

DEAN COLEMAN



Bespoke Estate Agent

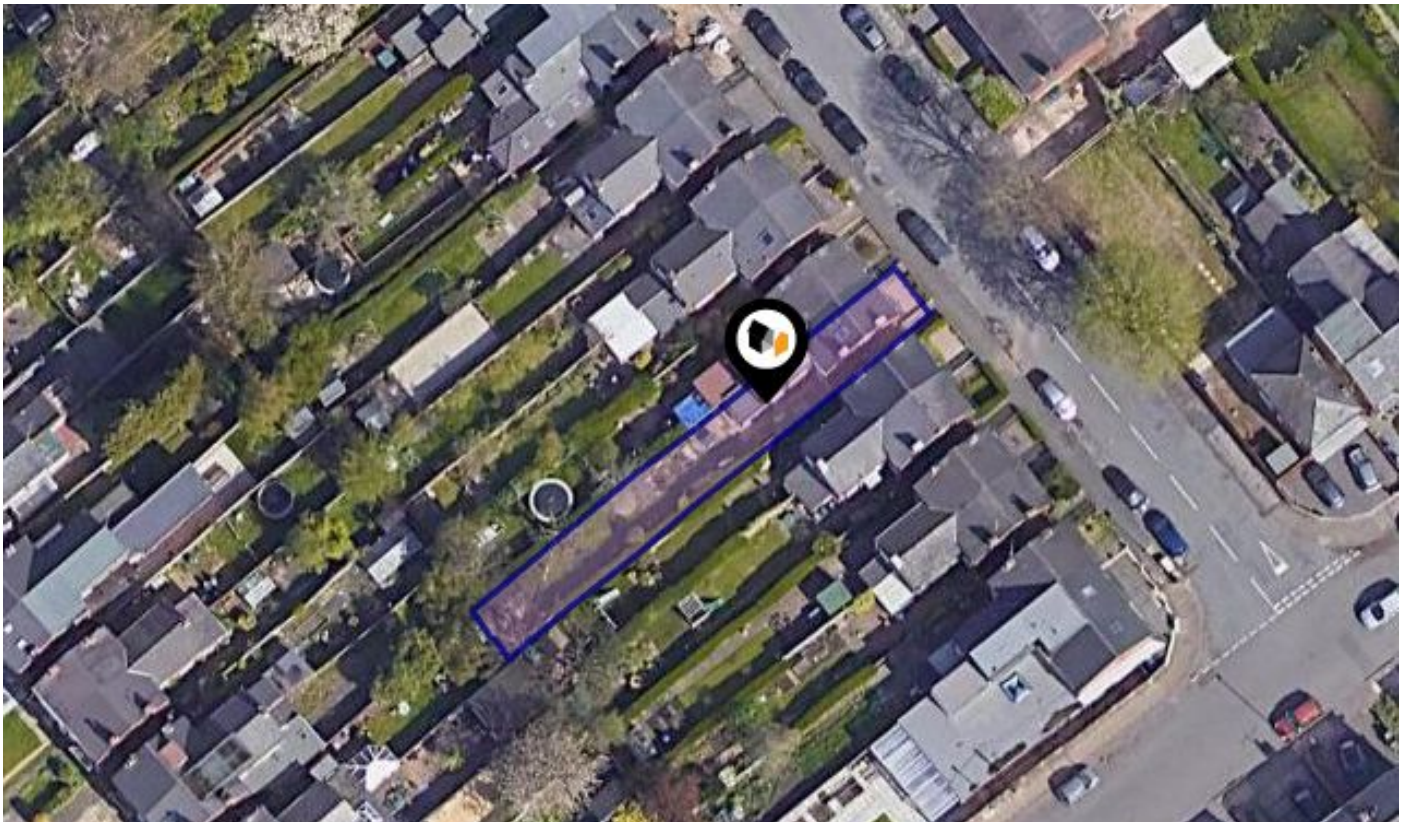


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18<sup>th</sup> December 2024



## GRISTHORPE ROAD, BIRMINGHAM, B29

Offers Over : £280,000

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Birmingham

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# Introduction

## Our Comments

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Welcome to the highly desirable and tree-lined Gristhorpe Road, located in the South Birmingham suburb of Selly Oak. A beautifully presented home that combines charm, style, and comfort in an enviable location. Perfect for modern living, this property offers spacious and light-filled rooms with a thoughtful layout. As you step inside, off of the entrance hall you'll find two generous reception rooms, ideal for entertaining or relaxing. The extended kitchen breakfast room is a true standout, featuring modern and fitted appliances and finished to a high standard plus French doors that open onto a fabulous south-westerly facing garden with sandstone paved patio – perfect for soaking up the sun and enjoying outdoor living. Upstairs, the first floor boasts two well-proportioned double bedrooms, offering a peaceful retreat at the end of the day. The stunning four-piece bathroom suite is both elegant and practical, adding a touch of luxury to this inviting home. Further to its already spacious feel and stunning condition, the property benefits from having a large, boarded loft with drop-down ladders to access. Subject to planning and building regulations, this could make a perfect third room. With its light and airy rooms, tasteful décor, and excellent presentation throughout, this property is ready to move into and enjoy. Situated in the popular area of Selly Oak, it benefits from great transport links, nearby amenities, parks and a welcoming community feel. What an exceptional opportunity to own a traditional and beautiful home in a sought-after location, just minutes walking distance to the renowned Stirchley Village and High Street. With a variety of micro bars, cafes and bakeries plus restaurants, it's been voted as one the best places to live in the West Midlands. Book your viewing today on this exceptional home.



## Property



<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	979 ft <sup>2</sup> / 91 m <sup>2</sup>
<b>Plot Area:</b>	0.06 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,626
<b>Title Number:</b>	WM591632

<b>Offers Over:</b>	£280,000
<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	Low

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

<b>7</b> mb/s	<b>1000</b> mb/s
	

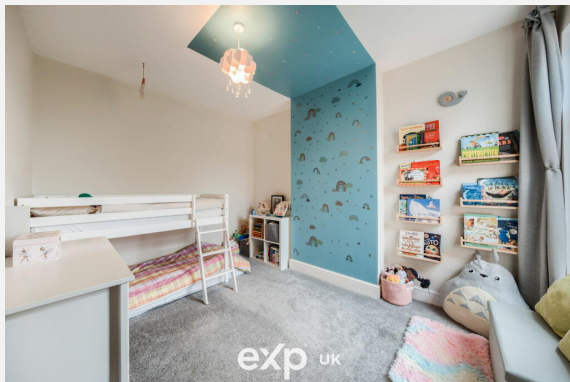
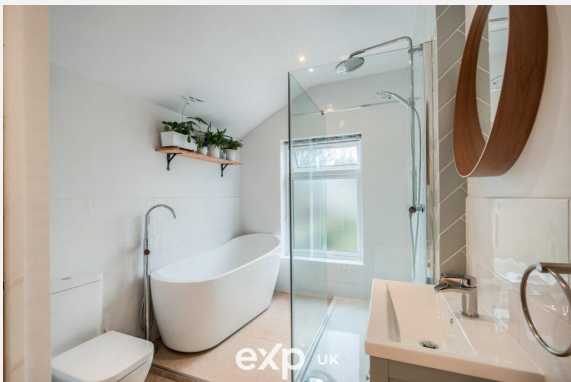
### Mobile Coverage: (based on calls indoors)



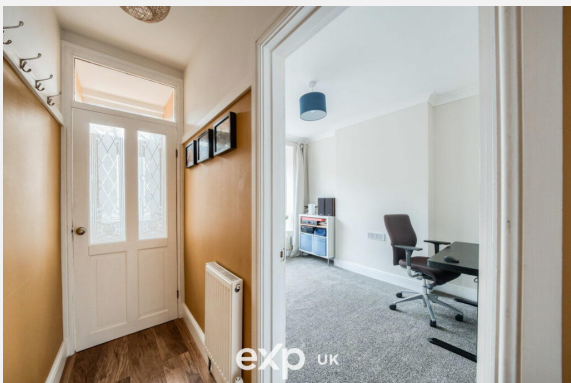
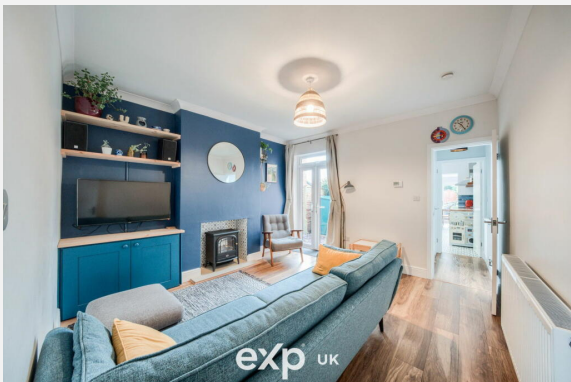
### Satellite/Fibre TV Availability:







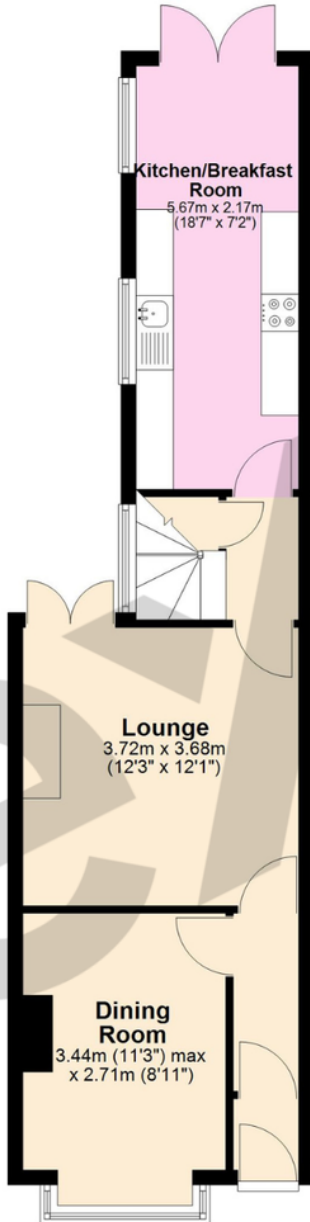




## GRISTHORPE ROAD, BIRMINGHAM, B29

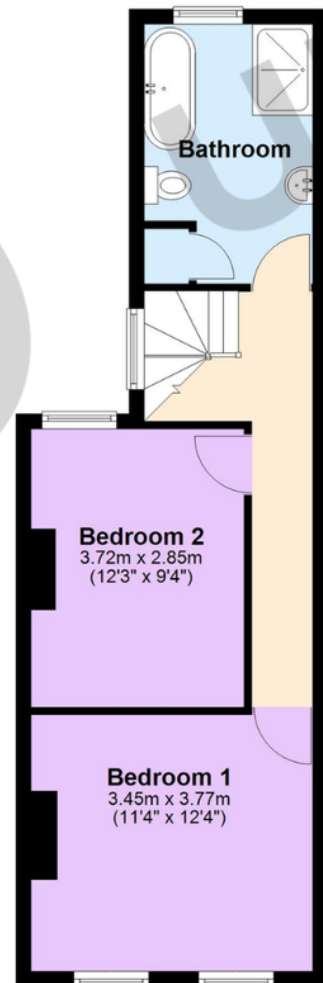
### Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



Total area: approx. 83.1 sq. metres (894.4 sq. feet)

Gristhorpe Road, B29

Energy rating  
D

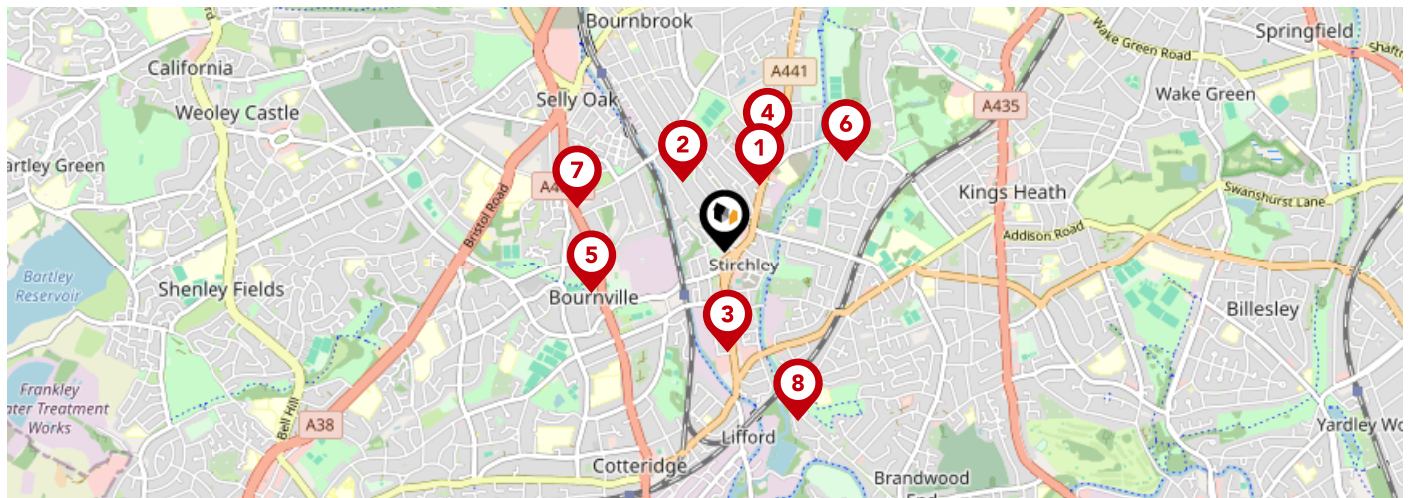
Valid until 15.10.2028









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

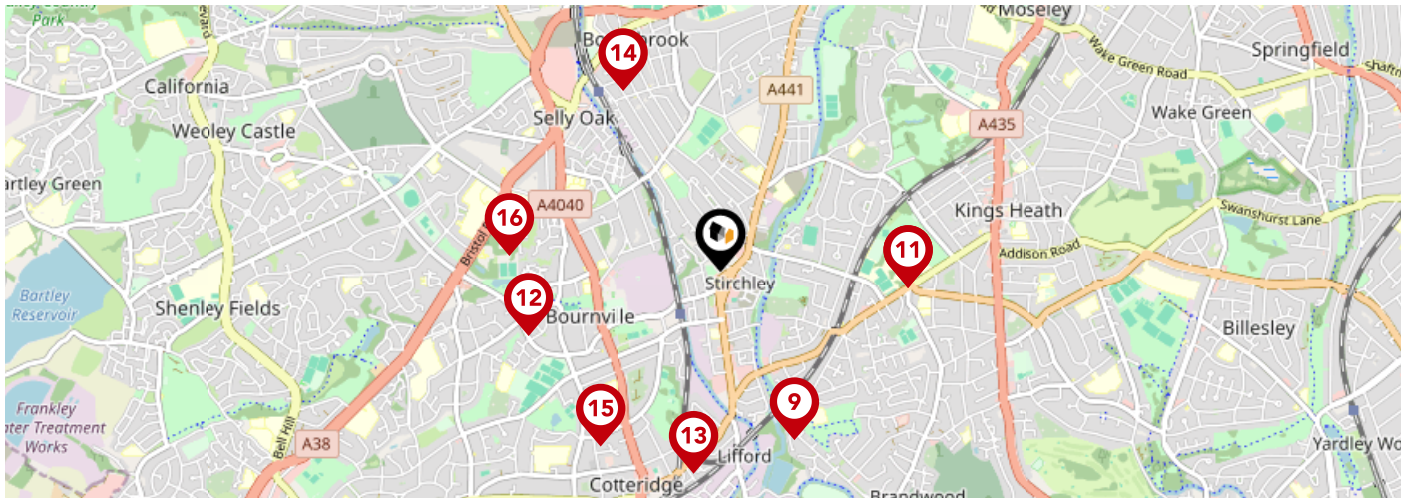
### Additional EPC Data









<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<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, unknown install date
<b>Previous Extension:</b>	0
<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 all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>



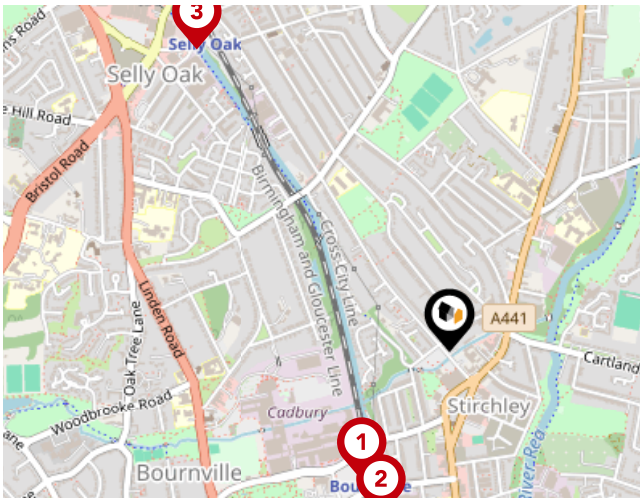


		Nursery	Primary	Secondary	College	Private
	<b>Selly Park Girls' School</b> Ofsted Rating: Good   Pupils: 807   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Raddlebarn Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stirchley Primary School</b> Ofsted Rating: Good   Pupils: 220   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Edward's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bournville Village Primary</b> Ofsted Rating: Good   Pupils: 652   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moor Green Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 450   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Selly Oak Trust School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Allens Croft Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 128   Distance:0.83	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



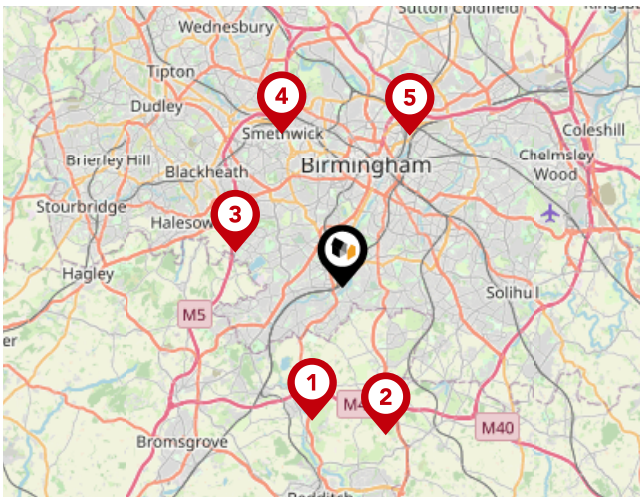
	Nursery	Primary	Secondary	College	Private
 <b>Allens Croft Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>King Edward VI Camp Hill School for Girls</b> Ofsted Rating: Outstanding   Pupils: 1108   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>King Edward VI Camp Hill School for Boys</b> Ofsted Rating: Outstanding   Pupils: 1017   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Dame Elizabeth Cadbury School</b> Ofsted Rating: Good   Pupils: 770   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cotteridge Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Tiverton Academy</b> Ofsted Rating: Outstanding   Pupils: 204   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Kings Norton Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1073   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Fircroft College of Adult Education</b> Ofsted Rating: Good   Pupils:0   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



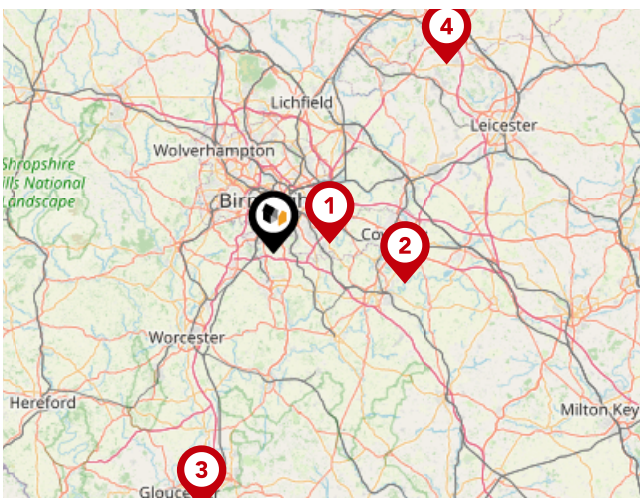
## National Rail Stations

Pin	Name	Distance
1	Bournville Rail Station	0.35 miles
2	Bournville Rail Station	0.4 miles
3	Selly Oak Rail Station	0.89 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J2	4.99 miles
2	M42 J3	5.56 miles
3	M5 J3	4.07 miles
4	M5 J1	5.98 miles
5	M6 J6	5.98 miles



## Airports/Helipads

Pin	Name	Distance
1	Birmingham Airport	8.19 miles
2	Baginton	19.41 miles
3	Staverton	38.57 miles
4	East Mids Airport	36.93 miles



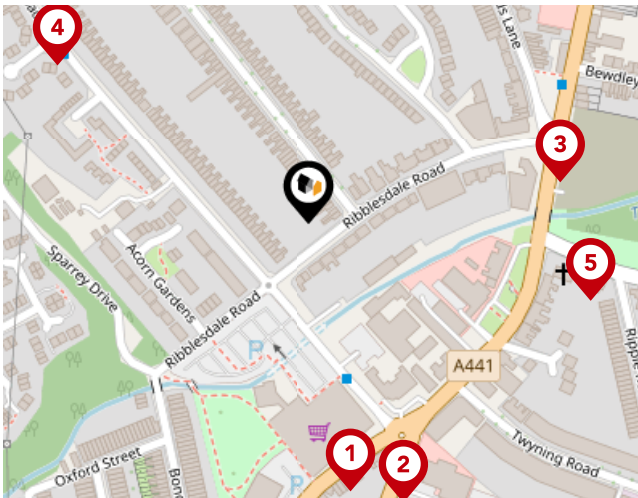
# Area

## Transport (Local)

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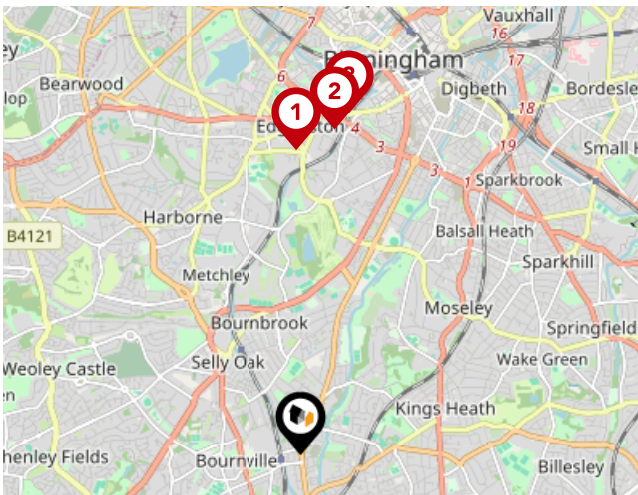
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### Bus Stops/Stations

Pin	Name	Distance
1	Umberslade Rd	0.15 miles
2	Umberslade Rd	0.17 miles
3	Warwards Lane	0.14 miles
4	Birkdale Rd	0.17 miles
5	Ripple Rd	0.16 miles



### Local Connections

Pin	Name	Distance
1	Edgbaston Village (Midland Metro Stop)	2.76 miles
2	Five Ways (Midland Metro Stop)	2.96 miles
3	Brindleyplace (Midland Metro Stop)	3.11 miles

<b>88, Gristhorpe Road, Birmingham, B29 7SL</b>							Semi-detached House
Last Sold Date:	12/09/2024	07/10/2022	10/06/2016	03/09/2010	10/09/2007	28/04/2000	
Last Sold Price:	£32,500	£272,000	£180,000	£155,000	£162,500	£76,950	
<b>102, Gristhorpe Road, Birmingham, B29 7SL</b>							Semi-detached House
Last Sold Date:	09/02/2024						
Last Sold Price:	£265,000						
<b>144, Gristhorpe Road, Birmingham, B29 7SL</b>							Semi-detached House
Last Sold Date:	20/10/2023	25/05/2006	29/05/1998				
Last Sold Price:	£272,000	£168,000	£56,000				
<b>180, Gristhorpe Road, Birmingham, B29 7SL</b>							Semi-detached House
Last Sold Date:	07/10/2022	20/12/2013	10/05/2002	28/10/1996			
Last Sold Price:	£261,000	£156,000	£100,000	£54,000			
<b>114, Gristhorpe Road, Birmingham, B29 7SL</b>							Semi-detached House
Last Sold Date:	08/06/2022	23/04/2010	07/02/2003	18/04/2000	01/08/1996		
Last Sold Price:	£280,000	£150,000	£124,500	£74,500	£54,000		
<b>152, Gristhorpe Road, Birmingham, B29 7SL</b>							Semi-detached House
Last Sold Date:	26/07/2021						
Last Sold Price:	£230,000						
<b>124, Gristhorpe Road, Birmingham, B29 7SL</b>							Semi-detached House
Last Sold Date:	02/06/2021	11/03/2016					
Last Sold Price:	£275,000	£125,000					
<b>126, Gristhorpe Road, Birmingham, B29 7SL</b>							Semi-detached House
Last Sold Date:	11/02/2021						
Last Sold Price:	£229,500						
<b>134, Gristhorpe Road, Birmingham, B29 7SL</b>							Semi-detached House
Last Sold Date:	08/01/2021	18/09/2017	28/04/2006	17/04/2003	03/04/1998		
Last Sold Price:	£243,000	£214,000	£152,000	£131,500	£57,500		
<b>162, Gristhorpe Road, Birmingham, B29 7SL</b>							Semi-detached House
Last Sold Date:	03/04/2020	22/06/2018	31/01/2013	27/07/2005	24/09/2001	07/09/1998	
Last Sold Price:	£248,000	£238,250	£155,500	£146,000	£84,950	£59,950	
<b>104, Gristhorpe Road, Birmingham, B29 7SL</b>							Semi-detached House
Last Sold Date:	06/09/2019	24/06/2016					
Last Sold Price:	£212,000	£180,000					
<b>172, Gristhorpe Road, Birmingham, B29 7SL</b>							Terraced House
Last Sold Date:	30/08/2019	11/03/2016					
Last Sold Price:	£205,000	£168,500					

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

<b>116, Gristhorpe Road, Birmingham, B29 7SL</b>						Semi-detached House
Last Sold Date:	19/07/2019					
Last Sold Price:	£110,000					
<b>130, Gristhorpe Road, Birmingham, B29 7SL</b>						Semi-detached House
Last Sold Date:	15/02/2019	02/11/2012	21/11/2003	23/09/1999	08/08/1996	
Last Sold Price:	£237,500	£124,000	£140,000	£72,000	£54,500	
<b>96, Gristhorpe Road, Birmingham, B29 7SL</b>						Terraced House
Last Sold Date:	26/10/2018	16/02/1996				
Last Sold Price:	£260,000	£53,950				
<b>182, Gristhorpe Road, Birmingham, B29 7SL</b>						Semi-detached House
Last Sold Date:	16/07/2018					
Last Sold Price:	£208,000					
<b>142, Gristhorpe Road, Birmingham, B29 7SL</b>						Terraced House
Last Sold Date:	20/04/2018	04/08/2006	30/06/2000	15/05/1996		
Last Sold Price:	£215,000	£159,950	£77,500	£52,500		
<b>184, Gristhorpe Road, Birmingham, B29 7SL</b>						Semi-detached House
Last Sold Date:	19/01/2018					
Last Sold Price:	£239,950					
<b>94, Gristhorpe Road, Birmingham, B29 7SL</b>						Semi-detached House
Last Sold Date:	25/08/2017	26/01/2001				
Last Sold Price:	£228,725	£71,000				
<b>92, Gristhorpe Road, Birmingham, B29 7SL</b>						Detached House
Last Sold Date:	03/08/2017					
Last Sold Price:	£365,000					
<b>166, Gristhorpe Road, Birmingham, B29 7SL</b>						Semi-detached House
Last Sold Date:	02/08/2017	12/10/2007				
Last Sold Price:	£185,000	£153,500				
<b>150, Gristhorpe Road, Birmingham, B29 7SL</b>						Semi-detached House
Last Sold Date:	24/02/2017	30/11/2012				
Last Sold Price:	£191,725	£138,000				
<b>160, Gristhorpe Road, Birmingham, B29 7SL</b>						Terraced House
Last Sold Date:	24/08/2015	06/10/2000				
Last Sold Price:	£170,000	£65,000				
<b>158, Gristhorpe Road, Birmingham, B29 7SL</b>						Terraced House
Last Sold Date:	29/05/2015	04/08/2006	24/08/2000			
Last Sold Price:	£162,000	£158,000	£68,500			

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



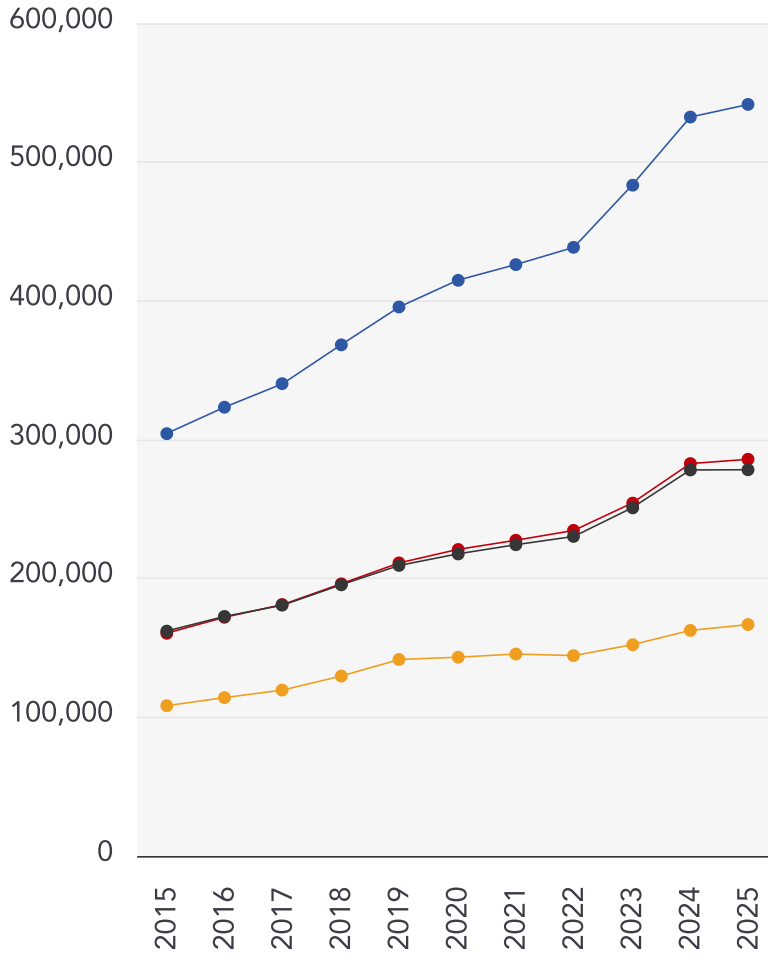
<b>110, Gristhorpe Road, Birmingham, B29 7SL</b>					Semi-detached House
Last Sold Date:	19/12/2014				
Last Sold Price:	£165,000				
<b>140, Gristhorpe Road, Birmingham, B29 7SL</b>					Semi-detached House
Last Sold Date:	02/09/2013	15/02/2008	24/06/2004	04/03/2004	
Last Sold Price:	£151,500	£160,000	£165,000	£126,500	
<b>100, Gristhorpe Road, Birmingham, B29 7SL</b>					Semi-detached House
Last Sold Date:	10/05/2012				
Last Sold Price:	£119,000				
<b>176, Gristhorpe Road, Birmingham, B29 7SL</b>					Semi-detached House
Last Sold Date:	27/02/2012	02/03/2009	04/01/2002		
Last Sold Price:	£145,000	£145,000	£93,500		
<b>156, Gristhorpe Road, Birmingham, B29 7SL</b>					Terraced House
Last Sold Date:	16/03/2007	08/08/2006	21/08/1995		
Last Sold Price:	£165,000	£118,000	£47,000		
<b>108, Gristhorpe Road, Birmingham, B29 7SL</b>					Semi-detached House
Last Sold Date:	14/07/2006				
Last Sold Price:	£170,000				
<b>136, Gristhorpe Road, Birmingham, B29 7SL</b>					Semi-detached House
Last Sold Date:	16/05/2006	27/08/2003			
Last Sold Price:	£146,000	£138,000			
<b>122, Gristhorpe Road, Birmingham, B29 7SL</b>					Semi-detached House
Last Sold Date:	13/02/2004				
Last Sold Price:	£136,250				
<b>98, Gristhorpe Road, Birmingham, B29 7SL</b>					Semi-detached House
Last Sold Date:	29/08/2003	08/11/2000	29/08/1997	07/04/1995	
Last Sold Price:	£142,000	£80,000	£58,950	£55,000	
<b>112, Gristhorpe Road, Birmingham, B29 7SL</b>					Semi-detached House
Last Sold Date:	31/05/2002				
Last Sold Price:	£77,500				
<b>168, Gristhorpe Road, Birmingham, B29 7SL</b>					Terraced House
Last Sold Date:	19/07/2001	25/07/1997			
Last Sold Price:	£89,950	£62,000			
<b>174, Gristhorpe Road, Birmingham, B29 7SL</b>					Terraced House
Last Sold Date:	10/11/2000	14/06/1996			
Last Sold Price:	£77,750	£42,000			

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

<b>148, Gristhorpe Road, Birmingham, B29 7SL</b>	Terraced House
Last Sold Date: 03/03/2000   20/07/1995	
Last Sold Price: £78,000   £53,750	
<b>120, Gristhorpe Road, Birmingham, B29 7SL</b>	Semi-detached House
Last Sold Date: 10/12/1999	
Last Sold Price: £60,000	
<b>132, Gristhorpe Road, Birmingham, B29 7SL</b>	Semi-detached House
Last Sold Date: 31/07/1998	
Last Sold Price: £65,500	
<b>106, Gristhorpe Road, Birmingham, B29 7SL</b>	Terraced House
Last Sold Date: 23/02/1998	
Last Sold Price: £65,000	
<b>138, Gristhorpe Road, Birmingham, B29 7SL</b>	Semi-detached House
Last Sold Date: 31/10/1997	
Last Sold Price: £47,500	
<b>90, Gristhorpe Road, Birmingham, B29 7SL</b>	Terraced House
Last Sold Date: 13/09/1996	
Last Sold Price: £46,000	
<b>128, Gristhorpe Road, Birmingham, B29 7SL</b>	Semi-detached House
Last Sold Date: 18/08/1995	
Last Sold Price: £50,000	
<b>170, Gristhorpe Road, Birmingham, B29 7SL</b>	Terraced House
Last Sold Date: 11/08/1995	
Last Sold Price: £55,750	

**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 B29



Detached

**+77.95%**

Semi-Detached

**+78.12%**

Terraced

**+71.75%**

Flat

**+54.03%**



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### Dean Coleman Powered By eXp

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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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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