



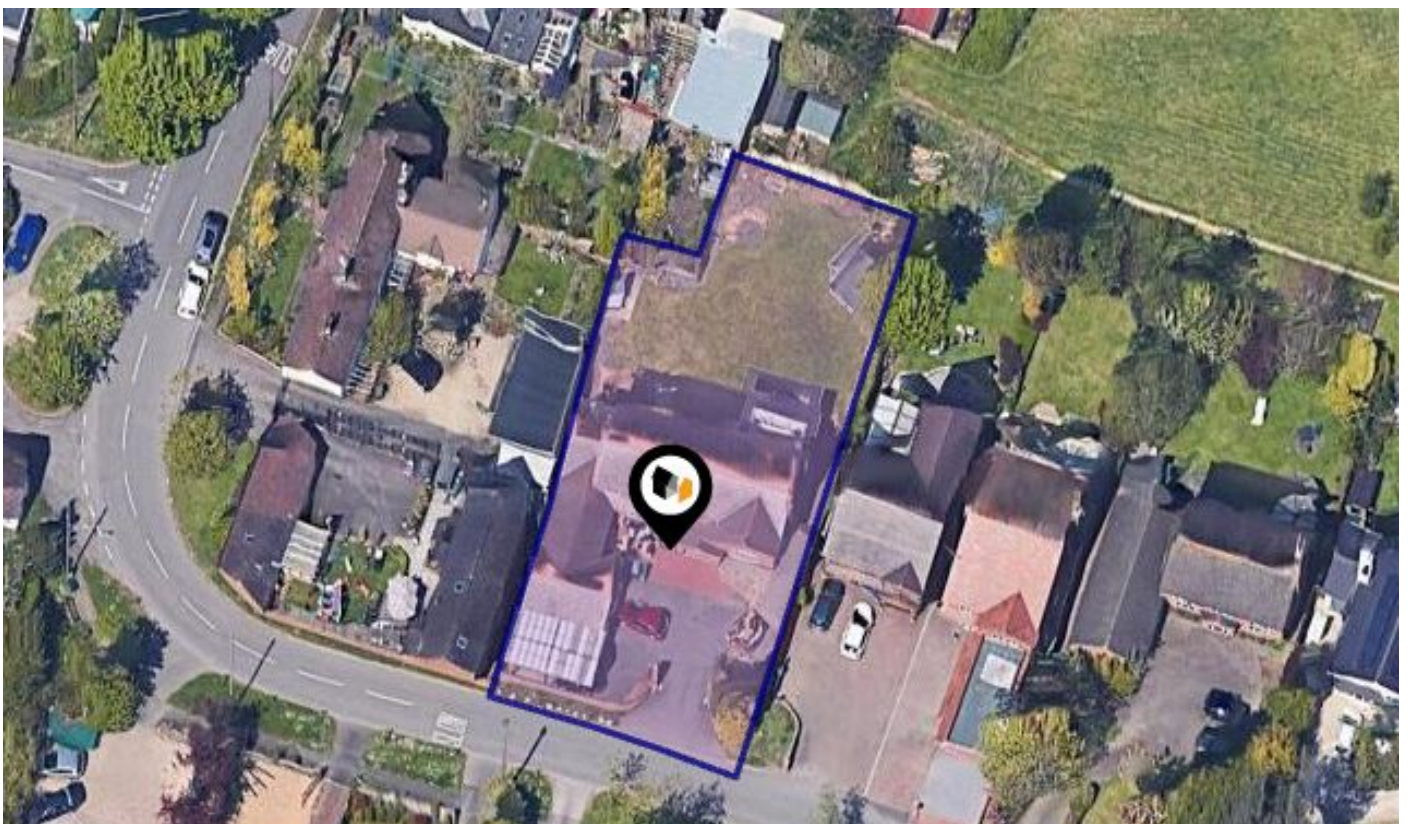
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 24<sup>th</sup> May 2024



## LOWER ROAD, BARNACLE, COVENTRY, CV7

Price Estimate : £800,000

### 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 quite stunning, bespoke & extended detached family home

Four first floor double bedrooms with both en-suite & dressing room to master

Impressive driveway, double garage with loft storage & stunning landscaped gardens

Exceptional kitchen dining & living spaces

Garden room extension, Utility room & stunning reception hallway

Garden cabin with bar area & log burner, hot tub and resistance pool included

Stunning presentation & attention to detail throughout

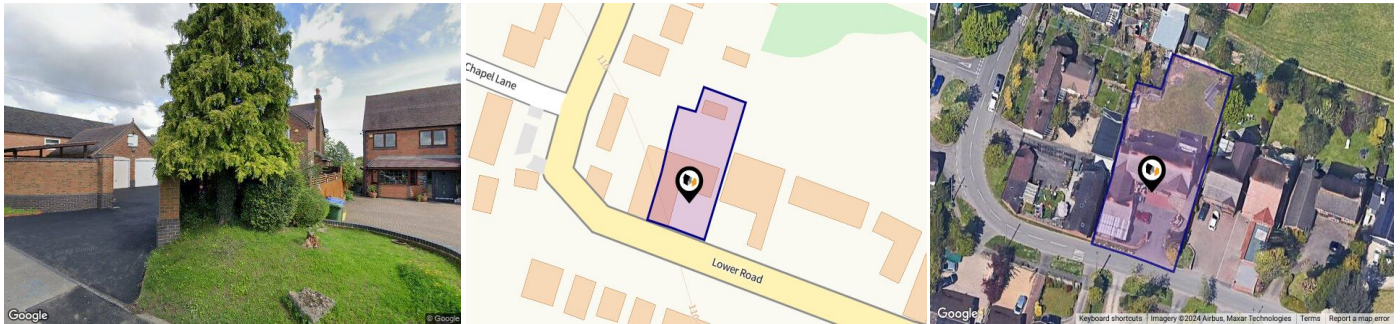
Main sitting room able to fit and deliver a full size snooker room

Beautiful quality en-suite and four piece family bathroom

EPC Rating Formally C, Total Dimensions Approx: 2903 Sq.Ft. or 270 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

<b>Type:</b>	Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£174
<b>Bedrooms:</b>	4	<b>Price Estimate:</b>	£800,000
<b>Floor Area:</b>	3,067 ft <sup>2</sup> / 285 m <sup>2</sup>	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.25 acres		
<b>Year Built :</b>	1991-1995		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,783		
<b>Title Number:</b>	WK337963		
<b>UPRN:</b>	100071236499		

## Local Area

<b>Local Authority:</b>	Rugby
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Lower Road, Barnacle, CV7

Energy rating

**C**

Valid until 12.05.2024

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	75   C	81   B
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

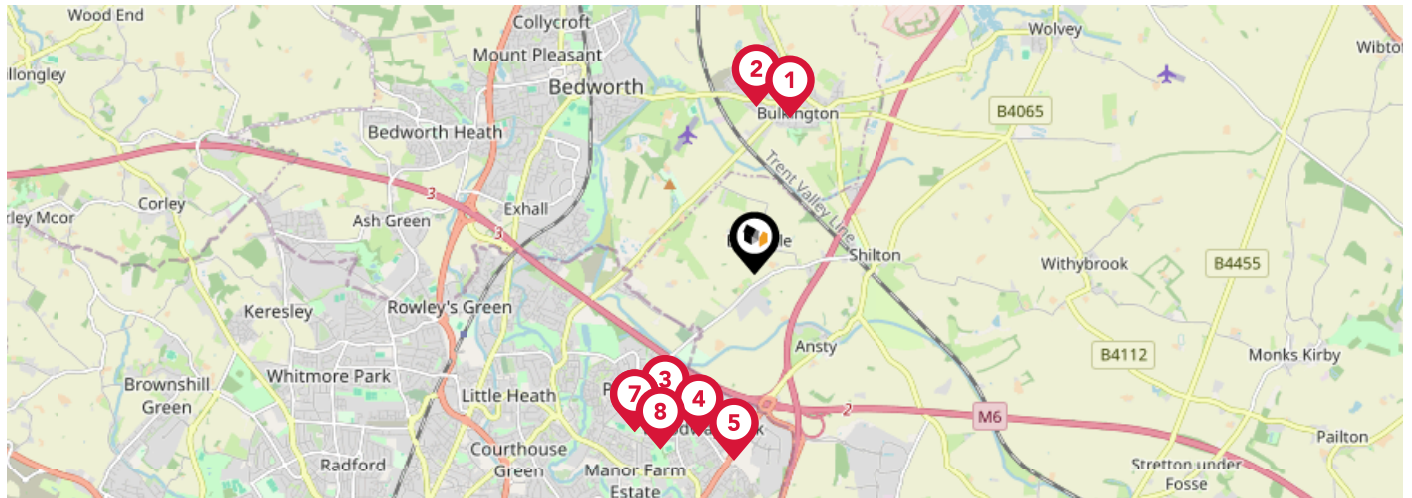
## EPC - Additional Data











### Additional EPC Data

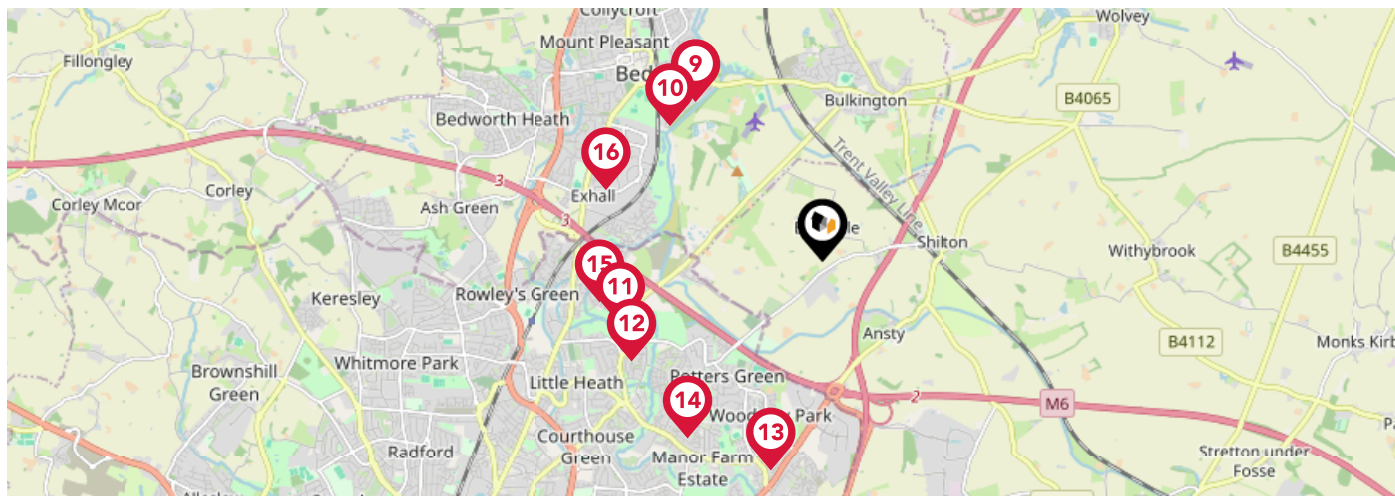
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 94% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	285 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St James' CofE Academy</b> Ofsted Rating: Good   Pupils: 211   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arden Forest Infant School</b> Ofsted Rating: Outstanding   Pupils: 175   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Potters Green Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 399   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grace Academy Coventry</b> Ofsted Rating: Requires Improvement   Pupils: 677   Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Seva School</b> Ofsted Rating: Requires Improvement   Pupils: 549   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moat House Primary School</b> Ofsted Rating: Good   Pupils: 438   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Patrick's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cardinal Wiseman Catholic School</b> Ofsted Rating: Good   Pupils: 1206   Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

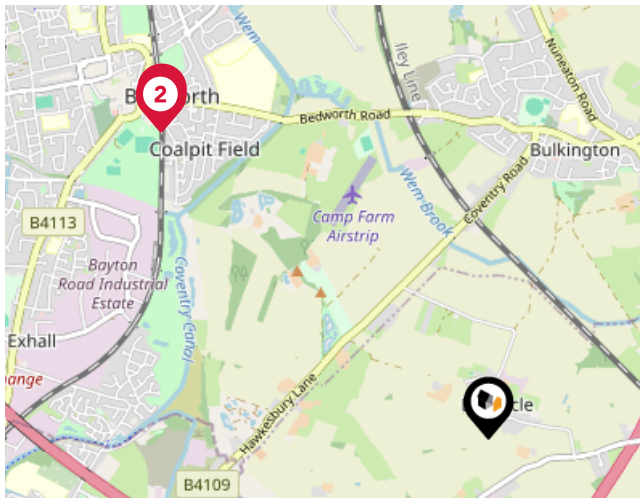
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Nicholas Chamberlaine School</b> Ofsted Rating: Requires Improvement   Pupils: 1218   Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Bedworth CofE Academy</b> Ofsted Rating: Requires Improvement   Pupils:0   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grangehurst Primary School</b> Ofsted Rating: Good   Pupils: 393   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alderman's Green Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 587   Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whittle Academy</b> Ofsted Rating: Good   Pupils: 243   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castle Wood Special School</b> Ofsted Rating: Outstanding   Pupils: 157   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Foxford Community School</b> Ofsted Rating: Requires Improvement   Pupils: 1000   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Exhall Cedars Infant School</b> Ofsted Rating: Requires Improvement   Pupils: 191   Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

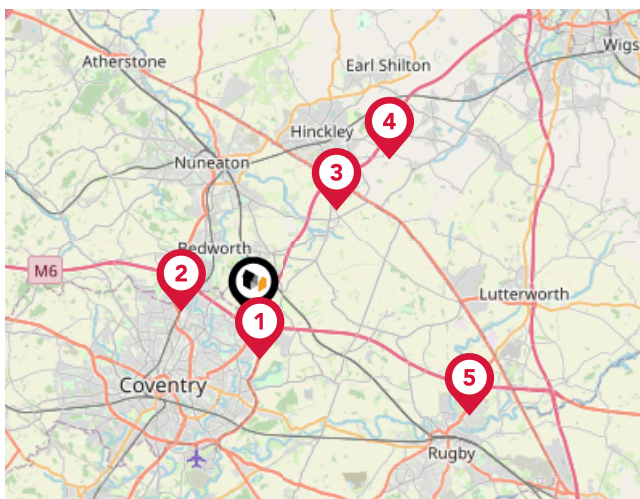
# Area

## Transport (National)



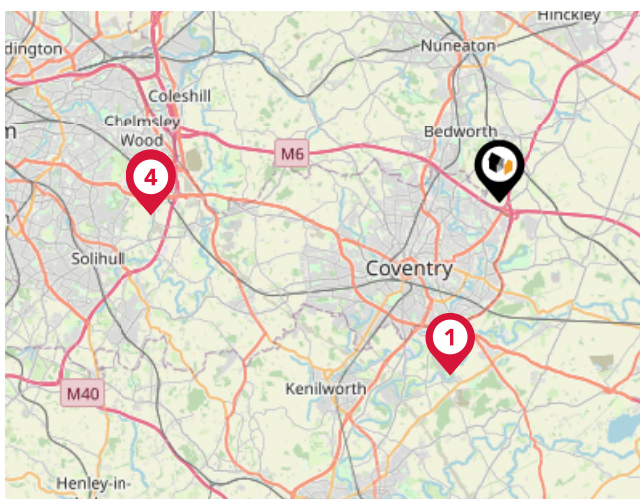
### National Rail Stations

Pin	Name	Distance
1	Bedworth Rail Station	2.03 miles
2	Bedworth Rail Station	2.03 miles
3	Bedworth Rail Station	2.05 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	1.49 miles
2	M6 J3	2.62 miles
3	M69 J1	4.93 miles
4	M69 J2	7.57 miles
5	M6 J1	8.58 miles



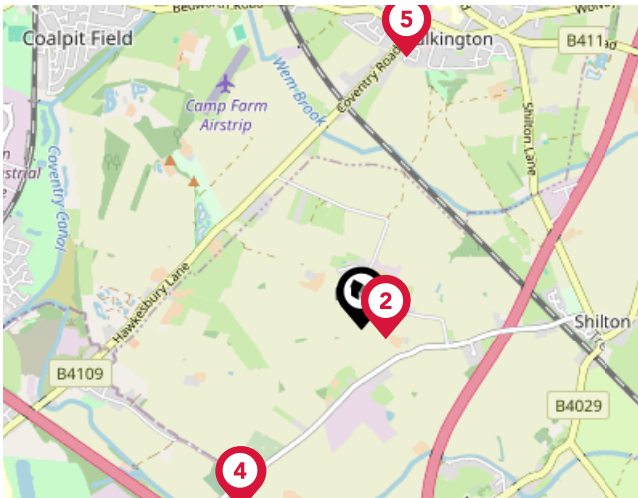
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	6.54 miles
2	Birmingham International Airport Terminal 1	12.61 miles
3	Birmingham International Airport	12.61 miles
4	Birmingham International Airport Terminal 2	12.63 miles



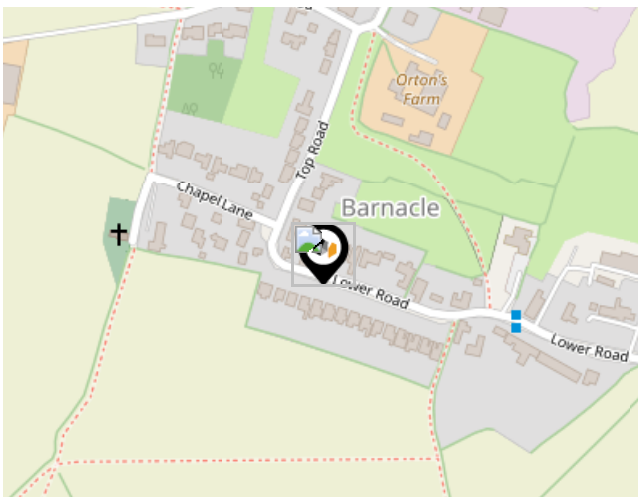
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.11 miles
2	Village Hall	0.12 miles
3	Shilton Lane	0.97 miles
4	Shilton Lane	0.98 miles
5	School Road	1.25 miles



### Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	9.77 miles

# Market Sold in Street



<b>Rosewood, Lower Road, Coventry, CV7 9LD</b>		Detached House
Last Sold Date:	24/03/2023	
Last Sold Price:	£618,000	
<b>72, Lower Road, Coventry, CV7 9LD</b>		Semi-detached House
Last Sold Date:	01/03/2023	
Last Sold Price:	£395,000	
<b>28, Lower Road, Coventry, CV7 9LD</b>		Semi-detached House
Last Sold Date:	28/10/2019	09/04/2009
Last Sold Price:	£330,000	£185,000
<b>Orchard House, Lower Road, Coventry, CV7 9LD</b>		Detached House
Last Sold Date:	28/07/2017	16/03/1995
Last Sold Price:	£415,000	£149,950
<b>62, Lower Road, Coventry, CV7 9LD</b>		Terraced House
Last Sold Date:	26/05/2017	09/06/1995
Last Sold Price:	£149,000	£53,000
<b>16, Lower Road, Coventry, CV7 9LD</b>		Detached House
Last Sold Date:	22/04/2016	
Last Sold Price:	£200,000	
<b>26, Lower Road, Coventry, CV7 9LD</b>		Detached House
Last Sold Date:	21/08/2015	
Last Sold Price:	£235,000	
<b>The Gables, Lower Road, Coventry, CV7 9LD</b>		Detached House
Last Sold Date:	14/08/2015	
Last Sold Price:	£535,000	
<b>8, Lower Road, Coventry, CV7 9LD</b>		Detached House
Last Sold Date:	12/12/2014	
Last Sold Price:	£190,000	
<b>52a, Lower Road, Coventry, CV7 9LD</b>		Semi-detached House
Last Sold Date:	19/05/2014	
Last Sold Price:	£440,000	
<b>60, Lower Road, Coventry, CV7 9LD</b>		Terraced House
Last Sold Date:	27/09/2013	20/09/1999
Last Sold Price:	£120,000	£51,500
<b>20, Lower Road, Coventry, CV7 9LD</b>		Detached House
Last Sold Date:	27/09/2013	18/08/2000
Last Sold Price:	£220,000	£100,000

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

# Market Sold in Street



<b>24, Lower Road, Coventry, CV7 9LD</b>	Semi-detached House	
Last Sold Date:	13/09/2013	
Last Sold Price:	£272,500	
<b>The Garden House, Lower Road, Coventry, CV7 9LD</b>	Detached House	
Last Sold Date:	04/06/2013	
Last Sold Price:	£550,000	
<b>14, Lower Road, Coventry, CV7 9LD</b>	Detached House	
Last Sold Date:	04/05/2012	
Last Sold Price:	£177,000	
<b>58, Lower Road, Coventry, CV7 9LD</b>	Terraced House	
Last Sold Date:	10/09/2010	06/06/2003
Last Sold Price:	£229,950	£136,000
<b>66, Lower Road, Coventry, CV7 9LD</b>	Terraced House	
Last Sold Date:	19/12/2007	01/09/1999
Last Sold Price:	£162,000	£40,000
<b>34, Lower Road, Coventry, CV7 9LD</b>	Semi-detached House	
Last Sold Date:	17/07/2007	
Last Sold Price:	£250,000	
<b>68, Lower Road, Coventry, CV7 9LD</b>	Terraced House	
Last Sold Date:	09/03/2007	
Last Sold Price:	£215,000	
<b>30, Lower Road, Coventry, CV7 9LD</b>	Detached House	
Last Sold Date:	08/12/2006	
Last Sold Price:	£288,000	
<b>70, Lower Road, Coventry, CV7 9LD</b>	Semi-detached House	
Last Sold Date:	05/01/2006	25/11/2002
Last Sold Price:	£235,000	£125,000
<b>39, Lower Road, Coventry, CV7 9LD</b>	Detached House	
Last Sold Date:	01/05/2003	23/06/2000
Last Sold Price:	£238,500	£185,000
<b>64, Lower Road, Coventry, CV7 9LD</b>	Terraced House	
Last Sold Date:	25/04/2003	
Last Sold Price:	£94,000	
<b>48, Lower Road, Coventry, CV7 9LD</b>	Terraced House	
Last Sold Date:	28/02/2003	25/07/1997
Last Sold Price:	£104,000	£65,500

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

# Market Sold in Street



<b>46, Lower Road, Coventry, CV7 9LD</b>	Terraced House
Last Sold Date: 20/08/2002	
Last Sold Price: £127,500	
<b>50, Lower Road, Coventry, CV7 9LD</b>	Terraced House
Last Sold Date: 23/07/2001   11/04/1997	
Last Sold Price: £84,000   £56,000	
<b>2, Lower Road, Coventry, CV7 9LD</b>	Detached House
Last Sold Date: 23/02/2001	
Last Sold Price: £143,000	
<b>43, Lower Road, Coventry, CV7 9LD</b>	Semi-detached House
Last Sold Date: 12/11/1999	
Last Sold Price: £160,000	
<b>12, Lower Road, Coventry, CV7 9LD</b>	Detached House
Last Sold Date: 09/10/1998	
Last Sold Price: £130,000	
<b>Red Lion, Lower Road, Coventry, CV7 9LD</b>	Semi-detached House
Last Sold Date: 05/05/1998	
Last Sold Price: £175,000	
<b>Holly Cottage, Lower Road, Coventry, CV7 9LD</b>	Terraced House
Last Sold Date: 11/04/1997	
Last Sold Price: £38,000	

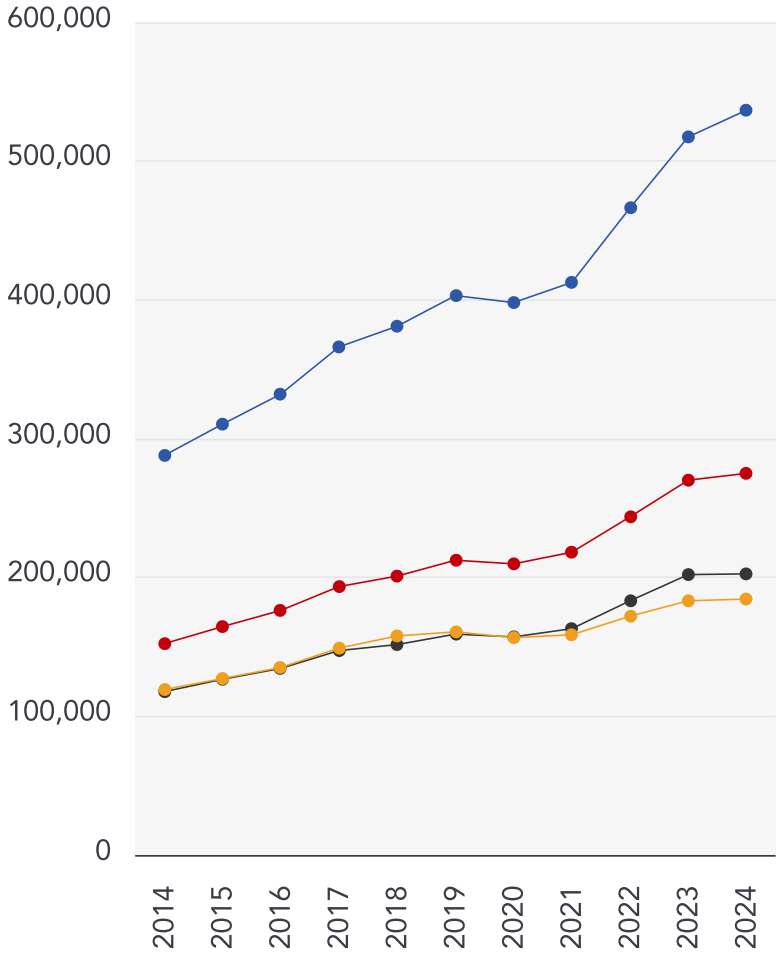
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# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV7



Detached

**+86.39%**

Semi-Detached

**+80.56%**

Terraced

**+72.09%**

Flat

**+54.68%**

# 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



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# Agent Disclaimer



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## Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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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