



See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 11th November 2024



MELBOURNE ROAD, COVENTRY, CV5

Price Estimate : £210,000

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 spacious & very stylish two double bedroom terraced period home

Semi open plan kitchen dining room

Well fitted kitchen with plentiful wall & under counter storage

Attractive ground floor bathroom with full three piece suite

Fitted wardrobes to rear double bedroom & built in to front

Bay window & feature fireplace in front sitting room

Ideal Earlsdon local close to parkland, schooling & amenities

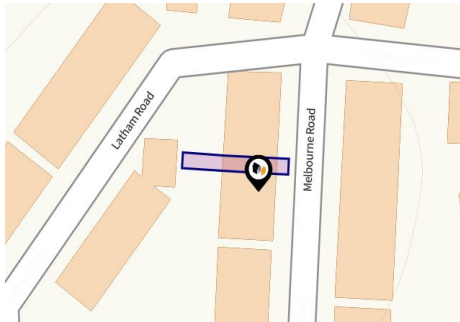
EPC RATING E (re ordered), Total Approx 734 Sq.Ft or 68 Sq.M.

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@walmsleythewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Terraced	Price Estimate:	£210,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	734 ft ² / 68 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,530		
Title Number:	WK91657		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Very Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
O ₂	EE	3	O2	sky
				Virgin media

Property
EPC - Certificate



Melbourne Road, COVENTRY, CV5

Energy rating

E

Valid until 06.02.2024

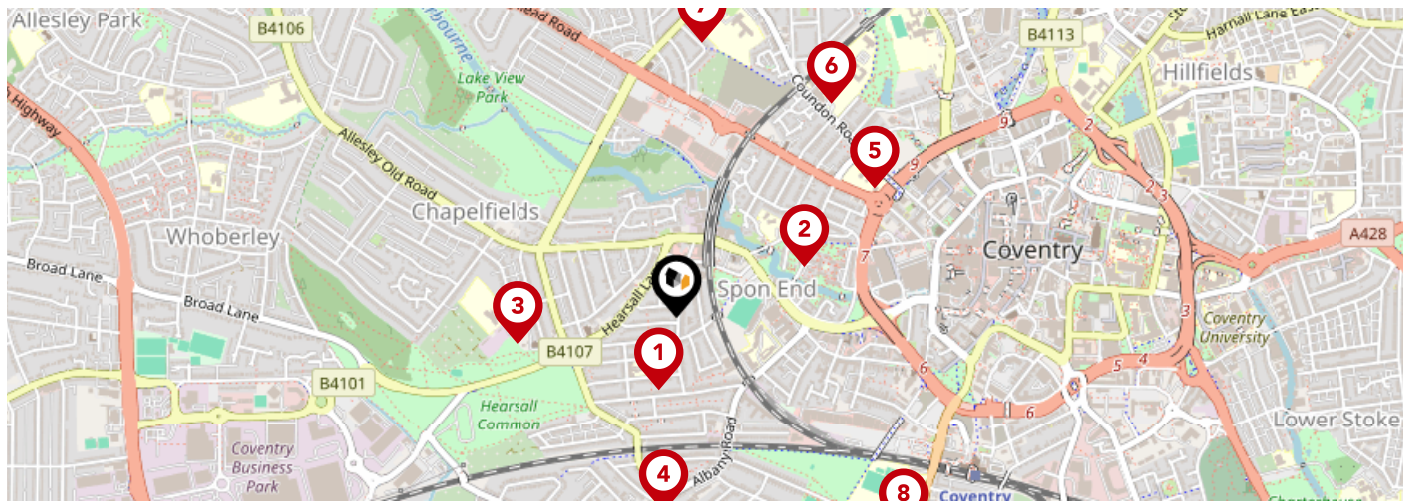
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Additional EPC Data

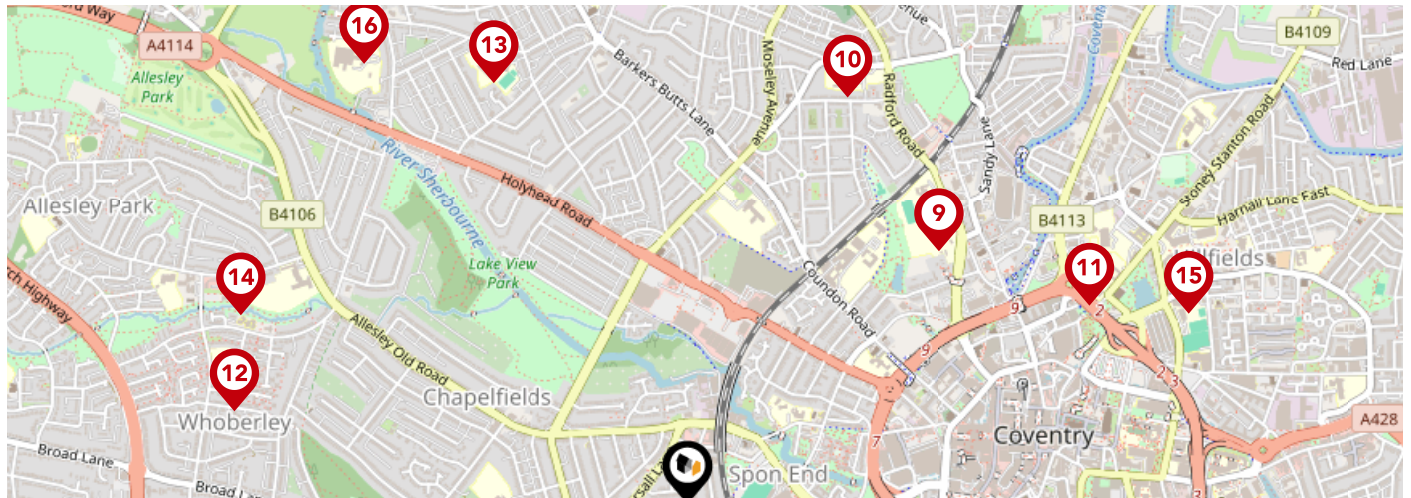
Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	67 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.31	<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:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.44	<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:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

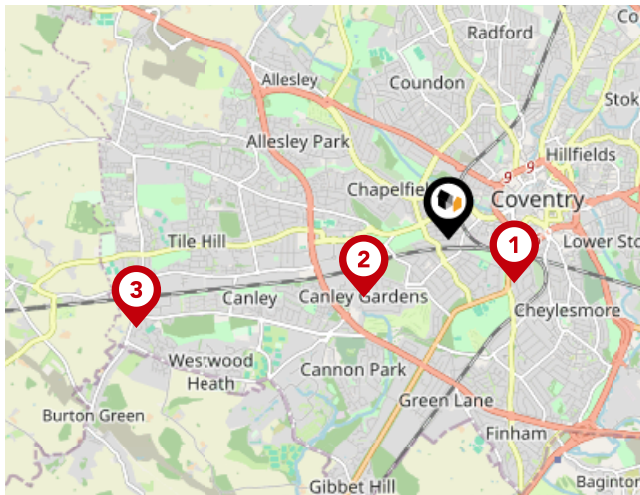
Area Schools



		Nursery	Primary	Secondary	College	Private
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.81	<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:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.05	<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:1.05	<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:1.1	<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:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

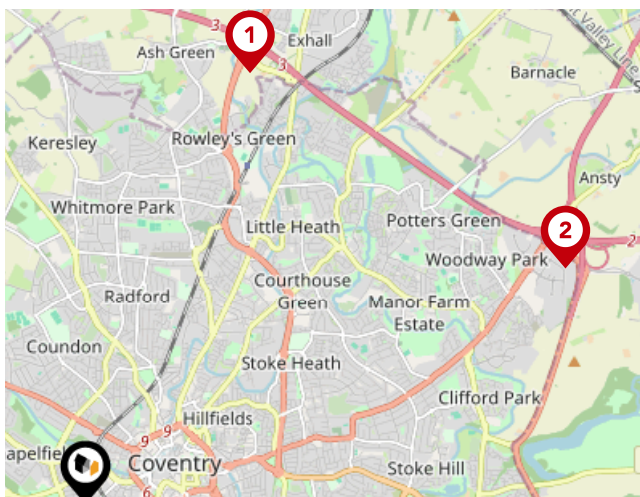
Area

Transport (National)



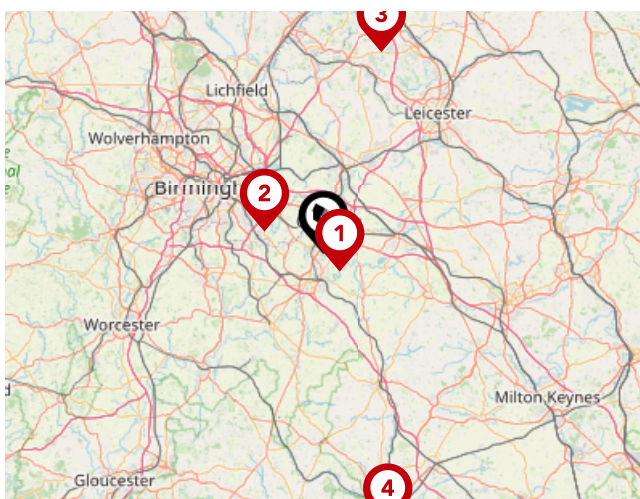
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.71 miles
	Canley Rail Station	0.93 miles
	Tile Hill Rail Station	2.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.16 miles
	M6 J2	4.84 miles
	M40 J14	10.68 miles
	M6 J3A	8.08 miles
	M42 J6	8.05 miles

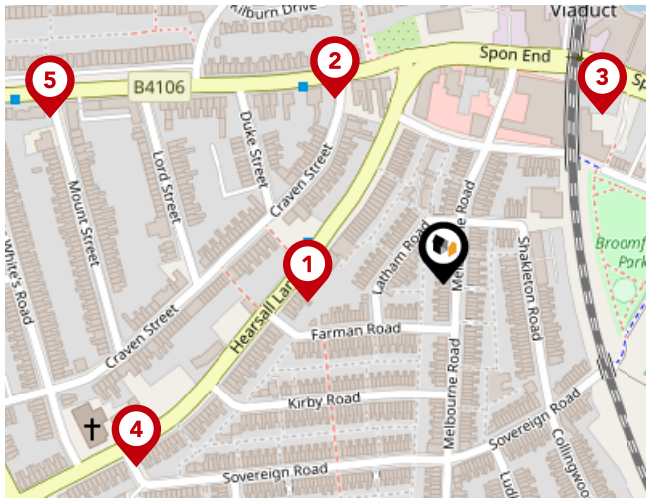


Airports/Helipads






Pin	Name	Distance
	Baginton	3.55 miles
	Birmingham Airport	9.09 miles
	East Mids Airport	30.21 miles
	Kidlington	40.85 miles

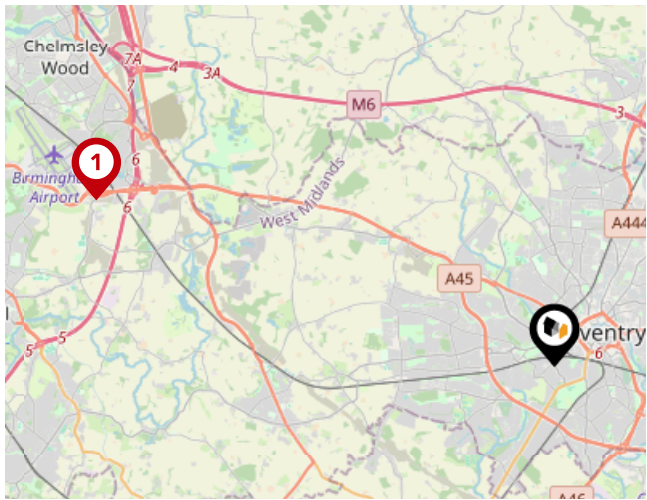
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Farman Rd	0.08 miles
	Craven St	0.12 miles
	The Arches	0.13 miles
	Sovereign Road	0.2 miles
	Mount St	0.24 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.82 miles

Market Sold in Street



145, Melbourne Road, Coventry, CV5 6JJ					Terraced House
Last Sold Date:	23/04/2024	04/04/2014	21/05/2010	23/12/1996	
Last Sold Price:	£195,000	£130,500	£120,000	£9,000	
141, Melbourne Road, Coventry, CV5 6JJ					Terraced House
Last Sold Date:	28/03/2024	28/09/1995			
Last Sold Price:	£142,250	£28,000			
129, Melbourne Road, Coventry, CV5 6JJ					Terraced House
Last Sold Date:	28/02/2023				
Last Sold Price:	£152,000				
139, Melbourne Road, Coventry, CV5 6JJ					Terraced House
Last Sold Date:	07/10/2022	25/10/2002			
Last Sold Price:	£176,000	£86,000			
151, Melbourne Road, Coventry, CV5 6JJ					Terraced House
Last Sold Date:	04/02/2022	24/08/2016	22/11/2013	20/04/2001	23/06/1998
Last Sold Price:	£194,000	£150,000	£127,950	£59,995	£32,500
127, Melbourne Road, Coventry, CV5 6JJ					Terraced House
Last Sold Date:	02/09/2021	18/08/1998			
Last Sold Price:	£168,000	£36,500			
137, Melbourne Road, Coventry, CV5 6JJ					Terraced House
Last Sold Date:	02/06/2021	17/05/2002	08/07/1998		
Last Sold Price:	£143,000	£66,950	£39,950		
163, Melbourne Road, Coventry, CV5 6JJ					Terraced House
Last Sold Date:	29/03/2021				
Last Sold Price:	£165,000				
135, Melbourne Road, Coventry, CV5 6JJ					Terraced House
Last Sold Date:	16/11/2018	28/03/2002	30/01/1998		
Last Sold Price:	£135,000	£65,000	£34,000		
157, Melbourne Road, Coventry, CV5 6JJ					Terraced House
Last Sold Date:	21/07/2015				
Last Sold Price:	£122,500				
153, Melbourne Road, Coventry, CV5 6JJ					Terraced House
Last Sold Date:	24/04/2014	14/01/2000	04/04/1996		
Last Sold Price:	£134,000	£54,000	£41,500		
143, Melbourne Road, Coventry, CV5 6JJ					Terraced House
Last Sold Date:	14/08/2012	19/12/2003			
Last Sold Price:	£103,000	£95,500			

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

Market Sold in Street



123, Melbourne Road, Coventry, CV5 6JJ			Terraced House
Last Sold Date:	25/08/2006	13/10/2000	
Last Sold Price:	£119,950	£54,000	
125, Melbourne Road, Coventry, CV5 6JJ			Terraced House
Last Sold Date:	07/12/2001		
Last Sold Price:	£62,500		
131, Melbourne Road, Coventry, CV5 6JJ			Terraced House
Last Sold Date:	26/05/2000	25/07/1997	
Last Sold Price:	£54,950	£33,500	
147, Melbourne Road, Coventry, CV5 6JJ			Terraced House
Last Sold Date:	31/03/1998		
Last Sold Price:	£39,950		
133, Melbourne Road, Coventry, CV5 6JJ			Terraced House
Last Sold Date:	16/12/1996		
Last Sold Price:	£34,000		

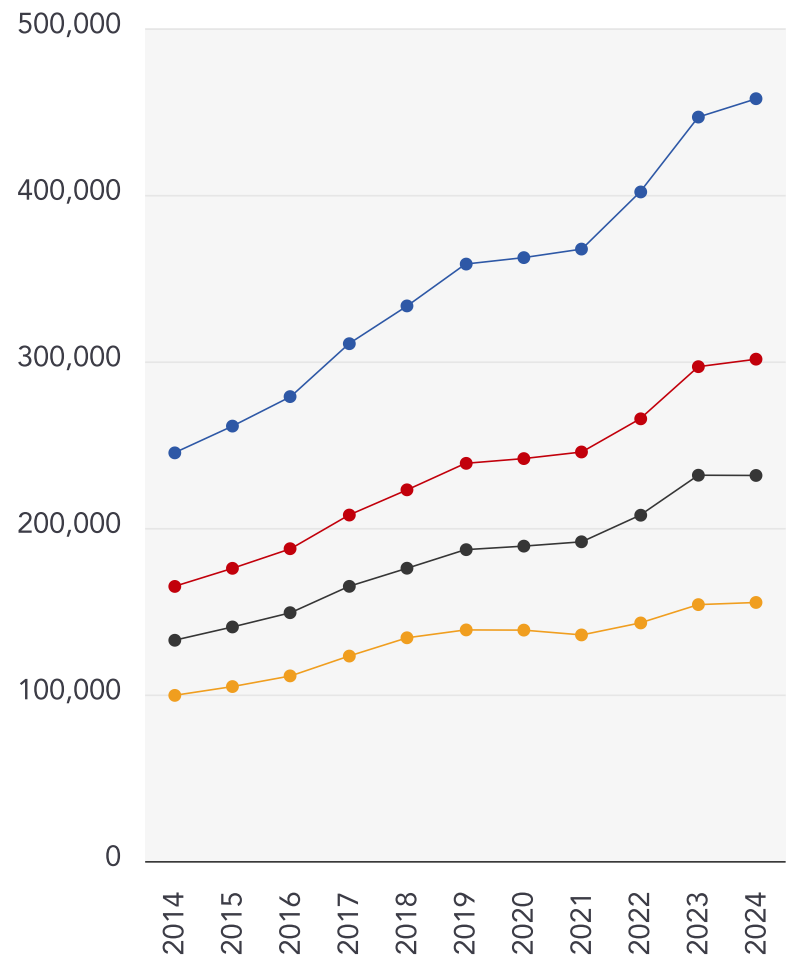
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in 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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Important - Please Read

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Walmsley's The Way to Move

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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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