



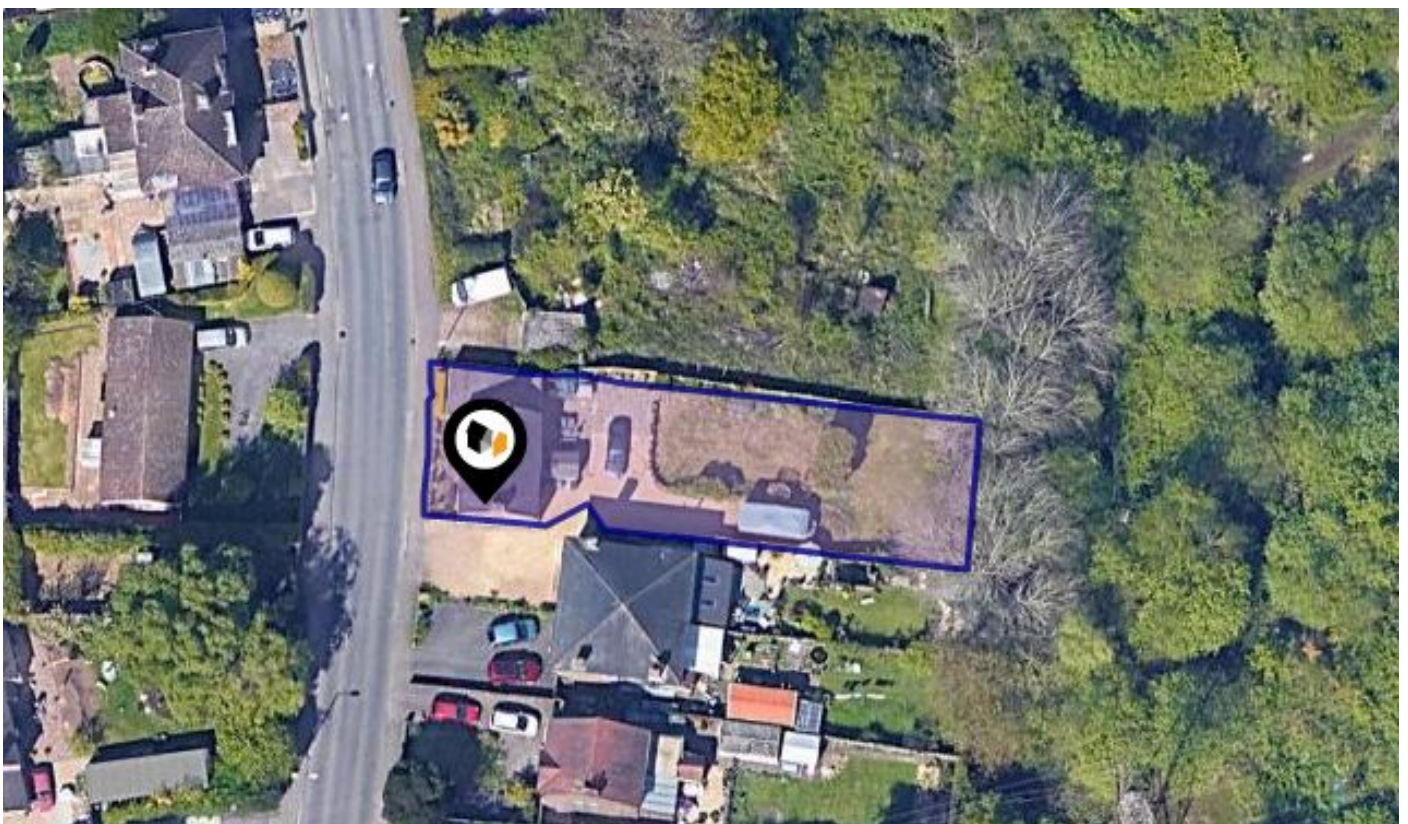
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd January 2024



BENNETTS ROAD, KERESLEY END, COVENTRY, CV7

Price Estimate : £395,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

An attractive and beautifully presented detached cottage

Three first floor bedrooms & three reception rooms

Sympathetic, stylish and exceptional decor throughout

Driveway & substantial rear gardens

Modern ground floor shower room & utility area

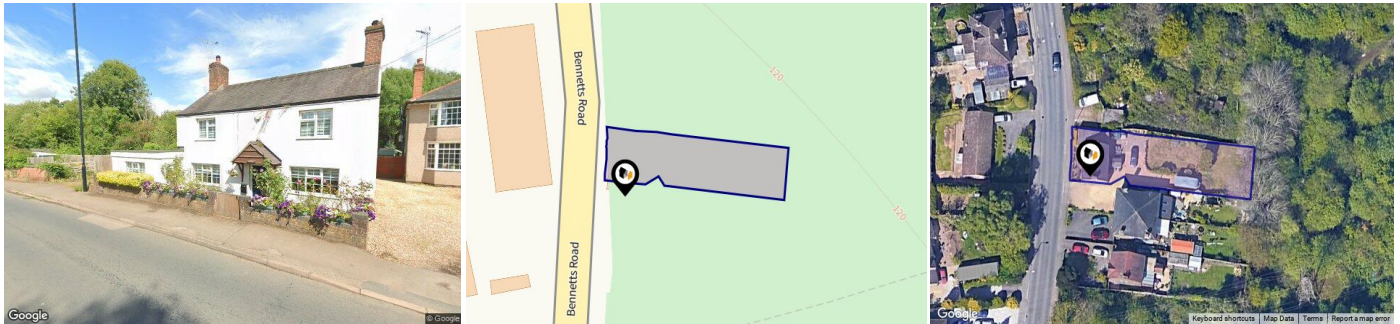
Well equipped contemporary kitchen overlooking rear gardens

Full external insulating render & modern boiler

EPC Rating C, Total approx or 120 Sq.M or 1297 Total Sq.Ft

These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.

For all enquiries, questions, queries and concerns please contact us on
sales@walmsleythewaytomove.co.uk or 0330 1180 062



Property

Type:	Detached	Price Estimate:	£395,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,313 ft ² / 122 m ²		
Plot Area:	0.14 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,537		
Title Number:	WM153959		
UPRN:	100071315780		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		15	1000
• Rivers & Seas	Very Low	mb/s	mb/s
• Surface Water	High		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Bennetts Road, Keresley End, CV7

Energy rating

C

Valid until 31.07.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

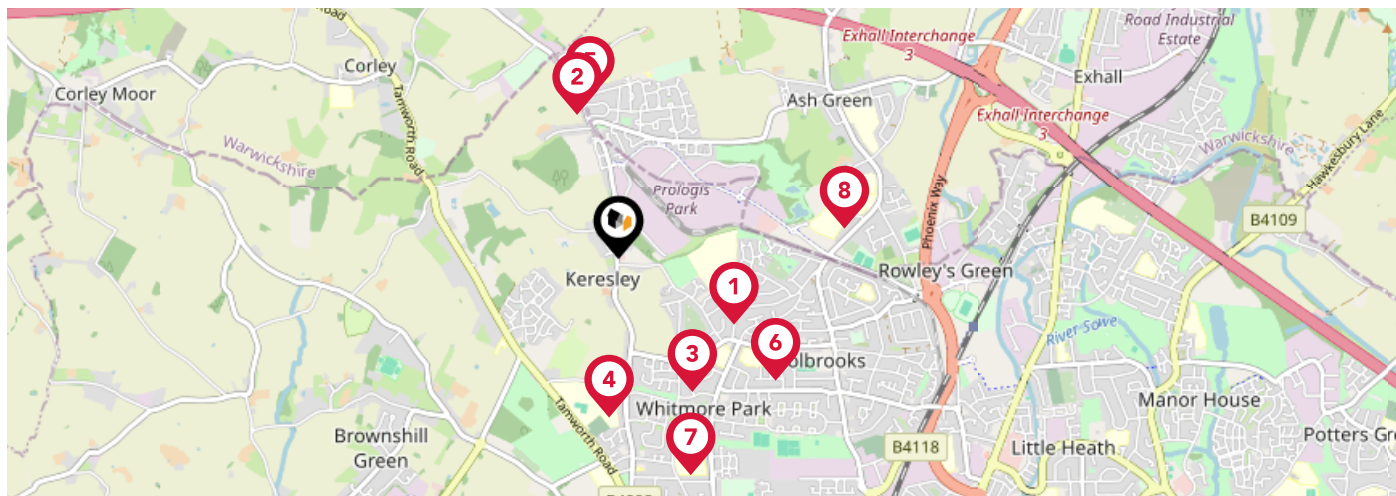
EPC - Additional Data



Additional EPC Data

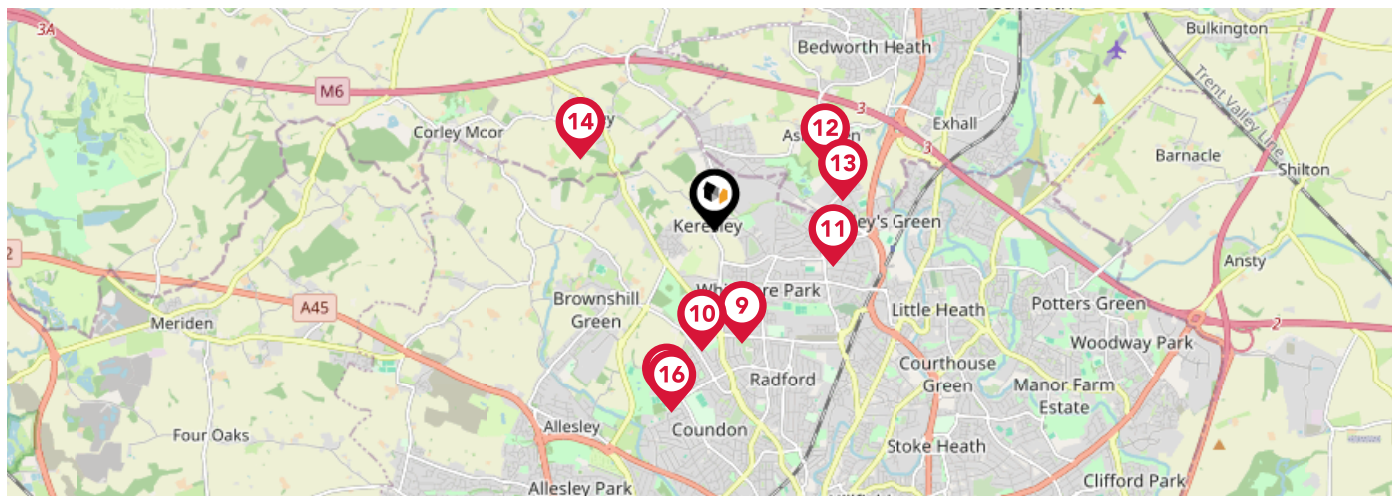
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with external insulation
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	122 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	President Kennedy School Academy Ofsted Rating: Outstanding Pupils: 1605 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Keresley College Ofsted Rating: Requires improvement Pupils: 20 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 463 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cardinal Newman Catholic School Ofsted Rating: Good Pupils: 1320 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Keresley Newland Primary Academy Ofsted Rating: Inadequate Pupils: 133 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Parkgate Primary School Ofsted Rating: Good Pupils: 712 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hospital Education Service Ofsted Rating: Good Pupils: 8 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Exhall Grange Specialist School Ofsted Rating: Good Pupils: 234 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

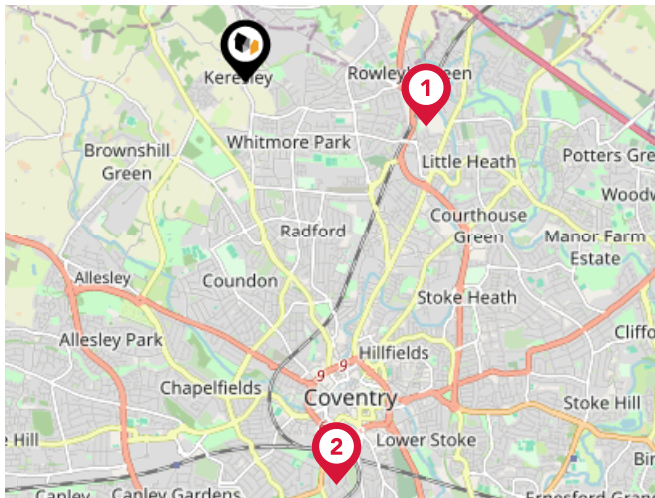
Area Schools



		Nursery	Primary	Secondary	College	Private
	Whitmore Park Primary School Ofsted Rating: Good Pupils: 668 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Keresley Grange Primary School Ofsted Rating: Good Pupils: 291 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Shelton Community Primary School Ofsted Rating: Good Pupils: 243 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ash Green School Ofsted Rating: Good Pupils: 985 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wheelwright Lane Primary School Ofsted Rating: Good Pupils: 213 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corley Centre Ofsted Rating: Good Pupils: 110 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Court Ofsted Rating: Good Pupils: 1702 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hollyfast Primary School Ofsted Rating: Good Pupils: 603 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

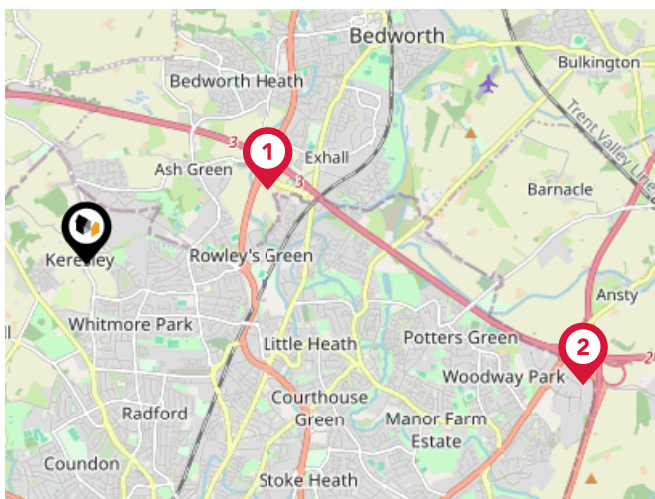
Area

Transport (National)



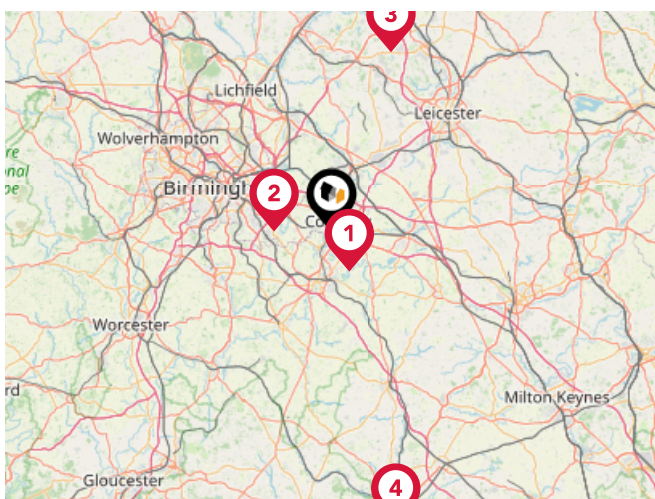
National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	1.68 miles
2	Coventry Rail Station	3.73 miles
3	Bedworth Rail Station	3.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	1.77 miles
2	M6 J2	4.62 miles
3	M6 J3A	6.53 miles
4	M6 J4	7.36 miles
5	M42 J6	7.47 miles

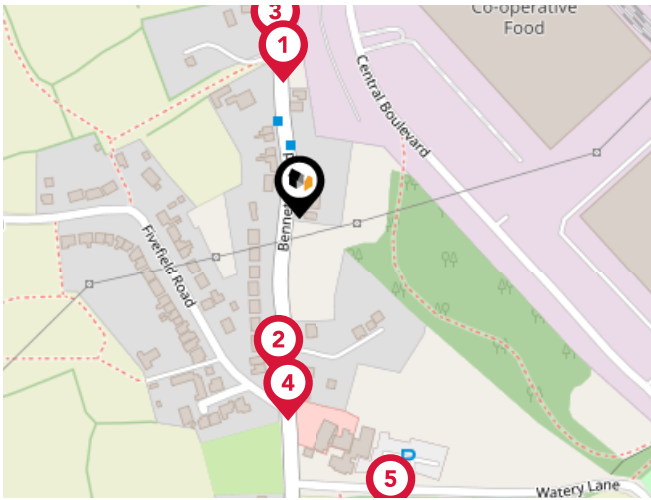


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	6.4 miles
2	Birmingham International Airport	8.36 miles
3	East Midlands Airport	27.21 miles
4	London Oxford Airport	43.93 miles

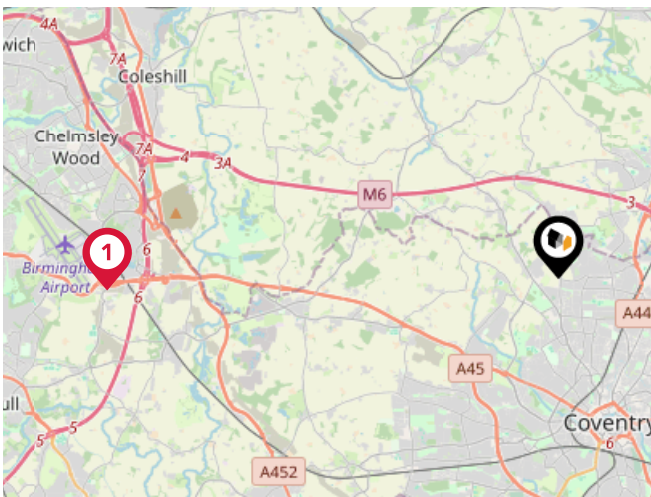
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ravenswood	0.08 miles
2	Fivefield Rd	0.09 miles
3	Ravenswood	0.1 miles
4	Fivefield Rd	0.11 miles
5	Bennetts Rd	0.18 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.15 miles

Market Sold in Street



12, Bennetts Road, Coventry, CV7 8HX					Detached House
Last Sold Date:	14/04/2023	16/12/2011			
Last Sold Price:	£170,000	£134,995			
Linden Paddocks, 26, Bennetts Road, Coventry, CV7 8HX					other House
Last Sold Date:	02/09/2022				
Last Sold Price:	£1,805,000				
4, Bennetts Road, Coventry, CV7 8HX					Terraced House
Last Sold Date:	21/03/2022	28/09/2012			
Last Sold Price:	£212,000	£184,995			
Philmana, Bennetts Road, Coventry, CV7 8HX					Semi-detached House
Last Sold Date:	25/06/2021	16/08/2000	20/02/1998	30/10/1997	
Last Sold Price:	£275,000	£69,750	£48,500	£40,000	
8, Bennetts Road, Coventry, CV7 8HX					Terraced House
Last Sold Date:	27/04/2020	29/11/2019	14/06/2018	25/01/2013	
Last Sold Price:	£186,500	£197,000	£196,000	£174,995	
At Last, Bennetts Road, Coventry, CV7 8HX					Semi-detached House
Last Sold Date:	08/07/2019	09/02/2005			
Last Sold Price:	£245,000	£160,000			
10, Bennetts Road, Coventry, CV7 8HX					Detached House
Last Sold Date:	14/12/2018	26/10/2012			
Last Sold Price:	£247,000	£232,000			
Fieldside, Bennetts Road, Coventry, CV7 8HX					Semi-detached House
Last Sold Date:	12/11/2018	01/10/2010			
Last Sold Price:	£115,000	£105,500			
16, Bennetts Road, Coventry, CV7 8HX					Detached House
Last Sold Date:	31/08/2018	25/11/2015			
Last Sold Price:	£248,000	£210,000			
Trade Winds, Bennetts Road, Coventry, CV7 8HX					Detached House
Last Sold Date:	03/04/2018	19/01/2016			
Last Sold Price:	£290,000	£100,000			
6, Bennetts Road, Coventry, CV7 8HX					Terraced House
Last Sold Date:	29/03/2018	28/09/2012			
Last Sold Price:	£193,000	£179,995			
Clarendon, Bennetts Road, Coventry, CV7 8HX					Terraced House
Last Sold Date:	21/07/2006				
Last Sold Price:	£155,000				

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

Market Sold in Street



Highfield House, Bennetts Road, Coventry, CV7 8HX

Detached House

Last Sold Date: 02/05/2002

Last Sold Price: £180,000

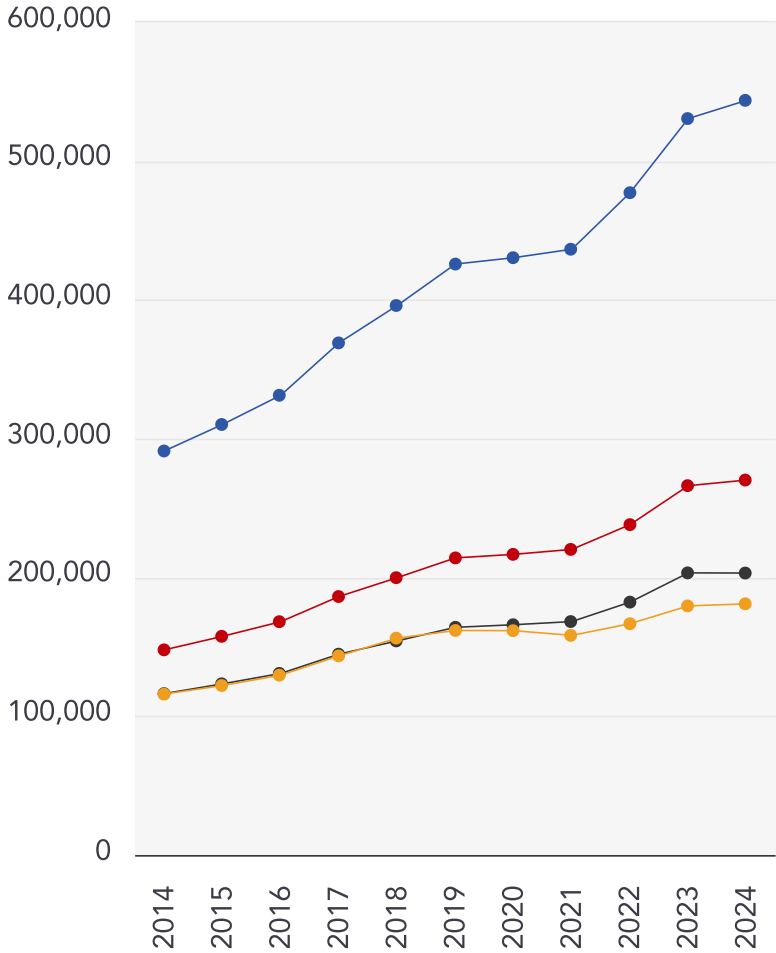
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV7



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%

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



Important - Please Read

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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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