



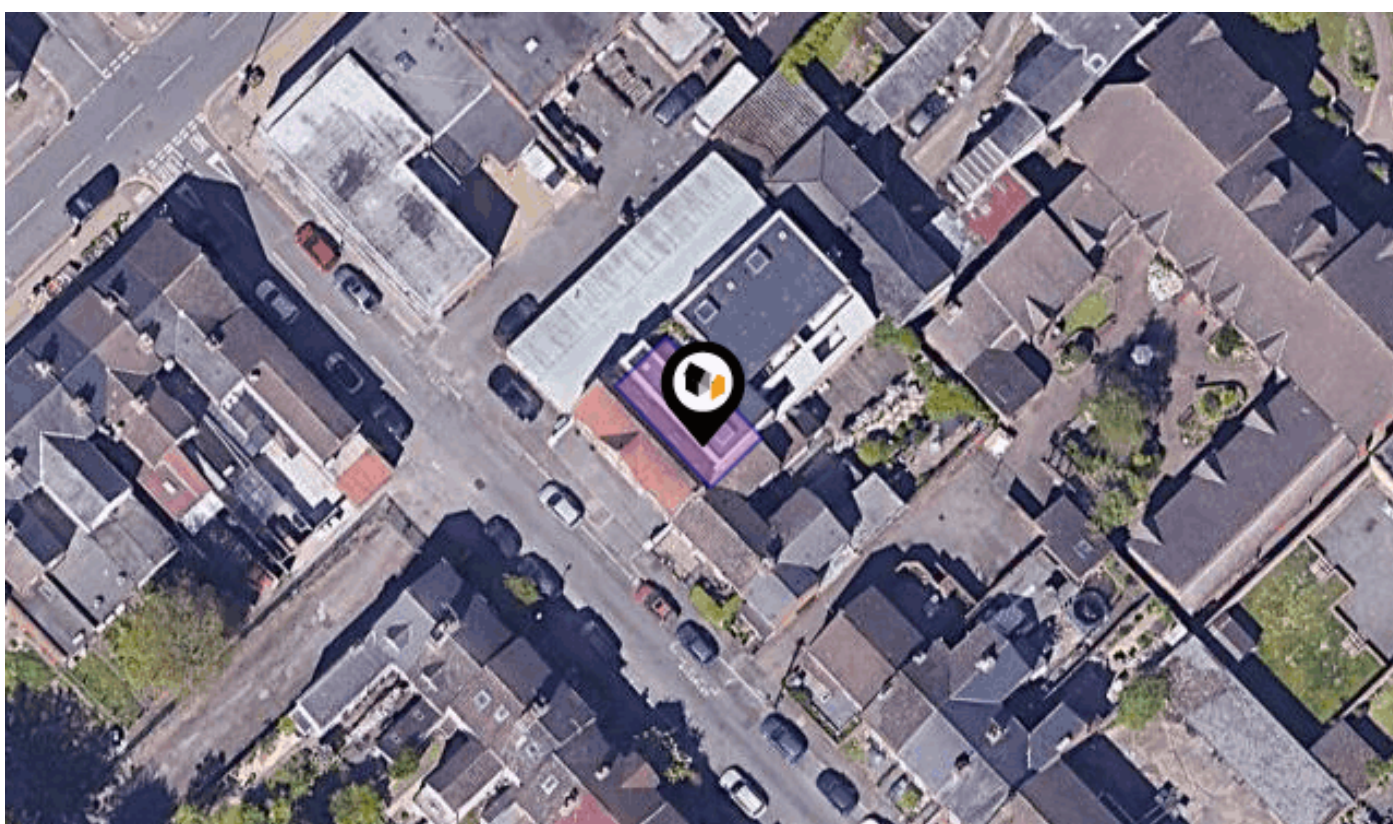
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 26th August 2023



MOOR STREET, COVENTRY, CV5

Price Estimate : £385,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Property Key Features

A unique town house situated in the center of Earlsdon

Two double bedrooms on the first floor

Impressive open plan kitchen/dining/family room on second floor

Three balcony areas off bedrooms & living room

Secure, gated and covered parking bay for one vehicle

Two en-suite bathrooms & cloakroom

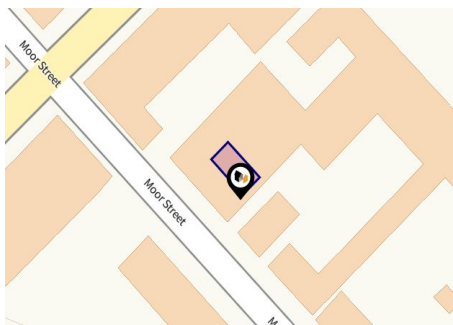
Spacious utility room & entrance hallway

A freehold purchase with management in place

EPC rating B, NO UPWARD CHAIN, total approx 1300 Sq.ft. or 120 Sq.M.

For viewings or interest please email:

sales@walmsleysthewaytomove.co.uk or call 0330 1180062



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	1,345 ft ² / 125 m ²
Plot Area:	0.02 acres
Council Tax :	Band C
Annual Estimate:	£1,845
Title Number:	MM65604
UPRN:	10091717515


Last Sold £/ft ² :	£234
Price Estimate:	£385,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Moor Street, CV5		Energy rating	
		B	
Valid until 29.11.2025			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	81 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

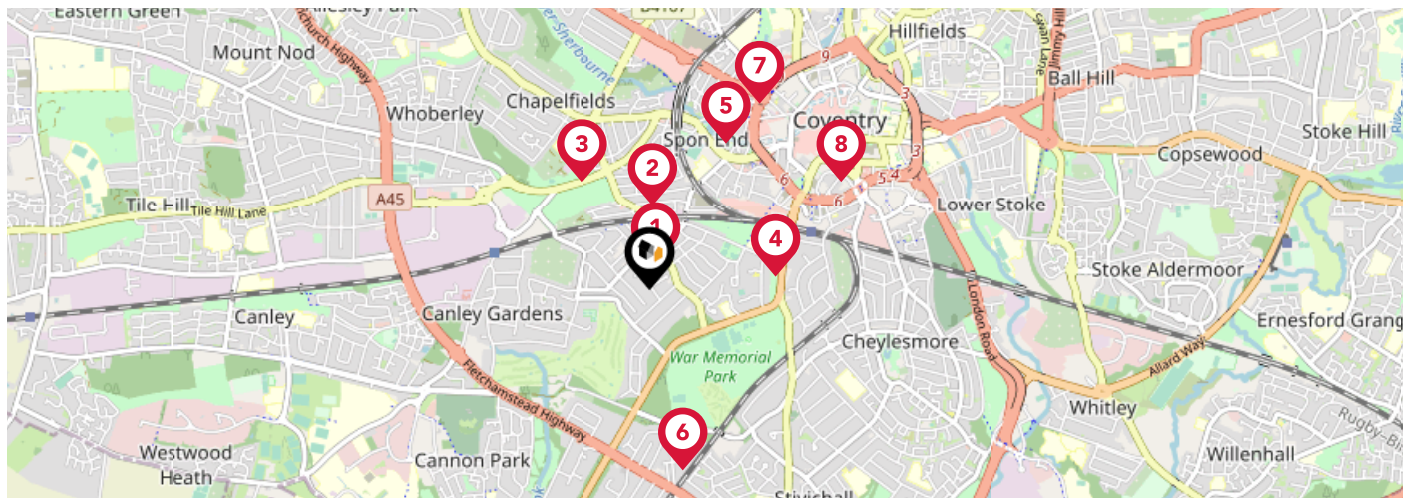
EPC - Additional Data



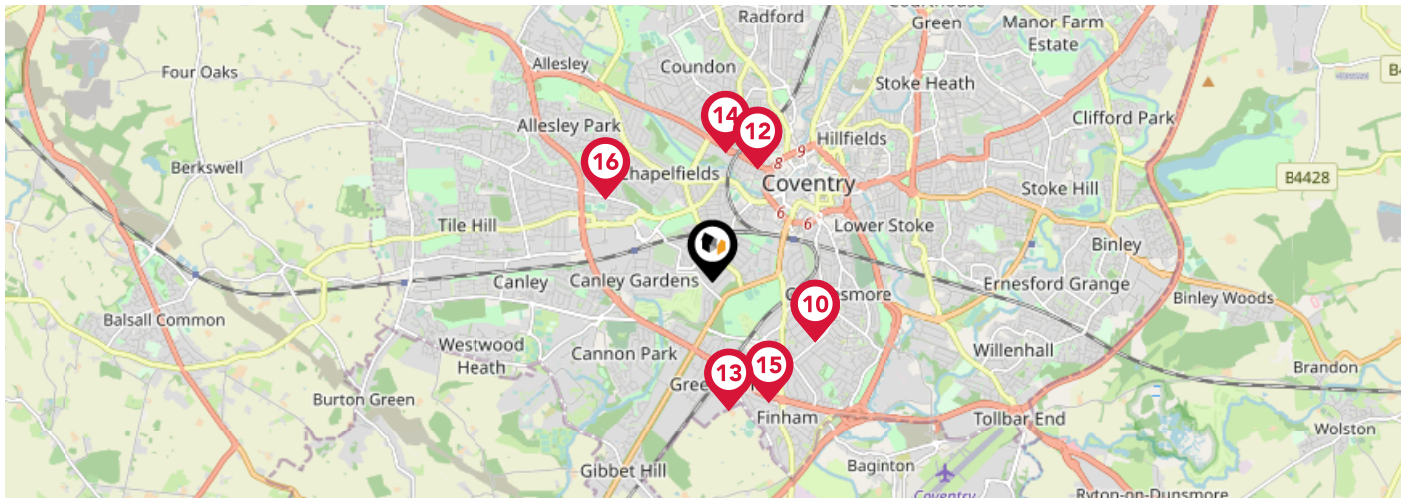
Additional EPC Data









Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Non 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 installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Flat, insulated
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated
Total Floor Area:	125 m ²

Area Schools



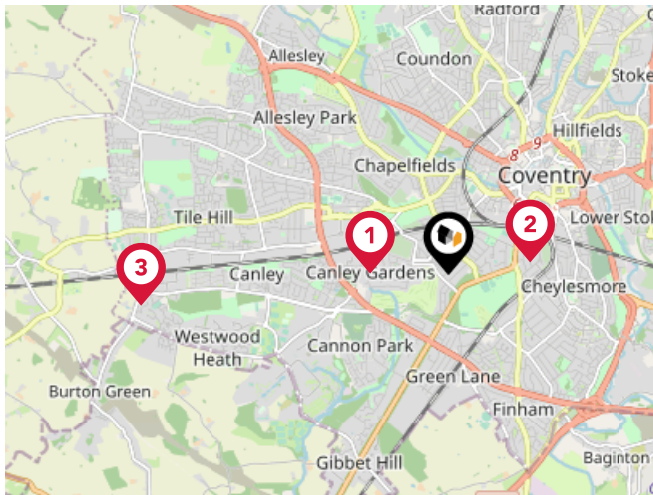
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.74	<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:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	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"/>
8	Coventry Youth Offending Service 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"/>



		Nursery	Primary	Secondary	College	Private
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance: 1.07	<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: 1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance: 1.11	<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: 1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance: 1.17	<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: 1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance: 1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance: 1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

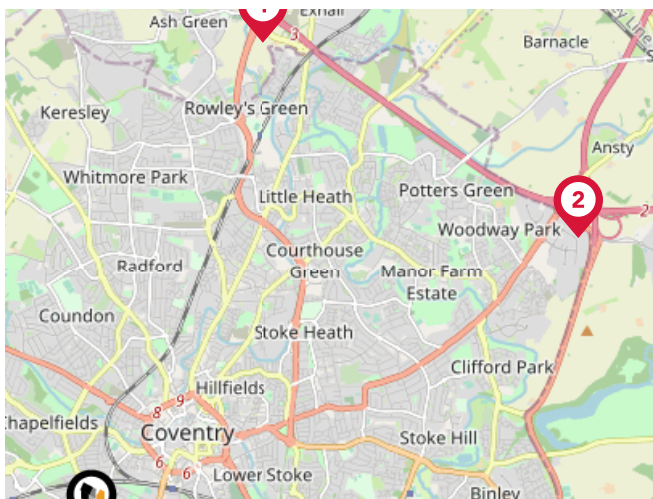
Area

Transport (National)



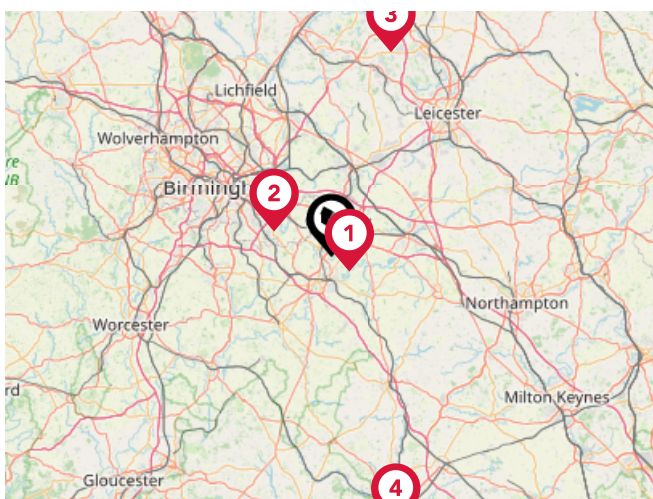
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.7 miles
	Coventry Rail Station	0.75 miles
	Tile Hill Rail Station	2.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.69 miles
	M6 J2	5.15 miles
	M40 J14	10.14 miles
	M40 J15	10.23 miles
	M6 J3A	8.37 miles

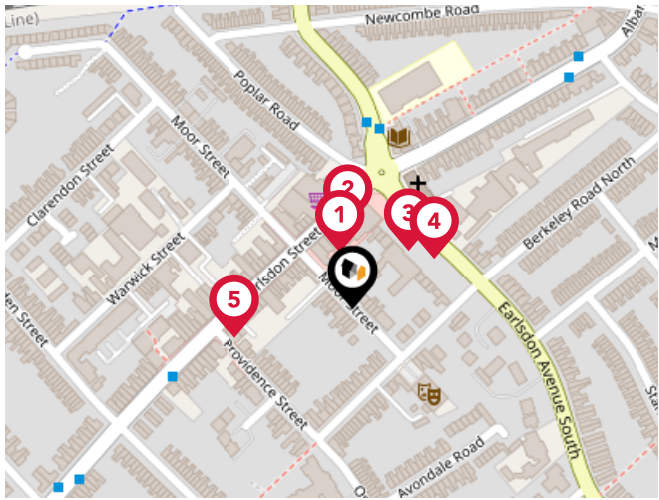


Airports/Helipads






Pin	Name	Distance
	Coventry Airport	3.2 miles
	Birmingham International Airport	9.24 miles
	East Midlands Airport	30.77 miles
	London Oxford Airport	40.25 miles

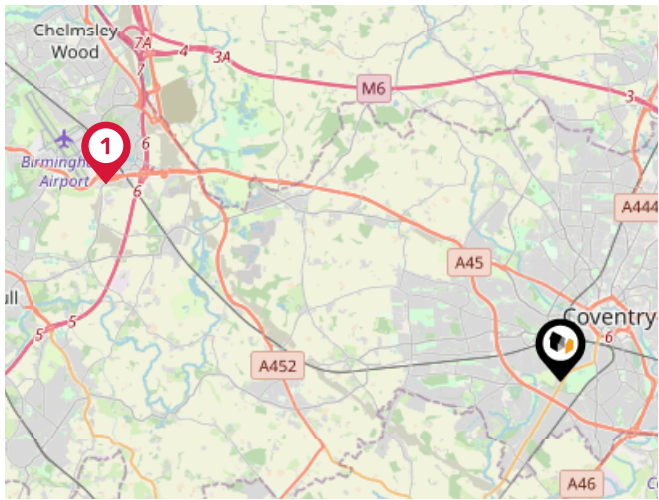
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Earlsdon Avenue	0.03 miles
	Earlsdon Avenue	0.05 miles
	Earlsdon St	0.05 miles
	Earlsdon St	0.05 miles
	Providence St	0.07 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.97 miles

Market Sold in Street



33, Moor Street, Coventry, CV5 6EQ				Terraced House
Last Sold Date:	09/12/2022	24/01/2007	25/06/1999	
Last Sold Price:	£365,000	£224,000	£70,000	
14, Moor Street, Coventry, CV5 6EQ				Flat-maisonette House
Last Sold Date:	27/07/2021			
Last Sold Price:	£160,000			
20, Moor Street, Coventry, CV5 6EQ				Flat-maisonette House
Last Sold Date:	14/08/2020			
Last Sold Price:	£162,000			
38a, Moor Street, Coventry, CV5 6EQ				other House
Last Sold Date:	19/10/2019			
Last Sold Price:	£315,000			
38, Moor Street, Coventry, CV5 6EQ				other House
Last Sold Date:	22/06/2018			
Last Sold Price:	£325,000			
Jastan House, 40, Moor Street, Coventry, CV5 6EQ				other House
Last Sold Date:	20/04/2018			
Last Sold Price:	£495,000			
23, Moor Street, Coventry, CV5 6EQ				Terraced House
Last Sold Date:	29/01/2018			
Last Sold Price:	£280,000			
22, Moor Street, Coventry, CV5 6EQ				Terraced House
Last Sold Date:	26/06/2017	16/11/2007		
Last Sold Price:	£220,000	£151,000		
38b, Moor Street, Coventry, CV5 6EQ				Flat-maisonette House
Last Sold Date:	26/08/2016			
Last Sold Price:	£280,000			
29, Moor Street, Coventry, CV5 6EQ				Flat-maisonette House
Last Sold Date:	27/07/2015	08/08/1996		
Last Sold Price:	£235,000	£60,000		
36, Moor Street, Coventry, CV5 6EQ				Terraced House
Last Sold Date:	21/03/2014	12/09/1997		
Last Sold Price:	£142,000	£49,000		
41, Moor Street, Coventry, CV5 6EQ				Terraced House
Last Sold Date:	30/08/2007	23/08/2002		
Last Sold Price:	£497,500	£190,000		

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

Market Sold in Street



34, Moor Street, Coventry, CV5 6EQ				Terraced House
Last Sold Date:	03/10/2005	31/05/2002	13/03/1998	
Last Sold Price:	£137,500	£83,253	£35,000	
1, Moor Street, Coventry, CV5 6EQ				Terraced House
Last Sold Date:	31/05/2002	25/06/1997		
Last Sold Price:	£120,000	£59,950		
27, Moor Street, Coventry, CV5 6EQ				Semi-detached House
Last Sold Date:	24/04/2001			
Last Sold Price:	£88,000			
31, Moor Street, Coventry, CV5 6EQ				Terraced House
Last Sold Date:	16/03/2001	25/09/1998		
Last Sold Price:	£79,000	£56,950		
37, Moor Street, Coventry, CV5 6EQ				Terraced House
Last Sold Date:	11/06/2000			
Last Sold Price:	£132,500			
25, Moor Street, Coventry, CV5 6EQ				Terraced House
Last Sold Date:	13/08/1999			
Last Sold Price:	£81,000			

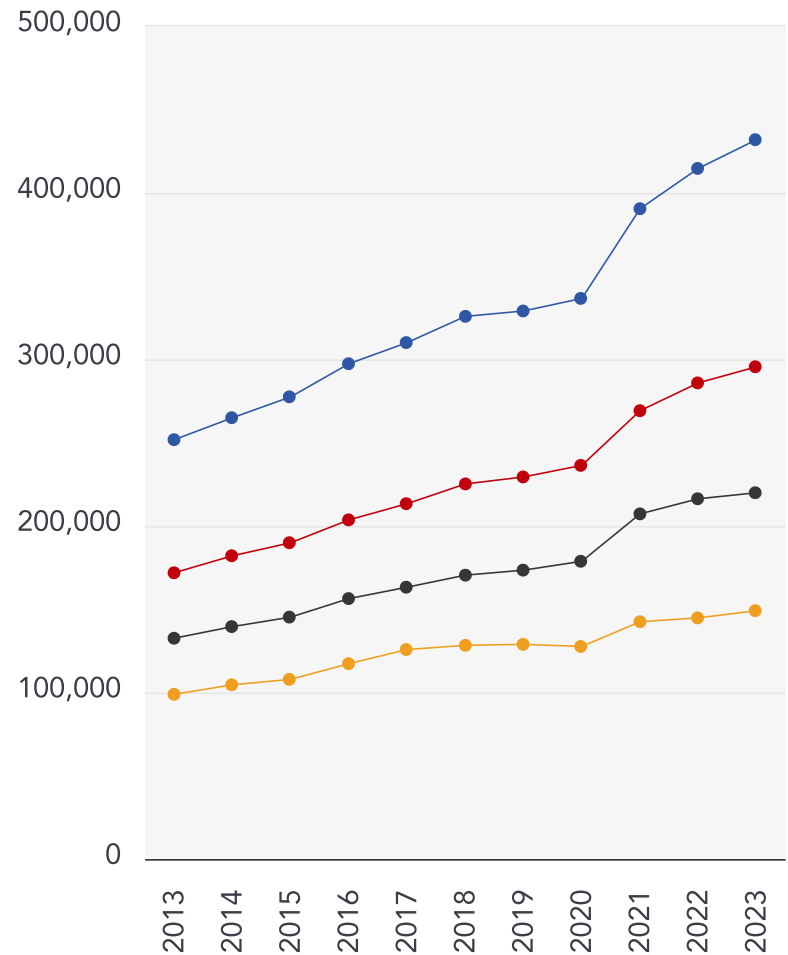
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+71.53%

Semi-Detached

+71.96%

Terraced

+65.88%

Flat

+50.8%

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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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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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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