

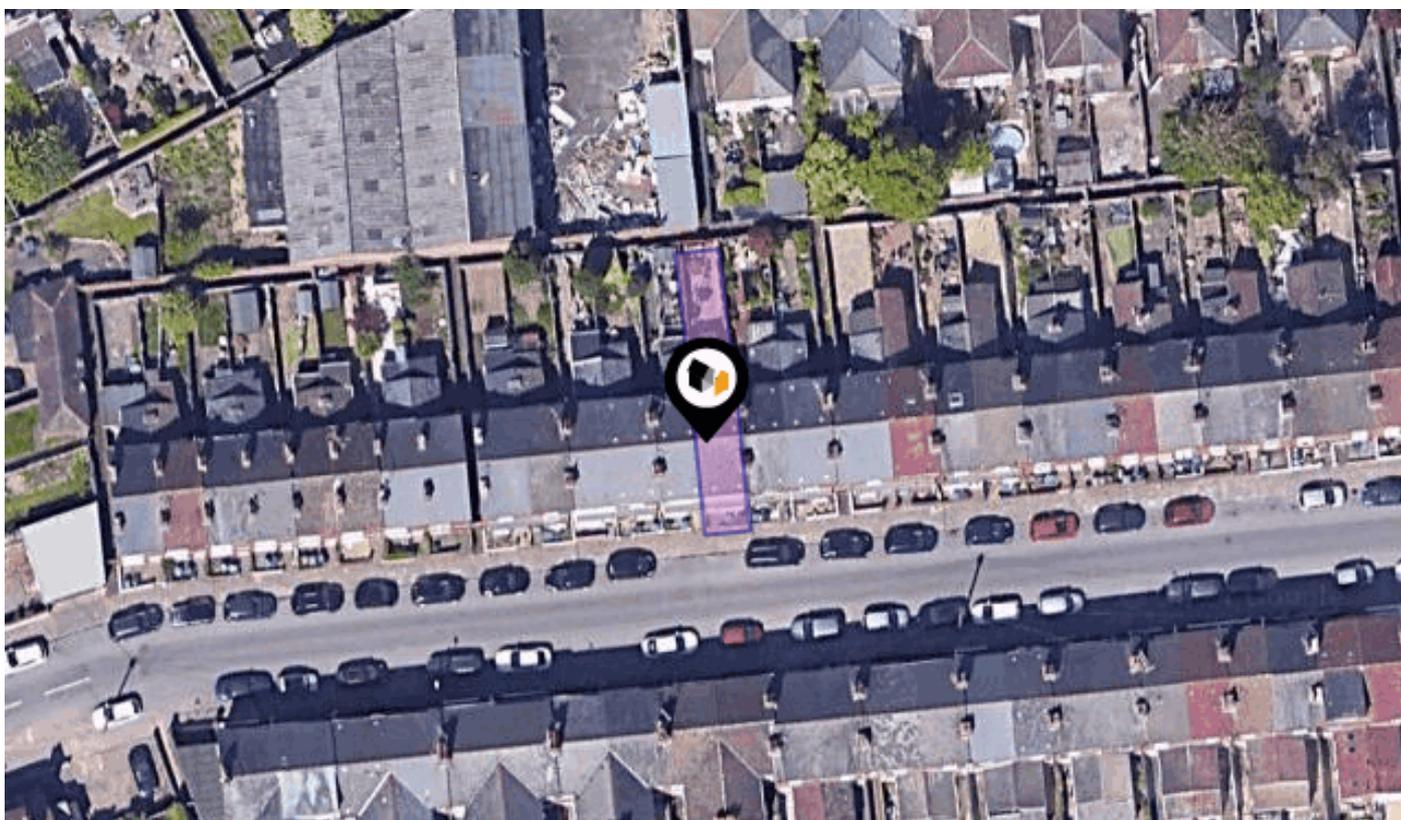
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 01<sup>st</sup> April 2024**



## KINGSTON ROAD, COVENTRY, CV5

**Price Estimate :** £200,000

### Walmsley's The Way to Move

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

0330 1180062

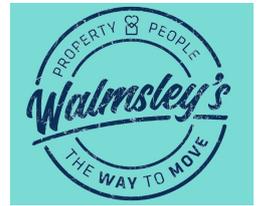
mark@walmsleysthewaytomove.co.uk

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 two double bedroom terraced home with a contemporary ambience

Attractive kitchen with a wealth of storage

Two spacious sitting rooms with rear with door to garden

Modern ground floor bathroom

Attractive South facing foregarden & patio gardens with rear access

Modern gas central heating & double glazed throughout

Ideal locale close to Hearsall Common, Tile Hill Lane & Earlsdon

EPC RATING E (reordered), Total Approx 687 Sq.Ft or 64 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>Bedrooms:</b>	2
<b>Floor Area:</b>	699 ft <sup>2</sup> / 65 m <sup>2</sup>
<b>Plot Area:</b>	0.02 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band A
<b>Title Number:</b>	WK30048
<b>UPRN:</b>	100070668237

<b>Last Sold £/ft<sup>2</sup>:</b>	£255
<b>Price Estimate:</b>	£200,000
<b>Tenure:</b>	Freehold

## Local Area

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

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

<b>16</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



Kingston Road, CV5

Energy rating

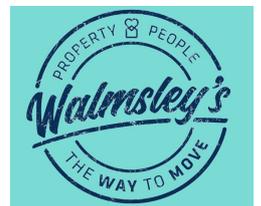
# E

Valid until 30.07.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

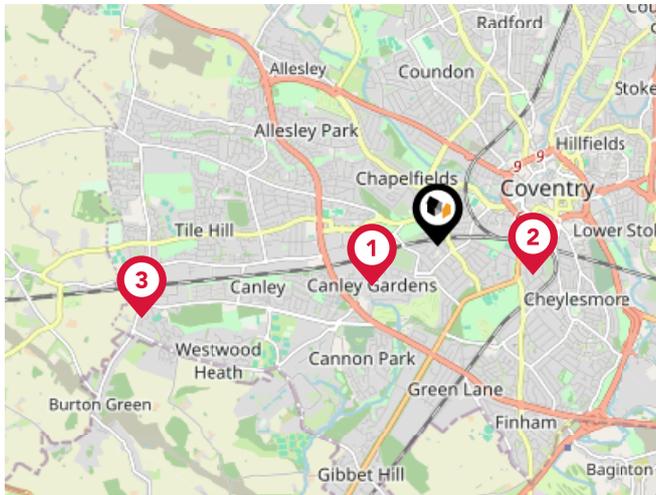
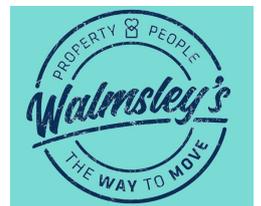


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-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>	0
<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, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	65 m <sup>2</sup>

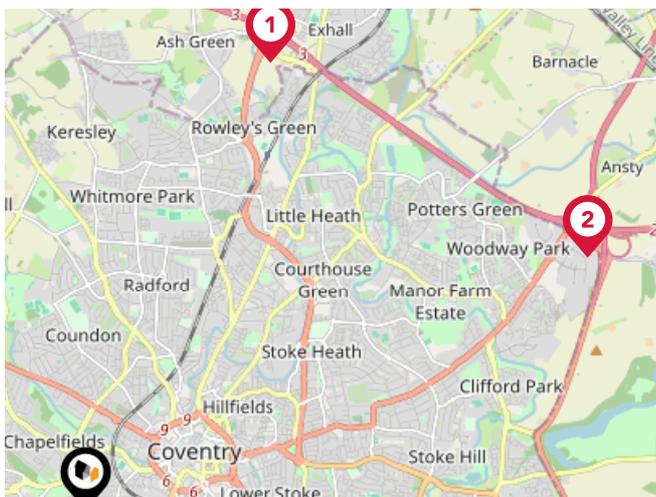
# Area

## Transport (National)



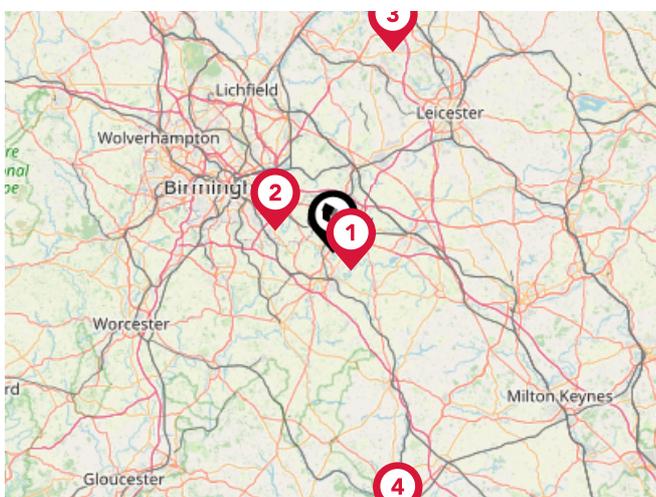
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.7 miles
2	Coventry Rail Station	0.89 miles
3	Tile Hill Rail Station	2.75 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.38 miles
2	M6 J2	5.06 miles
3	M40 J14	10.48 miles
4	M40 J15	10.55 miles
5	M6 J3A	8.04 miles

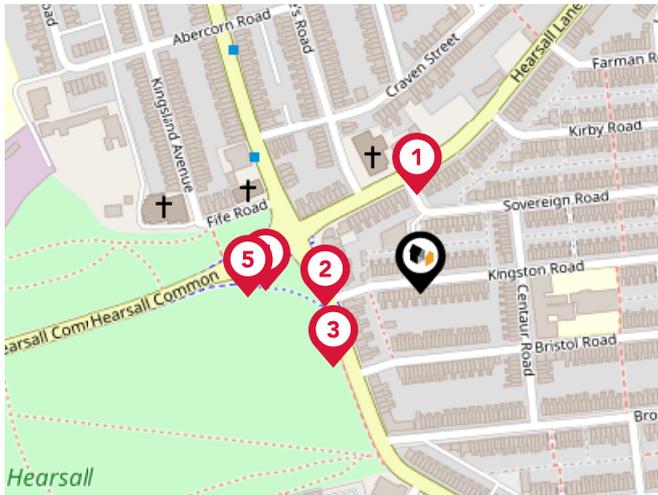
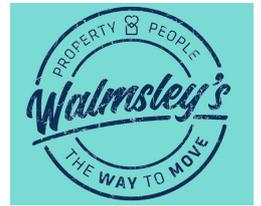


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.55 miles
2	Birmingham International Airport	8.98 miles
3	East Midlands Airport	30.44 miles
4	London Oxford Airport	40.65 miles

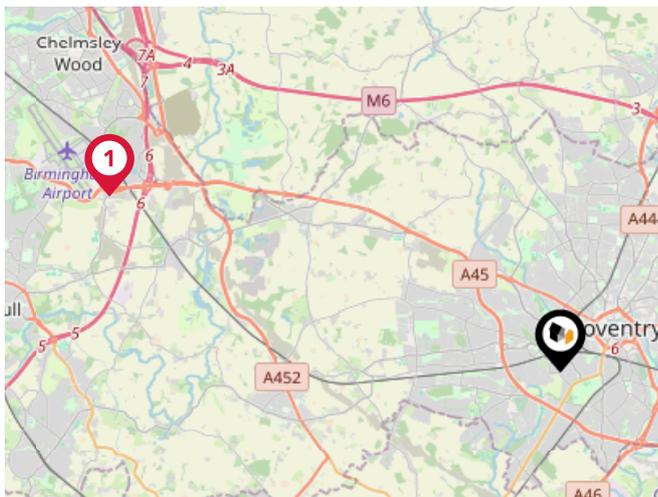
# Area

## Transport (Local)



### Bus Stops/Stations

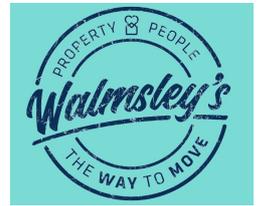
Pin	Name	Distance
1	Queensland Avenue	0.06 miles
2	Hearsall Common	0.05 miles
3	Hearsall Common	0.06 miles
4	Earlsdon Ave North	0.09 miles
5	Earlsdon Ave North	0.1 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.72 miles

# Market Sold in Street



<b>39, Kingston Road, Coventry, CV5 6LP</b>						Terraced House
Last Sold Date:	19/01/2023	23/04/2021	13/02/2015	28/08/2002	05/06/1998	
Last Sold Price:	£173,000	£173,000	£139,000	£79,950	£45,950	
<b>27, Kingston Road, Coventry, CV5 6LP</b>						Terraced House
Last Sold Date:	04/10/2022					
Last Sold Price:	£180,000					
<b>19, Kingston Road, Coventry, CV5 6LP</b>						Terraced House
Last Sold Date:	08/07/2022	21/04/2017	24/11/2006	22/06/2001	29/09/1995	
Last Sold Price:	£201,000	£177,000	£122,950	£67,000	£39,700	
<b>25, Kingston Road, Coventry, CV5 6LP</b>						Terraced House
Last Sold Date:	20/11/2020					
Last Sold Price:	£161,000					
<b>11, Kingston Road, Coventry, CV5 6LP</b>						Terraced House
Last Sold Date:	15/03/2019	11/04/2002	29/02/2000	03/08/1995		
Last Sold Price:	£145,000	£72,000	£56,950	£32,500		
<b>7, Kingston Road, Coventry, CV5 6LP</b>						Terraced House
Last Sold Date:	24/10/2018	18/11/1999	25/07/1997			
Last Sold Price:	£165,000	£50,300	£41,000			
<b>29, Kingston Road, Coventry, CV5 6LP</b>						Terraced House
Last Sold Date:	21/09/2018	06/03/2015	17/05/2013	31/08/2006	09/08/2002	16/02/2001
Last Sold Price:	£179,000	£138,000	£95,500	£116,500	£72,950	£57,000
<b>9, Kingston Road, Coventry, CV5 6LP</b>						Terraced House
Last Sold Date:	27/03/2018	01/08/2005	30/10/1998			
Last Sold Price:	£173,000	£105,000	£44,950			
<b>5, Kingston Road, Coventry, CV5 6LP</b>						Terraced House
Last Sold Date:	29/06/2017	26/04/2013	11/06/1999			
Last Sold Price:	£167,000	£119,000	£43,000			
<b>31, Kingston Road, Coventry, CV5 6LP</b>						Terraced House
Last Sold Date:	10/06/2016					
Last Sold Price:	£77,000					
<b>57, Kingston Road, Coventry, CV5 6LP</b>						Terraced House
Last Sold Date:	19/09/2014	01/07/2011	07/06/2004	14/04/2000	31/01/1997	09/10/1996
Last Sold Price:	£142,500	£116,000	£119,950	£57,950	£40,000	£32,000
<b>49, Kingston Road, Coventry, CV5 6LP</b>						Terraced House
Last Sold Date:	09/06/2014	29/11/1996				
Last Sold Price:	£120,000	£38,450				

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

# Market Sold in Street



<b>41, Kingston Road, Coventry, CV5 6LP</b>				Terraced House
Last Sold Date:	22/11/2013	24/05/2002	30/04/1996	
Last Sold Price:	£125,000	£69,450	£28,500	
<b>45, Kingston Road, Coventry, CV5 6LP</b>				Terraced House
Last Sold Date:	14/01/2011	14/08/1998		
Last Sold Price:	£123,500	£47,500		
<b>3, Kingston Road, Coventry, CV5 6LP</b>				Terraced House
Last Sold Date:	31/12/2009			
Last Sold Price:	£105,000			
<b>43, Kingston Road, Coventry, CV5 6LP</b>				Terraced House
Last Sold Date:	08/08/2008	01/06/2006	10/10/1997	
Last Sold Price:	£120,000	£119,950	£42,000	
<b>55, Kingston Road, Coventry, CV5 6LP</b>				Terraced House
Last Sold Date:	06/09/2007	19/06/1998		
Last Sold Price:	£124,950	£40,000		
<b>61, Kingston Road, Coventry, CV5 6LP</b>				Terraced House
Last Sold Date:	06/09/2007			
Last Sold Price:	£159,950			
<b>21, Kingston Road, Coventry, CV5 6LP</b>				Terraced House
Last Sold Date:	14/07/2006	18/08/2000		
Last Sold Price:	£119,450	£45,000		
<b>47, Kingston Road, Coventry, CV5 6LP</b>				Terraced House
Last Sold Date:	30/06/2006			
Last Sold Price:	£109,000			
<b>37, Kingston Road, Coventry, CV5 6LP</b>				Terraced House
Last Sold Date:	01/08/2005	23/08/2002		
Last Sold Price:	£132,500	£83,500		
<b>23, Kingston Road, Coventry, CV5 6LP</b>				Terraced House
Last Sold Date:	02/07/2004			
Last Sold Price:	£105,000			
<b>33, Kingston Road, Coventry, CV5 6LP</b>				Terraced House
Last Sold Date:	16/06/2004	29/06/2001	27/01/1995	
Last Sold Price:	£116,500	£63,500	£40,000	
<b>35, Kingston Road, Coventry, CV5 6LP</b>				Terraced House
Last Sold Date:	04/03/2003			
Last Sold Price:	£63,000			

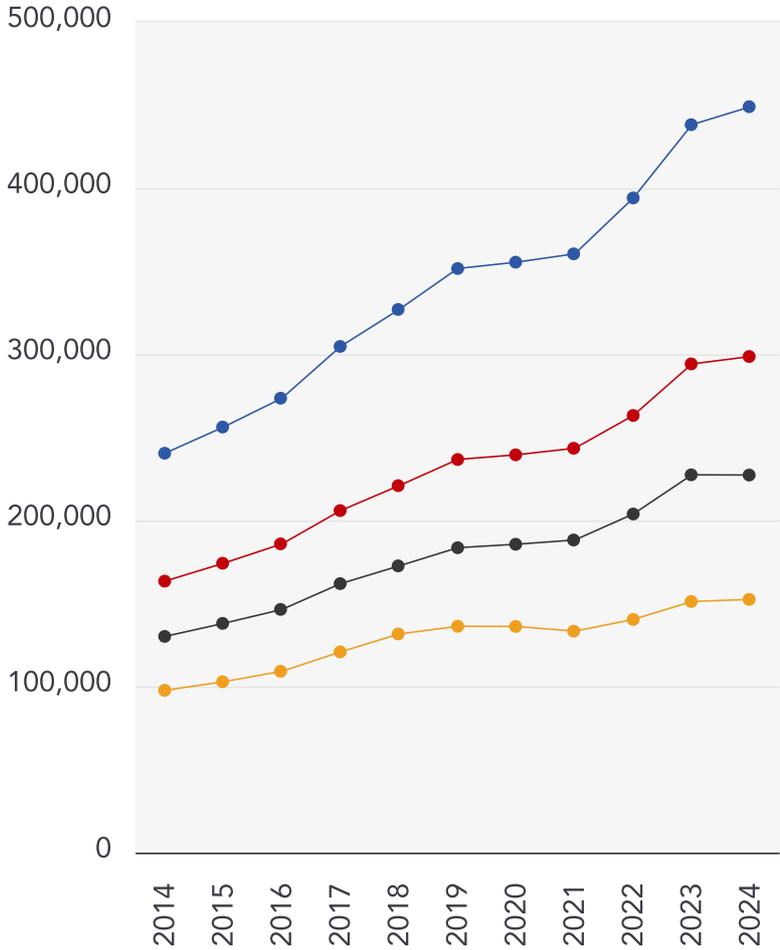
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+86.77%**

Semi-Detached

**+82.76%**

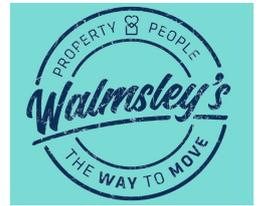
Terraced

**+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



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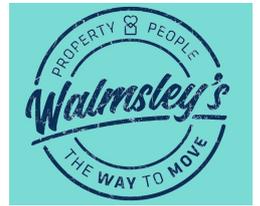


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# Agent Disclaimer



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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.

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.

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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.

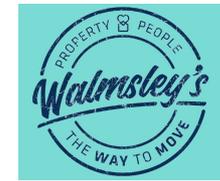


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