



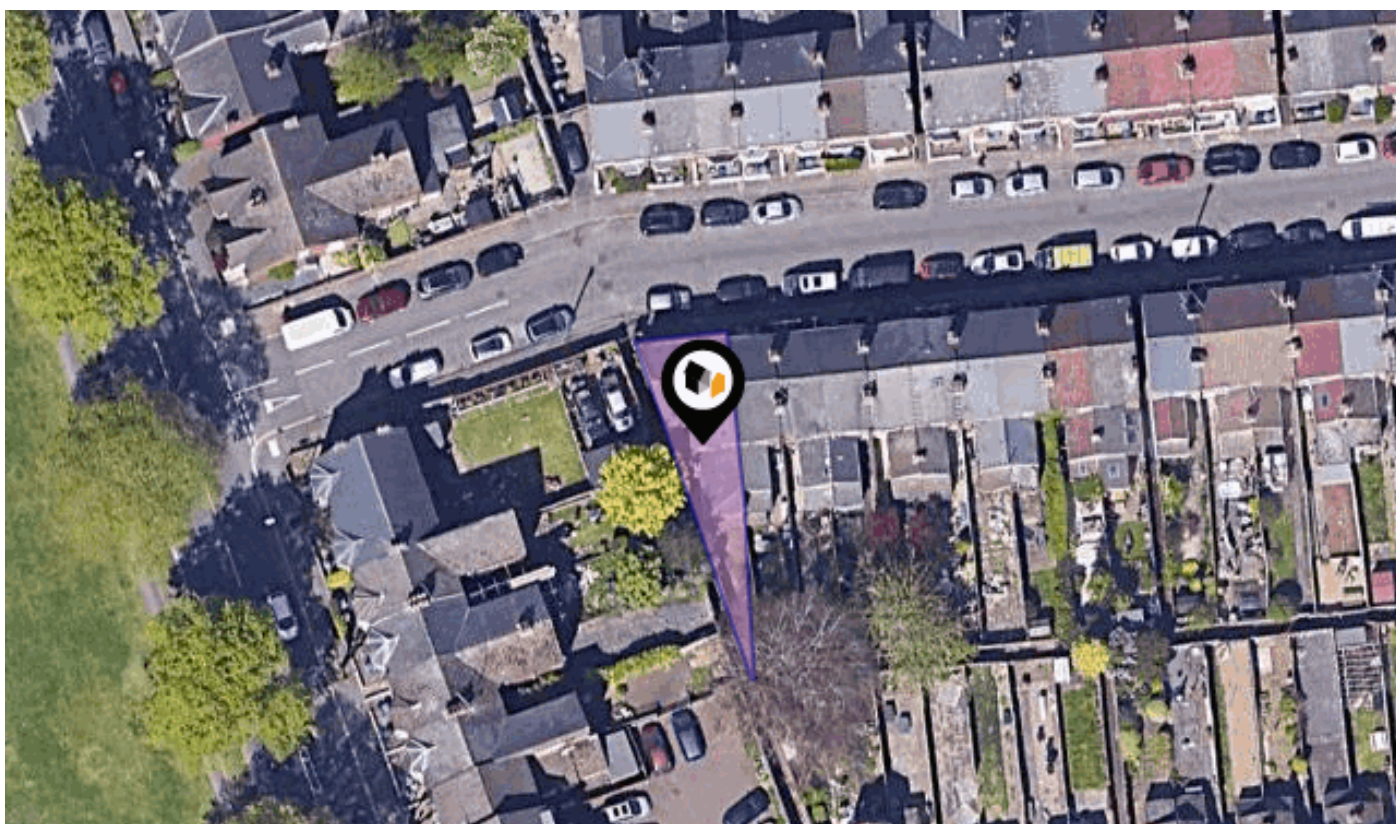
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 25<sup>th</sup> May 2024**



## BRISTOL ROAD, COVENTRY, CV5

**Price Estimate :** £275,000

### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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#### Your property details in brief.....

A superb & quite unique three double bedroom end of terrace home

Exceptional style & presentation with solid floors to the ground floor

Substantial Garage with dropped curb & gated & private rear gardens

Cleverly separated, yet semi open plan living areas

Spacious kitchen breakfast room with garden access

Stylish first floor family bathroom

Quality triple glazing to frontage & new external doors

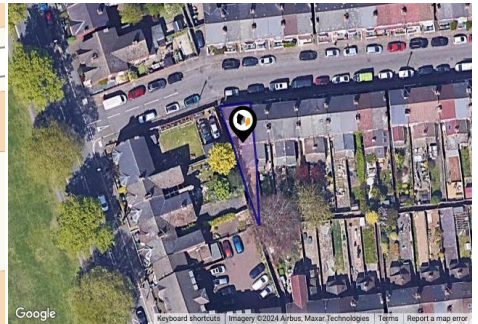
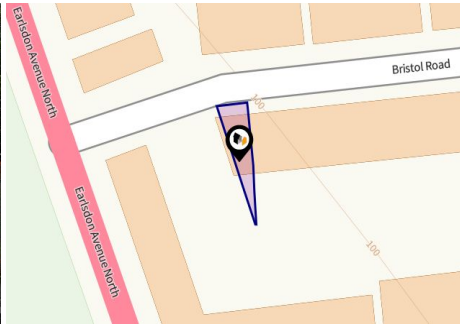
A unique opportunity & no upward chain

Close to parkland, bus routes, Earlsdon & Chapelfields

EPC Rating Formally C, Total Dimensions Approx: 1053 Sq.Ft. or 270 Sq.M

*These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.*

*For all enquiries, questions, queries and concerns please contact us on **sales@walmsleysthewaytomove.co.uk or 0330 1180 062***



## Property

|                         |   |                                    |          |
|-------------------------|---|------------------------------------|----------|
| <b>Type:</b>            | Terraced                                | <b>Last Sold £/ft<sup>2</sup>:</b> | £251     |
| <b>Bedrooms:</b>        | 3                                       | <b>Price Estimate:</b>             | £275,000 |
| <b>Floor Area:</b>      | 914 ft <sup>2</sup> / 85 m <sup>2</sup> | <b>Tenure:</b>                     | Freehold |
| <b>Plot Area:</b>       | 0.03 acres                              |                                    |          |
| <b>Year Built :</b>     | 1900-1929                               |                                    |          |
| <b>Council Tax :</b>    | Band A                                  |                                    |          |
| <b>Annual Estimate:</b> | £1,530                                  |                                    |          |
| <b>Title Number:</b>    | WM430730                                |                                    |          |
| <b>UPRN:</b>            | 100070624514                            |                                    |          |

## Local Area

|                           |          |
|---------------------------|----------|
| <b>Local Authority:</b>   | Coventry |
| <b>Conservation Area:</b> | No       |
| <b>Flood Risk:</b>        |          |
| ● Rivers & Seas           | No Risk  |
| ● Surface Water           | Low      |

### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Bristol Road, CV5

Energy rating

# E

Valid until 11.10.2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 53   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Property

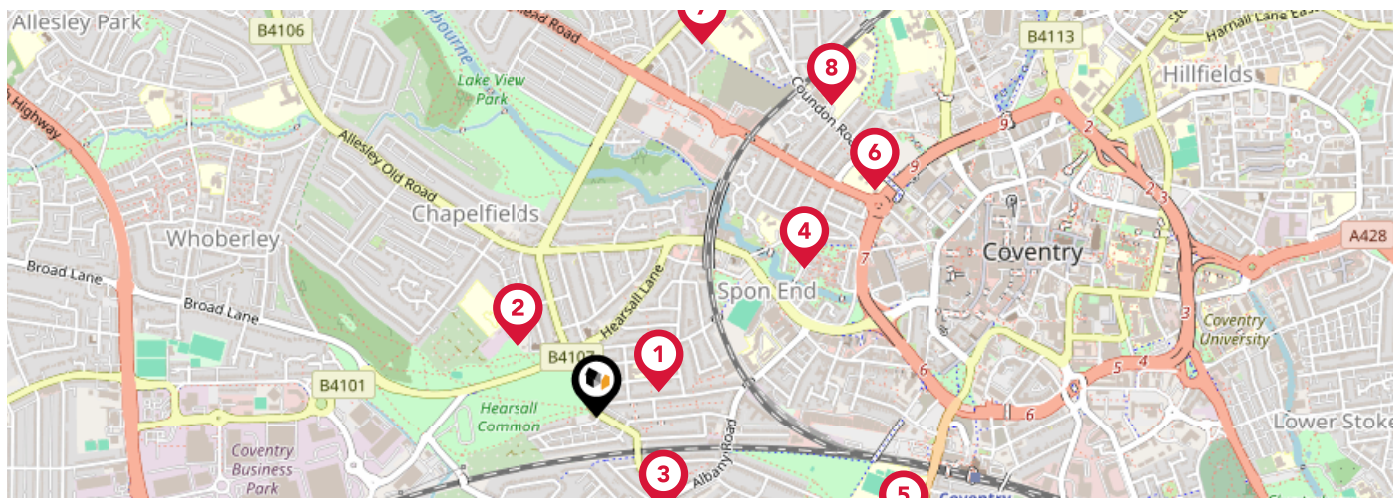
## EPC - Additional Data



### Additional EPC Data

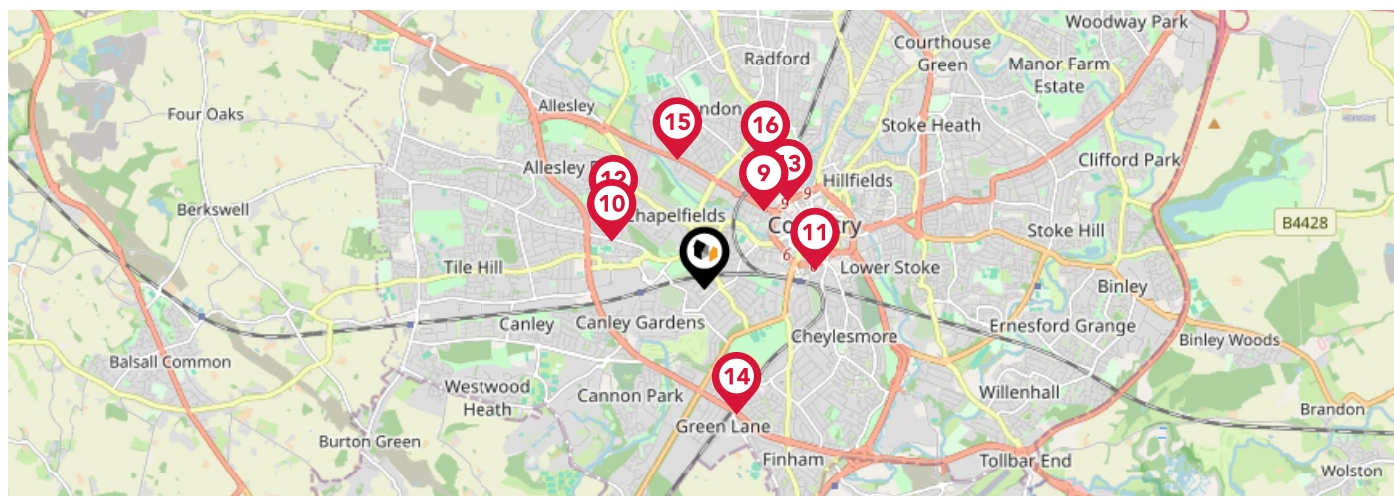
|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | End-Terrace                                    |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Single   |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main 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 Extension:</b>          | 1  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor   |
| <b>Roof:</b>                        | Pitched, 150 mm loft insulation                |
| <b>Roof Energy:</b>                 | Good   |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, TRVs and bypass                    |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good   |
| <b>Lighting:</b>                    | Low energy lighting in 42% of fixed outlets    |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 85 m <sup>2</sup>                              |









# Area Schools



|  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> <b>Hearsall Community Academy</b><br>Ofsted Rating: Good   Pupils: 411   Distance:0.15              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> <b>All Souls' Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 240   Distance:0.24      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> <b>Earlsdon Primary School</b><br>Ofsted Rating: Good   Pupils: 404   Distance:0.26                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> <b>Spon Gate Primary School</b><br>Ofsted Rating: Good   Pupils: 313   Distance:0.58                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> <b>King Henry VIII School</b><br>Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.74            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> <b>St Osburg's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 229   Distance:0.81     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> <b>Moseley Primary School</b><br>Ofsted Rating: Good   Pupils: 495   Distance:0.88                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> <b>Bablake Junior and Pre-prep School</b><br>Ofsted Rating: Not Rated   Pupils: 369   Distance:0.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

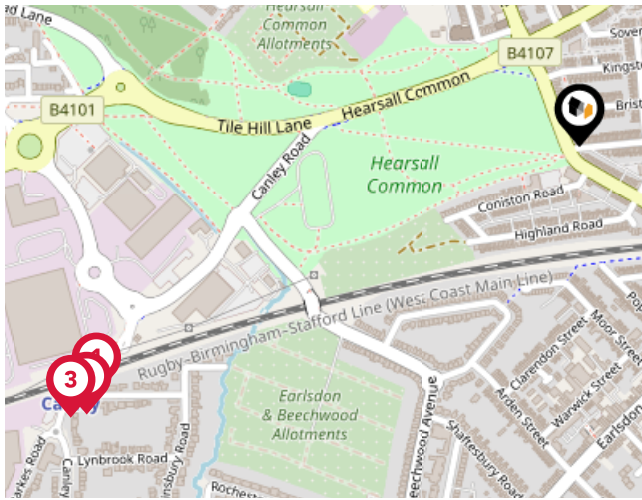
# Area Schools



|   |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Bablake School</b><br>Ofsted Rating: Not Rated   Pupils: 771   Distance:0.89                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Whoberley Hall Primary School</b><br>Ofsted Rating: Good   Pupils: 212   Distance:0.95            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Coventry Youth Offending Service</b><br>Ofsted Rating: Not Rated   Pupils:0   Distance:1.01       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Christopher Primary School</b><br>Ofsted Rating: Good   Pupils: 459   Distance:1.06            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Barr's Hill School and Community College</b><br>Ofsted Rating: Good   Pupils: 709   Distance:1.09 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Stivichall Primary School</b><br>Ofsted Rating: Good   Pupils: 527   Distance:1.17                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Coundon Primary School</b><br>Ofsted Rating: Good   Pupils: 598   Distance:1.2                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Radford Primary Academy</b><br>Ofsted Rating: Requires Improvement   Pupils: 220   Distance:1.27  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

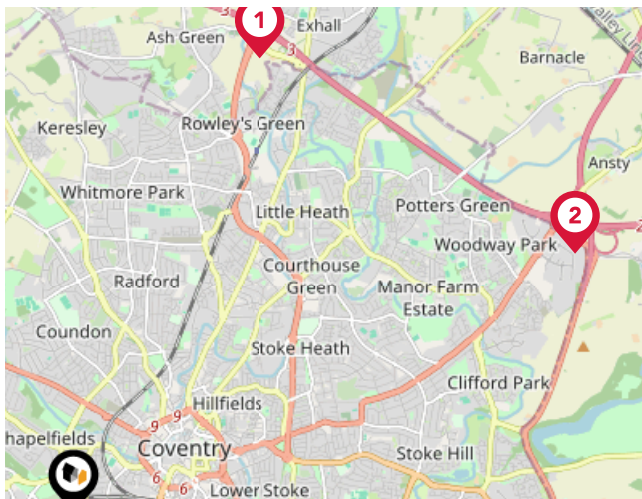
# Area

## Transport (National)



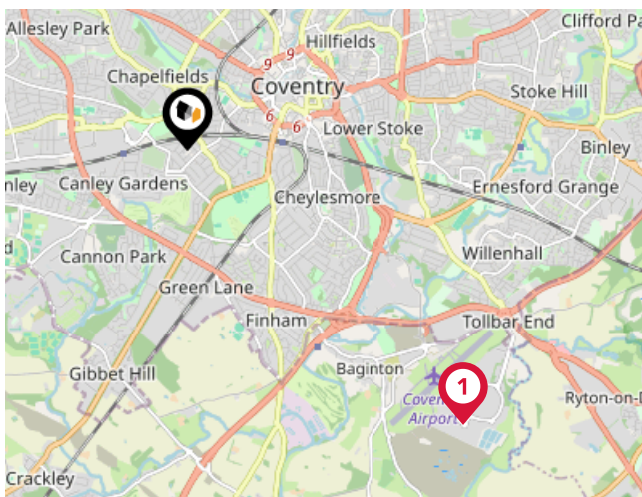
### National Rail Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | Canley Rail Station | 0.61 miles |
| 2   | Canley Rail Station | 0.64 miles |
| 3   | Canley Rail Station | 0.65 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M6 J3   | 4.44 miles  |
| 2   | M6 J2   | 5.1 miles   |
| 3   | M40 J14 | 10.42 miles |
| 4   | M40 J15 | 10.49 miles |
| 5   | M6 J3A  | 8.07 miles  |

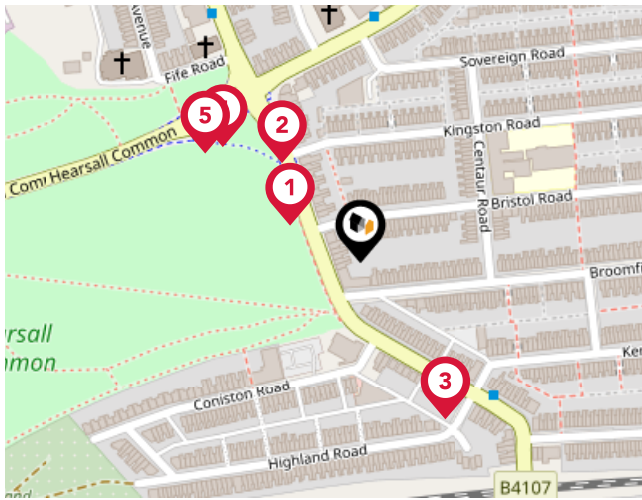


### Airports/Helipads

| Pin | Name  | Distance   |
|-----|---|------------|
| 1   | Coventry Airport                            | 3.51 miles |
| 2   | Birmingham International Airport Terminal 1 | 9 miles    |
| 3   | Birmingham International Airport            | 9 miles    |
| 4   | Birmingham International Airport Terminal 2 | 8.98 miles |

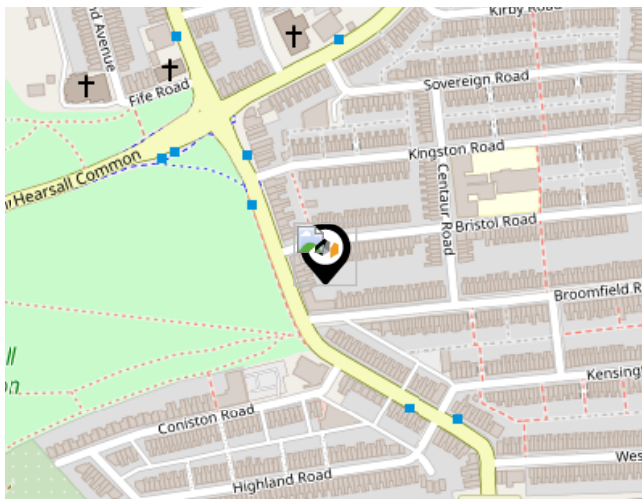
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Kingston Road  | 0.05 miles |
| 2   | Kingston Road  | 0.07 miles |
| 3   | Highland Road  | 0.1 miles  |
| 4   | Queensland Ave | 0.1 miles  |
| 5   | Queensland Ave | 0.11 miles |



### Local Connections

| Pin | Name   | Distance   |
|-----|--|------------|
| 1   | Birmingham Intl Rail Station (Air-Rail Link) | 8.73 miles |
| 2   | Birmingham Intl Rail Station (Air-Rail Link) | 8.73 miles |

# Market Sold in Street



|   |            |            |            |            |                |
|---|------------|------------|------------|------------|----------------|
| <b>62, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            |            | Terraced House |
| Last Sold Date:                             | 27/10/2023 | 27/11/2020 | 17/08/2010 | 11/07/2008 |                |
| Last Sold Price:                            | £200,500   | £169,000   | £129,000   | £96,500    |                |
| <b>99, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            |            | Terraced House |
| Last Sold Date:                             | 22/04/2022 | 29/08/2007 | 12/10/2001 | 29/01/2001 |                |
| Last Sold Price:                            | £178,000   | £138,759   | £73,500    | £42,500    |                |
| <b>66, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            |            | Terraced House |
| Last Sold Date:                             | 04/03/2022 | 04/04/2005 |            |            |                |
| Last Sold Price:                            | £200,000   | £100,000   |            |            |                |
| <b>83, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            |            | Terraced House |
| Last Sold Date:                             | 23/09/2021 | 29/04/2016 | 21/01/2000 |            |                |
| Last Sold Price:                            | £202,500   | £112,000   | £47,000    |            |                |
| <b>109, Bristol Road, Coventry, CV5 6LH</b> |            |            |            |            | Terraced House |
| Last Sold Date:                             | 20/08/2021 | 02/03/2017 | 06/11/2002 |            |                |
| Last Sold Price:                            | £230,000   | £214,000   | £124,000   |            |                |
| <b>97, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            |            | Terraced House |
| Last Sold Date:                             | 13/10/2020 |            |            |            |                |
| Last Sold Price:                            | £144,250   |            |            |            |                |
| <b>56, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            |            | Terraced House |
| Last Sold Date:                             | 18/08/2020 | 03/04/2003 |            |            |                |
| Last Sold Price:                            | £180,000   | £73,500    |            |            |                |
| <b>76, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            |            | Terraced House |
| Last Sold Date:                             | 08/06/2020 | 19/03/2018 | 01/12/2006 | 12/01/2001 | 18/08/2000     |
| Last Sold Price:                            | £140,000   | £133,000   | £142,000   | £69,995    | £43,000        |
| <b>68, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            |            | Terraced House |
| Last Sold Date:                             | 02/10/2018 | 16/11/2007 |            |            |                |
| Last Sold Price:                            | £182,600   | £129,250   |            |            |                |
| <b>48, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            |            | Terraced House |
| Last Sold Date:                             | 14/06/2018 |            |            |            |                |
| Last Sold Price:                            | £148,000   |            |            |            |                |
| <b>73, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            |            | Terraced House |
| Last Sold Date:                             | 24/11/2017 |            |            |            |                |
| Last Sold Price:                            | £156,000   |            |            |            |                |
| <b>78, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            |            | Terraced House |
| Last Sold Date:                             | 14/12/2016 |            |            |            |                |
| Last Sold Price:                            | £165,000   |            |            |            |                |

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

# Market Sold in Street



|   |            |            |            |                |
|---|------------|------------|------------|----------------|
| <b>103, Bristol Road, Coventry, CV5 6LH</b> |            |            |            | Terraced House |
| Last Sold Date:                             | 09/01/2015 | 24/06/2008 |            |                |
| Last Sold Price:                            | £123,000   | £105,000   |            |                |
| <b>105, Bristol Road, Coventry, CV5 6LH</b> |            |            |            | Terraced House |
| Last Sold Date:                             | 05/09/2014 | 02/04/2004 | 22/03/2002 |                |
| Last Sold Price:                            | £125,000   | £112,000   | £63,000    |                |
| <b>80, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            | Terraced House |
| Last Sold Date:                             | 12/02/2013 | 01/05/1996 |            |                |
| Last Sold Price:                            | £119,000   | £29,000    |            |                |
| <b>69, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            | Terraced House |
| Last Sold Date:                             | 14/09/2012 | 30/11/2001 |            |                |
| Last Sold Price:                            | £125,000   | £64,000    |            |                |
| <b>46, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            | Terraced House |
| Last Sold Date:                             | 01/09/2011 | 16/06/2006 | 04/08/2000 |                |
| Last Sold Price:                            | £118,300   | £119,950   | £60,000    |                |
| <b>90, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            | Terraced House |
| Last Sold Date:                             | 19/01/2011 | 17/04/1998 |            |                |
| Last Sold Price:                            | £80,000    | £83,000    |            |                |
| <b>50, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            | Terraced House |
| Last Sold Date:                             | 17/07/2009 |            |            |                |
| Last Sold Price:                            | £107,500   |            |            |                |
| <b>87, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            | Terraced House |
| Last Sold Date:                             | 30/11/2007 | 10/09/2004 | 27/04/2001 |                |
| Last Sold Price:                            | £124,950   | £109,000   | £47,000    |                |
| <b>58, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            | Terraced House |
| Last Sold Date:                             | 24/11/2006 | 30/03/2001 | 19/12/1997 |                |
| Last Sold Price:                            | £124,500   | £59,950    | £33,000    |                |
| <b>52, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            | Terraced House |
| Last Sold Date:                             | 15/09/2006 | 20/07/2001 | 12/12/1997 |                |
| Last Sold Price:                            | £121,000   | £63,950    | £42,000    |                |
| <b>93, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            | Terraced House |
| Last Sold Date:                             | 16/08/2006 | 31/05/2002 | 24/11/1997 |                |
| Last Sold Price:                            | £119,950   | £71,950    | £40,000    |                |
| <b>72, Bristol Road, Coventry, CV5 6LH</b>  |            |            |            | Terraced House |
| Last Sold Date:                             | 23/05/2006 | 29/05/1998 |            |                |
| Last Sold Price:                            | £114,000   | £34,250    |            |                |

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

# Market Sold in Street



|  |            |            |            |                |
|--|------------|------------|------------|----------------|
| <b>95, Bristol Road, Coventry, CV5 6LH</b> |            |            |            | Terraced House |
| Last Sold Date:                            | 07/04/2006 | 19/04/2002 | 01/08/1997 |                |
| Last Sold Price:                           | £119,950   | £75,000    | £42,000    |                |
| <b>82, Bristol Road, Coventry, CV5 6LH</b> |            |            |            | Terraced House |
| Last Sold Date:                            | 30/06/2005 | 25/07/1997 |            |                |
| Last Sold Price:                           | £117,000   | £29,500    |            |                |
| <b>75, Bristol Road, Coventry, CV5 6LH</b> |            |            |            | Terraced House |
| Last Sold Date:                            | 22/09/2004 |            |            |                |
| Last Sold Price:                           | £132,500   |            |            |                |
| <b>74, Bristol Road, Coventry, CV5 6LH</b> |            |            |            | Terraced House |
| Last Sold Date:                            | 22/03/2002 | 15/10/1999 |            |                |
| Last Sold Price:                           | £70,000    | £29,000    |            |                |
| <b>71, Bristol Road, Coventry, CV5 6LH</b> |            |            |            | Terraced House |
| Last Sold Date:                            | 05/02/2001 | 20/10/1995 |            |                |
| Last Sold Price:                           | £56,500    | £30,000    |            |                |
| <b>91, Bristol Road, Coventry, CV5 6LH</b> |            |            |            | Terraced House |
| Last Sold Date:                            | 17/12/1998 |            |            |                |
| Last Sold Price:                           | £36,000    |            |            |                |
| <b>77, Bristol Road, Coventry, CV5 6LH</b> |            |            |            | Terraced House |
| Last Sold Date:                            | 01/08/1997 |            |            |                |
| Last Sold Price:                           | £43,500    |            |            |                |
| <b>81, Bristol Road, Coventry, CV5 6LH</b> |            |            |            | Terraced House |
| Last Sold Date:                            | 06/08/1996 |            |            |                |
| Last Sold Price:                           | £31,000    |            |            |                |
| <b>54, Bristol Road, Coventry, CV5 6LH</b> |            |            |            | Terraced House |
| Last Sold Date:                            | 09/01/1995 |            |            |                |
| Last Sold Price:                           | £34,950    |            |            |                |

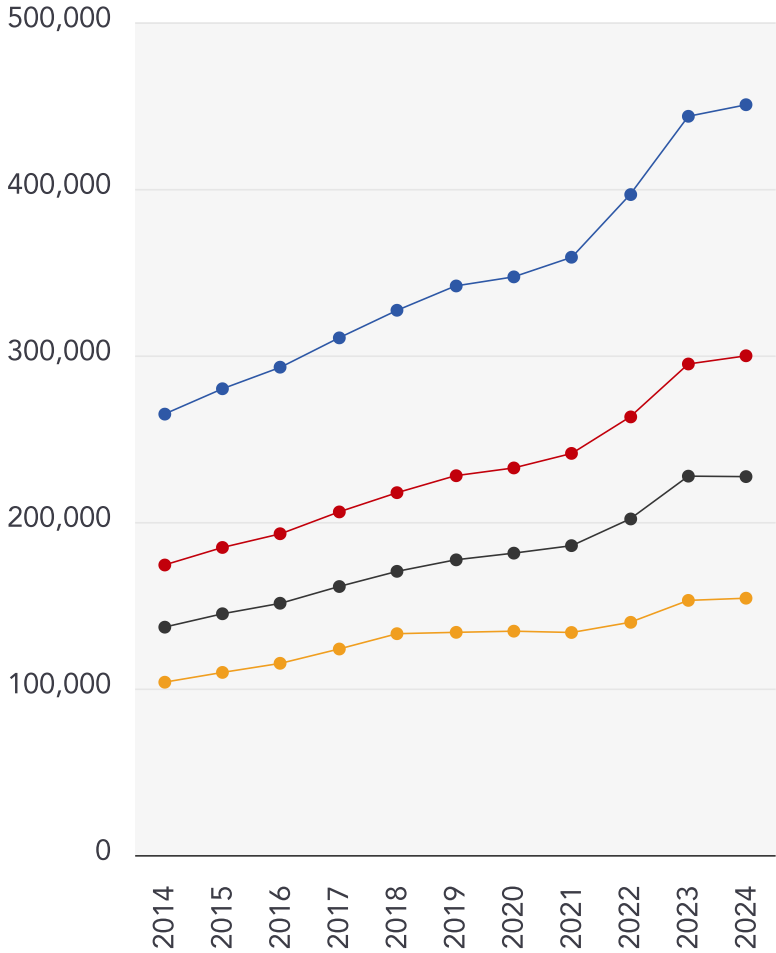
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# Market

## House Price Statistics



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



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**

# 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/



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# Agent Disclaimer



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## Important - Please Read

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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.

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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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