



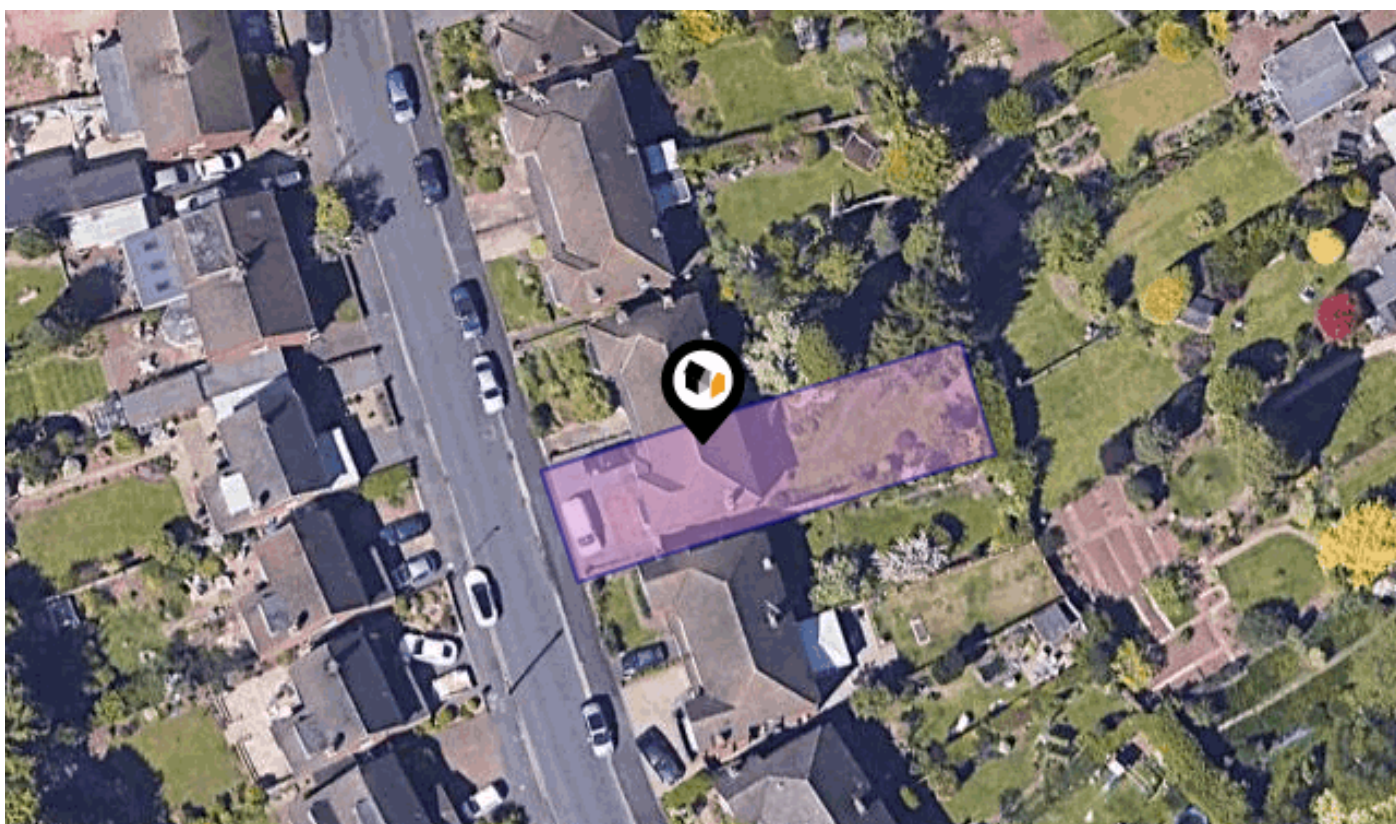
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th September 2024



MAIDAVALE CRESCENT, COVENTRY, CV3

Price Estimate : £450,000

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 very well presented four double bedroom semi detached family home

Mature & substantial private gardens & front driveway

Bathroom & ground floor shower room

Spacious sitting dining room with sliding doors to gardens

Modern gas central heating & double glazing throughout

Integral garage and rear lobby with garden access

Welcoming hallway & generous & bright landing

Within easy reach of bus stops, schools & local amenities

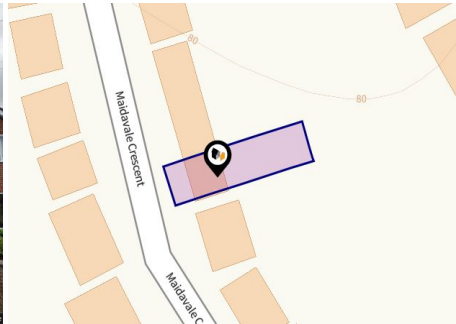
Excellent school catchment for primary & secondary schools

EPC Rating D , Total 1366 sq.ft or 127 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:	4
Floor Area:	1,237 ft ² / 115 m ²
Plot Area:	0.09 acres
Year Built :	1950-1966
Council Tax :	Band E
Annual Estimate:	£2,806
Title Number:	WK44455

Price Estimate:	£450,000
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	69 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Maidavale Crescent, CV3

Energy rating

D

Valid until 11.12.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

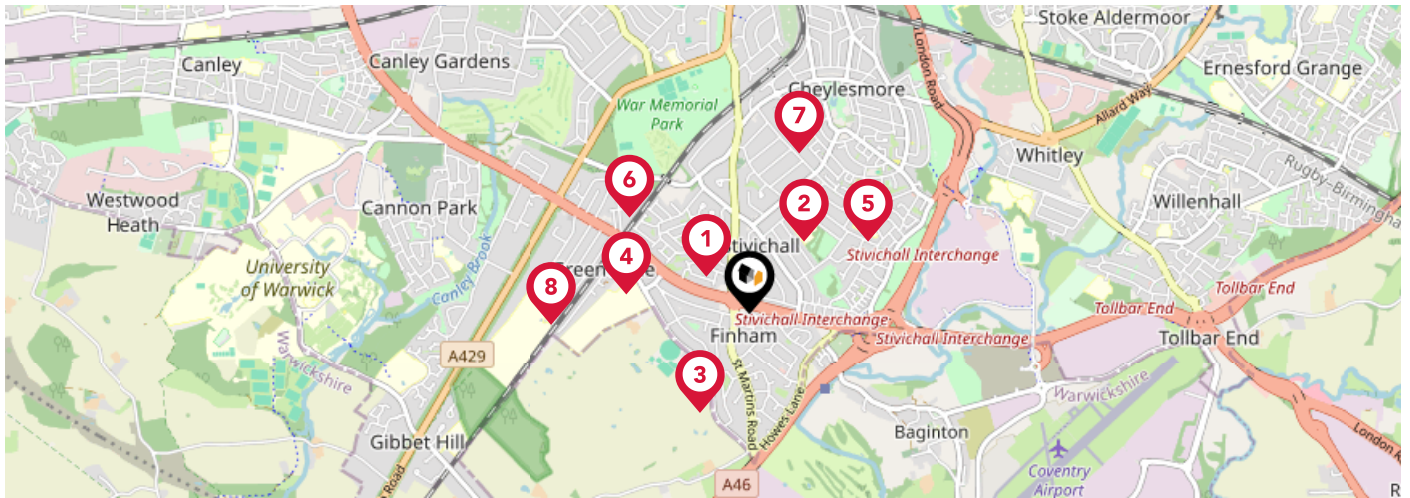
EPC - Additional Data











Additional EPC Data

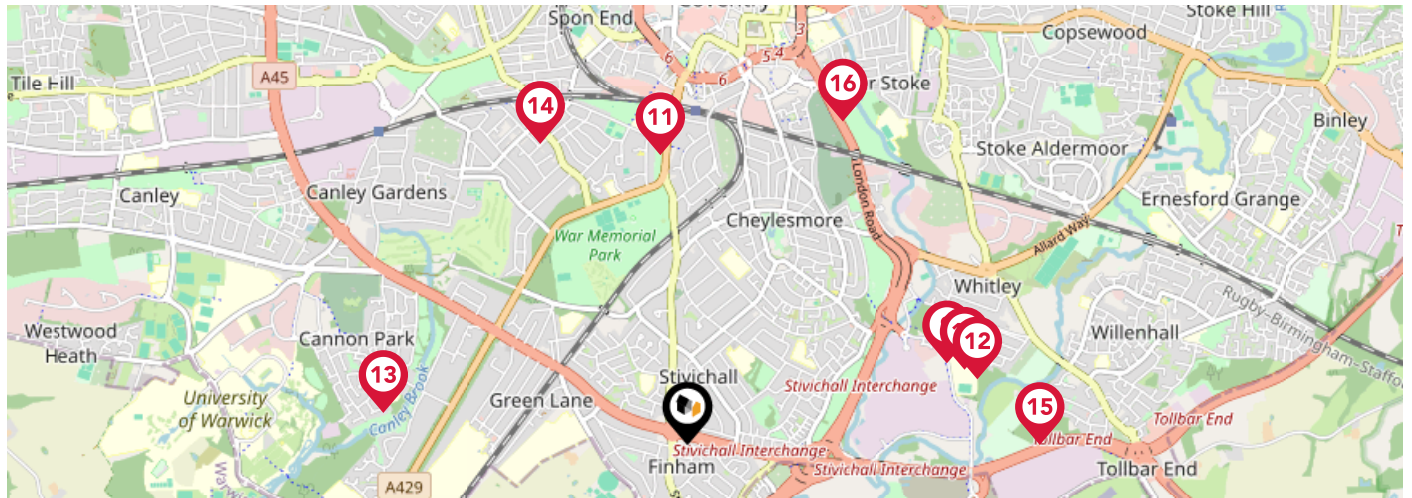
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 7% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	115 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
 Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.26		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.41		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.5		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.56		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.63		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.7		<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:0.76		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.9		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

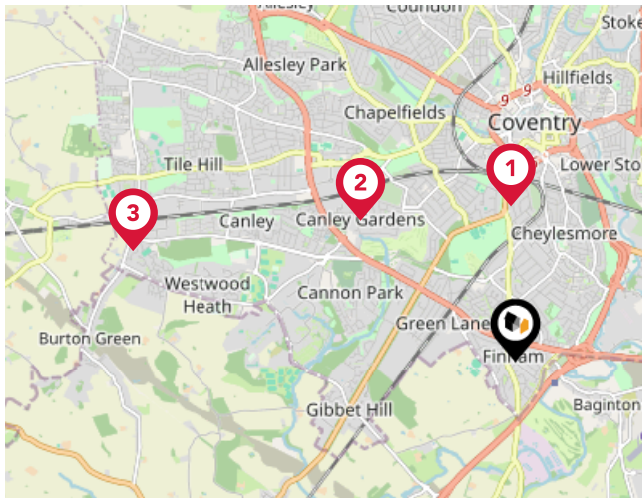
Area Schools



		Nursery	Primary	Secondary	College	Private
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance: 1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance: 1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance: 1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.38	<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: 1.52	<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: 1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

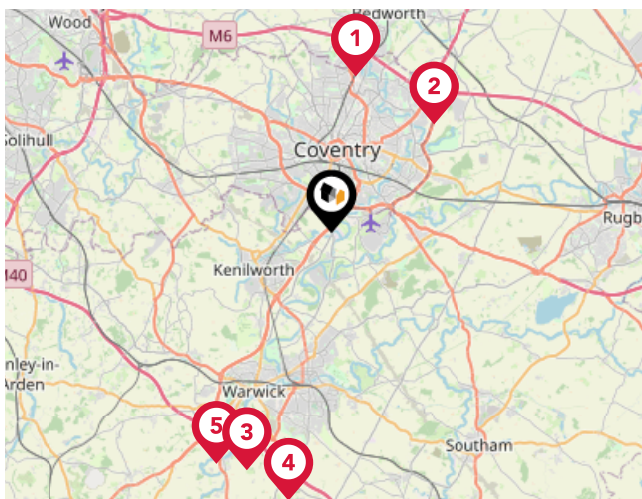
Area

Transport (National)



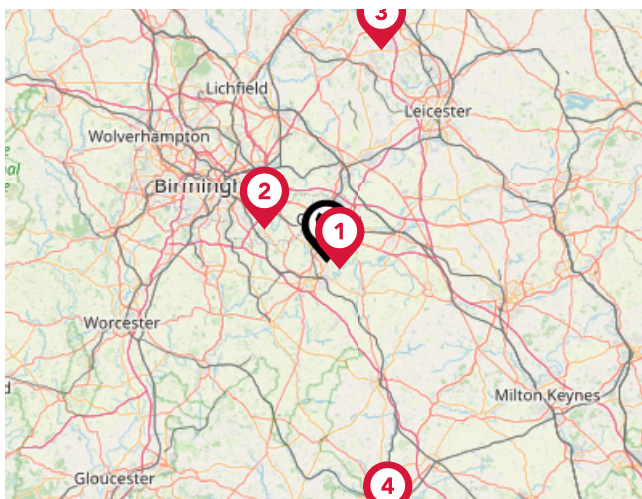
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.4 miles
2	Canley Rail Station	1.89 miles
3	Tile Hill Rail Station	3.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.75 miles
2	M6 J2	5.4 miles
3	M40 J14	9.13 miles
4	M40 J13	9.86 miles
5	M40 J15	9.35 miles

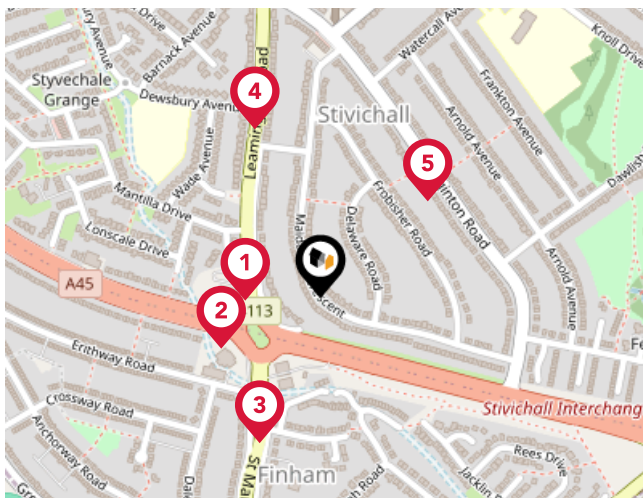


Airports/Helipads

Pin	Name	Distance
1	Baginton	1.9 miles
2	Birmingham Airport	10.42 miles
3	East Mids Airport	31.78 miles
4	Kidlington	38.95 miles

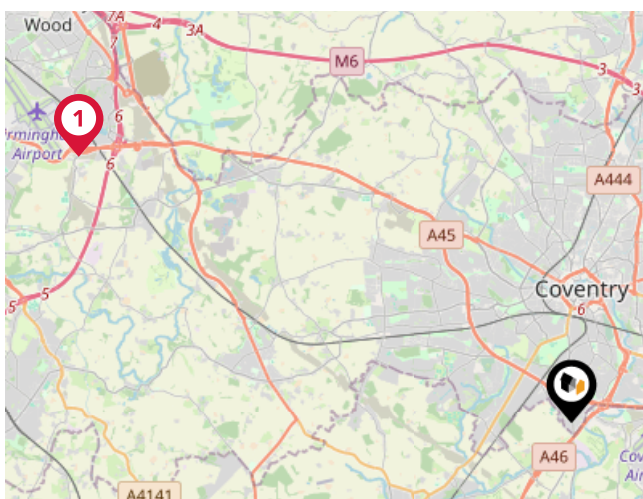
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stonebridge Highway	0.08 miles
2	Leamington Road	0.12 miles
3	The Graylands	0.18 miles
4	Thirsk Road	0.2 miles
5	Watercall Avenue	0.17 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.15 miles

Market Sold in Street



95, Maidavale Crescent, Coventry, CV3 6GB			Semi-detached House
Last Sold Date:	24/11/2023	07/11/2018	
Last Sold Price:	£376,000	£345,000	
73, Maidavale Crescent, Coventry, CV3 6GB			Semi-detached House
Last Sold Date:	27/10/2023		
Last Sold Price:	£350,000		
79, Maidavale Crescent, Coventry, CV3 6GB			Semi-detached House
Last Sold Date:	11/03/2021		
Last Sold Price:	£397,000		
41, Maidavale Crescent, Coventry, CV3 6GB			Semi-detached House
Last Sold Date:	20/03/2020		
Last Sold Price:	£337,000		
57, Maidavale Crescent, Coventry, CV3 6GB			Semi-detached House
Last Sold Date:	22/11/2019		
Last Sold Price:	£375,000		
35, Maidavale Crescent, Coventry, CV3 6GB			Semi-detached House
Last Sold Date:	06/09/2019	01/07/2016	
Last Sold Price:	£353,000	£311,000	
93, Maidavale Crescent, Coventry, CV3 6GB			Detached House
Last Sold Date:	05/04/2019	07/07/2006	
Last Sold Price:	£495,000	£243,500	
63, Maidavale Crescent, Coventry, CV3 6GB			Semi-detached House
Last Sold Date:	16/02/2018		
Last Sold Price:	£342,000		
71, Maidavale Crescent, Coventry, CV3 6GB			Semi-detached House
Last Sold Date:	14/02/2017	18/05/2007	
Last Sold Price:	£330,000	£308,000	
89, Maidavale Crescent, Coventry, CV3 6GB			Detached House
Last Sold Date:	25/11/2016	14/11/1997	
Last Sold Price:	£391,000	£120,000	
81, Maidavale Crescent, Coventry, CV3 6GB			Semi-detached House
Last Sold Date:	09/09/2016		
Last Sold Price:	£324,000		
37, Maidavale Crescent, Coventry, CV3 6GB			Semi-detached House
Last Sold Date:	06/11/2015		
Last Sold Price:	£290,000		

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

Market Sold in Street



45, Maidavale Crescent, Coventry, CV3 6GB	Semi-detached House
Last Sold Date: 01/05/2015	
Last Sold Price: £278,000	
53, Maidavale Crescent, Coventry, CV3 6GB	Semi-detached House
Last Sold Date: 07/02/2014	
Last Sold Price: £258,000	
67, Maidavale Crescent, Coventry, CV3 6GB	Semi-detached House
Last Sold Date: 25/01/2013	
Last Sold Price: £280,000	
43, Maidavale Crescent, Coventry, CV3 6GB	Semi-detached House
Last Sold Date: 21/06/2011 06/04/2001	
Last Sold Price: £240,000 £132,950	
87, Maidavale Crescent, Coventry, CV3 6GB	Detached House
Last Sold Date: 30/01/2009 13/12/2006	
Last Sold Price: £325,000 £230,000	
75, Maidavale Crescent, Coventry, CV3 6GB	Semi-detached House
Last Sold Date: 18/05/2007	
Last Sold Price: £250,000	
91, Maidavale Crescent, Coventry, CV3 6GB	Detached House
Last Sold Date: 25/10/2006	
Last Sold Price: £260,000	
83, Maidavale Crescent, Coventry, CV3 6GB	Semi-detached House
Last Sold Date: 10/03/2006	
Last Sold Price: £240,000	
33, Maidavale Crescent, Coventry, CV3 6GB	Semi-detached House
Last Sold Date: 16/08/2004	
Last Sold Price: £222,500	
39, Maidavale Crescent, Coventry, CV3 6GB	Semi-detached House
Last Sold Date: 26/05/2000	
Last Sold Price: £129,950	
49, Maidavale Crescent, Coventry, CV3 6GB	Semi-detached House
Last Sold Date: 20/02/1998	
Last Sold Price: £105,000	

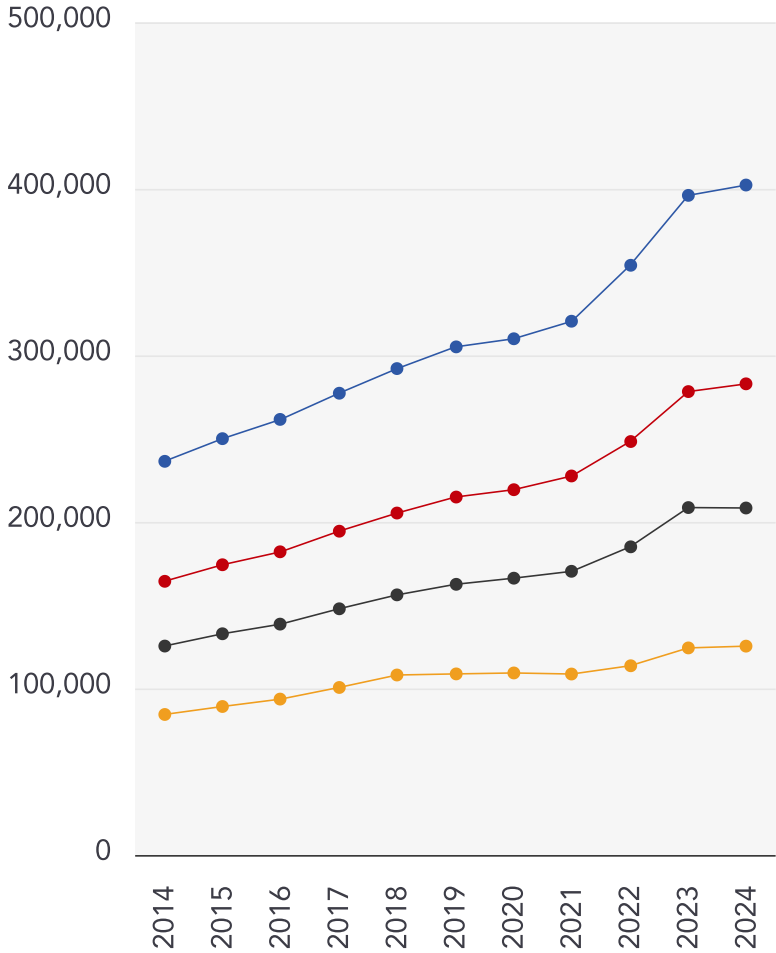
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Market

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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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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