



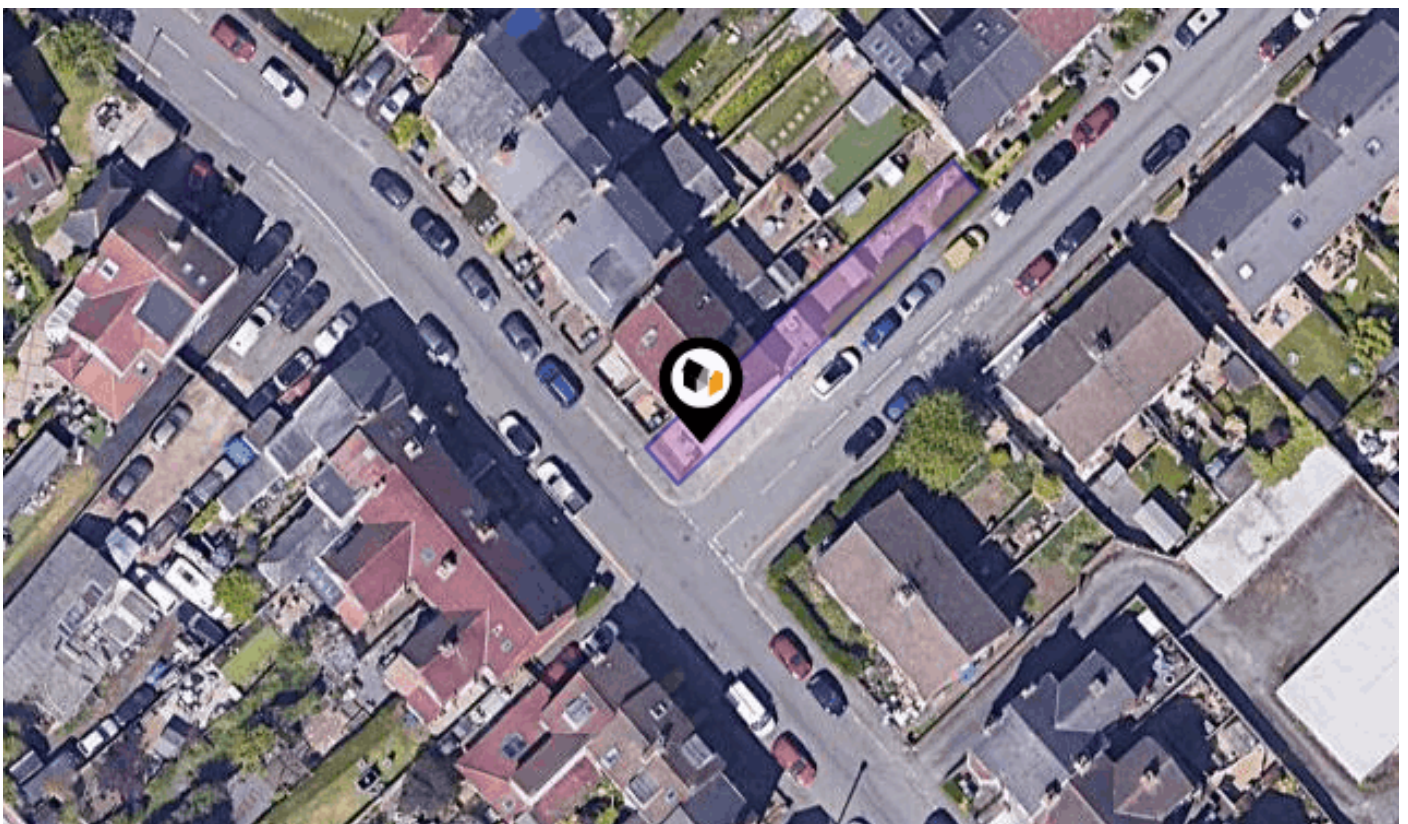
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 28th August 2024



CLARENDON STREET, COVENTRY, CV5

Price Estimate : £275,000

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



Dear Buyers & interested parties

Your property details in brief.....

A very well presented three double bedroom end of terrace home

Driveway parking for two vehicles & attractive, private, courtyard style rear garden

Modern kitchen with attractive units & tiling

Refitted bathroom with skylight & modern white suite

Two bright & light sitting rooms with dual aspect front room

Two first floor & one second floor double bedrooms

Ideal Earlsdon location close to main street & all amenities

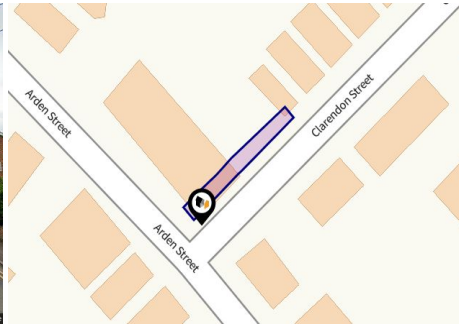
EPC RATING E, Total Approx 983 Sq.Ft & Total 91 Sq.M

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 Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	936 ft ² / 87 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	WM398611

Price Estimate:	£275,000
Tenure:	Freehold

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	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Clarendon Street, CV5

Energy rating

E

Valid until 06.12.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property

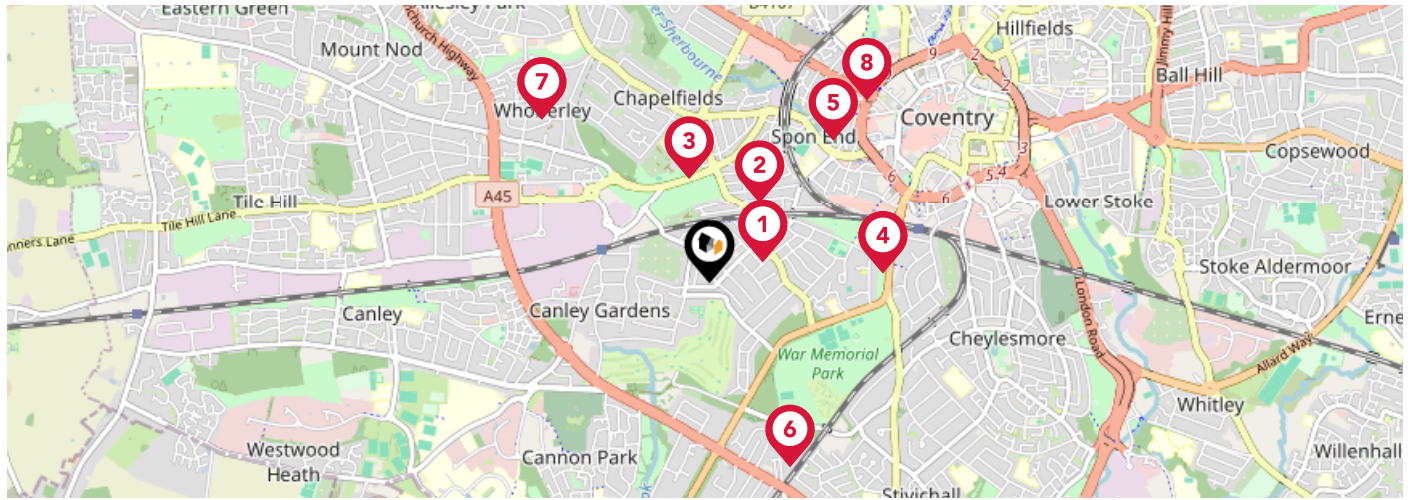
EPC - Additional Data



Additional EPC Data

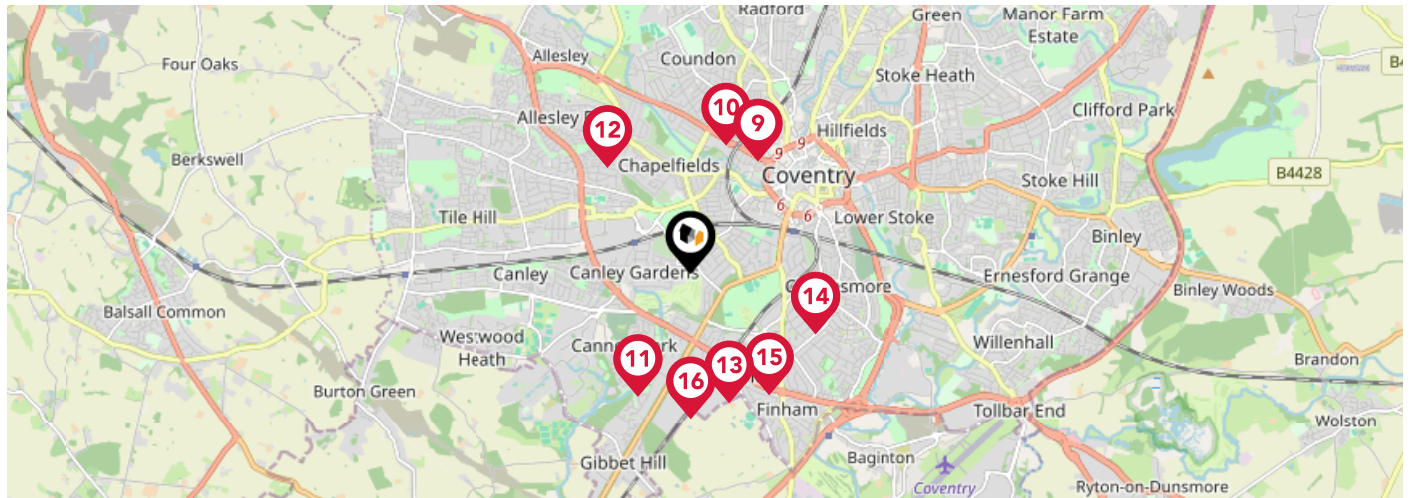
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Very Good
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	87 m ²

Area Schools



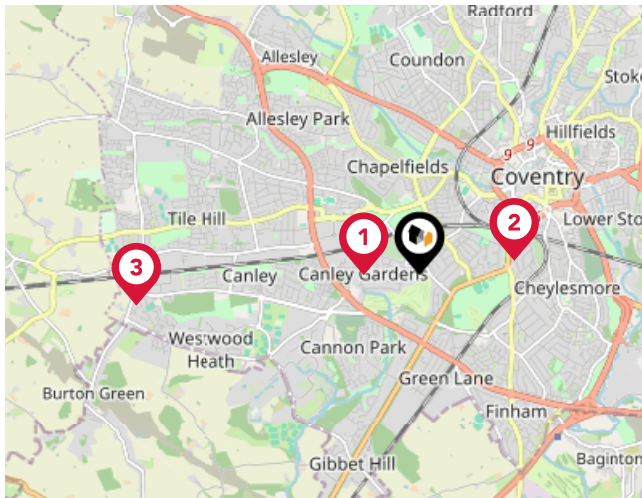
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.43	<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: 239 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



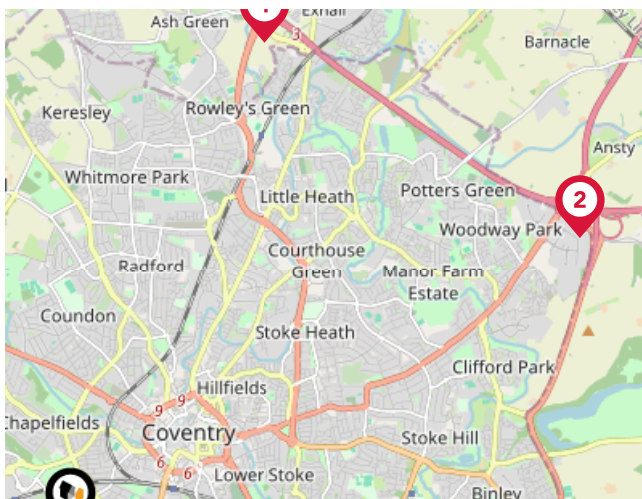
		Nursery	Primary	Secondary	College	Private
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



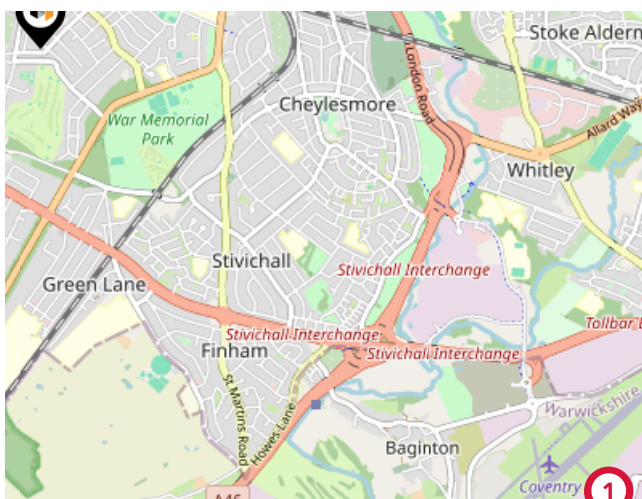
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.5 miles
2	Coventry Rail Station	0.87 miles
3	Tile Hill Rail Station	2.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.75 miles
2	M6 J2	5.32 miles
3	M40 J14	10.1 miles
4	M40 J15	10.17 miles
5	M6 J3A	8.21 miles

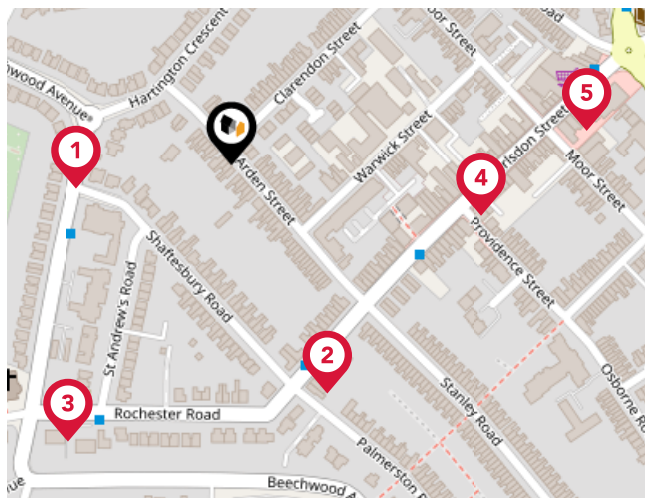


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.37 miles
2	Birmingham International Airport Terminal 1	9.04 miles
3	Birmingham International Airport	9.04 miles
4	Birmingham International Airport Terminal 2	9.02 miles

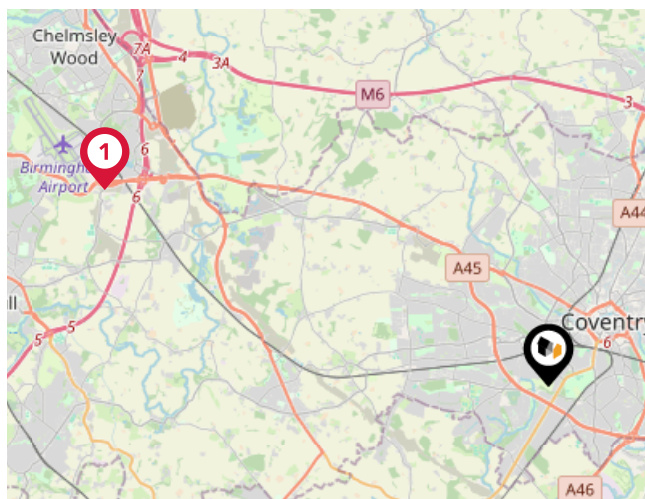
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Montes Court	0.09 miles
2	Palmerston Road	0.14 miles
3	Beechwood Court	0.18 miles
4	Providence St	0.14 miles
5	Poplar Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.77 miles

Market Sold in Street



2, Clarendon Street, Coventry, CV5 6EX				Flat-maisonette House
Last Sold Date:	02/02/2024	11/02/2005	21/12/2000	04/07/1997
Last Sold Price:	£164,000	£92,000	£44,499	£33,000
52, Clarendon Street, Coventry, CV5 6EX				Semi-detached House
Last Sold Date:	29/09/2023	25/09/2006		
Last Sold Price:	£265,000	£115,000		
8, Clarendon Street, Coventry, CV5 6EX				Terraced House
Last Sold Date:	05/08/2022			
Last Sold Price:	£360,000			
36, Clarendon Street, Coventry, CV5 6EX				Terraced House
Last Sold Date:	25/02/2021			
Last Sold Price:	£185,000			
4c, Clarendon Street, Coventry, CV5 6EX				Flat-maisonette House
Last Sold Date:	21/05/2019			
Last Sold Price:	£155,000			
60, Clarendon Street, Coventry, CV5 6EX				Terraced House
Last Sold Date:	12/04/2019	15/01/2008		
Last Sold Price:	£210,000	£117,500		
4, Clarendon Street, Coventry, CV5 6EX				Flat-maisonette House
Last Sold Date:	11/06/2018	22/05/2003		
Last Sold Price:	£140,000	£74,000		
32, Clarendon Street, Coventry, CV5 6EX				Terraced House
Last Sold Date:	03/11/2017	02/04/2015	11/07/2014	
Last Sold Price:	£312,000	£250,000	£175,000	
4a, Clarendon Street, Coventry, CV5 6EX				Semi-detached House
Last Sold Date:	21/07/2017			
Last Sold Price:	£130,000			
26, Clarendon Street, Coventry, CV5 6EX				Detached House
Last Sold Date:	07/10/2016			
Last Sold Price:	£390,000			
34, Clarendon Street, Coventry, CV5 6EX				Terraced House
Last Sold Date:	21/06/2016	24/11/2006	08/07/2003	
Last Sold Price:	£291,000	£210,000	£150,000	
42, Clarendon Street, Coventry, CV5 6EX				Terraced House
Last Sold Date:	15/10/2015	30/11/2001		
Last Sold Price:	£290,000	£120,000		

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

Market Sold in Street



2c, Clarendon Street, Coventry, CV5 6EX			Flat-maisonette House
Last Sold Date:	20/04/2013		
Last Sold Price:	£47,000		
18, Clarendon Street, Coventry, CV5 6EX			Terraced House
Last Sold Date:	15/04/2013	13/06/2001	
Last Sold Price:	£170,000	£78,500	
30, Clarendon Street, Coventry, CV5 6EX			Terraced House
Last Sold Date:	15/03/2010	30/01/2004	
Last Sold Price:	£200,000	£160,000	
16, Clarendon Street, Coventry, CV5 6EX			Terraced House
Last Sold Date:	04/12/2009	05/07/2000	
Last Sold Price:	£218,000	£115,000	
28, Clarendon Street, Coventry, CV5 6EX			Terraced House
Last Sold Date:	11/03/2009		
Last Sold Price:	£200,000		
2a, Clarendon Street, Coventry, CV5 6EX			Semi-detached House
Last Sold Date:	02/05/2008	21/12/2000	31/07/1996
Last Sold Price:	£124,000	£54,999	£28,000
54, Clarendon Street, Coventry, CV5 6EX			Detached House
Last Sold Date:	25/09/2006		
Last Sold Price:	£215,000		
4b, Clarendon Street, Coventry, CV5 6EX			Flat-maisonette House
Last Sold Date:	27/05/2005	24/02/2003	
Last Sold Price:	£120,000	£68,000	
20, Clarendon Street, Coventry, CV5 6EX			Terraced House
Last Sold Date:	09/08/2004		
Last Sold Price:	£148,500		
48, Clarendon Street, Coventry, CV5 6EX			Terraced House
Last Sold Date:	29/04/2003		
Last Sold Price:	£118,650		
22, Clarendon Street, Coventry, CV5 6EX			Semi-detached House
Last Sold Date:	14/11/2002		
Last Sold Price:	£195,000		
10, Clarendon Street, Coventry, CV5 6EX			Terraced House
Last Sold Date:	13/10/2000		
Last Sold Price:	£147,000		

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

Market Sold in Street



14, Clarendon Street, Coventry, CV5 6EX	Terraced House
Last Sold Date: 14/04/2000	
Last Sold Price: £135,000	
6, Clarendon Street, Coventry, CV5 6EX	Terraced House
Last Sold Date: 18/02/2000	
Last Sold Price: £89,950	
2b, Clarendon Street, Coventry, CV5 6EX	Semi-detached House
Last Sold Date: 25/06/1999	
Last Sold Price: £36,000	

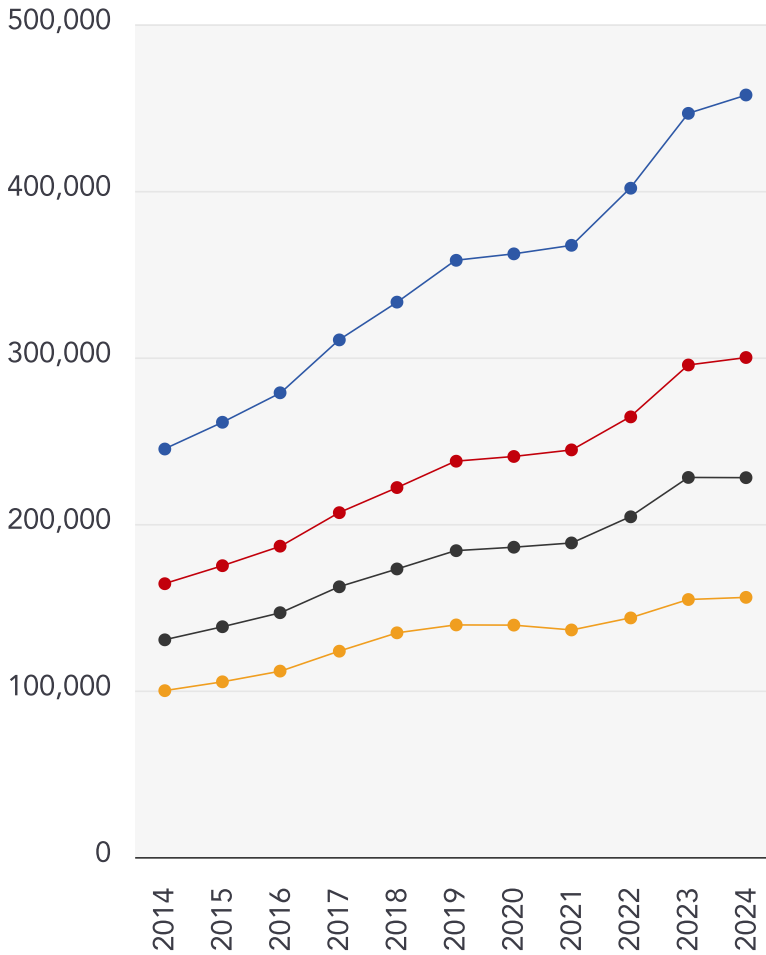
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Market

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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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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