



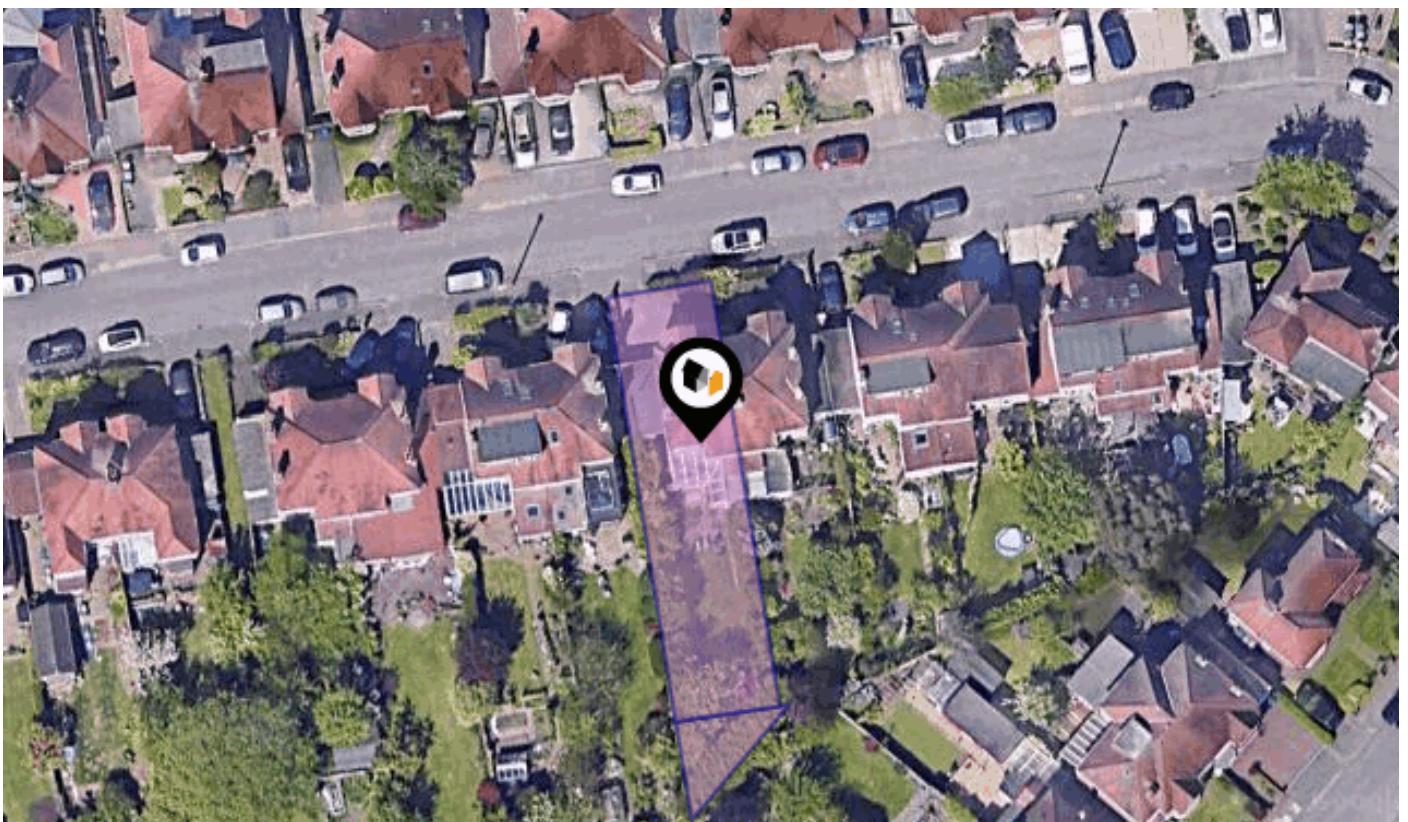
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 09th August 2023



HARTINGTON CRESCENT, COVENTRY, CV5

Price Estimate : £450,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



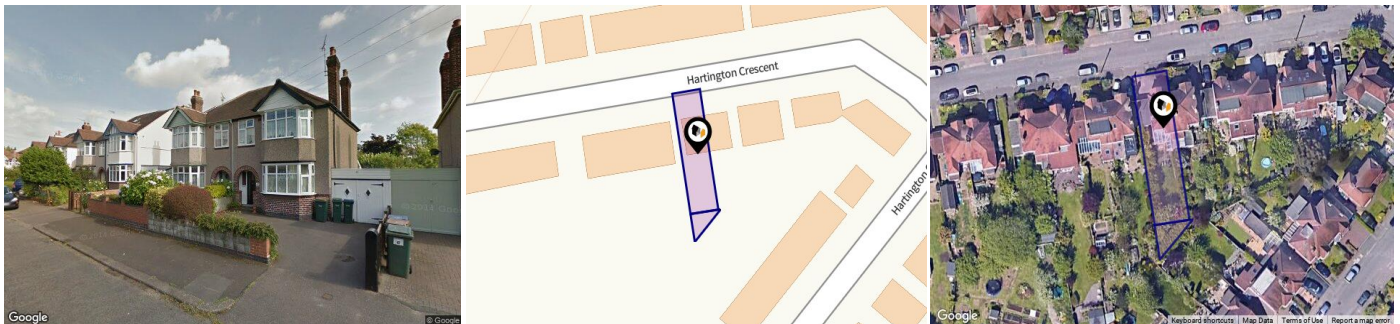
Dear Buyers & interested parties

Property Key Features

Beautifully presented three bedroom semi detached family home
Exceptional plot, social patios & massive potential to extend further
Insulated garage/workshop with skylights & driveway
Stunning, sympathetic first floor shower room
Retro designed kitchen with larder and South facing aspect & door to garden
Two delightful sitting rooms, one with bay another with patio doors
Underfloor heating throughout, fully rewired, modern boiler in part boarded loft
Total size Sq.Ft. 1338 or 124 Sq.M. EPC Ordered, No upward chain

For viewings or interest please email:

sales@walmsleythewaytomove.co.uk or call 0330 1180062



Property

Type:	Terraced
Bedrooms:	3
Plot Area:	0.09 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,076
Title Number:	MM98303
UPRN:	100070657732

Last Sold £/ft²:	£385
Price Estimate:	£450,000
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)

13 mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

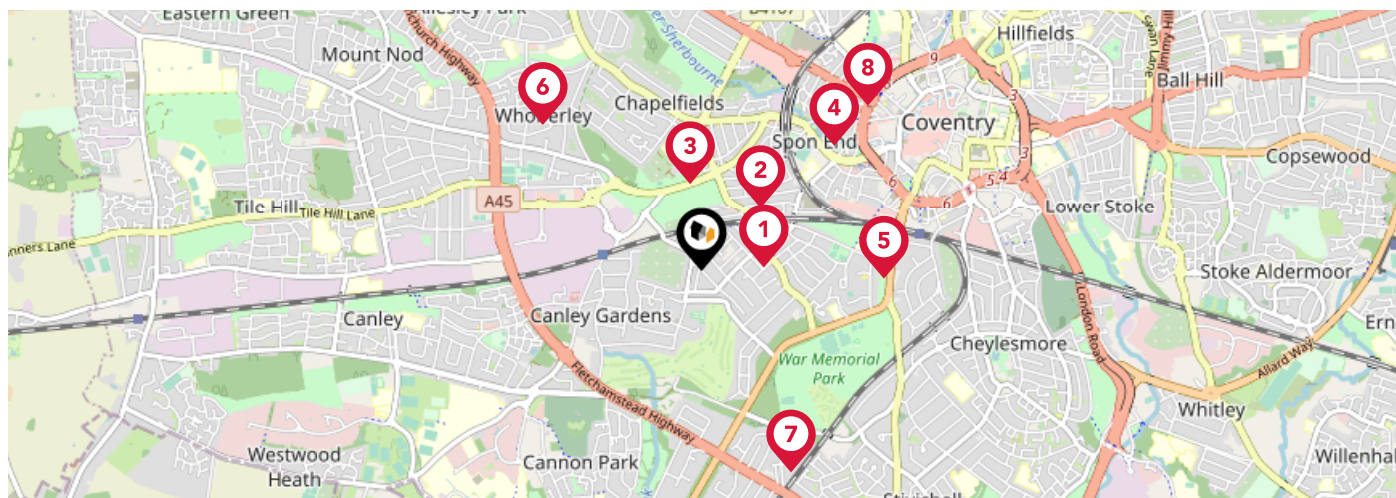


Planning records for: **45, Hartington Crescent, Coventry, CV5 6FU**

Reference - HH/2022/0507	
Decision:	Consultations/Re-consultations issued
Date:	28th February 2022
Description:	Demolition of existing rear extension, erection of single storey rear extension, hip to gable loft conversion with rear-facing dormer and 3 front-facing rooflights (resubmission of HH/2020/3075)

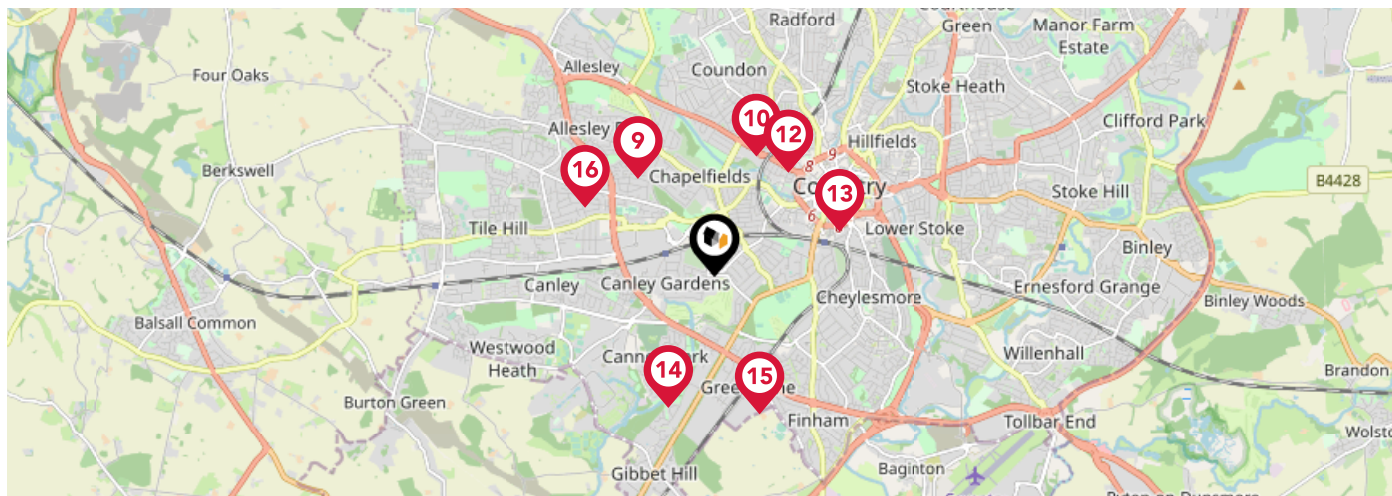
Reference - HH/2020/3075	
Decision:	FAPP
Date:	15th December 2020
Description:	Demolition of existing rear extension, erection of single storey rear extension, hip to gable loft conversion with rear-facing dormer and 3 front-facing rooflights









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

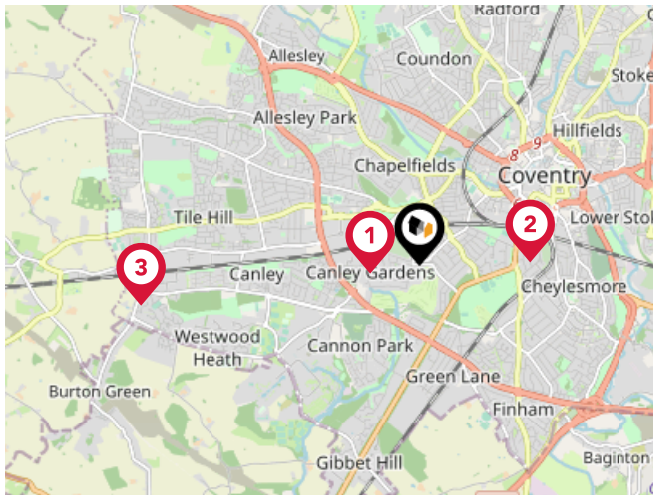
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

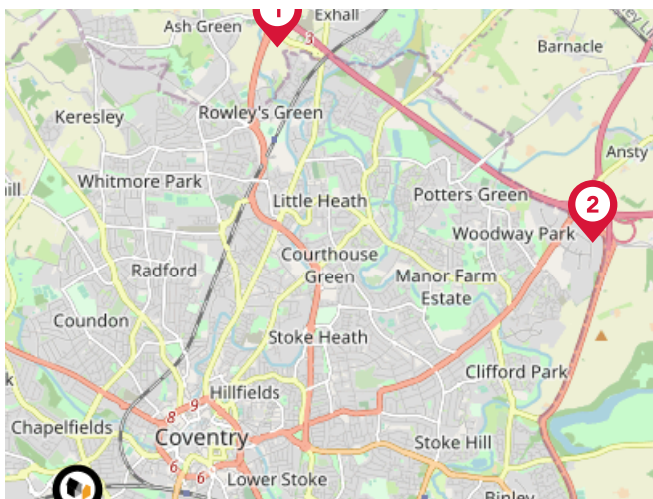
Area

Transport (National)



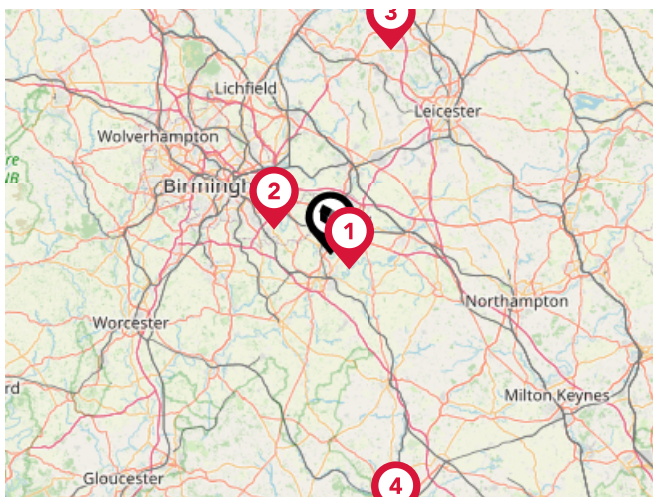
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.46 miles
2	Coventry Rail Station	0.99 miles
3	Tile Hill Rail Station	2.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.7 miles
2	M6 J2	5.32 miles
3	M40 J14	10.17 miles
4	M40 J15	10.23 miles
5	M6 J3A	8.12 miles

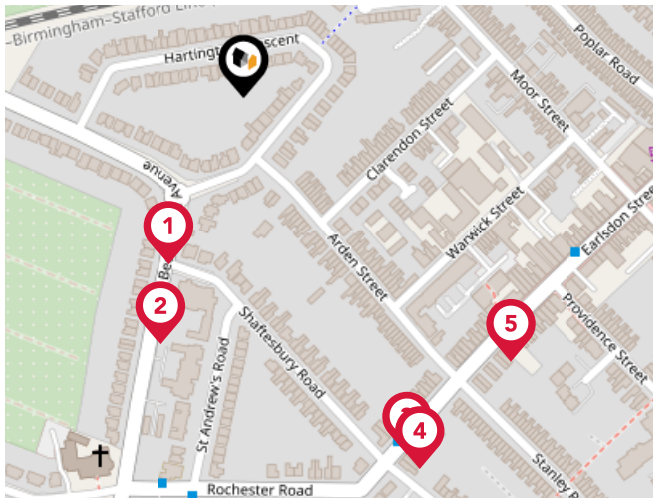


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.45 miles
2	Birmingham International Airport	8.97 miles
3	East Midlands Airport	30.75 miles
4	London Oxford Airport	40.4 miles

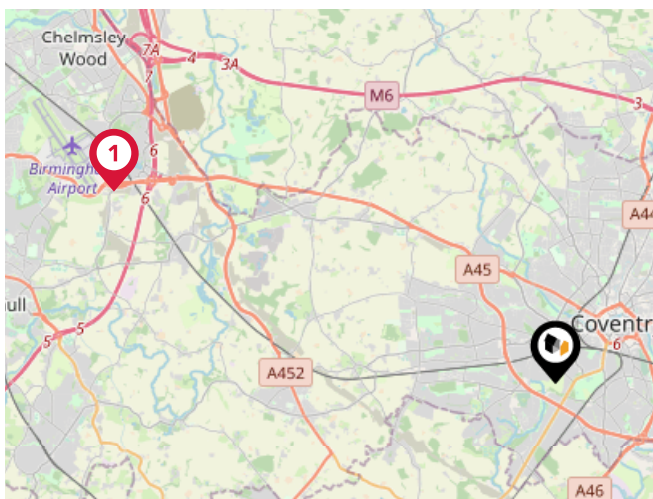
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shaftesbury Rd	0.1 miles
2	Shaftesbury Rd	0.15 miles
3	Shaftesbury Rd	0.22 miles
4	Shaftesbury Rd	0.23 miles
5	Providence St	0.21 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.7 miles

Market Sold in Street



37, Hartington Crescent, Coventry, CV5 6FU				Semi-detached House
Last Sold Date:	09/02/2021	15/06/2009	10/06/2004	
Last Sold Price:	£440,000	£241,950	£233,750	
1, Hartington Crescent, Coventry, CV5 6FU				Semi-detached House
Last Sold Date:	18/12/2020	10/03/2014		
Last Sold Price:	£510,000	£284,950		
57, Hartington Crescent, Coventry, CV5 6FU				Semi-detached House
Last Sold Date:	21/10/2019			
Last Sold Price:	£355,000			
65, Hartington Crescent, Coventry, CV5 6FU				Semi-detached House
Last Sold Date:	01/07/2019			
Last Sold Price:	£400,000			
45, Hartington Crescent, Coventry, CV5 6FU				Semi-detached House
Last Sold Date:	24/05/2019			
Last Sold Price:	£349,000			
35, Hartington Crescent, Coventry, CV5 6FU				Semi-detached House
Last Sold Date:	27/11/2017	08/09/2014		
Last Sold Price:	£385,000	£327,500		
23, Hartington Crescent, Coventry, CV5 6FU				Semi-detached House
Last Sold Date:	27/10/2016	07/02/2012		
Last Sold Price:	£324,500	£210,000		
17, Hartington Crescent, Coventry, CV5 6FU				Semi-detached House
Last Sold Date:	06/12/2013	29/01/1999		
Last Sold Price:	£305,000	£135,000		
11, Hartington Crescent, Coventry, CV5 6FU				Semi-detached House
Last Sold Date:	28/05/2012			
Last Sold Price:	£270,000			
27, Hartington Crescent, Coventry, CV5 6FU				Detached House
Last Sold Date:	02/09/2011	11/09/1998		
Last Sold Price:	£300,000	£127,000		
29, Hartington Crescent, Coventry, CV5 6FU				Detached House
Last Sold Date:	02/09/2009	18/12/1995		
Last Sold Price:	£275,000	£106,000		
5, Hartington Crescent, Coventry, CV5 6FU				Detached House
Last Sold Date:	17/07/2009			
Last Sold Price:	£292,000			

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

Market Sold in Street



3, Hartington Crescent, Coventry, CV5 6FU		Semi-detached House
Last Sold Date:	18/09/2008	04/08/2000
Last Sold Price:	£249,950	£125,000
39, Hartington Crescent, Coventry, CV5 6FU		Detached House
Last Sold Date:	28/09/2007	28/04/1995
Last Sold Price:	£317,000	£33,500
59, Hartington Crescent, Coventry, CV5 6FU		Terraced House
Last Sold Date:	01/06/2005	
Last Sold Price:	£227,000	
51, Hartington Crescent, Coventry, CV5 6FU		Terraced House
Last Sold Date:	21/06/2004	05/01/1996
Last Sold Price:	£272,500	£59,995
25, Hartington Crescent, Coventry, CV5 6FU		Detached House
Last Sold Date:	27/05/2004	22/11/2002
Last Sold Price:	£264,950	£190,000
49, Hartington Crescent, Coventry, CV5 6FU		Semi-detached House
Last Sold Date:	18/06/2003	
Last Sold Price:	£197,000	
13, Hartington Crescent, Coventry, CV5 6FU		Detached House
Last Sold Date:	22/12/1998	
Last Sold Price:	£111,000	
41, Hartington Crescent, Coventry, CV5 6FU		Terraced House
Last Sold Date:	18/12/1995	
Last Sold Price:	£82,000	

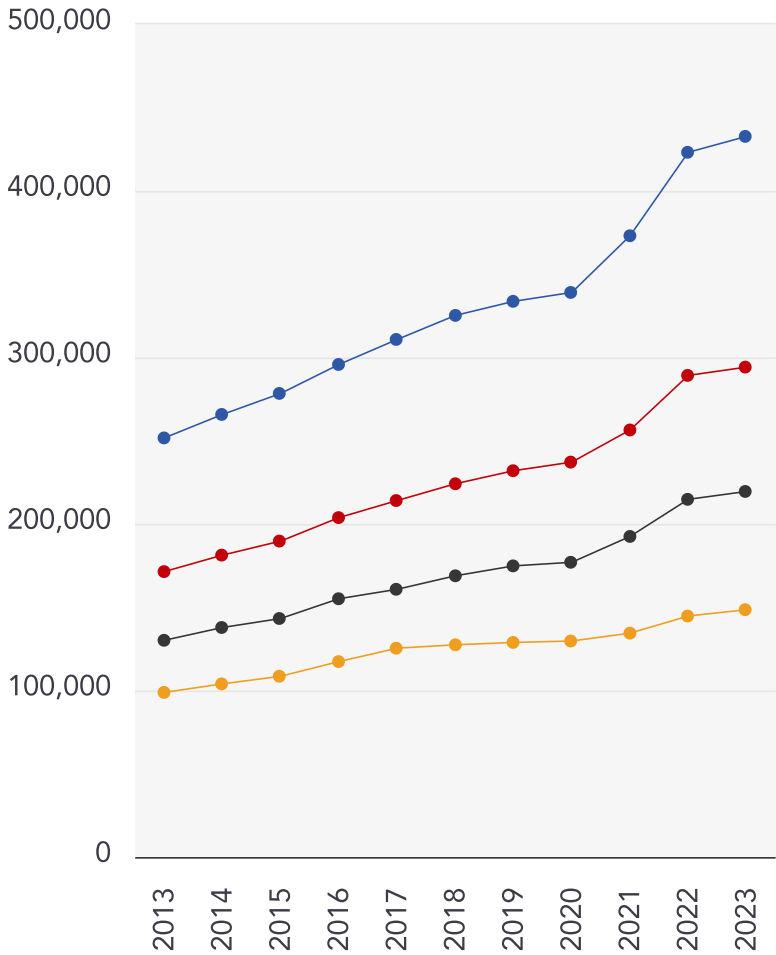
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+71.94%

Semi-Detached

+71.65%

Terraced

+68.69%

Flat

+50.24%

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

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

