



# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 11<sup>th</sup> November 2023**



**STONELEIGH AVENUE, COVENTRY, CV5**

**iad UK**

Coventry

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### **Prime Location with Early Viewing Highly Recommended**

Nestled in the prestigious Stoneleigh Avenue, this cherished home of 37 years is now ready for new owners to create their own memories. With an impressive presence set back from the road, adorned with double bay windows, and undeniable curb appeal, this property offers a unique opportunity to modernize and elevate its charm.

### **Key Features:**

Moments away from the War Memorial Park, Hearsall Golf Course, Earlsdon High Street, and excellent schools Situated just off the Kenilworth Road, Stoneleigh Avenue is quiet and close to Earlsdon which is now widely considered one of the most desirable locations in Coventry.

The main high street, has several cafe's bars and restaurants and a local Library, Theatre and Lawn Tennis Club just beside the Golf Club, Great transport links too. .

Large open-plan lounge dining room with a gas fire and fireplace.

Fitted kitchen with a walk-in pantry.

Three spacious double bedrooms and a family bathroom.

Rear garden room with an additional W/C.

Detached garage and driveway parking for four plus vehicles.

Well-maintained mature gardens providing tranquil views over the golf course, complete with a delightful patio to bask in peace and sunshine.

**Property Highlights:** Having been a beloved home for nearly four decades, the current owners, now downsizing, invite you to experience the imposing views and unparalleled location. The property exudes character and potential, offering a canvas for modernization and improvement.

### **Additional Information:**

Council Tax Band: E

EPC Rating: E

Boiler Serviced in May 2023

Don't miss the chance to secure this timeless gem. Schedule your viewing today and envision the endless possibilities of making this property your own.

Call 07723 914580

Look forward to meeting you

Denise May



### Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,183 ft <sup>2</sup> / 109 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,537		
<b>Title Number:</b>	WM452097		
<b>UPRN:</b>	100070705356		

### Local Area

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

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

<b>12</b> mb/s	<b>42</b> mb/s	<b>1000</b> mb/s

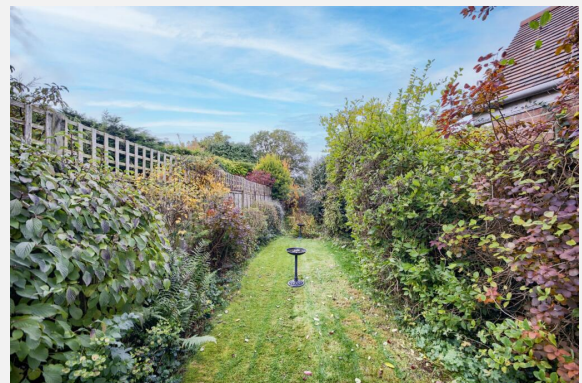
#### Mobile Coverage: (based on calls indoors)



#### Satellite/Fibre TV Availability:





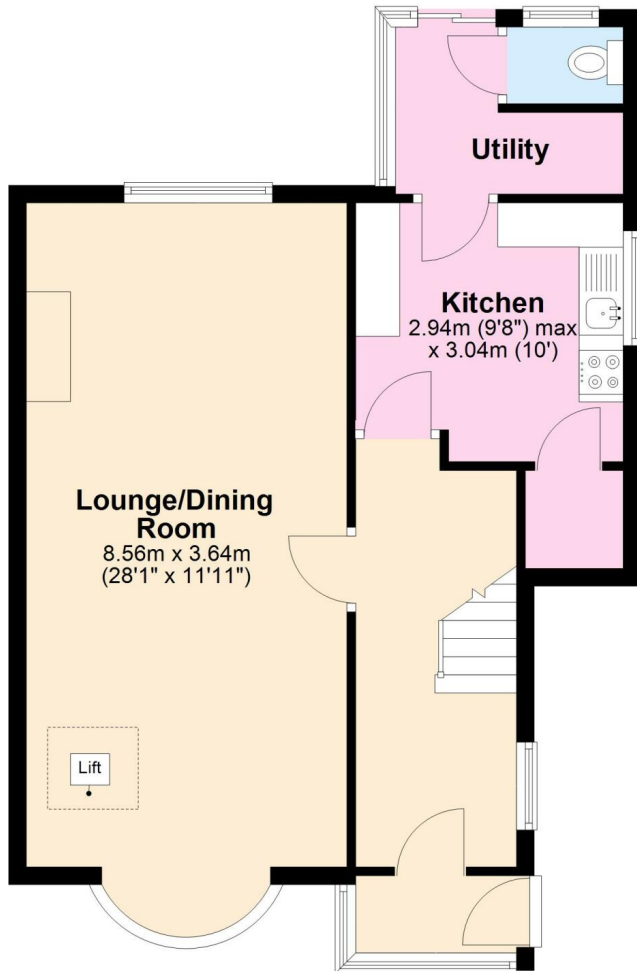




## STONELEIGH AVENUE, COVENTRY, CV5

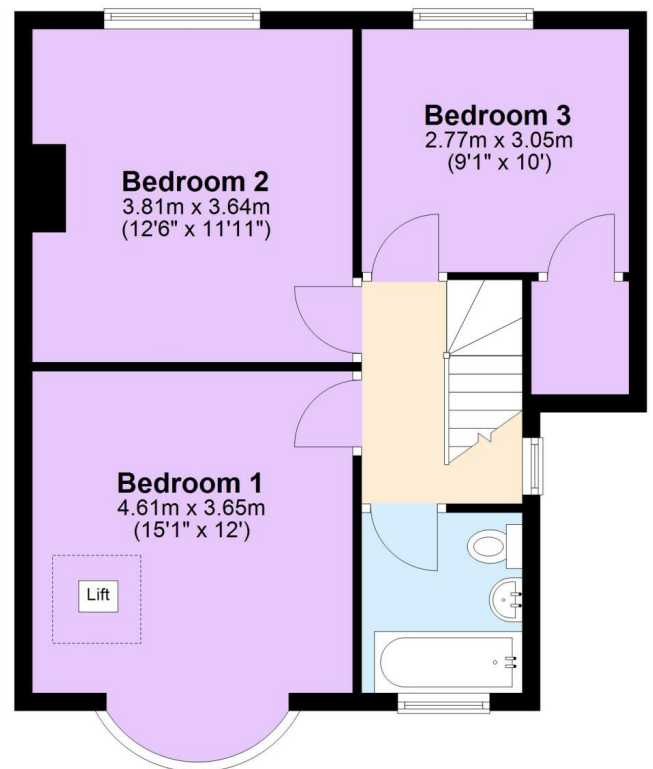
### Ground Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



### First Floor

Approx. 47.6 sq. metres (512.5 sq. feet)



Total area: approx. 102.0 sq. metres (1098.3 sq. feet)

COVENTRY, CV5

Energy rating

# E

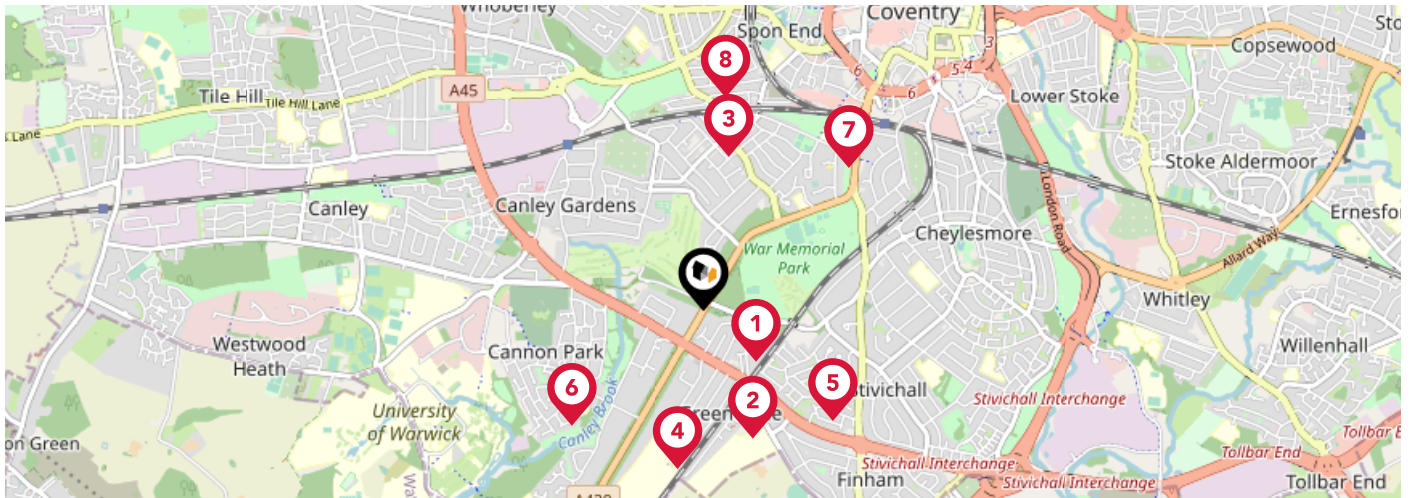
Valid until 09.11.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

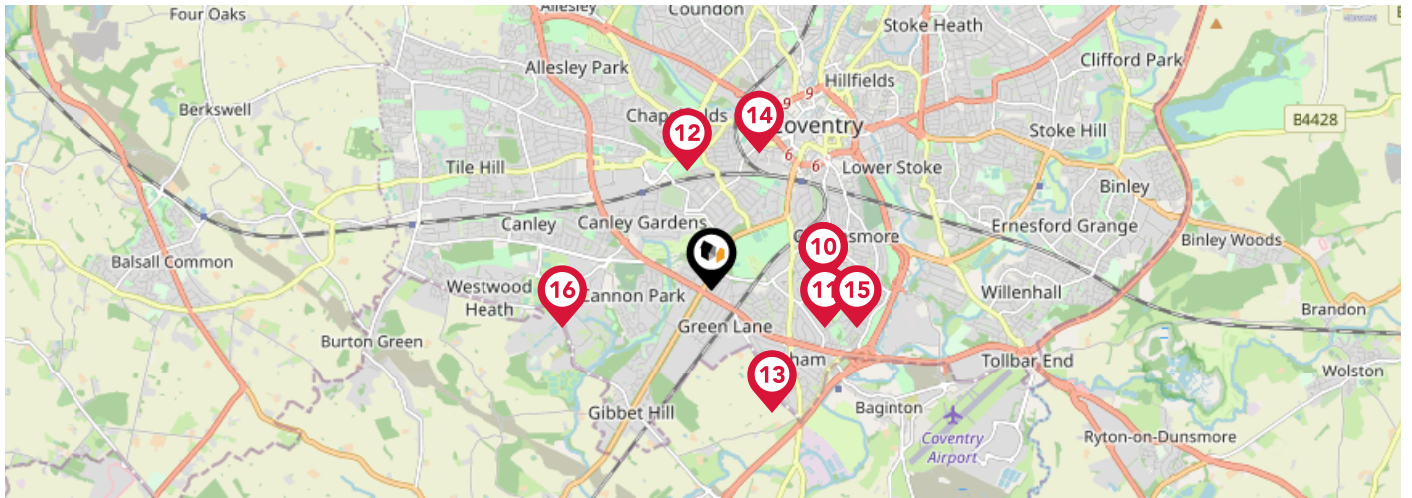


## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Single glazed
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	95 m <sup>2</sup>



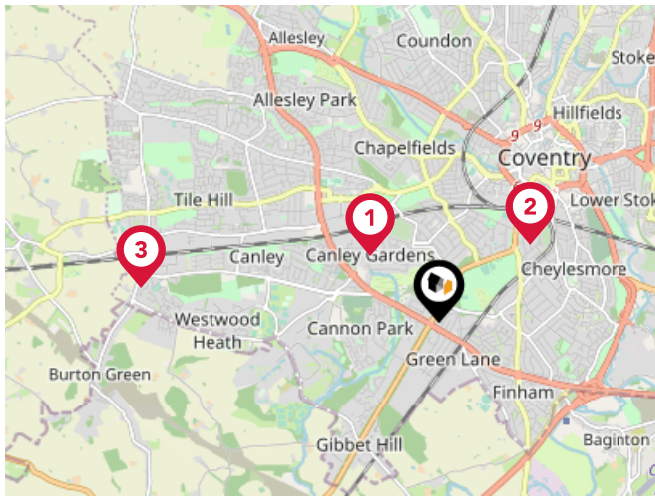
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>University of Warwick</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

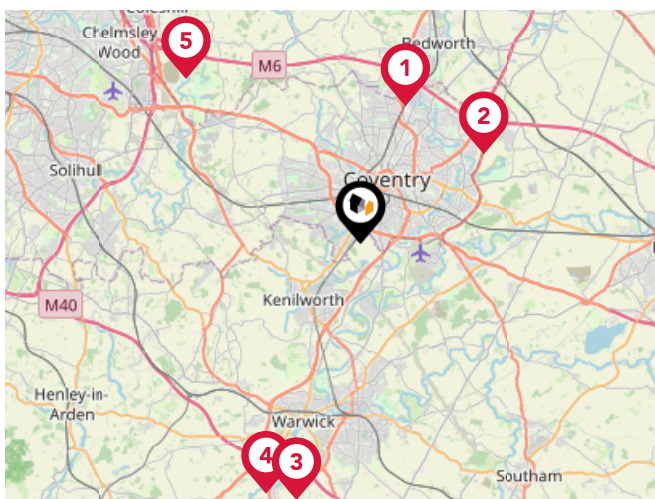
# Area

## Transport (National)



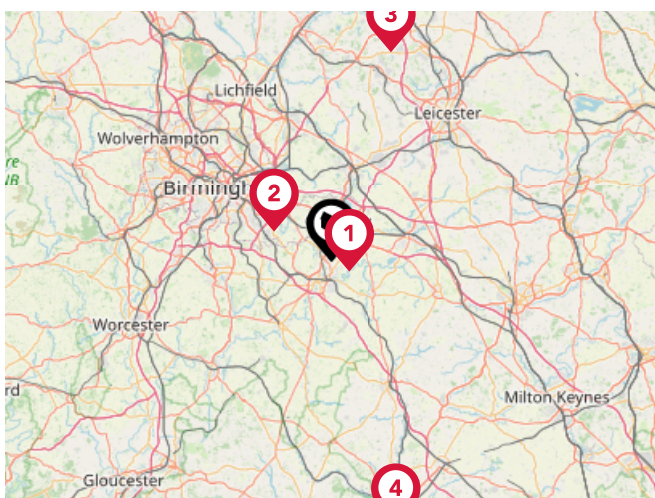
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.86 miles
2	Coventry Rail Station	1.09 miles
3	Tile Hill Rail Station	2.71 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.28 miles
2	M6 J2	5.55 miles
3	M40 J14	9.54 miles
4	M40 J15	9.64 miles
5	M6 J3A	8.7 miles

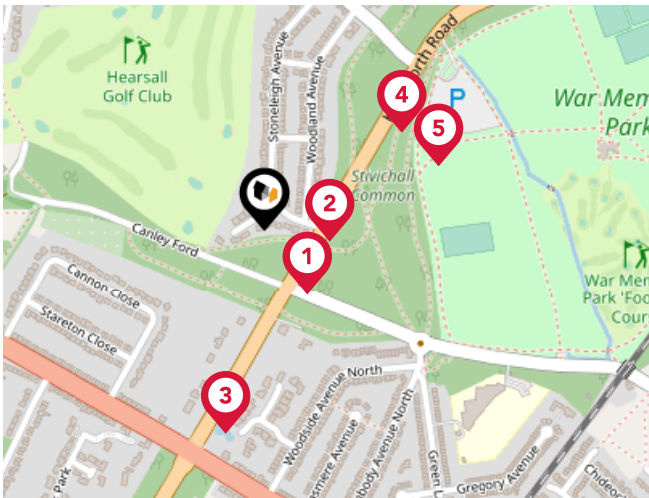


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.91 miles
2	Birmingham International Airport	9.42 miles
3	East Midlands Airport	31.37 miles
4	London Oxford Airport	39.7 miles

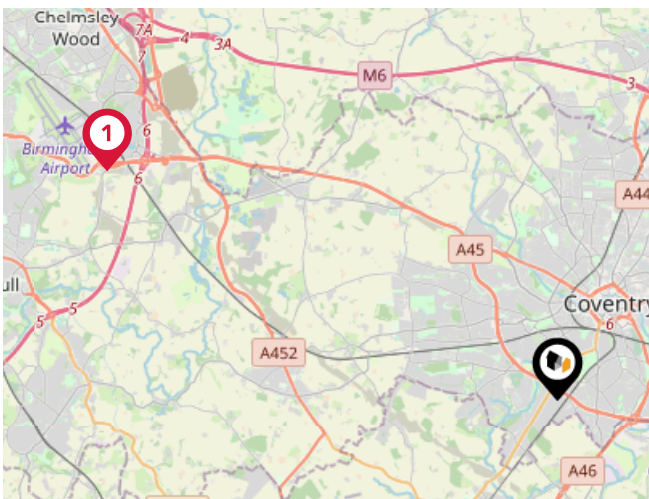
# Area

## Transport (Local)



### Bus Stops/Stations

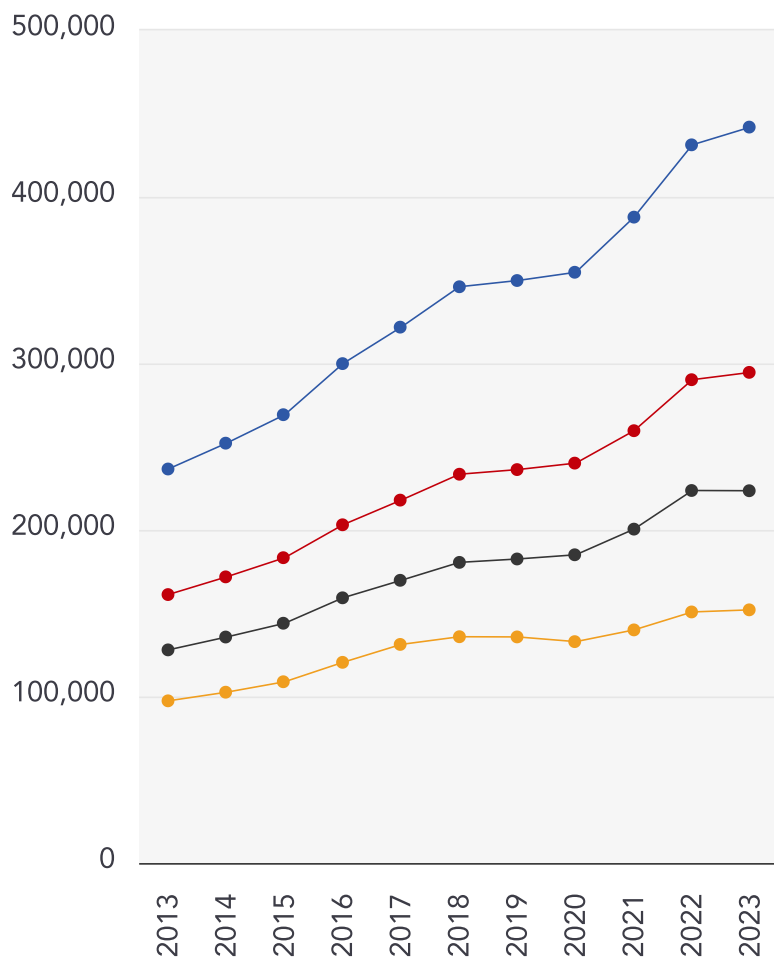
Pin	Name	Distance
1	Coat of Arms Bridge Rd	0.09 miles
2	Coat of Arms Bridge Rd	0.08 miles
3	Fletchamstead Highway	0.23 miles
4	Beechwood Avenue	0.19 miles
5	Park and Ride Car Park	0.21 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.14 miles

### 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%**



## **iad UK**

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iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

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**Testimonial 1**



Denise was amazing when we bought a property. She kept us updated about the progress. Some work was supposed to be completed in the property and she kindly agreed to liaise with the professional to get it arranged and completed. It was a smooth process all throughout and we fully recommend her.

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**Testimonial 2**



I had the pleasure of working with Denise May on the sale of a property. She was very professional, kept us up to date with everything and pushed the sale through very efficiently. Denise May showed us understanding and positivity when we were faced with a difficult situation, which helped us resolve the issue and proceed with purchasing the property. I wish you all the best and hope to work with you again in the future.

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**Testimonial 3**



Throughout our recent house sale and purchase which were both arranged through Denise we can honestly say that we were looked after so well , kept up to date and informed all along the journey by the lovely Denise , we found her to be very professional with nothing too much trouble. We would have no hesitation in recommending Denise to anyone looking to buy or sell their home.

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**Testimonial 4**



Denise has been supportive in different aspects of selling our property. She also took very good photos which was instrumental in our property getting a considerable amount of viewings. Her husband, Mark, also helped us prepare the house for viewing. In short, Denise, helped lay the groundwork even before the house came on the market.



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# iad UK

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