



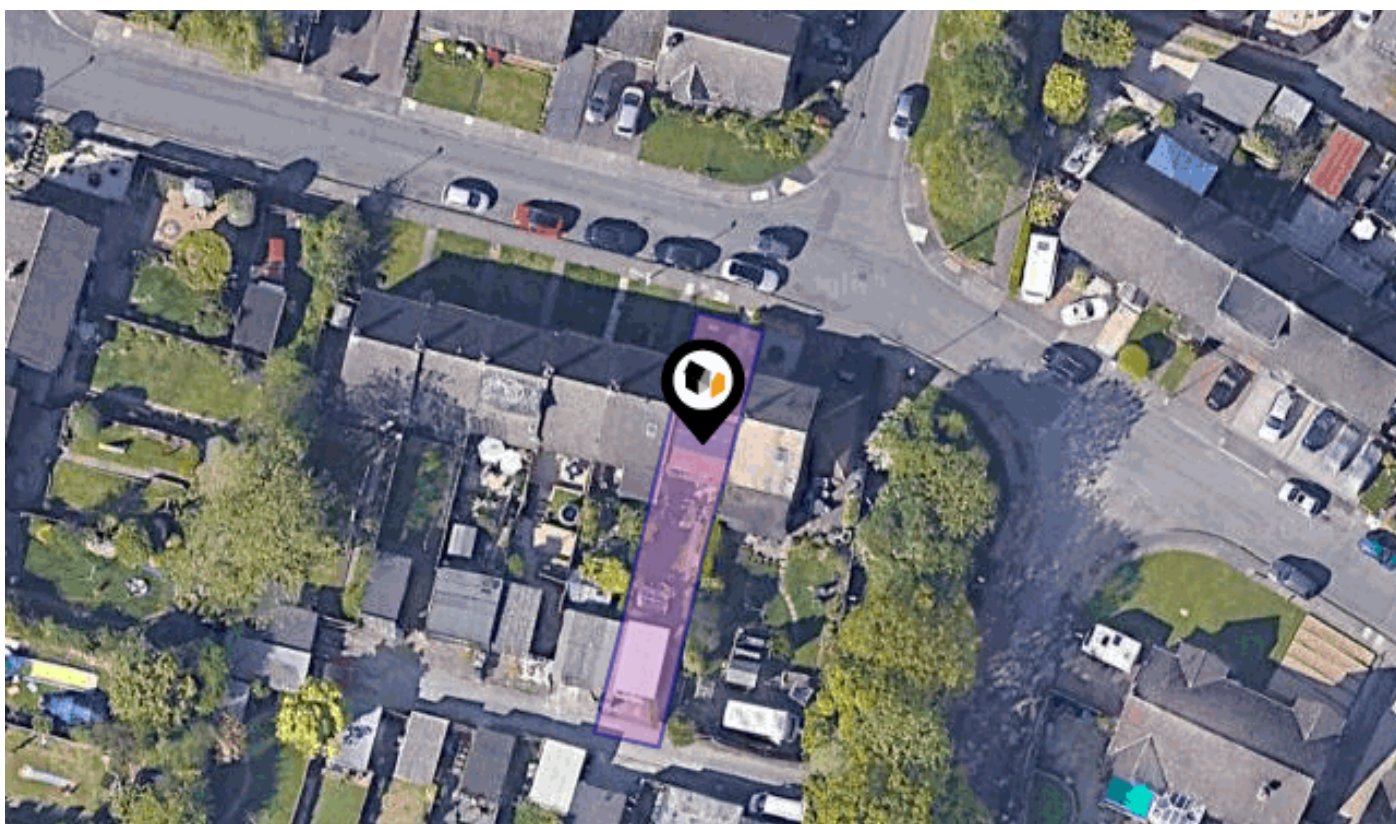
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th September 2024



TREDINGTON ROAD, COVENTRY, CV5

Price Estimate : £245,000

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & Interested Parties

A key facts guide for buyers & interested parties

A much loved terraced home with three excellent bedrooms

Hallway with storage, separate sitting room & dining room

Well fitted kitchen with patio door to gardens

Very private South facing rear gardens with substantial garage & greenhouse

Spacious first floor bathroom with shower over bath

An ideal Eastern Green/Mount Nod locale close to schools & amenities

West Coventry location close to A45 & Birmingham International

EPC Ordered, NO UPWARD CHAIN

"This information is provided as a guide and all information should be counter checked by your conveyancer during the legal process".



Property

Type: Terraced
Bedrooms: 3
Plot Area: 0.05 acres
Year Built : 1950-1966
Council Tax : Band B
Annual Estimate: £1,786
Title Number: WM983738

Price Estimate: £245,000
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)

7 mb/s	47 mb/s	1000 mb/s

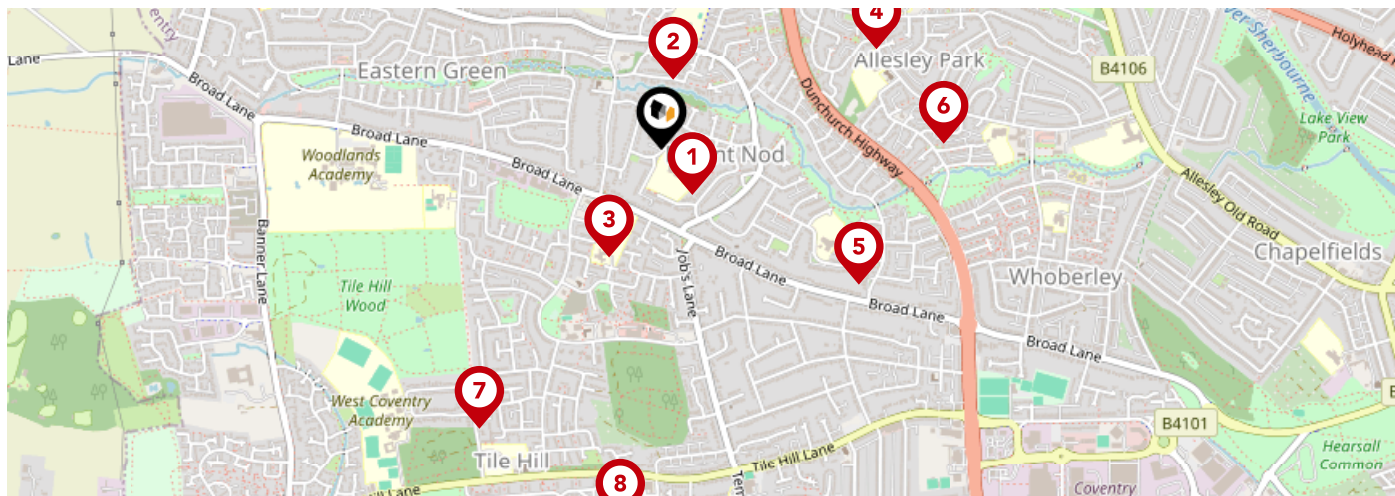
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

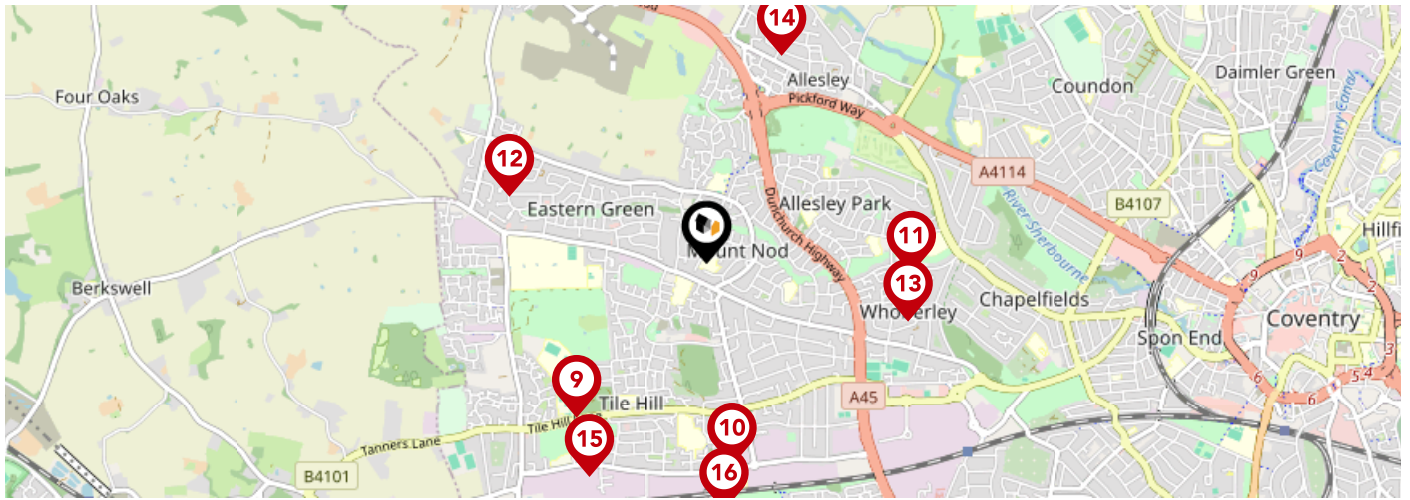


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Park Hill Primary School Ofsted Rating: Good Pupils: 439 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Limbrick Wood Primary School Ofsted Rating: Good Pupils:0 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

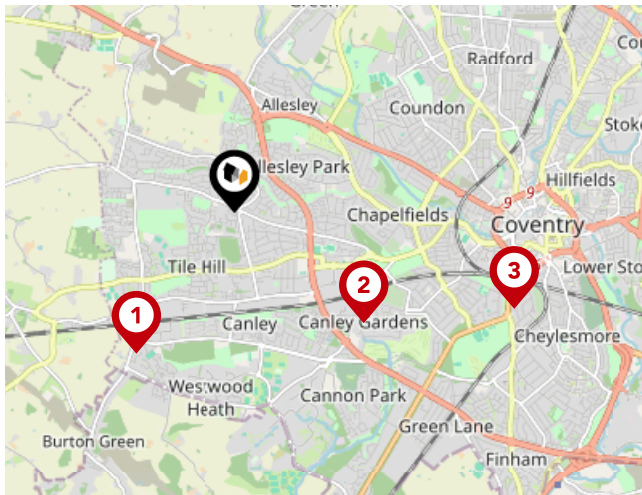
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 West Coventry Academy Ofsted Rating: Good Pupils: 1236 Distance:0.91</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Eastern Green Junior School Ofsted Rating: Good Pupils: 240 Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.95</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Allesley Primary School Ofsted Rating: Good Pupils: 419 Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Leigh Church of England Academy Ofsted Rating: Good Pupils: 223 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:1.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

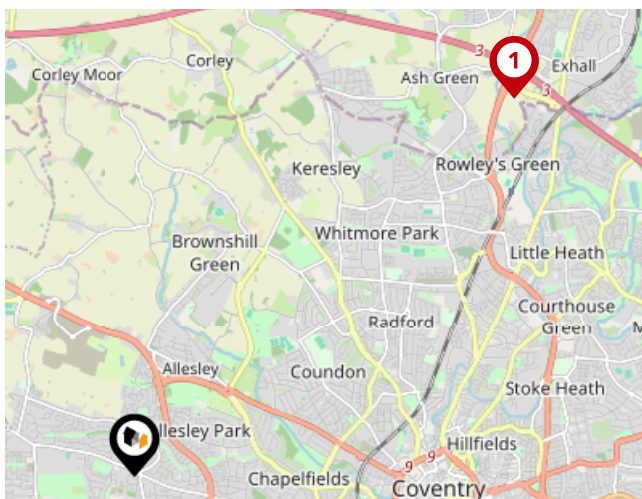
Area

Transport (National)



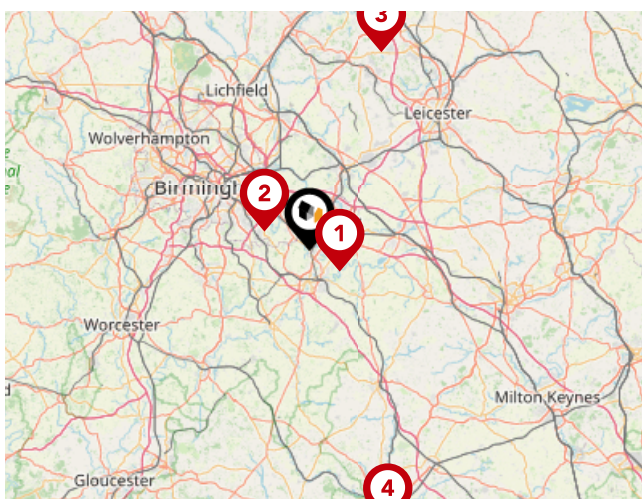
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	1.55 miles
2	Canley Rail Station	1.55 miles
3	Coventry Rail Station	2.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.84 miles
2	M6 J3A	6.3 miles
3	M42 J6	6.07 miles
4	M6 J4	6.91 miles
5	M42 J7	7.06 miles

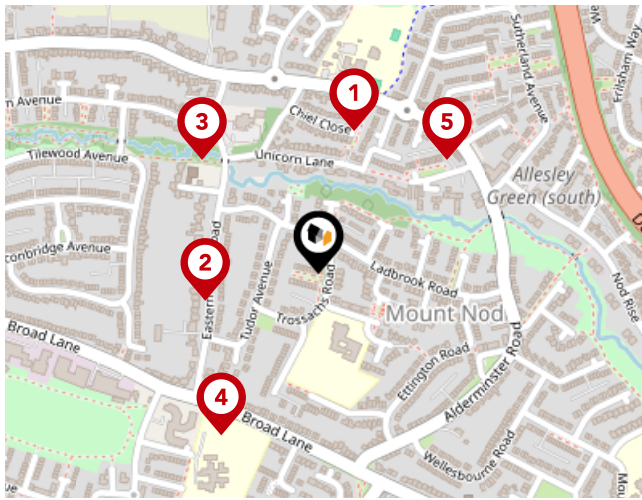


Airports/Helipads

Pin	Name	Distance
1	Baginton	5.3 miles
2	Birmingham Airport	7.11 miles
3	East Mids Airport	30.36 miles
4	Kidlington	41.79 miles

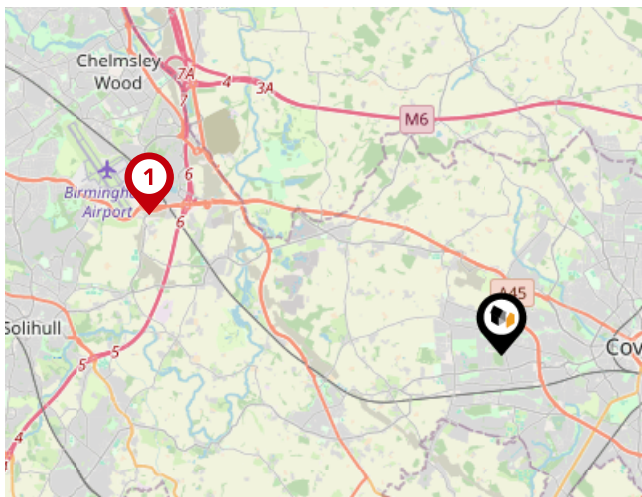
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shetland Close	0.17 miles
2	Tudor Avenue	0.13 miles
3	Unicorn House	0.19 miles
4	Hawthorne House	0.21 miles
5	Caithness Close	0.19 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.84 miles

Market Sold in Street



6, Tredington Road, Coventry, CV5 7BN		Terraced House
Last Sold Date:	31/03/2023	
Last Sold Price:	£232,000	
10, Tredington Road, Coventry, CV5 7BN		Terraced House
Last Sold Date:	31/10/2016	30/11/1999
Last Sold Price:	£173,500	£62,000
1, Tredington Road, Coventry, CV5 7BN		Semi-detached House
Last Sold Date:	14/12/2007	24/08/2000
Last Sold Price:	£195,000	£97,000
2, Tredington Road, Coventry, CV5 7BN		Semi-detached House
Last Sold Date:	28/11/2005	
Last Sold Price:	£180,000	

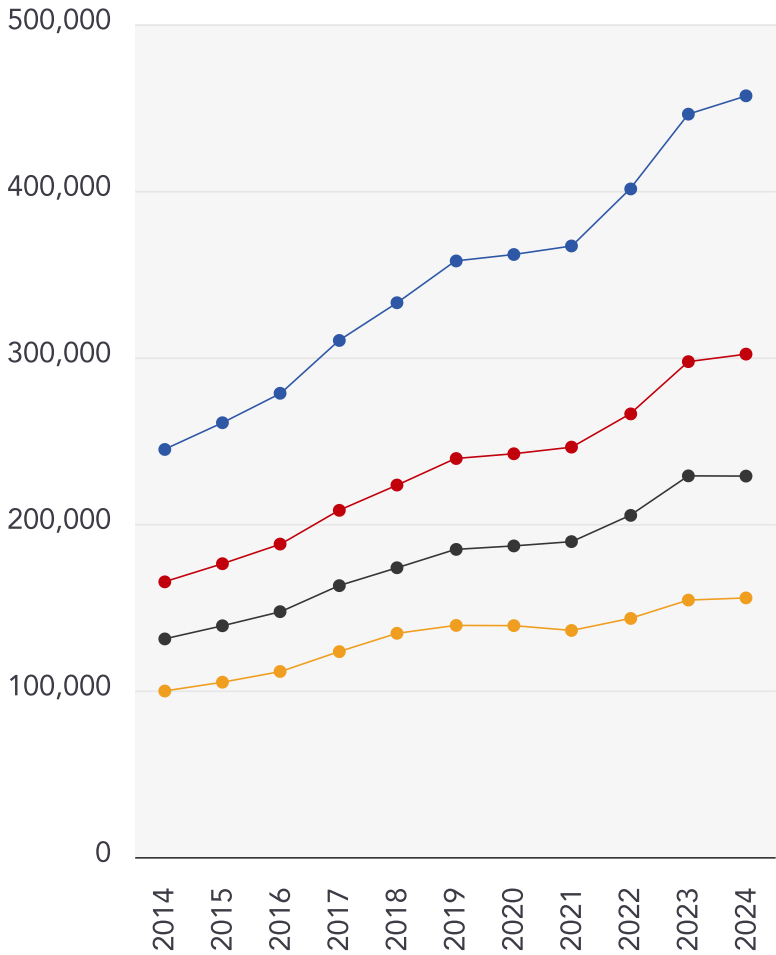
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



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



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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