



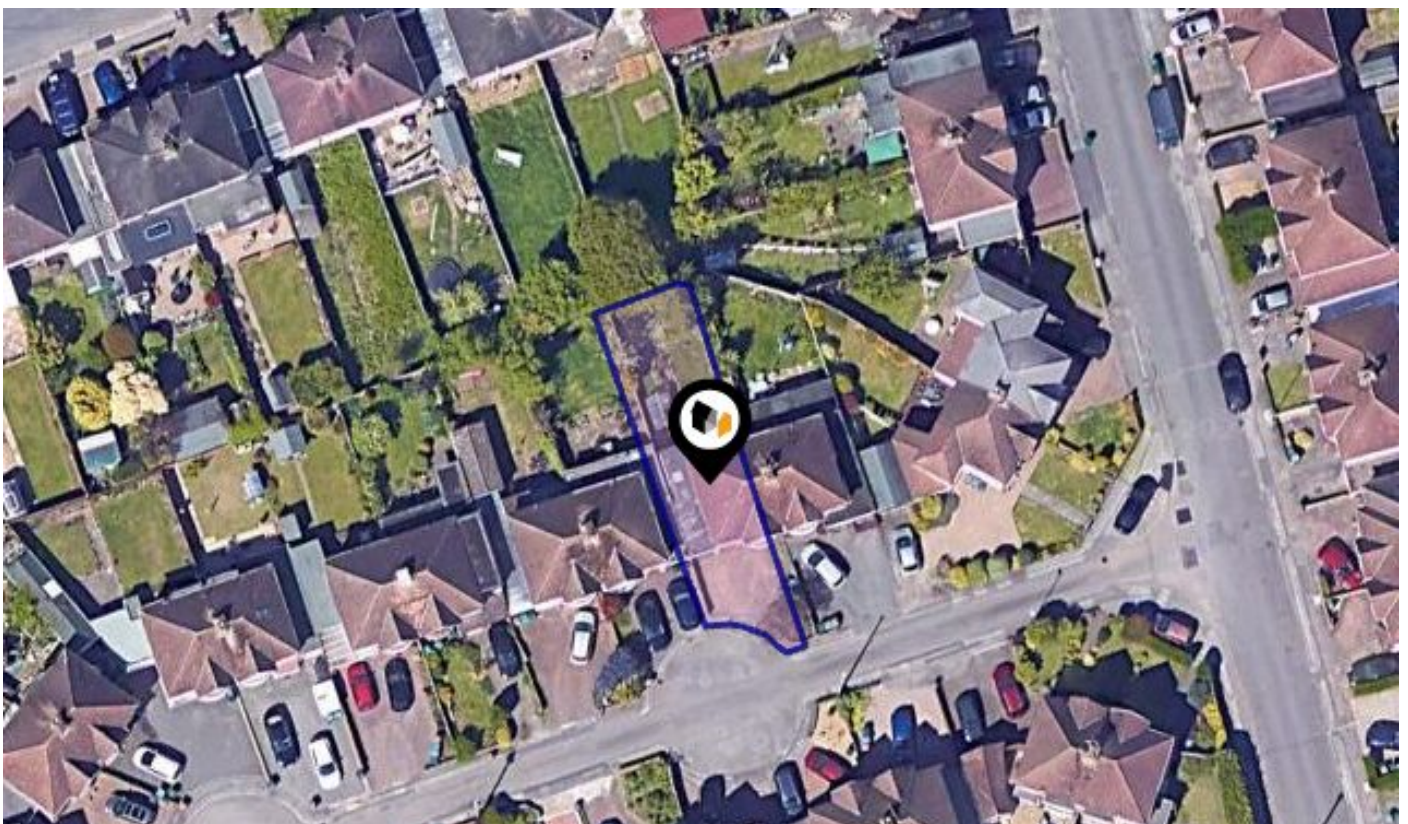
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 23rd September 2024



THE EARLS CROFT, COVENTRY, CV3

OIRO : £320,000

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 spacious & extended three bedroom semi detached home

Driveway, foregarden & garage

Kitchen & utility room

Extended living dining room with French doors to gardens

Mature & private rear gardens

Ideal Cheylesmore location close to local amenities & schooling

Gas central heating & double glazing

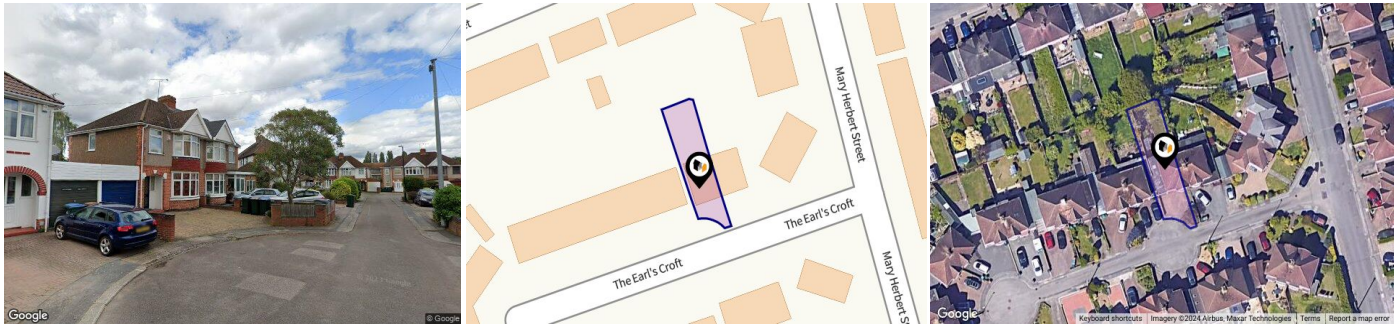
EPC Rating D, Total 1263 Sq. Ft. or 117 Sq.M

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 Overview



Property

Type:	Semi-Detached	OIRO:	£320,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,263 ft ² / 117 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,041		
Title Number:	WK41374		

Local Area

Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



The Earls Croft, CV3

Energy rating

D

Valid until 17.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

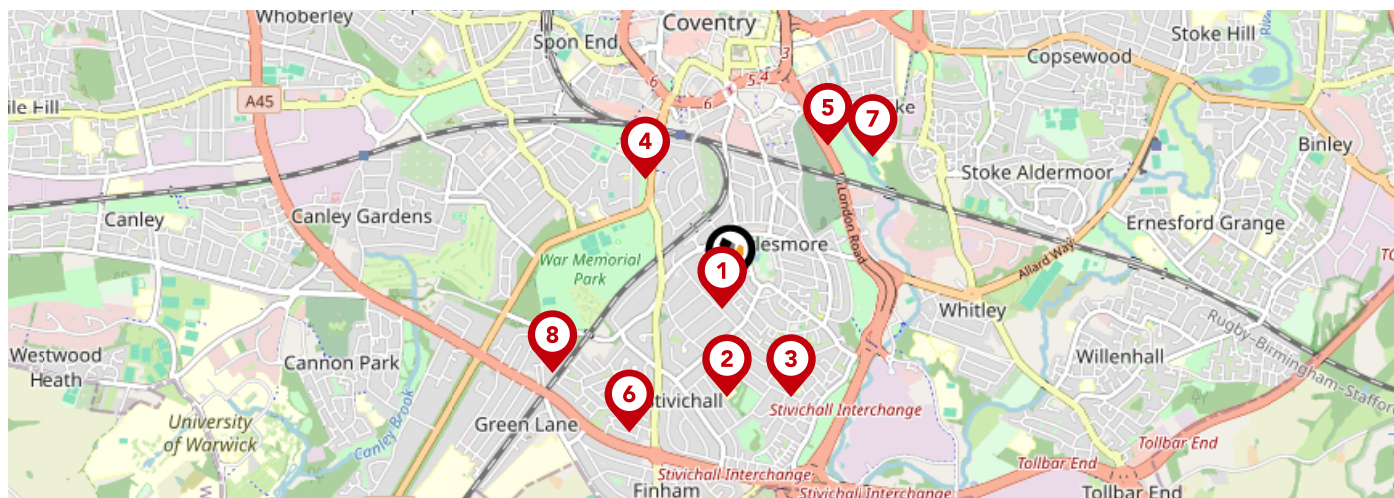
EPC - Additional Data



Additional EPC Data

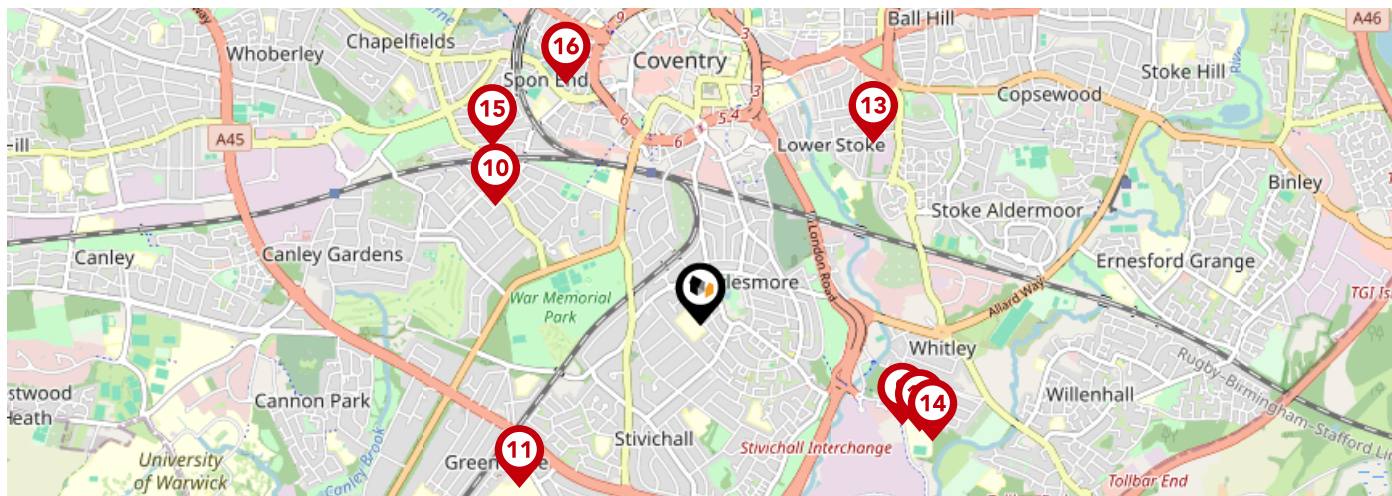
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 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 58% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	86 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

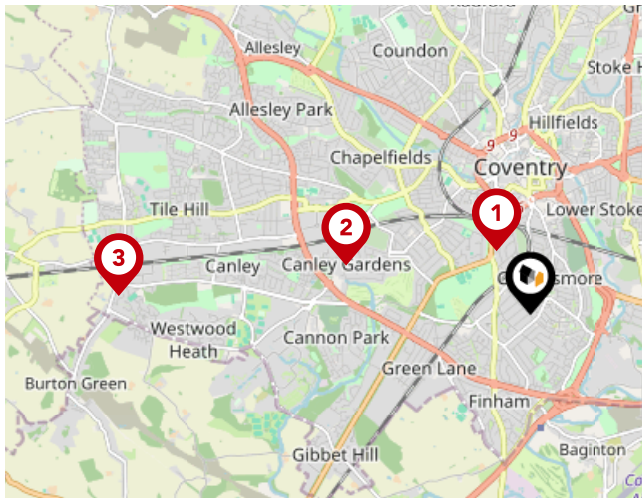
Area Schools



		Nursery	Primary	Secondary	College	Private
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.07	<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:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:1.14	<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:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

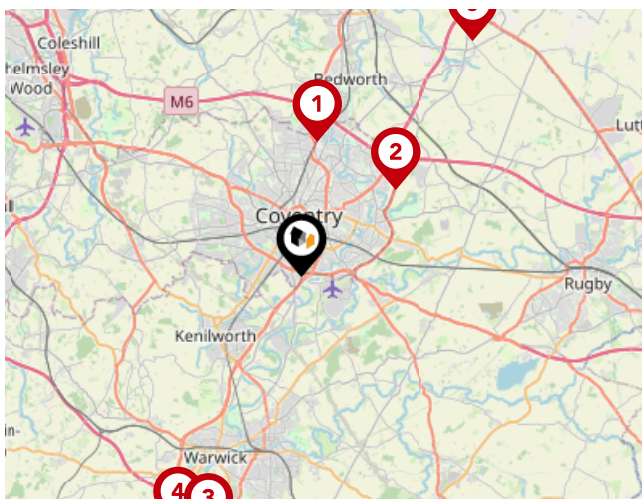
Area

Transport (National)



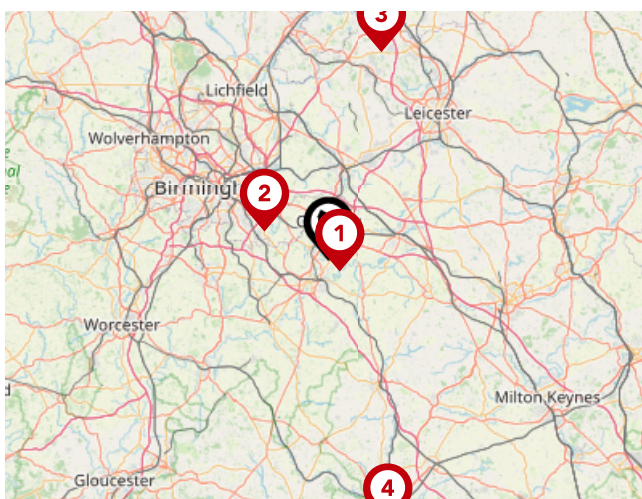
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.66 miles
2	Canley Rail Station	1.72 miles
3	Tile Hill Rail Station	3.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.9 miles
2	M6 J2	4.64 miles
3	M40 J14	9.99 miles
4	M40 J15	10.2 miles
5	M69 J1	10.5 miles

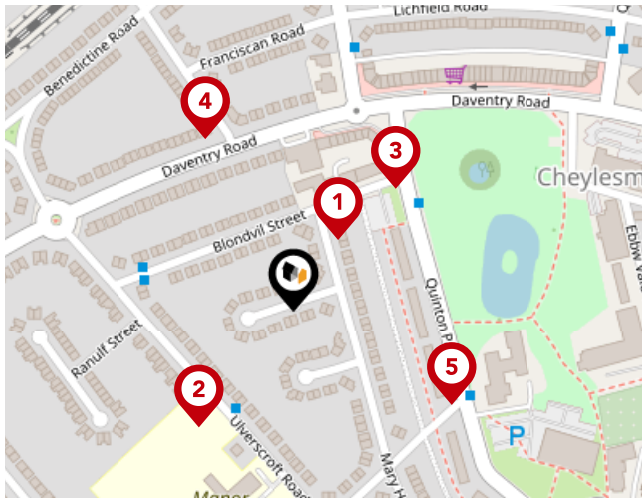


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.23 miles
2	Birmingham Airport	10.29 miles
3	East Mids Airport	30.92 miles
4	Kidlington	39.7 miles

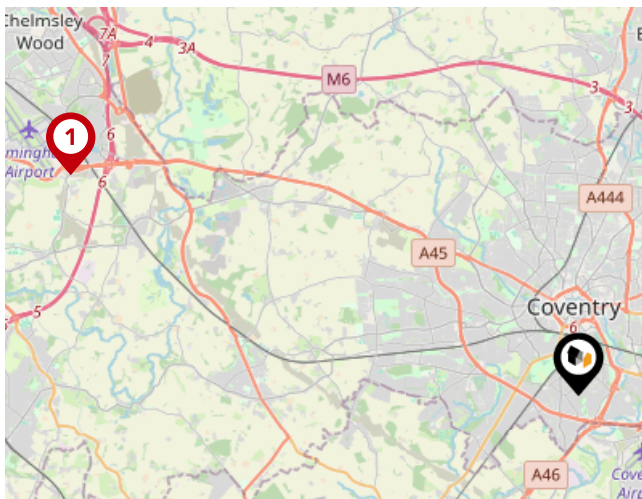
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mary Herbert St	0.05 miles
2	Manor Park School	0.08 miles
3	Blondvil St	0.09 miles
4	Franciscan Rd	0.11 miles
5	Quinton Lodge	0.1 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.02 miles

Market Sold in Street



19, The Earls Croft, Coventry, CV3 5ES				Semi-detached House
Last Sold Date:	17/12/2021			
Last Sold Price:	£230,000			
3, The Earls Croft, Coventry, CV3 5ES				Semi-detached House
Last Sold Date:	17/04/2019			
Last Sold Price:	£216,500			
13, The Earls Croft, Coventry, CV3 5ES				Semi-detached House
Last Sold Date:	08/09/2017	28/08/2009	17/01/1996	
Last Sold Price:	£260,000	£195,000	£65,000	
12, The Earls Croft, Coventry, CV3 5ES				Semi-detached House
Last Sold Date:	31/03/2016			
Last Sold Price:	£230,000			
10, The Earls Croft, Coventry, CV3 5ES				Semi-detached House
Last Sold Date:	17/01/2014	12/07/2002		
Last Sold Price:	£190,000	£114,000		
17, The Earls Croft, Coventry, CV3 5ES				Semi-detached House
Last Sold Date:	23/07/2012	11/03/2002		
Last Sold Price:	£125,000	£82,000		
8, The Earls Croft, Coventry, CV3 5ES				Semi-detached House
Last Sold Date:	25/02/2011	14/09/2001		
Last Sold Price:	£185,000	£110,000		
2, The Earls Croft, Coventry, CV3 5ES				Semi-detached House
Last Sold Date:	04/12/2009	17/12/2004		
Last Sold Price:	£186,000	£155,000		
20, The Earls Croft, Coventry, CV3 5ES				Semi-detached House
Last Sold Date:	23/06/2006	05/11/1999		
Last Sold Price:	£175,000	£80,000		
24, The Earls Croft, Coventry, CV3 5ES				Semi-detached House
Last Sold Date:	10/04/2006			
Last Sold Price:	£175,000			
16, The Earls Croft, Coventry, CV3 5ES				Semi-detached House
Last Sold Date:	17/06/2004	30/04/1999	09/02/1996	
Last Sold Price:	£164,950	£84,500	£63,000	
23, The Earls Croft, Coventry, CV3 5ES				Semi-detached House
Last Sold Date:	16/01/2004			
Last Sold Price:	£156,500			

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

Market Sold in Street



4, The Earls Croft, Coventry, CV3 5ES			Semi-detached House
Last Sold Date:	17/06/2003	28/02/1997	
Last Sold Price:	£115,000	£73,000	
7, The Earls Croft, Coventry, CV3 5ES			Semi-detached House
Last Sold Date:	04/07/2002	26/03/1999	
Last Sold Price:	£102,400	£79,000	
1, The Earls Croft, Coventry, CV3 5ES			Semi-detached House
Last Sold Date:	20/04/2000	21/08/1998	03/07/1996
Last Sold Price:	£91,500	£73,500	£62,000
5, The Earls Croft, Coventry, CV3 5ES			Semi-detached House
Last Sold Date:	09/10/1998		
Last Sold Price:	£72,000		

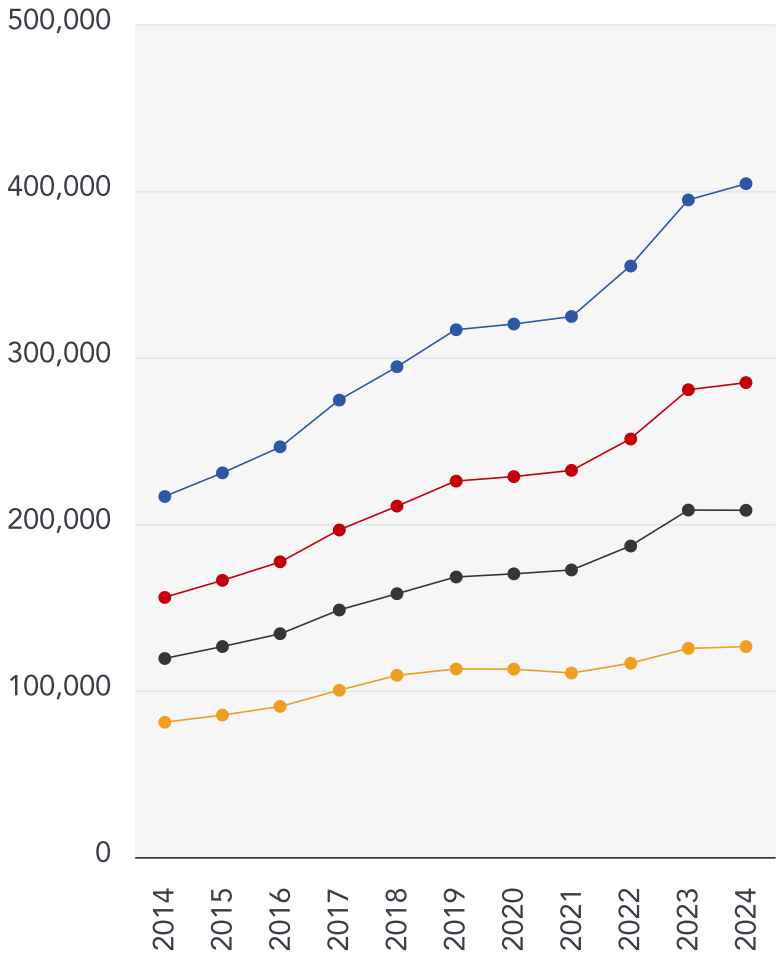
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+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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