



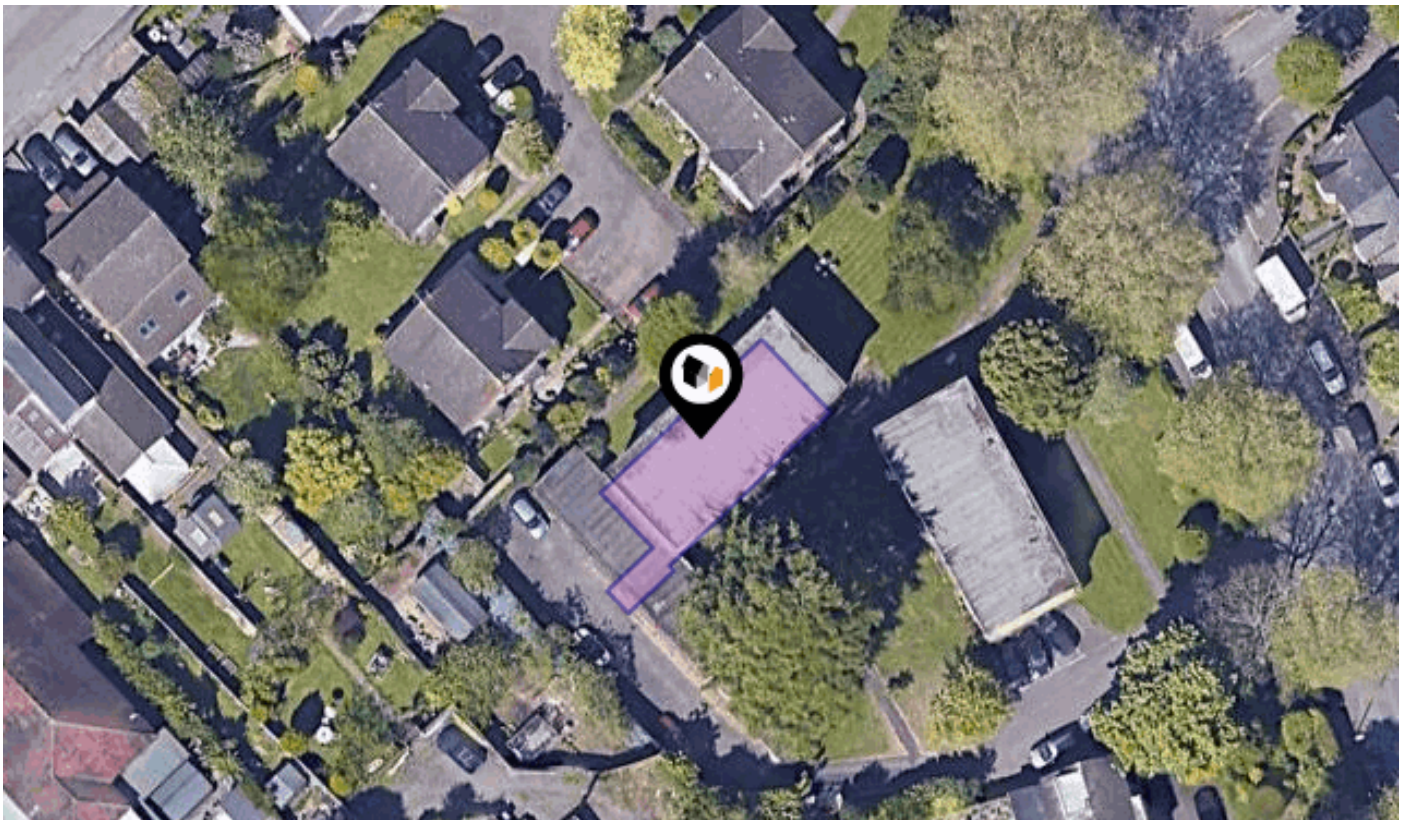
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

An insight into your property and the local area

Wednesday 09th November 2022



EARLSDON AVENUE SOUTH, 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 & interested parties

Key features

Three bedroom middle floor apartment

Garage and unallocated parking areas

Modern & spacious living dining room with french doors to balcony

Well equipped kitchen with integral oven, fridge freezer & dishwasher

Welcoming entrance hallway with archway to living room

Modern shower room with vanity unit & heated towel rail

Ideal central Earlsdon location

EPC RATING TBC (ordered), Excellent lease of over 945 years, low service charges

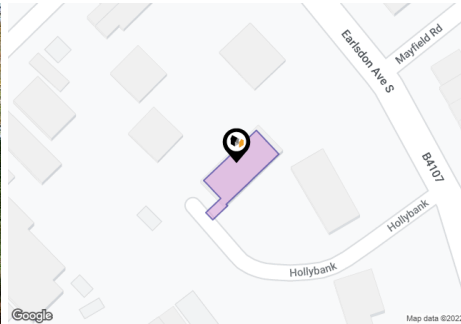
Contact Walmsley's The Way to Move to arrange your accompanied viewing.

03301 180062.

sales@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

Property Overview



Property

Type:	Flat / Maisonette	Last Sold £/ft²:	£319.53
Bedrooms:	3	Price Estimate:	£232,000
Floor Area:	710.42 ft ² / 66 m ²	Tenure:	Leasehold
Plot Area:	0.04 acres	Start Date:	25/03/1972
Council Tax :	Band B	End Date:	25/03/2971
Annual Estimate:	£1,615	Lease Term:	999 years from 25 March 1972
Title Number:	WM897428	Term Remaining:	949 years
UPRN:	100071317285		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



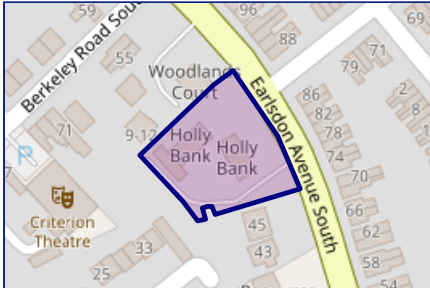
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

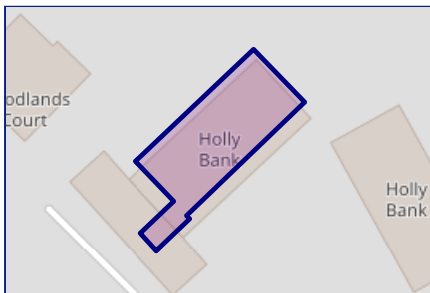


Freehold Title Plan



WK196637

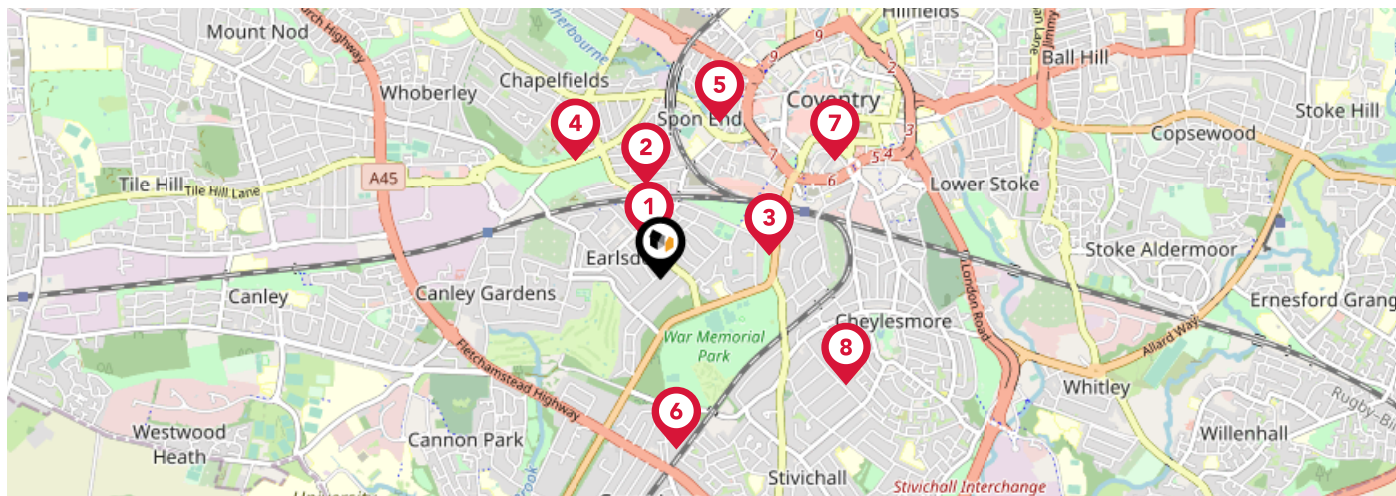
Leasehold Title Plan



WM897428

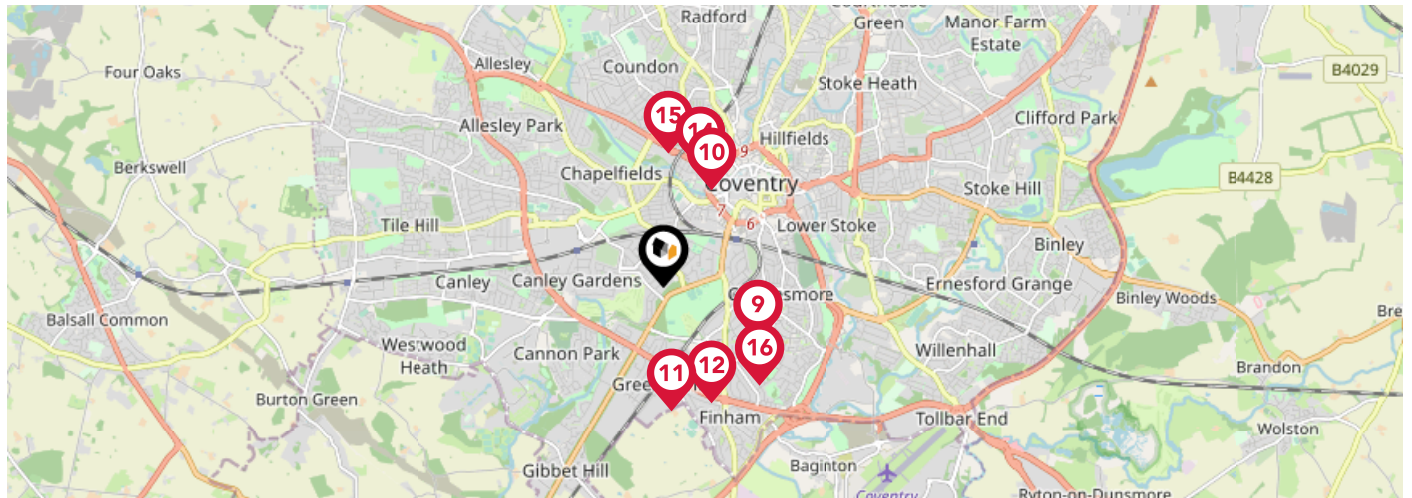
Start Date: 25/03/1972
End Date: 25/03/2971
Lease Term: 999 years from 25 March 1972
Term Remaining: 949 years









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.17	<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:0.43	<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:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stivichall Primary School Ofsted Rating: Good Pupils: 527 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:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

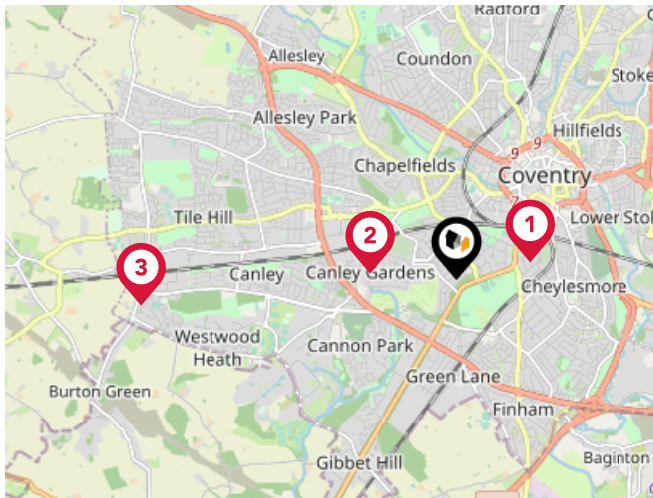
Area Schools



		Nursery	Primary	Secondary	College	Private
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.12	<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:1.12	<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:1.13	<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:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Not Rated Pupils: 410 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

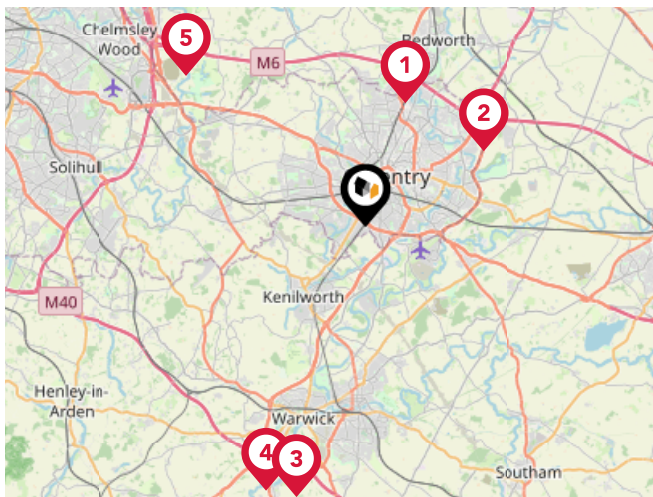
Area

Transport (National)



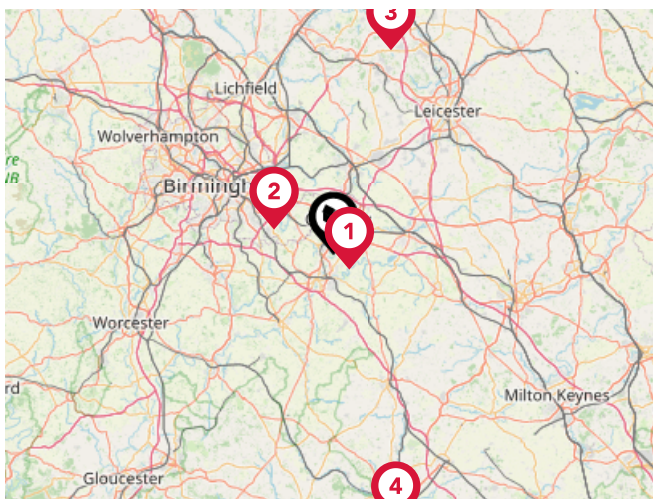
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.68 miles
2	Canley Rail Station	0.78 miles
3	Tile Hill Rail Station	2.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.71 miles
2	M6 J2	5.11 miles
3	M40 J14	10.11 miles
4	M40 J15	10.21 miles
5	M6 J3A	8.47 miles

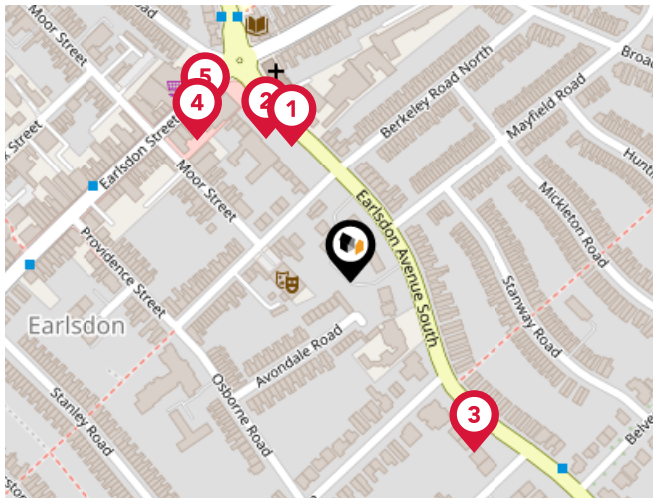


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.11 miles
2	Birmingham International Airport	9.33 miles
3	East Midlands Airport	30.8 miles
4	London Oxford Airport	40.18 miles

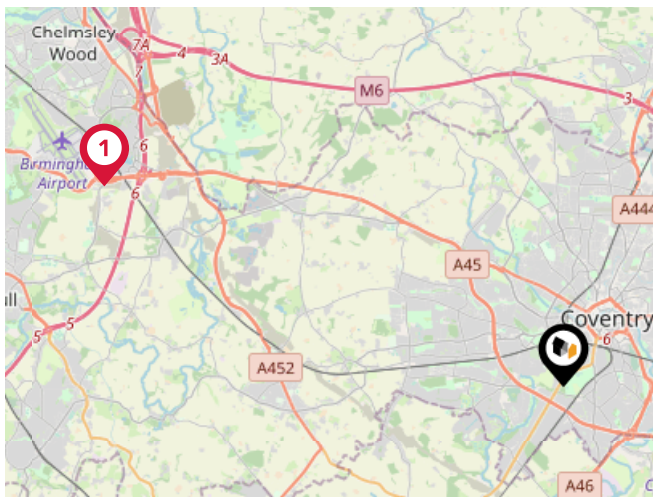
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Earlsdon St	0.08 miles
2	Earlsdon St	0.09 miles
3	Warwick Avenue	0.12 miles
4	Earlsdon Avenue	0.12 miles
5	Earlsdon Avenue	0.13 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.06 miles

Market Sold in Street



8, Holly Bank, Coventry, CV5 6DS					Flat-maisonette House
Last Sold Date:	16/08/2021	12/04/2007	28/05/2004	22/09/1995	
Last Sold Price:	£227,000	£137,750	£135,000	£45,000	
10, Holly Bank, Coventry, CV5 6DS					Flat-maisonette House
Last Sold Date:	24/09/2020	15/11/2013	06/06/2006	16/12/2005	
Last Sold Price:	£165,000	£123,500	£130,000	£118,000	
9, Holly Bank, Coventry, CV5 6DS					other House
Last Sold Date:	10/12/2018				
Last Sold Price:	£205,000				
1, Holly Bank, Coventry, CV5 6DS					Flat-maisonette House
Last Sold Date:	03/02/2017				
Last Sold Price:	£153,000				
3, Holly Bank, Coventry, CV5 6DS					Flat-maisonette House
Last Sold Date:	21/03/2014	01/07/2003	10/04/2001		
Last Sold Price:	£145,000	£102,500	£80,000		
4, Holly Bank, Coventry, CV5 6DS					Flat-maisonette House
Last Sold Date:	25/10/2013				
Last Sold Price:	£125,000				

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



5, Holly Bank, Coventry, CV5 6DS				Flat-maisonette House
Last Sold Date:	25/05/2007	13/10/2003	12/03/1999	
Last Sold Price:	£125,000	£96,000	£49,500	

11, Holly Bank, Coventry, CV5 6DS		Flat-maisonette House
Last Sold Date:	12/09/1995	
Last Sold Price:	£44,000	

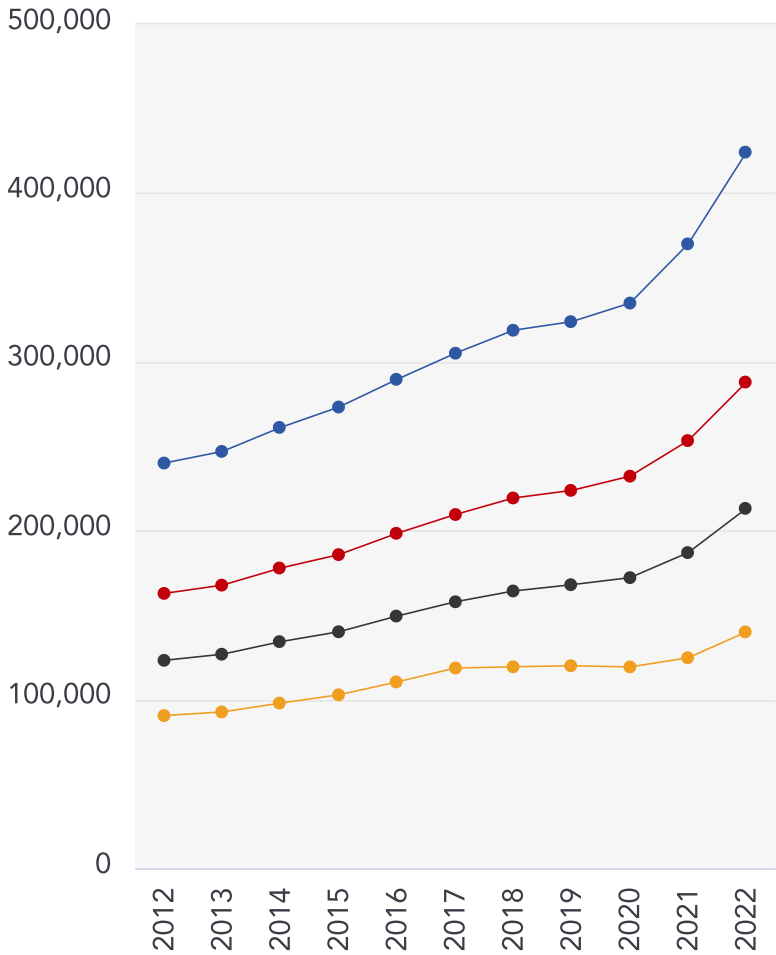
NOTE: In this list we display the 6 most recent sales records for each property since 1995. There may sometimes be more, please let us know if you would like us to check.

Market

House Price Statistics



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



Detached

+76.73%

Semi-Detached

+76.89%

Terraced

+73.09%

Flat

+54.83%

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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