



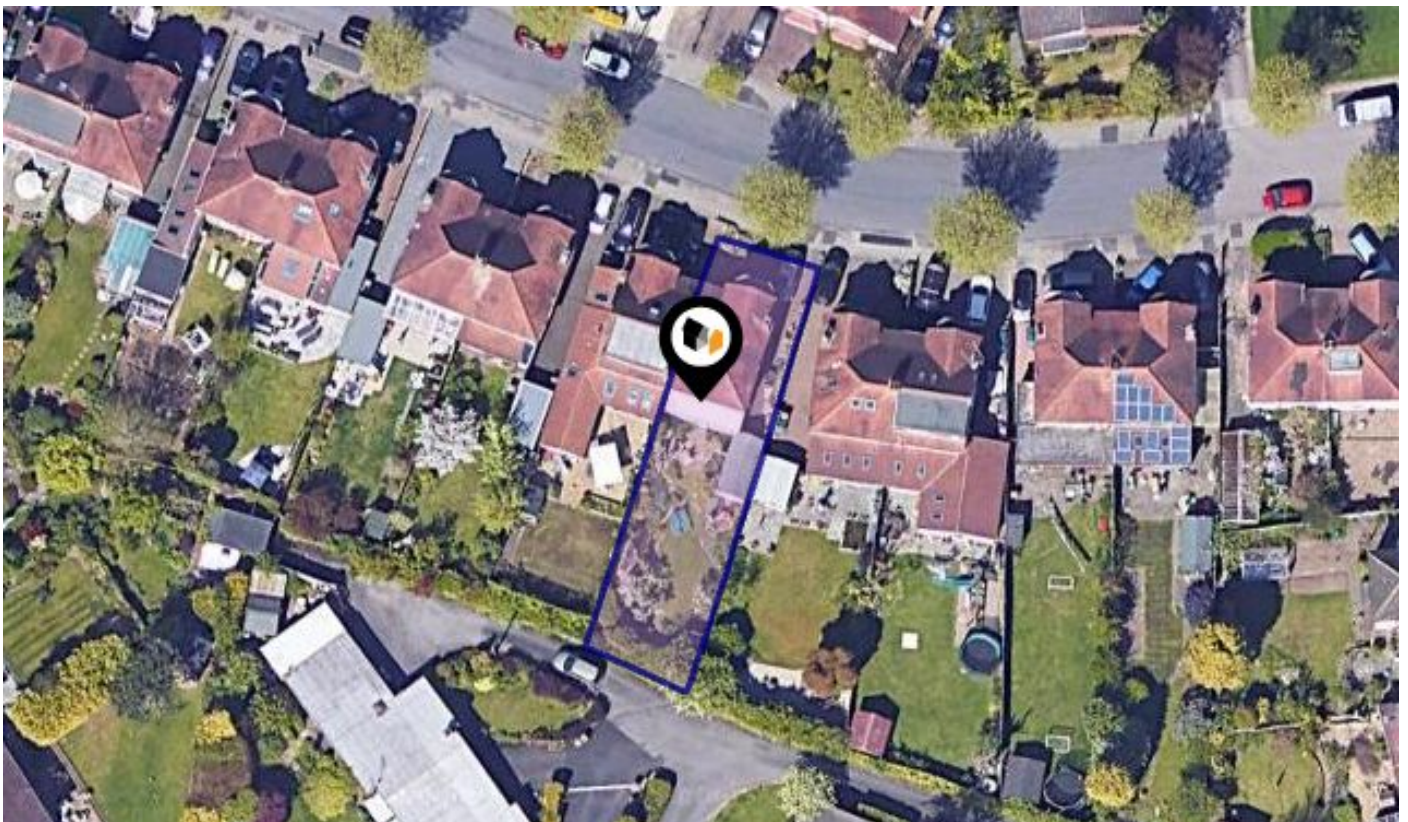
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13th June 2024



ROCHESTER ROAD, COVENTRY, CV5

Price Estimate : £525,000

Walmsley's The Way to Move

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

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Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A spacious four bedroom semi detached period home

Superb, mature & private South facing gardens

Two spacious reception rooms & generous reception hallway

Driveway to front & side with lush foregarden

Double glazed, gas centrally heated & beautifully presented throughout

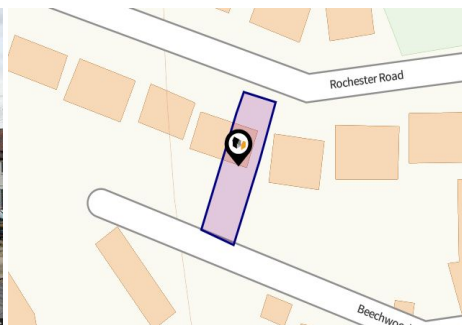
Modern & comprehensively fitted kitchen

Log burner in rear sitting room & Portland stone fireplaces

NO CHAIN, EPC Ordered, Total 1415 sq.ft or 131 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: Semi-Detached
Bedrooms: 3
Plot Area: 0.08 acres
Council Tax : Band D
Annual Estimate: £2,296
Title Number: WK45295

Price Estimate: £525,000
Tenure: Freehold

Local Area

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

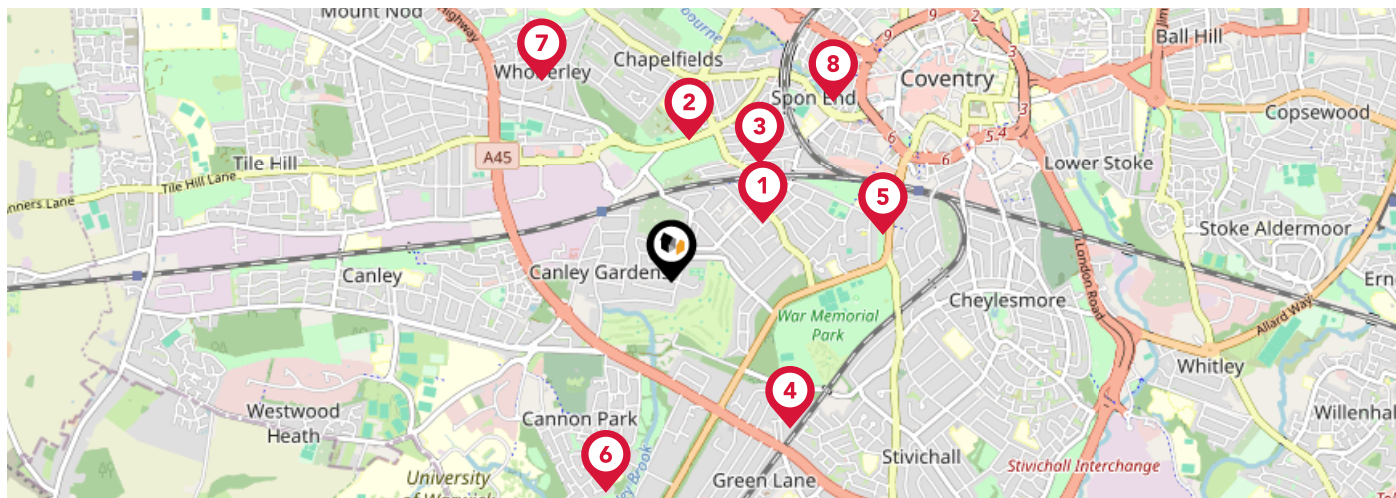
Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1139 mb/s

Mobile Coverage:
 (based on calls indoors)

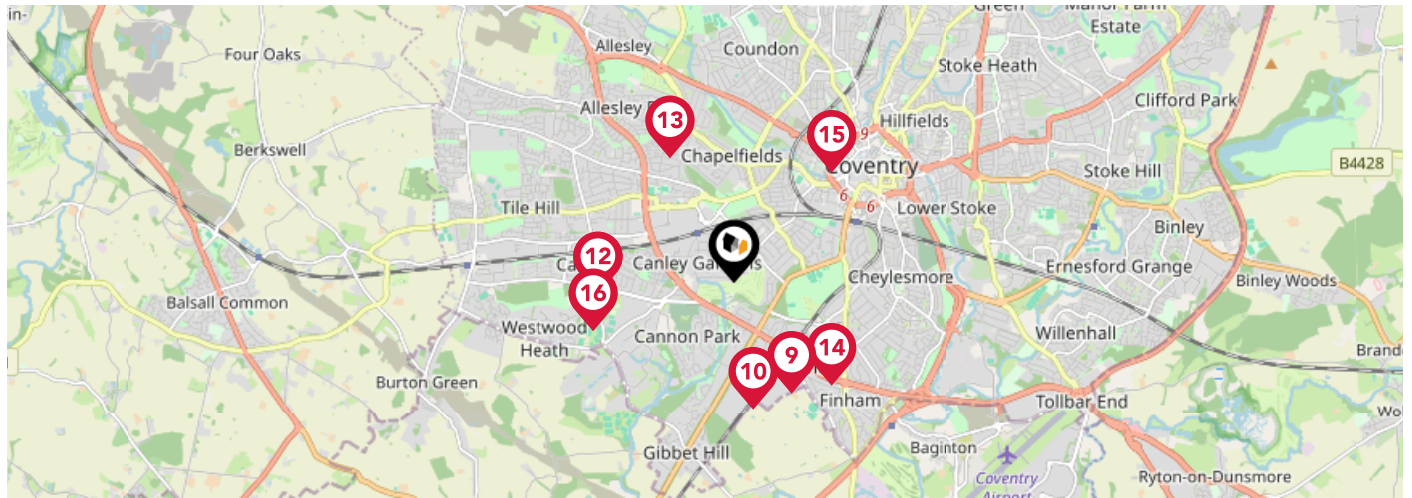
Satellite/Fibre TV Availability:









Area Schools



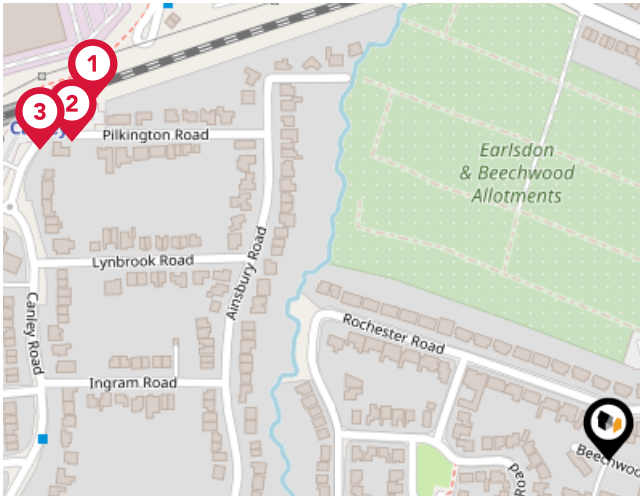
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



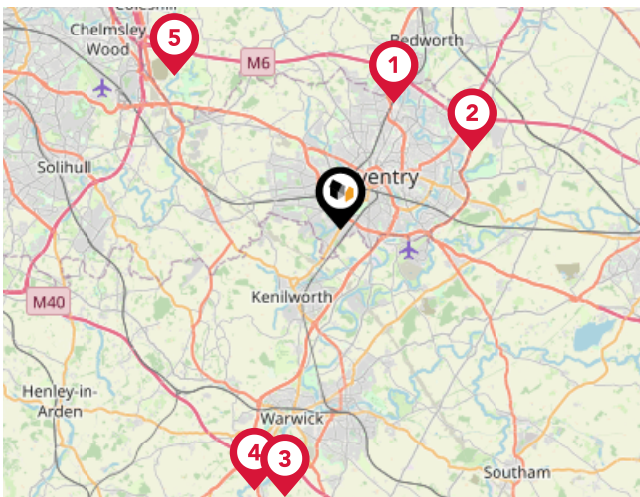
		Nursery	Primary	Secondary	College	Private
	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charter Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charter Primary School Ofsted Rating: Special Measures Pupils: 324 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 403 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



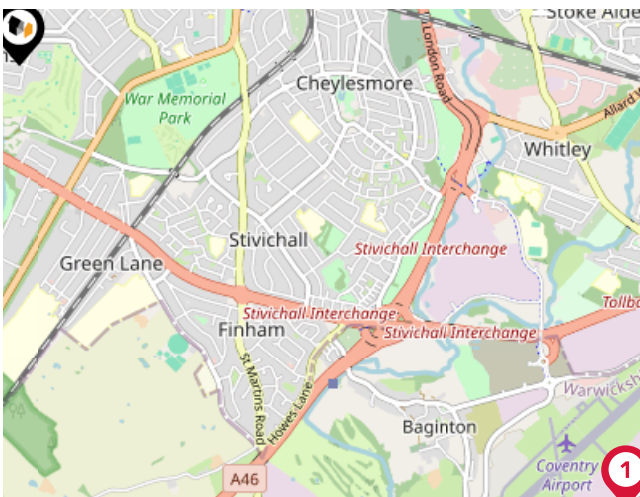
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.35 miles
2	Canley Rail Station	0.35 miles
3	Canley Rail Station	0.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.98 miles
2	M6 J2	5.56 miles
3	M40 J14	9.89 miles
4	M40 J15	9.95 miles
5	M6 J3A	8.2 miles

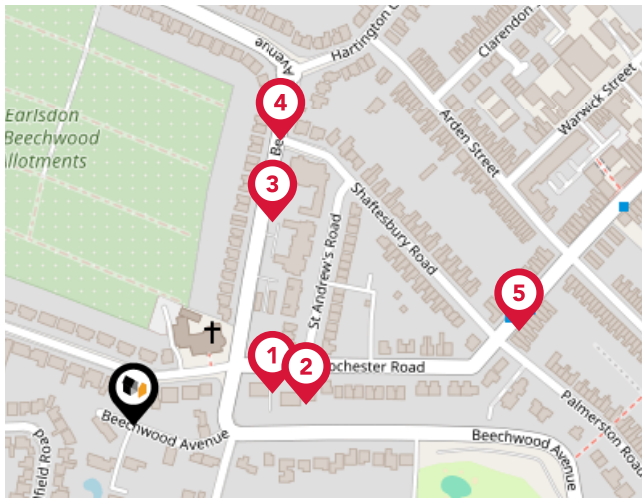


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.4 miles
2	Birmingham International Airport Terminal 1	8.96 miles
3	Birmingham International Airport	8.96 miles
4	Birmingham International Airport Terminal 2	8.94 miles

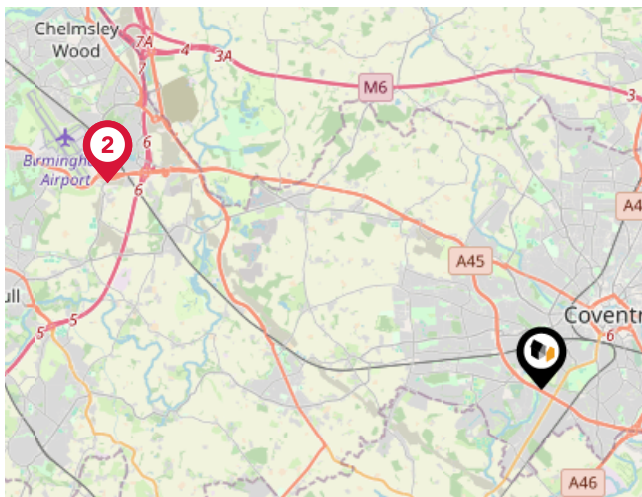
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beechwood Court	0.08 miles
2	Beechwood Court	0.1 miles
3	Montes Court	0.14 miles
4	Montes Court	0.18 miles
5	Palmerston Road	0.22 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.69 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	8.69 miles

Market Sold in Street



41, Rochester Road, Coventry, CV5 6AF						Semi-detached House
Last Sold Date:	27/03/2024	09/04/2013	01/05/2001	29/05/1997	05/02/1996	
Last Sold Price:	£515,000	£335,000	£189,000	£108,000	£90,500	
31, Rochester Road, Coventry, CV5 6AF						Semi-detached House
Last Sold Date:	30/10/2023					
Last Sold Price:	£365,000					
67, Rochester Road, Coventry, CV5 6AF						Semi-detached House
Last Sold Date:	31/03/2023	24/03/2017				
Last Sold Price:	£530,000	£362,000				
81, Rochester Road, Coventry, CV5 6AF						Semi-detached House
Last Sold Date:	13/05/2022	09/11/2018				
Last Sold Price:	£415,000	£350,000				
115, Rochester Road, Coventry, CV5 6AF						Detached House
Last Sold Date:	23/07/2021	30/11/2005				
Last Sold Price:	£450,000	£243,975				
105, Rochester Road, Coventry, CV5 6AF						Detached House
Last Sold Date:	14/04/2021					
Last Sold Price:	£449,000					
35, Rochester Road, Coventry, CV5 6AF						Semi-detached House
Last Sold Date:	31/05/2017	12/08/2011				
Last Sold Price:	£425,000	£286,000				
37, Rochester Road, Coventry, CV5 6AF						Semi-detached House
Last Sold Date:	29/10/2013	27/10/2000	22/05/1996			
Last Sold Price:	£295,000	£185,000	£105,000			
45, Rochester Road, Coventry, CV5 6AF						Semi-detached House
Last Sold Date:	21/12/2010	22/02/2008				
Last Sold Price:	£256,500	£320,000				
65, Rochester Road, Coventry, CV5 6AF						Semi-detached House
Last Sold Date:	26/08/2010					
Last Sold Price:	£283,250					
101, Rochester Road, Coventry, CV5 6AF						Terraced House
Last Sold Date:	16/11/2007					
Last Sold Price:	£279,950					
107, Rochester Road, Coventry, CV5 6AF						Detached House
Last Sold Date:	03/11/2006					
Last Sold Price:	£272,500					

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

Market Sold in Street



117, Rochester Road, Coventry, CV5 6AF			Detached House
Last Sold Date:	09/08/2006	18/08/1997	
Last Sold Price:	£290,000	£95,000	
57, Rochester Road, Coventry, CV5 6AF			Semi-detached House
Last Sold Date:	28/10/2005	02/07/1999	
Last Sold Price:	£320,000	£132,500	
79, Rochester Road, Coventry, CV5 6AF			Semi-detached House
Last Sold Date:	14/12/2004		
Last Sold Price:	£239,000		
61, Rochester Road, Coventry, CV5 6AF			Semi-detached House
Last Sold Date:	04/07/2003		
Last Sold Price:	£248,000		
103, Rochester Road, Coventry, CV5 6AF			Semi-detached House
Last Sold Date:	25/01/2003		
Last Sold Price:	£177,500		
69, Rochester Road, Coventry, CV5 6AF			Semi-detached House
Last Sold Date:	02/12/2002	25/05/1995	
Last Sold Price:	£195,000	£94,000	
51, Rochester Road, Coventry, CV5 6AF			Semi-detached House
Last Sold Date:	22/07/2002	25/03/2000	
Last Sold Price:	£197,000	£85,531	
77, Rochester Road, Coventry, CV5 6AF			Semi-detached House
Last Sold Date:	05/04/2002	06/11/2000	
Last Sold Price:	£172,500	£154,000	
39, Rochester Road, Coventry, CV5 6AF			Detached House
Last Sold Date:	17/08/2001		
Last Sold Price:	£175,000		
53, Rochester Road, Coventry, CV5 6AF			Semi-detached House
Last Sold Date:	06/07/2001		
Last Sold Price:	£168,750		
97, Rochester Road, Coventry, CV5 6AF			Semi-detached House
Last Sold Date:	01/10/1999	09/02/1998	
Last Sold Price:	£142,000	£110,000	
99, Rochester Road, Coventry, CV5 6AF			Semi-detached House
Last Sold Date:	19/12/1997	14/06/1996	
Last Sold Price:	£100,000	£83,000	

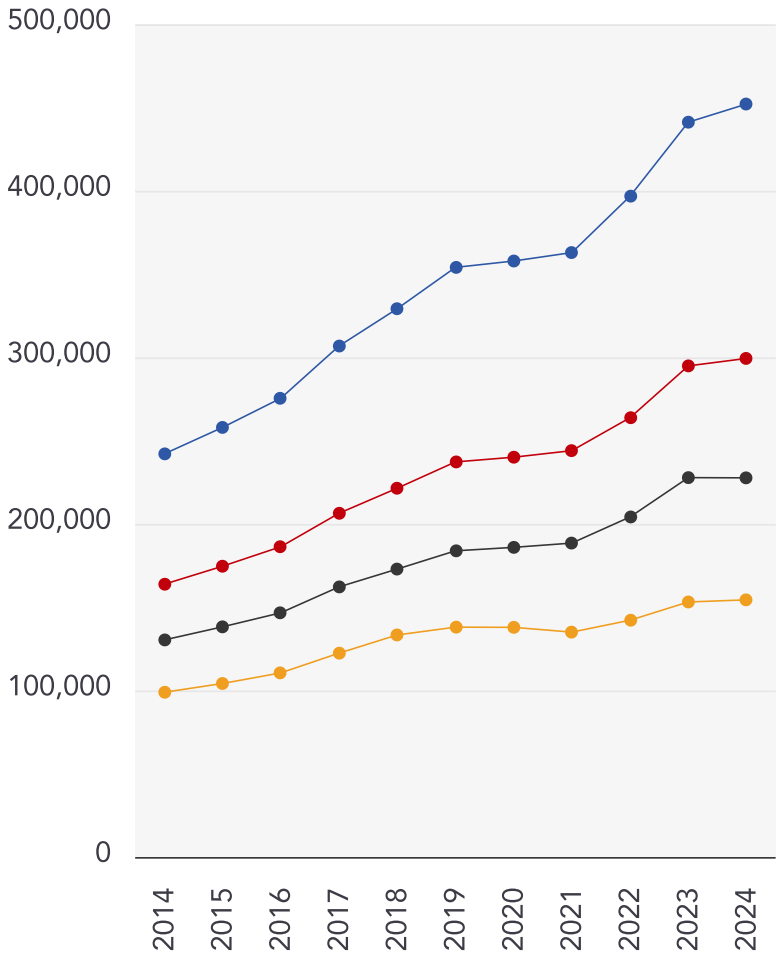
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Market

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.

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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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