

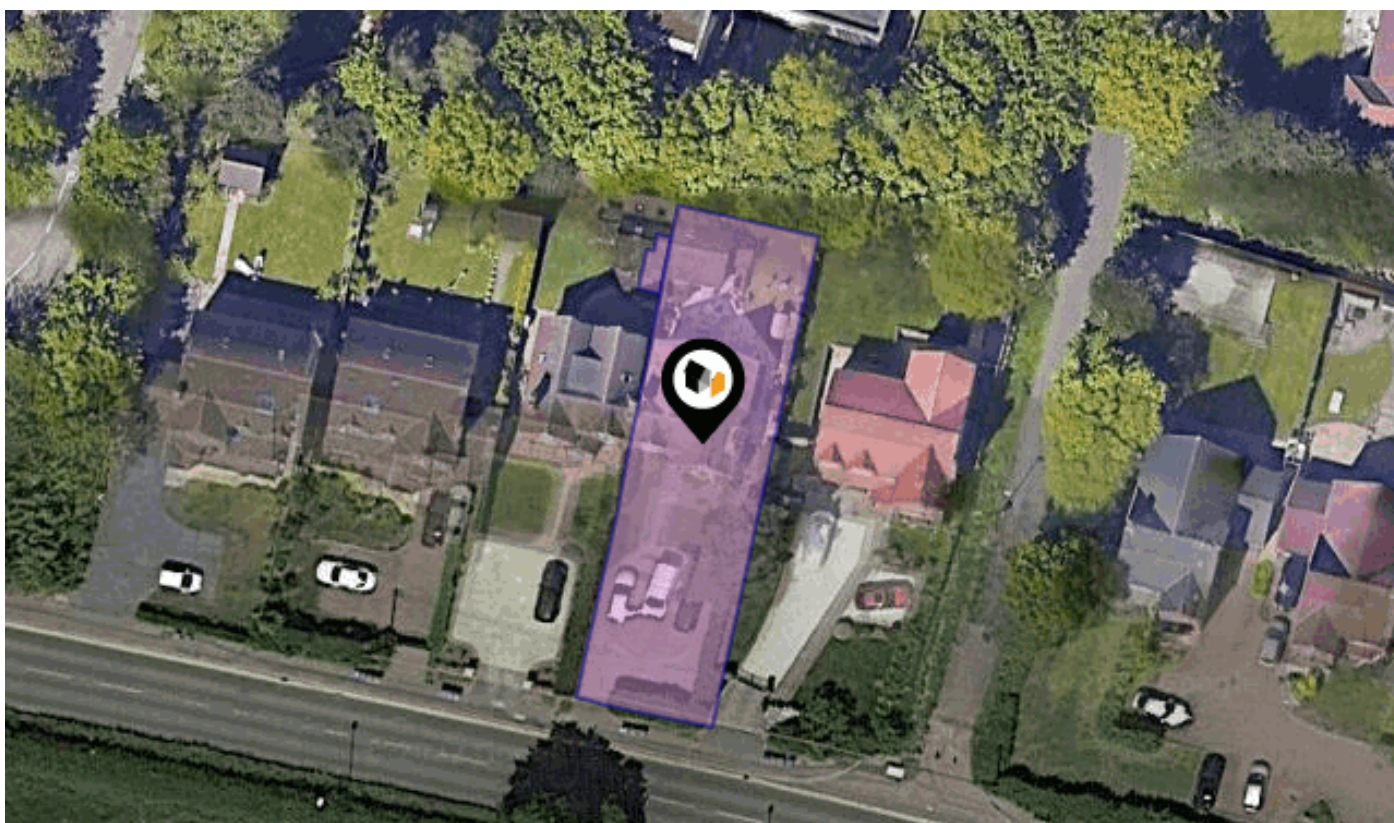


Buyers & interested parties

KFB: Key Facts For Buyers

An insight into your property and the local area

Wednesday 26th October 2022



WESTWOOD HEATH ROAD, COVENTRY, CV4

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

Key features

Late 1800's Semi detached & extended three bedroom cottage

Superb full width and first floor extension

Adaptable & exceptional detached coachouse style annexe

Three double bedrooms with two luxury bathrooms

Main bedroom with dressing room and substantial four piece en suite bathroom

Open plan kitchen dining & family room with bi folding doors & feature fireplace

Further sitting room with log burner

Substantial South facing private driveway and rear gardens

Separate utility & cloakroom

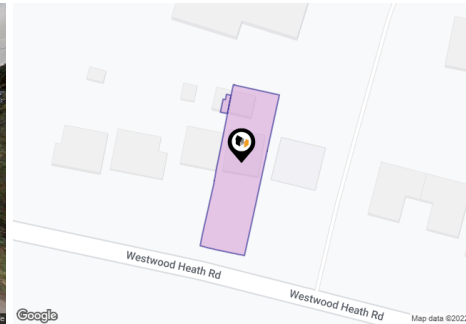
No upward chain, EPC ordered

Contact Walmsley's The Way to Move to arrange your accompanied viewing.

03301 180062.

sales@walmsleysthewaytomove.co.uk.

www.walmsleysthewaytomove.co.uk



Property

Type:	Semi-Detached	Last Sold £/ft ² :	£229.94
Bedrooms:	3	Price Estimate:	£379,847
Floor Area:	861.11 ft ² / 80 m ²	Tenure:	Freehold
Plot Area:	0.12 acres		
Council Tax :	Band E		
Annual Estimate:	£2,537		
Title Number:	MM19448		
UPRN:	100071515152		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

22 mb/s	- mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

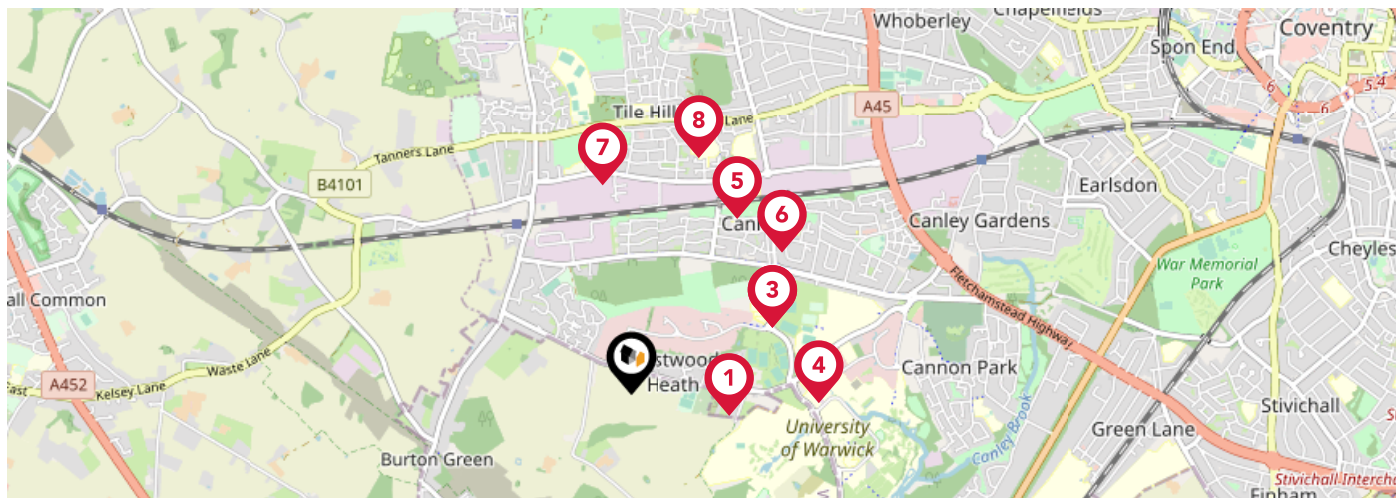
This Address



Planning records for: **312, Westwood Heath Road, Coventry, CV4 8GP**

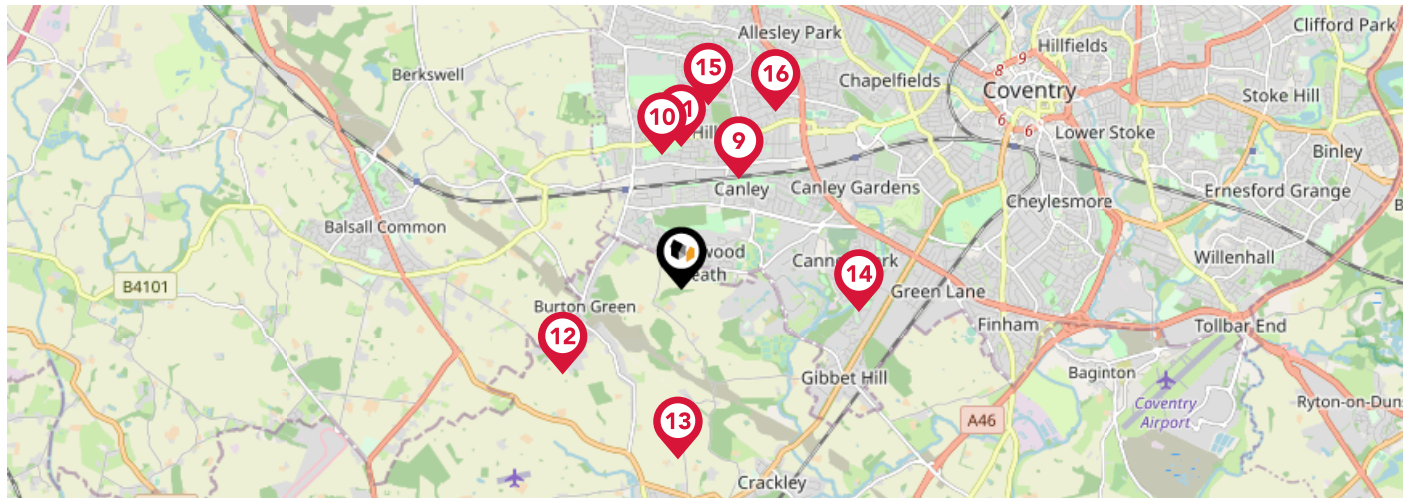
Reference - FUL/2013/1330	
Decision:	APPROVED
Date:	11th July 2013
Description:	Erection of a detached dwelling house, with associated parking, access and landscaping.









Area Schools



		Nursery	Primary	Secondary	College	Private
1	The National Mathematics and Science College Ofsted Rating: Good Pupils: 51 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Westwood Academy Ofsted Rating: Good Pupils: 611 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 403 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	University of Warwick Ofsted Rating: Not Rated Pupils:0 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Finham Park 2 Ofsted Rating: Good Pupils: 593 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Charter Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Leigh Church of England Academy Ofsted Rating: Not Rated Pupils: 222 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

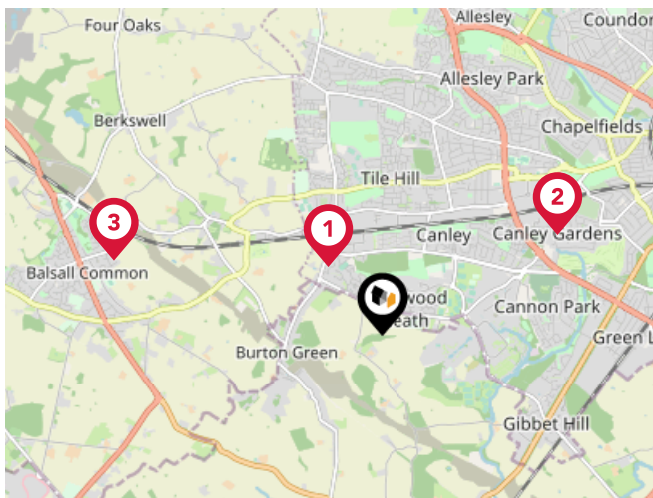
Area Schools



		Nursery	Primary	Secondary	College	Private
	Templars Primary School Ofsted Rating: Good Pupils: 594 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Coventry Academy Ofsted Rating: Requires improvement Pupils: 1136 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 222 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burton Green Church of England Academy Ofsted Rating: Not Rated Pupils: 105 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 200 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Limbrick Wood Primary School Ofsted Rating: Good Pupils: 183 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: Not Rated Pupils: 209 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

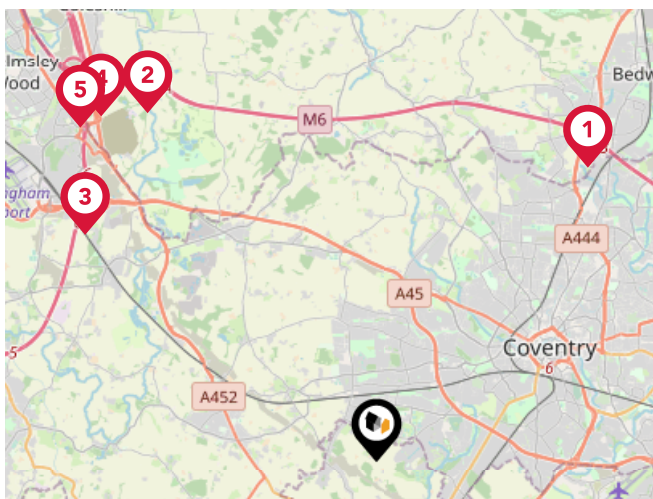
Area

Transport (National)



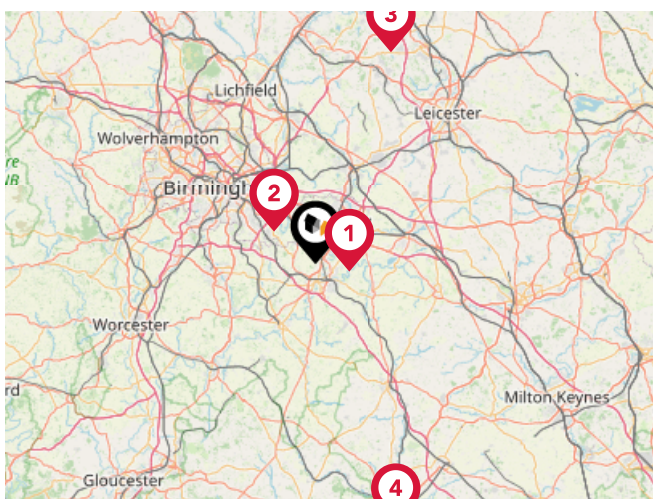
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	0.8 miles
2	Canley Rail Station	1.83 miles
3	Berkswell Rail Station	2.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	6.57 miles
2	M6 J3A	7.53 miles
3	M42 J6	6.68 miles
4	M6 J4	8 miles
5	M42 J7	8.06 miles

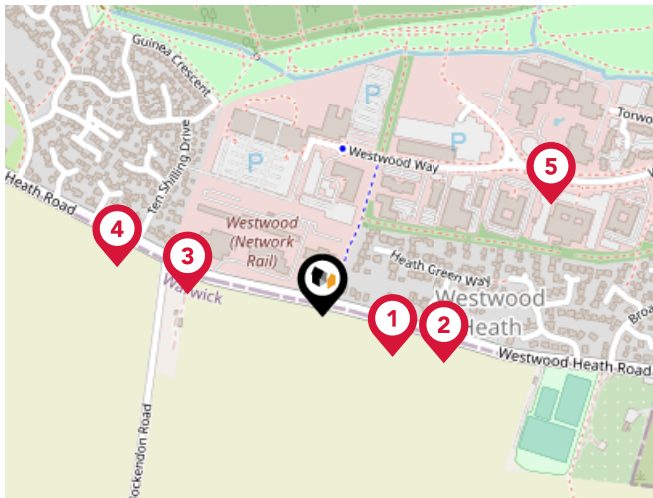


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.82 miles
2	Birmingham International Airport	7.72 miles
3	East Midlands Airport	32.32 miles
4	London Oxford Airport	39.98 miles

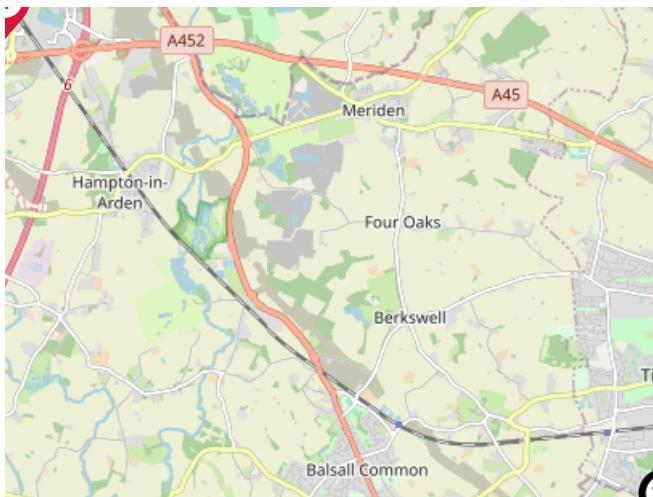
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodleigh Rd	0.09 miles
2	Woodleigh Rd	0.15 miles
3	Bockendon Rd	0.16 miles
4	Bockendon Rd	0.24 miles
5	Longwood Close	0.29 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.44 miles

Market Sold in Street



316, Westwood Heath Road, Coventry, CV4 8GP		Detached House	
Last Sold Date:	14/12/2021	02/07/2015	
Last Sold Price:	£814,000	£620,000	
296, Westwood Heath Road, Coventry, CV4 8GP		Flat-maisonette House	
Last Sold Date:	20/03/2019		
Last Sold Price:	£390,000		
306, Westwood Heath Road, Coventry, CV4 8GP		Detached House	
Last Sold Date:	14/12/2018	05/05/2017	27/09/2013
Last Sold Price:	£535,000	£529,950	£450,000
288, Westwood Heath Road, Coventry, CV4 8GP		other House	
Last Sold Date:	15/11/2018		
Last Sold Price:	£330,000		
310, Westwood Heath Road, Coventry, CV4 8GP		Detached House	
Last Sold Date:	04/07/2016		
Last Sold Price:	£595,000		
302, Westwood Heath Road, Coventry, CV4 8GP		Detached House	
Last Sold Date:	31/03/2016	26/09/2013	
Last Sold Price:	£510,000	£450,000	

NOTE: In this list we display the 6 most recent sales records for each property since 1995. There may sometimes be more, please let us know if you would like us to check.

Market Sold in Street



304, Westwood Heath Road, Coventry, CV4 8GP	Detached House
Last Sold Date: 06/12/2013	
Last Sold Price: £450,000	
308, Westwood Heath Road, Coventry, CV4 8GP	Detached House
Last Sold Date: 27/09/2013	
Last Sold Price: £465,000	
314, Westwood Heath Road, Coventry, CV4 8GP	Semi-detached House
Last Sold Date: 01/08/2013 06/12/2005	
Last Sold Price: £235,000 £225,000	
312, Westwood Heath Road, Coventry, CV4 8GP	Semi-detached House
Last Sold Date: 17/06/2011	
Last Sold Price: £198,000	
8, Westwood Heath Road, Coventry, CV4 8GP	Detached House
Last Sold Date: 20/01/2011	
Last Sold Price: £485,000	
288a, Westwood Heath Road, Coventry, CV4 8GP	Detached House
Last Sold Date: 15/03/2002	
Last Sold Price: £140,000	

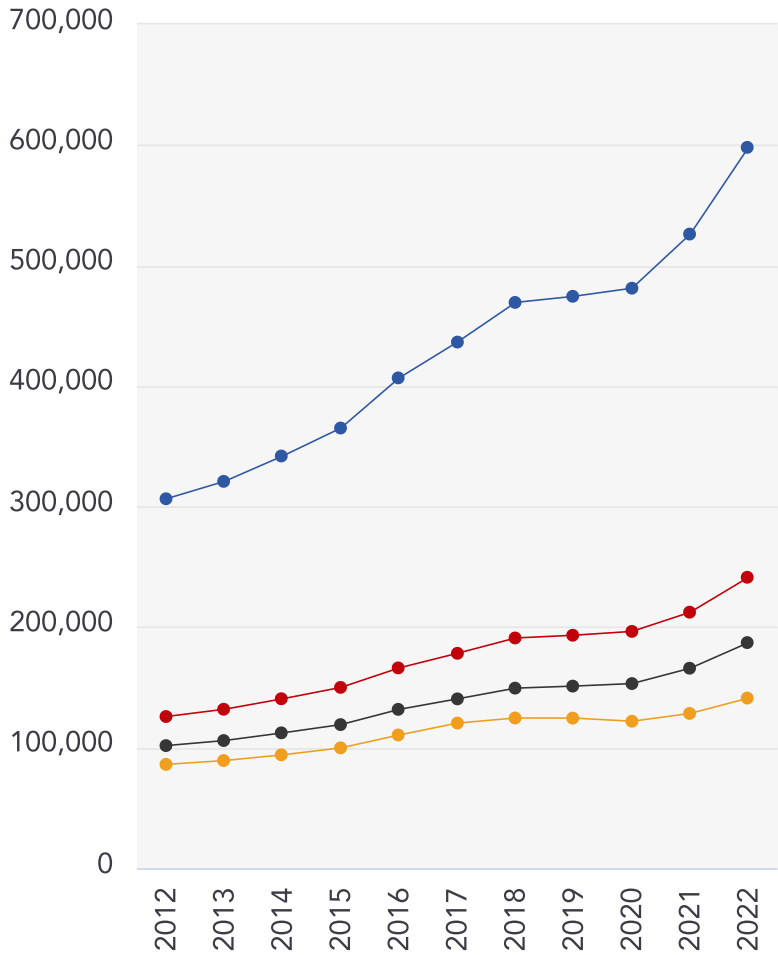
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV4



Detached

+95.11%

Semi-Detached

+91.78%

Terraced

+83.97%

Flat

+63.83%

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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