



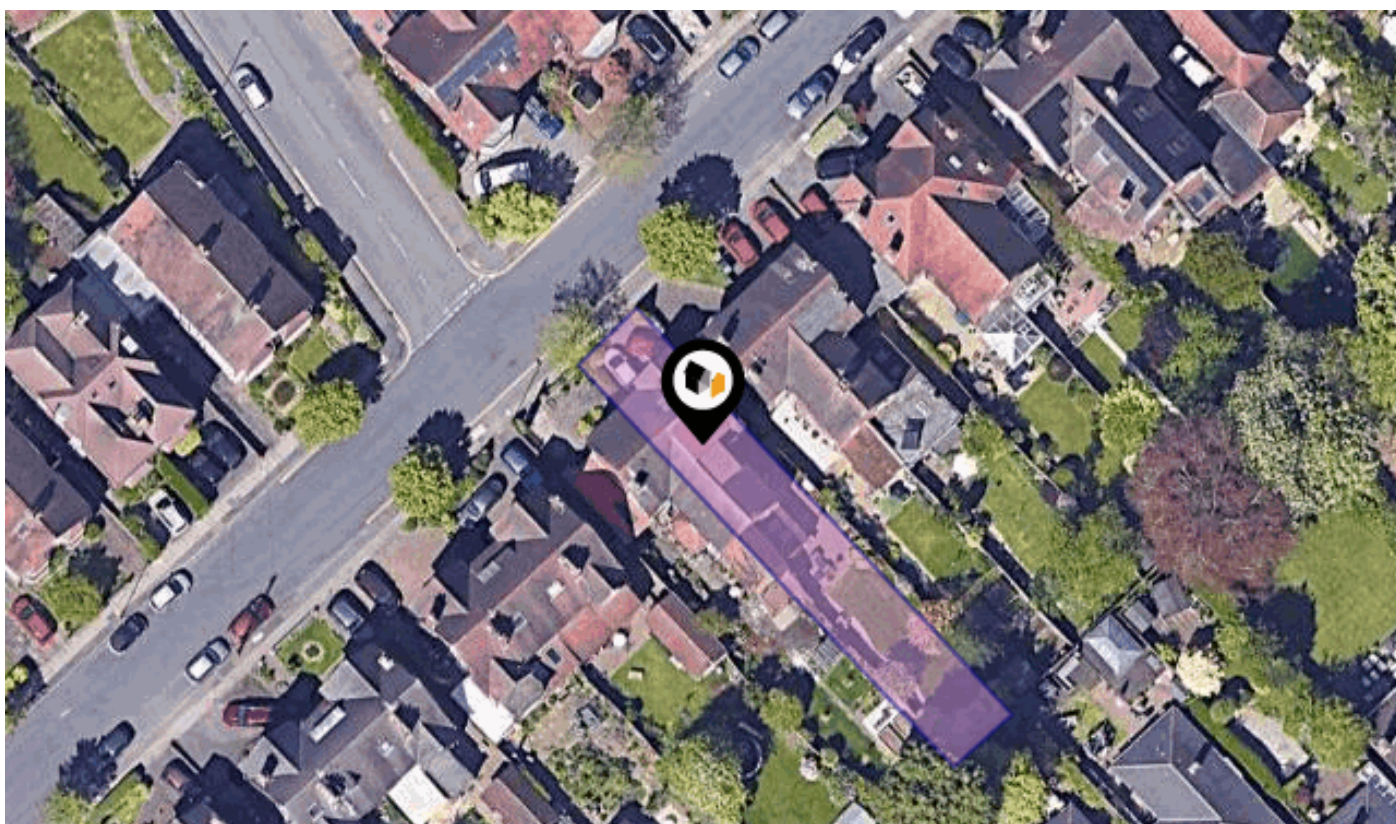
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26<sup>th</sup> June 2024



## STYVECHALE AVENUE, COVENTRY, CV5

Price Estimate : £615,000

### 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 very well presented four bedroom semi-detached period home

Driveway parking & superb South facing gardens

Extended kitchen dining room & fully compliant loft conversion

Sitting room with log burner & bay window

Dining room with French doors to garden

Three first floor double bedrooms & spacious loft extension & shower room

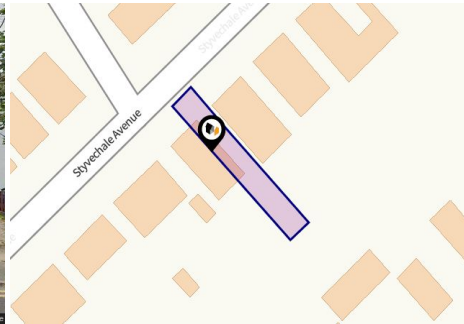
First floor family bathroom & ground floor cloakroom

EPC rating D , Total Dimensions 1621 sq.ft or 150 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

|                         |  |
|-------------------------|--|
| <b>Type:</b>            | Semi-Detached                              |
| <b>Bedrooms:</b>        | 4  |
| <b>Floor Area:</b>      | 1,711 ft <sup>2</sup> / 159 m <sup>2</sup> |
| <b>Plot Area:</b>       | 0.08 acres                                 |
| <b>Year Built :</b>     | 1900-1929                                  |
| <b>Council Tax :</b>    | Band E                                     |
| <b>Annual Estimate:</b> | £2,806                                     |
| <b>Title Number:</b>    | WK16730                                    |

|                        |          |
|------------------------|----------|
| <b>Price Estimate:</b> | £615,000 |
| <b>Tenure:</b>         | Freehold |

## Local Area

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

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

|                   |                   |                  |
|-------------------|-------------------|------------------|
| <b>16</b><br>mb/s | <b>80</b><br>mb/s | <b>-</b><br>mb/s |
|                   |                   |                  |

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Styvechale Avenue, CV5

Energy rating

**D**

Valid until 02.11.2028

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      |               |               |
| 69-80 | <b>C</b>      |               | 80   <b>C</b> |
| 55-68 | <b>D</b>      | 57   <b>D</b> |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

# Property

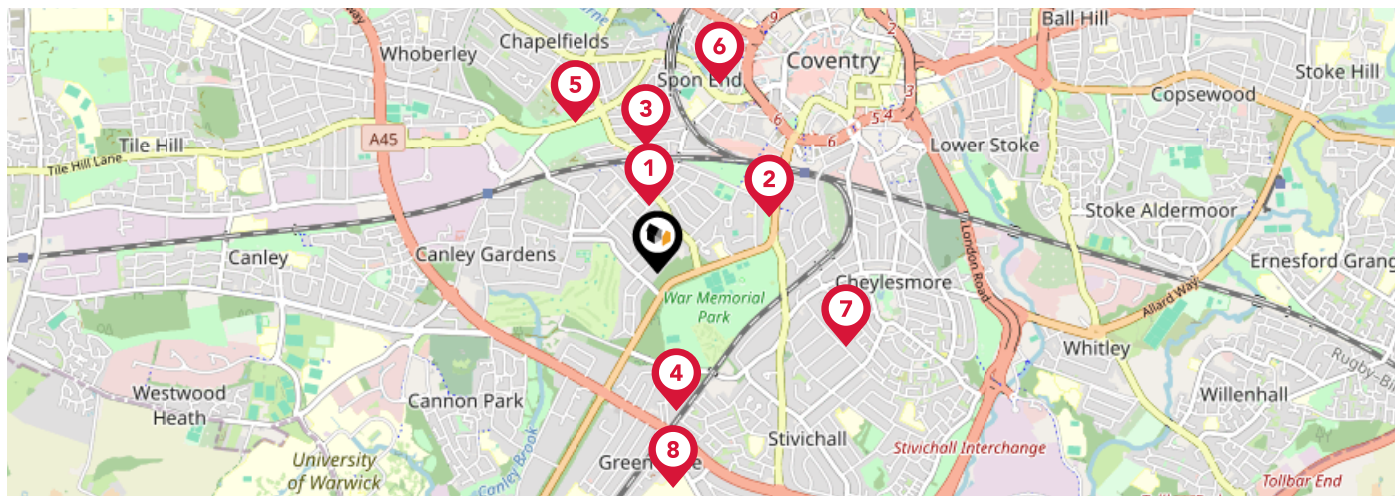
## EPC - Additional Data



### Additional EPC Data

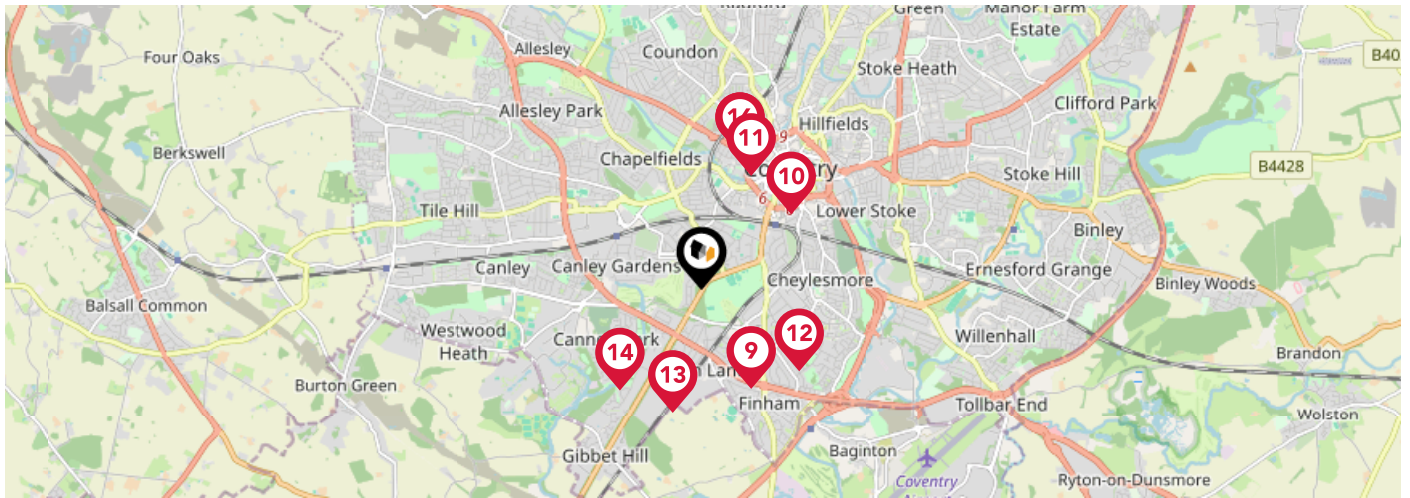
|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Dual   |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes  |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002  |
| <b>Previous Extension:</b>          | 1  |
| <b>Open Fireplace:</b>              | 1  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | Pitched, insulated at rafters                  |
| <b>Roof Energy:</b>                 | Average  |
| <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 75% of fixed outlets    |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 159 m <sup>2</sup>                             |

# Area Schools



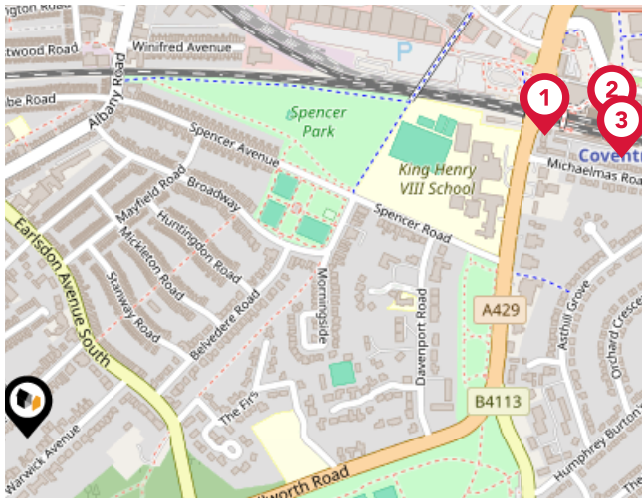
|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Earlsdon Primary School</b><br>Ofsted Rating: Good   Pupils: 404   Distance:0.31            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>King Henry VIII School</b><br>Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.57       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Hearsall Community Academy</b><br>Ofsted Rating: Good   Pupils: 411   Distance:0.58         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Stivichall Primary School</b><br>Ofsted Rating: Good   Pupils: 527   Distance:0.63          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>All Souls' Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 240   Distance:0.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Spon Gate Primary School</b><br>Ofsted Rating: Good   Pupils: 313   Distance:0.9            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Manor Park Primary School</b><br>Ofsted Rating: Good   Pupils: 758   Distance:0.92          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Finham Park School</b><br>Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.97         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools



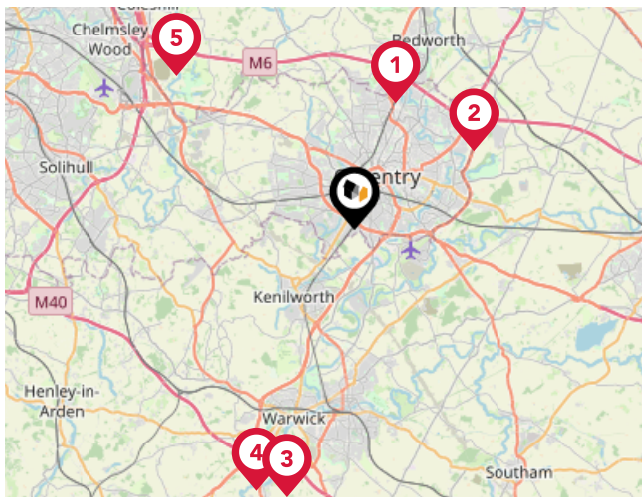
|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p><b>9</b> <b>Grange Farm Primary School</b><br/>Ofsted Rating: Good   Pupils: 416   Distance:0.99</p>               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>10</b> <b>Coventry Youth Offending Service</b><br/>Ofsted Rating: Not Rated   Pupils:0   Distance:1.05</p>      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>11</b> <b>St Osburg's Catholic Primary School</b><br/>Ofsted Rating: Good   Pupils: 229   Distance:1.12</p>     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>12</b> <b>St Thomas More Catholic Primary School</b><br/>Ofsted Rating: Good   Pupils: 410   Distance:1.14</p>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>13</b> <b>Bishop Ullathorne Catholic School</b><br/>Ofsted Rating: Good   Pupils: 984   Distance:1.14</p>       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>14</b> <b>Cannon Park Primary School</b><br/>Ofsted Rating: Good   Pupils: 197   Distance:1.18</p>              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>15</b> <b>Bablake Junior and Pre-prep School</b><br/>Ofsted Rating: Not Rated   Pupils: 369   Distance:1.27</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <p><b>16</b> <b>Bablake School</b><br/>Ofsted Rating: Not Rated   Pupils: 771   Distance:1.27</p>                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



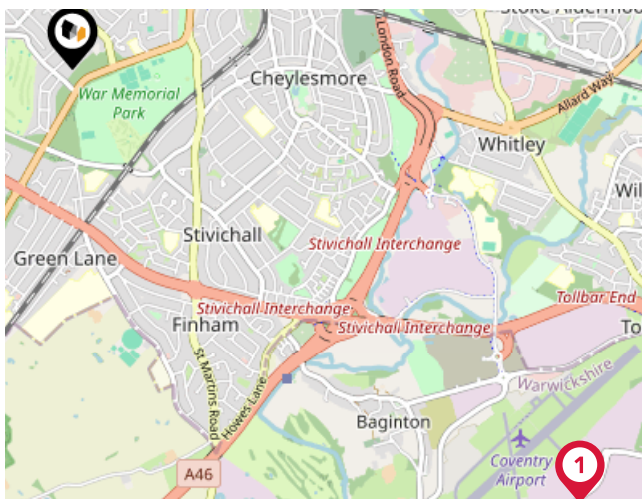
## National Rail Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Coventry Rail Station | 0.68 miles |
| 2   | Coventry Rail Station | 0.75 miles |
| 3   | Coventry Rail Station | 0.74 miles |



## Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M6 J3   | 4.86 miles  |
| 2   | M6 J2   | 5.2 miles   |
| 3   | M40 J14 | 9.96 miles  |
| 4   | M40 J15 | 10.06 miles |
| 5   | M6 J3A  | 8.55 miles  |



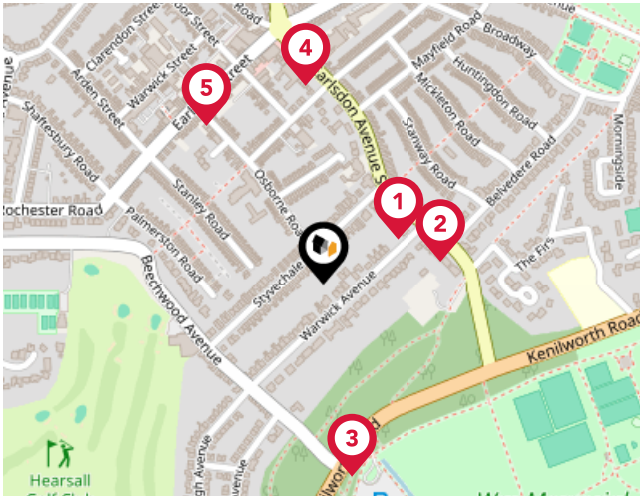
## Airports/Helipads

| Pin | Name  | Distance   |
|-----|---|------------|
| 1   | Coventry Airport                            | 3.02 miles |
| 2   | Birmingham International Airport Terminal 1 | 9.38 miles |
| 3   | Birmingham International Airport            | 9.38 miles |
| 4   | Birmingham International Airport Terminal 2 | 9.36 miles |



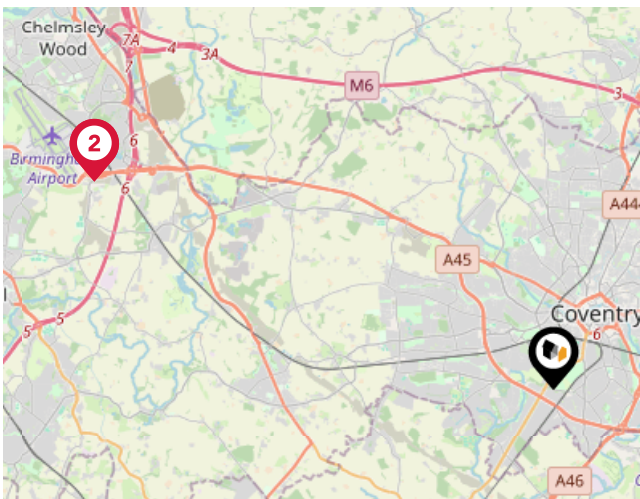
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Warwick Avenue    | 0.1 miles  |
| 2   | Warwick Avenue    | 0.13 miles |
| 3   | Beechwood Avenue  | 0.22 miles |
| 4   | Elsie Jones House | 0.22 miles |
| 5   | Providence St     | 0.22 miles |



### Local Connections

| Pin | Name   | Distance   |
|-----|--|------------|
| 1   | Birmingham Intl Rail Station (Air-Rail Link) | 9.11 miles |
| 2   | Birmingham Intl Rail Station (Air-Rail Link) | 9.11 miles |

# Market Sold in Street



|   |                       |            |            |
|---|-----------------------|------------|------------|
| <b>31, Styvechale Avenue, Coventry, CV5 6DW</b>                       | Semi-detached House   |            |            |
| Last Sold Date:   | 24/06/2021            |            |            |
| Last Sold Price:  | £560,000              |            |            |
| <b>35, Styvechale Avenue, Coventry, CV5 6DW</b>                       | Semi-detached House   |            |            |
| Last Sold Date:   | 22/01/2021            |            |            |
| Last Sold Price:  | £517,500              |            |            |
| <b>69, Styvechale Avenue, Coventry, CV5 6DW</b>                       | Semi-detached House   |            |            |
| Last Sold Date:   | 26/06/2020            | 22/07/2011 |            |
| Last Sold Price:  | £520,000              | £317,500   |            |
| <b>75, Styvechale Avenue, Coventry, CV5 6DW</b>                       | Semi-detached House   |            |            |
| Last Sold Date:   | 02/12/2019            | 04/09/1995 |            |
| Last Sold Price:  | £472,000              | £140,152   |            |
| <b>Flat 3, Dalton Lodge, 1a, Styvechale Avenue, Coventry, CV5 6DW</b> | Flat-maisonette House |            |            |
| Last Sold Date:   | 12/08/2016            | 29/06/2005 |            |
| Last Sold Price:  | £45,000               | £81,500    |            |
| <b>37, Styvechale Avenue, Coventry, CV5 6DW</b>                       | Semi-detached House   |            |            |
| Last Sold Date:   | 25/07/2016            |            |            |
| Last Sold Price:  | £415,000              |            |            |
| <b>11, Styvechale Avenue, Coventry, CV5 6DW</b>                       | Semi-detached House   |            |            |
| Last Sold Date:   | 16/06/2015            |            |            |
| Last Sold Price:  | £425,000              |            |            |
| <b>15, Styvechale Avenue, Coventry, CV5 6DW</b>                       | Semi-detached House   |            |            |
| Last Sold Date:   | 08/05/2015            | 26/09/2014 | 12/08/2005 |
| Last Sold Price:  | £400,000              | £400,000   | £377,000   |
| <b>71, Styvechale Avenue, Coventry, CV5 6DW</b>                       | Semi-detached House   |            |            |
| Last Sold Date:   | 02/05/2014            | 29/09/2006 | 25/09/2002 |
| Last Sold Price:  | £410,000              | £369,950   | £235,000   |
| <b>51, Styvechale Avenue, Coventry, CV5 6DW</b>                       | Semi-detached House   |            |            |
| Last Sold Date:   | 02/05/2014            |            |            |
| Last Sold Price:  | £362,000              |            |            |
| <b>57, Styvechale Avenue, Coventry, CV5 6DW</b>                       | Semi-detached House   |            |            |
| Last Sold Date:   | 01/10/2013            |            |            |
| Last Sold Price:  | £370,000              |            |            |
| <b>43, Styvechale Avenue, Coventry, CV5 6DW</b>                       | Semi-detached House   |            |            |
| Last Sold Date:   | 27/09/2013            |            |            |
| Last Sold Price:  | £175,000              |            |            |

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

# Market Sold in Street



|  |            |            |            |                       |
|--|------------|------------|------------|-----------------------|
| <b>27, Styvechale Avenue, Coventry, CV5 6DW</b>  |            |            |            | Semi-detached House   |
| Last Sold Date:                                  | 15/11/2012 | 19/12/1996 |            |                       |
| Last Sold Price:                                 | £448,000   | £150,000   |            |                       |
| <b>65, Styvechale Avenue, Coventry, CV5 6DW</b>  |            |            |            | Semi-detached House   |
| Last Sold Date:                                  | 19/11/2010 |            |            |                       |
| Last Sold Price:                                 | £287,000   |            |            |                       |
| <b>5, Styvechale Avenue, Coventry, CV5 6DW</b>   |            |            |            | Detached House        |
| Last Sold Date:                                  | 25/06/2010 | 22/08/2003 | 12/12/1997 |                       |
| Last Sold Price:                                 | £555,000   | £457,500   | £190,000   |                       |
| <b>53, Styvechale Avenue, Coventry, CV5 6DW</b>  |            |            |            | Semi-detached House   |
| Last Sold Date:                                  | 01/04/2010 | 22/06/2001 |            |                       |
| Last Sold Price:                                 | £350,000   | £242,000   |            |                       |
| <b>73a, Styvechale Avenue, Coventry, CV5 6DW</b> |            |            |            | Flat-maisonette House |
| Last Sold Date:                                  | 04/12/2009 | 19/10/1999 | 17/04/1998 |                       |
| Last Sold Price:                                 | £160,000   | £65,000    | £53,000    |                       |
| <b>45, Styvechale Avenue, Coventry, CV5 6DW</b>  |            |            |            | Semi-detached House   |
| Last Sold Date:                                  | 03/08/2007 |            |            |                       |
| Last Sold Price:                                 | £385,000   |            |            |                       |
| <b>79, Styvechale Avenue, Coventry, CV5 6DW</b>  |            |            |            | Detached House        |
| Last Sold Date:                                  | 15/12/2006 | 21/11/1997 |            |                       |
| Last Sold Price:                                 | £305,000   | £123,000   |            |                       |
| <b>19, Styvechale Avenue, Coventry, CV5 6DW</b>  |            |            |            | Semi-detached House   |
| Last Sold Date:                                  | 21/04/2006 |            |            |                       |
| Last Sold Price:                                 | £362,500   |            |            |                       |
| <b>17, Styvechale Avenue, Coventry, CV5 6DW</b>  |            |            |            | Detached House        |
| Last Sold Date:                                  | 31/03/2005 |            |            |                       |
| Last Sold Price:                                 | £335,000   |            |            |                       |
| <b>41, Styvechale Avenue, Coventry, CV5 6DW</b>  |            |            |            | Semi-detached House   |
| Last Sold Date:                                  | 22/08/2003 |            |            |                       |
| Last Sold Price:                                 | £285,000   |            |            |                       |
| <b>55, Styvechale Avenue, Coventry, CV5 6DW</b>  |            |            |            | Semi-detached House   |
| Last Sold Date:                                  | 01/05/2003 |            |            |                       |
| Last Sold Price:                                 | £250,000   |            |            |                       |
| <b>47, Styvechale Avenue, Coventry, CV5 6DW</b>  |            |            |            | Semi-detached House   |
| Last Sold Date:                                  | 15/08/2001 | 29/11/1996 |            |                       |
| Last Sold Price:                                 | £195,000   | £110,000   |            |                       |

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

# Market Sold in Street



|   |                     |
|---|---------------------|
| <b>67, Styvechale Avenue, Coventry, CV5 6DW</b> | Semi-detached House |
| Last Sold Date: 13/06/2000                      |                     |
| Last Sold Price: £175,000                       |                     |
| <b>23, Styvechale Avenue, Coventry, CV5 6DW</b> | Semi-detached House |
| Last Sold Date: 02/07/1999                      |                     |
| Last Sold Price: £129,500                       |                     |
| <b>7, Styvechale Avenue, Coventry, CV5 6DW</b>  | Semi-detached House |
| Last Sold Date: 02/07/1999                      |                     |
| Last Sold Price: £175,000                       |                     |
| <b>3, Styvechale Avenue, Coventry, CV5 6DW</b>  | Semi-detached House |
| Last Sold Date: 01/04/1999                      |                     |
| Last Sold Price: £120,000                       |                     |
| <b>1, Styvechale Avenue, Coventry, CV5 6DW</b>  | Semi-detached House |
| Last Sold Date: 10/06/1996                      |                     |
| Last Sold Price: £121,000                       |                     |
| <b>77, Styvechale Avenue, Coventry, CV5 6DW</b> | Semi-detached House |
| Last Sold Date: 15/12/1995                      |                     |
| Last Sold Price: £155,000                       |                     |

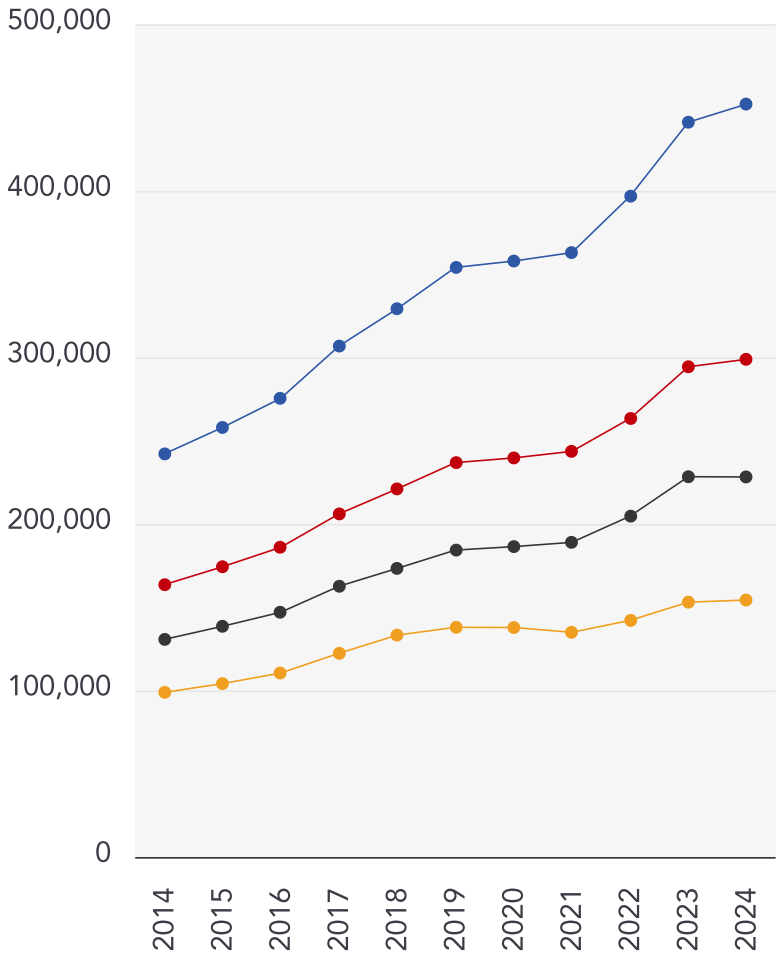
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

# Agent Disclaimer



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## Important - Please Read

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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.

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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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