



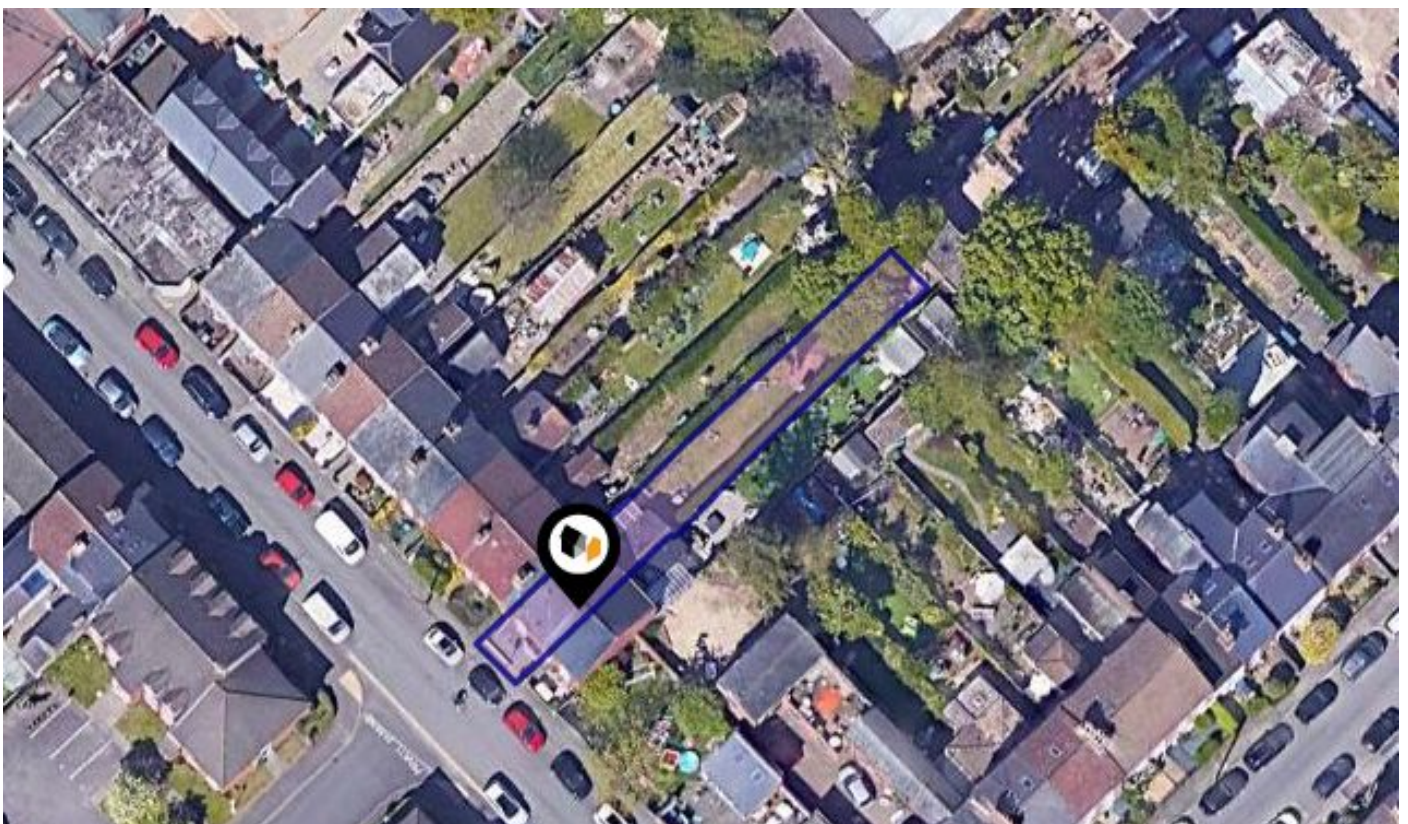
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 05<sup>th</sup> September 2024



## PROVIDENCE STREET, COVENTRY, CV5

Price Estimate : £275,000

### 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



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### Dear Buyers & Interested Parties

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

A spacious & beautifully presented two double bedroom terraced home

Bedrooms extra wide (above side access & part of the flying freehold!)

Stylish modern kitchen with vaulted ceiling & door to side return & "lean to utility area"

Refitted ground floor bathroom with shower over bath

Delightful, private & substantial rear gardens with lawns, sitting & working areas

Purpose built hallway leading to attractive front sitting room with fireplace

Social dining room with window to rear & direct kitchen access

Situated only a stones throw from Earlsdon's main street

Gas centrally heated & double glazed throughout

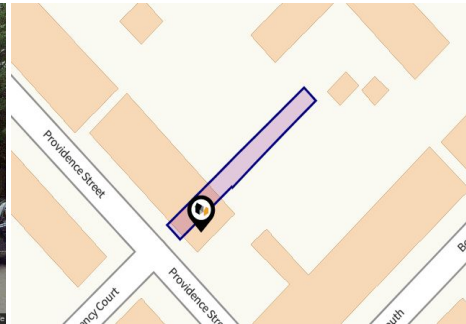
EPC Rating D, Total 1070 sq.ft or 99 Sq.M

*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

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	893 ft <sup>2</sup> / 83 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,786
<b>Title Number:</b>	WM31198

<b>Price Estimate:</b>	£275,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	Earlsdon
<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



Providence Street, CV5

Energy rating

# D

Valid until 05.02.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #008000; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">83   B</span> </div>
69-80	C		
55-68	D	<div style="background-color: #ffd966; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">62   D</span> </div>	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

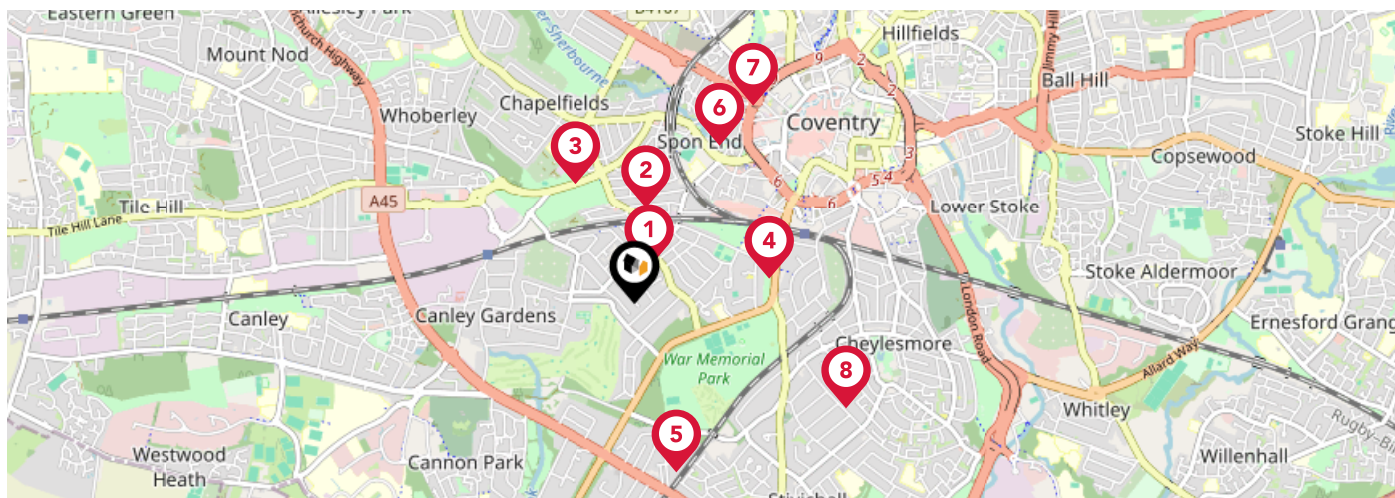


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	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>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<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 30% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	83 m <sup>2</sup>

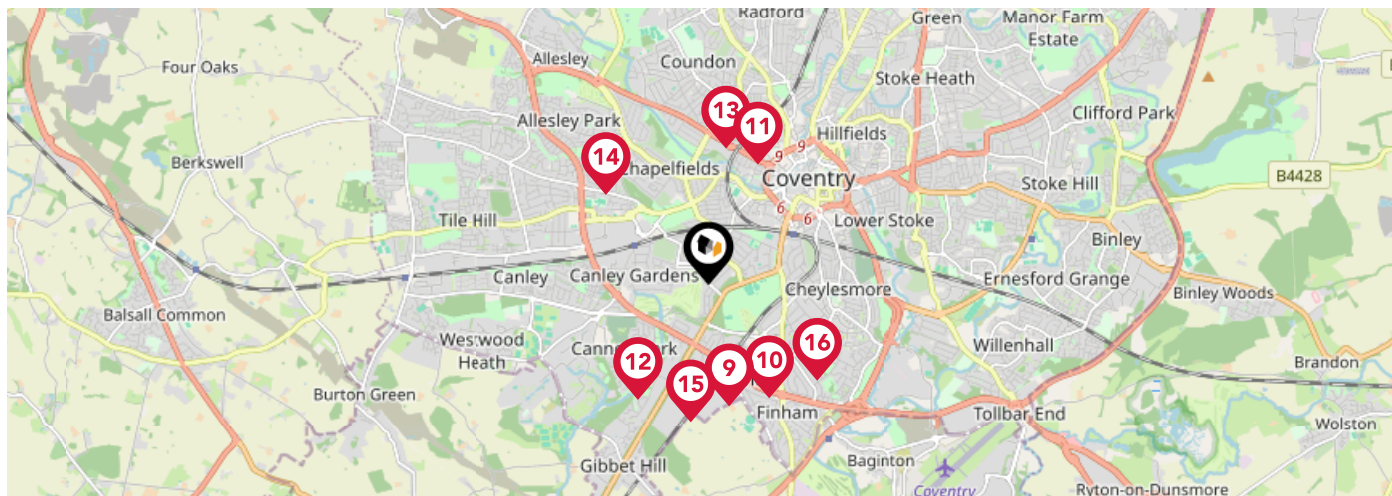










# Area Schools



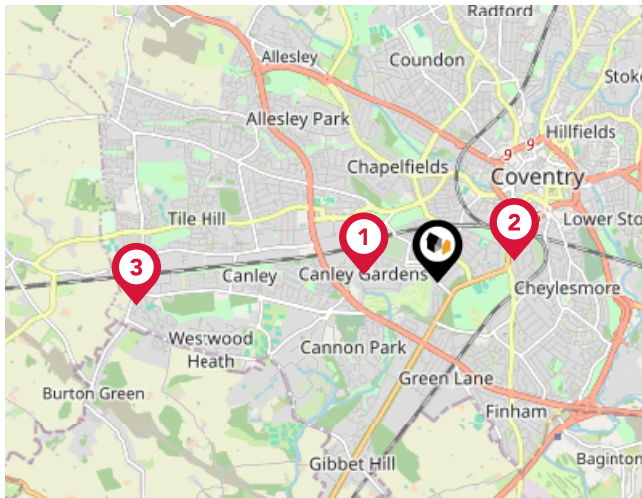
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



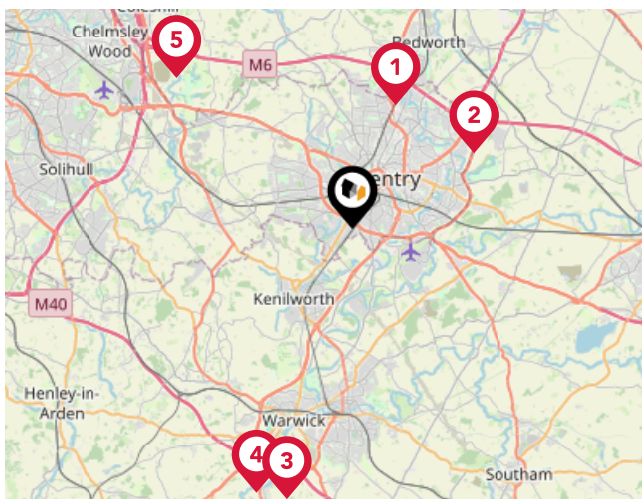
		Nursery	Primary	Secondary	College	Private
 <b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:1.24	<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: 240   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 1140   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 <b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

# Area Transport (National)



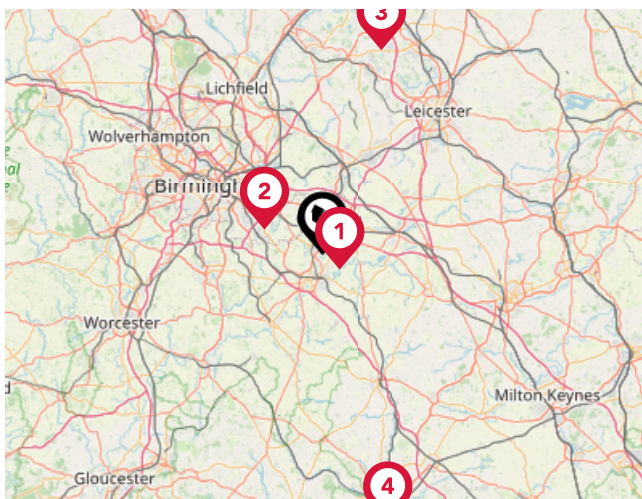
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.67 miles
2	Coventry Rail Station	0.72 miles
3	Tile Hill Rail Station	2.74 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.76 miles
2	M6 J2	5.21 miles
3	M40 J14	10.07 miles
4	M40 J15	10.16 miles
5	M6 J3A	8.39 miles



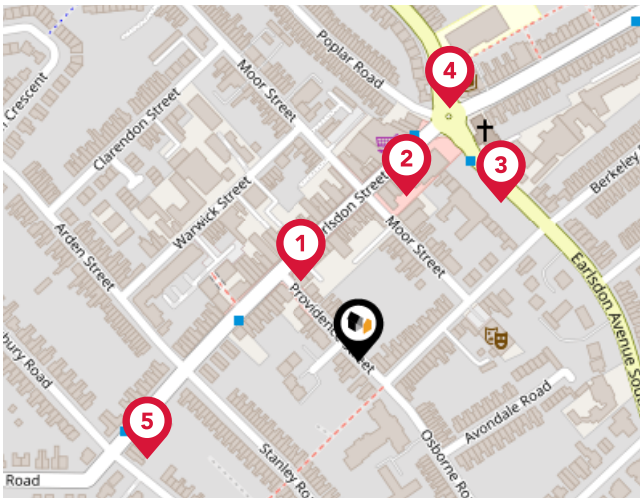
## Airports/Helipads

Pin	Name	Distance
1	Baginton	3.19 miles
2	Birmingham Airport	9.23 miles
3	East Mids Airport	30.81 miles
4	Kidlington	40.28 miles



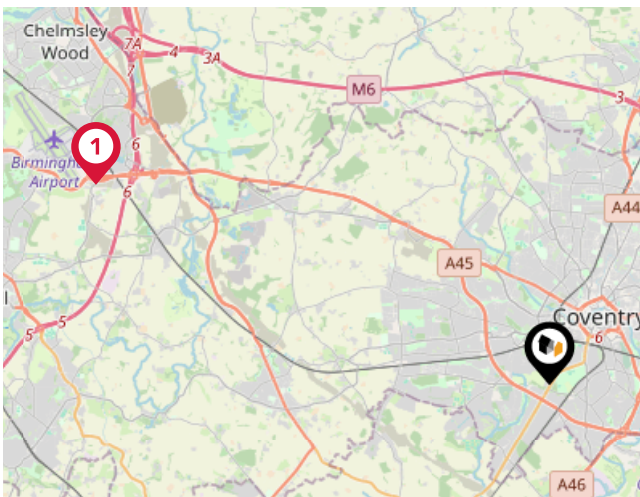
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Providence St	0.06 miles
2	Poplar Road	0.1 miles
3	Elsie Jones House	0.12 miles
4	Earlsdon Library	0.15 miles
5	Palmerston Road	0.13 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.96 miles

# Market Sold in Street



<b>29, Providence Street, Coventry, CV5 6ED</b>				Terraced House
Last Sold Date:	22/06/2023	20/08/2018		
Last Sold Price:	£266,000	£187,500		
<b>12, Providence Street, Coventry, CV5 6ED</b>				Semi-detached House
Last Sold Date:	29/06/2022			
Last Sold Price:	£169,250			
<b>32, Providence Street, Coventry, CV5 6ED</b>				Terraced House
Last Sold Date:	28/02/2022	14/10/2015	09/08/1996	
Last Sold Price:	£280,000	£185,000	£23,200	
<b>36, Providence Street, Coventry, CV5 6ED</b>				Terraced House
Last Sold Date:	26/05/2021			
Last Sold Price:	£507,999			
<b>10a, Providence Street, Coventry, CV5 6ED</b>				other House
Last Sold Date:	20/05/2020			
Last Sold Price:	£161,500			
<b>16, Providence Street, Coventry, CV5 6ED</b>				Terraced House
Last Sold Date:	26/03/2020	18/04/2017	10/07/1996	
Last Sold Price:	£300,000	£175,000	£30,000	
<b>15, Providence Street, Coventry, CV5 6ED</b>				Terraced House
Last Sold Date:	16/04/2019	07/03/2014	06/02/2008	
Last Sold Price:	£263,000	£200,000	£100,000	
<b>27, Providence Street, Coventry, CV5 6ED</b>				Terraced House
Last Sold Date:	13/07/2018	23/09/2009	09/07/2001	
Last Sold Price:	£200,000	£140,000	£78,000	
<b>17, Providence Street, Coventry, CV5 6ED</b>				Terraced House
Last Sold Date:	01/08/2017	27/02/2015		
Last Sold Price:	£220,000	£162,500		
<b>38, Providence Street, Coventry, CV5 6ED</b>				Detached House
Last Sold Date:	30/04/2014	18/07/2008	21/04/1997	
Last Sold Price:	£340,000	£290,000	£140,000	
<b>42, Providence Street, Coventry, CV5 6ED</b>				Semi-detached House
Last Sold Date:	05/07/2013			
Last Sold Price:	£190,000			
<b>40, Providence Street, Coventry, CV5 6ED</b>				Semi-detached House
Last Sold Date:	03/10/2012			
Last Sold Price:	£200,000			

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

# Market Sold in Street



21, Providence Street, Coventry, CV5 6ED				Terraced House
Last Sold Date:	10/06/2008	25/07/2003	26/08/1999	
Last Sold Price:	£164,500	£129,950	£57,950	

13, Providence Street, Coventry, CV5 6ED				Terraced House
Last Sold Date:	04/04/2005	18/12/2001	08/05/1998	31/10/1997
Last Sold Price:	£131,000	£90,000	£56,000	£44,000

11, Providence Street, Coventry, CV5 6ED		Detached House
Last Sold Date:	23/12/2002	24/02/1998
Last Sold Price:	£113,000	£70,500

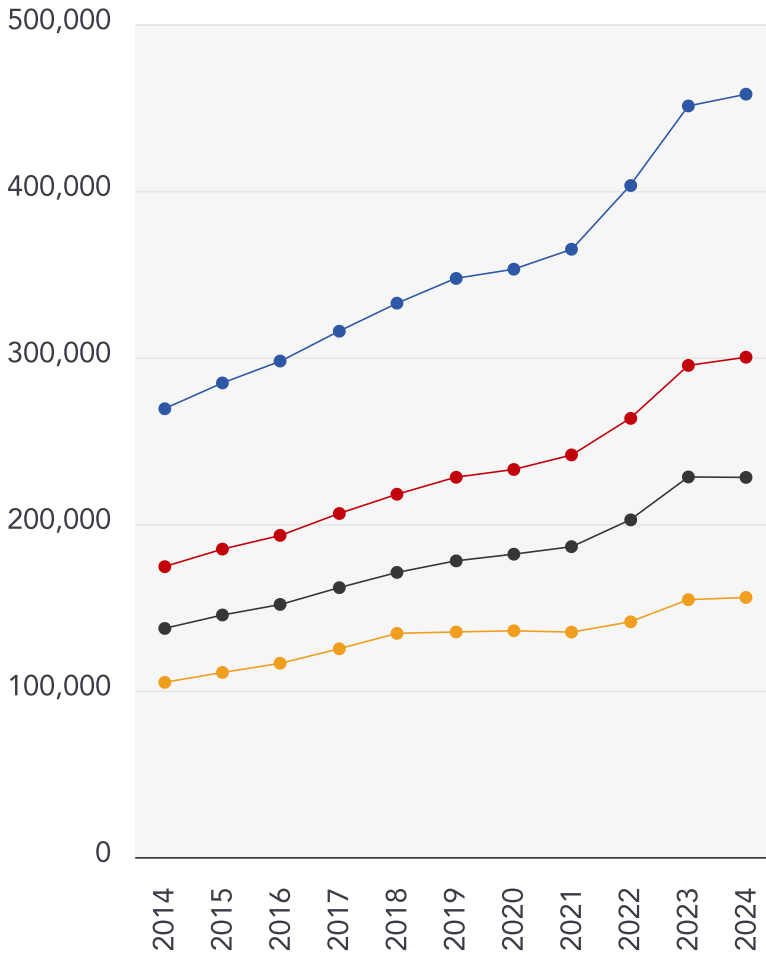
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

# 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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