



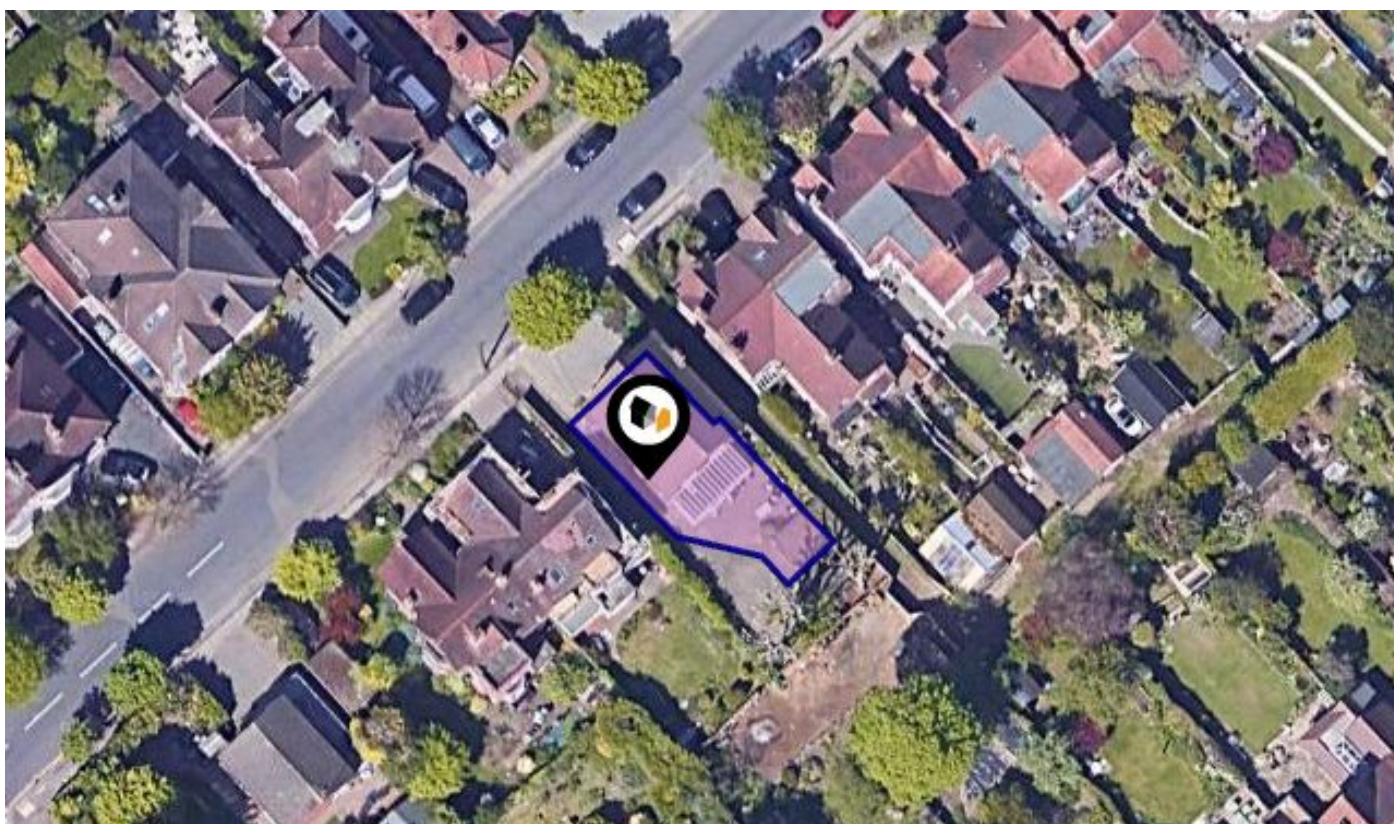
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 29<sup>th</sup> April 2024**



## STYVECHALE AVENUE, COVENTRY, CV5

**Price Estimate :** £200,000

### 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



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### Dear Buyers & interested parties

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

A purpose built two double bedroom ground floor maisonette

Garage, garden area & off road parking

Prime Earlsdon location

Substantial proportions throughout

Conservatory & spacious kitchen with pantry

Gas central heating & double glazing

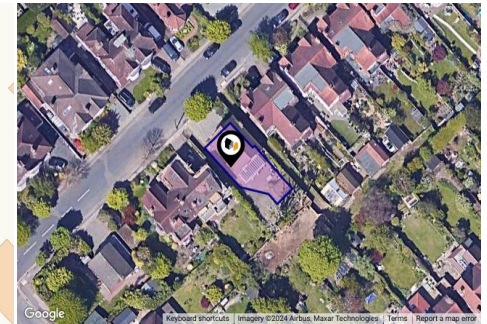
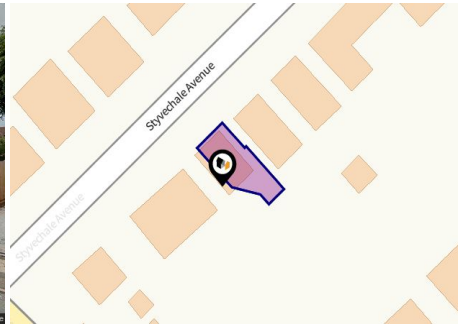
Short lease with no service charges

No upward chain, Total 1086 Sq.Ft or 101Sq.M (not inc garage)

*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

<b>Type:</b>	Flat / Maisonette	<b>Price Estimate:</b>	£200,000
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.08 acres	<b>Start Date:</b>	03/12/2009
<b>Council Tax :</b>	Band B	<b>End Date:</b>	03/12/2029
<b>Annual Estimate:</b>	£1,786	<b>Lease Term:</b>	commencing on 4 December 2009 and Exp. on 3 December 2029
<b>Title Number:</b>	WM292947	<b>Term Remaining:</b>	5 years
<b>UPRN:</b>	100070706405		

## 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>80</b> mb/s	<b>1000</b> mb/s

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

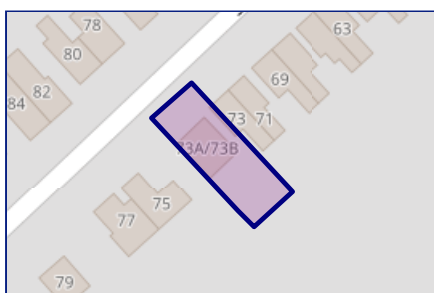


### Satellite/Fibre TV Availability:



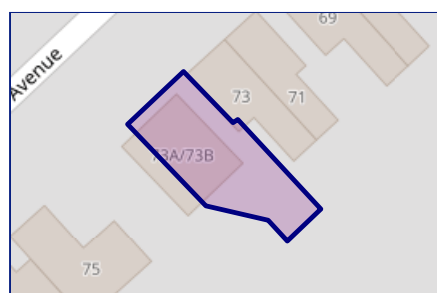
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



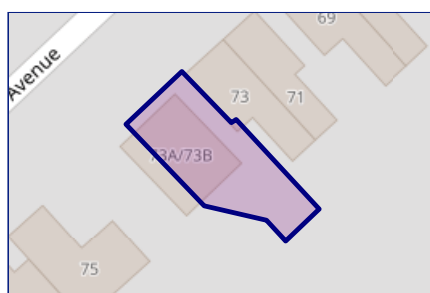
**WM309742**

## Leasehold Title Plans



**WM292947**

Start Date: 29/06/1983  
End Date: 30/06/2082  
Lease Term: 99 years from  
30 June 1983  
Term Remaining: 58 years

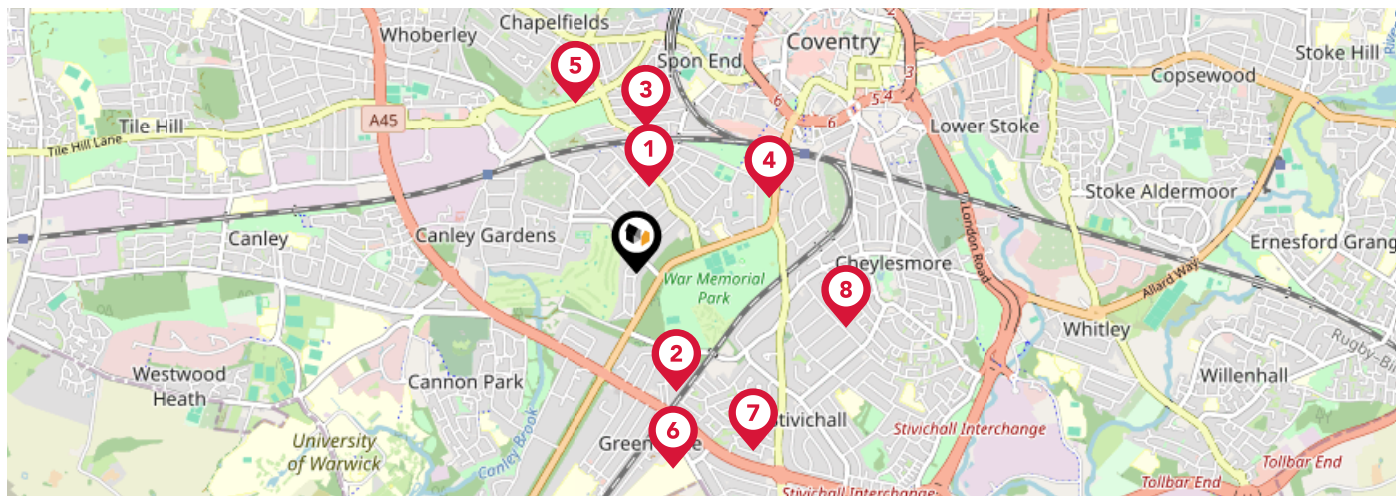


**WM960385**

Start Date: 03/12/2009  
End Date: 03/12/2029  
Lease Term: commencing on 4 December  
2009 and Exp. on 3 December  
2029  
Term Remaining: 5 years

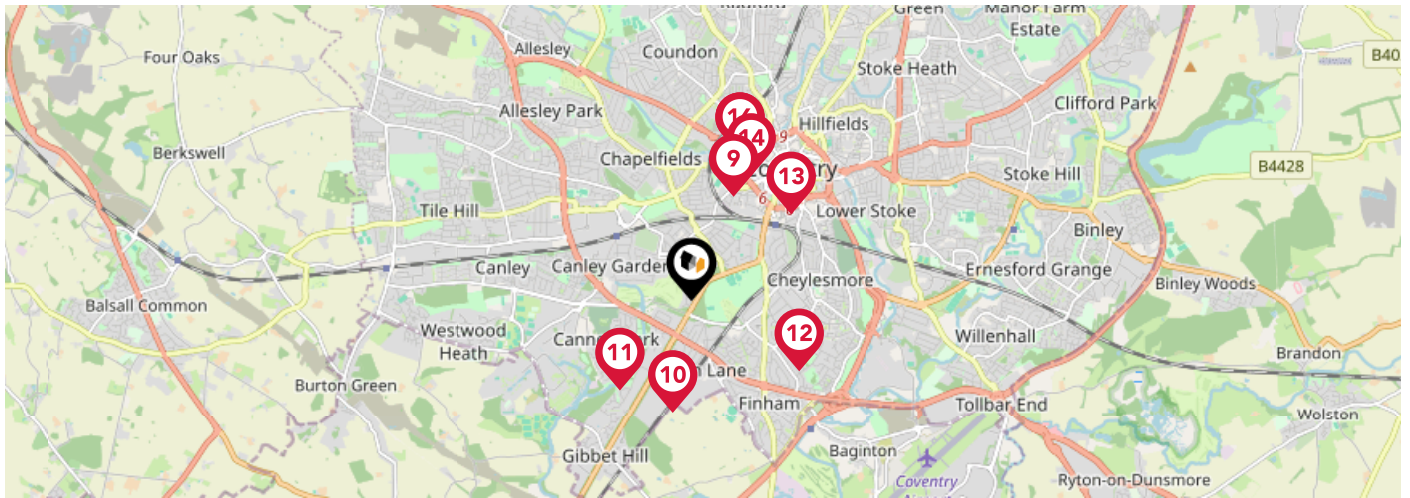


# Area Schools



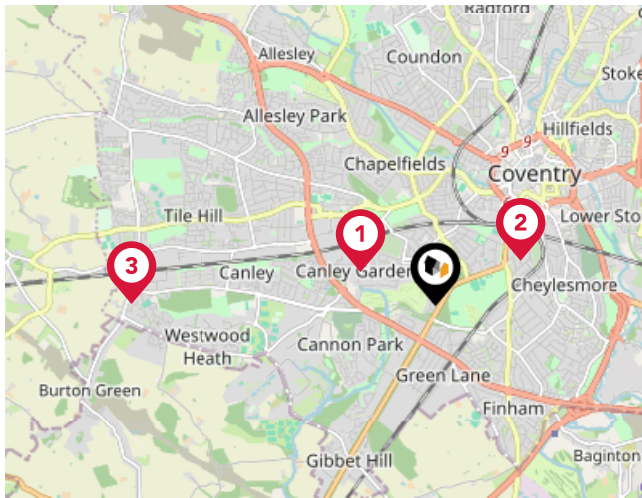
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.56	<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:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



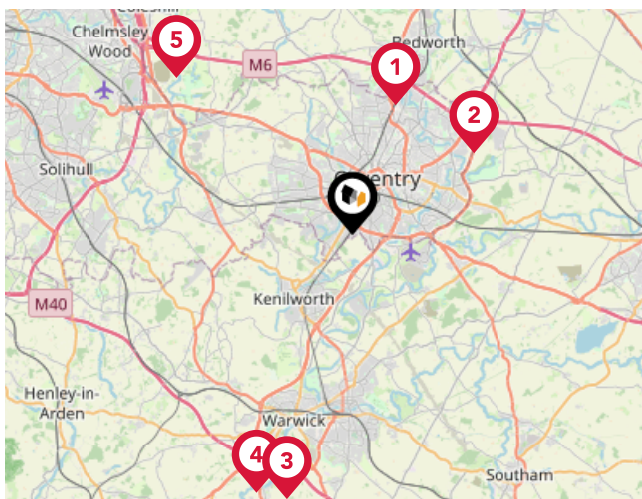
		Nursery	Primary	Secondary	College	Private
	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:1.24	<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:1.39	<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:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



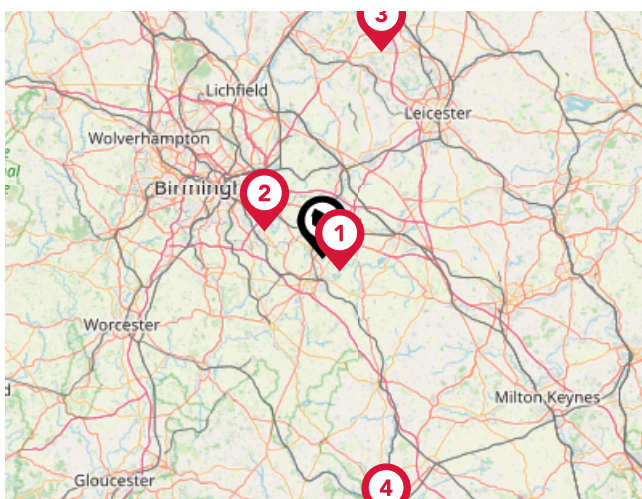
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.74 miles
2	Coventry Rail Station	0.87 miles
3	Tile Hill Rail Station	2.76 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.97 miles
2	M6 J2	5.33 miles
3	M40 J14	9.85 miles
4	M40 J15	9.95 miles
5	M6 J3A	8.54 miles



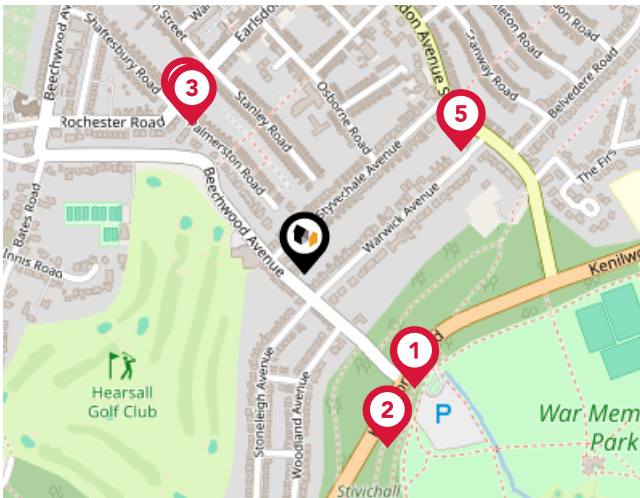
## Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.04 miles
2	Birmingham International Airport	9.33 miles
3	East Midlands Airport	31.06 miles
4	London Oxford Airport	39.98 miles



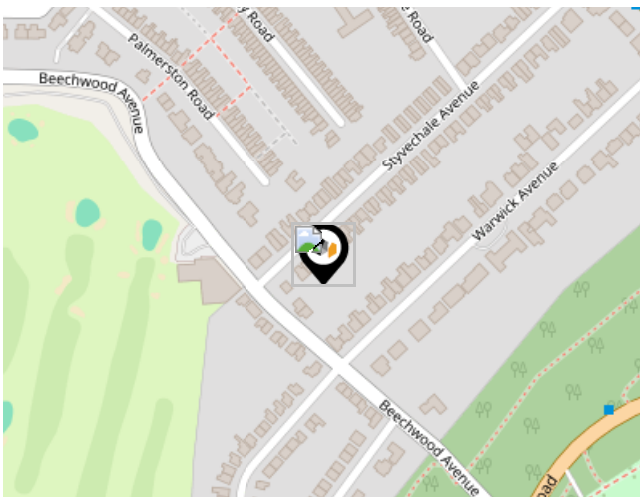
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Beechwood Avenue	0.18 miles
2	Beechwood Avenue	0.22 miles
3	Shaftesbury Rd	0.21 miles
4	Shaftesbury Rd	0.22 miles
5	Warwick Avenue	0.23 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.06 miles



# Market Sold in Street



<b>31, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House		
Last Sold Date:	24/06/2021		
Last Sold Price:	£560,000		
<b>35, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House		
Last Sold Date:	22/01/2021		
Last Sold Price:	£517,500		
<b>69, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House		
Last Sold Date:	26/06/2020	22/07/2011	
Last Sold Price:	£520,000	£317,500	
<b>75, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House		
Last Sold Date:	02/12/2019	04/09/1995	
Last Sold Price:	£472,000	£140,152	
<b>Flat 3, Dalton Lodge, 1a, Styvechale Avenue, Coventry, CV5 6DW</b>	Flat-maisonette House		
Last Sold Date:	12/08/2016	29/06/2005	
Last Sold Price:	£45,000	£81,500	
<b>37, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House		
Last Sold Date:	25/07/2016		
Last Sold Price:	£415,000		
<b>11, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House		
Last Sold Date:	16/06/2015		
Last Sold Price:	£425,000		
<b>15, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House		
Last Sold Date:	08/05/2015	26/09/2014	12/08/2005
Last Sold Price:	£400,000	£400,000	£377,000
<b>71, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House		
Last Sold Date:	02/05/2014	29/09/2006	25/09/2002
Last Sold Price:	£410,000	£369,950	£235,000
<b>51, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House		
Last Sold Date:	02/05/2014		
Last Sold Price:	£362,000		
<b>57, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House		
Last Sold Date:	01/10/2013		
Last Sold Price:	£370,000		
<b>43, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House		
Last Sold Date:	27/09/2013		
Last Sold Price:	£175,000		

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

# Market Sold in Street



<b>27, Styvechale Avenue, Coventry, CV5 6DW</b>				Semi-detached House
Last Sold Date:	15/11/2012	19/12/1996		
Last Sold Price:	£448,000	£150,000		
<b>65, Styvechale Avenue, Coventry, CV5 6DW</b>				Semi-detached House
Last Sold Date:	19/11/2010			
Last Sold Price:	£287,000			
<b>5, Styvechale Avenue, Coventry, CV5 6DW</b>				Detached House
Last Sold Date:	25/06/2010	22/08/2003	12/12/1997	
Last Sold Price:	£555,000	£457,500	£190,000	
<b>53, Styvechale Avenue, Coventry, CV5 6DW</b>				Semi-detached House
Last Sold Date:	01/04/2010	22/06/2001		
Last Sold Price:	£350,000	£242,000		
<b>73a, Styvechale Avenue, Coventry, CV5 6DW</b>				Flat-maisonette House
Last Sold Date:	04/12/2009	19/10/1999	17/04/1998	
Last Sold Price:	£160,000	£65,000	£53,000	
<b>45, Styvechale Avenue, Coventry, CV5 6DW</b>				Semi-detached House
Last Sold Date:	03/08/2007			
Last Sold Price:	£385,000			
<b>79, Styvechale Avenue, Coventry, CV5 6DW</b>				Detached House
Last Sold Date:	15/12/2006	21/11/1997		
Last Sold Price:	£305,000	£123,000		
<b>19, Styvechale Avenue, Coventry, CV5 6DW</b>				Semi-detached House
Last Sold Date:	21/04/2006			
Last Sold Price:	£362,500			
<b>17, Styvechale Avenue, Coventry, CV5 6DW</b>				Detached House
Last Sold Date:	31/03/2005			
Last Sold Price:	£335,000			
<b>41, Styvechale Avenue, Coventry, CV5 6DW</b>				Semi-detached House
Last Sold Date:	22/08/2003			
Last Sold Price:	£285,000			
<b>55, Styvechale Avenue, Coventry, CV5 6DW</b>				Semi-detached House
Last Sold Date:	01/05/2003			
Last Sold Price:	£250,000			
<b>47, Styvechale Avenue, Coventry, CV5 6DW</b>				Semi-detached House
Last Sold Date:	15/08/2001	29/11/1996		
Last Sold Price:	£195,000	£110,000		

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

# Market Sold in Street



<b>67, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House
Last Sold Date: 13/06/2000	
Last Sold Price: £175,000	
<b>23, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House
Last Sold Date: 02/07/1999	
Last Sold Price: £129,500	
<b>7, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House
Last Sold Date: 02/07/1999	
Last Sold Price: £175,000	
<b>3, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House
Last Sold Date: 01/04/1999	
Last Sold Price: £120,000	
<b>1, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House
Last Sold Date: 10/06/1996	
Last Sold Price: £121,000	
<b>77, Styvechale Avenue, Coventry, CV5 6DW</b>	Semi-detached House
Last Sold Date: 15/12/1995	
Last Sold Price: £155,000	

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

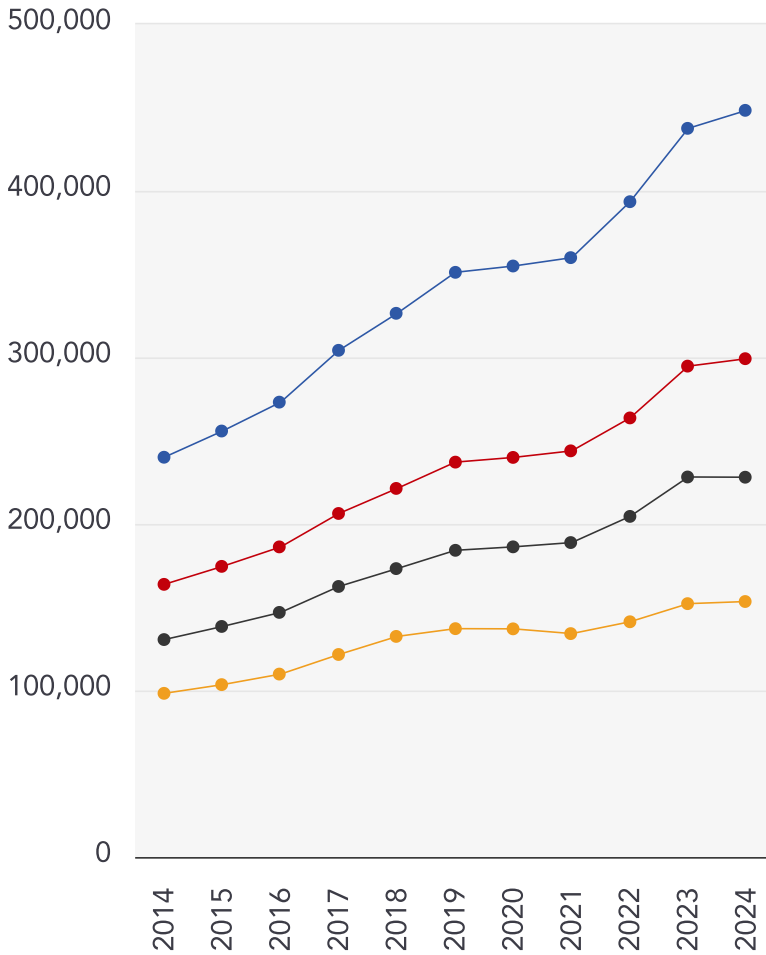


# Market

## 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



/walmsleysthewaytomove



/walmsleysthewaytomove/



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# Agent Disclaimer



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.



# 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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