

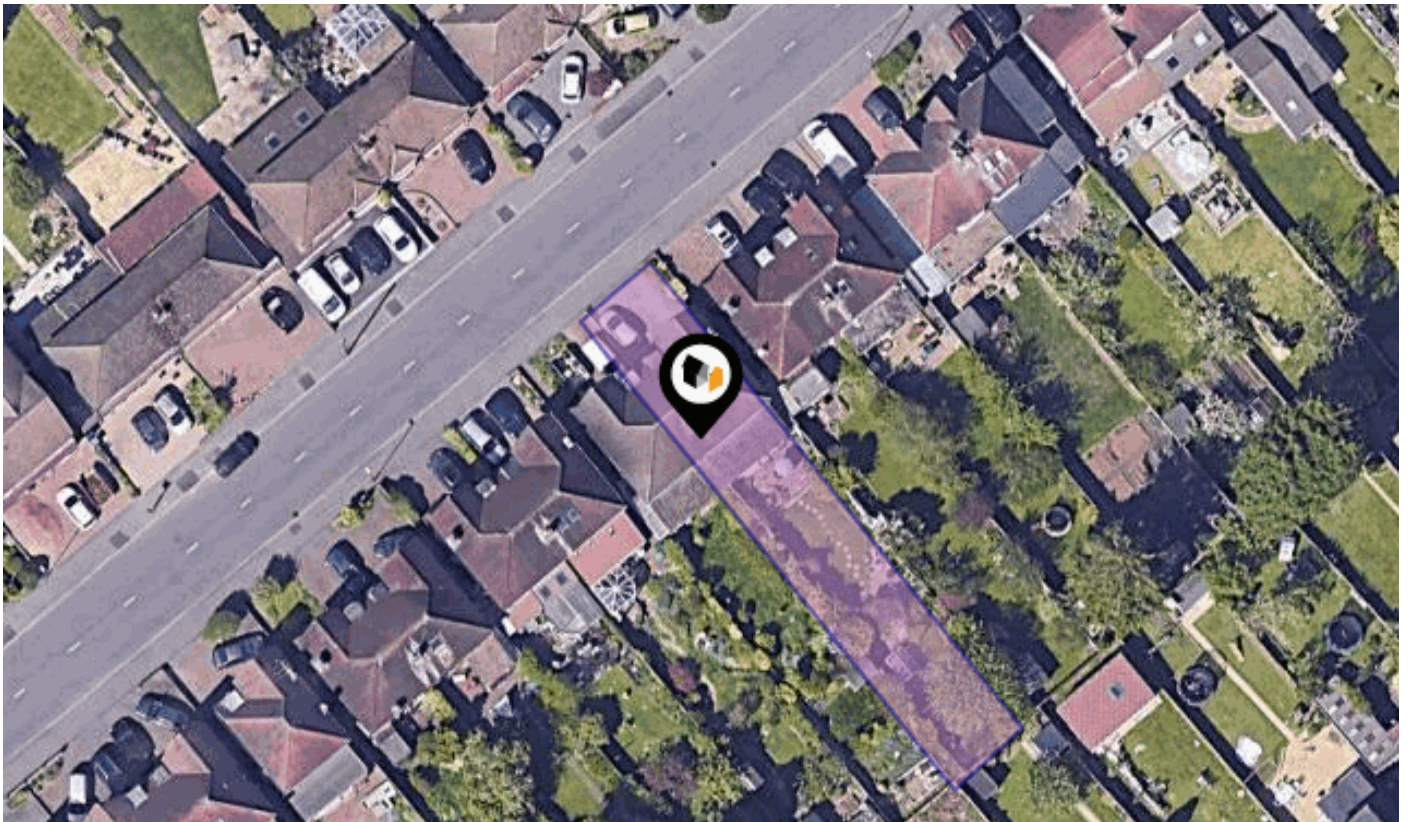


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 24<sup>th</sup> March 2024



## THE CHESILS, COVENTRY, CV3

iad UK

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



### Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,431 ft <sup>2</sup> / 133 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,537		
<b>Title Number:</b>	WM182720		
<b>UPRN:</b>	100070710075		

### 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)

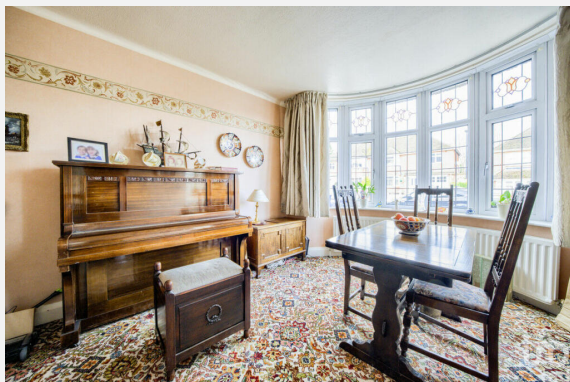
<b>12</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

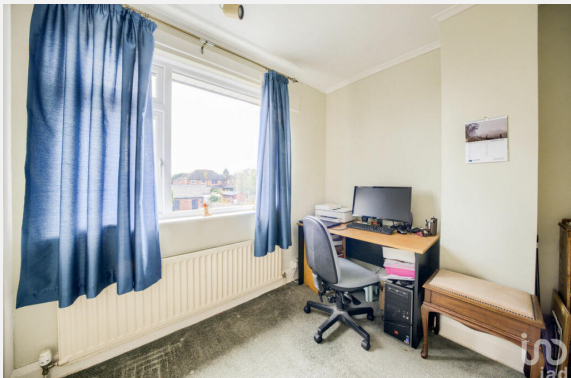
**Mobile Coverage:**  
(based on calls indoors)

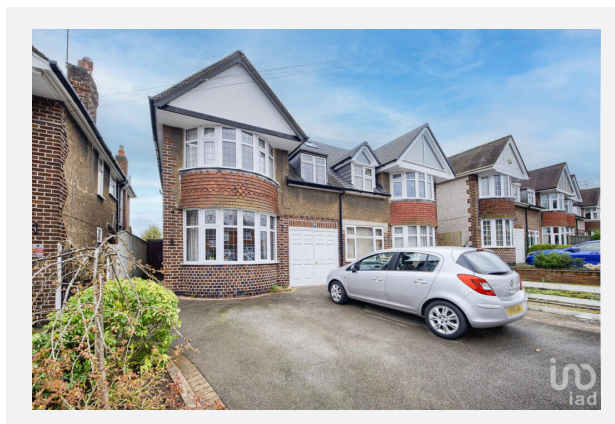
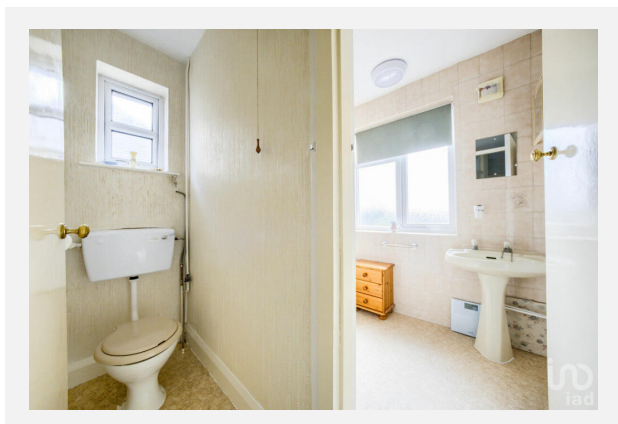


**Satellite/Fibre TV Availability:**





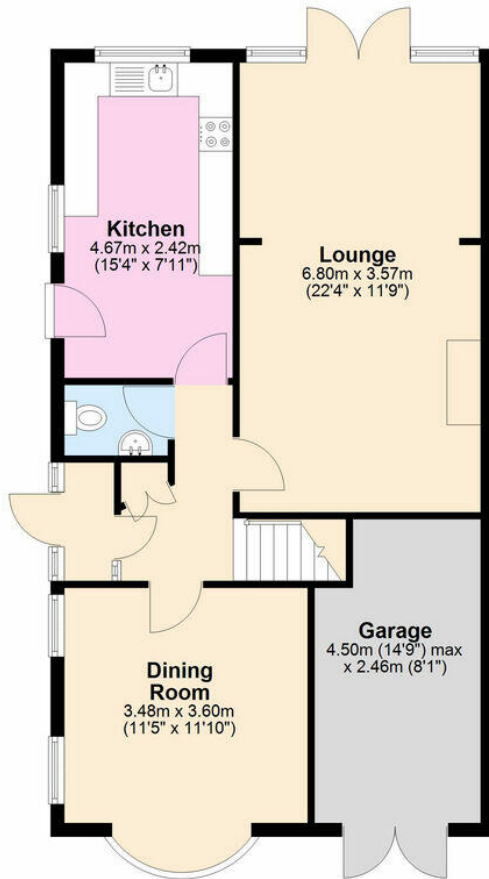




## THE CHESILS, COVENTRY, CV3

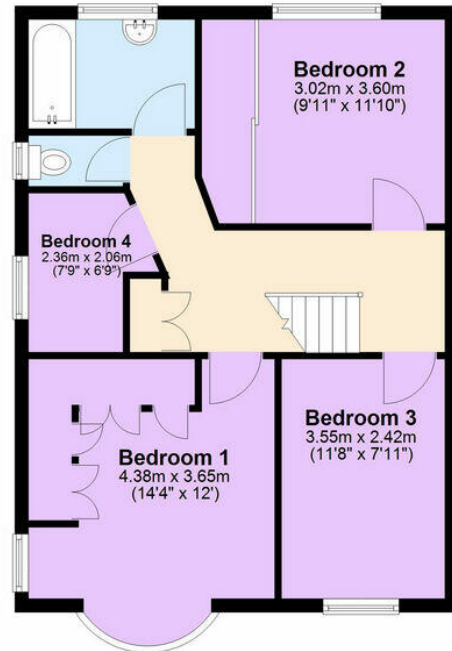
### Ground Floor

Approx. 69.4 sq. metres (747.3 sq. feet)



### First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 122.7 sq. metres (1320.2 sq. feet)



COVENTRY, CV3

Energy rating

# D

Valid until 21.03.2034

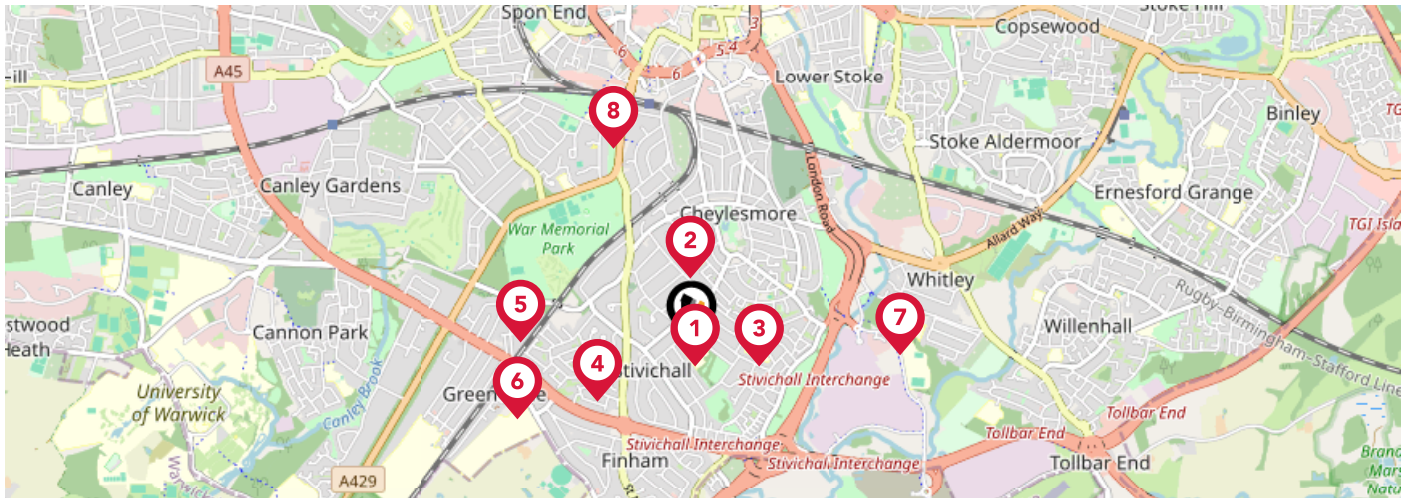
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

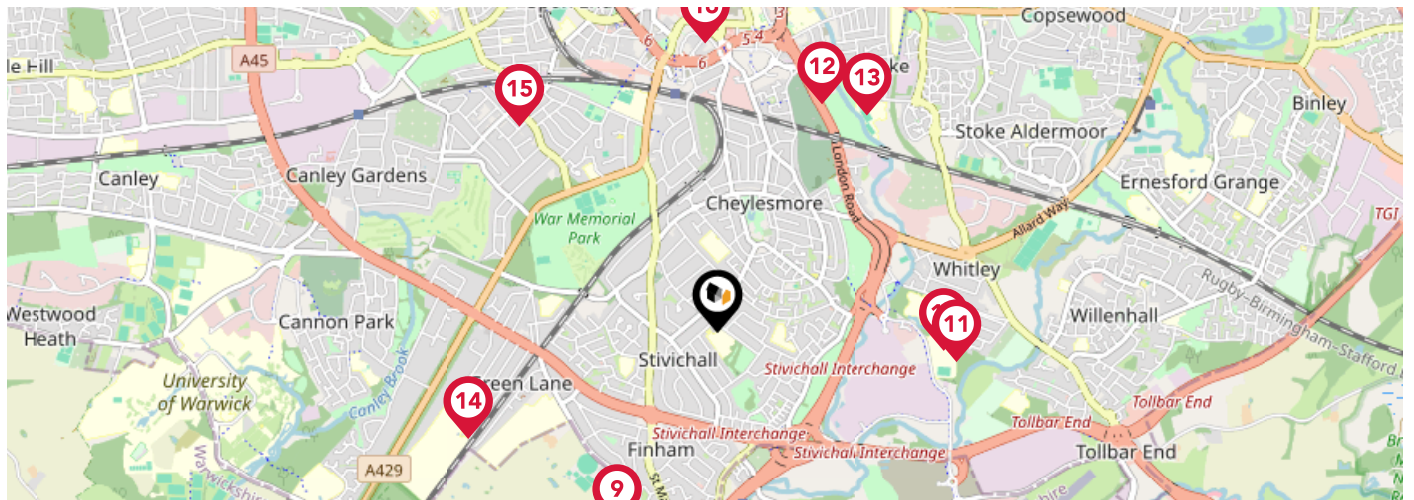
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>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>	133 m <sup>2</sup>



# Area Schools



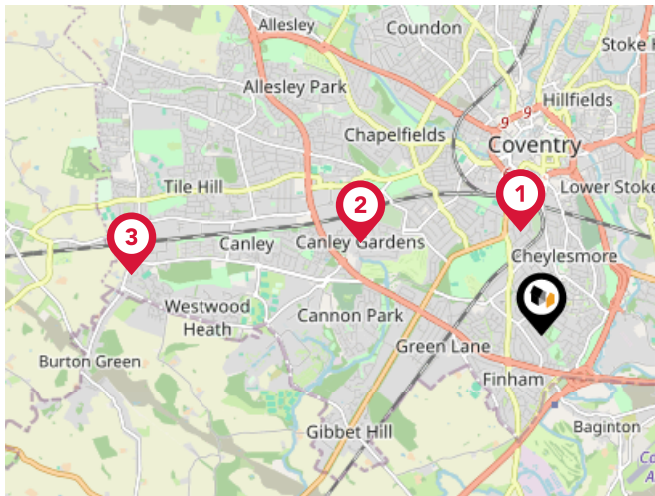
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Whitley Academy</b> Ofsted Rating: Inadequate   Pupils: 910   Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 96   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1634   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

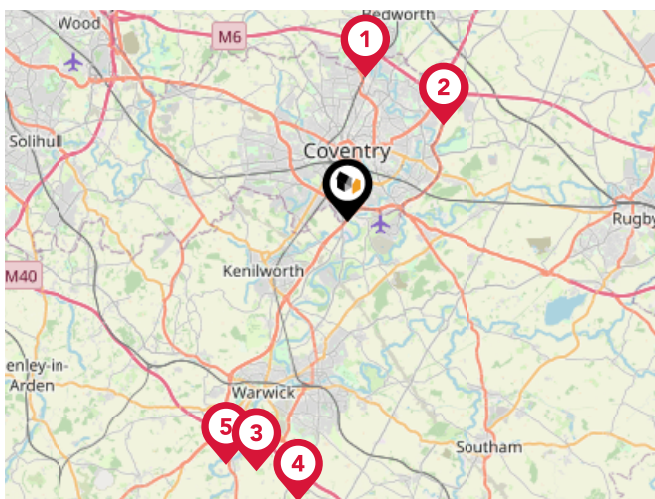
# Area

## Transport (National)



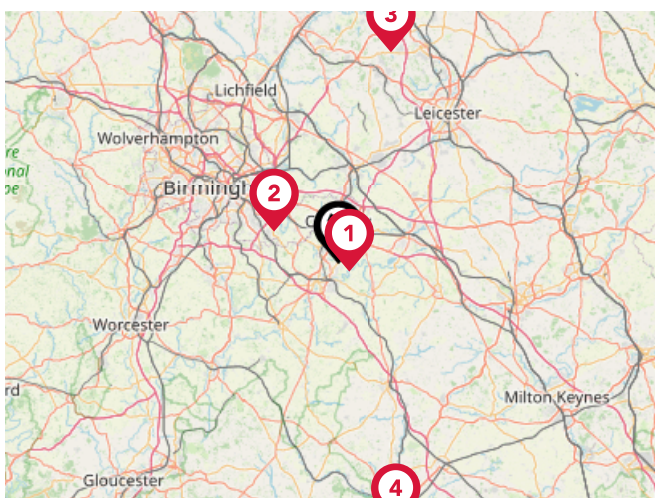
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.97 miles
2	Canley Rail Station	1.84 miles
3	Tile Hill Rail Station	3.75 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.29 miles
2	M6 J2	4.93 miles
3	M40 J14	9.62 miles
4	M40 J13	10.33 miles
5	M40 J15	9.83 miles

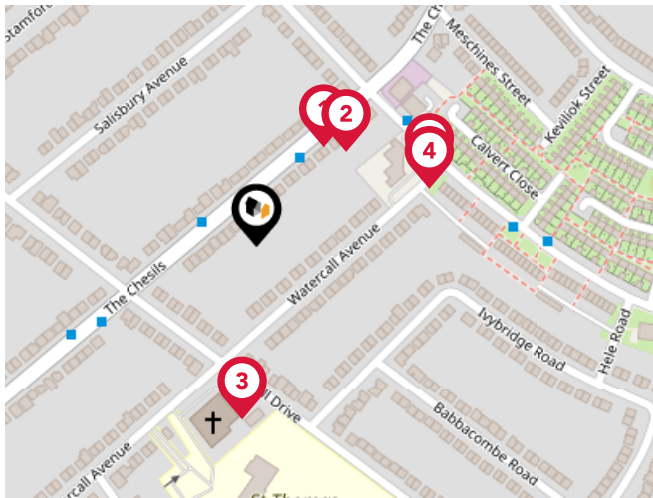


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	1.96 miles
2	Birmingham International Airport	10.43 miles
3	East Midlands Airport	31.34 miles
4	London Oxford Airport	39.24 miles

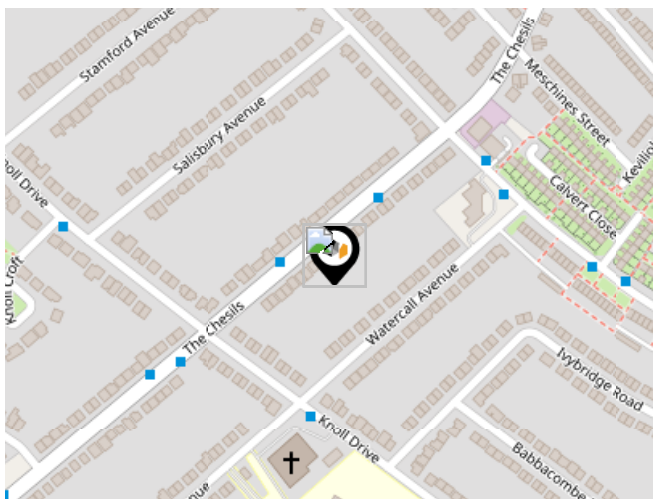
# Area

## Transport (Local)



### Bus Stops/Stations

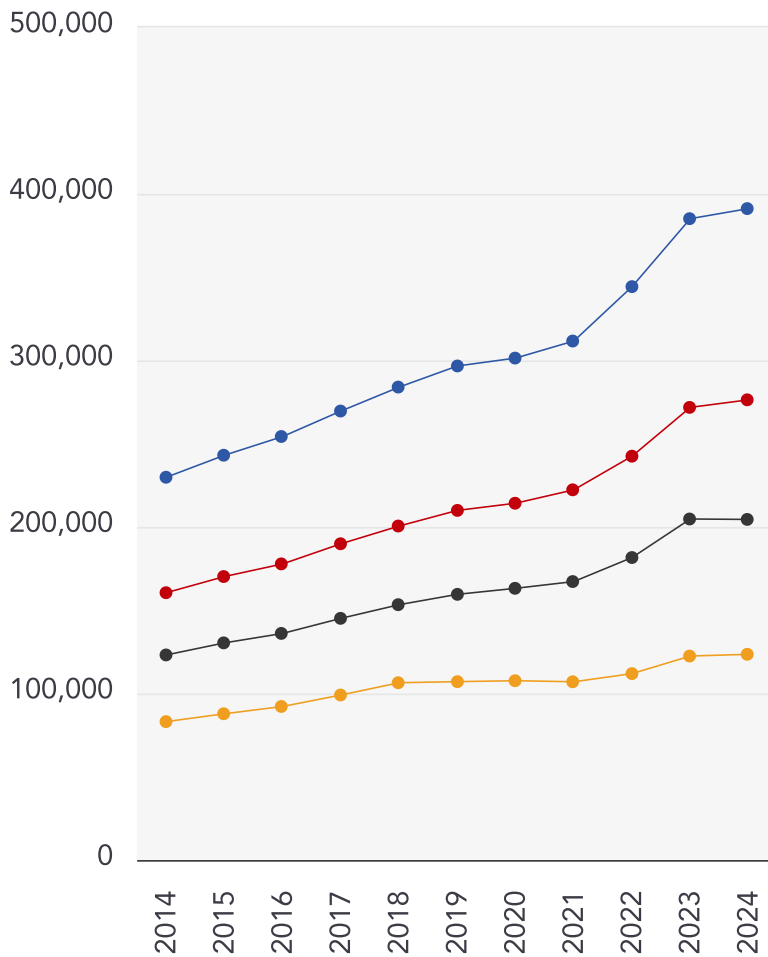
Pin	Name	Distance
1	Dillotford Ave	0.07 miles
2	Dillotford Ave	0.07 miles
3	Watercall Avenue	0.1 miles
4	Watercall Avenue	0.1 miles
5	Watercall Avenue	0.11 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.16 miles

10 Year History of Average House Prices by Property Type in CV3



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**



## **iad UK**

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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.

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**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.

# iad UK

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