



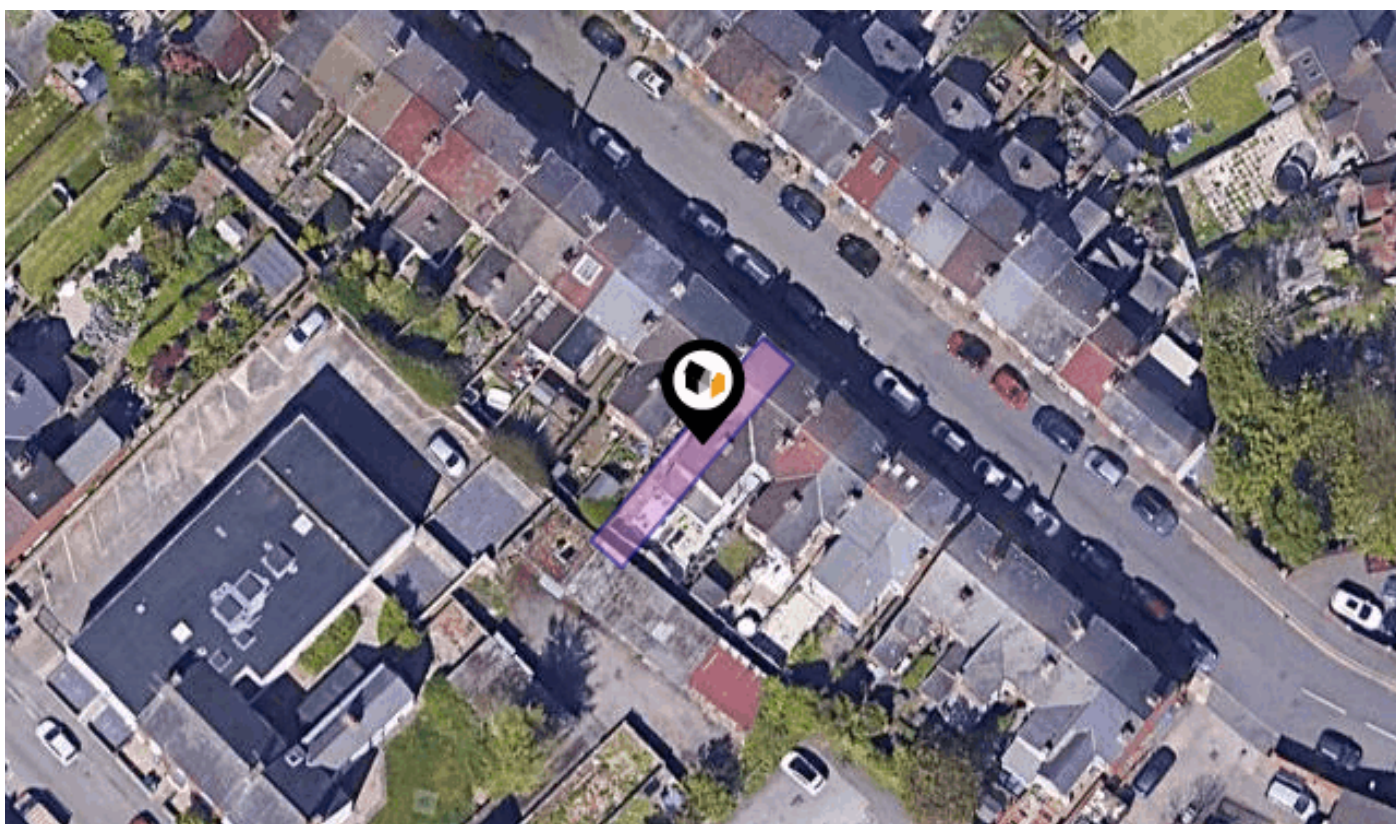
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26<sup>th</sup> September 2024



## POPLAR ROAD, COVENTRY, CV5

OIRO : £215,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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

Original three bedroom home now with two double bedrooms & dressing room

Two excellent bathrooms including ground floor bathroom & ensuite shower room

South facing, low maintenance rear gardens

Two spacious living rooms & generous & comprehensively fitted kitchen

Home office/dressing room between main bedroom & ensuite shower room

Gas central heating & double glazing

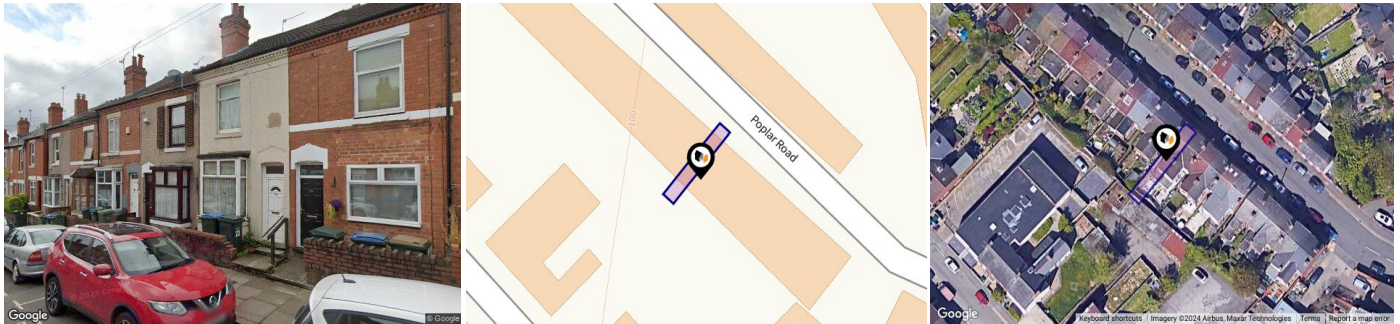
Ideal Earlsdon location close to local amenities & schooling

EPC Rating TBC, Total 851 Sq. Ft. or 80 Sq.M Approx

*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

<b>Type:</b>	Terraced	<b>OIRO:</b>	£215,000
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.02 acres		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,786		
<b>Title Number:</b>	WK190466		

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

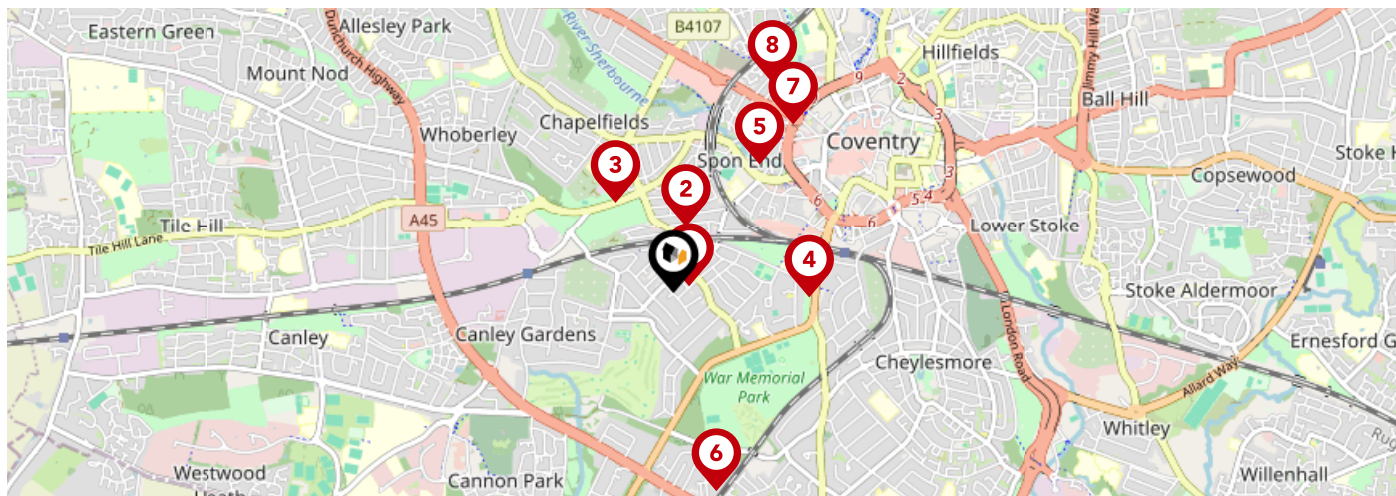
### Mobile Coverage: (based on calls indoors)











### Satellite/Fibre TV Availability:

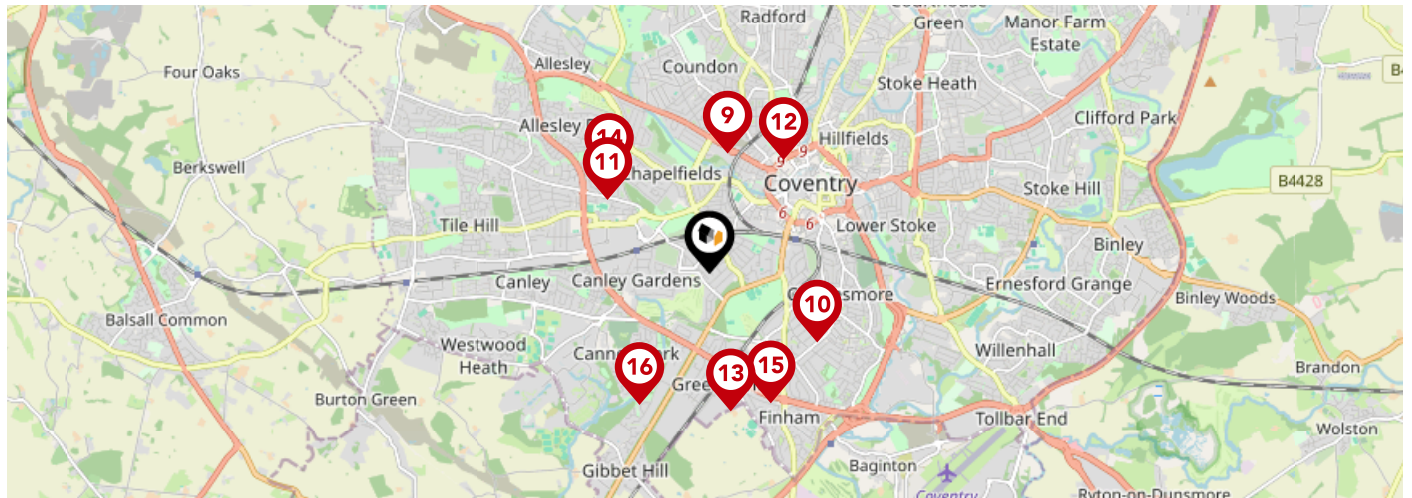










# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.93	<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:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

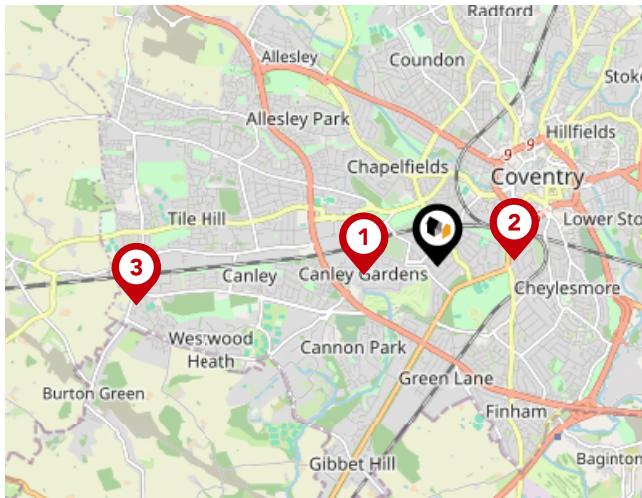
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:1.1	<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:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.15	<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:1.23	<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:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

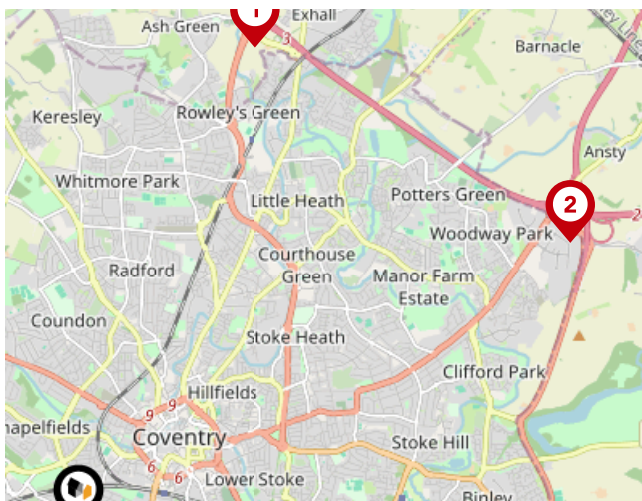
# Area

## Transport (National)



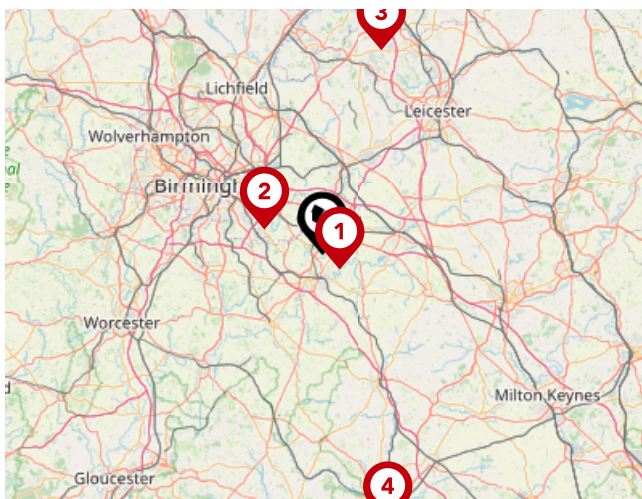
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.67 miles
2	Coventry Rail Station	0.69 miles
3	Tile Hill Rail Station	2.75 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.63 miles
2	M6 J2	5.14 miles
3	M40 J14	10.2 miles
4	M40 J15	10.29 miles
5	M6 J3A	8.29 miles



### Airports/Helipads

Pin	Name	Distance
1	Baginton	3.29 miles
2	Birmingham Airport	9.17 miles
3	East Mids Airport	30.68 miles
4	Kidlington	40.42 miles

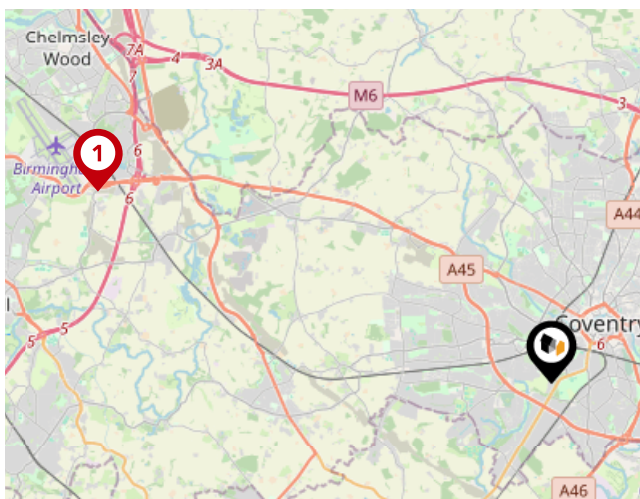
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Poplar Road	0.06 miles
2	Earlsdon Library	0.06 miles
3	Providence St	0.1 miles
4	Highland Road	0.15 miles
5	Elsie Jones House	0.1 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.9 miles

# Market Sold in Street



<b>75, Poplar Road, Coventry, CV5 6FX</b>						Terraced House
Last Sold Date:	28/03/2024	29/07/2005	06/10/2000			
Last Sold Price:	£166,000	£105,000	£47,000			
<b>95, Poplar Road, Coventry, CV5 6FX</b>						Semi-detached House
Last Sold Date:	17/02/2023	07/09/2018	26/06/2009	12/01/2005	14/06/2004	
Last Sold Price:	£284,500	£230,000	£129,500	£170,000	£82,500	
<b>15, Poplar Road, Coventry, CV5 6FX</b>						Terraced House
Last Sold Date:	25/11/2022	11/02/2008	14/10/2005	02/08/2002		
Last Sold Price:	£190,000	£154,000	£137,500	£39,000		
<b>55, Poplar Road, Coventry, CV5 6FX</b>						Terraced House
Last Sold Date:	11/11/2022	20/10/2006	12/12/1997			
Last Sold Price:	£172,000	£124,950	£38,500			
<b>29, Poplar Road, Coventry, CV5 6FX</b>						Semi-detached House
Last Sold Date:	11/07/2022	02/10/2020	19/06/1997			
Last Sold Price:	£190,000	£175,000	£45,500			
<b>49, Poplar Road, Coventry, CV5 6FX</b>						Terraced House
Last Sold Date:	04/06/2021	30/06/2005	25/04/1997	10/04/1995		
Last Sold Price:	£154,000	£109,950	£41,500	£26,000		
<b>97, Poplar Road, Coventry, CV5 6FX</b>						Semi-detached House
Last Sold Date:	10/08/2017	06/08/2010	14/09/2001			
Last Sold Price:	£373,000	£245,000	£95,000			
<b>45, Poplar Road, Coventry, CV5 6FX</b>						Terraced House
Last Sold Date:	25/07/2014	17/03/2006	25/07/2003	26/04/2002	30/11/1995	28/07/1995
Last Sold Price:	£125,000	£119,500	£87,500	£52,500	£38,000	£20,000
<b>91, Poplar Road, Coventry, CV5 6FX</b>						Semi-detached House
Last Sold Date:	31/01/2014	06/02/2002				
Last Sold Price:	£169,000	£60,000				
<b>87, Poplar Road, Coventry, CV5 6FX</b>						Semi-detached House
Last Sold Date:	10/01/2014	19/06/2008	25/02/2000	26/07/1996		
Last Sold Price:	£147,800	£138,937	£54,000	£45,000		
<b>43, Poplar Road, Coventry, CV5 6FX</b>						Terraced House
Last Sold Date:	17/04/2012	18/05/2006	05/02/1999	02/08/1996		
Last Sold Price:	£100,000	£120,000	£42,000	£37,500		
<b>73, Poplar Road, Coventry, CV5 6FX</b>						Terraced House
Last Sold Date:	31/03/2010					
Last Sold Price:	£90,000					

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



# Market Sold in Street



<b>25, Poplar Road, Coventry, CV5 6FX</b>				Terraced House
Last Sold Date:	23/09/2009	28/02/2007	20/10/1995	
Last Sold Price:	£124,000	£137,000	£19,750	
<b>77, Poplar Road, Coventry, CV5 6FX</b>				Terraced House
Last Sold Date:	27/03/2009	23/09/1999		
Last Sold Price:	£119,000	£54,000		
<b>23, Poplar Road, Coventry, CV5 6FX</b>				Terraced House
Last Sold Date:	21/01/2008			
Last Sold Price:	£149,000			
<b>83, Poplar Road, Coventry, CV5 6FX</b>				Terraced House
Last Sold Date:	31/07/2007			
Last Sold Price:	£110,000			
<b>9, Poplar Road, Coventry, CV5 6FX</b>				Terraced House
Last Sold Date:	22/06/2007			
Last Sold Price:	£140,000			
<b>93, Poplar Road, Coventry, CV5 6FX</b>				Semi-detached House
Last Sold Date:	18/05/2007	31/01/1996		
Last Sold Price:	£181,000	£45,000		
<b>67, Poplar Road, Coventry, CV5 6FX</b>				Terraced House
Last Sold Date:	16/04/2007	13/07/2001		
Last Sold Price:	£138,000	£59,995		
<b>81, Poplar Road, Coventry, CV5 6FX</b>				Terraced House
Last Sold Date:	23/03/2007			
Last Sold Price:	£117,000			
<b>59, Poplar Road, Coventry, CV5 6FX</b>				Terraced House
Last Sold Date:	27/10/2006	28/06/2004		
Last Sold Price:	£135,000	£87,500		
<b>7, Poplar Road, Coventry, CV5 6FX</b>				Terraced House
Last Sold Date:	18/08/2006	15/06/2001		
Last Sold Price:	£132,500	£78,500		
<b>51, Poplar Road, Coventry, CV5 6FX</b>				Terraced House
Last Sold Date:	17/10/2005	17/09/2004	14/11/2002	28/07/2000
Last Sold Price:	£112,500	£124,000	£89,950	£56,950
<b>17, Poplar Road, Coventry, CV5 6FX</b>				Terraced House
Last Sold Date:	06/05/2005	13/09/2002		
Last Sold Price:	£100,000	£41,000		

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

# Market Sold in Street



<b>85, Poplar Road, Coventry, CV5 6FX</b>		Terraced House	
Last Sold Date:	03/11/2004		
Last Sold Price:	£99,500		
<b>5, Poplar Road, Coventry, CV5 6FX</b>		Terraced House	
Last Sold Date:	20/01/2004	22/11/2002	28/06/1996
Last Sold Price:	£125,000	£100,000	£31,000
<b>39, Poplar Road, Coventry, CV5 6FX</b>		Terraced House	
Last Sold Date:	12/12/2003	27/04/2001	05/06/1997
Last Sold Price:	£105,000	£66,950	£33,750
<b>47, Poplar Road, Coventry, CV5 6FX</b>		Terraced House	
Last Sold Date:	03/10/2003	20/11/1998	
Last Sold Price:	£112,500	£39,000	
<b>33, Poplar Road, Coventry, CV5 6FX</b>		Terraced House	
Last Sold Date:	25/09/2003		
Last Sold Price:	£95,000		
<b>61, Poplar Road, Coventry, CV5 6FX</b>		Terraced House	
Last Sold Date:	18/02/1998		
Last Sold Price:	£43,250		
<b>57, Poplar Road, Coventry, CV5 6FX</b>		Terraced House	
Last Sold Date:	27/03/1997		
Last Sold Price:	£37,500		
<b>41, Poplar Road, Coventry, CV5 6FX</b>		Terraced House	
Last Sold Date:	12/12/1996		
Last Sold Price:	£38,500		

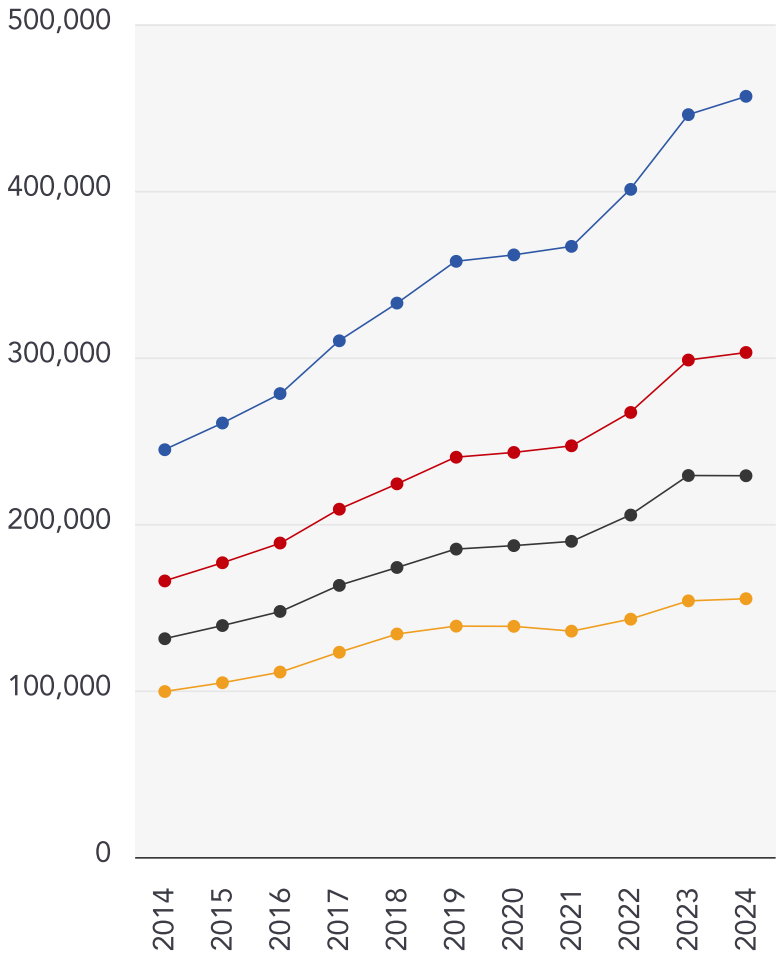
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# Market

## 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



/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.

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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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