



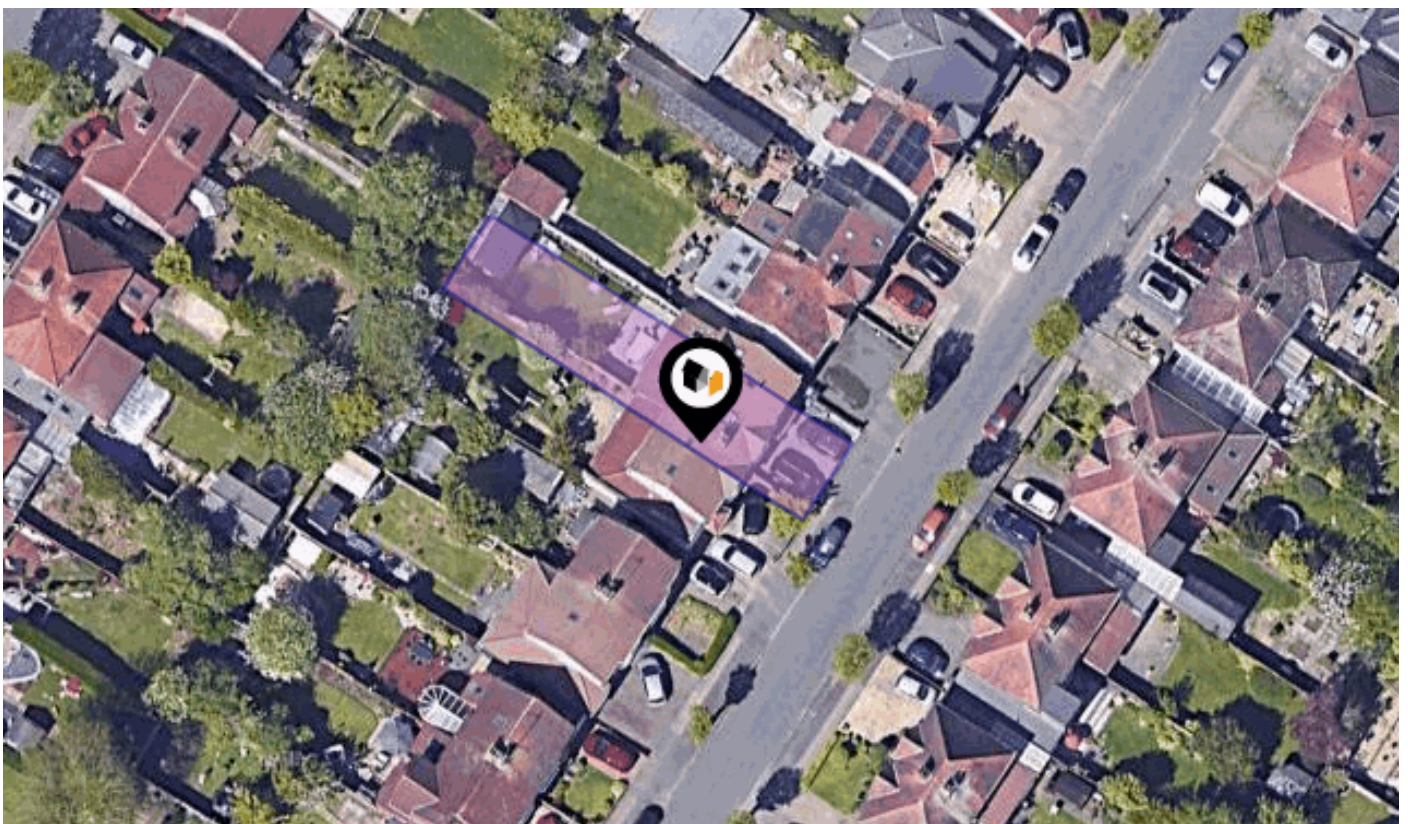
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03rd May 2024



MOAT AVENUE, COVENTRY, CV3

Price Estimate : £450,000

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 superb five bedroom extended family home

Ideal Finham schooling catchment area

Landscaped rear gardens with summer house/cabin

Three bathrooms & Utility/cloakroom/bootroom

Delightful rear extension with patio doors & garden views

Sitting & rear lounge with versatile bifolding/separating doors

Four bedrooms to the first floor, one to second

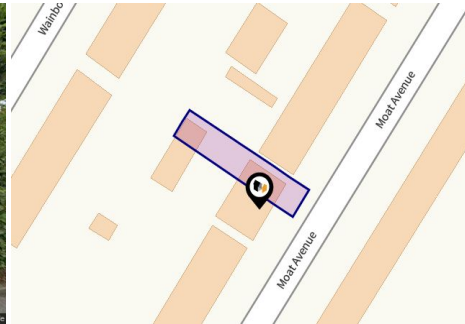
Full width driveway for 3 plus cars

Gas central heating & double glazing throughout

EPC ORDERED, Approx total measurements circa 2024 Sq.Ft. or 190 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: 5
Plot Area: 0.07 acres
Council Tax : Band C
Annual Estimate: £2,041
Title Number: WK126586
UPRN: 100070679929

Price Estimate: £450,000
Tenure: Freehold

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



1000
mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

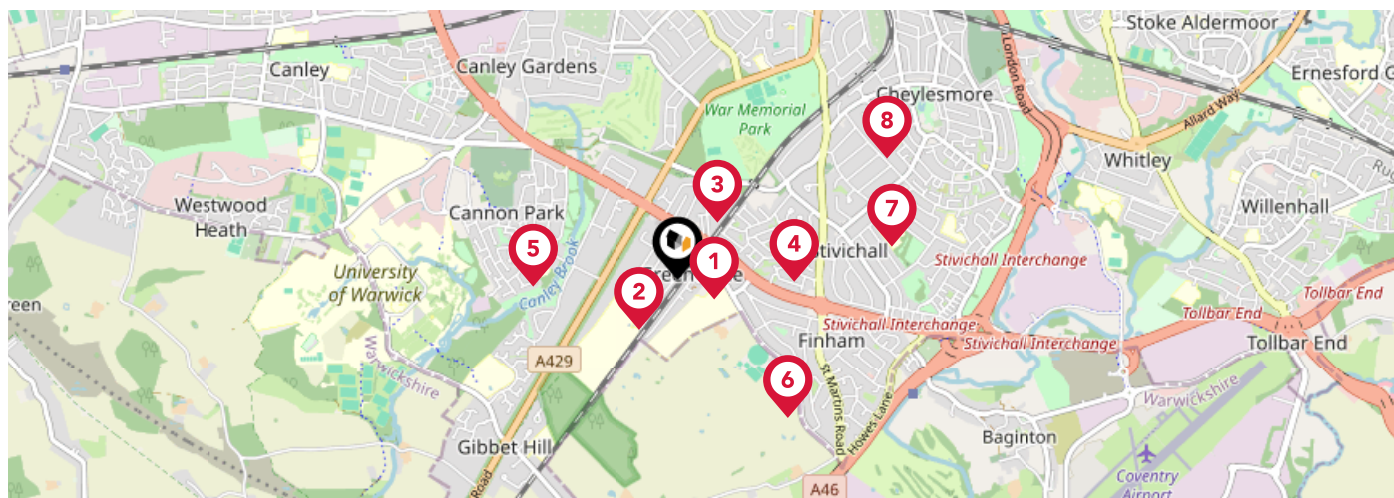


Planning records for: **30, Moat Avenue, Coventry, CV3 6BS**

Reference - R/2009/0753	
Decision:	APPROVED
Date:	02nd June 2009
Description:	Single storey rear extension and pitched roof to replace existing flat roof at rear.

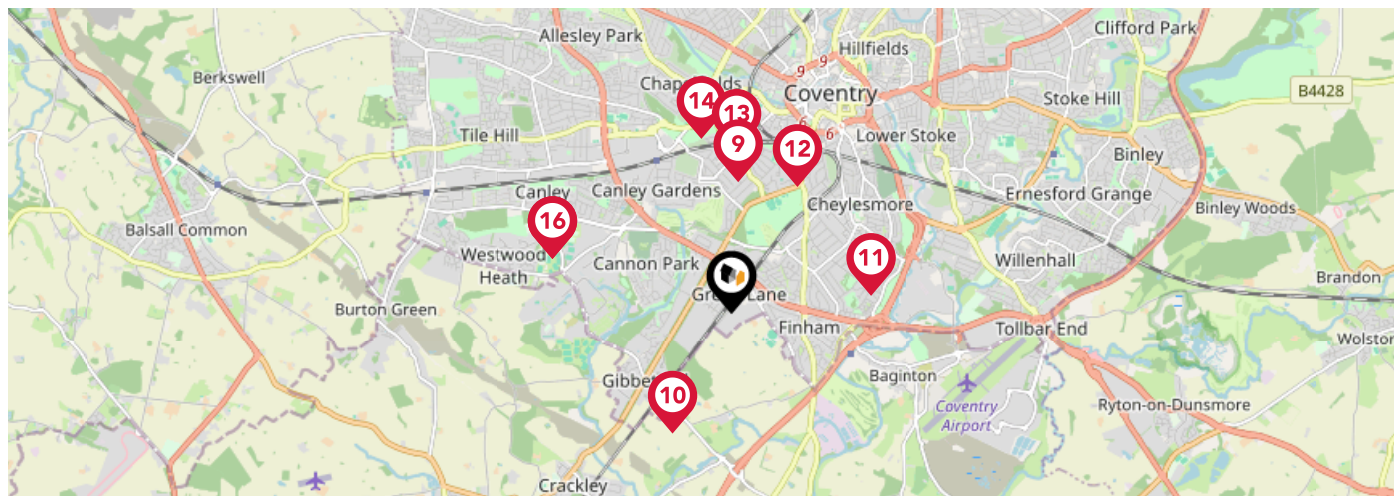
Reference - L/1989/0903	
Decision:	APPROVED
Date:	28th April 1989
Description:	1st floor extension to form bedroom with vehicular access under









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Finham Primary School Ofsted Rating: Good Pupils: 446 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

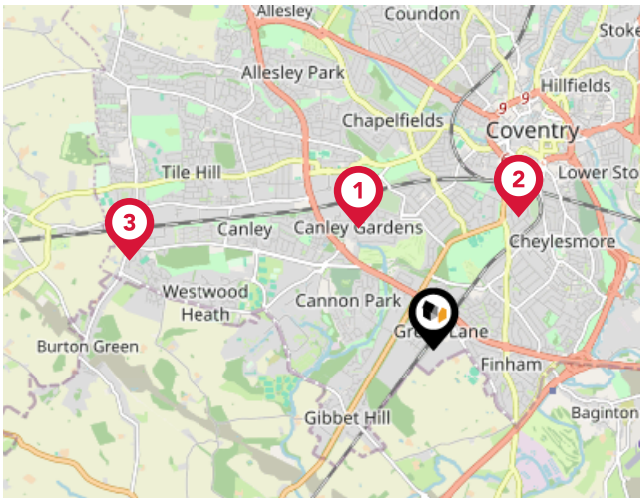
Area Schools



		Nursery	Primary	Secondary	College	Private
	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodfield Ofsted Rating: Inadequate Pupils: 150 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howes Community Primary School Ofsted Rating: Good Pupils: 159 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 403 Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Westwood Academy Ofsted Rating: Good Pupils: 611 Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

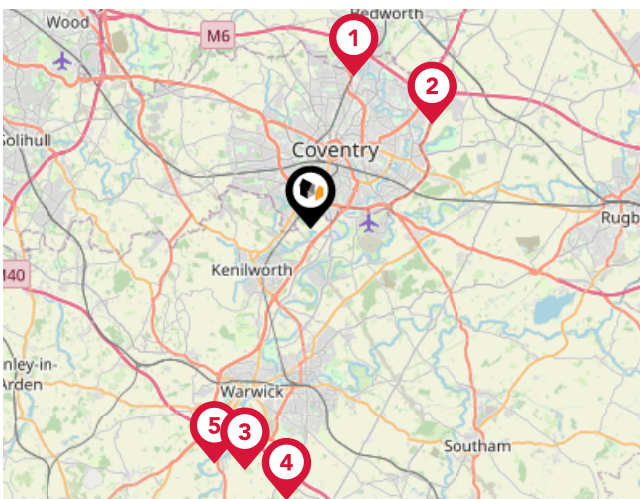
Area

Transport (National)



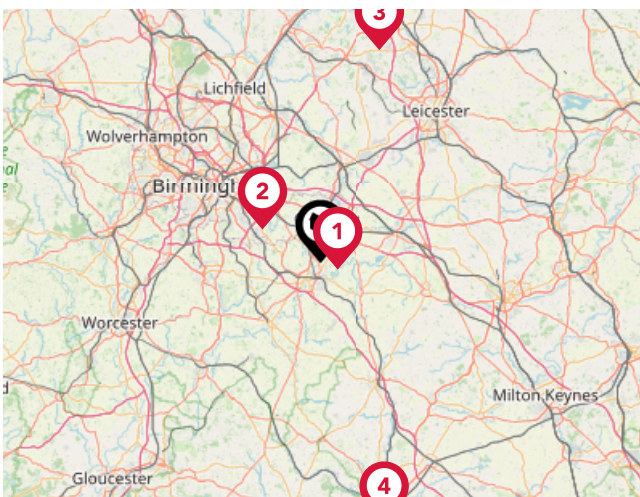
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.29 miles
2	Coventry Rail Station	1.43 miles
3	Tile Hill Rail Station	2.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.73 miles
2	M6 J2	5.81 miles
3	M40 J14	9.08 miles
4	M40 J13	9.95 miles
5	M40 J15	9.21 miles

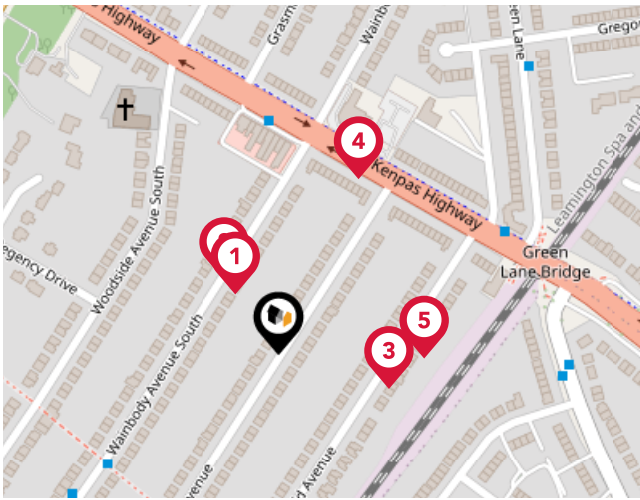


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.62 miles
2	Birmingham International Airport	9.71 miles
3	East Midlands Airport	31.82 miles
4	London Oxford Airport	39.2 miles

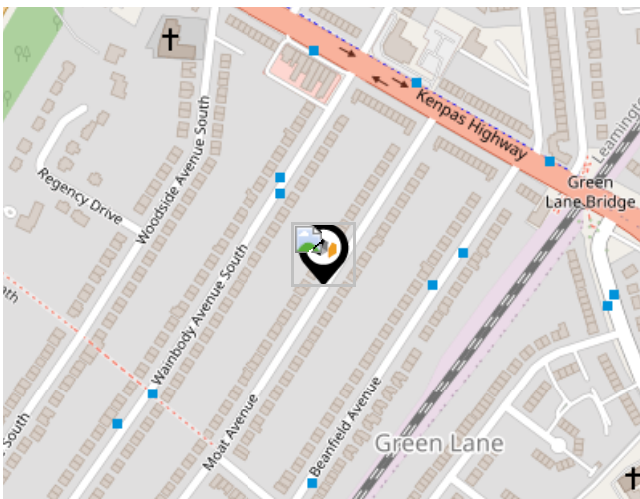
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kenpas Highway	0.04 miles
2	Kenpas Highway	0.05 miles
3	Kenpas Highway	0.07 miles
4	Wainbody Ave	0.11 miles
5	Kenpas Highway	0.08 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.43 miles

Market Sold in Street



34, Moat Avenue, Coventry, CV3 6BS					Semi-detached House
Last Sold Date:	30/06/2023				
Last Sold Price:	£282,500				
2, Moat Avenue, Coventry, CV3 6BS					Semi-detached House
Last Sold Date:	17/03/2023	12/10/2009	29/11/2004	12/07/2004	
Last Sold Price:	£418,000	£210,000	£158,000	£165,000	
72, Moat Avenue, Coventry, CV3 6BS					Semi-detached House
Last Sold Date:	18/11/2021				
Last Sold Price:	£305,000				
64, Moat Avenue, Coventry, CV3 6BS					Semi-detached House
Last Sold Date:	28/06/2021	02/09/2014			
Last Sold Price:	£392,500	£170,000			
46, Moat Avenue, Coventry, CV3 6BS					Terraced House
Last Sold Date:	30/04/2021	09/11/2007			
Last Sold Price:	£270,000	£160,000			
74, Moat Avenue, Coventry, CV3 6BS					Terraced House
Last Sold Date:	01/02/2021				
Last Sold Price:	£337,500				
18, Moat Avenue, Coventry, CV3 6BS					Semi-detached House
Last Sold Date:	03/04/2020	20/01/1999	15/06/1995		
Last Sold Price:	£300,000	£94,950	£43,000		
4, Moat Avenue, Coventry, CV3 6BS					Terraced House
Last Sold Date:	10/06/2016				
Last Sold Price:	£290,000				
24, Moat Avenue, Coventry, CV3 6BS					Semi-detached House
Last Sold Date:	23/03/2016				
Last Sold Price:	£215,000				
78, Moat Avenue, Coventry, CV3 6BS					Detached House
Last Sold Date:	20/11/2015	21/03/2014	17/07/2006		
Last Sold Price:	£261,000	£209,000	£204,500		
48, Moat Avenue, Coventry, CV3 6BS					Semi-detached House
Last Sold Date:	13/05/2014				
Last Sold Price:	£165,000				
44, Moat Avenue, Coventry, CV3 6BS					Semi-detached House
Last Sold Date:	04/10/2013				
Last Sold Price:	£218,000				

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

Market Sold in Street



52, Moat Avenue, Coventry, CV3 6BS	Semi-detached House	
Last Sold Date:	20/08/2012	
Last Sold Price:	£160,000	
50, Moat Avenue, Coventry, CV3 6BS	Semi-detached House	
Last Sold Date:	07/08/2009	
Last Sold Price:	£220,500	
62, Moat Avenue, Coventry, CV3 6BS	Detached House	
Last Sold Date:	21/11/2008	31/03/2000
Last Sold Price:	£190,000	£88,500
60, Moat Avenue, Coventry, CV3 6BS	Semi-detached House	
Last Sold Date:	20/05/2005	
Last Sold Price:	£187,000	
68, Moat Avenue, Coventry, CV3 6BS	Semi-detached House	
Last Sold Date:	14/05/2004	
Last Sold Price:	£170,000	
30, Moat Avenue, Coventry, CV3 6BS	Terraced House	
Last Sold Date:	13/02/2004	
Last Sold Price:	£211,500	
42, Moat Avenue, Coventry, CV3 6BS	Semi-detached House	
Last Sold Date:	31/10/2003	
Last Sold Price:	£149,000	
22, Moat Avenue, Coventry, CV3 6BS	Semi-detached House	
Last Sold Date:	15/07/2002	
Last Sold Price:	£116,500	
32, Moat Avenue, Coventry, CV3 6BS	Semi-detached House	
Last Sold Date:	04/10/1999	
Last Sold Price:	£87,000	
20, Moat Avenue, Coventry, CV3 6BS	Semi-detached House	
Last Sold Date:	01/04/1999	
Last Sold Price:	£77,000	
8, Moat Avenue, Coventry, CV3 6BS	Semi-detached House	
Last Sold Date:	19/06/1998	
Last Sold Price:	£64,500	
36, Moat Avenue, Coventry, CV3 6BS	Semi-detached House	
Last Sold Date:	12/06/1998	
Last Sold Price:	£86,000	

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

Market Sold in Street



76, Moat Avenue, Coventry, CV3 6BS		Semi-detached House
Last Sold Date:	19/02/1998	
Last Sold Price:	£78,550	
10, Moat Avenue, Coventry, CV3 6BS		Semi-detached House
Last Sold Date:	19/05/1995	
Last Sold Price:	£65,250	

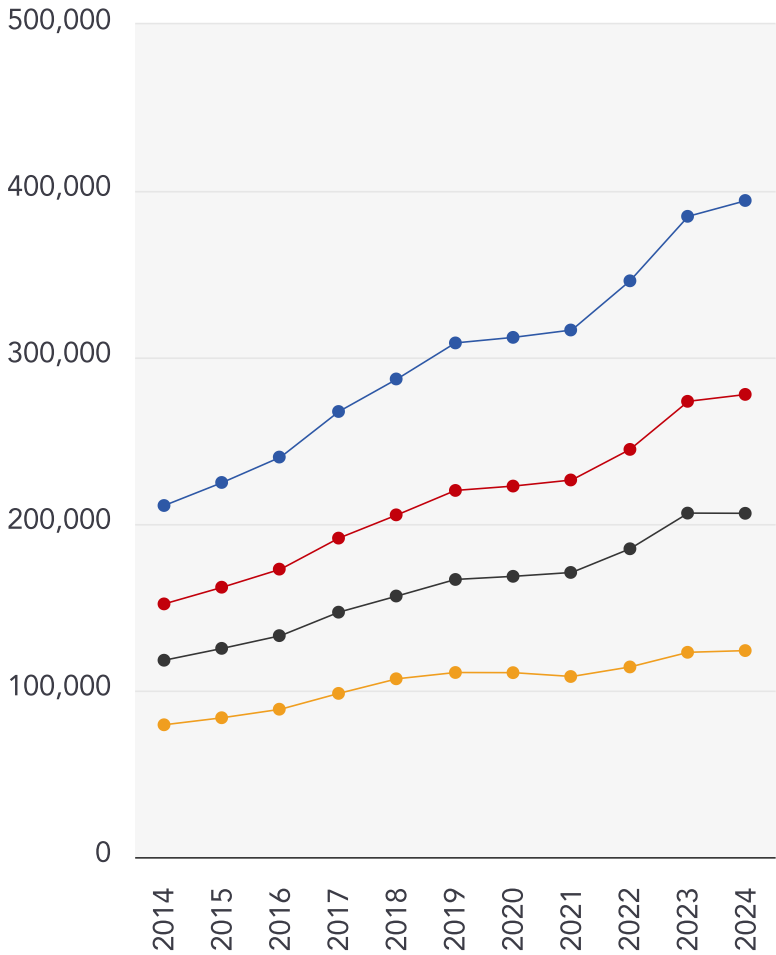
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



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



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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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