



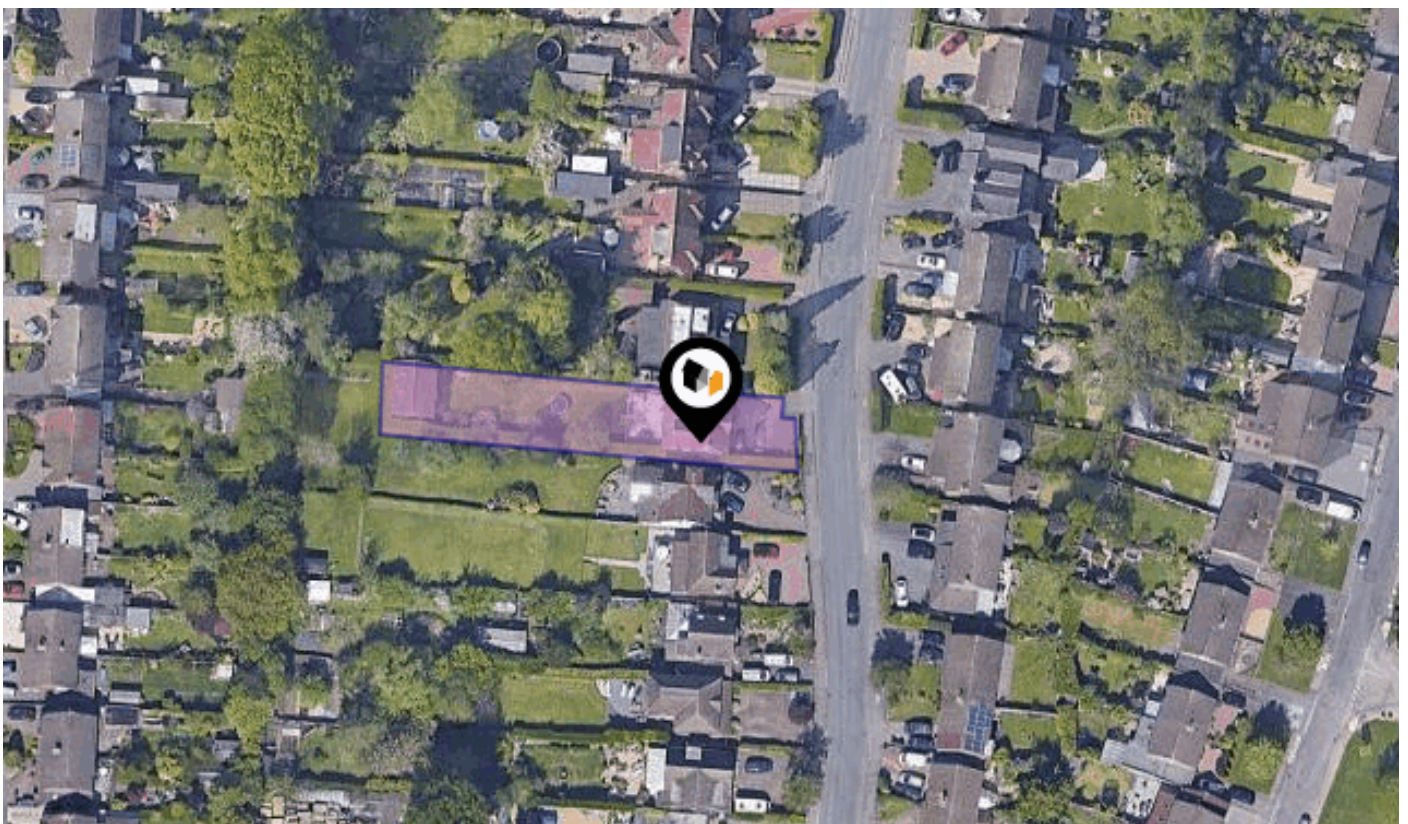
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 25th October 2023



EASTERN GREEN ROAD, COVENTRY, CV5

Price Estimate : £600,000

Walmsley's The Way to Move

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

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Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

Superb four bedroom detached home in Eastern Green

Exceptional plot with terrace, lawns & double garage

Beautifully presented throughout

Generous driveway with single garage & "dolls house" facade

Sitting room & further through living/dining room

Kitchen breakfast room & separate utility

Superb main bedroom with dressing area & ensuite shower room

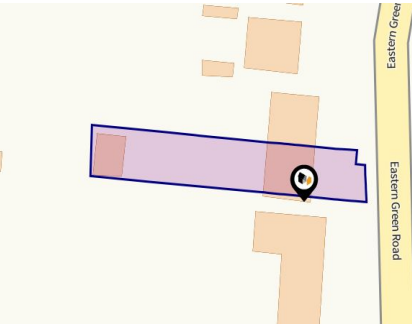
Exceptional four piece family bathroom & ground floor cloakroom

Ideal Eastern Green locale location to the West of the city

EPC Rating TBC, Total 1667 Sq.ft. or 154 Sq.m excluding garage

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@walmsleysthewaytomove.co.uk or 0330 1180 062***



Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.21 acres
Year Built :	1930-1949
Council Tax :	Band F
Annual Estimate:	£2,999
Title Number:	WK204218
UPRN:	100070643801

Last Sold £/ft²:	£226
Price Estimate:	£600,000
Tenure:	Freehold

Local Area

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

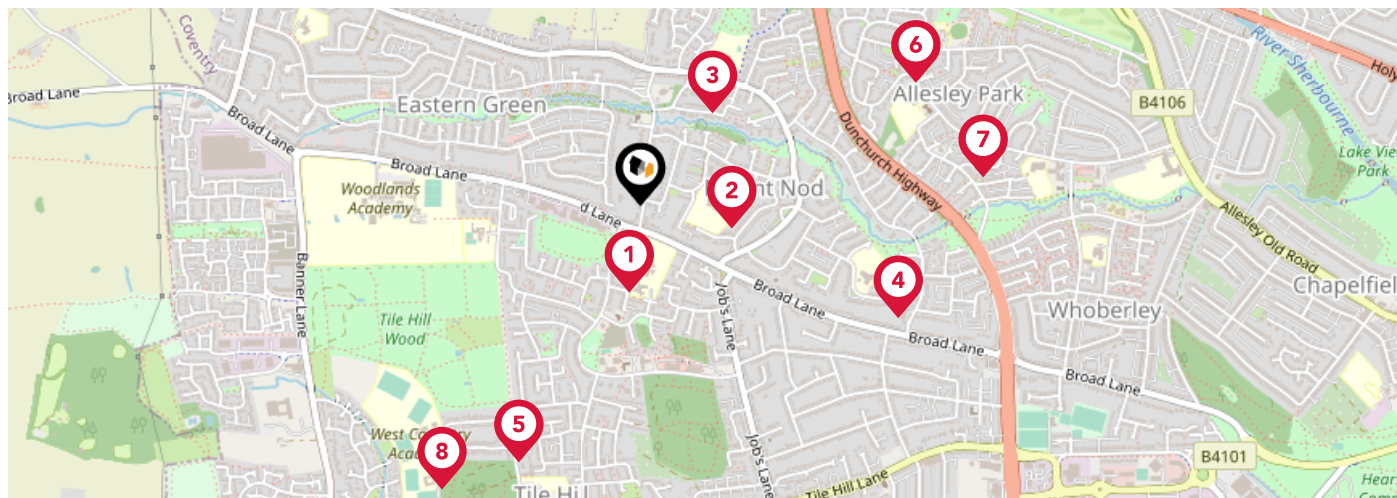
Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	74 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

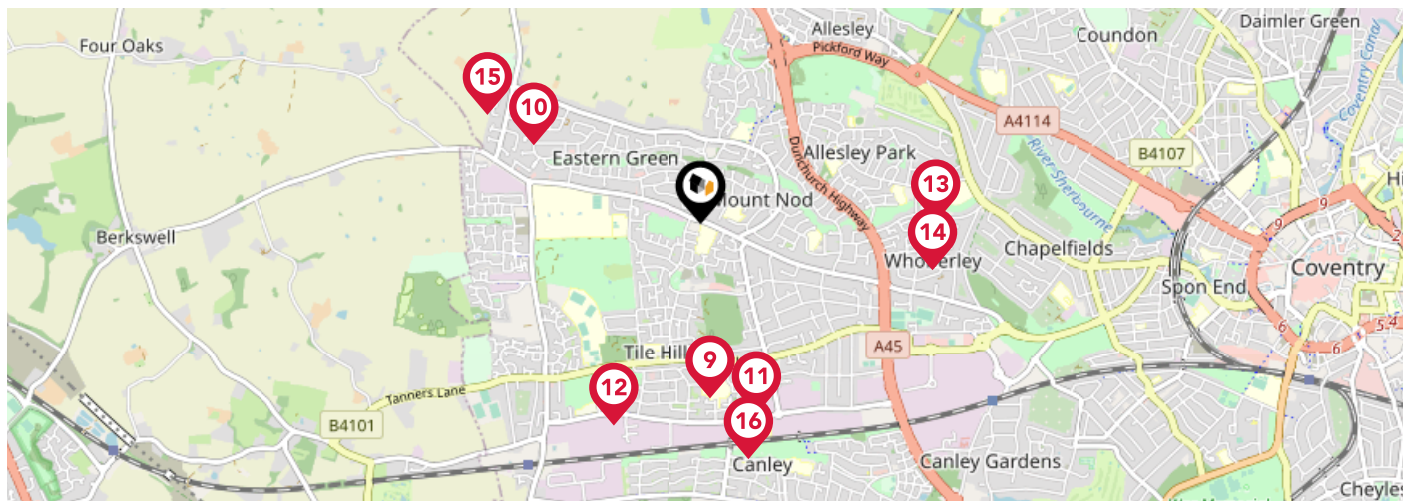
Satellite/Fibre TV Availability:

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Limbrick Wood Primary School Ofsted Rating: Good Pupils: 183 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mount Nod Primary School Ofsted Rating: Good Pupils: 329 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Park Hill Primary School Ofsted Rating: Good Pupils: 461 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 222 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Allesley Hall Primary School Ofsted Rating: Good Pupils: 195 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St John's Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	West Coventry Academy Ofsted Rating: Requires Improvement Pupils: 1136 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

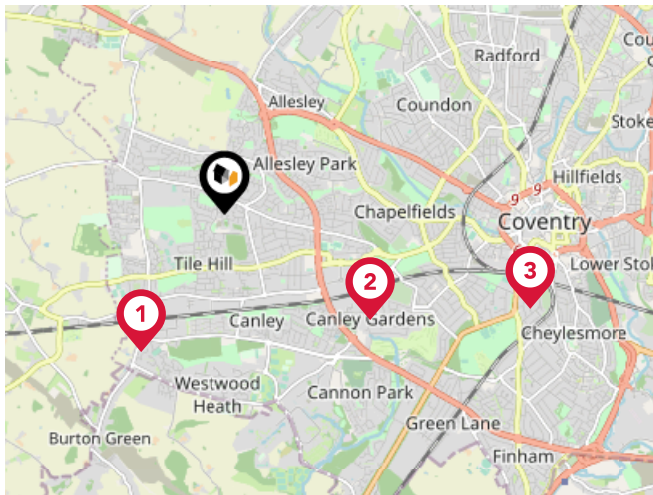
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Hereward College of Further Education Ofsted Rating: Good Pupils: 0 Distance: 0.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Eastern Green Junior School Ofsted Rating: Good Pupils: 227 Distance: 0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Templars Primary School Ofsted Rating: Good Pupils: 594 Distance: 0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Leigh Church of England Academy Ofsted Rating: Good Pupils: 222 Distance: 0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance: 1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance: 1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 179 Distance: 1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Finham Park 2 Ofsted Rating: Good Pupils: 593 Distance: 1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

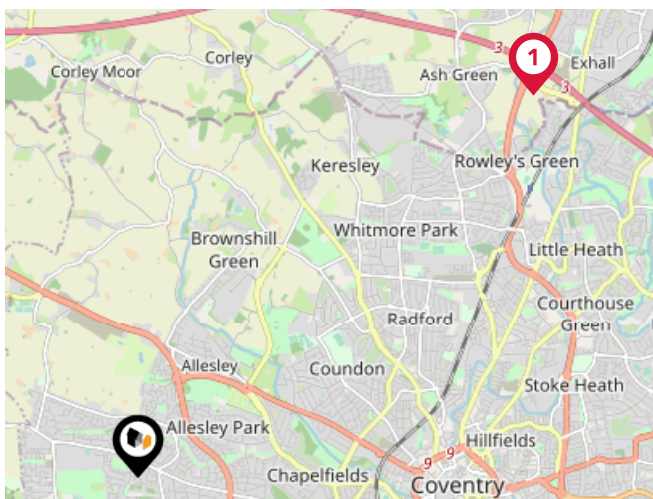
Area

Transport (National)



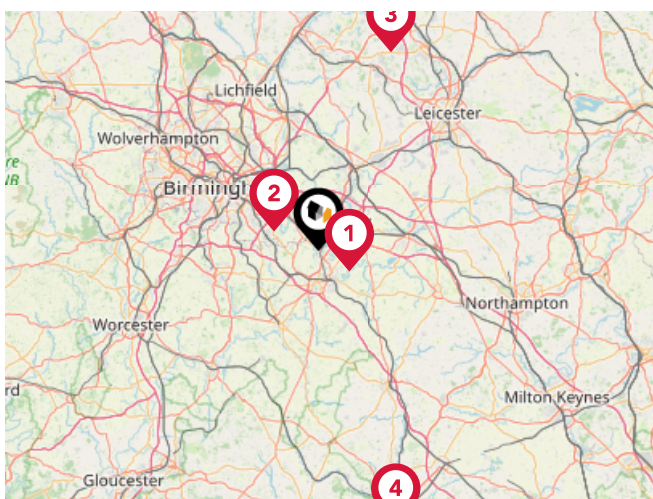
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	1.46 miles
2	Canley Rail Station	1.63 miles
3	Coventry Rail Station	2.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.98 miles
2	M6 J3A	6.23 miles
3	M42 J6	5.96 miles
4	M6 J4	6.84 miles
5	M42 J7	6.98 miles

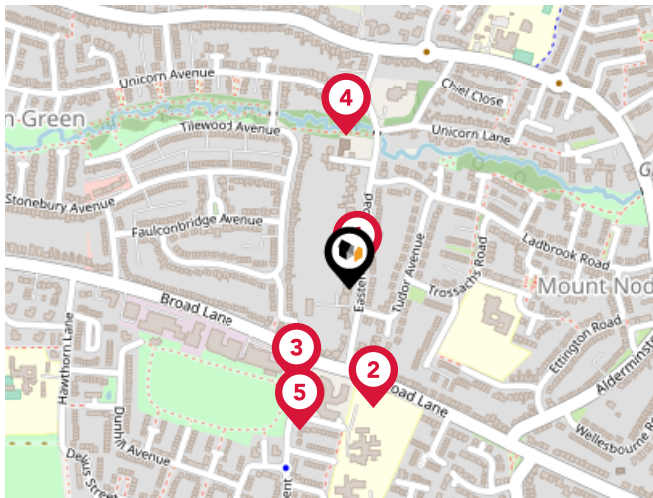


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	5.38 miles
2	Birmingham International Airport	7 miles
3	East Midlands Airport	30.48 miles
4	London Oxford Airport	41.69 miles

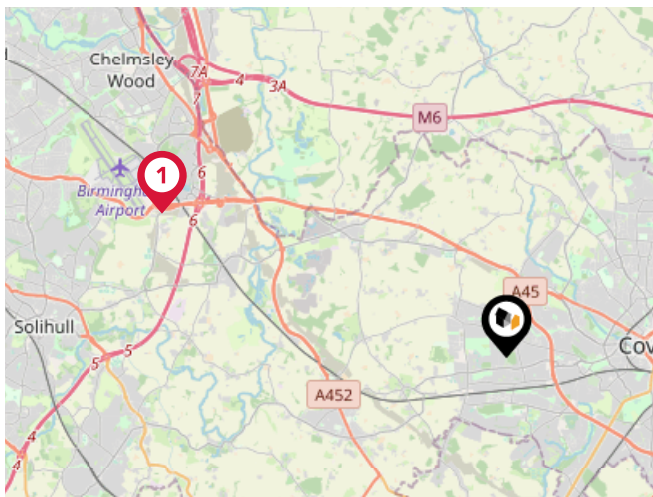
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tudor Avenue	0.02 miles
2	Eastern Green Rd	0.14 miles
3	Eastern Green Rd	0.12 miles
4	Unicorn House	0.17 miles
5	Coleman St	0.17 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.73 miles

Market Sold in Street



41, Eastern Green Road, Coventry, CV5 7LG						Detached House					
Last Sold Date:		13/04/2022		31/01/2013							
Last Sold Price:		£600,000		£340,000							
21, Eastern Green Road, Coventry, CV5 7LG						Detached House					
Last Sold Date:		08/04/2022		27/11/2003							
Last Sold Price:		£540,000		£249,999							
27, Eastern Green Road, Coventry, CV5 7LG						Detached House					
Last Sold Date:		26/11/2021									
Last Sold Price:		£512,500									
37a, Eastern Green Road, Coventry, CV5 7LG						Semi-detached House					
Last Sold Date:		30/04/2021									
Last Sold Price:		£335,000									
3, Eastern Green Road, Coventry, CV5 7LG						Detached House					
Last Sold Date:		09/07/2019		10/07/2009							
Last Sold Price:		£420,000		£230,000							
17, Eastern Green Road, Coventry, CV5 7LG						Detached House					
Last Sold Date:		01/07/2016		30/05/2014		25/09/2009		21/05/2003		06/09/2002	
Last Sold Price:		£449,950		£405,000		£365,000		£155,000		£140,000	
25, Eastern Green Road, Coventry, CV5 7LG						Detached House					
Last Sold Date:		05/11/2014									
Last Sold Price:		£385,000									
37, Eastern Green Road, Coventry, CV5 7LG						Semi-detached House					
Last Sold Date:		22/10/2010		25/04/2003							
Last Sold Price:		£250,000		£197,500							
29, Eastern Green Road, Coventry, CV5 7LG						Semi-detached House					
Last Sold Date:		03/09/2010		25/10/1996							
Last Sold Price:		£245,000		£89,950							
15, Eastern Green Road, Coventry, CV5 7LG						Detached House					
Last Sold Date:		28/08/2009									
Last Sold Price:		£325,000									
43, Eastern Green Road, Coventry, CV5 7LG						Semi-detached House					
Last Sold Date:		22/08/2008									
Last Sold Price:		£235,000									
33, Eastern Green Road, Coventry, CV5 7LG						Semi-detached House					
Last Sold Date:		18/08/2003									
Last Sold Price:		£165,000									

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

Market Sold in Street



11, Eastern Green Road, Coventry, CV5 7LG	Detached House
Last Sold Date: 17/01/2003	
Last Sold Price: £295,000	
45, Eastern Green Road, Coventry, CV5 7LG	Detached House
Last Sold Date: 10/12/1999	
Last Sold Price: £190,500	
39, Eastern Green Road, Coventry, CV5 7LG	Detached House
Last Sold Date: 29/10/1999	
Last Sold Price: £190,000	

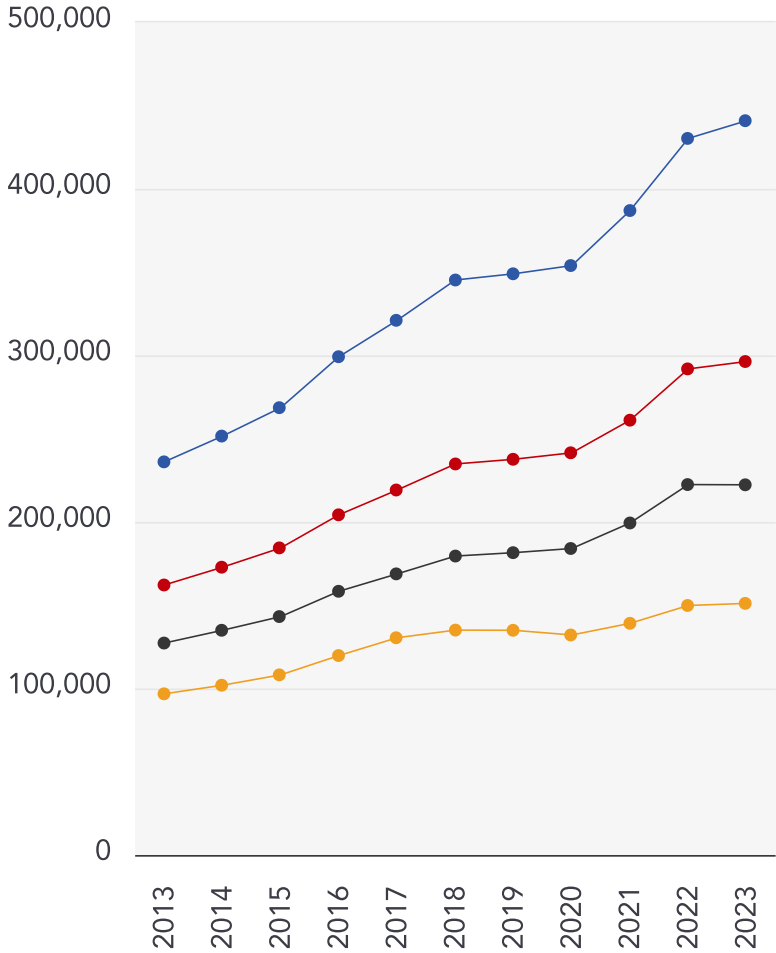
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+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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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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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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