



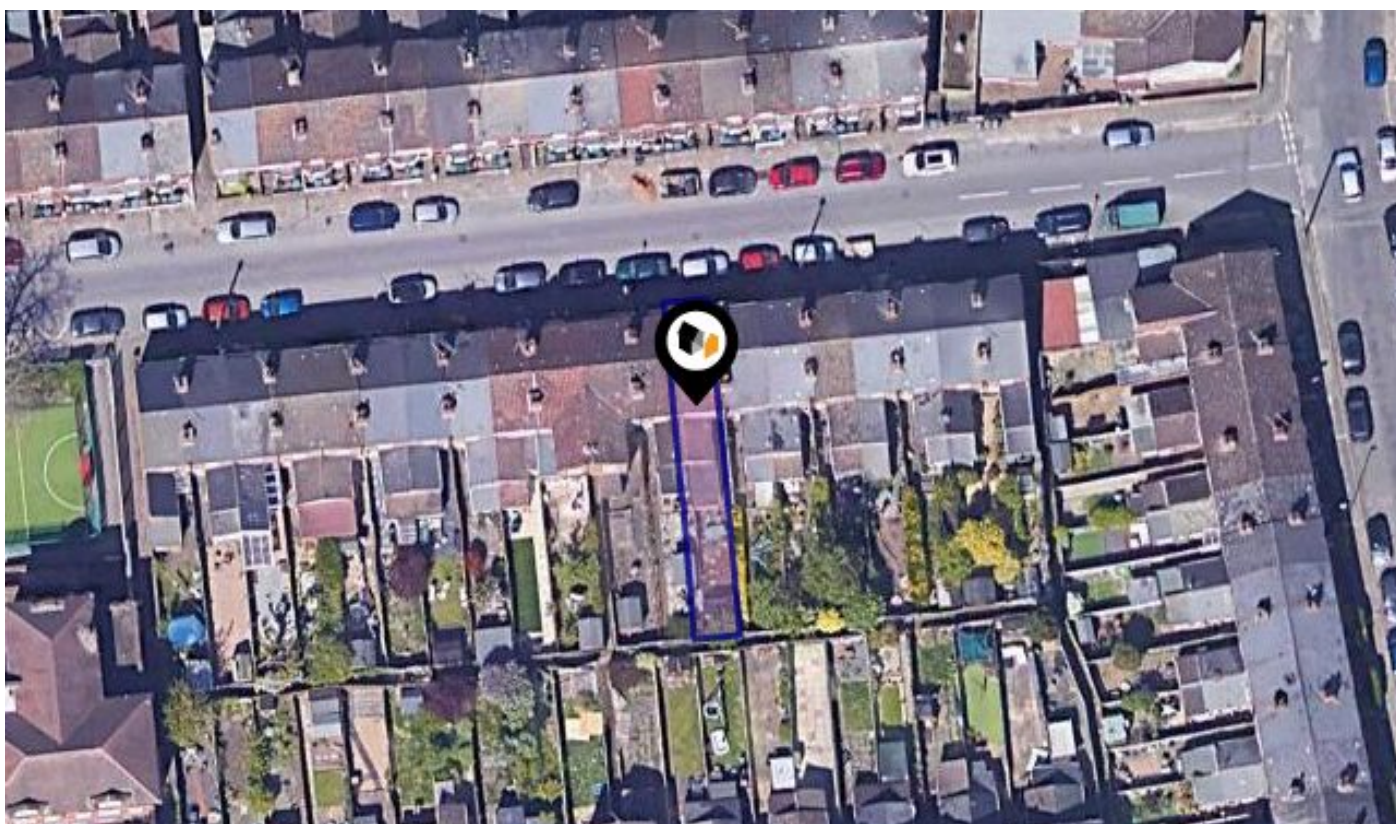
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 12<sup>th</sup> June 2024**



## KINGSTON ROAD, COVENTRY, CV5

**Price Estimate :** £200,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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

Spacious two bedroom terraced period home

Beautifully presented with extended kitchen/bathroom

Two generous & well presented reception rooms

Delightful, mature & private South facing gardens

Extended kitchen with comprehensive storage

Quality ground floor bathroom with bath & shower

Convenient Earlsdon location close to Hearsall Common

EPC Rating C, Total 718 sq.ft or 66 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 Overview



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,530
<b>Title Number:</b>	WM417492

<b>Price Estimate:</b>	£200,000
<b>Tenure:</b>	Freehold

## Local Area

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

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

<b>18</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



Kingston Road, CV5

Energy rating

**C**

Valid until 22.06.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	69   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

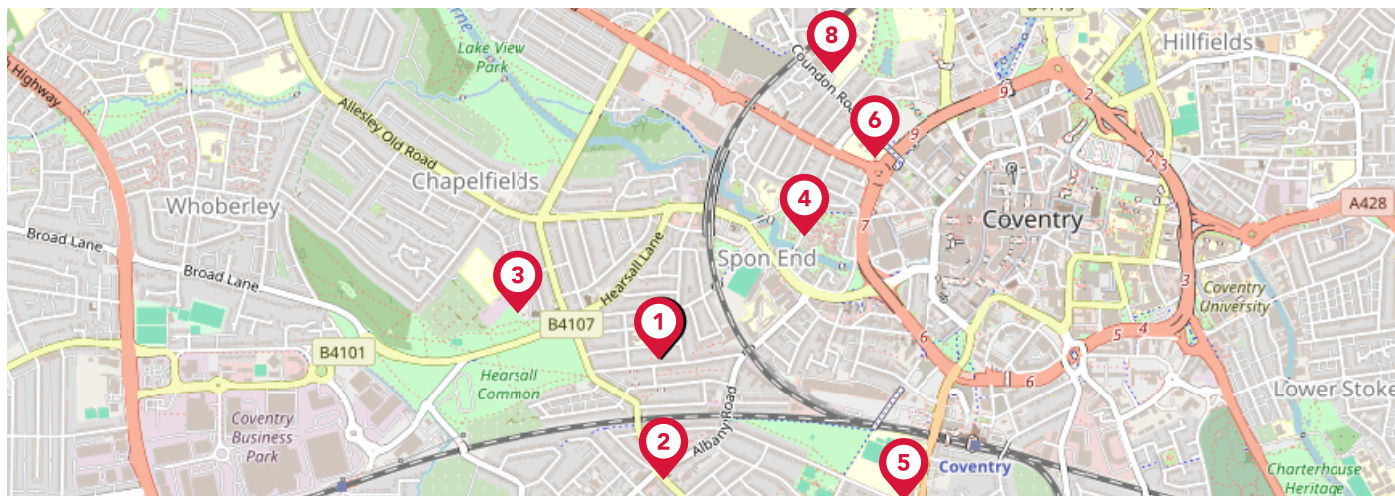
## EPC - Additional Data



### Additional EPC Data

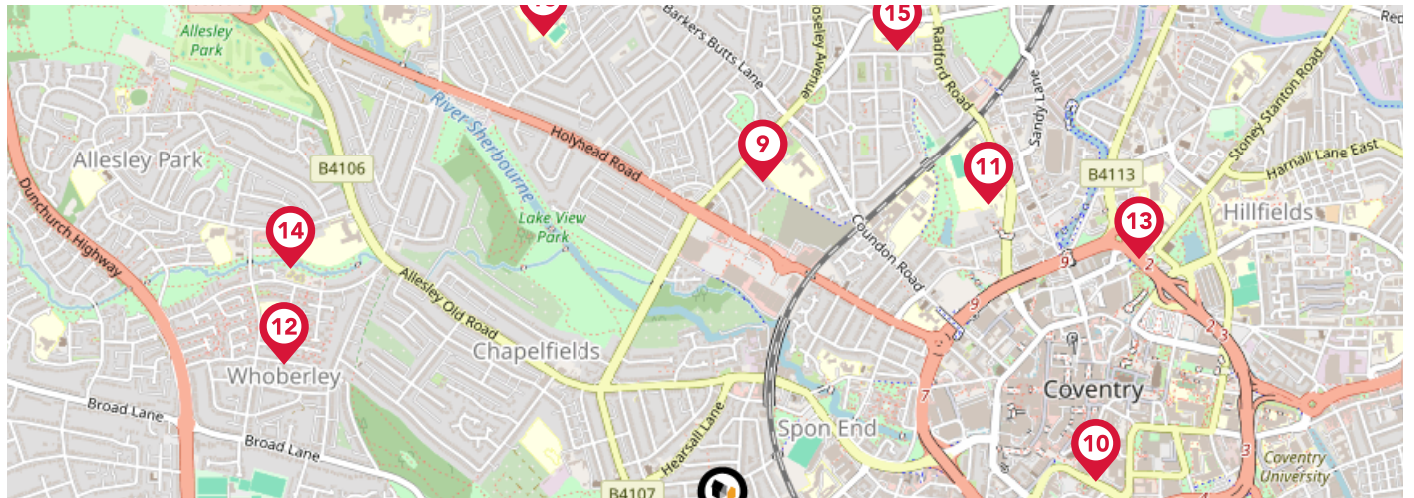
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very 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 all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	68 m <sup>2</sup>

# Area Schools



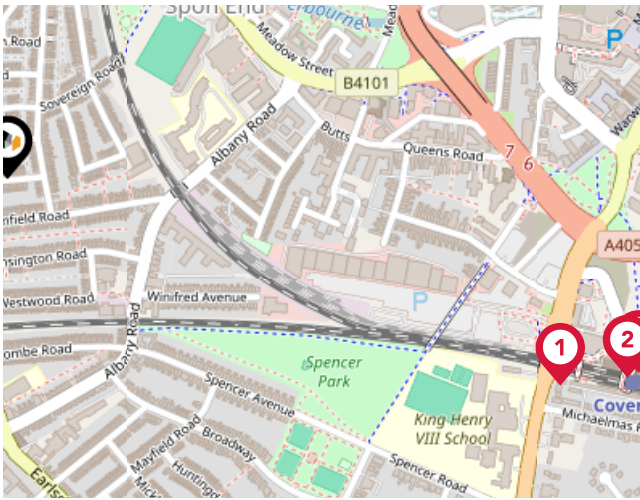
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



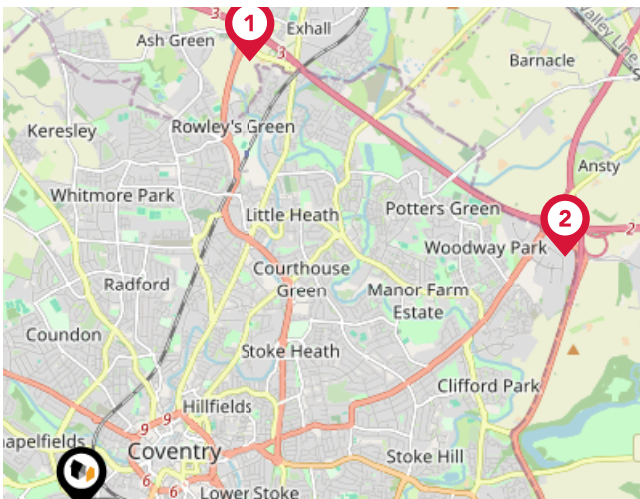
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 495   Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.85</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Barr's Hill School and Community College</b> Ofsted Rating: Good   Pupils: 709   Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 578   Distance:1.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Radford Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 220   Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 598   Distance:1.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



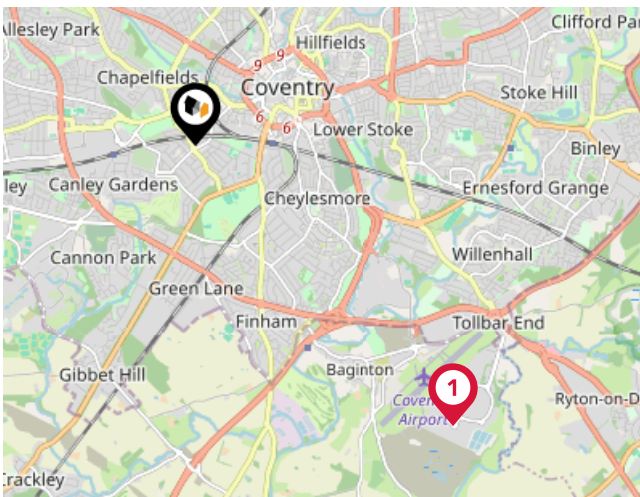
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.67 miles
2	Coventry Rail Station	0.74 miles
3	Coventry Rail Station	0.75 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.33 miles
2	M6 J2	4.94 miles
3	M40 J14	10.51 miles
4	M6 J3A	8.15 miles
5	M42 J6	8.08 miles



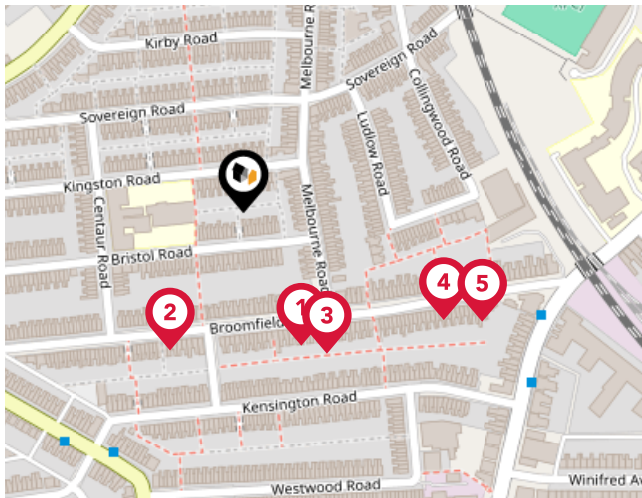
## Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.45 miles
2	Birmingham International Airport Terminal 1	9.11 miles
3	Birmingham International Airport	9.11 miles
4	Birmingham International Airport Terminal 2	9.1 miles



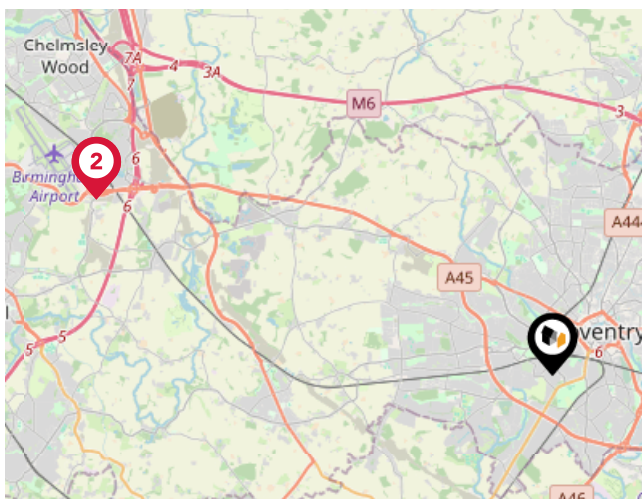
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.08 miles
2	Post Office	0.09 miles
3	Post Office	0.09 miles
4	Albany Rd	0.13 miles
5	Albany Rd	0.15 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.85 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	8.85 miles

# Market Sold in Street



<b>76, Kingston Road, Coventry, CV5 6LR</b>						Semi-detached House
Last Sold Date:	06/01/2022	07/12/2017	20/06/2008	26/09/1997		
Last Sold Price:	£180,000	£165,000	£125,000	£39,500		
<b>68, Kingston Road, Coventry, CV5 6LR</b>						Terraced House
Last Sold Date:	25/08/2021	19/01/2018	17/04/2003			
Last Sold Price:	£176,000	£170,000	£82,500			
<b>64, Kingston Road, Coventry, CV5 6LR</b>						Terraced House
Last Sold Date:	20/07/2020	15/12/2011	18/05/2004	24/08/2001	23/10/1998	27/11/1995
Last Sold Price:	£185,000	£120,000	£116,500	£64,500	£43,500	£24,500
<b>62, Kingston Road, Coventry, CV5 6LR</b>						Terraced House
Last Sold Date:	17/02/2020	30/09/2016	21/09/2007	27/07/2006	21/01/2004	20/12/2002
Last Sold Price:	£175,000	£147,500	£132,000	£124,950	£109,950	£72,500
<b>86, Kingston Road, Coventry, CV5 6LR</b>						Terraced House
Last Sold Date:	30/03/2016	18/05/2012	20/10/2006	22/10/1999		
Last Sold Price:	£149,950	£125,000	£119,000	£46,500		
<b>52, Kingston Road, Coventry, CV5 6LR</b>						Terraced House
Last Sold Date:	25/07/2014	22/12/2009	16/10/2009			
Last Sold Price:	£128,000	£118,000	£81,750			
<b>66, Kingston Road, Coventry, CV5 6LR</b>						Terraced House
Last Sold Date:	01/05/2013	17/02/2012				
Last Sold Price:	£125,000	£125,000				
<b>54, Kingston Road, Coventry, CV5 6LR</b>						Terraced House
Last Sold Date:	02/07/2007	15/07/2005	30/05/2003	30/07/1999		
Last Sold Price:	£125,000	£117,500	£80,000	£39,000		
<b>84, Kingston Road, Coventry, CV5 6LR</b>						Terraced House
Last Sold Date:	28/09/2005	12/09/2003	15/12/2000	09/01/1998	21/08/1996	
Last Sold Price:	£119,500	£96,000	£60,000	£43,500	£41,950	
<b>78, Kingston Road, Coventry, CV5 6LR</b>						Terraced House
Last Sold Date:	21/06/2005	31/01/2000	26/01/1996	05/01/1996		
Last Sold Price:	£117,000	£49,950	£33,200	£32,000		
<b>56, Kingston Road, Coventry, CV5 6LR</b>						Terraced House
Last Sold Date:	05/05/2004	03/06/2000	20/10/1995	12/07/1995		
Last Sold Price:	£112,500	£58,500	£36,950	£21,500		
<b>82, Kingston Road, Coventry, CV5 6LR</b>						Terraced House
Last Sold Date:	07/06/2001	04/08/1997				
Last Sold Price:	£57,950	£41,950				

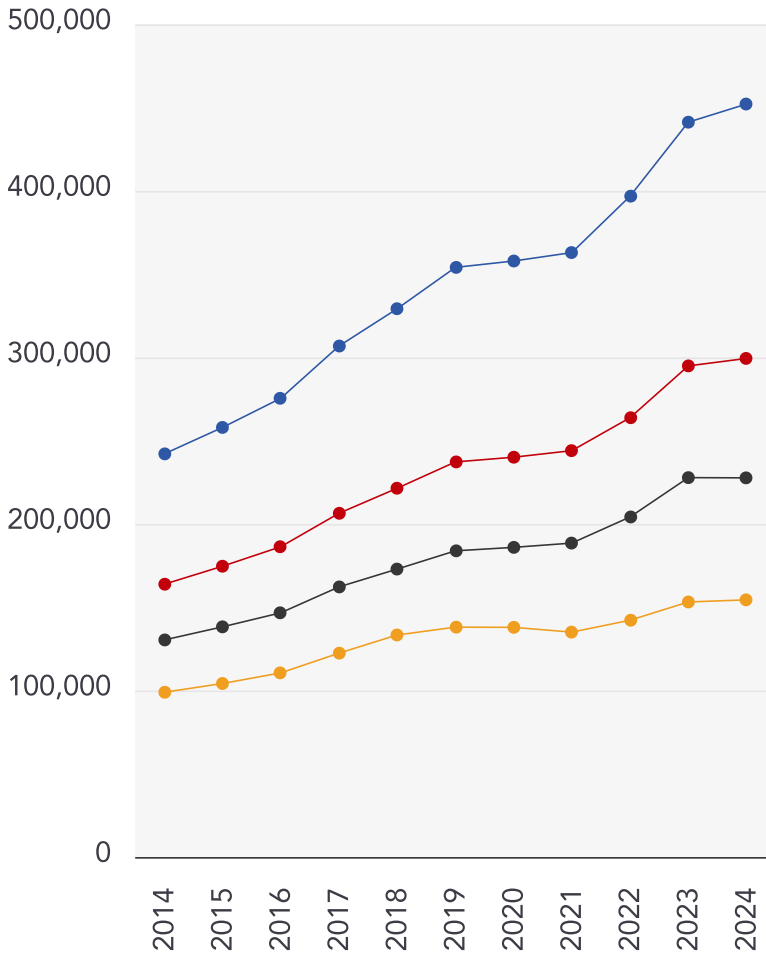
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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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