



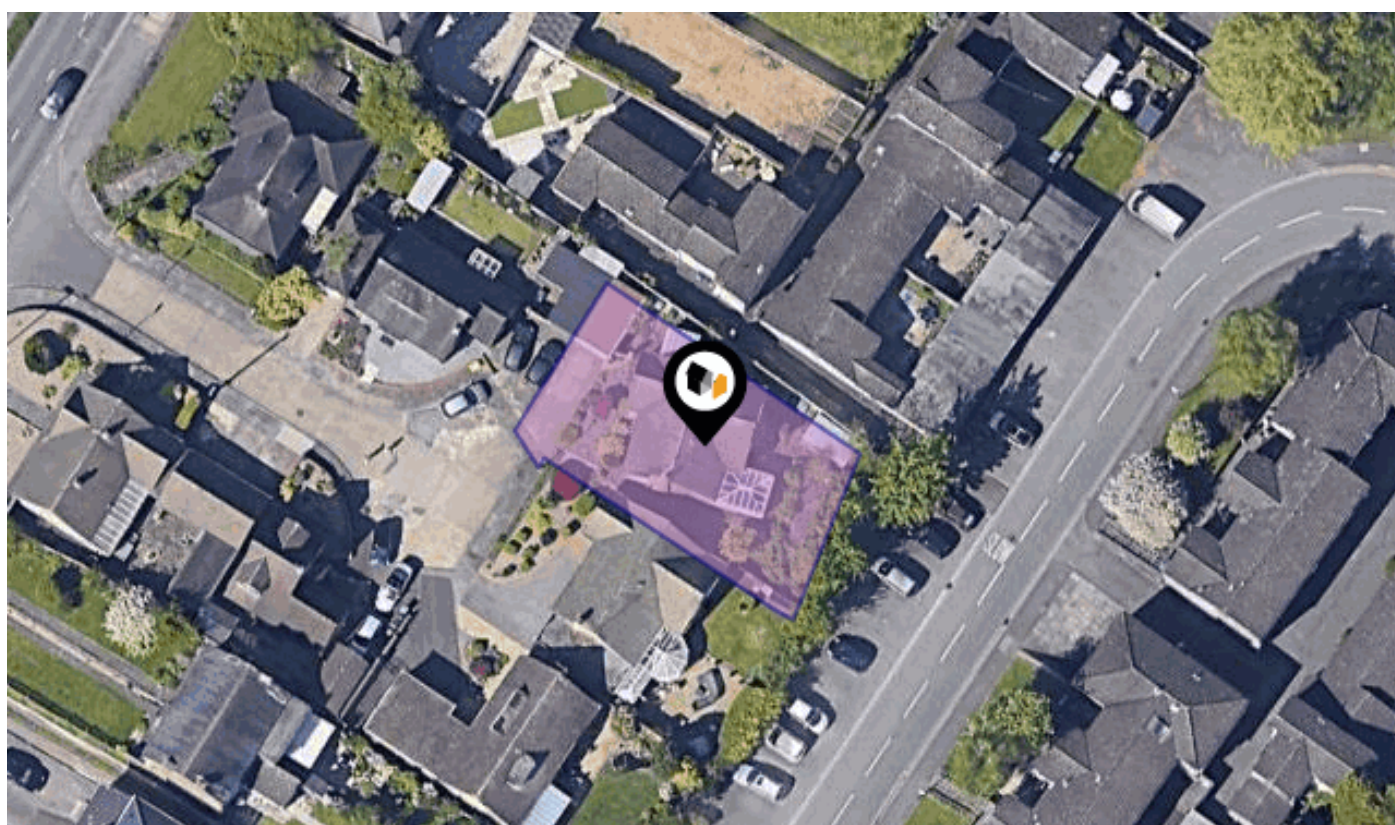
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

An insight into your property and the local area

**Saturday 12<sup>th</sup> November 2022**



## HARMER CLOSE, COVENTRY, CV2

### Walmsley's The Way to Move

Radio + Building, 5 Hertford Place, Coventry, CV1 3JZ

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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#### Key features

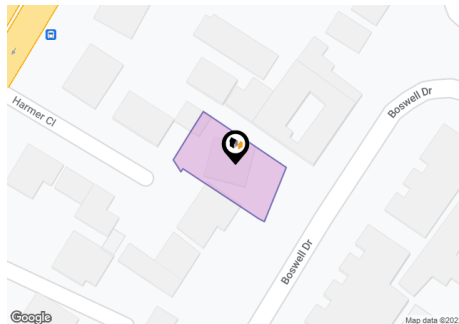
Detached & extended bungalow  
Driveway & garage, wraparound South East facing gardens  
Two double bedrooms and loft/hobby room  
Ideal cul de sac location off the Hinckley Road  
Stunning garden room addition & further conservatory  
Modern bathroom & new condensing boiler  
Impressive & welcoming entrance hallway  
Within easy reach of the University Hospital & M6/M69  
NO UPWARD CHAIN  
EPC RATING D & Over 1716 Sq ft or 159 Sq m

**Contact Walmsley's The Way to Move to arrange your accompanied viewing.**

**03301 180062.**

**[sales@walmsleysthewaytomove.co.uk](mailto:sales@walmsleysthewaytomove.co.uk).**

**[www.walmsleysthewaytomove.co.uk](http://www.walmsleysthewaytomove.co.uk)**



## Property

Type:	Detached
Bedrooms:	3
Floor Area:	882.64 ft <sup>2</sup> / 82 m <sup>2</sup>
Plot Area:	0.1 acres
Council Tax :	Band D
Annual Estimate:	£2,076
Title Number:	WK71365
UPRN:	100070657260



Last Sold £/ft <sup>2</sup> :	£209.60
Price Estimate:	£334,112
Tenure:	Freehold

## Local Area

Local Authority:	Coventry
Flood Risk:	Very Low
Conservation Area:	No

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17	60	1000
mb/s	mb/s	mb/s
		

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



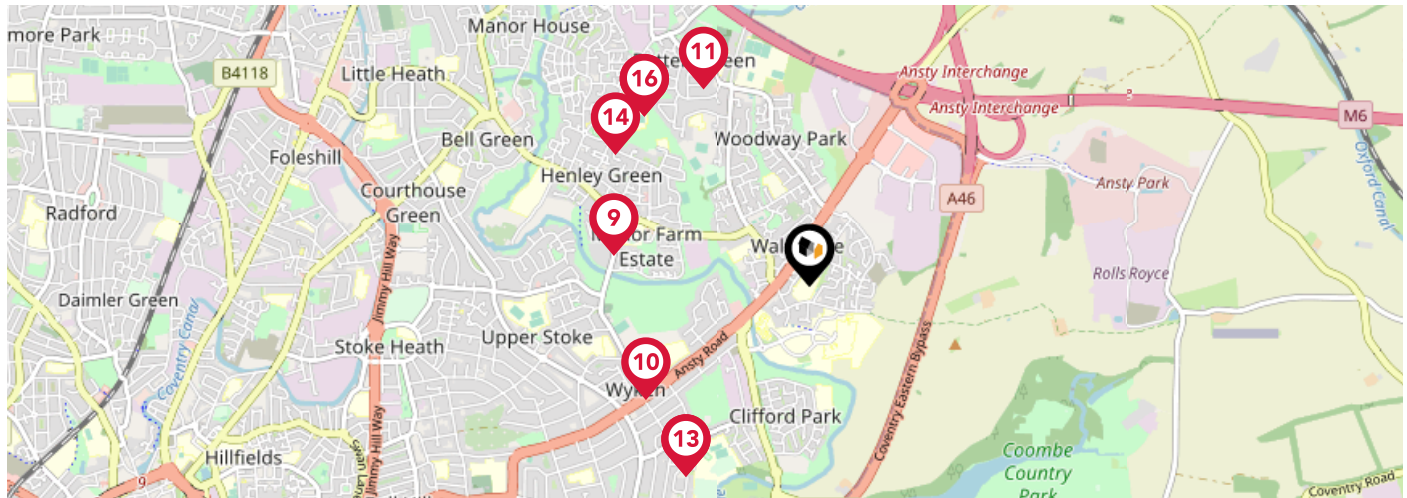
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>SS Peter and Paul Catholic Primary School</b> Ofsted Rating: Good   Pupils: 185   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Walsgrave Church of England Academy</b> Ofsted Rating: Not Rated   Pupils: 456   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whittle Academy</b> Ofsted Rating: Good   Pupils: 243   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coventry Hospital School and Home Tuition Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Seva School</b> Ofsted Rating: Requires improvement   Pupils: 549   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Grace Academy Coventry</b> Ofsted Rating: Requires improvement   Pupils: 677   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Pearl Hyde Community Primary School</b> Ofsted Rating: Not Rated   Pupils: 266   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cardinal Wiseman Catholic School</b> Ofsted Rating: Requires improvement   Pupils: 1206   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



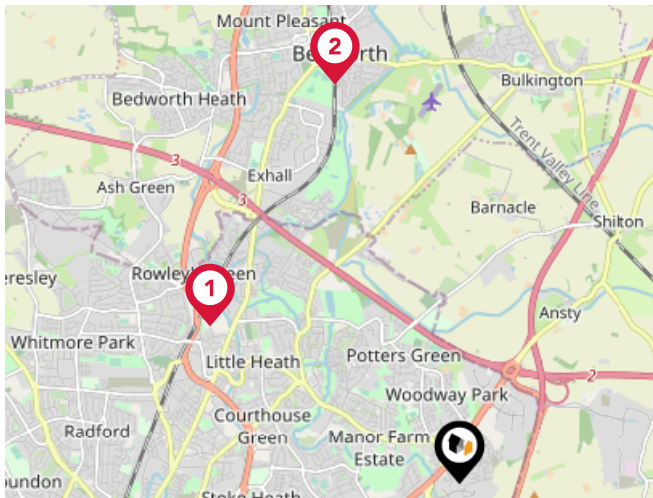
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Henley Green Primary</b> Ofsted Rating: Good   Pupils: 441   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wyken Croft Primary School</b> Ofsted Rating: Good   Pupils: 876   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Potters Green Primary School</b> Ofsted Rating: Good   Pupils: 399   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry Extended Learning Centre</b> Ofsted Rating: Requires improvement   Pupils: 101   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caludon Castle School</b> Ofsted Rating: Good   Pupils: 1539   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castle Wood Special School</b> Ofsted Rating: Outstanding   Pupils: 157   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Patrick's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 217   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moat House Primary School</b> Ofsted Rating: Good   Pupils: 438   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

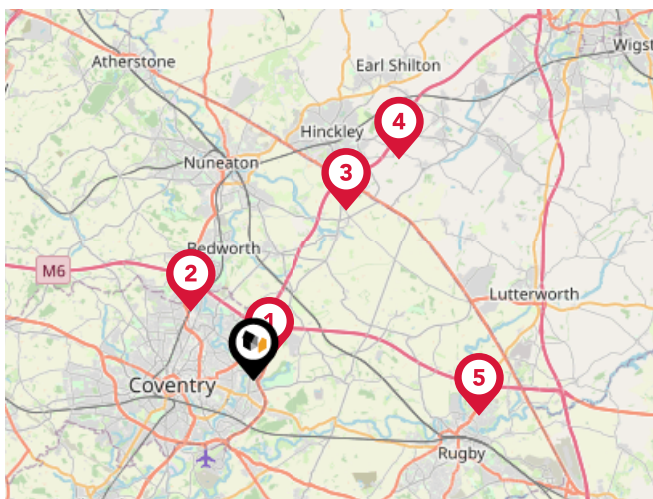
# Area

## Transport (National)



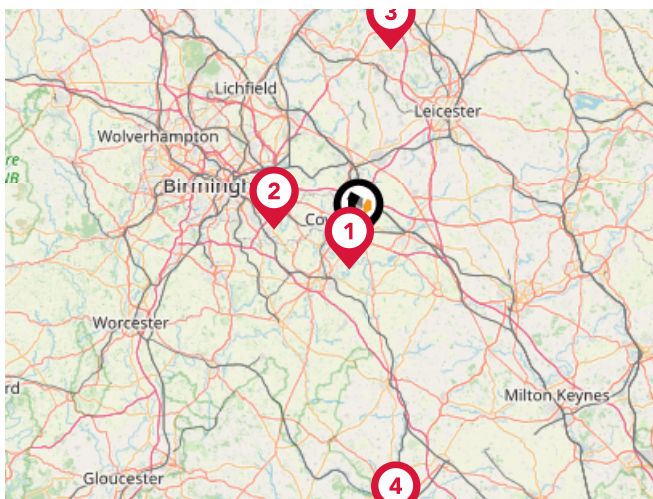
### National Rail Stations

Pin	Name	Distance
	Coventry Arena Rail Station	2.68 miles
	Bedworth Rail Station	3.78 miles
	Coventry Rail Station	3.58 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J2	0.93 miles
	M6 J3	3.36 miles
	M69 J1	6.95 miles
	M69 J2	9.52 miles
	M6 J1	8.29 miles



### Airports/Helipads






Pin	Name	Distance
	Coventry Airport	4.35 miles
	Birmingham International Airport	12.39 miles
	East Midlands Airport	28.04 miles
	London Oxford Airport	41.46 miles

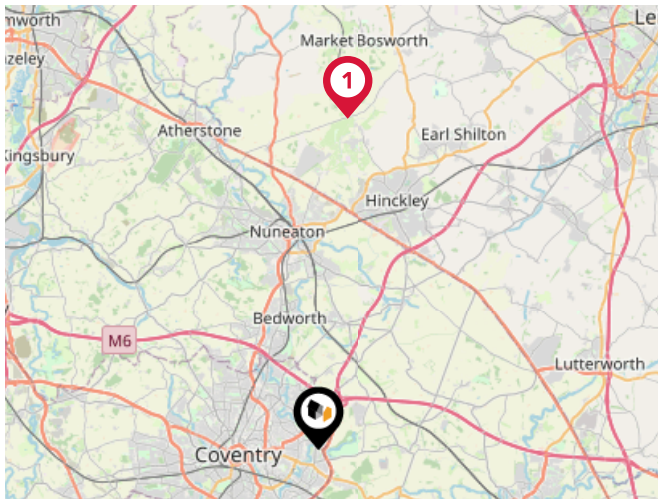
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Harmer Close	0.04 miles
	Harmer Close	0.07 miles
	Walsgrave Infants School	0.08 miles
	Boswell Drive	0.08 miles
	Boswell Drive	0.09 miles



### Local Connections

Pin	Name	Distance
	Shenton Rail Station (Battlefield Line)	11.99 miles

5, Harmer Close, Coventry, CV2 2EW				Detached House
Last Sold Date:	09/08/2019	04/04/2000	22/08/1997	
Last Sold Price:	£230,000	£88,500	£72,500	

1, Harmer Close, Coventry, CV2 2EW				Detached House
Last Sold Date:	30/06/2016			
Last Sold Price:	£177,400			

2, Harmer Close, Coventry, CV2 2EW				Detached House
Last Sold Date:	11/02/2011			
Last Sold Price:	£185,000			

3, Harmer Close, Coventry, CV2 2EW				Detached House
Last Sold Date:	25/04/1997			
Last Sold Price:	£75,000			

**NOTE:** In this list we display the 6 most recent sales records for each property since 1995.  
There may sometimes be more, please let us know if you would like us to check.

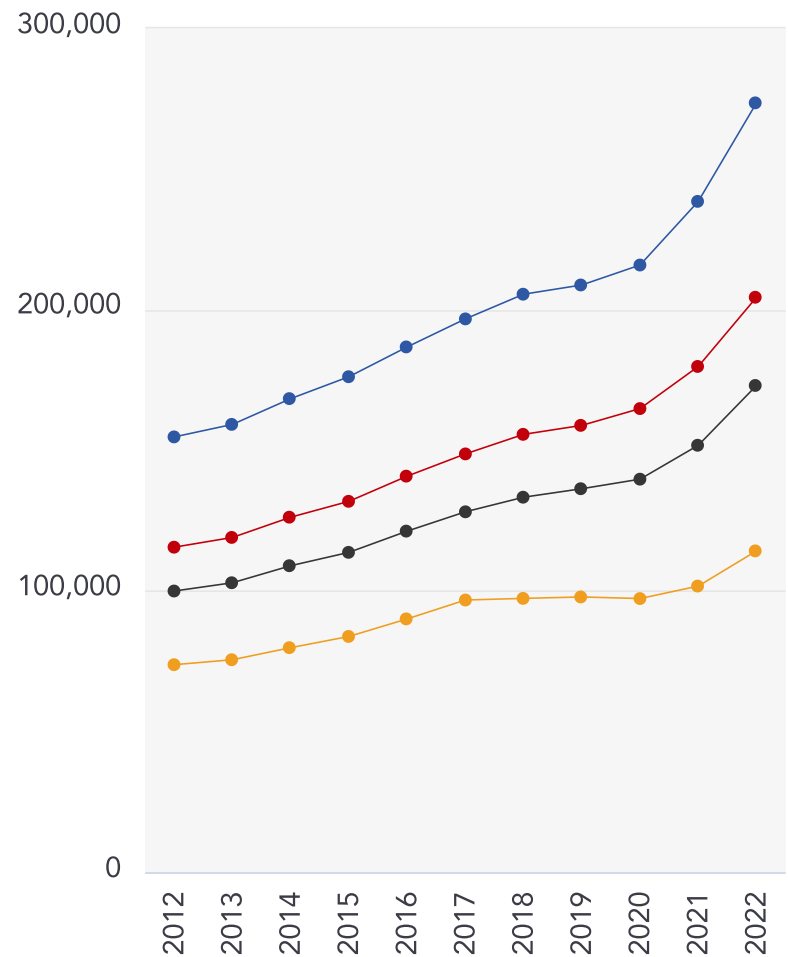


# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in CV2



Detached

**+76.73%**

Semi-Detached

**+76.89%**

Terraced

**+73.09%**

Flat

**+54.83%**

# 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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# 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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