



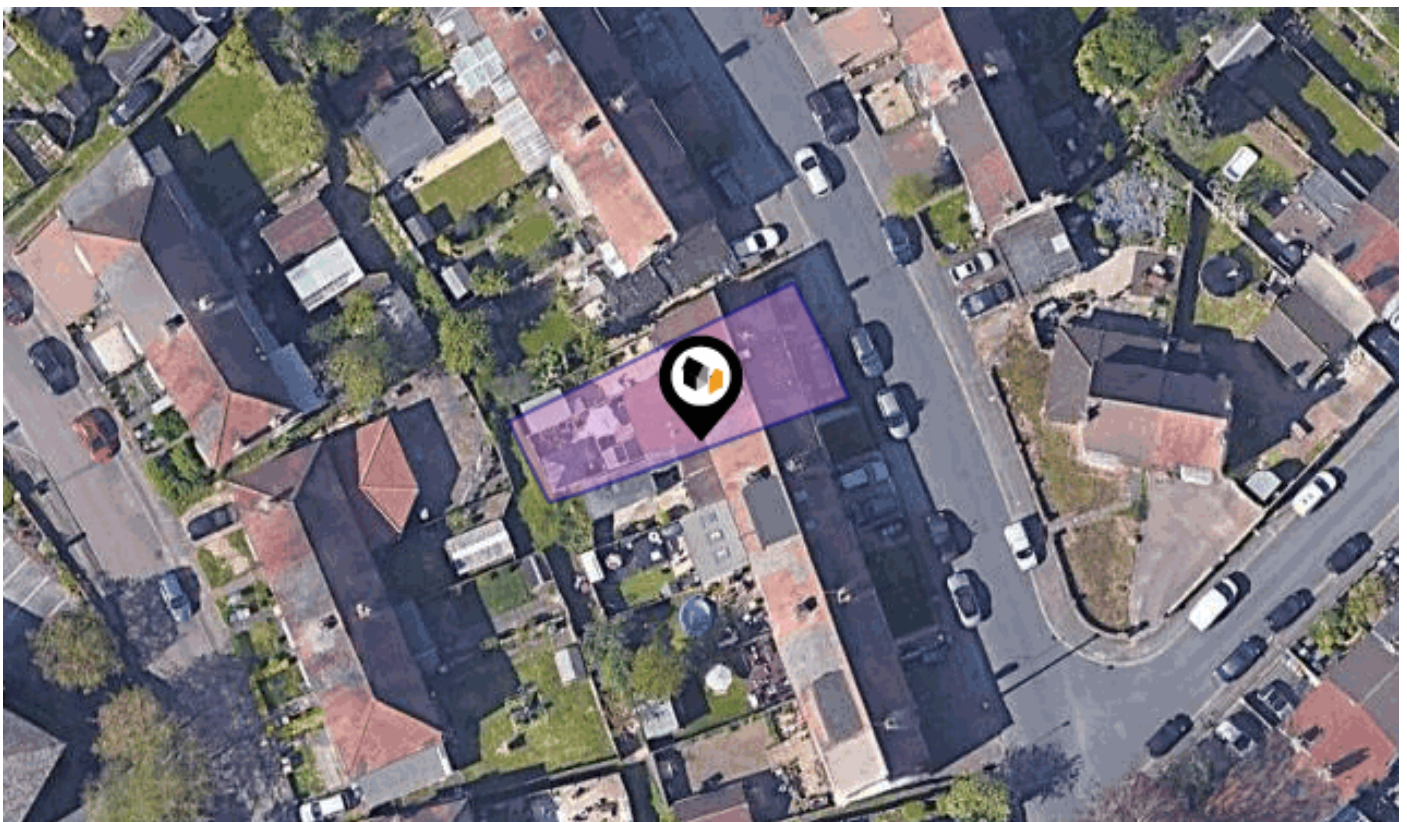
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

An insight into your property and the local area

Wednesday 07th December 2022



BEAUMONT CRESCENT, COVENTRY, CV6

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Property Key Features

Dramatically extended end of terrace family home with annexe

Versatile co-joined or separate living accommodation

Five bedrooms & impressive loft room in original build

Beautifully presented throughout

Open plan kitchen family room in main house

Kitchen dining room in annexe

Separate utility room & ground floor shower room

Stunning four piece bathroom & further family bathroom

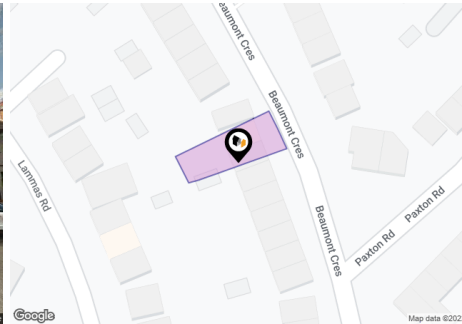
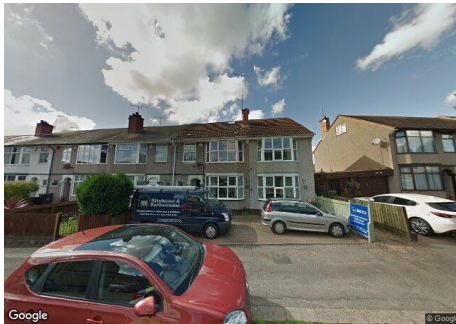
Driveway with security rising bollards

EPC rating D & 227.4 Sq.M or 2448 Sq.Ft

For viewings or interest please email:

sales@walmsleysthewaytomove.co.uk or call 0330 1180062

Property Overview



Property

Type:	Terraced
Bedrooms:	5
Floor Area:	1,216 ft ² / 113 m ²
Plot Area:	0.06 acres
Council Tax :	Band C
Annual Estimate:	£1,845
Title Number:	WM609871
UPRN:	100070618144

Last Sold £/ft ² :	£131.58
Price Estimate:	£445,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	71 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **23, Beaumont Crescent, Coventry, CV6 1AH**

Reference - R/2008/1283	
Decision:	APPROVED
Date:	20th August 2008
Description:	Two storey side extension

Reference - R/2008/1283	
Decision:	APPROVED
Date:	20th August 2008
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Property EPC - Certificate



Beaumont Crescent, COVENTRY, CV6

Energy rating

D

Valid until 25.01.2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property

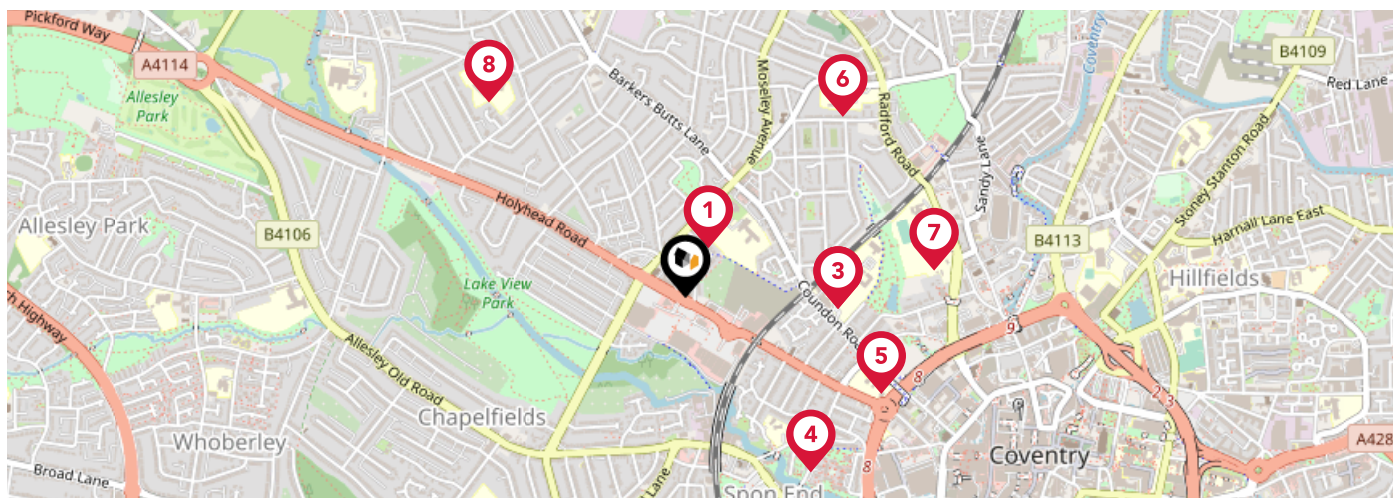
EPC - Additional Data



Additional EPC Data

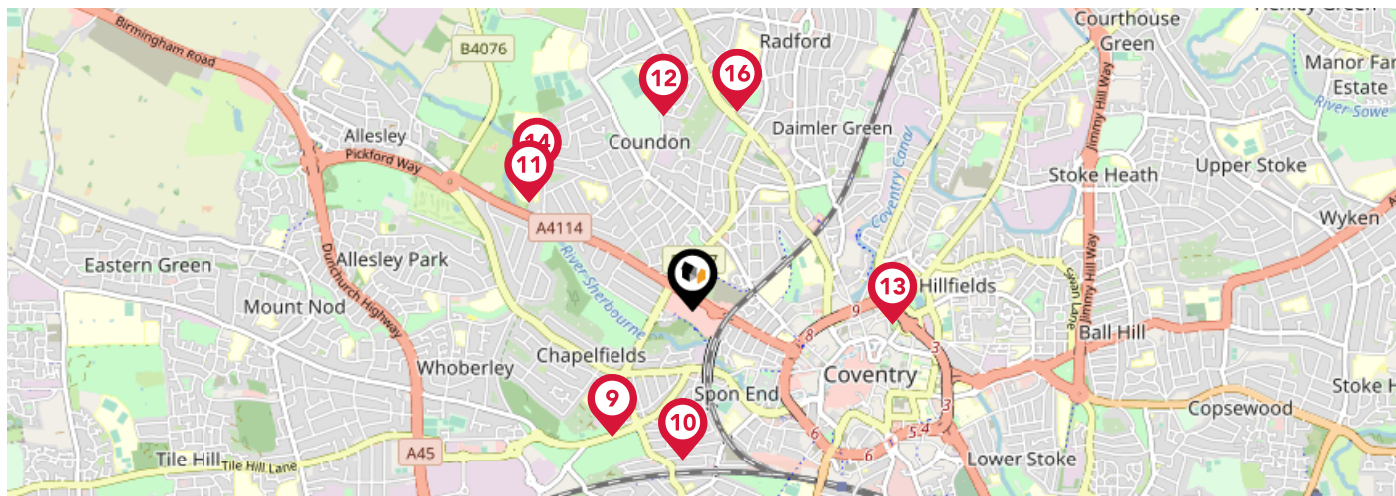
Walls:	Wall
Walls Energy:	Poor
Roof:	Roof
Roof Energy:	Average
Window:	Window
Window Energy:	Good
Main Heating:	Main-Heating
Main Heating Energy:	Good
Main Heating Controls:	Main-Heating-Controls
Main Heating Controls Energy:	Poor
Hot Water System:	Hot-Water
Hot Water Energy Efficiency:	Good
Lighting:	Lighting
Lighting Energy:	Very poor
Floors:	Floor
Secondary Heating:	Secondary-Heating
Secondary Heating Energy:	Average
Total Floor Area:	113 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Radford Primary Academy Ofsted Rating: Requires improvement Pupils: 220 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coundon Primary School Ofsted Rating: Good Pupils: 598 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

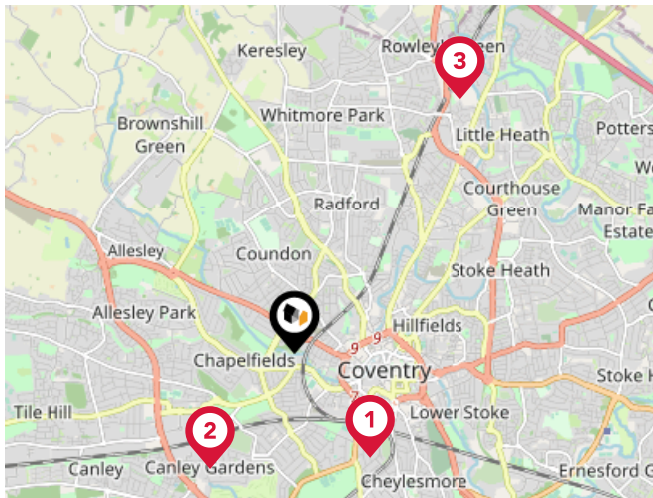
Area Schools



		Nursery	Primary	Secondary	College	Private
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 173 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic Primary School Ofsted Rating: Not Rated Pupils: 454 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 578 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsbury Academy Ofsted Rating: Good Pupils: 83 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Not Rated Pupils: 422 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hill Farm Academy Ofsted Rating: Good Pupils: 574 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

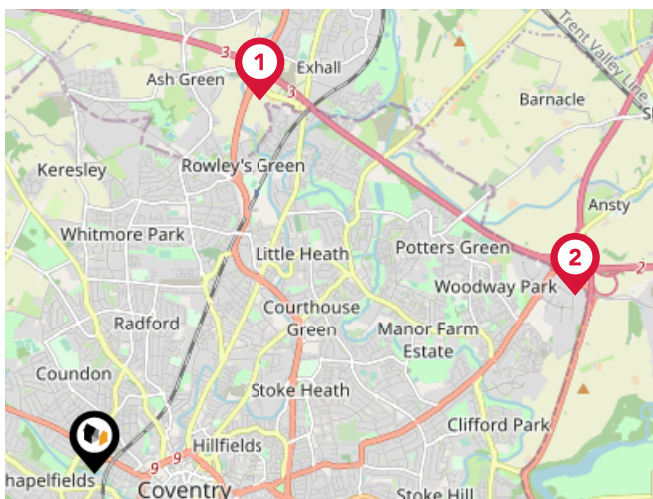
Area

Transport (National)



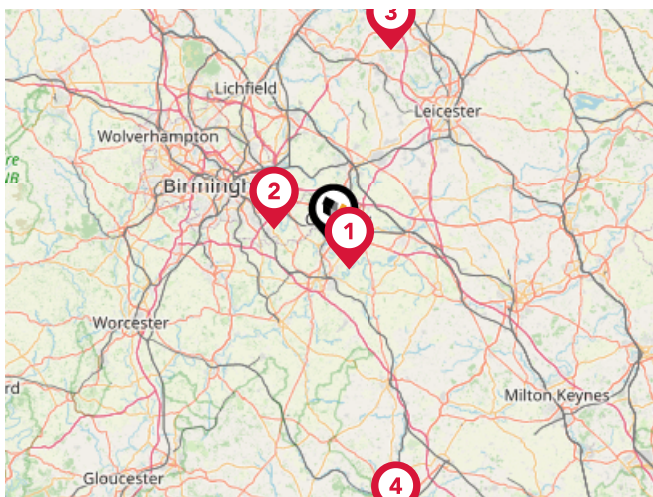
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.15 miles
2	Canley Rail Station	1.29 miles
3	Coventry Arena Rail Station	2.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.69 miles
2	M6 J2	4.63 miles
3	M6 J3A	7.79 miles
4	M42 J6	7.9 miles
5	M6 J4	8.49 miles

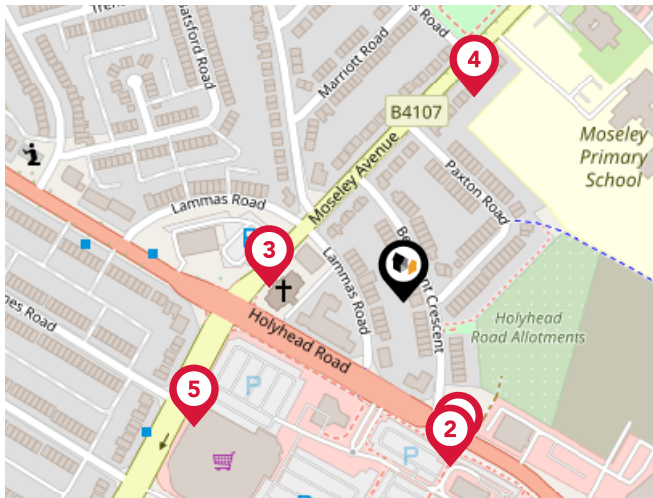


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.95 miles
2	Birmingham International Airport	8.92 miles
3	East Midlands Airport	29.75 miles
4	London Oxford Airport	41.26 miles

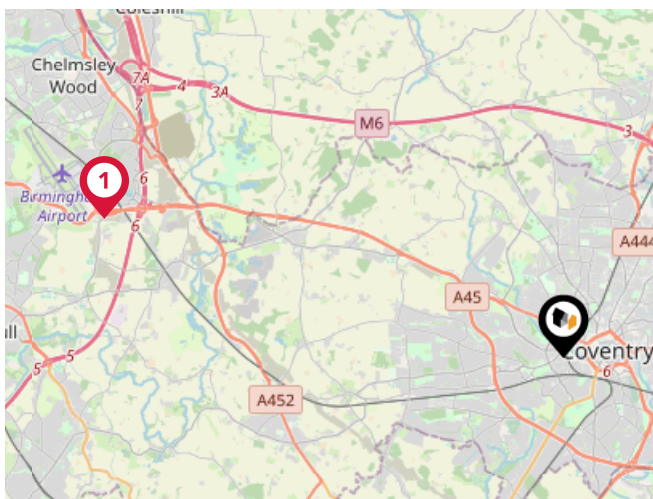
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alvis Retail Park	0.09 miles
2	Alvis Retail Park	0.1 miles
3	Lammas Rd	0.08 miles
4	Moseley Junior School	0.12 miles
5	Stepping Stones Rd	0.14 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.67 miles

Market Sold in Street



29, Beaumont Crescent, Coventry, CV6 1AH		Terraced House	
Last Sold Date:	06/04/2018	17/03/2015	
Last Sold Price:	£180,500	£125,000	
17, Beaumont Crescent, Coventry, CV6 1AH		Terraced House	
Last Sold Date:	23/03/2018	14/12/2011	30/03/2004
Last Sold Price:	£180,000	£122,500	£126,500
			20/06/1996
			£39,200
15, Beaumont Crescent, Coventry, CV6 1AH		Terraced House	
Last Sold Date:	15/02/2008	07/04/2004	
Last Sold Price:	£150,000	£126,000	
1, Beaumont Crescent, Coventry, CV6 1AH		Terraced House	
Last Sold Date:	13/11/2006		
Last Sold Price:	£172,000		
9, Beaumont Crescent, Coventry, CV6 1AH		Terraced House	
Last Sold Date:	13/10/2006		
Last Sold Price:	£114,950		
23, Beaumont Crescent, Coventry, CV6 1AH		Terraced House	
Last Sold Date:	12/06/2006	23/02/1995	
Last Sold Price:	£160,000	£42,000	

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



31, Beaumont Crescent, Coventry, CV6 1AH		Terraced House
Last Sold Date:	15/07/2005	24/05/1996
Last Sold Price:	£147,500	£47,000
11, Beaumont Crescent, Coventry, CV6 1AH		Terraced House
Last Sold Date:	29/11/2002	
Last Sold Price:	£94,500	
19, Beaumont Crescent, Coventry, CV6 1AH		Terraced House
Last Sold Date:	27/04/2001	
Last Sold Price:	£77,500	
3, Beaumont Crescent, Coventry, CV6 1AH		Terraced House
Last Sold Date:	19/06/2000	
Last Sold Price:	£25,520	
35, Beaumont Crescent, Coventry, CV6 1AH		Terraced House
Last Sold Date:	25/09/1998	
Last Sold Price:	£40,000	

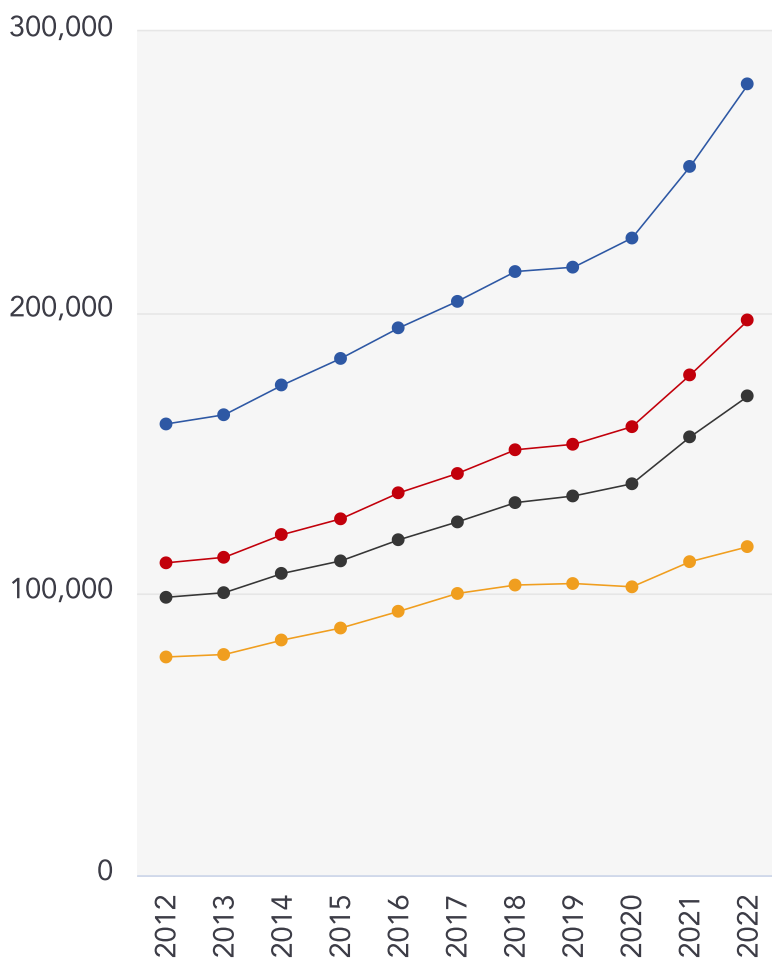
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



Detached

+75.37%

Semi-Detached

+77.74%

Terraced

+72.47%

Flat

+50.56%

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



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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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Walmsley's The Way to Move

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

