



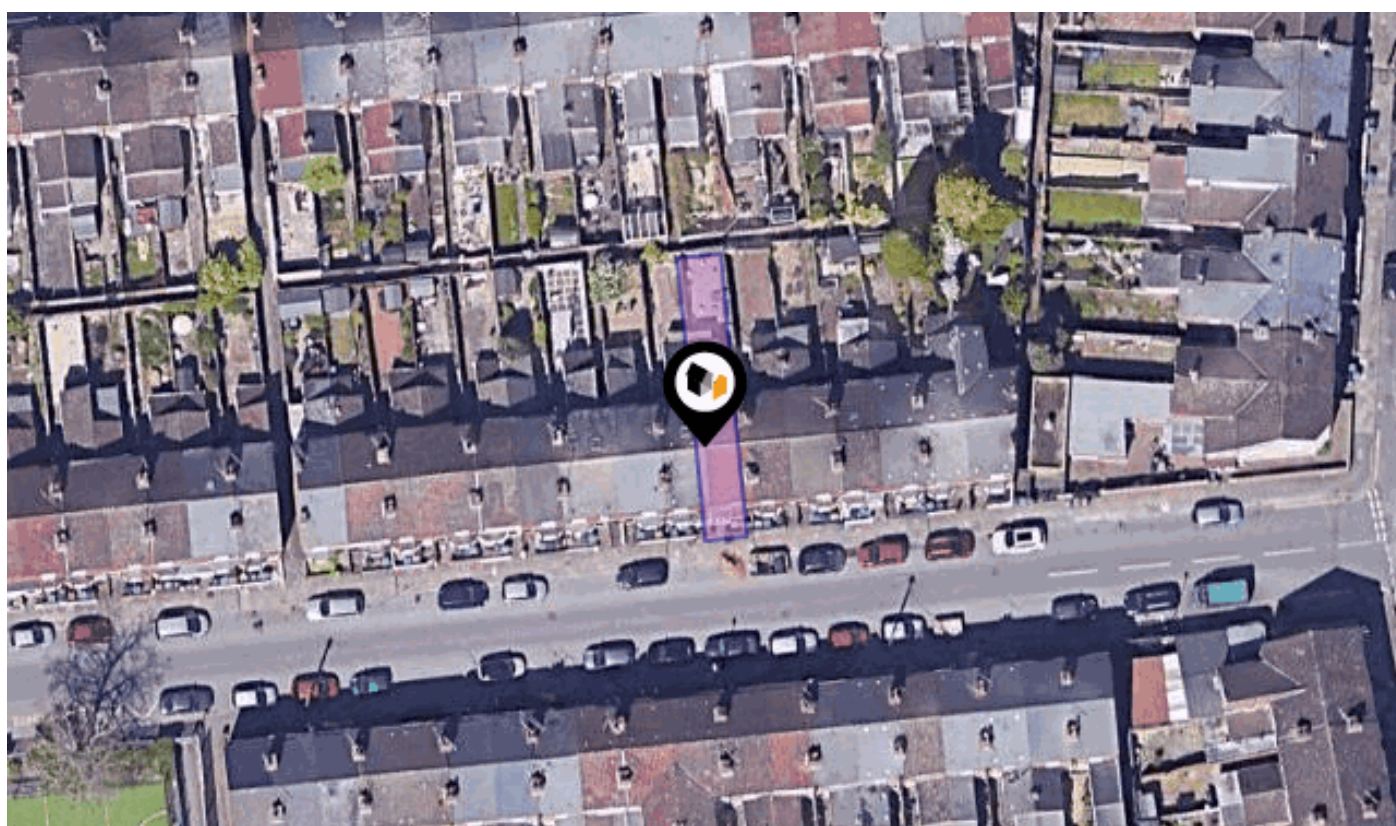
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 28<sup>th</sup> August 2024**



## KINGSTON ROAD, COVENTRY, CV5

**Price Estimate :** £195,000

### 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 very well presented two double bedroom terraced home

Gas centrally heated & double glazed

French doors into garden from dining room

UPVC porchway into sitting room

Refitted bathroom by current homeowner

Attractive fireplaces within bedrooms & front sitting room

Ideal Earlsdon location close to Hearsall Common & amenities

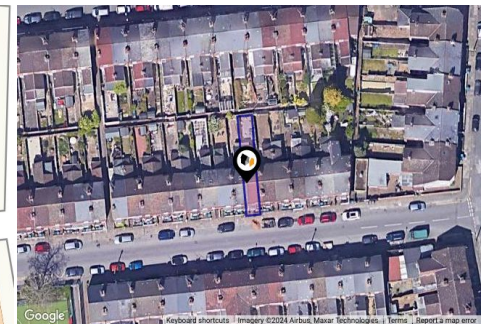
EPC RATING D , Total Approx 740 Sq.Ft & Total 68 Sq.M

*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 Overview



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>
<b>Plot Area:</b>	0.02 acres
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,530
<b>Title Number:</b>	WM378862

<b>Price Estimate:</b>	£195,000
<b>Tenure:</b>	Freehold

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



CV5

Energy rating

**D**

Valid until 26.05.2032

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	59   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

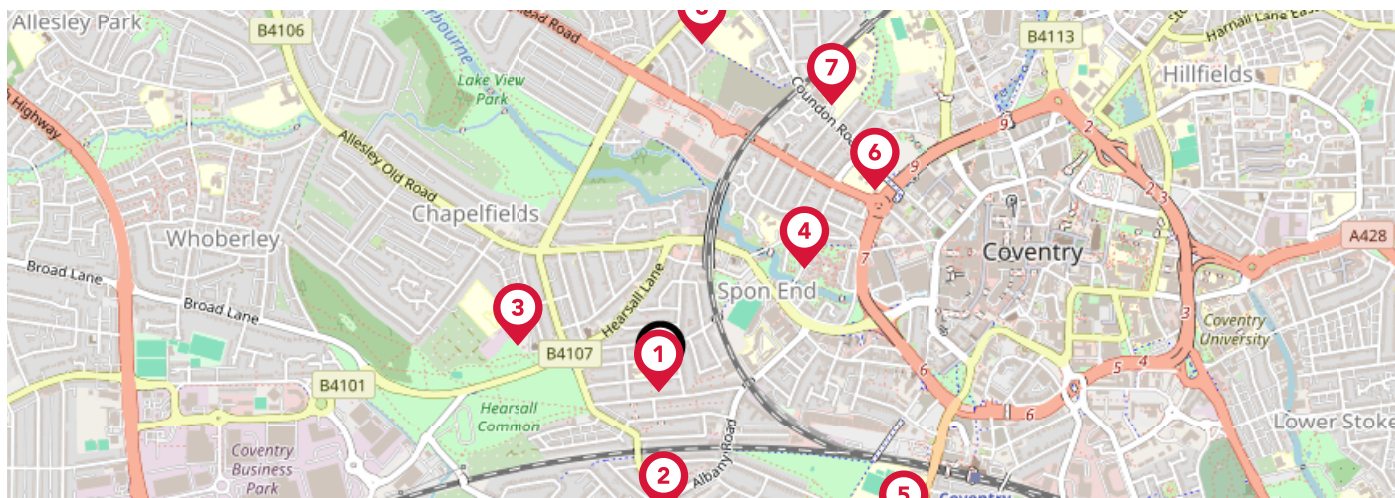
## EPC - Additional Data



### Additional EPC Data

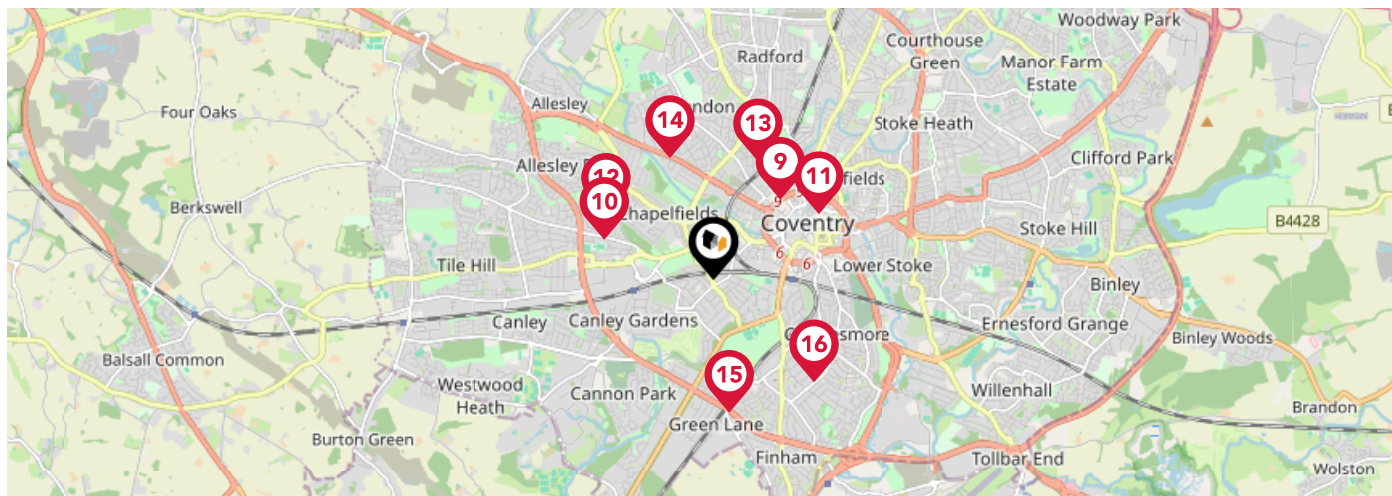
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>









# Area Schools



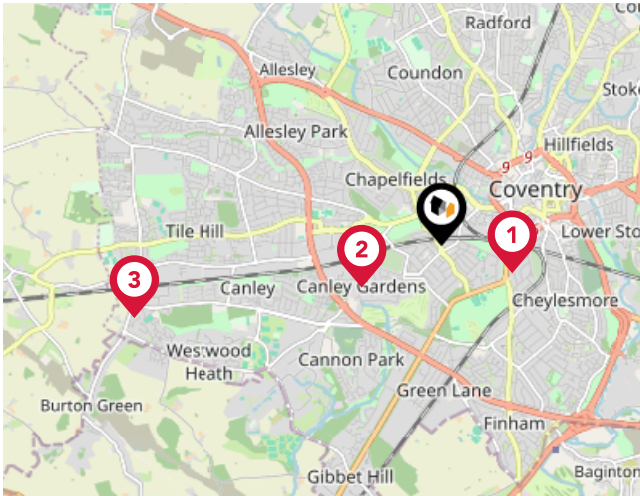
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



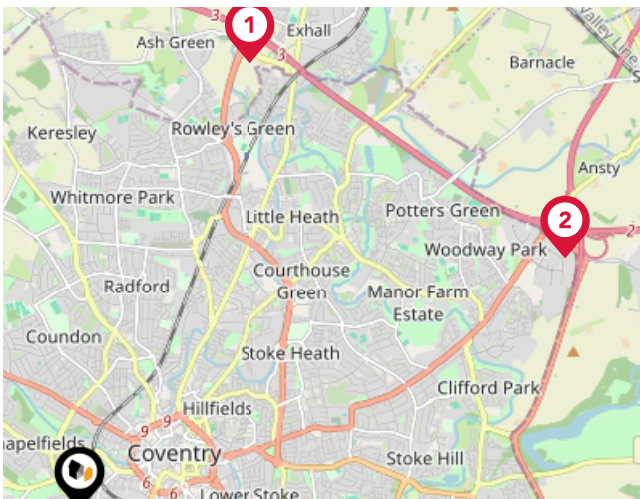
		Nursery	Primary	Secondary	College	Private
 <b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Radford Primary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

# Area Transport (National)



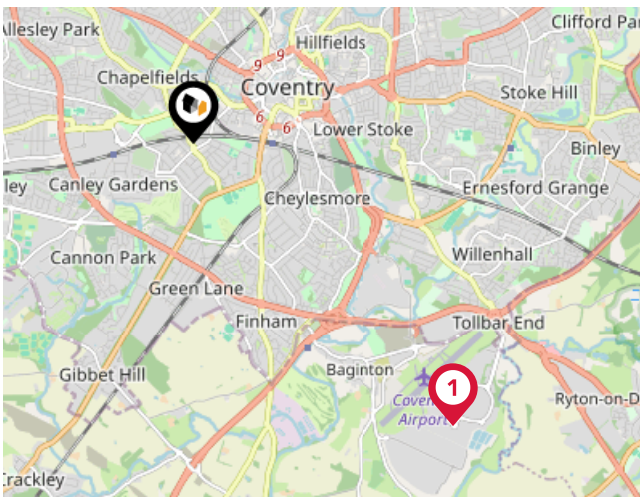
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.68 miles
2	Canley Rail Station	0.82 miles
3	Tile Hill Rail Station	2.86 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.31 miles
2	M6 J2	4.94 miles
3	M40 J14	10.53 miles
4	M6 J3A	8.14 miles
5	M42 J6	8.07 miles



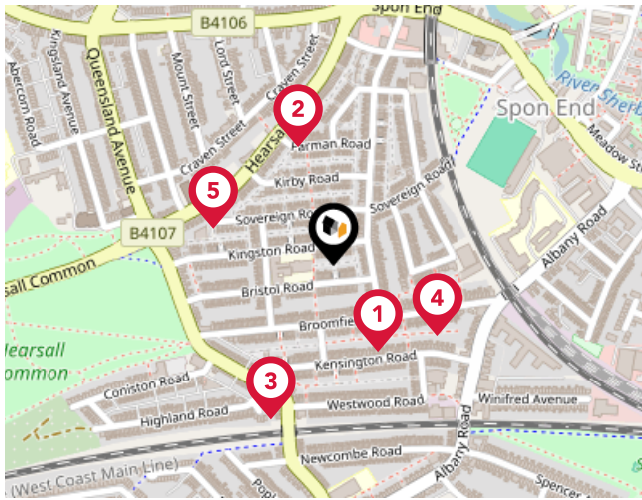
## Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.47 miles
2	Birmingham International Airport Terminal 1	9.1 miles
3	Birmingham International Airport	9.1 miles
4	Birmingham International Airport Terminal 2	9.09 miles



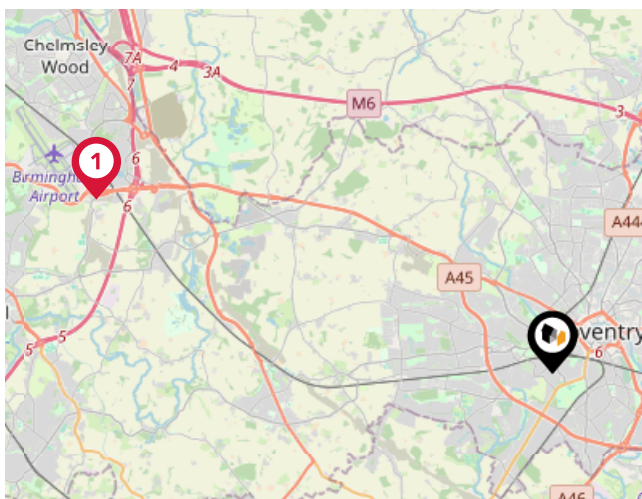
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.11 miles
2	Farman Rd	0.14 miles
3	Highland Road	0.19 miles
4	Albany Rd	0.14 miles
5	Sovereign Road	0.14 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.84 miles

# Market Sold in Street



<b>121, Kingston Road, Coventry, CV5 6LQ</b>							Terraced House
Last Sold Date:	29/04/2024	07/04/1995					
Last Sold Price:	£250,000	£32,500					
<b>101, Kingston Road, Coventry, CV5 6LQ</b>							Terraced House
Last Sold Date:	28/11/2022	14/05/2004					
Last Sold Price:	£185,000	£104,950					
<b>127, Kingston Road, Coventry, CV5 6LQ</b>							Terraced House
Last Sold Date:	31/07/2018	31/03/2015	15/02/2008	02/09/2004	12/09/2003	16/04/1999	
Last Sold Price:	£185,000	£145,000	£128,000	£124,000	£94,950	£37,000	
<b>141, Kingston Road, Coventry, CV5 6LQ</b>							Terraced House
Last Sold Date:	01/12/2017	19/09/2003					
Last Sold Price:	£265,000	£143,000					
<b>73, Kingston Road, Coventry, CV5 6LQ</b>							Terraced House
Last Sold Date:	01/09/2017	22/04/2009					
Last Sold Price:	£140,000	£95,000					
<b>129, Kingston Road, Coventry, CV5 6LQ</b>							Terraced House
Last Sold Date:	27/07/2017	09/05/2008	21/03/2001				
Last Sold Price:	£145,000	£117,500	£50,000				
<b>87, Kingston Road, Coventry, CV5 6LQ</b>							Terraced House
Last Sold Date:	14/07/2017						
Last Sold Price:	£130,000						
<b>125, Kingston Road, Coventry, CV5 6LQ</b>							Terraced House
Last Sold Date:	06/01/2017						
Last Sold Price:	£139,950						
<b>115, Kingston Road, Coventry, CV5 6LQ</b>							Terraced House
Last Sold Date:	05/07/2016						
Last Sold Price:	£135,000						
<b>85, Kingston Road, Coventry, CV5 6LQ</b>							Terraced House
Last Sold Date:	14/07/2015	31/05/2012	14/08/2009				
Last Sold Price:	£139,950	£125,000	£90,500				
<b>75, Kingston Road, Coventry, CV5 6LQ</b>							Terraced House
Last Sold Date:	06/05/2014	28/05/2004	23/02/1998				
Last Sold Price:	£117,250	£114,000	£41,700				
<b>119, Kingston Road, Coventry, CV5 6LQ</b>							Terraced House
Last Sold Date:	19/12/2013	24/10/2008	31/05/2002	09/10/1995			
Last Sold Price:	£125,000	£127,000	£69,000	£37,000			

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

# Market Sold in Street



<b>99, Kingston Road, Coventry, CV5 6LQ</b>				Terraced House
Last Sold Date:	15/02/2013	14/01/2008	14/02/1997	
Last Sold Price:	£123,500	£130,000	£33,500	
<b>111, Kingston Road, Coventry, CV5 6LQ</b>				Terraced House
Last Sold Date:	08/02/2013	26/07/1996		
Last Sold Price:	£99,000	£39,600		
<b>97, Kingston Road, Coventry, CV5 6LQ</b>				Terraced House
Last Sold Date:	21/08/2012	23/01/2009	12/06/2006	
Last Sold Price:	£121,500	£114,250	£113,600	
<b>69, Kingston Road, Coventry, CV5 6LQ</b>				Terraced House
Last Sold Date:	26/08/2010	31/01/2002	06/09/1996	
Last Sold Price:	£122,500	£71,750	£36,250	
<b>107, Kingston Road, Coventry, CV5 6LQ</b>				Terraced House
Last Sold Date:	02/08/2010			
Last Sold Price:	£106,000			
<b>93, Kingston Road, Coventry, CV5 6LQ</b>				Terraced House
Last Sold Date:	05/04/2007			
Last Sold Price:	£113,000			
<b>133, Kingston Road, Coventry, CV5 6LQ</b>				Terraced House
Last Sold Date:	30/03/2007			
Last Sold Price:	£125,000			
<b>139, Kingston Road, Coventry, CV5 6LQ</b>				Terraced House
Last Sold Date:	01/12/2006	22/03/2002		
Last Sold Price:	£135,000	£81,000		
<b>81, Kingston Road, Coventry, CV5 6LQ</b>				Terraced House
Last Sold Date:	23/05/2003	30/03/2001	31/03/1999	
Last Sold Price:	£87,000	£60,000	£40,000	
<b>105, Kingston Road, Coventry, CV5 6LQ</b>				Terraced House
Last Sold Date:	17/11/2000	13/08/1999		
Last Sold Price:	£59,950	£46,500		
<b>91, Kingston Road, Coventry, CV5 6LQ</b>				Terraced House
Last Sold Date:	10/11/2000			
Last Sold Price:	£49,000			
<b>79, Kingston Road, Coventry, CV5 6LQ</b>				Terraced House
Last Sold Date:	19/06/2000	21/08/1996		
Last Sold Price:	£58,500	£23,000		

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

# Market Sold in Street



<b>123, Kingston Road, Coventry, CV5 6LQ</b>	Terraced House
Last Sold Date: 27/08/1999	
Last Sold Price: £45,000	
<b>89, Kingston Road, Coventry, CV5 6LQ</b>	Terraced House
Last Sold Date: 23/10/1996	
Last Sold Price: £29,000	
<b>135, Kingston Road, Coventry, CV5 6LQ</b>	Terraced House
Last Sold Date: 14/08/1996	
Last Sold Price: £37,500	
<b>67, Kingston Road, Coventry, CV5 6LQ</b>	Terraced House
Last Sold Date: 07/09/1995	
Last Sold Price: £32,500	

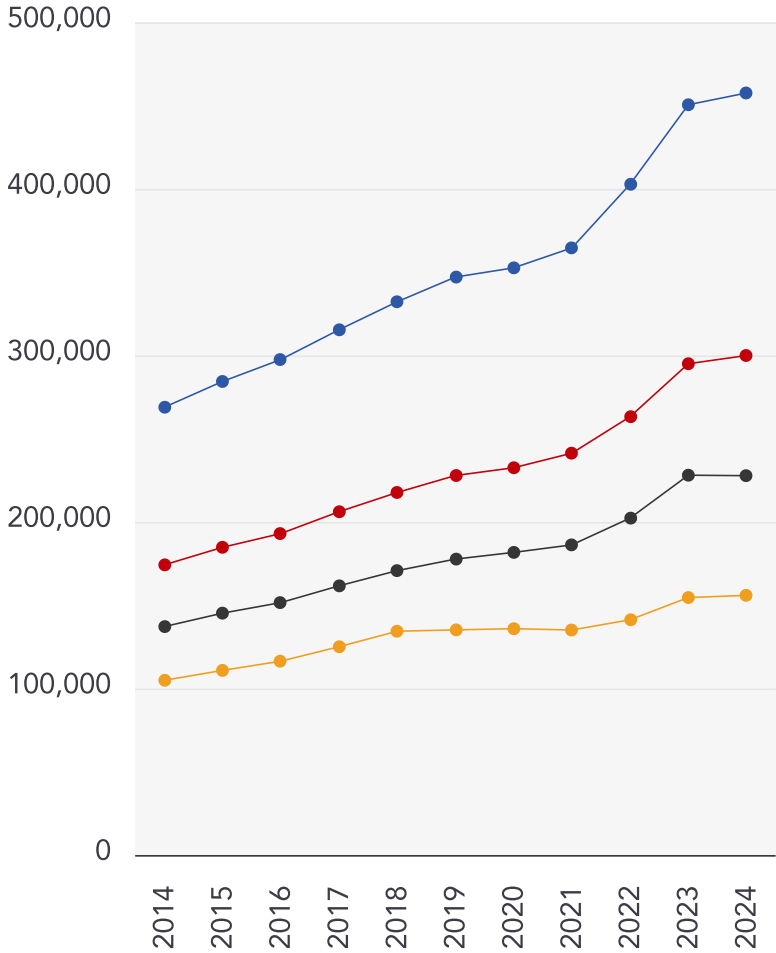
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+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



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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.

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.



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