

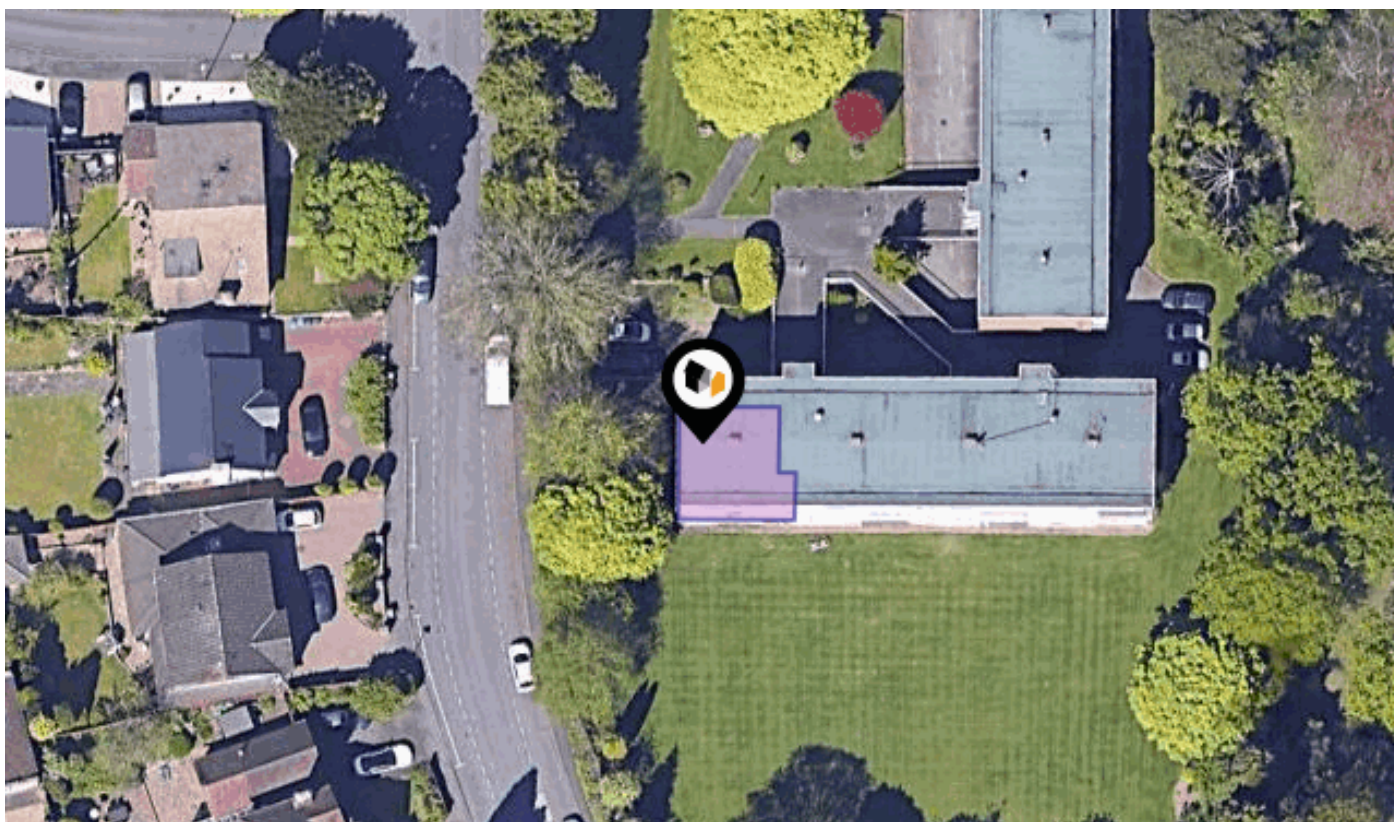


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28th March 2024



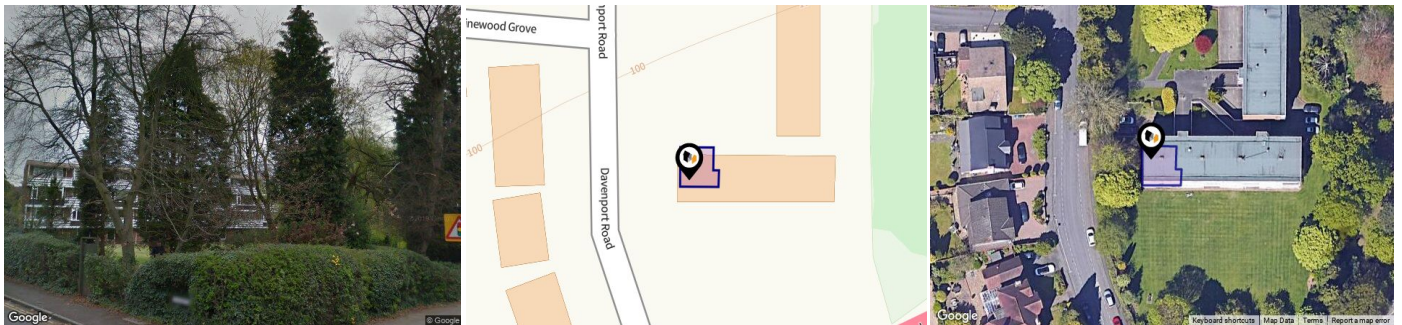
DAVENPORT ROAD, EARLSDON, COVENTRY, CV5

iad UK

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<https://www.iadgroup.com/en/>



Property

Type:	Flat / Maisonette	Last Sold	£84
Bedrooms:	2	£/ft²:	
Floor Area:	850 ft ² / 79 m ²	Tenure:	Leasehold
Plot Area:	0.02 acres	Start Date:	18/04/1962
Year Built :	1950-1966	End Date:	29/09/2959
Council Tax :	Band D	Lease Term:	999 years (less one day) from 29 September 1960
Annual Estimate:	£2,076	Term	936 years
Title Number:	WK11517	Remaining:	
UPRN:	100071317080		

Local Area

Local Authority:	Coventry
Conservation Area:	Kenilworth Road, Coventry
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	59 mb/s	1000 mb/s

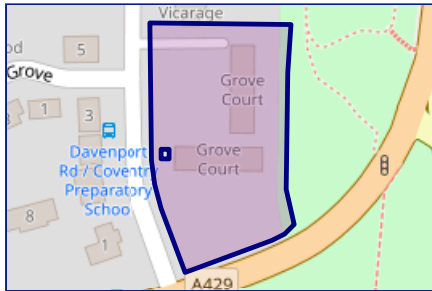
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

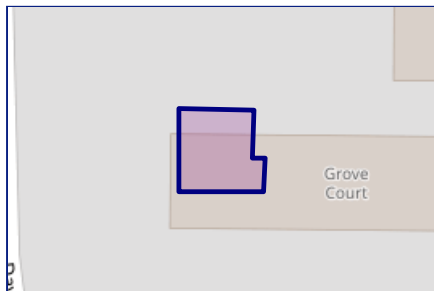


Freehold Title Plan



WK9071

Leasehold Title Plan

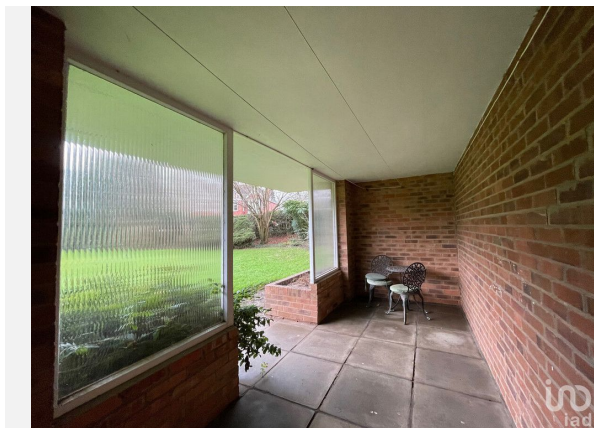


WK11517

Start Date: 18/04/1962
End Date: 29/09/2959
Lease Term: 999 years (less one day) from 29 September 1960
Term Remaining: 936 years







Energy rating

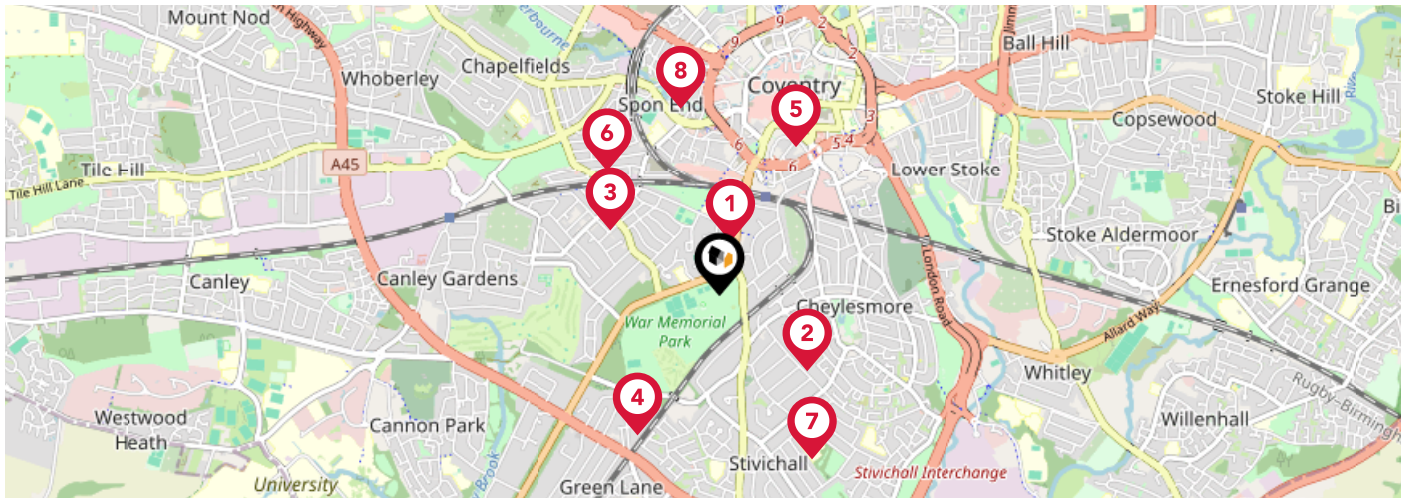
C

Valid until 08.02.2034

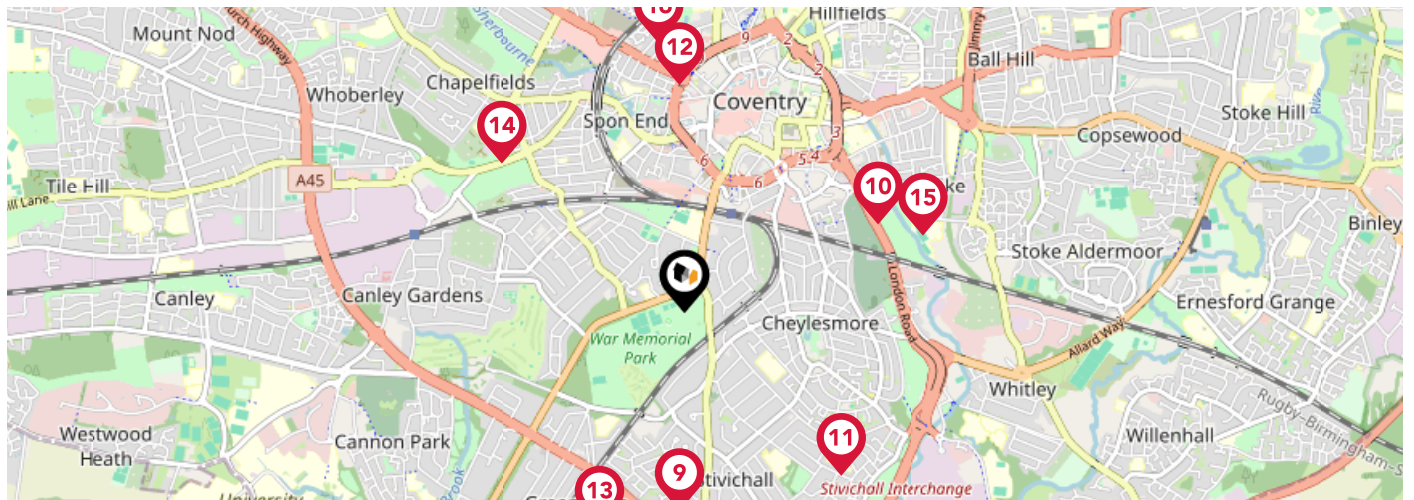
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	System built as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	(another dwelling above)
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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	92 m ²



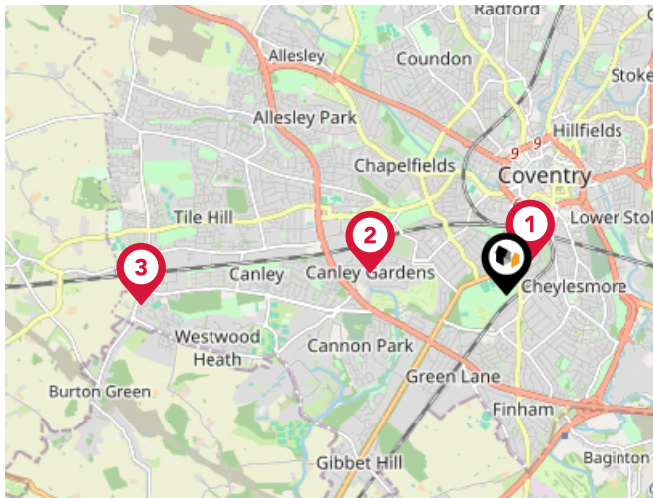
		Nursery	Primary	Secondary	College	Private
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Howes Community Primary School Ofsted Rating: Good Pupils: 159 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1634 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

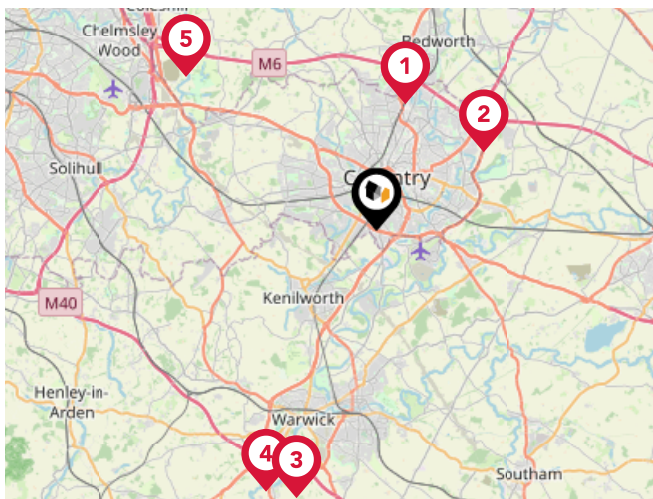
Area

Transport (National)



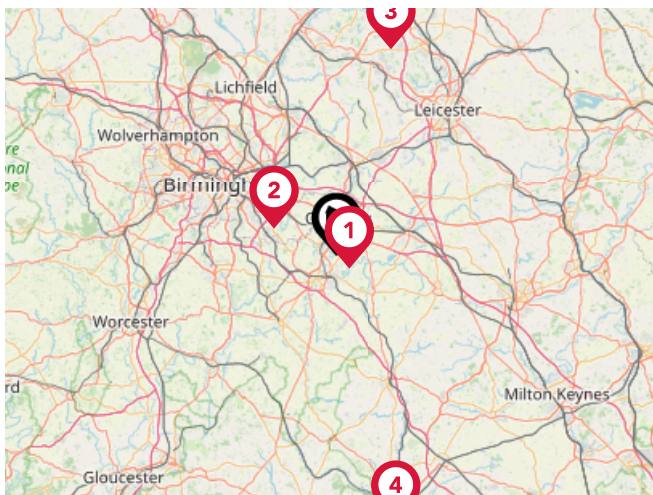
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.38 miles
2	Canley Rail Station	1.24 miles
3	Tile Hill Rail Station	3.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.73 miles
2	M6 J2	4.82 miles
3	M40 J14	10.09 miles
4	M40 J15	10.24 miles
5	M6 J3A	8.9 miles



Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.7 miles
2	Birmingham International Airport	9.8 miles
3	East Midlands Airport	30.82 miles
4	London Oxford Airport	39.94 miles

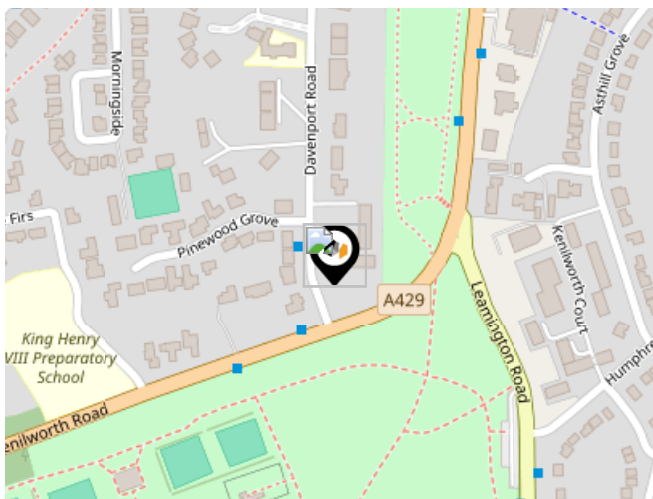
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coventry Preparatory School	0.02 miles
2	Davenport Rd	0.05 miles
3	Davenport Rd	0.08 miles
4	Leamington Rd	0.1 miles
5	Leamington Rd	0.14 miles



Local Connections

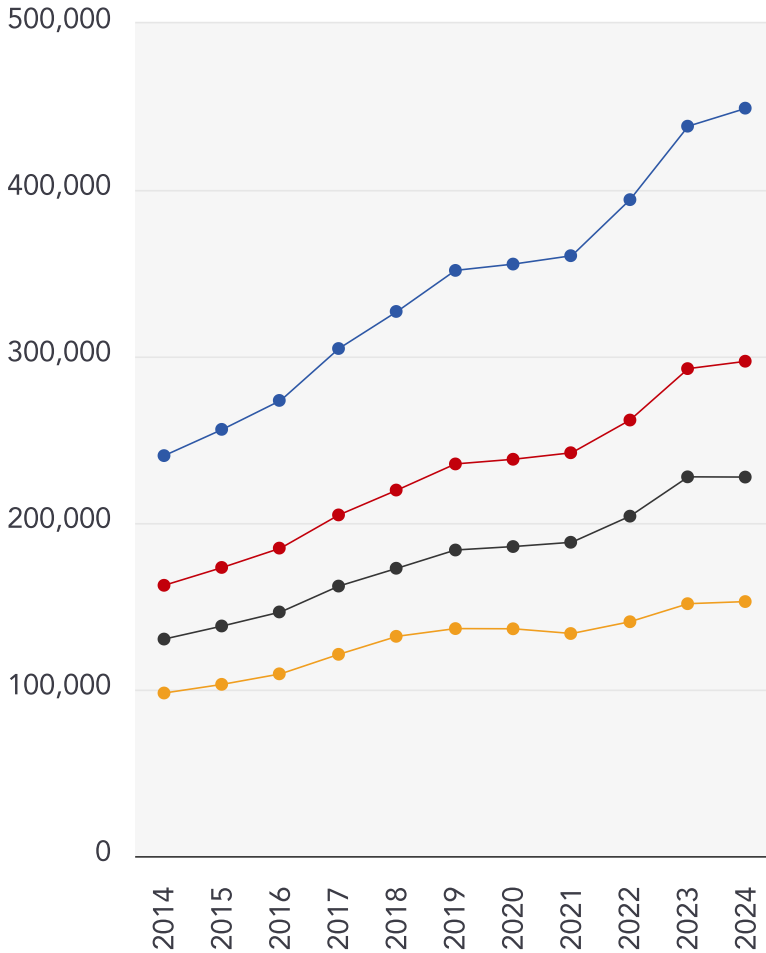
Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.53 miles

Market

House Price Statistics



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%



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An international success story

iad is a new way to look at the property industry. Thanks to an innovative business model, everybody wins: the seller, the buyer and the consultant.

With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

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.

Testimonial 1



Huge thanks to Denise for an exceptional service provided throughout the process of the sale of our property. She is very professional and always guides you with very honest feedback. She has been a great support with clear communication and always on her toes to help you through any circumstances. A very big thank you Denise for all your help and support. Highly recommend her!

Testimonial 2



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.

Testimonial 3



Our very first move after 58 years in one house. Denise made the experience very straight forward and easy. It was quite an emotional experience for us both but Denise understood and helped a lot. Her approach was very friendly and I knew we were in good hands. It was a quick sale with no problems. Highly recommend.

Testimonial 4



Denise was very helpful and she makes things to be happening. She doesn't delays on things. She is very dedicated on her job. She makes sure buyers are in track and updated on their journey for purchase of their new properties. We had a look of a property in July and everything was completed and we got the keys handed over in October. It took 3 months to have everything sorted with their soliciotrs Davidsons. I had a good experience as she raised the bar.

Important - Please Read

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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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