



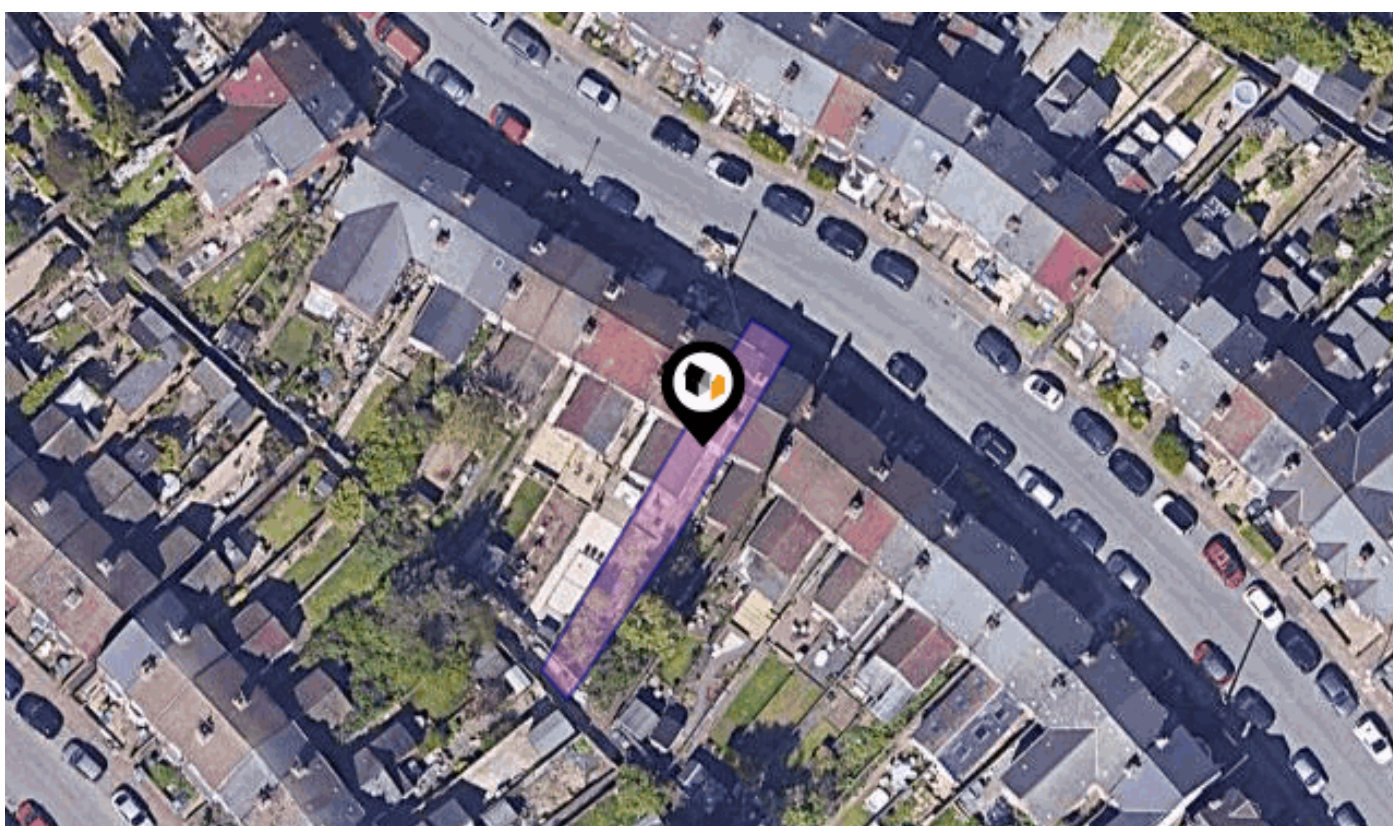
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 24<sup>th</sup> November 2023**



## HUNTINGDON ROAD, COVENTRY, CV5

**Price Estimate :** £250,000

### 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



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### Dear Buyers & interested parties

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#### Your property details in brief.....

A two double bedroom terraced Victorian home

South facing, generous gardens with patio & growing areas

Two reception rooms & ground floor white bathroom suite

Open plan kitchen dining room with door to garden

Walled & gated foregarden

Boarded loft with ladder, gas central heating & double glazing

Close to the centre of Earlsdon, the Memorial Park & Train station

EPC Rating D, Total 740 Sq.Ft or 69 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@walmsleythewaytomove.co.uk or 0330 1180 062***



## Property

Type:	Terraced	Last Sold £/ft <sup>2</sup> :	£274
Bedrooms:	2	Price Estimate:	£250,000
Floor Area:	699 ft <sup>2</sup> / 65 m <sup>2</sup>	Tenure:	Freehold
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,384		
Title Number:	WK213857		
UPRN:	100070664103		

## Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very Low	16	80	1000
• Surface Water	Low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

# Property

## EPC - Certificate



COVENTRY, CV5

Energy rating

D

Valid until 01.03.2031

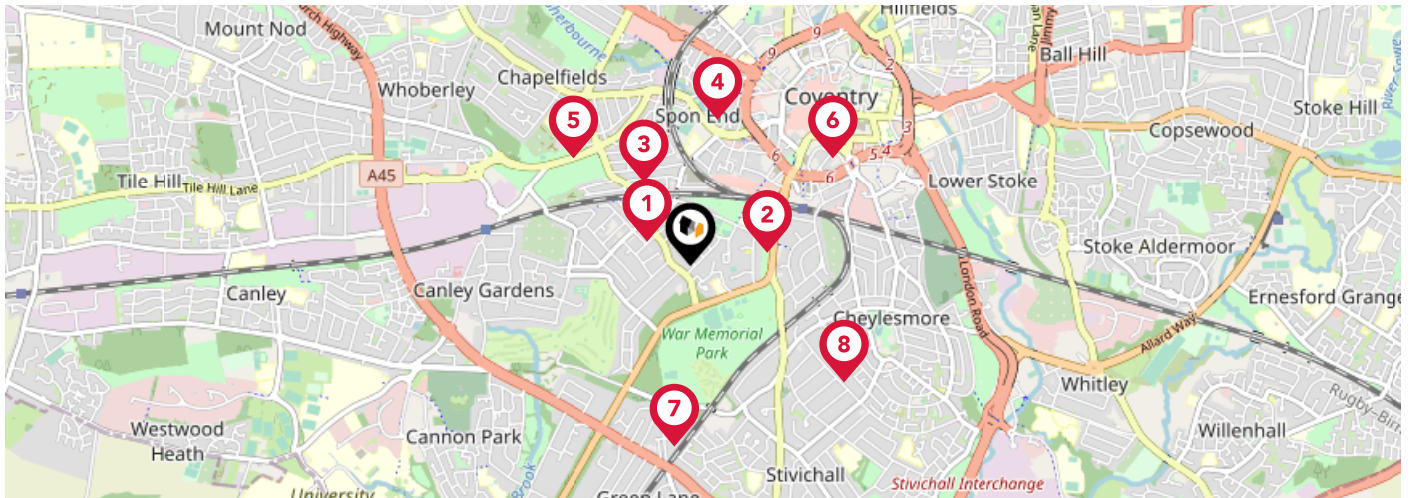
Score	Energy rating	Current	Potential
92+	A	<div>65   D</div>	<div>88   B</div>
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<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, unknown install date
<b>Previous Extension:</b>	1
<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, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 86% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	65 m <sup>2</sup>

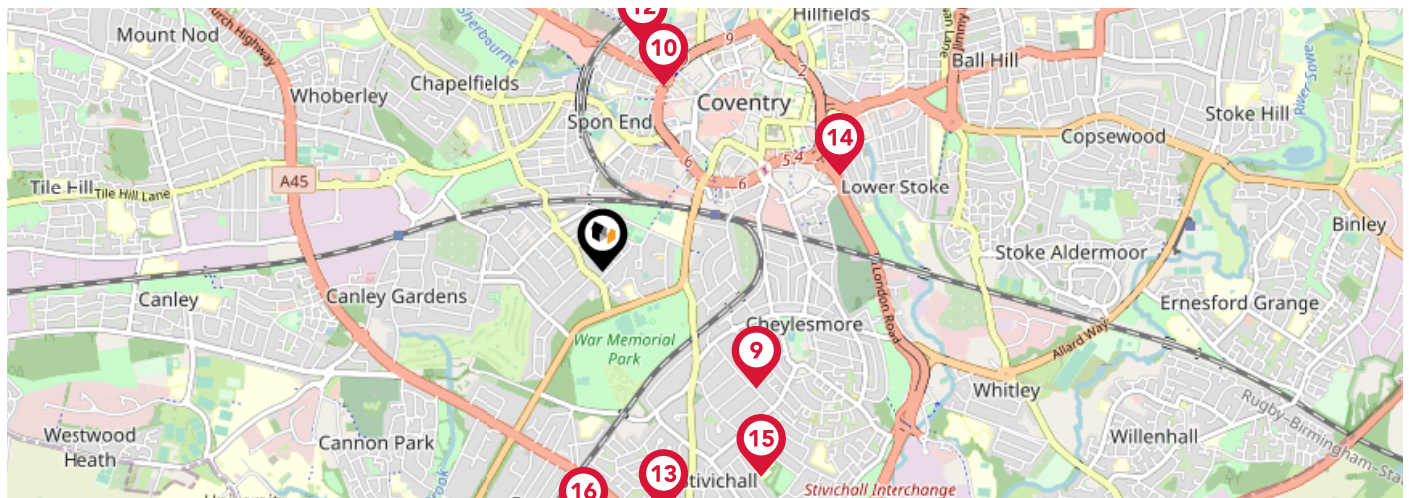










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

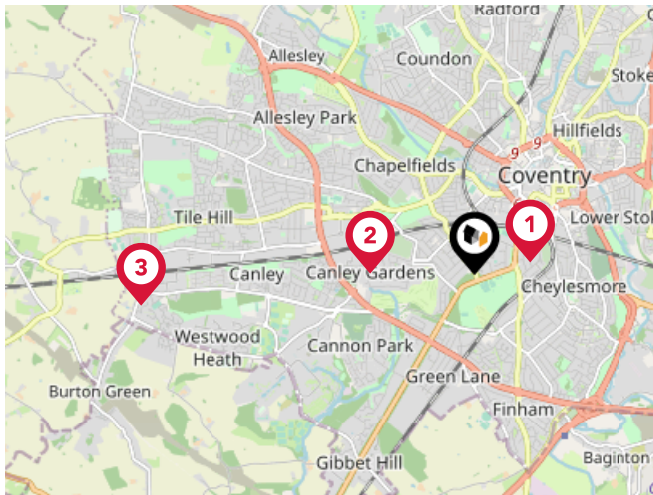
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.88	<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:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:1.04	<input type="checkbox"/>	<input 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>Coventry University</b> 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"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 410   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1541   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

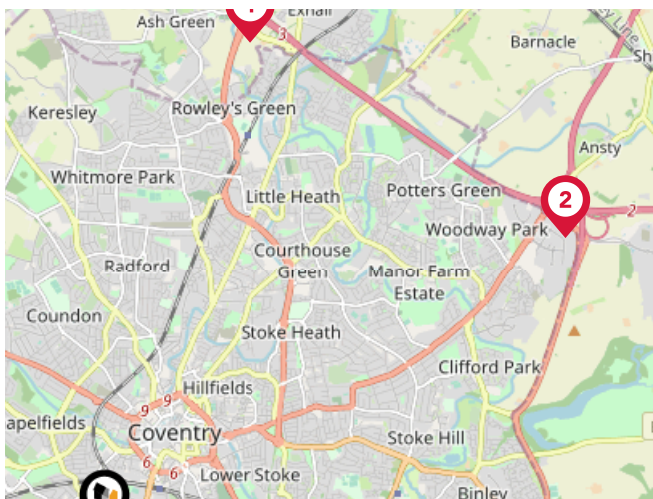
# Area

## Transport (National)



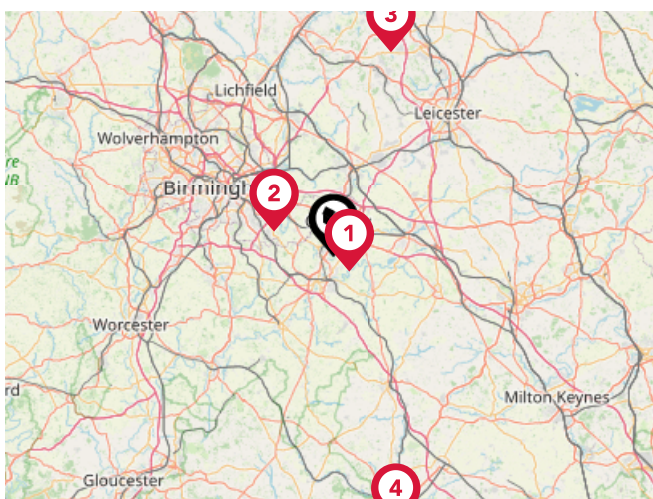
### National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.52 miles
	Canley Rail Station	0.93 miles
	Tile Hill Rail Station	3.02 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.62 miles
	M6 J2	4.95 miles
	M40 J14	10.19 miles
	M40 J15	10.31 miles
	M6 J3A	8.55 miles



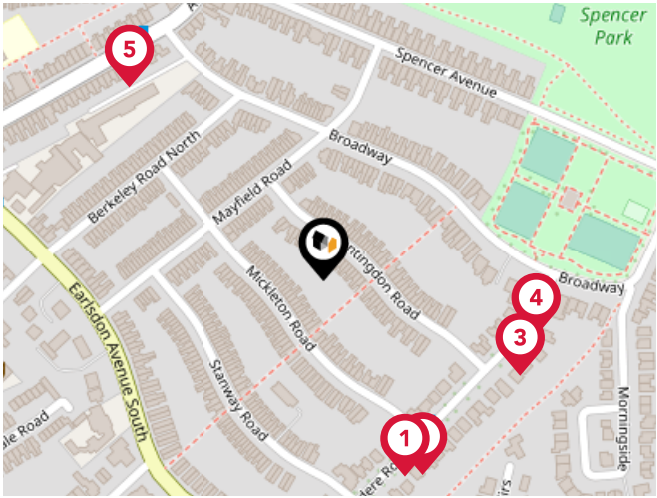
### Airports/Helipads

Pin	Name	Distance
	Coventry Airport	3.04 miles
	Birmingham International Airport	9.45 miles
	East Midlands Airport	30.71 miles
	London Oxford Airport	40.2 miles








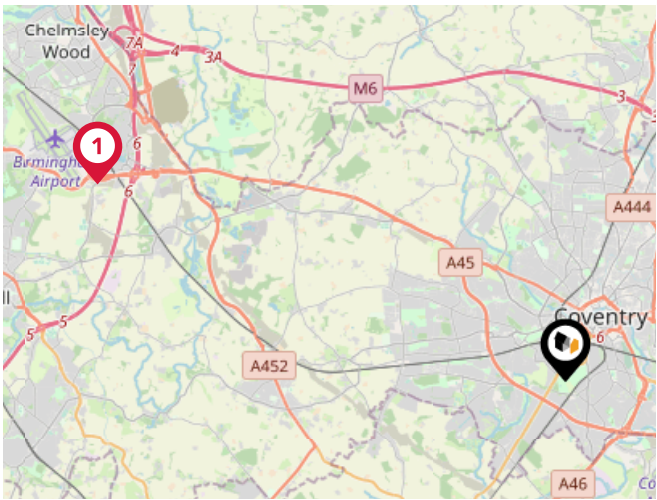
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Mickleton Rd	0.12 miles
	Mickleton Rd	0.12 miles
	Huntingdon Rd	0.12 miles
	Huntingdon Rd	0.12 miles
	Broadway	0.15 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.18 miles

# Market Sold in Street



<b>52, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	26/08/2022	03/02/2006					
Last Sold Price:	£360,000	£175,950					
<b>42, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	01/10/2021						
Last Sold Price:	£260,000						
<b>38, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	14/08/2020	22/05/2003					
Last Sold Price:	£193,000	£97,950					
<b>Roseleigh, 66, Huntingdon Road, Coventry, CV5 6PU</b>							Semi-detached House
Last Sold Date:	11/07/2019	02/08/2013	28/06/2007	06/09/2002	23/08/2001	03/06/1999	
Last Sold Price:	£450,000	£325,000	£315,000	£246,000	£215,000	£152,000	
<b>20, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	20/02/2019	18/04/1997					
Last Sold Price:	£178,000	£25,000					
<b>56, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	19/10/2018	31/01/2014	19/07/2006				
Last Sold Price:	£375,000	£250,000	£150,000				
<b>48, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	28/11/2017	05/01/2012					
Last Sold Price:	£292,500	£223,500					
<b>24, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	27/03/2017	03/12/2010	13/02/2003	14/06/2002			
Last Sold Price:	£192,000	£150,000	£123,000	£74,700			
<b>40, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	23/02/2017						
Last Sold Price:	£155,000						
<b>2, Huntingdon Road, Coventry, CV5 6PU</b>							Semi-detached House
Last Sold Date:	28/10/2016	12/08/2011	25/10/2000	18/10/1999			
Last Sold Price:	£280,000	£220,000	£110,000	£54,000			
<b>10, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	30/03/2016	19/02/2015					
Last Sold Price:	£190,000	£143,000					
<b>62, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	20/10/2015	18/09/2002					
Last Sold Price:	£279,950	£165,000					

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

# Market Sold in Street



<b>18, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	18/09/2015	31/05/1995					
Last Sold Price:	£155,000	£26,000					
<b>44, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	18/08/2015	16/09/2011					
Last Sold Price:	£265,000	£175,000					
<b>30, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	29/08/2014	02/11/2007	30/07/1999				
Last Sold Price:	£167,500	£150,000	£50,000				
<b>32, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	25/06/2013						
Last Sold Price:	£142,500						
<b>4, Huntingdon Road, Coventry, CV5 6PU</b>							Semi-detached House
Last Sold Date:	20/12/2012	19/08/2003					
Last Sold Price:	£250,000	£170,000					
<b>14, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	09/12/2010	15/01/2007	27/06/2003	13/10/2000	27/02/1998	29/09/1995	
Last Sold Price:	£140,000	£140,000	£110,000	£76,000	£52,000	£45,500	
<b>22, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	27/11/2009	03/02/2006	24/05/2002				
Last Sold Price:	£150,000	£135,000	£76,950				
<b>28, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	14/08/2009	21/09/2001	16/01/1997				
Last Sold Price:	£150,000	£86,000	£41,500				
<b>26, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	09/03/2007						
Last Sold Price:	£140,000						
<b>58, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	18/08/2006						
Last Sold Price:	£194,950						
<b>68, Huntingdon Road, Coventry, CV5 6PU</b>							Semi-detached House
Last Sold Date:	26/05/2006						
Last Sold Price:	£280,000						
<b>12, Huntingdon Road, Coventry, CV5 6PU</b>							Terraced House
Last Sold Date:	18/09/2002	09/04/1997					
Last Sold Price:	£96,000	£48,000					

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

# Market Sold in Street



16, Huntingdon Road, Coventry, CV5 6PU			Terraced House
Last Sold Date:	31/03/2000		
Last Sold Price:	£55,000		
74, Huntingdon Road, Coventry, CV5 6PU			Semi-detached House
Last Sold Date:	13/07/1999		
Last Sold Price:	£160,000		
50, Huntingdon Road, Coventry, CV5 6PU			Semi-detached House
Last Sold Date:	11/12/1998	04/09/1995	
Last Sold Price:	£95,000	£54,000	
34, Huntingdon Road, Coventry, CV5 6PU			Terraced House
Last Sold Date:	18/04/1997		
Last Sold Price:	£47,500		
64, Huntingdon Road, Coventry, CV5 6PU			Terraced House
Last Sold Date:	28/08/1996		
Last Sold Price:	£71,000		
60, Huntingdon Road, Coventry, CV5 6PU			Terraced House
Last Sold Date:	04/04/1995		
Last Sold Price:	£34,000		

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

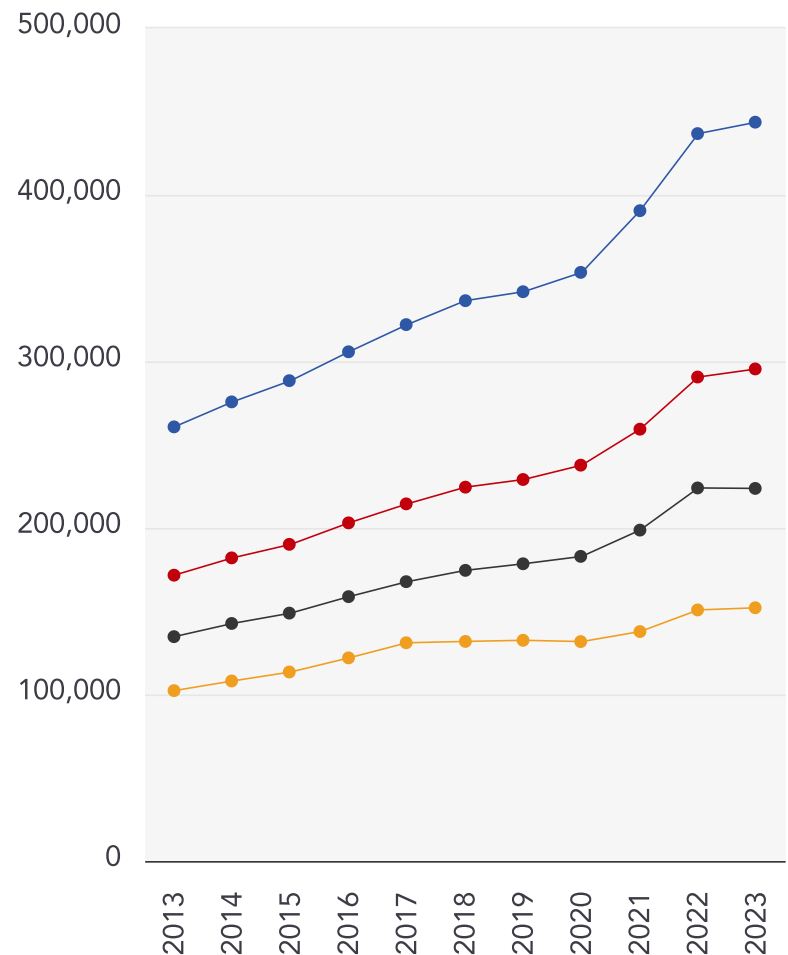


# Market

## House Price Statistics



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



Detached

**+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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## 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.

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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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