



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22<sup>nd</sup> March 2024



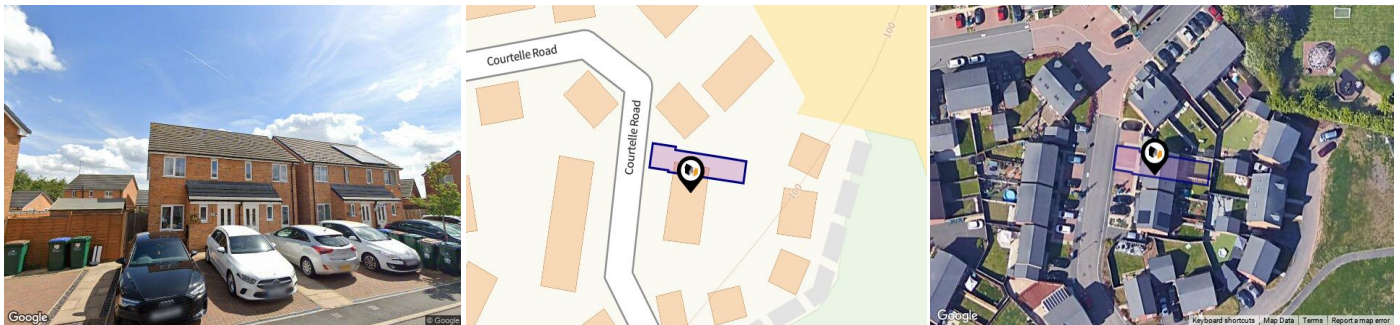
**COURTELLE ROAD, COVENTRY, CV6**

iad UK

07723 914580

[denise.may@iad.uk.com](mailto:denise.may@iad.uk.com)

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



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£257
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	613 ft <sup>2</sup> / 57 m <sup>2</sup>	<b>Start Date:</b>	29/10/2017
<b>Plot Area:</b>	0.03 acres	<b>End Date:</b>	01/01/3015
<b>Year Built :</b>	2017	<b>Lease Term:</b>	999 years from 1 January 2016
<b>Council Tax :</b>	Band B	<b>Term Remaining:</b>	991 years
<b>Annual Estimate:</b>	£1,615		
<b>Title Number:</b>	MM103892		
<b>UPRN:</b>	10091717766		

## Local Area

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

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

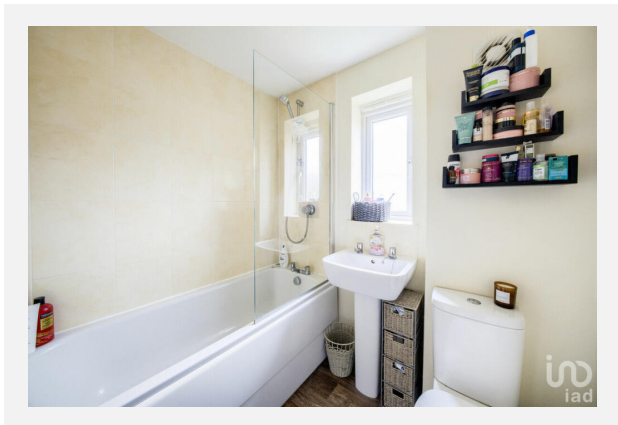
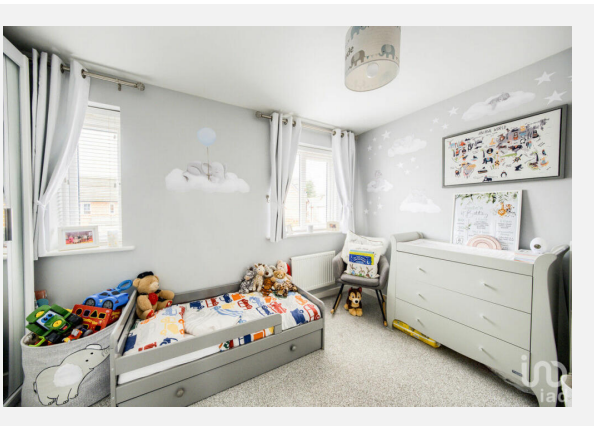
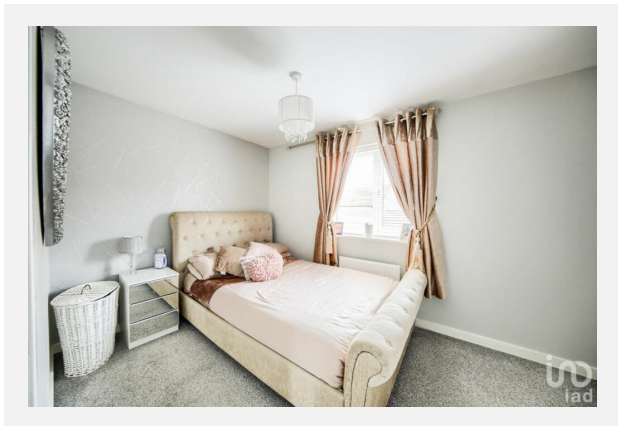
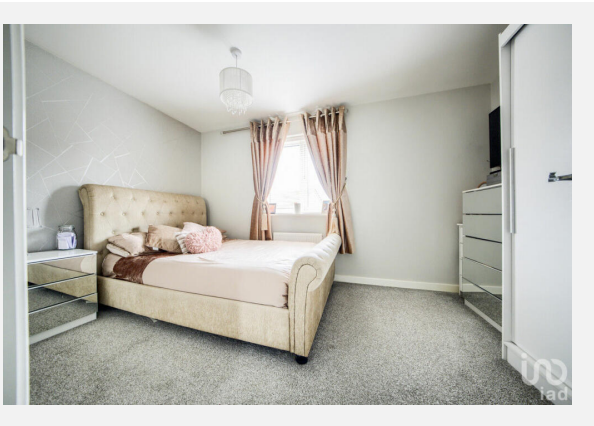
<b>16</b> mb/s	<b>1000</b> mb/s

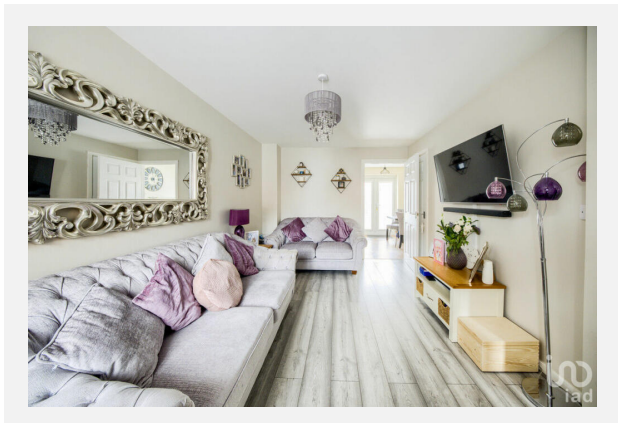
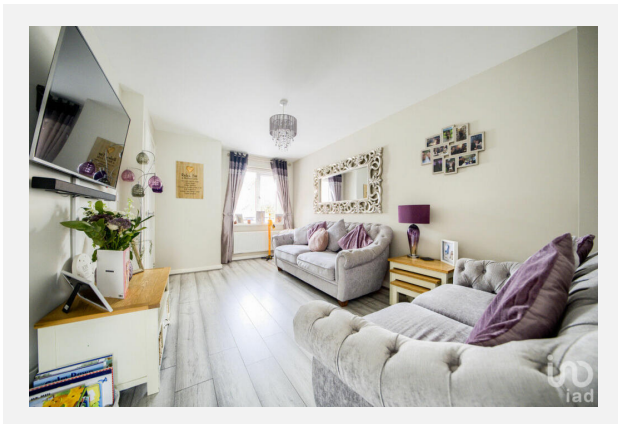
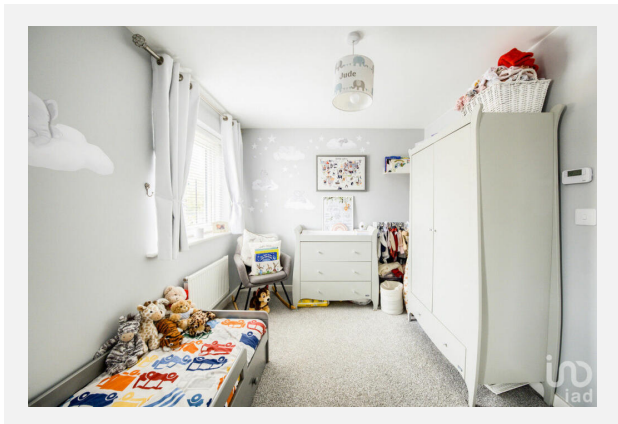
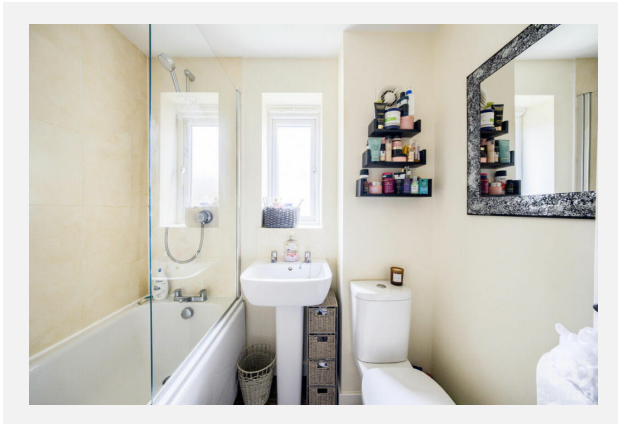
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



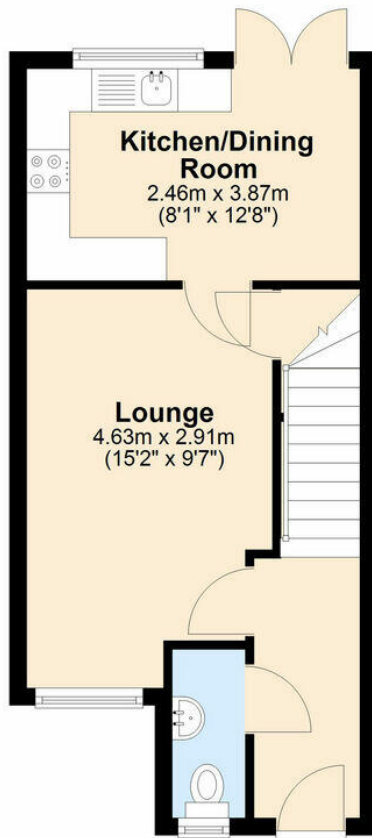




## COURTELLE ROAD, COVENTRY, CV6

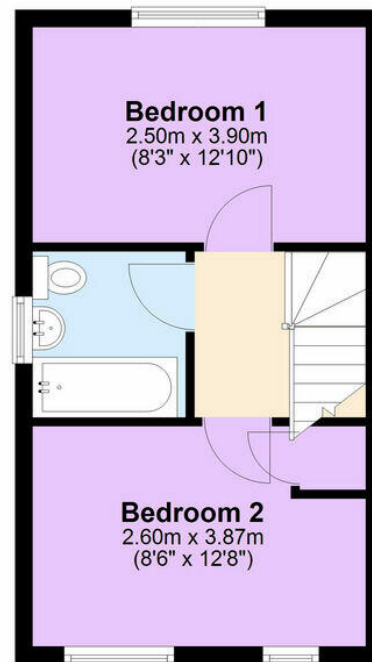
### Ground Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



### First Floor

Approx. 28.1 sq. metres (302.1 sq. feet)



Total area: approx. 59.4 sq. metres (639.4 sq. feet)



Courtelle Road, CV6

Energy rating

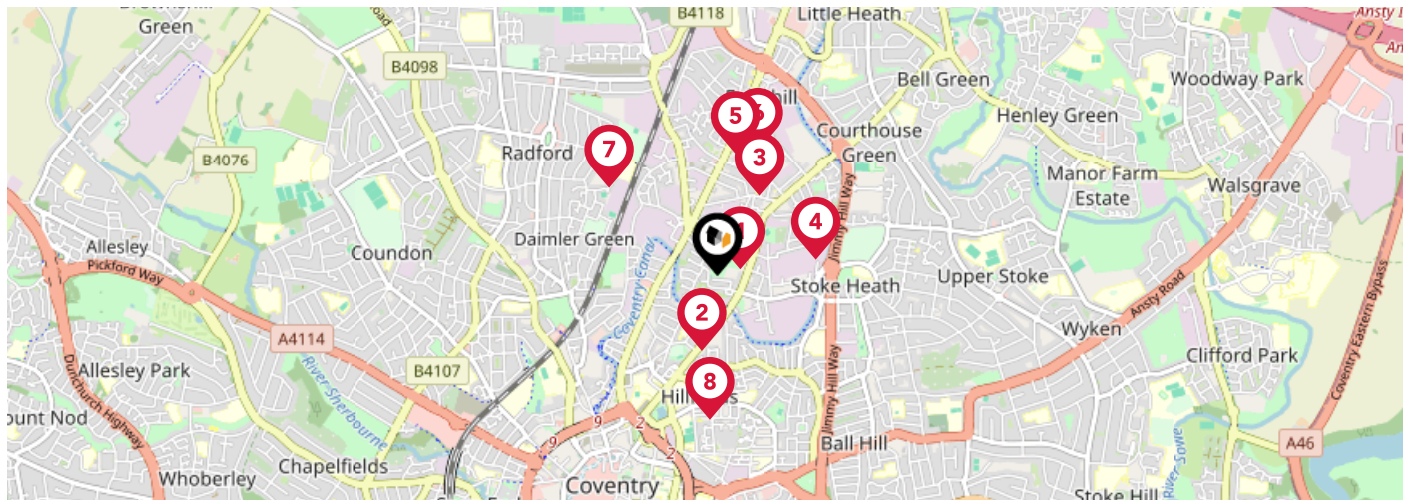
**B**

Valid until 28.08.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		96   <b>A</b>
81-91	<b>B</b>	81   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

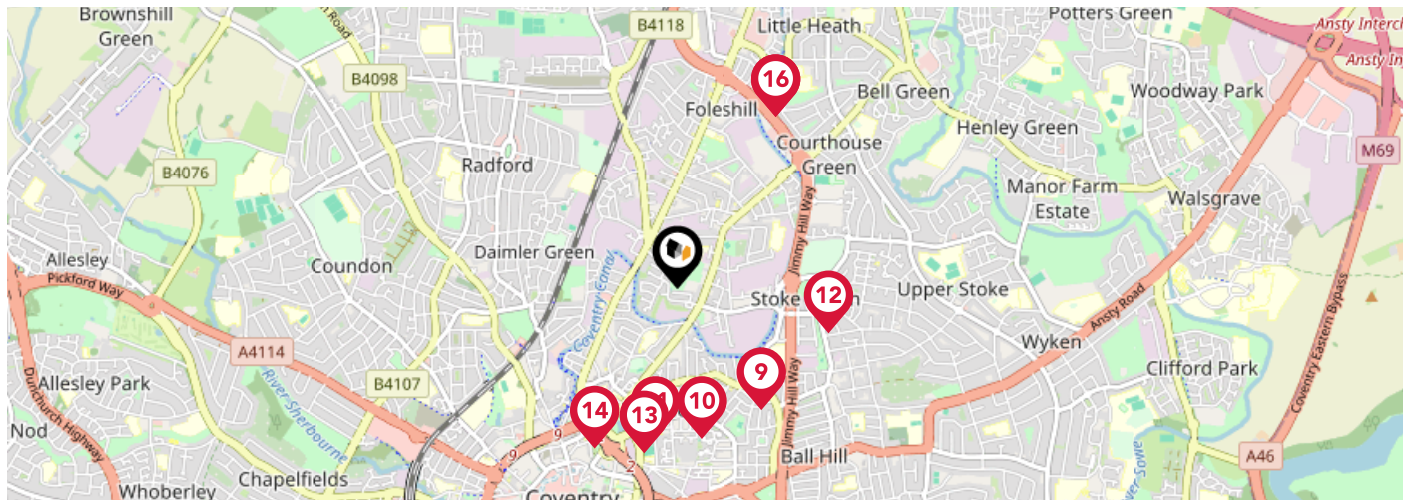
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.29 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.14 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.20 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	57 m <sup>2</sup>



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Broad Heath Community Primary School</b> Ofsted Rating: Good   Pupils: 678   Distance:0.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>John Gulson Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 580   Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St Elizabeth's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 233   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Stanton Bridge Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Lote Tree Primary School</b> Ofsted Rating: Good   Pupils: 75   Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Edgewick Community Primary School</b> Ofsted Rating: Good   Pupils: 389   Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Joseph Cash Primary School</b> Ofsted Rating: Good   Pupils: 468   Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Hillfields Nursery School</b> Ofsted Rating: Outstanding   Pupils: 149   Distance:0.65</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

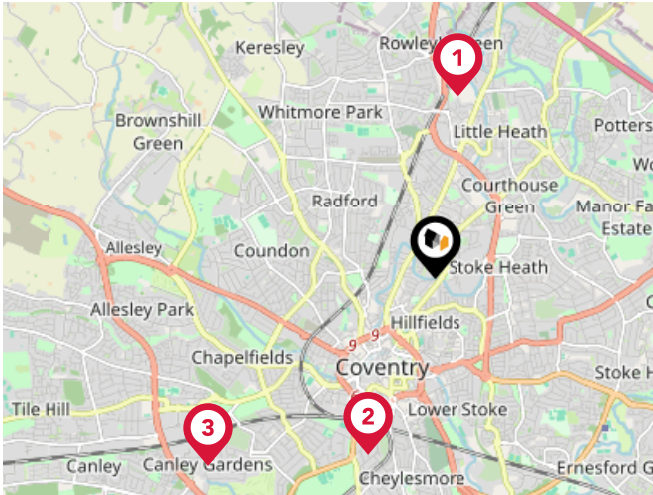




	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Frederick Bird Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 838   Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Mary and St Benedict Catholic Primary School</b> Ofsted Rating: Good   Pupils: 336   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Sidney Stringer Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 299   Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Stoke Heath Primary School</b> Ofsted Rating: Good   Pupils: 496   Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Sidney Stringer Academy</b> Ofsted Rating: Outstanding   Pupils: 1452   Distance:0.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 578   Distance:0.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Good Shepherd Catholic School</b> Ofsted Rating: Good   Pupils: 238   Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Little Heath Primary School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

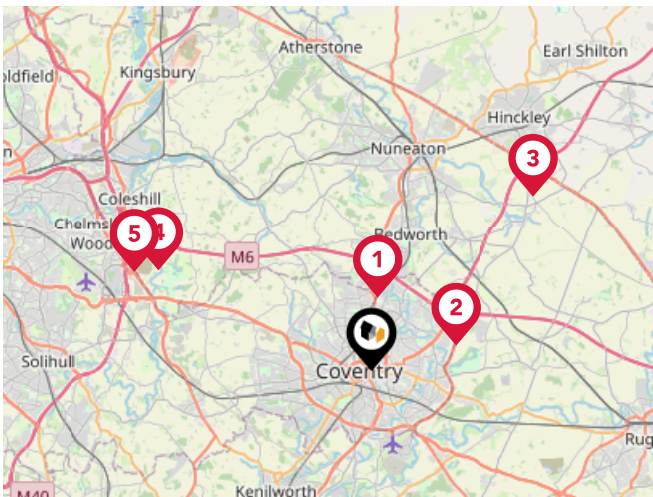
# Area

## Transport (National)



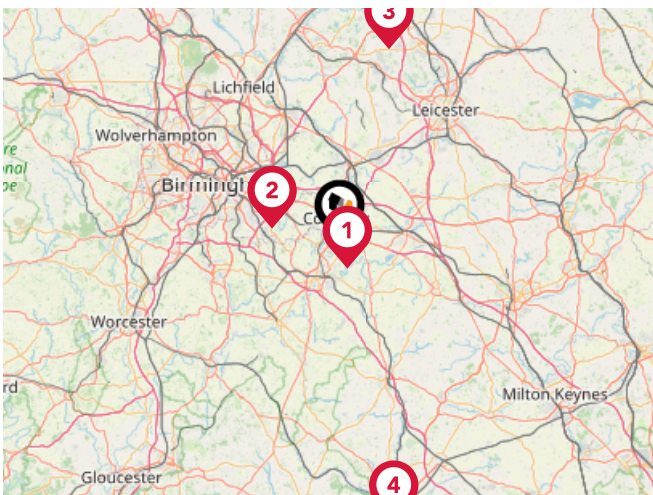
### National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	1.66 miles
2	Coventry Rail Station	1.71 miles
3	Canley Rail Station	2.66 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	2.72 miles
2	M6 J2	3.21 miles
3	M69 J1	8.59 miles
4	M6 J3A	8.57 miles
5	M6 J4	9.34 miles

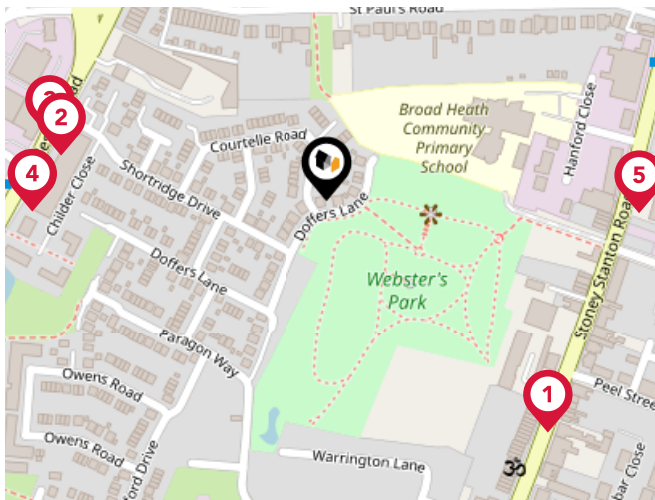


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.01 miles
2	Birmingham International Airport	10 miles
3	East Midlands Airport	28.77 miles
4	London Oxford Airport	41.64 miles

# Area

## Transport (Local)



### Bus Stops/Stations

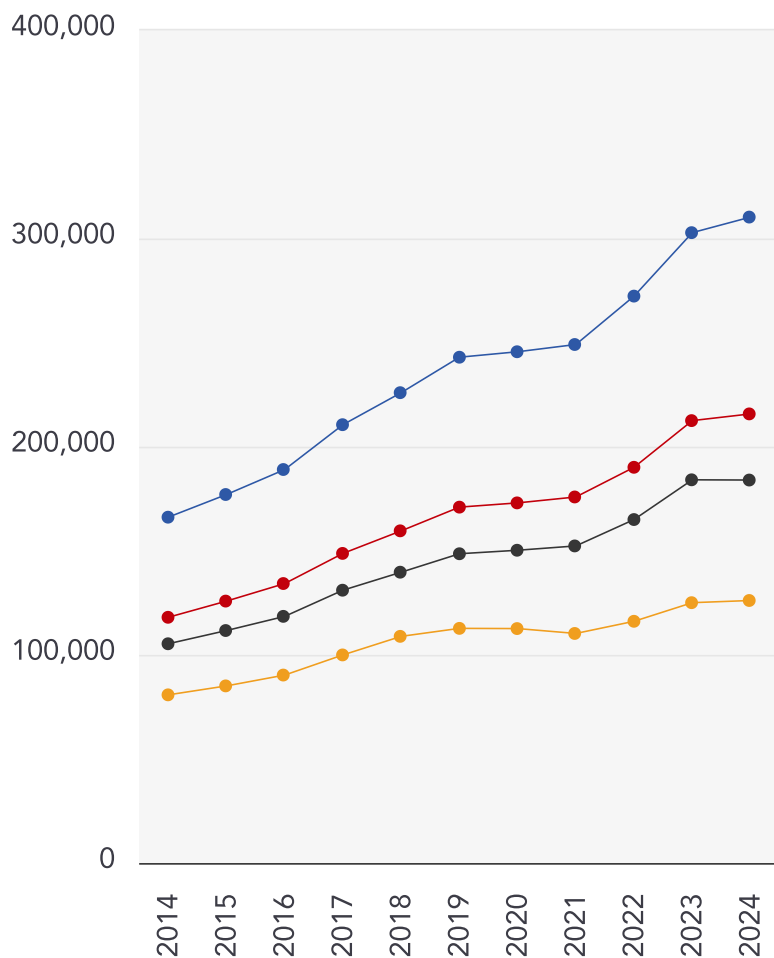
Pin	Name	Distance
1	Peel St	0.18 miles
2	Courtaulds Way	0.15 miles
3	Courtaulds Way	0.16 miles
4	Courtaulds Way	0.17 miles
5	Hanford Close	0.18 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.75 miles

10 Year History of Average House Prices by Property Type in CV6



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

**+56.09%**



## **iad UK**

---

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 solicitors Davidsons. I had a good experience as she raised the bar.

---

### Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of iad UK or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by iad UK and therefore no warranties can be given as to their good working order.

# iad UK

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



**iad UK**

07723 914580

[denise.may@iad.uk.com](mailto:denise.may@iad.uk.com)

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

