



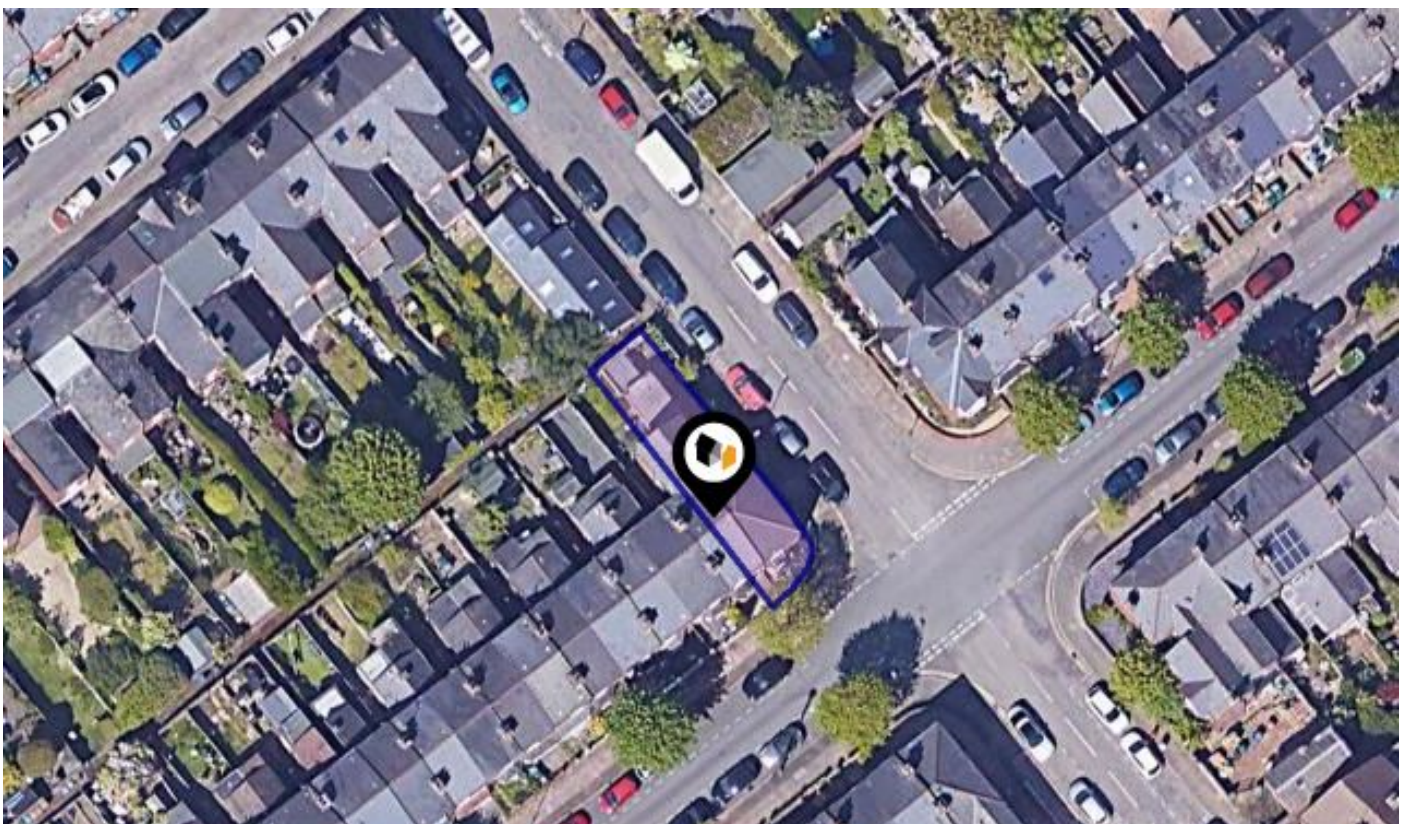
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 18th July 2024



MAYFIELD ROAD, COVENTRY, CV5

Price Estimate : £325,000

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



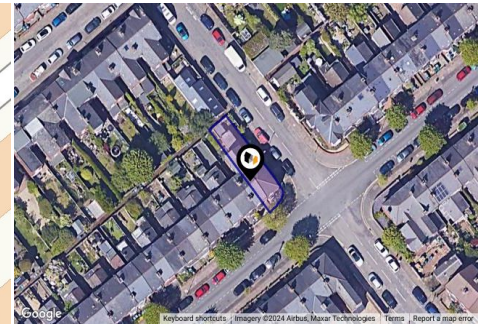
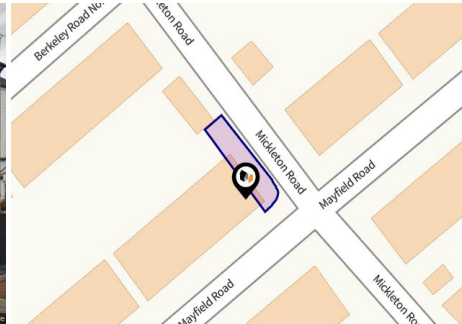
Dear Buyers & Interested Parties

Your property details in brief.....

A spacious & beautifully presented versatile three bedroom home
First floor bathroom, dressing room & ground floor cloakroom
Superb bright & light kitchen with range cooker & plentiful storage
Two reception rooms & ground floor office/bedroom three/four
Delightful North West facing patio gardens with storage
Potential for dropped curb (subject to application)
Ideal Earlsdon locale with NO UPWARD CHAIN
EPC RATING D, Total Sq Ft Circa 1010 Sq.Ft or 94 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@walmsleysthewaytomove.co.uk or 0330 1180 062



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,011 ft ² / 94 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	WK78643

Price Estimate:	£325,000
Tenure:	Freehold

Local Area

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



Mayfield Road, CV5

Energy rating

D

Valid until 27.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property

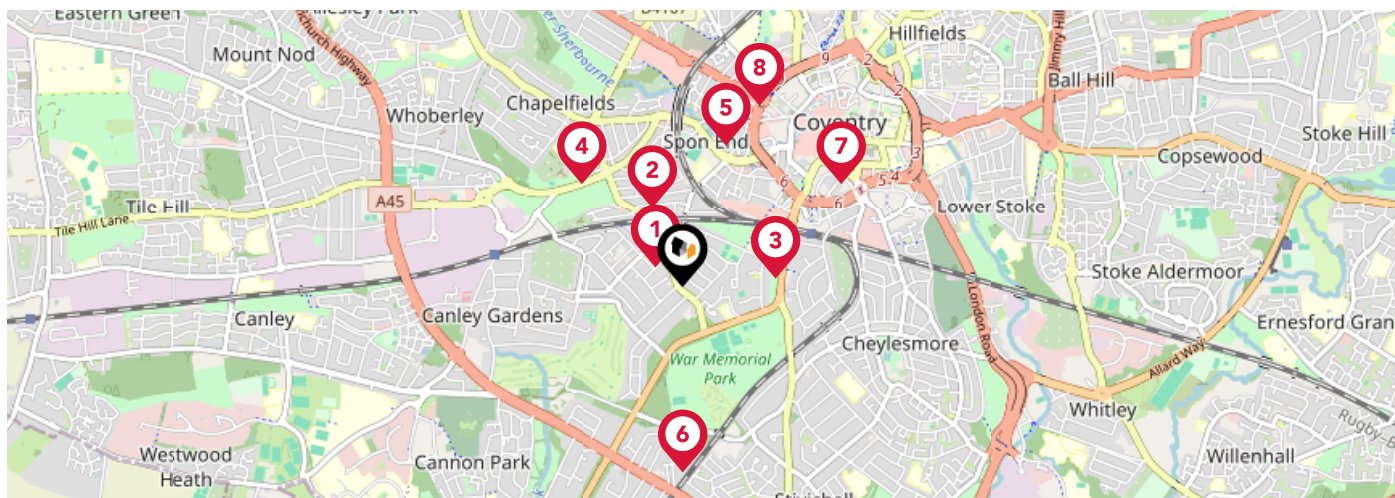
EPC - Additional Data



Additional EPC Data

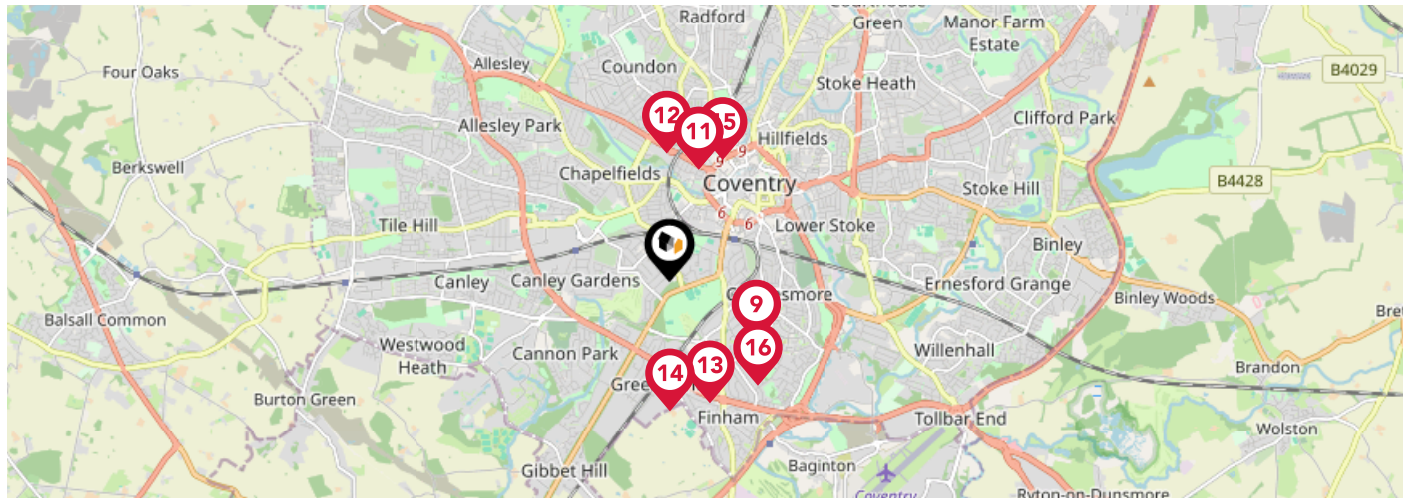
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	94 m ²









Area Schools



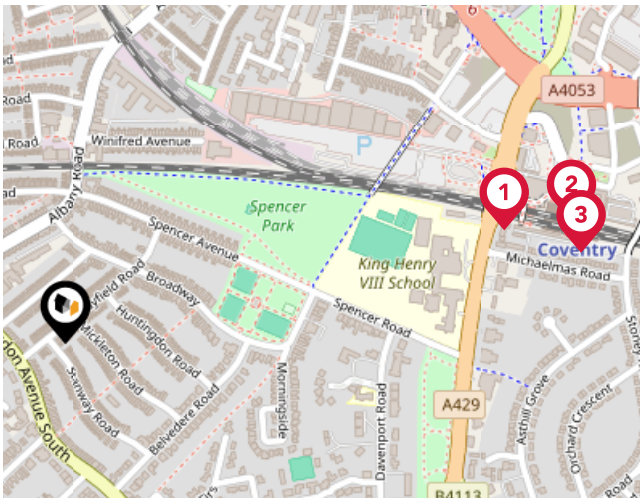
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	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"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	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"/>
7	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



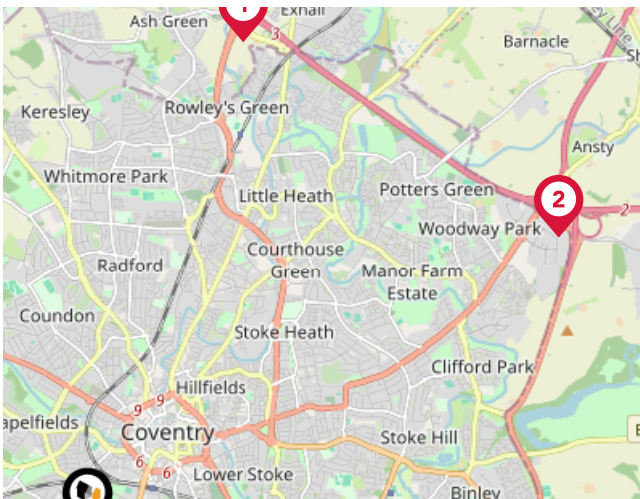
		Nursery	Primary	Secondary	College	Private
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.15	<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:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



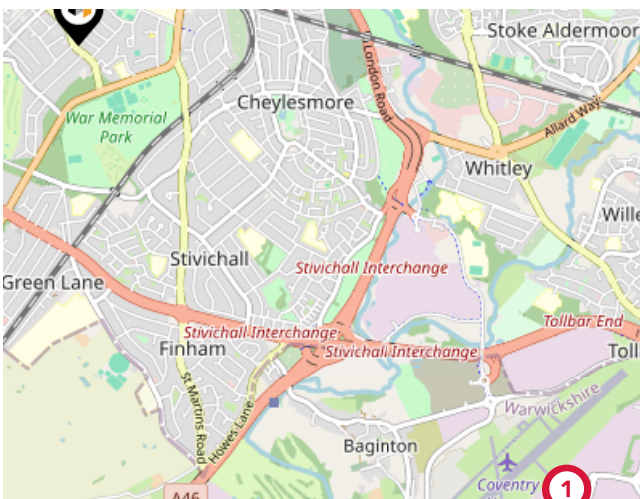
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.51 miles
2	Coventry Rail Station	0.59 miles
3	Coventry Rail Station	0.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.63 miles
2	M6 J2	5.01 miles
3	M40 J14	10.19 miles
4	M40 J15	10.3 miles
5	M6 J3A	8.48 miles

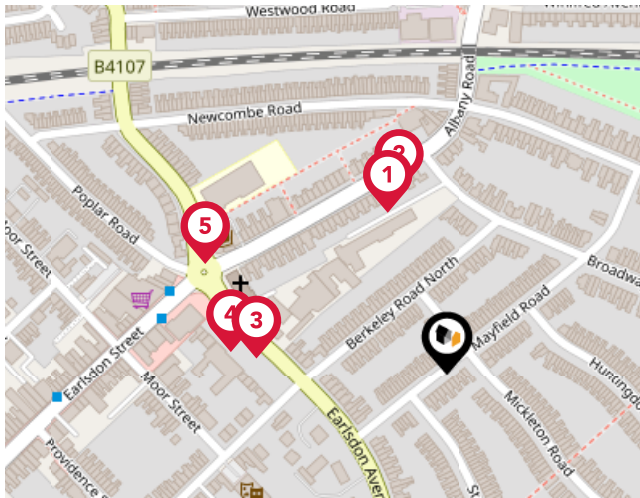


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.1 miles
2	Birmingham International Airport Terminal 1	9.37 miles
3	Birmingham International Airport	9.37 miles
4	Birmingham International Airport Terminal 2	9.35 miles

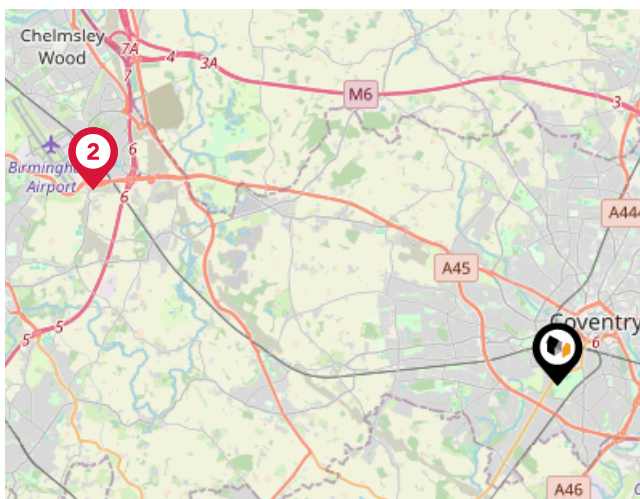
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.1 miles
2	Broadway	0.11 miles
3	Elsie Jones House	0.11 miles
4	Elsie Jones House	0.12 miles
5	Earlsdon Library	0.15 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.1 miles
2	Birmingham Intl Rail Station (Air-Rail Link)	9.1 miles

Market Sold in Street



90, Mayfield Road, Coventry, CV5 6PN					Terraced House
Last Sold Date:	25/03/2024	19/12/2023			
Last Sold Price:	£180,000	£160,800			
64, Mayfield Road, Coventry, CV5 6PN					Terraced House
Last Sold Date:	20/01/2023	26/02/2021	13/10/2004	23/02/2004	
Last Sold Price:	£275,000	£197,500	£140,000	£90,000	
86, Mayfield Road, Coventry, CV5 6PN					Terraced House
Last Sold Date:	12/03/2021	31/05/2002			
Last Sold Price:	£205,000	£85,000			
96, Mayfield Road, Coventry, CV5 6PN					Terraced House
Last Sold Date:	26/02/2021	09/08/2006	24/07/1998		
Last Sold Price:	£200,000	£142,500	£55,500		
60, Mayfield Road, Coventry, CV5 6PN					Terraced House
Last Sold Date:	23/10/2020	05/08/2011	12/02/2007	23/06/2000	26/11/1997
Last Sold Price:	£285,000	£175,000	£165,000	£88,000	£60,000
68, Mayfield Road, Coventry, CV5 6PN					Terraced House
Last Sold Date:	19/06/2020	01/05/2009			
Last Sold Price:	£180,000	£112,500			
88, Mayfield Road, Coventry, CV5 6PN					Terraced House
Last Sold Date:	13/12/2013	20/03/2008	01/08/1996		
Last Sold Price:	£132,500	£141,000	£45,000		
70, Mayfield Road, Coventry, CV5 6PN					Terraced House
Last Sold Date:	20/03/2012	18/06/2004	04/09/1998		
Last Sold Price:	£140,000	£128,500	£54,000		
92, Mayfield Road, Coventry, CV5 6PN					Terraced House
Last Sold Date:	16/10/2009	16/08/2002			
Last Sold Price:	£137,000	£89,950			
62, Mayfield Road, Coventry, CV5 6PN					Terraced House
Last Sold Date:	04/07/2008	12/08/2005	31/03/2004		
Last Sold Price:	£148,500	£123,500	£115,000		
102, Mayfield Road, Coventry, CV5 6PN					Terraced House
Last Sold Date:	20/12/2006				
Last Sold Price:	£125,000				
72, Mayfield Road, Coventry, CV5 6PN					Semi-detached House
Last Sold Date:	06/04/2005				
Last Sold Price:	£125,000				

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

Market Sold in Street



80, Mayfield Road, Coventry, CV5 6PN	Terraced House
Last Sold Date: 10/01/2003	
Last Sold Price: £95,500	
98, Mayfield Road, Coventry, CV5 6PN	Terraced House
Last Sold Date: 21/08/1998	
Last Sold Price: £37,000	
74, Mayfield Road, Coventry, CV5 6PN	Terraced House
Last Sold Date: 11/07/1997	
Last Sold Price: £48,000	

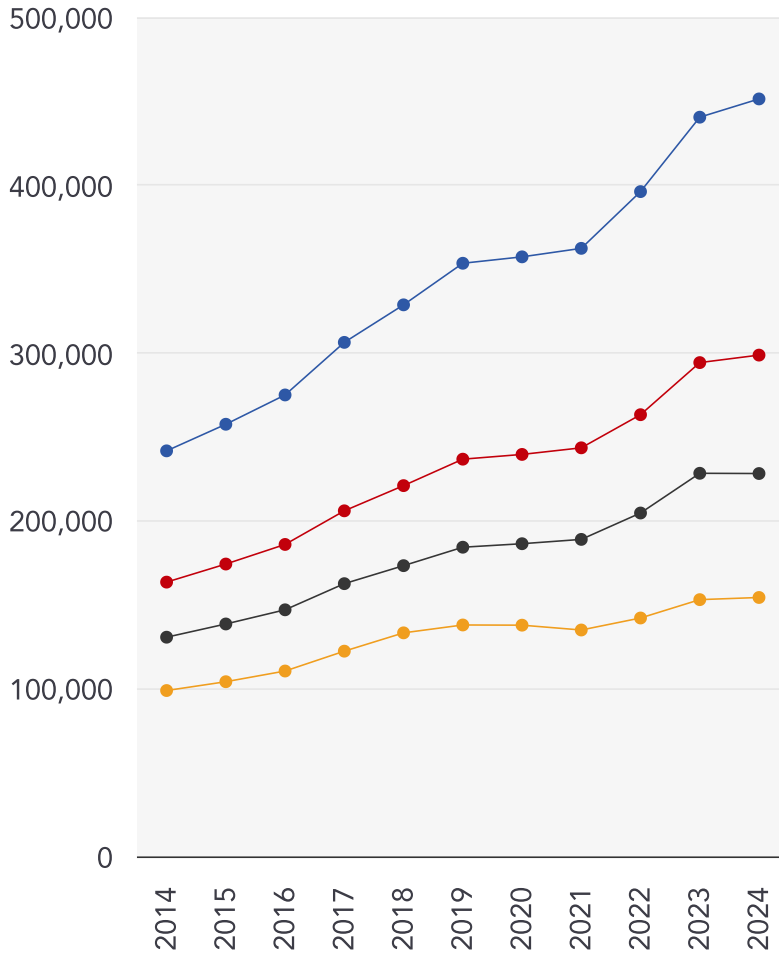
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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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18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

