



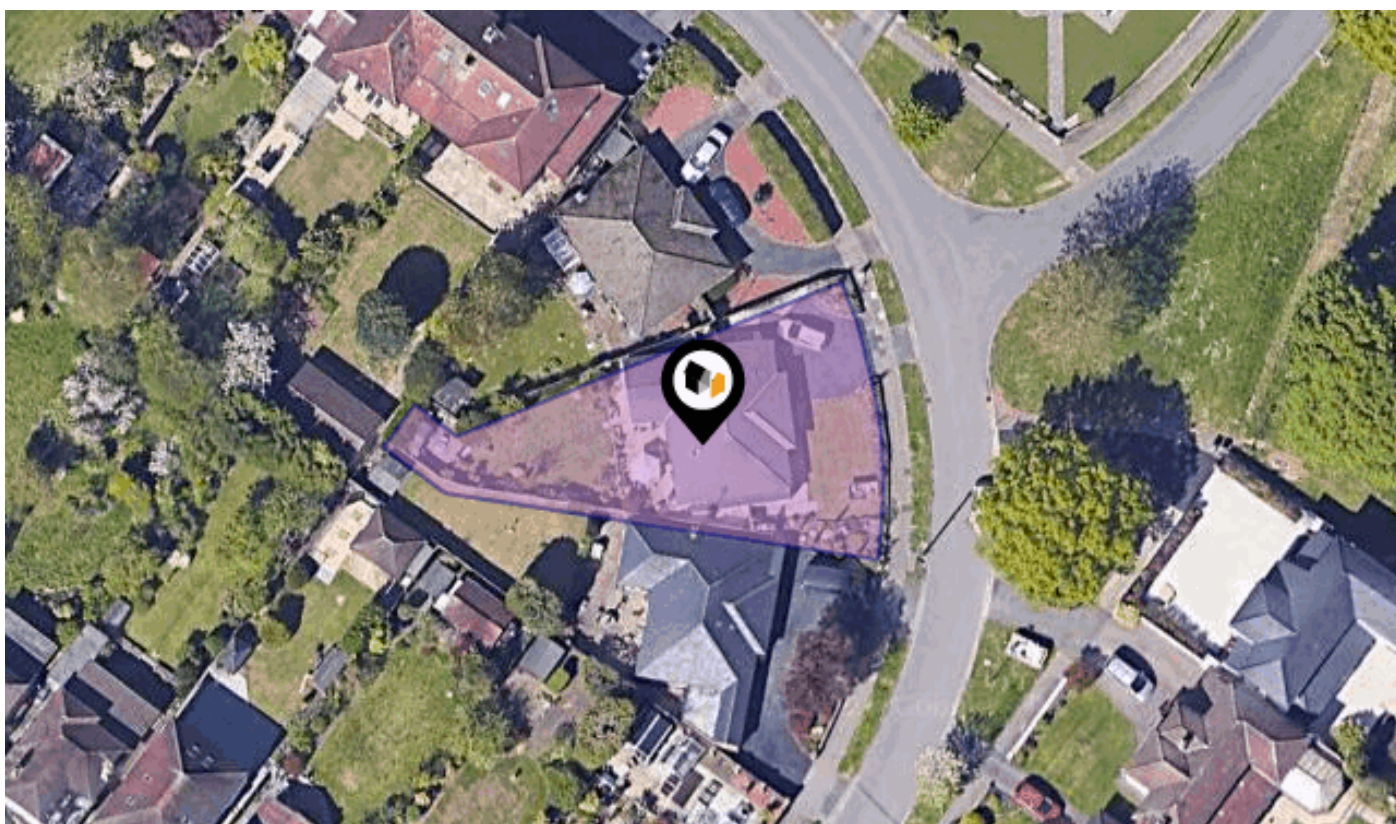
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 21st March 2024



MERYNTON AVENUE, COVENTRY, CV4

Price Estimate : £545,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A delightfully situated three bedroom detached bungalow

Beautifully presented with a high specification of delivery throughout

Modern spacious kitchen breakfast with island unit & utility room

Exceptional, private & mature landscaped South West facing gardens

Stylish four piece bathroom & separate cloakroom

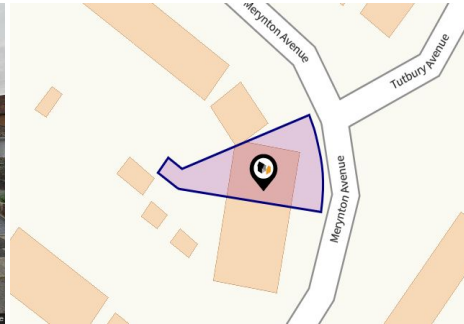
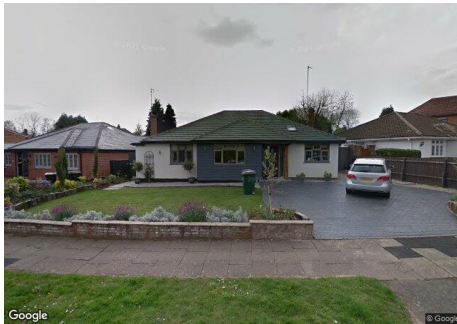
Driveway parking & foregardens with excellent parkland views

Gas centrally heated & double glazed throughout

NO CHAIN, EPC RATING D, Total Approx 1238 Sq.Ft or 115 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:	Detached
Bedrooms:	2
Floor Area:	1,076 ft ² / 100 m ²
Plot Area:	0.13 acres
Year Built :	1950-1966
Council Tax :	Band E
Annual Estimate:	£2,537
Title Number:	WK160533
UPRN:	100070678413

Last Sold £/ft²:	£431
Price Estimate:	£545,000
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)

8 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **54, Merynton Avenue, Coventry, CV4 7BN**

Reference - LDCP/2016/2196	
Decision:	APPROVED
Date:	28th September 2016
Description:	Application for a Lawful Development Certificate for a proposed single storey side extension and a garage conversion.

Property EPC - Certificate



Merynton Avenue, CV4

Energy rating

D

Valid until 22.02.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

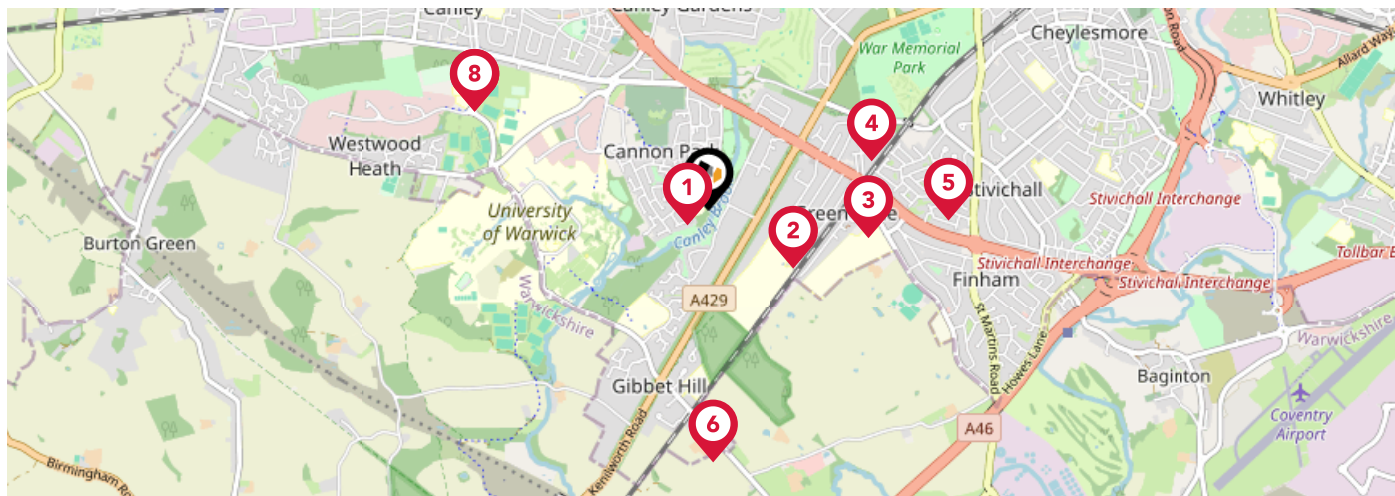
EPC - Additional Data



Additional EPC Data

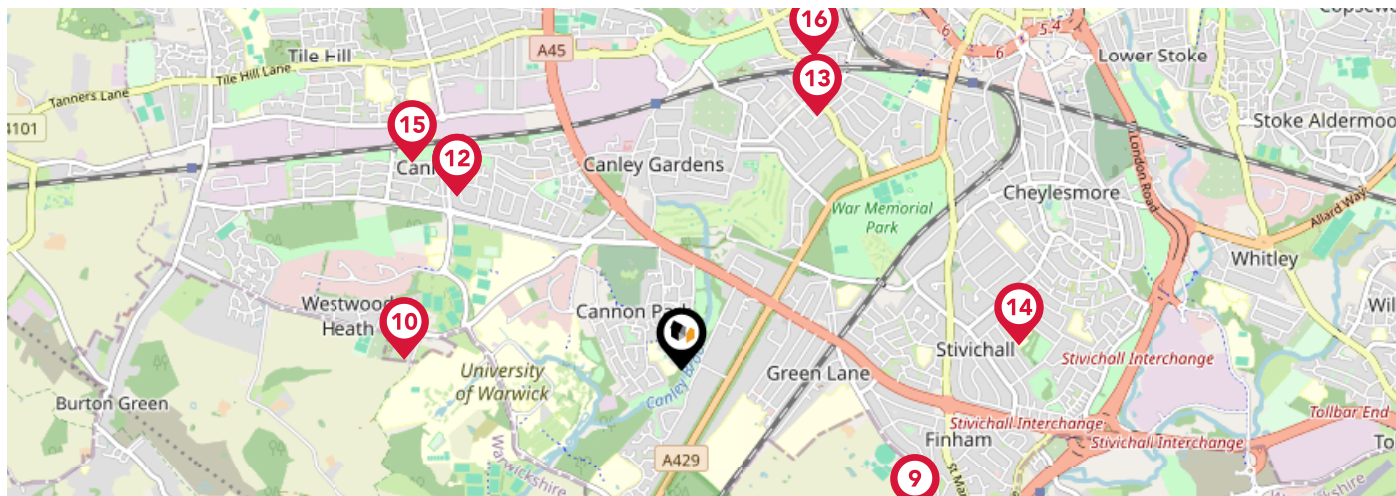
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	100 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Woodfield Ofsted Rating: Inadequate Pupils: 150 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 403 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Westwood Academy Ofsted Rating: Good Pupils: 611 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

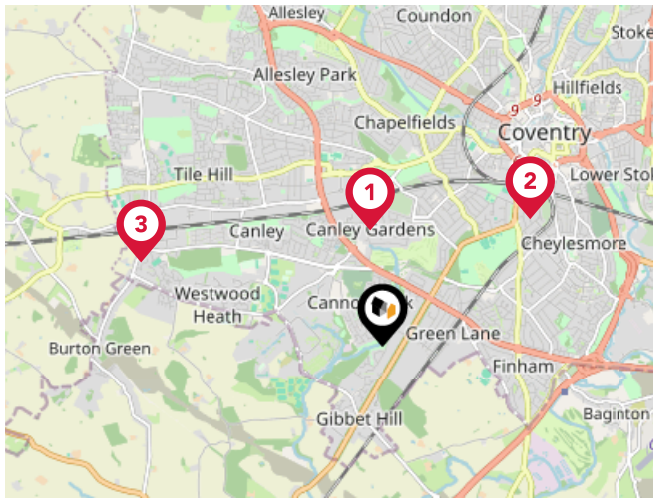
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Finham Primary School Ofsted Rating: Good Pupils: 446 Distance:1.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 The National Mathematics and Science College Ofsted Rating: Good Pupils: 51 Distance:1.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Charter Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Charter Primary School Ofsted Rating: Special Measures Pupils: 324 Distance:1.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:1.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:1.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Finham Park 2 Ofsted Rating: Good Pupils: 593 Distance:1.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:1.55</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

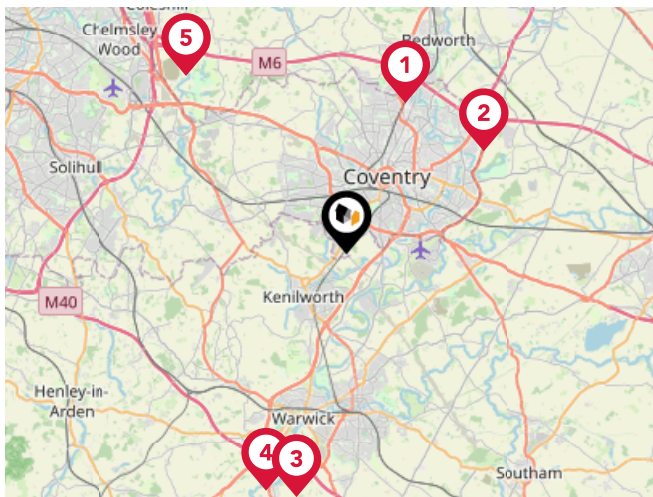
Area

Transport (National)



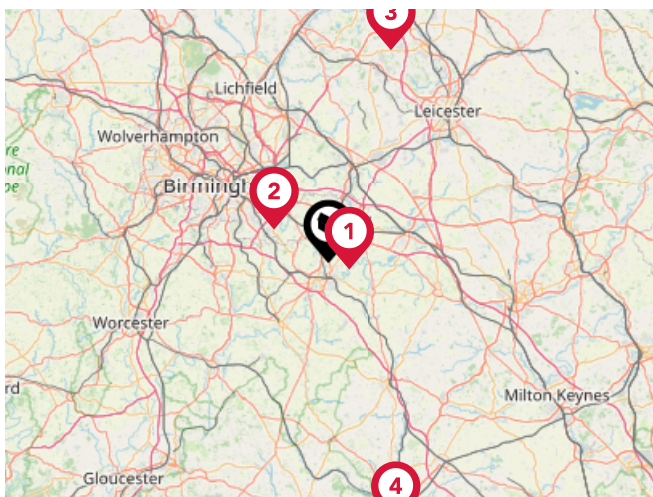
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.06 miles
2	Coventry Rail Station	1.77 miles
3	Tile Hill Rail Station	2.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.88 miles
2	M6 J2	6.22 miles
3	M40 J14	8.99 miles
4	M40 J15	9.04 miles
5	M6 J3A	8.68 miles

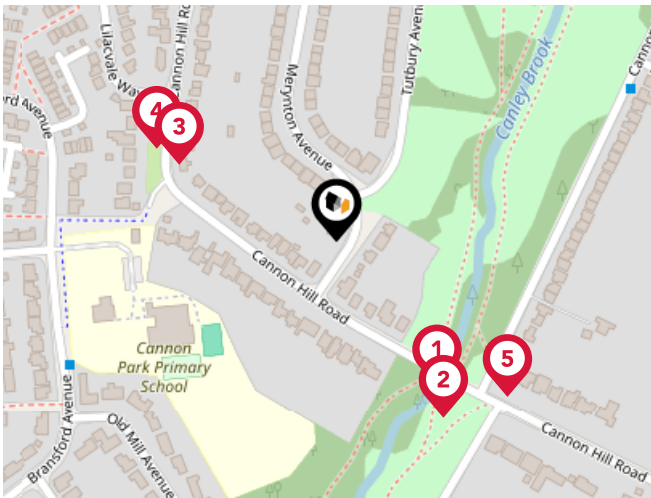


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.16 miles
2	Birmingham International Airport	9.2 miles
3	East Midlands Airport	31.94 miles
4	London Oxford Airport	39.38 miles

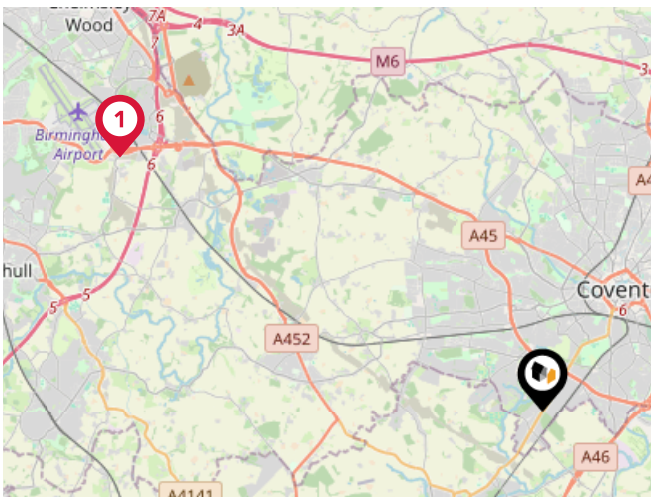
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cannon Park Road	0.1 miles
2	Cannon Park Road	0.12 miles
3	Lilacvale Way	0.1 miles
4	Lilacvale Way	0.11 miles
5	Cannon Hill Road	0.13 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.93 miles

Market Sold in Street



50, Merynton Avenue, Coventry, CV4 7BN	Detached House
Last Sold Date: 29/09/2021 15/08/2003	
Last Sold Price: £520,000 £249,000	
34, Merynton Avenue, Coventry, CV4 7BN	Semi-detached House
Last Sold Date: 18/06/2021	
Last Sold Price: £410,250	
54, Merynton Avenue, Coventry, CV4 7BN	Detached House
Last Sold Date: 08/04/2021 15/07/2016	
Last Sold Price: £465,000 £335,000	
14, Merynton Avenue, Coventry, CV4 7BN	Detached House
Last Sold Date: 28/01/2021	
Last Sold Price: £339,950	
20, Merynton Avenue, Coventry, CV4 7BN	Semi-detached House
Last Sold Date: 20/12/2019 30/11/2010	
Last Sold Price: £455,000 £242,500	
8, Merynton Avenue, Coventry, CV4 7BN	Detached House
Last Sold Date: 08/01/2018 22/09/2010	
Last Sold Price: £411,000 £184,000	
6, Merynton Avenue, Coventry, CV4 7BN	Detached House
Last Sold Date: 28/06/2017 24/07/2009	
Last Sold Price: £304,815 £175,000	
40, Merynton Avenue, Coventry, CV4 7BN	Semi-detached House
Last Sold Date: 29/01/2016 19/03/2003	
Last Sold Price: £430,000 £186,000	
22, Merynton Avenue, Coventry, CV4 7BN	Semi-detached House
Last Sold Date: 14/01/2011 11/02/2005	
Last Sold Price: £302,000 £235,000	
52, Merynton Avenue, Coventry, CV4 7BN	Detached House
Last Sold Date: 27/07/2007	
Last Sold Price: £235,000	
38, Merynton Avenue, Coventry, CV4 7BN	Semi-detached House
Last Sold Date: 21/08/2006	
Last Sold Price: £295,000	
42, Merynton Avenue, Coventry, CV4 7BN	Semi-detached House
Last Sold Date: 22/07/2005	
Last Sold Price: £219,950	

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

Market Sold in Street



26, Merynton Avenue, Coventry, CV4 7BN	Semi-detached House
Last Sold Date: 30/09/2003	
Last Sold Price: £239,000	
56, Merynton Avenue, Coventry, CV4 7BN	Detached House
Last Sold Date: 28/04/2000	
Last Sold Price: £149,995	
36, Merynton Avenue, Coventry, CV4 7BN	Semi-detached House
Last Sold Date: 30/07/1999	
Last Sold Price: £116,000	
18, Merynton Avenue, Coventry, CV4 7BN	Detached House
Last Sold Date: 19/06/1998	
Last Sold Price: £135,000	
44, Merynton Avenue, Coventry, CV4 7BN	Semi-detached House
Last Sold Date: 01/08/1996	
Last Sold Price: £115,000	
28, Merynton Avenue, Coventry, CV4 7BN	Semi-detached House
Last Sold Date: 30/06/1995	
Last Sold Price: £77,000	

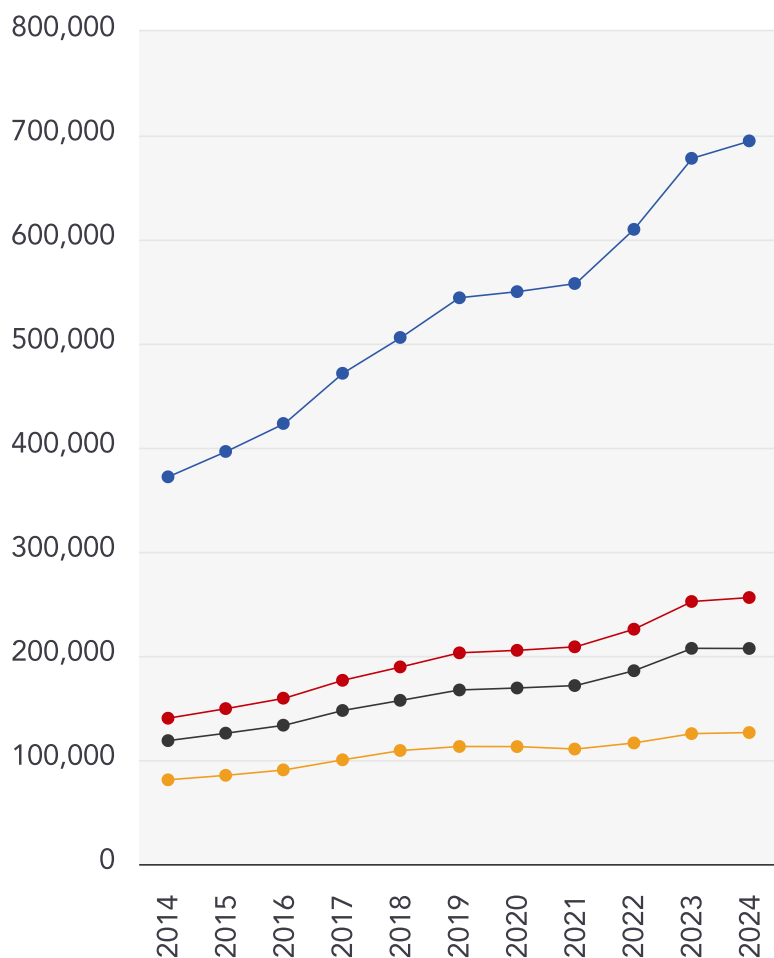
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in 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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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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