



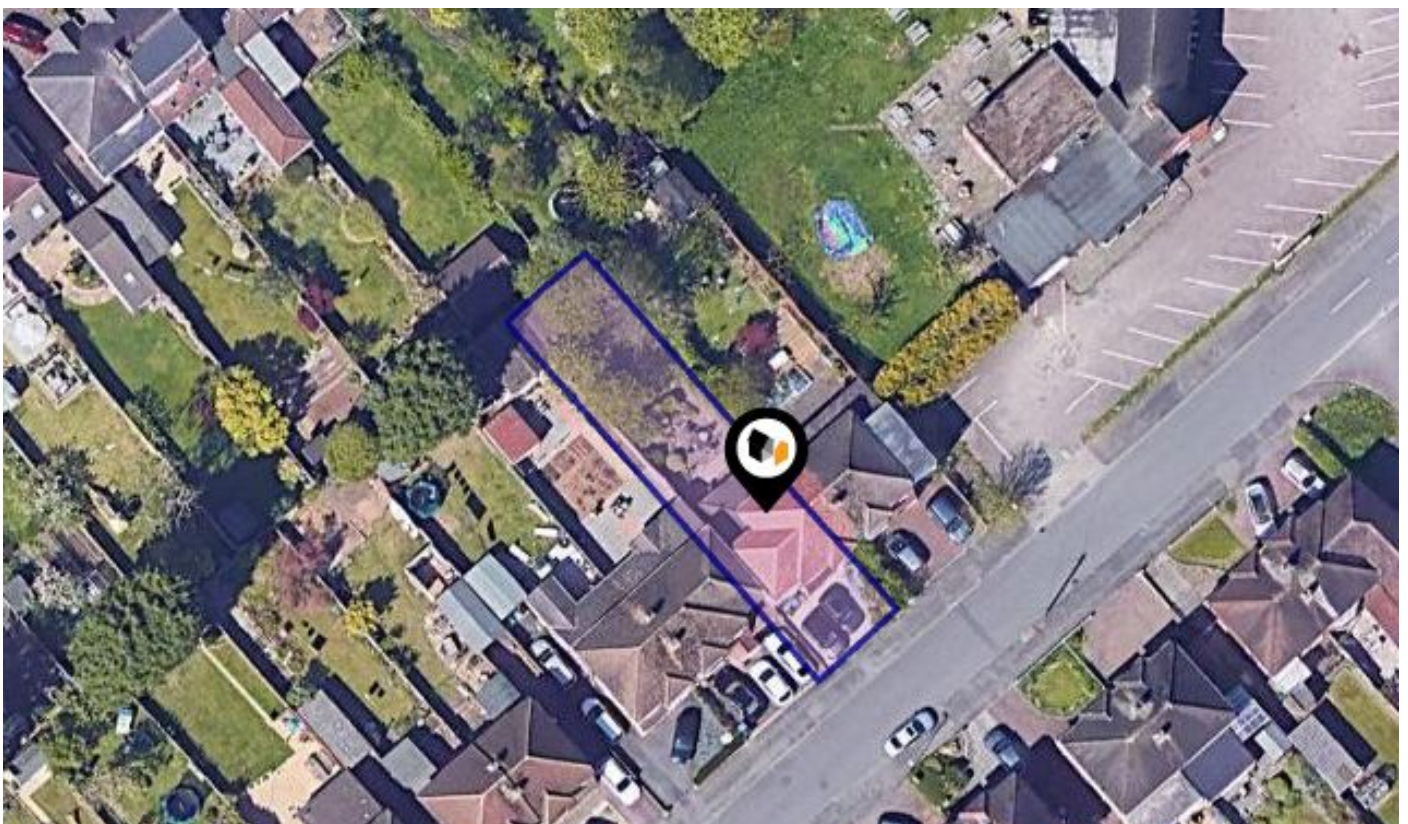
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st October 2024



WATERCALL AVENUE, COVENTRY, CV3

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & interested parties

A key facts guide for buyers & interested parties

A substantial 4/5 bedroom extended family home

Kitchen breakfast room with island unit

Extended sitting dining room

Garage converted to bedroom five or home office

Private & mature gardens with brick built, versatile office/store

Ground floor bathroom & first floor shower room

Driveway parking & fore garden

EPC Ordered, Total 1490 Sq.Ft or Total 138 Sq.M approx

"This information is provided as a guide and all information should be counter checked by your conveyancer during the legal process".

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,490 ft ² / 138 m ²
Plot Area:	0.09 acres
Council Tax :	Band E
Annual Estimate:	£2,806
Title Number:	WK153762

Tenure: Freehold

Local Area

Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	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: *Watercall Avenue, Coventry, CV3*

Reference - R/2004/1237	
Decision:	APPROVED
Date:	22nd June 2004
Description:	Extension of existing side extension on first floor and replacement of flat roof with pitch, loft conversion to habitable room with rear dormer.

Property EPC - Certificate



COVENTRY, CV3

Energy rating

C

Valid until 17.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

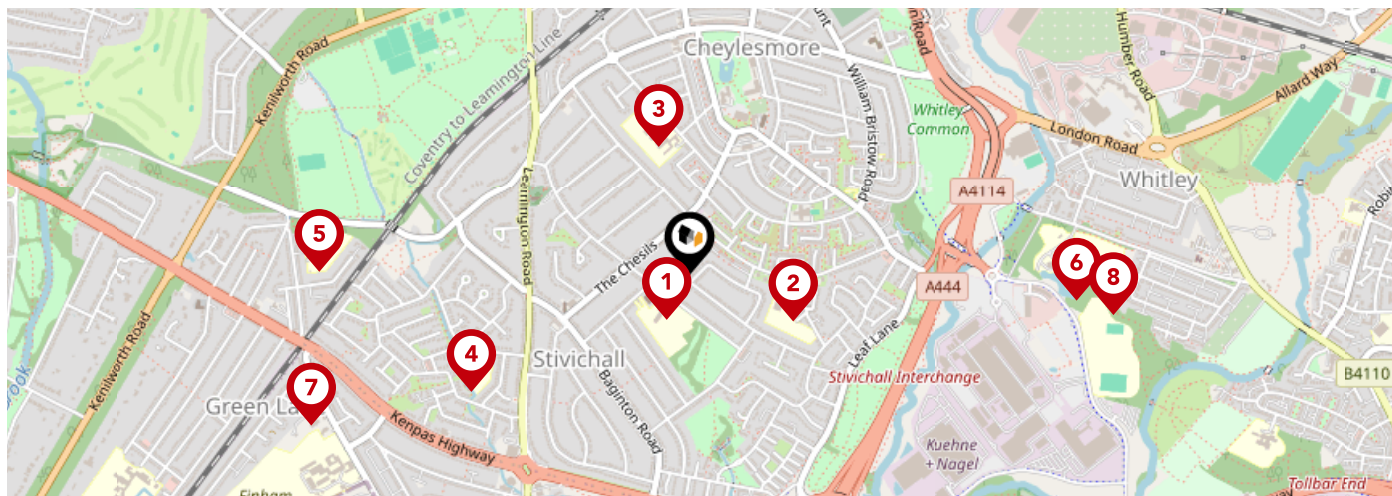
EPC - Additional Data



Additional EPC Data

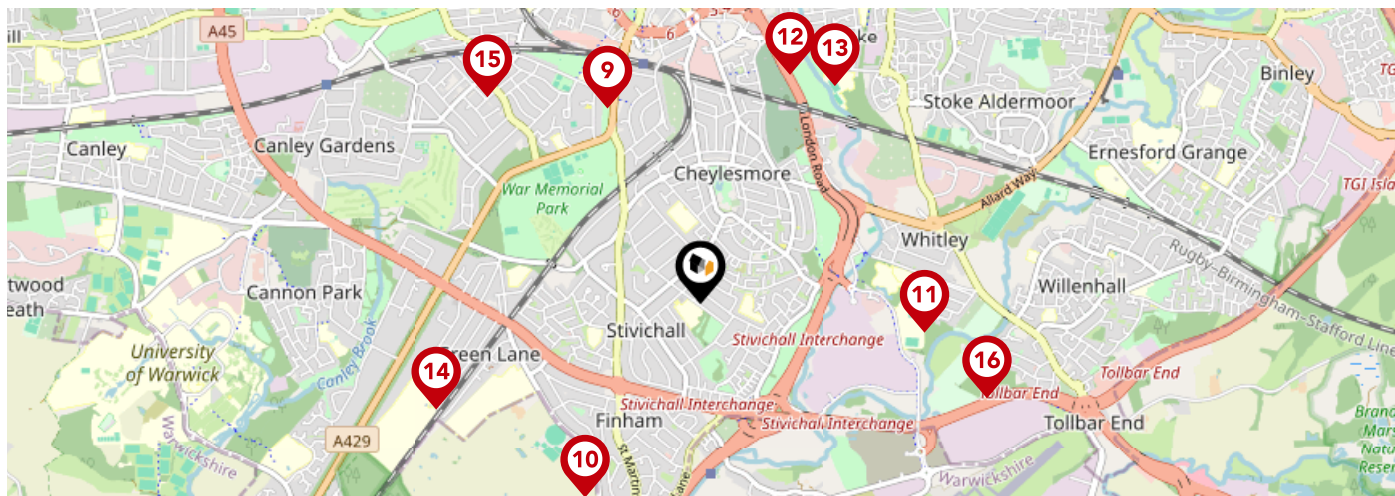
Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	131 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

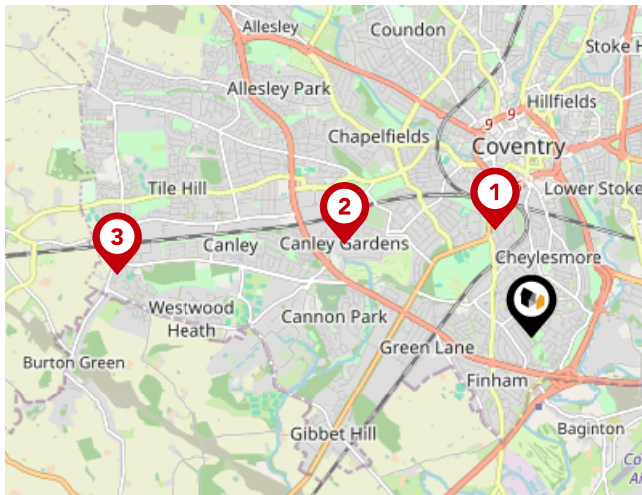
Area Schools



		Nursery	Primary	Secondary	College	Private
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.02	<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: 249 Distance:1.11	<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: 1724 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

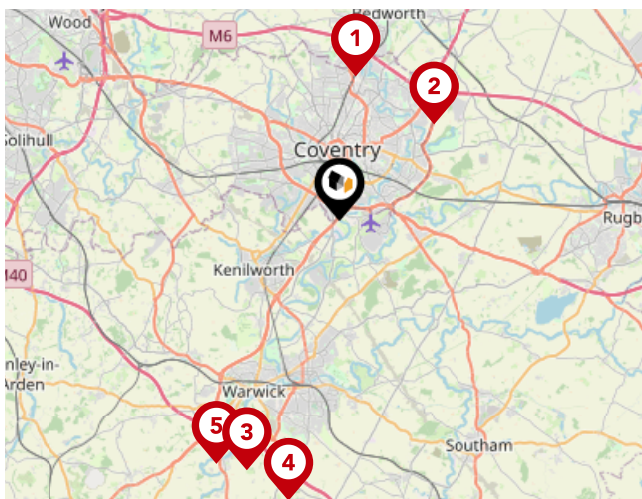
Area

Transport (National)



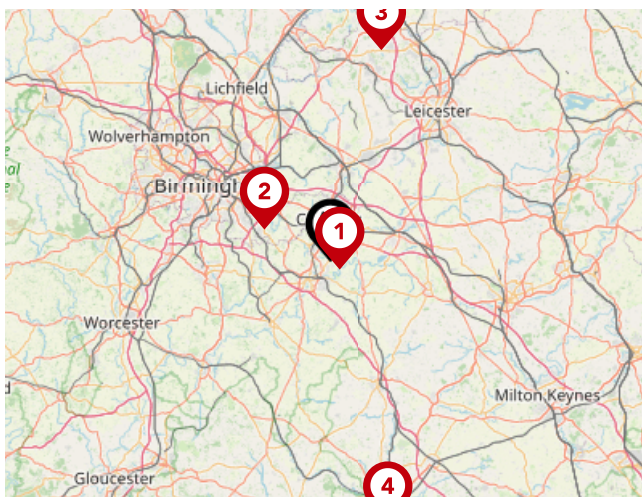
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.03 miles
2	Canley Rail Station	1.89 miles
3	Tile Hill Rail Station	3.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.28 miles
2	M6 J2	4.88 miles
3	M40 J14	9.64 miles
4	M40 J13	10.34 miles
5	M40 J15	9.87 miles

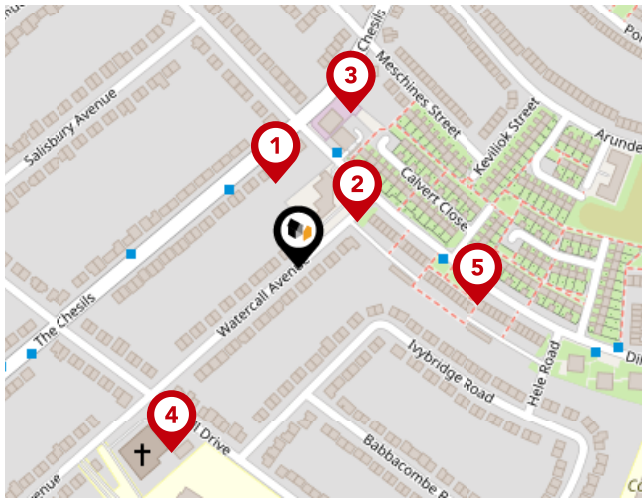


Airports/Helipads

Pin	Name	Distance
1	Baginton	1.92 miles
2	Birmingham Airport	10.49 miles
3	East Mids Airport	31.29 miles
4	Kidlington	39.31 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dillotford Avenue Substation	0.05 miles
2	The New Haven	0.04 miles
3	Meschines St	0.09 miles
4	Watercall Avenue	0.13 miles
5	Calvert Close	0.1 miles



Local Connections

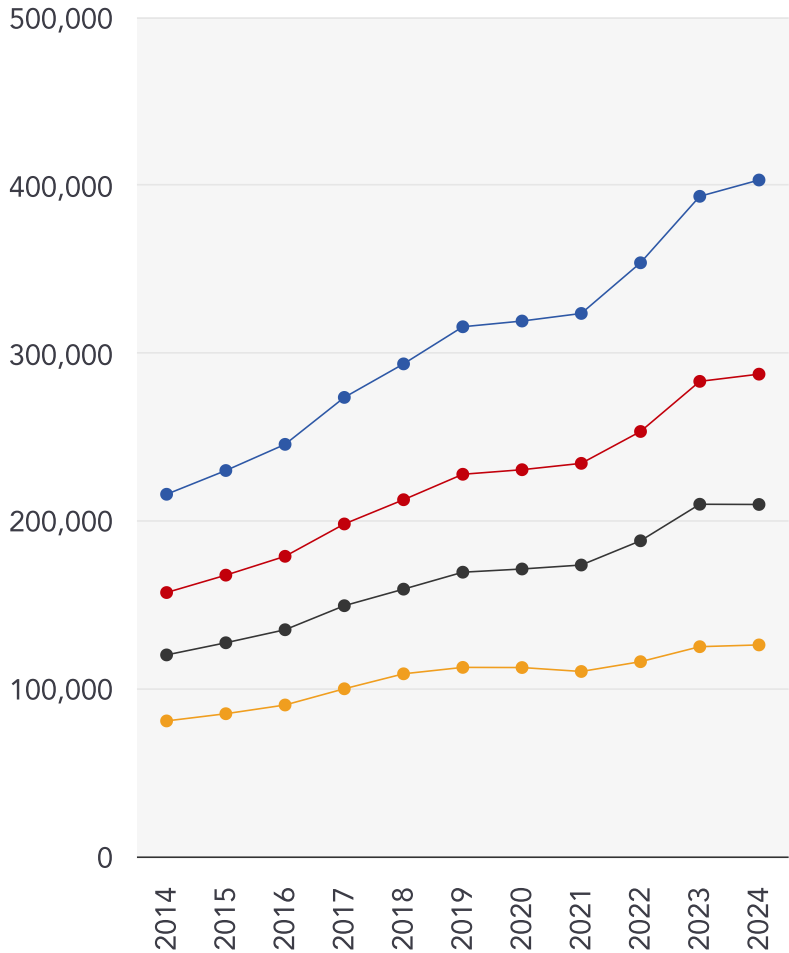
Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.21 miles

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%

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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