



See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 15<sup>th</sup> July 2024**



## HARTINGTON CRESCENT, COVENTRY, CV5

**Price Estimate :** £365,000

### Walmsley's The Way to Move

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

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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 attractive three bedroom end of terrace home

Driveway parking & additional vehicular access to rear

Two substantial reception rooms including dining room with patio door

Bright & light kitchen with pantry & rear doorway

Spacious first floor bathroom

Patio & North East facing rear gardens with outhouses

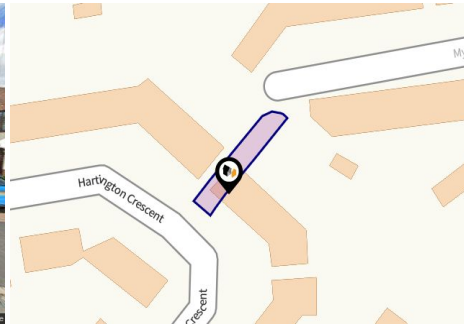
Close to the centre of Earlsdon, local schooling, amenities & parkland

EPC D, Total Approx 996 Sq.Ft & Total 92 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>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	861 ft <sup>2</sup> / 80 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,041
<b>Title Number:</b>	WM719028

<b>Price Estimate:</b>	£365,000
<b>Tenure:</b>	Freehold

## Local Area

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

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

<b>15</b> mb/s	<b>1139</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Hartington Crescent, CV5

Energy rating

**D**

Valid until 07.07.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

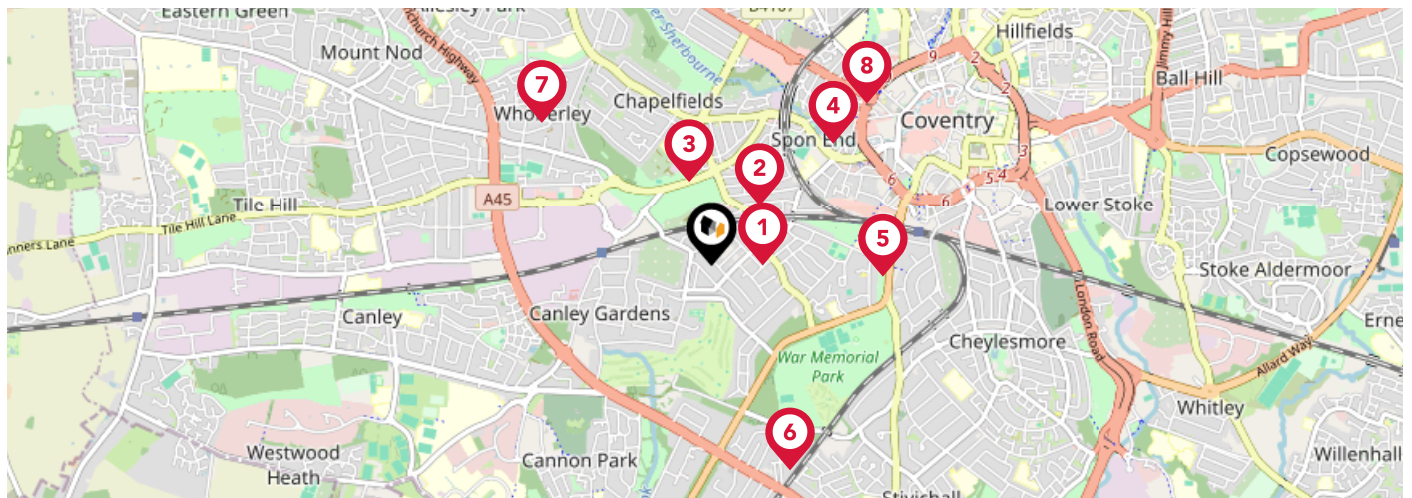
## EPC - Additional Data



### Additional EPC Data

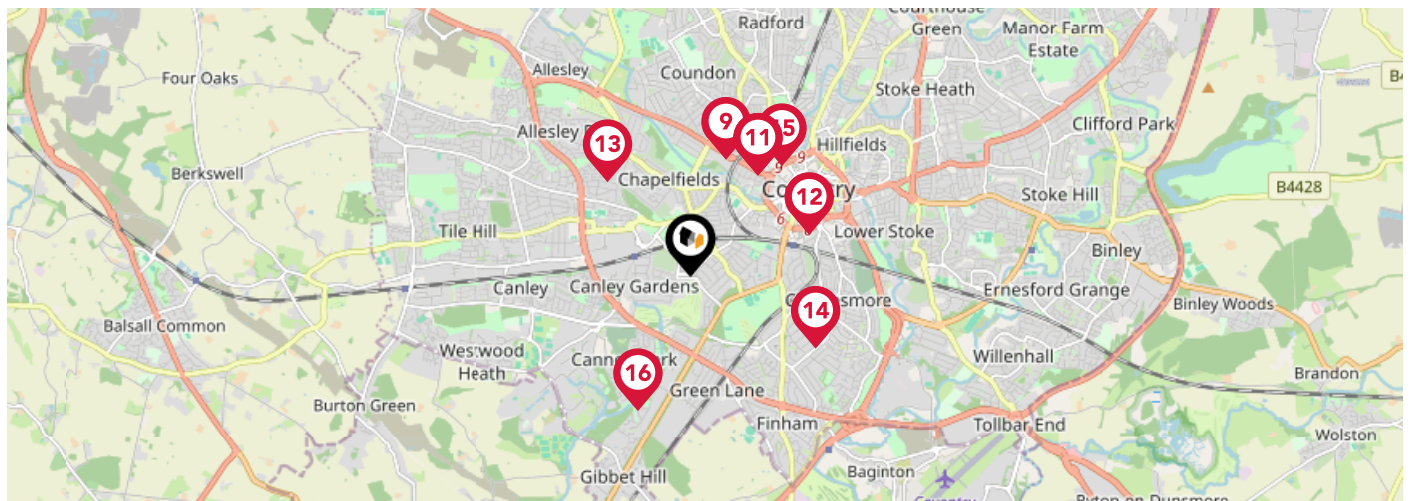
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	4
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 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 88% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	80 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

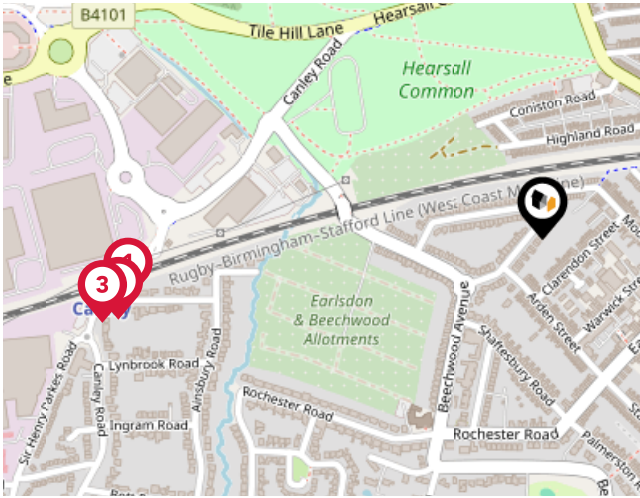
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 495   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School and Community College</b> Ofsted Rating: Good   Pupils: 709   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

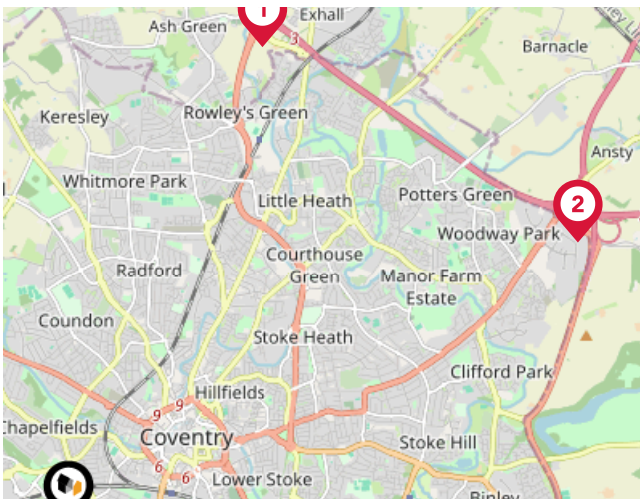
# Area

## Transport (National)



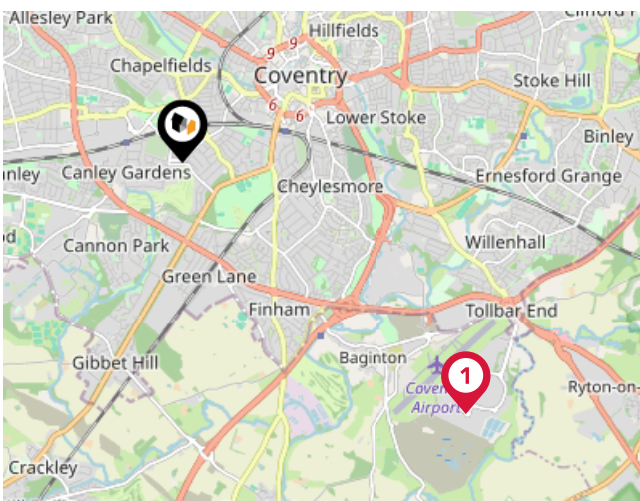
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.47 miles
2	Canley Rail Station	0.49 miles
3	Canley Rail Station	0.51 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.66 miles
2	M6 J2	5.27 miles
3	M40 J14	10.2 miles
4	M40 J15	10.26 miles
5	M6 J3A	8.15 miles



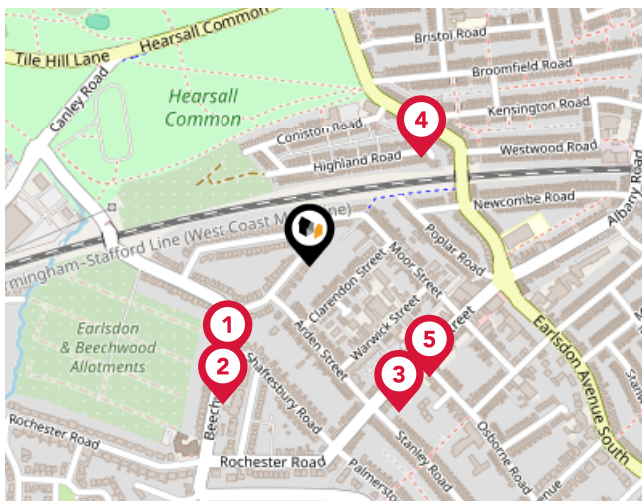
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.43 miles
2	Birmingham International Airport Terminal 1	9.01 miles
3	Birmingham International Airport	9.01 miles
4	Birmingham International Airport Terminal 2	8.99 miles



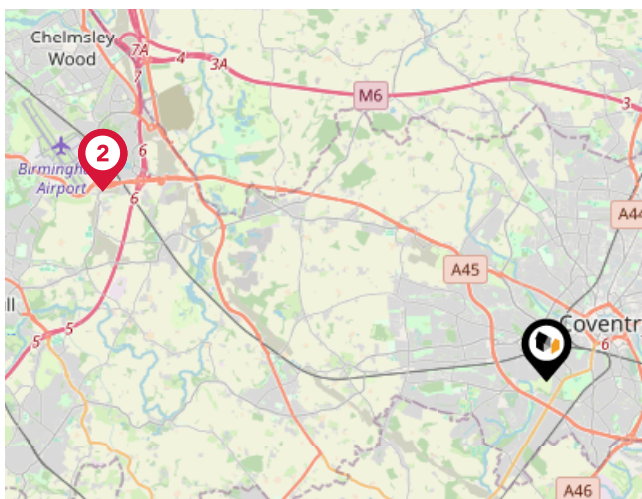
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Montes Court	0.14 miles
2	Montes Court	0.18 miles
3	Providence St	0.19 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)	8.74 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	8.74 miles

# Market Sold in Street



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

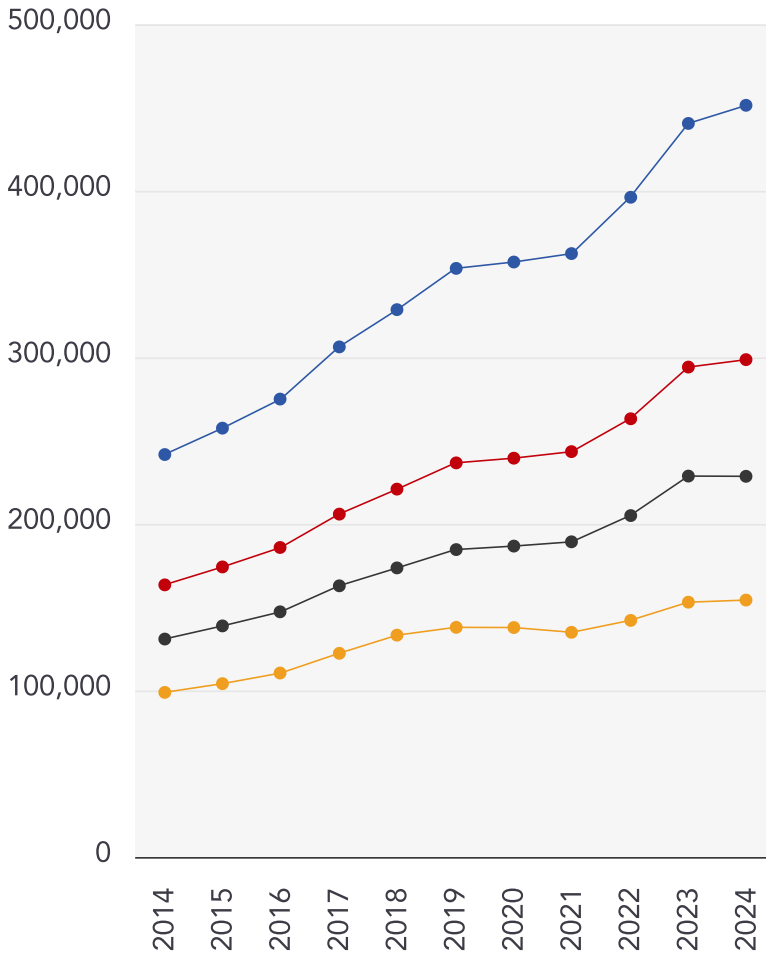
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



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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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