



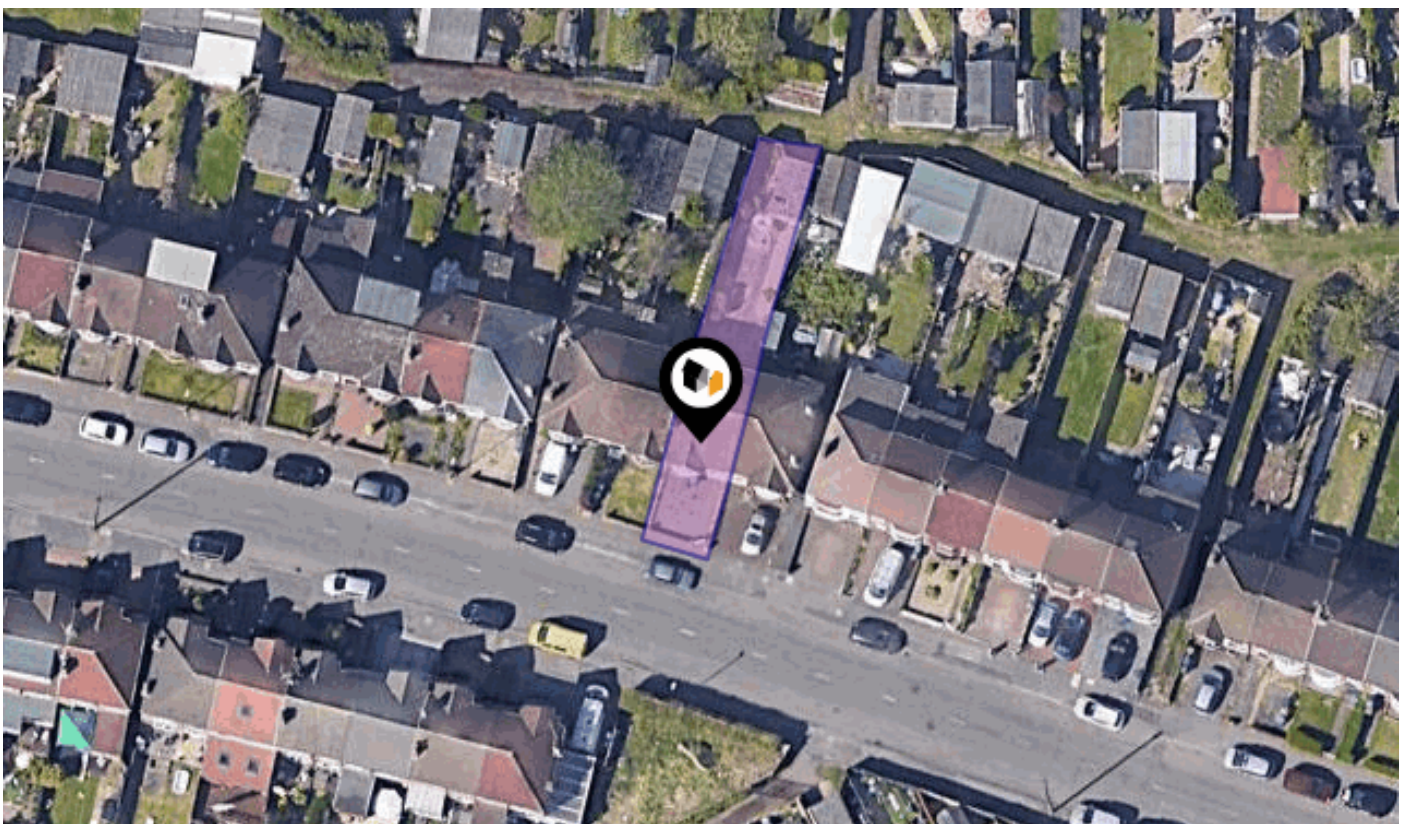
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th July 2024



FORFIELD ROAD, COVENTRY, CV6

Price Estimate : £275,000

Walmsley's The Way to Move

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

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A renovated three bedroom terraced home

Driveway parking & garage to rear

Elegant open plan kitchen dining room with door to gardens

Separate sitting room with French doors to dining room

Stylish bathroom with luxurious fixtures & fittings

Attractive North facing rear gardens

Close to local schooling, amenities & parkland

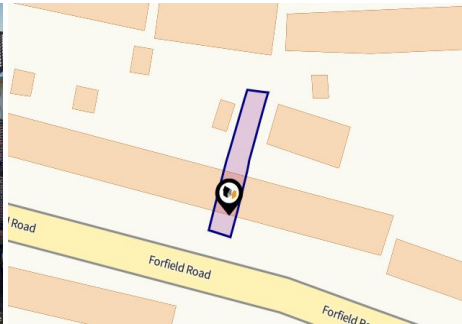
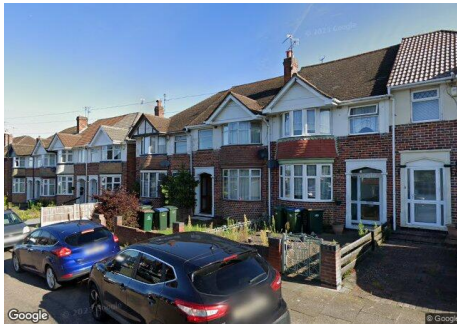
EPC C, Total Approx 960 Sq.Ft & Total 89 Sq.M, NO CHAIN

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

Type:	Terraced
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	WM93041

Price Estimate:	£275,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	45 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



COVENTRY, CV6

Energy rating

C

Valid until 18.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

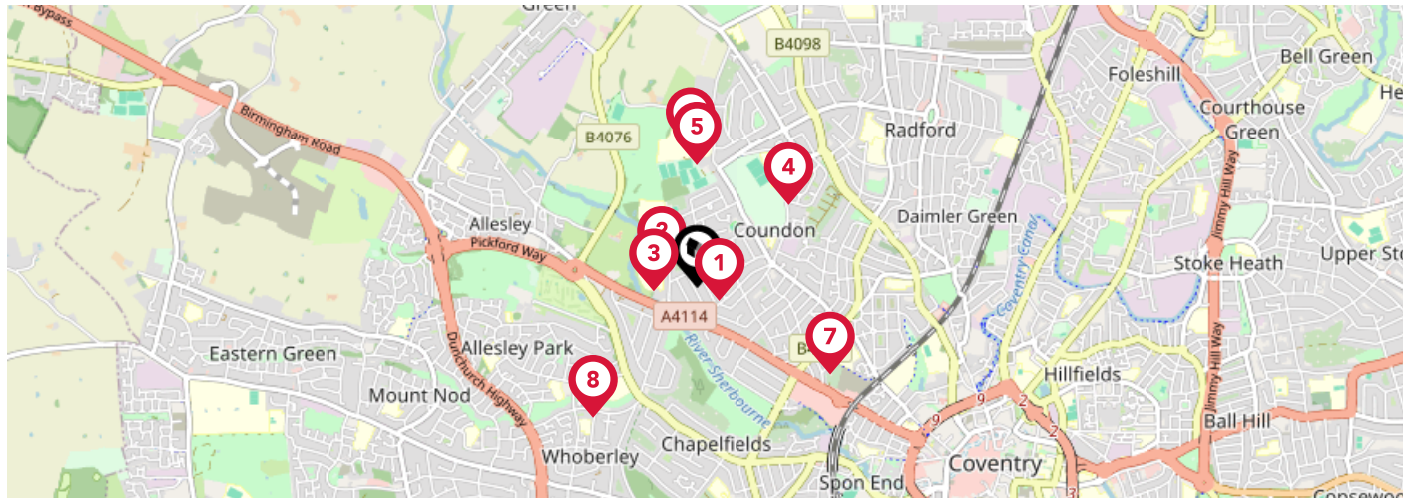
EPC - Additional Data



Additional EPC Data

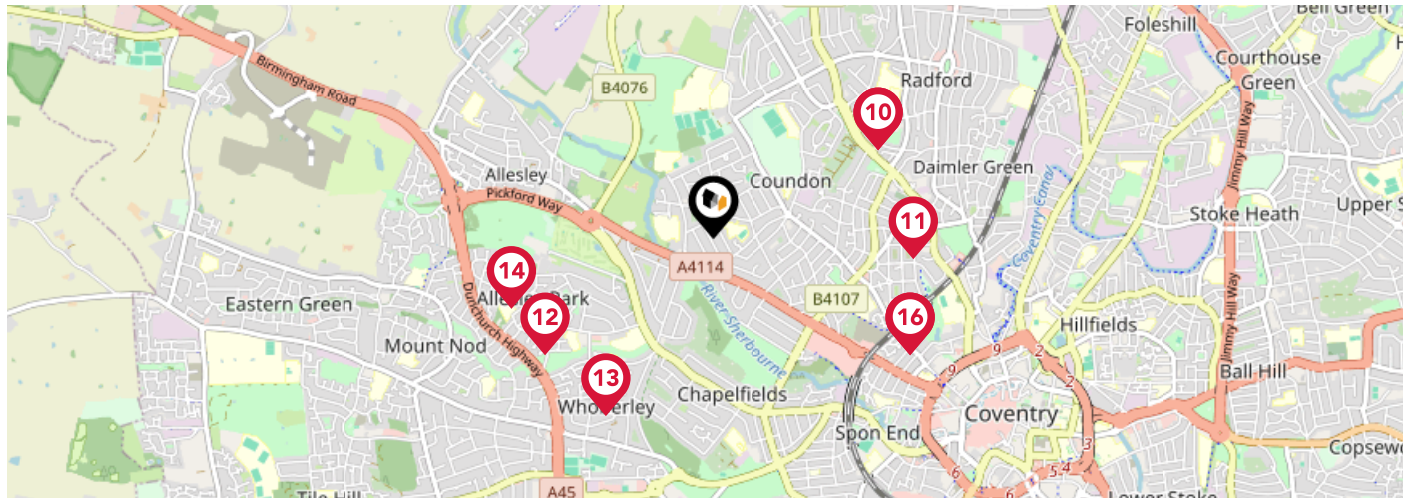
Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	85 m ²

Area Schools



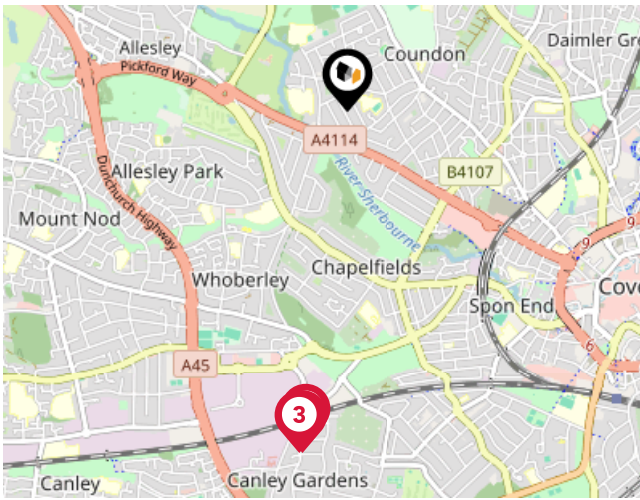
		Nursery	Primary	Secondary	College	Private
1	Coundon Primary School Ofsted Rating: Good Pupils: 598 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kingsbury Academy Ofsted Rating: Requires Improvement Pupils: 83 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 173 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 454 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hollyfast Primary School Ofsted Rating: Good Pupils: 603 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Coundon Court Ofsted Rating: Good Pupils: 1702 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



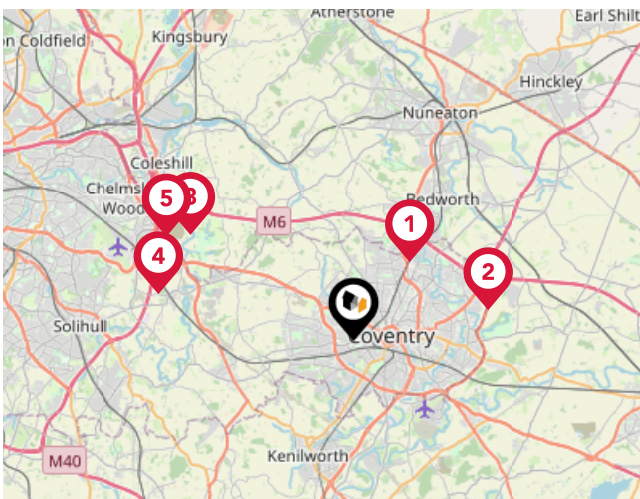
	Nursery	Primary	Secondary	College	Private
<p>9 Hill Farm Academy Ofsted Rating: Good Pupils: 574 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 422 Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Radford Primary Academy Ofsted Rating: Requires Improvement Pupils: 220 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St John's Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:0.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Allesley Hall Primary School Ofsted Rating: Good Pupils: 195 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:1.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



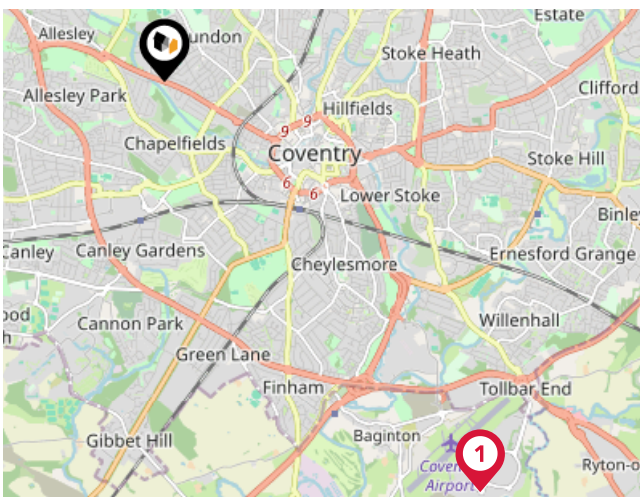
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.53 miles
2	Canley Rail Station	1.55 miles
3	Canley Rail Station	1.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.52 miles
2	M6 J2	5.02 miles
3	M6 J3A	7.06 miles
4	M42 J6	7.25 miles
5	M6 J4	7.77 miles

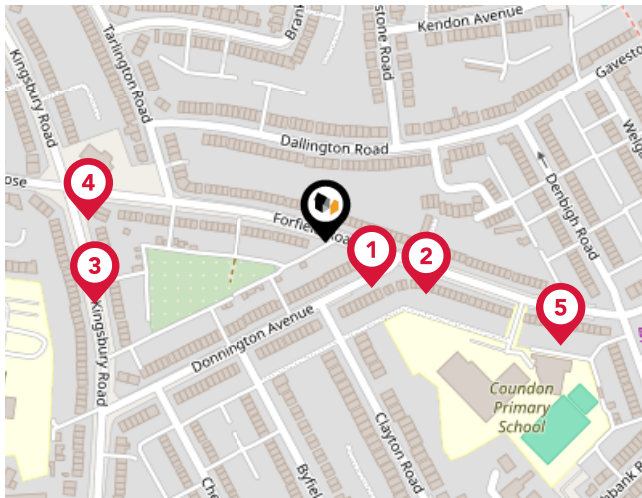


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.68 miles
2	Birmingham International Airport Terminal 1	8.26 miles
3	Birmingham International Airport	8.26 miles
4	Birmingham International Airport Terminal 2	8.25 miles

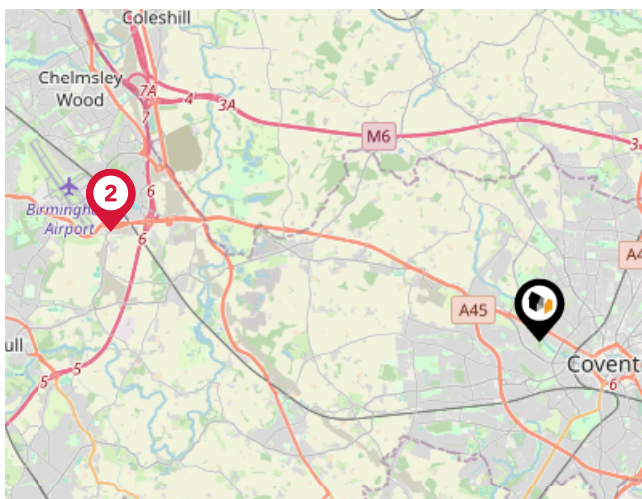
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Donnington Avenue	0.04 miles
2	Donnington Avenue	0.06 miles
3	Newington Close	0.13 miles
4	Tarlington Road	0.13 miles
5	Coundon Primary School	0.15 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	8 miles

Market Sold in Street



116, Forfield Road, Coventry, CV6 1FS				Terraced House
Last Sold Date:	30/06/2023	24/11/2021		
Last Sold Price:	£290,000	£180,000		
100, Forfield Road, Coventry, CV6 1FS				Terraced House
Last Sold Date:	02/03/2022	07/04/2000		
Last Sold Price:	£232,000	£70,000		
88, Forfield Road, Coventry, CV6 1FS				Terraced House
Last Sold Date:	30/09/2021			
Last Sold Price:	£221,000			
120, Forfield Road, Coventry, CV6 1FS				Terraced House
Last Sold Date:	10/02/2021			
Last Sold Price:	£338,000			
70, Forfield Road, Coventry, CV6 1FS				Terraced House
Last Sold Date:	14/02/2020	14/12/2001	26/05/1995	
Last Sold Price:	£195,000	£69,500	£46,000	
52, Forfield Road, Coventry, CV6 1FS				Terraced House
Last Sold Date:	28/10/2019	14/11/2018		
Last Sold Price:	£195,000	£140,000		
50, Forfield Road, Coventry, CV6 1FS				Terraced House
Last Sold Date:	12/07/2019	12/10/2001		
Last Sold Price:	£200,000	£93,000		
108, Forfield Road, Coventry, CV6 1FS				Terraced House
Last Sold Date:	19/05/2017	29/06/2007		
Last Sold Price:	£170,000	£145,000		
66, Forfield Road, Coventry, CV6 1FS				Terraced House
Last Sold Date:	07/10/2016	21/09/2009	10/05/2002	
Last Sold Price:	£188,000	£155,000	£79,000	
94, Forfield Road, Coventry, CV6 1FS				Terraced House
Last Sold Date:	28/08/2015	17/11/2014	09/07/1999	24/01/1997
Last Sold Price:	£165,000	£135,000	£63,500	£49,950
102, Forfield Road, Coventry, CV6 1FS				Terraced House
Last Sold Date:	29/01/2015	07/01/2005		
Last Sold Price:	£169,950	£118,000		
76, Forfield Road, Coventry, CV6 1FS				Terraced House
Last Sold Date:	14/11/2014	01/12/1995		
Last Sold Price:	£168,000	£33,000		

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

Market Sold in Street



114, Forfield Road, Coventry, CV6 1FS	Terraced House		
Last Sold Date:	06/06/2014	18/08/2006	
Last Sold Price:	£135,761	£129,950	
106, Forfield Road, Coventry, CV6 1FS	Terraced House		
Last Sold Date:	10/09/2013		
Last Sold Price:	£120,000		
64, Forfield Road, Coventry, CV6 1FS	Terraced House		
Last Sold Date:	24/10/2011		
Last Sold Price:	£105,000		
112, Forfield Road, Coventry, CV6 1FS	Terraced House		
Last Sold Date:	03/02/2011	29/07/2005	
Last Sold Price:	£117,500	£122,000	
74, Forfield Road, Coventry, CV6 1FS	Terraced House		
Last Sold Date:	09/11/2009	02/08/2006	07/06/2000
Last Sold Price:	£125,000	£133,000	£65,000
82, Forfield Road, Coventry, CV6 1FS	Terraced House		
Last Sold Date:	16/01/2009		
Last Sold Price:	£132,000		
54, Forfield Road, Coventry, CV6 1FS	Terraced House		
Last Sold Date:	25/11/2005	26/11/2001	22/07/1999
Last Sold Price:	£144,000	£92,500	£68,000
98, Forfield Road, Coventry, CV6 1FS	Terraced House		
Last Sold Date:	11/11/2005	21/05/1999	
Last Sold Price:	£140,000	£59,000	
86, Forfield Road, Coventry, CV6 1FS	Terraced House		
Last Sold Date:	01/02/2002		
Last Sold Price:	£77,000		
60, Forfield Road, Coventry, CV6 1FS	Semi-detached House		
Last Sold Date:	28/06/2001		
Last Sold Price:	£65,000		
122, Forfield Road, Coventry, CV6 1FS	Terraced House		
Last Sold Date:	28/02/2000		
Last Sold Price:	£78,000		
56, Forfield Road, Coventry, CV6 1FS	Terraced House		
Last Sold Date:	07/05/1999		
Last Sold Price:	£46,000		

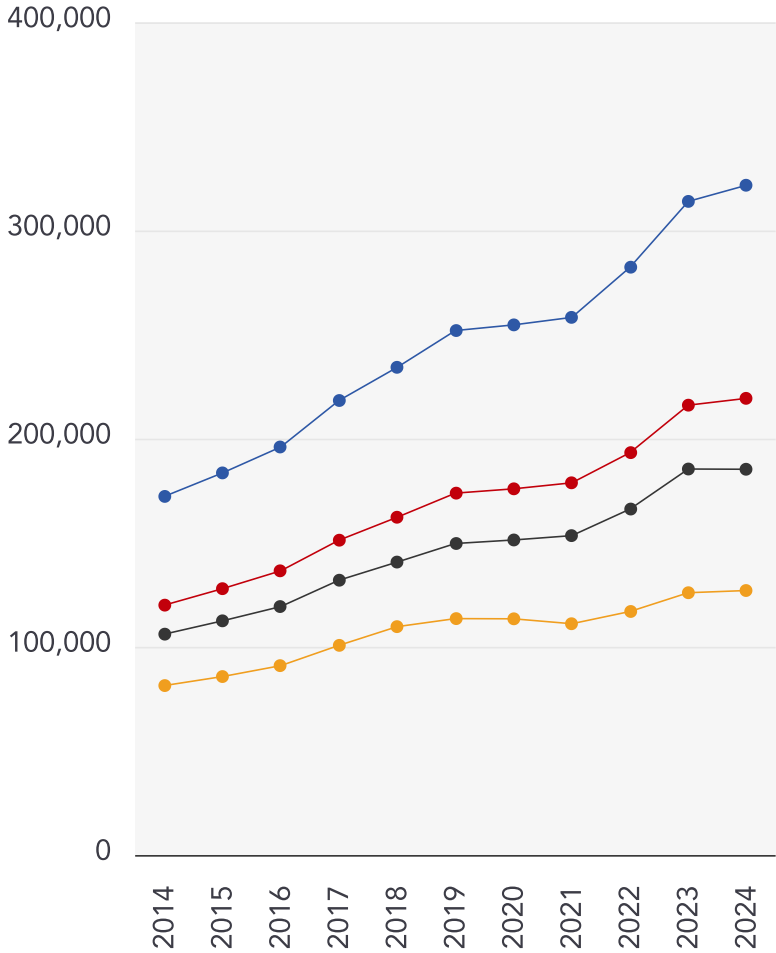
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



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



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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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