

DEAN COLEMAN



Bespoke Estate Agent



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st October 2024



OLD BARN ROAD, BIRMINGHAM, B30

Price Estimate : £375,000

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Birmingham

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Introduction

Our Comments

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Having been in the family for decades, it's a glowing testament to this home's practicality and location for those looking for a long term home in which to raise a family.

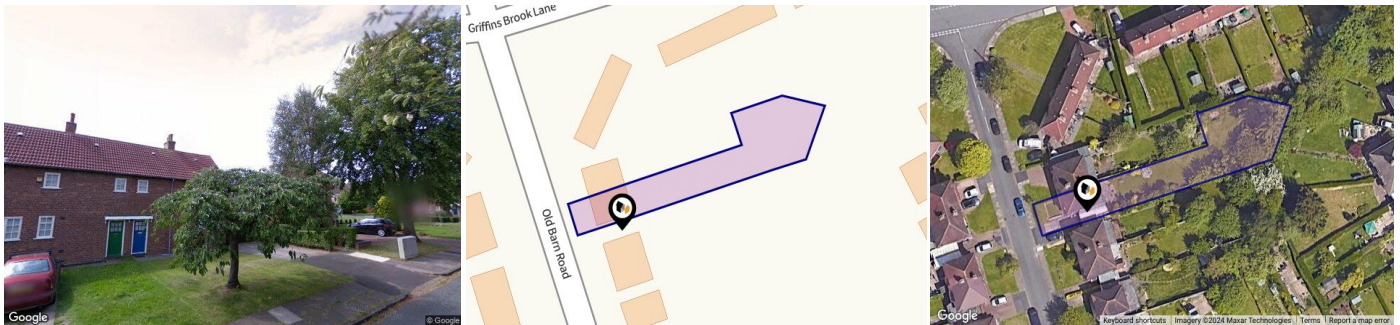
Offered with no upward chain, this semi-detached house is situated in the highly desirable location of Bournville. The ground floor boasts a spacious entrance hall, two generous reception rooms, and a kitchen/breakfast room, providing plenty of living space for a growing family.

Upstairs, the first floor comprises three good-sized bedrooms and a family bathroom. Outside, the property benefits from a larger-than-usual rear garden, offering privacy and security, making for a perfect area to relax, entertain, and a wonderful space for children to enjoy with more than enough space for swings, trampolines and other garden features.

Additional features to this superb home include a large tandem garage and off-road parking.

Quiet and secluded, Old Barn Road and Bournville overall is synonymous with family living, close to excellent schools, Birmingham University, and the Queen Elizabeth Hospital, as well as Bournville's stunning parks, ponds, and green outdoor spaces.

A wonderful opportunity to settle in a prime location, act quickly and make this house your dream home.



Property



Type: Semi-Detached
Bedrooms: 3
Floor Area: 979 ft² / 91 m²
Plot Area: 0.16 acres
Council Tax : Band D
Annual Estimate: £2,091
Title Number: WM436409

Price Estimate: £375,000
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)

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

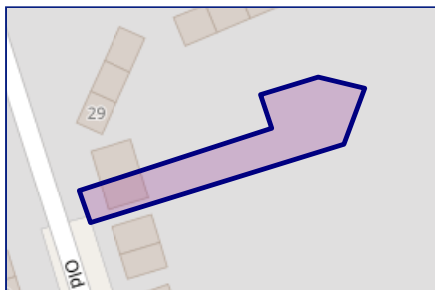
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

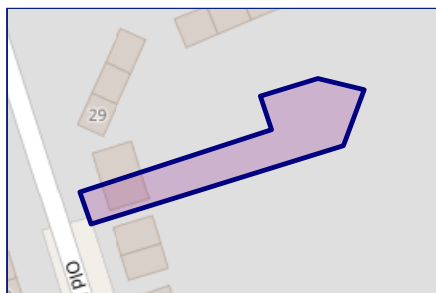


Freehold Title Plan



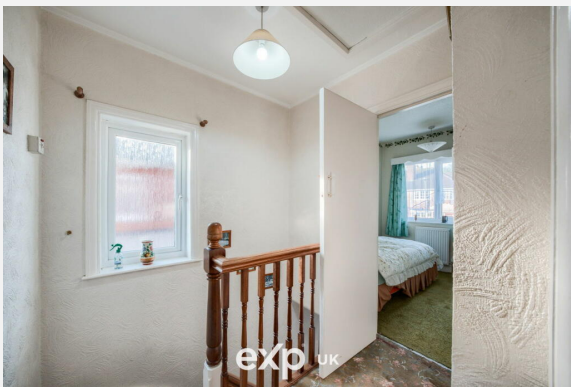
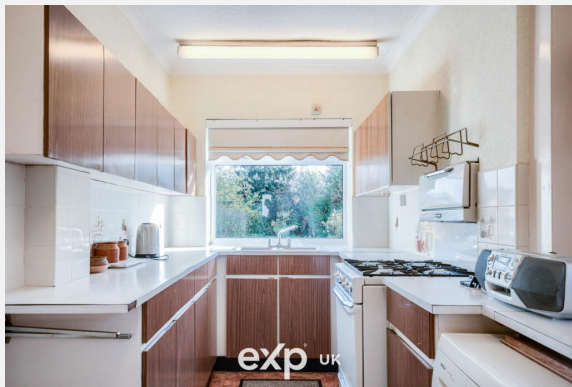
WM436409

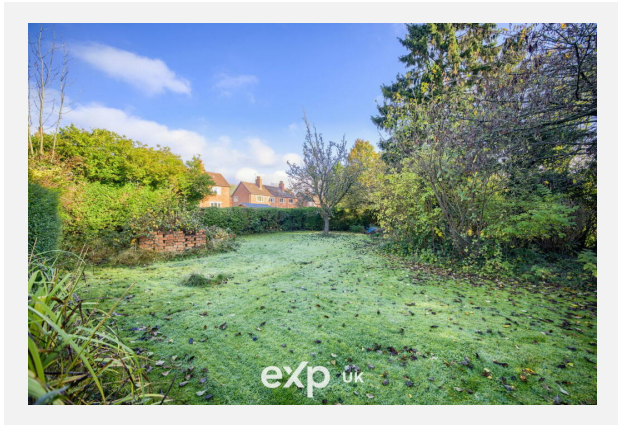
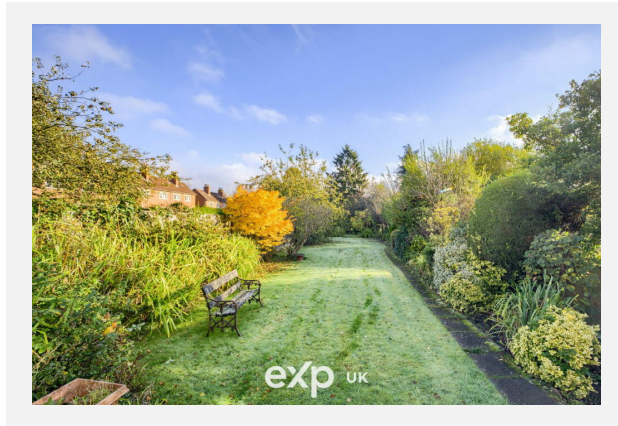
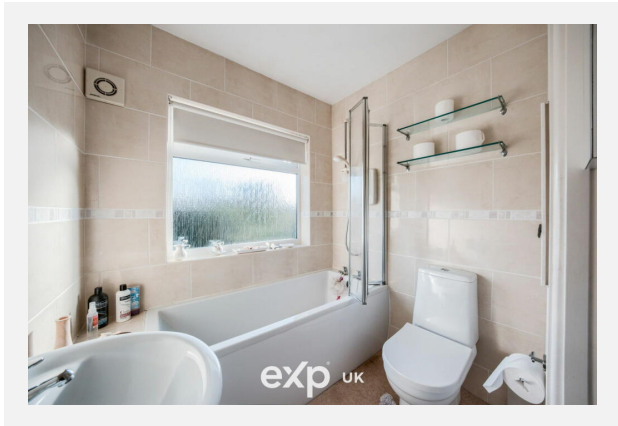
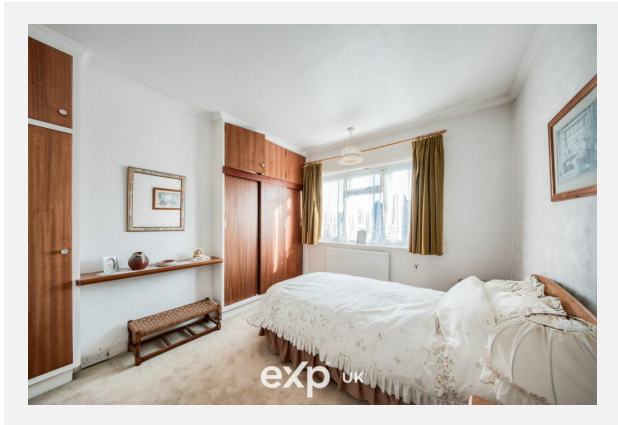
Leasehold Title Plan



WK44977

Start Date: 24/09/1930
End Date: 01/01/2029
Lease Term: 99 years (less 3 days) from 1 January 1930
Term Remaining: 4 years 2 months

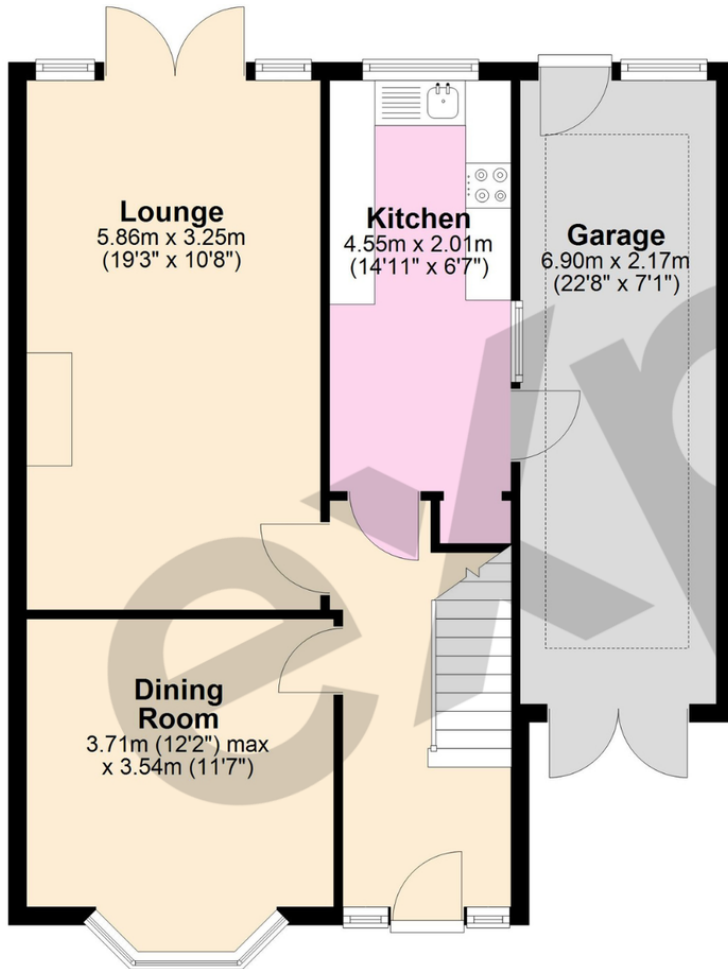




OLD BARN ROAD, BIRMINGHAM, B30

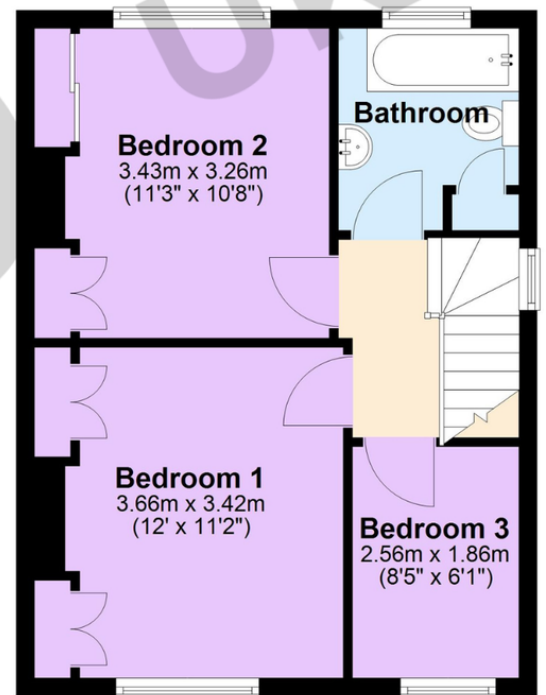
Ground Floor

Approx. 64.9 sq. metres (698.9 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



Total area: approx. 103.5 sq. metres (1114.0 sq. feet)

Energy rating

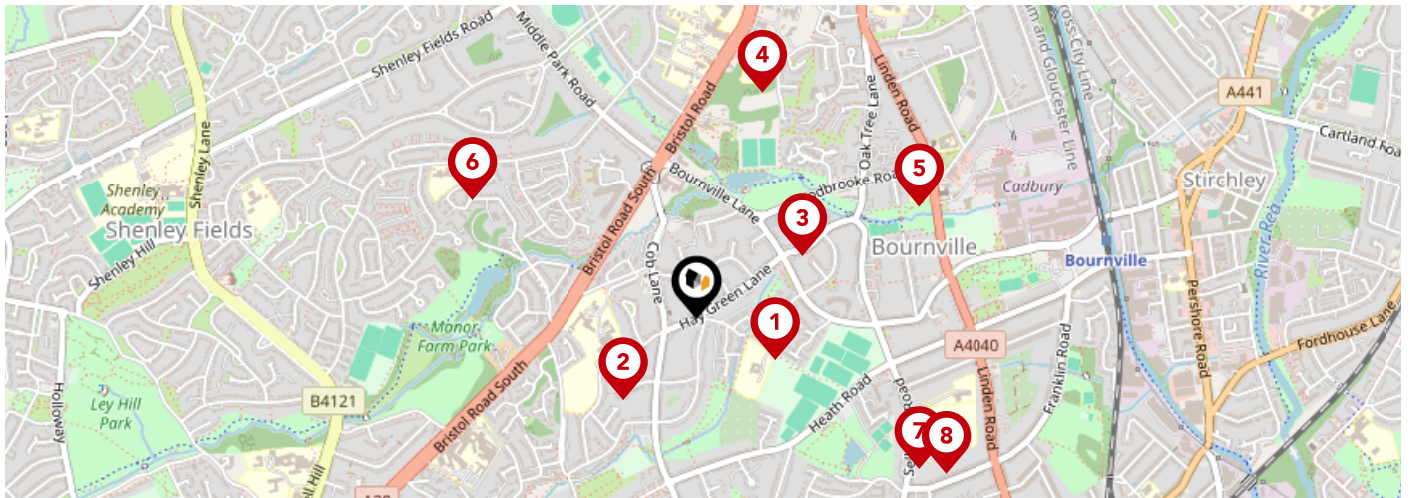
D

Valid until 01.08.2034

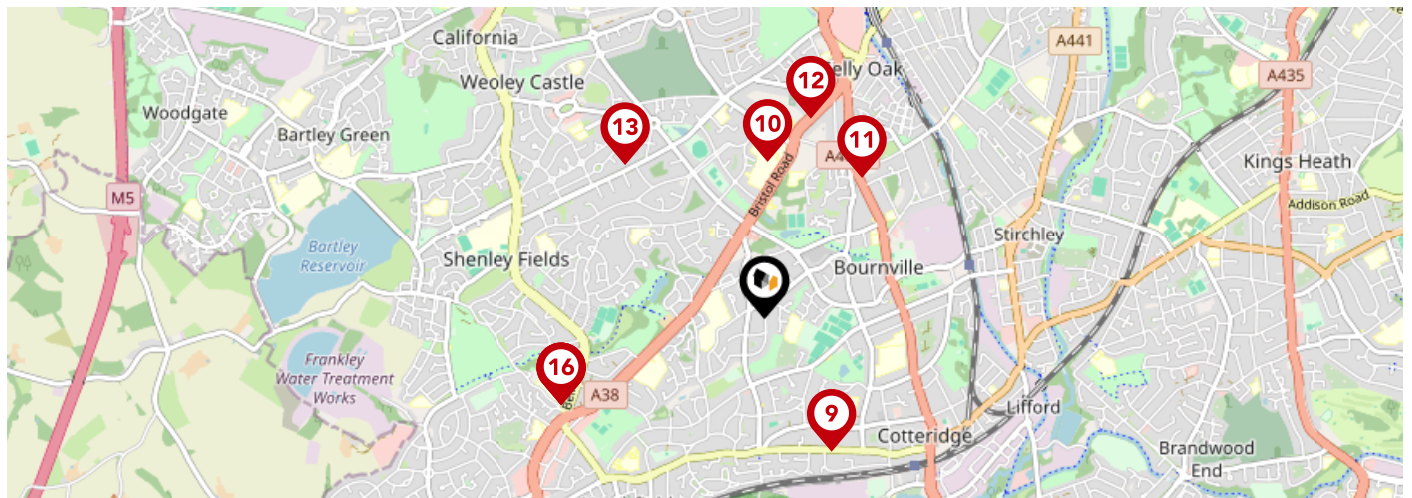
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 90% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	91 m ²

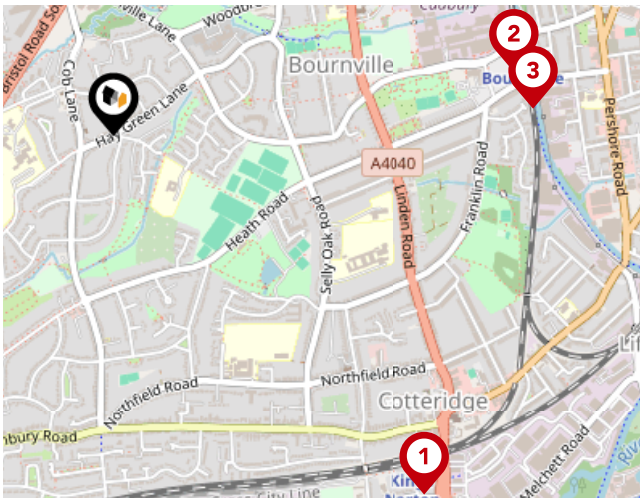


	Nursery	Primary	Secondary	College	Private
<p>1 St Francis Church of England Aided Primary School and Nursery</p> <p>Ofsted Rating: Requires improvement Pupils: 221 Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Bournville School</p> <p>Ofsted Rating: Requires improvement Pupils: 673 Distance:0.25</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: 770 Distance:0.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Fircroft College of Adult Education</p> <p>Ofsted Rating: Good Pupils:0 Distance:0.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Bournville Village Primary</p> <p>Ofsted Rating: Good Pupils: 652 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Northfield Manor Primary Academy</p> <p>Ofsted Rating: Good Pupils: 398 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Joseph's Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 210 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Kings Norton Girls' School</p> <p>Ofsted Rating: Outstanding Pupils: 1073 Distance:0.66</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



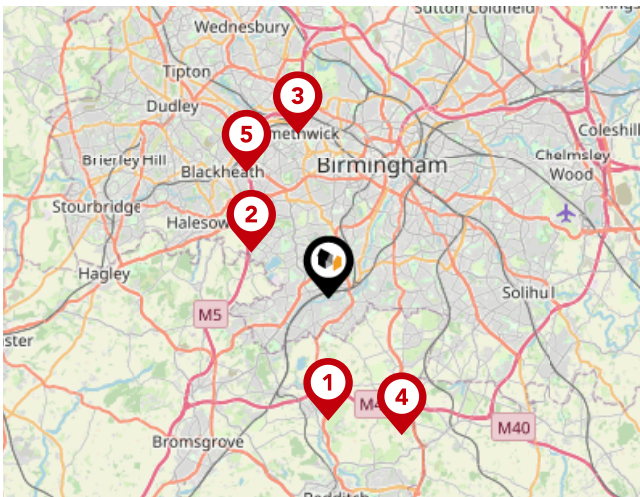
		Nursery	Primary	Secondary	College	Private
	King Edward VI King's Norton School for Boys Ofsted Rating: Good Pupils: 812 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The University of Birmingham School Ofsted Rating: Good Pupils: 1175 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selly Oak Trust School Ofsted Rating: Good Pupils: 404 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 408 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady and St Rose of Lima Catholic Primary School Ofsted Rating: Good Pupils: 234 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Victoria School Ofsted Rating: Outstanding Pupils: 223 Distance:1	<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:1	<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:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



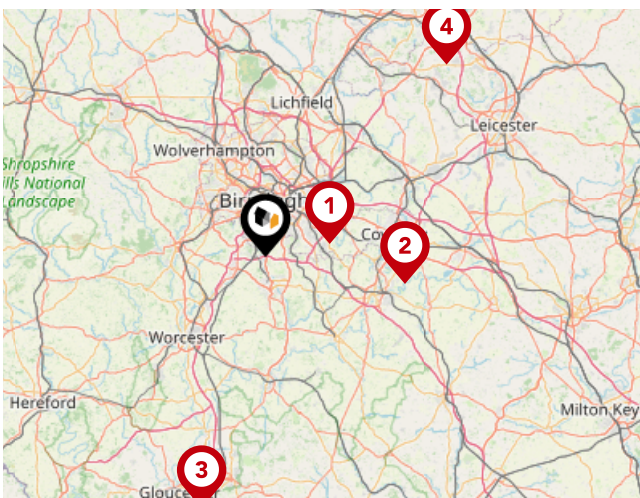
National Rail Stations

Pin	Name	Distance
1	Kings Norton Rail Station	1.07 miles
2	Bournville Rail Station	0.92 miles
3	Bournville Rail Station	0.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	4.43 miles
2	M5 J3	3.24 miles
3	M5 J1	6.09 miles
4	M42 J3	5.58 miles
5	M5 J2	5.48 miles

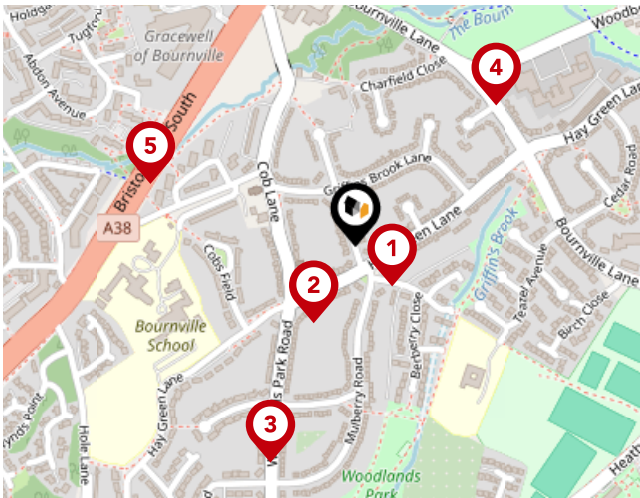


Airports/HELIPADS

Pin	Name	Distance
1	Birmingham Airport	9.36 miles
2	Baginton	20.39 miles
3	Staverton	37.86 miles
4	East Mids Airport	37.99 miles

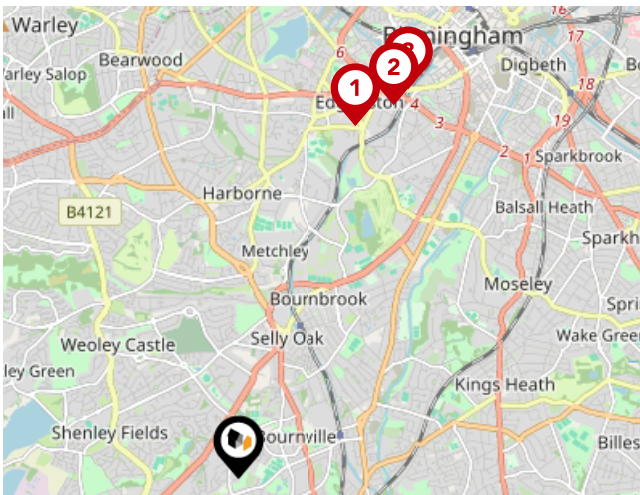
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Old Barn Rd	0.06 miles
2	Cob Lane	0.1 miles
3	Mulberry Rd	0.26 miles
4	Cadbury School	0.22 miles
5	Griffins Brook Lane	0.24 miles



Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	3.36 miles
2	Five Ways (Midland Metro Stop)	3.66 miles
3	Brindleyplace (Midland Metro Stop)	3.84 miles

25, Old Barn Road, Birmingham, B30 1PY		Semi-detached House			
Last Sold Date:	11/04/2024				
Last Sold Price:	£372,500				
22, Old Barn Road, Birmingham, B30 1PY		Semi-detached House			
Last Sold Date:	31/08/2021	22/11/1996			
Last Sold Price:	£347,500	£75,000			
18, Old Barn Road, Birmingham, B30 1PY		Detached House			
Last Sold Date:	17/02/2021	27/05/2016			
Last Sold Price:	£390,000	£305,000			
21, Old Barn Road, Birmingham, B30 1PY		Semi-detached House			
Last Sold Date:	06/11/2020	07/07/2017	30/11/2007	31/05/1996	
Last Sold Price:	£330,000	£295,000	£249,950	£76,000	
24, Old Barn Road, Birmingham, B30 1PY		Semi-detached House			
Last Sold Date:	24/01/2019	24/11/2017			
Last Sold Price:	£290,000	£66,000			
10, Old Barn Road, Birmingham, B30 1PY		Semi-detached House			
Last Sold Date:	20/11/2015				
Last Sold Price:	£243,000				
11, Old Barn Road, Birmingham, B30 1PY		Semi-detached House			
Last Sold Date:	14/10/2014	01/03/2004	18/01/2002	01/07/1998	
Last Sold Price:	£370,000	£179,000	£130,000	£72,000	
15, Old Barn Road, Birmingham, B30 1PY		Semi-detached House			
Last Sold Date:	31/01/2014	31/01/2014			
Last Sold Price:	£249,000	£250,000			
12, Old Barn Road, Birmingham, B30 1PY		Semi-detached House			
Last Sold Date:	22/05/2009				
Last Sold Price:	£220,000				
2, Old Barn Road, Birmingham, B30 1PY		Semi-detached House			
Last Sold Date:	05/02/2008	20/03/1998	28/09/1995		
Last Sold Price:	£249,950	£96,000	£86,000		
16, Old Barn Road, Birmingham, B30 1PY		Semi-detached House			
Last Sold Date:	10/11/2006				
Last Sold Price:	£197,000				
8, Old Barn Road, Birmingham, B30 1PY		Semi-detached House			
Last Sold Date:	15/07/2004	20/03/1998	05/05/1995		
Last Sold Price:	£230,000	£85,000	£75,500		

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

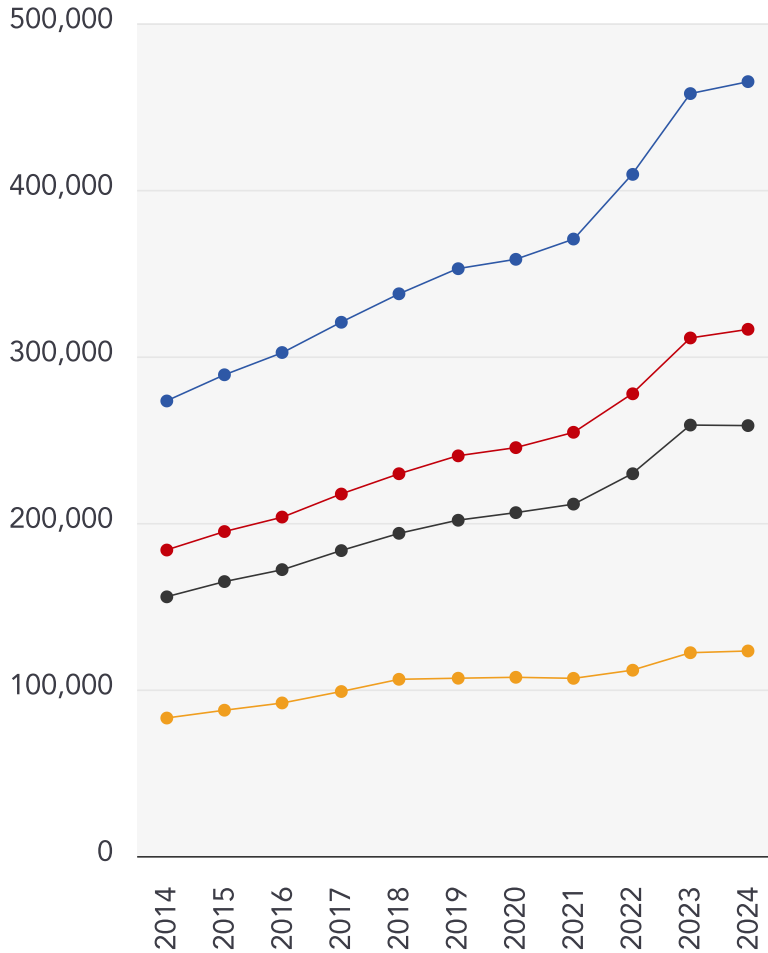
Market Sold in Street

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19, Old Barn Road, Birmingham, B30 1PY	Semi-detached House
Last Sold Date:	31/10/2002
Last Sold Price:	£140,000
26, Old Barn Road, Birmingham, B30 1PY	Semi-detached House
Last Sold Date:	12/04/2001
Last Sold Price:	£111,000
20, Old Barn Road, Birmingham, B30 1PY	Semi-detached House
Last Sold Date:	30/06/1999
Last Sold Price:	£93,700
14, Old Barn Road, Birmingham, B30 1PY	Semi-detached House
Last Sold Date:	27/09/1996
Last Sold Price:	£71,000

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 B30



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

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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!

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Dean Coleman Powered By eXp Data Quality

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