



See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 15<sup>th</sup> February 2025**



## ERITHWAY ROAD, COVENTRY, CV3

OIRO : £270,000

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

A much loved three bedroom double bayed terraced home

Open plan kitchen, dining & garden room

Modern bathroom to first floor & utility area to ground floor

Sitting room with bay window & fire place

Enclosed & private landscaped gardens with rear access

Easy access to local schooling, Coventry train station, University of Warwick & A45

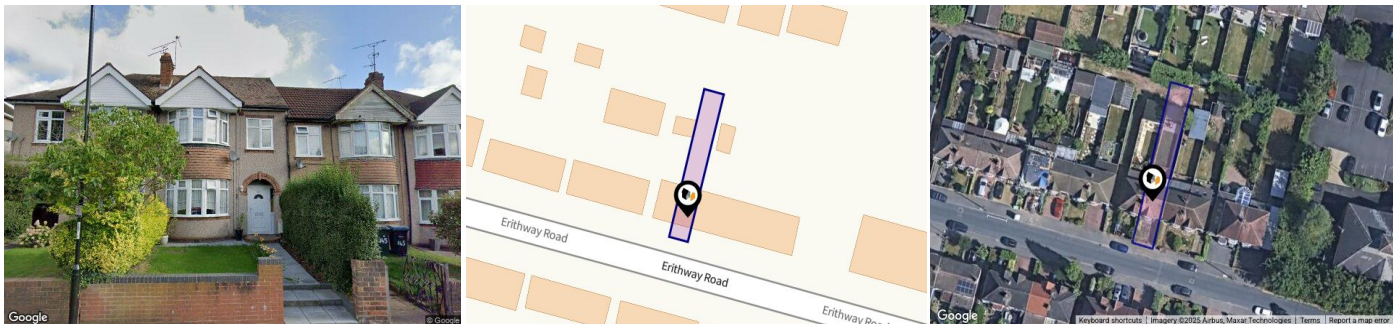
No upward chain, double glazing & gas central heating

EPC rating ordered & Total 996 Sq.ft or 92 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:	Terraced	OIRO:	£270,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	996 ft <sup>2</sup> / 92 m <sup>2</sup>		
Plot Area:	0.05 acres		
Council Tax :	Band B		
Annual Estimate:	£1,786		
Title Number:	WM539220		

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	47	1000
mb/s	mb/s	mb/s

### Mobile Coverage:

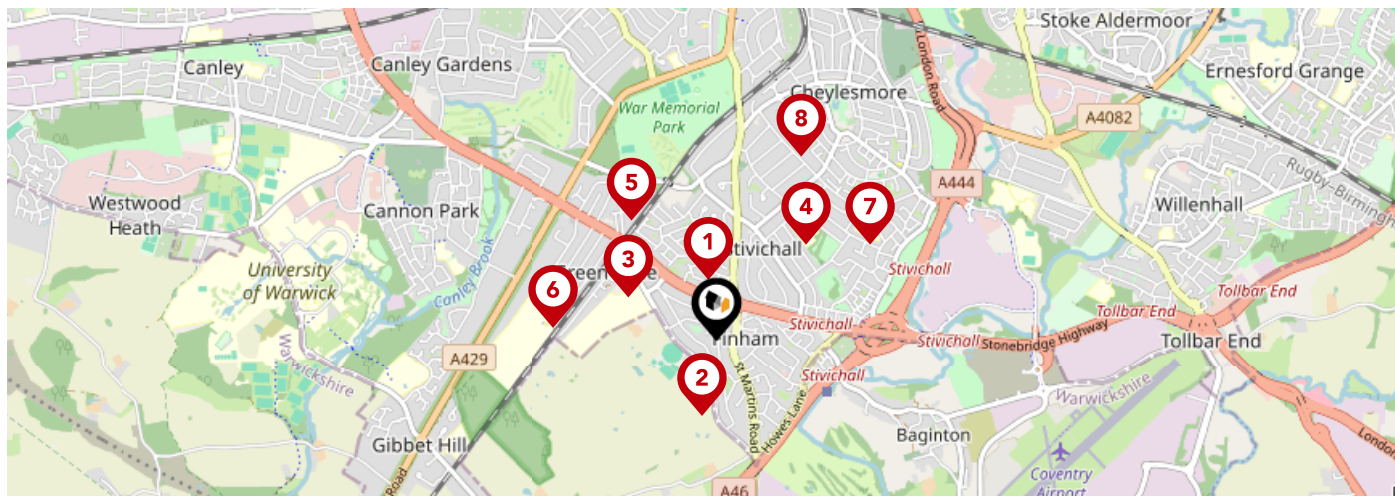
(based on calls indoors)



### Satellite/Fibre TV Availability:



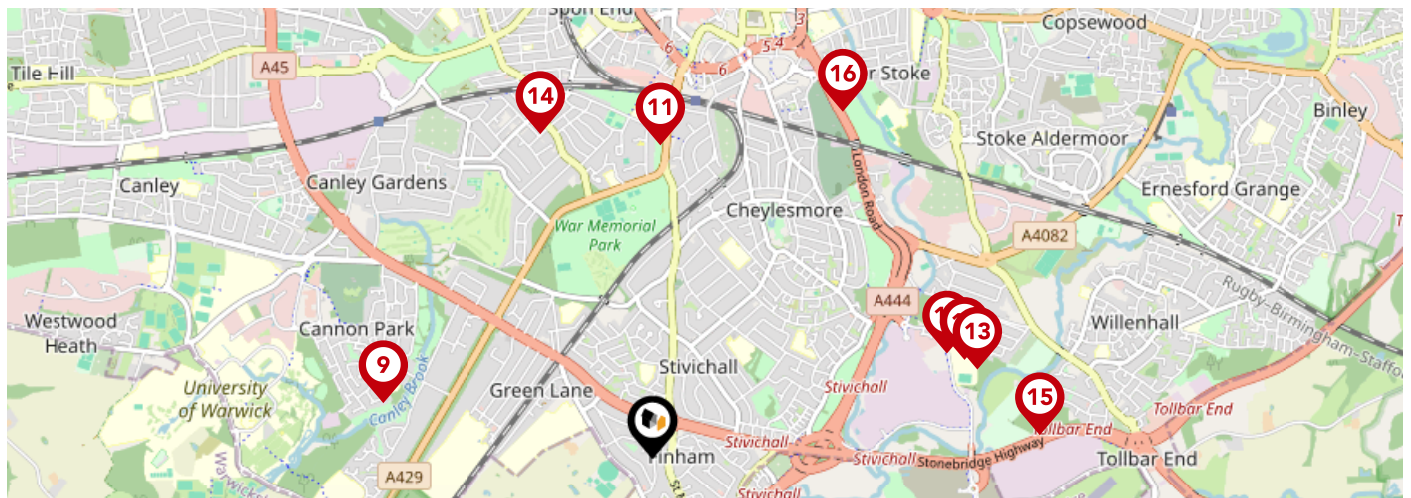
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 1140   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Howes Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 177   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



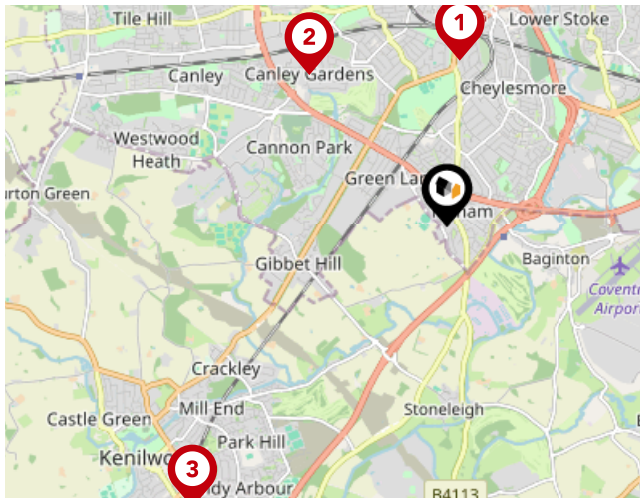
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Park School</b> Ofsted Rating: Requires improvement   Pupils: 783   Distance: 1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance: 1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 119   Distance: 1.49	<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: 449   Distance: 1.53	<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: 423   Distance: 1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Baginton Fields Academy</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance: 1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

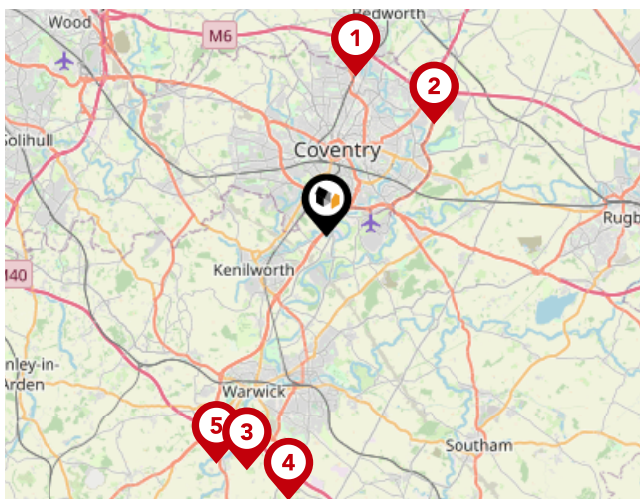
# Area

## Transport (National)



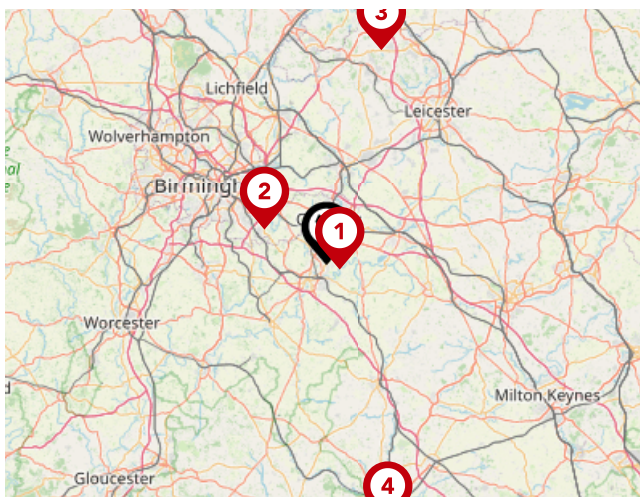
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.52 miles
2	Canley Rail Station	1.85 miles
3	Kenilworth Rail Station	3.42 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.88 miles
2	M6 J2	5.59 miles
3	M40 J14	8.98 miles
4	M40 J13	9.73 miles
5	M40 J15	9.18 miles

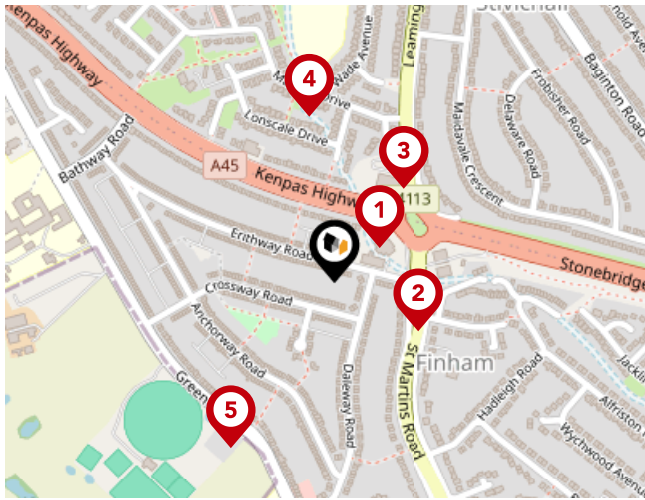


### Airports/Helipads

Pin	Name	Distance
1	Baginton	2 miles
2	Birmingham Airport	10.33 miles
3	East Mids Airport	31.92 miles
4	Kidlington	38.88 miles

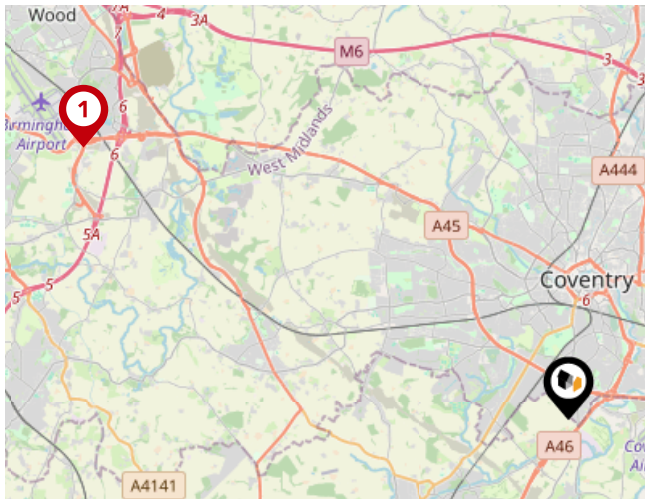
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Leamington Road	0.06 miles
2	The Graylands	0.11 miles
3	Stonebridge Highway	0.13 miles
4	Wade Avenue	0.19 miles
5	Leasowes Cottages	0.22 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.06 miles



# Market Sold in Street



<b>109, Erithway Road, Coventry, CV3 6JS</b>						Terraced House
Last Sold Date:	07/06/2024	27/05/2005	25/02/2000			
Last Sold Price:	£230,000	£135,000	£60,000			
<b>81, Erithway Road, Coventry, CV3 6JS</b>						Terraced House
Last Sold Date:	08/03/2024	16/12/2005	21/05/1999			
Last Sold Price:	£220,000	£136,500	£52,000			
<b>129, Erithway Road, Coventry, CV3 6JS</b>						Terraced House
Last Sold Date:	24/08/2022	17/07/1998				
Last Sold Price:	£278,000	£67,000				
<b>75, Erithway Road, Coventry, CV3 6JS</b>						Terraced House
Last Sold Date:	21/03/2022	06/09/2019	04/10/2013	23/10/2008	20/01/2004	
Last Sold Price:	£245,000	£207,000	£152,000	£152,500	£113,000	
<b>131, Erithway Road, Coventry, CV3 6JS</b>						Terraced House
Last Sold Date:	20/08/2021					
Last Sold Price:	£239,995					
<b>149, Erithway Road, Coventry, CV3 6JS</b>						Semi-detached House
Last Sold Date:	11/08/2021					
Last Sold Price:	£370,000					
<b>93, Erithway Road, Coventry, CV3 6JS</b>						Terraced House
Last Sold Date:	10/01/2020	12/07/2013				
Last Sold Price:	£195,000	£135,000				
<b>77, Erithway Road, Coventry, CV3 6JS</b>						Terraced House
Last Sold Date:	06/08/2018	23/04/2015	14/11/2006	12/11/1999		
Last Sold Price:	£187,000	£163,000	£135,000	£63,500		
<b>79, Erithway Road, Coventry, CV3 6JS</b>						Terraced House
Last Sold Date:	26/01/2018					
Last Sold Price:	£170,000					
<b>121, Erithway Road, Coventry, CV3 6JS</b>						Semi-detached House
Last Sold Date:	31/10/2017	27/03/2000				
Last Sold Price:	£260,000	£63,000				
<b>97, Erithway Road, Coventry, CV3 6JS</b>						Terraced House
Last Sold Date:	18/12/2015	20/03/2009	07/05/2002			
Last Sold Price:	£179,000	£137,000	£78,000			
<b>95, Erithway Road, Coventry, CV3 6JS</b>						Terraced House
Last Sold Date:	30/11/2012					
Last Sold Price:	£117,500					

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



# Market Sold in Street



107, Erithway Road, Coventry, CV3 6JS				Terraced House
Last Sold Date:		20/04/2012		
Last Sold Price:		£116,000		
145, Erithway Road, Coventry, CV3 6JS				Terraced House
Last Sold Date:		21/04/2011	30/01/1998	
Last Sold Price:		£132,000	£65,000	
141, Erithway Road, Coventry, CV3 6JS				Terraced House
Last Sold Date:		14/09/2010	18/09/1998	
Last Sold Price:		£165,000	£64,750	
105, Erithway Road, Coventry, CV3 6JS				Semi-detached House
Last Sold Date:		27/05/2010		
Last Sold Price:		£125,000		
115, Erithway Road, Coventry, CV3 6JS				Terraced House
Last Sold Date:		19/02/2010		
Last Sold Price:		£120,000		
103, Erithway Road, Coventry, CV3 6JS				Terraced House
Last Sold Date:		30/03/2005	14/10/1999	
Last Sold Price:		£132,950	£59,995	
143, Erithway Road, Coventry, CV3 6JS				Terraced House
Last Sold Date:		12/06/2002		
Last Sold Price:		£85,000		
139, Erithway Road, Coventry, CV3 6JS				Terraced House
Last Sold Date:		25/06/1999	15/08/1997	
Last Sold Price:		£79,000	£60,000	
113, Erithway Road, Coventry, CV3 6JS				Terraced House
Last Sold Date:		06/11/1998	26/06/1998	22/09/1995
Last Sold Price:		£59,950	£56,000	£42,800
135, Erithway Road, Coventry, CV3 6JS				Terraced House
Last Sold Date:		13/12/1996		
Last Sold Price:		£56,000		
119, Erithway Road, Coventry, CV3 6JS				Terraced House
Last Sold Date:		20/09/1996		
Last Sold Price:		£52,500		
101, Erithway Road, Coventry, CV3 6JS				Terraced House
Last Sold Date:		23/02/1996		
Last Sold Price:		£38,250		

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

# Market Sold in Street



111, Erithway Road, Coventry, CV3 6JS		Terraced House
Last Sold Date:	18/08/1995	
Last Sold Price:	£48,000	

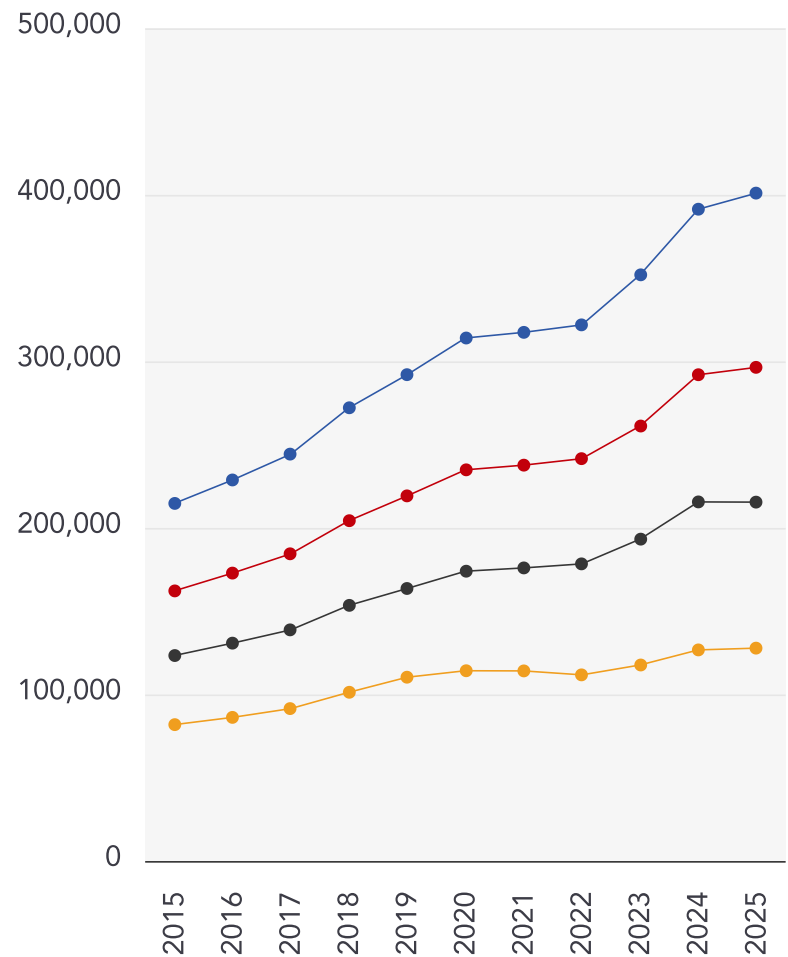
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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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## 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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# 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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