



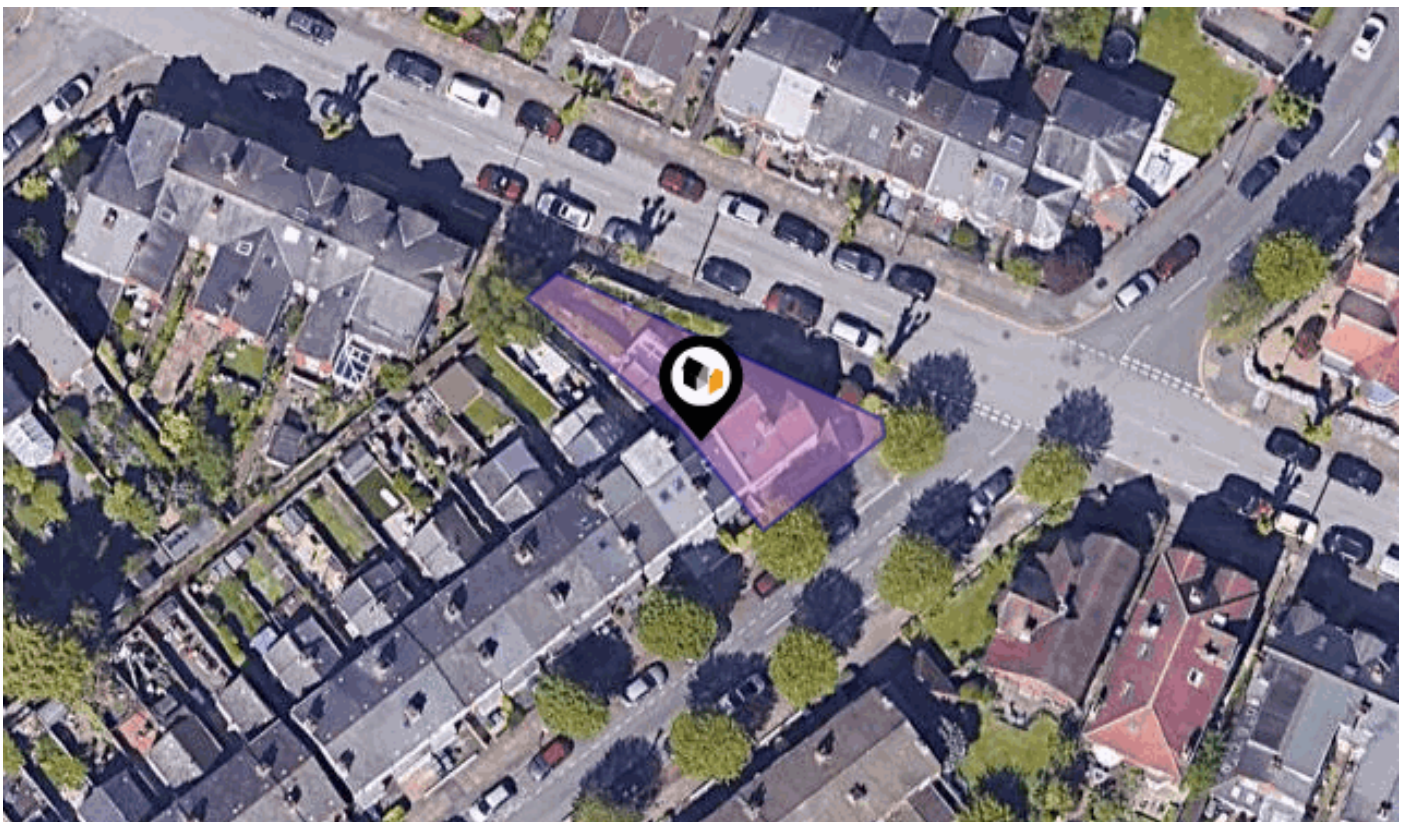
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

An insight into your property and the local area

Thursday 10th November 2022



BROADWAY, COVENTRY, CV5

Walmsley's The Way to Move

Radio + Building, 5 Hertford Place, Coventry, CV1 3JZ

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Key features

Four exceptional double bedrooms

Driveway and gardens to side and rear

Period end of terrace home

Four characterful & versatile living areas

Two bathrooms & ground floor cloakroom

Utility room & breakfast kitchen with walk in pantry

Sitting room with open fire & further dining room with bay window

Ideal central Earlsdon location close to parks & amenities

Over 1860 Sq Ft or 173 Sq m

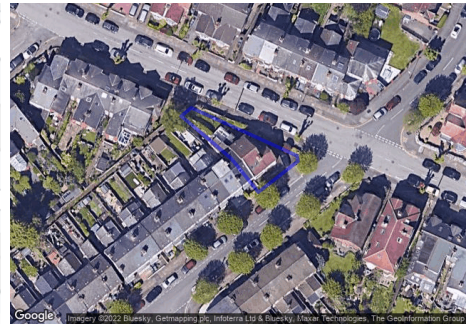
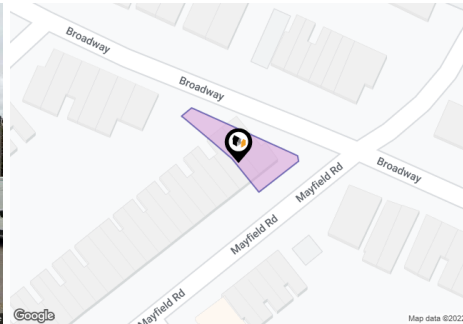
EPC RATING TBC (ordered)

Contact Walmsley's The Way to Move to arrange your accompanied viewing.

03301 180062.

sales@walmsleysthewaytomove.co.uk.

www.walmsleysthewaytomove.co.uk



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,431.60 ft ² / 133 m ²
Plot Area:	0.05 acres
Council Tax :	Band E
Annual Estimate:	£2,537
Title Number:	WM131867
UPRN:	100070625521

Last Sold £/ft²:	£139.01
Price Estimate:	£530,482
Tenure:	Freehold

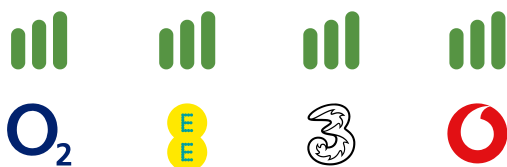
Local Area

Local Authority:	Coventry
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

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

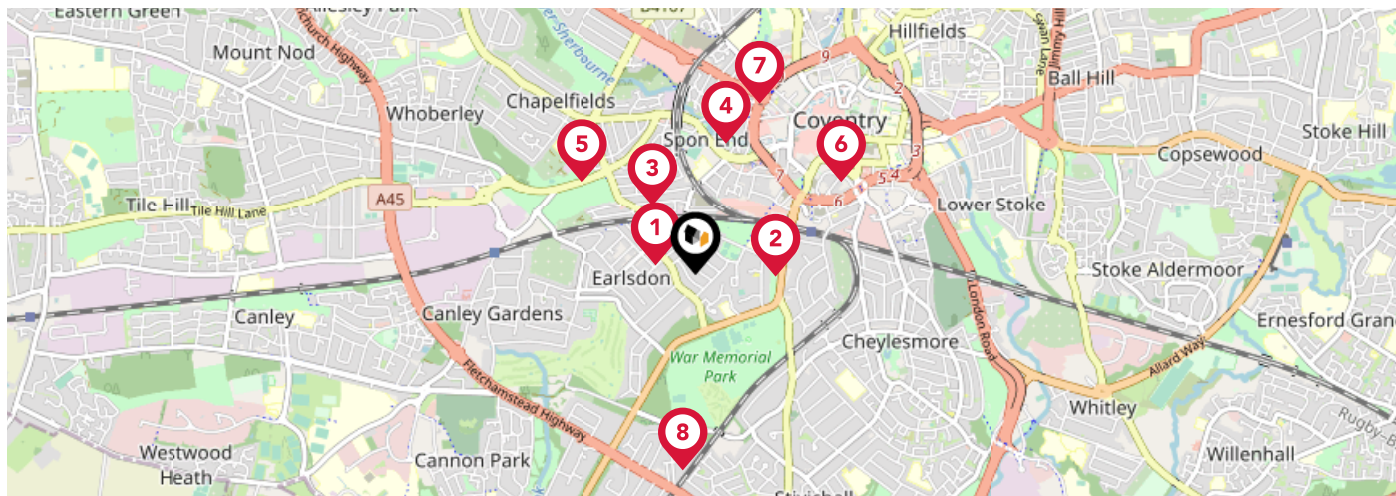
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

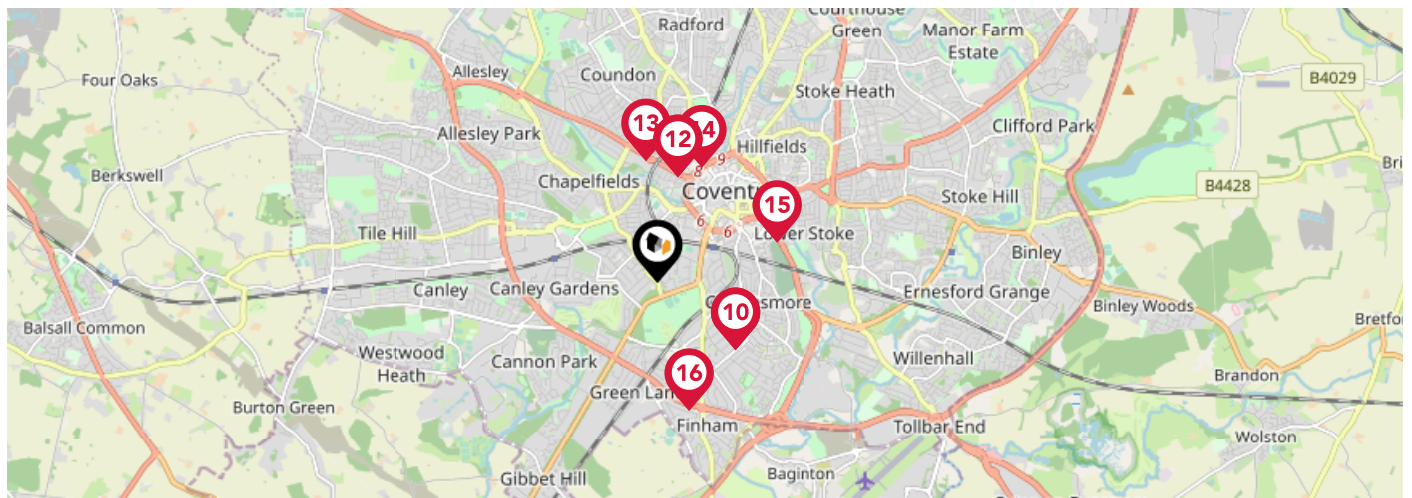










Area Schools



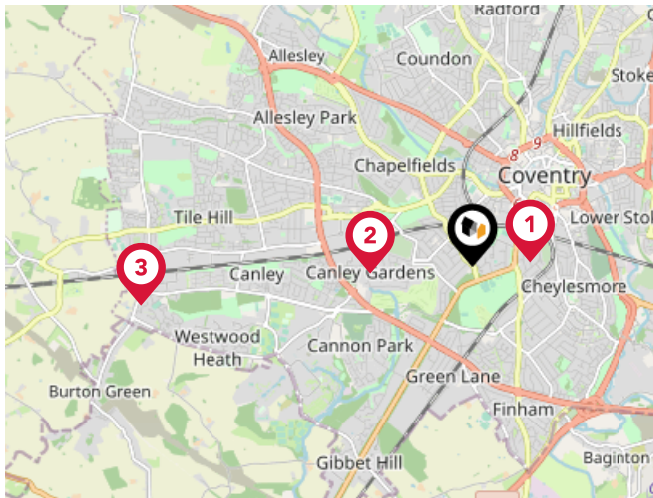
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.37	<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:0.61	<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:0.67	<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:0.78	<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:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



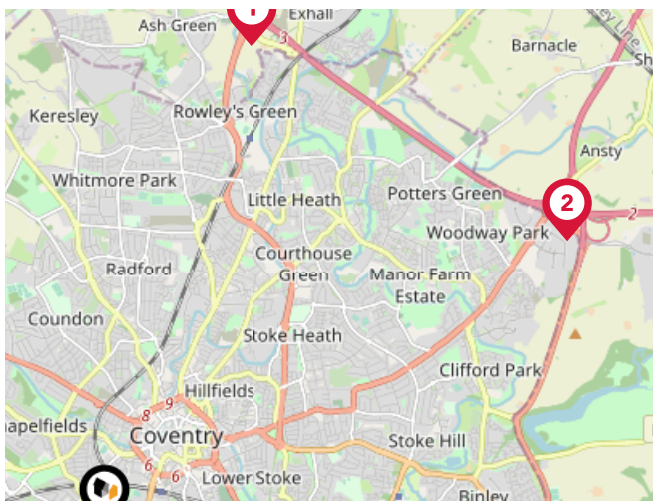
	Nursery	Primary	Secondary	College	Private
 Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:0.98	<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:0.98	<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:1.11	<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:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Coventry University Ofsted Rating: Good Pupils:0 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



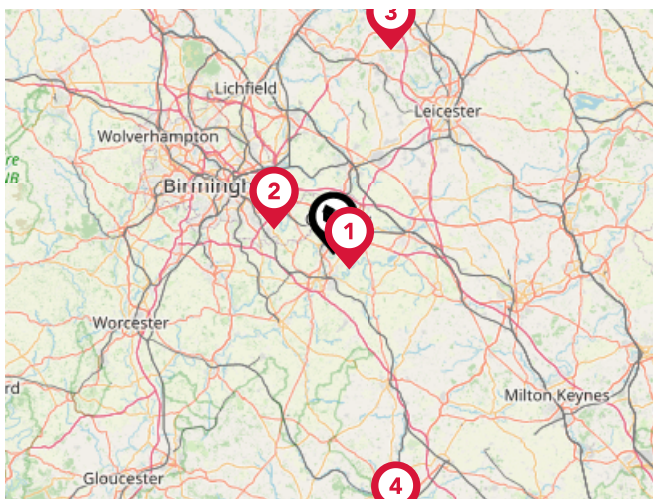
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.53 miles
2	Canley Rail Station	0.92 miles
3	Tile Hill Rail Station	3.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.56 miles
2	M6 J2	4.93 miles
3	M40 J14	10.25 miles
4	M40 J15	10.36 miles
5	M6 J3A	8.5 miles

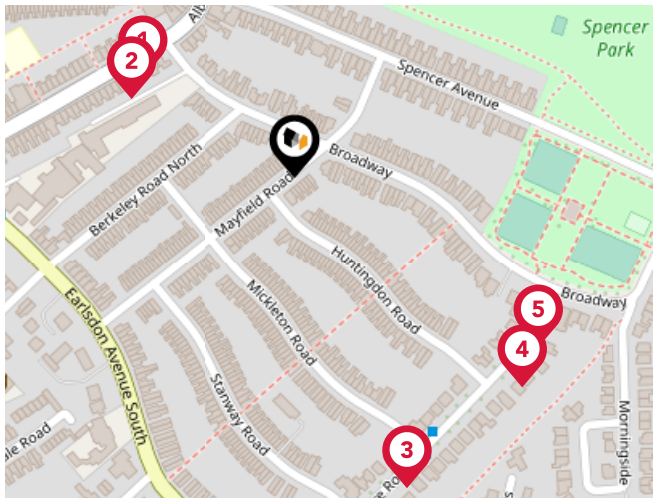


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.1 miles
2	Birmingham International Airport	9.41 miles
3	East Midlands Airport	30.65 miles
4	London Oxford Airport	40.26 miles

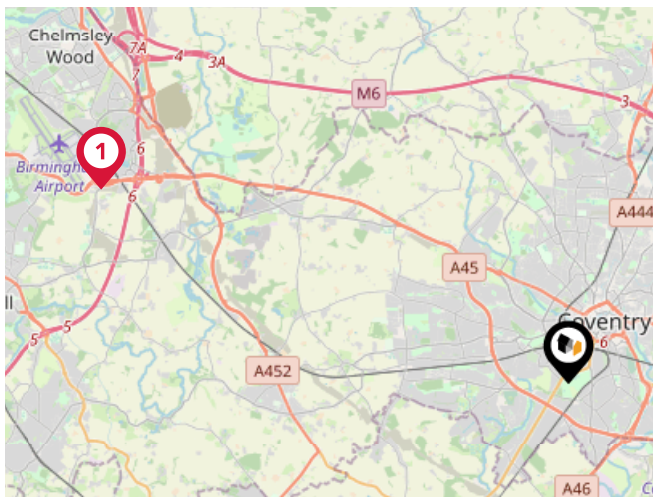
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.1 miles
2	Broadway	0.1 miles
3	Mickleton Rd	0.19 miles
4	Huntingdon Rd	0.17 miles
5	Huntingdon Rd	0.17 miles



Local Connections

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

Market Sold in Street



18, Broadway, Coventry, CV5 6NT						Terraced House
Last Sold Date:	30/09/2021	16/09/2005	08/11/2002	01/10/1997	21/08/1995	
Last Sold Price:	£344,000	£220,000	£185,000	£86,500	£75,750	
4, Broadway, Coventry, CV5 6NT						Terraced House
Last Sold Date:	27/08/2021	02/03/2018				
Last Sold Price:	£355,000	£275,000				
20, Broadway, Coventry, CV5 6NT						Terraced House
Last Sold Date:	26/09/2014	26/07/2006	12/06/1995			
Last Sold Price:	£274,000	£248,500	£72,000			
22, Broadway, Coventry, CV5 6NT						Terraced House
Last Sold Date:	29/08/2014					
Last Sold Price:	£250,000					
10, Broadway, Coventry, CV5 6NT						Terraced House
Last Sold Date:	25/03/2011					
Last Sold Price:	£165,000					
6, Broadway, Coventry, CV5 6NT						Terraced House
Last Sold Date:	27/11/2009	17/08/2001				
Last Sold Price:	£225,000	£115,000				

NOTE: In this list we display the 6 most recent sales records for each property since 1995. There may sometimes be more, please let us know if you would like us to check.

Market Sold in Street



24a, Broadway, Coventry, CV5 6NT	Terraced House
Last Sold Date: 30/08/2001	
Last Sold Price: £199,000	
12, Broadway, Coventry, CV5 6NT	Terraced House
Last Sold Date: 07/12/2000	
Last Sold Price: £165,000	
14, Broadway, Coventry, CV5 6NT	Terraced House
Last Sold Date: 22/01/1999	
Last Sold Price: £97,000	
2, Broadway, Coventry, CV5 6NT	Terraced House
Last Sold Date: 12/09/1996	
Last Sold Price: £72,500	

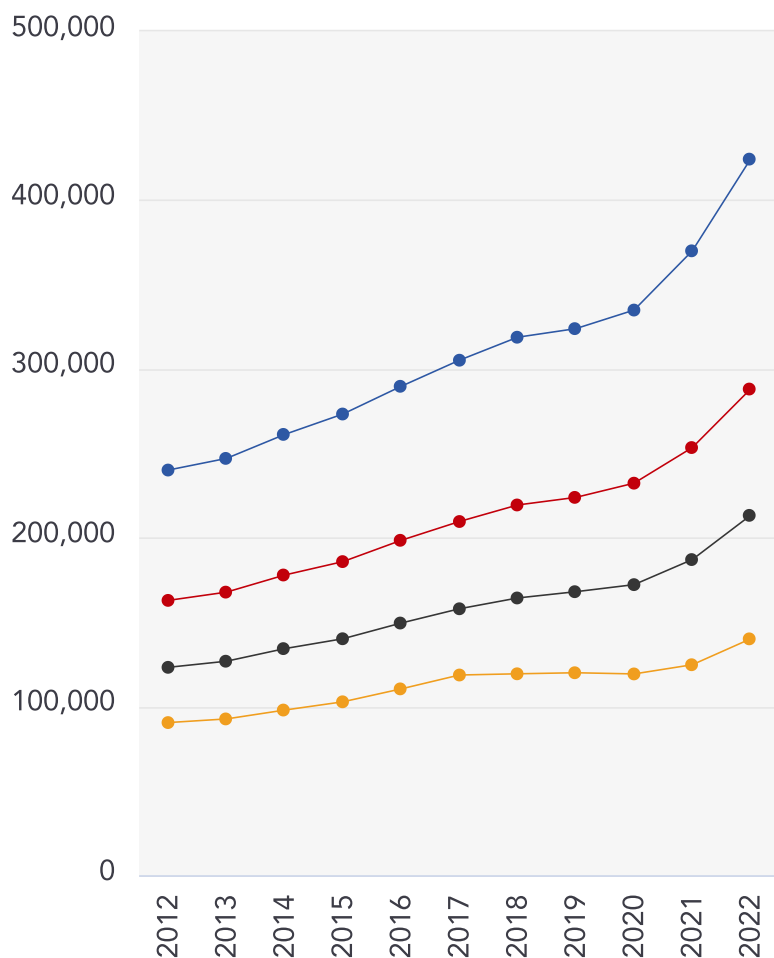
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Market

House Price Statistics



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



Detached

+76.73%

Semi-Detached

+76.89%

Terraced

+73.09%

Flat

+54.83%

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/



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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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