



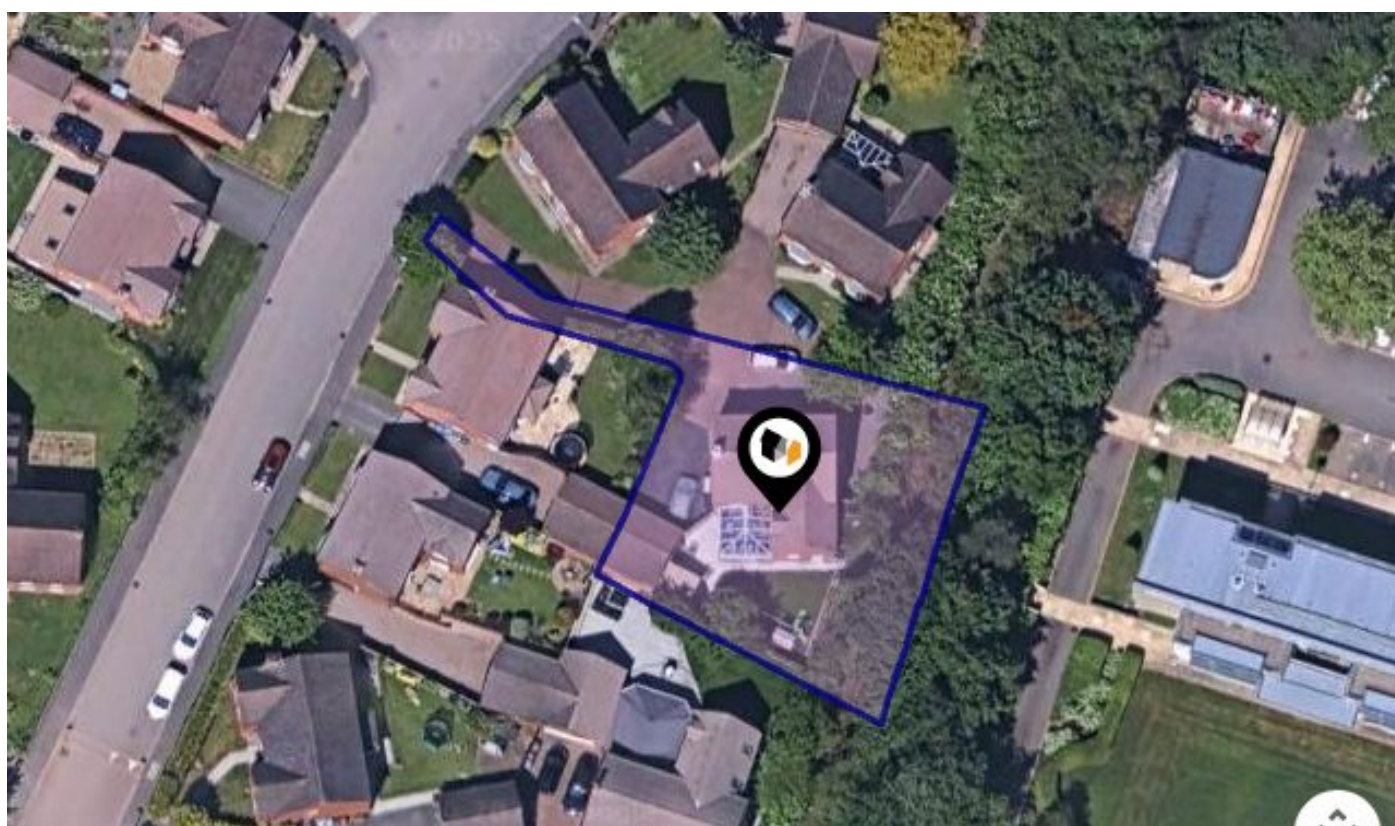
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 24<sup>th</sup> February 2025**



## TEN SHILLING DRIVE, COVENTRY, CV4

**OIRO** : £635,000

### Walmsley's The Way to Move

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

0330 1180062

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www.walmsleystheawaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

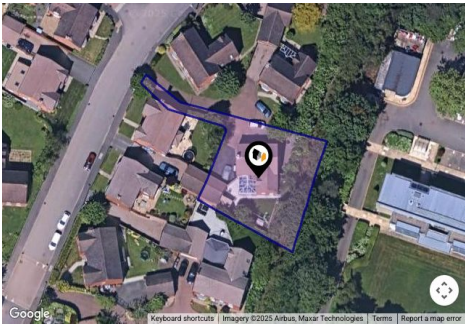
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#### **Your property details in brief.....**

A substantial & much loved four bedroom detached family home  
Private & low maintenance wrap around gardens  
Double garage with electric roller door & EV charging  
Stunning kitchen, dining & family room  
Four piece family bathroom & two en-suite shower rooms  
Ground floor cloakroom & utility room  
Impressive sitting room with log burner, separate office/lounge & conservatory  
Very private & secure Westwood Heath locale  
Close to The University of Warwick, Kenilworth & Train Stations  
EPC C (re-ordered), Total 2253 Sq.Ft or 209 Sq.M.

**These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on [sales@walmsleysthewaytomove.co.uk](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**

# Property Overview



## Property

Type:	Detached	OIRO:	£635,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,253 ft <sup>2</sup> / 209 m <sup>2</sup>		
Plot Area:	0.17 acres		
Year Built :	2003		
Council Tax :	Band G		
Annual Estimate:	£3,826		
Title Number:	WM811940		

## Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	9	30	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O <sub>2</sub>	EE	3	O2	BT	sky	Virgin media

# Planning History

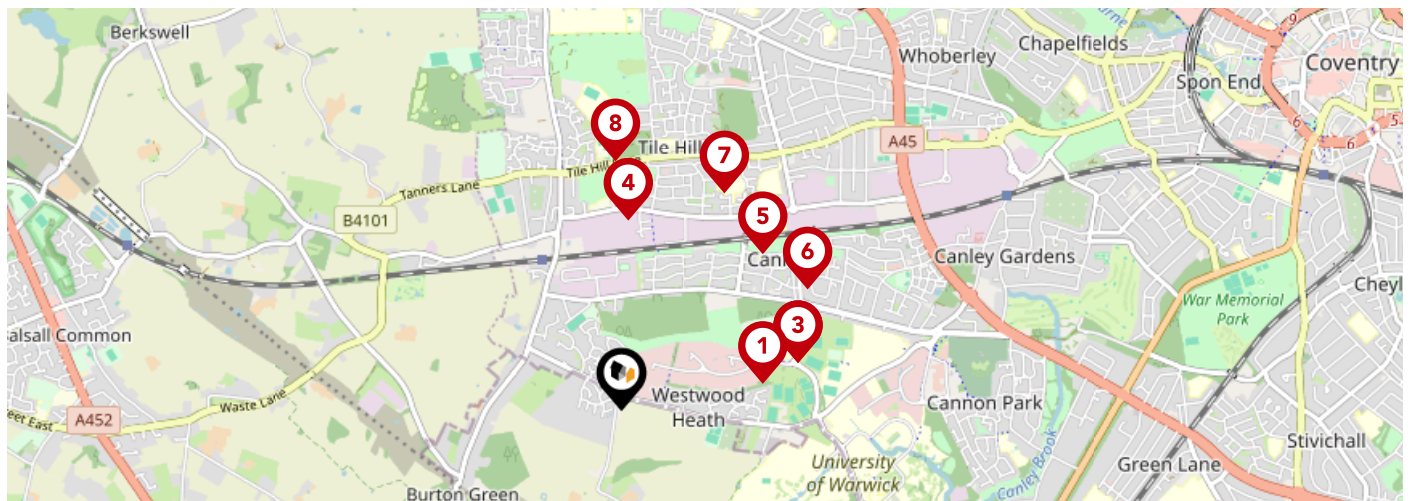
## This Address



Planning records for: *Ten Shilling Drive, Coventry, CV4*

Reference - FUL/2017/0236	
Decision:	APPROVED
Date:	09th February 2017
Description:	Installation of wood burner with external black flue.

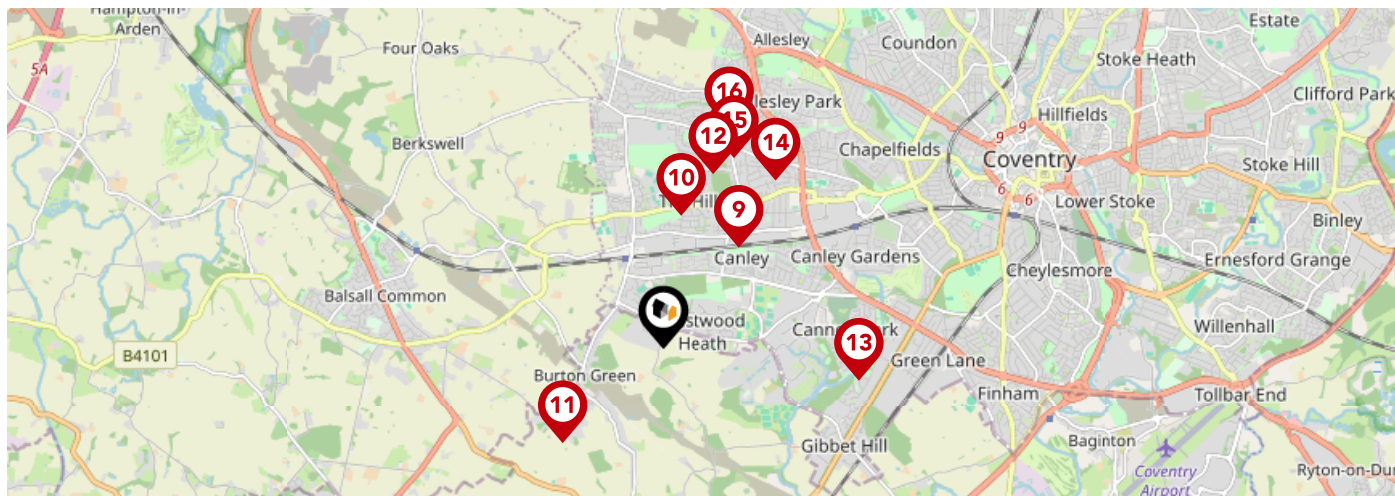
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The National Mathematics and Science College</b> Ofsted Rating: Not Rated   Pupils: 137   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>WMG Academy for Young Engineers</b> Ofsted Rating: Good   Pupils: 504   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Westwood Academy</b> Ofsted Rating: Requires improvement   Pupils: 915   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Leigh Church of England Academy</b> Ofsted Rating: Good   Pupils: 223   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Finham Park 2</b> Ofsted Rating: Good   Pupils: 711   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</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>7</b>	<b>Hereward College of Further Education</b> Ofsted Rating: Good   Pupils:0   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>West Coventry Academy</b> Ofsted Rating: Good   Pupils: 1236   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



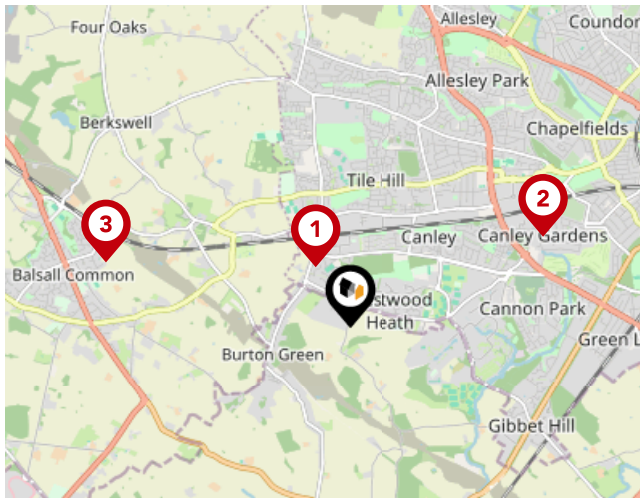
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 666   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Our Lady of the Assumption Catholic Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Burton Green Church of England Academy</b> Ofsted Rating: Good   Pupils: 106   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Limbrick Wood Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 321   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

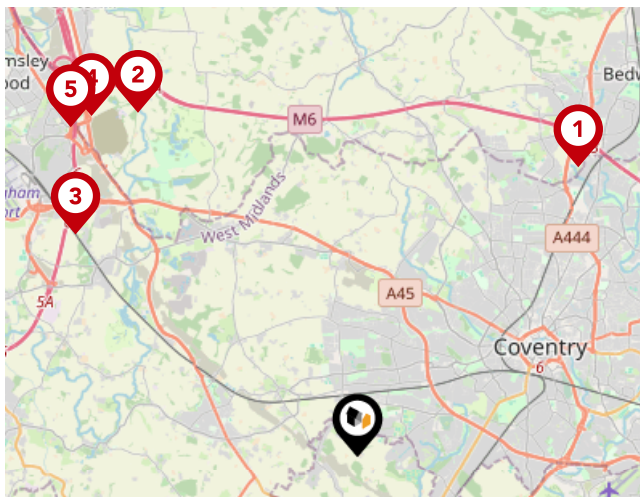
# Area

## Transport (National)



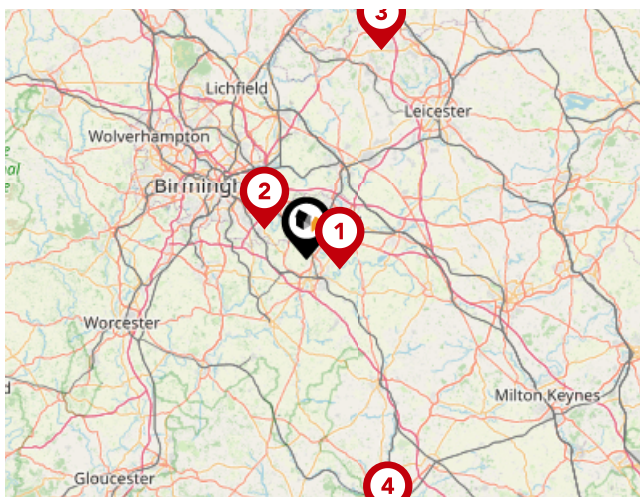
### National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	0.64 miles
2	Canley Rail Station	1.92 miles
3	Berkswell Rail Station	2.3 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	6.59 miles
2	M6 J3A	7.37 miles
3	M42 J6	6.5 miles
4	M6 J4	7.83 miles
5	M42 J7	7.89 miles

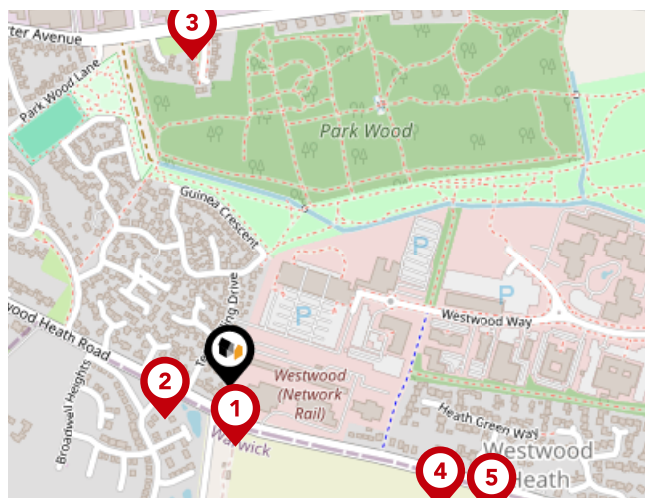


### Airports/Helipads

Pin	Name	Distance
1	Baginton	5 miles
2	Birmingham Airport	7.54 miles
3	East Mids Airport	32.26 miles
4	Kidlington	40.2 miles

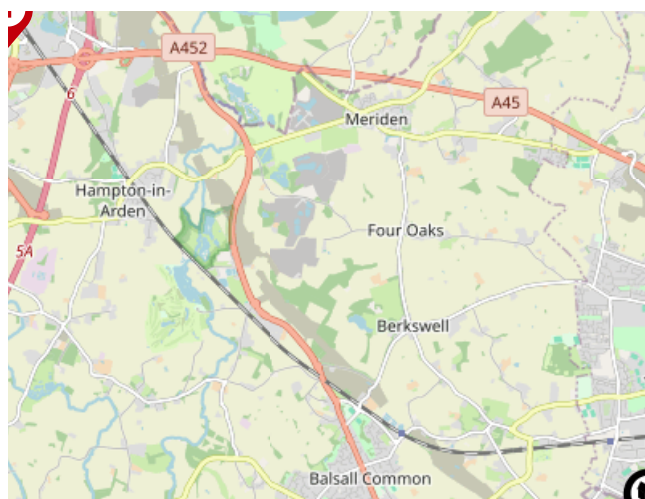
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bockendon Rd	0.07 miles
2	Bockendon Rd	0.08 miles
3	Marina Close	0.37 miles
4	Woodleigh Rd	0.28 miles
5	Woodleigh Rd	0.33 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.26 miles



# Market Sold in Street



6, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:	14/12/2023	30/09/2016	29/08/2003	
Last Sold Price:	£715,000	£555,000	£446,995	
50, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:	26/01/2023	24/04/2009		
Last Sold Price:	£585,000	£324,945		
55, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:	21/11/2022	23/02/2007		
Last Sold Price:	£670,000	£499,950		
45, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:	29/06/2022	31/03/2016	25/08/2006	
Last Sold Price:	£638,000	£475,000	£460,950	
20, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:	19/12/2018	25/02/2004		
Last Sold Price:	£300,000	£245,000		
44, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:	15/06/2018	19/12/2008		
Last Sold Price:	£499,000	£350,000		
22, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:	31/05/2018	27/04/2018	18/06/2010	
Last Sold Price:	£395,000	£410,000	£330,000	
57, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:	20/04/2018	31/05/2007		
Last Sold Price:	£525,960	£599,950		
33, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:	08/09/2017	27/08/2004		
Last Sold Price:	£425,000	£260,000		
9, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:	19/06/2017			
Last Sold Price:	£530,000			
48, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:	10/05/2017	06/05/2009		
Last Sold Price:	£450,000	£369,995		
46, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:	22/07/2016	22/06/2009		
Last Sold Price:	£441,000	£350,000		

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

# Market Sold in Street



49, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:		22/06/2016		
Last Sold Price:		£500,000		
3, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:		14/01/2016	27/02/2004	
Last Sold Price:		£490,000	£426,000	
16, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:		28/10/2015	03/06/2013	30/07/2004
Last Sold Price:		£455,000	£380,000	£399,995
47, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:		25/07/2014	20/07/2012	
Last Sold Price:		£460,000	£476,000	
17, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:		06/09/2013	29/08/2003	
Last Sold Price:		£356,500	£336,000	
61, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:		19/02/2013	29/06/2007	
Last Sold Price:		£478,000	£529,950	
14, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:		15/02/2013	28/05/2004	
Last Sold Price:		£382,500	£389,995	
52, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:		30/06/2011	27/06/2008	
Last Sold Price:		£390,000	£458,950	
7, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:		23/07/2010		
Last Sold Price:		£440,000		
15, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:		25/09/2009	30/05/2003	
Last Sold Price:		£375,000	£333,495	
53, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:		17/07/2009	31/05/2007	
Last Sold Price:		£460,000	£599,950	
36, Ten Shilling Drive, Coventry, CV4 8GZ				Detached House
Last Sold Date:		02/03/2009		
Last Sold Price:		£330,000		

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

# Market Sold in Street



34, Ten Shilling Drive, Coventry, CV4 8GZ			Detached House
Last Sold Date:	01/08/2008		
Last Sold Price:	£395,000		
42, Ten Shilling Drive, Coventry, CV4 8GZ			Detached House
Last Sold Date:	25/07/2008		
Last Sold Price:	£410,950		
38, Ten Shilling Drive, Coventry, CV4 8GZ			Detached House
Last Sold Date:	25/07/2008		
Last Sold Price:	£413,553		
40, Ten Shilling Drive, Coventry, CV4 8GZ			Detached House
Last Sold Date:	13/06/2008		
Last Sold Price:	£249,950		
18, Ten Shilling Drive, Coventry, CV4 8GZ			Detached House
Last Sold Date:	10/09/2007	12/03/2004	
Last Sold Price:	£440,000	£324,995	
31, Ten Shilling Drive, Coventry, CV4 8GZ			Detached House
Last Sold Date:	25/07/2007	27/08/2004	
Last Sold Price:	£398,000	£353,500	
51, Ten Shilling Drive, Coventry, CV4 8GZ			Detached House
Last Sold Date:	04/05/2007		
Last Sold Price:	£599,950		
59, Ten Shilling Drive, Coventry, CV4 8GZ			Detached House
Last Sold Date:	27/04/2007		
Last Sold Price:	£579,950		
35, Ten Shilling Drive, Coventry, CV4 8GZ			Detached House
Last Sold Date:	26/01/2007		
Last Sold Price:	£524,995		
37, Ten Shilling Drive, Coventry, CV4 8GZ			Detached House
Last Sold Date:	20/12/2006		
Last Sold Price:	£399,999		
43, Ten Shilling Drive, Coventry, CV4 8GZ			Detached House
Last Sold Date:	15/12/2006		
Last Sold Price:	£499,950		
29, Ten Shilling Drive, Coventry, CV4 8GZ			Detached House
Last Sold Date:	08/12/2006	20/08/2004	
Last Sold Price:	£380,000	£355,000	

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

# Market Sold in Street



<b>24, Ten Shilling Drive, Coventry, CV4 8GZ</b>				Detached House
Last Sold Date:	10/11/2006	25/08/2006	27/08/2004	
Last Sold Price:	£395,000	£395,000	£407,500	
<b>41, Ten Shilling Drive, Coventry, CV4 8GZ</b>				Detached House
Last Sold Date:	28/06/2006			
Last Sold Price:	£399,950			
<b>39, Ten Shilling Drive, Coventry, CV4 8GZ</b>				Detached House
Last Sold Date:	31/05/2006			
Last Sold Price:	£385,000			
<b>25, Ten Shilling Drive, Coventry, CV4 8GZ</b>				Detached House
Last Sold Date:	27/08/2004			
Last Sold Price:	£406,000			
<b>27, Ten Shilling Drive, Coventry, CV4 8GZ</b>				Detached House
Last Sold Date:	20/08/2004			
Last Sold Price:	£360,000			
<b>26, Ten Shilling Drive, Coventry, CV4 8GZ</b>				Detached House
Last Sold Date:	09/07/2004			
Last Sold Price:	£346,500			
<b>23, Ten Shilling Drive, Coventry, CV4 8GZ</b>				Detached House
Last Sold Date:	28/05/2004			
Last Sold Price:	£405,000			
<b>5, Ten Shilling Drive, Coventry, CV4 8GZ</b>				Detached House
Last Sold Date:	12/03/2004			
Last Sold Price:	£450,000			
<b>28, Ten Shilling Drive, Coventry, CV4 8GZ</b>				Detached House
Last Sold Date:	03/03/2004			
Last Sold Price:	£249,995			
<b>30, Ten Shilling Drive, Coventry, CV4 8GZ</b>				Detached House
Last Sold Date:	27/02/2004			
Last Sold Price:	£344,995			
<b>32, Ten Shilling Drive, Coventry, CV4 8GZ</b>				Detached House
Last Sold Date:	27/02/2004			
Last Sold Price:	£246,995			
<b>21, Ten Shilling Drive, Coventry, CV4 8GZ</b>				Detached House
Last Sold Date:	27/02/2004			
Last Sold Price:	£439,850			

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



# Market Sold in Street



<b>19, Ten Shilling Drive, Coventry, CV4 8GZ</b>	Detached House
Last Sold Date: 26/09/2003	
Last Sold Price: £336,995	
<b>8, Ten Shilling Drive, Coventry, CV4 8GZ</b>	Detached House
Last Sold Date: 29/08/2003	
Last Sold Price: £473,995	
<b>1, Ten Shilling Drive, Coventry, CV4 8GZ</b>	Detached House
Last Sold Date: 29/08/2003	
Last Sold Price: £410,995	
<b>11, Ten Shilling Drive, Coventry, CV4 8GZ</b>	Detached House
Last Sold Date: 27/06/2003	
Last Sold Price: £335,000	
<b>2, Ten Shilling Drive, Coventry, CV4 8GZ</b>	Detached House
Last Sold Date: 20/06/2003	
Last Sold Price: £376,995	
<b>4, Ten Shilling Drive, Coventry, CV4 8GZ</b>	Detached House
Last Sold Date: 02/06/2003	
Last Sold Price: £424,000	
<b>10, Ten Shilling Drive, Coventry, CV4 8GZ</b>	Detached House
Last Sold Date: 30/05/2003	
Last Sold Price: £326,995	
<b>12, Ten Shilling Drive, Coventry, CV4 8GZ</b>	Detached House
Last Sold Date: 25/04/2003	
Last Sold Price: £335,000	

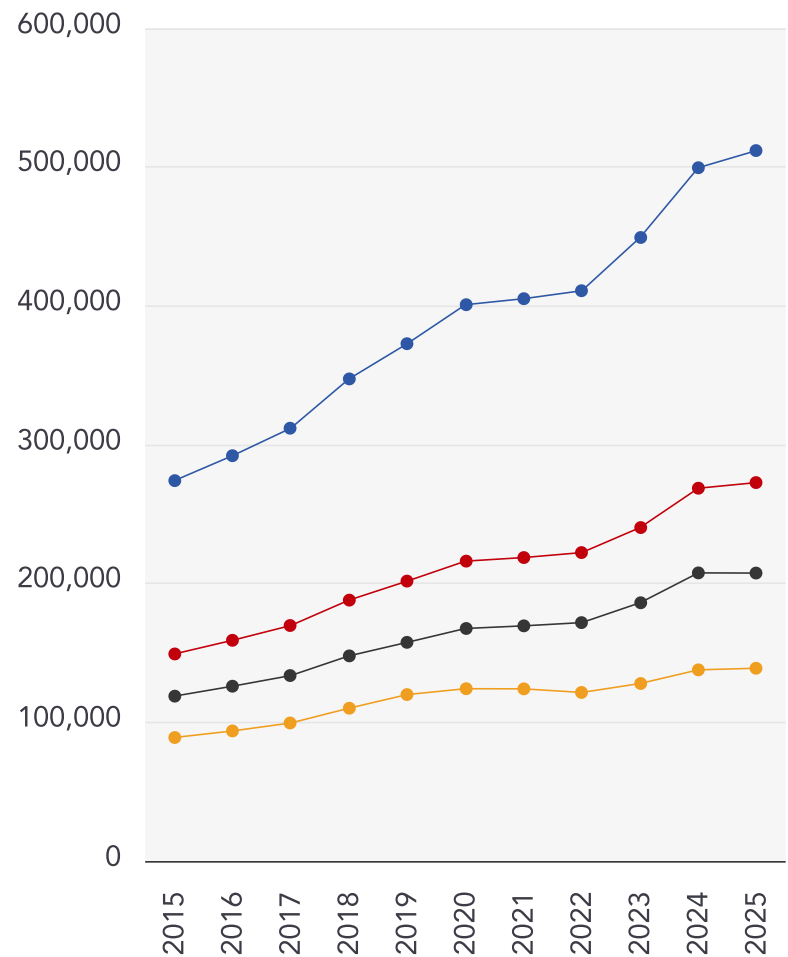
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# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV4



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

# 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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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.

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### Walmsley's The Way to Move

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