



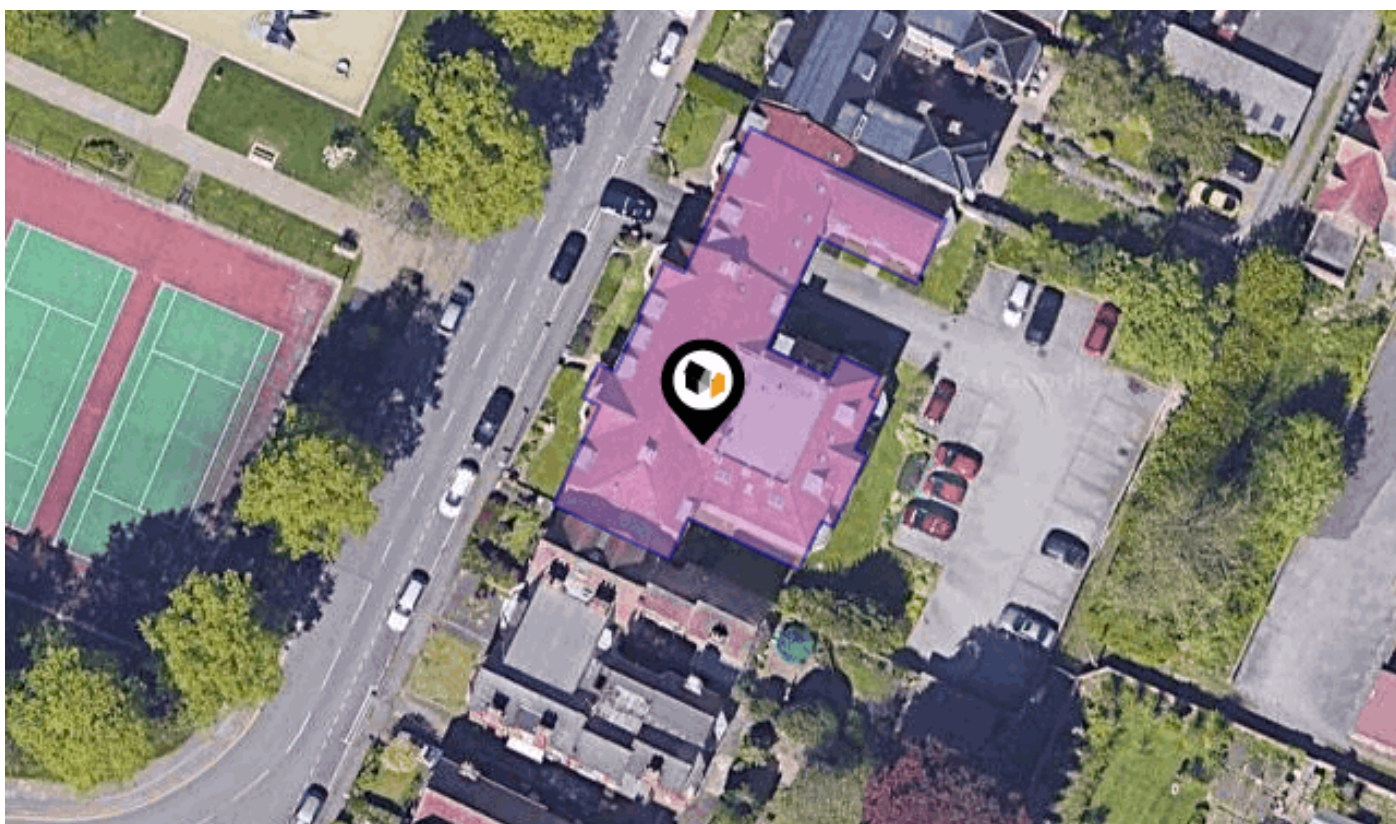
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 23<sup>rd</sup> March 2024**



## SCHOLARS COURT, 4, DALTON ROAD, COVENTRY, CV5

**Price Estimate :** £260,000

### 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



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### Dear Buyers & interested parties

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

Penthouse apartment with balcony overlooking Spencer Park

Two excellent bedrooms, en-suite & family bathroom

Generous sitting dining room with balcony & modern fitted kitchen

Secure electric gated parking & allocated parking space

Within close proximity to Coventry train station & Earlsdon itself

Modern development with lifts to all floors

EPC Rating B & total 1116 Sq.Ft or 103 Sq.M.

NO UPWARD CHAIN & first sale since new

*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>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£282
<b>Bedrooms:</b>	2	<b>Price Estimate:</b>	£260,000
<b>Floor Area:</b>	1,044 ft <sup>2</sup> / 97 m <sup>2</sup>	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.15 acres	<b>Start Date:</b>	28/06/2007
<b>Year Built :</b>	2007	<b>End Date:</b>	01/07/2131
<b>Council Tax :</b>	Band D	<b>Lease Term:</b>	125 years from 1 July 2006
<b>Annual Estimate:</b>	£2,076	<b>Term Remaining:</b>	107 years
<b>Title Number:</b>	WM910188		
<b>UPRN:</b>	10014008214		

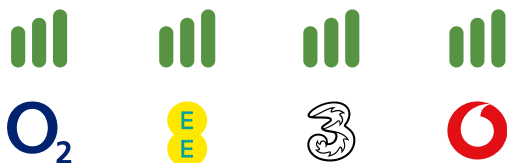
## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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

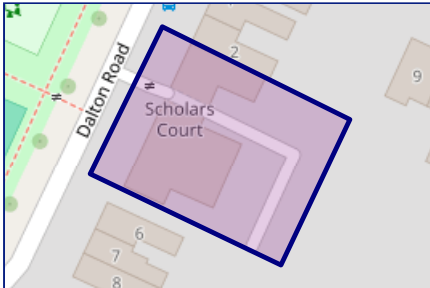


### Satellite/Fibre TV Availability:



## Freehold Title Plan

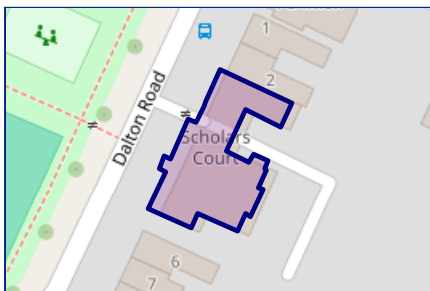
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**WM93955**

## Leasehold Title Plan

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**WM910188**

Start Date:	28/06/2007
End Date:	01/07/2131
Lease Term:	125 years from 1 July 2006
Term Remaining:	107 years

# Property EPC - Certificate



SCHOLARS COURT, 4 DALTON ROAD, COVENTRY,  
CV5

Energy rating

**B**

Valid until 22.07.2019

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84   <b>B</b>	85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

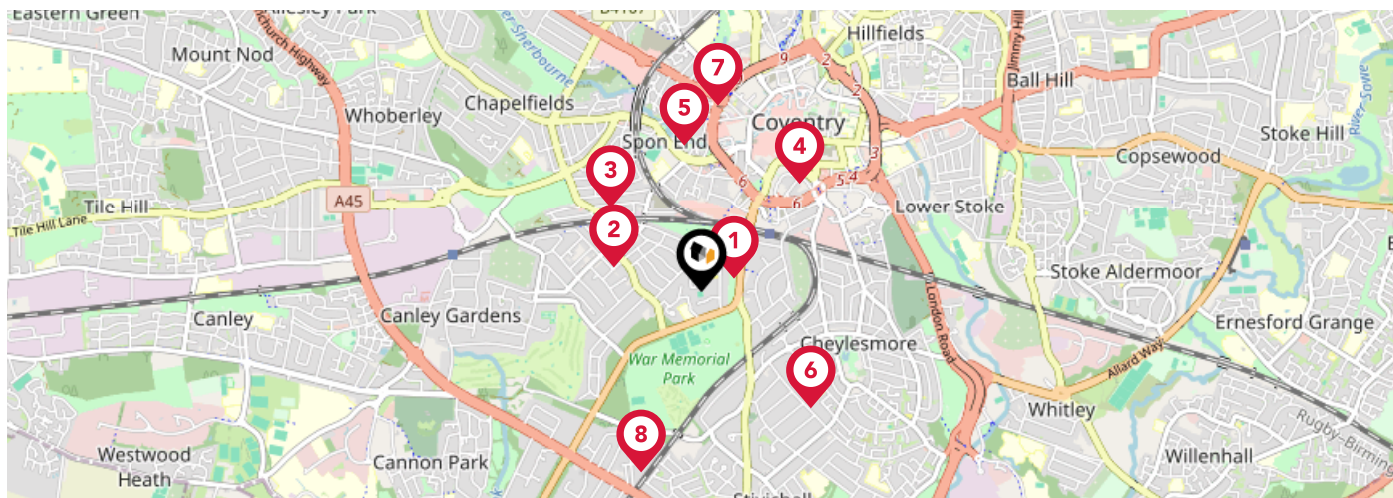


### Additional EPC Data

<b>Property Type:</b>	Top-floor flat
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Very good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Very good
<b>Lighting:</b>	Low energy lighting in 71% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	(other premises below)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	97 m <sup>2</sup>

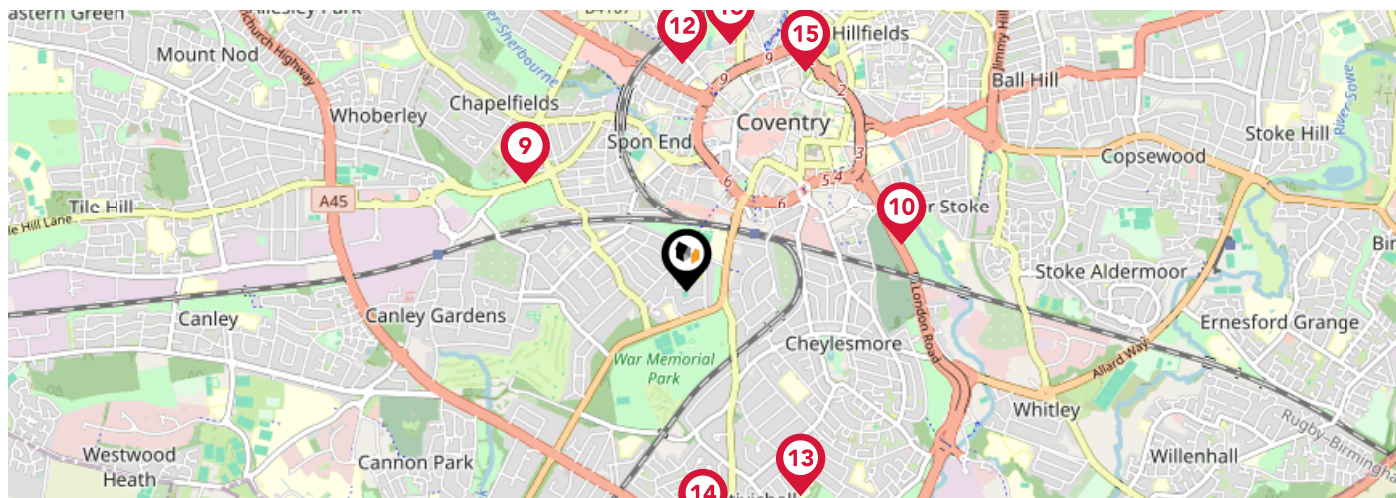










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

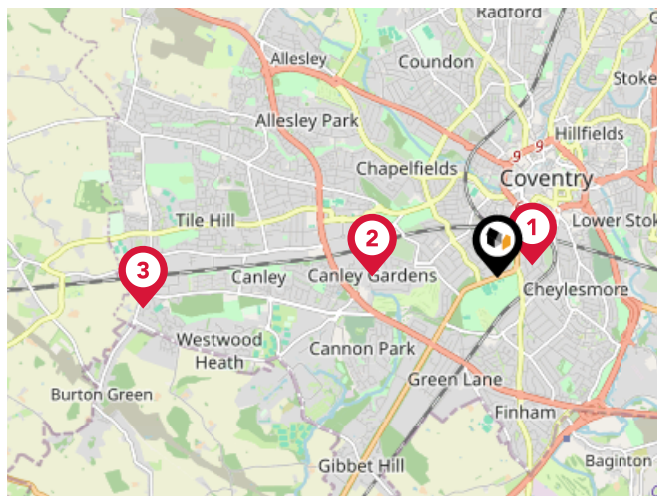


		Nursery	Primary	Secondary	College	Private
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 578   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School and Community College</b> Ofsted Rating: Good   Pupils: 709   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



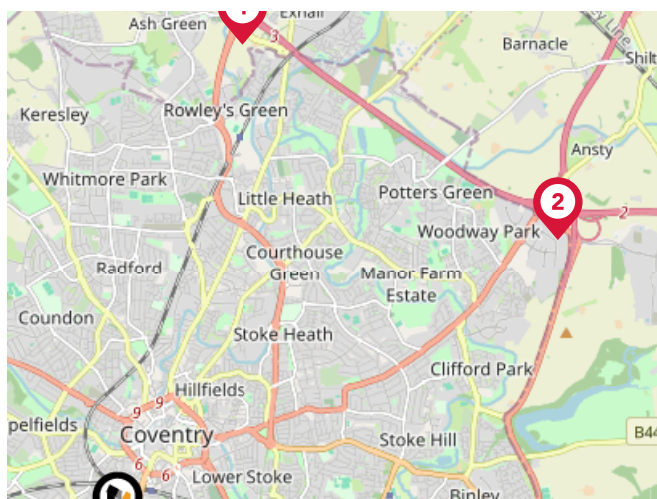
# Area

## Transport (National)



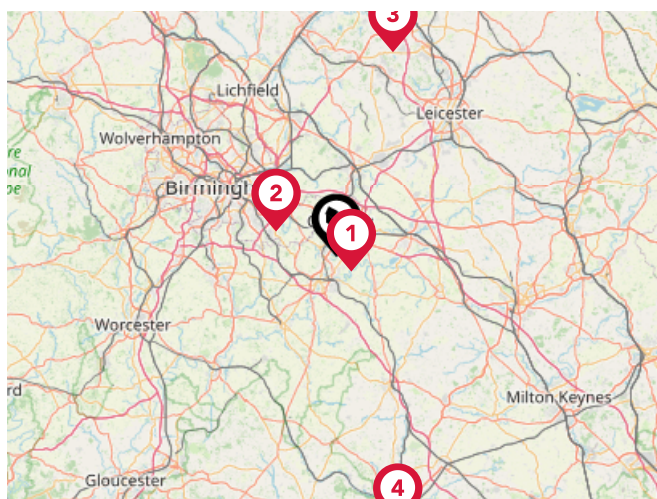
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.33 miles
2	Canley Rail Station	1.13 miles
3	Tile Hill Rail Station	3.22 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.57 miles
2	M6 J2	4.79 miles
3	M40 J14	10.25 miles
4	M40 J15	10.38 miles
5	M6 J3A	8.71 miles

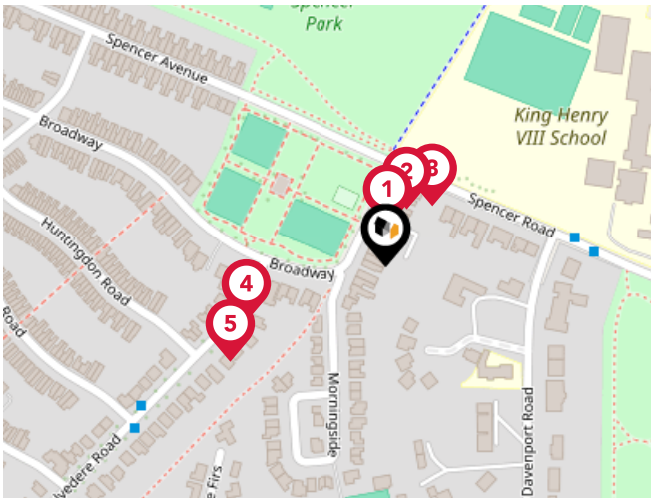


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.9 miles
2	Birmingham International Airport	9.63 miles
3	East Midlands Airport	30.66 miles
4	London Oxford Airport	40.15 miles

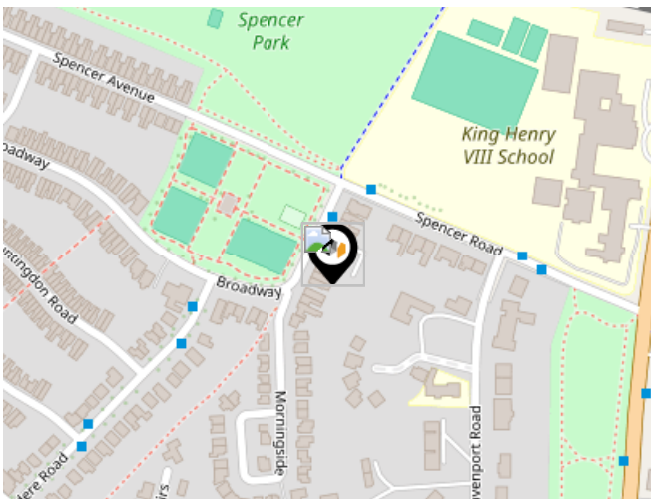
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Spencer Rd	0.02 miles
2	Spencer Park	0.03 miles
3	Spencer Park	0.04 miles
4	Huntingdon Rd	0.09 miles
5	Huntingdon Rd	0.1 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.37 miles

# Market Sold in Street



<b>Flat 6, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>					Flat-maisonette House
Last Sold Date:	08/07/2022	20/03/2020	12/02/2014	29/06/2007	
Last Sold Price:	£220,000	£250,000	£145,000	£253,000	
<b>Apartment 4, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>					Flat-maisonette House
Last Sold Date:	26/11/2021				
Last Sold Price:	£205,000				
<b>Flat 15, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>					Flat-maisonette House
Last Sold Date:	07/12/2018				
Last Sold Price:	£250,000				
<b>11, Dalton Road, Coventry, CV5 6PB</b>					Terraced House
Last Sold Date:	30/08/2018				
Last Sold Price:	£900,000				
<b>Flat 1, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>					Flat-maisonette House
Last Sold Date:	09/03/2018	12/11/2015	29/05/2007		
Last Sold Price:	£225,000	£200,000	£240,000		
<b>Flat 2, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>					Flat-maisonette House
Last Sold Date:	27/10/2016	01/02/2013	28/03/2008		
Last Sold Price:	£155,000	£135,000	£143,000		
<b>Flat 10, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>					Flat-maisonette House
Last Sold Date:	28/06/2013	31/05/2007			
Last Sold Price:	£135,000	£200,000			
<b>Flat 9, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>					Flat-maisonette House
Last Sold Date:	11/04/2011	20/06/2007			
Last Sold Price:	£215,000	£240,000			
<b>12, Dalton Road, Coventry, CV5 6PB</b>					Detached House
Last Sold Date:	18/08/2010	30/08/2001			
Last Sold Price:	£470,000	£200,000			
<b>Flat 11, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>					Flat-maisonette House
Last Sold Date:	11/01/2008	29/06/2007			
Last Sold Price:	£285,000	£285,000			
<b>Flat 14, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>					Flat-maisonette House
Last Sold Date:	29/06/2007				
Last Sold Price:	£295,000				
<b>Flat 8, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>					Flat-maisonette House
Last Sold Date:	22/06/2007				
Last Sold Price:	£215,000				

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

# Market Sold in Street



<b>Flat 3, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>	Flat-maisonette House
Last Sold Date: 11/06/2007	
Last Sold Price: £320,000	
<b>Flat 4, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>	Flat-maisonette House
Last Sold Date: 31/05/2007	
Last Sold Price: £249,950	
<b>Flat 5, Scholars Court, 4, Dalton Road, Coventry, CV5 6PB</b>	Flat-maisonette House
Last Sold Date: 31/05/2007	
Last Sold Price: £249,950	
<b>6, Dalton Road, Coventry, CV5 6PB</b>	Terraced House
Last Sold Date: 04/08/1995	
Last Sold Price: £120,000	

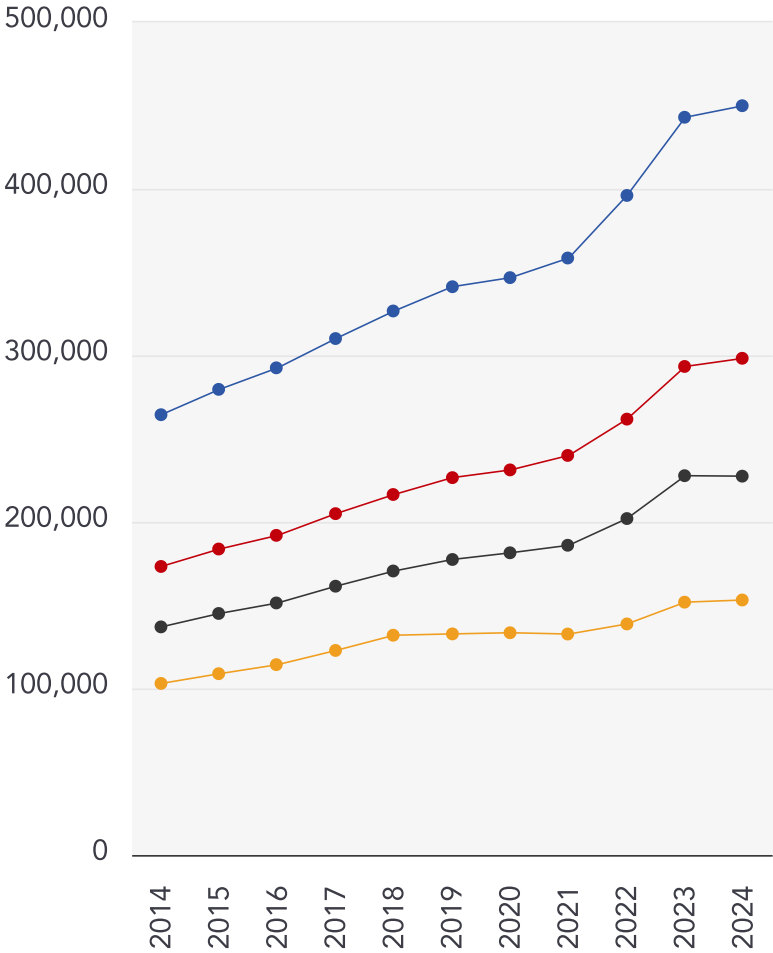
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**



# 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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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.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

# 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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