



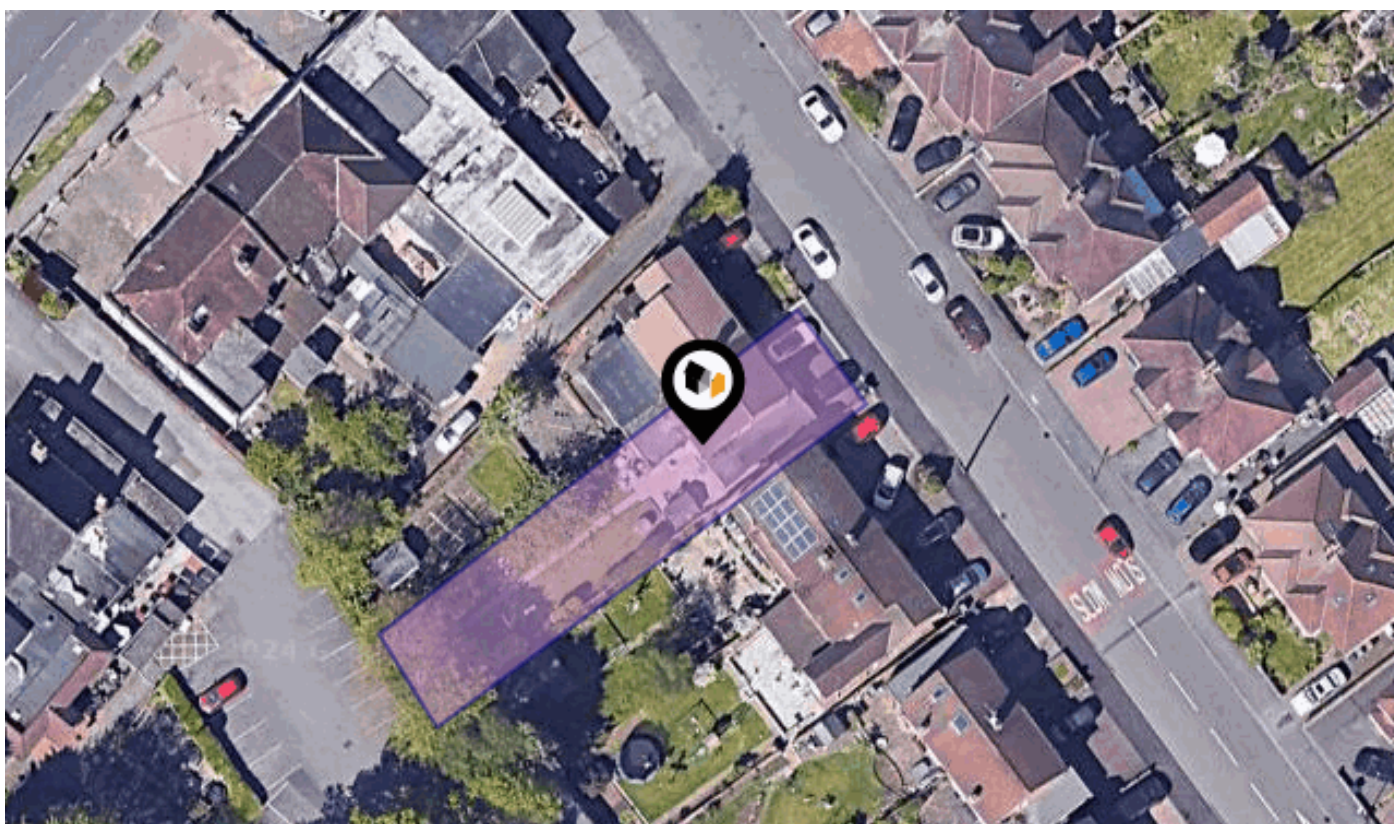
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th April 2024



DILLOTFORD AVENUE, COVENTRY, CV3

Price Estimate : £450,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A substantial three bedroom semi detached & extended family home

Garage, wide driveway & generous South facing gardens

Ground floor shower room & utility

Refitted modern kitchen with views over gardens

Three living areas including a garden room with French doors Garage with electric roller door

Generous, fully tiled first floor bathroom, all bedrooms with fitted wardrobes

A convenient Styvechale location close to amenities & War Memorial Park

EPC (reordered), Total Approx 1456 Sq.Ft or 135 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@walmsleysthe waytomove.co.uk or 0330 1180 062



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,162 ft ² / 108 m ²
Plot Area:	0.1 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,296
Title Number:	WK98257
UPRN:	100070640552

Last Sold £/ft²:	£245
Price Estimate:	£450,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	75 mb/s	1000 mb/s

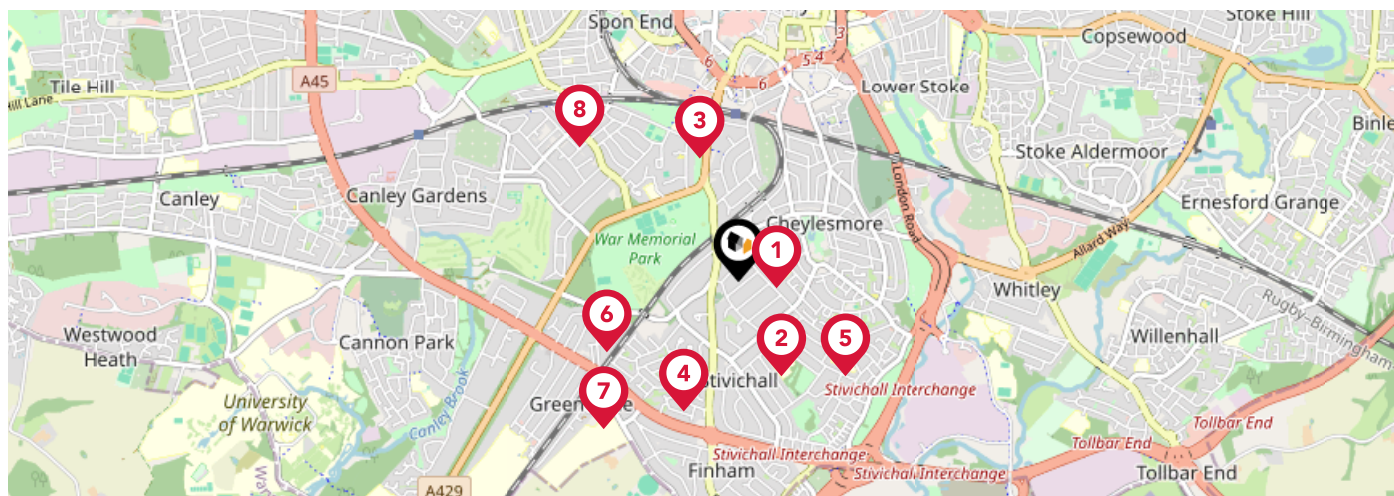
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

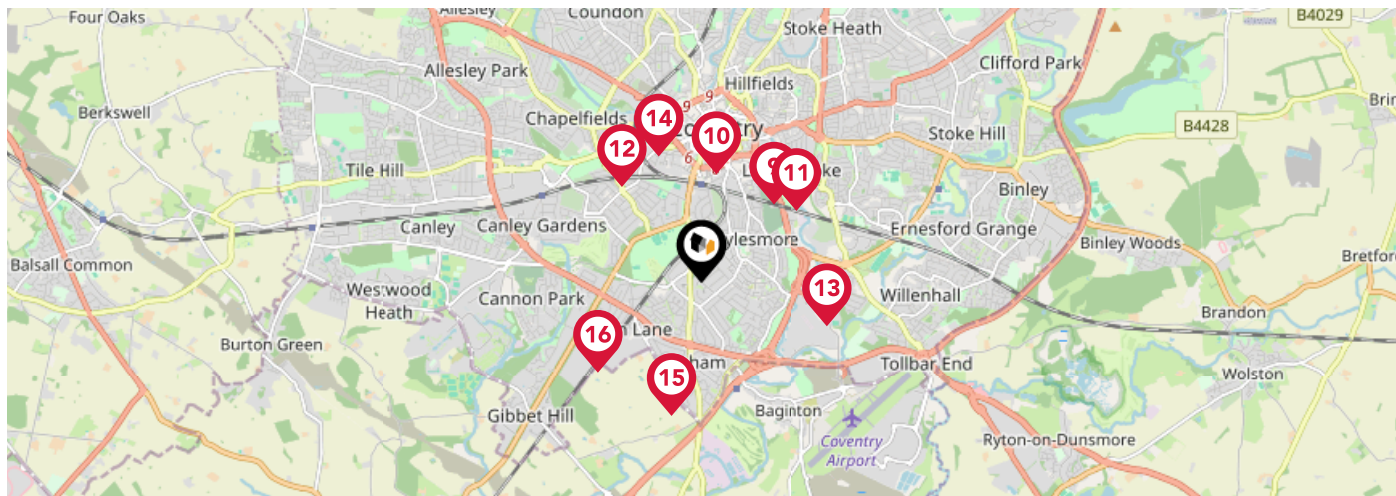










Area Schools



		Nursery	Primary	Secondary	College	Private
1	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Howes Community Primary School Ofsted Rating: Good Pupils: 159 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

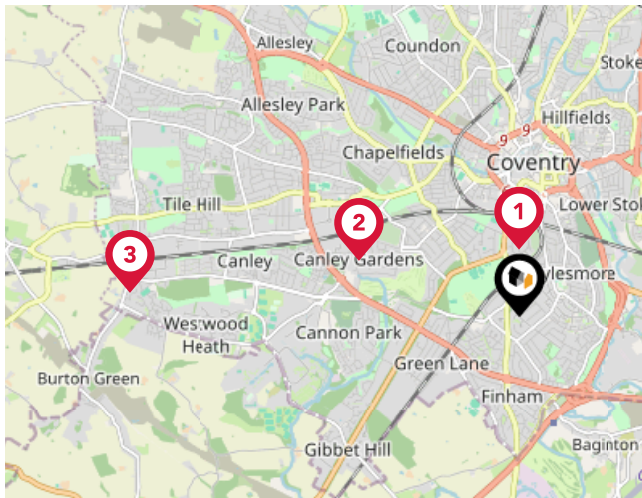
Area Schools



		Nursery	Primary	Secondary	College	Private
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1634 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Academy Ofsted Rating: Inadequate Pupils: 910 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Primary School Ofsted Rating: Good Pupils: 446 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

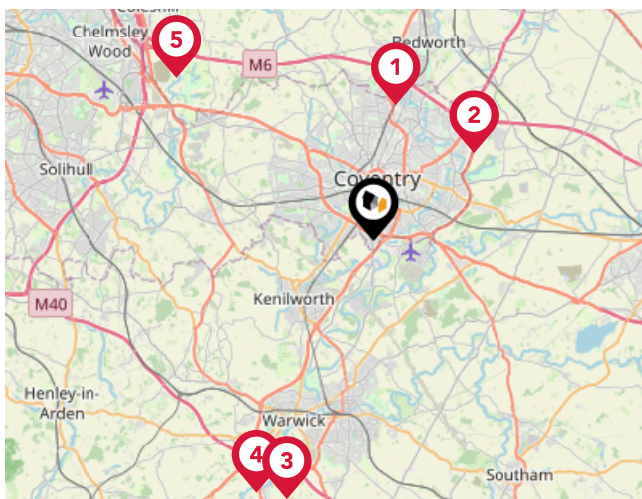
Area

Transport (National)



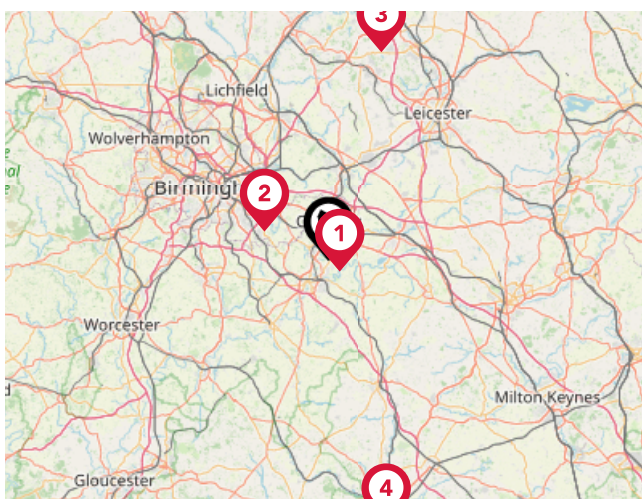
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.62 miles
2	Canley Rail Station	1.54 miles
3	Tile Hill Rail Station	3.54 miles



Trunk Roads/Motorways

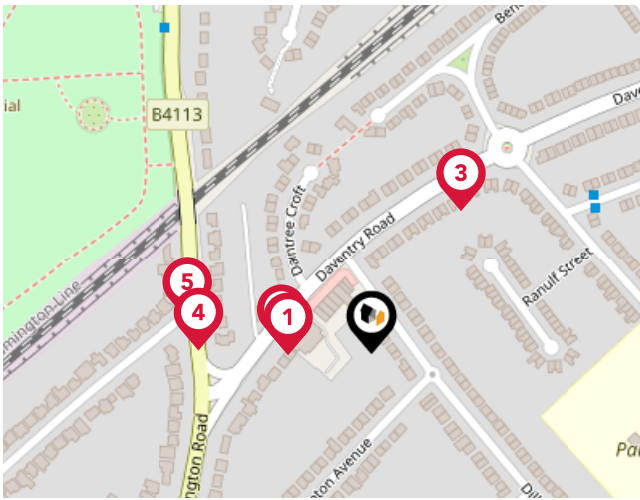
Pin	Name	Distance
1	M6 J3	4.99 miles
2	M6 J2	4.84 miles
3	M40 J14	9.86 miles
4	M40 J15	10.05 miles
5	M6 J3A	9.27 miles



Airports/Helipads

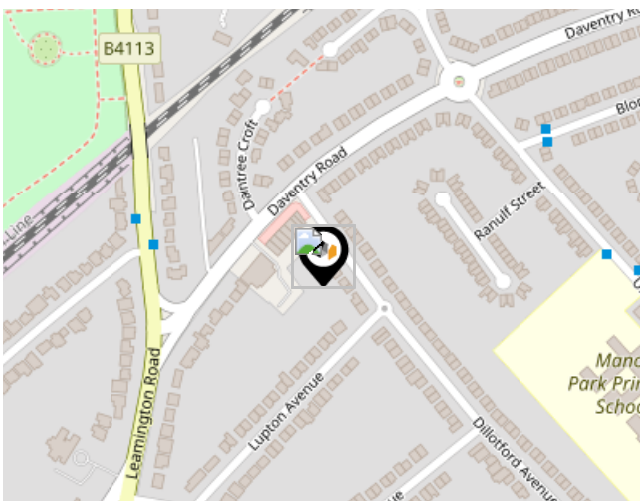
Pin	Name	Distance
1	Coventry Airport	2.32 miles
2	Birmingham International Airport	10.12 miles
3	East Midlands Airport	31.06 miles
4	London Oxford Airport	39.6 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dillotford Avenue	0.05 miles
2	Dillotford Avenue	0.05 miles
3	Ulverscroft Rd	0.1 miles
4	Armorial Rd	0.1 miles
5	Armorial Rd	0.11 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.85 miles

Market Sold in Street



14, Dillotford Avenue, Coventry, CV3 5DQ	Semi-detached House		
Last Sold Date:	14/08/2017		
Last Sold Price:	£282,500		
8, Dillotford Avenue, Coventry, CV3 5DQ	Semi-detached House		
Last Sold Date:	20/05/2016		
Last Sold Price:	£285,000		
11, Dillotford Avenue, Coventry, CV3 5DQ	Semi-detached House		
Last Sold Date:	29/04/2015	31/01/2006	
Last Sold Price:	£250,000	£177,500	
3, Dillotford Avenue, Coventry, CV3 5DQ	Semi-detached House		
Last Sold Date:	14/02/2014		
Last Sold Price:	£270,000		
13, Dillotford Avenue, Coventry, CV3 5DQ	Semi-detached House		
Last Sold Date:	25/01/2013		
Last Sold Price:	£230,000		
18, Dillotford Avenue, Coventry, CV3 5DQ	Semi-detached House		
Last Sold Date:	06/08/2012	18/10/2005	02/02/2004
Last Sold Price:	£273,000	£249,950	£180,000
7, Dillotford Avenue, Coventry, CV3 5DQ	Semi-detached House		
Last Sold Date:	01/07/2011	12/04/2001	
Last Sold Price:	£285,000	£124,000	
5, Dillotford Avenue, Coventry, CV3 5DQ	Semi-detached House		
Last Sold Date:	27/03/2002	12/07/1999	
Last Sold Price:	£136,000	£107,000	
10, Dillotford Avenue, Coventry, CV3 5DQ	Semi-detached House		
Last Sold Date:	17/03/2000		
Last Sold Price:	£105,000		
12, Dillotford Avenue, Coventry, CV3 5DQ	Semi-detached House		
Last Sold Date:	12/11/1999		
Last Sold Price:	£126,000		
16, Dillotford Avenue, Coventry, CV3 5DQ	Semi-detached House		
Last Sold Date:	20/11/1998		
Last Sold Price:	£74,950		

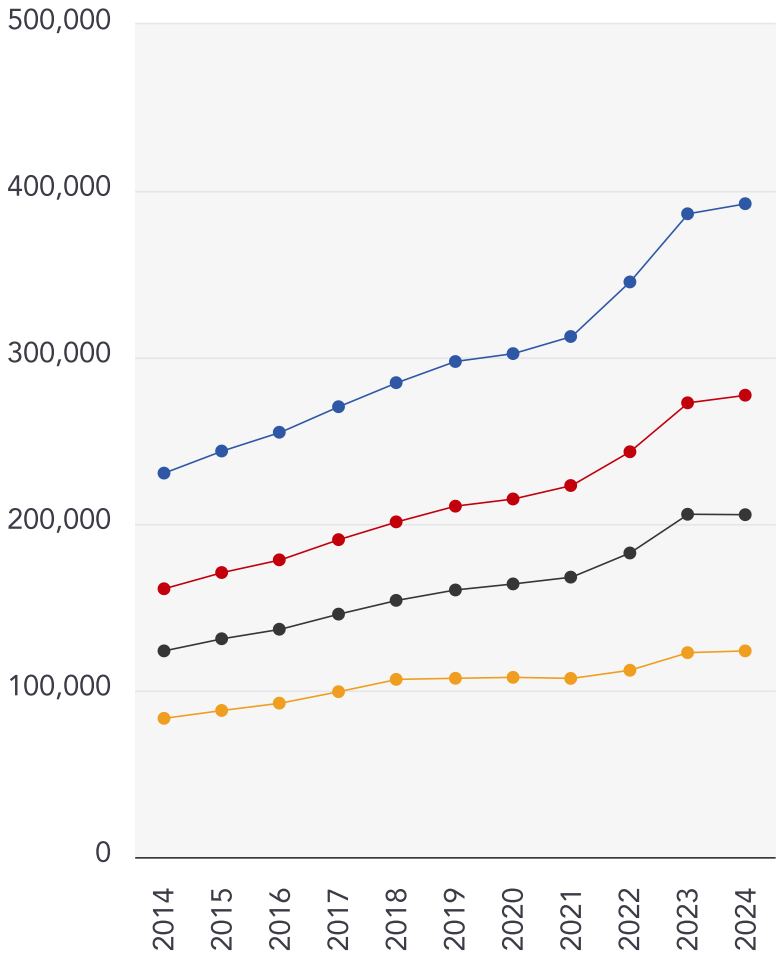
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



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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