



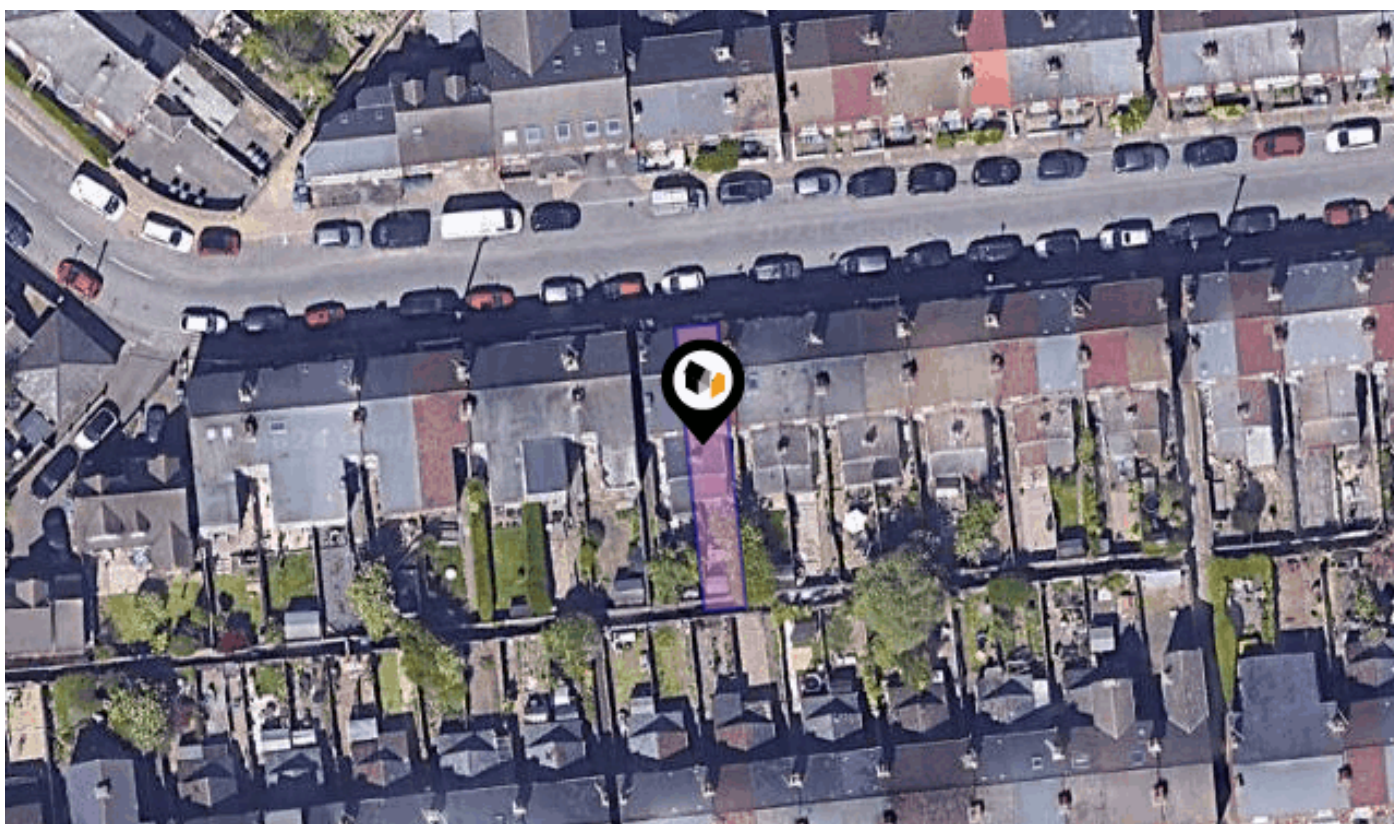
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th June 2024



KIRBY ROAD, COVENTRY, CV5

Asking Price : £195,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

Two double bedroom period home

Popular Earlsdon locale

South facing gardens & walled foregarden

Log burners in both sitting rooms

Modern kitchen & ground floor bathroom

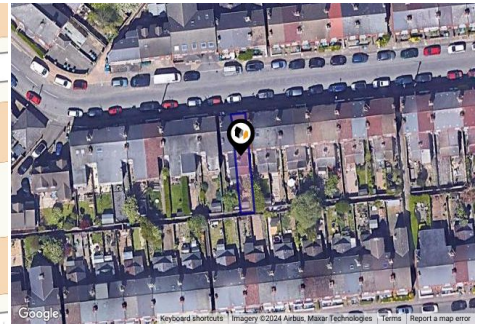
Gas central heated & double glazed

Well presented throughout & a "turn key" solution

EPC rating D, Total Dimensions 693 sq.ft or 65 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:	2
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,530
Title Number:	WM677432

Asking Price:	£195,000
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)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Kirby Road, CV5

Energy rating

D

Valid until 27.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #008000; color: white; padding: 5px; display: inline-block;"> 87 B </div>
69-80	C		
55-68	D	<div style="background-color: #ffd966; color: white; padding: 5px; display: inline-block;"> 61 D </div>	
39-54	E		
21-38	F		
1-20	G		

Property

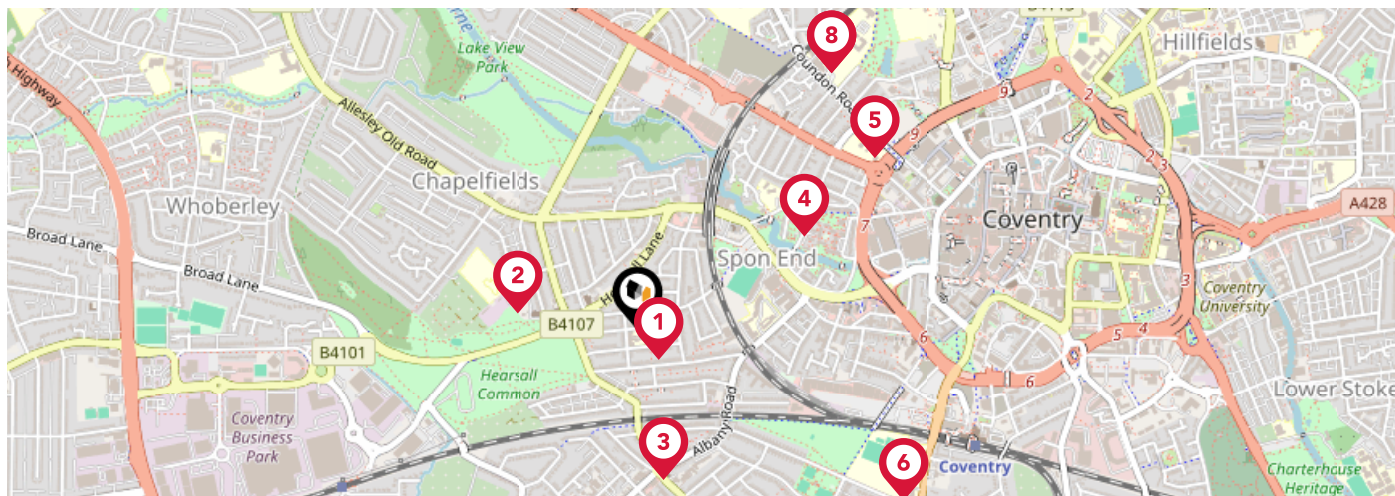
EPC - Additional Data



Additional EPC Data

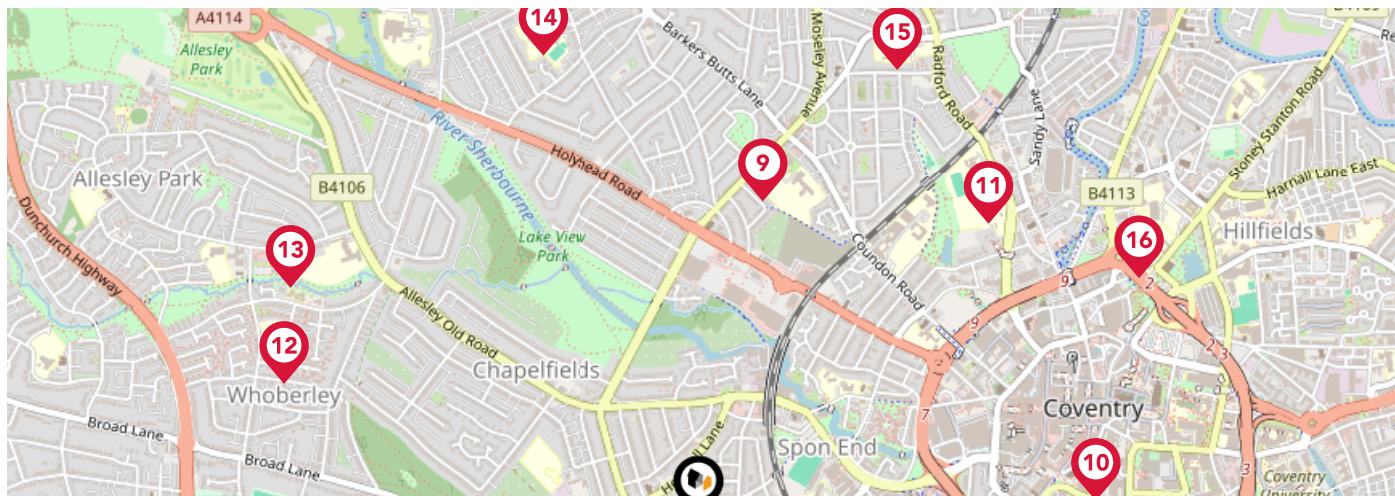
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	64 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:0.73</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

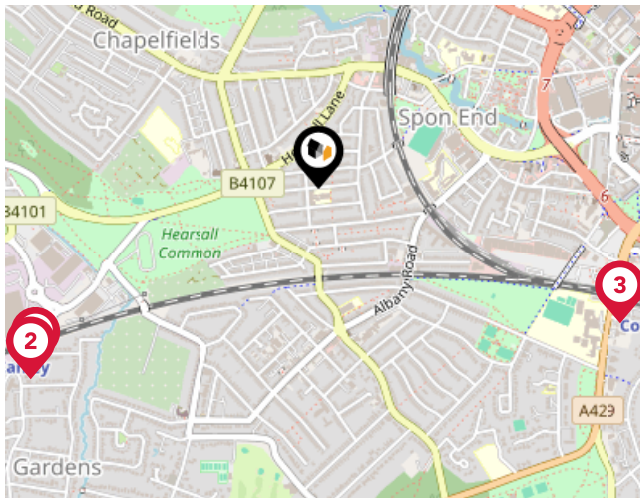
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.9</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:0.94</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Coundon Primary School Ofsted Rating: Good Pupils: 598 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Radford Primary Academy Ofsted Rating: Requires Improvement Pupils: 220 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 578 Distance:1.14</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

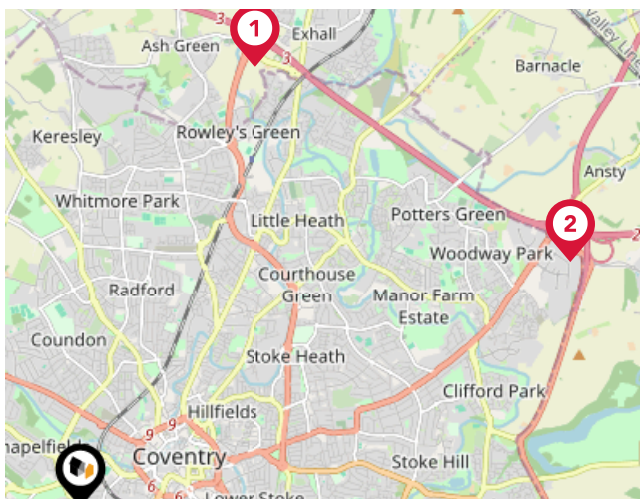
Area

Transport (National)



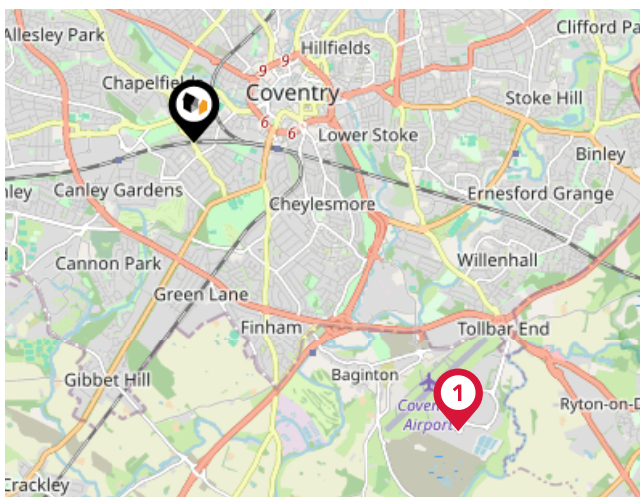
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.76 miles
2	Canley Rail Station	0.78 miles
3	Coventry Rail Station	0.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.28 miles
2	M6 J2	4.96 miles
3	M40 J14	10.57 miles
4	M6 J3A	8.07 miles
5	M42 J6	8 miles

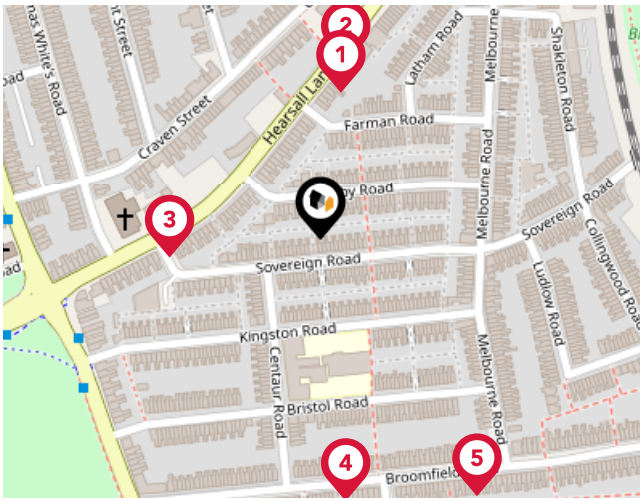


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.54 miles
2	Birmingham International Airport Terminal 1	9.04 miles
3	Birmingham International Airport	9.04 miles
4	Birmingham International Airport Terminal 2	9.02 miles

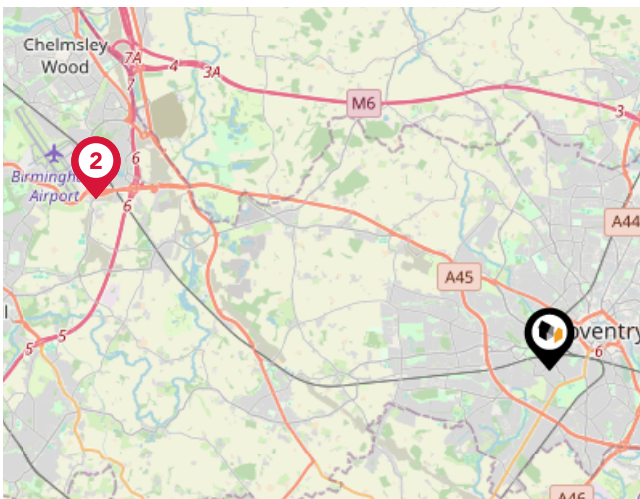
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Farman Rd	0.08 miles
2	Farman Rd	0.1 miles
3	Sovereign Road	0.09 miles
4	Post Office	0.15 miles
5	Post Office	0.17 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.77 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	8.77 miles

Market Sold in Street



27, Kirby Road, Coventry, CV5 6HL				Terraced House
Last Sold Date:	16/01/2024	15/03/1996		
Last Sold Price:	£185,000	£25,000		
33, Kirby Road, Coventry, CV5 6HL				Terraced House
Last Sold Date:	21/04/2023	30/09/1998	12/06/1996	
Last Sold Price:	£170,000	£41,500	£29,250	
15, Kirby Road, Coventry, CV5 6HL				Terraced House
Last Sold Date:	10/02/2023	05/11/1999		
Last Sold Price:	£185,550	£48,500		
75, Kirby Road, Coventry, CV5 6HL				Terraced House
Last Sold Date:	06/10/2022	10/10/2005	15/12/1995	
Last Sold Price:	£169,000	£131,000	£43,250	
81a, Kirby Road, Coventry, CV5 6HL				Detached House
Last Sold Date:	22/08/2022	01/08/2008		
Last Sold Price:	£380,000	£200,000		
65, Kirby Road, Coventry, CV5 6HL				Terraced House
Last Sold Date:	19/07/2022	18/07/2017	19/10/2016	
Last Sold Price:	£230,000	£220,000	£165,000	
61, Kirby Road, Coventry, CV5 6HL				Terraced House
Last Sold Date:	25/03/2022	12/07/2019	16/04/2004	22/05/1998
Last Sold Price:	£188,000	£167,500	£109,995	£37,000
39, Kirby Road, Coventry, CV5 6HL				Terraced House
Last Sold Date:	10/03/2022	30/09/2020	02/08/2002	
Last Sold Price:	£176,000	£147,000	£71,000	
31, Kirby Road, Coventry, CV5 6HL				Terraced House
Last Sold Date:	12/08/2021			
Last Sold Price:	£152,500			
35, Kirby Road, Coventry, CV5 6HL				Terraced House
Last Sold Date:	15/09/2020	21/08/1998		
Last Sold Price:	£167,500	£32,500		
59, Kirby Road, Coventry, CV5 6HL				Terraced House
Last Sold Date:	11/10/2019	17/05/2019	17/11/2006	17/02/2006
Last Sold Price:	£181,500	£125,000	£116,000	£65,000
7, Kirby Road, Coventry, CV5 6HL				Terraced House
Last Sold Date:	03/10/2019			
Last Sold Price:	£147,000			

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

Market Sold in Street



47, Kirby Road, Coventry, CV5 6HL					Terraced House
Last Sold Date:	24/05/2019				
Last Sold Price:	£141,613				
81, Kirby Road, Coventry, CV5 6HL					Detached House
Last Sold Date:	15/03/2019	25/08/2017	12/06/2003		
Last Sold Price:	£205,000	£215,000	£143,000		
3, Kirby Road, Coventry, CV5 6HL					Terraced House
Last Sold Date:	21/09/2018	31/03/2011			
Last Sold Price:	£170,000	£115,000			
69, Kirby Road, Coventry, CV5 6HL					Terraced House
Last Sold Date:	29/03/2017	16/08/2010	02/03/2001		
Last Sold Price:	£180,500	£128,750	£65,000		
23, Kirby Road, Coventry, CV5 6HL					Terraced House
Last Sold Date:	31/03/2016	28/09/2006			
Last Sold Price:	£142,000	£116,000			
29, Kirby Road, Coventry, CV5 6HL					Terraced House
Last Sold Date:	30/03/2016	24/09/2010	20/11/1998		
Last Sold Price:	£150,000	£117,000	£45,950		
79, Kirby Road, Coventry, CV5 6HL					Terraced House
Last Sold Date:	27/07/2012	21/09/2007	23/02/2001	03/05/1996	
Last Sold Price:	£157,000	£154,950	£67,000	£41,950	
67, Kirby Road, Coventry, CV5 6HL					Terraced House
Last Sold Date:	03/06/2011	01/04/2010			
Last Sold Price:	£152,500	£100,000			
1a, Kirby Road, Coventry, CV5 6HL					Terraced House
Last Sold Date:	25/02/2011	21/08/1998			
Last Sold Price:	£105,000	£62,000			
83, Kirby Road, Coventry, CV5 6HL					Terraced House
Last Sold Date:	30/03/2007				
Last Sold Price:	£190,000				
77, Kirby Road, Coventry, CV5 6HL					Terraced House
Last Sold Date:	15/12/2006	29/08/2003	16/08/2000	28/06/1996	
Last Sold Price:	£155,000	£125,500	£74,000	£54,100	
41, Kirby Road, Coventry, CV5 6HL					Terraced House
Last Sold Date:	01/06/2006	10/03/2003	23/03/2001		
Last Sold Price:	£116,000	£81,000	£56,000		

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

Market Sold in Street



5, Kirby Road, Coventry, CV5 6HL	Terraced House
Last Sold Date: 11/06/2004 31/10/1997	
Last Sold Price: £118,500 £38,000	
51, Kirby Road, Coventry, CV5 6HL	Terraced House
Last Sold Date: 28/04/2004	
Last Sold Price: £107,500	
21, Kirby Road, Coventry, CV5 6HL	Terraced House
Last Sold Date: 29/10/2003	
Last Sold Price: £86,000	
49, Kirby Road, Coventry, CV5 6HL	Terraced House
Last Sold Date: 21/02/2003 30/04/1997	
Last Sold Price: £85,000 £36,500	
71, Kirby Road, Coventry, CV5 6HL	Terraced House
Last Sold Date: 20/10/2000	
Last Sold Price: £60,000	
43, Kirby Road, Coventry, CV5 6HL	Terraced House
Last Sold Date: 29/09/2000 27/03/1996	
Last Sold Price: £59,000 £41,500	
25, Kirby Road, Coventry, CV5 6HL	Terraced House
Last Sold Date: 31/03/2000	
Last Sold Price: £58,000	
63, Kirby Road, Coventry, CV5 6HL	Terraced House
Last Sold Date: 21/05/1999 26/09/1997	
Last Sold Price: £40,500 £39,000	
19, Kirby Road, Coventry, CV5 6HL	Terraced House
Last Sold Date: 19/03/1999	
Last Sold Price: £41,000	
57, Kirby Road, Coventry, CV5 6HL	Semi-detached House
Last Sold Date: 25/03/1998	
Last Sold Price: £26,500	
55, Kirby Road, Coventry, CV5 6HL	Terraced House
Last Sold Date: 01/11/1996	
Last Sold Price: £38,000	
37, Kirby Road, Coventry, CV5 6HL	Terraced House
Last Sold Date: 26/07/1996	
Last Sold Price: £28,500	

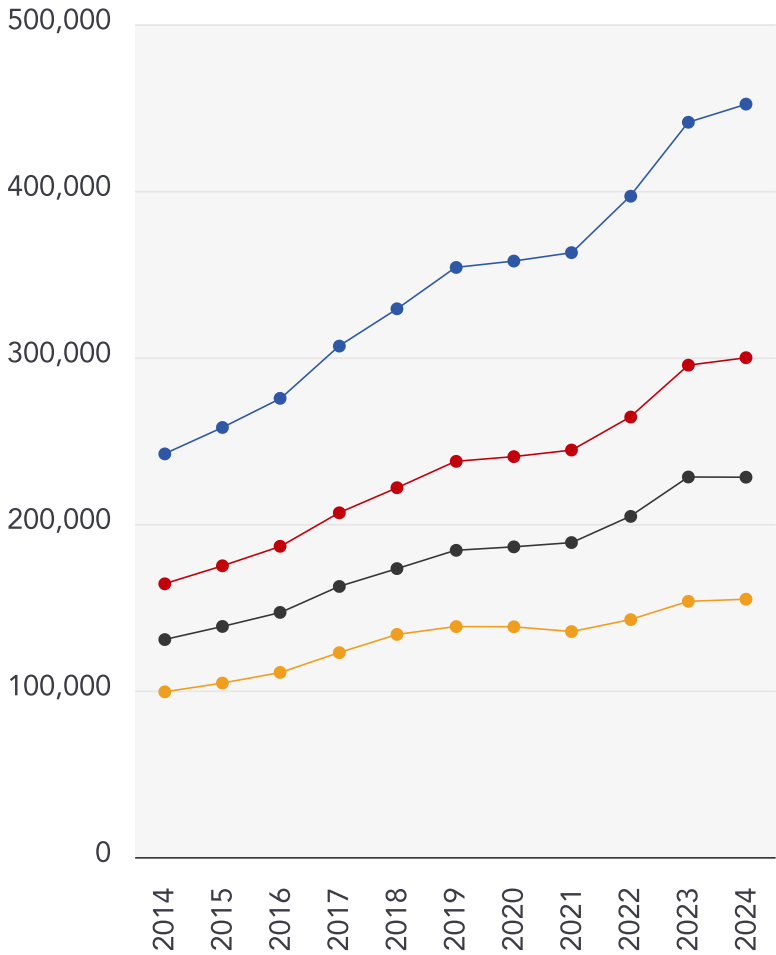
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+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



[/walmsleysthewaytomove](#)



[/walmsleysthewaytomove/](#)



[/walmsleysthewaytomove](#)

Agent Disclaimer



Important - Please Read

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

