

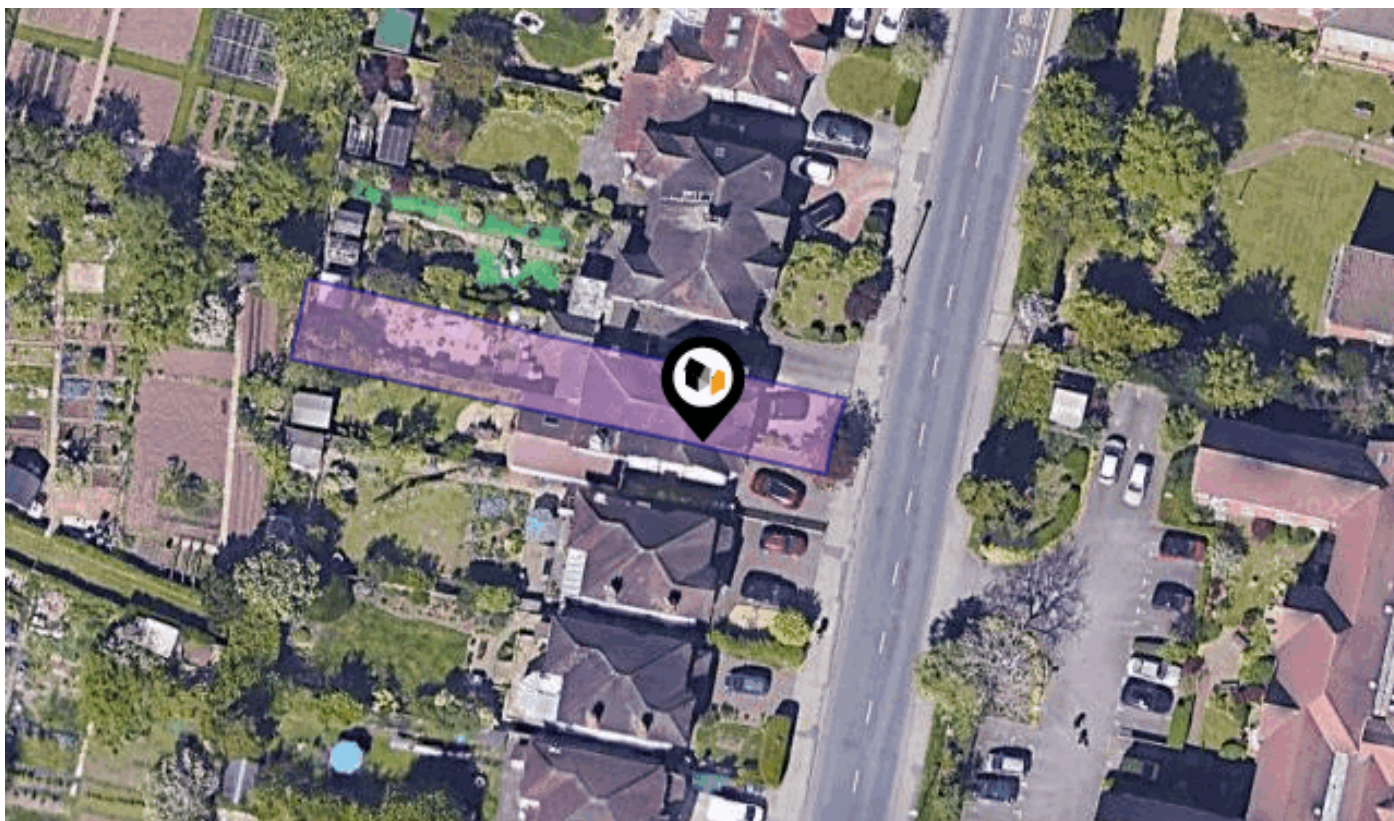


Buyers & interested parties

KFB: Key Facts For Buyers

An insight into your property and the local area

Saturday 3rd September 2022



BEECHWOOD AVENUE, COVENTRY, CV5

Walmsley's The Way to Move

Radio + Building, 5 Hertford Place, Coventry, CV1 3JZ

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Key Features & Important Information

A four bedroom & much loved, extended family home

Ideal & aspirational Earlsdon location

Delightful views over allotments to rear

Two spacious reception rooms, home office & utility room

Terrace rear patio & mature, private gardens

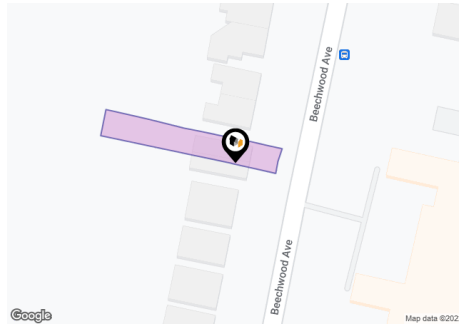
Driveway for three + vehicles

EPC Ordered, 1500 Sq.Ft. or 140 Sq. M.

For further information or to arrange an accompanied viewing, please contact:

sales@thewaytomove.co.uk

03301 180062



Property

Type:	Semi-Detached	Last Sold £/ft ² :	-
Bedrooms:	4	Price Estimate:	-
Floor Area:	1,496.18 ft ² / 139 m ²	Tenure:	Freehold
Plot Area:	0.07 acres		
Council Tax :	Band E		
Annual Estimate:	£2,537 pa		
Title Number:	WM392239		
UPRN:	100070618536		

Local Area

Local Authority:	Coventry
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	- mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



COVENTRY, CV5

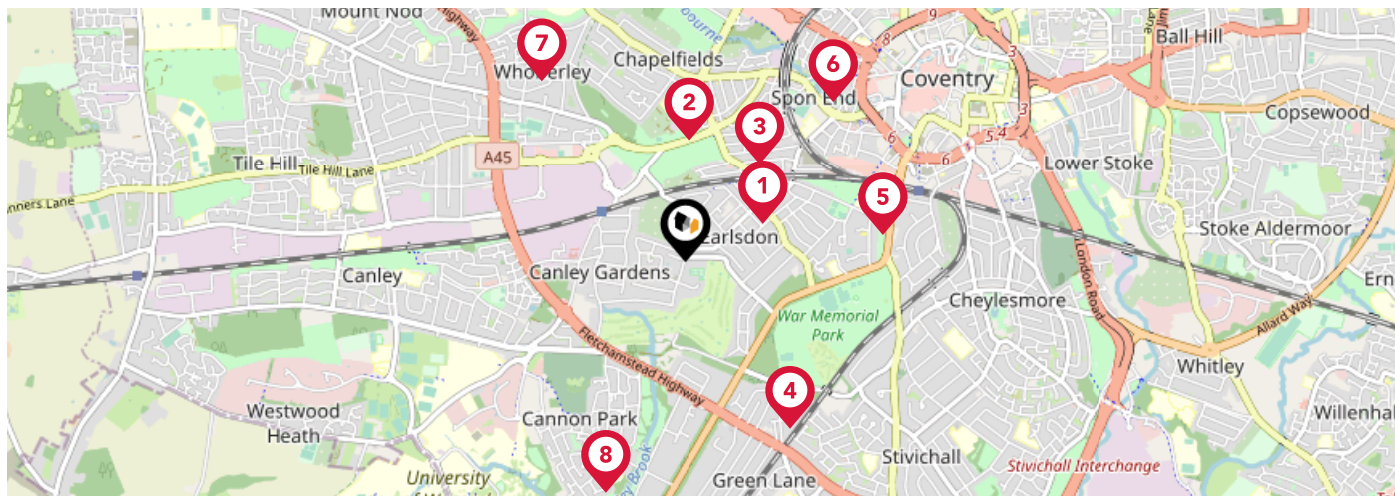
Energy rating

E

Valid until 06.01.2025

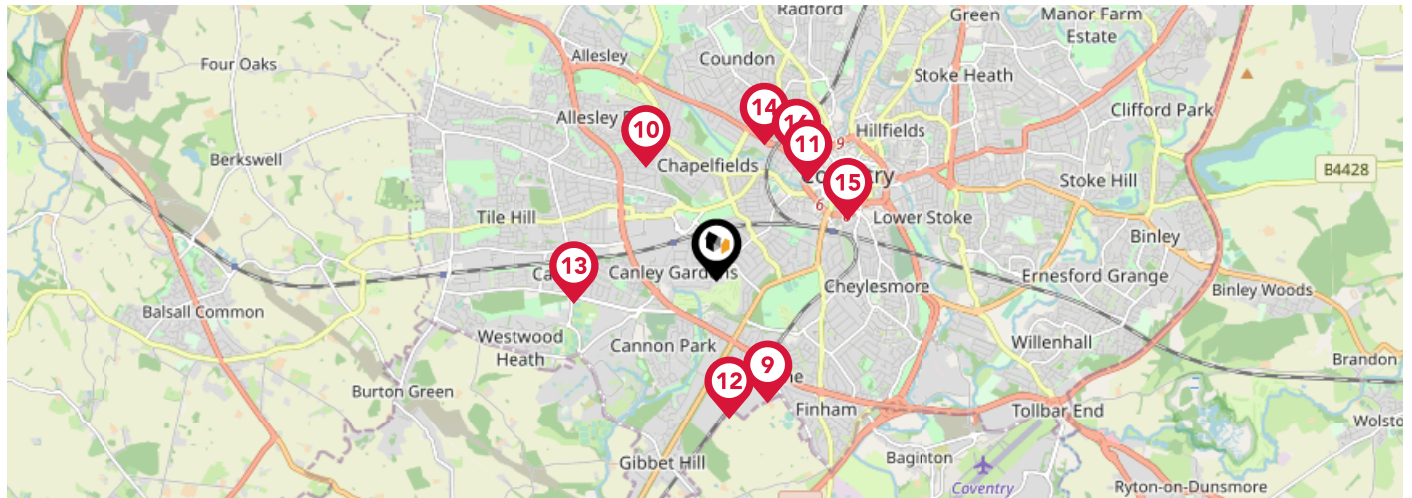
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.89	<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:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

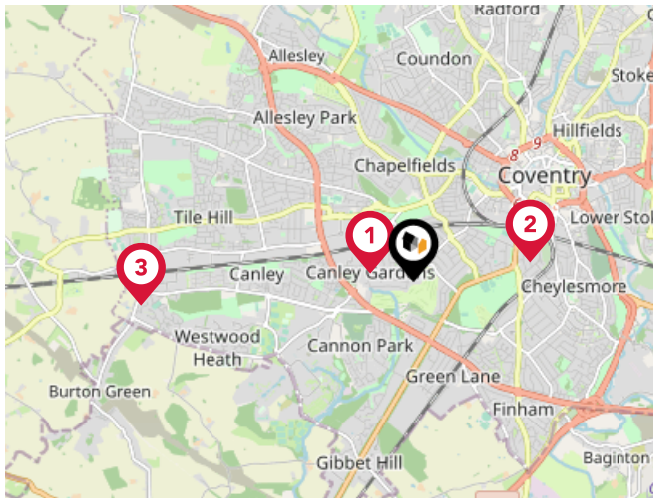
Area Schools



		Nursery	Primary	Secondary	College	Private
	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.21	<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: 229 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Not Rated Pupils: 984 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charter Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.3	<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:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

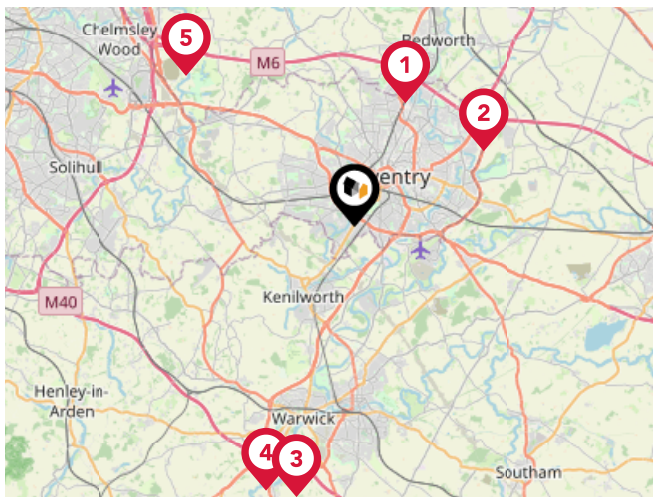
Area

Transport (National)



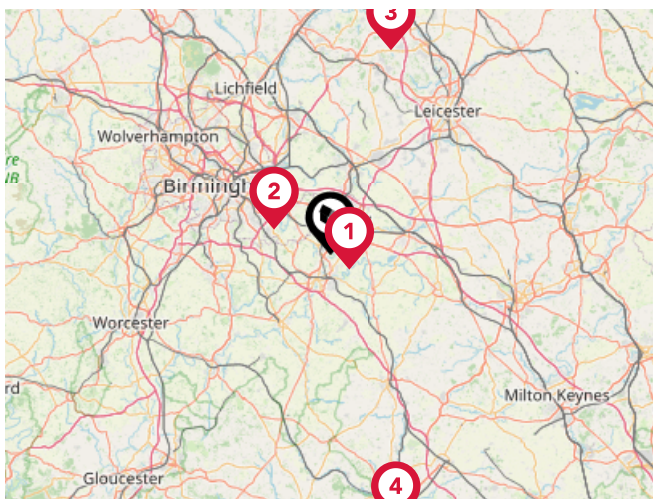
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.39 miles
2	Coventry Rail Station	1.07 miles
3	Tile Hill Rail Station	2.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.86 miles
2	M6 J2	5.46 miles
3	M40 J14	10 miles
4	M40 J15	10.06 miles
5	M6 J3A	8.18 miles

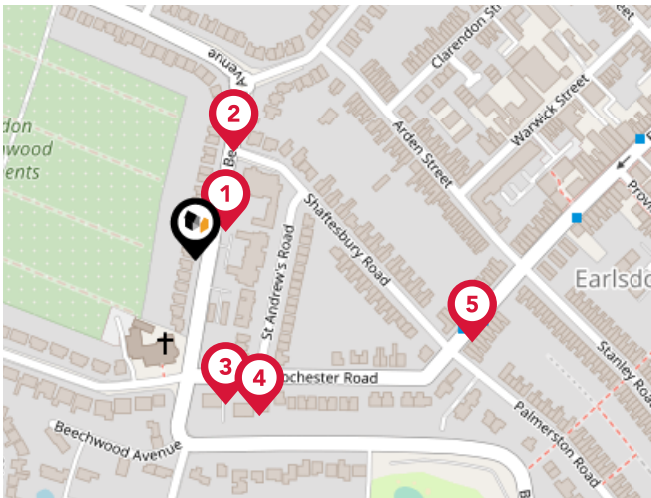


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.41 miles
2	Birmingham International Airport	8.98 miles
3	East Midlands Airport	30.92 miles
4	London Oxford Airport	40.26 miles

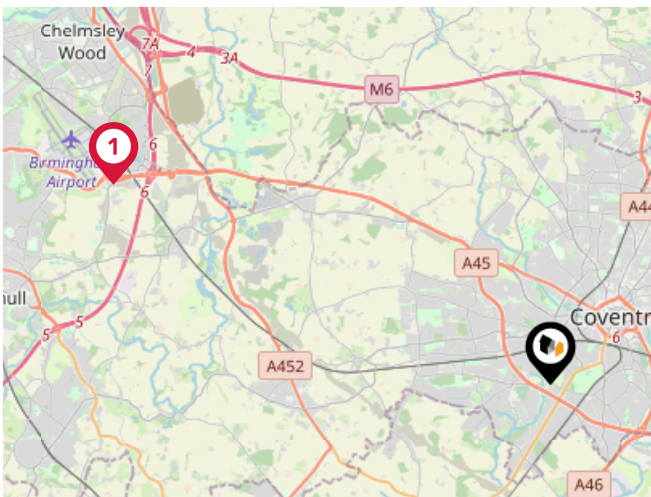
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shaftesbury Rd	0.02 miles
2	Shaftesbury Rd	0.07 miles
3	St Andrews Rd	0.08 miles
4	St Andrews Rd	0.1 miles
5	Shaftesbury Rd	0.16 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.71 miles

Market Sold in Your Street



211, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	12/02/2021	07/09/2012	07/09/2001	02/04/1996	
Last Sold Price:	£430,000	£287,500	£148,000	£95,000	
161, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	15/03/2019	02/03/2015	13/07/2007	26/08/2005	
Last Sold Price:	£460,000	£405,000	£380,000	£330,000	
159, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	13/04/2018	04/08/2006	17/12/2002	15/09/2000	
Last Sold Price:	£475,000	£369,500	£260,000	£179,000	
201, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	30/06/2016				
Last Sold Price:	£330,000				
171, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	17/06/2016				
Last Sold Price:	£375,000				
135, Beechwood Avenue, Coventry, CV5 6FR					Detached House
Last Sold Date:	08/12/2015				
Last Sold Price:	£430,000				

NOTE: In this list we display the 6 most recent sales records for each property since 1995. There may sometimes be more, please let us know if you would like us to check.

Market Sold in Your Street



187, Beechwood Avenue, Coventry, CV5 6FR	Semi-detached House
Last Sold Date: 13/02/2015	11/12/1998
Last Sold Price: £350,000	£137,000
143, Beechwood Avenue, Coventry, CV5 6FR	Detached House
Last Sold Date: 20/12/2013	
Last Sold Price: £175,000	
155, Beechwood Avenue, Coventry, CV5 6FR	Semi-detached House
Last Sold Date: 19/11/2012	
Last Sold Price: £380,000	
169, Beechwood Avenue, Coventry, CV5 6FR	Semi-detached House
Last Sold Date: 21/11/2008	11/07/2003
Last Sold Price: £325,000	£238,500
193, Beechwood Avenue, Coventry, CV5 6FR	Semi-detached House
Last Sold Date: 15/04/2008	
Last Sold Price: £310,000	
199, Beechwood Avenue, Coventry, CV5 6FR	Detached House
Last Sold Date: 24/05/2007	
Last Sold Price: £334,000	

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Market Sold in Your Street



165, Beechwood Avenue, Coventry, CV5 6FR		Semi-detached House	
Last Sold Date:	15/10/2004	06/03/1998	
Last Sold Price:	£365,000	£117,000	
149, Beechwood Avenue, Coventry, CV5 6FR		Semi-detached House	
Last Sold Date:	27/08/2004	27/08/2004	17/03/2000
Last Sold Price:	£245,000	£249,995	£125,000
197, Beechwood Avenue, Coventry, CV5 6FR		Semi-detached House	
Last Sold Date:	13/08/2004	28/06/2002	07/11/1997
Last Sold Price:	£285,000	£180,000	£129,000
189, Beechwood Avenue, Coventry, CV5 6FR		Detached House	
Last Sold Date:	28/01/1999		
Last Sold Price:	£139,950		
177, Beechwood Avenue, Coventry, CV5 6FR		Semi-detached House	
Last Sold Date:	26/06/1998		
Last Sold Price:	£103,000		
191, Beechwood Avenue, Coventry, CV5 6FR		Semi-detached House	
Last Sold Date:	25/06/1997		
Last Sold Price:	£134,000		

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Market Sold in Your Street



185, Beechwood Avenue, Coventry, CV5 6FR	Semi-detached House
Last Sold Date: 14/06/1996	
Last Sold Price: £112,000	
153, Beechwood Avenue, Coventry, CV5 6FR	Semi-detached House
Last Sold Date: 06/01/1995	
Last Sold Price: £90,000	

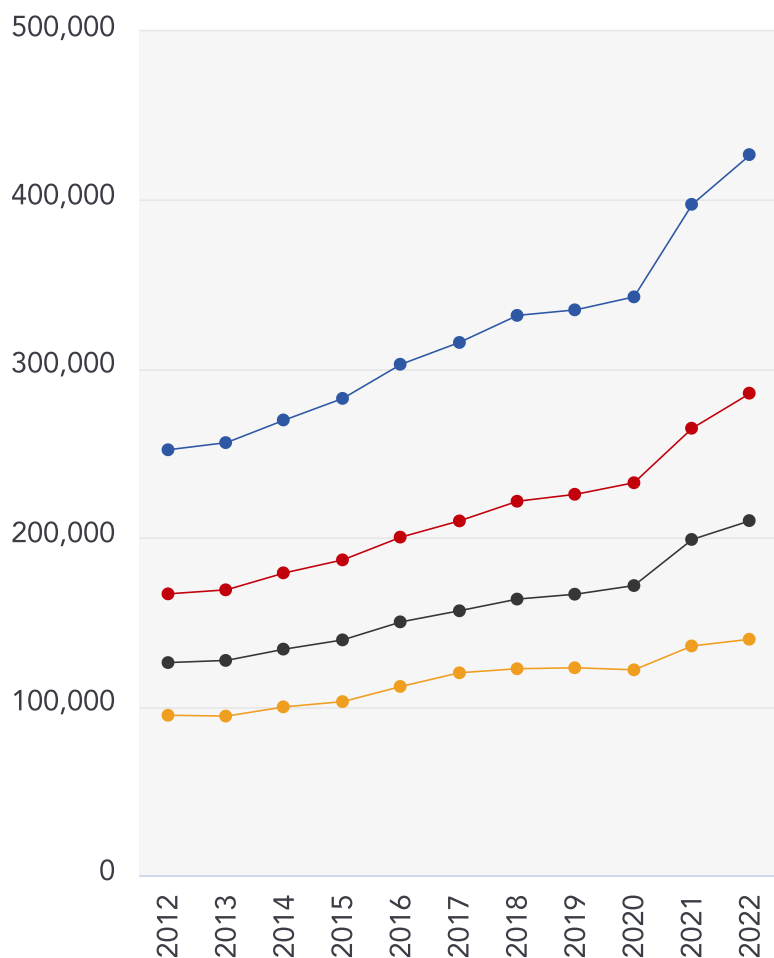
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

+69.37%

Semi-Detached

+71.31%

Terraced

+66.75%

Flat

+47.53%

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



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/walmsleysthewaytomove

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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