



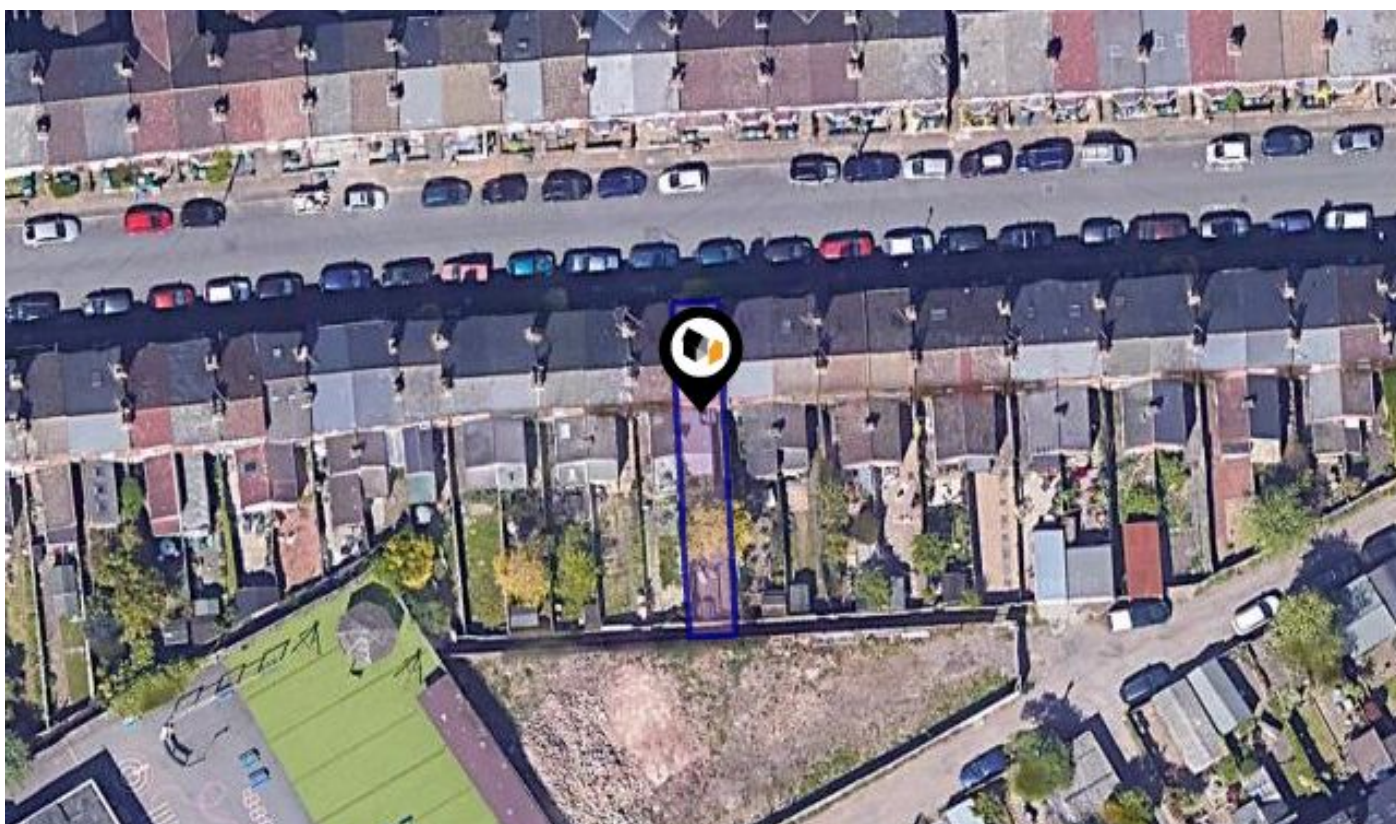
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29<sup>th</sup> April 2024



## NEWCOMBE ROAD, COVENTRY, CV5

Price Estimate : £235,000

### Walmsley's The Way to Move

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

0330 1180062

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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 purpose built three double bedroom period home

Two reception rooms & well equipped kitchen

Sympathetic ground floor bathroom

Gas central heating and double glazing throughout

Original fireplaces & period detail throughout

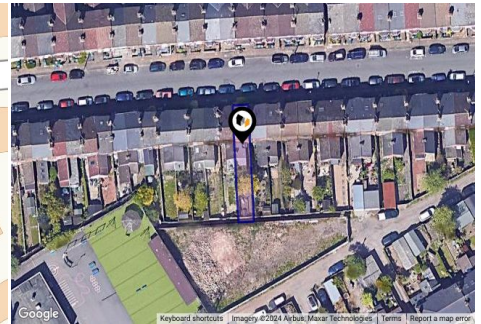
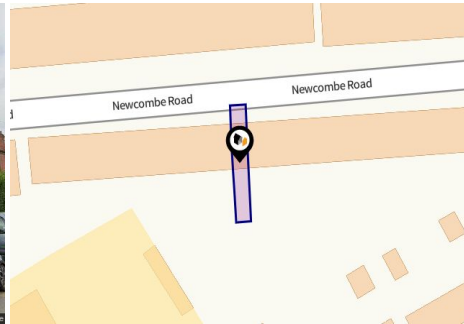
Within easy walking distance of all local amenities

Generous & private South facing rear gardens

Potentially No Upward Chain, EPC Reordered, 955 Sq.Ft. or 88 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>	3
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,786
<b>Title Number:</b>	WM356591
<b>UPRN:</b>	100070681929

<b>Last Sold £/ft<sup>2</sup>:</b>	£227
<b>Price Estimate:</b>	£235,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	Earlsdon
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

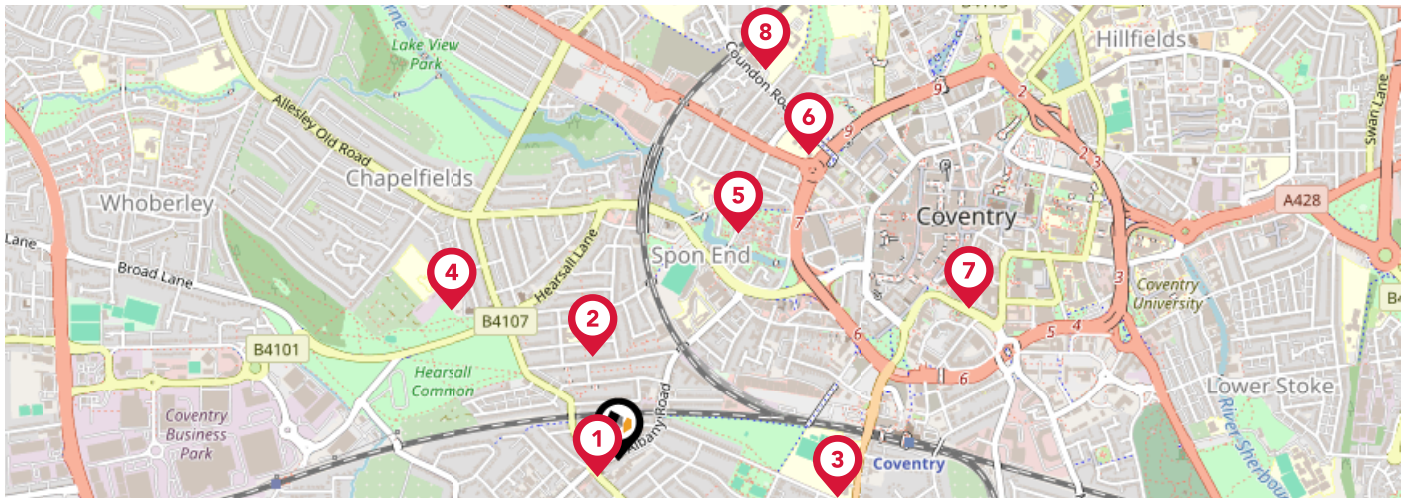
### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

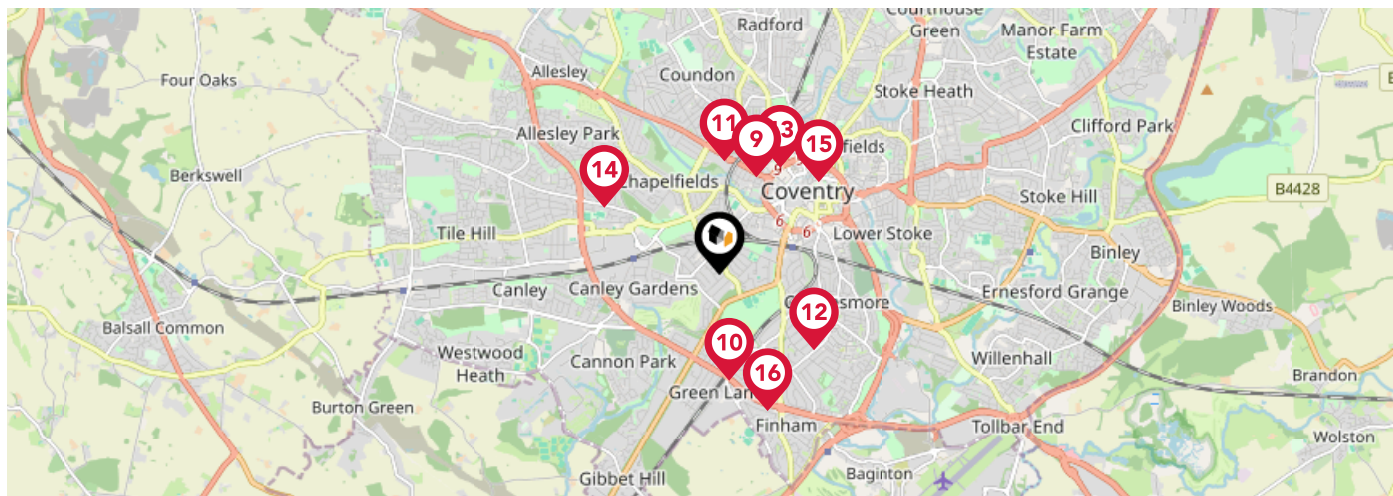

### Satellite/Fibre TV Availability:










# Area Schools



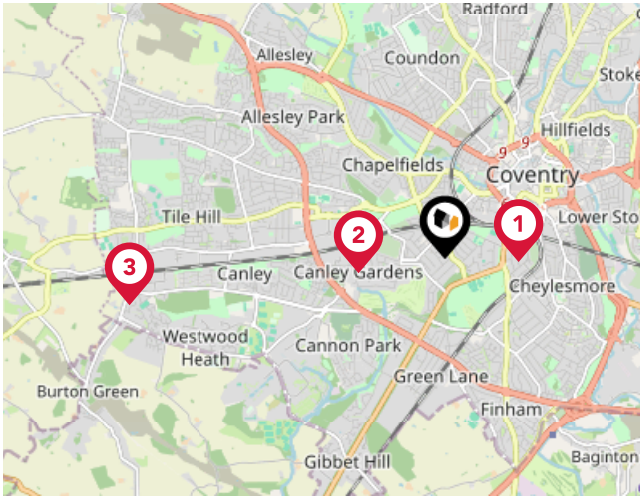
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



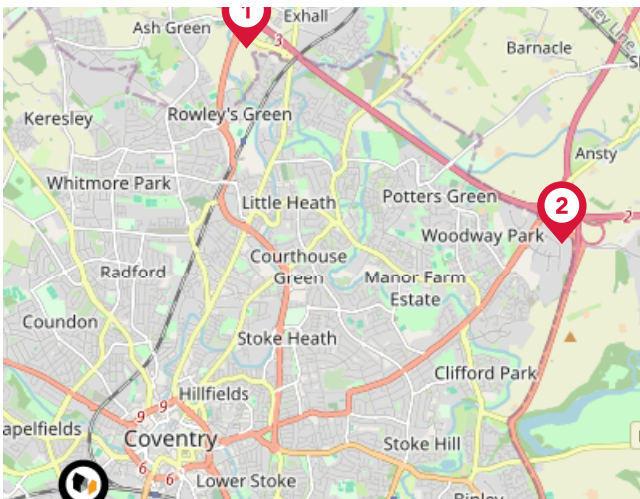
		Nursery	Primary	Secondary	College	Private
 <b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:0.95		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.96		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 495   Distance:1.02		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:1.09		<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:1.12		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.21		<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:1.23		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.3		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



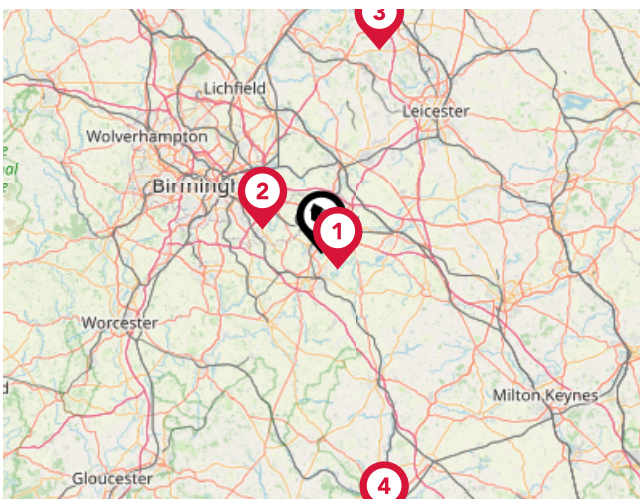
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.66 miles
2	Canley Rail Station	0.79 miles
3	Tile Hill Rail Station	2.89 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.53 miles
2	M6 J2	5.01 miles
3	M40 J14	10.29 miles
4	M40 J15	10.39 miles
5	M6 J3A	8.34 miles

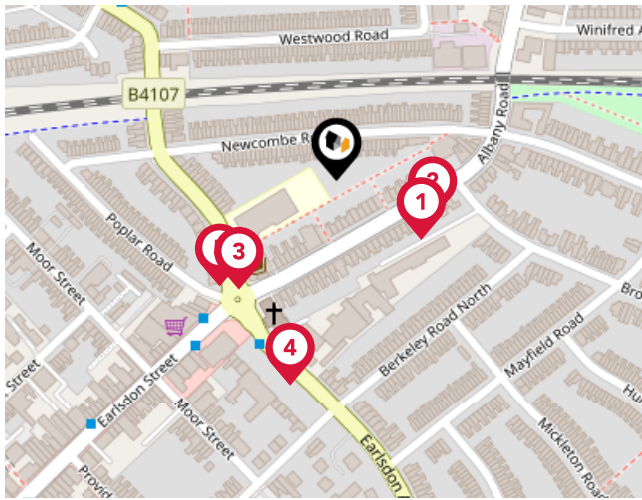


## Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.25 miles
2	Birmingham International Airport	9.25 miles
3	East Midlands Airport	30.62 miles
4	London Oxford Airport	40.37 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.06 miles
2	Broadway	0.06 miles
3	Earlsdon St	0.08 miles
4	Earlsdon St	0.12 miles
5	Earlsdon St	0.09 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.98 miles

# Market Sold in Street



<b>41, Newcombe Road, Coventry, CV5 6NH</b>						Terraced House
Last Sold Date:	27/06/2022	04/11/2016	01/04/2015	22/09/2008	03/05/2006	10/09/2004
Last Sold Price:	£227,000	£187,500	£157,000	£130,000	£139,000	£137,000
<b>65, Newcombe Road, Coventry, CV5 6NH</b>						Terraced House
Last Sold Date:	18/03/2022	24/09/2020	16/03/2016			
Last Sold Price:	£200,000	£186,750	£165,000			
<b>21, Newcombe Road, Coventry, CV5 6NH</b>						Terraced House
Last Sold Date:	03/12/2021	25/09/2015	10/05/2005	02/07/1999		
Last Sold Price:	£213,200	£166,500	£137,500	£59,500		
<b>5, Newcombe Road, Coventry, CV5 6NH</b>						Terraced House
Last Sold Date:	29/09/2021	03/10/2017				
Last Sold Price:	£282,500	£247,299				
<b>49, Newcombe Road, Coventry, CV5 6NH</b>						Terraced House
Last Sold Date:	21/07/2021	15/12/2000	24/07/1998			
Last Sold Price:	£169,000	£47,000	£28,500			
<b>89a, Newcombe Road, Coventry, CV5 6NH</b>						Terraced House
Last Sold Date:	23/04/2021	23/11/2012				
Last Sold Price:	£225,000	£160,000				
<b>35, Newcombe Road, Coventry, CV5 6NH</b>						Terraced House
Last Sold Date:	12/02/2021	19/11/2010	20/02/1998			
Last Sold Price:	£203,000	£143,250	£51,500			
<b>45, Newcombe Road, Coventry, CV5 6NH</b>						Terraced House
Last Sold Date:	01/06/2020	21/06/2002				
Last Sold Price:	£195,000	£95,000				
<b>59, Newcombe Road, Coventry, CV5 6NH</b>						Terraced House
Last Sold Date:	15/02/2019	08/05/2001				
Last Sold Price:	£199,950	£68,950				
<b>43, Newcombe Road, Coventry, CV5 6NH</b>						Terraced House
Last Sold Date:	06/07/2018	16/02/2004	01/10/1999			
Last Sold Price:	£192,000	£119,950	£59,950			
<b>3, Newcombe Road, Coventry, CV5 6NH</b>						Terraced House
Last Sold Date:	27/04/2018	30/05/2014				
Last Sold Price:	£320,000	£200,000				
<b>39, Newcombe Road, Coventry, CV5 6NH</b>						Terraced House
Last Sold Date:	02/03/2018					
Last Sold Price:	£202,000					

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



# Market Sold in Street



<b>9, Newcombe Road, Coventry, CV5 6NH</b>					Terraced House
Last Sold Date:	09/02/2016	22/08/2007	03/09/2001	26/11/1999	
Last Sold Price:	£168,000	£152,500	£75,000	£64,500	
<b>15, Newcombe Road, Coventry, CV5 6NH</b>					Terraced House
Last Sold Date:	19/08/2015	21/11/1998			
Last Sold Price:	£149,950	£46,000			
<b>19, Newcombe Road, Coventry, CV5 6NH</b>					Terraced House
Last Sold Date:	07/05/2014	14/05/1997			
Last Sold Price:	£152,000	£41,500			
<b>23, Newcombe Road, Coventry, CV5 6NH</b>					Terraced House
Last Sold Date:	17/10/2012				
Last Sold Price:	£119,000				
<b>87, Newcombe Road, Coventry, CV5 6NH</b>					Terraced House
Last Sold Date:	04/05/2012	09/07/2004	29/12/2003		
Last Sold Price:	£125,000	£114,000	£82,500		
<b>27, Newcombe Road, Coventry, CV5 6NH</b>					Terraced House
Last Sold Date:	13/04/2012	07/04/2006	19/07/2004		
Last Sold Price:	£137,450	£135,000	£137,500		
<b>53, Newcombe Road, Coventry, CV5 6NH</b>					Terraced House
Last Sold Date:	03/01/2009	11/12/2002	05/01/1996		
Last Sold Price:	£117,000	£90,000	£28,500		
<b>25, Newcombe Road, Coventry, CV5 6NH</b>					Terraced House
Last Sold Date:	12/02/2007				
Last Sold Price:	£143,000				
<b>77, Newcombe Road, Coventry, CV5 6NH</b>					Terraced House
Last Sold Date:	23/03/2006	10/05/2002	29/11/1996		
Last Sold Price:	£115,500	£87,750	£47,000		
<b>47, Newcombe Road, Coventry, CV5 6NH</b>					Terraced House
Last Sold Date:	15/02/2006				
Last Sold Price:	£103,000				
<b>29, Newcombe Road, Coventry, CV5 6NH</b>					Terraced House
Last Sold Date:	17/02/2003				
Last Sold Price:	£99,950				
<b>37, Newcombe Road, Coventry, CV5 6NH</b>					Terraced House
Last Sold Date:	12/06/2002	30/09/1997			
Last Sold Price:	£83,000	£20,000			

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

# Market Sold in Street



<b>31, Newcombe Road, Coventry, CV5 6NH</b>	Terraced House
Last Sold Date: 06/12/2001   02/06/2000	
Last Sold Price: £85,000   £72,500	
<b>71, Newcombe Road, Coventry, CV5 6NH</b>	Terraced House
Last Sold Date: 19/09/2001	
Last Sold Price: £70,750	
<b>51, Newcombe Road, Coventry, CV5 6NH</b>	Terraced House
Last Sold Date: 29/09/2000	
Last Sold Price: £43,000	
<b>89, Newcombe Road, Coventry, CV5 6NH</b>	Terraced House
Last Sold Date: 15/09/1999	
Last Sold Price: £50,000	
<b>79, Newcombe Road, Coventry, CV5 6NH</b>	Terraced House
Last Sold Date: 06/08/1999	
Last Sold Price: £53,000	
<b>75, Newcombe Road, Coventry, CV5 6NH</b>	Terraced House
Last Sold Date: 29/01/1999	
Last Sold Price: £47,500	
<b>81, Newcombe Road, Coventry, CV5 6NH</b>	Terraced House
Last Sold Date: 21/06/1996	
Last Sold Price: £38,000	
<b>7, Newcombe Road, Coventry, CV5 6NH</b>	Terraced House
Last Sold Date: 10/02/1995	
Last Sold Price: £44,000	

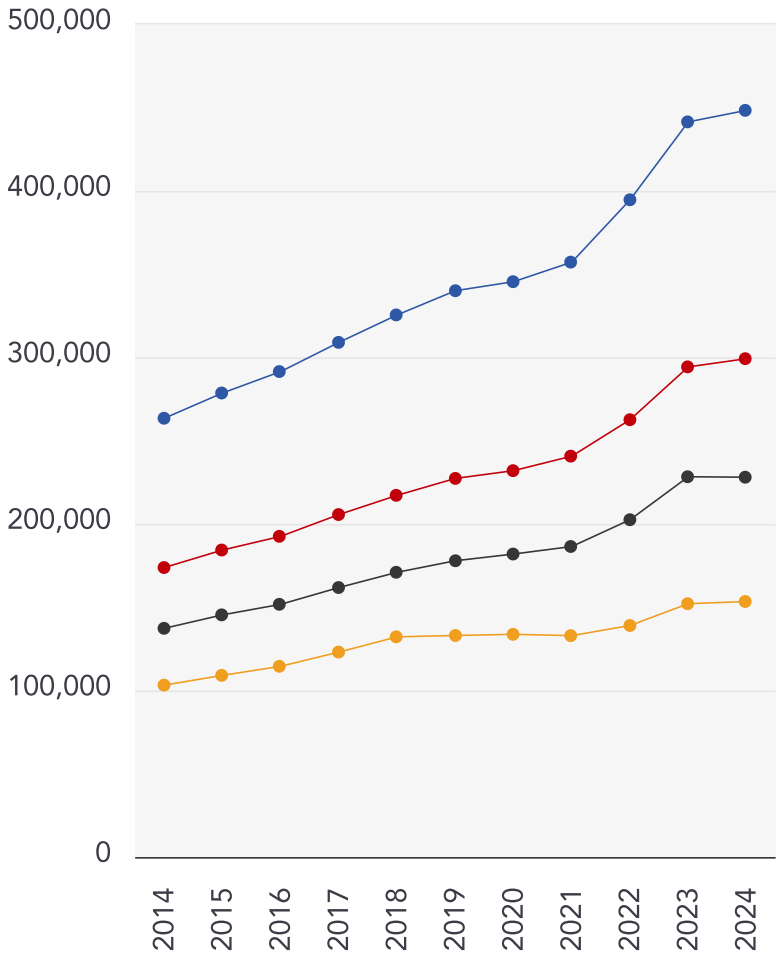
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**

# 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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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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