

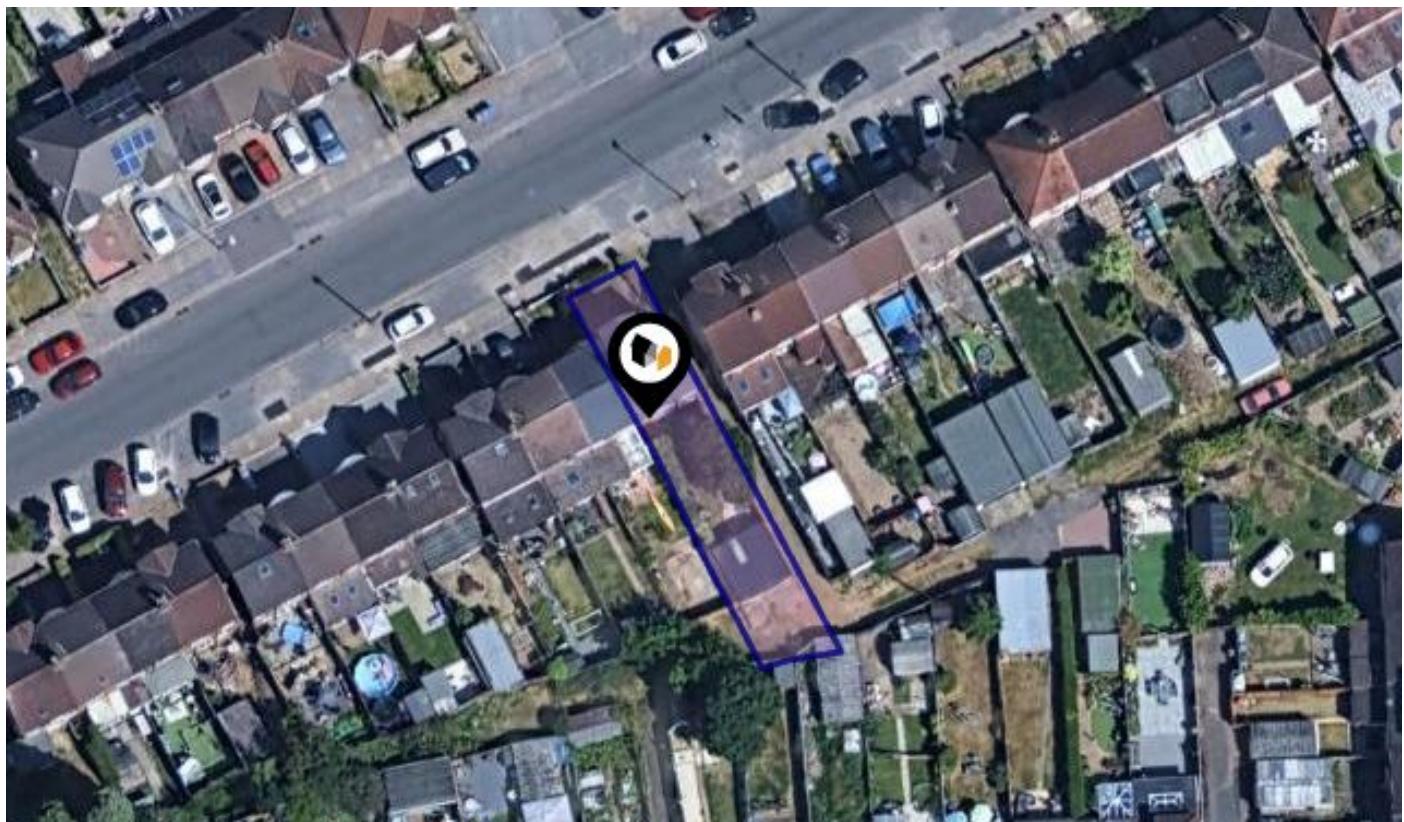
See More Online

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.walmsleysthewaytomove.co.uk



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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

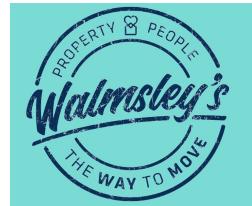
EPC D, Total 1058 (inc Garage) Sq. Ft or 98 Sq.M

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@walmsleysthewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type: Terraced
Bedrooms: 3
Floor Area: 688 ft² / 64 m²
Plot Area: 0.05 acres
Council Tax : Band B
Annual Estimate: £1,786
Title Number: WM45066

OIRO: £240,000
Tenure: Freehold

Local Area

Local Authority: Coventry
Conservation Area: No
Flood Risk:

- Rivers & Seas
- Surface Water

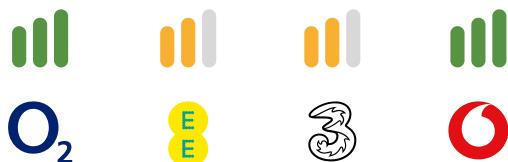
No Risk
High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



COVENTRY, CV6

Energy rating

D

Valid until 16.12.2034

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

Property EPC - Additional Data



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



Christ The King Catholic Primary School

Ofsted Rating: Good | Pupils: 457 | Distance: 0.18



Hollyfast Primary School

Ofsted Rating: Good | Pupils: 656 | Distance: 0.31



Coundon Court

Ofsted Rating: Requires improvement | Pupils: 1919 | Distance: 0.35



St Augustine's Catholic Primary School

Ofsted Rating: Good | Pupils: 370 | Distance: 0.45



Hill Farm Academy

Ofsted Rating: Good | Pupils: 478 | Distance: 0.45



Keresley Grange Primary School

Ofsted Rating: Good | Pupils: 307 | Distance: 0.59



Coundon Primary School

Ofsted Rating: Good | Pupils: 544 | Distance: 0.62

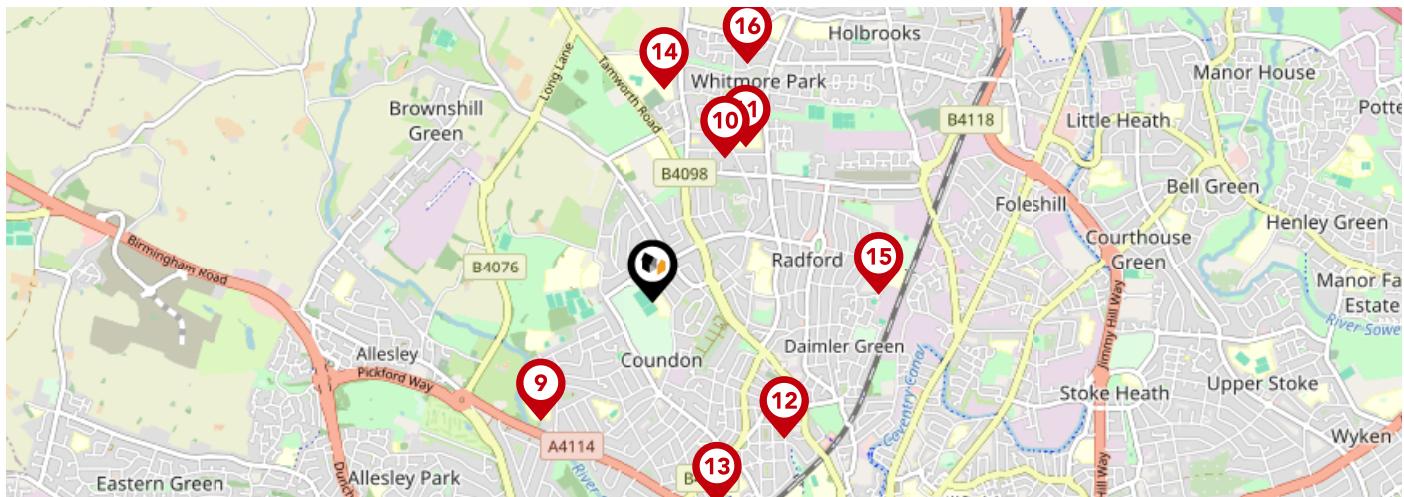


Kingsbury Academy

Ofsted Rating: Requires improvement | Pupils: 99 | Distance: 0.64



Area Schools



Nursery Primary Secondary College Private



Sherbourne Fields School

Ofsted Rating: Outstanding | Pupils: 255 | Distance: 0.73



Whitmore Park Primary School

Ofsted Rating: Good | Pupils: 681 | Distance: 0.74



Hospital Education Service

Ofsted Rating: Good | Pupils: 2 | Distance: 0.82



Radford Primary Academy

Ofsted Rating: Good | Pupils: 236 | Distance: 0.85



Moseley Primary School

Ofsted Rating: Good | Pupils: 502 | Distance: 0.95



Cardinal Newman Catholic School

Ofsted Rating: Good | Pupils: 1481 | Distance: 0.97



Joseph Cash Primary School

Ofsted Rating: Good | Pupils: 486 | Distance: 1.03

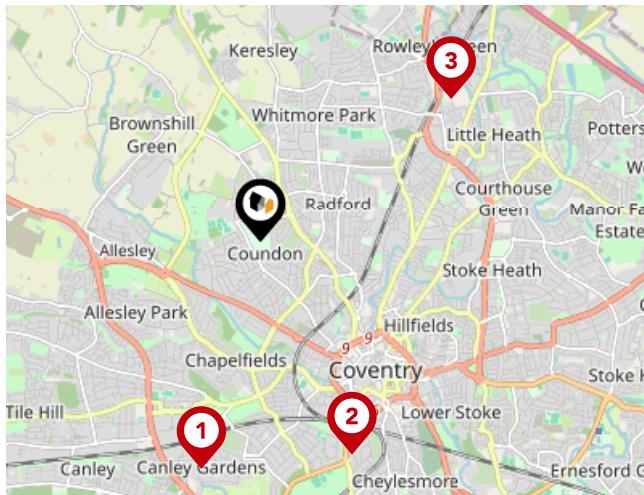


Holy Family Catholic Primary School

Ofsted Rating: Good | Pupils: 449 | Distance: 1.16

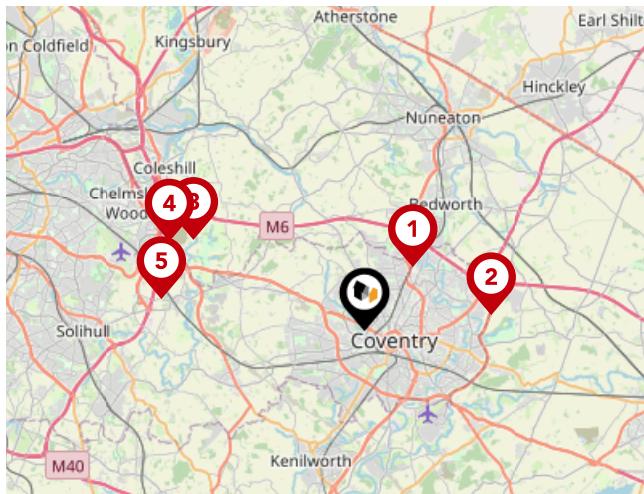


Area Transport (National)



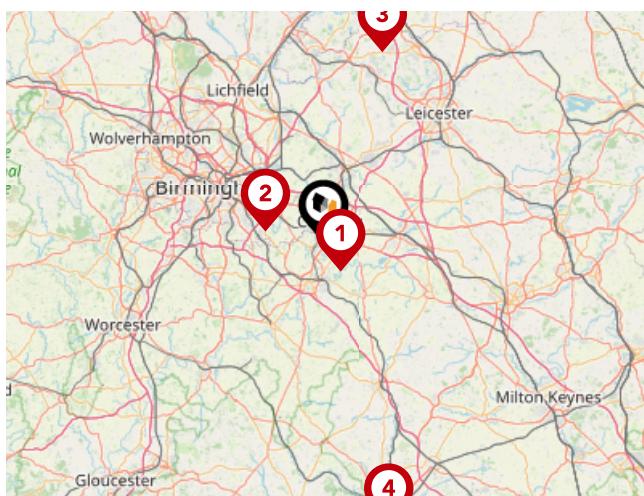
National Rail Stations

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

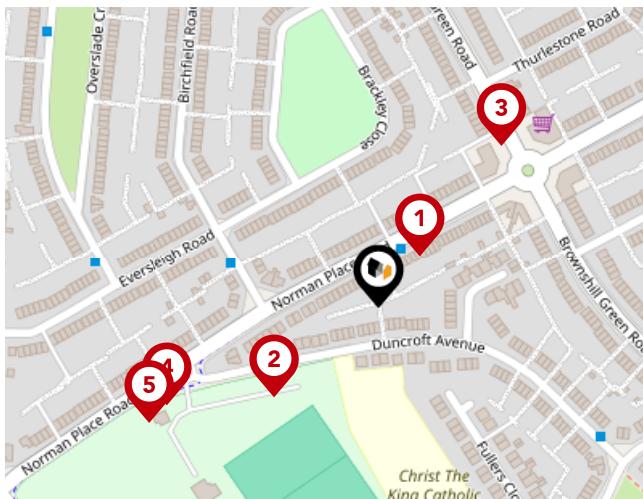
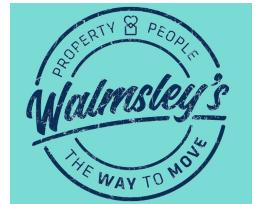
Pin	Name	Distance
1	M6 J3	2.92 miles
2	M6 J2	4.62 miles
3	M6 J3A	7.06 miles
4	M6 J4	7.81 miles
5	M42 J6	7.45 miles



Airports/Helipads

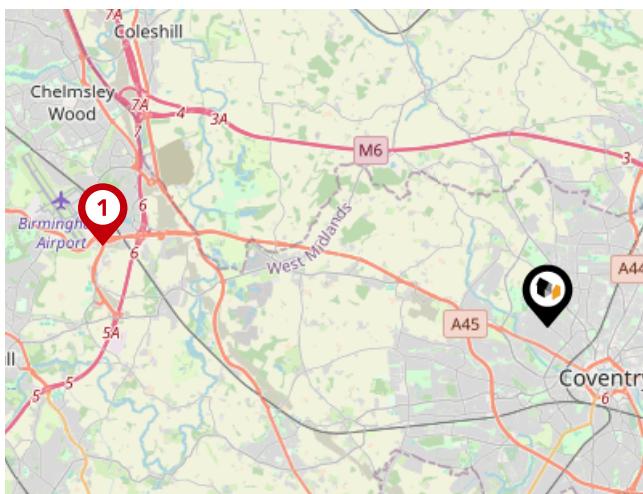
Pin	Name	Distance
1	Baginton	4.94 miles
2	Birmingham Airport	8.44 miles
3	East Mids Airport	28.81 miles
4	Kidlington	42.4 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brownhill Green Rd	0.04 miles
2	Norman Place Rd	0.08 miles
3	Norman Place Rd	0.12 miles
4	Duncroft Ave	0.13 miles
5	Duncroft Ave	0.14 miles



Local Connections

Pin	Name	Distance
1	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
Last Sold Price:	£312,000
23/07/2010	30/11/2001
£205,000	£83,000
119, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date:	21/05/2021
Last Sold Price:	£170,000
24/03/1997	£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
Last Sold Price:	£171,000
18/12/2009	£95,000
97, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date:	06/10/2017
Last Sold Price:	£140,000
12/10/2012	30/06/2005
£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
Last Sold Price:	£163,000
12/04/2002	05/02/1999
£86,000	£51,000
93, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date:	21/10/2015
Last Sold Price:	£134,000
22/03/2002	£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
Last Sold Price:	£150,000
	25/05/2007
	£140,000
	25/08/2006
	£120,000
109, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date:	11/06/2014
Last Sold Price:	£161,000
	07/06/2013
	£123,000
	12/08/2010
	£131,000
91, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date:	13/12/2013
Last Sold Price:	£133,000
	15/11/2011
	£118,500
	16/07/2010
	£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
Last Sold Price:	£121,500
	22/10/1998
	£30,000
147, Norman Place Road, Coventry, CV6 2BS	Semi-detached House
Last Sold Date:	15/02/2013
Last Sold Price:	£216,000
	30/04/2010
	£231,000
	06/02/1998
	£91,995
101, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date:	18/11/2010
Last Sold Price:	£100,000
	28/03/2002
	£73,500
99, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date:	13/07/2010
Last Sold Price:	£125,000
	30/11/2006
	£132,000
	27/08/2004
	£119,950
	26/11/2002
	£75,000
121, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date:	29/01/2010
Last Sold Price:	£116,600
	20/08/1999
	£59,950
71, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date:	09/10/2009
Last Sold Price:	£113,000
	28/03/2002
	£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
Last Sold Price:	£130,000
	29/10/1999
	£80,000

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

Market Sold in Street



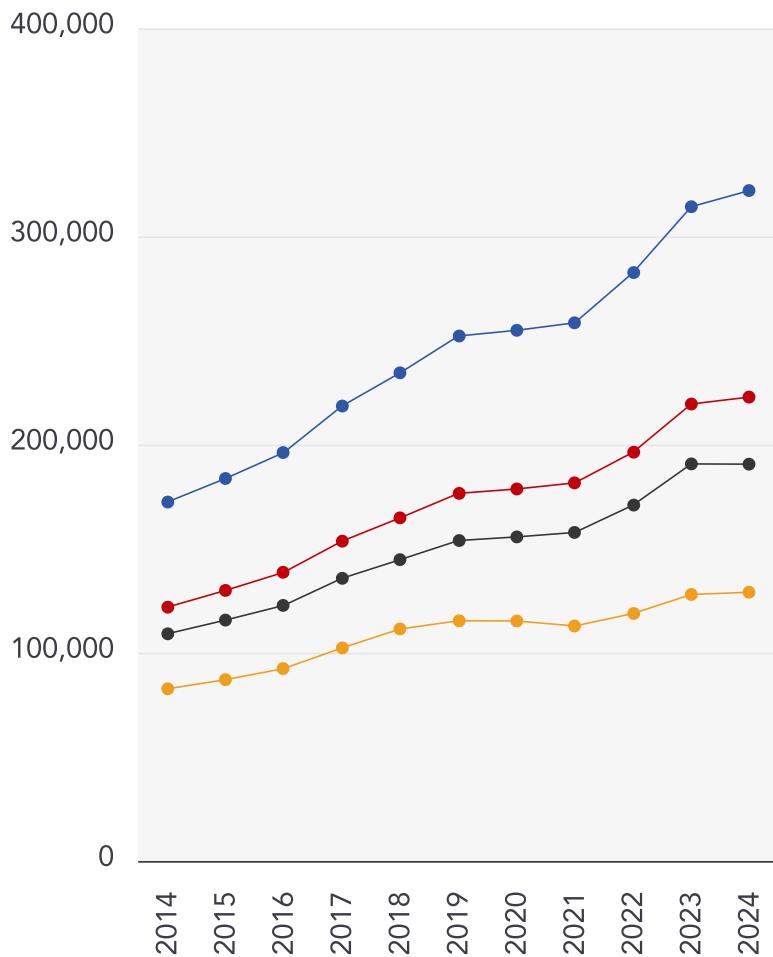
129, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date:	28/08/2008
Last Sold Price:	£105,000
95, Norman Place Road, Coventry, CV6 2BS	Terraced House
Last Sold Date:	25/08/2006
Last Sold Price:	£122,500
53a, Norman Place Road, Coventry, CV6 2BS	Semi-detached House
Last Sold Date:	31/07/2006
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

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

+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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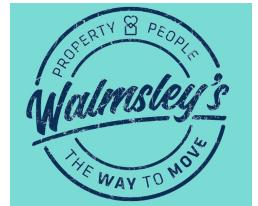


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Agent Disclaimer



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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