



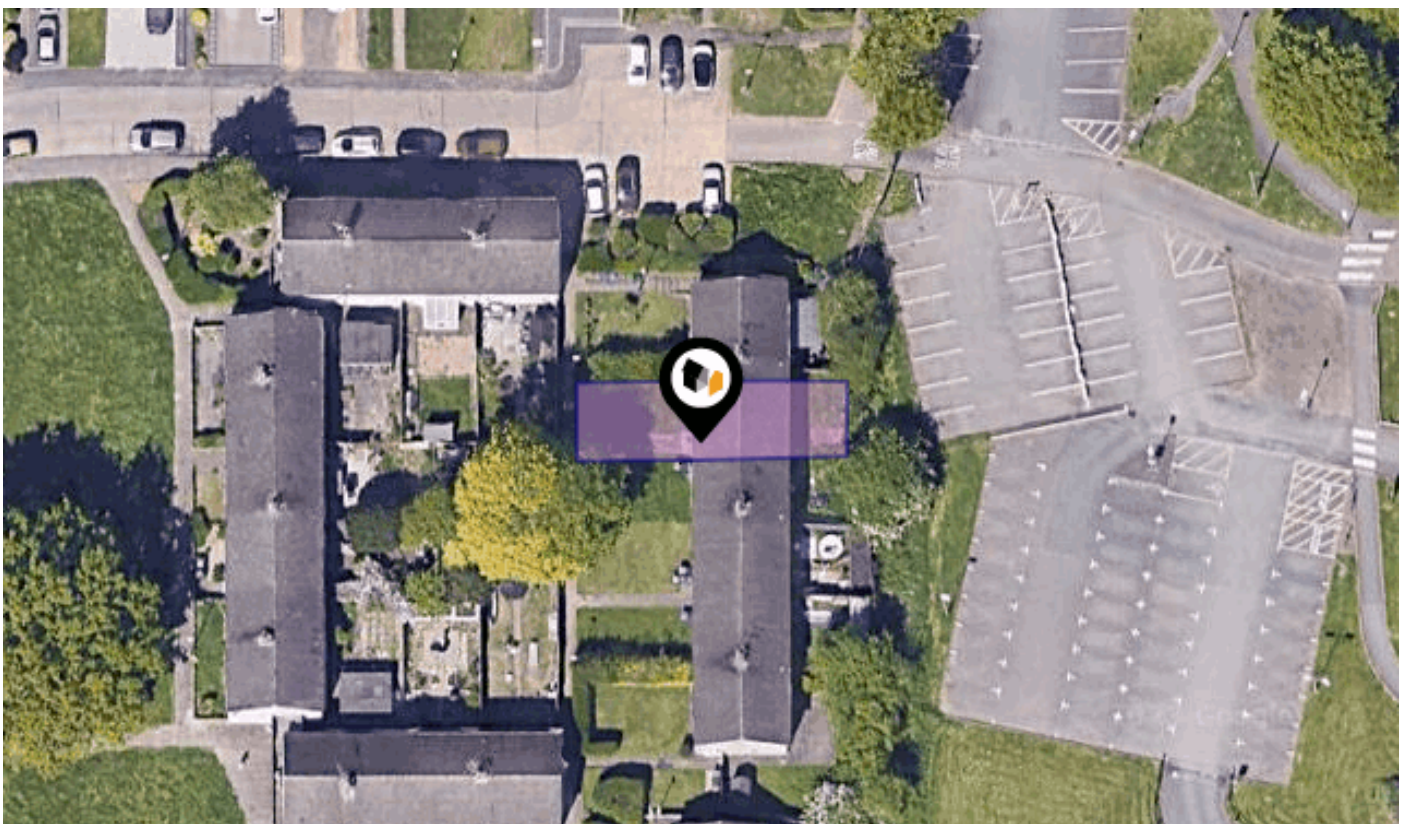
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th November 2023



GRESWOLD CLOSE, COVENTRY, CV4

Price Estimate : £185,000

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 & interested parties

Your property details in brief.....

Three bedroom terraced home

Spacious & versatile home in quiet cul de sac

Sitting room & kitchen breakfast room

Ground floor cloakroom, 2 x shower rooms

Front & rear gardens

Close to the University of Warwick & local schooling

NO UPWARD CHAIN

EPC Rating D, Total 940 Sq.ft. or 87 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 waytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.04 acres
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,384
Title Number:	WM257977
UPRN:	100070655220

Last Sold £/ft²:	£143
Price Estimate:	£185,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	76 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Greswold Close, CV4

Energy rating

D

Valid until 06.06.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

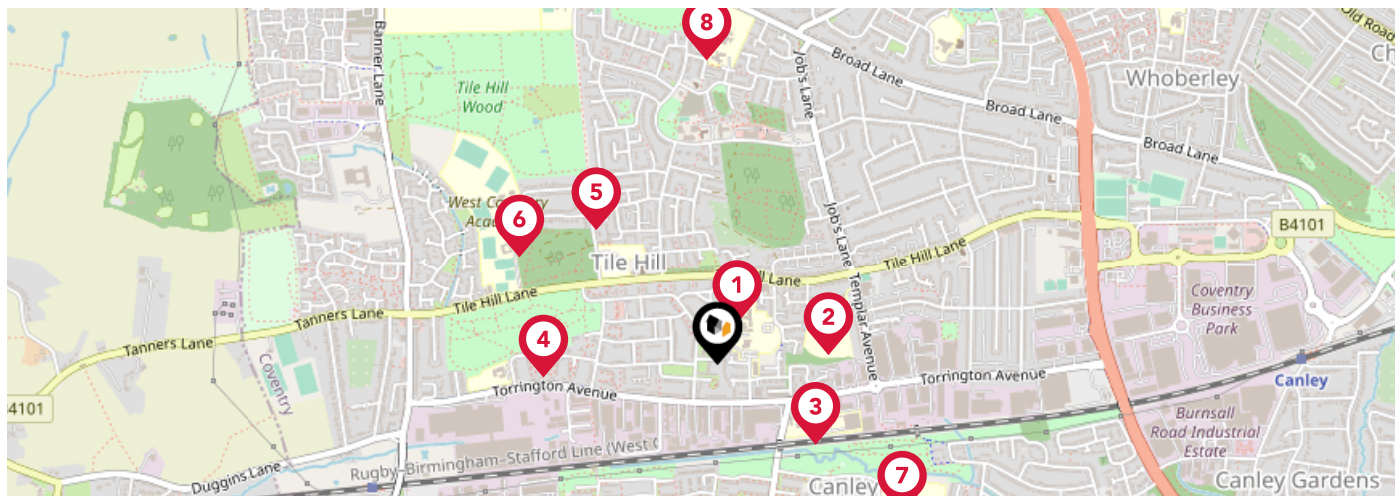
EPC - Additional Data



Additional EPC Data

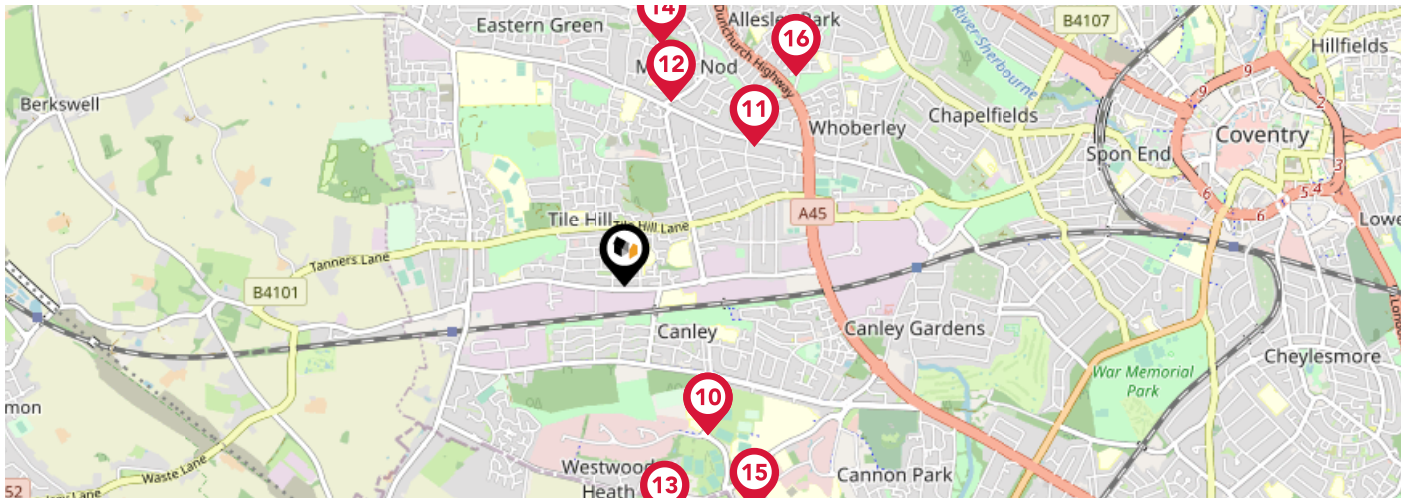
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Templars Primary School Ofsted Rating: Good Pupils: 594 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Finham Park 2 Ofsted Rating: Good Pupils: 593 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Leigh Church of England Academy Ofsted Rating: Good Pupils: 222 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 222 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	West Coventry Academy Ofsted Rating: Requires Improvement Pupils: 1136 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Charter Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Limbrick Wood Primary School Ofsted Rating: Good Pupils: 183 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

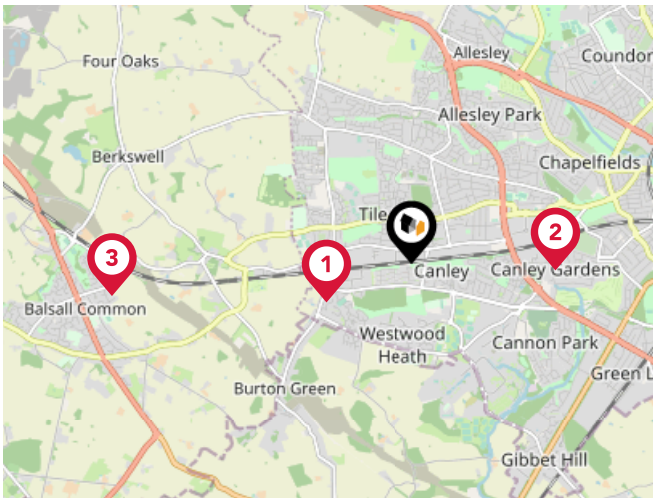
Area Schools



		Nursery	Primary	Secondary	College	Private
	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 403 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Westwood Academy Ofsted Rating: Good Pupils: 611 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Nod Primary School Ofsted Rating: Good Pupils: 329 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The National Mathematics and Science College Ofsted Rating: Good Pupils: 51 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Hill Primary School Ofsted Rating: Good Pupils: 461 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Warwick Ofsted Rating: Not Rated Pupils:0 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

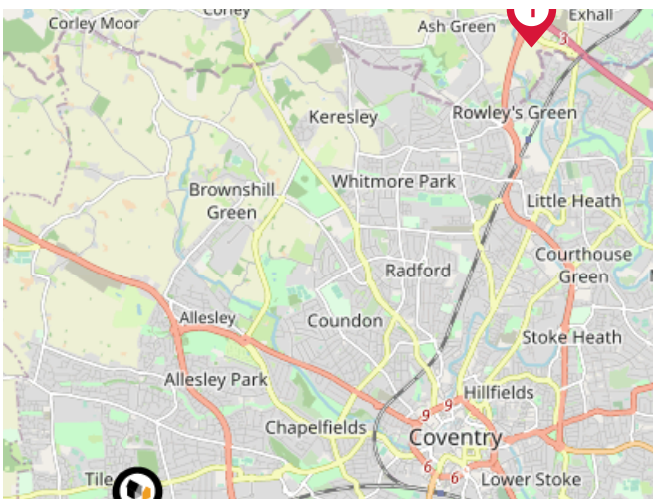
Area

Transport (National)



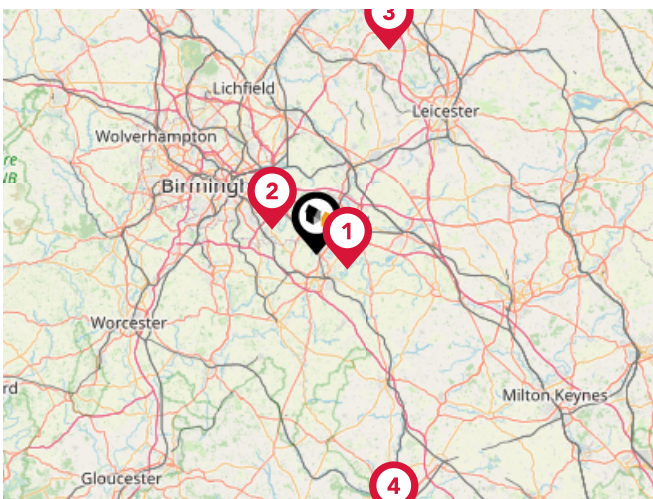
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	0.84 miles
2	Canley Rail Station	1.32 miles
3	Berkswell Rail Station	2.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.63 miles
2	M6 J3A	6.89 miles
3	M42 J6	6.35 miles
4	M6 J4	7.44 miles
5	M42 J7	7.55 miles

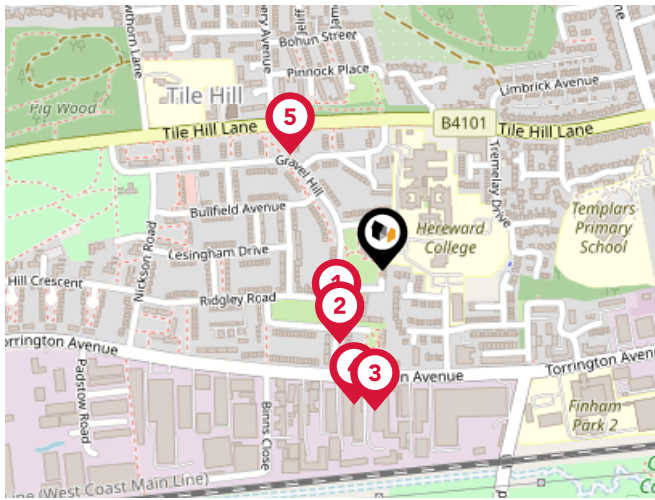


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.92 miles
2	Birmingham International Airport	7.4 miles
3	East Midlands Airport	31.31 miles
4	London Oxford Airport	40.84 miles

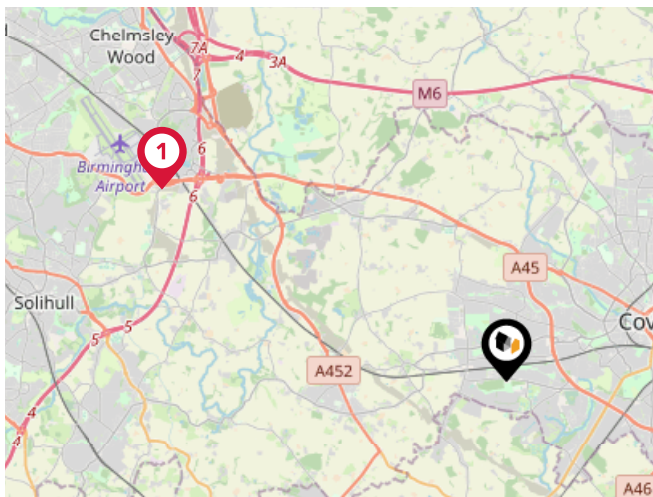
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ridgley Rd	0.08 miles
2	Ridgley Rd	0.1 miles
3	Gravel Hill	0.16 miles
4	Gravel Hill	0.16 miles
5	Bushbery Avenue	0.17 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.12 miles

Market Sold in Street



10, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	05/05/2023				
Last Sold Price:	£110,000				
23, Greswold Close, Coventry, CV4 9JJ					Semi-detached House
Last Sold Date:	07/01/2022	28/06/2016	24/08/2012	14/09/2004	
Last Sold Price:	£230,000	£185,000	£135,000	£80,000	
41, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	09/10/2020				
Last Sold Price:	£100,000				
31, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	04/09/2020	17/08/2007	14/05/2004		
Last Sold Price:	£84,500	£91,000	£75,000		
29, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	04/09/2020	28/10/2005	31/08/2001		
Last Sold Price:	£84,500	£91,000	£49,000		
19, Greswold Close, Coventry, CV4 9JJ					Semi-detached House
Last Sold Date:	14/12/2018	20/03/2008			
Last Sold Price:	£152,750	£107,000			
16, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	13/12/2018				
Last Sold Price:	£116,000				
4, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	20/07/2018				
Last Sold Price:	£145,000				
47, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	21/05/2018	29/06/2007			
Last Sold Price:	£155,000	£110,000			
3, Greswold Close, Coventry, CV4 9JJ					Semi-detached House
Last Sold Date:	23/03/2018	01/09/2000			
Last Sold Price:	£167,000	£43,000			
13, Greswold Close, Coventry, CV4 9JJ					Semi-detached House
Last Sold Date:	04/09/2017				
Last Sold Price:	£173,000				
35, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	29/06/2017	15/12/2006			
Last Sold Price:	£126,500	£100,000			

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

Market Sold in Street



26, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	28/10/2016	06/08/2010			
Last Sold Price:	£116,000	£98,000			
25, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	19/09/2016	21/11/1997			
Last Sold Price:	£118,000	£38,950			
27, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	26/08/2016	12/03/2014	28/05/1999		
Last Sold Price:	£131,000	£80,500	£35,500		
20, Greswold Close, Coventry, CV4 9JJ					Flat-maisonette House
Last Sold Date:	31/03/2016	30/08/2002			
Last Sold Price:	£79,000	£43,000			
8, Greswold Close, Coventry, CV4 9JJ					Flat-maisonette House
Last Sold Date:	16/04/2015	25/02/2005	25/01/1999		
Last Sold Price:	£85,000	£85,000	£27,500		
1, Greswold Close, Coventry, CV4 9JJ					Semi-detached House
Last Sold Date:	01/04/2015	04/08/2006	02/05/2003	01/06/1998	
Last Sold Price:	£149,000	£112,000	£77,000	£45,000	
17, Greswold Close, Coventry, CV4 9JJ					Semi-detached House
Last Sold Date:	03/05/2013				
Last Sold Price:	£97,500				
5, Greswold Close, Coventry, CV4 9JJ					Semi-detached House
Last Sold Date:	23/03/2012	19/03/1999			
Last Sold Price:	£128,000	£42,000			
39, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	30/06/2011				
Last Sold Price:	£92,000				
15, Greswold Close, Coventry, CV4 9JJ					Semi-detached House
Last Sold Date:	20/05/2003				
Last Sold Price:	£71,400				
7, Greswold Close, Coventry, CV4 9JJ					Semi-detached House
Last Sold Date:	30/06/2001				
Last Sold Price:	£46,000				
28, Greswold Close, Coventry, CV4 9JJ					Terraced House
Last Sold Date:	24/03/2000				
Last Sold Price:	£36,000				

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

Market Sold in Street



24, Greswold Close, Coventry, CV4 9JJ	Flat-maisonette House
Last Sold Date: 25/04/1996	
Last Sold Price: £25,950	
22, Greswold Close, Coventry, CV4 9JJ	Flat-maisonette House
Last Sold Date: 01/12/1995	
Last Sold Price: £22,500	

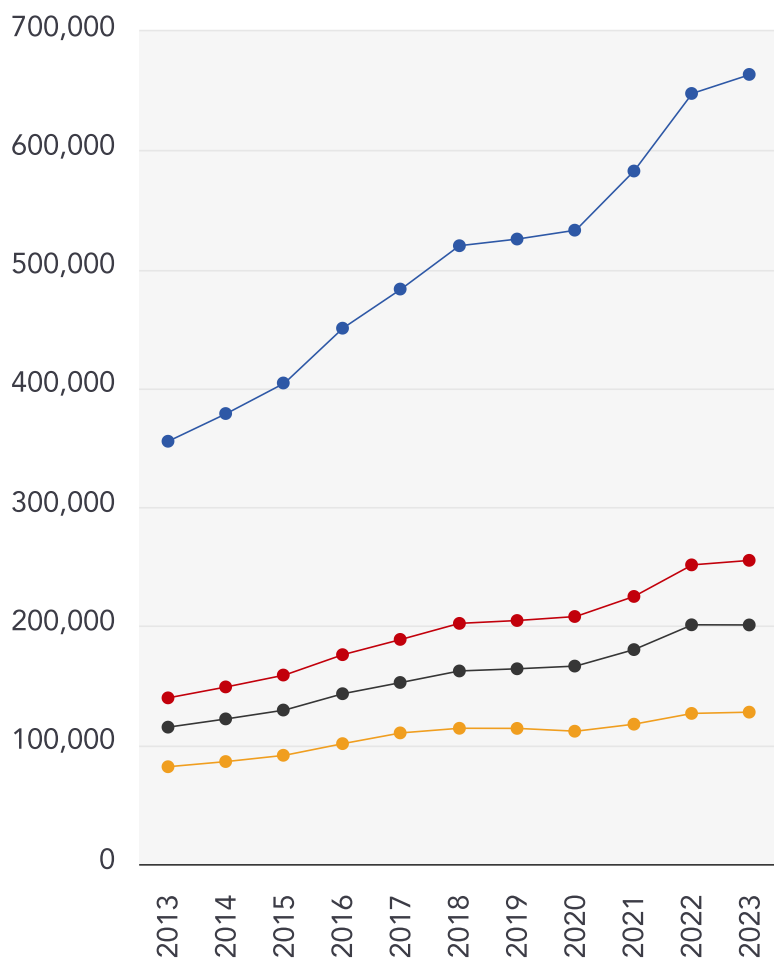
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV4



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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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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