



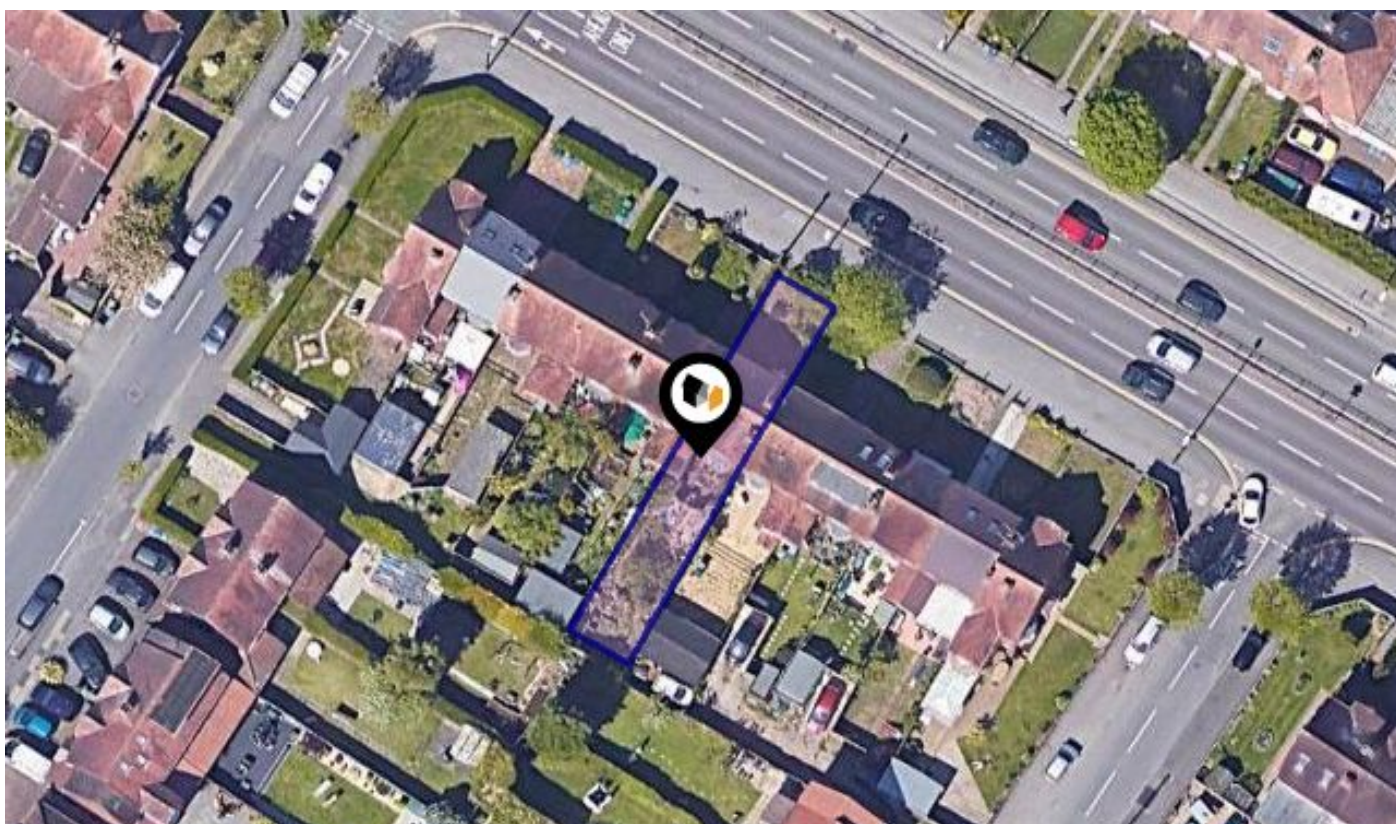
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 01<sup>st</sup> July 2024**



## KENPAS HIGHWAY, COVENTRY, CV3

**Price Estimate :** £335,000

### Walmsley's The Way to Move

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

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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 renovated & very well presented three bedroom terraced home

Full width kitchen dining room extension

South facing gardens with gated rear access

Open plan kitchen dining room with refitted modern kitchen

Ground floor cloakroom & stylish three piece family bathroom

Neutrally decorated throughout

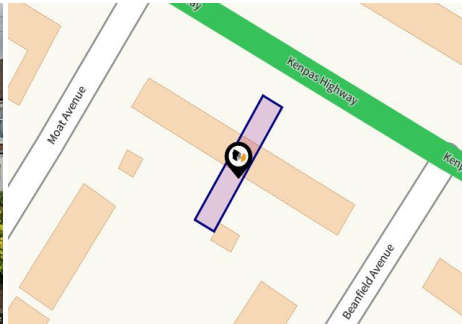
Ideal Finham area location close to all amenities & schools

EPC Rating C, Total Dimensions 1015 sq.ft or 94 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 Overview



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,033 ft <sup>2</sup> / 96 m <sup>2</sup>
Plot Area:	0.05 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	MM184339

Price Estimate:	£335,000
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)

<b>18</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Energy rating

C

Valid until 11.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

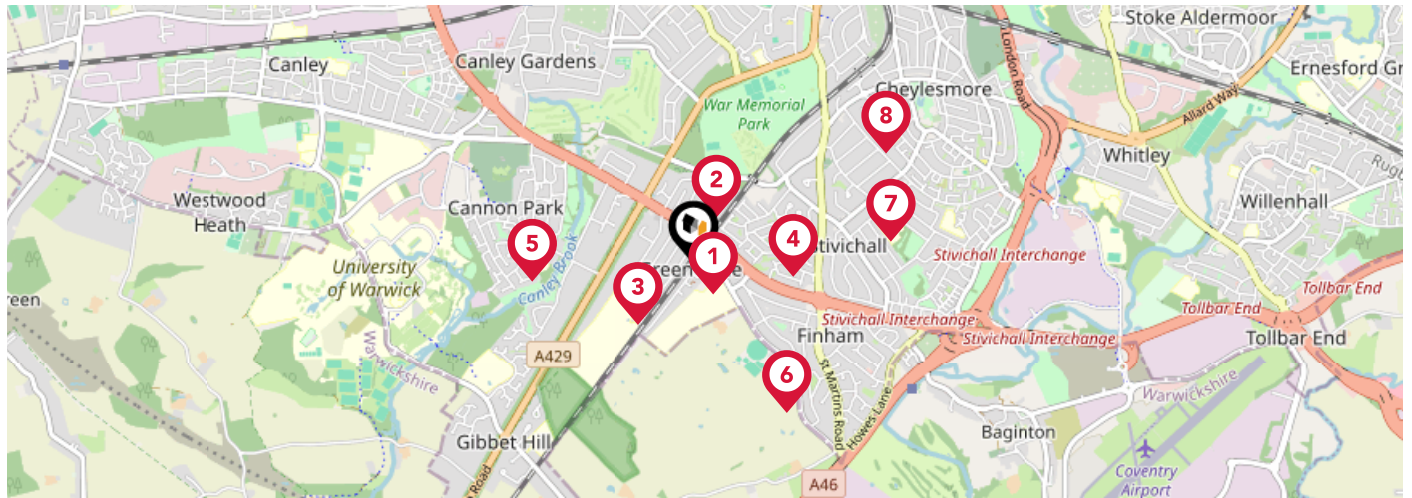
## EPC - Additional Data



### Additional EPC Data

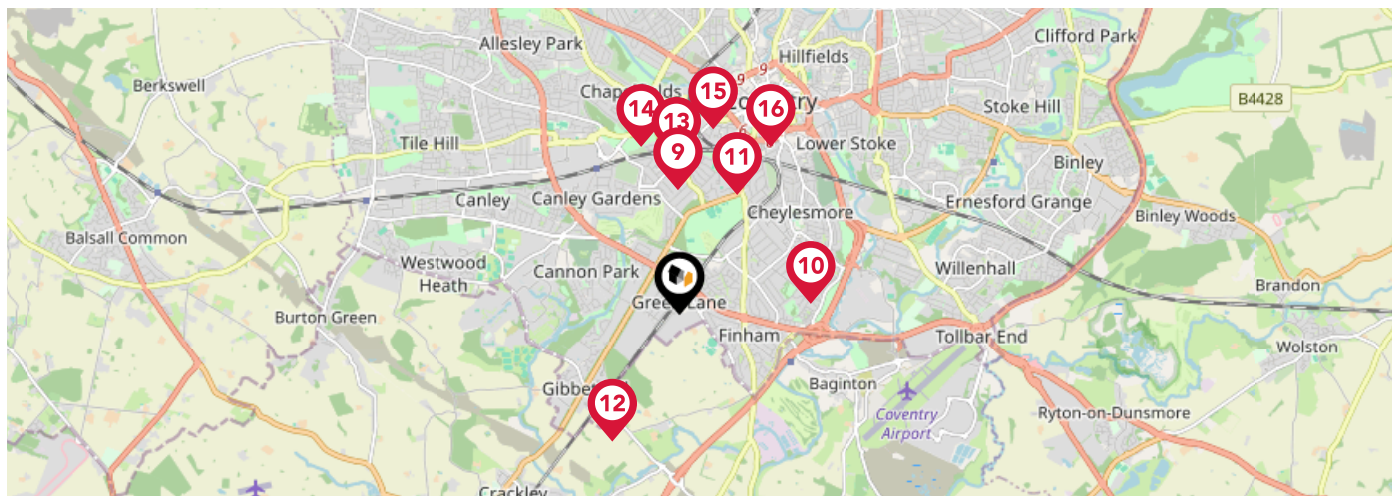
<b>Property Type:</b>	Mid-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main 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 all fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	96 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:0.38	<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:0.46	<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:0.73	<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:0.79	<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:0.9	<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:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

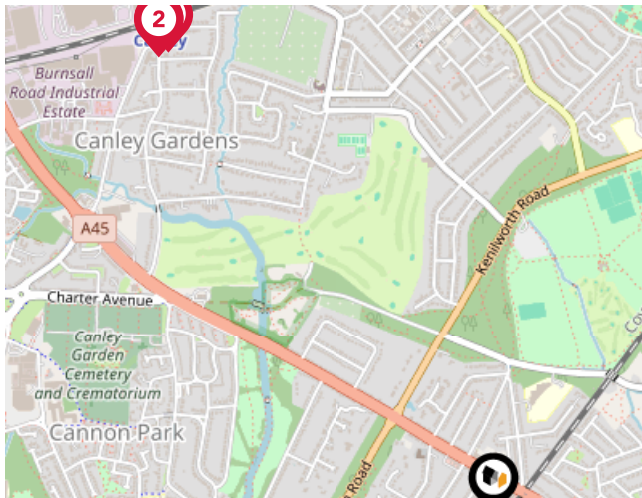
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodfield</b> Ofsted Rating: Inadequate   Pupils: 150   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.55	<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:1.71	<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:1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

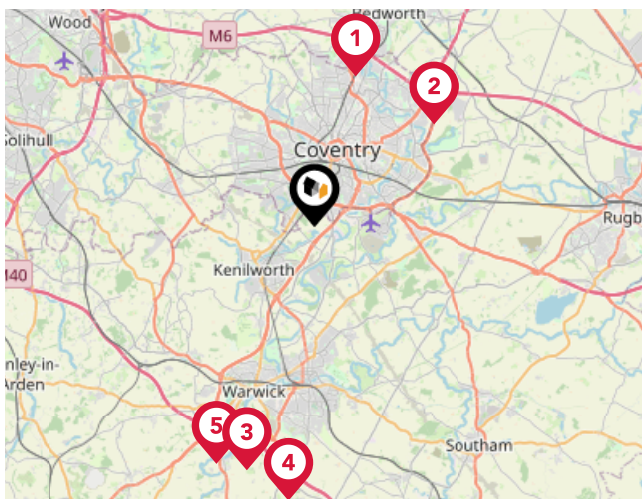
# Area

## Transport (National)



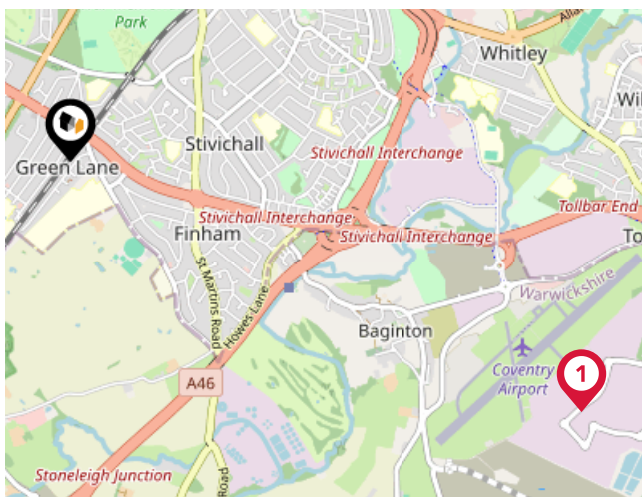
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.28 miles
2	Canley Rail Station	1.28 miles
3	Canley Rail Station	1.28 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.66 miles
2	M6 J2	5.71 miles
3	M40 J14	9.15 miles
4	M40 J13	10.01 miles
5	M40 J15	9.29 miles

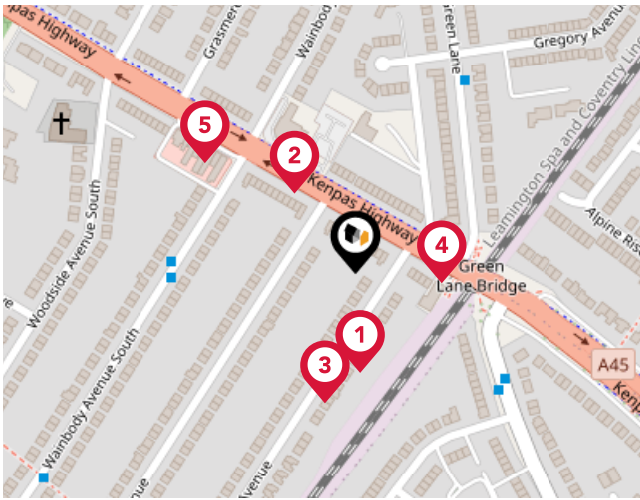


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.58 miles
2	Birmingham International Airport Terminal 1	9.75 miles
3	Birmingham International Airport	9.75 miles
4	Birmingham International Airport Terminal 2	9.72 miles

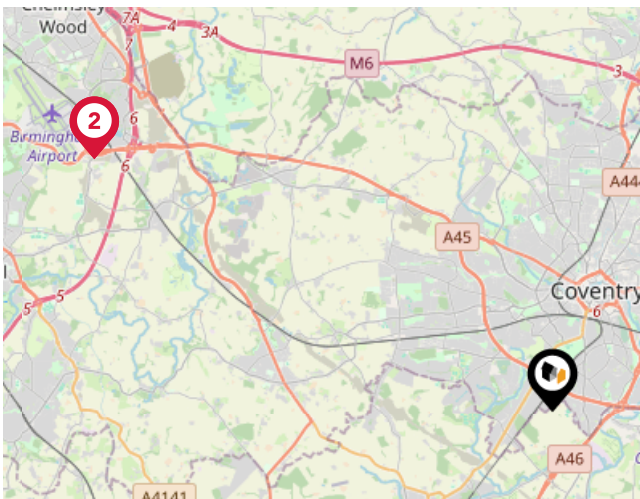


# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Kenpas Highway	0.06 miles
2	Burnt Post	0.06 miles
3	Kenpas Highway	0.08 miles
4	Renaissance Court	0.05 miles
5	Burnt Post	0.11 miles



## Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.47 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	9.47 miles

# Market Sold in Street



<b>64, Kenpas Highway, Coventry, CV3 6BQ</b>					Terraced House
Last Sold Date:	27/11/2023	30/04/2007	21/11/2002	03/02/1995	
Last Sold Price:	£212,500	£156,000	£115,000	£44,000	
<b>86, Kenpas Highway, Coventry, CV3 6BQ</b>					Terraced House
Last Sold Date:	04/07/2023	18/04/2023			
Last Sold Price:	£207,000	£170,000			
<b>78, Kenpas Highway, Coventry, CV3 6BQ</b>					Terraced House
Last Sold Date:	12/09/2022	15/09/2020	21/08/2015	28/03/2002	06/06/2001
Last Sold Price:	£235,000	£235,000	£158,000	£96,500	£70,000
<b>84, Kenpas Highway, Coventry, CV3 6BQ</b>					Terraced House
Last Sold Date:	01/09/2022	01/02/2018			
Last Sold Price:	£238,000	£201,000			
<b>60, Kenpas Highway, Coventry, CV3 6BQ</b>					Terraced House
Last Sold Date:	10/06/2022	16/06/2005			
Last Sold Price:	£260,000	£145,000			
<b>76, Kenpas Highway, Coventry, CV3 6BQ</b>					Terraced House
Last Sold Date:	08/12/2021	29/11/2019	22/12/2010		
Last Sold Price:	£274,000	£265,000	£153,000		
<b>58, Kenpas Highway, Coventry, CV3 6BQ</b>					Terraced House
Last Sold Date:	17/11/2021	26/04/1996			
Last Sold Price:	£239,995	£42,000			
<b>54, Kenpas Highway, Coventry, CV3 6BQ</b>					Terraced House
Last Sold Date:	05/11/2021				
Last Sold Price:	£230,000				
<b>74, Kenpas Highway, Coventry, CV3 6BQ</b>					Semi-detached House
Last Sold Date:	26/04/2021	03/09/1999			
Last Sold Price:	£270,000	£83,500			
<b>94, Kenpas Highway, Coventry, CV3 6BQ</b>					Terraced House
Last Sold Date:	15/04/2019	19/01/2018	23/10/2015		
Last Sold Price:	£225,000	£210,000	£165,000		
<b>96, Kenpas Highway, Coventry, CV3 6BQ</b>					Terraced House
Last Sold Date:	07/07/2017	20/12/2013	24/04/1998		
Last Sold Price:	£225,000	£170,000	£74,000		
<b>88, Kenpas Highway, Coventry, CV3 6BQ</b>					Terraced House
Last Sold Date:	26/05/2015	16/04/2015	27/03/1997		
Last Sold Price:	£170,000	£172,500	£49,000		

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

# Market Sold in Street



<b>92, Kenpas Highway, Coventry, CV3 6BQ</b>	Terraced House		
Last Sold Date:	21/02/2014	01/10/2010	
Last Sold Price:	£153,000	£132,250	
<b>80, Kenpas Highway, Coventry, CV3 6BQ</b>	Terraced House		
Last Sold Date:	04/06/2007		
Last Sold Price:	£121,800		
<b>70, Kenpas Highway, Coventry, CV3 6BQ</b>	Terraced House		
Last Sold Date:	07/04/2006	08/08/1996	
Last Sold Price:	£139,000	£39,500	
<b>72, Kenpas Highway, Coventry, CV3 6BQ</b>	Terraced House		
Last Sold Date:	18/07/2005		
Last Sold Price:	£125,000		
<b>90, Kenpas Highway, Coventry, CV3 6BQ</b>	Terraced House		
Last Sold Date:	26/07/2002	15/02/2002	08/12/1995
Last Sold Price:	£97,500	£75,000	£49,000
<b>102, Kenpas Highway, Coventry, CV3 6BQ</b>	Semi-detached House		
Last Sold Date:	30/05/2002	28/03/2002	
Last Sold Price:	£80,000	£60,000	
<b>100, Kenpas Highway, Coventry, CV3 6BQ</b>	Terraced House		
Last Sold Date:	21/12/2001		
Last Sold Price:	£85,000		
<b>104, Kenpas Highway, Coventry, CV3 6BQ</b>	Detached House		
Last Sold Date:	31/05/2000		
Last Sold Price:	£58,000		
<b>98, Kenpas Highway, Coventry, CV3 6BQ</b>	Semi-detached House		
Last Sold Date:	30/04/1996		
Last Sold Price:	£65,950		
<b>66, Kenpas Highway, Coventry, CV3 6BQ</b>	Terraced House		
Last Sold Date:	06/01/1995		
Last Sold Price:	£29,000		

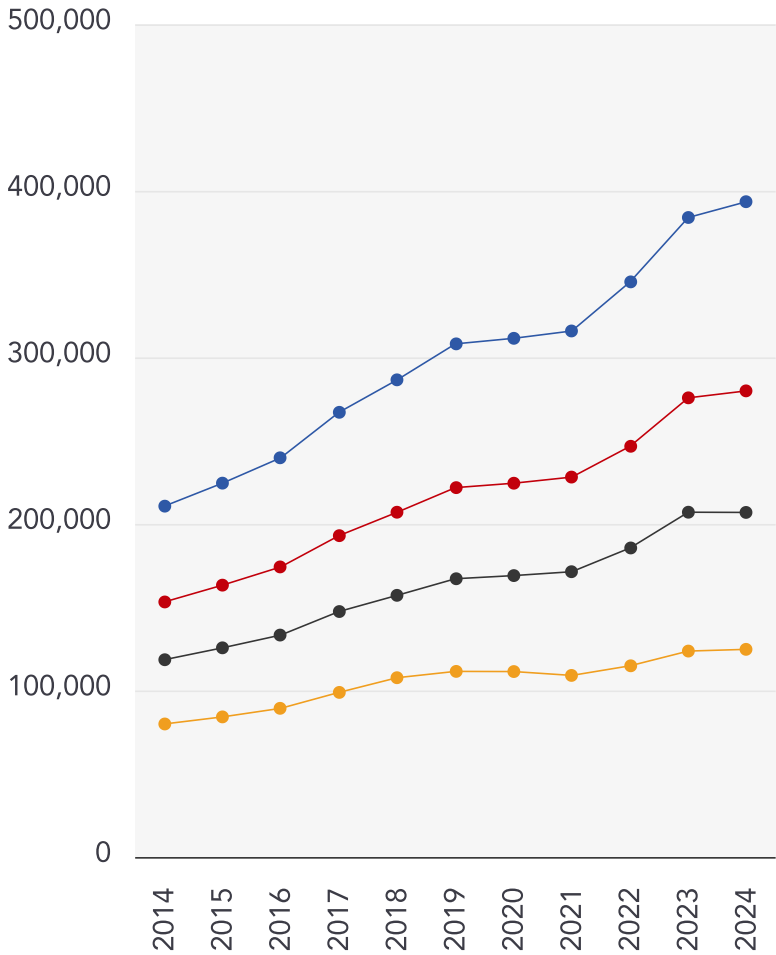
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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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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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