

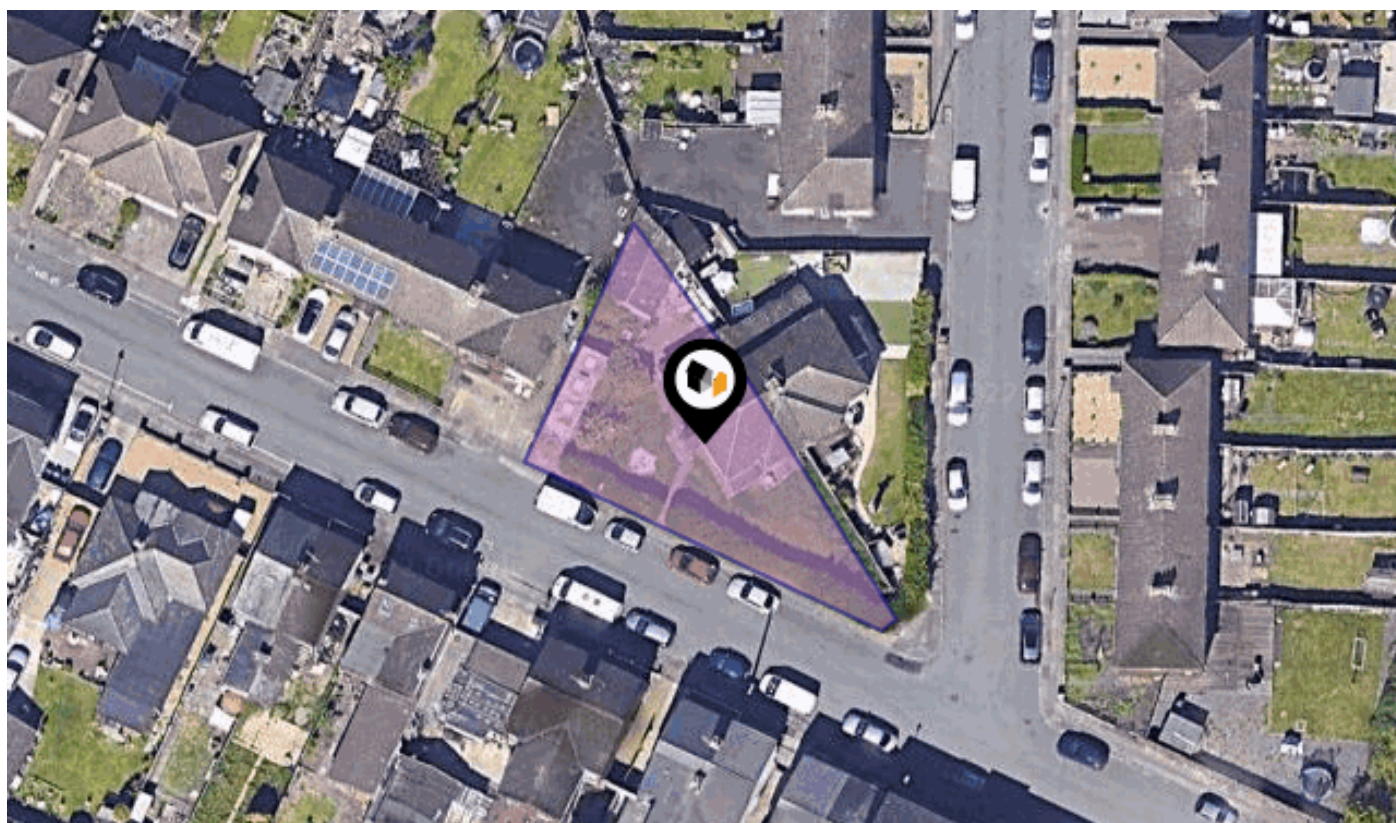


Buyers & interested parties

KFB: Key Facts For Buyers

An insight into your property and the local area

Wednesday 26th October 2022



CRESCENT AVENUE, COVENTRY, CV3

Walmsley's The Way to Move

Radio + Building, 5 Hertford Place, Coventry, CV1 3JZ

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Key features

Substantial & semi detached corner plot with four bedrooms over two floors

Ground and first floor bathrooms

Open plan kitchen dining and family room

Separate living room & welcoming entrance hallway

Gated driveway, garage and private patio and hedge boundary to gardens

In need of modernisation yet with massive potential for a larger family

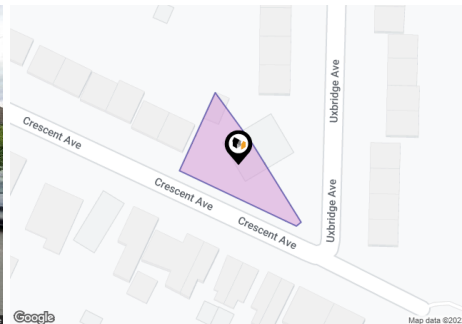
No upward chain, EPC Rating D & Over 1300 Sq.Ft

Contact Walmsley's The Way to Move to arrange your accompanied viewing.

03301 180062.

sales@walmsleysthewaytomove.co.uk.

www.walmsleysthewaytomove.co.uk



Property

Type:	Semi-Detached	Last Sold £/ft ² :	£119.01
Bedrooms:	4	Asking Price:	£235,000
Floor Area:	1,302.43 ft ² / 121 m ²	Tenure:	Freehold
Plot Area:	0.1 acres		
Council Tax :	Band A		
Annual Estimate:	£1,384		
Title Number:	WK159977		
UPRN:	100070637259		

Local Area

Local Authority:	Coventry
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	68 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *51, Crescent Avenue, Coventry, CV3 1HD*

Reference - R/2007/2307	
Decision:	REFUSED
Date:	20th November 2007
Description:	Change of use from a single dwellinghouse to two self-contained flats with amenity space and off street parking facilities.

Property EPC - Certificate



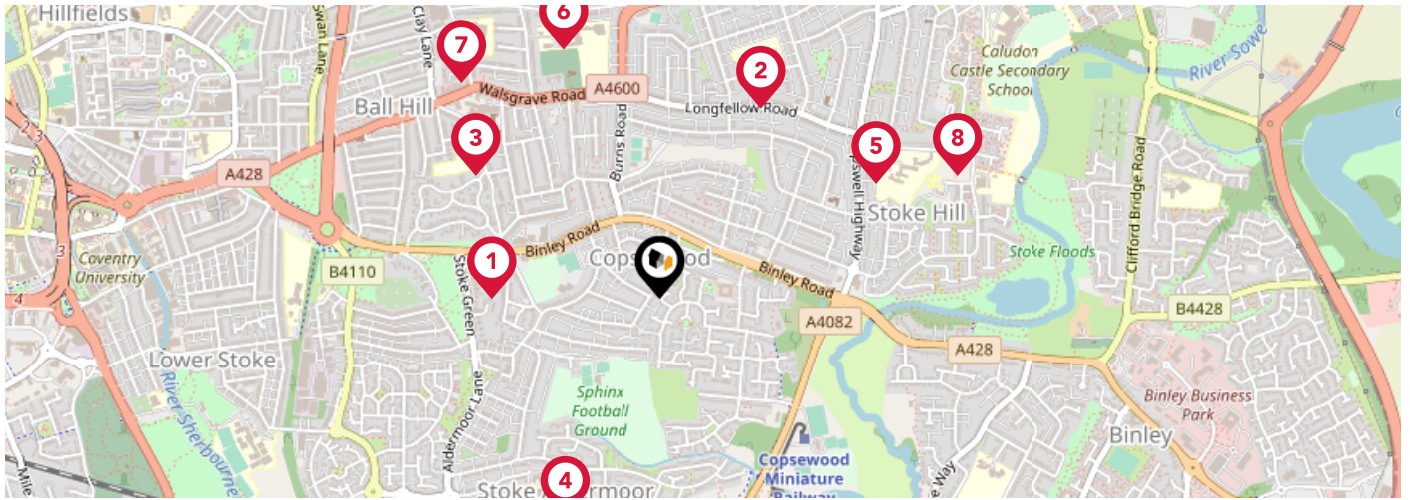
Energy rating

D

Valid until 29.09.2032

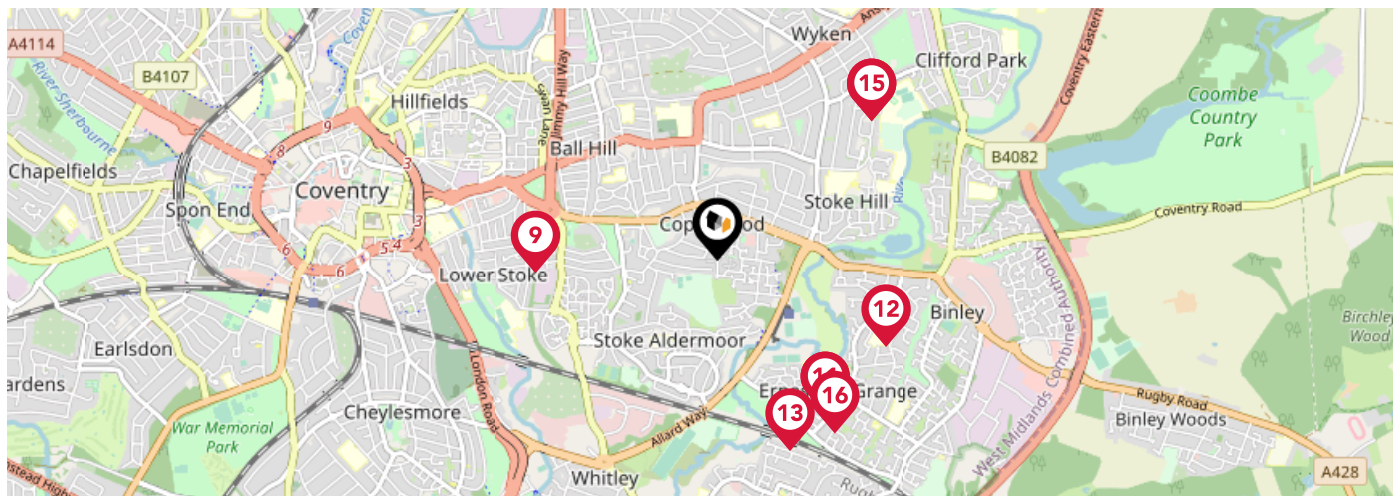
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Pattison College Ofsted Rating: Not Rated Pupils: 119 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ravensdale Primary School Ofsted Rating: Good Pupils: 455 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sacred Heart Catholic Primary School Ofsted Rating: Not Rated Pupils: 459 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Aldermoor Farm Primary School Ofsted Rating: Requires improvement Pupils: 558 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Richard Lee Primary School Ofsted Rating: Not Rated Pupils: 493 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stoke Park School Ofsted Rating: Not Rated Pupils: 1028 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stoke Primary School Ofsted Rating: Good Pupils: 431 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 225 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

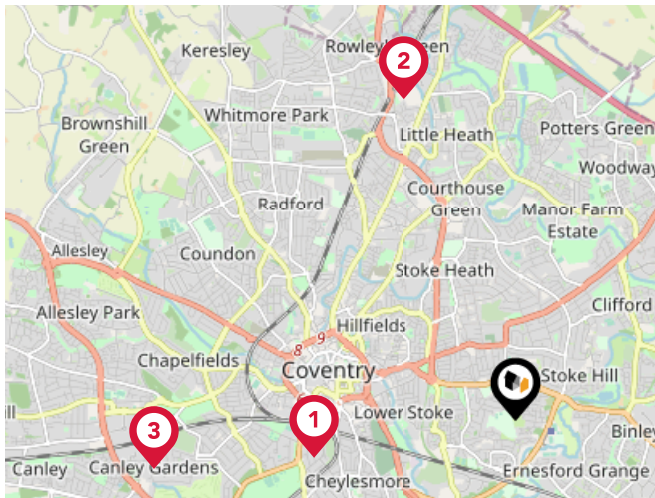
Area Schools



		Nursery	Primary	Secondary	College	Private
	Gosford Park Primary School Ofsted Rating: Good Pupils: 428 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 742 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Riverbank School Ofsted Rating: Outstanding Pupils: 165 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 488 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 403 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Extended Learning Centre Ofsted Rating: Requires improvement Pupils: 101 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caludon Castle School Ofsted Rating: Good Pupils: 1539 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sowe Valley Primary School Ofsted Rating: Good Pupils: 192 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

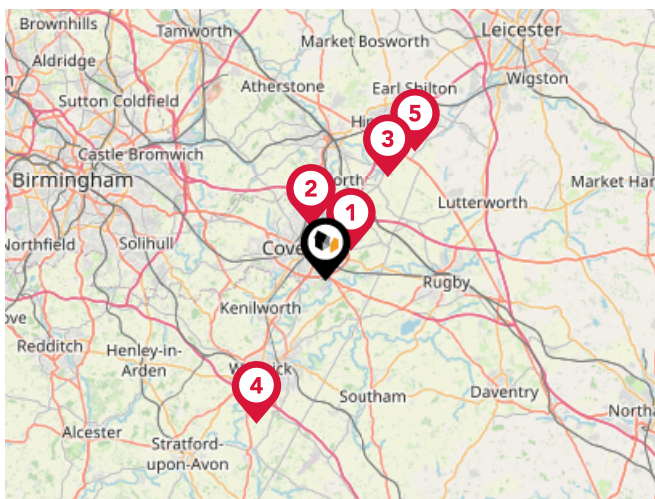
Area

Transport (National)



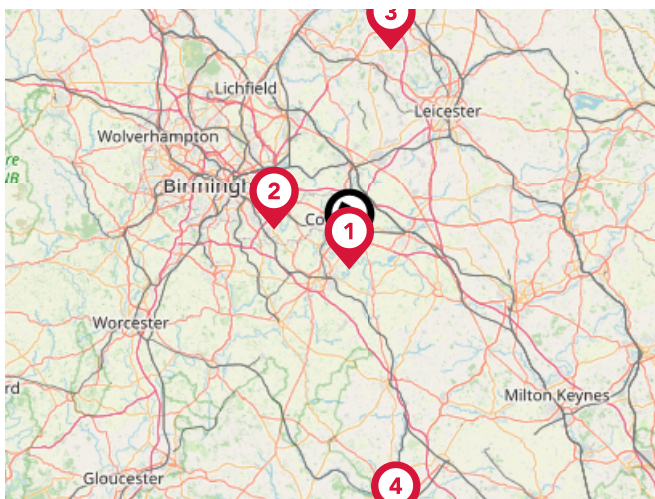
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	1.86 miles
	Coventry Arena Rail Station	3.09 miles
	Canley Rail Station	3.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J2	2.88 miles
	M6 J3	4.1 miles
	M69 J1	8.87 miles
	M40 J14	11.44 miles
	M69 J2	11.46 miles

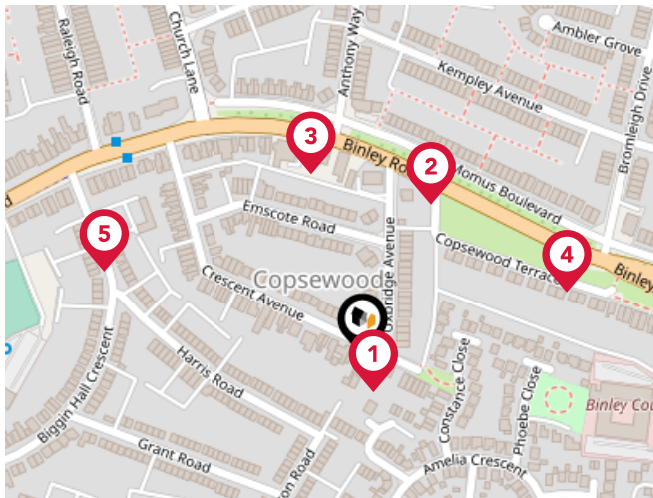


Airports/Helipads

Pin	Name	Distance
	Coventry Airport	2.62 miles
	Birmingham International Airport	11.49 miles
	East Midlands Airport	29.73 miles
	London Oxford Airport	40.18 miles

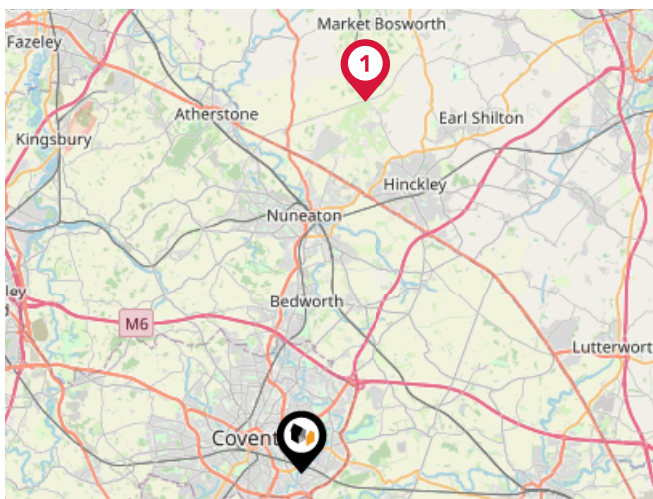
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Uxbridge Avenue	0.02 miles
2	Uxbridge Avenue	0.09 miles
3	Uxbridge Avenue	0.11 miles
4	Bromleigh Drive	0.12 miles
5	Binley Rd	0.15 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	13.63 miles

Market Sold in Street



49, Crescent Avenue, Coventry, CV3 1HD		Terraced House		
Last Sold Date:	02/01/2018			
Last Sold Price:	£139,000			
17, Crescent Avenue, Coventry, CV3 1HD		Terraced House		
Last Sold Date:	30/09/2015			
Last Sold Price:	£100,000			
19, Crescent Avenue, Coventry, CV3 1HD		Terraced House		
Last Sold Date:	12/06/2015			
Last Sold Price:	£133,000			
15, Crescent Avenue, Coventry, CV3 1HD		Semi-detached House		
Last Sold Date:	22/08/2011	01/07/2005	17/09/1999	
Last Sold Price:	£127,000	£128,500	£52,000	
13, Crescent Avenue, Coventry, CV3 1HD		Detached House		
Last Sold Date:	30/06/2011	24/03/2011	01/06/2001	25/11/1998
Last Sold Price:	£124,995	£140,000	£75,950	£37,000
3, Crescent Avenue, Coventry, CV3 1HD		Semi-detached House		
Last Sold Date:	22/12/2008			
Last Sold Price:	£119,990			

NOTE: In this list we display the 6 most recent sales records for each property since 1995. There may sometimes be more, please let us know if you would like us to check.

Market Sold in Street



7, Crescent Avenue, Coventry, CV3 1HD		Detached House
Last Sold Date:	08/08/2008	05/03/2001
Last Sold Price:	£165,000	£70,000
51, Crescent Avenue, Coventry, CV3 1HD		Semi-detached House
Last Sold Date:	12/10/2007	
Last Sold Price:	£155,000	
31, Crescent Avenue, Coventry, CV3 1HD		Terraced House
Last Sold Date:	05/04/2007	30/01/2004
Last Sold Price:	£124,950	£94,000
21, Crescent Avenue, Coventry, CV3 1HD		Semi-detached House
Last Sold Date:	10/01/2007	
Last Sold Price:	£124,950	
9, Crescent Avenue, Coventry, CV3 1HD		Semi-detached House
Last Sold Date:	01/03/2001	
Last Sold Price:	£69,950	
1, Crescent Avenue, Coventry, CV3 1HD		Semi-detached House
Last Sold Date:	17/03/1997	02/02/1996
Last Sold Price:	£44,000	£20,000

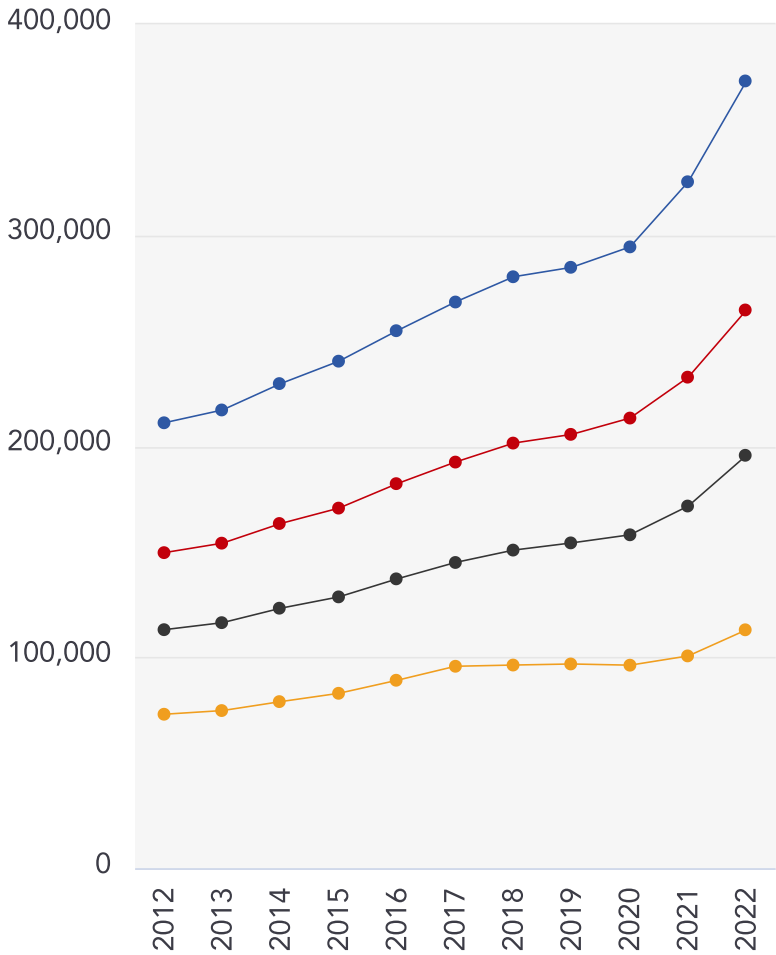
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Market

House Price Statistics



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



Detached

+76.73%

Semi-Detached

+76.89%

Terraced

+73.09%

Flat

+54.83%

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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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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