



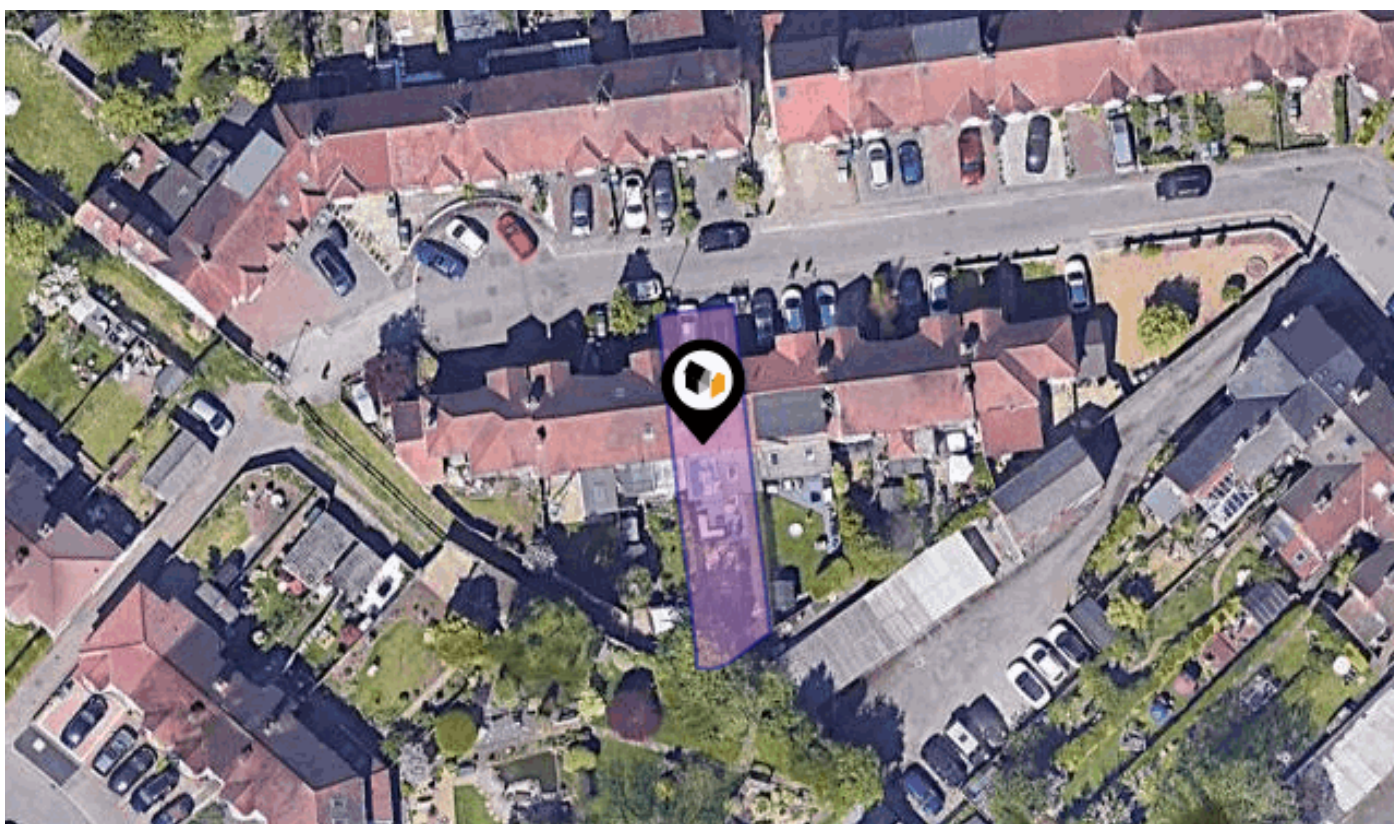
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 28th September 2024



MYRTLE GROVE, COVENTRY, CV5

Price Estimate : £475,000

Walmsley's The Way to Move

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

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Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A refurbished & simply stunning terraced period home

Four bedrooms over 1st & 2nd floors

Open plan kitchen dining area with patio doors to gardens

South facing mature & low maintenance gardens & sitting areas

Welcoming & wide entrance hallway & through sitting/dining room

First floor family bathroom & ground floor cloakroom

Ideal & peaceful Earlsdon locale within Cul-De-Sac

Driveway parking for two vehicles

Gas central heating & double glazing throughout

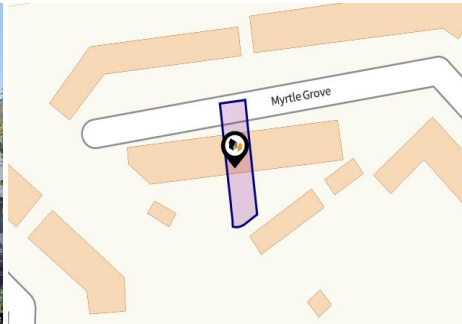
EPC Rating C, Total 1337 Sq. Ft. or 125 Sq.M Approx

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:	4
Floor Area:	1,337 ft ² / 124 m ²
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,041
Title Number:	WK29268

Price Estimate:	£475,000
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	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Energy rating

C

Valid until 13.05.2034

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

Property

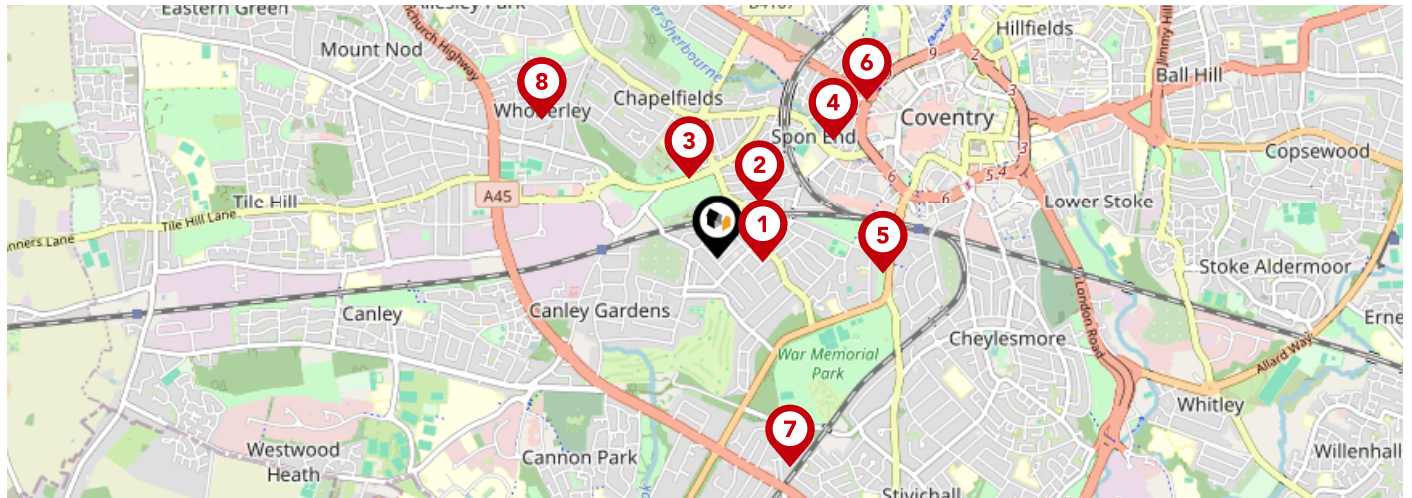
EPC - Additional Data



Additional EPC Data

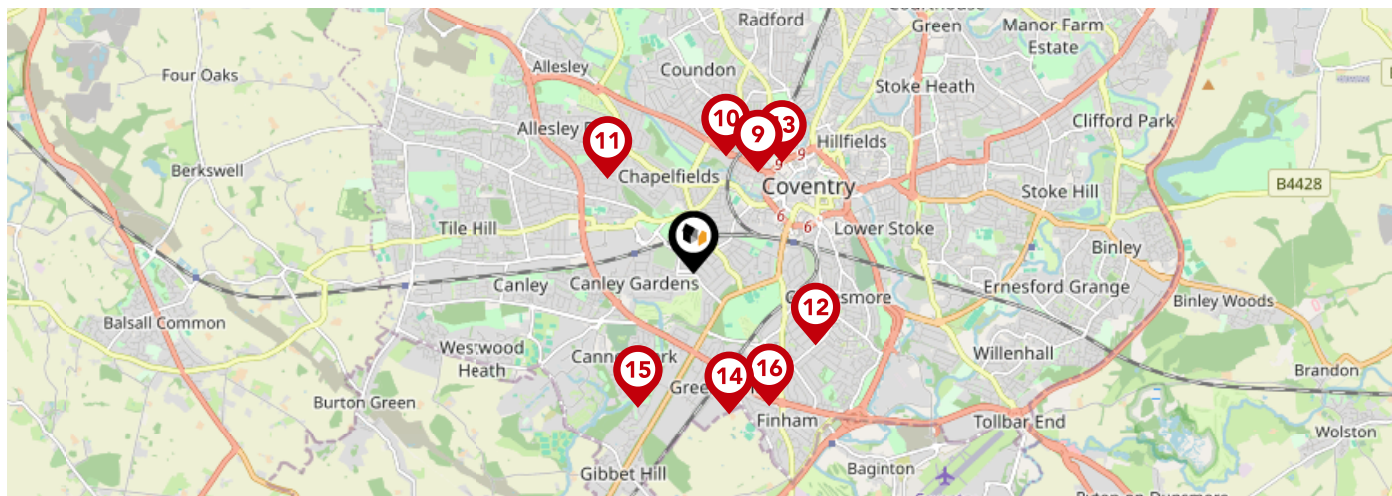
Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched no insulation (assumed)
Roof Energy:	Very poor
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	122 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

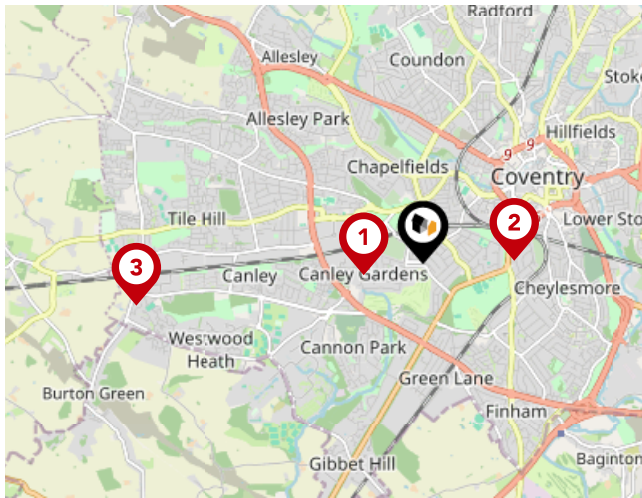
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.09	<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:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

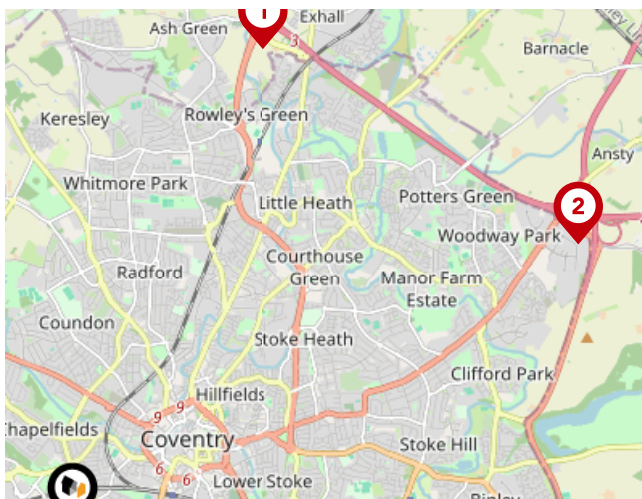
Area

Transport (National)



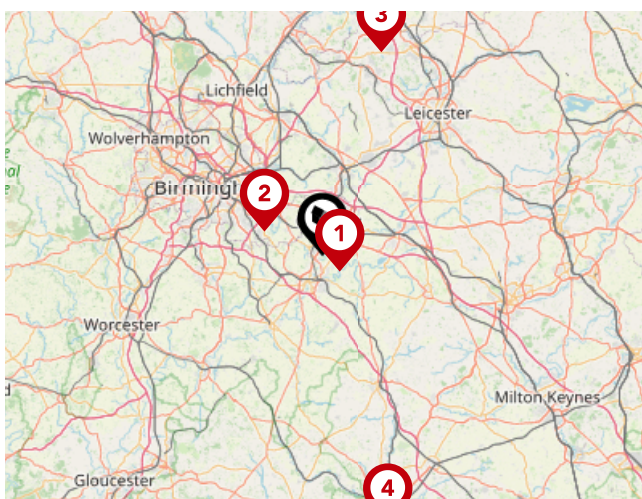
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.54 miles
2	Coventry Rail Station	0.82 miles
3	Tile Hill Rail Station	2.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.64 miles
2	M6 J2	5.24 miles
3	M40 J14	10.21 miles
4	M40 J15	10.28 miles
5	M6 J3A	8.16 miles

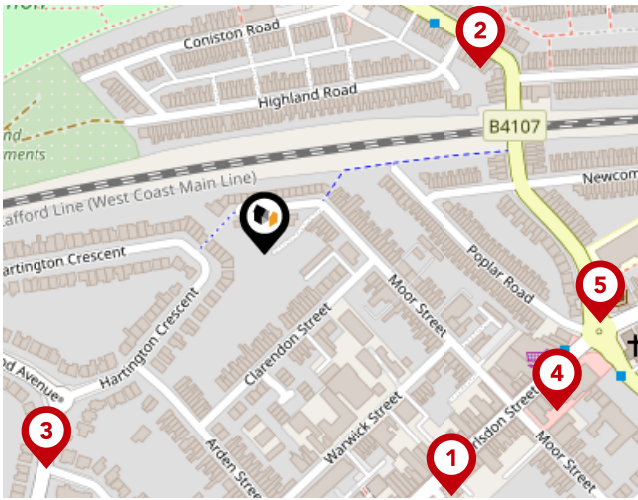


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.41 miles
2	Birmingham Airport	9.03 miles
3	East Mids Airport	30.68 miles
4	Kidlington	40.49 miles

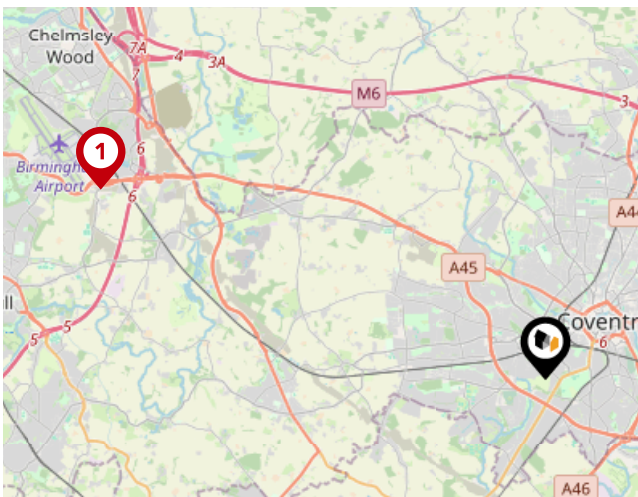
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Providence St	0.17 miles
2	Highland Road	0.16 miles
3	Montes Court	0.17 miles
4	Poplar Road	0.19 miles
5	Earlsdon Library	0.19 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.76 miles

Market Sold in Street



26, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	22/08/2024	16/08/2019	14/08/2015	18/08/2006	
Last Sold Price:	£329,000	£300,000	£230,000	£160,000	
7, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	01/03/2023	17/05/2007			
Last Sold Price:	£450,000	£180,000			
5, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	07/03/2019				
Last Sold Price:	£125,000				
3, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	13/02/2018	01/06/2001			
Last Sold Price:	£247,000	£95,000			
18, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	24/07/2015	01/08/2000	13/08/1999	28/04/1995	
Last Sold Price:	£198,000	£92,500	£80,000	£45,000	
15, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	30/01/2015				
Last Sold Price:	£190,000				
4, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	09/05/2011	17/08/2007	30/01/1998		
Last Sold Price:	£177,500	£185,000	£62,500		
16, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	05/07/2010				
Last Sold Price:	£175,000				
10, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	04/12/2009	31/07/1998			
Last Sold Price:	£198,000	£57,000			
12, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	08/12/2006	26/03/2004	12/04/2002	12/09/1996	
Last Sold Price:	£192,000	£167,500	£112,500	£48,500	
1, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	26/09/2006				
Last Sold Price:	£205,000				
22, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	29/07/2005	22/06/2001			
Last Sold Price:	£185,000	£104,000			

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

Market Sold in Street



24, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	01/10/2004	19/09/2003	27/08/1999	16/05/1997	
Last Sold Price:	£167,000	£152,000	£65,000	£58,000	
32, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	19/09/2003				
Last Sold Price:	£192,000				
34, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	01/05/2001				
Last Sold Price:	£130,000				
14, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	26/05/2000				
Last Sold Price:	£74,950				
28, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	28/02/1997				
Last Sold Price:	£47,500				
17, Myrtle Grove, Coventry, CV5 6EZ					Terraced House
Last Sold Date:	29/03/1996	09/01/1996			
Last Sold Price:	£48,000	£36,000			

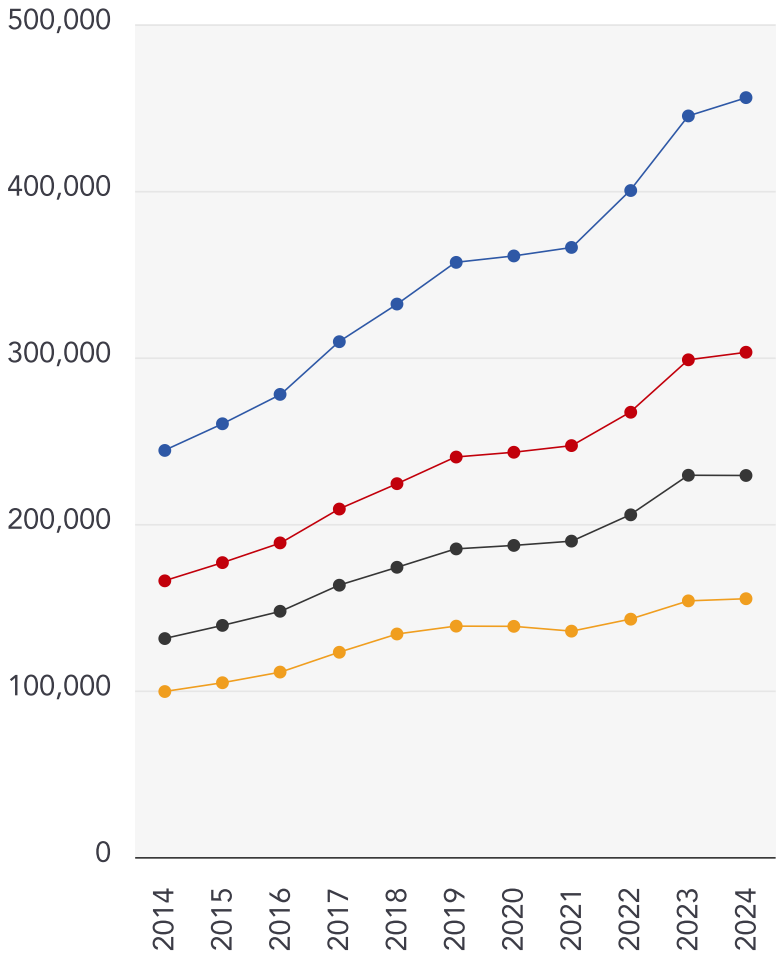
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Market

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



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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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