



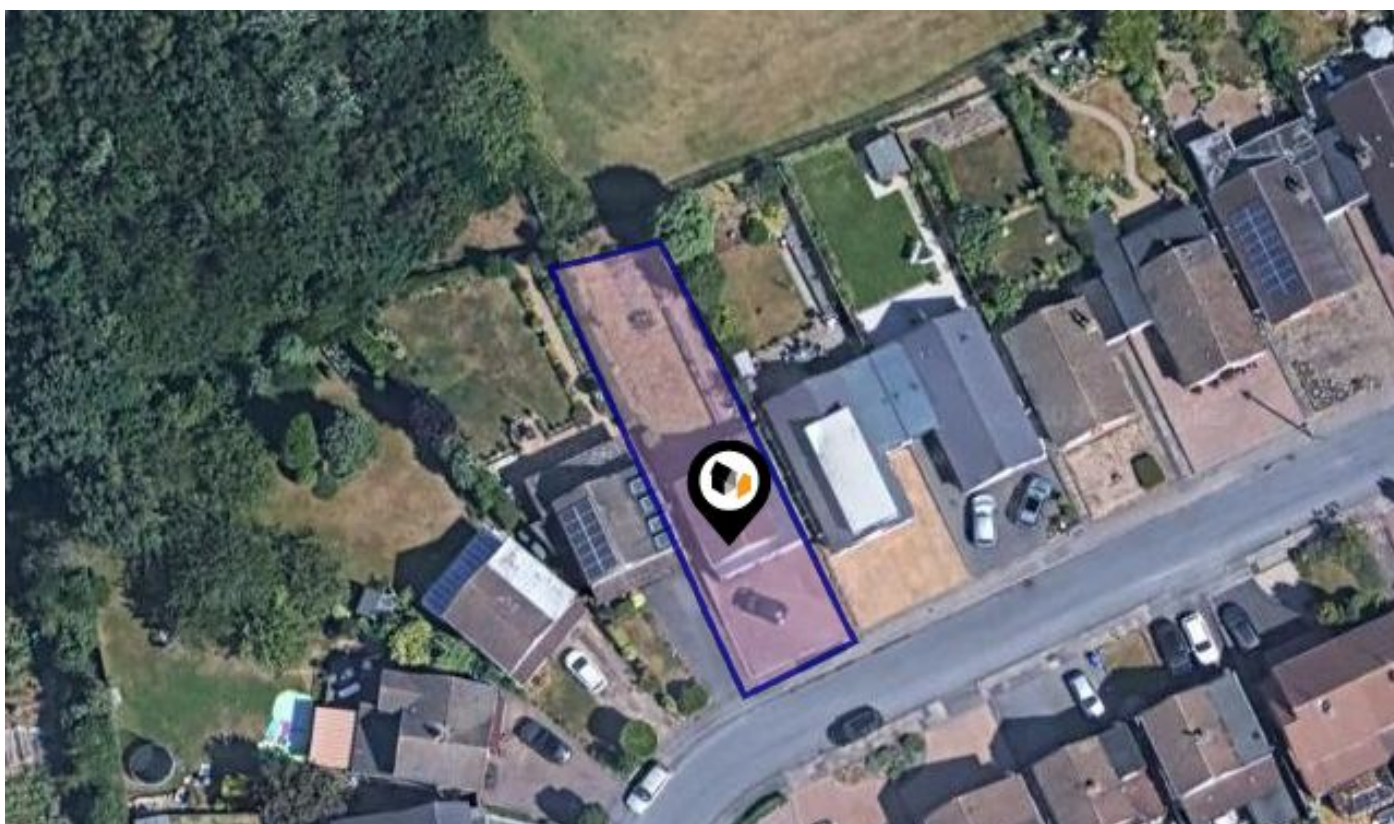
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th February 2025



ROSSLYN AVENUE, COVENTRY, CV6

Price Estimate : £350,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

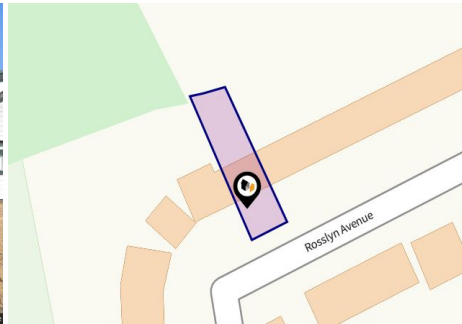
Your property details in brief.....

An "original" three bedroom detached family home
Excellent plot with playing fields and Coundon Wedge situated behind
Substantial block paved driveway with single garage
Utility room & ground floor cloakroom & store
Sitting dining room with patio doors to rear & sunny kitchen breakfast room
First floor three piece bathroom
Ideal school catchment & close to local amenities
EPC rating Ordered & Total 1131 Sq.ft or 105 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@walmsleysthewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,131 ft ² / 105 m ²
Plot Area:	0.09 acres
Council Tax :	Band D
Annual Estimate:	£2,296
Title Number:	WK20416

Price Estimate:	£350,000
Tenure:	Freehold

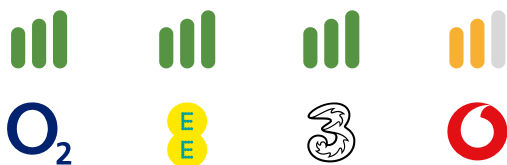
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

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

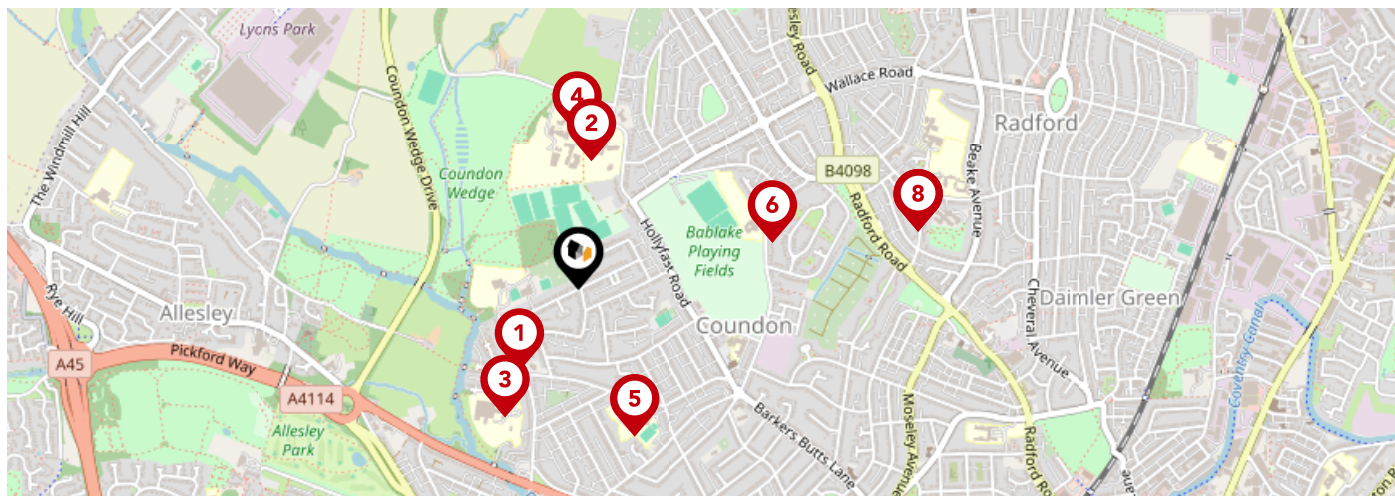
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

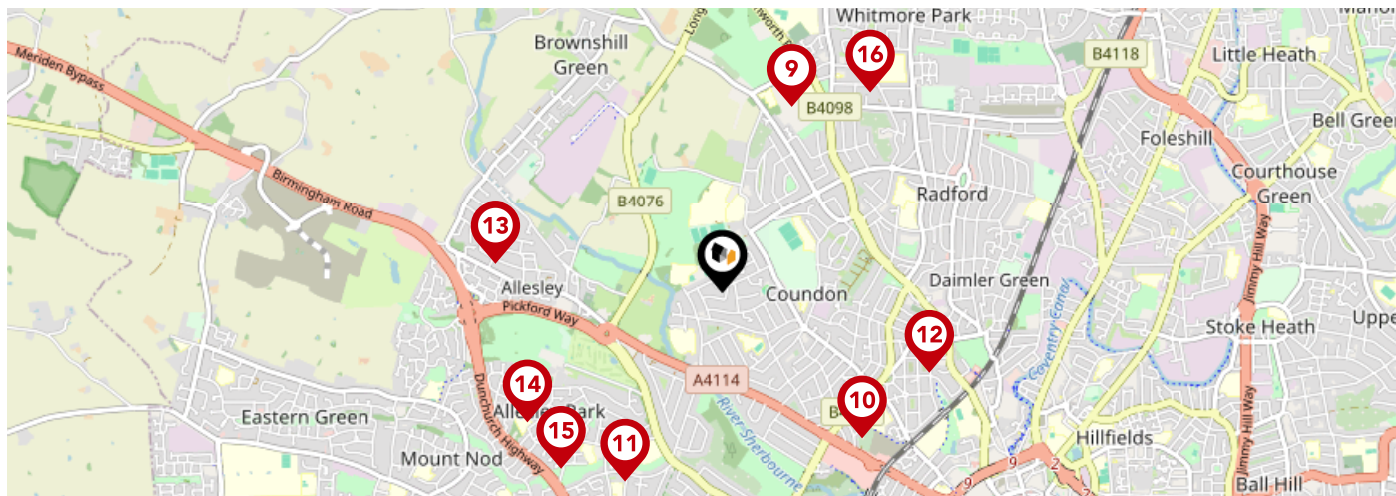










Area Schools



		Nursery	Primary	Secondary	College	Private
1	Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hollyfast Primary School Ofsted Rating: Good Pupils: 656 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coundon Court Ofsted Rating: Requires improvement Pupils: 1919 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

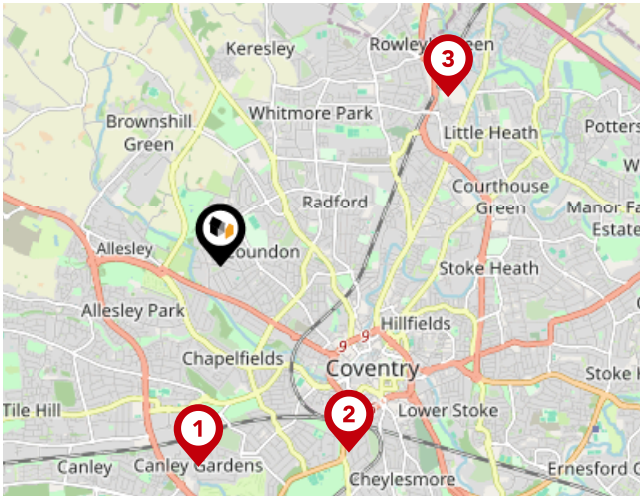
Area Schools



		Nursery	Primary	Secondary	College	Private
	Keresley Grange Primary School Ofsted Rating: Good Pupils: 307 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allesley Primary School Ofsted Rating: Good Pupils: 419 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitmore Park Primary School Ofsted Rating: Good Pupils: 681 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

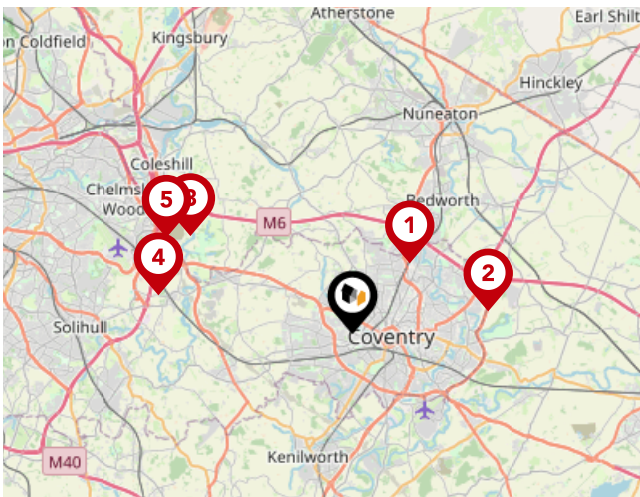
Area

Transport (National)



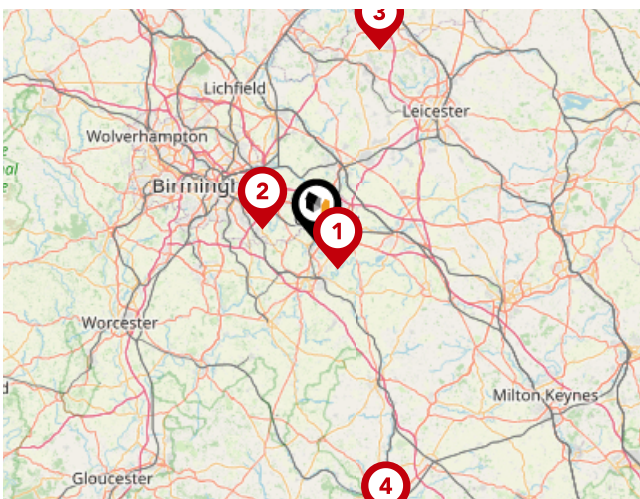
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.83 miles
2	Coventry Rail Station	2.04 miles
3	Coventry Arena Rail Station	2.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.32 miles
2	M6 J2	4.99 miles
3	M6 J3A	6.89 miles
4	M42 J6	7.16 miles
5	M6 J4	7.62 miles

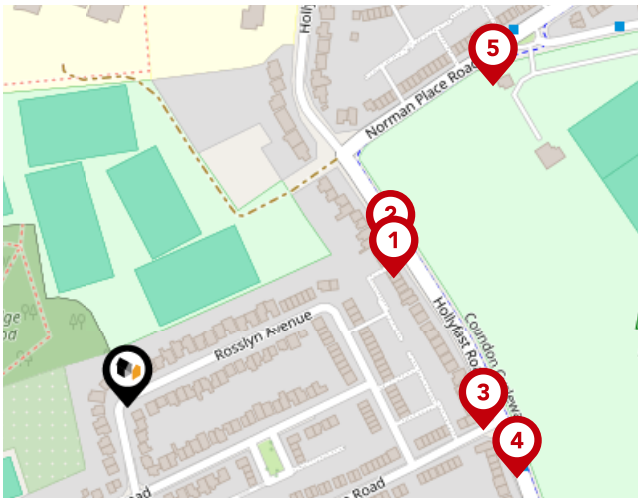


Airports/Helipads

Pin	Name	Distance
1	Baginton	4.92 miles
2	Birmingham Airport	8.16 miles
3	East Mids Airport	29.14 miles
4	Kidlington	42.23 miles

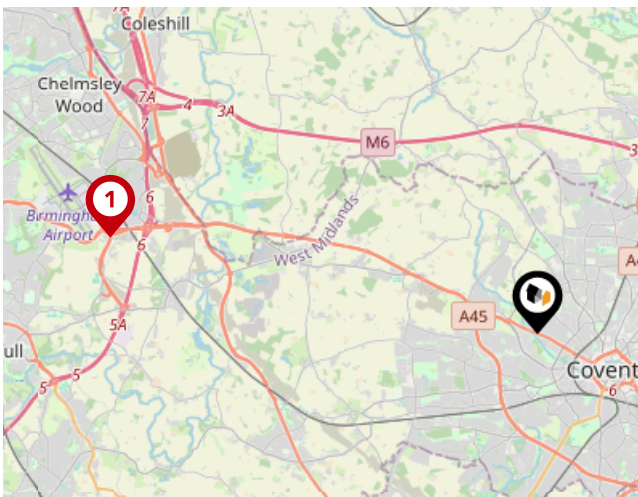
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bablake Playing Fields	0.17 miles
2	Bablake Playing Fields	0.17 miles
3	Haynestone Rd	0.2 miles
4	Haynestone Rd	0.22 miles
5	Duncroft Ave	0.27 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.91 miles

Market Sold in Street



124, Rosslyn Avenue, Coventry, CV6 1GN		Semi-detached House	
Last Sold Date:	03/07/2024		
Last Sold Price:	£325,000		
78, Rosslyn Avenue, Coventry, CV6 1GN		Semi-detached House	
Last Sold Date:	09/06/2023	11/11/1998	25/04/1996
Last Sold Price:	£368,000	£113,000	£70,500
36, Rosslyn Avenue, Coventry, CV6 1GN		Terraced House	
Last Sold Date:	21/10/2022		
Last Sold Price:	£253,000		
14, Rosslyn Avenue, Coventry, CV6 1GN		Terraced House	
Last Sold Date:	01/10/2020	28/08/2009	
Last Sold Price:	£199,000	£122,500	
34, Rosslyn Avenue, Coventry, CV6 1GN		Terraced House	
Last Sold Date:	21/02/2020	18/01/2016	06/02/2014
Last Sold Price:	£215,000	£177,000	£155,000
100, Rosslyn Avenue, Coventry, CV6 1GN		Semi-detached House	
Last Sold Date:	30/10/2019		
Last Sold Price:	£280,000		
48, Rosslyn Avenue, Coventry, CV6 1GN		Terraced House	
Last Sold Date:	20/02/2019		
Last Sold Price:	£190,000		
74, Rosslyn Avenue, Coventry, CV6 1GN		Terraced House	
Last Sold Date:	05/10/2018		
Last Sold Price:	£195,000		
30, Rosslyn Avenue, Coventry, CV6 1GN		Terraced House	
Last Sold Date:	15/12/2017	23/04/2015	
Last Sold Price:	£235,000	£139,000	
110, Rosslyn Avenue, Coventry, CV6 1GN		Detached House	
Last Sold Date:	04/11/2016	27/01/2006	
Last Sold Price:	£400,000	£272,000	
112, Rosslyn Avenue, Coventry, CV6 1GN		Detached House	
Last Sold Date:	29/07/2016		
Last Sold Price:	£252,500		
90, Rosslyn Avenue, Coventry, CV6 1GN		Semi-detached House	
Last Sold Date:	07/11/2014	23/04/1997	
Last Sold Price:	£205,000	£85,000	

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

Market Sold in Street



50, Rosslyn Avenue, Coventry, CV6 1GN			Terraced House
Last Sold Date:	28/10/2014	22/03/2012	
Last Sold Price:	£195,000	£165,000	
126, Rosslyn Avenue, Coventry, CV6 1GN			Semi-detached House
Last Sold Date:	17/07/2014		
Last Sold Price:	£170,000		
70, Rosslyn Avenue, Coventry, CV6 1GN			Terraced House
Last Sold Date:	27/06/2014	28/05/2010	
Last Sold Price:	£154,000	£142,250	
38, Rosslyn Avenue, Coventry, CV6 1GN			Terraced House
Last Sold Date:	23/05/2011		
Last Sold Price:	£130,000		
84, Rosslyn Avenue, Coventry, CV6 1GN			Detached House
Last Sold Date:	09/07/2010		
Last Sold Price:	£205,000		
54, Rosslyn Avenue, Coventry, CV6 1GN			Detached House
Last Sold Date:	19/10/2007		
Last Sold Price:	£315,000		
64, Rosslyn Avenue, Coventry, CV6 1GN			Terraced House
Last Sold Date:	27/04/2007		
Last Sold Price:	£175,000		
12, Rosslyn Avenue, Coventry, CV6 1GN			Terraced House
Last Sold Date:	12/05/2006		
Last Sold Price:	£133,000		
80, Rosslyn Avenue, Coventry, CV6 1GN			Semi-detached House
Last Sold Date:	03/03/2006	03/08/1995	
Last Sold Price:	£210,000	£85,000	
40, Rosslyn Avenue, Coventry, CV6 1GN			Terraced House
Last Sold Date:	28/07/2004	30/06/1998	
Last Sold Price:	£138,000	£40,000	
66, Rosslyn Avenue, Coventry, CV6 1GN			Terraced House
Last Sold Date:	05/12/2003	31/01/1997	
Last Sold Price:	£119,950	£59,500	
44, Rosslyn Avenue, Coventry, CV6 1GN			Terraced House
Last Sold Date:	18/12/2002		
Last Sold Price:	£131,000		

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

Market Sold in Street



116, Rosslyn Avenue, Coventry, CV6 1GN		Semi-detached House
Last Sold Date:	15/11/2002	
Last Sold Price:	£171,000	
18, Rosslyn Avenue, Coventry, CV6 1GN		Terraced House
Last Sold Date:	02/10/2002	
Last Sold Price:	£47,402	
32, Rosslyn Avenue, Coventry, CV6 1GN		Terraced House
Last Sold Date:	01/11/2001	
Last Sold Price:	£85,750	
76, Rosslyn Avenue, Coventry, CV6 1GN		Semi-detached House
Last Sold Date:	04/04/2001	
Last Sold Price:	£105,000	
42, Rosslyn Avenue, Coventry, CV6 1GN		Terraced House
Last Sold Date:	30/01/2001	21/04/1995
Last Sold Price:	£84,000	£45,000
46, Rosslyn Avenue, Coventry, CV6 1GN		Terraced House
Last Sold Date:	28/08/1998	20/10/1997
Last Sold Price:	£75,000	£69,000

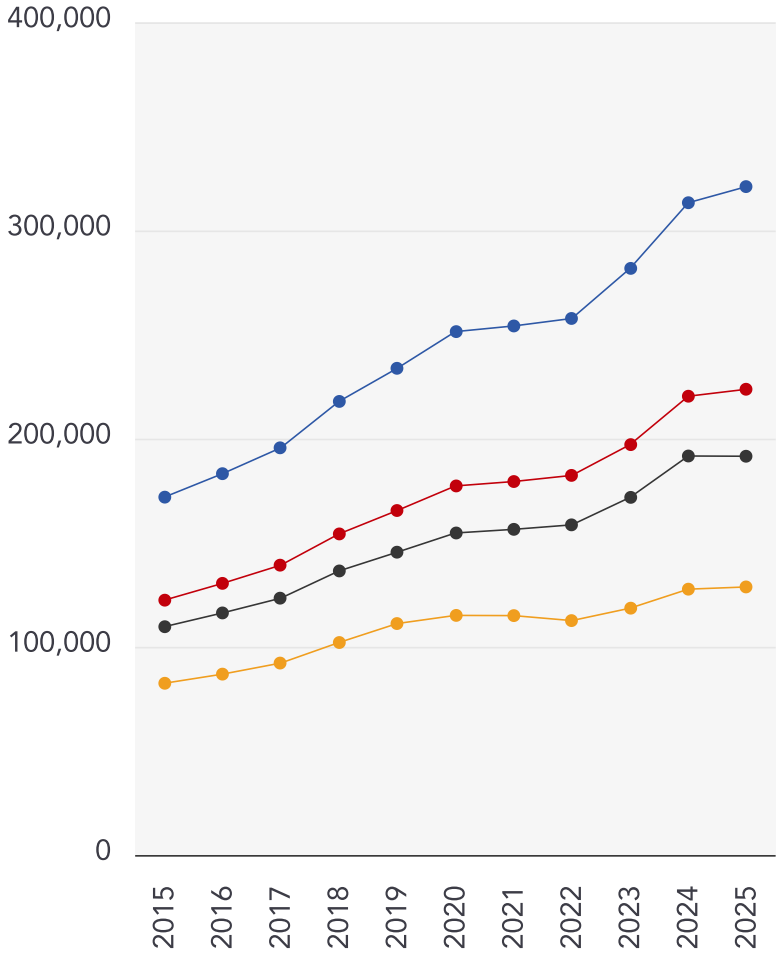
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



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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