

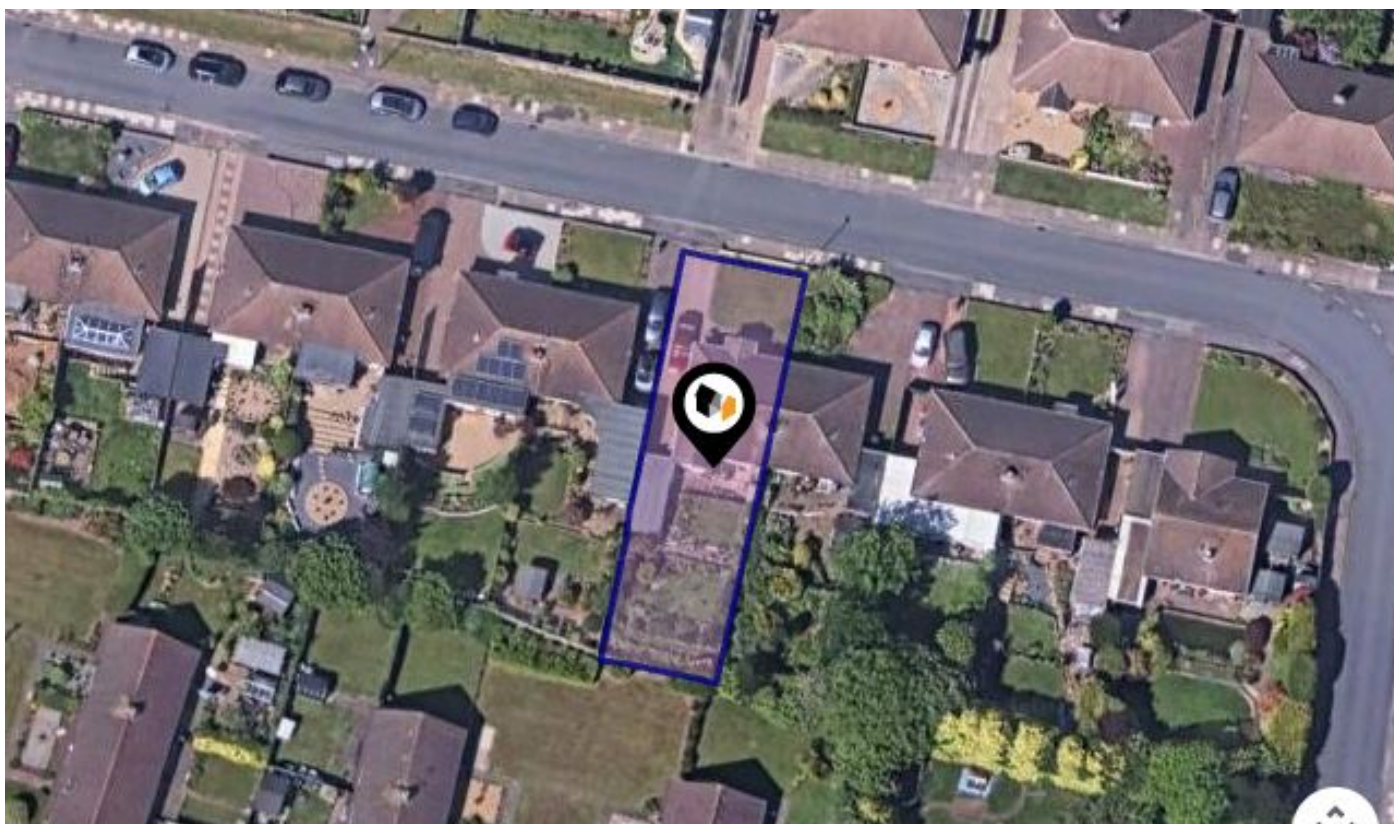


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 30th June 2025



9, DURHAM CRESCENT, ALLESLEY, COVENTRY, CV5 9GA

Price Estimate : £292,000

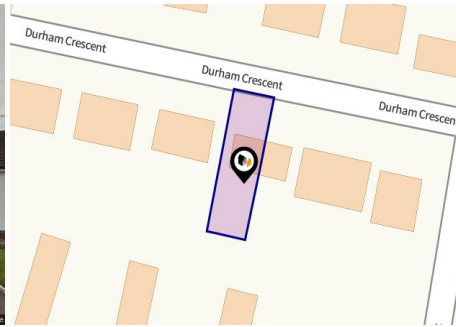
Elliott Quinn Estates

42 Wendover Rise, Coventry, CV5 9JU

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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	592 ft ² / 55 m ²
Plot Area:	0.09 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£2,145
Title Number:	WM584028
UPRN:	100070643079

Last Sold Date:	02/10/2020
Last Sold Price:	£248,000
Last Sold £/ft²:	£418
Price Estimate:	£292,000
Tenure:	Freehold

Local Area

Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

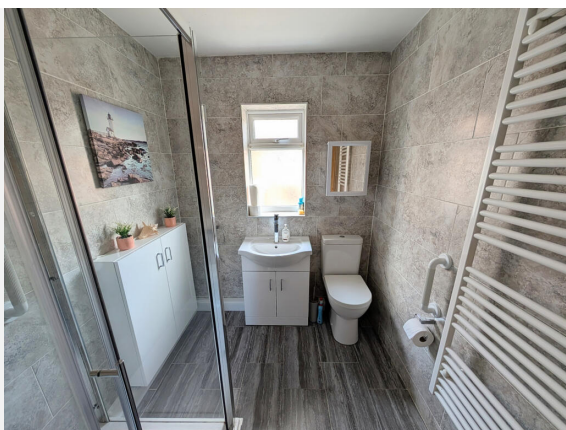
18 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







9, DURHAM CRESCENT, ALLESLEY, COVENTRY, CV5 9GA

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

9, Durham Crescent, Allesley, CV5 9GA

Energy rating

D

Valid until 29.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	55 m ²

10 Year History of Average House Prices by Property Type in CV5

Detached

+86.77%

Semi-Detached

+82.76%

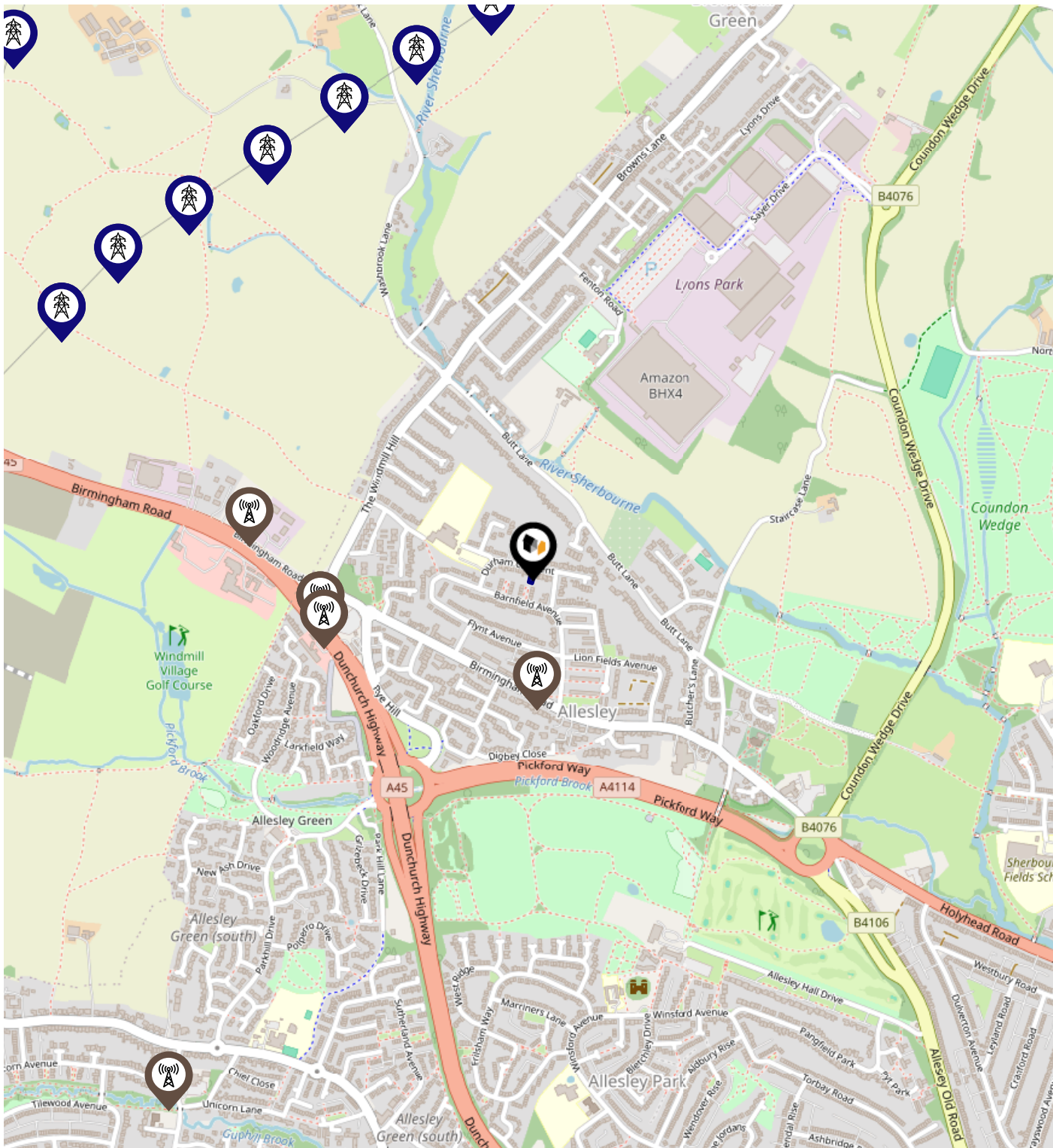
Terraced

+74.65%

Flat

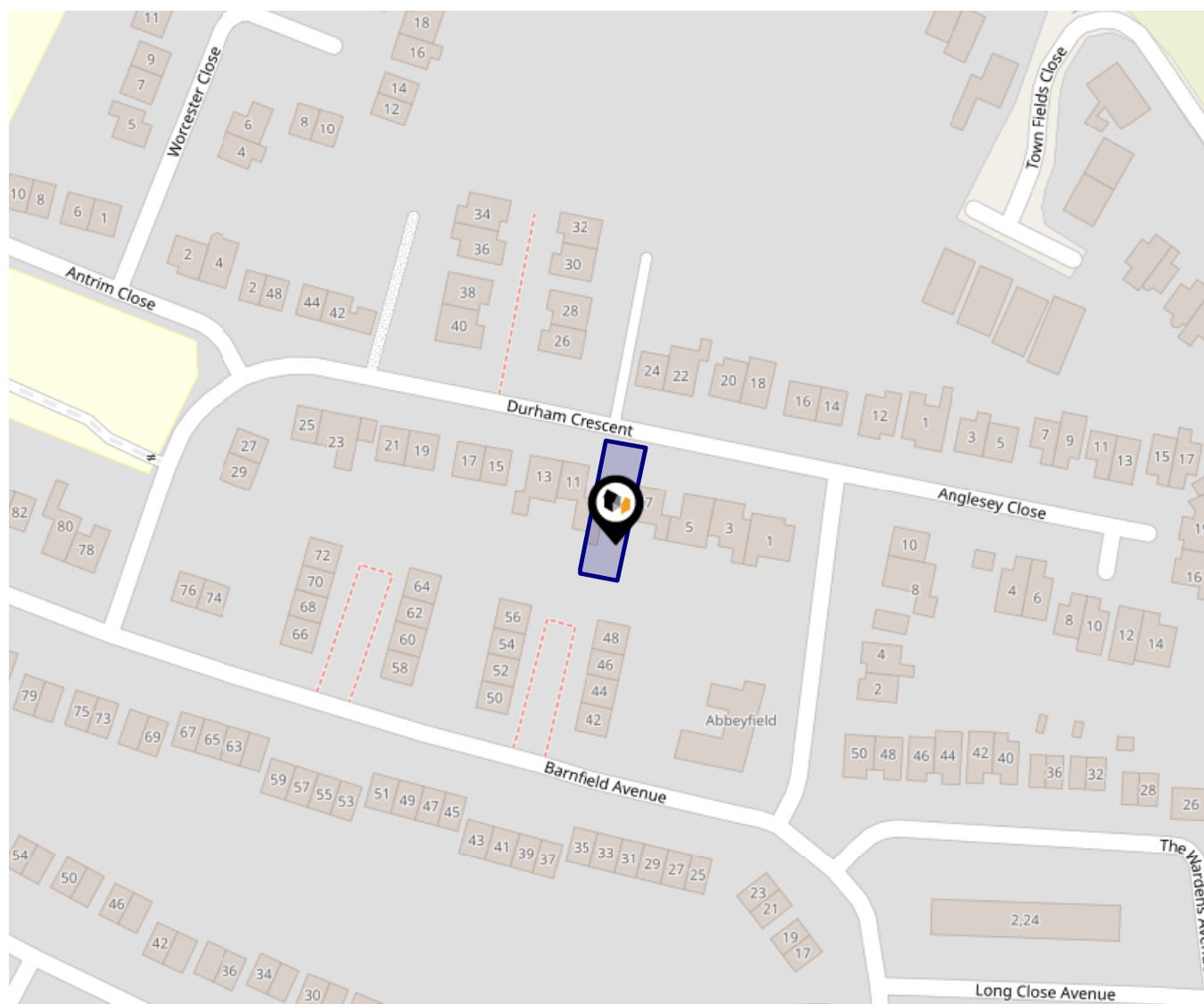
+56.09%

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts



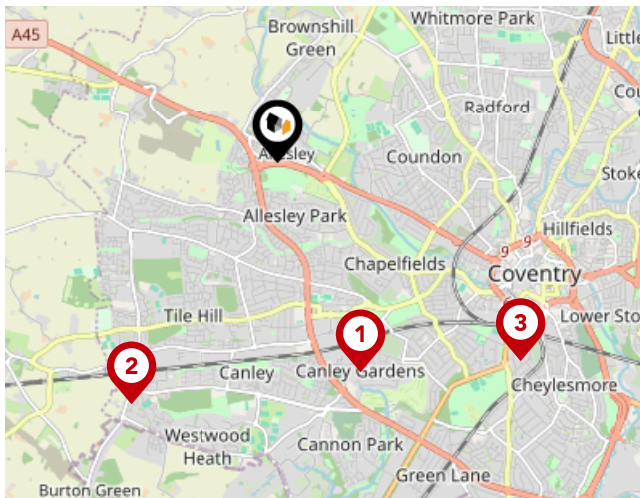
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

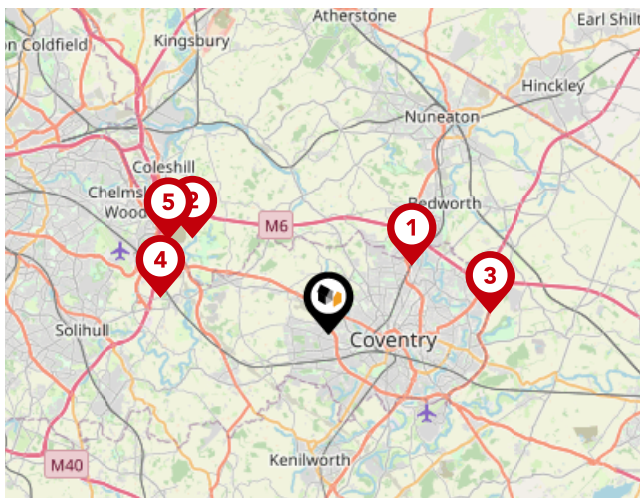
Area

Transport (National)



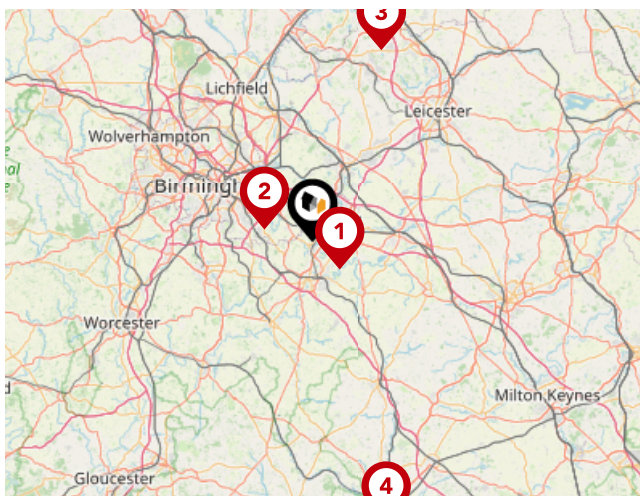
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	2.04 miles
2	Tile Hill Rail Station	2.55 miles
3	Coventry Rail Station	2.83 miles



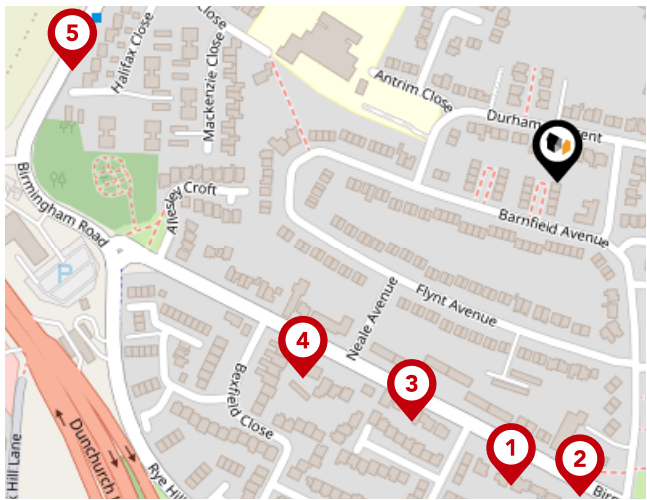
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.93 miles
2	M6 J3A	6.05 miles
3	M6 J2	5.91 miles
4	M42 J6	6.22 miles
5	M6 J4	6.75 miles



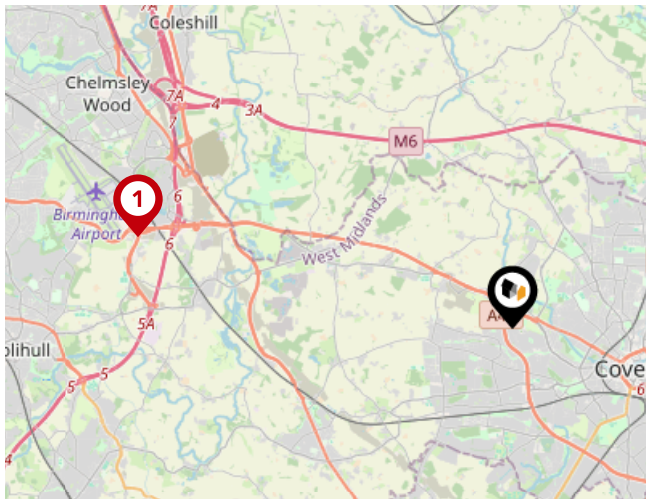
Airports/Helipads

Pin	Name	Distance
1	Baginton	5.58 miles
2	Birmingham Airport	7.23 miles
3	East Mids Airport	29.37 miles
4	Kidlington	42.46 miles



Bus Stops/Stations

Pin	Name	Distance
1	Allesley Post Office	0.17 miles
2	Allesley Post Office	0.18 miles
3	Neale Ave	0.16 miles
4	Neale Ave	0.18 miles
5	Cameron Close	0.28 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.97 miles



Elliott Quinn Estates

We pride ourselves on being open and transparent. We have no hidden fees. What you pay is what you get, no hidden or extra charges. Our fees are the first thing you see when you come to our page. We can also make tailored prices if you want to do things a different way, just contact us.

Financial Services

We are a family run business and operate online only. This means we can offer great value prices to you as our overheads are so low. with 95% of searches beginning online, why have a shopfront? It means we can pass the savings on to you. Even though we are online we like to build a personal relationship with both the landlords and the tenants.

Testimonial 1



For exceptional service, trustworthy opinions, and honest advice, Matt and Lois are the estate agents for the job. They helped us every step of the way during a quite turbulent move, and couldn't have been more helpful. They kept us updated at each stage, answered every question we threw at them and made sure our minds were at peace! You have been absolutely stars and we would 100% recommend, and use you again when the time comes!

Testimonial 2



Elliott Quinn Estates have been helpful and friendly while maintaining the highest levels of professionalism throughout the whole renting process. I am a first-time landlord and they have guided me through the minefield of being one fantastically. They provided a detailed and thorough market research pack to help me identify how to present my property for the best possible yield.

Testimonial 3



Elliot Quinn Estates were the most friendly, non-judgemental, and reliable estate agents we found. We would 100% recommend Elliot Quinn Estates and if we ever were to sell again, we would be using Elliot Quinn Estates to help us do so! Thank you all so much! We love our new house so much! You were all so helpful and brilliant - we couldn't have wished for a better team to help support our decision to move!



/ElliottQuinnEstates



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Important - Please Read

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Elliott Quinn Estates

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