



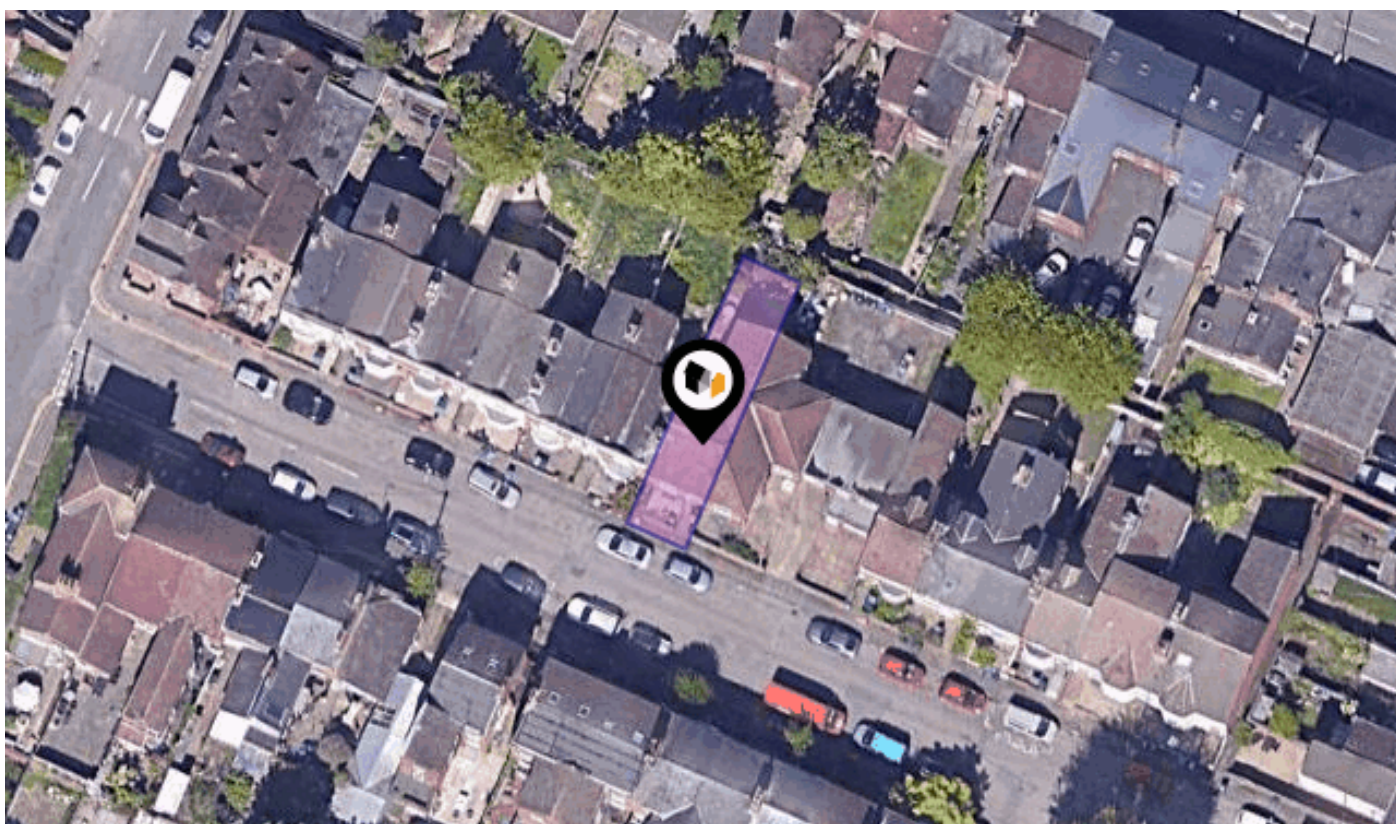
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 18<sup>th</sup> December 2023**



## GLOUCESTER STREET, COVENTRY, CV1

**Price Estimate :** £300,000

### 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



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### Dear Buyers & interested parties

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#### Your property details in brief.....

A substantial three bedroom Victorian home

Two spacious reception rooms

Versatile & useable cellar (currently a home office)

Kitchen breakfast room & separate utility/store

Four piece, first floor, refitted modern bathroom

Delightful period detail & private, tiered rear gardens

Close to the City centre, Coundon & Train Station

EPC rating D, 1434 Sq.Ft or 133 Sq.M

*These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.*

*For all enquiries, questions, queries and concerns please contact us on*  
***sales@walmsleythewaytomove.co.uk or 0330 1180 062***



## Property

**Type:** Terraced  
**Bedrooms:** 3  
**Plot Area:** 0.03 acres  
**Council Tax :** Band B  
**Annual Estimate:** £1,615  
**Title Number:** WK167031  
**UPRN:** 100070652639

**Price Estimate:** £300,000  
**Tenure:** Freehold

## Local Area

**Local Authority:** Coventry  
**Conservation Area:** Naul's Mill, Coventry  
**Flood Risk:**  

- Rivers & Seas: Very Low
- Surface Water: Very Low

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

<b>14</b> mb/s	<b>64</b> mb/s	<b>1000</b> mb/s

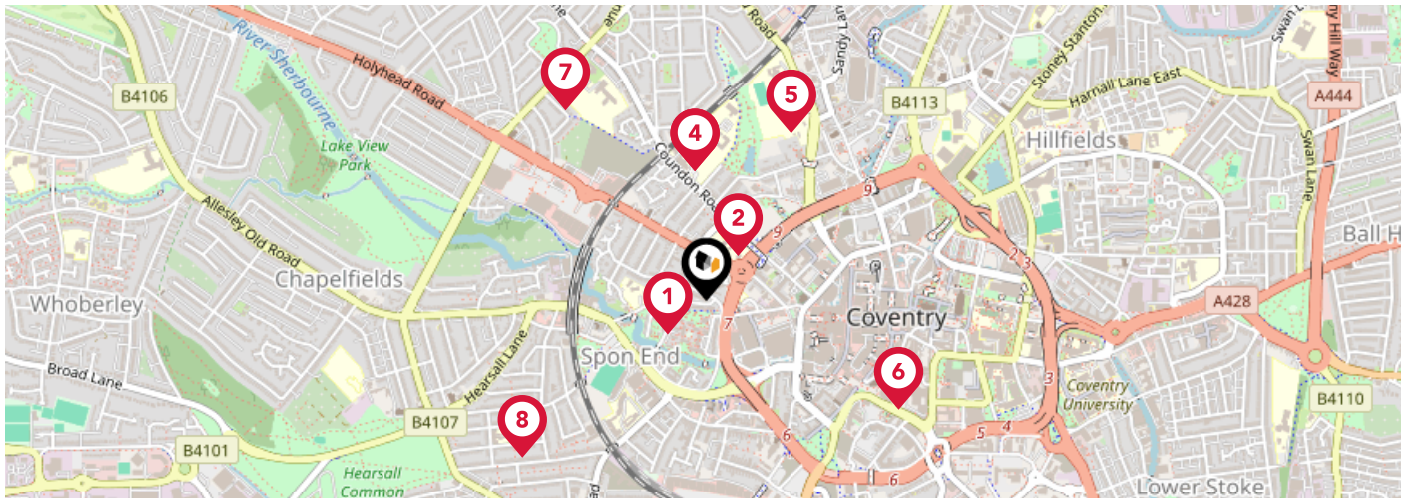
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**

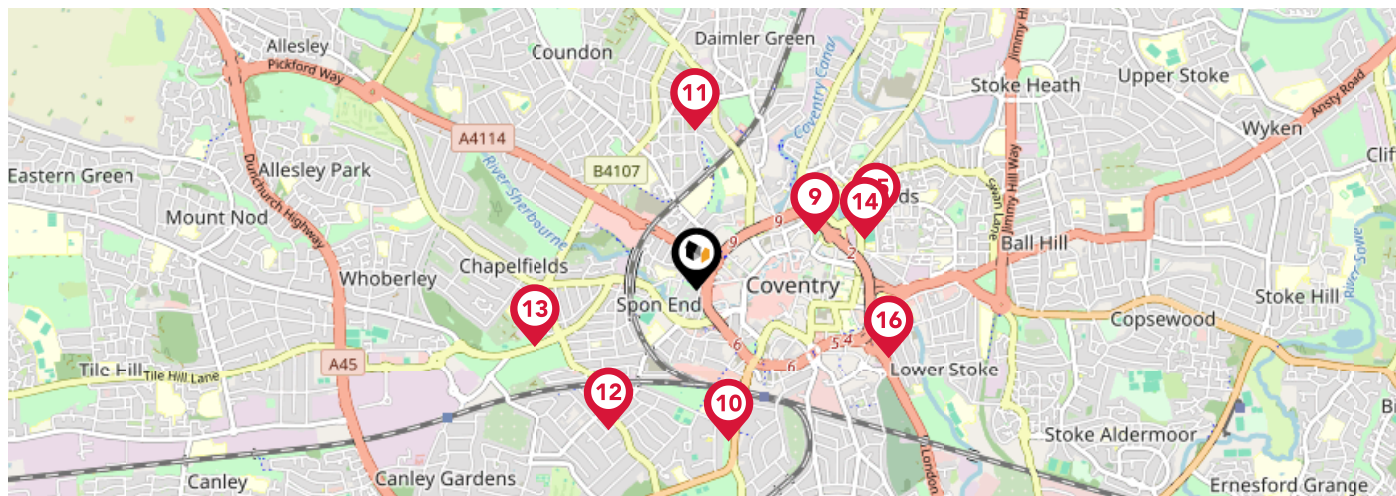










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Barr's Hill School and Community College</b> Ofsted Rating: Good   Pupils: 709   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 495   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

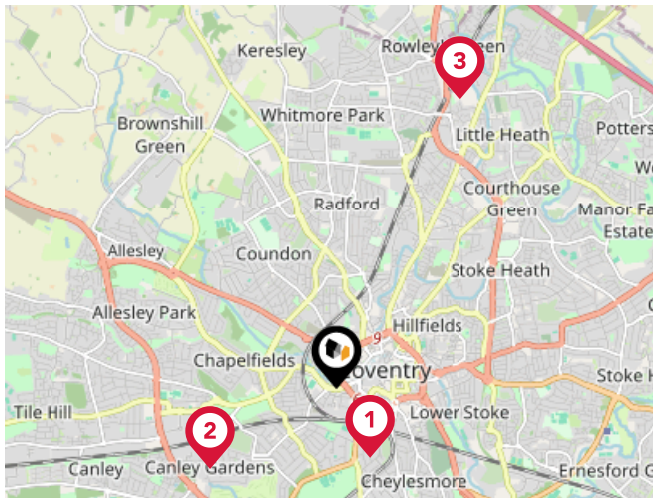
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 578   Distance:0.59	<input type="checkbox"/>	<input 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:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Radford Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 220   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sidney Stringer Academy</b> Ofsted Rating: Outstanding   Pupils: 1452   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sidney Stringer Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 299   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry University</b> Ofsted Rating: Good   Pupils:0   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

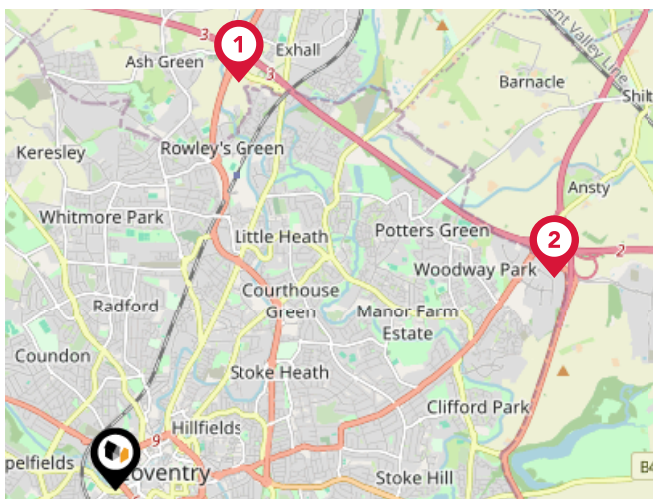
# Area

## Transport (National)



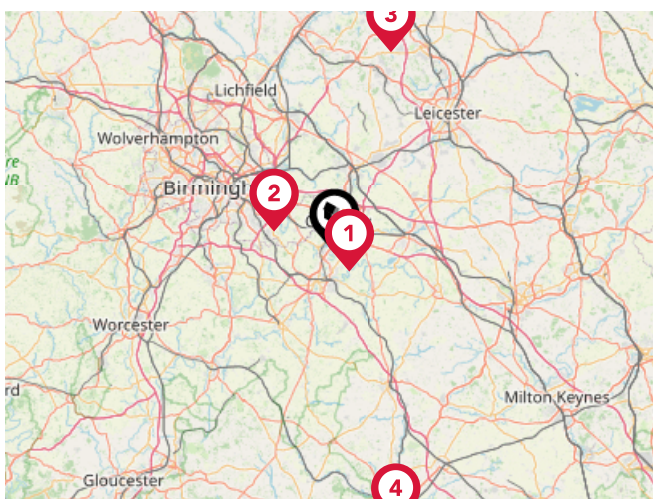
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.69 miles
2	Canley Rail Station	1.35 miles
3	Coventry Arena Rail Station	2.86 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.86 miles
2	M6 J2	4.42 miles
3	M40 J14	10.96 miles
4	M6 J3A	8.27 miles
5	M69 J1	9.93 miles



### Airports/Helipads





Pin	Name	Distance
1	Coventry Airport	3.48 miles
2	Birmingham International Airport	9.37 miles
3	East Midlands Airport	29.95 miles
4	London Oxford Airport	40.87 miles

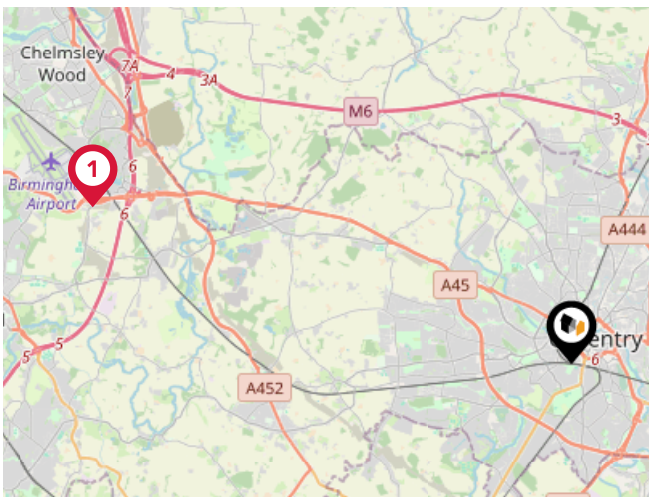
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Ringway	0.04 miles
	Ringway	0.04 miles
	Meriden St	0.1 miles
	Middleborough Rd	0.13 miles
	Meriden St	0.14 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.11 miles

# Market Sold in Street



<b>16, Gloucester Street, Coventry, CV1 3BZ</b>						Terraced House
Last Sold Date:	14/07/2023	04/12/2015				
Last Sold Price:	£310,000	£260,000				
<b>30, Gloucester Street, Coventry, CV1 3BZ</b>						Terraced House
Last Sold Date:	01/09/2022	07/01/2011				
Last Sold Price:	£250,000	£115,000				
<b>15, Gloucester Street, Coventry, CV1 3BZ</b>						Terraced House
Last Sold Date:	11/07/2022	12/08/2010				
Last Sold Price:	£270,000	£140,000				
<b>14, Gloucester Street, Coventry, CV1 3BZ</b>						Terraced House
Last Sold Date:	05/08/2021					
Last Sold Price:	£222,000					
<b>21, Gloucester Street, Coventry, CV1 3BZ</b>						Terraced House
Last Sold Date:	25/02/2021	29/09/2003				
Last Sold Price:	£291,250	£60,000				
<b>29, Gloucester Street, Coventry, CV1 3BZ</b>						Terraced House
Last Sold Date:	07/05/2020					
Last Sold Price:	£170,000					
<b>10, Gloucester Street, Coventry, CV1 3BZ</b>						Semi-detached House
Last Sold Date:	31/01/2019	09/05/2003				
Last Sold Price:	£250,000	£86,250				
<b>31a, Gloucester Street, Coventry, CV1 3BZ</b>						Flat-maisonette House
Last Sold Date:	11/12/2018	03/03/2017	23/08/2002	09/07/2002	03/11/1995	
Last Sold Price:	£139,000	£134,950	£39,000	£48,000	£30,000	
<b>23, Gloucester Street, Coventry, CV1 3BZ</b>						Terraced House
Last Sold Date:	05/05/2017					
Last Sold Price:	£330,000					
<b>12, Gloucester Street, Coventry, CV1 3BZ</b>						Terraced House
Last Sold Date:	12/10/2016					
Last Sold Price:	£262,000					
<b>20, Gloucester Street, Coventry, CV1 3BZ</b>						Terraced House
Last Sold Date:	05/12/2014					
Last Sold Price:	£167,000					
<b>4, Gloucester Street, Coventry, CV1 3BZ</b>						Terraced House
Last Sold Date:	22/04/2014	19/10/2006	25/07/2001			
Last Sold Price:	£305,000	£495,000	£112,500			

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



# Market Sold in Street



<b>27, Gloucester Street, Coventry, CV1 3BZ</b>			Terraced House
Last Sold Date:	27/08/2013	15/12/2006	
Last Sold Price:	£235,000	£245,000	
<b>13, Gloucester Street, Coventry, CV1 3BZ</b>			Terraced House
Last Sold Date:	09/11/2007	06/07/2001	
Last Sold Price:	£160,000	£74,000	
<b>11, Gloucester Street, Coventry, CV1 3BZ</b>			Terraced House
Last Sold Date:	05/04/2007	23/12/2002	
Last Sold Price:	£162,000	£98,000	
<b>33 And, 33a, Gloucester Street, Coventry, CV1 3BZ</b>			Terraced House
Last Sold Date:	23/03/2007		
Last Sold Price:	£156,000		
<b>18, Gloucester Street, Coventry, CV1 3BZ</b>			Terraced House
Last Sold Date:	08/12/2006	12/01/1996	
Last Sold Price:	£182,500	£52,000	
<b>22, Gloucester Street, Coventry, CV1 3BZ</b>			Terraced House
Last Sold Date:	27/09/2004		
Last Sold Price:	£159,950		
<b>24, Gloucester Street, Coventry, CV1 3BZ</b>			Terraced House
Last Sold Date:	14/07/2003	26/04/1999	
Last Sold Price:	£124,000	£52,000	
<b>17, Gloucester Street, Coventry, CV1 3BZ</b>			Terraced House
Last Sold Date:	14/03/1997		
Last Sold Price:	£49,750		

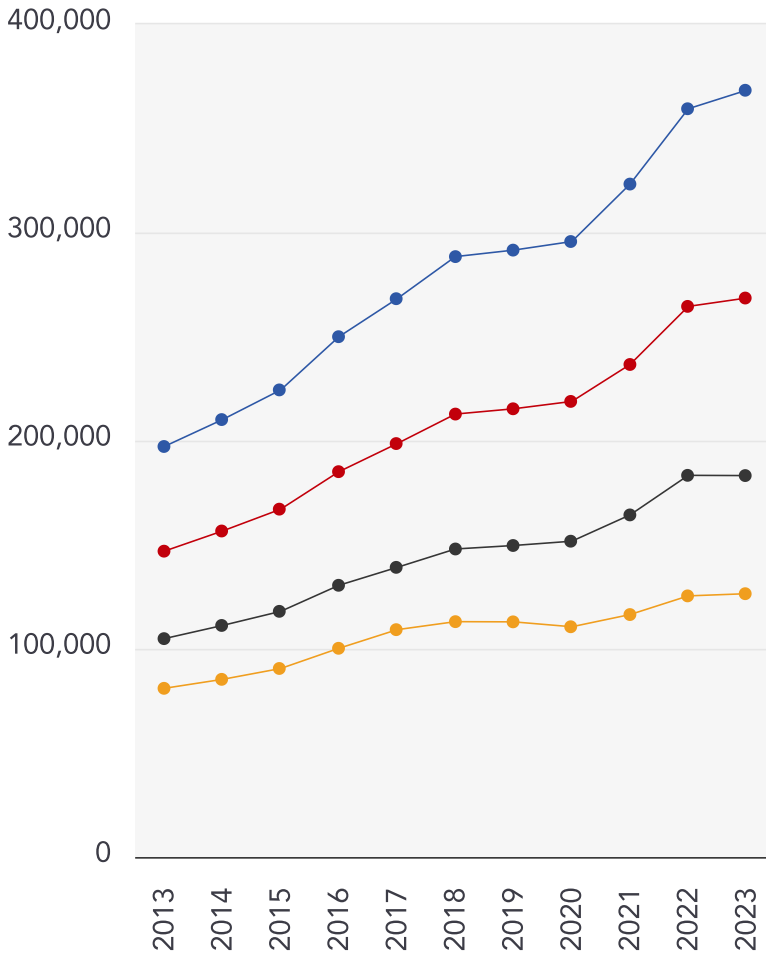
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV1



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

**+56.09%**

# 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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