



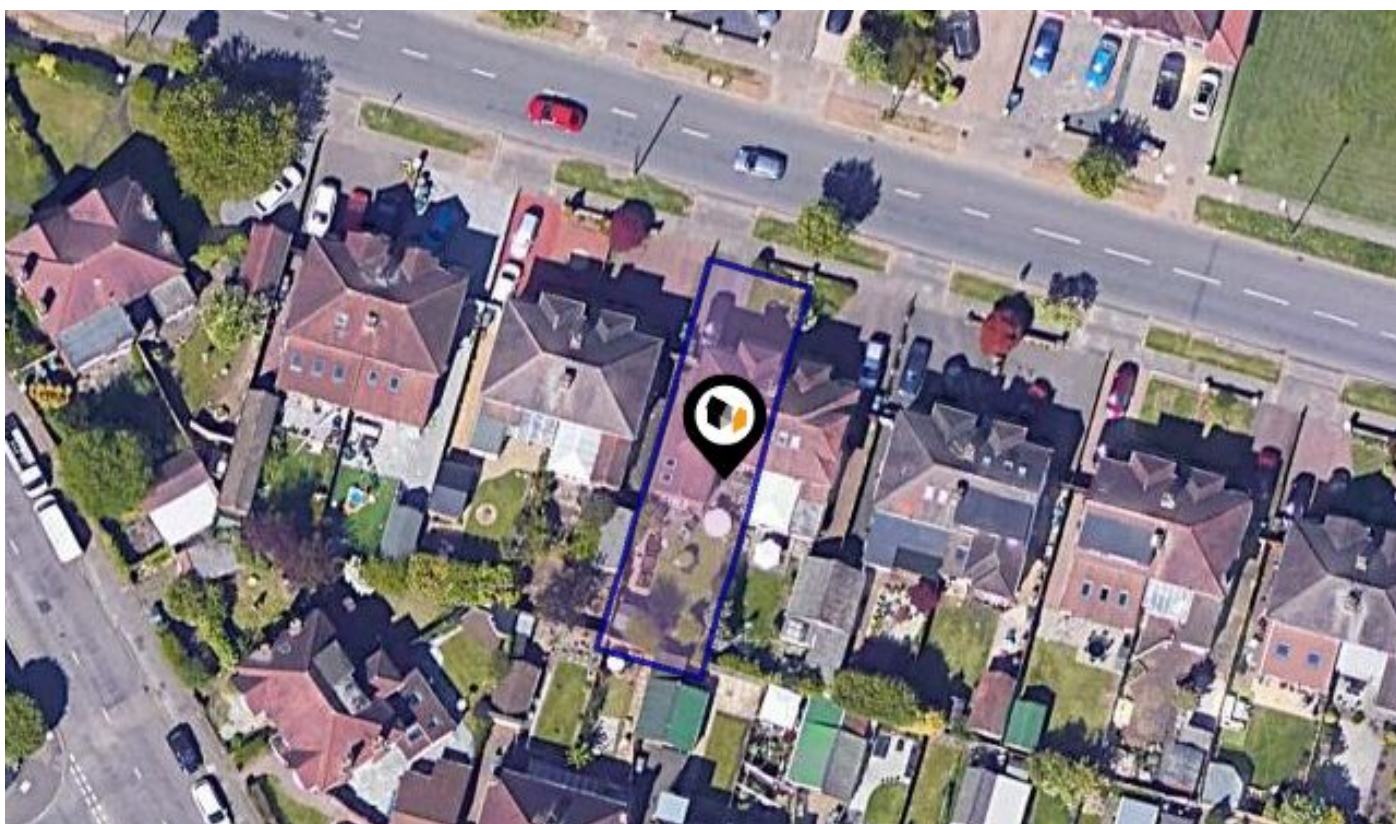
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th September 2024



DAVENTRY ROAD, COVENTRY, CV3

Price Estimate : £365,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

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

Mature & substantial private gardens & front driveway with gated side access

First floor shower room & ground floor cloakroom

Two spacious reception rooms & extended kitchen dining room

Delightful, private & mature South facing gardens

Modern gas central heating & double glazing throughout

Within easy reach of bus stops, excellent schooling & local amenities

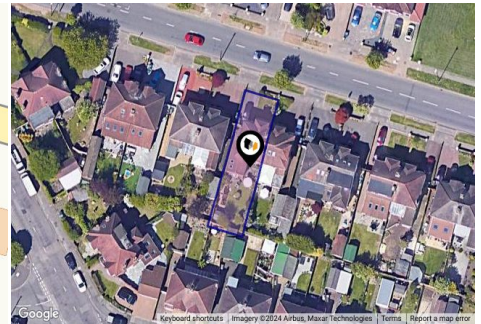
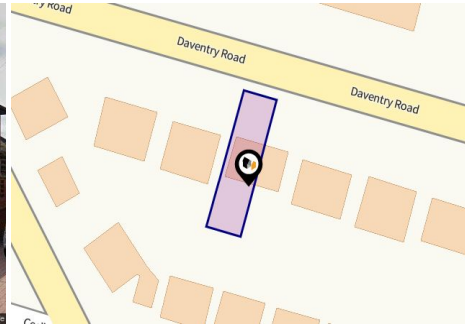
EPC Rating D, Total 1206 sq.ft or 112 Sq.M

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@walmsleysthe waytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,130 ft ² / 105 m ²
Plot Area:	0.07 acres
Year Built :	1900-1929
Council Tax :	Band D
Annual Estimate:	£2,296
Title Number:	WM422920

Price Estimate:	£365,000
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:



Planning History

This Address



Planning records for: *Daventry Road, Coventry, CV3*

Reference - R/2002/0174	
Decision:	APPROVED
Date:	16th January 2002
Description:	Single storey side extension and alteration to existing flat roof at rear to pitch

Property EPC - Certificate



Daventry Road, CV3

Energy rating

D

Valid until 01.03.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

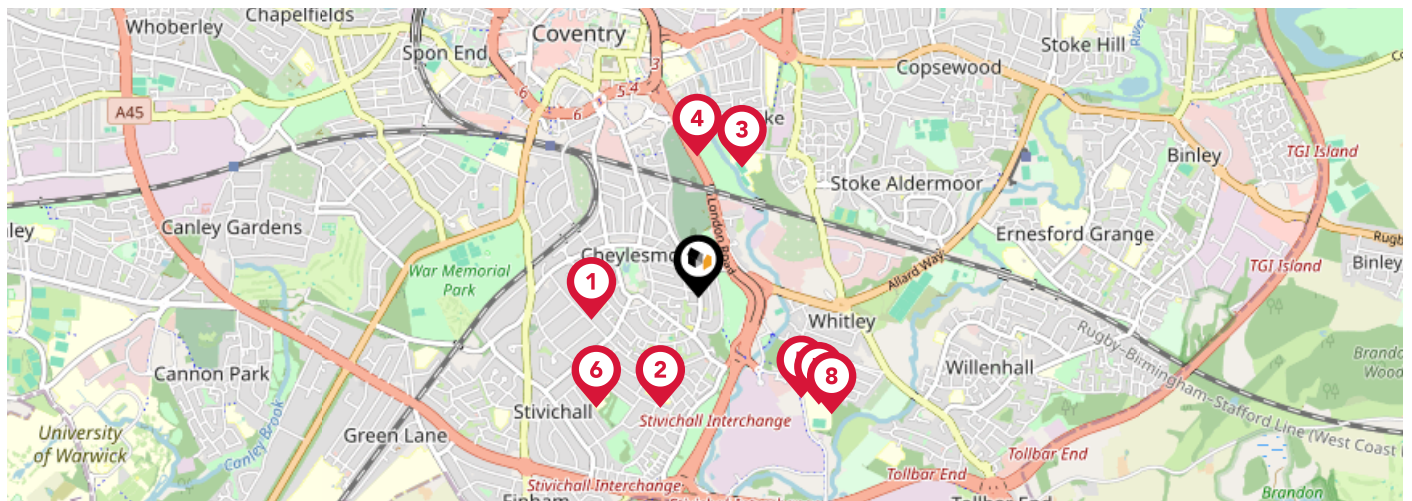
EPC - Additional Data



Additional EPC Data

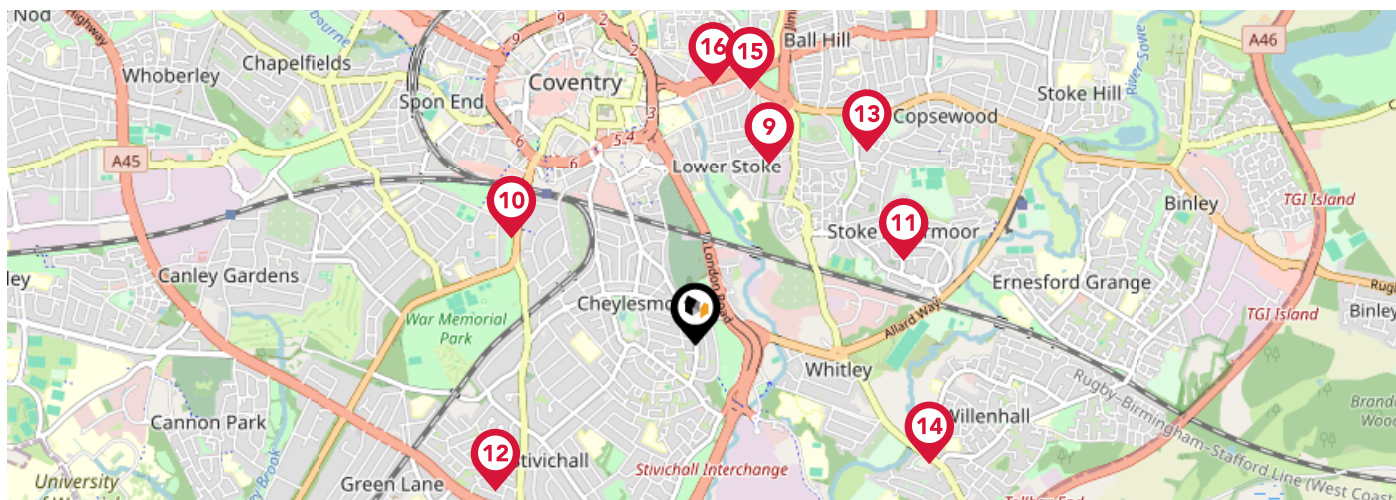
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	105 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:0.65	<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: 317 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

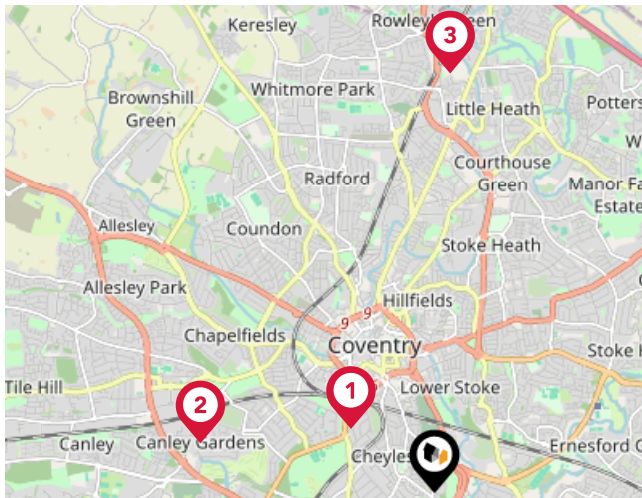
Area Schools



		Nursery	Primary	Secondary	College	Private
	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:0.89	<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:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aldermoor Farm Primary School Ofsted Rating: Good Pupils: 661 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pattison College Ofsted Rating: Not Rated Pupils: 162 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 241 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Summit School Ofsted Rating: Good Pupils: 21 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

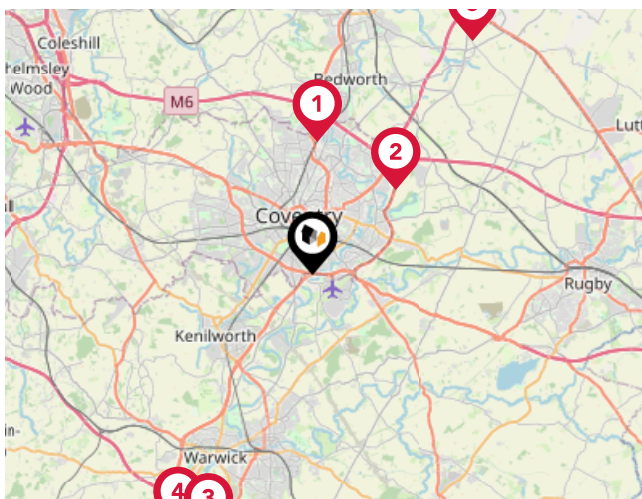
Area

Transport (National)



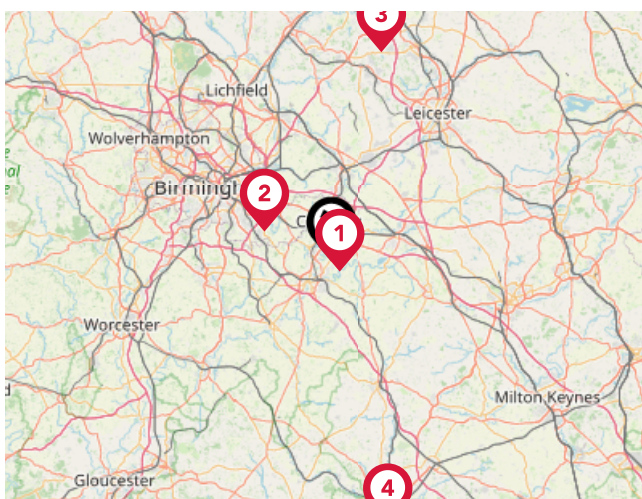
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.95 miles
2	Canley Rail Station	2.16 miles
3	Coventry Arena Rail Station	3.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.86 miles
2	M6 J2	4.31 miles
3	M40 J14	10.16 miles
4	M40 J15	10.41 miles
5	M69 J1	10.24 miles

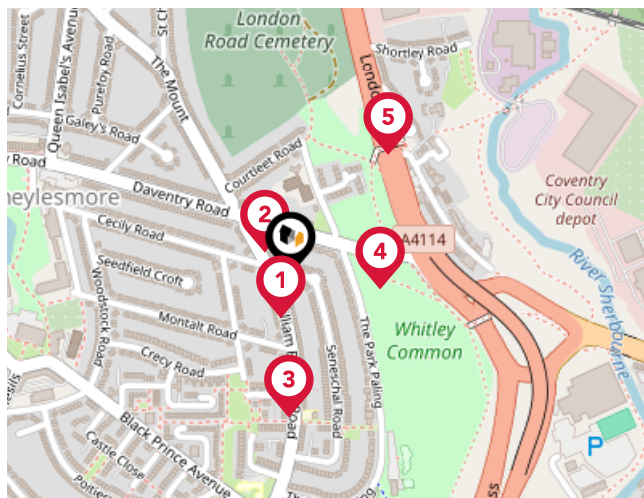


Airports/Helipads

Pin	Name	Distance
1	Baginton	1.98 miles
2	Birmingham Airport	10.7 miles
3	East Mids Airport	30.81 miles
4	Kidlington	39.61 miles

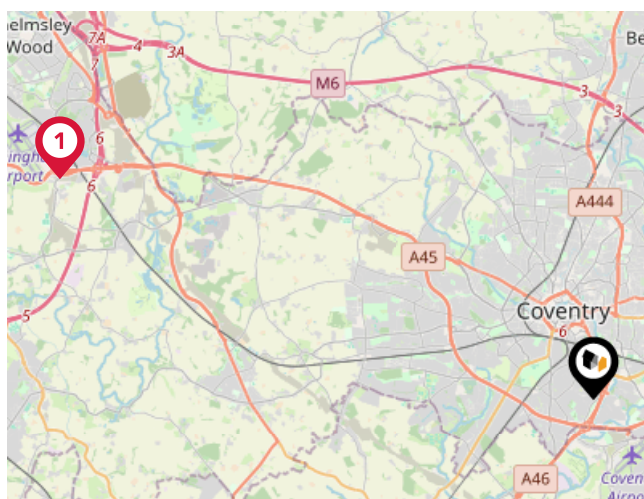
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cecily Rd	0.05 miles
2	The Mount	0.04 miles
3	Esher Drive	0.16 miles
4	The Park Paling	0.1 miles
5	Whitley Village	0.18 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.43 miles

Market Sold in Street



264, Daventry Road, Coventry, CV3 5HL				Semi-detached House
Last Sold Date:	18/02/2022	29/05/2014		
Last Sold Price:	£335,000	£241,000		
276, Daventry Road, Coventry, CV3 5HL				Semi-detached House
Last Sold Date:	15/01/2021	04/08/2015		
Last Sold Price:	£279,000	£222,000		
272, Daventry Road, Coventry, CV3 5HL				Semi-detached House
Last Sold Date:	07/12/2018	27/08/1999	11/08/1995	
Last Sold Price:	£425,000	£105,000	£69,000	
260, Daventry Road, Coventry, CV3 5HL				Semi-detached House
Last Sold Date:	09/11/2018			
Last Sold Price:	£240,000			
278, Daventry Road, Coventry, CV3 5HL				Semi-detached House
Last Sold Date:	20/01/2017	30/07/2013		
Last Sold Price:	£262,000	£150,000		
268, Daventry Road, Coventry, CV3 5HL				Semi-detached House
Last Sold Date:	22/11/2013			
Last Sold Price:	£225,000			
270, Daventry Road, Coventry, CV3 5HL				Semi-detached House
Last Sold Date:	19/05/2006			
Last Sold Price:	£178,000			
258, Daventry Road, Coventry, CV3 5HL				Semi-detached House
Last Sold Date:	11/03/2005			
Last Sold Price:	£180,000			
256, Daventry Road, Coventry, CV3 5HL				Semi-detached House
Last Sold Date:	16/05/2003			
Last Sold Price:	£165,000			
274, Daventry Road, Coventry, CV3 5HL				Semi-detached House
Last Sold Date:	27/08/1999			
Last Sold Price:	£78,000			

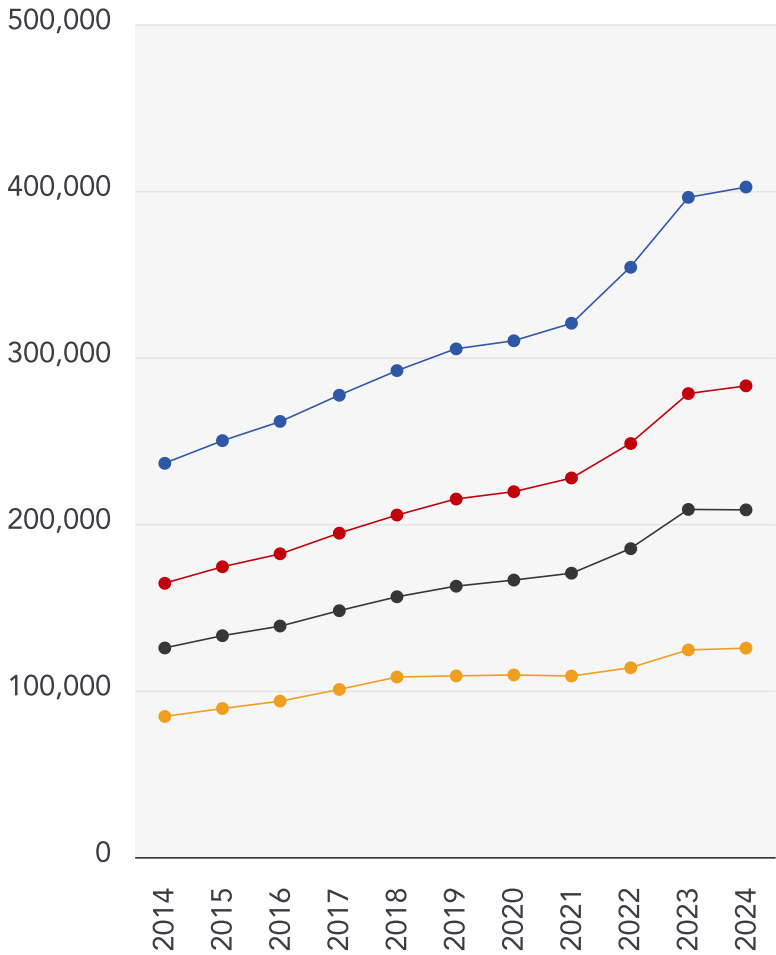
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

