



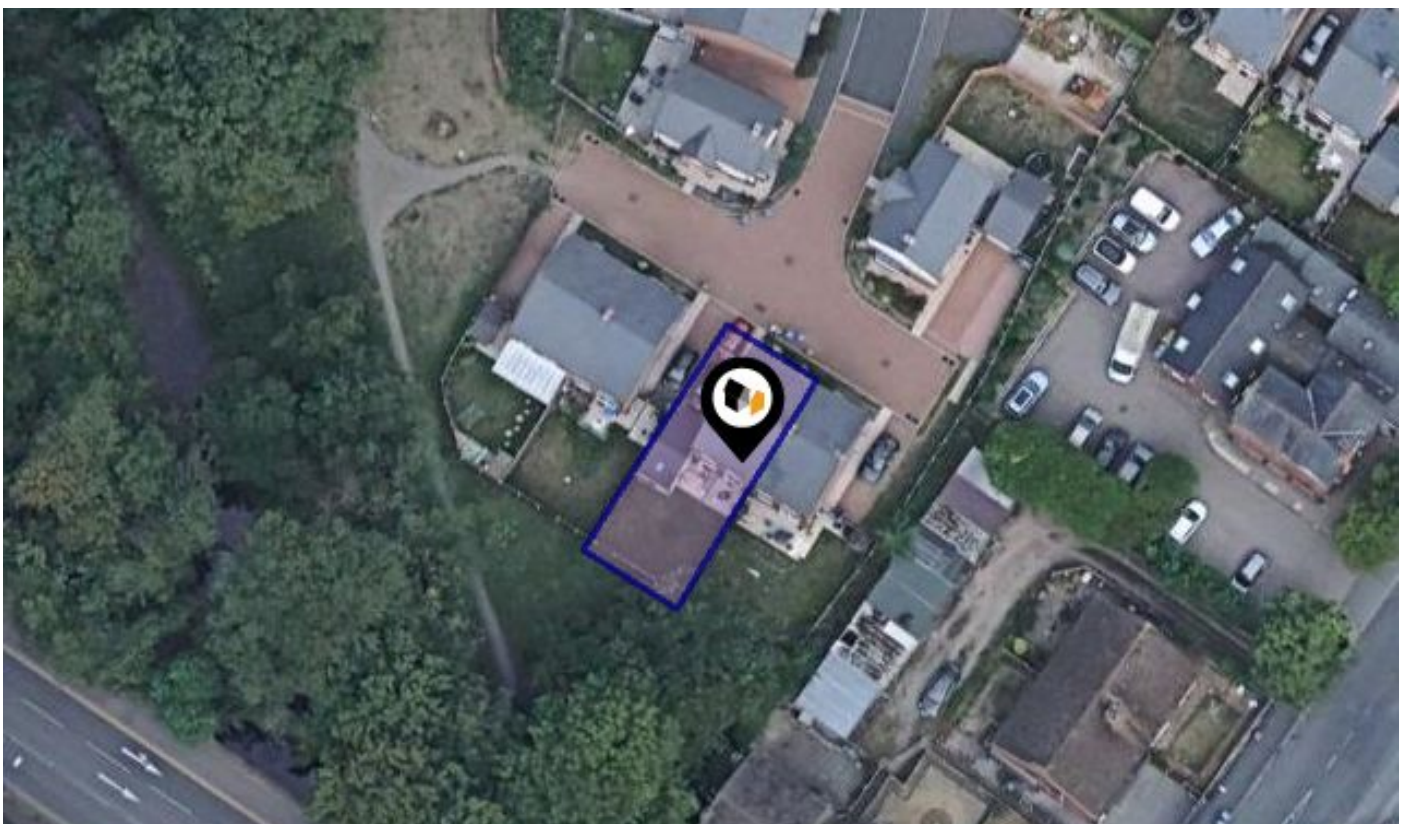
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 13<sup>th</sup> November 2024



## LEGENDARY LANE, COVENTRY, CV3

Price Estimate : £325,000

### 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

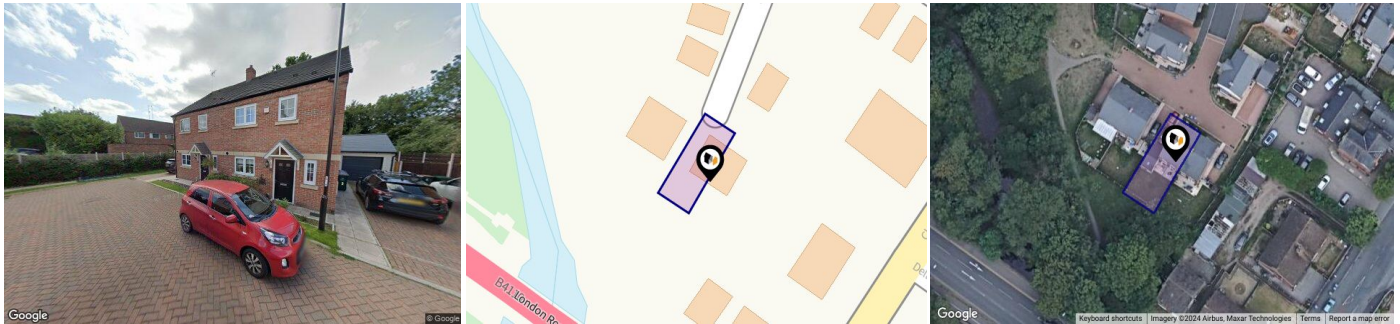
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#### **Your property details in brief.....**

A substantial three bedroom semi detached modern home  
Impressive garage addition with planning permission & driveway  
Very spacious & attractive sitting dining room with French doors & storage  
Kitchen breakfast room with comprehensive storage & fitted appliances  
Generous bathroom with three piece suite & shower over bath  
Triple glazing & gas central heating  
Private & tree lined back drop with wide family friendly South West facing gardens  
Ideal, quiet, East Coventry location close to main roads, JLR, schooling & amenities  
EPC RATING B, Total Approx 1186 Sq.Ft or 110 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@walmsleysthewaytomove.co.uk or 0330 1180 062***



## Property

<b>Type:</b>	Semi-Detached	<b>Price Estimate:</b>	£325,000
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,033 ft <sup>2</sup> / 96 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	2018		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,041		
<b>Title Number:</b>	MM116079		

## Local Area

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

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

<b>18</b> mb/s	<b>80</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: *Legendary Lane, Coventry, CV3*

<b>Reference - HH/2021/3207</b>	
<b>Decision:</b>	FAPP
<b>Date:</b>	27th October 2021
<b>Description:</b>	Erection of a garage to the side of the dwelling.

# Property EPC - Certificate



Legendary Lane, CV3

Energy rating

# B

Valid until 31.10.2028

Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

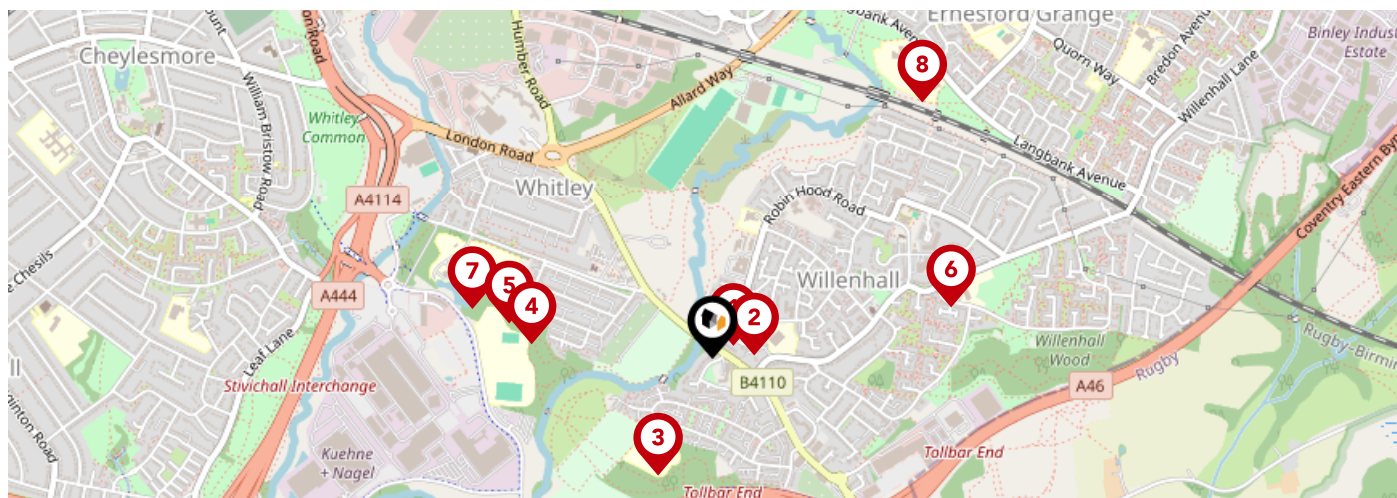


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m-Â°K
<b>Roof Energy:</b>	Very 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>	Average thermal transmittance 0.11 W/m-Â°K
<b>Total Floor Area:</b>	96 m <sup>2</sup>

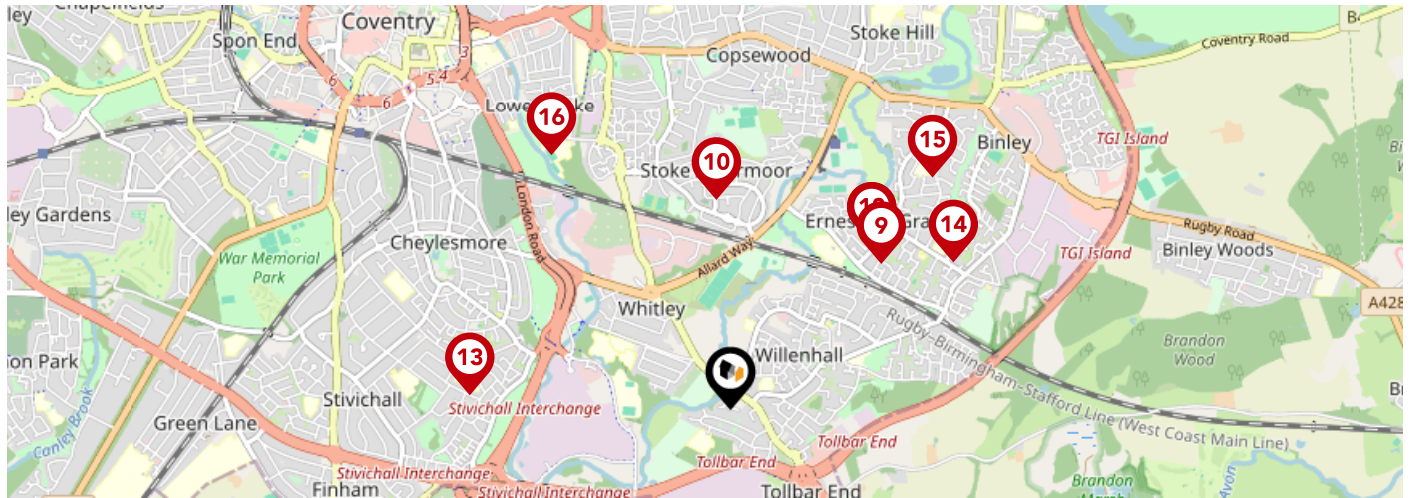










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 241   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Stretton Church of England Academy</b> Ofsted Rating: Outstanding   Pupils: 209   Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Baginton Fields Academy</b> Ofsted Rating: Good   Pupils:0   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 119   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Willenhall Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 468   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Meadow Park School</b> Ofsted Rating: Requires improvement   Pupils: 783   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Corpus Christi Catholic School</b> Ofsted Rating: Good   Pupils: 450   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

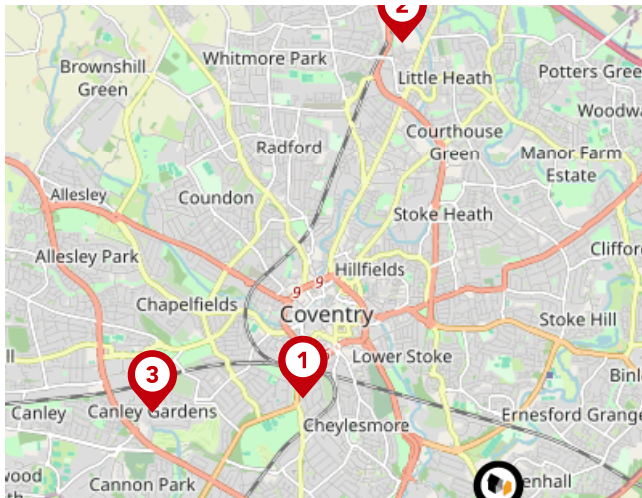


		Nursery	Primary	Secondary	College	Private
	<b>Sowe Valley Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aldermoor Farm Primary School</b> Ofsted Rating: Good   Pupils: 661   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ernesford Grange Community Academy</b> Ofsted Rating: Good   Pupils: 1129   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Riverbank School</b> Ofsted Rating: Outstanding   Pupils: 198   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howes Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 177   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bartholomew's Church of England Academy</b> Ofsted Rating: Requires improvement   Pupils: 206   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ernesford Grange Primary School</b> Ofsted Rating: Good   Pupils: 485   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



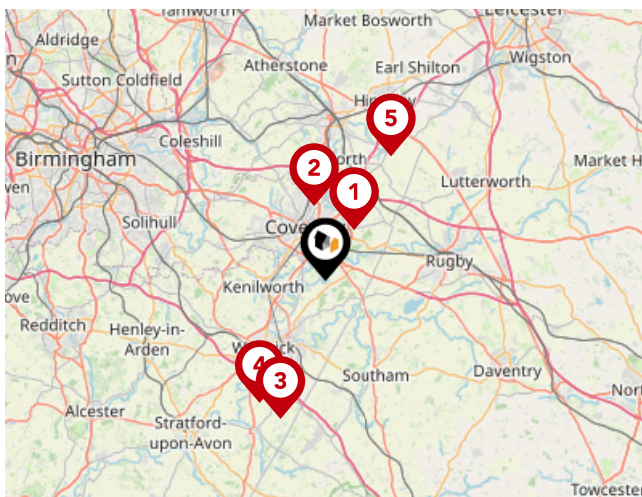
# Area

## Transport (National)



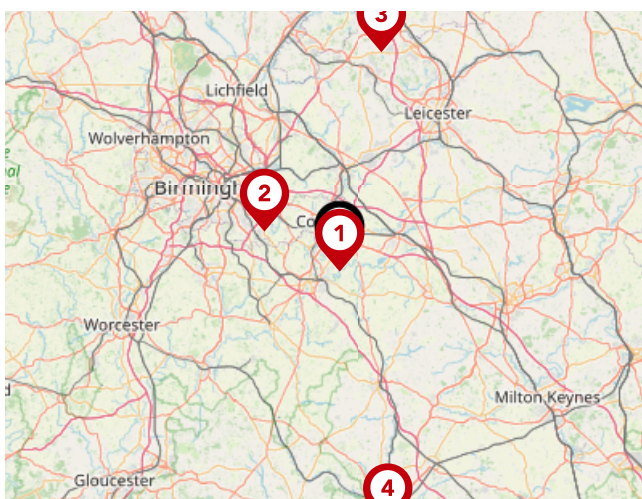
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	2.1 miles
2	Coventry Arena Rail Station	4.44 miles
3	Canley Rail Station	3.28 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	4.16 miles
2	M6 J3	5.49 miles
3	M40 J13	10.53 miles
4	M40 J14	10.08 miles
5	M69 J1	10.2 miles



### Airports/Helipads

Pin	Name	Distance
1	Baginton	1.17 miles
2	Birmingham Airport	11.85 miles
3	East Mids Airport	31.15 miles
4	Kidlington	38.86 miles

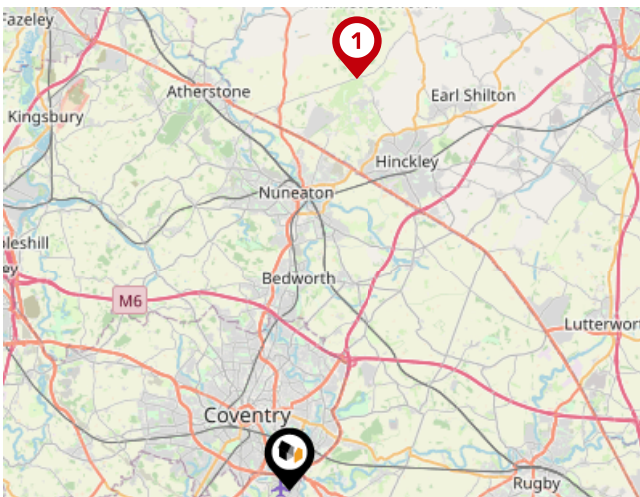
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Carnegie Close	0.04 miles
2	Chace Avenue	0.05 miles
3	Stretton Avenue	0.07 miles
4	Chace Ave Police Station	0.17 miles
5	Stretton Academy	0.14 miles



### Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	15.07 miles

# Market Sold in Street



<b>10, Legendary Lane, Coventry, CV3 3GN</b>		Semi-detached House	
Last Sold Date:	17/04/2024	08/03/2019	
Last Sold Price:	£320,000	£239,995	
<b>4, Legendary Lane, Coventry, CV3 3GN</b>		Semi-detached House	
Last Sold Date:	21/12/2022	23/11/2018	31/03/2017
Last Sold Price:	£295,000	£179,996	£425,000
<b>8, Legendary Lane, Coventry, CV3 3GN</b>		Semi-detached House	
Last Sold Date:	28/10/2022	26/10/2018	
Last Sold Price:	£220,000	£164,995	
<b>11, Legendary Lane, Coventry, CV3 3GN</b>		Semi-detached House	
Last Sold Date:	31/03/2022	09/11/2018	
Last Sold Price:	£293,000	£214,995	
<b>1, Legendary Lane, Coventry, CV3 3GN</b>		Detached House	
Last Sold Date:	07/12/2018		
Last Sold Price:	£264,995		
<b>2, Legendary Lane, Coventry, CV3 3GN</b>		Semi-detached House	
Last Sold Date:	23/11/2018		
Last Sold Price:	£224,995		
<b>3, Legendary Lane, Coventry, CV3 3GN</b>		Semi-detached House	
Last Sold Date:	23/11/2018		
Last Sold Price:	£224,995		
<b>7, Legendary Lane, Coventry, CV3 3GN</b>		Detached House	
Last Sold Date:	16/11/2018		
Last Sold Price:	£219,995		
<b>9, Legendary Lane, Coventry, CV3 3GN</b>		Semi-detached House	
Last Sold Date:	16/11/2018		
Last Sold Price:	£164,995		
<b>5, Legendary Lane, Coventry, CV3 3GN</b>		Semi-detached House	
Last Sold Date:	09/11/2018		
Last Sold Price:	£224,995		
<b>12, Legendary Lane, Coventry, CV3 3GN</b>		Semi-detached House	
Last Sold Date:	09/11/2018		
Last Sold Price:	£164,995		
<b>14, Legendary Lane, Coventry, CV3 3GN</b>		Semi-detached House	
Last Sold Date:	09/11/2018		
Last Sold Price:	£164,995		

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

# Market Sold in Street



<b>6, Legendary Lane, Coventry, CV3 3GN</b>	Detached House
Last Sold Date:	08/11/2018
Last Sold Price:	£219,995
<b>35, Legendary Lane, Coventry, CV3 3GN</b>	Semi-detached House
Last Sold Date:	31/08/2018
Last Sold Price:	£164,995
<b>36, Legendary Lane, Coventry, CV3 3GN</b>	Semi-detached House
Last Sold Date:	31/08/2018
Last Sold Price:	£164,995

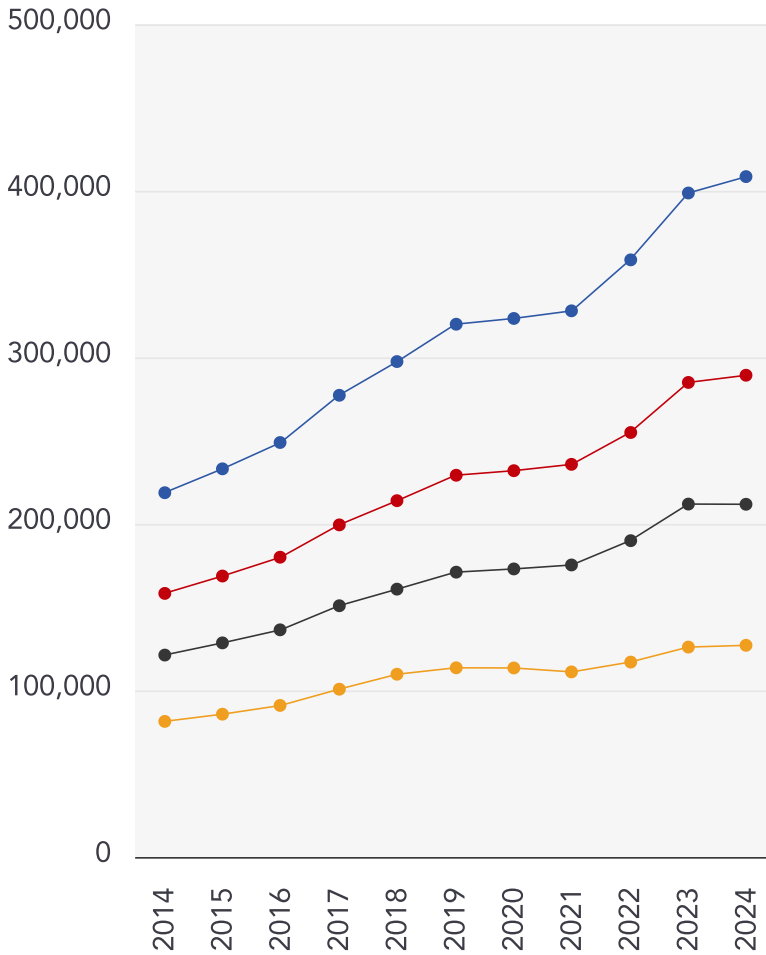
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



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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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