



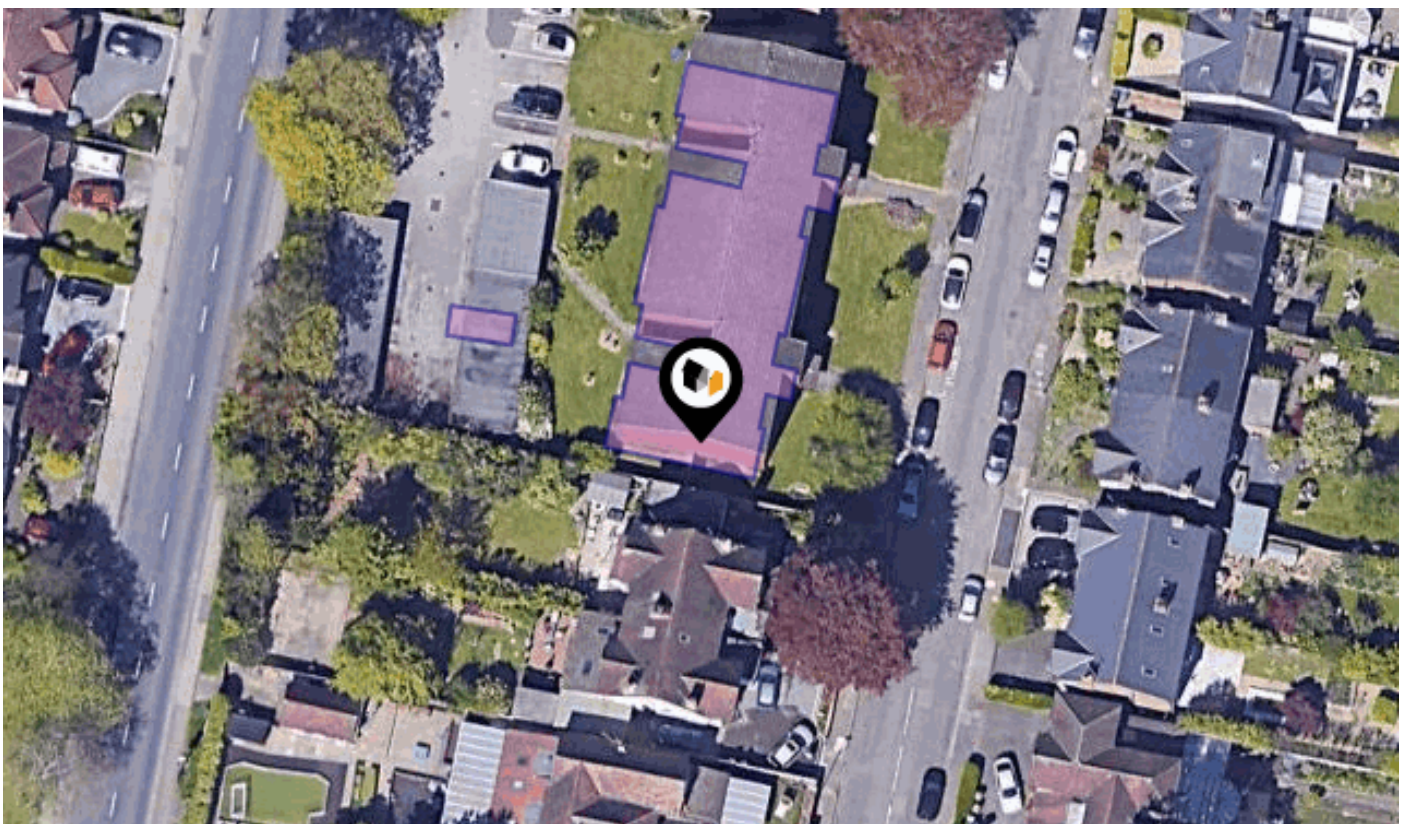
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th July 2024



7, ST. ANDREWS ROAD, COVENTRY, CV5

Price Estimate : £235,000

Walmsley's The Way to Move

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

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www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A spacious two double bedroom 1st floor apartment within a popular locale

Substantial sitting dining room with doors to private balcony

Refitted modern shower room with windows & shower cubicle

Kitchen breakfast room with breakfast bar & comprehensive storage

Garage en bloc & plentiful unallocated parking bays

Fitted storage with hallway & both bedrooms

Ideal Earlsdon location close to all amenities

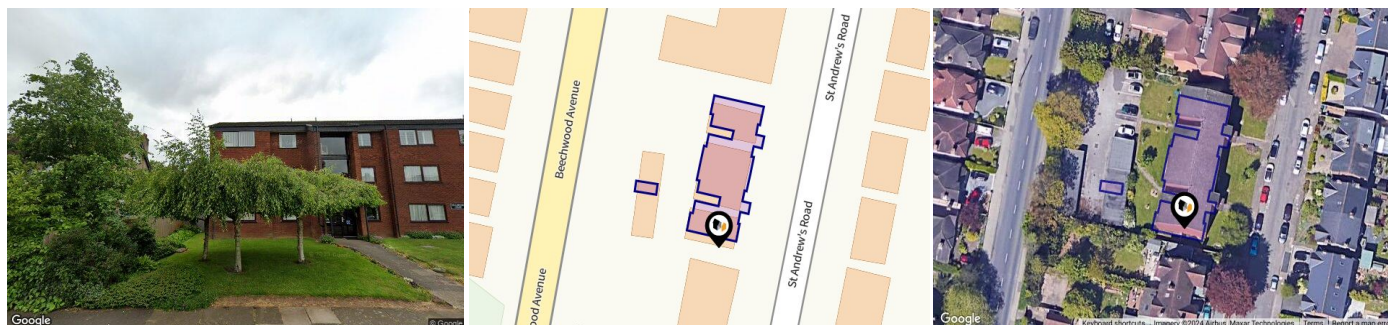
Landscaped communal gardens & attractive views

Leasehold 999 years from 2003, Service charge circa £120 pcm

NO CHAIN, EPC RATING E, Total Approx 779 Sq.Ft. or 72 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:	Flat / Maisonette
Bedrooms:	2
Floor Area:	753 ft ² / 70 m ²
Plot Area:	0.1 acres
Council Tax :	Band D
Annual Estimate:	£2,296
Title Number:	WM822683

Price Estimate:	£235,000
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property

Multiple Title Plans



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



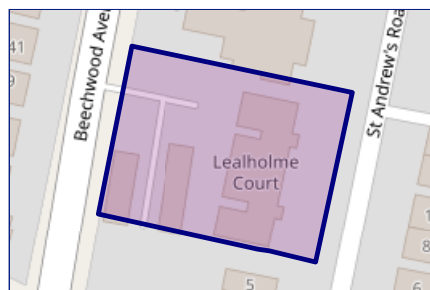
WK208745

Leasehold Title Plans



WM822683

Start Date:	30/01/1974
End Date:	25/03/2073
Lease Term:	99 years from 25 March 1974
Term Remaining:	48 years



WK227738

Start Date:	-
End Date:	-
Lease Term:	999 from 1 January 2003
Term Remaining:	-

Property EPC - Certificate



7 St. Andrews Road, CV5

Energy rating

E

Valid until 24.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Property

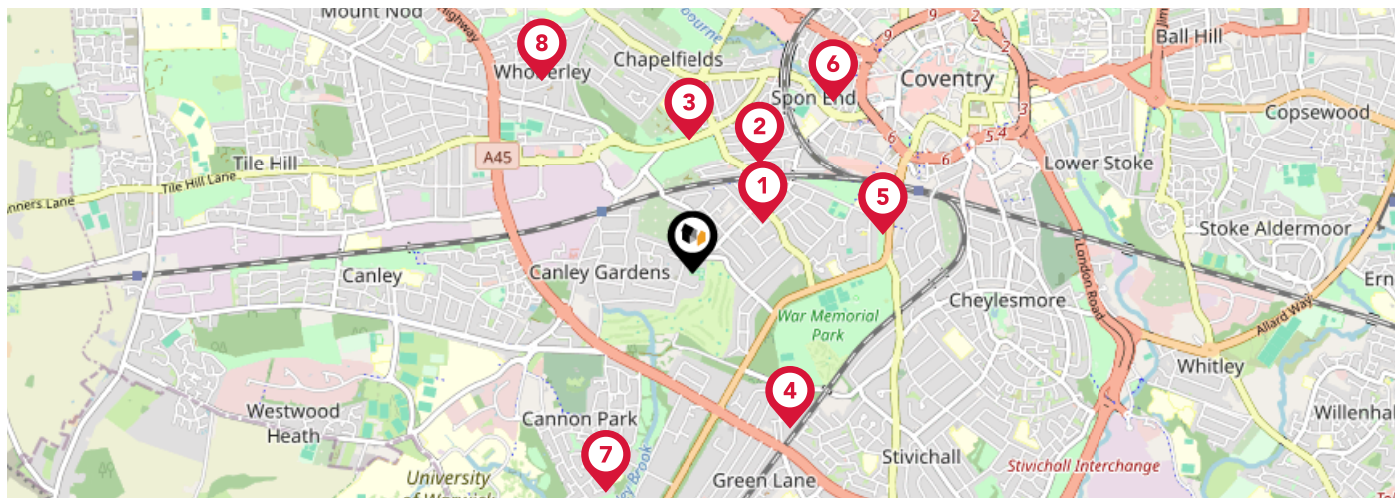
EPC - Additional Data



Additional EPC Data

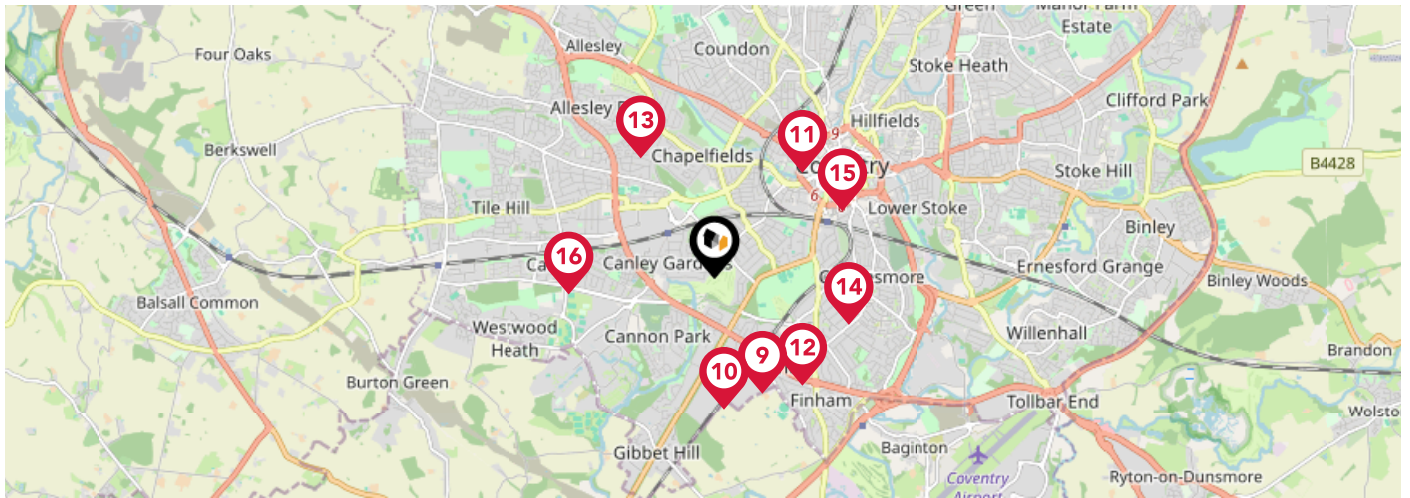
Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	(another dwelling above)
Main Heating:	Electric ceiling heating
Main Heating Controls:	Temperature zone control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	70 m ²









Area Schools



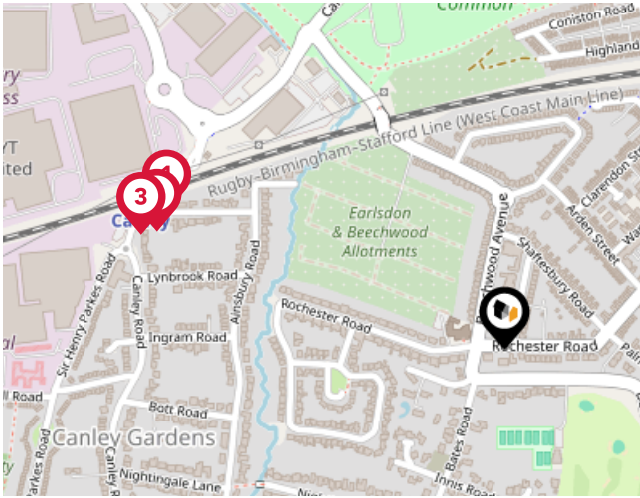
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.6	<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:0.83	<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:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



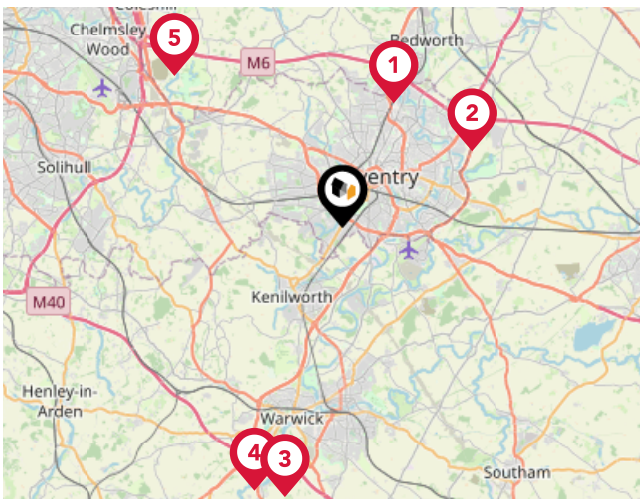
		Nursery	Primary	Secondary	College	Private
	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:1.24	<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:1.25	<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"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:1.3	<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:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



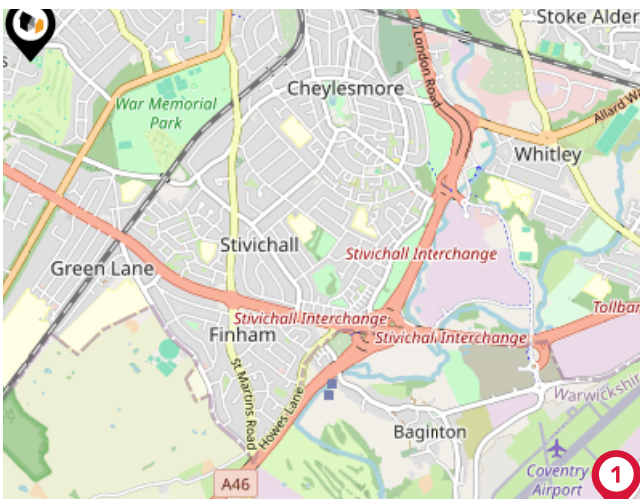
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.41 miles
2	Canley Rail Station	0.42 miles
3	Canley Rail Station	0.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.9 miles
2	M6 J2	5.46 miles
3	M40 J14	9.96 miles
4	M40 J15	10.02 miles
5	M6 J3A	8.23 miles

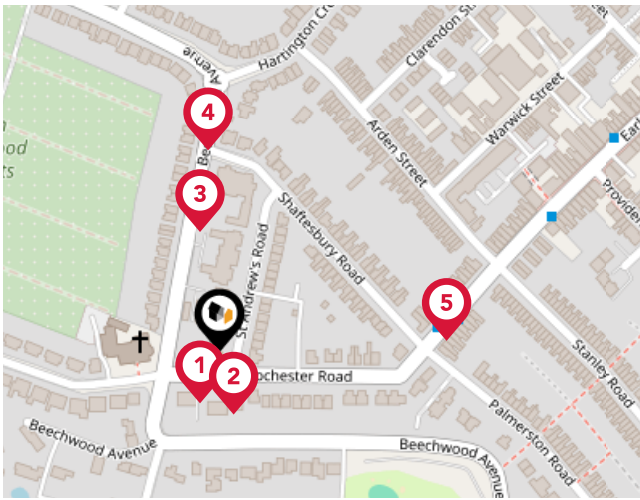


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.35 miles
2	Birmingham International Airport Terminal 1	9.02 miles
3	Birmingham International Airport	9.02 miles
4	Birmingham International Airport Terminal 2	9 miles

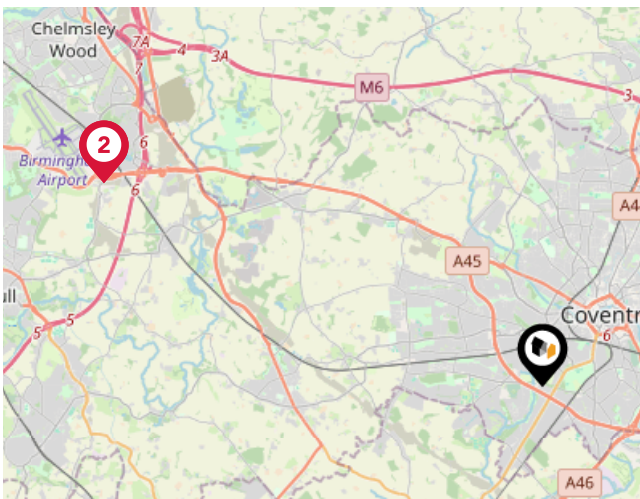
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beechwood Court	0.03 miles
2	Beechwood Court	0.04 miles
3	Montes Court	0.07 miles
4	Montes Court	0.11 miles
5	Palmerston Road	0.13 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.75 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	8.75 miles

Market Sold in Street



12, Lealholme Court, 7, St Andrews Road, Coventry, CV5 6QT	Flat-maisonette House
Last Sold Date: 14/06/2023 30/10/2008	
Last Sold Price: £275,000 £190,000	
2, Lealholme Court, 7, St Andrews Road, Coventry, CV5 6QT	Flat-maisonette House
Last Sold Date: 14/12/2020 16/12/2011	
Last Sold Price: £180,000 £148,000	
7, Lealholme Court, 7, St Andrews Road, Coventry, CV5 6QT	Flat-maisonette House
Last Sold Date: 10/09/2020	
Last Sold Price: £185,000	
9, Lealholme Court, 7, St Andrews Road, Coventry, CV5 6QT	Flat-maisonette House
Last Sold Date: 27/04/2018	
Last Sold Price: £177,000	
8, Lealholme Court, 7, St Andrews Road, Coventry, CV5 6QT	Flat-maisonette House
Last Sold Date: 08/11/2016	
Last Sold Price: £182,500	
6, Lealholme Court, 7, St Andrews Road, Coventry, CV5 6QT	Flat-maisonette House
Last Sold Date: 15/09/2015 28/08/2009 21/02/2005	
Last Sold Price: £198,000 £125,000 £180,000	
10, Lealholme Court, 7, St Andrews Road, Coventry, CV5 6QT	Flat-maisonette House
Last Sold Date: 25/06/2015 26/11/2007	
Last Sold Price: £175,000 £190,000	
4, Lealholme Court, 7, St Andrews Road, Coventry, CV5 6QT	Flat-maisonette House
Last Sold Date: 13/12/2013	
Last Sold Price: £165,000	
1, Lealholme Court, 7, St Andrews Road, Coventry, CV5 6QT	Flat-maisonette House
Last Sold Date: 02/11/2011 24/06/1998 09/12/1997	
Last Sold Price: £155,000 £35,500 £71,000	
3, Lealholme Court, 7, St Andrews Road, Coventry, CV5 6QT	Flat-maisonette House
Last Sold Date: 09/09/2004 19/10/2001	
Last Sold Price: £186,000 £86,000	
5, Lealholme Court, 7, St Andrews Road, Coventry, CV5 6QT	Flat-maisonette House
Last Sold Date: 09/06/1995	
Last Sold Price: £60,000	

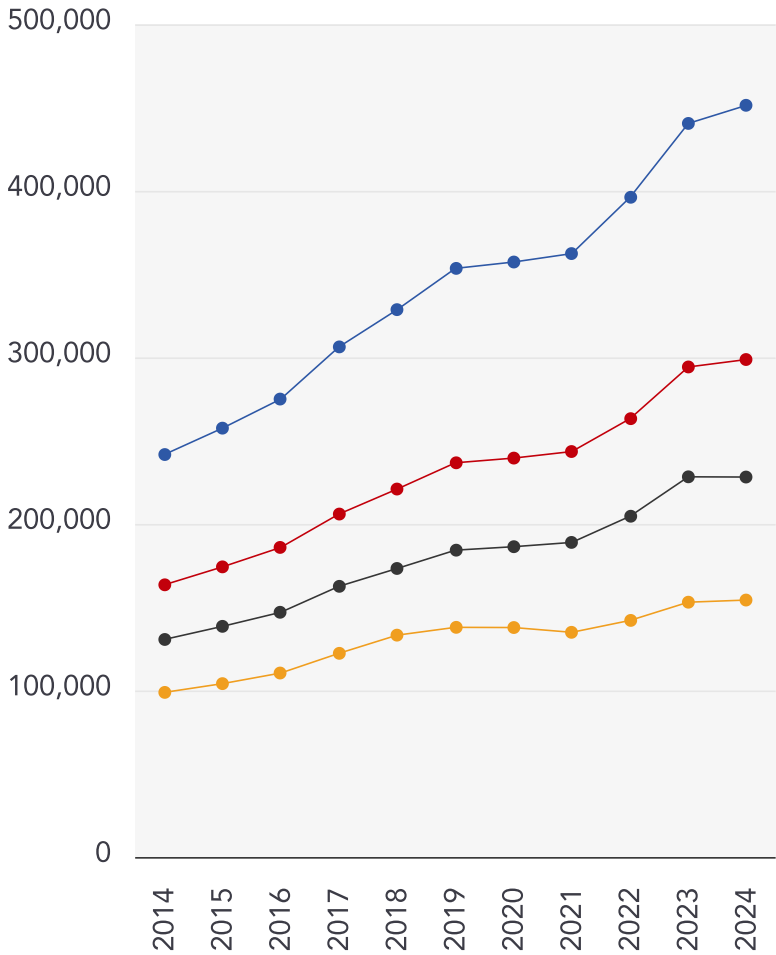
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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



Important - Please Read

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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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