



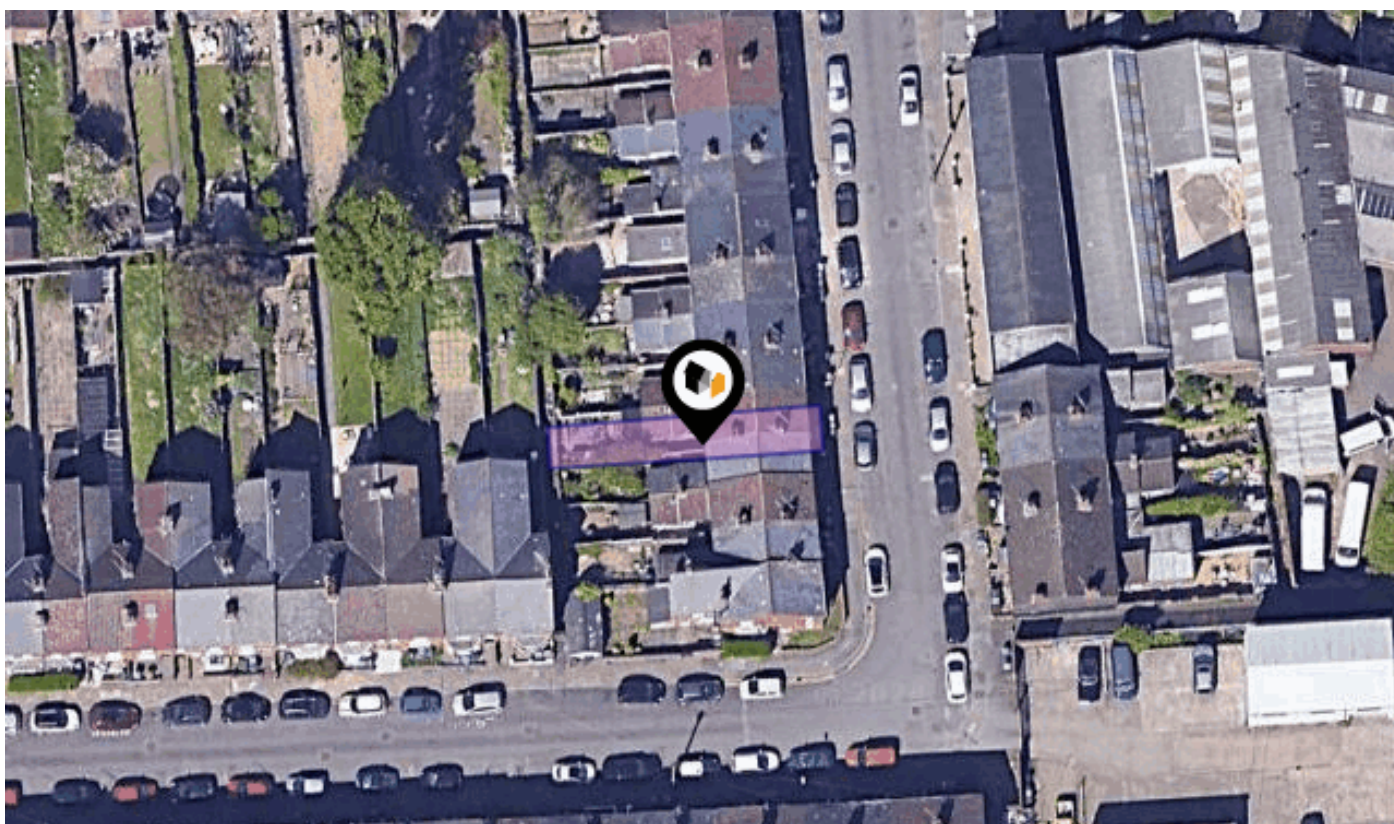
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th September 2024



WESTWOOD ROAD, COVENTRY, CV5

Price Estimate : £200,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A characterful & much loved two double bedroom period home
Ground floor shower room & en-suite cloakroom to rear bedroom
Bay window & steps to main entrance
Attractive rear gardens with patio areas & brick built store
Within easy reach of bus stops, excellent schooling & local amenities
Gas central heating & double glazing
New roof, boiler & shower room installed under current ownership
EPC Rating D, Total 724 sq.ft or 67Sq.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:	2
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,530
Title Number:	WM645081

Price Estimate:	£200,000
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:



Property EPC - Certificate



Westwood Road, COVENTRY, CV5

Energy rating

D

Valid until 17.12.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

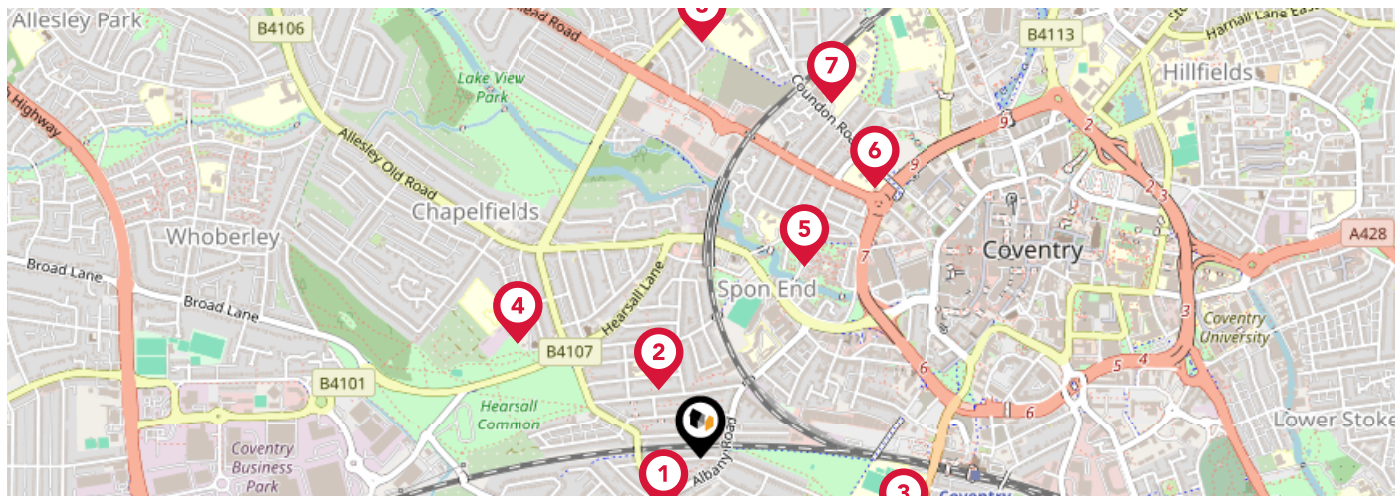
EPC - Additional Data



Additional EPC Data

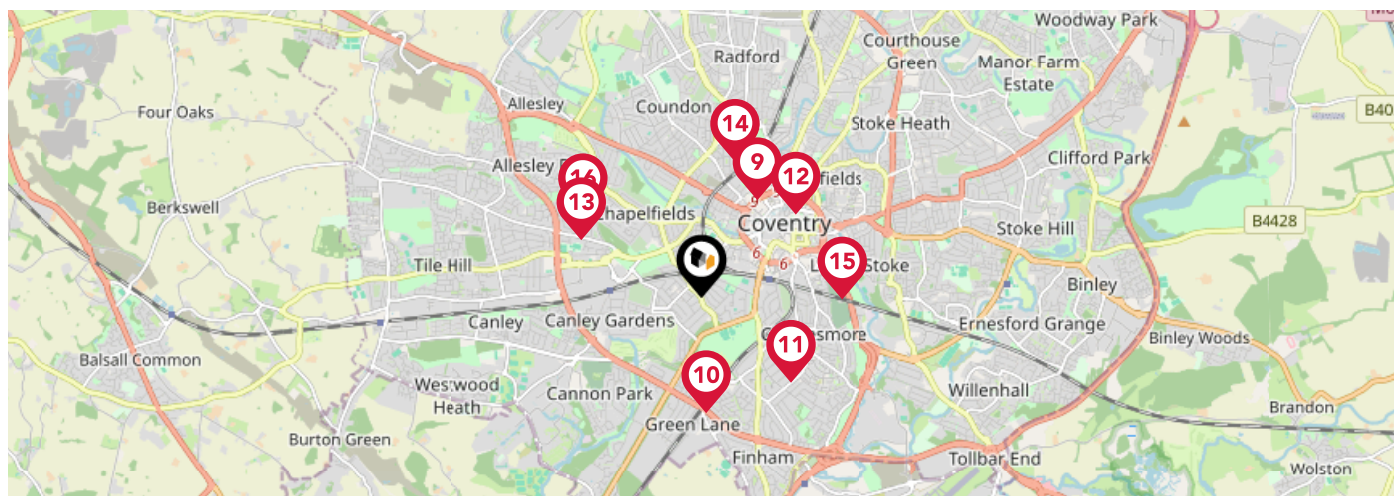
Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	64 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.15	<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:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

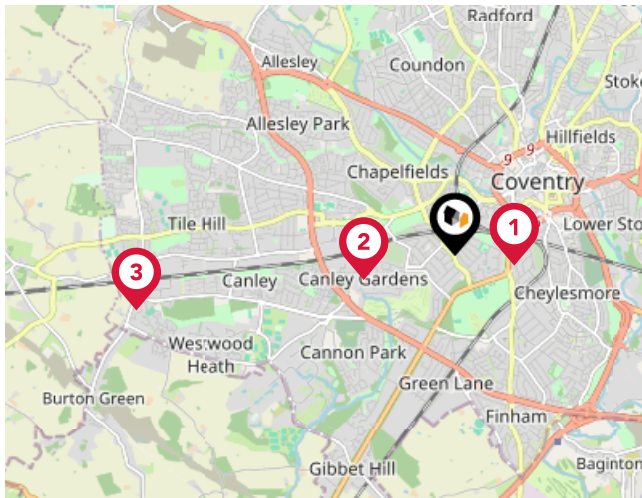
Area Schools



		Nursery	Primary	Secondary	College	Private
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:1.28	<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:1.29	<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:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

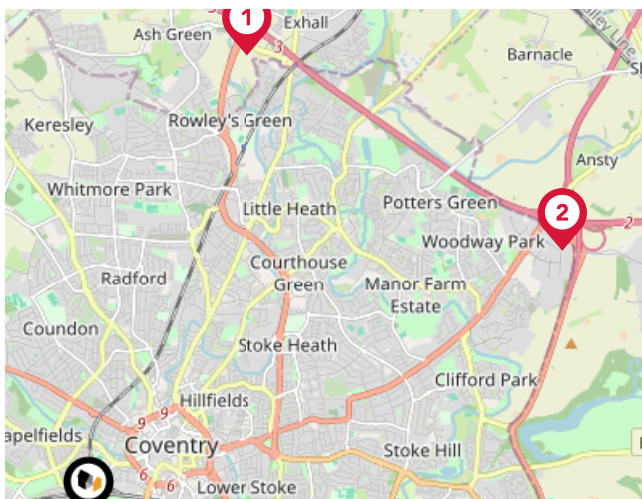
Area

Transport (National)



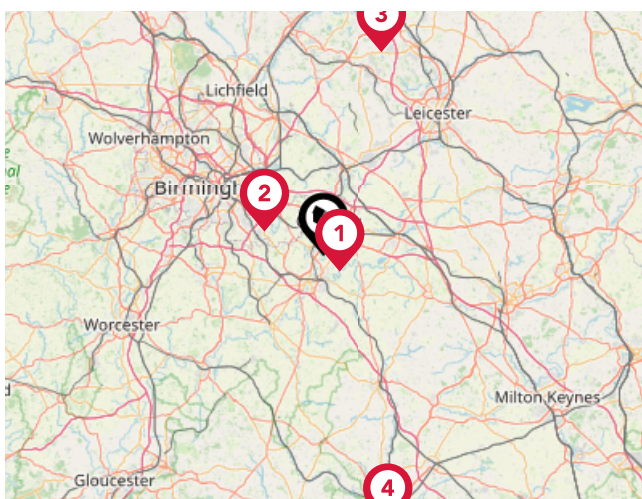
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.54 miles
2	Canley Rail Station	0.85 miles
3	Tile Hill Rail Station	2.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.44 miles
2	M6 J2	4.94 miles
3	M40 J14	10.38 miles
4	M40 J15	10.48 miles
5	M6 J3A	8.32 miles

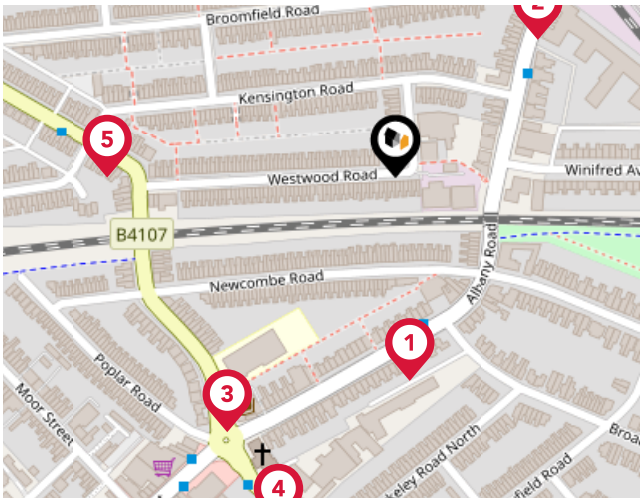


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.28 miles
2	Birmingham Airport	9.25 miles
3	East Mids Airport	30.5 miles
4	Kidlington	40.53 miles

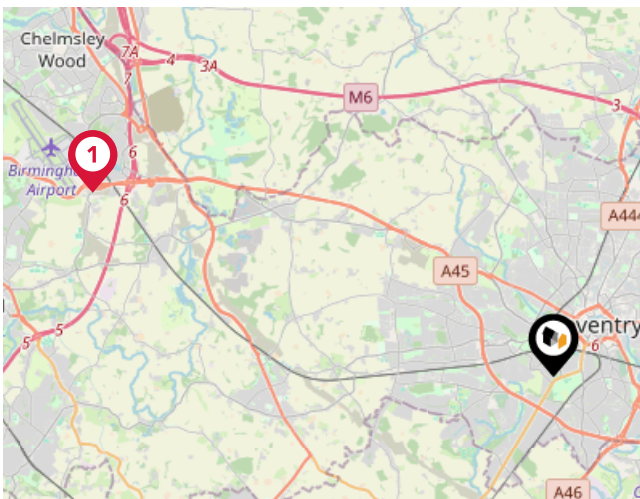
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.12 miles
2	Broomfield Rd	0.11 miles
3	Earlsdon Library	0.17 miles
4	Elsie Jones House	0.21 miles
5	Highland Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.99 miles

Market Sold in Street



40, Westwood Road, Coventry, CV5 6GE						Terraced House
Last Sold Date:	30/06/2023	16/08/2005				
Last Sold Price:	£210,000	£119,995				
4, Westwood Road, Coventry, CV5 6GE						Terraced House
Last Sold Date:	13/06/2023	12/12/2006				
Last Sold Price:	£196,500	£108,000				
2, Westwood Road, Coventry, CV5 6GE						Terraced House
Last Sold Date:	09/05/2023	31/01/2017	26/03/2010			
Last Sold Price:	£195,000	£147,500	£102,000			
50, Westwood Road, Coventry, CV5 6GE						Terraced House
Last Sold Date:	12/04/2022	25/01/2019				
Last Sold Price:	£210,000	£202,000				
32, Westwood Road, Coventry, CV5 6GE						Terraced House
Last Sold Date:	30/04/2021	06/02/2004				
Last Sold Price:	£156,000	£93,000				
18, Westwood Road, Coventry, CV5 6GE						Terraced House
Last Sold Date:	04/03/2021	20/01/2020				
Last Sold Price:	£192,000	£120,000				
30, Westwood Road, Coventry, CV5 6GE						Terraced House
Last Sold Date:	09/12/2020					
Last Sold Price:	£155,000					
26, Westwood Road, Coventry, CV5 6GE						Terraced House
Last Sold Date:	27/03/2020	31/01/2020	13/02/2018	06/09/2001	17/10/1996	
Last Sold Price:	£170,000	£170,000	£173,000	£69,000	£30,000	
66, Westwood Road, Coventry, CV5 6GE						Terraced House
Last Sold Date:	14/02/2020	31/03/2015	30/08/2013	21/09/2012	20/02/2004	
Last Sold Price:	£215,000	£160,000	£148,984	£145,000	£125,000	
					01/08/2001	
					£76,000	
14, Westwood Road, Coventry, CV5 6GE						Terraced House
Last Sold Date:	20/08/2019	16/01/2004	19/09/1997			
Last Sold Price:	£172,000	£102,500	£36,250			
60, Westwood Road, Coventry, CV5 6GE						Terraced House
Last Sold Date:	02/07/2019	19/07/2013				
Last Sold Price:	£205,000	£140,000				
22, Westwood Road, Coventry, CV5 6GE						Terraced House
Last Sold Date:	06/07/2018					
Last Sold Price:	£155,000					

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

Market Sold in Street



56, Westwood Road, Coventry, CV5 6GE				Terraced House
Last Sold Date:	14/04/2016	22/08/2003		
Last Sold Price:	£117,500	£97,500		
58, Westwood Road, Coventry, CV5 6GE				Terraced House
Last Sold Date:	12/09/2014	20/02/2009	17/11/2006	
Last Sold Price:	£155,000	£120,000	£139,950	
48, Westwood Road, Coventry, CV5 6GE				Terraced House
Last Sold Date:	02/05/2013	05/03/2003	07/11/1995	
Last Sold Price:	£145,000	£117,000	£42,500	
62, Westwood Road, Coventry, CV5 6GE				Terraced House
Last Sold Date:	06/12/2011			
Last Sold Price:	£145,000			
36, Westwood Road, Coventry, CV5 6GE				Terraced House
Last Sold Date:	13/11/2009			
Last Sold Price:	£136,000			
24, Westwood Road, Coventry, CV5 6GE				Terraced House
Last Sold Date:	30/05/2007			
Last Sold Price:	£75,000			
20, Westwood Road, Coventry, CV5 6GE				Terraced House
Last Sold Date:	02/05/2006			
Last Sold Price:	£118,000			
28, Westwood Road, Coventry, CV5 6GE				Terraced House
Last Sold Date:	29/07/2004	17/12/1999	30/04/1999	
Last Sold Price:	£115,000	£55,000	£39,250	
10, Westwood Road, Coventry, CV5 6GE				Terraced House
Last Sold Date:	04/06/2004			
Last Sold Price:	£101,000			
44, Westwood Road, Coventry, CV5 6GE				Terraced House
Last Sold Date:	31/10/2003	08/11/2000	09/01/1998	
Last Sold Price:	£133,000	£88,250	£59,950	
54, Westwood Road, Coventry, CV5 6GE				Terraced House
Last Sold Date:	03/05/2002			
Last Sold Price:	£95,000			
38, Westwood Road, Coventry, CV5 6GE				Terraced House
Last Sold Date:	17/01/1997			
Last Sold Price:	£13,000			

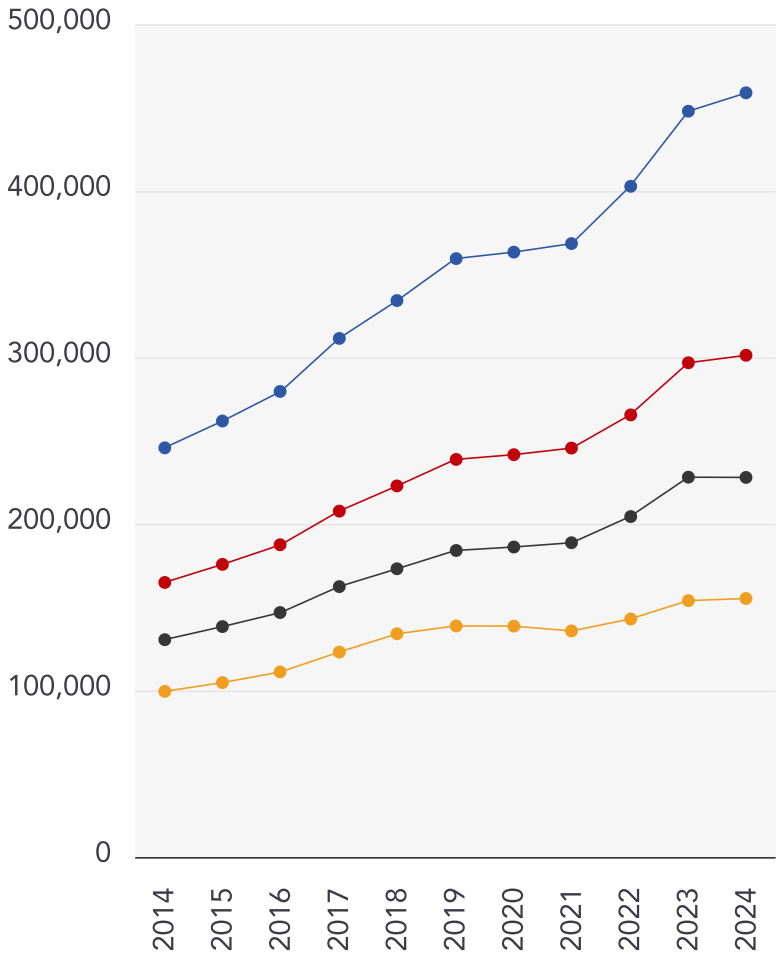
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Market

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.

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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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