



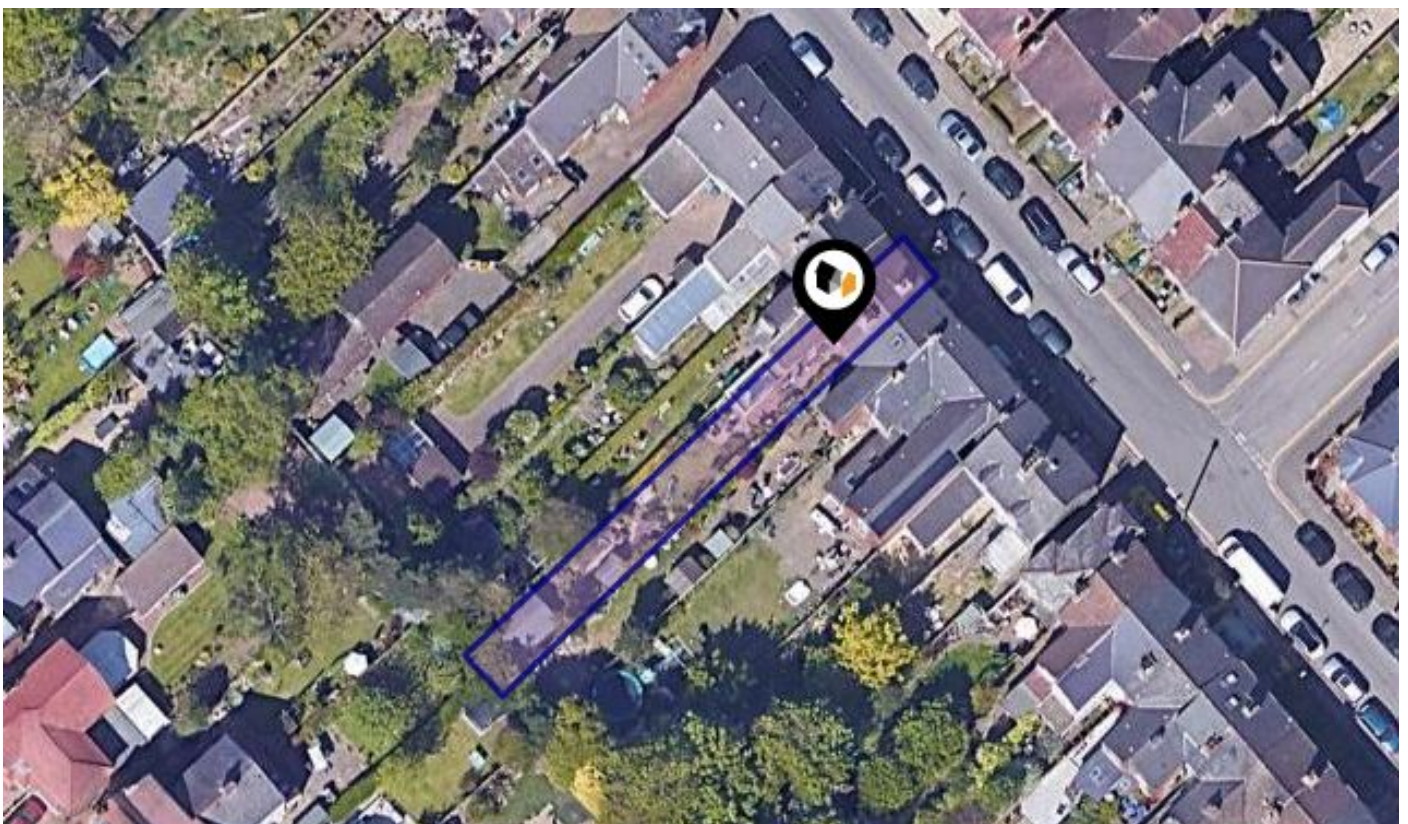
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 15<sup>th</sup> April 2024**



## ARDEN STREET, COVENTRY, CV5

**Price Estimate :** £360,000

### 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.....

Beautiful & extended three bedroom period cottage

Substantial mature gardens inc detached studio/summer house

Stunning kitchen extension, window lantern & bi folding doors

Sitting room & open plan dining room into kitchen

Modern first floor bathroom with shower over bath

Ground floor semi detached & separated by walk way

Centre of Earlsdon close to main shopping street

EPC Ordered, 1092 Sq.Ft or 101 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@walmsleysthe waytomove.co.uk or 0330 1180 062***



## Property

**Type:** Terraced  
**Bedrooms:** 3  
**Plot Area:** 0.06 acres  
**Council Tax :** Band B  
**Annual Estimate:** £1,786  
**Title Number:** WM372312  
**UPRN:** 100070613504

**Price Estimate:** £360,000  
**Tenure:** Freehold

## Local Area

**Local Authority:** Coventry  
**Conservation Area:** Earlsdon  
**Flood Risk:**  

- 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)

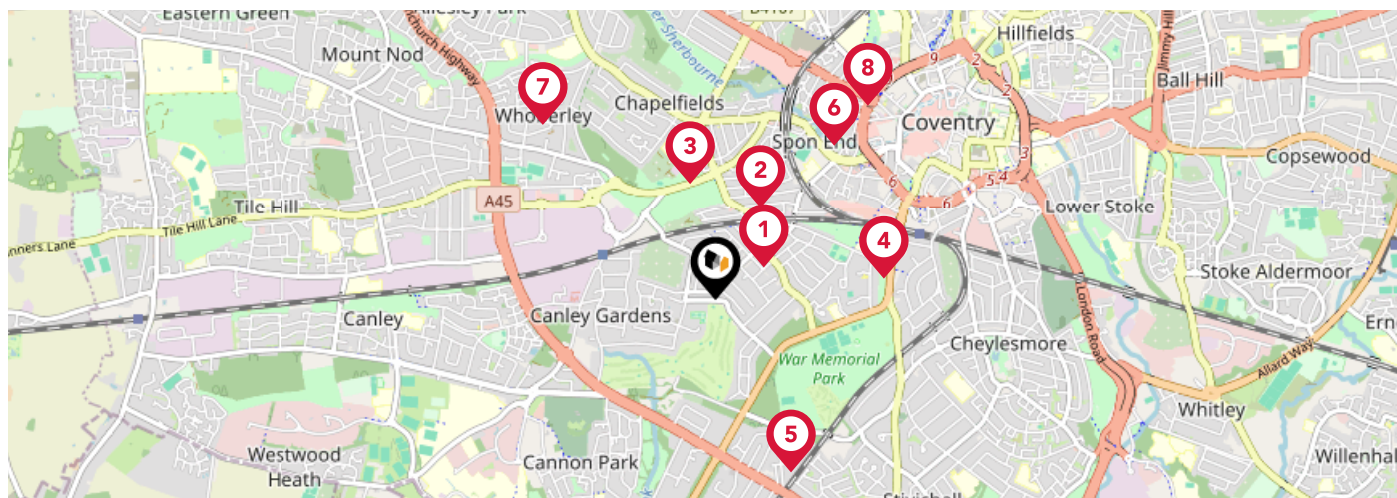


**Satellite/Fibre TV Availability:**



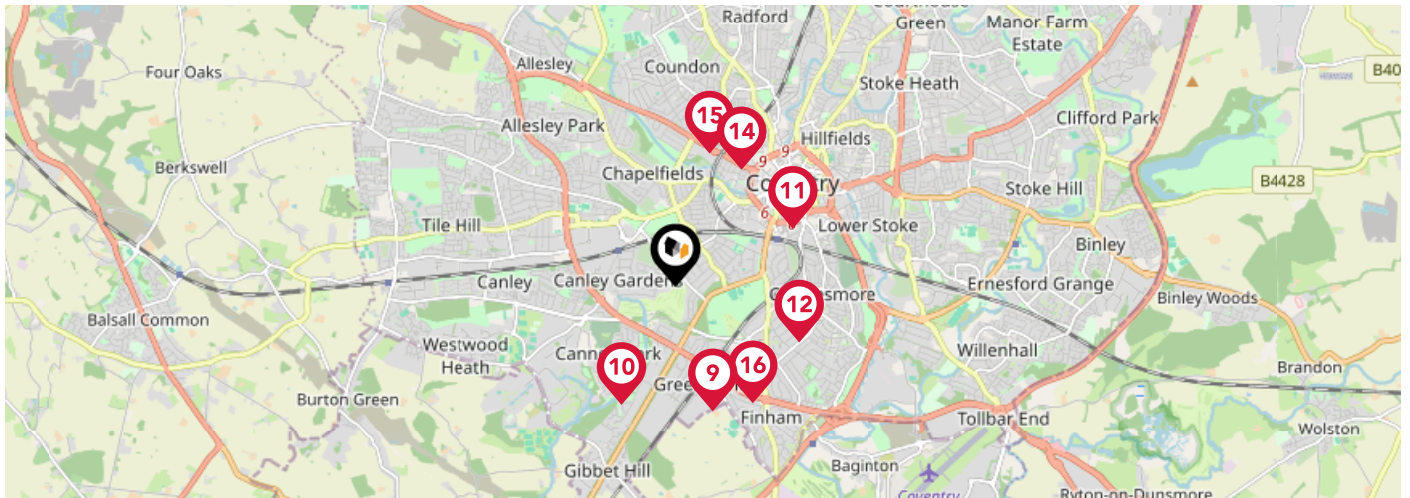










# Area Schools



		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>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.46	<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:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

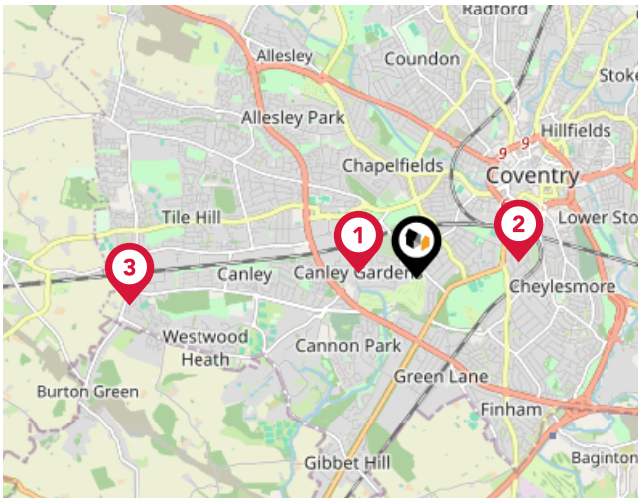
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.18	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:1.22	<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:1.22	<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:1.24	<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:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

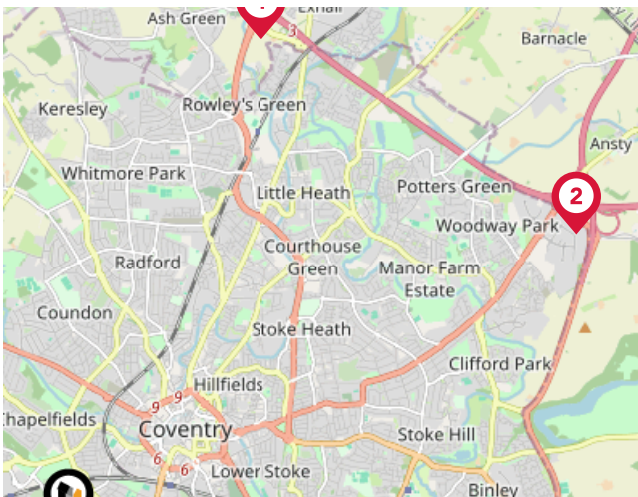
# Area

## Transport (National)



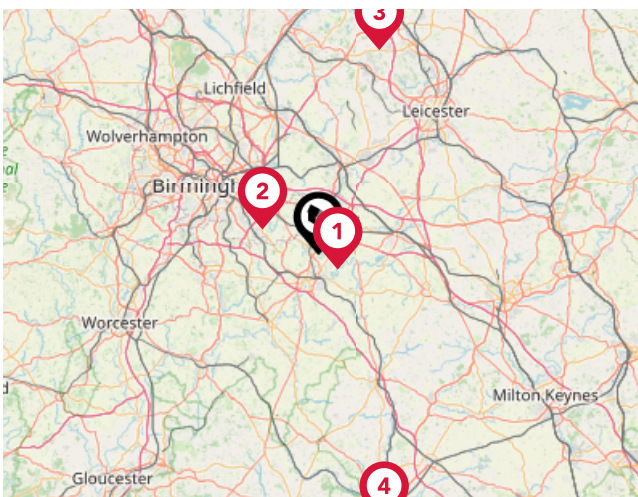
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.52 miles
2	Coventry Rail Station	0.94 miles
3	Tile Hill Rail Station	2.61 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.79 miles
2	M6 J2	5.33 miles
3	M40 J14	10.06 miles
4	M40 J15	10.13 miles
5	M6 J3A	8.26 miles



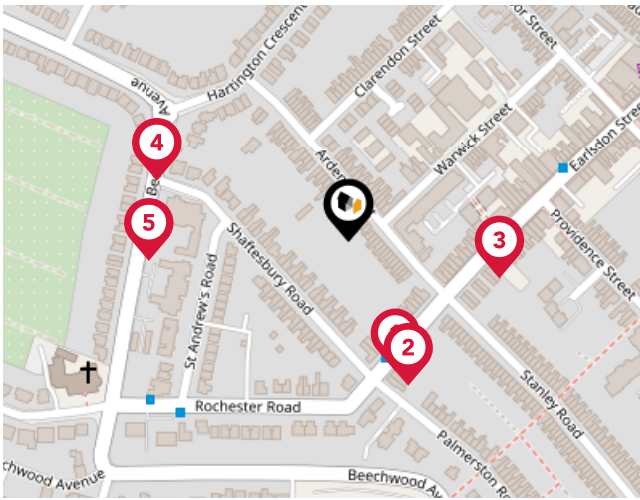
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.32 miles
2	Birmingham International Airport	9.08 miles
3	East Midlands Airport	30.86 miles
4	London Oxford Airport	40.26 miles



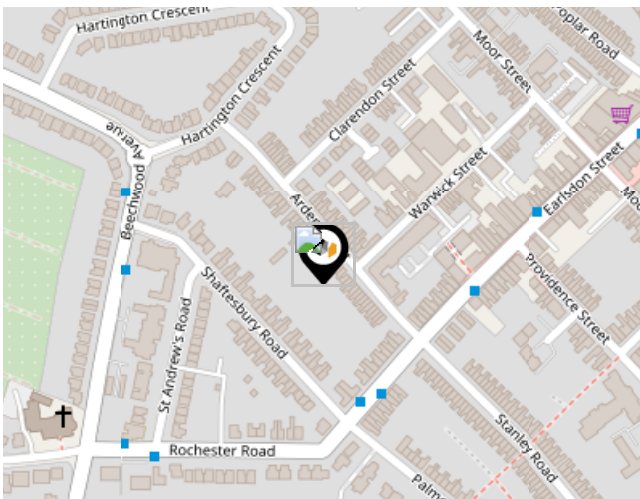
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Shaftesbury Rd	0.08 miles
2	Shaftesbury Rd	0.09 miles
3	Providence St	0.09 miles
4	Shaftesbury Rd	0.11 miles
5	Shaftesbury Rd	0.11 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.81 miles

# Market Sold in Street



<b>29, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	26/09/2023				
Last Sold Price:	£220,000				
<b>33, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	13/05/2022	26/08/1999	09/10/1998		
Last Sold Price:	£219,400	£72,500	£29,000		
<b>31, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	16/11/2020	20/05/2016	24/01/2000	30/04/1998	
Last Sold Price:	£247,500	£156,000	£71,000	£39,000	
<b>17, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	02/10/2020	08/03/2013	28/04/2006	18/10/2002	
Last Sold Price:	£268,000	£140,000	£168,000	£115,000	
<b>11, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	17/12/2019	14/09/2001			
Last Sold Price:	£314,000	£77,500			
<b>61, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	18/12/2018	30/08/2012			
Last Sold Price:	£238,000	£135,000			
<b>79, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	30/08/2018				
Last Sold Price:	£237,875				
<b>19, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	12/01/2018				
Last Sold Price:	£200,000				
<b>65, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	30/09/2016				
Last Sold Price:	£290,000				
<b>15, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	01/08/2016	04/04/2007	12/07/2002	21/08/1998	
Last Sold Price:	£179,000	£172,500	£105,000	£55,000	
<b>67, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	04/12/2015	10/02/2012	11/11/2005		
Last Sold Price:	£275,000	£220,000	£170,000		
<b>59, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	16/07/2014	28/06/2007	08/12/2006	15/06/2001	
Last Sold Price:	£153,000	£155,000	£144,000	£80,500	

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



# Market Sold in Street



<b>9, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	20/06/2014	21/07/2006	11/02/2000	19/06/1997	
Last Sold Price:	£175,200	£158,000	£75,000	£22,200	
<b>25, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	17/04/2014				
Last Sold Price:	£159,000				
<b>89, Arden Street, Coventry, CV5 6FB</b>					Semi-detached House
Last Sold Date:	07/03/2014				
Last Sold Price:	£165,000				
<b>77, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	30/08/2013	04/05/2006	28/06/2001		
Last Sold Price:	£222,000	£190,000	£109,000		
<b>23, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	22/10/2009	15/08/2003			
Last Sold Price:	£136,012	£70,000			
<b>57, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	09/10/2006	24/11/2000			
Last Sold Price:	£163,500	£68,000			
<b>81, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	09/08/2006				
Last Sold Price:	£192,500				
<b>53, Arden Street, Coventry, CV5 6FB</b>					Semi-detached House
Last Sold Date:	16/12/2005	23/04/2004	05/07/1996		
Last Sold Price:	£247,000	£238,000	£70,000		
<b>37, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	29/04/2005	21/06/1996			
Last Sold Price:	£240,000	£55,000			
<b>43, Arden Street, Coventry, CV5 6FB</b>					Semi-detached House
Last Sold Date:	29/04/2005	26/07/1999			
Last Sold Price:	£164,950	£59,300			
<b>5, Arden Street, Coventry, CV5 6FB</b>					Detached House
Last Sold Date:	17/03/2005	06/12/2002			
Last Sold Price:	£80,000	£48,000			
<b>39, Arden Street, Coventry, CV5 6FB</b>					Terraced House
Last Sold Date:	15/08/2003	21/06/2002			
Last Sold Price:	£140,000	£117,500			

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

# Market Sold in Street



<b>75, Arden Street, Coventry, CV5 6FB</b>	Semi-detached House
Last Sold Date: 26/07/2002	
Last Sold Price: £120,000	
<b>21, Arden Street, Coventry, CV5 6FB</b>	Terraced House
Last Sold Date: 13/07/2001	03/03/2000
Last Sold Price: £93,000	£76,000
<b>35, Arden Street, Coventry, CV5 6FB</b>	Semi-detached House
Last Sold Date: 21/12/1998	
Last Sold Price: £66,000	
<b>55, Arden Street, Coventry, CV5 6FB</b>	Terraced House
Last Sold Date: 26/03/1998	
Last Sold Price: £64,950	
<b>13, Arden Street, Coventry, CV5 6FB</b>	Terraced House
Last Sold Date: 07/03/1997	
Last Sold Price: £46,300	
<b>41, Arden Street, Coventry, CV5 6FB</b>	Terraced House
Last Sold Date: 12/10/1995	
Last Sold Price: £39,400	

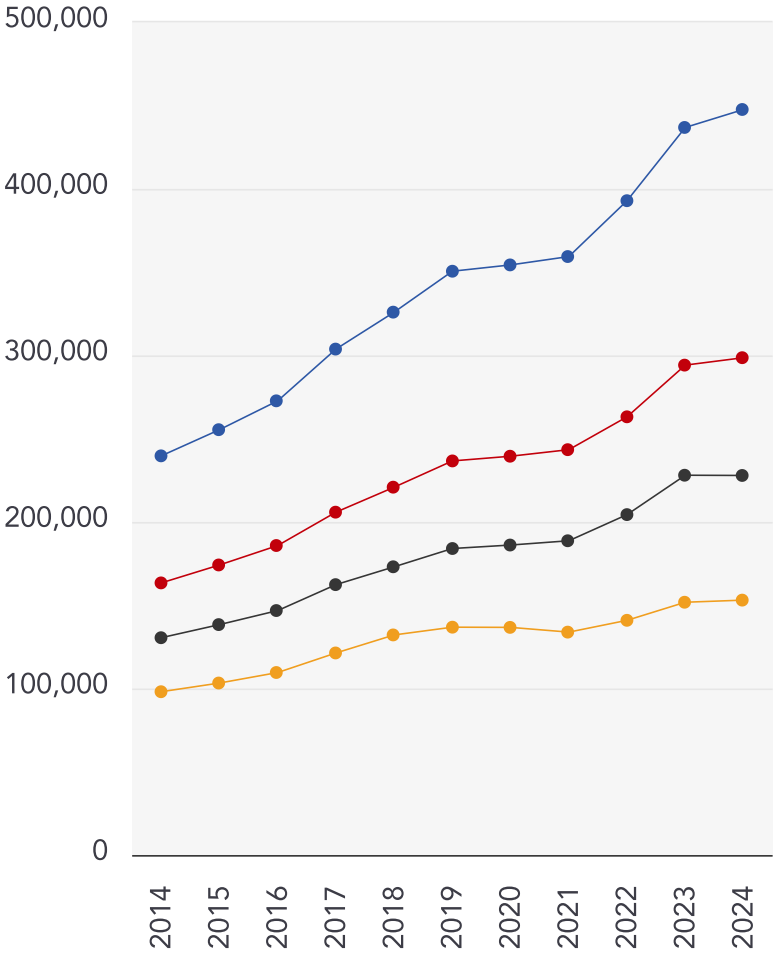
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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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# 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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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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