



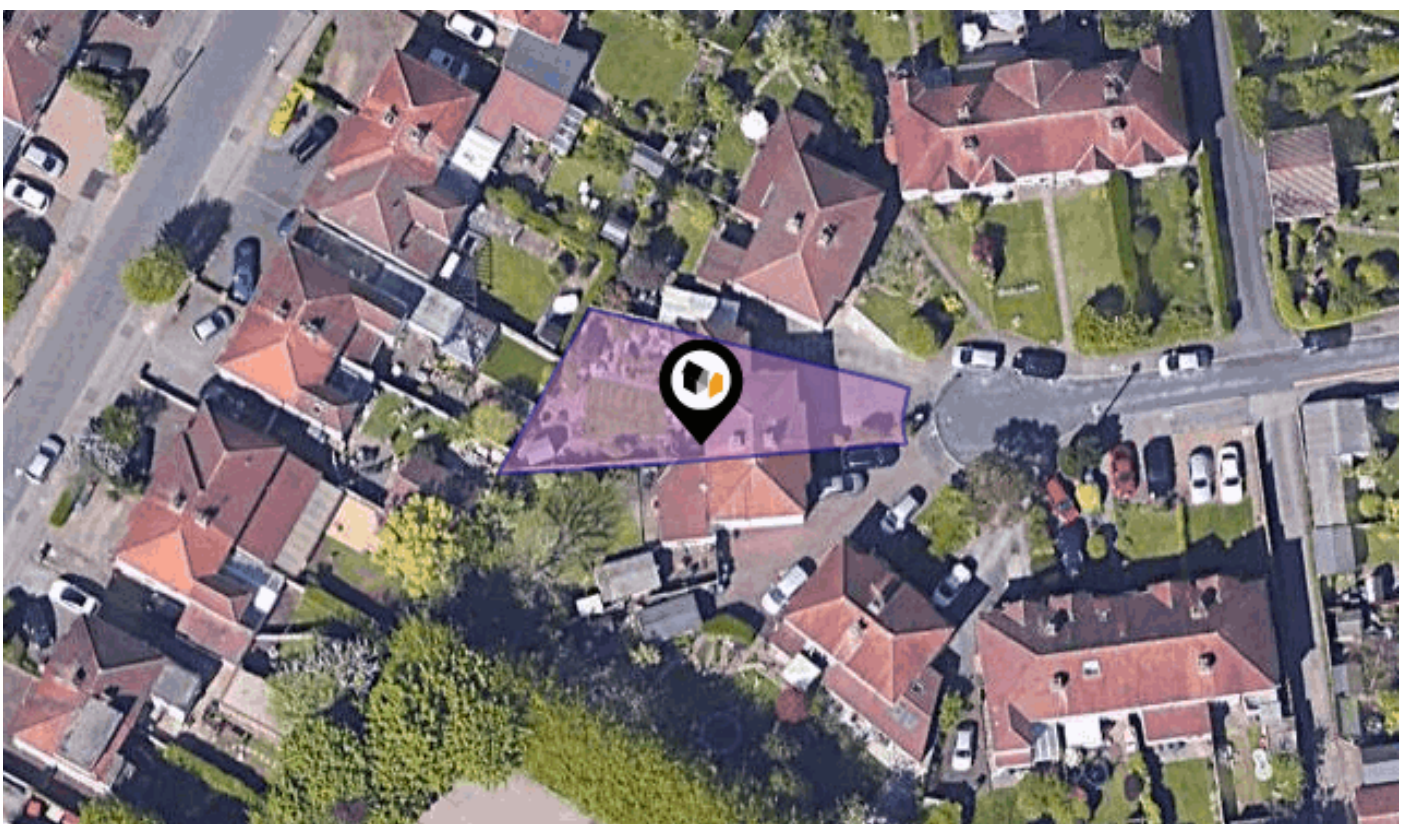
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23<sup>rd</sup> May 2024



## OAK TREE AVENUE, COVENTRY, CV3

Price Estimate : £375,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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#### **Your property details in brief.....**

An extended and much loved four bedroom semi detached home

Generous three vehicle driveway & substantial garage

Delightful, mature, South West facing lawned gardens

Finham & excellent school catchment area

Ground floor cloakroom, spacious utility room & 1st floor bathroom

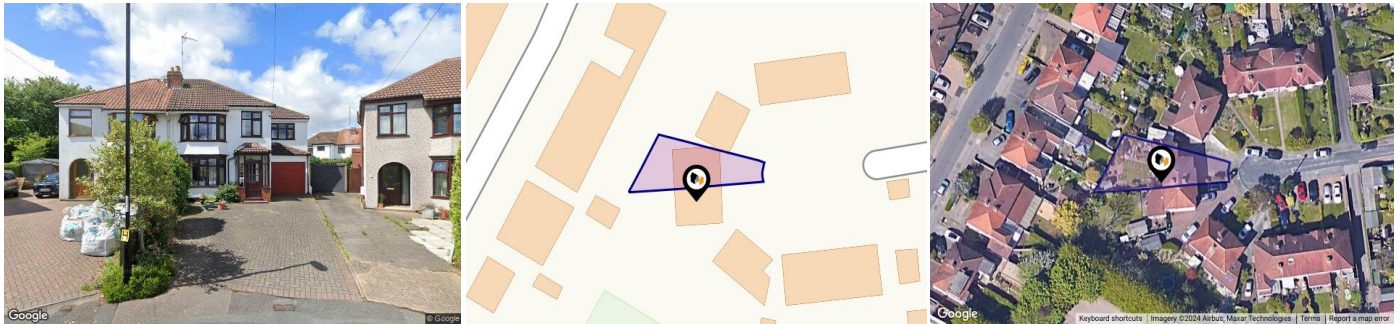
Welcoming hallway & generous entrance porch

Vacant possession & no upward chain

EPC (ordered), Total Dimensions Approx: 1342 Sq.Ft. or 125 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

<b>Type:</b>	Semi-Detached	<b>Price Estimate:</b>	£375,000
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,296		
<b>Title Number:</b>	WK148039		
<b>UPRN:</b>	100070684254		

## Local Area

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

### Satellite/Fibre TV Availability:



# Planning History

## This Address

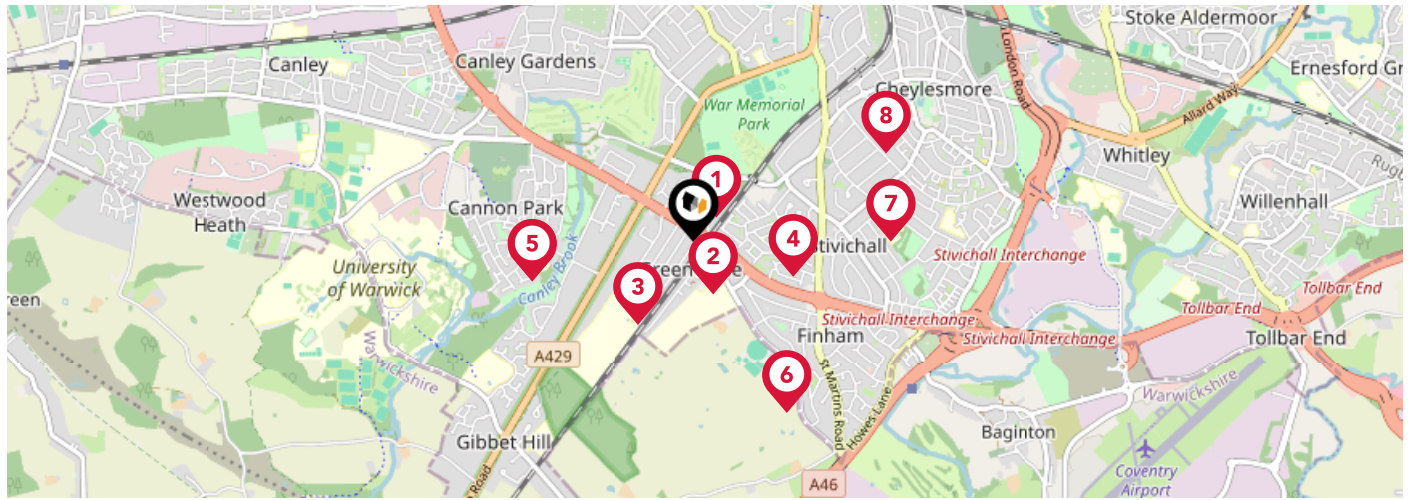


Planning records for: *8, Oak Tree Avenue, Coventry, CV3 6DG*

<b>Reference - R/2003/2885</b>	
<b>Decision:</b>	APPROVED
<b>Date:</b>	13th November 2003
<b>Description:</b>	Replacement of existing flat roofs with hipped roofs

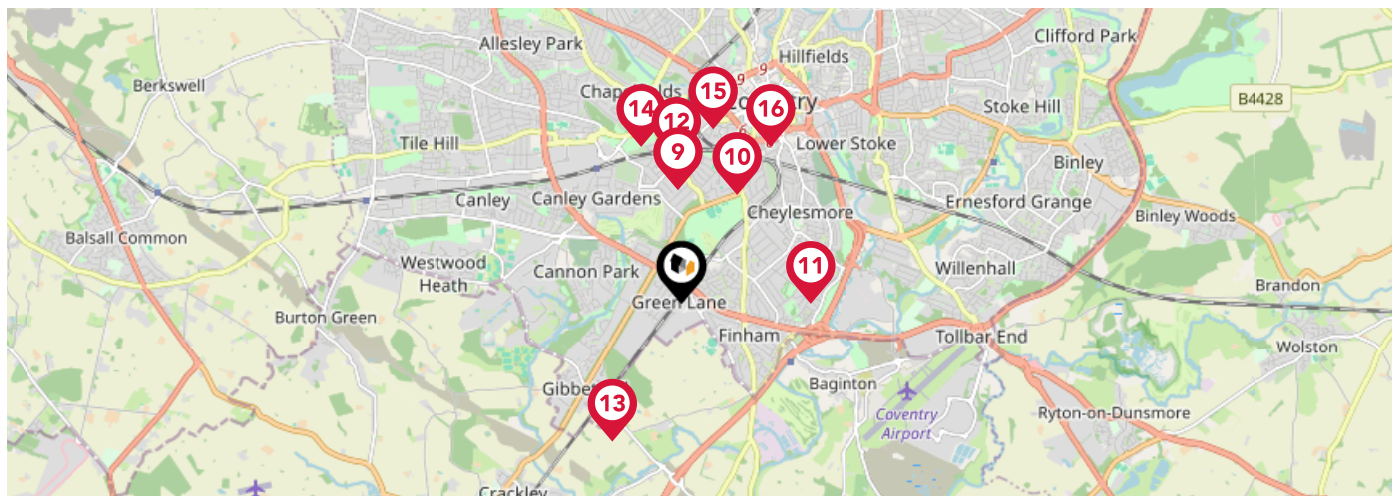










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

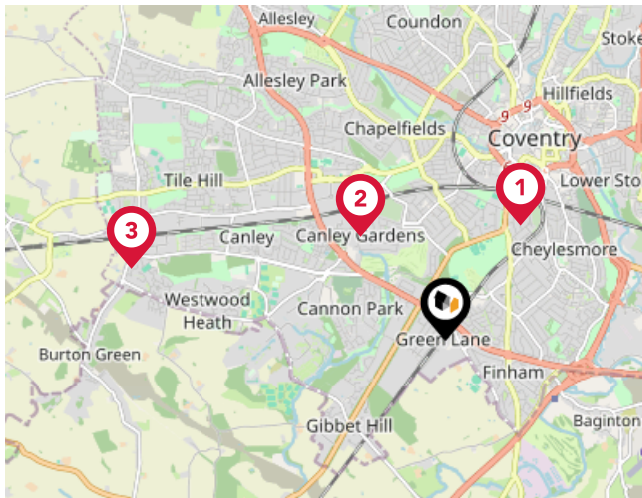
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:1.04	<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:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodfield</b> Ofsted Rating: Inadequate   Pupils: 150   Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

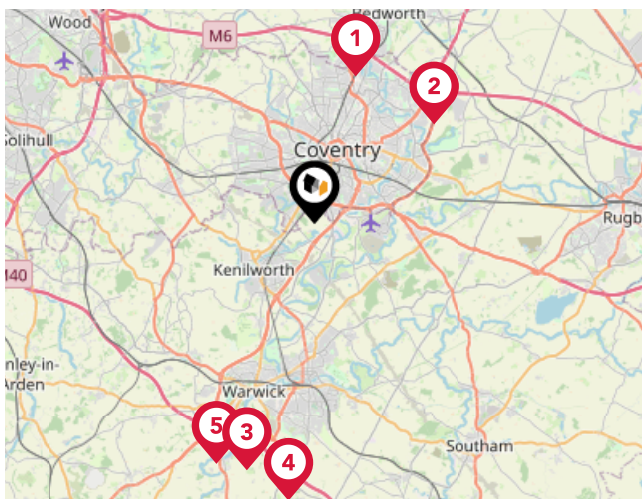
# Area

## Transport (National)



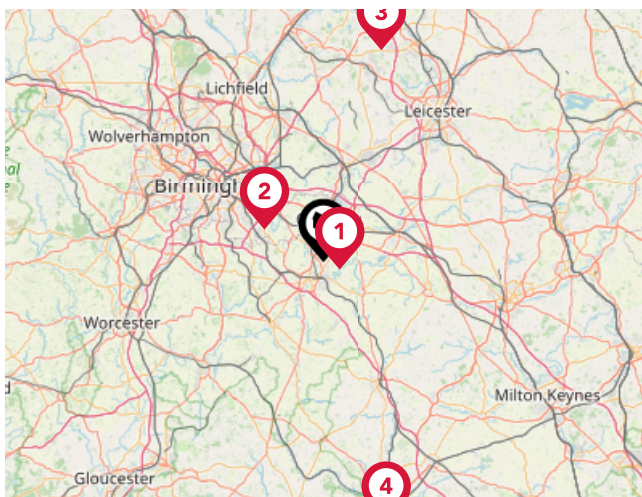
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.25 miles
2	Canley Rail Station	1.21 miles
3	Tile Hill Rail Station	2.91 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.56 miles
2	M6 J2	5.65 miles
3	M40 J14	9.25 miles
4	M40 J13	10.11 miles
5	M40 J15	9.38 miles



### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.62 miles
2	Birmingham International Airport	9.7 miles
3	East Midlands Airport	31.65 miles
4	London Oxford Airport	39.34 miles

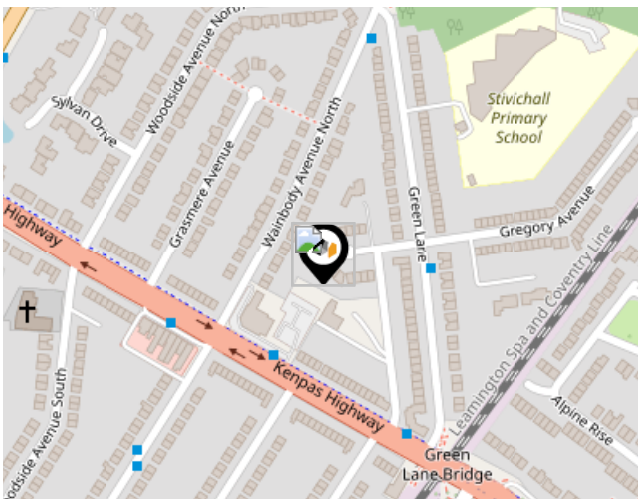


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Wainbody Ave	0.06 miles
2	Gregory Avenue	0.06 miles
3	Wainbody Ave North	0.12 miles
4	Renaissance Court	0.12 miles
5	Wainbody Ave	0.09 miles



## Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.42 miles



# Market Sold in Street



<b>5, Oak Tree Avenue, Coventry, CV3 6DG</b>				Terraced House
Last Sold Date:	12/12/2022	01/08/2013	02/06/2000	
Last Sold Price:	£373,000	£247,500	£115,000	
<b>12, Oak Tree Avenue, Coventry, CV3 6DG</b>				Terraced House
Last Sold Date:	24/01/2020			
Last Sold Price:	£300,000			
<b>6, Oak Tree Avenue, Coventry, CV3 6DG</b>				Semi-detached House
Last Sold Date:	27/11/2017	01/10/2007	04/07/2000	
Last Sold Price:	£289,500	£197,500	£104,500	
<b>15, Oak Tree Avenue, Coventry, CV3 6DG</b>				Detached House
Last Sold Date:	12/02/2016	28/02/2006		
Last Sold Price:	£330,000	£210,000		
<b>1, Oak Tree Avenue, Coventry, CV3 6DG</b>				Terraced House
Last Sold Date:	03/09/2013			
Last Sold Price:	£173,500			
<b>2, Oak Tree Avenue, Coventry, CV3 6DG</b>				Terraced House
Last Sold Date:	28/02/2011	07/02/2003	19/06/2001	
Last Sold Price:	£180,000	£142,500	£113,500	
<b>3, Oak Tree Avenue, Coventry, CV3 6DG</b>				Semi-detached House
Last Sold Date:	12/04/2010			
Last Sold Price:	£170,000			
<b>7, Oak Tree Avenue, Coventry, CV3 6DG</b>				Semi-detached House
Last Sold Date:	19/11/2009			
Last Sold Price:	£249,950			
<b>13, Oak Tree Avenue, Coventry, CV3 6DG</b>				Semi-detached House
Last Sold Date:	16/01/1998			
Last Sold Price:	£53,000			

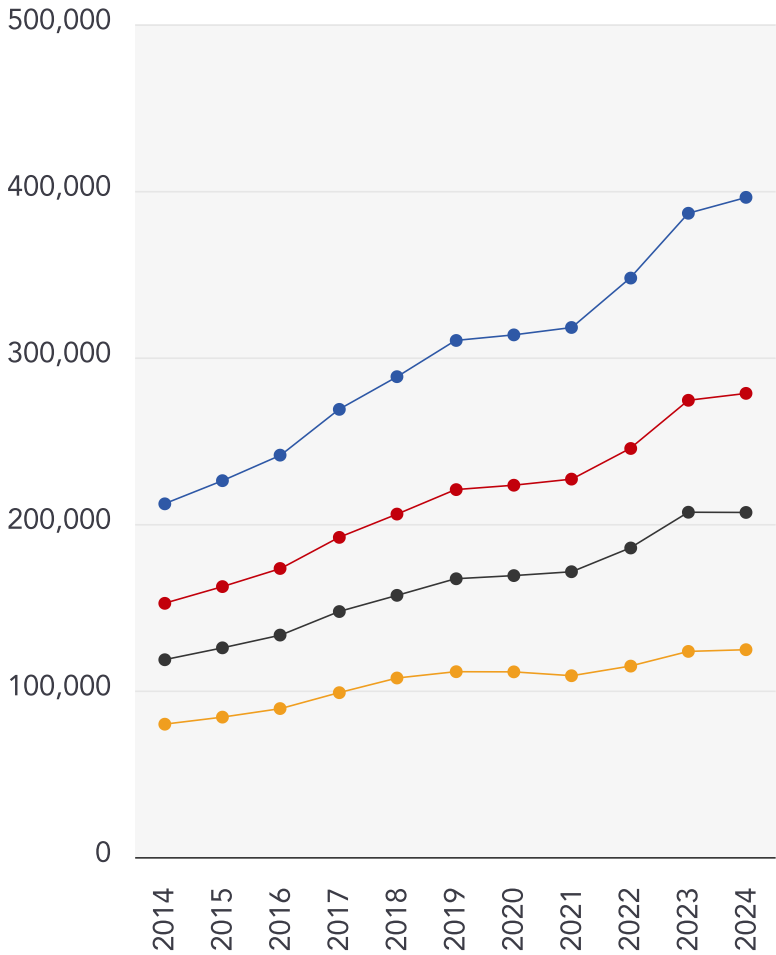
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



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## Important - Please Read

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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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