



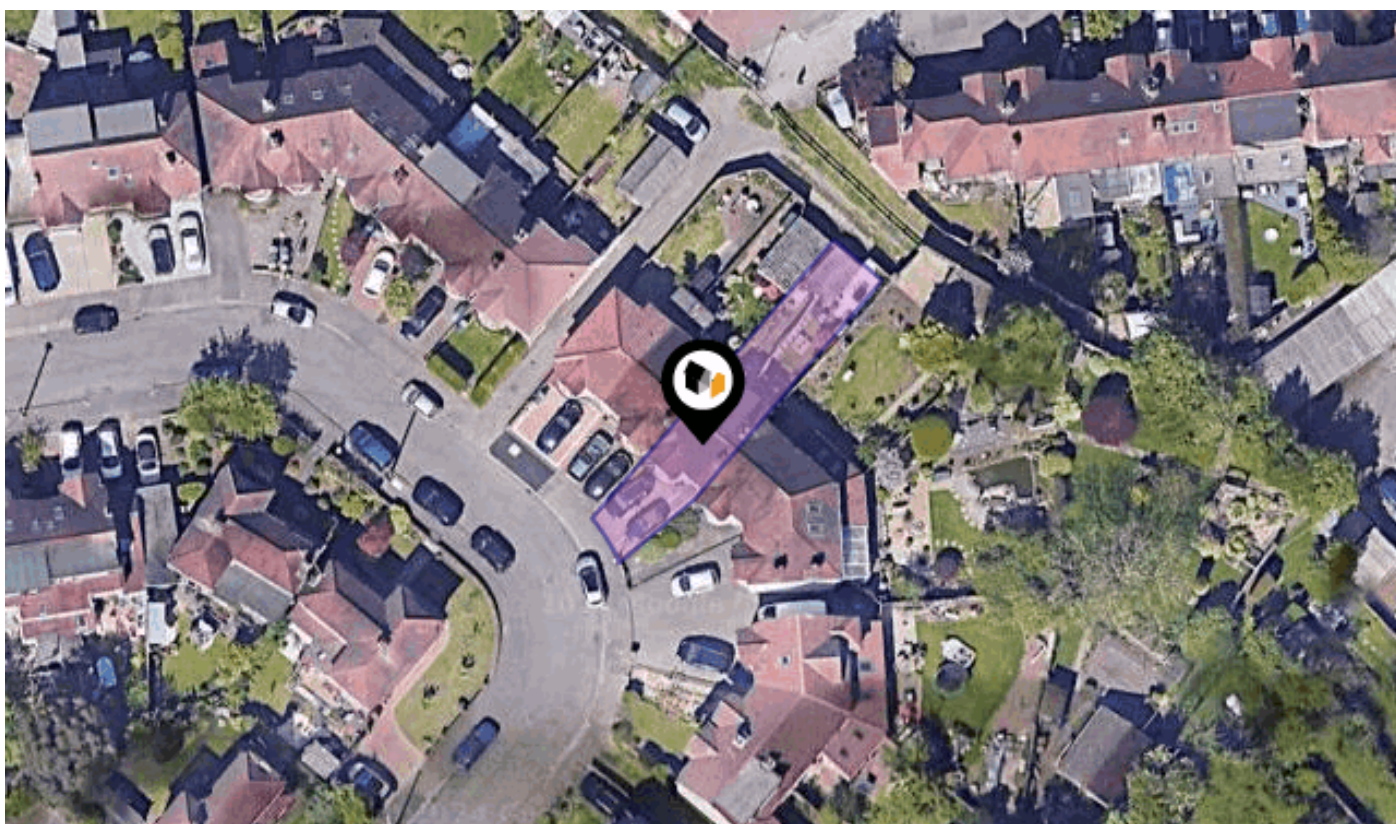
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st July 2024



HARTINGTON CRESCENT, COVENTRY, CV5

Price Estimate : £385,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A very well presented three bedroom terraced period home

Driveway parking & superb North East facing gardens with rear access

Open plan kitchen dining room with refitted modern kitchen

Sitting room with log burner & bay window

Dining room with patio door to garden

Stunning first floor four piece family bathroom

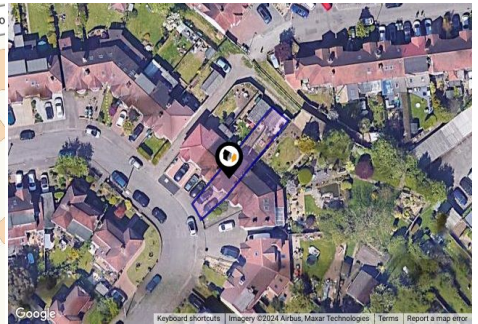
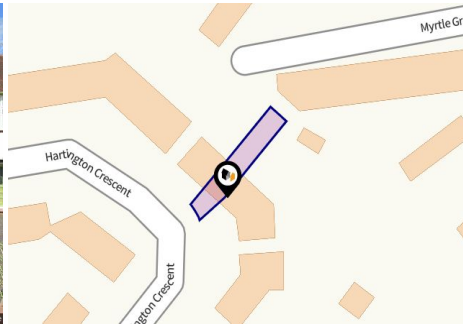
Ideal Earlsdon location close to all amenities

EPC reordered, Total Dimensions 1027 sq.ft or 95 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: Terraced
Bedrooms: 3
Plot Area: 0.04 acres
Year Built : 1930-1949
Council Tax : Band C
Annual Estimate: £2,041
Title Number: WM603298

Price Estimate: £385,000
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

15 mb/s
1139 mb/s



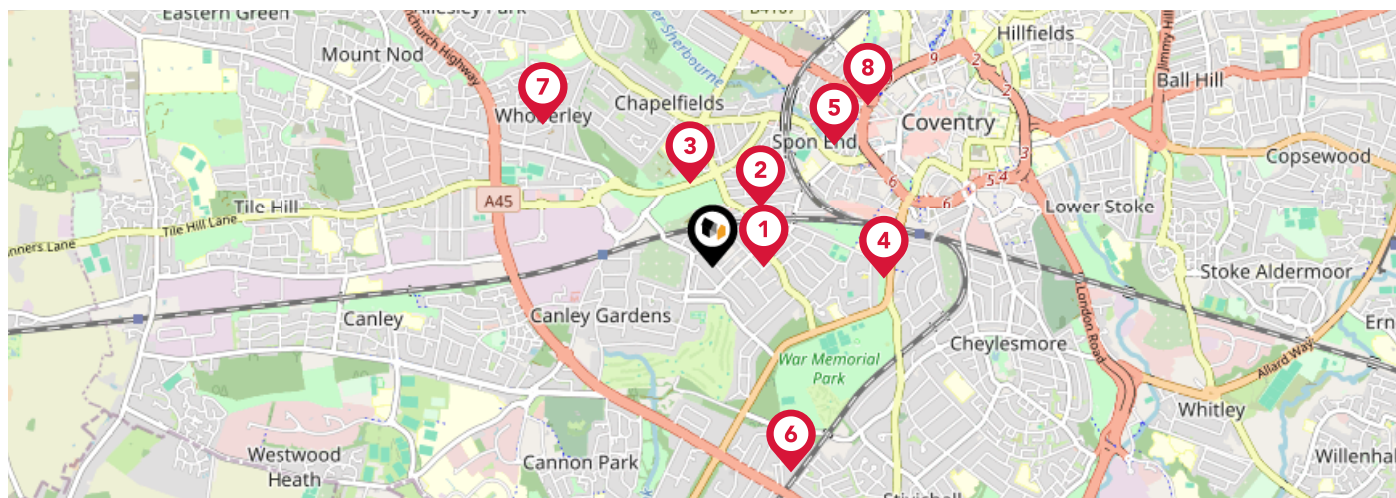
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

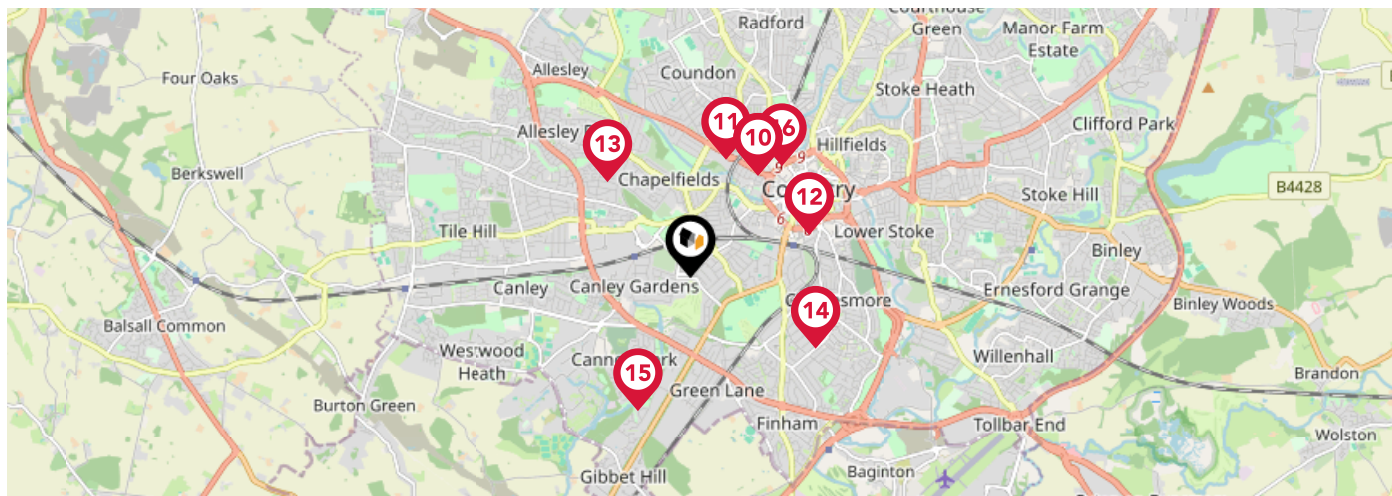










Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

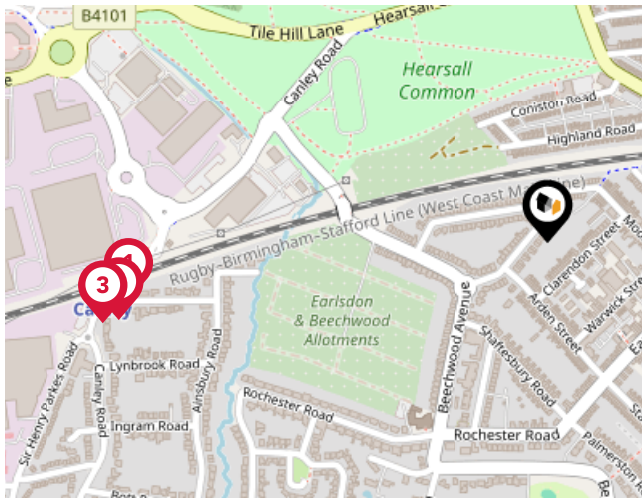
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

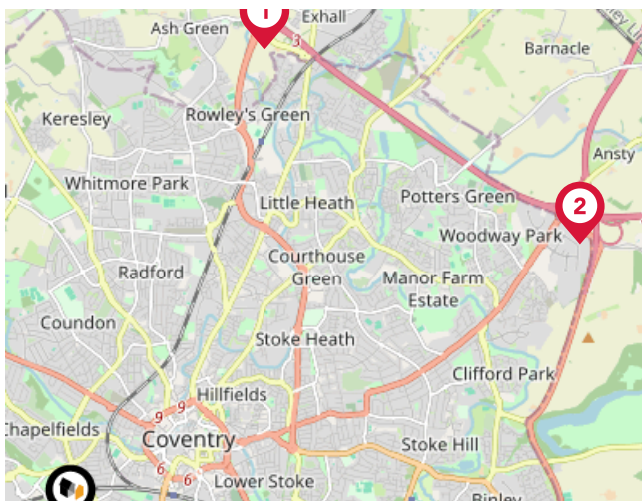
Area

Transport (National)



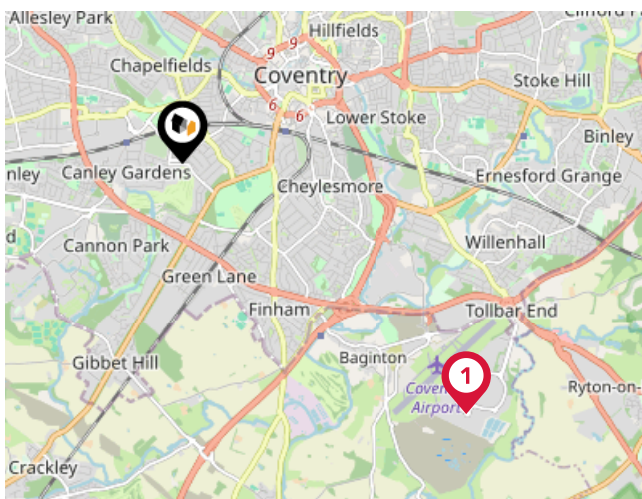
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.48 miles
2	Canley Rail Station	0.49 miles
3	Canley Rail Station	0.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.67 miles
2	M6 J2	5.27 miles
3	M40 J14	10.19 miles
4	M40 J15	10.26 miles
5	M6 J3A	8.16 miles

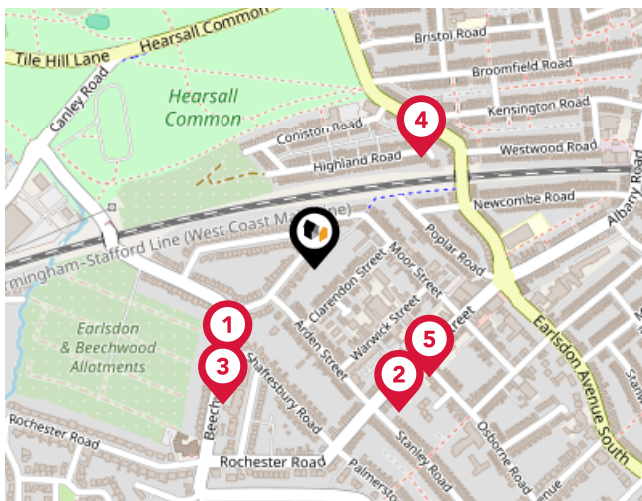


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.42 miles
2	Birmingham International Airport Terminal 1	9.02 miles
3	Birmingham International Airport	9.02 miles
4	Birmingham International Airport Terminal 2	9 miles

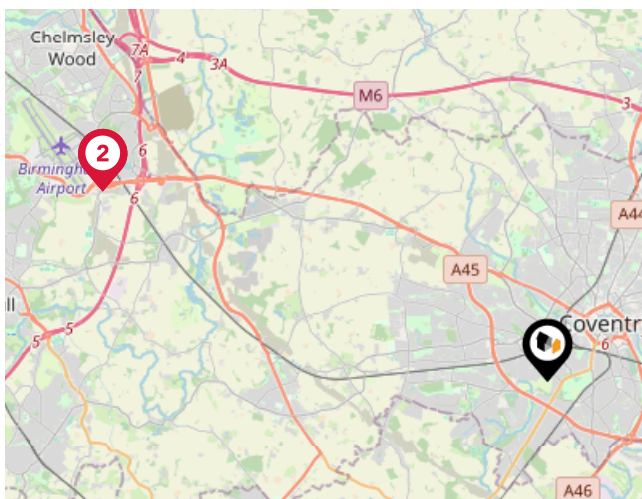
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Montes Court	0.14 miles
2	Providence St	0.19 miles
3	Montes Court	0.18 miles
4	Highland Road	0.18 miles
5	Providence St	0.18 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.75 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	8.75 miles

Market Sold in Street



12, Hartington Crescent, Coventry, CV5 6FT						Semi-detached House
Last Sold Date:	09/12/2021	26/10/2012				
Last Sold Price:	£425,000	£261,000				
4, Hartington Crescent, Coventry, CV5 6FT						Detached House
Last Sold Date:	22/06/2021	24/06/2015	16/02/2010	14/11/2002	11/07/1996	
Last Sold Price:	£465,000	£360,000	£295,000	£240,000	£127,000	
46, Hartington Crescent, Coventry, CV5 6FT						Terraced House
Last Sold Date:	02/01/2020	15/07/2013	28/03/2002			
Last Sold Price:	£300,000	£170,000	£59,000			
36, Hartington Crescent, Coventry, CV5 6FT						Terraced House
Last Sold Date:	09/11/2018					
Last Sold Price:	£244,000					
48, Hartington Crescent, Coventry, CV5 6FT						Terraced House
Last Sold Date:	27/04/2018	30/10/2015	29/03/2000			
Last Sold Price:	£282,000	£232,000	£72,000			
42, Hartington Crescent, Coventry, CV5 6FT						Terraced House
Last Sold Date:	14/08/2017	20/07/2004				
Last Sold Price:	£250,000	£200,000				
38, Hartington Crescent, Coventry, CV5 6FT						Semi-detached House
Last Sold Date:	16/12/2016					
Last Sold Price:	£244,000					
24, Hartington Crescent, Coventry, CV5 6FT						Semi-detached House
Last Sold Date:	16/09/2016					
Last Sold Price:	£355,000					
8, Hartington Crescent, Coventry, CV5 6FT						Semi-detached House
Last Sold Date:	25/09/2015					
Last Sold Price:	£345,000					
14, Hartington Crescent, Coventry, CV5 6FT						Semi-detached House
Last Sold Date:	12/08/2011	26/02/1999				
Last Sold Price:	£275,000	£120,000				
44, Hartington Crescent, Coventry, CV5 6FT						Terraced House
Last Sold Date:	26/11/2010	28/07/2000	09/07/1999			
Last Sold Price:	£187,000	£115,000	£89,950			
22, Hartington Crescent, Coventry, CV5 6FT						Semi-detached House
Last Sold Date:	30/11/1995					
Last Sold Price:	£86,950					

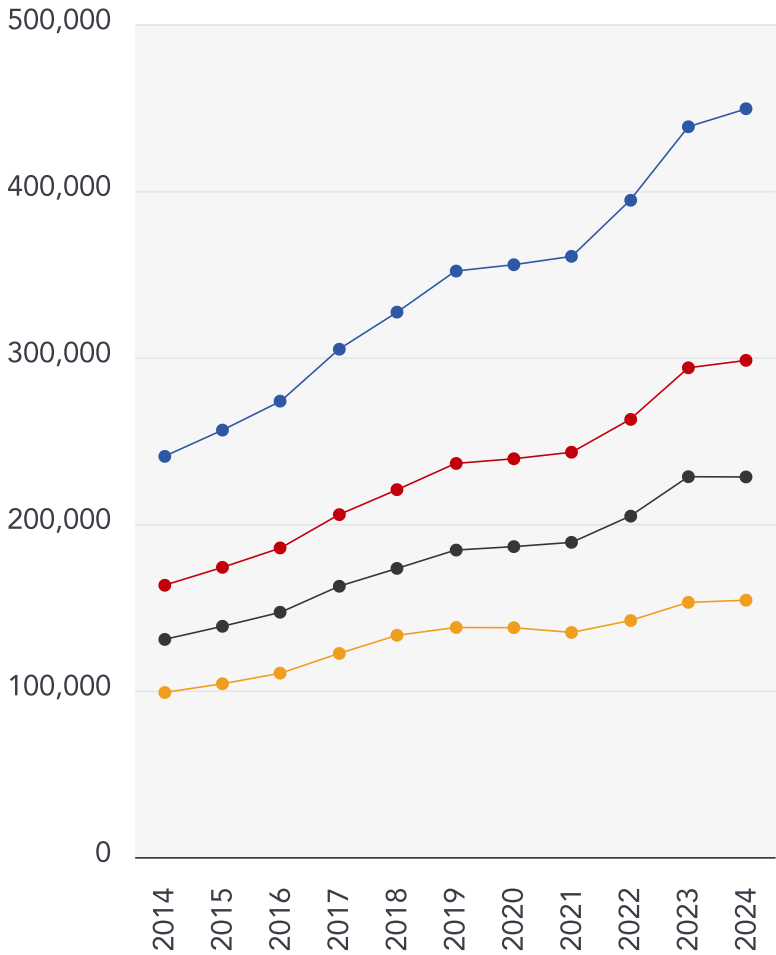
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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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Agent Disclaimer



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.

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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