

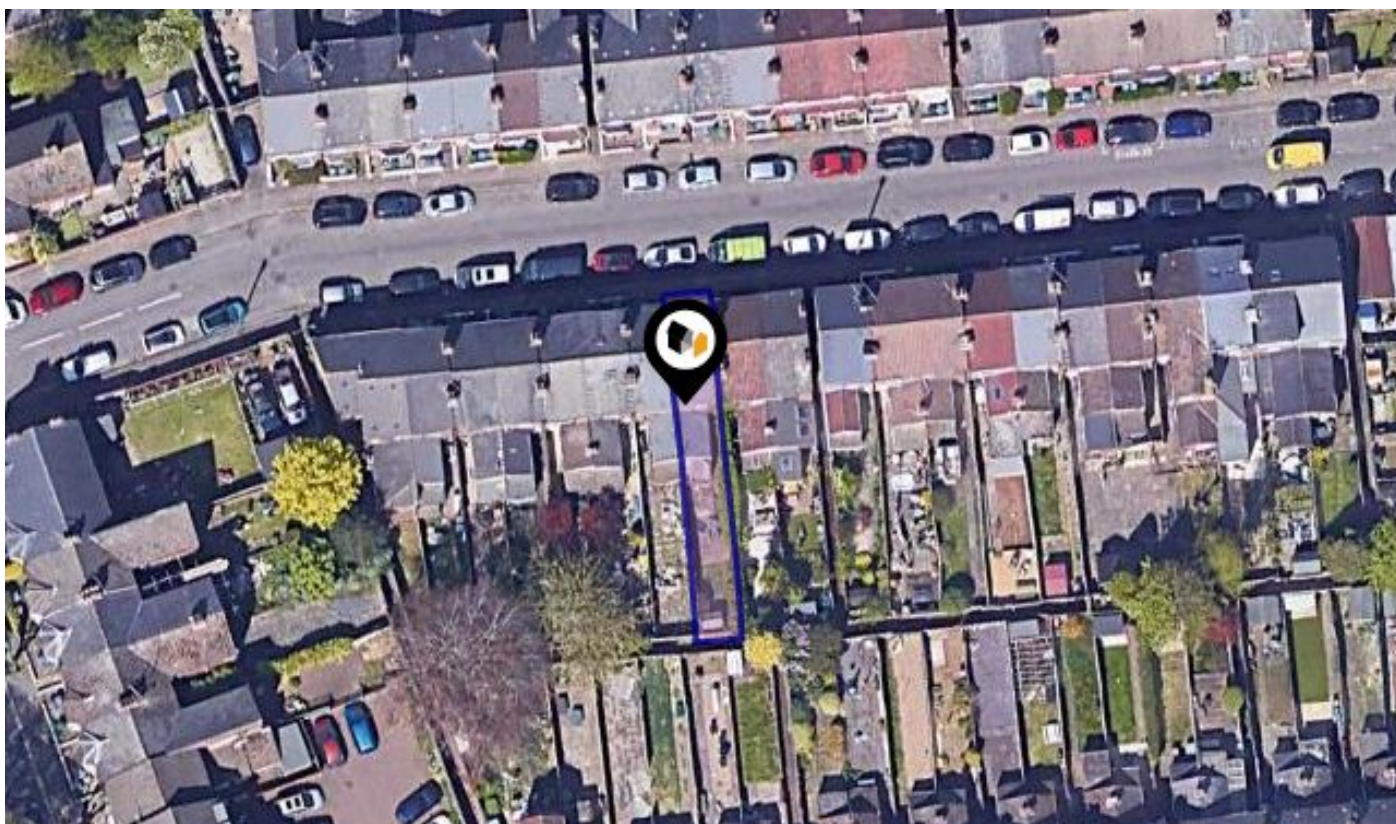


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04<sup>th</sup> September 2024



## BRISTOL ROAD, COVENTRY, CV5

Price Estimate : £190,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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

Spacious two bedroom terraced period home

Sitting room with bay window & frontage with canopy porch

Neutrally presented with modern bathroom & kitchen

Two generous & well presented reception rooms

Delightful, mature & private South facing gardens

Modern ground floor bathroom with bath & shower

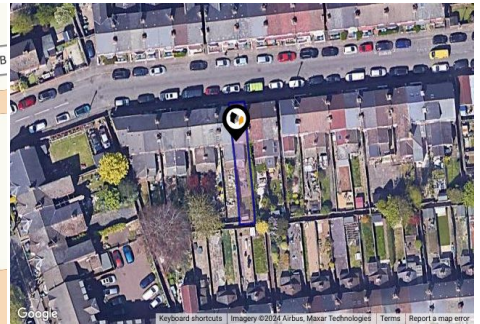
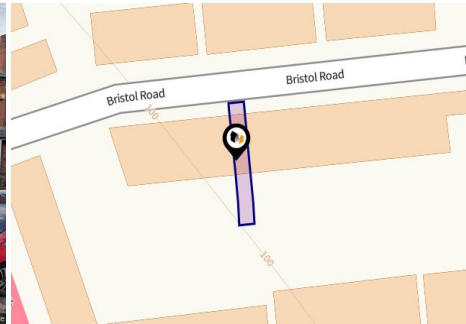
Convenient Earlsdon location close to Hearsall Common

EPC Rating E (re-ordered), Total 684 sq.ft or 64 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

<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>	0.03 acres
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,530
<b>Title Number:</b>	WK134567

<b>Price Estimate:</b>	£190,000
<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



Bristol Road, CV5

Energy rating

# E

Valid until 15.07.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		

# Property

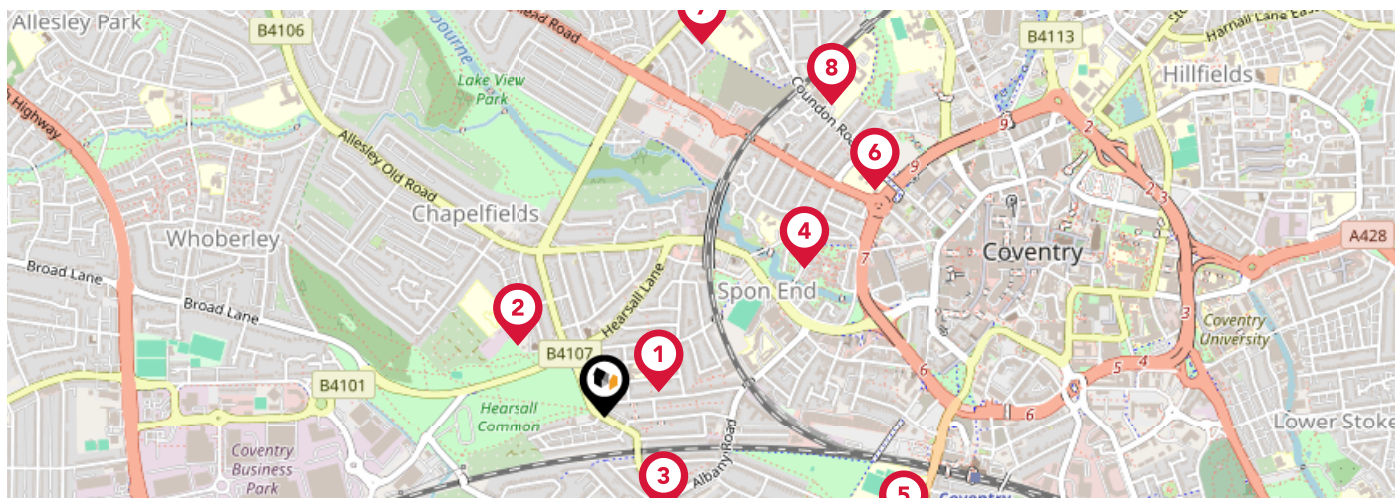
## EPC - Additional Data



### Additional EPC Data

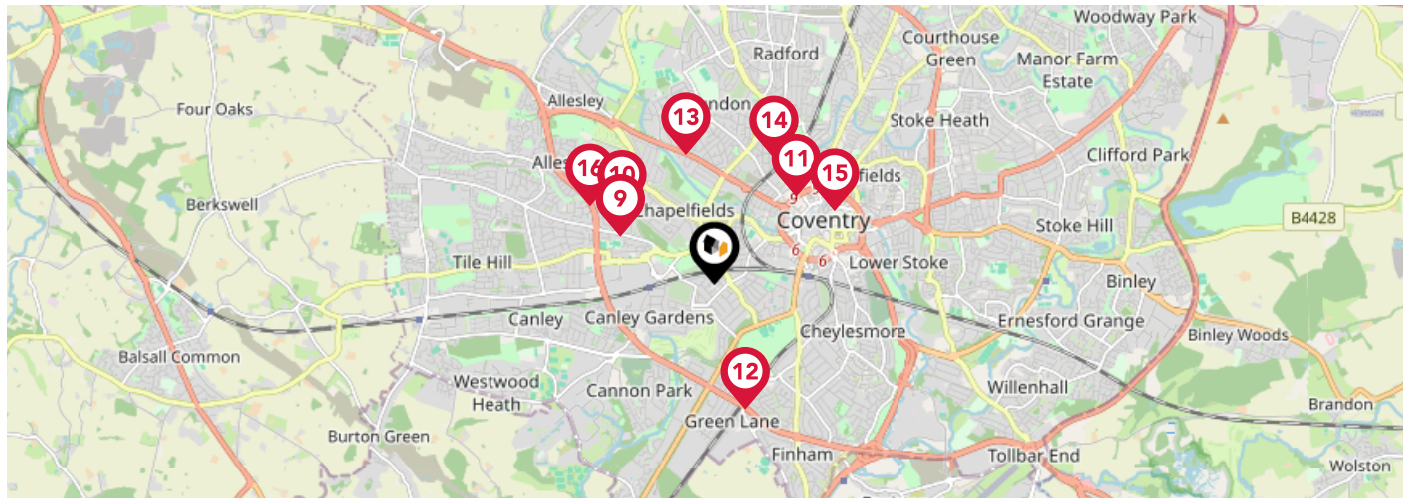
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<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, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>









# Area Schools



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

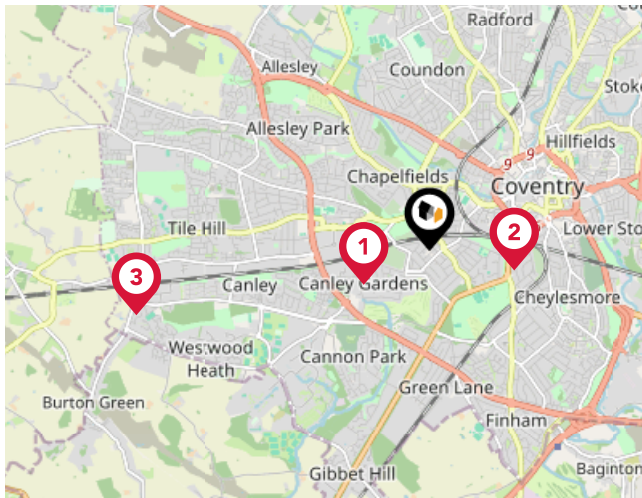
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Whoberley Hall 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>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:1.17	<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:1.2	<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:1.26	<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:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

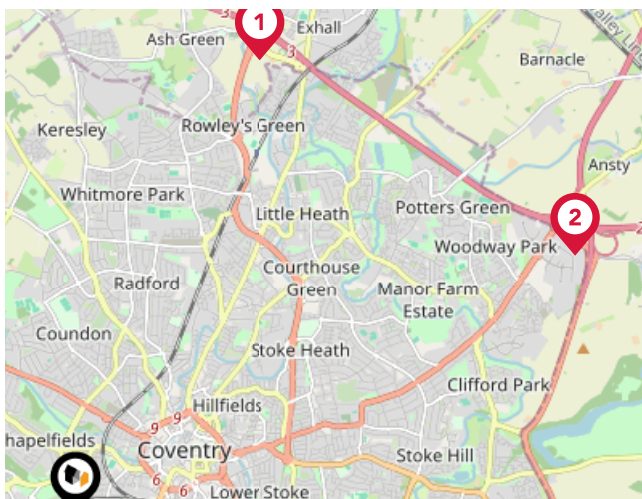
# Area

## Transport (National)



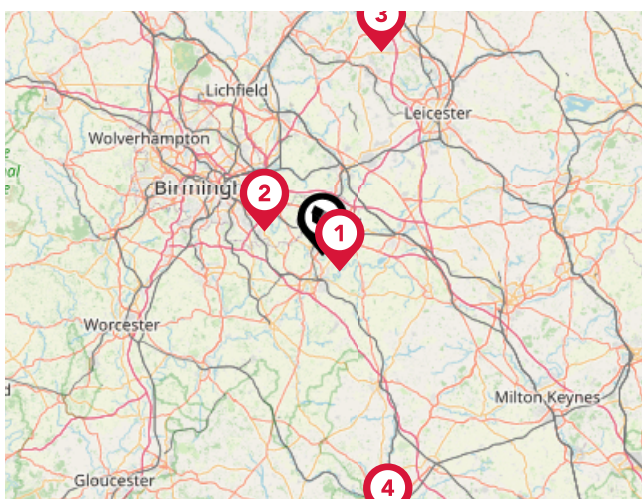
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.67 miles
2	Coventry Rail Station	0.78 miles
3	Tile Hill Rail Station	2.72 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.43 miles
2	M6 J2	5.09 miles
3	M40 J14	10.42 miles
4	M40 J15	10.49 miles
5	M6 J3A	8.09 miles



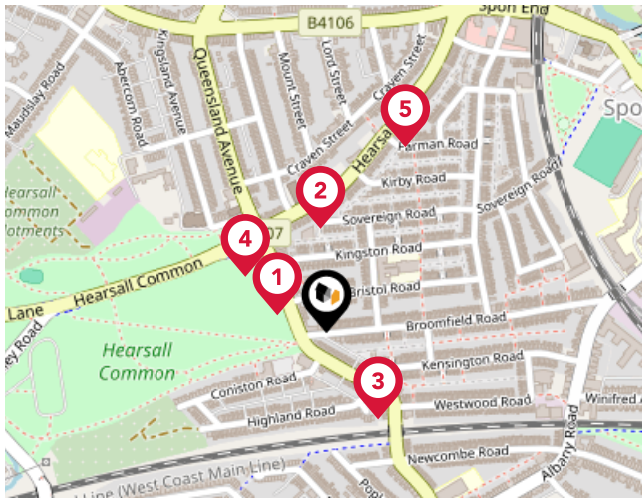
### Airports/Helipads

Pin	Name	Distance
1	Baginton	3.5 miles
2	Birmingham Airport	9.01 miles
3	East Mids Airport	30.47 miles
4	Kidlington	40.67 miles



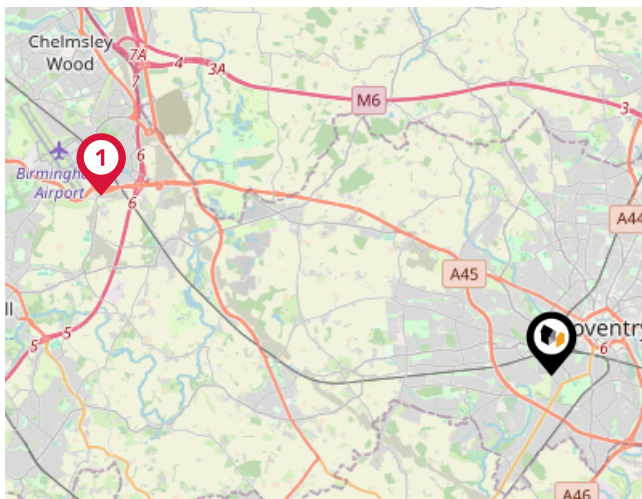
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kingston Road	0.06 miles
2	Sovereign Road	0.12 miles
3	Highland Road	0.11 miles
4	Queensland Ave	0.11 miles
5	Farman Rd	0.23 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.75 miles

# Market Sold in Street



<b>62, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	27/10/2023	27/11/2020	17/08/2010	11/07/2008	
Last Sold Price:	£200,500	£169,000	£129,000	£96,500	
<b>99, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	22/04/2022	29/08/2007	12/10/2001	29/01/2001	
Last Sold Price:	£178,000	£138,759	£73,500	£42,500	
<b>66, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	04/03/2022	04/04/2005			
Last Sold Price:	£200,000	£100,000			
<b>83, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	23/09/2021	29/04/2016	21/01/2000		
Last Sold Price:	£202,500	£112,000	£47,000		
<b>109, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	20/08/2021	02/03/2017	06/11/2002		
Last Sold Price:	£230,000	£214,000	£124,000		
<b>97, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	13/10/2020				
Last Sold Price:	£144,250				
<b>56, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	18/08/2020	03/04/2003			
Last Sold Price:	£180,000	£73,500			
<b>76, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	08/06/2020	19/03/2018	01/12/2006	12/01/2001	18/08/2000
Last Sold Price:	£140,000	£133,000	£142,000	£69,995	£43,000
<b>68, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	02/10/2018	16/11/2007			
Last Sold Price:	£182,600	£129,250			
<b>48, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	14/06/2018				
Last Sold Price:	£148,000				
<b>73, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	24/11/2017				
Last Sold Price:	£156,000				
<b>78, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	14/12/2016				
Last Sold Price:	£165,000				

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

# Market Sold in Street



<b>103, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	09/01/2015	24/06/2008		
Last Sold Price:	£123,000	£105,000		
<b>105, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	05/09/2014	02/04/2004	22/03/2002	
Last Sold Price:	£125,000	£112,000	£63,000	
<b>80, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	12/02/2013	01/05/1996		
Last Sold Price:	£119,000	£29,000		
<b>69, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	14/09/2012	30/11/2001		
Last Sold Price:	£125,000	£64,000		
<b>46, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	01/09/2011	16/06/2006	04/08/2000	
Last Sold Price:	£118,300	£119,950	£60,000	
<b>90, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	19/01/2011	17/04/1998		
Last Sold Price:	£80,000	£83,000		
<b>50, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	17/07/2009			
Last Sold Price:	£107,500			
<b>87, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	30/11/2007	10/09/2004	27/04/2001	
Last Sold Price:	£124,950	£109,000	£47,000	
<b>58, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	24/11/2006	30/03/2001	19/12/1997	
Last Sold Price:	£124,500	£59,950	£33,000	
<b>52, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	15/09/2006	20/07/2001	12/12/1997	
Last Sold Price:	£121,000	£63,950	£42,000	
<b>93, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	16/08/2006	31/05/2002	24/11/1997	
Last Sold Price:	£119,950	£71,950	£40,000	
<b>72, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	23/05/2006	29/05/1998		
Last Sold Price:	£114,000	£34,250		

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

# Market Sold in Street



<b>95, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	07/04/2006	19/04/2002	01/08/1997	
Last Sold Price:	£119,950	£75,000	£42,000	
<b>82, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	30/06/2005	25/07/1997		
Last Sold Price:	£117,000	£29,500		
<b>75, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	22/09/2004			
Last Sold Price:	£132,500			
<b>74, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	22/03/2002	15/10/1999		
Last Sold Price:	£70,000	£29,000		
<b>71, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	05/02/2001	20/10/1995		
Last Sold Price:	£56,500	£30,000		
<b>91, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	17/12/1998			
Last Sold Price:	£36,000			
<b>77, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	01/08/1997			
Last Sold Price:	£43,500			
<b>81, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	06/08/1996			
Last Sold Price:	£31,000			
<b>54, Bristol Road, Coventry, CV5 6LH</b>				Terraced House
Last Sold Date:	09/01/1995			
Last Sold Price:	£34,950			

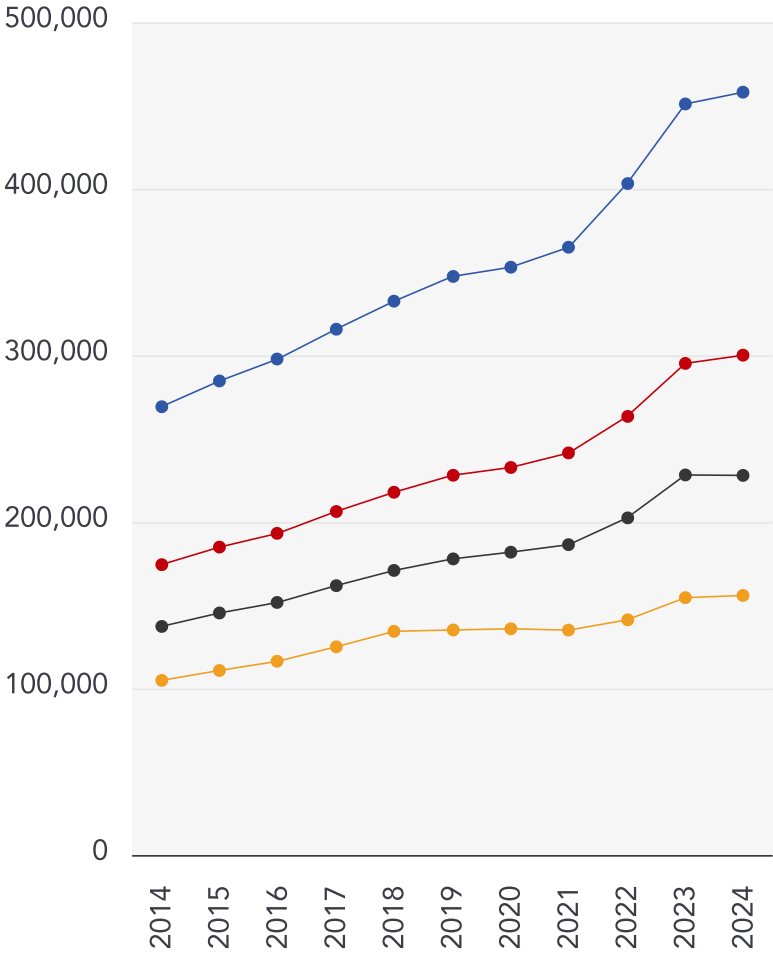
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



/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.

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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