



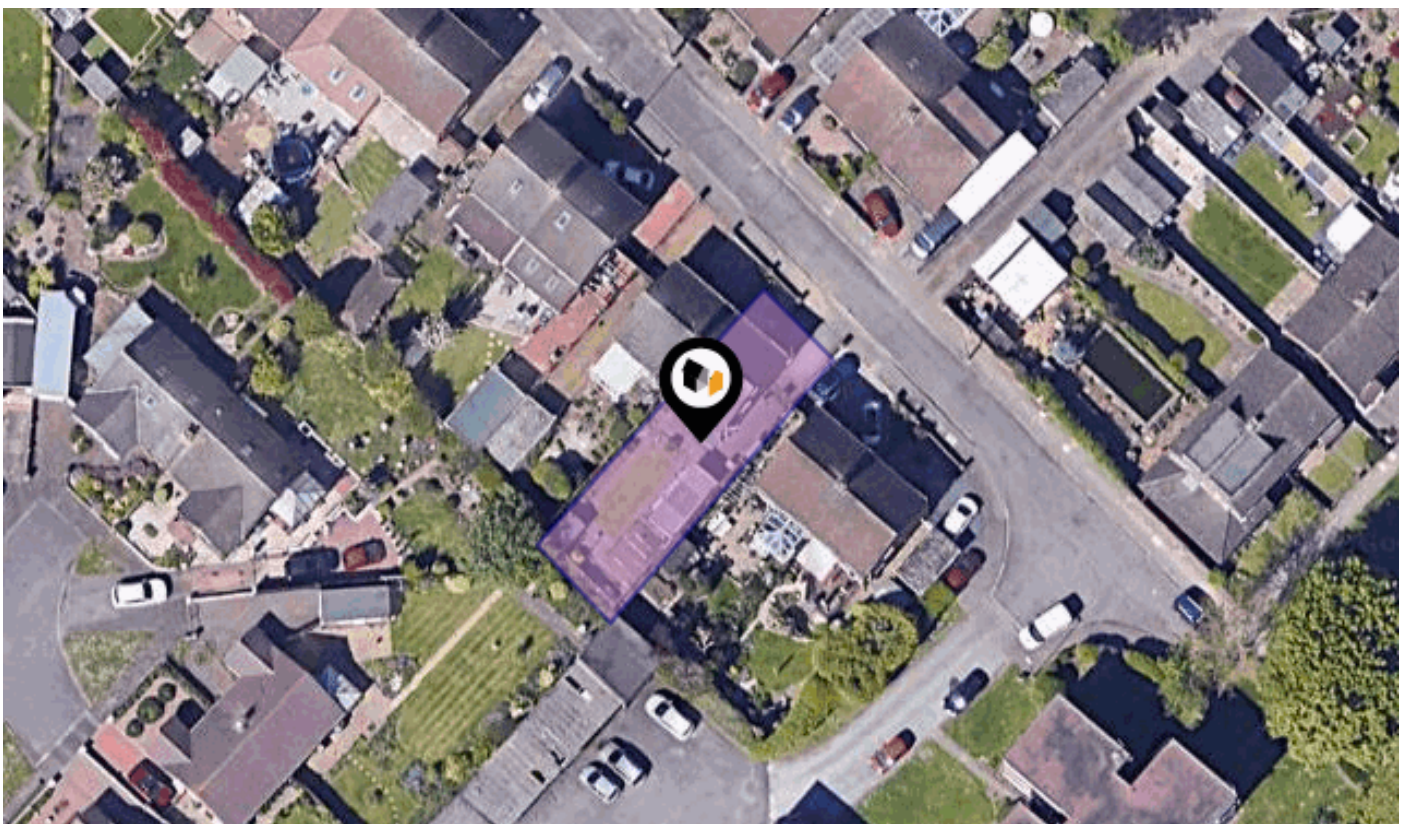
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29<sup>th</sup> January 2024



## PLEYDELL CLOSE, COVENTRY, CV3

Price Estimate : £245,000

### Walmsley's The Way to Move

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

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www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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#### Your property details in brief.....

A spacious three bedroom semi detached home

Two excellent reception rooms & a wide welcoming hallway

Sunny South facing gardens & driveway to front & side

Garage to rear & gated driveway

First floor shower room & generous porch

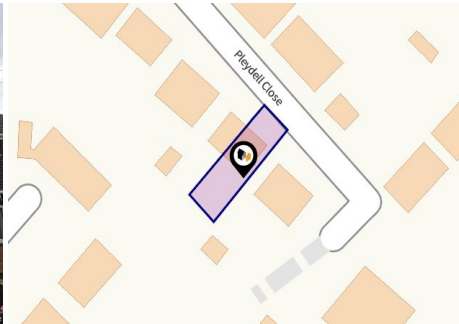
Close to London Road, A45 & A46 and local amenities

Quiet Cul de sac location

EPC Rating TBC, Total approx 93 Sq.M or 1004 Total Sq.Ft

*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@walmsleysthewaytomove.co.uk or 0330 1180 062***



## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.06 acres  
**Council Tax :** Band C  
**Annual Estimate:** £1,845  
**Title Number:** WM993110  
**UPRN:** 100070688847

**Price Estimate:** £245,000  
**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>16</b> mb/s	<b>61</b> mb/s	<b>1000</b> mb/s

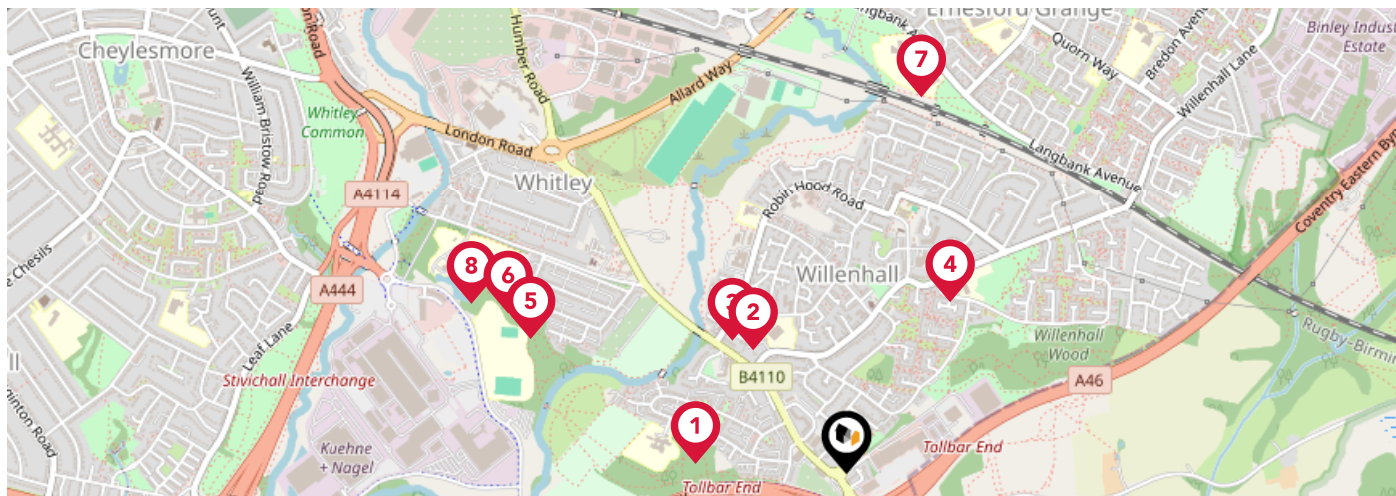
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**

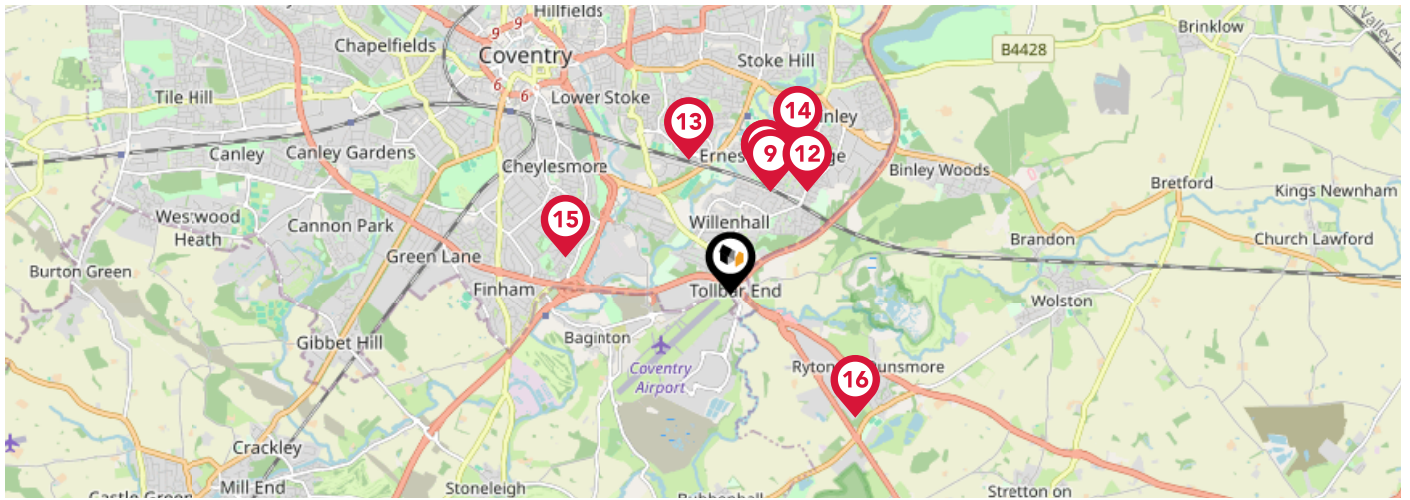


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Baginton Fields School</b> Ofsted Rating: Good   Pupils: 115   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Stretton Church of England Academy</b> Ofsted Rating: Outstanding   Pupils: 189   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 233   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Willenhall Community Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 96   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Corpus Christi Catholic School</b> Ofsted Rating: Good   Pupils: 403   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Whitley Academy</b> Ofsted Rating: Inadequate   Pupils: 910   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

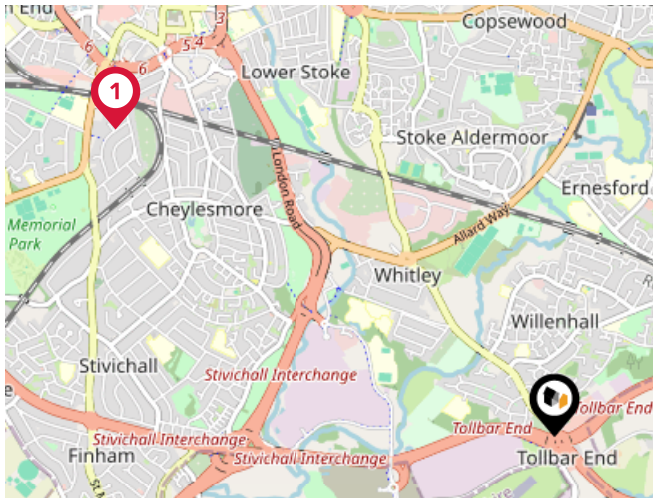
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Sowe Valley Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Riverbank School</b> Ofsted Rating: Outstanding   Pupils: 165   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ernesford Grange Community Academy</b> Ofsted Rating: Good   Pupils: 742   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bartholomew's Church of England Academy</b> Ofsted Rating: Good   Pupils: 247   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aldermoor Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 558   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ernesford Grange Primary School</b> Ofsted Rating: Good   Pupils: 488   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Provost Williams CofE Primary School</b> Ofsted Rating: Good   Pupils: 180   Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

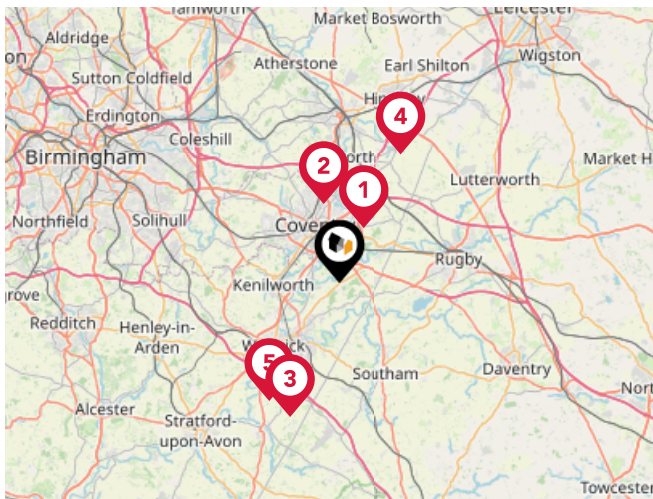
# Area

## Transport (National)



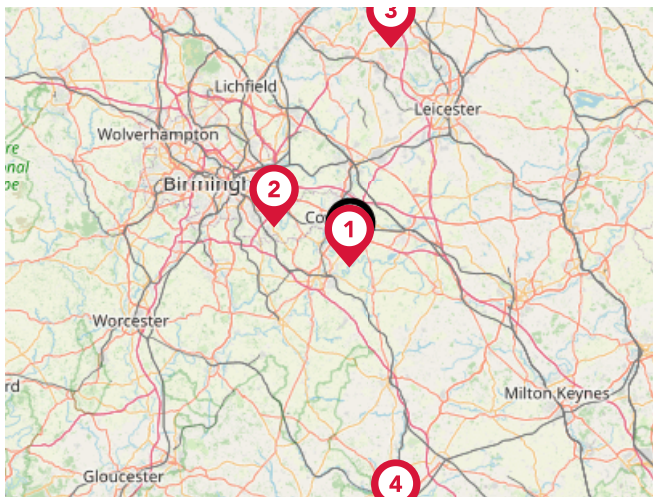
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	2.42 miles
2	Coventry Arena Rail Station	4.78 miles
3	Canley Rail Station	3.65 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	4.27 miles
2	M6 J3	5.81 miles
3	M40 J13	10.38 miles
4	M69 J1	10.31 miles
5	M40 J14	10 miles

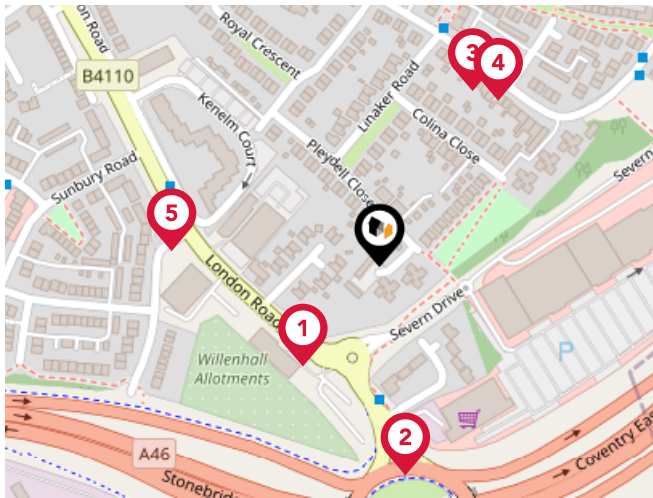


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	0.96 miles
2	Birmingham International Airport	12.24 miles
3	East Midlands Airport	31.39 miles
4	London Oxford Airport	38.46 miles

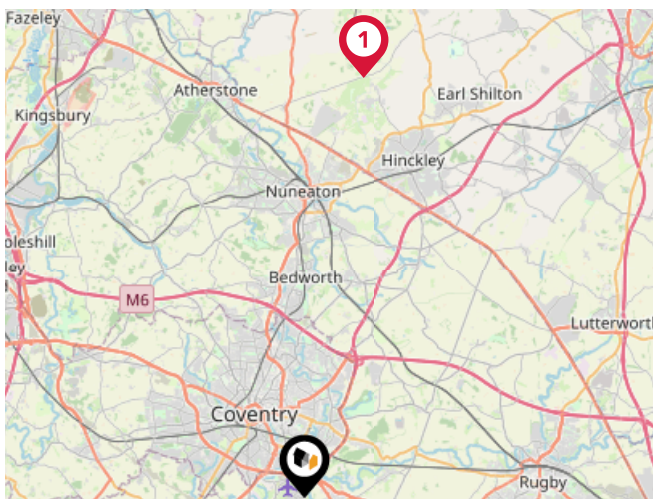
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Robert Close	0.07 miles
2	Coventry Eastern Bypass	0.12 miles
3	Linnet Close	0.11 miles
4	Linnet Close	0.12 miles
5	Sunbury Rd	0.12 miles



### Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	15.3 miles

# Market Sold in Street



<b>34, Pleydell Close, Coventry, CV3 3EE</b>					Flat-maisonette House
Last Sold Date:	25/08/2022	17/12/2004	26/04/1996		
Last Sold Price:	£113,500	£69,000	£26,000		
<b>26, Pleydell Close, Coventry, CV3 3EE</b>					Semi-detached House
Last Sold Date:	12/08/2022				
Last Sold Price:	£215,000				
<b>48, Pleydell Close, Coventry, CV3 3EE</b>					Flat-maisonette House
Last Sold Date:	13/07/2022	11/06/2001			
Last Sold Price:	£80,000	£36,000			
<b>50, Pleydell Close, Coventry, CV3 3EE</b>					Flat-maisonette House
Last Sold Date:	16/05/2022				
Last Sold Price:	£100,000				
<b>10, Pleydell Close, Coventry, CV3 3EE</b>					Semi-detached House
Last Sold Date:	08/04/2022	14/07/2017			
Last Sold Price:	£227,000	£171,000			
<b>80, Pleydell Close, Coventry, CV3 3EE</b>					Flat-maisonette House
Last Sold Date:	19/02/2021	12/12/2003	21/08/2000		
Last Sold Price:	£110,000	£57,500	£33,950		
<b>54, Pleydell Close, Coventry, CV3 3EE</b>					Flat-maisonette House
Last Sold Date:	18/12/2020	06/12/2019	24/05/2002	12/07/2001	07/09/1998
Last Sold Price:	£118,000	£77,500	£39,000	£38,500	£24,000
<b>20, Pleydell Close, Coventry, CV3 3EE</b>					Semi-detached House
Last Sold Date:	18/09/2020	13/03/2020			
Last Sold Price:	£180,500	£80,000			
<b>68, Pleydell Close, Coventry, CV3 3EE</b>					Flat-maisonette House
Last Sold Date:	01/02/2019	25/11/2005	26/06/2005	30/03/2004	
Last Sold Price:	£118,000	£82,000	£67,000	£56,500	
<b>16, Pleydell Close, Coventry, CV3 3EE</b>					Semi-detached House
Last Sold Date:	18/01/2019	13/06/2014	25/11/2010		
Last Sold Price:	£237,000	£190,000	£150,000		
<b>38, Pleydell Close, Coventry, CV3 3EE</b>					Flat-maisonette House
Last Sold Date:	30/06/2017	04/06/2004	31/05/2002		
Last Sold Price:	£85,000	£58,000	£39,950		
<b>70, Pleydell Close, Coventry, CV3 3EE</b>					Flat-maisonette House
Last Sold Date:	17/03/2017	10/11/2008	31/07/2001		
Last Sold Price:	£86,000	£90,000	£37,000		

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



# Market Sold in Street



<b>18, Pleydell Close, Coventry, CV3 3EE</b>		Semi-detached House	
Last Sold Date:	18/09/2015		
Last Sold Price:	£125,000		
<b>60, Pleydell Close, Coventry, CV3 3EE</b>		Flat-maisonette House	
Last Sold Date:	28/06/2012	19/12/2002	05/10/2001
Last Sold Price:	£65,000	£48,000	£35,000
<b>30, Pleydell Close, Coventry, CV3 3EE</b>		Semi-detached House	
Last Sold Date:	15/12/2008		
Last Sold Price:	£125,000		
<b>62, Pleydell Close, Coventry, CV3 3EE</b>		Flat-maisonette House	
Last Sold Date:	14/03/2008		
Last Sold Price:	£96,000		
<b>46, Pleydell Close, Coventry, CV3 3EE</b>		Flat-maisonette House	
Last Sold Date:	26/10/2007	12/06/1998	
Last Sold Price:	£85,000	£25,950	
<b>74, Pleydell Close, Coventry, CV3 3EE</b>		Flat-maisonette House	
Last Sold Date:	05/06/2006	30/10/1998	
Last Sold Price:	£66,000	£26,950	
<b>44, Pleydell Close, Coventry, CV3 3EE</b>		Flat-maisonette House	
Last Sold Date:	01/11/2004	21/03/2003	28/05/1999
Last Sold Price:	£72,500	£58,000	£31,000
<b>40, Pleydell Close, Coventry, CV3 3EE</b>		Flat-maisonette House	
Last Sold Date:	08/09/2003		
Last Sold Price:	£58,500		
<b>64, Pleydell Close, Coventry, CV3 3EE</b>		Flat-maisonette House	
Last Sold Date:	27/08/2003	14/06/2002	19/10/1999
Last Sold Price:	£57,000	£44,000	£25,000
<b>52, Pleydell Close, Coventry, CV3 3EE</b>		Flat-maisonette House	
Last Sold Date:	10/02/2003		
Last Sold Price:	£44,000		
<b>36, Pleydell Close, Coventry, CV3 3EE</b>		Flat-maisonette House	
Last Sold Date:	17/05/2002	03/11/2000	
Last Sold Price:	£42,500	£33,000	
<b>8, Pleydell Close, Coventry, CV3 3EE</b>		Flat-maisonette House	
Last Sold Date:	27/07/2001		
Last Sold Price:	£73,500		

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

# Market Sold in Street



<b>58, Pleydell Close, Coventry, CV3 3EE</b>	Flat-maisonette House
Last Sold Date: 24/11/2000	
Last Sold Price: £33,500	
<b>56, Pleydell Close, Coventry, CV3 3EE</b>	Flat-maisonette House
Last Sold Date: 21/07/2000	
Last Sold Price: £30,000	
<b>42, Pleydell Close, Coventry, CV3 3EE</b>	Flat-maisonette House
Last Sold Date: 10/12/1999	
Last Sold Price: £27,000	
<b>12, Pleydell Close, Coventry, CV3 3EE</b>	Semi-detached House
Last Sold Date: 08/08/1997	
Last Sold Price: £63,000	

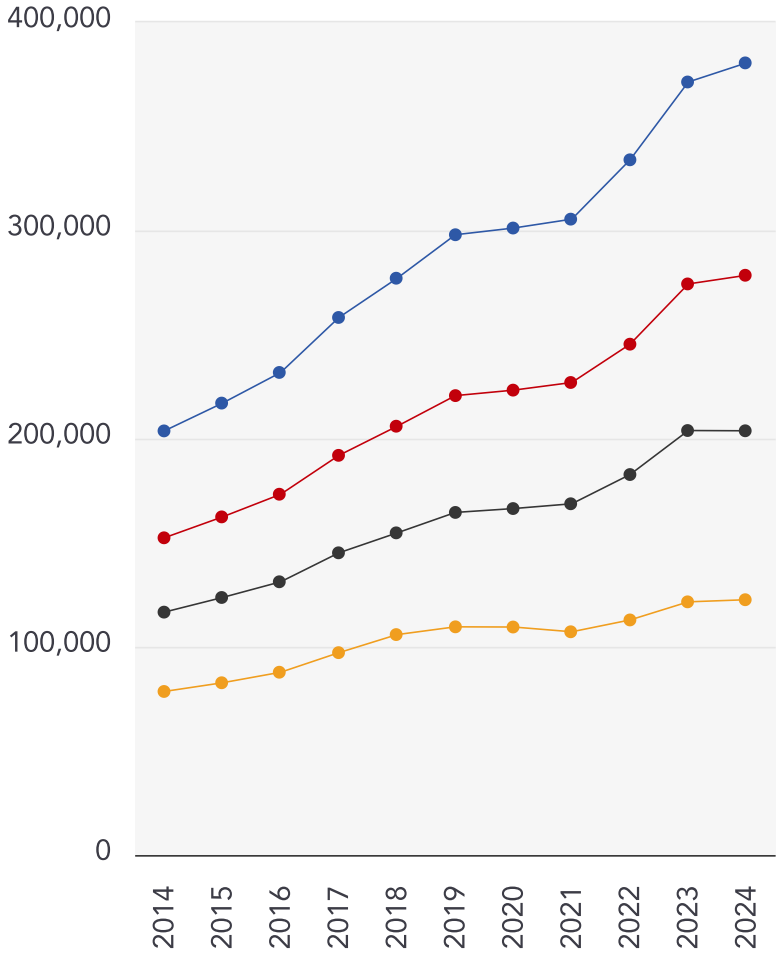
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



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



/walmsleysthewaytomove/



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# Agent Disclaimer



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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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