

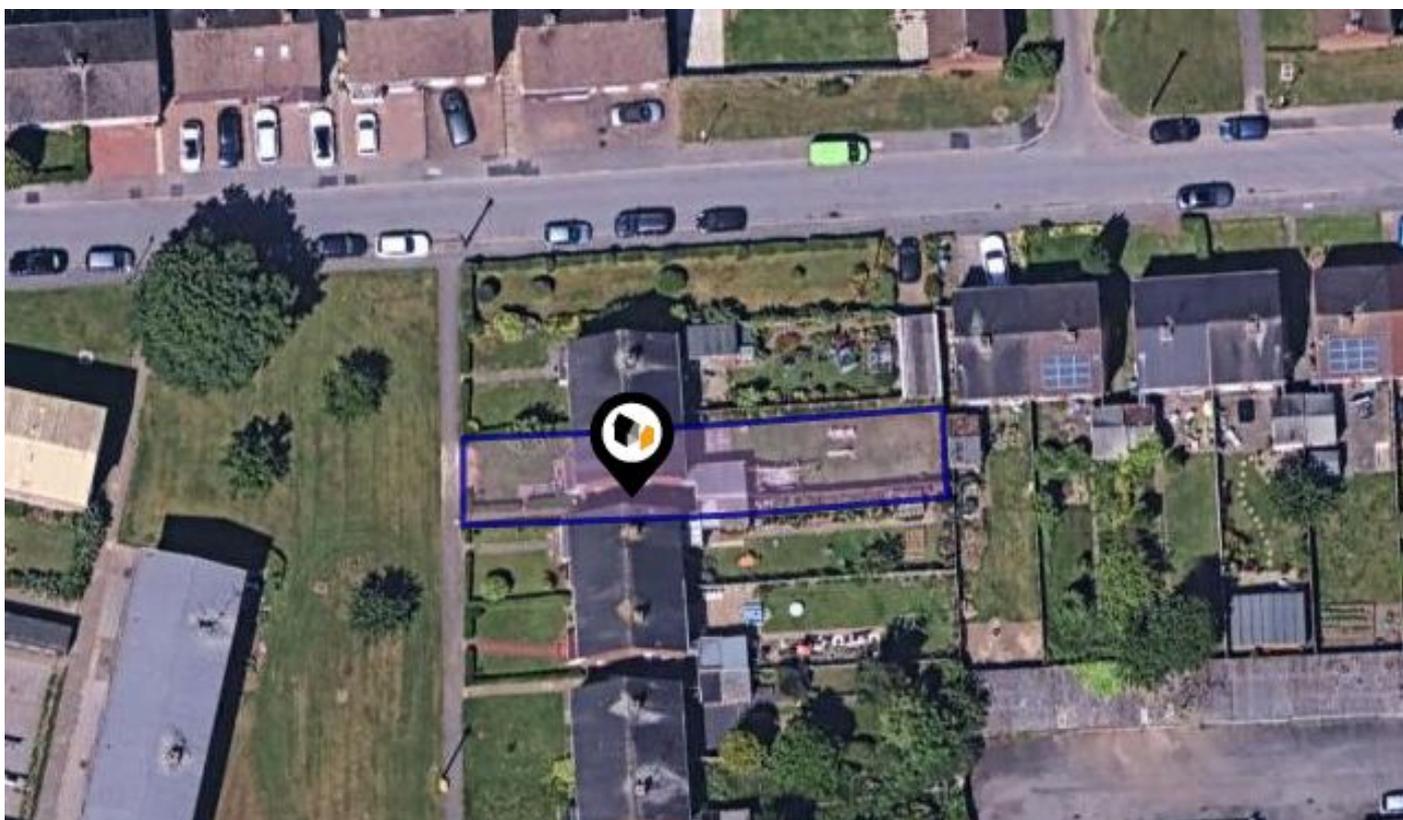
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th December 2024



RIDGLEY ROAD, COVENTRY, CV4

Asking Price : £235,000

Walmsley's The Way to Move

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

0330 1180062

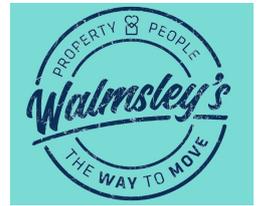
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A spacious three double bedroom semi detached home
Open plan kitchen dining room with French doors to gardens
Spacious sitting room to the frontage
Private & generous lawned rear gardens with outhouses
Modern gas central heating & double glazing
Spacious porch with wide & welcoming entrance hallway
Close to popular local schooling & The Warwick University
EPC Re Ordered, Total 919 Sq. Ft or 85 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: Semi-Detached
Bedrooms: 3
Plot Area: 0.07 acres
Year Built : 1950-1966
Council Tax : Band B
Annual Estimate: £1,786
Title Number: WK206636

Asking Price: £235,000
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 mb/s **71** mb/s **1000** mb/s

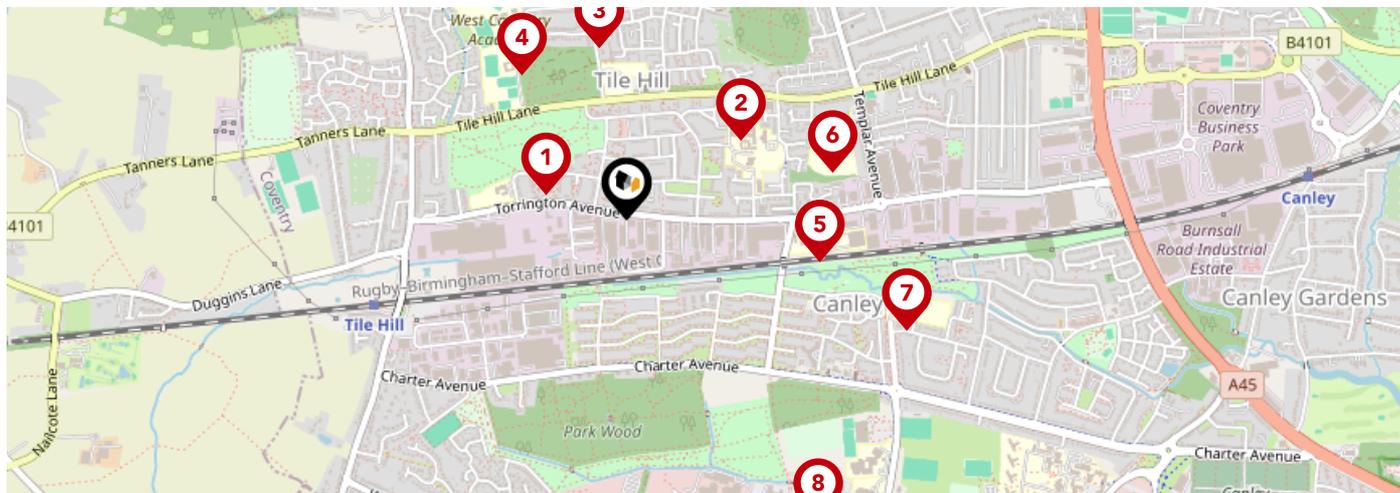
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

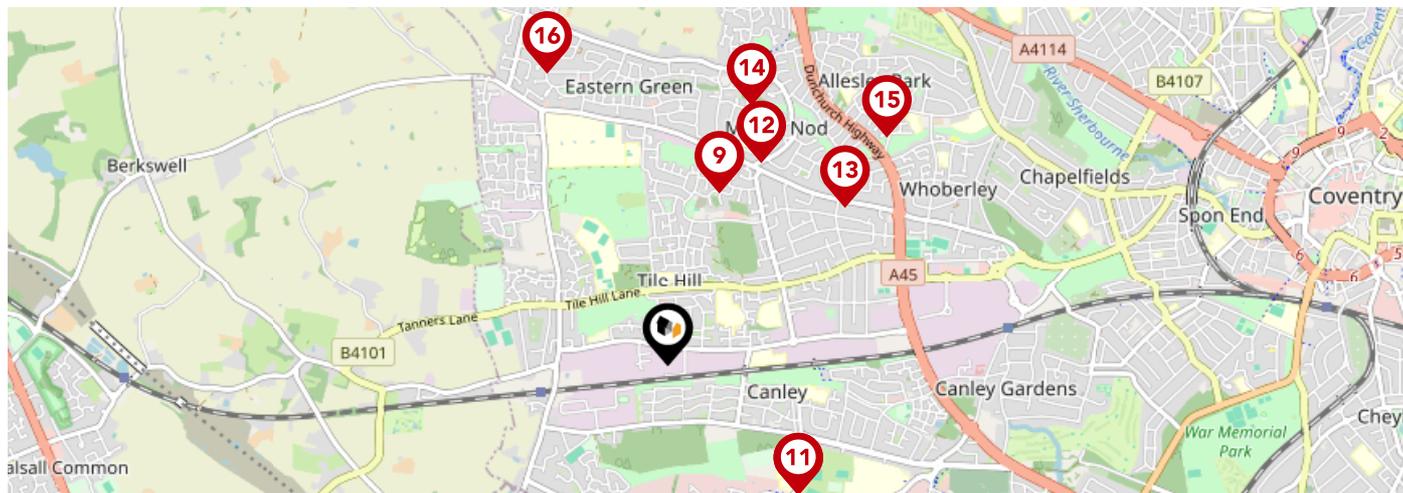


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Leigh Church of England Academy Ofsted Rating: Good Pupils: 223 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	West Coventry Academy Ofsted Rating: Good Pupils: 1236 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The National Mathematics and Science College Ofsted Rating: Not Rated Pupils: 137 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

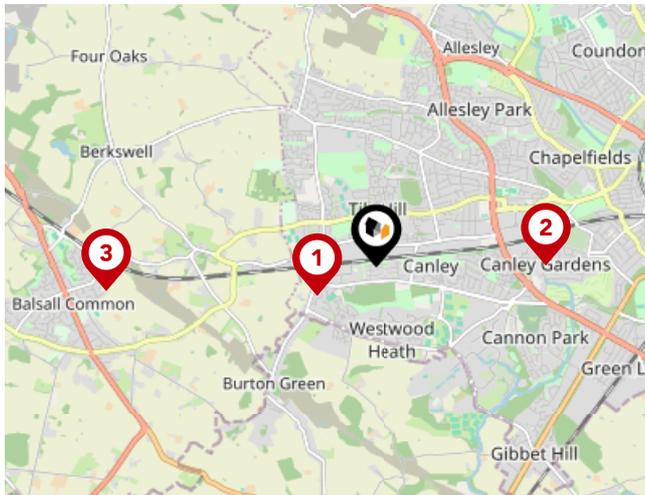
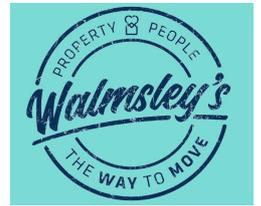
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Limbrick Wood Primary School Ofsted Rating: Good Pupils:0 Distance:0.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:0.83</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:1.01</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Park Hill Primary School Ofsted Rating: Good Pupils: 439 Distance:1.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Eastern Green Junior School Ofsted Rating: Good Pupils: 240 Distance:1.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

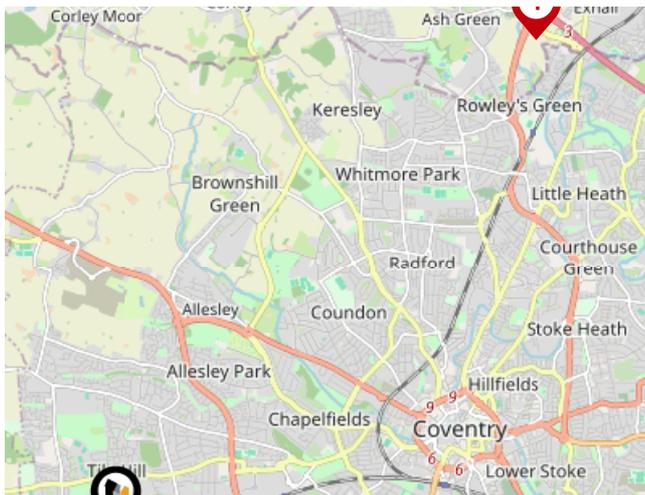
Area

Transport (National)



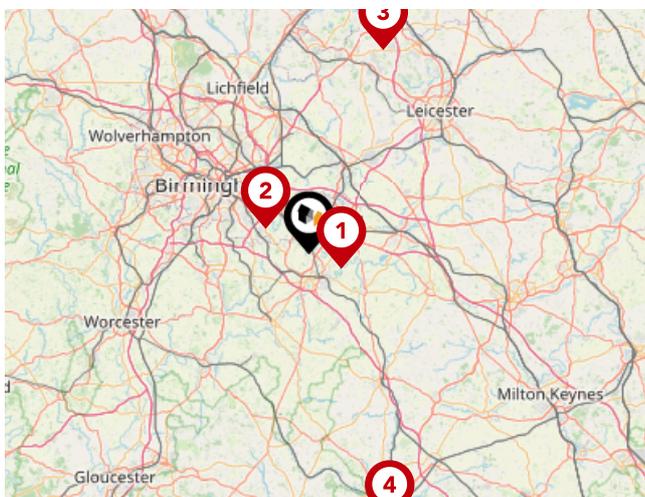
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	0.59 miles
2	Canley Rail Station	1.53 miles
3	Berkswell Rail Station	2.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.83 miles
2	M6 J3A	6.83 miles
3	M42 J6	6.21 miles
4	M6 J4	7.35 miles
5	M42 J7	7.45 miles

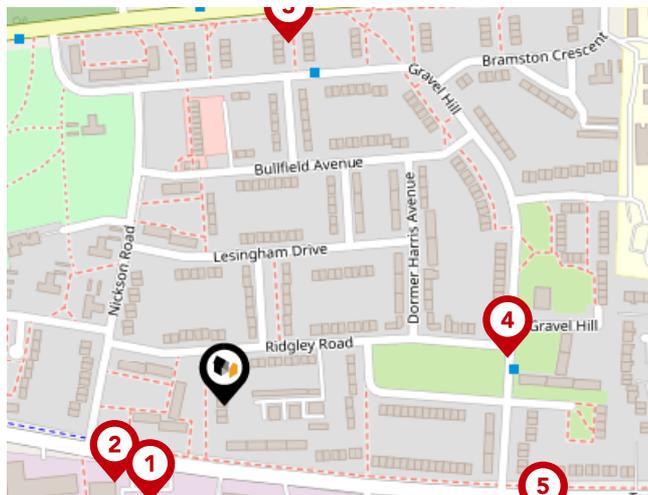


Airports/Helipads

Pin	Name	Distance
1	Baginton	5.08 miles
2	Birmingham Airport	7.26 miles
3	East Mids Airport	31.44 miles
4	Kidlington	40.91 miles

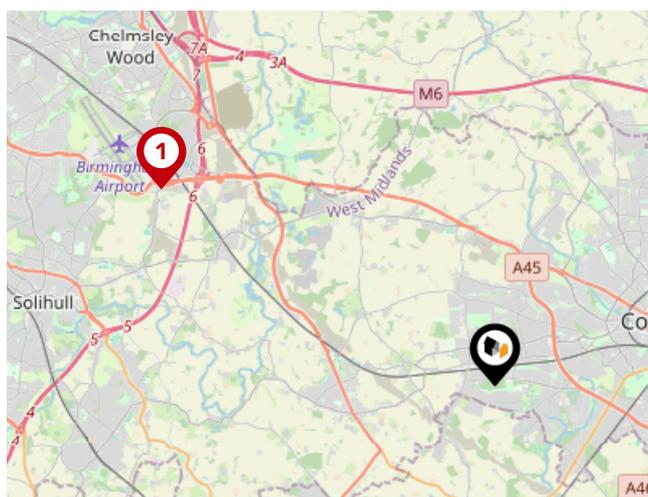
Area

Transport (Local)



Bus Stops/Stations

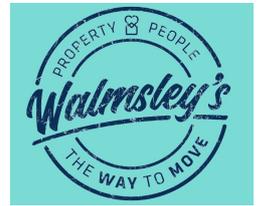
Pin	Name	Distance
1	Nickson Rd	0.07 miles
2	Nickson Rd	0.08 miles
3	Gravel Hill	0.21 miles
4	Ridgley Rd	0.16 miles
5	West Park	0.19 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.98 miles

Market Sold in Street



57, Ridgley Road, Coventry, CV4 9JZ		Semi-detached House	
Last Sold Date:	21/06/2023		
Last Sold Price:	£161,000		
67, Ridgley Road, Coventry, CV4 9JZ		Flat-maisonette House	
Last Sold Date:	27/06/2022	02/03/2015	06/08/2004
Last Sold Price:	£110,000	£77,000	£78,000
61, Ridgley Road, Coventry, CV4 9JZ		Semi-detached House	
Last Sold Date:	12/04/2022		
Last Sold Price:	£195,000		
47, Ridgley Road, Coventry, CV4 9JZ		Semi-detached House	
Last Sold Date:	31/07/2020		
Last Sold Price:	£190,000		
41, Ridgley Road, Coventry, CV4 9JZ		Semi-detached House	
Last Sold Date:	17/07/2020	12/11/1999	
Last Sold Price:	£84,700	£45,000	
49, Ridgley Road, Coventry, CV4 9JZ		Semi-detached House	
Last Sold Date:	18/11/2019	27/05/2016	14/05/2010
Last Sold Price:	£179,650	£157,250	£97,950
55, Ridgley Road, Coventry, CV4 9JZ		Semi-detached House	
Last Sold Date:	18/01/2019	20/05/2016	02/11/2012
Last Sold Price:	£165,000	£147,500	£105,000
31, Ridgley Road, Coventry, CV4 9JZ		Semi-detached House	
Last Sold Date:	17/11/2014		
Last Sold Price:	£112,000		
33, Ridgley Road, Coventry, CV4 9JZ		Semi-detached House	
Last Sold Date:	17/11/2014	19/04/2006	
Last Sold Price:	£135,000	£108,000	
45, Ridgley Road, Coventry, CV4 9JZ		Semi-detached House	
Last Sold Date:	16/05/2014	08/06/2001	
Last Sold Price:	£118,000	£55,000	
85, Ridgley Road, Coventry, CV4 9JZ		Flat-maisonette House	
Last Sold Date:	11/11/2011		
Last Sold Price:	£62,950		
51, Ridgley Road, Coventry, CV4 9JZ		Semi-detached House	
Last Sold Date:	31/08/2010		
Last Sold Price:	£110,000		

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

Market Sold in Street



81, Ridgley Road, Coventry, CV4 9JZ		Flat-maisonette House	
Last Sold Date:	04/08/2006		
Last Sold Price:	£75,000		
99, Ridgley Road, Coventry, CV4 9JZ		Flat-maisonette House	
Last Sold Date:	01/04/2004	25/04/1997	02/02/1996
Last Sold Price:	£58,000	£21,375	£12,000
39, Ridgley Road, Coventry, CV4 9JZ		Semi-detached House	
Last Sold Date:	21/11/2002		
Last Sold Price:	£70,000		

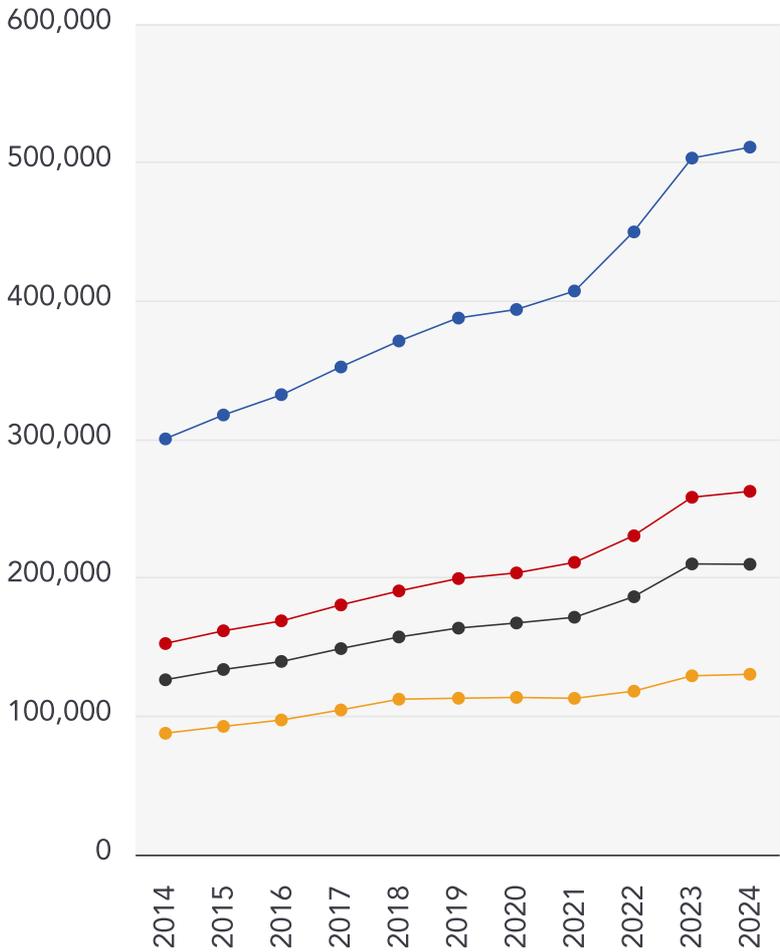
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

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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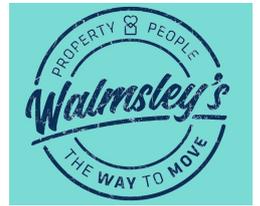


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Agent Disclaimer



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.

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.

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.

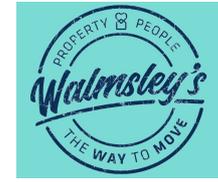


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