



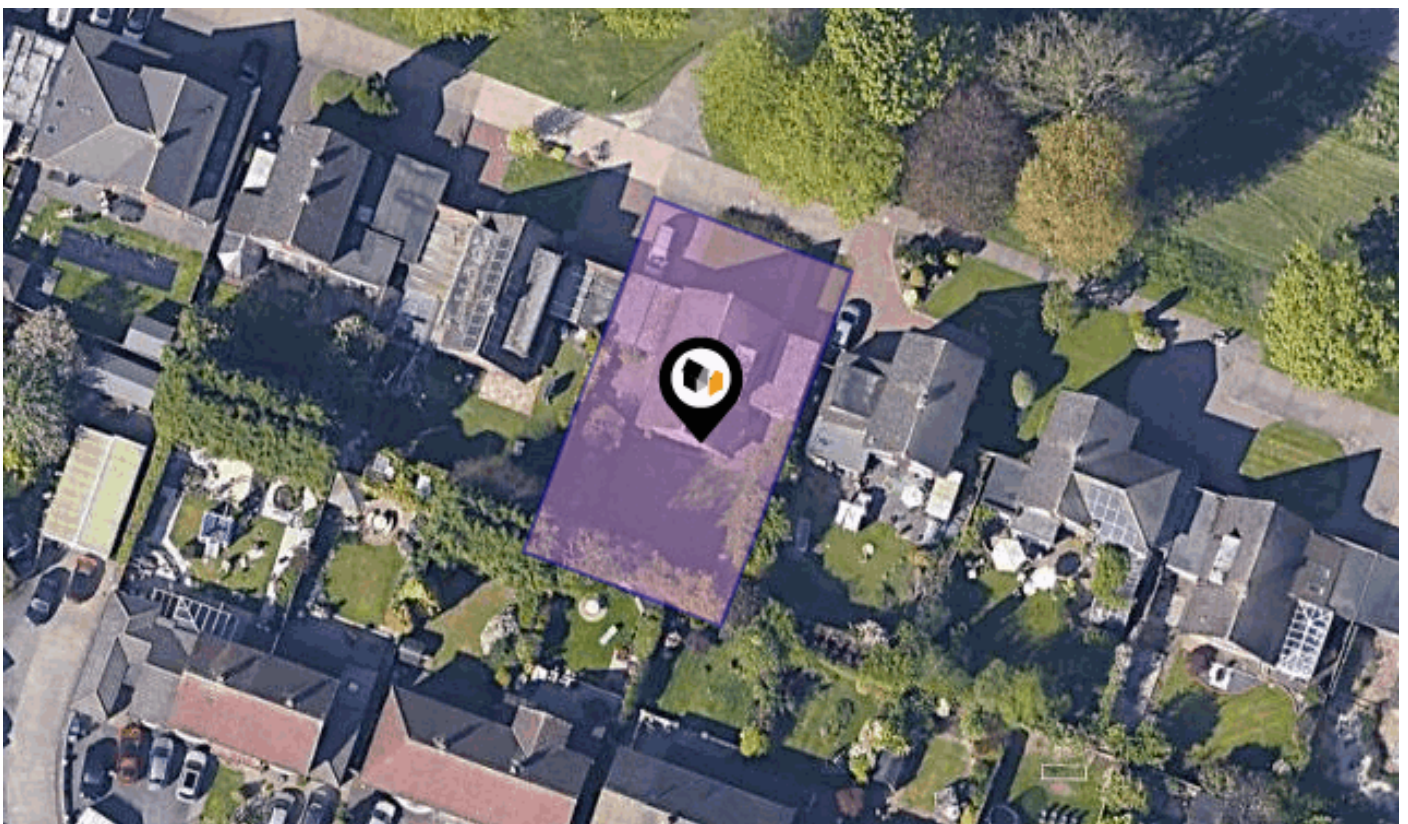
See More Online

Buyers and interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd March 2023



ALLESLEY HALL DRIVE, COVENTRY, CV5

Price Estimate : £525,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers and interested parties

Property Key Features

Detached home overlooking Allesley Park

Four double bedrooms

South facing gardens, garage & driveway

Spacious L shaped sitting room

Separate dining room or home office

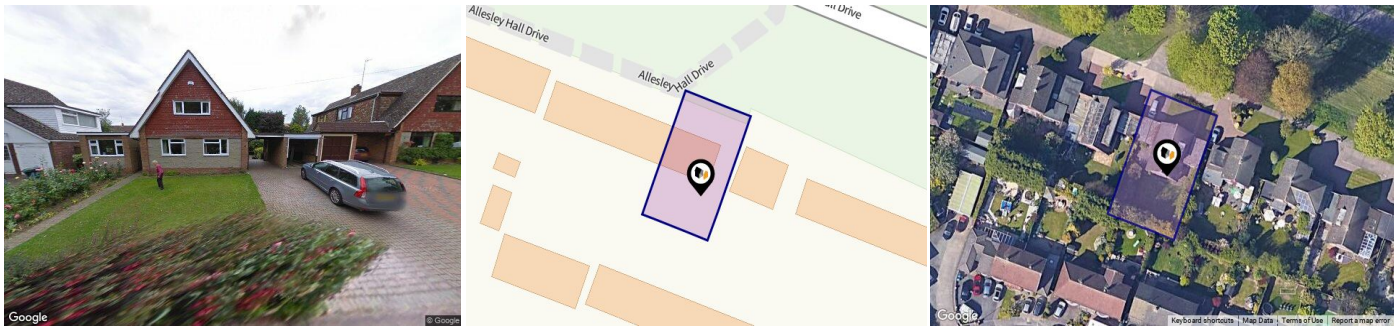
Plans submitted for substantial extension

A fine family home in need of refurbishment

EPC E & over 1900 Sq.ft.

For viewings or interest please email:

sales@walmsleythewaytomove.co.uk or call 0330 1180062



Property

Type:	Detached	Last Sold £/ft²:	£235
Bedrooms:	4	Price Estimate:	£525,000
Floor Area:	1,776 ft ² / 165 m ²	Tenure:	Freehold
Plot Area:	0.14 acres		
Year Built :	1950-1966		
Council Tax :	Band F		
Annual Estimate:	£2,999		
Title Number:	MM146951		
UPRN:	100070611476		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Flood Risk:	Very Low	24 mb/s	1000 mb/s
Conservation Area:	No		

Satellite/Fibre TV Availability:



Property EPC - Certificate



Allesley Hall Drive, CV5

Energy rating

E

Valid until 30.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Property

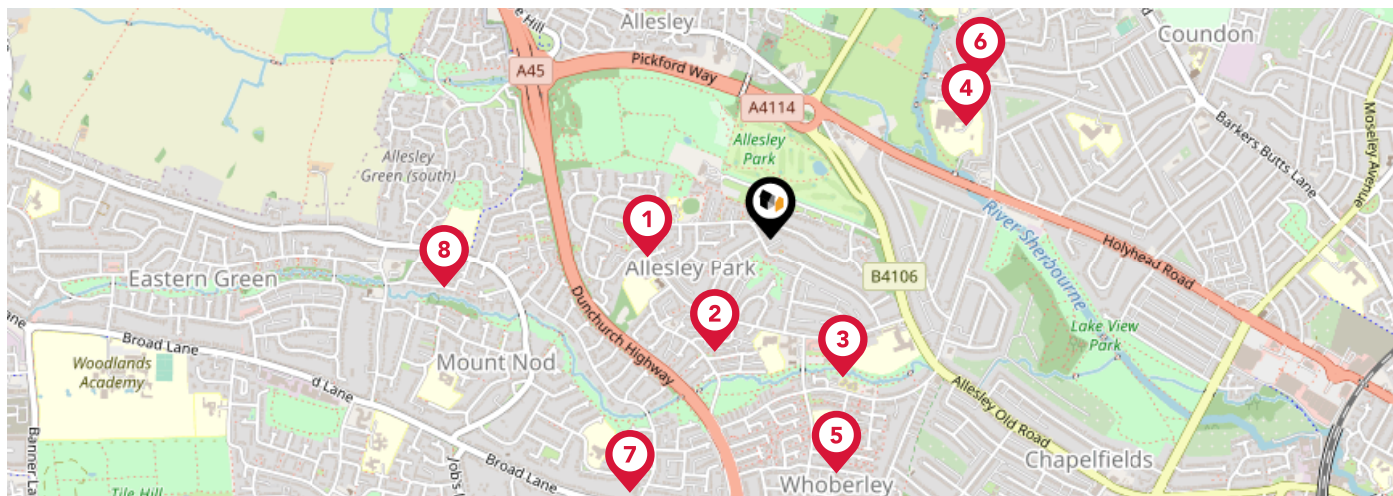
EPC - Additional Data



Additional EPC Data

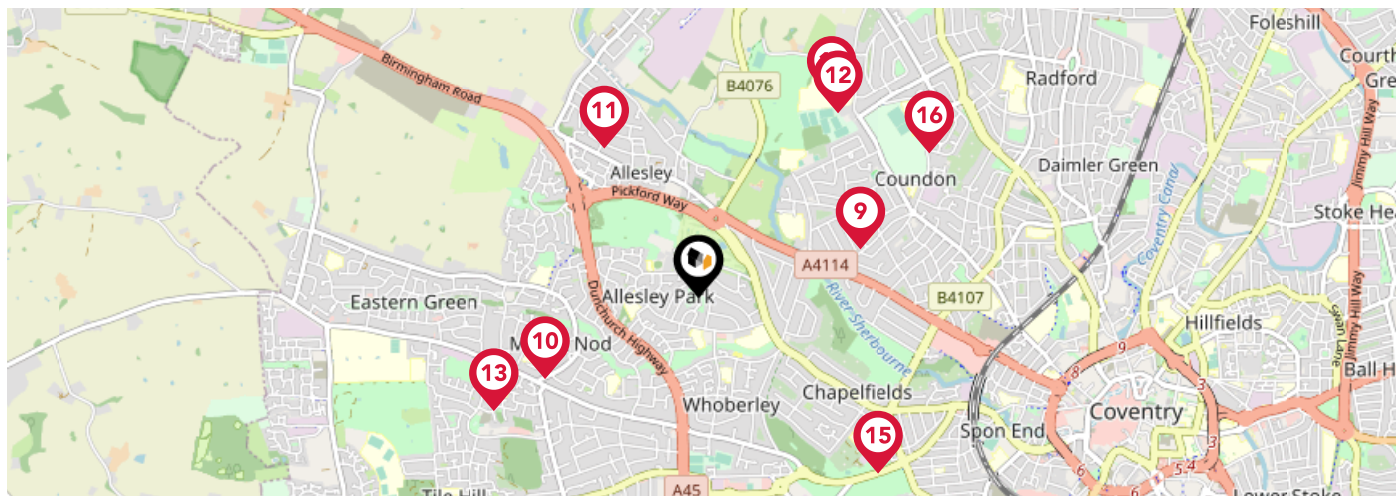
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Flat, no 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 21% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	165 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Allesley Hall Primary School Ofsted Rating: Good Pupils: 195 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St John's Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 173 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kingsbury Academy Ofsted Rating: Requires Improvement Pupils: 83 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Park Hill Primary School Ofsted Rating: Good Pupils: 461 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

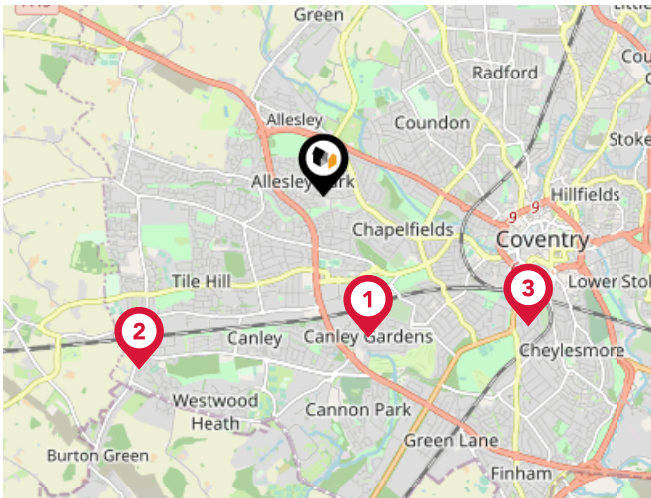
Area Schools



		Nursery	Primary	Secondary	College	Private
	Coundon Primary School Ofsted Rating: Good Pupils: 598 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Nod Primary School Ofsted Rating: Good Pupils: 329 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allesley Primary School Ofsted Rating: Good Pupils: 417 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hollyfast Primary School Ofsted Rating: Good Pupils: 603 Distance:1.05	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Court Ofsted Rating: Good Pupils: 1702 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 454 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

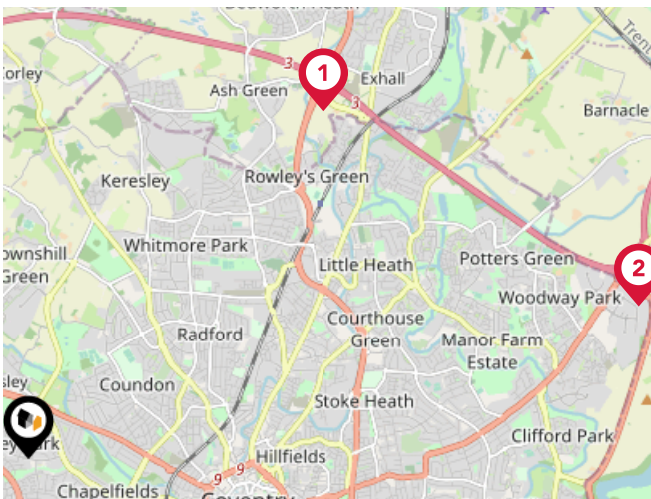
Area

Transport (National)



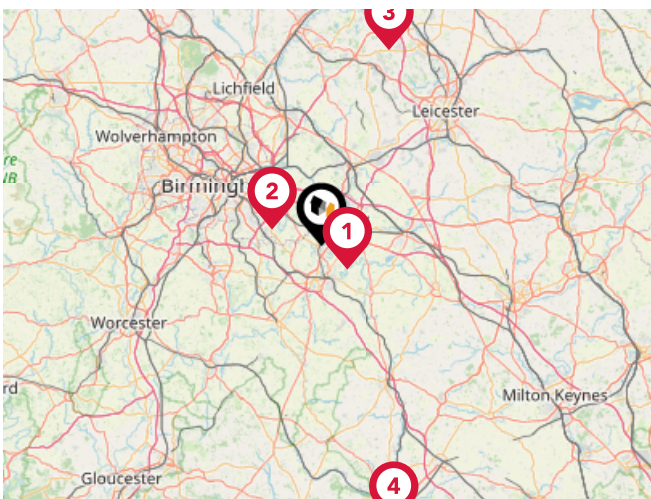
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.34 miles
2	Tile Hill Rail Station	2.28 miles
3	Coventry Rail Station	2.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.13 miles
2	M6 J2	5.69 miles
3	M6 J3A	6.7 miles
4	M42 J6	6.71 miles
5	M6 J4	7.37 miles

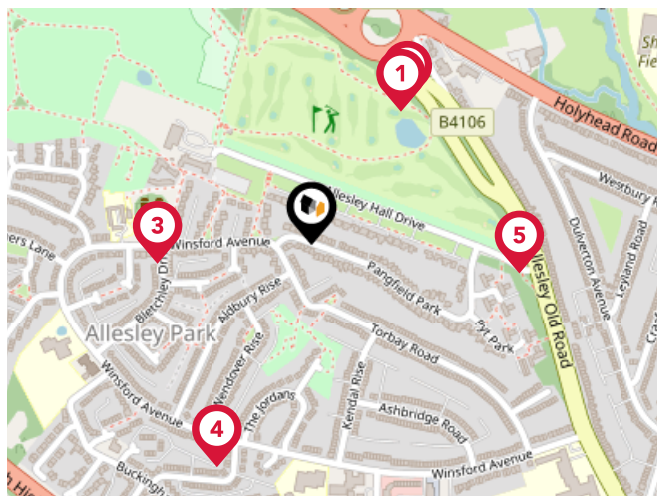


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.9 miles
2	Birmingham International Airport	7.73 miles
3	East Midlands Airport	29.88 miles
4	London Oxford Airport	41.77 miles

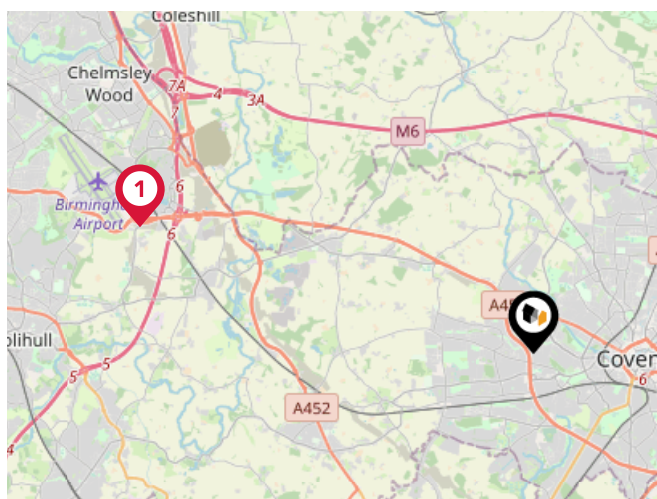
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pickford Way	0.18 miles
2	Pickford Way	0.19 miles
3	The Chilterns	0.18 miles
4	Wendover Rise	0.27 miles
5	Allesley Hall Drive	0.24 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.47 miles

Market Sold in Street



21, Allesley Hall Drive, Coventry, CV5 9NS	Semi-detached House		
Last Sold Date:	18/11/2022		
Last Sold Price:	£495,000		
25, Allesley Hall Drive, Coventry, CV5 9NS	Detached House		
Last Sold Date:	29/03/2022	18/11/2015	
Last Sold Price:	£615,000	£426,000	
51, Allesley Hall Drive, Coventry, CV5 9NS	Detached House		
Last Sold Date:	23/10/2020		
Last Sold Price:	£419,000		
27, Allesley Hall Drive, Coventry, CV5 9NS	Detached House		
Last Sold Date:	22/02/2019		
Last Sold Price:	£420,000		
49, Allesley Hall Drive, Coventry, CV5 9NS	Detached House		
Last Sold Date:	19/02/2019		
Last Sold Price:	£425,000		
31, Allesley Hall Drive, Coventry, CV5 9NS	Detached House		
Last Sold Date:	03/11/2017	02/03/2007	
Last Sold Price:	£467,500	£390,000	
59, Allesley Hall Drive, Coventry, CV5 9NS	Detached House		
Last Sold Date:	21/07/2016		
Last Sold Price:	£376,000		
37, Allesley Hall Drive, Coventry, CV5 9NS	Detached House		
Last Sold Date:	03/03/2016	11/04/2003	30/09/1996
Last Sold Price:	£420,000	£150,600	£124,000
33, Allesley Hall Drive, Coventry, CV5 9NS	Detached House		
Last Sold Date:	08/12/2014		
Last Sold Price:	£370,050		
29, Allesley Hall Drive, Coventry, CV5 9NS	Detached House		
Last Sold Date:	28/02/2013	19/08/2005	
Last Sold Price:	£325,000	£280,100	
45, Allesley Hall Drive, Coventry, CV5 9NS	Detached House		
Last Sold Date:	24/02/2006		
Last Sold Price:	£310,000		
39, Allesley Hall Drive, Coventry, CV5 9NS	Detached House		
Last Sold Date:	19/03/2003		
Last Sold Price:	£225,000		

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

Market Sold in Street



57, Allesley Hall Drive, Coventry, CV5 9NS	Detached House
Last Sold Date: 30/11/2001	
Last Sold Price: £187,500	
61, Allesley Hall Drive, Coventry, CV5 9NS	Detached House
Last Sold Date: 25/07/1997	
Last Sold Price: £115,000	
35, Allesley Hall Drive, Coventry, CV5 9NS	Detached House
Last Sold Date: 02/02/1996	
Last Sold Price: £128,000	

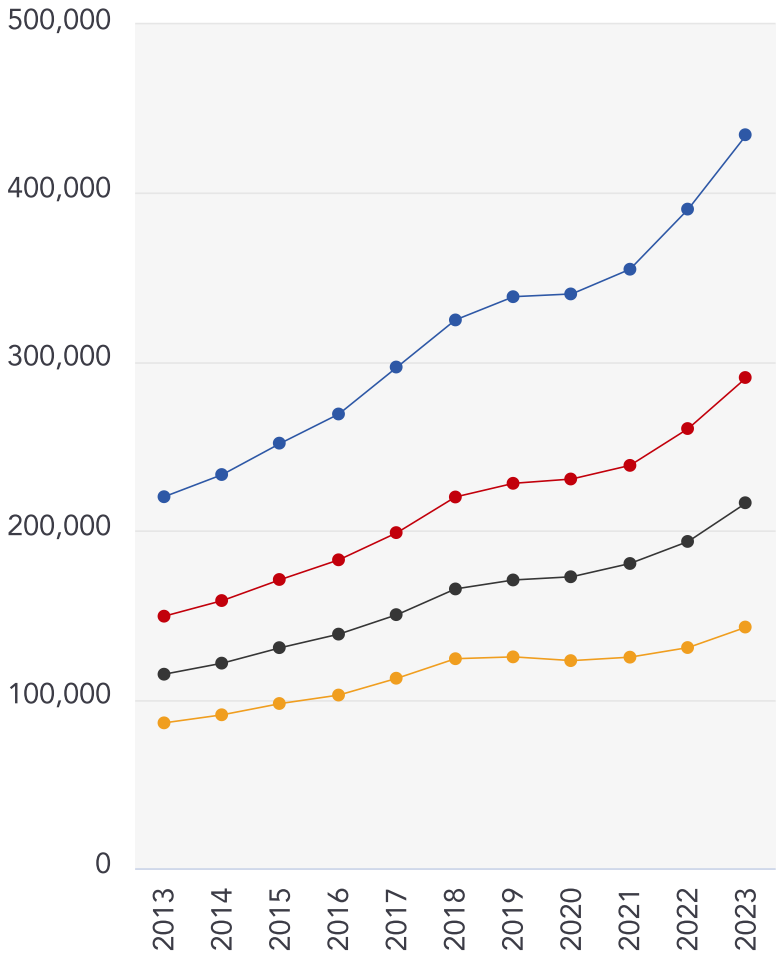
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

+97.42%

Semi-Detached

+94.68%

Terraced

+88.36%

Flat

+65.9%

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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Walmsley's The Way to Move Data Quality

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