



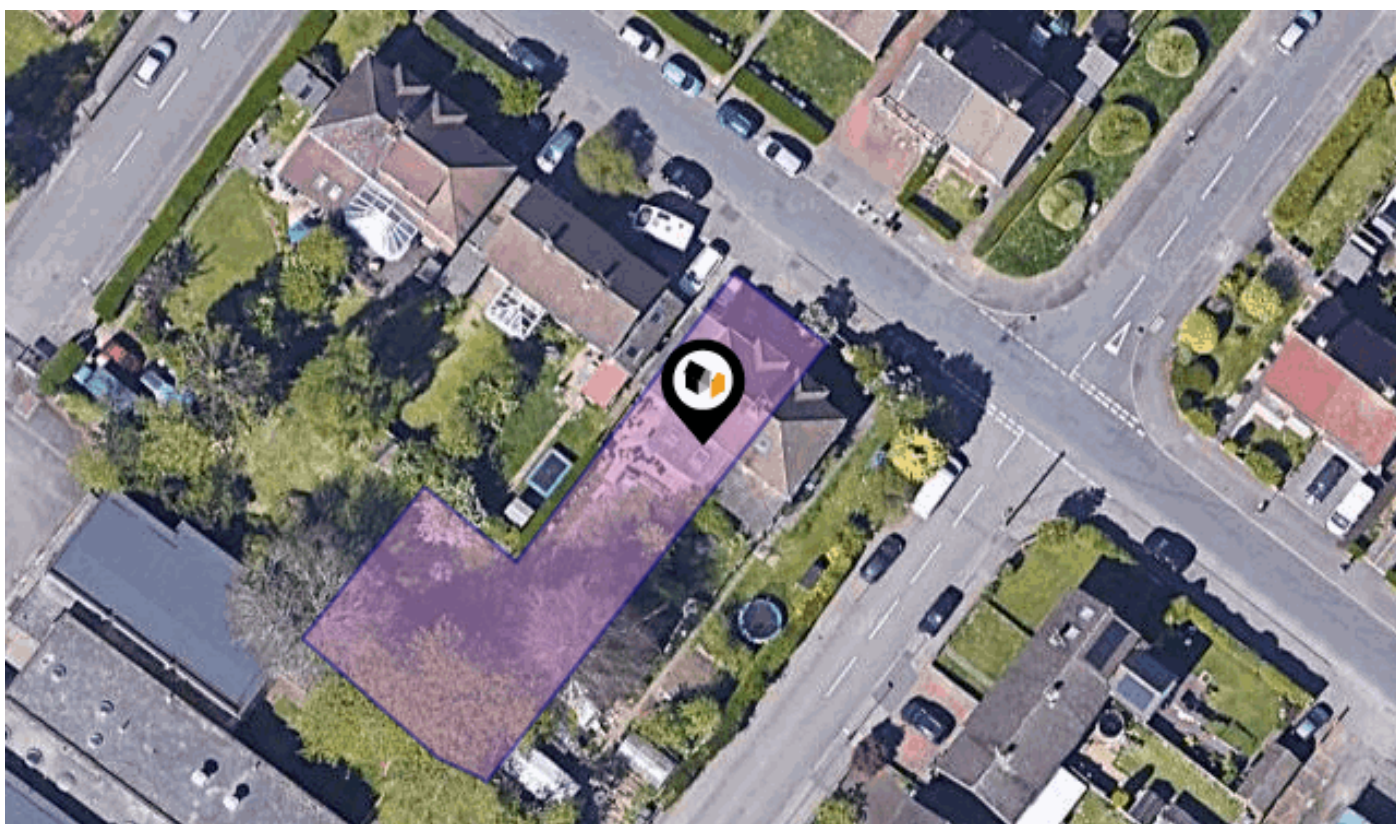
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 06th April 2023



LEASOWES AVENUE, COVENTRY, CV3

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Property Key Features

Extended semi detached family home

Five first floor, excellent bedrooms

Two reception rooms & spacious kitchen

Garage, driveway and secure rear gardensIdeal

Finham catchment

Close to the A45 & The University of Warwick

Even further potential to improve (without groundworks!)

EPC rated D &1788 Sq Ft. or 166 Sq.M

For viewings or interest please email:

sales@walmsleysthewaytomove.co.uk or call 0330 1180062



Property

Type:	Semi-Detached	Last Sold £/ft²:	£63
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,431 ft ² / 133 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band D		
Annual Estimate:	£2,076		
Title Number:	WK188018		
UPRN:	100070670578		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds
Flood Risk:	Very Low	(Standard - Superfast - Ultrafast)
Conservation Area:	No	

17 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Property EPC - Certificate



COVENTRY, CV3

Energy rating

D

Valid until 03.04.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property

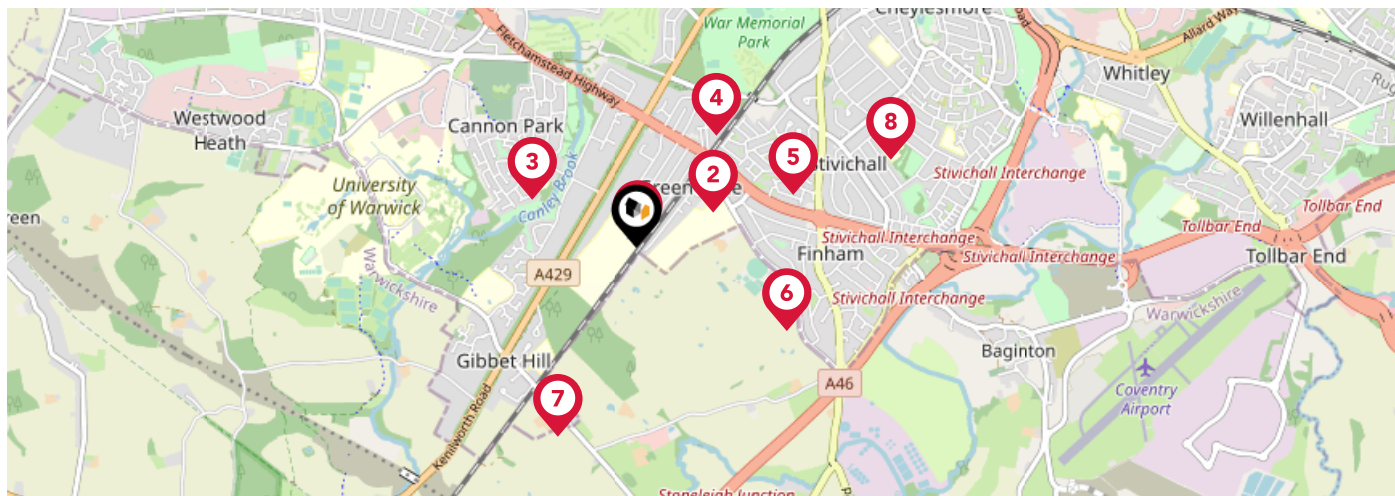
EPC - Additional Data



Additional EPC Data

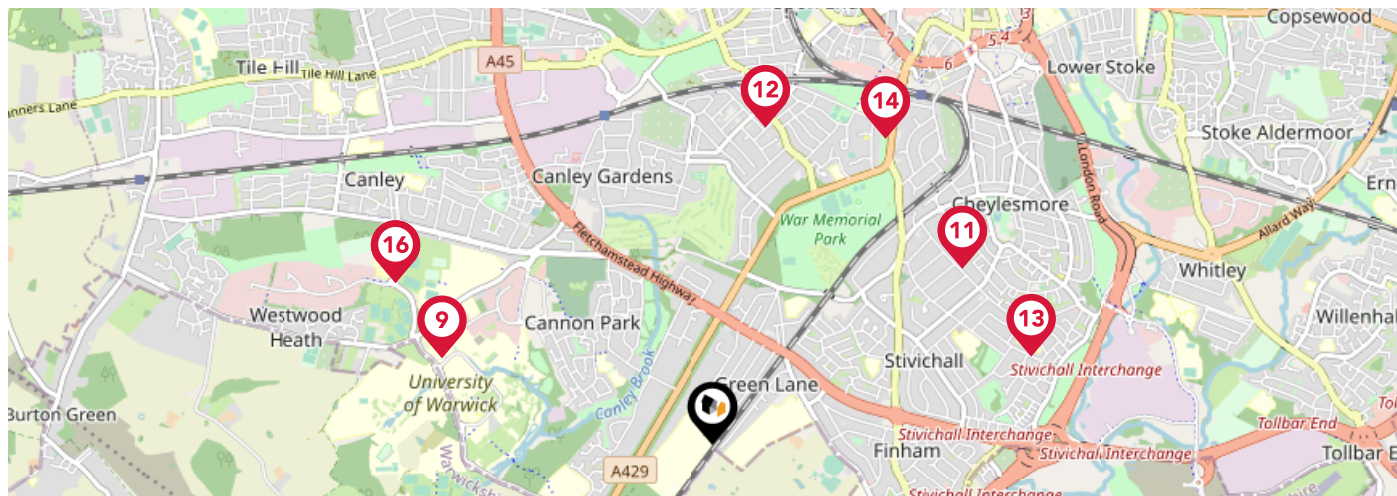
Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	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 all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, smokeless fuel
Total Floor Area:	133 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:0.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Finham Primary School Ofsted Rating: Good Pupils: 446 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Woodfield Ofsted Rating: Inadequate Pupils: 150 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

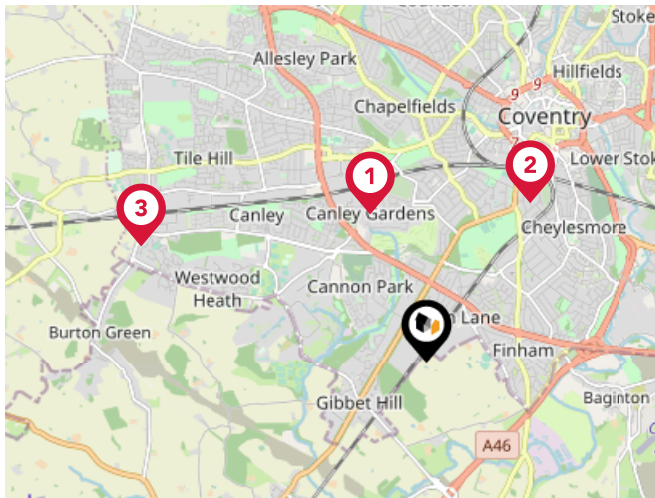
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 University of Warwick Ofsted Rating: Not Rated Pupils:0 Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:1.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:1.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Howes Community Primary School Ofsted Rating: Good Pupils: 159 Distance:1.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 The Westwood Academy Ofsted Rating: Good Pupils: 611 Distance:1.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 403 Distance:1.62</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

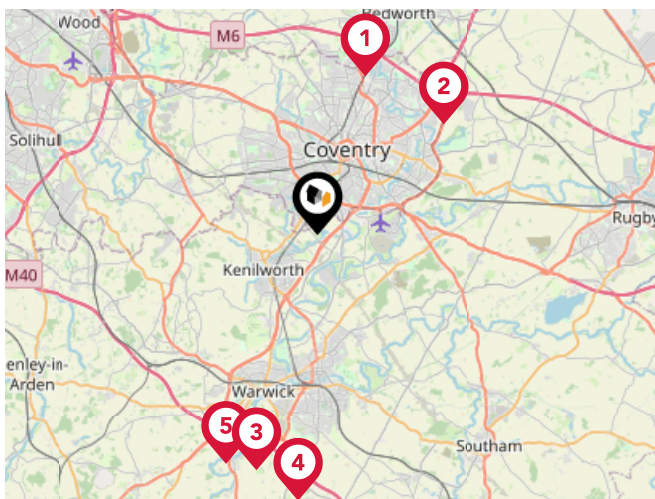
Area

Transport (National)



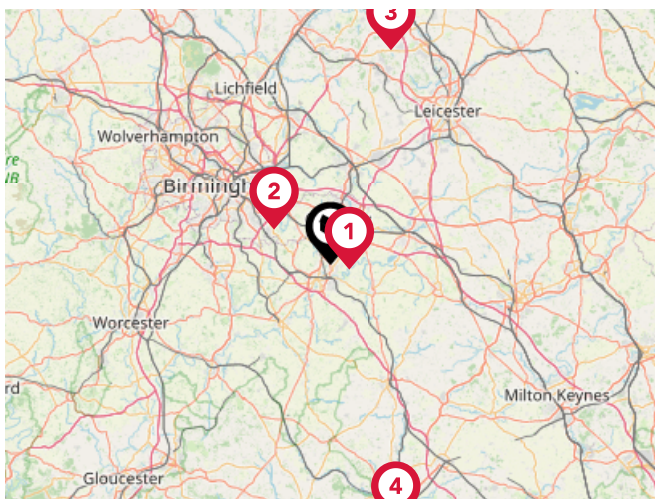
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.43 miles
2	Coventry Rail Station	1.73 miles
3	Tile Hill Rail Station	2.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	6.02 miles
2	M6 J2	6.1 miles
3	M40 J14	8.8 miles
4	M40 J13	9.69 miles
5	M40 J15	8.91 miles

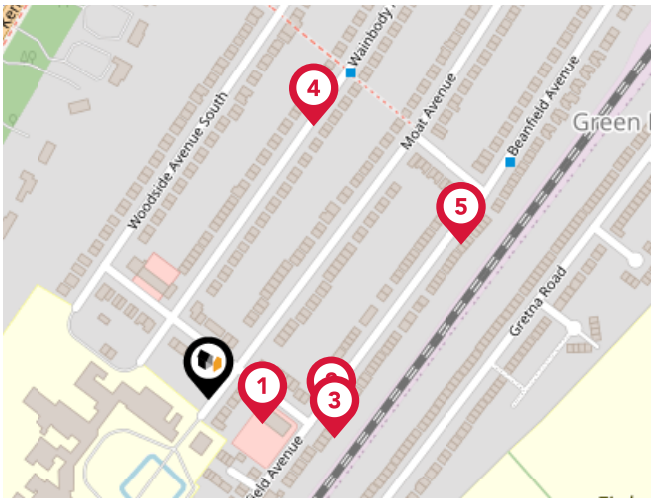


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.7 miles
2	Birmingham International Airport	9.68 miles
3	East Midlands Airport	32.11 miles
4	London Oxford Airport	39.01 miles

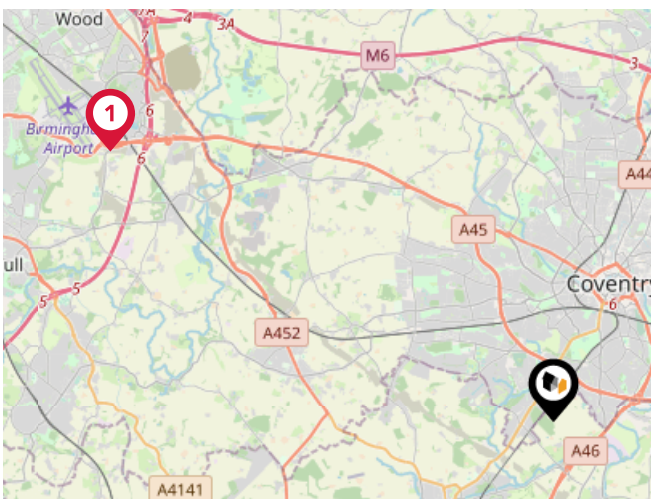
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beanfield Ave	0.03 miles
2	Ullathorne School	0.07 miles
3	Ullathorne School	0.08 miles
4	Leasowes Ave	0.17 miles
5	Medland Avenue	0.17 miles



Local Connections

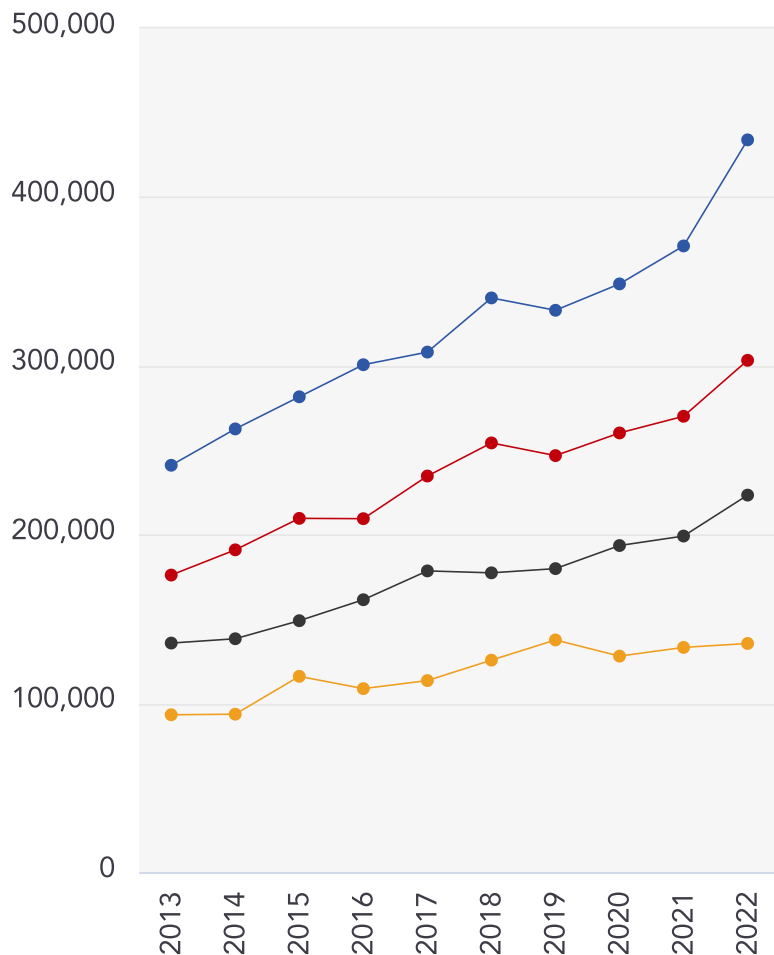
Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.4 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

+79.96%

Semi-Detached

+72.26%

Terraced

+64.56%

Flat

+45.28%

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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Walmsley's The Way to Move

Radio + Building, 5 Hertford Place,
Coventry, CV1 3JZ
0330 1180062
mark@walmsleysthewaytomove.co.uk
www.walmsleysthewaytomove.co.uk

