

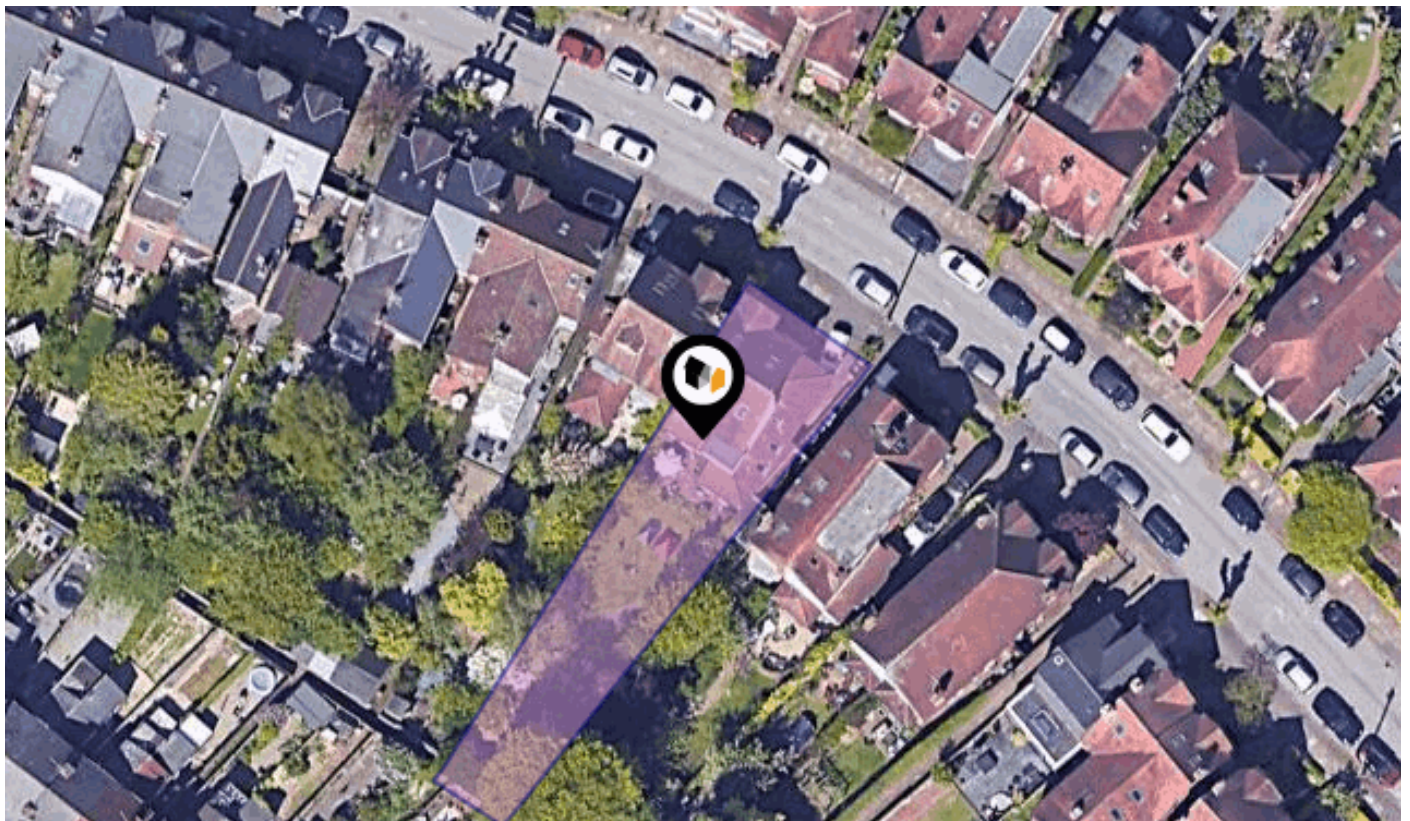


Buyers and interested parties

KFB: Key Facts For Buyers

An insight into your property and the local area

Wednesday 5th October 2022



BROADWAY, 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



Dear Buyers and interested parties

Useful Data & Local Information

Impressive 5 double bedroom semi detached home

South facing, mature & private gardens

Three bathrooms including ground floor shower room

Garage, driveway & utility room

Two spacious reception rooms & kitchen breakfast room

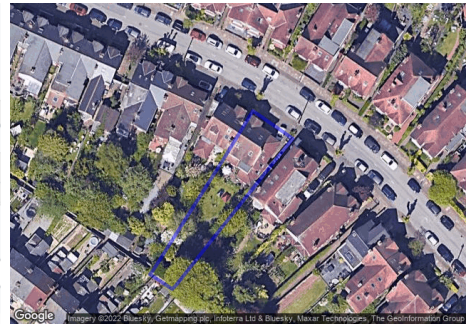
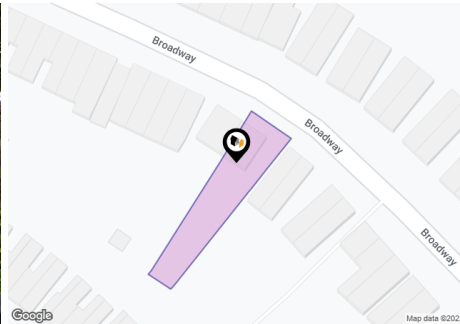
Hardwood double glazing & gas central heating

Superb Earlsdon locale close to recreation areas & the high street

EPC ordered

Please enquire if you need further information.

0330 1180 062 sales@walmsleysthewaytomove.co.uk



Property

Type: Semi-Detached
Bedrooms: 5
Floor Area: -
Plot Area: 0.12 acres
Council Tax : Band E
Annual Estimate: £2,537 pa
Title Number: WM202138
UPRN: 100070625557

Last Sold £/ft²: -
Price Estimate: £610,291
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

17 mb/s
80 mb/s
1000 mb/s

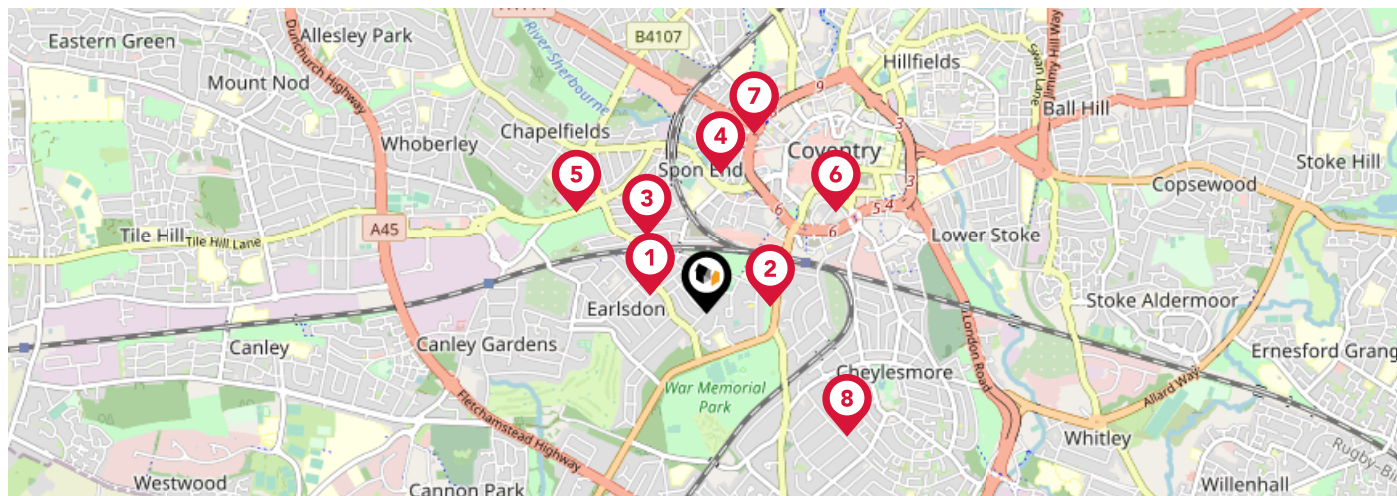
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

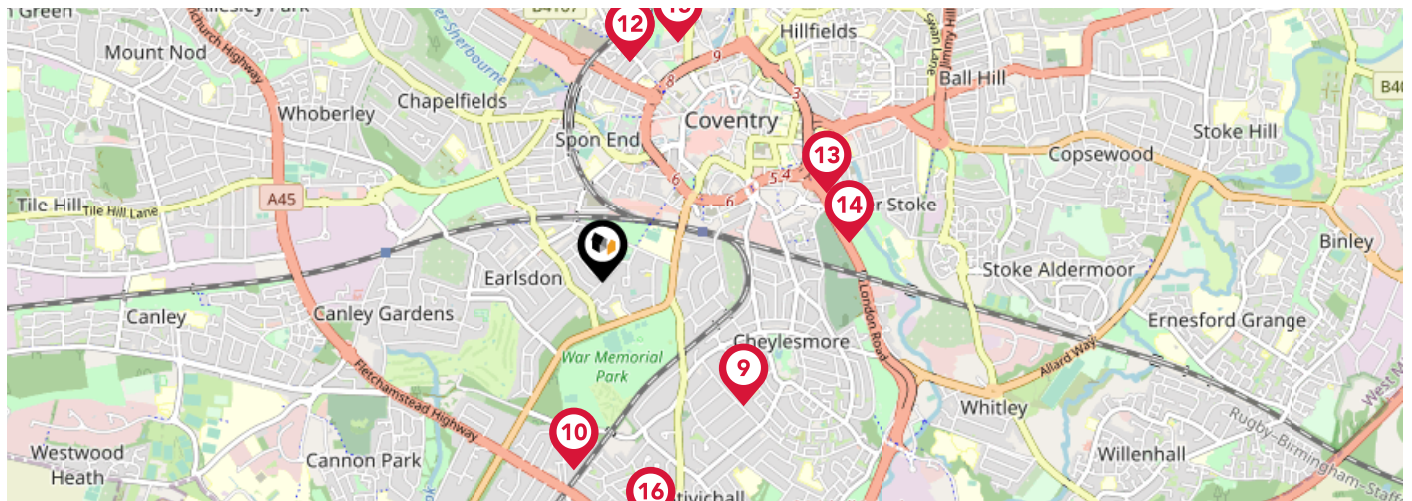










Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

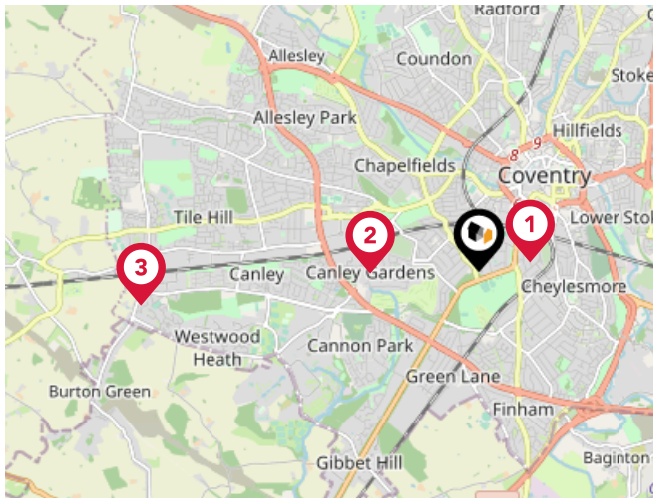
Area Schools



		Nursery	Primary	Secondary	College	Private
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.86	<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:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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"/>
	Coventry University Ofsted Rating: Good Pupils:0 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.13	<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:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

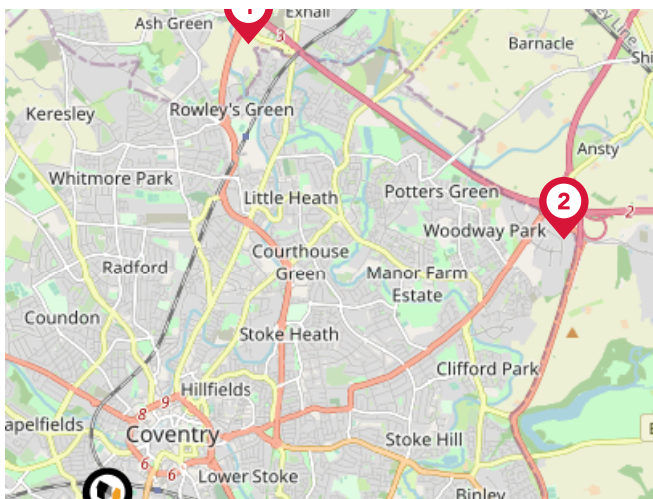
Area

Transport (National)



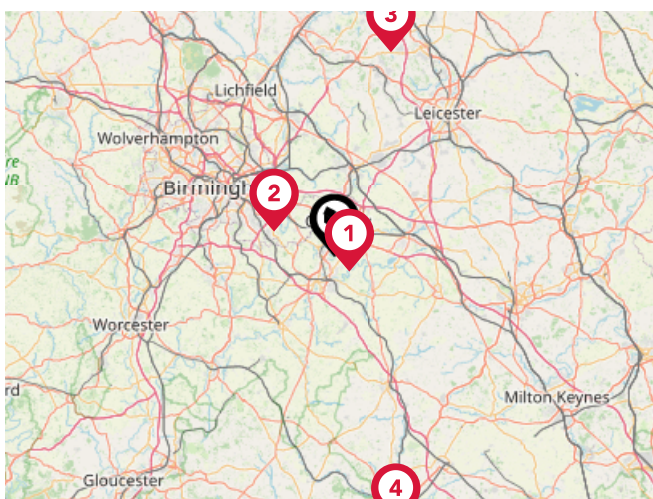
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.46 miles
2	Canley Rail Station	0.98 miles
3	Tile Hill Rail Station	3.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.58 miles
2	M6 J2	4.89 miles
3	M40 J14	10.24 miles
4	M40 J15	10.36 miles
5	M6 J3A	8.57 miles

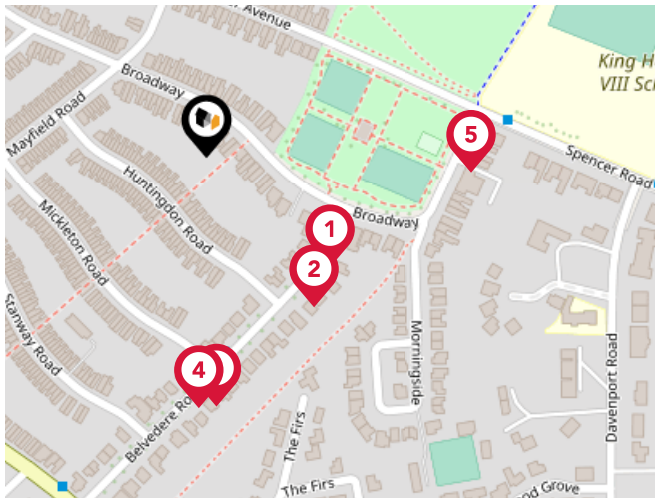


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.02 miles
2	Birmingham International Airport	9.48 miles
3	East Midlands Airport	30.67 miles
4	London Oxford Airport	40.22 miles

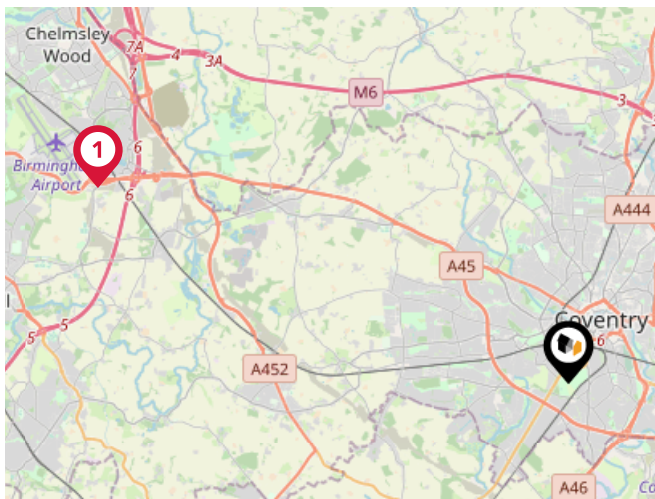
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Huntingdon Rd	0.09 miles
2	Huntingdon Rd	0.1 miles
3	Mickleton Rd	0.14 miles
4	Mickleton Rd	0.14 miles
5	Spencer Rd	0.15 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.22 miles

Market Sold in Street



66, Broadway, Coventry, CV5 6NU		Semi-detached House	
Last Sold Date:	23/08/2021	06/10/2011	
Last Sold Price:	£555,000	£385,000	
52, Broadway, Coventry, CV5 6NU		Terraced House	
Last Sold Date:	12/12/2019	19/11/2004	
Last Sold Price:	£379,000	£193,000	
68, Broadway, Coventry, CV5 6NU		Semi-detached House	
Last Sold Date:	28/05/2015		
Last Sold Price:	£310,000		
30, Broadway, Coventry, CV5 6NU		Semi-detached House	
Last Sold Date:	22/12/2014	31/07/2003	
Last Sold Price:	£285,000	£236,950	
32, Broadway, Coventry, CV5 6NU		Semi-detached House	
Last Sold Date:	07/01/2011	29/11/2001	29/12/1996
Last Sold Price:	£335,000	£137,000	£78,000
40, Broadway, Coventry, CV5 6NU		Detached House	
Last Sold Date:	18/09/2007	24/11/1997	
Last Sold Price:	£242,000	£76,500	

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 Street



72, Broadway, Coventry, CV5 6NU	Terraced House
Last Sold Date: 15/08/2006	
Last Sold Price: £260,000	
50, Broadway, Coventry, CV5 6NU	Terraced House
Last Sold Date: 14/06/2006	
Last Sold Price: £205,000	
80, Broadway, Coventry, CV5 6NU	Semi-detached House
Last Sold Date: 13/09/2004 24/07/1997	
Last Sold Price: £345,000 £127,500	
62, Broadway, Coventry, CV5 6NU	Semi-detached House
Last Sold Date: 29/10/2001	
Last Sold Price: £226,500	
84, Broadway, Coventry, CV5 6NU	Semi-detached House
Last Sold Date: 28/04/2000 12/02/1999	
Last Sold Price: £192,500 £140,000	
38, Broadway, Coventry, CV5 6NU	Terraced House
Last Sold Date: 25/08/1999	
Last Sold Price: £95,000	

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 Street



34, Broadway, Coventry, CV5 6NU	Terraced House
Last Sold Date: 20/07/1998	
Last Sold Price: £80,950	
78, Broadway, Coventry, CV5 6NU	Semi-detached House
Last Sold Date: 09/04/1998	
Last Sold Price: £135,000	
28, Broadway, Coventry, CV5 6NU	Semi-detached House
Last Sold Date: 31/03/1995	
Last Sold Price: £95,000	

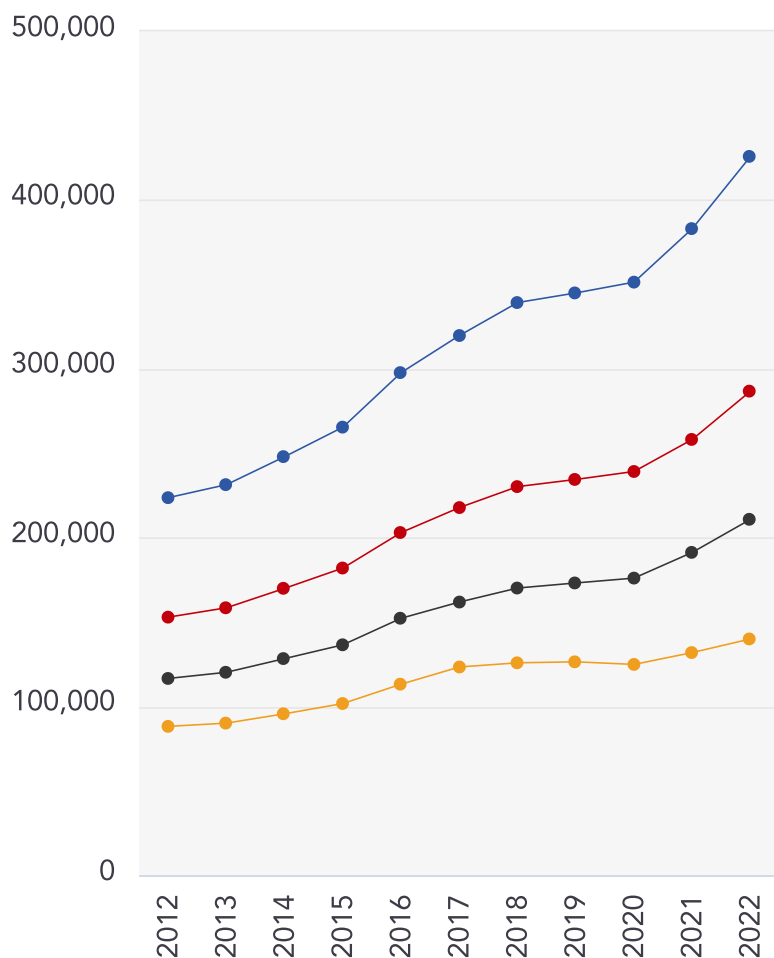
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There may sometimes be more, please let us know if you would like us to check.

Market

House Price Statistics



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



Detached

+90.38%

Semi-Detached

+87.58%

Terraced

+80.86%

Flat

+58.75%

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

