



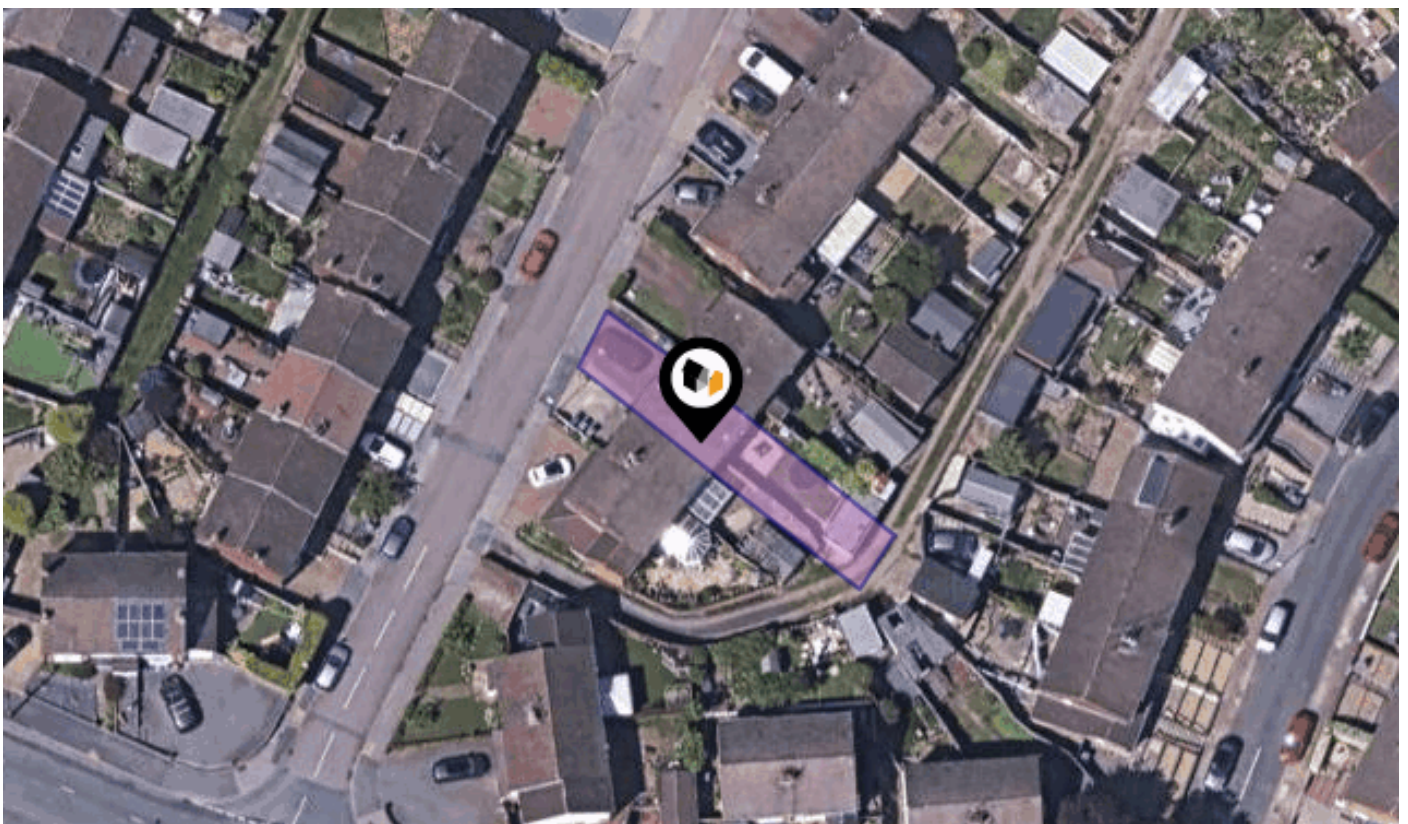
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 31<sup>st</sup> January 2025



## WENDOVER RISE, COVENTRY, CV5

Price Estimate : £265,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

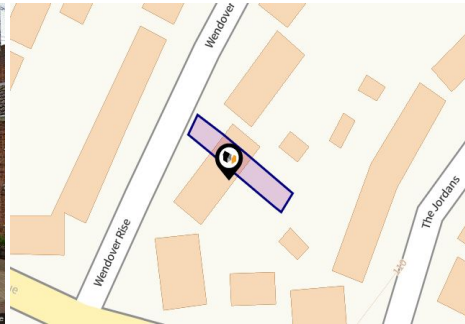
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#### **Your property details in brief.....**

Three double bedroom mid terrace home  
Two attractive and generous reception rooms  
Well fitted kitchen with doorway to garden  
Sunny South East facing rear gardens & garage to rear  
Attractive first floor family bathroom  
Driveway with two cars to direct frontage & new fencing  
Elevated position overlooking the city  
Close to schooling & local amenities  
Replastered, redecorated and new flooring throughout  
EPC Rating C Total Sq.ft. 855 Total Sq.M. 78

*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>	818 ft <sup>2</sup> / 76 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	1950-1966
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,786
<b>Title Number:</b>	WM26614

<b>Price Estimate:</b>	£265,000
<b>Tenure:</b>	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



CV5

Energy rating

**C**

Valid until 25.06.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>	69   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

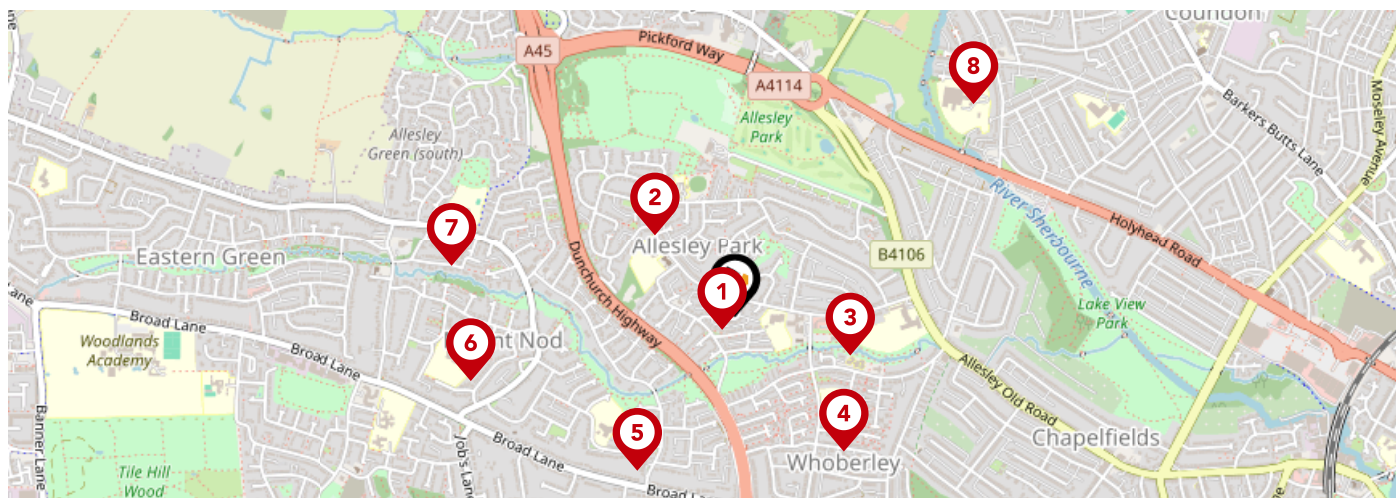
## EPC - Additional Data



### Additional EPC Data

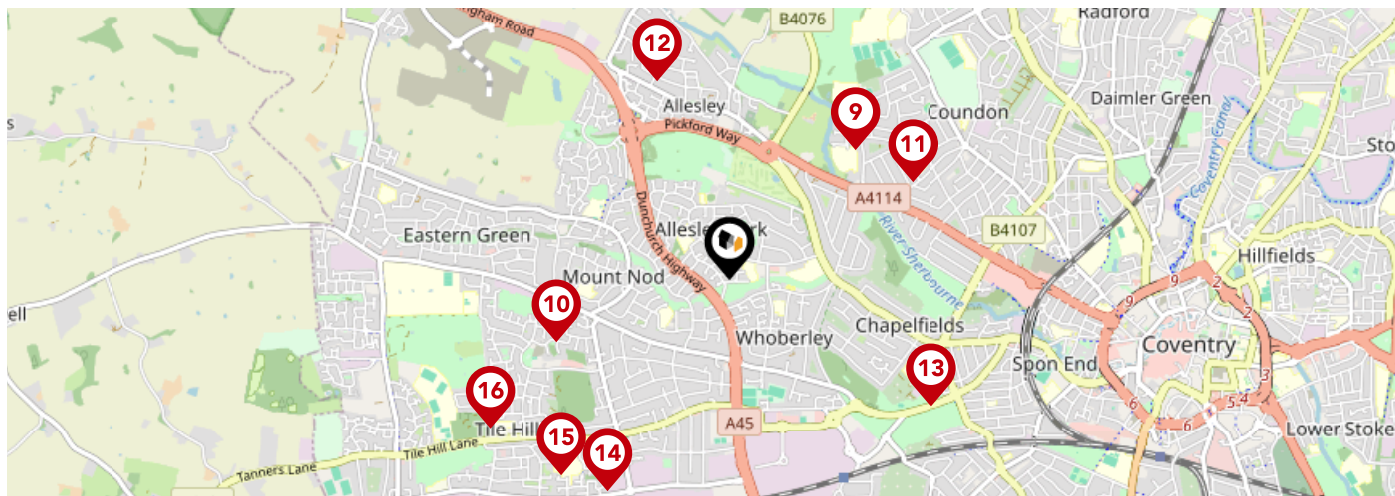
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	76 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Allesley Hall Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 321   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

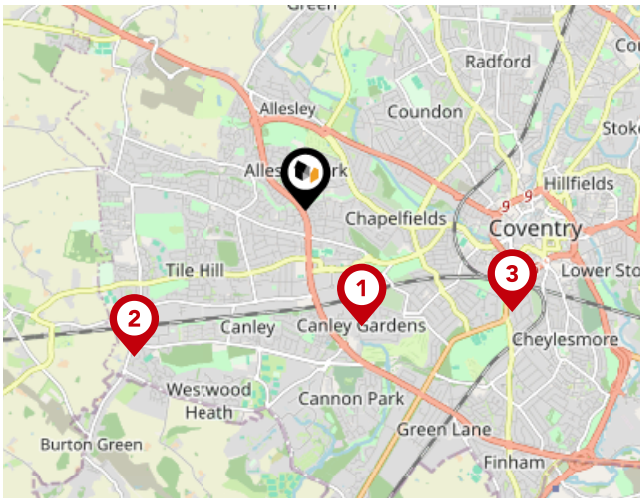
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Kingsbury Academy</b> Ofsted Rating: Requires improvement   Pupils: 99   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Limbrick Wood Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Allesley Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 666   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hereward College of Further Education</b> Ofsted Rating: Good   Pupils:0   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady of the Assumption Catholic Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

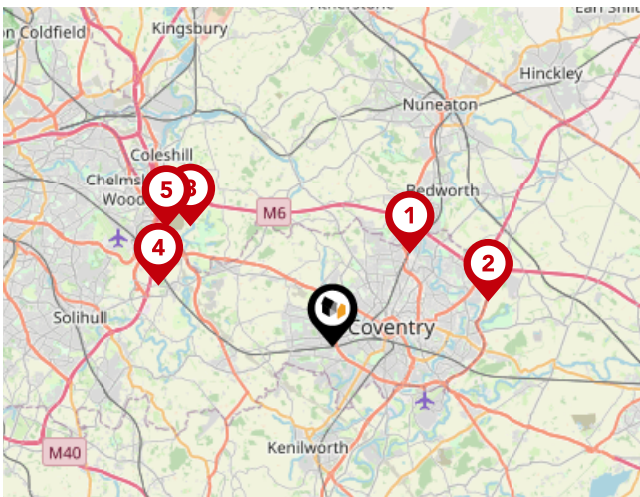
# Area

## Transport (National)



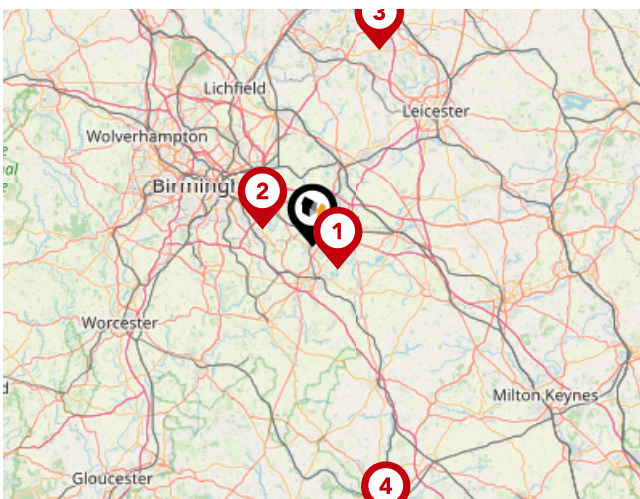
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.17 miles
2	Tile Hill Rail Station	2.03 miles
3	Coventry Rail Station	2.08 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.36 miles
2	M6 J2	5.85 miles
3	M6 J3A	6.76 miles
4	M42 J6	6.68 miles
5	M6 J4	7.42 miles



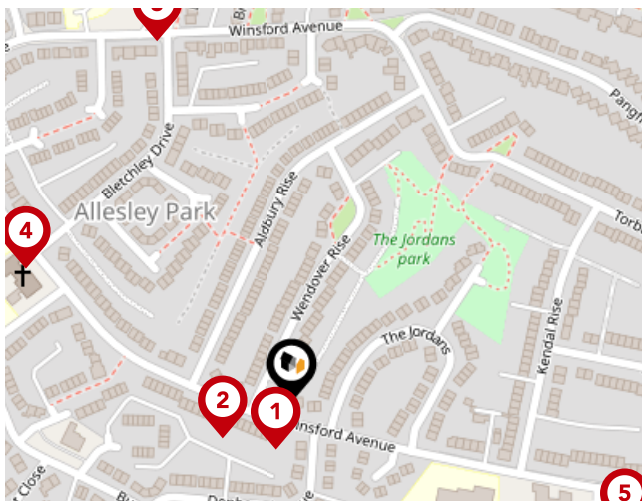
### Airports/Helipads

Pin	Name	Distance
1	Baginton	4.82 miles
2	Birmingham Airport	7.71 miles
3	East Mids Airport	30.1 miles
4	Kidlington	41.66 miles



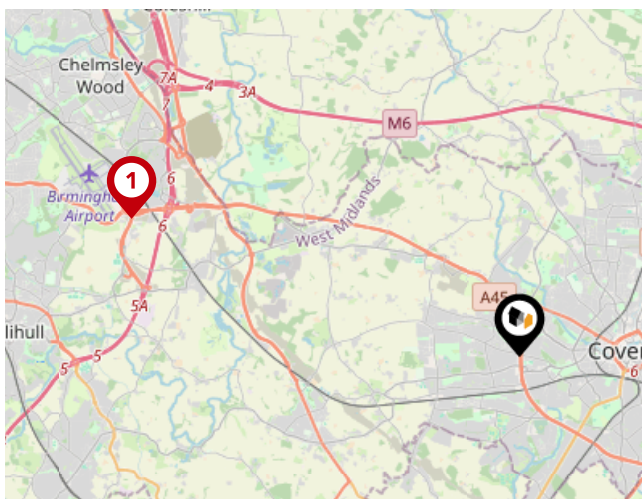
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wendover Rise	0.03 miles
2	Wendover Rise	0.04 miles
3	The Chilterns	0.22 miles
4	Hazelmere Close	0.17 miles
5	Winsford Court	0.2 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.45 miles

# Market Sold in Street



<b>12, Wendover Rise, Coventry, CV5 9JU</b>					Terraced House
Last Sold Date:	30/05/2024	07/05/2019	05/02/2019		
Last Sold Price:	£265,000	£200,000	£125,000		
<b>28, Wendover Rise, Coventry, CV5 9JU</b>					Terraced House
Last Sold Date:	02/11/2023	19/07/2011			
Last Sold Price:	£275,000	£135,000			
<b>8, Wendover Rise, Coventry, CV5 9JU</b>					Terraced House
Last Sold Date:	29/09/2023	18/10/2018	05/11/2010	30/01/1998	
Last Sold Price:	£235,000	£193,000	£137,500	£45,500	
<b>22, Wendover Rise, Coventry, CV5 9JU</b>					Terraced House
Last Sold Date:	17/12/2021	21/08/2015	03/12/2010	19/12/2003	13/04/1995
Last Sold Price:	£230,000	£165,000	£135,000	£103,000	£49,000
<b>16, Wendover Rise, Coventry, CV5 9JU</b>					Terraced House
Last Sold Date:	17/11/2021	01/08/2017	30/05/2008	22/06/2004	
Last Sold Price:	£222,500	£185,000	£120,000	£115,000	
<b>20, Wendover Rise, Coventry, CV5 9JU</b>					Terraced House
Last Sold Date:	06/08/2021	24/08/2001			
Last Sold Price:	£168,000	£66,500			
<b>24, Wendover Rise, Coventry, CV5 9JU</b>					Terraced House
Last Sold Date:	23/10/2020	30/04/2015	12/03/2008	23/01/2004	12/09/2000
Last Sold Price:	£185,000	£153,000	£142,000	£101,000	£67,950
<b>6, Wendover Rise, Coventry, CV5 9JU</b>					Terraced House
Last Sold Date:	24/02/2020	26/10/2015			
Last Sold Price:	£195,000	£140,000			
<b>42, Wendover Rise, Coventry, CV5 9JU</b>					Terraced House
Last Sold Date:	10/05/2019	22/04/2013	03/02/2006		
Last Sold Price:	£235,000	£149,950	£115,000		
<b>60, Wendover Rise, Coventry, CV5 9JU</b>					Terraced House
Last Sold Date:	26/04/2019				
Last Sold Price:	£190,000				
<b>34, Wendover Rise, Coventry, CV5 9JU</b>					Terraced House
Last Sold Date:	22/02/2019	06/08/2010			
Last Sold Price:	£240,000	£141,000			
<b>36, Wendover Rise, Coventry, CV5 9JU</b>					Terraced House
Last Sold Date:	10/02/2017	08/08/1997			
Last Sold Price:	£168,000	£56,950			

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

# Market Sold in Street



<b>32, Wendover Rise, Coventry, CV5 9JU</b>	Terraced House
Last Sold Date: 16/07/2015   15/08/2011	
Last Sold Price: £157,500   £124,950	
<b>52, Wendover Rise, Coventry, CV5 9JU</b>	Semi-detached House
Last Sold Date: 28/03/2014	
Last Sold Price: £136,500	
<b>46, Wendover Rise, Coventry, CV5 9JU</b>	Terraced House
Last Sold Date: 16/03/2012	
Last Sold Price: £127,000	
<b>56, Wendover Rise, Coventry, CV5 9JU</b>	Semi-detached House
Last Sold Date: 07/03/2012	
Last Sold Price: £120,000	
<b>2, Wendover Rise, Coventry, CV5 9JU</b>	Semi-detached House
Last Sold Date: 28/09/2009	
Last Sold Price: £130,000	
<b>38, Wendover Rise, Coventry, CV5 9JU</b>	Terraced House
Last Sold Date: 16/10/2006   28/05/2004	
Last Sold Price: £135,000   £110,750	
<b>26, Wendover Rise, Coventry, CV5 9JU</b>	Terraced House
Last Sold Date: 04/08/2004	
Last Sold Price: £80,000	
<b>10, Wendover Rise, Coventry, CV5 9JU</b>	Terraced House
Last Sold Date: 03/11/2000	
Last Sold Price: £66,500	
<b>40, Wendover Rise, Coventry, CV5 9JU</b>	Terraced House
Last Sold Date: 20/09/1996	
Last Sold Price: £48,500	
<b>14, Wendover Rise, Coventry, CV5 9JU</b>	Terraced House
Last Sold Date: 24/02/1995	
Last Sold Price: £44,500	

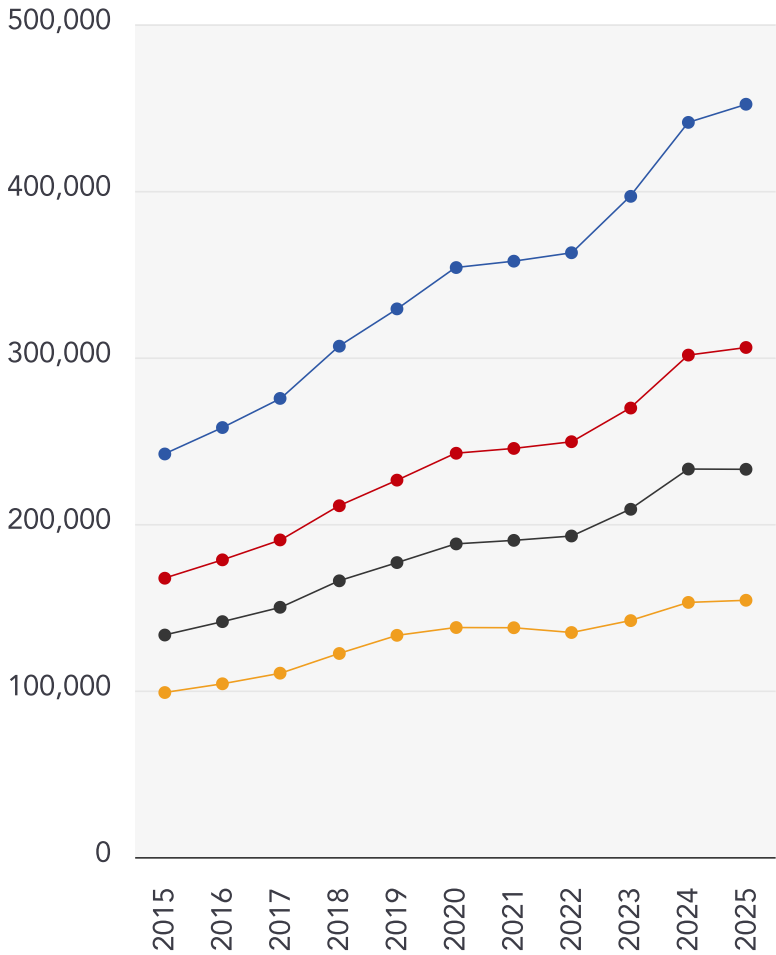
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



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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.

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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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18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

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mark@walmsleysthewaytomove.co.uk

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