



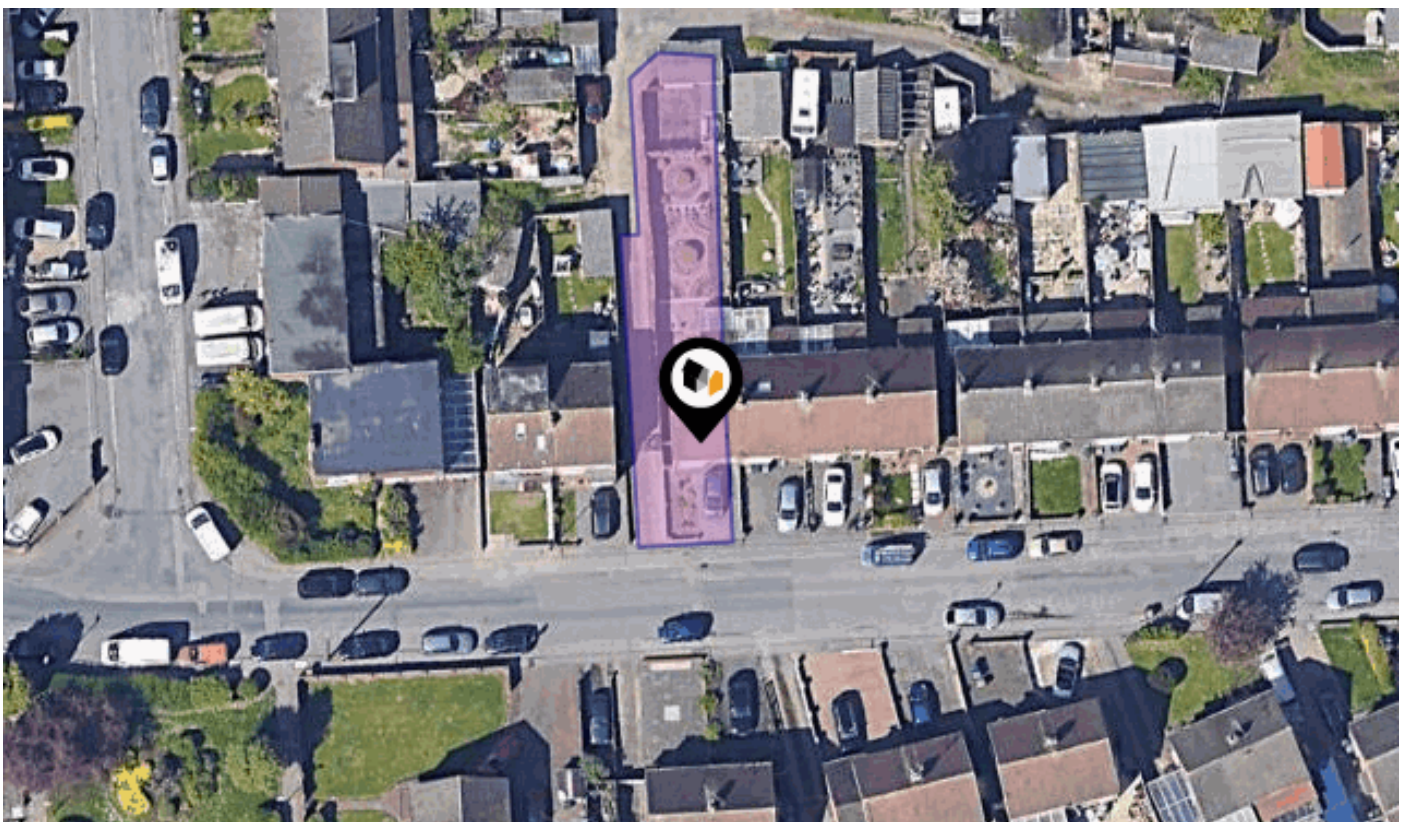
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16<sup>th</sup> May 2023



## YEWDALE CRESCENT, COVENTRY, CV2

Price Estimate : £220,000

### 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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#### Useful Data & Local Information

A spacious three bedroom family home upon an excellent plot

Two reception rooms to front & rear

Kitchen with comprehensive storage

Refitted first floor shower room

Driveway to frontage & secure parking & garage to rear

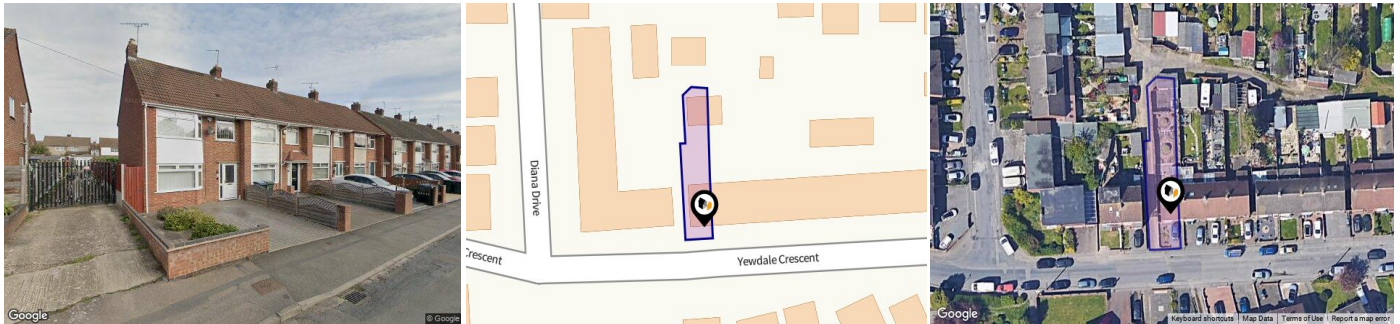
Wide plot with delightful gardens and mature planting

EPC Ordered and NO UPWARD CHAIN

Total Sq. Ft. 965 Total Sq M.90

**Please enquire if you need further information.**

**0330 1180 062 [sales@walmsleysthewaytomove.co.uk](mailto:sales@walmsleysthewaytomove.co.uk)**



## Property

**Type:** Terraced  
**Bedrooms:** 3  
**Plot Area:** 0.08 acres  
**Title Number:** WM718639  
**UPRN:** 100070724839

**Price Estimate:** £220,000  
**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>64</b> mb/s	<b>1000</b> mb/s

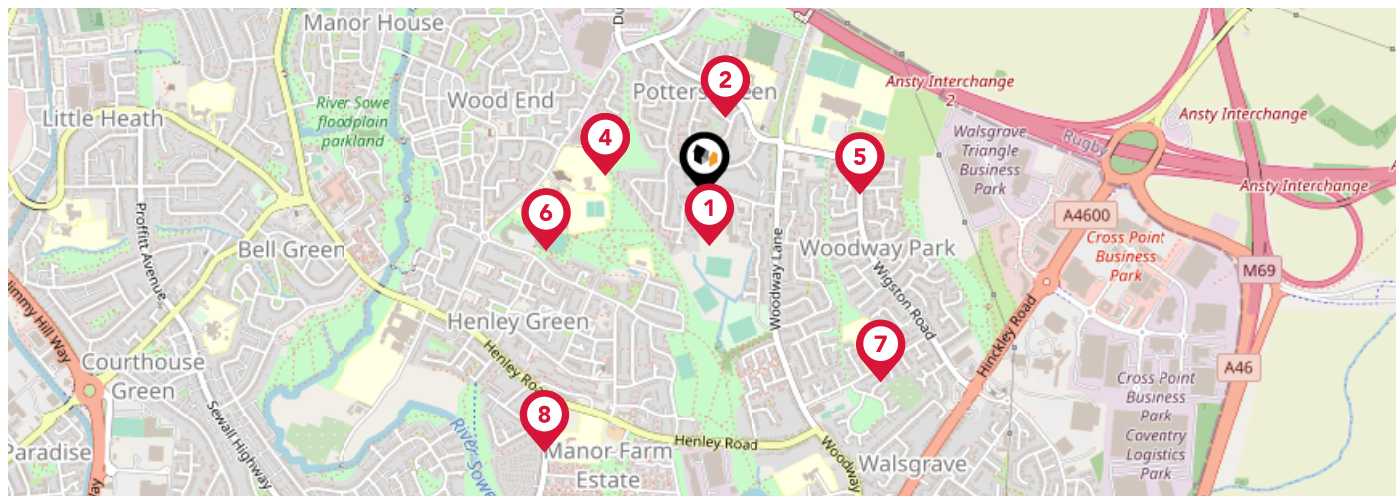
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**

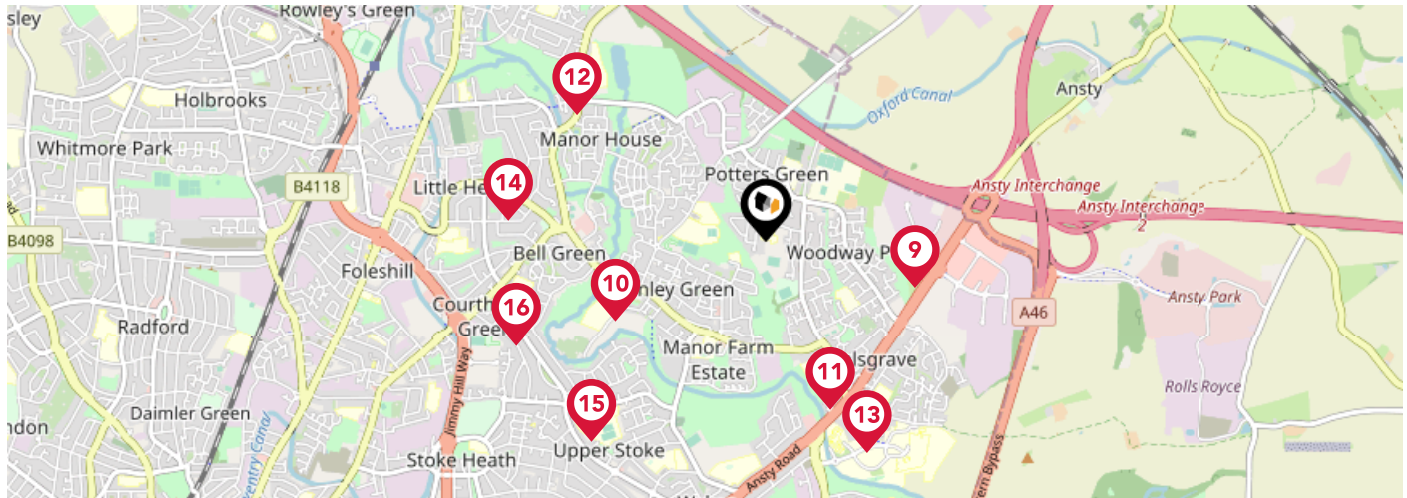










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cardinal Wiseman Catholic School</b> Ofsted Rating: Good   Pupils: 1206   Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Potters Green Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 399   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Moat House Primary School</b> Ofsted Rating: Good   Pupils: 438   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Patrick's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 217   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Grace Academy Coventry</b> Ofsted Rating: Requires Improvement   Pupils: 677   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Castle Wood Special School</b> Ofsted Rating: Outstanding   Pupils: 157   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Whittle Academy</b> Ofsted Rating: Good   Pupils: 243   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Henley Green Primary</b> Ofsted Rating: Good   Pupils: 441   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

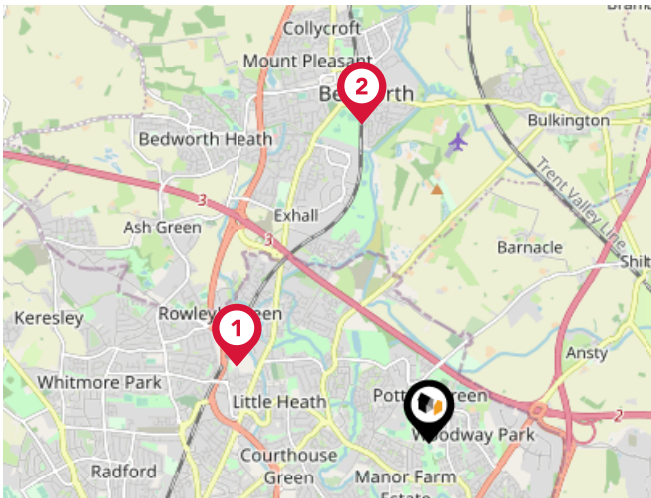
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Seva School</b> Ofsted Rating: Requires Improvement   Pupils: 549   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>SS Peter and Paul Catholic Primary School</b> Ofsted Rating: Good   Pupils: 185   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Alderman's Green Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 587   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walsgrave Church of England Academy</b> Ofsted Rating: Outstanding   Pupils: 456   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurences CofE Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lyng Hall School</b> Ofsted Rating: Good   Pupils: 828   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Courthouse Green Primary School</b> Ofsted Rating: Good   Pupils: 705   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

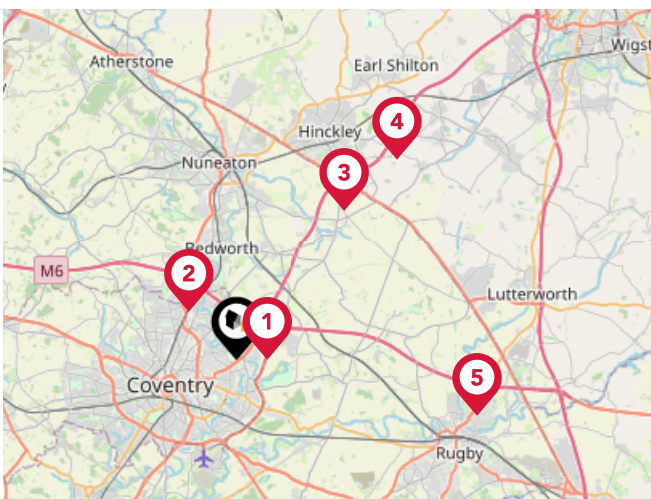
# Area

## Transport (National)



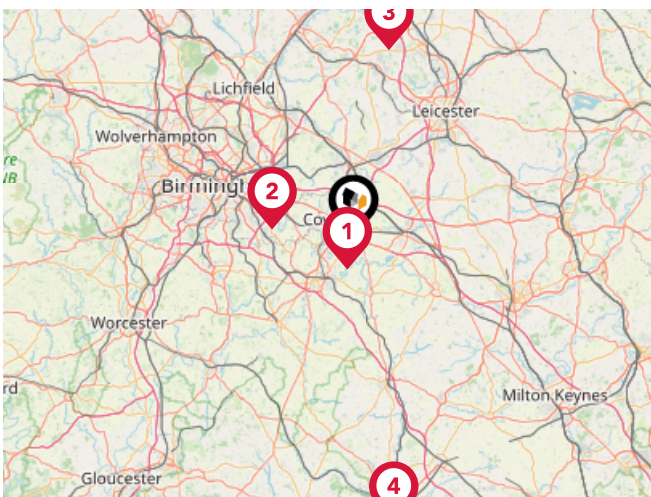
### National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	1.88 miles
2	Bedworth Rail Station	2.95 miles
3	Coventry Rail Station	3.61 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	1.11 miles
2	M6 J3	2.48 miles
3	M69 J1	6.62 miles
4	M69 J2	9.25 miles
5	M6 J1	8.94 miles

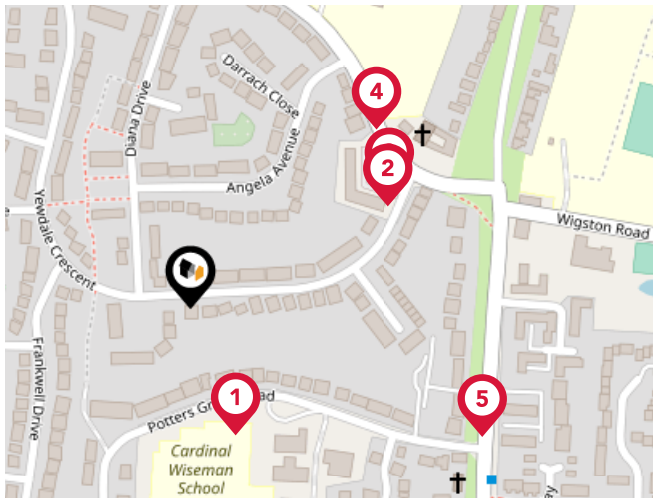


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.91 miles
2	Birmingham International Airport	11.79 miles
3	East Midlands Airport	27.42 miles
4	London Oxford Airport	42.25 miles

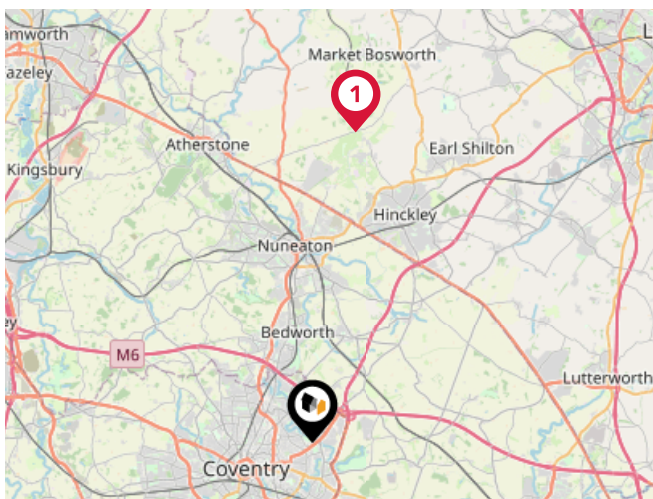
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cardinal Wiseman School	0.08 miles
2	Potters Green Shops	0.13 miles
3	Potters Green Shops	0.13 miles
4	Potters Green Shops	0.15 miles
5	Potters Green Rd	0.18 miles



### Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	11.33 miles

# Market Sold in Street



<b>24, Yewdale Crescent, Coventry, CV2 2FH</b>	Terraced House
Last Sold Date: 28/10/2022	
Last Sold Price: £215,000	
<b>66, Yewdale Crescent, Coventry, CV2 2FH</b>	Semi-detached House
Last Sold Date: 08/04/2022	
Last Sold Price: £238,000	
<b>42, Yewdale Crescent, Coventry, CV2 2FH</b>	Terraced House
Last Sold Date: 25/02/2022	
Last Sold Price: £185,000	
<b>30, Yewdale Crescent, Coventry, CV2 2FH</b>	Terraced House
Last Sold Date: 15/03/2021   10/05/1996	
Last Sold Price: £183,000   £43,750	
<b>18, Yewdale Crescent, Coventry, CV2 2FH</b>	Terraced House
Last Sold Date: 29/01/2020	
Last Sold Price: £200,000	
<b>56, Yewdale Crescent, Coventry, CV2 2FH</b>	Terraced House
Last Sold Date: 10/11/2017	
Last Sold Price: £140,000	
<b>52, Yewdale Crescent, Coventry, CV2 2FH</b>	Terraced House
Last Sold Date: 08/08/2016	
Last Sold Price: £100,000	
<b>14, Yewdale Crescent, Coventry, CV2 2FH</b>	Terraced House
Last Sold Date: 14/03/2014   01/05/2013	
Last Sold Price: £119,950   £78,000	
<b>16, Yewdale Crescent, Coventry, CV2 2FH</b>	Terraced House
Last Sold Date: 10/09/2013   19/10/2001   09/05/1997	
Last Sold Price: £36,980   £57,500   £42,500	
<b>40, Yewdale Crescent, Coventry, CV2 2FH</b>	Terraced House
Last Sold Date: 07/04/2008   06/02/2004	
Last Sold Price: £140,000   £96,000	
<b>34, Yewdale Crescent, Coventry, CV2 2FH</b>	Terraced House
Last Sold Date: 12/05/2000	
Last Sold Price: £51,950	
<b>50, Yewdale Crescent, Coventry, CV2 2FH</b>	Terraced House
Last Sold Date: 19/03/1999	
Last Sold Price: £46,000	

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

# Market Sold in Street



**26, Yewdale Crescent, Coventry, CV2 2FH**

Terraced House

Last Sold Date: 26/07/1995  
Last Sold Price: £44,500

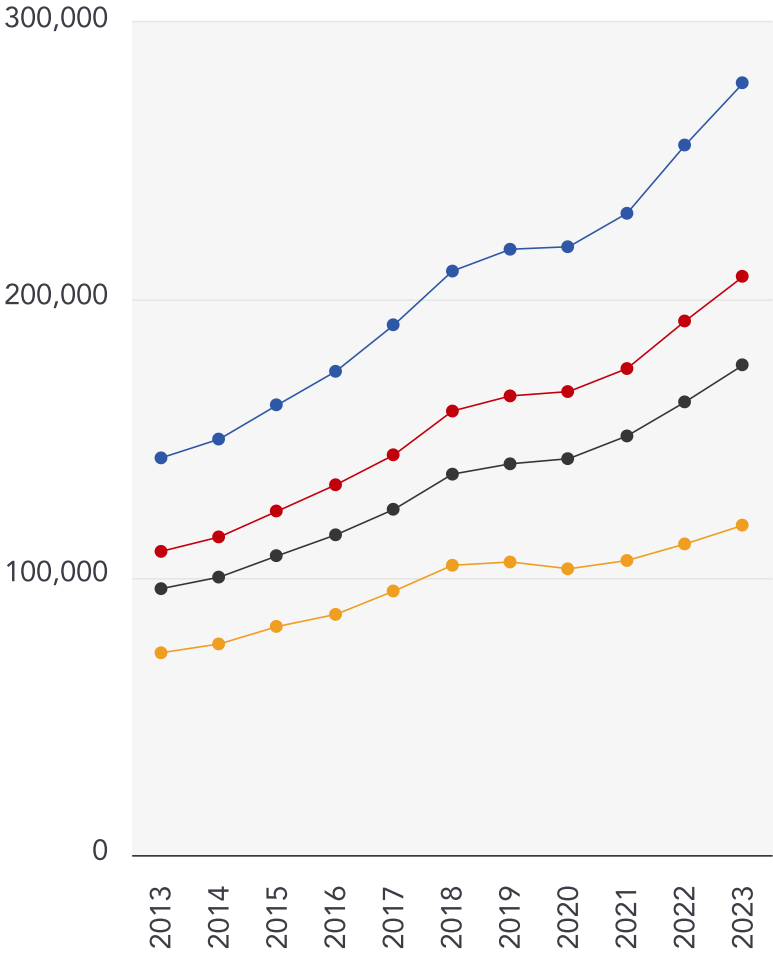
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV2



Detached

**+94.45%**

Semi-Detached

**+90.59%**

Terraced

**+84.04%**

Flat

**+63.11%**

# 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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## Important - Please Read

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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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