



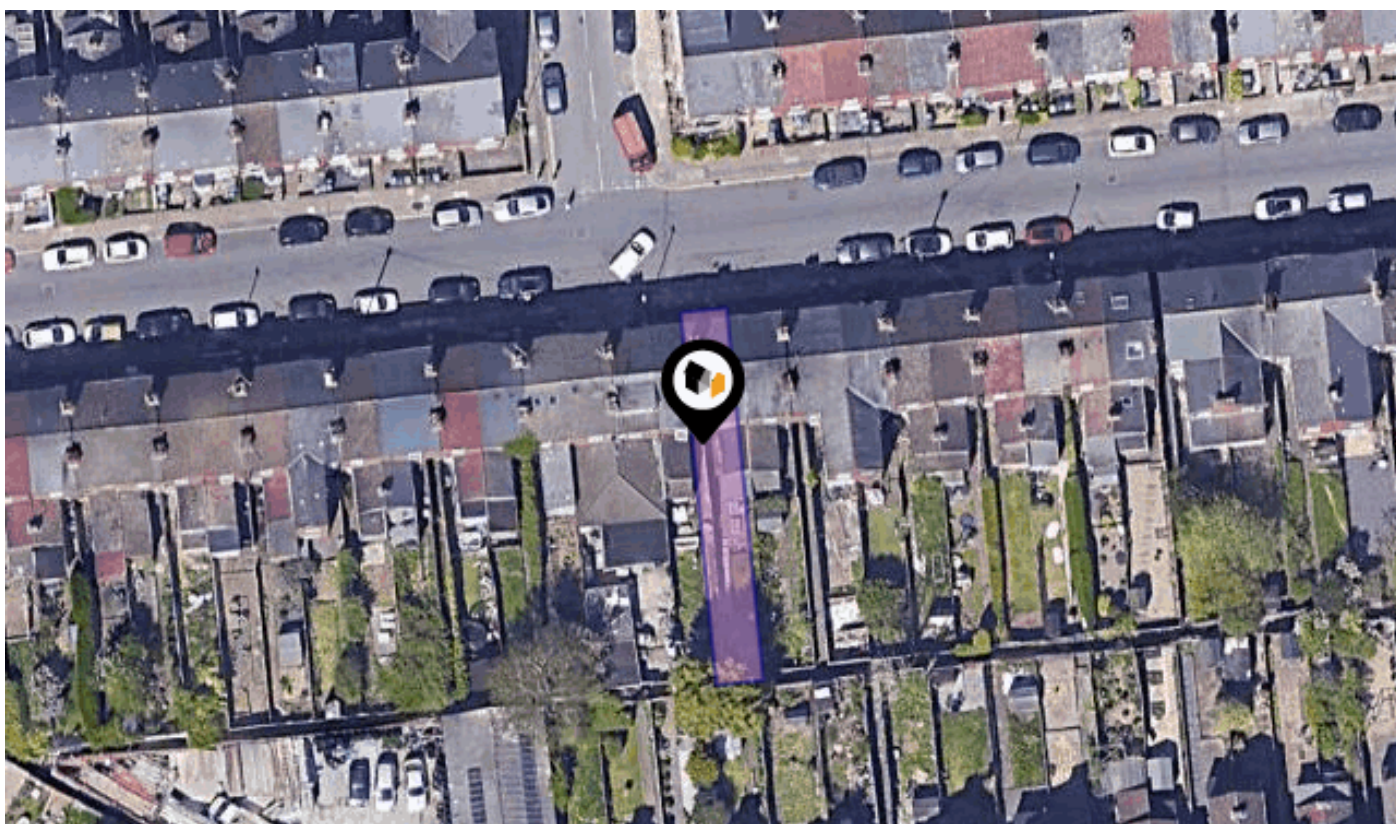
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 23<sup>rd</sup> September 2024**



## BROOMFIELD ROAD, COVENTRY, CV5

OIRO : £200,000

### 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



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### Dear Buyers & interested parties

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

Sympathetic & quite unique two double bedroom terraced home

Two generous reception rooms, rear with French doors to garden

Comprehensively fitted kitchen with door to garden & bathroom

Contemporary bathroom with bath & vanity unit

Beautifully presented throughout with many original features

Altered dog leg staircase, gas central heating & double glazing

South facing landscaped lawned gardens with storage & sitting areas

Useful porch leading to front reception doorway

Ideal Earlsdon location close to amenities & Hearsall Common

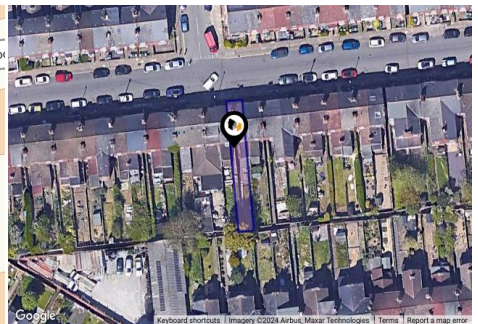
EPC Rating D, Total Sq. Ft. 740 or 68 Sq.M

*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>	710 ft <sup>2</sup> / 66 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band A
<b>Annual Estimate:</b>	£1,530
<b>Title Number:</b>	WK76239

<b>OIRO:</b>	£200,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>76</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Broomfield Road, COVENTRY, CV5

Energy rating

**D**

Valid until 11.06.2022

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

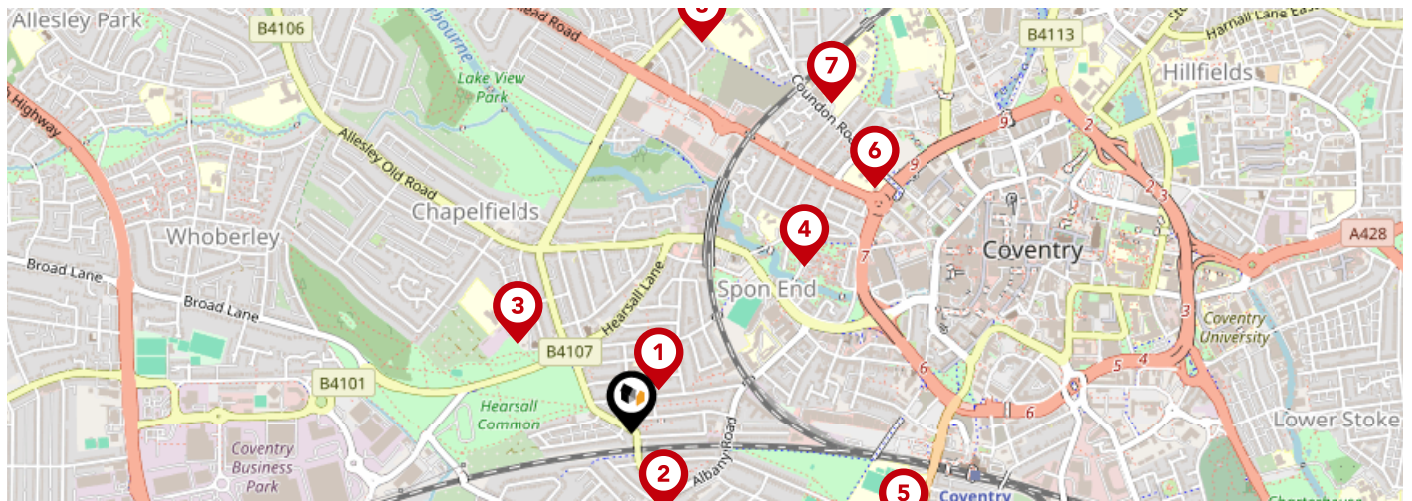
## EPC - Additional Data



### Additional EPC Data

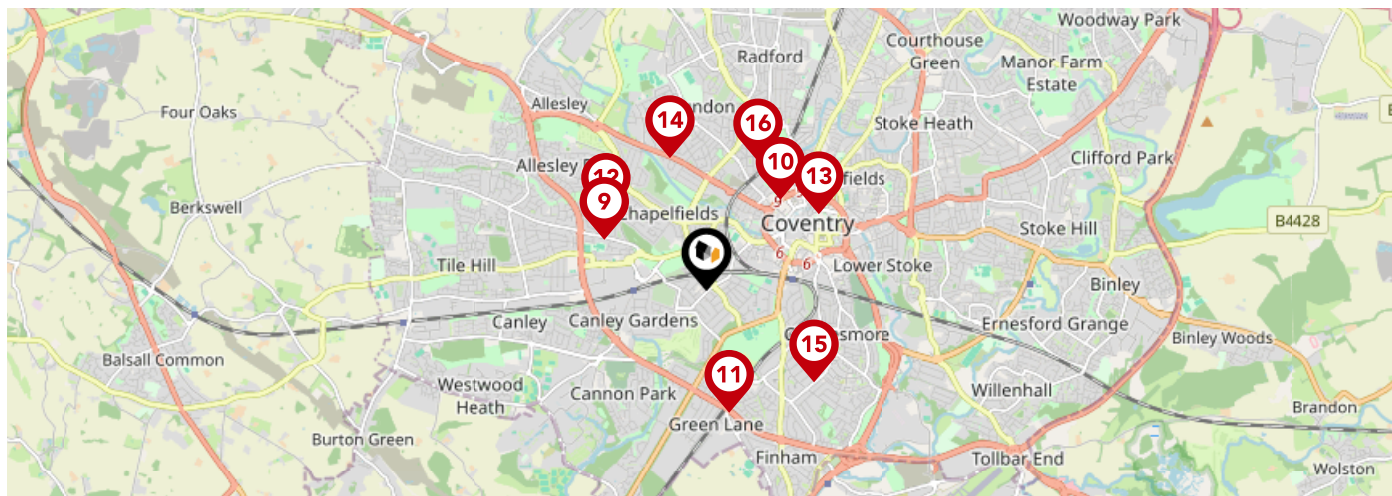
<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Poor
<b>Window:</b>	Single glazed
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 24% of fixed outlets
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	66 m <sup>2</sup>

# Area Schools



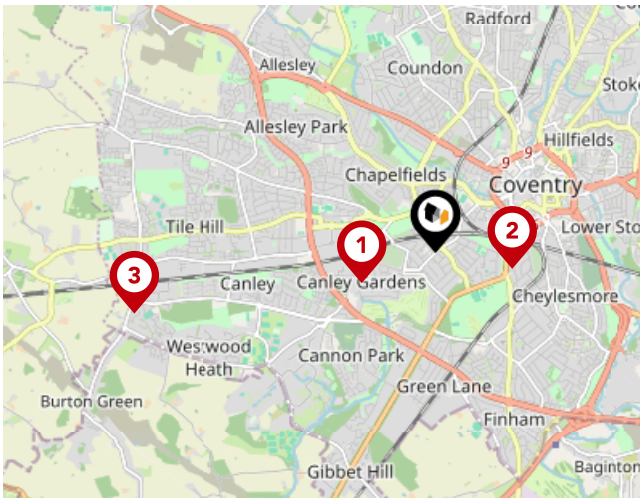
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.87</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.9</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



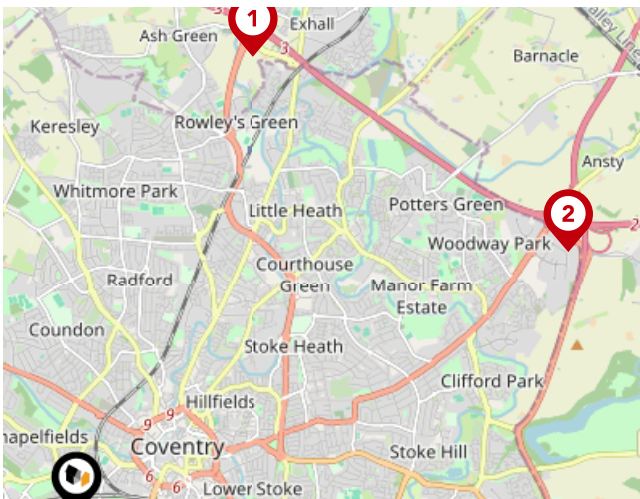
		Nursery	Primary	Secondary	College	Private
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Radford Primary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



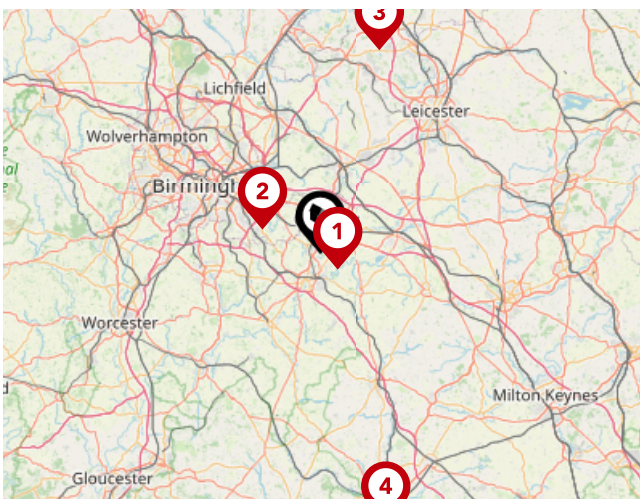
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.71 miles
2	Coventry Rail Station	0.71 miles
3	Tile Hill Rail Station	2.77 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.44 miles
2	M6 J2	5.05 miles
3	M40 J14	10.4 miles
4	M40 J15	10.48 miles
5	M6 J3A	8.16 miles



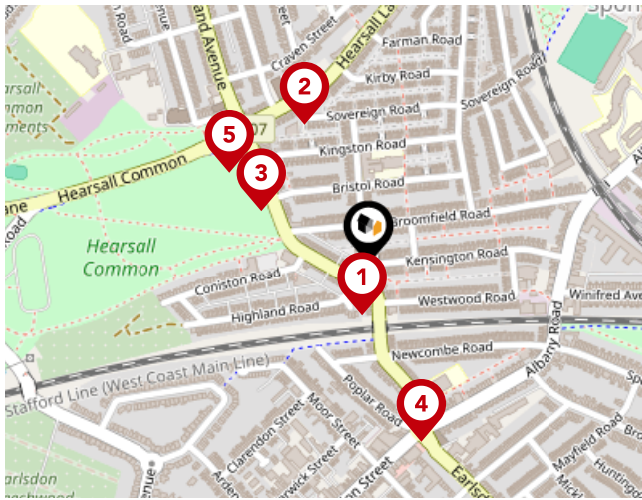
## Airports/Helipads

Pin	Name	Distance
1	Baginton	3.43 miles
2	Birmingham Airport	9.09 miles
3	East Mids Airport	30.49 miles
4	Kidlington	40.62 miles



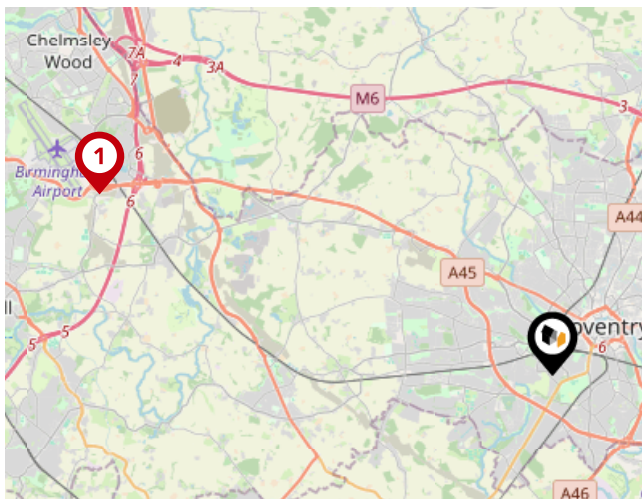
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Highland Road	0.06 miles
2	Sovereign Road	0.17 miles
3	Kingston Road	0.13 miles
4	Earlston Library	0.21 miles
5	Queensland Ave	0.19 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.82 miles

# Market Sold in Street



<b>148, Broomfield Road, Coventry, CV5 6LB</b>						Terraced House
Last Sold Date:	03/11/2023	28/06/2019	19/05/2017	06/06/2014	05/06/1996	
Last Sold Price:	£172,500	£191,500	£155,000	£130,000	£44,250	
<b>132, Broomfield Road, Coventry, CV5 6LB</b>						Terraced House
Last Sold Date:	24/05/2022	19/06/2014				
Last Sold Price:	£195,000	£147,000				
<b>150, Broomfield Road, Coventry, CV5 6LB</b>						Semi-detached House
Last Sold Date:	15/10/2021					
Last Sold Price:	£180,750					
<b>142, Broomfield Road, Coventry, CV5 6LB</b>						Terraced House
Last Sold Date:	14/12/2018	03/02/2012	08/09/2006	06/03/1998		
Last Sold Price:	£169,000	£110,000	£122,500	£41,000		
<b>192, Broomfield Road, Coventry, CV5 6LB</b>						Semi-detached House
Last Sold Date:	31/10/2017	18/01/2007	12/08/2002	27/06/1996		
Last Sold Price:	£165,000	£140,000	£92,000	£43,950		
<b>176, Broomfield Road, Coventry, CV5 6LB</b>						Terraced House
Last Sold Date:	29/09/2017	16/12/2005	06/03/1998			
Last Sold Price:	£155,000	£119,950	£42,950			
<b>174, Broomfield Road, Coventry, CV5 6LB</b>						Terraced House
Last Sold Date:	05/08/2016					
Last Sold Price:	£142,000					
<b>120, Broomfield Road, Coventry, CV5 6LB</b>						Detached House
Last Sold Date:	31/03/2016	07/08/2015				
Last Sold Price:	£190,000	£190,000				
<b>170, Broomfield Road, Coventry, CV5 6LB</b>						Terraced House
Last Sold Date:	24/03/2016					
Last Sold Price:	£123,500					
<b>162, Broomfield Road, Coventry, CV5 6LB</b>						Terraced House
Last Sold Date:	01/02/2016	13/09/2010	26/05/1995			
Last Sold Price:	£145,000	£115,000	£38,000			
<b>154, Broomfield Road, Coventry, CV5 6LB</b>						Terraced House
Last Sold Date:	04/12/2015	20/12/2012	31/01/2008	05/03/2004	22/06/1999	
Last Sold Price:	£139,950	£122,500	£127,000	£109,000	£37,500	
<b>128, Broomfield Road, Coventry, CV5 6LB</b>						Flat-maisonette House
Last Sold Date:	22/08/2014					
Last Sold Price:	£164,000					

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

# Market Sold in Street



<b>124, Broomfield Road, Coventry, CV5 6LB</b>	Terraced House		
Last Sold Date:	04/07/2014	18/04/2000	
Last Sold Price:	£211,000	£90,000	
<b>134, Broomfield Road, Coventry, CV5 6LB</b>	Terraced House		
Last Sold Date:	14/02/2014	03/08/2006	22/08/2003
Last Sold Price:	£138,000	£145,000	£124,750
<b>182, Broomfield Road, Coventry, CV5 6LB</b>	Terraced House		
Last Sold Date:	20/12/2012		
Last Sold Price:	£103,000		
<b>136, Broomfield Road, Coventry, CV5 6LB</b>	Terraced House		
Last Sold Date:	27/08/2009	10/06/2004	08/06/2001
Last Sold Price:	£130,000	£120,000	£44,136
<b>164, Broomfield Road, Coventry, CV5 6LB</b>	Terraced House		
Last Sold Date:	31/03/2009	30/04/1997	
Last Sold Price:	£86,500	£34,000	
<b>186, Broomfield Road, Coventry, CV5 6LB</b>	Terraced House		
Last Sold Date:	21/05/2008	14/04/2000	14/04/2000
Last Sold Price:	£120,000	£49,500	£51,000
<b>152, Broomfield Road, Coventry, CV5 6LB</b>	Terraced House		
Last Sold Date:	25/01/2008		
Last Sold Price:	£114,000		
<b>180, Broomfield Road, Coventry, CV5 6LB</b>	Terraced House		
Last Sold Date:	06/07/2007		
Last Sold Price:	£121,000		
<b>194, Broomfield Road, Coventry, CV5 6LB</b>	Semi-detached House		
Last Sold Date:	11/05/2007	03/06/1997	
Last Sold Price:	£172,500	£43,500	
<b>144, Broomfield Road, Coventry, CV5 6LB</b>	Terraced House		
Last Sold Date:	20/09/2006		
Last Sold Price:	£120,500		
<b>166, Broomfield Road, Coventry, CV5 6LB</b>	Terraced House		
Last Sold Date:	13/04/2006		
Last Sold Price:	£104,000		
<b>138, Broomfield Road, Coventry, CV5 6LB</b>	Terraced House		
Last Sold Date:	11/03/2005	15/02/2002	29/08/1997
Last Sold Price:	£120,000	£65,600	£41,500

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

# Market Sold in Street



<b>184, Broomfield Road, Coventry, CV5 6LB</b>		Terraced House
Last Sold Date:	03/10/2003	05/06/1998
Last Sold Price:	£89,950	£29,000
<b>178, Broomfield Road, Coventry, CV5 6LB</b>		Terraced House
Last Sold Date:	12/05/2000	
Last Sold Price:	£39,000	
<b>172, Broomfield Road, Coventry, CV5 6LB</b>		Terraced House
Last Sold Date:	26/09/1997	
Last Sold Price:	£46,500	

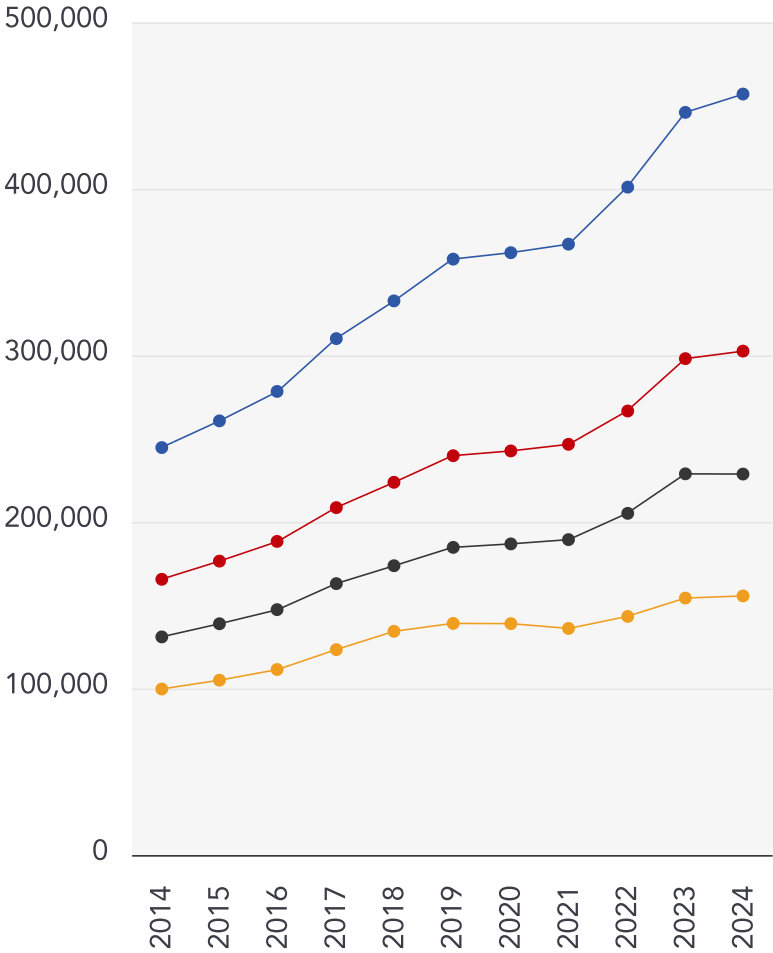
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

**+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



/walmsleysthewaytomove



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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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