



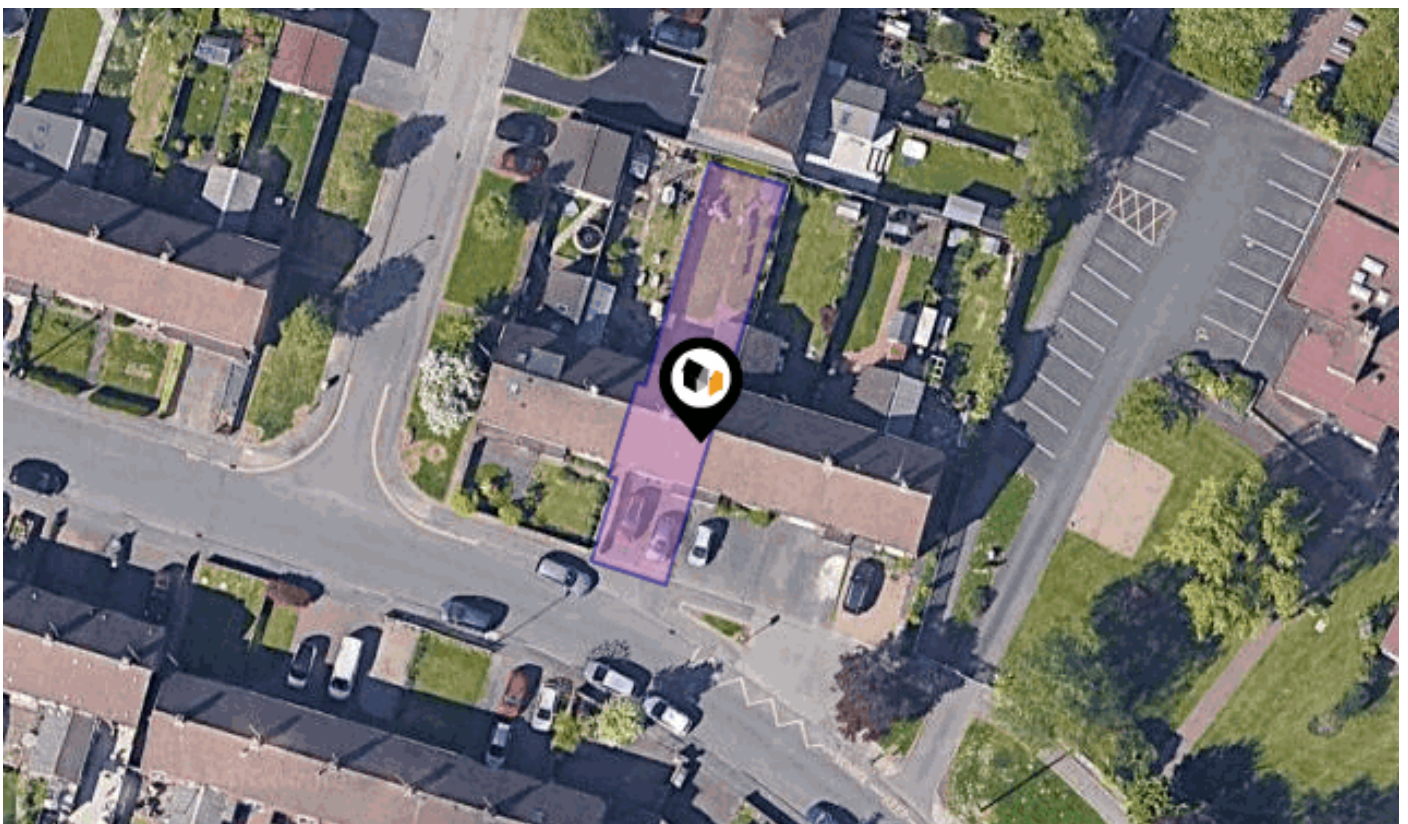
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 10th May 2024



SUTTON AVENUE, COVENTRY, CV5

Price Estimate : £285,000

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



Dear Buyers & interested parties

Your property details in brief.....

A much loved three double bedroom terraced home

Two spacious reception rooms

Generous kitchen & additional utility room

Modern first floor bathroom

Driveway parking & delightful, generous & private rear gardens

Close proximity to local amenities, schooling & countryside

NO UPWARD CHAIN

EPC rating D, Approx total measurements circa 1088 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@walmsleythewaytomove.co.uk or 0330 1180 062



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,140 ft ² / 106 m ²
Plot Area:	0.06 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	WK179437
UPRN:	100070707334

Last Sold £/ft²:	£184
Price Estimate:	£285,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	35 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Sutton Avenue, CV5

Energy rating

D

Valid until 10.02.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	69 C
39-54	E		
21-38	F		
1-20	G		

Property

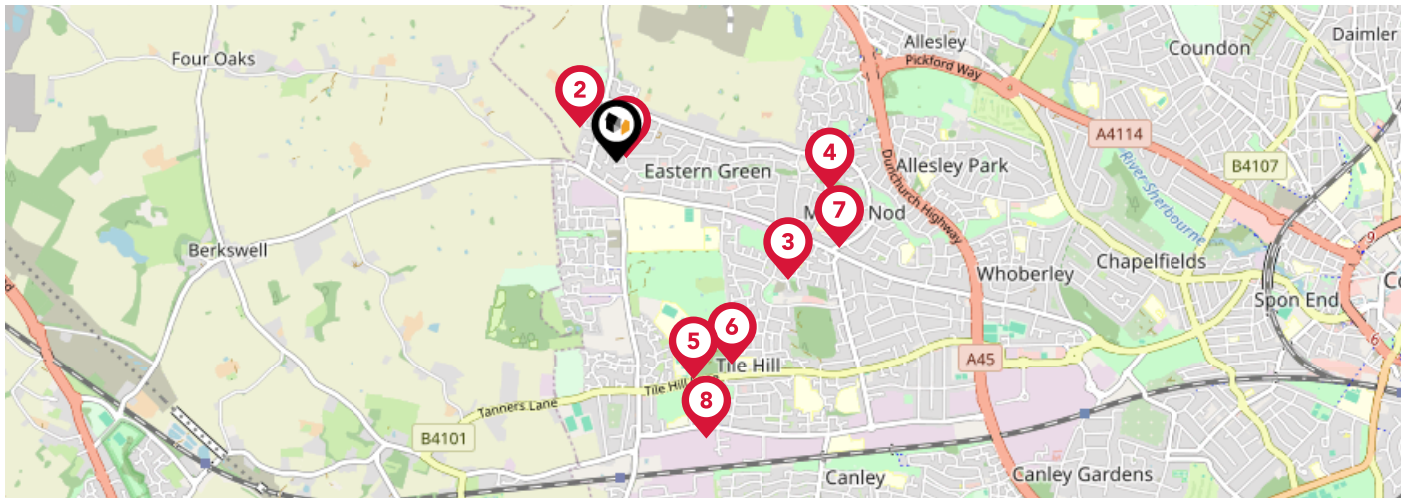
EPC - Additional Data



Additional EPC Data

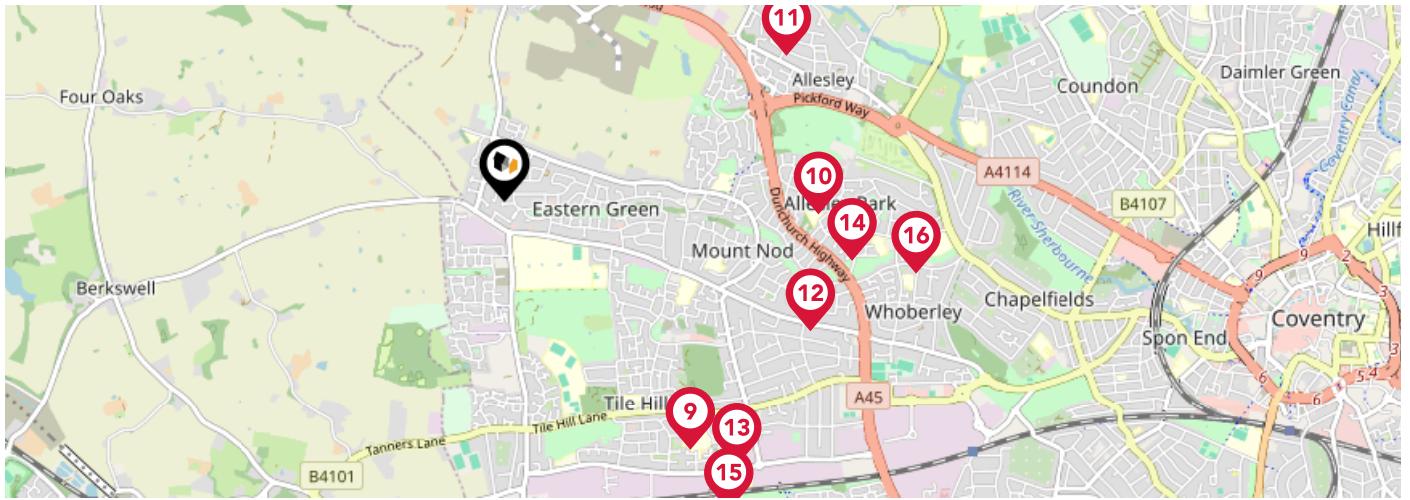
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	106 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Eastern Green Junior School Ofsted Rating: Good Pupils: 227 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 179 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Limbrick Wood Primary School Ofsted Rating: Good Pupils: 183 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Park Hill Primary School Ofsted Rating: Good Pupils: 461 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	West Coventry Academy Ofsted Rating: Requires Improvement Pupils: 1136 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 222 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Mount Nod Primary School Ofsted Rating: Good Pupils: 329 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Leigh Church of England Academy Ofsted Rating: Good Pupils: 222 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

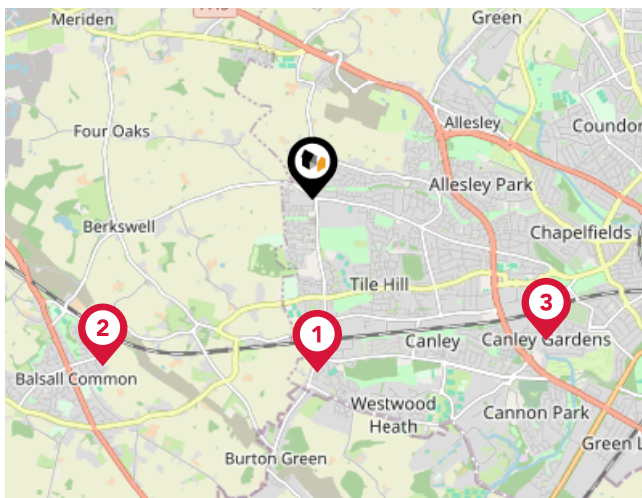
Area Schools



		Nursery	Primary	Secondary	College	Private
	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allesley Hall Primary School Ofsted Rating: Good Pupils: 195 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allesley Primary School Ofsted Rating: Good Pupils: 417 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Templars Primary School Ofsted Rating: Good Pupils: 594 Distance:1.59	<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:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park 2 Ofsted Rating: Good Pupils: 593 Distance:1.73	<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:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

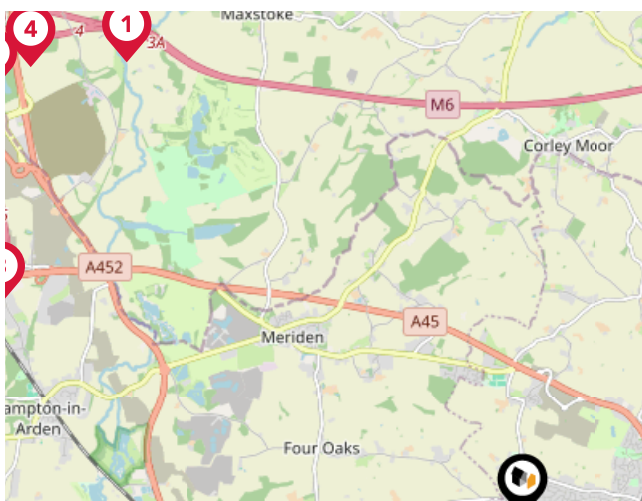
Area

Transport (National)



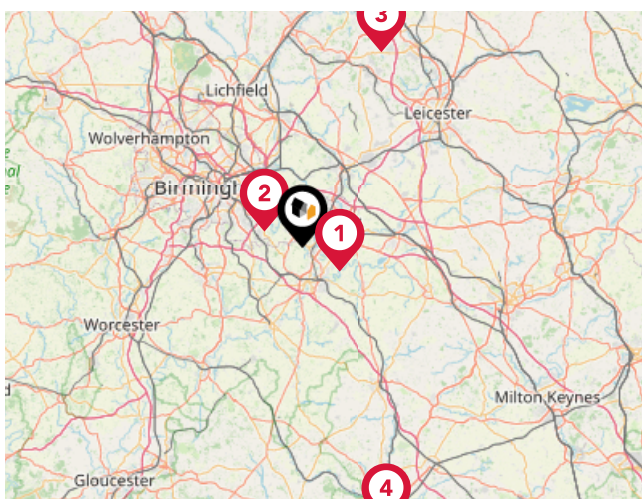
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	1.57 miles
2	Berkswell Rail Station	2.43 miles
3	Canley Rail Station	2.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3A	5.45 miles
2	M6 J3	5.38 miles
3	M42 J6	5.1 miles
4	M6 J4	6.02 miles
5	M42 J7	6.15 miles

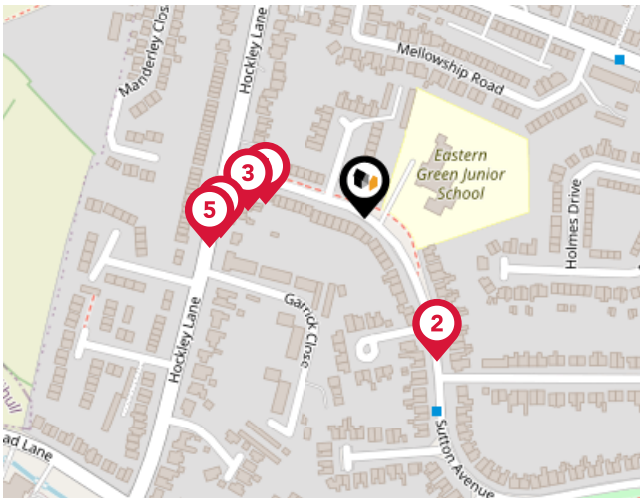


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	6.23 miles
2	Birmingham International Airport	6.14 miles
3	East Midlands Airport	30.45 miles
4	London Oxford Airport	42.24 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hockley Lane	0.06 miles
2	Thornton Close	0.09 miles
3	Hockley Lane	0.07 miles
4	Sutton Avenue	0.08 miles
5	Sutton Avenue	0.09 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	5.87 miles

Market Sold in Street



5, Sutton Avenue, Coventry, CV5 7EG				Terraced House
Last Sold Date:	27/01/2023	18/05/2001		
Last Sold Price:	£316,500	£80,000		
45, Sutton Avenue, Coventry, CV5 7EG				Semi-detached House
Last Sold Date:	30/11/2021			
Last Sold Price:	£180,000			
1, Sutton Avenue, Coventry, CV5 7EG				Terraced House
Last Sold Date:	26/11/2021	23/06/2017	05/01/2009	
Last Sold Price:	£271,000	£220,000	£144,211	
37, Sutton Avenue, Coventry, CV5 7EG				Semi-detached House
Last Sold Date:	24/01/2020	04/10/2013		
Last Sold Price:	£355,000	£152,000		
17, Sutton Avenue, Coventry, CV5 7EG				Terraced House
Last Sold Date:	28/04/2016	01/02/2008		
Last Sold Price:	£210,000	£164,000		
51, Sutton Avenue, Coventry, CV5 7EG				Semi-detached House
Last Sold Date:	29/09/2015	12/07/2013		
Last Sold Price:	£245,000	£210,000		
11a, Sutton Avenue, Coventry, CV5 7EG				Terraced House
Last Sold Date:	26/05/2015	12/04/2013	23/05/2002	
Last Sold Price:	£215,000	£185,000	£74,000	
39, Sutton Avenue, Coventry, CV5 7EG				Semi-detached House
Last Sold Date:	31/01/2011			
Last Sold Price:	£130,000			
41, Sutton Avenue, Coventry, CV5 7EG				Semi-detached House
Last Sold Date:	01/03/2007	16/12/1998		
Last Sold Price:	£204,950	£80,000		
55, Sutton Avenue, Coventry, CV5 7EG				Semi-detached House
Last Sold Date:	20/09/2006			
Last Sold Price:	£179,000			
21, Sutton Avenue, Coventry, CV5 7EG				Terraced House
Last Sold Date:	19/09/2006	17/12/1997		
Last Sold Price:	£155,000	£41,000		
19, Sutton Avenue, Coventry, CV5 7EG				Semi-detached House
Last Sold Date:	08/04/2005			
Last Sold Price:	£155,000			

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

Market Sold in Street



61, Sutton Avenue, Coventry, CV5 7EG	Semi-detached House
Last Sold Date: 20/11/1998	
Last Sold Price: £80,000	
59, Sutton Avenue, Coventry, CV5 7EG	Semi-detached House
Last Sold Date: 17/11/1995	
Last Sold Price: £64,500	

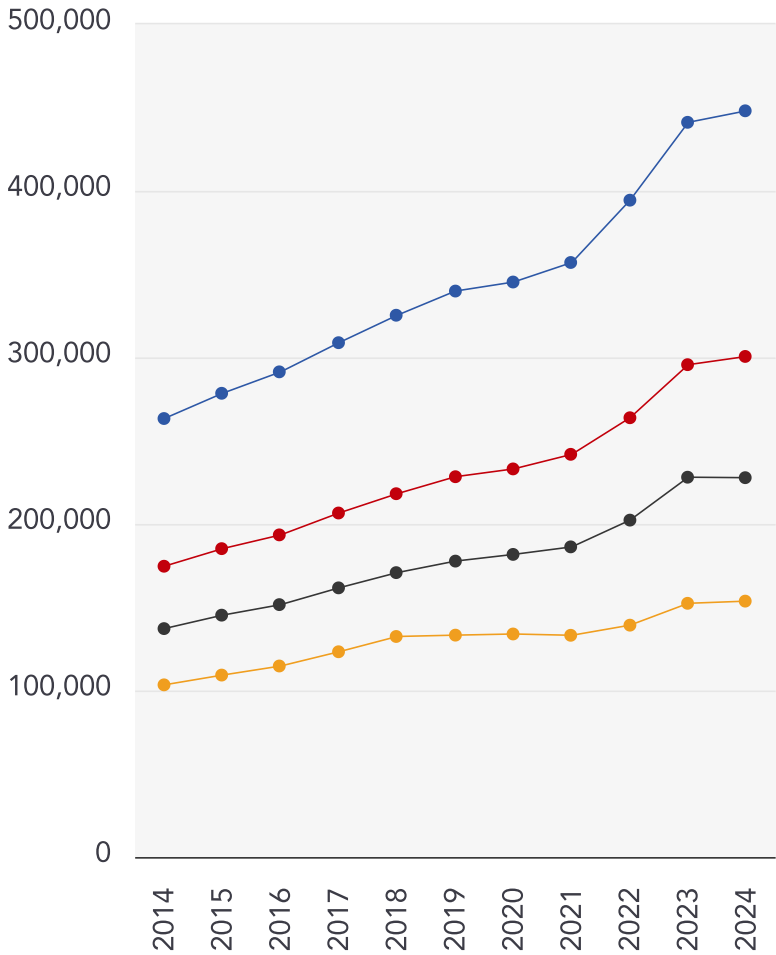
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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



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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.

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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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