



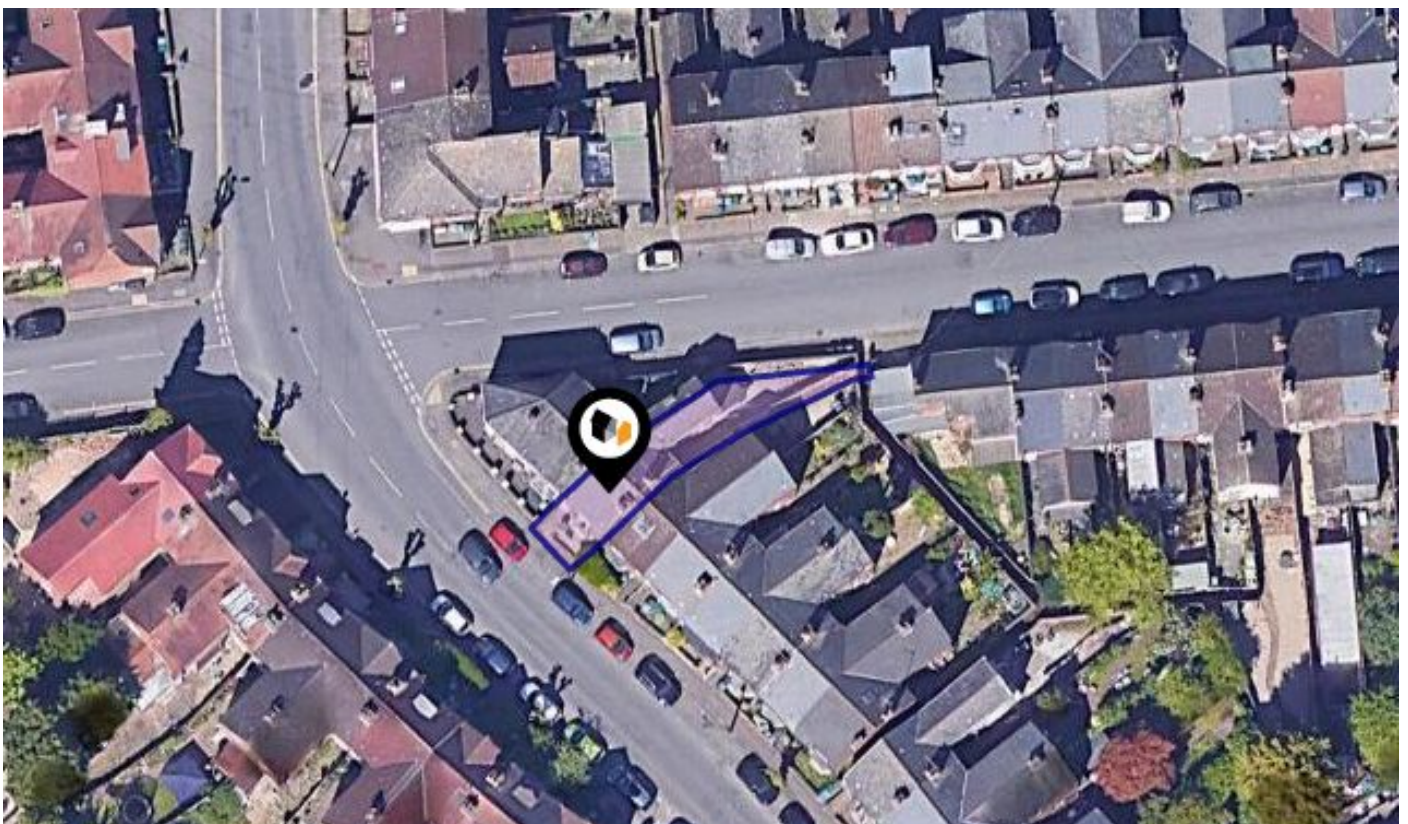
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 08th May 2024



EARLSDON AVENUE NORTH, COVENTRY, CV5

Price Estimate : £270,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A superb three/five bedroom formerly licensed HMO or family home

Kitchen breakfast room & additional garden room

Three first floor double bedrooms & two ground floor reception/bedrooms

Gas central heating & double glazing throughout

First floor bathroom with shower cubicle

No UPWARD CHAIN & upon bus routes to both Universities

EPC RATING D, Approx total measurements circa 1287 Sq.Ft. or 120 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@walmsleysthewaytomove.co.uk or 0330 1180 062



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,377 ft ² / 128 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£2,041
Title Number:	WM141407
UPRN:	100070643367

Last Sold £/ft²:	£107
Price Estimate:	£270,000
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)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Earlsdon Avenue North, CV5

Energy rating

D

Valid until 08.08.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

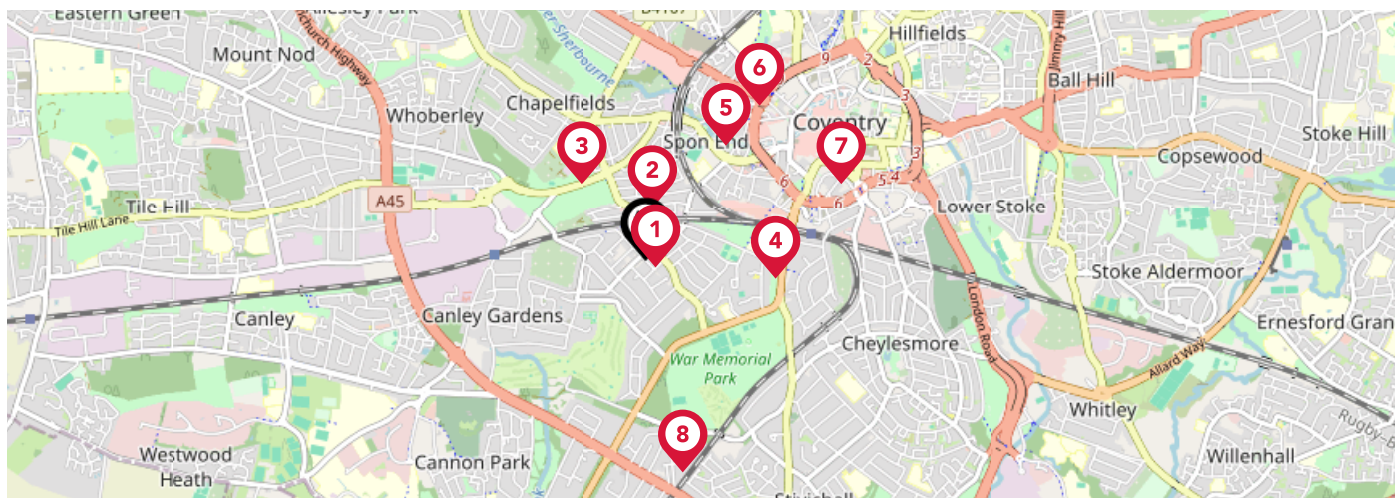
EPC - Additional Data



Additional EPC Data

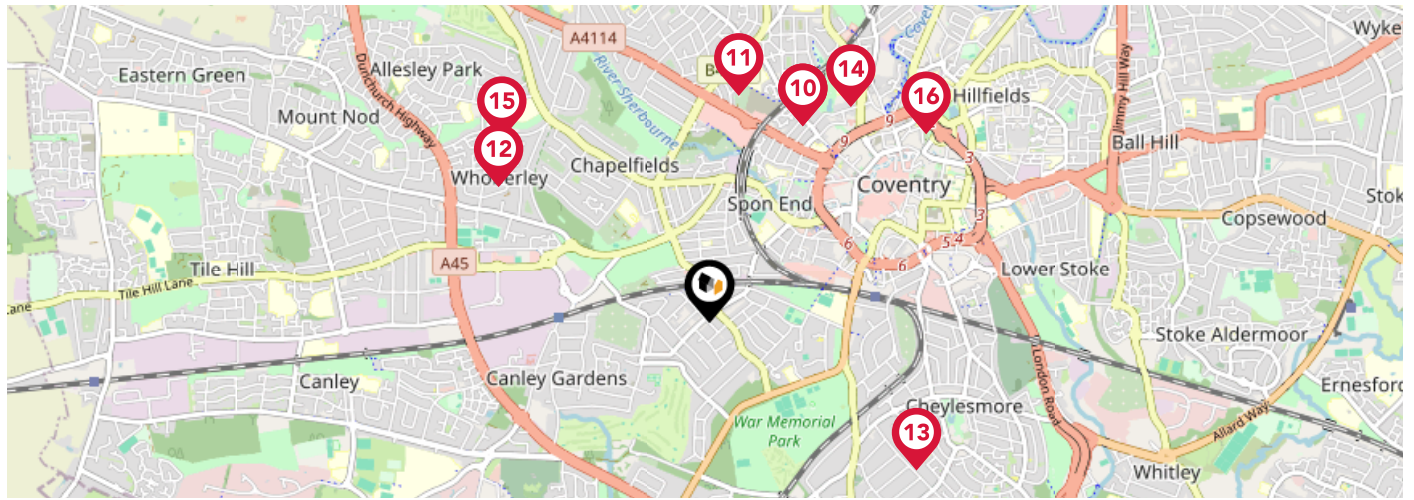
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	128 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

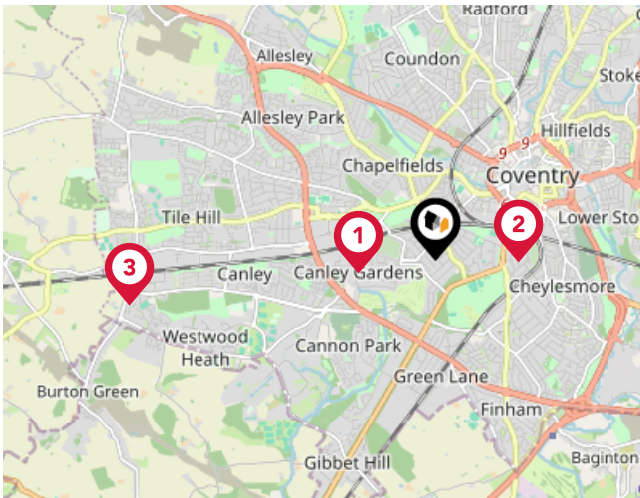
Area Schools



	Nursery	Primary	Secondary	College	Private
 Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:0.99	<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:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 578 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

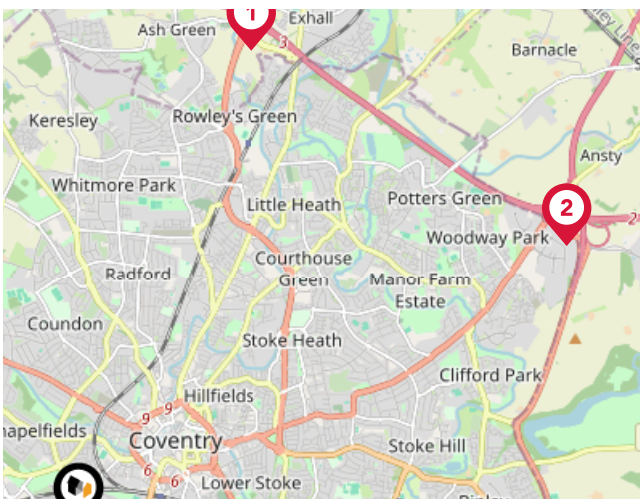
Area

Transport (National)



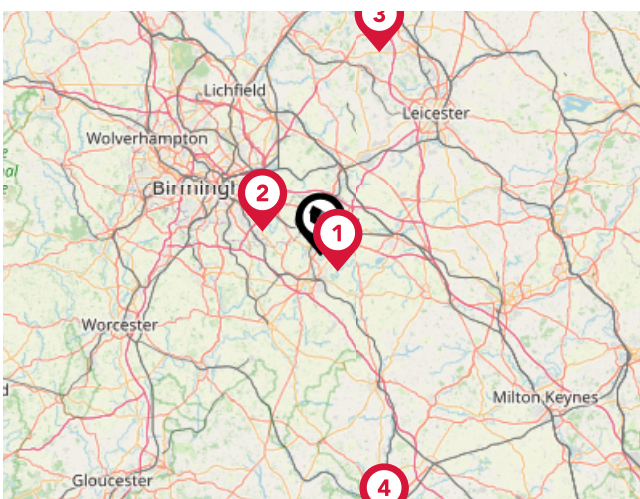
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.7 miles
2	Coventry Rail Station	0.75 miles
3	Tile Hill Rail Station	2.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.57 miles
2	M6 J2	5.09 miles
3	M40 J14	10.27 miles
4	M40 J15	10.35 miles
5	M6 J3A	8.28 miles

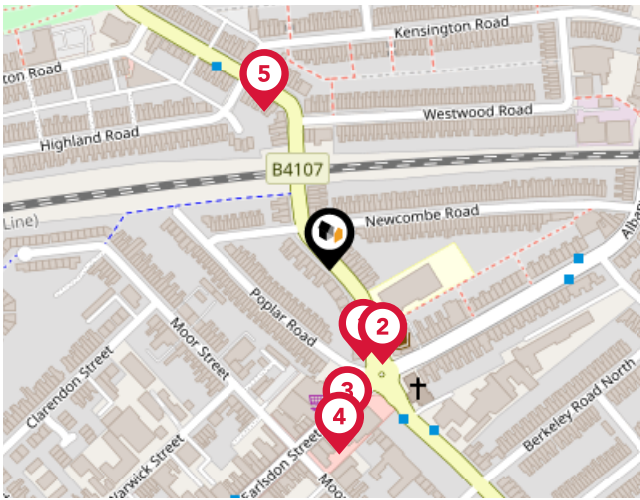


Airports/HELIPADS

Pin	Name	Distance
1	Coventry Airport	3.31 miles
2	Birmingham International Airport	9.17 miles
3	East Midlands Airport	30.65 miles
4	London Oxford Airport	40.39 miles

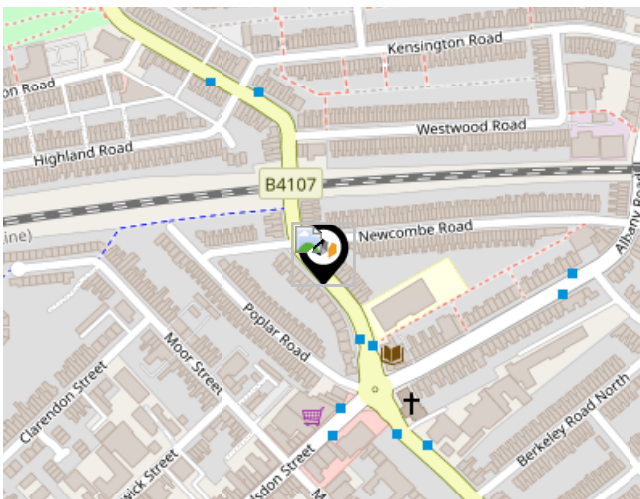
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Earlsdon St	0.06 miles
2	Earlsdon St	0.06 miles
3	Earlsdon Avenue	0.09 miles
4	Earlsdon Avenue	0.1 miles
5	Kensington Rd	0.1 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.91 miles

Market Sold in Street



140, Earlsdon Avenue North, Coventry, CV5 6FZ	Terraced House		
Last Sold Date:	02/06/2023		
Last Sold Price:	£265,000		
136, Earlsdon Avenue North, Coventry, CV5 6FZ	Terraced House		
Last Sold Date:	17/02/2023	17/04/2013	28/07/2011
Last Sold Price:	£275,000	£165,000	£164,000
142, Earlsdon Avenue North, Coventry, CV5 6FZ	Terraced House		
Last Sold Date:	15/09/2022	05/07/1999	
Last Sold Price:	£245,000	£56,500	
158, Earlsdon Avenue North, Coventry, CV5 6FZ	Terraced House		
Last Sold Date:	06/05/2022	29/01/2021	
Last Sold Price:	£237,500	£175,500	
152, Earlsdon Avenue North, Coventry, CV5 6FZ	Terraced House		
Last Sold Date:	18/06/2021	18/02/2000	
Last Sold Price:	£260,000	£56,000	
130, Earlsdon Avenue North, Coventry, CV5 6FZ	Terraced House		
Last Sold Date:	25/04/2018	20/11/1998	
Last Sold Price:	£247,500	£46,000	
144, Earlsdon Avenue North, Coventry, CV5 6FZ	Terraced House		
Last Sold Date:	24/11/2015	19/07/2002	06/11/1995
Last Sold Price:	£195,000	£118,000	£50,750
146, Earlsdon Avenue North, Coventry, CV5 6FZ	Terraced House		
Last Sold Date:	11/12/2009	08/01/1996	
Last Sold Price:	£147,500	£38,792	
156, Earlsdon Avenue North, Coventry, CV5 6FZ	Terraced House		
Last Sold Date:	22/03/2006		
Last Sold Price:	£123,000		
128, Earlsdon Avenue North, Coventry, CV5 6FZ	Terraced House		
Last Sold Date:	03/09/1996		
Last Sold Price:	£45,650		

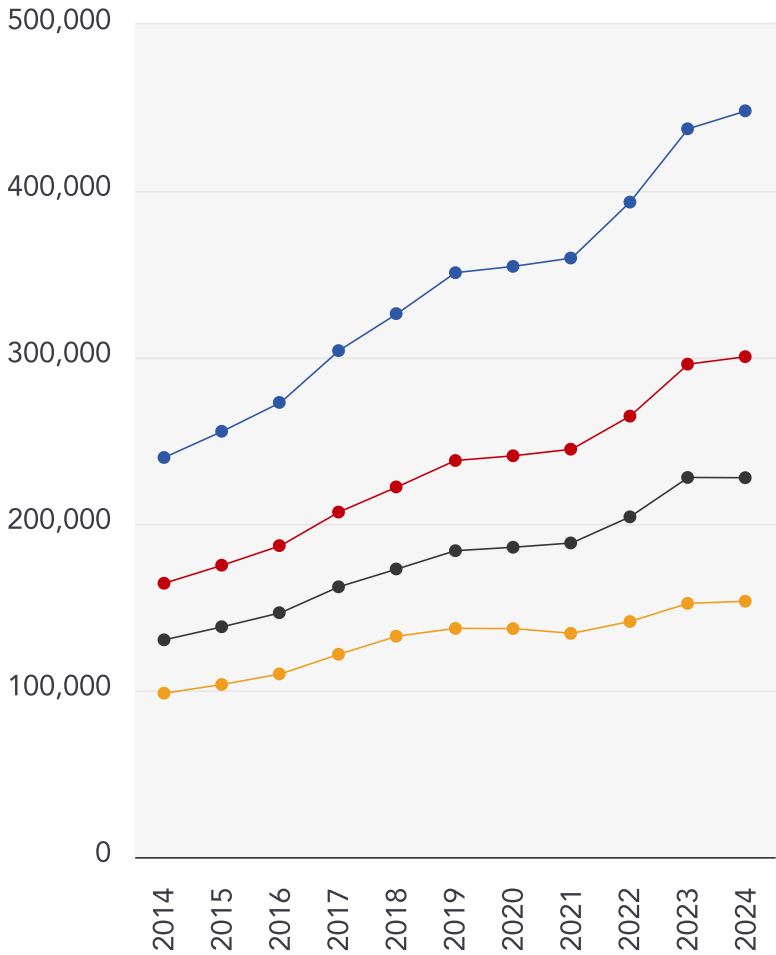
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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



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.

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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