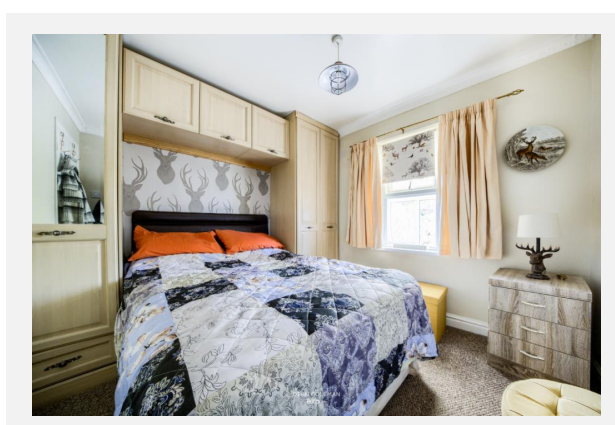
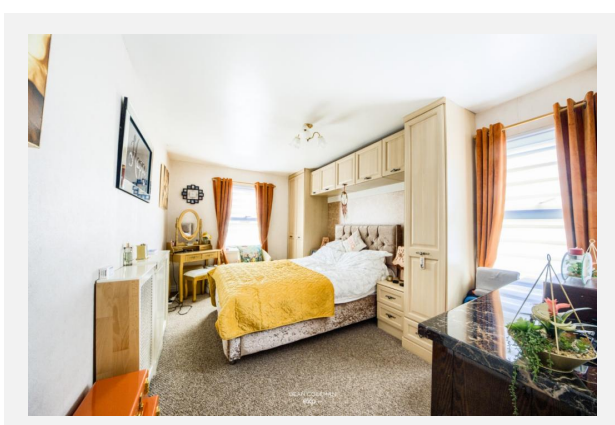
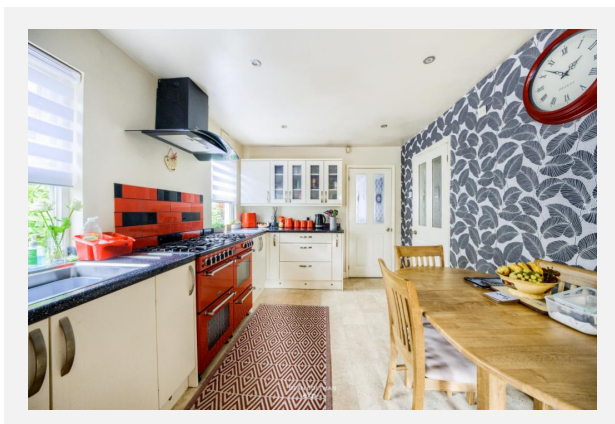
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**





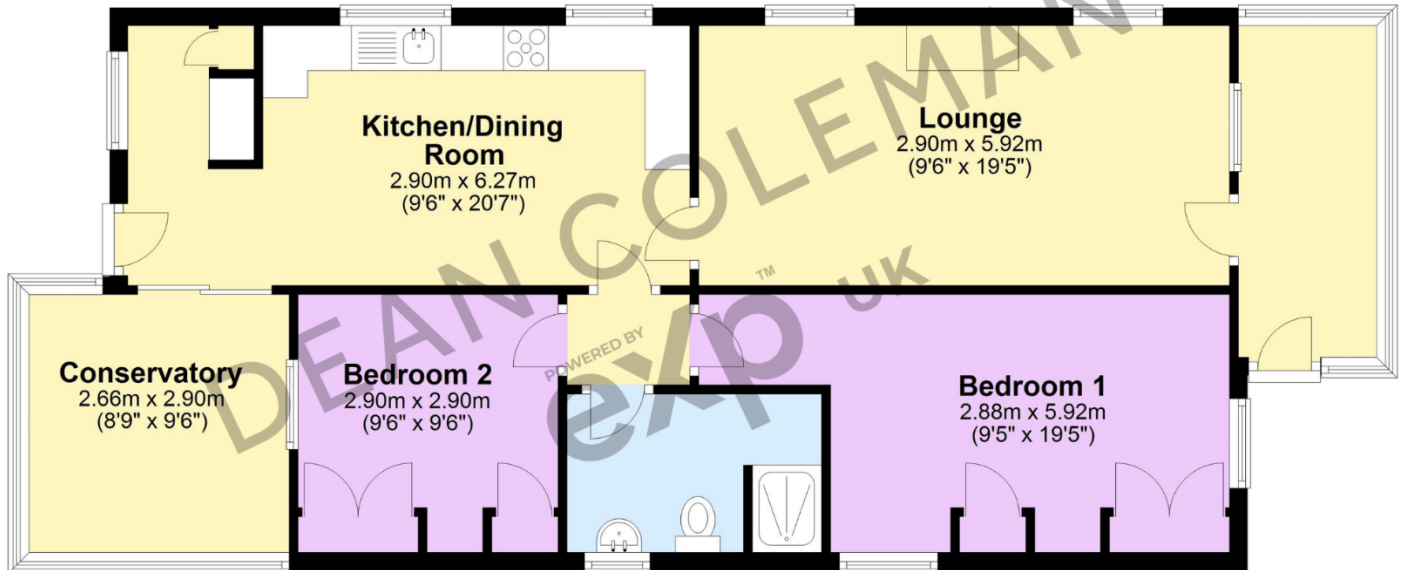




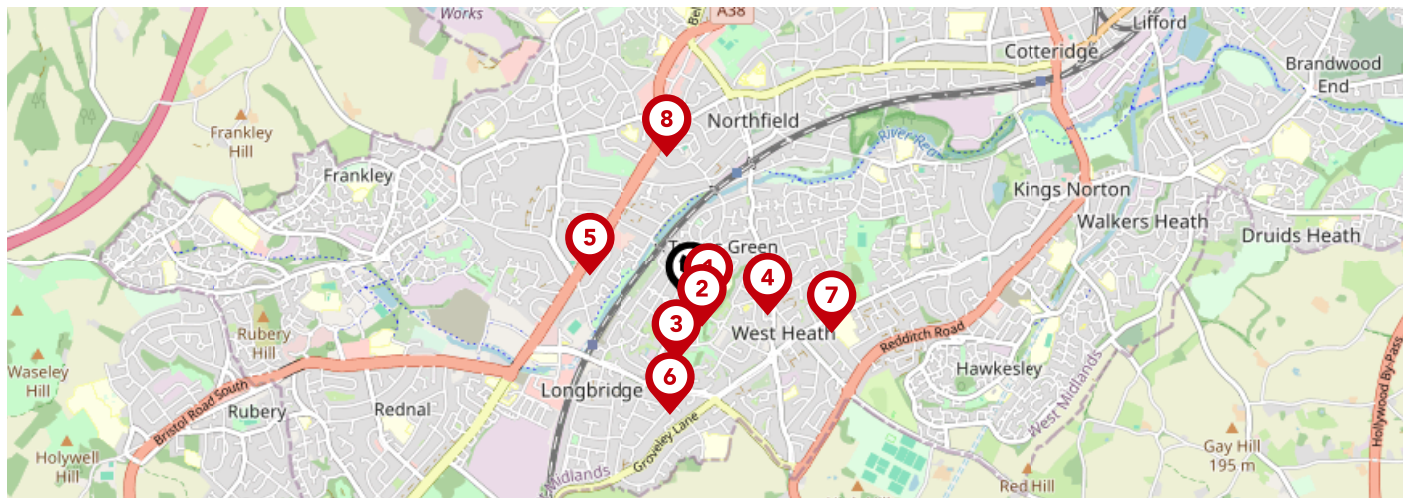
## HAWKESLEY DRIVE, BIRMINGHAM, B31

### Ground Floor

Approx. 80.9 sq. metres (871.0 sq. feet)

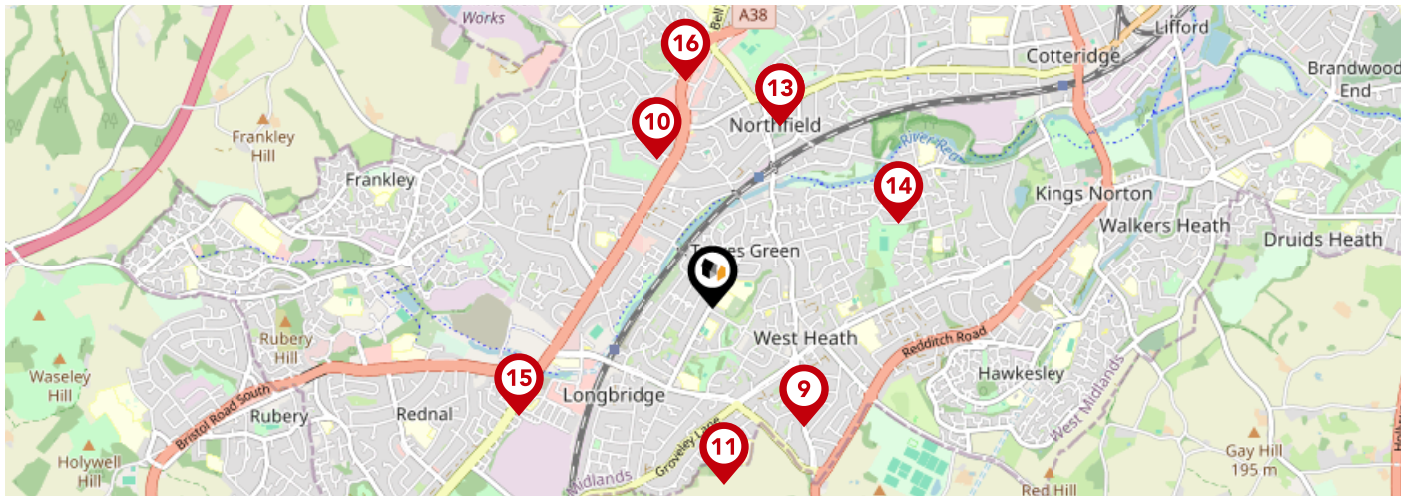










Total area: approx. 80.9 sq. metres (871.0 sq. feet)

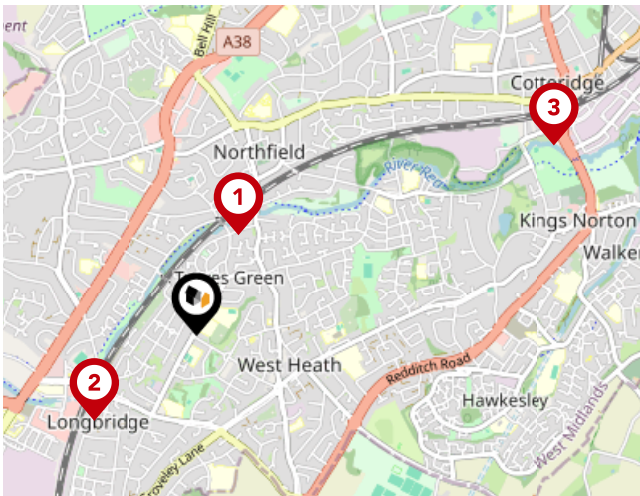


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>King Edward VI Northfield School for Girls</b> Ofsted Rating: Good   Pupils: 748   Distance:0.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Turves Green Primary School</b> Ofsted Rating: Good   Pupils: 388   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Turves Green Boys' School</b> Ofsted Rating: Good   Pupils: 536   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>West Heath Nursery School</b> Ofsted Rating: Good   Pupils: 127   Distance:0.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Meadows Primary School</b> Ofsted Rating: Requires improvement   Pupils: 545   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Albert Bradbeer Primary Academy</b> Ofsted Rating: Good   Pupils: 424   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>West Heath Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Edge Academy</b> Ofsted Rating: Good   Pupils: 2   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



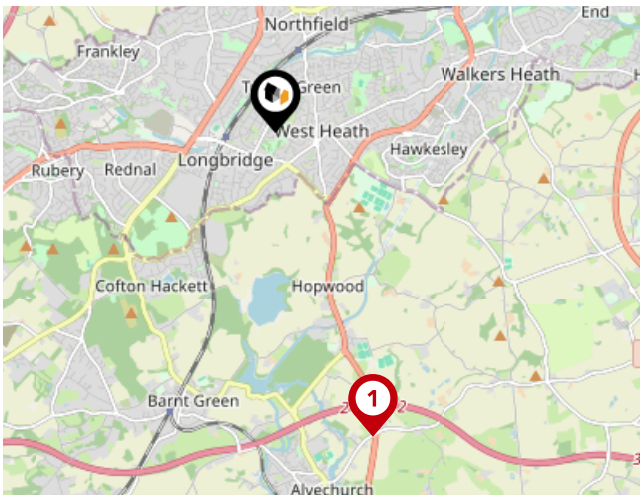


		Nursery	Primary	Secondary	College	Private
	<b>St John Fisher Catholic Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Brigid's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 445   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cofton Primary School</b> Ofsted Rating: Good   Pupils: 411   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Church Junior School</b> Ofsted Rating: Good   Pupils: 359   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Church Infant School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wychall Primary School</b> Ofsted Rating: Good   Pupils: 357   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Columba's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 201   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bellfield Infant School (NC)</b> Ofsted Rating: Good   Pupils: 202   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



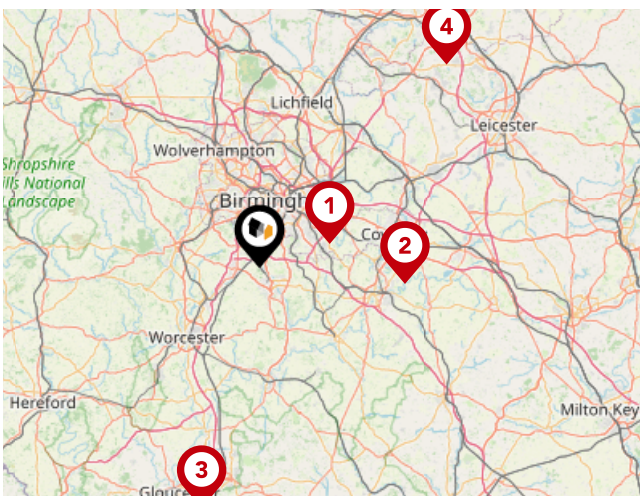
## National Rail Stations

Pin	Name	Distance
1	Northfield Rail Station	0.49 miles
2	Longbridge Rail Station	0.6 miles
3	Kings Norton Rail Station	1.82 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	2.9 miles
2	M5 J3	3.82 miles
3	M5 J4	3.6 miles
4	M42 J1	4.46 miles
5	M42 J3	4.81 miles

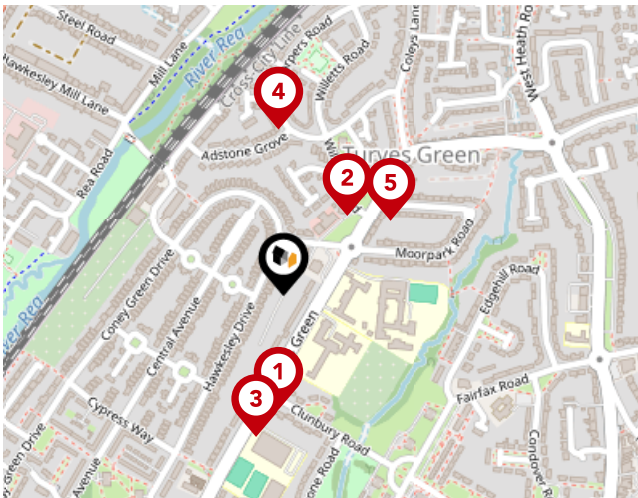


## Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	10.68 miles
2	Baginton	21.04 miles
3	Staverton	36.02 miles
4	East Mids Airport	39.84 miles

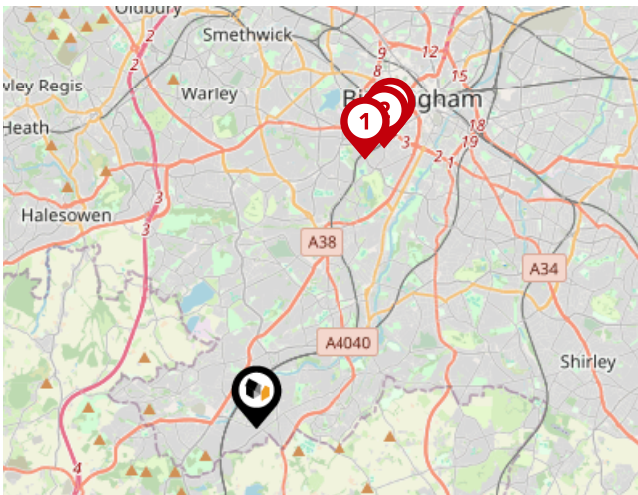
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Clunbury Rd	0.13 miles
2	Moorpark Rd	0.12 miles
3	Clunbury Rd	0.16 miles
4	Purslow Grove	0.19 miles
5	Moorpark Rd	0.15 miles



### Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	5.24 miles
2	Five Ways (Midland Metro Stop)	5.56 miles
3	Brindleyplace (Midland Metro Stop)	5.73 miles

<b>20, Hawkesley Drive, Birmingham, B31 4EZ</b>		Semi-detached House	
Last Sold Date:	20/10/2023		
Last Sold Price:	£205,000		
<b>16, Hawkesley Drive, Birmingham, B31 4EZ</b>		Detached House	
Last Sold Date:	09/12/2022	30/05/2022	29/05/2015
Last Sold Price:	£250,000	£135,000	£126,000
<b>14, Hawkesley Drive, Birmingham, B31 4EZ</b>		Detached House	
Last Sold Date:	01/12/2022		
Last Sold Price:	£205,000		
<b>2, Hawkesley Drive, Birmingham, B31 4EZ</b>		Semi-detached House	
Last Sold Date:	07/12/2021		
Last Sold Price:	£215,000		
<b>8, Hawkesley Drive, Birmingham, B31 4EZ</b>		Detached House	
Last Sold Date:	30/11/2020	18/11/2003	
Last Sold Price:	£175,000	£105,000	
<b>6, Hawkesley Drive, Birmingham, B31 4EZ</b>		Detached House	
Last Sold Date:	10/04/2019	31/01/2001	
Last Sold Price:	£150,000	£57,950	
<b>3, Hawkesley Drive, Birmingham, B31 4EZ</b>		Terraced House	
Last Sold Date:	12/10/2018	07/05/1999	29/11/1996
Last Sold Price:	£135,000	£48,500	£45,000
<b>4, Hawkesley Drive, Birmingham, B31 4EZ</b>		Detached House	
Last Sold Date:	28/08/2018	31/10/2003	
Last Sold Price:	£170,000	£120,000	
<b>5, Hawkesley Drive, Birmingham, B31 4EZ</b>		Detached House	
Last Sold Date:	21/12/2015	15/02/2001	02/08/2000
Last Sold Price:	£115,000	£59,000	£39,000
<b>1, Hawkesley Drive, Birmingham, B31 4EZ</b>		Detached House	
Last Sold Date:	27/11/2015	17/06/2004	
Last Sold Price:	£92,500	£112,000	
<b>18, Hawkesley Drive, Birmingham, B31 4EZ</b>		Detached House	
Last Sold Date:	19/04/2013	02/08/2011	
Last Sold Price:	£125,000	£125,000	
<b>9, Hawkesley Drive, Birmingham, B31 4EZ</b>		Detached House	
Last Sold Date:	27/01/2012		
Last Sold Price:	£102,000		

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

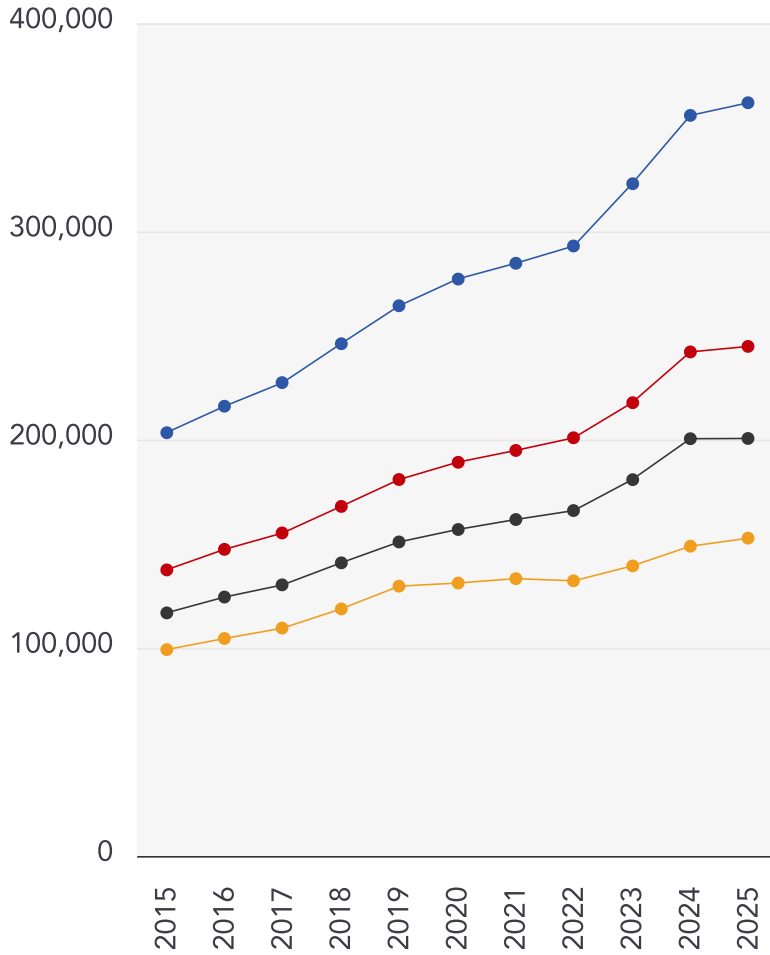
11, Hawkesley Drive, Birmingham, B31 4EZ				Detached House
Last Sold Date:	20/10/2011	05/04/2007	08/09/2006	
Last Sold Price:	£145,000	£140,000	£103,000	

10, Hawkesley Drive, Birmingham, B31 4EZ			Detached House
Last Sold Date:	22/07/2005	03/09/2004	
Last Sold Price:	£115,000	£99,000	

**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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### 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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