



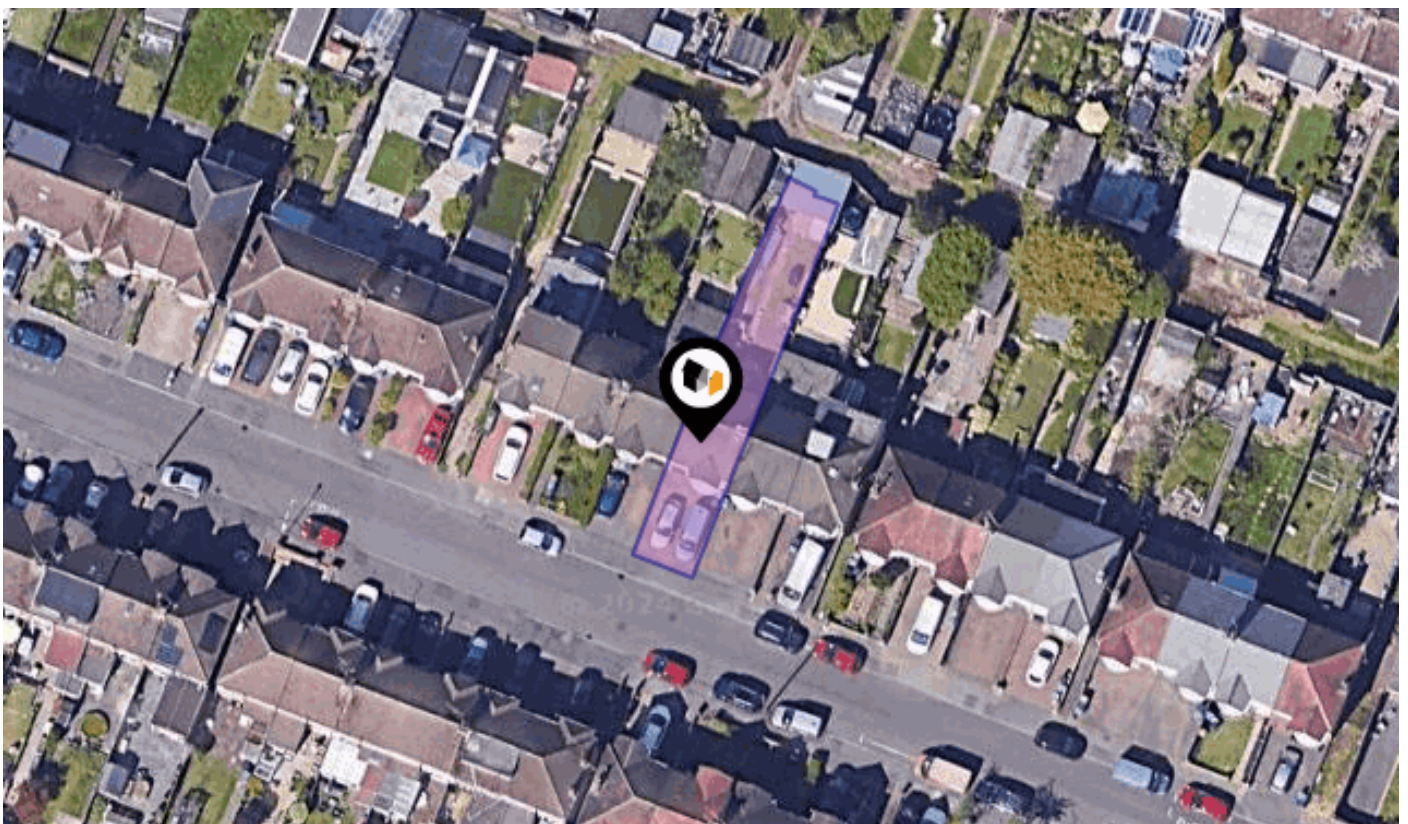
See More Online

Buyers and Interested Parties!

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 28<sup>th</sup> March 2024



## RUTHERGLEN AVENUE, COVENTRY, CV3

Price Estimate : £270,000

### 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



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### Dear Buyers and Interested Parties!

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#### Your property details in brief.....

A stunning three bedroom extended terraced home

Exceptional finish & style throughout

Sitting room with log burner & open plan kitchen dining family room extension

Bespoke garden Cabin with "drawbridge", electric & lighting

Exposed brick detail within family room & shower room

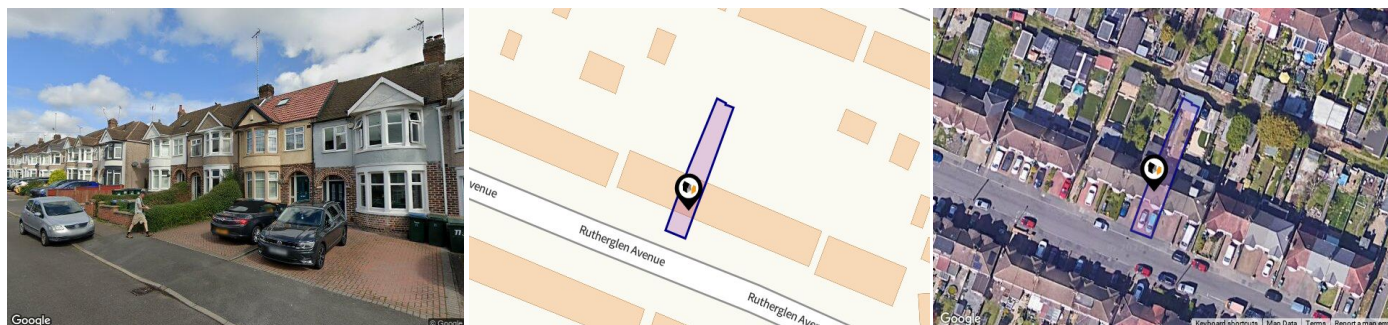
Driveway parking for two vehicles & electric charger point

Modern boiler, windows & landscaped rear gardens & patio

EPC Rating D & total 1021 Sq.Ft or 95 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>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£112
<b>Bedrooms:</b>	3	<b>Price Estimate:</b>	£270,000
<b>Floor Area:</b>	1,194 ft <sup>2</sup> / 111 m <sup>2</sup>	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,615		
<b>Title Number:</b>	WM702001		
<b>UPRN:</b>	100070695941		

## Local Area

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

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

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Rutherglen Avenue, CV3

Energy rating

**D**

Valid until 12.03.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	68   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

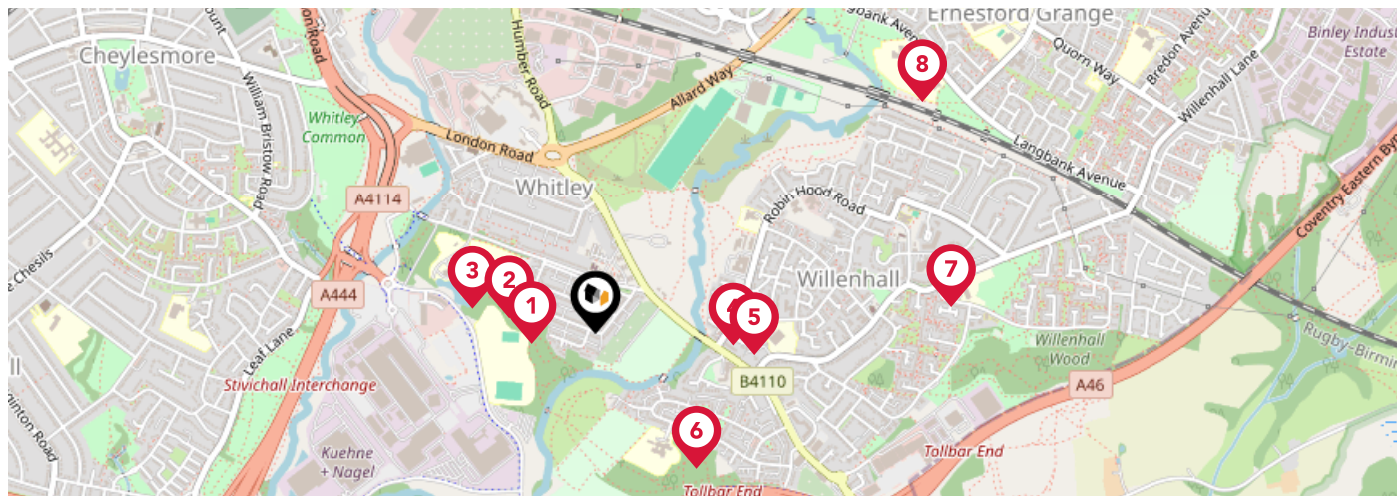


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 13% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	111 m <sup>2</sup>

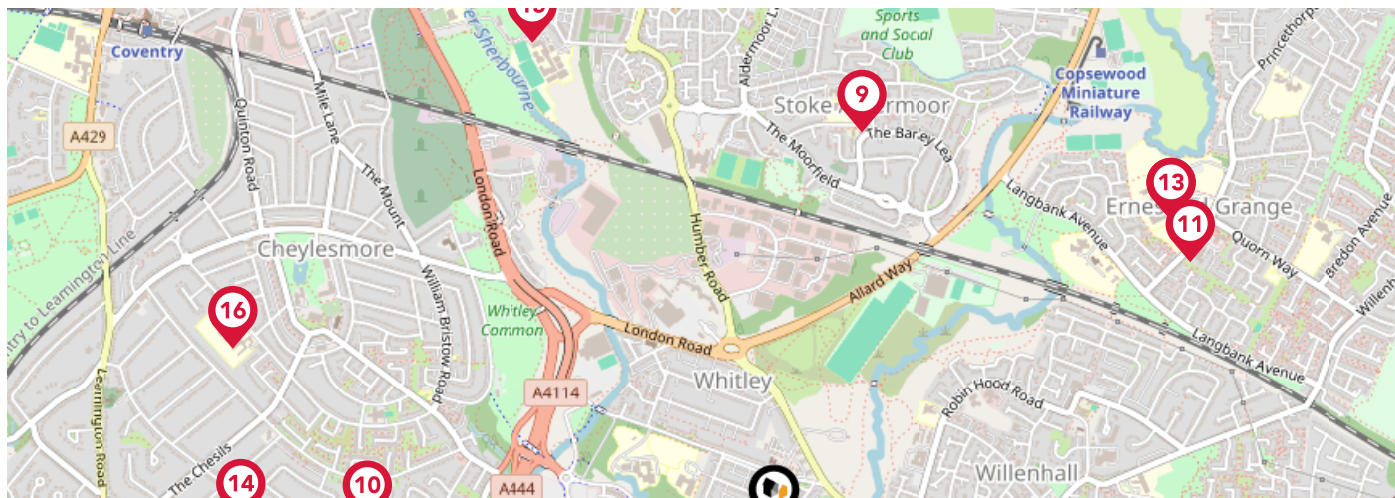


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 96   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whitley Academy</b> Ofsted Rating: Inadequate   Pupils: 910   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 233   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stretton Church of England Academy</b> Ofsted Rating: Outstanding   Pupils: 189   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Baginton Fields School</b> Ofsted Rating: Good   Pupils: 115   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Willenhall Community Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Corpus Christi Catholic School</b> Ofsted Rating: Good   Pupils: 403   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

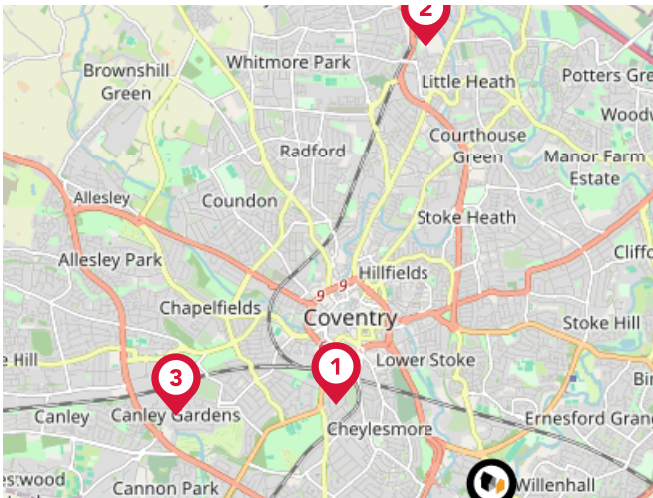


	Nursery	Primary	Secondary	College	Private
<p><b>9 Aldermoor Farm Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 558   Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:0.92</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 Sowe Valley Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Riverbank School</b> Ofsted Rating: Outstanding   Pupils: 165   Distance:1.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Ernesford Grange Community Academy</b> Ofsted Rating: Good   Pupils: 742   Distance:1.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1634   Distance:1.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



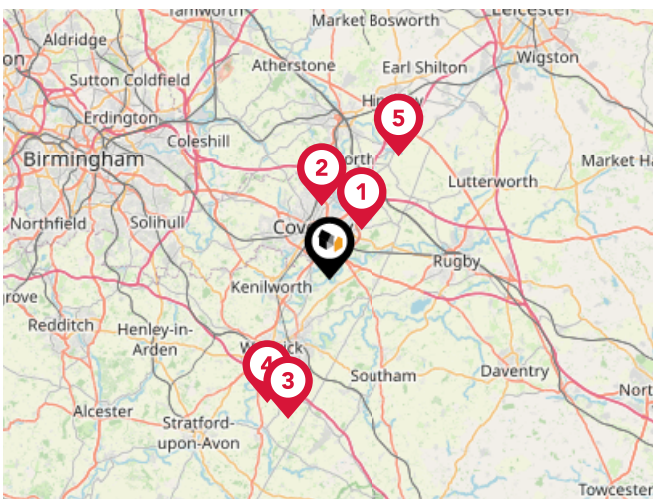
# Area

## Transport (National)



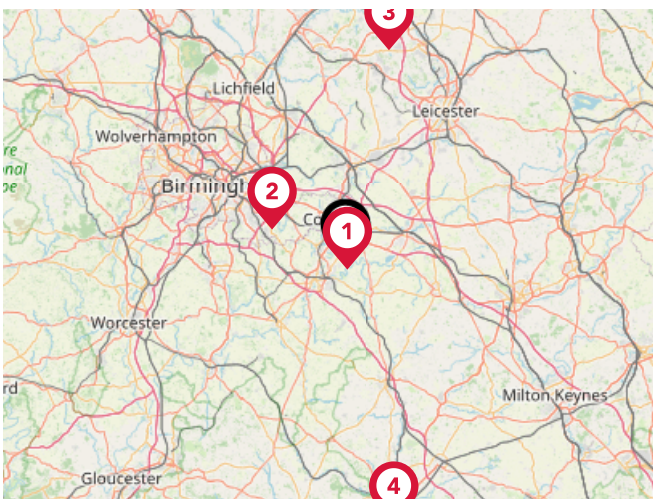
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.77 miles
2	Coventry Arena Rail Station	4.35 miles
3	Canley Rail Station	3.01 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	4.25 miles
2	M6 J3	5.4 miles
3	M40 J13	10.51 miles
4	M40 J14	10.01 miles
5	M69 J1	10.28 miles



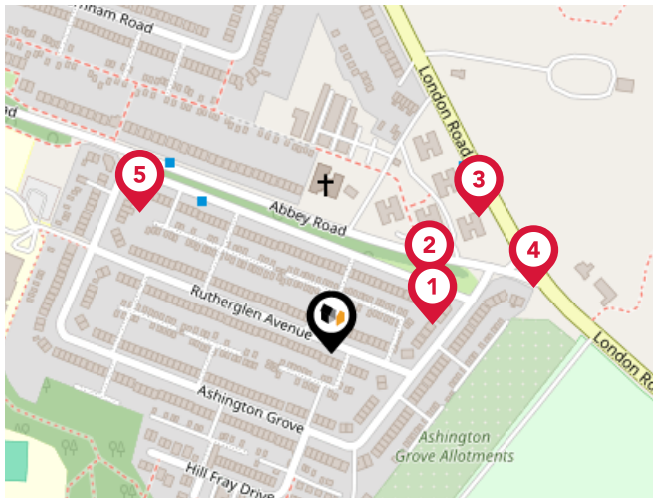
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	1.24 miles
2	Birmingham International Airport	11.59 miles
3	East Midlands Airport	31.18 miles
4	London Oxford Airport	38.88 miles



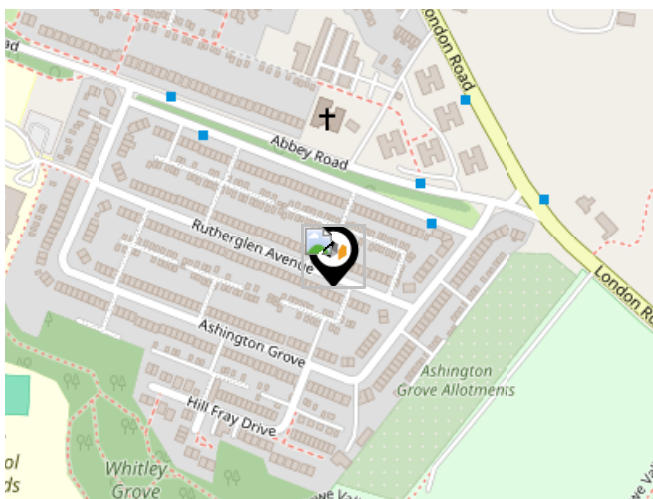
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	London Rd	0.06 miles
2	London Rd	0.07 miles
3	Abbey Rd	0.11 miles
4	Abbey Rd	0.12 miles
5	Whitley Abbey Schools	0.13 miles



### Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	15.07 miles

# Market Sold in Street



<b>33, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	17/10/2022						
Last Sold Price:	£195,000						
<b>53, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	01/09/2022	23/07/2015	24/02/2012	01/12/2006	12/07/2002		
Last Sold Price:	£265,000	£180,000	£132,000	£140,000	£73,000		
<b>21, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	26/08/2022	20/03/2020	19/12/2011	20/07/2007	21/12/2004	20/12/2002	
Last Sold Price:	£237,500	£202,500	£136,000	£132,000	£100,000	£85,000	
<b>77, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	30/07/2021	03/03/2017	05/08/2016	02/01/2015	31/07/2006	12/12/2003	
Last Sold Price:	£230,000	£210,000	£108,000	£134,250	£142,950	£99,000	
<b>3, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	21/12/2020	10/12/2010					
Last Sold Price:	£218,000	£138,000					
<b>41, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	04/09/2020						
Last Sold Price:	£195,000						
<b>57, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	17/07/2020	27/06/2008					
Last Sold Price:	£182,000	£100,000					
<b>23, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	10/01/2020	23/08/2002					
Last Sold Price:	£212,500	£89,000					
<b>81, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	31/10/2019	16/06/2006					
Last Sold Price:	£190,000	£120,000					
<b>39, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	04/07/2019						
Last Sold Price:	£166,500						
<b>13, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	25/01/2019	14/06/2011					
Last Sold Price:	£204,000	£110,000					
<b>51, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	03/08/2018						
Last Sold Price:	£215,000						

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

# Market Sold in Street



<b>37, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	01/09/2017	31/05/2007	25/07/2000				
Last Sold Price:	£180,500	£146,000	£65,000				
<b>49, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	27/07/2017						
Last Sold Price:	£180,000						
<b>17, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	07/06/2017	17/12/2010	15/01/2010	07/12/2004	25/06/2002	20/10/1997	
Last Sold Price:	£178,000	£125,000	£125,000	£124,000	£82,500	£38,000	
<b>59, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	23/02/2017						
Last Sold Price:	£150,000						
<b>15, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	25/04/2016	31/05/2013					
Last Sold Price:	£169,000	£104,000					
<b>7, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	14/01/2016	27/07/2006	20/02/2004	26/11/1999			
Last Sold Price:	£150,000	£136,000	£121,000	£57,554			
<b>75, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	25/11/2015						
Last Sold Price:	£134,000						
<b>63, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	14/03/2014	28/09/2012	20/08/2010				
Last Sold Price:	£147,500	£135,000	£104,000				
<b>73, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	25/11/2013						
Last Sold Price:	£151,000						
<b>1, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	01/06/2012	11/08/2006	13/11/1997				
Last Sold Price:	£135,000	£139,000	£44,000				
<b>95, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	30/09/2011						
Last Sold Price:	£121,000						
<b>93, Rutherglen Avenue, Coventry, CV3 4DH</b>							Terraced House
Last Sold Date:	06/02/2009						
Last Sold Price:	£100,000						

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

# Market Sold in Street



<b>65, Rutherglen Avenue, Coventry, CV3 4DH</b>	Terraced House
Last Sold Date: 18/05/2007	
Last Sold Price: £147,000	
<b>91, Rutherglen Avenue, Coventry, CV3 4DH</b>	Terraced House
Last Sold Date: 30/07/2004	
Last Sold Price: £107,000	
<b>35, Rutherglen Avenue, Coventry, CV3 4DH</b>	Terraced House
Last Sold Date: 13/12/2002   13/12/1996	
Last Sold Price: £92,950   £46,000	
<b>83, Rutherglen Avenue, Coventry, CV3 4DH</b>	Terraced House
Last Sold Date: 25/10/2002	
Last Sold Price: £86,000	
<b>89, Rutherglen Avenue, Coventry, CV3 4DH</b>	Semi-detached House
Last Sold Date: 27/09/2002	
Last Sold Price: £93,500	
<b>31, Rutherglen Avenue, Coventry, CV3 4DH</b>	Terraced House
Last Sold Date: 15/04/2002   04/04/2001	
Last Sold Price: £96,000   £42,000	
<b>87, Rutherglen Avenue, Coventry, CV3 4DH</b>	Terraced House
Last Sold Date: 27/10/2000	
Last Sold Price: £75,950	
<b>69, Rutherglen Avenue, Coventry, CV3 4DH</b>	Terraced House
Last Sold Date: 25/09/1998	
Last Sold Price: £42,000	
<b>19, Rutherglen Avenue, Coventry, CV3 4DH</b>	Terraced House
Last Sold Date: 10/03/1997	
Last Sold Price: £45,000	

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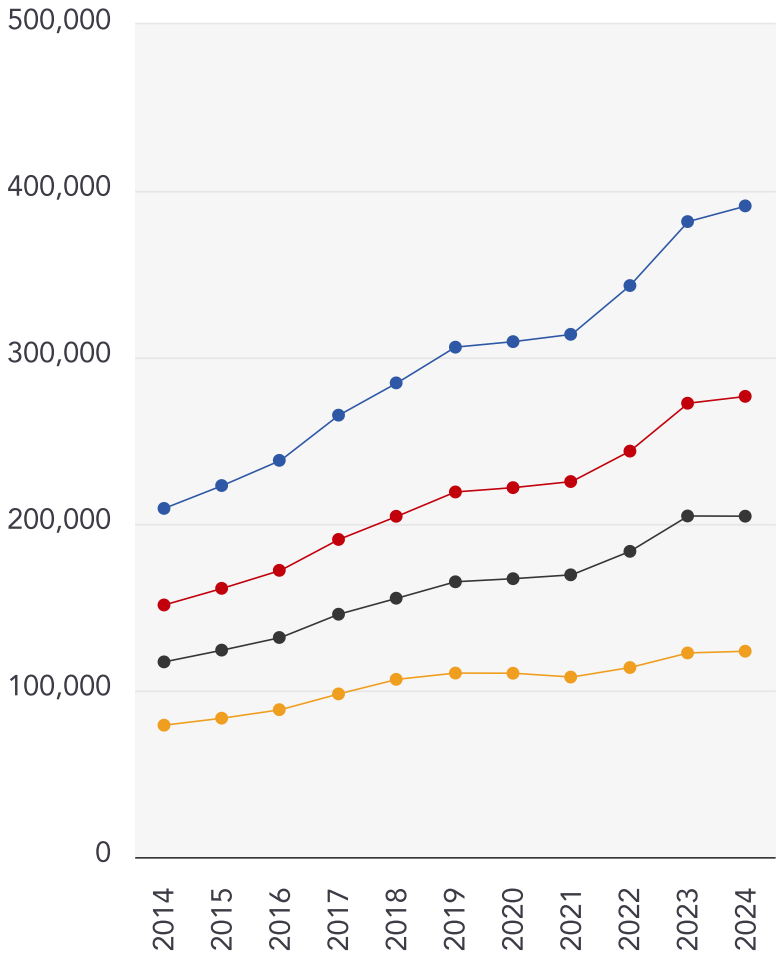


# Market

## 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



/walmsleysthewaytomove



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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.

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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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