



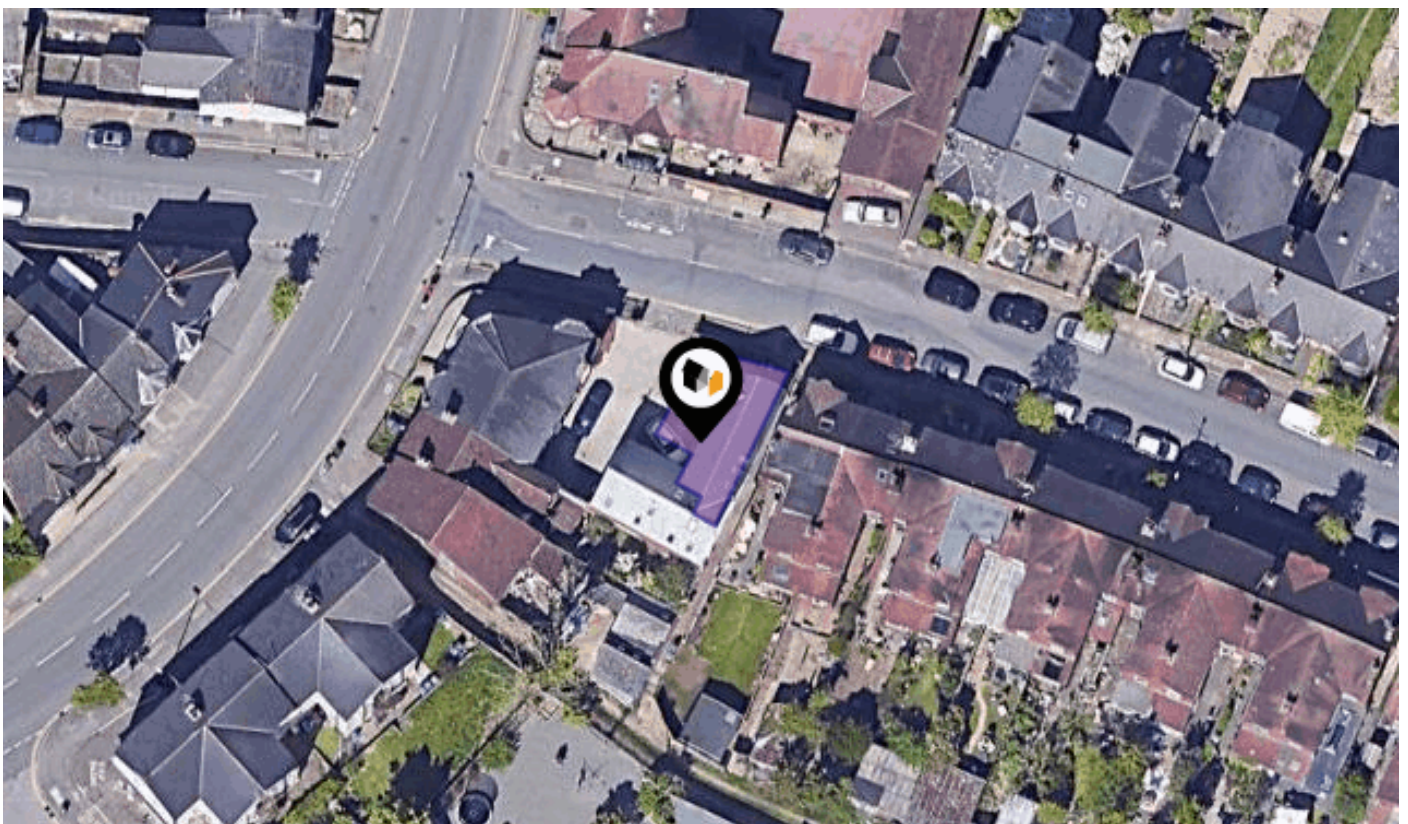
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th July 2023



SPENCER AVENUE, COVENTRY, CV5

Price Estimate : £395,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

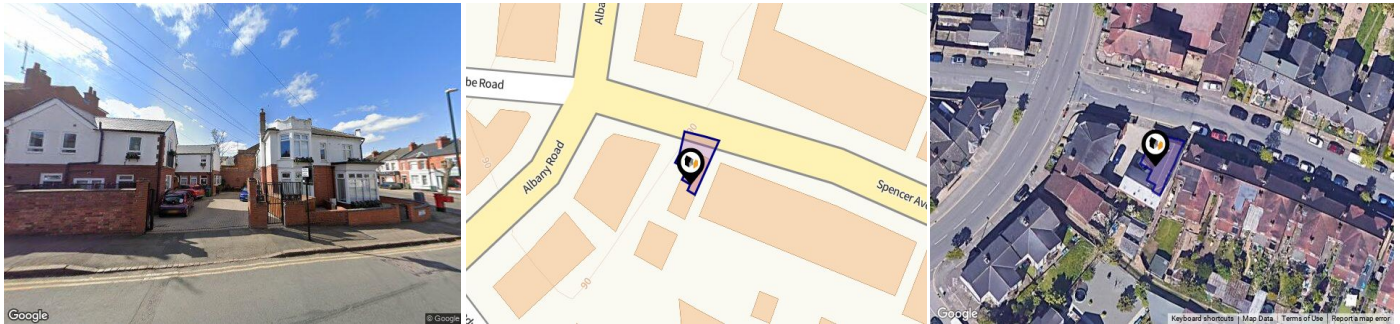
Property Key Features

Semi detached home in private modern gated development
Three double bedrooms with en-suite & family bathroom
Kitchen dining family room with french doors to private terrace
Allocated parking & electric gates
Separate sitting room & ground floor cloakroom
Bedrooms with vaulted ceilings & a juliet balcony
Close to parks, train station & the centre of Earlsdon
EPC C & Total Sq.Ft 995 or 89 Sq.M

For viewings or interest please email:

sales@walmsleythewaytomove.co.uk or call 0330 1180062

Property Overview



Property

Type:	Semi-Detached	Last Sold £/ft²:	£247
Bedrooms:	3	Price Estimate:	£395,000
Floor Area:	1,151 ft ² / 107 m ²	Tenure:	Freehold
Plot Area:	0.02 acres		
Council Tax :	Band D		
Annual Estimate:	£2,076		
Title Number:	MM112819		
UPRN:	10091718360		

Local Area

Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	High

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:



Property EPC - Certificate



Energy rating
CV5

C

Valid until 14.11.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

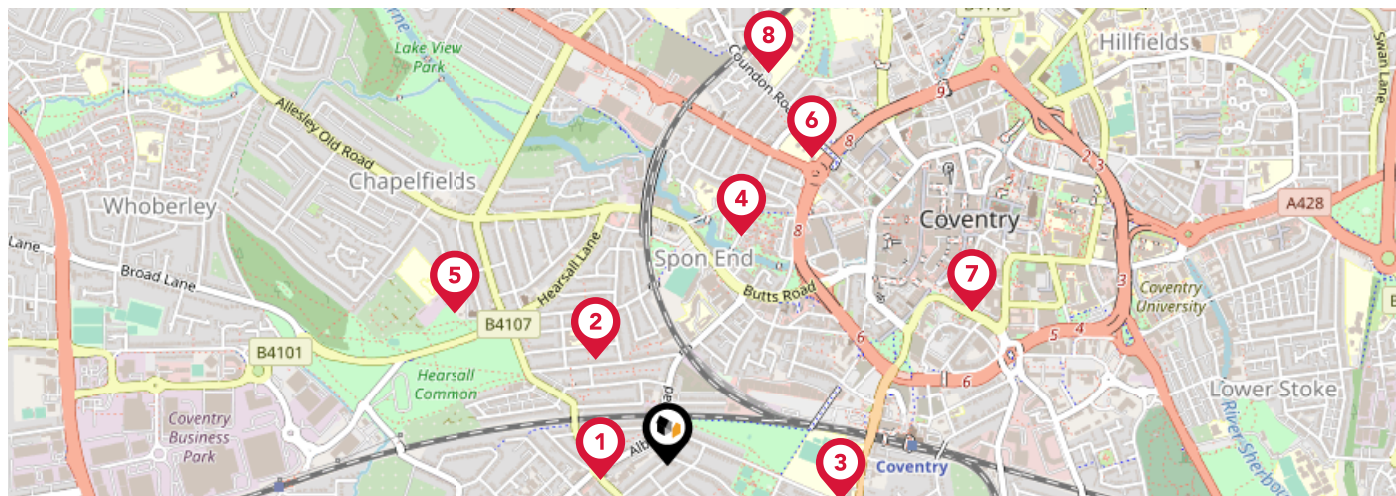
EPC - Additional Data



Additional EPC Data

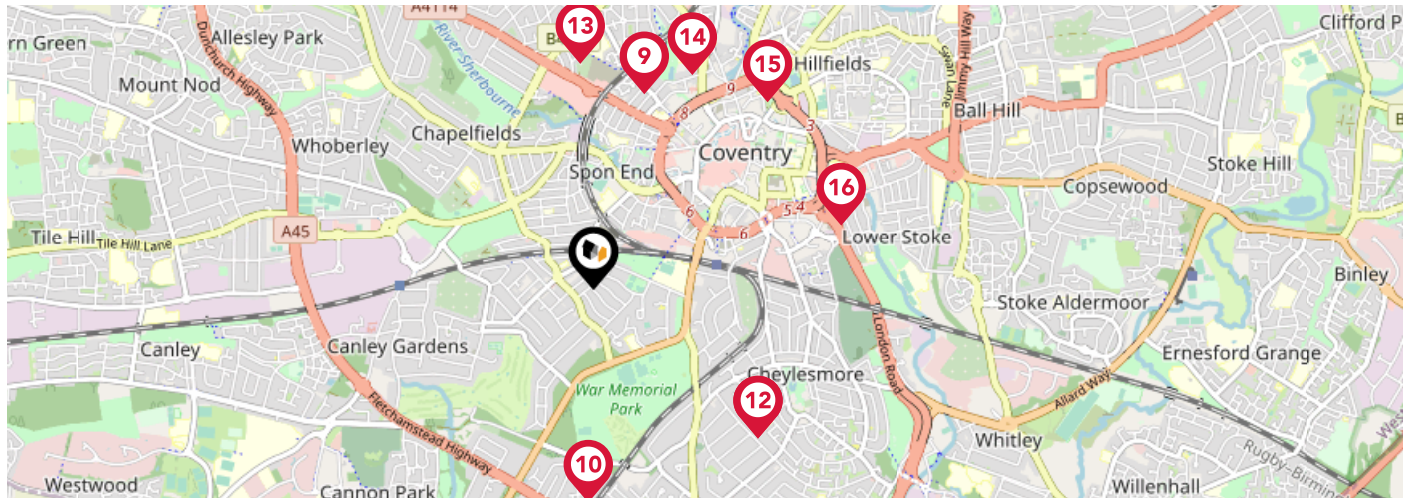
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	107 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.15	<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:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.54	<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:0.59	<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:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

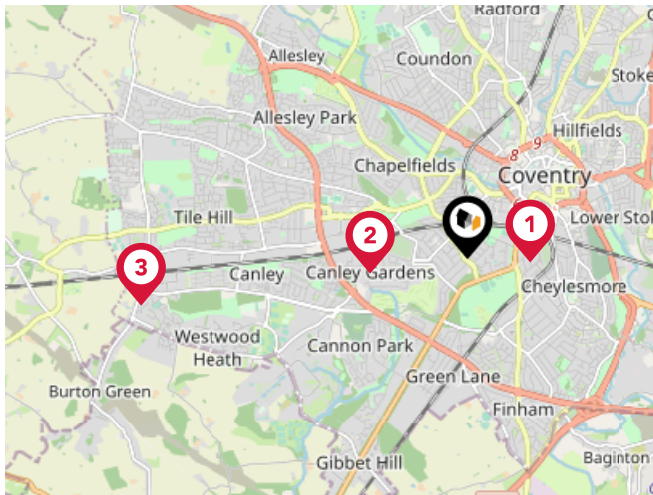
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:1	<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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.03	<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:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 578 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry University Ofsted Rating: Good Pupils:0 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

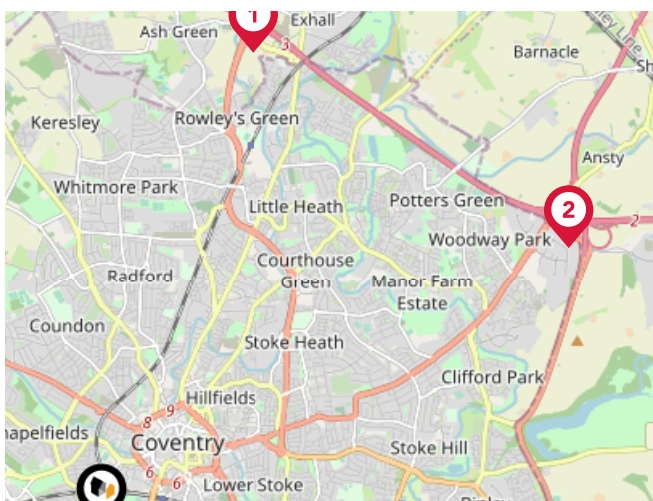
Area

Transport (National)



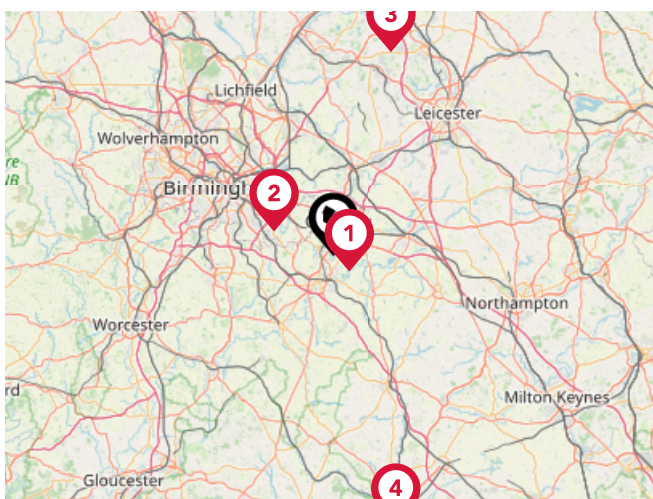
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.56 miles
2	Canley Rail Station	0.89 miles
3	Tile Hill Rail Station	2.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.5 miles
2	M6 J2	4.92 miles
3	M40 J14	10.32 miles
4	M40 J15	10.42 miles
5	M6 J3A	8.42 miles

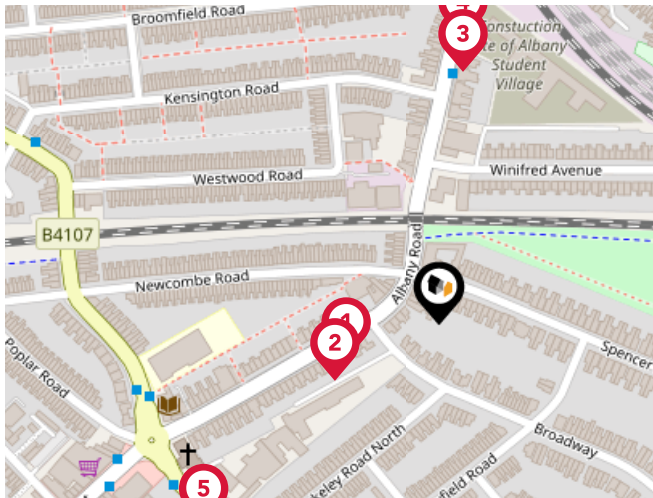


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.17 miles
2	Birmingham International Airport	9.35 miles
3	East Midlands Airport	30.59 miles
4	London Oxford Airport	40.35 miles

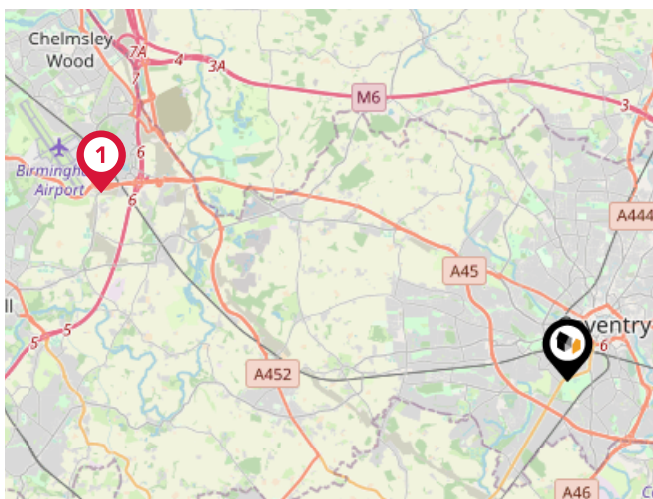
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.06 miles
2	Broadway	0.07 miles
3	Broomfield Rd	0.14 miles
4	Broomfield Rd	0.16 miles
5	Earlsdon St	0.18 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.08 miles

Market Sold in Street



31, Spencer Avenue, Coventry, CV5 6NQ				Semi-detached House	
Last Sold Date:	12/01/2023	21/10/2011	10/01/1997		
Last Sold Price:	£540,000	£323,500	£115,000		
65, Spencer Avenue, Coventry, CV5 6NQ				Terraced House	
Last Sold Date:	02/12/2022	01/09/2006	26/02/1999	11/10/1996	
Last Sold Price:	£392,500	£212,500	£108,000	£79,000	
11, Spencer Avenue, Coventry, CV5 6NQ				Semi-detached House	
Last Sold Date:	29/07/2022				
Last Sold Price:	£180,000				
55, Spencer Avenue, Coventry, CV5 6NQ				Semi-detached House	
Last Sold Date:	25/05/2022				
Last Sold Price:	£550,000				
15, Spencer Avenue, Coventry, CV5 6NQ				Semi-detached House	
Last Sold Date:	28/01/2022	28/09/2007			
Last Sold Price:	£539,995	£340,000			
45, Spencer Avenue, Coventry, CV5 6NQ				Semi-detached House	
Last Sold Date:	11/12/2020				
Last Sold Price:	£484,000				
47, Spencer Avenue, Coventry, CV5 6NQ				Semi-detached House	
Last Sold Date:	25/06/2020	10/08/2007			
Last Sold Price:	£550,000	£310,000			
63, Spencer Avenue, Coventry, CV5 6NQ				Terraced House	
Last Sold Date:	26/03/2020				
Last Sold Price:	£295,000				
5, Spencer Avenue, Coventry, CV5 6NQ				other House	
Last Sold Date:	20/02/2020	15/12/2000			
Last Sold Price:	£195,000	£66,000			
77, Spencer Avenue, Coventry, CV5 6NQ				Terraced House	
Last Sold Date:	15/01/2020	29/08/2012			
Last Sold Price:	£390,000	£290,000			
73, Spencer Avenue, Coventry, CV5 6NQ				Terraced House	
Last Sold Date:	10/01/2020				
Last Sold Price:	£267,500				
7, Spencer Avenue, Coventry, CV5 6NQ				Detached House	
Last Sold Date:	08/11/2019	10/06/2004			
Last Sold Price:	£470,000	£337,225			

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

Market Sold in Street



83, Spencer Mews, Coventry, CV5 6NQ			Terraced House
Last Sold Date:	31/01/2019		
Last Sold Price:	£275,000		
81, Spencer Mews, Coventry, CV5 6NQ			Semi-detached House
Last Sold Date:	31/08/2018		
Last Sold Price:	£285,000		
79, Spencer Mews, Coventry, CV5 6NQ			Semi-detached House
Last Sold Date:	11/05/2018		
Last Sold Price:	£285,000		
85, Spencer Mews, Coventry, CV5 6NQ			Terraced House
Last Sold Date:	27/04/2018		
Last Sold Price:	£295,000		
39, Spencer Avenue, Coventry, CV5 6NQ			Semi-detached House
Last Sold Date:	17/08/2017	14/01/2011	26/07/1999
Last Sold Price:	£400,000	£335,000	£145,000
5a, Spencer Avenue, Coventry, CV5 6NQ			Flat-maisonette House
Last Sold Date:	06/10/2016	27/03/2002	21/07/2000
Last Sold Price:	£121,000	£65,950	£59,000
35, Spencer Avenue, Coventry, CV5 6NQ			Semi-detached House
Last Sold Date:	28/07/2016		
Last Sold Price:	£362,500		
69, Spencer Avenue, Coventry, CV5 6NQ			Terraced House
Last Sold Date:	27/05/2014		
Last Sold Price:	£200,000		
59, Spencer Avenue, Coventry, CV5 6NQ			Terraced House
Last Sold Date:	29/04/2010		
Last Sold Price:	£110,000		
3, Spencer Avenue, Coventry, CV5 6NQ			Semi-detached House
Last Sold Date:	23/06/2009	06/03/1998	
Last Sold Price:	£285,000	£105,000	
9, Spencer Avenue, Coventry, CV5 6NQ			Semi-detached House
Last Sold Date:	22/06/2009		
Last Sold Price:	£294,000		
75, Spencer Avenue, Coventry, CV5 6NQ			Terraced House
Last Sold Date:	29/04/2008		
Last Sold Price:	£250,000		

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

Market Sold in Street



17, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House
Last Sold Date:	08/12/2006	24/04/1997
Last Sold Price:	£297,000	£80,000
51, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House
Last Sold Date:	16/10/2003	23/11/2001
Last Sold Price:	£460,000	£250,000
67, Spencer Avenue, Coventry, CV5 6NQ		Terraced House
Last Sold Date:	18/09/2003	31/03/2000
Last Sold Price:	£185,000	£107,500
57, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House
Last Sold Date:	25/04/2003	
Last Sold Price:	£223,000	
61, Spencer Avenue, Coventry, CV5 6NQ		Terraced House
Last Sold Date:	14/12/2001	
Last Sold Price:	£135,000	
43, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House
Last Sold Date:	21/12/1999	
Last Sold Price:	£168,000	
27, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House
Last Sold Date:	27/09/1996	
Last Sold Price:	£117,800	
33, Spencer Avenue, Coventry, CV5 6NQ		Semi-detached House
Last Sold Date:	08/12/1995	
Last Sold Price:	£98,000	

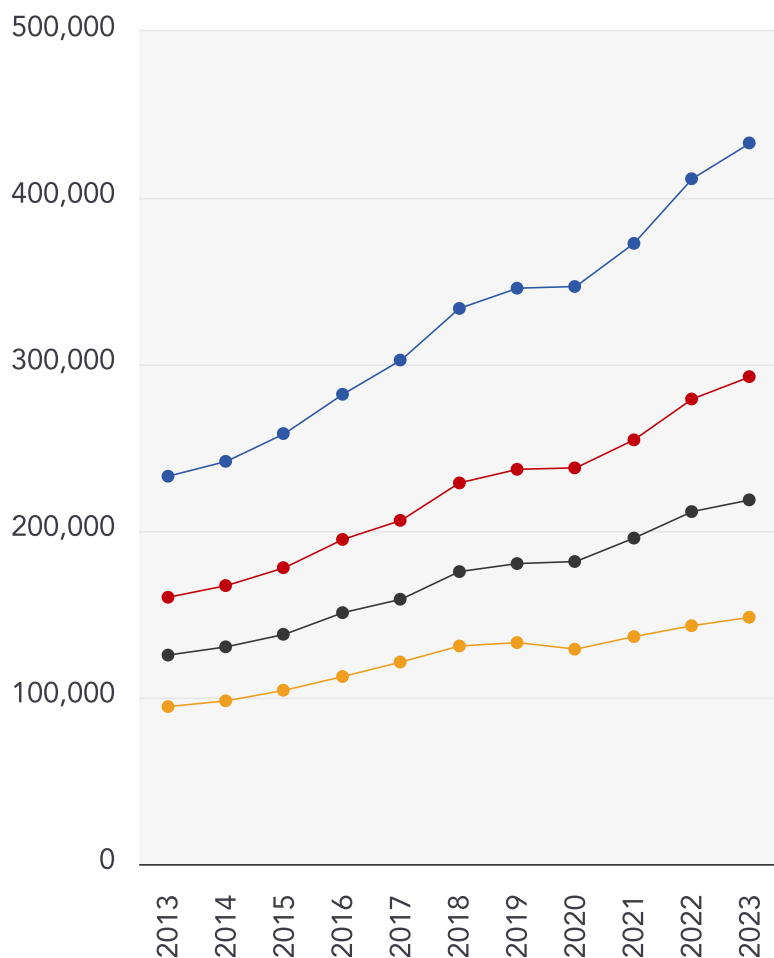
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Market

House Price Statistics



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



Detached

+85.92%

Semi-Detached

+82.69%

Terraced

+74.28%

Flat

+56.75%

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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Agent Disclaimer



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