



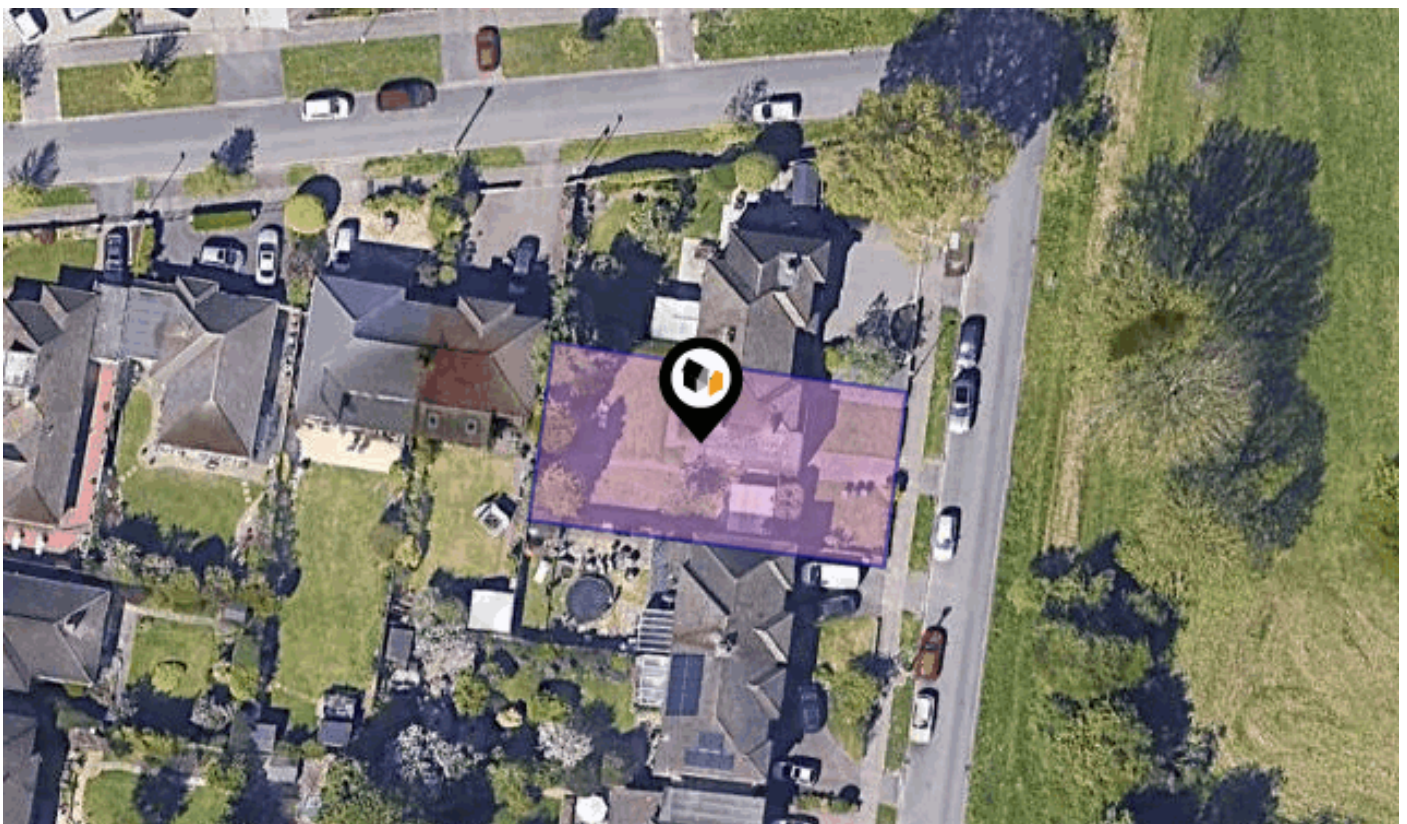
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th March 2023



TUTBURY AVENUE, COVENTRY, CV4

Price Estimate : £498,000

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

Property Key Features

Impressive & versatile five bedroom semi detached home

Extended & with generous plot to rear & side

Four first floor bedrooms with two en-suite shower rooms

One ground floor bedroom with shower room, kitchenette & separate rear entry

Spacious & well equipped kitchen dining room

Further sitting room with parkland views

Spacious four piece family bathroom

Driveway & protected parkland views to the front

No upward chain

Over 1633 Sq.ft & 151 sq.m. EPC Rating C

For viewings or interest please email:

sales@walmsleysthewaytomove.co.uk or call 0330 1180062



Property

Type:	Semi-Detached
Bedrooms:	5
Floor Area:	1,593 ft ² / 148 m ²
Plot Area:	0.11 acres
Year Built :	1950-1966
Council Tax :	Band E
Annual Estimate:	£2,537
Title Number:	WM954137
UPRN:	100070714671

Last Sold £/ft²:	£153
Price Estimate:	£498,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	58 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **34, Tutbury Avenue, Coventry, CV4 7BJ**

Reference - HH/2019/0547	
Decision:	FAPP
Date:	04th March 2019
Description:	Erection of part two storey and part single storey side extension

Property EPC - Certificate



Tutbury Avenue, CV4

Energy rating

C

Valid until 28.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

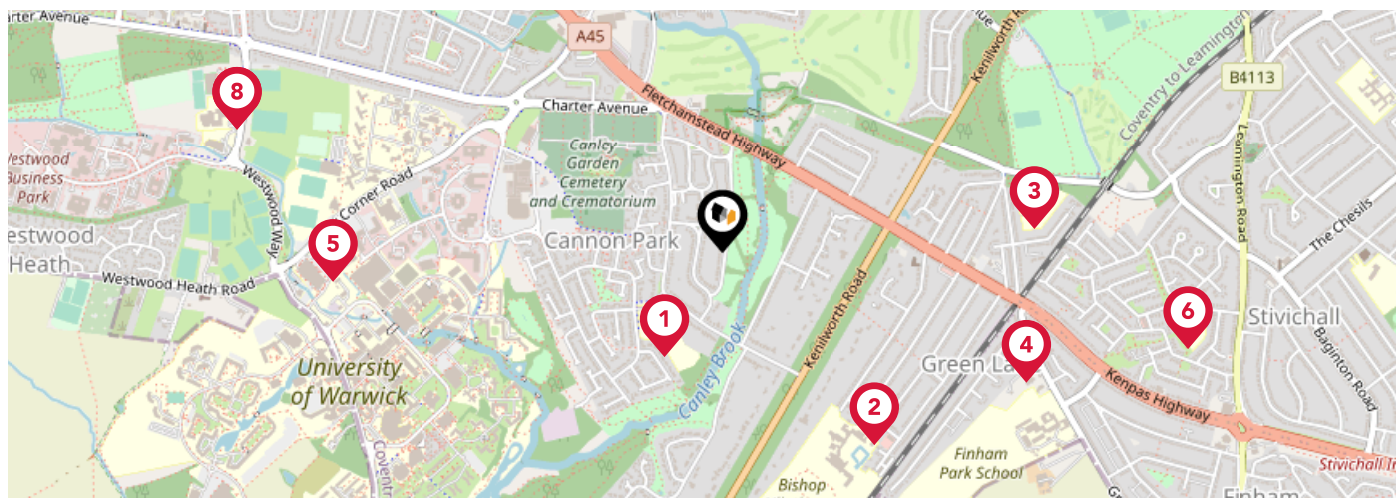
EPC - Additional Data



Additional EPC Data

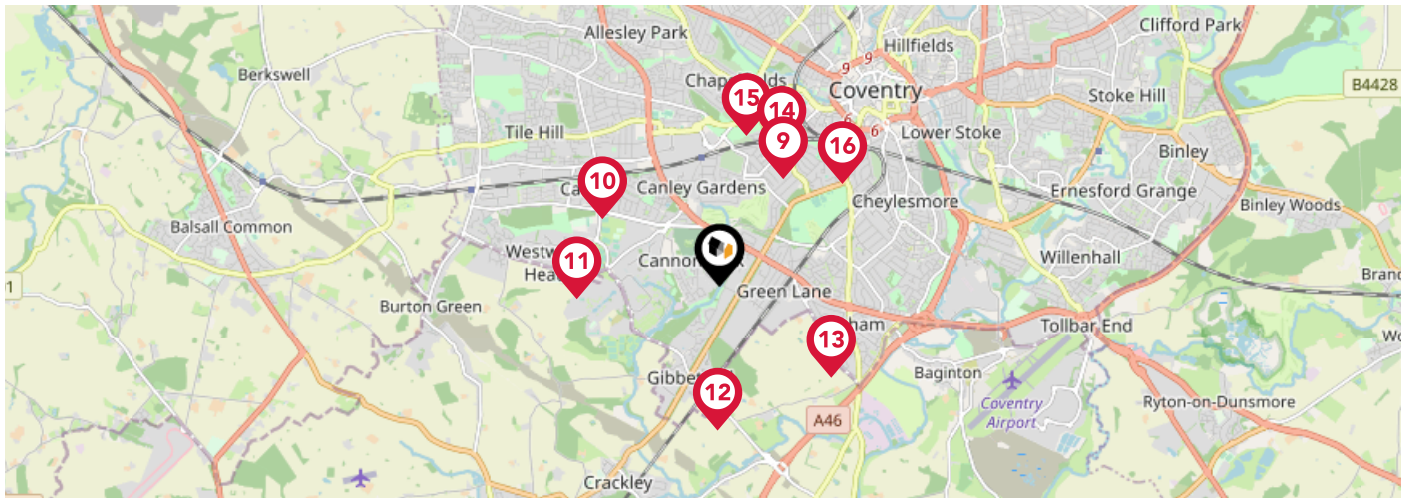
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	148 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	University of Warwick Ofsted Rating: Not Rated Pupils:0 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Westwood Academy Ofsted Rating: Good Pupils: 611 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 403 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

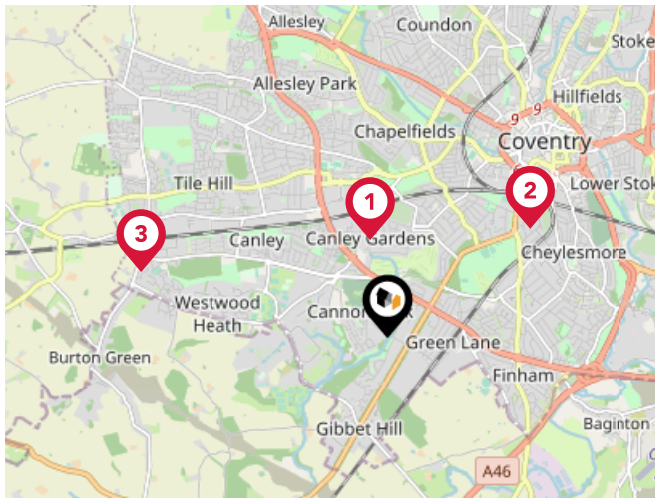
Area Schools



		Nursery	Primary	Secondary	College	Private
	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charter Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The National Mathematics and Science College Ofsted Rating: Good Pupils: 51 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodfield Ofsted Rating: Inadequate Pupils: 150 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Primary School Ofsted Rating: Good Pupils: 446 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:1.37	<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: 240 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

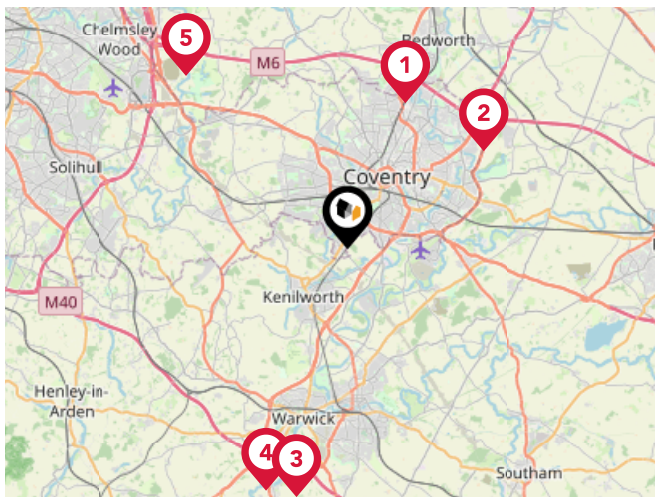
Area

Transport (National)



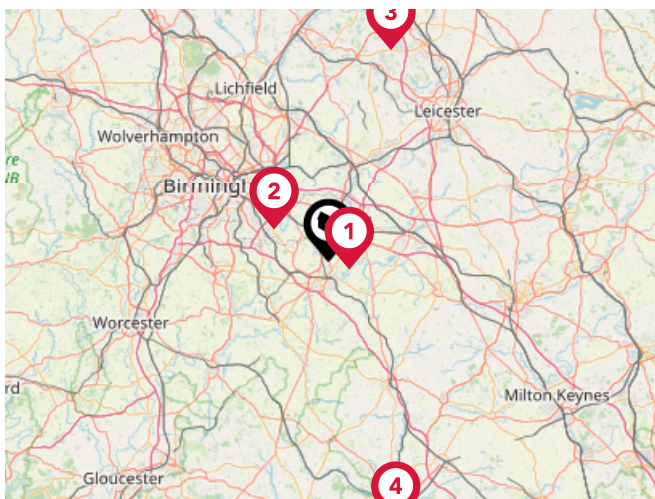
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.9 miles
2	Coventry Rail Station	1.62 miles
3	Tile Hill Rail Station	2.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.7 miles
2	M6 J2	6.09 miles
3	M40 J14	9.17 miles
4	M40 J15	9.22 miles
5	M6 J3A	8.58 miles

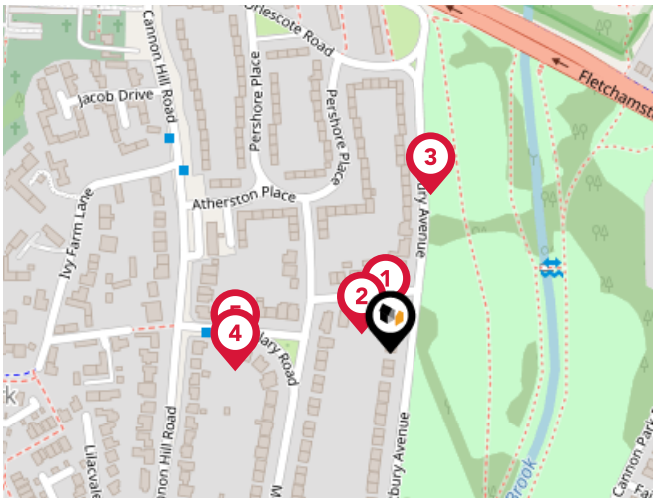


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.19 miles
2	Birmingham International Airport	9.15 miles
3	East Midlands Airport	31.76 miles
4	London Oxford Airport	39.54 miles

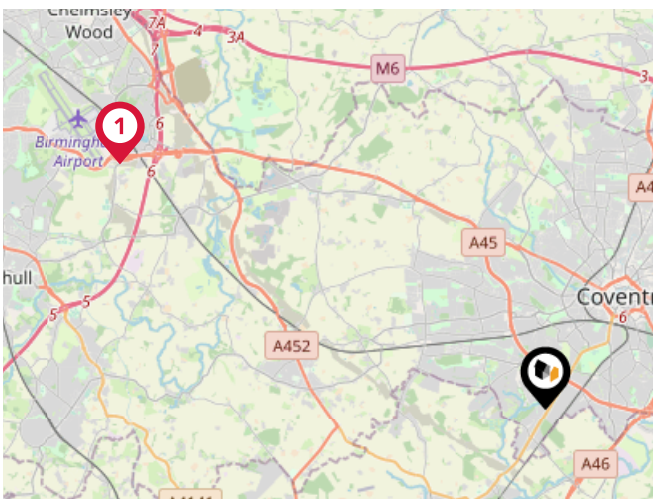
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tutbury Avenue	0.02 miles
2	Tutbury Avenue	0.02 miles
3	Orlescote Road	0.09 miles
4	Merynton Avenue	0.09 miles
5	Merynton Avenue	0.09 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.87 miles

Market Sold in Street



32, Tutbury Avenue, Coventry, CV4 7BJ			Semi-detached House
Last Sold Date:	14/07/2022	30/01/1998	
Last Sold Price:	£450,000	£99,000	
24a, Tutbury Avenue, Coventry, CV4 7BJ			Detached House
Last Sold Date:	01/07/2022	07/09/2012	
Last Sold Price:	£440,000	£267,500	
68, Tutbury Avenue, Coventry, CV4 7BJ			Detached House
Last Sold Date:	22/12/2021		
Last Sold Price:	£340,000		
24, Tutbury Avenue, Coventry, CV4 7BJ			Semi-detached House
Last Sold Date:	18/06/2021	26/04/2013	
Last Sold Price:	£490,000	£205,000	
8, Tutbury Avenue, Coventry, CV4 7BJ			Terraced House
Last Sold Date:	25/11/2020		
Last Sold Price:	£250,000		
28, Tutbury Avenue, Coventry, CV4 7BJ			Semi-detached House
Last Sold Date:	20/08/2020	25/04/2017	29/05/2002
Last Sold Price:	£299,000	£320,000	£130,000
60, Tutbury Avenue, Coventry, CV4 7BJ			Semi-detached House
Last Sold Date:	15/02/2019		
Last Sold Price:	£380,000		
2, Tutbury Avenue, Coventry, CV4 7BJ			Terraced House
Last Sold Date:	03/02/2017		
Last Sold Price:	£206,500		
4, Tutbury Avenue, Coventry, CV4 7BJ			Terraced House
Last Sold Date:	02/11/2016	30/04/2007	21/04/1995
Last Sold Price:	£223,000	£175,000	£47,500
58, Tutbury Avenue, Coventry, CV4 7BJ			Semi-detached House
Last Sold Date:	26/05/2016	28/03/2011	18/04/2008
Last Sold Price:	£290,000	£249,300	£250,000
22, Tutbury Avenue, Coventry, CV4 7BJ			Semi-detached House
Last Sold Date:	05/02/2016	06/08/2004	
Last Sold Price:	£252,000	£137,500	
26, Tutbury Avenue, Coventry, CV4 7BJ			Semi-detached House
Last Sold Date:	11/09/2015	22/03/2007	
Last Sold Price:	£297,500	£246,000	

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

Market Sold in Street



46, Tutbury Avenue, Coventry, CV4 7BJ	Semi-detached House
Last Sold Date: 07/04/2014	
Last Sold Price: £242,750	
64, Tutbury Avenue, Coventry, CV4 7BJ	Semi-detached House
Last Sold Date: 14/02/2014	
Last Sold Price: £256,000	
36, Tutbury Avenue, Coventry, CV4 7BJ	Semi-detached House
Last Sold Date: 28/06/2013	
Last Sold Price: £240,000	
62, Tutbury Avenue, Coventry, CV4 7BJ	Semi-detached House
Last Sold Date: 18/11/2010	
Last Sold Price: £225,000	
34, Tutbury Avenue, Coventry, CV4 7BJ	Semi-detached House
Last Sold Date: 16/07/2009	
Last Sold Price: £245,000	
38a, Tutbury Avenue, Coventry, CV4 7BJ	Semi-detached House
Last Sold Date: 16/07/2008 30/03/2001	
Last Sold Price: £270,000 £160,000	
66, Tutbury Avenue, Coventry, CV4 7BJ	Semi-detached House
Last Sold Date: 25/08/2005 31/07/1998	
Last Sold Price: £240,000 £95,000	
54, Tutbury Avenue, Coventry, CV4 7BJ	Semi-detached House
Last Sold Date: 19/08/2005	
Last Sold Price: £235,000	
36a, Tutbury Avenue, Coventry, CV4 7BJ	Semi-detached House
Last Sold Date: 20/05/2003	
Last Sold Price: £229,950	
48, Tutbury Avenue, Coventry, CV4 7BJ	Detached House
Last Sold Date: 22/12/1999	
Last Sold Price: £128,000	
18, Tutbury Avenue, Coventry, CV4 7BJ	Terraced House
Last Sold Date: 14/12/1999	
Last Sold Price: £61,500	

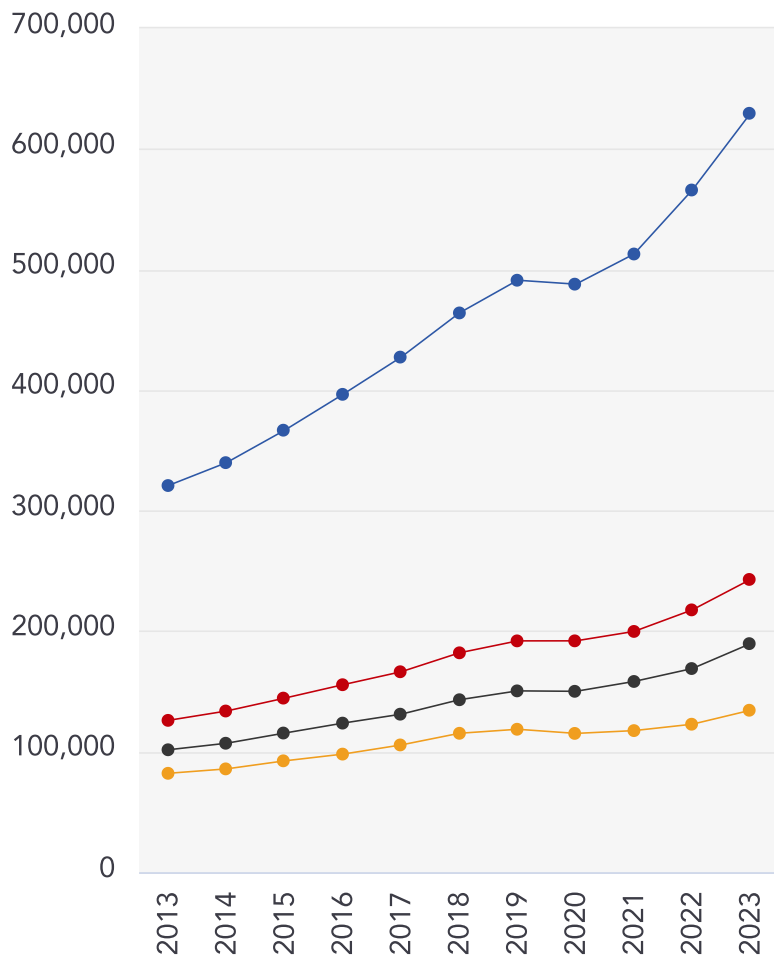
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV4



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



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