



See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 24<sup>th</sup> July 2024**



## JENKINS AVENUE, COVENTRY, CV5

**Price Estimate :** £350,000

### 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 much improved three bedroom semi detached home

Excellent driveway parking & direct access to impressive single garage

Kitchen with delightful views over gardens & side access

Sitting dining room with French doors to gardens

New bathroom, a number of replacement windows & doors & landscaping by current owners

Substantial & private landscaped South East facing garden

Close to local schooling, amenities & parkland

EPC D (prior to improvements), Total Approx 1183 Sq.Ft & Total 110 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

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.1 acres  
**Year Built :** 1950-1966  
**Council Tax :** Band C  
**Annual Estimate:** £2,041  
**Title Number:** MM5800

**Price Estimate:** £350,000  
**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)

**4** mb/s      **80** mb/s      **1000** mb/s

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

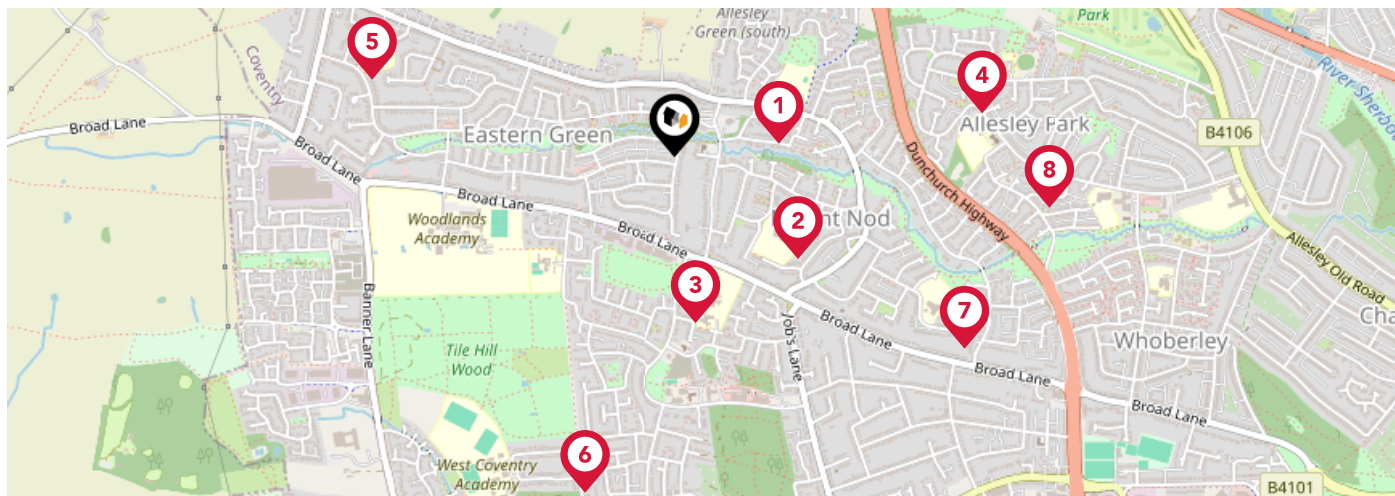


**Satellite/Fibre TV Availability:**



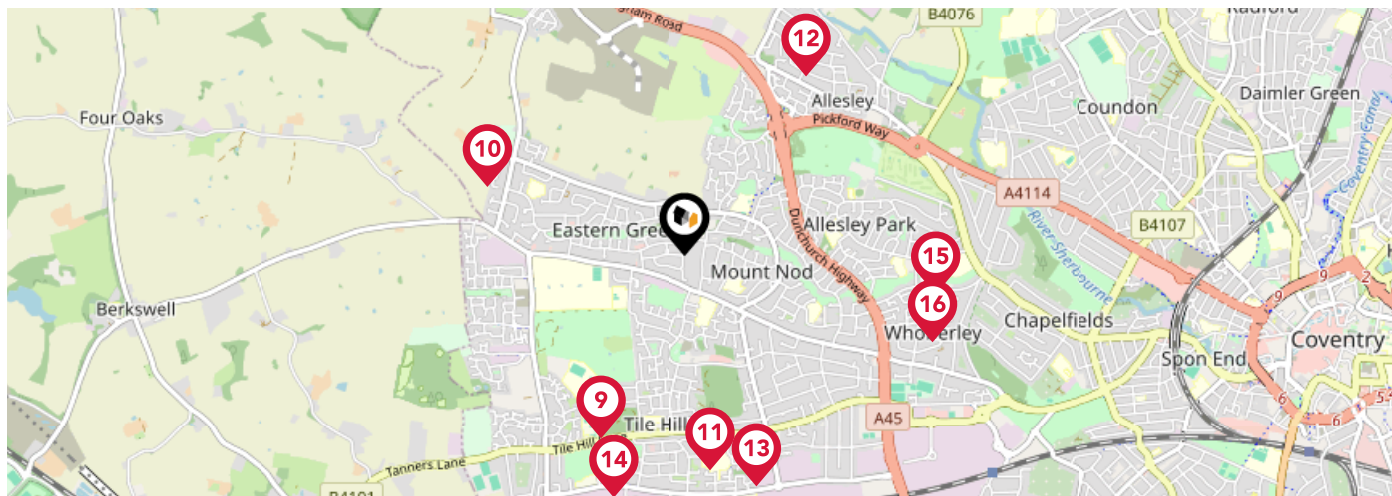


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 461   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 329   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Limbrick Wood Primary School</b> Ofsted Rating: Good   Pupils: 183   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Allesley Hall Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Eastern Green Junior School</b> Ofsted Rating: Good   Pupils: 227   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Our Lady of the Assumption Catholic Primary School</b> Ofsted Rating: Good   Pupils: 222   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

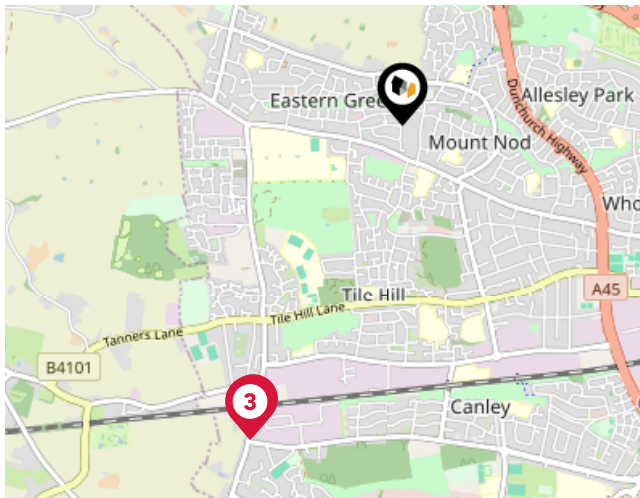
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>West Coventry Academy</b> Ofsted Rating: Requires Improvement   Pupils: 1136   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church of England Infant School</b> Ofsted Rating: Good   Pupils: 179   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hereward College of Further Education</b> Ofsted Rating: Good   Pupils:0   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Allesley Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Leigh Church of England Academy</b> Ofsted Rating: Good   Pupils: 222   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

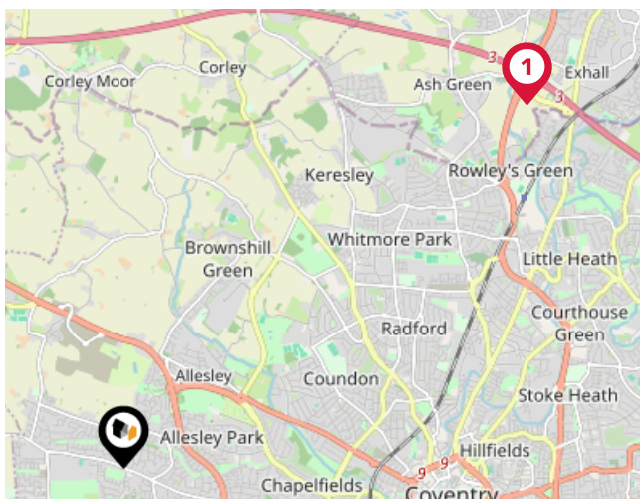
# Area

## Transport (National)



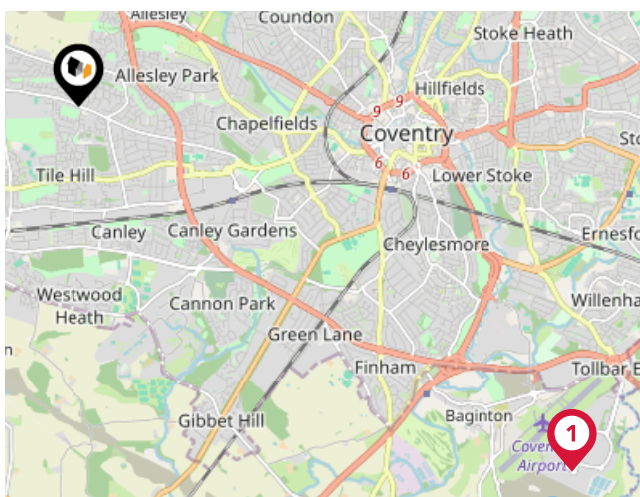
### National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	1.56 miles
2	Tile Hill Rail Station	1.57 miles
3	Tile Hill Rail Station	1.58 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.91 miles
2	M6 J3A	6.06 miles
3	M42 J6	5.83 miles
4	M6 J4	6.67 miles
5	M42 J7	6.82 miles



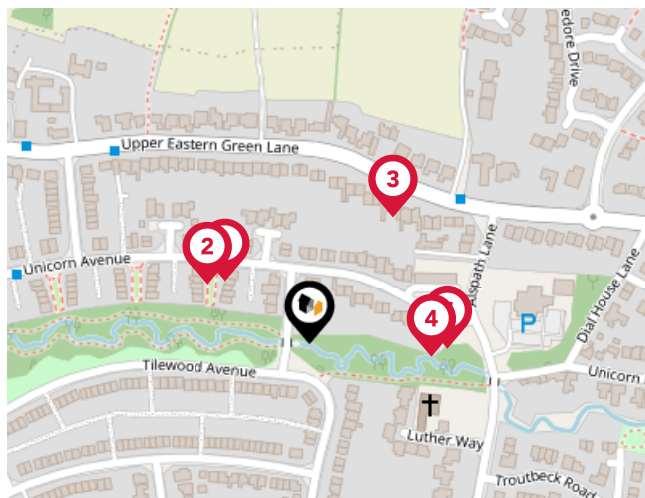
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	5.55 miles
2	Birmingham International Airport Terminal 1	6.87 miles
3	Birmingham International Airport	6.87 miles
4	Birmingham International Airport Terminal 2	6.85 miles



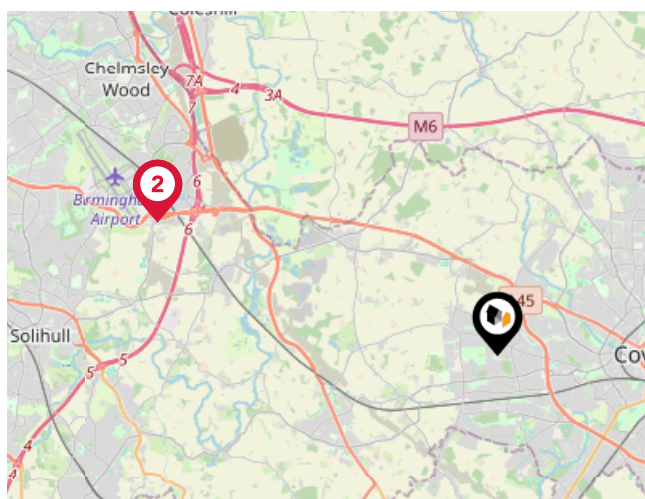
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kimberley Close	0.06 miles
2	Kimberley Close	0.07 miles
3	Alspath Lane	0.09 miles
4	Unicorn House	0.07 miles
5	Unicorn House	0.08 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.6 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	6.6 miles

# Market Sold in Street



<b>8, Jenkins Avenue, Coventry, CV5 7GG</b>		Semi-detached House
Last Sold Date:	20/05/2022	
Last Sold Price:	£285,000	
<b>7, Jenkins Avenue, Coventry, CV5 7GG</b>		Semi-detached House
Last Sold Date:	05/04/2019	
Last Sold Price:	£280,000	
<b>2, Jenkins Avenue, Coventry, CV5 7GG</b>		Terraced House
Last Sold Date:	29/09/2017	
Last Sold Price:	£275,000	
<b>5, Jenkins Avenue, Coventry, CV5 7GG</b>		Semi-detached House
Last Sold Date:	05/07/2016	24/02/2000
Last Sold Price:	£309,000	£118,000
<b>4, Jenkins Avenue, Coventry, CV5 7GG</b>		Semi-detached House
Last Sold Date:	15/10/2007	
Last Sold Price:	£215,000	
<b>9, Jenkins Avenue, Coventry, CV5 7GG</b>		Detached House
Last Sold Date:	01/10/2007	29/05/1998
Last Sold Price:	£227,000	£105,000
<b>6, Jenkins Avenue, Coventry, CV5 7GG</b>		Semi-detached House
Last Sold Date:	22/09/2000	20/10/1995
Last Sold Price:	£108,000	£64,500
<b>3, Jenkins Avenue, Coventry, CV5 7GG</b>		Semi-detached House
Last Sold Date:	27/10/1995	
Last Sold Price:	£59,950	

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

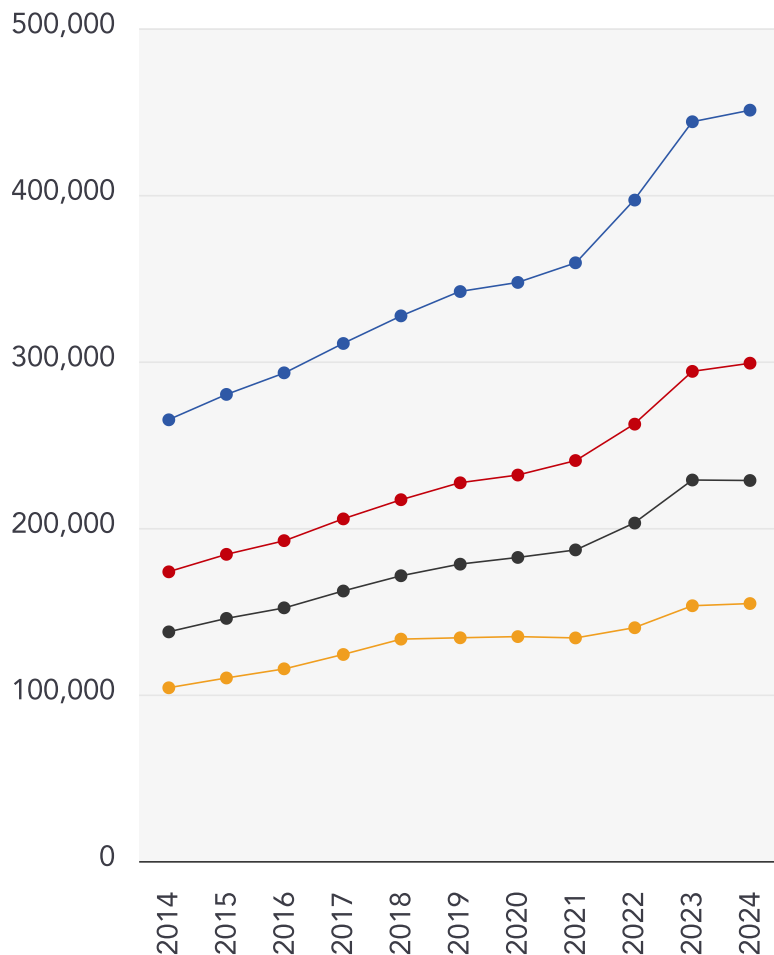


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**

# 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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