



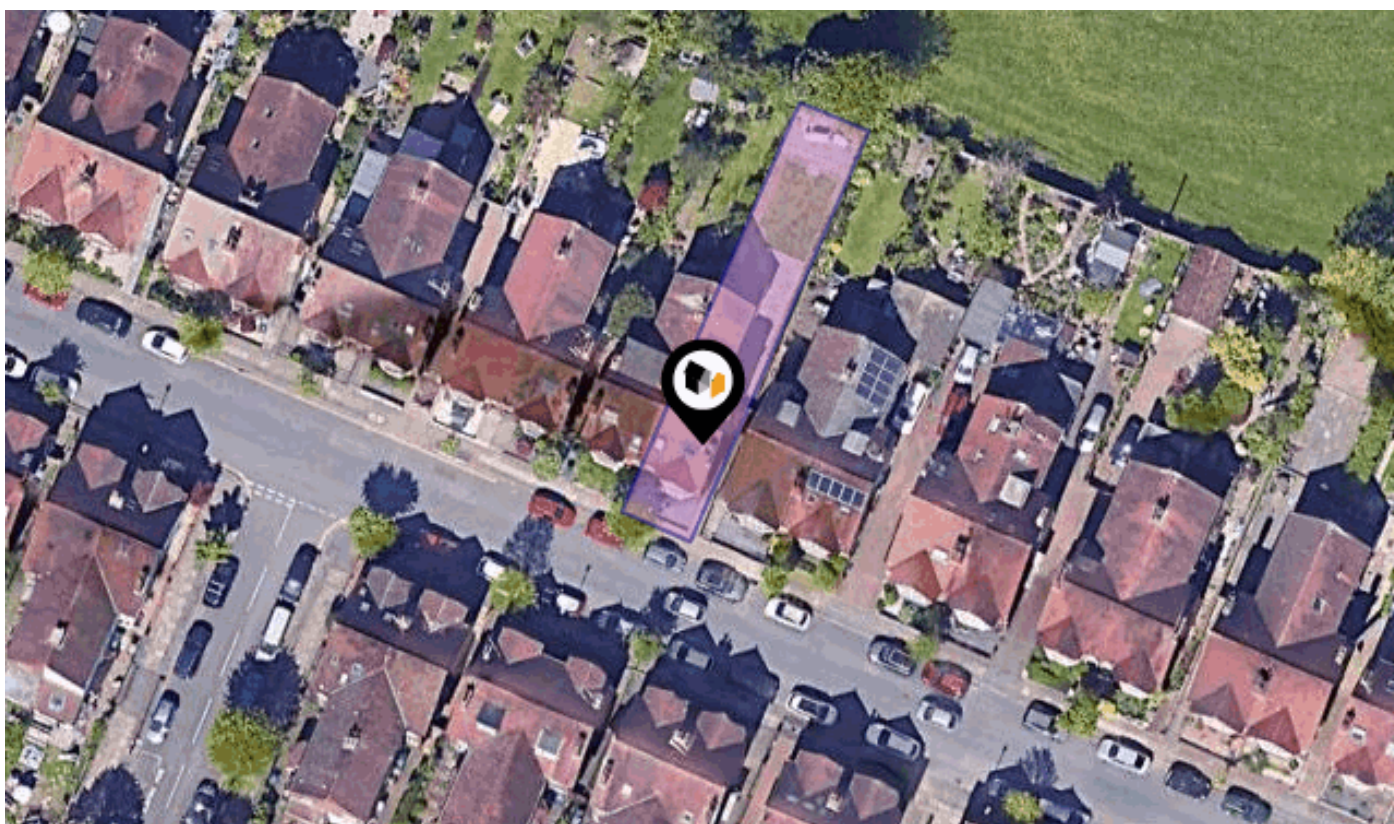
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 01<sup>st</sup> March 2024**



## SPENCER AVENUE, COVENTRY, CV5

**Price Estimate :** £550,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

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 semi detached home upon popular tree lined street

Five double bedrooms & two bathrooms

Kitchen breakfast room & separate utility/cloakroom

Dining room with French doors & Sitting room with log burner

Garden room with French doors to garden

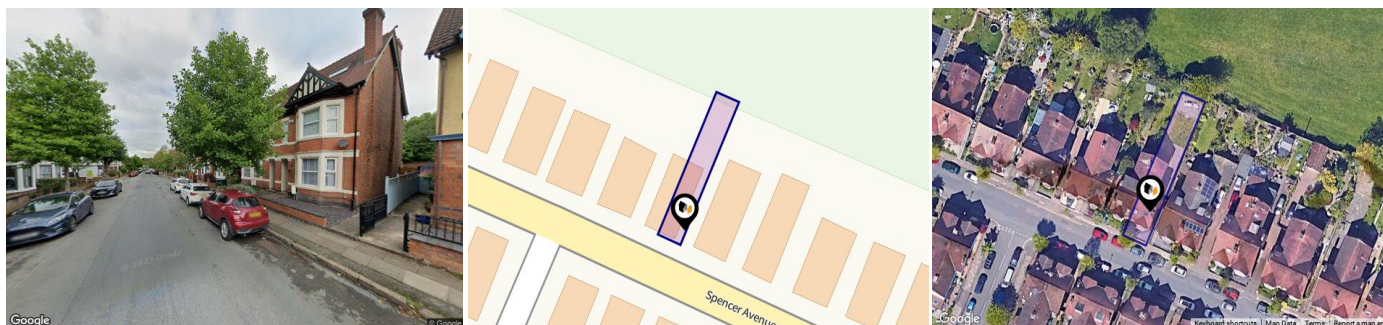
Huge walk in loft space to side return

Landscaped rear gardens with parkland views

NO CHAIN, EPC RATING D, Total Approx 2005 Sq.Ft. or 185 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>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£146
<b>Bedrooms:</b>	5	<b>Price Estimate:</b>	£550,000
<b>Floor Area:</b>	1,840 ft <sup>2</sup> / 171 m <sup>2</sup>	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,537		
<b>Title Number:</b>	WK16722		
<b>UPRN:</b>	100070701442		

## 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



CV5

Energy rating

**D**

Valid until 02.03.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

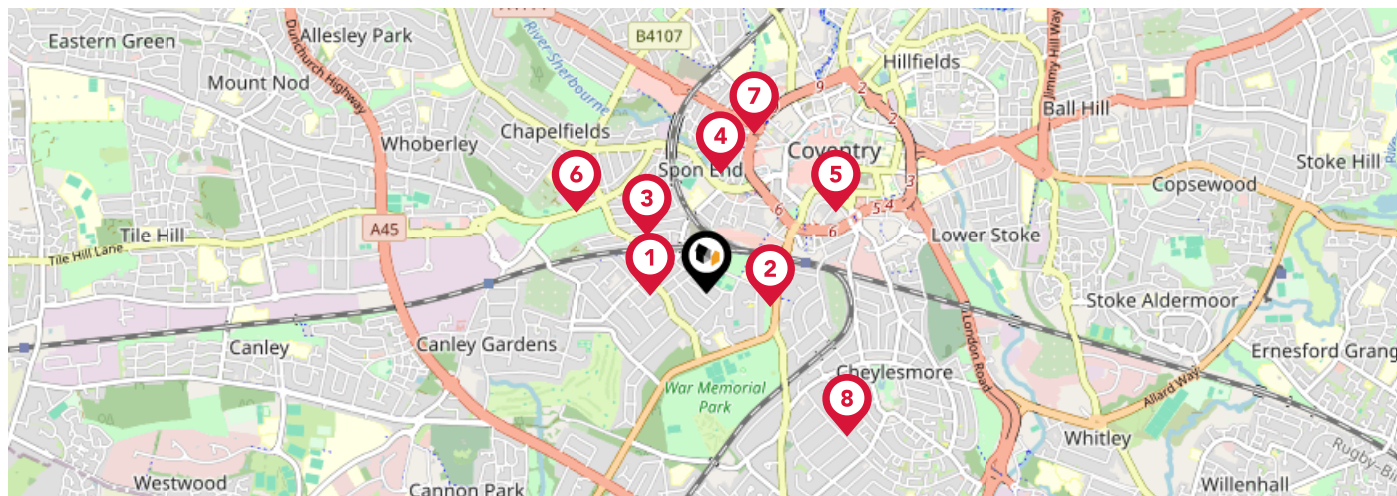
## EPC - Additional Data



### Additional EPC Data

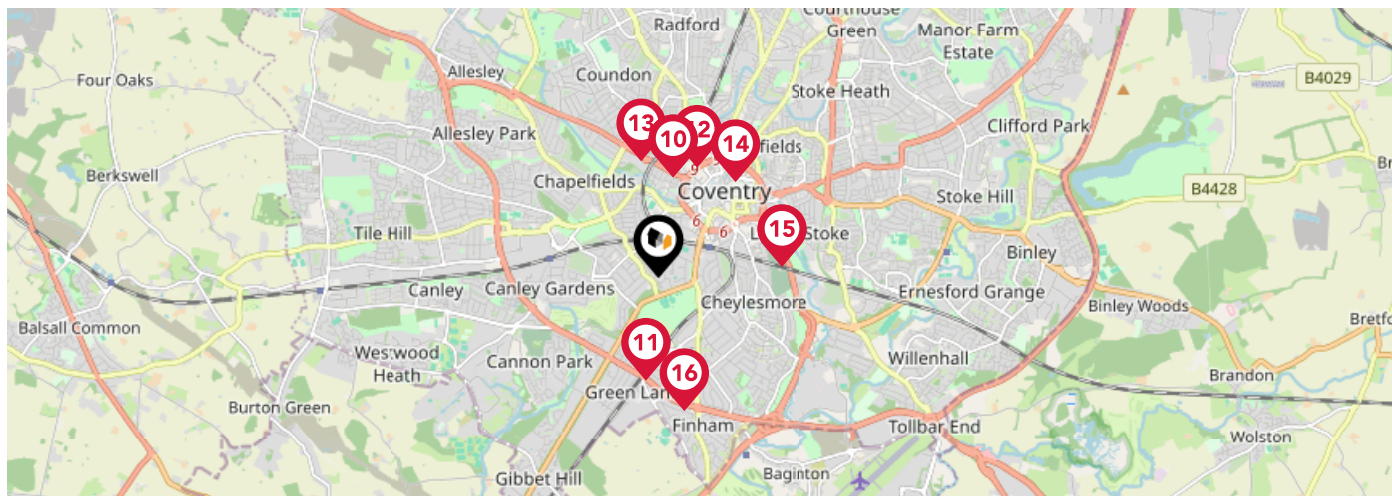
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<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, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<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 all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	171 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:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>King Henry VIII School</b> 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"/>
<b>3</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.37	<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:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Coventry Youth Offending Service</b> 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"/>
<b>6</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

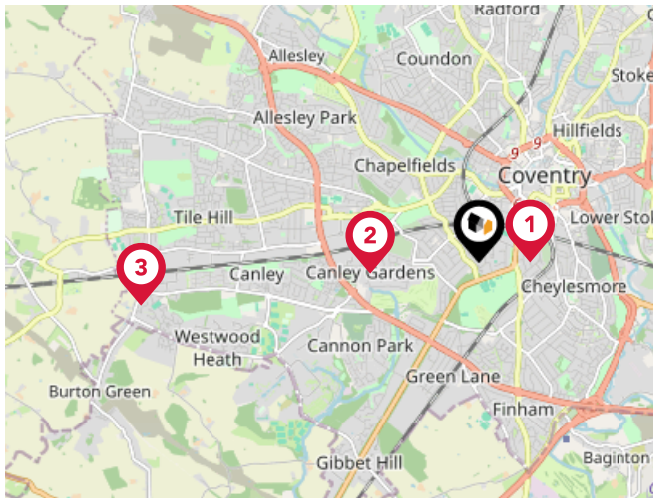
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bablake Junior and Pre-prep School</b> 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"/>
	<b>Bablake School</b> 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"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.94	<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>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 495   Distance:1.06	<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:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

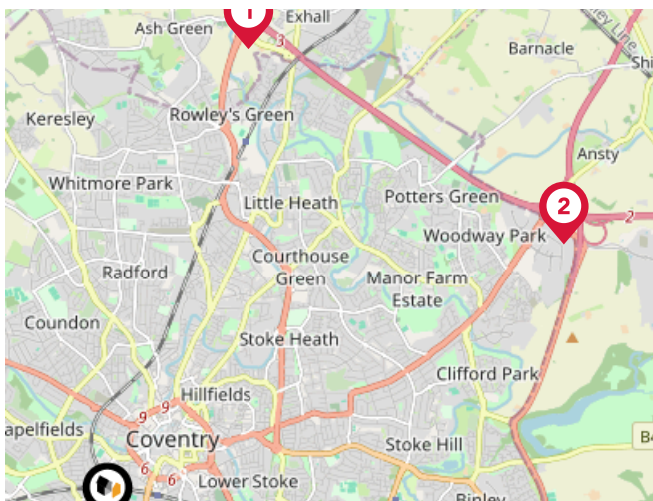
# Area

## Transport (National)



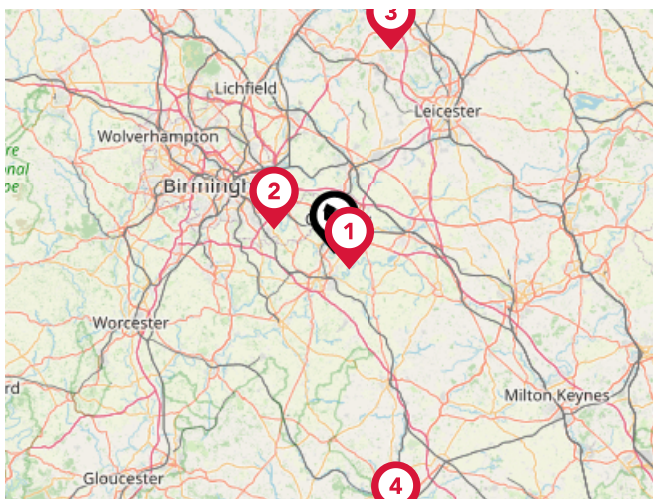
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.45 miles
2	Canley Rail Station	0.99 miles
3	Tile Hill Rail Station	3.09 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.49 miles
2	M6 J2	4.85 miles
3	M40 J14	10.32 miles
4	M40 J15	10.44 miles
5	M6 J3A	8.52 miles



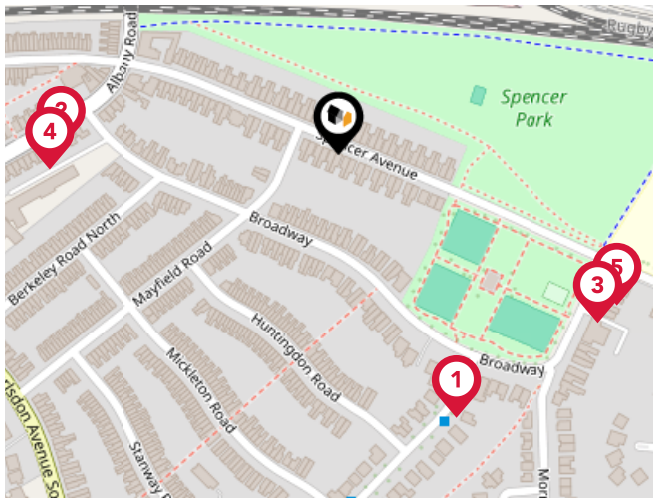
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.09 miles
2	Birmingham International Airport	9.45 miles
3	East Midlands Airport	30.58 miles
4	London Oxford Airport	40.3 miles



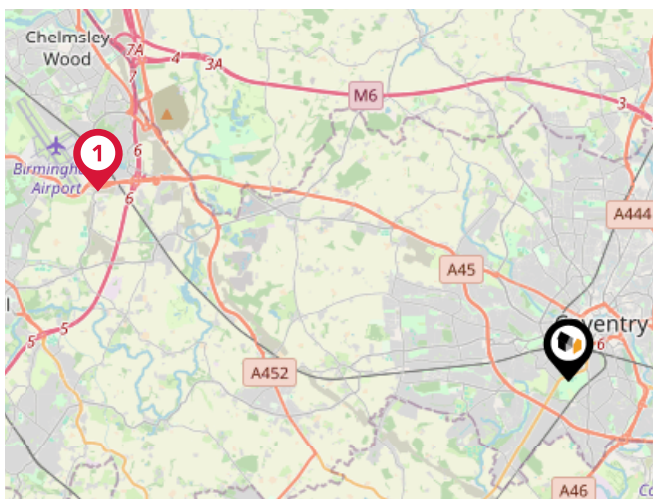
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Huntingdon Rd	0.16 miles
2	Broadway	0.16 miles
3	Spencer Rd	0.18 miles
4	Broadway	0.16 miles
5	Spencer Park	0.18 miles



### Local Connections

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

# Market Sold in Street



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



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



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

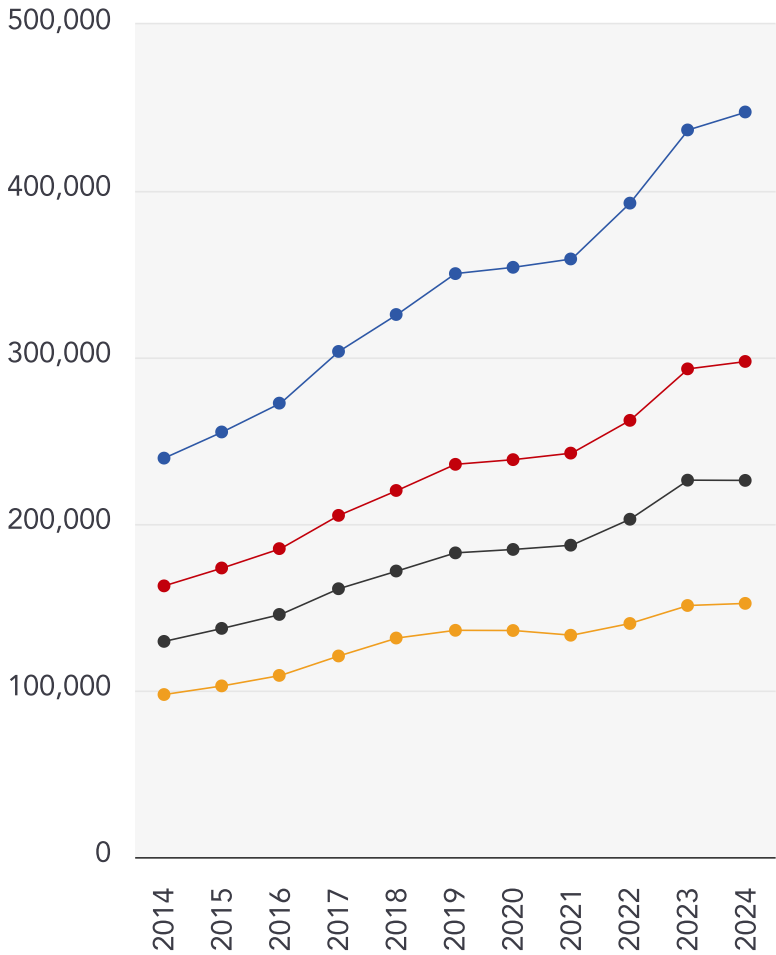
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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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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.

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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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### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

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