



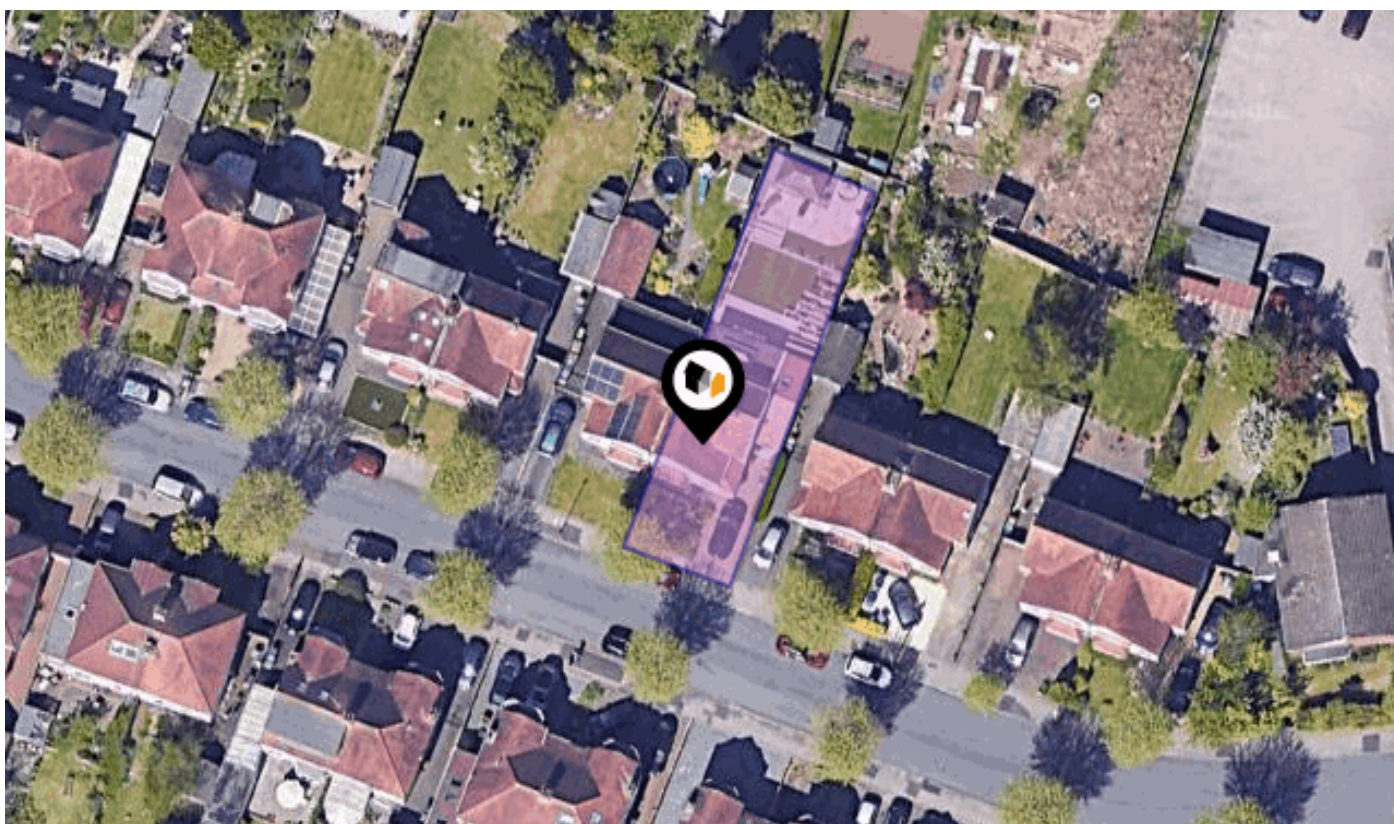
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 28th January 2023



ROCHESTER ROAD, COVENTRY, CV5

Price Estimate : £575,000

Walmsley's The Way to Move

Radio + Building, 5 Hertford Place, Coventry, CV1 3JZ

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Useful Data & Local Information

Extended & uber stylish three bedroom semi detached family home

Full width extension with home office/bedroom four & utility room

Exceptional attention to detail throughout

Delightful balcony overlooking allotments to rear

Rendered entirely, resin driveway & flush double glazed windows

Open plan kitchen dining & family room with further separate sitting room

Landscaped gardens with composite decking, gazebo & cedar summer house

All improvements undertaken by existing homeowners

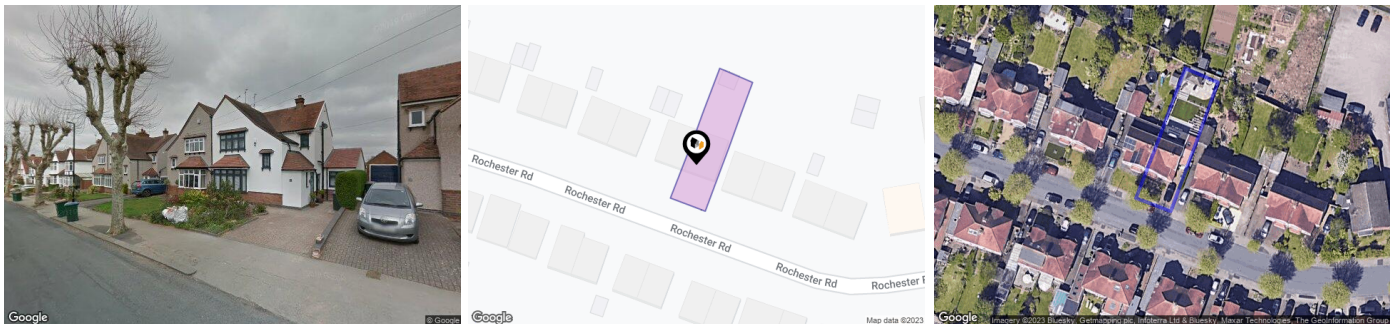
EPC ordered

Ideal Earlsdon location close to all amenities

Please enquire if you need further information.

0330 1180 062 sales@walmsleysthewaytomove.co.uk

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,151 ft ² / 107 m ²
Plot Area:	0.08 acres
Council Tax :	Band D
Annual Estimate:	£2,076
Title Number:	MM111564
UPRN:	100070693814

Last Sold £/ft²:	£312
Price Estimate:	£575,000
Tenure:	Freehold

Local Area

Local Authority:	Coventry
Flood Risk:	Very Low
Conservation Area:	No

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:



Planning History

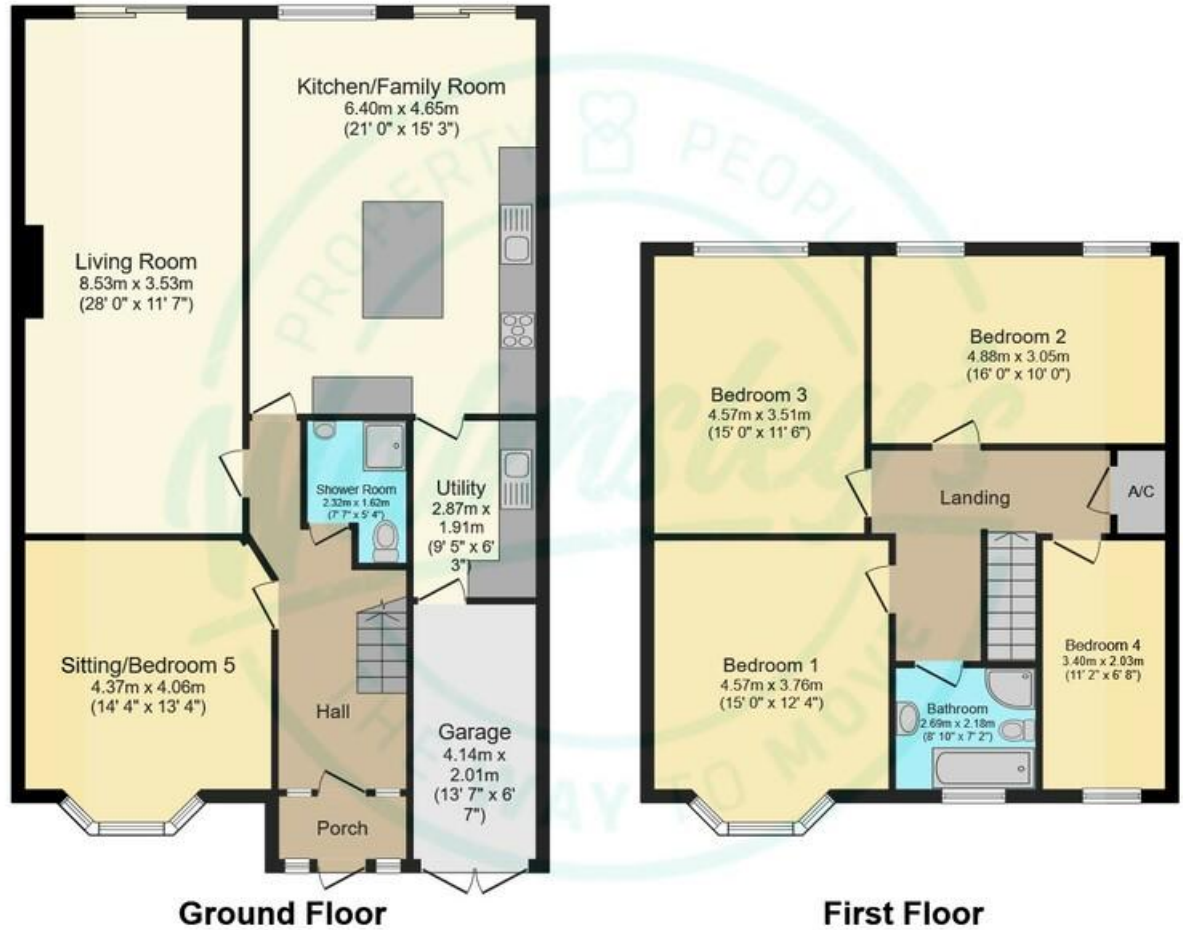
This Address



Planning records for: **34, Rochester Road, Coventry, CV5 6AG**

Reference - HH/2018/2290	
Decision:	APPROVED
Date:	29th August 2018
Description:	Erection of a single storey side and rear extension, extension to existing balcony and new external insulated render.

ROCHESTER ROAD, COVENTRY, CV5



Total floor area 181.4 sq.m. (1,953 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Property EPC - Certificate



Rochester Road, COVENTRY, CV5

Energy rating

D

Valid until 10.06.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property

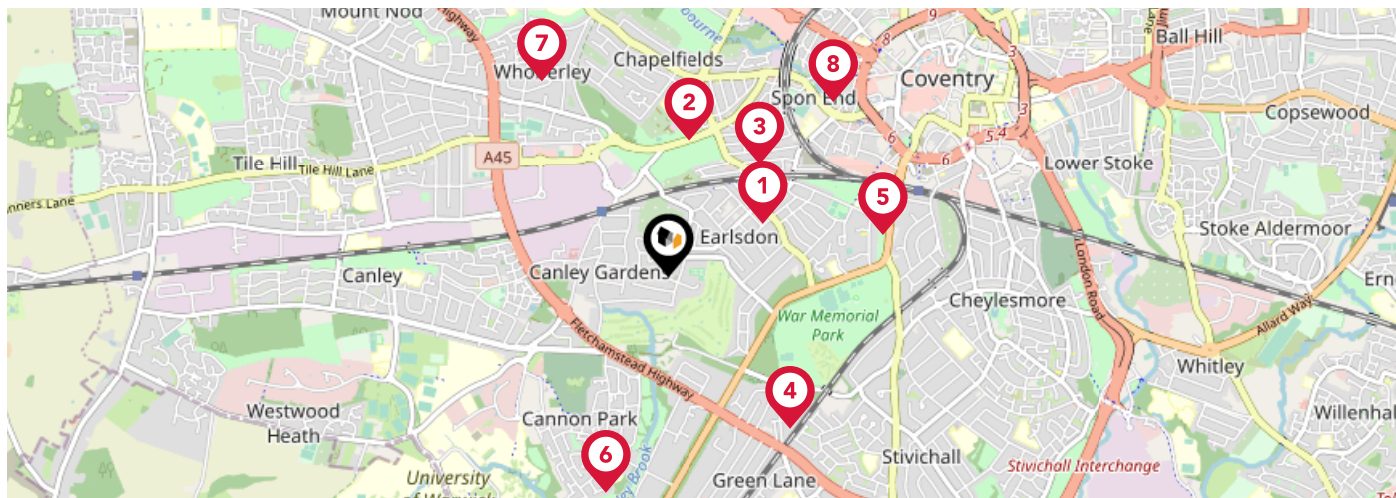
EPC - Additional Data



Additional EPC Data

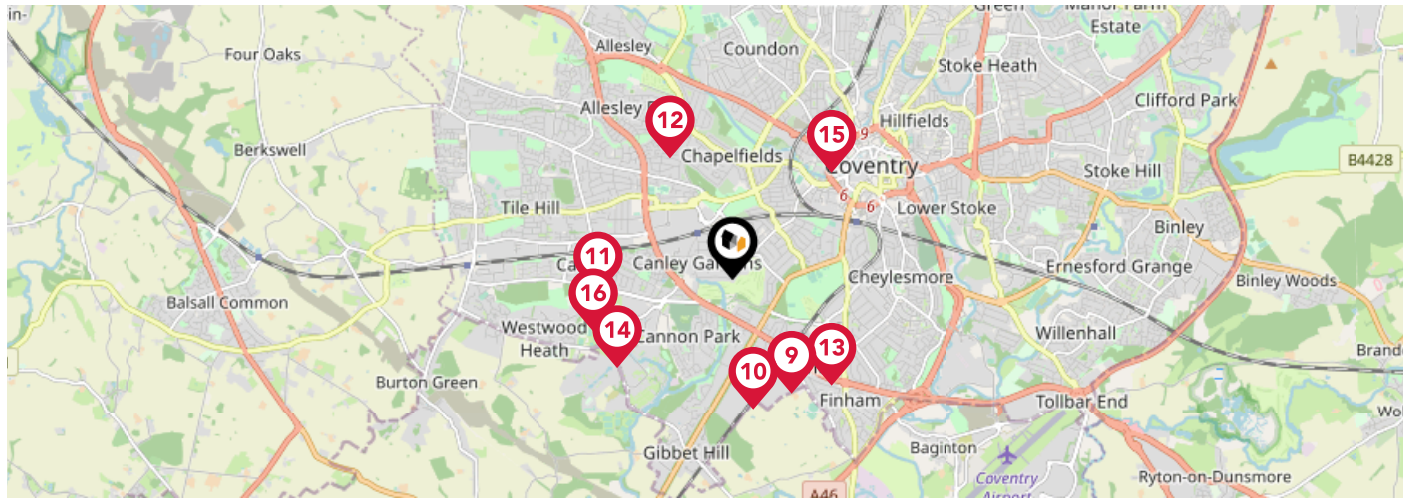
Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating 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 50% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	107 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

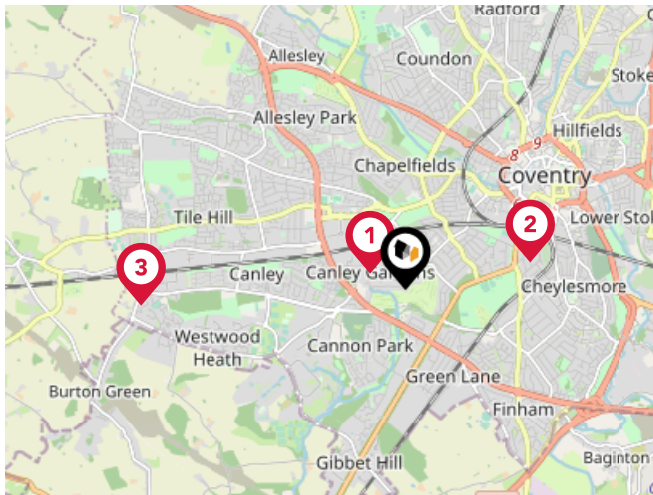
Area Schools



		Nursery	Primary	Secondary	College	Private
	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Not Rated Pupils: 984 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charter Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Warwick Ofsted Rating: Not Rated Pupils:0 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Westwood Academy Ofsted Rating: Good Pupils: 611 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

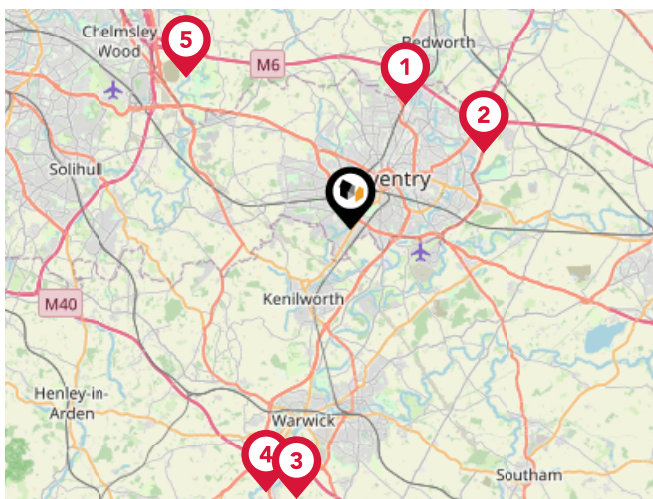
Area

Transport (National)



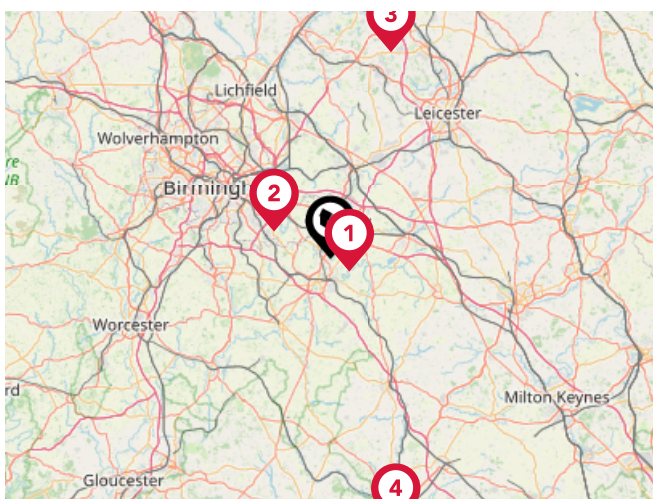
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.34 miles
2	Coventry Rail Station	1.16 miles
3	Tile Hill Rail Station	2.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.96 miles
2	M6 J2	5.56 miles
3	M40 J14	9.92 miles
4	M40 J15	9.97 miles
5	M6 J3A	8.17 miles

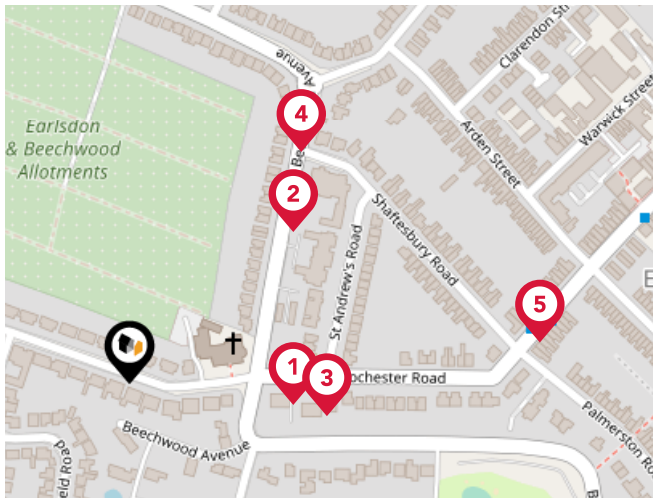


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.42 miles
2	Birmingham International Airport	8.94 miles
3	East Midlands Airport	31.01 miles
4	London Oxford Airport	40.21 miles

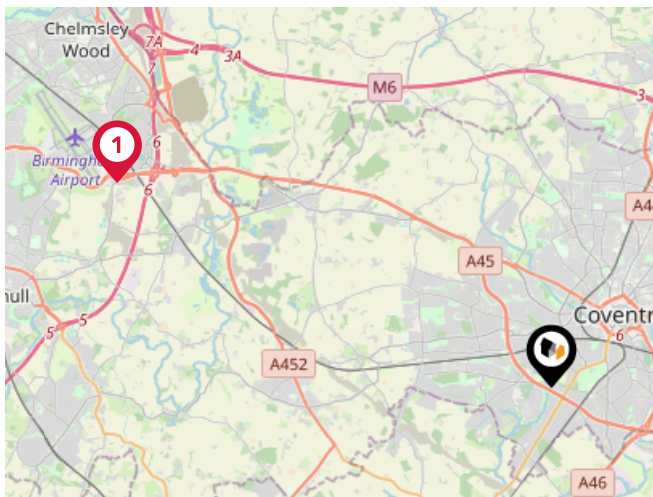
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Andrews Rd	0.09 miles
2	Shaftesbury Rd	0.13 miles
3	St Andrews Rd	0.11 miles
4	Shaftesbury Rd	0.16 miles
5	Shaftesbury Rd	0.23 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.67 miles

Market Sold in Street



78, Rochester Road, Coventry, CV5 6AG				Semi-detached House
Last Sold Date:	18/06/2021	18/08/2006	12/06/1998	
Last Sold Price:	£385,000	£277,000	£105,000	
66, Rochester Road, Coventry, CV5 6AG				Semi-detached House
Last Sold Date:	15/04/2019	01/06/2005		
Last Sold Price:	£415,500	£315,000		
100, Rochester Road, Coventry, CV5 6AG				Detached House
Last Sold Date:	18/12/2018	10/10/2011		
Last Sold Price:	£493,000	£60,000		
Flat A, 30, Rochester Road, Coventry, CV5 6AG				Flat-maisonette House
Last Sold Date:	01/10/2018			
Last Sold Price:	£155,000			
36, Rochester Road, Coventry, CV5 6AG				Semi-detached House
Last Sold Date:	27/09/2018			
Last Sold Price:	£380,000			
60, Rochester Road, Coventry, CV5 6AG				Semi-detached House
Last Sold Date:	21/09/2018			
Last Sold Price:	£365,000			
34, Rochester Road, Coventry, CV5 6AG				Semi-detached House
Last Sold Date:	24/08/2018			
Last Sold Price:	£360,000			
124, Rochester Road, Coventry, CV5 6AG				Detached House
Last Sold Date:	31/10/2017			
Last Sold Price:	£435,000			
108, Rochester Road, Coventry, CV5 6AG				Detached House
Last Sold Date:	26/10/2017	01/05/2003		
Last Sold Price:	£470,000	£295,000		
84, Rochester Road, Coventry, CV5 6AG				Semi-detached House
Last Sold Date:	11/12/2015			
Last Sold Price:	£333,000			
122, Rochester Road, Coventry, CV5 6AG				Detached House
Last Sold Date:	11/02/2015	30/06/2005	14/11/1997	
Last Sold Price:	£380,000	£315,000	£107,500	
58, Rochester Road, Coventry, CV5 6AG				Semi-detached House
Last Sold Date:	01/08/2014			
Last Sold Price:	£330,000			

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

Market Sold in Street



52, Rochester Road, Coventry, CV5 6AG	Semi-detached House	
Last Sold Date:	14/03/2014	
Last Sold Price:	£276,000	
56, Rochester Road, Coventry, CV5 6AG	Semi-detached House	
Last Sold Date:	07/06/2012	08/08/1997
Last Sold Price:	£275,000	£110,000
26, Rochester Road, Coventry, CV5 6AG	Semi-detached House	
Last Sold Date:	27/07/2007	09/12/2005
Last Sold Price:	£350,000	£239,000
70, Rochester Road, Coventry, CV5 6AG	Semi-detached House	
Last Sold Date:	16/02/2007	01/12/1997
Last Sold Price:	£264,000	£60,000
48, Rochester Road, Coventry, CV5 6AG	Semi-detached House	
Last Sold Date:	18/08/2006	24/08/2001
Last Sold Price:	£320,000	£172,950
102, Rochester Road, Coventry, CV5 6AG	Detached House	
Last Sold Date:	15/12/2005	04/06/1999
Last Sold Price:	£290,000	£144,000
28, Rochester Road, Coventry, CV5 6AG	Semi-detached House	
Last Sold Date:	09/12/2004	15/08/1997
Last Sold Price:	£250,000	£97,000
40, Rochester Road, Coventry, CV5 6AG	Semi-detached House	
Last Sold Date:	12/03/2004	
Last Sold Price:	£239,000	
106, Rochester Road, Coventry, CV5 6AG	Detached House	
Last Sold Date:	08/04/2003	
Last Sold Price:	£280,000	
104, Rochester Road, Coventry, CV5 6AG	Detached House	
Last Sold Date:	17/12/2002	
Last Sold Price:	£250,000	
120, Rochester Road, Coventry, CV5 6AG	Semi-detached House	
Last Sold Date:	27/09/2002	
Last Sold Price:	£210,000	
42, Rochester Road, Coventry, CV5 6AG	Detached House	
Last Sold Date:	27/08/1998	
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



80, Rochester Road, Coventry, CV5 6AG	Semi-detached House
Last Sold Date: 27/06/1997	
Last Sold Price: £85,500	
110, Rochester Road, Coventry, CV5 6AG	Detached House
Last Sold Date: 14/10/1996	
Last Sold Price: £120,000	
118, Rochester Road, Coventry, CV5 6AG	Detached House
Last Sold Date: 03/04/1996	
Last Sold Price: £119,500	

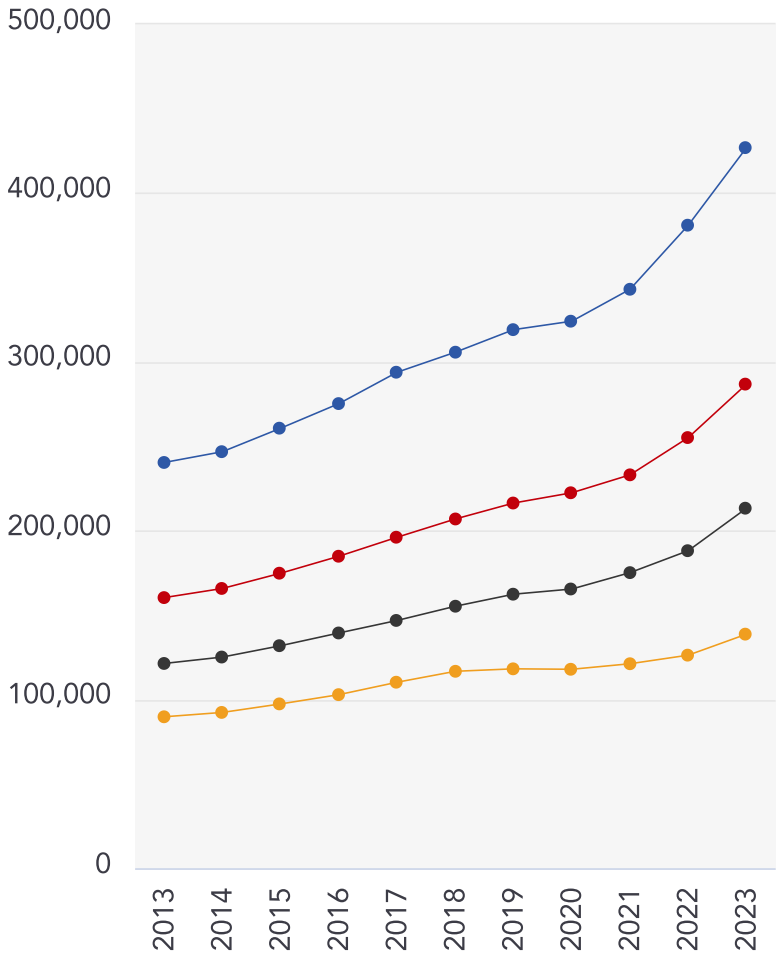
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+77.59%

Semi-Detached

+78.88%

Terraced

+75.81%

Flat

+54.56%

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

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

Radio + Building, 5 Hertford Place,
Coventry, CV1 3JZ
0330 1180062
mark@walmsleysthewaytomove.co.uk
www.walmsleysthewaytomove.co.uk

