



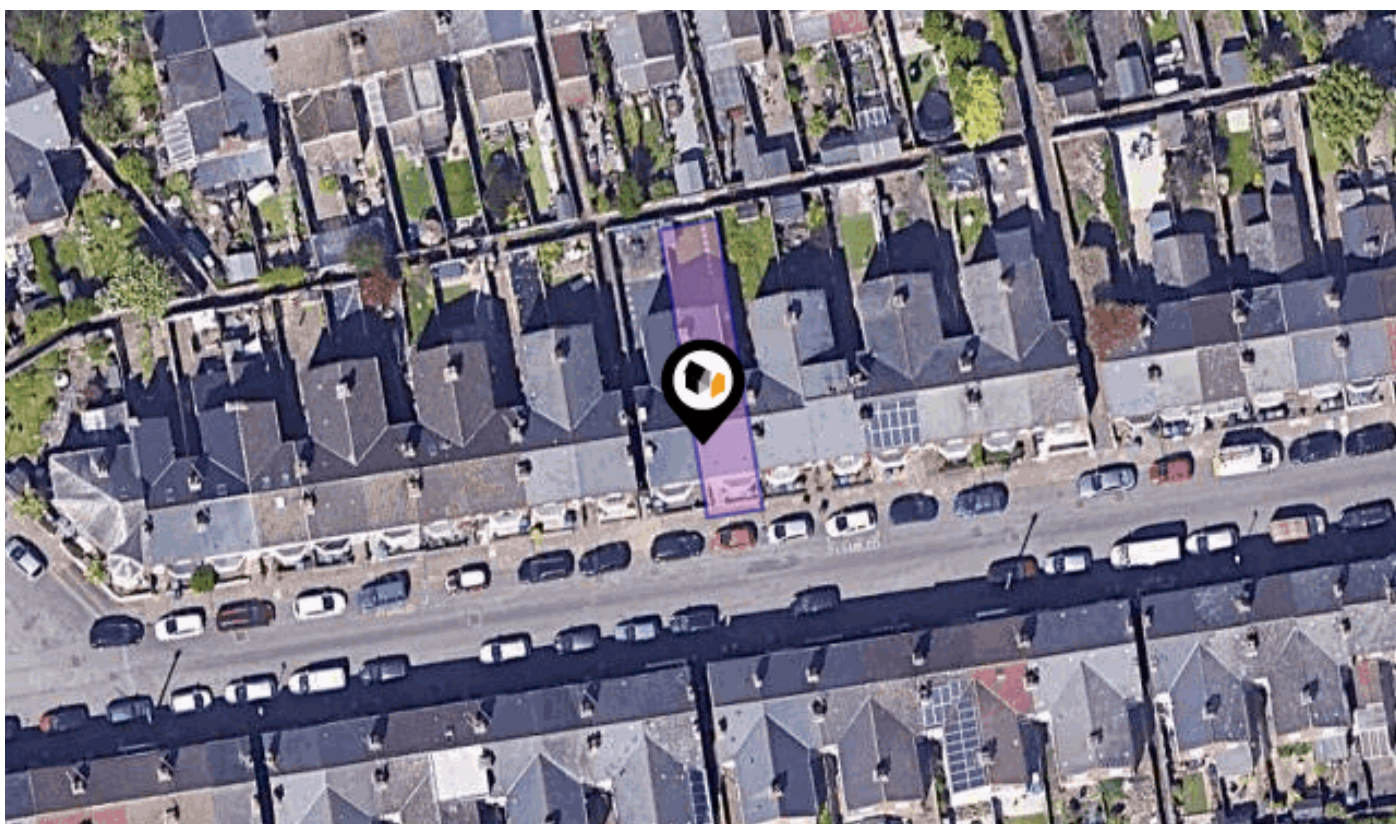
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 11<sup>th</sup> November 2024**



## HIGHLAND ROAD, COVENTRY, CV5

**Price Estimate :** £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



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### Dear Buyers & interested parties

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#### **Your property details in brief.....**

A spacious & very stylish three bedroom terraced period home

En-suite shower room to main bedroom

Open plan kitchen breakfast & dining family room with French doors to garden

Separate sitting room with bay window & log burner

Family bathroom & en-suite shower room

Attractive decked patio & lawned garden

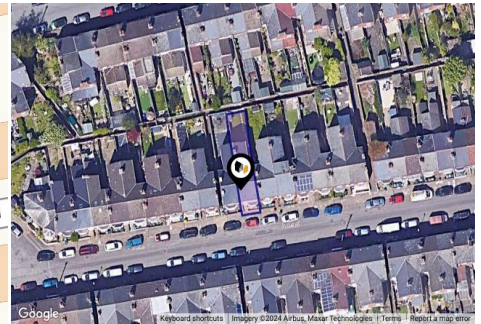
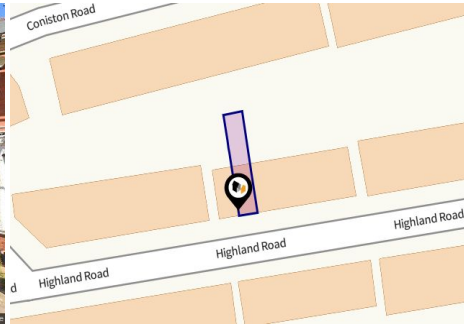
Ideal Earlsdon local close to parkland, schooling & amenities

EPC RATING D (re ordered), Total Approx 1141 Sq.Ft or 106 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

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,141 ft <sup>2</sup> / 106 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,786
<b>Title Number:</b>	WK204448

<b>Price Estimate:</b>	£280,000
<b>Tenure:</b>	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>41</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Highland Road, CV5

Energy rating

**D**

Valid until 06.08.2024

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	59   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

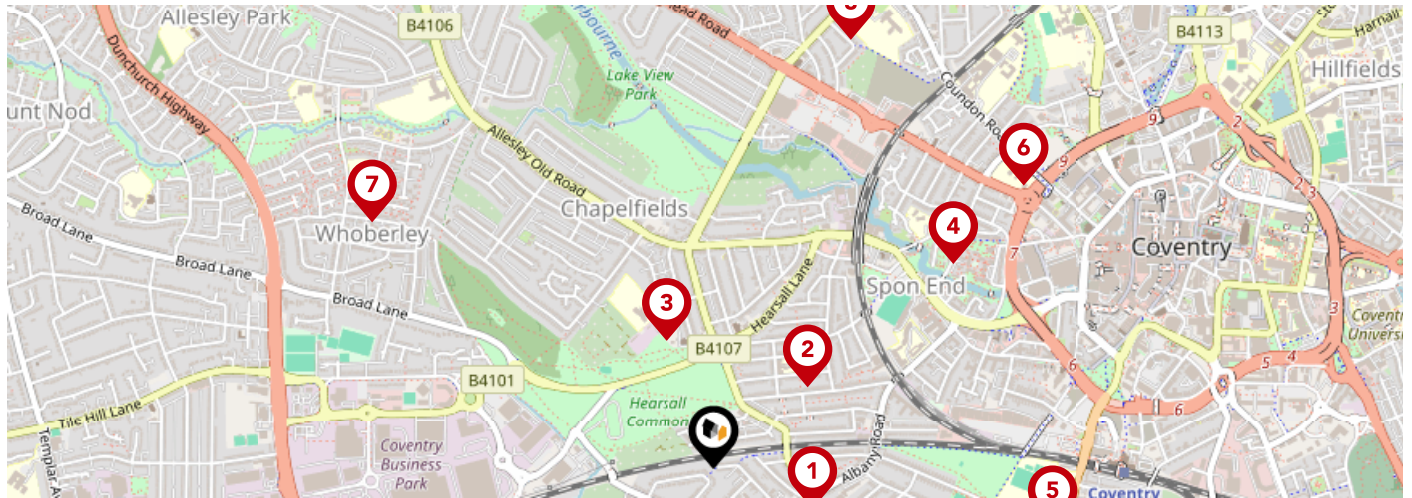


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 91% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	96 m <sup>2</sup>

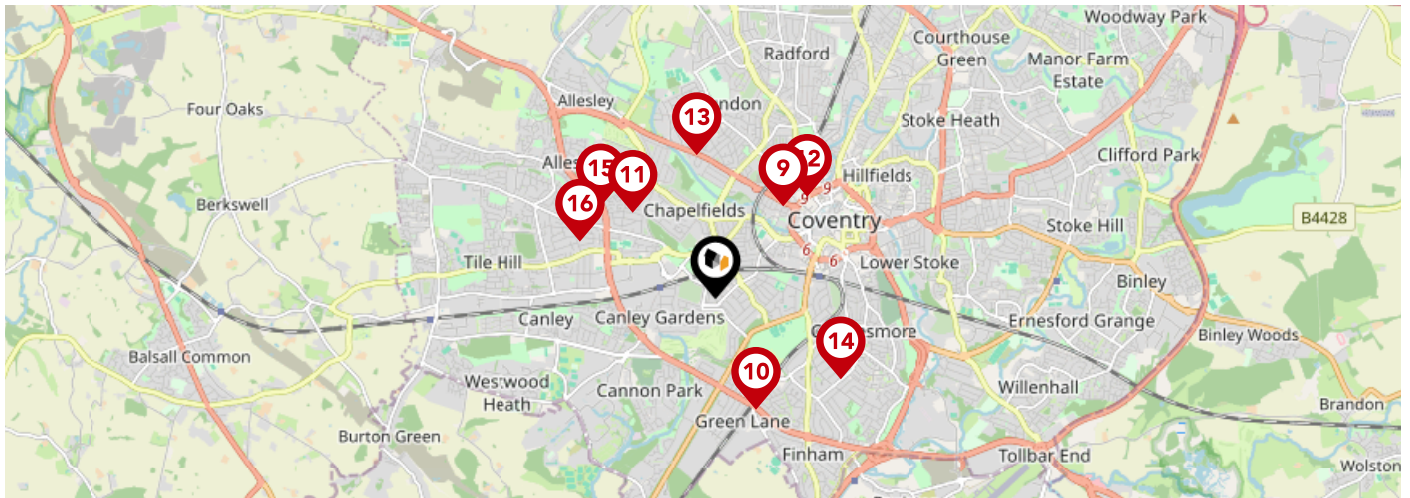


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

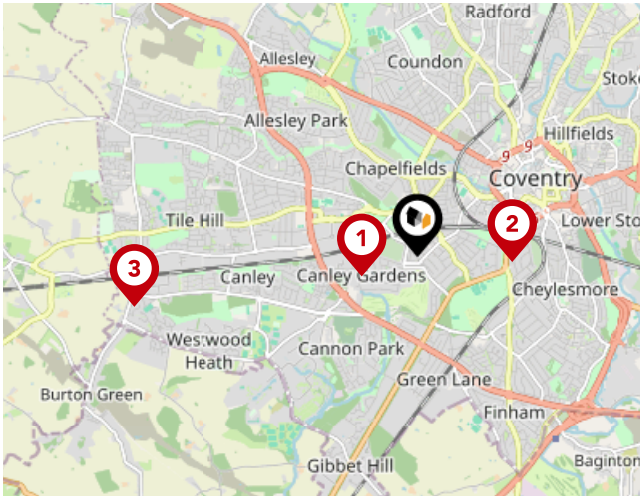
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

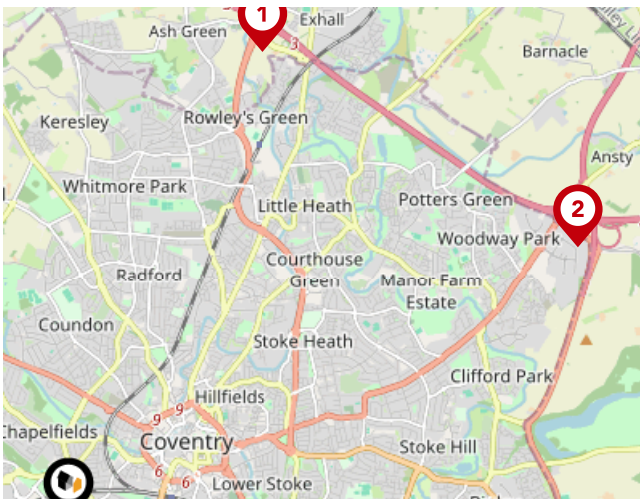
# Area

## Transport (National)



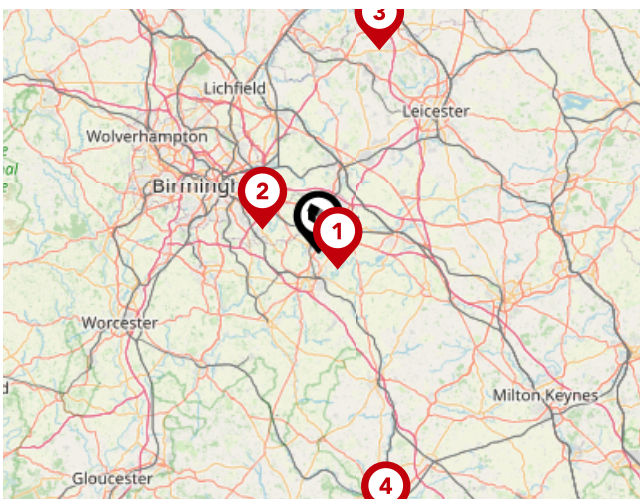
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.54 miles
2	Coventry Rail Station	0.85 miles
3	Tile Hill Rail Station	2.61 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.58 miles
2	M6 J2	5.23 miles
3	M40 J14	10.28 miles
4	M40 J15	10.34 miles
5	M6 J3A	8.1 miles



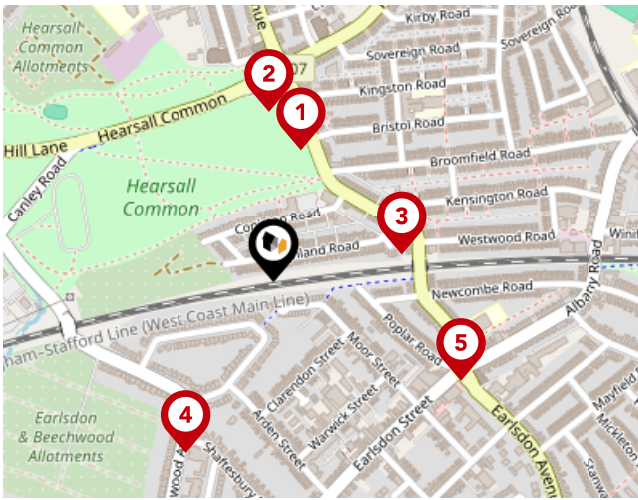
### Airports/Helipads

Pin	Name	Distance
1	Baginton	3.48 miles
2	Birmingham Airport	8.98 miles
3	East Mids Airport	30.61 miles
4	Kidlington	40.57 miles



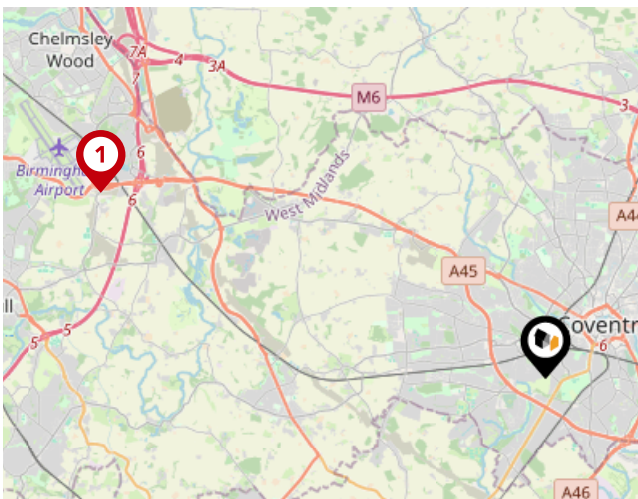
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kingston Road	0.15 miles
2	Queensland Ave	0.19 miles
3	Highland Road	0.15 miles
4	Montes Court	0.22 miles
5	Earlsdon Library	0.24 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.71 miles

# Market Sold in Street



<b>16, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	07/06/2024			
Last Sold Price:	£250,000			
<b>70, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	23/02/2024	20/07/2007		
Last Sold Price:	£190,000	£151,000		
<b>64, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	29/01/2024	30/06/2003		
Last Sold Price:	£215,000	£91,000		
<b>78, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	02/11/2023	16/03/2020	28/04/1998	28/08/1996
Last Sold Price:	£275,000	£212,500	£59,950	£47,500
<b>8, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	03/11/2022	31/03/1995		
Last Sold Price:	£257,500	£52,500		
<b>24, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	28/10/2022			
Last Sold Price:	£249,000			
<b>56, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	29/07/2022	28/03/2018	30/08/2002	09/06/1999
Last Sold Price:	£220,000	£170,000	£83,500	£44,500
<b>88, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	01/12/2021	24/02/2017	24/03/2016	
Last Sold Price:	£280,000	£255,000	£162,000	
<b>82, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	12/10/2021	21/10/2014		
Last Sold Price:	£242,000	£148,500		
<b>28, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	24/03/2020	02/08/2012	11/09/1998	
Last Sold Price:	£255,500	£163,000	£58,000	
<b>98, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	19/07/2019			
Last Sold Price:	£210,000			
<b>60, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	01/10/2018	09/12/2016	04/02/2005	
Last Sold Price:	£178,500	£155,000	£117,000	

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

# Market Sold in Street



<b>10, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	09/05/2018	14/01/2014	31/08/2011	
Last Sold Price:	£235,000	£163,000	£141,500	
<b>50, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	11/04/2018			
Last Sold Price:	£205,000			
<b>68, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	16/03/2018			
Last Sold Price:	£226,500			
<b>80, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	28/08/2015	10/05/1996		
Last Sold Price:	£230,000	£33,500		
<b>84, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	11/12/2013			
Last Sold Price:	£140,000			
<b>100, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	28/11/2013			
Last Sold Price:	£125,000			
<b>40, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	22/10/2013			
Last Sold Price:	£139,950			
<b>58, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	23/07/2010	02/08/2001		
Last Sold Price:	£132,500	£53,500		
<b>36, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	20/05/2009	07/10/1999		
Last Sold Price:	£125,000	£62,000		
<b>38, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	09/11/2007	09/06/1995		
Last Sold Price:	£157,500	£42,500		
<b>30, Highland Road, Coventry, CV5 6GR</b>				Terraced House
Last Sold Date:	17/09/2007			
Last Sold Price:	£170,000			
<b>48, Highland Road, Coventry, CV5 6GR</b>				Semi-detached House
Last Sold Date:	29/08/2007	04/06/1999	11/07/1997	
Last Sold Price:	£153,200	£57,500	£50,950	

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

# Market Sold in Street



<b>96, Highland Road, Coventry, CV5 6GR</b>	Terraced House	
Last Sold Date:	10/08/2007	
Last Sold Price:	£167,500	
<b>32, Highland Road, Coventry, CV5 6GR</b>	Terraced House	
Last Sold Date:	02/02/2007	13/11/1998
Last Sold Price:	£163,000	£54,000
<b>14, Highland Road, Coventry, CV5 6GR</b>	Terraced House	
Last Sold Date:	16/12/2005	30/07/1999
Last Sold Price:	£164,950	£75,000
<b>12, Highland Road, Coventry, CV5 6GR</b>	Terraced House	
Last Sold Date:	17/09/2004	23/05/2003
Last Sold Price:	£154,250	£89,000
<b>54, Highland Road, Coventry, CV5 6GR</b>	Terraced House	
Last Sold Date:	30/05/2002	
Last Sold Price:	£60,000	
<b>90, Highland Road, Coventry, CV5 6GR</b>	Terraced House	
Last Sold Date:	04/10/2000	
Last Sold Price:	£66,000	
<b>92, Highland Road, Coventry, CV5 6GR</b>	Terraced House	
Last Sold Date:	10/12/1999	
Last Sold Price:	£62,500	
<b>74, Highland Road, Coventry, CV5 6GR</b>	Terraced House	
Last Sold Date:	03/12/1999	
Last Sold Price:	£72,000	
<b>34, Highland Road, Coventry, CV5 6GR</b>	Terraced House	
Last Sold Date:	21/06/1999	03/03/1995
Last Sold Price:	£51,950	£38,000
<b>18, Highland Road, Coventry, CV5 6GR</b>	Terraced House	
Last Sold Date:	21/08/1998	
Last Sold Price:	£58,000	
<b>52, Highland Road, Coventry, CV5 6GR</b>	Terraced House	
Last Sold Date:	14/06/1996	
Last Sold Price:	£48,000	

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

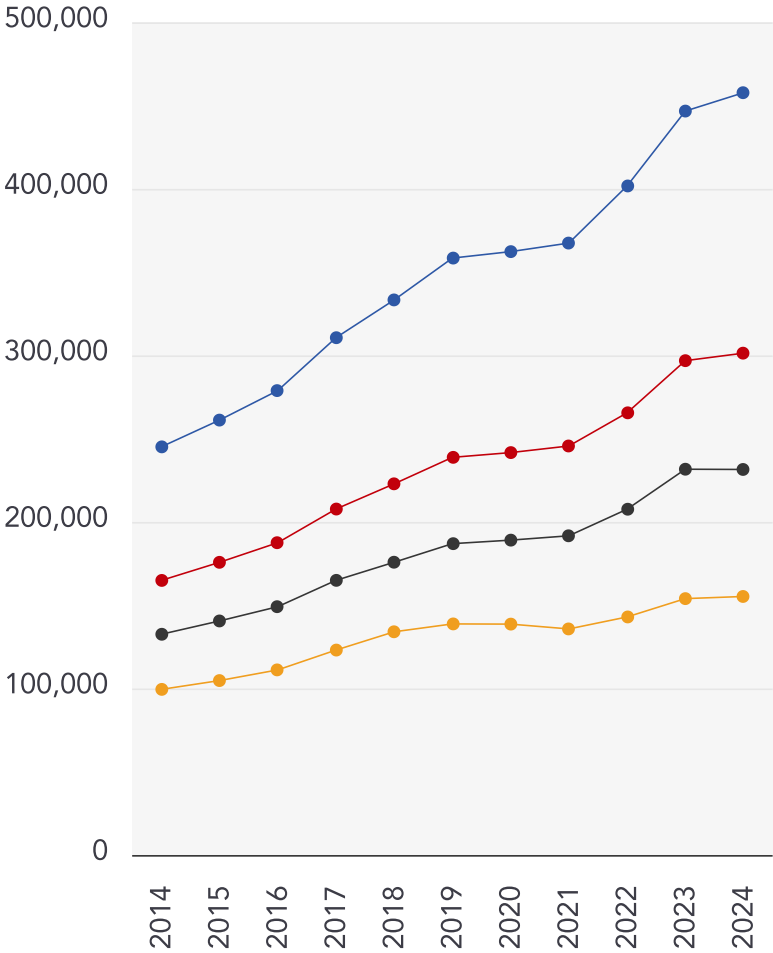


# Market

## 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



/walmsleysthewaytomove



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# Agent Disclaimer



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## 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.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

# 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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