



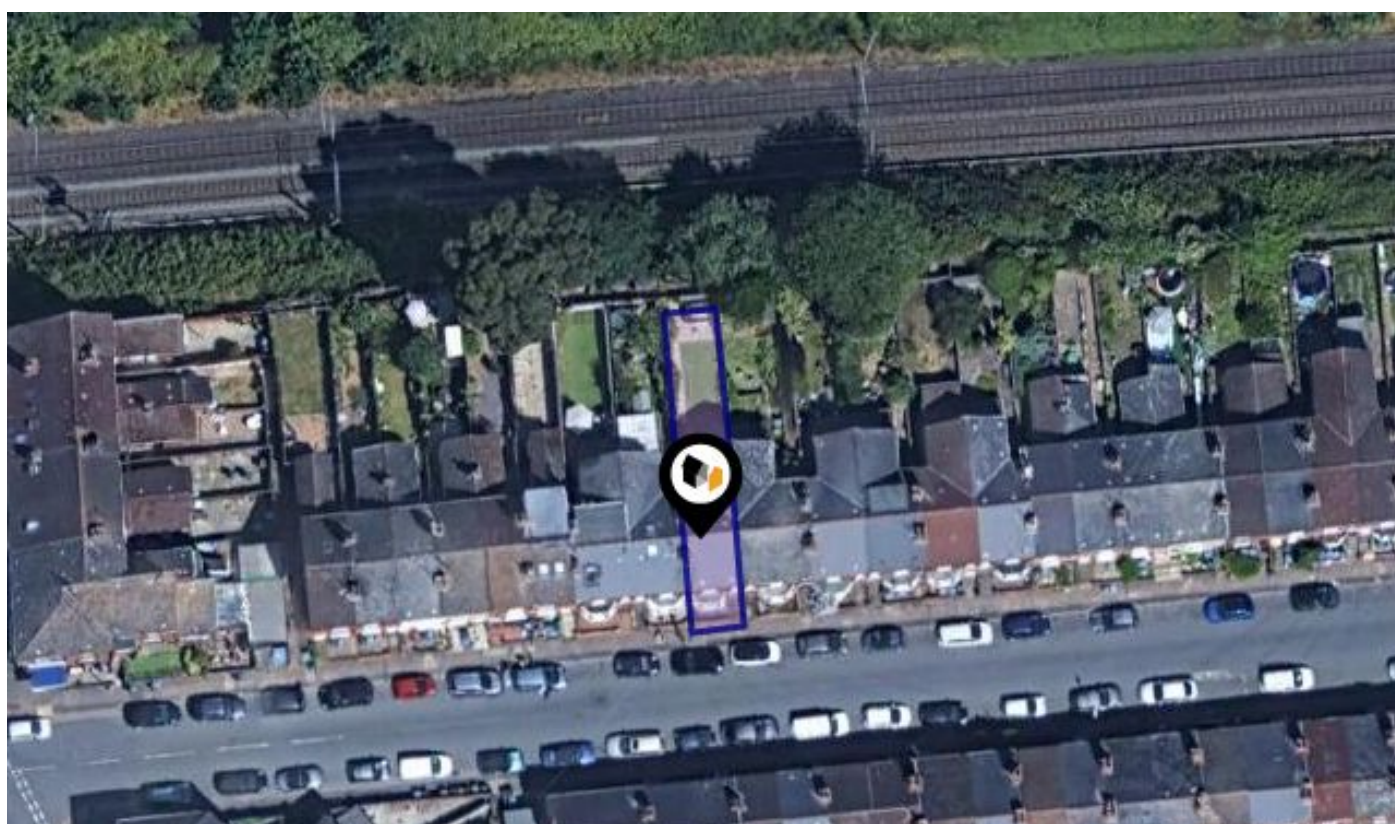
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28<sup>th</sup> January 2025



## NEWCOMBE ROAD, COVENTRY, CV5

Price Estimate : £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



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### Dear Buyers & Interested Parties

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#### **A key facts guide for buyers & interested parties**

A substantial, originally 3 bedroom, terraced Edwardian home

Kitchen breakfast room with french doors to garden & skylight

Dining room & a separate & stylish sitting room with bay window

Deep landing with two double bedrooms, nursery/office & 1st floor bathroom

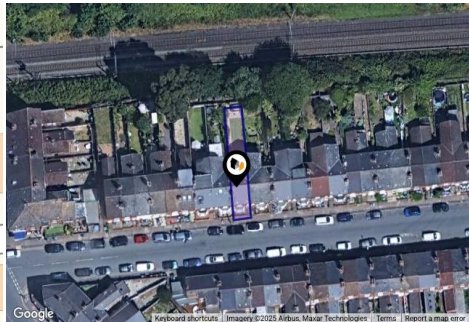
Low maintenance, private & generous rear gardens

Gas central heating & double glazed throughout

Bedroom three has been split to create 1st floor bathroom & nursery/office

EPC Reordered, Total 1035 Sq.Ft or 96 Sq.M approx

**"This information is provided as a guide and all information should be counter checked by your conveyancer during the legal process".**



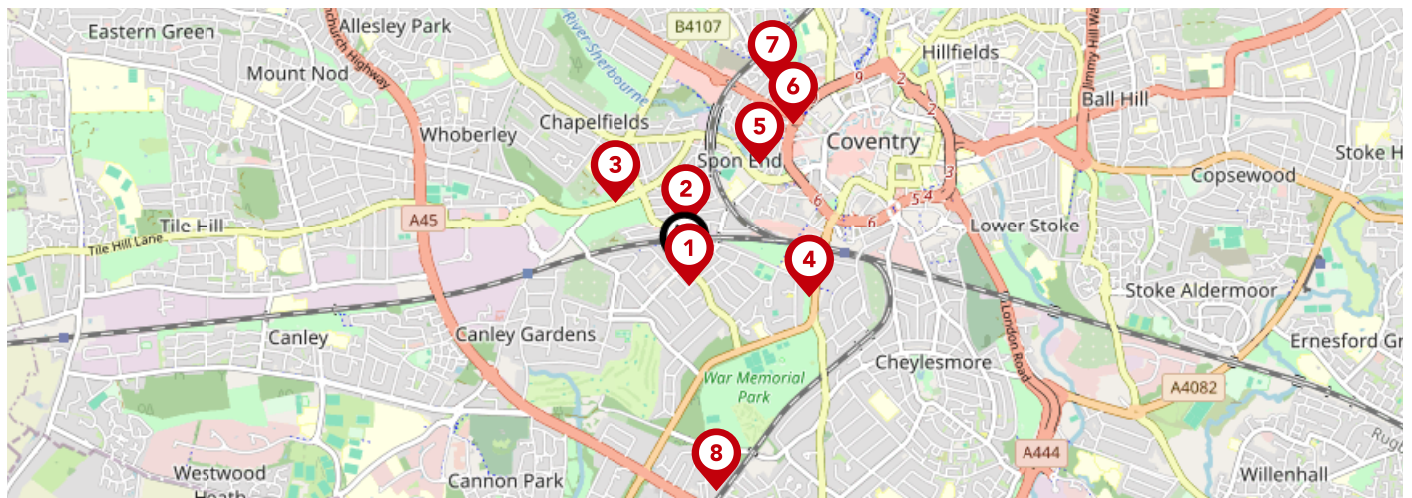
## Property

Type:	Terraced	Price Estimate:	£240,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,035 ft <sup>2</sup> / 96 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,786		
Title Number:	WM456434		

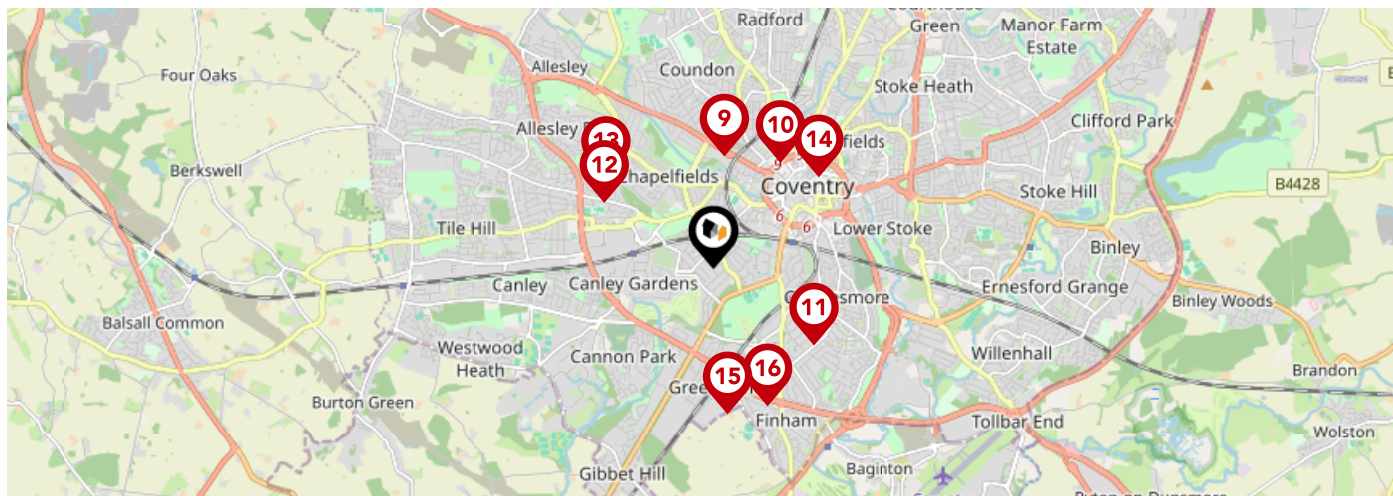
## Local Area









Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	Earlsdon	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	17	80	1139
• Surface Water	Very Low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
O <sub>2</sub>	EE	3	O2	sky

# Area Schools



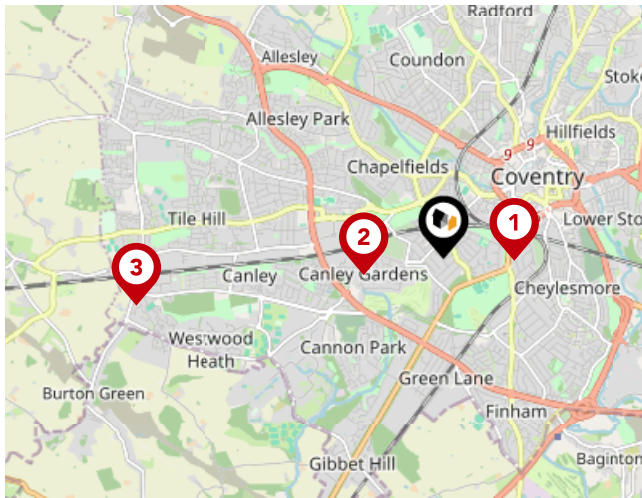
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.22	<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:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<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"/>
	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.15	<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:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

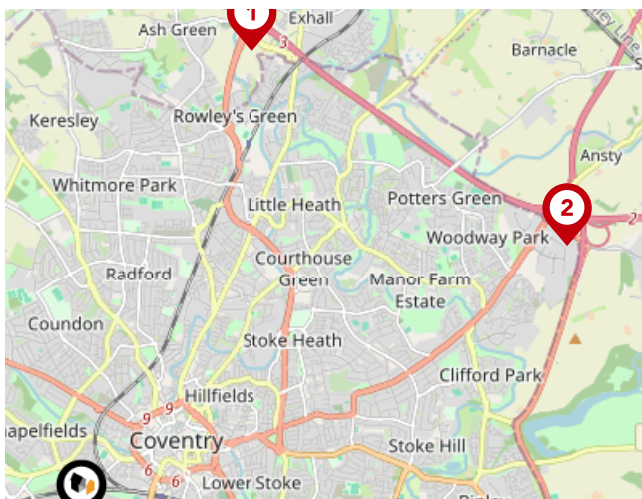
# Area

## Transport (National)



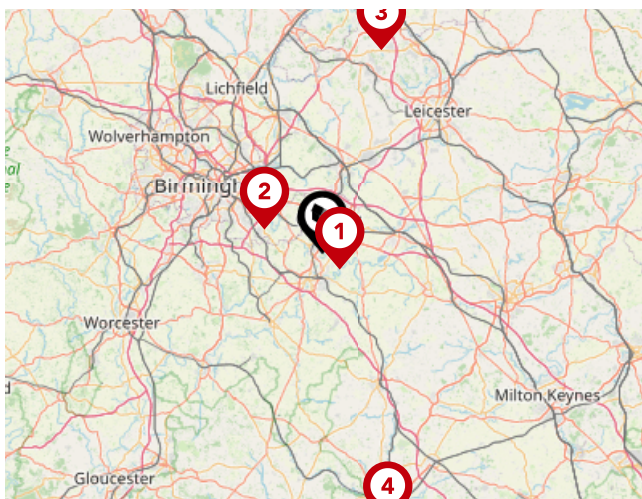
### National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.64 miles
	Canley Rail Station	0.73 miles
	Tile Hill Rail Station	2.81 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.54 miles
	M6 J2	5.06 miles
	M40 J14	10.29 miles
	M40 J15	10.38 miles
	M6 J3A	8.28 miles

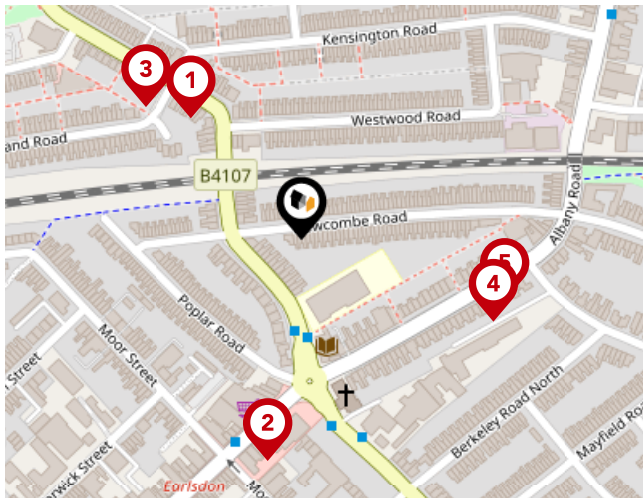


### Airports/Helipads






Pin	Name	Distance
	Baginton	3.3 miles
	Birmingham Airport	9.19 miles
	East Mids Airport	30.59 miles
	Kidlington	40.49 miles

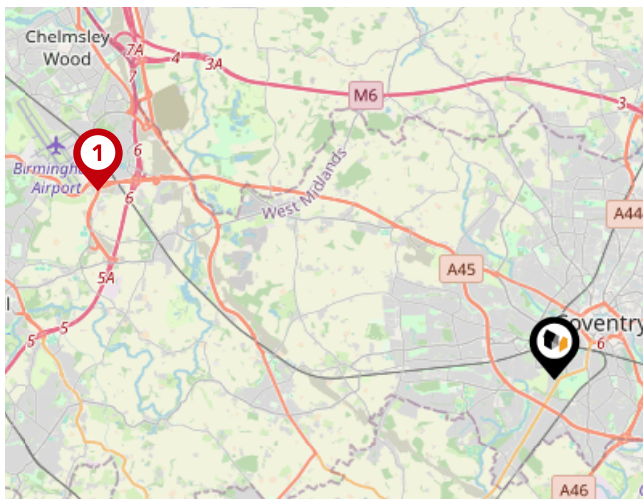
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Highland Road	0.09 miles
	Poplar Road	0.13 miles
	Highland Road	0.12 miles
	Broadway	0.12 miles
	Broadway	0.12 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.92 miles

# Market Sold in Street



122, Newcombe Road, Coventry, CV5 6NL						Terraced House
Last Sold Date:	26/01/2023	01/03/2017	26/11/1999			
Last Sold Price:	£167,000	£135,000	£46,000			
82, Newcombe Road, Coventry, CV5 6NL						Terraced House
Last Sold Date:	12/08/2022	16/11/2021	28/05/2014	19/01/2006	15/06/1998	
Last Sold Price:	£231,000	£147,000	£134,950	£128,000	£52,000	
76, Newcombe Road, Coventry, CV5 6NL						Terraced House
Last Sold Date:	29/11/2019					
Last Sold Price:	£140,000					
92, Newcombe Road, Coventry, CV5 6NL						Terraced House
Last Sold Date:	18/04/2019	17/11/2014	05/09/2007	29/01/1999		
Last Sold Price:	£175,000	£145,000	£124,950	£36,000		
70, Newcombe Road, Coventry, CV5 6NL						Terraced House
Last Sold Date:	25/05/2018	29/06/2007				
Last Sold Price:	£195,000	£115,500				
114, Newcombe Road, Coventry, CV5 6NL						Terraced House
Last Sold Date:	01/03/2018	27/04/2017				
Last Sold Price:	£243,000	£144,000				
80, Newcombe Road, Coventry, CV5 6NL						Terraced House
Last Sold Date:	26/01/2017	27/05/2005	12/09/1996			
Last Sold Price:	£152,500	£115,500	£36,500			
78, Newcombe Road, Coventry, CV5 6NL						Terraced House
Last Sold Date:	29/01/2016	03/10/2008	18/09/2003			
Last Sold Price:	£150,000	£122,150	£87,950			
68, Newcombe Road, Coventry, CV5 6NL						Terraced House
Last Sold Date:	19/08/2014	18/07/2008	23/01/2004			
Last Sold Price:	£143,000	£117,000	£102,000			
86, Newcombe Road, Coventry, CV5 6NL						Terraced House
Last Sold Date:	20/11/2013	23/10/2006	26/06/2003	26/11/1999	31/03/1995	
Last Sold Price:	£124,000	£122,500	£91,000	£46,500	£28,000	
74, Newcombe Road, Coventry, CV5 6NL						Terraced House
Last Sold Date:	07/01/2011	30/09/2003				
Last Sold Price:	£122,499	£88,000				
84, Newcombe Road, Coventry, CV5 6NL						Terraced House
Last Sold Date:	02/09/2010					
Last Sold Price:	£124,000					

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

# Market Sold in Street



66, Newcombe Road, Coventry, CV5 6NL				Terraced House
Last Sold Date:		26/08/2010		
Last Sold Price:		£111,000		
124, Newcombe Road, Coventry, CV5 6NL				Terraced House
Last Sold Date:		19/05/2008	30/07/2004	
Last Sold Price:		£105,000	£117,000	
94, Newcombe Road, Coventry, CV5 6NL				Terraced House
Last Sold Date:		04/08/2006	05/08/2005	
Last Sold Price:		£127,500	£98,500	
112, Newcombe Road, Coventry, CV5 6NL				Terraced House
Last Sold Date:		20/07/2006		
Last Sold Price:		£150,000		
116, Newcombe Road, Coventry, CV5 6NL				Semi-detached House
Last Sold Date:		30/09/2005	31/07/2003	27/03/1997
Last Sold Price:		£116,500	£89,950	£37,500
90, Newcombe Road, Coventry, CV5 6NL				Terraced House
Last Sold Date:		28/11/2003		
Last Sold Price:		£92,250		
88, Newcombe Road, Coventry, CV5 6NL				Terraced House
Last Sold Date:		24/01/2003	09/09/1999	16/01/1996
Last Sold Price:		£87,000	£46,000	£35,000
108, Newcombe Road, Coventry, CV5 6NL				Terraced House
Last Sold Date:		23/06/1999		
Last Sold Price:		£69,000		
72, Newcombe Road, Coventry, CV5 6NL				Terraced House
Last Sold Date:		28/11/1997		
Last Sold Price:		£43,750		
100, Newcombe Road, Coventry, CV5 6NL				Terraced House
Last Sold Date:		22/11/1996		
Last Sold Price:		£23,000		
118, Newcombe Road, Coventry, CV5 6NL				Terraced House
Last Sold Date:		31/01/1996		
Last Sold Price:		£26,000		

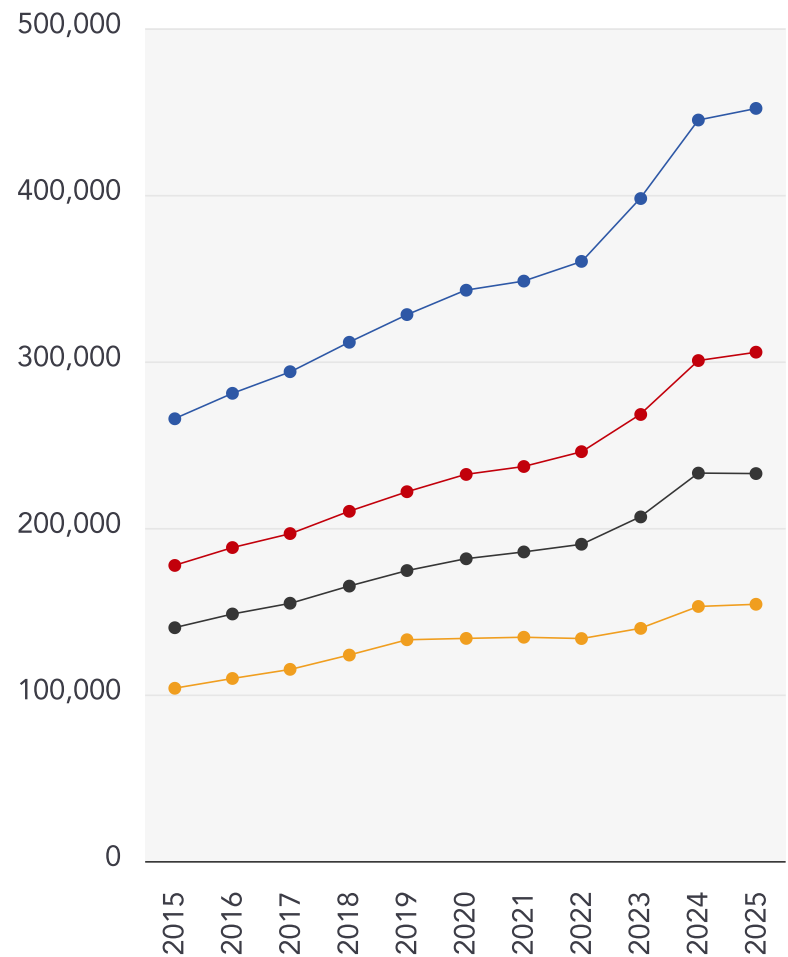
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**

# 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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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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