

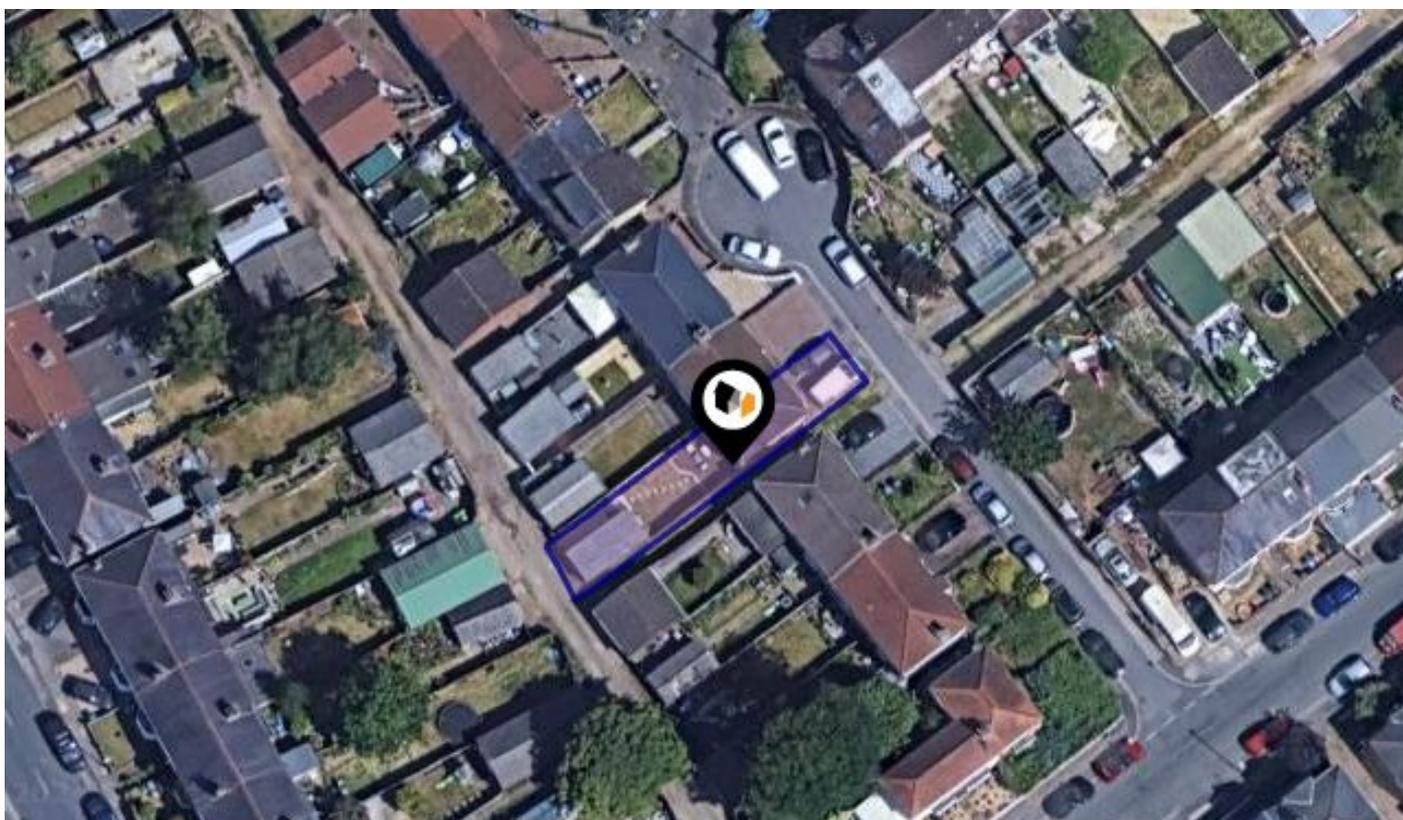
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 26th November 2024



ROSE AVENUE, COVENTRY, CV6

OIRO : £220,000

Walmsley's The Way to Move

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

0330 1180062

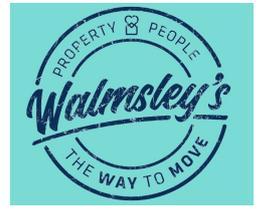
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A renovated end of terrace family home

Three good first floor bedrooms

Stylish modern first floor shower room

Sitting dining room & refitted kitchen with patio door to garden

Driveway parking with detached garage to rear & landscaped gardens

Close to local amenities & schooling

Ideal Cul De Sac Coundon location

EPC Rating D (before new boiler & windows), Total 718 Sq.Ft or 66 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 Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.04 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	WK116097

OIRO:	£220,000
Tenure:	Freehold

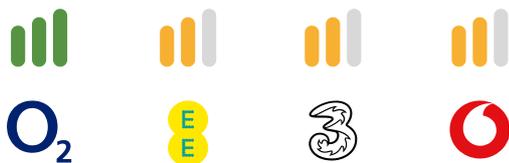
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	50 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Rose Avenue, CV6

Energy rating

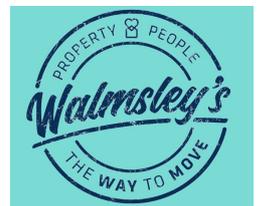
E

Valid until 01.07.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Property

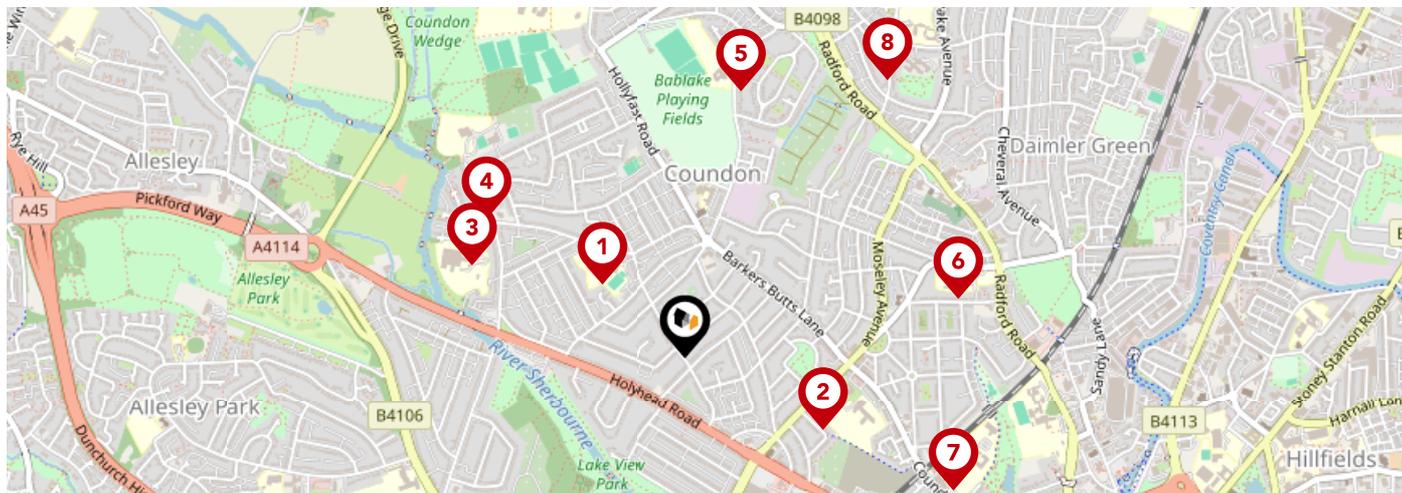
EPC - Additional Data



Additional EPC Data

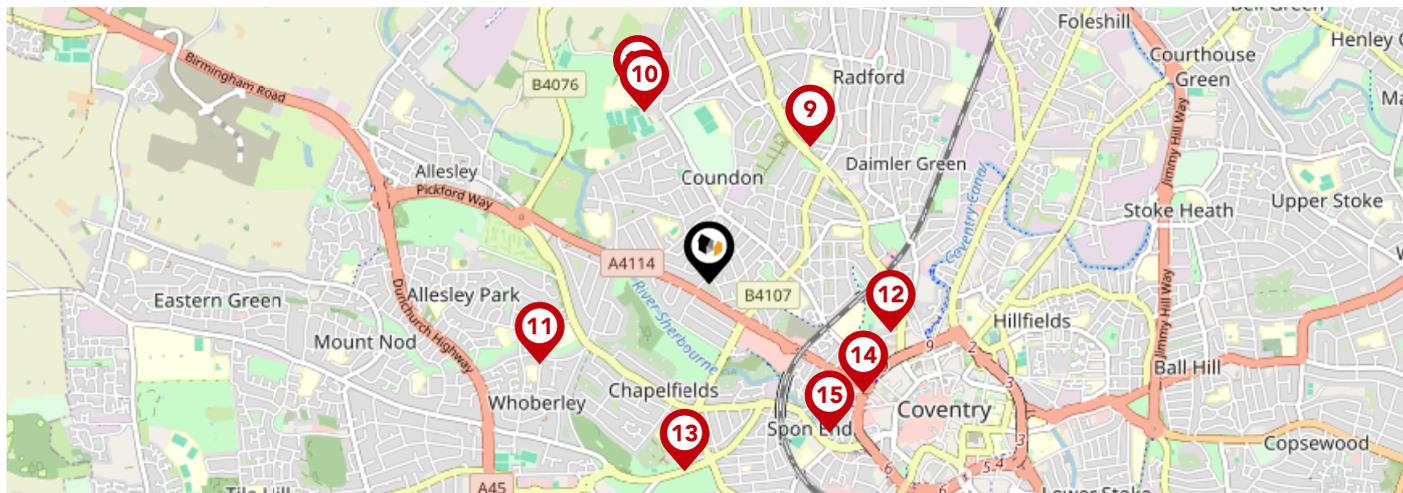
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Good
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	64 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

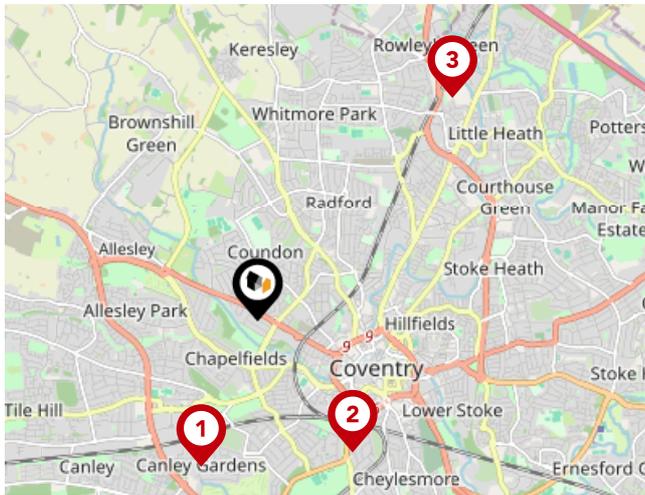
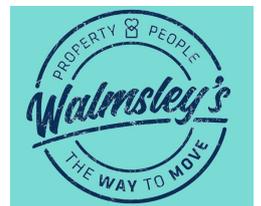
Area Schools



		Nursery	Primary	Secondary	College	Private
	Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hollyfast Primary School Ofsted Rating: Good Pupils: 656 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Court Ofsted Rating: Requires improvement Pupils: 1919 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

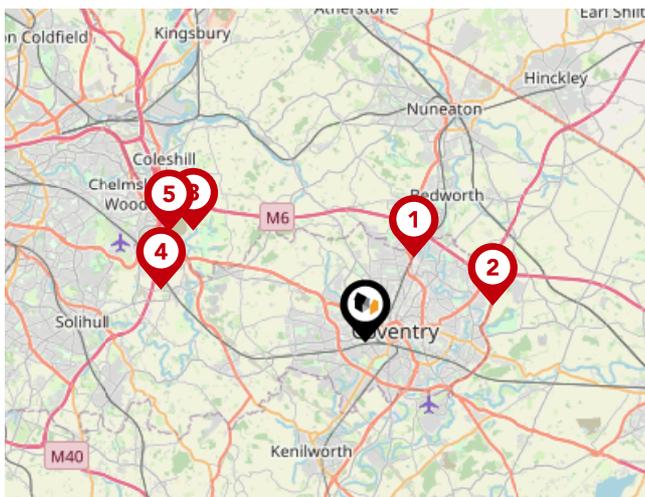
Area

Transport (National)



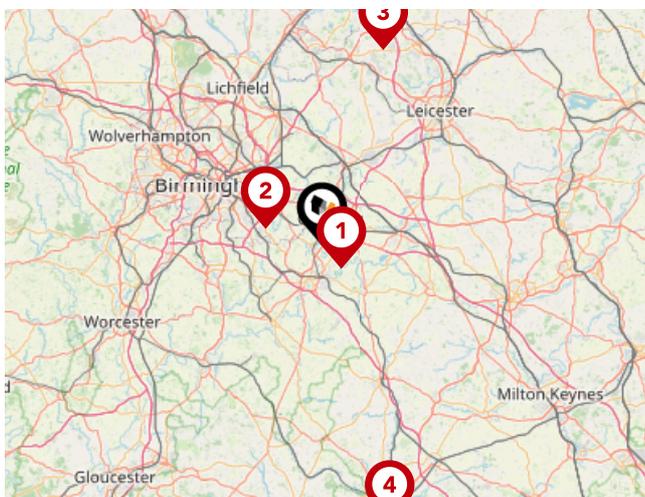
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.42 miles
2	Coventry Rail Station	1.46 miles
3	Coventry Arena Rail Station	2.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.56 miles
2	M6 J2	4.79 miles
3	M6 J3A	7.42 miles
4	M42 J6	7.58 miles
5	M6 J4	8.13 miles

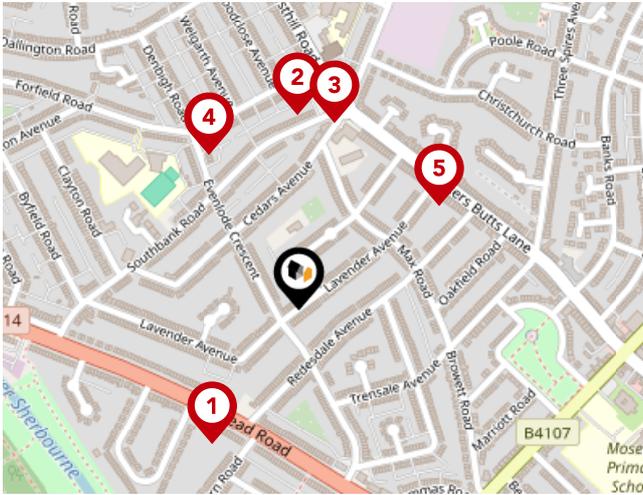
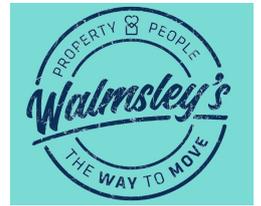


Airports/Helipads

Pin	Name	Distance
1	Baginton	4.33 miles
2	Birmingham Airport	8.6 miles
3	East Mids Airport	29.52 miles
4	Kidlington	41.68 miles

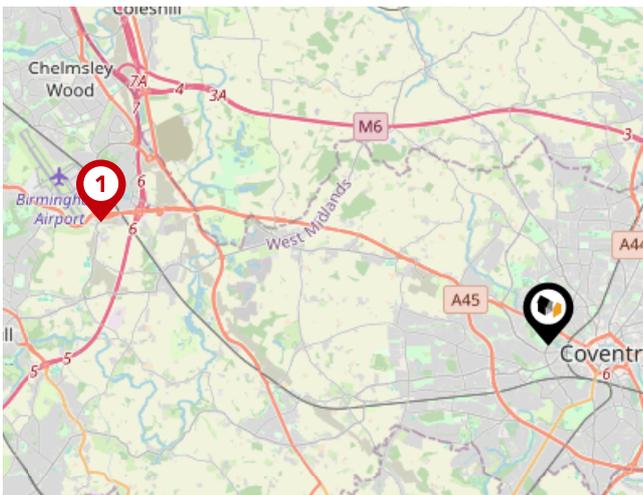
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Redesdale Avenue	0.18 miles
2	Woodclose Avenue	0.22 miles
3	Christ the King Church	0.22 miles
4	Denbigh Rd	0.2 miles
5	Ashwood Avenue	0.2 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.34 miles

Market Sold in Street



11, Rose Avenue, Coventry, CV6 1DD					Terraced House
Last Sold Date:	22/08/2019	19/09/2003	21/01/1999	04/12/1996	
Last Sold Price:	£135,000	£96,000	£47,500	£40,000	
5, Rose Avenue, Coventry, CV6 1DD					Terraced House
Last Sold Date:	25/05/2018	08/08/2016	16/09/2011	29/07/2002	
Last Sold Price:	£140,000	£155,000	£115,000	£69,950	
9, Rose Avenue, Coventry, CV6 1DD					Terraced House
Last Sold Date:	19/12/2014	06/04/2001			
Last Sold Price:	£145,000	£62,000			
7, Rose Avenue, Coventry, CV6 1DD					Terraced House
Last Sold Date:	14/07/2011	07/11/2003	01/08/2001		
Last Sold Price:	£110,950	£90,000	£57,500		
21, Rose Avenue, Coventry, CV6 1DD					Terraced House
Last Sold Date:	07/12/2009	22/08/2003	20/08/1999		
Last Sold Price:	£105,000	£89,950	£45,000		
2, Rose Avenue, Coventry, CV6 1DD					Terraced House
Last Sold Date:	28/02/2007	28/09/2001	17/09/1999		
Last Sold Price:	£197,500	£115,000	£86,950		
23, Rose Avenue, Coventry, CV6 1DD					Terraced House
Last Sold Date:	24/07/1998				
Last Sold Price:	£43,650				
3, Rose Avenue, Coventry, CV6 1DD					Terraced House
Last Sold Date:	26/06/1995				
Last Sold Price:	£40,000				

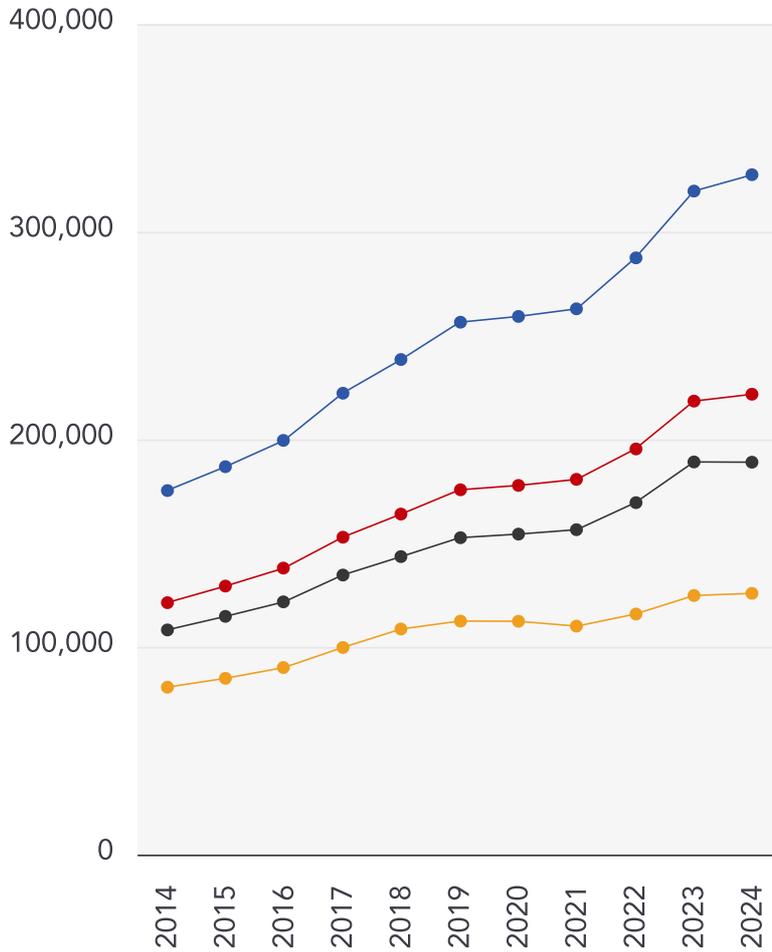
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



Detached

+86.77%

Semi-Detached

+82.76%

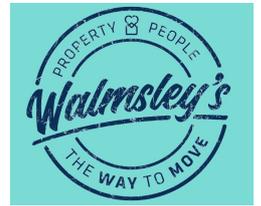
Terraced

+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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