



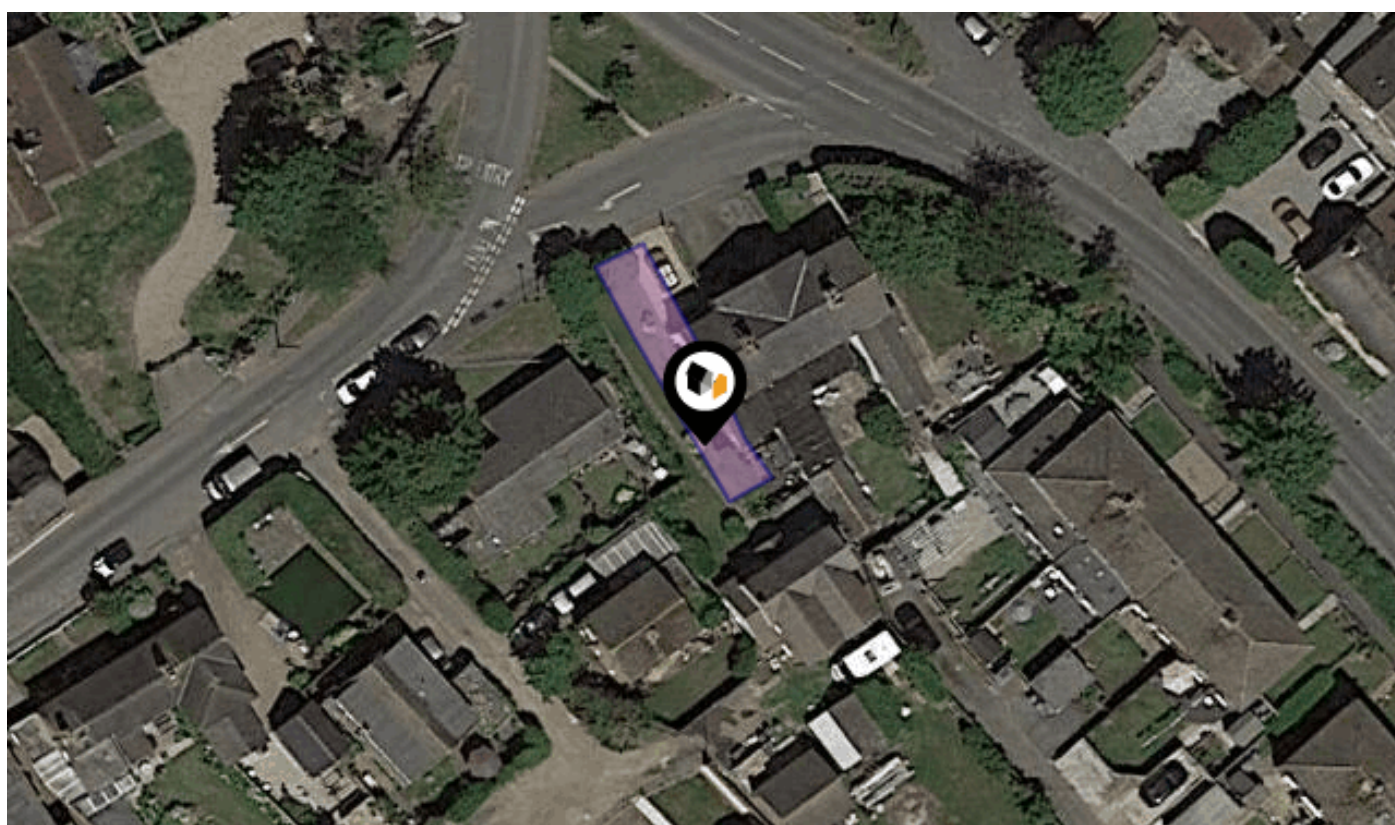
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

An insight into your property and the local area

Wednesday 30th November 2022



MAIN STREET, BRANDON, COVENTRY, CV8

Walmsley's The Way to Move

Radio + Building, 5 Hertford Place, Coventry, CV1 3JZ

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

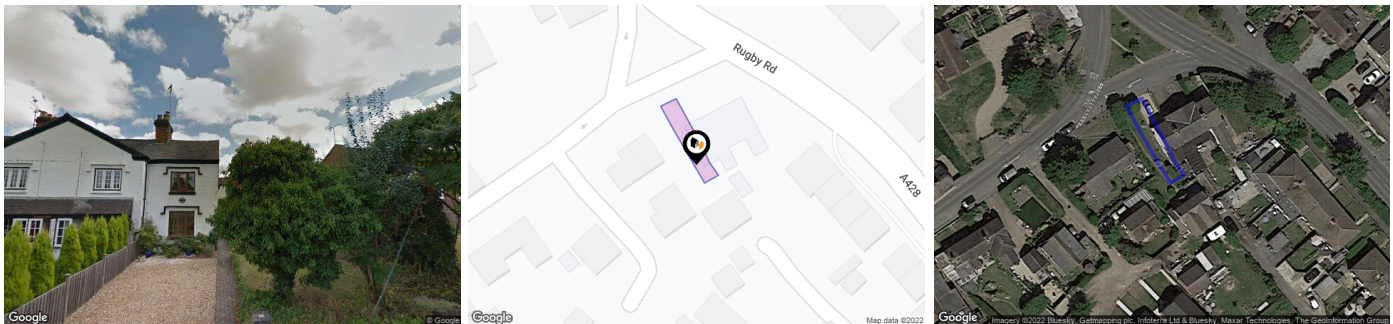
Key Features & Important Information

Semi detached period cottage
Two double bedrooms & spacious first floor bathroom
Living room with log burner & dining room
Well proportioned & well equipped kitchen
South East facing and private rear patio
Generous driveway for two vehicles
Close to the local pub and a short drive to Wolston amenities
Many delightful period features
Gas centrally heated throughout
NO CHAIN & EPC rating E

For further information or to arrange an accompanied viewing, please contact:

sales@thewaytomove.co.uk

03301 180062



Property

Type:	Detached
Bedrooms:	2
Floor Area:	742 ft ² / 69 m ²
Plot Area:	0.02 acres
Council Tax :	Band C
Annual Estimate:	£1,851
Title Number:	WK318848
UPRN:	100071521420

Price Estimate:	£265,000
Tenure:	Freehold

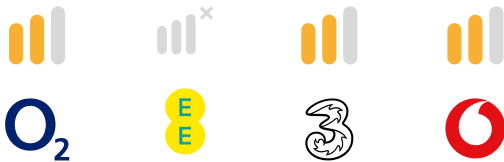
Local Area

Local Authority:	Rugby
Flood Risk:	Very Low
Conservation Area:	Brandon (Rugby), Rugby

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	49 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



MAIN STREET, BRANDON, CV8

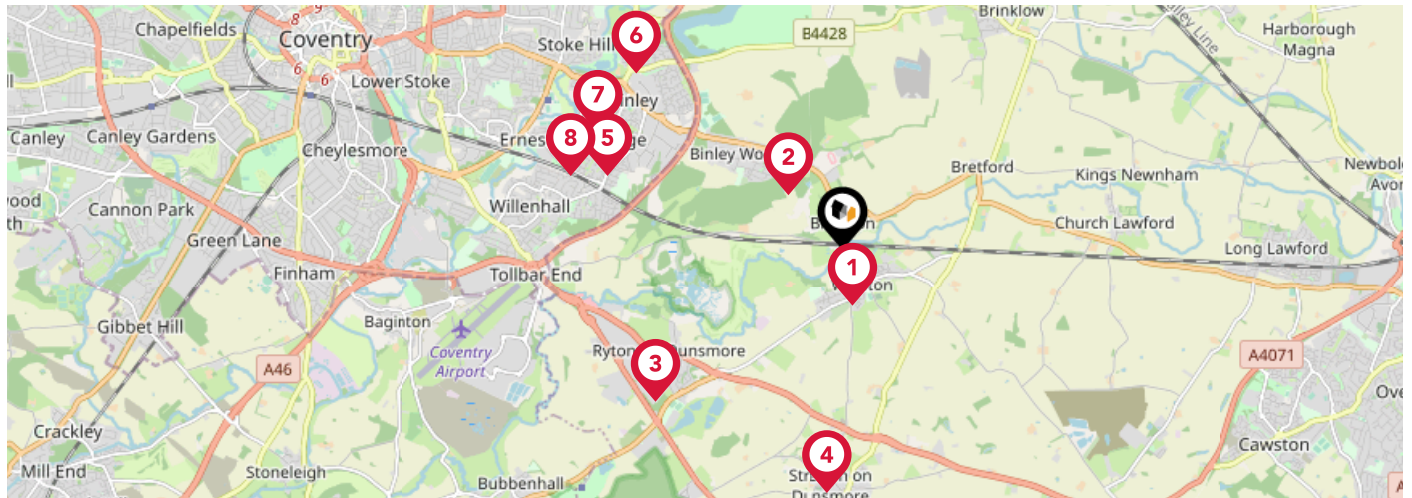
Energy rating

E

Valid until 06.02.2023

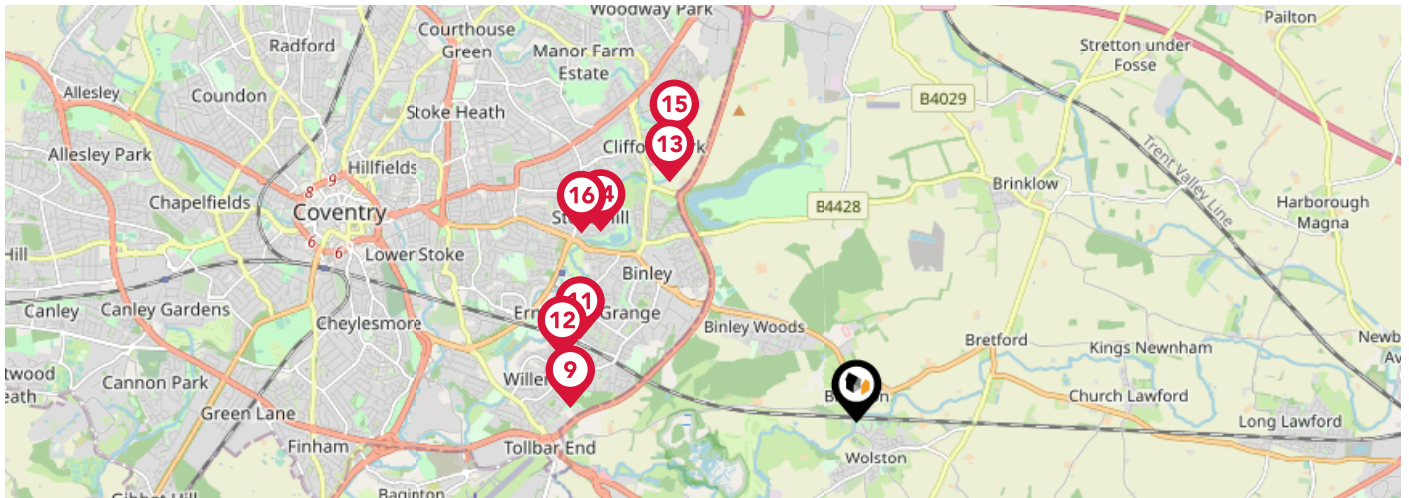
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Wolston St Margaret's CofE Primary School Ofsted Rating: Good Pupils: 208 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Binley Woods Primary School Ofsted Rating: Requires improvement Pupils: 202 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Provost Williams CofE Primary School Ofsted Rating: Good Pupils: 180 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Knightlow CofE Primary School Ofsted Rating: Outstanding Pupils: 218 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Bartholomew's Church of England Academy Ofsted Rating: Good Pupils: 247 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Clifford Bridge Academy Ofsted Rating: Good Pupils: 439 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 488 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sowe Valley Primary School Ofsted Rating: Good Pupils: 192 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

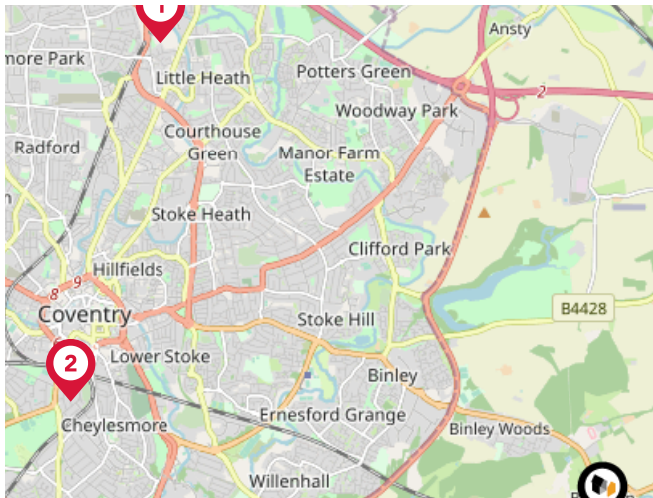
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Willenhall Community Primary School Ofsted Rating: Good Pupils: 463 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 742 Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Riverbank School Ofsted Rating: Outstanding Pupils: 165 Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 403 Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Pearl Hyde Community Primary School Ofsted Rating: Not Rated Pupils: 266 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 225 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Coventry Hospital School and Home Tuition Service Ofsted Rating: Not Rated Pupils:0 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Richard Lee Primary School Ofsted Rating: Not Rated Pupils: 493 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

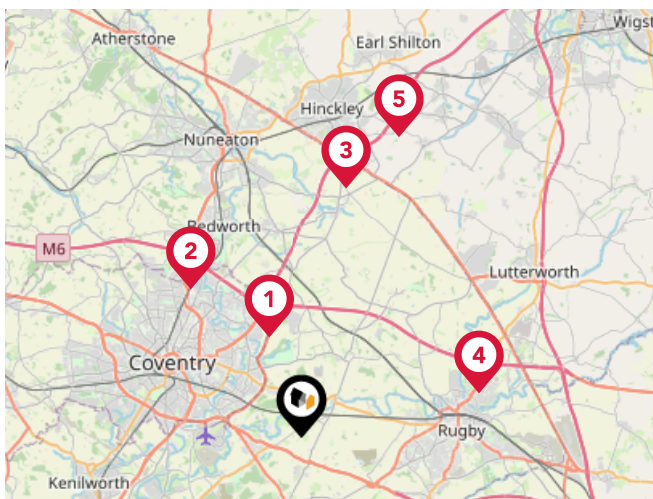
Area

Transport (National)



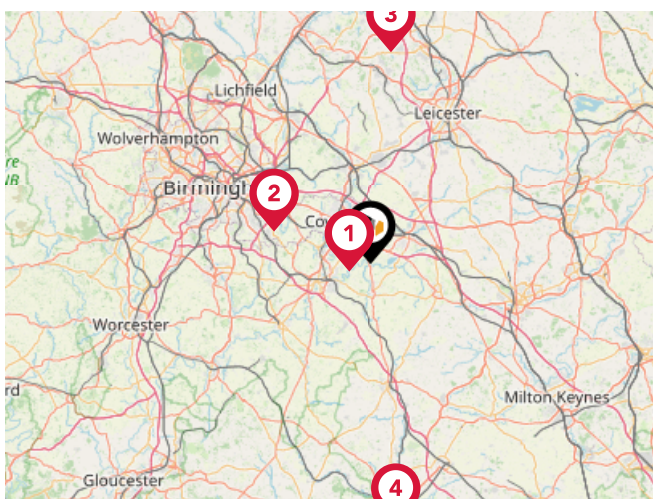
National Rail Stations

Pin	Name	Distance
	Coventry Arena Rail Station	5.92 miles
	Coventry Rail Station	4.94 miles
	Rugby Rail Station	6.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J2	3.84 miles
	M6 J3	6.74 miles
	M69 J1	9.18 miles
	M6 J1	6.66 miles
	M69 J2	11.44 miles

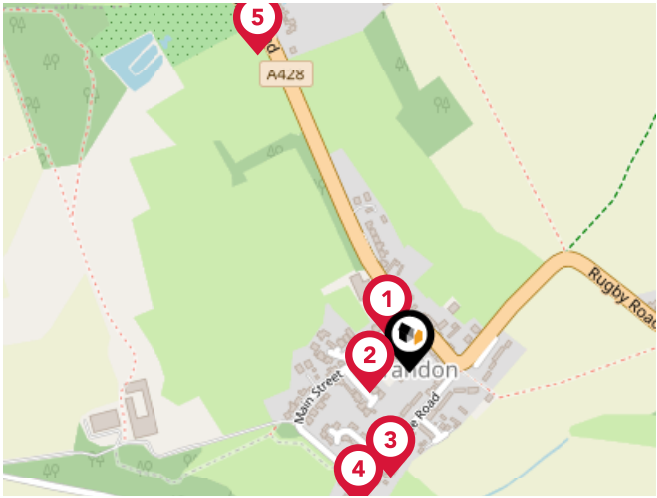


Airports/Helipads






Pin	Name	Distance
	Coventry Airport	3.39 miles
	Birmingham International Airport	14.78 miles
	East Midlands Airport	30.74 miles
	London Oxford Airport	38.34 miles

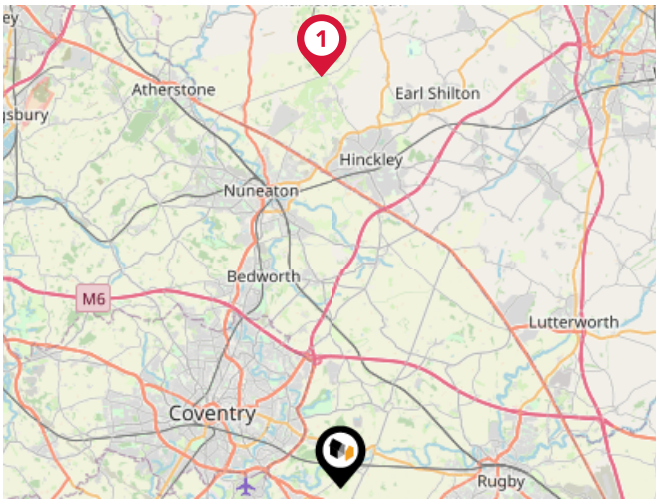
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Main Street	0.05 miles
	Memorial	0.05 miles
	Hallams Close	0.12 miles
	Avondale Road	0.16 miles
	Coventry Stadium	0.4 miles



Local Connections

Pin	Name	Distance
	Shenton Rail Station (Battlefield Line)	14.9 miles

Dundarach, Main Street, Coventry, CV8 3HW							Detached House
Last Sold Date: 08/02/2022							
Last Sold Price: £425,000							
Fairview, Main Street, Coventry, CV8 3HW							Detached House
Last Sold Date: 13/09/2021							
Last Sold Price: £510,000							
Dutton, Main Street, Coventry, CV8 3HW							Terraced House
Last Sold Date:	24/06/2021	26/04/2013	18/01/2008	27/07/2007	12/11/2004	11/07/2002	
Last Sold Price:	£238,500	£200,000	£178,000	£185,000	£148,500	£125,000	
Hillside, Main Street, Coventry, CV8 3HW							Detached House
Last Sold Date: 10/06/2021							
Last Sold Price: £510,000							
The Gable, Main Street, Coventry, CV8 3HW							Terraced House
Last Sold Date:	09/06/2021	19/12/2013					
Last Sold Price:	£341,250	£245,000					
Fourways, Main Street, Coventry, CV8 3HW							Detached House
Last Sold Date: 08/11/2019							
Last Sold Price: £310,000							

NOTE: In this list we display the 6 most recent sales records for each property since 1995.
There may sometimes be more, please let us know if you would like us to check.

Victoria, Main Street, Coventry, CV8 3HW			Terraced House
Last Sold Date: 03/05/2019			
Last Sold Price: £270,000			

Fourwinds, Main Street, Coventry, CV8 3HW			Semi-detached House
Last Sold Date: 23/04/2019		20/12/2001	
Last Sold Price: £560,000		£180,000	

Midway, Main Street, Coventry, CV8 3HW				other House
Last Sold Date: 13/04/2018		14/01/2011		12/09/1997
Last Sold Price: £282,000		£214,000		£58,000

Conifers, Main Street, Coventry, CV8 3HW			Detached House
Last Sold Date: 27/07/2017			
Last Sold Price: £465,000			

Park View, Main Street, Coventry, CV8 3HW			Detached House
Last Sold Date: 15/05/2015			
Last Sold Price: £280,000			

Aviemore, Main Street, Coventry, CV8 3HW			Detached House
Last Sold Date: 05/01/2015			
Last Sold Price: £180,000			

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Edelweiss, Main Street, Coventry, CV8 3HW			Detached House
Last Sold Date:	18/06/2013	03/05/2002	
Last Sold Price:	£410,000	£227,000	

The Sycamores, Main Street, Coventry, CV8 3HW			Detached House
Last Sold Date:	17/12/2010	24/02/2003	
Last Sold Price:	£358,500	£265,000	

Cronulla, Main Street, Coventry, CV8 3HW			Detached House
Last Sold Date:	28/05/2010		
Last Sold Price:	£260,000		

School House, Main Street, Coventry, CV8 3HW			Detached House
Last Sold Date:	12/11/2008		
Last Sold Price:	£310,000		

Home Farm, Main Street, Coventry, CV8 3HW			Detached House
Last Sold Date:	11/06/2008		
Last Sold Price:	£610,000		

Hill Farm House, Main Street, Coventry, CV8 3HW			Detached House
Last Sold Date:	10/08/2007	27/01/2000	26/03/1999
Last Sold Price:	£445,000	£250,000	£60,000

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Bakery Cottage, Main Street, Coventry, CV8 3HW		Semi-detached House
Last Sold Date:	12/08/2003	
Last Sold Price:	£135,000	
Barnfield, Main Street, Coventry, CV8 3HW		Detached House
Last Sold Date:	14/02/2003	19/09/1997
Last Sold Price:	£167,500	£53,000
Bohuntine, Main Street, Coventry, CV8 3HW		Detached House
Last Sold Date:	25/10/2001	02/05/1997
Last Sold Price:	£177,000	£127,000
Rebeccas House, Main Street, Coventry, CV8 3HW		Detached House
Last Sold Date:	08/12/2000	
Last Sold Price:	£120,000	
Pear Tree Cottage, Main Street, Coventry, CV8 3HW		Detached House
Last Sold Date:	27/08/1999	
Last Sold Price:	£185,000	
Avonview, Main Street, Coventry, CV8 3HW		Detached House
Last Sold Date:	11/12/1998	
Last Sold Price:	£130,000	

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Market Sold in Street



The Spinney, Main Street, Coventry, CV8 3HW		Semi-detached House
Last Sold Date:	26/04/1996	
Last Sold Price:	£122,500	

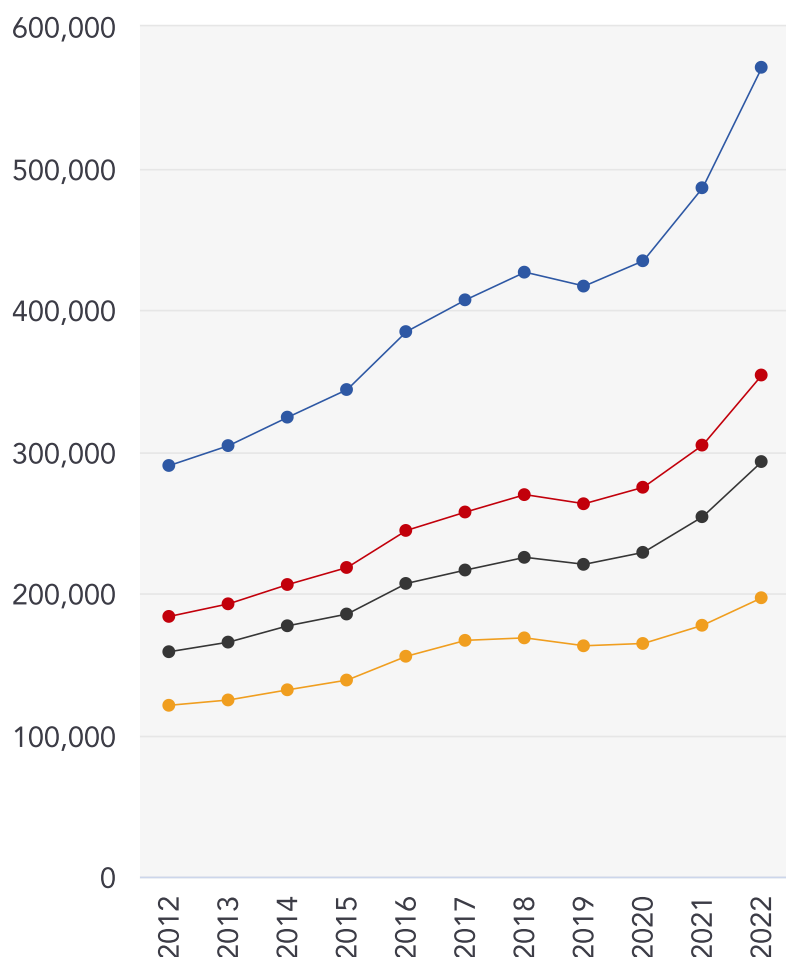
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV8



Detached

+96.84%

Semi-Detached

+92.75%

Terraced

+84.53%

Flat

+62.76%

Walmsley's The Way to Move

Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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Walmsley's The Way to Move

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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