



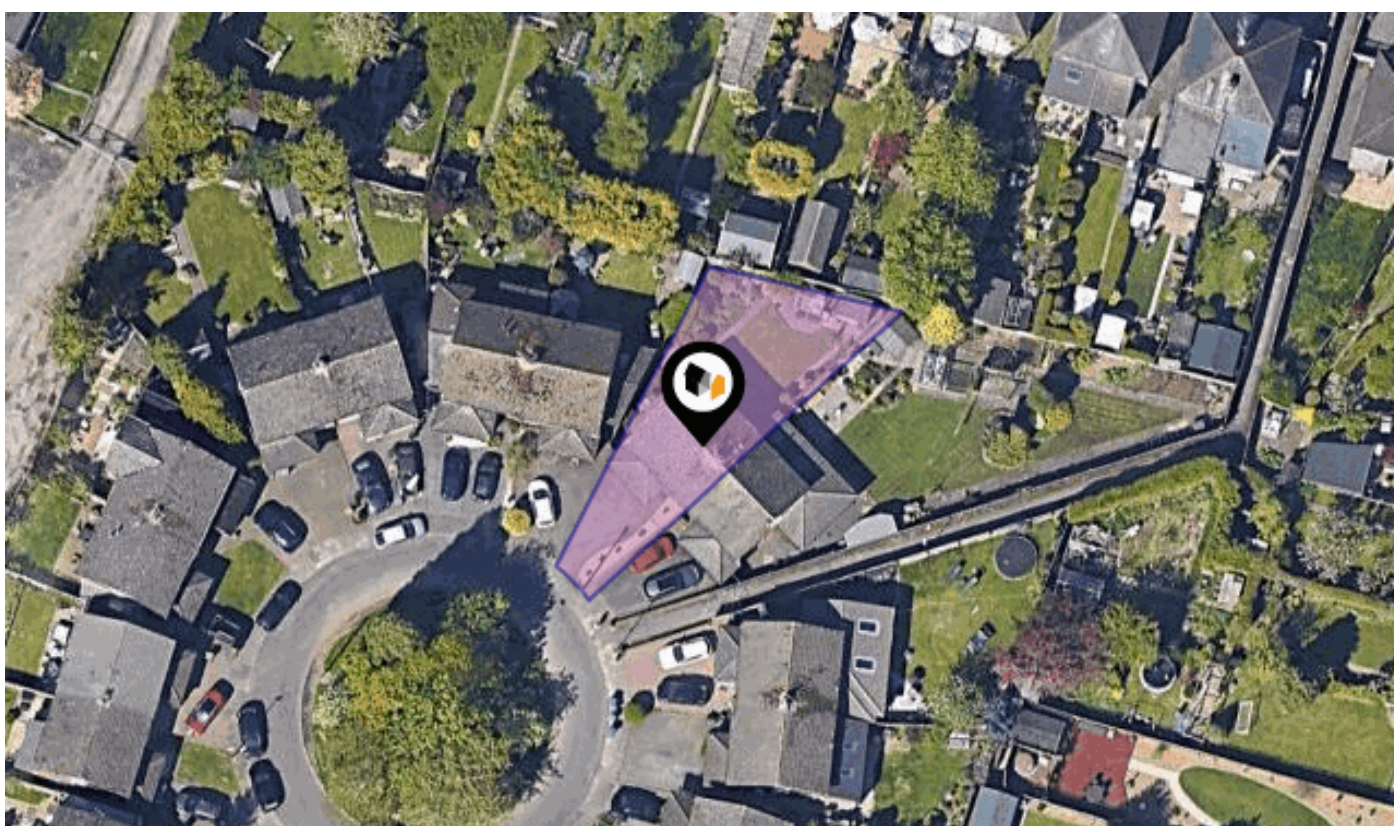
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07<sup>th</sup> July 2023



## BURTON CLOSE, ALLESLEY, COVENTRY, CV5

Price Estimate : £300,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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#### Property Key Features

Spacious three double bedroom Semi Detached home

Generous plot with driveway & mature gardens

Ideal Cul De Sac location

Sitting dining room with patio door

Spacious shower room and ground floor wc

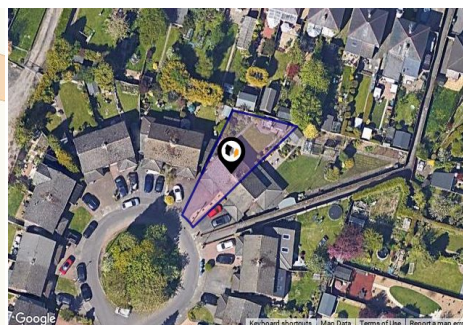
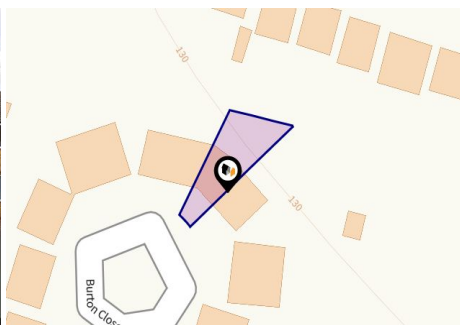
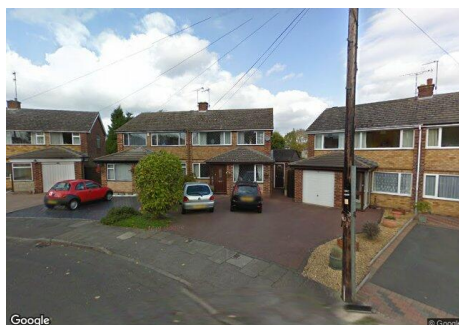
Massive potential and no upward chain

EPC rating C with modern combination boiler

Total area 1162 Sq.Ft or 108 Sq.M

***For viewings or interest please email:***

**sales@walmsleythewaytomove.co.uk or call 0330 1180062**



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	882 ft <sup>2</sup> / 82 m <sup>2</sup>
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£1,845
Title Number:	WK32155
UPRN:	100070628501




Price Estimate:	£300,000
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>7</b>	<b>34</b>	<b>1000</b>
mb/s	mb/s	mb/s
		

### Mobile Coverage:

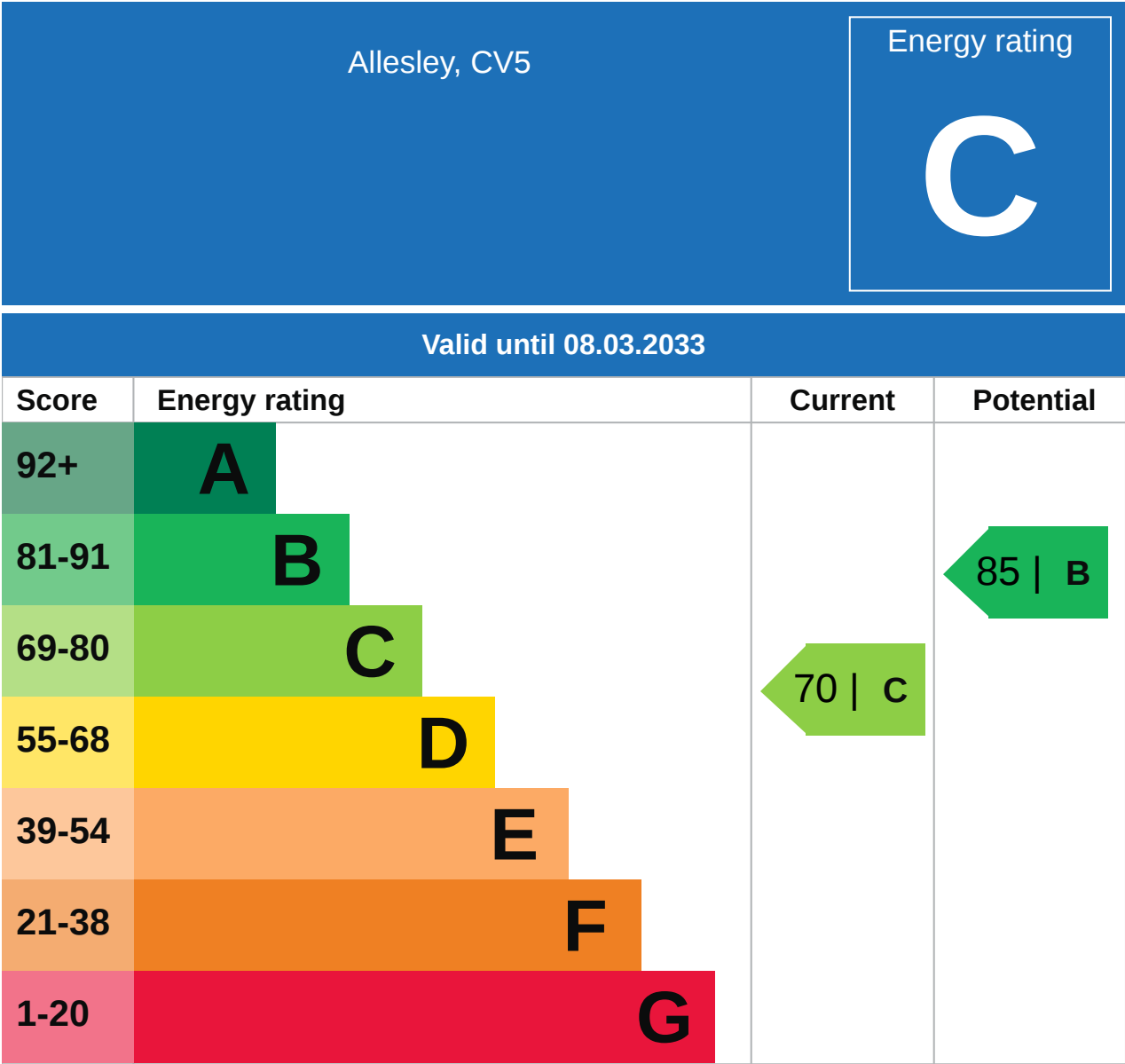
(based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



# Property

## EPC - Additional Data

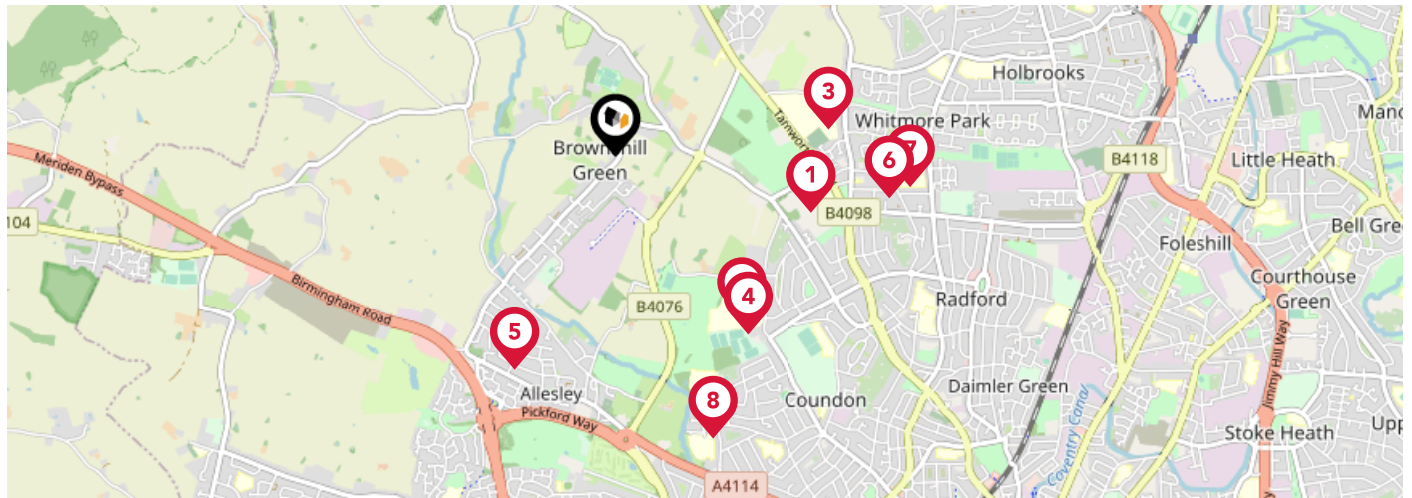


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>

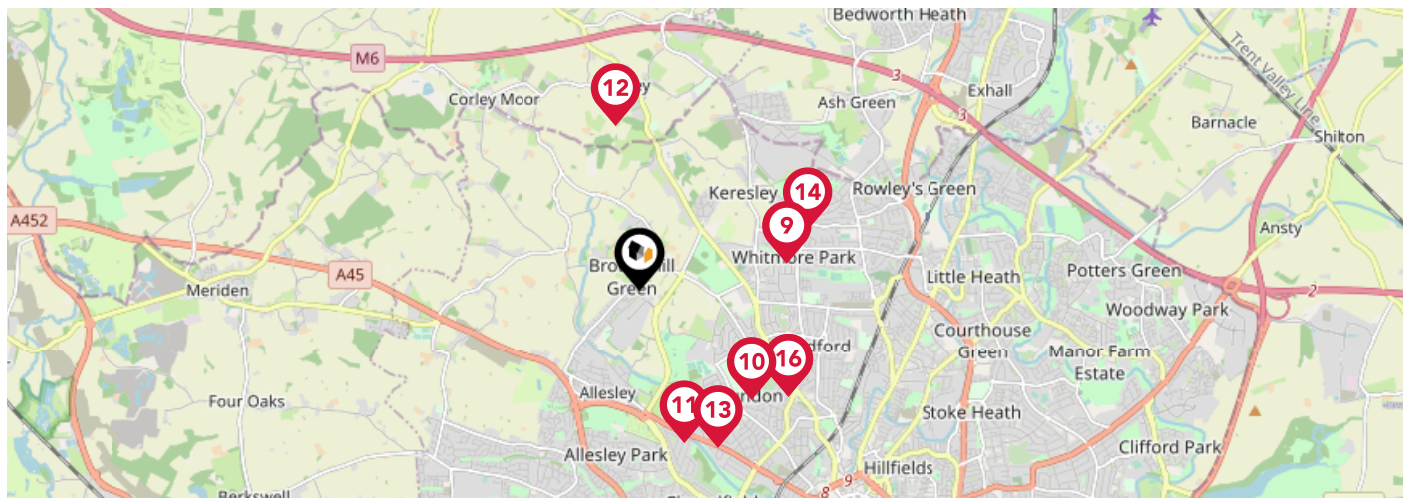










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Keresley Grange Primary School</b> Ofsted Rating: Good   Pupils: 291   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Coundon Court</b> Ofsted Rating: Good   Pupils: 1702   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cardinal Newman Catholic School</b> Ofsted Rating: Good   Pupils: 1320   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hollyfast Primary School</b> Ofsted Rating: Good   Pupils: 603   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Allesley Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Whitmore Park Primary School</b> Ofsted Rating: Good   Pupils: 668   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hospital Education Service</b> Ofsted Rating: Good   Pupils: 8   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Kingsbury Academy</b> Ofsted Rating: Requires Improvement   Pupils: 83   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

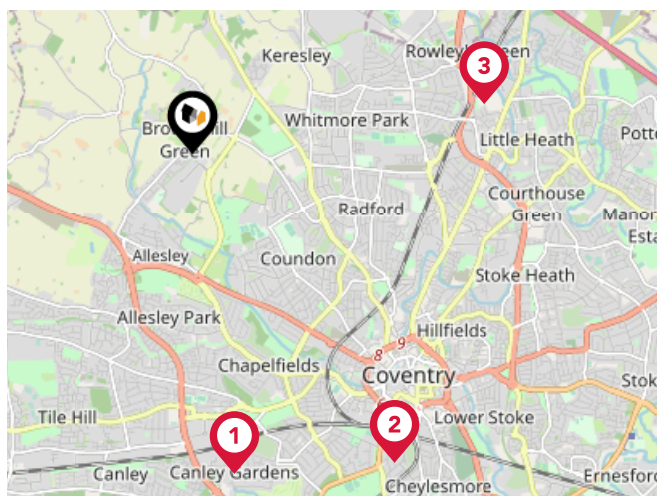
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Holy Family Catholic Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 454   Distance: 1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 173   Distance: 1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Corley Centre</b> Ofsted Rating: Good   Pupils: 110   Distance: 1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 598   Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>President Kennedy School Academy</b> Ofsted Rating: Outstanding   Pupils: 1605   Distance: 1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hill Farm Academy</b> Ofsted Rating: Good   Pupils: 574   Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

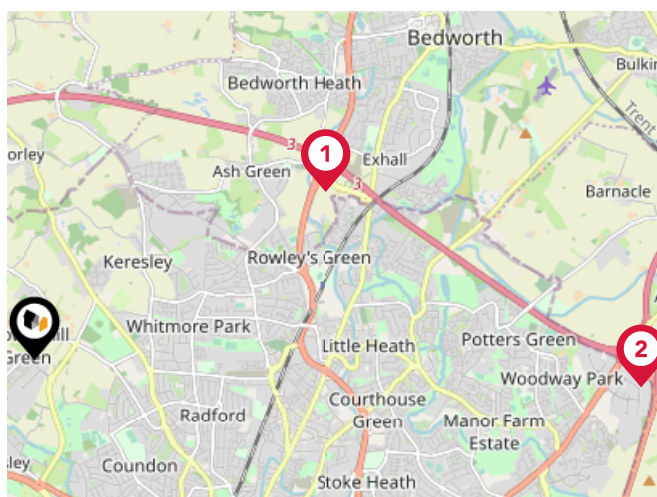
# Area

## Transport (National)



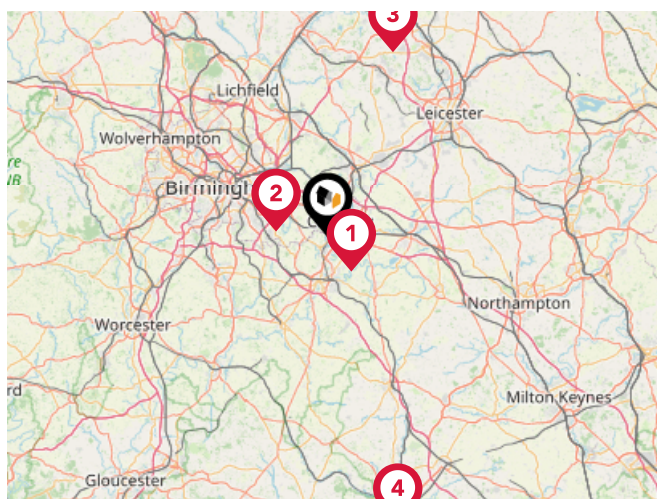
### National Rail Stations

Pin	Name	Distance
	Canley Rail Station	2.93 miles
	Coventry Rail Station	3.34 miles
	Coventry Arena Rail Station	2.68 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	3.04 miles
	M6 J2	5.5 miles
	M6 J3A	5.86 miles
	M6 J4	6.64 miles
	M42 J6	6.46 miles



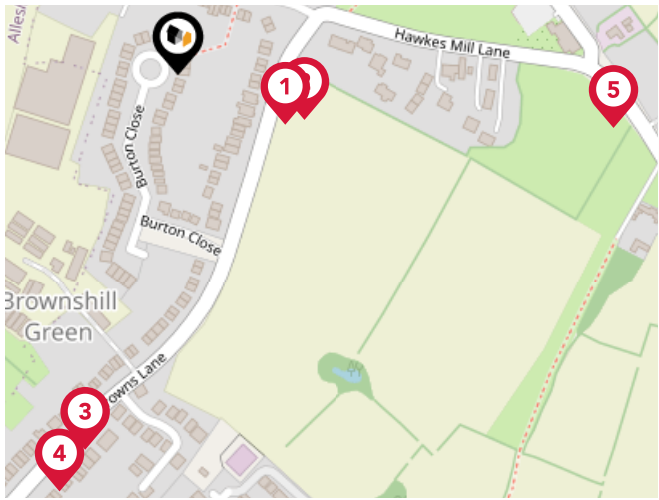
### Airports/Helipads

Pin	Name	Distance
	Coventry Airport	6.14 miles
	Birmingham International Airport	7.41 miles
	East Midlands Airport	28.33 miles
	London Oxford Airport	43.34 miles








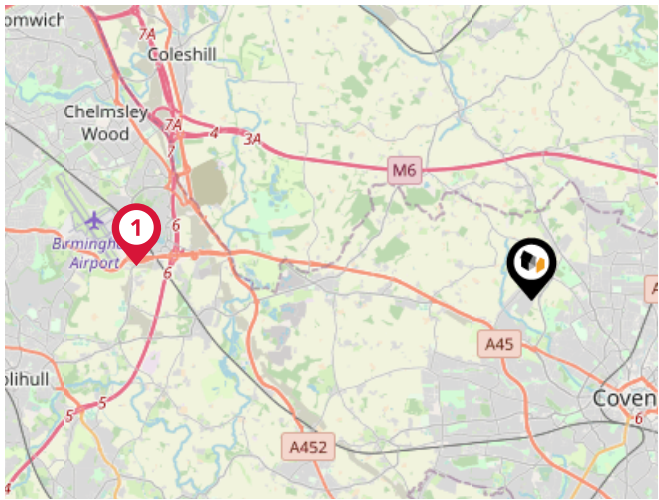
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Hawks Mill Lane	0.07 miles
	Hawks Mill Lane	0.08 miles
	Freshfield Close	0.22 miles
	Freshfield Close	0.24 miles
	White Lion	0.25 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	7.17 miles

# Market Sold in Street



56, Burton Close, Coventry, CV5 9EG				Detached House
Last Sold Date:		04/07/2022		
Last Sold Price:		£435,000		
8, Burton Close, Coventry, CV5 9EG				Terraced House
Last Sold Date:		11/03/2022		
Last Sold Price:		£250,000		
29, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:		22/01/2021		
Last Sold Price:		£273,500		
32, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:		01/09/2020		
Last Sold Price:		£253,000		
54, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:		05/06/2020		
Last Sold Price:		£272,500		
15, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:		27/09/2019	13/08/2004	15/08/2000
Last Sold Price:		£244,000	£183,000	£94,950
7, Burton Close, Coventry, CV5 9EG				Terraced House
Last Sold Date:		12/12/2018	30/07/2004	13/12/1996
Last Sold Price:		£233,500	£178,000	£62,950
30, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:		17/10/2018	13/06/2008	10/12/2007
Last Sold Price:		£247,000	£180,000	£185,000
28, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:		21/05/2018		
Last Sold Price:		£245,000		
50, Burton Close, Coventry, CV5 9EG				Terraced House
Last Sold Date:		09/02/2018		
Last Sold Price:		£212,000		
53, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:		13/10/2017		
Last Sold Price:		£220,000		
31, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:		04/11/2015		
Last Sold Price:		£195,500		

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

# Market Sold in Street



57, Burton Close, Coventry, CV5 9EG				Detached House
Last Sold Date:	29/06/2015	11/06/2013		
Last Sold Price:	£204,000	£185,000		
48, Burton Close, Coventry, CV5 9EG				Terraced House
Last Sold Date:	22/06/2015	12/11/2010		
Last Sold Price:	£193,000	£152,500		
18, Burton Close, Coventry, CV5 9EG				Terraced House
Last Sold Date:	17/01/2014	01/06/2000		
Last Sold Price:	£175,000	£87,500		
14, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:	06/12/2013	07/08/2009		
Last Sold Price:	£183,000	£135,000		
23, Burton Close, Coventry, CV5 9EG				Terraced House
Last Sold Date:	12/09/2013	19/05/2006	23/08/1996	
Last Sold Price:	£170,000	£192,500	£59,995	
38, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:	16/08/2013	09/04/2009		
Last Sold Price:	£180,000	£135,000		
33, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:	17/08/2012			
Last Sold Price:	£170,000			
25, Burton Close, Coventry, CV5 9EG				Terraced House
Last Sold Date:	17/06/2010	14/04/2009		
Last Sold Price:	£170,000	£99,950		
21, Burton Close, Coventry, CV5 9EG				Terraced House
Last Sold Date:	21/09/2009	02/05/2007	09/07/1999	
Last Sold Price:	£185,000	£181,000	£77,500	
10, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:	19/10/2007			
Last Sold Price:	£192,000			
19, Burton Close, Coventry, CV5 9EG				Semi-detached House
Last Sold Date:	05/10/2007	14/06/2002		
Last Sold Price:	£265,000	£135,000		
17, Burton Close, Coventry, CV5 9EG				Terraced House
Last Sold Date:	30/06/2006	23/01/2004		
Last Sold Price:	£171,000	£129,950		

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

# Market Sold in Street



<b>11, Burton Close, Coventry, CV5 9EG</b>			Terraced House
Last Sold Date:	04/11/2005	15/10/1999	
Last Sold Price:	£164,700	£79,500	
<b>16, Burton Close, Coventry, CV5 9EG</b>			Terraced House
Last Sold Date:	19/07/2005		
Last Sold Price:	£180,000		
<b>43, Burton Close, Coventry, CV5 9EG</b>			Semi-detached House
Last Sold Date:	07/11/2003	13/11/1998	
Last Sold Price:	£190,000	£88,000	
<b>20, Burton Close, Coventry, CV5 9EG</b>			Terraced House
Last Sold Date:	25/04/2003		
Last Sold Price:	£162,950		
<b>27, Burton Close, Coventry, CV5 9EG</b>			Semi-detached House
Last Sold Date:	20/10/2000	11/11/1999	
Last Sold Price:	£89,950	£79,950	
<b>42, Burton Close, Coventry, CV5 9EG</b>			Semi-detached House
Last Sold Date:	25/09/1998		
Last Sold Price:	£86,000		
<b>2, Burton Close, Coventry, CV5 9EG</b>			Terraced House
Last Sold Date:	10/07/1998	21/06/1996	
Last Sold Price:	£73,000	£58,000	
<b>58, Burton Close, Coventry, CV5 9EG</b>			Detached House
Last Sold Date:	13/12/1996		
Last Sold Price:	£79,000		
<b>37, Burton Close, Coventry, CV5 9EG</b>			Semi-detached House
Last Sold Date:	15/11/1996		
Last Sold Price:	£70,000		
<b>45, Burton Close, Coventry, CV5 9EG</b>			Semi-detached House
Last Sold Date:	27/09/1996		
Last Sold Price:	£71,000		
<b>47, Burton Close, Coventry, CV5 9EG</b>			Terraced House
Last Sold Date:	06/09/1996		
Last Sold Price:	£56,550		
<b>55, Burton Close, Coventry, CV5 9EG</b>			Detached House
Last Sold Date:	15/03/1996		
Last Sold Price:	£100,000		

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

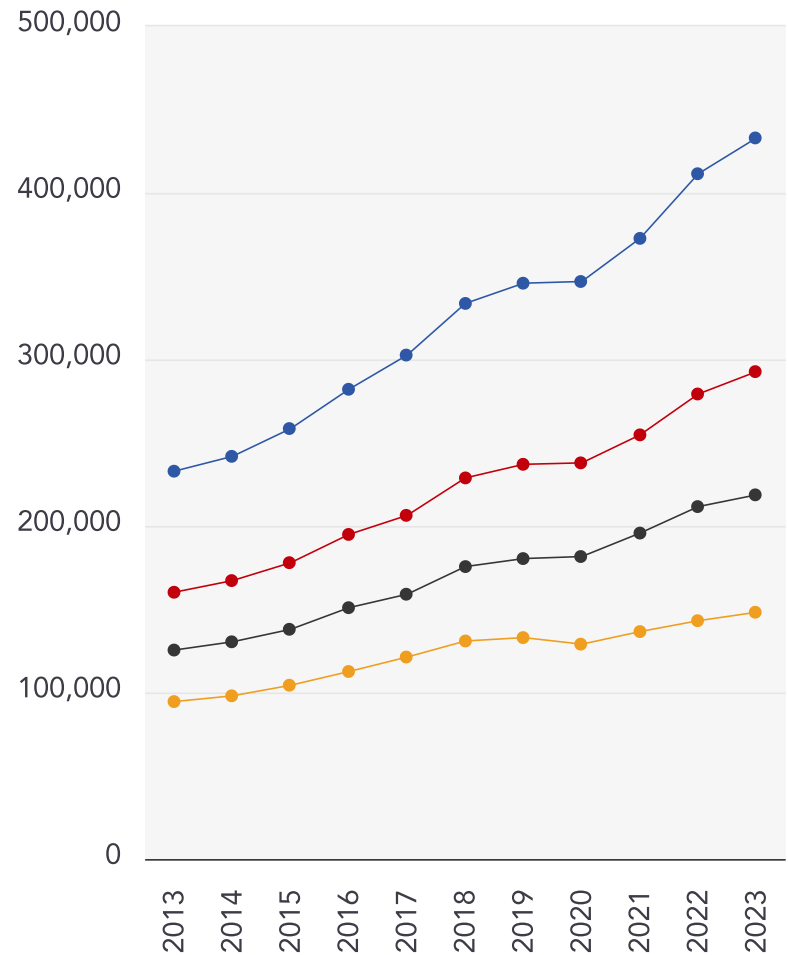


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

**+85.92%**

Semi-Detached

**+82.69%**

Terraced

**+74.28%**

Flat

**+56.75%**

# 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



/walmsleysthewaytomove/



/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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