



See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22<sup>nd</sup> July 2024



## LEAMINGTON ROAD, COVENTRY, CV3

Price Estimate : £725,000

### 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 imposing, well balanced & ideally situated detached residence

Four bedrooms & spacious 4 piece bathroom

Superb reception hallway & attractive landing

Two garages & generous carriage driveway

Mature & private rear gardens

Dual aspect sitting room with bi-folding doors

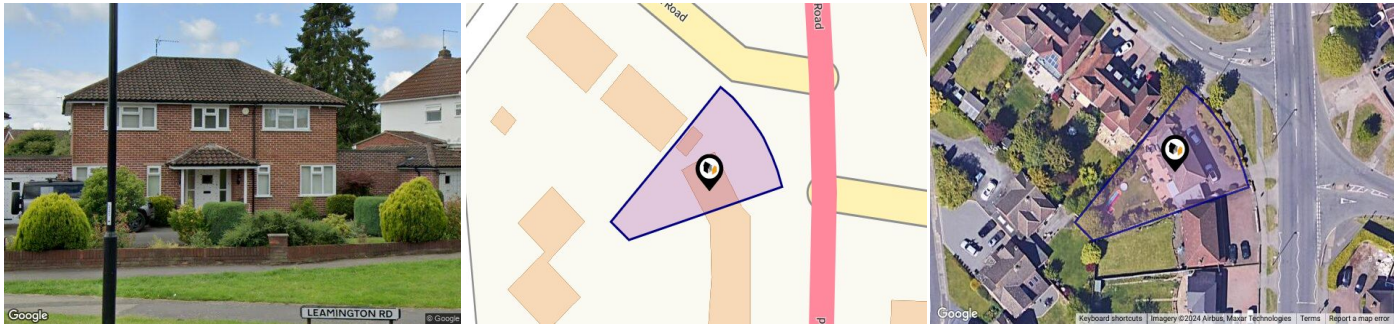
Versatile garages (one with utility) flanking the property

EPC ORDERED, Total 1976 Sq Ft or 183 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>	Detached	<b>Price Estimate:</b>	£725,000
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.18 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,316		
<b>Title Number:</b>	WK22121		

## Local Area

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

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

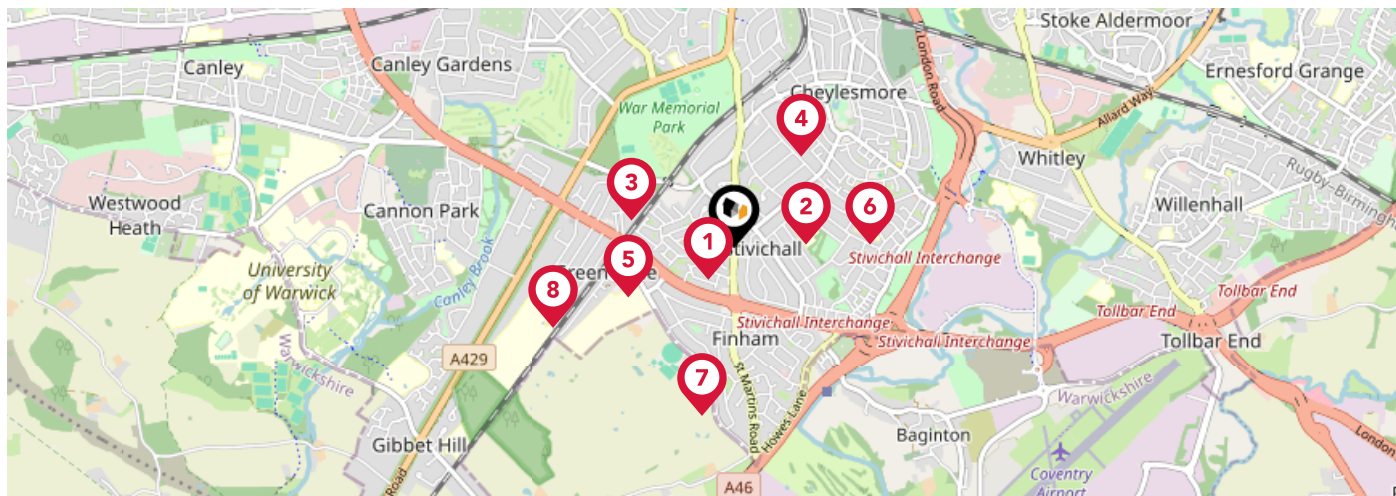
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

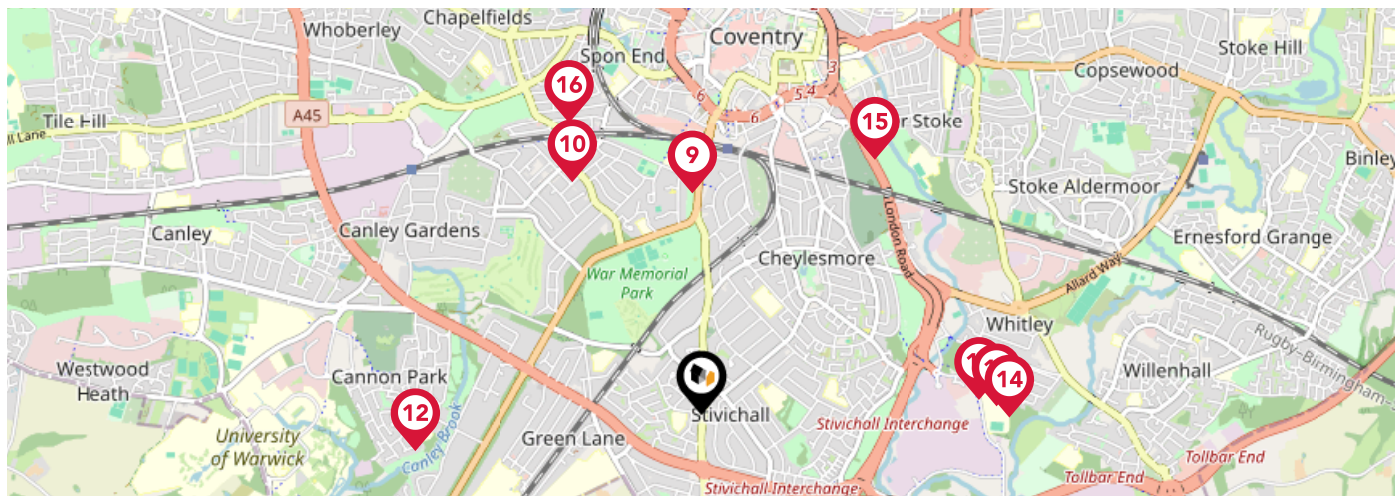










# Area Schools



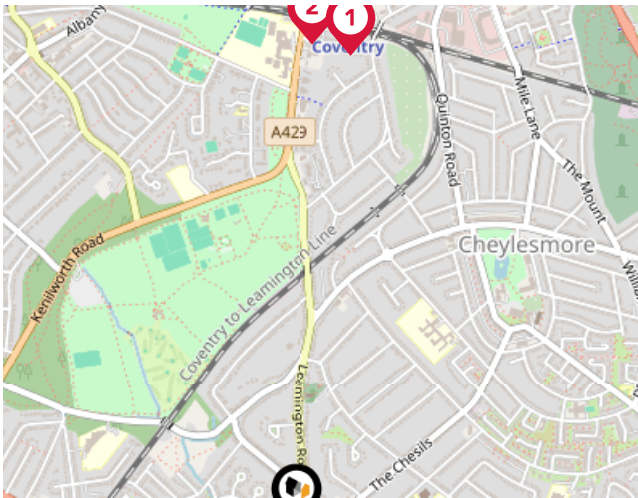
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



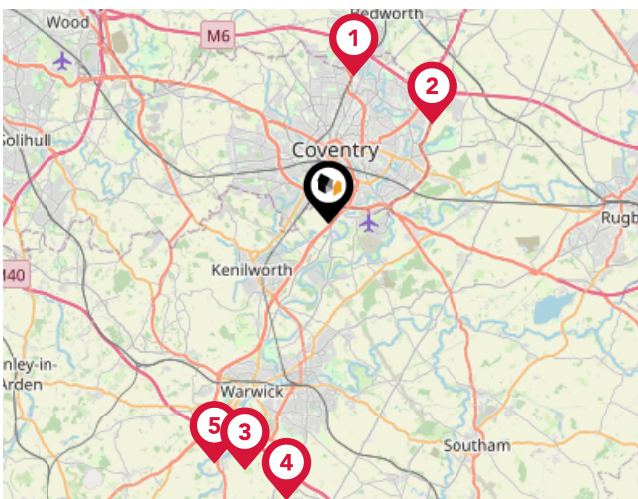
		Nursery	Primary	Secondary	College	Private
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Academy</b> Ofsted Rating: Inadequate   Pupils: 910   Distance:1.26	<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"/>
	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 96   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.4	<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:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



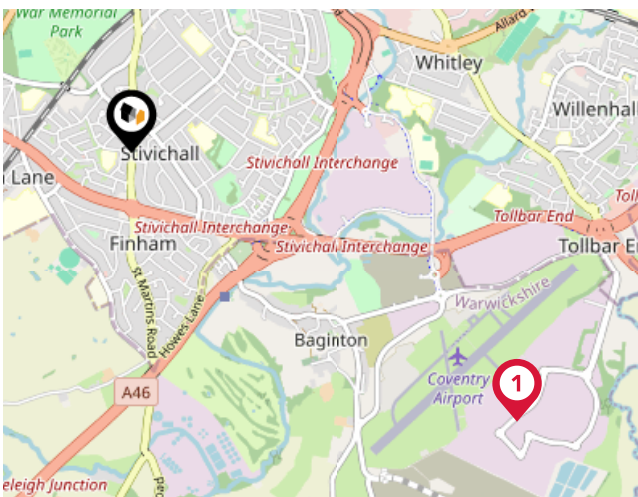
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.07 miles
2	Coventry Rail Station	1.09 miles
3	Coventry Rail Station	1.11 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.46 miles
2	M6 J2	5.24 miles
3	M40 J14	9.4 miles
4	M40 J13	10.16 miles
5	M40 J15	9.59 miles

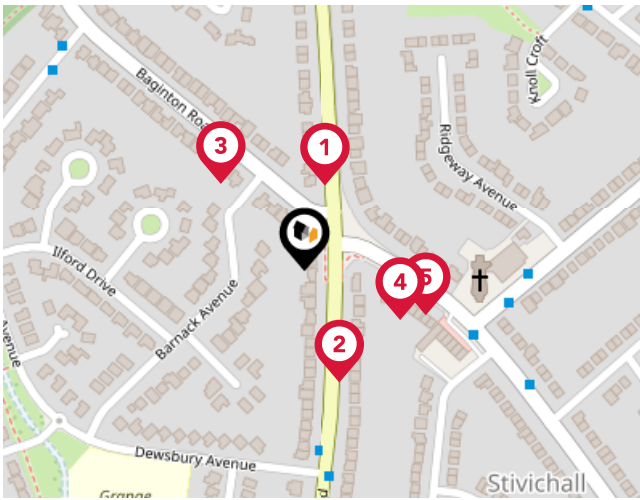


## Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.13 miles
2	Birmingham International Airport Terminal 1	10.2 miles
3	Birmingham International Airport	10.2 miles
4	Birmingham International Airport Terminal 2	10.18 miles

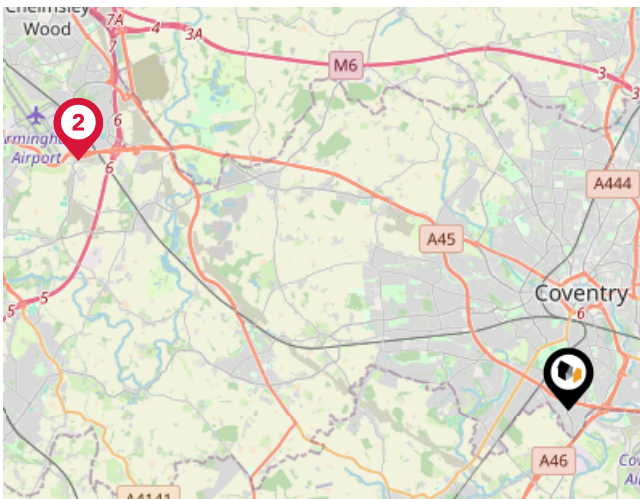
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Baginton Rd	0.05 miles
2	Baginton Rd	0.07 miles
3	Barnack Avenue	0.07 miles
4	The Chesils	0.06 miles
5	The Chesils	0.07 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.93 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	9.93 miles

# Market Sold in Street



<b>114, Leamington Road, Coventry, CV3 6JY</b>	Detached House
Last Sold Date: 06/07/2023	
Last Sold Price: £500,000	
<b>156, Leamington Road, Coventry, CV3 6JY</b>	Detached House
Last Sold Date: 20/04/2023	
Last Sold Price: £500,000	
<b>162, Leamington Road, Coventry, CV3 6JY</b>	Detached House
Last Sold Date: 21/10/2022	
Last Sold Price: £637,500	
<b>138, Leamington Road, Coventry, CV3 6JY</b>	Semi-detached House
Last Sold Date: 22/07/2022   13/10/2006	
Last Sold Price: £500,000   £285,000	
<b>160, Leamington Road, Coventry, CV3 6JY</b>	Detached House
Last Sold Date: 10/11/2017   08/12/2003	
Last Sold Price: £525,000   £333,000	
<b>120, Leamington Road, Coventry, CV3 6JY</b>	Semi-detached House
Last Sold Date: 25/02/2015	
Last Sold Price: £360,000	
<b>118, Leamington Road, Coventry, CV3 6JY</b>	Semi-detached House
Last Sold Date: 28/11/2014   03/11/1995	
Last Sold Price: £360,000   £98,000	
<b>110, Leamington Road, Coventry, CV3 6JY</b>	Detached House
Last Sold Date: 25/11/2013	
Last Sold Price: £416,000	
<b>132, Leamington Road, Coventry, CV3 6JY</b>	Semi-detached House
Last Sold Date: 30/07/2013	
Last Sold Price: £335,000	
<b>104, Leamington Road, Coventry, CV3 6JY</b>	Detached House
Last Sold Date: 21/09/2012	
Last Sold Price: £370,000	
<b>140, Leamington Road, Coventry, CV3 6JY</b>	Semi-detached House
Last Sold Date: 09/07/2012   10/07/2006	
Last Sold Price: £360,000   £335,000	
<b>116, Leamington Road, Coventry, CV3 6JY</b>	Detached House
Last Sold Date: 02/05/2012   30/05/2003	
Last Sold Price: £250,000   £250,000	

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



# Market Sold in Street



<b>134, Leamington Road, Coventry, CV3 6JY</b>		Semi-detached House	
Last Sold Date:	15/06/2011	12/12/1997	
Last Sold Price:	£280,000	£115,000	
<b>108, Leamington Road, Coventry, CV3 6JY</b>		Detached House	
Last Sold Date:	23/04/2010		
Last Sold Price:	£335,000		
<b>124, Leamington Road, Coventry, CV3 6JY</b>		Semi-detached House	
Last Sold Date:	18/03/2010		
Last Sold Price:	£321,750		
<b>136, Leamington Road, Coventry, CV3 6JY</b>		Semi-detached House	
Last Sold Date:	30/07/2009		
Last Sold Price:	£319,950		
<b>154, Leamington Road, Coventry, CV3 6JY</b>		Detached House	
Last Sold Date:	13/03/2007	15/02/2002	22/08/1997
Last Sold Price:	£385,000	£247,000	£90,000
<b>158, Leamington Road, Coventry, CV3 6JY</b>		Detached House	
Last Sold Date:	01/12/2006	03/10/1995	
Last Sold Price:	£375,500	£110,000	
<b>146, Leamington Road, Coventry, CV3 6JY</b>		Detached House	
Last Sold Date:	24/01/2006		
Last Sold Price:	£373,000		
<b>126, Leamington Road, Coventry, CV3 6JY</b>		Semi-detached House	
Last Sold Date:	06/07/2005		
Last Sold Price:	£325,000		
<b>142, Leamington Road, Coventry, CV3 6JY</b>		Detached House	
Last Sold Date:	01/07/2005		
Last Sold Price:	£480,000		
<b>130, Leamington Road, Coventry, CV3 6JY</b>		Semi-detached House	
Last Sold Date:	01/06/2001		
Last Sold Price:	£175,000		
<b>148, Leamington Road, Coventry, CV3 6JY</b>		Detached House	
Last Sold Date:	31/12/1996		
Last Sold Price:	£165,000		

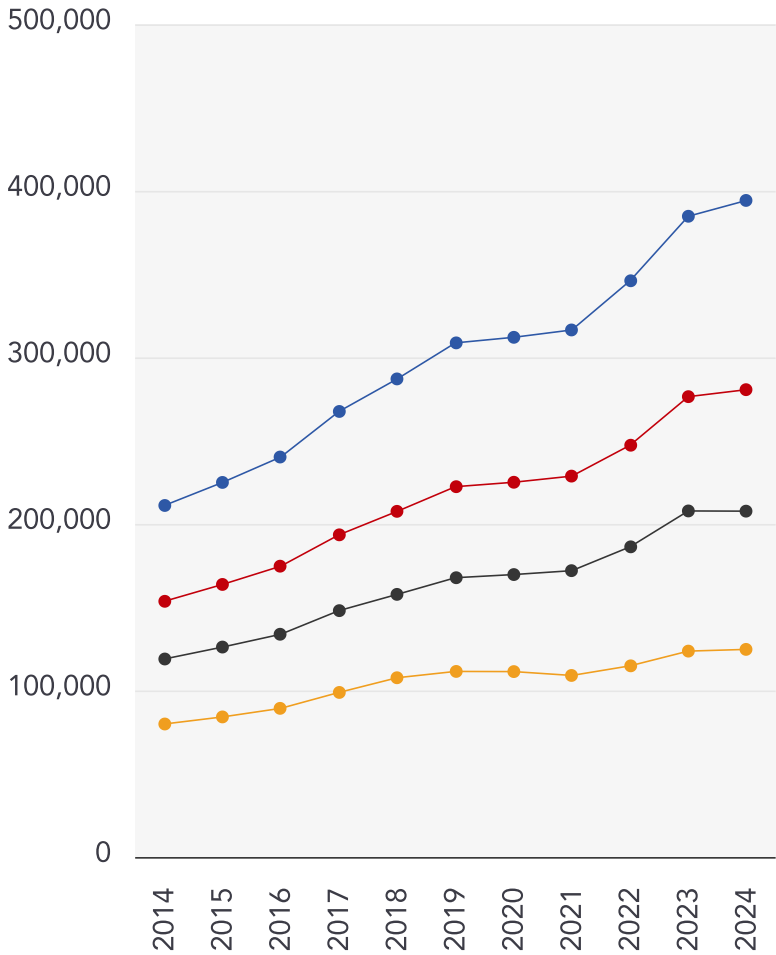
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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.

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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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