



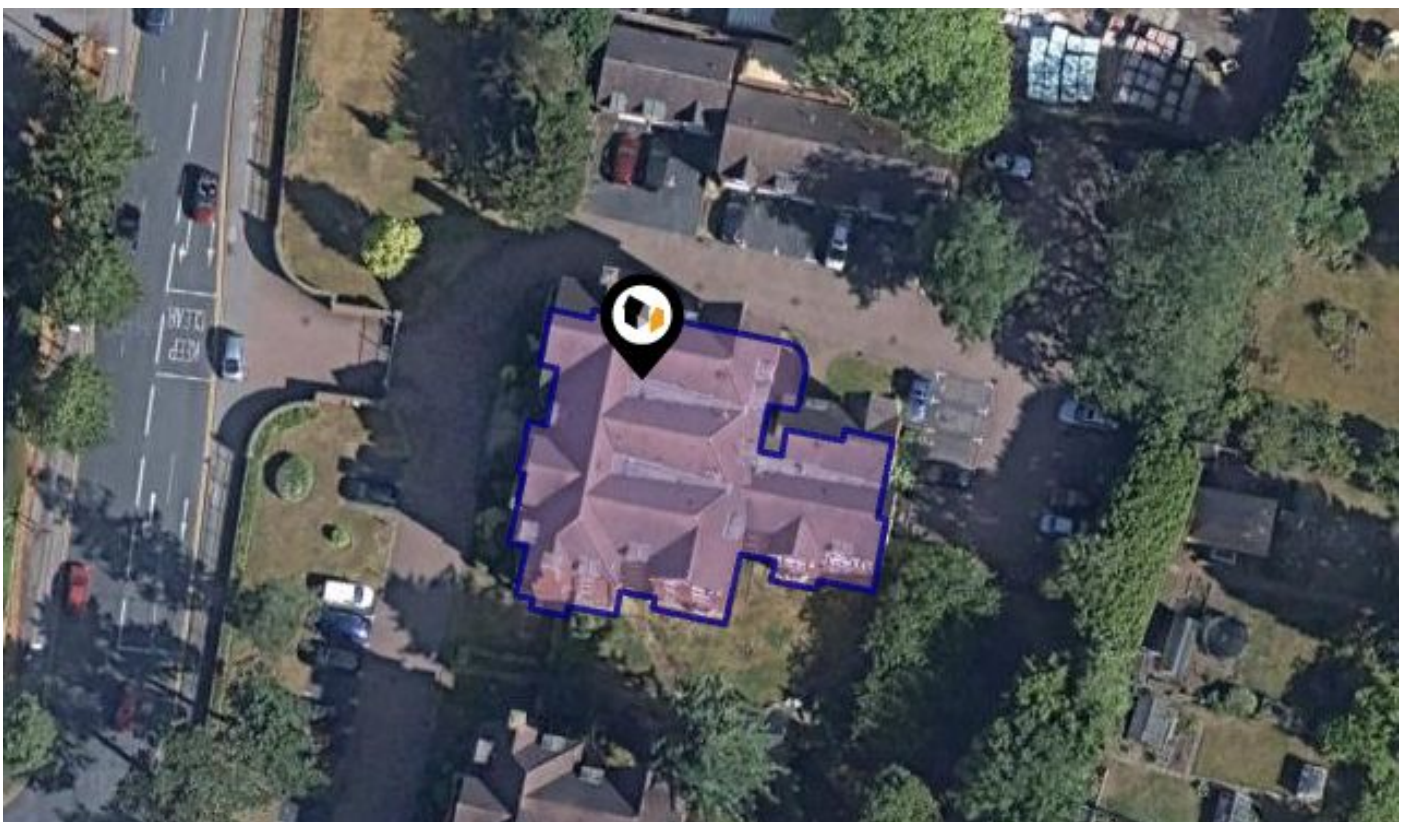
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 24th January 2025



SEYMOUR HOUSE, WARWICK ROAD, COVENTRY, CV3

Price Estimate : £190,000

Walmsley's The Way to Move

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

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Introduction

Our Comments



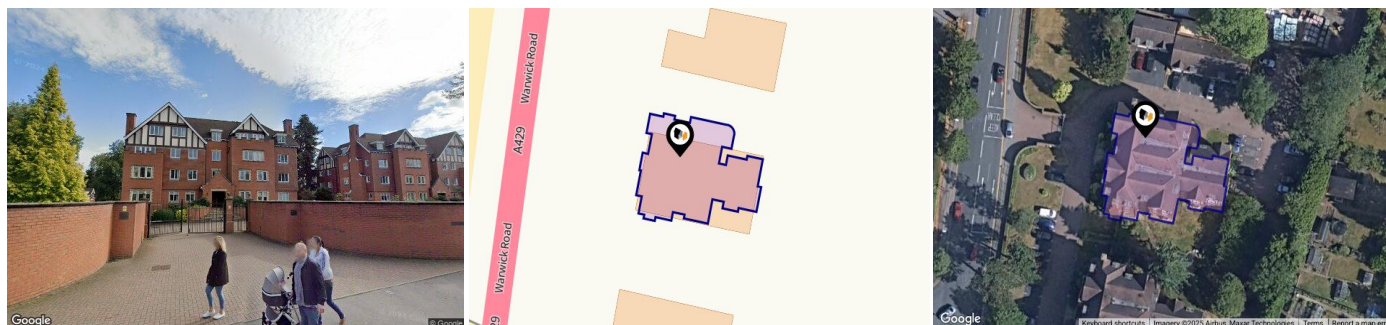
Dear Buyers & Interested Parties

Your property details in brief.....

A stylish & spacious one bedroom ensuite apartment
1st floor apartment within well maintained modern development
South Coventry locale near Train Station, City centre & Memorial Park
Stunning sitting room with French doors & leafy views
Ensuite bathroom with shower above & separate guest cloakroom
Comprehensively fitted kitchen with attractive outlook
Gated entry, allocated parking & fine communal gardens
EPC rating C, Total 613 Sq.Ft or 57 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

Type:	Flat / Maisonette	Price Estimate:	£190,000
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	613 ft ² / 57 m ²	Start Date:	28/09/2000
Plot Area:	0.15 acres	End Date:	01/06/2999
Year Built :	2000	Lease Term:	999 years from 1 June 2000
Council Tax :	Band C	Term Remaining:	974 years
Annual Estimate:	£2,041		
Title Number:	WM734303		

Local Area

Local Authority:	Coventry
Conservation Area:	Kenilworth Road
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	43 mb/s	1000 mb/s

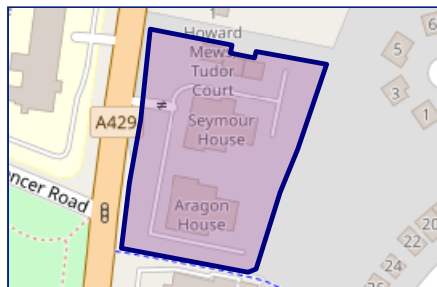
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

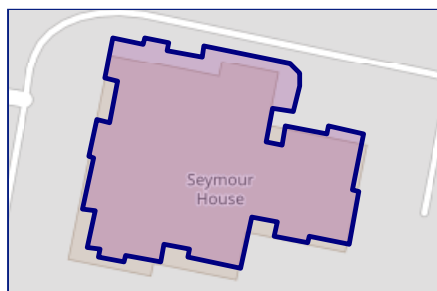


Freehold Title Plan



WM455810

Leasehold Title Plan



WM734303

Start Date: 28/09/2000
End Date: 01/06/2999
Lease Term: 999 years from 1 June 2000
Term Remaining: 974 years

Property EPC - Certificate



Warwick Road, COVENTRY, CV3

Energy rating

C

Valid until 24.09.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

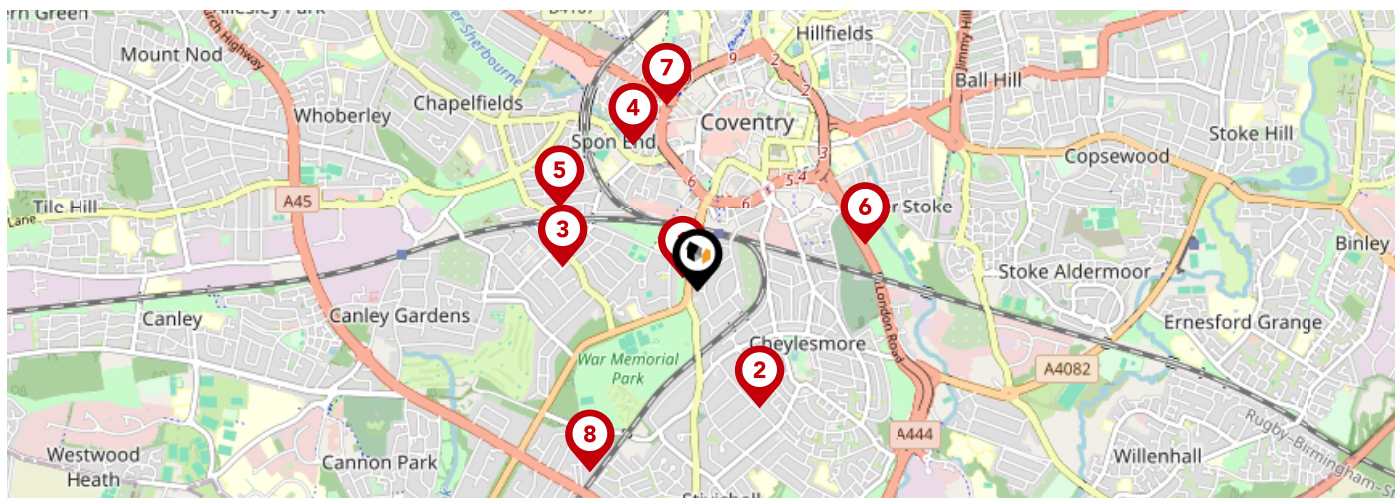
EPC - Additional Data



Additional EPC Data

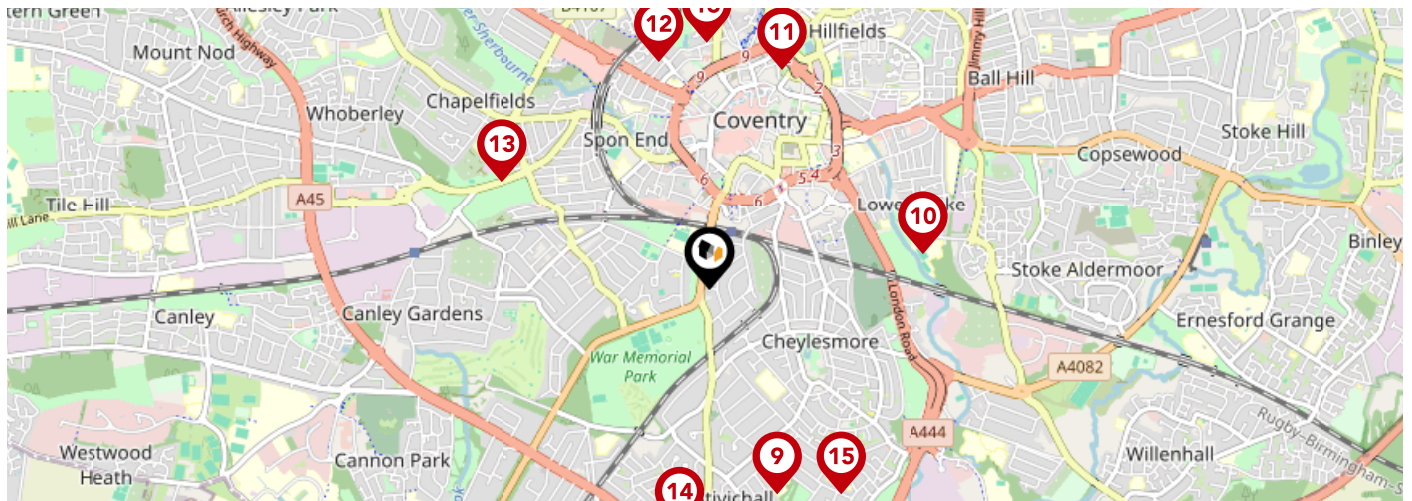
Property Type:	Mid-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	57 m ²

Area Schools



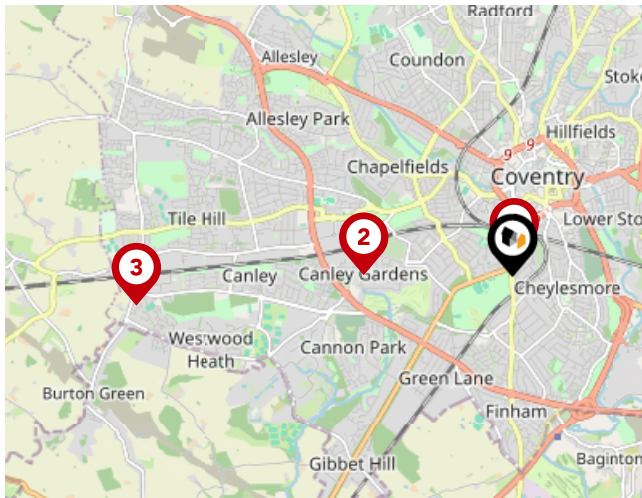
		Nursery	Primary	Secondary	College	Private
1	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



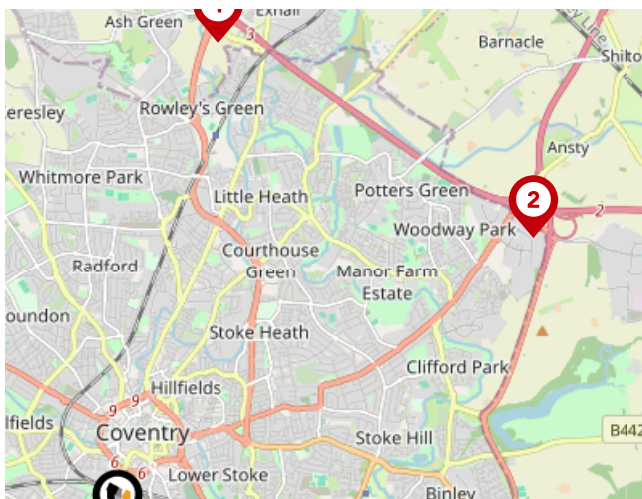
		Nursery	Primary	Secondary	College	Private
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



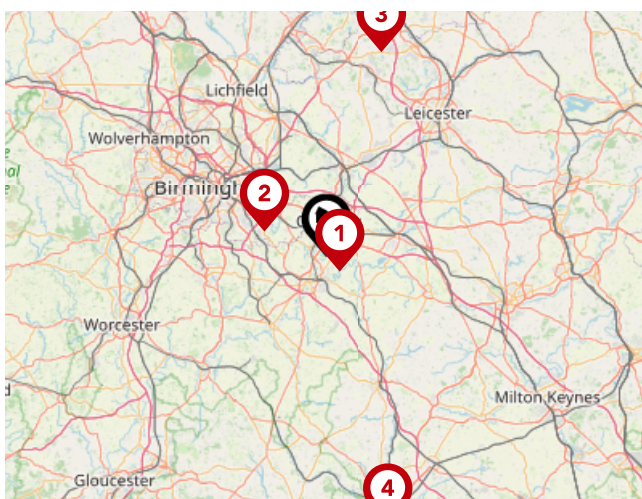
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.15 miles
2	Canley Rail Station	1.34 miles
3	Tile Hill Rail Station	3.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.52 miles
2	M6 J2	4.62 miles
3	M40 J14	10.3 miles
4	M6 J3A	8.87 miles
5	M69 J1	10.35 miles

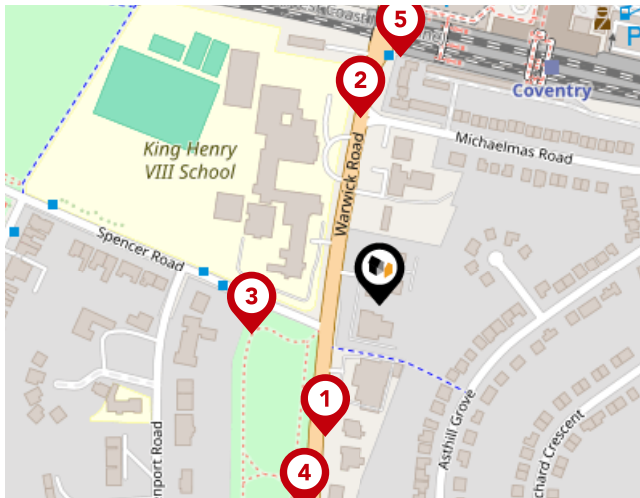


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.77 miles
2	Birmingham Airport	9.83 miles
3	East Mids Airport	30.58 miles
4	Kidlington	40.19 miles

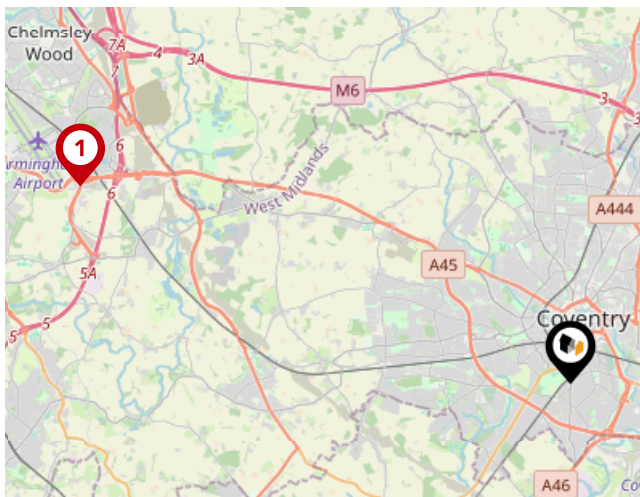
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Top Green Park	0.08 miles
2	Rail Station Bridge	0.11 miles
3	King Henry VIII School	0.07 miles
4	Top Green Park	0.12 miles
5	Rail Station Bridge	0.14 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.56 miles

Market Sold in Street



Flat 12, Seymour House, Warwick Road, Coventry, CV3 6TY				Flat-maisonette House
Last Sold Date:	14/02/2024	23/09/2016	11/12/2000	
Last Sold Price:	£220,000	£236,000	£145,995	
Flat 10, Seymour House, Warwick Road, Coventry, CV3 6TY				Flat-maisonette House
Last Sold Date:	17/03/2023	18/06/2004	19/03/2003	01/09/2000
Last Sold Price:	£240,000	£210,000	£175,000	£157,000
Flat 20, Seymour House, Warwick Road, Coventry, CV3 6TY				Flat-maisonette House
Last Sold Date:	31/03/2022	16/12/2004	08/12/2000	
Last Sold Price:	£250,000	£199,000	£142,995	
Flat 9, Seymour House, Warwick Road, Coventry, CV3 6TY				Flat-maisonette House
Last Sold Date:	17/10/2018	30/08/2013	25/10/2000	
Last Sold Price:	£231,000	£187,000	£141,995	
Flat 11, Seymour House, Warwick Road, Coventry, CV3 6TY				Flat-maisonette House
Last Sold Date:	11/01/2018	04/12/2000		
Last Sold Price:	£250,000	£173,995		
Flat 24, Seymour House, Warwick Road, Coventry, CV3 6TY				Flat-maisonette House
Last Sold Date:	31/03/2016	27/10/2006	21/12/2000	
Last Sold Price:	£195,000	£195,000	£137,995	
Flat 16, Seymour House, Warwick Road, Coventry, CV3 6TY				Flat-maisonette House
Last Sold Date:	27/02/2015	18/06/2010	30/09/2005	31/10/2000
Last Sold Price:	£200,000	£195,000	£190,000	£140,995
Flat 6, Seymour House, Warwick Road, Coventry, CV3 6TY				Flat-maisonette House
Last Sold Date:	15/05/2013	07/06/2002	07/12/2000	
Last Sold Price:	£163,000	£145,000	£124,000	
Flat 18, Seymour House, Warwick Road, Coventry, CV3 6TY				Flat-maisonette House
Last Sold Date:	27/03/2013	07/12/2007	23/02/2001	
Last Sold Price:	£239,950	£255,000	£162,000	
Flat 8, Seymour House, Warwick Road, Coventry, CV3 6TY				Flat-maisonette House
Last Sold Date:	21/12/2011	16/12/2001	29/09/2000	
Last Sold Price:	£137,500	£115,000	£80,700	
Flat 17, Seymour House, Warwick Road, Coventry, CV3 6TY				Flat-maisonette House
Last Sold Date:	21/12/2011	15/12/2000		
Last Sold Price:	£202,000	£157,500		
Flat 3, Seymour House, Warwick Road, Coventry, CV3 6TY				Flat-maisonette House
Last Sold Date:	02/03/2010	28/03/2008	08/12/2000	
Last Sold Price:	£125,000	£120,000	£105,000	

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

Market Sold in Street



Flat 21, Seymour House, Warwick Road, Coventry, CV3 6TY					Flat-maisonette House
Last Sold Date:	23/05/2008	30/06/2006	28/02/2003	20/12/2000	
Last Sold Price:	£227,000	£200,000	£193,000	£160,995	
Flat 7, Seymour House, Warwick Road, Coventry, CV3 6TY					Flat-maisonette House
Last Sold Date:	10/11/2006	29/09/2000			
Last Sold Price:	£129,000	£69,300			
Flat 4, Seymour House, Warwick Road, Coventry, CV3 6TY					Flat-maisonette House
Last Sold Date:	16/01/2004	08/02/2001			
Last Sold Price:	£165,000	£115,000			
Flat 1, Seymour House, Warwick Road, Coventry, CV3 6TY					Flat-maisonette House
Last Sold Date:	28/03/2002	04/12/2000			
Last Sold Price:	£140,000	£144,995			
Flat 22, Seymour House, Warwick Road, Coventry, CV3 6TY					Flat-maisonette House
Last Sold Date:	01/02/2002	11/04/2001			
Last Sold Price:	£249,000	£260,000			
Flat 19, Seymour House, Warwick Road, Coventry, CV3 6TY					Flat-maisonette House
Last Sold Date:	29/12/2000				
Last Sold Price:	£128,000				
Flat 23, Seymour House, Warwick Road, Coventry, CV3 6TY					Flat-maisonette House
Last Sold Date:	29/12/2000				
Last Sold Price:	£128,000				
Flat 5, Seymour House, Warwick Road, Coventry, CV3 6TY					Flat-maisonette House
Last Sold Date:	08/12/2000				
Last Sold Price:	£139,495				
Flat 2, Seymour House, Warwick Road, Coventry, CV3 6TY					Flat-maisonette House
Last Sold Date:	01/12/2000				
Last Sold Price:	£85,000				

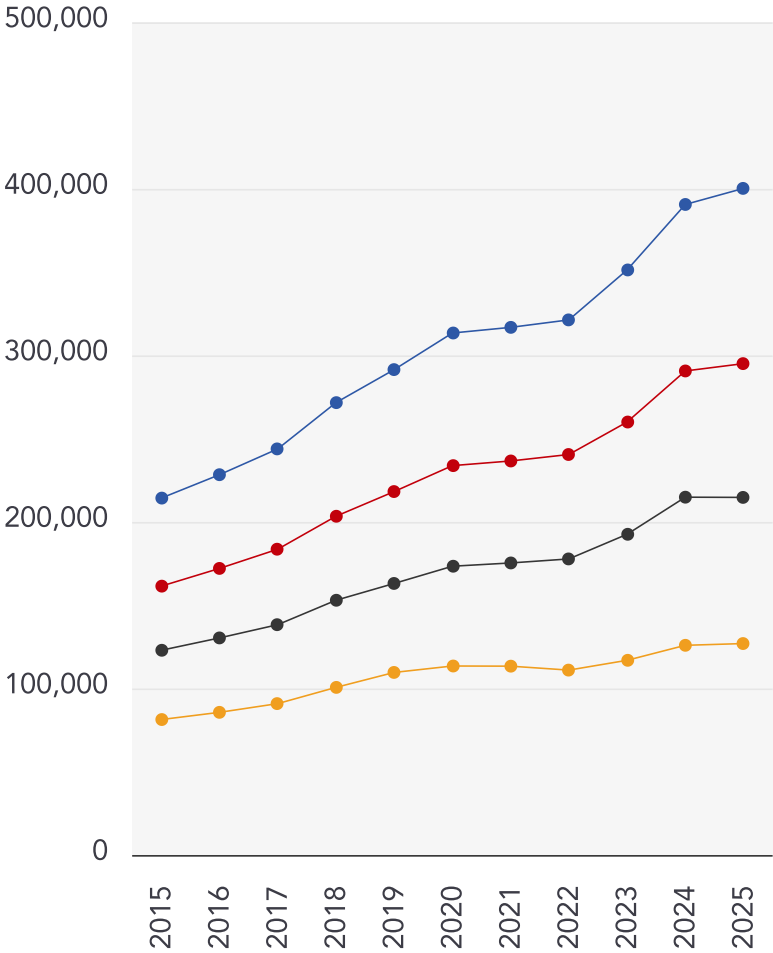
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Market

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



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.

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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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