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Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 01<sup>st</sup> October 2024**



## HUNTINGDON ROAD, COVENTRY, CV5

**Asking Price :** £250,000

### 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



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### Dear Buyers & interested parties

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

A spacious three double bedroom terraced home  
Ground floor bathroom & second floor ensuite shower room  
Private & well maintained, fenced rear gardens  
Sitting & dining room with stairs to first floor from both  
Fully compliant third bedroom, loft conversion  
Gas central heating & double glazing throughout  
Ideal Earlsdon location close to parks, train station & amenities  
EPC Rating D, Total 933 Sq. Ft. or 86 Sq.M Approx

*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

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	904 ft <sup>2</sup> / 84 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,786
<b>Title Number:</b>	WM302681

<b>Asking Price:</b>	£250,000
<b>Tenure:</b>	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1139</b> mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



COVENTRY, CV5

Energy rating

# D

Valid until 30.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

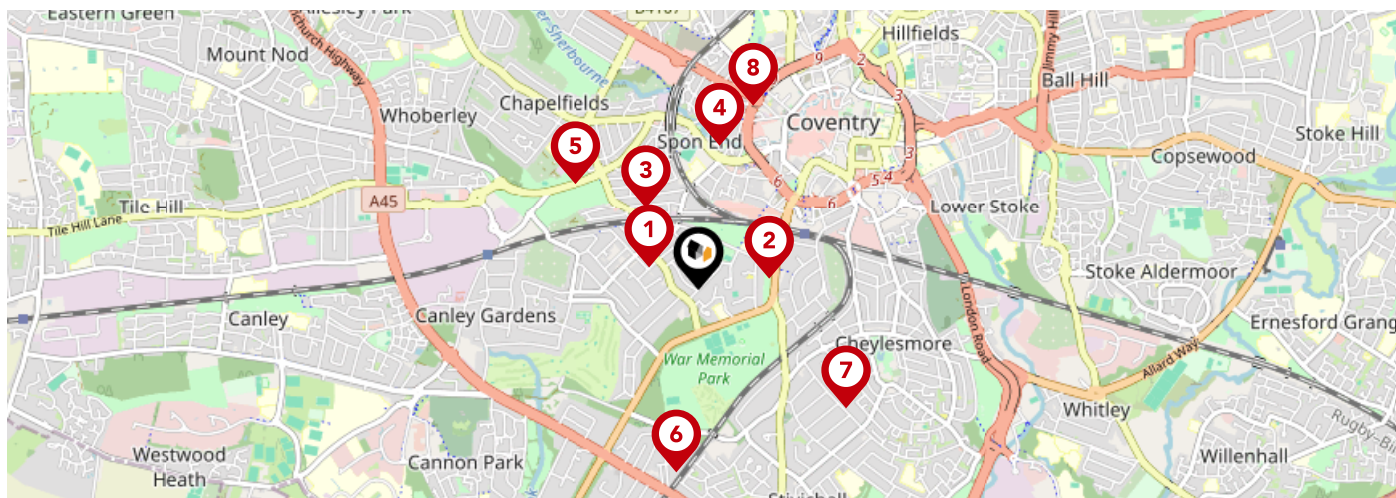


### Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<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>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 38% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	84 m <sup>2</sup>

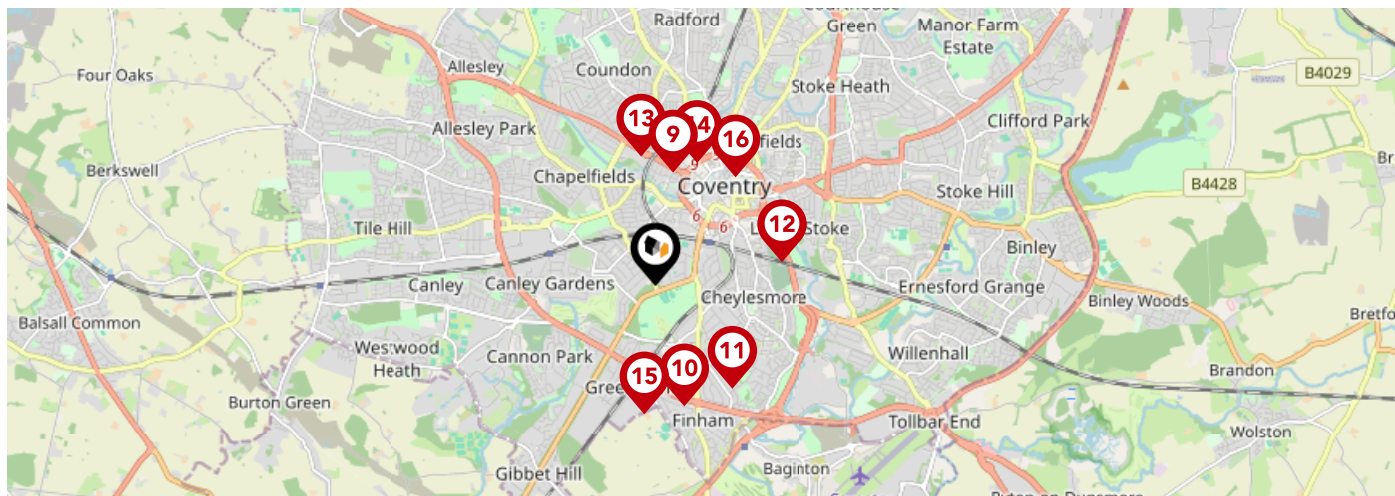










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.25	<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: 802   Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.45	<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: 260   Distance:0.66	<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: 239   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

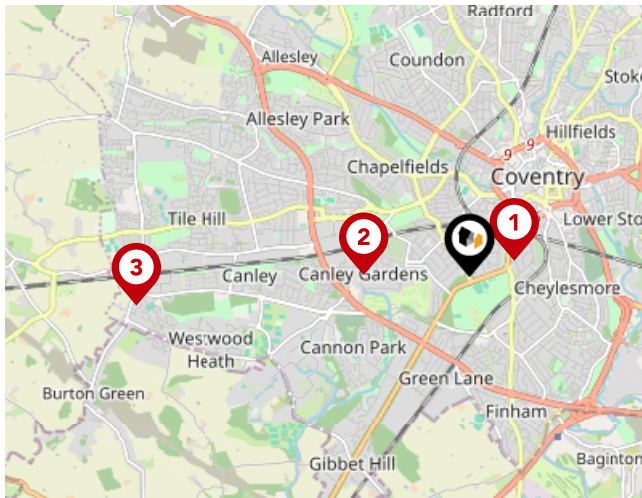
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   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: 421   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

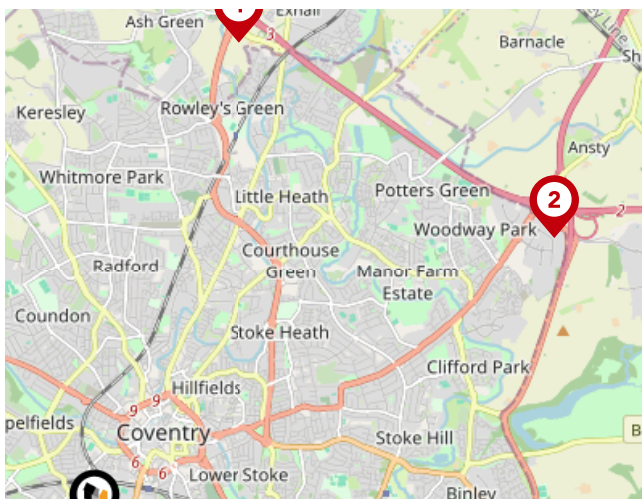
# Area

## Transport (National)



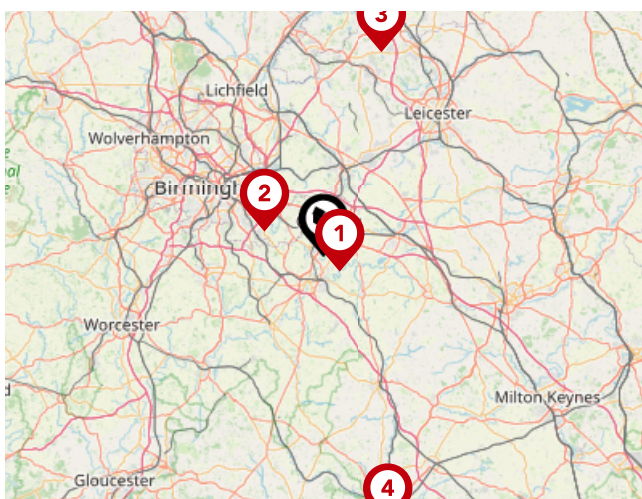
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.42 miles
2	Canley Rail Station	0.96 miles
3	Tile Hill Rail Station	3.03 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.61 miles
2	M6 J2	4.93 miles
3	M40 J14	10.2 miles
4	M40 J15	10.32 miles
5	M6 J3A	8.57 miles



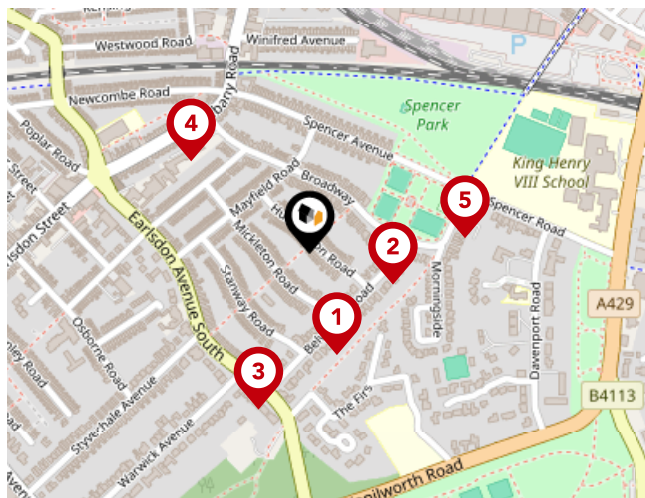
### Airports/Helipads

Pin	Name	Distance
1	Baginton	3.02 miles
2	Birmingham Airport	9.47 miles
3	East Mids Airport	30.67 miles
4	Kidlington	40.28 miles



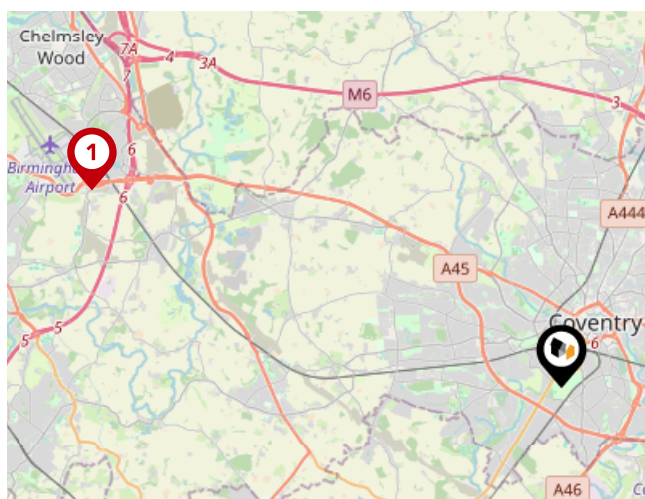
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mickleton Rd	0.12 miles
2	Huntingdon Rd	0.1 miles
3	Warwick Avenue	0.18 miles
4	Broadway	0.17 miles
5	Spencer Avenue	0.18 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.2 miles

# Market Sold in Street



<b>17, Huntingdon Road, Coventry, CV5 6PT</b>				Terraced House
Last Sold Date:	16/12/2022	05/09/2002	04/10/1999	
Last Sold Price:	£230,000	£94,000	£69,000	
<b>79, Huntingdon Road, Coventry, CV5 6PT</b>				Semi-detached House
Last Sold Date:	05/08/2022			
Last Sold Price:	£445,000			
<b>69, Huntingdon Road, Coventry, CV5 6PT</b>				Terraced House
Last Sold Date:	26/02/2021			
Last Sold Price:	£297,000			
<b>29, Huntingdon Road, Coventry, CV5 6PT</b>				Terraced House
Last Sold Date:	11/12/2020	07/01/2000		
Last Sold Price:	£225,500	£45,000		
<b>47, Huntingdon Road, Coventry, CV5 6PT</b>				Terraced House
Last Sold Date:	13/09/2019	25/09/2015	22/08/2014	19/01/2005
Last Sold Price:	£350,000	£285,000	£212,000	£200,000
<b>25, Huntingdon Road, Coventry, CV5 6PT</b>				Terraced House
Last Sold Date:	31/08/2018	07/04/2006	24/02/2003	
Last Sold Price:	£277,500	£150,000	£140,000	
<b>67, Huntingdon Road, Coventry, CV5 6PT</b>				Terraced House
Last Sold Date:	26/04/2018	05/03/2013		
Last Sold Price:	£338,000	£185,000		
<b>41, Huntingdon Road, Coventry, CV5 6PT</b>				Terraced House
Last Sold Date:	02/06/2017	11/10/2013		
Last Sold Price:	£205,000	£130,000		
<b>51, Huntingdon Road, Coventry, CV5 6PT</b>				Terraced House
Last Sold Date:	15/10/2015	14/04/2003	04/10/1999	
Last Sold Price:	£311,000	£180,000	£93,000	
<b>43, Huntingdon Road, Coventry, CV5 6PT</b>				Terraced House
Last Sold Date:	19/12/2014	09/09/2011	12/12/2003	
Last Sold Price:	£172,500	£149,000	£123,750	
<b>23, Huntingdon Road, Coventry, CV5 6PT</b>				Terraced House
Last Sold Date:	17/12/2014	23/04/2004	29/05/1998	29/08/1997
Last Sold Price:	£145,000	£126,500	£54,950	£35,550
<b>37, Huntingdon Road, Coventry, CV5 6PT</b>				Terraced House
Last Sold Date:	31/01/2014	07/07/2006	16/04/1998	
Last Sold Price:	£149,000	£144,950	£53,750	

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

# Market Sold in Street



<b>7, Huntingdon Road, Coventry, CV5 6PT</b>					Terraced House
Last Sold Date:	11/11/2013	17/12/2010	10/08/2001	19/04/1996	
Last Sold Price:	£157,000	£151,000	£88,000	£34,000	
<b>53, Huntingdon Road, Coventry, CV5 6PT</b>					Terraced House
Last Sold Date:	08/11/2012	23/05/2003			
Last Sold Price:	£250,000	£153,000			
<b>19, Huntingdon Road, Coventry, CV5 6PT</b>					Terraced House
Last Sold Date:	19/09/2011	23/05/2008			
Last Sold Price:	£148,000	£129,500			
<b>55, Huntingdon Road, Coventry, CV5 6PT</b>					Terraced House
Last Sold Date:	06/11/2009				
Last Sold Price:	£182,650				
<b>21, Huntingdon Road, Coventry, CV5 6PT</b>					Terraced House
Last Sold Date:	24/11/2006	24/10/2002	12/07/2000		
Last Sold Price:	£143,000	£109,250	£66,000		
<b>35, Huntingdon Road, Coventry, CV5 6PT</b>					Terraced House
Last Sold Date:	16/12/2005				
Last Sold Price:	£142,000				
<b>27, Huntingdon Road, Coventry, CV5 6PT</b>					Terraced House
Last Sold Date:	18/11/2005	19/10/2001			
Last Sold Price:	£136,000	£74,000			
<b>59, Huntingdon Road, Coventry, CV5 6PT</b>					Terraced House
Last Sold Date:	26/08/2005	17/12/2002	26/03/1997		
Last Sold Price:	£199,950	£182,500	£64,500		
<b>71, Huntingdon Road, Coventry, CV5 6PT</b>					Semi-detached House
Last Sold Date:	12/11/2004				
Last Sold Price:	£194,000				
<b>15, Huntingdon Road, Coventry, CV5 6PT</b>					Terraced House
Last Sold Date:	18/03/2004	02/04/1998			
Last Sold Price:	£123,000	£51,500			
<b>5, Huntingdon Road, Coventry, CV5 6PT</b>					Terraced House
Last Sold Date:	30/11/2001				
Last Sold Price:	£85,000				
<b>73, Huntingdon Road, Coventry, CV5 6PT</b>					Terraced House
Last Sold Date:	16/08/2001				
Last Sold Price:	£95,000				

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

# Market Sold in Street



<b>9, Huntingdon Road, Coventry, CV5 6PT</b>		Terraced House
Last Sold Date:	17/05/2000	21/11/1997
Last Sold Price:	£65,800	£47,000
<b>57, Huntingdon Road, Coventry, CV5 6PT</b>		Terraced House
Last Sold Date:	01/04/1999	
Last Sold Price:	£52,000	
<b>81, Huntingdon Road, Coventry, CV5 6PT</b>		Semi-detached House
Last Sold Date:	12/01/1999	
Last Sold Price:	£85,000	
<b>31, Huntingdon Road, Coventry, CV5 6PT</b>		Terraced House
Last Sold Date:	16/11/1998	
Last Sold Price:	£47,500	
<b>75, Huntingdon Road, Coventry, CV5 6PT</b>		Terraced House
Last Sold Date:	30/10/1997	
Last Sold Price:	£73,000	
<b>63, Huntingdon Road, Coventry, CV5 6PT</b>		Terraced House
Last Sold Date:	28/08/1997	
Last Sold Price:	£73,000	
<b>49, Huntingdon Road, Coventry, CV5 6PT</b>		Terraced House
Last Sold Date:	27/06/1997	
Last Sold Price:	£68,000	
<b>65, Huntingdon Road, Coventry, CV5 6PT</b>		Terraced House
Last Sold Date:	06/06/1997	
Last Sold Price:	£73,000	

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

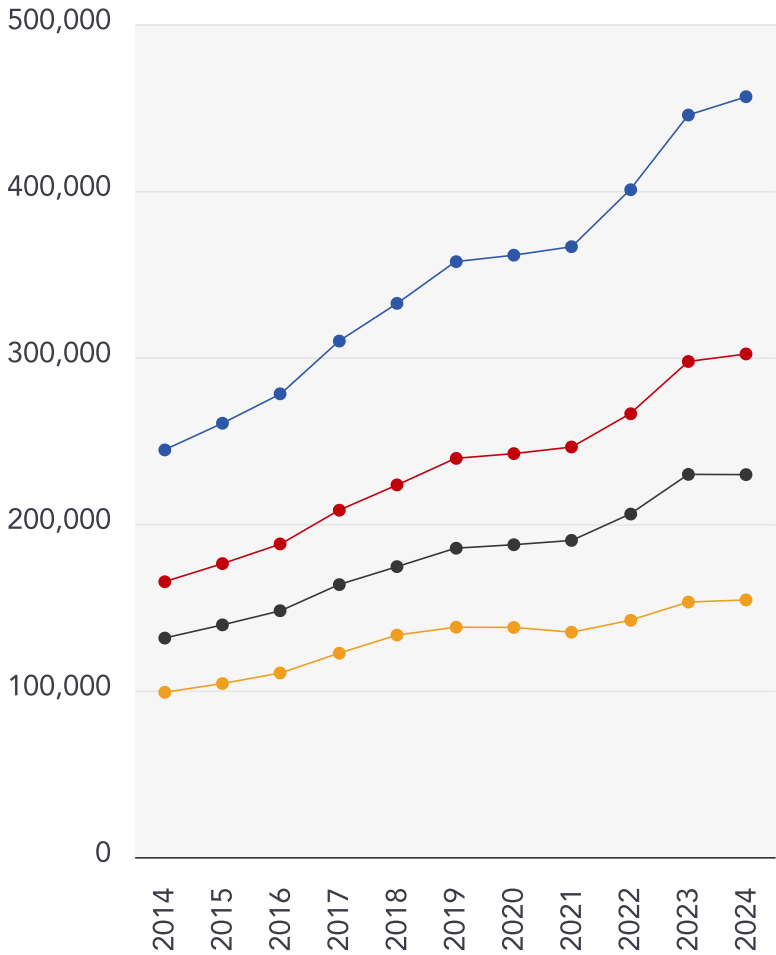


# Market

## House Price Statistics



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



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

**+56.09%**

# 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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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.

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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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