



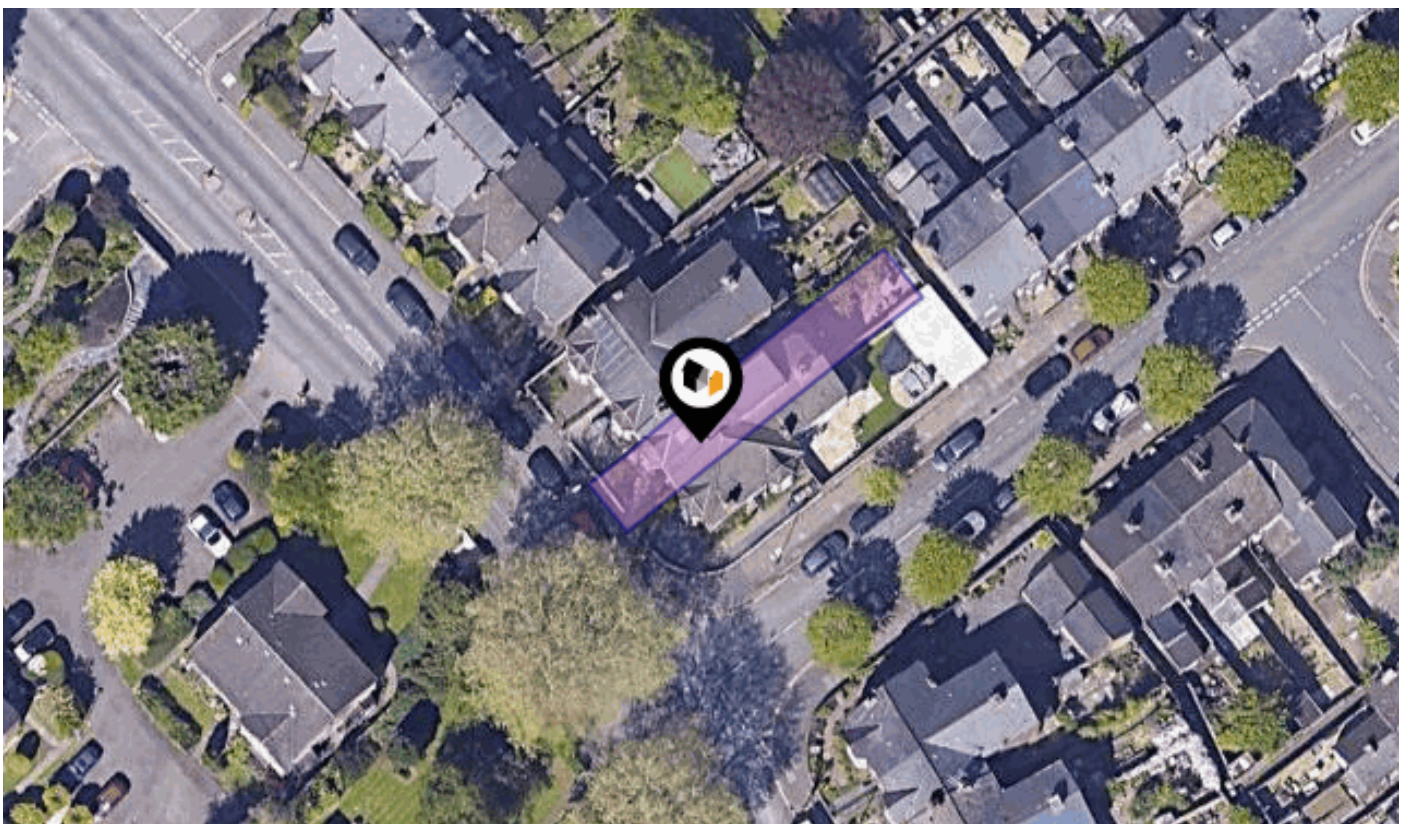
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 28th July 2023



EARLSDON AVENUE SOUTH, COVENTRY, CV5

Price Estimate : £450,000

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



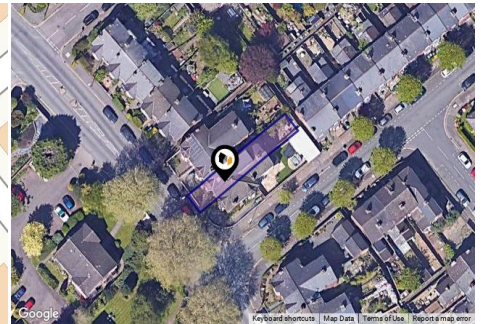
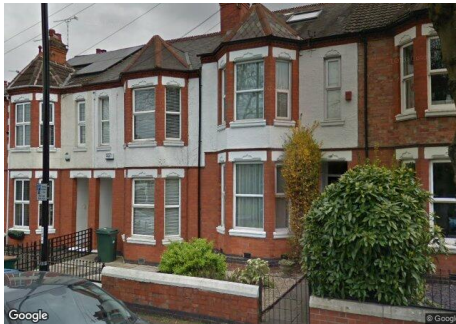
Dear Buyers & interested parties

Property Key Features

Spacious period terraced home with four double bedrooms
Generous loft conversion with spacious bedroom & bathroom
Three separate living rooms including kitchen breakfast room
Delightful, private patio style gardens with shed and rear access
Ground floor cloakroom and first floor bathroom
Period features throughout including fireplaces & coving
Ideal central Earlsdon location
EPC Ordered, Total Sq.Ft. 1715 or 160 Sq.M

For viewings or interest please email:

sales@walmsleysthe waytomove.co.uk or call 0330 1180062



Property

Type: Terraced
Bedrooms: 4
Plot Area: 0.04 acres
Council Tax : Band C
Annual Estimate: £1,845
Title Number: WK175717
UPRN: 100070643496

Price Estimate: £450,000
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

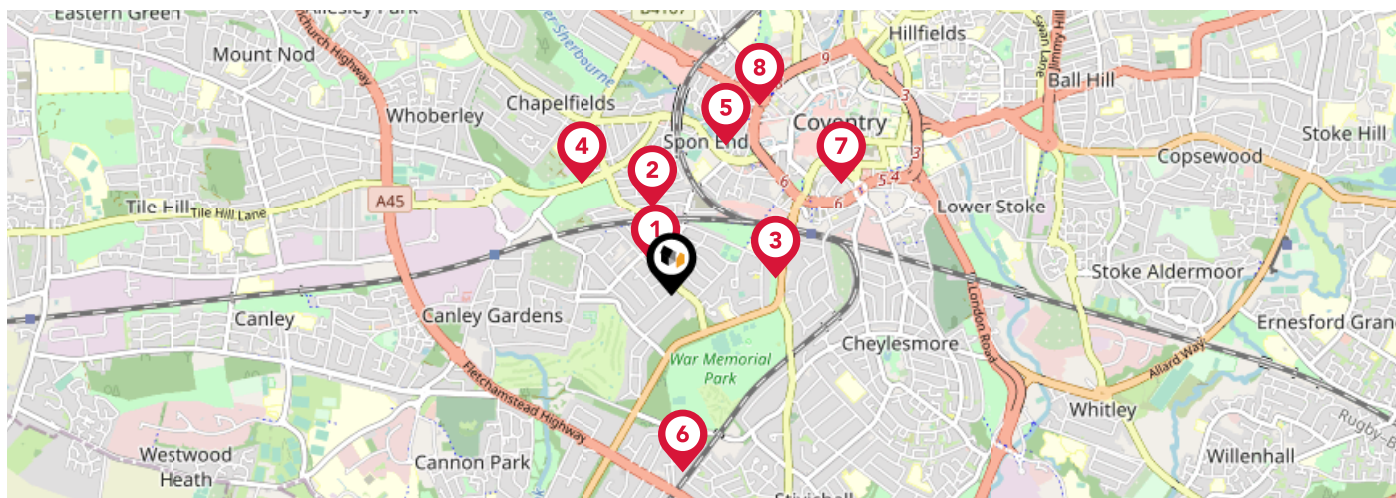
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

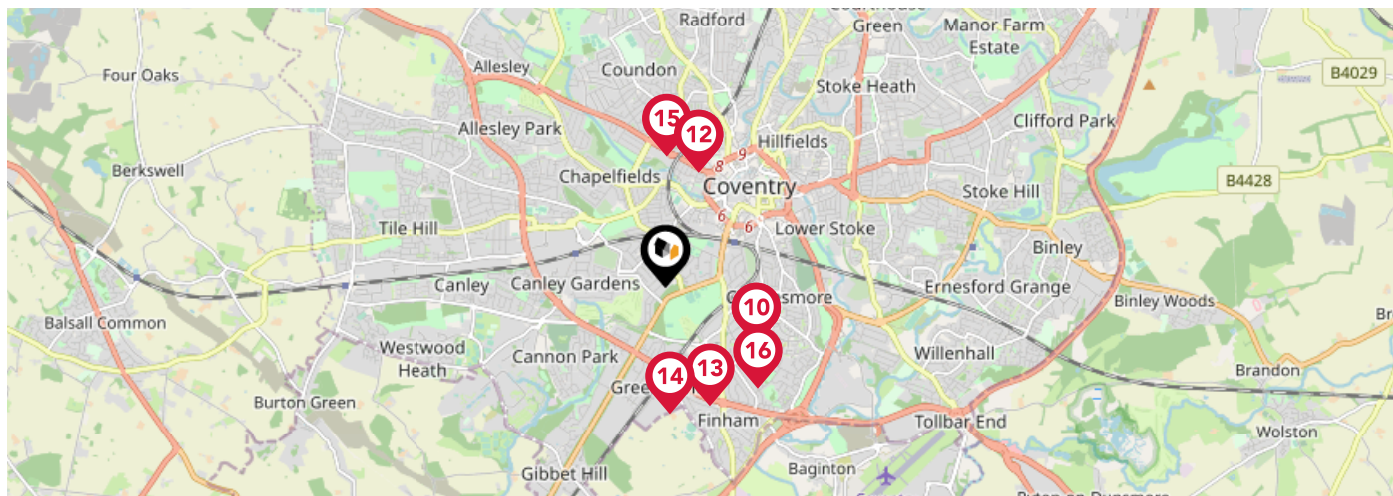


Area Schools



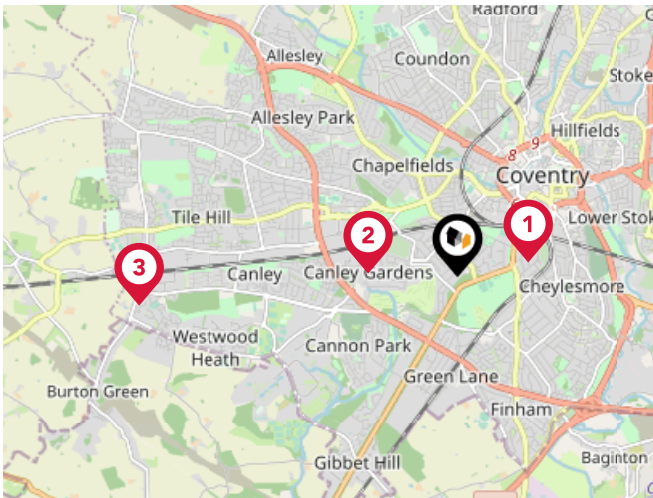
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



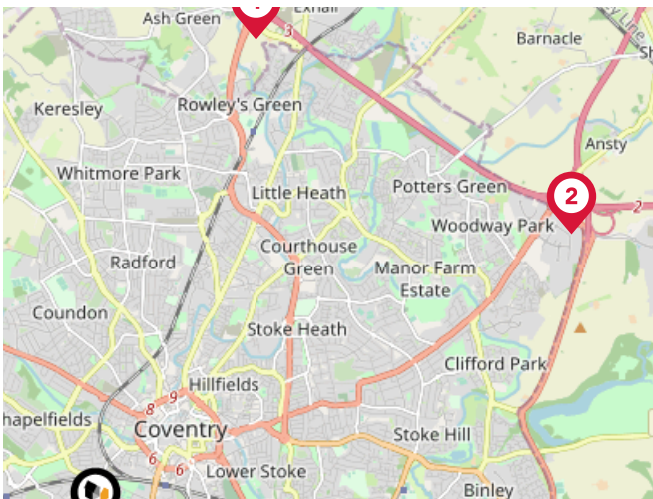
	Nursery	Primary	Secondary	College	Private
<p>9 Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



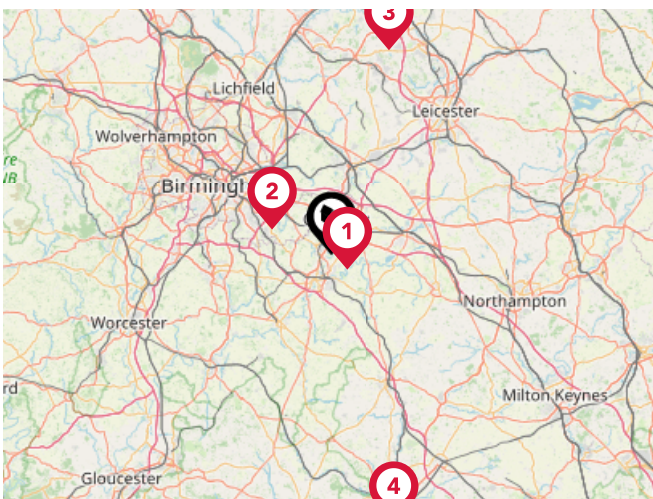
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.65 miles
2	Canley Rail Station	0.81 miles
3	Tile Hill Rail Station	2.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.68 miles
2	M6 J2	5.07 miles
3	M40 J14	10.14 miles
4	M40 J15	10.24 miles
5	M6 J3A	8.47 miles

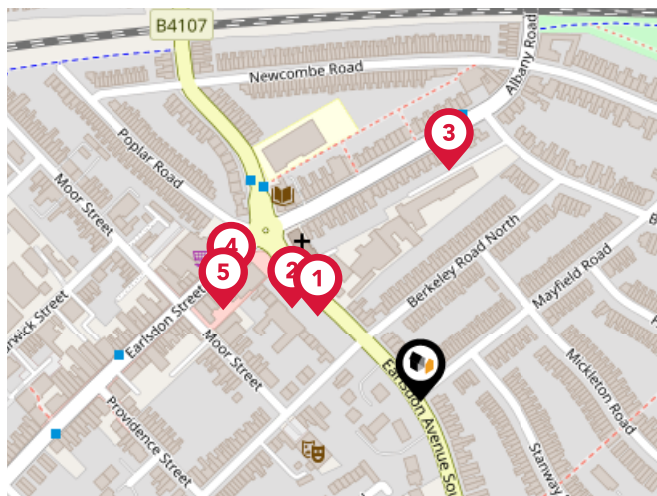


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.11 miles
2	Birmingham International Airport	9.34 miles
3	East Midlands Airport	30.77 miles
4	London Oxford Airport	40.21 miles

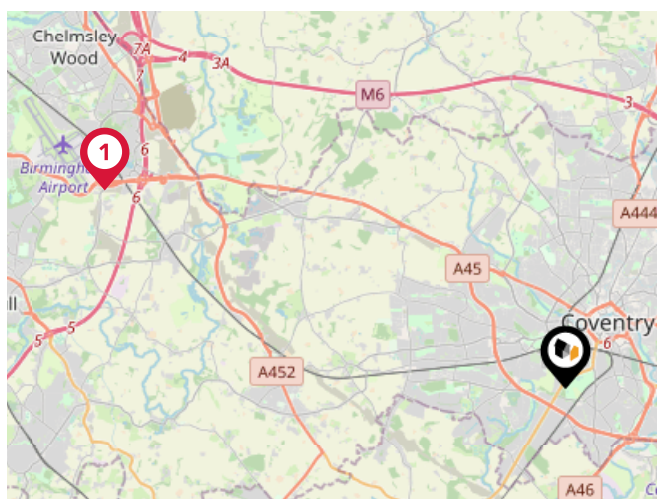
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Earlsdon St	0.08 miles
2	Earlsdon St	0.09 miles
3	Broadway	0.13 miles
4	Earlsdon Avenue	0.12 miles
5	Earlsdon Avenue	0.12 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.07 miles

Market Sold in Street



100, Earlsdon Avenue South, Coventry, CV5 6DQ						Terraced House
Last Sold Date:	14/02/2020	29/06/2010	08/11/2000	21/05/1999	16/06/1997	
Last Sold Price:	£360,000	£225,000	£140,000	£100,000	£79,000	
98, Earlsdon Avenue South, Coventry, CV5 6DQ						Terraced House
Last Sold Date:	19/12/2014	28/03/2008	05/09/2006	06/08/2001	29/05/1998	
Last Sold Price:	£246,800	£12,000	£224,000	£143,000	£89,450	
92, Earlsdon Avenue South, Coventry, CV5 6DQ						Terraced House
Last Sold Date:	14/10/2012	16/08/2002	30/11/2001			
Last Sold Price:	£249,000	£170,000	£110,000			
94, Earlsdon Avenue South, Coventry, CV5 6DQ						Terraced House
Last Sold Date:	05/05/2010	07/07/2006				
Last Sold Price:	£307,000	£210,000				
88, Earlsdon Avenue South, Coventry, CV5 6DQ						Terraced House
Last Sold Date:	15/07/2005	16/10/2003	01/11/1999			
Last Sold Price:	£280,000	£265,000	£149,000			
102, Earlsdon Avenue South, Coventry, CV5 6DQ						Terraced House
Last Sold Date:	29/04/2005	25/04/2003				
Last Sold Price:	£220,000	£170,000				
96, Earlsdon Avenue South, Coventry, CV5 6DQ						Terraced House
Last Sold Date:	06/07/2001					
Last Sold Price:	£119,500					
90, Earlsdon Avenue South, Coventry, CV5 6DQ						Terraced House
Last Sold Date:	03/04/1998					
Last Sold Price:	£89,950					

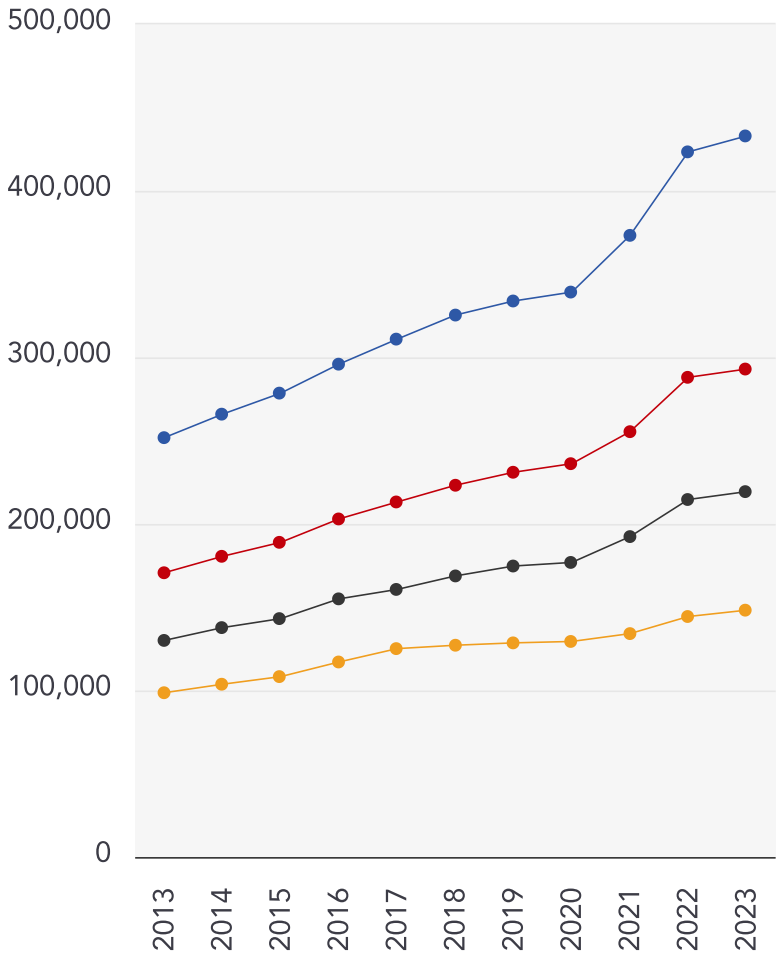
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

+71.94%

Semi-Detached

+71.65%

Terraced

+68.69%

Flat

+50.24%

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



Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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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CV5 6EG

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