



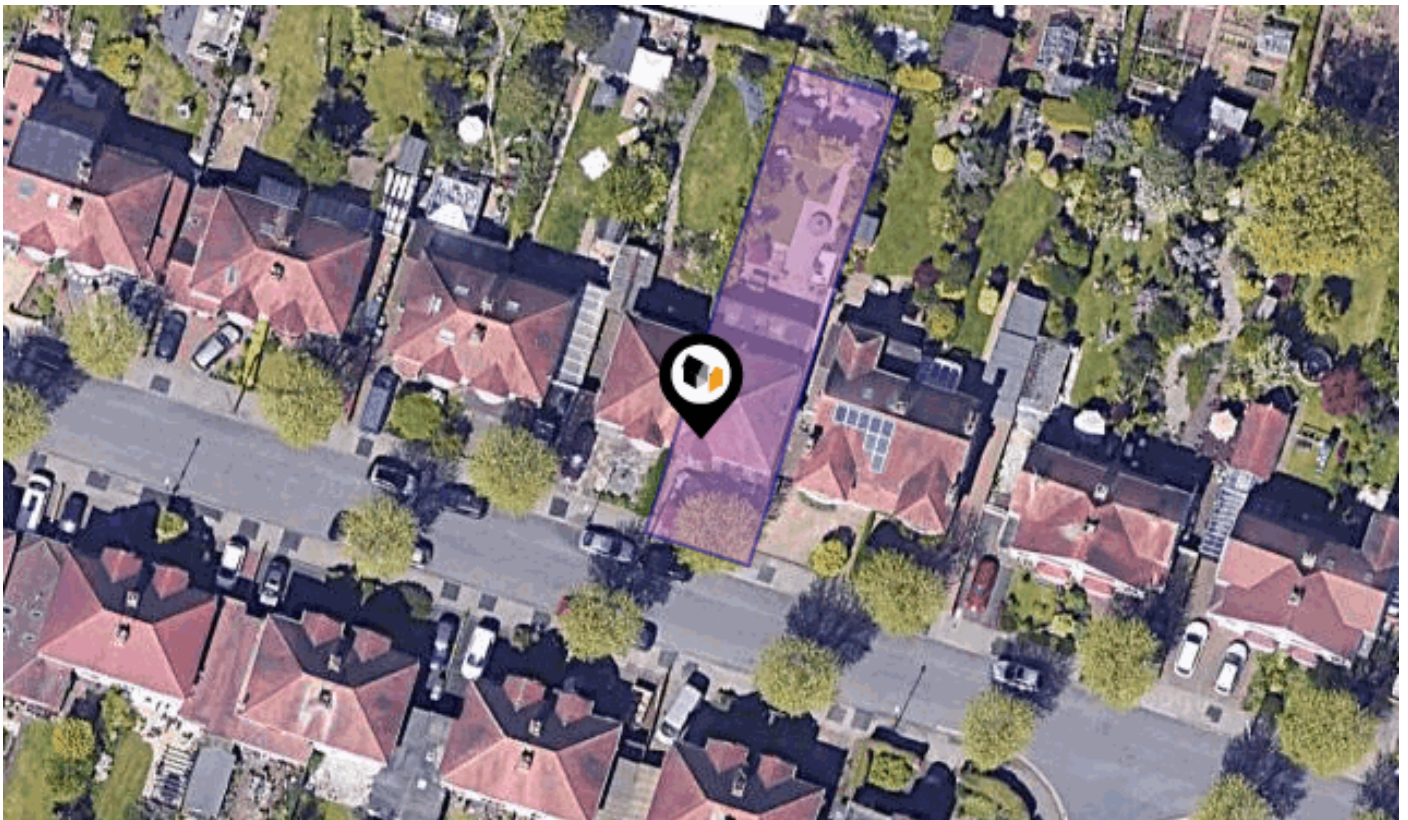
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

An insight into your property and the local area

Tuesday 29th November 2022



ROCHESTER ROAD, COVENTRY, CV5

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Useful Data & Local Information

An extended and much improved semi detached family home

Five double bedrooms & two bathrooms

Stunning open plan kitchen dining & family room

Overlooking allotments to rear

Living room of over 29ft with doors to garden

Spacious utility room & 3/4 garage

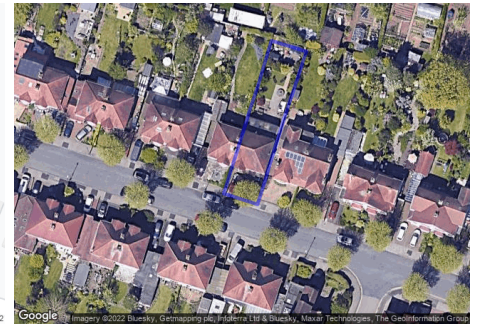
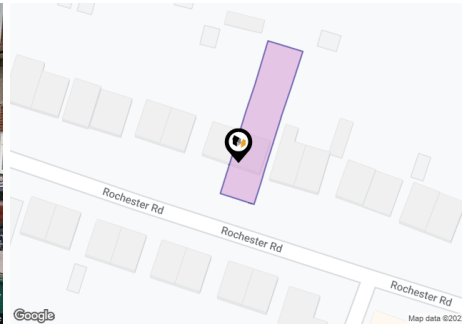
Driveway with rising bollard & mature rear gardens

EPC ordered, over 181 sq.m or 1950 sq.ft

Please enquire if you need further information.

0330 1180 062 sales@walmsleythewaytomove.co.uk

Property Overview



Property

| | |
|------------------|--|
| Type: | Semi-Detached |
| Bedrooms: | 5 |
| Floor Area: | 1,420 ft ² / 132 m ² |
| Plot Area: | 0.09 acres |
| Council Tax : | Band E |
| Annual Estimate: | £2,537 |
| Title Number: | WM292885 |
| UPRN: | 100070693846 |

| | |
|-------------------------------|----------|
| Last Sold £/ft ² : | £292.61 |
| Tenure: | Freehold |

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



COVENTRY, CV5

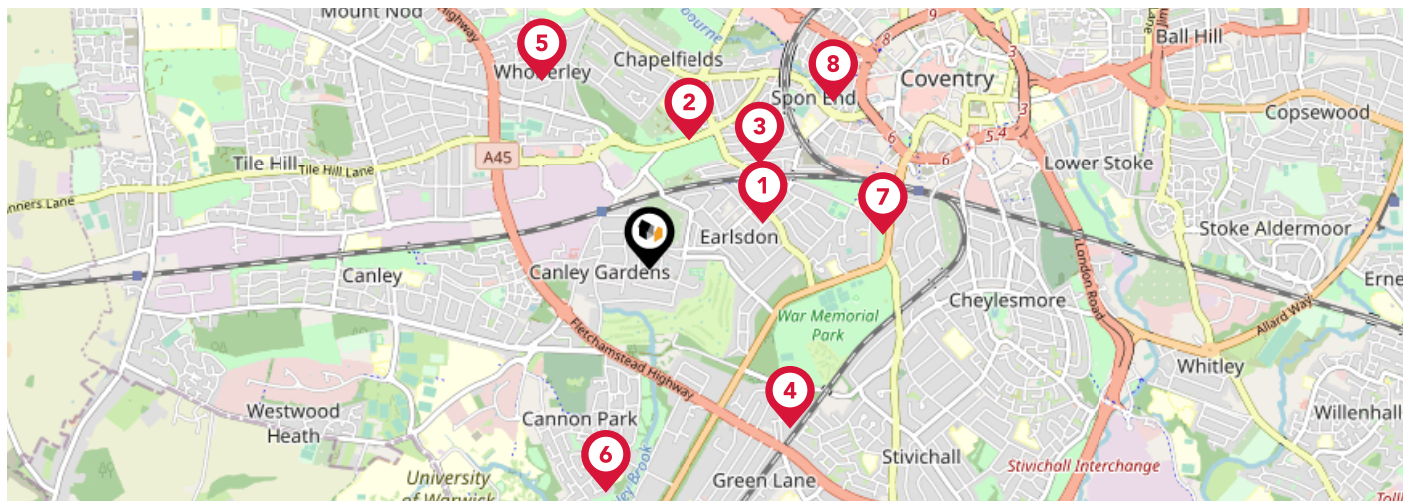
Energy rating

D

Valid until 04.03.2024

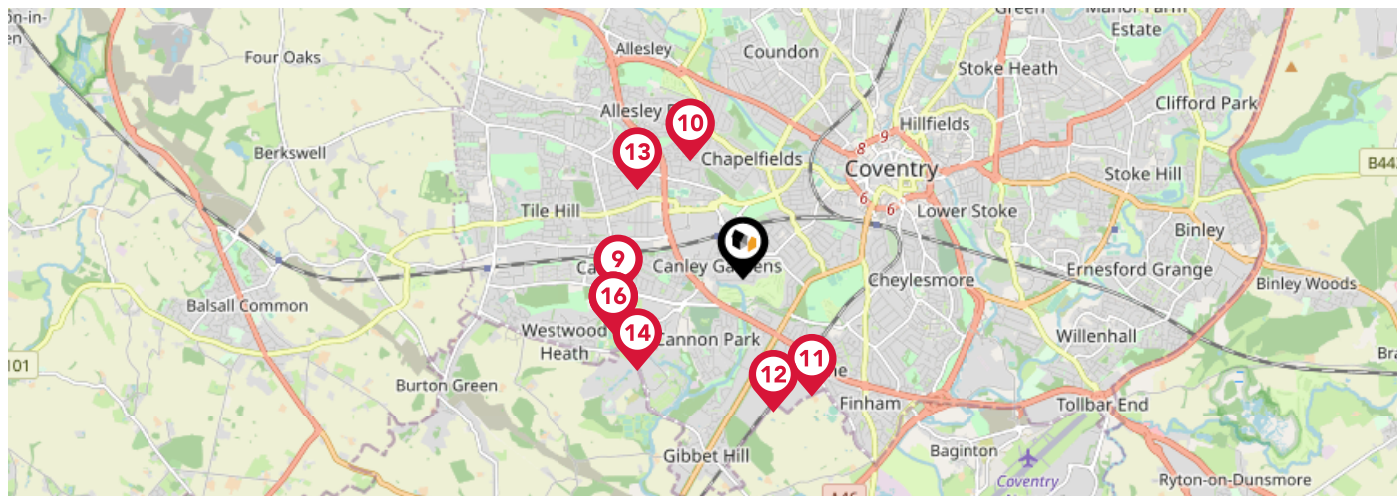
| Score | Energy rating | Current | Potential |
|-------|---------------|----------|-----------|
| 92+ | A | | |
| 81-91 | B | | ← 82 B |
| 69-80 | C | | |
| 55-68 | D | ← 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.55 | <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:0.69 | <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:0.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:0.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:1.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

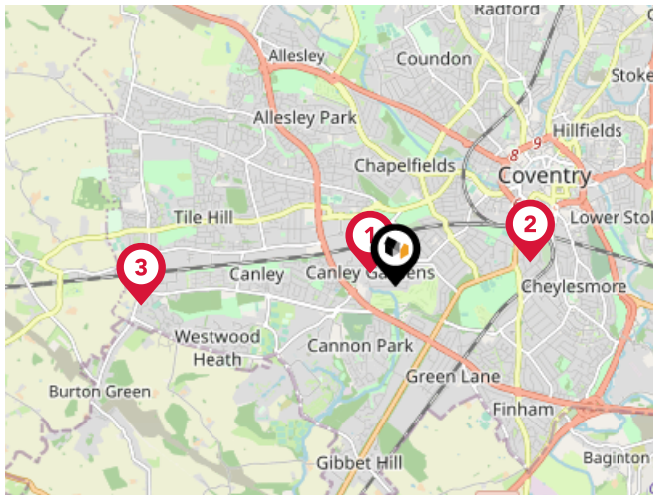
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Charter Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.13 | <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:1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.23 | <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:1.23 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St John Vianney Catholic Primary School Ofsted Rating: Not Rated Pupils: 209 Distance:1.25 | <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:1.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Westwood Academy Ofsted Rating: Good Pupils: 611 Distance:1.26 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 403 Distance:1.26 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

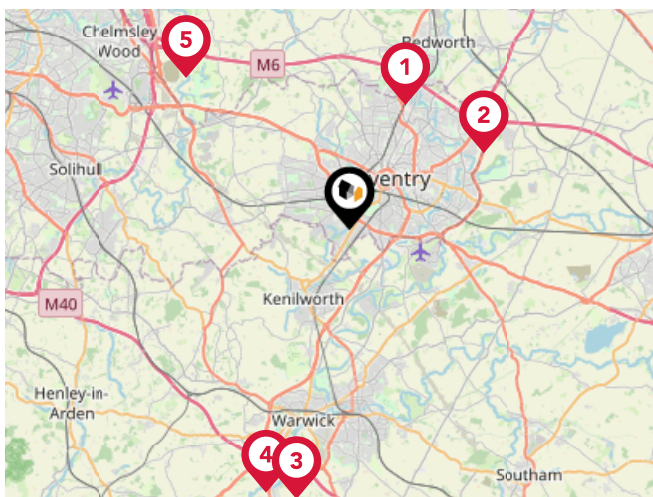
Area

Transport (National)



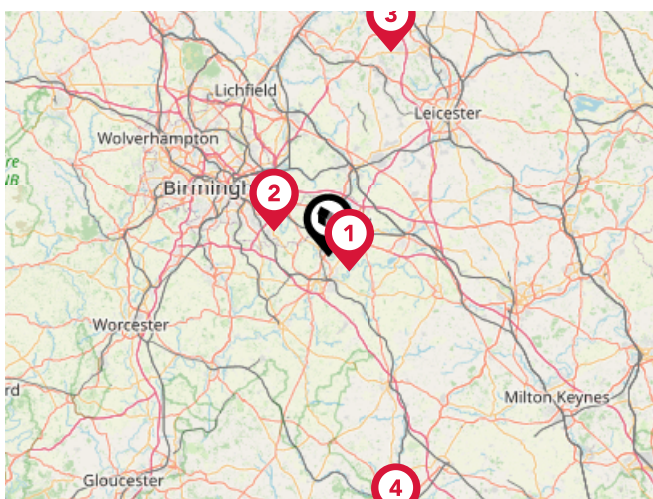
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Canley Rail Station | 0.25 miles |
| 2 | Coventry Rail Station | 1.24 miles |
| 3 | Tile Hill Rail Station | 2.31 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M6 J3 | 4.97 miles |
| 2 | M6 J2 | 5.62 miles |
| 3 | M40 J14 | 9.93 miles |
| 4 | M40 J15 | 9.97 miles |
| 5 | M6 J3A | 8.08 miles |

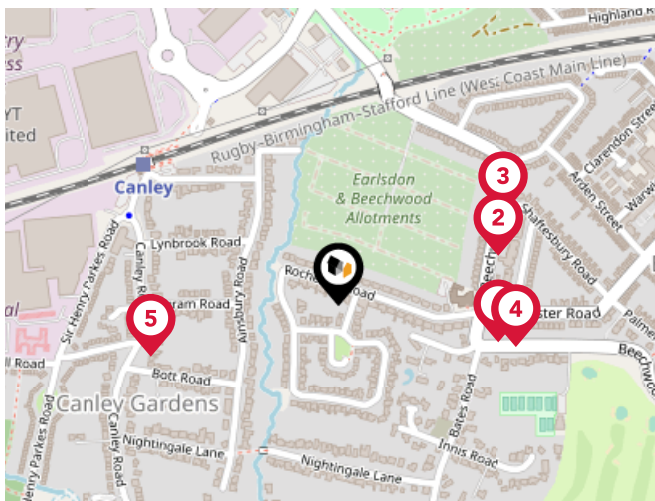


Airports/Helipads

| Pin | Name | Distance |
|-----|----------------------------------|-------------|
| 1 | Coventry Airport | 3.51 miles |
| 2 | Birmingham International Airport | 8.85 miles |
| 3 | East Midlands Airport | 31.01 miles |
| 4 | London Oxford Airport | 40.26 miles |

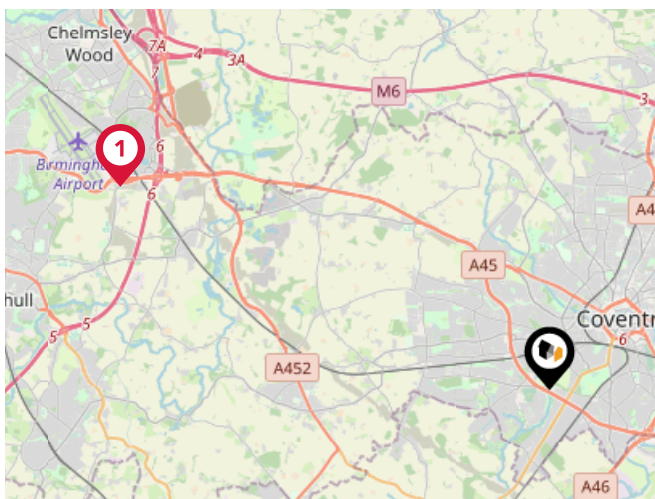
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | St Andrews Rd | 0.18 miles |
| 2 | Shaftesbury Rd | 0.19 miles |
| 3 | Shaftesbury Rd | 0.21 miles |
| 4 | St Andrews Rd | 0.21 miles |
| 5 | Burnsall Rd | 0.22 miles |



Local Connections

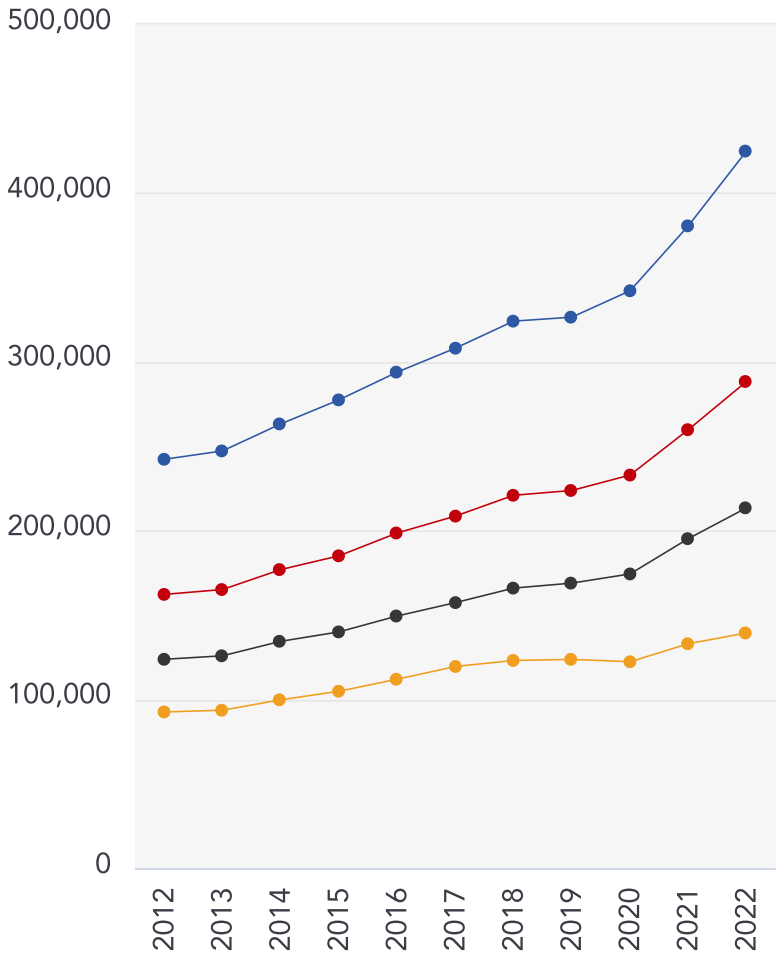
| Pin | Name | Distance |
|-----|--|------------|
| 1 | Birmingham Intl Rail Station (Air-Rail Link) | 8.57 miles |

Market

House Price Statistics



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



Detached

+75.37%

Semi-Detached

+77.74%

Terraced

+72.47%

Flat

+50.56%

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



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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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