



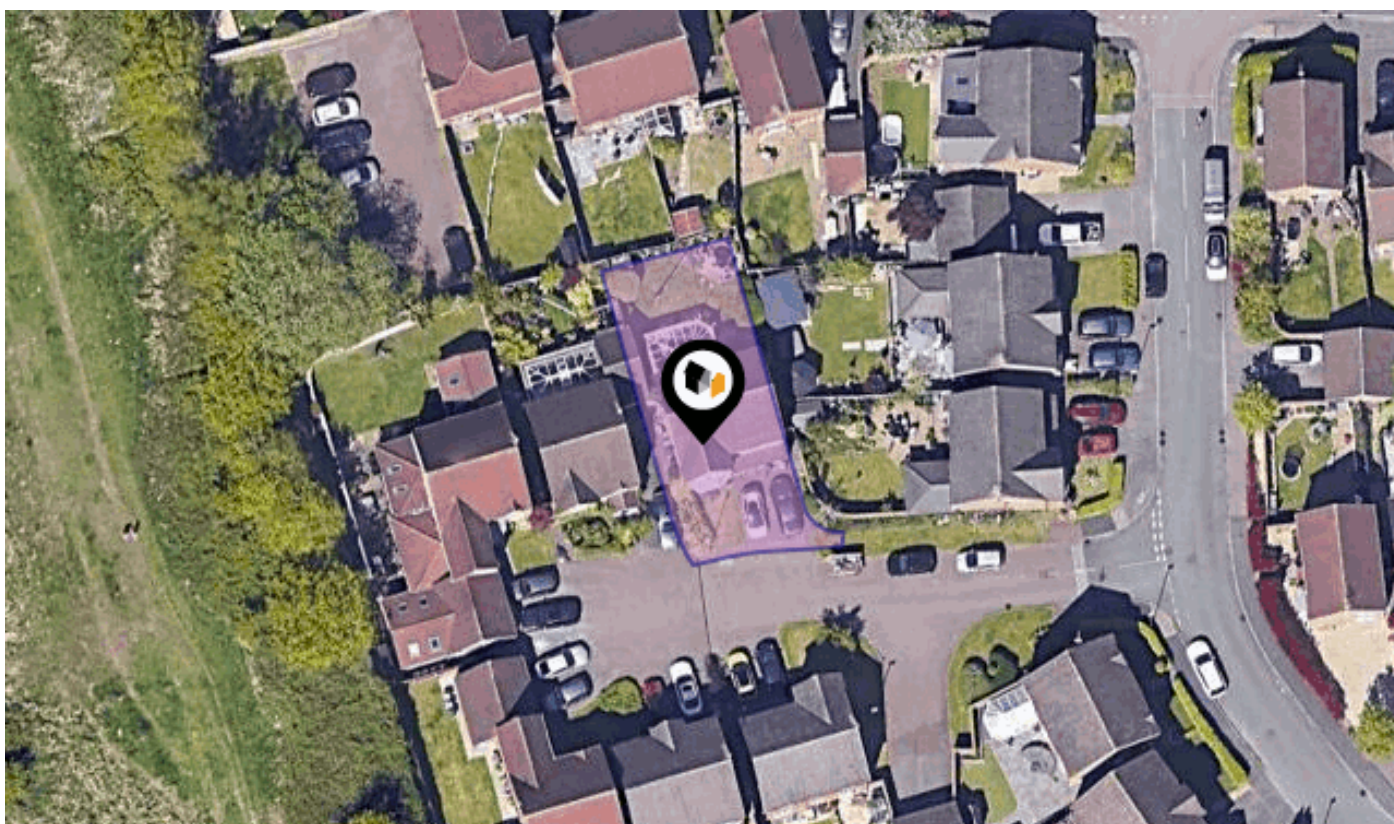
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17<sup>th</sup> September 2024



## FEIN BANK, COVENTRY, CV4

OIRO : £435,000

### Walmsley's The Way to Move

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# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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#### **A key facts guide for buyers & interested parties**

A much loved detached modern family home

Four excellent bedrooms

Driveway, integral garage, utility room & pod point

Open plan kitchen dining & family room

French doors into spacious sitting room

Conservatory/dining area extension

Four piece family bathroom, ensuite shower room & cloakroom

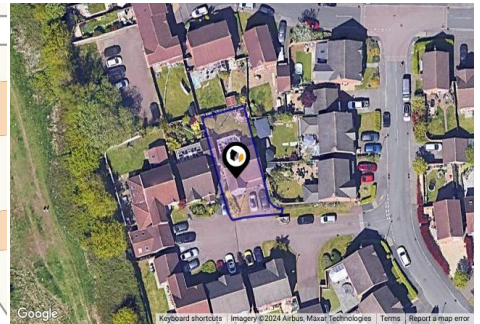
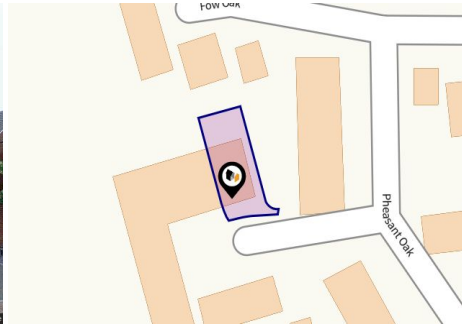
Landscaped gardens with lawn, patio & mature planting

West Coventry location close to A45 & Birmingham International

EPC Ordered, Full dimensions within floor plan

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

# Property Overview



## Property

<b>Type:</b>	Detached	<b>OIRO:</b>	£435,000
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,420 ft <sup>2</sup> / 132 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	2003		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,806		
<b>Title Number:</b>	WM794808		

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>71</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



COVENTRY, CV4

Energy rating

# C

Valid until 18.03.2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

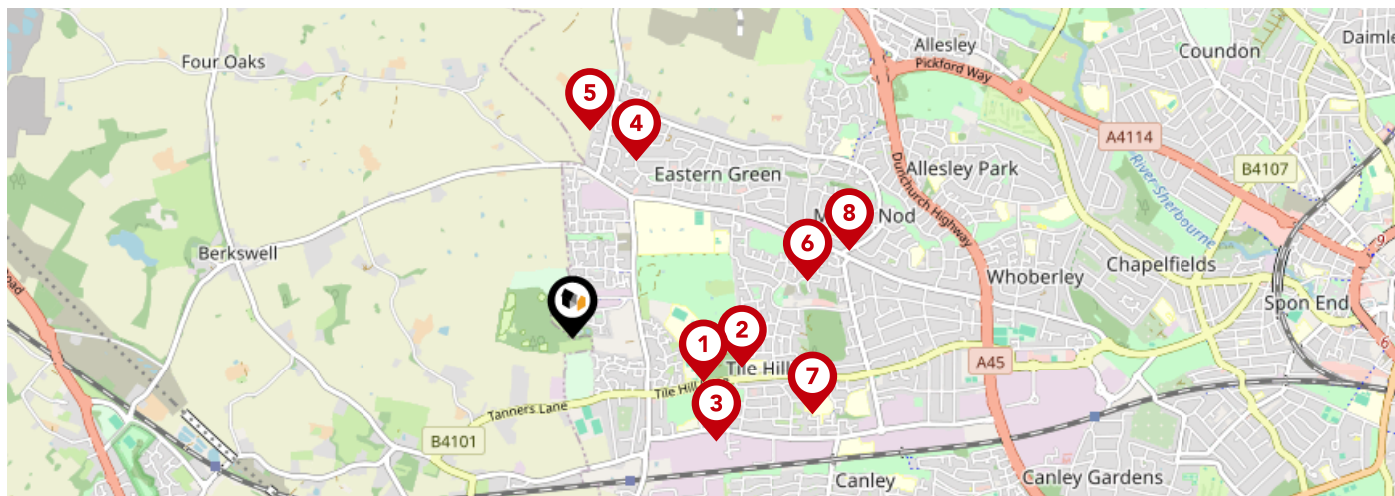


### Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	132 m <sup>2</sup>

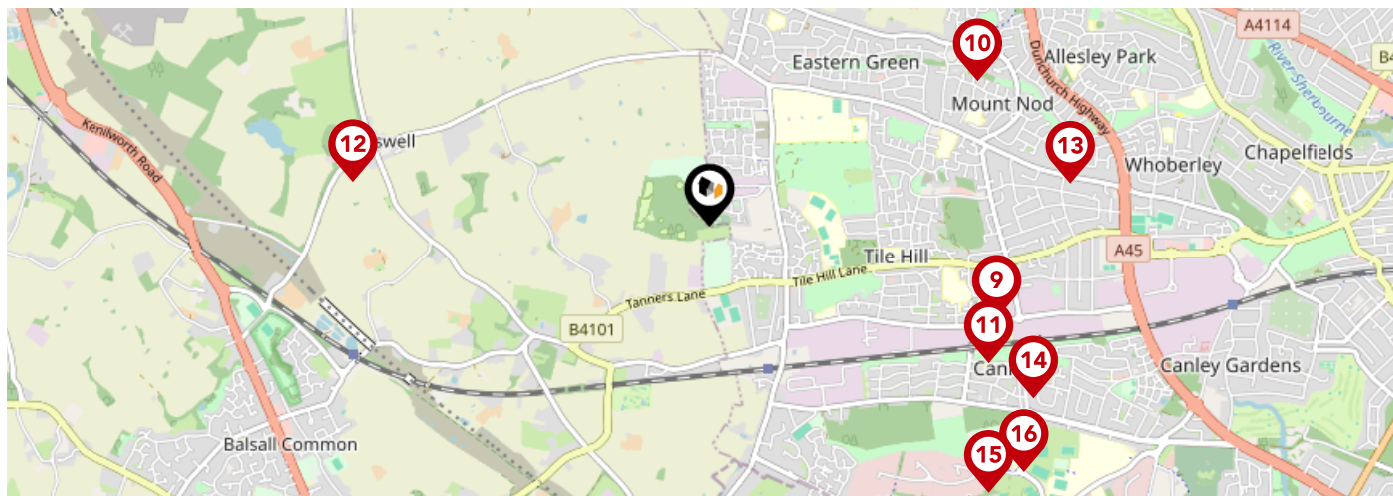


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>West Coventry Academy</b> Ofsted Rating: Good   Pupils: 1236   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Our Lady of the Assumption Catholic Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Leigh Church of England Academy</b> Ofsted Rating: Good   Pupils: 223   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Eastern Green Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Andrew's Church of England Infant School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Limbrick Wood Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hereward College of Further Education</b> Ofsted Rating: Good   Pupils:0   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 321   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

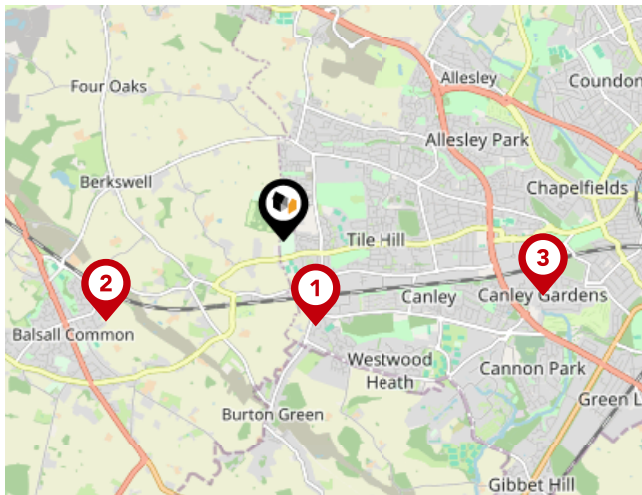
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 666   Distance:1.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Finham Park 2</b> Ofsted Rating: Good   Pupils: 711   Distance:1.4</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Berkswell Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 242   Distance:1.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Charter Academy</b> Ofsted Rating: Good   Pupils: 344   Distance:1.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>The National Mathematics and Science College</b> Ofsted Rating: Not Rated   Pupils: 137   Distance:1.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>WMG Academy for Young Engineers</b> Ofsted Rating: Good   Pupils: 504   Distance:1.79</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

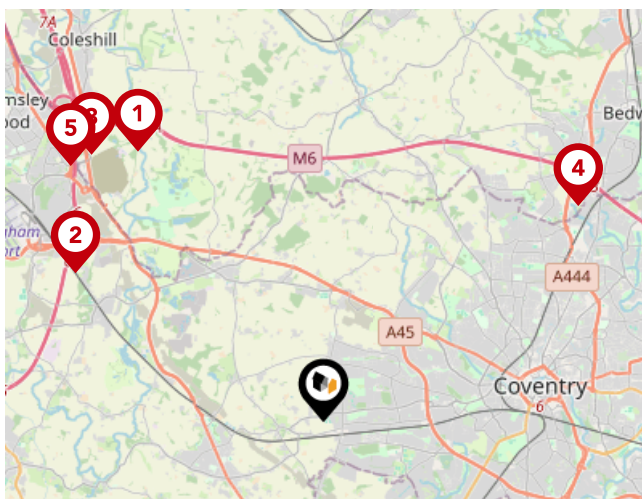
# Area

## Transport (National)



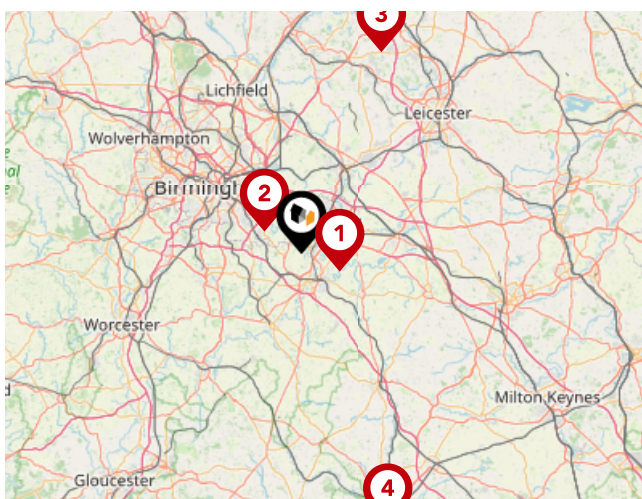
### National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	0.83 miles
2	Berkswell Rail Station	1.76 miles
3	Canley Rail Station	2.41 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3A	5.92 miles
2	M42 J6	5.24 miles
3	M6 J4	6.41 miles
4	M6 J3	6.05 miles
5	M42 J7	6.5 miles



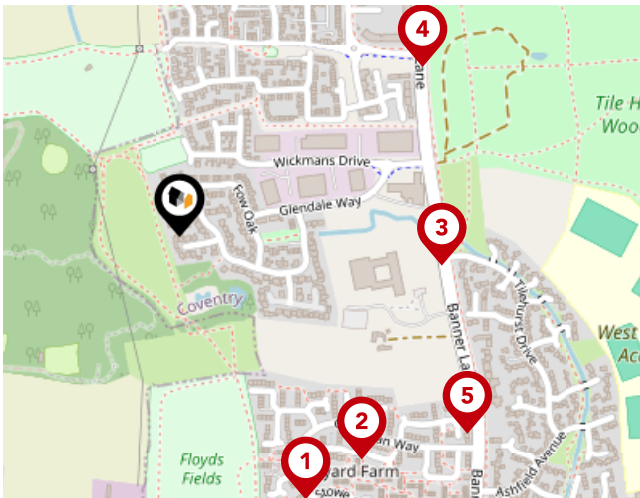
### Airports/Helipads

Pin	Name	Distance
1	Baginton	6.05 miles
2	Birmingham Airport	6.28 miles
3	East Mids Airport	31.24 miles
4	Kidlington	41.65 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Tanyard Farm Terminus	0.33 miles
2	Edgehill Place	0.33 miles
3	Avalon Court	0.3 miles
4	The Venue	0.34 miles
5	Ensign Close	0.39 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.01 miles

# Market Sold in Street



<b>5, Fein Bank, Coventry, CV4 9XQ</b>			Detached House
Last Sold Date:	09/10/2020	27/02/2003	
Last Sold Price:	£395,000	£204,995	
<b>4, Fein Bank, Coventry, CV4 9XQ</b>			Detached House
Last Sold Date:	28/11/2013	07/03/2003	
Last Sold Price:	£375,000	£269,995	
<b>6, Fein Bank, Coventry, CV4 9XQ</b>			Detached House
Last Sold Date:	06/12/2010	27/02/2003	
Last Sold Price:	£270,000	£218,995	
<b>2, Fein Bank, Coventry, CV4 9XQ</b>			Detached House
Last Sold Date:	29/10/2010	27/03/2003	
Last Sold Price:	£280,000	£221,995	
<b>3, Fein Bank, Coventry, CV4 9XQ</b>			Detached House
Last Sold Date:	24/04/2003		
Last Sold Price:	£269,495		
<b>1, Fein Bank, Coventry, CV4 9XQ</b>			Detached House
Last Sold Date:	28/03/2003		
Last Sold Price:	£217,995		

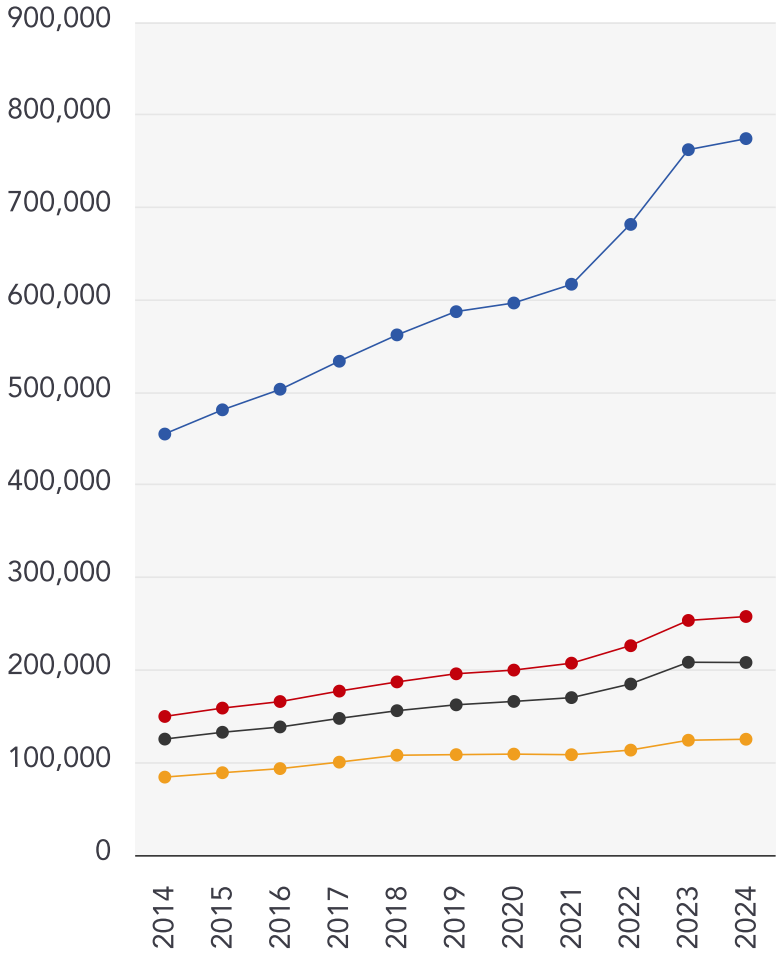
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



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



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## 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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