



See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th March 2024



KELVIN ROAD, LEAMINGTON SPA, CV32

Price Estimate : £385,000

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A spacious three bedroom semi detached home within popular street

Driveway for two cars, car port & garage

Impressive, private plot with shed, lawn and patio areas

Substantial living space with wide & welcoming entrance hallway

Kitchen overlooking gardens to rear

Tidy & modern three piece bathroom with airing cupboard

Gas central heating throughout & spacious loft areas

Ideal location close to local amenities & Telford school

Massive extension potential yet "move in" ready!

NO CHAIN, EPC RATING C, Total Approx 910 Sq.Ft (without garage) or 85 Sq.M.

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:	Semi-Detached
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.08 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,066
Title Number:	WK100755
UPRN:	100070247171

Price Estimate:	£385,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	72 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Kelvin Road, CV32

Energy rating

C

Valid until 12.04.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

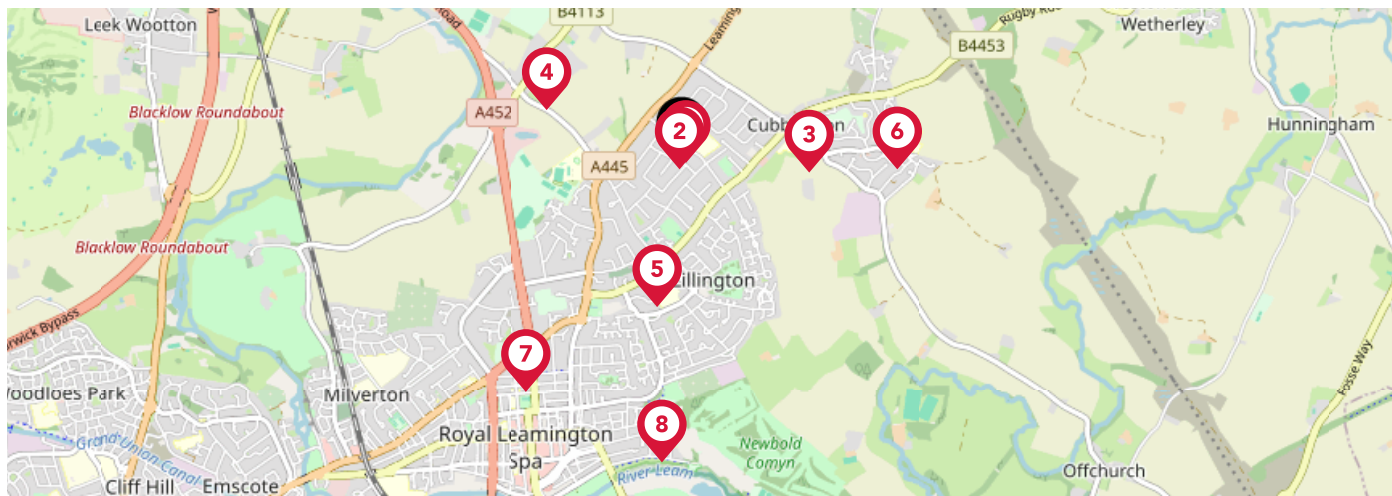
EPC - Additional Data



Additional EPC Data

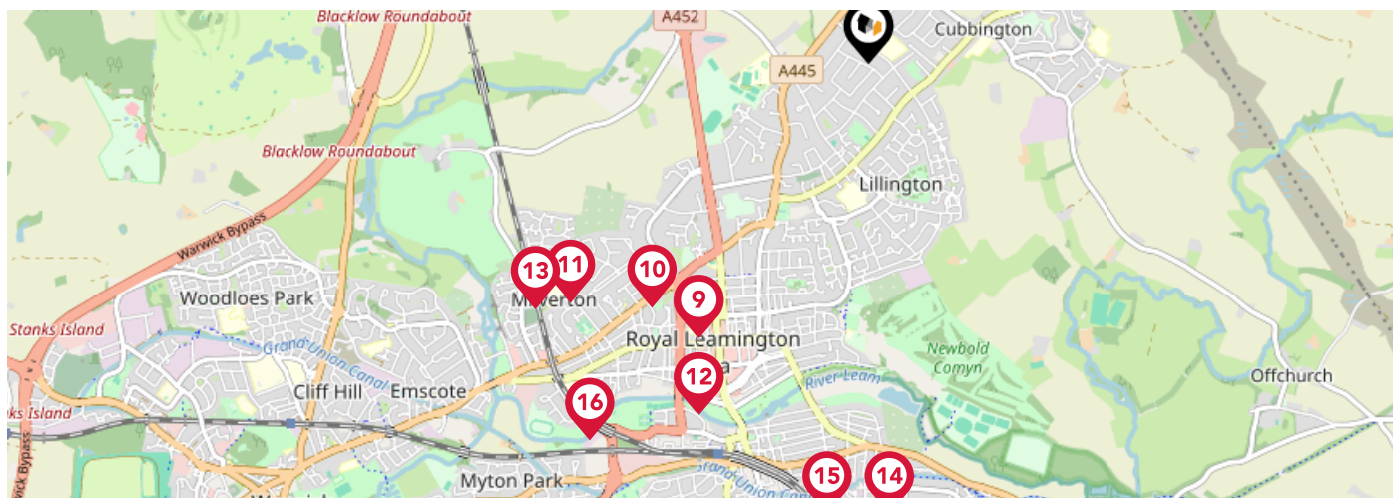
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	87 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Telford Infant School Ofsted Rating: Good Pupils: 267 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Telford Junior School Ofsted Rating: Requires Improvement Pupils: 342 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady and St Teresa's Catholic Primary School Ofsted Rating: Good Pupils: 157 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Leamington School Ofsted Rating: Good Pupils: 1460 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Lillington Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cubington CofE Primary School Ofsted Rating: Good Pupils: 199 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Arnold Lodge School Ofsted Rating: Not Rated Pupils: 269 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Paul's CofE Primary School, Leamington Spa Ofsted Rating: Good Pupils: 325 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

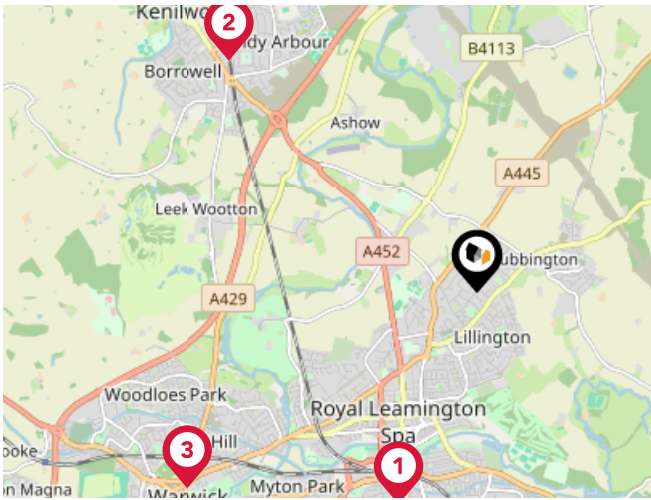
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Kingsley School Ofsted Rating: Not Rated Pupils: 330 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milverton Primary School Ofsted Rating: Good Pupils: 323 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Catholic School Ofsted Rating: Good Pupils:0 Distance:1.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter's Catholic Primary School Ofsted Rating: Good Pupils: 103 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brookhurst Primary School Ofsted Rating: Good Pupils: 408 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anthony's Catholic Primary School Ofsted Rating: Outstanding Pupils: 234 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clapham Terrace Community Primary School and Nursery Ofsted Rating: Good Pupils: 226 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Warwickshire College Group Ofsted Rating: Good Pupils:0 Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

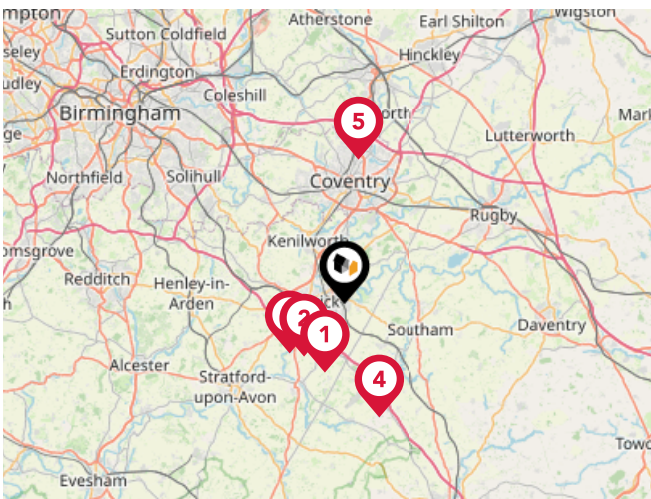
Area

Transport (National)



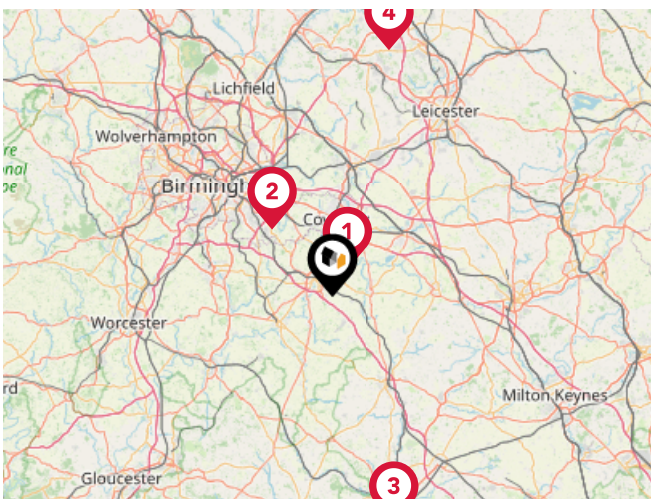
National Rail Stations

Pin	Name	Distance
1	Leamington Spa Rail Station	2.05 miles
2	Kenilworth Rail Station	3.08 miles
3	Warwick Rail Station	3.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J13	5.17 miles
2	M40 J14	4.81 miles
3	M40 J15	5.37 miles
4	M40 J12	8.71 miles
5	M6 J3	10.49 miles

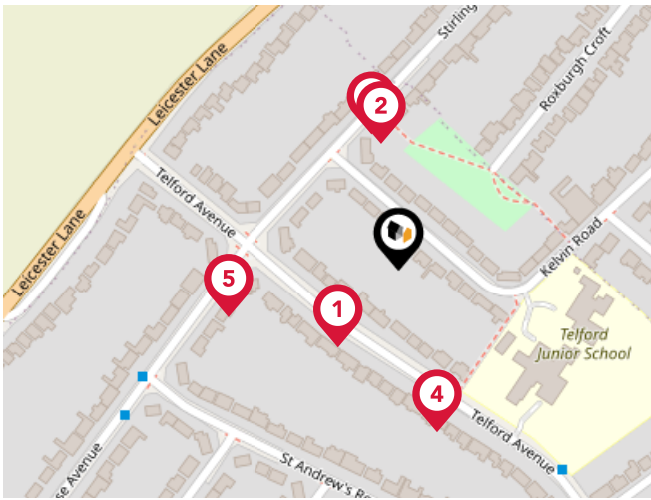


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.28 miles
2	Birmingham International Airport	13.22 miles
3	London Oxford Airport	34.31 miles
4	East Midlands Airport	36.48 miles

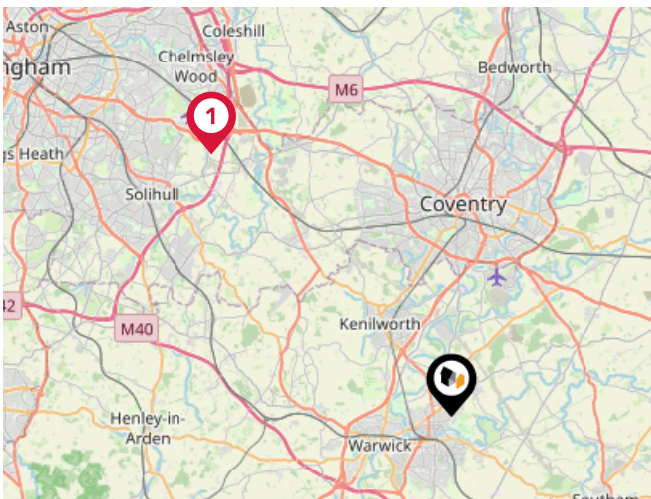
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Telford Avenue	0.05 miles
2	Stirling Avenue	0.07 miles
3	Kelvin Road	0.08 miles
4	Telford Junior School	0.09 miles
5	Telford Avenue	0.1 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	12.94 miles

Market Sold in Street



40, Kelvin Road, Leamington Spa, CV32 7TE					Semi-detached House
Last Sold Date:	26/05/2023				
Last Sold Price:	£379,500				
46, Kelvin Road, Leamington Spa, CV32 7TE					Semi-detached House
Last Sold Date:	18/03/2022	01/05/2013	20/04/2007	25/06/1999	
Last Sold Price:	£410,000	£269,950	£245,000	£117,500	
38, Kelvin Road, Leamington Spa, CV32 7TE					Semi-detached House
Last Sold Date:	19/08/2021				
Last Sold Price:	£355,425				
26, Kelvin Road, Leamington Spa, CV32 7TE					Semi-detached House
Last Sold Date:	15/06/2021	20/12/2010			
Last Sold Price:	£364,500	£185,000			
14, Kelvin Road, Leamington Spa, CV32 7TE					Terraced House
Last Sold Date:	01/03/2021	24/10/2013			
Last Sold Price:	£410,000	£235,000			
28, Kelvin Road, Leamington Spa, CV32 7TE					Semi-detached House
Last Sold Date:	16/09/2019				
Last Sold Price:	£285,000				
24, Kelvin Road, Leamington Spa, CV32 7TE					Semi-detached House
Last Sold Date:	07/12/2017	15/09/2010	02/06/2006	14/04/2000	
Last Sold Price:	£375,000	£235,000	£217,500	£98,500	
22, Kelvin Road, Leamington Spa, CV32 7TE					Semi-detached House
Last Sold Date:	17/07/2015				
Last Sold Price:	£265,000				
10, Kelvin Road, Leamington Spa, CV32 7TE					Semi-detached House
Last Sold Date:	31/07/2013	03/05/1995			
Last Sold Price:	£255,750	£75,000			
12, Kelvin Road, Leamington Spa, CV32 7TE					Terraced House
Last Sold Date:	26/07/2013				
Last Sold Price:	£230,000				
2, Kelvin Road, Leamington Spa, CV32 7TE					Semi-detached House
Last Sold Date:	23/11/2012				
Last Sold Price:	£249,999				
8, Kelvin Road, Leamington Spa, CV32 7TE					Semi-detached House
Last Sold Date:	09/11/2012	06/04/2006	03/07/1998	11/11/1996	
Last Sold Price:	£250,000	£200,000	£94,000	£75,950	

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

Market Sold in Street



52, Kelvin Road, Leamington Spa, CV32 7TE	Terraced House
Last Sold Date: 22/08/2008	
Last Sold Price: £200,000	
34, Kelvin Road, Leamington Spa, CV32 7TE	Terraced House
Last Sold Date: 15/10/2007	02/09/2002
Last Sold Price: £249,950	£155,000
32, Kelvin Road, Leamington Spa, CV32 7TE	Semi-detached House
Last Sold Date: 17/07/1998	
Last Sold Price: £87,500	
6, Kelvin Road, Leamington Spa, CV32 7TE	Semi-detached House
Last Sold Date: 20/12/1996	
Last Sold Price: £76,000	
36, Kelvin Road, Leamington Spa, CV32 7TE	Semi-detached House
Last Sold Date: 05/09/1996	
Last Sold Price: £70,000	

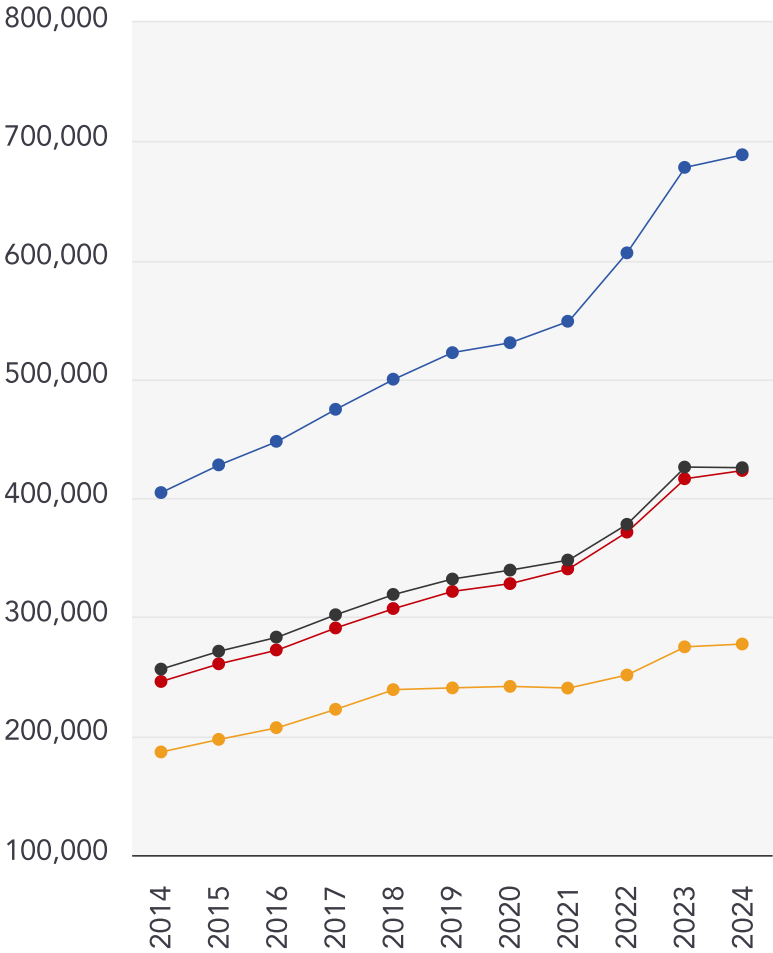
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV32



Detached

+70.17%

Terraced

+66.07%

Semi-Detached

+72.14%

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



Important - Please Read

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