



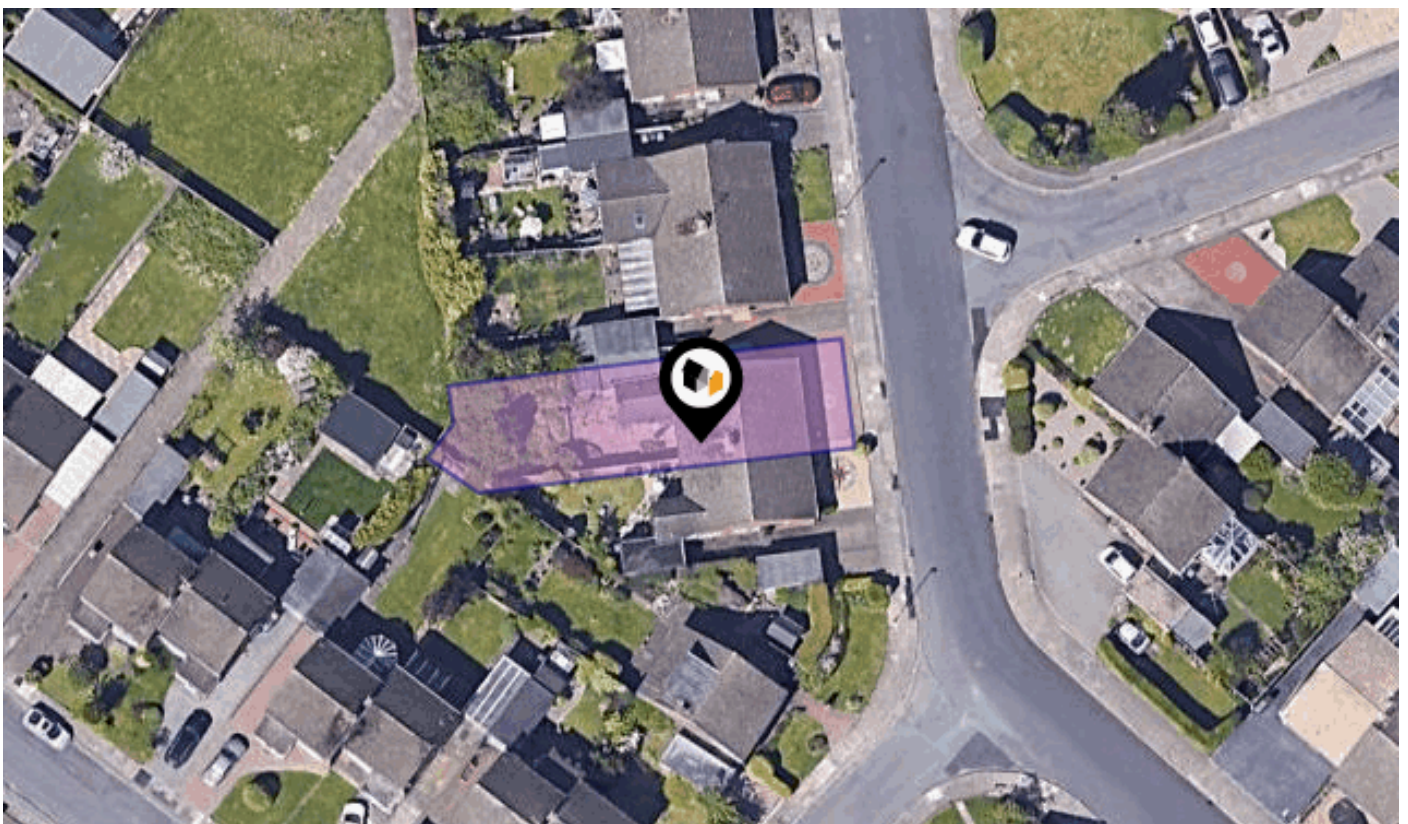
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th May 2024



MANTILLA DRIVE, COVENTRY, CV3

Price Estimate : £350,000

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 spacious two double bedroom extended semi detached bungalow

Ideal South Coventry location close to Bus routes and the A45

All ground floor accommodation including bathroom & separate wet room.

Spacious & extended kitchen dining room with garden & driveway access

Driveway & garage with electric & light situated to rear side of property

Generous West facing plot backing onto a local "green"

Recently decorated and very well presented

NO UPWARD CHAIN, EPC Rating D , Total Dimensions Approx: 858 Sq.Ft. or 80 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@walmsleysthewaytomove.co.uk or 0330 1180 062



Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	785 ft ² / 73 m ²
Plot Area:	0.08 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,041
Title Number:	WK58487
UPRN:	100070675502

Last Sold £/ft²:	£229
Price Estimate:	£350,000
Tenure:	Freehold

Local Area

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

Satellite/Fibre TV Availability:



Property EPC - Certificate



Energy rating
CV3

D

Valid until 21.09.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

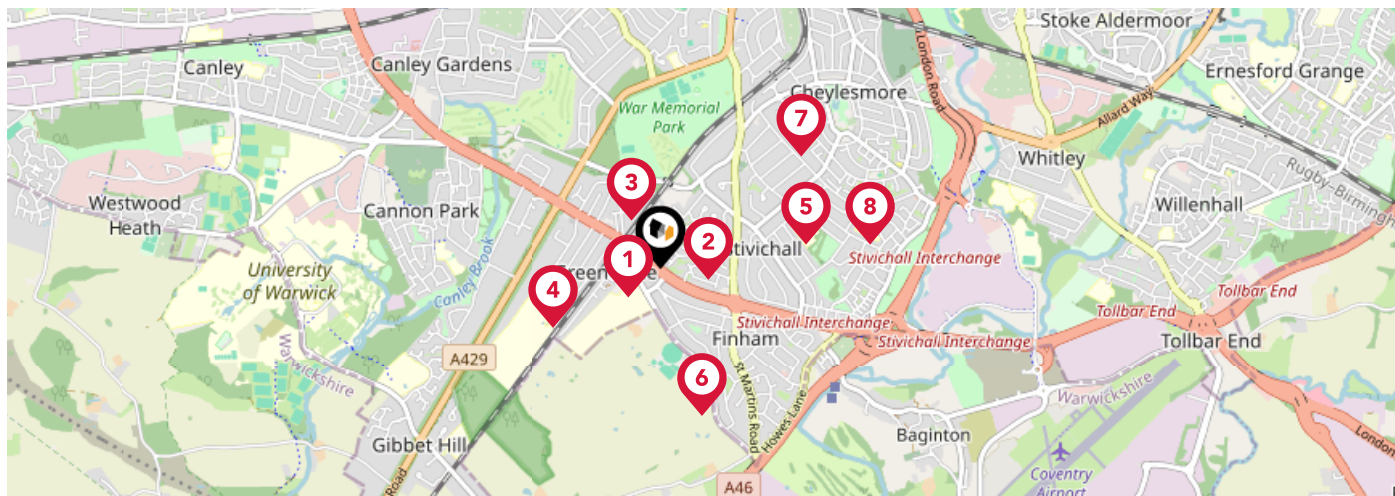
EPC - Additional Data



Additional EPC Data

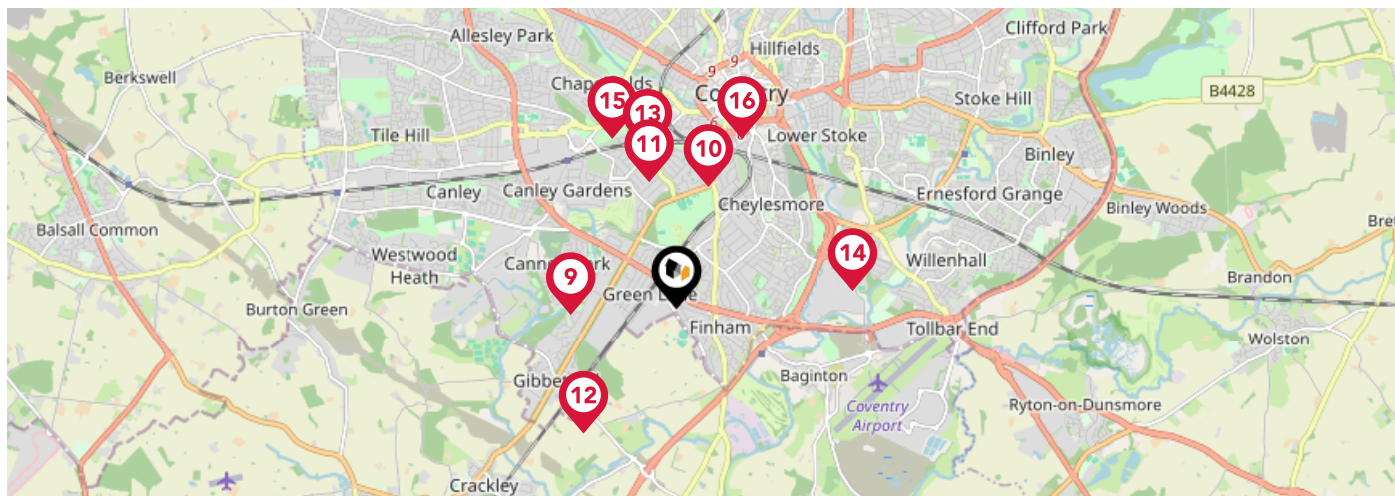
Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
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 11% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	73 m ²

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	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"/>
3	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	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"/>
6	Finham Primary School Ofsted Rating: Good Pupils: 446 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	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"/>

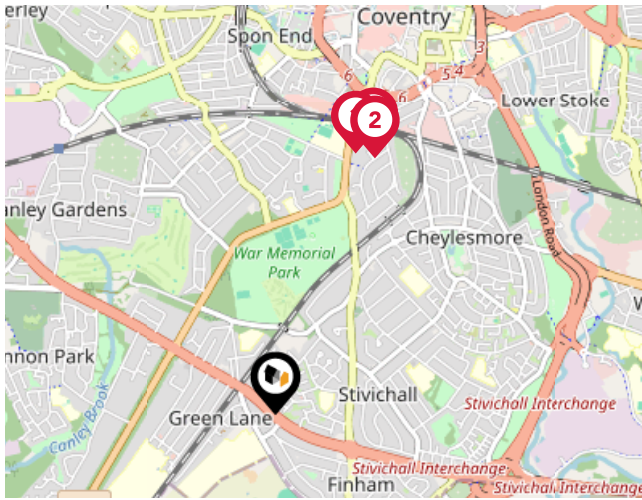
Area Schools



		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:1.14	<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:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodfield Ofsted Rating: Inadequate Pupils: 150 Distance:1.42	<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:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:1.63	<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:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

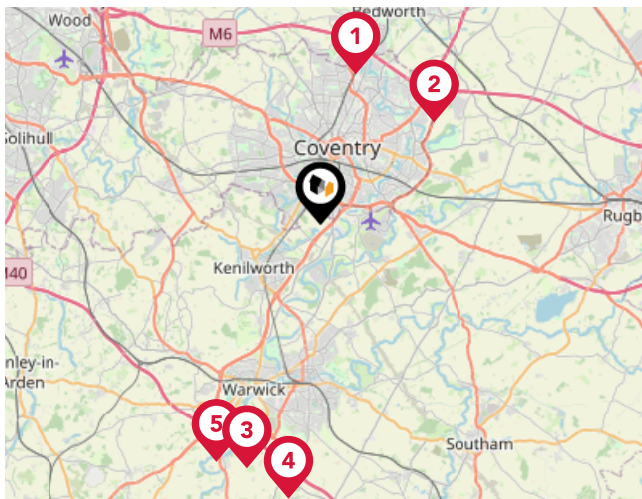
Area

Transport (National)



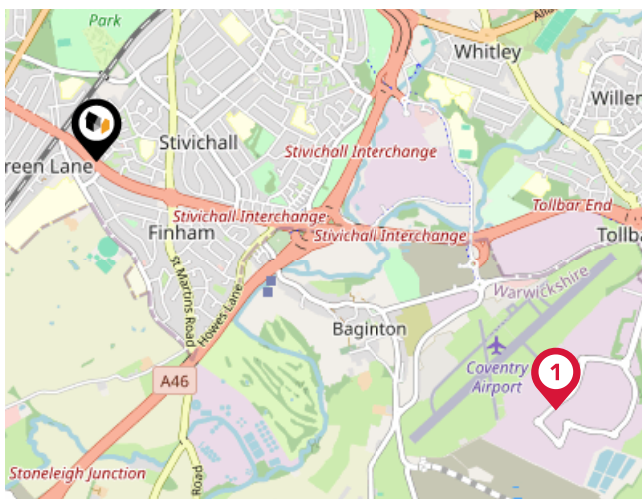
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.24 miles
2	Coventry Rail Station	1.25 miles
3	Coventry Rail Station	1.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.61 miles
2	M6 J2	5.55 miles
3	M40 J14	9.21 miles
4	M40 J13	10.02 miles
5	M40 J15	9.37 miles

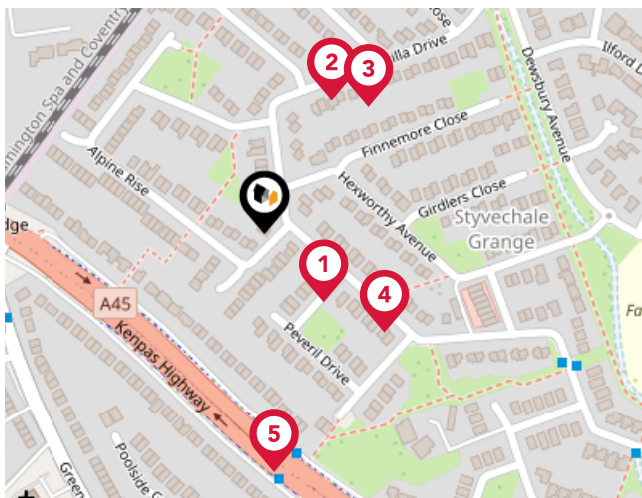


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.37 miles
2	Birmingham International Airport Terminal 1	9.95 miles
3	Birmingham International Airport	9.95 miles
4	Birmingham International Airport Terminal 2	9.92 miles

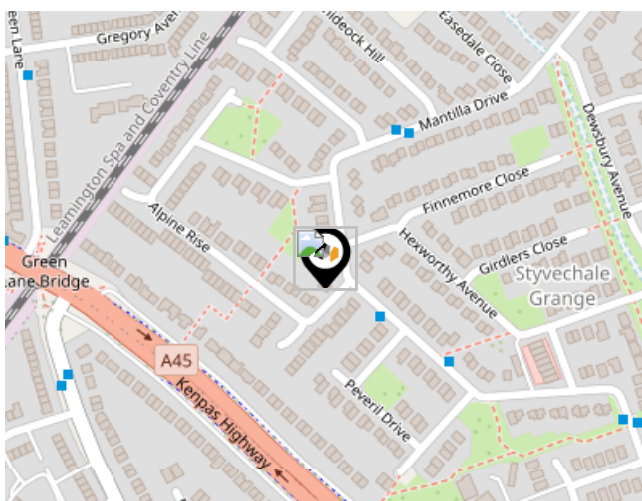
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Peveril Drive	0.05 miles
2	Chideock Hill	0.08 miles
3	Chideock Hill	0.09 miles
4	Peveril Drive	0.09 miles
5	Bathway Rd	0.13 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.68 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	9.68 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			

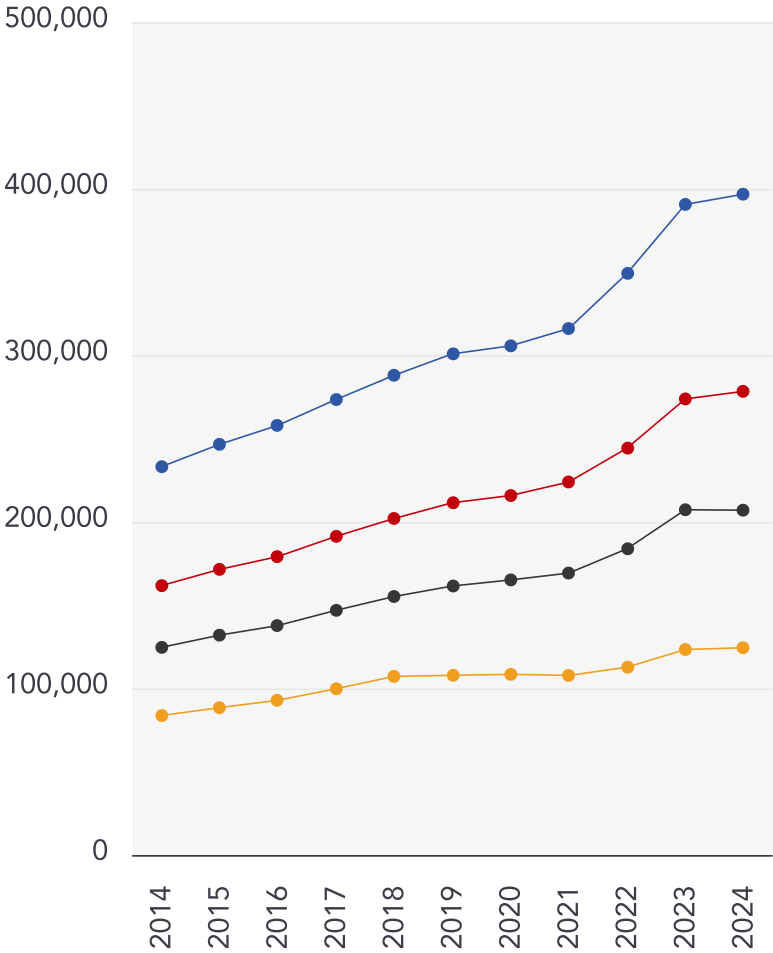
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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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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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