



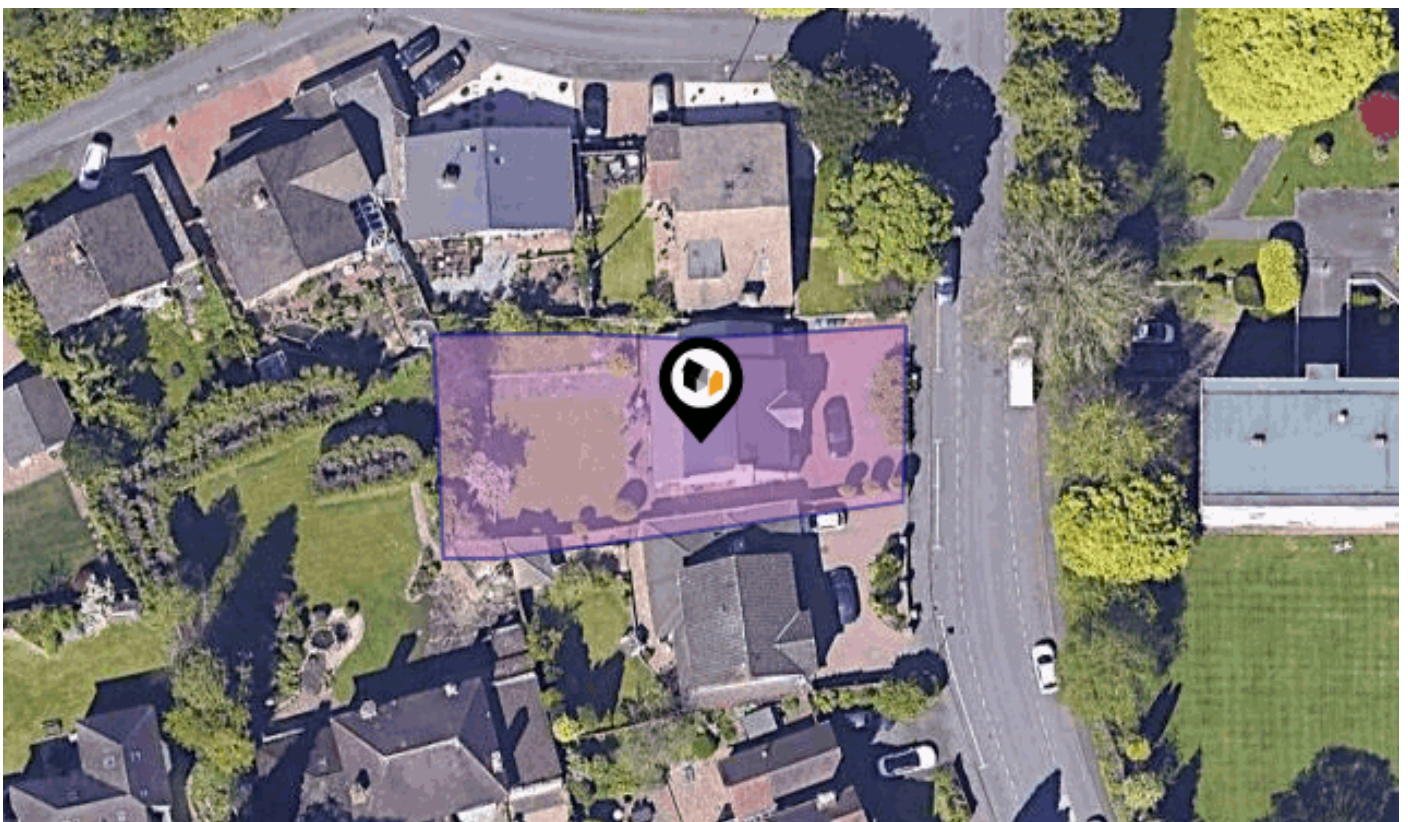
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st August 2024



DAVENPORT ROAD, COVENTRY, CV5

Price Estimate : £975,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

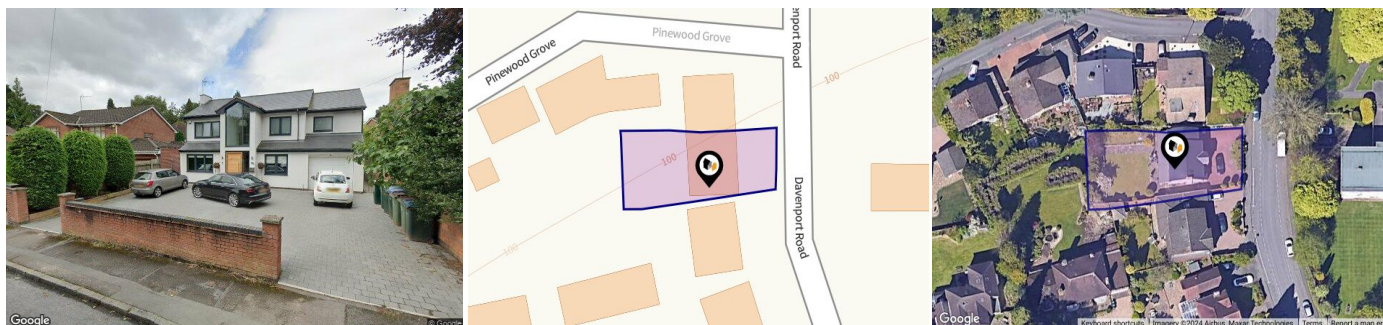
Your property details in brief.....

A beautifully presented five bedroom extended & executive detached home
Full width, extended kitchen dining & family room with bi folding doors to gardens
Carriage driveway for multiple vehicles, spacious integral garage & landscaped SW gardens
Exceptional locale close to War Memorial Park, Coventry Train Station & Earlsdon
Four piece family bathroom, en-suite shower room & ground floor cloakroom
Stunning reception hallway & galleried landing
Stunning South West facing rear gardens with gated access to sides
EPC RATING C, Total Approx 2291 Sq.Ft & Total 213 Sq.M

These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.

For all enquiries, questions, queries and concerns please contact us on
sales@walmsleythewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Detached
Bedrooms:	5
Floor Area:	2,291 ft ² / 212 m ²
Plot Area:	0.16 acres
Year Built :	1950-1966
Council Tax :	Band G
Annual Estimate:	£3,826
Title Number:	WM240137

Price Estimate:	£975,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Davenport Road, Coventry, CV5*

Reference - HH/2016/0236
Decision: APPROVED
Date: 25th January 2016
Description: Erection of single storey rear extension, new door and window openings and new flat roof to front elevation. New horizontal oak cladding to the 1st floor and white render to the ground floor with grey slates.
Reference - HH/2017/0577
Decision: APPROVED
Date: 15th March 2017
Description: Erection of single storey rear extension and two storey front extension including cladding and rendering on external elevations (revised submission of HH/2016/0236)

Property EPC - Certificate



Davenport Road, CV5

Energy rating

D

Valid until 23.04.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

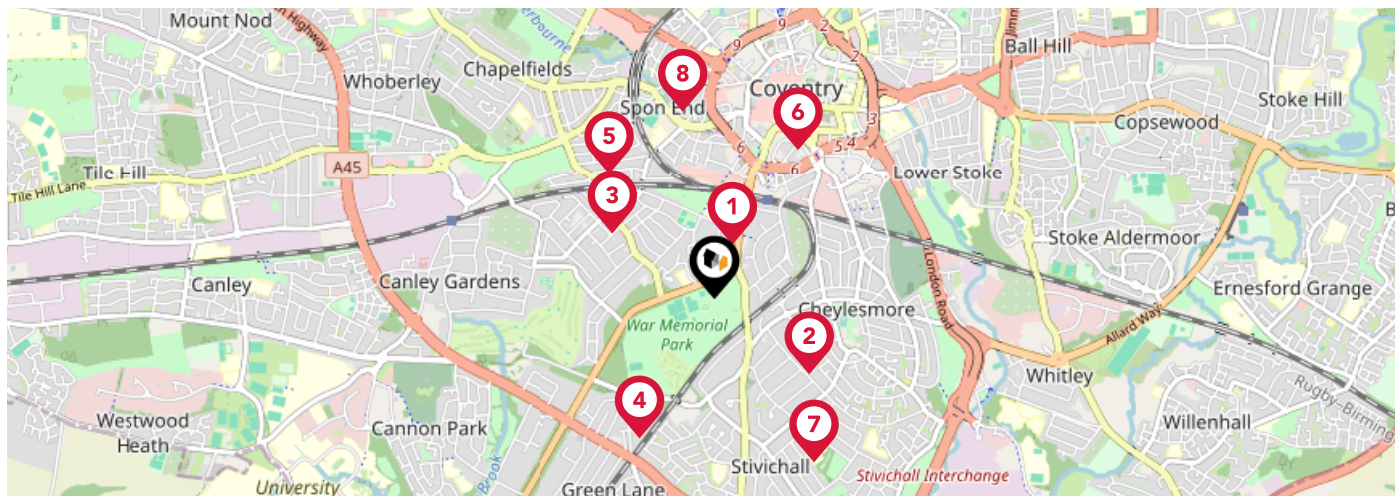
EPC - Additional Data



Additional EPC Data

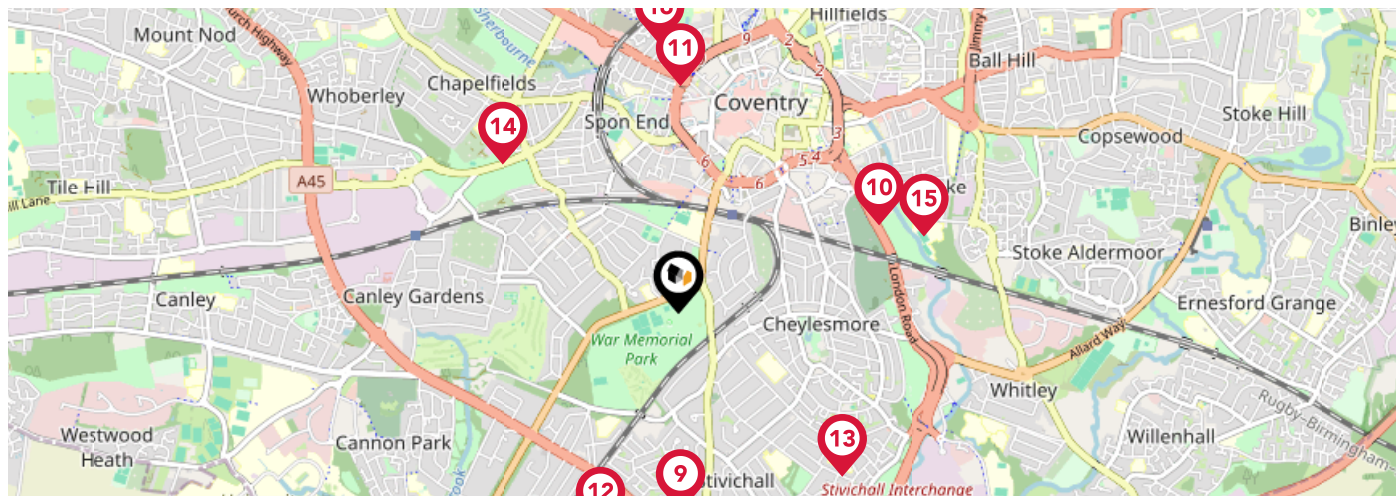
Property Type:	House
Build Form:	Detached
Transaction Type:	Assessment for green deal
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
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 40% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	269 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	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"/>
2	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		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:0.99	<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"/>
	Howes Community Primary School Ofsted Rating: Good Pupils: 159 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:1.05	<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:1.16	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Sold in Street



13, Davenport Road, Coventry, CV5 6QA	Detached House			
Last Sold Date:	05/05/2023			
Last Sold Price:	£828,500			
17, Davenport Road, Coventry, CV5 6QA	Semi-detached House			
Last Sold Date:	18/12/2019	27/07/2011		
Last Sold Price:	£449,000	£440,000		
21, Davenport Road, Coventry, CV5 6QA	other House			
Last Sold Date:	31/01/2018	03/05/2007		
Last Sold Price:	£1,740,000	£770,000		
1b, Davenport Road, Coventry, CV5 6QA	Detached House			
Last Sold Date:	19/09/2014	26/11/1998		
Last Sold Price:	£495,000	£155,000		
Pinewood, Davenport Road, Coventry, CV5 6QA	Detached House			
Last Sold Date:	30/06/2014	22/08/2002	01/09/1997	07/09/1995
Last Sold Price:	£470,000	£320,000	£216,000	£165,000
15, Davenport Road, Coventry, CV5 6QA	Semi-detached House			
Last Sold Date:	15/07/2010			
Last Sold Price:	£300,000			
3, Davenport Road, Coventry, CV5 6QA	Detached House			
Last Sold Date:	11/06/2004	13/12/1996		
Last Sold Price:	£275,000	£115,000		
11, Davenport Road, Coventry, CV5 6QA	Detached House			
Last Sold Date:	11/07/2003			
Last Sold Price:	£585,000			
1, Davenport Road, Coventry, CV5 6QA	Detached House			
Last Sold Date:	13/12/1996			
Last Sold Price:	£220,000			
1a, Davenport Road, Coventry, CV5 6QA	Detached House			
Last Sold Date:	02/08/1996			
Last Sold Price:	£120,000			

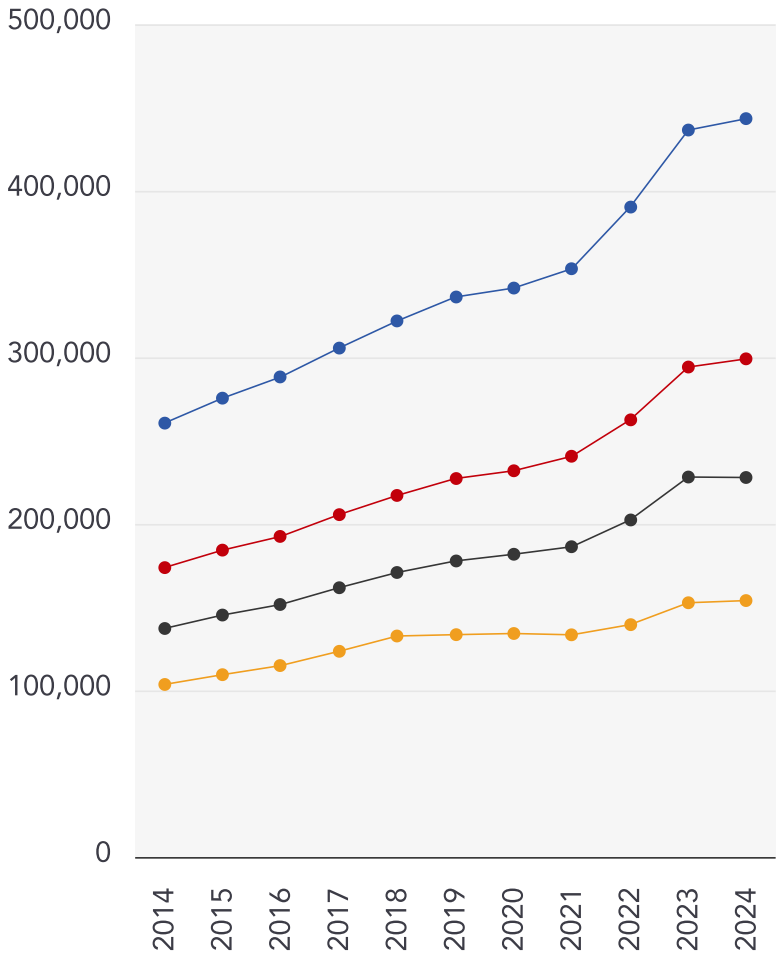
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

Walmsley's The Way to Move Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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Agent Disclaimer



Important - Please Read

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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.

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Walmsley's The Way to Move 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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