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Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26<sup>th</sup> September 2024



## CEDARS AVENUE, COVENTRY, CV6

Asking Price : £260,000

### Walmsley's The Way to Move

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

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www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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#### **Your property details in brief.....**

A beautifully presented & cleverly refurbished three bedroom family home

Refitted modern bathroom & open plan kitchen dining family room

Exceptional tiled & secure South facing terrace with generous grounds beyond

Separate sitting room with bay window

Gas central heating (newly fitted boiler) & double glazing

Outhouse & detached "former" garage now "gym/store/workshop"

Ideal Coundon location close to local amenities & schooling

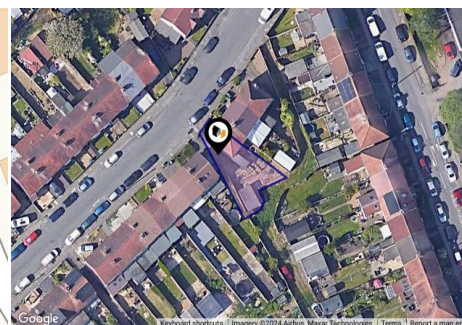
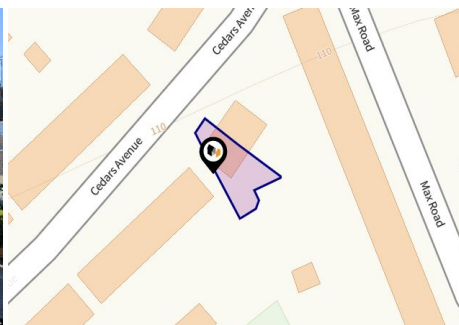
EPC Rating D, Total 1057 Sq. Ft. or 98 Sq.M Approx inc Garage/workshop

*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:	Terraced
Bedrooms:	3
Floor Area:	807 ft <sup>2</sup> / 75 m <sup>2</sup>
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	MM114214

Asking Price:	£260,000
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)

<b>15</b> mb/s	<b>49</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Cedars Avenue, CV6

Energy rating

# D

Valid until 23.03.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

# Property

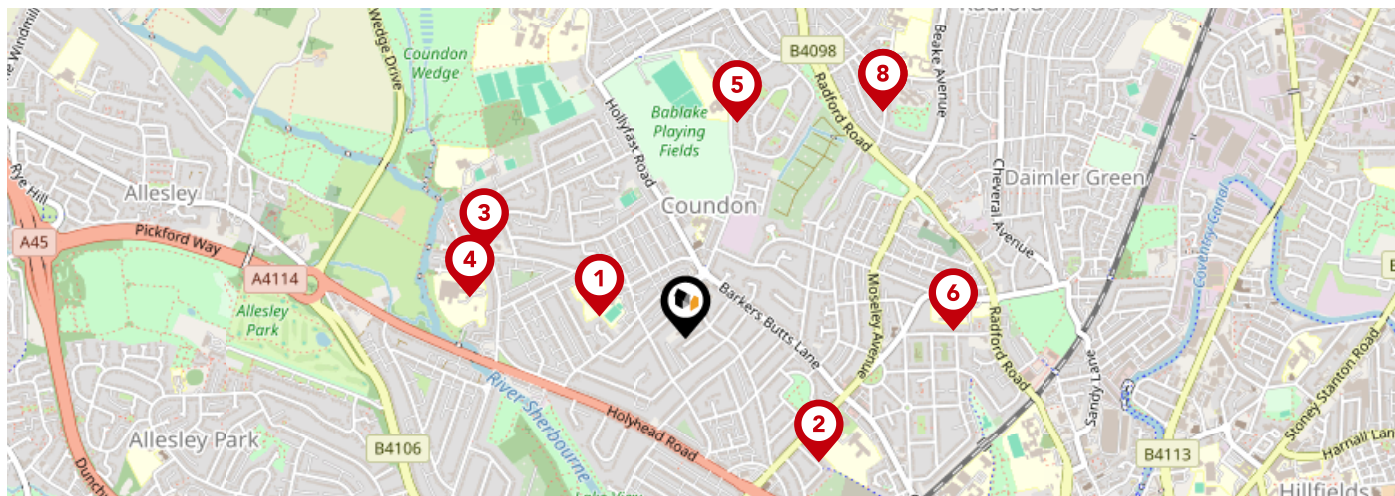
## EPC - Additional Data



### Additional EPC Data

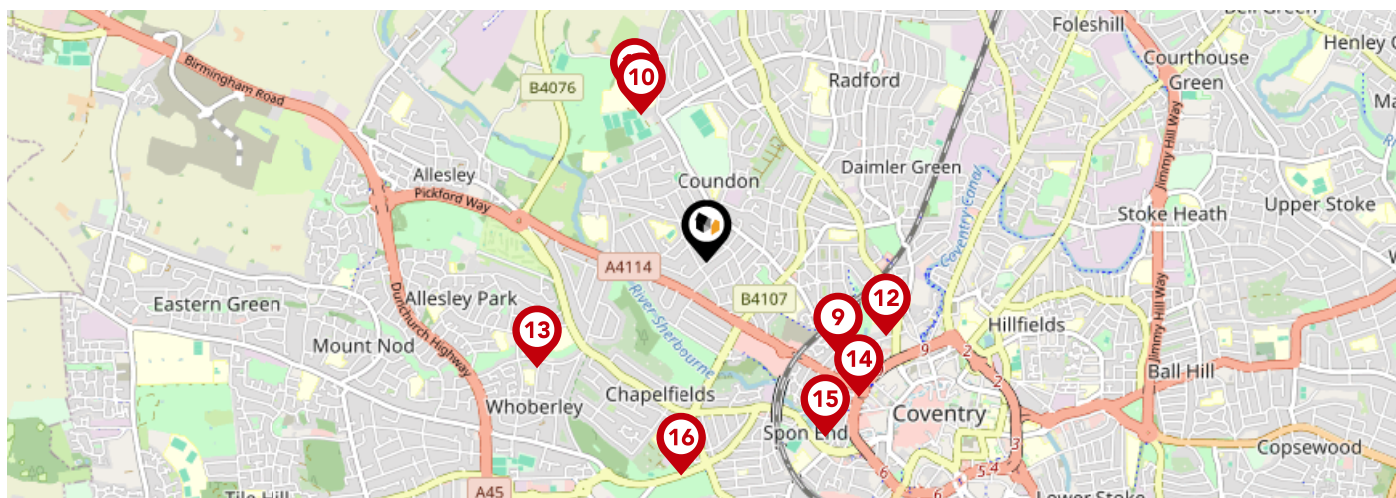
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 46% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	75 m <sup>2</sup>









# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Kingsbury Academy</b> Ofsted Rating: Requires improvement   Pupils: 99   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:0.5</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Radford Primary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Hill Farm Academy</b> Ofsted Rating: Good   Pupils: 478   Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

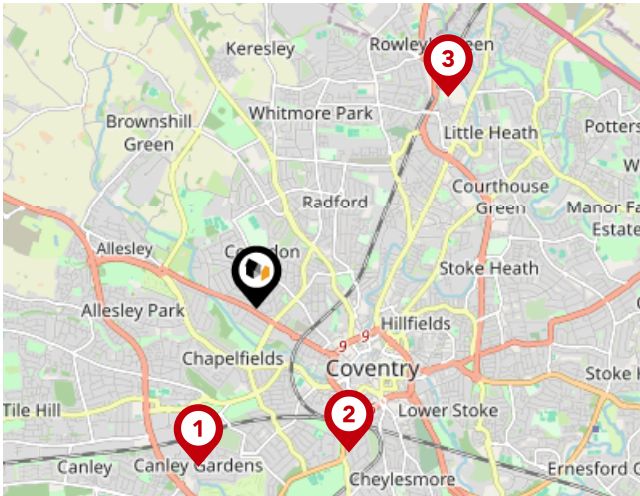
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hollyfast Primary School</b> Ofsted Rating: Good   Pupils: 656   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Court</b> Ofsted Rating: Requires improvement   Pupils: 1919   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

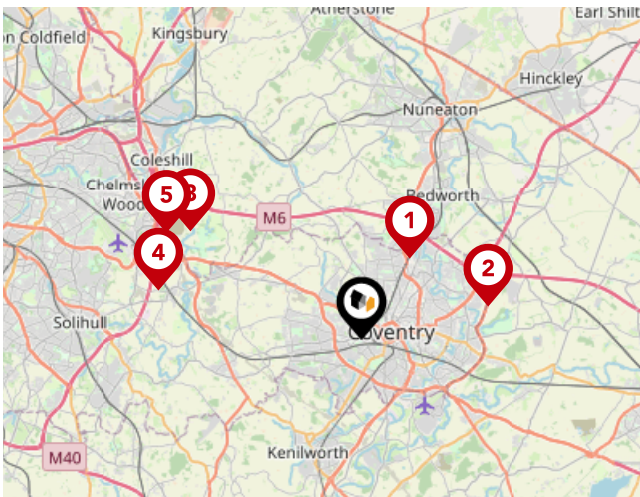
# Area

## Transport (National)



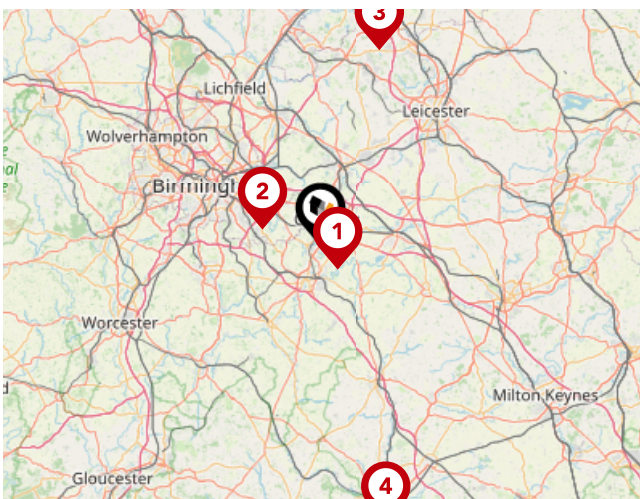
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.53 miles
2	Coventry Rail Station	1.55 miles
3	Coventry Arena Rail Station	2.59 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.45 miles
2	M6 J2	4.75 miles
3	M6 J3A	7.36 miles
4	M42 J6	7.56 miles
5	M6 J4	8.08 miles



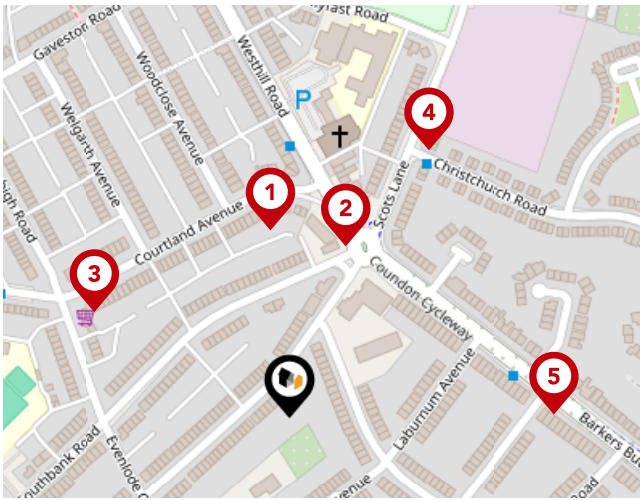
### Airports/HELIPADS

Pin	Name	Distance
1	Baginton	4.42 miles
2	Birmingham Airport	8.57 miles
3	East Mids Airport	29.41 miles
4	Kidlington	41.79 miles



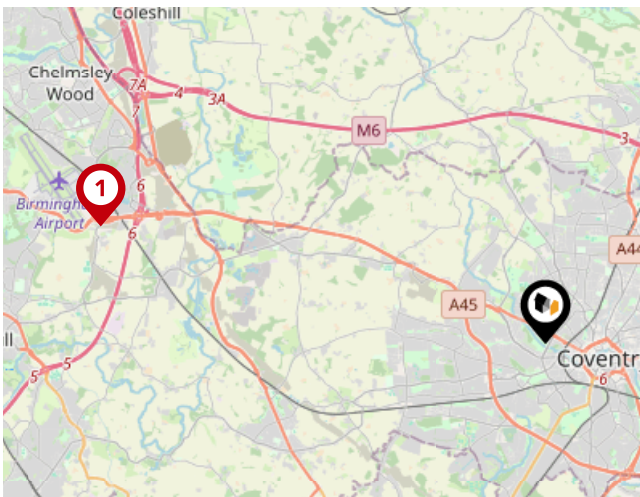
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Woodclose Avenue	0.11 miles
2	Christ the King Church	0.1 miles
3	Denbigh Rd	0.13 miles
4	Christchurch Rd	0.17 miles
5	Ashwood Avenue	0.15 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.32 miles

# Market Sold in Street



<b>45, Cedars Avenue, Coventry, CV6 1DQ</b>					Terraced House
Last Sold Date:	29/02/2024	18/06/2021	19/10/2015	22/02/2013	
Last Sold Price:	£215,000	£190,000	£141,750	£127,500	
<b>49, Cedars Avenue, Coventry, CV6 1DQ</b>					Terraced House
Last Sold Date:	04/12/2020	21/12/2006	16/09/1998		
Last Sold Price:	£180,000	£135,000	£42,750		
<b>37, Cedars Avenue, Coventry, CV6 1DQ</b>					Terraced House
Last Sold Date:	20/11/2020				
Last Sold Price:	£166,000				
<b>57, Cedars Avenue, Coventry, CV6 1DQ</b>					Terraced House
Last Sold Date:	23/10/2020	11/07/2012			
Last Sold Price:	£193,000	£125,000			
<b>73, Cedars Avenue, Coventry, CV6 1DQ</b>					Terraced House
Last Sold Date:	06/12/2019				
Last Sold Price:	£235,000				
<b>35, Cedars Avenue, Coventry, CV6 1DQ</b>					Terraced House
Last Sold Date:	01/11/2018	25/04/2014			
Last Sold Price:	£216,000	£118,000			
<b>19, Cedars Avenue, Coventry, CV6 1DQ</b>					Semi-detached House
Last Sold Date:	27/07/2018				
Last Sold Price:	£162,500				
<b>25, Cedars Avenue, Coventry, CV6 1DQ</b>					Terraced House
Last Sold Date:	04/04/2018	17/04/2014	17/10/2005		
Last Sold Price:	£158,000	£139,500	£130,500		
<b>53, Cedars Avenue, Coventry, CV6 1DQ</b>					Terraced House
Last Sold Date:	19/06/2017	02/12/2016			
Last Sold Price:	£196,000	£130,000			
<b>43, Cedars Avenue, Coventry, CV6 1DQ</b>					Terraced House
Last Sold Date:	31/03/2017	05/11/2004	14/02/1997		
Last Sold Price:	£159,000	£134,000	£52,000		
<b>15, Cedars Avenue, Coventry, CV6 1DQ</b>					Terraced House
Last Sold Date:	10/07/2006	31/08/2005			
Last Sold Price:	£136,000	£118,000			
<b>41, Cedars Avenue, Coventry, CV6 1DQ</b>					Terraced House
Last Sold Date:	25/07/2005				
Last Sold Price:	£119,950				

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

# Market Sold in Street



<b>29, Cedars Avenue, Coventry, CV6 1DQ</b>	Terraced House	
Last Sold Date:	17/10/2003	
Last Sold Price:	£103,500	
<b>65, Cedars Avenue, Coventry, CV6 1DQ</b>	Terraced House	
Last Sold Date:	29/08/2003	30/06/2000
Last Sold Price:	£146,500	£82,000
<b>51, Cedars Avenue, Coventry, CV6 1DQ</b>	Terraced House	
Last Sold Date:	24/05/2002	26/07/1996
Last Sold Price:	£67,000	£40,000
<b>67, Cedars Avenue, Coventry, CV6 1DQ</b>	Terraced House	
Last Sold Date:	16/06/2000	
Last Sold Price:	£58,000	
<b>69, Cedars Avenue, Coventry, CV6 1DQ</b>	Terraced House	
Last Sold Date:	25/02/2000	
Last Sold Price:	£60,000	
<b>23, Cedars Avenue, Coventry, CV6 1DQ</b>	Terraced House	
Last Sold Date:	10/09/1999	
Last Sold Price:	£55,000	
<b>33, Cedars Avenue, Coventry, CV6 1DQ</b>	Terraced House	
Last Sold Date:	25/09/1998	
Last Sold Price:	£54,000	
<b>59, Cedars Avenue, Coventry, CV6 1DQ</b>	Terraced House	
Last Sold Date:	19/12/1997	
Last Sold Price:	£48,750	

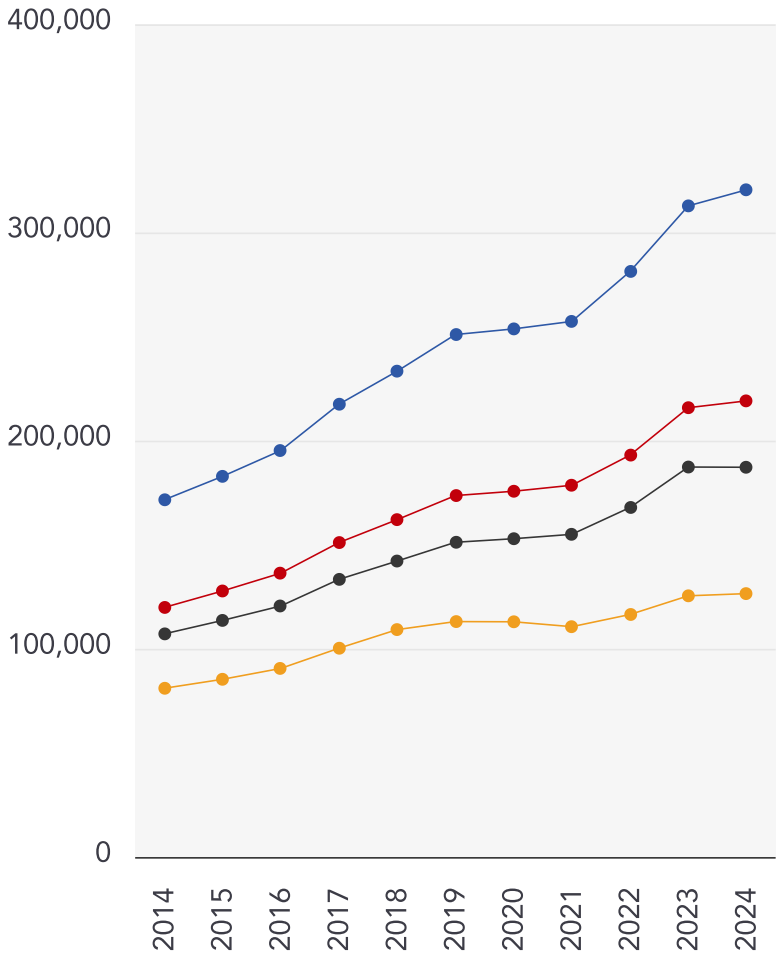
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# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



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



/walmsleysthewaytomove



/walmsleysthewaytomove/



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# Agent Disclaimer



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## Important - Please Read

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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.

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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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