



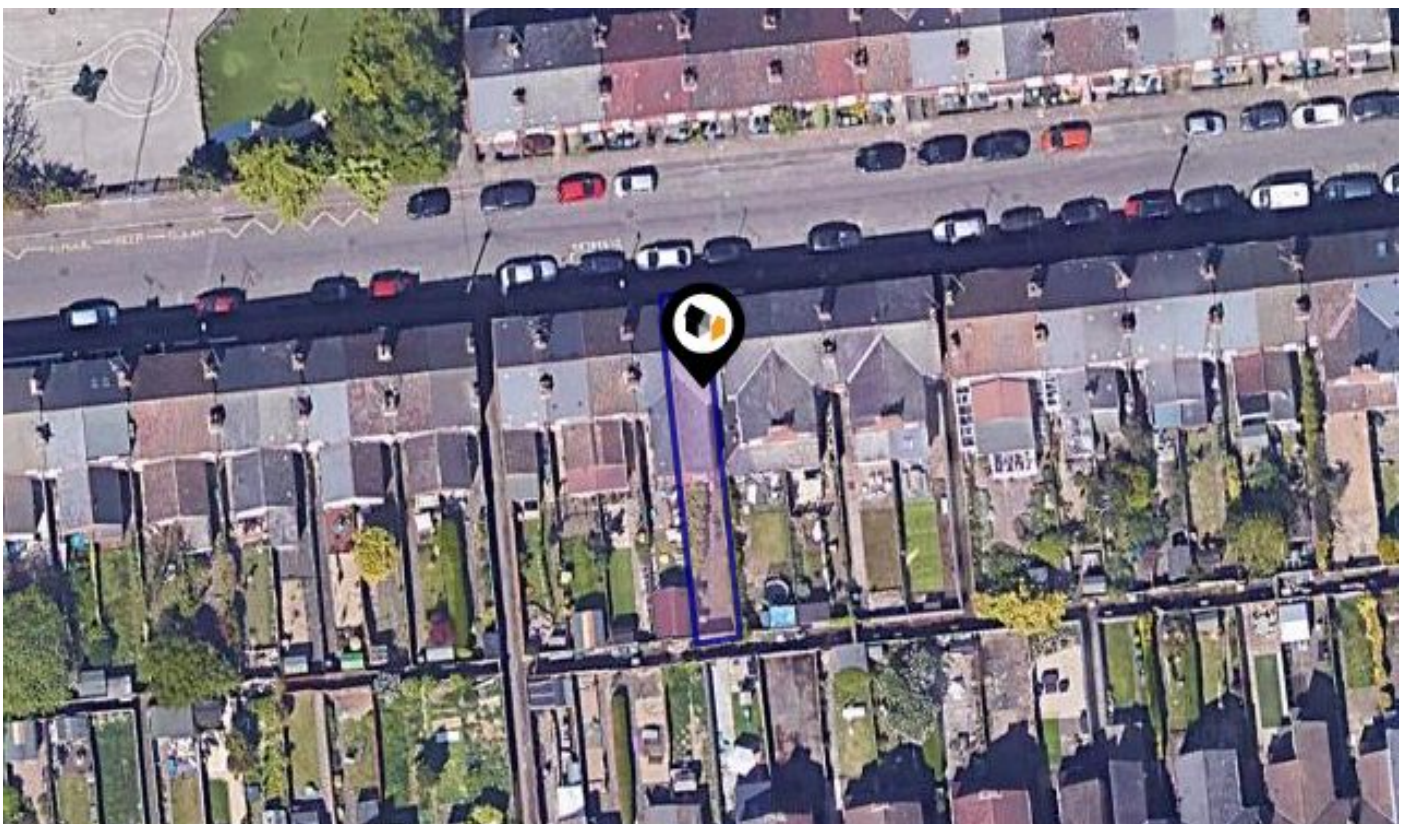
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th 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

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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 sitting rooms, both with modern gas fires

Stylish 1st floor shower room & ground floor cloakroom

Attractive foregarden & Sunny South facing patio gardens

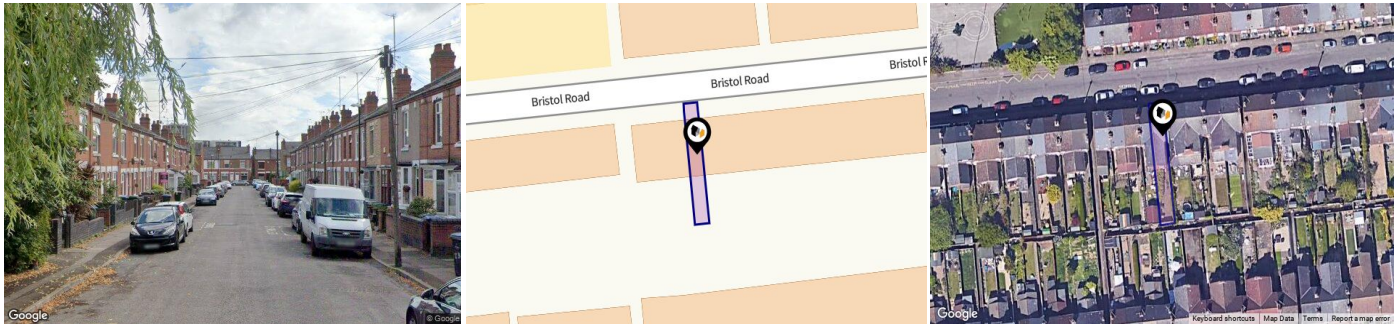
Modern gas central heating & double glazed throughout

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@walmsleythewaytomove.co.uk or 0330 1180 062



Property

Type:	Terraced	Last Sold £/ft²:	£55
Bedrooms:	3	Price Estimate:	£220,000
Floor Area:	818 ft ² / 76 m ²	Tenure:	Freehold
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,615		
Title Number:	WM98182		
UPRN:	100070624446		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

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

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



CV5

Energy rating

D

Valid until 04.10.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property

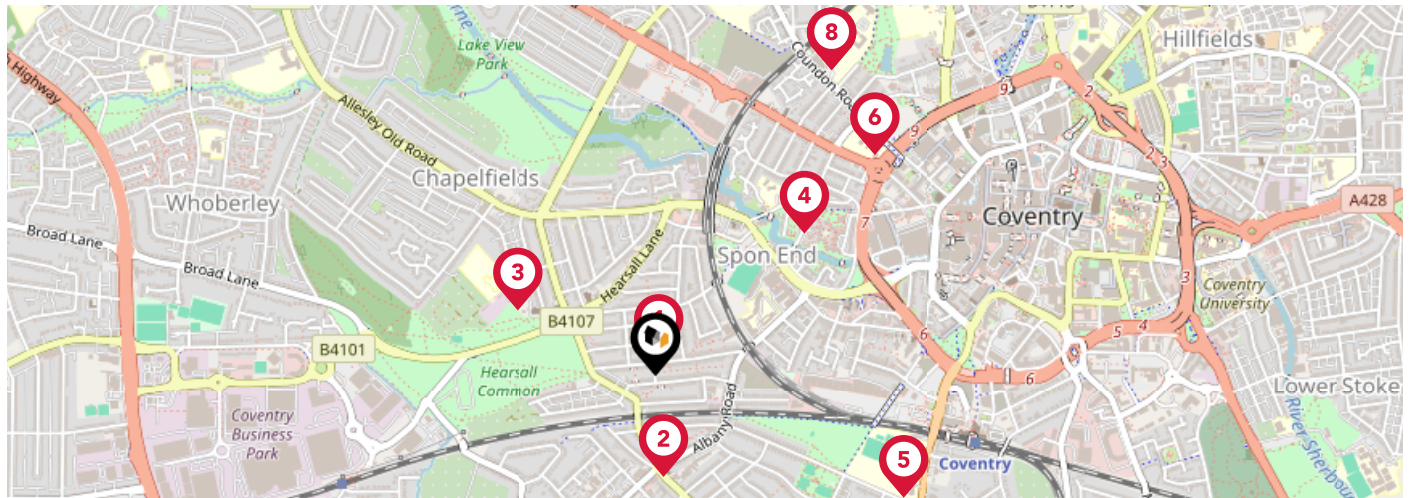
EPC - Additional Data



Additional EPC Data

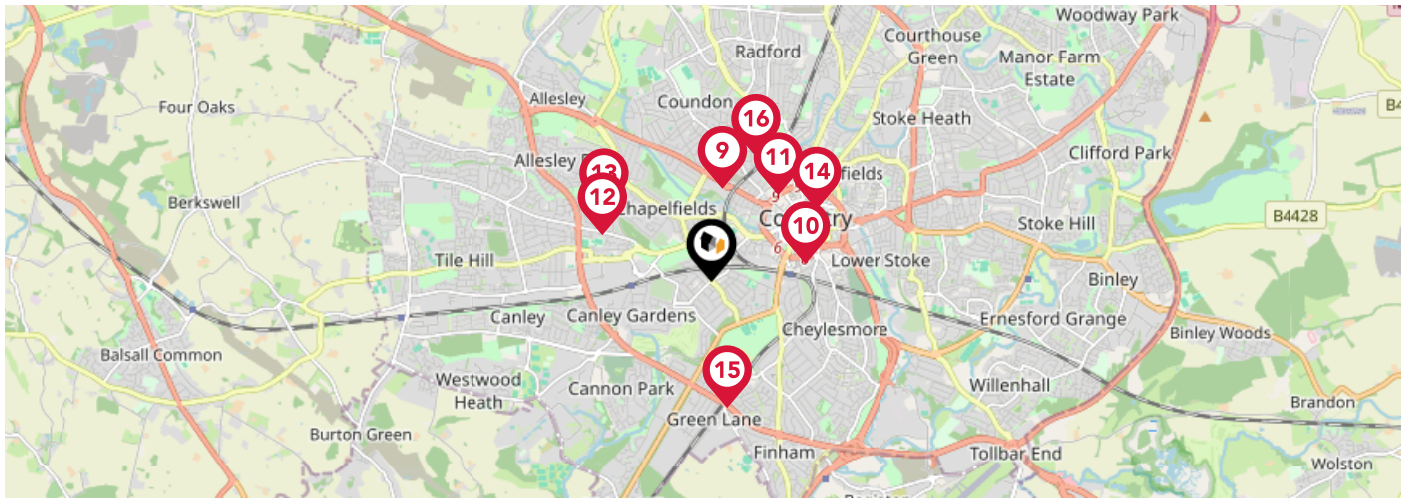
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls: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

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.23	<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:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

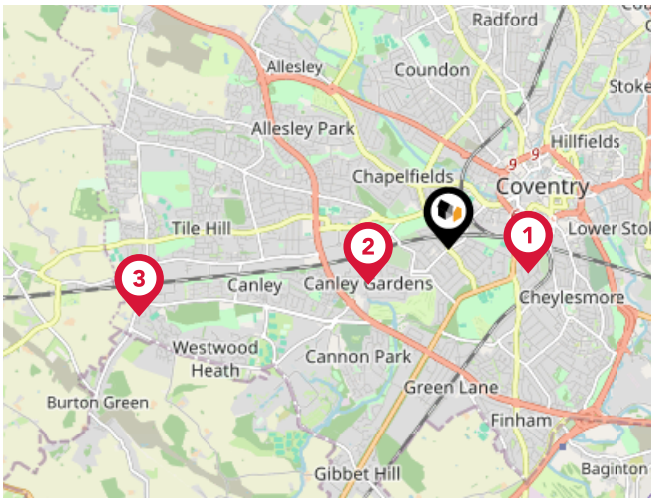
Area Schools



		Nursery	Primary	Secondary	College	Private
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 578 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Requires Improvement Pupils: 220 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

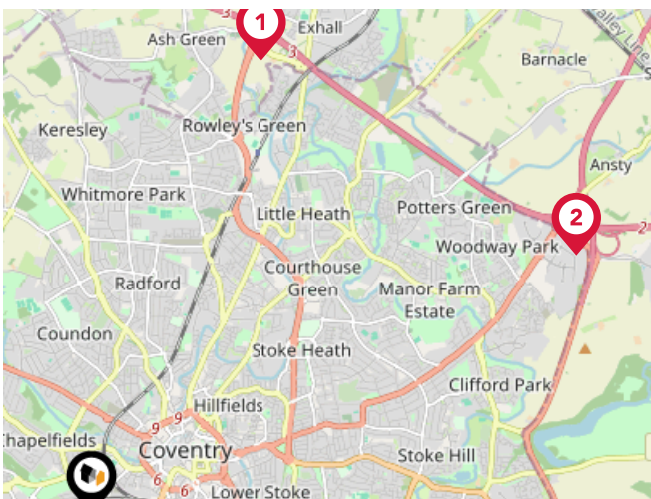
Area

Transport (National)



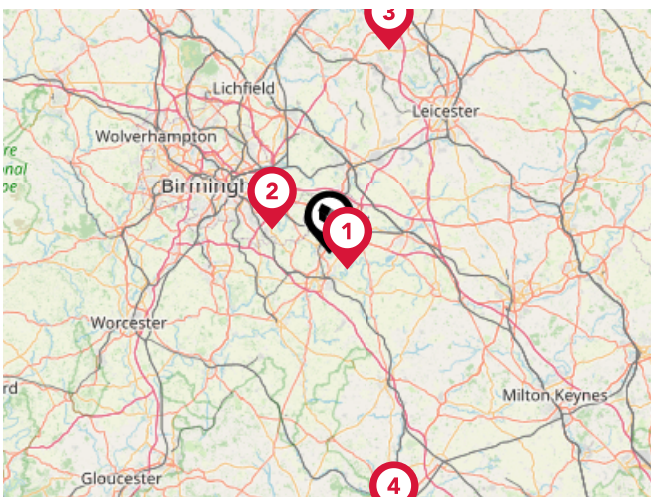
National Rail Stations

Pin	Name	Distance
1	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

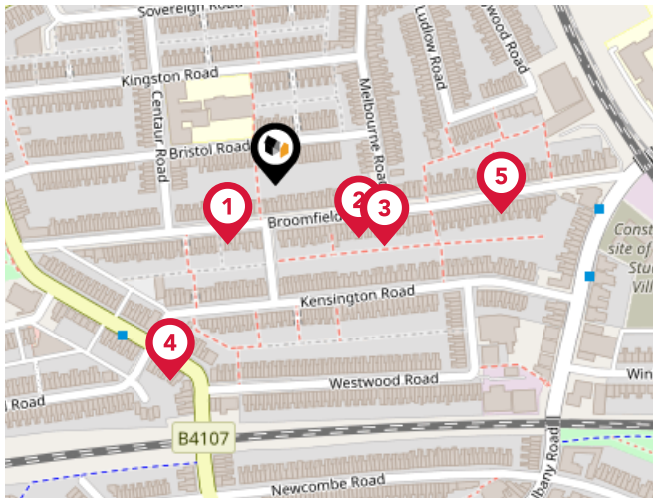


Airports/Helipads

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

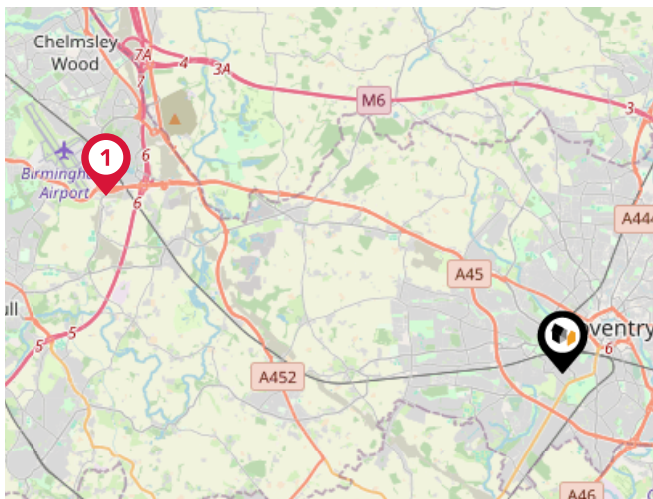
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	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
1	Birmingham Intl Rail Station (Air-Rail Link)	8.85 miles

Market Sold in Street



21, Bristol Road, Coventry, CV5 6LL				Terraced House
Last Sold Date:	07/06/2022	17/08/2018		
Last Sold Price:	£245,000	£201,000		
43, Bristol Road, Coventry, CV5 6LL				Terraced House
Last Sold Date:	12/05/2017	30/09/2010		
Last Sold Price:	£144,000	£94,500		
63, Bristol Road, Coventry, CV5 6LL				Terraced House
Last Sold Date:	11/01/2017			
Last Sold Price:	£138,000			
9, Bristol Road, Coventry, CV5 6LL				Terraced House
Last Sold Date:	15/08/2016			
Last Sold Price:	£135,000			
55, Bristol Road, Coventry, CV5 6LL				Terraced House
Last Sold Date:	22/05/2015	28/09/2011		
Last Sold Price:	£175,000	£96,500		
53, Bristol Road, Coventry, CV5 6LL				Terraced House
Last Sold Date:	28/03/2013	10/10/2008		
Last Sold Price:	£115,000	£92,000		
51, Bristol Road, Coventry, CV5 6LL				Terraced House
Last Sold Date:	26/02/2013			
Last Sold Price:	£102,500			
59, Bristol Road, Coventry, CV5 6LL				Terraced House
Last Sold Date:	06/02/2013			
Last Sold Price:	£86,500			
39, Bristol Road, Coventry, CV5 6LL				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, Coventry, CV5 6LL				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, Coventry, CV5 6LL				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, Coventry, 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				Terraced House
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				Terraced House
Last Sold Date:	11/12/2009			
Last Sold Price:	£136,000			
7, Bristol Road, Coventry, CV5 6LL				Terraced House
Last Sold Date:	06/11/2006			
Last Sold Price:	£115,000			
49, Bristol Road, Coventry, CV5 6LL				Terraced House
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				Terraced House
Last Sold Date:	22/12/2005	29/11/2002		
Last Sold Price:	£117,000	£75,000		
5, Bristol Road, Coventry, CV5 6LL				Terraced House
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				Terraced House
Last Sold Date:	25/10/2004			
Last Sold Price:	£102,000			
11, Bristol Road, Coventry, CV5 6LL				Terraced House
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				Terraced House
Last Sold Date:	22/06/2001	17/05/1996		
Last Sold Price:	£99,500	£35,000		
29, Bristol Road, Coventry, CV5 6LL				Terraced House
Last Sold Date:	08/02/1999			
Last Sold Price:	£45,000			
15, Bristol Road, Coventry, CV5 6LL				Terraced House
Last Sold Date:	18/11/1998			
Last Sold Price:	£44,000			
13, Bristol Road, Coventry, CV5 6LL				Terraced House
Last Sold Date:	12/06/1998			
Last Sold Price:	£40,000			

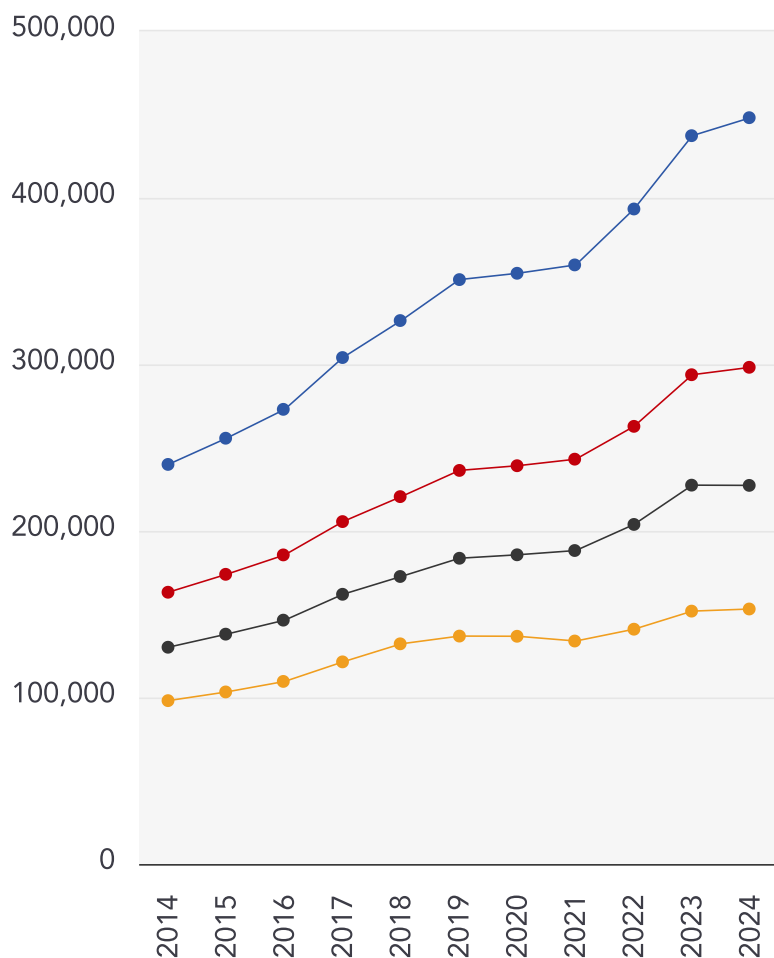
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Market

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



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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