



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th February 2025



DEWSBURY AVENUE, COVENTRY, CV3

OIRO : £600,000

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A spacious & extended four bedroom detached home

Generous driveway & integral single garage

Family bathroom, ground floor cloakroom & en-suite vanity unit & shower

Kitchen breakfast room & extended living spaces

Ideal primary school catchment & close to local amenities

Private, low maintenance & secure rear gardens

Easy access to train station, Memorial Park & A45

EPC rating E & Total 1974 Sq.ft or 183 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

Type:	Detached	OIRO:	£600,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,974 ft ² / 183 m ²		
Plot Area:	0.1 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,316		
Title Number:	WK35731		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Energy rating
CV3

E

Valid until 21.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Property

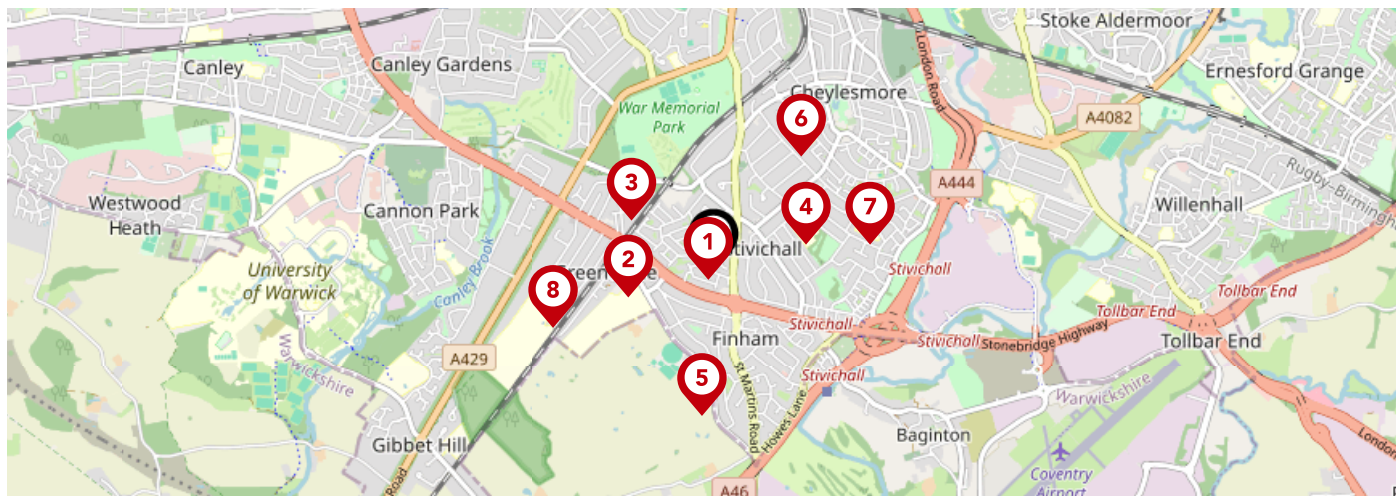
EPC - Additional Data



Additional EPC Data

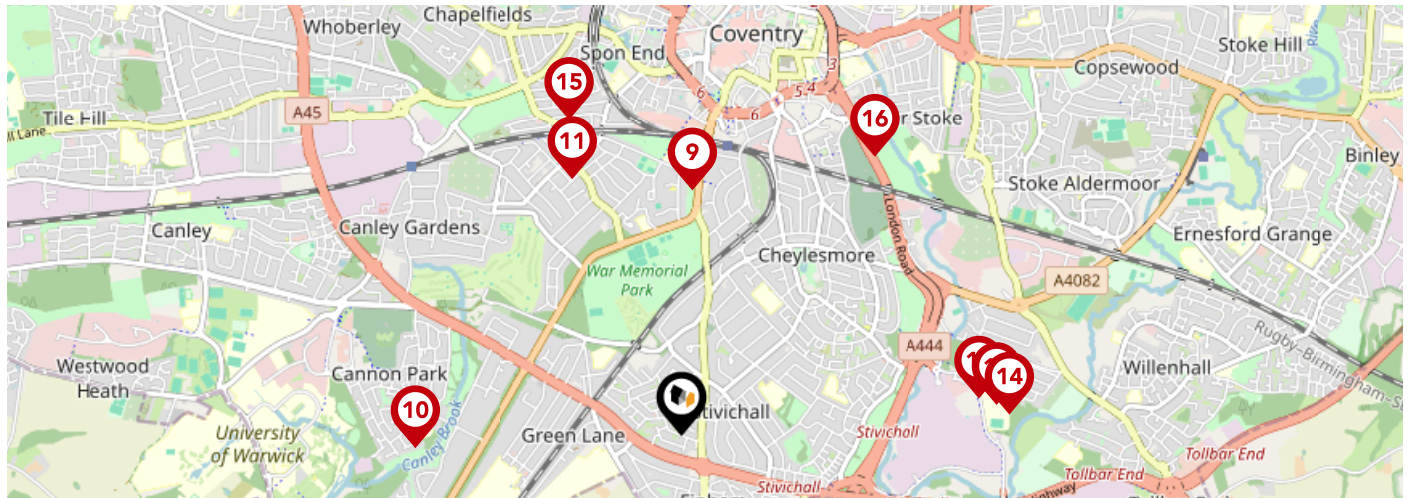
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 61% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	133 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

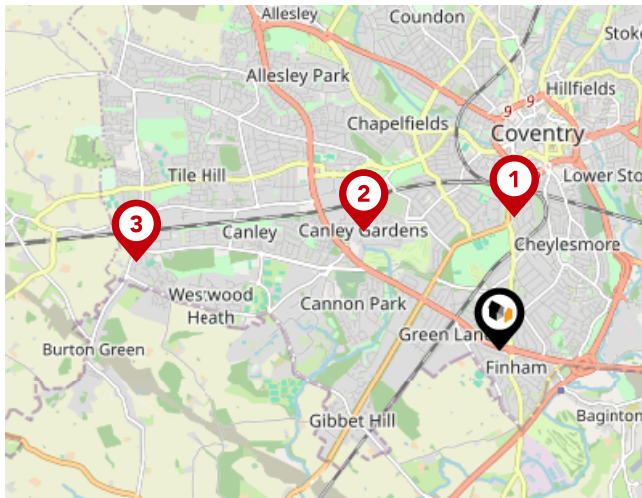
Area Schools



		Nursery	Primary	Secondary	College	Private
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

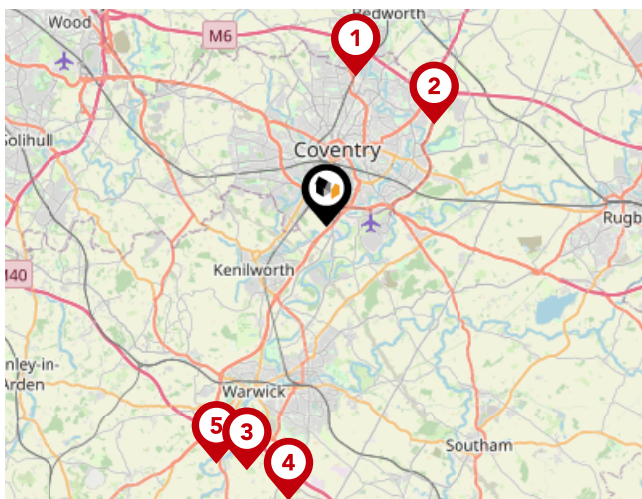
Area

Transport (National)



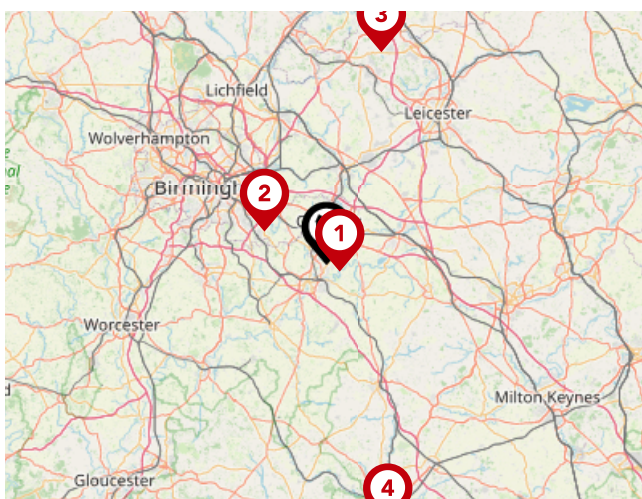
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.2 miles
2	Canley Rail Station	1.62 miles
3	Tile Hill Rail Station	3.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.58 miles
2	M6 J2	5.38 miles
3	M40 J14	9.27 miles
4	M40 J13	10.04 miles
5	M40 J15	9.45 miles

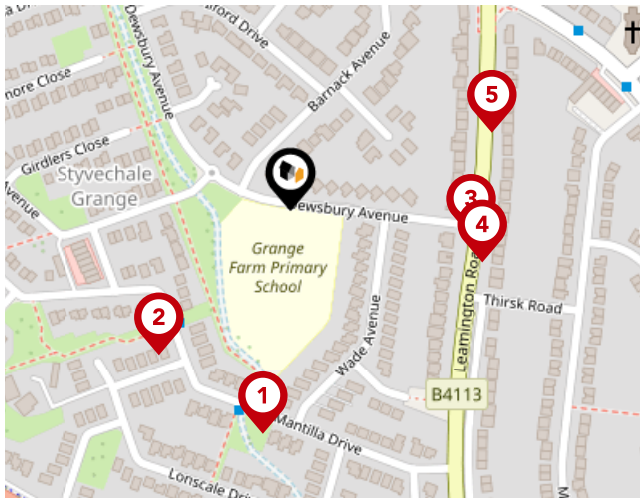


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.15 miles
2	Birmingham Airport	10.17 miles
3	East Mids Airport	31.62 miles
4	Kidlington	39.19 miles

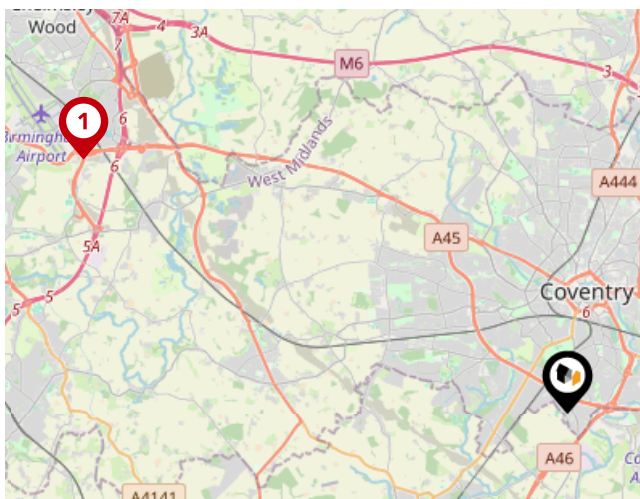
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wade Avenue	0.13 miles
2	Hexworthy Avenue	0.11 miles
3	Thirsk Road	0.1 miles
4	Thirsk Road	0.11 miles
5	Baginton Rd	0.12 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.9 miles

Market Sold in Street



10, Dewsbury Avenue, Coventry, CV3 6NF	Detached House
Last Sold Date: 23/05/2023	06/04/2018
Last Sold Price: £565,000	£415,000
14, Dewsbury Avenue, Coventry, CV3 6NF	Detached House
Last Sold Date: 26/07/2021	
Last Sold Price: £446,250	
16, Dewsbury Avenue, Coventry, CV3 6NF	Detached House
Last Sold Date: 29/06/2021	
Last Sold Price: £470,000	
4, Dewsbury Avenue, Coventry, CV3 6NF	Detached House
Last Sold Date: 26/02/2021	
Last Sold Price: £480,000	
12, Dewsbury Avenue, Coventry, CV3 6NF	Detached House
Last Sold Date: 28/11/2013	
Last Sold Price: £340,000	
20, Dewsbury Avenue, Coventry, CV3 6NF	Detached House
Last Sold Date: 26/08/2005	
Last Sold Price: £360,000	

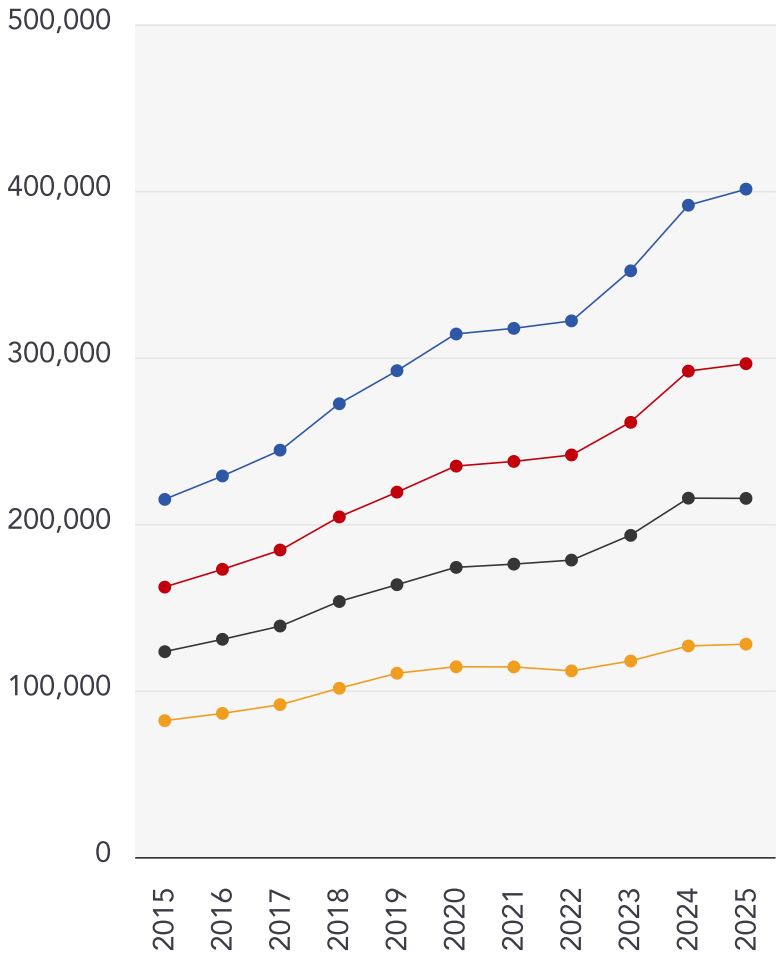
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+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



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.

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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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