



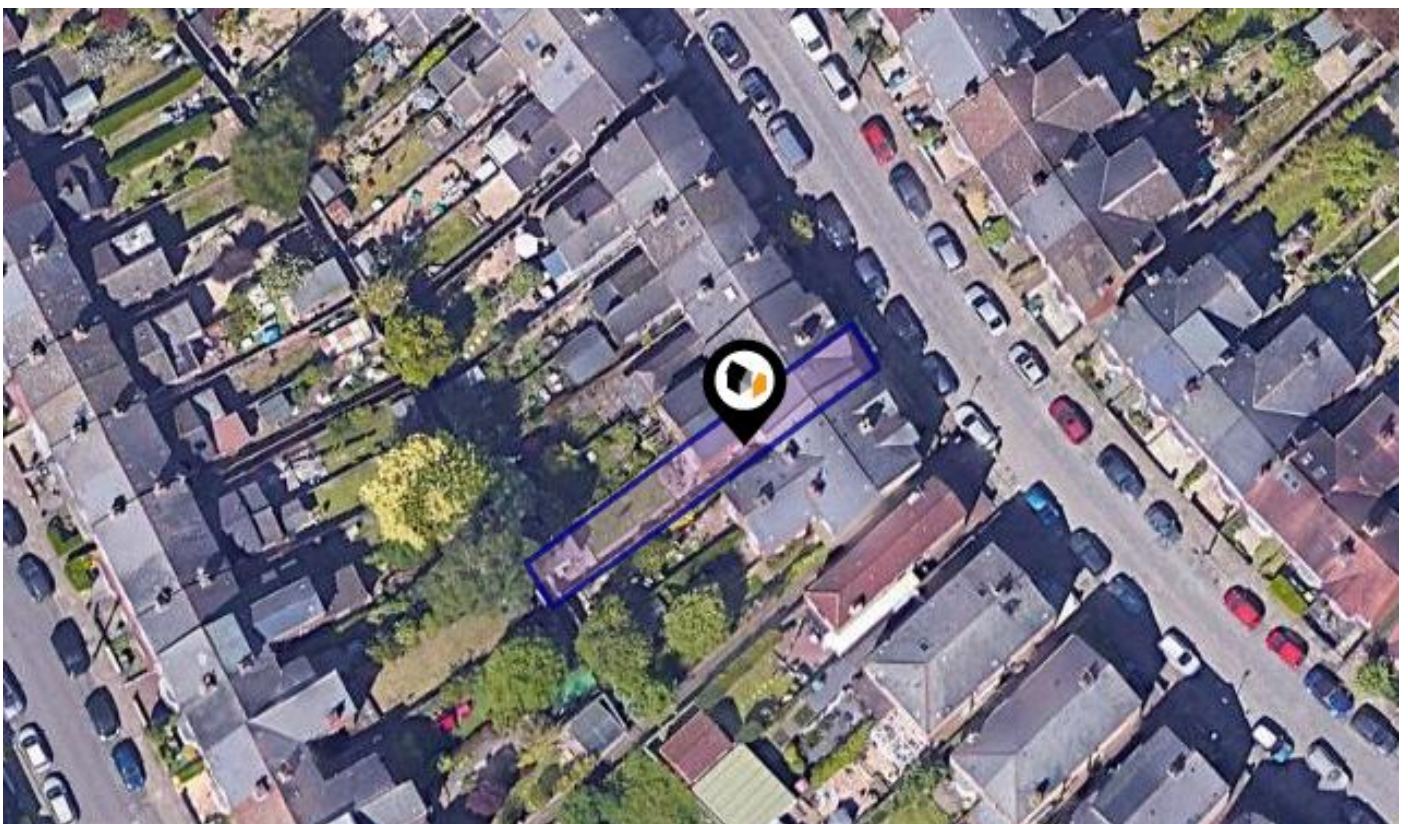
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20<sup>th</sup> September 2024



## MICKLETON ROAD, COVENTRY, CV5

Asking Price : £365,000

### 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



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### Dear Buyers & Interested Parties

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

A period & spacious three double bedroom home  
Impressive open plan kitchen breakfast room with French doors to garden  
Hallway & full width dining room with open fire  
Separate sitting room with bay window and chimney breast  
Stunning first floor bathroom with bath & contemporary tiling  
South facing mature lawned rear gardens with brick built store  
Ideal Earlsdon location near parkland & train station  
NO CHAIN, EPC Rating D, Total 1171Sq.ft. or 108 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>	3
<b>Floor Area:</b>	871 ft <sup>2</sup> / 81 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,041
<b>Title Number:</b>	WM11696

<b>Asking Price:</b>	£365,000
<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



CV5

Energy rating

**D**

Valid until 14.09.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

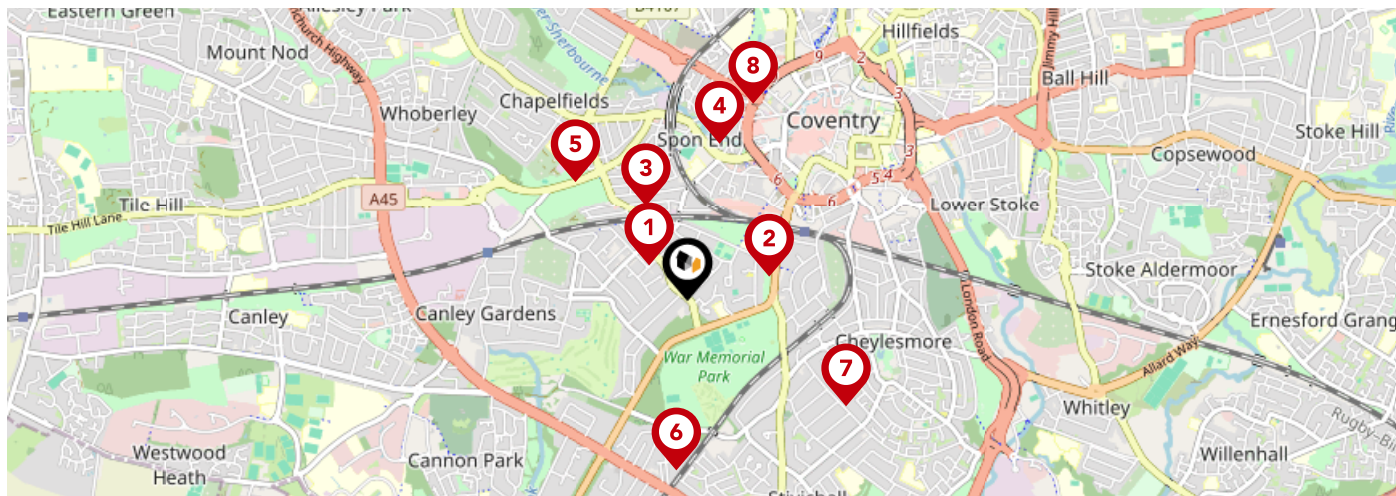


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<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 installed before 2002
<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>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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 all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>

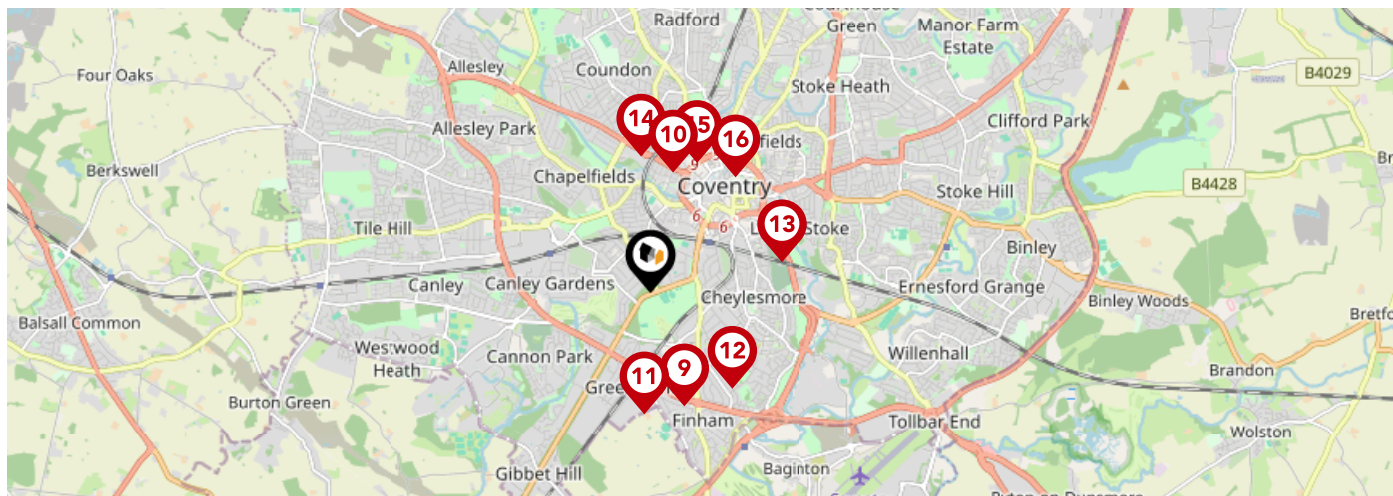










# Area Schools



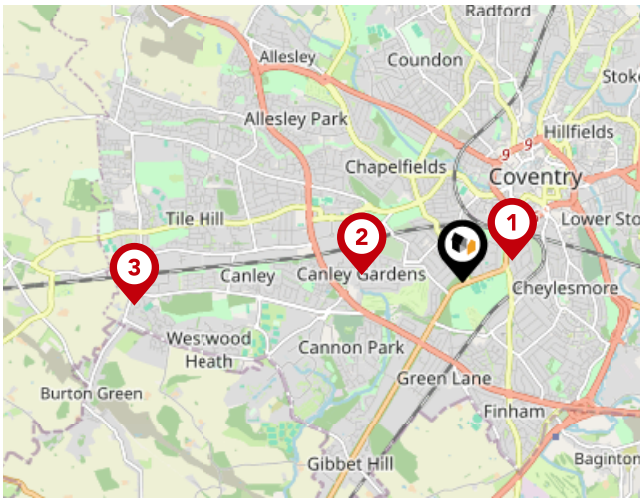
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.47	<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:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



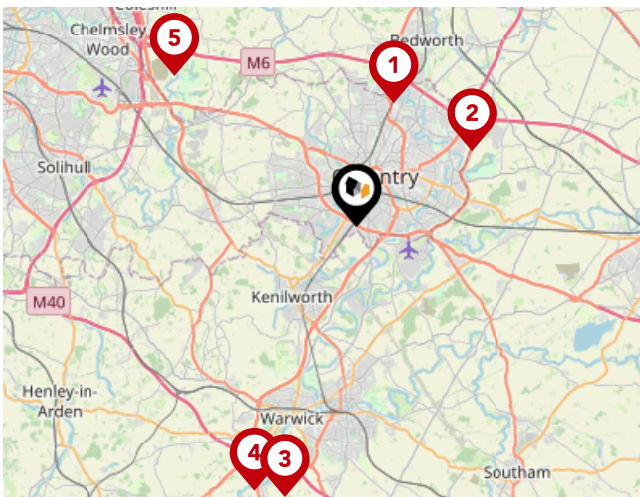
		Nursery	Primary	Secondary	College	Private
	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.11	<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:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1.22	<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:1.22	<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:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



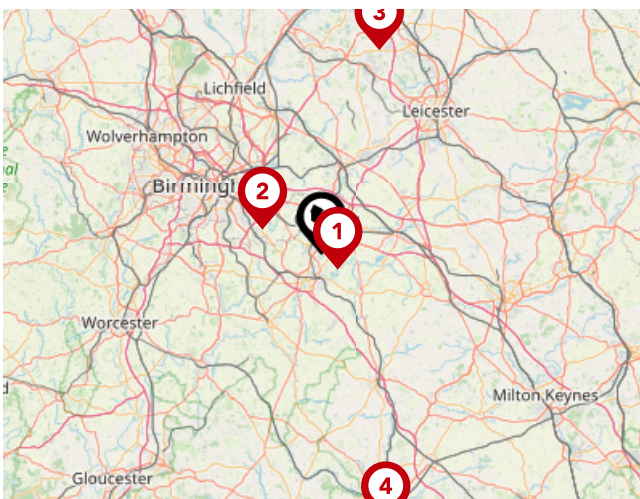
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.49 miles
2	Canley Rail Station	0.91 miles
3	Tile Hill Rail Station	2.98 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.68 miles
2	M6 J2	5 miles
3	M40 J14	10.14 miles
4	M40 J15	10.25 miles
5	M6 J3A	8.57 miles



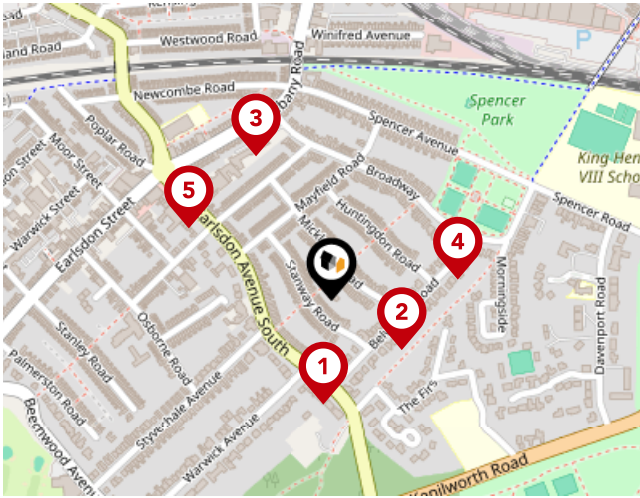
## Airports/Helipads

Pin	Name	Distance
1	Baginton	3.02 miles
2	Birmingham Airport	9.45 miles
3	East Mids Airport	30.74 miles
4	Kidlington	40.24 miles



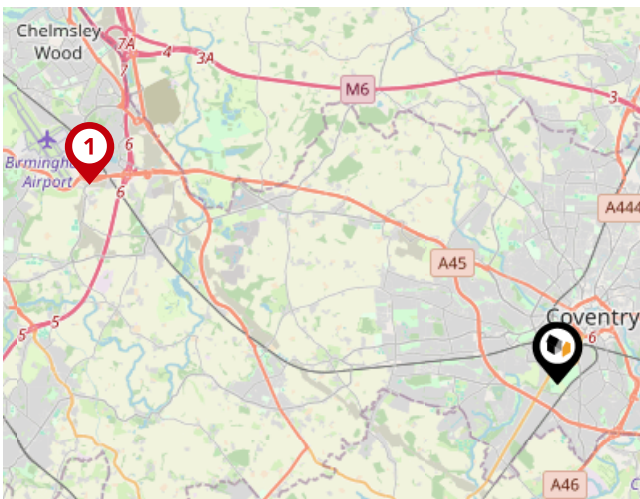
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Warwick Avenue	0.12 miles
2	Mickleton Rd	0.1 miles
3	Broadway	0.18 miles
4	Huntingdon Rd	0.15 miles
5	Elsie Jones House	0.18 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.18 miles

# Market Sold in Street



<b>44, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	17/05/2024	17/07/2009	02/01/2002	08/12/1995	
Last Sold Price:	£260,500	£149,900	£91,000	£36,500	
<b>16, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	22/09/2023				
Last Sold Price:	£240,000				
<b>20, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	14/11/2022				
Last Sold Price:	£269,500				
<b>10, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	05/08/2022	03/09/2004	31/05/2001	03/12/1999	
Last Sold Price:	£295,000	£158,000	£60,000	£64,000	
<b>48, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	20/06/2022	23/06/2006			
Last Sold Price:	£350,000	£198,000			
<b>12, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	25/03/2022	02/05/2000			
Last Sold Price:	£308,000	£25,000			
<b>18, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	03/09/2021				
Last Sold Price:	£243,000				
<b>60, Mickleton Road, Coventry, CV5 6PQ</b>					Semi-detached House
Last Sold Date:	17/12/2020				
Last Sold Price:	£325,000				
<b>34, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	11/08/2020	17/03/2017	26/10/2007	08/01/2007	
Last Sold Price:	£247,500	£208,000	£187,000	£122,250	
<b>58, Mickleton Road, Coventry, CV5 6PQ</b>					Semi-detached House
Last Sold Date:	29/11/2019	14/12/1995			
Last Sold Price:	£355,000	£60,000			
<b>38, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	01/02/2017	01/05/2009			
Last Sold Price:	£187,500	£121,000			
<b>36, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	22/12/2016	26/04/2013	15/12/2006	29/03/2004	
Last Sold Price:	£205,000	£158,000	£146,000	£116,500	

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

# Market Sold in Street



<b>40, Mickleton Road, Coventry, CV5 6PQ</b>				Terraced House
Last Sold Date:	14/06/2016	10/11/2006	19/01/1996	
Last Sold Price:	£199,950	£142,500	£43,000	
<b>32, Mickleton Road, Coventry, CV5 6PQ</b>				Terraced House
Last Sold Date:	22/01/2016	24/01/2007	14/06/2002	29/09/2000
Last Sold Price:	£157,600	£147,000	£92,000	£73,000
<b>70, Mickleton Road, Coventry, CV5 6PQ</b>				Semi-detached House
Last Sold Date:	08/01/2016	21/12/2011		
Last Sold Price:	£290,000	£240,000		
<b>72, Mickleton Road, Coventry, CV5 6PQ</b>				Semi-detached House
Last Sold Date:	05/01/2015			
Last Sold Price:	£267,500			
<b>22, Mickleton Road, Coventry, CV5 6PQ</b>				Terraced House
Last Sold Date:	12/12/2014	14/03/2002	21/12/1998	
Last Sold Price:	£224,600	£134,500	£59,950	
<b>24, Mickleton Road, Coventry, CV5 6PQ</b>				Terraced House
Last Sold Date:	14/04/2014	21/01/2008		
Last Sold Price:	£225,000	£220,000		
<b>76, Mickleton Road, Coventry, CV5 6PQ</b>				Semi-detached House
Last Sold Date:	20/08/2013	04/01/2010	14/11/2002	
Last Sold Price:	£310,000	£318,000	£222,000	
<b>82, Mickleton Road, Coventry, CV5 6PQ</b>				Semi-detached House
Last Sold Date:	20/12/2011	18/10/2002	22/04/1997	
Last Sold Price:	£320,000	£198,000	£92,500	
<b>26, Mickleton Road, Coventry, CV5 6PQ</b>				Terraced House
Last Sold Date:	30/09/2010	27/11/2003		
Last Sold Price:	£142,000	£114,000		
<b>80, Mickleton Road, Coventry, CV5 6PQ</b>				Semi-detached House
Last Sold Date:	14/05/2010			
Last Sold Price:	£245,000			
<b>74, Mickleton Road, Coventry, CV5 6PQ</b>				Semi-detached House
Last Sold Date:	09/11/2007			
Last Sold Price:	£325,000			
<b>28, Mickleton Road, Coventry, CV5 6PQ</b>				Terraced House
Last Sold Date:	26/06/2007	10/04/2002	13/06/1997	
Last Sold Price:	£147,950	£66,000	£41,500	

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

# Market Sold in Street



<b>62, Mickleton Road, Coventry, CV5 6PQ</b>	Semi-detached House
Last Sold Date: 28/02/2003	
Last Sold Price: £146,000	
<b>8, Mickleton Road, Coventry, CV5 6PQ</b>	Terraced House
Last Sold Date: 31/05/2002	
Last Sold Price: £115,000	
<b>30, Mickleton Road, Coventry, CV5 6PQ</b>	Terraced House
Last Sold Date: 24/11/2000	
Last Sold Price: £67,000	
<b>14, Mickleton Road, Coventry, CV5 6PQ</b>	Terraced House
Last Sold Date: 16/07/1999	23/03/1995
Last Sold Price: £52,000	£39,000
<b>6, Mickleton Road, Coventry, CV5 6PQ</b>	Terraced House
Last Sold Date: 16/04/1998	
Last Sold Price: £53,000	
<b>42, Mickleton Road, Coventry, CV5 6PQ</b>	Terraced House
Last Sold Date: 31/03/1995	
Last Sold Price: £42,000	

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

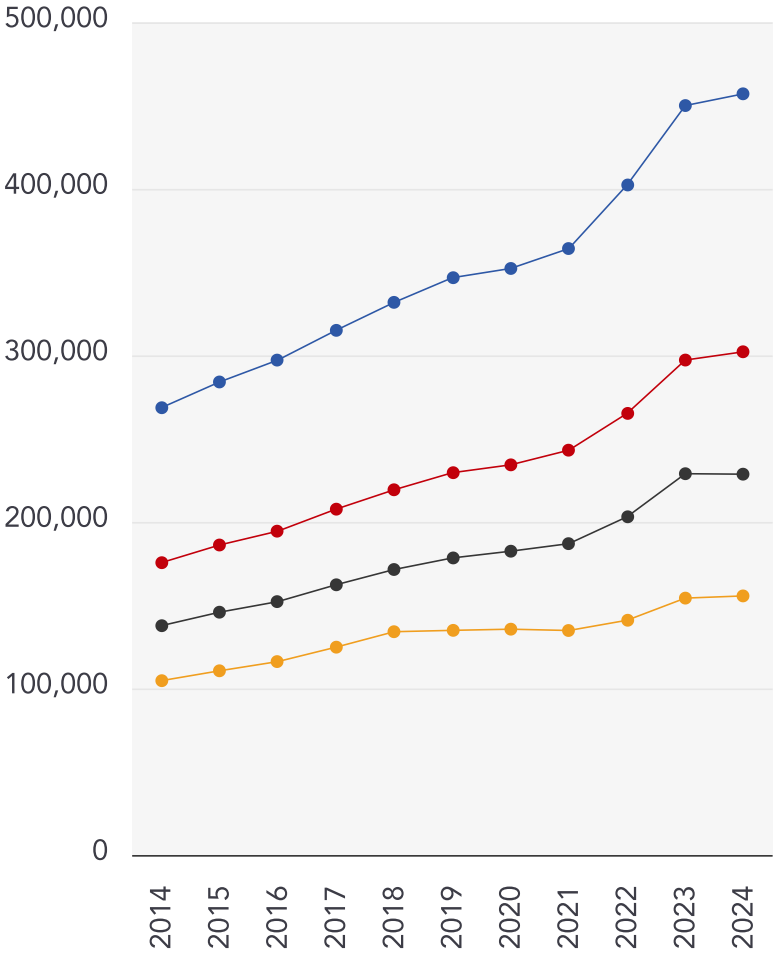


# Market

## 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



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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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