



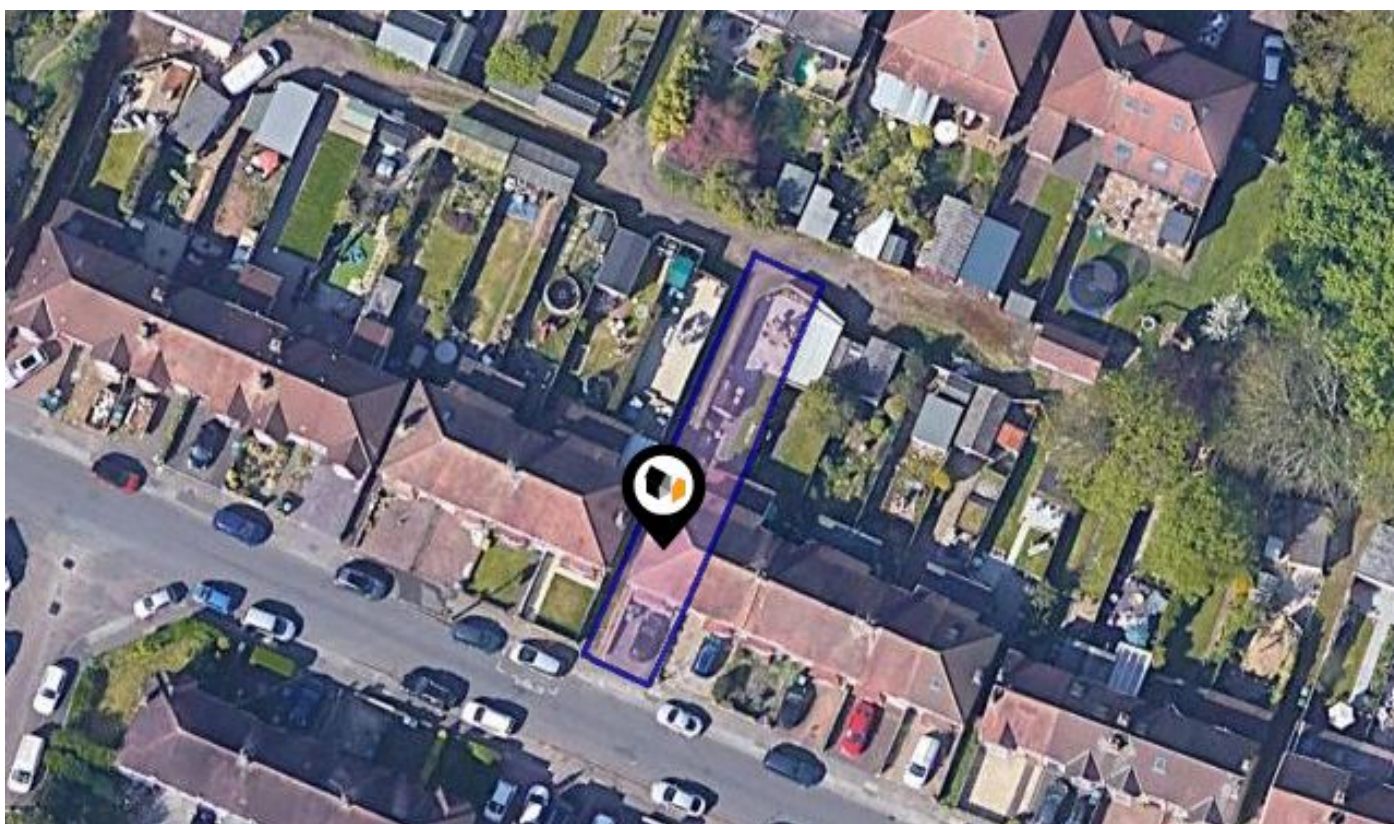
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20th September 2024



WESTBURY ROAD, COVENTRY, CV5

Price Estimate : £250,000

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 spacious, versatile & stylish three bedroom end of terrace home

Open plan & extended kitchen & dining room

Driveway & landscaped rear gardens

Quality modern kitchen with vaulted ceiling & door to gardens

Bedroom one with adaptable bedroom three/dressing room

Refitted modern shower room

Separate sitting room & welcoming original hallway

Gas central heating & double glazing

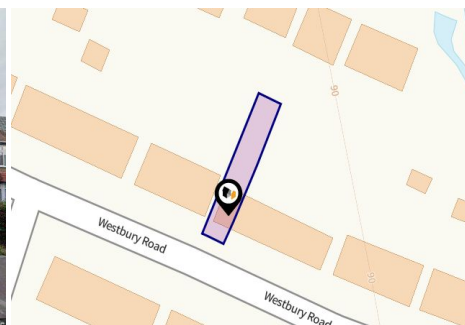
Ideal Coundon location within easy reach of all amenities

EPC Rating D, Total 864 Sq.Ft or 80 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

Type:	Terraced
Bedrooms:	3
Floor Area:	914 ft ² / 85 m ²
Plot Area:	0.06 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	MM97522

Price Estimate:	£250,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	78 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Westbury Road, CV5

Energy rating

D

Valid until 14.01.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #92d050; padding: 5px; display: inline-block;">80 C</div>
55-68	D	<div style="background-color: #ffc000; padding: 5px; display: inline-block;">57 D</div>	
39-54	E		
21-38	F		
1-20	G		

Property

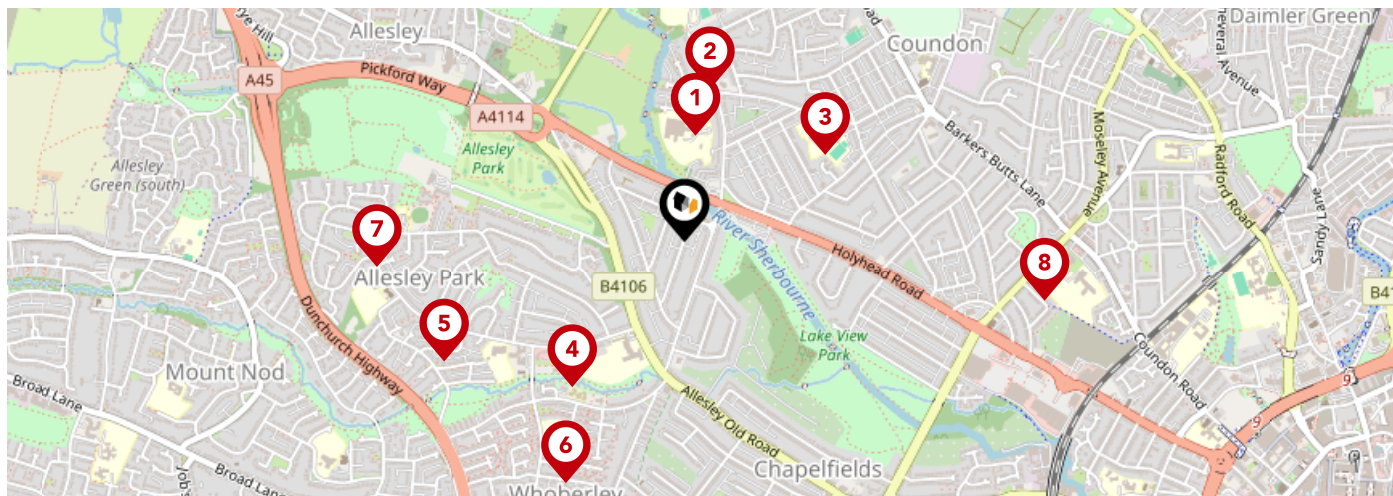
EPC - Additional Data



Additional EPC Data

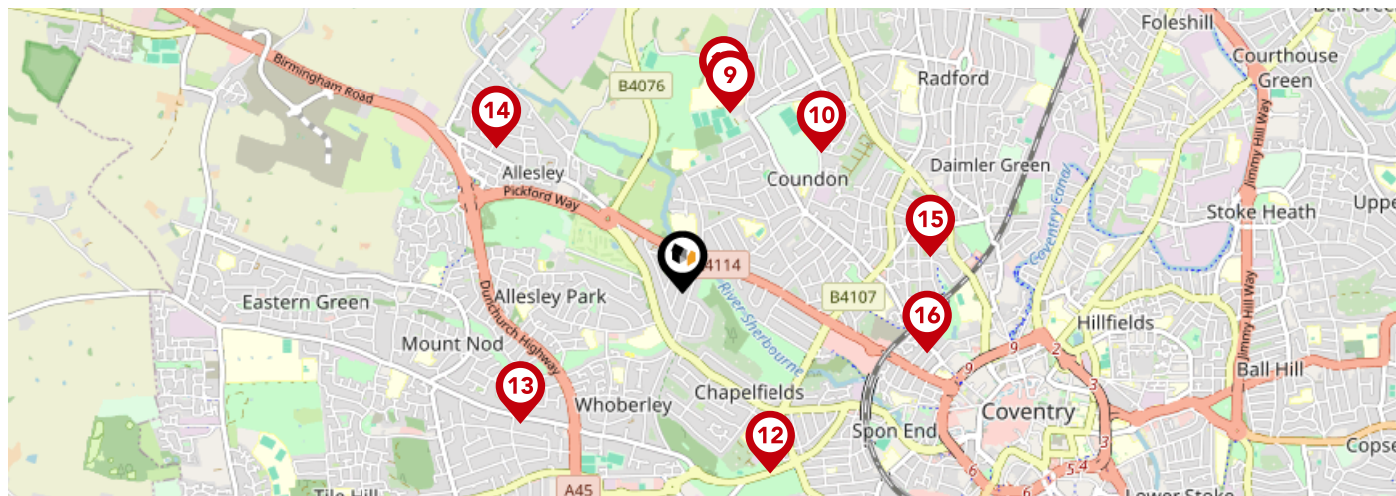
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
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 22% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	85 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

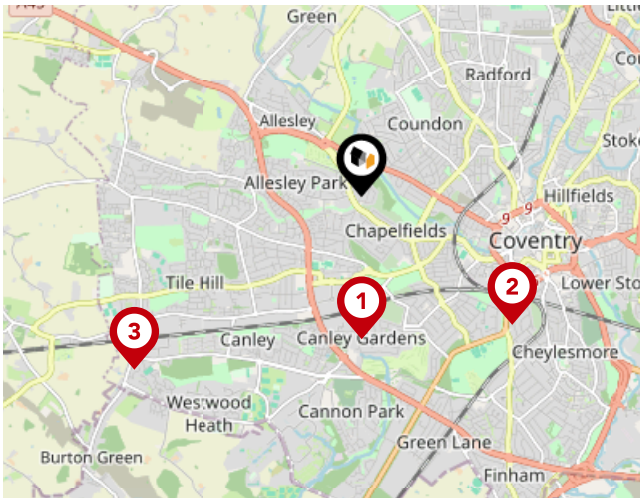
Area Schools



	Nursery	Primary	Secondary	College	Private
 Hollyfast Primary School Ofsted Rating: Good Pupils: 656 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Coundon Court Ofsted Rating: Requires improvement Pupils: 1919 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Allesley Primary School Ofsted Rating: Good Pupils: 419 Distance:1.07	<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:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

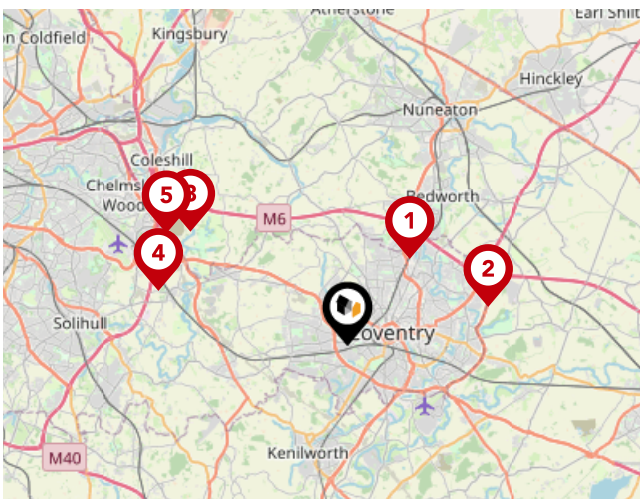
Area

Transport (National)



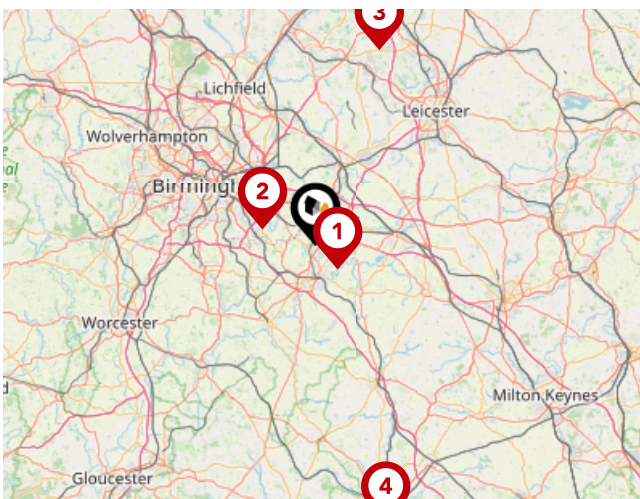
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.29 miles
2	Coventry Rail Station	1.78 miles
3	Tile Hill Rail Station	2.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.86 miles
2	M6 J2	5.29 miles
3	M6 J3A	7.02 miles
4	M42 J6	7.1 miles
5	M6 J4	7.71 miles

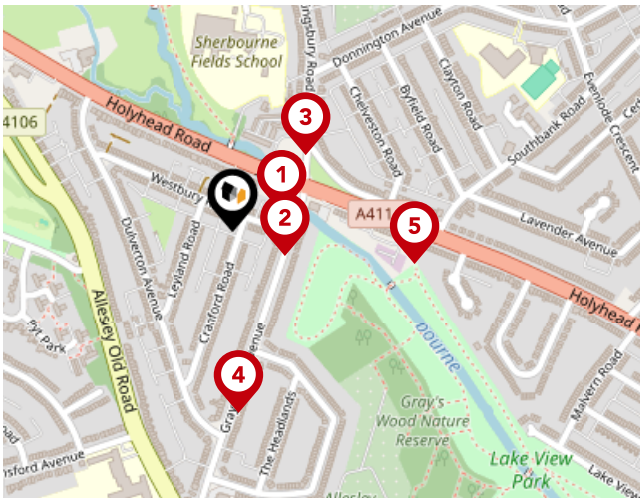


Airports/Helipads

Pin	Name	Distance
1	Baginton	4.62 miles
2	Birmingham Airport	8.12 miles
3	East Mids Airport	29.71 miles
4	Kidlington	41.76 miles

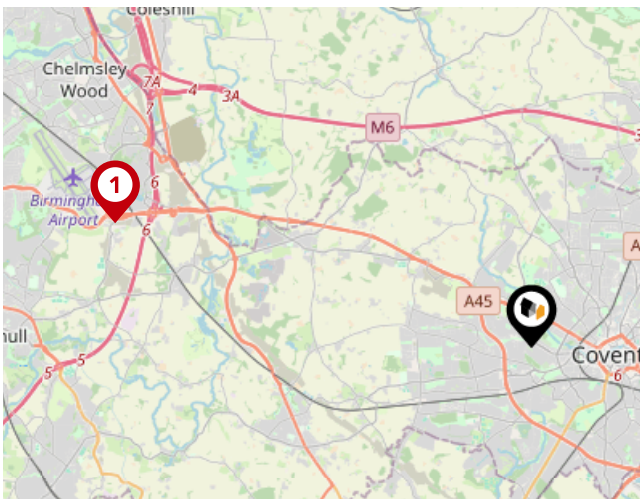
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grayswood Avenue	0.06 miles
2	Grayswood Ave	0.07 miles
3	Morfa Gardens	0.12 miles
4	Lincroft Crescent	0.21 miles
5	Southbank Rd	0.21 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.86 miles

Market Sold in Street



44, Westbury Road, Coventry, CV5 8JD					Terraced House
Last Sold Date:	14/06/2024	03/09/2010			
Last Sold Price:	£270,000	£120,000			
2a, Westbury Road, Coventry, CV5 8JD					Terraced House
Last Sold Date:	02/10/2023				
Last Sold Price:	£260,000				
40, Westbury Road, Coventry, CV5 8JD					Terraced House
Last Sold Date:	21/12/2022				
Last Sold Price:	£235,000				
36, Westbury Road, Coventry, CV5 8JD					Terraced House
Last Sold Date:	19/08/2022				
Last Sold Price:	£225,000				
28, Westbury Road, Coventry, CV5 8JD					Terraced House
Last Sold Date:	11/06/2021				
Last Sold Price:	£190,000				
30, Westbury Road, Coventry, CV5 8JD					Terraced House
Last Sold Date:	10/11/2017				
Last Sold Price:	£164,000				
16, Westbury Road, Coventry, CV5 8JD					Terraced House
Last Sold Date:	28/02/2017	24/02/2017	14/04/2004		
Last Sold Price:	£186,000	£180,000	£138,500		
48, Westbury Road, Coventry, CV5 8JD					Terraced House
Last Sold Date:	29/04/2016	01/08/1997			
Last Sold Price:	£165,500	£42,000			
4, Westbury Road, Coventry, CV5 8JD					Terraced House
Last Sold Date:	16/11/2015	01/07/2005	04/11/2002		
Last Sold Price:	£150,000	£132,000	£96,500		
46, Westbury Road, Coventry, CV5 8JD					Terraced House
Last Sold Date:	27/04/2015				
Last Sold Price:	£136,000				
22, Westbury Road, Coventry, CV5 8JD					Terraced House
Last Sold Date:	06/02/2013	01/12/2006	16/01/2004	09/03/2000	11/08/1995
Last Sold Price:	£132,500	£132,000	£117,500	£60,000	£18,750
34, Westbury Road, Coventry, CV5 8JD					Terraced House
Last Sold Date:	16/09/2011	28/07/2003			
Last Sold Price:	£139,000	£119,950			

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

Market Sold in Street



14, Westbury Road, Coventry, CV5 8JD						Terraced House
Last Sold Date:	15/09/2010					
Last Sold Price:	£145,000					
42, Westbury Road, Coventry, CV5 8JD						Terraced House
Last Sold Date:	18/05/2009	20/10/2006				
Last Sold Price:	£127,500	£129,000				
24, Westbury Road, Coventry, CV5 8JD						Terraced House
Last Sold Date:	14/09/2007	27/01/2006	23/04/2001	25/02/2000	23/01/1998	
Last Sold Price:	£145,000	£120,000	£80,000	£53,000	£24,000	
8, Westbury Road, Coventry, CV5 8JD						Terraced House
Last Sold Date:	16/06/2004					
Last Sold Price:	£130,000					
18, Westbury Road, Coventry, CV5 8JD						Terraced House
Last Sold Date:	01/10/2001					
Last Sold Price:	£65,000					
2, Westbury Road, Coventry, CV5 8JD						Terraced House
Last Sold Date:	02/11/1999					
Last Sold Price:	£20,000					
50, Westbury Road, Coventry, CV5 8JD						Terraced House
Last Sold Date:	08/08/1997	28/04/1995				
Last Sold Price:	£57,000	£50,000				
32, Westbury Road, Coventry, CV5 8JD						Semi-detached House
Last Sold Date:	06/12/1996					
Last Sold Price:	£40,000					

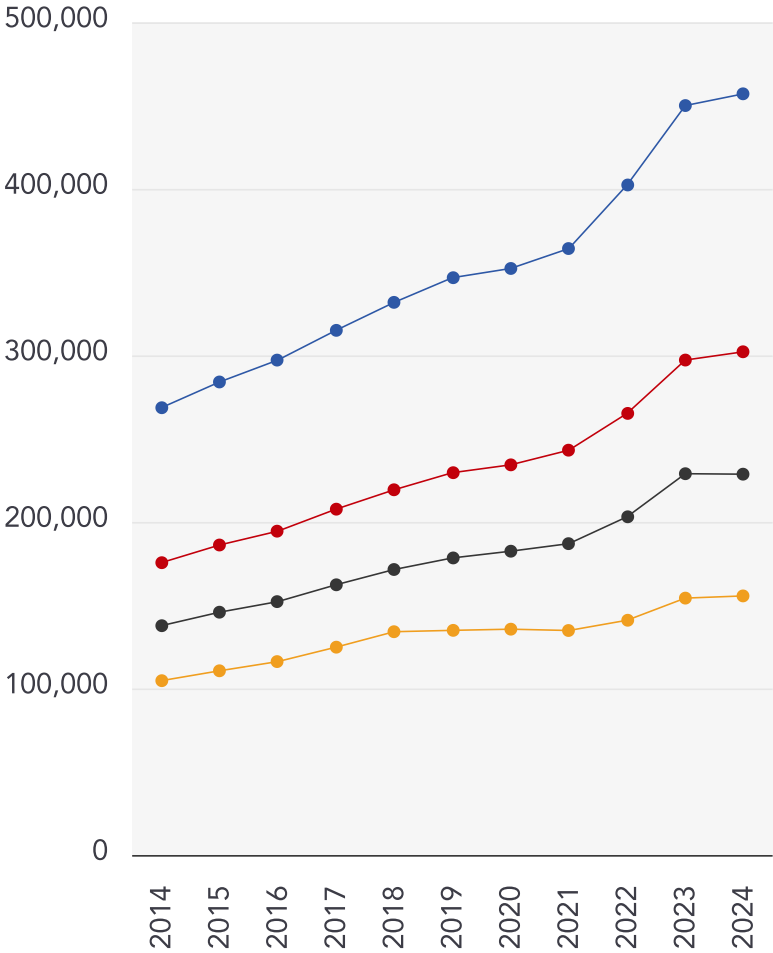
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Market

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



Important - Please Read

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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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