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Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th June 2024



THE RIDDINGS, COVENTRY, CV5

Price Estimate : £650,000

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A detached period home within a delightful Earlsdon enclave

Generous driveway with garage & substantial mature gardens

Detached garden cabin with kitchenette, sitting room & bedroom

Three reception rooms including kitchen dining room with doors to garden

Five piece family bathroom & ensuite shower room

Main bedroom with sliding doors & potential Juliet balcony

Quiet Earlsdon Cul De Sac

EPC Ordered, Total Dimensions 1612 (not inc cabin) sq.ft or 149 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@walmsleythewaytomove.co.uk or 0330 1180 062

Property Overview



Property


Type: Detached
Bedrooms: 3
Plot Area: 0.16 acres
Council Tax : Band E
Annual Estimate: £2,806
Title Number: WM237358

Price Estimate: £650,000
Tenure: Freehold

Local Area

Local Authority: Coventry
Conservation Area: No
Flood Risk:
• Rivers & Seas: Medium
• Surface Water: High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12 mb/s **65** mb/s **1139** mb/s
  

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

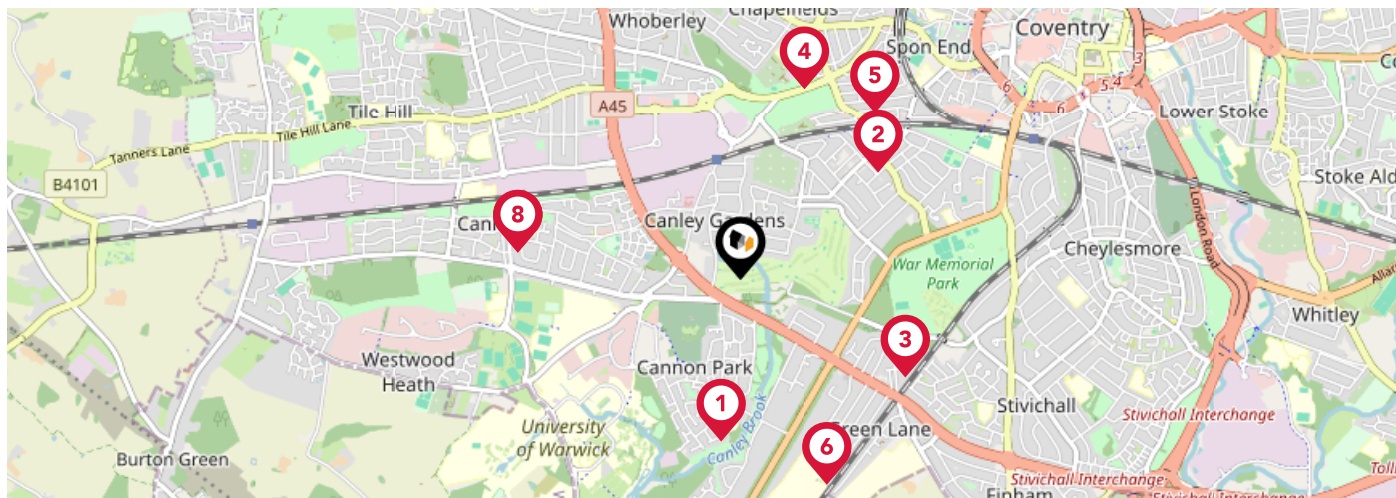


Planning records for: *The Riddings, Coventry, CV5*

Reference - R/2008/0287	
Decision:	APPROVED
Date:	14th February 2008
Description:	Two storey rear extension.

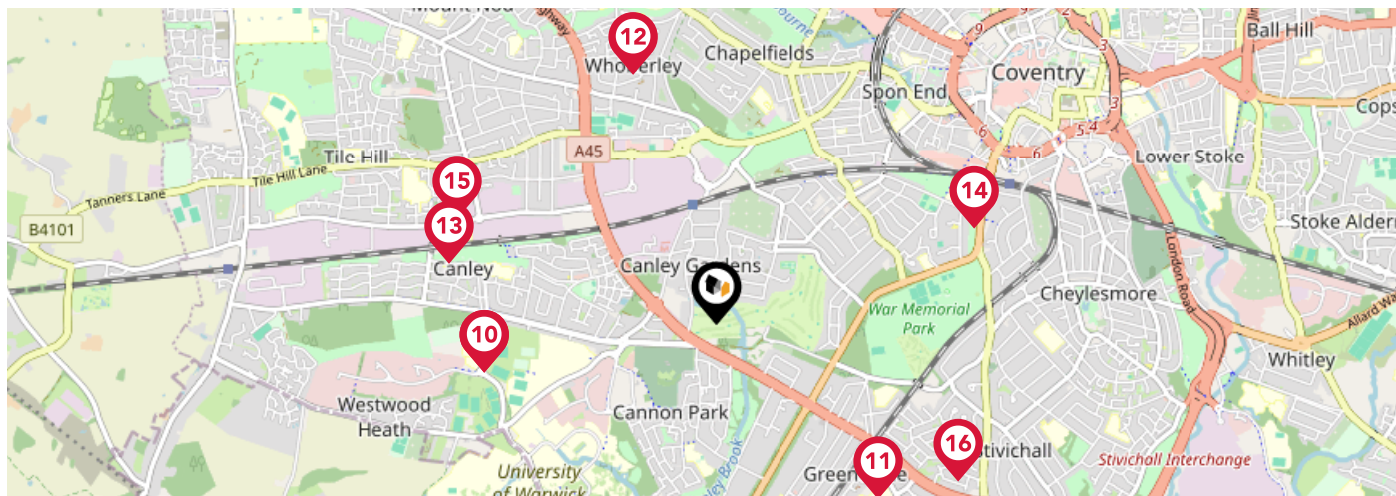
Reference - R/2007/2029	
Decision:	REFUSED
Date:	17th September 2007
Description:	Erection of two storey and first floor rear extensions.

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.79	<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:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Charter Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Charter Primary School Ofsted Rating: Special Measures Pupils: 324 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

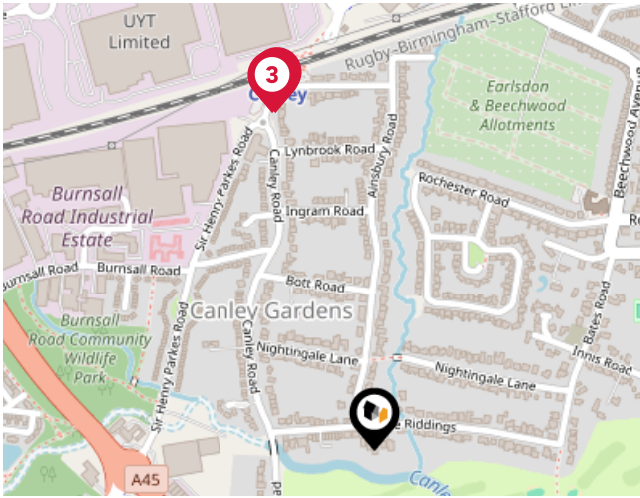
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 403 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The Westwood Academy Ofsted Rating: Good Pupils: 611 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Finham Park 2 Ofsted Rating: Good Pupils: 593 Distance:1.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:1.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Templars Primary School Ofsted Rating: Good Pupils: 594 Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

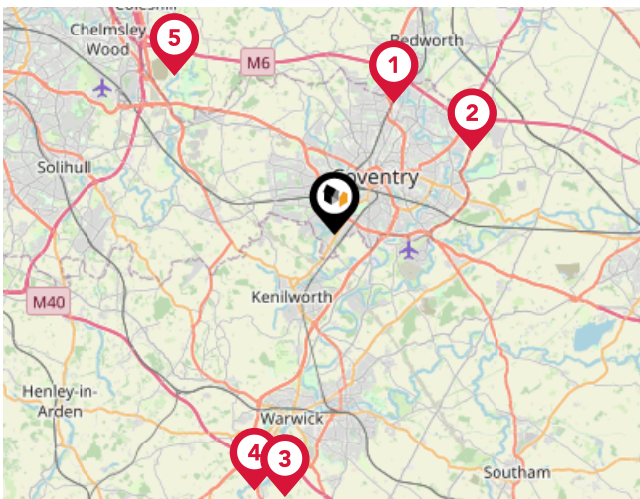
Area

Transport (National)



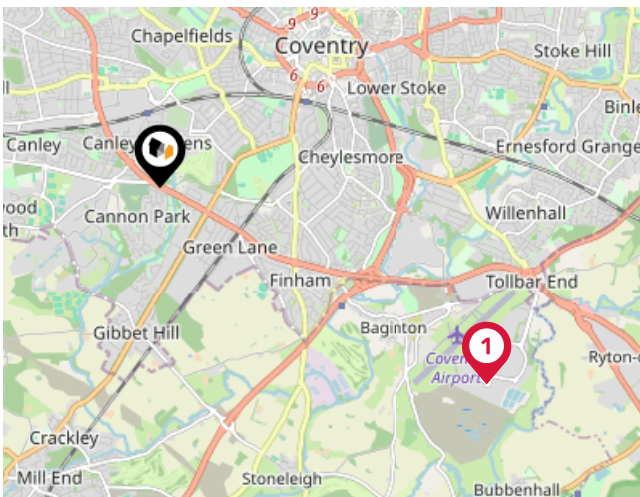
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.4 miles
2	Canley Rail Station	0.4 miles
3	Canley Rail Station	0.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.26 miles
2	M6 J2	5.85 miles
3	M40 J14	9.64 miles
4	M40 J15	9.68 miles
5	M6 J3A	8.19 miles

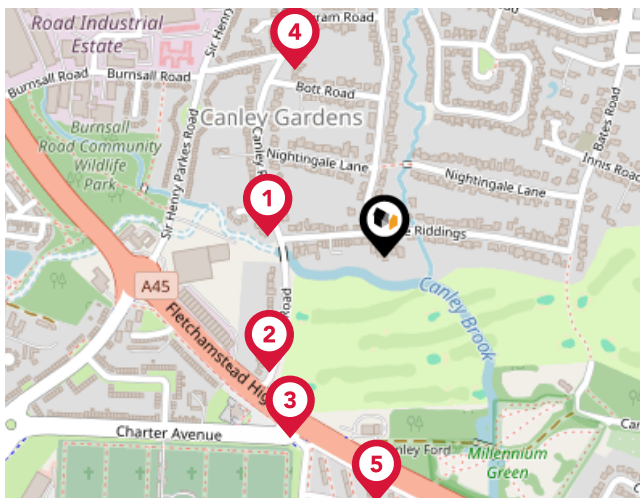


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.46 miles
2	Birmingham International Airport Terminal 1	8.87 miles
3	Birmingham International Airport	8.87 miles
4	Birmingham International Airport Terminal 2	8.84 miles

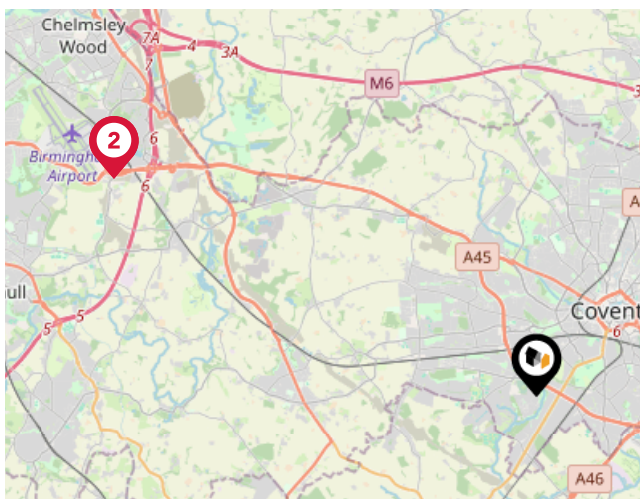
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Riddings	0.13 miles
2	Fletchamstead Highway	0.18 miles
3	Canley Rd	0.23 miles
4	Burntsall Rd	0.23 miles
5	Canley Ford	0.28 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.59 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	8.59 miles

Market Sold in Street



20, The Riddings, Coventry, CV5 6AU						Semi-detached House
Last Sold Date:	09/09/2022					
Last Sold Price:	£384,500					
32, The Riddings, Coventry, CV5 6AU						Semi-detached House
Last Sold Date:	06/04/2022	19/06/2018	30/07/2013	08/06/2007	03/08/2001	
Last Sold Price:	£375,000	£328,000	£225,000	£215,000	£97,500	
46, The Riddings, Coventry, CV5 6AU						Detached House
Last Sold Date:	16/02/2022	04/04/2007	26/10/1995			
Last Sold Price:	£520,000	£304,000	£84,500			
8a, The Riddings, Coventry, CV5 6AU						Detached House
Last Sold Date:	20/08/2021					
Last Sold Price:	£421,250					
28, The Riddings, Coventry, CV5 6AU						Semi-detached House
Last Sold Date:	14/05/2021	03/11/2003	20/12/2001	14/03/2001		
Last Sold Price:	£365,000	£249,950	£185,000	£93,000		
Amberley, The Riddings, Coventry, CV5 6AU						Detached House
Last Sold Date:	04/03/2021	02/09/2015	16/07/2004	31/01/2000	06/08/1997	
Last Sold Price:	£500,000	£417,000	£346,000	£215,000	£91,000	
14, The Riddings, Coventry, CV5 6AU						Detached House
Last Sold Date:	10/04/2019	29/03/2016				
Last Sold Price:	£865,000	£600,000				
16a, The Riddings, Coventry, CV5 6AU						Detached House
Last Sold Date:	24/02/2017	31/07/2007				
Last Sold Price:	£695,000	£240,000				
50, The Riddings, Coventry, CV5 6AU						Detached House
Last Sold Date:	14/08/2015	22/04/2005	18/07/1997			
Last Sold Price:	£475,000	£220,995	£117,000			
10, The Riddings, Coventry, CV5 6AU						Detached House
Last Sold Date:	15/07/2014					
Last Sold Price:	£305,000					
4b, The Riddings, Coventry, CV5 6AU						Detached House
Last Sold Date:	08/11/2011					
Last Sold Price:	£310,000					
6, The Riddings, Coventry, CV5 6AU						Detached House
Last Sold Date:	11/02/2011					
Last Sold Price:	£248,000					

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

Market Sold in Street



30, The Riddings, Coventry, CV5 6AU			Semi-detached House
Last Sold Date:	13/07/2007	22/12/2003	
Last Sold Price:	£250,000	£178,000	
24, The Riddings, Coventry, CV5 6AU			Detached House
Last Sold Date:	20/04/2007	30/01/1998	
Last Sold Price:	£345,000	£144,000	
36a, The Riddings, Coventry, CV5 6AU			Detached House
Last Sold Date:	19/12/2003	19/04/2001	
Last Sold Price:	£335,000	£200,000	
42, The Riddings, Coventry, CV5 6AU			Semi-detached House
Last Sold Date:	30/08/2002	12/12/1997	
Last Sold Price:	£157,500	£89,000	
22, The Riddings, Coventry, CV5 6AU			Detached House
Last Sold Date:	26/06/2000		
Last Sold Price:	£215,000		
2, The Riddings, Coventry, CV5 6AU			Detached House
Last Sold Date:	17/05/2000	20/03/2000	31/12/1998
Last Sold Price:	£100,000	£21,861	£21,861
4a, The Riddings, Coventry, CV5 6AU			Detached House
Last Sold Date:	18/06/1999		
Last Sold Price:	£95,000		
36, The Riddings, Coventry, CV5 6AU			Semi-detached House
Last Sold Date:	07/11/1997		
Last Sold Price:	£67,500		
4, The Riddings, Coventry, CV5 6AU			Detached House
Last Sold Date:	15/06/1995		
Last Sold Price:	£94,000		
14a, The Riddings, Coventry, CV5 6AU			Detached House
Last Sold Date:	12/05/1995		
Last Sold Price:	£125,000		

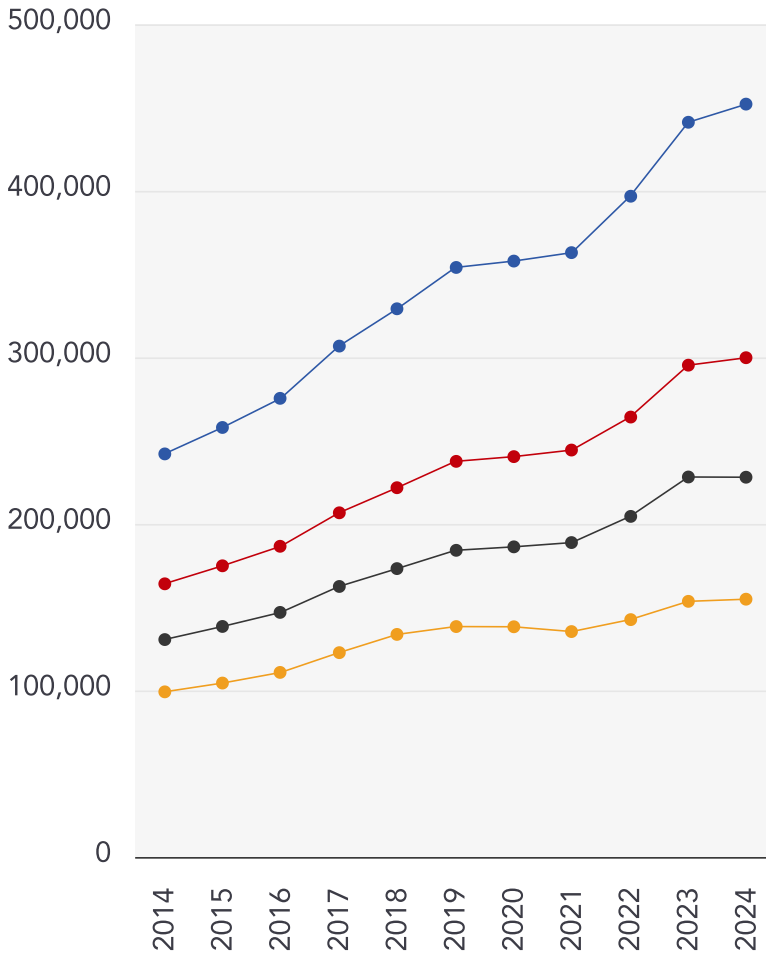
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



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



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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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