



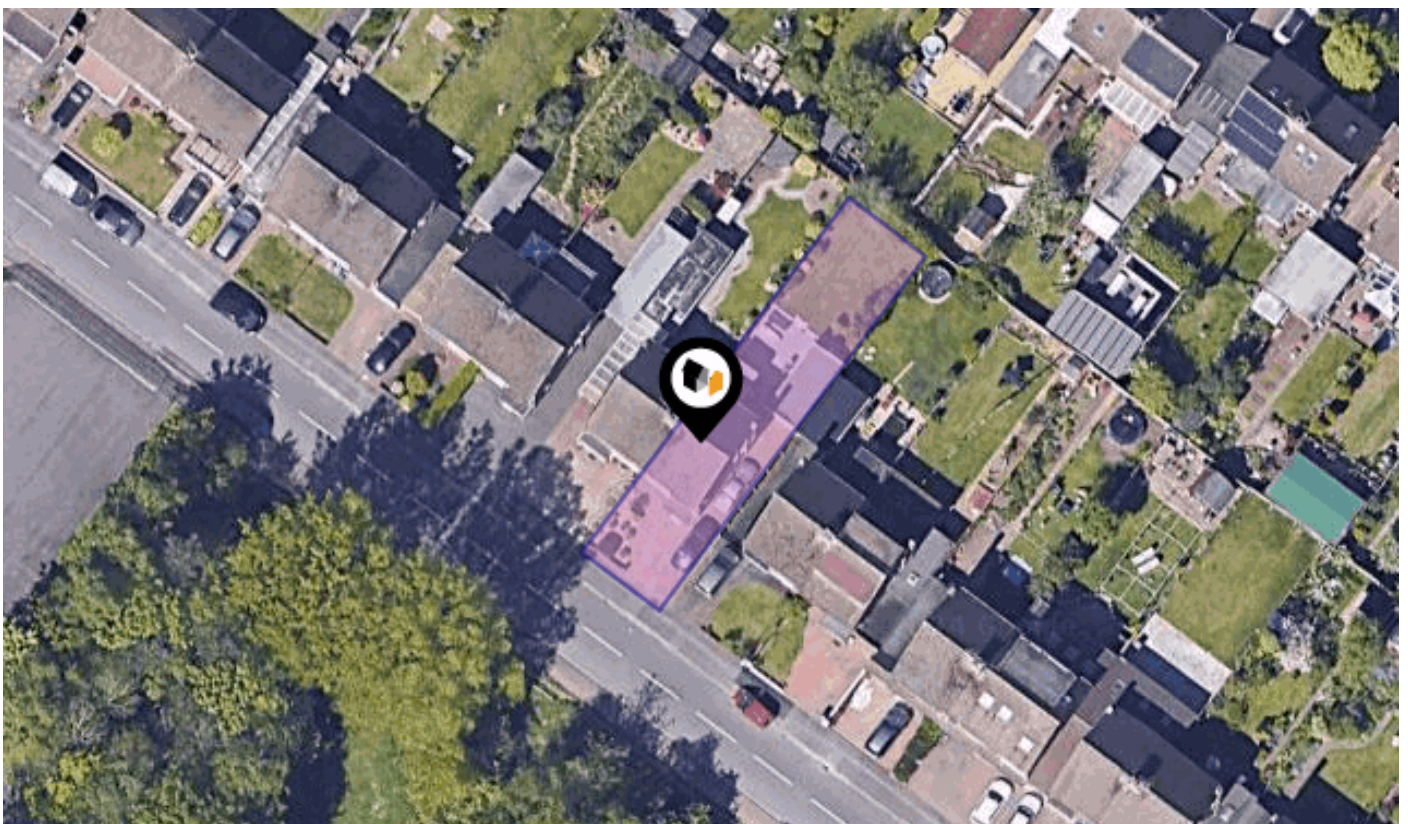
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th June 2024



KNOLL DRIVE, COVENTRY, CV3

Price Estimate : £365,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

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Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

An ideally situated three bedroom semi detached home

Generous and landscaped plot with substantial driveway

Extended living area with patio doors to garden

Comprehensively fitted kitchen overlooking gardens

Stylish bathroom with shower cubicle & bath

Welcoming, bright & light hallway with practical porch

Gas central heated and quality double glazing throughout

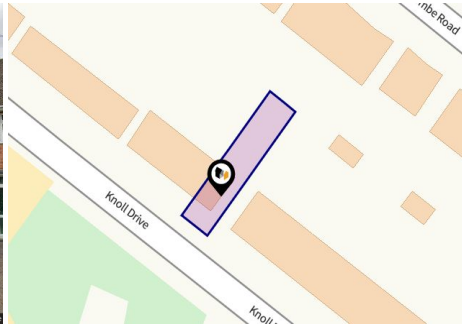
Ideal Styvechale location opposite parkland

Beautifully presented throughout

EPC Ordered, Total Dimensions 1093 sq.ft or 101 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: 3
Plot Area: 0.07 acres
Year Built : 1967-1975
Council Tax : Band D
Annual Estimate: £2,296
Title Number: WM31851

Price Estimate: £365,000
Tenure: Freehold

Local Area

Local Authority: Coventry
Conservation Area: No
Flood Risk:

- Rivers & Seas: No Risk
- Surface Water: Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

14 mb/s **79** mb/s **1000** mb/s

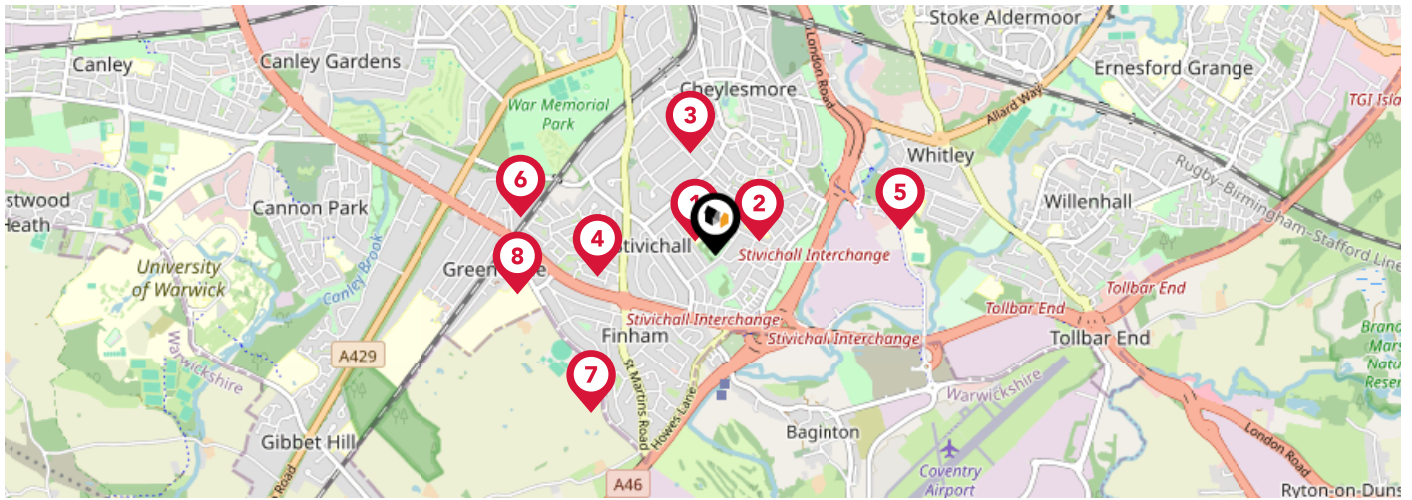
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

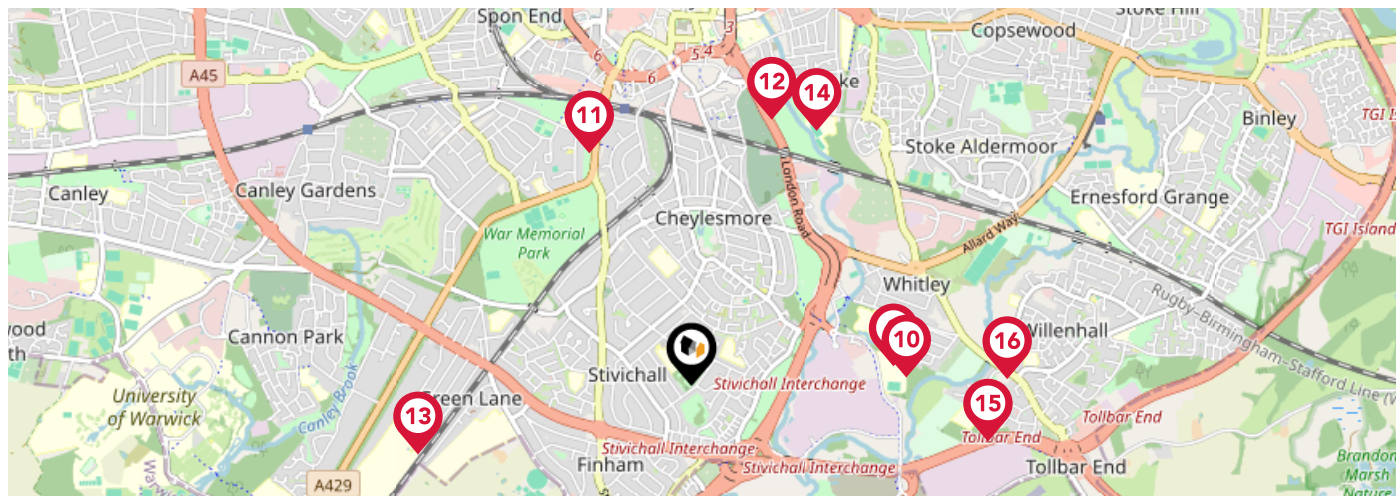










Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Howes Community Primary School Ofsted Rating: Good Pupils: 159 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitley Academy Ofsted Rating: Inadequate Pupils: 910 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Finham Primary School Ofsted Rating: Good Pupils: 446 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

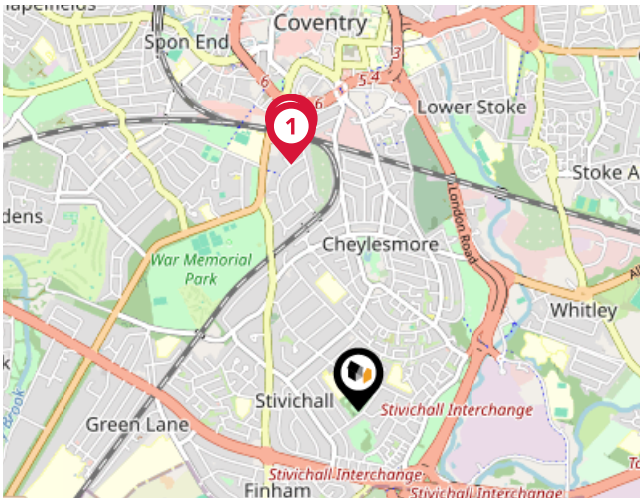
Area Schools



		Nursery	Primary	Secondary	College	Private
	Tiverton School Ofsted Rating: Good Pupils: 96 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 383 Distance:0.97	<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:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1634 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baginton Fields School Ofsted Rating: Good Pupils: 115 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 233 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

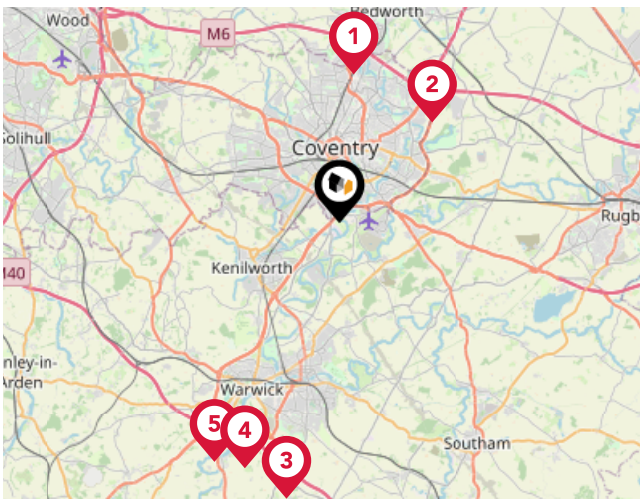
Area

Transport (National)



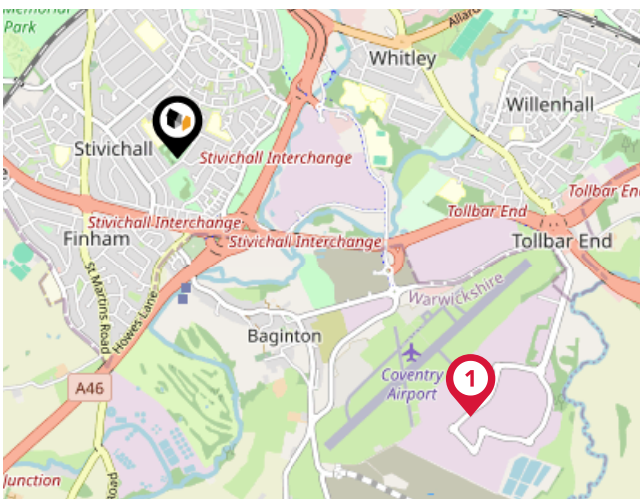
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.15 miles
2	Coventry Rail Station	1.19 miles
3	Coventry Rail Station	1.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.44 miles
2	M6 J2	4.97 miles
3	M40 J13	10.18 miles
4	M40 J14	9.5 miles
5	M40 J15	9.74 miles

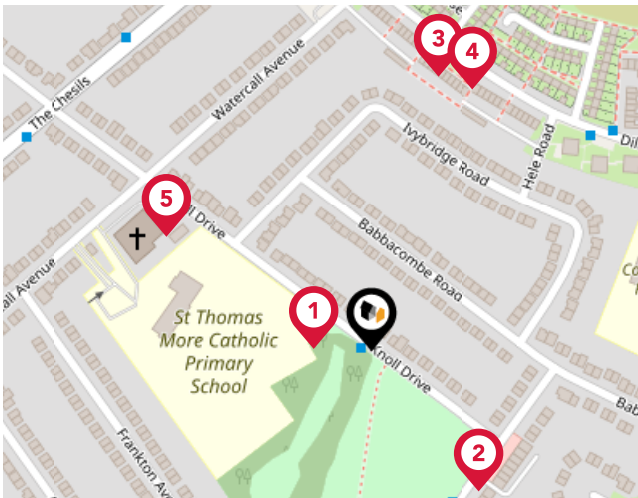


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	1.77 miles
2	Birmingham International Airport Terminal 1	10.6 miles
3	Birmingham International Airport	10.6 miles
4	Birmingham International Airport Terminal 2	10.57 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Thomas More School	0.03 miles
2	Knoll Drive	0.1 miles
3	Calvert Close	0.16 miles
4	Calvert Close	0.16 miles
5	Watercall Avenue	0.13 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.33 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	10.33 miles

Market Sold in Street



169, Knoll Drive, Coventry, CV3 5DF				Semi-detached House
Last Sold Date:	05/10/2022	13/05/2016	10/01/2013	
Last Sold Price:	£426,800	£279,000	£200,000	
145, Knoll Drive, Coventry, CV3 5DF				Semi-detached House
Last Sold Date:	20/08/2021	01/07/2015		
Last Sold Price:	£313,500	£242,500		
141, Knoll Drive, Coventry, CV3 5DF				Semi-detached House
Last Sold Date:	29/06/2021	02/07/2008	28/08/2002	
Last Sold Price:	£285,000	£190,000	£153,950	
167, Knoll Drive, Coventry, CV3 5DF				Semi-detached House
Last Sold Date:	02/06/2021	01/08/2013		
Last Sold Price:	£430,000	£244,000		
133, Knoll Drive, Coventry, CV3 5DF				Semi-detached House
Last Sold Date:	26/01/2021	08/08/2001		
Last Sold Price:	£337,500	£136,000		
175, Knoll Drive, Coventry, CV3 5DF				Semi-detached House
Last Sold Date:	22/11/2019	22/06/2007		
Last Sold Price:	£300,000	£220,000		
171, Knoll Drive, Coventry, CV3 5DF				Semi-detached House
Last Sold Date:	16/09/2019			
Last Sold Price:	£270,000			
157, Knoll Drive, Coventry, CV3 5DF				Terraced House
Last Sold Date:	20/10/2017			
Last Sold Price:	£290,000			
139, Knoll Drive, Coventry, CV3 5DF				Semi-detached House
Last Sold Date:	02/12/2016			
Last Sold Price:	£270,000			
137, Knoll Drive, Coventry, CV3 5DF				Semi-detached House
Last Sold Date:	12/07/2016			
Last Sold Price:	£285,000			
177, Knoll Drive, Coventry, CV3 5DF				Semi-detached House
Last Sold Date:	20/12/2013			
Last Sold Price:	£220,000			
161, Knoll Drive, Coventry, CV3 5DF				Semi-detached House
Last Sold Date:	22/11/2013			
Last Sold Price:	£206,000			

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

Market Sold in Street



155, Knoll Drive, Coventry, CV3 5DF	Semi-detached House	
Last Sold Date:	14/02/2008	31/05/2007
Last Sold Price:	£212,000	£208,800
181, Knoll Drive, Coventry, CV3 5DF	Semi-detached House	
Last Sold Date:	22/04/2004	
Last Sold Price:	£187,000	
151, Knoll Drive, Coventry, CV3 5DF	Semi-detached House	
Last Sold Date:	17/01/2003	
Last Sold Price:	£147,000	
159, Knoll Drive, Coventry, CV3 5DF	Terraced House	
Last Sold Date:	07/01/2003	
Last Sold Price:	£154,000	
131, Knoll Drive, Coventry, CV3 5DF	Semi-detached House	
Last Sold Date:	14/07/1999	
Last Sold Price:	£101,000	

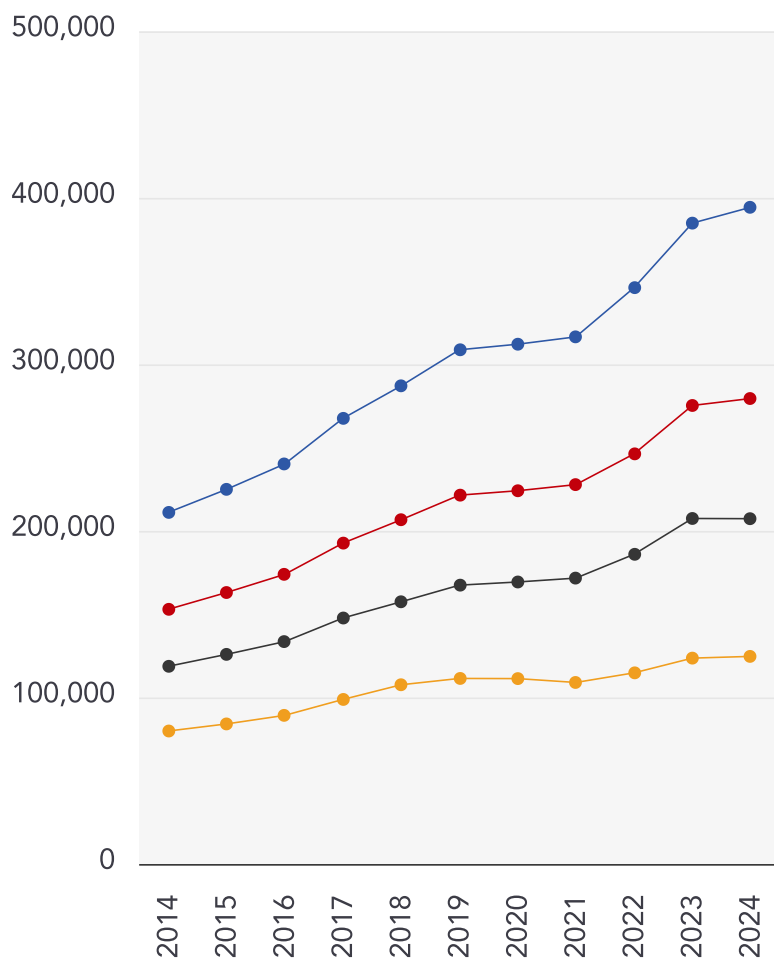
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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



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Agent Disclaimer



Important - Please Read

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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