



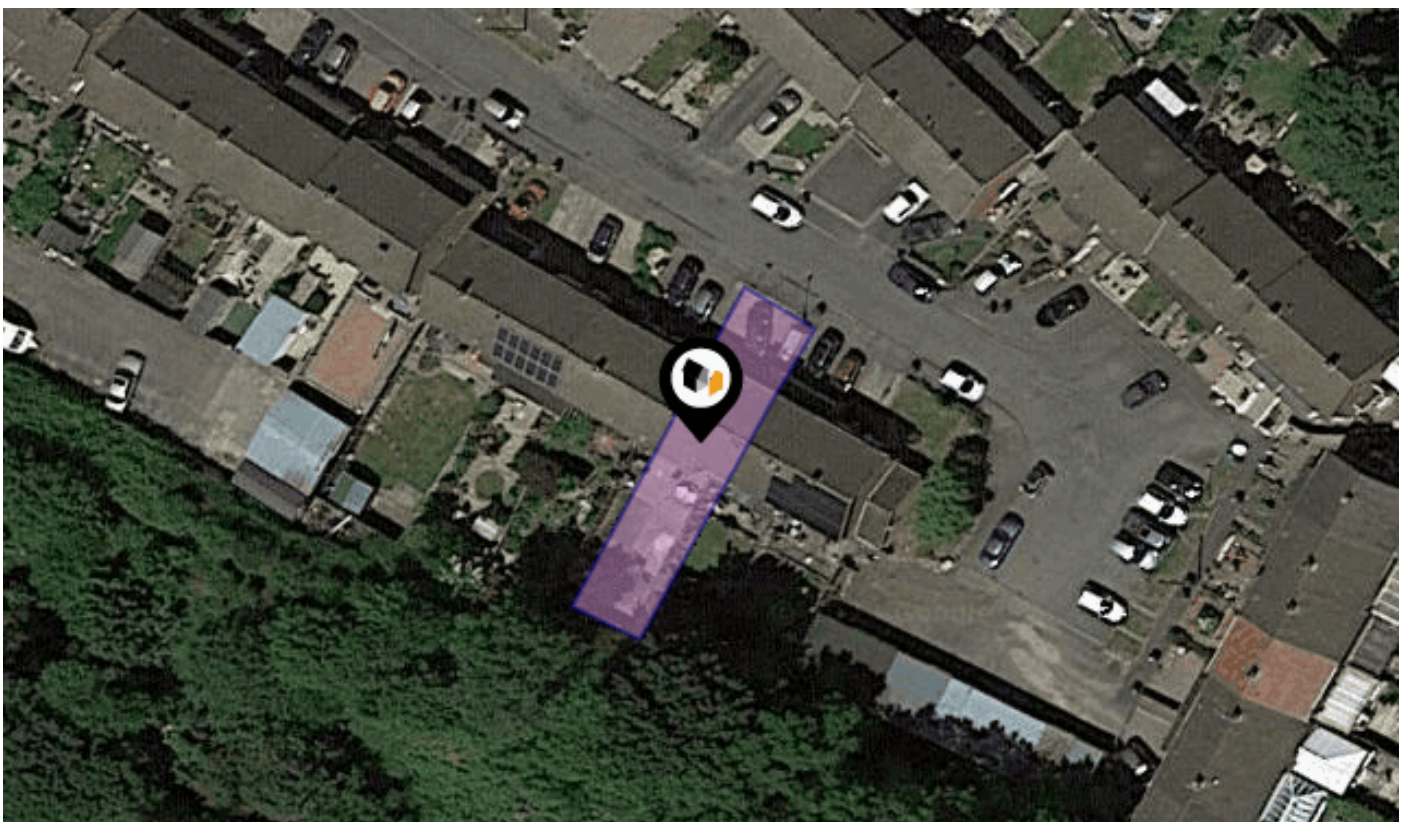
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th January 2023



MEADOW GARDENS, BADDESLEY ENSOR, ATHERSTONE, CV9

Price Estimate : £217,000

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 & interested parties

Property Key Features

Three bedroom end of terrace modern home

Substantial driveway & detached & generous garage

Ensuite & family bathroom

Kitchen dining room with integrated appliances & french doors

Ground floor cloakroom & utility area

Landscaped gardens with patio & lawn

Delightful modern cul de sac off Browns Lane

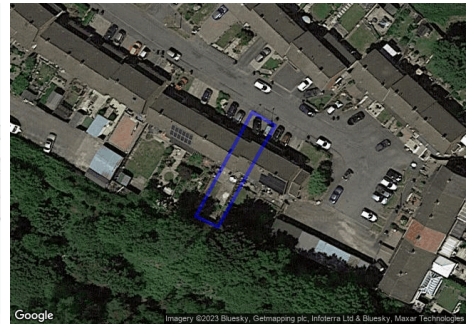
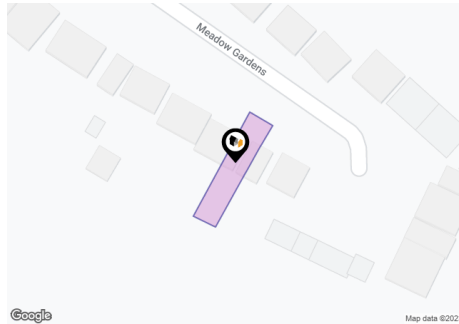
Many upgraded features including tiling, flooring & wardrobes

Over 1000 Sq. Ft or 93 Sq. M

Current EPC B rated and No Chain

For viewings or interest please email:

sales@walmsleysthewaytomove.co.uk or call 0330 1180062



Property

Type:	Terraced	Price Estimate:	£217,000
Bedrooms:	3	Tenure:	Leasehold
Plot Area:	0.05 acres	Start Date:	24/06/1962
Council Tax :	Band B	End Date:	24/06/2061
Annual Estimate:	£1,655	Lease Term:	99 years from 24 June 1962
Title Number:	WK382052	Term Remaining:	38 years
UPRN:	100070114719		

Local Area

Local Authority:	North Warwickshire
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	51 mb/s	1000 mb/s

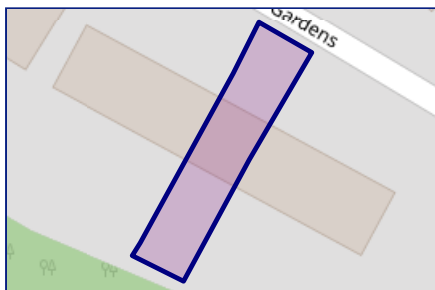
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Multiple Freehold Title Plans Detected



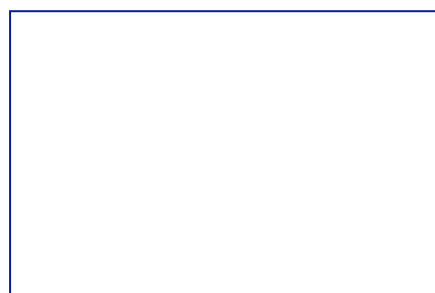
WK518023

Multiple Freehold Title Plans Detected



WK518023

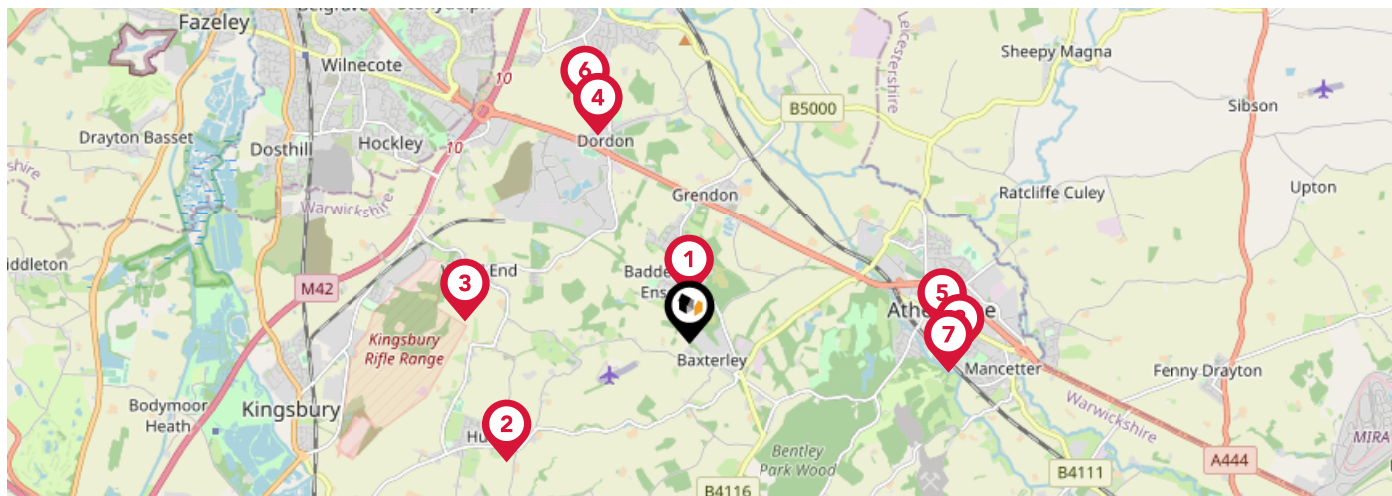
Leasehold Title Plan



WK382052

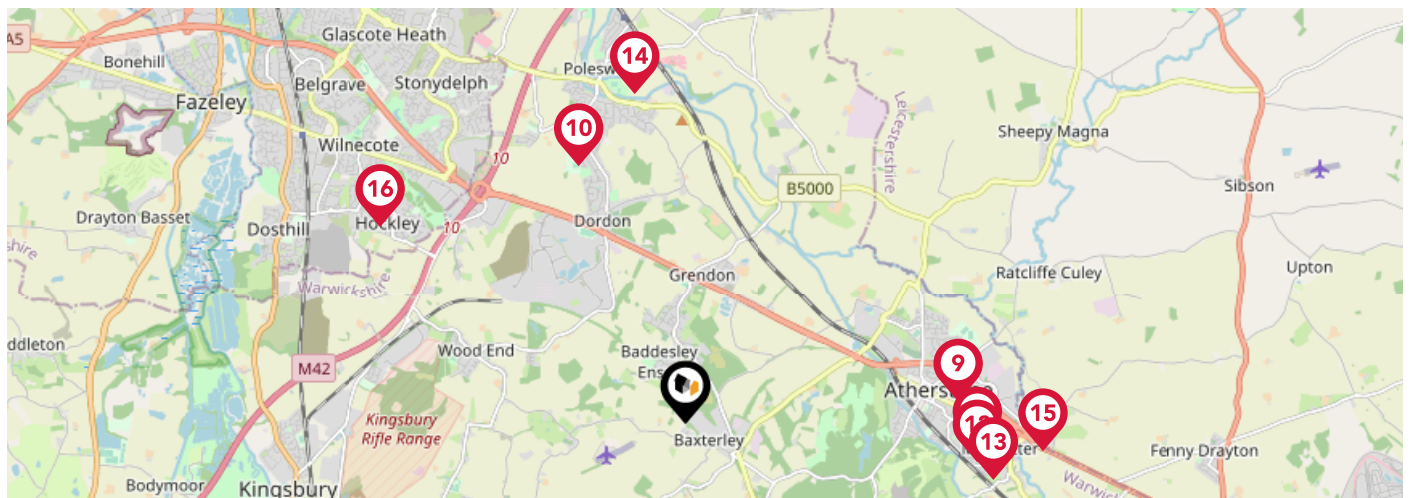
Start Date:	24/06/1962
End Date:	24/06/2061
Lease Term:	99 years from 24 June 1962
Term Remaining:	38 years









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Woodside CofE Primary School Ofsted Rating: Good Pupils: 201 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hurley Primary School Ofsted Rating: Good Pupils: 207 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wood End Primary School Ofsted Rating: Good Pupils: 160 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Dordon Primary School Ofsted Rating: Good Pupils: 204 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Atherstone Nursery School Ofsted Rating: Outstanding Pupils: 66 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Birchwood Primary School Ofsted Rating: Outstanding Pupils: 437 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Outwoods Primary School Ofsted Rating: Good Pupils: 434 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Oneschool Global Uk Atherstone Campus Ofsted Rating: Not Rated Pupils: 153 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

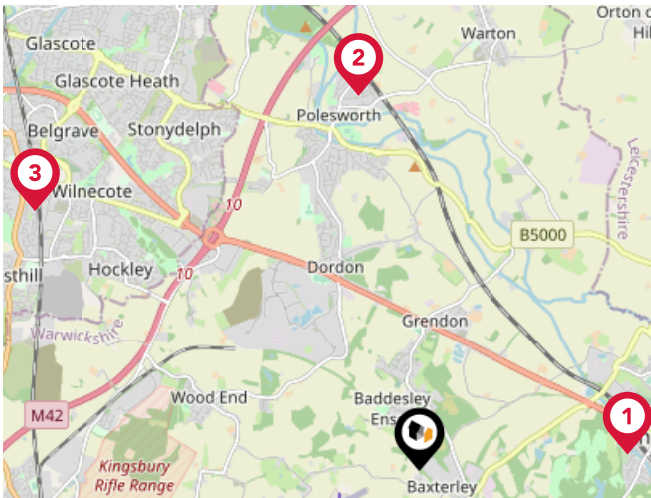
Area Schools



		Nursery	Primary	Secondary	College	Private
	Racemeadow Primary Academy Ofsted Rating: Good Pupils: 299 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Polesworth School Ofsted Rating: Outstanding Pupils: 1526 Distance:2.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Queen Elizabeth Academy Ofsted Rating: Good Pupils: 657 Distance:2.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Benedict's Catholic Primary Academy Ofsted Rating: Good Pupils: 179 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wathen Grange School Ofsted Rating: Requires improvement Pupils: 10 Distance:2.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Nethersole CofE Academy Ofsted Rating: Good Pupils: 275 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Witherley Church of England Primary School Ofsted Rating: Good Pupils: 109 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heathfields Infant Academy Ofsted Rating: Not Rated Pupils:0 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

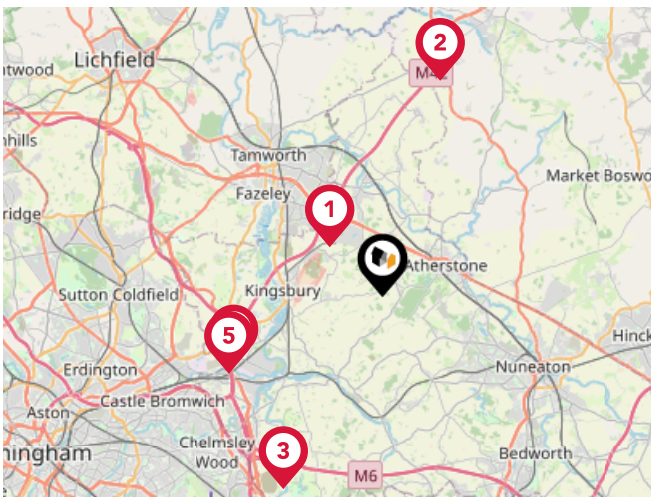
Area

Transport (National)



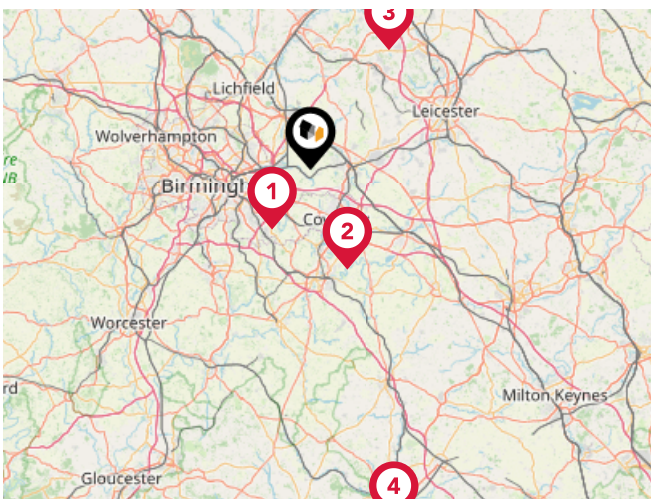
National Rail Stations

Pin	Name	Distance
1	Atherstone Rail Station	1.89 miles
2	Polesworth Rail Station	3.42 miles
3	Wilnecote (Staffs) Rail Station	4.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J10	2.58 miles
2	M42 J11	8.04 miles
3	M6 J3A	7.78 miles
4	M42 J9	5.91 miles
5	M6 TOLL T1	6.2 miles

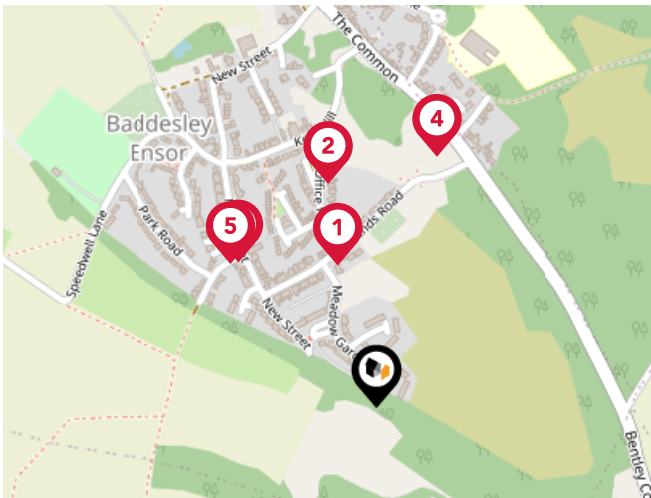


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	10.26 miles
2	Coventry Airport	15.37 miles
3	East Midlands Airport	20.61 miles
4	London Oxford Airport	52.88 miles

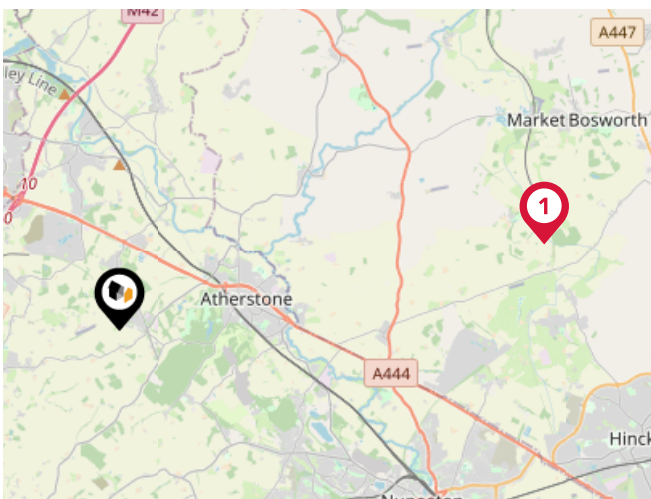
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hunters Park	0.17 miles
2	Keys Hill	0.26 miles
3	Liberal Club	0.22 miles
4	Woodside	0.29 miles
5	Baddesley Ensor Social Club	0.23 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	7.8 miles

Market Sold in Street



18, Meadow Gardens, Atherstone, CV9 2DA					Terraced House
Last Sold Date:	24/06/2022	17/12/2020	08/02/2013	16/02/2009	
Last Sold Price:	£209,950	£167,500	£115,000	£112,000	
30, Meadow Gardens, Atherstone, CV9 2DA					Terraced House
Last Sold Date:	16/07/2021				
Last Sold Price:	£170,000				
19, Meadow Gardens, Atherstone, CV9 2DA					Semi-detached House
Last Sold Date:	30/04/2021				
Last Sold Price:	£200,000				
60, Meadow Gardens, Atherstone, CV9 2DA					Semi-detached House
Last Sold Date:	30/04/2021	16/07/2010			
Last Sold Price:	£180,000	£124,500			
72, Meadow Gardens, Atherstone, CV9 2DA					Terraced House
Last Sold Date:	21/01/2021				
Last Sold Price:	£158,000				
67, Meadow Gardens, Atherstone, CV9 2DA					Terraced House
Last Sold Date:	16/10/2020	01/02/2008	07/07/2000	13/11/1998	
Last Sold Price:	£157,000	£125,000	£60,000	£54,000	
57, Meadow Gardens, Atherstone, CV9 2DA					Terraced House
Last Sold Date:	12/10/2020	22/06/2012			
Last Sold Price:	£177,500	£104,000			
42, Meadow Gardens, Atherstone, CV9 2DA					Terraced House
Last Sold Date:	25/10/2019				
Last Sold Price:	£185,000				
24, Meadow Gardens, Atherstone, CV9 2DA					Terraced House
Last Sold Date:	16/07/2019				
Last Sold Price:	£160,000				
6, Meadow Gardens, Atherstone, CV9 2DA					Terraced House
Last Sold Date:	17/05/2019				
Last Sold Price:	£110,000				
45, Meadow Gardens, Atherstone, CV9 2DA					Terraced House
Last Sold Date:	06/04/2017				
Last Sold Price:	£120,000				
58, Meadow Gardens, Atherstone, CV9 2DA					other House
Last Sold Date:	08/12/2016	30/01/2015			
Last Sold Price:	£147,950	£125,000			

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

Market Sold in Street



36, Meadow Gardens, Atherstone, CV9 2DA				Terraced House
Last Sold Date:	03/06/2016	04/04/2003		
Last Sold Price:	£155,000	£110,000		
17, Meadow Gardens, Atherstone, CV9 2DA				Terraced House
Last Sold Date:	30/09/2014	03/04/2008		
Last Sold Price:	£164,000	£152,500		
3, Meadow Gardens, Atherstone, CV9 2DA				Semi-detached House
Last Sold Date:	06/06/2014	25/08/2000	27/06/1996	
Last Sold Price:	£183,500	£57,000	£47,950	
8, Meadow Gardens, Atherstone, CV9 2DA				Semi-detached House
Last Sold Date:	17/06/2011			
Last Sold Price:	£110,000			
51, Meadow Gardens, Atherstone, CV9 2DA				Terraced House
Last Sold Date:	30/04/2010	28/01/2005		
Last Sold Price:	£118,000	£110,000		
20, Meadow Gardens, Atherstone, CV9 2DA				Terraced House
Last Sold Date:	14/11/2008	16/09/2005	30/10/2002	
Last Sold Price:	£113,000	£125,000	£74,000	
2, Meadow Gardens, Atherstone, CV9 2DA				Semi-detached House
Last Sold Date:	11/04/2008			
Last Sold Price:	£158,000			
53, Meadow Gardens, Atherstone, CV9 2DA				Terraced House
Last Sold Date:	17/09/2004	24/09/1999		
Last Sold Price:	£122,500	£58,500		
14, Meadow Gardens, Atherstone, CV9 2DA				Detached House
Last Sold Date:	23/07/2004	26/11/1999	10/11/1998	
Last Sold Price:	£123,000	£61,700	£59,995	
55, Meadow Gardens, Atherstone, CV9 2DA				Terraced House
Last Sold Date:	04/06/2004	24/11/2000		
Last Sold Price:	£124,000	£65,500		
76, Meadow Gardens, Atherstone, CV9 2DA				Semi-detached House
Last Sold Date:	31/10/2003			
Last Sold Price:	£118,000			
35, Meadow Gardens, Atherstone, CV9 2DA				Semi-detached House
Last Sold Date:	31/10/2003			
Last Sold Price:	£100,000			

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

Market Sold in Street



1, Meadow Gardens, Atherstone, CV9 2DA				Semi-detached House
Last Sold Date:	17/04/2003	02/08/2000	27/08/1996	
Last Sold Price:	£96,000	£53,000	£47,950	
49, Meadow Gardens, Atherstone, CV9 2DA				Terraced House
Last Sold Date:	18/10/2002			
Last Sold Price:	£86,000			
66, Meadow Gardens, Atherstone, CV9 2DA				Semi-detached House
Last Sold Date:	06/09/2002			
Last Sold Price:	£90,500			
69, Meadow Gardens, Atherstone, CV9 2DA				Terraced House
Last Sold Date:	17/08/2001			
Last Sold Price:	£73,000			
16, Meadow Gardens, Atherstone, CV9 2DA				Terraced House
Last Sold Date:	10/08/2001	30/03/2001		
Last Sold Price:	£67,000	£70,000		
41, Meadow Gardens, Atherstone, CV9 2DA				Terraced House
Last Sold Date:	09/07/1999			
Last Sold Price:	£57,000			
32, Meadow Gardens, Atherstone, CV9 2DA				Semi-detached House
Last Sold Date:	15/10/1998	28/07/1997		
Last Sold Price:	£73,000	£60,000		
22, Meadow Gardens, Atherstone, CV9 2DA				Flat-maisonette House
Last Sold Date:	22/08/1997			
Last Sold Price:	£49,500			
48, Meadow Gardens, Atherstone, CV9 2DA				Terraced House
Last Sold Date:	18/04/1997			
Last Sold Price:	£39,000			

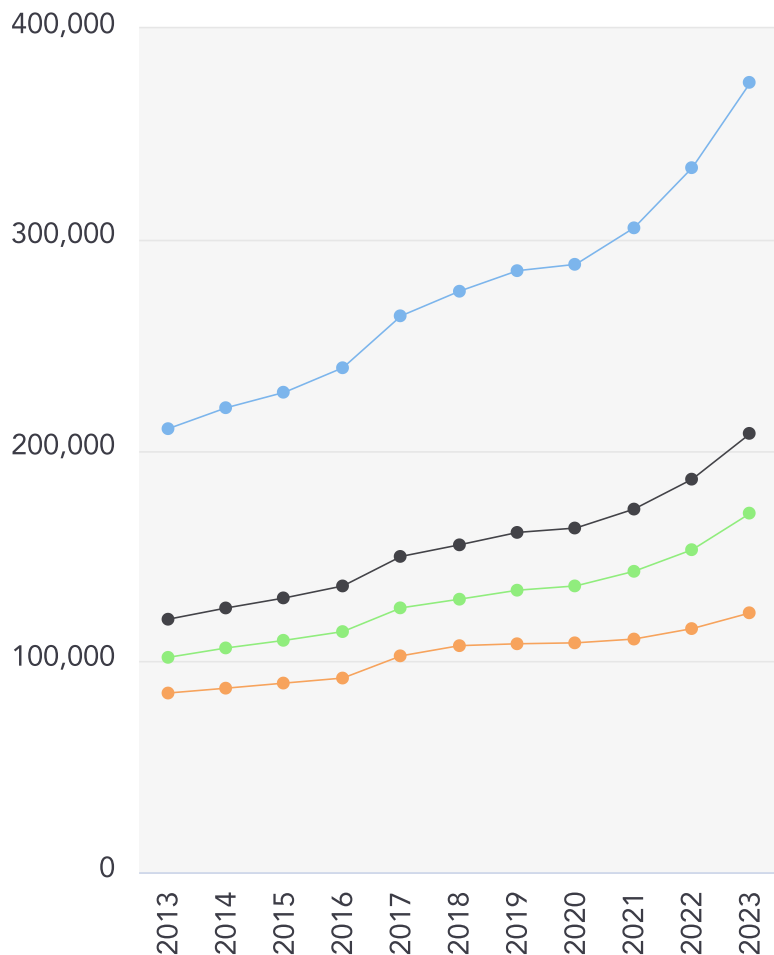
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV9



Detached

+78.07%

Semi-Detached

+73.45%

Terraced

+67.11%

Flat

+44.78%

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

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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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