



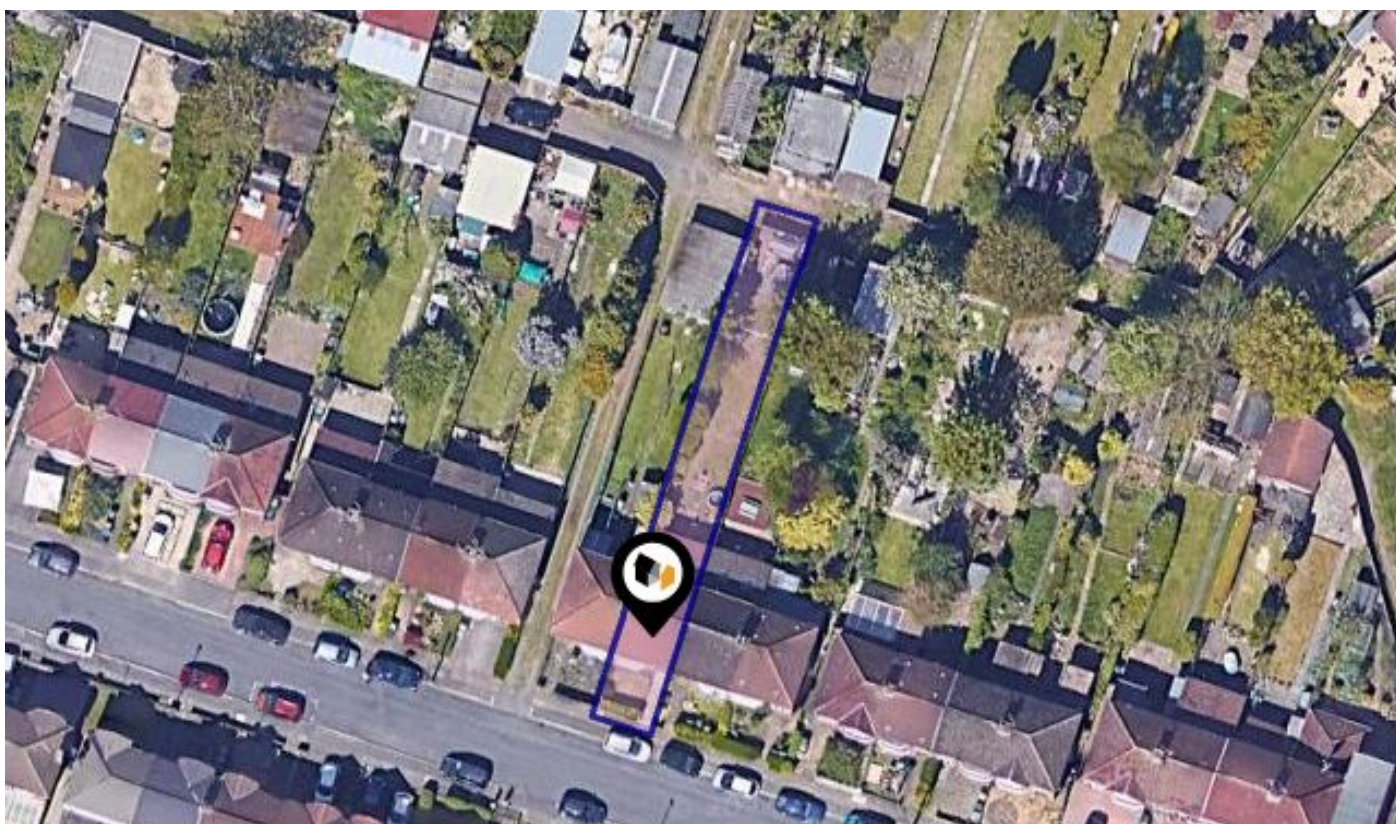
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th September 2024



JOAN WARD STREET, COVENTRY, CV3

Asking Price : £280,000

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



Dear Buyers & Interested Parties

Your property details in brief.....

A beautifully presented & extended three bedroom family home

Refitted modern bathroom & ground floor utility/cloakroom

Full width extension creating kitchen/dining & family room

Substantial, mature, landscaped gardens with recently installed shed

Separate sitting room with bay window

Versatile loft room with drop down ladder & two skylights

Gas central heating (newly fitted boiler) & double glazing

Private & gated & hedged foregarden

Ideal Cheylesmore location close to local amenities & schooling & train station

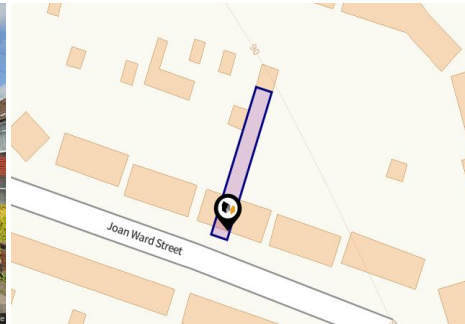
EPC Rating D, Total 893 Sq. Ft. or 83 Sq.M Approx

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 Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	839 ft ² / 78 m ²
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	WM938353

Asking Price:	£280,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	76 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



COVENTRY, CV3

Energy rating

D

Valid until 24.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

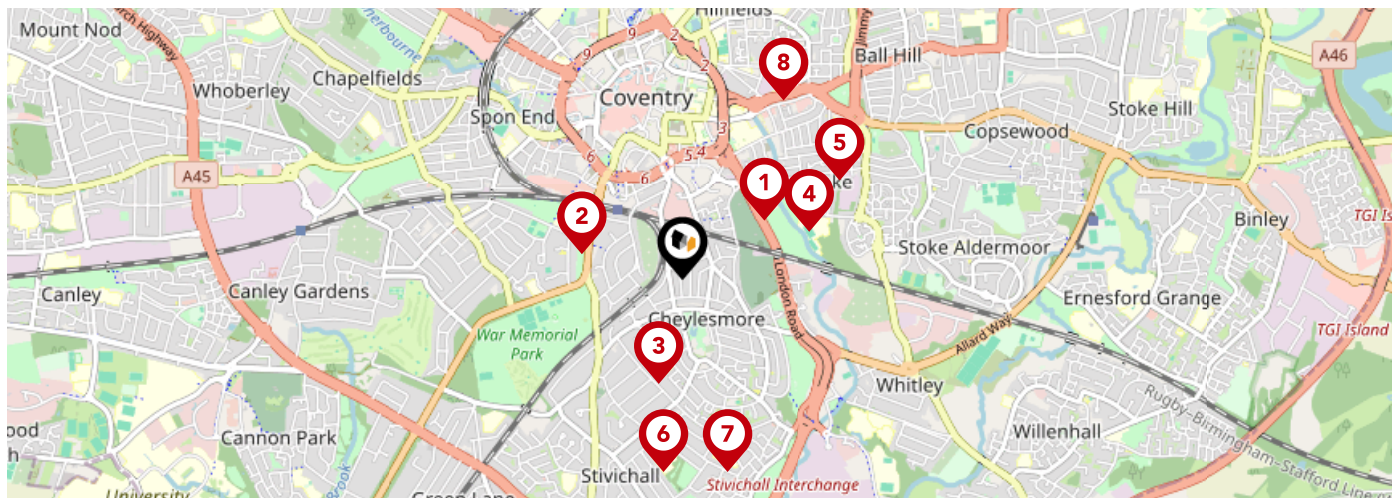
EPC - Additional Data



Additional EPC Data

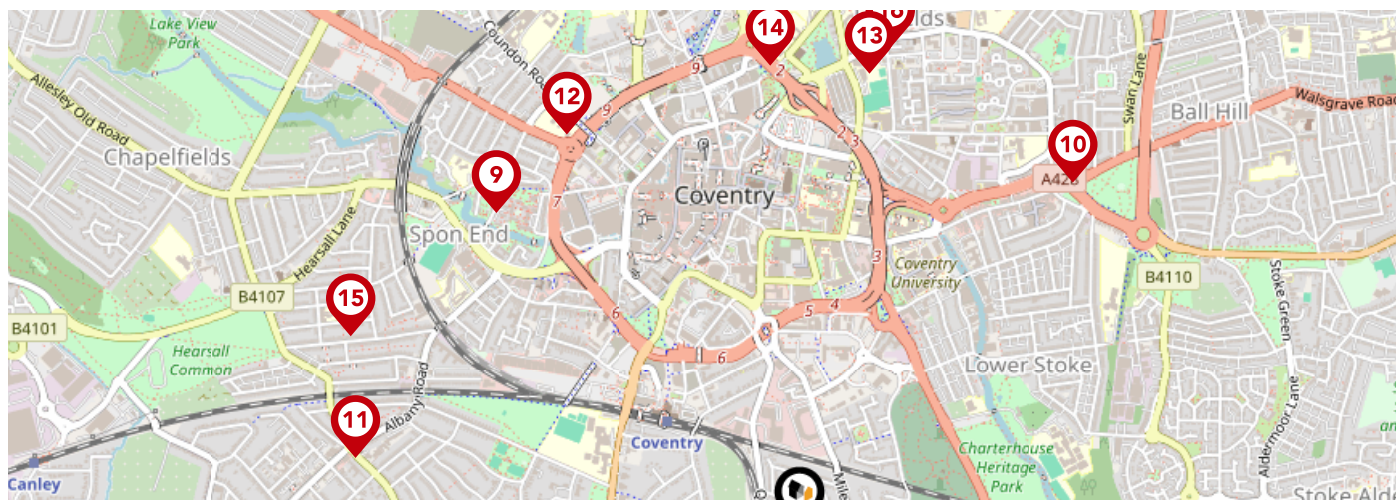
Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 93% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, anthracite
Total Floor Area:	78 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

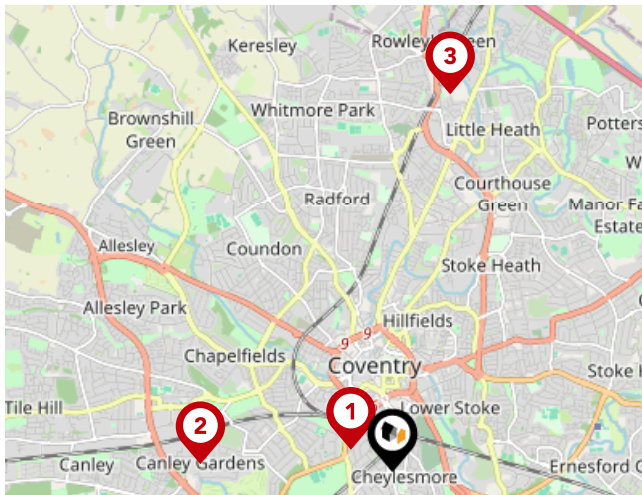
Area Schools



		Nursery	Primary	Secondary	College	Private
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Summit School Ofsted Rating: Good Pupils: 21 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.04	<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:1.04	<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"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidney Stringer Primary Academy Ofsted Rating: Outstanding Pupils: 425 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

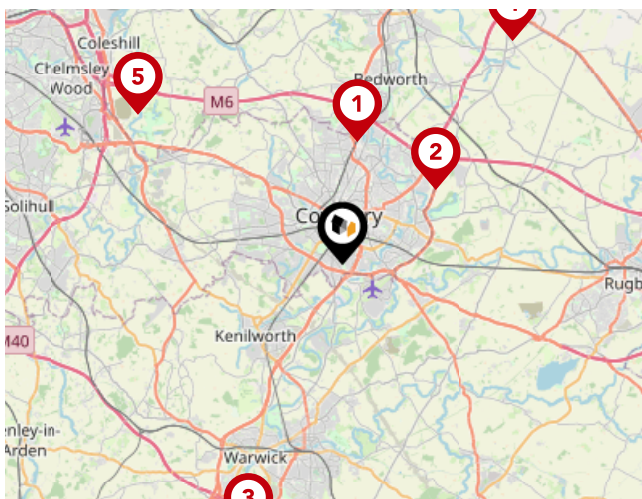
Area

Transport (National)



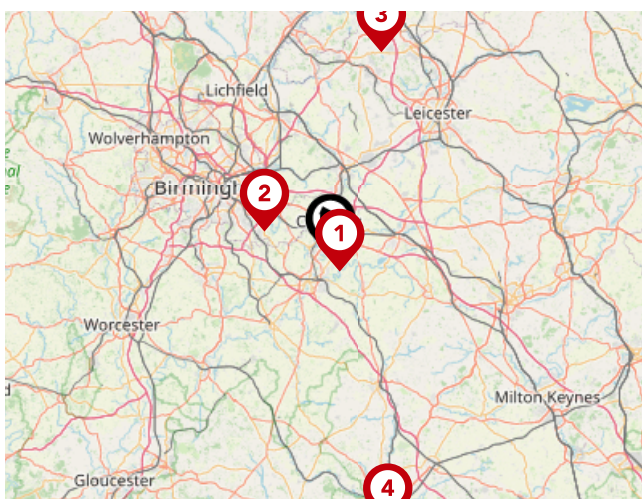
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.43 miles
2	Canley Rail Station	1.74 miles
3	Coventry Arena Rail Station	3.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.52 miles
2	M6 J2	4.34 miles
3	M40 J14	10.37 miles
4	M69 J1	10.16 miles
5	M6 J3A	9.22 miles

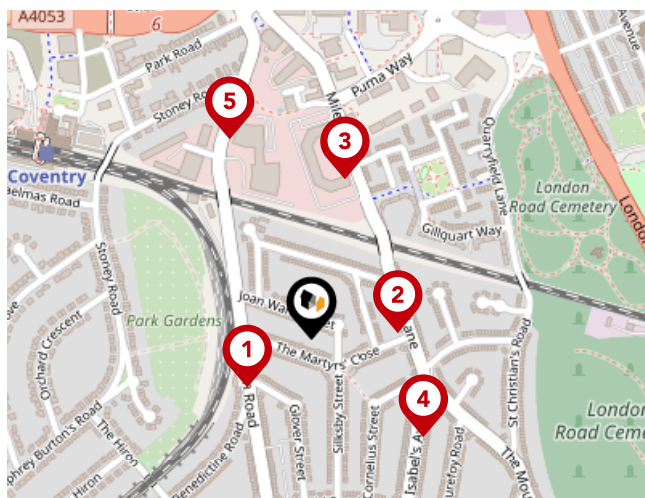


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.49 miles
2	Birmingham Airport	10.21 miles
3	East Mids Airport	30.54 miles
4	Kidlington	40.05 miles

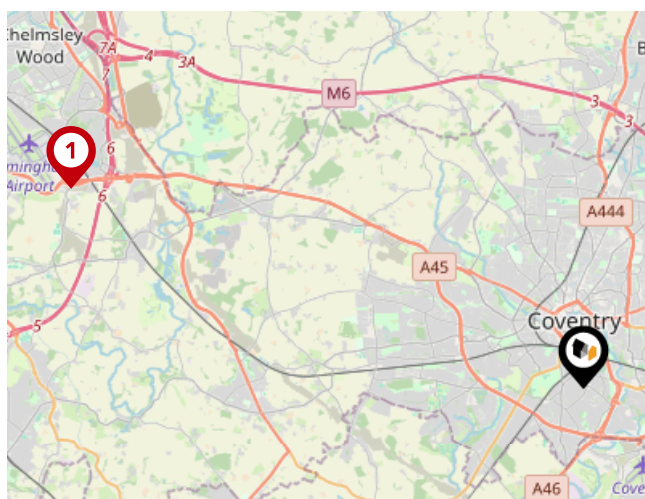
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Martyrs' Close	0.09 miles
2	Thomas Lansdail St	0.1 miles
3	Furlong Rd	0.18 miles
4	Cornelius Street	0.17 miles
5	Cheylesmore House	0.24 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.95 miles

Market Sold in Street



35, Joan Ward Street, Coventry, CV3 5FW					Terraced House
Last Sold Date:	27/03/2024	08/06/2015	27/02/2009	19/05/2000	
Last Sold Price:	£232,500	£162,500	£128,000	£62,000	
36, Joan Ward Street, Coventry, CV3 5FW					Terraced House
Last Sold Date:	10/12/2021	31/05/2012	14/06/1996		
Last Sold Price:	£289,995	£86,250	£45,000		
23, Joan Ward Street, Coventry, CV3 5FW					Terraced House
Last Sold Date:	30/09/2021	05/09/2008			
Last Sold Price:	£245,000	£120,000			
48, Joan Ward Street, Coventry, CV3 5FW					Terraced House
Last Sold Date:	26/02/2021	30/03/2007	10/02/2006	27/09/1996	
Last Sold Price:	£229,950	£119,000	£133,000	£45,000	
14, Joan Ward Street, Coventry, CV3 5FW					Terraced House
Last Sold Date:	05/02/2021				
Last Sold Price:	£160,000				
25, Joan Ward Street, Coventry, CV3 5FW					Terraced House
Last Sold Date:	05/12/2019	20/06/2008			
Last Sold Price:	£227,500	£137,000			
10, Joan Ward Street, Coventry, CV3 5FW					Terraced House
Last Sold Date:	29/10/2015	25/04/2008	07/04/2003	29/08/1997	
Last Sold Price:	£225,000	£145,000	£88,000	£32,500	
15, Joan Ward Street, Coventry, CV3 5FW					Terraced House
Last Sold Date:	25/05/2012	24/02/2006	12/07/2001		
Last Sold Price:	£142,500	£138,500	£62,000		
44, Joan Ward Street, Coventry, CV3 5FW					Terraced House
Last Sold Date:	20/02/2012	22/05/2009	27/01/2004	07/12/2001	
Last Sold Price:	£135,500	£131,295	£124,950	£48,000	
13, Joan Ward Street, Coventry, CV3 5FW					Terraced House
Last Sold Date:	17/11/2011				
Last Sold Price:	£139,000				
31, Joan Ward Street, Coventry, CV3 5FW					Terraced House
Last Sold Date:	17/06/2011				
Last Sold Price:	£107,500				
32, Joan Ward Street, Coventry, CV3 5FW					Terraced House
Last Sold Date:	18/03/2011	28/03/2002			
Last Sold Price:	£123,000	£60,000			

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

Market Sold in Street



9, Joan Ward Street, Coventry, CV3 5FW						Terraced House
Last Sold Date:	23/07/2010					
Last Sold Price:	£135,000					
33, Joan Ward Street, Coventry, CV3 5FW						Terraced House
Last Sold Date:	07/01/2008	11/11/2003				
Last Sold Price:	£145,000	£121,950				
22, Joan Ward Street, Coventry, CV3 5FW						Terraced House
Last Sold Date:	03/10/2007	20/10/2006	09/05/2003	04/04/2001	22/03/1996	
Last Sold Price:	£136,000	£129,950	£92,500	£65,000	£38,000	
29, Joan Ward Street, Coventry, CV3 5FW						Semi-detached House
Last Sold Date:	22/04/2005					
Last Sold Price:	£132,250					
42, Joan Ward Street, Coventry, CV3 5FW						Semi-detached House
Last Sold Date:	16/07/2004	08/01/1999				
Last Sold Price:	£138,950	£51,000				
8, Joan Ward Street, Coventry, CV3 5FW						Terraced House
Last Sold Date:	28/02/2003	01/10/1999				
Last Sold Price:	£87,000	£47,500				
17, Joan Ward Street, Coventry, CV3 5FW						Terraced House
Last Sold Date:	21/12/2001	06/07/2001				
Last Sold Price:	£79,950	£55,000				
5, Joan Ward Street, Coventry, CV3 5FW						Terraced House
Last Sold Date:	27/10/2000	01/11/1999				
Last Sold Price:	£59,999	£50,000				
3, Joan Ward Street, Coventry, CV3 5FW						Semi-detached House
Last Sold Date:	26/10/2000	19/12/1995				
Last Sold Price:	£77,000	£54,000				
40, Joan Ward Street, Coventry, CV3 5FW						Terraced House
Last Sold Date:	20/02/1998					
Last Sold Price:	£49,500					
6, Joan Ward Street, Coventry, CV3 5FW						Terraced House
Last Sold Date:	27/09/1996					
Last Sold Price:	£33,000					

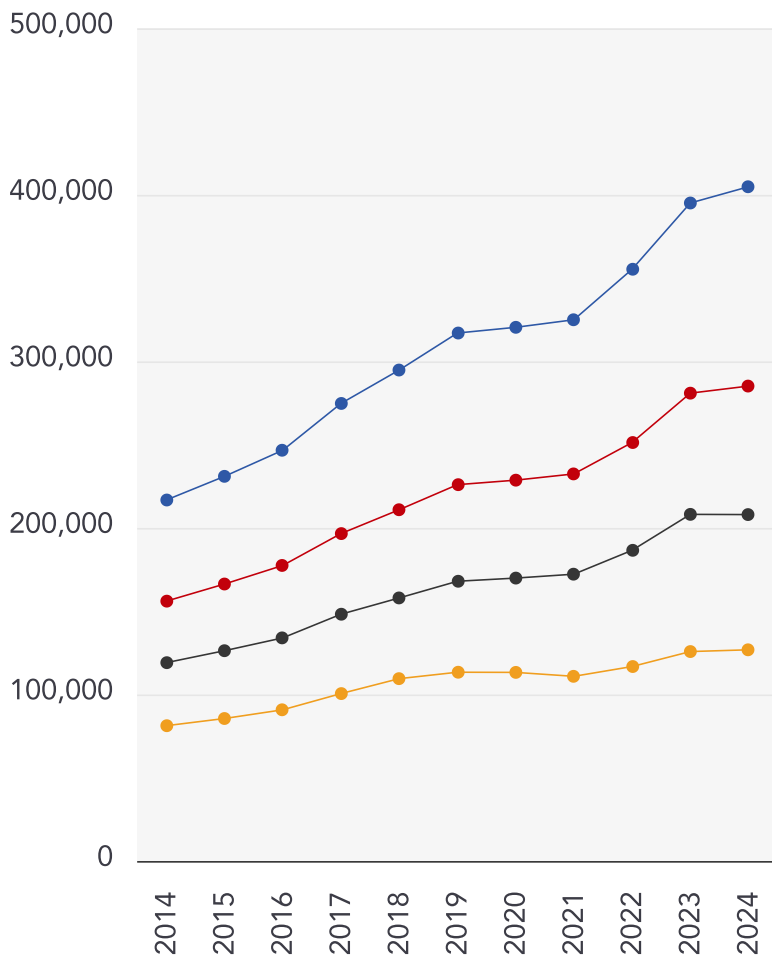
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



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



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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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