



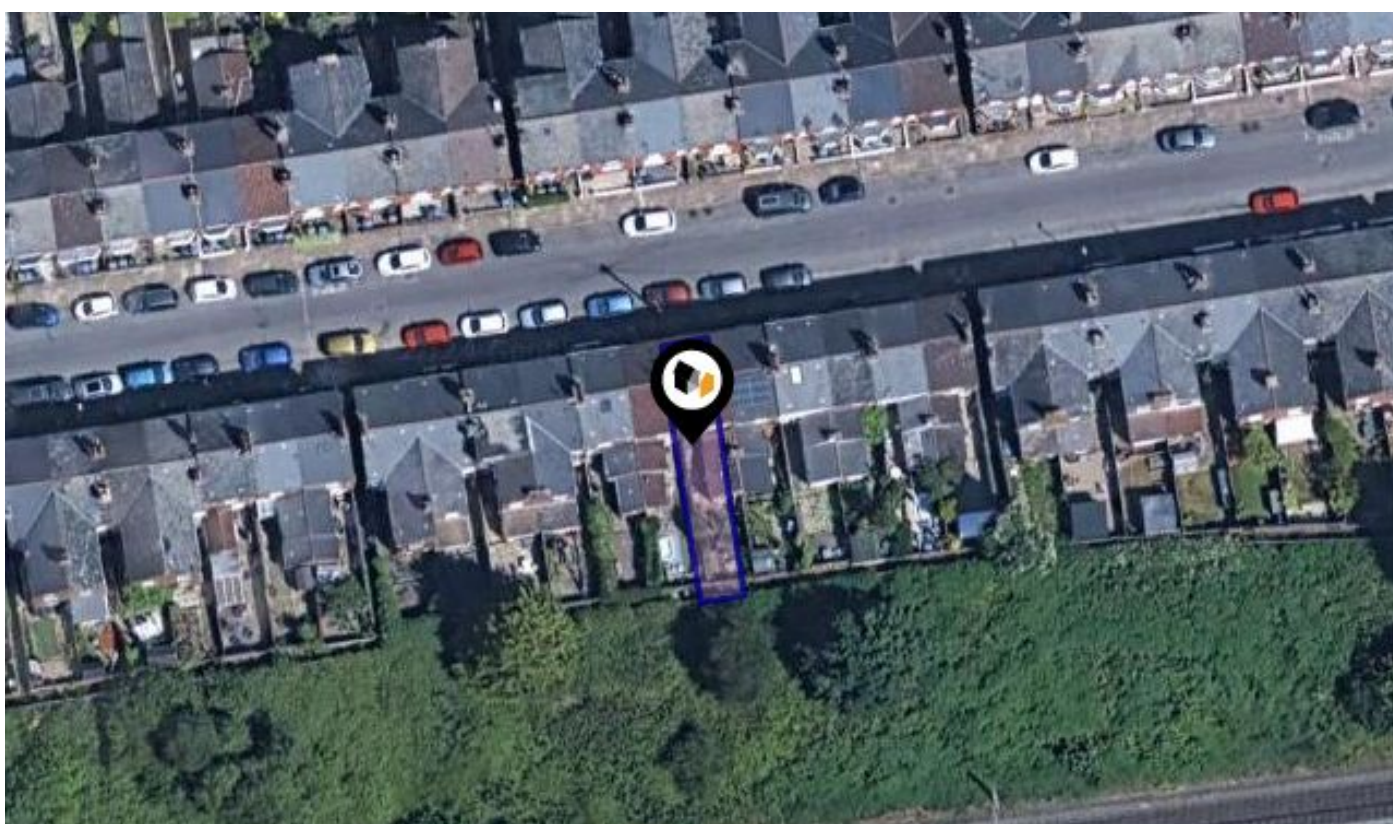
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 14<sup>th</sup> January 2025**



## HIGHLAND ROAD, COVENTRY, CV5

**Asking Price :** £225,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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

An extended single bayed two bedroom period terraced home

Kitchen breakfast room, sitting room & studio/garden room extension

Two shower rooms, one to ground & one to first floor

Double glazed and gas centrally heated (since last EPC)

Ideal Earlsdon location near schooling, amenities, train stations & bus stops

Private & well tended rear gardens with South facing aspect & gated rear entry

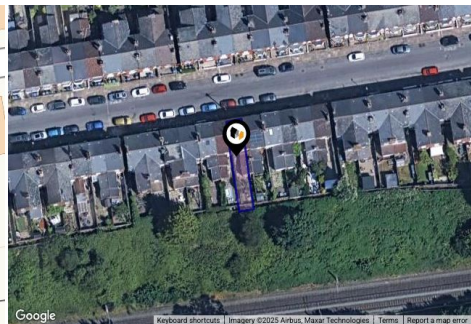
A unique layout with fully compliant building regulation sign off

NEW EPC Ordered, Total 706 Sq.Ft or 65 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	Asking Price:	£225,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	706 ft <sup>2</sup> / 65 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,530		
Title Number:	MM120170		

## Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	55	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Very Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O <sub>2</sub>	EE	3	O2	sky
				Virgin media

Property  
**EPC - Certificate**



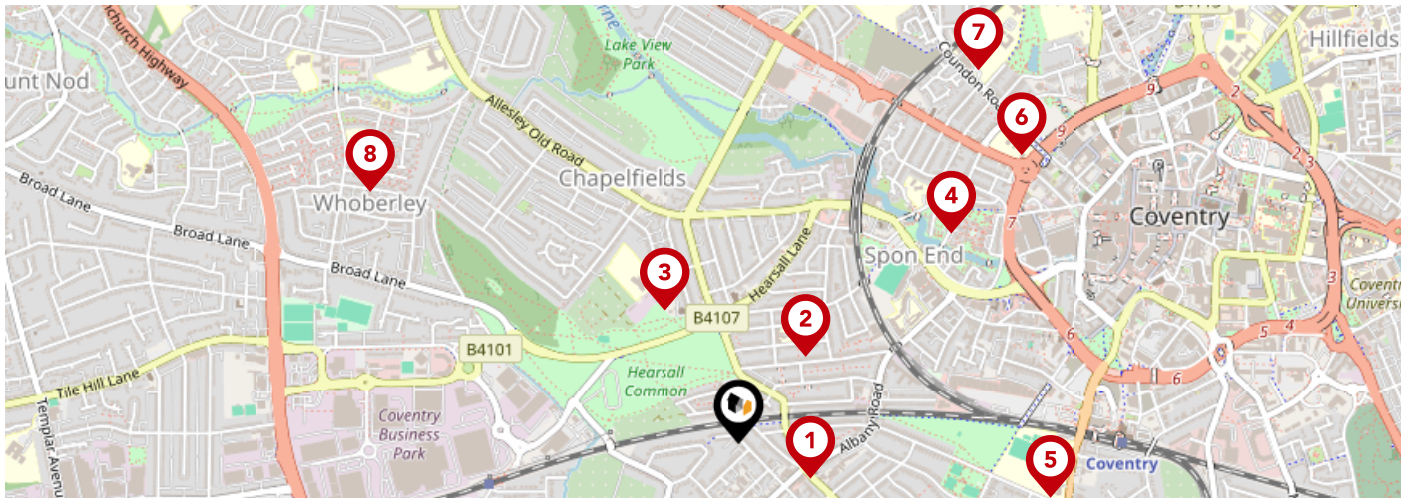
Highland Road, CV5		Energy rating	
		F	
Valid until 14.08.2028			
Score	Energy rating	Current	Potential
92+	A		91   B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	32   F	
1-20	G		

### 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>	2
<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
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Room heaters, mains gas
<b>Main Heating Controls:</b>	No thermostatic control of room temperature
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	64 m <sup>2</sup>

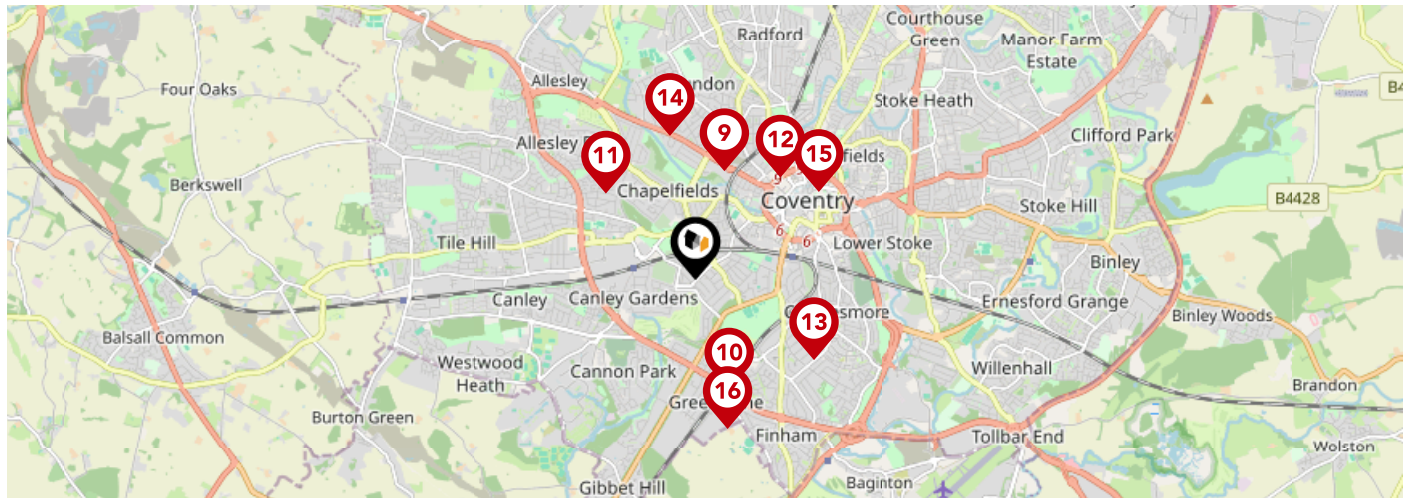










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.18	<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:0.25	<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:0.34	<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:0.67	<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:0.72	<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:0.91	<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:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

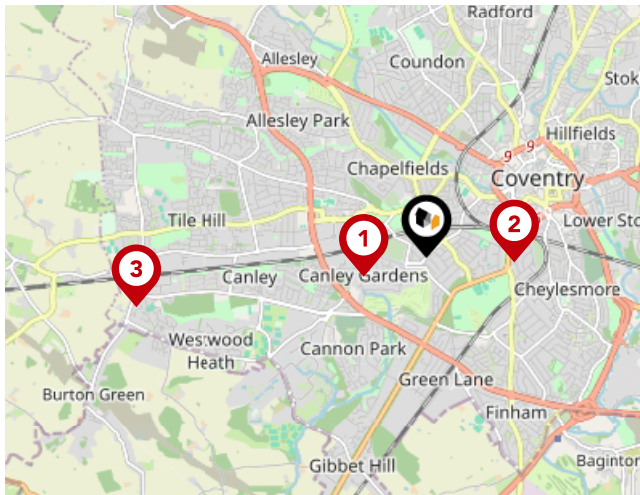
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:1.04	<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:1.13	<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:1.2	<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:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:1.33	<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:1.37	<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:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

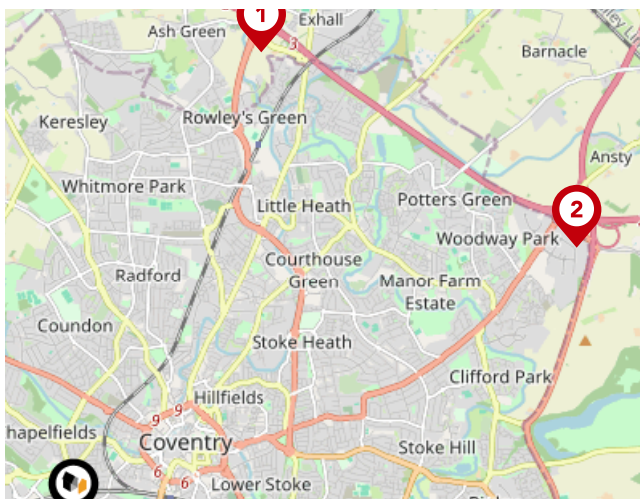
# Area

## Transport (National)



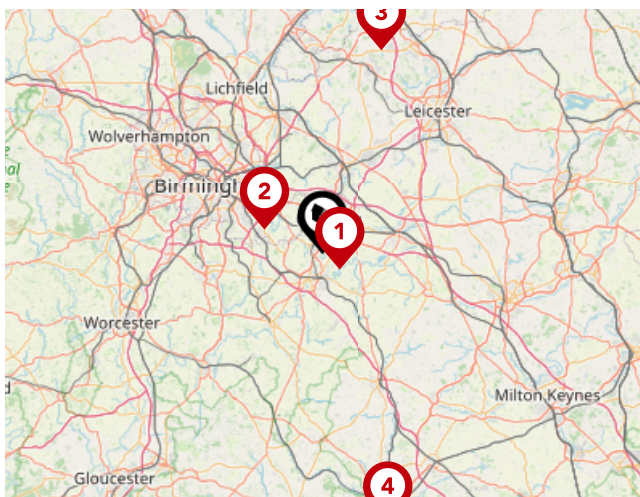
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.59 miles
2	Coventry Rail Station	0.79 miles
3	Tile Hill Rail Station	2.66 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.57 miles
2	M6 J2	5.18 miles
3	M40 J14	10.28 miles
4	M40 J15	10.36 miles
5	M6 J3A	8.15 miles



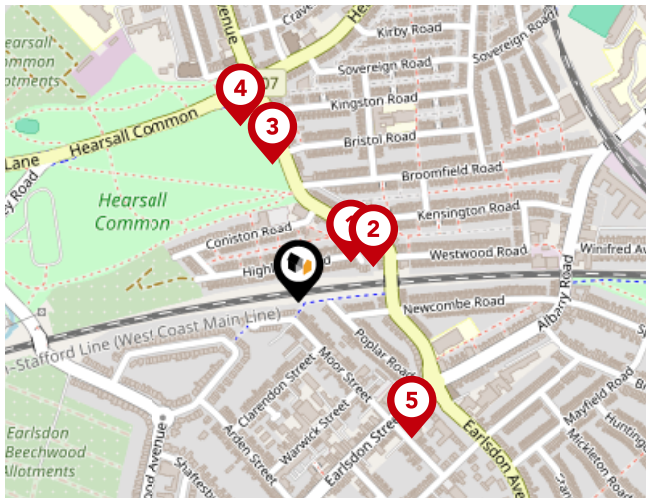
### Airports/Helipads

Pin	Name	Distance
1	Baginton	3.43 miles
2	Birmingham Airport	9.04 miles
3	East Mids Airport	30.6 miles
4	Kidlington	40.55 miles








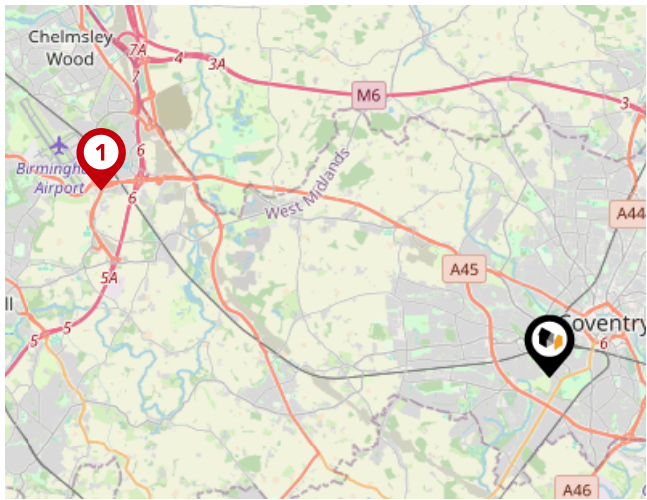
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Highland Road	0.08 miles
	Highland Road	0.1 miles
	Kingston Road	0.16 miles
	Queensland Ave	0.21 miles
	Poplar Road	0.2 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.77 miles

# Market Sold in Street



<b>35, Highland Road, Coventry, CV5 6GQ</b>						Terraced House
Last Sold Date:	25/06/2024	30/03/2007	29/01/1996			
Last Sold Price:	£180,000	£160,000	£35,000			
<b>63, Highland Road, Coventry, CV5 6GQ</b>						Terraced House
Last Sold Date:	11/04/2024	21/07/2017	04/08/2014	30/05/2006	13/07/2005	
Last Sold Price:	£257,500	£250,000	£205,000	£168,000	£119,995	
<b>19, Highland Road, Coventry, CV5 6GQ</b>						Terraced House
Last Sold Date:	05/04/2024					
Last Sold Price:	£230,000					
<b>43, Highland Road, Coventry, CV5 6GQ</b>						Terraced House
Last Sold Date:	07/04/2021	12/02/2010	25/09/1997			
Last Sold Price:	£175,000	£122,000	£41,250			
<b>39, Highland Road, Coventry, CV5 6GQ</b>						Terraced House
Last Sold Date:	14/10/2020					
Last Sold Price:	£220,000					
<b>31, Highland Road, Coventry, CV5 6GQ</b>						Terraced House
Last Sold Date:	27/11/2019	26/11/2019	31/01/2013	24/08/1999	20/10/1997	
Last Sold Price:	£260,000	£270,000	£160,000	£77,950	£63,000	
<b>51, Highland Road, Coventry, CV5 6GQ</b>						Terraced House
Last Sold Date:	31/01/2019					
Last Sold Price:	£157,500					
<b>53, Highland Road, Coventry, CV5 6GQ</b>						Terraced House
Last Sold Date:	18/09/2015					
Last Sold Price:	£114,000					
<b>13, Highland Road, Coventry, CV5 6GQ</b>						Terraced House
Last Sold Date:	31/03/2015					
Last Sold Price:	£163,000					
<b>59, Highland Road, Coventry, CV5 6GQ</b>						Terraced House
Last Sold Date:	28/11/2014	28/02/2003				
Last Sold Price:	£160,905	£128,000				
<b>11, Highland Road, Coventry, CV5 6GQ</b>						Terraced House
Last Sold Date:	19/09/2014					
Last Sold Price:	£169,950					
<b>41, Highland Road, Coventry, CV5 6GQ</b>						Terraced House
Last Sold Date:	27/05/2014	04/02/2009	12/07/1999			
Last Sold Price:	£136,000	£124,000	£41,750			

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

# Market Sold in Street



<b>37, Highland Road, Coventry, CV5 6GQ</b>				Terraced House
Last Sold Date:	30/09/2013	10/01/2003		
Last Sold Price:	£148,500	£111,100		
<b>55, Highland Road, Coventry, CV5 6GQ</b>				Terraced House
Last Sold Date:	26/04/2013			
Last Sold Price:	£112,000			
<b>47, Highland Road, Coventry, CV5 6GQ</b>				Terraced House
Last Sold Date:	14/05/2010	11/01/2008	26/10/1999	
Last Sold Price:	£156,000	£153,000	£48,000	
<b>57, Highland Road, Coventry, CV5 6GQ</b>				Terraced House
Last Sold Date:	03/08/2006	30/07/1999		
Last Sold Price:	£150,000	£64,950		
<b>25, Highland Road, Coventry, CV5 6GQ</b>				Terraced House
Last Sold Date:	31/07/2006			
Last Sold Price:	£156,000			
<b>23, Highland Road, Coventry, CV5 6GQ</b>				Terraced House
Last Sold Date:	13/04/2006			
Last Sold Price:	£71,500			
<b>29, Highland Road, Coventry, CV5 6GQ</b>				Terraced House
Last Sold Date:	17/03/2006	13/02/1998		
Last Sold Price:	£155,000	£55,500		
<b>21, Highland Road, Coventry, CV5 6GQ</b>				Terraced House
Last Sold Date:	26/08/2005	07/09/1998		
Last Sold Price:	£162,500	£67,000		
<b>49, Highland Road, Coventry, CV5 6GQ</b>				Terraced House
Last Sold Date:	07/07/2005	31/03/2004	24/03/1995	
Last Sold Price:	£133,875	£117,000	£37,000	
<b>27, Highland Road, Coventry, CV5 6GQ</b>				Terraced House
Last Sold Date:	10/10/2002			
Last Sold Price:	£112,000			
<b>15, Highland Road, Coventry, CV5 6GQ</b>				Terraced House
Last Sold Date:	31/07/2000	25/02/1998		
Last Sold Price:	£87,500	£57,000		
<b>45, Highland Road, Coventry, CV5 6GQ</b>				Terraced House
Last Sold Date:	08/03/2000			
Last Sold Price:	£58,950			

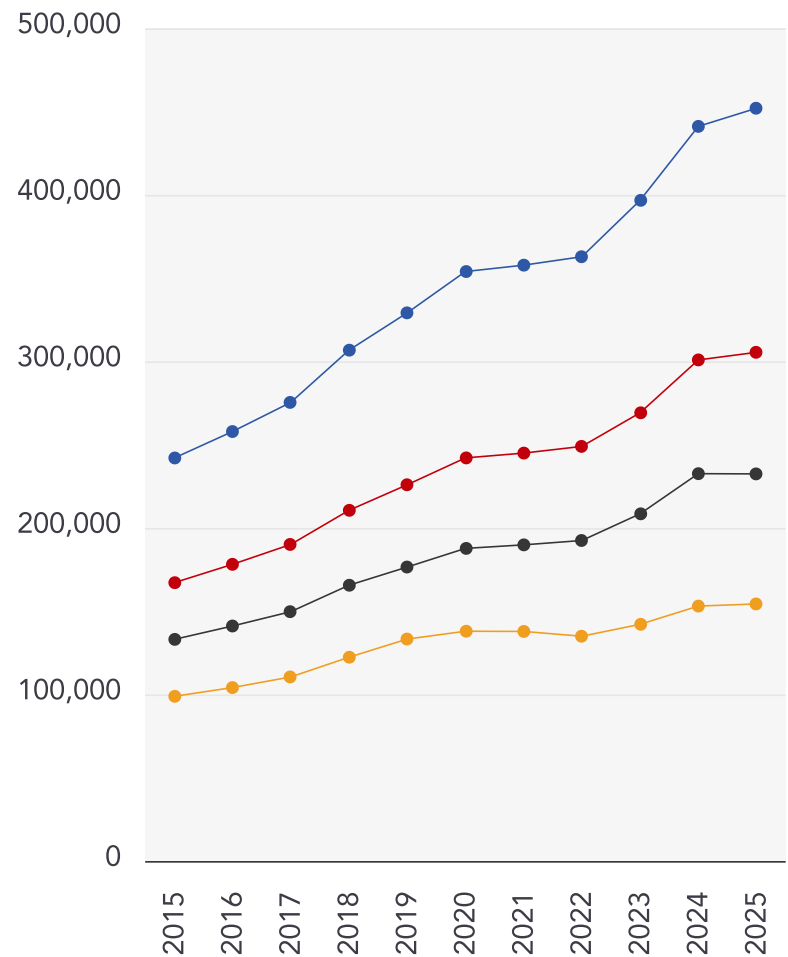
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



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### Testimonial 1



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"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

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### Testimonial 2



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"A pleasure to deal with." - LinkedIn

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### Testimonial 3



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"Great photography and video." - LinkedIn

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### Testimonial 4



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"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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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