



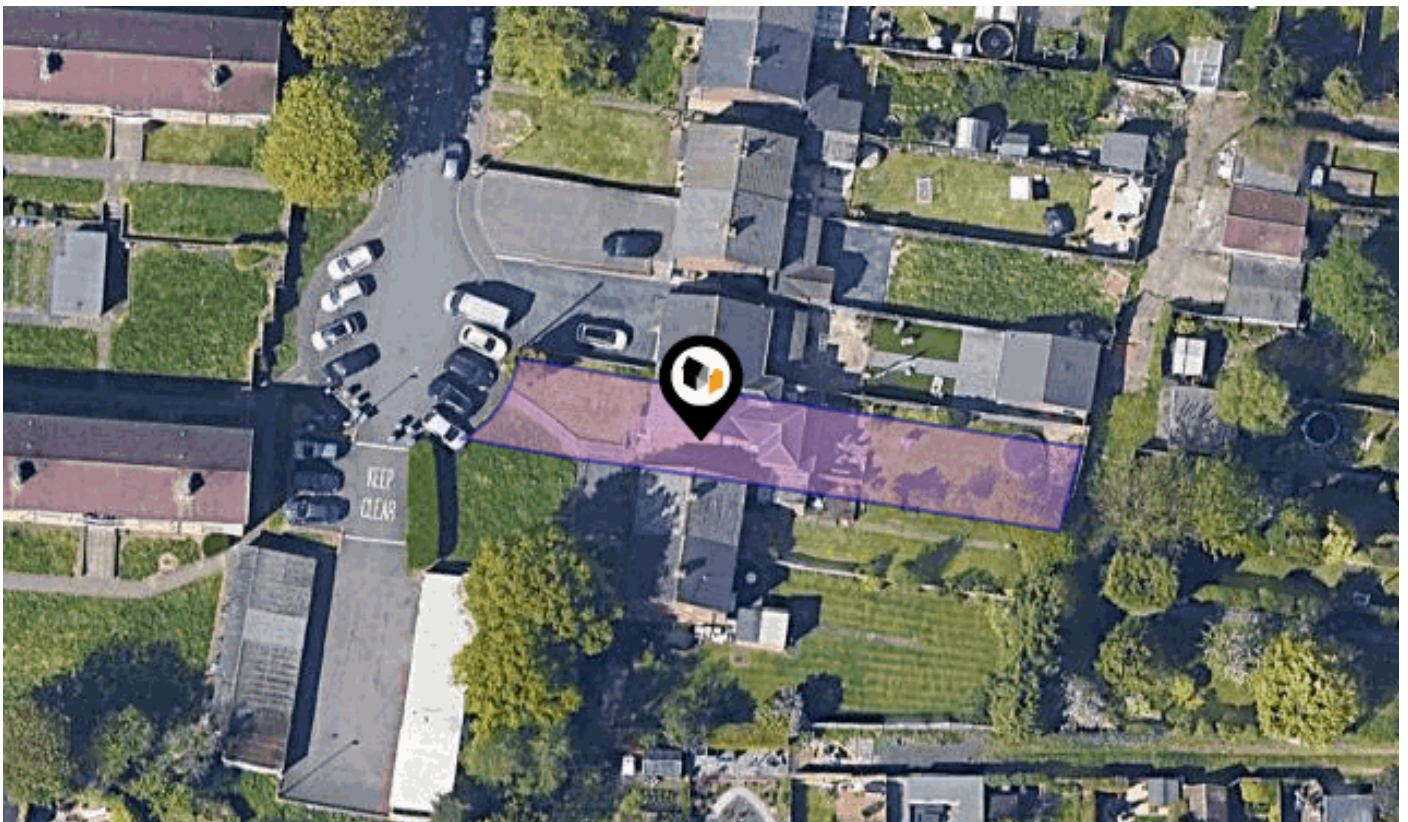
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th October 2024



PACKINGTON AVENUE, COVENTRY, CV5

Asking Price : £395,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

An extended four/five bedroom home with substantial gardens

Generous driveway with parking for three vehicles

Extended ground floor with kitchen/dining/family room

Ground floor cloakroom & separate utility room

Sitting room with French doors to rear dining/study room

En-suite & family bathroom to first floor

Gas central heating & double glazing throughout

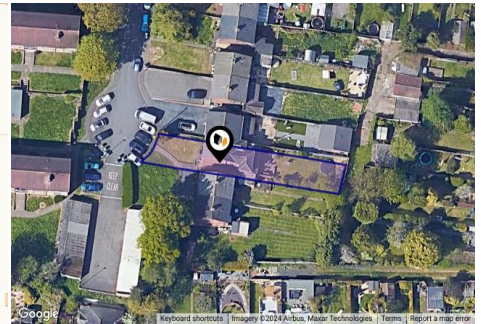
EPC Rating C, Total 1418 Sq.Ft or Total 132 Sq.M Approx

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@walmsleysthe waytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	1,410 ft ² / 131 m ²
Plot Area:	0.09 acres
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	WM475851

Asking Price:	£395,000
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)

23 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Packington Avenue, Coventry, CV5*

Reference - R/2007/0971	
Decision:	APPROVED
Date:	23rd May 2007
Description:	Extensions to rear.

Property EPC - Certificate



COVENTRY, CV5

Energy rating

C

Valid until 06.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

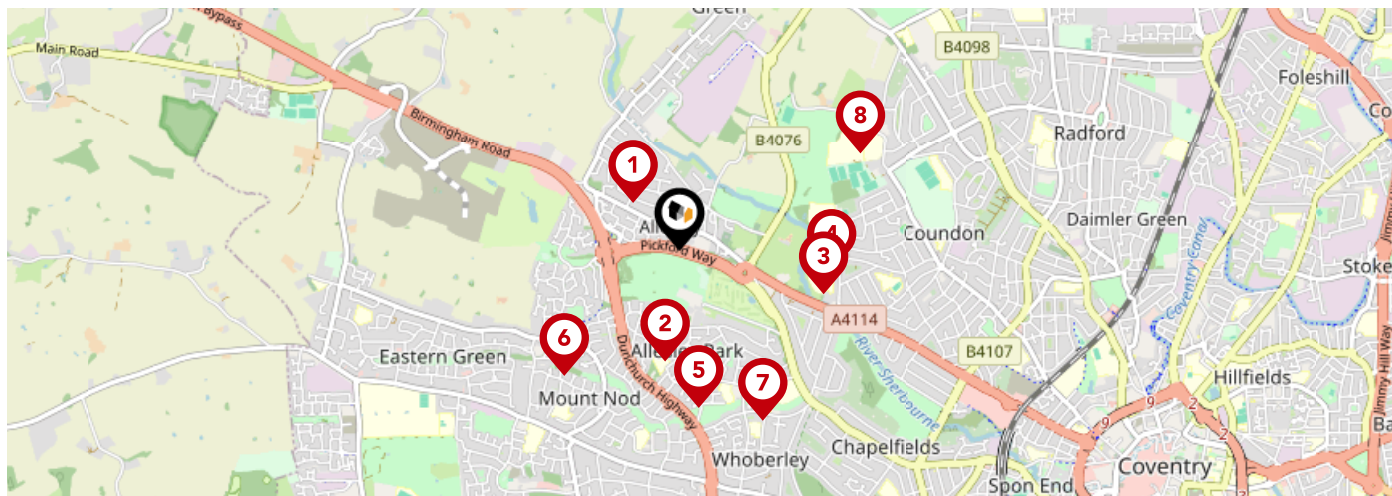
EPC - Additional Data



Additional EPC Data

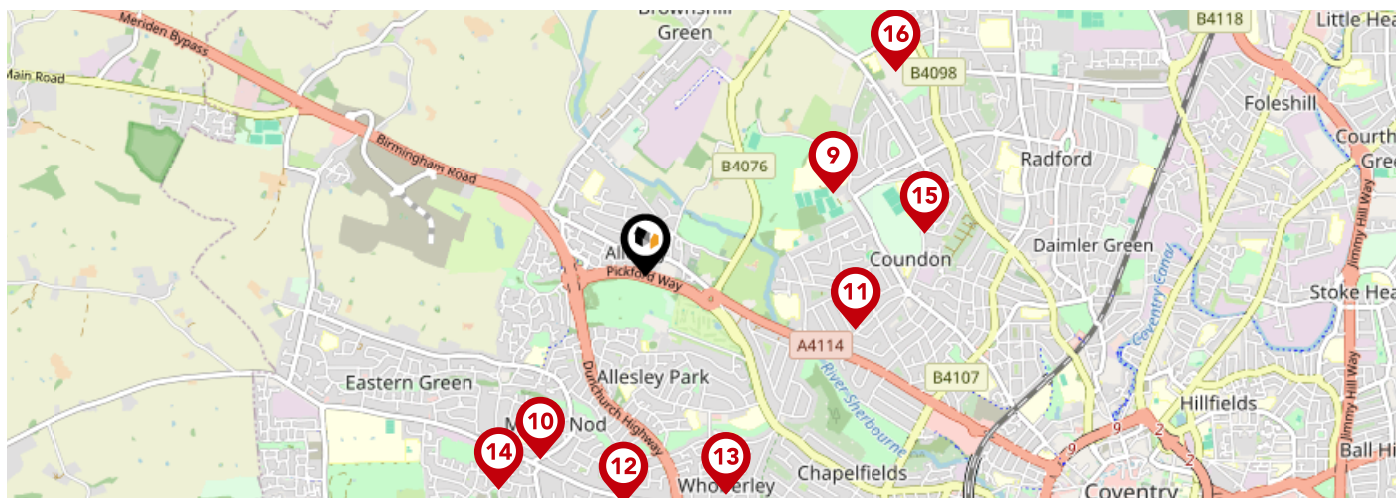
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	131 m ²









Area Schools



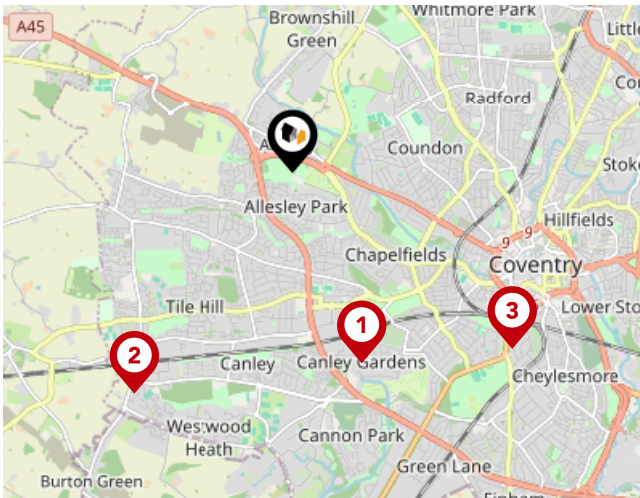
		Nursery	Primary	Secondary	College	Private
1	Allesley Primary School Ofsted Rating: Good Pupils: 419 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Park Hill Primary School Ofsted Rating: Good Pupils: 439 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coundon Court Ofsted Rating: Requires improvement Pupils: 1919 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



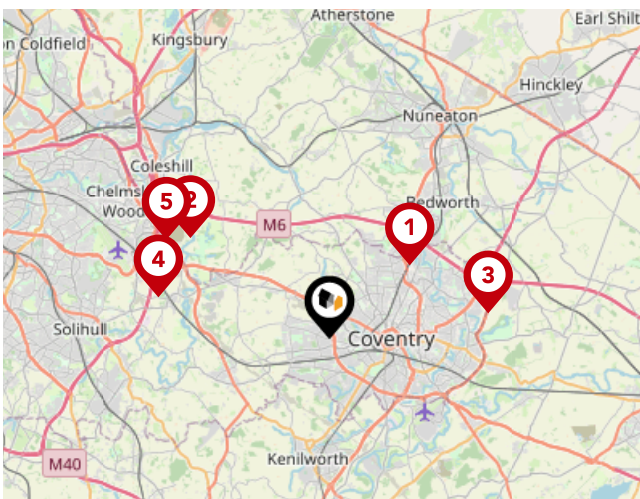
	Nursery	Primary	Secondary	College	Private
 Hollyfast Primary School Ofsted Rating: Good Pupils: 656 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Limbrick Wood Primary School Ofsted Rating: Good Pupils:0 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Keresley Grange Primary School Ofsted Rating: Good Pupils: 307 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



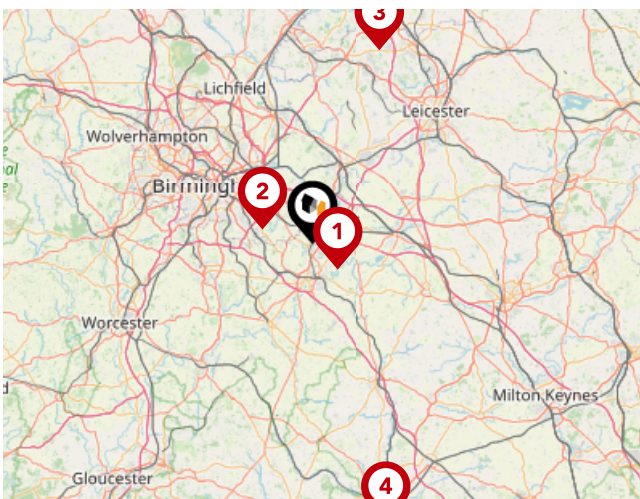
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.84 miles
2	Tile Hill Rail Station	2.46 miles
3	Coventry Rail Station	2.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.95 miles
2	M6 J3A	6.25 miles
3	M6 J2	5.82 miles
4	M42 J6	6.38 miles
5	M6 J4	6.95 miles



Airports/Helipads

Pin	Name	Distance
1	Baginton	5.37 miles
2	Birmingham Airport	7.39 miles
3	East Mids Airport	29.49 miles
4	Kidlington	42.34 miles

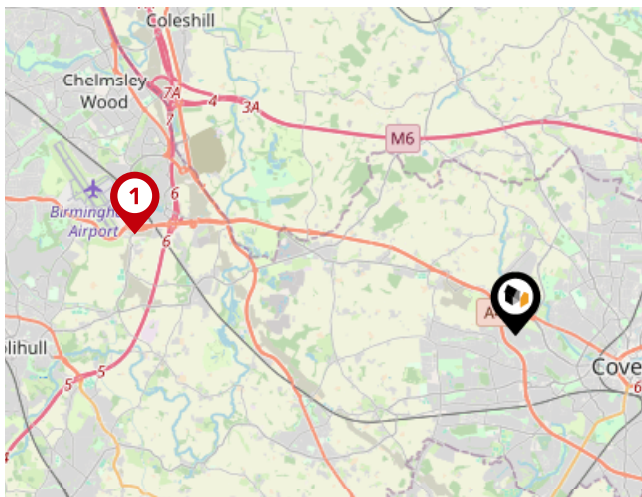
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lion Fields Avenue	0.13 miles
2	Allesley Post Office	0.15 miles
3	Norton Grange	0.29 miles
4	Neale Ave	0.28 miles
5	Pickford Way	0.44 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.14 miles

Market Sold in Street



18, Packington Avenue, Coventry, CV5 9GZ						Terraced House	
Last Sold Date:	09/08/2024	24/09/2007					
Last Sold Price:	£118,000	£83,000					
17, Packington Avenue, Coventry, CV5 9GZ						Semi-detached House	
Last Sold Date:	20/12/2023	16/02/2012					
Last Sold Price:	£220,000	£122,000					
7, Packington Avenue, Coventry, CV5 9GZ						Semi-detached House	
Last Sold Date:	23/02/2023	24/09/2021	17/01/2014	11/05/2001			
Last Sold Price:	£260,000	£230,000	£171,500	£46,000			
12, Packington Avenue, Coventry, CV5 9GZ						Flat-maisonette House	
Last Sold Date:	11/11/2022	21/07/2017	17/07/2007				
Last Sold Price:	£115,000	£108,500	£85,000				
8, Packington Avenue, Coventry, CV5 9GZ						Flat-maisonette House	
Last Sold Date:	25/03/2022						
Last Sold Price:	£125,000						
66, Packington Avenue, Coventry, CV5 9GZ						Flat-maisonette House	
Last Sold Date:	29/10/2021	20/10/2006	19/10/2005				
Last Sold Price:	£100,000	£95,000	£67,500				
4, Packington Avenue, Coventry, CV5 9GZ						Flat-maisonette House	
Last Sold Date:	30/09/2021	31/10/2005	09/02/2005	24/05/2002	18/07/2000	28/04/1997	
Last Sold Price:	£115,500	£92,000	£79,000	£59,000	£30,000	£25,000	
10, Packington Avenue, Coventry, CV5 9GZ						Flat-maisonette House	
Last Sold Date:	30/09/2021	27/04/2018					
Last Sold Price:	£127,000	£108,500					
36, Packington Avenue, Coventry, CV5 9GZ						Terraced House	
Last Sold Date:	29/09/2021	11/09/2009					
Last Sold Price:	£119,000	£67,000					
34, Packington Avenue, Coventry, CV5 9GZ						Flat-maisonette House	
Last Sold Date:	03/08/2021						
Last Sold Price:	£73,000						
5, Packington Avenue, Coventry, CV5 9GZ						Semi-detached House	
Last Sold Date:	02/02/2021	21/07/2000					
Last Sold Price:	£230,000	£80,000					
68, Packington Avenue, Coventry, CV5 9GZ						Flat-maisonette House	
Last Sold Date:	04/12/2020						
Last Sold Price:	£107,000						

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

Market Sold in Street



13, Packington Avenue, Coventry, CV5 9GZ			Semi-detached House
Last Sold Date:	13/12/2019	14/02/2011	
Last Sold Price:	£262,500	£115,000	
46, Packington Avenue, Coventry, CV5 9GZ			Flat-maisonette House
Last Sold Date:	02/11/2018	21/11/2014	
Last Sold Price:	£99,000	£85,000	
14, Packington Avenue, Coventry, CV5 9GZ			Flat-maisonette House
Last Sold Date:	05/10/2018	03/05/2012	
Last Sold Price:	£108,000	£75,000	
64, Packington Avenue, Coventry, CV5 9GZ			Flat-maisonette House
Last Sold Date:	07/09/2018	07/11/2003	
Last Sold Price:	£115,000	£82,500	
Store, 50, Packington Avenue, Coventry, CV5 9GZ			Flat-maisonette House
Last Sold Date:	08/02/2016	19/04/2001	
Last Sold Price:	£93,500	£45,000	
11, Packington Avenue, Coventry, CV5 9GZ			Semi-detached House
Last Sold Date:	29/11/2013	08/09/2004	
Last Sold Price:	£170,000	£132,000	
72, Packington Avenue, Coventry, CV5 9GZ			Flat-maisonette House
Last Sold Date:	18/09/2013		
Last Sold Price:	£82,000		
42, Packington Avenue, Coventry, CV5 9GZ			Flat-maisonette House
Last Sold Date:	06/08/2012	28/11/2003	13/09/1996
Last Sold Price:	£89,950	£69,000	£27,500
54, Packington Avenue, Coventry, CV5 9GZ			Flat-maisonette House
Last Sold Date:	29/02/2012	18/11/2005	30/10/2002
Last Sold Price:	£87,500	£93,000	£79,000
26, Packington Avenue, Coventry, CV5 9GZ			Flat-maisonette House
Last Sold Date:	13/10/2010		
Last Sold Price:	£74,950		
60, Packington Avenue, Coventry, CV5 9GZ			Flat-maisonette House
Last Sold Date:	06/03/2009		
Last Sold Price:	£83,000		
16, Packington Avenue, Coventry, CV5 9GZ			Terraced House
Last Sold Date:	14/12/2007		
Last Sold Price:	£115,000		

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Market Sold in Street



22, Packington Avenue, Coventry, CV5 9GZ		Flat-maisonette House
Last Sold Date:	22/08/2003	26/01/2001
Last Sold Price:	£72,000	£47,000
15, Packington Avenue, Coventry, CV5 9GZ		Semi-detached House
Last Sold Date:	03/10/2001	
Last Sold Price:	£79,000	
Store, 58, Packington Avenue, Coventry, CV5 9GZ		Flat-maisonette House
Last Sold Date:	13/02/2001	
Last Sold Price:	£39,000	

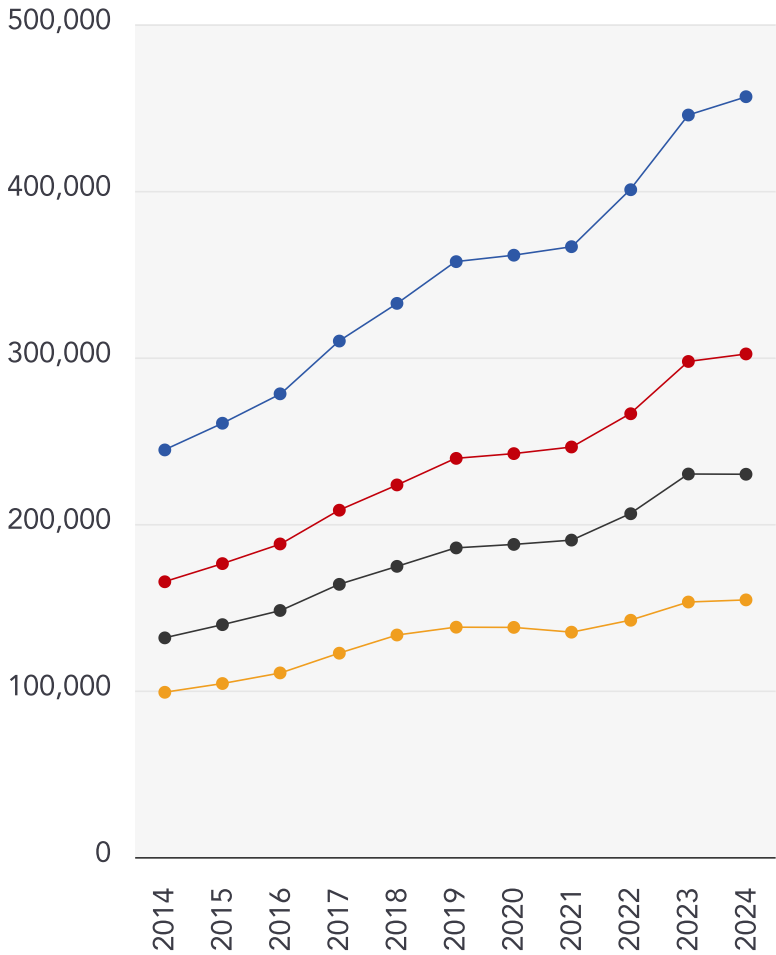
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Market

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



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.

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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