

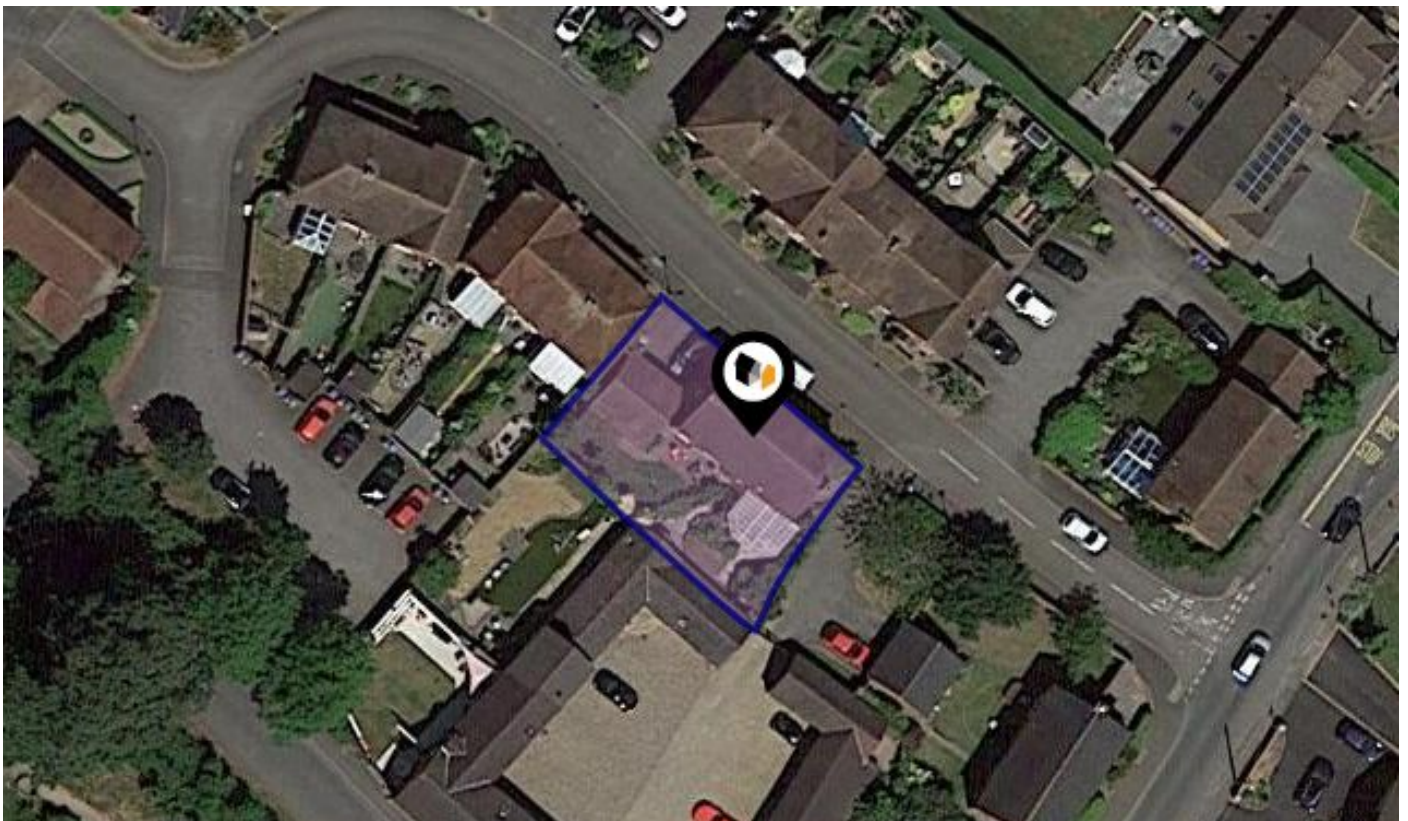


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01<sup>st</sup> February 2024



**HALLAMS CLOSE, BRANDON, COVENTRY, CV8**

iad UK

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<https://www.iadgroup.com/en/>



## Property

|                         |                    |                         |          |
|-------------------------|--------------------|-------------------------|----------|
| <b>Type:</b>            | Detached           | <b>Last Sold £/ft²:</b> | £204     |
| <b>Bedrooms:</b>        | 4                  | <b>Tenure:</b>          | Freehold |
| <b>Floor Area:</b>      | 1,603 ft² / 149 m² |                         |          |
| <b>Plot Area:</b>       | 0.09 acres         |                         |          |
| <b>Year Built :</b>     | 1999               |                         |          |
| <b>Council Tax :</b>    | Band G             |                         |          |
| <b>Annual Estimate:</b> | £3,470             |                         |          |
| <b>Title Number:</b>    | WK381650           |                         |          |
| <b>UPRN:</b>            | 10010503983        |                         |          |

## Local Area

|                           |                        |
|---------------------------|------------------------|
| <b>Local Authority:</b>   | Rugby                  |
| <b>Conservation Area:</b> | Brandon (Rugby), Rugby |
| <b>Flood Risk:</b>        |                        |
| • Rivers & Seas           | Very Low               |
| • Surface Water           | Low                    |

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

|                   |                   |                  |
|-------------------|-------------------|------------------|
| <b>16</b><br>mb/s | <b>80</b><br>mb/s | <b>-</b><br>mb/s |
|                   |                   |                  |

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



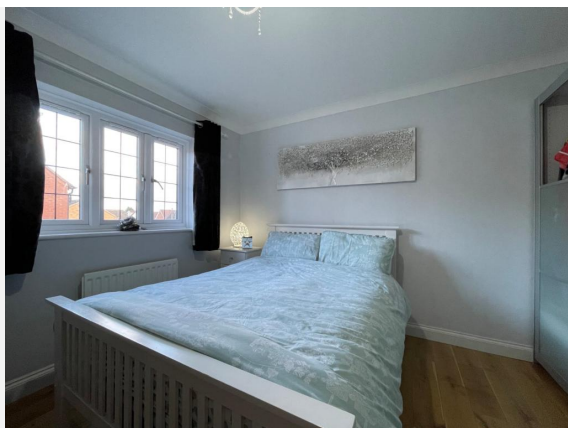
### Satellite/Fibre TV Availability:



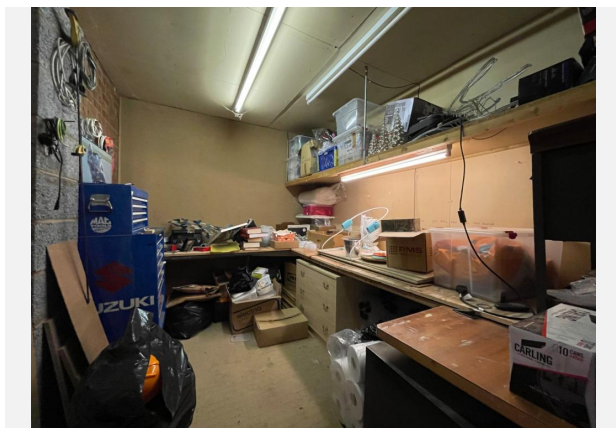








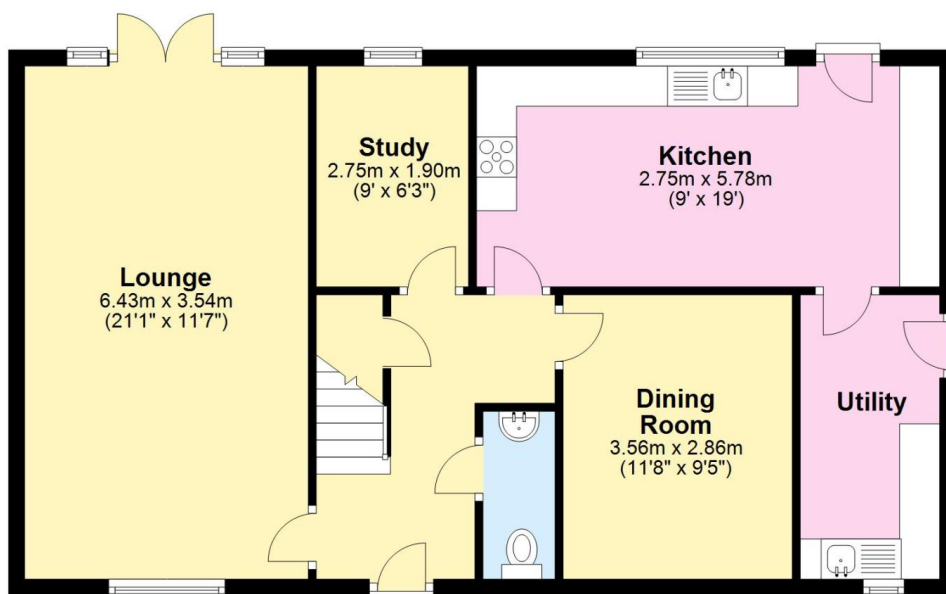




## HALLAMS CLOSE, BRANDON, COVENTRY, CV8

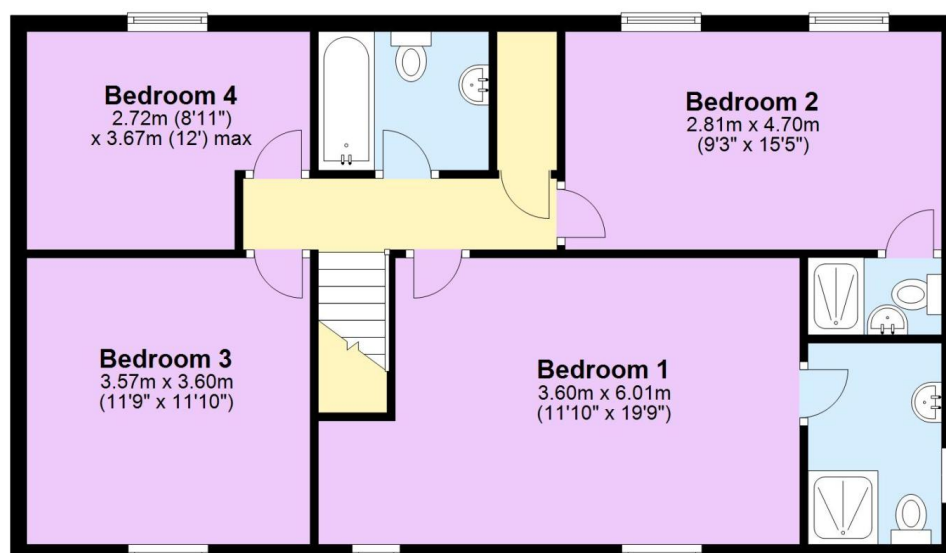
### Ground Floor

Approx. 73.2 sq. metres (787.6 sq. feet)

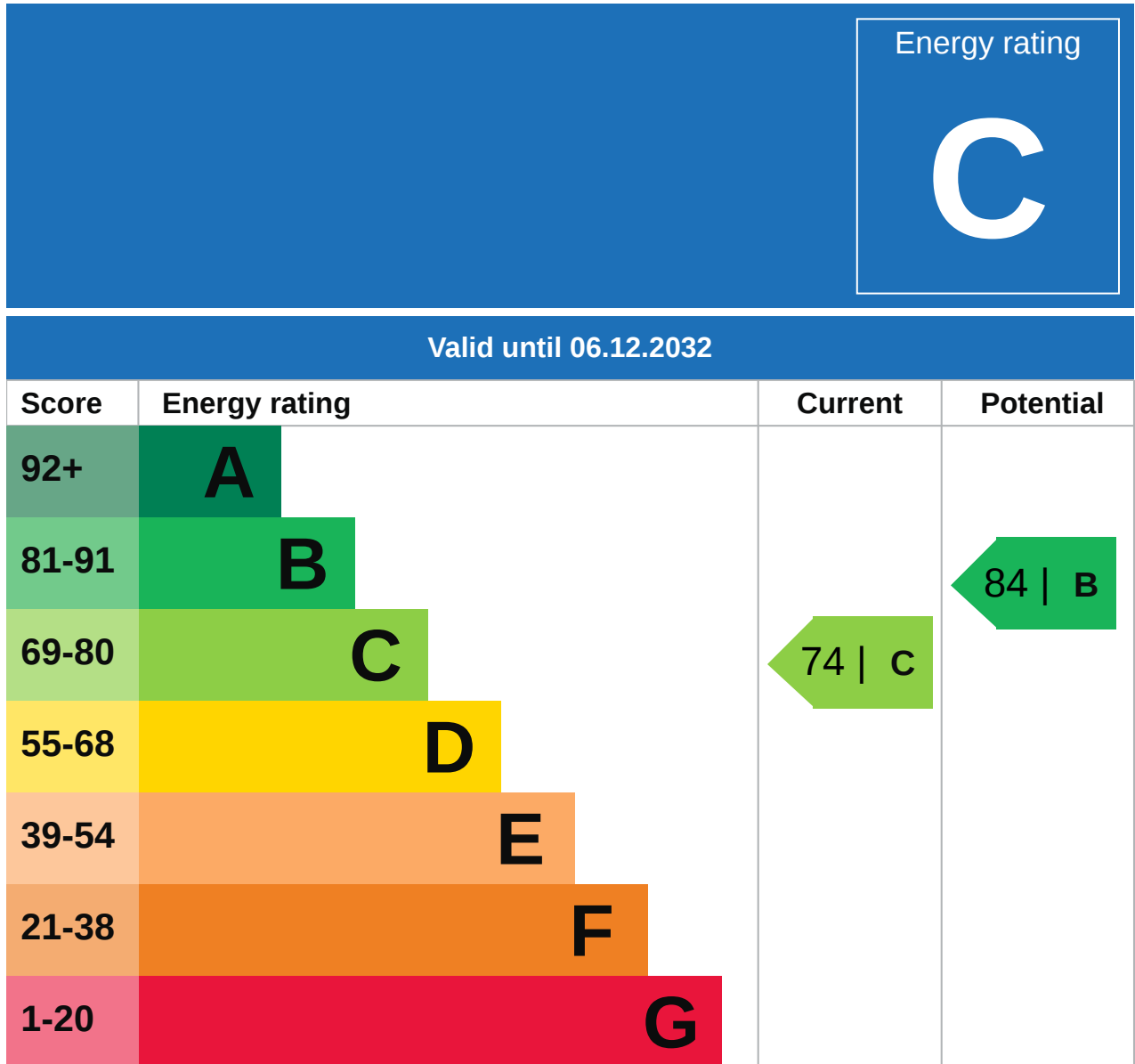


### First Floor

Approx. 73.9 sq. metres (795.3 sq. feet)



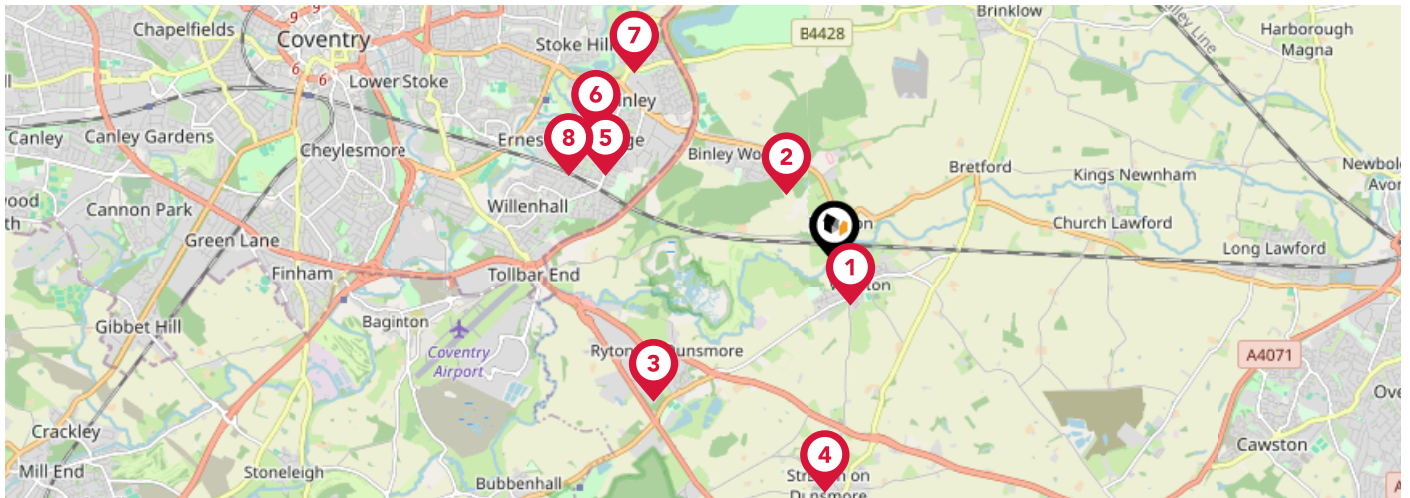
Total area: approx. 147.1 sq. metres (1583.0 sq. feet)



### Additional EPC Data

|                                     |                                          |
|-------------------------------------|------------------------------------------|
| <b>Property Type:</b>               | Detached house                           |
| <b>Flat Top Storey:</b>             | No                                       |
| <b>Top Storey:</b>                  | 0                                        |
| <b>Previous Extension:</b>          | 0                                        |
| <b>Open Fireplace:</b>              | 0                                        |
| <b>Walls:</b>                       | Cavity wall as built insulated (assumed) |
| <b>Walls Energy:</b>                | Good                                     |
| <b>Roof:</b>                        | Pitched 300 mm loft insulation           |
| <b>Roof Energy:</b>                 | Very good                                |
| <b>Main Heating:</b>                | Boiler and radiators mains gas           |
| <b>Main Heating Controls:</b>       | Programmer room thermostat and TRVs      |
| <b>Hot Water System:</b>            | From main system no cylinder thermostat  |
| <b>Hot Water Energy Efficiency:</b> | Average                                  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets |
| <b>Floors:</b>                      | Solid limited insulation (assumed)       |
| <b>Total Floor Area:</b>            | 149 m <sup>2</sup>                       |





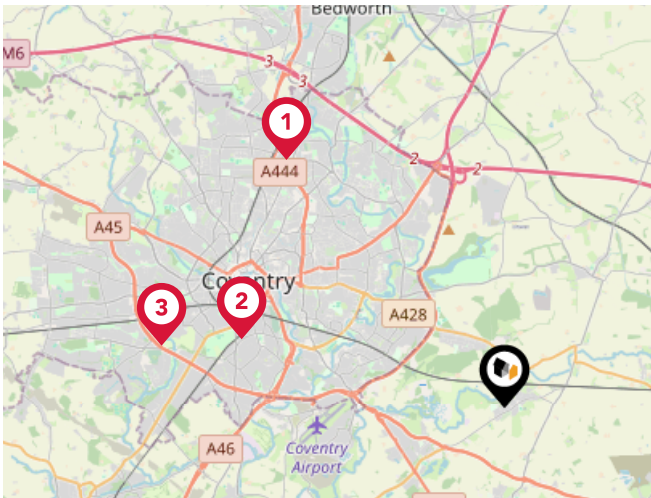
|          |                                                                                                         | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|----------|---------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Wolston St Margaret's CoFE Primary School</b><br>Ofsted Rating: Good   Pupils: 208   Distance:0.41   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Binley Woods Primary School</b><br>Ofsted Rating: Requires Improvement   Pupils: 202   Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Provost Williams CoFE Primary School</b><br>Ofsted Rating: Good   Pupils: 180   Distance:2.07        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Knightlow CoFE Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 218   Distance:2.09        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St Bartholomew's Church of England Academy</b><br>Ofsted Rating: Good   Pupils: 247   Distance:2.22  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Ernesford Grange Primary School</b><br>Ofsted Rating: Good   Pupils: 488   Distance:2.47             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Clifford Bridge Academy</b><br>Ofsted Rating: Good   Pupils: 439   Distance:2.5                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Sowe Valley Primary School</b><br>Ofsted Rating: Good   Pupils: 192   Distance:2.53                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|  |                                                                                                    | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|----------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Willenhall Community Primary School</b><br>Ofsted Rating: Good   Pupils: 463   Distance:2.56    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Riverbank School</b><br>Ofsted Rating: Outstanding   Pupils: 165   Distance:2.6                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ernesford Grange Community Academy</b><br>Ofsted Rating: Good   Pupils: 742   Distance:2.6      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Corpus Christi Catholic School</b><br>Ofsted Rating: Good   Pupils: 403   Distance:2.71         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Pearl Hyde Community Primary School</b><br>Ofsted Rating: Good   Pupils: 266   Distance:2.83    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Gregory's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 225   Distance:2.93   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Stretton Church of England Academy</b><br>Ofsted Rating: Outstanding   Pupils: 189   Distance:3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Anne's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 233   Distance:3.04      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

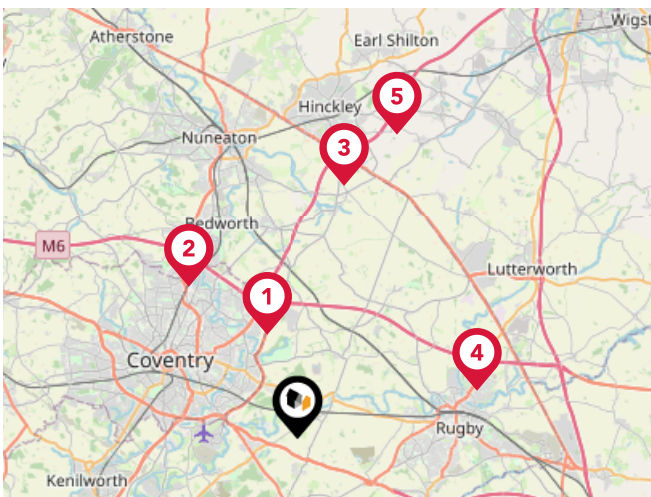
# Area

## Transport (National)



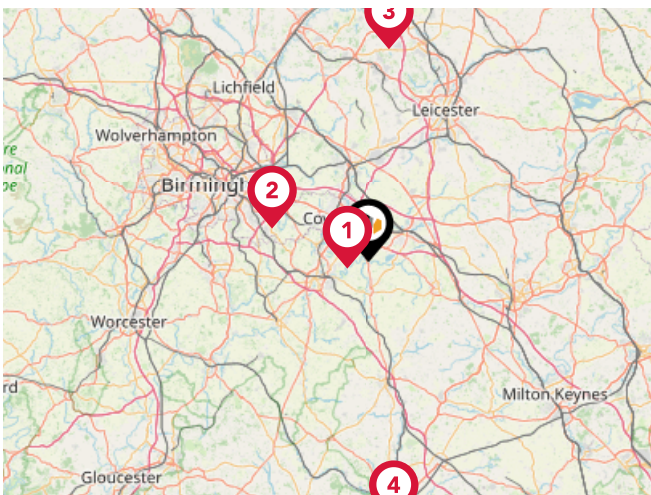
### National Rail Stations

| Pin | Name                        | Distance   |
|-----|-----------------------------|------------|
|     | Coventry Arena Rail Station | 5.98 miles |
|     | Coventry Rail Station       | 4.92 miles |
|     | Canley Rail Station         | 6.31 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
|     | M6 J2  | 3.94 miles  |
|     | M6 J3  | 6.81 miles  |
|     | M69 J1 | 9.31 miles  |
|     | M6 J1  | 6.74 miles  |
|     | M69 J2 | 11.57 miles |



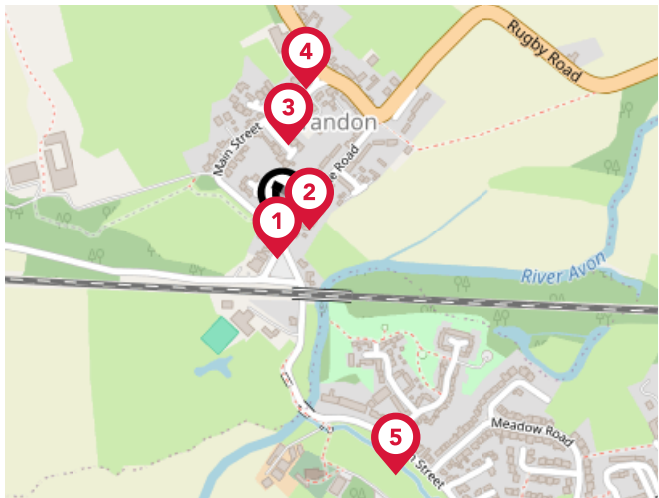
### Airports/Helipads

| Pin | Name                             | Distance    |
|-----|----------------------------------|-------------|
|     | Coventry Airport                 | 3.3 miles   |
|     | Birmingham International Airport | 14.77 miles |
|     | East Midlands Airport            | 30.86 miles |
|     | London Oxford Airport            | 38.22 miles |



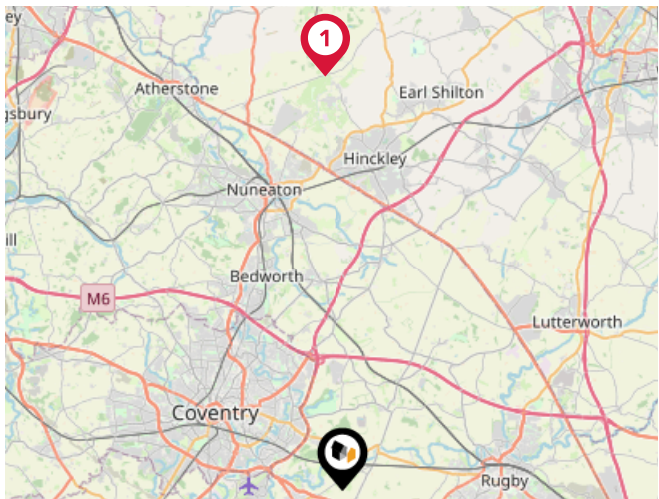
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Avondale Road       | 0.03 miles |
| 2   | Hallams Close       | 0.03 miles |
| 3   | Memorial            | 0.1 miles  |
| 4   | Main Street         | 0.16 miles |
| 5   | St Margarets Avenue | 0.31 miles |



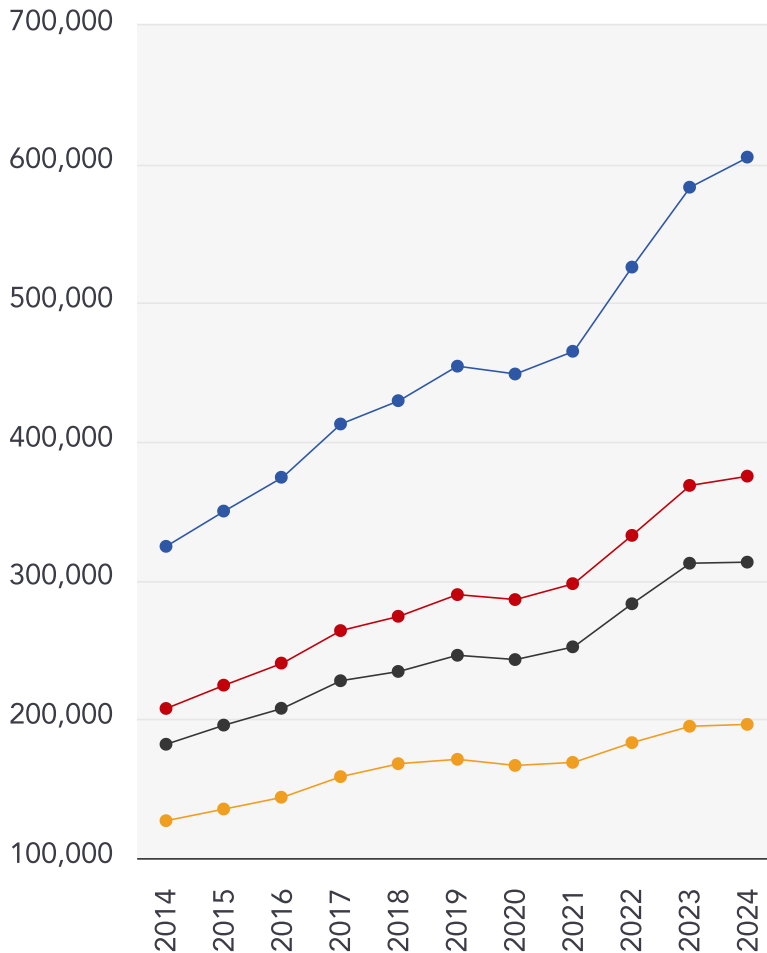
### Local Connections

| Pin | Name                                    | Distance    |
|-----|-----------------------------------------|-------------|
| 1   | Shenton Rail Station (Battlefield Line) | 15.02 miles |

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in CV8



Detached

**+86.39%**

Semi-Detached

**+80.56%**

Terraced

**+72.09%**

Flat

**+54.68%**



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### Testimonial 1



I can't thank the team enough. I found a wonderful little property a few months ago s and they showed a lot of patience and help to get the sale over the line for me and I couldn't be happier with my home! I must give a massive thank you to Mark who fought my corner for me, negotiating with the seller and keeping her on board until the sale went through. I would recommend for anyone.

### Testimonial 2



I was impressed with their professionalism. Good photo and video package of the house. They know their stuff. The house sale was virtually stress-free.

### Testimonial 3



I've worked with this Estate Agents for several years as their board erector and have enjoyed the experience. The staff are polite & very helpful and a great team.

### Testimonial 4



Agent was very professional and very responsive. I have to especially thank James and Liz for their proactive follow up in making the rental process so smooth!

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