



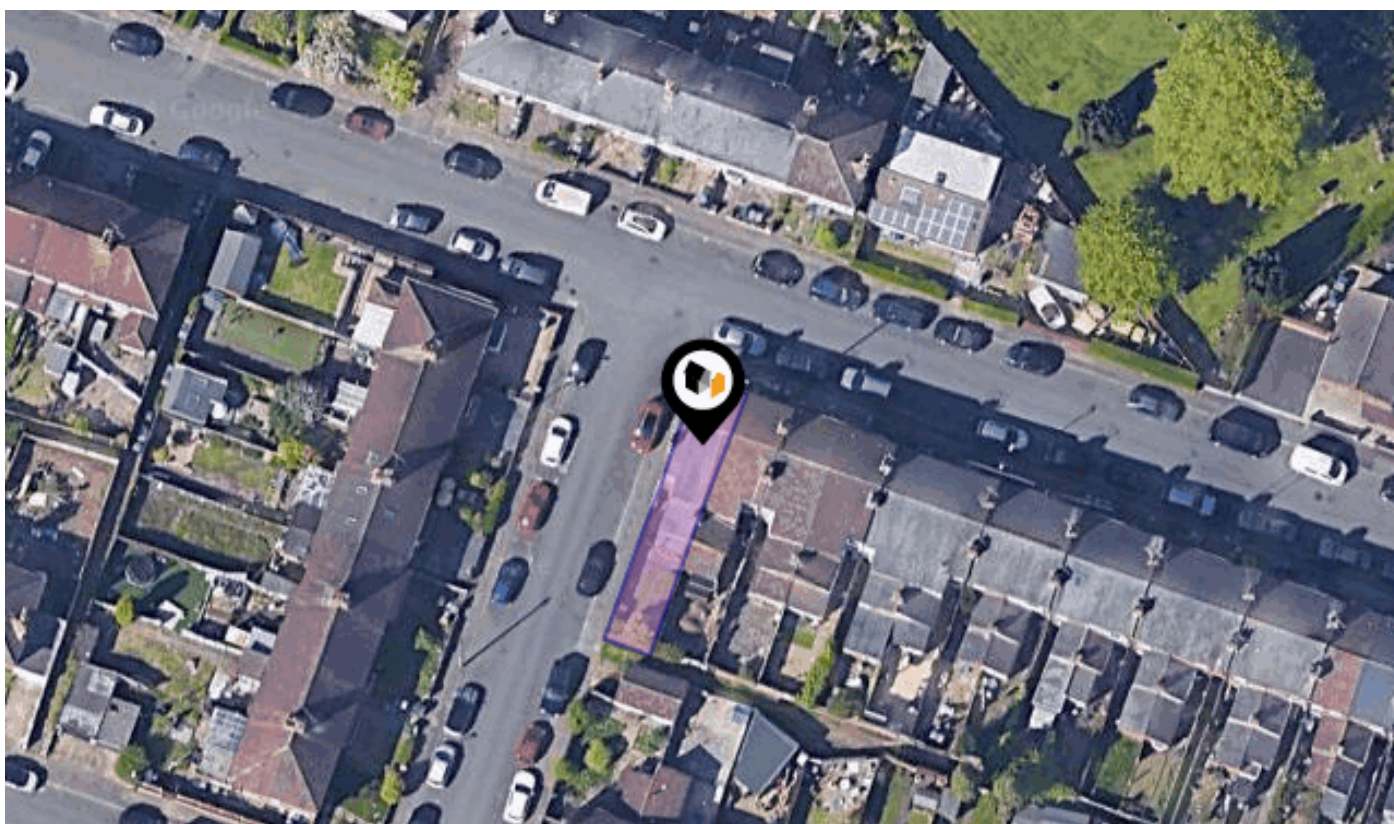
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11<sup>th</sup> October 2024



## BEECH ROAD, COVENTRY, CV6

Price Estimate : £185,000

### 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.....**

A two double bedroom end of terrace home

Two generous reception rooms

Spacious & well fitted kitchen

1st floor three piece bathroom situated off landing

Attractive, mature gardens with gated entry to foregarden

Modern gas central heating & double glazing throughout

Ideal locaton close to amenities, schools & bus routes

EPC Ordered, Total 875 Sq.Ft or Total 81 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@walmsleysthewaytomove.co.uk or 0330 1180 062***



## Property

**Type:** Terraced  
**Bedrooms:** 2  
**Plot Area:** 0.02 acres  
**Council Tax :** Band A  
**Annual Estimate:** £1,530  
**Title Number:** WK112669

**Price Estimate:** £185,000  
**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)

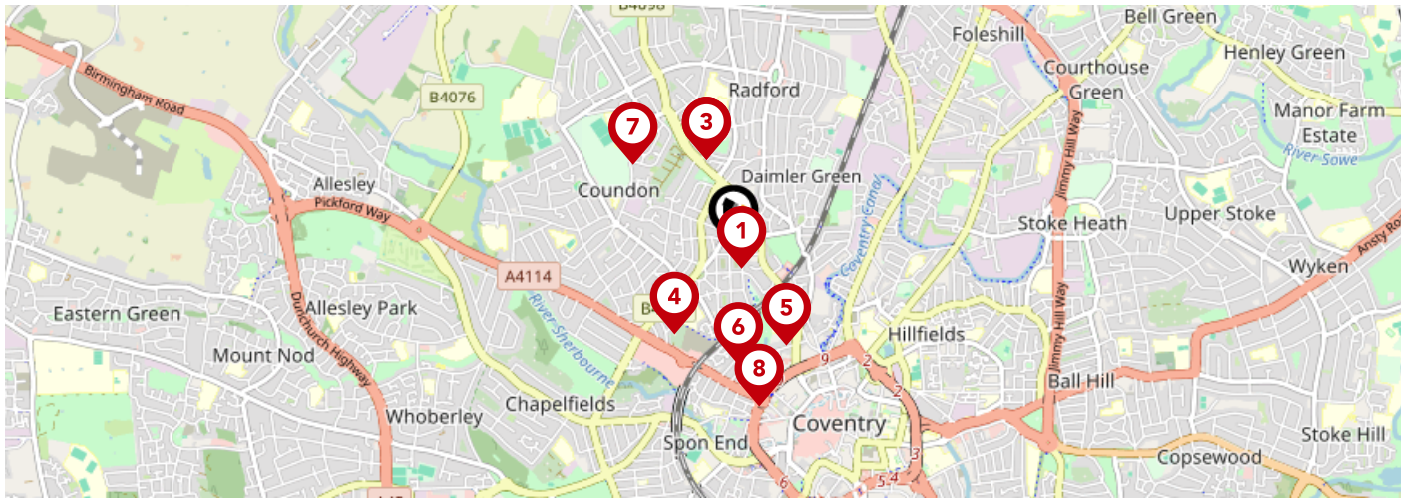
**10** mb/s      **79** mb/s      **1000** mb/s

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

**Satellite/Fibre TV Availability:**

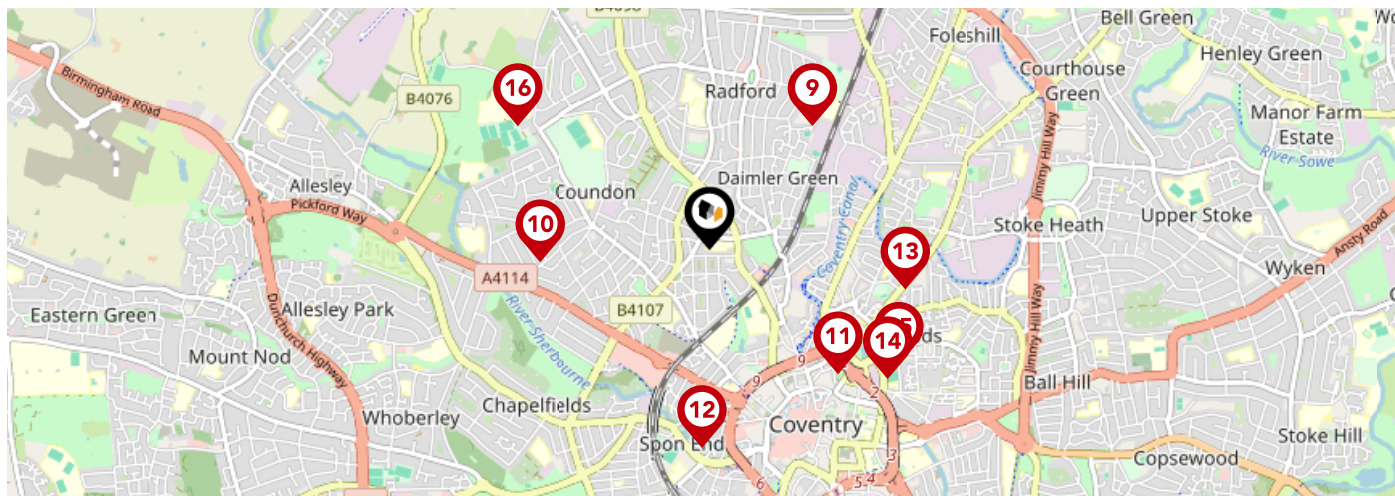










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Radford Primary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hill Farm Academy</b> Ofsted Rating: Good   Pupils: 478   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

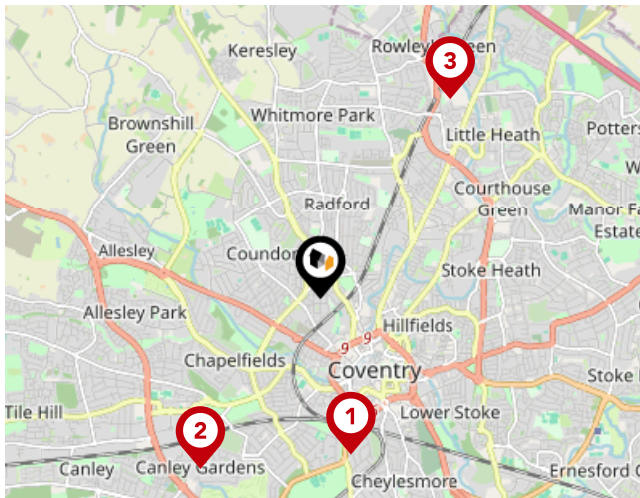
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Joseph Cash Primary School</b> Ofsted Rating: Good   Pupils: 486   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:0.77	<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:0.81	<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:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>John Gulson Primary School</b> Ofsted Rating: Requires improvement   Pupils: 460   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Sidney Stringer Academy</b> Ofsted Rating: Good   Pupils: 1478   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Sidney Stringer Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hollyfast Primary School</b> Ofsted Rating: Good   Pupils: 656   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

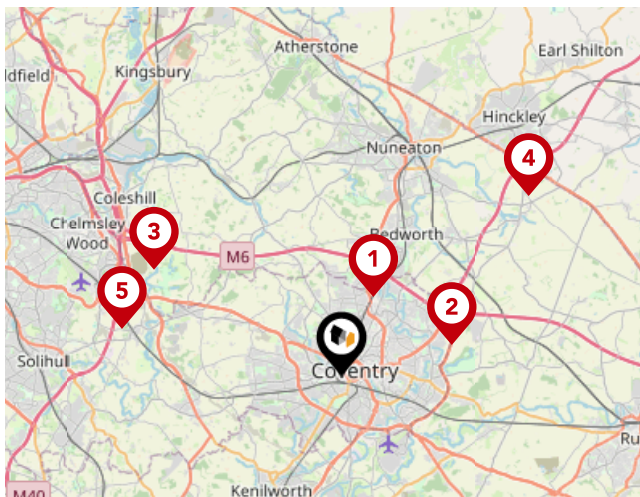
# Area

## Transport (National)



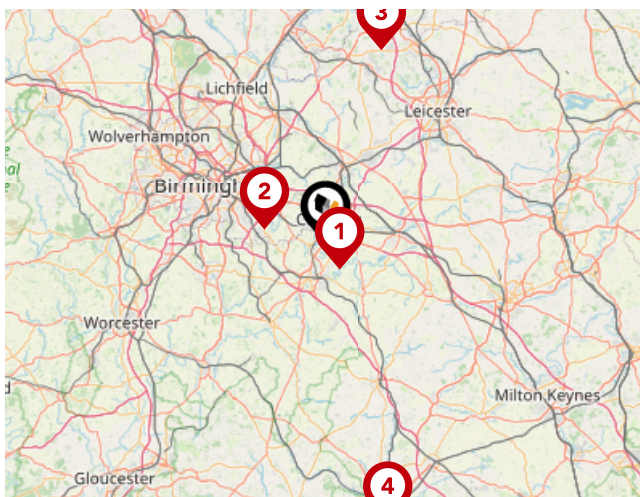
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.44 miles
2	Canley Rail Station	1.89 miles
3	Coventry Arena Rail Station	2.15 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.1 miles
2	M6 J2	4.17 miles
3	M6 J3A	7.8 miles
4	M69 J1	9.38 miles
5	M42 J6	8.09 miles



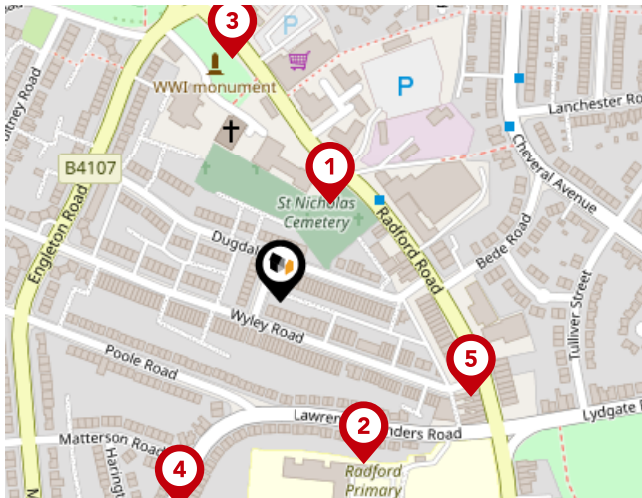
### Airports/Helipads

Pin	Name	Distance
1	Baginton	4.21 miles
2	Birmingham Airport	9.1 miles
3	East Mids Airport	29.14 miles
4	Kidlington	41.77 miles



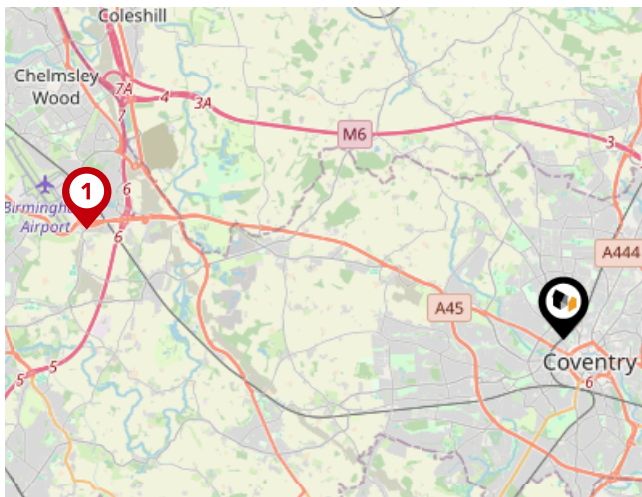
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Otterbrook Court	0.06 miles
2	Radford Rd	0.1 miles
3	Engleton Road	0.14 miles
4	Matterson Rd	0.13 miles
5	Lawrence Saunders Road	0.12 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.85 miles

# Market Sold in Street



<b>16, Beech Road, Coventry, CV6 1NZ</b>			Terraced House
Last Sold Date:	05/03/2024	07/08/2015	
Last Sold Price:	£180,000	£125,000	
<b>12, Beech Road, Coventry, CV6 1NZ</b>			Terraced House
Last Sold Date:	04/03/2009	08/10/1999	
Last Sold Price:	£97,000	£31,500	
<b>14, Beech Road, Coventry, CV6 1NZ</b>			Terraced House
Last Sold Date:	27/04/2007	04/04/2002	30/08/1996
Last Sold Price:	£105,500	£54,950	£32,000
<b>2, Beech Road, Coventry, CV6 1NZ</b>			Terraced House
Last Sold Date:	17/06/1997		
Last Sold Price:	£31,000		

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

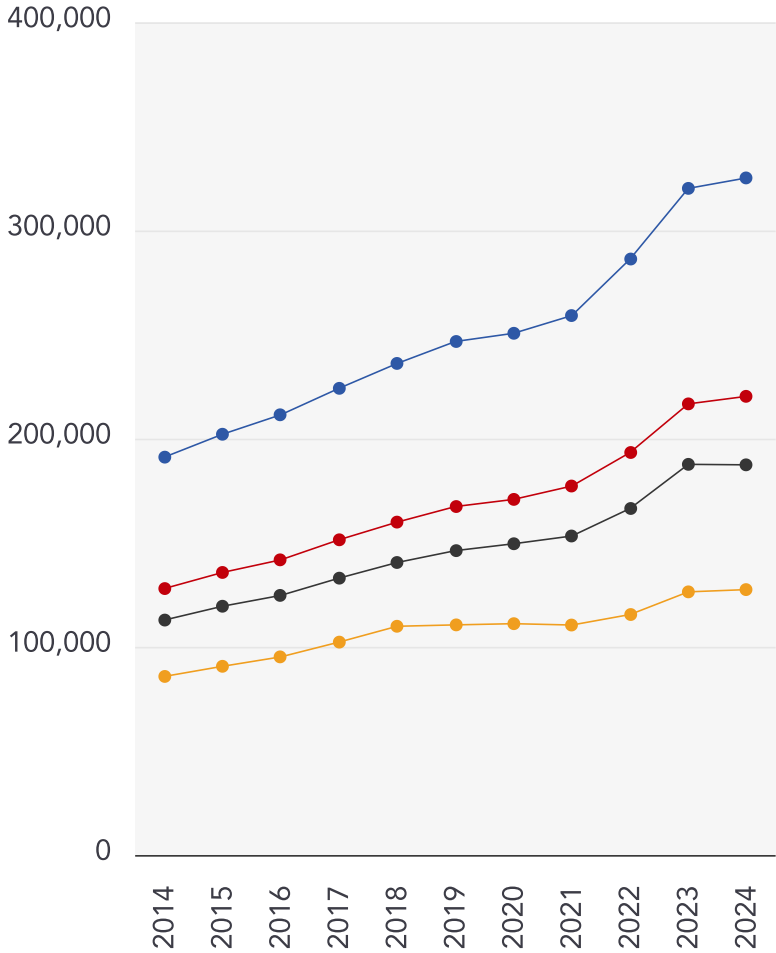


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**

# 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



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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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Valuation Office  
Agency

