



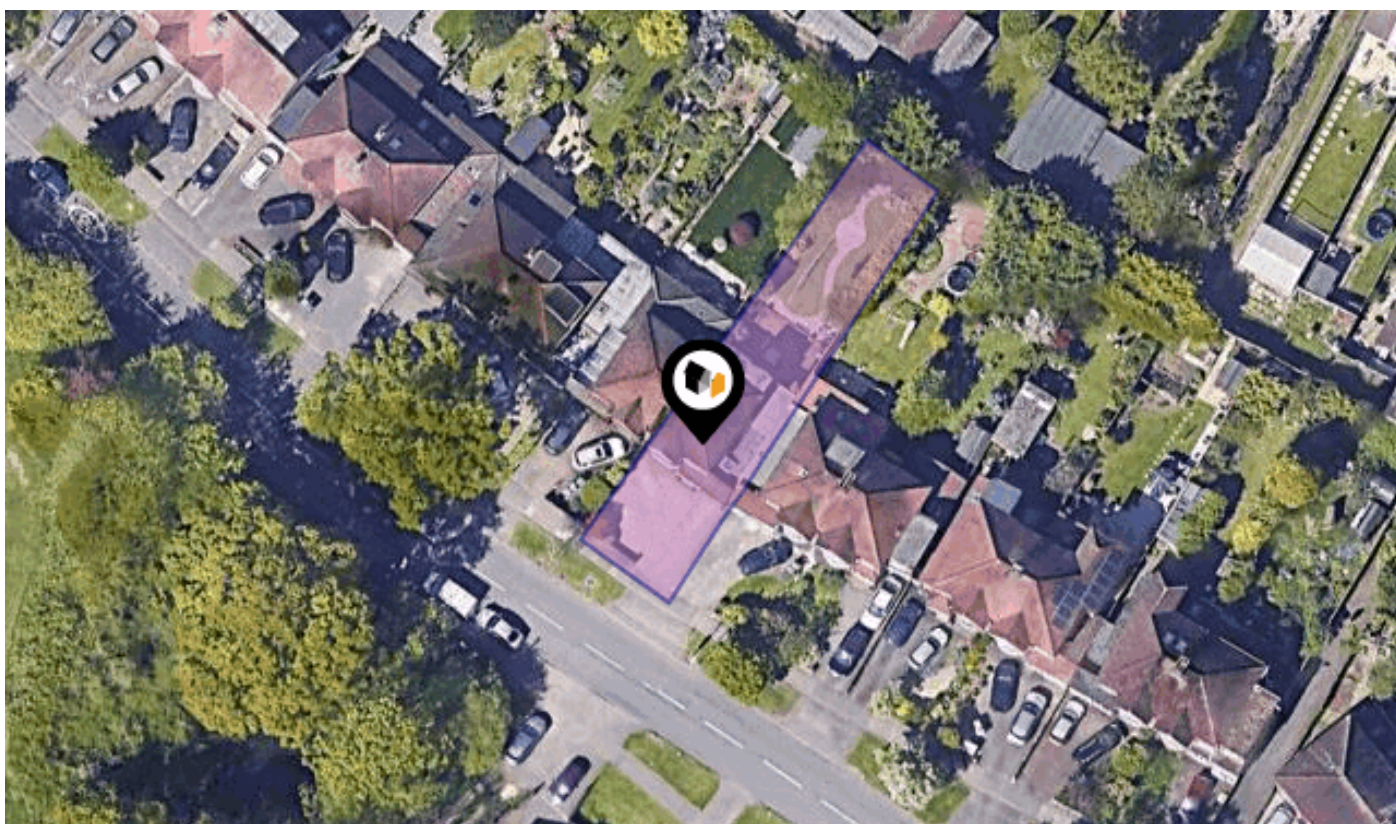
See More Online

Key Facts For Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 07th September 2024



GREEN LANE, COVENTRY, CV3

Price Estimate : £415,000

Walmsley's The Way to Move

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Key Facts For Buyers & Interested Parties

Your property details in brief.....

A very well presented three bedroom & extended semi detached family home

Mature, private gardens with sitting areas & storage

Spacious sitting dining room & additional garden room

Modern gas central heating & double glazing throughout

Spacious kitchen dining extension with doors to garden & garage

Loft room with heating & windows accessible by ladder

Within easy reach of bus stops, schools & local amenities

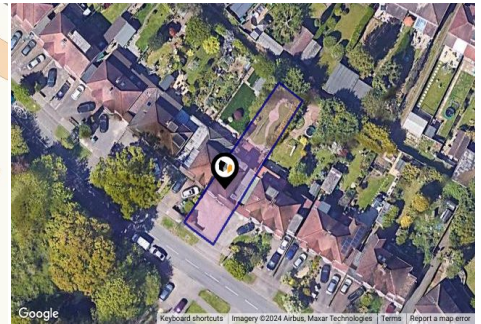
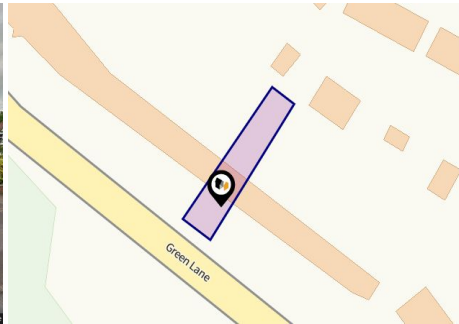
EPC Rating , Total 1580 sq.ft or 147 Sq.M

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 Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,044 ft ² / 97 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,296
Title Number:	WM254448

Price Estimate:	£415,000
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	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Green Lane, CV3

Energy rating

D

Valid until 16.05.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property

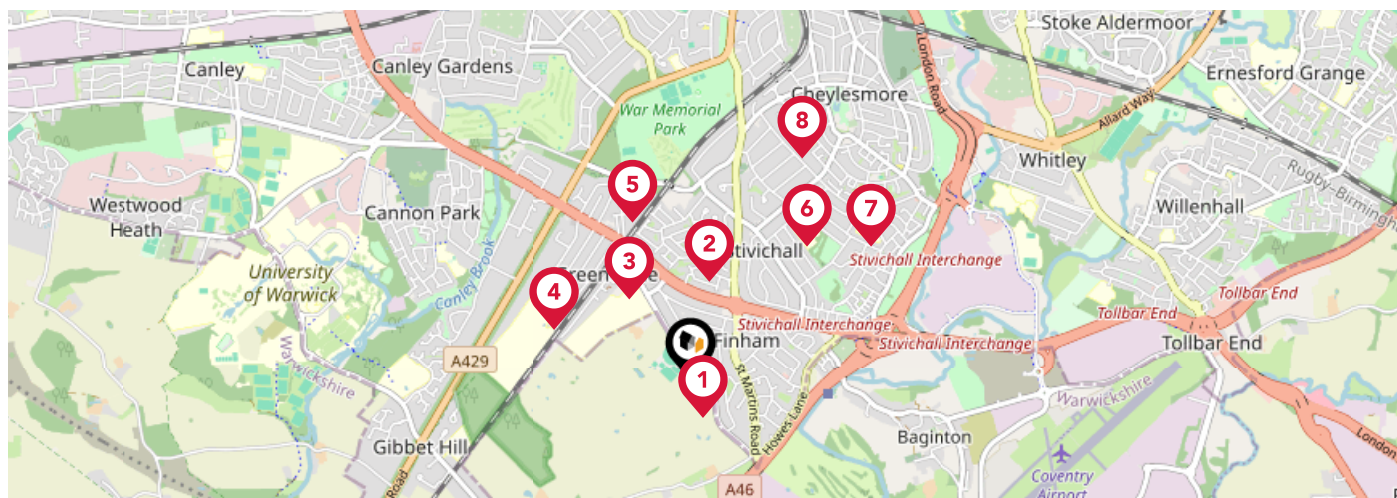
EPC - Additional Data



Additional EPC Data

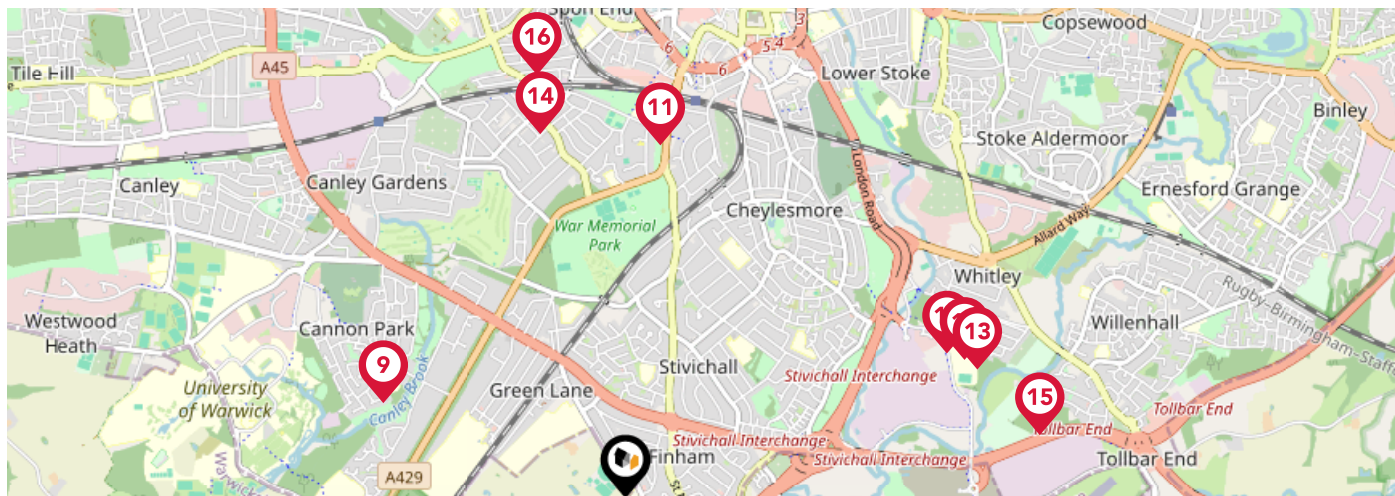
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	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, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	97 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.81	<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: 177 Distance:1.02	<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: 727 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

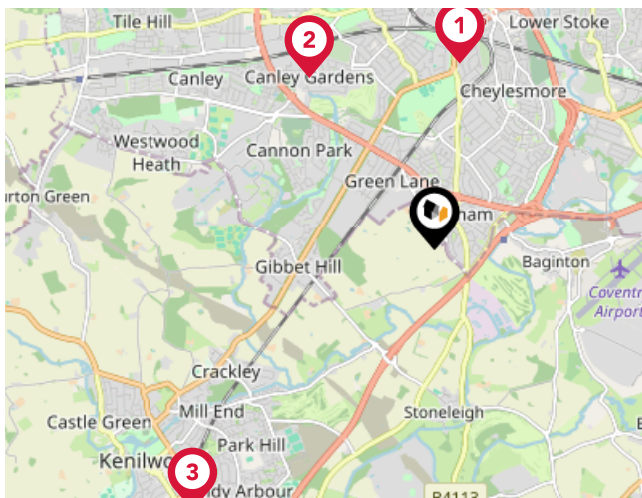
Area Schools



		Nursery	Primary	Secondary	College	Private
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

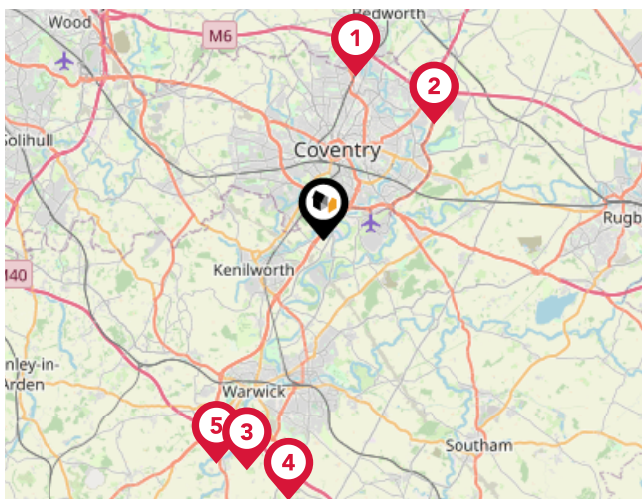
Area

Transport (National)



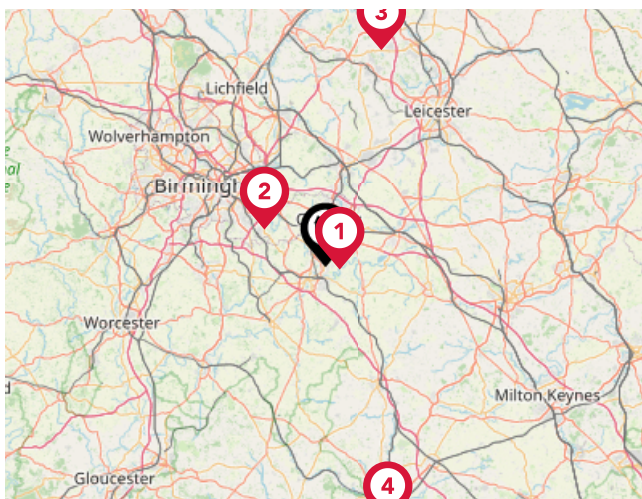
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.7 miles
2	Canley Rail Station	1.91 miles
3	Kenilworth Rail Station	3.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	6.07 miles
2	M6 J2	5.8 miles
3	M40 J14	8.77 miles
4	M40 J13	9.54 miles
5	M40 J15	8.97 miles



Airports/Helipads

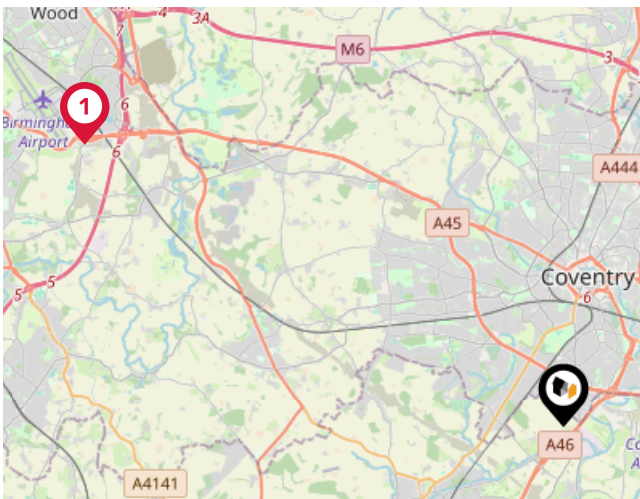
Pin	Name	Distance
1	Baginton	2.04 miles
2	Birmingham Airport	10.32 miles
3	East Mids Airport	32.12 miles
4	Kidlington	38.74 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Leasowes Cottages	0.01 miles
2	Daleway Rd	0.1 miles
3	Crossway Rd	0.15 miles
4	The Graylands	0.24 miles
5	St Martins Rd	0.25 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.04 miles

Market Sold in Street



331, Green Lane, Coventry, CV3 6EH				Semi-detached House
Last Sold Date:	14/06/2024	11/02/2019		
Last Sold Price:	£441,000	£387,500		
291, Green Lane, Coventry, CV3 6EH				Terraced House
Last Sold Date:	08/11/2023			
Last Sold Price:	£383,000			
333, Green Lane, Coventry, CV3 6EH				Semi-detached House
Last Sold Date:	02/08/2023			
Last Sold Price:	£417,500			
275, Green Lane, Coventry, CV3 6EH				Terraced House
Last Sold Date:	29/06/2021			
Last Sold Price:	£350,000			
307, Green Lane, Coventry, CV3 6EH				Semi-detached House
Last Sold Date:	11/06/2020	21/08/2012	13/06/1997	
Last Sold Price:	£385,000	£310,000	£93,000	
321, Green Lane, Coventry, CV3 6EH				Terraced House
Last Sold Date:	24/10/2016			
Last Sold Price:	£280,000			
279, Green Lane, Coventry, CV3 6EH				Semi-detached House
Last Sold Date:	17/08/2016	12/04/2007		
Last Sold Price:	£297,500	£240,000		
325, Green Lane, Coventry, CV3 6EH				Semi-detached House
Last Sold Date:	07/11/2014			
Last Sold Price:	£283,000			
297, Green Lane, Coventry, CV3 6EH				Semi-detached House
Last Sold Date:	21/12/2010			
Last Sold Price:	£250,000			
311, Green Lane, Coventry, CV3 6EH				Terraced House
Last Sold Date:	29/04/2010			
Last Sold Price:	£245,000			
309, Green Lane, Coventry, CV3 6EH				Terraced House
Last Sold Date:	12/04/2010	19/01/2007		
Last Sold Price:	£241,500	£215,000		
285, Green Lane, Coventry, CV3 6EH				Terraced House
Last Sold Date:	24/02/2006			
Last Sold Price:	£199,950			

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

Market Sold in Street



303, Green Lane, Coventry, CV3 6EH		Terraced House
Last Sold Date:	25/04/2005	
Last Sold Price:	£230,000	
305, Green Lane, Coventry, CV3 6EH		Terraced House
Last Sold Date:	21/07/2003	
Last Sold Price:	£210,000	
315, Green Lane, Coventry, CV3 6EH		Semi-detached House
Last Sold Date:	28/07/2000	09/12/1996
Last Sold Price:	£118,000	£82,500
287, Green Lane, Coventry, CV3 6EH		Terraced House
Last Sold Date:	16/06/2000	06/04/1998
Last Sold Price:	£140,000	£105,000

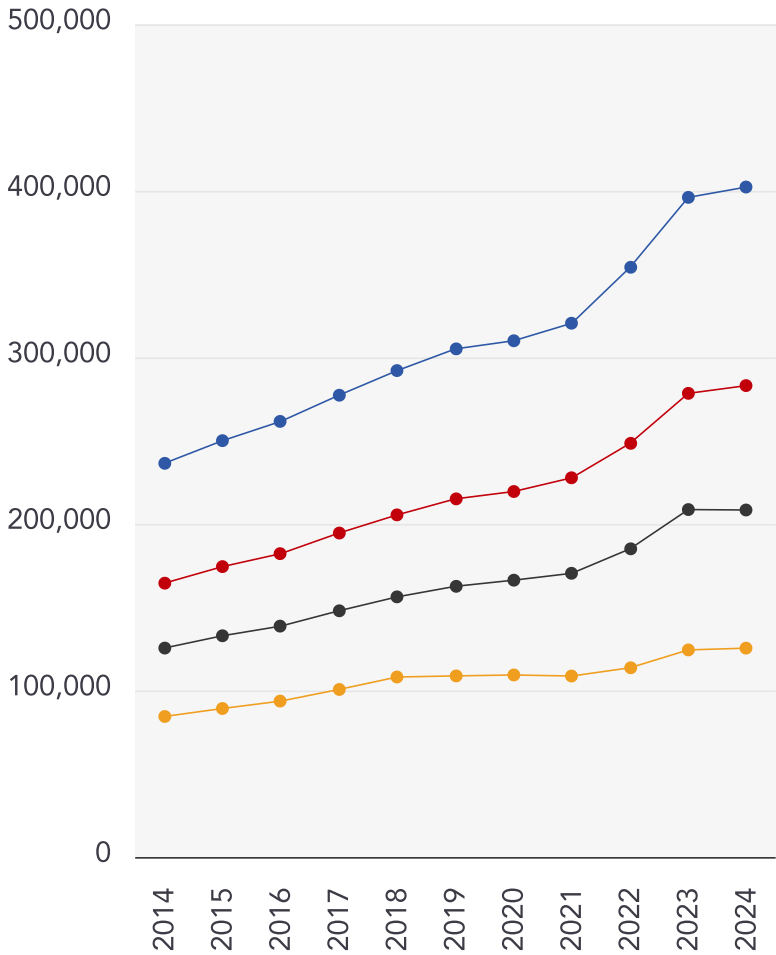
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+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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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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