



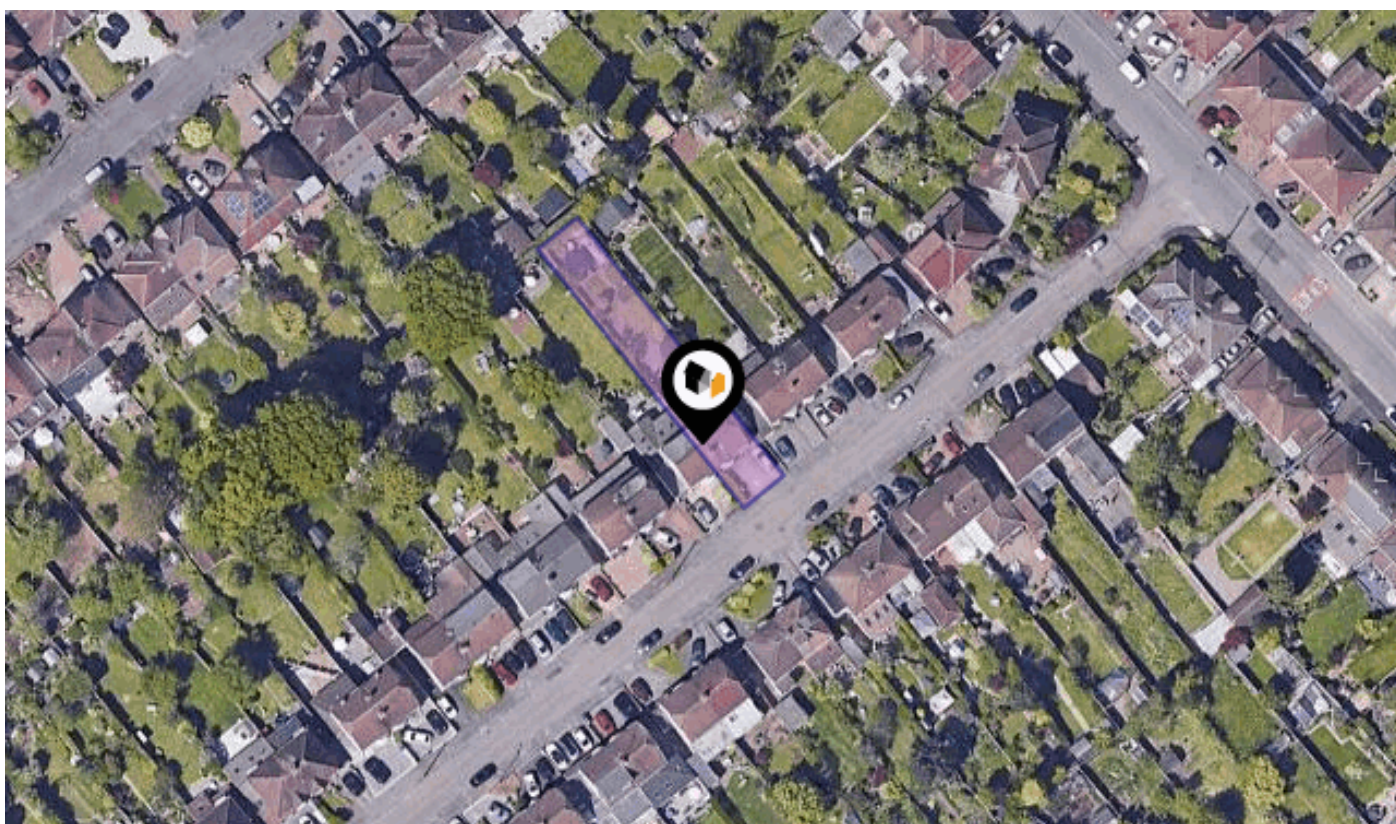
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 17<sup>th</sup> August 2023**



## SALISBURY AVENUE, COVENTRY, CV3

**Price Estimate :** £440,000

### 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



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### Dear Buyers & interested parties

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#### Property Key Features

A much loved and extended semi detached family home

Four excellent bedrooms including loft conversion

Resurfaced driveway, car port, garage and private & substantial rear gardens

Two spacious reception rooms & welcoming entrance hallway

Extended kitchen with direct access to car port to side

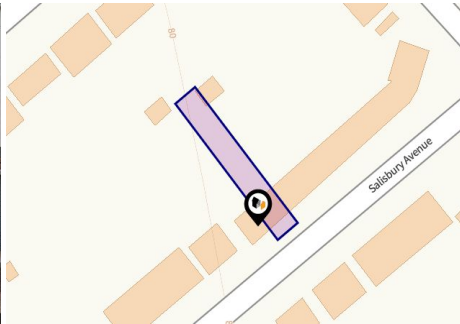
First floor family bathroom & ground floor cloakroom

Ideal Styvechale location close to schooling & amenities

EPC ordered and 1700 Sq.Ft or 158 Sq.M

***For viewings or interest please email:***

**sales@walmsleysthewaytomove.co.uk or call 0330 1180062**



## Property

**Type:** Semi-Detached  
**Bedrooms:** 4  
**Plot Area:** 0.12 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,076  
**Title Number:** WK76177  
**UPRN:** 100070696401

**Price Estimate:** £440,000  
**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)

**12** mb/s      **80** mb/s      **1000** mb/s

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



**Satellite/Fibre TV Availability:**



# Planning History

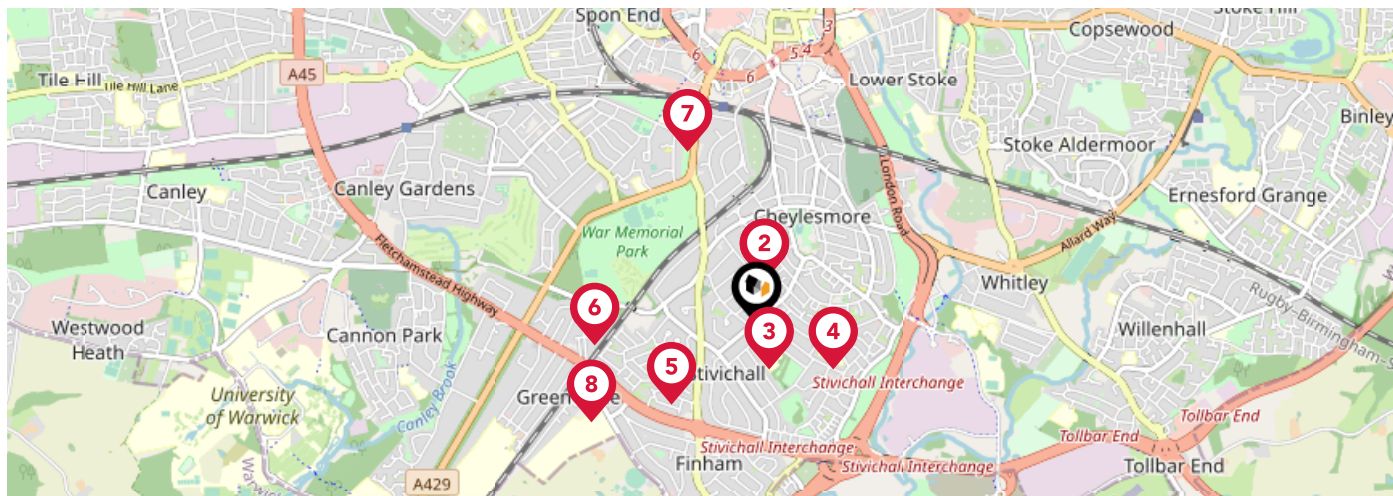
## This Address



Planning records for: *16, Salisbury Avenue, Coventry, CV3 5DB*

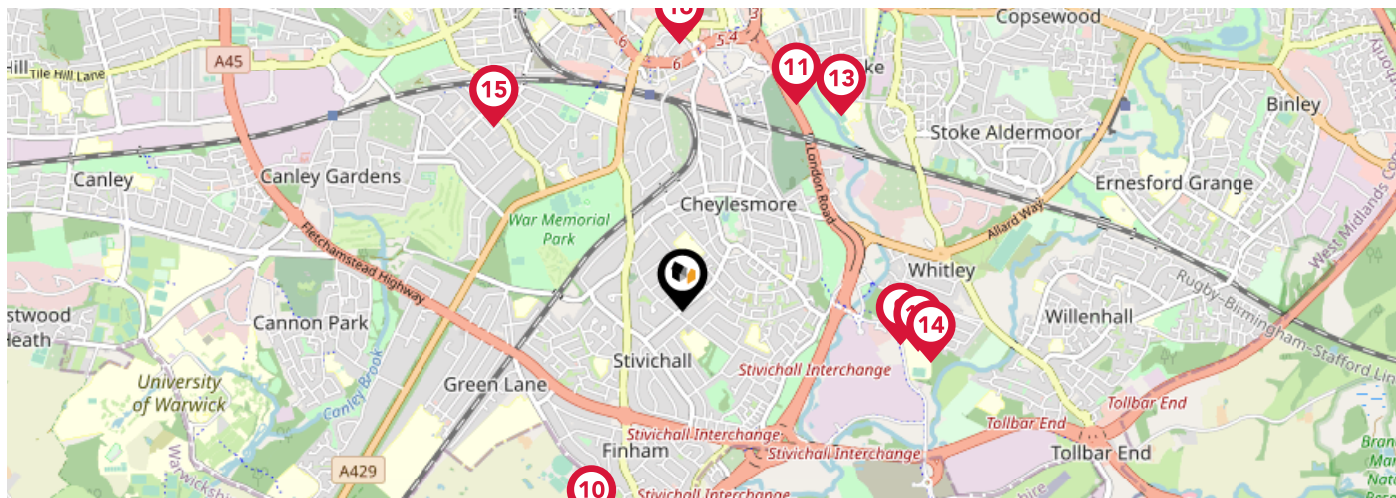
<b>Reference - R/2004/2246</b>	
<b>Decision:</b>	APPROVED
<b>Date:</b>	23rd September 2004
<b>Description:</b>	Single storey side and rear extension









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:0.4	<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: 416   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

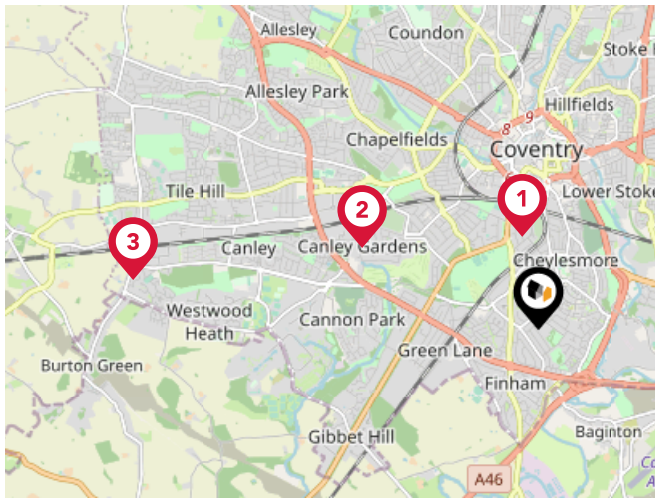
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Whitley Academy</b> Ofsted Rating: Inadequate   Pupils: 910   Distance: 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance: 1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance: 1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 96   Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1634   Distance: 1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils: 0   Distance: 1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

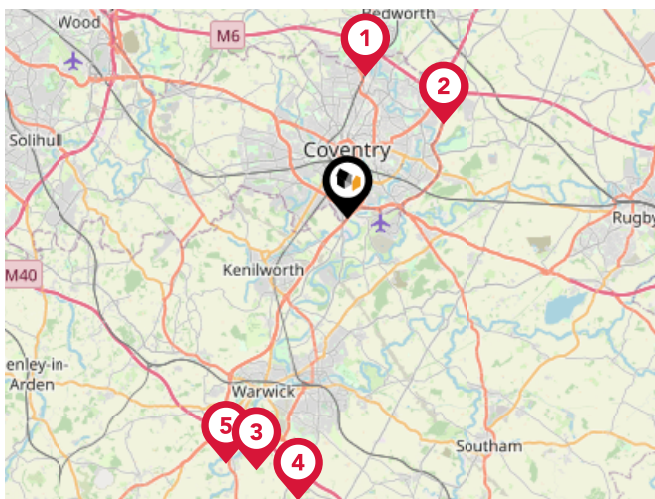
# Area

## Transport (National)



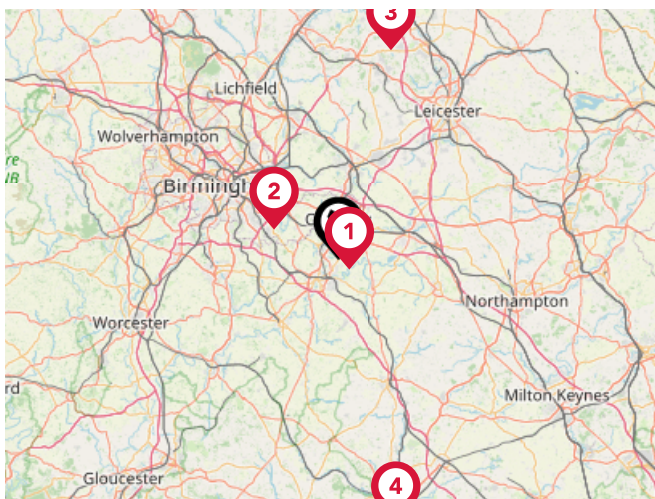
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.86 miles
2	Canley Rail Station	1.75 miles
3	Tile Hill Rail Station	3.7 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.2 miles
2	M6 J2	4.89 miles
3	M40 J14	9.7 miles
4	M40 J13	10.42 miles
5	M40 J15	9.91 miles

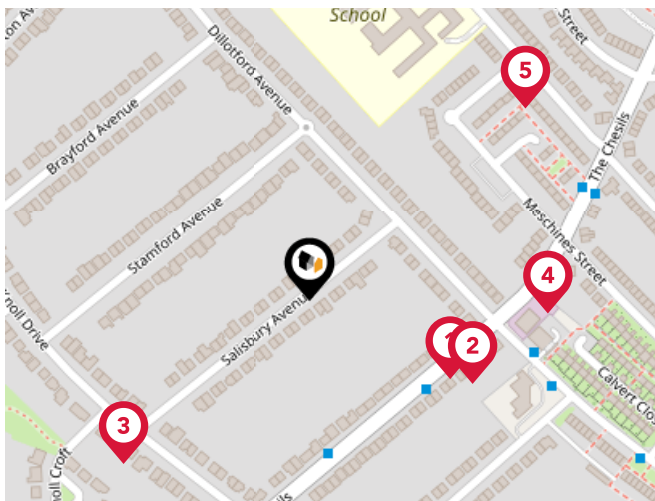


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.06 miles
2	Birmingham International Airport	10.35 miles
3	East Midlands Airport	31.25 miles
4	London Oxford Airport	39.34 miles

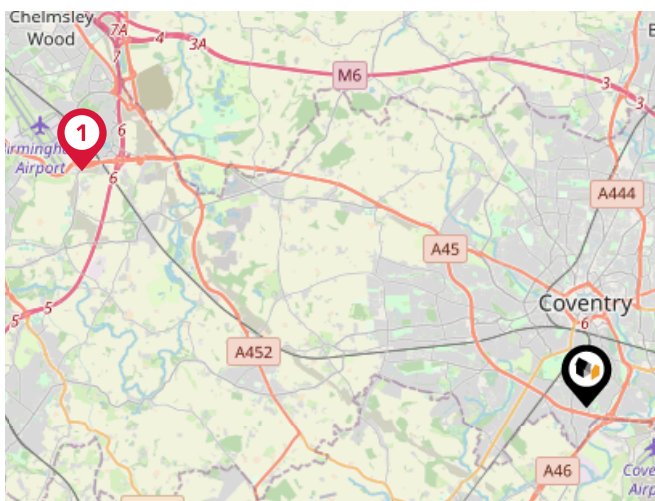
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Dillotford Ave	0.09 miles
2	Dillotford Ave	0.1 miles
3	The Chesils	0.14 miles
4	Meschines St	0.14 miles
5	Lymesy St	0.16 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.08 miles



# Market Sold in Street



<b>22, Salisbury Avenue, Coventry, CV3 5DB</b>	Semi-detached House	
Last Sold Date:	06/05/2022	
Last Sold Price:	£365,000	
<b>20, Salisbury Avenue, Coventry, CV3 5DB</b>	Semi-detached House	
Last Sold Date:	01/03/2022	
Last Sold Price:	£410,000	
<b>14, Salisbury Avenue, Coventry, CV3 5DB</b>	Semi-detached House	
Last Sold Date:	26/02/2021	30/06/2005
Last Sold Price:	£392,500	£200,000
<b>12, Salisbury Avenue, Coventry, CV3 5DB</b>	Terraced House	
Last Sold Date:	09/11/2018	03/05/1996
Last Sold Price:	£325,000	£78,000
<b>48, Salisbury Avenue, Coventry, CV3 5DB</b>	Semi-detached House	
Last Sold Date:	22/10/2018	
Last Sold Price:	£335,000	
<b>36, Salisbury Avenue, Coventry, CV3 5DB</b>	Semi-detached House	
Last Sold Date:	27/03/2017	
Last Sold Price:	£305,000	
<b>10, Salisbury Avenue, Coventry, CV3 5DB</b>	Semi-detached House	
Last Sold Date:	05/02/2016	
Last Sold Price:	£252,000	
<b>34, Salisbury Avenue, Coventry, CV3 5DB</b>	Semi-detached House	
Last Sold Date:	09/09/2014	
Last Sold Price:	£265,000	
<b>4, Salisbury Avenue, Coventry, CV3 5DB</b>	Semi-detached House	
Last Sold Date:	14/08/2014	
Last Sold Price:	£237,000	
<b>26, Salisbury Avenue, Coventry, CV3 5DB</b>	Semi-detached House	
Last Sold Date:	11/07/2014	14/12/2011
Last Sold Price:	£337,000	£160,000
<b>24, Salisbury Avenue, Coventry, CV3 5DB</b>	Semi-detached House	
Last Sold Date:	07/05/2014	
Last Sold Price:	£240,000	
<b>18, Salisbury Avenue, Coventry, CV3 5DB</b>	Semi-detached House	
Last Sold Date:	14/02/2014	13/11/2006
Last Sold Price:	£240,000	£215,000

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

# Market Sold in Street



<b>38, Salisbury Avenue, Coventry, CV3 5DB</b>			Semi-detached House
Last Sold Date:	23/11/2011	28/03/2006	
Last Sold Price:	£202,500	£150,000	
<b>52, Salisbury Avenue, Coventry, CV3 5DB</b>			Semi-detached House
Last Sold Date:	07/01/2011	22/05/1998	
Last Sold Price:	£239,000	£90,000	
<b>46, Salisbury Avenue, Coventry, CV3 5DB</b>			Semi-detached House
Last Sold Date:	23/11/2005		
Last Sold Price:	£230,000		
<b>6, Salisbury Avenue, Coventry, CV3 5DB</b>			Semi-detached House
Last Sold Date:	12/04/2001	24/04/1998	
Last Sold Price:	£145,000	£97,500	
<b>28, Salisbury Avenue, Coventry, CV3 5DB</b>			Semi-detached House
Last Sold Date:	16/06/2000		
Last Sold Price:	£107,000		
<b>50, Salisbury Avenue, Coventry, CV3 5DB</b>			Semi-detached House
Last Sold Date:	15/07/1996		
Last Sold Price:	£80,500		

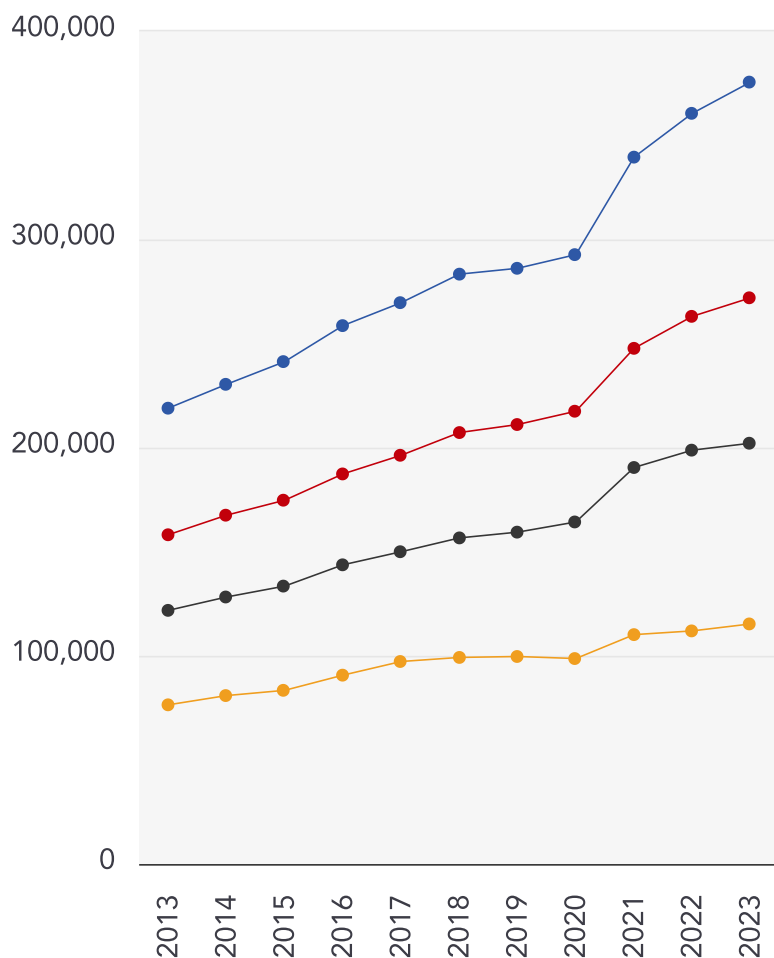
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in CV3



Detached

**+71.53%**

Semi-Detached

**+71.96%**

Terraced

**+65.88%**

Flat

**+50.8%**

# 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



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## Important - Please Read

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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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