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Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11<sup>th</sup> May 2023



## MAIDAVALE CRESCENT, COVENTRY, CV3

Price Estimate : £525,000

### 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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#### Property Key Features

Spacious semi detached home with four double bedrooms

Full width & exceptional extension with bi folding doors

Utility room, cloakroom & first floor four piece bathroom

Separate sitting room to frontage

Private gardens with patio's, mature borders & tiered lawns

Integral garage with driveway parking

Ideal Styvechale location close to A45 & popular schooling

EPC ordered & total square footage 1659 & metres 154

***For viewings or interest please email:***

**sales@walmsleythewaytomove.co.uk or call 0330 1180062**



## Property

**Type:** Semi-Detached  
**Bedrooms:** 4  
**Plot Area:** 0.08 acres  
**Council Tax :** Band E  
**Annual Estimate:** £2,537  
**Title Number:** WK199839  
**UPRN:** 100070675028

**Price Estimate:** £525,000  
**Tenure:** Freehold

## Local Area

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

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

<b>16</b> mb/s	<b>68</b> mb/s	<b>1000</b> mb/s

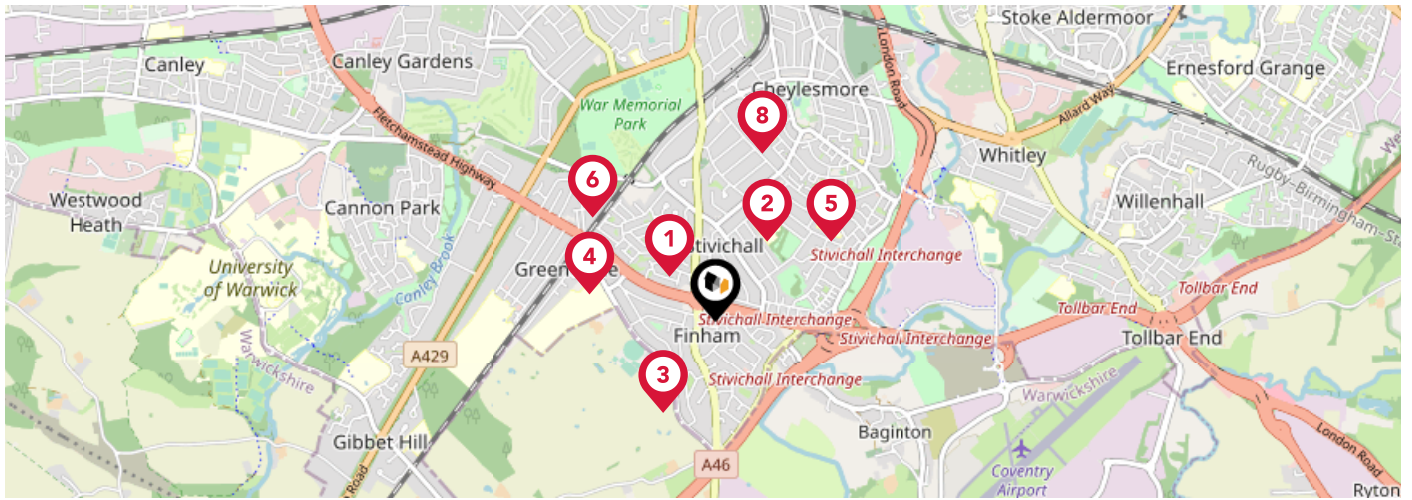
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**

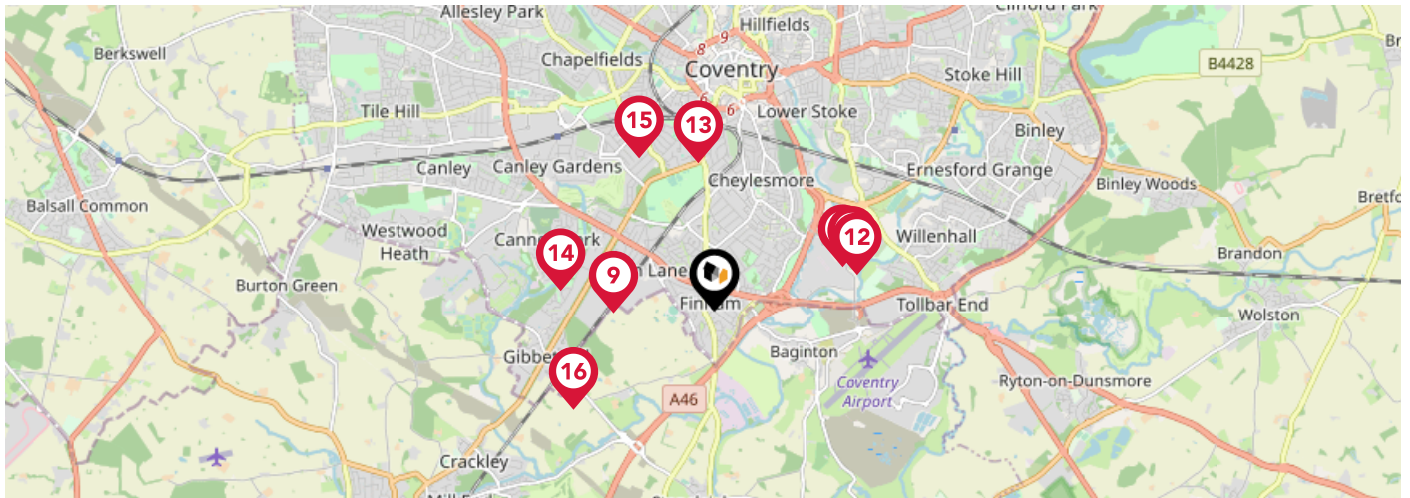










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

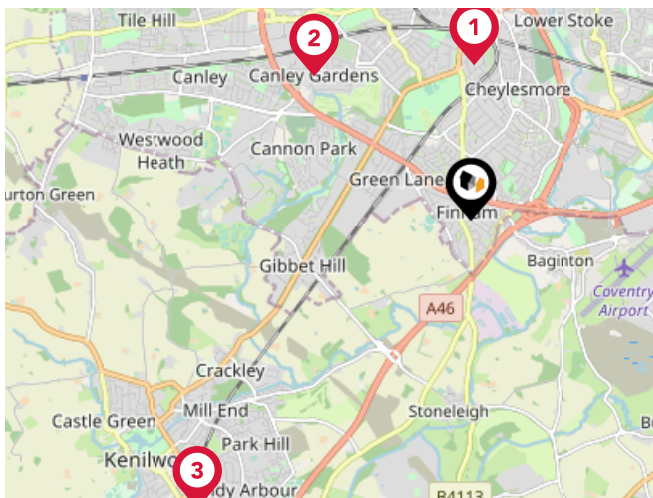
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Academy</b> Ofsted Rating: Inadequate   Pupils: 910   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 96   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Woodfield</b> Ofsted Rating: Inadequate   Pupils: 150   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

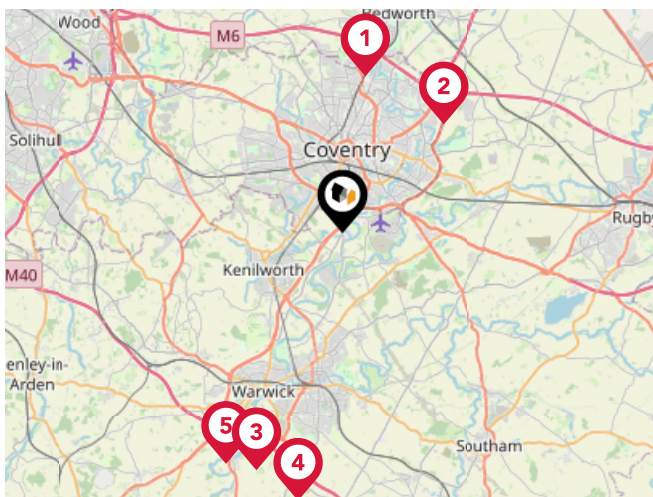
# Area

## Transport (National)



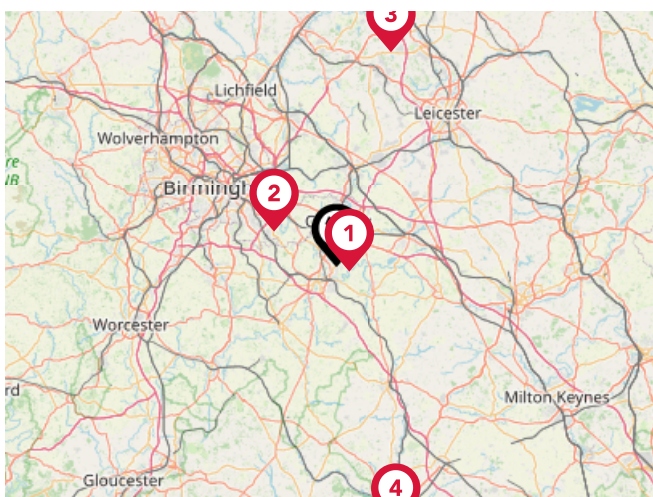
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.41 miles
2	Canley Rail Station	1.92 miles
3	Kenilworth Rail Station	3.6 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.78 miles
2	M6 J2	5.41 miles
3	M40 J14	9.11 miles
4	M40 J13	9.84 miles
5	M40 J15	9.33 miles

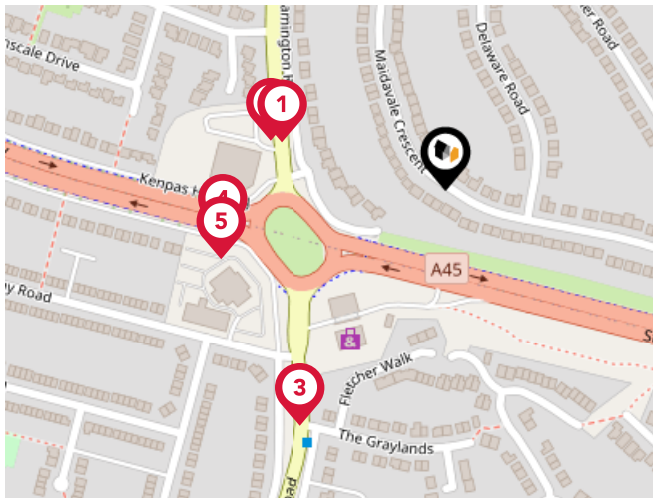


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	1.87 miles
2	Birmingham International Airport	10.45 miles
3	East Midlands Airport	31.83 miles
4	London Oxford Airport	38.83 miles

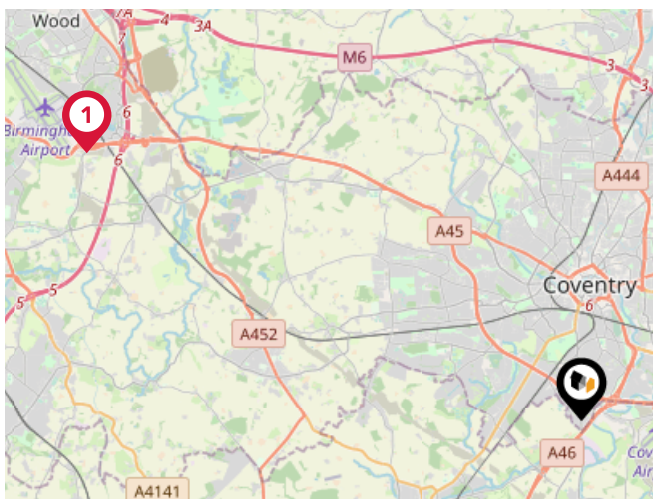
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Stonebridge Highway	0.1 miles
2	Stonebridge Highway	0.1 miles
3	Erithway Rd	0.16 miles
4	Leamington Road	0.13 miles
5	Leamington Road	0.13 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.17 miles

# Market Sold in Street



<b>79, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House	
Last Sold Date:	11/03/2021	
Last Sold Price:	£397,000	
<b>41, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House	
Last Sold Date:	20/03/2020	
Last Sold Price:	£337,000	
<b>35, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House	
Last Sold Date:	06/09/2019	01/07/2016
Last Sold Price:	£353,000	£311,000
<b>93, Maidavale Crescent, Coventry, CV3 6GB</b>	Detached House	
Last Sold Date:	05/04/2019	07/07/2006
Last Sold Price:	£495,000	£243,500
<b>95, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House	
Last Sold Date:	07/11/2018	
Last Sold Price:	£345,000	
<b>63, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House	
Last Sold Date:	16/02/2018	
Last Sold Price:	£342,000	
<b>71, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House	
Last Sold Date:	14/02/2017	18/05/2007
Last Sold Price:	£330,000	£308,000
<b>89, Maidavale Crescent, Coventry, CV3 6GB</b>	Detached House	
Last Sold Date:	25/11/2016	14/11/1997
Last Sold Price:	£391,000	£120,000
<b>81, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House	
Last Sold Date:	09/09/2016	
Last Sold Price:	£324,000	
<b>37, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House	
Last Sold Date:	06/11/2015	
Last Sold Price:	£290,000	
<b>45, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House	
Last Sold Date:	01/05/2015	
Last Sold Price:	£278,000	
<b>53, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House	
Last Sold Date:	07/02/2014	
Last Sold Price:	£258,000	

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



# Market Sold in Street



<b>67, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House
Last Sold Date: 25/01/2013	
Last Sold Price: £280,000	
<b>43, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House
Last Sold Date: 21/06/2011   06/04/2001	
Last Sold Price: £240,000   £132,950	
<b>87, Maidavale Crescent, Coventry, CV3 6GB</b>	Detached House
Last Sold Date: 30/01/2009   13/12/2006	
Last Sold Price: £325,000   £230,000	
<b>75, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House
Last Sold Date: 18/05/2007	
Last Sold Price: £250,000	
<b>91, Maidavale Crescent, Coventry, CV3 6GB</b>	Detached House
Last Sold Date: 25/10/2006	
Last Sold Price: £260,000	
<b>83, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House
Last Sold Date: 10/03/2006	
Last Sold Price: £240,000	
<b>33, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House
Last Sold Date: 16/08/2004	
Last Sold Price: £222,500	
<b>39, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House
Last Sold Date: 26/05/2000	
Last Sold Price: £129,950	
<b>49, Maidavale Crescent, Coventry, CV3 6GB</b>	Semi-detached House
Last Sold Date: 20/02/1998	
Last Sold Price: £105,000	

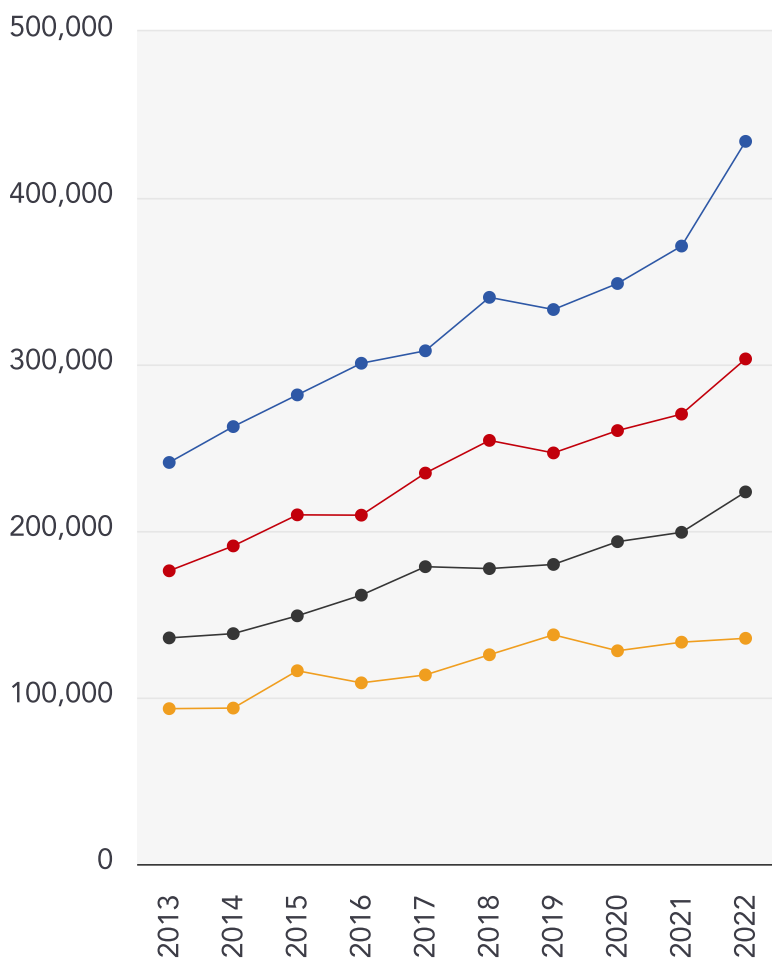
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in 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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18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

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