



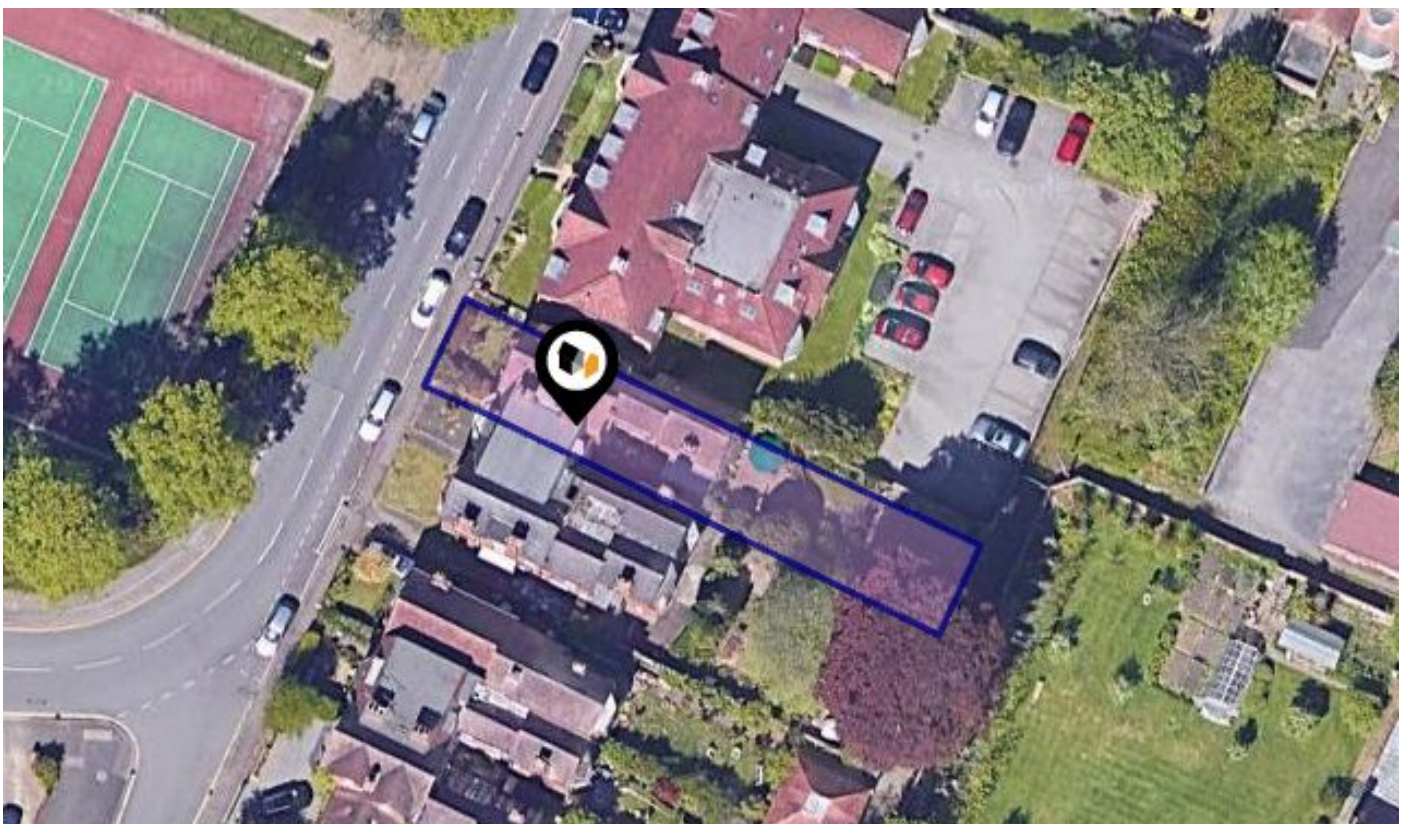
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 27<sup>th</sup> September 2024



## DALTON ROAD, COVENTRY, CV5

Asking Price : £795,000

### 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



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### Dear Buyers & interested parties

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

An exceptional Victorian end of terrace home with secure gated vehicular access

Five double bedrooms over 1st & purpose built 2nd floor

Kitchen breakfast room, grand dining room & generous sitting room with bay window

Cellar, Utility room & ground floor shower room

Stunning original features throughout

South East facing, mature rear gardens

A versatile garden room/bar/gymnasium/garage to the rear

Situated directly opposite the delightful Spencer Park

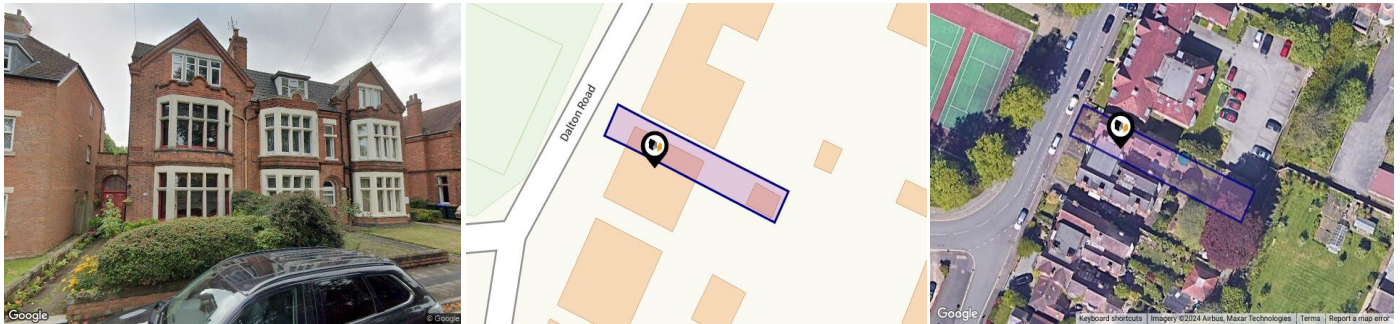
A short walk to King Henry VIII, Train Station & Memorial Park

EPC Rating E, Total 3105 Sq. Ft. or 288 Sq.M Approx inc Garage/workshop/Garden Room

*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

<b>Type:</b>	Terraced	<b>Asking Price:</b>	£795,000
<b>Bedrooms:</b>	5	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	3,105 ft <sup>2</sup> / 288 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,316		
<b>Title Number:</b>	WM620129		

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



COVENTRY, CV5

Energy rating

# E

Valid until 14.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	44   E	
21-38	F		
1-20	G		

# Property

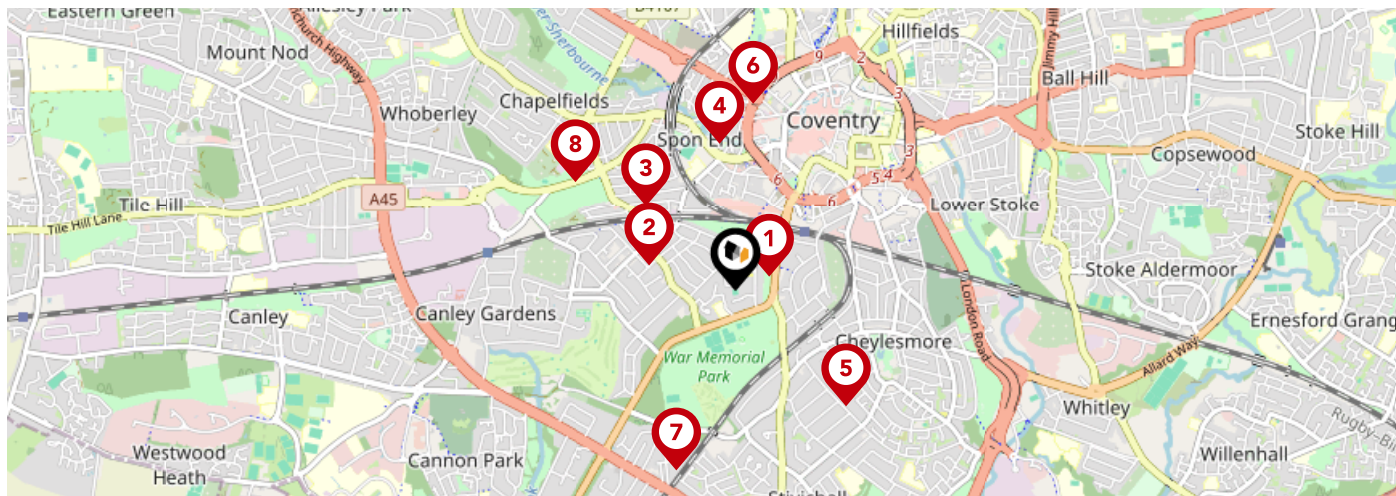
## EPC - Additional Data



### Additional EPC Data

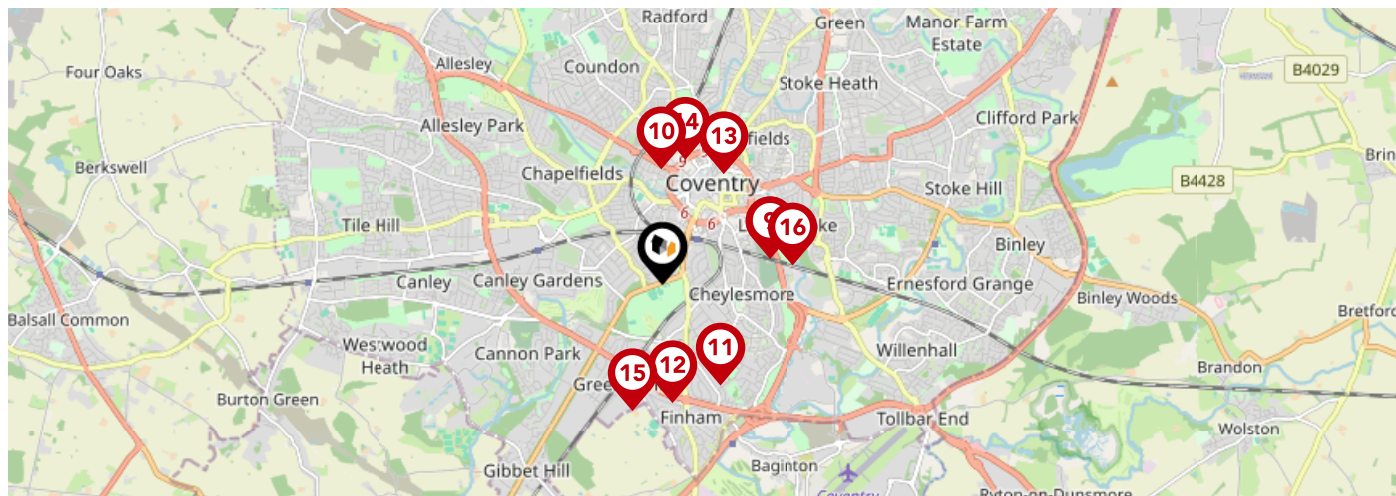
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Partial double glazing
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler 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 96% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	228 m <sup>2</sup>









# Area Schools



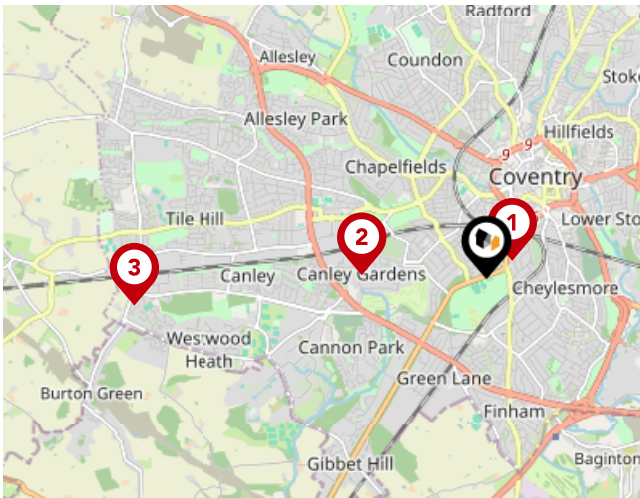
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



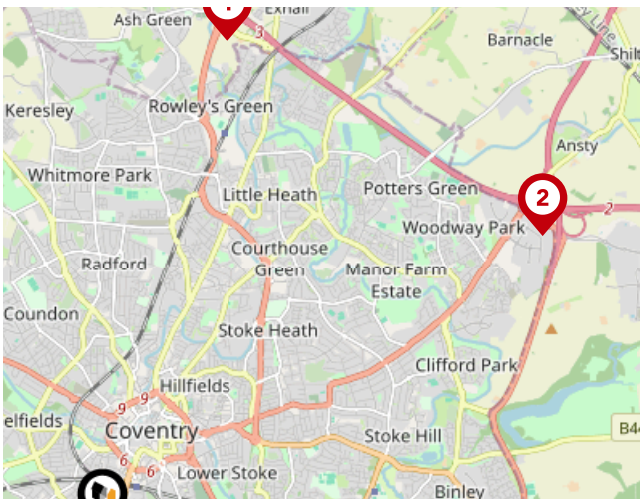
		Nursery	Primary	Secondary	College	Private
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.14	<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:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1724   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



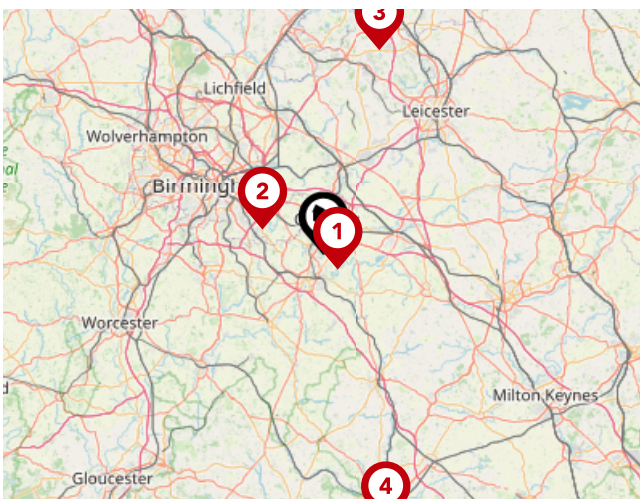
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.27 miles
2	Canley Rail Station	1.13 miles
3	Tile Hill Rail Station	3.2 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.58 miles
2	M6 J2	4.8 miles
3	M40 J14	10.24 miles
4	M40 J15	10.37 miles
5	M6 J3A	8.71 miles



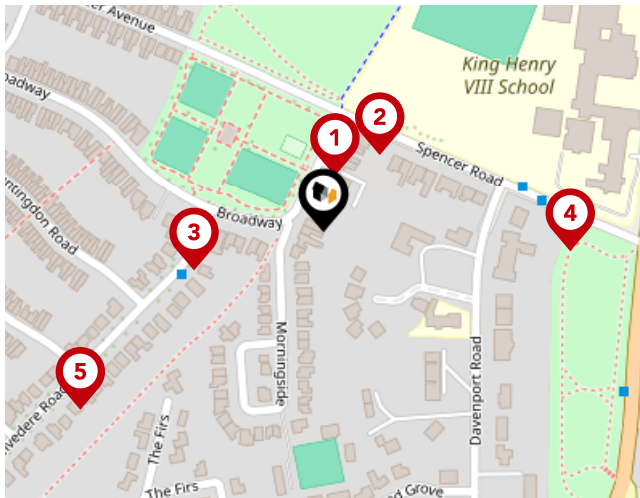
## Airports/Helipads

Pin	Name	Distance
1	Baginton	2.9 miles
2	Birmingham Airport	9.63 miles
3	East Mids Airport	30.64 miles
4	Kidlington	40.23 miles



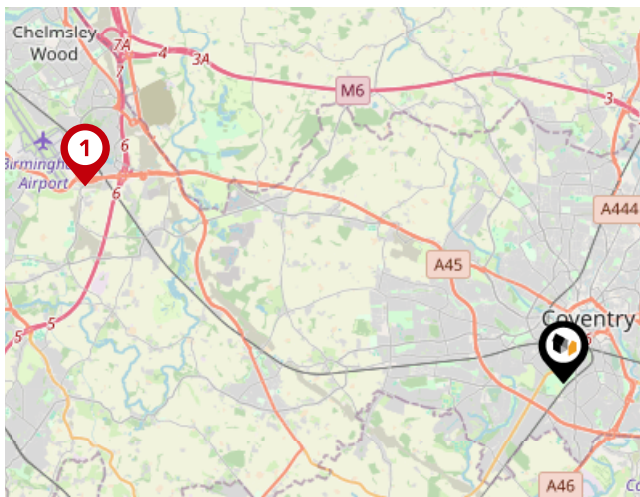
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Spencer Avenue	0.03 miles
2	Spencer Park	0.05 miles
3	Huntingdon Rd	0.08 miles
4	King Henry VIII School	0.14 miles
5	Mickleton Rd	0.17 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.36 miles

# Market Sold in Street



<b>Flat 11, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>				Flat-maisonette House
Last Sold Date:	15/03/2024	11/01/2008	29/06/2007	
Last Sold Price:	£240,000	£285,000	£285,000	
<b>Apartment 17, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>				Flat-maisonette House
Last Sold Date:	28/02/2024			
Last Sold Price:	£240,000			
<b>Flat 6, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>				Flat-maisonette House
Last Sold Date:	08/07/2022	20/03/2020	12/02/2014	29/06/2007
Last Sold Price:	£220,000	£250,000	£145,000	£253,000
<b>Apartment 4, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>				Flat-maisonette House
Last Sold Date:	26/11/2021			
Last Sold Price:	£205,000			
<b>Flat 15, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>				Flat-maisonette House
Last Sold Date:	07/12/2018			
Last Sold Price:	£250,000			
<b>11, Dalton Road, Coventry, CV5 6PB</b>				Terraced House
Last Sold Date:	30/08/2018			
Last Sold Price:	£900,000			
<b>Flat 1, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>				Flat-maisonette House
Last Sold Date:	09/03/2018	12/11/2015	29/05/2007	
Last Sold Price:	£225,000	£200,000	£240,000	
<b>Flat 2, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>				Flat-maisonette House
Last Sold Date:	27/10/2016	01/02/2013	28/03/2008	
Last Sold Price:	£155,000	£135,000	£143,000	
<b>Flat 10, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>				Flat-maisonette House
Last Sold Date:	28/06/2013	31/05/2007		
Last Sold Price:	£135,000	£200,000		
<b>Flat 9, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>				Flat-maisonette House
Last Sold Date:	11/04/2011	20/06/2007		
Last Sold Price:	£215,000	£240,000		
<b>12, Dalton Road, Coventry, CV5 6PB</b>				Detached House
Last Sold Date:	18/08/2010	30/08/2001		
Last Sold Price:	£470,000	£200,000		
<b>Flat 14, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>				Flat-maisonette House
Last Sold Date:	29/06/2007			
Last Sold Price:	£295,000			

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

# Market Sold in Street



<b>Flat 8, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>	Flat-maisonette House
Last Sold Date: 22/06/2007	
Last Sold Price: £215,000	
<b>Flat 3, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>	Flat-maisonette House
Last Sold Date: 11/06/2007	
Last Sold Price: £320,000	
<b>Flat 5, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>	Flat-maisonette House
Last Sold Date: 31/05/2007	
Last Sold Price: £249,950	
<b>Flat 4, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>	Flat-maisonette House
Last Sold Date: 31/05/2007	
Last Sold Price: £249,950	
<b>6, Dalton Road, Coventry, CV5 6PB</b>	Terraced House
Last Sold Date: 04/08/1995	
Last Sold Price: £120,000	

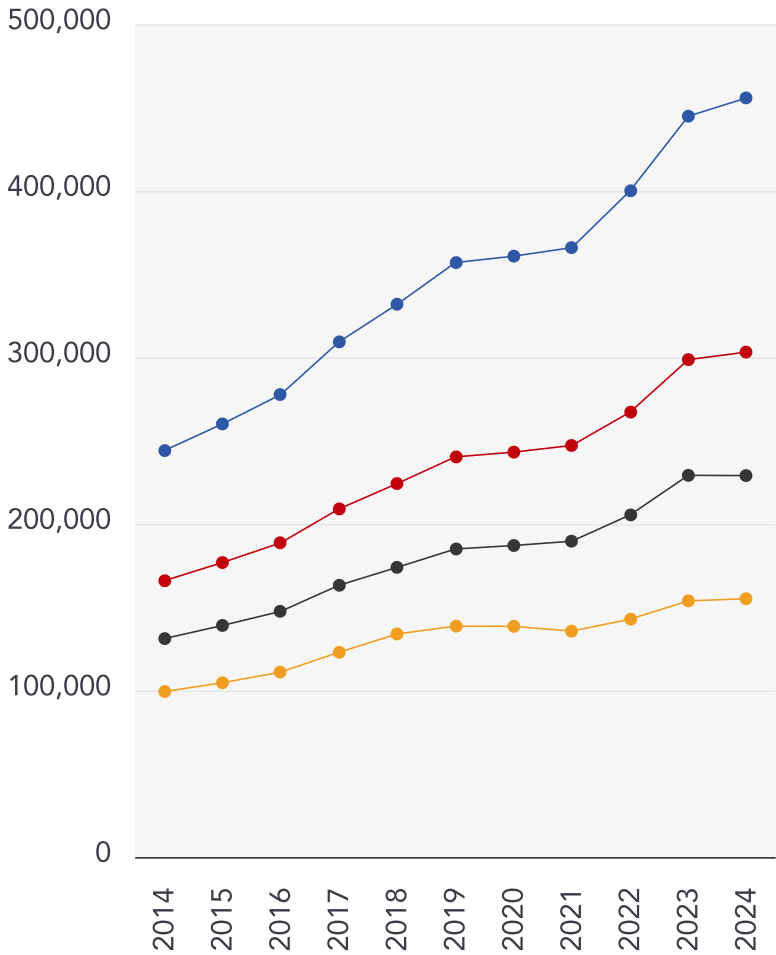
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



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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.

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.



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