



See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th January 2024



ROCHESTER ROAD, COVENTRY, CV5

Price Estimate : £775,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A beautifully presented Edwardian detached home

Full width extension & planning permission granted for ground floor annexe

Driveway parking with electric charging points

Five generous & versatile reception rooms

Three double bedrooms with two ensuite shower rooms

Family bathroom, ground floor cloakroom & utility room

Welcoming reception hallway & grand landing

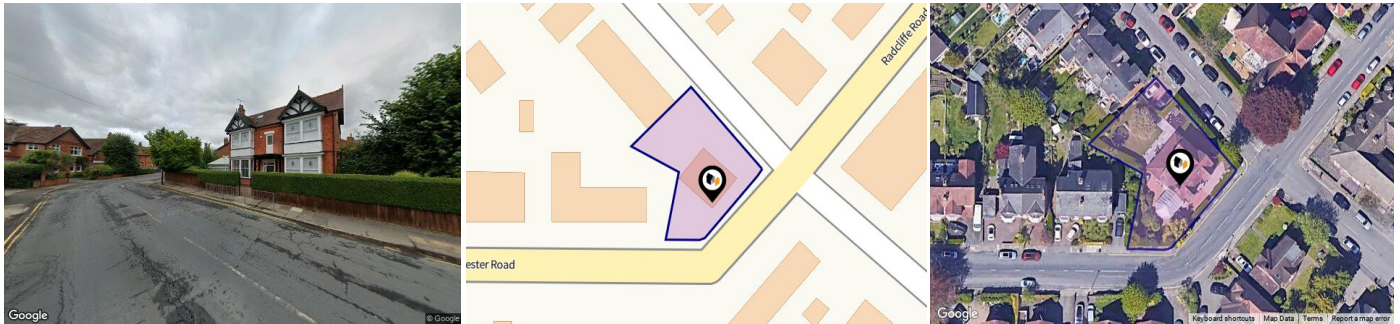
Wrap around landscaped gardens

Ideal location close to schooling, parkland & amenities

EPC Rating TBC, Total approx 249 Sq.M or 2679 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@walmsleysthewaytomove.co.uk or 0330 1180 062***



Property

Type: Detached
Bedrooms: 3
Plot Area: 0.18 acres
Council Tax : Band F
Annual Estimate: £2,999
Title Number: WM407907
UPRN: 100070693788

Price Estimate: £775,000
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)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *2, Rochester Road, Coventry, CV5 6AD*

Reference - HH/2022/1215
Decision: -
Date: 13th May 2022
Description: Erection of single storey side extension
Reference - HH/2022/1215
Decision: -
Date: 13th May 2022
Description: Erection of single storey side extension
Reference - FUL/2011/2042
Decision: APPROVED
Date: 28th November 2011
Description: Change of use from childrens day nursery (Use Class D1) to residential dwelling (Use Class C3).
Reference - DC/2010/1799
Decision: APPROVED
Date: 12th November 2010
Description: Submission of details to discharge condition No. 2 - management plan - imposed on planning permission R/2010/1113, granted on 21st October 2010, to allow the use of the ground floor of the premises as a childrens nursery by up to 33 children at any one time

Planning History

This Address

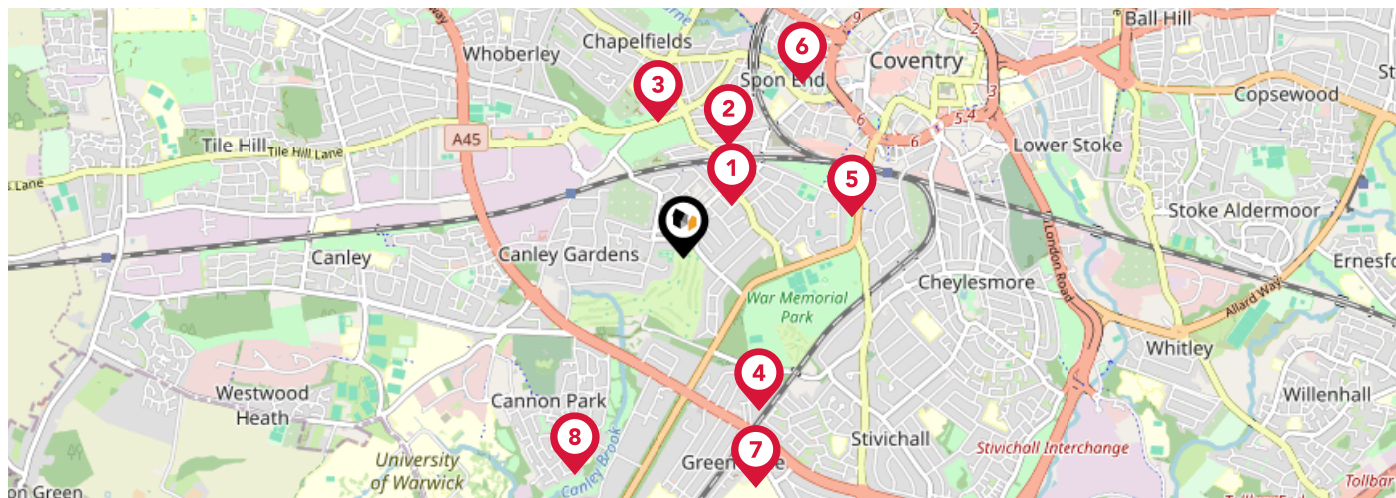


Planning records for: *2, Rochester Road, Coventry, CV5 6AD*

Reference - R/2010/1113
Decision: APPROVED
Date: 01st September 2010
Description: Variation of condition No.2 of planning permission reference C/40347/D granted on 18th March 1993 to allow the use of the ground floor of the premises as a children's nursery by up to 33 children at any one time.

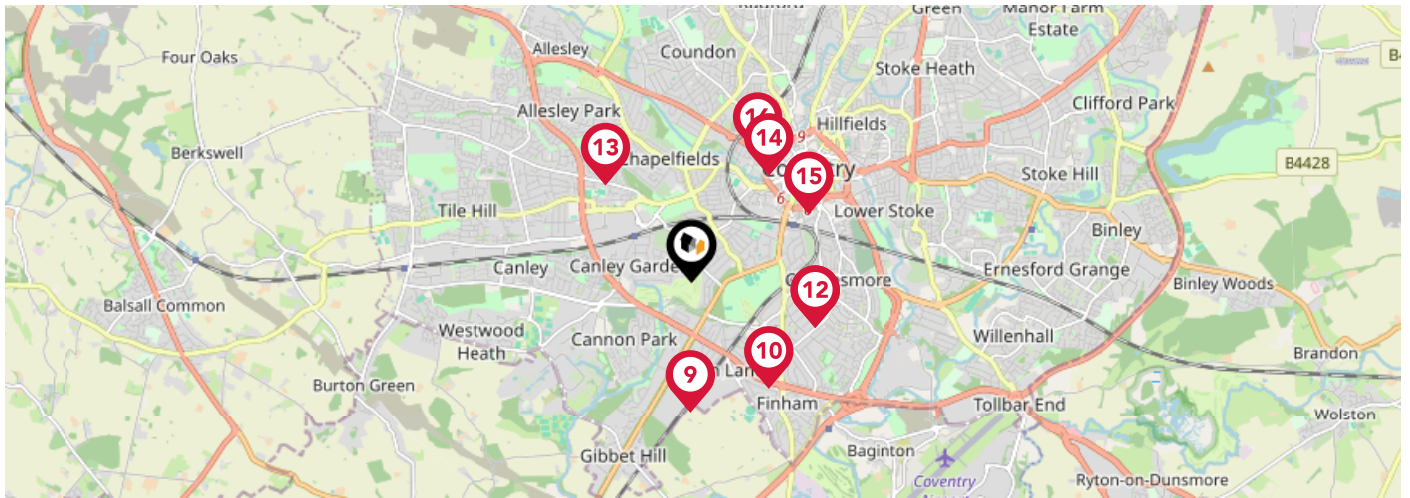
Reference - L/1988/1988
Decision: APPROVED
Date: 03rd November 1988
Description: Two storey extension to form lounge and bedroom









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.32	<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:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

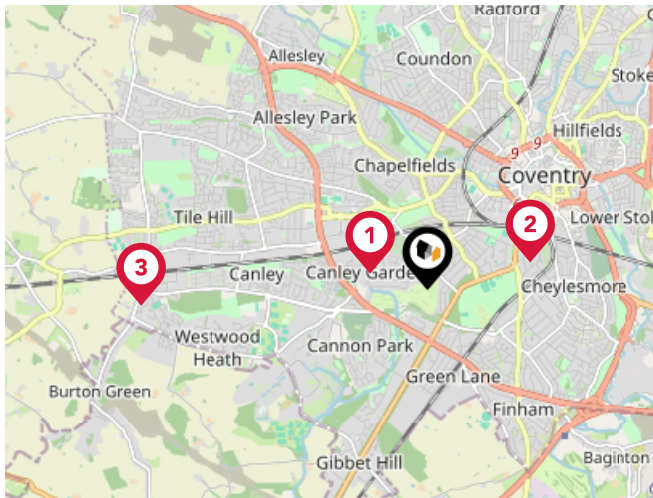
Area Schools



	Nursery	Primary	Secondary	College	Private
 Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.18	<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:1.18	<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:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

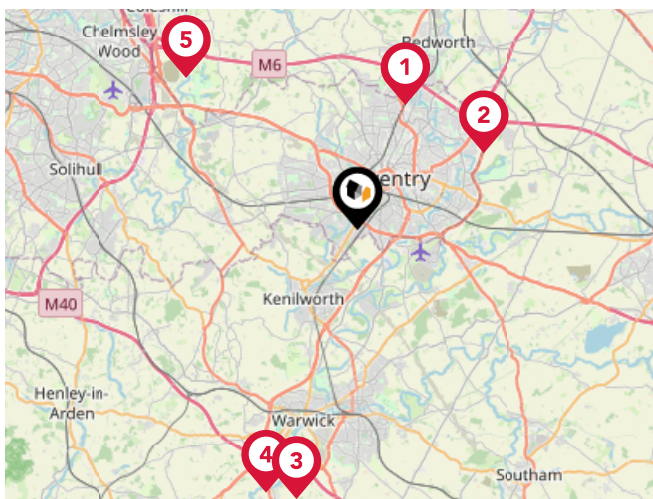
Area

Transport (National)



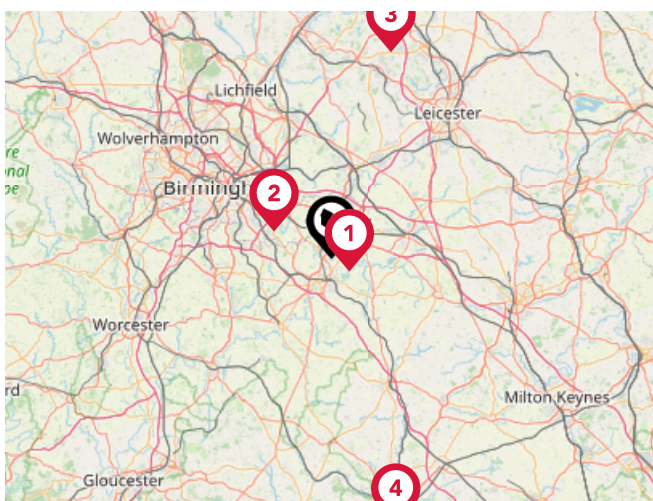
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.54 miles
2	Coventry Rail Station	0.96 miles
3	Tile Hill Rail Station	2.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.88 miles
2	M6 J2	5.38 miles
3	M40 J14	9.96 miles
4	M40 J15	10.04 miles
5	M6 J3A	8.32 miles

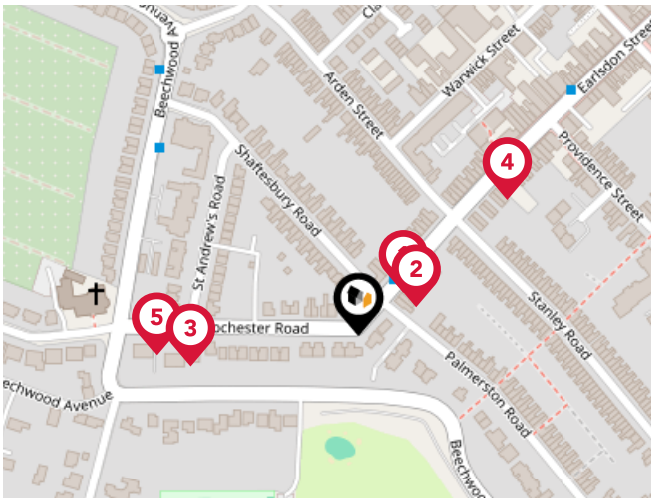


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.26 miles
2	Birmingham International Airport	9.13 miles
3	East Midlands Airport	30.95 miles
4	London Oxford Airport	40.16 miles

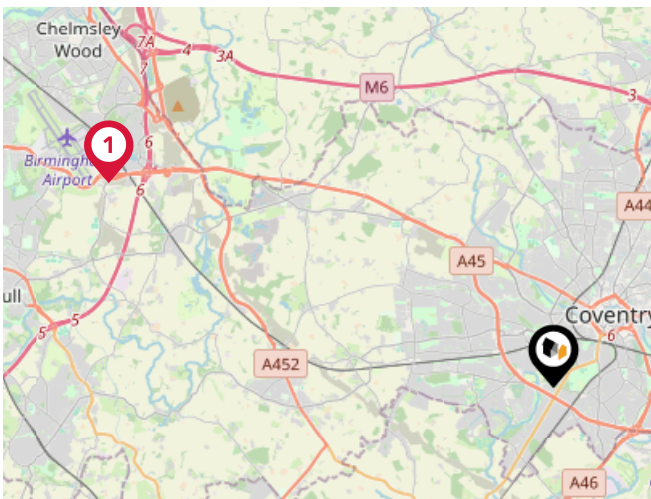
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shaftesbury Rd	0.04 miles
2	Shaftesbury Rd	0.04 miles
3	St Andrews Rd	0.1 miles
4	Providence St	0.11 miles
5	St Andrews Rd	0.11 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.85 miles

Market Sold in Street



4, Rochester Road, Coventry, CV5 6AD	Semi-detached House		
Last Sold Date:	03/12/2021		
Last Sold Price:	£525,000		
16, Rochester Road, Coventry, CV5 6AD	Detached House		
Last Sold Date:	22/03/2017	27/06/1996	
Last Sold Price:	£725,000	£140,000	
20, Rochester Road, Coventry, CV5 6AD	other House		
Last Sold Date:	04/11/2015		
Last Sold Price:	£350,000		
12, Rochester Road, Coventry, CV5 6AD	Semi-detached House		
Last Sold Date:	24/11/2006		
Last Sold Price:	£429,000		
8, Rochester Road, Coventry, CV5 6AD	Semi-detached House		
Last Sold Date:	01/12/2003	05/07/2000	02/06/1997
Last Sold Price:	£299,950	£235,000	£130,000
10, Rochester Road, Coventry, CV5 6AD	Semi-detached House		
Last Sold Date:	11/07/2003	09/08/1996	
Last Sold Price:	£304,000	£95,000	
6, Rochester Road, Coventry, CV5 6AD	Semi-detached House		
Last Sold Date:	29/04/2002		
Last Sold Price:	£200,000		

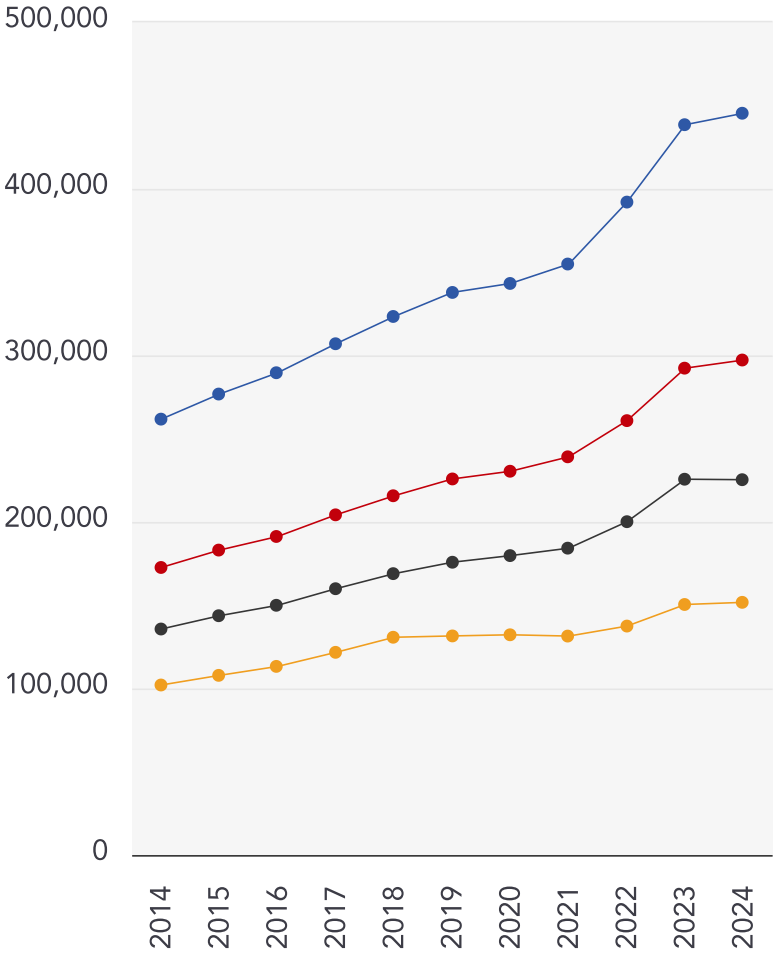
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

