



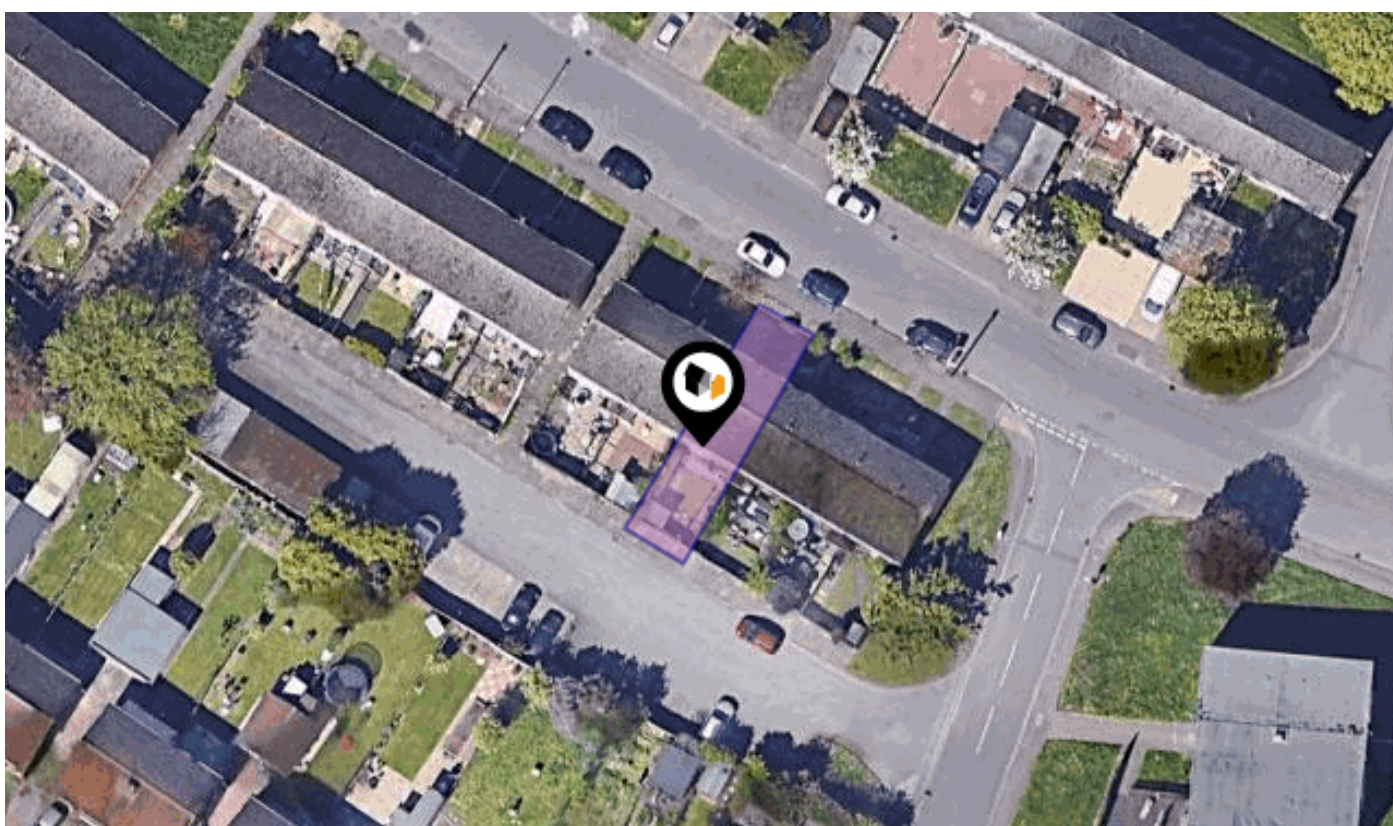
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07<sup>th</sup> November 2024



## DILLOTTFORD AVENUE, COVENTRY, CV3

Asking Price : £210,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



# Introduction

## Our Comments



---

### Dear Buyers & interested parties

---

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

A well located & spacious two double bedroom home

Low maintenance & attractive, private, South facing rear gardens

Modern fitted kitchen breakfast room

Full width sitting room with French doors to garden

Modern & substantial first floor bathroom

Modern gas centrally heating & double glazing throughout

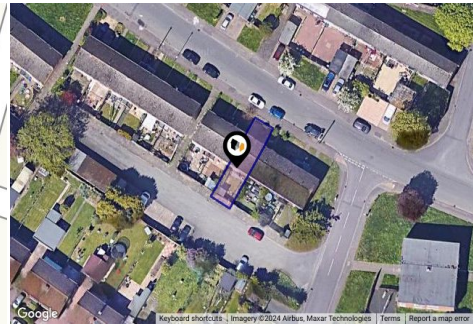
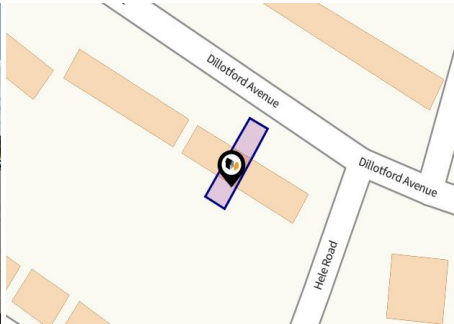
Ideal, quiet, Cheylesmore location close to schooling & amenities

EPC RATING D, Total Approx 844 Sq.Ft or 78 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***



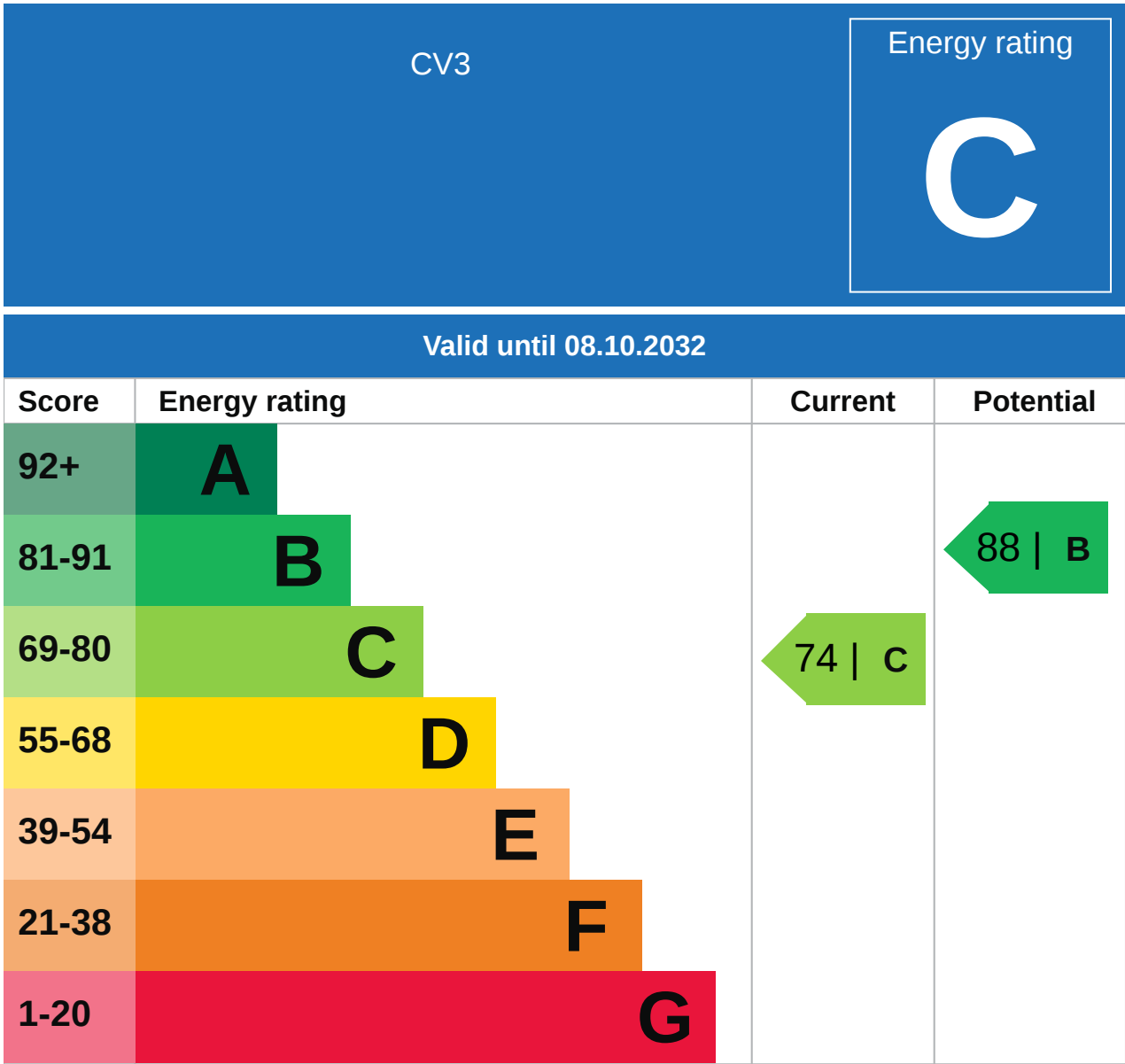
## Property

|                  |   |               |          |
|------------------|---|---------------|----------|
| Type:            | Terraced                                | Asking Price: | £210,000 |
| Bedrooms:        | 2                                       | Tenure:       | Freehold |
| Floor Area:      | 839 ft <sup>2</sup> / 78 m <sup>2</sup> |               |          |
| Plot Area:       | 0.03 acres                              |               |          |
| Year Built :     | 1967-1975                               |               |          |
| Council Tax :    | Band B                                  |               |          |
| Annual Estimate: | £1,786                                  |               |          |
| Title Number:    | WK208764                                |               |          |

## Local Area

|   |   |   |  |   |
|---|---|---|--|---|
| Local Authority:  | Coventry  | Estimated Broadband Speeds  |  |   |
| Conservation Area:  | No  | (Standard - Superfast - Ultrafast)  |  |   |
| Flood Risk:   |   |   |  |   |
| • Rivers & Seas   | No Risk   | 9   | 56   | 1000  |
| • Surface Water   | High  | mb/s  | mb/s   | mb/s  |
|   |   |  |  |  |
| Mobile Coverage:  |   | Satellite/Fibre TV Availability:  |  |   |
| (based on calls indoors)  |   |   |  |   |
|  |  |  |   |    |
| O <sub>2</sub>  | EE  | 3   | O2   |   |
|   |   |   |  |  |

# Property EPC - Certificate

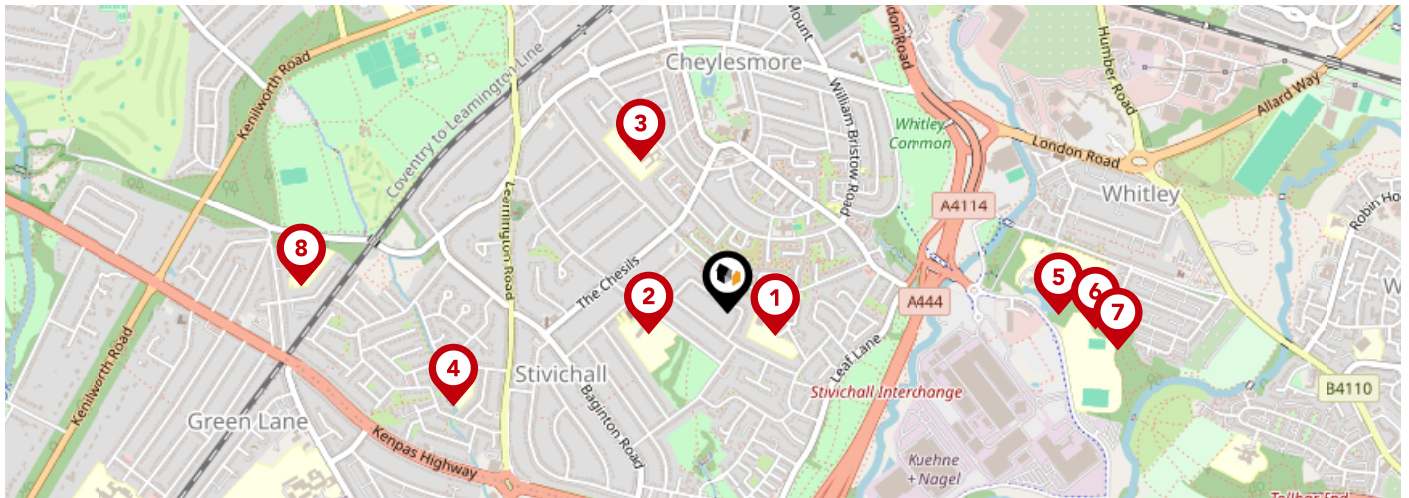


### Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | Mid-Terrace                                   |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <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 installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, filled cavity                    |
| <b>Walls Energy:</b>                | Average                                       |
| <b>Roof:</b>                        | Pitched, 150 mm loft insulation               |
| <b>Roof Energy:</b>                 | Good  |
| <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 all fixed outlets      |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                |
| <b>Total Floor Area:</b>            | 78 m <sup>2</sup>                             |

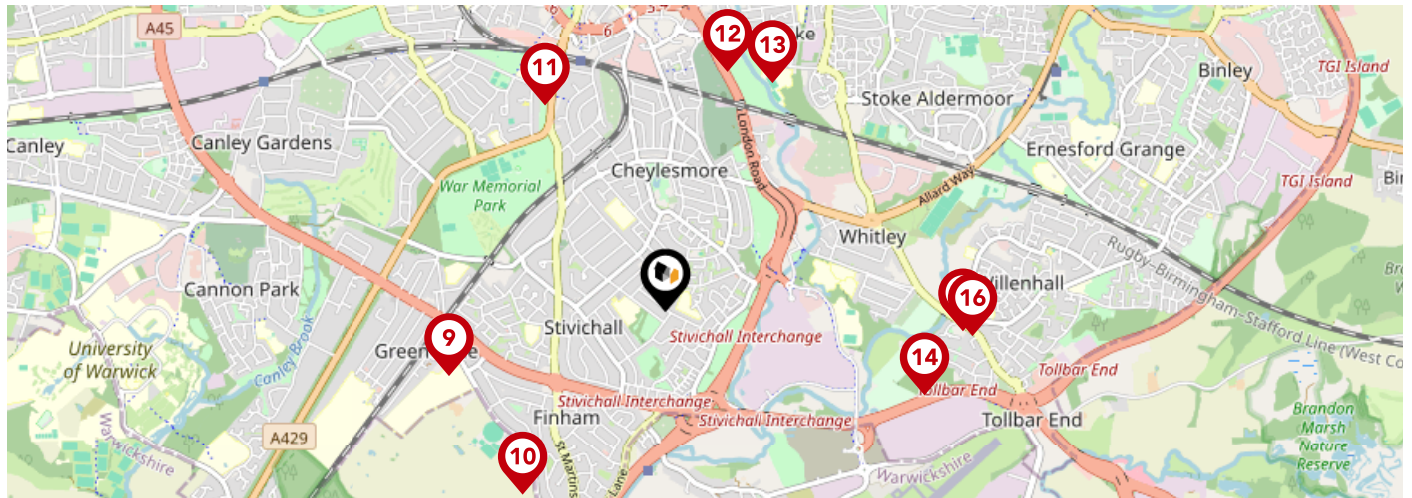


# Area Schools



|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Howes Community Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 177   Distance:0.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>St Thomas More Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 317   Distance:0.19         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Manor Park Primary School</b><br>Ofsted Rating: Good   Pupils: 727   Distance:0.4                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Grange Farm Primary School</b><br>Ofsted Rating: Good   Pupils: 421   Distance:0.65                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Meadow Park School</b><br>Ofsted Rating: Requires improvement   Pupils: 783   Distance:0.75             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Tiverton School</b><br>Ofsted Rating: Good   Pupils: 119   Distance:0.83                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Whitley Abbey Primary School</b><br>Ofsted Rating: Good   Pupils: 449   Distance:0.89                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Stivichall Primary School</b><br>Ofsted Rating: Good   Pupils: 534   Distance:0.97                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

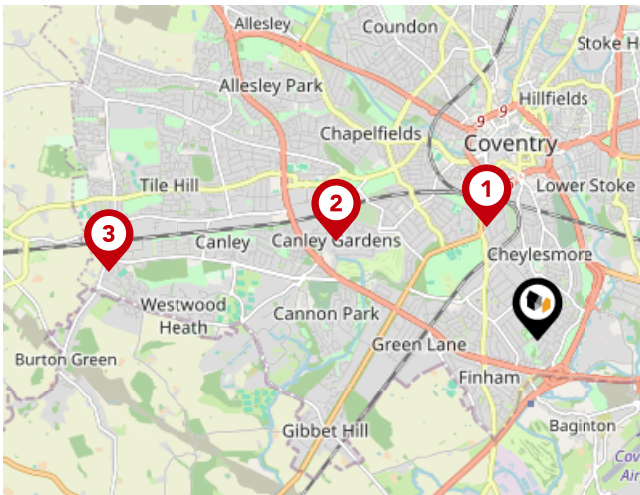
# Area Schools



|           |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Finham Park School</b><br>Ofsted Rating: Outstanding   Pupils: 1711   Distance: 1.02                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Finham Primary School</b><br>Ofsted Rating: Good   Pupils: 463   Distance: 1.05                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>King Henry VIII School</b><br>Ofsted Rating: Not Rated   Pupils: 802   Distance: 1.09                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>All Saints Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 249   Distance: 1.12           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Blue Coat Church of England School and Music College</b><br>Ofsted Rating: Good   Pupils: 1724   Distance: 1.14 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Baginton Fields Academy</b><br>Ofsted Rating: Good   Pupils: 0   Distance: 1.23                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>St Anne's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 241   Distance: 1.35                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Stretton Church of England Academy</b><br>Ofsted Rating: Outstanding   Pupils: 209   Distance: 1.39             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

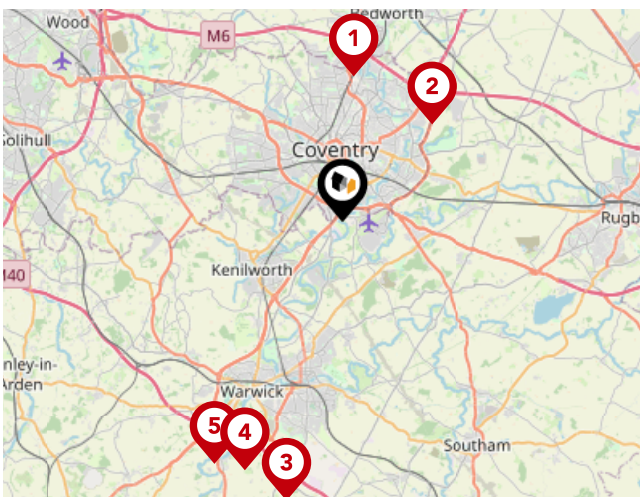
# Area

## Transport (National)



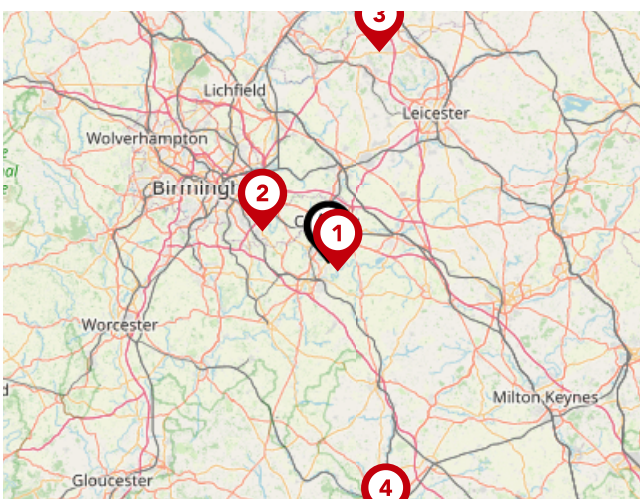
### National Rail Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
|     | Coventry Rail Station  | 1.13 miles |
|     | Canley Rail Station    | 2.03 miles |
|     | Tile Hill Rail Station | 3.93 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
|     | M6 J3   | 5.32 miles  |
|     | M6 J2   | 4.83 miles  |
|     | M40 J13 | 10.31 miles |
|     | M40 J14 | 9.64 miles  |
|     | M40 J15 | 9.88 miles  |



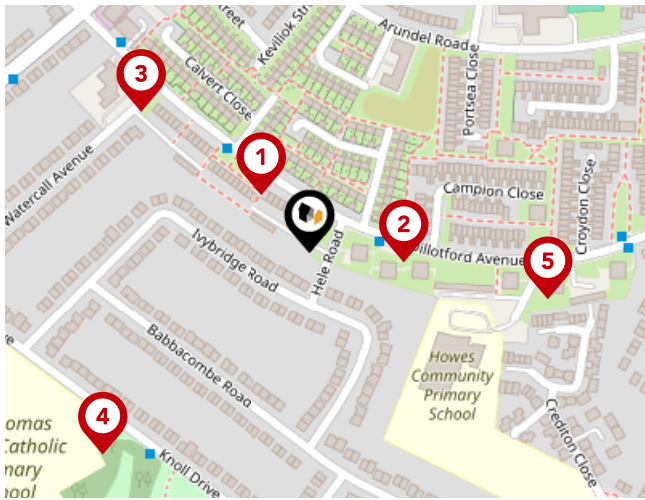
### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
|     | Baginton           | 1.79 miles  |
|     | Birmingham Airport | 10.63 miles |
|     | East Mids Airport  | 31.31 miles |
|     | Kidlington         | 39.23 miles |








# Area

## Transport (Local)



### Bus Stops/Stations

| Pin   | Name                  | Distance   |
|---|-----------------------|------------|
|  | Calvert Close         | 0.04 miles |
|  | Campion Close         | 0.05 miles |
|  | The New Haven         | 0.12 miles |
|  | St Thomas More School | 0.16 miles |
|  | Croydon Close         | 0.14 miles |



### Local Connections

| Pin   | Name   | Distance    |
|---|--|-------------|
|  | Birmingham Intl Rail Station (Air-Rail Link) | 10.35 miles |

# Market Sold in Street



|   |            |            |            |            |                |
|---|------------|------------|------------|------------|----------------|
| 160, Dillotford Avenue, Coventry, CV3 5EB |            |            |            |            | Terraced House |
| Last Sold Date:                           | 29/09/2023 | 05/09/2007 |            |            |                |
| Last Sold Price:                          | £172,500   | £124,000   |            |            |                |
|   |            |            |            |            |                |
| 168, Dillotford Avenue, Coventry, CV3 5EB |            |            |            |            | Terraced House |
| Last Sold Date:                           | 14/04/2023 | 28/09/2018 |            |            |                |
| Last Sold Price:                          | £215,000   | £146,000   |            |            |                |
|   |            |            |            |            |                |
| 144, Dillotford Avenue, Coventry, CV3 5EB |            |            |            |            | Terraced House |
| Last Sold Date:                           | 21/12/2021 |            |            |            |                |
| Last Sold Price:                          | £183,000   |            |            |            |                |
|   |            |            |            |            |                |
| 166, Dillotford Avenue, Coventry, CV3 5EB |            |            |            |            | Terraced House |
| Last Sold Date:                           | 11/06/2021 | 29/01/2016 |            |            |                |
| Last Sold Price:                          | £185,500   | £110,000   |            |            |                |
|   |            |            |            |            |                |
| 158, Dillotford Avenue, Coventry, CV3 5EB |            |            |            |            | Terraced House |
| Last Sold Date:                           | 19/03/2021 |            |            |            |                |
| Last Sold Price:                          | £155,000   |            |            |            |                |
|   |            |            |            |            |                |
| 162, Dillotford Avenue, Coventry, CV3 5EB |            |            |            |            | Terraced House |
| Last Sold Date:                           | 17/01/2020 |            |            |            |                |
| Last Sold Price:                          | £140,000   |            |            |            |                |
|   |            |            |            |            |                |
| 114, Dillotford Avenue, Coventry, CV3 5EB |            |            |            |            | Terraced House |
| Last Sold Date:                           | 16/12/2019 |            |            |            |                |
| Last Sold Price:                          | £165,000   |            |            |            |                |
|   |            |            |            |            |                |
| 152, Dillotford Avenue, Coventry, CV3 5EB |            |            |            |            | Terraced House |
| Last Sold Date:                           | 28/10/2016 | 11/11/2005 | 13/11/2003 |            |                |
| Last Sold Price:                          | £152,500   | £112,500   | £77,000    |            |                |
|   |            |            |            |            |                |
| 128, Dillotford Avenue, Coventry, CV3 5EB |            |            |            |            | Terraced House |
| Last Sold Date:                           | 31/03/2016 |            |            |            |                |
| Last Sold Price:                          | £126,000   |            |            |            |                |
|   |            |            |            |            |                |
| 148, Dillotford Avenue, Coventry, CV3 5EB |            |            |            |            | Terraced House |
| Last Sold Date:                           | 14/09/2011 |            |            |            |                |
| Last Sold Price:                          | £95,000    |            |            |            |                |
|   |            |            |            |            |                |
| 136, Dillotford Avenue, Coventry, CV3 5EB |            |            |            |            | Terraced House |
| Last Sold Date:                           | 31/05/2011 | 21/05/2004 | 18/06/2002 | 21/08/1998 |                |
| Last Sold Price:                          | £114,000   | £71,500    | £60,000    | £44,500    |                |
|   |            |            |            |            |                |
| 126, Dillotford Avenue, Coventry, CV3 5EB |            |            |            |            | Terraced House |
| Last Sold Date:                           | 11/08/2006 |            |            |            |                |
| Last Sold Price:                          | £92,000    |            |            |            |                |

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

# Market Sold in Street



| 130, Dillotford Avenue, Coventry, CV3 5EB |            | Terraced House |
|---|------------|----------------|
| Last Sold Date:                           | 02/02/1998 |                |
| Last Sold Price:                          | £43,500    |                |

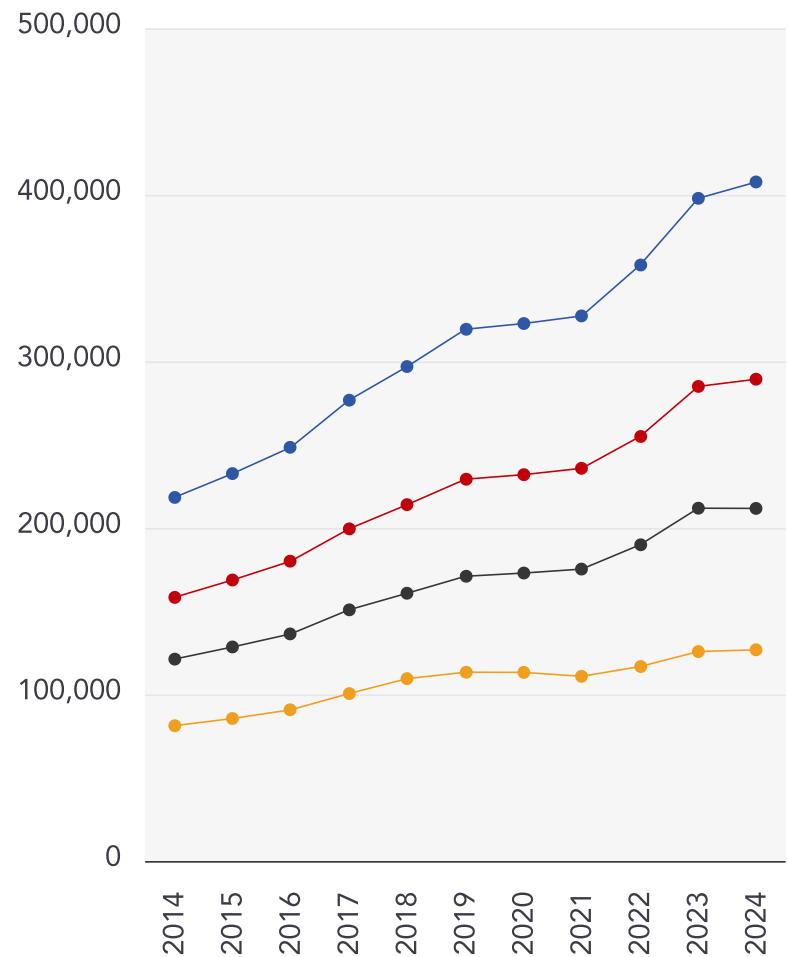
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove



---

## Important - Please Read

---

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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

[mark@walmsleysthewaytomove.co.uk](mailto:mark@walmsleysthewaytomove.co.uk)

[www.walmsleysthewaytomove.co.uk](http://www.walmsleysthewaytomove.co.uk)

