

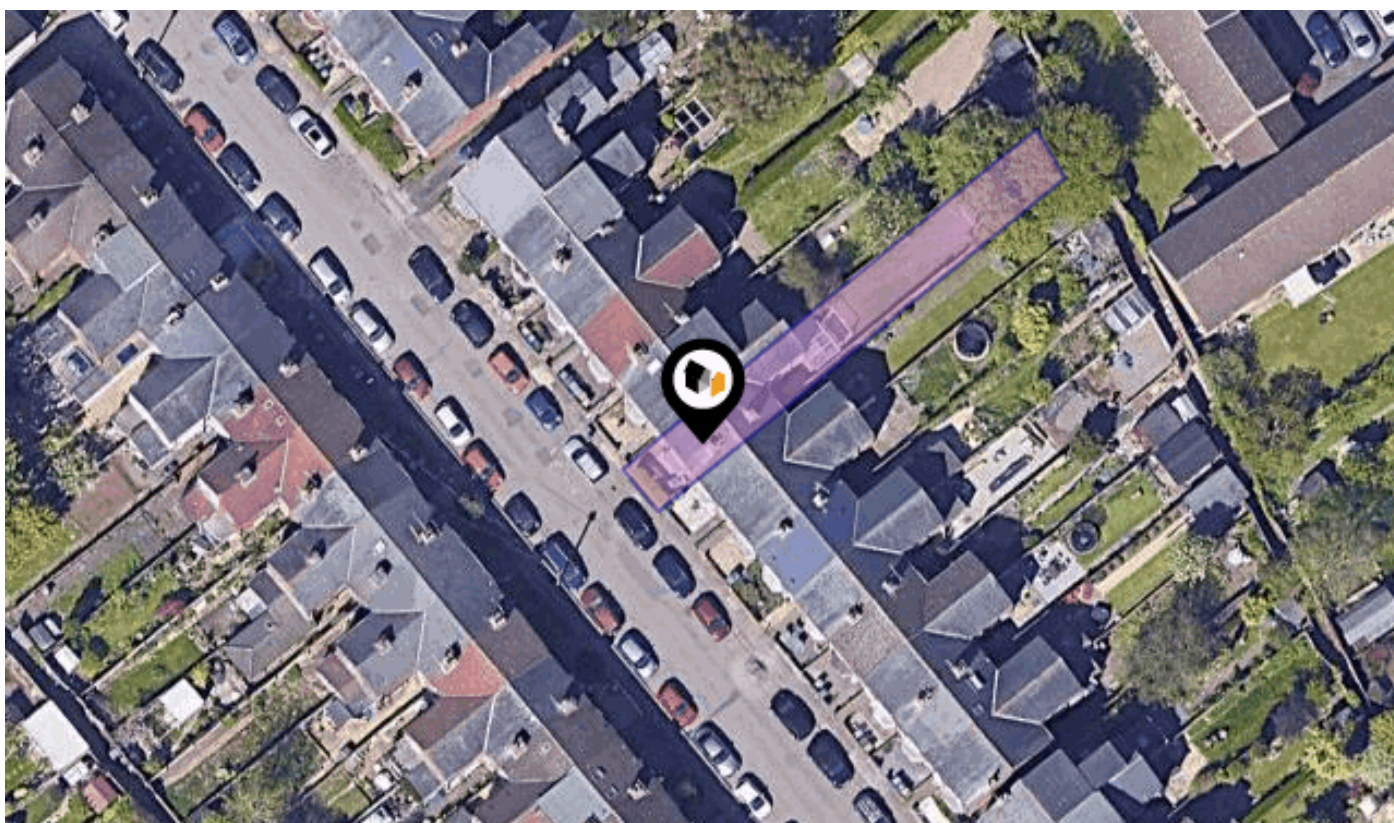


Buyers & interested parties

# KFB: Key Facts For Buyers

An insight into your property and the local area

**Tuesday 30<sup>th</sup> August 2022**



## STANLEY ROAD, COVENTRY, CV5

### 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



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### Dear Buyers & interested parties

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#### Key features

A deceptive, spacious & well presented terraced family home

Three bedrooms with first floor family bathroom

Kitchen with french doors to patio areas & garden

Impressive and adaptable through living/dining room

Generous & mature gardens with shed & terrace

Spacious landing & welcoming hallway

Central Earlsdon location close to all amenities

Gas centrally heated & double glazed

EPC Rating D

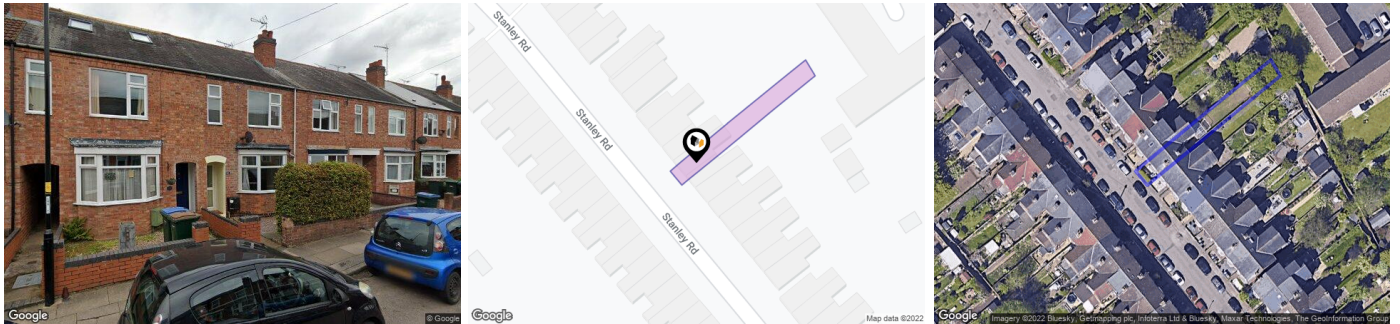
**Contact Walmsley's The Way to Move to arrange your accompanied viewing.**

**03301 180062.**

**[sales@walmsleysthewaytomove.co.uk](mailto:sales@walmsleysthewaytomove.co.uk).**

**[www.walmsleysthewaytomove.co.uk](http://www.walmsleysthewaytomove.co.uk)**

# Property Overview



## Property

Type:	Terraced	Last Sold £/ft <sup>2</sup> :	£243.75
Bedrooms:	3	Price Estimate:	-
Floor Area:	1,087.16 ft <sup>2</sup> / 101 m <sup>2</sup>	Tenure:	Freehold
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£1,845 pa		
Title Number:	WK99846		
UPRN:	100070703895		

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)



Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



# Property EPC - Certificate



Stanley Road, CV5

Energy rating

# D

Valid until 18.03.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

# Property

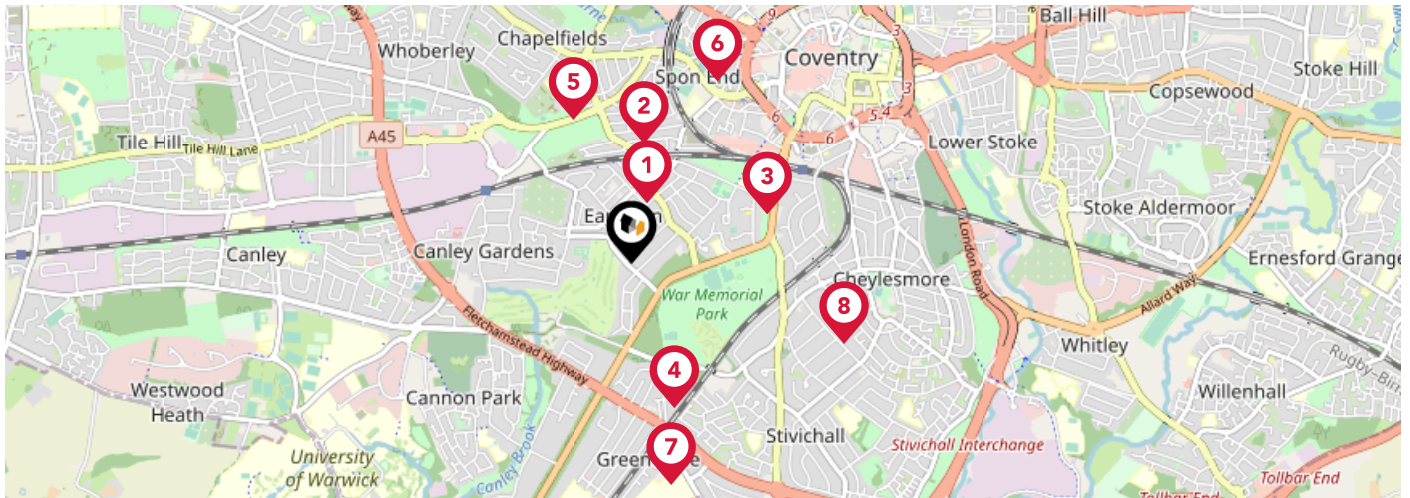
## EPC - Additional Data



### Additional EPC Data

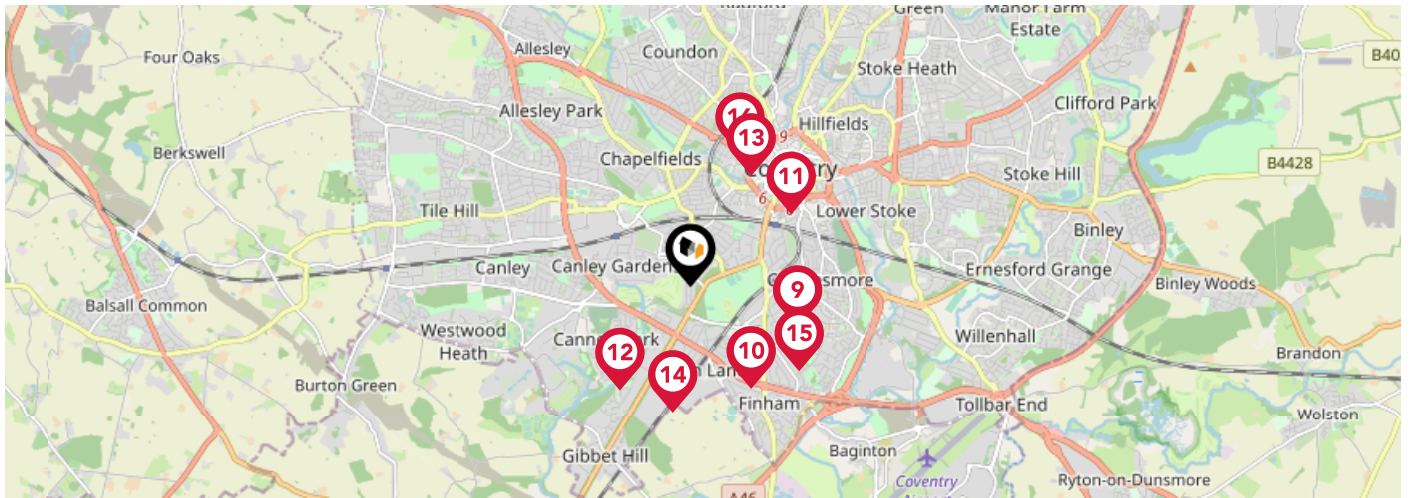
<b>Property Type:</b>	House
<b>Built Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Total Floor Area:</b>	101 m <sup>2</sup>
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Mains Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extensions:</b>	1
<b>Lighting:</b>	Low energy lighting in 16% of fixed outlets
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Open Fireplaces:</b>	1
<b>Hotwater System:</b>	From main system
<b>Hotwater Efficiency:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Ventilation:</b>	Natural

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.28	<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: 411   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   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: 240   Distance:0.7	<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: 313   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

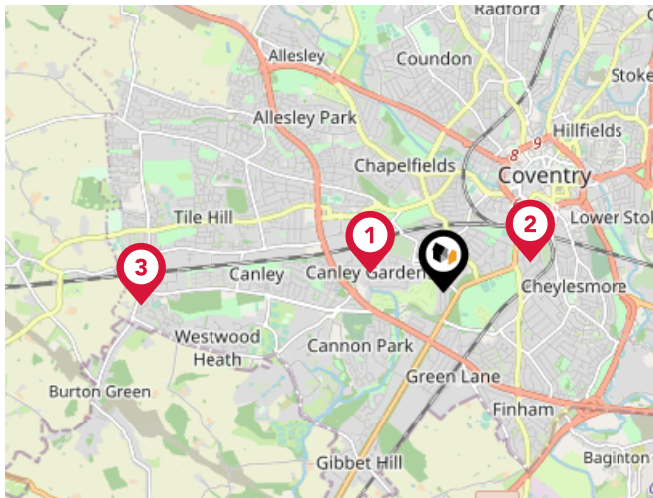
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Not Rated   Pupils: 984   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Not Rated   Pupils: 410   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

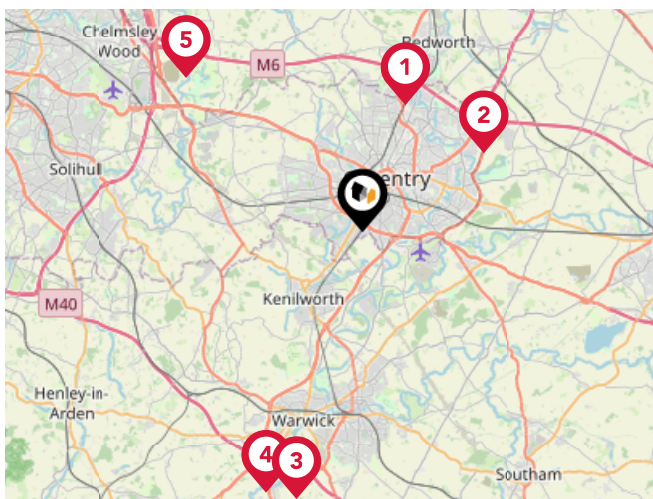
# Area

## Transport (National)



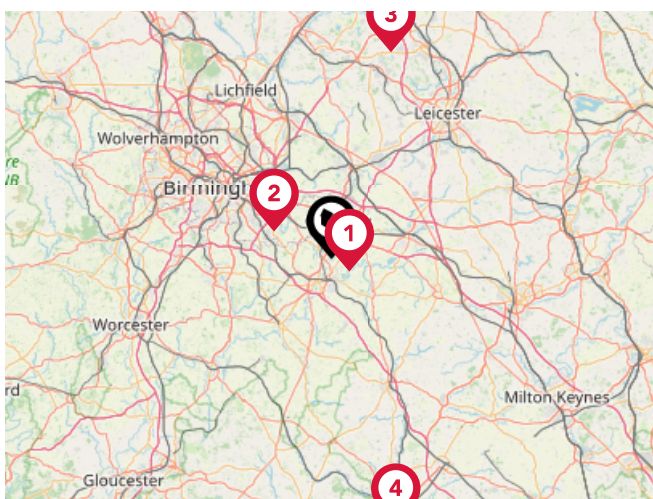
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.69 miles
2	Coventry Rail Station	0.83 miles
3	Tile Hill Rail Station	2.74 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.86 miles
2	M6 J2	5.27 miles
3	M40 J14	9.96 miles
4	M40 J15	10.06 miles
5	M6 J3A	8.45 miles

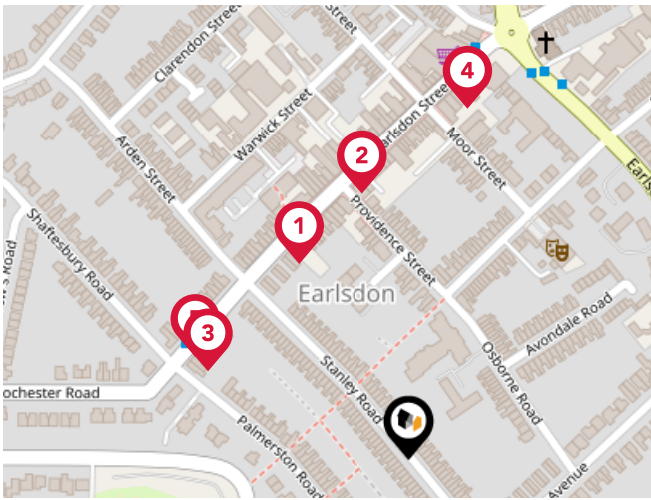


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.12 miles
2	Birmingham International Airport	9.27 miles
3	East Midlands Airport	30.95 miles
4	London Oxford Airport	40.1 miles

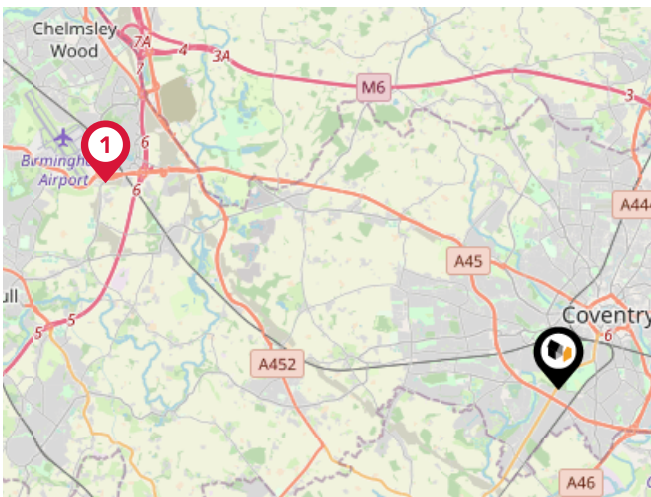
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Providence St	0.13 miles
2	Providence St	0.15 miles
3	Shaftesbury Rd	0.12 miles
4	Earlsdon Avenue	0.2 miles
5	Shaftesbury Rd	0.13 miles



### Local Connections

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

# Market Sold in Your Street



<b>83, Stanley Road, Coventry, CV5 6FG</b>		Terraced House	
Last Sold Date:	17/12/2021	17/05/2019	
Last Sold Price:	£325,000	£325,000	
<b>15, Stanley Road, Coventry, CV5 6FG</b>		Terraced House	
Last Sold Date:	15/06/2021	29/01/2014	06/10/2008
Last Sold Price:	£272,750	£150,000	£122,500
<b>73, Stanley Road, Coventry, CV5 6FG</b>		Terraced House	
Last Sold Date:	15/12/2020	14/05/2019	09/08/2016
Last Sold Price:	£320,000	£290,000	£247,000
<b>75, Stanley Road, Coventry, CV5 6FG</b>		Terraced House	
Last Sold Date:	04/09/2020	12/02/2016	
Last Sold Price:	£350,000	£265,000	
<b>5, Stanley Road, Coventry, CV5 6FG</b>		Terraced House	
Last Sold Date:	30/11/2018	08/07/2013	14/04/2003
Last Sold Price:	£249,000	£168,000	£128,000
<b>61, Stanley Road, Coventry, CV5 6FG</b>		Terraced House	
Last Sold Date:	06/09/2018	20/08/2013	20/01/1999
Last Sold Price:	£265,000	£205,000	£62,500

**NOTE:** In this list we display the 6 most recent sales records for each property since 1995. There may sometimes be more, please let us know if you would like us to check.

# Market Sold in Your Street



<b>87, Stanley Road, Coventry, CV5 6FG</b>		Terraced House			
Last Sold Date:	16/02/2018				
Last Sold Price:	£270,000				
<b>91, Stanley Road, Coventry, CV5 6FG</b>		Terraced House			
Last Sold Date:	26/01/2018	08/05/2009			
Last Sold Price:	£280,000	£130,000			
<b>47, Stanley Road, Coventry, CV5 6FG</b>		Terraced House			
Last Sold Date:	01/02/2017	27/06/1996			
Last Sold Price:	£260,000	£51,000			
<b>77, Stanley Road, Coventry, CV5 6FG</b>		Terraced House			
Last Sold Date:	28/10/2016	20/07/2007			
Last Sold Price:	£235,125	£177,000			
<b>29, Stanley Road, Coventry, CV5 6FG</b>		Terraced House			
Last Sold Date:	08/12/2015	06/09/2007	05/03/2003	17/05/2000	22/02/1995
Last Sold Price:	£273,000	£227,500	£159,000	£96,000	£31,500
<b>81, Stanley Road, Coventry, CV5 6FG</b>		Terraced House			
Last Sold Date:	08/05/2015	05/04/2007	26/05/2006		
Last Sold Price:	£275,000	£188,000	£139,000		

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# Market Sold in Your Street



<b>31, Stanley Road, Coventry, CV5 6FG</b>			Terraced House
Last Sold Date:	14/11/2011	23/03/2001	06/11/1998
Last Sold Price:	£249,950	£100,000	£54,000
<b>7, Stanley Road, Coventry, CV5 6FG</b>			Semi-detached House
Last Sold Date:	04/11/2011	14/10/1996	
Last Sold Price:	£155,000	£19,500	
<b>3, Stanley Road, Coventry, CV5 6FG</b>			Terraced House
Last Sold Date:	27/05/2011		
Last Sold Price:	£146,000		
<b>79, Stanley Road, Coventry, CV5 6FG</b>			Terraced House
Last Sold Date:	24/05/2011	14/11/2003	22/01/2002
Last Sold Price:	£182,000	£136,500	£110,000
<b>93, Stanley Road, Coventry, CV5 6FG</b>			Terraced House
Last Sold Date:	15/12/2009		
Last Sold Price:	£159,000		
<b>25, Stanley Road, Coventry, CV5 6FG</b>			Terraced House
Last Sold Date:	25/11/2009	06/02/2004	02/07/1999
Last Sold Price:	£165,000	£149,950	£74,000

**NOTE:** In this list we display the 6 most recent sales records for each property since 1995. There may sometimes be more, please let us know if you would like us to check.

# Market Sold in Your Street



<b>23, Stanley Road, Coventry, CV5 6FG</b>		Terraced House	
Last Sold Date:	30/10/2009	29/09/2006	
Last Sold Price:	£170,000	£167,500	
<b>19, Stanley Road, Coventry, CV5 6FG</b>		Terraced House	
Last Sold Date:	28/05/2007	11/12/2002	06/10/1995
Last Sold Price:	£165,000	£87,000	£36,000
<b>45, Stanley Road, Coventry, CV5 6FG</b>		Terraced House	
Last Sold Date:	09/02/2007	22/06/2006	16/06/1997
Last Sold Price:	£182,500	£142,000	£41,000
<b>21, Stanley Road, Coventry, CV5 6FG</b>		Terraced House	
Last Sold Date:	26/01/2007	09/02/2001	
Last Sold Price:	£191,000	£98,000	
<b>39, Stanley Road, Coventry, CV5 6FG</b>		Terraced House	
Last Sold Date:	25/09/2003		
Last Sold Price:	£145,000		
<b>95, Stanley Road, Coventry, CV5 6FG</b>		Terraced House	
Last Sold Date:	04/07/2003		
Last Sold Price:	£210,000		

**NOTE:** In this list we display the 6 most recent sales records for each property since 1995. There may sometimes be more, please let us know if you would like us to check.

# Market Sold in Your Street



<b>69, Stanley Road, Coventry, CV5 6FG</b>	Terraced House
Last Sold Date: 21/03/2003	
Last Sold Price: £60,000	
<b>65, Stanley Road, Coventry, CV5 6FG</b>	Terraced House
Last Sold Date: 11/11/2002   24/07/1998	
Last Sold Price: £125,000   £60,000	
<b>71, Stanley Road, Coventry, CV5 6FG</b>	Terraced House
Last Sold Date: 28/06/2002	
Last Sold Price: £96,500	
<b>17, Stanley Road, Coventry, CV5 6FG</b>	Semi-detached House
Last Sold Date: 29/06/2001   30/04/1996	
Last Sold Price: £85,000   £42,500	
<b>59, Stanley Road, Coventry, CV5 6FG</b>	Terraced House
Last Sold Date: 20/04/2000	
Last Sold Price: £90,000	
<b>57, Stanley Road, Coventry, CV5 6FG</b>	Terraced House
Last Sold Date: 15/11/1999	
Last Sold Price: £41,500	

**NOTE:** In this list we display the 6 most recent sales records for each property since 1995. There may sometimes be more, please let us know if you would like us to check.

# Market Sold in Your Street



<b>55, Stanley Road, Coventry, CV5 6FG</b>	Terraced House
Last Sold Date: 12/06/1998	
Last Sold Price: £59,950	
<b>57a, Stanley Road, Coventry, CV5 6FG</b>	Flat-maisonette House
Last Sold Date: 07/02/1997	
Last Sold Price: £23,000	

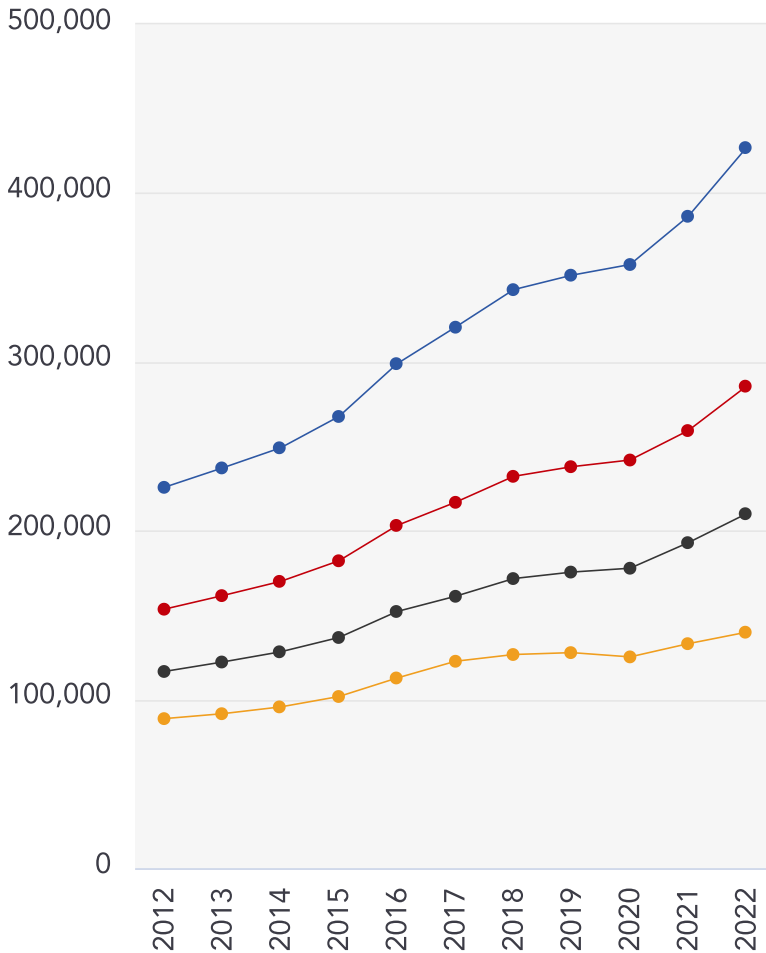
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# Market

## House Price Statistics



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



Detached

**+89.18%**

Semi-Detached

**+86.09%**

Terraced

**+80.18%**

Flat

**+57.76%**

# 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.



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### Walmsley's The Way to Move

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

