



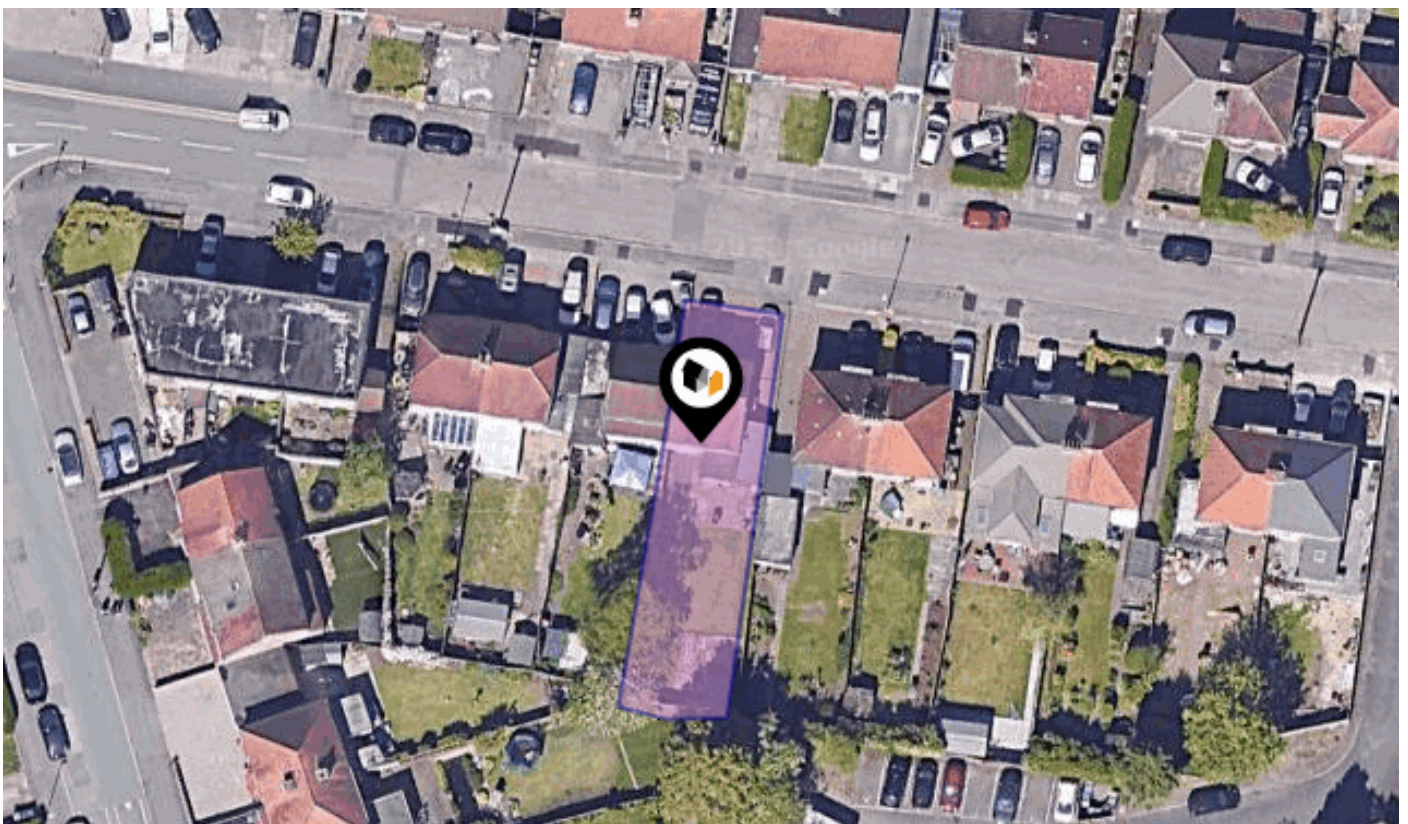
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th January 2024



ELM TREE AVENUE, COVENTRY, CV4

Price Estimate : £275,000

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.....

An attractive and beautifully presented three bedroom semi detached home

Fantastic plot with delightful South facing gardens and patio

Through lounge dining room with fireplace & bay window

Comprehensively fitted kitchen with patio door to garden

Driveway for three vehicles and garage to side

Both double bedrooms with fitted wardrobes

Refitted first floor modern bathroom

EPC ORDERED, Total approx 92 Sq.M or 989 Total Sq.Ft

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
Council Tax : Band C
Annual Estimate: £1,845
Title Number: WM83565
UPRN: 100070644880

Price Estimate: £275,000
Tenure: Freehold

Local Area

Local Authority: Coventry
Conservation Area: No
Flood Risk:

- Rivers & Seas: Very Low
- Surface Water: Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

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

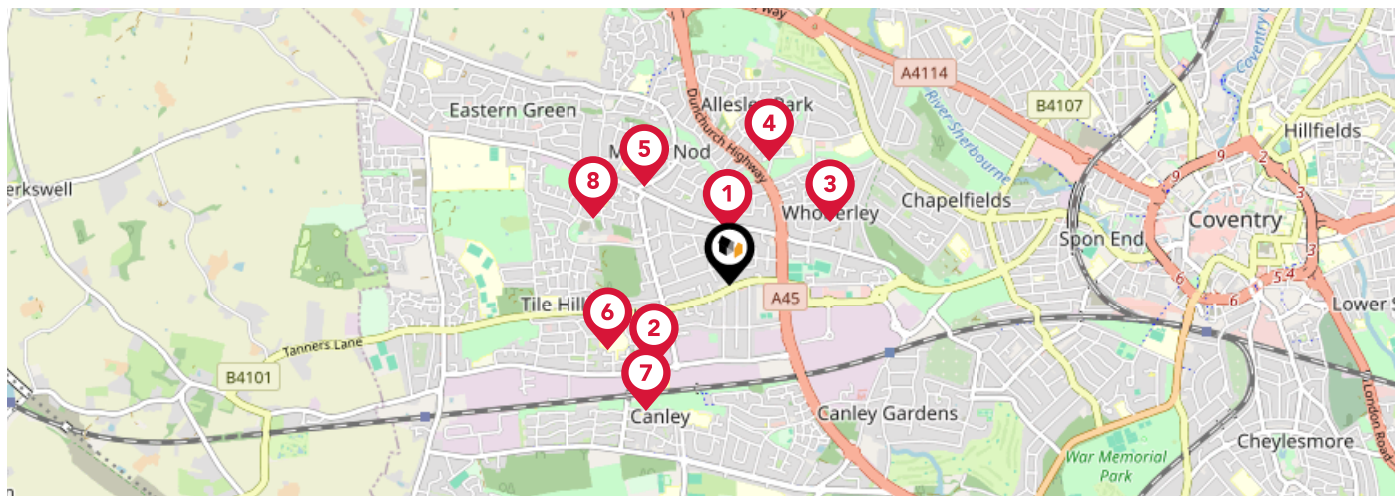
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

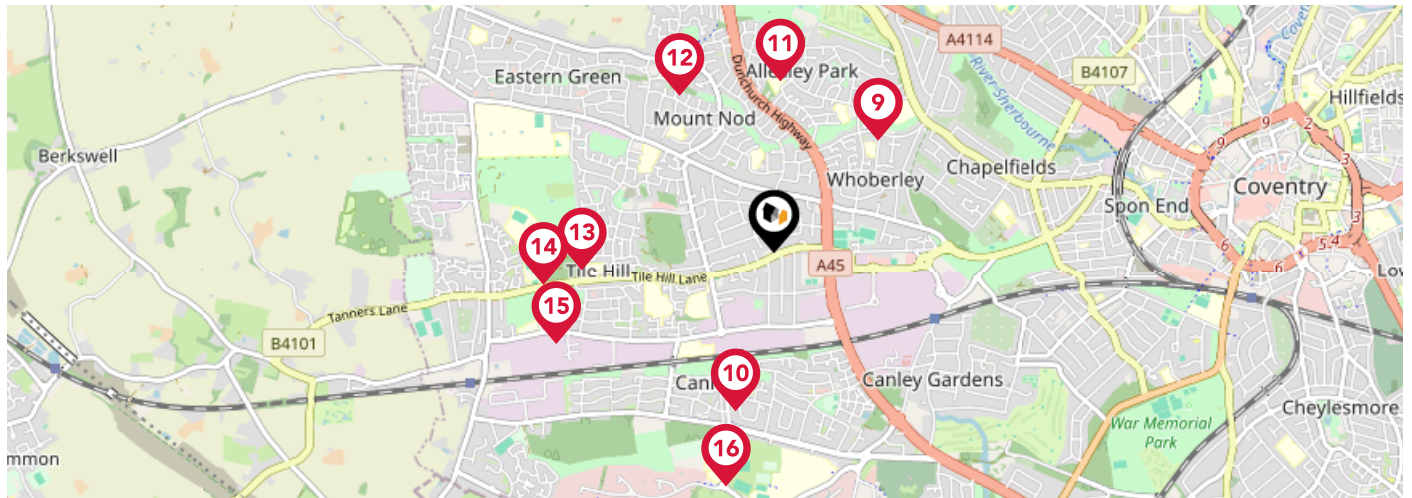










Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Templars Primary School Ofsted Rating: Good Pupils: 594 Distance:0.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St John's Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Mount Nod Primary School Ofsted Rating: Good Pupils: 329 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Finham Park 2 Ofsted Rating: Good Pupils: 593 Distance:0.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Limbrick Wood Primary School Ofsted Rating: Good Pupils: 183 Distance:0.69</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

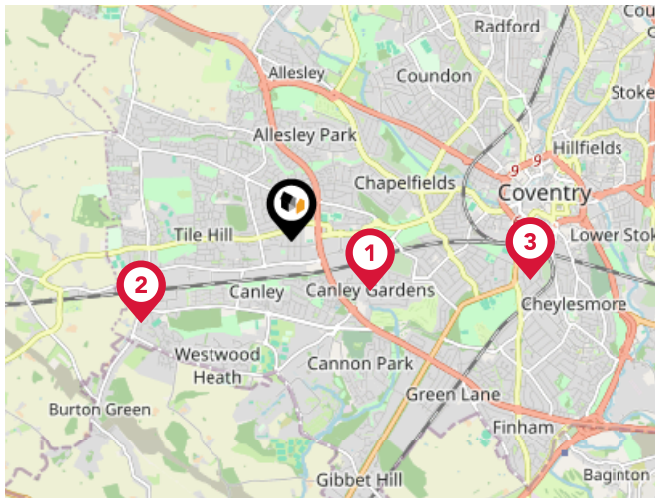
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charter Primary School Ofsted Rating: Inadequate Pupils:0 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allesley Hall Primary School Ofsted Rating: Good Pupils: 195 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Hill Primary School Ofsted Rating: Good Pupils: 461 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 222 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Coventry Academy Ofsted Rating: Requires Improvement Pupils: 1136 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leigh Church of England Academy Ofsted Rating: Good Pupils: 222 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 403 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

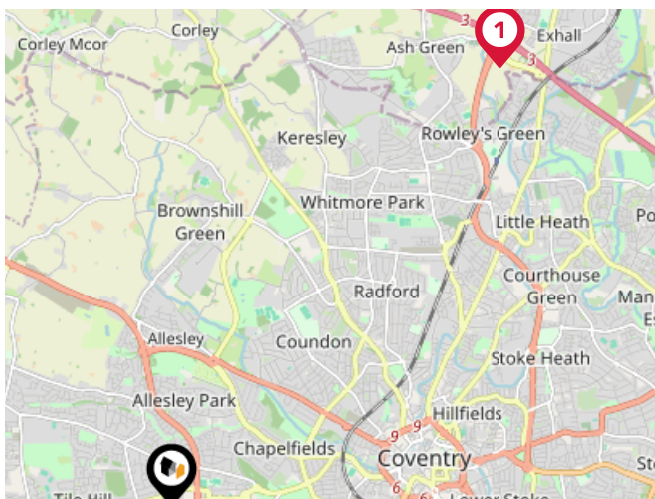
Area

Transport (National)



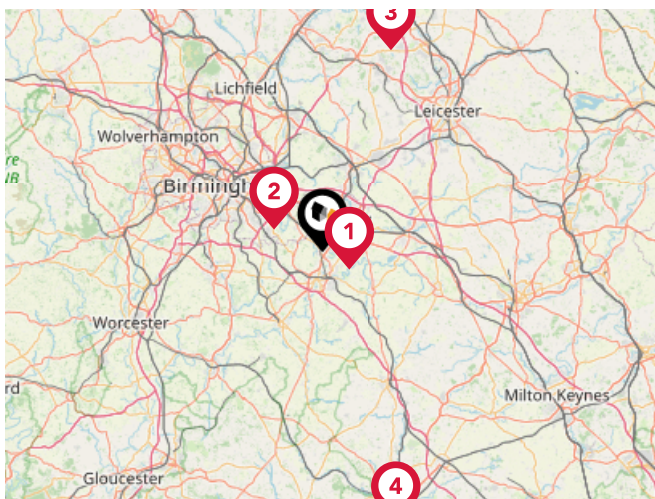
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.85 miles
2	Tile Hill Rail Station	1.54 miles
3	Coventry Rail Station	2.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.96 miles
2	M6 J3A	7.01 miles
3	M6 J2	6.23 miles
4	M42 J6	6.71 miles
5	M6 J4	7.62 miles

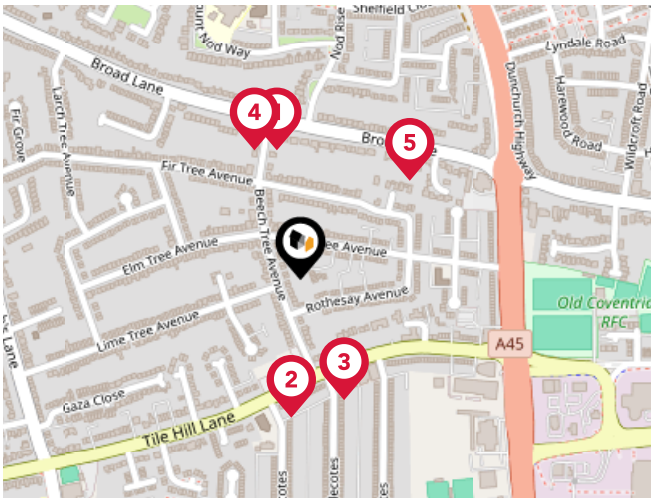


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.61 miles
2	Birmingham International Airport	7.75 miles
3	East Midlands Airport	30.76 miles
4	London Oxford Airport	41.05 miles

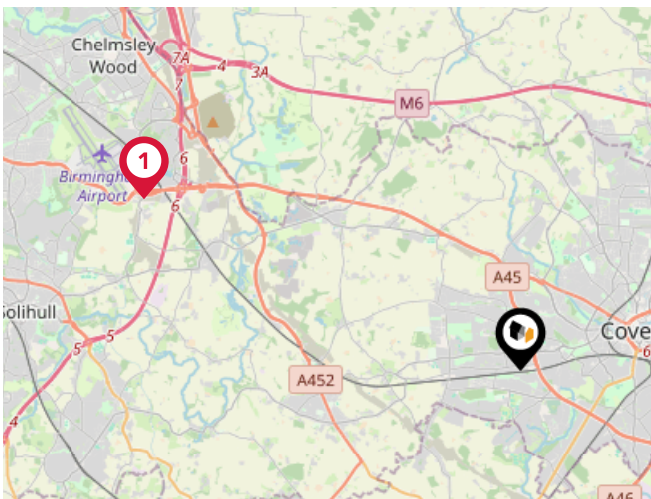
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Beech Tree Avenue	0.15 miles
	Westcotes	0.16 miles
	Middlecotes	0.14 miles
	Beech Tree Avenue	0.16 miles
	Kings Gardens	0.17 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	7.48 miles

Market Sold in Street



93, Elm Tree Avenue, Coventry, CV4 9ES					Semi-detached House
Last Sold Date:	24/09/2018	19/12/2014			
Last Sold Price:	£300,000	£113,000			
119, Elm Tree Avenue, Coventry, CV4 9ES					Terraced House
Last Sold Date:	22/06/2018	29/08/2014			
Last Sold Price:	£191,000	£148,000			
133, Elm Tree Avenue, Coventry, CV4 9ES					Terraced House
Last Sold Date:	24/08/2017	14/01/2011	23/05/2003	26/02/1999	
Last Sold Price:	£167,000	£129,000	£113,000	£30,000	
125, Elm Tree Avenue, Coventry, CV4 9ES					Terraced House
Last Sold Date:	14/10/2016				
Last Sold Price:	£142,000				
107, Elm Tree Avenue, Coventry, CV4 9ES					Terraced House
Last Sold Date:	08/07/2016	02/04/2004	02/07/1997		
Last Sold Price:	£170,000	£96,000	£30,000		
91, Elm Tree Avenue, Coventry, CV4 9ES					Semi-detached House
Last Sold Date:	01/07/2016	28/06/2010	27/05/2005		
Last Sold Price:	£180,000	£144,950	£115,000		
131, Elm Tree Avenue, Coventry, CV4 9ES					Terraced House
Last Sold Date:	29/04/2016				
Last Sold Price:	£165,000				
99, Elm Tree Avenue, Coventry, CV4 9ES					Semi-detached House
Last Sold Date:	11/11/2011				
Last Sold Price:	£120,000				
123, Elm Tree Avenue, Coventry, CV4 9ES					Terraced House
Last Sold Date:	10/09/2010	01/09/2000			
Last Sold Price:	£127,000	£57,000			
103, Elm Tree Avenue, Coventry, CV4 9ES					Terraced House
Last Sold Date:	07/07/2008	21/05/2003			
Last Sold Price:	£118,000	£85,000			
81, Elm Tree Avenue, Coventry, CV4 9ES					Semi-detached House
Last Sold Date:	19/10/2007				
Last Sold Price:	£148,000				
83, Elm Tree Avenue, Coventry, CV4 9ES					Semi-detached House
Last Sold Date:	19/12/2005				
Last Sold Price:	£142,000				

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

Market Sold in Street



97, Elm Tree Avenue, Coventry, CV4 9ES		Semi-detached House	
Last Sold Date:	13/06/2005	12/07/1996	
Last Sold Price:	£120,000	£38,000	
127, Elm Tree Avenue, Coventry, CV4 9ES		Terraced House	
Last Sold Date:	14/01/2005	17/08/2001	16/03/1998
Last Sold Price:	£116,000	£69,000	£46,000
101, Elm Tree Avenue, Coventry, CV4 9ES		Semi-detached House	
Last Sold Date:	28/11/2003	11/02/2000	
Last Sold Price:	£106,000	£54,000	
111, Elm Tree Avenue, Coventry, CV4 9ES		Terraced House	
Last Sold Date:	22/08/2003		
Last Sold Price:	£95,000		
129, Elm Tree Avenue, Coventry, CV4 9ES		Terraced House	
Last Sold Date:	25/01/2002		
Last Sold Price:	£58,500		
115, Elm Tree Avenue, Coventry, CV4 9ES		Terraced House	
Last Sold Date:	12/05/2000		
Last Sold Price:	£54,000		
121, Elm Tree Avenue, Coventry, CV4 9ES		Terraced House	
Last Sold Date:	23/04/1999		
Last Sold Price:	£52,000		
87, Elm Tree Avenue, Coventry, CV4 9ES		Semi-detached House	
Last Sold Date:	04/04/1996		
Last Sold Price:	£49,000		

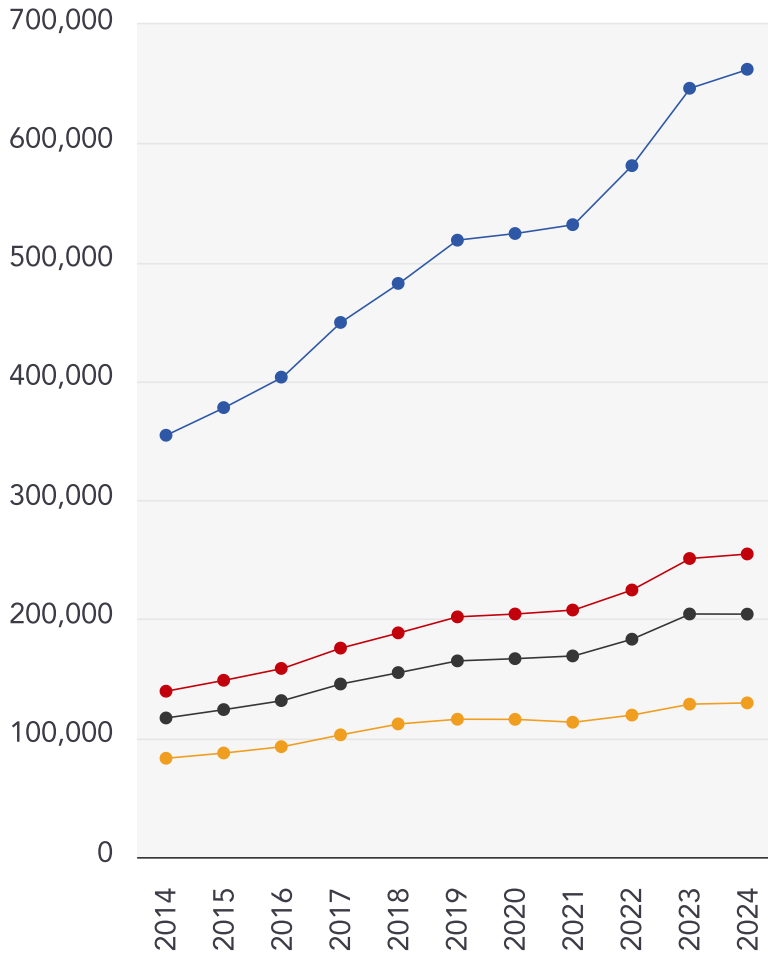
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+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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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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