



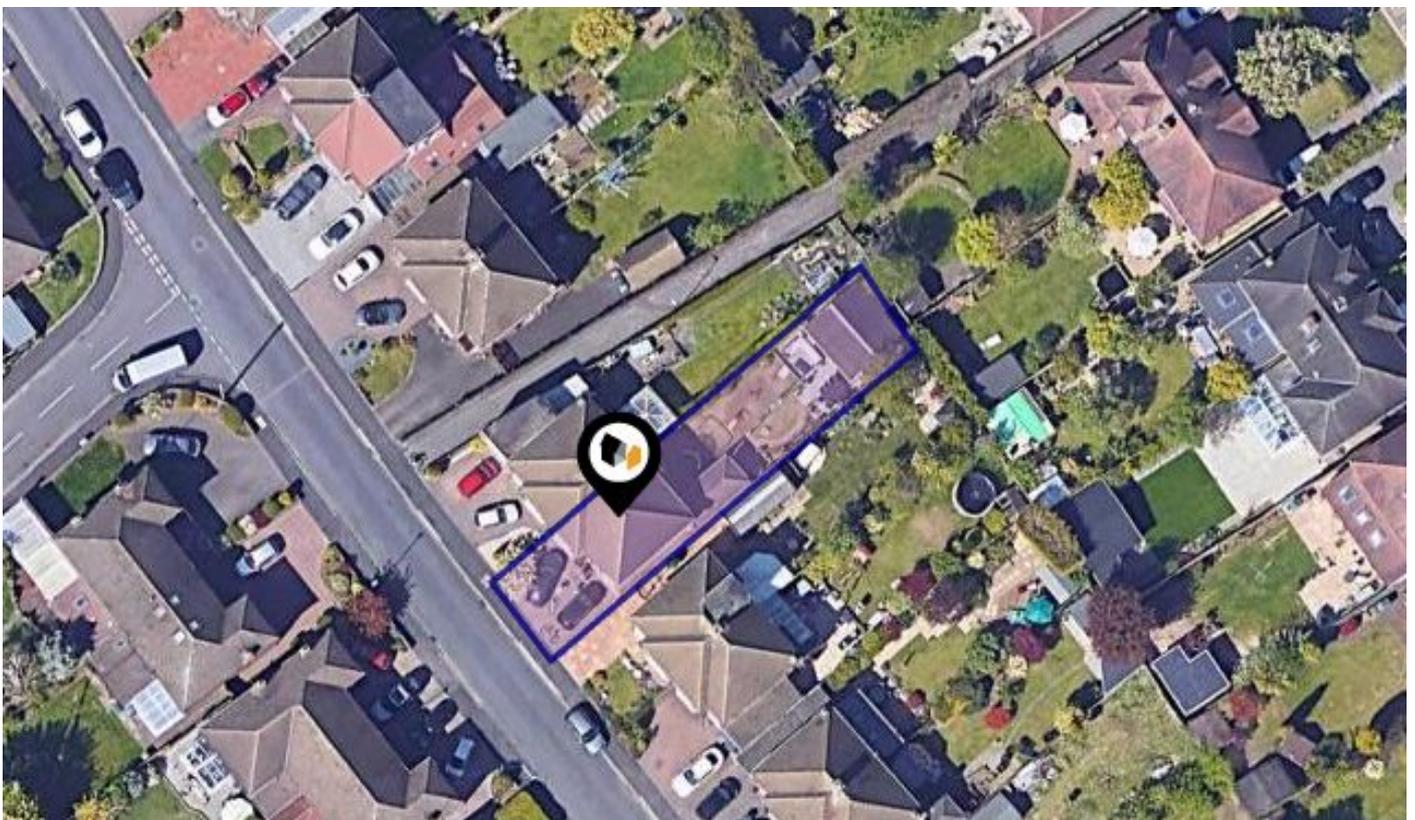
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 12th November 2024



FROBISHER ROAD, COVENTRY, CV3

Price Estimate : £500,000

Walmsley's The Way to Move

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

0330 1180062

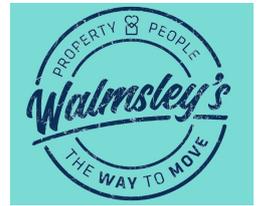
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A spacious & cleverly extended four bedroom semi detached home

Versatile living accommodation with three reception rooms

Four piece family bathroom & ground floor shower room

Garage, utility area & impressive detached garden storage/cabin space

Open plan kitchen family room with French doors to garden

Wide gardens with patio & lawns & generous driveway to frontage

Ideal, quiet, Styvechale location close to schooling & amenities

EPC RATING D, Total Approx 1583 Sq.Ft or 157 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 Overview



Property

Type:	Semi-Detached	Price Estimate:	£500,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,583 ft ² / 147 m ²		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,806		
Title Number:	WM606379		

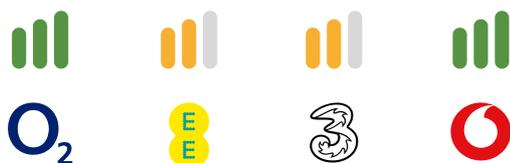
Local Area

Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	61 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

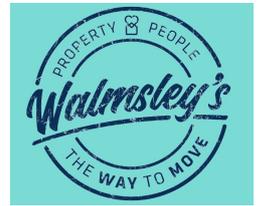


Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Frobisher Road, Coventry, CV3*

Reference - R/2005/0623	
Decision:	APPROVED
Date:	24th March 2005
Description:	First floor side and single storey rear extensions.

Reference - FUL/2013/0688	
Decision:	APPROVED
Date:	19th April 2013
Description:	First floor bedroom extension above garage.

Property EPC - Certificate



Frobisher Road, CV3

Energy rating

D

Valid until 21.11.2028

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

Property

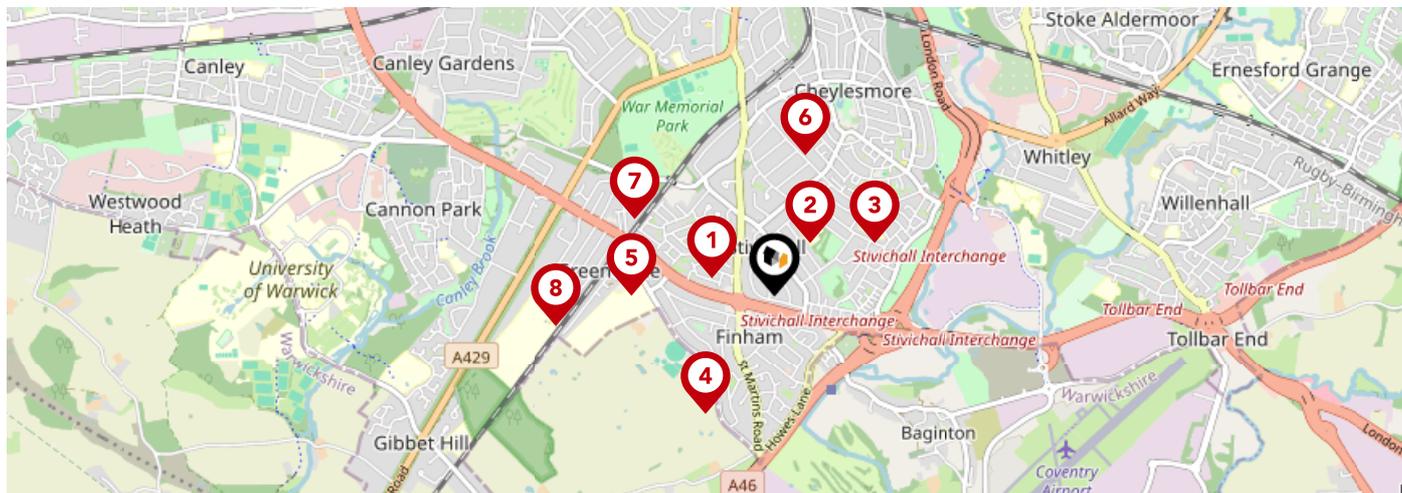
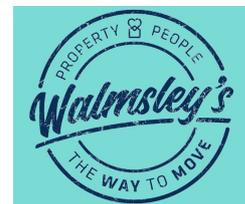
EPC - Additional Data



Additional EPC Data

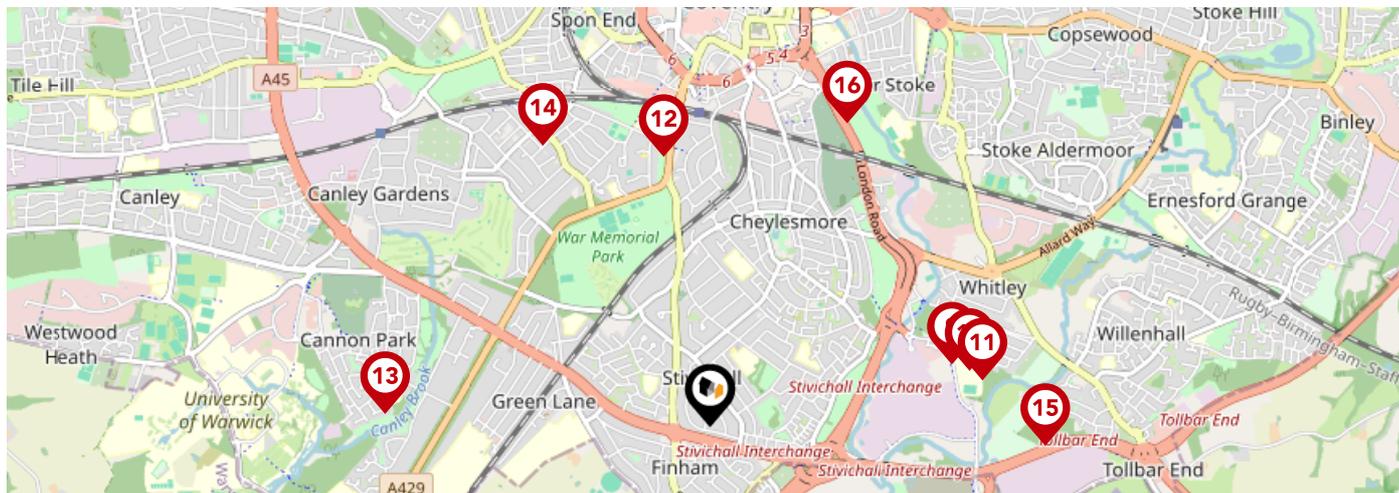
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
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:	Suspended, no insulation (assumed)
Total Floor Area:	122 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

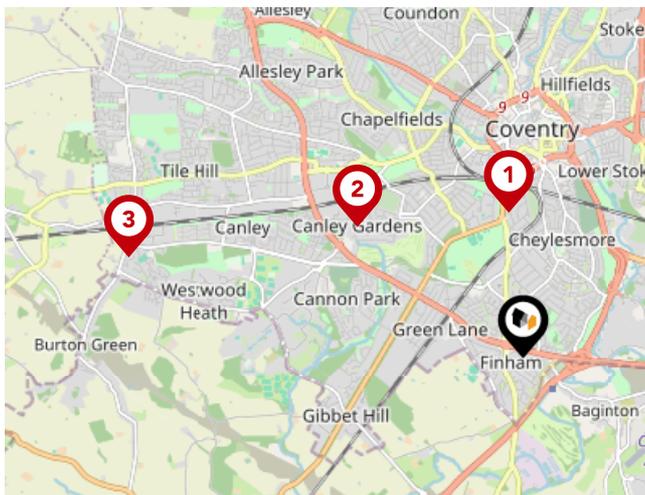
Area Schools



		Nursery	Primary	Secondary	College	Private
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

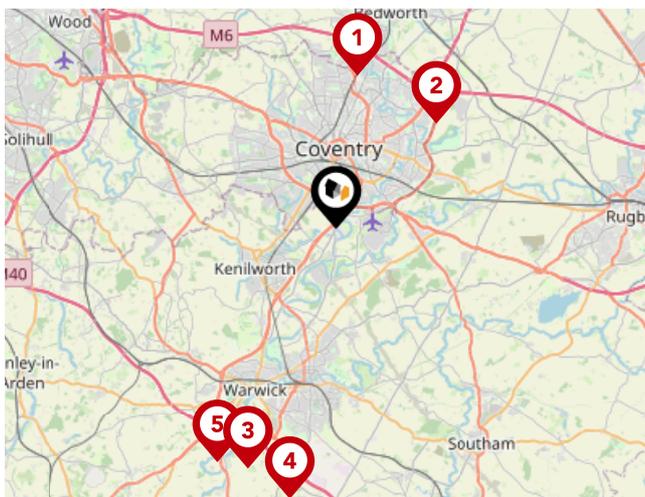
Area

Transport (National)



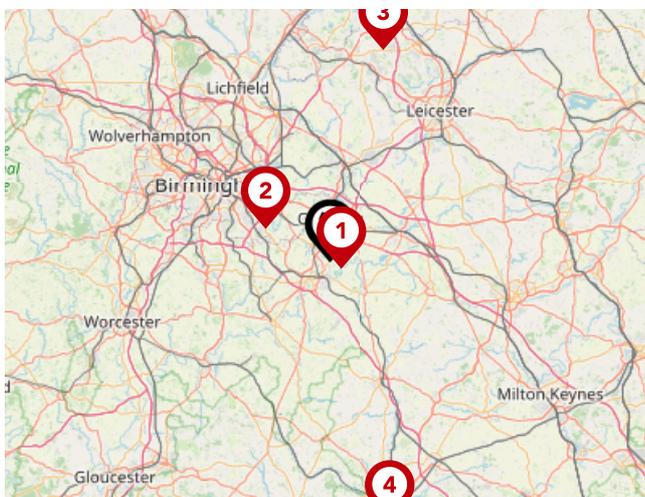
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.32 miles
2	Canley Rail Station	1.9 miles
3	Tile Hill Rail Station	3.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.65 miles
2	M6 J2	5.28 miles
3	M40 J14	9.24 miles
4	M40 J13	9.96 miles
5	M40 J15	9.46 miles

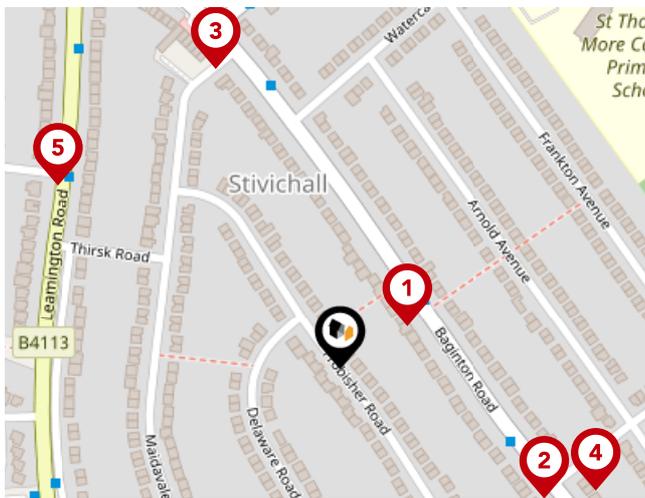


Airports/Helipads

Pin	Name	Distance
1	Baginton	1.87 miles
2	Birmingham Airport	10.46 miles
3	East Mids Airport	31.67 miles
4	Kidlington	39.02 miles

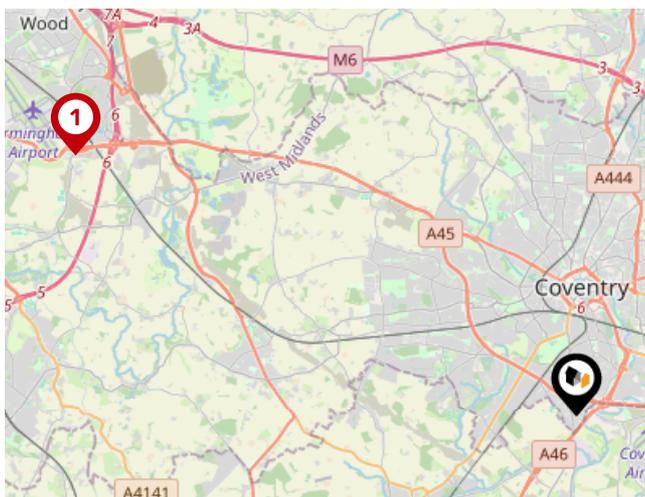
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Watercall Avenue	0.04 miles
2	Dawlish Drive	0.14 miles
3	Maidavale Crescent	0.18 miles
4	Arnold Avenue	0.16 miles
5	Thirsk Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.18 miles

Market Sold in Street



75, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House		
Last Sold Date:	27/04/2023		
Last Sold Price:	£337,000		
101, Frobisher Road, Coventry, CV3 6LZ	Terraced House		
Last Sold Date:	13/05/2022		
Last Sold Price:	£486,000		
41, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House		
Last Sold Date:	12/04/2022		
Last Sold Price:	£435,000		
67, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House		
Last Sold Date:	30/06/2021	19/07/2002	26/06/1995
Last Sold Price:	£350,000	£158,950	£70,000
43, Frobisher Road, Coventry, CV3 6LZ	Terraced House		
Last Sold Date:	23/09/2020	04/05/2006	
Last Sold Price:	£385,000	£223,000	
77, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House		
Last Sold Date:	20/03/2020	04/03/2005	03/12/1996
Last Sold Price:	£417,500	£220,000	£60,000
57, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House		
Last Sold Date:	26/07/2019		
Last Sold Price:	£302,500		
87, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House		
Last Sold Date:	17/08/2018		
Last Sold Price:	£307,500		
53, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House		
Last Sold Date:	08/08/2018		
Last Sold Price:	£287,000		
91, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House		
Last Sold Date:	06/04/2017		
Last Sold Price:	£305,500		
93, Frobisher Road, Coventry, CV3 6LZ	Terraced House		
Last Sold Date:	16/08/2016		
Last Sold Price:	£282,000		
61, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House		
Last Sold Date:	25/02/2015	16/05/2001	
Last Sold Price:	£260,000	£135,000	

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

Market Sold in Street



83, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House	
Last Sold Date:	30/09/2014	
Last Sold Price:	£242,000	
97, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House	
Last Sold Date:	02/05/2014	
Last Sold Price:	£250,000	
103, Frobisher Road, Coventry, CV3 6LZ	Terraced House	
Last Sold Date:	05/02/2014	21/07/2000
Last Sold Price:	£240,000	£125,000
63, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House	
Last Sold Date:	30/06/2011	
Last Sold Price:	£225,000	
49, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House	
Last Sold Date:	04/07/2008	
Last Sold Price:	£247,500	
89, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House	
Last Sold Date:	20/07/2005	
Last Sold Price:	£120,000	
47, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House	
Last Sold Date:	05/07/2002	05/06/1998
Last Sold Price:	£135,000	£88,500
55, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House	
Last Sold Date:	27/04/2001	
Last Sold Price:	£130,000	
79, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House	
Last Sold Date:	27/05/1998	
Last Sold Price:	£95,000	
37, Frobisher Road, Coventry, CV3 6LZ	Semi-detached House	
Last Sold Date:	04/10/1996	
Last Sold Price:	£83,000	

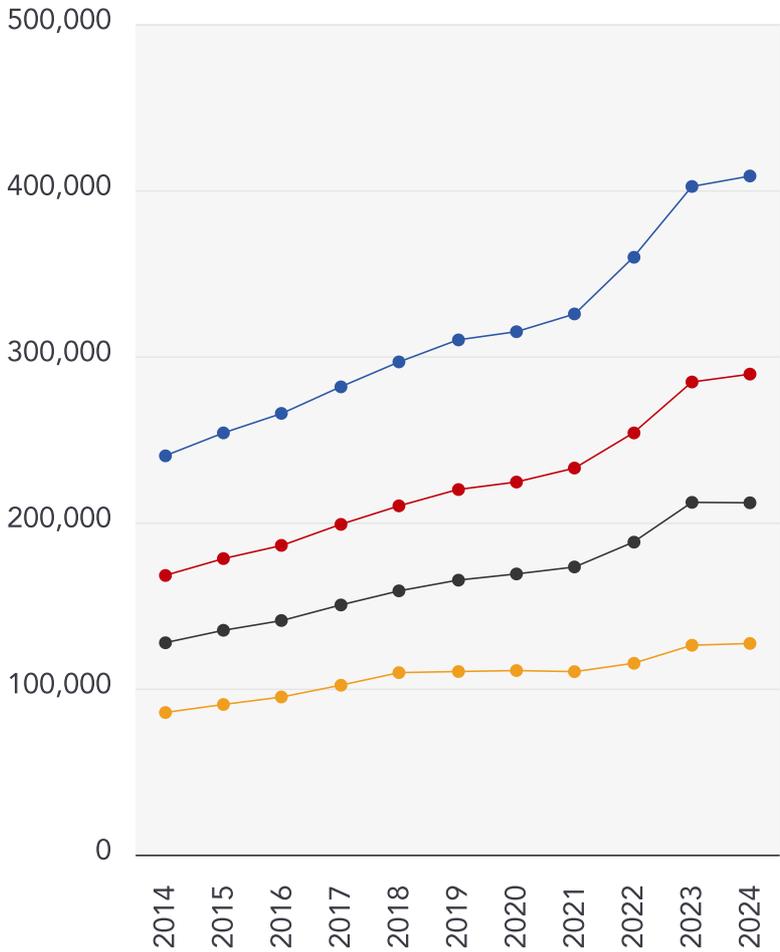
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

+70.17%

Semi-Detached

+72.14%

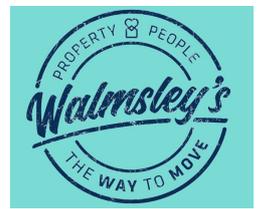
Terraced

+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



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Agent Disclaimer



Important - Please Read

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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.

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.

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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