



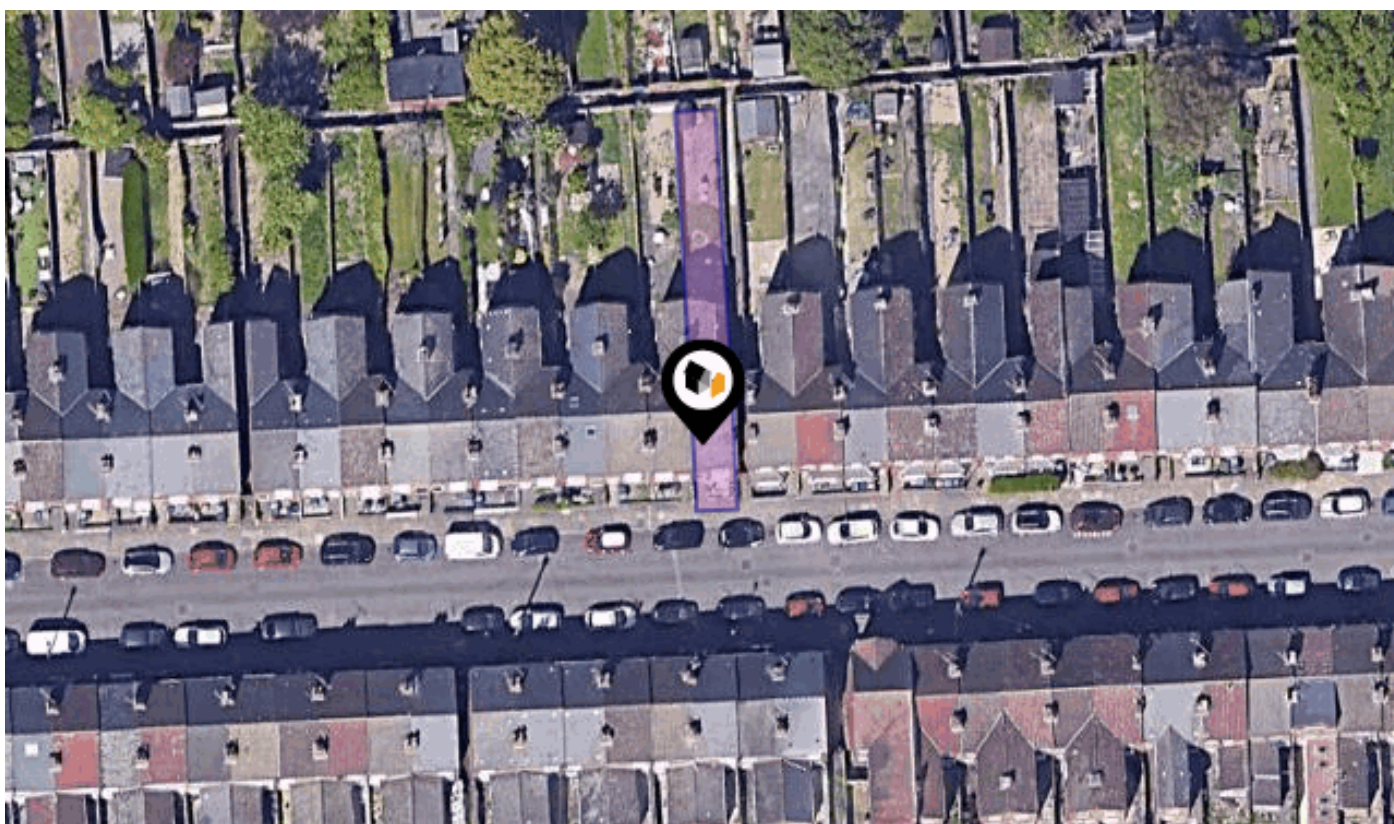
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28<sup>th</sup> February 2024



## WESTWOOD ROAD, COVENTRY, CV5

Price Estimate : £230,000

### Walmsley's The Way to Move

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

0330 1180062

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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 spacious, period, end of terrace, formerly three bedroom home

Redesigned to create an extended kitchen with French doors to garden

Two first floor double bedrooms & first floor, four piece bathroom

Two sitting rooms with chimney breasts & understairs storage

Built in wardrobe to bedroom two & superb built in dressing room

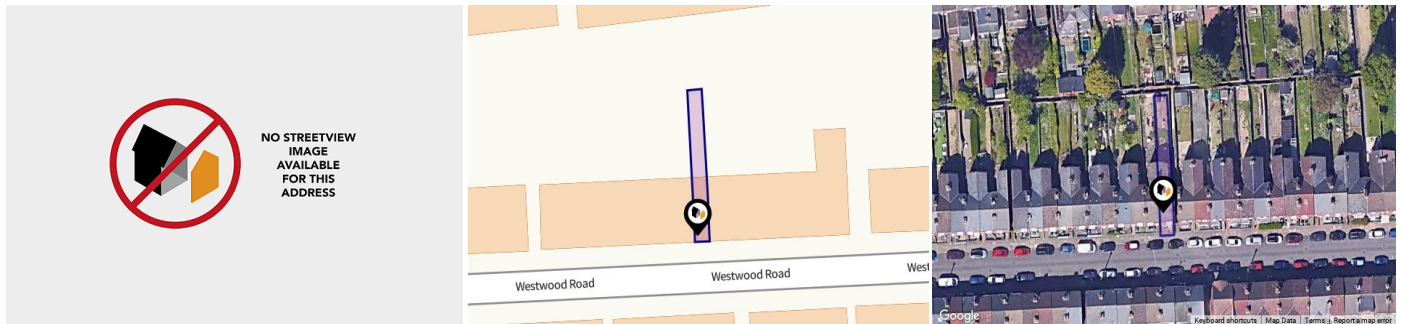
Delightful walled gardens with decked area & lawns

Ideal Earsldon location off Earlsdon Avenue North

EPC RATING D, Total Approx 834 Sq.Ft. or 77 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

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£232
<b>Bedrooms:</b>	2	<b>Price Estimate:</b>	£230,000
<b>Floor Area:</b>	796 ft <sup>2</sup> / 74 m <sup>2</sup>	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,384		
<b>Title Number:</b>	WM313200		
<b>UPRN:</b>	100070719118		

## Local Area

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

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Westwood Road, CV5

Energy rating

# D

Valid until 27.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

# Property

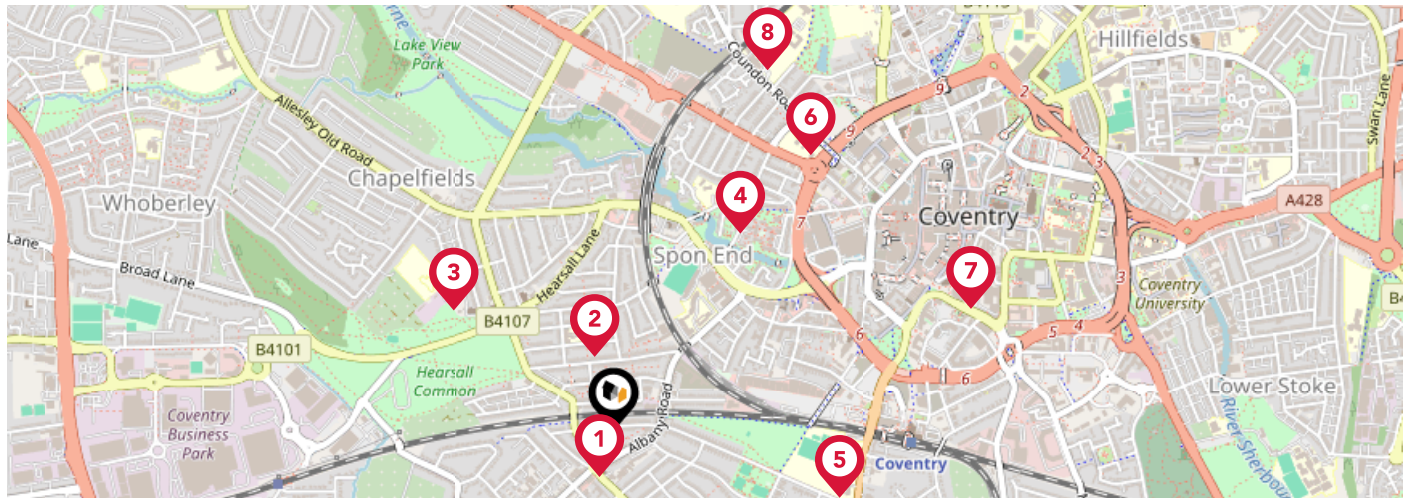
## EPC - Additional Data



### Additional EPC Data

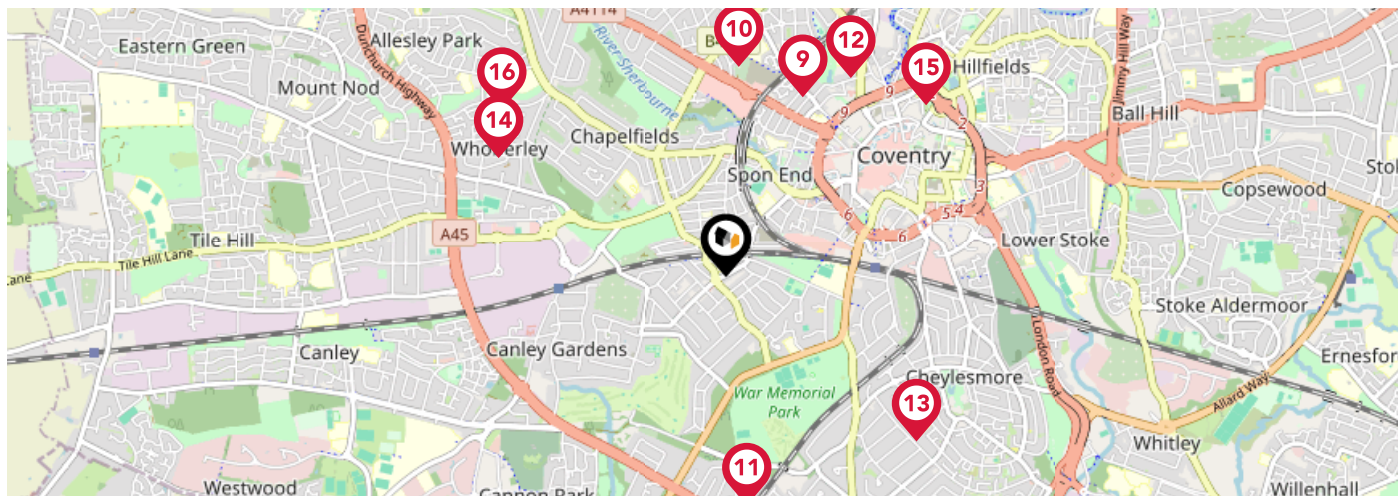
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	74 m <sup>2</sup>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

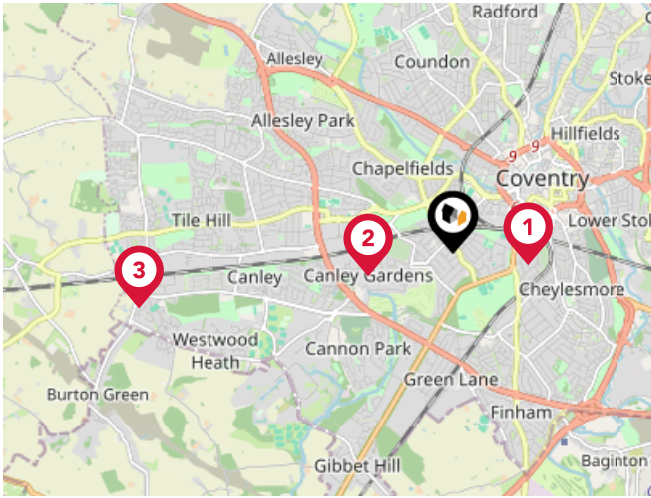
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 495   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School and Community College</b> Ofsted Rating: Good   Pupils: 709   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 578   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

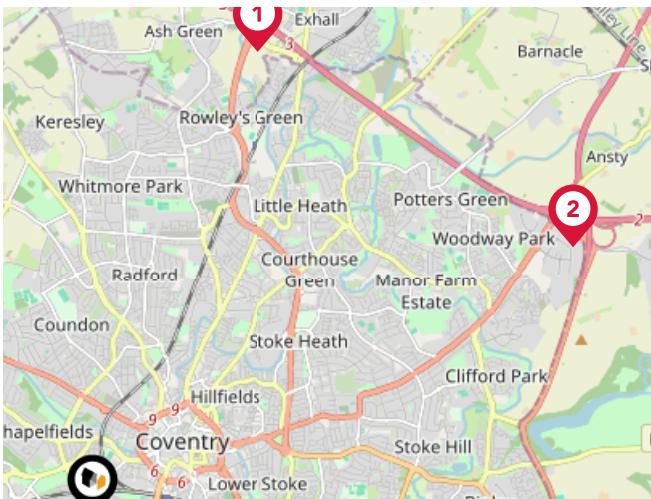
# Area

## Transport (National)



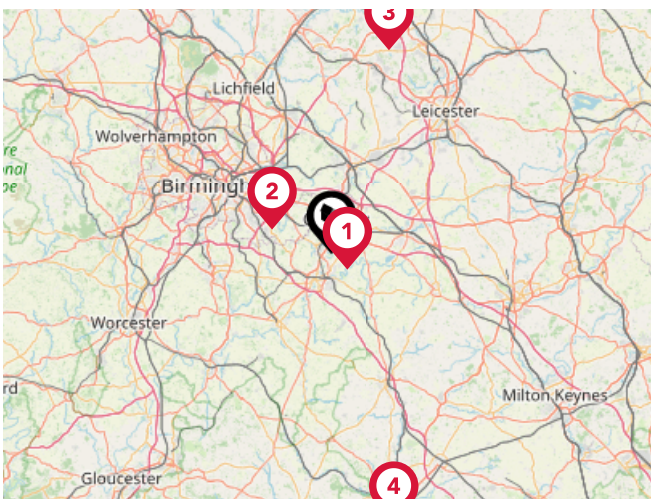
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.68 miles
2	Canley Rail Station	0.79 miles
3	Tile Hill Rail Station	2.89 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.47 miles
2	M6 J2	4.99 miles
3	M40 J14	10.36 miles
4	M40 J15	10.45 miles
5	M6 J3A	8.28 miles



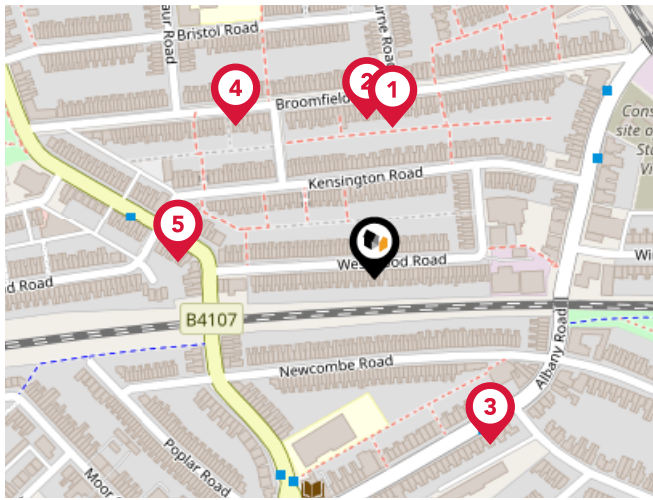
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.31 miles
2	Birmingham International Airport	9.21 miles
3	East Midlands Airport	30.55 miles
4	London Oxford Airport	40.45 miles



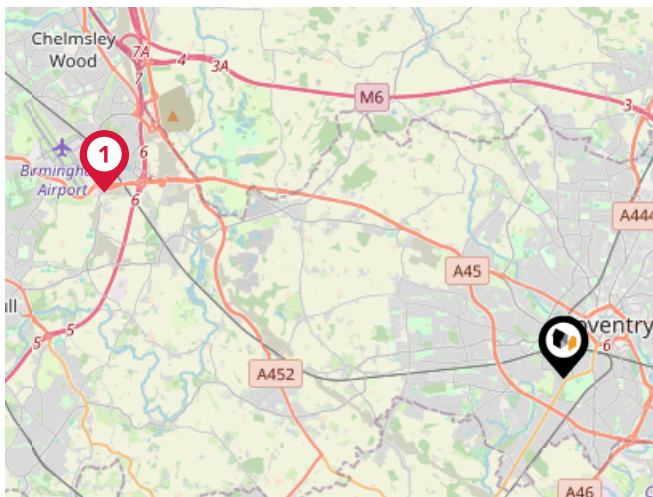
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.09 miles
2	Post Office	0.09 miles
3	Broadway	0.11 miles
4	Post Office	0.12 miles
5	Kensington Rd	0.11 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.94 miles

# Market Sold in Street



<b>88, Westwood Road, Coventry, CV5 6GB</b>					Terraced House
Last Sold Date:	20/12/2023	26/10/2001			
Last Sold Price:	£175,000	£71,500			
<b>116, Westwood Road, Coventry, CV5 6GB</b>					Terraced House
Last Sold Date:	12/09/2023	22/01/2001			
Last Sold Price:	£180,000	£64,000			
<b>124, Westwood Road, Coventry, CV5 6GB</b>					Terraced House
Last Sold Date:	31/08/2022	18/12/2015	14/10/2005	15/12/2000	
Last Sold Price:	£248,000	£159,950	£133,500	£49,000	
<b>68, Westwood Road, Coventry, CV5 6GB</b>					Terraced House
Last Sold Date:	22/11/2019				
Last Sold Price:	£185,000				
<b>94, Westwood Road, Coventry, CV5 6GB</b>					Terraced House
Last Sold Date:	13/09/2019	05/03/2015	20/10/2010	11/07/2003	
Last Sold Price:	£205,000	£129,000	£124,000	£85,000	
<b>106, Westwood Road, Coventry, CV5 6GB</b>					Terraced House
Last Sold Date:	10/06/2019	05/09/2003			
Last Sold Price:	£172,500	£90,000			
<b>78, Westwood Road, Coventry, CV5 6GB</b>					Terraced House
Last Sold Date:	30/11/2018	13/08/2004	28/11/2003	14/10/2002	
Last Sold Price:	£220,000	£140,000	£80,000	£78,000	
<b>112, Westwood Road, Coventry, CV5 6GB</b>					Terraced House
Last Sold Date:	24/08/2018	15/03/2013	06/09/1999		
Last Sold Price:	£225,000	£130,000	£48,000		
<b>114, Westwood Road, Coventry, CV5 6GB</b>					Terraced House
Last Sold Date:	23/02/2018				
Last Sold Price:	£195,000				
<b>120, Westwood Road, Coventry, CV5 6GB</b>					Terraced House
Last Sold Date:	20/12/2017	02/10/2006	12/03/1999		
Last Sold Price:	£185,000	£127,000	£40,000		
<b>102, Westwood Road, Coventry, CV5 6GB</b>					Terraced House
Last Sold Date:	15/05/2017				
Last Sold Price:	£165,000				
<b>110, Westwood Road, Coventry, CV5 6GB</b>					Terraced House
Last Sold Date:	08/03/2017	21/01/2008	20/07/1998		
Last Sold Price:	£150,000	£137,500	£44,500		

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

# Market Sold in Street



<b>130, Westwood Road, Coventry, CV5 6GB</b>	Terraced House		
Last Sold Date:	25/01/2017		
Last Sold Price:	£160,000		
<b>126, Westwood Road, Coventry, CV5 6GB</b>	Terraced House		
Last Sold Date:	10/04/2013	03/10/1997	
Last Sold Price:	£117,500	£36,000	
<b>86, Westwood Road, Coventry, CV5 6GB</b>	Terraced House		
Last Sold Date:	31/07/2012	05/01/2001	
Last Sold Price:	£130,000	£64,000	
<b>138, Westwood Road, Coventry, CV5 6GB</b>	Terraced House		
Last Sold Date:	08/06/2012		
Last Sold Price:	£125,000		
<b>108, Westwood Road, Coventry, CV5 6GB</b>	Terraced House		
Last Sold Date:	29/02/2012	31/01/2002	
Last Sold Price:	£132,500	£76,000	
<b>134, Westwood Road, Coventry, CV5 6GB</b>	Terraced House		
Last Sold Date:	13/06/2011	22/11/2000	31/01/1996
Last Sold Price:	£125,000	£77,950	£33,250
<b>132, Westwood Road, Coventry, CV5 6GB</b>	Terraced House		
Last Sold Date:	22/12/2009	08/10/2001	14/04/2000
Last Sold Price:	£135,000	£83,000	£55,000
<b>128, Westwood Road, Coventry, CV5 6GB</b>	Terraced House		
Last Sold Date:	08/07/2009		
Last Sold Price:	£139,000		
<b>98, Westwood Road, Coventry, CV5 6GB</b>	Terraced House		
Last Sold Date:	07/12/2007	24/11/1995	
Last Sold Price:	£134,500	£38,000	
<b>136, Westwood Road, Coventry, CV5 6GB</b>	Terraced House		
Last Sold Date:	28/07/2006	30/08/2002	22/12/2000
Last Sold Price:	£136,000	£100,500	£75,000
			08/07/1998
			£49,000
<b>82, Westwood Road, Coventry, CV5 6GB</b>	Terraced House		
Last Sold Date:	28/01/2005	19/03/1996	
Last Sold Price:	£137,000	£33,000	
<b>70, Westwood Road, Coventry, CV5 6GB</b>	Terraced House		
Last Sold Date:	14/01/2005		
Last Sold Price:	£137,500		

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

# Market Sold in Street



<b>90, Westwood Road, Coventry, CV5 6GB</b>			Semi-detached House
Last Sold Date:	26/09/2003	29/05/1998	04/08/1995
Last Sold Price:	£99,950	£45,000	£42,250
<b>140, Westwood Road, Coventry, CV5 6GB</b>			Semi-detached House
Last Sold Date:	26/07/2002		
Last Sold Price:	£127,500		
<b>118, Westwood Road, Coventry, CV5 6GB</b>			Terraced House
Last Sold Date:	06/08/2001	18/12/1998	
Last Sold Price:	£75,950	£40,500	
<b>74, Westwood Road, Coventry, CV5 6GB</b>			Terraced House
Last Sold Date:	13/07/2000		
Last Sold Price:	£74,500		
<b>92, Westwood Road, Coventry, CV5 6GB</b>			Terraced House
Last Sold Date:	23/12/1999	27/10/1995	
Last Sold Price:	£57,000	£38,500	
<b>122, Westwood Road, Coventry, CV5 6GB</b>			Terraced House
Last Sold Date:	29/10/1999	05/01/1995	
Last Sold Price:	£45,000	£40,000	
<b>84, Westwood Road, Coventry, CV5 6GB</b>			Terraced House
Last Sold Date:	18/05/1995		
Last Sold Price:	£32,000		

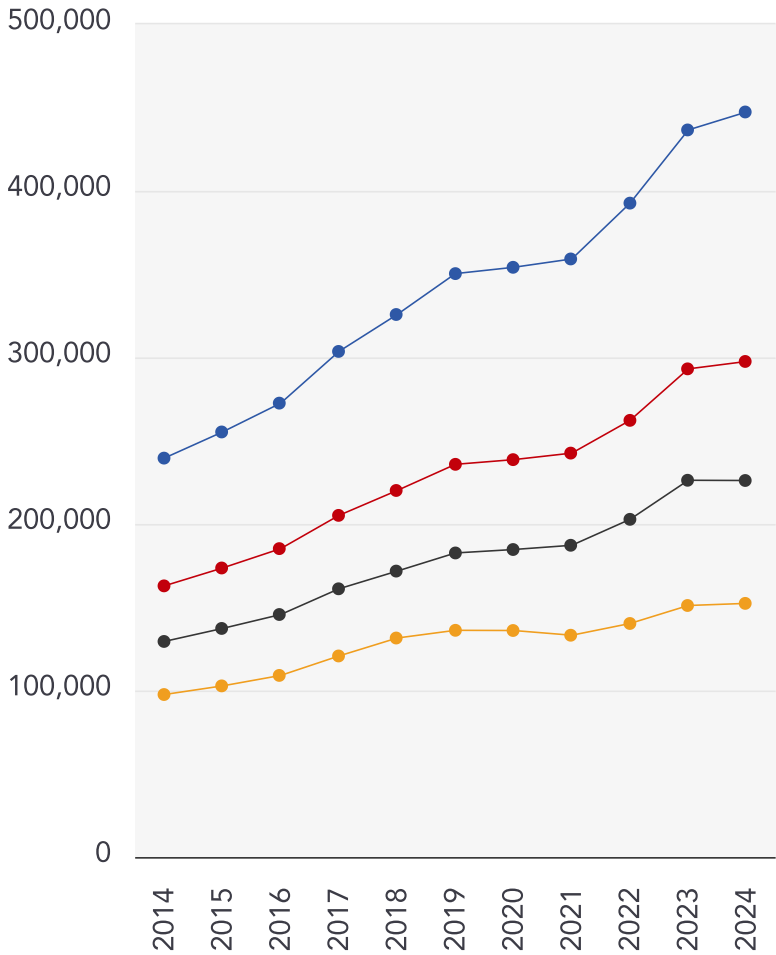
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+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



/walmsleysthewaytomove



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# Agent Disclaimer



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## Important - Please Read

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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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