



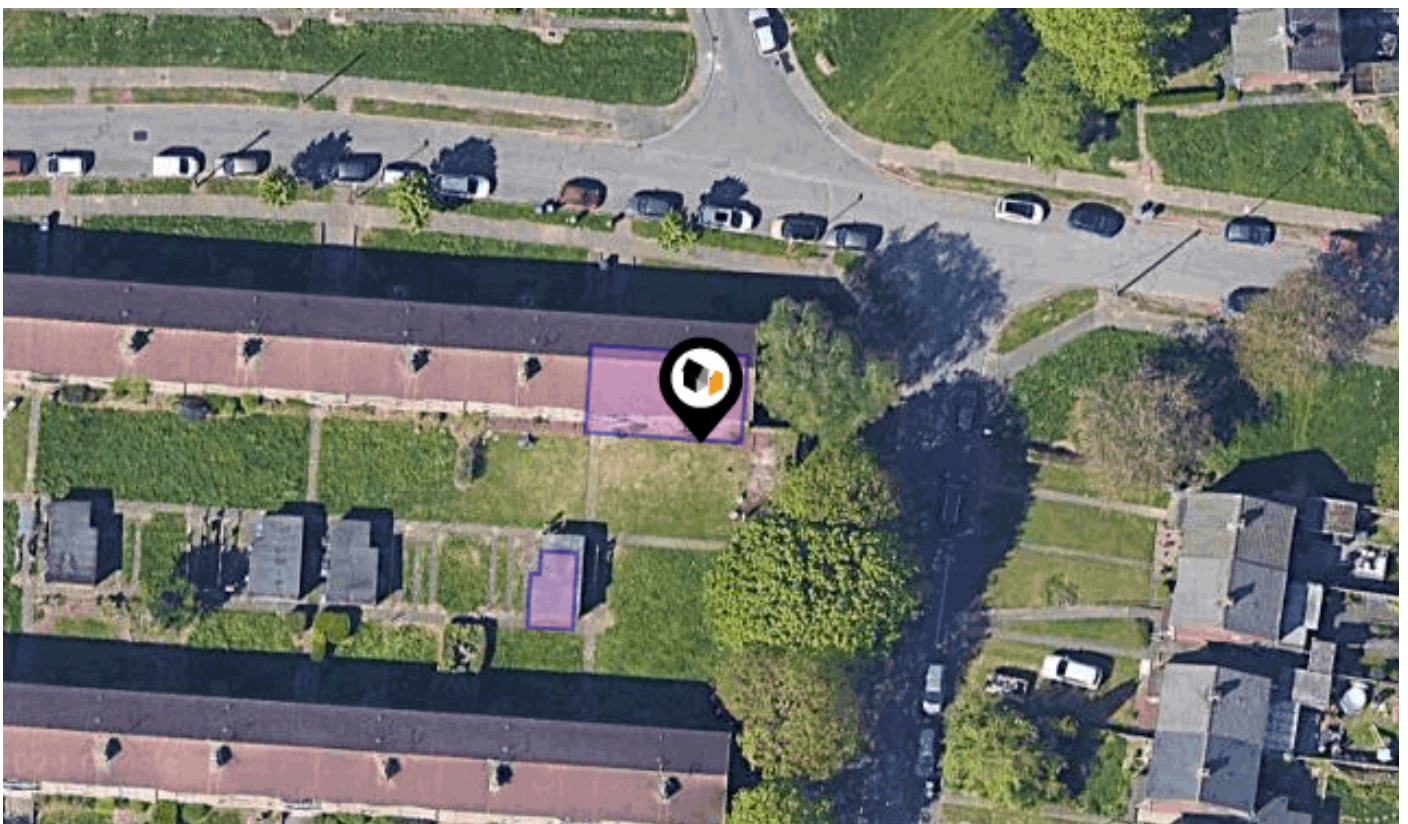
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 20th April 2024



LION FIELDS AVENUE, COVENTRY, CV5

Price Estimate : £130,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A substantial two double bedroom top floor apartment

Ideal Allesley Village location

Open plan kitchen dining room with access to private balcony

Substantial sitting room leading to hallway & bedrooms

Spacious three piece bathroom

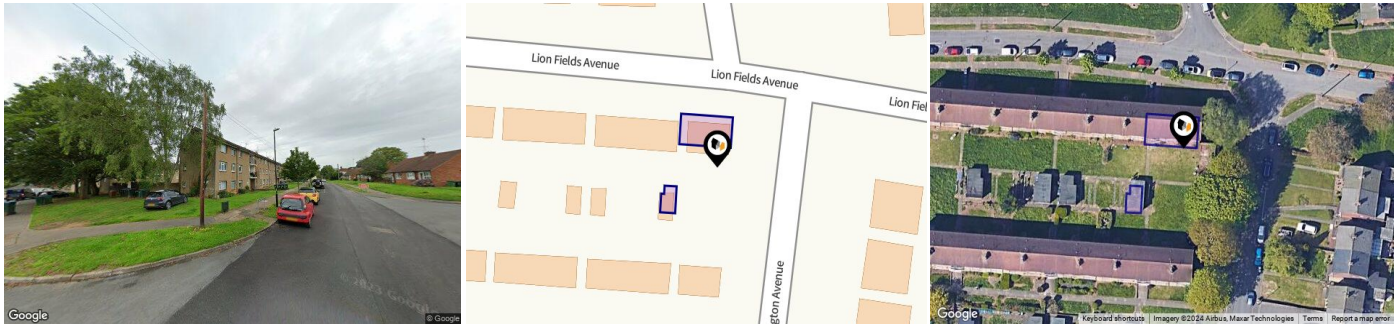
Gas centrally heated and double glazed

Very low cost service charges & lease ending 2107

EPC D rating, Total Approx 789 Sq.Ft or 73 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:	Flat / Maisonette	Last Sold £/ft²:	£164
Bedrooms:	2	Price Estimate:	£130,000
Floor Area:	699 ft ² / 65 m ²	Tenure:	Leasehold
Plot Area:	0.03 acres	Start Date:	17/04/1983
Year Built :	1950-1966	End Date:	12/07/2107
Council Tax :	Band A	Lease Term:	From 18 April 1983 to 12 July 2107
Annual Estimate:	£1,530	Term Remaining:	83 years
Title Number:	WM283566		
UPRN:	100070672192		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Lion Fields Avenue, CV5

Energy rating

D

Valid until 01.06.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

Property

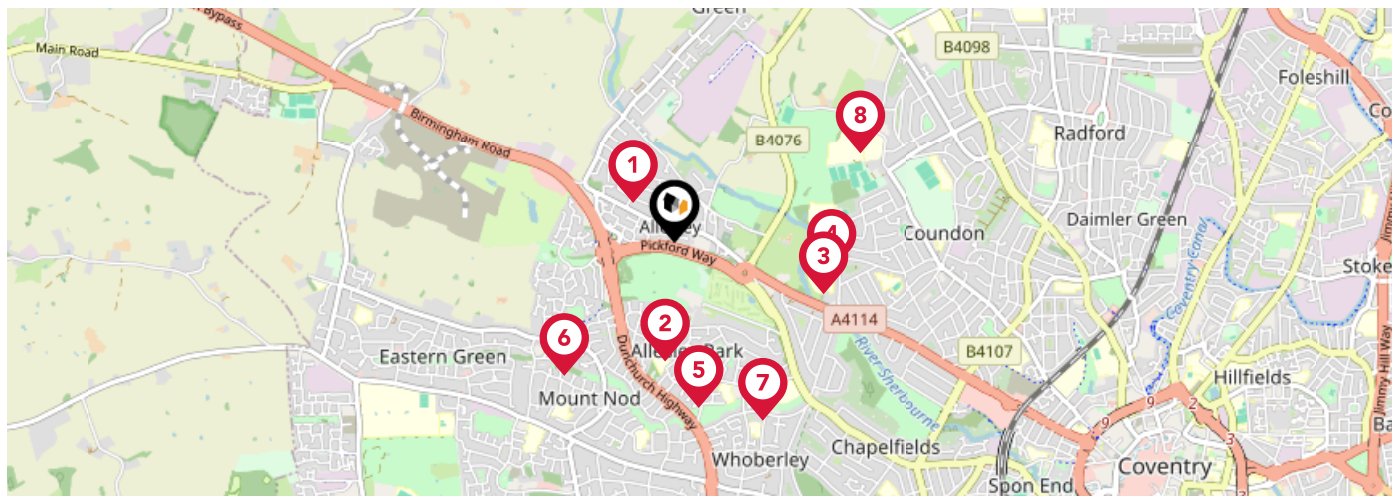
EPC - Additional Data



Additional EPC Data

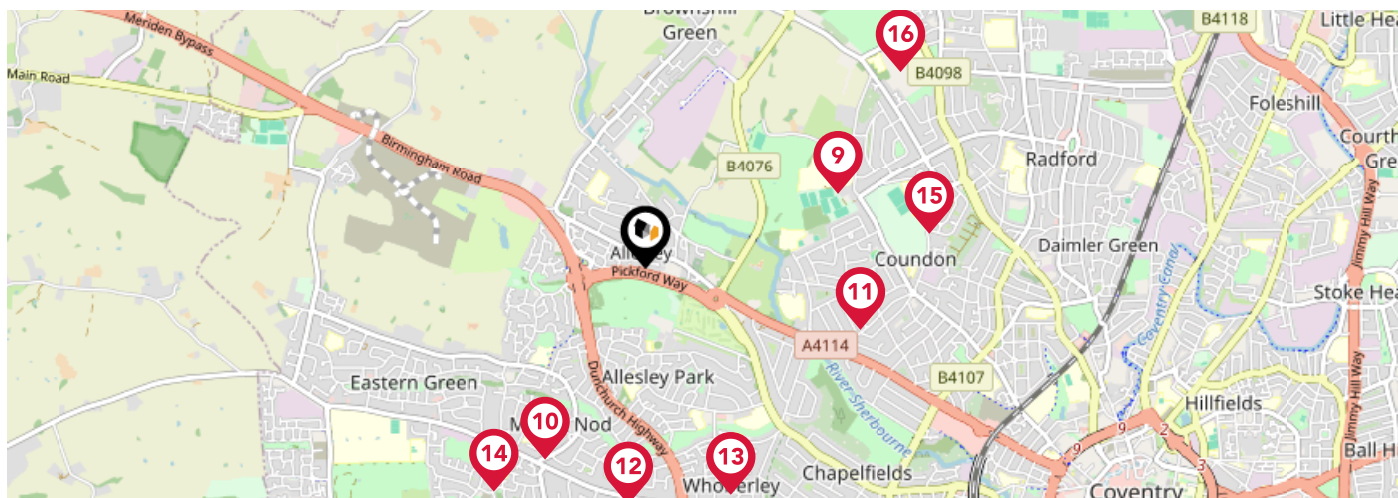
Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3rd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 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:	(another dwelling below)
Total Floor Area:	65 m ²









Area Schools



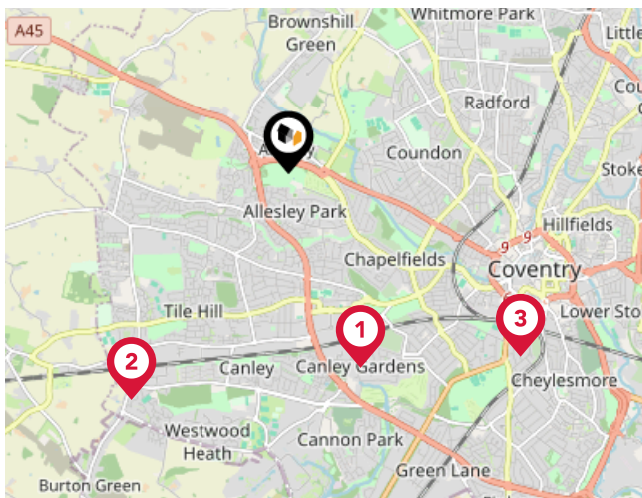
		Nursery	Primary	Secondary	College	Private
1	Allesley Primary School Ofsted Rating: Good Pupils: 417 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Allesley Hall Primary School Ofsted Rating: Good Pupils: 195 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 173 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingsbury Academy Ofsted Rating: Requires Improvement Pupils: 83 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John's Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Park Hill Primary School Ofsted Rating: Good Pupils: 461 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coundon Court Ofsted Rating: Good Pupils: 1702 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



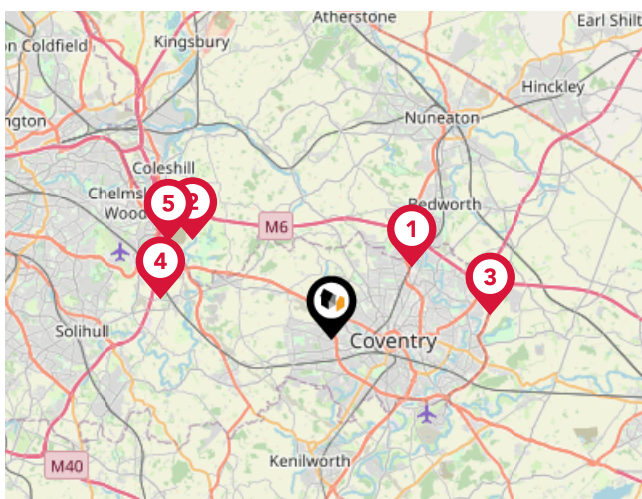
	Nursery	Primary	Secondary	College	Private
 Hollyfast Primary School Ofsted Rating: Good Pupils: 603 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mount Nod Primary School Ofsted Rating: Good Pupils: 329 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Coundon Primary School Ofsted Rating: Good Pupils: 598 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Limbrick Wood Primary School Ofsted Rating: Good Pupils: 183 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 454 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Keresley Grange Primary School Ofsted Rating: Good Pupils: 291 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



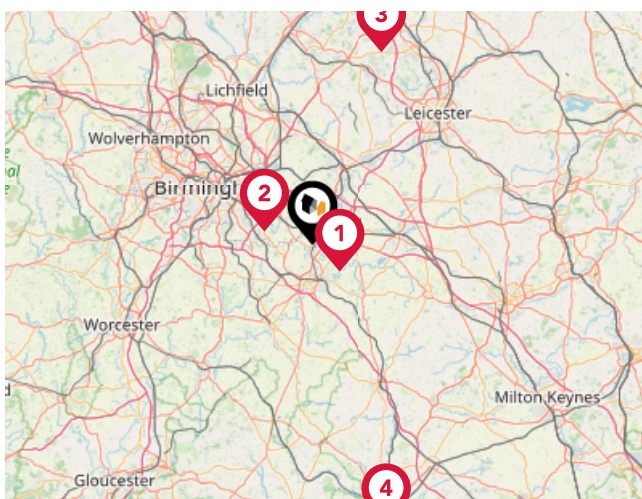
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.88 miles
2	Tile Hill Rail Station	2.49 miles
3	Coventry Rail Station	2.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.94 miles
2	M6 J3A	6.21 miles
3	M6 J2	5.83 miles
4	M42 J6	6.35 miles
5	M6 J4	6.91 miles

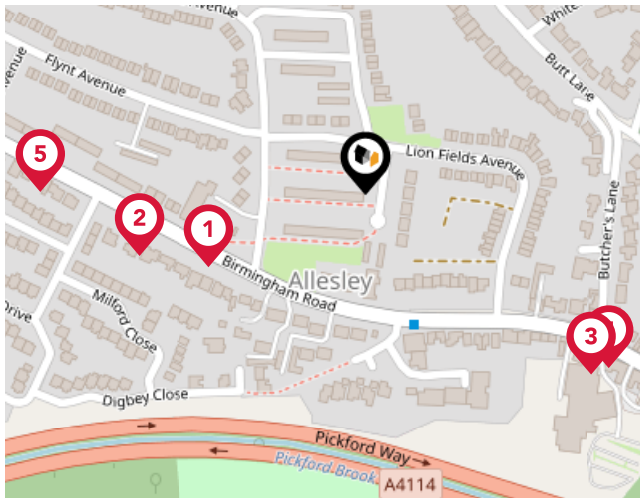


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	5.41 miles
2	Birmingham International Airport	7.36 miles
3	East Midlands Airport	29.49 miles
4	London Oxford Airport	42.3 miles

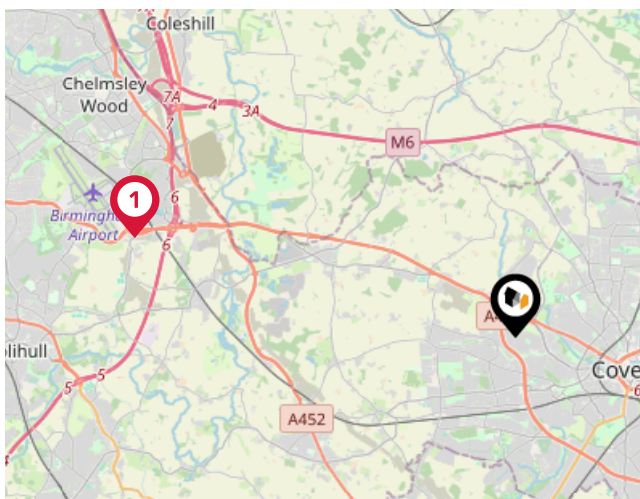
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Allesley Post Office	0.1 miles
2	Allesley Post Office	0.13 miles
3	Butchers Lane	0.16 miles
4	Butchers Lane	0.17 miles
5	Neale Ave	0.18 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.11 miles

Market Sold in Street



59, Lion Fields Avenue, Coventry, CV5 9GL				Flat-maisonette House
Last Sold Date:	14/02/2022			
Last Sold Price:	£118,000			
65, Lion Fields Avenue, Coventry, CV5 9GL				Flat-maisonette House
Last Sold Date:	09/04/2021			
Last Sold Price:	£115,000			
45, Lion Fields Avenue, Coventry, CV5 9GL				Flat-maisonette House
Last Sold Date:	20/11/2020	31/03/2017	04/08/2006	
Last Sold Price:	£115,000	£107,500	£93,000	
39, Lion Fields Avenue, Coventry, CV5 9GL				Flat-maisonette House
Last Sold Date:	17/04/2019	01/06/2006		
Last Sold Price:	£93,000	£97,000		
51, Lion Fields Avenue, Coventry, CV5 9GL				Flat-maisonette House
Last Sold Date:	25/03/2019			
Last Sold Price:	£116,000			
53, Lion Fields Avenue, Coventry, CV5 9GL				Flat-maisonette House
Last Sold Date:	15/05/2015	20/07/2011		
Last Sold Price:	£95,000	£85,000		
67, Lion Fields Avenue, Coventry, CV5 9GL				Flat-maisonette House
Last Sold Date:	14/10/2010	26/09/2008		
Last Sold Price:	£86,000	£80,000		
37, Lion Fields Avenue, Coventry, CV5 9GL				Flat-maisonette House
Last Sold Date:	20/12/2007			
Last Sold Price:	£92,500			
49, Lion Fields Avenue, Coventry, CV5 9GL				Flat-maisonette House
Last Sold Date:	06/06/2005			
Last Sold Price:	£90,000			
63, Lion Fields Avenue, Coventry, CV5 9GL				Flat-maisonette House
Last Sold Date:	21/01/2005			
Last Sold Price:	£88,000			
71, Lion Fields Avenue, Coventry, CV5 9GL				Flat-maisonette House
Last Sold Date:	28/05/2003			
Last Sold Price:	£58,000			

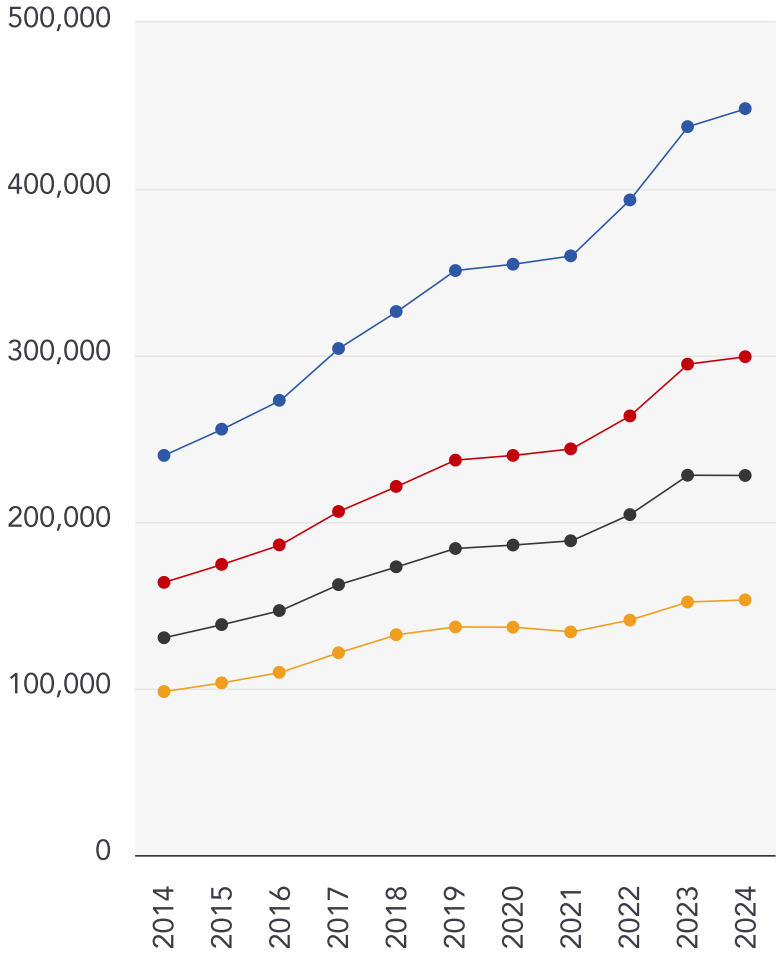
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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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