



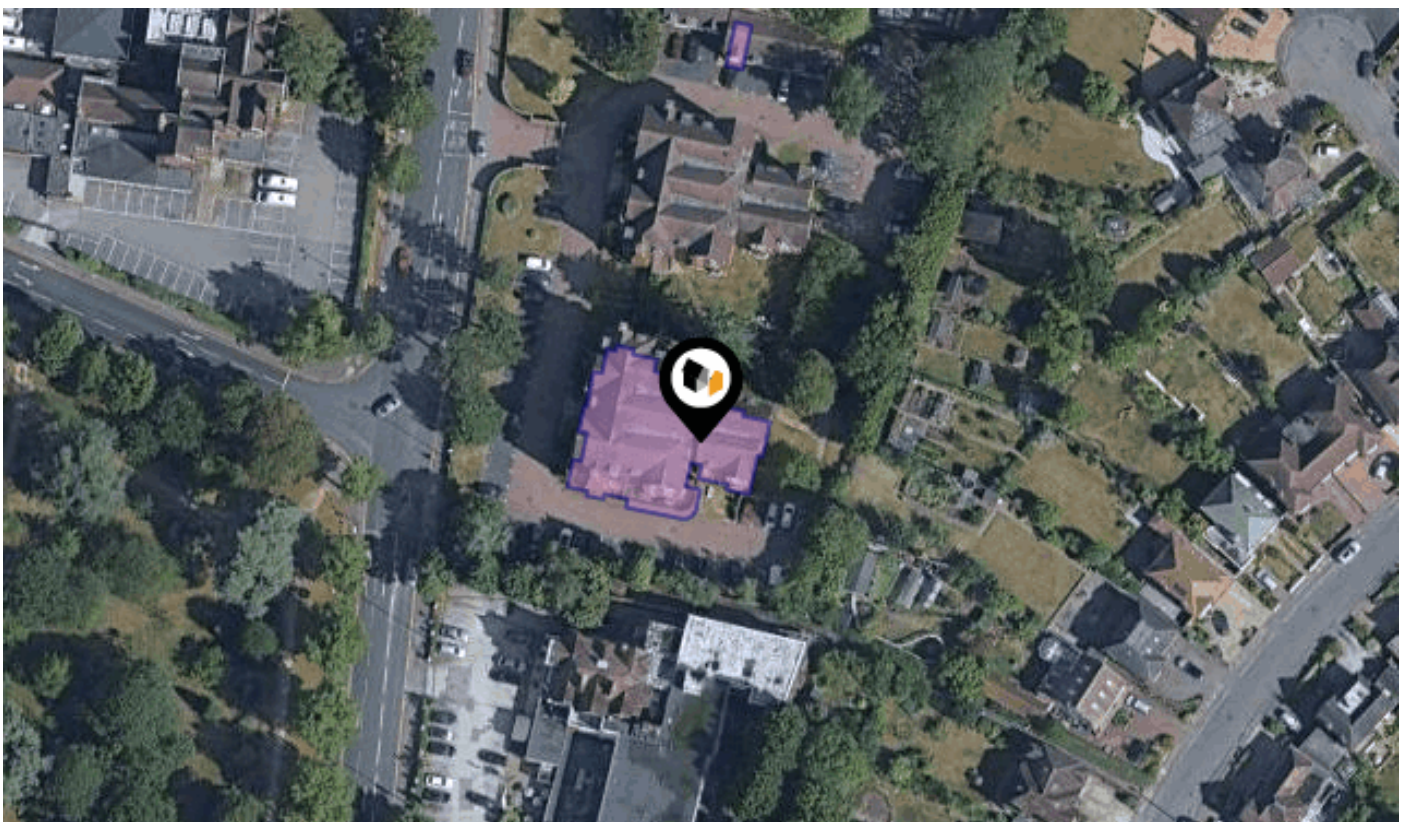
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th December 2024



ARAGON HOUSE, WARWICK ROAD, COVENTRY, CV3

Price Estimate : £280,000

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A very well presented two double bedroom duplex, top floor apartment

Garage, gated allocated parking & communal gardens

Generous modern kitchen & cloakroom

Spacious sitting room with French doors to dining room

Impressive main bedroom with dressing room & shower room

Family bathroom, ground floor cloakroom & en-suite shower room

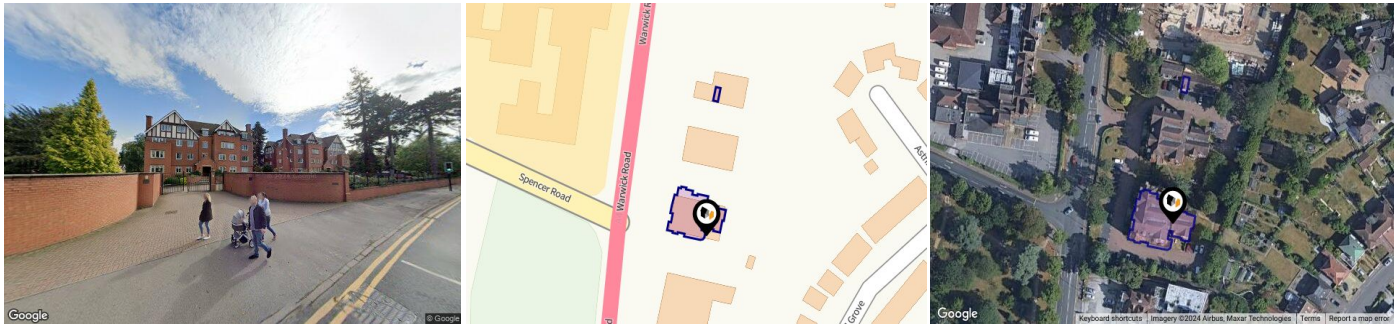
Ideal location opposite King Henry VIII & a stones through from Train Station

EPC C, Total 1150 Sq. Ft or 107 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

Type:	Flat / Maisonette	Price Estimate:	£280,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	1,150 ft ² / 106 m ²	Start Date:	29/03/2001
Plot Area:	0.16 acres	End Date:	01/06/2999
Year Built :	2001	Lease Term:	999 years from 1 June 2000
Council Tax :	Band F	Term Remaining:	975 years
Annual Estimate:	£3,316		
Title Number:	WM743958		

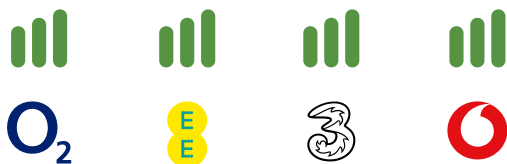
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	50 mb/s	1000 mb/s

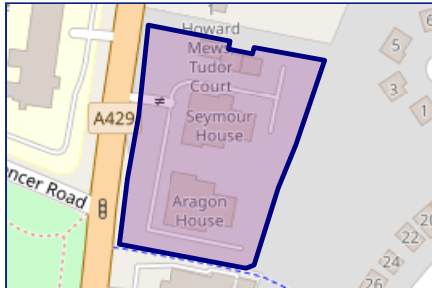
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

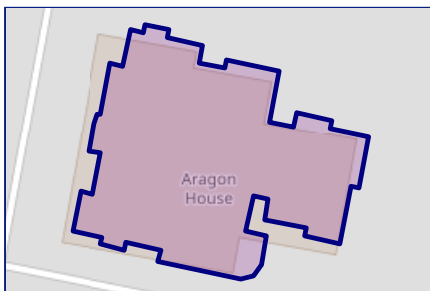


Freehold Title Plan



WM455810

Leasehold Title Plan



WM743958

Start Date: 29/03/2001
End Date: 01/06/2999
Lease Term: 999 years from 1 June 2000
Term Remaining: 975 years

Property EPC - Certificate



Warwick Road, CV3

Energy rating

C

Valid until 16.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

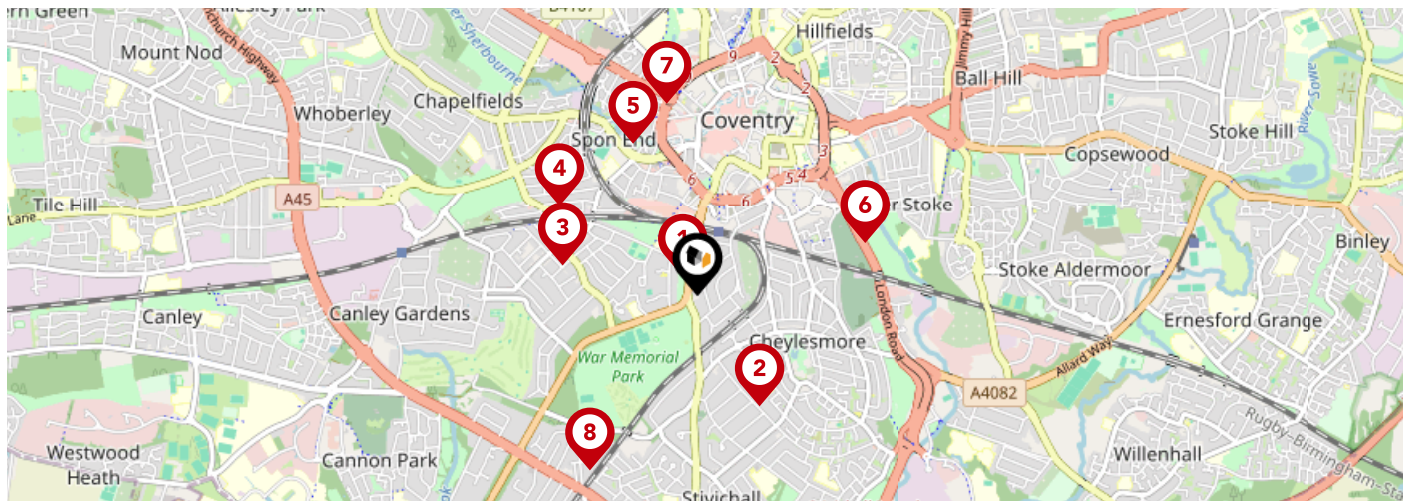
EPC - Additional Data



Additional EPC Data

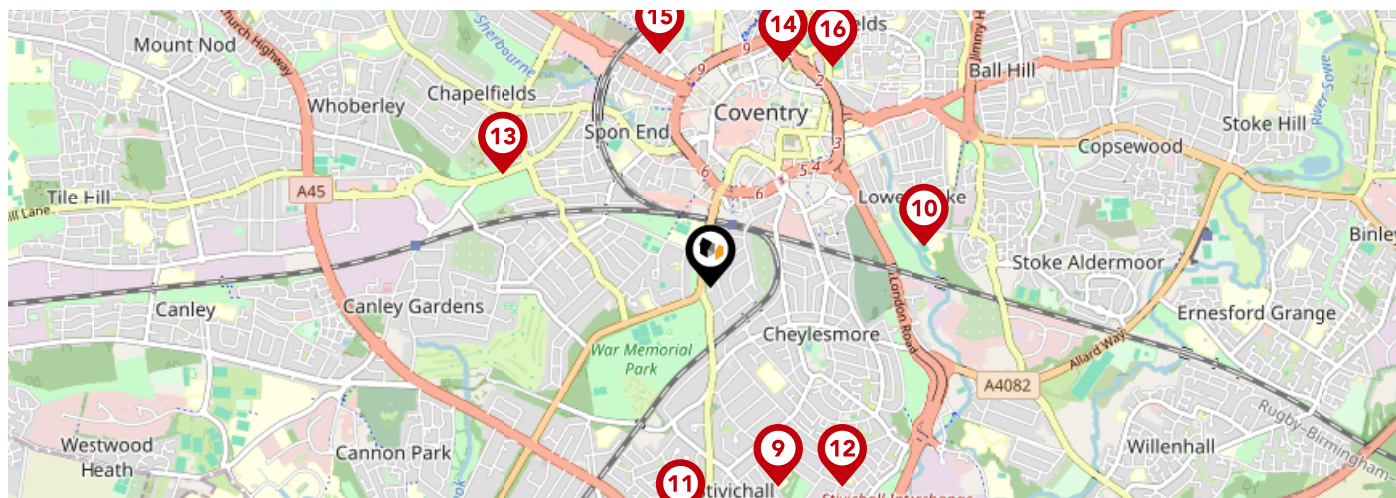
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3rd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 63% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	107 m ²









Area Schools



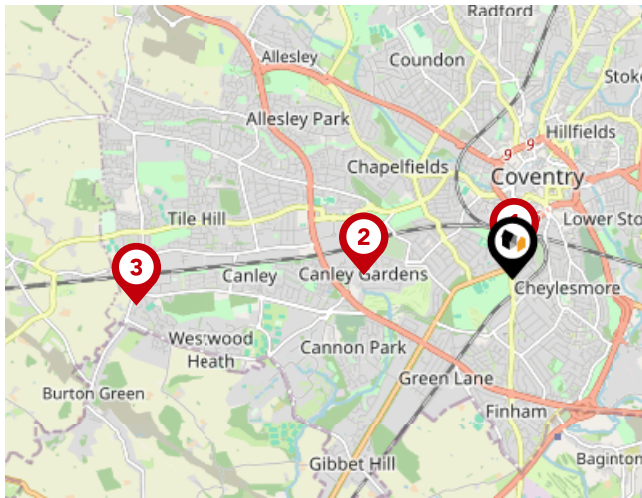
		Nursery	Primary	Secondary	College	Private
1	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



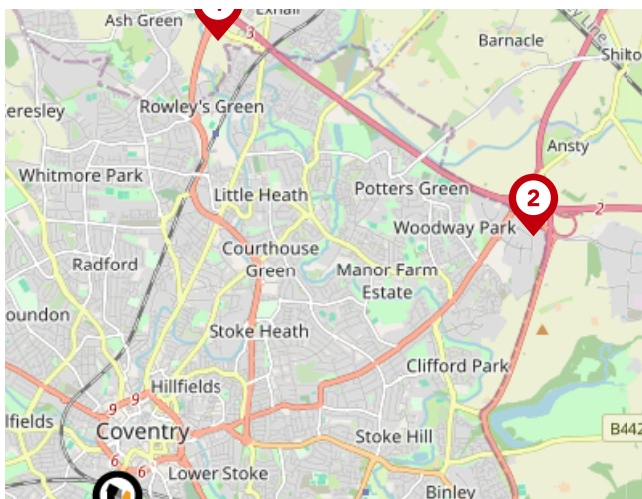
		Nursery	Primary	Secondary	College	Private
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:1.07	<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: 239 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



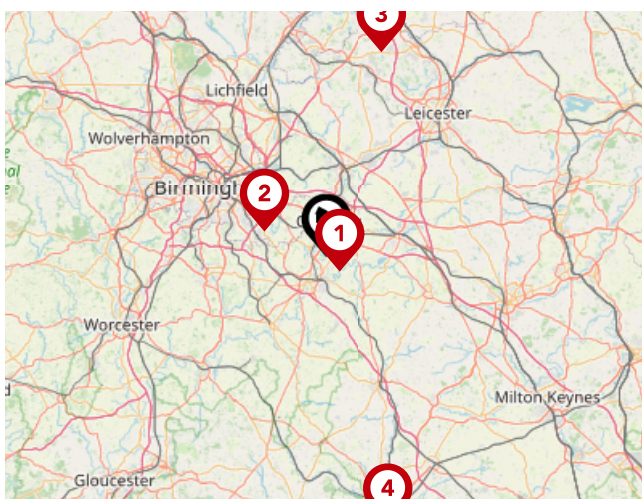
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.18 miles
2	Canley Rail Station	1.34 miles
3	Tile Hill Rail Station	3.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.55 miles
2	M6 J2	4.64 miles
3	M40 J14	10.28 miles
4	M6 J3A	8.89 miles
5	M69 J1	10.38 miles

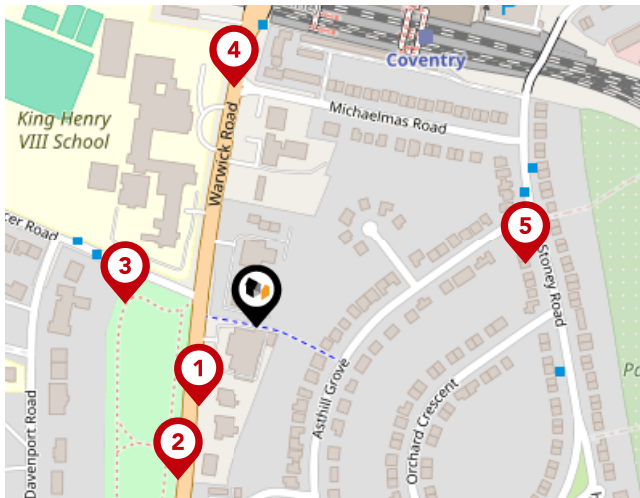


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.74 miles
2	Birmingham Airport	9.84 miles
3	East Mids Airport	30.61 miles
4	Kidlington	40.16 miles

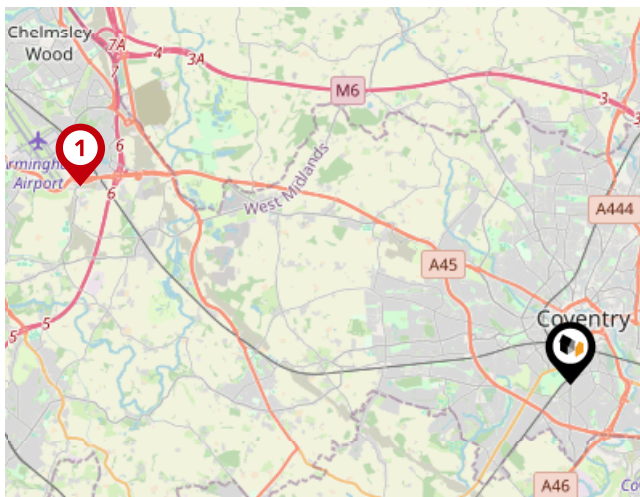
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Top Green Park	0.06 miles
2	Top Green Park	0.1 miles
3	King Henry VIII School	0.08 miles
4	Rail Station Bridge	0.14 miles
5	Asthill Grove	0.16 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.57 miles

Market Sold in Street



Flat 18, Aragon House, Warwick Road, Coventry, CV3 6TZ						Flat-maisonette House
Last Sold Date:	01/09/2022	20/03/2020	21/09/2007	02/11/2004	06/07/2001	30/03/2001
Last Sold Price:	£320,000	£275,000	£232,000	£100,000	£183,000	£151,000
Flat 3, Aragon House, Warwick Road, Coventry, CV3 6TZ						Flat-maisonette House
Last Sold Date:	26/08/2022	24/06/2013	04/10/2005	30/03/2001		
Last Sold Price:	£171,000	£130,000	£125,000	£100,000		
Flat 20, Aragon House, Warwick Road, Coventry, CV3 6TZ						Flat-maisonette House
Last Sold Date:	27/05/2022	26/01/2001				
Last Sold Price:	£210,000	£116,500				
Flat 5, Aragon House, Warwick Road, Coventry, CV3 6TZ						Flat-maisonette House
Last Sold Date:	11/03/2020	25/07/2014	30/03/2001			
Last Sold Price:	£260,000	£210,000	£152,995			
Flat 12, Aragon House, Warwick Road, Coventry, CV3 6TZ						Flat-maisonette House
Last Sold Date:	03/02/2016	25/02/2005	02/02/2001			
Last Sold Price:	£220,000	£190,000	£115,000			
Flat 17, Aragon House, Warwick Road, Coventry, CV3 6TZ						Flat-maisonette House
Last Sold Date:	22/04/2015	29/03/2001				
Last Sold Price:	£233,000	£167,995				
Flat 1, Aragon House, Warwick Road, Coventry, CV3 6TZ						Flat-maisonette House
Last Sold Date:	15/04/2013	28/01/2004	30/03/2001			
Last Sold Price:	£199,950	£175,000	£115,000			
Flat 21, Aragon House, Warwick Road, Coventry, CV3 6TZ						Flat-maisonette House
Last Sold Date:	03/07/2012	16/10/2007	23/04/2004	09/02/2001		
Last Sold Price:	£216,000	£221,000	£215,000	£163,995		
Flat 14, Aragon House, Warwick Road, Coventry, CV3 6TZ						Flat-maisonette House
Last Sold Date:	05/11/2010	30/03/2001				
Last Sold Price:	£207,500	£166,995				
2, Aragon House, 2, Warwick Road, Coventry, CV3 6TZ						Flat-maisonette House
Last Sold Date:	30/04/2008	12/10/2000				
Last Sold Price:	£124,000	£87,000				
Flat 22, Aragon House, Warwick Road, Coventry, CV3 6TZ						Flat-maisonette House
Last Sold Date:	09/08/2004	30/03/2001				
Last Sold Price:	£329,950	£257,000				
Flat 7, Aragon House, Warwick Road, Coventry, CV3 6TZ						Flat-maisonette House
Last Sold Date:	12/09/2003	02/03/2001				
Last Sold Price:	£99,950	£89,995				

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

Market Sold in Street



Flat 6, Aragon House, Warwick Road, Coventry, CV3 6TZ	Flat-maisonette House
Last Sold Date: 02/08/2002 30/03/2001	
Last Sold Price: £146,500 £125,000	
Flat 24, Aragon House, Warwick Road, Coventry, CV3 6TZ	Flat-maisonette House
Last Sold Date: 01/06/2001	
Last Sold Price: £144,995	
Flat 9, Aragon House, Warwick Road, Coventry, CV3 6TZ	Flat-maisonette House
Last Sold Date: 06/04/2001	
Last Sold Price: £135,000	
Flat 15, Aragon House, Warwick Road, Coventry, CV3 6TZ	Flat-maisonette House
Last Sold Date: 30/03/2001	
Last Sold Price: £198,995	
Flat 8, Aragon House, Warwick Road, Coventry, CV3 6TZ	Flat-maisonette House
Last Sold Date: 30/03/2001	
Last Sold Price: £100,000	
Flat 23, Aragon House, Warwick Road, Coventry, CV3 6TZ	Flat-maisonette House
Last Sold Date: 30/03/2001	
Last Sold Price: £125,000	
Flat 16, Aragon House, Warwick Road, Coventry, CV3 6TZ	Flat-maisonette House
Last Sold Date: 30/03/2001	
Last Sold Price: £123,500	
Flat 10, Aragon House, Warwick Road, Coventry, CV3 6TZ	Flat-maisonette House
Last Sold Date: 03/03/2001	
Last Sold Price: £162,995	
Flat 19, Aragon House, Warwick Road, Coventry, CV3 6TZ	Flat-maisonette House
Last Sold Date: 09/02/2001	
Last Sold Price: £116,500	
Flat 11, Aragon House, Warwick Road, Coventry, CV3 6TZ	Flat-maisonette House
Last Sold Date: 09/02/2001	
Last Sold Price: £176,995	
Flat 4, Aragon House, Warwick Road, Coventry, CV3 6TZ	Flat-maisonette House
Last Sold Date: 21/12/2000	
Last Sold Price: £115,000	

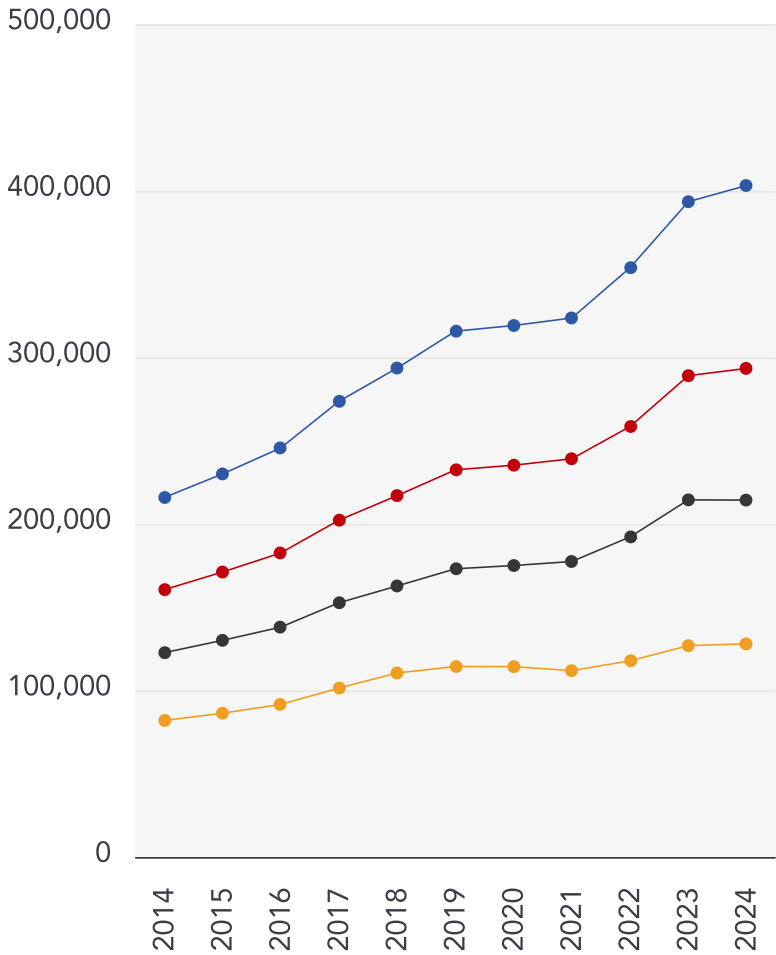
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in 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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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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