



See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd January 2024



SPENCER AVENUE, COVENTRY, CV5

Price Estimate : £545,000

Walmsley's The Way to Move

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

An Edwardian semi detached family home

Five bedrooms over two floors

Versatile & substantial accommodation throughout

Private, South facing, mature gardens with garage/outbuilding

Three reception rooms, kitchen dining room & ground floor utility/shower room

Rear sitting room with fireplace & French doors to garden

Front sitting room with bay window & fireplace

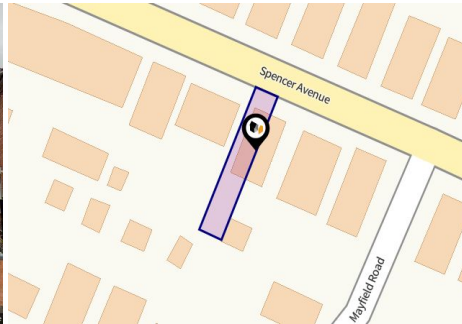
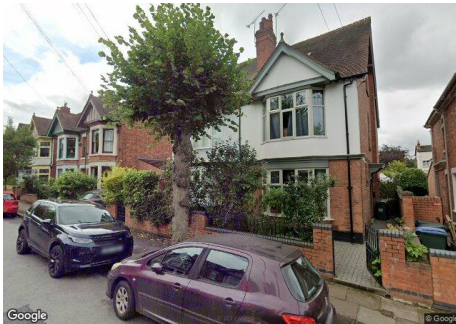
Gas central heating & double glazing throughout

An ideal Earlsdon location close to all amenities

EPC Rating ordered, Total approx 180 Sq.M or 1952 Total Sq.Ft

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: Semi-Detached
Bedrooms: 5
Plot Area: 0.06 acres
Council Tax : Band E
Annual Estimate: £2,537
Title Number: WM292736
UPRN: 100070701456

Price Estimate: £545,000
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

17 mb/s **80** mb/s **1000** mb/s
  

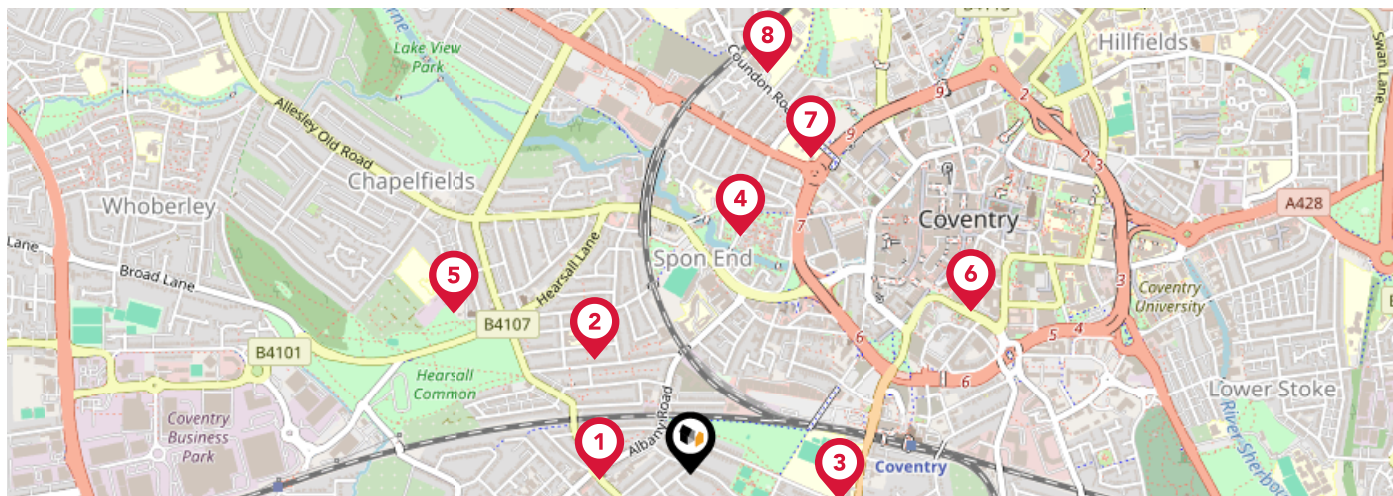
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

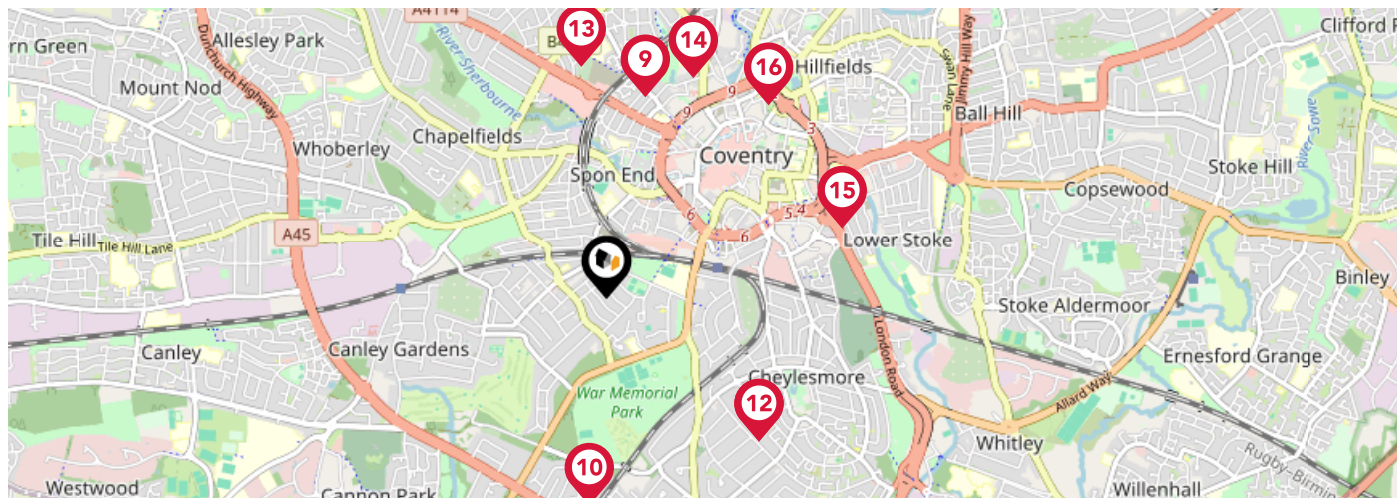










Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.21	<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:0.34	<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:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	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"/>
6	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

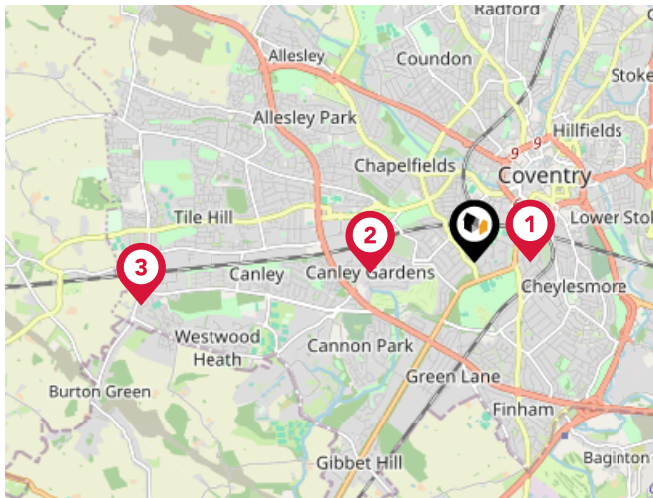
Area Schools



	Nursery	Primary	Secondary	College	Private
 Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Coventry University Ofsted Rating: Good Pupils:0 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 578 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

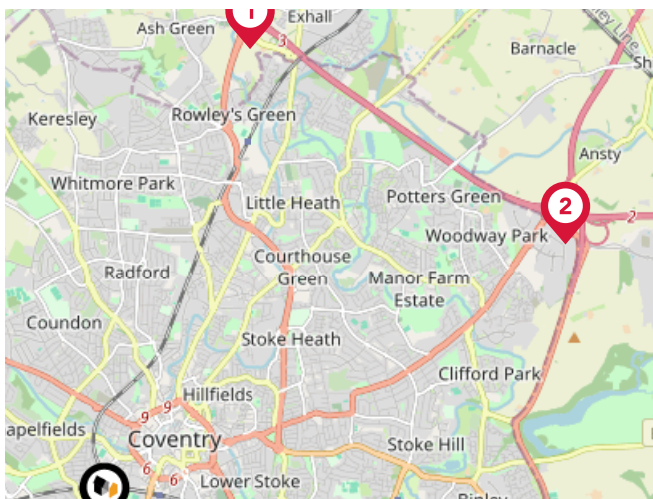
Area

Transport (National)



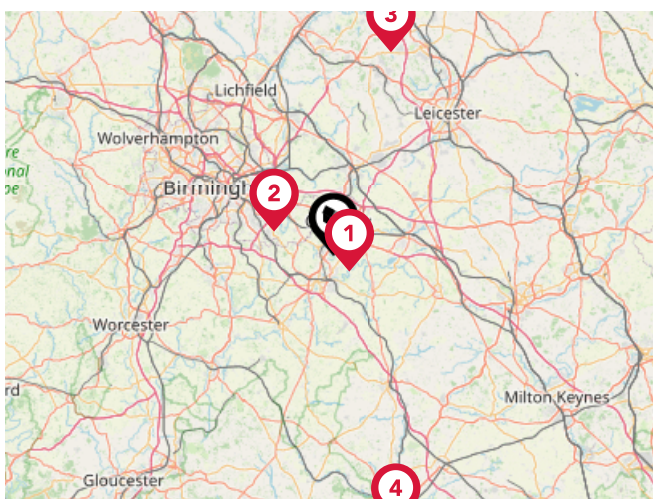
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.5 miles
2	Canley Rail Station	0.94 miles
3	Tile Hill Rail Station	3.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.51 miles
2	M6 J2	4.89 miles
3	M40 J14	10.31 miles
4	M40 J15	10.42 miles
5	M6 J3A	8.48 miles

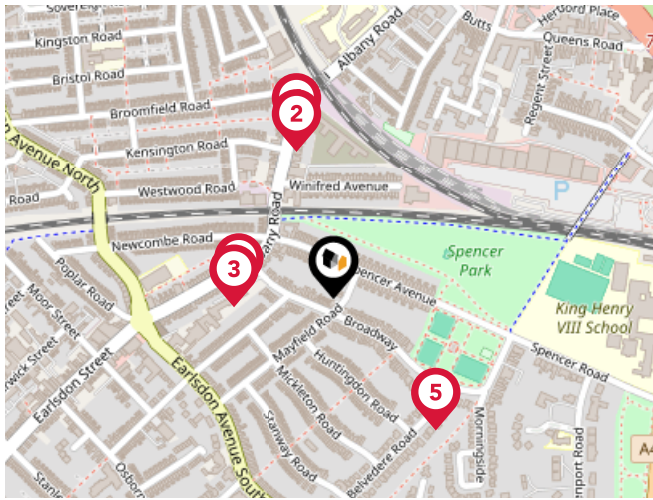


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.12 miles
2	Birmingham International Airport	9.41 miles
3	East Midlands Airport	30.6 miles
4	London Oxford Airport	40.31 miles

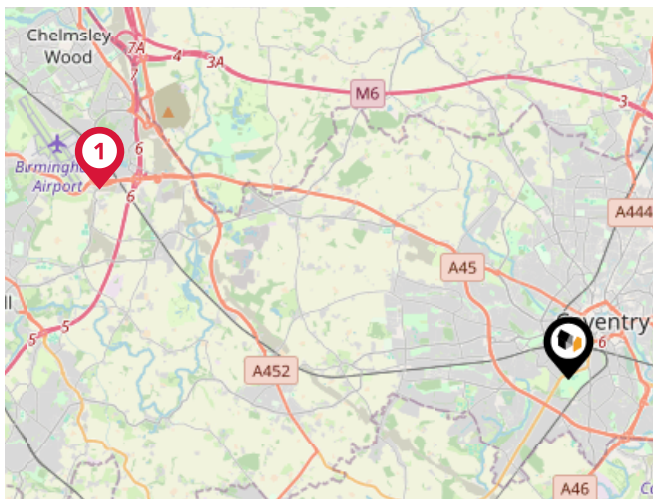
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.11 miles
2	Broomfield Rd	0.17 miles
3	Broadway	0.11 miles
4	Broomfield Rd	0.19 miles
5	Huntingdon Rd	0.19 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.14 miles

Market Sold in Street



25, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House	
Last Sold Date:	16/10/2023		
Last Sold Price:	£550,000		
31, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House	
Last Sold Date:	12/01/2023	21/10/2011	10/01/1997
Last Sold Price:	£540,000	£323,500	£115,000
65, Spencer Avenue, Coventry, CV5 6NQ		Terraced House	
Last Sold Date:	02/12/2022	01/09/2006	26/02/1999
Last Sold Price:	£392,500	£212,500	£108,000
11, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House	
Last Sold Date:	29/07/2022		
Last Sold Price:	£180,000		
55, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House	
Last Sold Date:	25/05/2022		
Last Sold Price:	£550,000		
15, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House	
Last Sold Date:	28/01/2022	28/09/2007	
Last Sold Price:	£539,995	£340,000	
45, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House	
Last Sold Date:	11/12/2020		
Last Sold Price:	£484,000		
47, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House	
Last Sold Date:	25/06/2020	10/08/2007	
Last Sold Price:	£550,000	£310,000	
63, Spencer Avenue, Coventry, CV5 6NQ		Terraced House	
Last Sold Date:	26/03/2020		
Last Sold Price:	£295,000		
5, Spencer Avenue, Coventry, CV5 6NQ		other House	
Last Sold Date:	20/02/2020	15/12/2000	
Last Sold Price:	£195,000	£66,000	
77, Spencer Avenue, Coventry, CV5 6NQ		Terraced House	
Last Sold Date:	15/01/2020	29/08/2012	
Last Sold Price:	£390,000	£290,000	
73, Spencer Avenue, Coventry, CV5 6NQ		Terraced House	
Last Sold Date:	10/01/2020		
Last Sold Price:	£267,500		

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

Market Sold in Street



7, Spencer Avenue, Coventry, CV5 6NQ				Detached House
Last Sold Date:	08/11/2019	10/06/2004		
Last Sold Price:	£470,000	£337,225		
83, Spencer Mews, Coventry, CV5 6NQ				Terraced House
Last Sold Date:	31/01/2019			
Last Sold Price:	£275,000			
81, Spencer Mews, Coventry, CV5 6NQ				Semi-detached House
Last Sold Date:	31/08/2018			
Last Sold Price:	£285,000			
79, Spencer Mews, Coventry, CV5 6NQ				Semi-detached House
Last Sold Date:	11/05/2018			
Last Sold Price:	£285,000			
85, Spencer Mews, Coventry, CV5 6NQ				Terraced House
Last Sold Date:	27/04/2018			
Last Sold Price:	£295,000			
39, Spencer Avenue, Coventry, CV5 6NQ				Semi-detached House
Last Sold Date:	17/08/2017	14/01/2011	26/07/1999	
Last Sold Price:	£400,000	£335,000	£145,000	
5a, Spencer Avenue, Coventry, CV5 6NQ				Flat-maisonette House
Last Sold Date:	06/10/2016	27/03/2002	21/07/2000	
Last Sold Price:	£121,000	£65,950	£59,000	
35, Spencer Avenue, Coventry, CV5 6NQ				Semi-detached House
Last Sold Date:	28/07/2016			
Last Sold Price:	£362,500			
69, Spencer Avenue, Coventry, CV5 6NQ				Terraced House
Last Sold Date:	27/05/2014			
Last Sold Price:	£200,000			
59, Spencer Avenue, Coventry, CV5 6NQ				Terraced House
Last Sold Date:	29/04/2010			
Last Sold Price:	£110,000			
3, Spencer Avenue, Coventry, CV5 6NQ				Semi-detached House
Last Sold Date:	23/06/2009	06/03/1998		
Last Sold Price:	£285,000	£105,000		
9, Spencer Avenue, Coventry, CV5 6NQ				Semi-detached House
Last Sold Date:	22/06/2009			
Last Sold Price:	£294,000			

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

Market Sold in Street



75, Spencer Avenue, Coventry, CV5 6NQ		Terraced House
Last Sold Date:	29/04/2008	
Last Sold Price:	£250,000	
17, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House
Last Sold Date:	08/12/2006	24/04/1997
Last Sold Price:	£297,000	£80,000
51, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House
Last Sold Date:	16/10/2003	23/11/2001
Last Sold Price:	£460,000	£250,000
67, Spencer Avenue, Coventry, CV5 6NQ		Terraced House
Last Sold Date:	18/09/2003	31/03/2000
Last Sold Price:	£185,000	£107,500
57, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House
Last Sold Date:	25/04/2003	
Last Sold Price:	£223,000	
61, Spencer Avenue, Coventry, CV5 6NQ		Terraced House
Last Sold Date:	14/12/2001	
Last Sold Price:	£135,000	
43, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House
Last Sold Date:	21/12/1999	
Last Sold Price:	£168,000	
27, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House
Last Sold Date:	27/09/1996	
Last Sold Price:	£117,800	
33, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House
Last Sold Date:	08/12/1995	
Last Sold Price:	£98,000	

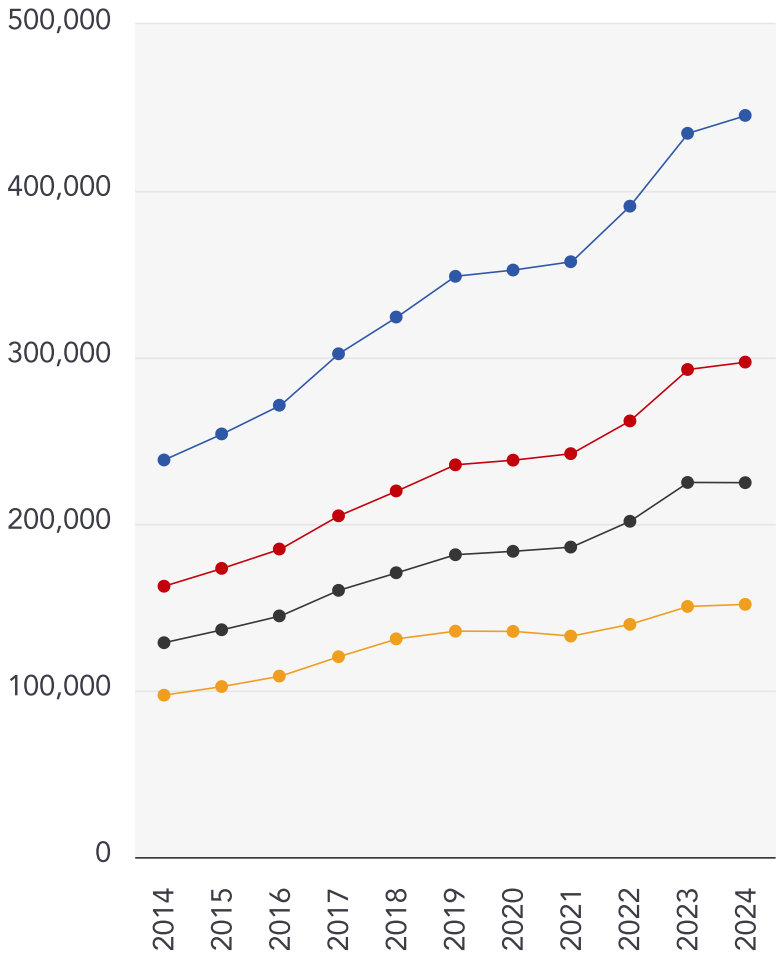
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Market

House Price Statistics



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



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



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.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

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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