



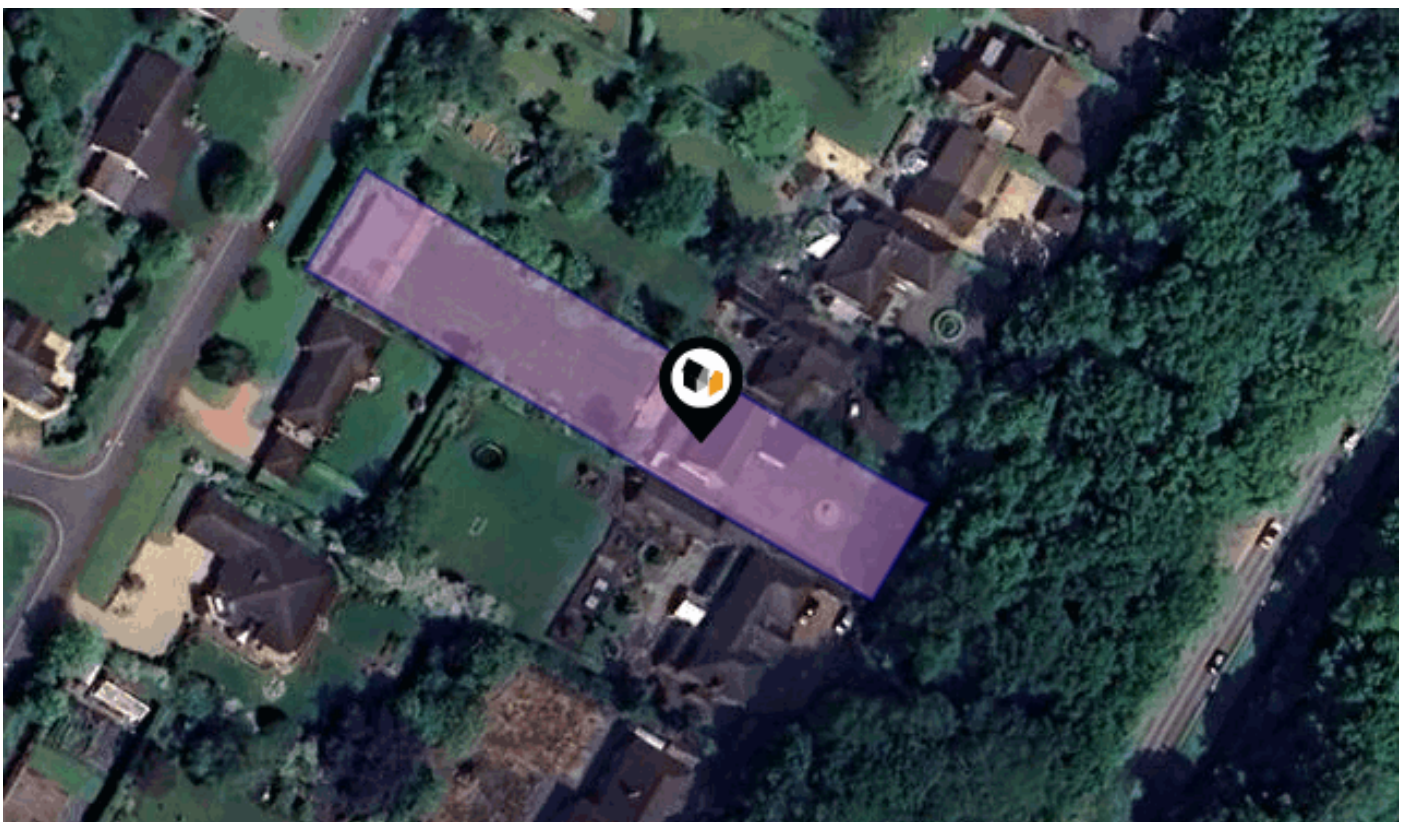
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 24th August 2024



KENILWORTH ROAD, COVENTRY, CV4

Guide Price : £2,000,000

Walmsley's The Way to Move

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

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www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A detached family home with planning for a separate detached dwelling

Four double bedrooms in main residence & detached pool house with facilities

Impressive walled courtyard driveway for multiple vehicles

Generous garaging within courtyard driveway

Planning permission for three bedroom bungalow on The Shrubberies

Prestigious location between Kenilworth & Coventry

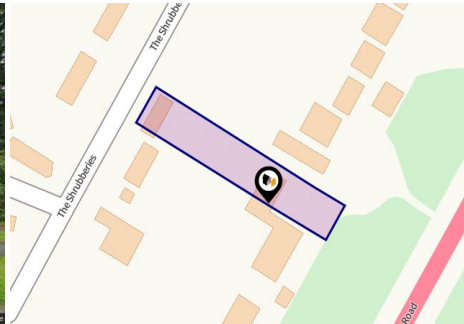
Superb South Coventry location close to Kenilworth, A45 & The War Memorial Park

EPC RATING E , Total Approx 4273 Sq.Ft & Total 397 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:	Detached
Bedrooms:	4
Floor Area:	3,268 ft ² / 303 m ²
Plot Area:	0.52 acres
Council Tax :	Band H
Annual Estimate:	£4,591
Title Number:	WM408263

Guide Price:	£2,000,000
Tenure:	Freehold

Local Area

Local Authority:	Coventry
Conservation Area:	Kenilworth Road
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>No Risk</p> <p>Very Low</p>

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16 mb/s	1000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Kenilworth Road, Coventry, CV4*

Reference - S/2005/5423
Decision: APPROVED
Date: 20th May 1973
Description: Residential extension and new swimming pool (amended).

Reference - PL/2023/0002482/FUL
Decision: -
Date: 27th November 2023
Description: Demolition of existing swimming pool building and erection of single storey dwelling (Re-submission of FUL/2021/0745)

Property EPC - Certificate



COVENTRY, CV4

Energy rating

E

Valid until 12.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #6aa84f; color: white; padding: 5px; display: inline-block;"> 76 C </div>
55-68	D		
39-54	E	<div style="background-color: #ff9933; color: white; padding: 5px; display: inline-block;"> 54 E </div>	
21-38	F		
1-20	G		

Property

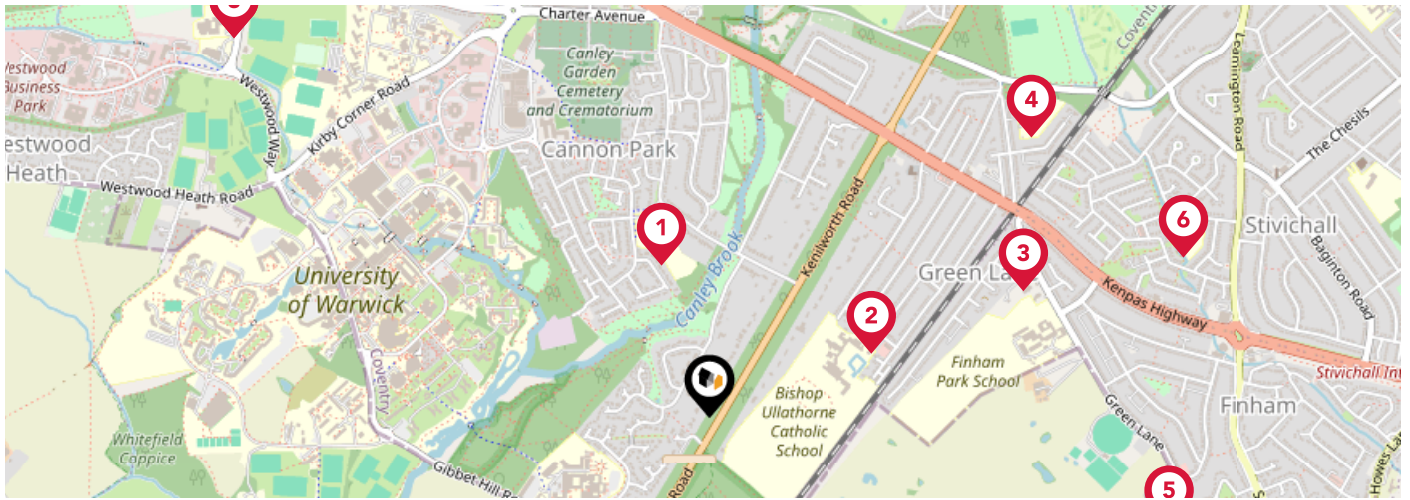
EPC - Additional Data



Additional EPC Data

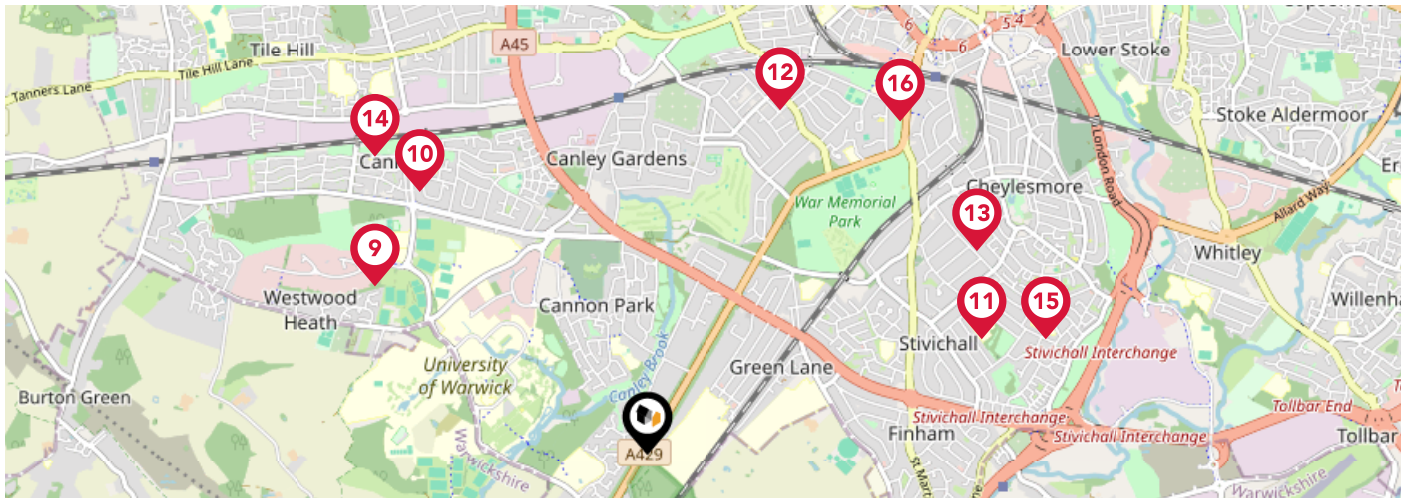
Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 30% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	229 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

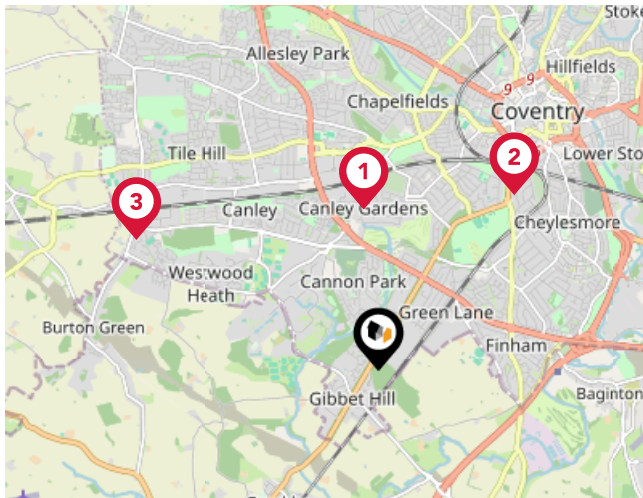
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 The National Mathematics and Science College Ofsted Rating: Not Rated Pupils: 137 Distance:1.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:1.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:1.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:1.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

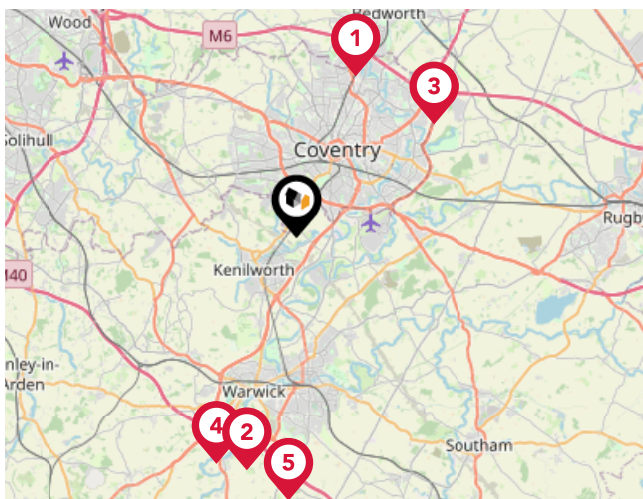
Area

Transport (National)



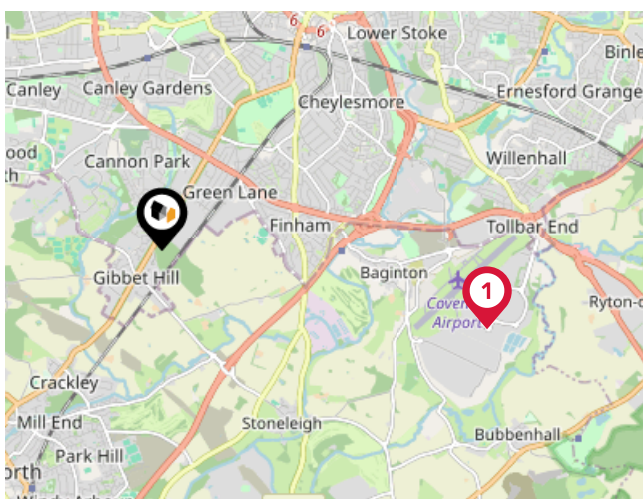
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.46 miles
2	Coventry Rail Station	2.01 miles
3	Tile Hill Rail Station	2.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	6.25 miles
2	M40 J14	8.59 miles
3	M6 J2	6.46 miles
4	M40 J15	8.67 miles
5	M40 J13	9.55 miles

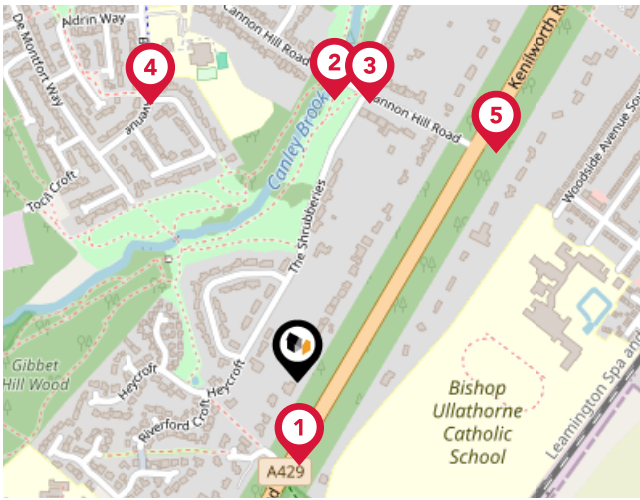


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.02 miles
2	Birmingham International Airport Terminal 2	9.39 miles
3	Birmingham International Airport Terminal 1	9.43 miles
4	Birmingham International Airport	9.43 miles

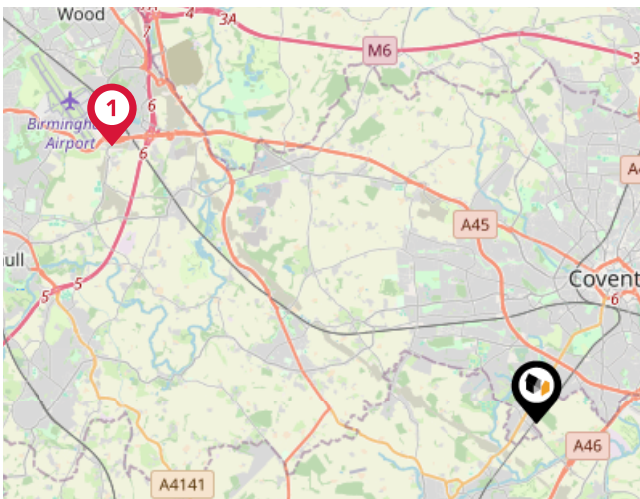
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Abberton Way	0.09 miles
2	The Shrubberies	0.32 miles
3	Cannon Hill Road	0.33 miles
4	Old Mill Avenue	0.36 miles
5	Spinney Path	0.34 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.15 miles

Market Sold in Street



82, Kenilworth Road, Coventry, CV4 7AH	Detached House		
Last Sold Date:	18/07/2019		
Last Sold Price:	£1,200,000		
78, Kenilworth Road, Coventry, CV4 7AH	Detached House		
Last Sold Date:	12/01/2018		
Last Sold Price:	£1,380,000		
72, Kenilworth Road, Coventry, CV4 7AH	Detached House		
Last Sold Date:	30/11/2016		
Last Sold Price:	£950,000		
66, Kenilworth Road, Coventry, CV4 7AH	Detached House		
Last Sold Date:	31/03/2016		
Last Sold Price:	£1,200,000		
108, Kenilworth Road, Coventry, CV4 7AH	Detached House		
Last Sold Date:	29/10/2015	06/06/2008	
Last Sold Price:	£800,000	£727,500	
138, Kenilworth Road, Coventry, CV4 7AH	Detached House		
Last Sold Date:	18/07/2013		
Last Sold Price:	£999,999		
136, Kenilworth Road, Coventry, CV4 7AH	Detached House		
Last Sold Date:	05/07/2013	21/05/2002	11/10/1995
Last Sold Price:	£860,000	£785,000	£325,000
138a, Kenilworth Road, Coventry, CV4 7AH	Detached House		
Last Sold Date:	28/01/2013		
Last Sold Price:	£879,950		
76, Kenilworth Road, Coventry, CV4 7AH	Detached House		
Last Sold Date:	25/03/2011	11/04/2001	
Last Sold Price:	£865,000	£570,000	
74, Kenilworth Road, Coventry, CV4 7AH	Detached House		
Last Sold Date:	18/09/2009		
Last Sold Price:	£780,000		
114, Kenilworth Road, Coventry, CV4 7AH	Detached House		
Last Sold Date:	05/09/2005		
Last Sold Price:	£325,000		
52, Kenilworth Road, Coventry, CV4 7AH	Detached House		
Last Sold Date:	28/02/2003	05/08/1999	15/09/1998
Last Sold Price:	£735,000	£380,000	£375,000

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

Market Sold in Street



106, Kenilworth Road, Coventry, CV4 7AH	Detached House
Last Sold Date: 04/10/2002 23/03/1995	
Last Sold Price: £725,000 £240,000	
102, Kenilworth Road, Coventry, CV4 7AH	Detached House
Last Sold Date: 19/10/2001	
Last Sold Price: £410,000	
86, Kenilworth Road, Coventry, CV4 7AH	Detached House
Last Sold Date: 07/05/1999 02/10/1997	
Last Sold Price: £497,500 £535,000	
54a, Kenilworth Road, Coventry, CV4 7AH	Detached House
Last Sold Date: 14/03/1997	
Last Sold Price: £219,000	
80, Kenilworth Road, Coventry, CV4 7AH	Detached House
Last Sold Date: 31/10/1996	
Last Sold Price: £290,000	
90, Kenilworth Road, Coventry, CV4 7AH	Detached House
Last Sold Date: 17/03/1995	
Last Sold Price: £190,000	

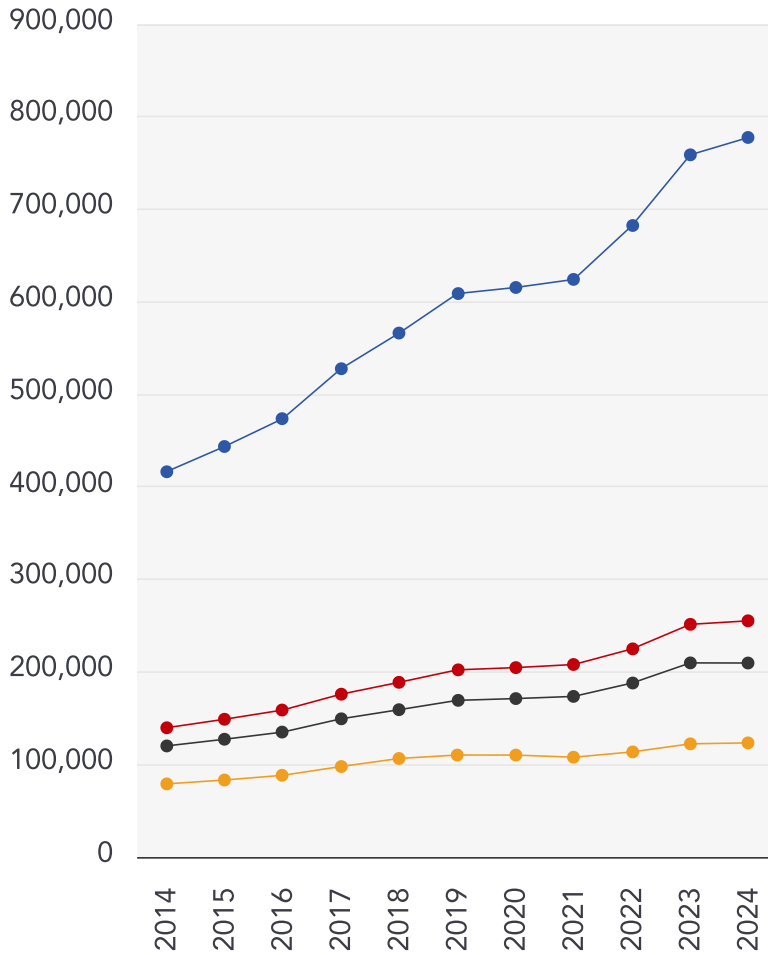
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV4



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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Walmsley's The Way to Move Data Quality

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