

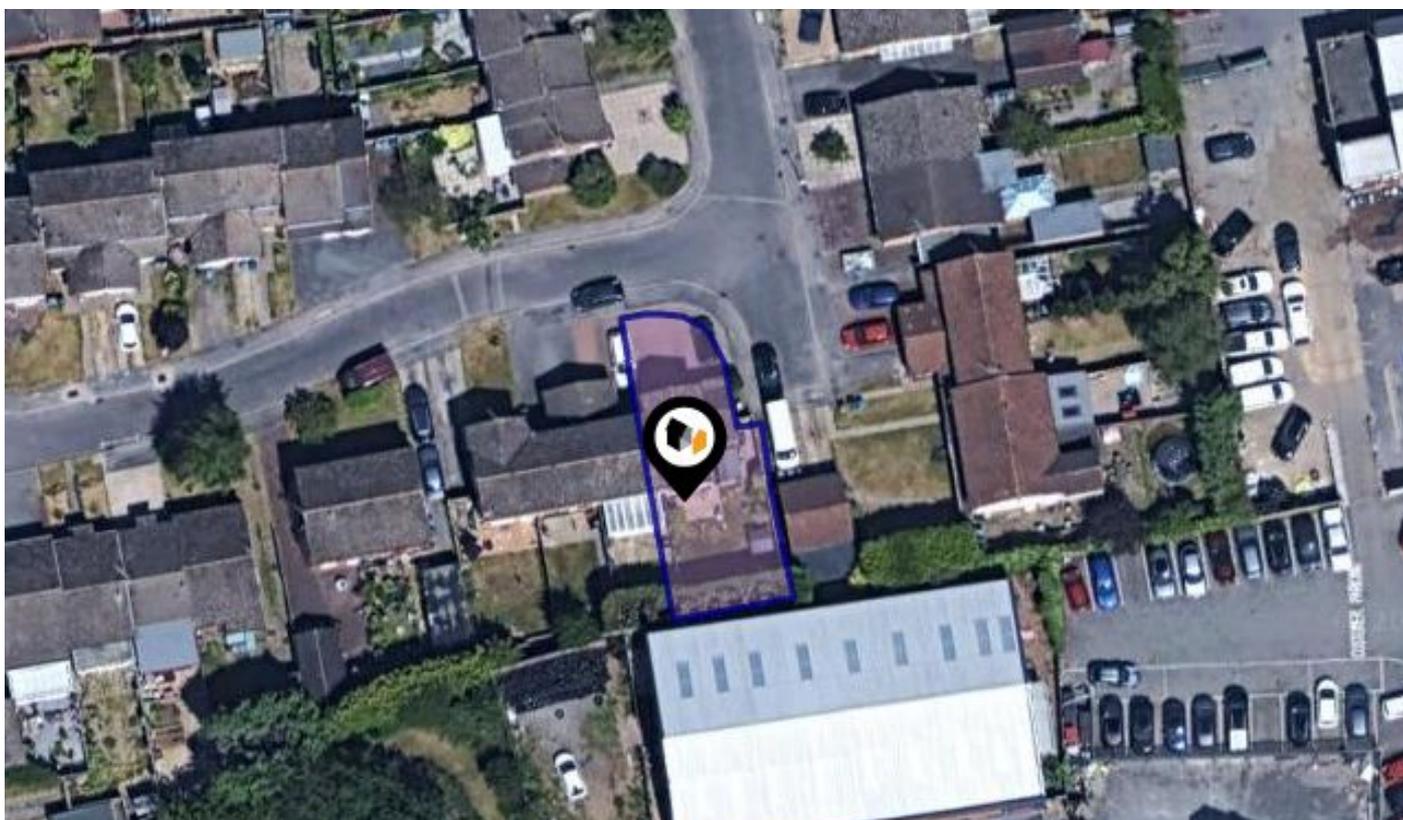
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th January 2025



RUSHMOOR DRIVE, COVENTRY, CV5

OIRO : £230,000

Walmsley's The Way to Move

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

0330 1180062

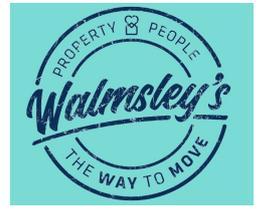
mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A spacious two double bedroom end of terrace modern home

Impressive driveway for multiple vehicles & single garage

Kitchen breakfast room overlooking South facing gardens

Modern first floor bathroom

Spacious sitting room with large storage cupboard

Generous driveway & integral single garage

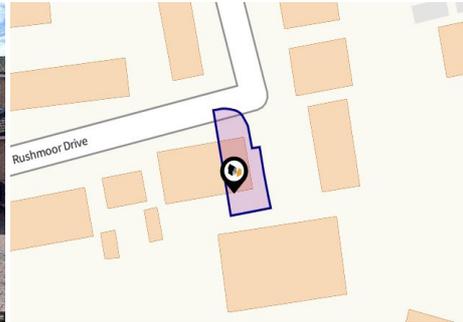
Ideal & quiet cul de sac South Coventry locale near bus stops & amenities

EPC Ordered, Total 748 Sq.Ft or 70 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:	Terraced
Bedrooms:	2
Floor Area:	748 ft ² / 69 m ²
Plot Area:	0.06 acres
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	WM331799

OIRO:	£230,000
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)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

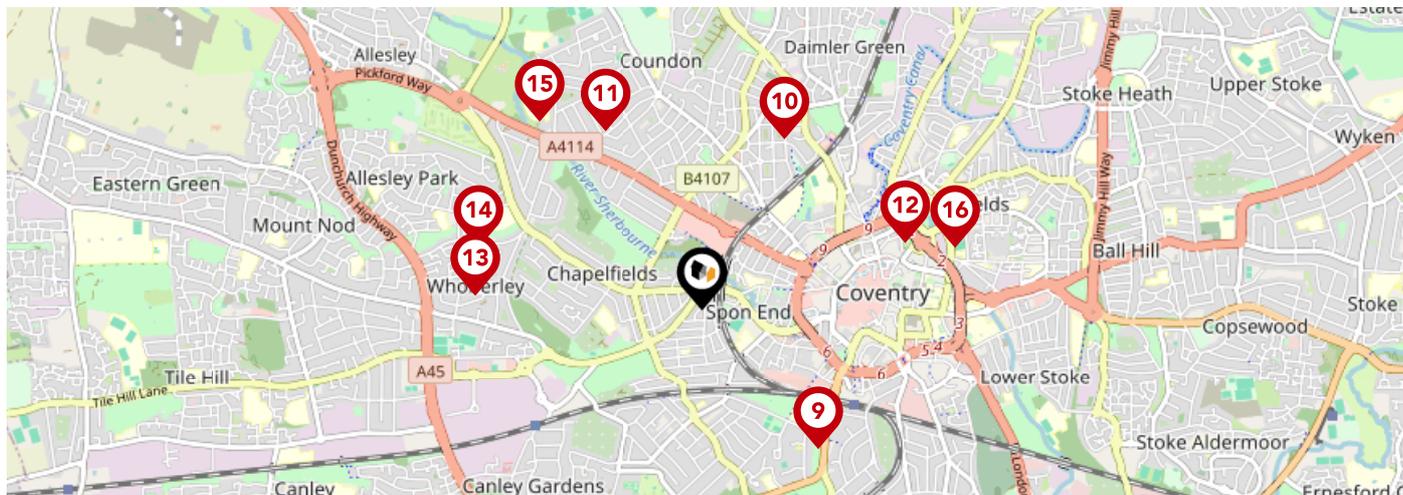
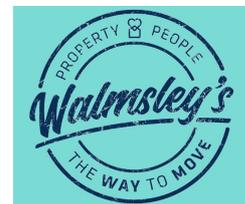


Area Schools



	Nursery	Primary	Secondary	College	Private
1 Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

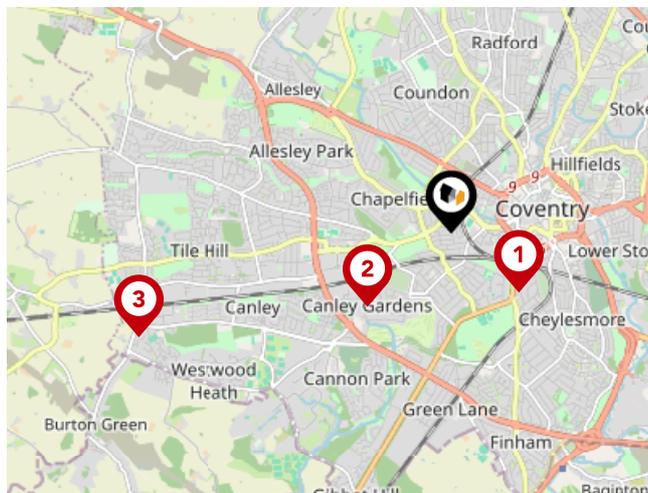
Area Schools



		Nursery	Primary	Secondary	College	Private
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.92	<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:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:1.12	<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:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

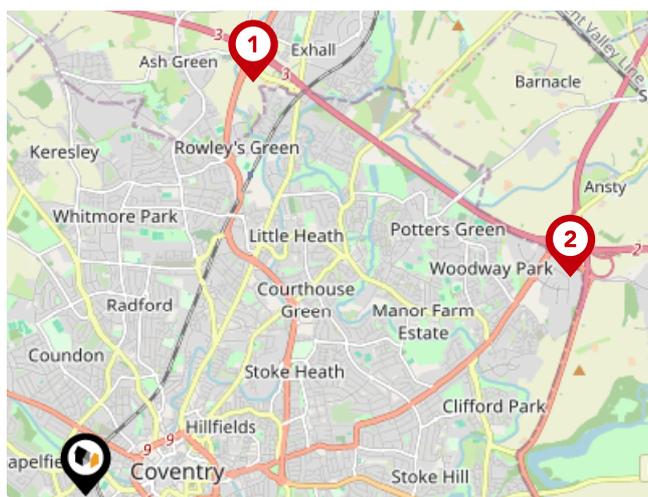
Area

Transport (National)



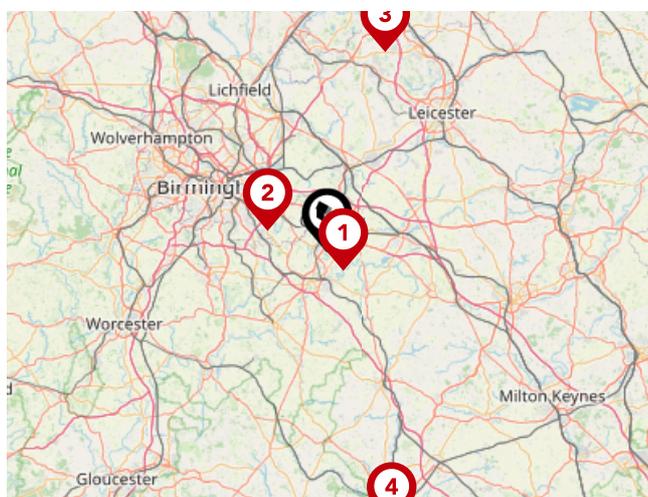
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.81 miles
2	Canley Rail Station	1.02 miles
3	Tile Hill Rail Station	2.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.03 miles
2	M6 J2	4.79 miles
3	M40 J14	10.82 miles
4	M6 J3A	7.99 miles
5	M42 J6	8 miles

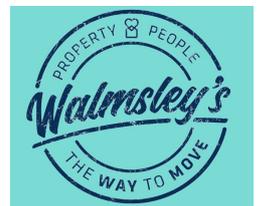


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.67 miles
2	Birmingham Airport	9.03 miles
3	East Mids Airport	30.07 miles
4	Kidlington	40.99 miles

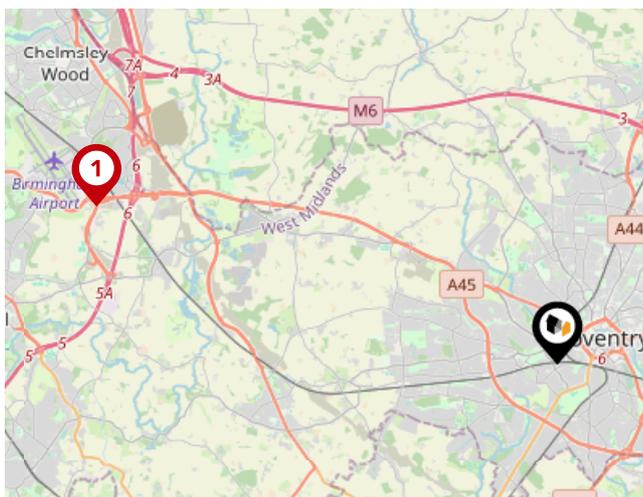
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Craven St	0.07 miles
2	Craven St	0.08 miles
3	The Arches	0.11 miles
4	Farman Rd	0.17 miles
5	Mount St	0.22 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.77 miles

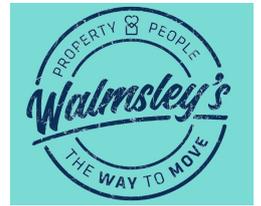
Market Sold in Street



53, Rushmoor Drive, Coventry, CV5 8NL					Terraced House
Last Sold Date:	08/01/2024	13/02/2012	22/08/2007		
Last Sold Price:	£200,000	£115,000	£135,000		
17, Rushmoor Drive, Coventry, CV5 8NL					Terraced House
Last Sold Date:	26/06/2023	16/10/1998			
Last Sold Price:	£136,000	£33,500			
59, Rushmoor Drive, Coventry, CV5 8NL					Semi-detached House
Last Sold Date:	31/03/2023	04/01/2017	07/11/2014		
Last Sold Price:	£239,950	£170,000	£160,000		
49, Rushmoor Drive, Coventry, CV5 8NL					Terraced House
Last Sold Date:	14/04/2022	20/07/2012	07/01/2005	04/02/2000	
Last Sold Price:	£137,000	£84,000	£89,950	£39,950	
89, Rushmoor Drive, Coventry, CV5 8NL					Terraced House
Last Sold Date:	19/07/2019				
Last Sold Price:	£145,000				
5, Rushmoor Drive, Coventry, CV5 8NL					Semi-detached House
Last Sold Date:	23/04/2019	27/07/1999			
Last Sold Price:	£170,000	£64,000			
91, Rushmoor Drive, Coventry, CV5 8NL					Terraced House
Last Sold Date:	28/09/2018	22/11/2013			
Last Sold Price:	£200,000	£105,000			
87, Rushmoor Drive, Coventry, CV5 8NL					Terraced House
Last Sold Date:	28/09/2018	31/07/2000			
Last Sold Price:	£160,000	£60,000			
23, Rushmoor Drive, Coventry, CV5 8NL					Flat-maisonette House
Last Sold Date:	24/08/2018	23/08/2011	08/10/2004	20/12/2002	27/02/1998
Last Sold Price:	£132,000	£85,000	£96,000	£50,000	£30,000
69, Rushmoor Drive, Coventry, CV5 8NL					Terraced House
Last Sold Date:	29/01/2018	30/10/2013			
Last Sold Price:	£167,000	£142,000			
15, Rushmoor Drive, Coventry, CV5 8NL					Detached House
Last Sold Date:	16/10/2017	19/02/2013	11/10/1996		
Last Sold Price:	£197,500	£142,000	£48,500		
19, Rushmoor Drive, Coventry, CV5 8NL					Terraced House
Last Sold Date:	09/10/2017				
Last Sold Price:	£99,995				

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

Market Sold in Street



43, Rushmoor Drive, Coventry, CV5 8NL						Semi-detached House
Last Sold Date:	31/07/2017	10/02/2012	28/09/2007	16/12/2005	18/09/1998	
Last Sold Price:	£175,000	£163,000	£172,000	£163,000	£55,000	
103, Rushmoor Drive, Coventry, CV5 8NL						Detached House
Last Sold Date:	23/06/2017					
Last Sold Price:	£225,000					
71, Rushmoor Drive, Coventry, CV5 8NL						Terraced House
Last Sold Date:	18/11/2016	03/05/1996				
Last Sold Price:	£199,950	£48,500				
61, Rushmoor Drive, Coventry, CV5 8NL						Semi-detached House
Last Sold Date:	11/11/2016	22/03/1996				
Last Sold Price:	£153,000	£53,000				
41, Rushmoor Drive, Coventry, CV5 8NL						Semi-detached House
Last Sold Date:	31/10/2016	23/02/2007	23/11/2001			
Last Sold Price:	£180,000	£162,500	£83,500			
47, Rushmoor Drive, Coventry, CV5 8NL						Terraced House
Last Sold Date:	19/07/2016	18/06/2010				
Last Sold Price:	£170,000	£133,500				
67, Rushmoor Drive, Coventry, CV5 8NL						Terraced House
Last Sold Date:	15/07/2016					
Last Sold Price:	£128,000					
33, Rushmoor Drive, Coventry, CV5 8NL						Semi-detached House
Last Sold Date:	15/07/2016					
Last Sold Price:	£180,000					
79, Rushmoor Drive, Coventry, CV5 8NL						Terraced House
Last Sold Date:	08/08/2014	05/10/2012	15/12/2006			
Last Sold Price:	£130,000	£124,000	£133,000			
37, Rushmoor Drive, Coventry, CV5 8NL						Semi-detached House
Last Sold Date:	02/05/2014	27/01/2006	23/10/1996			
Last Sold Price:	£155,000	£151,000	£52,000			
51, Rushmoor Drive, Coventry, CV5 8NL						Terraced House
Last Sold Date:	04/04/2014	13/08/2003	26/05/1995			
Last Sold Price:	£105,000	£93,000	£41,500			
97, Rushmoor Drive, Coventry, CV5 8NL						Terraced House
Last Sold Date:	31/05/2013					
Last Sold Price:	£113,000					

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

Market Sold in Street



77, Rushmoor Drive, Coventry, CV5 8NL	Terraced House		
Last Sold Date:	08/03/2013	15/09/1995	
Last Sold Price:	£116,000	£47,000	
7, Rushmoor Drive, Coventry, CV5 8NL	Semi-detached House		
Last Sold Date:	26/10/2012	16/03/2001	
Last Sold Price:	£120,000	£77,000	
63, Rushmoor Drive, Coventry, CV5 8NL	Semi-detached House		
Last Sold Date:	12/05/2011		
Last Sold Price:	£133,000		
75, Rushmoor Drive, Coventry, CV5 8NL	Terraced House		
Last Sold Date:	08/05/2009	14/05/2004	
Last Sold Price:	£125,000	£124,950	
29, Rushmoor Drive, Coventry, CV5 8NL	Terraced House		
Last Sold Date:	10/07/2008		
Last Sold Price:	£85,000		
57, Rushmoor Drive, Coventry, CV5 8NL	Semi-detached House		
Last Sold Date:	29/02/2008	25/09/2007	
Last Sold Price:	£142,000	£102,000	
65, Rushmoor Drive, Coventry, CV5 8NL	Semi-detached House		
Last Sold Date:	07/08/2006		
Last Sold Price:	£130,000		
25, Rushmoor Drive, Coventry, CV5 8NL	Terraced House		
Last Sold Date:	20/07/2006	08/10/1997	29/03/1996
Last Sold Price:	£102,000	£33,500	£31,000
3, Rushmoor Drive, Coventry, CV5 8NL	Terraced House		
Last Sold Date:	26/06/2006		
Last Sold Price:	£146,000		
11, Rushmoor Drive, Coventry, CV5 8NL	Semi-detached House		
Last Sold Date:	27/10/2000		
Last Sold Price:	£85,000		
101, Rushmoor Drive, Coventry, CV5 8NL	Terraced House		
Last Sold Date:	25/08/2000		
Last Sold Price:	£60,000		
99, Rushmoor Drive, Coventry, CV5 8NL	Terraced House		
Last Sold Date:	10/05/2000		
Last Sold Price:	£57,000		

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

Market Sold in Street



31, Rushmoor Drive, Coventry, CV5 8NL	Semi-detached House
Last Sold Date: 31/07/1998	
Last Sold Price: £60,000	
9, Rushmoor Drive, Coventry, CV5 8NL	Semi-detached House
Last Sold Date: 08/05/1998	
Last Sold Price: £62,000	
45, Rushmoor Drive, Coventry, CV5 8NL	Semi-detached House
Last Sold Date: 22/11/1996	
Last Sold Price: £44,000	
93, Rushmoor Drive, Coventry, CV5 8NL	Terraced House
Last Sold Date: 19/07/1995	
Last Sold Price: £43,500	

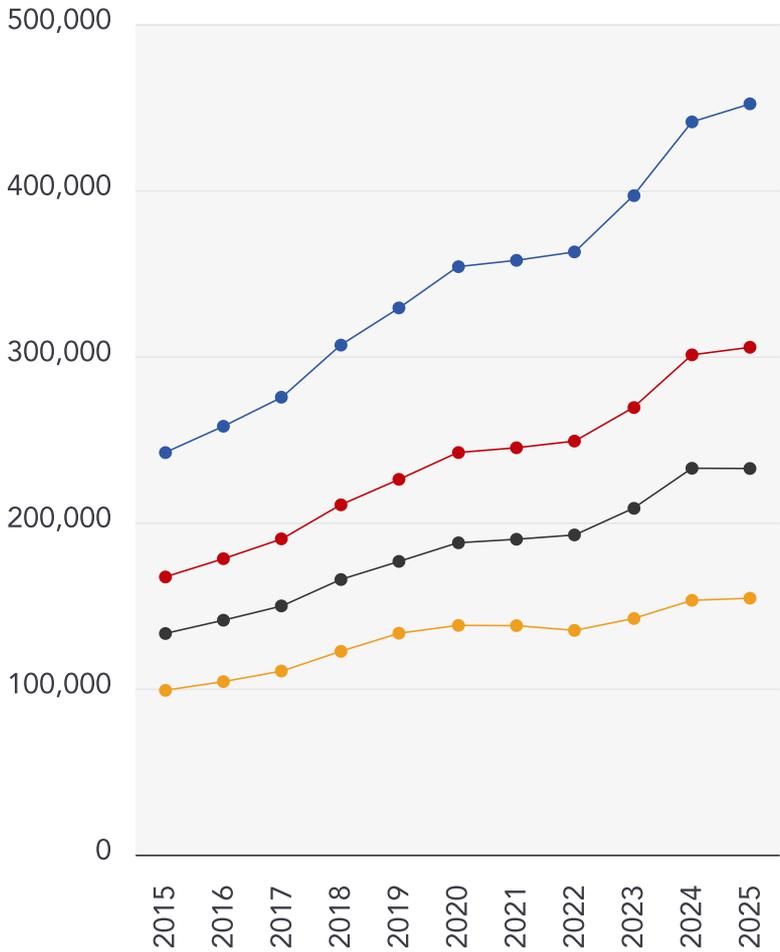
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Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

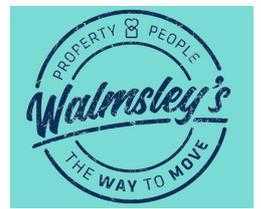
Terraced

+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



/walmsleysthewaytomove

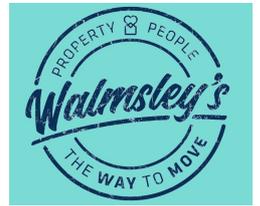


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Agent Disclaimer



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.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

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.

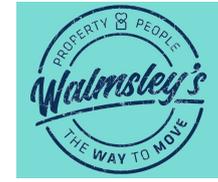


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