



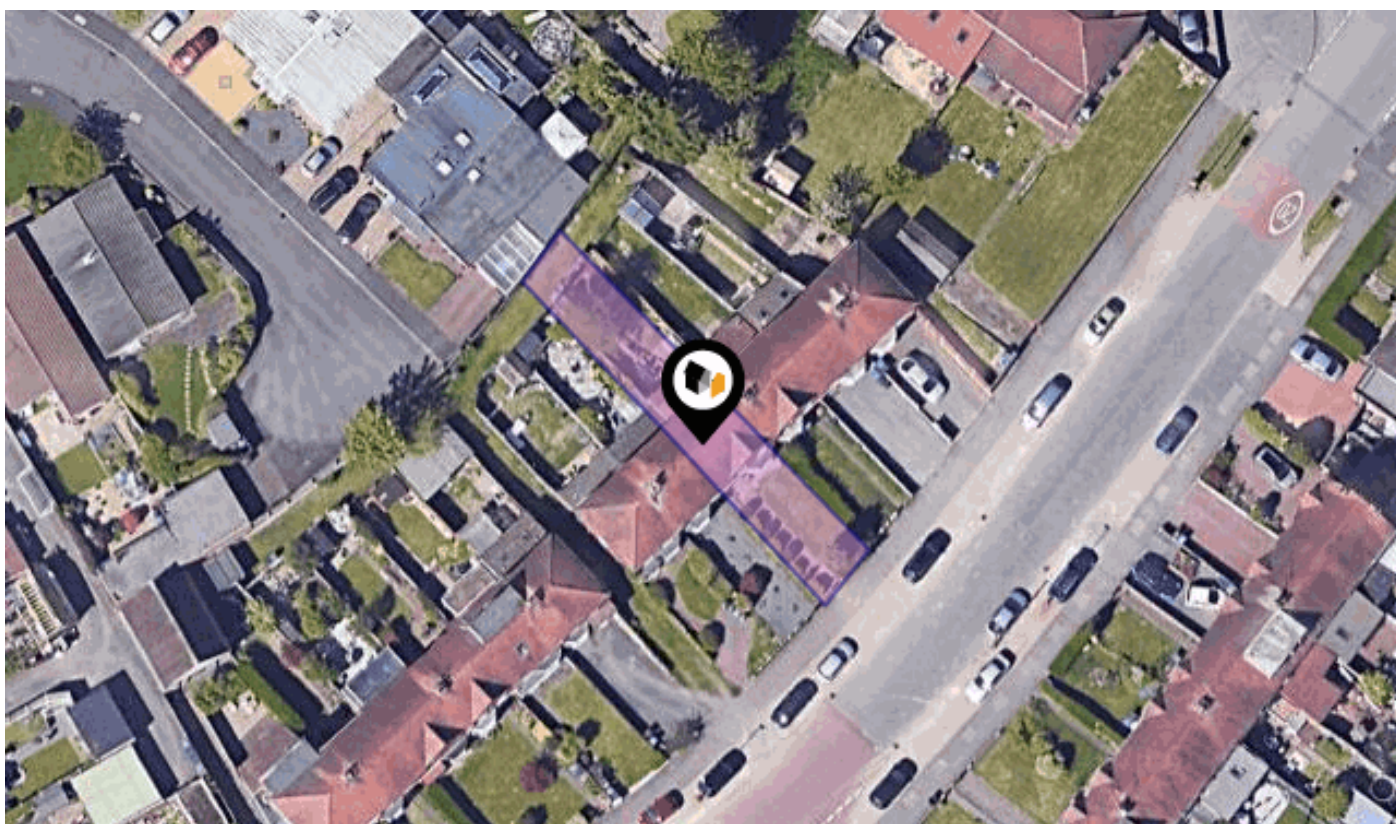
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 05<sup>th</sup> September 2023**



## BATHWAY ROAD, COVENTRY, CV3

**Price Estimate :** £350,000

### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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#### Property Key Features

A much improved four bedroom terraced family home  
Superb kitchen breakfast extension & loft conversion  
Two contemporary bathrooms & ground floor cloakroom/utility  
Private & secure West facing rear gardens  
Fully compliant and regulated loft conversion with ensuite shower room  
Sitting room, dining room & breakfast kitchen with french doors  
Within a stones throw of Finham schooling  
EPC ordered & total floor space approx 1243 Sq.Ft. or 115 Sq.M.

***For viewings or interest please email:***

**sales@walmsleythewaytomove.co.uk or call 0330 1180062**

# Property Overview



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	4
<b>Plot Area:</b>	0.05 acres
<b>Year Built :</b>	1930-1949
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,845
<b>Title Number:</b>	WM740612
<b>UPRN:</b>	100070617100

<b>Last Sold £/ft<sup>2</sup>:</b>	£193
<b>Price Estimate:</b>	£350,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

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

<b>19</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

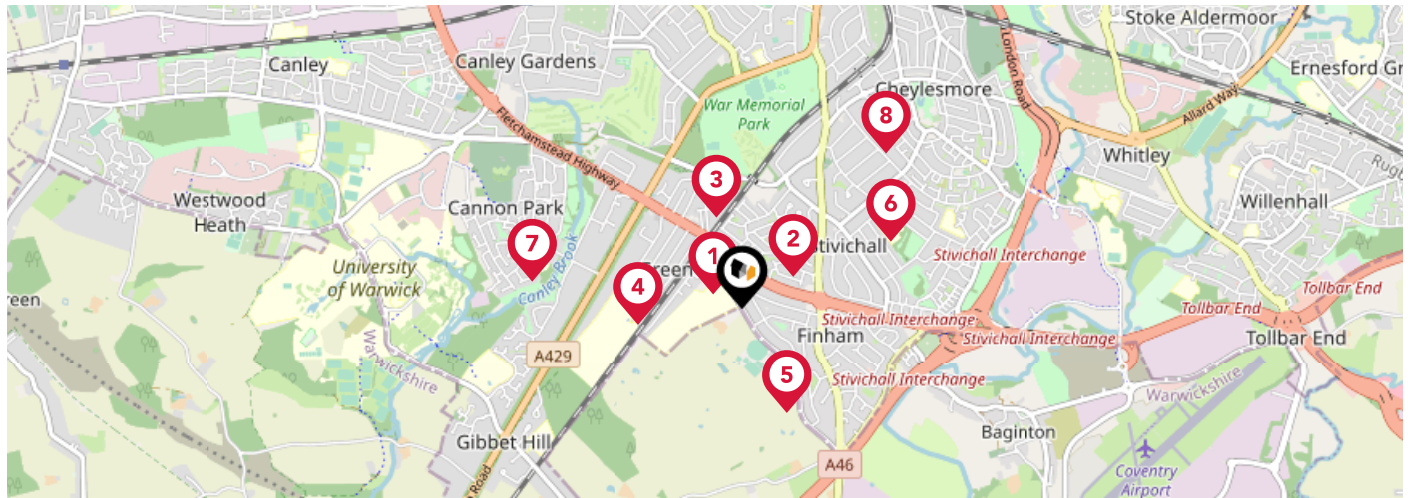
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

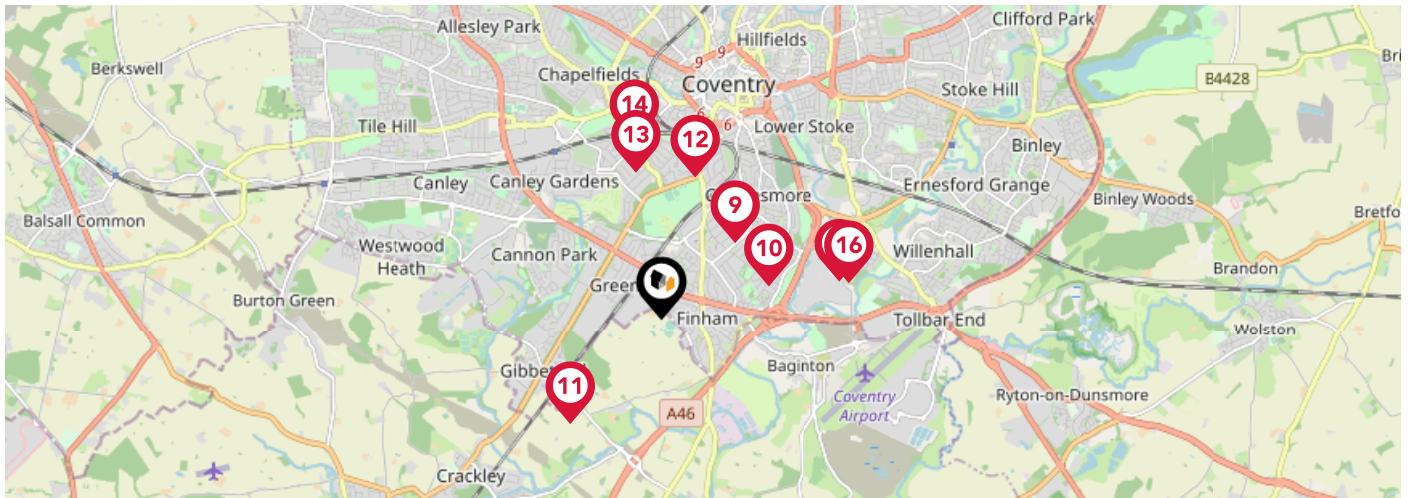










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

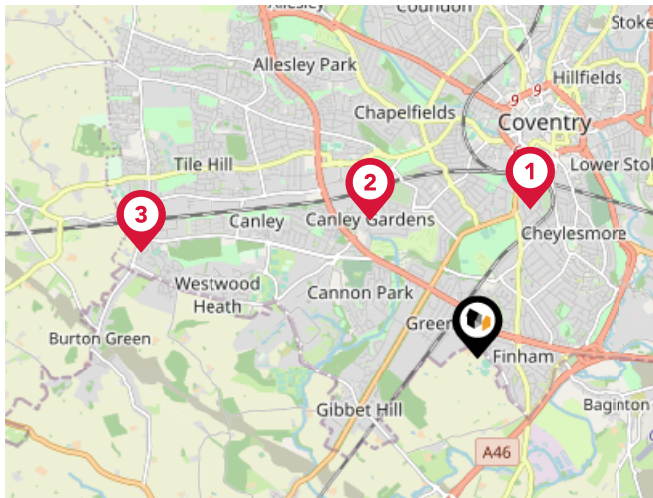
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Howes Community Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Woodfield</b> Ofsted Rating: Inadequate   Pupils: 150   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Whitley Academy</b> Ofsted Rating: Inadequate   Pupils: 910   Distance:1.64	<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:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

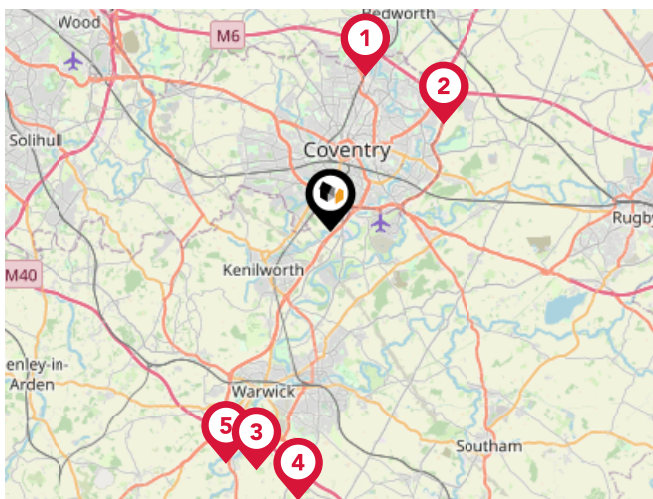
# Area

## Transport (National)



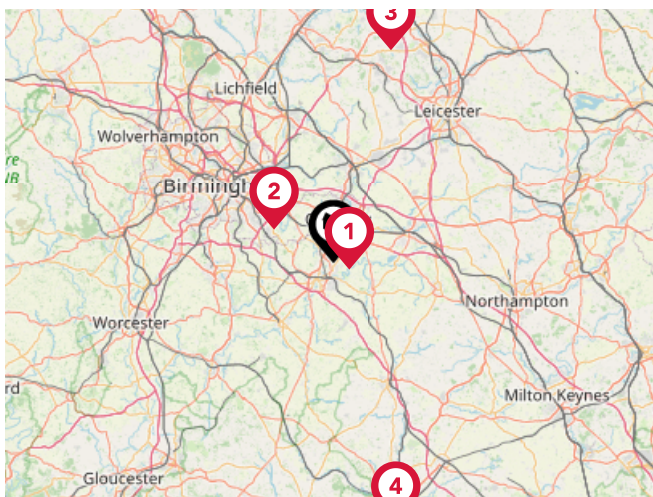
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.43 miles
2	Canley Rail Station	1.58 miles
3	Tile Hill Rail Station	3.2 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.8 miles
2	M6 J2	5.69 miles
3	M40 J14	9.02 miles
4	M40 J13	9.83 miles
5	M40 J15	9.18 miles

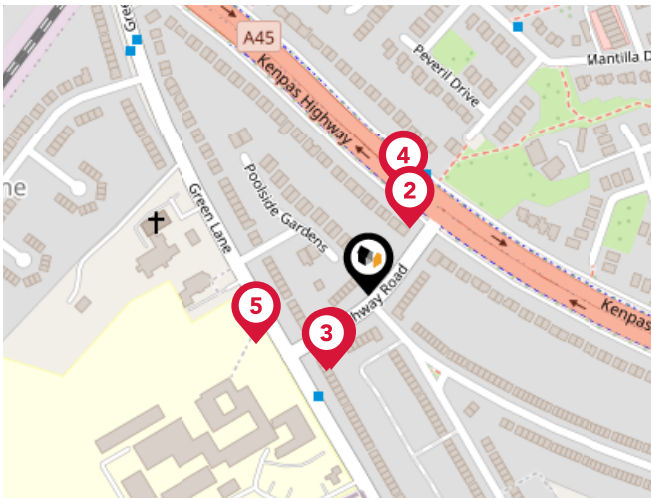


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.29 miles
2	Birmingham International Airport	10.04 miles
3	East Midlands Airport	31.89 miles
4	London Oxford Airport	38.99 miles

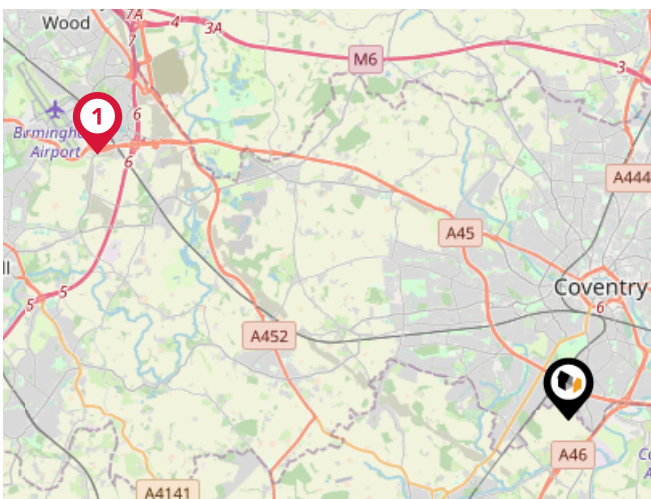
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Green Lane	0.05 miles
2	Bathway Rd	0.04 miles
3	Green Lane	0.05 miles
4	Bathway Rd	0.06 miles
5	Finham Park School	0.07 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.76 miles

# Market Sold in Street



<b>1, Bathway Road, Coventry, CV3 6ED</b>				Terraced House
Last Sold Date:	11/02/2022	17/12/2021	20/12/2007	
Last Sold Price:	£285,000	£275,000	£178,000	
<b>11, Bathway Road, Coventry, CV3 6ED</b>				Terraced House
Last Sold Date:	19/11/2018	17/10/2003		
Last Sold Price:	£203,000	£113,000		
<b>13, Bathway Road, Coventry, CV3 6ED</b>				Terraced House
Last Sold Date:	01/12/2017	01/06/2007		
Last Sold Price:	£125,000	£137,000		
<b>23, Bathway Road, Coventry, CV3 6ED</b>				Terraced House
Last Sold Date:	20/06/2012			
Last Sold Price:	£142,500			
<b>17, Bathway Road, Coventry, CV3 6ED</b>				Terraced House
Last Sold Date:	22/10/2010	29/06/2004		
Last Sold Price:	£167,000	£124,000		
<b>7, Bathway Road, Coventry, CV3 6ED</b>				Terraced House
Last Sold Date:	14/08/2009	08/04/2005		
Last Sold Price:	£140,000	£146,000		
<b>21, Bathway Road, Coventry, CV3 6ED</b>				Terraced House
Last Sold Date:	12/02/2009	14/04/2000	19/04/1996	
Last Sold Price:	£123,000	£68,500	£55,500	
<b>9, Bathway Road, Coventry, CV3 6ED</b>				Terraced House
Last Sold Date:	06/12/2007			
Last Sold Price:	£177,000			
<b>15, Bathway Road, Coventry, CV3 6ED</b>				Terraced House
Last Sold Date:	19/02/1998			
Last Sold Price:	£60,000			
<b>19, Bathway Road, Coventry, CV3 6ED</b>				Terraced House
Last Sold Date:	01/07/1997			
Last Sold Price:	£45,000			

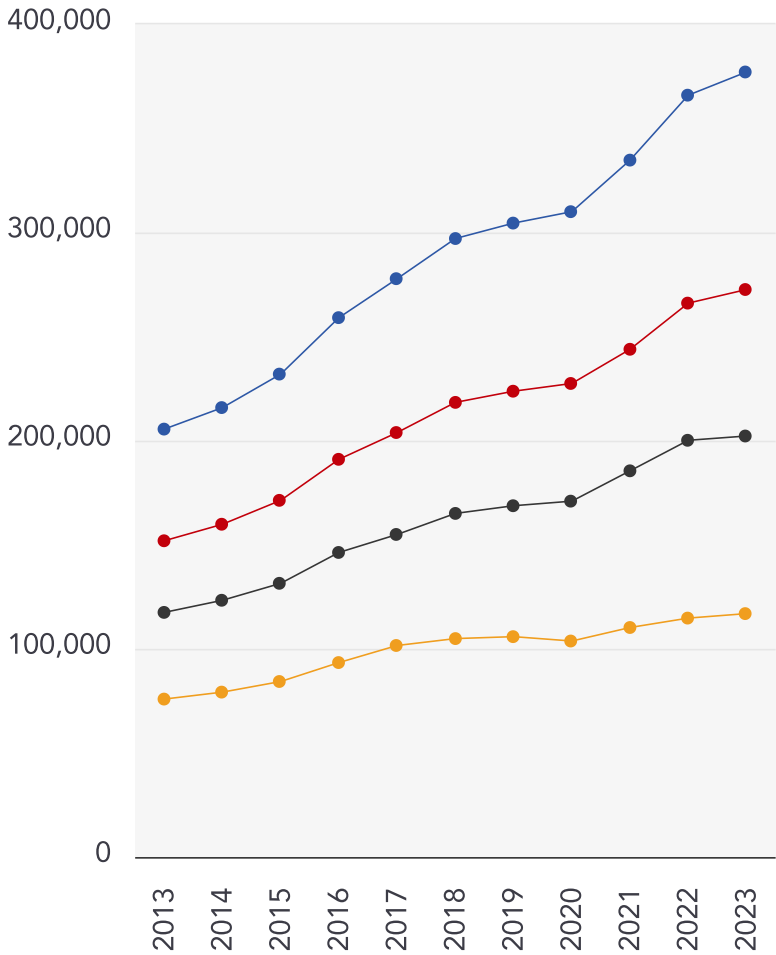
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+83.45%**

Semi-Detached

**+79.44%**

Terraced

**+72.1%**

Flat

**+54.11%**

# 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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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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18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

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mark@walmsleysthewaytomove.co.uk

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