



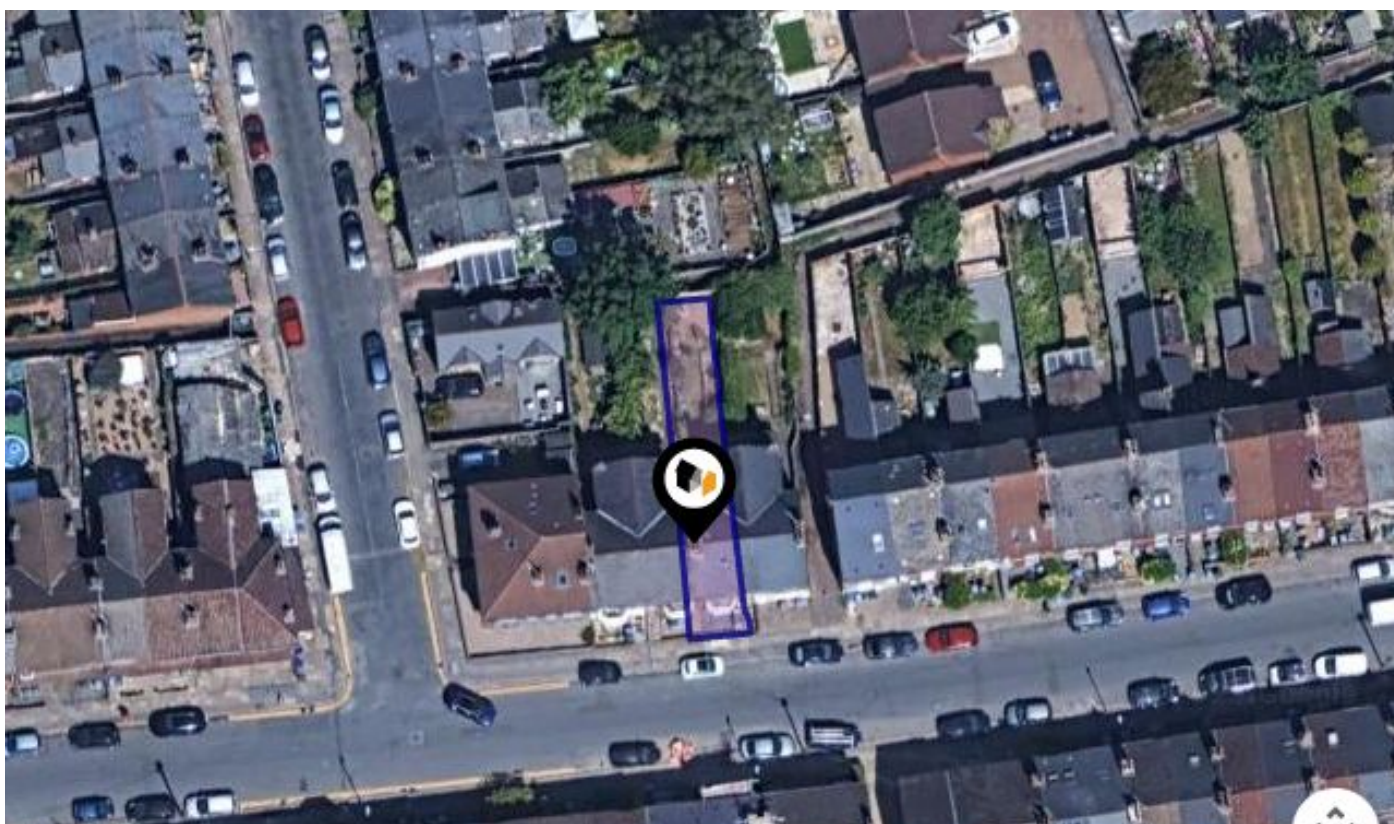
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 27<sup>th</sup> February 2025



## BROOMFIELD ROAD, COVENTRY, CV5

Price Estimate : £235,000

### Walmsley's The Way to Move

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

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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 substantial & much loved three double bedroom home

Ground floor bathroom & 1st floor shower room

Minton hallway & open plan living & dining room

Private & generous mature rear gardens

Double glazed & gas centrally heated (new combi boiler)

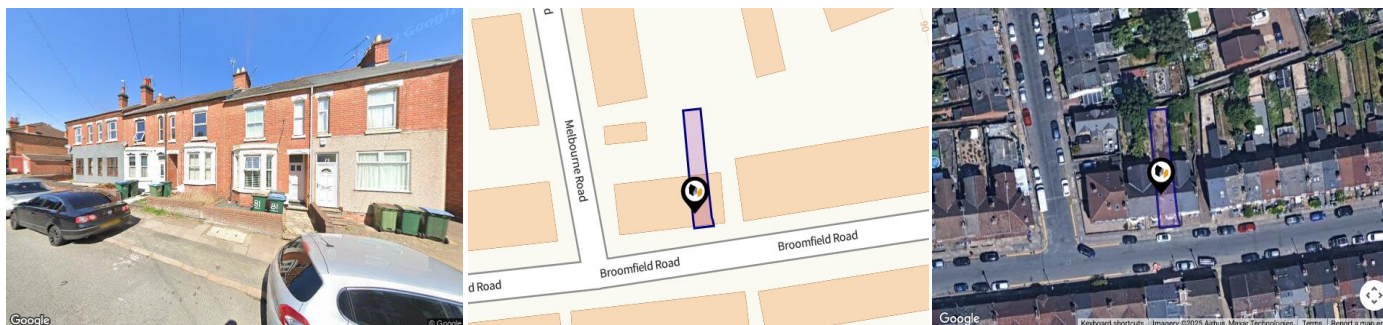
Drop down ladder to spacious, floored loft room

Close to Earlsdon, City Centre, Train Station & parkland

EPC D (re-ordered), Total 969 Sq.Ft or 90 Sq.M.

**These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on [sales@walmsleysthewaytomove.co.uk](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**

# Property Overview



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	969 ft <sup>2</sup> / 90 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,786
<b>Title Number:</b>	WM770507

<b>Price Estimate:</b>	£235,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	No Risk

- Rivers & Seas

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

<b>19</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



COVENTRY, CV5

Energy rating

# D

Valid until 15.07.2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	65   D
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

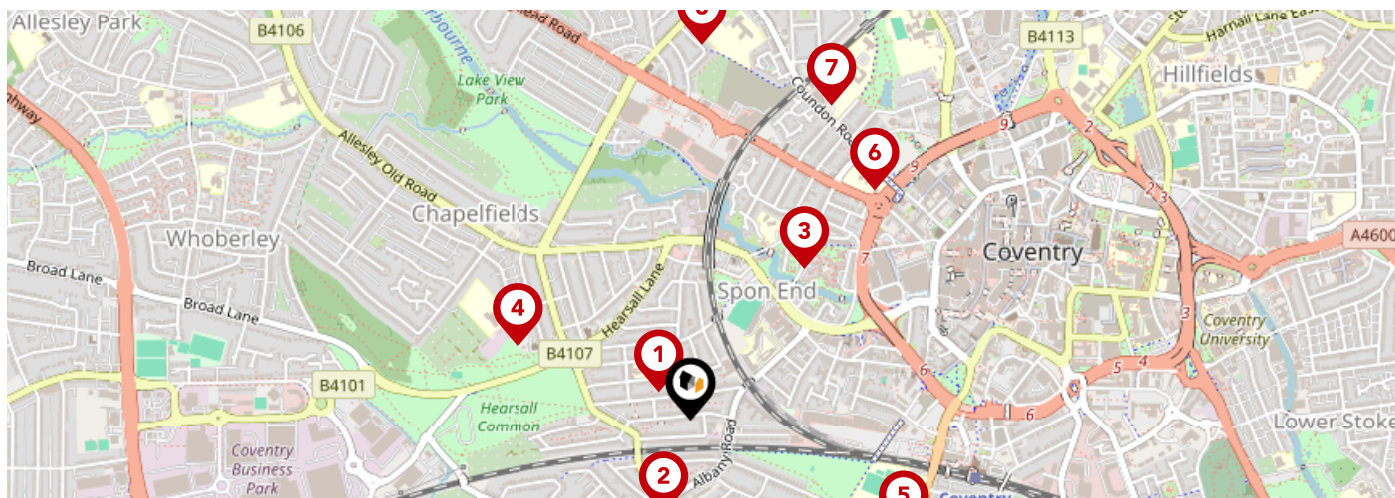


### Additional EPC Data

<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, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<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>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 40% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	78 m <sup>2</sup>

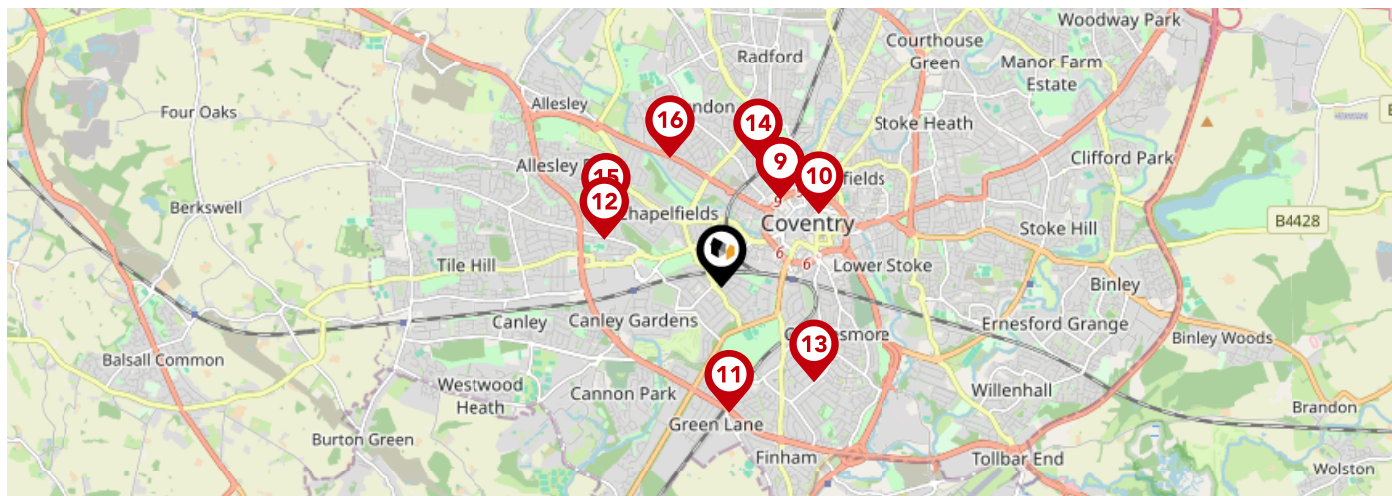


# Area Schools



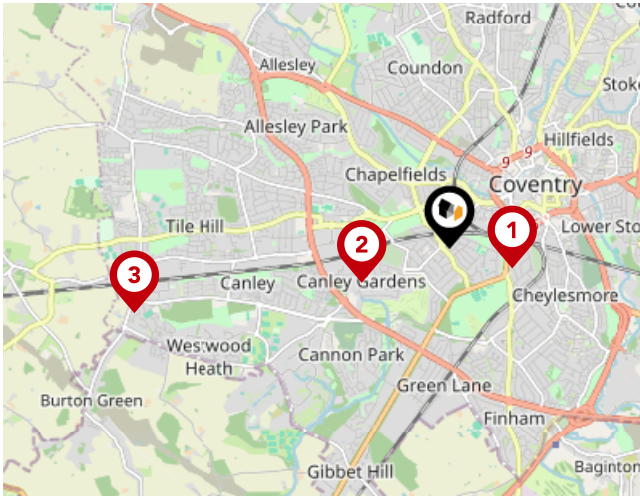
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



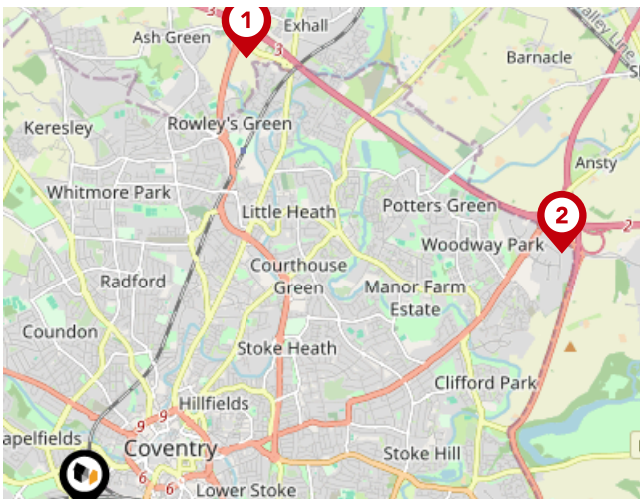
		Nursery	Primary	Secondary	College	Private
	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Radford Primary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:1.23	<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:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



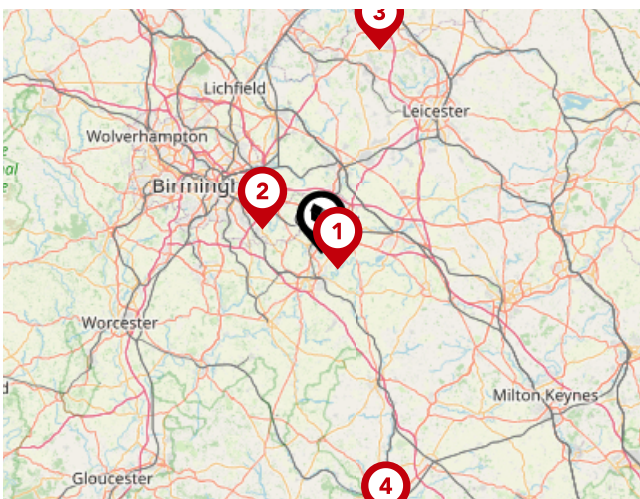
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.59 miles
2	Canley Rail Station	0.85 miles
3	Tile Hill Rail Station	2.91 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.37 miles
2	M6 J2	4.92 miles
3	M40 J14	10.46 miles
4	M6 J3A	8.24 miles
5	M42 J6	8.16 miles



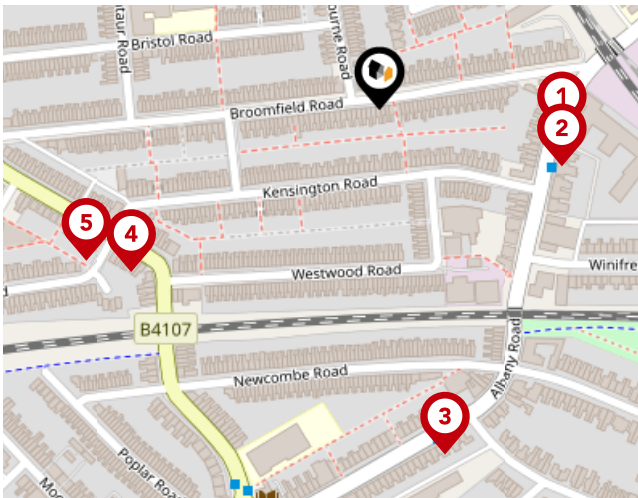
## Airports/Helipads

Pin	Name	Distance
1	Baginton	3.36 miles
2	Birmingham Airport	9.2 miles
3	East Mids Airport	30.42 miles
4	Kidlington	40.62 miles



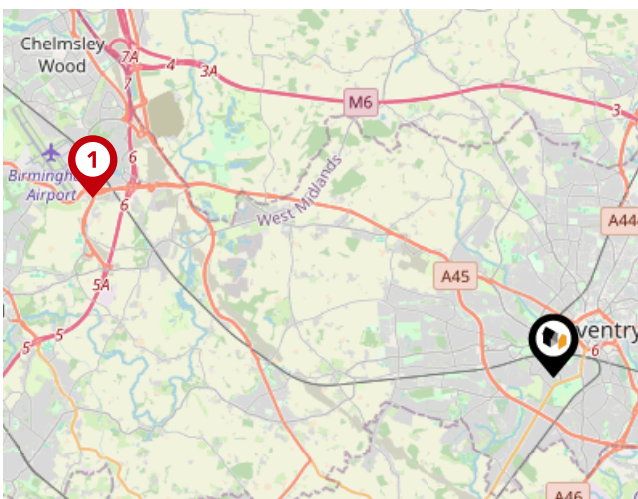
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Broomfield Rd	0.1 miles
2	Broomfield Rd	0.11 miles
3	Broadway	0.2 miles
4	Highland Road	0.17 miles
5	Highland Road	0.19 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.93 miles

# Market Sold in Street



<b>75, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	16/06/2023	28/02/2005	13/10/2000	29/09/2000	
Last Sold Price:	£166,000	£155,000	£78,995	£75,000	
<b>29, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	29/09/2022				
Last Sold Price:	£239,000				
<b>41, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	31/08/2022	30/10/2017	27/08/1999		
Last Sold Price:	£190,000	£160,000	£56,500		
<b>69, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	29/11/2021	03/02/2015			
Last Sold Price:	£220,000	£130,000			
<b>59, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	01/11/2021	12/07/2002			
Last Sold Price:	£210,000	£75,500			
<b>31, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	31/08/2021	19/01/2015			
Last Sold Price:	£182,500	£127,000			
<b>71, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	30/06/2021	28/02/2019			
Last Sold Price:	£325,000	£176,000			
<b>53, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	19/03/2021	12/12/2012	29/06/2007	04/09/2000	
Last Sold Price:	£166,000	£130,000	£145,500	£66,000	
<b>43, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	05/11/2020	08/09/2000			
Last Sold Price:	£172,000	£59,500			
<b>49, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	06/09/2019	06/03/2015	02/04/2004		
Last Sold Price:	£184,500	£140,000	£121,000		
<b>77, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	29/03/2018	03/10/1996			
Last Sold Price:	£175,000	£45,000			
<b>55, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	28/10/2016	06/08/2008			
Last Sold Price:	£171,000	£118,950			

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

# Market Sold in Street



<b>81, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	01/09/2016	15/12/2006			
Last Sold Price:	£210,000	£136,500			
<b>27, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	21/07/2016	10/10/2005	25/09/1997		
Last Sold Price:	£164,500	£137,000	£41,000		
<b>73, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	10/10/2014	10/02/2006	05/05/2000		
Last Sold Price:	£165,000	£135,000	£62,000		
<b>85, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	12/09/2014	24/04/2009	27/06/2005	27/03/1998	
Last Sold Price:	£136,000	£139,000	£148,000	£38,200	
<b>51, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	04/07/2014	26/05/1995			
Last Sold Price:	£136,000	£40,000			
<b>67, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	31/03/2014				
Last Sold Price:	£124,950				
<b>33, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	15/11/2013	05/11/2004			
Last Sold Price:	£145,000	£114,000			
<b>37, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	17/05/2013				
Last Sold Price:	£110,000				
<b>57, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	02/03/2012				
Last Sold Price:	£130,000				
<b>83, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	06/09/2011	30/08/2002			
Last Sold Price:	£133,750	£94,950			
<b>65, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	08/02/2011				
Last Sold Price:	£110,000				
<b>47, Broomfield Road, Coventry, CV5 6JY</b>					Terraced House
Last Sold Date:	23/01/2008				
Last Sold Price:	£112,000				

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

# Market Sold in Street



<b>63, Broomfield Road, Coventry, CV5 6JY</b>	Terraced House
Last Sold Date: 29/09/2006	
Last Sold Price: £122,500	
<b>61, Broomfield Road, Coventry, CV5 6JY</b>	Terraced House
Last Sold Date: 19/12/2003	
Last Sold Price: £112,000	
<b>45, Broomfield Road, Coventry, CV5 6JY</b>	Terraced House
Last Sold Date: 08/03/2002   17/01/1997	
Last Sold Price: £83,000   £43,500	
<b>79, Broomfield Road, Coventry, CV5 6JY</b>	Terraced House
Last Sold Date: 15/06/1999	
Last Sold Price: £47,000	
<b>35, Broomfield Road, Coventry, CV5 6JY</b>	Terraced House
Last Sold Date: 31/01/1997	
Last Sold Price: £41,000	

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

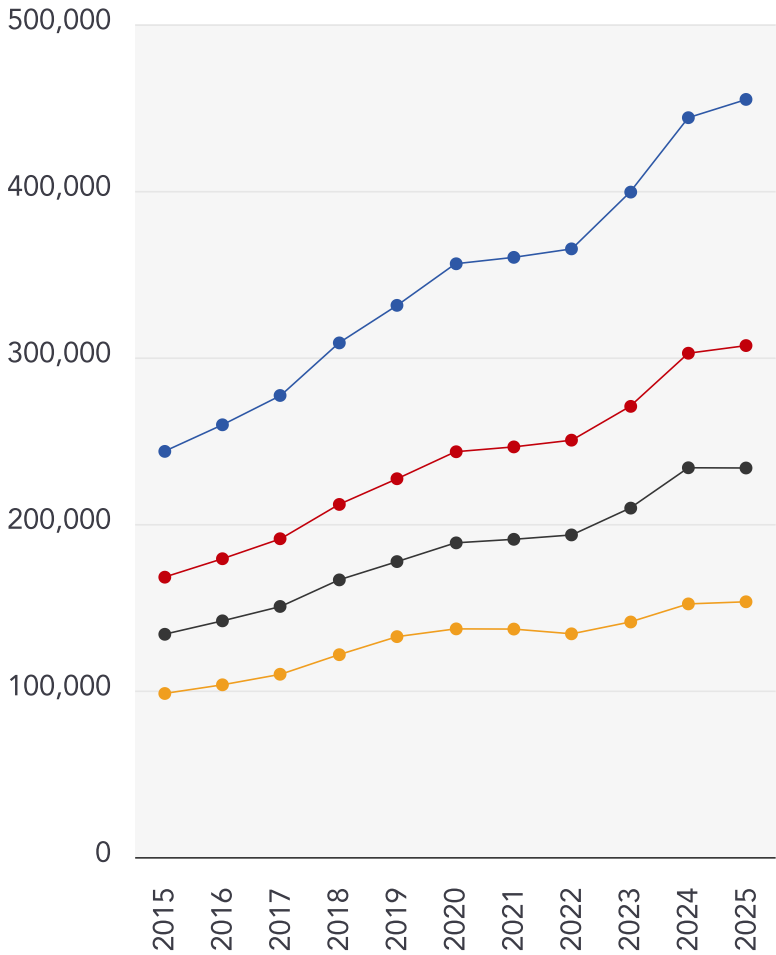


# Market

## 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



/walmsleysthewaytomove/



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# Agent Disclaimer



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## Important - Please Read

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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

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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