



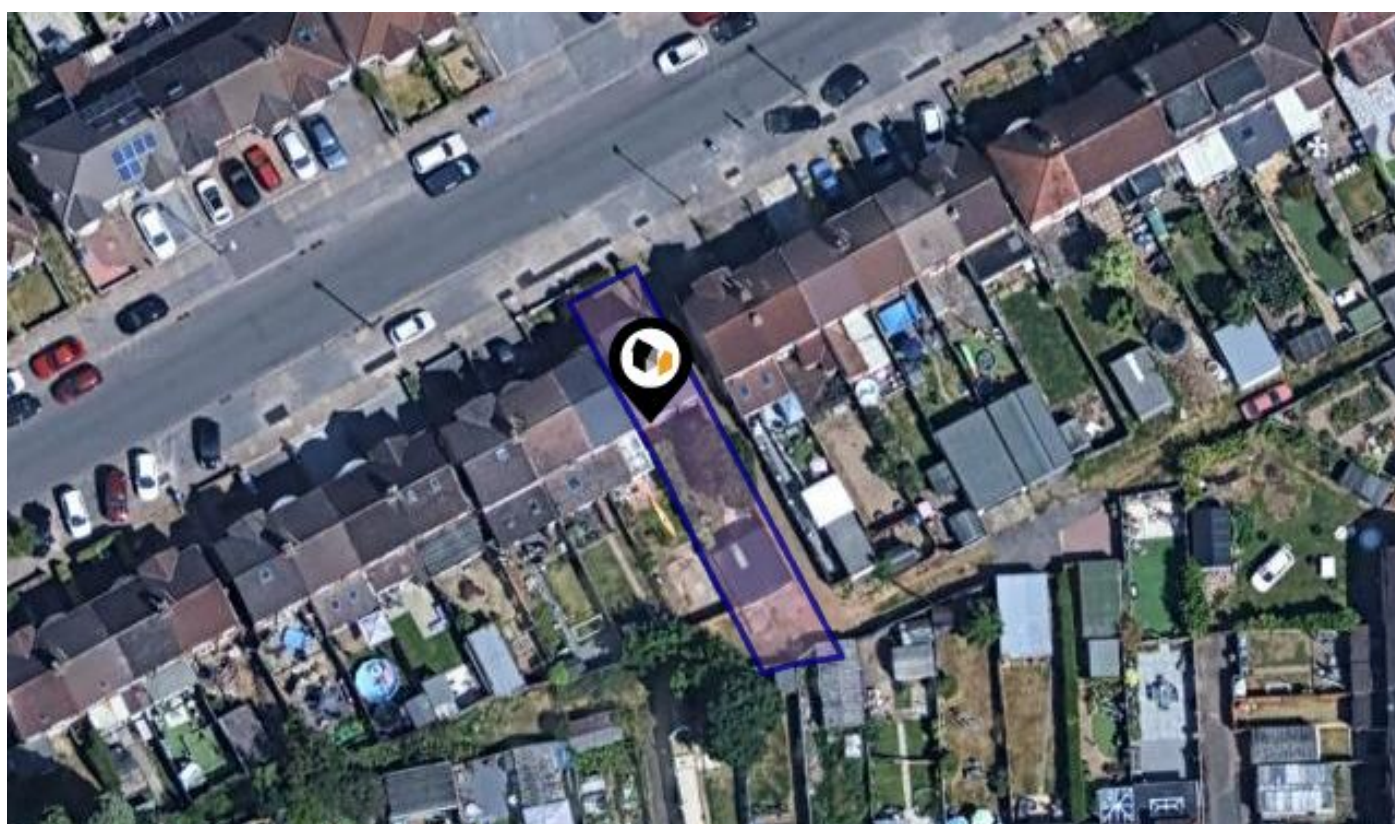
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20th December 2024



NORMAN PLACE ROAD, COVENTRY, CV6

OIRO : £240,000

Walmsley's The Way to Move

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

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www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



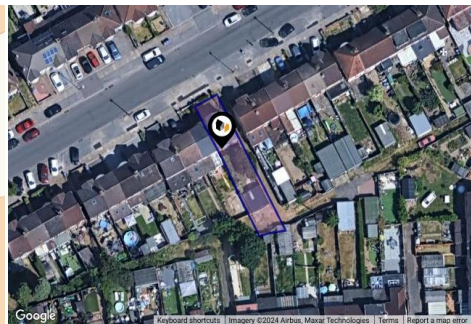
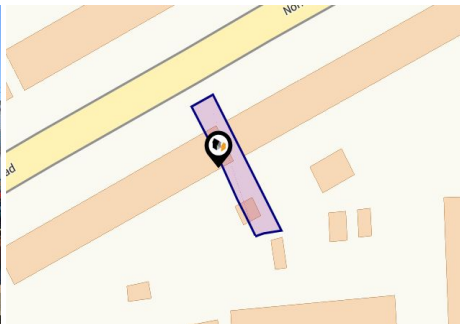
Dear Buyers & Interested Parties

Your property details in brief.....

A beautifully presented three bedroom end of terrace home
Sitting room with bay & spacious open plan kitchen dining room to rear
Impressive main bedroom with bay & modern fitted wardrobes
1st floor family bathroom with main shower over bath
Gas central heating & double glazing throughout
Mature gardens to rear with patio, lawn & mature planting
Larch & metal clad garage to rear with electric roller door
Gated side access with vehicular access to garage
Ideal location close to popular local schooling & amenities
EPC D, Total 1058 (inc Garage) Sq. Ft or 98 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

Type:	Terraced	OIRO:	£240,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	688 ft ² / 64 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band B		
Annual Estimate:	£1,786		
Title Number:	WM45066		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	High			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O	sky
				

Property
EPC - Certificate



COVENTRY, CV6

Energy rating

D

Valid until 16.12.2034

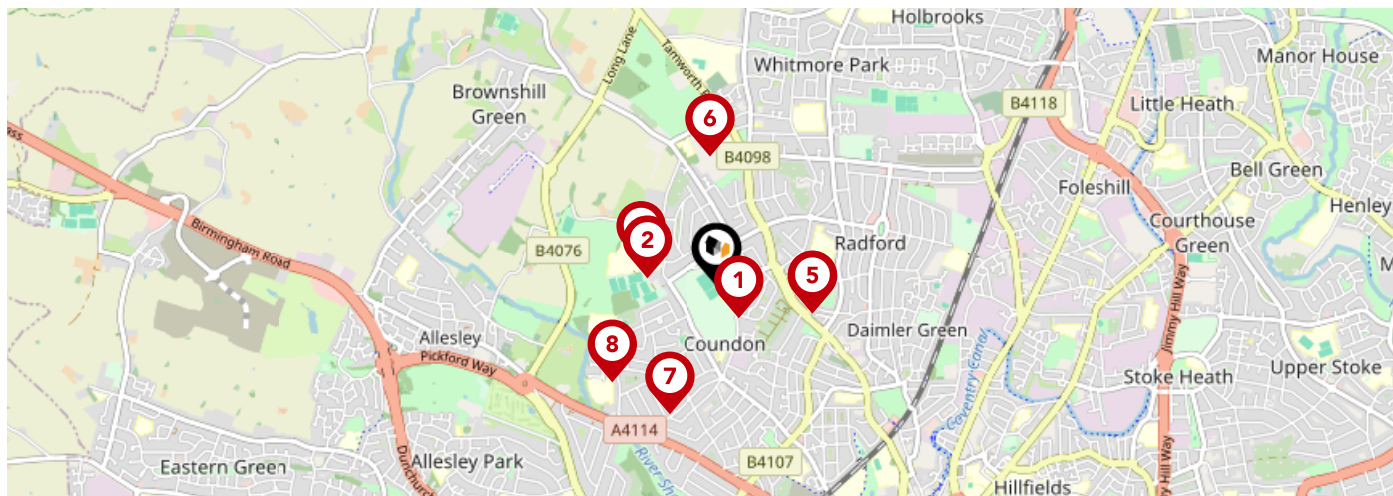
Score	Energy rating	Current	Potential
92+	A	<div>67 D</div>	<div>90 B</div>
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

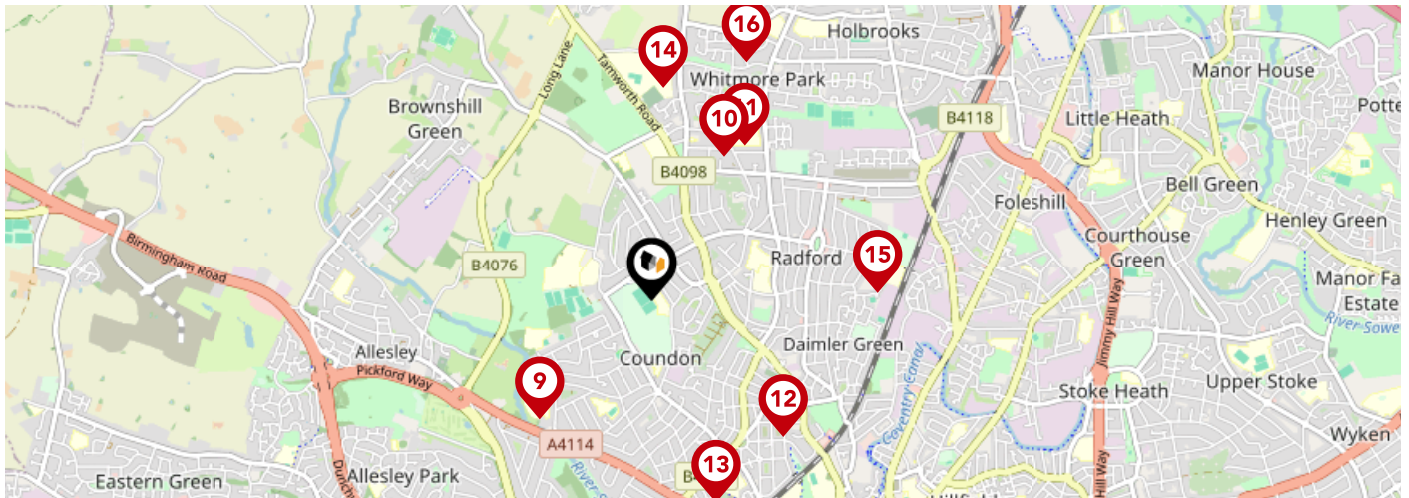
Property Type:	End-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	64 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hollyfast Primary School Ofsted Rating: Good Pupils: 656 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coundon Court Ofsted Rating: Requires improvement Pupils: 1919 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Keresley Grange Primary School Ofsted Rating: Good Pupils: 307 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

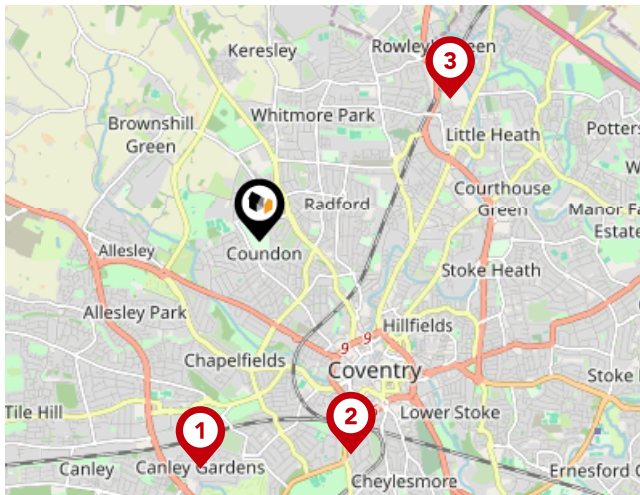
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Whitmore Park Primary School Ofsted Rating: Good Pupils: 681 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Hospital Education Service Ofsted Rating: Good Pupils: 2 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Cardinal Newman Catholic School Ofsted Rating: Good Pupils: 1481 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Joseph Cash Primary School Ofsted Rating: Good Pupils: 486 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 449 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

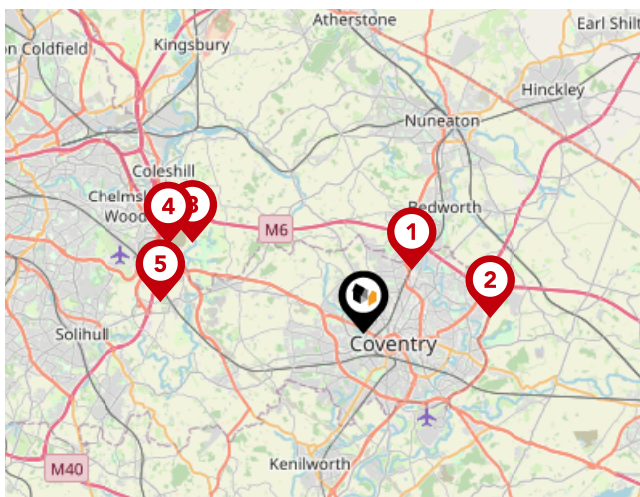
Area

Transport (National)



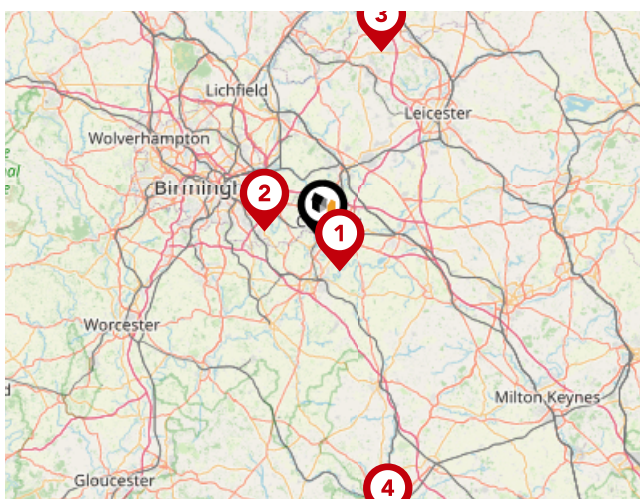
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	2.13 miles
2	Coventry Rail Station	2.1 miles
3	Coventry Arena Rail Station	2.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	2.92 miles
2	M6 J2	4.62 miles
3	M6 J3A	7.06 miles
4	M6 J4	7.81 miles
5	M42 J6	7.45 miles

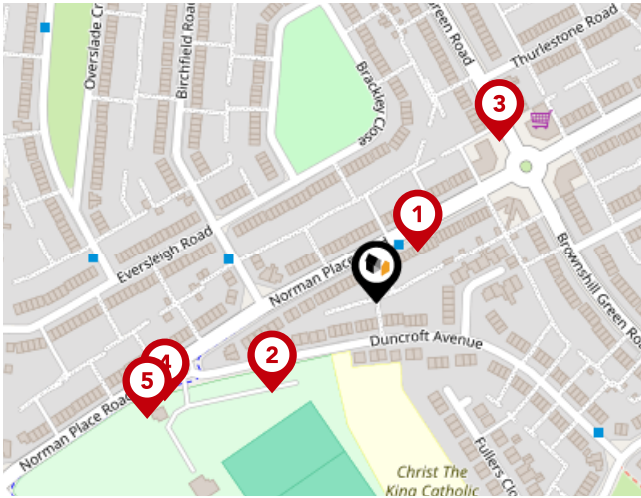


Airports/Helipads






Pin	Name	Distance
1	Baginton	4.94 miles
2	Birmingham Airport	8.44 miles
3	East Mids Airport	28.81 miles
4	Kidlington	42.4 miles

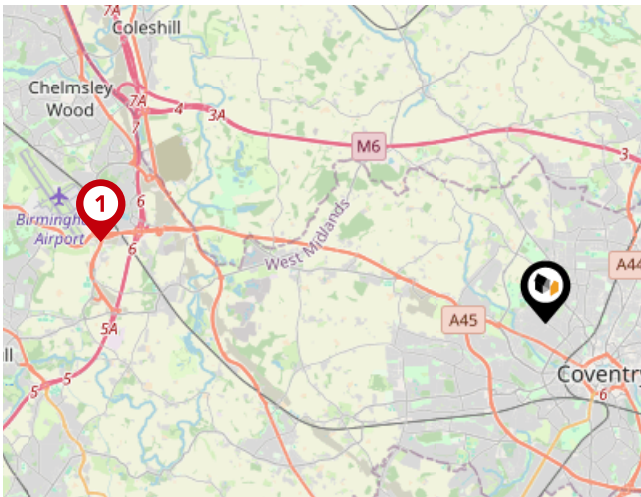
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Brownhill Green Rd	0.04 miles
	Norman Place Rd	0.08 miles
	Norman Place Rd	0.12 miles
	Duncroft Ave	0.13 miles
	Duncroft Ave	0.14 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.19 miles

Market Sold in Street



105, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	28/10/2022			
Last Sold Price:	£196,000			
143, Norman Place Road, Coventry, CV6 2BS				Semi-detached House
Last Sold Date:	20/04/2022			
Last Sold Price:	£326,000			
145, Norman Place Road, Coventry, CV6 2BS				Semi-detached House
Last Sold Date:	22/09/2021	23/07/2010	30/11/2001	
Last Sold Price:	£312,000	£205,000	£83,000	
119, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	21/05/2021	24/03/1997		
Last Sold Price:	£170,000	£36,000		
87, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	28/08/2020			
Last Sold Price:	£158,000			
117, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	26/03/2018	18/12/2009		
Last Sold Price:	£171,000	£95,000		
97, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	06/10/2017	12/10/2012	30/06/2005	
Last Sold Price:	£140,000	£114,000	£95,000	
137, Norman Place Road, Coventry, CV6 2BS				Semi-detached House
Last Sold Date:	15/07/2016			
Last Sold Price:	£200,000			
111, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	18/12/2015	12/04/2002	05/02/1999	
Last Sold Price:	£163,000	£86,000	£51,000	
93, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	21/10/2015	22/03/2002		
Last Sold Price:	£134,000	£73,500		
81, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	10/10/2014			
Last Sold Price:	£127,000			
69, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	22/08/2014			
Last Sold Price:	£110,000			

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

Market Sold in Street



107, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	11/07/2014	25/05/2007	25/08/2006	
Last Sold Price:	£150,000	£140,000	£120,000	
109, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	11/06/2014	07/06/2013	12/08/2010	
Last Sold Price:	£161,000	£123,000	£131,000	
91, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	13/12/2013	15/11/2011	16/07/2010	
Last Sold Price:	£133,000	£118,500	£99,950	
123, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	28/08/2013			
Last Sold Price:	£120,000			
57, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	27/06/2013	22/10/1998		
Last Sold Price:	£121,500	£30,000		
147, Norman Place Road, Coventry, CV6 2BS				Semi-detached House
Last Sold Date:	15/02/2013	30/04/2010	06/02/1998	
Last Sold Price:	£216,000	£231,000	£91,995	
101, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	18/11/2010	28/03/2002		
Last Sold Price:	£100,000	£73,500		
99, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	13/07/2010	30/11/2006	27/08/2004	26/11/2002
Last Sold Price:	£125,000	£132,000	£119,950	£75,000
121, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	29/01/2010	20/08/1999		
Last Sold Price:	£116,600	£59,950		
71, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	09/10/2009	28/03/2002		
Last Sold Price:	£113,000	£80,000		
133, Norman Place Road, Coventry, CV6 2BS				Terraced House
Last Sold Date:	08/10/2009			
Last Sold Price:	£100,500			
141, Norman Place Road, Coventry, CV6 2BS				Semi-detached House
Last Sold Date:	09/03/2009	29/10/1999		
Last Sold Price:	£130,000	£80,000		

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

Market Sold in Street



129, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date: 28/08/2008	
Last Sold Price: £105,000	
95, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date: 25/08/2006	
Last Sold Price: £122,500	
53a, Norman Place Road, Coventry, CV6 2BS	Semi-detached House
Last Sold Date: 31/07/2006	
Last Sold Price: £149,900	
75, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date: 28/02/2006	
Last Sold Price: £92,000	
113, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date: 25/04/2003	
Last Sold Price: £108,000	
79, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date: 28/03/2002	
Last Sold Price: £57,000	
85, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date: 15/10/1999	
Last Sold Price: £54,500	
77, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date: 18/08/1999	
Last Sold Price: £57,000	
135, Norman Place Road, Coventry, CV6 2BS	Semi-detached House
Last Sold Date: 12/09/1997	
Last Sold Price: £54,950	
89, Norman Place Road, Coventry, CV6 2BS	Semi-detached House
Last Sold Date: 20/12/1996	
Last Sold Price: £39,500	
131, Norman Place Road, Coventry, CV6 2BS	Semi-detached House
Last Sold Date: 01/06/1995	
Last Sold Price: £54,000	

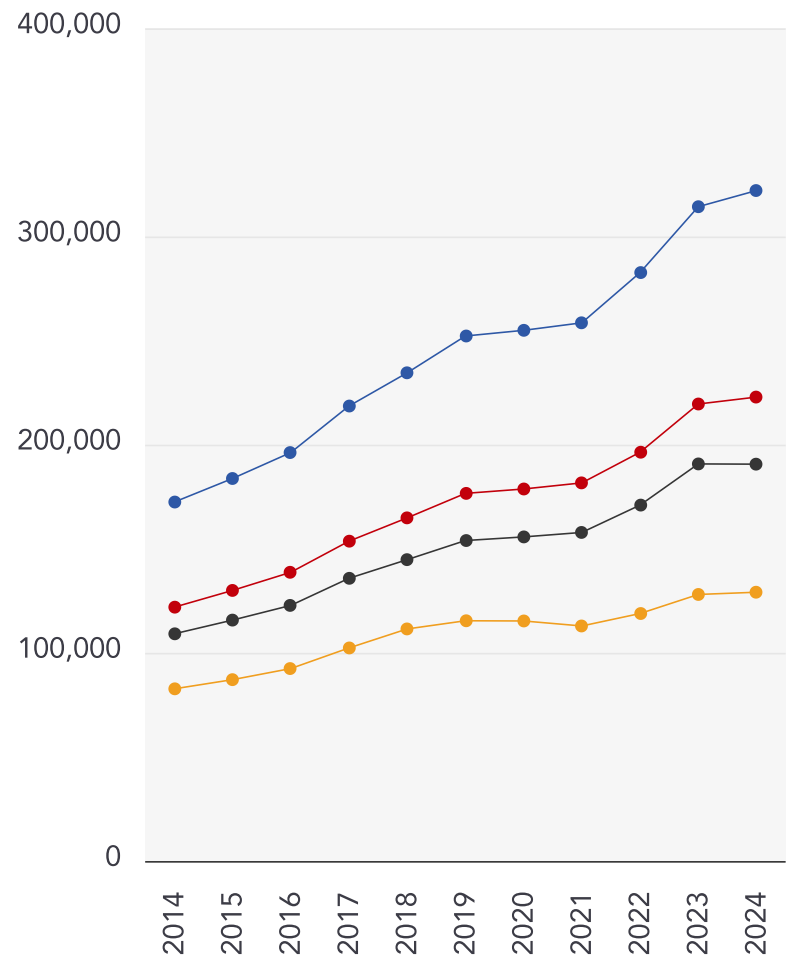
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Market

House Price Statistics



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



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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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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