

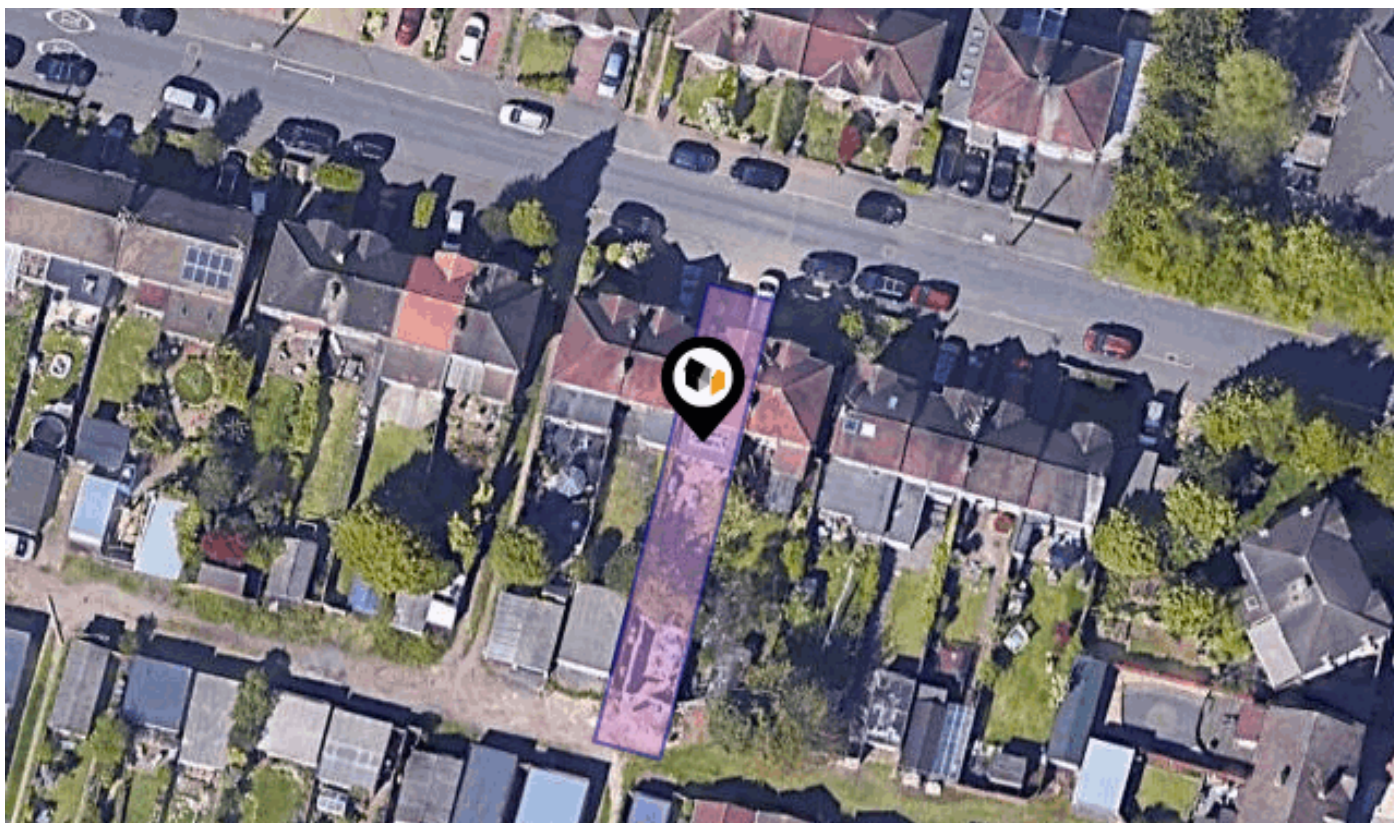


Buyers & interested parties

KFB: Key Facts For Buyers

An insight into your property and the local area

Tuesday 8th November 2022



ERITHWAY ROAD, COVENTRY, CV3

Walmsley's The Way to Move

Radio + Building, 5 Hertford Place, Coventry, CV1 3JZ

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Key features

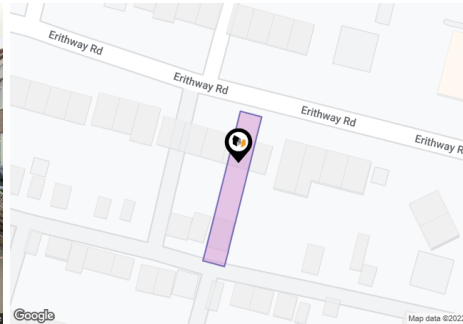
Three bedroom extended terraced home
Double garage, driveway, South facing gardens & gated rear access
Modern & spacious family living with ground floor cloakroom
Separate sitting room with attractive fireplace
Entrance hallway with period tiled flooring
Modern first floor bathroom
Ideal Finham location with excellent local schooling
EPC RATING TBC (ordered)

Contact Walmsley's The Way to Move to arrange your accompanied viewing.

03301 180062.

sales@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Property

Type:	Terraced	Last Sold £/ft ² :	£238.89
Bedrooms:	3	Price Estimate:	£275,000
Floor Area:	753.47 ft ² / 70 m ²	Tenure:	Freehold
Plot Area:	0.05 acres		
Council Tax :	Band B		
Annual Estimate:	£1,615		
Title Number:	MM93415		
UPRN:	100070645673		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	43 mb/s	1000 mb/s

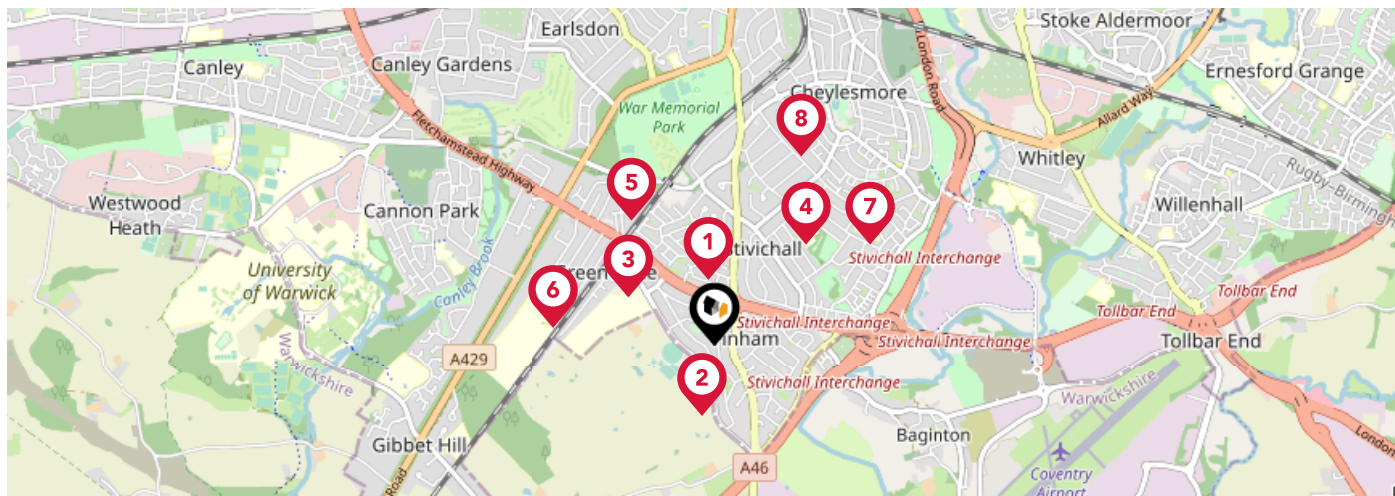
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

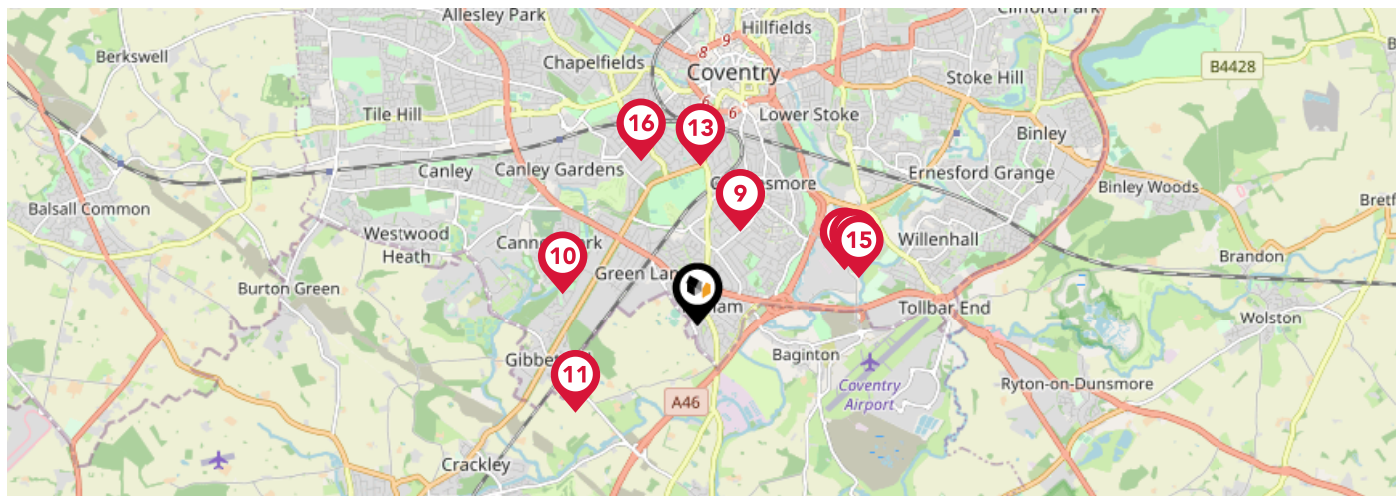


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Finham Primary School Ofsted Rating: Good Pupils: 446 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Thomas More Catholic Primary School Ofsted Rating: Not Rated Pupils: 410 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bishop Ullathorne Catholic School Ofsted Rating: Not Rated Pupils: 984 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Howes Community Primary School Ofsted Rating: Good Pupils: 159 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

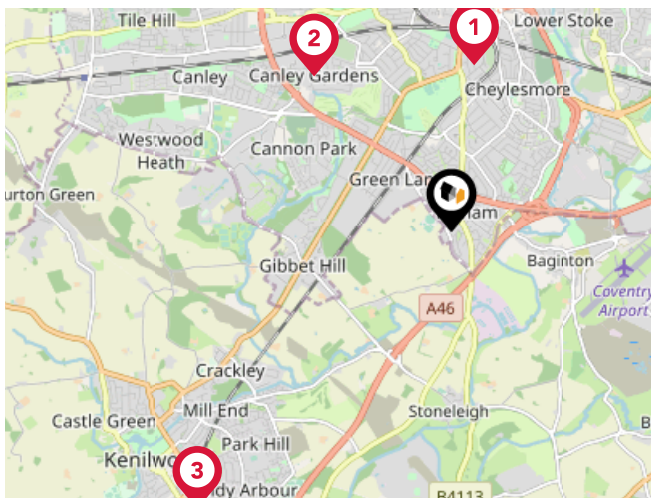
Area Schools



		Nursery	Primary	Secondary	College	Private
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodfield Ofsted Rating: Serious Weaknesses Pupils: 150 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Academy Ofsted Rating: Not Rated Pupils: 910 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 96 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 383 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

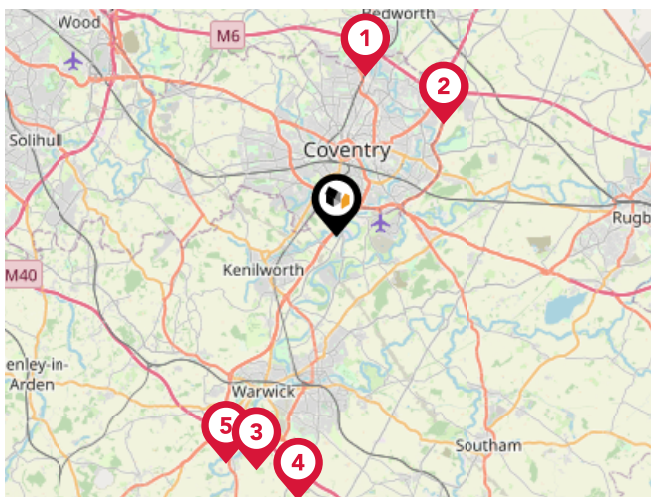
Area

Transport (National)



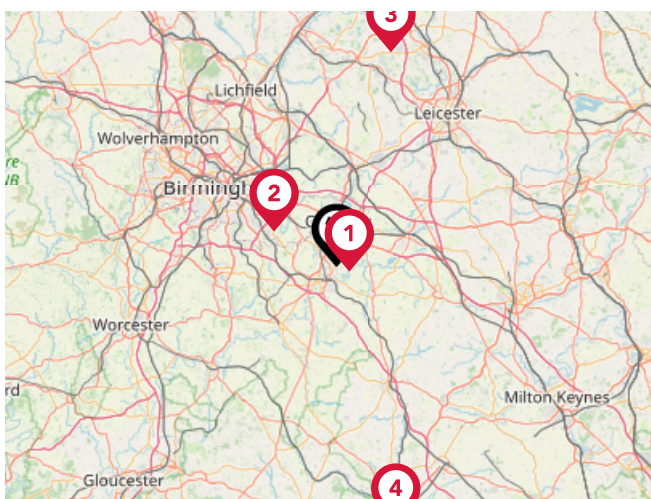
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	1.52 miles
	Canley Rail Station	1.87 miles
	Kenilworth Rail Station	3.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.9 miles
	M6 J2	5.61 miles
	M40 J14	8.96 miles
	M40 J13	9.71 miles
	M40 J15	9.16 miles

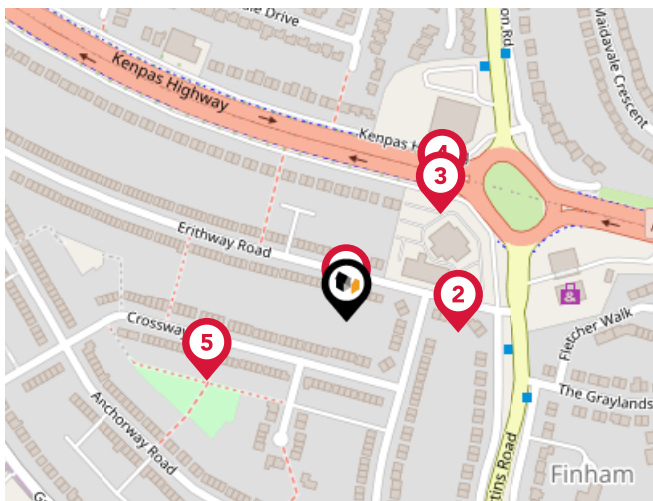


Airports/Helipads

Pin	Name	Distance
	Coventry Airport	1.99 miles
	Birmingham International Airport	10.34 miles
	East Midlands Airport	31.98 miles
	London Oxford Airport	38.78 miles

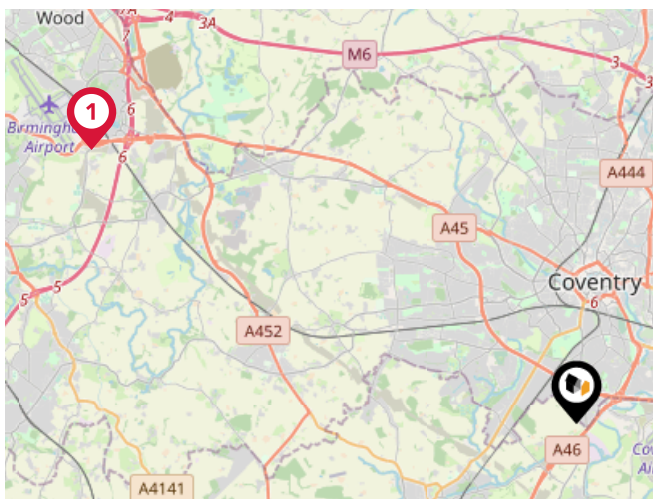
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Daleway Rd	0.01 miles
2	St Martins Rd	0.06 miles
3	Leamington Road	0.08 miles
4	Leamington Road	0.09 miles
5	Fosseway Rd	0.09 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.07 miles

Market Sold in Street



86, Erithway Road, Coventry, CV3 6JR		Terraced House	
Last Sold Date:	19/07/2022	23/09/2005	
Last Sold Price:	£325,000	£150,000	
98, Erithway Road, Coventry, CV3 6JR		Terraced House	
Last Sold Date:	20/12/2021	26/09/2011	05/04/2004
Last Sold Price:	£272,000	£152,700	£141,000
122, Erithway Road, Coventry, CV3 6JR		Terraced House	
Last Sold Date:	02/10/2020	03/09/2004	
Last Sold Price:	£240,000	£154,000	
96, Erithway Road, Coventry, CV3 6JR		Terraced House	
Last Sold Date:	28/07/2020		
Last Sold Price:	£220,000		
72, Erithway Road, Coventry, CV3 6JR		Terraced House	
Last Sold Date:	27/07/2020	24/05/2002	
Last Sold Price:	£250,000	£96,000	
104, Erithway Road, Coventry, CV3 6JR		Terraced House	
Last Sold Date:	13/12/2019		
Last Sold Price:	£210,000		

NOTE: In this list we display the 6 most recent sales records for each property since 1995. There may sometimes be more, please let us know if you would like us to check.

Market Sold in Street



82, Erithway Road, Coventry, CV3 6JR				Terraced House
Last Sold Date:	21/11/2017	04/10/2013		
Last Sold Price:	£230,000	£160,000		
116, Erithway Road, Coventry, CV3 6JR				Terraced House
Last Sold Date:	25/08/2017			
Last Sold Price:	£180,000			
84, Erithway Road, Coventry, CV3 6JR				Terraced House
Last Sold Date:	14/07/2017	13/07/2012		
Last Sold Price:	£259,995	£169,950		
70, Erithway Road, Coventry, CV3 6JR				Terraced House
Last Sold Date:	30/06/2017	30/06/2009	26/04/1996	
Last Sold Price:	£241,000	£171,000	£50,000	
126, Erithway Road, Coventry, CV3 6JR				Terraced House
Last Sold Date:	19/12/2014	11/12/1998		
Last Sold Price:	£185,000	£76,800		
118, Erithway Road, Coventry, CV3 6JR				Terraced House
Last Sold Date:	21/11/2014	04/08/2000	09/04/1997	
Last Sold Price:	£185,000	£88,500	£56,000	

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Market Sold in Street



134, Erithway Road, Coventry, CV3 6JR		Semi-detached House	
Last Sold Date:	29/10/2014		
Last Sold Price:	£180,000		
100, Erithway Road, Coventry, CV3 6JR		Terraced House	
Last Sold Date:	16/10/2013		
Last Sold Price:	£125,000		
80, Erithway Road, Coventry, CV3 6JR		Terraced House	
Last Sold Date:	25/11/2011		
Last Sold Price:	£133,000		
74, Erithway Road, Coventry, CV3 6JR		Terraced House	
Last Sold Date:	27/05/2009		
Last Sold Price:	£130,000		
108, Erithway Road, Coventry, CV3 6JR		Terraced House	
Last Sold Date:	19/07/2006	17/11/2000	25/07/1997
Last Sold Price:	£157,000	£71,000	£55,000
110, Erithway Road, Coventry, CV3 6JR		Terraced House	
Last Sold Date:	21/12/2005	12/06/1996	
Last Sold Price:	£157,500	£57,000	

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Market Sold in Street



128, Erithway Road, Coventry, CV3 6JR	Semi-detached House
Last Sold Date: 15/12/2003	
Last Sold Price: £174,750	
106, Erithway Road, Coventry, CV3 6JR	Terraced House
Last Sold Date: 24/08/2001 30/07/1998	
Last Sold Price: £85,000 £57,000	
68, Erithway Road, Coventry, CV3 6JR	Terraced House
Last Sold Date: 05/05/2000	
Last Sold Price: £77,000	
138, Erithway Road, Coventry, CV3 6JR	Semi-detached House
Last Sold Date: 09/04/1998	
Last Sold Price: £87,500	
120, Erithway Road, Coventry, CV3 6JR	Terraced House
Last Sold Date: 02/09/1997	
Last Sold Price: £63,000	

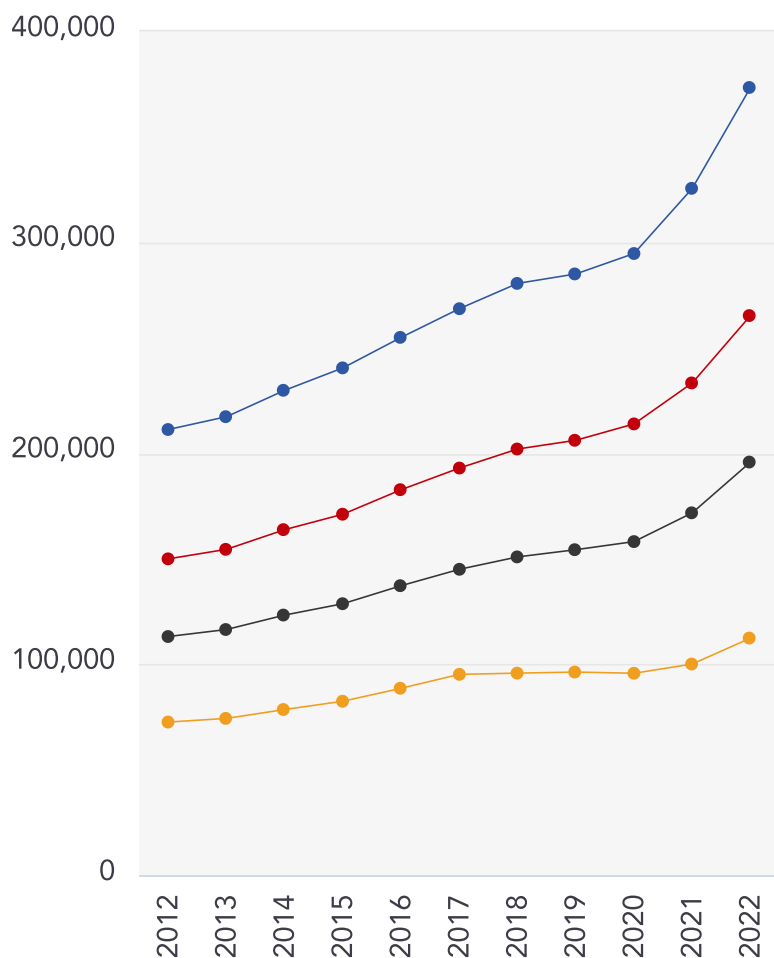
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Market

House Price Statistics



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



Detached

+76.73%

Semi-Detached

+76.89%

Terraced

+73.09%

Flat

+54.83%

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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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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