



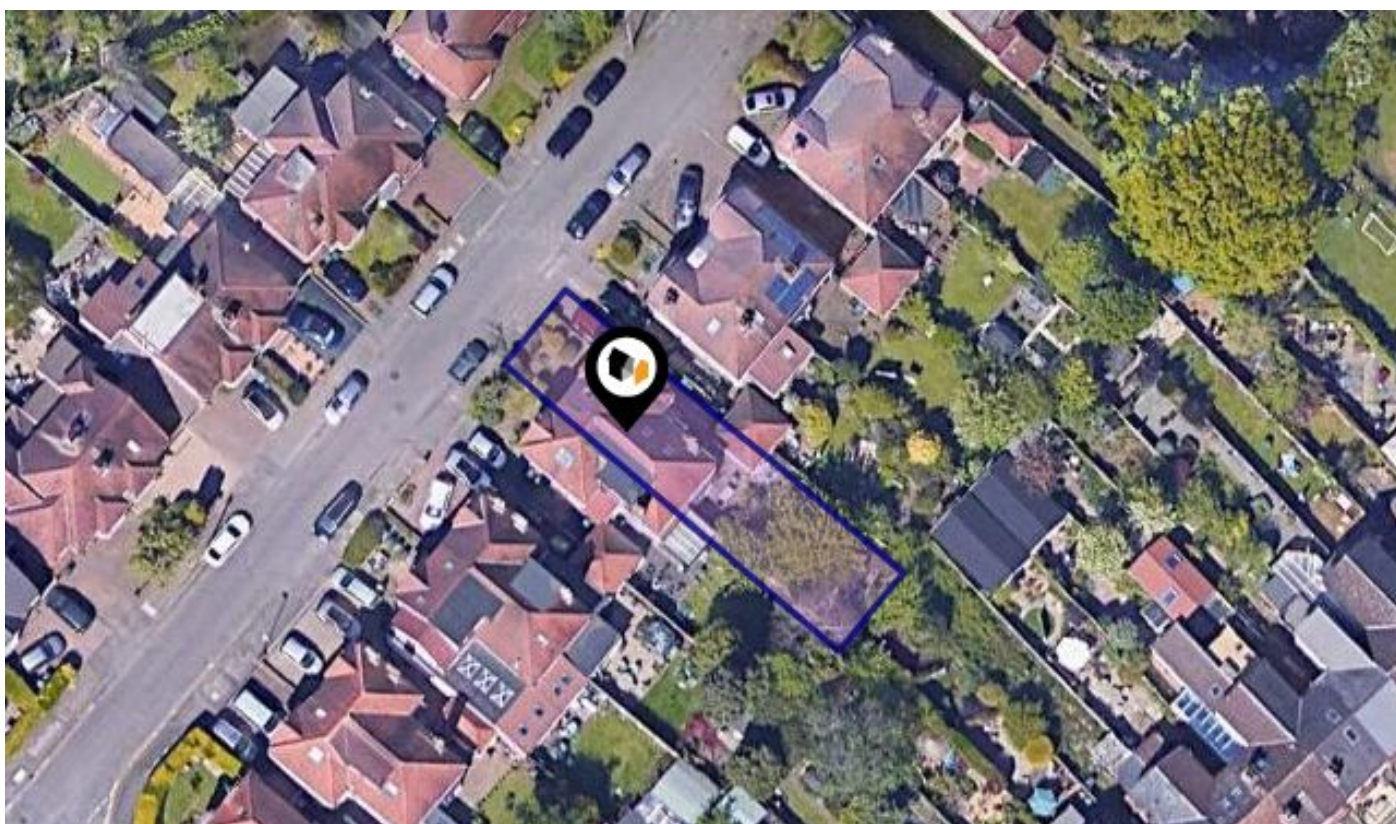
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th April 2024



HARTINGTON CRESCENT, COVENTRY, CV5

Price Estimate : £500,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A four bedroom semi detached & extended family home

Garage & secure gated driveway

Two generous reception rooms & welcoming Minton tiled hallway

Kitchen breakfast room & ground floor cloakroom

Delightful South facing gardens with patio & mature lawned gardens

Three first floor double bedrooms & spacious second floor bedroom/studio

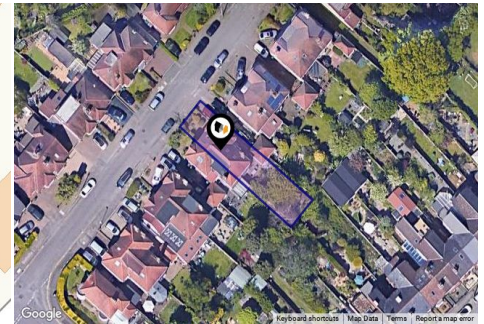
Refitted first floor bathroom with modern white suite

EPC (reordered), Total Approx 1668 Sq.Ft or 155 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 Overview



Property

Type:	Semi-Detached	Last Sold £/ft²:	£212
Bedrooms:	4	Price Estimate:	£500,000
Floor Area:	1,668 ft ² / 155 m ²	Tenure:	Freehold
Plot Area:	0.08 acres		
Year Built :	1900-1929		
Council Tax :	Band E		
Annual Estimate:	£2,806		
Title Number:	WM415662		
UPRN:	100070657713		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s **1000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Hartington Crescent, CV5

Energy rating

F

Valid until 20.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	33 F	
1-20	G		

Property

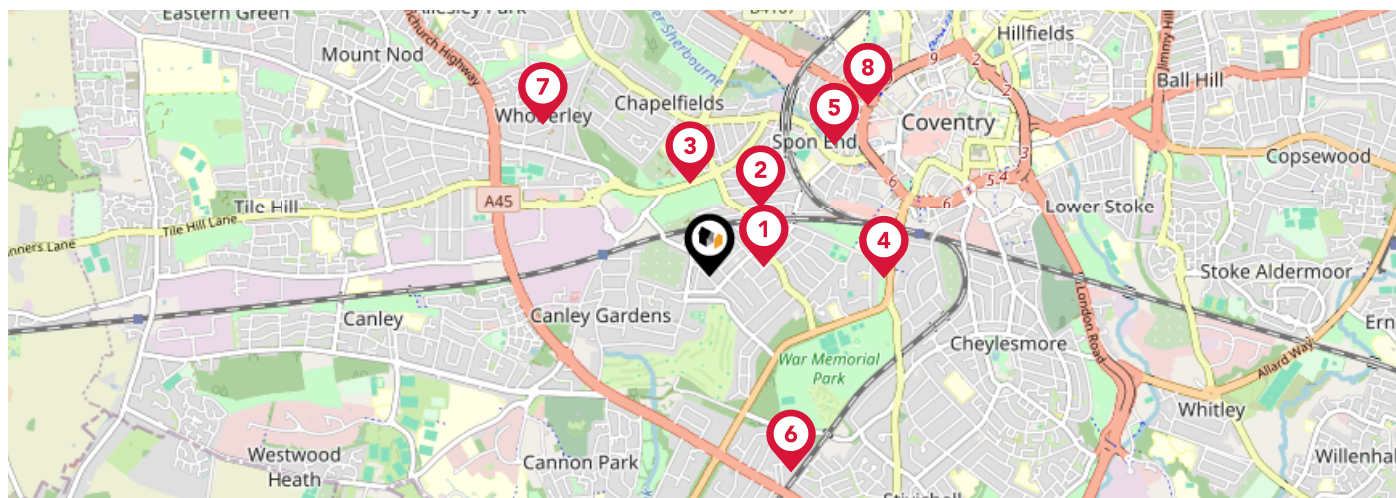
EPC - Additional Data



Additional EPC Data

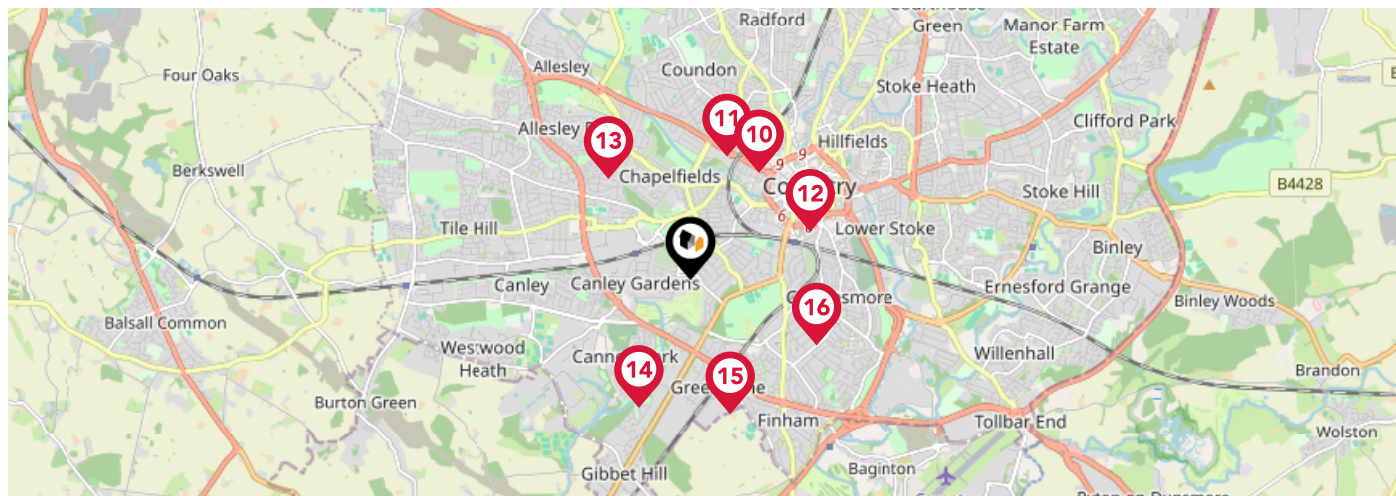
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	3
Open Fireplace:	2
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 32% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	155 m ²




Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.25	<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:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	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"/>
6	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.02	<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"/>

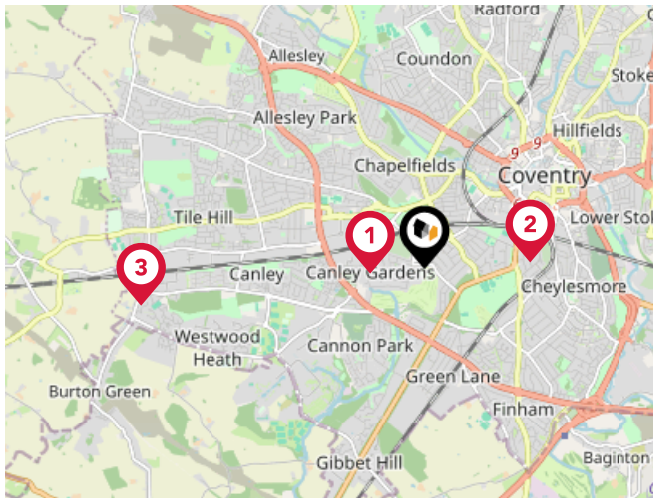
Area Schools



		Nursery	Primary	Secondary	College	Private
	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"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.26	<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:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

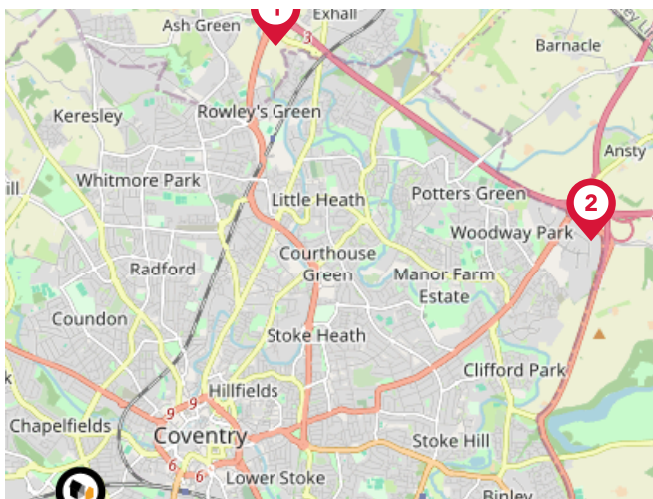
Area

Transport (National)



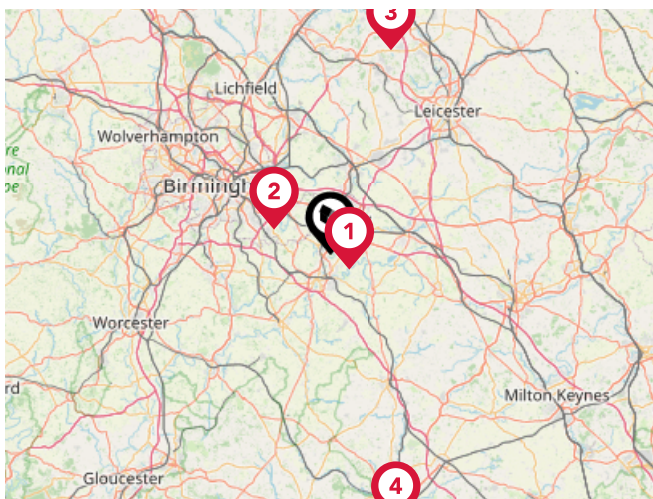
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.49 miles
2	Coventry Rail Station	0.95 miles
3	Tile Hill Rail Station	2.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.71 miles
2	M6 J2	5.3 miles
3	M40 J14	10.15 miles
4	M40 J15	10.22 miles
5	M6 J3A	8.17 miles



Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.41 miles
2	Birmingham International Airport	9.02 miles
3	East Midlands Airport	30.77 miles
4	London Oxford Airport	40.36 miles

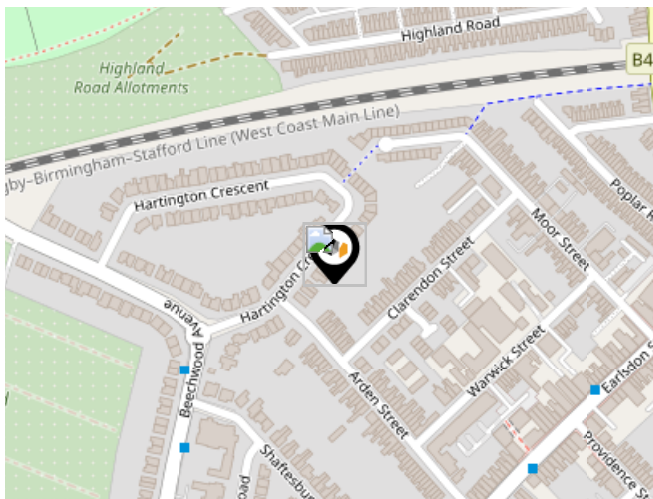
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shaftesbury Rd	0.11 miles
2	Shaftesbury Rd	0.14 miles
3	Shaftesbury Rd	0.18 miles
4	Providence St	0.16 miles
5	Providence St	0.17 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.75 miles

Market Sold in Street



12, Hartington Crescent, Coventry, CV5 6FT						Semi-detached House
Last Sold Date:	09/12/2021	26/10/2012				
Last Sold Price:	£425,000	£261,000				
4, Hartington Crescent, Coventry, CV5 6FT						Detached House
Last Sold Date:	22/06/2021	24/06/2015	16/02/2010	14/11/2002	11/07/1996	
Last Sold Price:	£465,000	£360,000	£295,000	£240,000	£127,000	
46, Hartington Crescent, Coventry, CV5 6FT						Terraced House
Last Sold Date:	02/01/2020	15/07/2013	28/03/2002			
Last Sold Price:	£300,000	£170,000	£59,000			
36, Hartington Crescent, Coventry, CV5 6FT						Terraced House
Last Sold Date:	09/11/2018					
Last Sold Price:	£244,000					
48, Hartington Crescent, Coventry, CV5 6FT						Terraced House
Last Sold Date:	27/04/2018	30/10/2015	29/03/2000			
Last Sold Price:	£282,000	£232,000	£72,000			
42, Hartington Crescent, Coventry, CV5 6FT						Terraced House
Last Sold Date:	14/08/2017	20/07/2004				
Last Sold Price:	£250,000	£200,000				
38, Hartington Crescent, Coventry, CV5 6FT						Semi-detached House
Last Sold Date:	16/12/2016					
Last Sold Price:	£244,000					
24, Hartington Crescent, Coventry, CV5 6FT						Semi-detached House
Last Sold Date:	16/09/2016					
Last Sold Price:	£355,000					
8, Hartington Crescent, Coventry, CV5 6FT						Semi-detached House
Last Sold Date:	25/09/2015					
Last Sold Price:	£345,000					
14, Hartington Crescent, Coventry, CV5 6FT						Semi-detached House
Last Sold Date:	12/08/2011	26/02/1999				
Last Sold Price:	£275,000	£120,000				
44, Hartington Crescent, Coventry, CV5 6FT						Terraced House
Last Sold Date:	26/11/2010	28/07/2000	09/07/1999			
Last Sold Price:	£187,000	£115,000	£89,950			
22, Hartington Crescent, Coventry, CV5 6FT						Semi-detached House
Last Sold Date:	30/11/1995					
Last Sold Price:	£86,950					

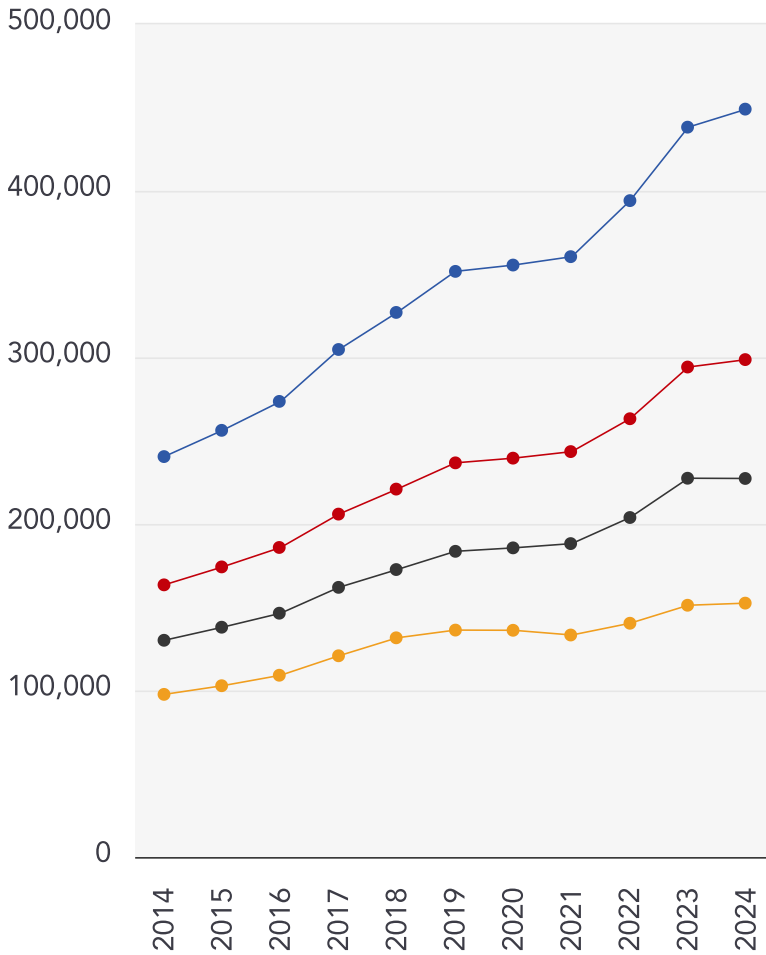
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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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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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Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

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