



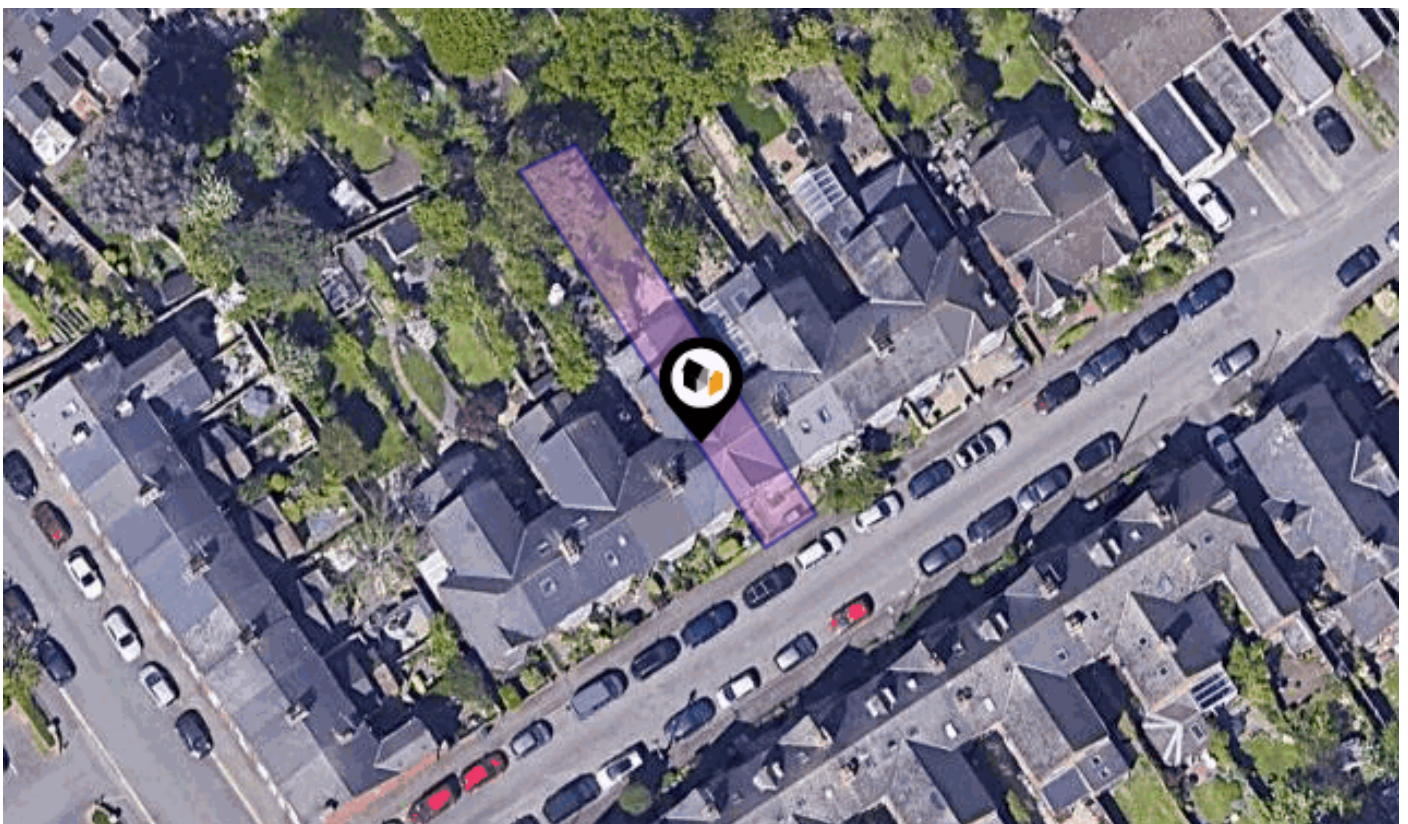
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07<sup>th</sup> June 2024



## AVONDALE ROAD, COVENTRY, CV5

Price Estimate : £450,000

### Walmsley's The Way to Move

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

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# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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#### Your property details in brief.....

A much improved and spacious three double bedroom terraced home

Two spacious reception rooms & superb kitchen dining room

Delightful, private & mature lawned & patio rear gardens

Gas centrally heated with mixed glazing to front & rear elevations

Ground floor cloakroom & first floor family bathroom

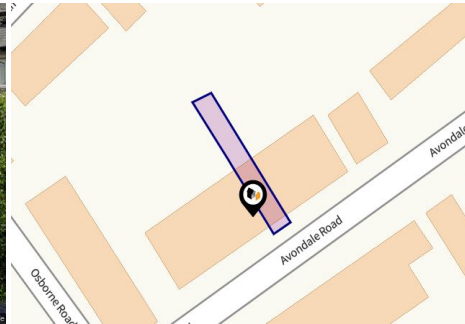
Ideal & quiet cul de sac in central Earlsdon location

No UPWARD CHAIN

EPC Rating D, Total Area 1178 Sq.ft or 110 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

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,162 ft <sup>2</sup> / 108 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,041
<b>Title Number:</b>	WM711367
<b>UPRN:</b>	100070615371

<b>Last Sold £/ft<sup>2</sup>:</b>	£309
<b>Price Estimate:</b>	£450,000
<b>Tenure:</b>	Freehold

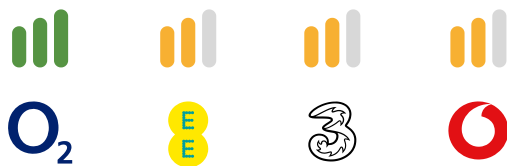
## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	Earlsdon
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Avondale Road, CV5

Energy rating

# D

Valid until 16.03.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

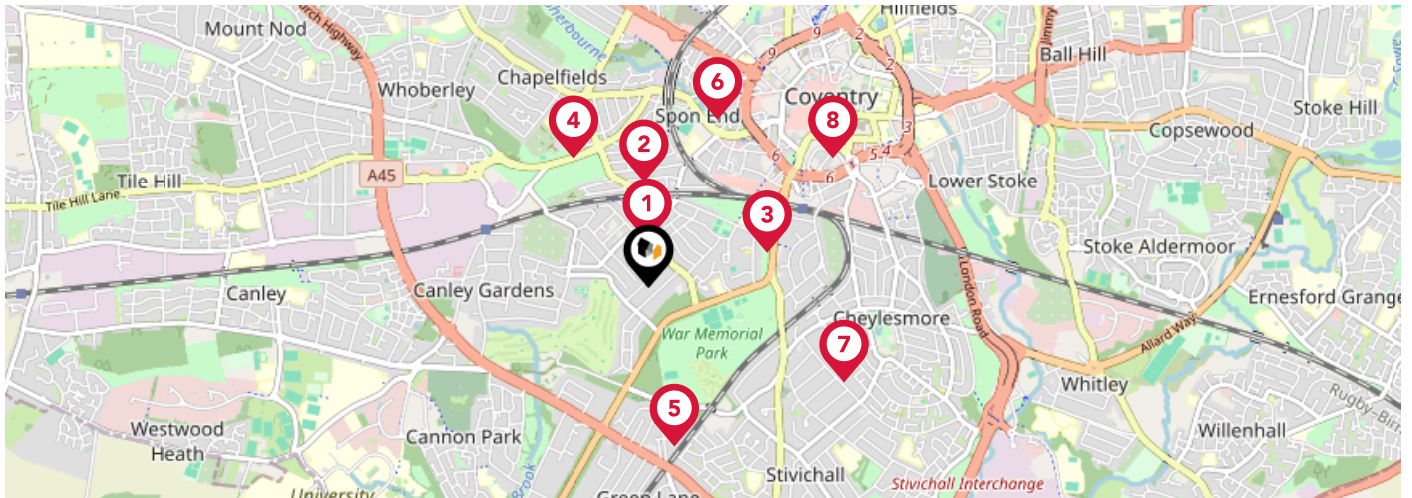


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	2
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 35% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	108 m <sup>2</sup>

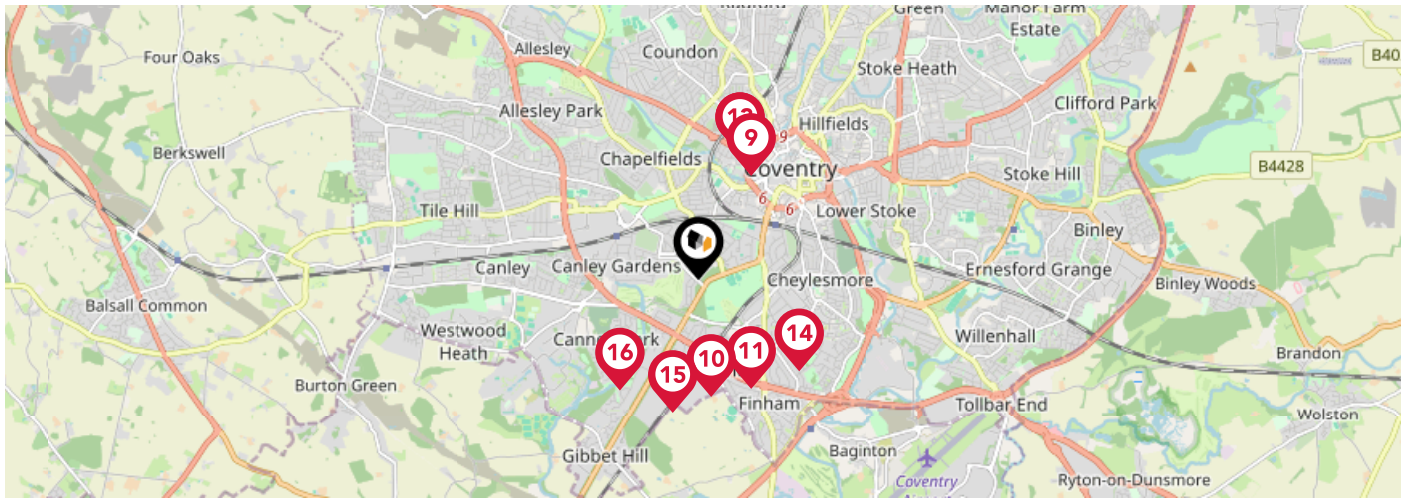










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.21	<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:0.48	<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:0.56	<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:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.72	<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:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:1.06	<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:1.09	<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:1.19	<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:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:1.22	<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:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Market Sold in Street



<b>22, Avondale Road, Coventry, CV5 6DZ</b>				Terraced House
Last Sold Date:	07/07/2022	15/12/2020	25/04/1997	
Last Sold Price:	£550,000	£430,000	£97,500	
<b>35, Avondale Road, Coventry, CV5 6DZ</b>				Terraced House
Last Sold Date:	20/06/2022	08/11/2016	26/05/2005	
Last Sold Price:	£270,000	£215,000	£149,000	
<b>27, Avondale Road, Coventry, CV5 6DZ</b>				Terraced House
Last Sold Date:	24/05/2021	22/03/2001		
Last Sold Price:	£245,000	£88,500		
<b>11, Avondale Road, Coventry, CV5 6DZ</b>				Terraced House
Last Sold Date:	10/01/2020	30/07/2015	26/11/1999	
Last Sold Price:	£360,000	£287,000	£90,000	
<b>29, Avondale Road, Coventry, CV5 6DZ</b>				Terraced House
Last Sold Date:	09/01/2020	06/08/1999		
Last Sold Price:	£220,000	£62,500		
<b>17, Avondale Road, Coventry, CV5 6DZ</b>				Terraced House
Last Sold Date:	06/01/2020	08/09/2006		
Last Sold Price:	£385,000	£265,000		
<b>34, Avondale Road, Coventry, CV5 6DZ</b>				other House
Last Sold Date:	22/02/2019	18/01/2016	28/06/2002	22/07/1996
Last Sold Price:	£3,000	£162,000	£93,000	£43,000
<b>25, Avondale Road, Coventry, CV5 6DZ</b>				Terraced House
Last Sold Date:	12/04/2018	08/08/2000		
Last Sold Price:	£260,000	£95,000		
<b>40, Avondale Road, Coventry, CV5 6DZ</b>				Terraced House
Last Sold Date:	13/12/2017	17/03/2016	01/04/1999	
Last Sold Price:	£178,000	£170,000	£56,000	
<b>36, Avondale Road, Coventry, CV5 6DZ</b>				Terraced House
Last Sold Date:	23/11/2017			
Last Sold Price:	£175,000			
<b>38, Avondale Road, Coventry, CV5 6DZ</b>				Terraced House
Last Sold Date:	27/05/2014			
Last Sold Price:	£148,000			
<b>28, Avondale Road, Coventry, CV5 6DZ</b>				Semi-detached House
Last Sold Date:	25/04/2014			
Last Sold Price:	£287,000			

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



# Market Sold in Street



<b>19, Avondale Road, Coventry, CV5 6DZ</b>	Terraced House
Last Sold Date: 09/05/2011	
Last Sold Price: £230,000	
<b>13, Avondale Road, Coventry, CV5 6DZ</b>	Terraced House
Last Sold Date: 10/10/2008   25/06/1999	
Last Sold Price: £275,000   £110,000	
<b>42, Avondale Road, Coventry, CV5 6DZ</b>	Terraced House
Last Sold Date: 29/07/2005	
Last Sold Price: £176,000	
<b>32, Avondale Road, Coventry, CV5 6DZ</b>	Semi-detached House
Last Sold Date: 23/07/2004	
Last Sold Price: £135,000	
<b>1, Avondale Road, Coventry, CV5 6DZ</b>	Semi-detached House
Last Sold Date: 01/10/2003	
Last Sold Price: £230,000	
<b>23, Avondale Road, Coventry, CV5 6DZ</b>	Semi-detached House
Last Sold Date: 27/06/2002	
Last Sold Price: £190,000	
<b>31, Avondale Road, Coventry, CV5 6DZ</b>	Semi-detached House
Last Sold Date: 27/08/1998	
Last Sold Price: £80,000	
<b>20, Avondale Road, Coventry, CV5 6DZ</b>	Terraced House
Last Sold Date: 15/05/1998	
Last Sold Price: £130,000	
<b>21, Avondale Road, Coventry, CV5 6DZ</b>	Semi-detached House
Last Sold Date: 02/10/1997	
Last Sold Price: £100,000	

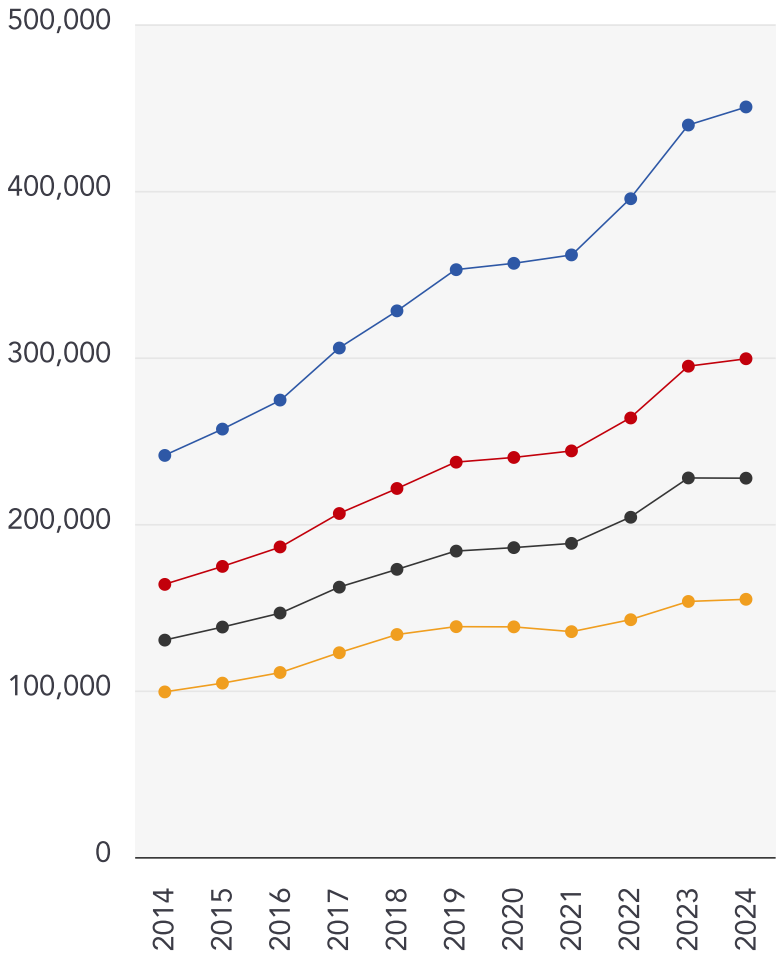
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+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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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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