



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 11th November 2024



POUNDGATE LANE, COVENTRY, CV4

Price Estimate : £550,000

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & Interested Parties

A key facts guide for buyers & interested parties

A substantial three double bedroom family home
Detached double garage with substantial driveway
Versatile living space throughout
Utility, cloakroom, dining room & substantial sitting room
Modern fitted kitchen with delightful views over gardens
Attractive & well maintained gardens to front and rear
Close to The University of Warwick, Kenilworth & Meriden
EPC Rating C, Total 1782 Sq.Ft or Total 165 Sq.M approx

"This information is provided as a guide and all information should be counter checked by your conveyancer during the legal process".

Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,782 ft ² / 165 m ²
Plot Area:	0.08 acres
Year Built :	After 2007
Council Tax :	Band F
Annual Estimate:	£3,316
Title Number:	WM931822

Price Estimate:	£550,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	71 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Poundgate Lane, COVENTRY, CV4

Energy rating

C

Valid until 13.11.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

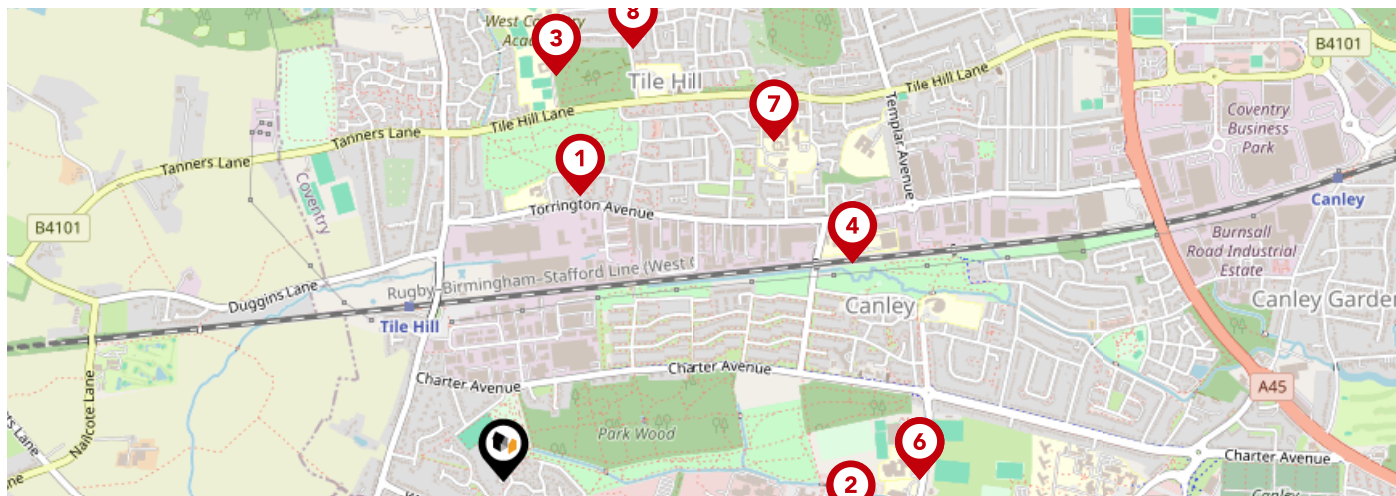
EPC - Additional Data



Additional EPC Data

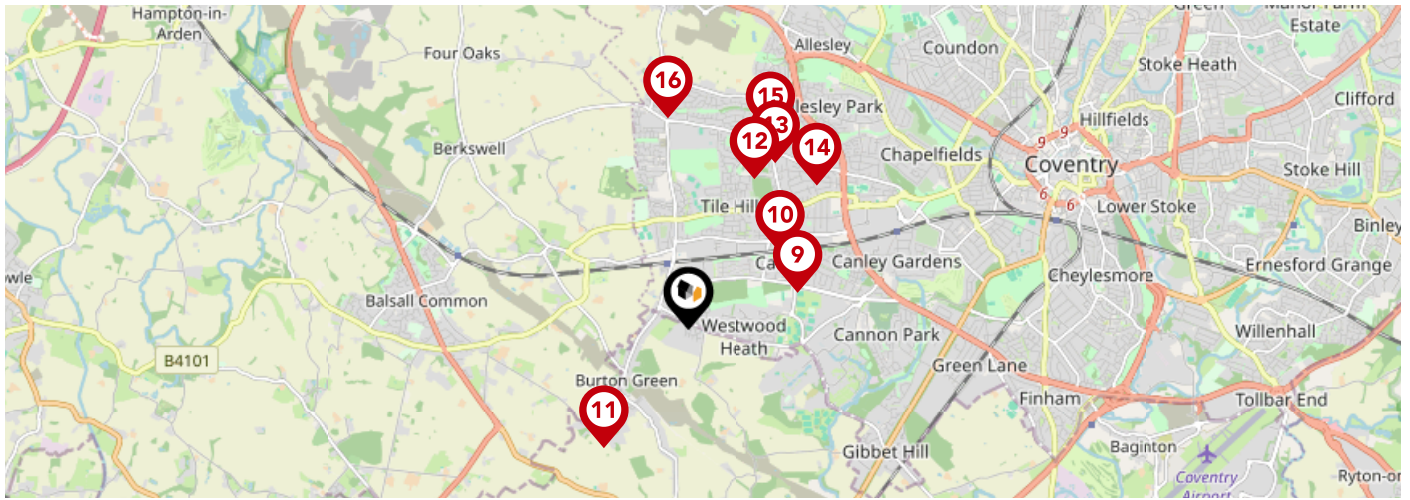
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, insulated (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Total Floor Area:	125 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Leigh Church of England Academy Ofsted Rating: Good Pupils: 223 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The National Mathematics and Science College Ofsted Rating: Not Rated Pupils: 137 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	West Coventry Academy Ofsted Rating: Good Pupils: 1236 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

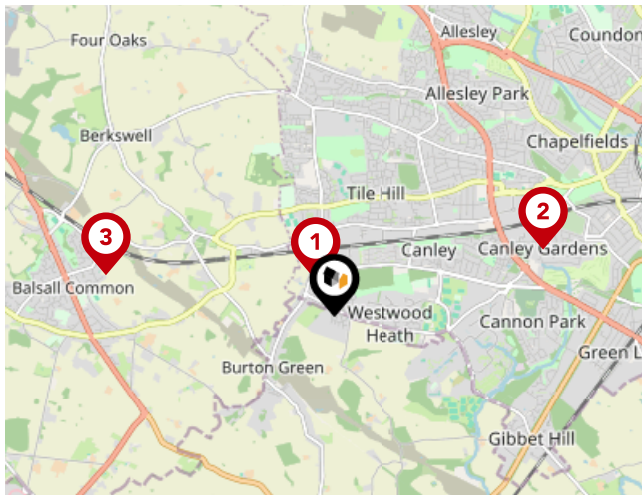
Area Schools



		Nursery	Primary	Secondary	College	Private
	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burton Green Church of England Academy Ofsted Rating: Good Pupils: 106 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Limbrick Wood Primary School Ofsted Rating: Good Pupils:0 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Hill Primary School Ofsted Rating: Good Pupils: 439 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eastern Green Junior School Ofsted Rating: Good Pupils: 240 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

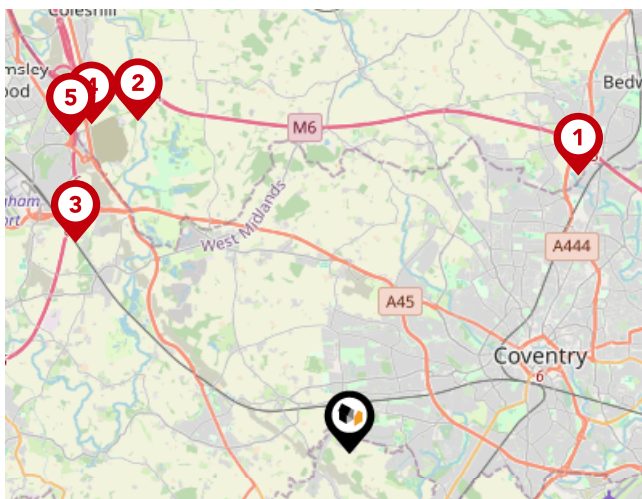
Area

Transport (National)



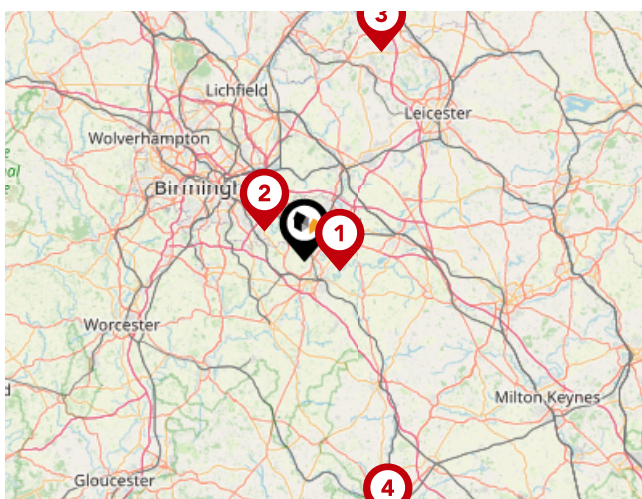
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	0.38 miles
2	Canley Rail Station	1.98 miles
3	Berkswell Rail Station	2.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	6.51 miles
2	M6 J3A	7.11 miles
3	M42 J6	6.25 miles
4	M6 J4	7.57 miles
5	M42 J7	7.63 miles

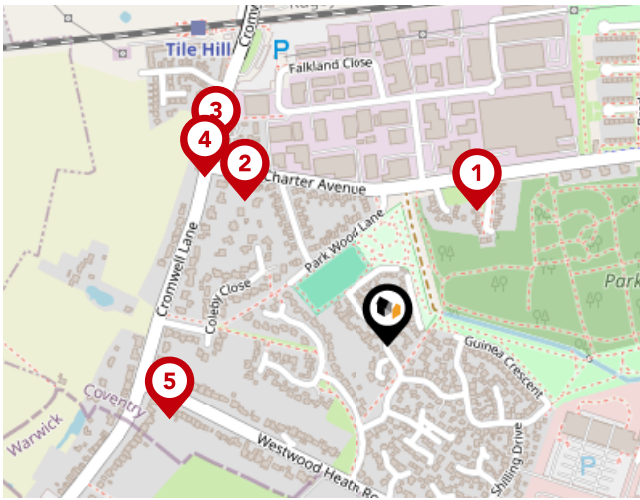


Airports/Helipads

Pin	Name	Distance
1	Baginton	5.2 miles
2	Birmingham Airport	7.29 miles
3	East Mids Airport	32.11 miles
4	Kidlington	40.45 miles

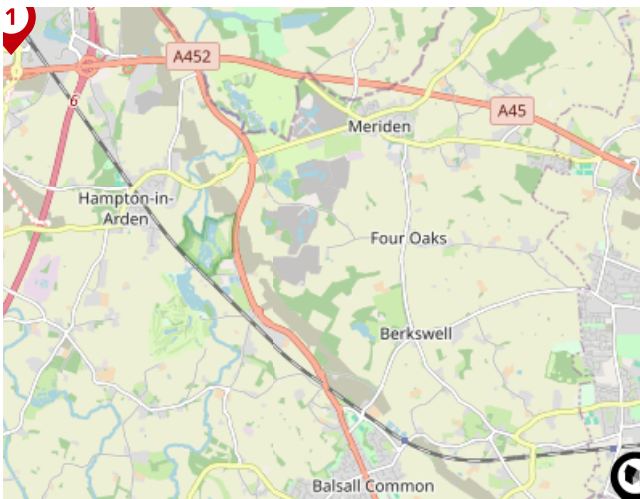
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Marina Close	0.19 miles
2	Dalmeny Rd	0.23 miles
3	Tile Hill Rail Station	0.3 miles
4	Charter Avenue	0.28 miles
5	Cromwell Lane	0.26 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.01 miles

Market Sold in Street



12, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	26/05/2022	31/01/2007		
Last Sold Price:	£618,000	£123,000		
39, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	09/04/2021	31/01/2008		
Last Sold Price:	£615,000	£484,950		
31, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	11/12/2020	31/10/2007		
Last Sold Price:	£550,000	£487,450		
11, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	30/11/2020	14/09/2012		
Last Sold Price:	£697,500	£570,000		
35, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	17/10/2019	21/12/2007		
Last Sold Price:	£458,000	£424,950		
20, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	07/09/2017			
Last Sold Price:	£510,000			
29, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	11/11/2016	31/03/2008		
Last Sold Price:	£480,000	£489,950		
33, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	15/04/2016	27/07/2011	09/02/2009	
Last Sold Price:	£507,000	£465,000	£375,000	
27, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	28/10/2015	23/05/2007		
Last Sold Price:	£552,000	£610,000		
8, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	02/09/2015	14/02/2014	12/03/2007	
Last Sold Price:	£406,000	£357,000	£415,000	
14, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	19/02/2015	19/01/2007		
Last Sold Price:	£462,500	£475,000		
16, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	30/01/2015	27/07/2007		
Last Sold Price:	£410,000	£550,000		

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

Market Sold in Street



4, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	31/10/2013	30/03/2010	15/12/2006	
Last Sold Price:	£430,000	£417,500	£480,000	
17, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	28/06/2012			
Last Sold Price:	£550,000			
19, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	22/06/2012			
Last Sold Price:	£550,000			
25, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	27/03/2009			
Last Sold Price:	£459,950			
28, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	30/01/2009			
Last Sold Price:	£464,950			
18, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	09/01/2009			
Last Sold Price:	£430,000			
30, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	08/01/2009			
Last Sold Price:	£355,000			
24, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	31/10/2008			
Last Sold Price:	£410,000			
32, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	31/10/2008			
Last Sold Price:	£390,000			
10, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	30/09/2008			
Last Sold Price:	£350,000			
2, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	20/06/2008			
Last Sold Price:	£470,000			
26, Poundgate Lane, Coventry, CV4 8HJ				Detached House
Last Sold Date:	23/05/2008			
Last Sold Price:	£393,450			

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

Market Sold in Street



22, Poundgate Lane, Coventry, CV4 8HJ	Detached House
Last Sold Date: 23/05/2008	
Last Sold Price: £372,393	
34, Poundgate Lane, Coventry, CV4 8HJ	Detached House
Last Sold Date: 24/04/2008	
Last Sold Price: £454,950	
37, Poundgate Lane, Coventry, CV4 8HJ	Detached House
Last Sold Date: 21/02/2008	
Last Sold Price: £499,950	
23, Poundgate Lane, Coventry, CV4 8HJ	Detached House
Last Sold Date: 25/01/2008	
Last Sold Price: £448,750	
6, Poundgate Lane, Coventry, CV4 8HJ	Detached House
Last Sold Date: 14/12/2007	
Last Sold Price: £469,950	

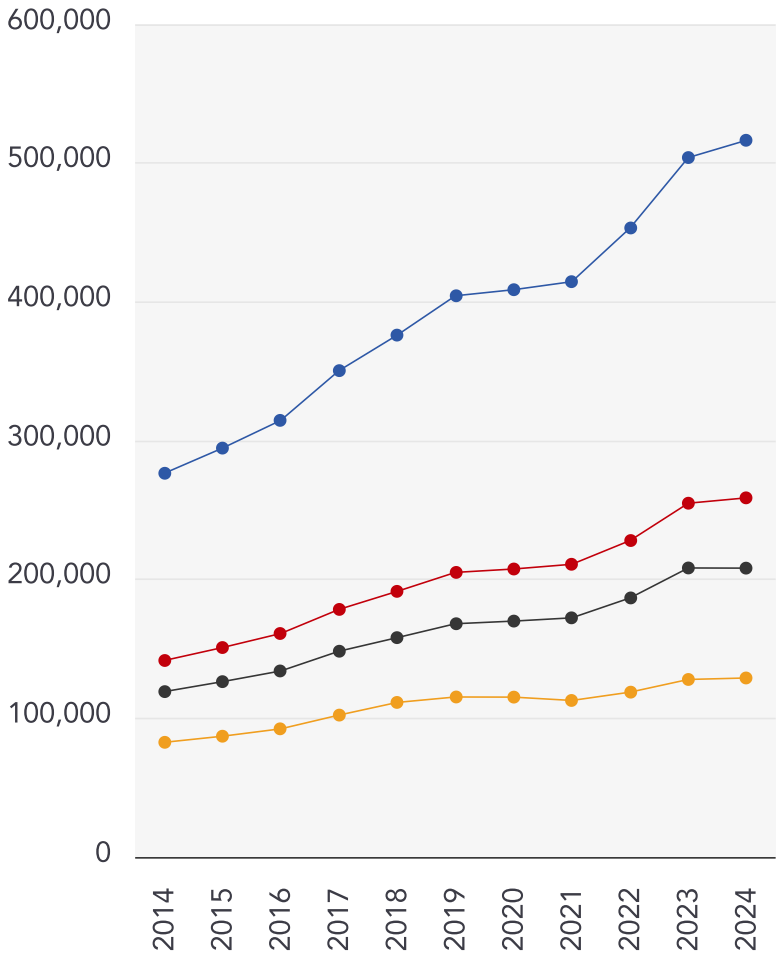
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Market

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



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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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