



See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03<sup>rd</sup> February 2025



## BLONDVIL STREET, COVENTRY, CV3

Price Estimate : £315,000

### 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 & Interested Parties

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

A fine three bedroom semi detached home with open plan kitchen dining

Driveway parking and wide, lawned, rear gardens

Separate sitting room with attractive bay window

First floor, four piece bathroom

Extended & open plan kitchen dining & family room with patio doors

An ideal Cheylesmore locale close to amenities & schooling

Gas centrally heated & double glazed throughout

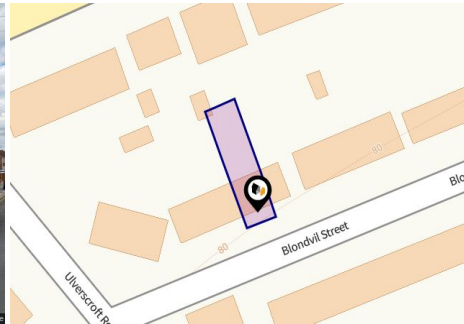
EPC Rating ordered, Total 951 Sq.Ft or 88 Sq.M

*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

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	775 ft <sup>2</sup> / 72 m <sup>2</sup>
<b>Plot Area:</b>	0.06 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,041
<b>Title Number:</b>	WK83379

<b>Price Estimate:</b>	£315,000
<b>Tenure:</b>	Freehold

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Blondvil Street, Coventry, CV3*

Reference - LDCP/2022/1213	
Decision:	-
Date:	13th May 2022
Description:	Lawful Development Certificate for the Loft Conversion with Dormer to Rear, 3No. rooflights to Front, Single Storey Rear Extension and Side Extension

# Property EPC - Certificate



Blondvil Street, COVENTRY, CV3

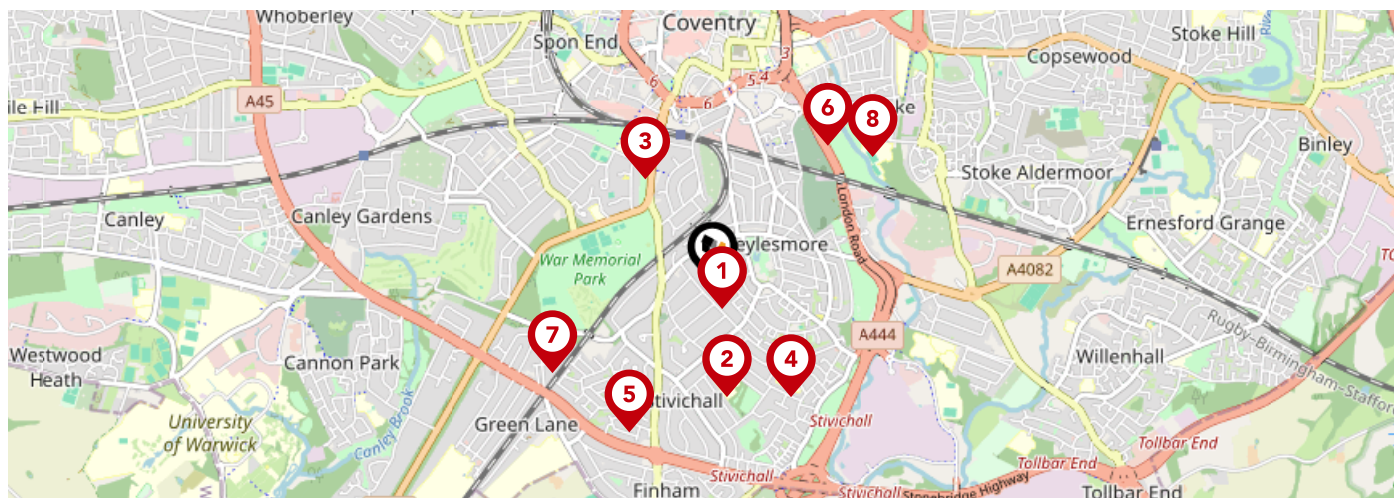
Energy rating

**E**

Valid until 05.11.2023

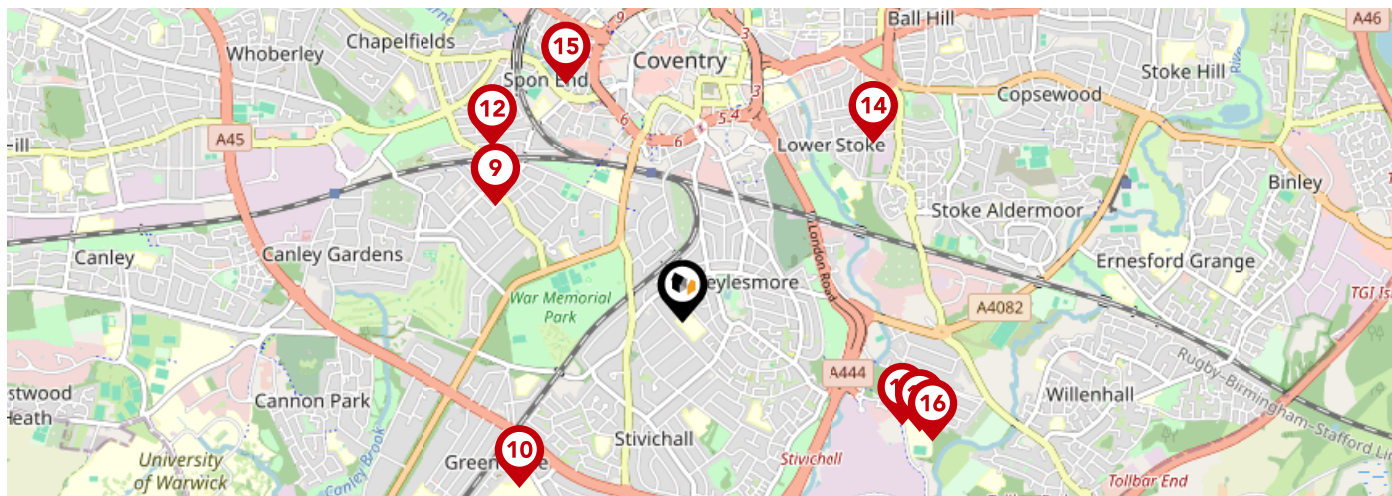
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	54   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		









# Area Schools



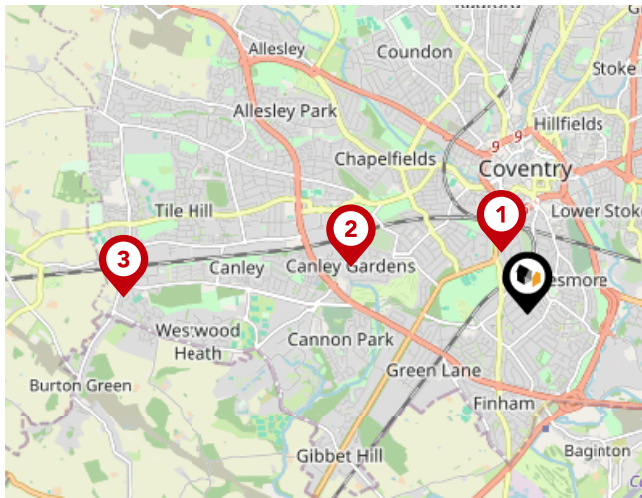
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Howes Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 177   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1724   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



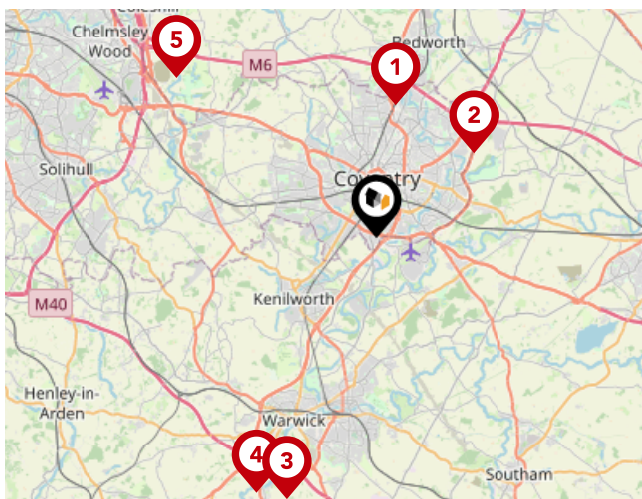
		Nursery	Primary	Secondary	College	Private
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Park School</b> Ofsted Rating: Requires improvement   Pupils: 783   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 119   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gosford Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 446   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



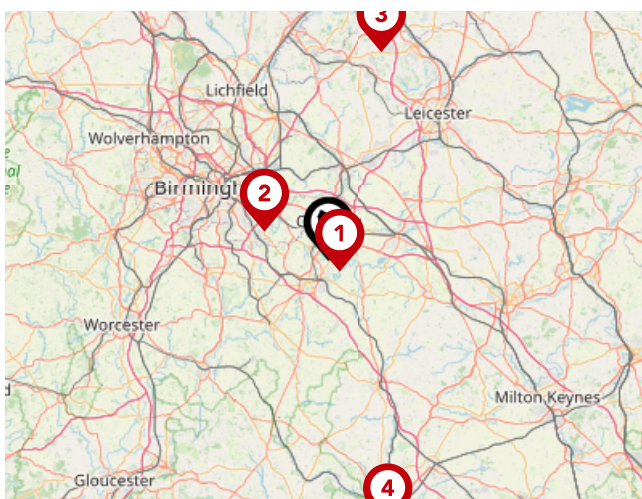
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.61 miles
2	Canley Rail Station	1.64 miles
3	Tile Hill Rail Station	3.65 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.89 miles
2	M6 J2	4.69 miles
3	M40 J14	9.98 miles
4	M40 J15	10.18 miles
5	M6 J3A	9.32 miles



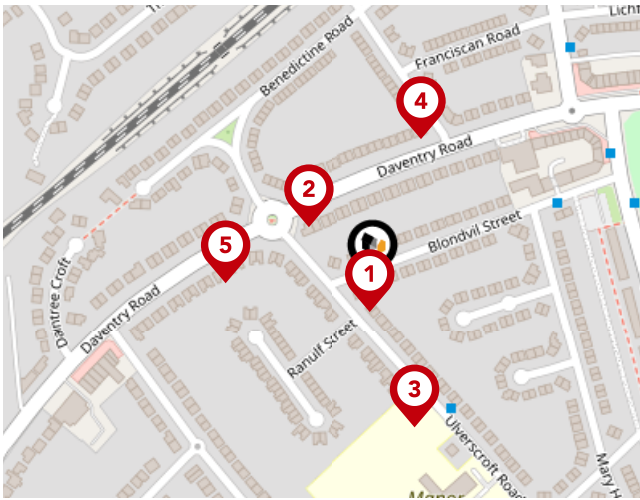
## Airports/Helipads

Pin	Name	Distance
1	Baginton	2.29 miles
2	Birmingham Airport	10.21 miles
3	East Mids Airport	30.92 miles
4	Kidlington	39.73 miles



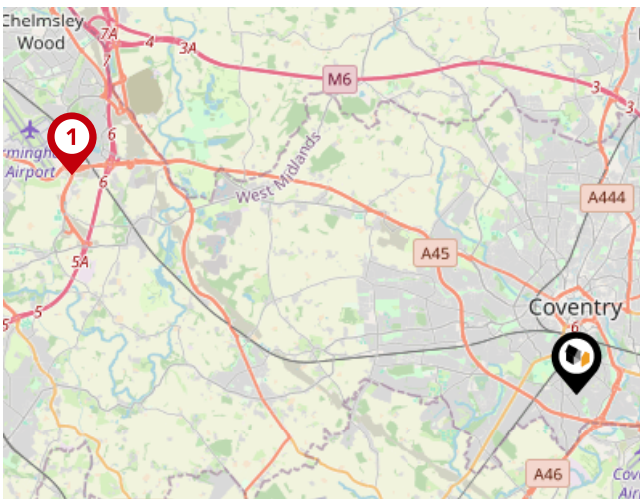
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Ulverscroft Rd	0.02 miles
2	Ulverscroft Rd	0.05 miles
3	Manor Park School	0.08 miles
4	Franciscan Rd	0.09 miles
5	Ulverscroft Rd	0.08 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.94 miles

# Market Sold in Street



<b>11, Blondvil Street, Coventry, CV3 5EQ</b>		Semi-detached House	
Last Sold Date:	21/06/2024		
Last Sold Price:	£205,000		
<b>18, Blondvil Street, Coventry, CV3 5EQ</b>		Semi-detached House	
Last Sold Date:	05/10/2023		
Last Sold Price:	£214,000		
<b>8, Blondvil Street, Coventry, CV3 5EQ</b>		Semi-detached House	
Last Sold Date:	31/08/2023	03/10/2013	17/10/2008
Last Sold Price:	£268,300	£170,000	£146,500
<b>17, Blondvil Street, Coventry, CV3 5EQ</b>		Semi-detached House	
Last Sold Date:	05/04/2022	18/06/2021	09/02/2007
Last Sold Price:	£265,000	£215,000	£154,000
<b>32, Blondvil Street, Coventry, CV3 5EQ</b>		Semi-detached House	
Last Sold Date:	28/09/2020	24/10/2003	
Last Sold Price:	£345,000	£125,000	
<b>35, Blondvil Street, Coventry, CV3 5EQ</b>		Semi-detached House	
Last Sold Date:	21/09/2020	02/03/2007	14/06/2000
Last Sold Price:	£262,000	£175,000	£83,000
<b>30, Blondvil Street, Coventry, CV3 5EQ</b>		Semi-detached House	
Last Sold Date:	22/02/2019		
Last Sold Price:	£209,995		
<b>7, Blondvil Street, Coventry, CV3 5EQ</b>		Semi-detached House	
Last Sold Date:	01/03/2018	30/06/2017	
Last Sold Price:	£245,500	£191,123	
<b>29, Blondvil Street, Coventry, CV3 5EQ</b>		Terraced House	
Last Sold Date:	14/12/2017	17/04/2008	
Last Sold Price:	£192,000	£155,000	
<b>39, Blondvil Street, Coventry, CV3 5EQ</b>		Semi-detached House	
Last Sold Date:	01/12/2014	16/06/1998	
Last Sold Price:	£160,000	£40,000	
<b>1, Blondvil Street, Coventry, CV3 5EQ</b>		Semi-detached House	
Last Sold Date:	22/08/2014		
Last Sold Price:	£174,000		
<b>15, Blondvil Street, Coventry, CV3 5EQ</b>		Semi-detached House	
Last Sold Date:	29/07/2014	17/12/2004	
Last Sold Price:	£130,000	£135,500	

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

# Market Sold in Street



<b>28, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 25/06/2010	
Last Sold Price: £120,000	
<b>24, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 22/12/2008   04/09/1997	
Last Sold Price: £145,000   £50,000	
<b>20, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 01/11/2007	
Last Sold Price: £186,000	
<b>23, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 04/10/2007	
Last Sold Price: £175,000	
<b>26, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 21/09/2006	
Last Sold Price: £129,000	
<b>34, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 17/12/2004	
Last Sold Price: £144,500	
<b>33, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 11/06/2004	
Last Sold Price: £158,000	
<b>13, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 12/01/2001	
Last Sold Price: £78,000	
<b>37, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 08/05/2000	
Last Sold Price: £75,000	
<b>21, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 19/03/1999	
Last Sold Price: £72,000	
<b>5, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 12/06/1998	
Last Sold Price: £59,400	
<b>6, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 05/12/1997	
Last Sold Price: £59,950	

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

# Market Sold in Street



<b>36, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 30/09/1997	
Last Sold Price: £50,000	
<b>14, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 23/02/1996	
Last Sold Price: £57,000	
<b>22, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 30/10/1995	
Last Sold Price: £13,000	
<b>27, Blondvil Street, Coventry, CV3 5EQ</b>	Semi-detached House
Last Sold Date: 14/07/1995	
Last Sold Price: £50,000	

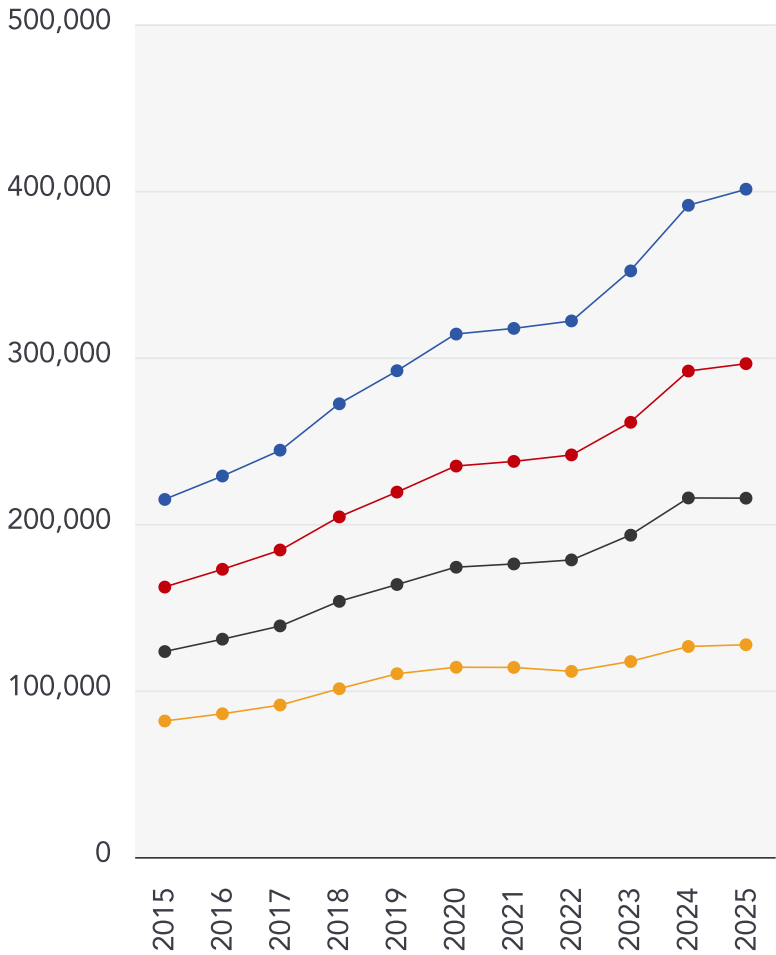
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in 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



/walmsleysthewaytomove/



/walmsleysthewaytomove

# 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.

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.

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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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