



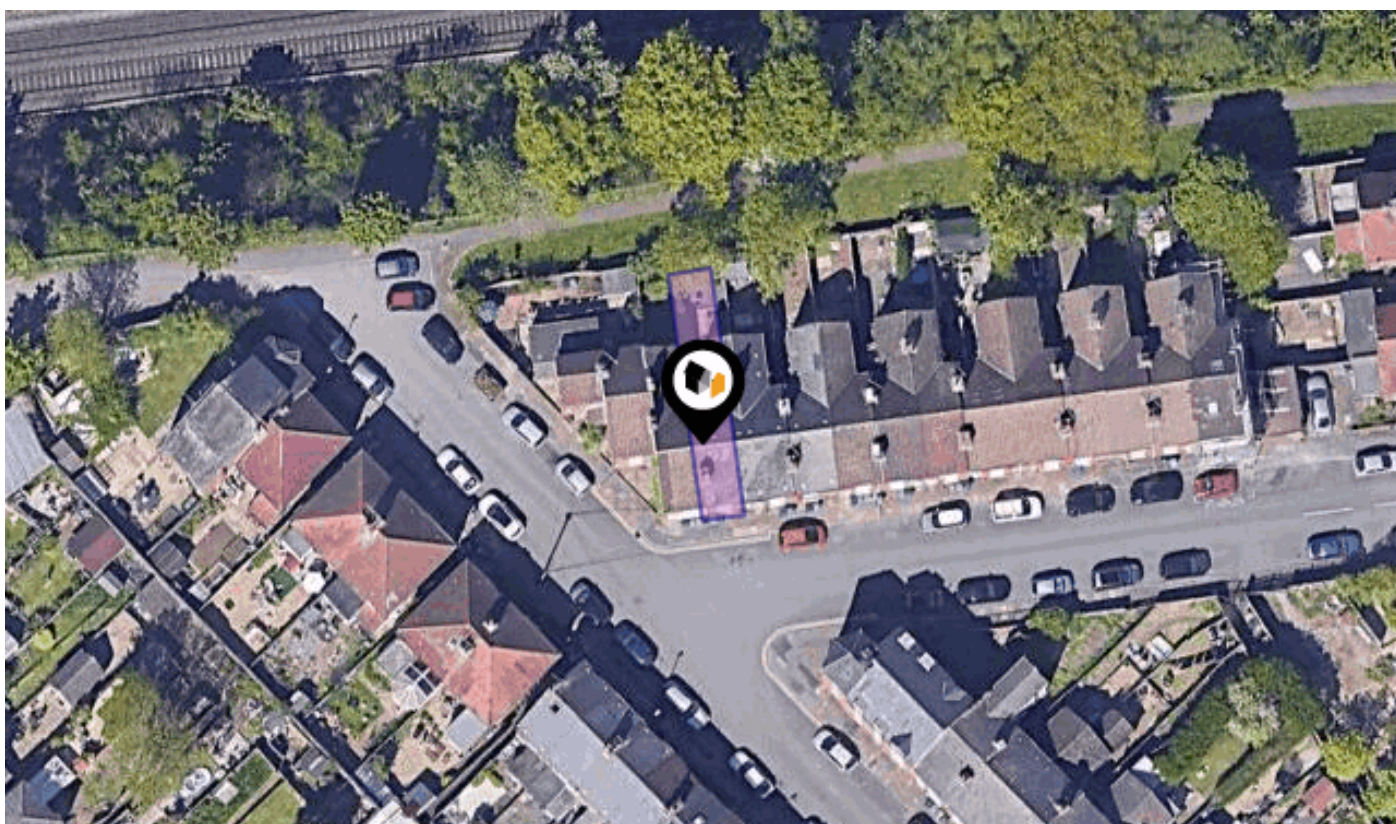
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19th January 2023



NEWCOMBE ROAD, COVENTRY, CV5

Price Estimate : £240,000

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

Much improved two bedroom terraced home

Refitted modern kitchen & ground floor cloakroom & utility

First floor shower room & home office (originally bedroom three)

Two versatile reception rooms

New windows and doors throughout

Private rear gardens

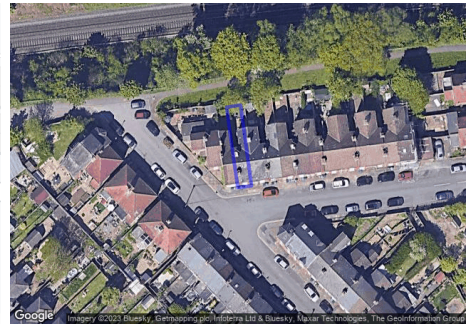
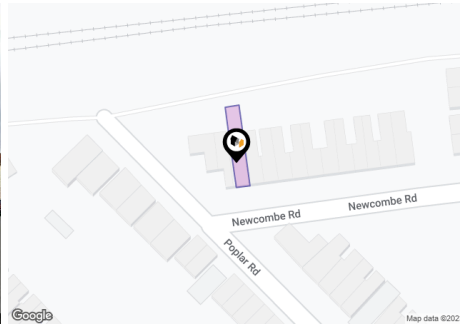
Ideal & accessible Earlsdon location off Poplar Road

EPC Rating D

Please enquire if you need further information.

0330 1180 062 sales@walmsleysthewaytomove.co.uk

Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.02 acres
Council Tax :	Band B
Annual Estimate:	£1,615
Title Number:	WK80117
UPRN:	100070682014

Last Sold £/ft²:	£248
Price Estimate:	£240,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Newcombe Road, COVENTRY, CV5

Energy rating

D

Valid until 19.02.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Property

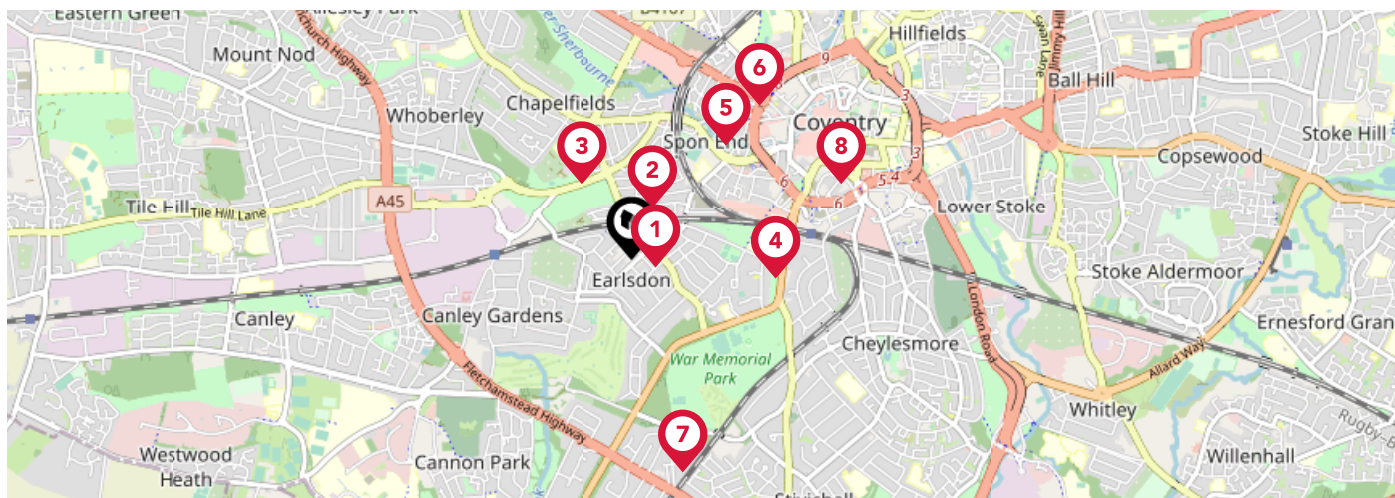
EPC - Additional Data



Additional EPC Data

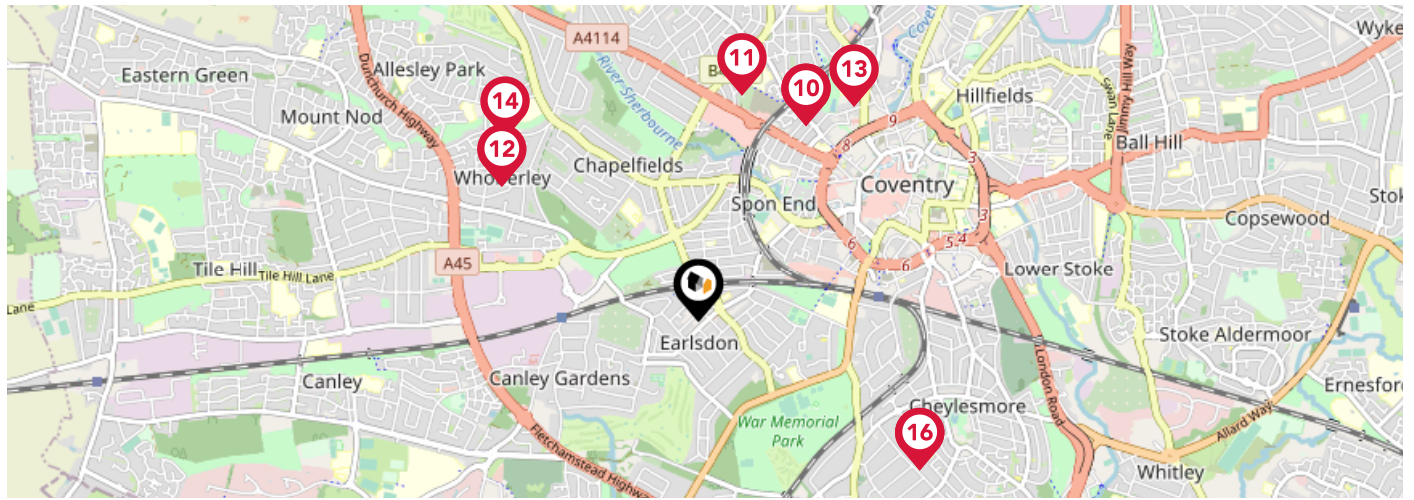
Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 78% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	75 m ²

Area Schools



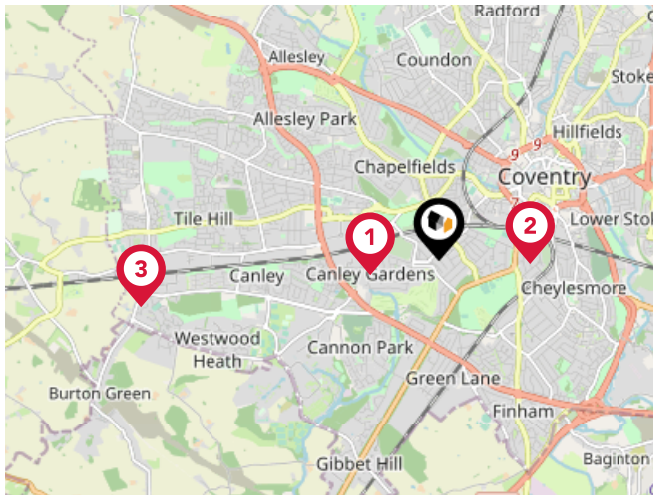
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.67	<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:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



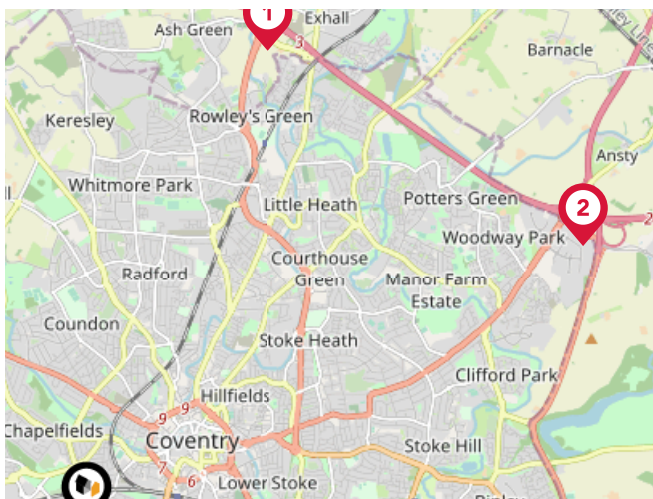
		Nursery	Primary	Secondary	College	Private
	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:1.01	<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:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.08	<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:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.2	<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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



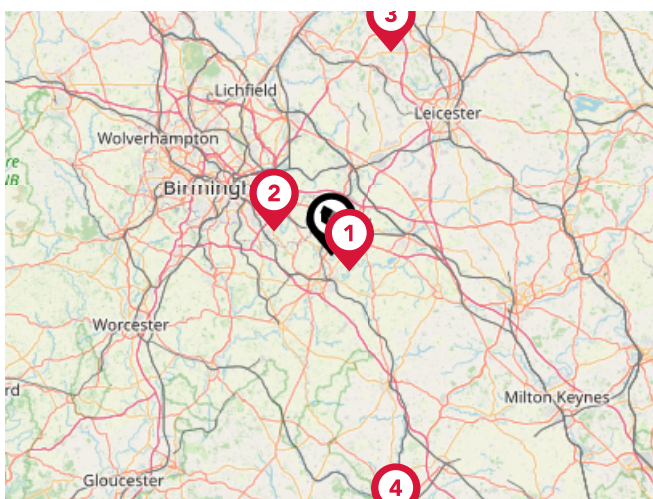
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.64 miles
2	Coventry Rail Station	0.82 miles
3	Tile Hill Rail Station	2.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.58 miles
2	M6 J2	5.15 miles
3	M40 J14	10.26 miles
4	M40 J15	10.34 miles
5	M6 J3A	8.22 miles

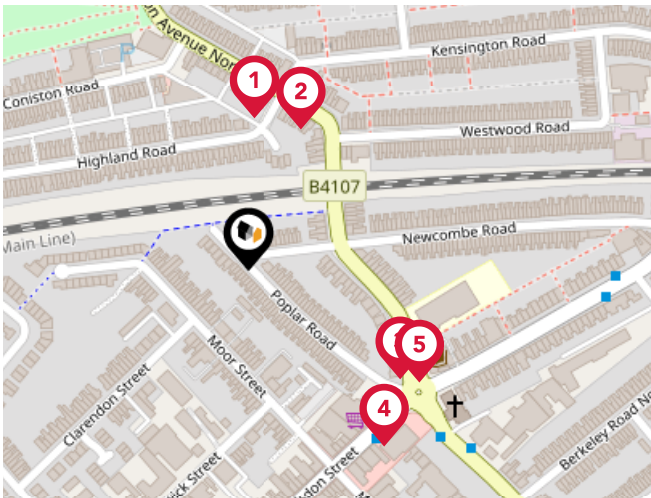


Airports/Helipads






Pin	Name	Distance
1	Coventry Airport	3.36 miles
2	Birmingham International Airport	9.11 miles
3	East Midlands Airport	30.66 miles
4	London Oxford Airport	40.41 miles

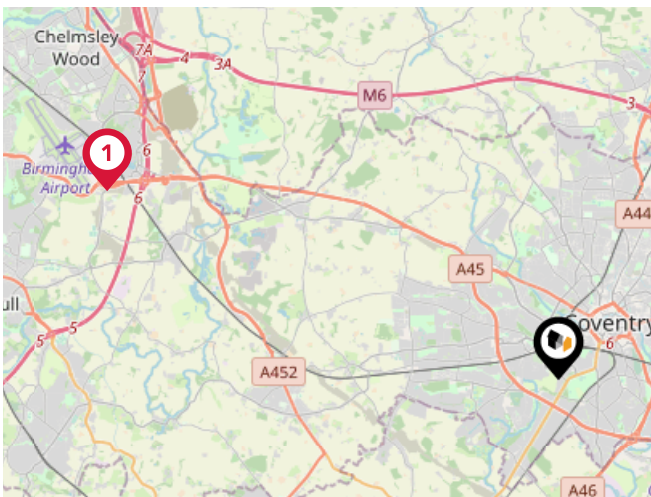
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Kensington Rd	0.09 miles
	Kensington Rd	0.09 miles
	Earlsdon St	0.11 miles
	Earlsdon Avenue	0.13 miles
	Earlsdon St	0.12 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.84 miles

Market Sold in Street



150, Newcombe Road, Coventry, CV5 6NJ							Terraced House
Last Sold Date:	01/02/2021	31/10/2014	29/07/2005				
Last Sold Price:	£220,000	£125,000	£117,500				
138, Newcombe Road, Coventry, CV5 6NJ							Terraced House
Last Sold Date:	31/01/2020	27/11/2015	13/04/2007	13/08/2004	10/07/2003	04/06/1999	
Last Sold Price:	£190,000	£143,000	£138,500	£138,000	£65,673	£47,000	
152, Newcombe Road, Coventry, CV5 6NJ							Terraced House
Last Sold Date:	10/01/2020	25/05/2012	28/02/1997				
Last Sold Price:	£201,000	£127,500	£39,000				
148, Newcombe Road, Coventry, CV5 6NJ							Terraced House
Last Sold Date:	11/05/2015	30/11/1999					
Last Sold Price:	£141,000	£56,000					
144, Newcombe Road, Coventry, CV5 6NJ							Terraced House
Last Sold Date:	29/10/2014	05/01/2007	30/07/2004				
Last Sold Price:	£136,000	£135,000	£133,000				
142, Newcombe Road, Coventry, CV5 6NJ							Terraced House
Last Sold Date:	28/02/2014	31/01/2012	26/11/1999	08/06/1995			
Last Sold Price:	£137,500	£108,000	£39,750	£36,000			
136, Newcombe Road, Coventry, CV5 6NJ							Terraced House
Last Sold Date:	28/06/2002						
Last Sold Price:	£74,500						
146, Newcombe Road, Coventry, CV5 6NJ							Terraced House
Last Sold Date:	06/07/2001						
Last Sold Price:	£72,000						
154, Newcombe Road, Coventry, CV5 6NJ							Terraced House
Last Sold Date:	14/05/1999						
Last Sold Price:	£43,000						

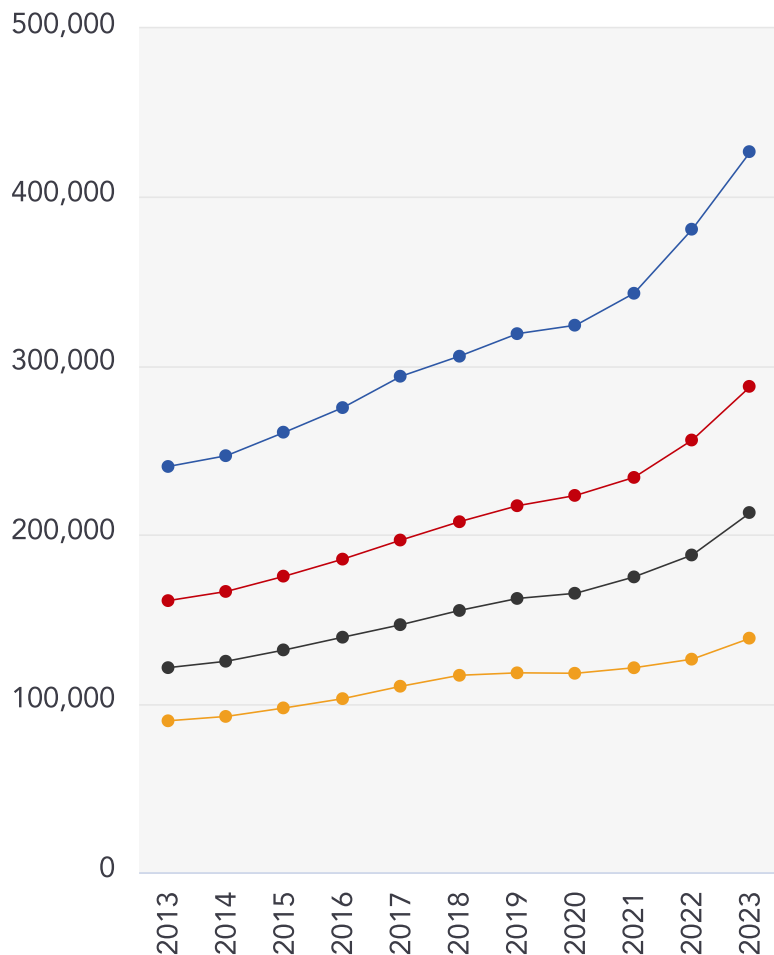
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+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

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

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

