



MAR: Market Appraisal Report

An Insight Into This Property & the Local Market

Tuesday 24th September 2024



38A, BULKINGTON ROAD, SHILTON, COVENTRY, CV7 9JT

Price Estimate : £482,500

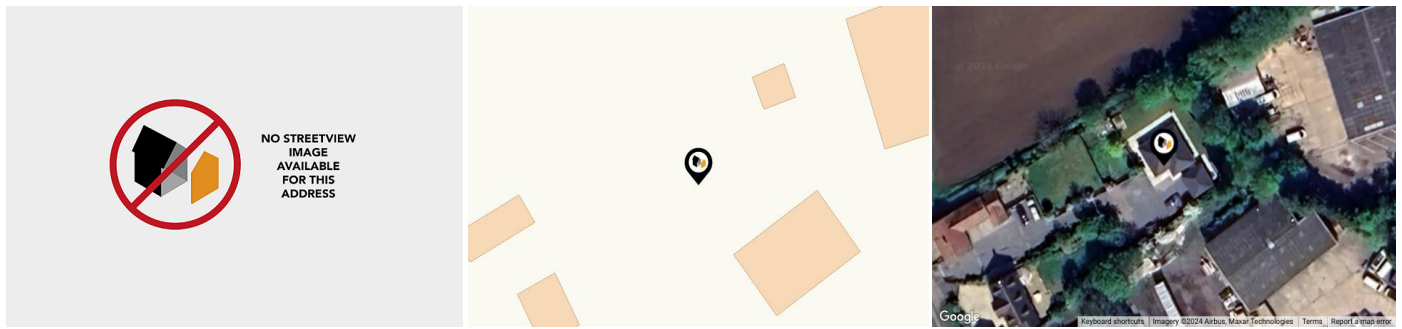
Loveitts

39 Church Street, Nuneaton, CV11 4AD

024 7634 7676

nuneaton@loveitts.co.uk

www.loveitts.co.uk



Property

Type: Detached
Floor Area: 1,237 ft² / 115 m²
UPRN: 10096545679

Price Estimate: £482,500

Local Area

Local Authority: Warwickshire
Conservation Area: No
Flood Risk:
 • Rivers & Seas No Risk

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

5	71	1000
mb/s	mb/s	mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



38a Bulkington Road, Shilton, CV7 9JT

Energy rating

B

Valid until 06.12.2033

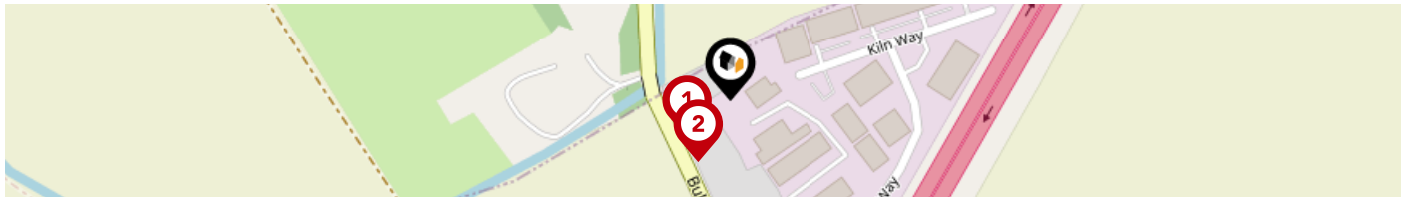
Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		


Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	115 m ²

Comparables


Sold in your area



1  **36a, Bulkington Road, Coventry, CV7 9JT**

Sold (16/09/2021) Freehold

📍 £555,000 🏠 Detached 🛏️ 5 beds 📍 0.03 mi

2  **36, Bulkington Road, Coventry, CV7 9JT**

Sold (29/06/2021) Freehold

📍 £305,000 🏠 Detached 🛏️ 3 beds 📍 0.04 mi

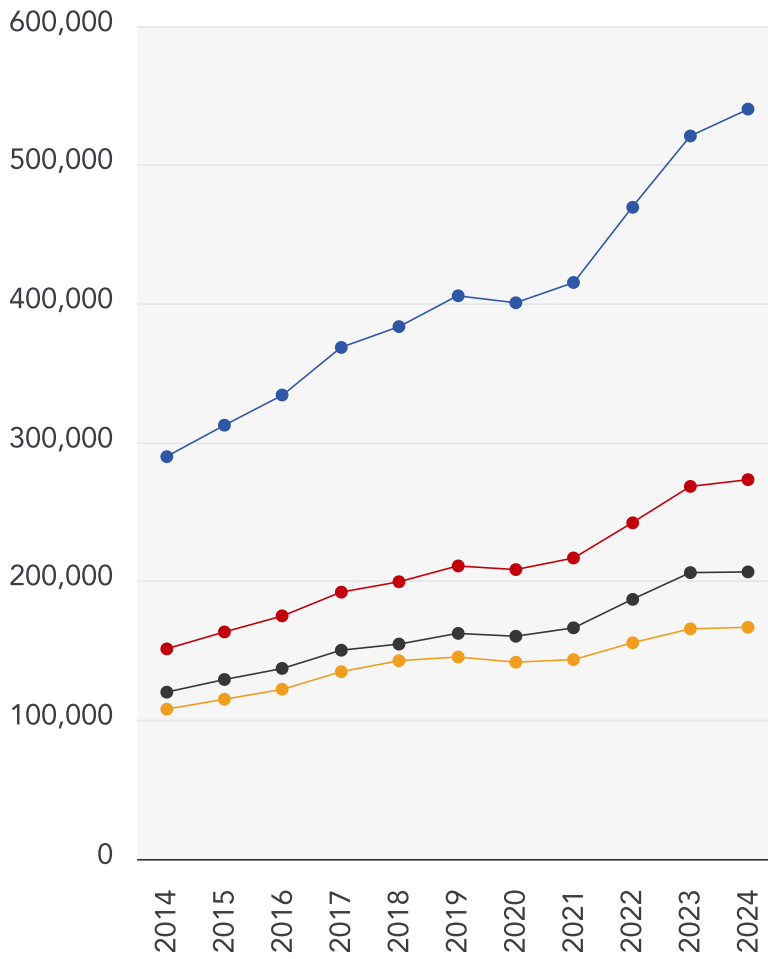
18, Bulkington Road, Coventry, CV7 9JT					Semi-detached House
Last Sold Date:	23/02/2022	02/07/2015	23/09/2005		
Last Sold Price:	£215,000	£132,000	£120,000		
36a, Bulkington Road, Coventry, CV7 9JT					Detached House
Last Sold Date:	16/09/2021				
Last Sold Price:	£555,000				
36, Bulkington Road, Coventry, CV7 9JT					Detached House
Last Sold Date:	29/06/2021	27/11/2015	11/05/2007		
Last Sold Price:	£305,000	£233,000	£200,000		
16, Bulkington Road, Coventry, CV7 9JT					Semi-detached House
Last Sold Date:	30/04/2021	27/07/2012	26/04/2007	06/10/2003	
Last Sold Price:	£190,000	£136,000	£142,500	£118,000	
14, Bulkington Road, Coventry, CV7 9JT					Semi-detached House
Last Sold Date:	14/11/2018	28/09/2018	11/12/2013	29/10/2004	20/10/2003
Last Sold Price:	£192,000	£178,000	£117,000	£135,000	£99,995
20, Bulkington Road, Coventry, CV7 9JT					Semi-detached House
Last Sold Date:	29/09/2017				
Last Sold Price:	£172,500				
34, Bulkington Road, Coventry, CV7 9JT					Detached House
Last Sold Date:	12/12/2016	03/04/1997			
Last Sold Price:	£235,000	£109,500			
30, Bulkington Road, Coventry, CV7 9JT					Detached House
Last Sold Date:	18/12/2015	18/12/2015	13/12/2013		
Last Sold Price:	£200,000	£212,500	£180,000		
38, Bulkington Road, Coventry, CV7 9JT					Detached House
Last Sold Date:	09/09/2011	16/12/2009	27/03/1997		
Last Sold Price:	£249,950	£150,000	£120,000		
Knightlow, Bulkington Road, Coventry, CV7 9JT					Detached House
Last Sold Date:	17/04/2008	21/05/2004	23/05/2003		
Last Sold Price:	£325,000	£250,000	£280,000		
Marts Marsh, Bulkington Road, Coventry, CV7 9JT					Detached House
Last Sold Date:	23/07/2004	23/08/2002	02/10/1995		
Last Sold Price:	£218,000	£158,000	£85,000		
26, Bulkington Road, Coventry, CV7 9JT					Terraced House
Last Sold Date:	28/08/2002				
Last Sold Price:	£128,000				

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

32, Bulkington Road, Coventry, CV7 9JT	Detached House
Last Sold Date: 30/11/2001	
Last Sold Price: £76,000	
22, Bulkington Road, Coventry, CV7 9JT	Detached House
Last Sold Date: 25/01/2000	
Last Sold Price: £40,000	

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

10 Year History of Average House Prices by Property Type in CV7



Detached

+86.39%

Semi-Detached

+80.56%

Terraced

+72.09%

Flat

+54.68%



Loveitts

We pride ourselves in being a traditional agent that also utilises dynamic, modern technology, permitting buyers and sellers alike to track their sale/purchase from the comfort of their sofa. But we're as happy to pick up the phone to call you! Not content to shelter behind a keyboard... 'real' communication is vital to clients as much as it is ourselves.

With 3 branches across Coventry, North and South Warwickshire providing second to none coverage, manned by dedicated teams blending unrivalled experience, enthusiasm and dedication. We also thrive using inter-department cooperation and communication, creating solutions such as referring new landlords to the letting's teams, Vendors to our auction house, builders to Land and New Homes.

Testimonial 1



I have found dealing with Loveitts "PURE" professional from start to finish and would have no hesitation in recommending them to anyone in need of their services. I will be over in Birmingham/Coventry in the next 3 months and I will make it my business to call in for a chat. Many thanks again to you and your team for all the kindness shown to me in getting this property let and sold.

Testimonial 2



Just wanted to drop you a line to thank you and your team for achieving the sale of Mum's house. You gave us faith in the ability of your team to find a qualified buyer and to see any offer through to exchange and completion without fuss and the whole team achieved that as you said they would. Thank you for your professionalism throughout.

Testimonial 3



Following a sales and marketing process a most satisfactory outcome was achieved. Viewings of the property were carried out by Loveitts with great sensitivity. Like many transactions the sales process at times ebbed and flowed. We are confident that the best outcome was achieved for all parties and we would have no hesitation in highly recommending Loveitts.

Testimonial 4



I can say the advice I was given on the sale of my house was First Class, contrary to what I believed, I followed it and ended up with a sale above expectation. Great Job from a great team.



/Loveitts-Estate-Agents-Nuneaton-201219280474731/



/LoveittsLtd

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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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