



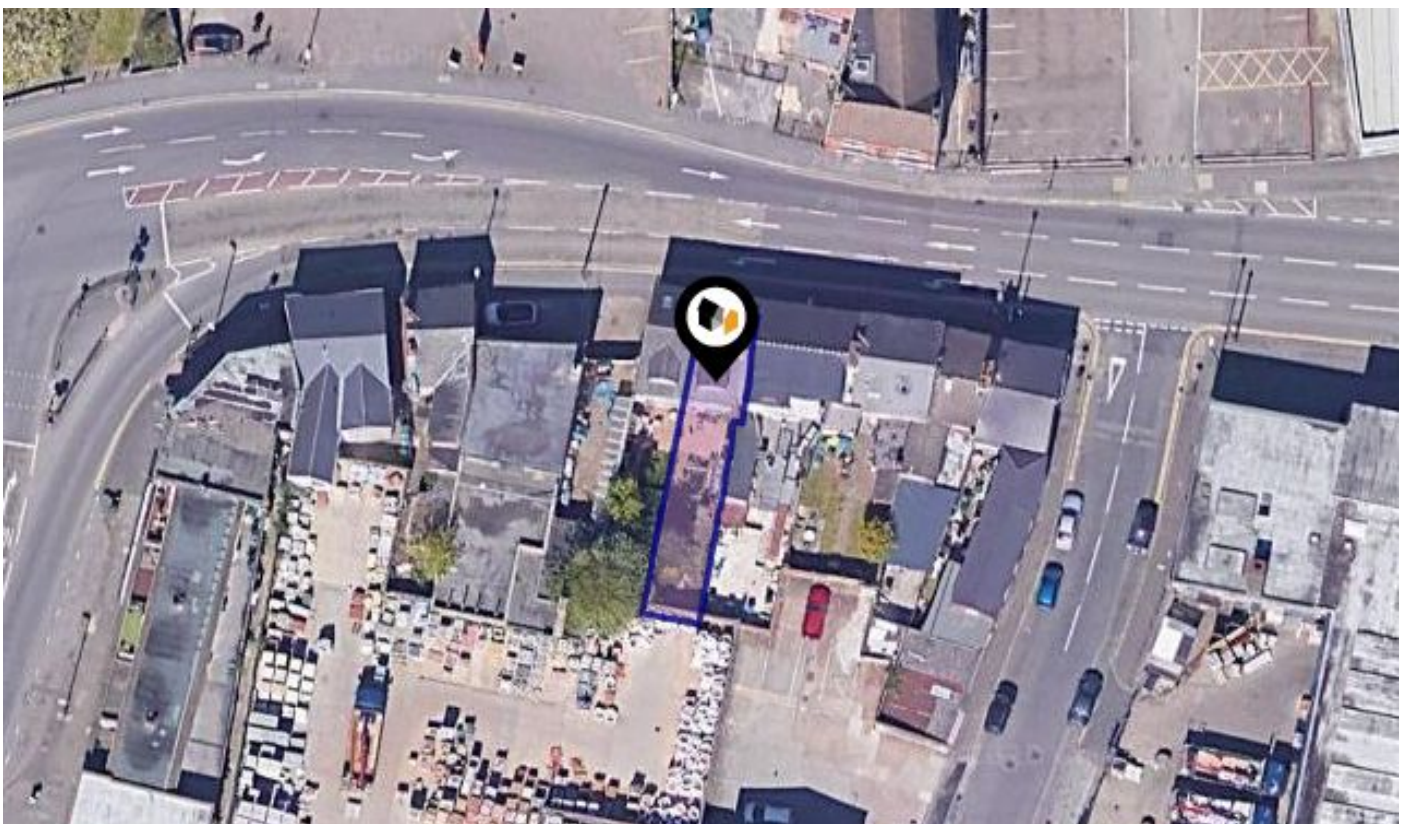
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 03<sup>rd</sup> October 2023**



## SPON END, COVENTRY, CV1

**Price Estimate :** £230,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

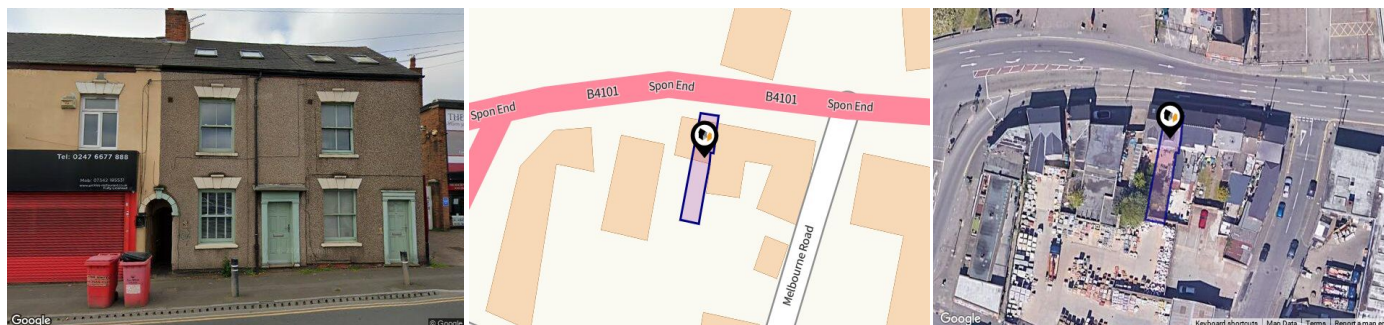
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#### Property Key Features

A unique and renovated three bedroom cottage  
Attractive gardens with patio, pond and growing areas  
Kitchen breakfast room & sitting room  
Impressive main bedroom with dormer & skylights  
Four piece family bathroom on first floor  
Double glazed and gas centrally heated throughout  
Situated within easy reach of bus stops, city & universities  
EPC Ordered, Total 890 Sq. Ft. or Total 82 Sq. M.

***For viewings or interest please email:***

**sales@walmsleysthewaytomove.co.uk or call 0330 1180062**



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,384
<b>Title Number:</b>	WM736469
<b>UPRN:</b>	100070701530

<b>Last Sold £/ft<sup>2</sup>:</b>	£30
<b>Price Estimate:</b>	£230,000
<b>Tenure:</b>	Freehold

## Local Area

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

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

**15** mb/s      **1000** mb/s



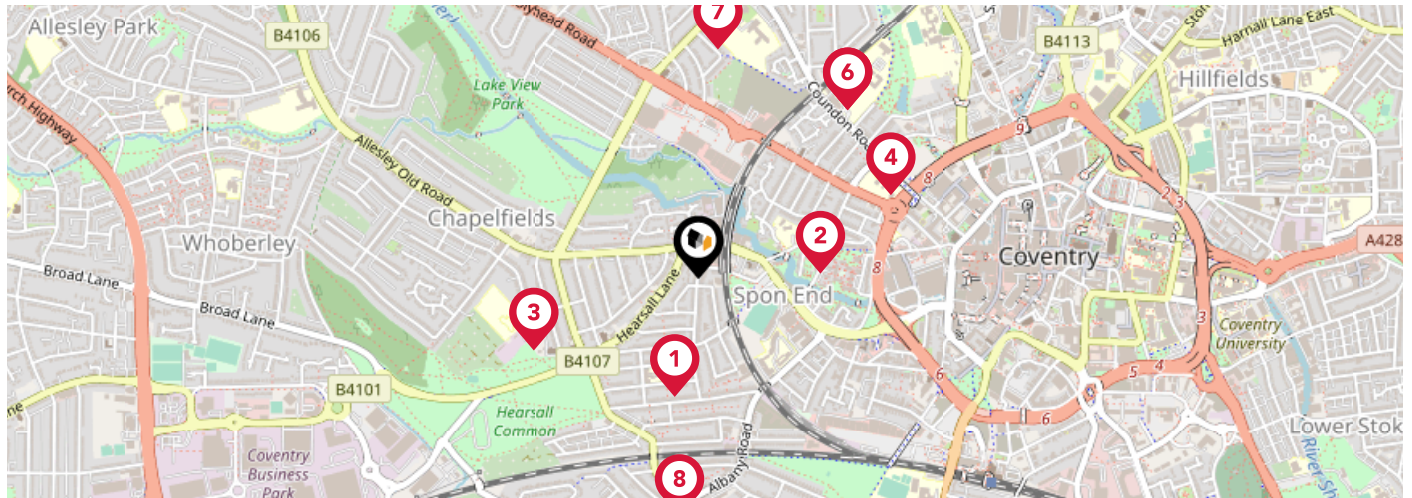
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



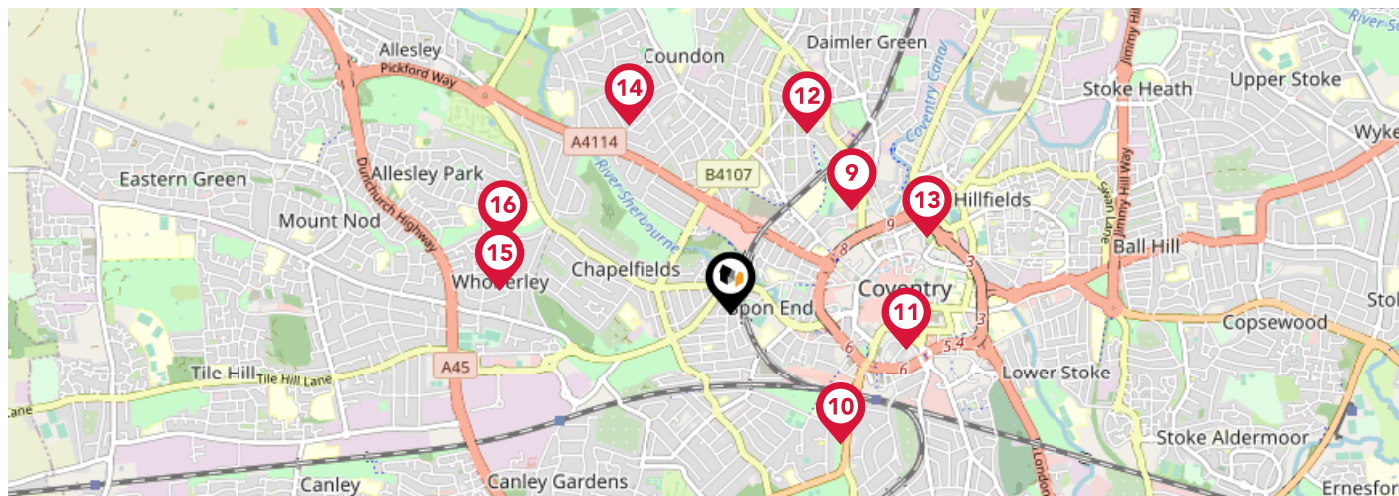
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 495   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



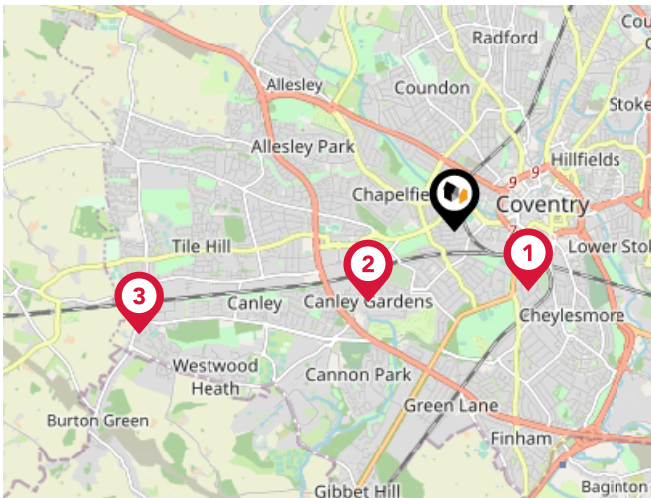
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Barr's Hill School and Community College</b> Ofsted Rating: Good   Pupils: 709   Distance:0.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Radford Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 220   Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 578   Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 598   Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

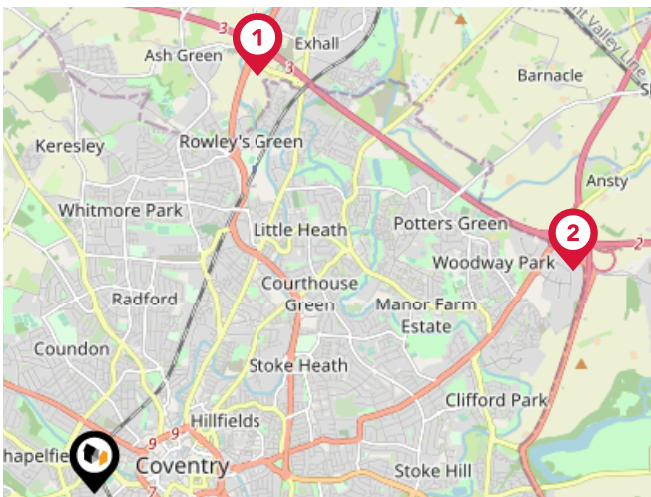
# Area

## Transport (National)



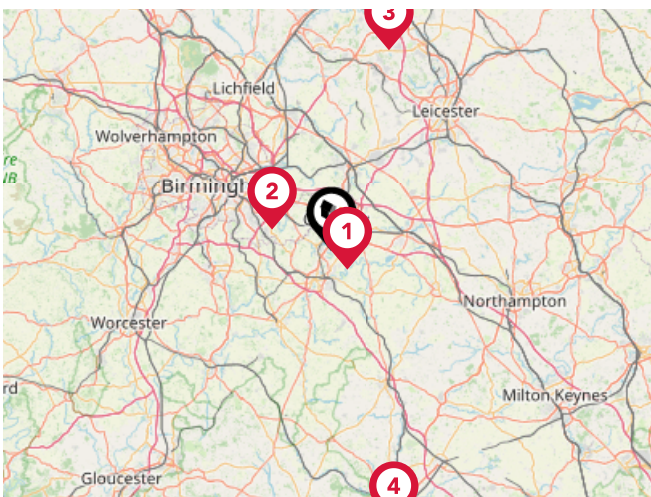
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.85 miles
2	Canley Rail Station	1 miles
3	Tile Hill Rail Station	3 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.06 miles
2	M6 J2	4.78 miles
3	M40 J14	10.78 miles
4	M6 J3A	8.03 miles
5	M42 J6	8.03 miles

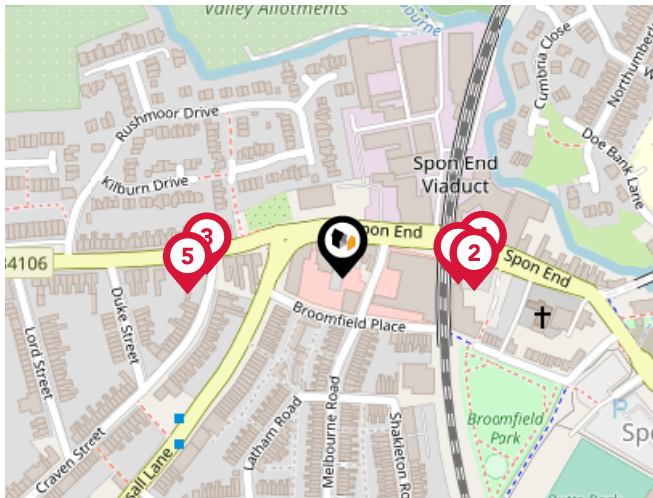


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.62 miles
2	Birmingham International Airport	9.06 miles
3	East Midlands Airport	30.13 miles
4	London Oxford Airport	40.86 miles

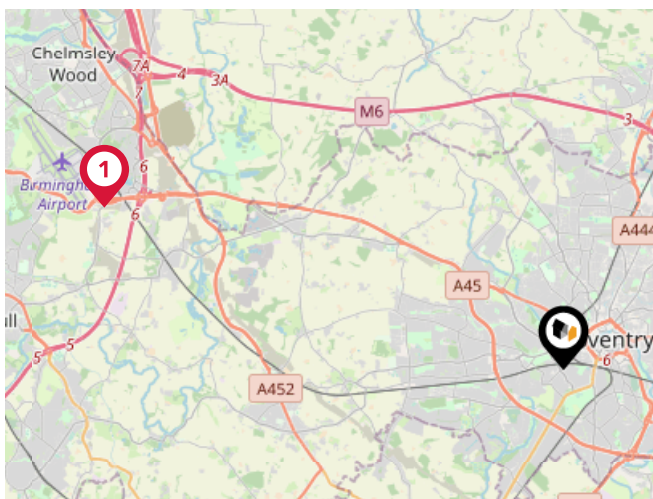
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Arches	0.07 miles
2	The Arches	0.07 miles
3	Craven St	0.08 miles
4	The Arches	0.08 miles
5	Craven St	0.09 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.8 miles

# Market Sold in Street



<b>Blackhorse, Spon End, Coventry, CV1 3HE</b>			other House
Last Sold Date:	30/08/2022	09/08/2016	
Last Sold Price:	£825,000	£250,000	
<b>54, Spon End, Coventry, CV1 3HE</b>			Semi-detached House
Last Sold Date:	26/09/2019	16/08/2002	
Last Sold Price:	£168,000	£20,000	
<b>61, Spon End, Coventry, CV1 3HE</b>			Detached House
Last Sold Date:	14/12/2018	12/08/2005	01/08/2002
Last Sold Price:	£150,000	£138,000	£55,000
<b>58, Spon End, Coventry, CV1 3HE</b>			Terraced House
Last Sold Date:	13/06/2007		
Last Sold Price:	£125,000		
<b>83, Spon End, Coventry, CV1 3HE</b>			Terraced House
Last Sold Date:	30/03/2007		
Last Sold Price:	£115,000		
<b>53, Spon End, Coventry, CV1 3HE</b>			Terraced House
Last Sold Date:	20/12/2000		
Last Sold Price:	£32,000		

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

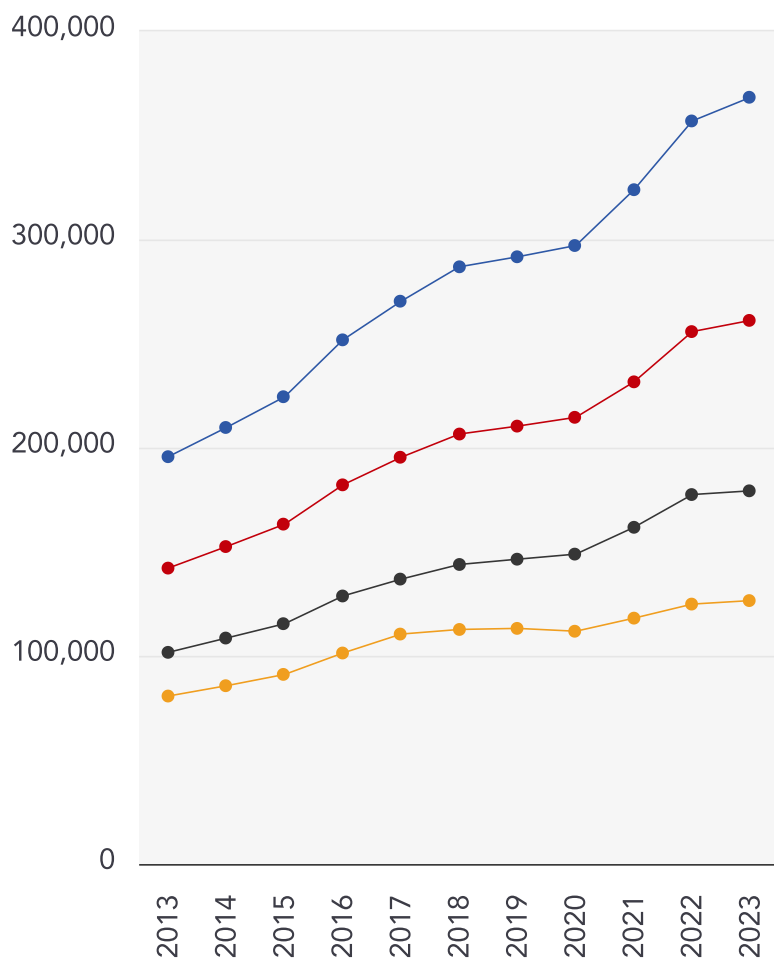


# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in CV1



Detached

**+88.23%**

Semi-Detached

**+83.7%**

Terraced

**+76.3%**

Flat

**+56.82%**

# 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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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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