



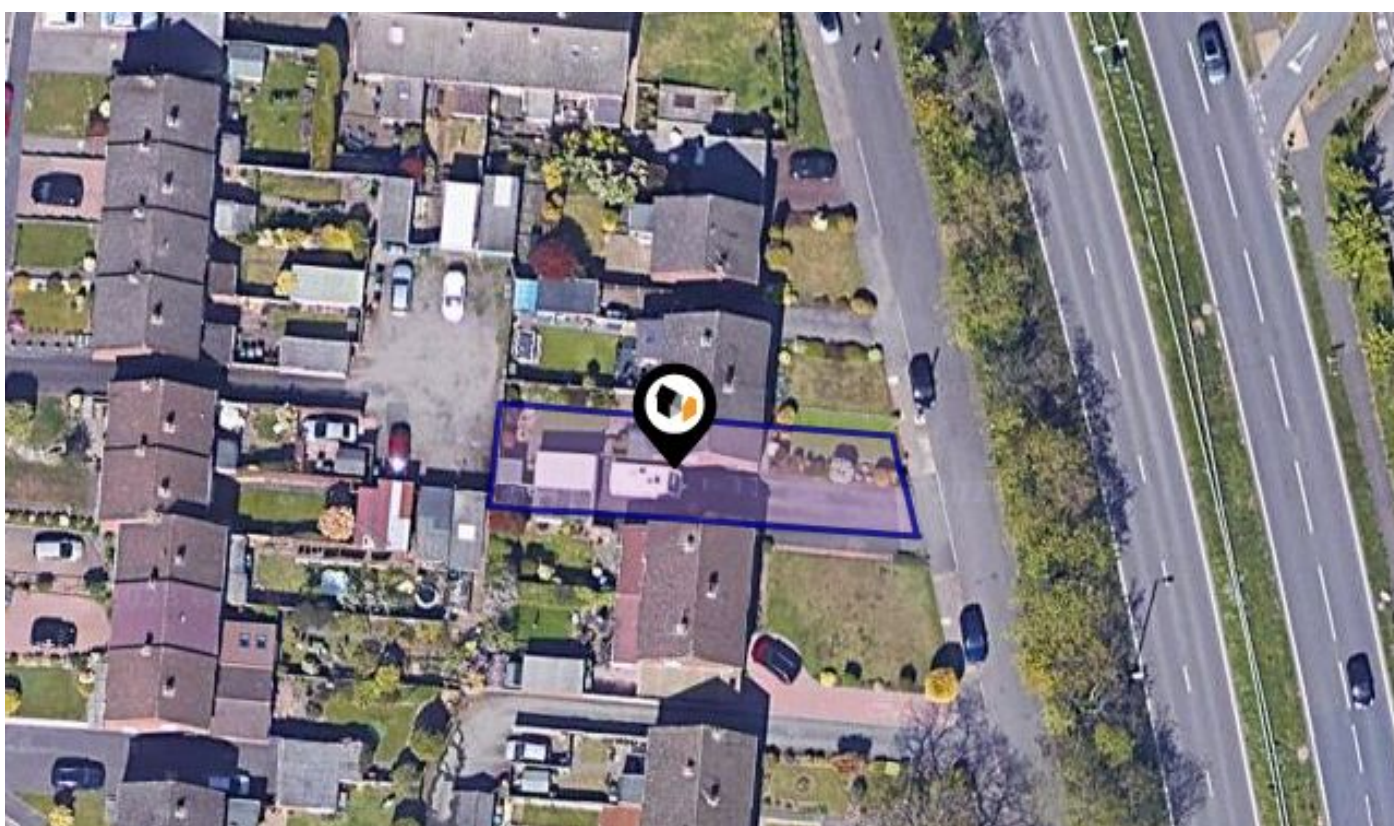
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13<sup>th</sup> July 2023



## DUNCHURCH HIGHWAY, 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

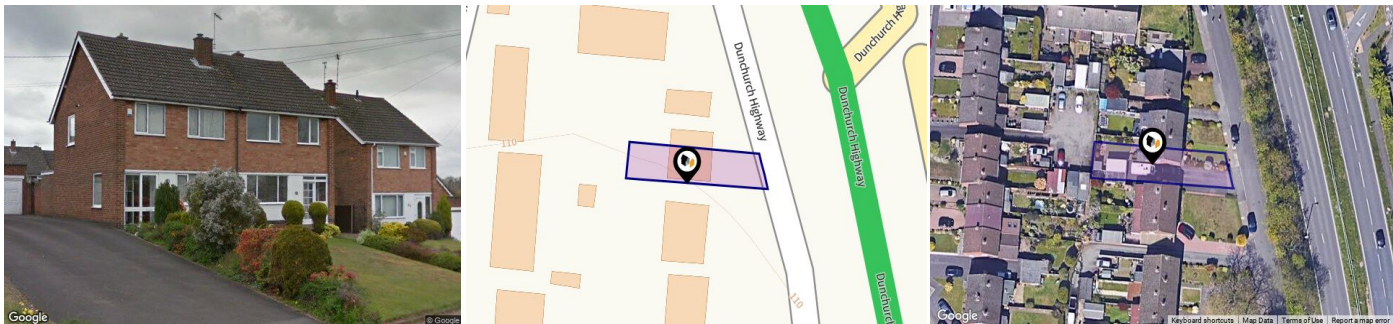
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#### Property Key Features

Spacious three bedroom semi detached home  
Impressive multi car driveway and attractive fore gardens  
Garage with electric up door  
Through sitting dining room, welcoming hallway & fitted kitchen  
Low maintenance, sunny and secure rear gardens  
A secluded enclave of houses within easy reach of the A45  
Convenient Broad Lane/Nod Rise location close to amenities  
EPC rating D & 1091 Sq.Ft or 101 Sq.M

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



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














## Property

Type:	Semi-Detached	Last Sold £/ft <sup>2</sup> :	£263
Bedrooms:	3	Price Estimate:	£300,000
Floor Area:	893 ft <sup>2</sup> / 83 m <sup>2</sup>	Tenure:	Freehold
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,845		
Title Number:	MM125030		
UPRN:	100070642414		

## Local Area

Local Authority:	Coventry	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		30	1000
• Rivers & Seas	Very Low	mb/s	mb/s
• Surface Water	Very Low		

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

Property  
**EPC - Certificate**



Dunchurch Highway, CV5		Energy rating	
		D	
Valid until 08.02.2029			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

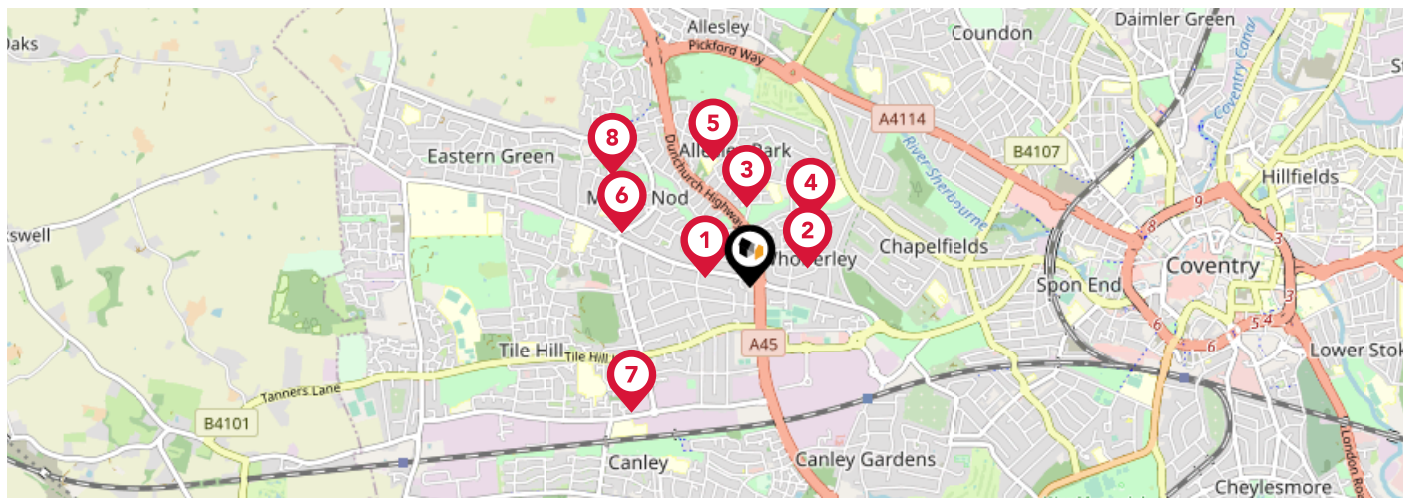


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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, unknown install date
<b>Previous Extension:</b>	0
<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 and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 22% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	83 m <sup>2</sup>

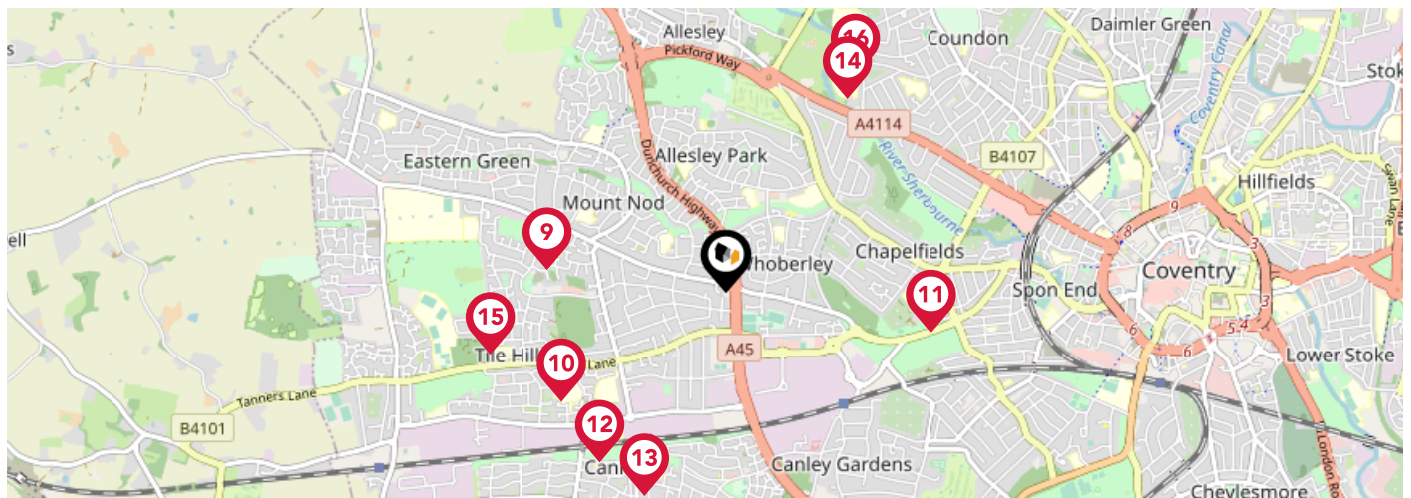










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Allesley Hall Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 329   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 461   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

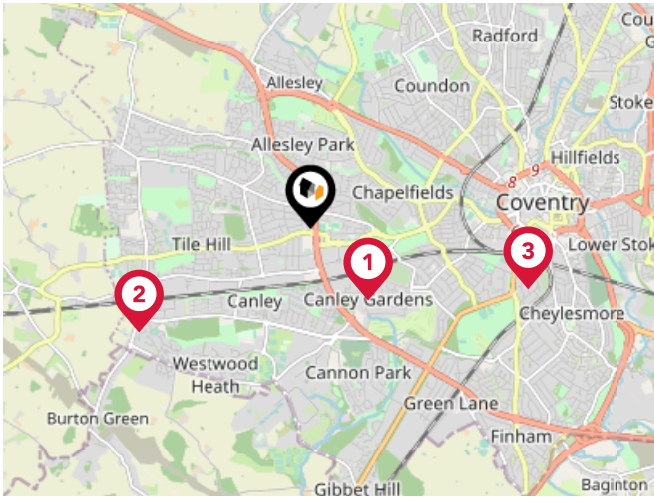
# Area Schools






		Nursery	Primary	Secondary	College	Private
	<b>Limbrick Wood Primary School</b> Ofsted Rating: Good   Pupils: 183   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hereward College of Further Education</b> Ofsted Rating: Good   Pupils:0   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park 2</b> Ofsted Rating: Good   Pupils: 593   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charter Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.99	<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:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady of the Assumption Catholic Primary School</b> Ofsted Rating: Good   Pupils: 222   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsbury Academy</b> Ofsted Rating: Requires Improvement   Pupils: 83   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

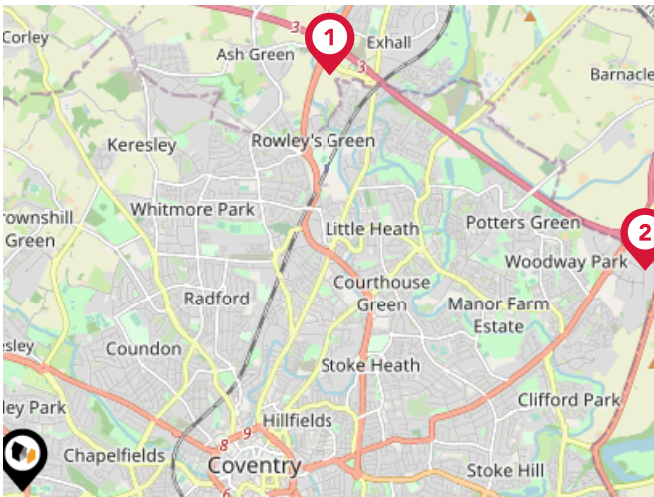
# Area

## Transport (National)








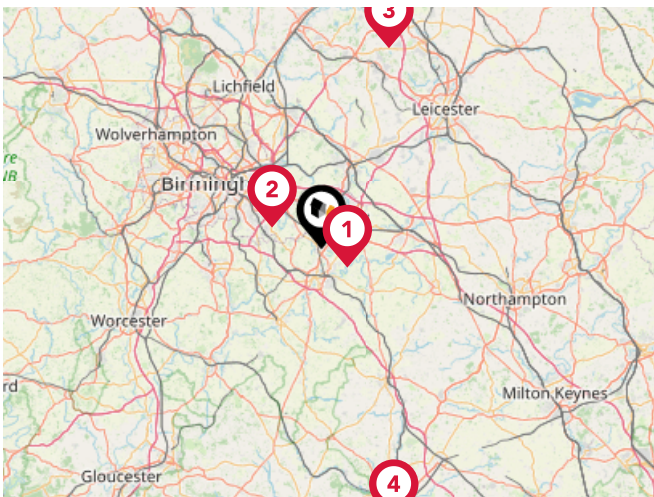
### National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.84 miles
	Tile Hill Rail Station	1.82 miles
	Coventry Rail Station	2.04 miles





### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.68 miles
	M6 J2	5.98 miles
	M6 J3A	7.02 miles
	M42 J6	6.81 miles
	M6 J4	7.64 miles



### Airports/Helipads

Pin	Name	Distance
	Coventry Airport	4.57 miles
	Birmingham International Airport	7.85 miles
	East Midlands Airport	30.5 miles
	London Oxford Airport	41.19 miles








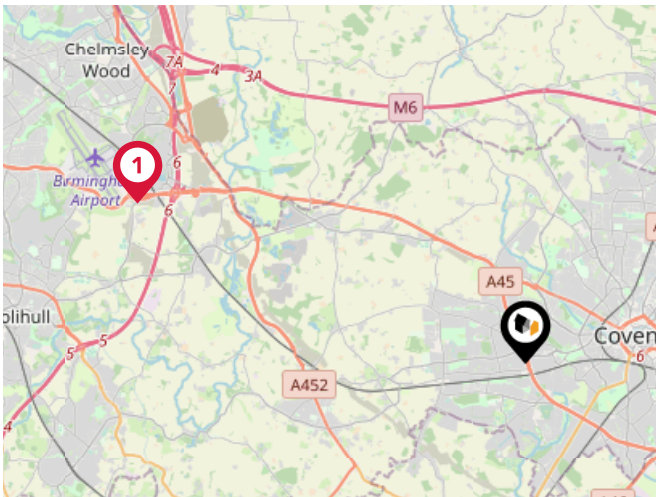
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Kings Gardens	0.1 miles
	Kings Gardens	0.12 miles
	Claverdon Road	0.18 miles
	Claverdon Road	0.18 miles
	Gorseway	0.19 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	7.58 miles

# Market Sold in Street



<b>61, Dunchurch Highway, Coventry, CV5 7AW</b>	Semi-detached House			
Last Sold Date:	25/04/2019			
Last Sold Price:	£235,000			
<b>65, Dunchurch Highway, Coventry, CV5 7AW</b>	Detached House			
Last Sold Date:	08/03/2019			
Last Sold Price:	£245,000			
<b>31, Dunchurch Highway, Coventry, CV5 7AW</b>	Detached House			
Last Sold Date:	04/07/2018			
Last Sold Price:	£247,500			
<b>29, Dunchurch Highway, Coventry, CV5 7AW</b>	Detached House			
Last Sold Date:	02/02/2018			
Last Sold Price:	£220,904			
<b>63, Dunchurch Highway, Coventry, CV5 7AW</b>	Semi-detached House			
Last Sold Date:	25/08/2017			
Last Sold Price:	£205,000			
<b>25, Dunchurch Highway, Coventry, CV5 7AW</b>	Detached House			
Last Sold Date:	09/06/2017	02/07/2010	26/11/1999	04/06/1996
Last Sold Price:	£216,000	£164,000	£94,000	£73,550
<b>47, Dunchurch Highway, Coventry, CV5 7AW</b>	Terraced House			
Last Sold Date:	12/05/2016			
Last Sold Price:	£149,995			
<b>45, Dunchurch Highway, Coventry, CV5 7AW</b>	Terraced House			
Last Sold Date:	15/09/2011			
Last Sold Price:	£130,000			
<b>53, Dunchurch Highway, Coventry, CV5 7AW</b>	Terraced House			
Last Sold Date:	06/10/2006			
Last Sold Price:	£120,000			
<b>43, Dunchurch Highway, Coventry, CV5 7AW</b>	Terraced House			
Last Sold Date:	31/08/2001			
Last Sold Price:	£82,000			

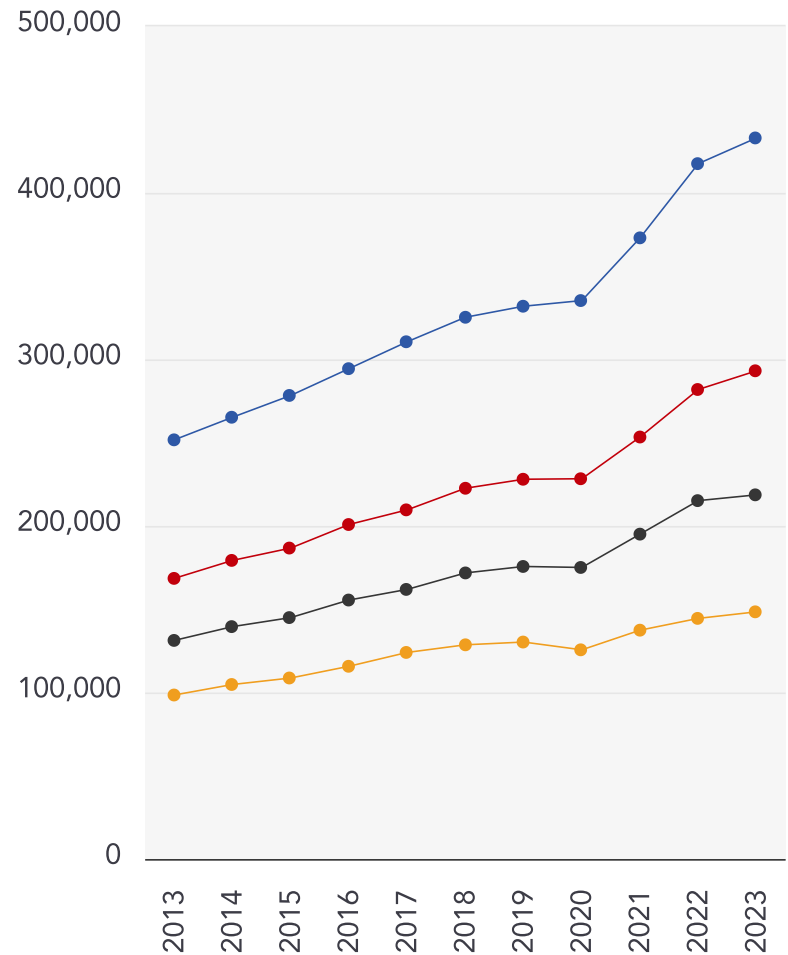
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+72.01%**

Semi-Detached

**+73.97%**

Terraced

**+66.59%**

Flat

**+50.71%**

# 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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## Important - Please Read

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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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