



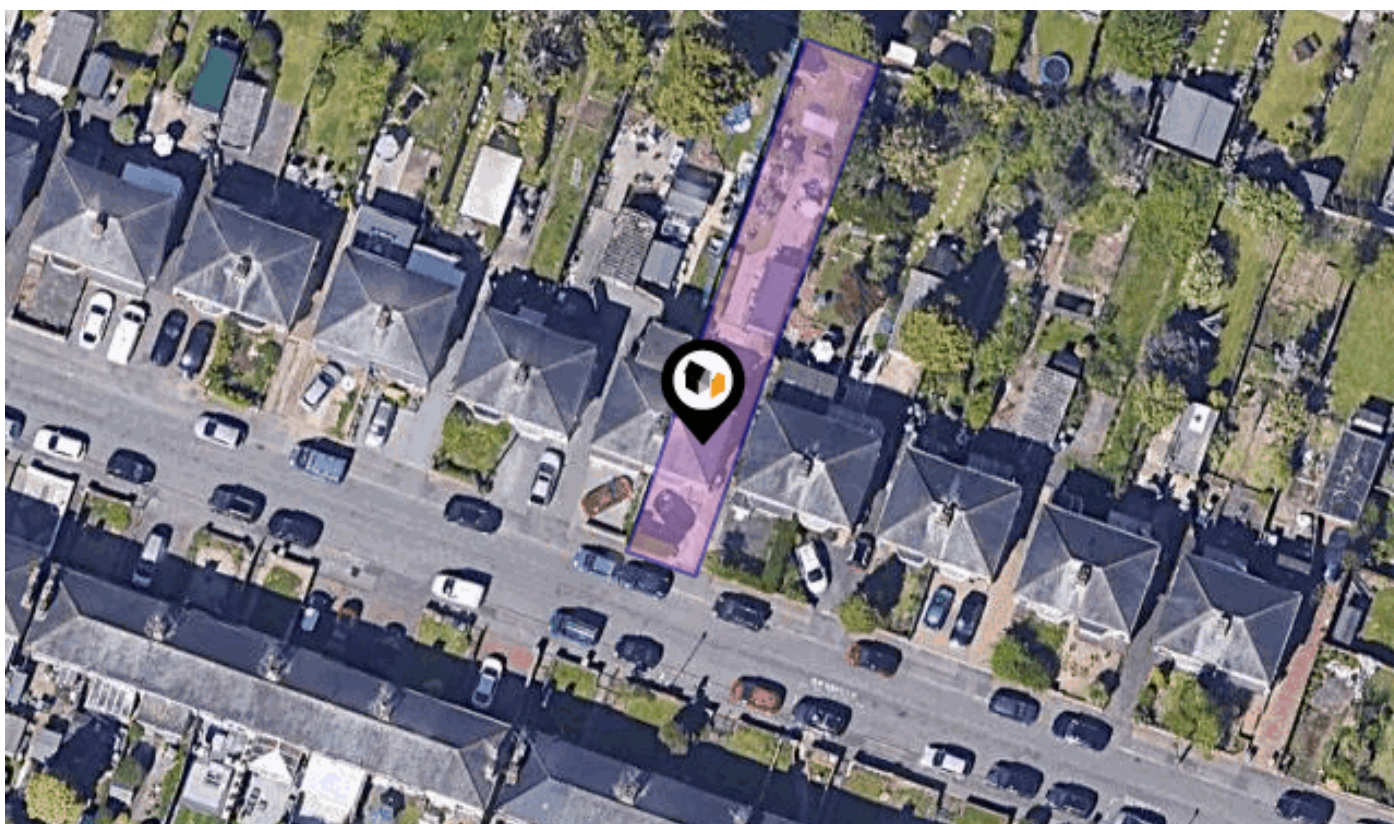
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th August 2024



BURNHAM ROAD, COVENTRY, CV3

Price Estimate : £220,000

Walmsley's The Way to Move

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

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A beautifully presented two double bedroom family home

Delightful sitting room with bay window

Impressive tiered rear gardens & spacious shed

Full width kitchen breakfast room

Stunning 1st floor family bathroom & ground floor cloakroom

Versatile garden room with French doors to patio

Fitted wardrobes in main bedroom

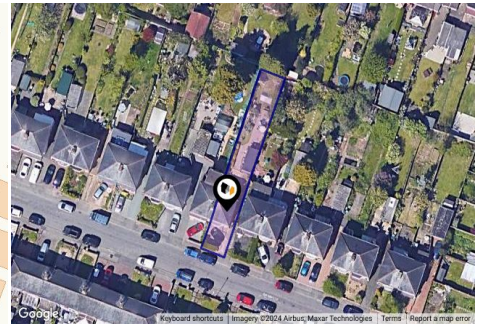
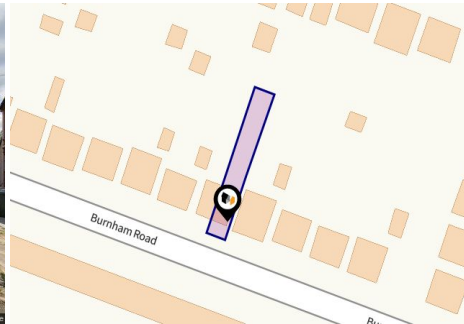
EPC RATING D, Total Approx 859 Sq.Ft & Total 80 Sq.M

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

| | |
|-------------------------|-----------------------------------------|
| Type: | Semi-Detached |
| Bedrooms: | 2 |
| Floor Area: | 828 ft ² / 77 m ² |
| Plot Area: | 0.07 acres |
| Year Built : | 1930-1949 |
| Council Tax : | Band B |
| Annual Estimate: | £1,786 |
| Title Number: | WM555062 |

| | |
|------------------------|----------|
| Price Estimate: | £220,000 |
| 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)

| | | |
|-------------------|-------------------|---------------------|
| 16 mb/s | 80 mb/s | 1139 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



COVENTRY, CV3

Energy rating

D

Valid until 03.09.2019

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 59 D | 63 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

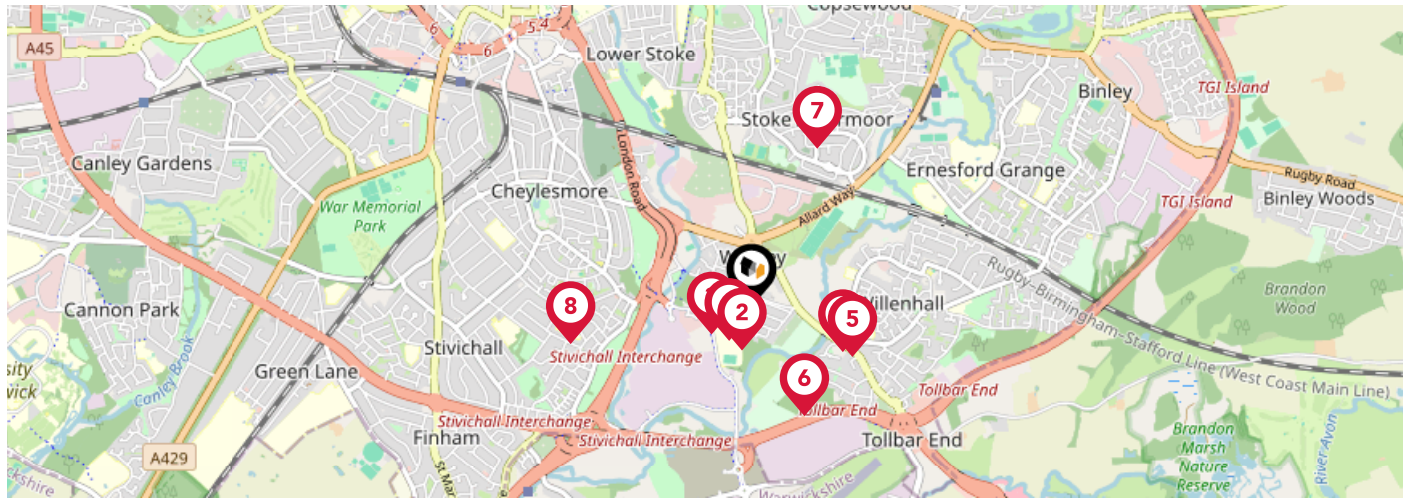
EPC - Additional Data



Additional EPC Data

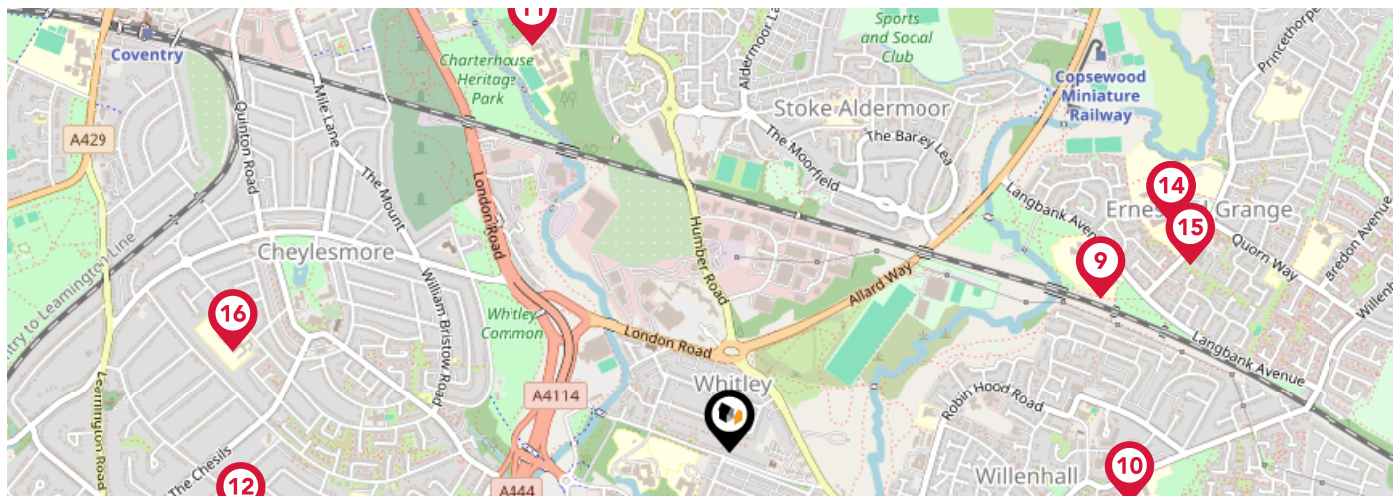
| | |
|--------------------------------------|------------------------------------------------|
| Property Type: | Semi-detached house |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very poor |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Window: | Fully double glazed |
| Window Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Average |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 43% of fixed outlets |
| Lighting Energy: | Average |
| Floors: | Suspended, no insulation (assumed) |
| Secondary Heating: | Room heaters, mains gas |
| Total Floor Area: | 77 m ² |









Area Schools



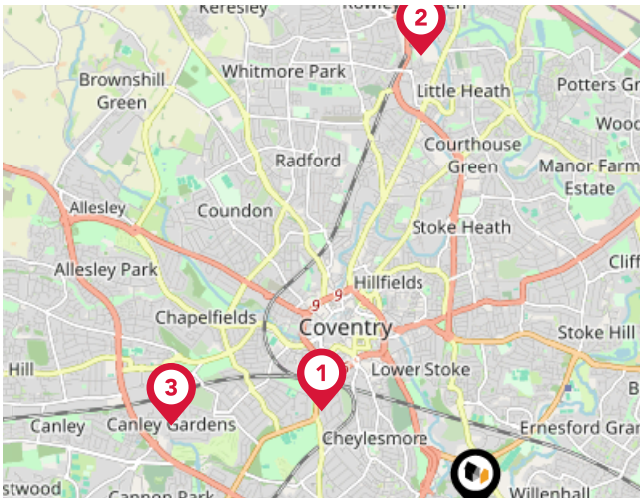
| | | Nursery | Primary | Secondary | College | Private |
|----------|------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Tiverton School Ofsted Rating: Good Pupils: 119 Distance:0.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:0.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:0.21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 241 Distance:0.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Stretton Church of England Academy Ofsted Rating: Outstanding Pupils: 209 Distance:0.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:0.55 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Aldermoor Farm Primary School Ofsted Rating: Good Pupils: 661 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Corpus Christi Catholic School Ofsted Rating: Good Pupils: 450 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Willenhall Community Primary School Ofsted Rating: Requires improvement Pupils: 468 Distance:0.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.02 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:1.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 1129 Distance:1.13 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Riverbank School Ofsted Rating: Outstanding Pupils: 198 Distance:1.13 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Sowe Valley Primary School Ofsted Rating: Good Pupils: 230 Distance:1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)



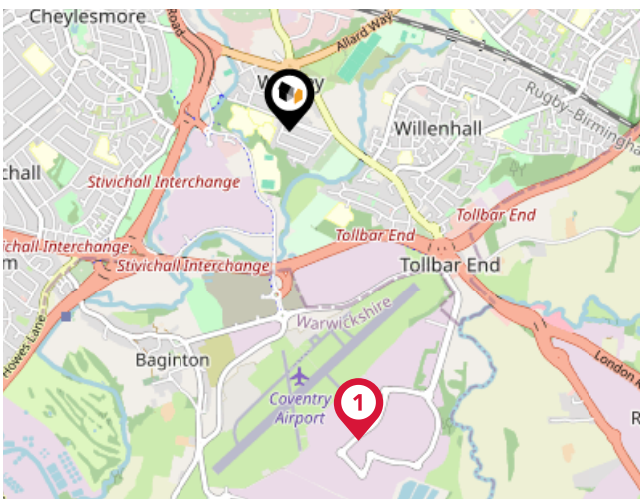
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------|------------|
| 1 | Coventry Rail Station | 1.67 miles |
| 2 | Coventry Arena Rail Station | 4.16 miles |
| 3 | Canley Rail Station | 2.86 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M6 J2 | 4.16 miles |
| 2 | M6 J3 | 5.21 miles |
| 3 | M40 J13 | 10.65 miles |
| 4 | M40 J14 | 10.12 miles |
| 5 | M69 J1 | 10.18 miles |

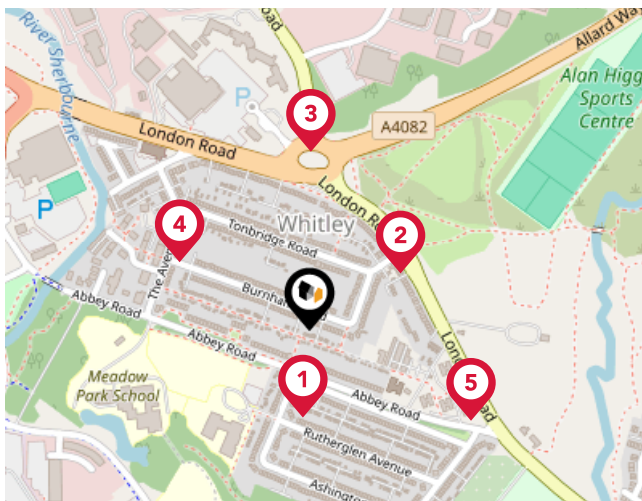


Airports/Helipads

| Pin | Name | Distance |
|-----|---------------------------------------------|-------------|
| 1 | Coventry Airport | 1.43 miles |
| 2 | Birmingham International Airport Terminal 1 | 11.42 miles |
| 3 | Birmingham International Airport | 11.42 miles |
| 4 | Birmingham International Airport Terminal 2 | 11.4 miles |

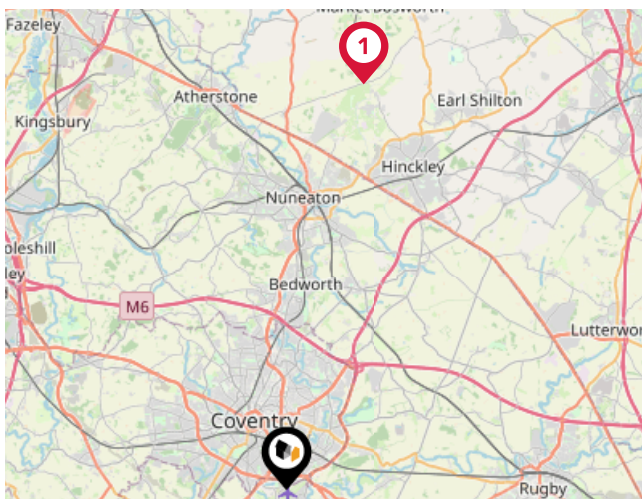
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Whitley Abbey Schools | 0.1 miles |
| 2 | Tonbridge Rd | 0.12 miles |
| 3 | Allard Way | 0.2 miles |
| 4 | Burnham Rd | 0.17 miles |
| 5 | Abbey Court | 0.21 miles |



Local Connections

| Pin | Name | Distance |
|-----|--------------------------------------------|-------------|
| 1 | Shenton Rail Station (Battlefield Line) | 14.91 miles |

Market Sold in Street



| | | | | | |
|--------------------------------------------|------------|------------|------------|------------|---------------------|
| 54, Burnham Road, Coventry, CV3 4BT | | | | | Semi-detached House |
| Last Sold Date: | 13/08/2021 | 08/10/2015 | 05/12/2001 | | |
| Last Sold Price: | £140,000 | £139,000 | £62,350 | | |
| 10, Burnham Road, Coventry, CV3 4BT | | | | | Semi-detached House |
| Last Sold Date: | 30/07/2020 | 29/07/2019 | | | |
| Last Sold Price: | £173,500 | £126,000 | | | |
| 56, Burnham Road, Coventry, CV3 4BT | | | | | Semi-detached House |
| Last Sold Date: | 08/08/2019 | 12/12/2016 | 24/06/2011 | 30/08/2002 | 26/02/1999 |
| Last Sold Price: | £180,000 | £150,000 | £114,000 | £77,000 | £48,000 |
| 24, Burnham Road, Coventry, CV3 4BT | | | | | Semi-detached House |
| Last Sold Date: | 31/03/2017 | | | | |
| Last Sold Price: | £166,000 | | | | |
| 46, Burnham Road, Coventry, CV3 4BT | | | | | Semi-detached House |
| Last Sold Date: | 20/12/2016 | 26/02/2016 | 12/06/1998 | | |
| Last Sold Price: | £175,000 | £160,000 | £54,000 | | |
| 12, Burnham Road, Coventry, CV3 4BT | | | | | Semi-detached House |
| Last Sold Date: | 27/05/2010 | | | | |
| Last Sold Price: | £104,000 | | | | |
| 22, Burnham Road, Coventry, CV3 4BT | | | | | Semi-detached House |
| Last Sold Date: | 16/04/2010 | 18/08/2008 | 28/02/1997 | | |
| Last Sold Price: | £139,000 | £142,000 | £41,500 | | |
| 42, Burnham Road, Coventry, CV3 4BT | | | | | Terraced House |
| Last Sold Date: | 15/01/2010 | 09/05/2002 | 27/01/2000 | | |
| Last Sold Price: | £111,000 | £63,500 | £49,950 | | |
| 4, Burnham Road, Coventry, CV3 4BT | | | | | Semi-detached House |
| Last Sold Date: | 23/11/2007 | 15/06/2000 | 30/11/1999 | | |
| Last Sold Price: | £137,000 | £47,500 | £40,000 | | |
| 38, Burnham Road, Coventry, CV3 4BT | | | | | Terraced House |
| Last Sold Date: | 06/07/2007 | | | | |
| Last Sold Price: | £124,000 | | | | |
| 34, Burnham Road, Coventry, CV3 4BT | | | | | Terraced House |
| Last Sold Date: | 15/07/2005 | 19/01/2001 | | | |
| Last Sold Price: | £105,000 | £57,500 | | | |
| 26, Burnham Road, Coventry, CV3 4BT | | | | | Semi-detached House |
| Last Sold Date: | 11/03/2005 | | | | |
| Last Sold Price: | £155,000 | | | | |

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

Market Sold in Street



| | | | |
|--------------------------------------------|------------|------------|---------------------|
| 30, Burnham Road, Coventry, CV3 4BT | | | Terraced House |
| Last Sold Date: | 16/08/2002 | 28/05/1999 | |
| Last Sold Price: | £79,000 | £46,000 | |
| 8, Burnham Road, Coventry, CV3 4BT | | | Terraced House |
| Last Sold Date: | 19/10/2001 | | |
| Last Sold Price: | £77,000 | | |
| 40, Burnham Road, Coventry, CV3 4BT | | | Terraced House |
| Last Sold Date: | 17/09/2001 | 30/04/1997 | 25/10/1996 |
| Last Sold Price: | £59,000 | £41,250 | £37,000 |
| 20, Burnham Road, Coventry, CV3 4BT | | | Semi-detached House |
| Last Sold Date: | 01/03/2000 | | |
| Last Sold Price: | £44,000 | | |
| 18, Burnham Road, Coventry, CV3 4BT | | | Semi-detached House |
| Last Sold Date: | 15/10/1999 | 09/04/1998 | |
| Last Sold Price: | £66,950 | £56,950 | |

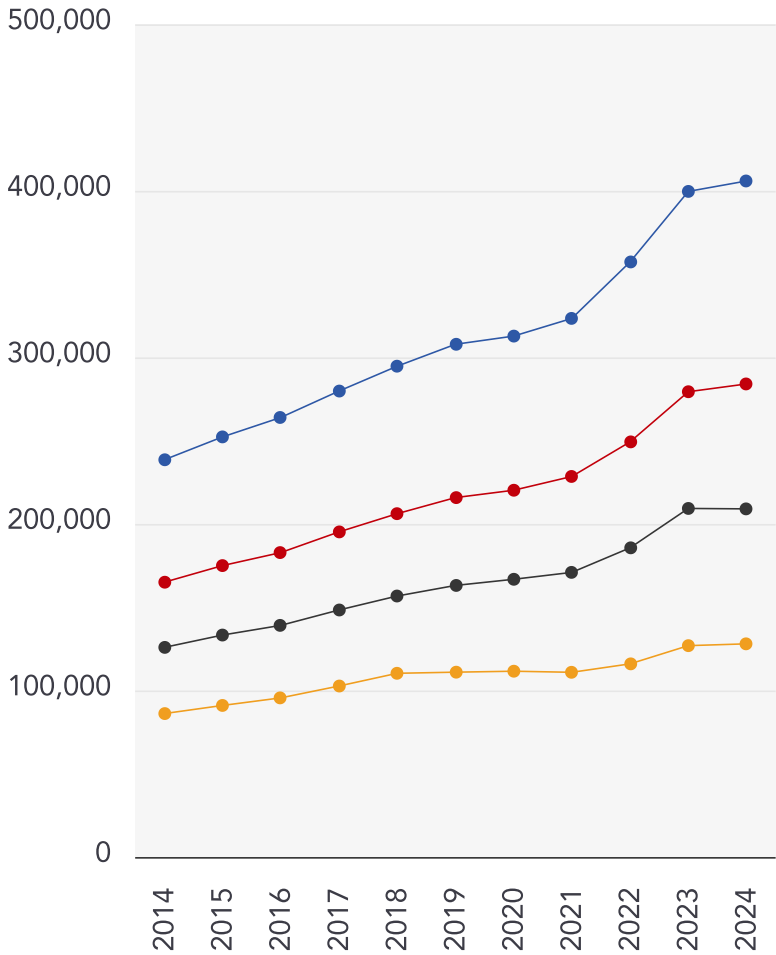
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



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



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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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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