



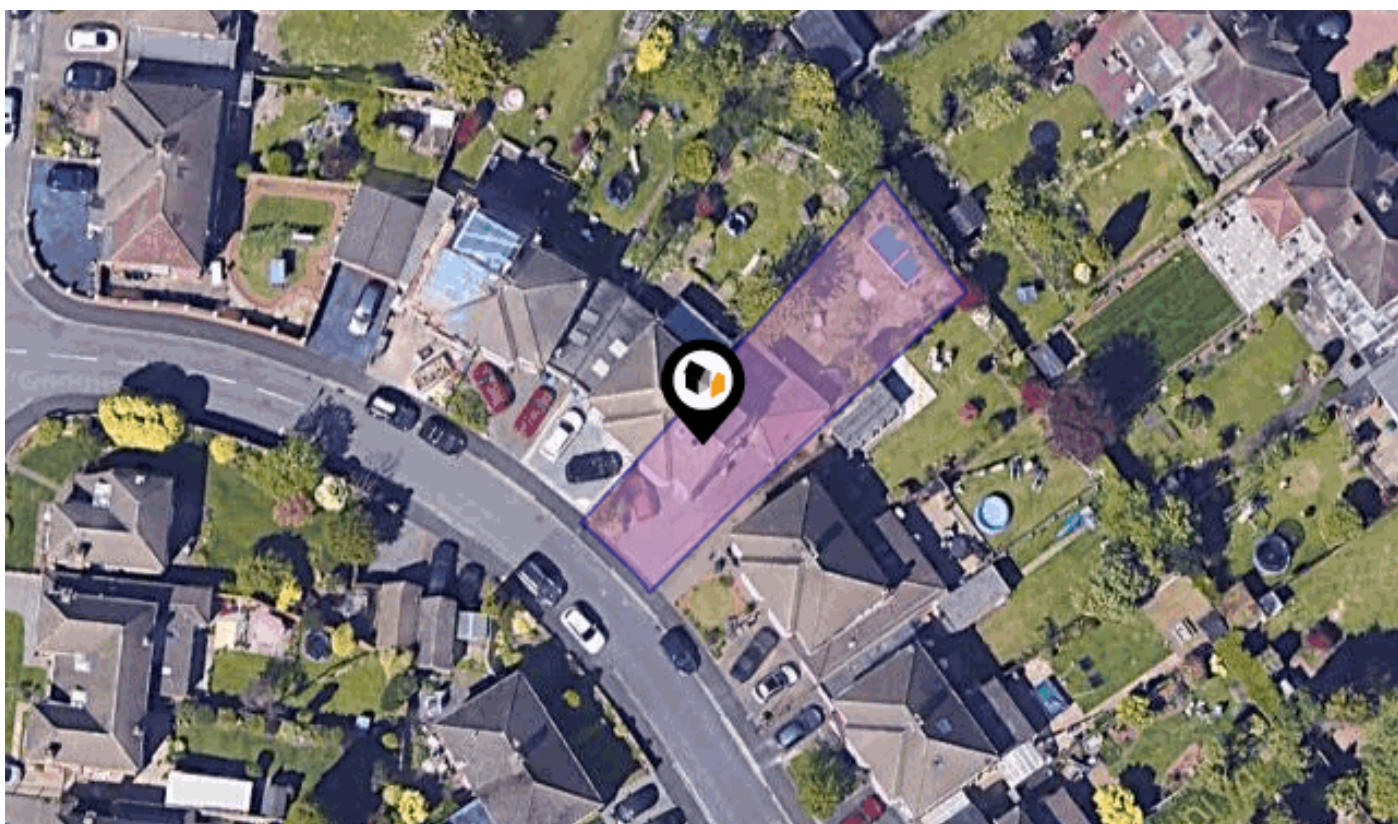
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th September 2024



FROBISHER ROAD, COVENTRY, CV3

Price Estimate : £550,000

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 & extended four double bedroom semi detached home
Superb ground floor family/dining/kitchen extension with bifolding doors
Family bathroom, stylish ensuite shower room & ground floor cloakroom
Driveway parking for three vehicles & attractive, private lawned gardens & cabin
Separate & generous utility/boot room & split garage
Separate sitting room with French doors to kitchen
Exceptional & cleverly designed loft extension

Great school catchments inc Finham, Grange Farm, St Thomas Moore, Howes & Stivichall

Ideal South Coventry local near Leamington Road, A45 & A46

EPC RATING D, Total Approx 1795 Sq.Ft & 166 Total 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:	Semi-Detached
Bedrooms:	4
Floor Area:	1,851 ft ² / 172 m ²
Plot Area:	0.09 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,296
Title Number:	WM256614

Price Estimate:	£550,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Frobisher Road, Coventry, CV3*

Reference - FUL/2011/0358	
Decision:	APPROVED
Date:	23rd March 2011
Description:	Single storey rear extension

Property EPC - Certificate



Frobisher Road, CV3

Energy rating

D

Valid until 09.06.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

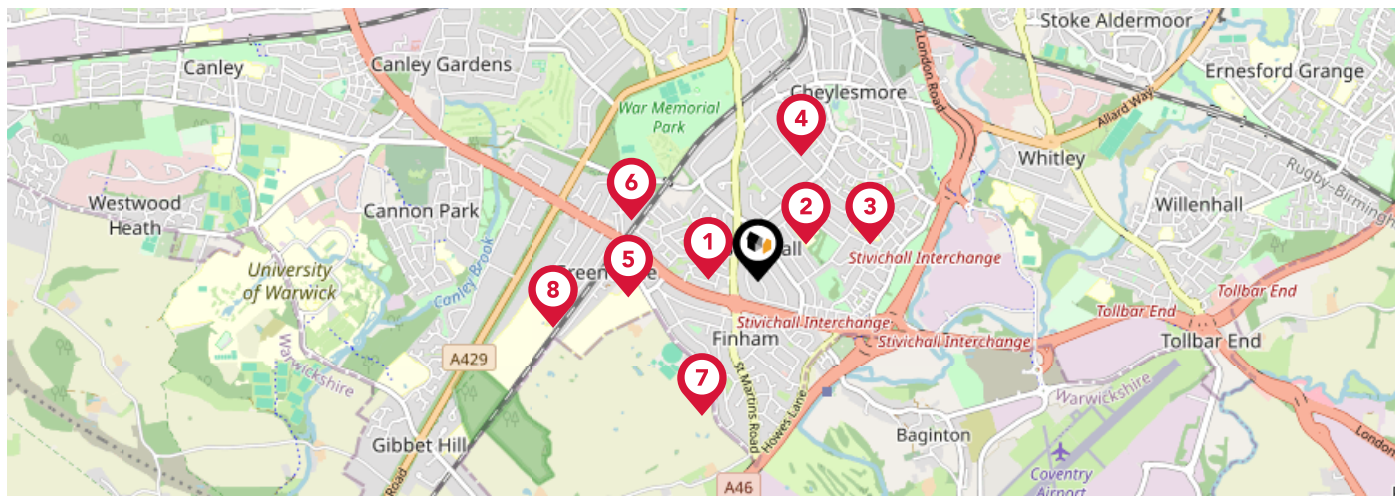
EPC - Additional Data



Additional EPC Data

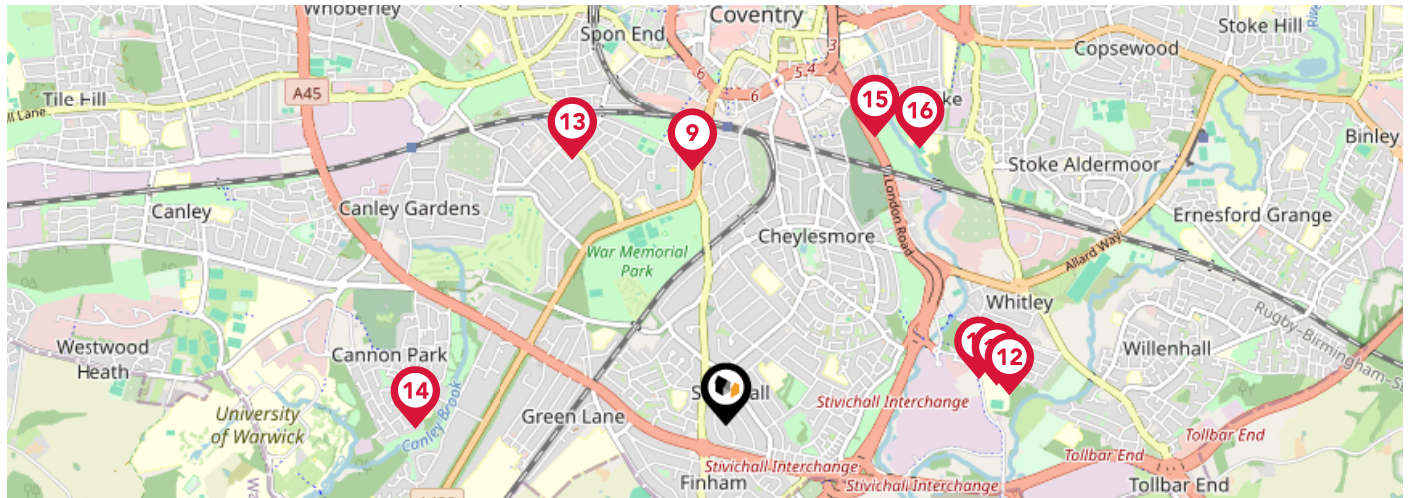
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	Good
Lighting:	Low energy lighting in 70% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	172 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Grange Farm Primary School</p> <p>Ofsted Rating: Good Pupils: 421 Distance:0.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Thomas More Catholic Primary School</p> <p>Ofsted Rating: Good Pupils: 317 Distance:0.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Howes Community Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 177 Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Manor Park Primary School</p> <p>Ofsted Rating: Good Pupils: 727 Distance:0.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Finham Park School</p> <p>Ofsted Rating: Outstanding Pupils: 1711 Distance:0.59</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Stivichall Primary School</p> <p>Ofsted Rating: Good Pupils: 534 Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Finham Primary School</p> <p>Ofsted Rating: Good Pupils: 463 Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Bishop Ullathorne Catholic School</p> <p>Ofsted Rating: Good Pupils: 1140 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

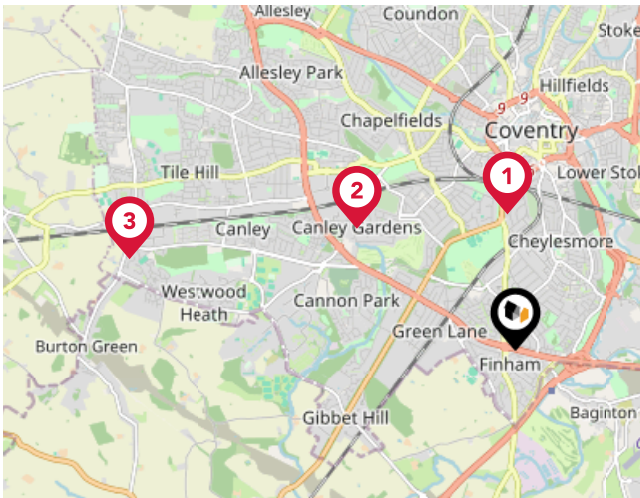
Area Schools



		Nursery	Primary	Secondary	College	Private
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.39	<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:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

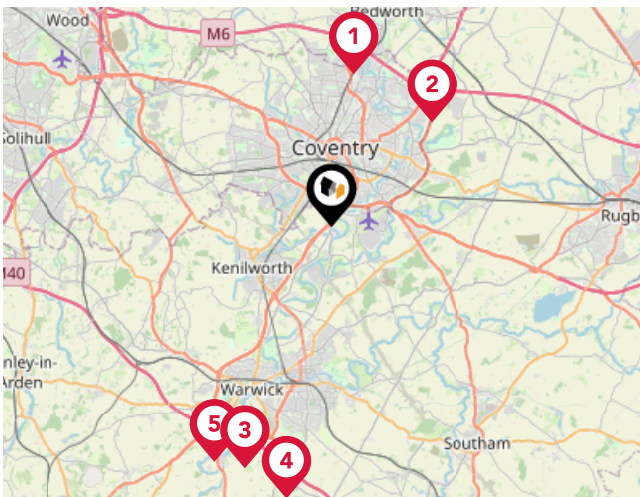
Area

Transport (National)



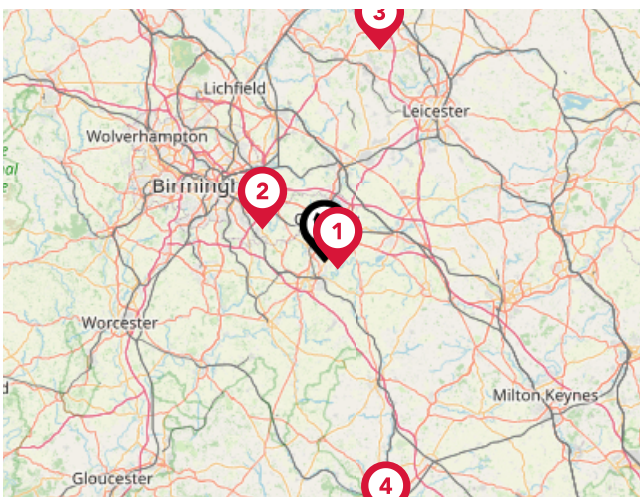
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.24 miles
2	Canley Rail Station	1.81 miles
3	Tile Hill Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.58 miles
2	M6 J2	5.26 miles
3	M40 J14	9.3 miles
4	M40 J13	10.03 miles
5	M40 J15	9.51 miles

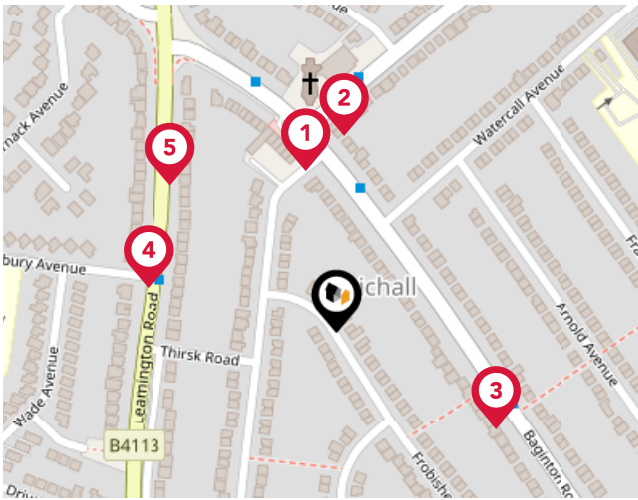


Airports/Helipads

Pin	Name	Distance
1	Baginton	1.95 miles
2	Birmingham Airport	10.37 miles
3	East Mids Airport	31.61 miles
4	Kidlington	39.11 miles

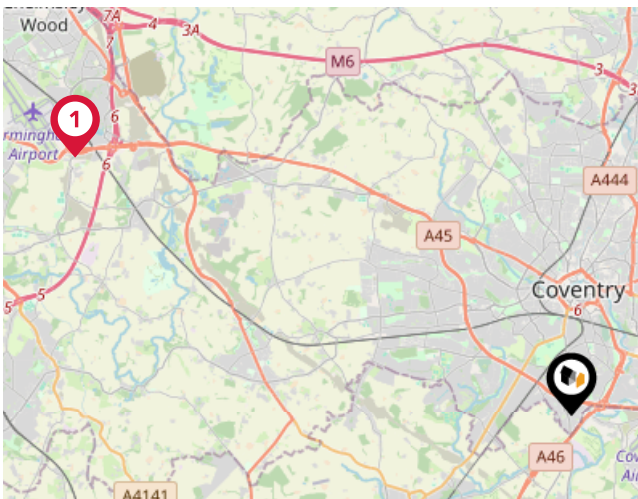
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Maidavale Crescent	0.09 miles
2	Ridgeway Avenue	0.11 miles
3	Watercall Avenue	0.11 miles
4	Thirsk Road	0.11 miles
5	Baginton Rd	0.13 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.1 miles

Market Sold in Street



3, Frobisher Road, Coventry, CV3 6LW		Semi-detached House			
Last Sold Date:	06/06/2023	20/08/2015			
Last Sold Price:	£475,000	£265,000			
16, Frobisher Road, Coventry, CV3 6LW		Terraced House			
Last Sold Date:	31/10/2022				
Last Sold Price:	£397,500				
35, Frobisher Road, Coventry, CV3 6LW		Semi-detached House			
Last Sold Date:	22/09/2022	03/07/2015			
Last Sold Price:	£560,000	£259,000			
19, Frobisher Road, Coventry, CV3 6LW		Semi-detached House			
Last Sold Date:	30/10/2019	30/01/2008			
Last Sold Price:	£355,000	£250,000			
8, Frobisher Road, Coventry, CV3 6LW		Semi-detached House			
Last Sold Date:	15/01/2019	22/06/2001			
Last Sold Price:	£386,000	£151,000			
1, Frobisher Road, Coventry, CV3 6LW		Semi-detached House			
Last Sold Date:	23/08/2018				
Last Sold Price:	£350,000				
22, Frobisher Road, Coventry, CV3 6LW		Semi-detached House			
Last Sold Date:	30/05/2018				
Last Sold Price:	£304,500				
2, Frobisher Road, Coventry, CV3 6LW		Semi-detached House			
Last Sold Date:	15/04/2016				
Last Sold Price:	£235,000				
5, Frobisher Road, Coventry, CV3 6LW		Semi-detached House			
Last Sold Date:	17/08/2015	29/06/2007	22/08/1996		
Last Sold Price:	£272,000	£240,000	£84,600		
31, Frobisher Road, Coventry, CV3 6LW		Semi-detached House			
Last Sold Date:	17/12/2013	16/05/2007	28/11/2000	17/12/1999	18/08/1998
Last Sold Price:	£250,000	£248,000	£127,000	£114,500	£89,950
27, Frobisher Road, Coventry, CV3 6LW		Semi-detached House			
Last Sold Date:	05/03/2010				
Last Sold Price:	£220,000				
13, Frobisher Road, Coventry, CV3 6LW		Semi-detached House			
Last Sold Date:	16/01/2009				
Last Sold Price:	£185,000				

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

Market Sold in Street



18, Frobisher Road, Coventry, CV3 6LW			Semi-detached House
Last Sold Date:	11/01/2007	22/10/1999	
Last Sold Price:	£220,000	£110,000	
15, Frobisher Road, Coventry, CV3 6LW			Semi-detached House
Last Sold Date:	04/04/2003		
Last Sold Price:	£165,000		
33, Frobisher Road, Coventry, CV3 6LW			Semi-detached House
Last Sold Date:	12/06/2002		
Last Sold Price:	£145,000		
21, Frobisher Road, Coventry, CV3 6LW			Semi-detached House
Last Sold Date:	31/05/2002		
Last Sold Price:	£152,500		
7, Frobisher Road, Coventry, CV3 6LW			Semi-detached House
Last Sold Date:	28/02/2002		
Last Sold Price:	£143,000		
23, Frobisher Road, Coventry, CV3 6LW			Semi-detached House
Last Sold Date:	12/05/2000		
Last Sold Price:	£109,000		
24, Frobisher Road, Coventry, CV3 6LW			Semi-detached House
Last Sold Date:	24/11/1999	05/07/1996	
Last Sold Price:	£95,000	£69,950	
9, Frobisher Road, Coventry, CV3 6LW			Semi-detached House
Last Sold Date:	29/01/1999		
Last Sold Price:	£92,000		
6, Frobisher Road, Coventry, CV3 6LW			Semi-detached House
Last Sold Date:	07/08/1998		
Last Sold Price:	£89,000		
11, Frobisher Road, Coventry, CV3 6LW			Detached House
Last Sold Date:	20/03/1998		
Last Sold Price:	£92,500		
10, Frobisher Road, Coventry, CV3 6LW			Semi-detached House
Last Sold Date:	14/02/1997		
Last Sold Price:	£81,000		
20, Frobisher Road, Coventry, CV3 6LW			Semi-detached House
Last Sold Date:	31/12/1996		
Last Sold Price:	£85,000		

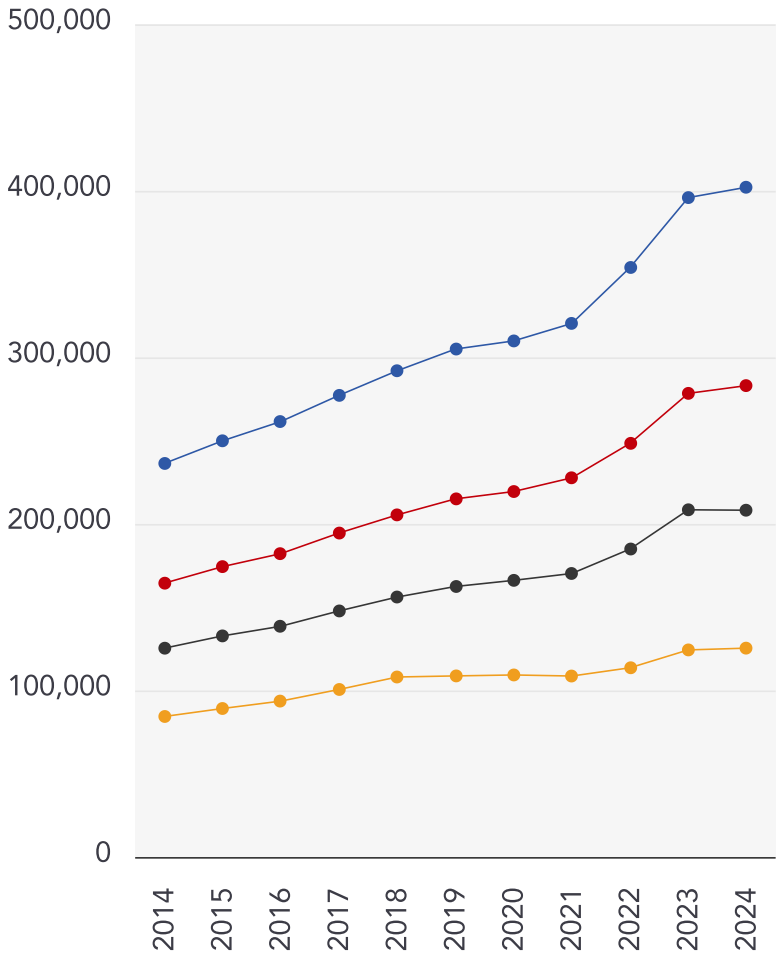
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



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



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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