



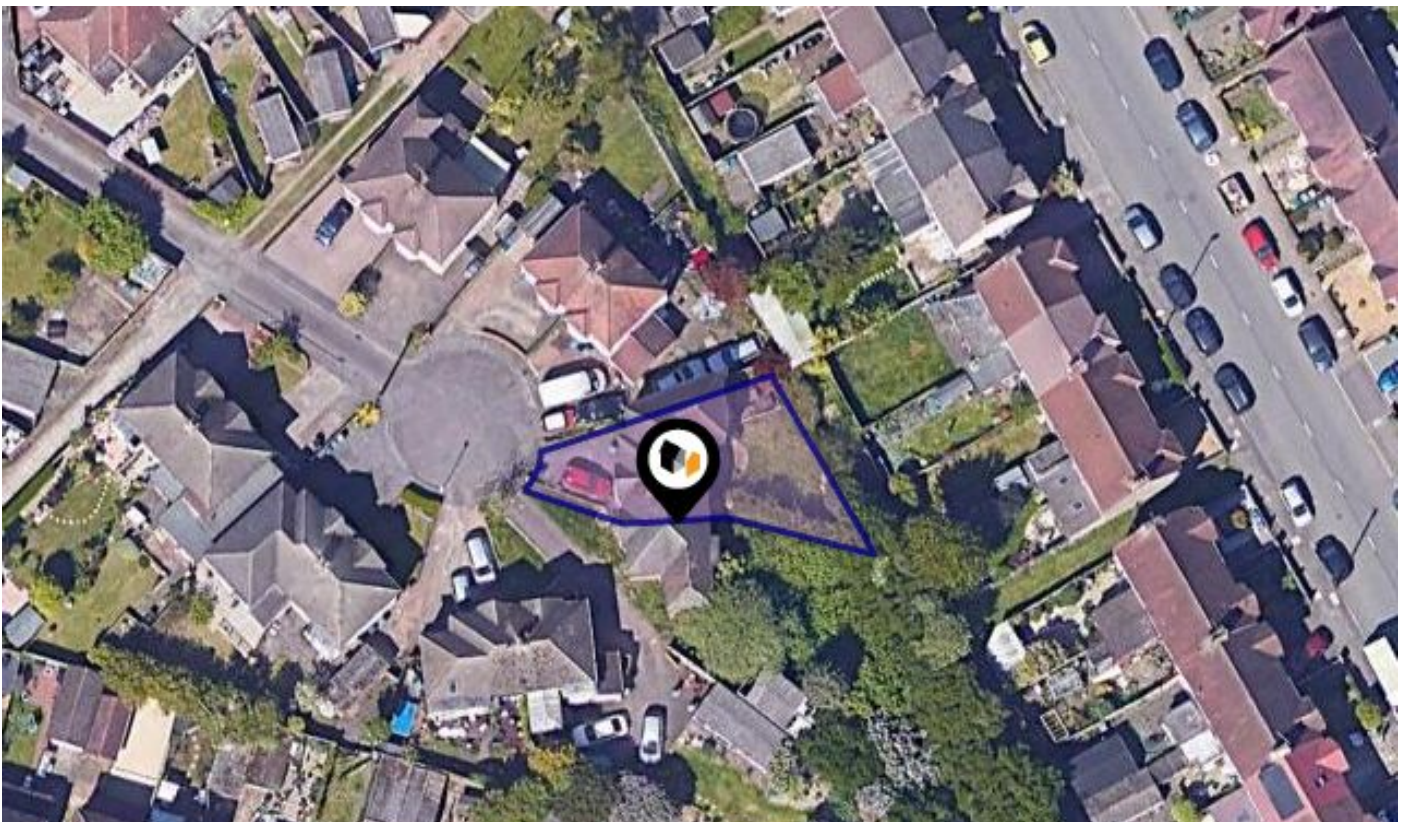
See More Online

Buyers and interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th April 2024



BARONS CROFT, COVENTRY, CV3

Price Estimate : £320,000

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



Dear Buyers and interested parties

Your property details in brief.....

A substantial four bedroom semi detached & extended family home

Wide driveway & generous South East facing gardens

Impressive kitchen dining and family room with doors to gardens

En-suite shower room and spacious, 4 piece family bathroom

Separate sitting dining room with bay windows

Delightful cul de sac location close to City, schooling & train station

Spacious yet with even greater further potential

EPC (reordered), Total Approx 1315 Sq.Ft or 122 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@walmsleysthe way to move.co.uk or 0330 1180 062

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,420 ft ² / 132 m ²
Plot Area:	0.06 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£2,041
Title Number:	WM425366
UPRN:	100070616742

Last Sold £/ft²:	£152
Price Estimate:	£320,000
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)

16 mb/s	44 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *9, Barons Croft, Coventry, CV3 5GQ*

Reference - FUL/2013/2140	
Decision:	APPROVED
Date:	15th October 2013
Description:	Two storey side and rear extension

Property EPC - Certificate



Barons Croft, CV3

Energy rating

D

Valid until 15.09.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

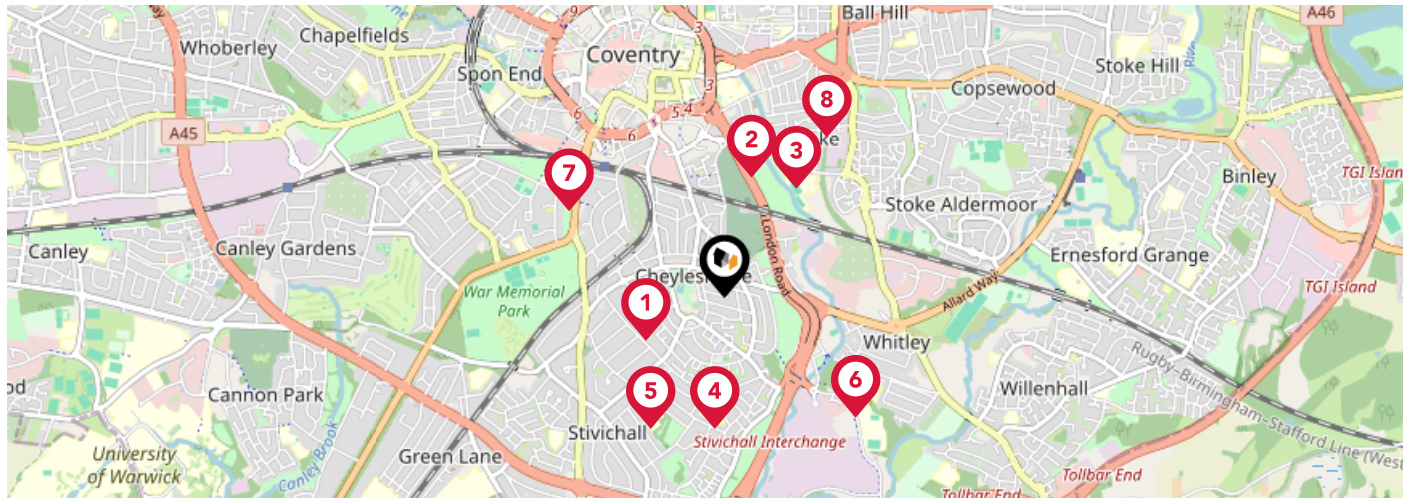
EPC - Additional Data



Additional EPC Data

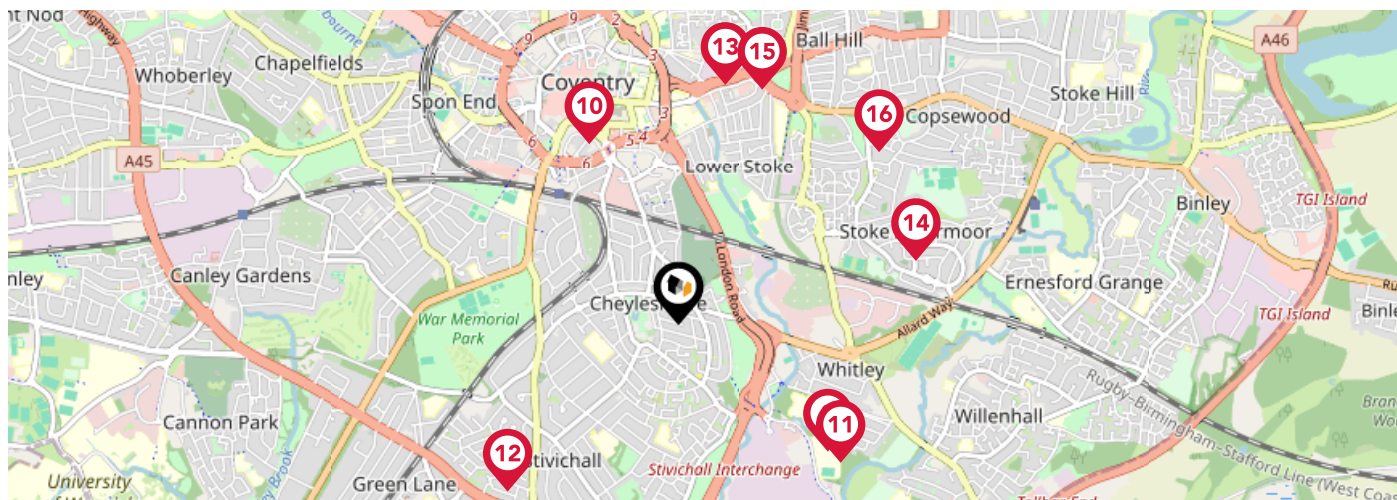
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	132 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1634 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Howes Community Primary School Ofsted Rating: Good Pupils: 159 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitley Academy Ofsted Rating: Inadequate Pupils: 910 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Gosford Park Primary School Ofsted Rating: Requires Improvement Pupils: 428 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

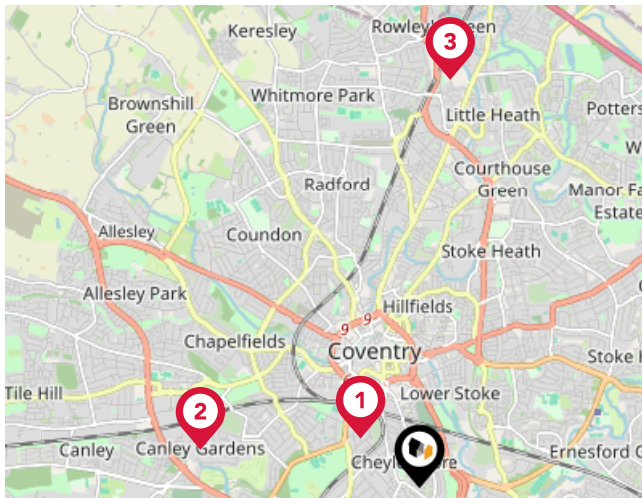
Area Schools



		Nursery	Primary	Secondary	College	Private
	Tiverton School Ofsted Rating: Good Pupils: 96 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 383 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southfields Primary School Ofsted Rating: Good Pupils: 398 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aldermoor Farm Primary School Ofsted Rating: Requires Improvement Pupils: 558 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Summit School Ofsted Rating: Not Rated Pupils:0 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pattison College Ofsted Rating: Not Rated Pupils: 119 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

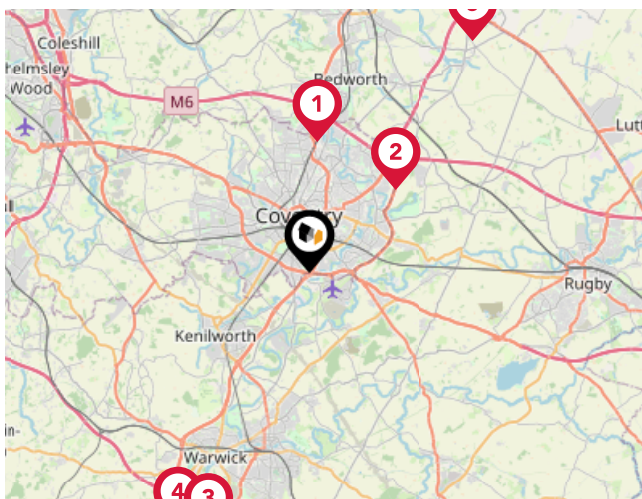
Area

Transport (National)



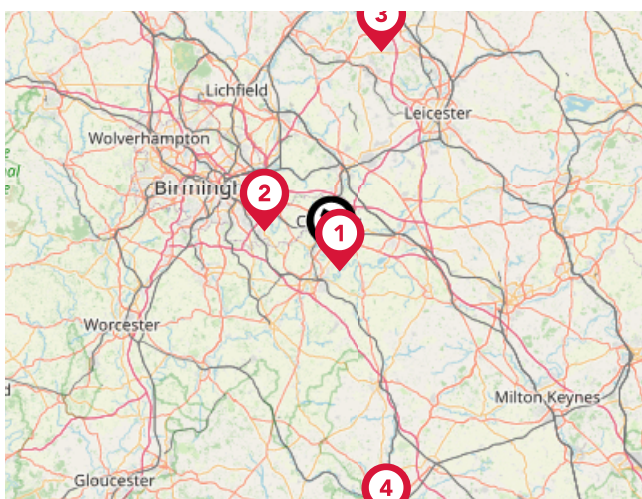
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.71 miles
2	Canley Rail Station	2.01 miles
3	Coventry Arena Rail Station	3.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.77 miles
2	M6 J2	4.33 miles
3	M40 J14	10.2 miles
4	M40 J15	10.43 miles
5	M69 J1	10.23 miles

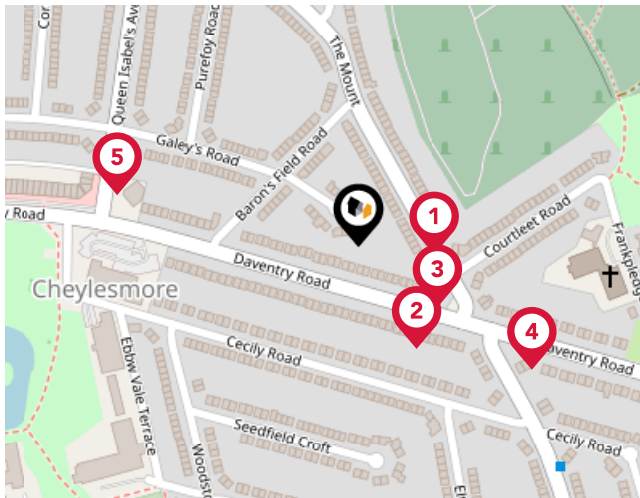


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.12 miles
2	Birmingham International Airport	10.55 miles
3	East Midlands Airport	30.77 miles
4	London Oxford Airport	39.65 miles

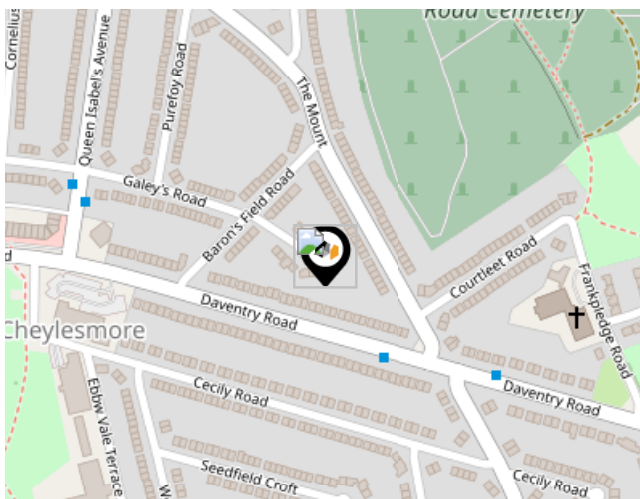
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Courtleet Rd	0.04 miles
2	The Mount	0.07 miles
3	Courtleet Rd	0.06 miles
4	The Mount	0.12 miles
5	Daventry Rd	0.14 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.28 miles

Market Sold in Street



5, Barons Croft, Coventry, CV3 5GQ					Semi-detached House
Last Sold Date:	21/04/2023	16/07/2009			
Last Sold Price:	£183,500	£62,500			
6, Barons Croft, Coventry, CV3 5GQ					Semi-detached House
Last Sold Date:	29/07/2022	07/02/2014	24/07/2009	08/09/2006	
Last Sold Price:	£315,000	£230,000	£220,000	£150,000	
8, Barons Croft, Coventry, CV3 5GQ					Terraced House
Last Sold Date:	22/01/2021				
Last Sold Price:	£205,000				
9, Barons Croft, Coventry, CV3 5GQ					Semi-detached House
Last Sold Date:	19/08/2016	05/03/1999	18/12/1998		
Last Sold Price:	£216,000	£71,500	£76,125		
3, Barons Croft, Coventry, CV3 5GQ					Semi-detached House
Last Sold Date:	26/01/2015	06/09/2013	22/07/2005		
Last Sold Price:	£178,000	£161,500	£140,000		
1, Barons Croft, Coventry, CV3 5GQ					Semi-detached House
Last Sold Date:	30/06/2010	08/03/1996			
Last Sold Price:	£176,000	£40,000			
10, Barons Croft, Coventry, CV3 5GQ					Semi-detached House
Last Sold Date:	26/04/2010	08/05/1998	30/11/1995		
Last Sold Price:	£195,000	£56,000	£44,000		
7, Barons Croft, Coventry, CV3 5GQ					Semi-detached House
Last Sold Date:	20/12/2006	16/04/2004			
Last Sold Price:	£166,000	£131,000			
4, Barons Croft, Coventry, CV3 5GQ					Semi-detached House
Last Sold Date:	23/12/2005	21/03/2003			
Last Sold Price:	£200,000	£135,000			
12, Barons Croft, Coventry, CV3 5GQ					Semi-detached House
Last Sold Date:	30/07/2004				
Last Sold Price:	£170,000				

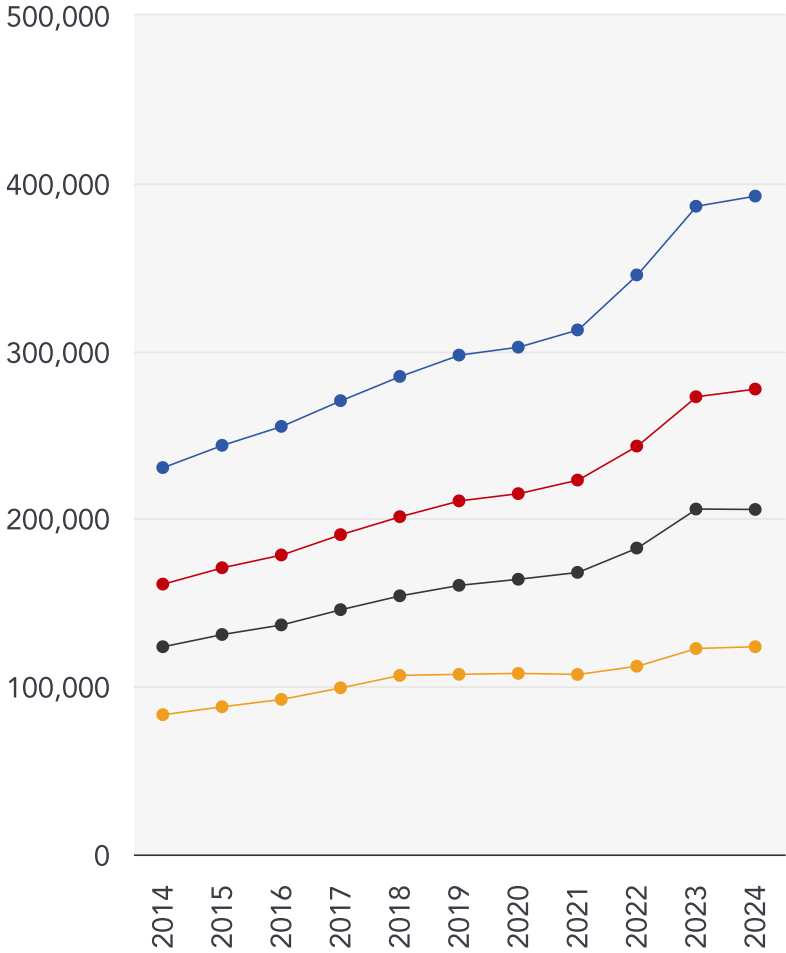
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

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



Important - Please Read

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