

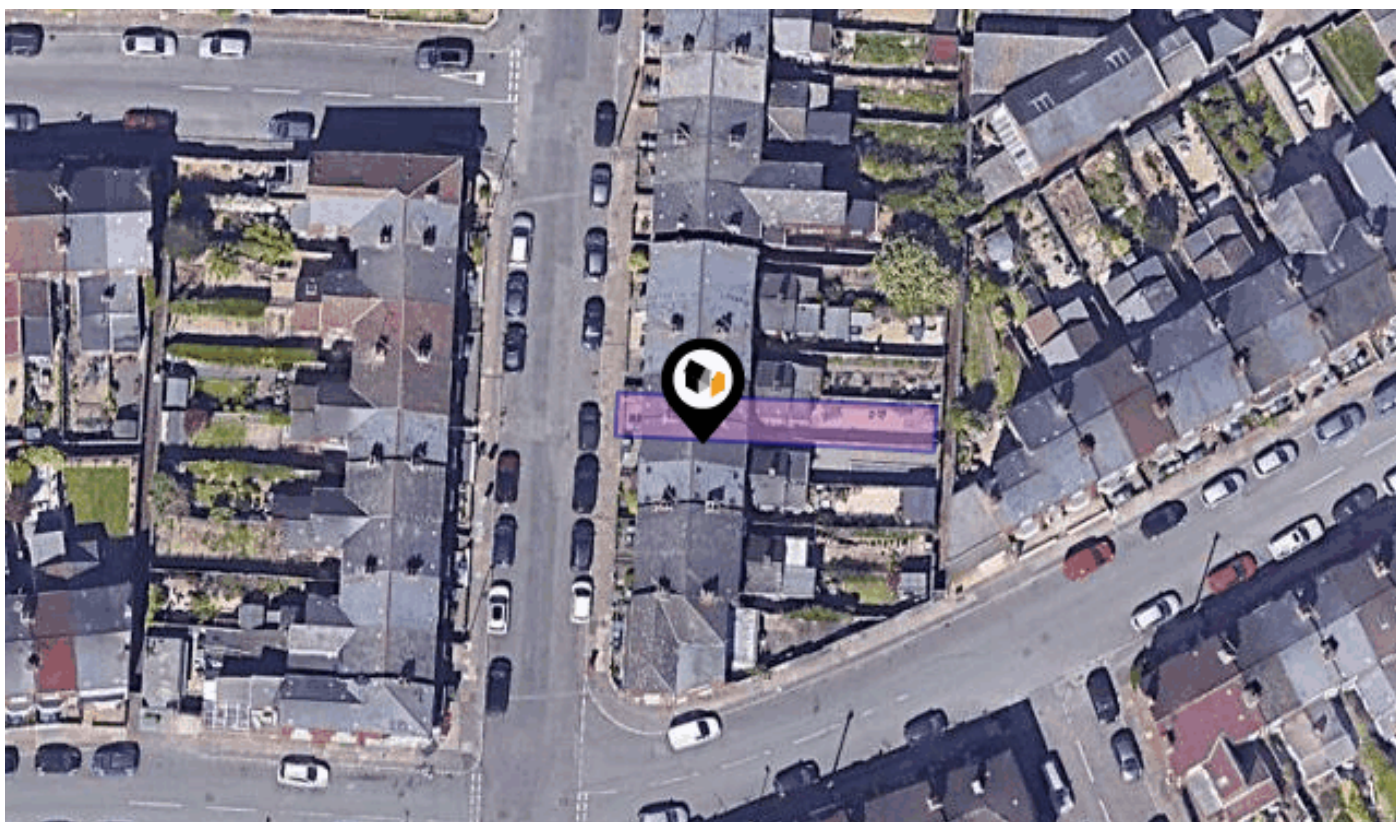


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 23rd September 2024



MELBOURNE ROAD, COVENTRY, CV5

Asking Price : £190,000

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



Your property details in brief.....

An attractive & well maintained two double bedroom terraced home

Two generous reception rooms

Comprehensively fitted kitchen with door to garden

Stylish ground floor bathroom

Beautifully presented throughout

Gas central heating & double glazing

Sunny East facing landscaped lawned & patio rear gardens

EPC Rating D, Total Sq. Ft. 700 or 65 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@walmsleysthewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	710 ft ² / 66 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band A
Annual Estimate:	£1,530
Title Number:	WK18695

Asking Price:	£190,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Melbourne Road, CV5

Energy rating

D

Valid until 12.02.2030

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

Property

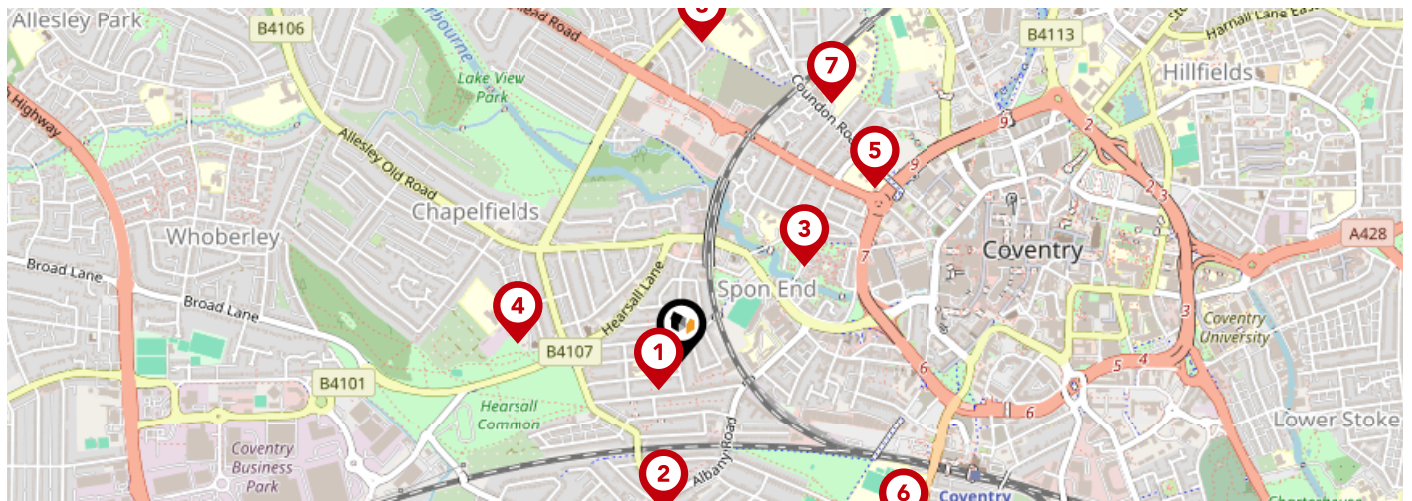
EPC - Additional Data



Additional EPC Data

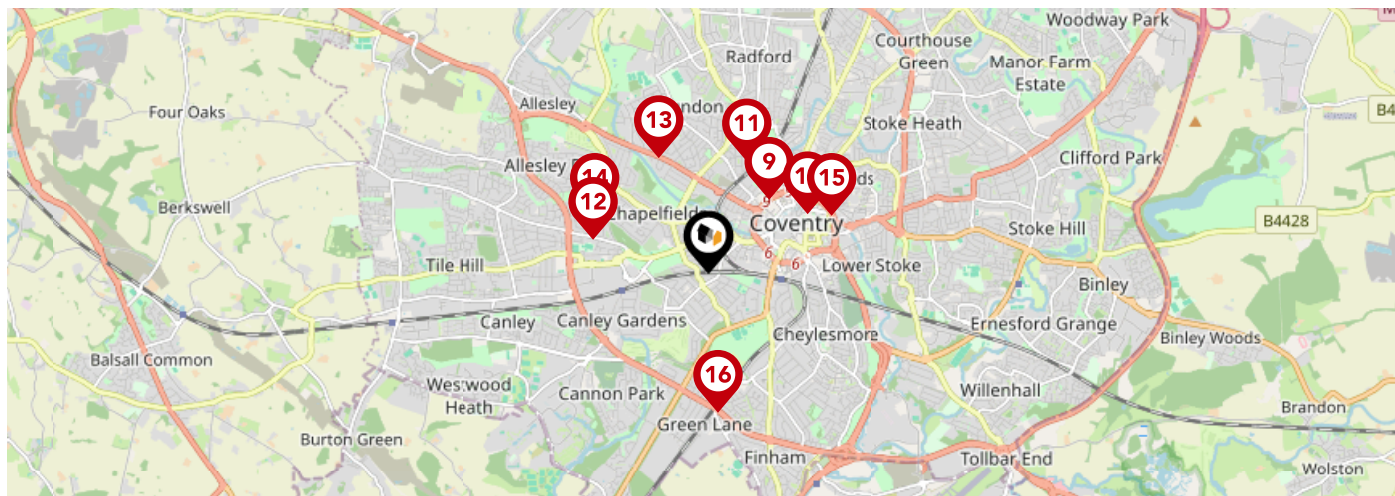
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	66 m ²

Area Schools



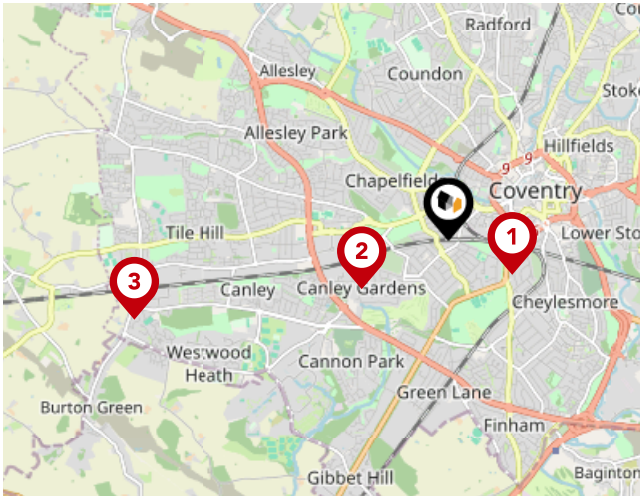
	Nursery	Primary	Secondary	College	Private
1 Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.67	<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:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



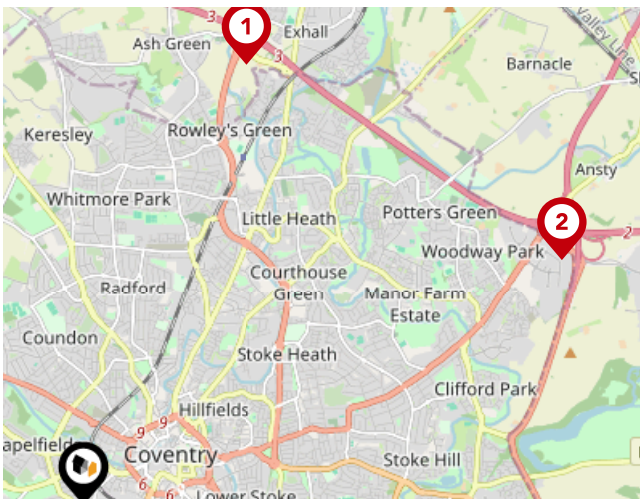
		Nursery	Primary	Secondary	College	Private
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:1.14	<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:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:1.24	<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:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



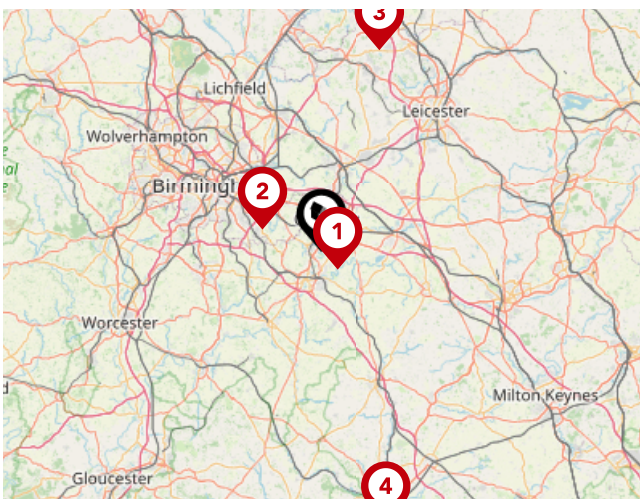
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.65 miles
2	Canley Rail Station	0.89 miles
3	Tile Hill Rail Station	2.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.25 miles
2	M6 J2	4.87 miles
3	M40 J14	10.59 miles
4	M6 J3A	8.15 miles
5	M42 J6	8.1 miles

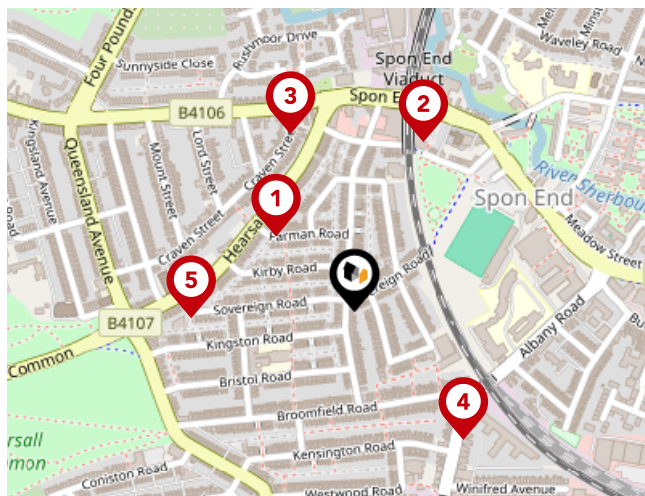


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.47 miles
2	Birmingham Airport	9.13 miles
3	East Mids Airport	30.3 miles
4	Kidlington	40.75 miles

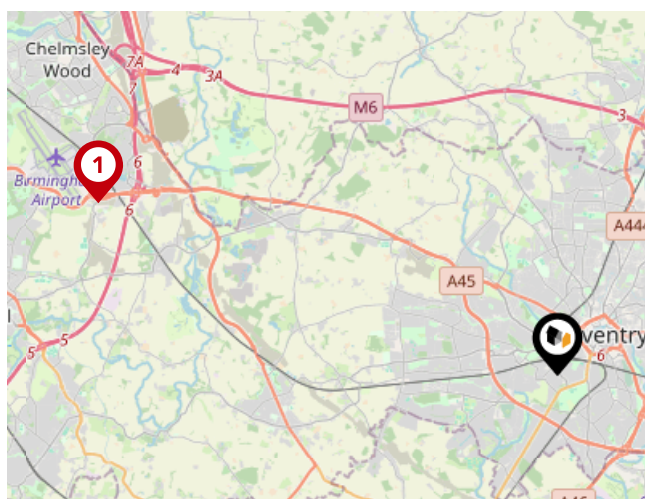
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Farman Rd	0.12 miles
2	The Arches	0.21 miles
3	Craven St	0.21 miles
4	Broomfield Rd	0.19 miles
5	Sovereign Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.87 miles

Market Sold in Street



162, Melbourne Road, Coventry, CV5 6JH						Terraced House
Last Sold Date:	07/03/2024	02/11/2015	12/04/2001			
Last Sold Price:	£145,500	£124,000	£55,000			
88, Melbourne Road, Coventry, CV5 6JH						Terraced House
Last Sold Date:	31/08/2023	22/05/2007	08/11/1996			
Last Sold Price:	£163,200	£117,000	£35,800			
136, Melbourne Road, Coventry, CV5 6JH						Terraced House
Last Sold Date:	31/07/2023	06/07/2007				
Last Sold Price:	£200,000	£113,500				
178, Melbourne Road, Coventry, CV5 6JH						Terraced House
Last Sold Date:	30/03/2022	20/03/2008	25/08/2006			
Last Sold Price:	£170,000	£125,000	£97,500			
160, Melbourne Road, Coventry, CV5 6JH						Terraced House
Last Sold Date:	22/10/2021	15/08/2006	29/11/2002			
Last Sold Price:	£164,000	£117,500	£87,950			
124, Melbourne Road, Coventry, CV5 6JH						Terraced House
Last Sold Date:	30/09/2021	02/04/2004				
Last Sold Price:	£170,000	£107,500				
152, Melbourne Road, Coventry, CV5 6JH						Terraced House
Last Sold Date:	29/09/2021	16/12/2016	31/05/2006	25/04/2003	26/03/1999	
Last Sold Price:	£187,000	£144,500	£116,500	£85,000	£35,000	
128, Melbourne Road, Coventry, CV5 6JH						Terraced House
Last Sold Date:	29/10/2020	12/05/2017	07/05/1998			
Last Sold Price:	£165,000	£145,000	£39,000			
96, Melbourne Road, Coventry, CV5 6JH						Terraced House
Last Sold Date:	20/08/2020	20/06/2017				
Last Sold Price:	£169,950	£135,000				
182, Melbourne Road, Coventry, CV5 6JH						Terraced House
Last Sold Date:	04/10/2019	24/10/2014	31/01/2008	30/07/2007	27/08/1999	
Last Sold Price:	£165,000	£121,000	£129,000	£120,000	£41,000	
144, Melbourne Road, Coventry, CV5 6JH						Terraced House
Last Sold Date:	16/08/2019	14/11/2016	09/08/2011			
Last Sold Price:	£173,000	£145,000	£105,000			
94, Melbourne Road, Coventry, CV5 6JH						Terraced House
Last Sold Date:	06/04/2018	13/10/2017	29/11/1996			
Last Sold Price:	£155,000	£135,000	£37,000			

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

Market Sold in Street



172, Melbourne Road, Coventry, CV5 6JH							Terraced House
Last Sold Date:	30/11/2017	27/10/2009	14/01/2008	17/12/1999	03/10/1997	01/11/1996	
Last Sold Price:	£160,000	£116,000	£120,000	£53,000	£38,950	£31,000	
158, Melbourne Road, Coventry, CV5 6JH							Terraced House
Last Sold Date:	03/04/2017	02/04/2015	25/06/2004	04/10/1996			
Last Sold Price:	£150,000	£129,000	£118,000	£37,000			
146, Melbourne Road, Coventry, CV5 6JH							Terraced House
Last Sold Date:	12/09/2016	08/06/2007					
Last Sold Price:	£138,500	£129,950					
174, Melbourne Road, Coventry, CV5 6JH							Terraced House
Last Sold Date:	10/05/2016						
Last Sold Price:	£119,950						
112, Melbourne Road, Coventry, CV5 6JH							Terraced House
Last Sold Date:	09/02/2016						
Last Sold Price:	£122,950						
142, Melbourne Road, Coventry, CV5 6JH							Terraced House
Last Sold Date:	27/08/2015	19/06/2015	16/01/2009	03/11/2005	18/07/2003	12/11/1998	
Last Sold Price:	£130,000	£122,000	£115,000	£105,000	£80,000	£37,000	
150, Melbourne Road, Coventry, CV5 6JH							Terraced House
Last Sold Date:	14/05/2015						
Last Sold Price:	£117,000						
98, Melbourne Road, Coventry, CV5 6JH							Terraced House
Last Sold Date:	30/07/2014	17/03/2014	20/12/2013				
Last Sold Price:	£125,000	£101,250	£85,000				
104, Melbourne Road, Coventry, CV5 6JH							Terraced House
Last Sold Date:	25/07/2014	27/02/1998					
Last Sold Price:	£125,000	£51,950					
108, Melbourne Road, Coventry, CV5 6JH							Terraced House
Last Sold Date:	30/01/2014						
Last Sold Price:	£85,000						
116, Melbourne Road, Coventry, CV5 6JH							Terraced House
Last Sold Date:	06/12/2013	13/06/2005	29/04/1998				
Last Sold Price:	£106,500	£118,000	£34,500				
130, Melbourne Road, Coventry, CV5 6JH							Terraced House
Last Sold Date:	28/10/2013	22/12/2000					
Last Sold Price:	£117,500	£50,000					

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

Market Sold in Street



180, Melbourne Road, Coventry, CV5 6JH	Terraced House			
Last Sold Date:	01/03/2013	24/08/2012		
Last Sold Price:	£120,000	£84,500		
126, Melbourne Road, Coventry, CV5 6JH	Terraced House			
Last Sold Date:	30/03/2012	23/02/2004		
Last Sold Price:	£115,000	£115,000		
154, Melbourne Road, Coventry, CV5 6JH	Terraced House			
Last Sold Date:	22/09/2011			
Last Sold Price:	£91,000			
168, Melbourne Road, Coventry, CV5 6JH	Terraced House			
Last Sold Date:	24/11/2010	15/03/2007	26/07/1996	
Last Sold Price:	£121,000	£131,000	£34,000	
140, Melbourne Road, Coventry, CV5 6JH	Terraced House			
Last Sold Date:	27/08/2010			
Last Sold Price:	£105,000			
132, Melbourne Road, Coventry, CV5 6JH	Terraced House			
Last Sold Date:	11/01/2008	25/11/2005		
Last Sold Price:	£124,500	£107,000		
186, Melbourne Road, Coventry, CV5 6JH	Terraced House			
Last Sold Date:	29/01/2007			
Last Sold Price:	£140,000			
156, Melbourne Road, Coventry, CV5 6JH	Terraced House			
Last Sold Date:	28/04/2006	17/10/1997		
Last Sold Price:	£109,950	£38,950		
166, Melbourne Road, Coventry, CV5 6JH	Terraced House			
Last Sold Date:	28/09/2005	16/10/2001		
Last Sold Price:	£110,000	£60,000		
138, Melbourne Road, Coventry, CV5 6JH	Terraced House			
Last Sold Date:	27/05/2005	09/07/1999		
Last Sold Price:	£117,950	£37,500		
134, Melbourne Road, Coventry, CV5 6JH	Terraced House			
Last Sold Date:	17/05/2004	29/03/2002	05/03/2001	01/10/1999
Last Sold Price:	£112,000	£66,500	£59,995	£46,950
102, Melbourne Road, Coventry, CV5 6JH	Terraced House			
Last Sold Date:	09/10/2002			
Last Sold Price:	£69,000			

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

Market Sold in Street



84, Melbourne Road, Coventry, CV5 6JH	Terraced House
Last Sold Date: 08/06/2001	
Last Sold Price: £59,000	
188, Melbourne Road, Coventry, CV5 6JH	Terraced House
Last Sold Date: 19/01/2001 16/08/2000	
Last Sold Price: £45,000 £45,000	
120, Melbourne Road, Coventry, CV5 6JH	Terraced House
Last Sold Date: 31/05/2000	
Last Sold Price: £56,500	
170, Melbourne Road, Coventry, CV5 6JH	Terraced House
Last Sold Date: 01/03/2000	
Last Sold Price: £53,000	
176, Melbourne Road, Coventry, CV5 6JH	Terraced House
Last Sold Date: 05/01/1998	
Last Sold Price: £20,000	
184, Melbourne Road, Coventry, CV5 6JH	Terraced House
Last Sold Date: 29/09/1997	
Last Sold Price: £38,000	
114, Melbourne Road, Coventry, CV5 6JH	Terraced House
Last Sold Date: 10/07/1997	
Last Sold Price: £36,500	

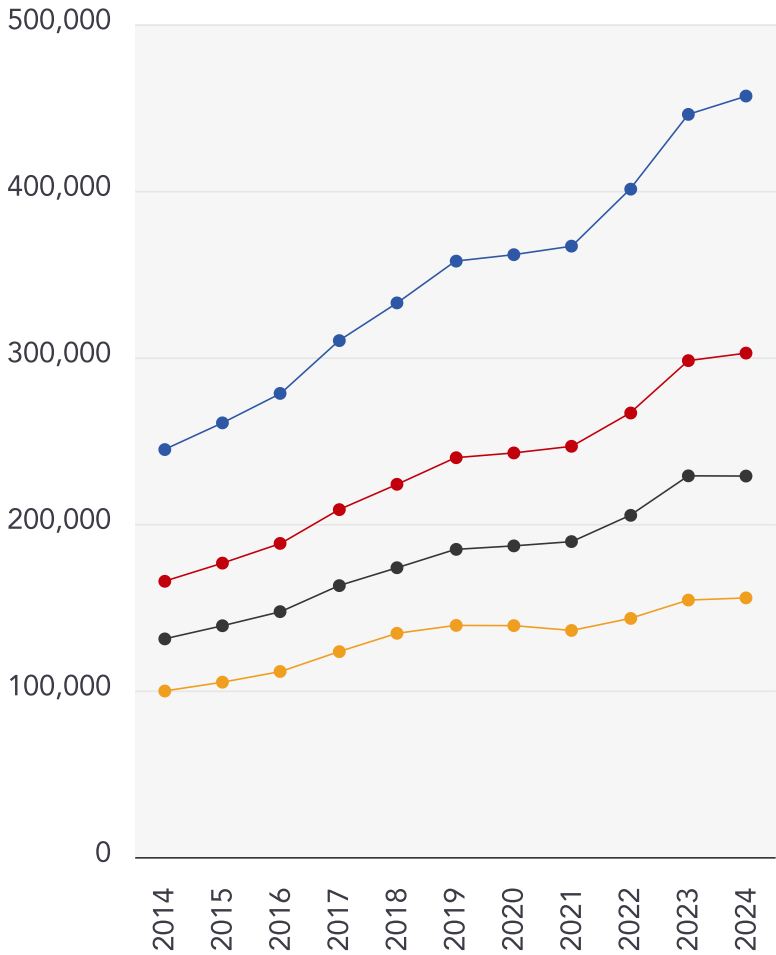
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Market

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



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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