



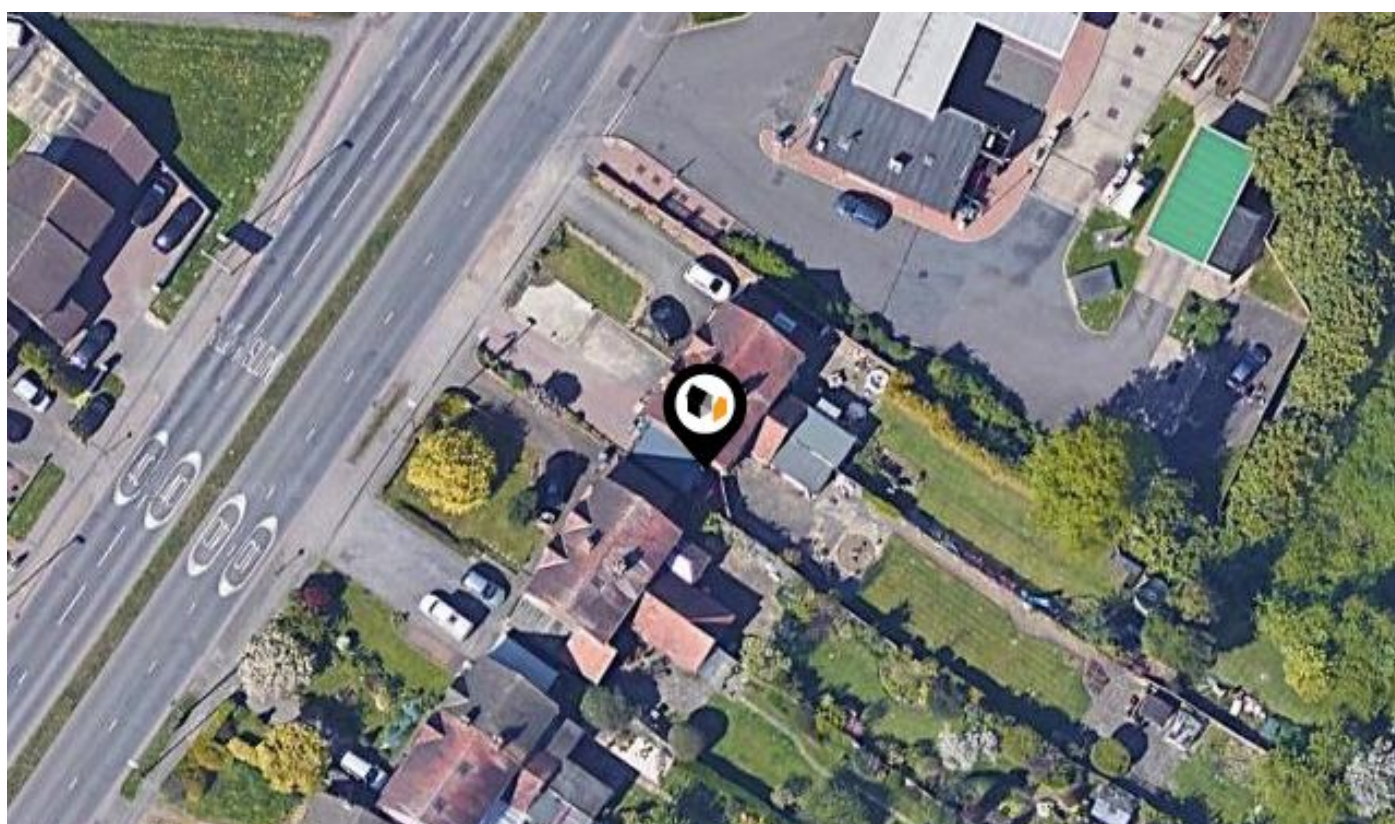
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st March 2023



HINCKLEY ROAD, COVENTRY, CV2

Price Estimate : £334,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Property Key Features

Three bedroom semi detached home with extraordinary plot

Substantial driveway and garage

Sitting room, full width dining room & garden room

First floor & ground floor shower rooms

A much loved family home built in the mid 1920's

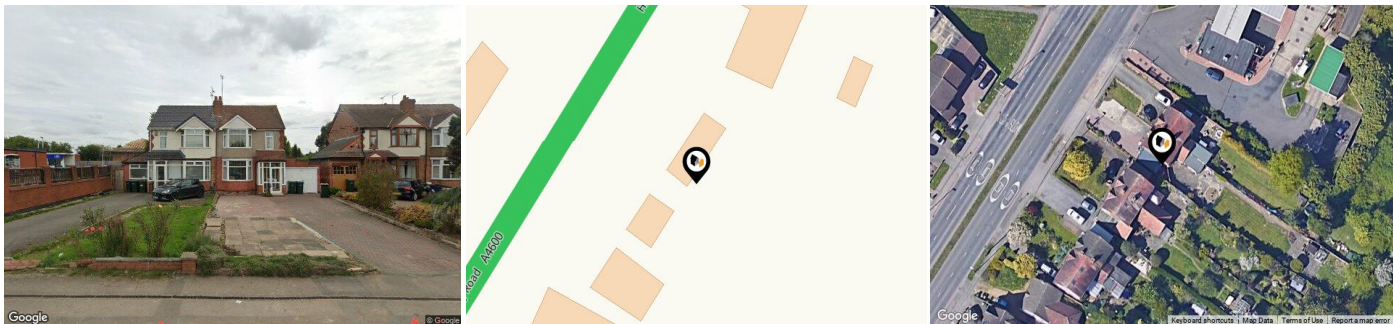
Impressive rear gardens with limitless potential

New combination boiler and double glazed throughout

No upward chain 1619 sq.ft. or 150 sq.m & EPC ordered

For viewings or interest please email:

sales@walmsleythewaytomove.co.uk or call 0330 1180062



Property

Type:	Semi-Detached
Bedrooms:	3
Council Tax :	Band C
Annual Estimate:	£1,845
UPRN:	100070661230

Price Estimate: £334,000

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

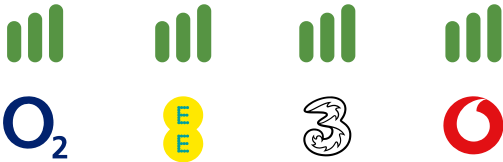
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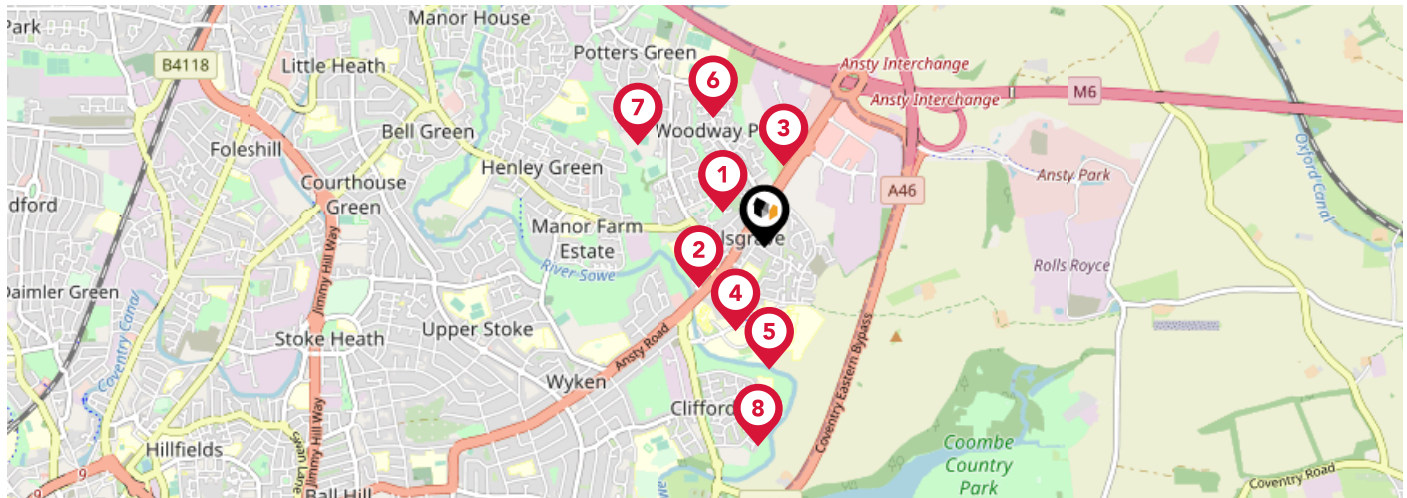


Mobile Coverage:
(based on calls indoors)



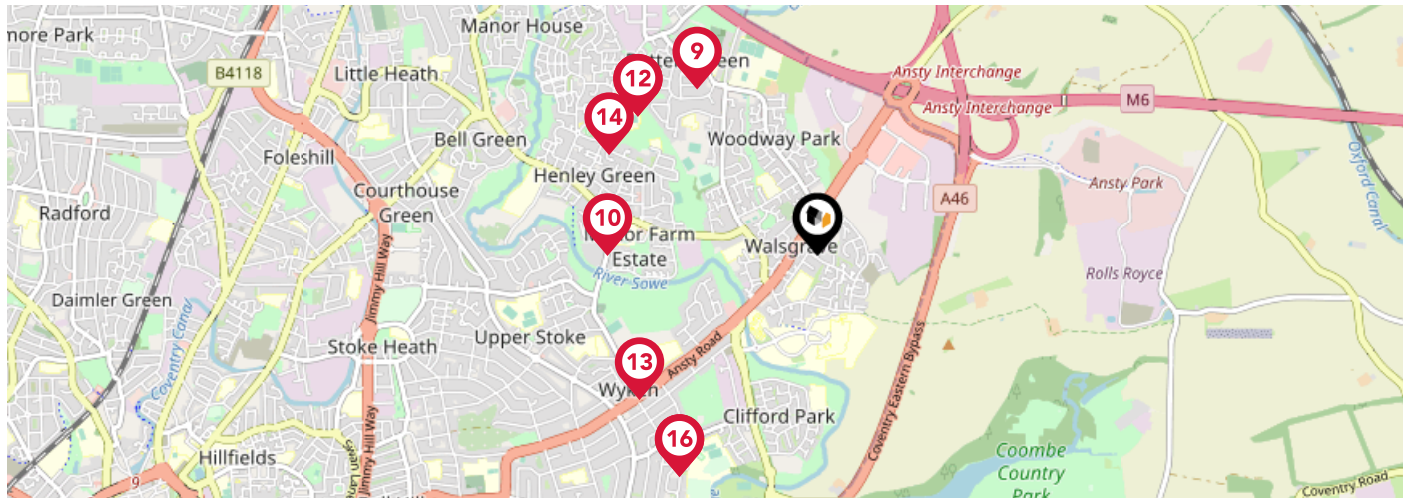
Satellite/Fibre TV Availability:













		Nursery	Primary	Secondary	College	Private
1	Whittle Academy Ofsted Rating: Good Pupils: 243 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	SS Peter and Paul Catholic Primary School Ofsted Rating: Good Pupils: 185 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Seva School Ofsted Rating: Requires Improvement Pupils: 549 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Walsgrave Church of England Academy Ofsted Rating: Outstanding Pupils: 456 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Coventry Hospital School and Home Tuition Service Ofsted Rating: Not Rated Pupils:0 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Grace Academy Coventry Ofsted Rating: Requires Improvement Pupils: 677 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cardinal Wiseman Catholic School Ofsted Rating: Good Pupils: 1206 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Pearl Hyde Community Primary School Ofsted Rating: Good Pupils: 266 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

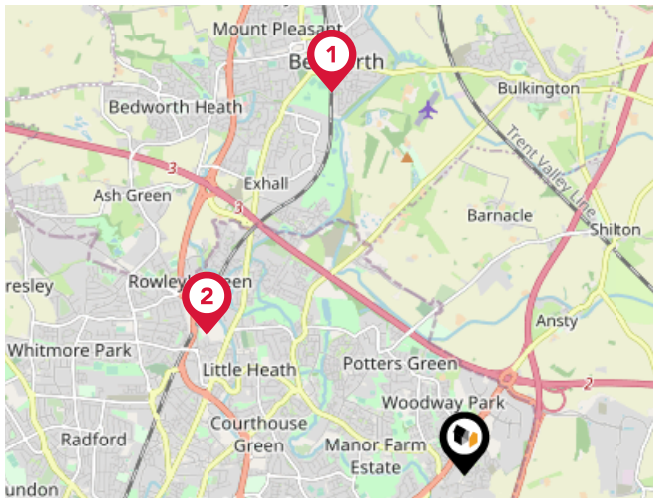
Area Schools



		Nursery	Primary	Secondary	College	Private
	Potters Green Primary School Ofsted Rating: Requires Improvement Pupils: 399 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Henley Green Primary Ofsted Rating: Good Pupils: 441 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Patrick's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moat House Primary School Ofsted Rating: Good Pupils: 438 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wyken Croft Primary School Ofsted Rating: Good Pupils: 876 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle Wood Special School Ofsted Rating: Outstanding Pupils: 157 Distance:1.05	<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:1.18	<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:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

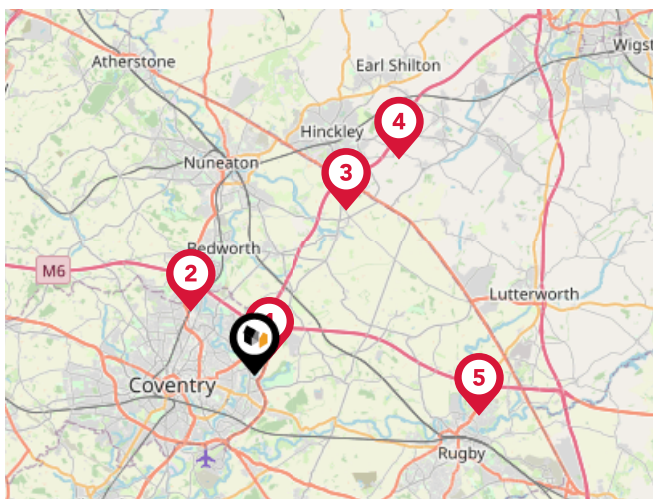
Area

Transport (National)



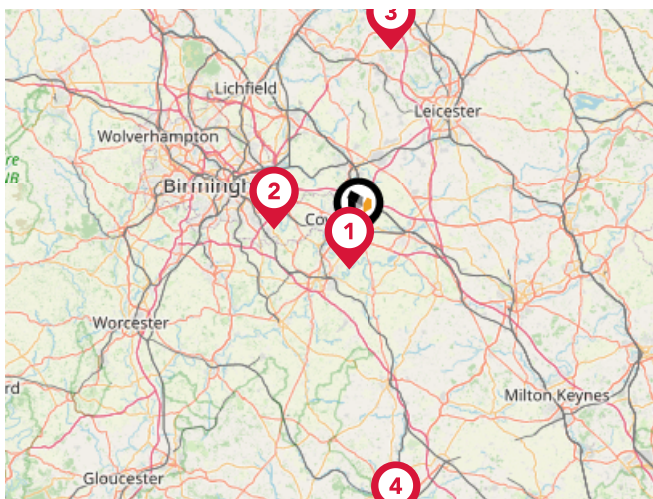
National Rail Stations

Pin	Name	Distance
1	Bedworth Rail Station	3.67 miles
2	Coventry Arena Rail Station	2.66 miles
3	Coventry Rail Station	3.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	0.78 miles
2	M6 J3	3.3 miles
3	M69 J1	6.8 miles
4	M69 J2	9.37 miles
5	M6 J1	8.24 miles

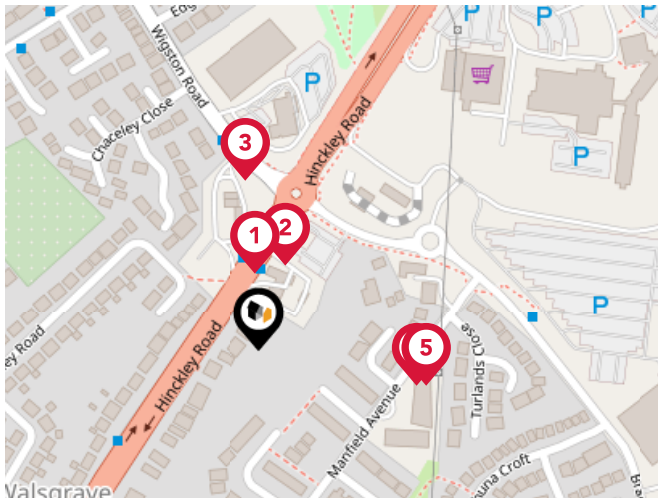


Airports/Helipads






Pin	Name	Distance
1	Coventry Airport	4.51 miles
2	Birmingham International Airport	12.44 miles
3	East Midlands Airport	27.89 miles
4	London Oxford Airport	41.6 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Mount Pleasant	0.04 miles
	Mount Pleasant	0.05 miles
	Chaceley Close	0.1 miles
	Brade Drive	0.09 miles
	Brade Drive	0.1 miles



Local Connections

Pin	Name	Distance
	Shenton Rail Station (Battlefield Line)	11.84 miles

Market Sold in Street



86, Hinckley Road, Coventry, CV2 2EU					Semi-detached House
Last Sold Date:	19/11/2021	07/04/2000	10/10/1997	29/01/1996	
Last Sold Price:	£192,000	£69,000	£48,000	£60,000	
98, Hinckley Road, Coventry, CV2 2EU					Semi-detached House
Last Sold Date:	17/10/2019				
Last Sold Price:	£340,000				
74, Hinckley Road, Coventry, CV2 2EU					Detached House
Last Sold Date:	30/08/2018	11/05/2001			
Last Sold Price:	£415,000	£220,000			
118, Hinckley Road, Coventry, CV2 2EU					Semi-detached House
Last Sold Date:	13/10/2017				
Last Sold Price:	£242,000				
100, Hinckley Road, Coventry, CV2 2EU					Semi-detached House
Last Sold Date:	05/08/2016	12/06/2013			
Last Sold Price:	£235,000	£156,000			
88, Hinckley Road, Coventry, CV2 2EU					Detached House
Last Sold Date:	29/01/2016				
Last Sold Price:	£241,000				
82, Hinckley Road, Coventry, CV2 2EU					Detached House
Last Sold Date:	03/10/2008				
Last Sold Price:	£364,000				
96, Hinckley Road, Coventry, CV2 2EU					Detached House
Last Sold Date:	19/09/2008				
Last Sold Price:	£161,000				
90, Hinckley Road, Coventry, CV2 2EU					Semi-detached House
Last Sold Date:	20/08/2007				
Last Sold Price:	£112,500				
104, Hinckley Road, Coventry, CV2 2EU					Detached House
Last Sold Date:	07/01/2005				
Last Sold Price:	£301,000				
90a, Hinckley Road, Coventry, CV2 2EU					Semi-detached House
Last Sold Date:	15/10/2004				
Last Sold Price:	£119,950				
76, Hinckley Road, Coventry, CV2 2EU					Detached House
Last Sold Date:	22/12/2003	26/08/1999			
Last Sold Price:	£330,000	£195,000			

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

Market Sold in Street



92, Hinckley Road, Coventry, CV2 2EU		Detached House
Last Sold Date:	18/07/2003	
Last Sold Price:	£175,000	
114, Hinckley Road, Coventry, CV2 2EU		Semi-detached House
Last Sold Date:	26/03/2001	
Last Sold Price:	£90,000	
80, Hinckley Road, Coventry, CV2 2EU		Detached House
Last Sold Date:	13/12/1999	
Last Sold Price:	£150,000	

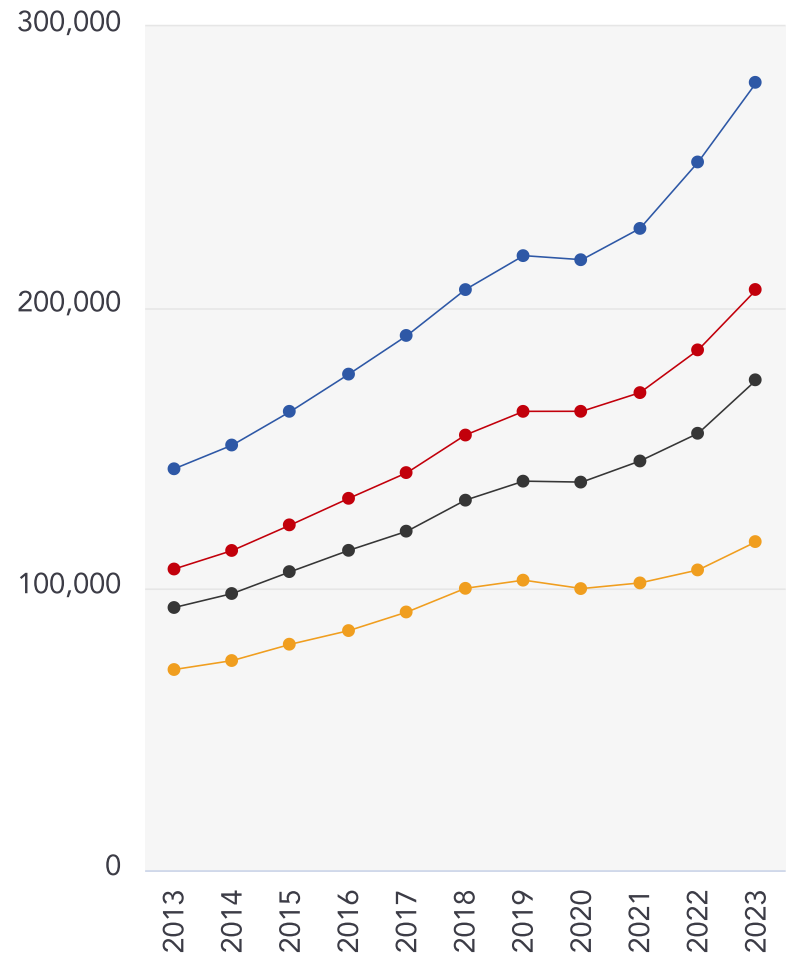
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV2



Detached

+96.26%

Semi-Detached

+92.79%

Terraced

+86.66%

Flat

+63.73%

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



/walmsleysthewaytomove



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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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