

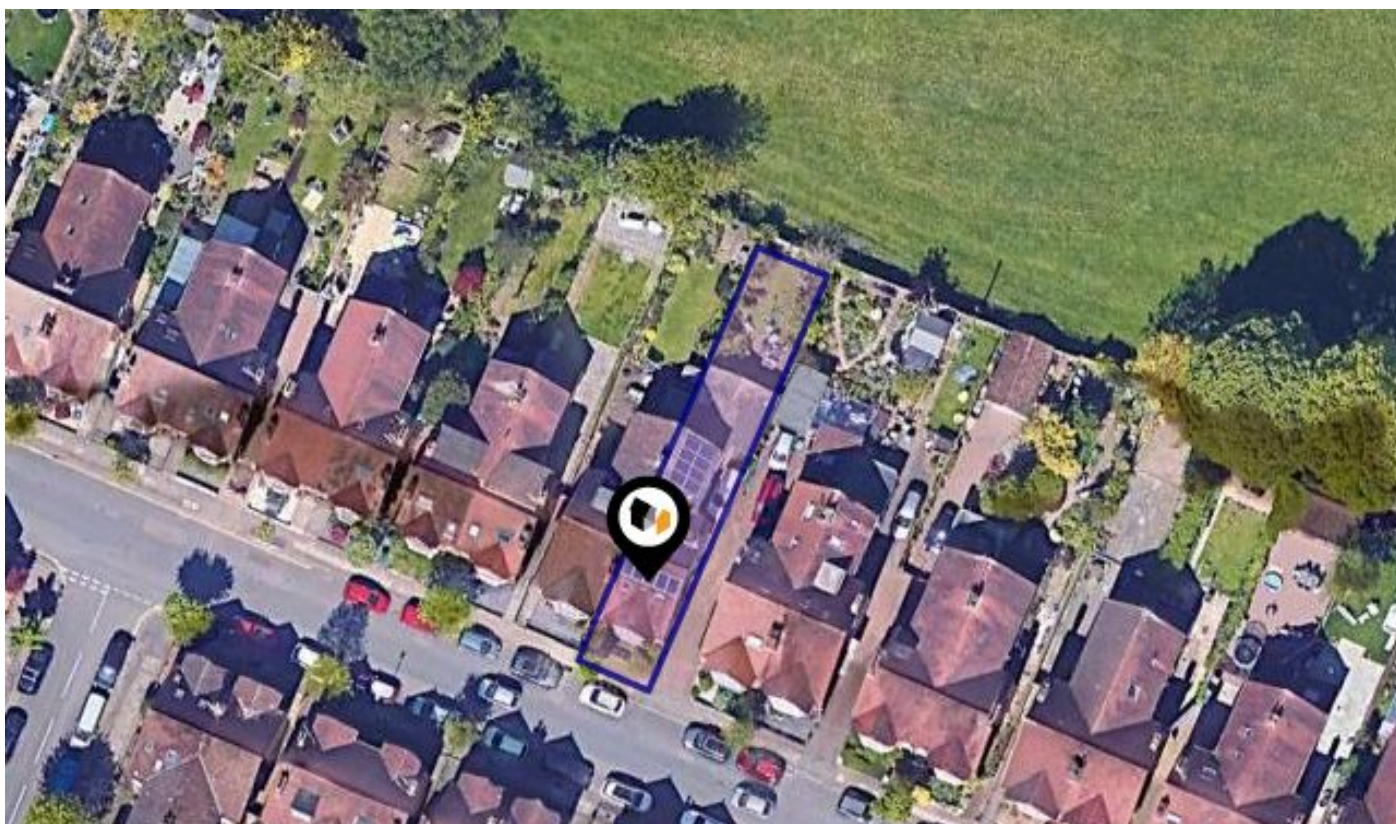


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th February 2024



SPENCER AVENUE, COVENTRY, CV5

Price Estimate : £565,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Your property details in brief.....

A spacious, Edwardian, semi detached five double bedroom family home

Shared drive to off-road parking space and garage

Exceptional extension creating a studio, utility room & garage Two spacious sitting rooms, both with dual aspect

Family bathroom, ground floor wc & 2nd floor shower room

Stunning kitchen breakfast room with quartz worksurfaces & breakfast bar

Delightful walled gardens with summer house & gate to Spencer Park

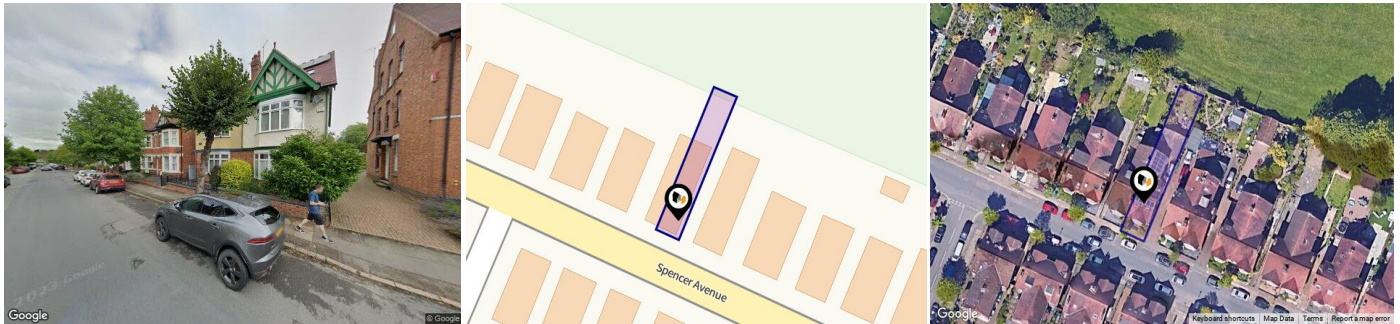
Ideal location on the doorstep of station, schooling, parkland & amenities

Solar panels & modern boiler

EPC ordered, Total approx 219 Sq.M or 2427 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:	Semi-Detached
Bedrooms:	5
Plot Area:	0.06 acres
Year Built :	1900-1929
Council Tax :	Band E
Annual Estimate:	£2,537
Title Number:	WK17830
UPRN:	100070701438

Last Sold £/ft²:	£154
Price Estimate:	£565,000
Tenure:	Freehold

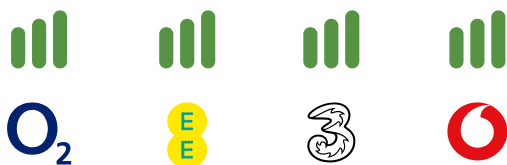
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

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

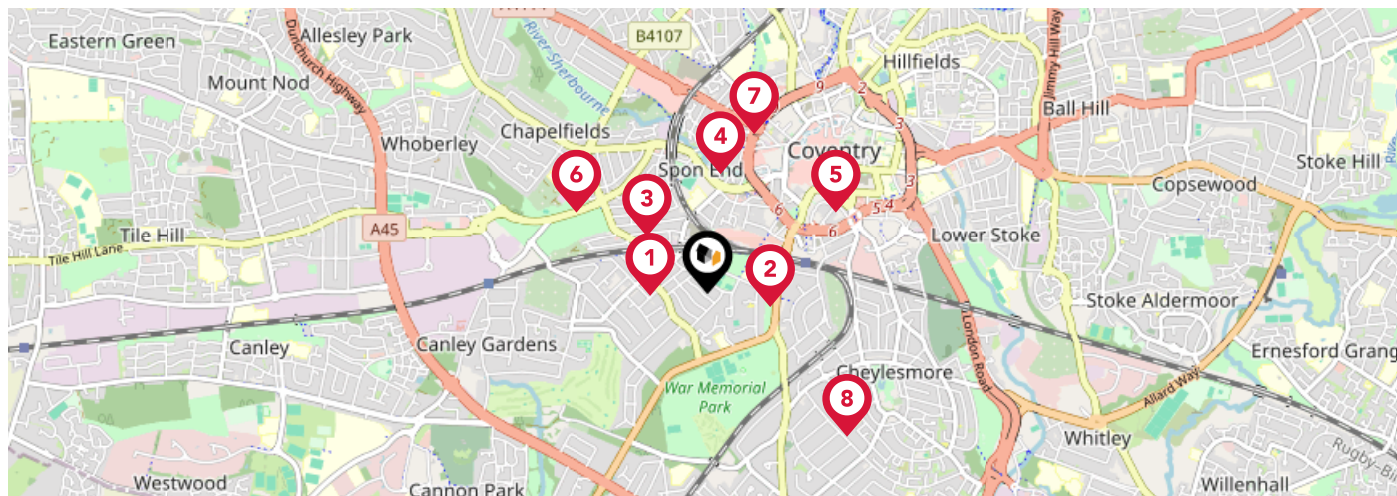
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

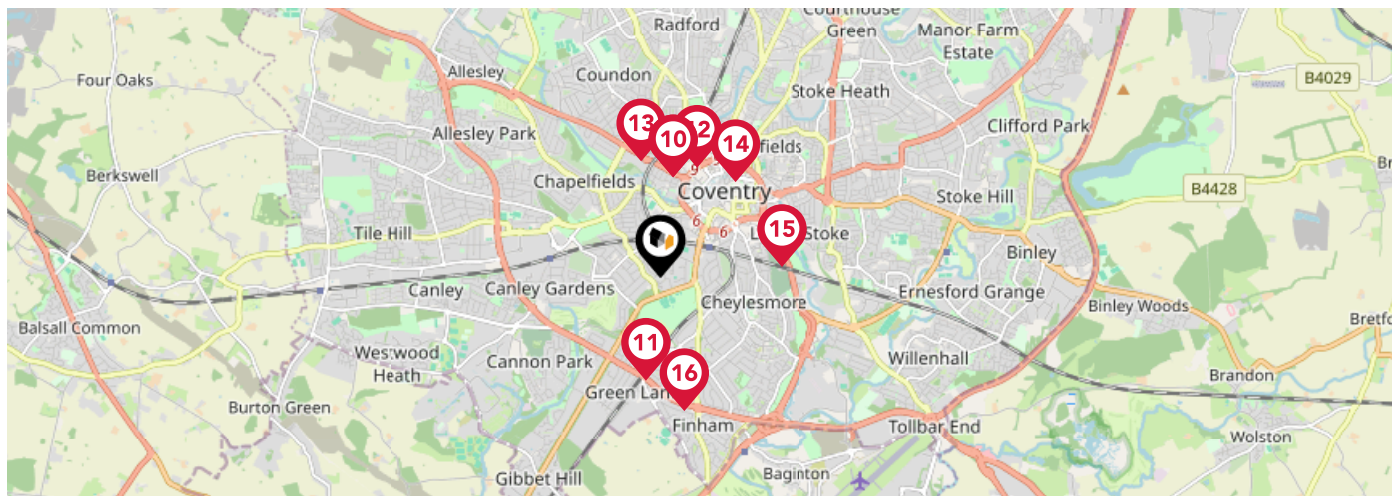










Area Schools



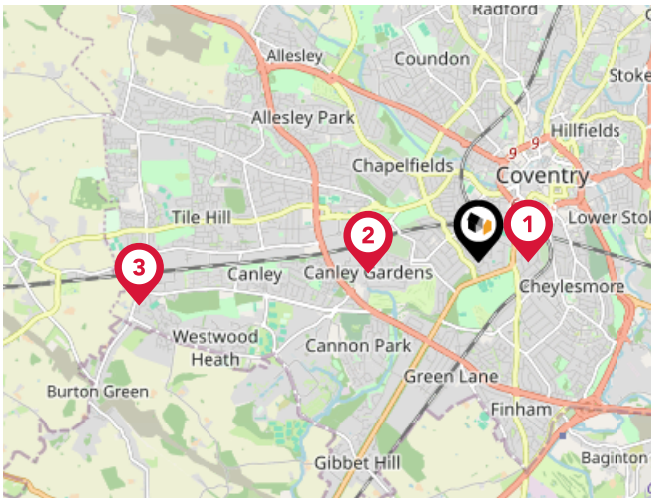
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



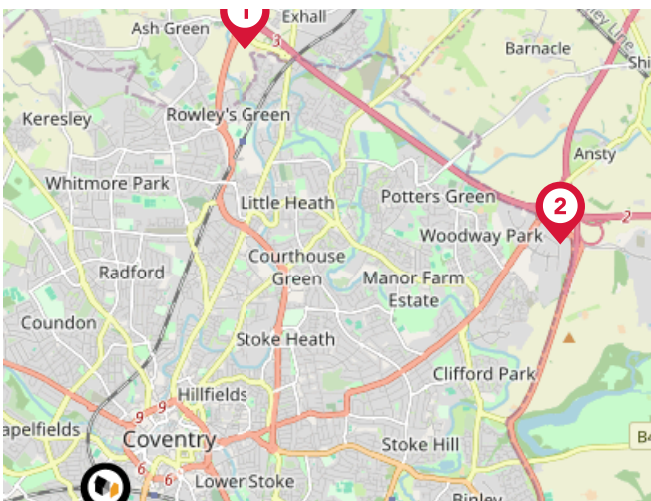
		Nursery	Primary	Secondary	College	Private
	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:0.92	<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"/>
	Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 578 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



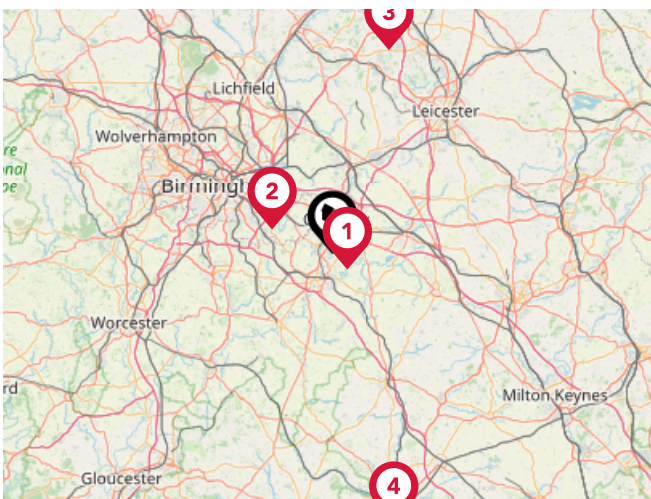
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.45 miles
2	Canley Rail Station	1 miles
3	Tile Hill Rail Station	3.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.49 miles
2	M6 J2	4.84 miles
3	M40 J14	10.32 miles
4	M40 J15	10.44 miles
5	M6 J3A	8.53 miles

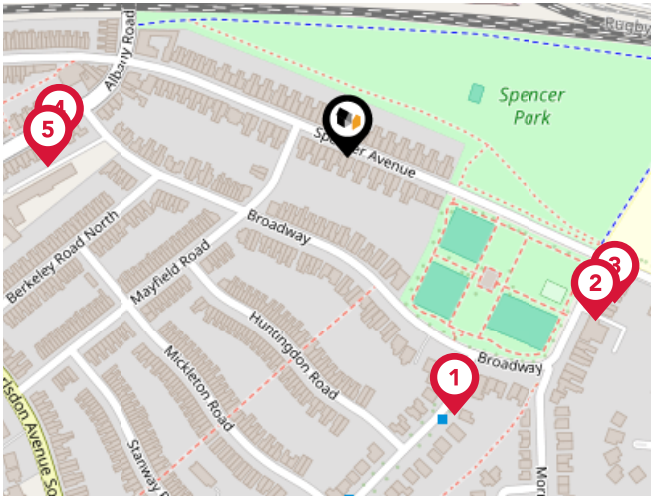


Airports/Helipads






Pin	Name	Distance
1	Coventry Airport	3.08 miles
2	Birmingham International Airport	9.46 miles
3	East Midlands Airport	30.58 miles
4	London Oxford Airport	40.3 miles

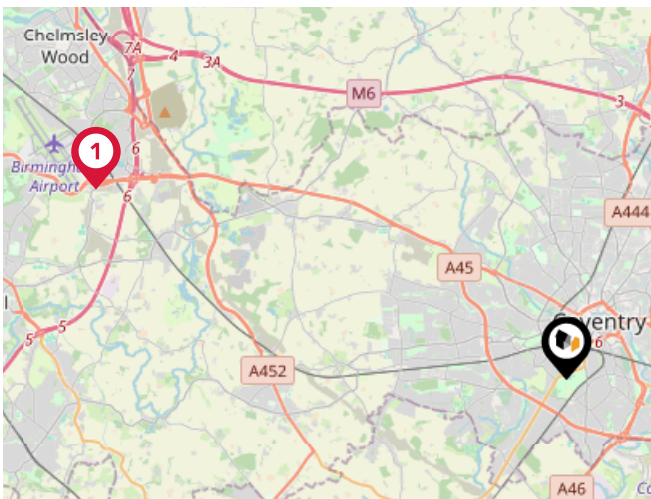
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Huntingdon Rd	0.16 miles
	Spencer Rd	0.17 miles
	Spencer Park	0.17 miles
	Broadway	0.16 miles
	Broadway	0.17 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.19 miles

Market Sold in Street



Flat 6, 8, Spencer Avenue, Coventry, CV5 6NP			Flat-maisonette House
Last Sold Date:	09/03/2023	17/12/2007	
Last Sold Price:	£75,000	£77,000	
54, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	30/11/2022	14/10/2016	
Last Sold Price:	£560,000	£350,000	
24, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	27/05/2022		
Last Sold Price:	£475,000		
4, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	12/08/2021		
Last Sold Price:	£535,000		
10, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	21/09/2020		
Last Sold Price:	£470,000		
18, Spencer Avenue, Coventry, CV5 6NP			Detached House
Last Sold Date:	16/08/2019	02/07/1997	
Last Sold Price:	£425,000	£104,000	
40, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	30/11/2018		
Last Sold Price:	£300,000		
20, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	07/09/2018		
Last Sold Price:	£307,000		
Flat 8, 8, Spencer Avenue, Coventry, CV5 6NP			Flat-maisonette House
Last Sold Date:	15/05/2018	16/02/2017	28/02/2014
Last Sold Price:	£74,500	£47,000	£47,000
Flat 7, 8, Spencer Avenue, Coventry, CV5 6NP			Flat-maisonette House
Last Sold Date:	06/10/2017		
Last Sold Price:	£78,000		
14, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	11/08/2017		
Last Sold Price:	£360,000		
50, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	19/04/2017		
Last Sold Price:	£345,000		

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

Market Sold in Street



44, Spencer Avenue, Coventry, CV5 6NP				Semi-detached House
Last Sold Date:	25/07/2016	18/12/2006	15/04/1998	
Last Sold Price:	£392,000	£270,000	£106,000	
76, Spencer Avenue, Coventry, CV5 6NP				other House
Last Sold Date:	27/03/2015			
Last Sold Price:	£230,000			
34, Spencer Avenue, Coventry, CV5 6NP				Semi-detached House
Last Sold Date:	27/02/2014			
Last Sold Price:	£295,000			
74, Spencer Avenue, Coventry, CV5 6NP				Terraced House
Last Sold Date:	17/02/2014			
Last Sold Price:	£205,000			
16, Spencer Avenue, Coventry, CV5 6NP				Semi-detached House
Last Sold Date:	17/01/2014			
Last Sold Price:	£292,000			
42, Spencer Avenue, Coventry, CV5 6NP				Semi-detached House
Last Sold Date:	28/03/2013	18/09/2000	23/05/1997	
Last Sold Price:	£305,000	£170,000	£105,000	
64, Spencer Avenue, Coventry, CV5 6NP				Terraced House
Last Sold Date:	17/04/2012	29/03/2008	27/11/1995	
Last Sold Price:	£282,000	£275,000	£56,000	
30, Spencer Avenue, Coventry, CV5 6NP				Semi-detached House
Last Sold Date:	10/06/2011			
Last Sold Price:	£335,000			
26, Spencer Avenue, Coventry, CV5 6NP				Semi-detached House
Last Sold Date:	03/09/2010	10/08/2000		
Last Sold Price:	£340,000	£135,000		
68, Spencer Avenue, Coventry, CV5 6NP				Terraced House
Last Sold Date:	14/08/2006			
Last Sold Price:	£249,950			
32, Spencer Avenue, Coventry, CV5 6NP				Semi-detached House
Last Sold Date:	23/03/2005	16/09/1997		
Last Sold Price:	£300,000	£123,000		
52, Spencer Avenue, Coventry, CV5 6NP				Semi-detached House
Last Sold Date:	05/03/2004	28/08/1998		
Last Sold Price:	£249,000	£97,000		

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

Market Sold in Street



8, Spencer Avenue, Coventry, CV5 6NP	Semi-detached House
Last Sold Date: 11/04/2002	
Last Sold Price: £185,000	
82, Spencer Avenue, Coventry, CV5 6NP	Detached House
Last Sold Date: 18/12/2001 04/09/2000	
Last Sold Price: £131,000 £95,000	
66, Spencer Avenue, Coventry, CV5 6NP	Semi-detached House
Last Sold Date: 15/06/2001	
Last Sold Price: £139,000	
2, Spencer Avenue, Coventry, CV5 6NP	Semi-detached House
Last Sold Date: 03/06/1999	
Last Sold Price: £176,750	
58, Spencer Avenue, Coventry, CV5 6NP	Semi-detached House
Last Sold Date: 03/04/1998	
Last Sold Price: £102,000	
36, Spencer Avenue, Coventry, CV5 6NP	Semi-detached House
Last Sold Date: 06/03/1998	
Last Sold Price: £134,000	
28, Spencer Avenue, Coventry, CV5 6NP	Detached House
Last Sold Date: 26/02/1998	
Last Sold Price: £143,000	
38, Spencer Avenue, Coventry, CV5 6NP	Semi-detached House
Last Sold Date: 02/02/1996	
Last Sold Price: £100,000	
86, Spencer Avenue, Coventry, CV5 6NP	Semi-detached House
Last Sold Date: 14/12/1995	
Last Sold Price: £75,000	

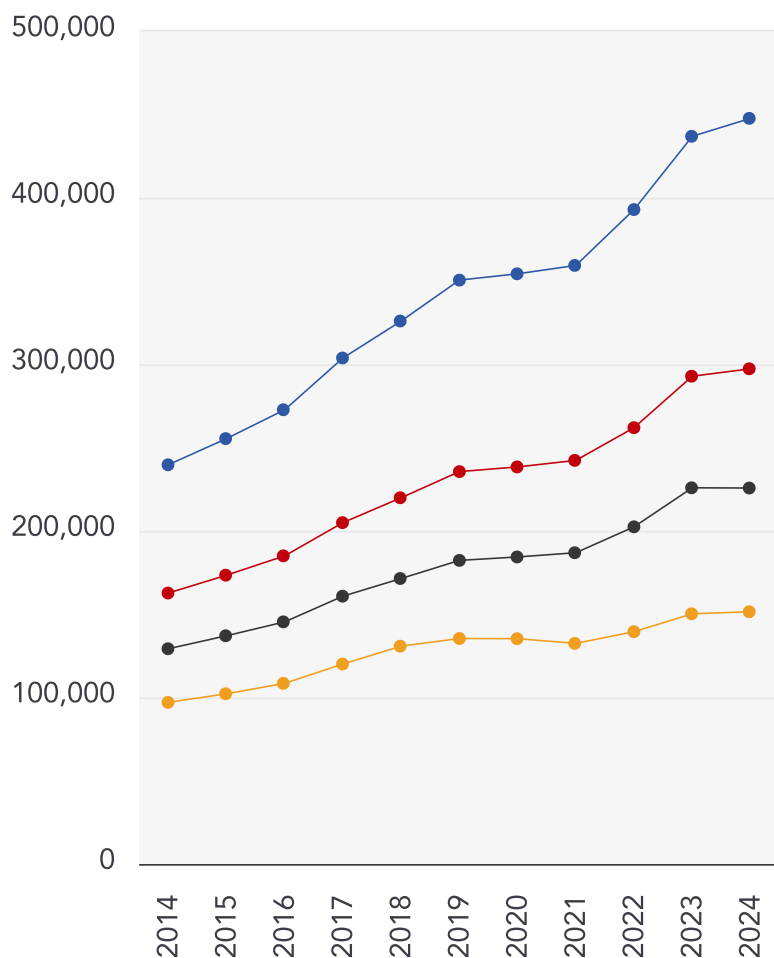
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Market

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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