



See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14<sup>th</sup> February 2024



## DALEWAY ROAD, COVENTRY, CV3

Price Estimate : £380,000

### Walmsley's The Way to Move

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

0330 1180062

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www.walmsleysthewaytomove.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 family home

Driveway & generous South East facing rear gardens

Stylish open plan kitchen dining & family room

Separate front sitting room

Compliant garage conversion to home office/snug/play room

Refitted contemporary bathroom with "his & hers" vanity units

Practical utility room with access to ground floor cloakroom

Close to local schooling & amenities

Finham primary & secondary catchment area

EPC rating C, Total 1198 Sq.Ft / 111 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@walmsteythewaytomove.co.uk or 0330 1180 062***



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	882 ft <sup>2</sup> / 82 m <sup>2</sup>
<b>Plot Area:</b>	0.07 acres
<b>Year Built :</b>	1950-1966
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,076
<b>Title Number:</b>	WK36007
<b>UPRN:</b>	100070638276

<b>Last Sold £/ft<sup>2</sup>:</b>	£359
<b>Price Estimate:</b>	£380,000
<b>Tenure:</b>	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>35</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Daleway Road, CV3

Energy rating

# C

Valid until 30.04.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

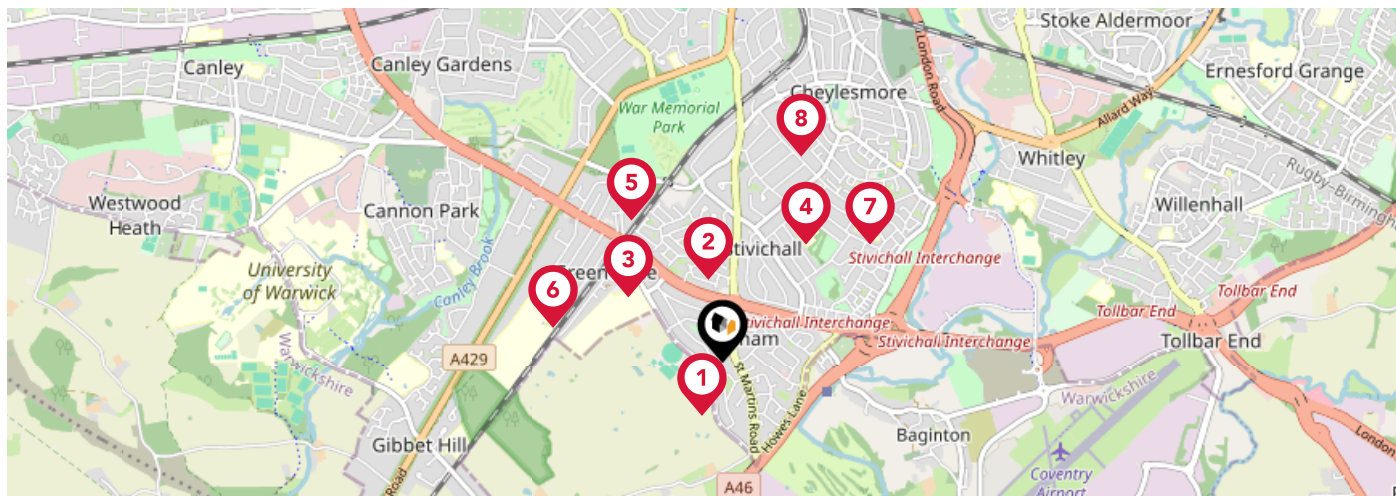


### Additional EPC Data

<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>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very 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 90% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	82 m <sup>2</sup>

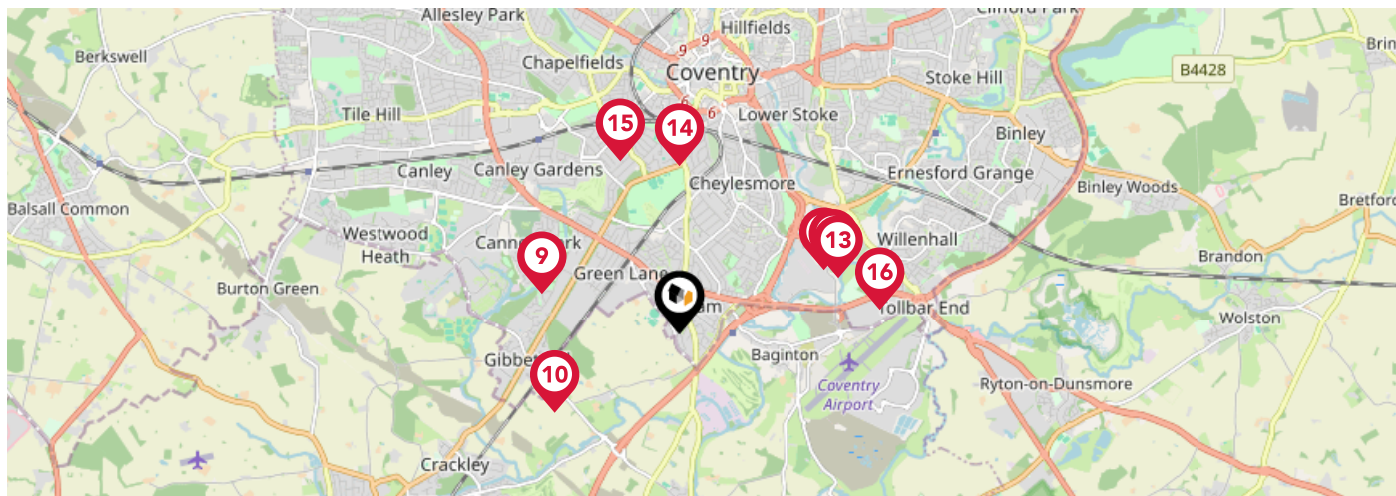


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

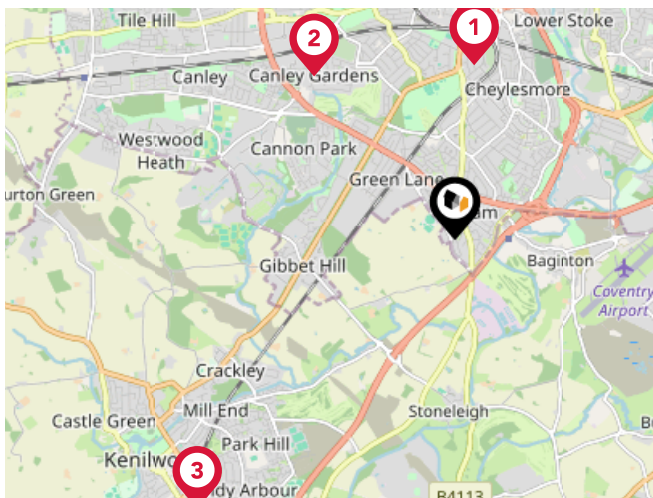
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodfield</b> Ofsted Rating: Inadequate   Pupils: 150   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Academy</b> Ofsted Rating: Inadequate   Pupils: 910   Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 96   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Baginton Fields School</b> Ofsted Rating: Good   Pupils: 115   Distance:1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

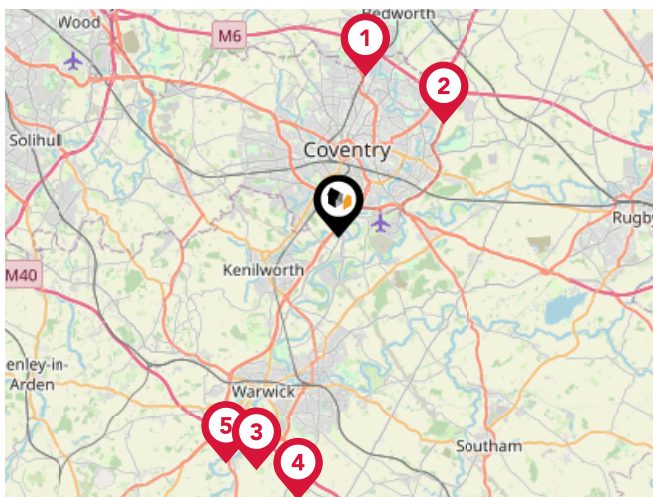
# Area

## Transport (National)



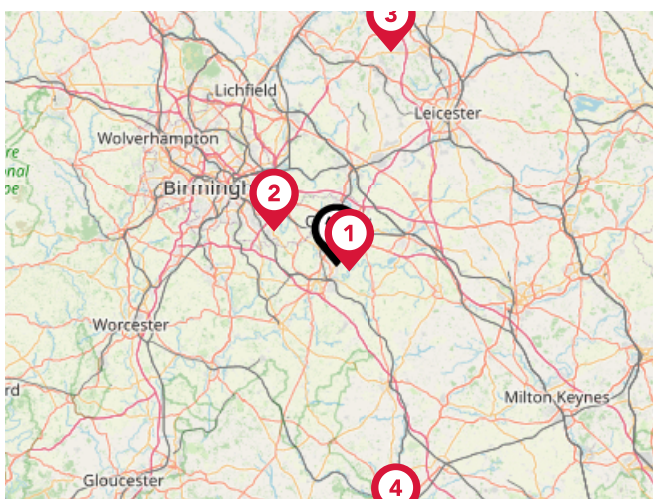
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.6 miles
2	Canley Rail Station	1.95 miles
3	Kenilworth Rail Station	3.37 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.98 miles
2	M6 J2	5.64 miles
3	M40 J14	8.89 miles
4	M40 J13	9.64 miles
5	M40 J15	9.1 miles



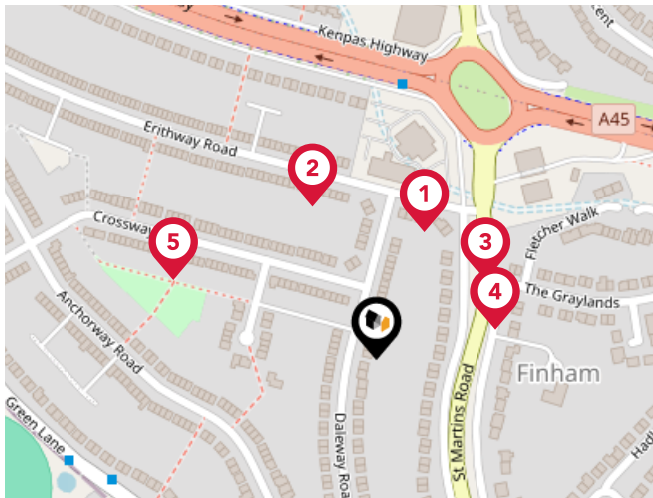
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	1.93 miles
2	Birmingham International Airport	10.41 miles
3	East Midlands Airport	32.04 miles
4	London Oxford Airport	38.69 miles



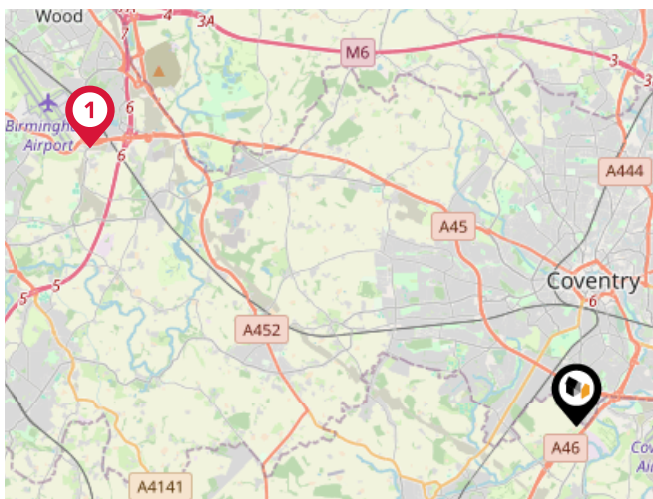
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St Martins Rd	0.08 miles
2	Daleway Rd	0.09 miles
3	Erithway Rd	0.08 miles
4	Erithway Rd	0.07 miles
5	Fosseway Rd	0.12 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.14 miles

# Market Sold in Street



<b>88, Daleway Road, Coventry, CV3 6JE</b>					Terraced House
Last Sold Date:	26/11/2021	15/02/2013	04/12/1998		
Last Sold Price:	£288,000	£161,500	£72,500		
<b>52, Daleway Road, Coventry, CV3 6JE</b>					Semi-detached House
Last Sold Date:	30/06/2021	13/09/2016	11/06/2010		
Last Sold Price:	£318,000	£210,000	£249,500		
<b>94, Daleway Road, Coventry, CV3 6JE</b>					Terraced House
Last Sold Date:	17/08/2020	04/06/2010	29/01/2010		
Last Sold Price:	£286,500	£125,000	£90,000		
<b>38, Daleway Road, Coventry, CV3 6JE</b>					Terraced House
Last Sold Date:	31/01/2020				
Last Sold Price:	£345,000				
<b>82, Daleway Road, Coventry, CV3 6JE</b>					Terraced House
Last Sold Date:	17/12/2019	13/01/2014	21/04/2008	13/12/2002	20/12/2001
Last Sold Price:	£280,000	£169,500	£176,000	£116,500	£88,000
<b>26, Daleway Road, Coventry, CV3 6JE</b>					Semi-detached House
Last Sold Date:	03/01/2019				
Last Sold Price:	£295,500				
<b>6, Daleway Road, Coventry, CV3 6JE</b>					Detached House
Last Sold Date:	18/01/2018				
Last Sold Price:	£455,000				
<b>72, Daleway Road, Coventry, CV3 6JE</b>					Semi-detached House
Last Sold Date:	18/01/2018	11/08/2006			
Last Sold Price:	£330,000	£199,950			
<b>76, Daleway Road, Coventry, CV3 6JE</b>					Semi-detached House
Last Sold Date:	03/08/2017				
Last Sold Price:	£317,000				
<b>18, Daleway Road, Coventry, CV3 6JE</b>					Semi-detached House
Last Sold Date:	28/11/2016				
Last Sold Price:	£270,000				
<b>62, Daleway Road, Coventry, CV3 6JE</b>					Semi-detached House
Last Sold Date:	17/10/2014	23/08/2013	16/05/2011		
Last Sold Price:	£302,000	£282,500	£248,500		
<b>92, Daleway Road, Coventry, CV3 6JE</b>					Terraced House
Last Sold Date:	05/09/2014				
Last Sold Price:	£184,000				

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

# Market Sold in Street



<b>42, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House	
Last Sold Date:	28/10/2013	
Last Sold Price:	£125,000	
<b>8, Daleway Road, Coventry, CV3 6JE</b>	Detached House	
Last Sold Date:	20/04/2012	
Last Sold Price:	£330,000	
<b>78, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House	
Last Sold Date:	11/11/2011	15/09/1995
Last Sold Price:	£224,500	£58,500
<b>20, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House	
Last Sold Date:	19/08/2011	
Last Sold Price:	£210,000	
<b>32, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House	
Last Sold Date:	15/04/2011	
Last Sold Price:	£210,000	
<b>16, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House	
Last Sold Date:	14/09/2007	
Last Sold Price:	£242,000	
<b>40, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House	
Last Sold Date:	10/07/2007	04/04/1996
Last Sold Price:	£280,000	£85,000
<b>54, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House	
Last Sold Date:	18/08/2006	28/07/2000
Last Sold Price:	£205,000	£103,500
<b>90, Daleway Road, Coventry, CV3 6JE</b>	Terraced House	
Last Sold Date:	23/06/2006	
Last Sold Price:	£153,000	
<b>74, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House	
Last Sold Date:	27/04/2005	
Last Sold Price:	£215,000	
<b>12, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House	
Last Sold Date:	30/04/2004	
Last Sold Price:	£195,000	
<b>86, Daleway Road, Coventry, CV3 6JE</b>	Terraced House	
Last Sold Date:	12/04/2002	
Last Sold Price:	£87,000	

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

# Market Sold in Street



<b>100, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House
Last Sold Date: 16/10/2001	
Last Sold Price: £95,000	
<b>84, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House
Last Sold Date: 04/05/2001   01/04/1999	
Last Sold Price: £78,000   £63,000	
<b>70, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House
Last Sold Date: 05/04/2001	
Last Sold Price: £129,200	
<b>96, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House
Last Sold Date: 25/02/2000	
Last Sold Price: £52,500	
<b>80, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House
Last Sold Date: 31/01/1997	
Last Sold Price: £69,500	
<b>28, Daleway Road, Coventry, CV3 6JE</b>	Terraced House
Last Sold Date: 18/11/1996	
Last Sold Price: £82,500	
<b>30, Daleway Road, Coventry, CV3 6JE</b>	Semi-detached House
Last Sold Date: 31/05/1996	
Last Sold Price: £72,950	

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

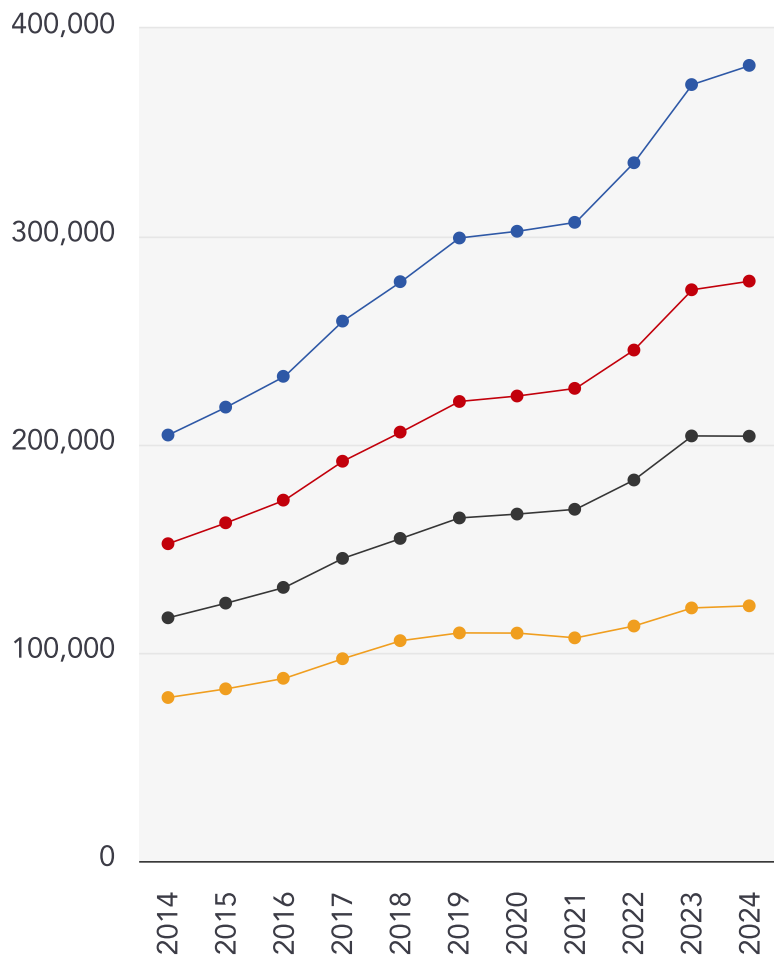


# Market

## 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



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# Agent Disclaimer



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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.

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.

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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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