



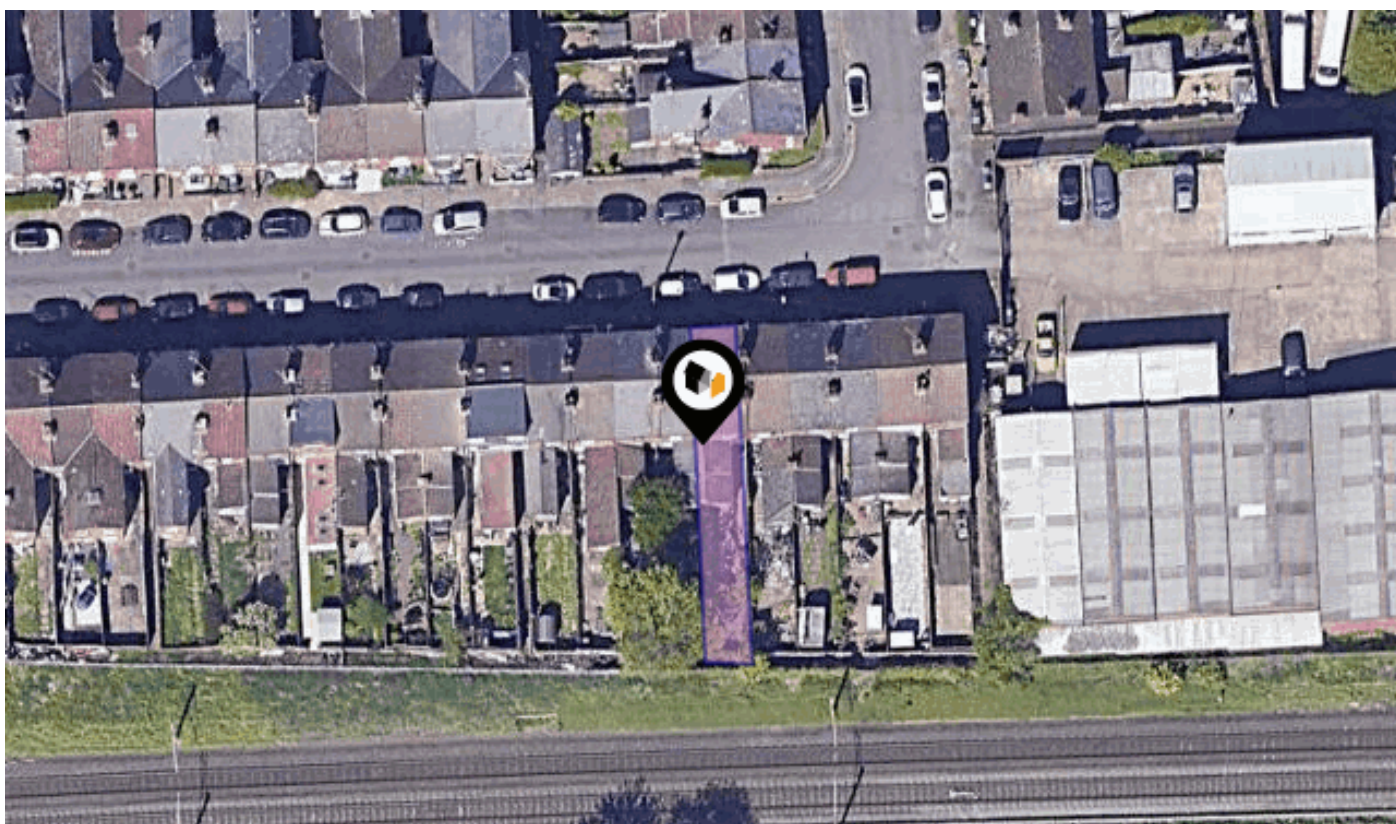
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st February 2024



WESTWOOD ROAD, COVENTRY, CV5

Price Estimate : £225,000

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



Dear Buyers & interested parties

Your property details in brief.....

A very well presented two double bedroom home

Sunny South facing rear gardens

Open plan kitchen dining room

Front sitting room with bay window

Dwarf wall to frontage

Gas centrally heated & double glazed (boiler installed in Oct '23)

Ideal location close to schooling, parkland & amenities

No Chain, EPC Rating D, Total 66 Sq.M or 708 Total Sq.Ft

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@walmsleysthe waytomove.co.uk or 0330 1180 062



Property

Type:	Terraced
Bedrooms:	2
Plot Area:	0.03 acres
Year Built :	1930-1949
Council Tax :	Band A
Annual Estimate:	£1,384
Title Number:	WK142953
UPRN:	100070719093

Last Sold £/ft²:	£154
Price Estimate:	£225,000
Tenure:	Freehold

Local Area

Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

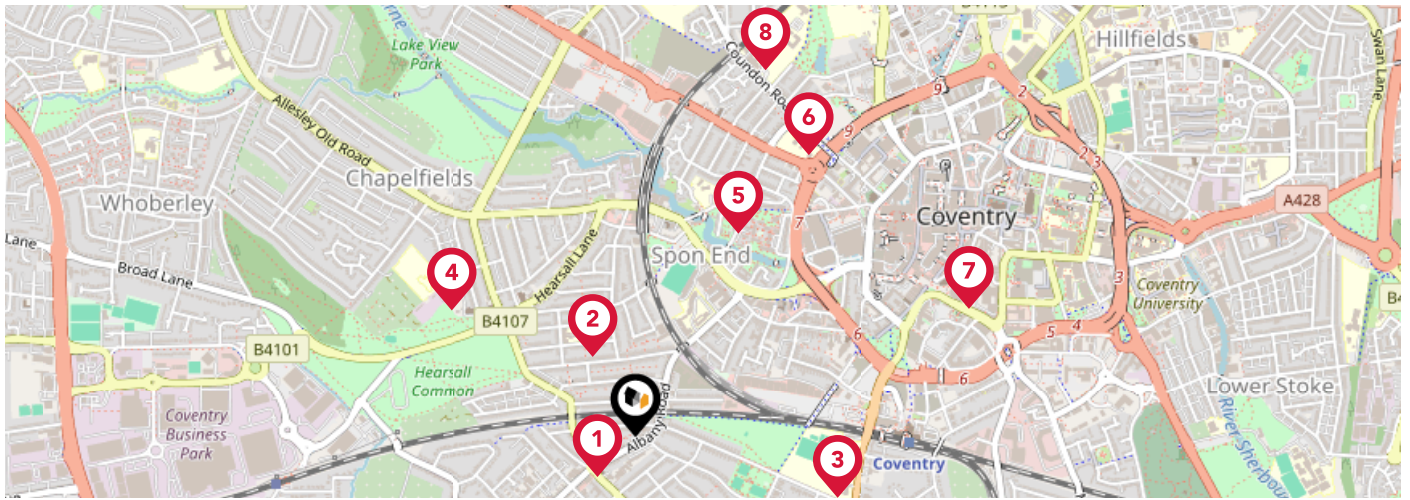
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

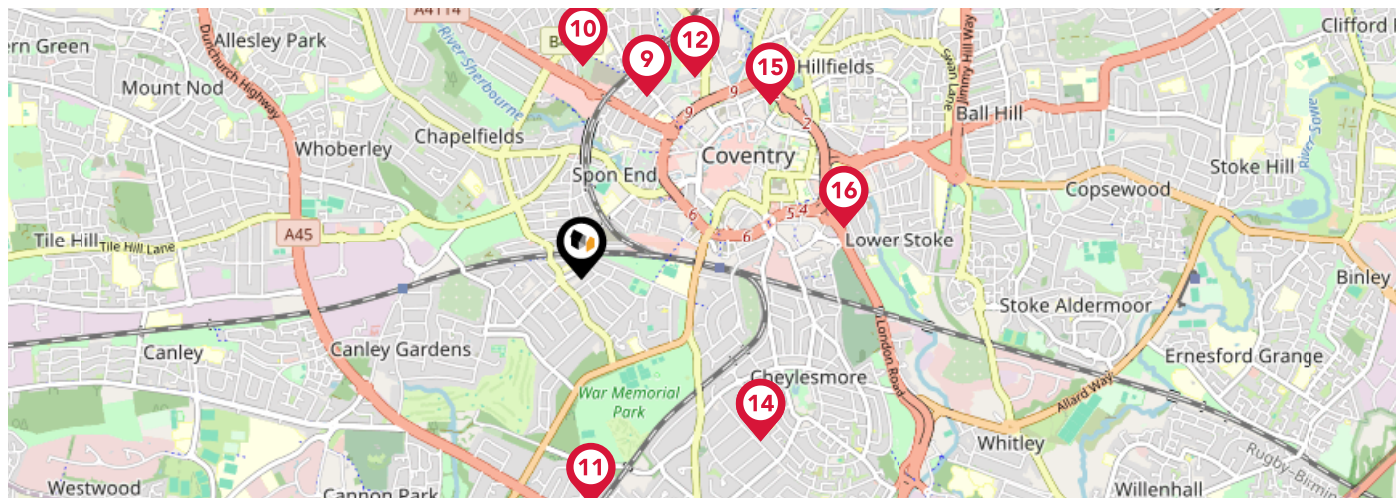










Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

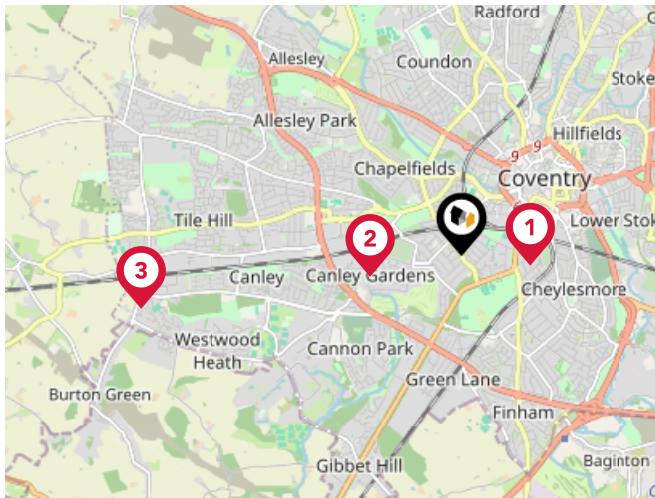
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 578 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry University Ofsted Rating: Good Pupils:0 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

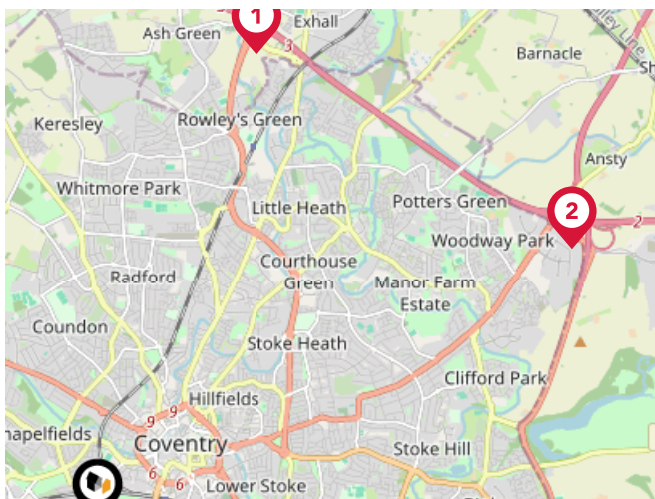
Area

Transport (National)



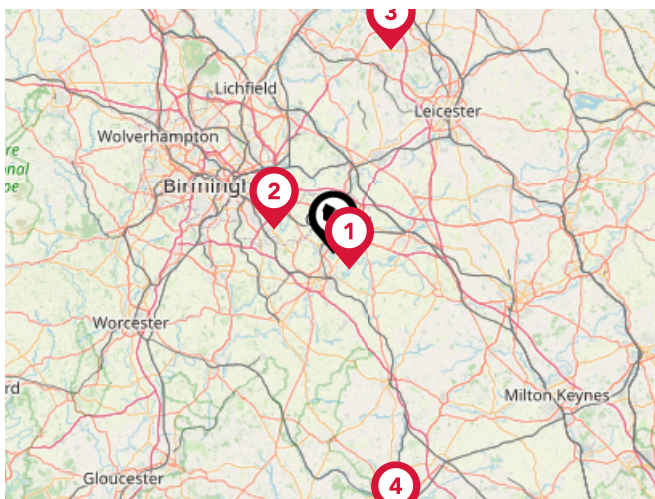
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.63 miles
2	Canley Rail Station	0.84 miles
3	Tile Hill Rail Station	2.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.47 miles
2	M6 J2	4.95 miles
3	M40 J14	10.36 miles
4	M40 J15	10.45 miles
5	M6 J3A	8.33 miles

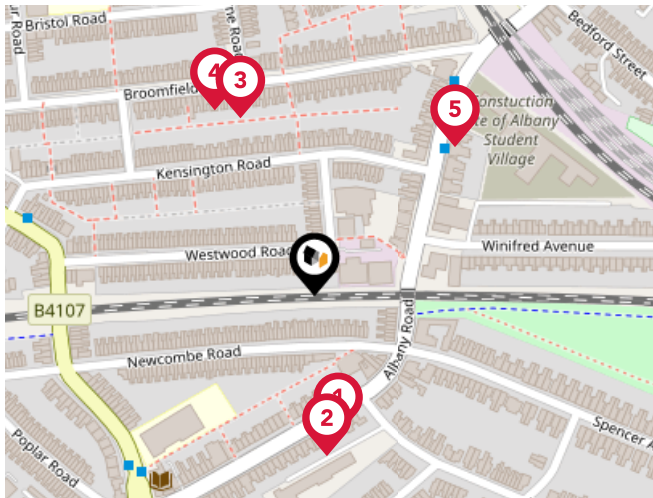


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.26 miles
2	Birmingham International Airport	9.26 miles
3	East Midlands Airport	30.55 miles
4	London Oxford Airport	40.42 miles

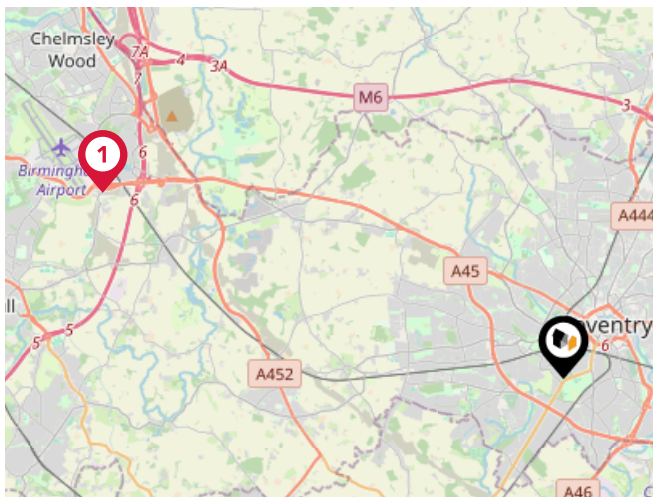
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.08 miles
2	Broadway	0.09 miles
3	Post Office	0.11 miles
4	Post Office	0.12 miles
5	Broomfield Rd	0.12 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9 miles

Market Sold in Street



75, Westwood Road, Coventry, CV5 6GF						Terraced House
Last Sold Date:	01/03/2023	08/04/2022				
Last Sold Price:	£260,000	£173,000				
77, Westwood Road, Coventry, CV5 6GF						Terraced House
Last Sold Date:	09/02/2023	01/09/2005	17/12/2001			
Last Sold Price:	£192,000	£120,000	£77,000			
63, Westwood Road, Coventry, CV5 6GF						Terraced House
Last Sold Date:	13/05/2022	29/01/2021	03/08/2005	02/08/2002	25/04/1997	
Last Sold Price:	£210,000	£142,500	£114,000	£60,000	£35,500	
61, Westwood Road, Coventry, CV5 6GF						Terraced House
Last Sold Date:	04/09/2018					
Last Sold Price:	£130,000					
23, Westwood Road, Coventry, CV5 6GF						Terraced House
Last Sold Date:	05/08/2016	22/04/2013	28/07/2004	23/09/2002		
Last Sold Price:	£134,000	£105,500	£115,000	£79,995		
51, Westwood Road, Coventry, CV5 6GF						Terraced House
Last Sold Date:	07/09/2015	26/08/2005	28/04/2000			
Last Sold Price:	£130,000	£108,000	£29,000			
33, Westwood Road, Coventry, CV5 6GF						Terraced House
Last Sold Date:	18/03/2015	03/12/2008	06/05/1997	24/03/1997		
Last Sold Price:	£132,500	£126,000	£42,000	£24,000		
79, Westwood Road, Coventry, CV5 6GF						Terraced House
Last Sold Date:	01/07/2014					
Last Sold Price:	£175,000					
43, Westwood Road, Coventry, CV5 6GF						Terraced House
Last Sold Date:	29/11/2013	30/09/2005	24/07/1998			
Last Sold Price:	£116,500	£110,000	£41,950			
53, Westwood Road, Coventry, CV5 6GF						Terraced House
Last Sold Date:	19/06/2013					
Last Sold Price:	£99,000					
39, Westwood Road, Coventry, CV5 6GF						Semi-detached House
Last Sold Date:	13/01/2012	23/11/2001				
Last Sold Price:	£95,000	£84,500				
69, Westwood Road, Coventry, CV5 6GF						Terraced House
Last Sold Date:	02/12/2005					
Last Sold Price:	£115,000					

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

Market Sold in Street



37, Westwood Road, Coventry, CV5 6GF				Terraced House
Last Sold Date:	16/09/2005	21/12/2000		
Last Sold Price:	£116,000	£58,000		
49, Westwood Road, Coventry, CV5 6GF				Terraced House
Last Sold Date:	08/11/2002			
Last Sold Price:	£76,000			
71, Westwood Road, Coventry, CV5 6GF				Terraced House
Last Sold Date:	07/08/2002	06/08/1999	19/03/1997	
Last Sold Price:	£79,950	£43,000	£30,000	
55, Westwood Road, Coventry, CV5 6GF				Terraced House
Last Sold Date:	03/12/2001			
Last Sold Price:	£64,500			
17, Westwood Road, Coventry, CV5 6GF				Terraced House
Last Sold Date:	15/08/2000			
Last Sold Price:	£46,000			
57, Westwood Road, Coventry, CV5 6GF				Terraced House
Last Sold Date:	29/11/1996			
Last Sold Price:	£34,500			
25, Westwood Road, Coventry, CV5 6GF				Terraced House
Last Sold Date:	18/12/1995			
Last Sold Price:	£29,000			

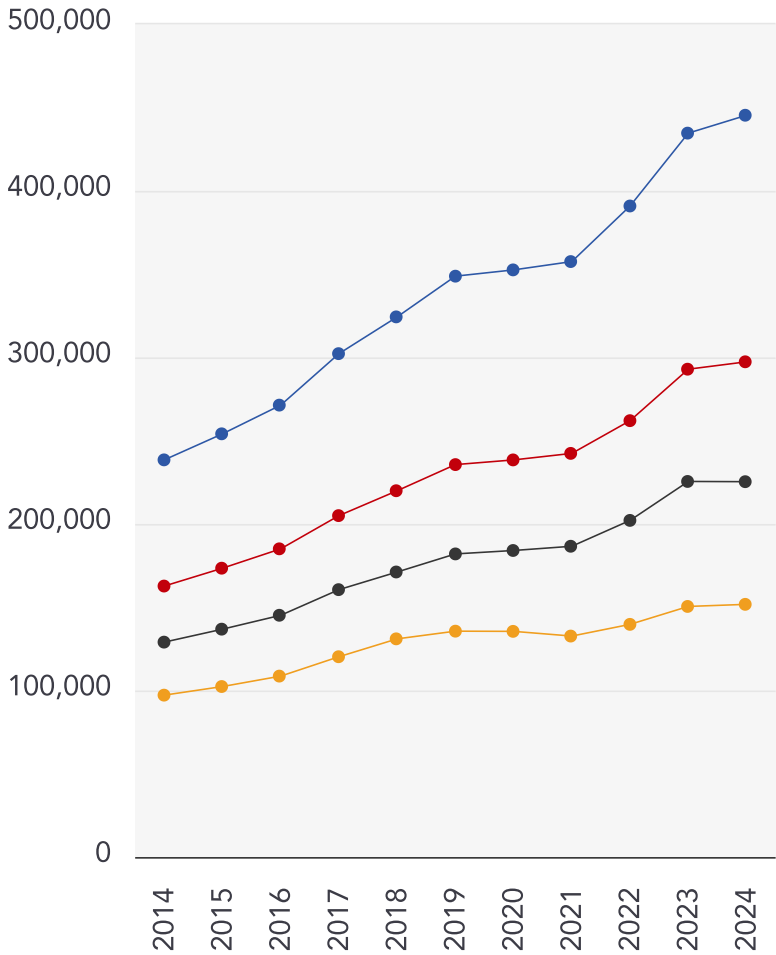
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+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



/walmsleysthewaytomove/



/walmsleysthewaytomove

Agent Disclaimer



Important - Please Read

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

