

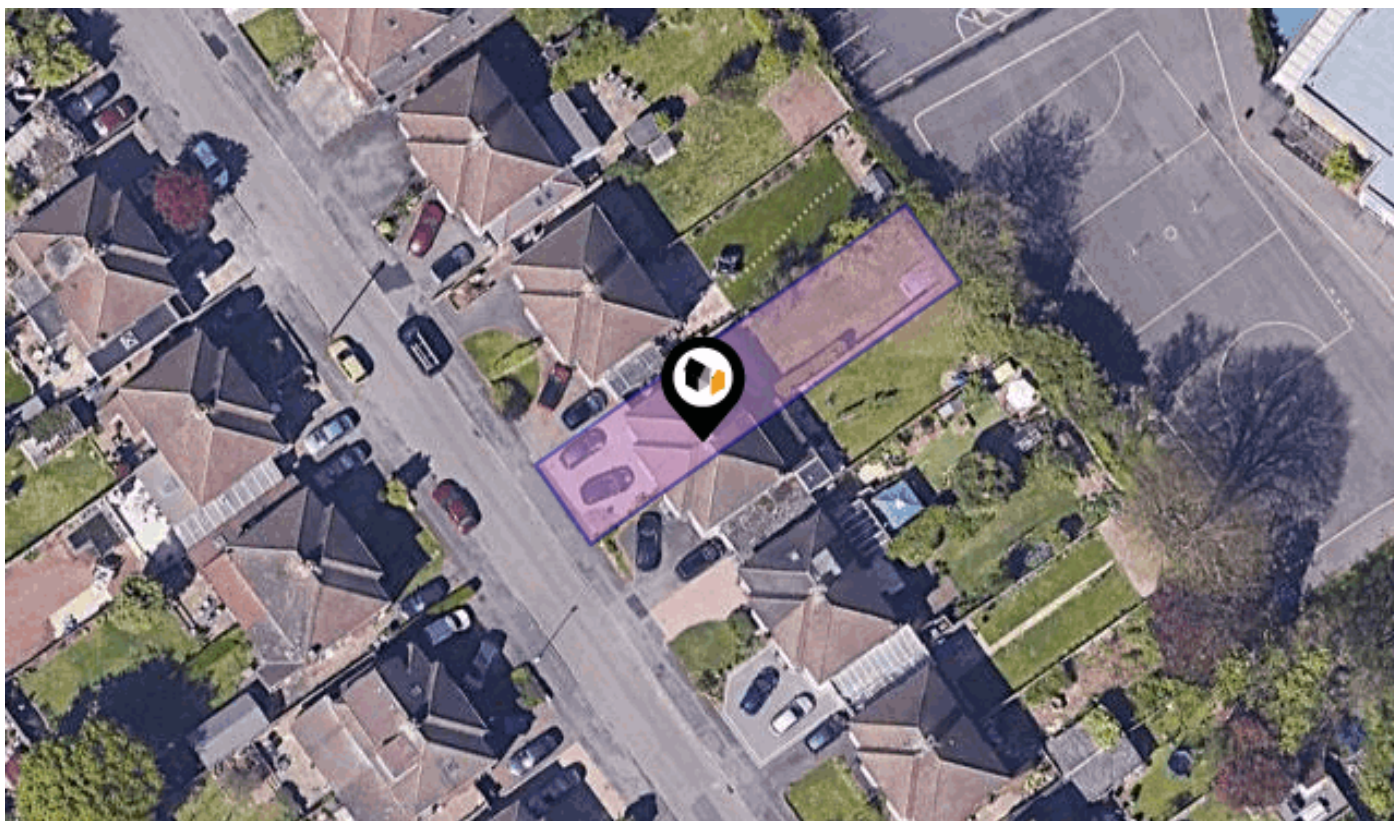


Buyers and interested parties

# KFB: Key Facts For Buyers

An insight into your property and the local area

**Tuesday 8<sup>th</sup> November 2022**



## FRANKTON AVENUE, COVENTRY, CV3

### 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



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### Dear Buyers and interested parties

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#### Key features

Three bedroom semi detached home

Driveway & gated side access

Modern & spacious family bathroom with airing cupboard

Well equipped kitchen with side access & garden views

Through living dining room with french doors to gardens

UPVC porchway & welcoming hallway

Ideal Styvechale location with excellent schooling

Substantial gardens with private rear aspect

EPC RATING C

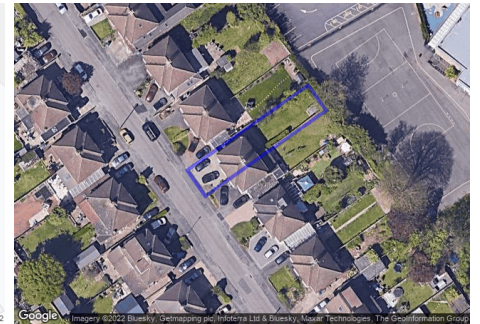
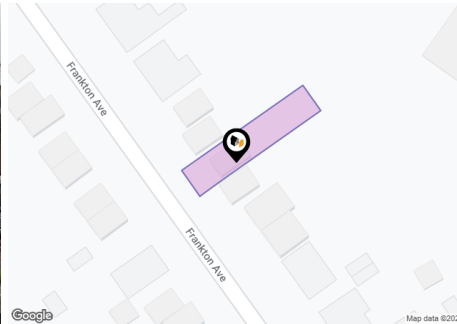
**Contact Walmsley's The Way to Move to arrange your accompanied viewing.**

**03301 180062.**

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

**[www.walmsleysthewaytomove.co.uk](http://www.walmsleysthewaytomove.co.uk)**

# Property Overview



## Property

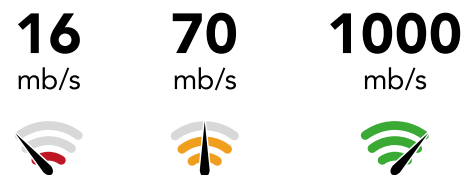
Type:	Semi-Detached
Bedrooms:	3
Floor Area:	914.93 ft <sup>2</sup> / 85 m <sup>2</sup>
Plot Area:	0.07 acres
Council Tax :	Band D
Annual Estimate:	£2,076
Title Number:	WM871067
UPRN:	100070649625

Last Sold £/ft <sup>2</sup> :	£327.89
Price Estimate:	£377,534
Tenure:	Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Property EPC - Certificate



COVENTRY, CV3

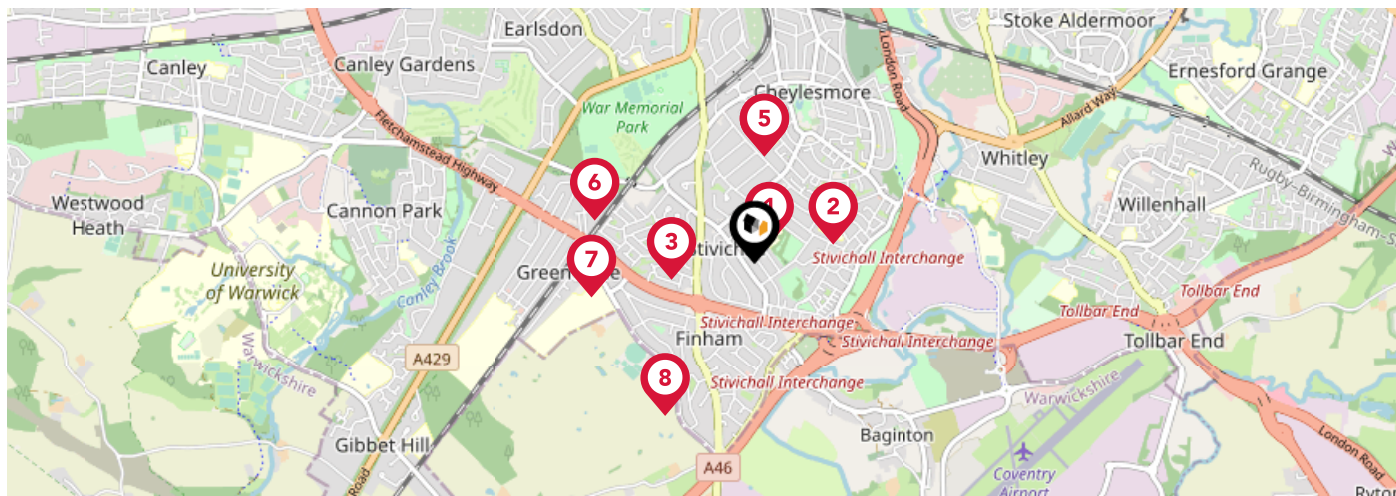
Energy rating

# C

Valid until 09.03.2026

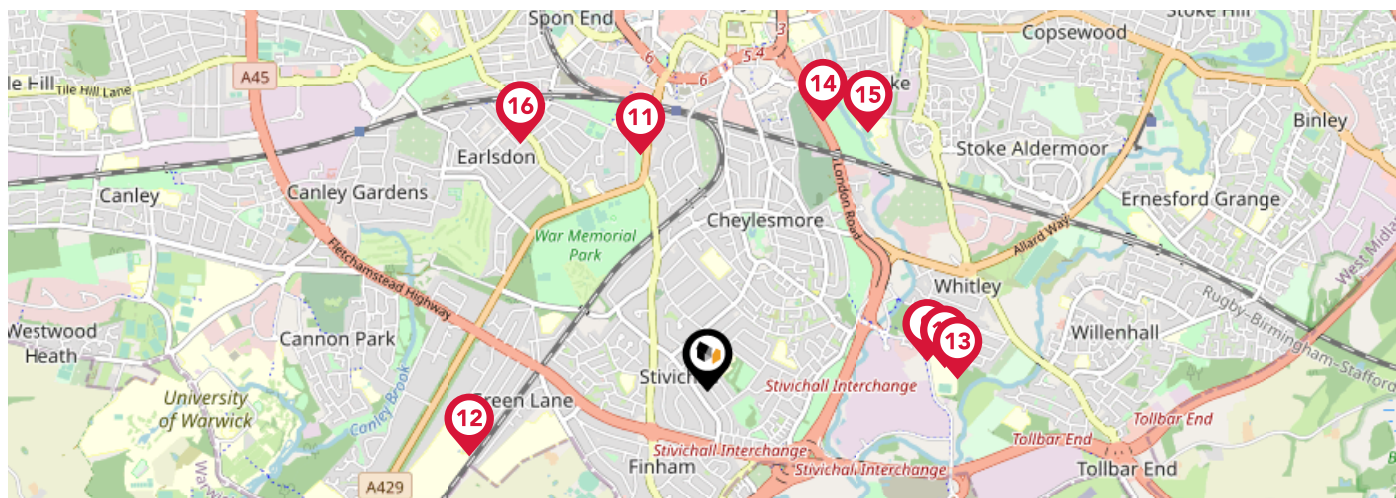
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Not Rated   Pupils: 410   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

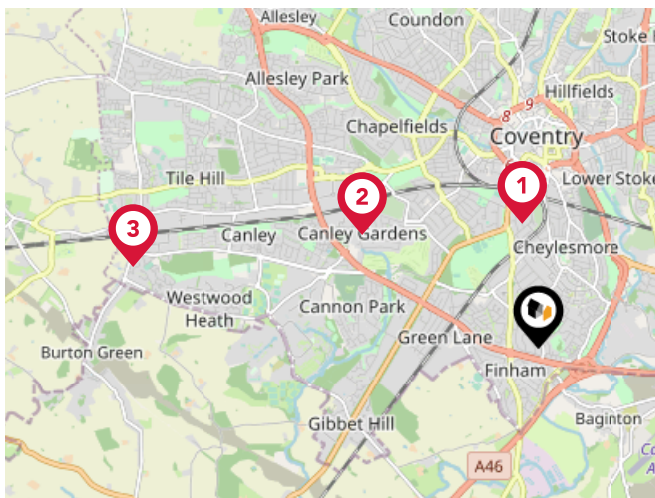
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Whitley Academy</b> Ofsted Rating: Not Rated   Pupils: 910   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 96   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Not Rated   Pupils: 984   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 383   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1634   Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

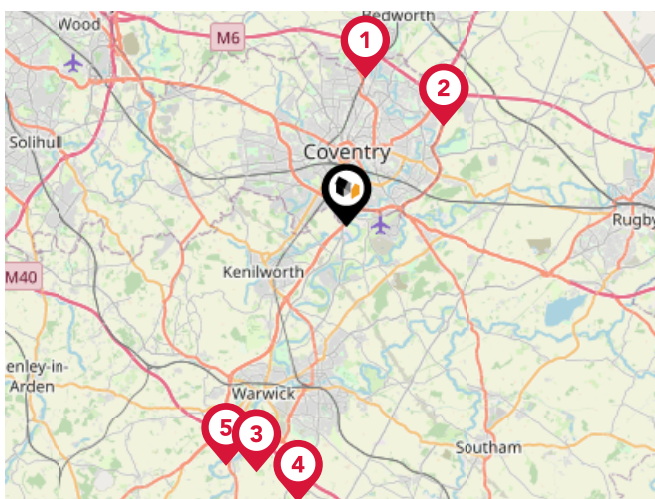
# Area

## Transport (National)



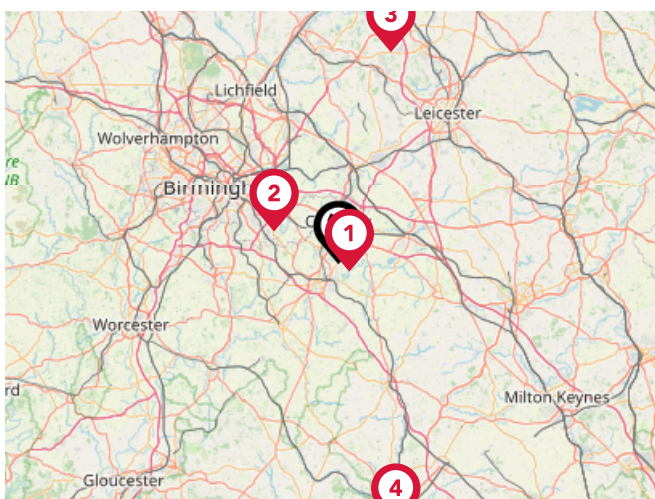
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.14 miles
2	Canley Rail Station	1.89 miles
3	Tile Hill Rail Station	3.74 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.48 miles
2	M6 J2	5.09 miles
3	M40 J14	9.43 miles
4	M40 J13	10.14 miles
5	M40 J15	9.65 miles

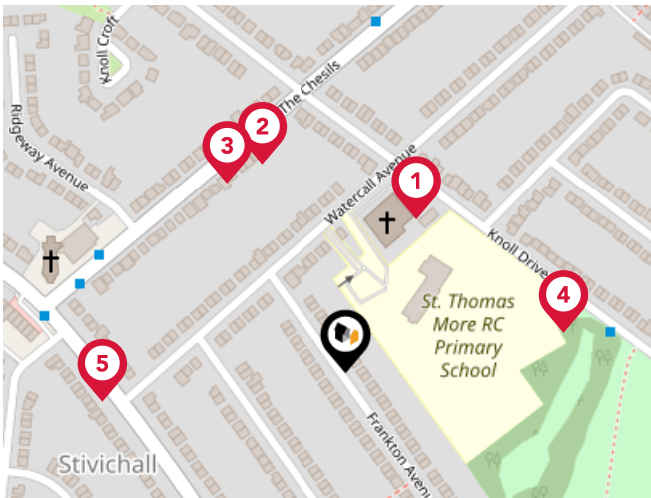


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	1.88 miles
2	Birmingham International Airport	10.47 miles
3	East Midlands Airport	31.53 miles
4	London Oxford Airport	39.06 miles

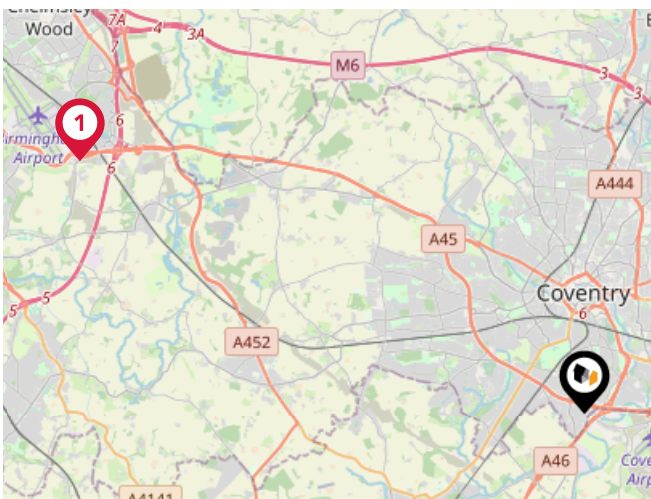
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Watercall Avenue	0.1 miles
2	Knoll Drive	0.13 miles
3	Knoll Drive	0.13 miles
4	St Thomas More School	0.12 miles
5	Maidavale Crescent	0.14 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.2 miles

# Market Sold in Street



<b>49, Frankton Avenue, Coventry, CV3 5BA</b>	Semi-detached House
Last Sold Date: 30/09/2021	
Last Sold Price: £331,000	
<b>77, Frankton Avenue, Coventry, CV3 5BA</b>	Semi-detached House
Last Sold Date: 15/01/2021	
Last Sold Price: £305,000	
<b>51, Frankton Avenue, Coventry, CV3 5BA</b>	Semi-detached House
Last Sold Date: 16/12/2020	
Last Sold Price: £320,000	
<b>45, Frankton Avenue, Coventry, CV3 5BA</b>	Semi-detached House
Last Sold Date: 19/06/2020	
Last Sold Price: £270,000	
<b>81, Frankton Avenue, Coventry, CV3 5BA</b>	Semi-detached House
Last Sold Date: 24/07/2019	
Last Sold Price: £275,000	
<b>39, Frankton Avenue, Coventry, CV3 5BA</b>	Semi-detached House
Last Sold Date: 08/05/2019	
Last Sold Price: £305,000	

**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



<b>71, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House	
Last Sold Date:	15/03/2019		
Last Sold Price:	£280,000		
<b>11, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House	
Last Sold Date:	22/11/2018	26/08/2014	
Last Sold Price:	£293,000	£234,000	
<b>31, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House	
Last Sold Date:	08/11/2018	10/08/2011	
Last Sold Price:	£297,000	£190,000	
<b>15, Frankton Avenue, Coventry, CV3 5BA</b>		Terraced House	
Last Sold Date:	28/02/2018	24/06/2016	25/11/2005
Last Sold Price:	£300,000	£249,950	£170,000
<b>61, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House	
Last Sold Date:	20/10/2017	22/12/2014	
Last Sold Price:	£356,000	£223,000	
<b>69, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House	
Last Sold Date:	08/06/2015	13/05/2005	
Last Sold Price:	£248,000	£215,000	

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# Market Sold in Street



<b>85, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	20/03/2015	
Last Sold Price:	£285,000	
<b>33, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	09/10/2014	
Last Sold Price:	£208,000	
<b>3, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	02/05/2014	
Last Sold Price:	£212,000	
<b>59, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	12/12/2013	24/06/2005
Last Sold Price:	£245,000	£198,000
<b>27, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	25/10/2013	13/02/2002
Last Sold Price:	£290,000	£115,000
<b>17, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	10/07/2009	26/06/2009
Last Sold Price:	£184,950	£185,000

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# Market Sold in Street



<b>53, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	24/10/2008	12/09/2003
Last Sold Price:	£217,500	£172,500
<b>29, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	26/10/2007	
Last Sold Price:	£186,500	
<b>83, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	05/10/2007	
Last Sold Price:	£220,000	
<b>25, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	19/10/2005	
Last Sold Price:	£175,000	
<b>67, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	23/06/2005	24/02/2003
Last Sold Price:	£202,000	£164,950
<b>63, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	17/12/2001	09/04/1998
Last Sold Price:	£130,000	£78,000

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# Market Sold in Street



<b>37, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	17/08/2001	06/10/1998
Last Sold Price:	£132,000	£86,000
<b>87, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	10/12/1999	
Last Sold Price:	£107,000	
<b>57, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	12/11/1999	
Last Sold Price:	£97,500	
<b>13, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	27/08/1999	
Last Sold Price:	£95,000	
<b>9, Frankton Avenue, Coventry, CV3 5BA</b>		Semi-detached House
Last Sold Date:	26/01/1995	
Last Sold Price:	£75,500	

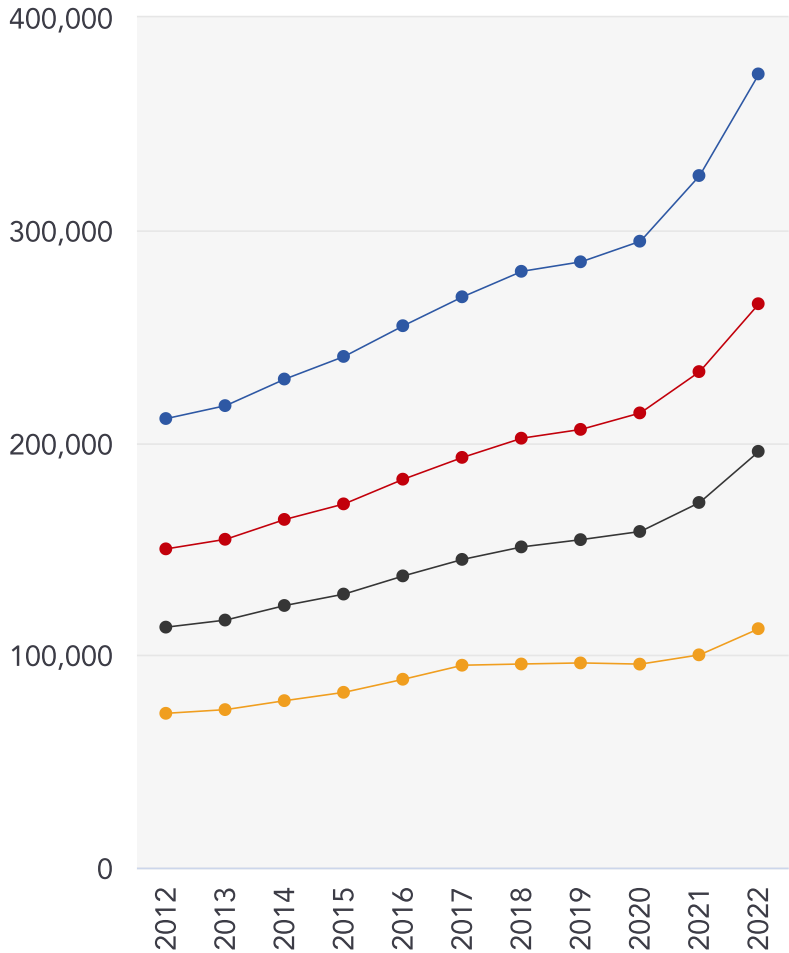
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# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

**+76.73%**

Semi-Detached

**+76.89%**

Terraced

**+73.09%**

Flat

**+54.83%**

# 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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

# 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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