



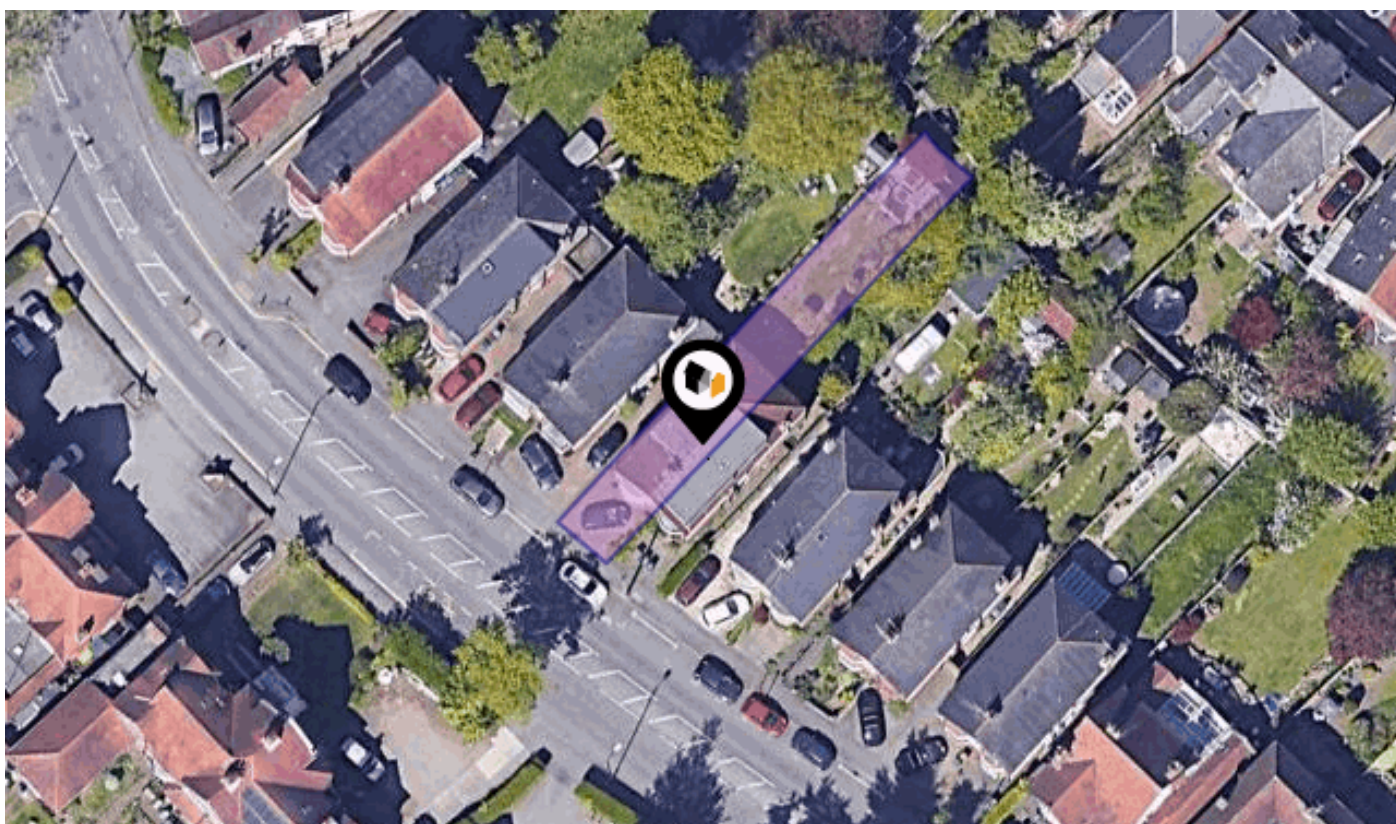
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 22<sup>nd</sup> August 2024



## EARLSDON AVENUE SOUTH, COVENTRY, CV5

Price Estimate : £525,000

### 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 & beautifully presented 4 bedroom semi detached home

Three versatile reception rooms including delightful kitchen breakfast room

Mature, private & generous gardens with lawn & patio areas

Three first floor bedrooms & one second floor bedroom with ensuite

Ground floor utility room, 1st floor family bathroom & 2nd floor ensuite shower room

Many period & sympathetic features throughout

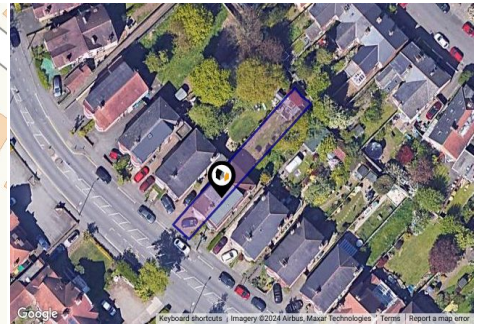
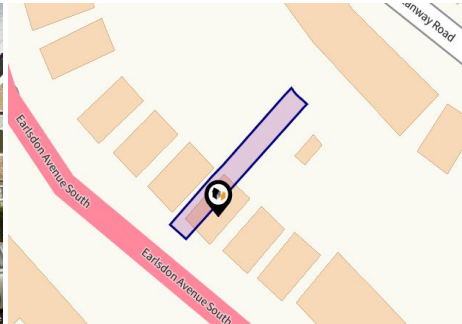
Superb Earlsdon location close to Train Station & The War Memorial Park

EPC RATING TBC, Total Approx 1637 Sq.Ft & Total 152 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>	Semi-Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	1,517 ft <sup>2</sup> / 141 m <sup>2</sup>
<b>Plot Area:</b>	0.06 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,296
<b>Title Number:</b>	WM87613

<b>Price Estimate:</b>	£525,000
<b>Tenure:</b>	Freehold

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



COVENTRY, CV5

Energy rating

# D

Valid until 05.10.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #6aa84f; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">76   C</span> </div>
55-68	D	<div style="background-color: #ffc000; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18px;">56   D</span> </div>	
39-54	E		
21-38	F		
1-20	G		

# Property

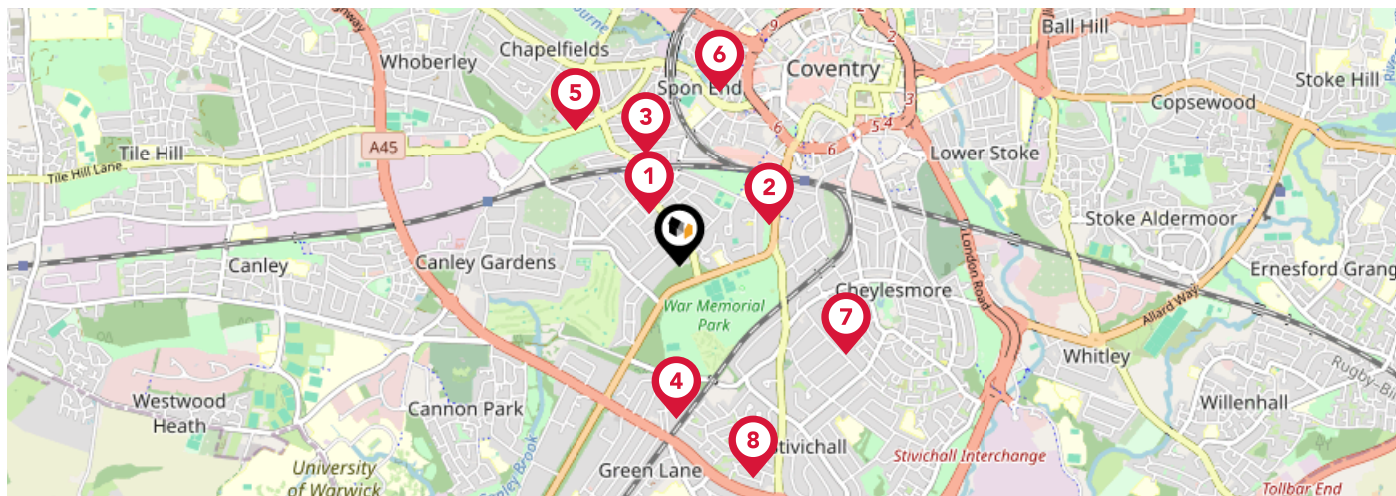
## EPC - Additional Data



### Additional EPC Data

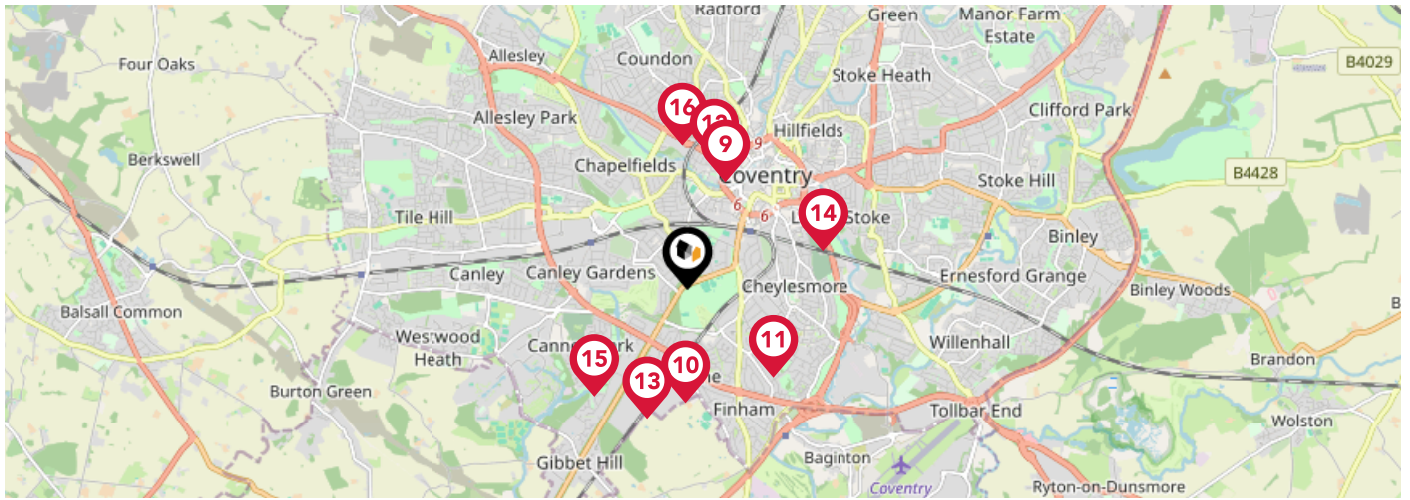
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 53% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	141 m <sup>2</sup>









# Area Schools



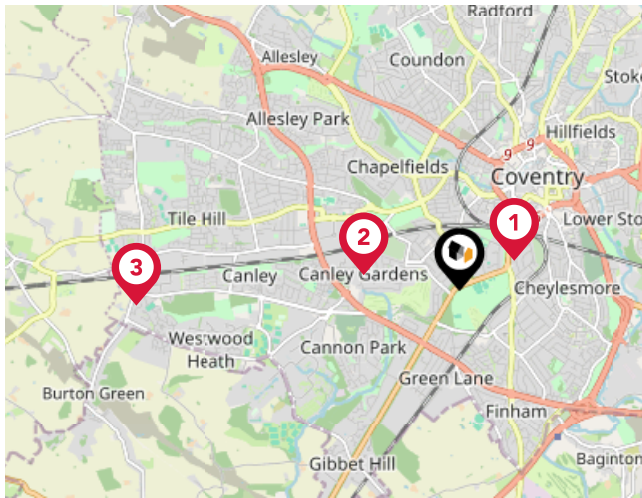
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



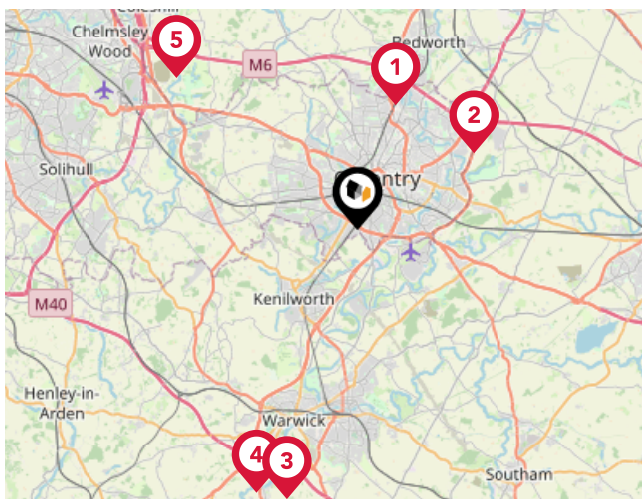
		Nursery	Primary	Secondary	College	Private
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 1140   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



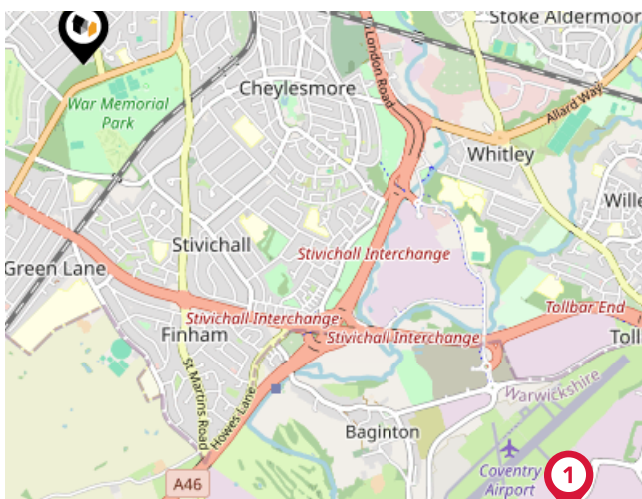
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.56 miles
2	Canley Rail Station	0.88 miles
3	Tile Hill Rail Station	2.93 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.77 miles
2	M6 J2	5.08 miles
3	M40 J14	10.05 miles
4	M40 J15	10.16 miles
5	M6 J3A	8.59 miles



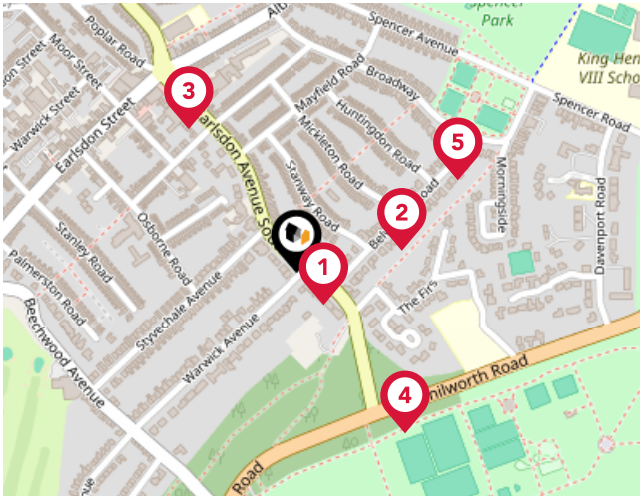
## Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.99 miles
2	Birmingham International Airport Terminal 1	9.45 miles
3	Birmingham International Airport	9.45 miles
4	Birmingham International Airport Terminal 2	9.42 miles



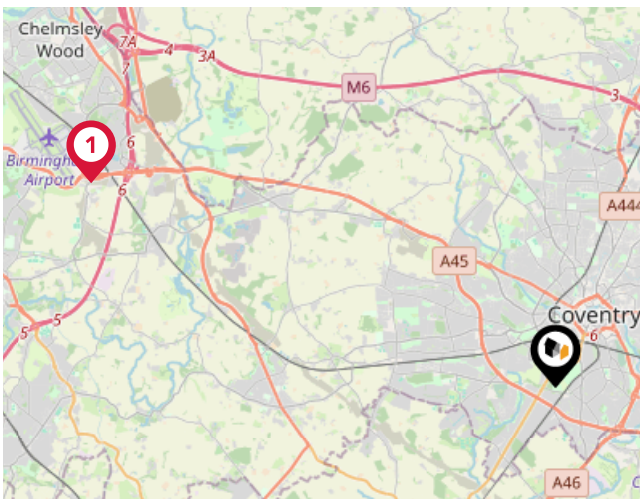
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Warwick Avenue	0.05 miles
2	Mickleton Rd	0.12 miles
3	Elsie Jones House	0.2 miles
4	Earlsdon Avenue South	0.22 miles
5	Huntingdon Rd	0.21 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.18 miles

# Market Sold in Street



<b>72, Earlsdon Avenue South, Coventry, CV5 6DT</b>	Terraced House		
Last Sold Date:	21/02/2024		
Last Sold Price:	£405,000		
<b>58, Earlsdon Avenue South, Coventry, CV5 6DT</b>	Semi-detached House		
Last Sold Date:	06/10/2023	25/10/2013	
Last Sold Price:	£523,000	£245,000	
<b>74, Earlsdon Avenue South, Coventry, CV5 6DT</b>	Terraced House		
Last Sold Date:	26/02/2021	16/11/2015	22/06/2007
Last Sold Price:	£340,000	£260,000	£212,000
<b>20, Earlsdon Avenue South, Coventry, CV5 6DT</b>	Semi-detached House		
Last Sold Date:	26/02/2021	04/07/2003	27/02/1998
Last Sold Price:	£380,000	£192,000	£97,500
<b>26, Earlsdon Avenue South, Coventry, CV5 6DT</b>	Semi-detached House		
Last Sold Date:	23/10/2020		
Last Sold Price:	£367,000		
<b>32, Earlsdon Avenue South, Coventry, CV5 6DT</b>	Semi-detached House		
Last Sold Date:	22/02/2019	23/10/2008	19/12/1997
Last Sold Price:	£340,000	£242,000	£105,000
<b>50, Earlsdon Avenue South, Coventry, CV5 6DT</b>	Semi-detached House		
Last Sold Date:	16/01/2019		
Last Sold Price:	£478,000		
<b>54, Earlsdon Avenue South, Coventry, CV5 6DT</b>	other House		
Last Sold Date:	17/12/2018		
Last Sold Price:	£500,000		
<b>34, Earlsdon Avenue South, Coventry, CV5 6DT</b>	Semi-detached House		
Last Sold Date:	18/09/2018		
Last Sold Price:	£240,000		
<b>36, Earlsdon Avenue South, Coventry, CV5 6DT</b>	Semi-detached House		
Last Sold Date:	14/09/2018		
Last Sold Price:	£235,000		
<b>64, Earlsdon Avenue South, Coventry, CV5 6DT</b>	Semi-detached House		
Last Sold Date:	07/09/2018		
Last Sold Price:	£260,500		
<b>56, Earlsdon Avenue South, Coventry, CV5 6DT</b>	Semi-detached House		
Last Sold Date:	23/08/2018		
Last Sold Price:	£325,000		

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

# Market Sold in Street



<b>38, Earlsdon Avenue South, Coventry, CV5 6DT</b>		Semi-detached House	
Last Sold Date:	16/11/2016	20/09/1996	
Last Sold Price:	£340,000	£75,000	
<b>76, Earlsdon Avenue South, Coventry, CV5 6DT</b>		Terraced House	
Last Sold Date:	01/09/2014	01/11/2012	26/07/1999
Last Sold Price:	£250,000	£235,000	£75,000
<b>10, Earlsdon Avenue South, Coventry, CV5 6DT</b>		Detached House	
Last Sold Date:	18/12/2009	03/08/2001	
Last Sold Price:	£486,000	£250,000	
<b>80, Earlsdon Avenue South, Coventry, CV5 6DT</b>		Terraced House	
Last Sold Date:	02/11/2006	27/06/1997	
Last Sold Price:	£196,000	£68,500	
<b>12, Earlsdon Avenue South, Coventry, CV5 6DT</b>		Semi-detached House	
Last Sold Date:	13/09/2002		
Last Sold Price:	£140,000		
<b>14, Earlsdon Avenue South, Coventry, CV5 6DT</b>		Semi-detached House	
Last Sold Date:	04/09/2000		
Last Sold Price:	£113,000		
<b>22, Earlsdon Avenue South, Coventry, CV5 6DT</b>		Semi-detached House	
Last Sold Date:	26/05/2000		
Last Sold Price:	£125,500		
<b>46, Earlsdon Avenue South, Coventry, CV5 6DT</b>		Semi-detached House	
Last Sold Date:	28/04/2000		
Last Sold Price:	£162,500		
<b>86, Earlsdon Avenue South, Coventry, CV5 6DT</b>		Terraced House	
Last Sold Date:	03/06/1999	01/08/1996	
Last Sold Price:	£123,000	£103,000	
<b>62, Earlsdon Avenue South, Coventry, CV5 6DT</b>		Semi-detached House	
Last Sold Date:	12/09/1997		
Last Sold Price:	£97,500		
<b>18, Earlsdon Avenue South, Coventry, CV5 6DT</b>		Semi-detached House	
Last Sold Date:	01/08/1997		
Last Sold Price:	£79,950		

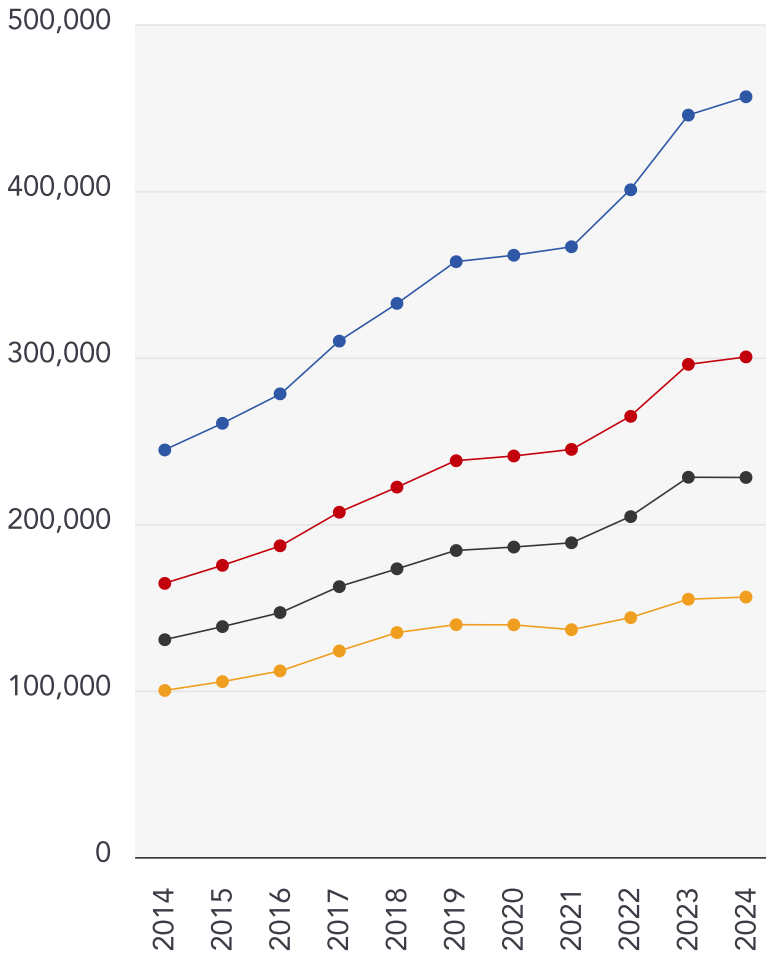
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



## 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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# 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.

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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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