



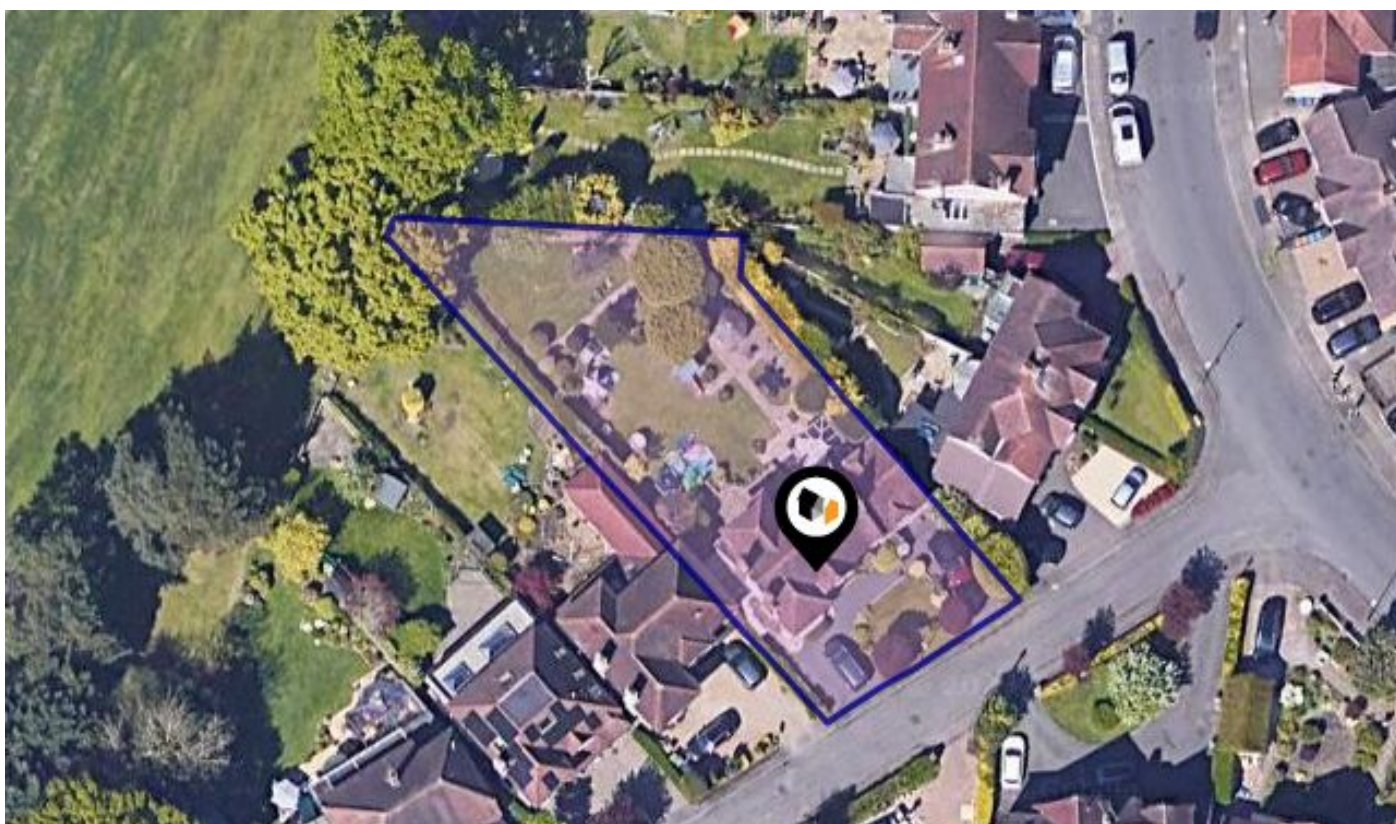
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 29th April 2023



SOUTHLEIGH AVENUE, COVENTRY, CV5

Price Estimate : £1,100,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Property Key Features

Exceptional 1930's detached residence with Golf course views

Five double bedrooms on the first floor

Horseshoe driveway, generous garage & substantial gardens

Stunning & newly installed kitchen breakfast room

Sitting room with inglenook fireplace

Exposed Welsh Oak beams & welcoming reception hallway

Two further reception rooms & conservatory garden room

Quiet & secluded enclave off Stoneleigh Avenue

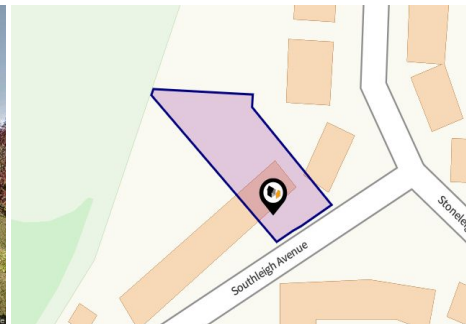
Building Control approved extension plans

EPC ordered & 3075 Sq. Ft. or 285 Sq. M.S

For viewings or interest please email:

sales@walmsleysthewaytomove.co.uk or call 0330 1180062

Property Overview



Property

Type:	Terraced
Bedrooms:	5
Plot Area:	0.23 acres
Year Built :	1900-1929
Council Tax :	Band G
Annual Estimate:	£3,460
Title Number:	WK63456
UPRN:	100070701223

Last Sold £/ft ² :	£273
Price Estimate:	£1,100,000
Tenure:	Freehold

Local Area

Local Authority:	Coventry
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	40 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

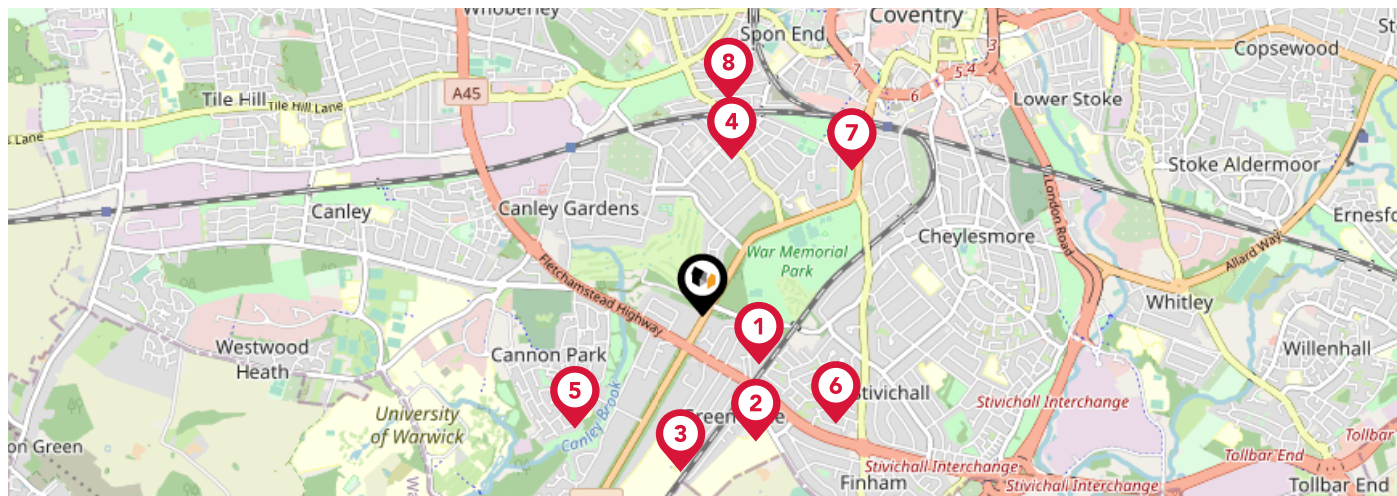
This Address



Planning records for: *4, Southleigh Avenue, Coventry, CV5 6BY*

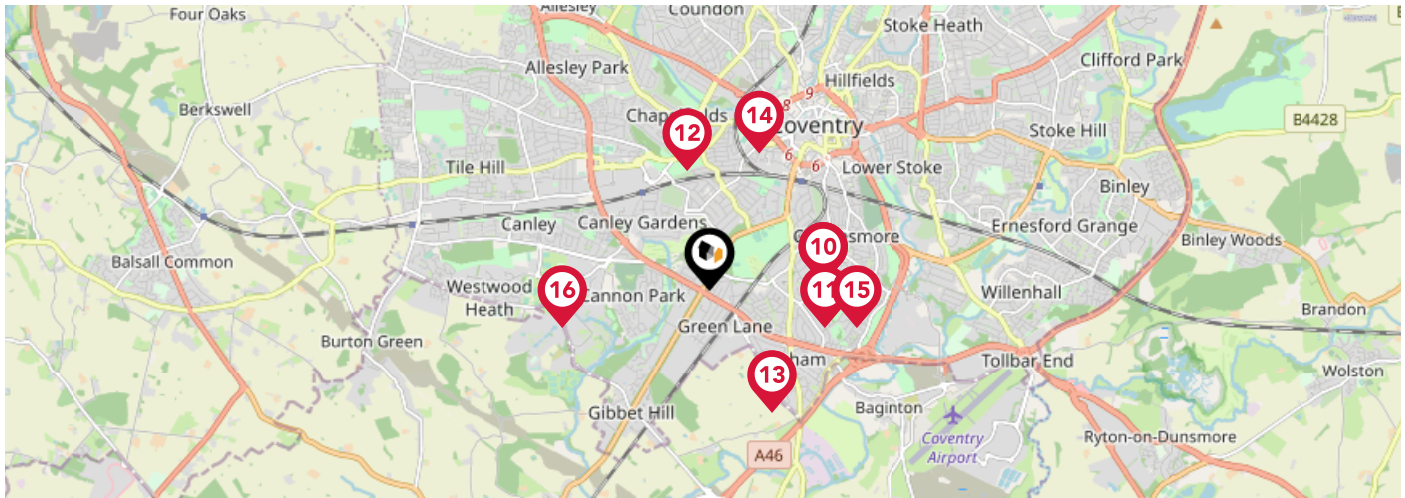
Reference - HH/2021/0332	
Decision:	FAPP
Date:	10th February 2021
Description:	Erection of single and two storey rear extension

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

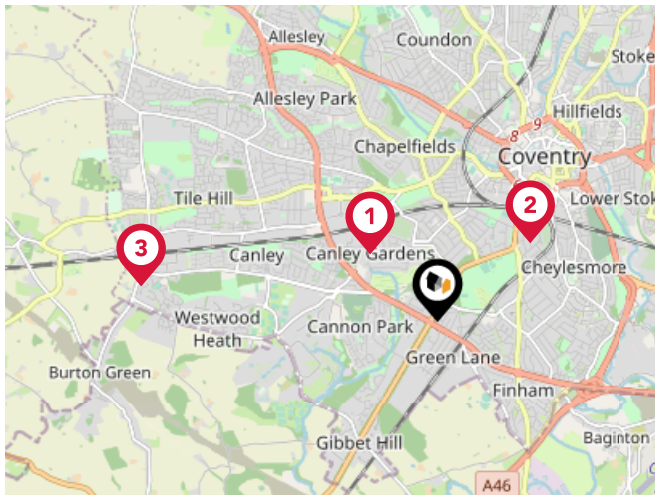
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Finham Primary School Ofsted Rating: Good Pupils: 446 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Howes Community Primary School Ofsted Rating: Good Pupils: 159 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	University of Warwick Ofsted Rating: Not Rated Pupils:0 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

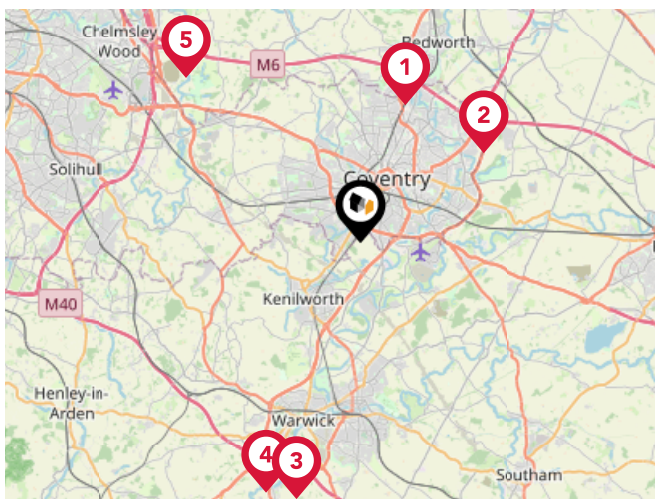
Area

Transport (National)



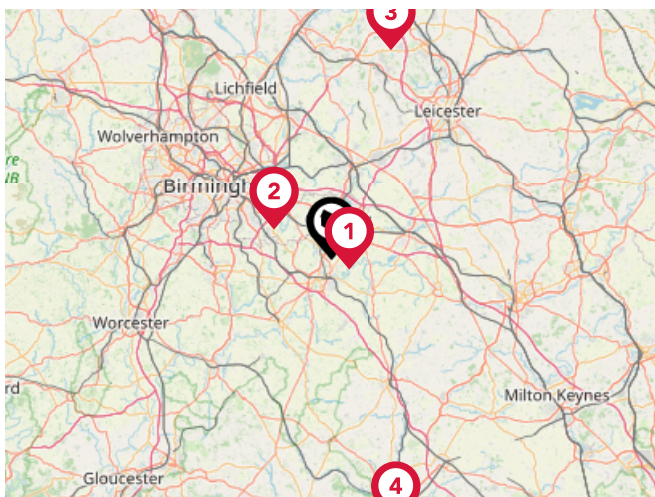
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.86 miles
2	Coventry Rail Station	1.1 miles
3	Tile Hill Rail Station	2.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.29 miles
2	M6 J2	5.56 miles
3	M40 J14	9.53 miles
4	M40 J15	9.63 miles
5	M6 J3A	8.7 miles

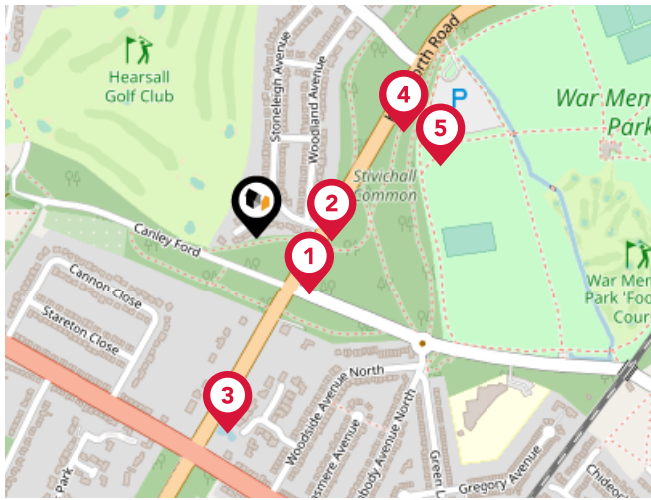


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.92 miles
2	Birmingham International Airport	9.41 miles
3	East Midlands Airport	31.38 miles
4	London Oxford Airport	39.69 miles

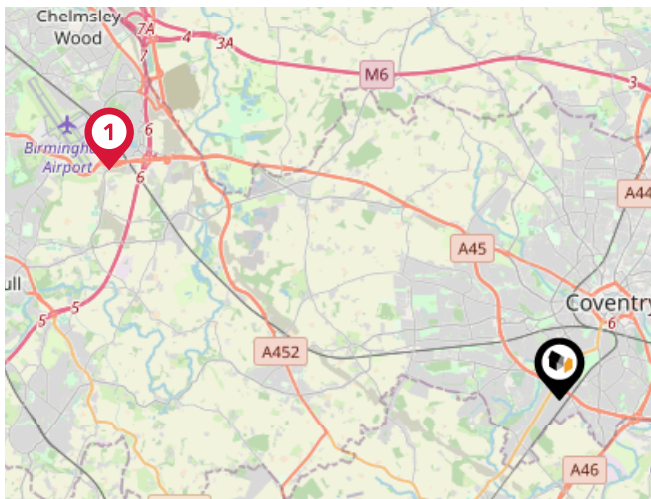
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coat of Arms Bridge Rd	0.09 miles
2	Coat of Arms Bridge Rd	0.09 miles
3	Fletchamstead Highway	0.22 miles
4	Beechwood Avenue	0.21 miles
5	Park and Ride Car Park	0.22 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.14 miles

Market Sold in Street



8, Southleigh Avenue, Coventry, CV5 6BY					Detached House
Last Sold Date:	21/03/2022	26/08/2020	22/05/2015		
Last Sold Price:	£990,000	£925,000	£765,000		
6, Southleigh Avenue, Coventry, CV5 6BY					Detached House
Last Sold Date:	22/12/2020	08/06/2006			
Last Sold Price:	£862,500	£440,000			
3, Southleigh Avenue, Coventry, CV5 6BY					Detached House
Last Sold Date:	03/08/2018				
Last Sold Price:	£670,000				
2, Southleigh Avenue, Coventry, CV5 6BY					Detached House
Last Sold Date:	27/03/2018	09/10/2009	23/03/2007	12/08/2002	
Last Sold Price:	£437,500	£315,000	£321,000	£225,000	
4, Southleigh Avenue, Coventry, CV5 6BY					Detached House
Last Sold Date:	19/01/2017				
Last Sold Price:	£675,000				
1, Southleigh Avenue, Coventry, CV5 6BY					Detached House
Last Sold Date:	02/12/2013	15/07/2009			
Last Sold Price:	£770,000	£500,000			
9, Southleigh Avenue, Coventry, CV5 6BY					Detached House
Last Sold Date:	08/11/2010	06/08/2001			
Last Sold Price:	£599,000	£425,000			
7, Southleigh Avenue, Coventry, CV5 6BY					Detached House
Last Sold Date:	22/05/2009	25/07/2001			
Last Sold Price:	£652,000	£385,000			
5, Southleigh Avenue, Coventry, CV5 6BY					Detached House
Last Sold Date:	05/05/2000				
Last Sold Price:	£250,000				

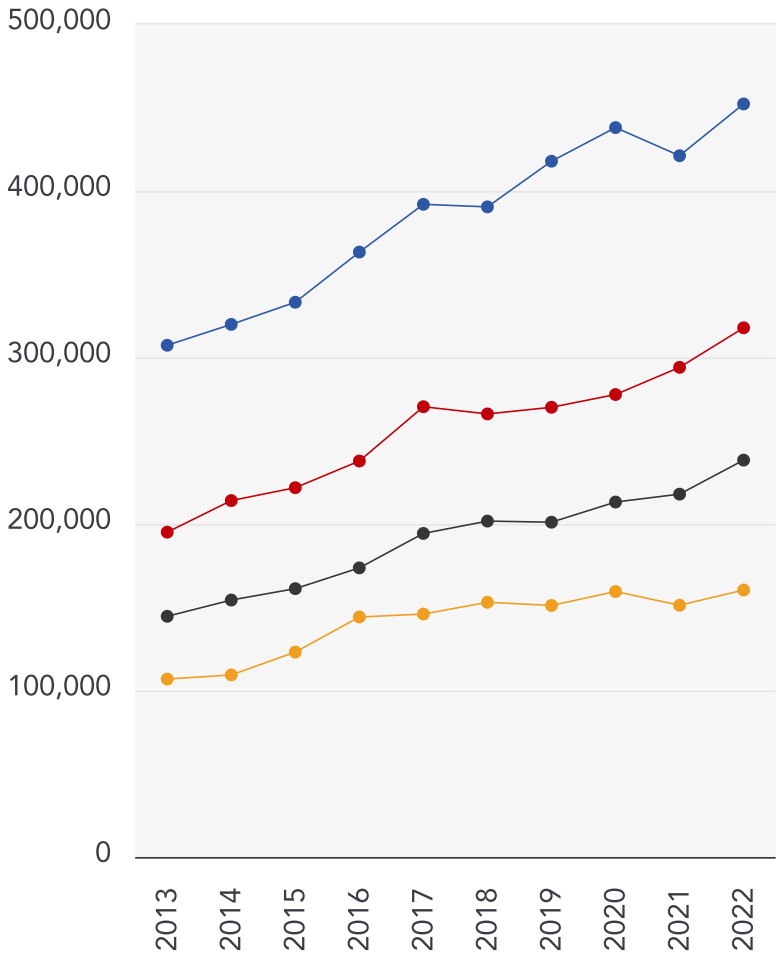
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

+47.15%

Semi-Detached

+62.9%

Terraced

+64.89%

Flat

+50%

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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Agent Disclaimer



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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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