



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 05th May 2024



MIDDLECOTES, COVENTRY, CV4

iad UK

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(Agent REF DM01) A truly unmissable opportunity, turn key ready and perfect two bedroom mid terrace home. This property presents an rare opportunity to move straight in with NO CHAIN. having been updated with modern dining kitchen with all integrated appliances, lounge, modern bathroom, garage and lovely gardens and more,A truly unmissable opportunity.

Internal:

Well appointed front lounge with modern decor and new bay window. Meticulously renovated around two years ago with dry lining, replastering, neutral colour scheme and sumptuous carpeting. Next up is a fully equipped kitchen with high-quality units and integrated appliances a plenty, the true heart of the home with views over the private rear garden.. Dining furniture included too no that's a treat. Boiler serviced this year and Electrical Insulation Condition Report available. Useful understairs storage space which we all need for household essentials

Upstairs a modern bathroom suite with panelled bath, vanity sink unit, and WC Two super bedroom's. Both Beautifully presented, one with walk-in wardrobe and the other with a triple mirrored wardrobe. Useful boarded and insulated loft space.(NO LADDER)

External:

A delightful patio area perfect for outdoor relaxation and well-manicured lawn offering a luscious green backdrop. Outside tap and light enhancing functionality and ambiancePathway leading to rear garage for additional storage, with hard standing behind and gated access for residents only.

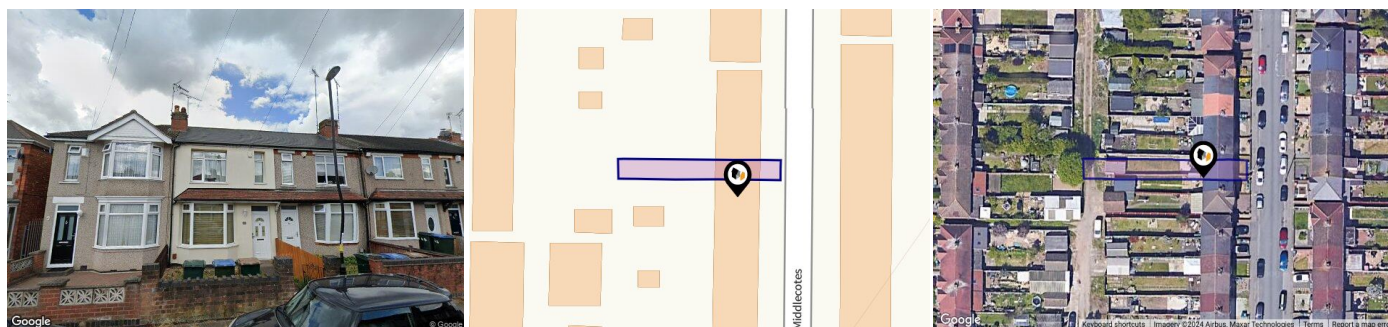
Location

The property is conveniently located close to Canley train station, The A45 and provides excellent access to both Coventry University and The University of Warwick making this property the ideal first purchase or buy to let investment.Plenty of local shops ,fitness gyms close by too.

Summary

Take a look at the brochure link with key facts for buyers and information on schools, transport etc Don't miss the opportunity to make this wonderful home yours.

EPC C, BUILT 1900-1929



Property

Type:	Terraced	Last Sold £/ft²:	£187
Bedrooms:	2	Tenure:	Freehold
Floor Area:	613 ft ² / 57 m ²		
Plot Area:	0.05 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,530		
Title Number:	WM461633		
UPRN:	100070678759		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

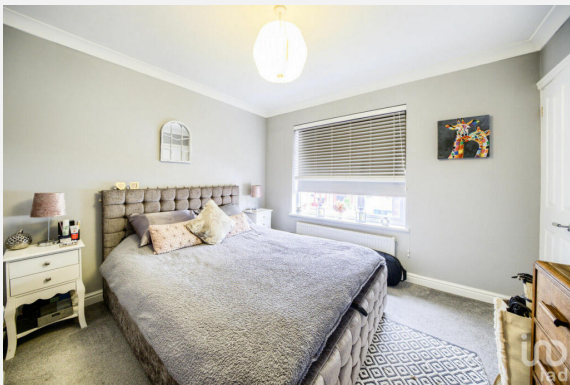
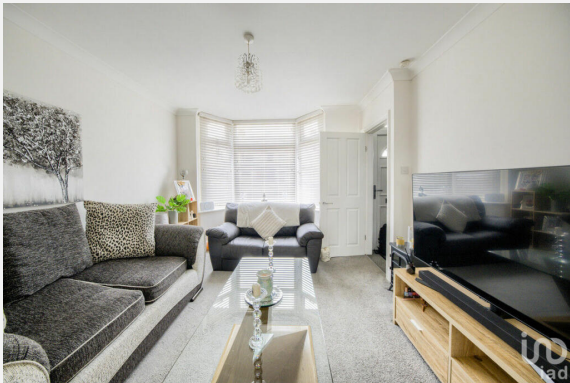
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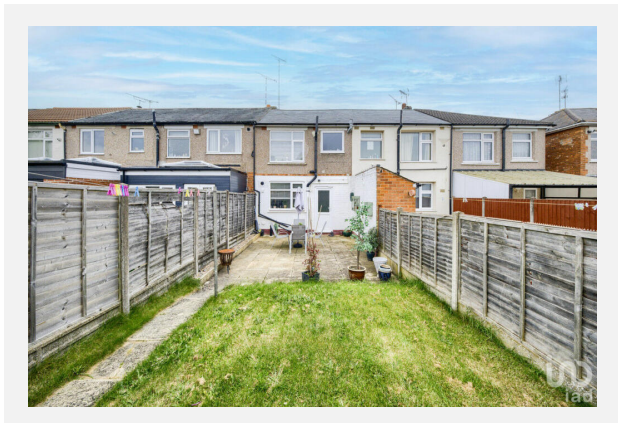
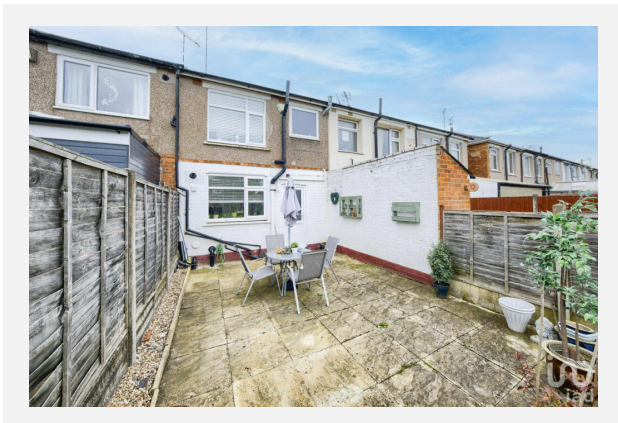
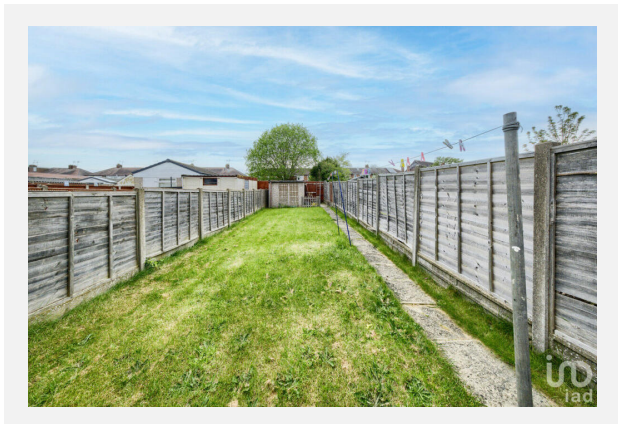
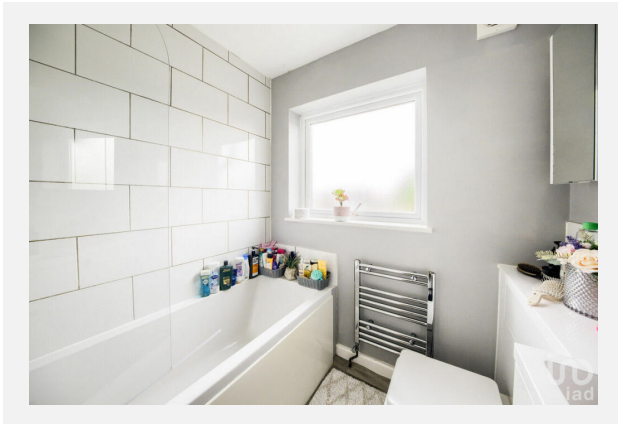
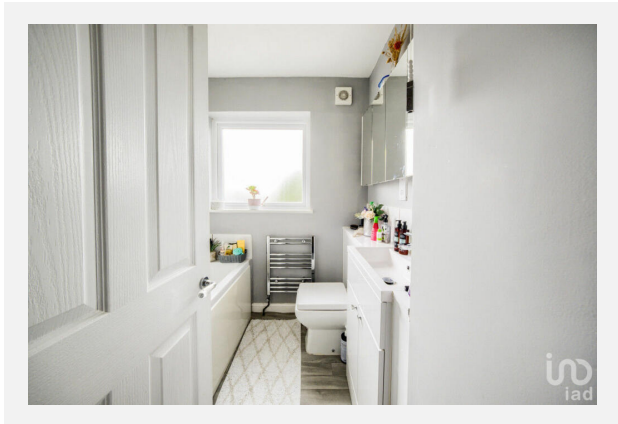
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



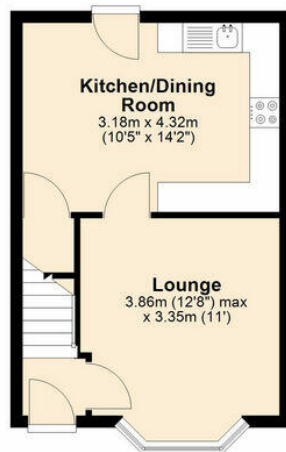
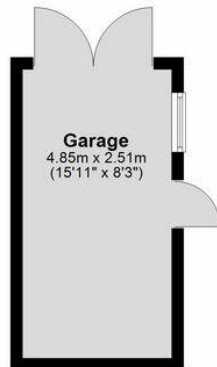




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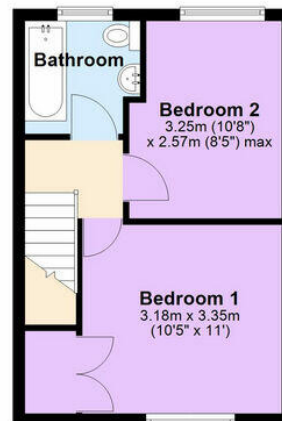
Ground Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.5 sq. feet)



Total area: approx. 69.3 sq. metres (745.7 sq. feet)



Middlecotes, CV4

Energy rating

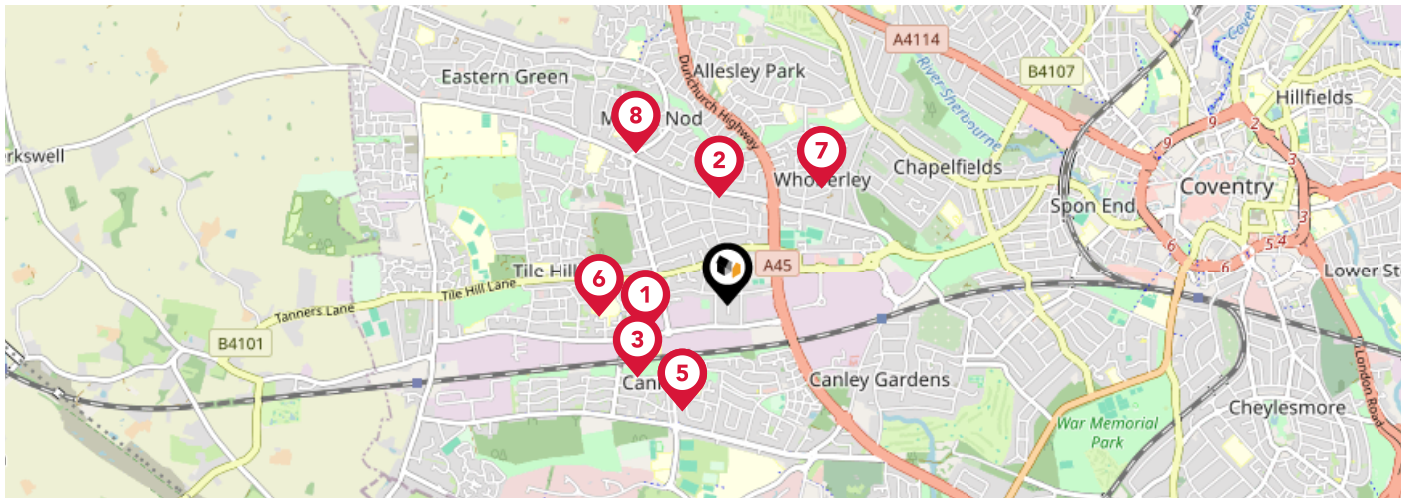
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Valid until 03.02.2030

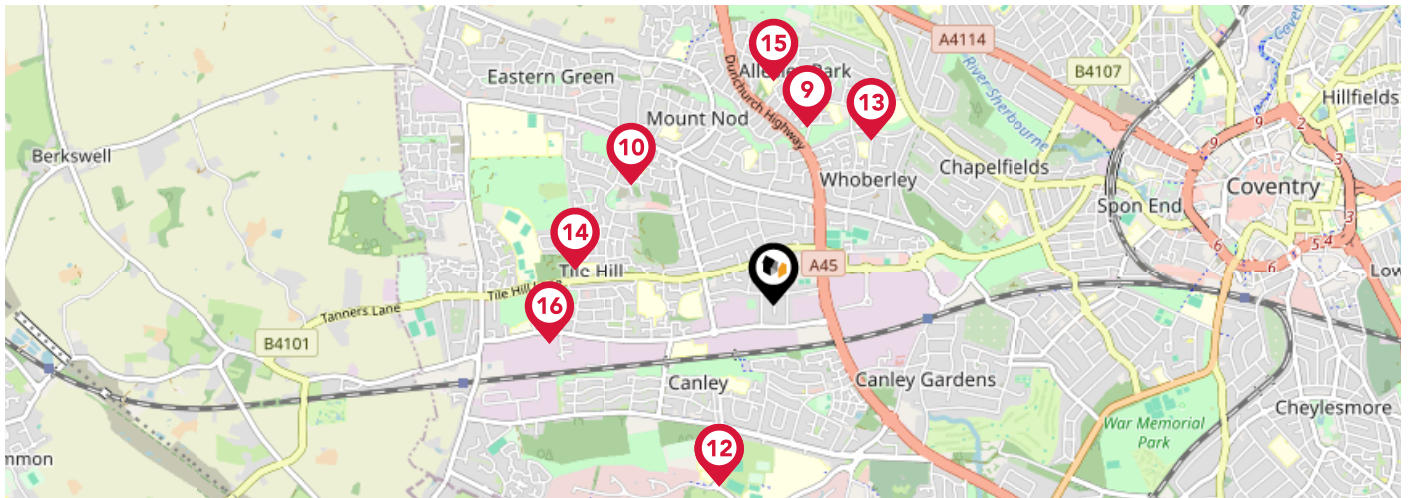
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	57 m ²



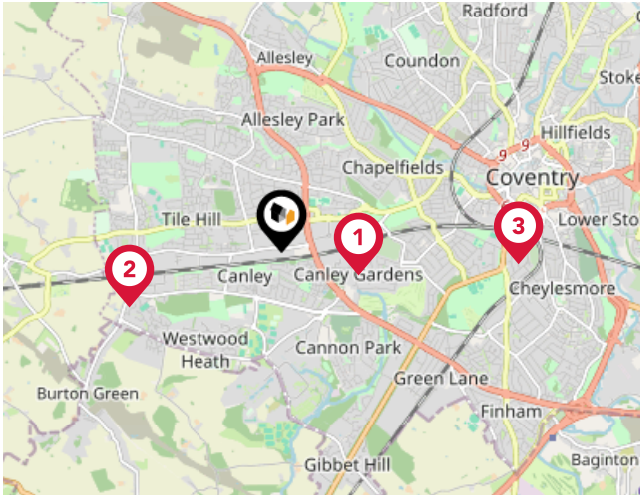
	Nursery	Primary	Secondary	College	Private
<p>1 Templars Primary School Ofsted Rating: Good Pupils: 594 Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Finham Park 2 Ofsted Rating: Good Pupils: 593 Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Charter Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Charter Primary School Ofsted Rating: Special Measures Pupils: 324 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Mount Nod Primary School Ofsted Rating: Good Pupils: 329 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
St John's Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limbrick Wood Primary School Ofsted Rating: Good Pupils: 183 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 403 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Westwood Academy Ofsted Rating: Good Pupils: 611 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 222 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allesley Hall Primary School Ofsted Rating: Good Pupils: 195 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leigh Church of England Academy Ofsted Rating: Good Pupils: 222 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

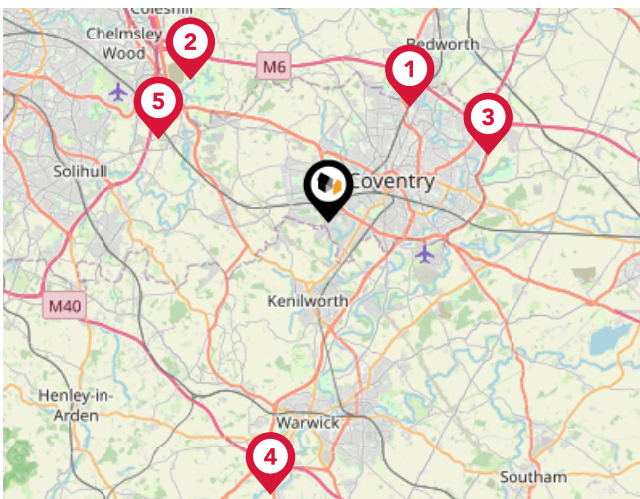
Area

Transport (National)



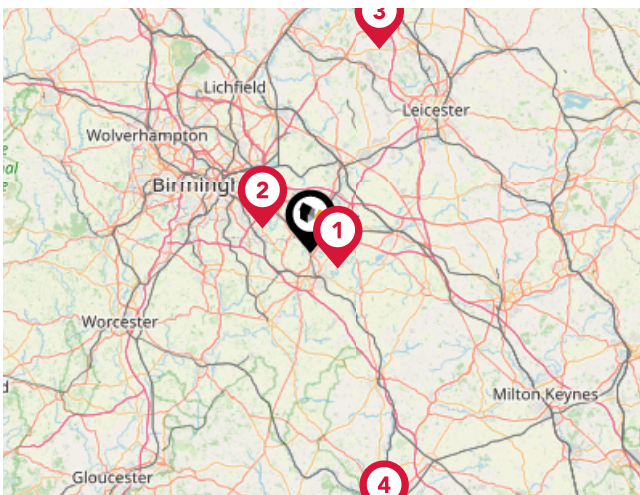
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.73 miles
2	Tile Hill Rail Station	1.47 miles
3	Coventry Rail Station	2.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.14 miles
2	M6 J3A	7.2 miles
3	M6 J2	6.3 miles
4	M40 J15	10.05 miles
5	M42 J6	6.83 miles

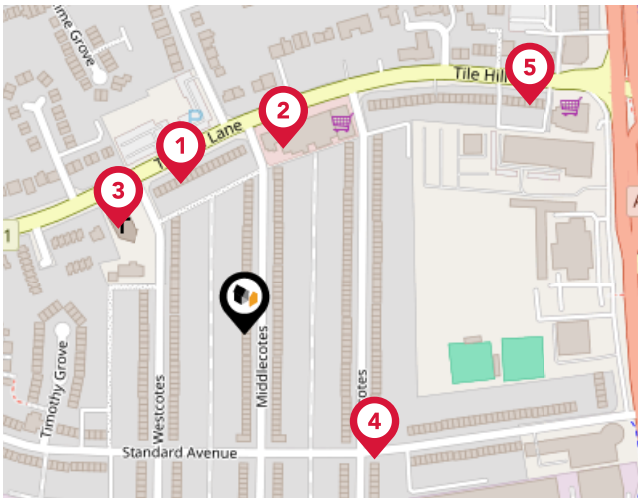


Airports/HELIPADS

Pin	Name	Distance
1	Coventry Airport	4.45 miles
2	Birmingham International Airport	7.88 miles
3	East Midlands Airport	30.97 miles
4	London Oxford Airport	40.81 miles

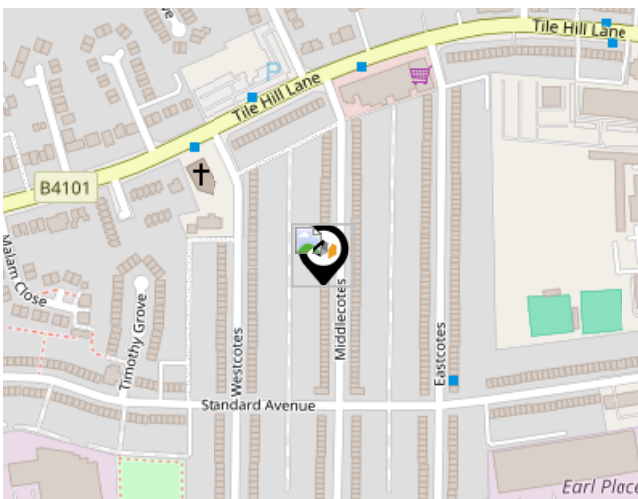
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westcotes	0.09 miles
2	Middlecotes	0.11 miles
3	Westcotes	0.09 miles
4	Standard Avenue	0.1 miles
5	Fletchamstead Highway	0.21 miles



Local Connections

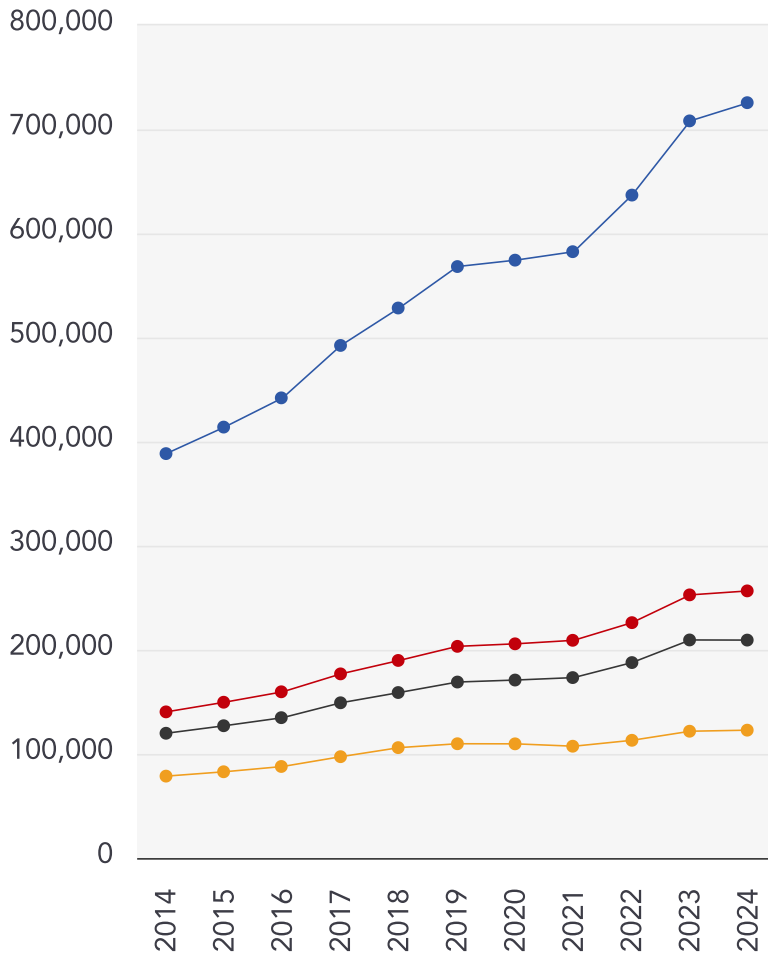
Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.61 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV4



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%



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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.

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

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