



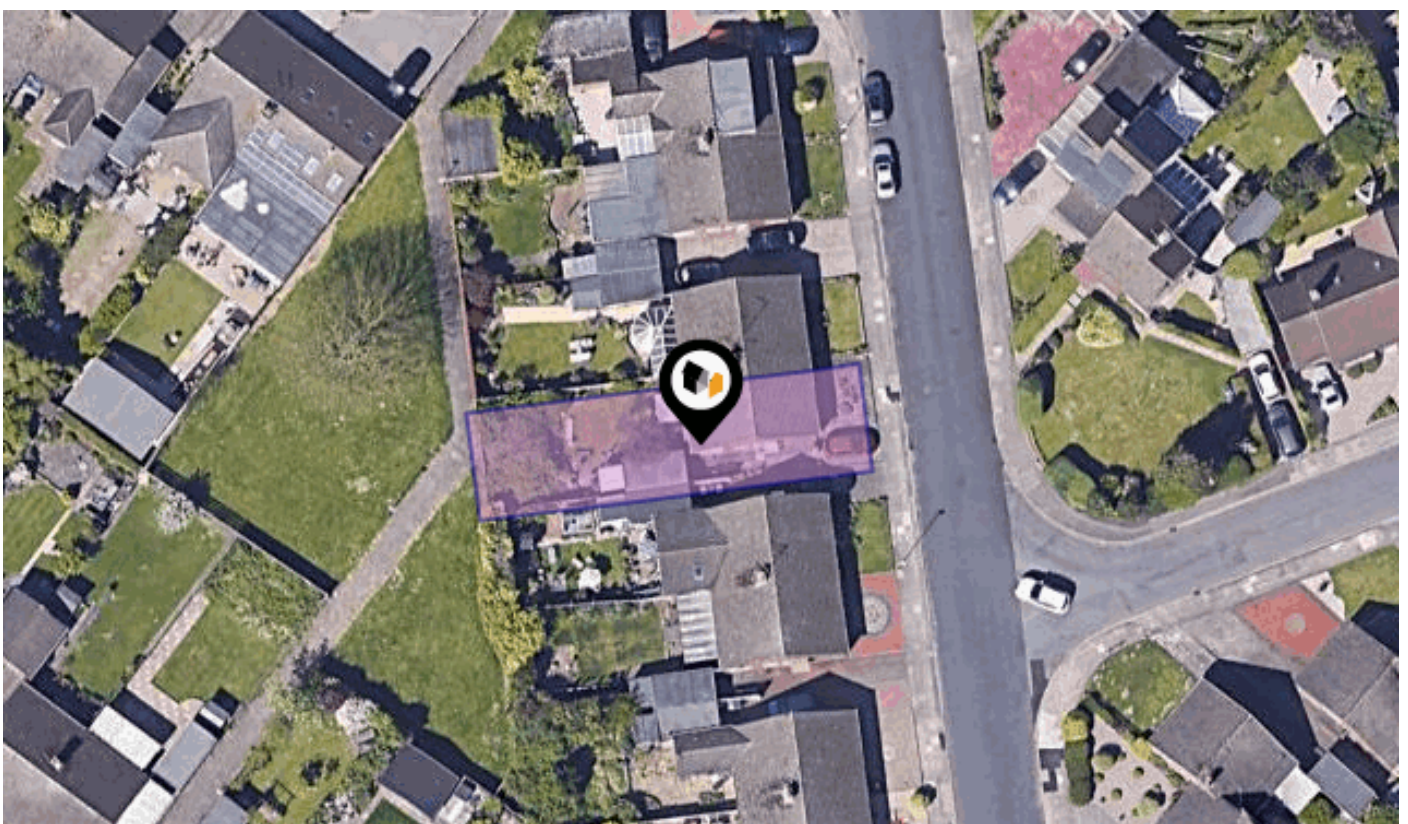
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th May 2024



MANTILLA DRIVE, COVENTRY, CV3

Price Estimate : £300,000

Walmsley's The Way to Move

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

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A much loved two double bedroom semi detached bungalow

Quiet yet convenient Styvechale Grange location close to schooling

Delightful, private gardens to rear with green space behind

Sitting dining room with sliding doors to gardens

Gas central heating & double glazing throughout

Built in wardrobes to both bedrooms

Driveway for multiple vehicles & single garage

New EPC Ordered, Approx total measurements circa 672 Sq.Ft. or 71 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@walmsleysthe way to move.co.uk or 0330 1180 062



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£2,041
Title Number:	WK58608
UPRN:	100070675508

Last Sold £/ft²:	£234
Price Estimate:	£300,000
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	56 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Energy rating

D

Valid until 04.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

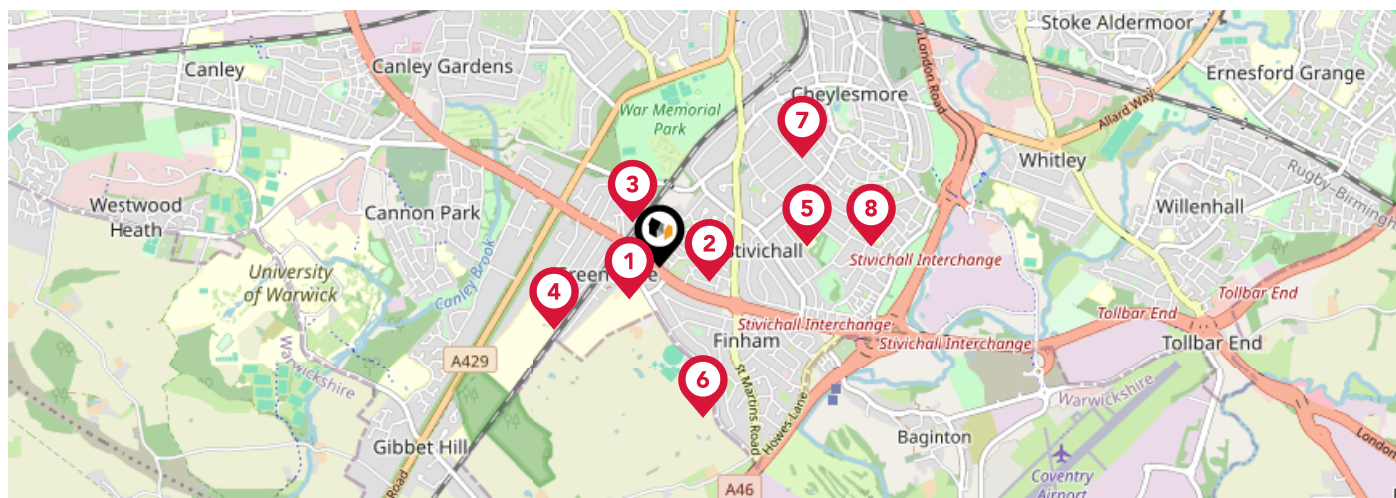
EPC - Additional Data











Additional EPC Data

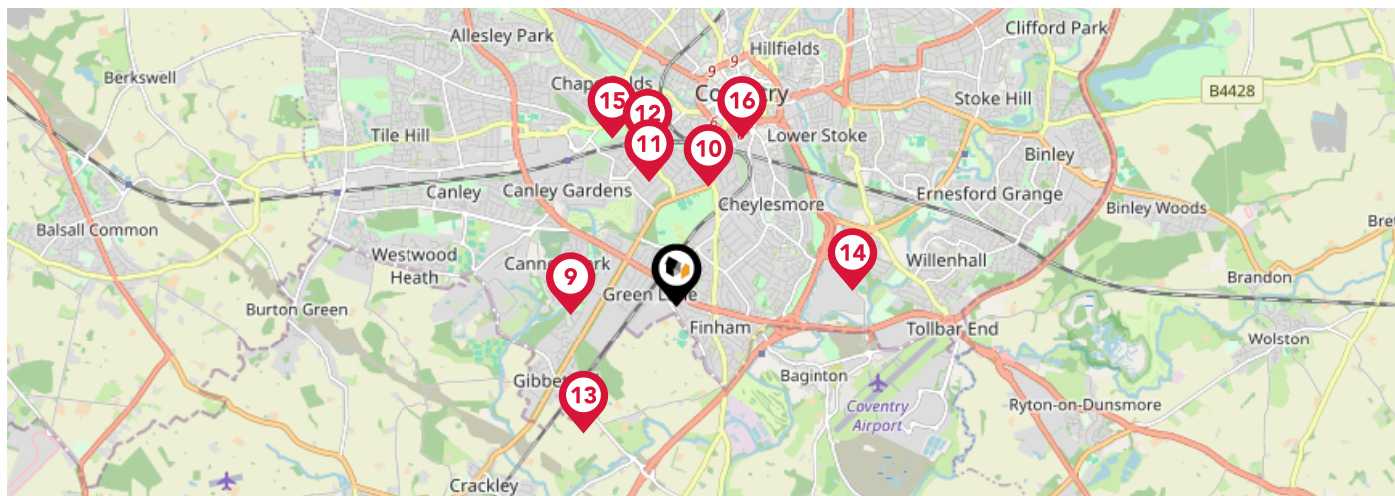
Property Type:	Semi-detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall filled cavity
Walls Energy:	Average
Roof:	Pitched 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	63 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
 Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:0.2		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:0.23		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.24		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:0.56		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.67		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Finham Primary School Ofsted Rating: Good Pupils: 446 Distance:0.7		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.81		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Howes Community Primary School Ofsted Rating: Good Pupils: 159 Distance:0.96		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

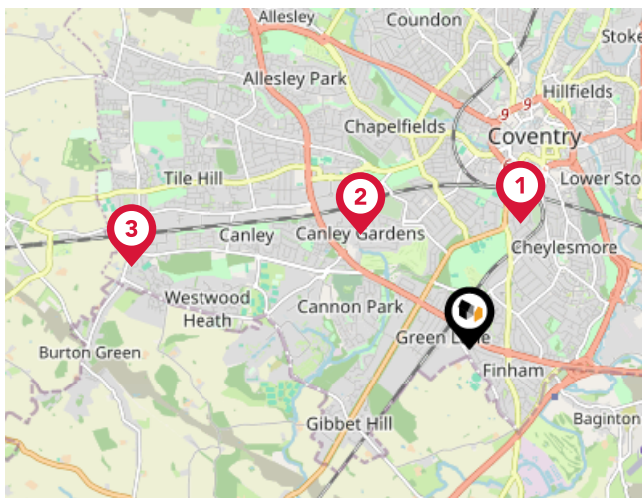
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:0.96	<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:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodfield Ofsted Rating: Inadequate Pupils: 150 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Academy Ofsted Rating: Inadequate Pupils: 910 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:1.62	<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:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

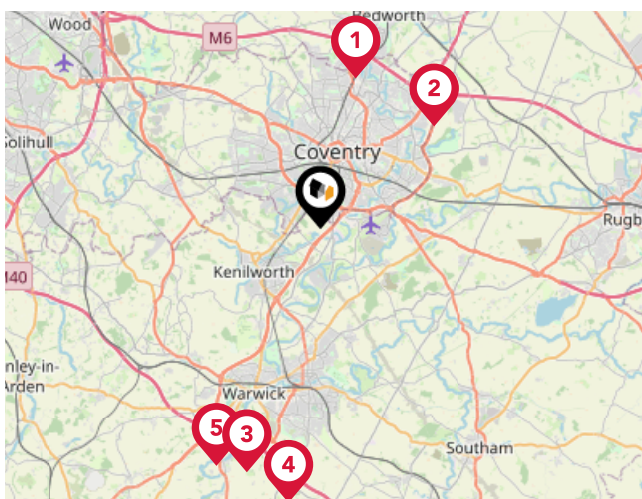
Area

Transport (National)



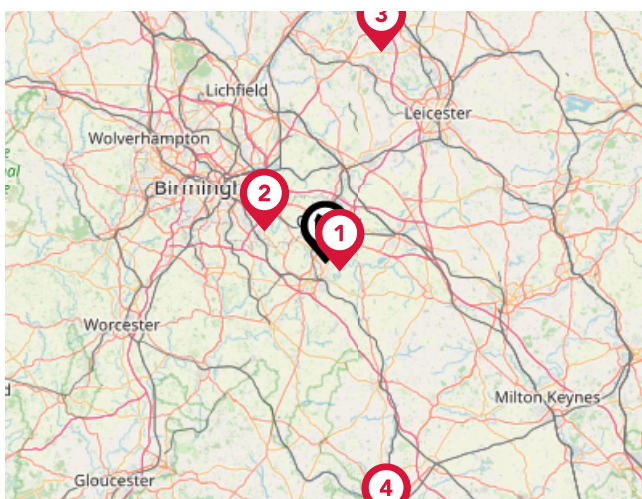
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.23 miles
2	Canley Rail Station	1.43 miles
3	Tile Hill Rail Station	3.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.6 miles
2	M6 J2	5.53 miles
3	M40 J14	9.22 miles
4	M40 J13	10.04 miles
5	M40 J15	9.38 miles

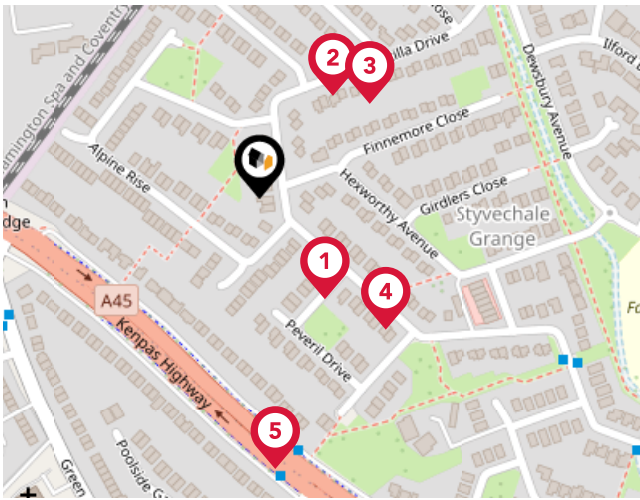


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.38 miles
2	Birmingham International Airport	9.94 miles
3	East Midlands Airport	31.69 miles
4	London Oxford Airport	39.19 miles

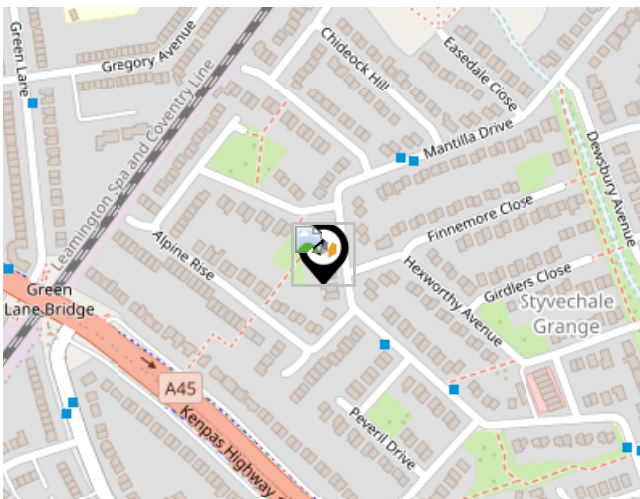
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Peveril Drive	0.07 miles
2	Chideock Hill	0.07 miles
3	Chideock Hill	0.08 miles
4	Peveril Drive	0.1 miles
5	Bathway Rd	0.15 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.67 miles

Market Sold in Street



65, Mantilla Drive, Coventry, CV3 6LP				Semi-detached House
Last Sold Date:	06/04/2022	27/10/1995		
Last Sold Price:	£275,000	£59,950		
59, Mantilla Drive, Coventry, CV3 6LP				Semi-detached House
Last Sold Date:	05/02/2021			
Last Sold Price:	£235,000			
63, Mantilla Drive, Coventry, CV3 6LP				Semi-detached House
Last Sold Date:	05/06/2019	16/02/1996		
Last Sold Price:	£260,000	£57,000		
73, Mantilla Drive, Coventry, CV3 6LP				Semi-detached House
Last Sold Date:	31/08/2018			
Last Sold Price:	£250,000			
67, Mantilla Drive, Coventry, CV3 6LP				Detached House
Last Sold Date:	17/08/2018	20/09/1996		
Last Sold Price:	£297,000	£71,500		
69, Mantilla Drive, Coventry, CV3 6LP				Semi-detached House
Last Sold Date:	27/07/2018	02/02/2001	26/06/1998	
Last Sold Price:	£275,000	£95,000	£78,000	
75, Mantilla Drive, Coventry, CV3 6LP				Semi-detached House
Last Sold Date:	13/12/2017	03/07/2009		
Last Sold Price:	£292,000	£155,500		
83, Mantilla Drive, Coventry, CV3 6LP				Semi-detached House
Last Sold Date:	31/07/2006	05/07/1996		
Last Sold Price:	£221,000	£73,000		
71, Mantilla Drive, Coventry, CV3 6LP				Semi-detached House
Last Sold Date:	15/07/2005			
Last Sold Price:	£180,000			
77, Mantilla Drive, Coventry, CV3 6LP				Semi-detached House
Last Sold Date:	14/01/2005	27/03/1998		
Last Sold Price:	£159,000	£81,000		
79, Mantilla Drive, Coventry, CV3 6LP				Semi-detached House
Last Sold Date:	09/11/2001			
Last Sold Price:	£110,000			

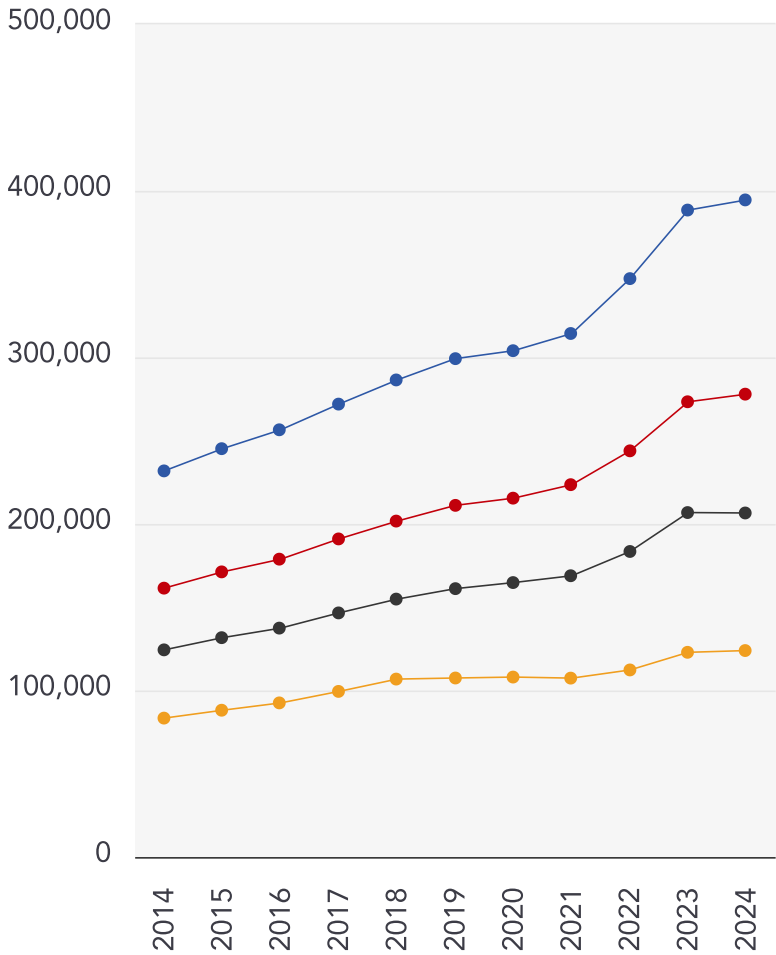
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



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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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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