



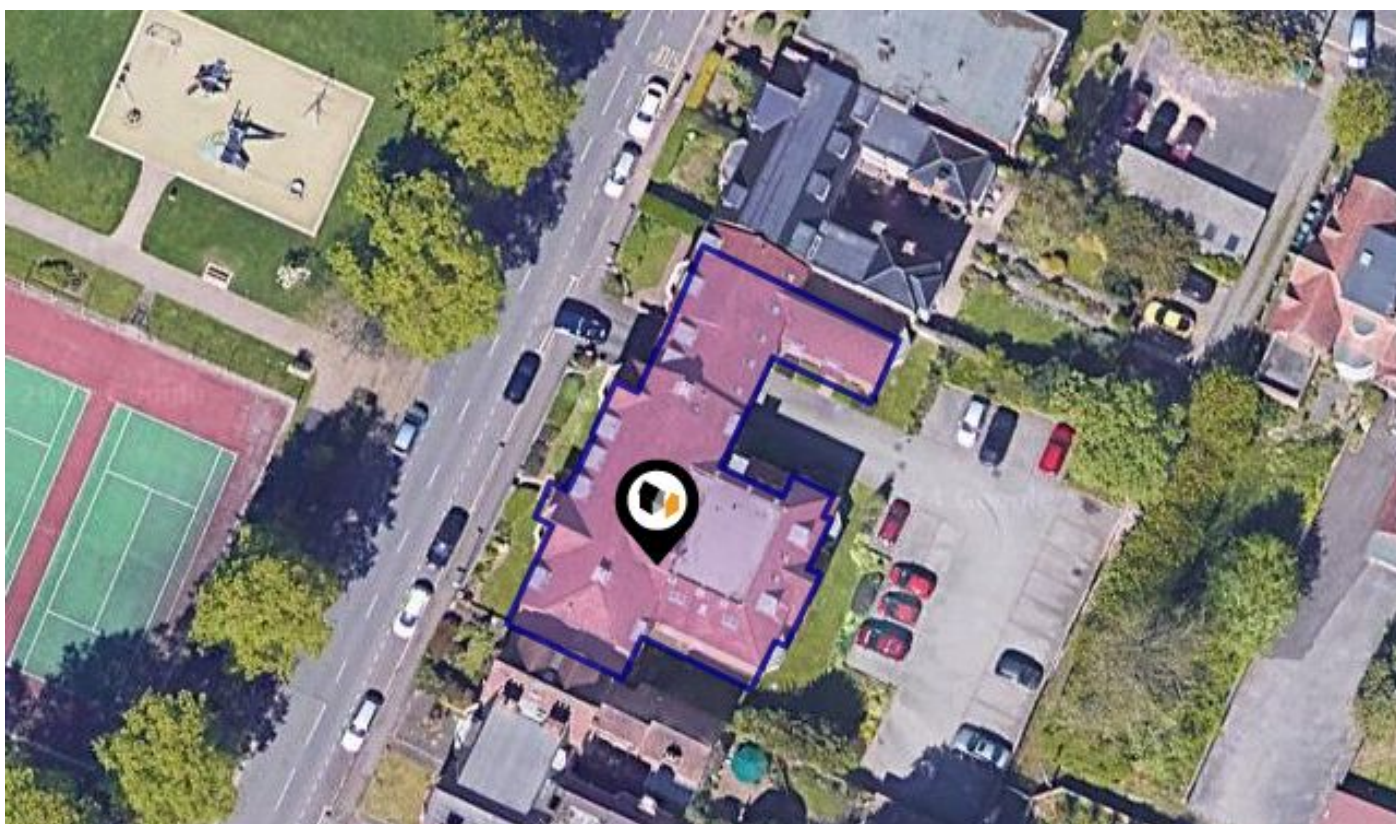
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 22<sup>nd</sup> April 2024**



**SCHOLARS COURT, 4, DALTON ROAD, COVENTRY, CV5**

## 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



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### Dear Buyers & interested parties

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#### Your property details in brief.....

First floor apartment with delightful views overlooking Spencer Park

Two excellent bedrooms, en-suite shower room & family bathroom

Generous sitting dining room with wide bay

Modern fitted kitchen with fully integrated appliances

Secure electric gated parking & allocated parking space

Within close proximity to Coventry train station & Earlsdon itself

Modern development with lifts to all floors

EPC Rating B, NO UPWARD CHAIN

*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

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	24/06/2007
<b>Plot Area:</b>	0.15 acres	<b>End Date:</b>	01/07/2131
<b>Year Built :</b>	2003-2006	<b>Lease Term:</b>	125 years from 1 July 2006
<b>Council Tax :</b>	Band D	<b>Term Remaining:</b>	107 years
<b>Annual Estimate:</b>	£2,296		
<b>Title Number:</b>	WM913593		
<b>UPRN:</b>	10014008213		

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	Earlsdon
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>74</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

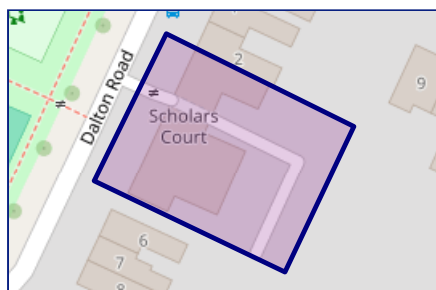


### Satellite/Fibre TV Availability:



## Freehold Title Plan

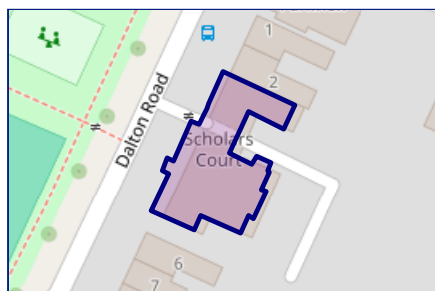
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**WM93955**

## Leasehold Title Plan

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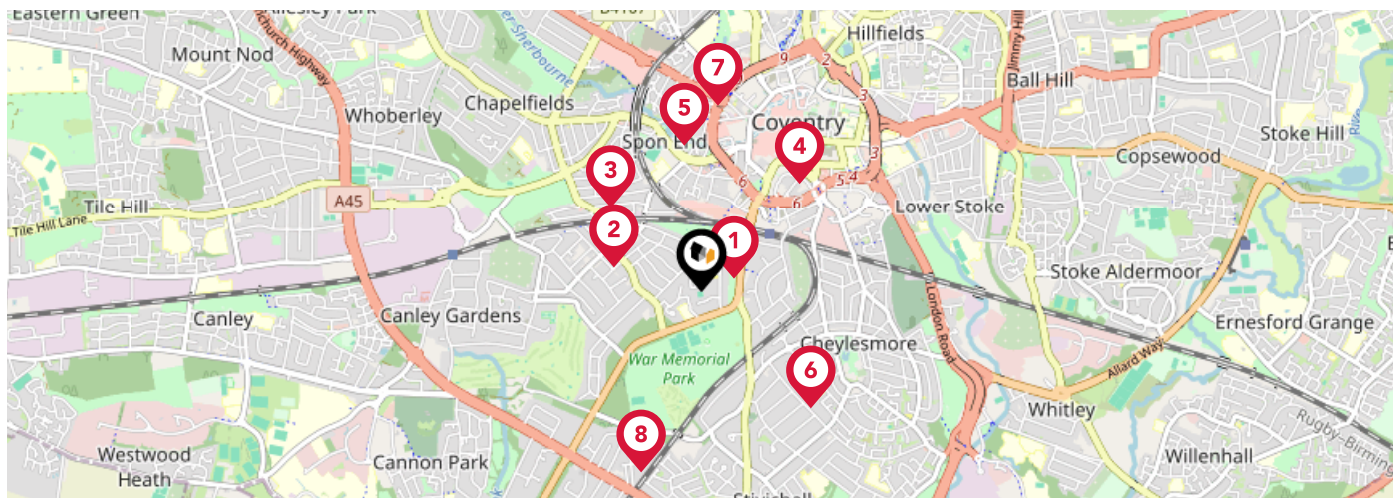


**WM913593**

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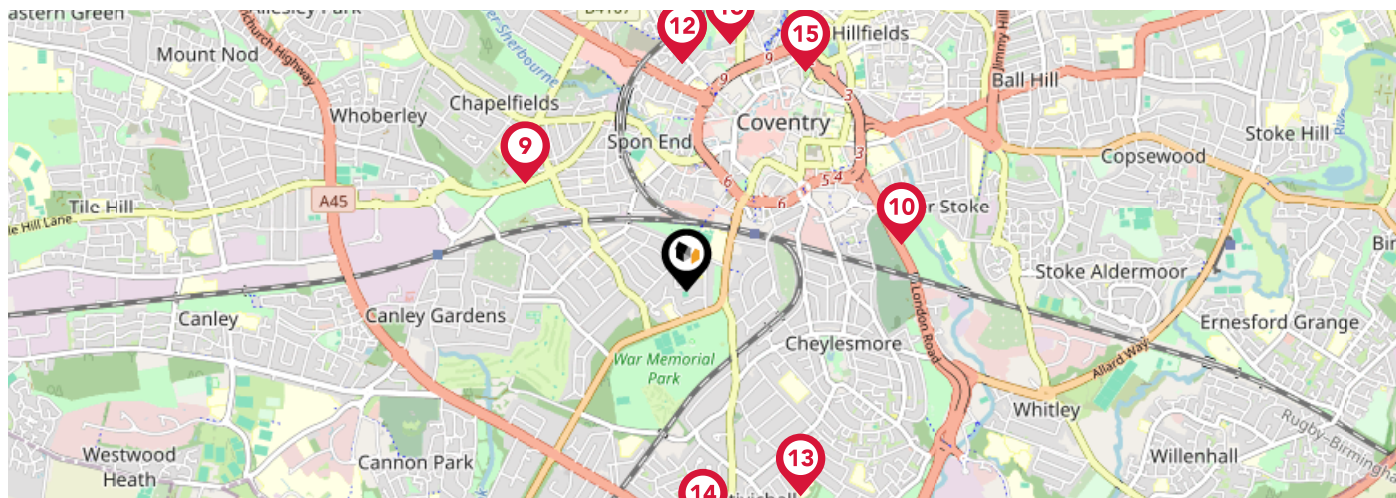










# Area Schools



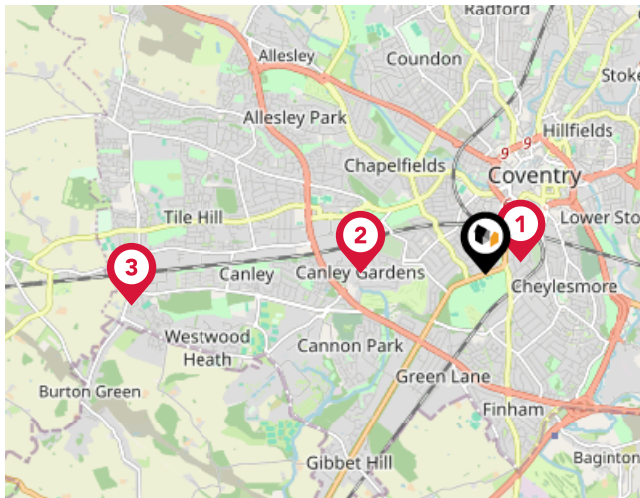
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



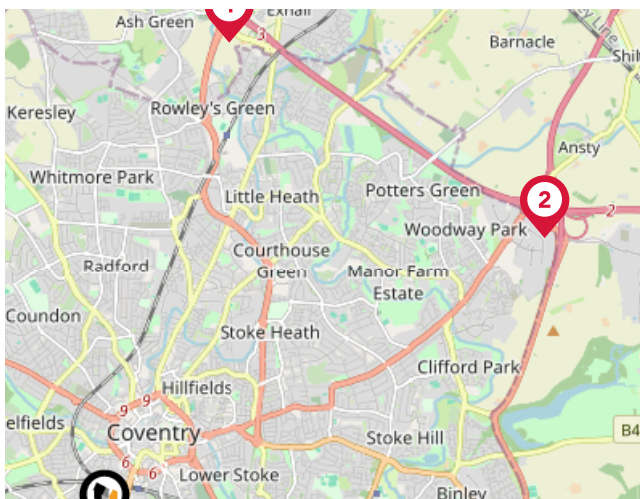
		Nursery	Primary	Secondary	College	Private
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 578   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School and Community College</b> Ofsted Rating: Good   Pupils: 709   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



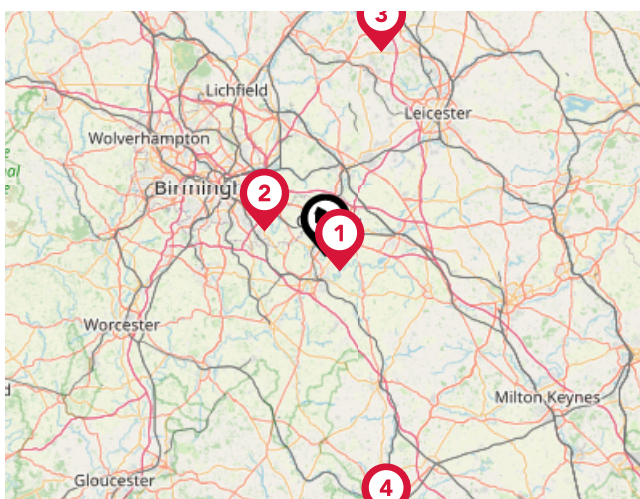
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.33 miles
2	Canley Rail Station	1.13 miles
3	Tile Hill Rail Station	3.22 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.57 miles
2	M6 J2	4.79 miles
3	M40 J14	10.25 miles
4	M40 J15	10.38 miles
5	M6 J3A	8.71 miles



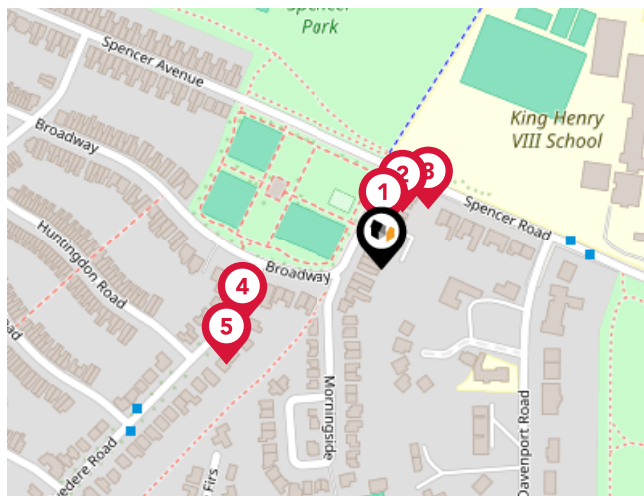
## Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.9 miles
2	Birmingham International Airport	9.63 miles
3	East Midlands Airport	30.66 miles
4	London Oxford Airport	40.15 miles



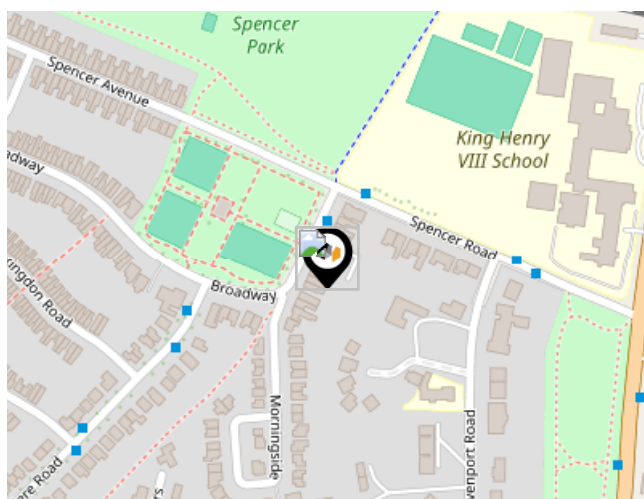
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Spencer Rd	0.02 miles
2	Spencer Park	0.03 miles
3	Spencer Park	0.04 miles
4	Huntingdon Rd	0.09 miles
5	Huntingdon Rd	0.1 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.37 miles

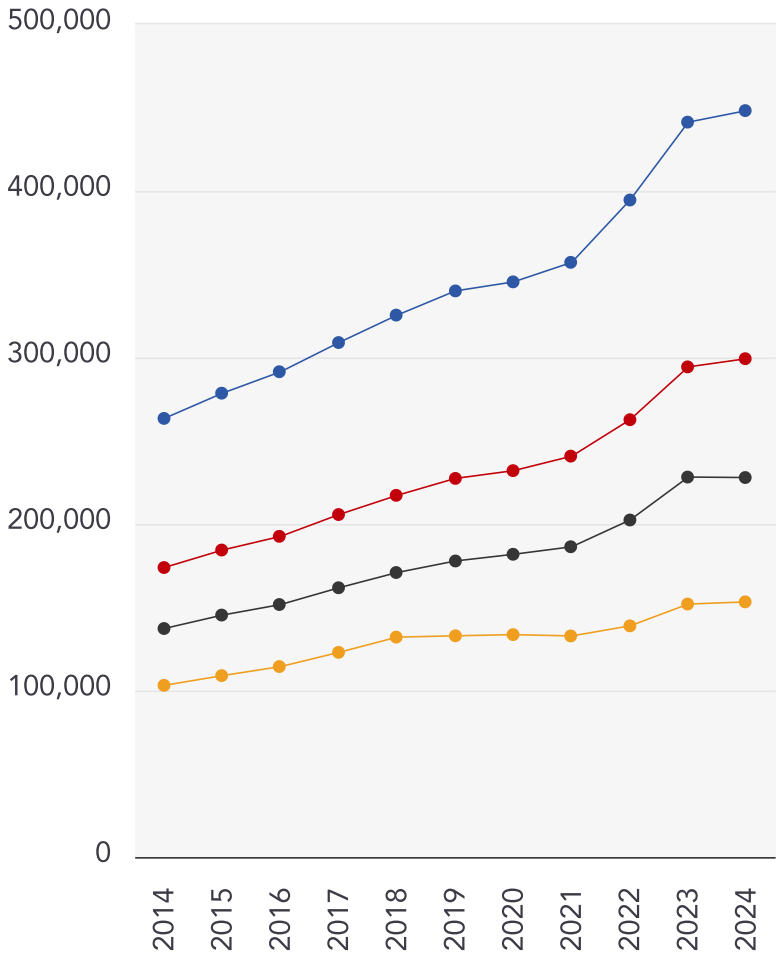


# Market

## House Price Statistics



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



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

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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# 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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