



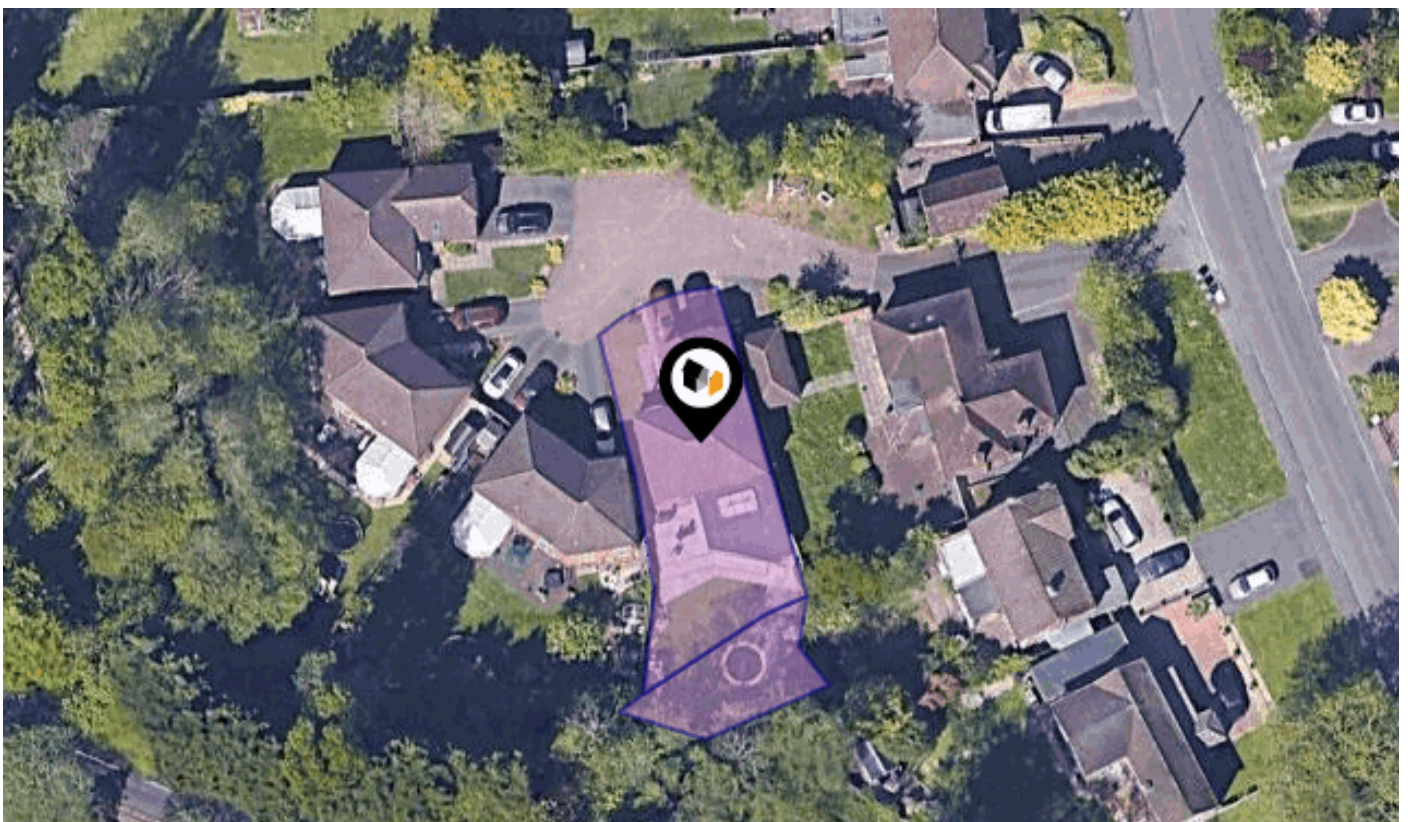
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 26<sup>th</sup> July 2024



## CANLEY ROAD, COVENTRY, CV5

Price Estimate : £725,000

### Walmsley's The Way to Move

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

0330 1180062

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www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

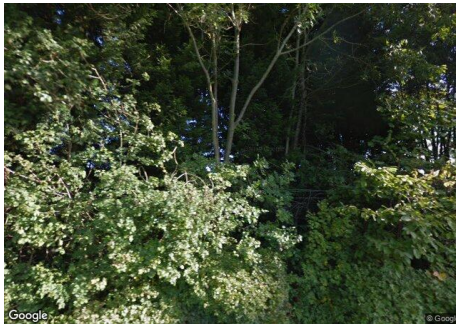
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#### **Your property details in brief.....**

A beautifully presented five bedroom extended & detached home  
Kitchen dining & family room extension with bifolding doors & sky light  
Spacious sitting room with bi-folding doors to gardens  
Private South facing gardens backing stream & woodland  
Ground floor home office/gym/play room  
Utility room, ground floor cloakroom & walk in store  
Five bedrooms with two en-suites & family bathroom  
Delightful Leafy South Coventry location near parkland & station  
Unique, gated and private development  
EPC RATING C, Total Approx 2129 Sq.Ft & Total 198 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

<b>Type:</b>	Detached
<b>Bedrooms:</b>	5
<b>Floor Area:</b>	2,055 ft <sup>2</sup> / 191 m <sup>2</sup>
<b>Plot Area:</b>	0.1 acres
<b>Council Tax :</b>	Band F
<b>Annual Estimate:</b>	£3,316
<b>Title Number:</b>	MM104345

<b>Price Estimate:</b>	£725,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Medium
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>43</b> mb/s	<b>1139</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Canley Road, Coventry, CV5*

Reference - HH/2021/0752	
<b>Decision:</b>	Decision Issued
<b>Date:</b>	09th March 2021
<b>Description:</b>	Proposed conversion of integral garage into study

Reference - HH/2017/2218	
<b>Decision:</b>	APPROVED
<b>Date:</b>	06th September 2017
<b>Description:</b>	Erection of single storey rear extension

# Property EPC - Certificate



COVENTRY, CV5

Energy rating

# C

Valid until 21.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

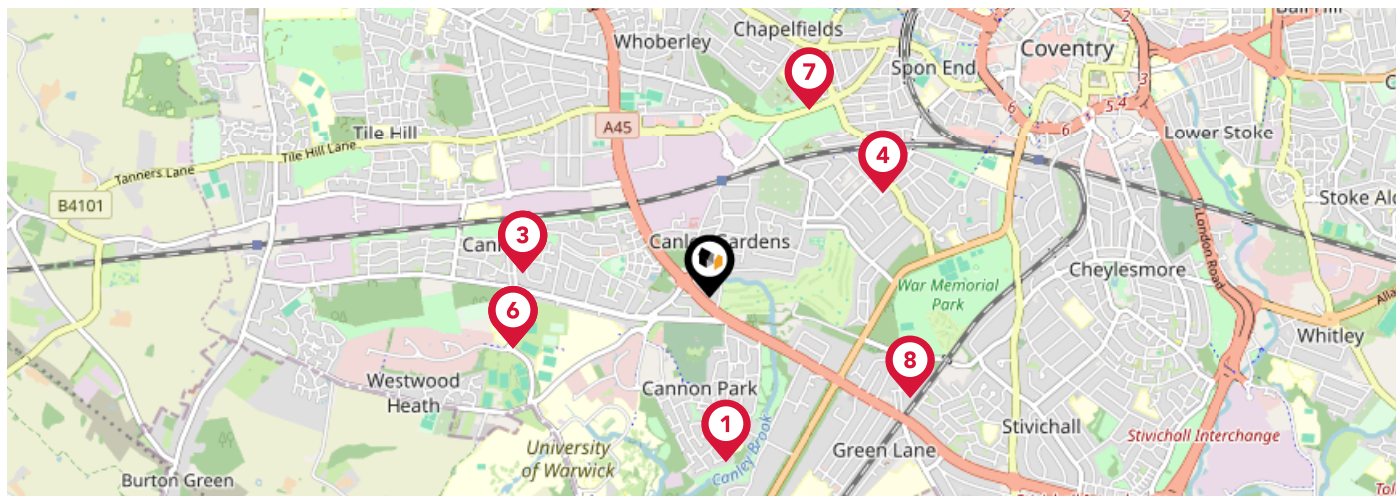
## EPC - Additional Data



### Additional EPC Data

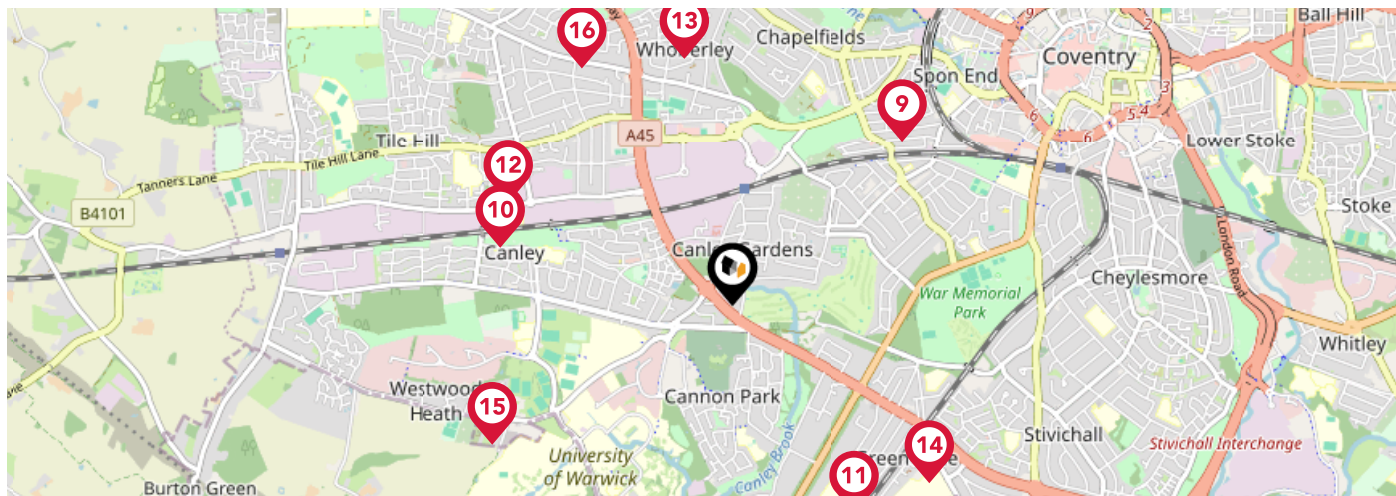
<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Main Heating Controls Energy:</b>	Very good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	191 m <sup>2</sup>

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Charter Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Charter Primary School</b> Ofsted Rating: Special Measures   Pupils: 324   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>WMG Academy for Young Engineers</b> Ofsted Rating: Good   Pupils: 403   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Westwood Academy</b> Ofsted Rating: Good   Pupils: 611   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

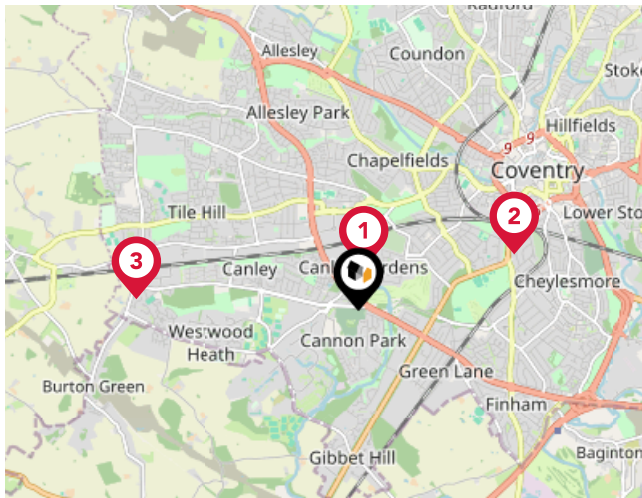
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park 2</b> Ofsted Rating: Good   Pupils: 593   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The National Mathematics and Science College</b> Ofsted Rating: Good   Pupils: 51   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

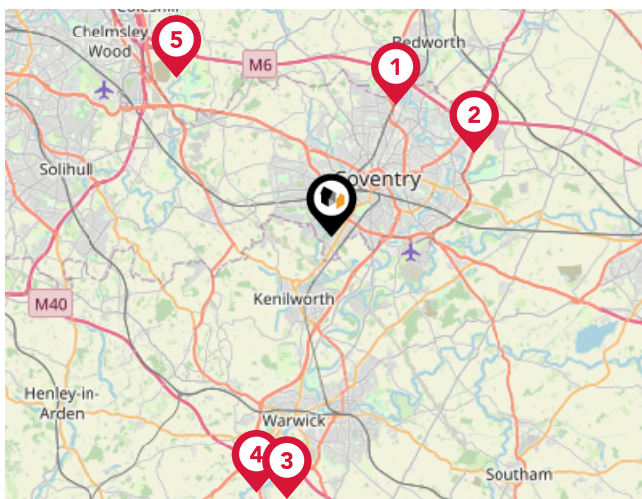


# Area Transport (National)



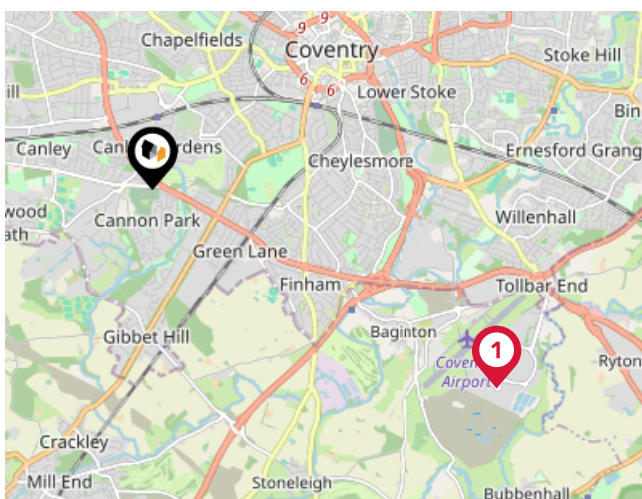
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.38 miles
2	Coventry Rail Station	1.49 miles
3	Tile Hill Rail Station	2.01 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.32 miles
2	M6 J2	5.98 miles
3	M40 J14	9.62 miles
4	M40 J15	9.64 miles
5	M6 J3A	8.07 miles

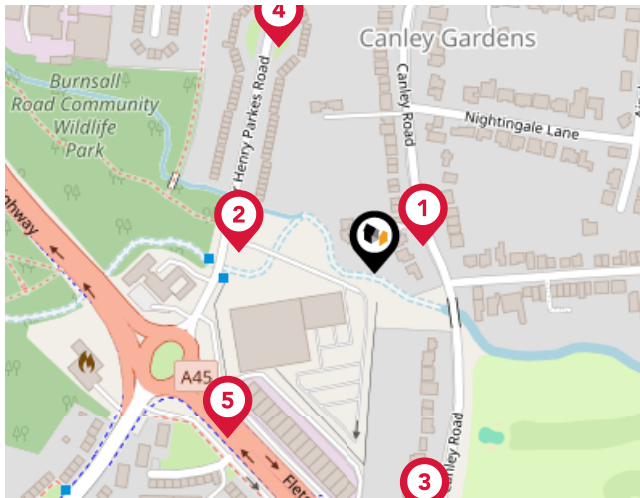


## Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.6 miles
2	Birmingham International Airport Terminal 1	8.72 miles
3	Birmingham International Airport	8.72 miles
4	Birmingham International Airport Terminal 2	8.7 miles

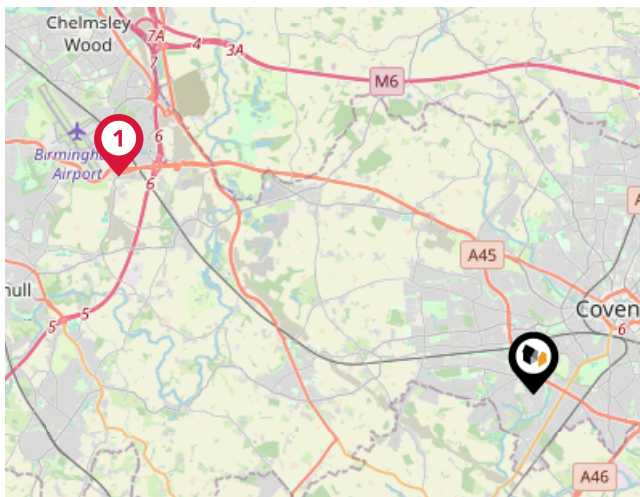
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Riddings	0.03 miles
2	Coventry Police Station	0.08 miles
3	Fletchamstead Highway	0.14 miles
4	Burnsall Rd	0.14 miles
5	Sir Henry Parkes Rd	0.13 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.45 miles

# Market Sold in Street



<b>152, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	20/03/2023	02/11/2006	29/04/1996	
Last Sold Price:	£400,000	£212,000	£64,000	
<b>138, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	31/01/2022	15/12/2000		
Last Sold Price:	£250,000	£86,500		
<b>182, Canley Road, Coventry, CV5 6AQ</b>				other House
Last Sold Date:	29/10/2021			
Last Sold Price:	£425,000			
<b>210, Canley Road, Coventry, CV5 6AQ</b>				Detached House
Last Sold Date:	29/01/2021			
Last Sold Price:	£400,000			
<b>176, Canley Road, Coventry, CV5 6AQ</b>				Detached House
Last Sold Date:	03/04/2019	21/12/2007		
Last Sold Price:	£575,000	£474,000		
<b>162, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	17/08/2018	05/12/2003	22/03/2002	
Last Sold Price:	£297,000	£150,000	£104,000	
<b>206, Canley Road, Coventry, CV5 6AQ</b>				other House
Last Sold Date:	17/04/2018	23/11/2007		
Last Sold Price:	£35,000	£399,950		
<b>136, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	18/11/2016			
Last Sold Price:	£251,000			
<b>192, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	24/06/2015			
Last Sold Price:	£316,000			
<b>168, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	27/03/2015	23/09/1999		
Last Sold Price:	£270,000	£70,000		
<b>166, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	19/08/2014			
Last Sold Price:	£155,000			
<b>188, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	28/02/2014			
Last Sold Price:	£242,000			

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

# Market Sold in Street



<b>194, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	25/11/2013			
Last Sold Price:	£248,000			
<b>156, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	14/09/2012			
Last Sold Price:	£155,000			
<b>140, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	24/08/2011			
Last Sold Price:	£180,000			
<b>164, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	21/01/2011			
Last Sold Price:	£149,000			
<b>198, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	02/07/2010	15/09/2006	01/07/1998	30/05/1997
Last Sold Price:	£230,000	£215,000	£83,500	£70,000
<b>184, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	19/08/2009			
Last Sold Price:	£263,000			
<b>204, Canley Road, Coventry, CV5 6AQ</b>	Detached House			
Last Sold Date:	14/03/2008			
Last Sold Price:	£405,000			
<b>208, Canley Road, Coventry, CV5 6AQ</b>	Detached House			
Last Sold Date:	21/09/2007			
Last Sold Price:	£350,000			
<b>202, Canley Road, Coventry, CV5 6AQ</b>	Detached House			
Last Sold Date:	30/08/2007			
Last Sold Price:	£429,000			
<b>178a, Canley Road, Coventry, CV5 6AQ</b>	Detached House			
Last Sold Date:	11/08/2006	06/03/1997		
Last Sold Price:	£215,000	£83,000		
<b>148, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	27/05/2005	04/07/2003		
Last Sold Price:	£182,500	£155,000		
<b>144, Canley Road, Coventry, CV5 6AQ</b>	Detached House			
Last Sold Date:	04/09/2003			
Last Sold Price:	£277,500			

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

# Market Sold in Street



<b>150, Canley Road, Coventry, CV5 6AQ</b>		Semi-detached House
Last Sold Date:	16/02/2001	
Last Sold Price:	£95,000	
<b>160, Canley Road, Coventry, CV5 6AQ</b>		Semi-detached House
Last Sold Date:	03/07/2000	02/05/1996
Last Sold Price:	£78,000	£41,000
<b>154, Canley Road, Coventry, CV5 6AQ</b>		Semi-detached House
Last Sold Date:	27/07/1999	24/01/1997
Last Sold Price:	£81,500	£59,995
<b>Land Adjoining, 198, Land Adjoining, Coventry, CV5 6AQ</b>		Detached House
Last Sold Date:	01/07/1998	
Last Sold Price:	£83,500	
<b>180, Canley Road, Coventry, CV5 6AQ</b>		Semi-detached House
Last Sold Date:	08/12/1995	
Last Sold Price:	£90,000	

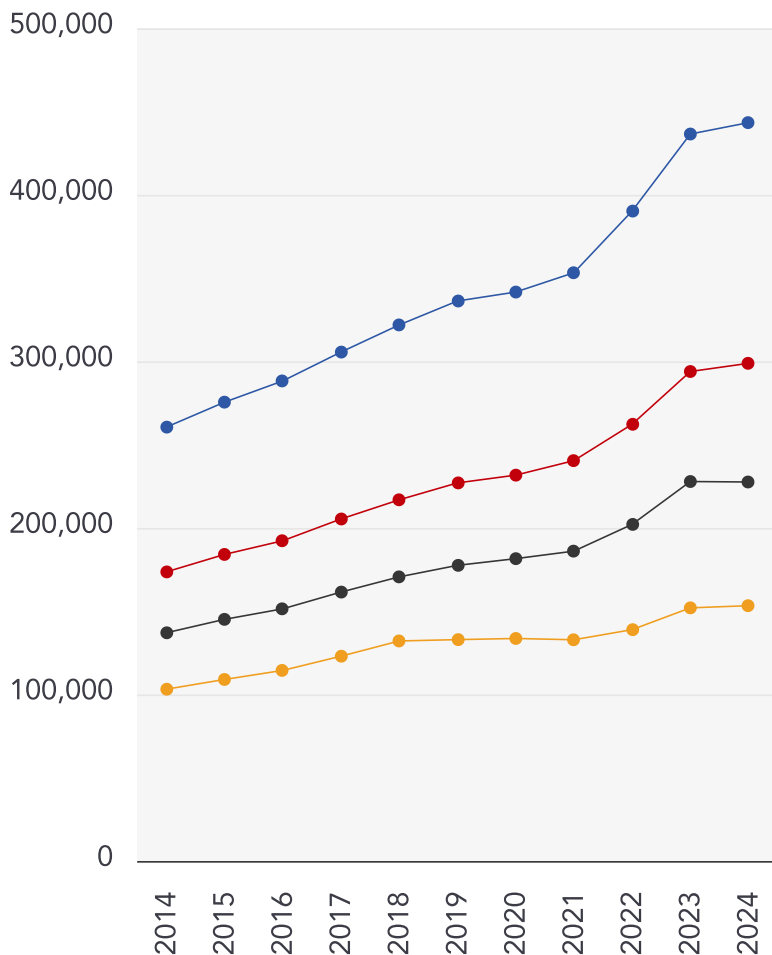
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**

# 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



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## 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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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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