



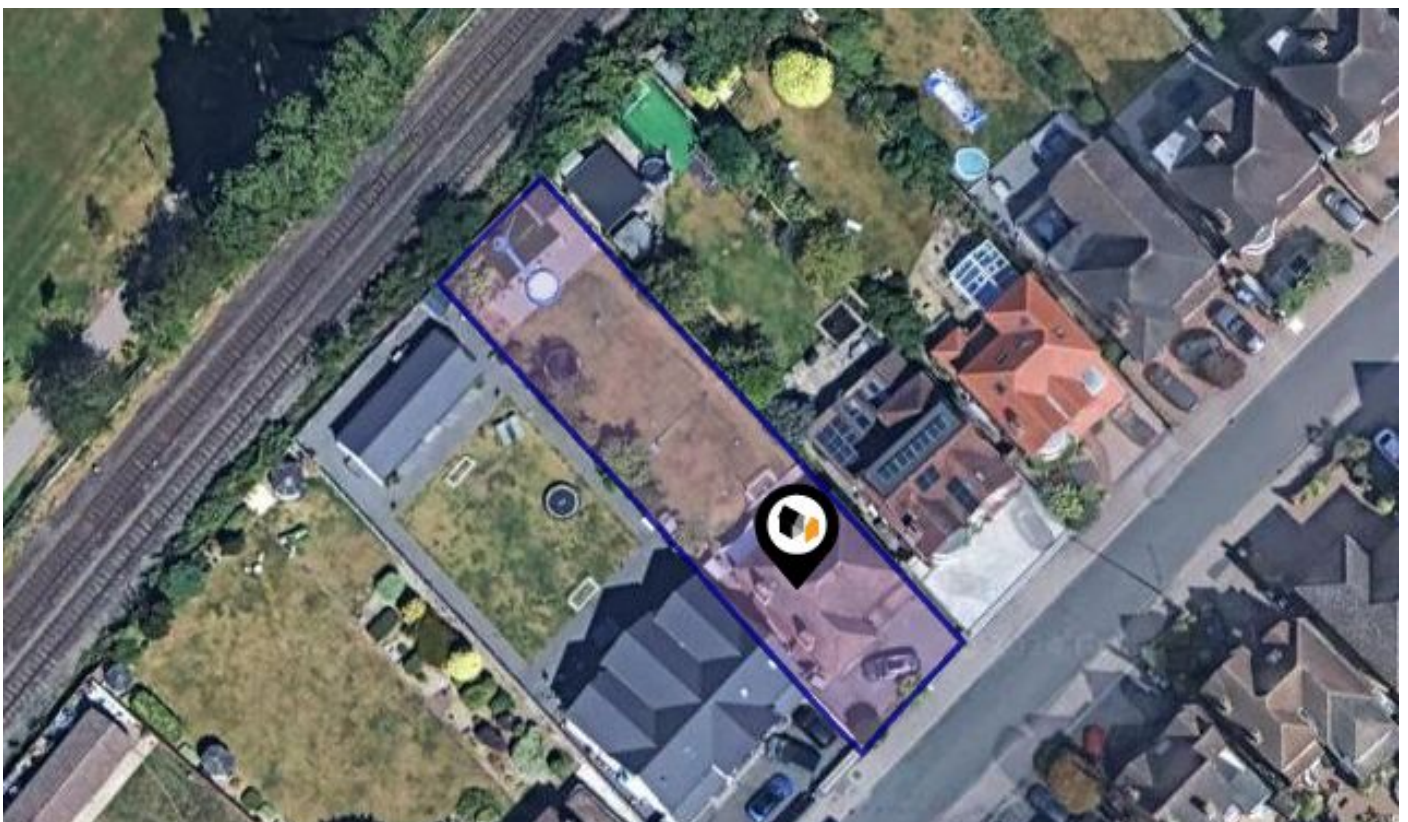
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13<sup>th</sup> January 2025



## ARMORIAL ROAD, COVENTRY, CV3

OIRO : £795,000

### Walmsley's The Way to Move

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

0330 1180062

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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, detached, four double bedroom home overlooking the War Memorial Park

Two sitting rooms with interconnecting French doors

Kitchen breakfast room overlooking West facing gardens

Modern ground floor shower room & first floor bathroom

Welcoming entrance hallway & grand 1st floor landing

Generous driveway & integral single garage

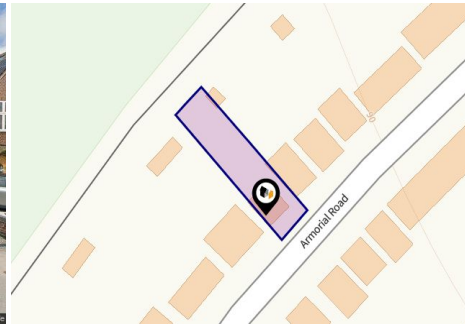
Ideal South Coventry locale near well regarded schooling & amenities

EPC Ordered, Total 1873 Sq.Ft or 174 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@walmsleythewaytomove.co.uk or 0330 1180 062***



## Property

<b>Type:</b>	Detached	<b>OIRO:</b>	£795,000
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,873 ft <sup>2</sup> / 174 m <sup>2</sup>		
<b>Plot Area:</b>	0.16 acres		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,826		
<b>Title Number:</b>	WK127569		

## Local Area

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

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

<b>13</b> mb/s	<b>38</b> mb/s	<b>1000</b> mb/s

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


### Satellite/Fibre TV Availability:


# Property EPC - Certificate



Armorial Road, COVENTRY, CV3

Energy rating

**F**

Valid until 18.04.2018

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	36   <b>F</b>	
1-20	<b>G</b>		

# Property

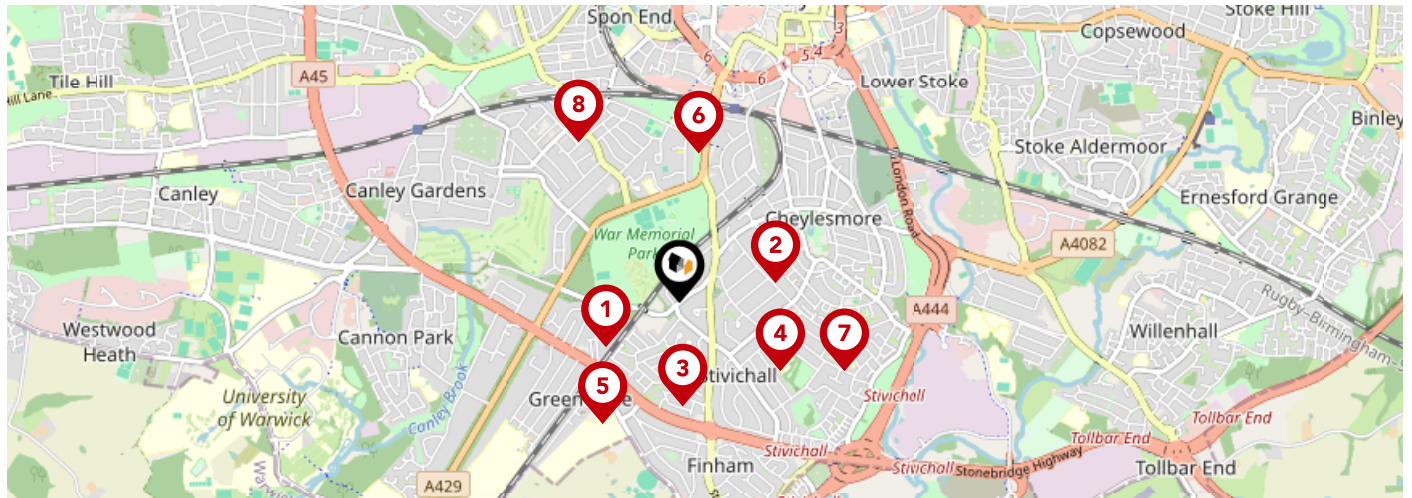
## EPC - Additional Data



### Additional EPC Data

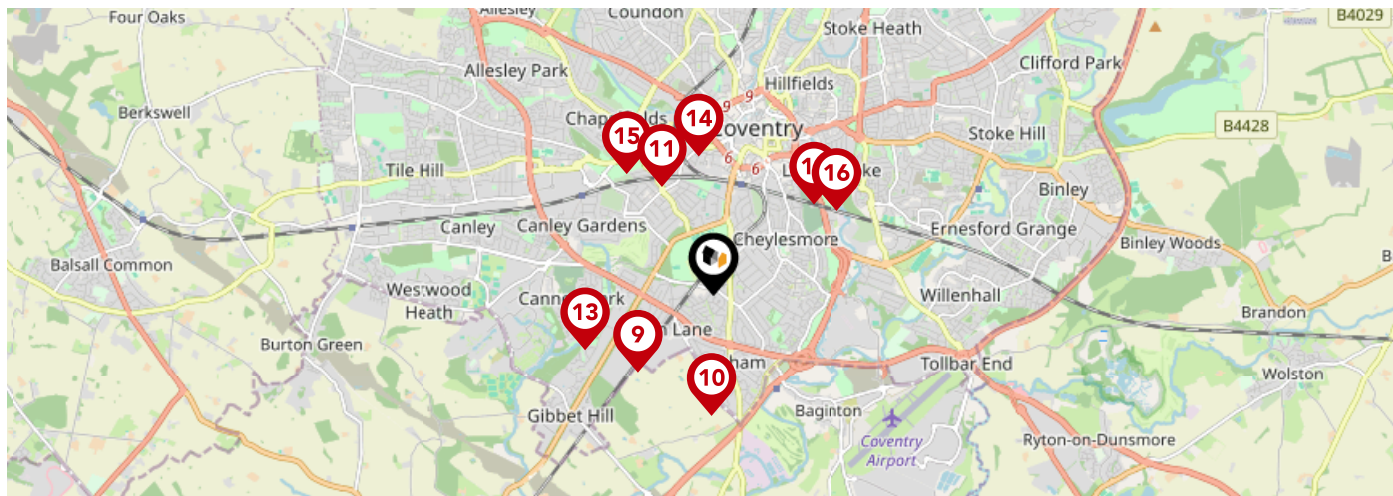
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Single glazed
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	182 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.68	<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: Requires improvement   Pupils: 177   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

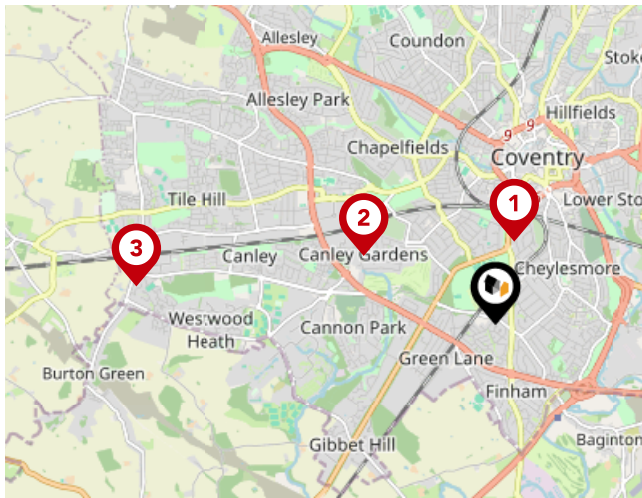
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 1140   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1724   Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

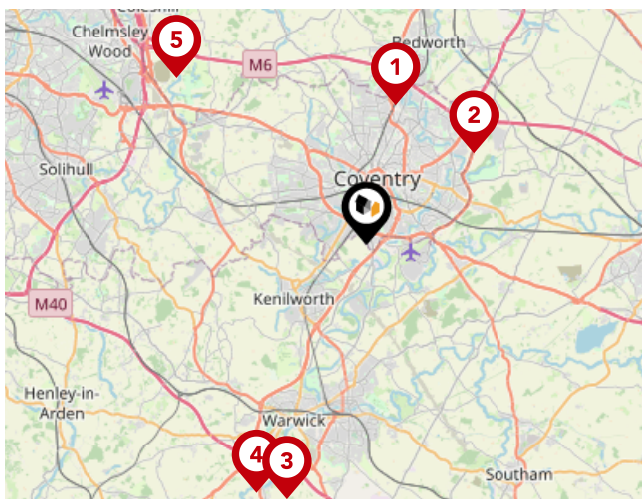
# Area

## Transport (National)



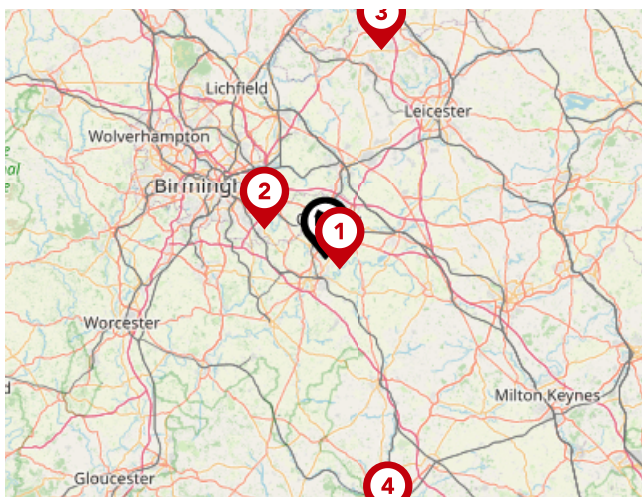
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.78 miles
2	Canley Rail Station	1.34 miles
3	Tile Hill Rail Station	3.27 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.16 miles
2	M6 J2	5.11 miles
3	M40 J14	9.67 miles
4	M40 J15	9.84 miles
5	M6 J3A	9.14 miles



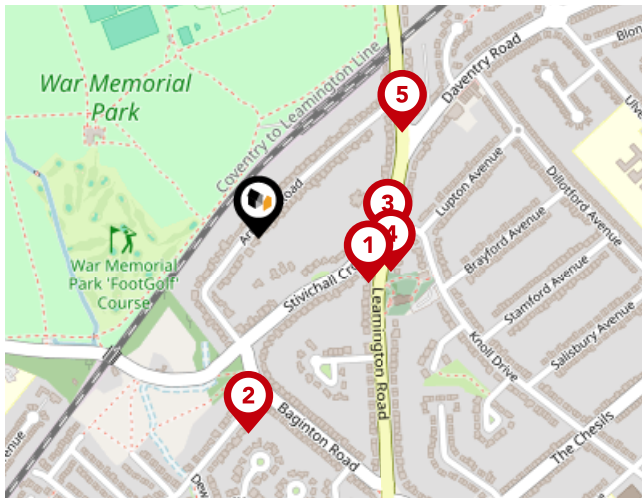
### Airports/Helipads

Pin	Name	Distance
1	Baginton	2.43 miles
2	Birmingham Airport	9.94 miles
3	East Mids Airport	31.21 miles
4	Kidlington	39.62 miles



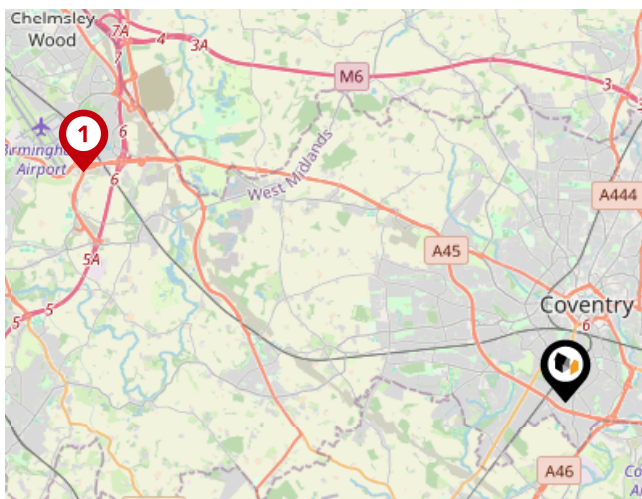
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Leamington Road	0.13 miles
2	Dewsbury Avenue	0.22 miles
3	St James Church	0.15 miles
4	St James Church	0.16 miles
5	Armorial Rd	0.2 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.67 miles

# Market Sold in Street



<b>90, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 28/06/2021	
Last Sold Price: £650,000	
<b>22, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 14/06/2019   04/08/2014	
Last Sold Price: £700,000   £450,000	
<b>54, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 12/10/2018	
Last Sold Price: £530,000	
<b>20, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 31/05/2018	
Last Sold Price: £530,000	
<b>90a, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 27/11/2015   08/02/2010	
Last Sold Price: £499,950   £280,000	
<b>38, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 27/03/2015   19/09/2002	
Last Sold Price: £420,000   £340,000	
<b>32, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 18/12/2013   01/10/2004   08/12/1995	
Last Sold Price: £418,500   £380,000   £138,000	
<b>50, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 12/12/2013   28/06/1996	
Last Sold Price: £475,000   £137,000	
<b>78, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 26/10/2012	
Last Sold Price: £370,000	
<b>58, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 28/02/2012	
Last Sold Price: £380,000	
<b>84, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 06/10/2011	
Last Sold Price: £330,000	
<b>62, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 01/04/2011	
Last Sold Price: £415,000	

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

# Market Sold in Street



<b>8, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 11/01/2010	
Last Sold Price: £350,000	
<b>52, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 19/09/2008	
Last Sold Price: £397,000	
<b>18, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 16/05/2007	
Last Sold Price: £400,000	
<b>46, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 11/05/2007	
Last Sold Price: £450,000	
<b>74, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 06/10/2006	
Last Sold Price: £500,000	
<b>12, Armorial Road, Coventry, CV3 6GJ</b>	Semi-detached House
Last Sold Date: 08/03/2005	
Last Sold Price: £356,500	
<b>56, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 17/09/2004	
Last Sold Price: £400,000	
<b>44, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 28/05/2004   08/12/1995	
Last Sold Price: £388,000   £137,500	
<b>10, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 26/04/2004	
Last Sold Price: £365,000	
<b>28, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 06/02/2004	
Last Sold Price: £340,000	
<b>94, Armorial Road, Coventry, CV3 6GJ</b>	Semi-detached House
Last Sold Date: 31/10/2001	
Last Sold Price: £210,000	
<b>82, Armorial Road, Coventry, CV3 6GJ</b>	Detached House
Last Sold Date: 03/04/2001	
Last Sold Price: £250,000	

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

# Market Sold in Street



<b>6, Armorial Road, Coventry, CV3 6GJ</b>		Detached House
Last Sold Date:	04/04/1996	
Last Sold Price:	£146,000	
<b>66, Armorial Road, Coventry, CV3 6GJ</b>		Detached House
Last Sold Date:	04/04/1995	
Last Sold Price:	£163,000	

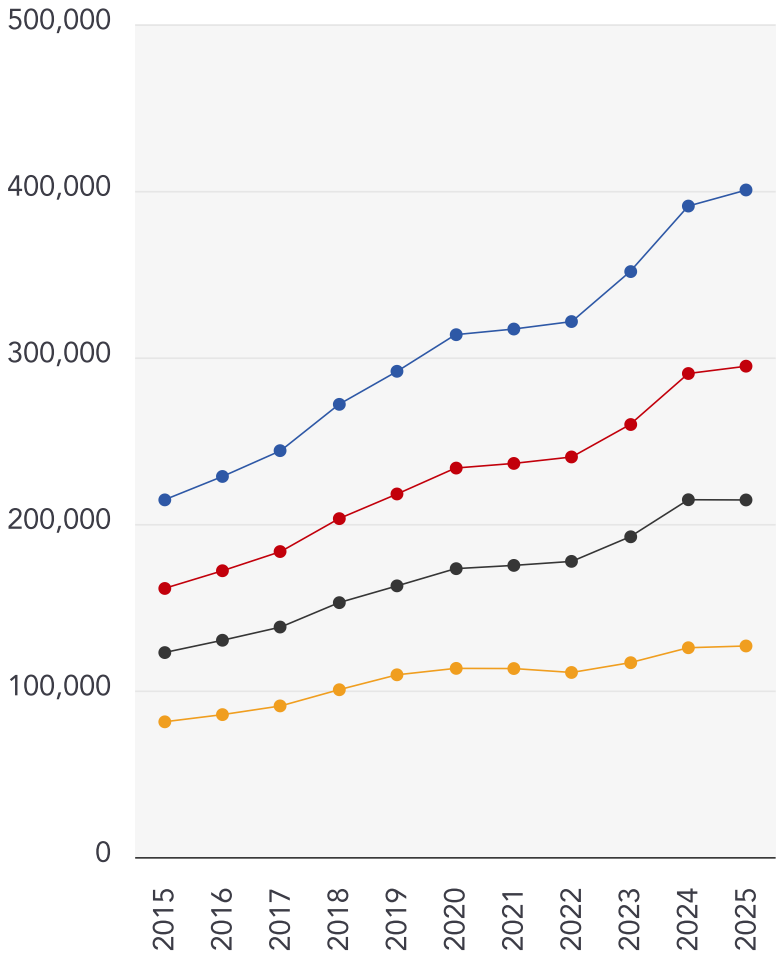
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



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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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