



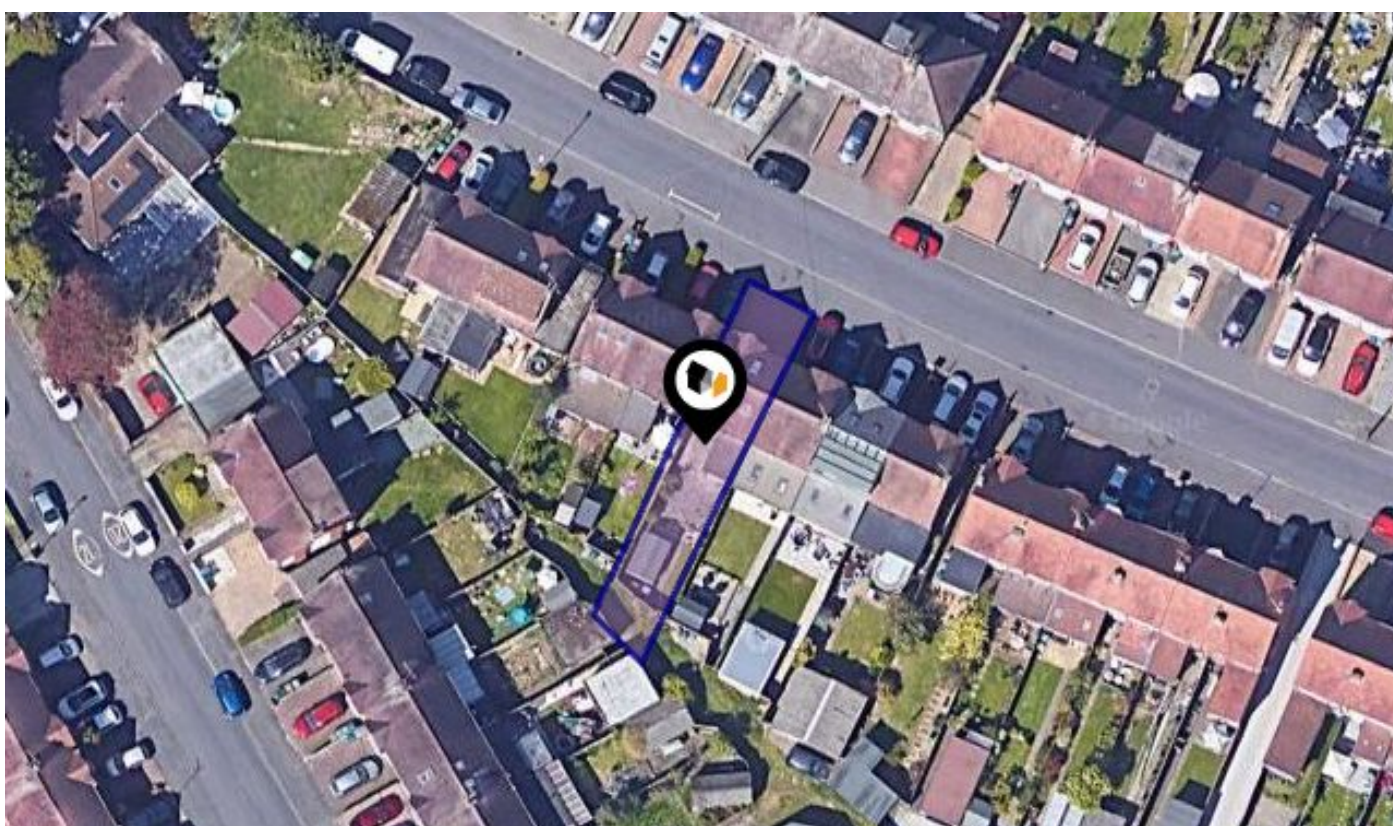
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th August 2024



ERITHWAY ROAD, COVENTRY, CV3

Price Estimate : £295,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

An extended four bedroom terraced home in popular catchment

Driveway for two & South facing rear gardens

Loft bedroom & three first floor bedrooms

Extended kitchen with comprehensive storage

Solid wooden flooring to sitting rooms

Original tiled flooring to hallway

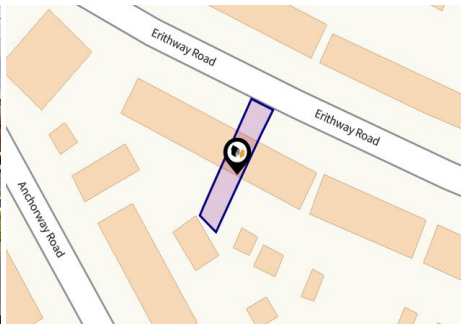
Ideal location for families in Finham catchment

NO CHAIN, EPC RATING D, Total Approx 1118 Sq.Ft & Total 114 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

Type:	Terraced	Price Estimate:	£295,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,108 ft ² / 103 m ²		
Plot Area:	0.04 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,041		
Title Number:	WK21106		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		17	61	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Very Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Property
EPC - Certificate



Erithway Road, CV3		Energy rating	
		D	
Valid until 22.10.2028			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

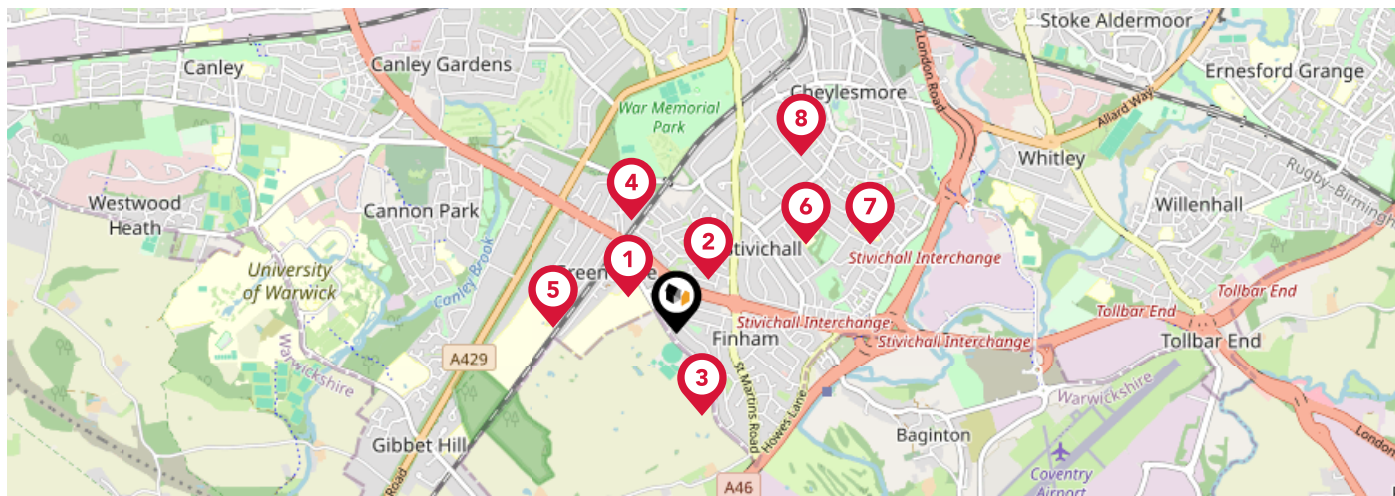
EPC - Additional Data



Additional EPC Data

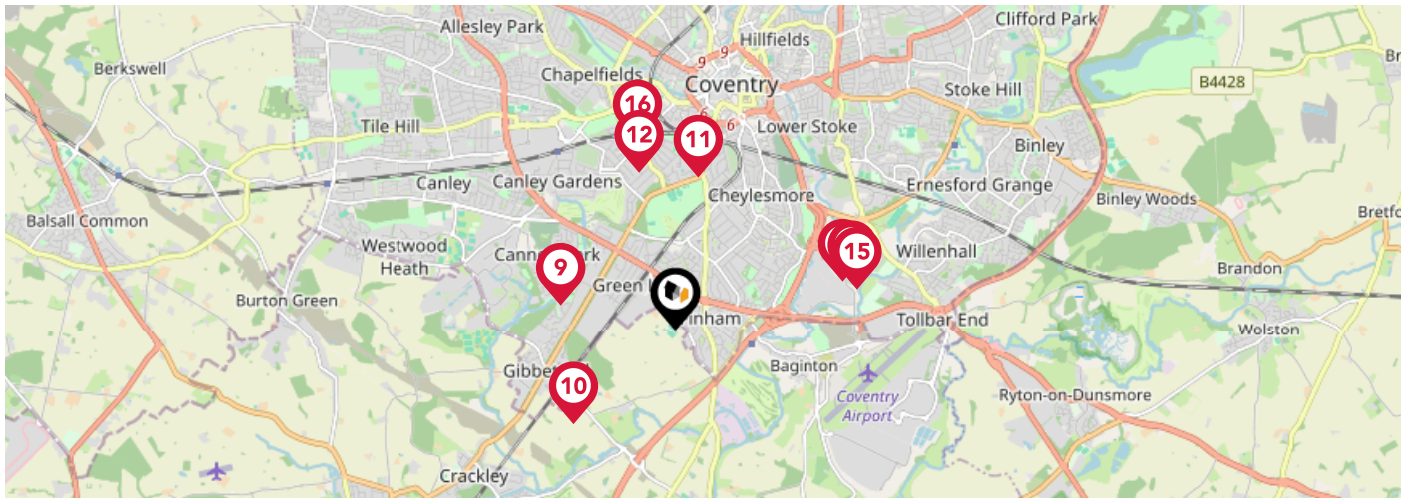
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	103 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Finham Primary School Ofsted Rating: Good Pupils: 446 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 159 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

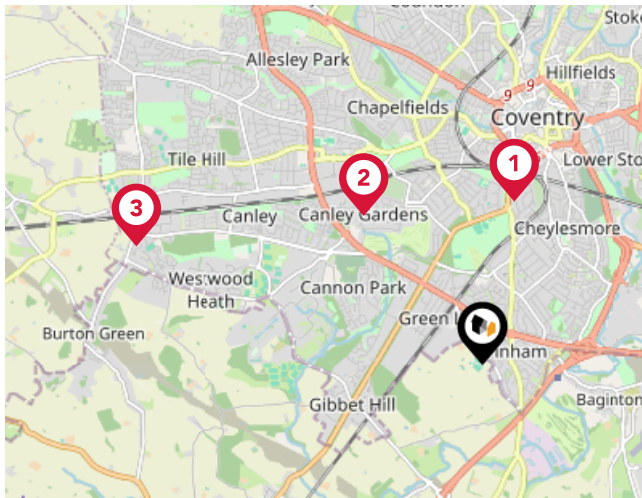
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Woodfield Ofsted Rating: Good Pupils: 150 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Whitley Academy Ofsted Rating: Requires improvement Pupils: 910 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Tiverton School Ofsted Rating: Good Pupils: 96 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 383 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

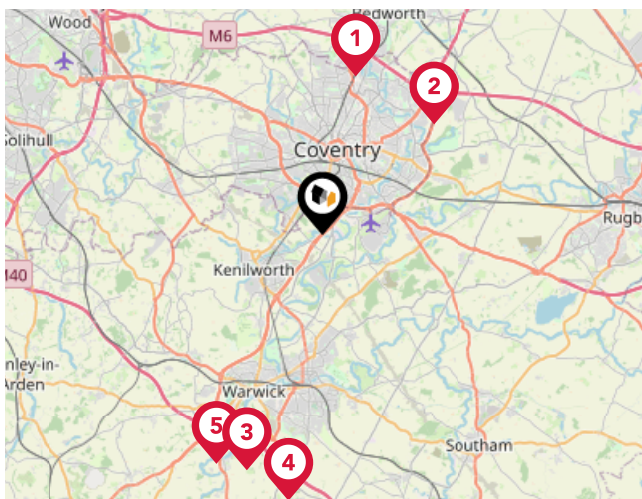
Area

Transport (National)



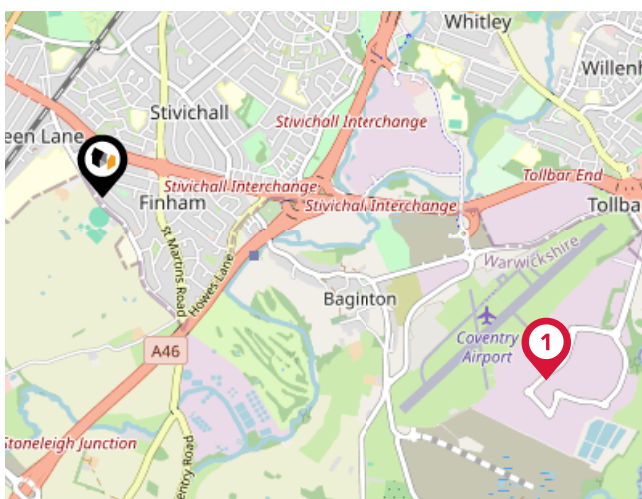
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	1.5 miles
	Canley Rail Station	1.71 miles
	Tile Hill Rail Station	3.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.88 miles
	M6 J2	5.69 miles
	M40 J14	8.95 miles
	M40 J13	9.74 miles
	M40 J15	9.13 miles

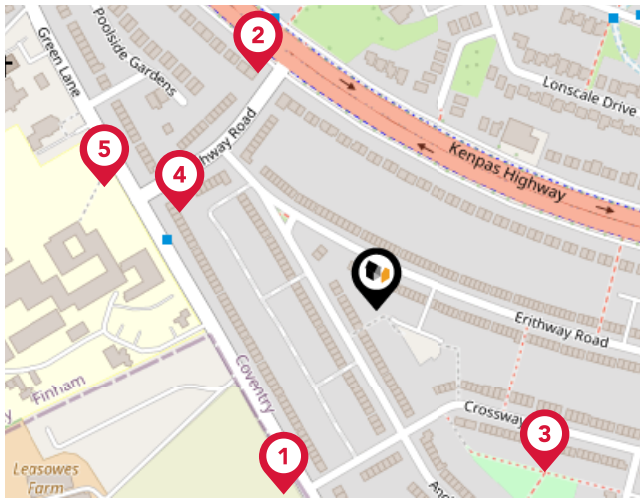


Airports/Helipads

Pin	Name	Distance
	Coventry Airport	2.17 miles
	Birmingham International Airport Terminal 1	10.16 miles
	Birmingham International Airport	10.16 miles
	Birmingham International Airport Terminal 2	10.13 miles

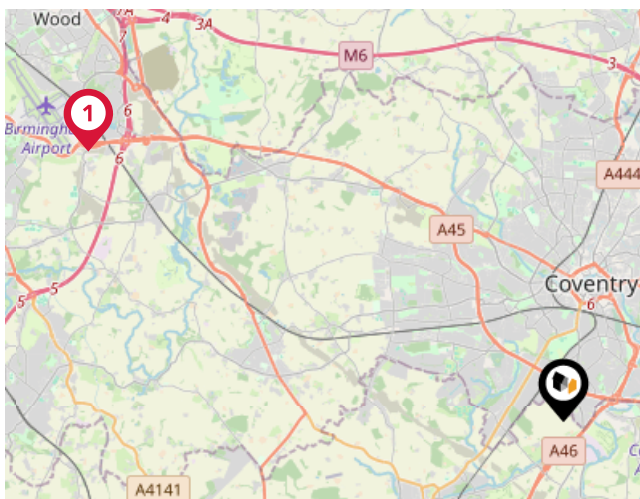
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Crossway Rd	0.12 miles
2	Bathway Rd	0.15 miles
3	Fosseway Rd	0.13 miles
4	Green Lane	0.12 miles
5	Finham Park School	0.17 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.89 miles

Market Sold in Street



10, Erithway Road, Coventry, CV3 6JT						Terraced House
Last Sold Date:	21/01/2022	06/01/2017				
Last Sold Price:	£274,500	£222,500				
14, Erithway Road, Coventry, CV3 6JT						Terraced House
Last Sold Date:	20/11/2020	09/07/2009	10/09/1999			
Last Sold Price:	£260,000	£125,000	£70,000			
40, Erithway Road, Coventry, CV3 6JT						Terraced House
Last Sold Date:	19/10/2020	08/07/2016	31/03/2006			
Last Sold Price:	£220,000	£179,950	£138,500			
38, Erithway Road, Coventry, CV3 6JT						Terraced House
Last Sold Date:	02/10/2020	06/12/2016	10/11/2008	04/04/2008		
Last Sold Price:	£206,500	£170,000	£150,000	£125,000		
54, Erithway Road, Coventry, CV3 6JT						Terraced House
Last Sold Date:	11/10/2019	17/03/2017	13/10/2015	31/08/2006	13/04/1995	
Last Sold Price:	£262,500	£235,000	£145,500	£130,000	£48,000	
12, Erithway Road, Coventry, CV3 6JT						Terraced House
Last Sold Date:	06/12/2018					
Last Sold Price:	£245,000					
16, Erithway Road, Coventry, CV3 6JT						Terraced House
Last Sold Date:	24/01/2018					
Last Sold Price:	£160,000					
2, Erithway Road, Coventry, CV3 6JT						Semi-detached House
Last Sold Date:	25/10/2016	21/04/2006				
Last Sold Price:	£260,000	£180,000				
8, Erithway Road, Coventry, CV3 6JT						Terraced House
Last Sold Date:	30/06/2016					
Last Sold Price:	£200,000					
60, Erithway Road, Coventry, CV3 6JT						Terraced House
Last Sold Date:	30/06/2015	13/04/2007	14/01/2002	10/12/1999		
Last Sold Price:	£170,000	£149,950	£83,000	£65,000		
32, Erithway Road, Coventry, CV3 6JT						Terraced House
Last Sold Date:	30/05/2014	25/04/2008	14/03/1997			
Last Sold Price:	£165,000	£159,500	£51,000			
66a, Erithway Road, Coventry, CV3 6JT						Terraced House
Last Sold Date:	05/08/2011	25/04/2005	14/03/2003	13/09/2002	07/04/1995	
Last Sold Price:	£155,000	£166,500	£139,000	£109,000	£41,500	

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

Market Sold in Street



58, Erithway Road, Coventry, CV3 6JT				Terraced House
Last Sold Date:	14/07/2011	04/10/2002		
Last Sold Price:	£141,000	£85,000		
6, Erithway Road, Coventry, CV3 6JT				Semi-detached House
Last Sold Date:	30/06/2011	14/07/1995		
Last Sold Price:	£197,000	£67,500		
22, Erithway Road, Coventry, CV3 6JT				Terraced House
Last Sold Date:	17/12/2010	27/01/2004	26/01/2001	
Last Sold Price:	£141,000	£117,500	£71,000	
48, Erithway Road, Coventry, CV3 6JT				Terraced House
Last Sold Date:	12/08/2010			
Last Sold Price:	£134,000			
26, Erithway Road, Coventry, CV3 6JT				Terraced House
Last Sold Date:	09/07/2010			
Last Sold Price:	£139,950			
36, Erithway Road, Coventry, CV3 6JT				Terraced House
Last Sold Date:	06/11/2009	15/11/1999		
Last Sold Price:	£140,000	£52,500		
42, Erithway Road, Coventry, CV3 6JT				Terraced House
Last Sold Date:	13/03/2006	22/06/2001	18/11/1999	
Last Sold Price:	£147,000	£75,000	£52,000	
24, Erithway Road, Coventry, CV3 6JT				Terraced House
Last Sold Date:	11/07/2005	01/11/2004		
Last Sold Price:	£112,000	£87,878		
4, Erithway Road, Coventry, CV3 6JT				Semi-detached House
Last Sold Date:	07/06/2004	01/10/1999		
Last Sold Price:	£173,000	£90,000		
66, Erithway Road, Coventry, CV3 6JT				Terraced House
Last Sold Date:	13/06/2003			
Last Sold Price:	£95,000			
46, Erithway Road, Coventry, CV3 6JT				Semi-detached House
Last Sold Date:	28/06/2002			
Last Sold Price:	£83,500			
20, Erithway Road, Coventry, CV3 6JT				Semi-detached House
Last Sold Date:	30/04/1999			
Last Sold Price:	£62,000			

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

Market Sold in Street



56, Erithway Road, Coventry, CV3 6JT			Semi-detached House
Last Sold Date:	23/03/1999	26/05/1995	
Last Sold Price:	£59,950	£39,500	
30, Erithway Road, Coventry, CV3 6JT			Terraced House
Last Sold Date:	19/06/1998	17/05/1996	
Last Sold Price:	£58,000	£52,950	

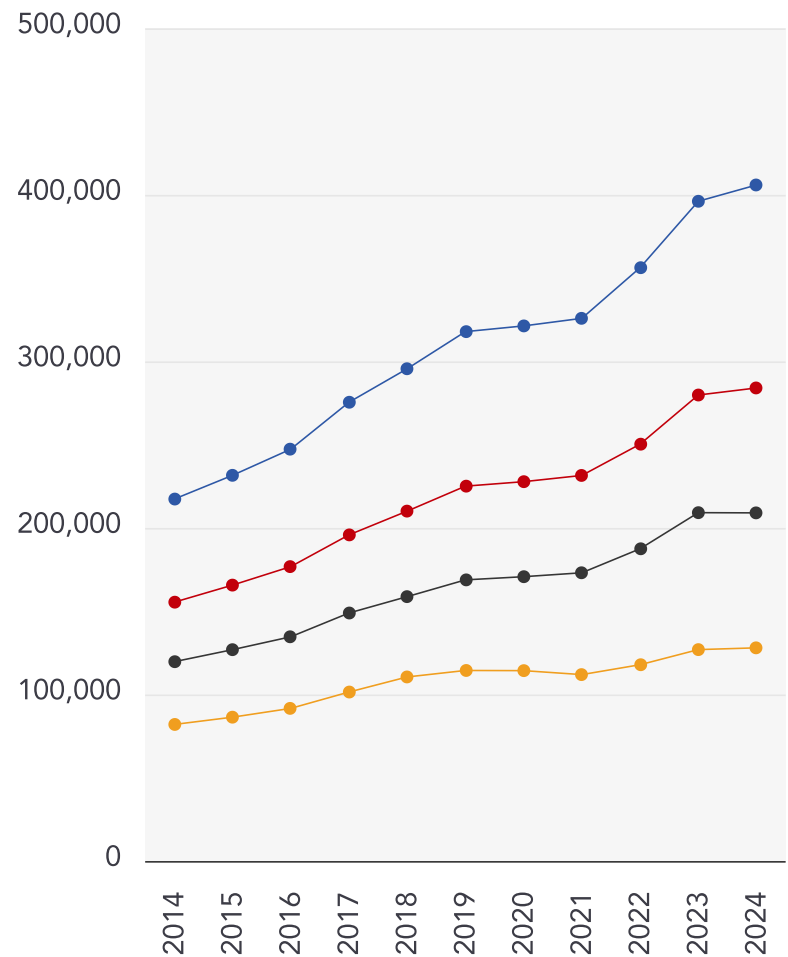
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Market

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



/walmsleysthewaytomove



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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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