



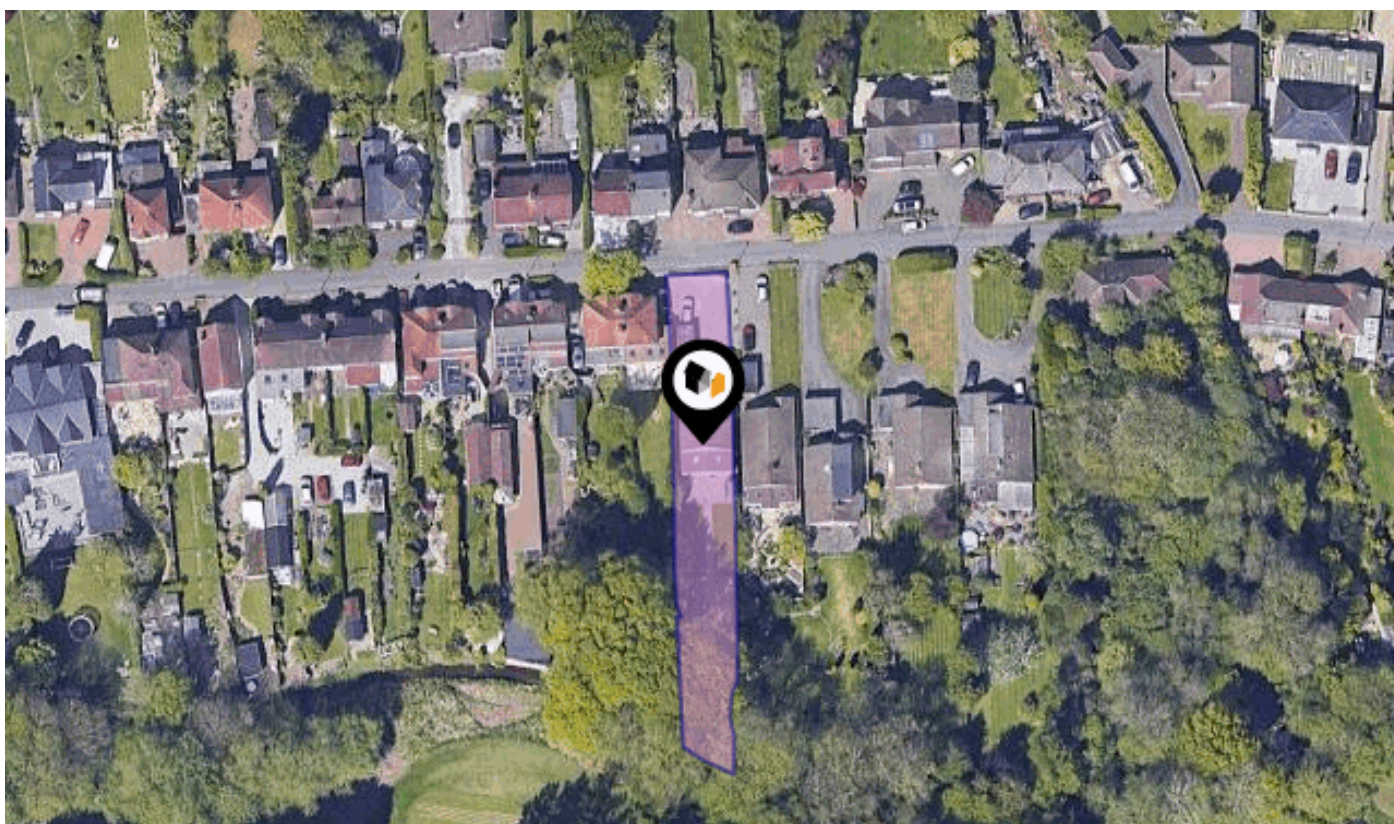
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 28<sup>th</sup> September 2024**



## THE RIDDINGS, COVENTRY, CV5

**Price Estimate :** £750,000

### 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.....**

A stunning, detached & extended home with superb South facing gardens

Four versatile bedrooms, three ensuite bathrooms & a family bathroom

Semi open plan kitchen dining & family room overlooking gardens

Generous driveway & detached garage

Wide & welcoming entrance hallway with dog leg staircase to first floor

Stylish fixtures & fitting throughout

First floor home office/kitchenette

South facing gardens with lawns, patio areas, storage & "secret garden "

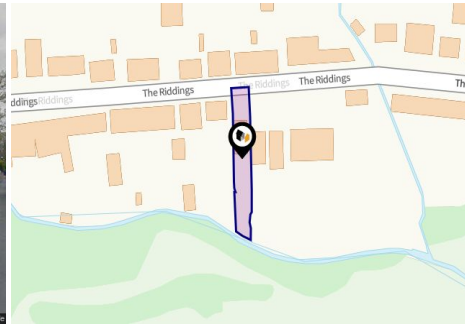
Ideal & peaceful Earlsdon locale within Cul-De-Sac

EPC Rating D, Total 2029 Sq. Ft. or 188 Sq.M Approx

*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>	Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	2,029 ft <sup>2</sup> / 188 m <sup>2</sup>
<b>Plot Area:</b>	0.2 acres
<b>Year Built :</b>	1967-1975
<b>Council Tax :</b>	Band E
<b>Annual Estimate:</b>	£2,806
<b>Title Number:</b>	WK30320

<b>Price Estimate:</b>	£750,000
<b>Tenure:</b>	Freehold

## Local Area

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

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

<b>6</b> mb/s	<b>40</b> mb/s	<b>1139</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *The Riddings, Coventry, CV5*

<b>Reference - HH/2015/2464</b>
<b>Decision:</b> WITHDRAWN
<b>Date:</b> 16th July 2015
<b>Description:</b> Raising of existing main roof including loft conversion and dormer. Alterations and extension.
<b>Reference - FUL/2014/1462</b>
<b>Decision:</b> WITHDRAWN
<b>Date:</b> 30th May 2014
<b>Description:</b> Rear extension including increased roof height
<b>Reference - HH/2015/3526</b>
<b>Decision:</b> APPROVED
<b>Date:</b> 13th October 2015
<b>Description:</b> Alterations and extension to the front and to the existing dormer and retention of the rear extension in modified form.
<b>Reference - HH/2016/0009</b>
<b>Decision:</b> APPROVED
<b>Date:</b> 26th January 2016
<b>Description:</b> Raising of existing main roof including loft conversion and dormer, alterations and extension to the front and retention of the rear extension in modified form.

# Property EPC - Certificate



CV5

Energy rating

**D**

Valid until 18.10.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75   C
55-68	<b>D</b>	65   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

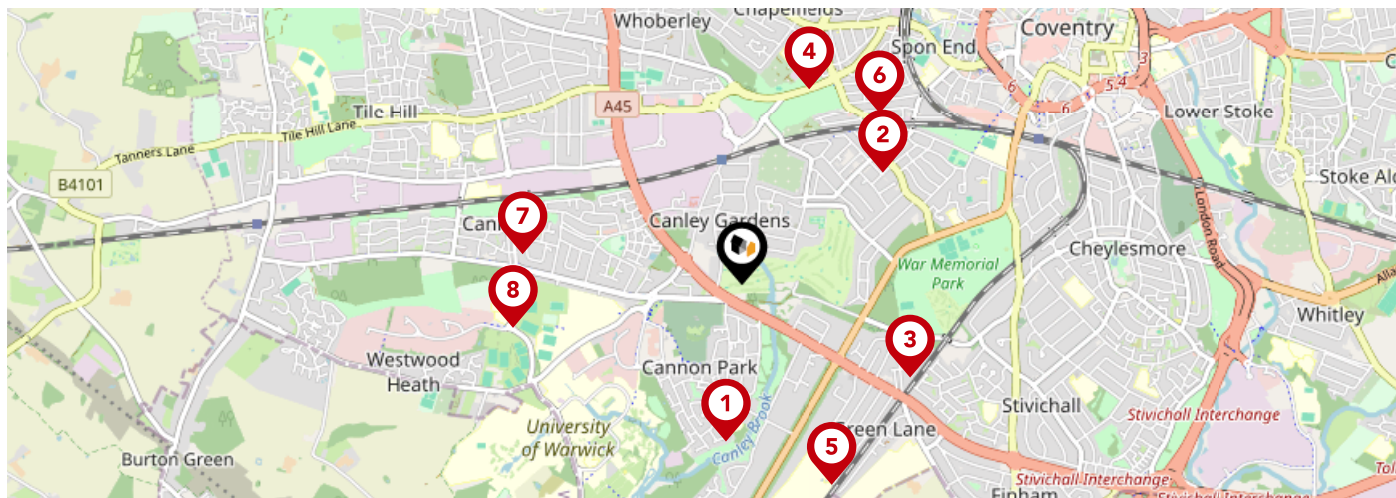


### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Not sale or rental
<b>Energy Tariff:</b>	Single
<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>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, limited insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<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 88% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	194 m <sup>2</sup>

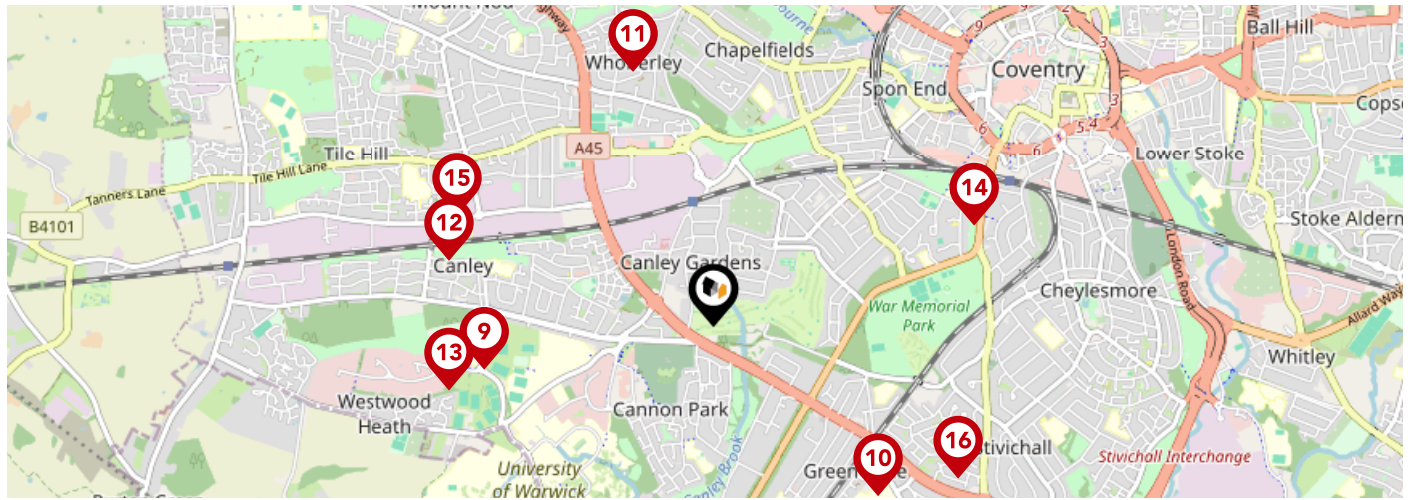


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 1140   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Charter Academy</b> Ofsted Rating: Good   Pupils: 344   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>WMG Academy for Young Engineers</b> Ofsted Rating: Good   Pupils: 504   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

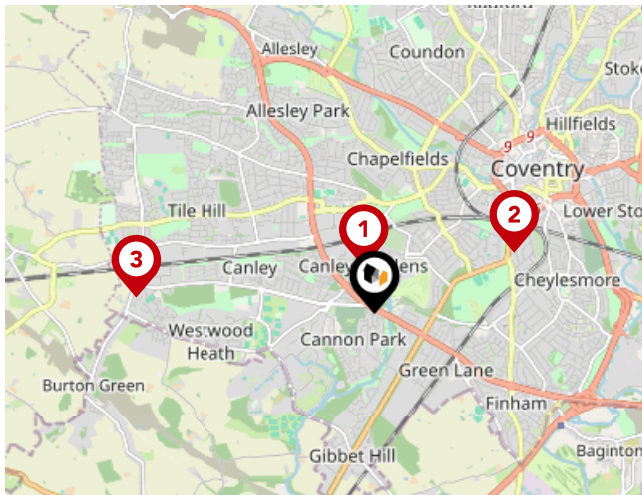
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>The Westwood Academy</b> Ofsted Rating: Requires improvement   Pupils: 915   Distance:1.06	<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:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park 2</b> Ofsted Rating: Good   Pupils: 711   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The National Mathematics and Science College</b> Ofsted Rating: Not Rated   Pupils: 137   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 666   Distance:1.27	<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:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

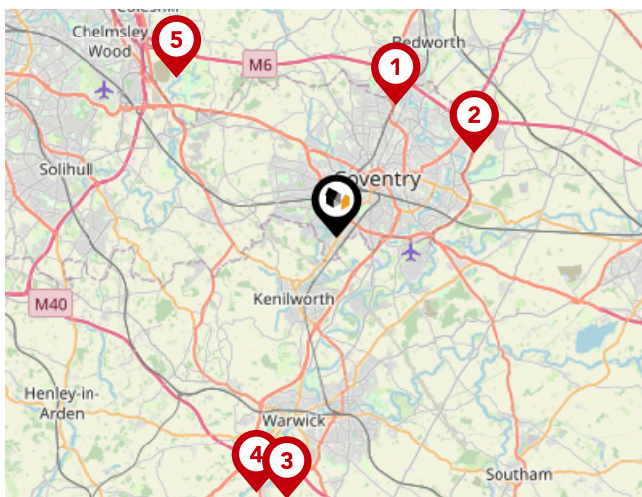


# Area Transport (National)



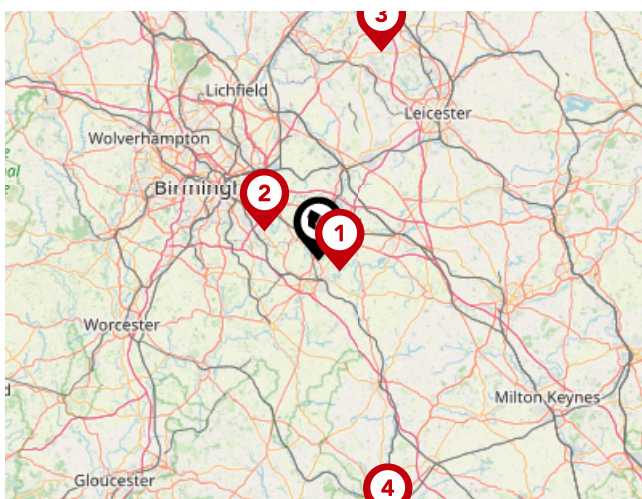
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.42 miles
2	Coventry Rail Station	1.37 miles
3	Tile Hill Rail Station	2.16 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.29 miles
2	M6 J2	5.88 miles
3	M40 J14	9.62 miles
4	M40 J15	9.65 miles
5	M6 J3A	8.2 miles

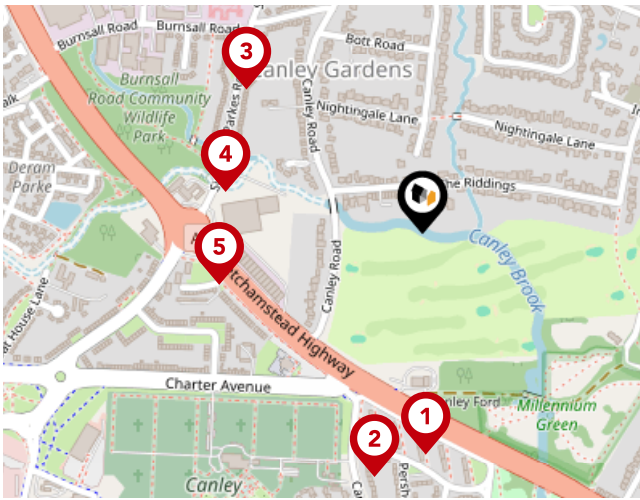


## Airports/Helipads

Pin	Name	Distance
1	Baginton	3.45 miles
2	Birmingham Airport	8.87 miles
3	East Mids Airport	31.3 miles
4	Kidlington	40.09 miles

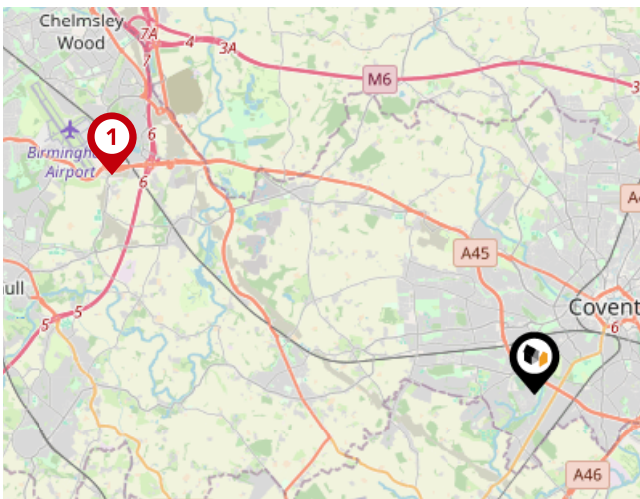
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Canley Ford	0.25 miles
2	Cannon Hill Road	0.28 miles
3	Burnsall Rd	0.26 miles
4	Coventry Police Station	0.23 miles
5	Sir Henry Parkes Rd	0.24 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.6 miles

# Market Sold in Street



<b>15a, The Riddings, Coventry, CV5 6AT</b>				Detached House
Last Sold Date:	15/03/2024			
Last Sold Price:	£445,000			
<b>5, The Riddings, Coventry, CV5 6AT</b>				Detached House
Last Sold Date:	16/02/2024			
Last Sold Price:	£587,000			
<b>17, The Riddings, Coventry, CV5 6AT</b>				Detached House
Last Sold Date:	21/10/2022	05/12/2016	02/11/2010	
Last Sold Price:	£610,000	£425,000	£365,000	
<b>57, The Riddings, Coventry, CV5 6AT</b>				Detached House
Last Sold Date:	31/08/2021	14/07/2006	08/01/1996	
Last Sold Price:	£495,000	£290,000	£105,000	
<b>27, The Riddings, Coventry, CV5 6AT</b>				Detached House
Last Sold Date:	15/10/2020			
Last Sold Price:	£485,000			
<b>13, The Riddings, Coventry, CV5 6AT</b>				Detached House
Last Sold Date:	09/09/2016	12/07/2002		
Last Sold Price:	£650,000	£249,000		
<b>63, The Riddings, Coventry, CV5 6AT</b>				Detached House
Last Sold Date:	05/05/2015	07/10/2013		
Last Sold Price:	£510,000	£465,000		
<b>37, The Riddings, Coventry, CV5 6AT</b>				Semi-detached House
Last Sold Date:	29/09/2014	05/12/2003	29/07/1999	
Last Sold Price:	£288,750	£222,000	£128,750	
<b>33, The Riddings, Coventry, CV5 6AT</b>				Detached House
Last Sold Date:	05/08/2014	16/03/2001		
Last Sold Price:	£415,000	£130,000		
<b>3, The Riddings, Coventry, CV5 6AT</b>				Detached House
Last Sold Date:	08/09/2010			
Last Sold Price:	£383,000			
<b>45, The Riddings, Coventry, CV5 6AT</b>				Semi-detached House
Last Sold Date:	09/02/2010			
Last Sold Price:	£315,000			
<b>1, The Riddings, Coventry, CV5 6AT</b>				Detached House
Last Sold Date:	14/07/2006			
Last Sold Price:	£370,000			

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

# Market Sold in Street



<b>21, The Riddings, Coventry, CV5 6AT</b>	Terraced House
Last Sold Date: 01/04/2005	
Last Sold Price: £247,500	
<b>43, The Riddings, Coventry, CV5 6AT</b>	Detached House
Last Sold Date: 04/06/2004	
Last Sold Price: £220,000	
<b>31, The Riddings, Coventry, CV5 6AT</b>	Detached House
Last Sold Date: 06/05/2004	
Last Sold Price: £255,000	
<b>7, The Riddings, Coventry, CV5 6AT</b>	Detached House
Last Sold Date: 29/10/1999	
Last Sold Price: £180,000	
<b>5a, The Riddings, Coventry, CV5 6AT</b>	Detached House
Last Sold Date: 12/03/1999	
Last Sold Price: £134,000	

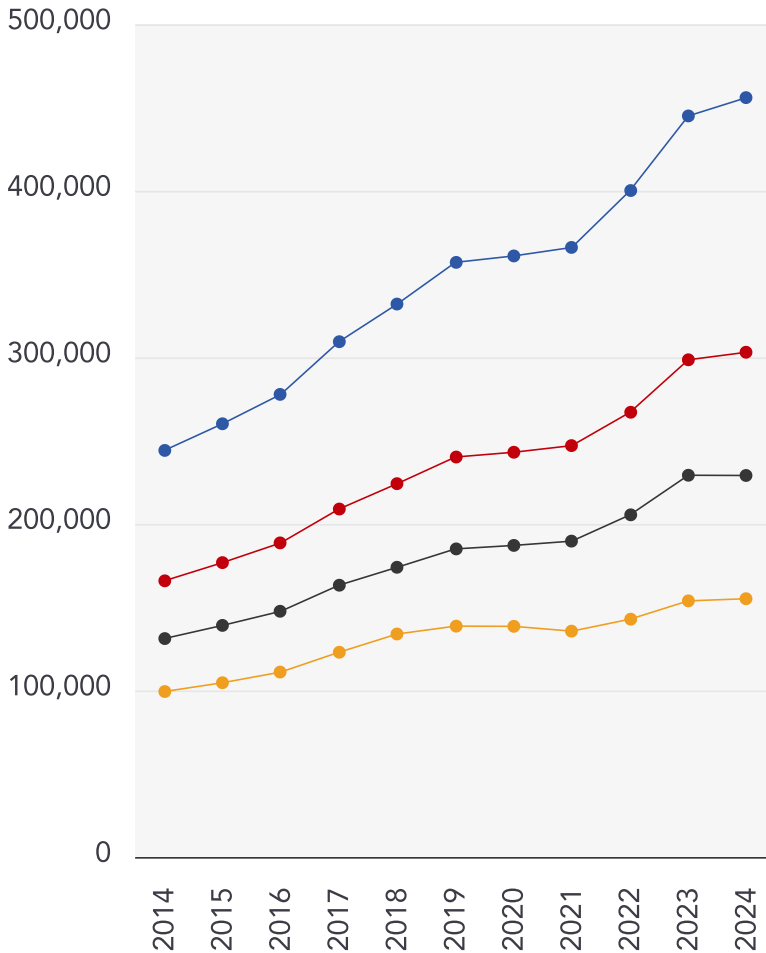
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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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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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