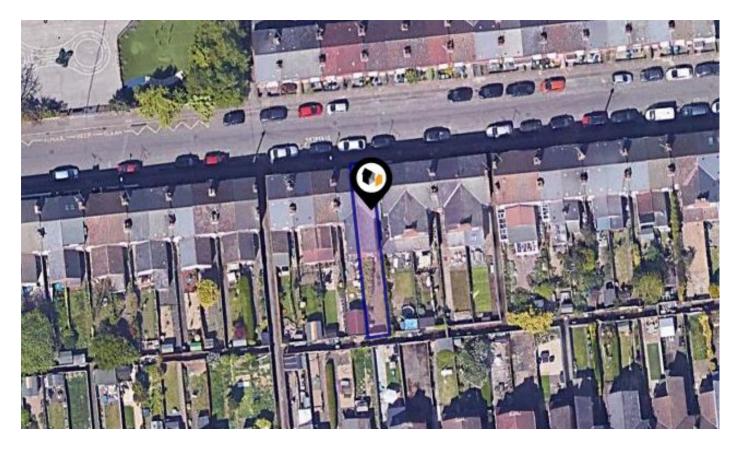




See More Online

Buyers & Interested Parties **KFB:** Key Facts For Buyers A Guide to This Property & the Local Area **Wednesday 20<sup>th</sup> March 2024** 



### **BRISTOL ROAD, COVENTRY, CV5**

Price Estimate : £220,000

#### 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



#### **Dear Buyers & Interested Parties**

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

A delightfully situated three bedroom & much improved terraced home Unique modern kitchen with views over garden & breakfast bar Two spacious & versatile sittingh rooms, both with modern gas fires Stylish 1st floor shower room & ground floor cloakroom Attractive foregarden & Sunny South facing patio gardens Modern gas central heating & double glazed throughout Ideal locale opposite Hearsall School & close to Hearsall Common NO CHAIN, EPC RATING D, Total Approx 857 Sq.Ft or 80 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@walmsleysthewaytomove.co.uk or 0330 1180 062

## Property **Overview**





#### Property

| Туре:            | Terraced                                | Last Sold £/ |
|------------------|---|--------------|
| Bedrooms:        | 3                                       | Price Estima |
| Floor Area:      | 818 ft <sup>2</sup> / 76 m <sup>2</sup> | Tenure:      |
| Plot Area:       | 0.03 acres                              |              |
| Year Built :     | 1900-1929                               |              |
| Council Tax :    | Band B                                  |              |
| Annual Estimate: | £1,615                                  |              |
| Title Number:    | WM98182                                 |              |
| UPRN:            | 100070624446                            |              |

| .ast Sold £/ft <sup>2</sup> : |
|-------------------------------|
| Price Estimate:               |
| enure:                        |

£55 £220,000 Freehold

#### Local Area

Local Authority: **Conservation Area:** Flood Risk: • Rivers & Seas • Surface Water Low

## Coventry No

Very Low

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









Mobile Coverage: (based on calls indoors)

#### Satellite/Fibre TV Availability:







## Property EPC - Certificate



| CV5   |                        | En      | ergy rating |
|-------|------------------------|---------|-------------|
|       | Valid until 04.10.2031 |         |             |
| Score | Energy rating          | Current | Potential   |
| 92+   | Α                      |         |             |
| 81-91 | B                      |         | 88   B      |
| 69-80 | С                      |         |             |
| 55-68 | D                      | 66   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:               | 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, unknown install date           |
| Previous Extension:             | 1  |
| Open Fireplace:                 | 0  |
| Ventilation:                    | Natural  |
| Walls:                          | Solid brick, as built, no insulation (assumed) |
| Walls Energy:                   | Very Poor                                      |
| Roof:                           | Pitched, 100 mm loft insulation                |
| Roof Energy:                    | Average  |
| Main Heating:                   | Boiler and radiators, mains gas                |
| Main Heating<br>Controls:       | Programmer, room thermostat and TRVs           |
| Hot Water System:               | From main system                               |
| Hot Water Energy<br>Efficiency: | Good   |
| Lighting:                       | Low energy lighting in all fixed outlets       |
| Floors:                         | Suspended, no insulation (assumed)             |
| Total Floor Area:               | 76 m <sup>2</sup>                              |

## Area Schools



| Notes .    |                              | Lake View<br>Park  | B<br>C<br>C<br>C |          | Ilfields                       |
|------------|------------------------------|--------------------|------------------|----------|--------------------------------|
| Broad Lane | -Whoberley<br>Broad Lane     | Chapelfields       | Spon End         | Coventry | A428<br>Coventry<br>University |
|            | Coventry<br>Business<br>Park | Hearsall<br>Common |                  | Coventry | Löwer Stoke                    |

|   |  | Nursery | Primary      | Secondary | College | Private |
|---|--|---------|--------------|-----------|---------|---------|
| 1 | Hearsall Community Academy<br>Ofsted Rating: Good   Pupils: 411   Distance:0.04                |         |              |           |         |         |
| 2 | Earlsdon Primary School<br>Ofsted Rating: Good   Pupils: 404   Distance:0.23                   |         |              |           |         |         |
| 3 | All Souls' Catholic Primary School<br>Ofsted Rating: Good   Pupils: 240   Distance:0.35        |         | $\checkmark$ |           |         |         |
| 4 | Spon Gate Primary School<br>Ofsted Rating: Good   Pupils: 313   Distance:0.47                  |         | $\checkmark$ |           |         |         |
| 5 | King Henry VIII School<br>Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.63              |         |              |           |         |         |
| 6 | <b>St Osburg's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 229   Distance:0.7 |         |              |           |         |         |
| Ø | Bablake Junior and Pre-prep School<br>Ofsted Rating: Not Rated   Pupils: 369   Distance:0.8    |         |              |           |         |         |
| 8 | Bablake School<br>Ofsted Rating: Not Rated   Pupils: 771   Distance:0.8                        |         |              |           |         |         |

## Area Schools



| Four Oaks      | Allesley                                | adford Courthous<br>Green<br>Stoke Heath | Manor Farm<br>Estate        | B4      |
|----------------|---|--|-----------------------------|---------|
| Berkswell      | Allesley 12<br>12 hapelfields           | 11 14 fields                             | Clifford Park               | B4428   |
|                | Tile Hill                               | Lower Stoke                              | Stoke Hill<br>Binley        |         |
| Balsall Common | Canley Canley Gardens                   | Cheylesmore                              | Ernesford Grange Binley Woo | ds      |
|                | Westwood Cannon Park<br>Heath Green Lar | CARLES TONS                              | Willenhall                  | Brandon |
| Burton Gr      | een                                     | Finham                                   | Tollbar End                 | Wolston |

|    |   | Nursery | Primary | Secondary    | College | Private |
|----|---|---------|---------|--------------|---------|---------|
| 9  | Moseley Primary School<br>Ofsted Rating: Good   Pupils: 495   Distance:0.84                   |         |         |              |         |         |
| 10 | Coventry Youth Offending Service<br>Ofsted Rating: Not Rated   Pupils:0   Distance:0.87       |         |         |              |         |         |
|    | Barr's Hill School and Community College<br>Ofsted Rating: Good   Pupils: 709   Distance:0.99 |         |         | $\checkmark$ |         |         |
| 12 | Whoberley Hall Primary School<br>Ofsted Rating: Good   Pupils: 212   Distance:1.07            |         |         |              |         |         |
| 13 | <b>St Christopher Primary School</b><br>Ofsted Rating: Good   Pupils: 459   Distance:1.16     |         |         |              |         |         |
| 14 | Eden Girls' School Coventry<br>Ofsted Rating: Outstanding   Pupils: 578   Distance:1.16       |         |         |              |         |         |
| 15 | Stivichall Primary School<br>Ofsted Rating: Good   Pupils: 527   Distance:1.16                |         |         |              |         |         |
| 16 | Radford Primary Academy<br>Ofsted Rating: Requires Improvement   Pupils: 220   Distance:1.2   |         |         |              |         |         |

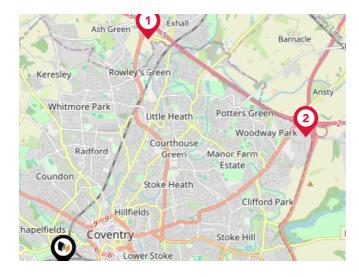
## Area Transport (National)





#### National Rail Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
|     | Coventry Rail Station  | 0.76 miles |
| 2   | Canley Rail Station    | 0.78 miles |
| 3   | Tile Hill Rail Station | 2.86 miles |



#### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M6 J3   | 4.37 miles  |
| 2   | M6 J2   | 4.98 miles  |
| 3   | M40 J14 | 10.46 miles |
| 4   | M6 J3A  | 8.17 miles  |
| 5   | M42 J6  | 8.08 miles  |



#### Airports/Helipads

| Pin | Name                                | Distance    |
|-----|-------------------------------------|-------------|
| 1   | Coventry Airport                    | 3.43 miles  |
| 2   | Birmingham International<br>Airport | 9.12 miles  |
| 3   | East Midlands Airport               | 30.45 miles |
| 4   | London Oxford Airport               | 40.57 miles |

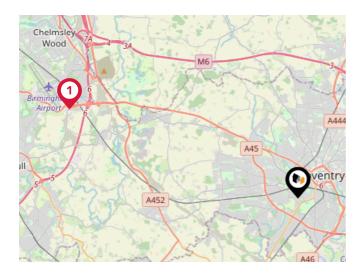
## Area Transport (Local)





#### Bus Stops/Stations

| Pin | Name          | Distance   |
|-----|---------------|------------|
|     | Post Office   | 0.04 miles |
| 2   | Post Office   | 0.06 miles |
| 3   | Post Office   | 0.07 miles |
| 4   | Kensington Rd | 0.13 miles |
| 5   | Albany Rd     | 0.13 miles |



#### Local Connections

| Pin | Name  | Distance   |
|-----|---|------------|
|     | Birmingham Intl Rail<br>Station (Air-Rail Link) | 8.85 miles |

## Market Sold in Street



| 21, Bristol Road, C | Coventry, CV5 6L | L          |            | Terraced House |
|---------------------|------------------|------------|------------|----------------|
| Last Sold Date:     | 07/06/2022       | 17/08/2018 |            |                |
| Last Sold Price:    | £245,000         | £201,000   |            |                |
| 43, Bristol Road, C | Coventry, CV5 6L | L          |            | Terraced House |
| Last Sold Date:     | 12/05/2017       | 30/09/2010 |            |                |
| Last Sold Price:    | £144,000         | £94,500    |            |                |
| 63, Bristol Road, C | Coventry, CV5 6L | L          |            | Terraced House |
| Last Sold Date:     | 11/01/2017       |            |            |                |
| Last Sold Price:    | £138,000         |            |            |                |
| 9, Bristol Road, Co | oventry, CV5 6LL |            |            | Terraced House |
| Last Sold Date:     | 15/08/2016       |            |            |                |
| Last Sold Price:    | £135,000         |            |            |                |
| 55, Bristol Road, C | Coventry, CV5 6L | L          |            | Terraced House |
| Last Sold Date:     | 22/05/2015       | 28/09/2011 |            |                |
| Last Sold Price:    | £175,000         | £96,500    |            |                |
| 53, Bristol Road, C | Coventry, CV5 6L | L          |            | Terraced House |
| Last Sold Date:     | 28/03/2013       | 10/10/2008 |            |                |
| Last Sold Price:    | £115,000         | £92,000    |            |                |
| 51, Bristol Road, C | Coventry, CV5 6L | L          |            | Terraced House |
| Last Sold Date:     | 26/02/2013       |            |            |                |
| Last Sold Price:    | £102,500         |            |            |                |
| 59, Bristol Road, C | Coventry, CV5 6L | L          |            | Terraced House |
| Last Sold Date:     | 06/02/2013       |            |            |                |
| Last Sold Price:    | £86,500          |            |            |                |
| 39, Bristol Road, C | Coventry, CV5 6L | L          |            | Terraced House |
| Last Sold Date:     | 20/04/2012       | 21/07/2000 | 09/05/1997 |                |
| Last Sold Price:    | £99,950          | £55,000    | £38,000    |                |
| 35, Bristol Road, C | Coventry, CV5 6L | L          |            | Terraced House |
| Last Sold Date:     | 21/03/2012       | 01/07/2005 | 14/07/1995 |                |
| Last Sold Price:    | £118,000         | £119,950   | £39,500    |                |
| 61, Bristol Road, C | Coventry, CV5 6L | L          |            | Terraced House |
| Last Sold Date:     | 17/10/2011       | 24/04/2006 | 22/12/2000 |                |
| Last Sold Price:    | £61,172          | £119,000   | £68,000    |                |
| 3, Bristol Road, Co | oventry, CV5 6LL |            |            | Terraced House |
| Last Sold Date:     | 14/07/2010       | 30/03/2007 |            |                |
| Last Sold Price:    | £150,000         | £147,000   |            |                |
|                     |                  |            |            |                |

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

## Market Sold in Street

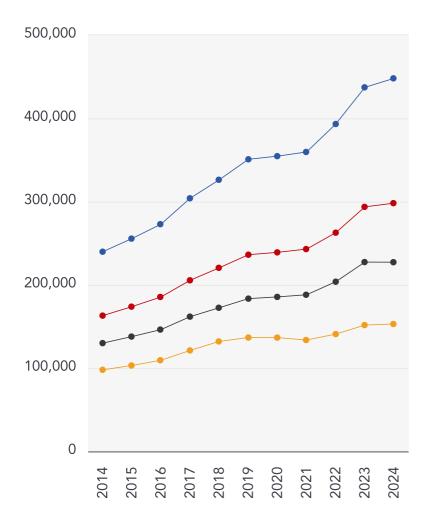


| 45, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     26/02/2010     09/03/2001     12/12/1997       Last Sold Price:     £116,300     £58,000     £37,000       31, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     11/12/2009       Last Sold Date:     11/12/2009     Last Sold Price:     £136,000       7, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     06/11/2006       Last Sold Date:     06/11/2006     Last Sold Price:     £115,000       49, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     04/08/2006     16/07/2004     04/08/2000       Last Sold Date:     04/08/2005     £113,000     £58,000     £58,000       37, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/12/2005     29/11/2002     Last Sold Price:     £117,000     £75,000       5, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     16/11/2004     13/12/2002     08/09/2000     £52,000       47, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     25/10/2004     16/02/1996     £36,000     £36,000     £36,000       47, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     28/05/2004     05/06/2001     16/02/1996     £36,000     £36,000  |                             |                         |            |            |  |
|--|-----------------------------|-------------------------|------------|------------|--|
| Last Sold Price:     £116,300     £58,000     £37,000 <b>31, Bristol Road, Coventry, CV5 6LL</b> Last Sold Date:     11/12/2009       Last Sold Date:     £136,000     Image: Sold Price:     11/12/2009 <b>7, Bristol Road, Coventry, CV5 6LL</b> Last Sold Date:     06/11/2006     Image: Sold Price:     Image: Sold Price: | 45, Bristol Road,           | Coventry, CV5 6L        | L          |            |  |
| 31. Bristol Road, Coventry, CV5 6LL       Last Sold Date:     11/12/2009       Last Sold Price:     £ 136,000       7. Bristol Road, Coventry, CV5 6LL     Last Sold Date:       Last Sold Date:     06/11/2006       Last Sold Date:     06/11/2006       Last Sold Price:     £ 115,000       49. Bristol Road, Coventry, CV5 6LL     04/08/2006       Last Sold Date:     04/08/2006       16/07/2004     04/08/2000       Last Sold Date:     04/08/2005       29/ Bristol Road, Coventry, CV5 6LL     04/08/2000       Last Sold Date:     22/12/2005       29/11/2002     Last Sold Date:       Last Sold Date:     22/12/2005       29/11/2002     Last Sold Date:       Last Sold Date:     16/11/2004       Last Sold Date:     25/10/2004       Last Sold Date:     25/10/2004       Last Sold Date:     28/05/2004     05/06  | Last Sold Date:             | 26/02/2010              | 09/03/2001 | 12/12/1997 |  |
| Last Sold Date:     11/12/2009       Last Sold Price:     £136,000       7. Bristol Road, Coventry, CV5 6LL     Last Sold Date:       Last Sold Date:     06/11/2006       Last Sold Price:     £115,000       49. Bristol Road, Coventry, CV5 6LL     Last Sold Date:       Last Sold Date:     04/08/2006     16/07/2004     04/08/2000       Last Sold Date:     04/08/2005     £113,000     £58,000       37. Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/12/2005     29/11/2002       Last Sold Date:     22/12/2005     29/11/2002     E38,000       5. Bristol Road, Coventry, CV5 6LL     Last Sold Date:     21/1/2004     13/12/2002     08/09/2000       Last Sold Date:     10/11/2004     13/12/2002     08/09/2000     E52,000       47. Bristol Road, Coventry, CV5 6LL       Last Sold Date:     25/10/2004     E36,000     £52,000       11. Bristol Road, Coventry, CV5 6LL       Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Date:     22/06/2001     17/05/1996     136,000 <tr< td=""><td>Last Sold Price:</td><td>£116,300</td><td>£58,000</td><td>£37,000</td><td></td></tr<>  | Last Sold Price:            | £116,300                | £58,000    | £37,000    |  |
| Last Sold Price:     £136,000 <b>Pistol Road, Coventry, CV5 6LL</b> Last Sold Date:     06/11/2006       Last Sold Date:     04/08/2006       16/07/2004     04/08/2000       Last Sold Date:     04/08/2006       Last Sold Date:     04/08/2006       Last Sold Date:     04/08/2006       Last Sold Date:     04/08/2006       Last Sold Date:     6113,000       £7, Bristol Road, Coventry, CV5 6LL     29/11/2002       Last Sold Date:     22/12/2005     29/11/2002       Last Sold Date:     22/12/2005     29/11/2002       Last Sold Date:     13/12/2002     08/09/2000       Last Sold Price:     £103,000     £76,000     £52,000 <b>7, Bristol Road, Coventry, CV5 6LL</b> Last Sold Date:     25/10/2004       Last Sold Date:     25/10/2004     16/02/1996       Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Date:     22/06/2001     17/05/1996     136,000       Jsistol Road, Coventry, CV5 6LL     Last Sold Date:     22/06/2001     17/05/1996       Last Sold Date:     22/06/2001     17/05/1996     135,000     135,000 <td>1, Bristol Road,</td> <td>Coventry, CV5 6L</td> <td>L</td> <td></td> <td></td>   | 1, Bristol Road,            | Coventry, CV5 6L        | L          |            |  |
| 7, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     06/11/2006       Last Sold Price:     £115,000       49, Bristol Road, Coventry, CV5 6LL     04/08/2006       Last Sold Date:     04/08/2006       Last Sold Date:     04/08/2006       Last Sold Date:     04/08/2006       Last Sold Date:     61124,000       East Sold Price:     £124,000       Sold Date:     22/12/2005       Last Sold Date:     22/12/2005       Last Sold Date:     22/12/2005       Last Sold Price:     £117,000       Ext Sold Date:     13/12/2002       Last Sold Date:     13/12/2002       Last Sold Date:     25/10/2004       Last Sold Date:     25/10/2004       Last Sold Date:     25/10/2004       Last Sold Date:     25/10/2004       Last Sold Date:     28/05/2004       Mission Road, Coventry, CV5 6LL     16/02/1996       Last Sold Date:     28/06/2001     16/02/1996       Last Sold Date:     22/06/2001     17/05/1996       Last Sold Date:     29/06/2001     17/05/1996       Last Sold Date:     699,500     £35,000 <t< td=""><td>Last Sold Date:</td><td>11/12/2009</td><td></td><td></td><td></td></t<>   | Last Sold Date:             | 11/12/2009              |            |            |  |
| Last Sold Date:     06/11/2006       Last Sold Price:     £115,000       49, Bristol Road, Coventry, CV5 6LL     04/08/2006       Last Sold Date:     04/08/2006       Last Sold Date:     04/08/2006       Last Sold Date:     61/07/2004     04/08/2000       Last Sold Date:     £124,000     £113,000     £58,000       37, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/12/2005     29/11/2002       Last Sold Date:     £117,000     £75,000     £58,000       5, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     16/11/2004     13/12/2002     08/09/2000       Last Sold Date:     16/11/2004     13/12/2002     08/09/2000     £52,000       47, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     25/10/2004     152,000       47, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Date:     28/05/2004     05/06/2001     16/02/1996     136,000       19, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/06/2001     17/05/1996     136,000       19, Bristol Road, Coventry, CV5 6LL     Last Sold Price:     £99,500     £35,000     29, Br   | Last Sold Price:            | £136,000                |            |            |  |
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| Last Sold Date:       04/08/2006       16/07/2004       04/08/2000         Last Sold Price:       £124,000       £113,000       £58,000         37, Bristol Road, Coventry, CV5 6LL       Last Sold Date:       22/12/2005       29/11/2002         Last Sold Date:       22/12/2005       29/11/2002       Last Sold Price:       £117,000       £75,000         5, Bristol Road, Coventry, CV5 6LL       Last Sold Date:       16/11/2004       13/12/2002       08/09/2000         Last Sold Date:       16/11/2004       13/12/2002       08/09/2000       £52,000         47, Bristol Road, Coventry, CV5 6LL       Last Sold Date:       25/10/2004       Last Sold Price:       £102,000         11, Bristol Road, Coventry, CV5 6LL       Last Sold Date:       28/05/2004       05/06/2001       16/02/1996         Last Sold Date:       28/05/2004       05/06/2001       16/02/1996       Last Sold Price:       £105,000         1, Bristol Road, Coventry, CV5 6LL       Last Sold Date:       22/06/2001       17/05/1996       Last Sold Price:       £99,500       £35,000         29, Bristol Road, Coventry, CV5 6LL       Last Sold Date:       08/02/1999       Last Sold Price:       £45,000         15, Bristol Road, Coventry, CV5 6LL  | Last Sold Price:            | £115,000                |            |            |  |
| Last Sold Price:     £124,000     £113,000     £58,000       37, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/12/2005     29/11/2002       Last Sold Price:     £117,000     £75,000     5       5, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     16/11/2004     13/12/2002     08/09/2000       Last Sold Date:     16/11/2004     13/12/2002     08/09/2000     £52,000       47, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     25/10/2004     £52,000       47, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     25/10/2004     £36,000       11, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Date:     28/05/2004     05/06/2001     16/02/1996     £36,000       1, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/06/2001     17/05/1996       Last Sold Date:     22/06/2001     17/05/1996     £35,000       29, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     08/02/1999       Last Sold Date:     08/02/1999     £35,000     £35,000       29, Bristol Road, Coventry, CV5 6LL     Last Sold Price:     £45,000       15, Bristol Roa  | 49, Bristol Road,           | Coventry, CV5 6L        | L          |            |  |
| 37, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     22/12/2005       Last Sold Price:     £117,000       5, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     16/11/2004       13/12/2002     08/09/2000       Last Sold Date:     16/11/2004       13/12/2002     08/09/2000       Last Sold Date:     16/11/2004       Last Sold Price:     £103,000       47, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     25/10/2004       Last Sold Date:     25/10/2004       Last Sold Date:     25/10/2004       Last Sold Date:     28/05/2004       05/06/2001     16/02/1996       Last Sold Date:     28/05/2004       13/12/2002     13/000       11, Bristol Road, Coventry, CV5 6LL     14/02/1996       Last Sold Date:     22/06/2001     16/02/1996       Last Sold Date:     22/06/2001     17/05/1996       Last Sold Date:     22/06/2001     17/05/1996       Last Sold Price:     £99,500     £35,000       29, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     08/02/1999       Last Sold Date:     08/02/1999     Last Sold  | Last Sold Date:             | 04/08/2006              | 16/07/2004 | 04/08/2000 |  |
| Last Sold Date:     22/12/2005     29/11/2002       Last Sold Price:     £117,000     £75,000       5, Bristol Road, Coventry, CV5 6LL     13/12/2002     08/09/2000       Last Sold Date:     16/11/2004     13/12/2002     08/09/2000       Last Sold Date:     £103,000     £76,000     £52,000       47, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     25/10/2004       Last Sold Date:     25/10/2004     Last Sold Price:     £102,000       11, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Date:     28/05/2004     05/06/2001     16/02/1996     £36,000       1, Bristol Road, Coventry, CV5 6LL     Last Sold Price:     £105,000     £35,000     £36,000       1, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/06/2001     17/05/1996     £35,000       29, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     68/02/1999     £35,000     £35,000       29, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     08/02/1999     £45,000     £35,000     £5,000       15, Bristol Road, Coventry, CV5 6LL     Last Sold Price:     £45,000     £5,000     £5,000   | Last Sold Price:            | £124,000                | £113,000   | £58,000    |  |
| Last Sold Price:     £117,000     £75,000       5, Bristol Road, Coventry, CV5 6LL     13/12/2002     08/09/2000       Last Sold Date:     16/11/2004     13/12/2002     08/09/2000       Last Sold Price:     £103,000     £76,000     £52,000       47, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     25/10/2004       Last Sold Date:     £102,000     16/02/1996       11, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Date:     £206/2001     16/02/1996     £36,000     £36,000     £36,000       1, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     £99,500     £35,000     £35,000     £35,000       29, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     08/02/1999     £35,000     £35,000     £35,000       29, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     08/02/1999     £35,000     £35,000     £35,000       29, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     08/02/1999     £35,000     £35,000       15, Bristol Road, Coventry, CV5 6LL     Last Sold Price:     £45,000     £45,000     £5,000   | 37, Bristol Road,           | Coventry, CV5 6L        | L          |            |  |
| 5, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     16/11/2004       Last Sold Price:     £103,000       £76,000     £52,000       47, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     25/10/2004       Last Sold Price:     £102,000       11, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     28/05/2004       Last Sold Price:     £105,000       £60,000     £36,000       1, Bristol Road, Coventry, CV5 6LL     Last Sold Date:       Last Sold Date:     22/06/2001       17/05/1996     £35,000       29, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     08/02/1999       Last Sold Price:     £45,000       15, Bristol Road, Coventry, CV5 6LL  | Last Sold Date:             | 22/12/2005              | 29/11/2002 |            |  |
| Last Sold Date:     16/11/2004     13/12/2002     08/09/2000       Last Sold Price:     £103,000     £76,000     £52,000       47, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     25/10/2004       Last Sold Price:     £102,000     16/02/1996       11, Bristol Road, Coventry, CV5 6LL     16/02/1996       Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Price:     £105,000     £60,000     £36,000       1, Bristol Road, Coventry, CV5 6LL     Last Sold Price:     £105,000     £36,000       1, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/06/2001     17/05/1996       Last Sold Date:     £99,500     £35,000     £35,000       29, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     08/02/1999       Last Sold Price:     £45,000     £35,000       15, Bristol Road, Coventry, CV5 6LL     Last Sold Price:     £45,000  | Last Sold Price:            | £117,000                | £75,000    |            |  |
| Last Sold Price:     £103,000     £76,000     £52,000       47, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     25/10/2004       Last Sold Price:     £102,000     16/02/1996       11, Bristol Road, Coventry, CV5 6LL     16/02/1996       Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Price:     £105,000     £60,000     £36,000       1, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/06/2001     17/05/1996       Last Sold Date:     £22/06/2001     17/05/1996     £35,000       29, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     08/02/1999       Last Sold Price:     £45,000     £45,000  | 5, Bristol Road, C          | oventry, CV5 6LL        |            |            |  |
| 47, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     25/10/2004       Last Sold Price:     £102,000       11, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     28/05/2004       05/06/2001     16/02/1996       Last Sold Price:     £105,000       f60,000     £36,000       1, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     22/06/2001       17/05/1996       Last Sold Price:     £99,500       £35,000       29, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     08/02/1999       Last Sold Date:     08/02/1999       Last Sold Price:     £45,000       15, Bristol Road, Coventry, CV5 6LL   | Last Sold Date:             | 16/11/2004              | 13/12/2002 | 08/09/2000 |  |
| Last Sold Date:     25/10/2004       Last Sold Price:     £102,000       11, Bristol Road, Coventry, CV5 6LL     05/06/2001     16/02/1996       Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Price:     £105,000     £60,000     £36,000       1, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/06/2001     17/05/1996       Last Sold Date:     £22/06/2001     17/05/1996     Last Sold Price:     £99,500       29, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     08/02/1999     Last Sold Price:     £45,000       15, Bristol Road, Coventry, CV5 6LL     Last Sold Price:     £45,000     15, Bristol Road, Coventry, CV5 6LL  | Last Sold Price:            | £103,000                | £76,000    | £52,000    |  |
| Last Sold Price:     £102,000       11, Bristol Road, Coventry, CV5 6LL     05/06/2001     16/02/1996       Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Price:     £105,000     £60,000     £36,000       1, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/06/2001     17/05/1996       Last Sold Date:     £22/06/2001     17/05/1996     Last Sold Price:     £99,500       29, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     08/02/1999     Last Sold Price:     £45,000       15, Bristol Road, Coventry, CV5 6LL     Last Sold Road, Coventry, CV5 6LL     Last Sold Road, Coventry, CV5 6LL  | 47, Bristol Road, (         | Coventry, CV5_6L        | L          |            |  |
| 11, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Price:     £105,000     £60,000     £36,000       1, Bristol Road, Coventry, CV5 6LL     Image: Sold Date:     22/06/2001     17/05/1996       Last Sold Date:     £22/06/2001     17/05/1996     f35,000       29, Bristol Road, Coventry, CV5 6LL     Image: Sold Date:     08/02/1999       Last Sold Date:     08/02/1999     Image: Sold Price:     f45,000       15, Bristol Road, Coventry, CV5 6LL     Image: Sold Price:     f45,000   | Last Sold Date:             | 25/10/2004              |            |            |  |
| Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Price:     £105,000     £60,000     £36,000       1, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/06/2001     17/05/1996       Last Sold Price:     £99,500     £35,000     29, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     08/02/1999     Last Sold Price:     £45,000       15, Bristol Road, Coventry, CV5 6LL     200     29, Bristol Road, Coventry, CV5 6LL   | Last Sold Price:            | £102,000                |            |            |  |
| Last Sold Date:     28/05/2004     05/06/2001     16/02/1996       Last Sold Price:     £105,000     £60,000     £36,000       1, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     22/06/2001     17/05/1996       Last Sold Price:     £99,500     £35,000     29, Bristol Road, Coventry, CV5 6LL       Last Sold Date:     08/02/1999     Last Sold Price:     £45,000       15, Bristol Road, Coventry, CV5 6LL     200     29, Bristol Road, Coventry, CV5 6LL   | 11, Bristol <u>Road,</u>    | Coventry, CV5 <u>6L</u> | L          |            |  |
| Last Sold Price:     £105,000     £60,000     £36,000       1, Bristol Road, Coventry, CV5 6LL     17/05/1996     17/05/1996       Last Sold Price:     £99,500     £35,000       29, Bristol Road, Coventry, CV5 6LL     18/02/1999       Last Sold Price:     £45,000       15, Bristol Road, Coventry, CV5 6LL  |                             |                         | 1          | 16/02/1996 |  |
| Last Sold Date:     22/06/2001     17/05/1996       Last Sold Price:     £99,500     £35,000       29, Bristol Road, Coventry, CV5 6LL     Last Sold Date:     08/02/1999       Last Sold Price:     £45,000       15, Bristol Road, Coventry, CV5 6LL   |                             |                         |            |            |  |
| Last Sold Date:       22/06/2001       17/05/1996         Last Sold Price:       £99,500       £35,000         29, Bristol Road, Coventry, CV5 6LL       Last Sold Date:       08/02/1999         Last Sold Price:       £45,000       15, Bristol Road, Coventry, CV5 6LL   | 1, Brist <u>ol Road, C</u>  | oventry, CV5 6LL        |            | ·          |  |
| Last Sold Price:£99,500£35,00029, Bristol Road, Coventry, CV5 6LLLast Sold Date:08/02/1999Last Sold Price:£45,00015, Bristol Road, Coventry, CV5 6LL   |                             |                         | 1          |            |  |
| Last Sold Date:08/02/1999Last Sold Price:£45,00015, Bristol Road, Coventry, CV5 6LL  |                             |                         |            |            |  |
| Last Sold Date:08/02/1999Last Sold Price:£45,00015, Bristol Road, Coventry, CV5 6LL  | 29, Bri <u>stol Road. (</u> | Coventry, CV5 6L        | L          |            |  |
| Last Sold Price: £45,000<br>15, Bristol Road, Coventry, CV5 6LL  |                             |                         |            |            |  |
| -  |                             |                         |            |            |  |
|  | 15, Bristol Road, (         | Coventry, CV5 <u>6L</u> | L          |            |  |
| Last Sold Date: 18/11/1998   | Last Sold Date:             | 18/11/1998              |            |            |  |
| Last Sold Price: £44,000   |                             |                         |            |            |  |
| 13, Bristol Road, Coventry, CV5 6LL  | 13, Bristol Road,           | Coventry, CV5 <u>6L</u> | L          |            |  |
| Last Sold Date: 12/06/1998   |                             |                         |            |            |  |
| Last Sold Price: £40,000   | Last Sold Date:             | 12/00/1990              |            |            |  |

**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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/walmsleysthewaytomove



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## Agent Disclaimer



#### Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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.

# Walmsley's The Way to Move **Data Quality**

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#### Walmsley's The Way to Move

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Office for National Statistics





Valuation Office Agency

