

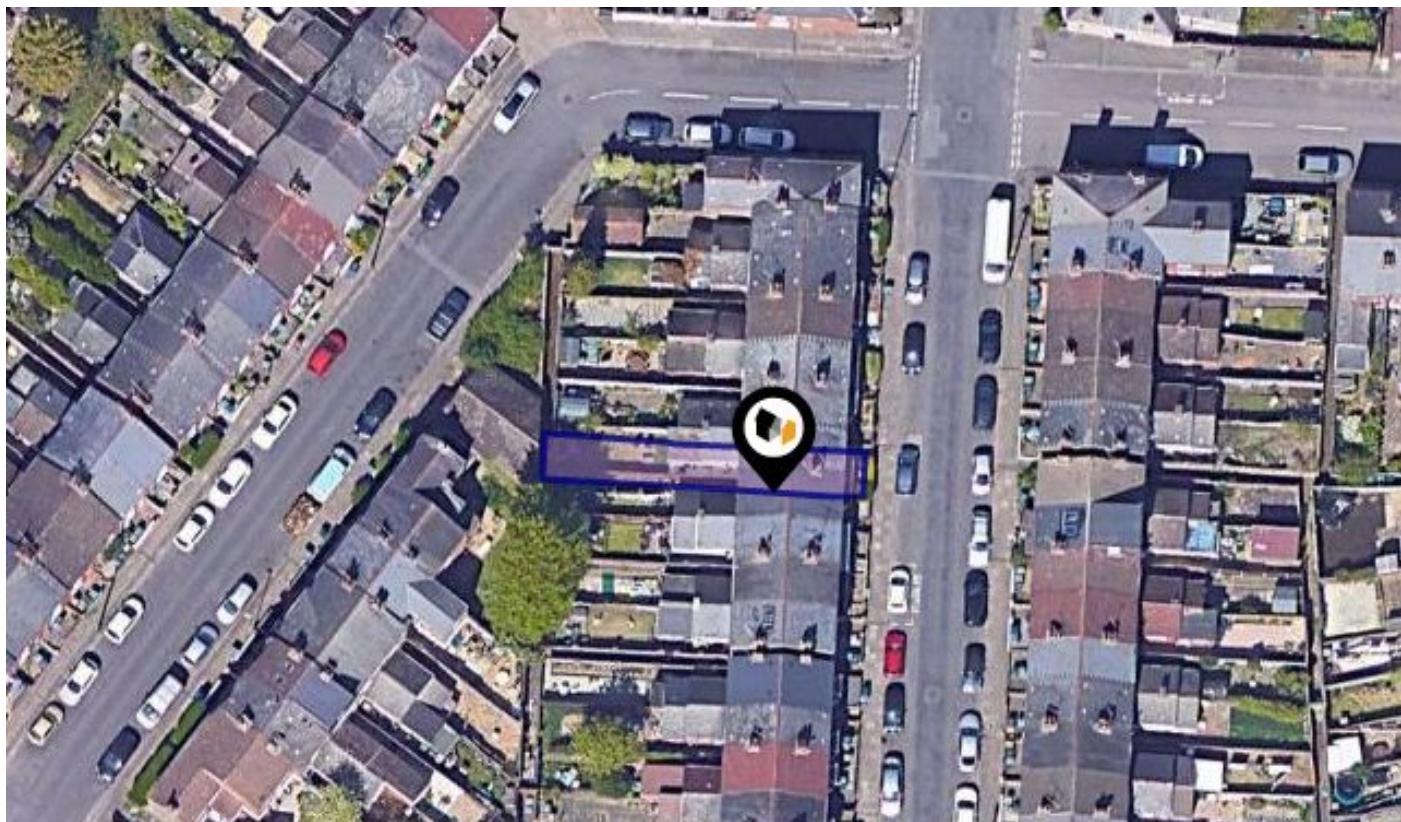
See More Online

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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www.walmsleysthewaytomove.co.uk



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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@walmsleysthewaytomove.co.uk or 0330 1180 062

Property Overview



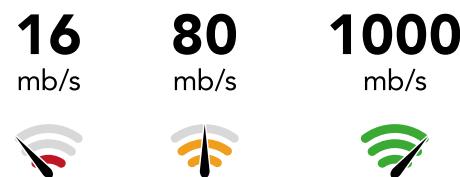
Property

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		

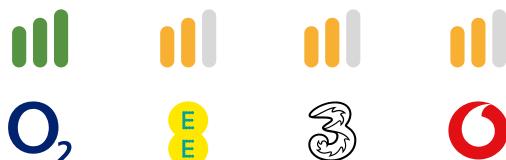
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



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		

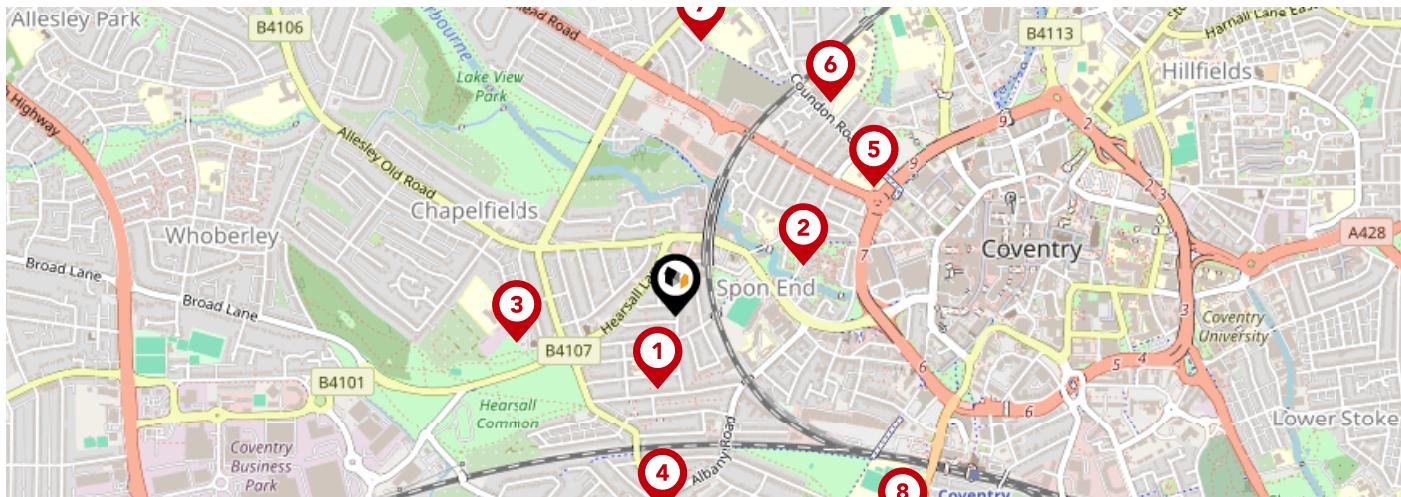
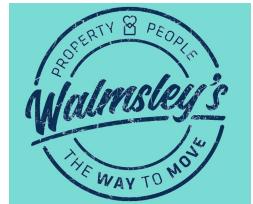
Property EPC - Additional Data



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



Hearsall Community Academy

Ofsted Rating: Good | Pupils: 466 | Distance: 0.17



Spon Gate Primary School

Ofsted Rating: Good | Pupils: 260 | Distance: 0.31



All Souls' Catholic Primary School

Ofsted Rating: Good | Pupils: 239 | Distance: 0.36



Earlsdon Primary School

Ofsted Rating: Good | Pupils: 423 | Distance: 0.44



St Osburg's Catholic Primary School

Ofsted Rating: Good | Pupils: 228 | Distance: 0.54



Bablake School

Ofsted Rating: Not Rated | Pupils: 1048 | Distance: 0.6



Moseley Primary School

Ofsted Rating: Good | Pupils: 502 | Distance: 0.63

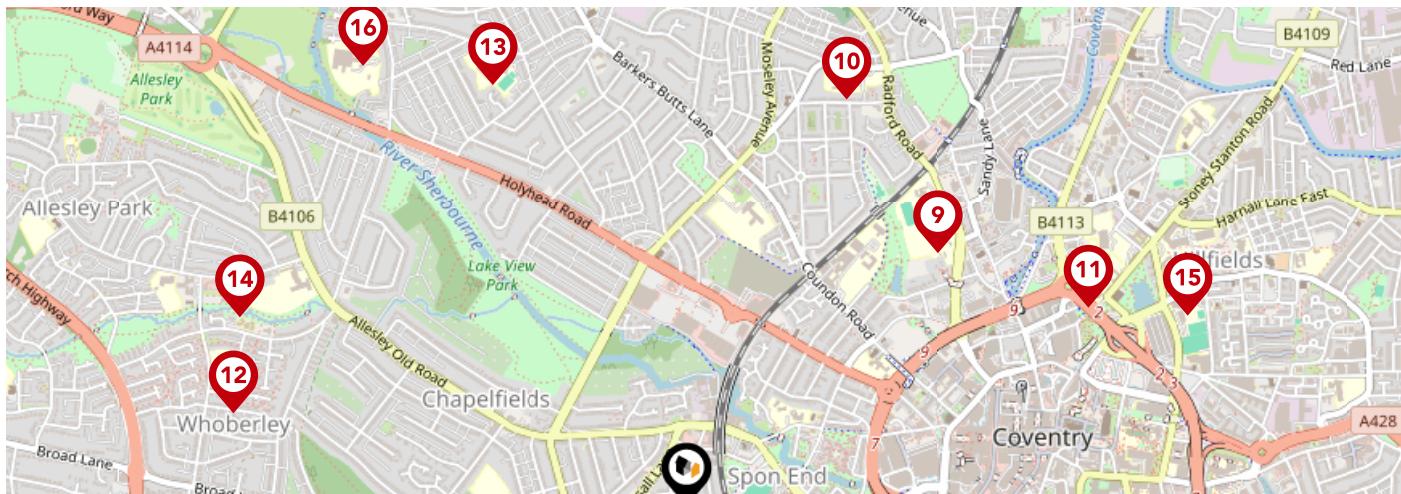


King Henry VIII School

Ofsted Rating: Not Rated | Pupils: 802 | Distance: 0.71



Area Schools



Nursery Primary Secondary College Private



Barr's Hill School

Ofsted Rating: Outstanding | Pupils: 995 | Distance: 0.81



Radford Primary Academy

Ofsted Rating: Good | Pupils: 236 | Distance: 0.99



Eden Girls' School Coventry

Ofsted Rating: Outstanding | Pupils: 609 | Distance: 1.01



Whoberley Hall Primary School

Ofsted Rating: Good | Pupils: 240 | Distance: 1.05



Coundon Primary School

Ofsted Rating: Good | Pupils: 544 | Distance: 1.05



St Christopher Primary School

Ofsted Rating: Good | Pupils: 458 | Distance: 1.1



Sidney Stringer Academy

Ofsted Rating: Good | Pupils: 1478 | Distance: 1.21

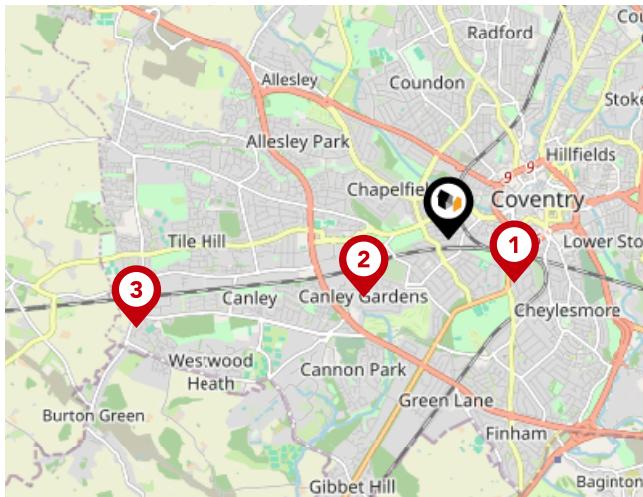


Sherbourne Fields School

Ofsted Rating: Outstanding | Pupils: 255 | Distance: 1.24

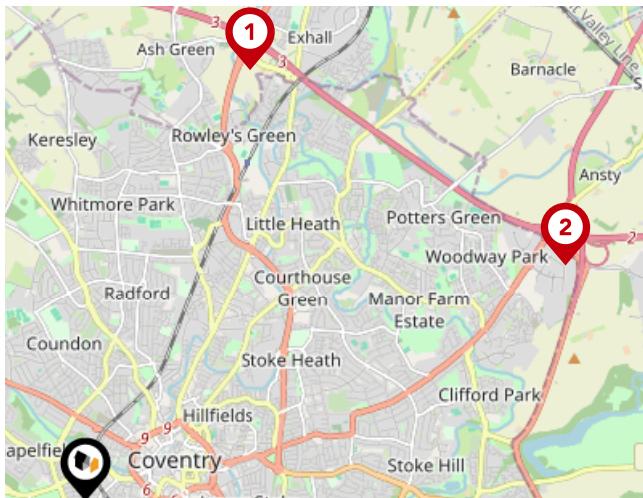


Area Transport (National)



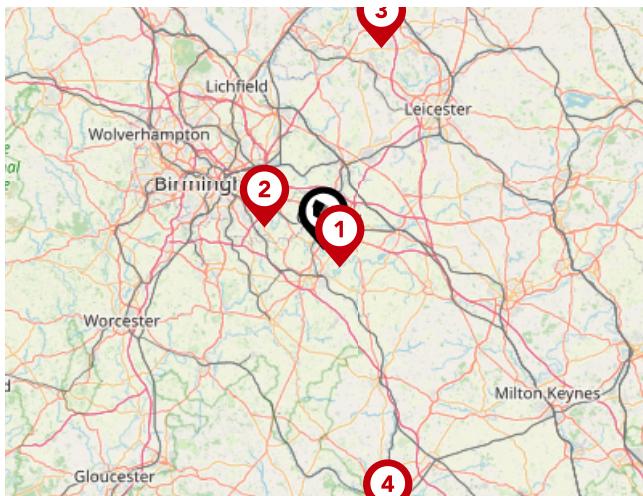
National Rail Stations

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



Trunk Roads/Motorways

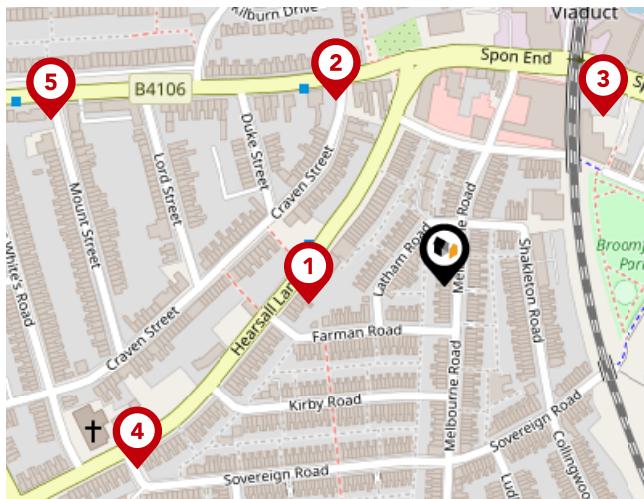
Pin	Name	Distance
1	M6 J3	4.16 miles
2	M6 J2	4.84 miles
3	M40 J14	10.68 miles
4	M6 J3A	8.08 miles
5	M42 J6	8.05 miles



Airports/Helipads

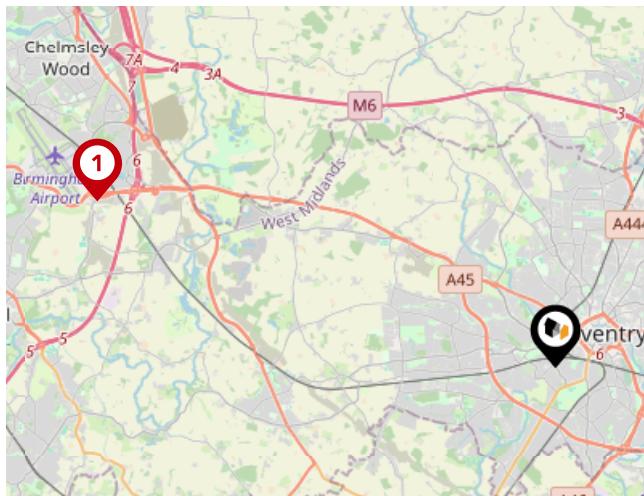
Pin	Name	Distance
1	Baginton	3.55 miles
2	Birmingham Airport	9.09 miles
3	East Mids Airport	30.21 miles
4	Kidlington	40.85 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Farman Rd	0.08 miles
2	Craven St	0.12 miles
3	The Arches	0.13 miles
4	Sovereign Road	0.2 miles
5	Mount St	0.24 miles



Local Connections

Pin	Name	Distance
1	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
Last Sold Price:	£195,000
	04/04/2014
	£130,500
	21/05/2010
	£120,000
	23/12/1996
	£9,000
141, Melbourne Road, Coventry, CV5 6JJ	Terraced House
Last Sold Date:	28/03/2024
Last Sold Price:	£142,250
	28/09/1995
	£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
Last Sold Price:	£176,000
	25/10/2002
	£86,000
151, Melbourne Road, Coventry, CV5 6JJ	Terraced House
Last Sold Date:	04/02/2022
Last Sold Price:	£194,000
	24/08/2016
	£150,000
	22/11/2013
	£127,950
	20/04/2001
	£59,995
	23/06/1998
	£32,500
127, Melbourne Road, Coventry, CV5 6JJ	Terraced House
Last Sold Date:	02/09/2021
Last Sold Price:	£168,000
	18/08/1998
	£36,500
137, Melbourne Road, Coventry, CV5 6JJ	Terraced House
Last Sold Date:	02/06/2021
Last Sold Price:	£143,000
	17/05/2002
	£66,950
	08/07/1998
	£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
Last Sold Price:	£135,000
	28/03/2002
	£65,000
	30/01/1998
	£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
Last Sold Price:	£134,000
	14/01/2000
	£54,000
	04/04/1996
	£41,500
143, Melbourne Road, Coventry, CV5 6JJ	Terraced House
Last Sold Date:	14/08/2012
Last Sold Price:	£103,000
	19/12/2003
	£95,500

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

Market Sold in Street



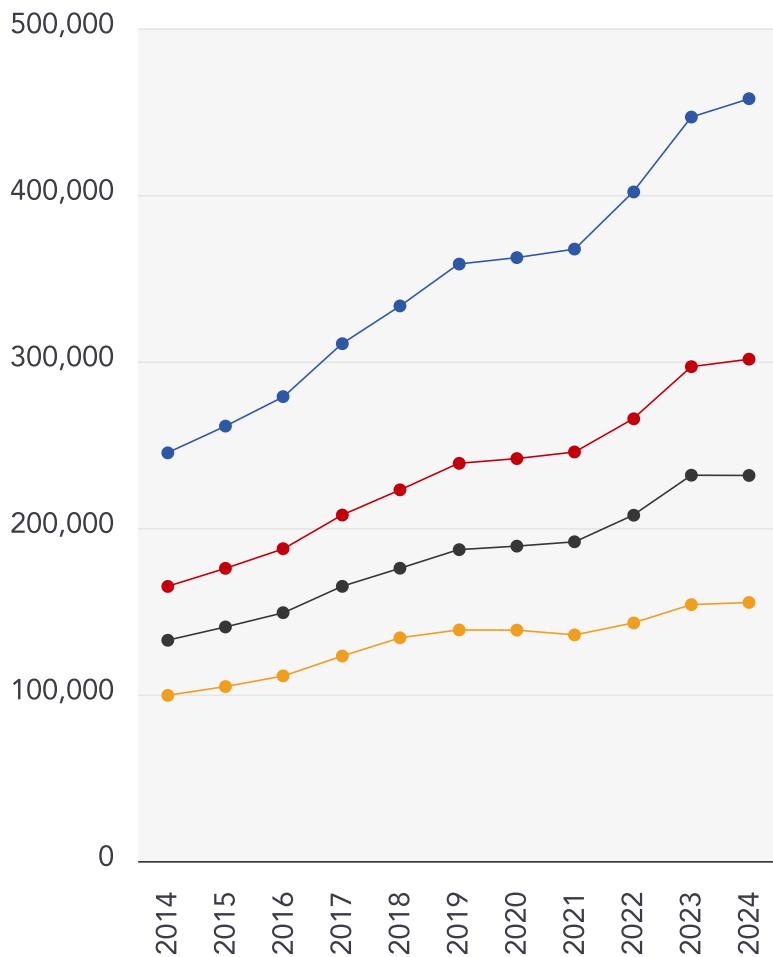
123, Melbourne Road, Coventry, CV5 6JJ	Terraced House
Last Sold Date:	25/08/2006
Last Sold Price:	£119,950
13/10/2000	
Last Sold Date:	07/12/2001
Last Sold Price:	£62,500
125, Melbourne Road, Coventry, CV5 6JJ	Terraced House
Last Sold Date:	26/05/2000
Last Sold Price:	£54,950
25/07/1997	
131, Melbourne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

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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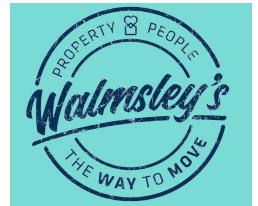


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Agent Disclaimer



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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