



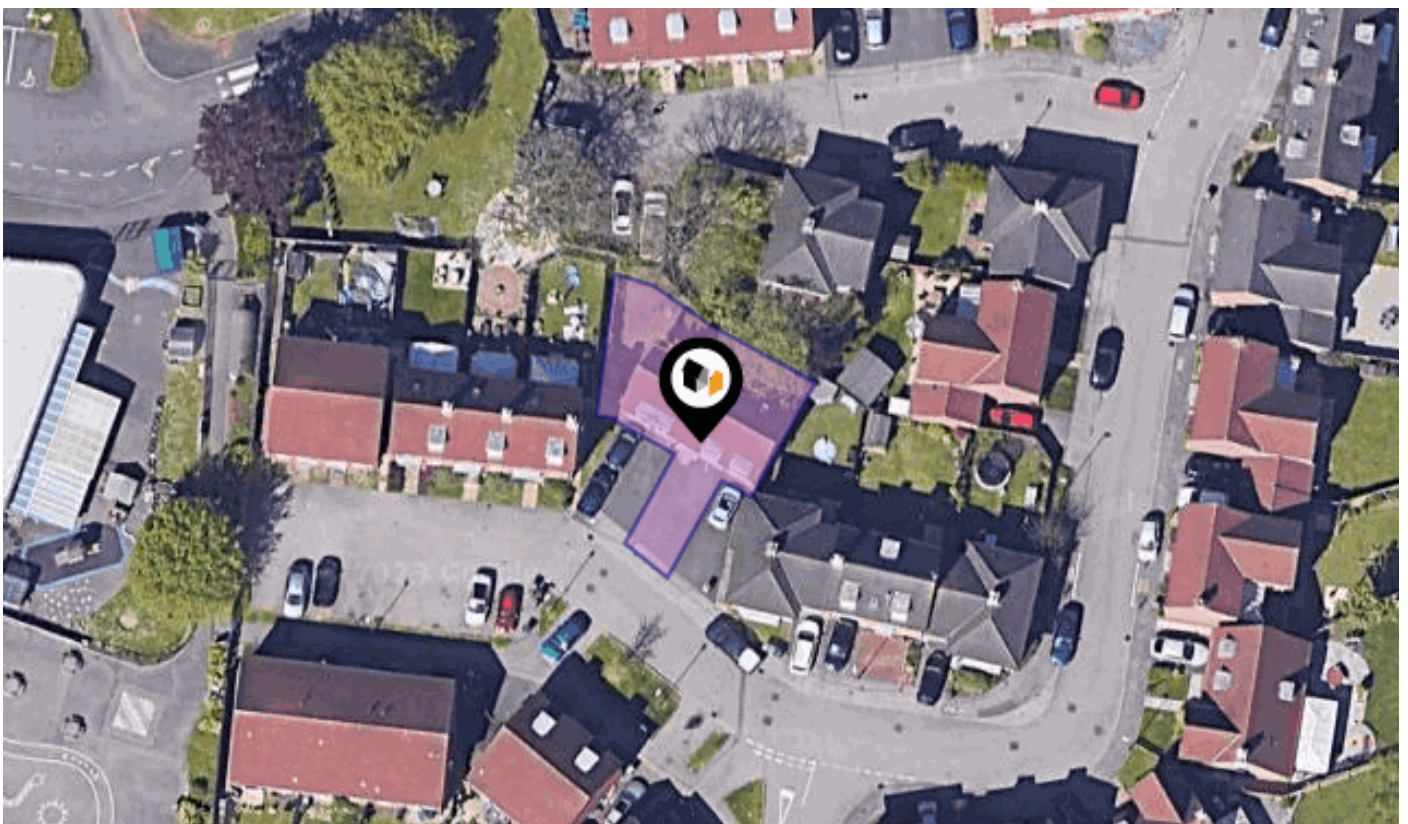
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30<sup>th</sup> November 2023



## CREDITON CLOSE, COVENTRY, CV3

Price Estimate : £215,000

### 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 modern, detached, two bedroom coach house

Garage, allocated parking & private rear gardens

Impressive open plan kitchen dining sitting room

Three piece family bathroom with shower over bath

Gas centrally heated & double glazed

A unique freehold opportunity

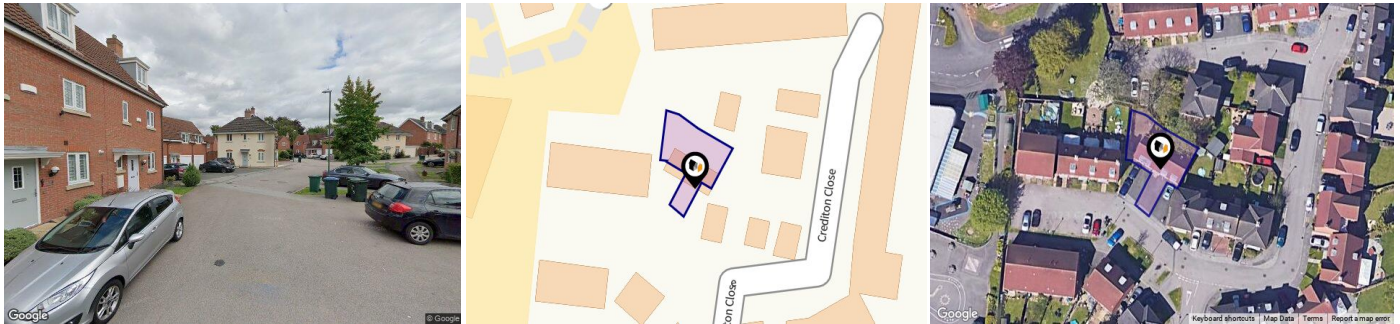
Modern developement in Styvechale

No upward chain, total 645 Sq. Ft or total 60 Sq. M not inc garage

*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 Overview



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	699 ft <sup>2</sup> / 65 m <sup>2</sup>
<b>Plot Area:</b>	0.06 acres
<b>Year Built :</b>	2003-2006
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,615
<b>Title Number:</b>	WM905350
<b>UPRN:</b>	10023032750

<b>Last Sold £/ft<sup>2</sup>:</b>	£217
<b>Price Estimate:</b>	£215,000
<b>Tenure:</b>	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Crediton Close, CV3

Energy rating

**C**

Valid until 01.06.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74   c	74   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

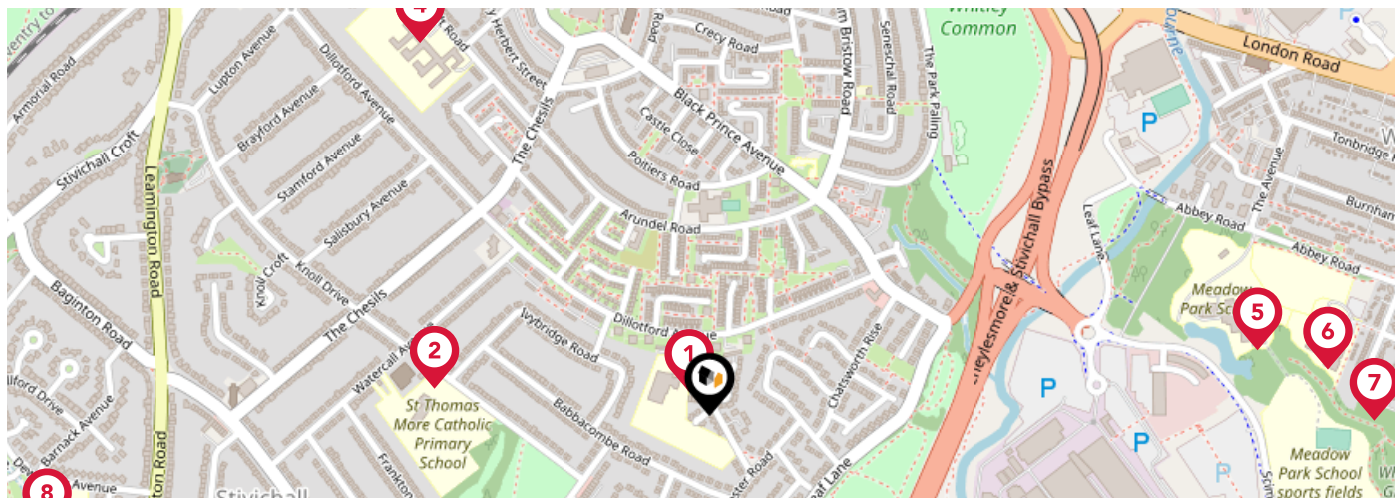
## EPC - Additional Data



### Additional EPC Data

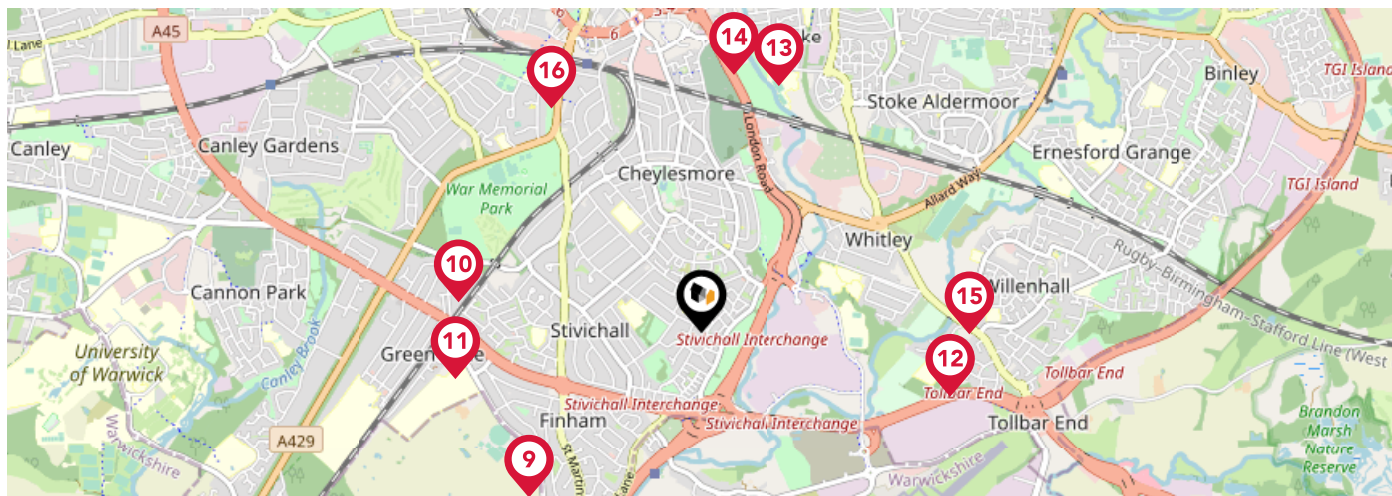
<b>Property Type:</b>	Maisonette
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<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 all fixed outlets
<b>Floors:</b>	To unheated space, insulated (assumed)
<b>Total Floor Area:</b>	65 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitley Academy</b> Ofsted Rating: Inadequate   Pupils: 910   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 96   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

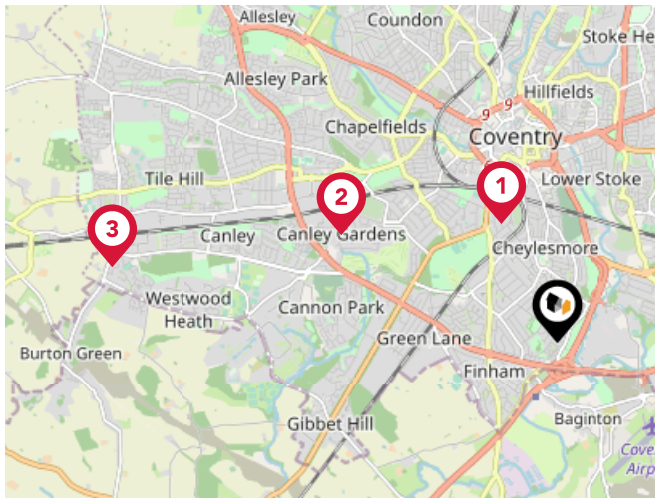
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Baginton Fields School</b> Ofsted Rating: Good   Pupils: 115   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1634   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 233   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

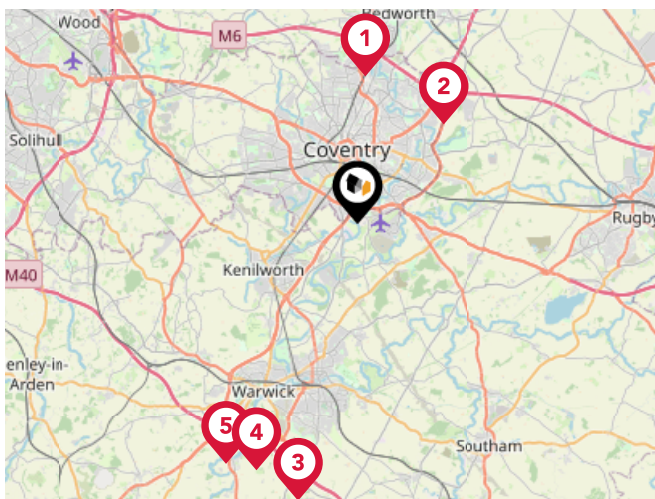
# Area

## Transport (National)



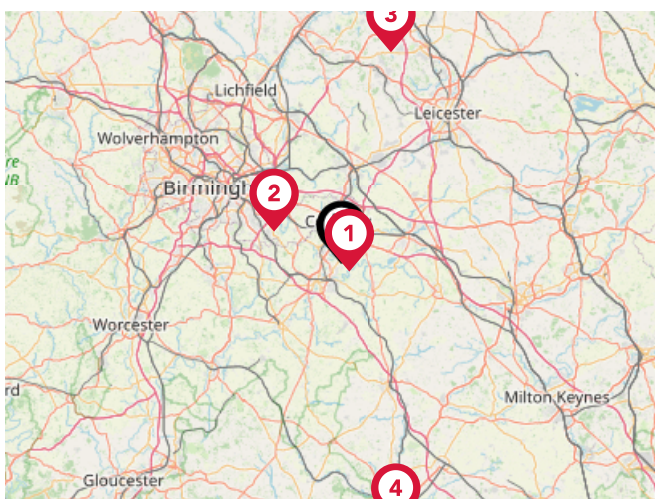
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.19 miles
2	Canley Rail Station	2.18 miles
3	Tile Hill Rail Station	4.09 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.39 miles
2	M6 J2	4.8 miles
3	M40 J13	10.27 miles
4	M40 J14	9.62 miles
5	M40 J15	9.87 miles



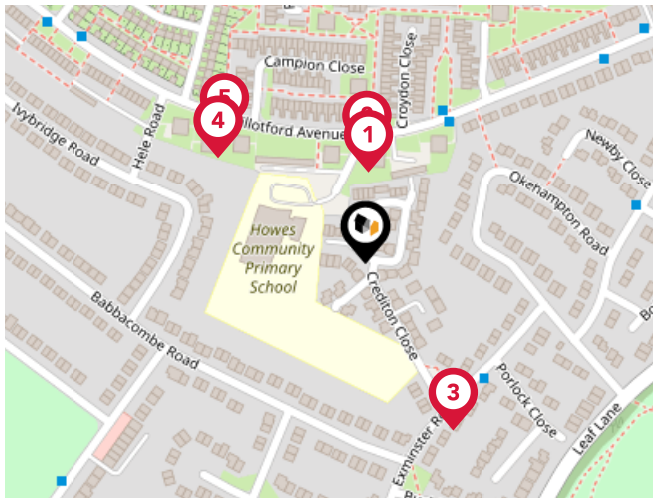
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	1.64 miles
2	Birmingham International Airport	10.78 miles
3	East Midlands Airport	31.38 miles
4	London Oxford Airport	39.04 miles



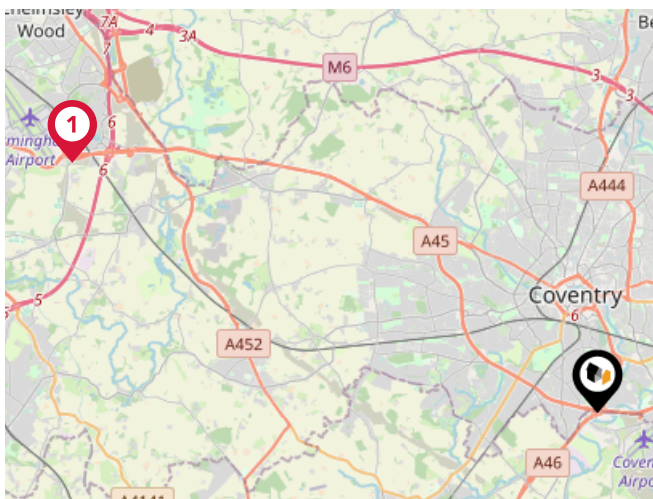
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Croydon Close	0.05 miles
2	Croydon Close	0.06 miles
3	Porlock Close	0.11 miles
4	Campion Close	0.1 miles
5	Campion Close	0.11 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.51 miles

# Market Sold in Street



<b>17, Crediton Close, Coventry, CV3 5PX</b>					Detached House
Last Sold Date:	25/08/2023	29/11/2006			
Last Sold Price:	£325,000	£235,000			
<b>18, Crediton Close, Coventry, CV3 5PX</b>					Semi-detached House
Last Sold Date:	20/10/2022	22/08/2014	29/06/2006		
Last Sold Price:	£351,000	£239,950	£205,000		
<b>4, Crediton Close, Coventry, CV3 5PX</b>					Terraced House
Last Sold Date:	26/04/2022	31/07/2013	03/07/2006		
Last Sold Price:	£280,000	£195,000	£223,000		
<b>12, Crediton Close, Coventry, CV3 5PX</b>					Detached House
Last Sold Date:	18/02/2022	22/09/2006			
Last Sold Price:	£410,000	£315,000			
<b>24, Crediton Close, Coventry, CV3 5PX</b>					Semi-detached House
Last Sold Date:	06/12/2021	28/06/2019	28/10/2013	19/12/2006	
Last Sold Price:	£310,000	£274,000	£198,000	£234,000	
<b>42, Crediton Close, Coventry, CV3 5PX</b>					Semi-detached House
Last Sold Date:	28/09/2021	05/08/2016	10/05/2011	16/07/2007	
Last Sold Price:	£240,000	£204,000	£190,000	£184,995	
<b>53, Crediton Close, Coventry, CV3 5PX</b>					Detached House
Last Sold Date:	24/09/2021	27/09/2007			
Last Sold Price:	£385,000	£283,795			
<b>15, Crediton Close, Coventry, CV3 5PX</b>					Detached House
Last Sold Date:	24/02/2021	28/02/2007			
Last Sold Price:	£375,000	£320,000			
<b>11, Crediton Close, Coventry, CV3 5PX</b>					Detached House
Last Sold Date:	17/12/2020	14/03/2014	30/03/2007		
Last Sold Price:	£367,000	£280,000	£308,750		
<b>57, Crediton Close, Coventry, CV3 5PX</b>					Detached House
Last Sold Date:	27/11/2020	30/06/2014	22/05/2007		
Last Sold Price:	£265,000	£220,000	£234,500		
<b>14, Crediton Close, Coventry, CV3 5PX</b>					Detached House
Last Sold Date:	20/11/2020	30/08/2006			
Last Sold Price:	£360,000	£310,000			
<b>36, Crediton Close, Coventry, CV3 5PX</b>					Semi-detached House
Last Sold Date:	15/10/2020	13/07/2007			
Last Sold Price:	£280,000	£238,000			

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

# Market Sold in Street



<b>3, Crediton Close, Coventry, CV3 5PX</b>				Detached House
Last Sold Date:	28/06/2019	29/08/2008	14/12/2006	
Last Sold Price:	£350,000	£289,950	£313,600	
<b>43, Crediton Close, Coventry, CV3 5PX</b>				Terraced House
Last Sold Date:	15/01/2019	23/05/2007		
Last Sold Price:	£230,000	£169,995		
<b>46, Crediton Close, Coventry, CV3 5PX</b>				Terraced House
Last Sold Date:	14/06/2018	30/08/2007		
Last Sold Price:	£215,000	£173,000		
<b>44, Crediton Close, Coventry, CV3 5PX</b>				Terraced House
Last Sold Date:	04/05/2017	31/08/2007		
Last Sold Price:	£205,000	£176,500		
<b>34, Crediton Close, Coventry, CV3 5PX</b>				Detached House
Last Sold Date:	11/11/2016	30/11/2015	22/08/2007	
Last Sold Price:	£295,000	£295,000	£329,995	
<b>41, Crediton Close, Coventry, CV3 5PX</b>				other House
Last Sold Date:	24/10/2016	30/05/2007		
Last Sold Price:	£206,000	£165,000		
<b>49, Crediton Close, Coventry, CV3 5PX</b>				Terraced House
Last Sold Date:	01/08/2016	30/07/2012	17/04/2007	
Last Sold Price:	£250,000	£209,000	£235,000	
<b>40, Crediton Close, Coventry, CV3 5PX</b>				Semi-detached House
Last Sold Date:	27/06/2016	19/10/2007		
Last Sold Price:	£243,000	£224,000		
<b>8, Crediton Close, Coventry, CV3 5PX</b>				Terraced House
Last Sold Date:	24/10/2014	31/05/2006		
Last Sold Price:	£241,500	£205,000		
<b>50, Crediton Close, Coventry, CV3 5PX</b>				Flat-maisonette House
Last Sold Date:	17/10/2014	31/01/2014	26/10/2007	
Last Sold Price:	£142,500	£143,500	£160,000	
<b>48, Crediton Close, Coventry, CV3 5PX</b>				Terraced House
Last Sold Date:	25/07/2014	31/08/2007		
Last Sold Price:	£183,000	£175,000		
<b>47, Crediton Close, Coventry, CV3 5PX</b>				Terraced House
Last Sold Date:	01/02/2013	27/03/2007		
Last Sold Price:	£197,500	£205,000		

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

# Market Sold in Street



<b>51, Crediton Close, Coventry, CV3 5PX</b>	Terraced House
Last Sold Date: 12/11/2012   12/04/2007	
Last Sold Price: £200,000   £217,500	
<b>5, Crediton Close, Coventry, CV3 5PX</b>	Detached House
Last Sold Date: 15/12/2011   30/11/2006	
Last Sold Price: £275,000   £320,000	
<b>30, Crediton Close, Coventry, CV3 5PX</b>	Detached House
Last Sold Date: 31/05/2007	
Last Sold Price: £298,000	
<b>55, Crediton Close, Coventry, CV3 5PX</b>	Detached House
Last Sold Date: 30/05/2007	
Last Sold Price: £239,995	
<b>39, Crediton Close, Coventry, CV3 5PX</b>	Terraced House
Last Sold Date: 24/05/2007	
Last Sold Price: £168,000	
<b>45, Crediton Close, Coventry, CV3 5PX</b>	Flat-maisonette House
Last Sold Date: 27/04/2007	
Last Sold Price: £151,995	
<b>32, Crediton Close, Coventry, CV3 5PX</b>	Detached House
Last Sold Date: 02/04/2007	
Last Sold Price: £298,375	
<b>9, Crediton Close, Coventry, CV3 5PX</b>	Detached House
Last Sold Date: 02/02/2007	
Last Sold Price: £310,400	
<b>28, Crediton Close, Coventry, CV3 5PX</b>	Detached House
Last Sold Date: 05/01/2007	
Last Sold Price: £315,000	
<b>26, Crediton Close, Coventry, CV3 5PX</b>	Detached House
Last Sold Date: 19/12/2006	
Last Sold Price: £313,000	
<b>22, Crediton Close, Coventry, CV3 5PX</b>	Semi-detached House
Last Sold Date: 27/11/2006	
Last Sold Price: £215,000	
<b>7, Crediton Close, Coventry, CV3 5PX</b>	Detached House
Last Sold Date: 30/10/2006	
Last Sold Price: £222,000	

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

# Market Sold in Street



<b>16, Crediton Close, Coventry, CV3 5PX</b>	Detached House
Last Sold Date: 21/07/2006	
Last Sold Price: £320,000	
<b>1, Crediton Close, Coventry, CV3 5PX</b>	Detached House
Last Sold Date: 10/07/2006	
Last Sold Price: £216,000	
<b>20, Crediton Close, Coventry, CV3 5PX</b>	Terraced House
Last Sold Date: 30/06/2006	
Last Sold Price: £225,000	
<b>10, Crediton Close, Coventry, CV3 5PX</b>	Detached House
Last Sold Date: 30/06/2006	
Last Sold Price: £310,000	
<b>6, Crediton Close, Coventry, CV3 5PX</b>	Terraced House
Last Sold Date: 31/05/2006	
Last Sold Price: £225,000	
<b>2, Crediton Close, Coventry, CV3 5PX</b>	Terraced House
Last Sold Date: 25/05/2006	
Last Sold Price: £230,000	

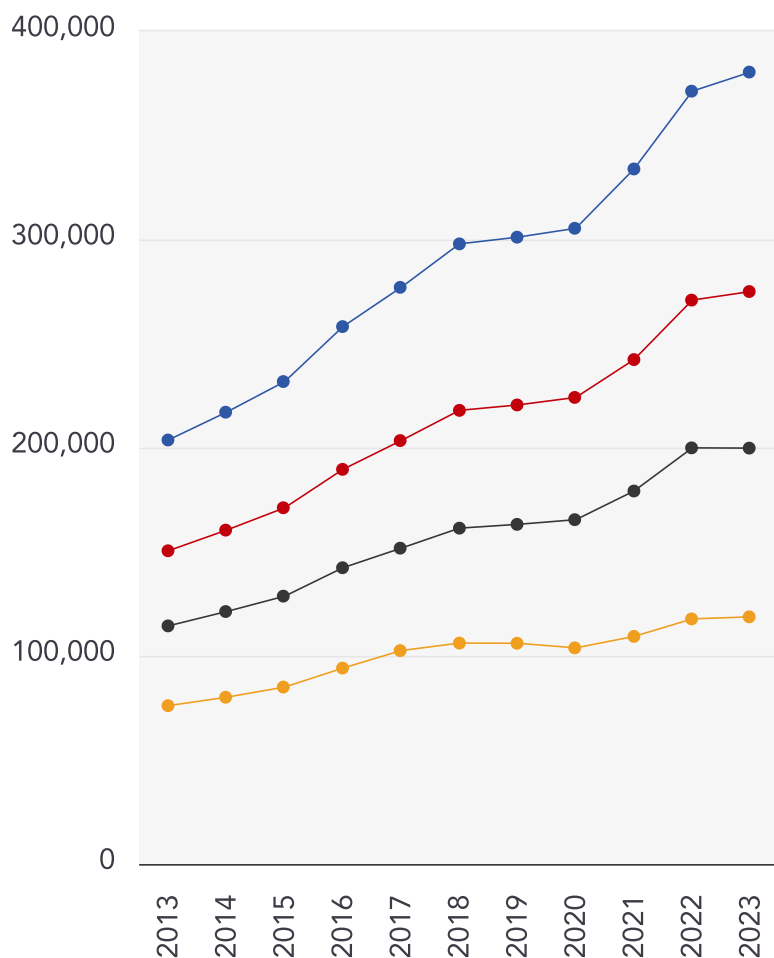
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

# Agent Disclaimer



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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.

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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