



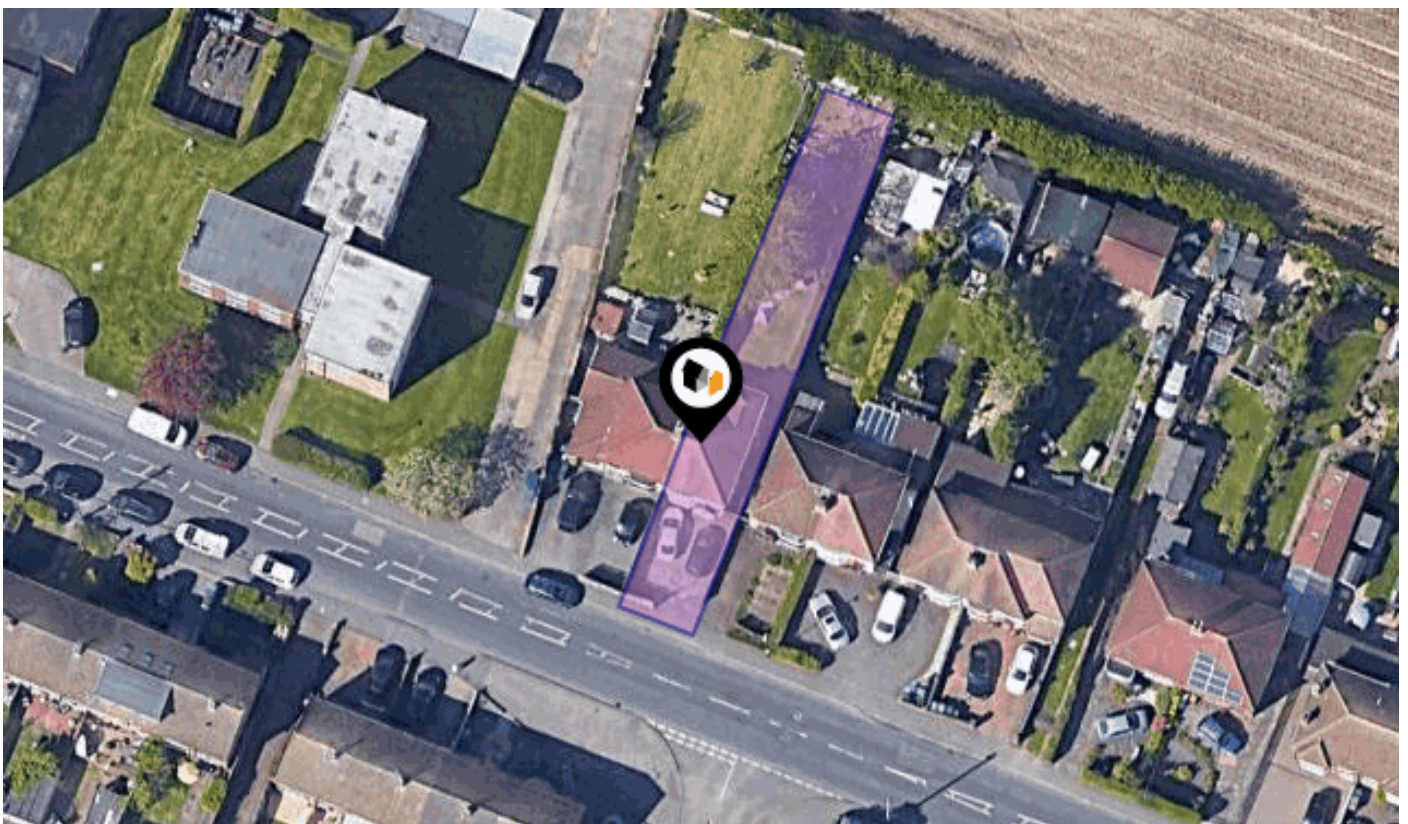
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 05<sup>th</sup> December 2023**



## UPPER EASTERN GREEN LANE, COVENTRY, CV5

**Price Estimate :** £310,000

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

An extended three double bedroom semi detached home

Open plan sitting dining areas with garden room extension

Stylish modern kitchen with integrated appliances

Ground floor cloakroom & first floor family bathroom

Driveway with parking for three plus & generous lawned gardens

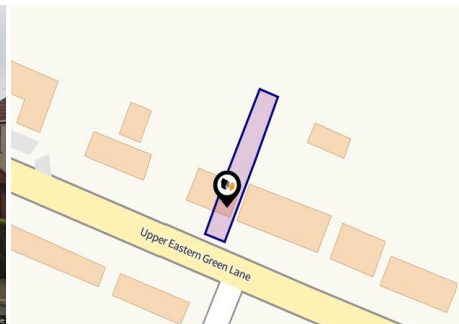
Spacious under stairs storage with combi boiler & appliance space

Open field and farmland views to rear

EPC ordered, total 1104 Sq.Ft or 103 total 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@walmsleythewaytomove.co.uk or 0330 1180 062***



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Plot Area:</b>	0.08 acres
<b>Year Built :</b>	1930-1949
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,845
<b>Title Number:</b>	WM611872
<b>UPRN:</b>	100070715256

<b>Last Sold £/ft<sup>2</sup>:</b>	£195
<b>Price Estimate:</b>	£310,000
<b>Tenure:</b>	Freehold

## Local Area

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

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

<b>5</b> mb/s	<b>42</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

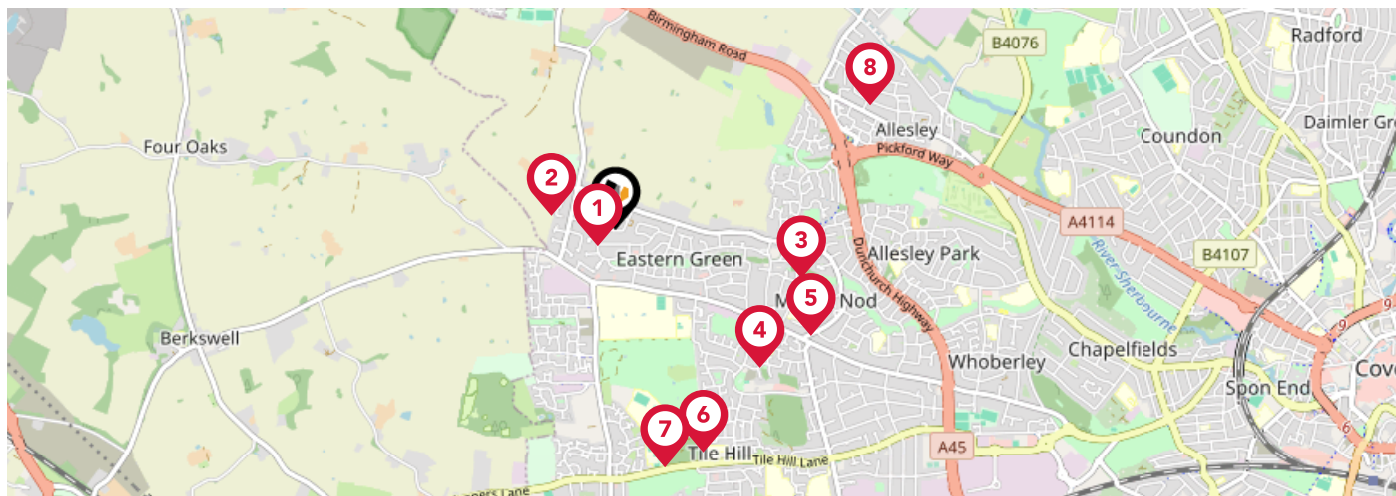
## This Address



Planning records for: **78, Upper Eastern Green Lane, Coventry, CV5 7DN**

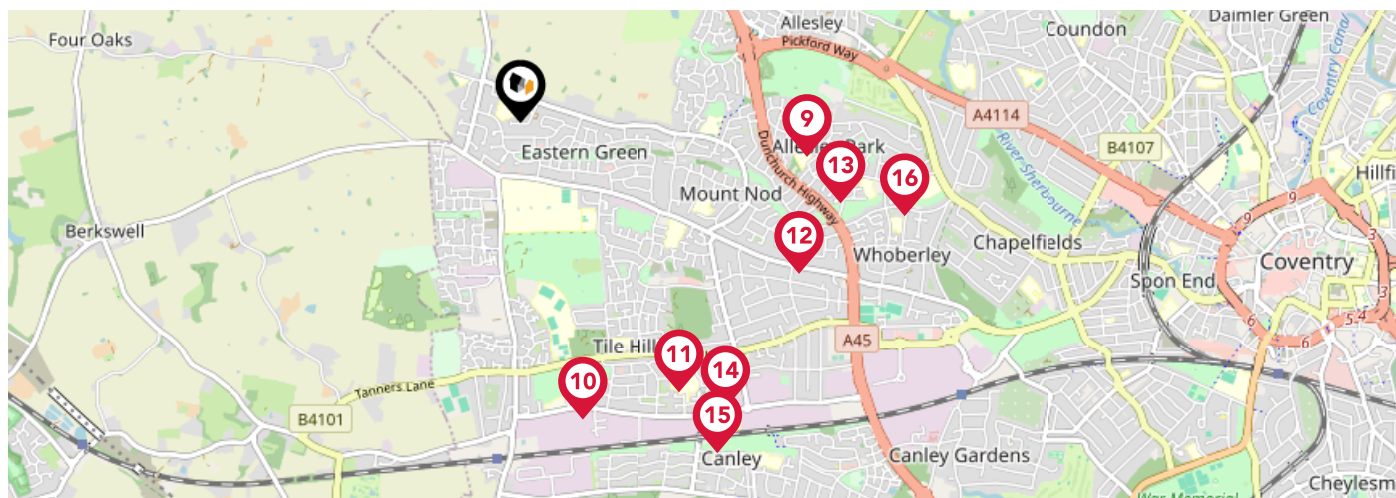
<b>Reference - R/2003/0347</b>	
<b>Decision:</b>	APPROVED
<b>Date:</b>	12th February 2003
<b>Description:</b>	Proposed two storey rear extension.









# Area Schools



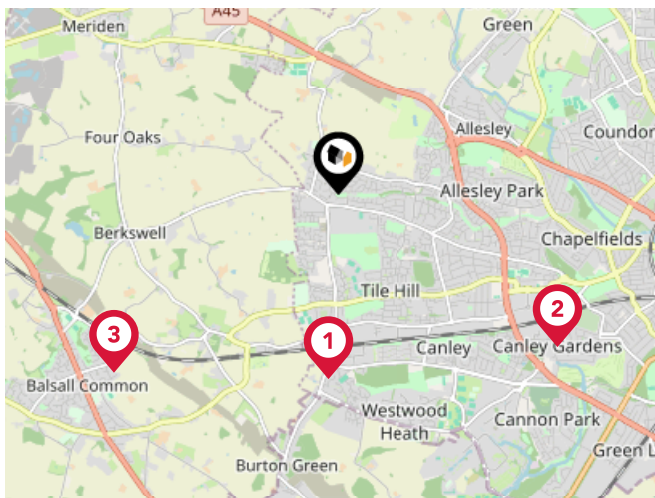
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Eastern Green Junior School</b> Ofsted Rating: Good   Pupils: 227   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Andrew's Church of England Infant School</b> Ofsted Rating: Good   Pupils: 179   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 461   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Limbrick Wood Primary School</b> Ofsted Rating: Good   Pupils: 183   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 329   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Our Lady of the Assumption Catholic Primary School</b> Ofsted Rating: Good   Pupils: 222   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>West Coventry Academy</b> Ofsted Rating: Requires Improvement   Pupils: 1136   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Allesley Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



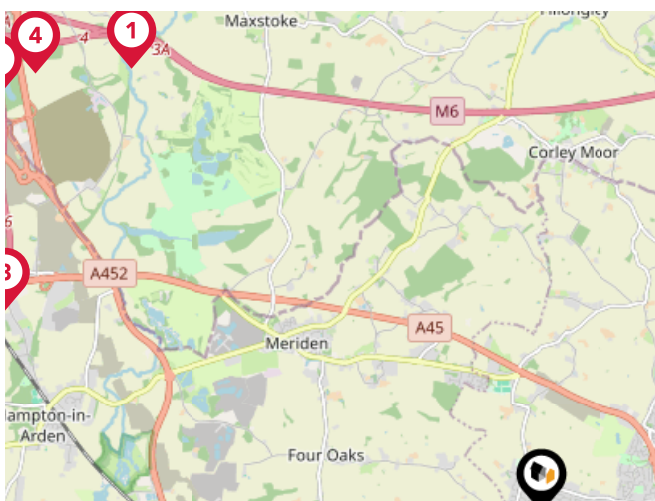
	Nursery	Primary	Secondary	College	Private
 <b>Allesley Hall Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Leigh Church of England Academy</b> Ofsted Rating: Good   Pupils: 222   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hereward College of Further Education</b> Ofsted Rating: Good   Pupils:0   Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Finham Park 2</b> Ofsted Rating: Good   Pupils: 593   Distance:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



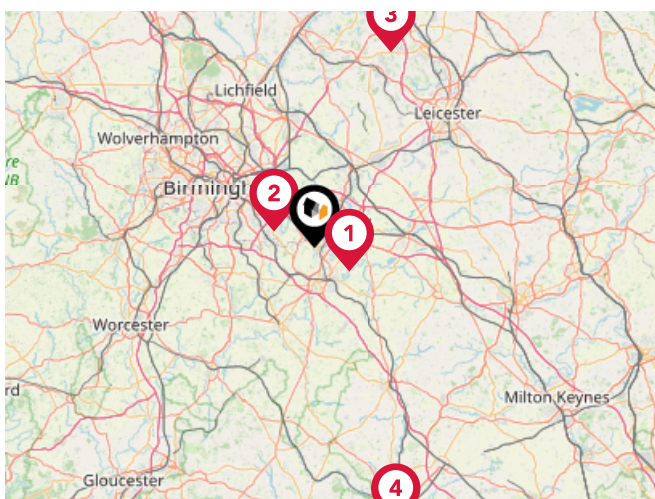
## National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	1.67 miles
2	Canley Rail Station	2.42 miles
3	Berkswell Rail Station	2.59 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3A	5.46 miles
2	M6 J3	5.22 miles
3	M42 J6	5.18 miles
4	M6 J4	6.05 miles
5	M42 J7	6.19 miles

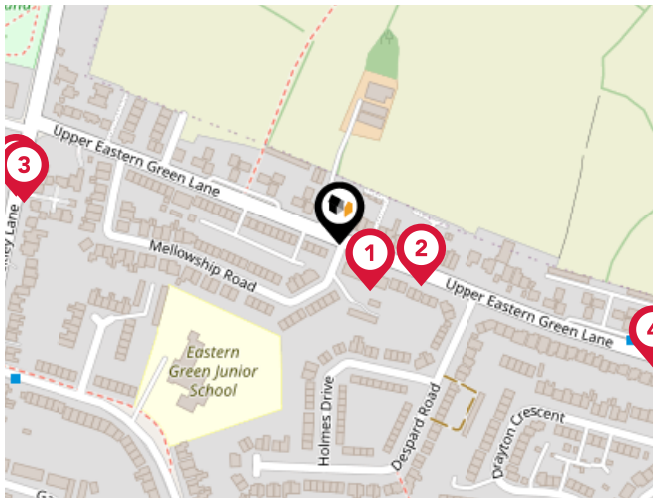


## Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	6.18 miles
2	Birmingham International Airport	6.22 miles
3	East Midlands Airport	30.32 miles
4	London Oxford Airport	42.29 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Despard Rd	0.03 miles
2	Despard Rd	0.05 miles
3	Church Lane	0.18 miles
4	Rose Cottage Flats	0.19 miles
5	Church Lane	0.18 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	5.95 miles



# Market Sold in Street



<b>88, Upper Eastern Green Lane, Coventry, CV5 7DN</b>		Semi-detached House	
Last Sold Date:	08/09/2023		
Last Sold Price:	£295,000		
<b>144, Upper Eastern Green Lane, Coventry, CV5 7DN</b>		Semi-detached House	
Last Sold Date:	04/11/2022	04/04/2019	05/07/1996
Last Sold Price:	£450,000	£350,000	£88,250
<b>110, Upper Eastern Green Lane, Coventry, CV5 7DN</b>		Detached House	
Last Sold Date:	02/08/2022	26/09/1997	
Last Sold Price:	£515,000	£130,000	
<b>116, Upper Eastern Green Lane, Coventry, CV5 7DN</b>		Semi-detached House	
Last Sold Date:	12/08/2021	01/10/2010	
Last Sold Price:	£325,000	£212,500	
<b>92, Upper Eastern Green Lane, Coventry, CV5 7DN</b>		Terraced House	
Last Sold Date:	11/10/2019	17/12/1997	
Last Sold Price:	£271,000	£66,010	
<b>152, Upper Eastern Green Lane, Coventry, CV5 7DN</b>		Semi-detached House	
Last Sold Date:	24/11/2017	10/09/1999	
Last Sold Price:	£268,000	£78,000	
<b>78, Upper Eastern Green Lane, Coventry, CV5 7DN</b>		Semi-detached House	
Last Sold Date:	14/03/2014	07/04/1995	
Last Sold Price:	£175,000	£32,500	
<b>102, Upper Eastern Green Lane, Coventry, CV5 7DN</b>		Terraced House	
Last Sold Date:	20/12/2013	12/09/2008	
Last Sold Price:	£139,950	£110,000	
<b>106, Upper Eastern Green Lane, Coventry, CV5 7DN</b>		Terraced House	
Last Sold Date:	04/05/2012	01/05/1996	
Last Sold Price:	£135,000	£36,500	
<b>158, Upper Eastern Green Lane, Coventry, CV5 7DN</b>		Terraced House	
Last Sold Date:	25/03/2011	22/12/2005	
Last Sold Price:	£190,000	£175,000	
<b>The Oaks, 128, Upper Eastern Green Lane, Coventry, CV5 7DN</b>		Detached House	
Last Sold Date:	24/11/2009		
Last Sold Price:	£380,000		
<b>114, Upper Eastern Green Lane, Coventry, CV5 7DN</b>		Detached House	
Last Sold Date:	29/05/2009	30/01/1995	
Last Sold Price:	£209,000	£70,950	

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

# Market Sold in Street



<b>146, Upper Eastern Green Lane, Coventry, CV5 7DN</b>	Terraced House
Last Sold Date: 20/03/2008	
Last Sold Price: £195,000	
<b>130, Upper Eastern Green Lane, Coventry, CV5 7DN</b>	Detached House
Last Sold Date: 24/09/2004   14/06/1996	
Last Sold Price: £405,000   £100,000	
<b>100, Upper Eastern Green Lane, Coventry, CV5 7DN</b>	Semi-detached House
Last Sold Date: 12/11/2003	
Last Sold Price: £90,000	
<b>108, Upper Eastern Green Lane, Coventry, CV5 7DN</b>	Terraced House
Last Sold Date: 02/03/2001	
Last Sold Price: £87,950	
<b>126b, Upper Eastern Green Lane, Coventry, CV5 7DN</b>	Detached House
Last Sold Date: 18/11/1996	
Last Sold Price: £85,000	
<b>104, Upper Eastern Green Lane, Coventry, CV5 7DN</b>	Terraced House
Last Sold Date: 18/10/1996	
Last Sold Price: £47,500	
<b>126, Upper Eastern Green Lane, Coventry, CV5 7DN</b>	Semi-detached House
Last Sold Date: 14/08/1996   15/11/1995	
Last Sold Price: £95,000   £110,000	
<b>86, Upper Eastern Green Lane, Coventry, CV5 7DN</b>	Semi-detached House
Last Sold Date: 15/12/1995   11/08/1995	
Last Sold Price: £65,000   £47,500	

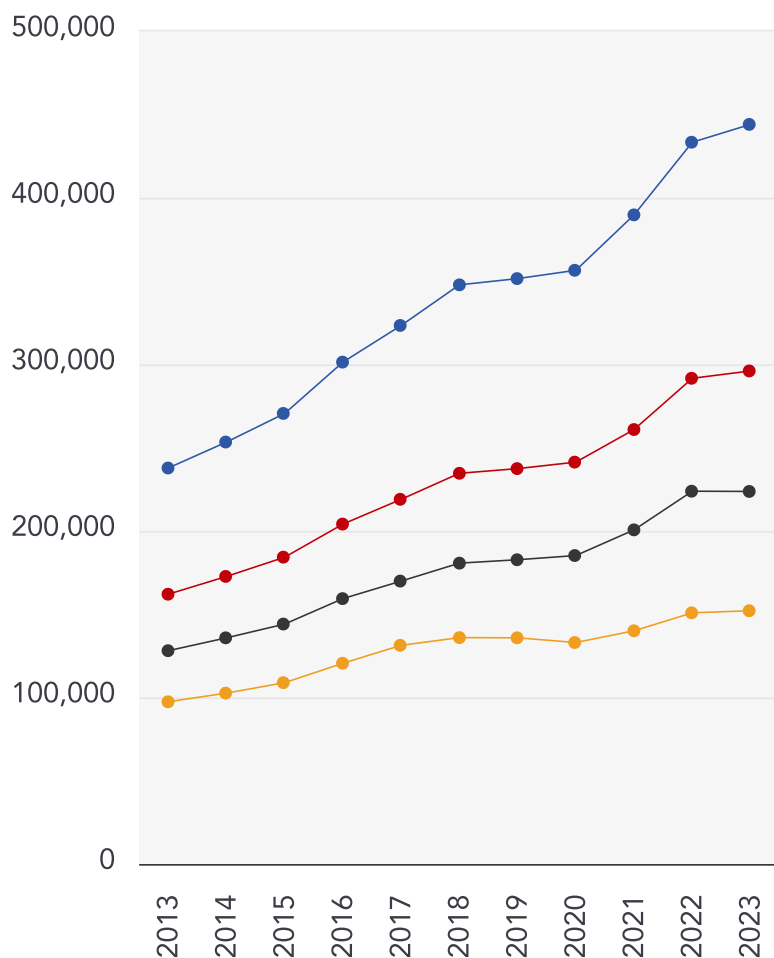
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



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



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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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