



See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06<sup>th</sup> February 2024



## KNOLL DRIVE, COVENTRY, CV3

Price Estimate : £625,000

### Walmsley's The Way to Move

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

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www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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#### Your property details in brief.....

A spacious, extended & detached four bedroom family home

Exceptional extension creating kitchen, dining and family room

Ground floor cloakroom & utility room

Integral garage with driveway to front & another secure to rear

Separate sitting room with dual aspect

Family bathroom & separate first floor WC

Ideal location close to station, schooling, parkland & amenities

EPC rating D prior to renovation, Total 176 Sq.M or Total approx 1900 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

<b>Type:</b>	Detached
<b>Bedrooms:</b>	4
<b>Plot Area:</b>	0.11 acres
<b>Year Built :</b>	1950-1966
<b>Council Tax :</b>	Band F
<b>Annual Estimate:</b>	£2,999
<b>Title Number:</b>	WM44558
<b>UPRN:</b>	100070668776

<b>Last Sold £/ft<sup>2</sup>:</b>	£284
<b>Price Estimate:</b>	£625,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

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

<b>14</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

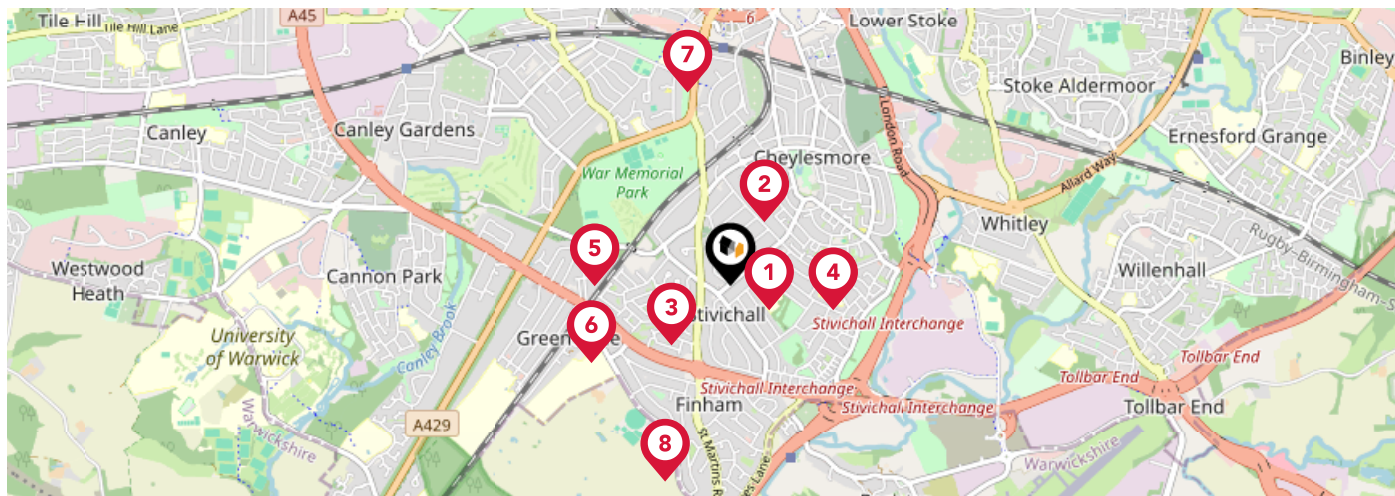
## This Address



Planning records for: *62, Knoll Drive, Coventry, CV3 5PJ*

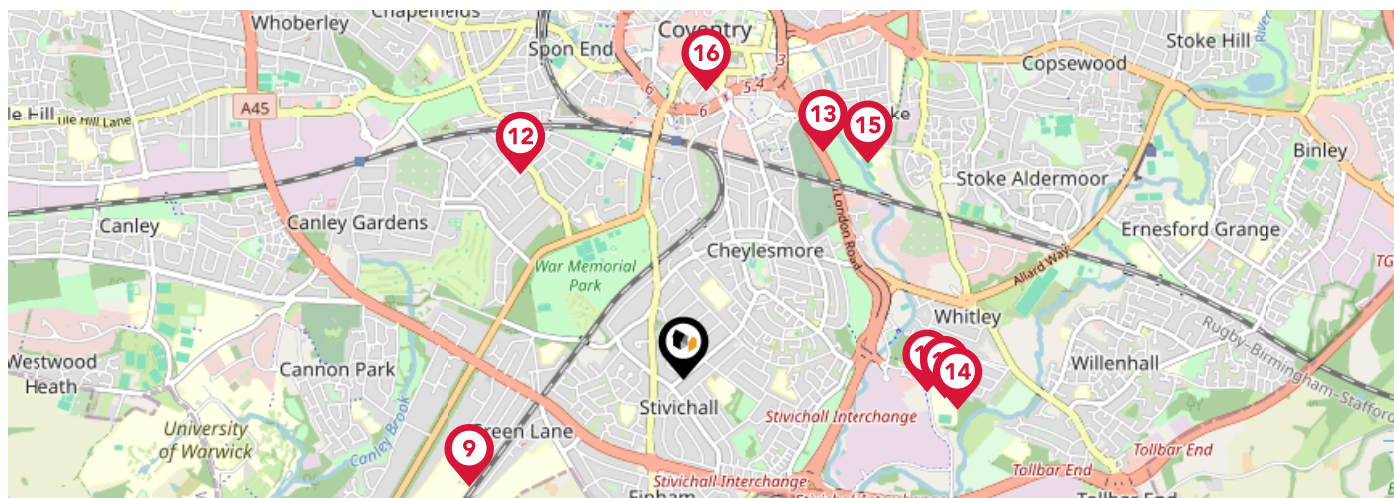
Reference - LDCP/2019/1012	
<b>Decision:</b>	LDCAPP
<b>Date:</b>	23rd April 2019
<b>Description:</b>	Lawful development certificate for proposed single storey rear extension and internal alterations









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

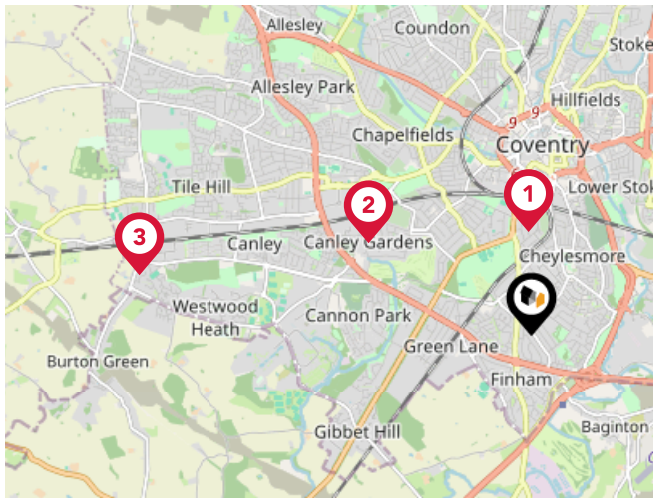
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Whitley Academy</b> Ofsted Rating: Inadequate   Pupils: 910   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Tiverton School</b> Ofsted Rating: Good   Pupils: 96   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1634   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

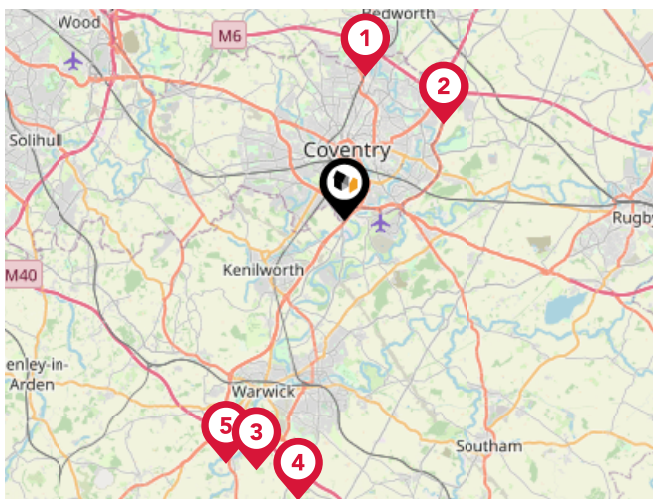
# Area

## Transport (National)



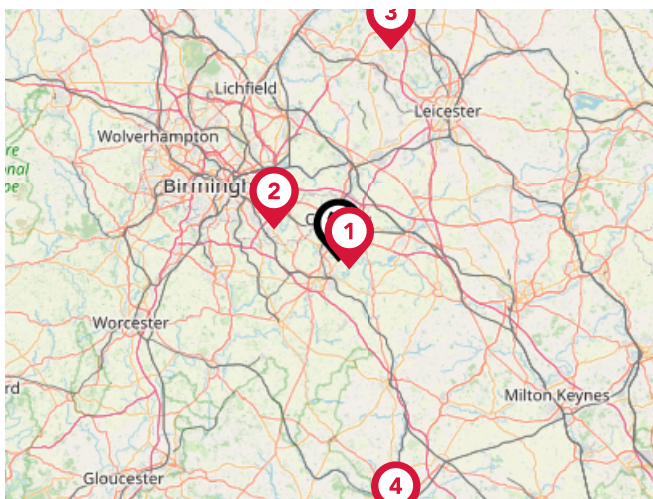
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.94 miles
2	Canley Rail Station	1.69 miles
3	Tile Hill Rail Station	3.6 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.31 miles
2	M6 J2	5.04 miles
3	M40 J14	9.57 miles
4	M40 J13	10.31 miles
5	M40 J15	9.77 miles

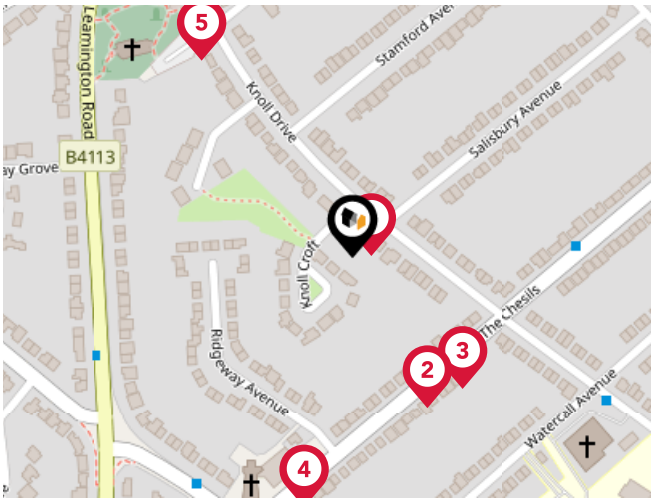


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.08 miles
2	Birmingham International Airport	10.29 miles
3	East Midlands Airport	31.37 miles
4	London Oxford Airport	39.28 miles

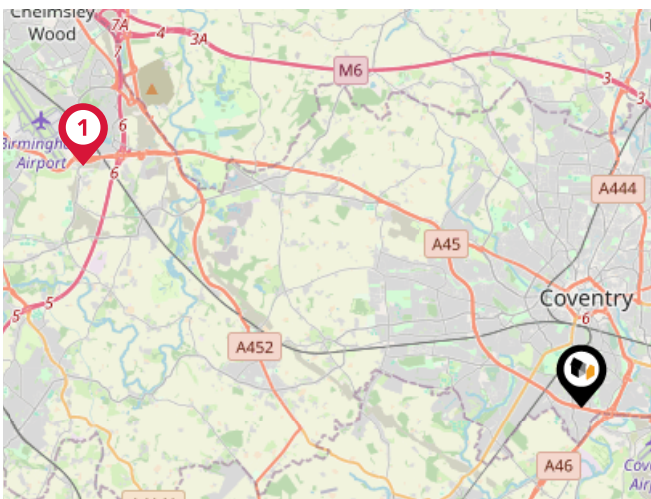
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	The Chesils	0.01 miles
	Knoll Drive	0.1 miles
	Knoll Drive	0.1 miles
	Ridgeway Avenue	0.14 miles
	Brayford Avenue	0.14 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	10.02 miles



# Market Sold in Street



<b>62, Knoll Drive, Coventry, CV3 5PJ</b>	Detached House	
Last Sold Date:	09/07/2015	
Last Sold Price:	£365,000	
<b>64, Knoll Drive, Coventry, CV3 5PJ</b>	Detached House	
Last Sold Date:	11/06/2014	10/10/2001
Last Sold Price:	£407,500	£215,000
<b>71, Knoll Drive, Coventry, CV3 5PJ</b>	Semi-detached House	
Last Sold Date:	19/11/2010	14/06/2002
Last Sold Price:	£265,000	£187,000
<b>77, Knoll Drive, Coventry, CV3 5PJ</b>	Detached House	
Last Sold Date:	21/09/2007	
Last Sold Price:	£257,750	
<b>86, Knoll Drive, Coventry, CV3 5PJ</b>	Semi-detached House	
Last Sold Date:	03/09/2007	
Last Sold Price:	£272,000	
<b>88, Knoll Drive, Coventry, CV3 5PJ</b>	Semi-detached House	
Last Sold Date:	20/01/2006	
Last Sold Price:	£249,999	
<b>80, Knoll Drive, Coventry, CV3 5PJ</b>	Detached House	
Last Sold Date:	02/09/2005	
Last Sold Price:	£315,000	
<b>66, Knoll Drive, Coventry, CV3 5PJ</b>	Detached House	
Last Sold Date:	02/04/2003	
Last Sold Price:	£290,000	
<b>85, Knoll Drive, Coventry, CV3 5PJ</b>	Detached House	
Last Sold Date:	25/10/2002	
Last Sold Price:	£199,950	
<b>84, Knoll Drive, Coventry, CV3 5PJ</b>	Semi-detached House	
Last Sold Date:	11/09/2001	
Last Sold Price:	£179,500	

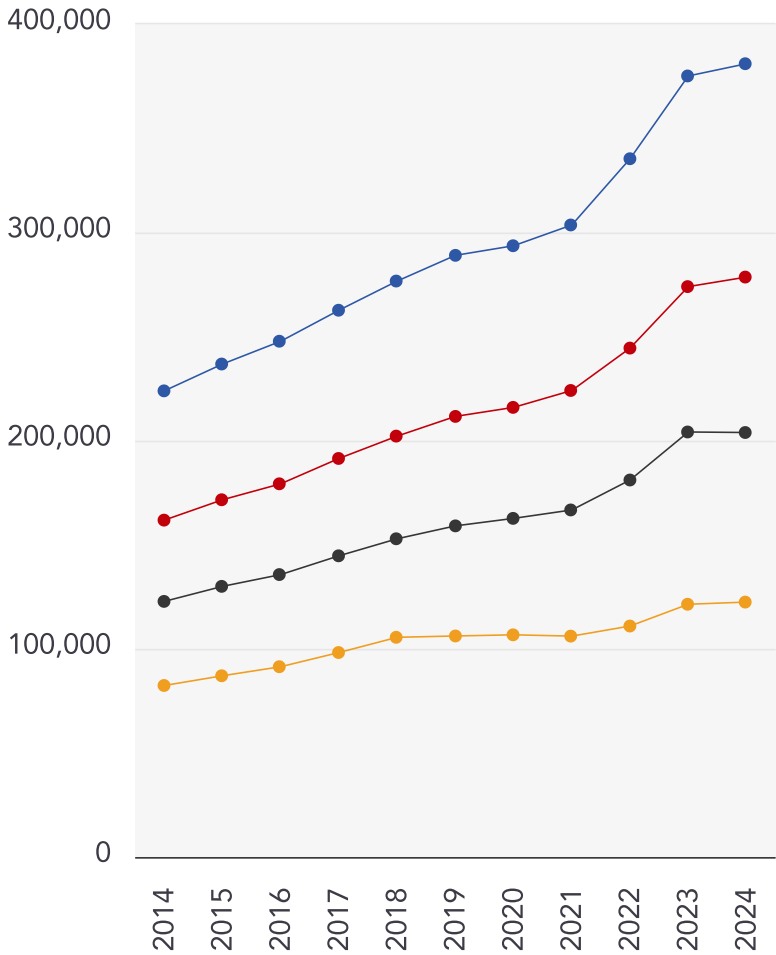
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**

# 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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## Important - Please Read

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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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