



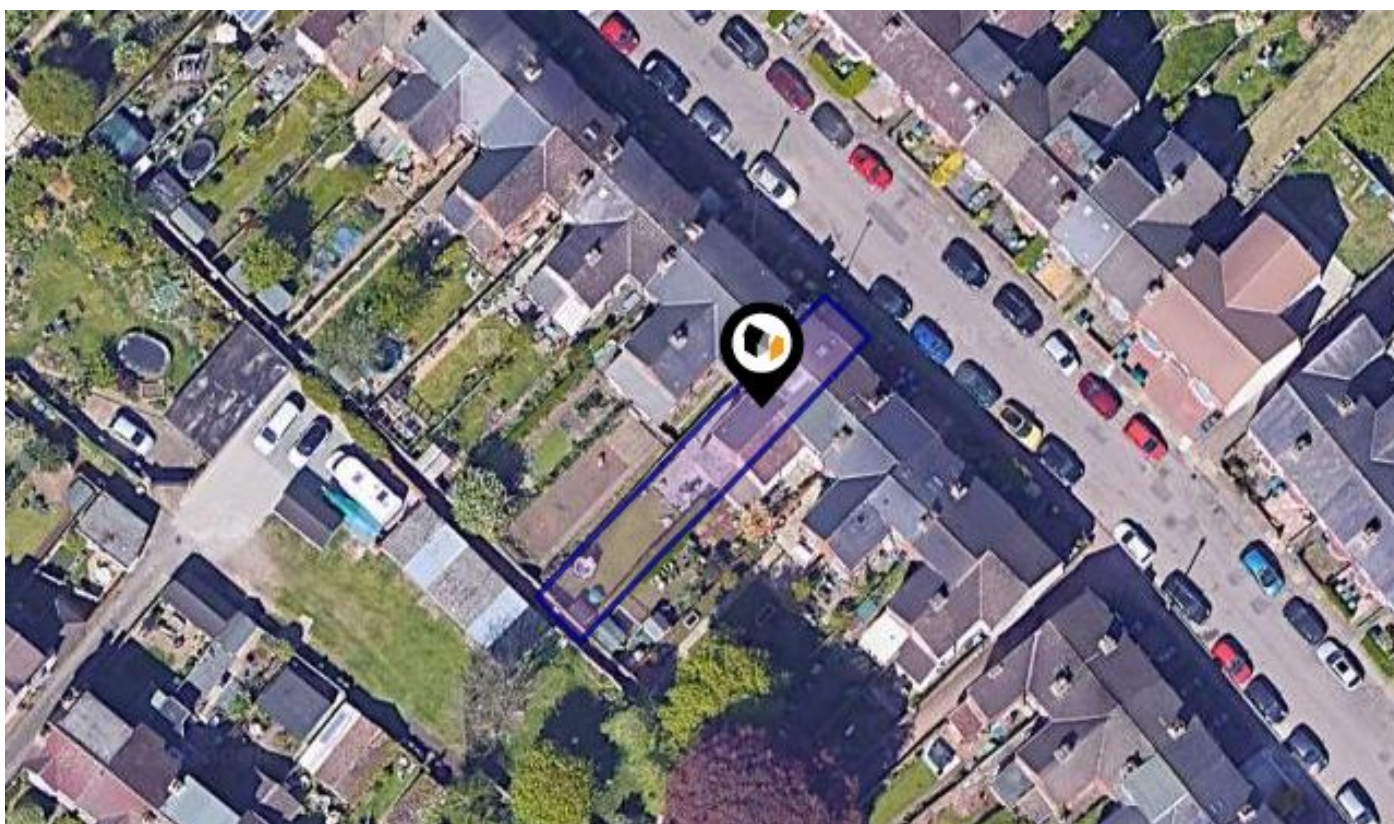
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 20<sup>th</sup> September 2023**



## STANLEY ROAD, COVENTRY, CV5

**Price Estimate :** £395,000

### 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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#### Property Key Features

An extended and beautifully presented family home

Three bedrooms, Spacious loft room & family bathroom

Stunning garden room extension with bi folding doors & island

Modern & well equipped kitchen

Through sitting dining room with french doors to garden

Bright, light & welcoming entrance hallway with cloakroom

Ideal family & social South facing landscaped gardens

EPC Rating D, Total 1419 Sq.Ft. or 132 Sq.M

***For viewings or interest please email:***

**sales@walmsleythewaytomove.co.uk or call 0330 1180062**



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	1,528 ft <sup>2</sup> / 142 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,845
<b>Title Number:</b>	WK215773
<b>UPRN:</b>	100070703873

<b>Last Sold £/ft<sup>2</sup>:</b>	£225
<b>Price Estimate:</b>	£395,000
<b>Tenure:</b>	Freehold

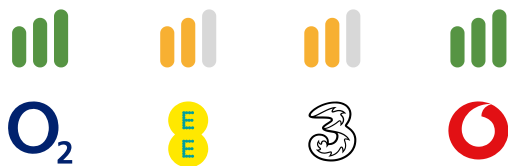
## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Stanley Road, CV5

Energy rating

# D

Valid until 13.09.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

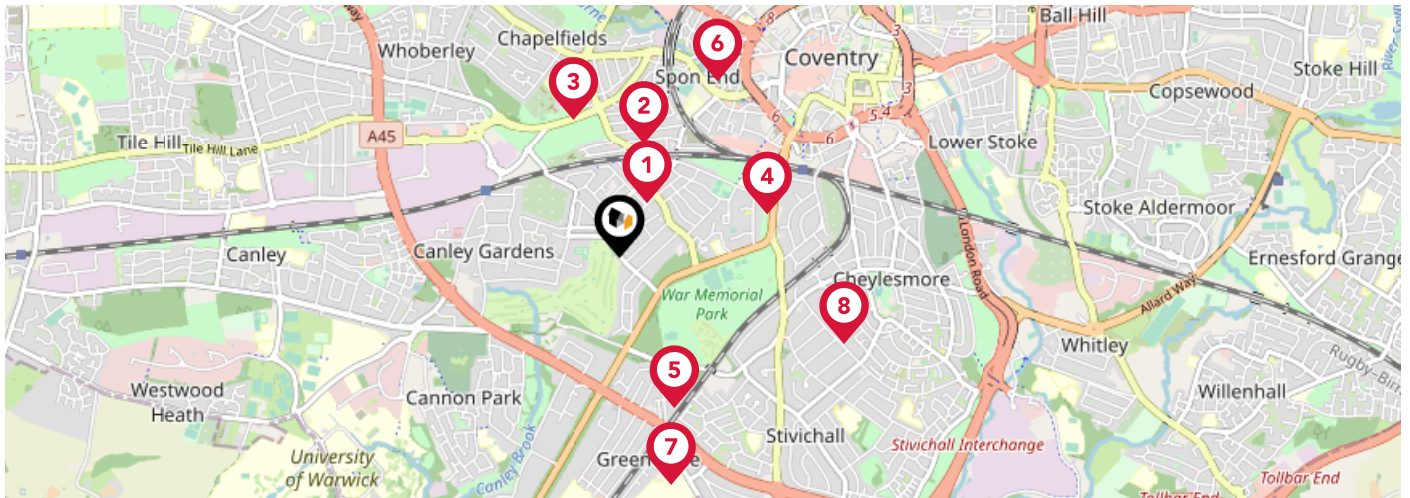


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-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 during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 93% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	142 m <sup>2</sup>

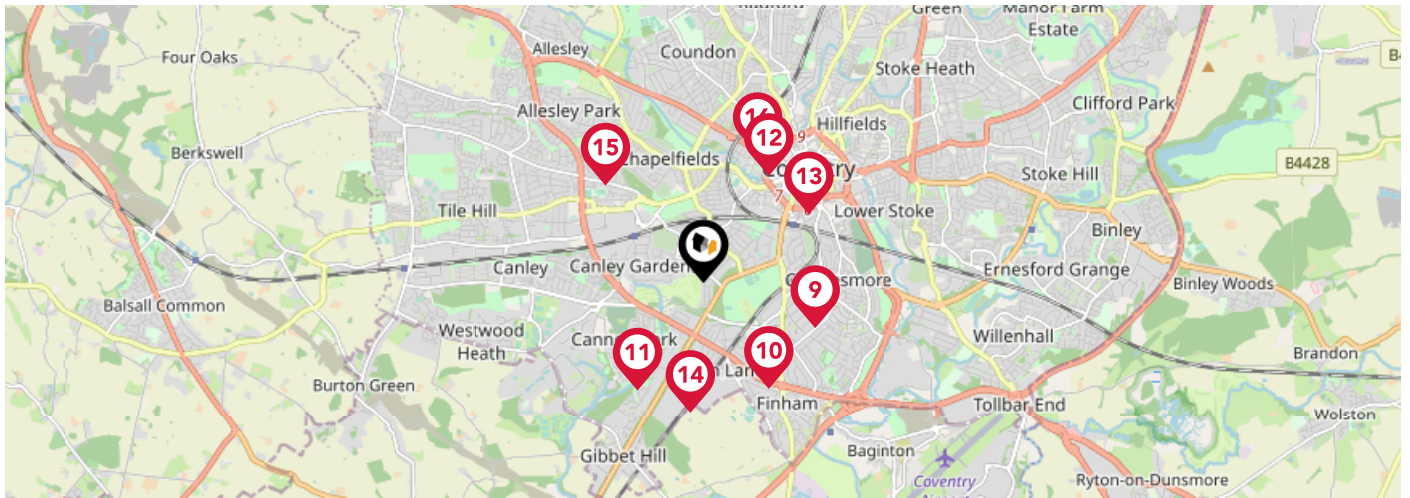










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

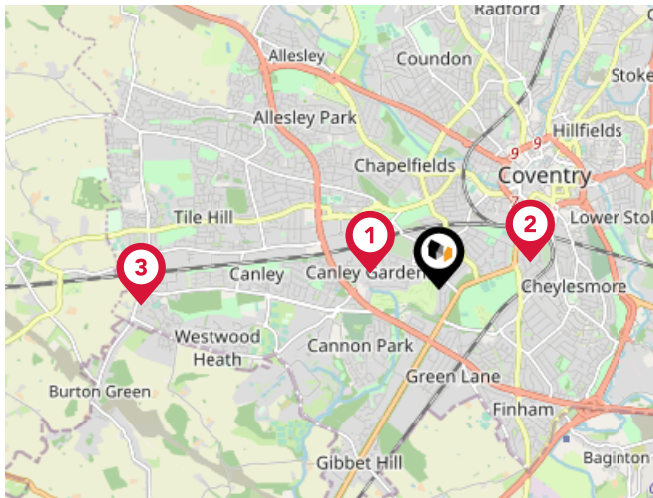
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 197   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 984   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

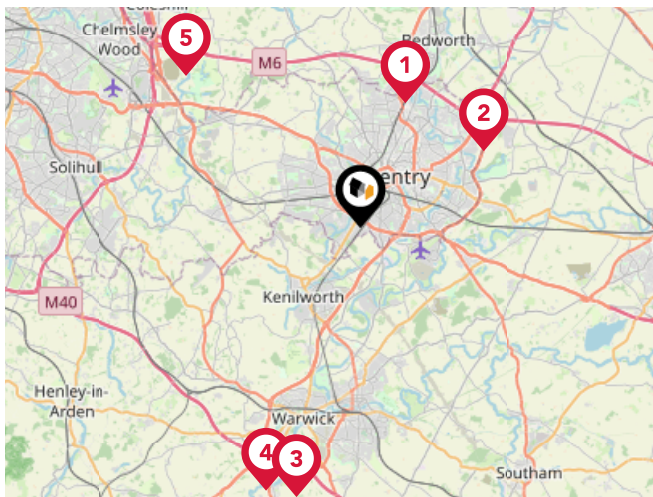
# Area

## Transport (National)



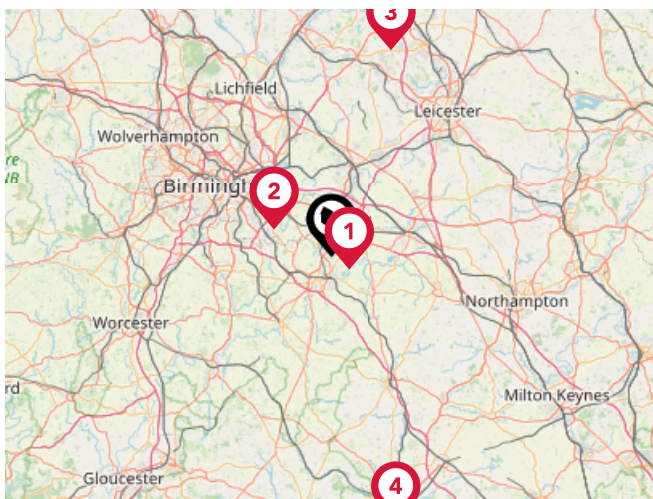
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.63 miles
2	Coventry Rail Station	0.87 miles
3	Tile Hill Rail Station	2.69 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.85 miles
2	M6 J2	5.3 miles
3	M40 J14	9.98 miles
4	M40 J15	10.07 miles
5	M6 J3A	8.39 miles



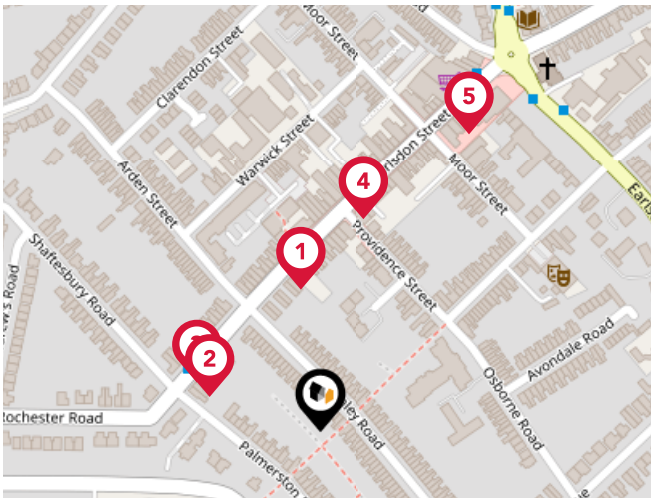
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.18 miles
2	Birmingham International Airport	9.21 miles
3	East Midlands Airport	30.93 miles
4	London Oxford Airport	40.14 miles



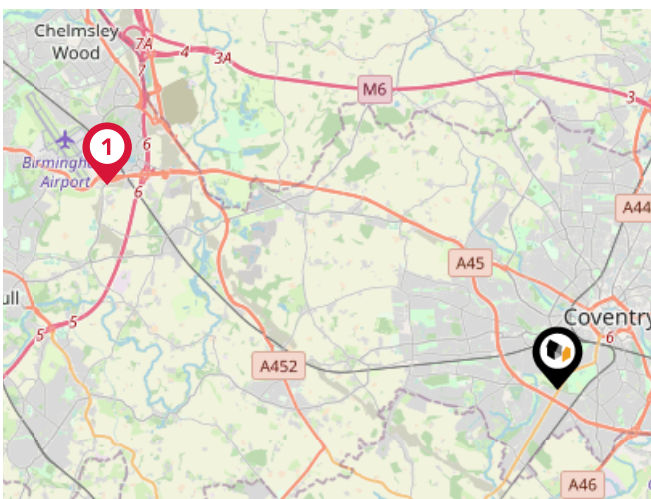
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Providence St	0.08 miles
2	Shaftesbury Rd	0.07 miles
3	Shaftesbury Rd	0.08 miles
4	Providence St	0.12 miles
5	Earlsdon Avenue	0.19 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.94 miles

# Market Sold in Street



<b>8, Stanley Road, Coventry, CV5 6FF</b>					Terraced House
Last Sold Date:	01/06/2023	30/09/2015	28/08/2002	19/01/1996	
Last Sold Price:	£350,000	£260,000	£115,000	£55,500	
<b>72, Stanley Road, Coventry, CV5 6FF</b>					Terraced House
Last Sold Date:	31/03/2023				
Last Sold Price:	£255,000				
<b>98, Stanley Road, Coventry, CV5 6FF</b>					Terraced House
Last Sold Date:	13/03/2023	18/06/1999	06/03/1995		
Last Sold Price:	£340,000	£82,000	£42,500		
<b>82, Stanley Road, Coventry, CV5 6FF</b>					Terraced House
Last Sold Date:	29/07/2022	13/04/2016			
Last Sold Price:	£370,000	£197,500			
<b>96, Stanley Road, Coventry, CV5 6FF</b>					Terraced House
Last Sold Date:	18/06/2021	21/07/2006	07/03/2003		
Last Sold Price:	£275,000	£137,000	£125,000		
<b>58, Stanley Road, Coventry, CV5 6FF</b>					Terraced House
Last Sold Date:	11/03/2021	12/11/2018	11/07/2018		
Last Sold Price:	£369,000	£195,000	£185,000		
<b>54, Stanley Road, Coventry, CV5 6FF</b>					Terraced House
Last Sold Date:	29/01/2021				
Last Sold Price:	£240,000				
<b>104, Stanley Road, Coventry, CV5 6FF</b>					Semi-detached House
Last Sold Date:	15/01/2021				
Last Sold Price:	£333,000				
<b>56, Stanley Road, Coventry, CV5 6FF</b>					Terraced House
Last Sold Date:	10/07/2019	17/06/2014	09/08/2002	13/12/1996	
Last Sold Price:	£318,000	£246,000	£120,000	£57,000	
<b>74, Stanley Road, Coventry, CV5 6FF</b>					Terraced House
Last Sold Date:	27/09/2018	20/07/2012	01/12/2010		
Last Sold Price:	£314,000	£214,000	£145,000		
<b>38, Stanley Road, Coventry, CV5 6FF</b>					Terraced House
Last Sold Date:	03/11/2017	04/12/2015			
Last Sold Price:	£345,000	£286,000			
<b>26, Stanley Road, Coventry, CV5 6FF</b>					Terraced House
Last Sold Date:	17/05/2017				
Last Sold Price:	£225,000				

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

# Market Sold in Street



<b>64, Stanley Road, Coventry, CV5 6FF</b>		Terraced House		
Last Sold Date:	10/02/2017	03/10/2008		
Last Sold Price:	£250,000	£148,000		
<b>22, Stanley Road, Coventry, CV5 6FF</b>		Terraced House		
Last Sold Date:	22/07/2016	03/08/2012	18/02/2011	29/08/1997
Last Sold Price:	£299,950	£230,000	£210,000	£50,000
<b>94, Stanley Road, Coventry, CV5 6FF</b>		Terraced House		
Last Sold Date:	27/11/2015	03/02/2012	21/05/2009	
Last Sold Price:	£254,000	£206,500	£95,000	
<b>100, Stanley Road, Coventry, CV5 6FF</b>		Semi-detached House		
Last Sold Date:	01/07/2015	23/09/1999	31/05/1996	
Last Sold Price:	£303,000	£109,000	£54,500	
<b>90, Stanley Road, Coventry, CV5 6FF</b>		Terraced House		
Last Sold Date:	10/09/2014	16/10/1995		
Last Sold Price:	£200,000	£38,500		
<b>80, Stanley Road, Coventry, CV5 6FF</b>		Terraced House		
Last Sold Date:	23/06/2014			
Last Sold Price:	£208,000			
<b>2a, Stanley Road, Coventry, CV5 6FF</b>		Terraced House		
Last Sold Date:	06/06/2014			
Last Sold Price:	£240,000			
<b>40, Stanley Road, Coventry, CV5 6FF</b>		Terraced House		
Last Sold Date:	09/05/2014	15/03/2006	31/10/1997	
Last Sold Price:	£285,000	£178,000	£64,950	
<b>84, Stanley Road, Coventry, CV5 6FF</b>		Terraced House		
Last Sold Date:	29/08/2012			
Last Sold Price:	£180,000			
<b>60, Stanley Road, Coventry, CV5 6FF</b>		Terraced House		
Last Sold Date:	09/07/2010	23/09/2005	12/03/1999	
Last Sold Price:	£192,000	£127,000	£55,000	
<b>6, Stanley Road, Coventry, CV5 6FF</b>		Terraced House		
Last Sold Date:	30/12/2009	15/04/2002		
Last Sold Price:	£166,000	£89,500		
<b>46, Stanley Road, Coventry, CV5 6FF</b>		Semi-detached House		
Last Sold Date:	28/09/2007	25/03/2002		
Last Sold Price:	£230,000	£120,000		

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

# Market Sold in Street



<b>28, Stanley Road, Coventry, CV5 6FF</b>	Semi-detached House	
Last Sold Date:	29/09/2006	06/04/2004
Last Sold Price:	£165,000	£145,000
<b>30, Stanley Road, Coventry, CV5 6FF</b>	Terraced House	
Last Sold Date:	11/01/2006	
Last Sold Price:	£176,000	
<b>106, Stanley Road, Coventry, CV5 6FF</b>	Semi-detached House	
Last Sold Date:	30/07/2004	
Last Sold Price:	£182,500	
<b>48, Stanley Road, Coventry, CV5 6FF</b>	Terraced House	
Last Sold Date:	05/03/2004	19/07/1996
Last Sold Price:	£138,500	£21,000
<b>24, Stanley Road, Coventry, CV5 6FF</b>	Terraced House	
Last Sold Date:	16/08/2002	05/07/1996
Last Sold Price:	£127,500	£57,500
<b>4, Stanley Road, Coventry, CV5 6FF</b>	Terraced House	
Last Sold Date:	10/04/2002	
Last Sold Price:	£99,500	
<b>18, Stanley Road, Coventry, CV5 6FF</b>	Terraced House	
Last Sold Date:	25/06/2001	
Last Sold Price:	£137,500	
<b>66, Stanley Road, Coventry, CV5 6FF</b>	Terraced House	
Last Sold Date:	12/08/1999	
Last Sold Price:	£71,000	
<b>2, Stanley Road, Coventry, CV5 6FF</b>	Terraced House	
Last Sold Date:	30/01/1998	
Last Sold Price:	£86,000	
<b>78, Stanley Road, Coventry, CV5 6FF</b>	Terraced House	
Last Sold Date:	08/08/1997	
Last Sold Price:	£62,950	
<b>44, Stanley Road, Coventry, CV5 6FF</b>	Terraced House	
Last Sold Date:	28/02/1997	
Last Sold Price:	£55,995	
<b>52, Stanley Road, Coventry, CV5 6FF</b>	Terraced House	
Last Sold Date:	12/07/1995	
Last Sold Price:	£46,000	

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



# Market Sold in Street



50, Stanley Road, Coventry, CV5 6FF

Terraced House

Last Sold Date: 02/05/1995

Last Sold Price: £25,500

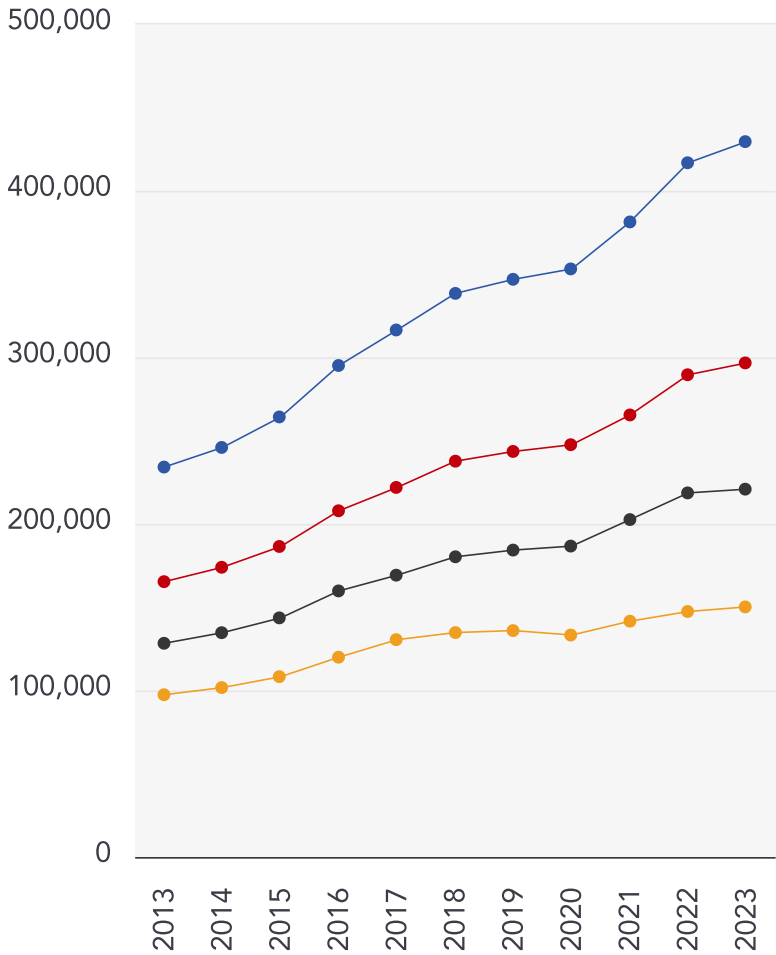
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+83.45%**

Semi-Detached

**+79.44%**

Terraced

**+72.1%**

Flat

**+54.11%**

# 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



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# Agent Disclaimer



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## Important - Please Read

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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.



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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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