



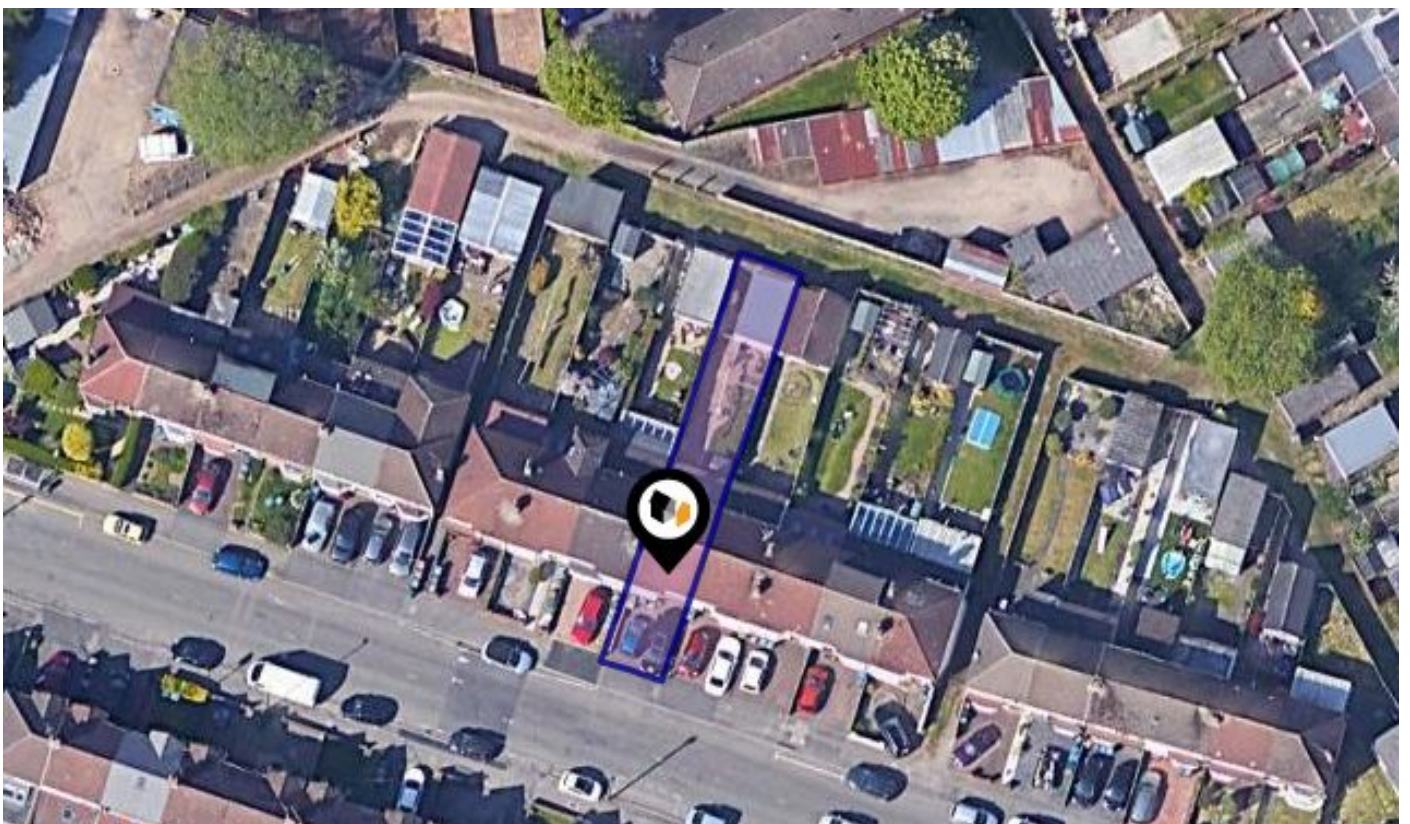
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd April 2024



FORFIELD ROAD, COVENTRY, CV6

Price Estimate : £265,000

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



Dear Buyers & interested parties

Your property details in brief.....

Immaculate three bedroom terraced home

Garage transformed into Garden room/studio/office

Spacious & versatile home in popular Coundon locale

Sitting dining room & extended, full width kitchen

Three piece first floor bathroom & ground floor cloaks & utility

Landscaped gardens with rear access & sitting areas

Dropped curb and driveway parking for two

EPC Rating D, Total 1096 Sq.ft. or 101Sq.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@walmsleysthewaytomove.co.uk or 0330 1180 062



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	904 ft ² / 84 m ²
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	WK25916
UPRN:	100070648843

Last Sold £/ft²:	£226
Price Estimate:	£265,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	70 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Forfield Road, CV6

Energy rating

D

Valid until 26.09.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 82 B
69-80	C		
55-68	D	← 65 D	
39-54	E		
21-38	F		
1-20	G		

Property

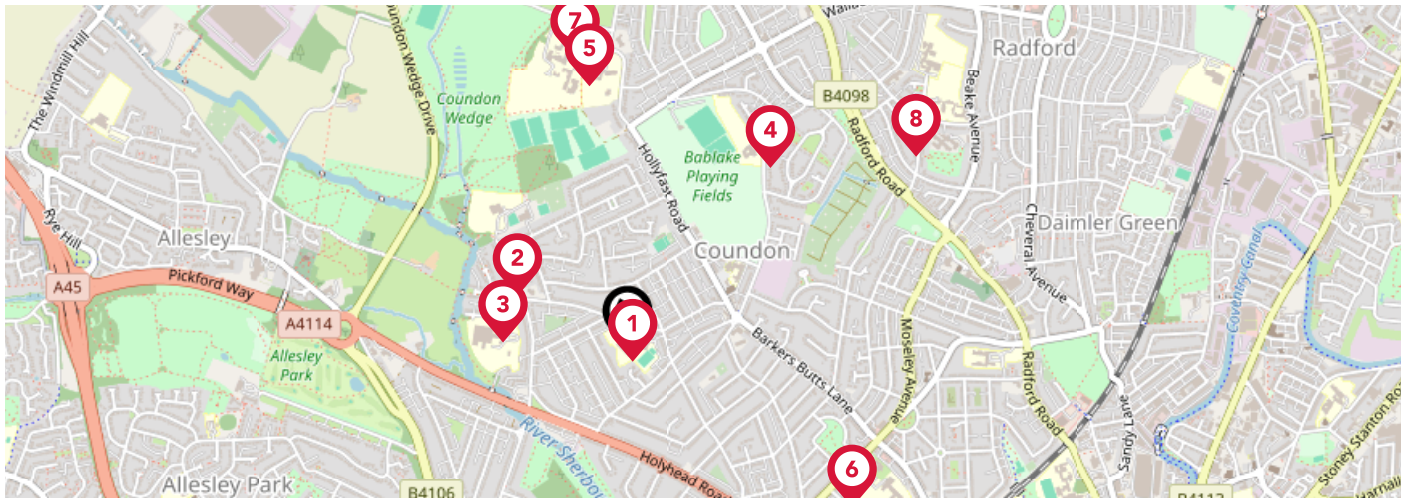
EPC - Additional Data



Additional EPC Data

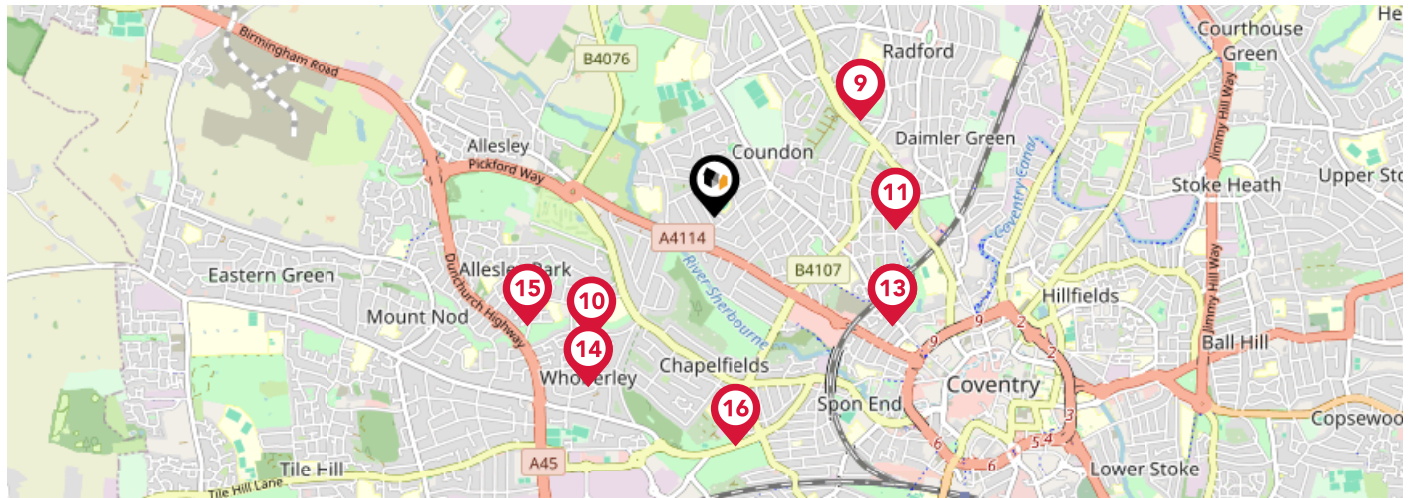
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	84 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Coundon Primary School Ofsted Rating: Good Pupils: 598 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kingsbury Academy Ofsted Rating: Requires Improvement Pupils: 83 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 173 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 454 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hollyfast Primary School Ofsted Rating: Good Pupils: 603 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coundon Court Ofsted Rating: Good Pupils: 1702 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hill Farm Academy Ofsted Rating: Good Pupils: 574 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

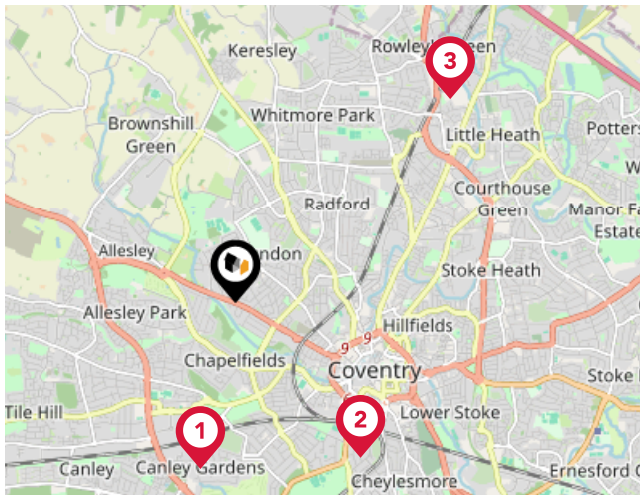
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 422 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Requires Improvement Pupils: 220 Distance:0.81	<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:0.94	<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:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

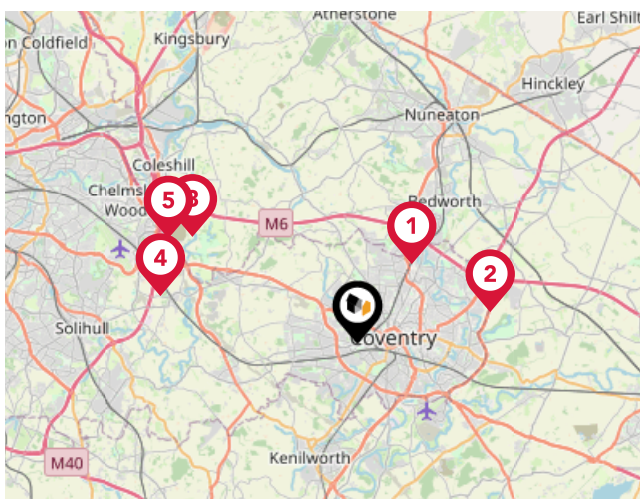
Area

Transport (National)



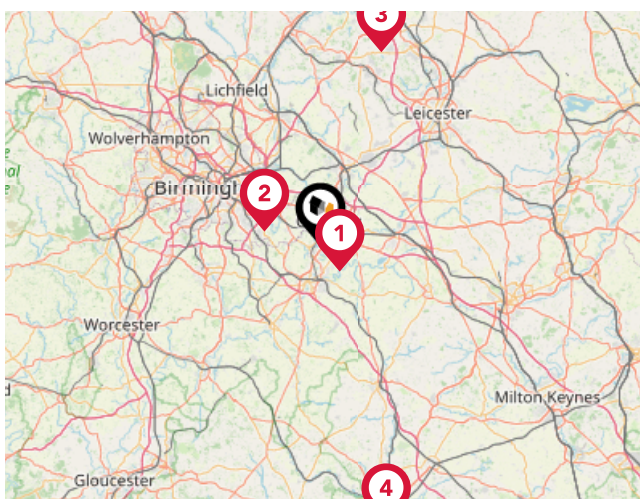
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.54 miles
2	Coventry Rail Station	1.8 miles
3	Coventry Arena Rail Station	2.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.5 miles
2	M6 J2	4.93 miles
3	M6 J3A	7.15 miles
4	M42 J6	7.34 miles
5	M6 J4	7.86 miles

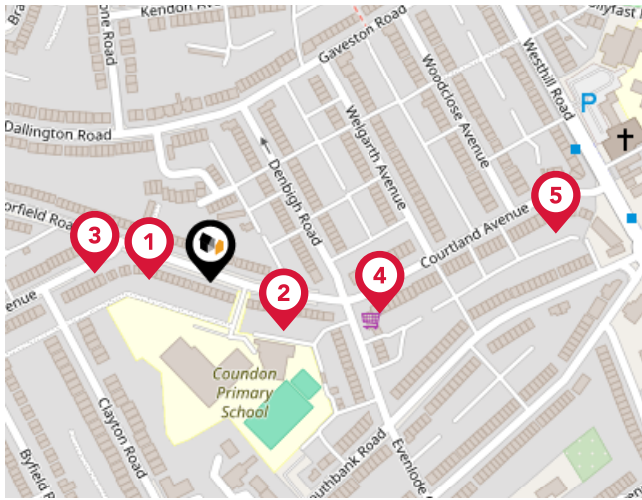


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.6 miles
2	Birmingham International Airport	8.35 miles
3	East Midlands Airport	29.43 miles
4	London Oxford Airport	41.82 miles

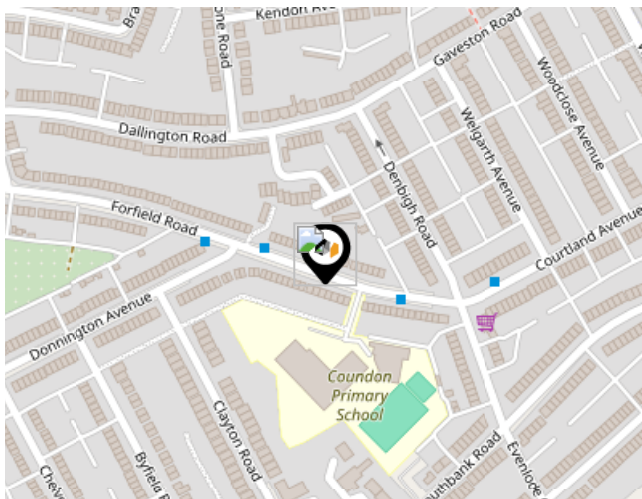
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Donnington Avenue	0.03 miles
2	Coundon Jun & Inf School	0.05 miles
3	Donnington Avenue	0.07 miles
4	Evenlode Crescent	0.1 miles
5	Westhill Rd	0.2 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.1 miles

Market Sold in Street



30, Forfield Road, Coventry, CV6 1FR					Terraced House
Last Sold Date:	03/08/2018	27/01/2006			
Last Sold Price:	£204,950	£114,950			
10, Forfield Road, Coventry, CV6 1FR					Terraced House
Last Sold Date:	28/04/2017	24/07/2012	26/03/1999		
Last Sold Price:	£160,000	£118,000	£50,000		
26, Forfield Road, Coventry, CV6 1FR					Terraced House
Last Sold Date:	23/02/2017	17/03/2006	19/07/2002		
Last Sold Price:	£178,000	£120,000	£52,000		
16, Forfield Road, Coventry, CV6 1FR					Terraced House
Last Sold Date:	08/04/2016	13/04/2007	09/01/2004	29/04/1998	
Last Sold Price:	£160,000	£124,000	£106,000	£46,950	
12, Forfield Road, Coventry, CV6 1FR					Terraced House
Last Sold Date:	31/03/2016	22/11/2013			
Last Sold Price:	£135,000	£116,000			
32, Forfield Road, Coventry, CV6 1FR					Terraced House
Last Sold Date:	06/02/2015				
Last Sold Price:	£135,000				
48, Forfield Road, Coventry, CV6 1FR					Terraced House
Last Sold Date:	23/11/2012	30/09/2009	26/08/2005	23/11/2001	
Last Sold Price:	£150,000	£148,500	£144,500	£85,000	
44, Forfield Road, Coventry, CV6 1FR					Terraced House
Last Sold Date:	26/01/2007	30/06/2004	25/06/2004	18/02/1999	
Last Sold Price:	£139,000	£117,950	£112,000	£51,500	
34, Forfield Road, Coventry, CV6 1FR					Terraced House
Last Sold Date:	30/08/2002	05/12/2000	22/04/1996		
Last Sold Price:	£94,000	£56,000	£37,000		
28, Forfield Road, Coventry, CV6 1FR					Terraced House
Last Sold Date:	13/05/2002				
Last Sold Price:	£80,000				
22, Forfield Road, Coventry, CV6 1FR					Terraced House
Last Sold Date:	30/07/1999				
Last Sold Price:	£58,000				
8, Forfield Road, Coventry, CV6 1FR					Terraced House
Last Sold Date:	21/02/1997				
Last Sold Price:	£34,000				

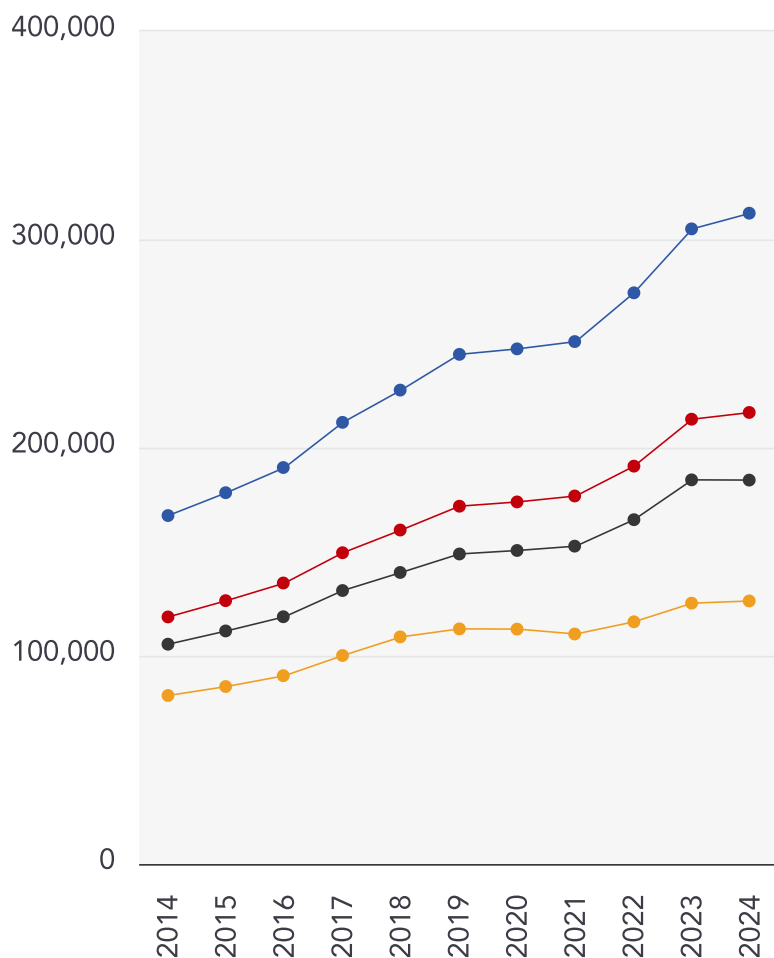
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



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



Important - Please Read

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Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

