



See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th June 2024



ADCOCK DRIVE, KENILWORTH, CV8

Price Estimate : £185,000

Walmsley's The Way to Move

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A two bedroom end of terrace bungalow with parking & conservatory

Delightful communal rear gardens & sitting areas

Versatile reception room with square box bay

Ideal cul de sac location close to amenities

Driveway parking to the side

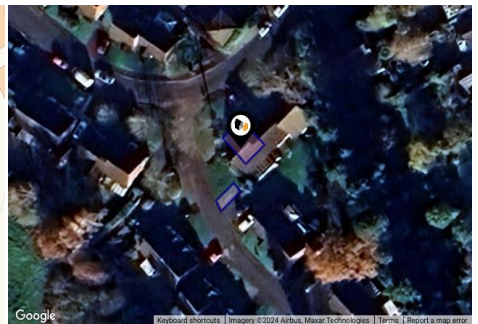
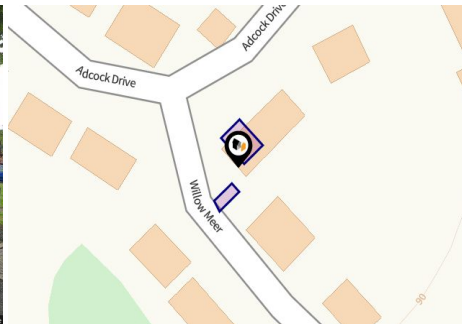
Gas centrally heated & double glazed

New lease issued on completion by Midland Heart

NO CHAIN, EPC D, Total 679 sq.ft or 63 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:	Terraced	Price Estimate:	£185,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	688 ft ² / 64 m ²	Start Date:	03/03/2005
Plot Area:	0.01 acres	End Date:	04/03/2065
Year Built :	1991-1995	Lease Term:	60 years from 4 March 2005
Council Tax :	Band C	Term Remaining:	40 years
Annual Estimate:	£1,998		
Title Number:	WK423740		

Local Area

Local Authority:	Warwick
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	140 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



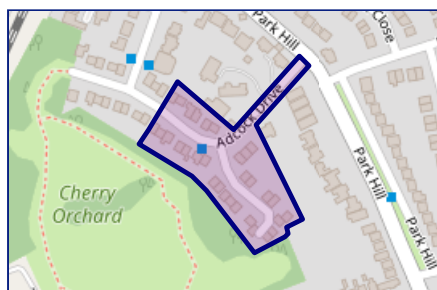
Satellite/Fibre TV Availability:



Property Multiple Title Plans

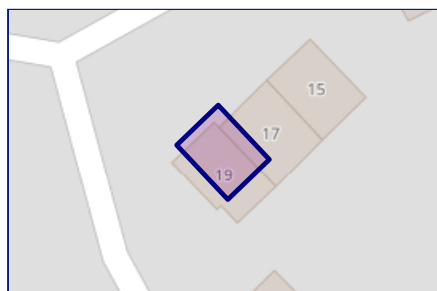


Freehold Title Plan



WK283547

Leasehold Title Plan



WK423740

Start Date: 03/03/2005
End Date: 04/03/2065
Lease Term: 60 years from 4 March 2005
Term Remaining: 40 years

Property EPC - Certificate



CV8

Energy rating

D

Valid until 12.07.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

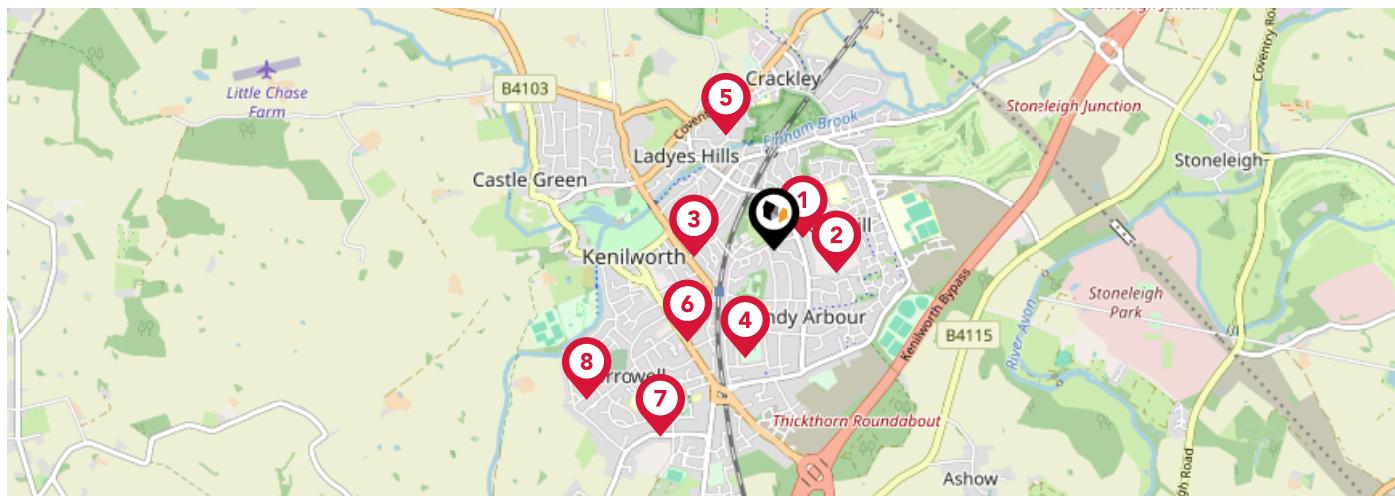
EPC - Additional Data



Additional EPC Data

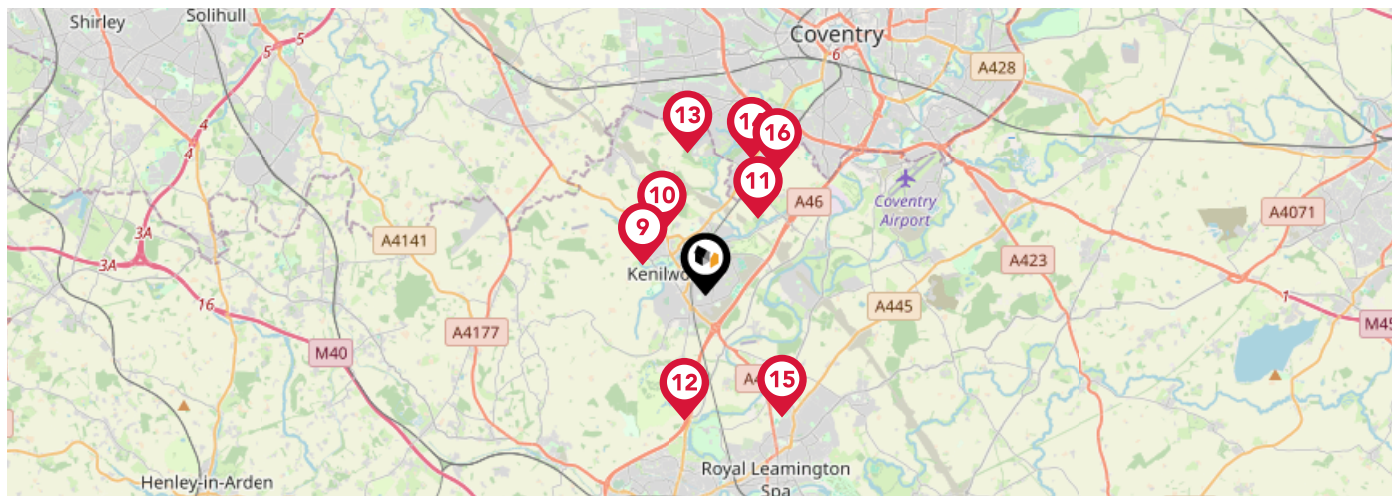
Property Type:	Bungalow
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	64 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Park Hill Junior School Ofsted Rating: Good Pupils: 247 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kenilworth School and Sixth Form Ofsted Rating: Outstanding Pupils: 1820 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Nicholas CofE Primary School Ofsted Rating: Good Pupils: 407 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Thorns Community Infant School Ofsted Rating: Good Pupils: 173 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Crackley Hall School Ofsted Rating: Not Rated Pupils: 276 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kenilworth Nursery School & Early Years Training Centre Ofsted Rating: Outstanding Pupils: 59 Distance:0.57	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St John's Primary School Ofsted Rating: Good Pupils: 261 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Clinton Primary School Ofsted Rating: Outstanding Pupils: 216 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

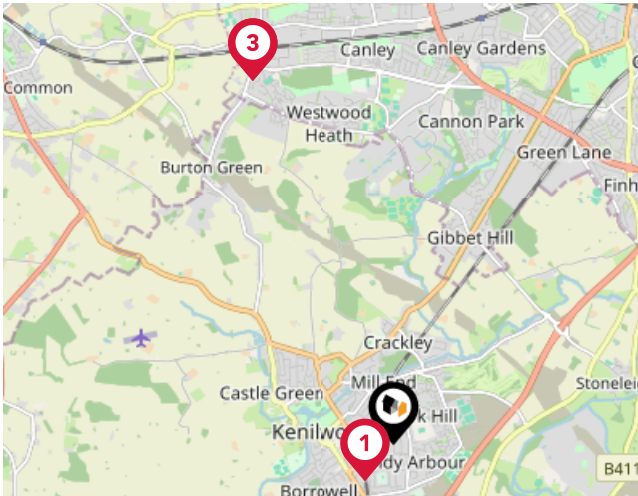
Area Schools



		Nursery	Primary	Secondary	College	Private
	Priors Field Primary School Ofsted Rating: Good Pupils: 211 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 200 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodfield Ofsted Rating: Inadequate Pupils: 150 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Academy Ofsted Rating: Good Pupils: 141 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The National Mathematics and Science College Ofsted Rating: Good Pupils: 51 Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Leamington School Ofsted Rating: Good Pupils: 1460 Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

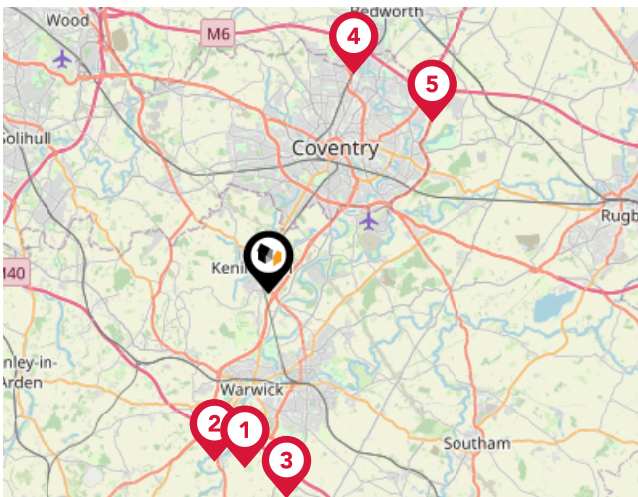
Area

Transport (National)



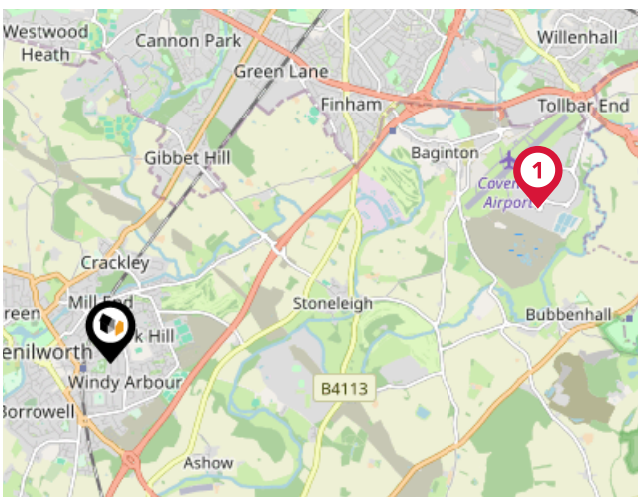
National Rail Stations

Pin	Name	Distance
1	Kenilworth Rail Station	0.42 miles
2	Tile Hill Rail Station	3.53 miles
3	Tile Hill Rail Station	3.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J14	6.34 miles
2	M40 J15	6.36 miles
3	M40 J13	7.45 miles
4	M6 J3	8.56 miles
5	M6 J2	8.59 miles

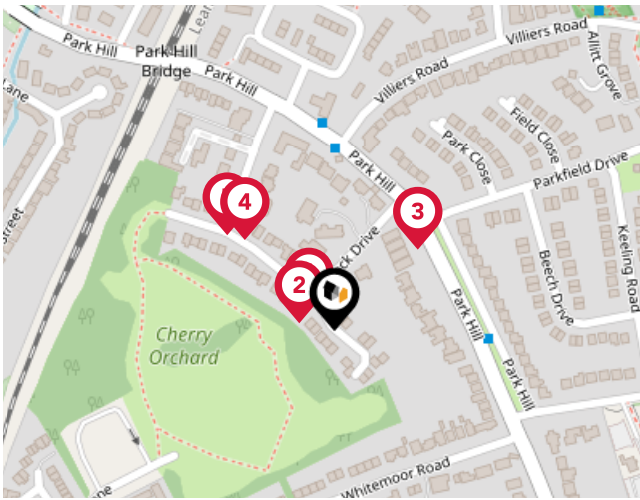


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.12 miles
2	Birmingham International Airport Terminal 2	10.02 miles
3	Birmingham International Airport Terminal 1	10.08 miles
4	Birmingham International Airport	10.08 miles

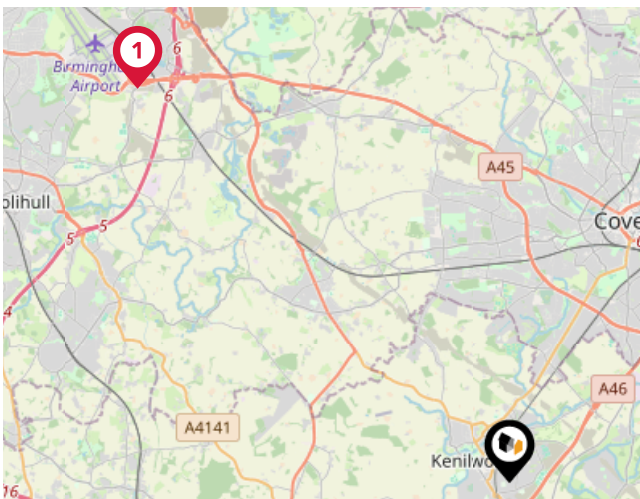
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Willow Meer	0.02 miles
2	Willow Meer	0.02 miles
3	Park Hill	0.07 miles
4	Adcock Drive	0.07 miles
5	Adcock Drive	0.08 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.8 miles

Market Sold in Street



8, Adcock Drive, Kenilworth, CV8 2RB			Detached House
Last Sold Date:	28/09/2021	11/12/2020	
Last Sold Price:	£752,000	£682,000	
34, Adcock Drive, Kenilworth, CV8 2RB			Terraced House
Last Sold Date:	30/04/2021	01/11/2007	
Last Sold Price:	£163,000	£133,000	
35, Adcock Drive, Kenilworth, CV8 2RB			Semi-detached House
Last Sold Date:	24/03/2020		
Last Sold Price:	£165,000		
27, Adcock Drive, Kenilworth, CV8 2RB			Semi-detached House
Last Sold Date:	28/02/2020		
Last Sold Price:	£167,500		
32, Adcock Drive, Kenilworth, CV8 2RB			Terraced House
Last Sold Date:	07/10/2019	13/11/2015	
Last Sold Price:	£147,000	£135,000	
36, Adcock Drive, Kenilworth, CV8 2RB			Flat-maisonette House
Last Sold Date:	02/12/2016	28/06/2002	
Last Sold Price:	£168,000	£82,250	
20, Adcock Drive, Kenilworth, CV8 2RB			Terraced House
Last Sold Date:	26/11/2015		
Last Sold Price:	£135,000		
28, Adcock Drive, Kenilworth, CV8 2RB			Semi-detached House
Last Sold Date:	10/02/2012	20/11/2009	
Last Sold Price:	£123,500	£97,500	
42, Adcock Drive, Kenilworth, CV8 2RB			Semi-detached House
Last Sold Date:	12/08/2011		
Last Sold Price:	£94,000		
24, Adcock Drive, Kenilworth, CV8 2RB			Flat-maisonette House
Last Sold Date:	17/06/2011		
Last Sold Price:	£105,000		
29, Adcock Drive, Kenilworth, CV8 2RB			Flat-maisonette House
Last Sold Date:	16/06/2010	25/07/2006	21/11/2001
Last Sold Price:	£115,000	£139,965	£125,000
45, Adcock Drive, Kenilworth, CV8 2RB			Flat-maisonette House
Last Sold Date:	10/03/2010		
Last Sold Price:	£91,000		

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

Market Sold in Street



41, Adcock Drive, Kenilworth, CV8 2RB			Flat-maisonette House
Last Sold Date:	16/11/2009	11/09/1998	
Last Sold Price:	£95,000	£44,765	
22, Adcock Drive, Kenilworth, CV8 2RB			Flat-maisonette House
Last Sold Date:	24/07/2009		
Last Sold Price:	£105,000		
30, Adcock Drive, Kenilworth, CV8 2RB			Terraced House
Last Sold Date:	20/07/2007		
Last Sold Price:	£145,000		
17, Adcock Drive, Kenilworth, CV8 2RB			Terraced House
Last Sold Date:	15/06/2007		
Last Sold Price:	£141,000		
15, Adcock Drive, Kenilworth, CV8 2RB			Terraced House
Last Sold Date:	15/12/2006		
Last Sold Price:	£136,500		
23, Adcock Drive, Kenilworth, CV8 2RB			Semi-detached House
Last Sold Date:	15/07/2005		
Last Sold Price:	£185,714		
19, Adcock Drive, Kenilworth, CV8 2RB			Flat-maisonette House
Last Sold Date:	04/03/2005		
Last Sold Price:	£115,000		
4, Adcock Drive, Kenilworth, CV8 2RB			Detached House
Last Sold Date:	27/07/2004	16/04/1999	
Last Sold Price:	£484,000	£286,750	
21, Adcock Drive, Kenilworth, CV8 2RB			Semi-detached House
Last Sold Date:	21/11/2003		
Last Sold Price:	£155,000		
2, Adcock Drive, Kenilworth, CV8 2RB			Detached House
Last Sold Date:	18/09/2003	12/10/1999	
Last Sold Price:	£410,000	£305,000	
Park House, 6, Adcock Drive, Kenilworth, CV8 2RB			Detached House
Last Sold Date:	18/10/2002		
Last Sold Price:	£570,000		
26, Adcock Drive, Kenilworth, CV8 2RB			Terraced House
Last Sold Date:	01/12/1999		
Last Sold Price:	£59,150		

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

Market Sold in Street



25, Adcock Drive, Kenilworth, CV8 2RB		Semi-detached House
Last Sold Date:	20/02/1998	
Last Sold Price:	£63,950	
11, Adcock Drive, Kenilworth, CV8 2RB		Detached House
Last Sold Date:	29/11/1996	15/04/1996
Last Sold Price:	£120,000	£108,000

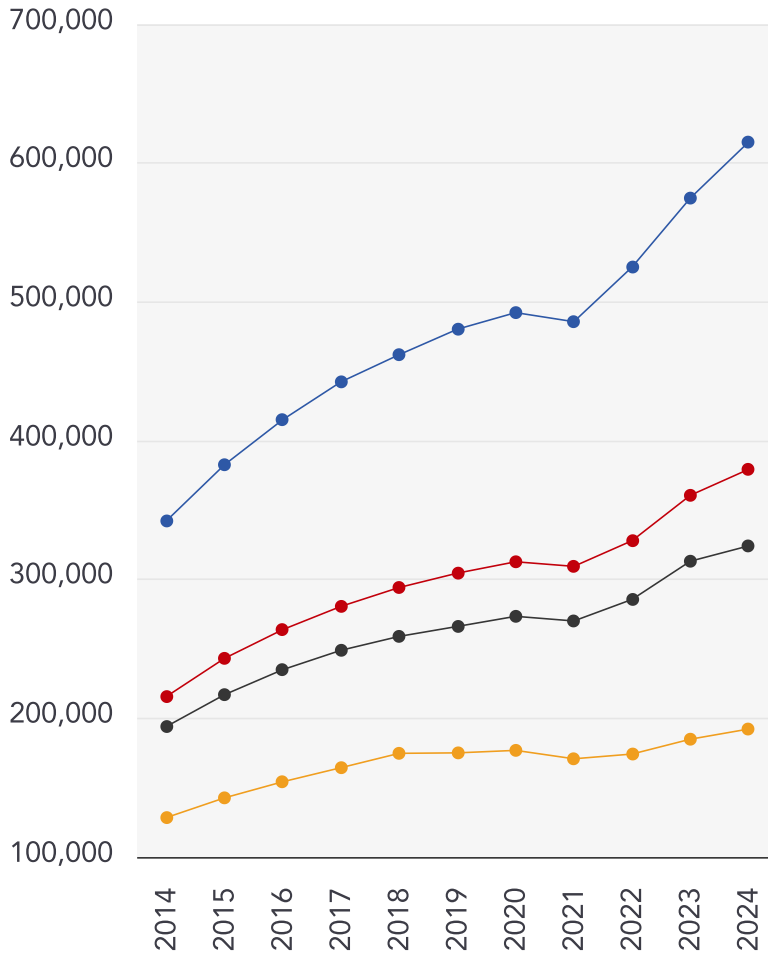
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV8



Detached

+79.78%

Semi-Detached

+75.95%

Terraced

+67.07%

Flat

+49.69%

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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