



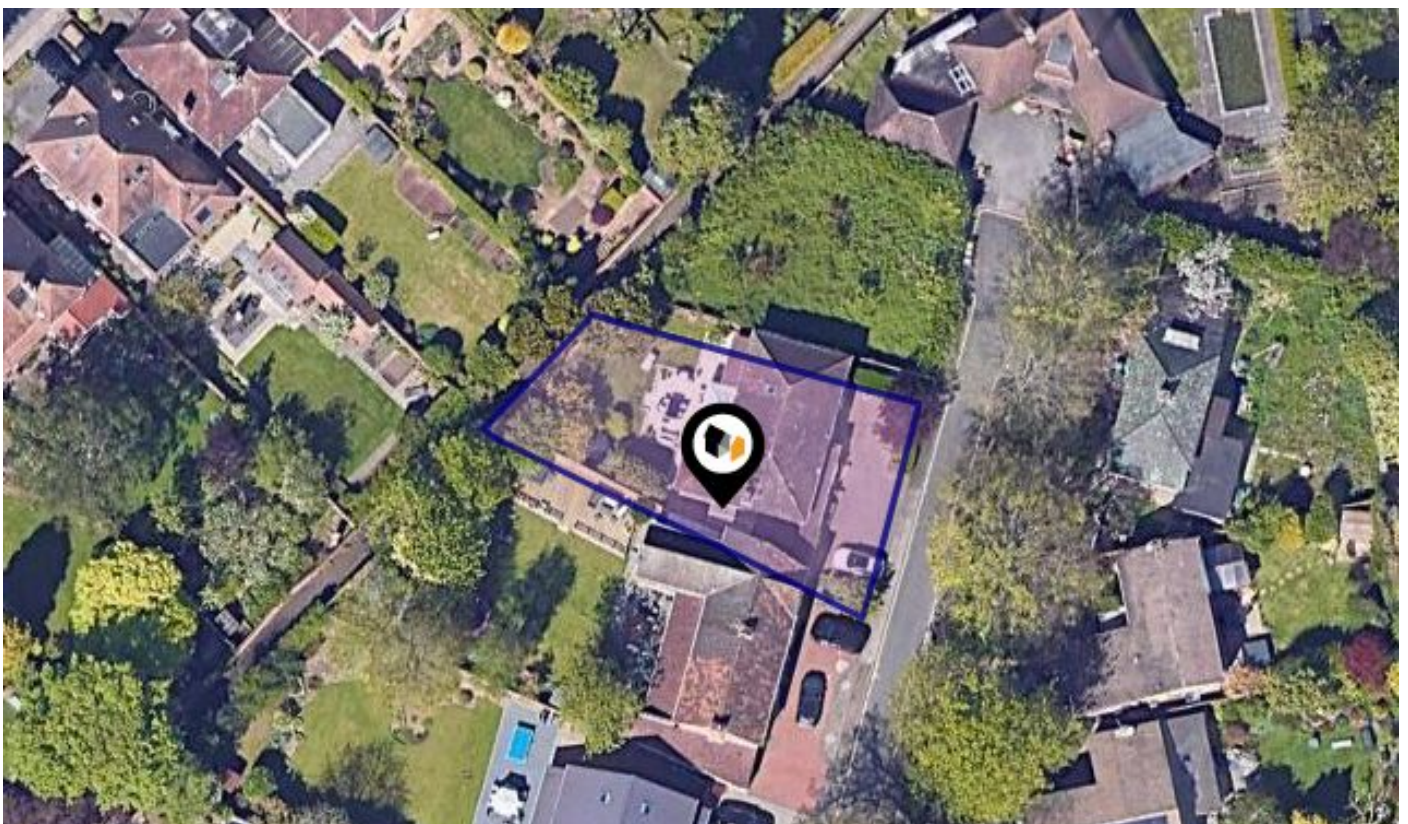
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th February 2023



THE FIRS, COVENTRY, CV5

Price Estimate : £900,000

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

Property Key Features

Four/five bedroom extended detached home

Impressive & well balanced living spaces

Open plan kitchen dining & family room

Extended sitting room with log burner

Spacious family & en-suite four piece bathrooms

Driveway & garage with fore garden & potential to enlarge

Versatile loft/hobby/gym room & ground floor office

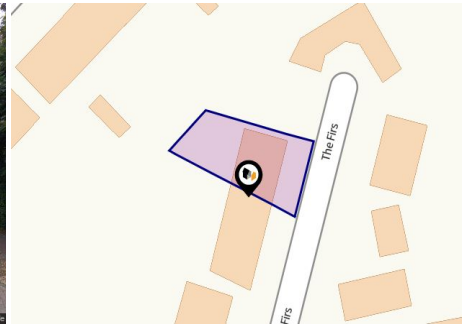
Private mature gardens with patio & lawns

Delightful & secluded Earlsdon enclave

EPC rating D & over 3230 sq.ft or 300 sq.m

For viewings or interest please email:

sales@walmsleysthewaytomove.co.uk or call 0330 1180062



Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,841 ft ² / 264 m ²
Plot Area:	0.12 acres
Year Built :	1930-1949
Council Tax :	Band G
Annual Estimate:	£3,460
Title Number:	WM648336
UPRN:	100070710429

Last Sold £/ft²:	£59
Price Estimate:	£900,000
Tenure:	Freehold

Local Area

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

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:



Planning History

This Address



Planning records for: *20, The Firs, Coventry, CV5 6QD*

Reference - R/2009/1660
Decision: APPROVED
Date: 19th November 2009
Description: New bungalow and vehicluar and pedestrian access (renewal of outline application No.41153/F granted on 20th February 2007 : discharging means of access and layout of site).
Reference - R/2006/2295
Decision: APPROVED
Date: 02nd November 2006
Description: New bungalow and vehicular and pedestrian access (renewal of outline application No.41153/E granted on 21st September 2001 and discharging means of access and layout of the site).
Reference - R/2000/2450
Decision: APPROVED
Date: 22nd December 2000
Description: Two storey and single storey side extensions, single storey extensions to front and rear.

Property EPC - Certificate



Energy rating

D

Valid until 18.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

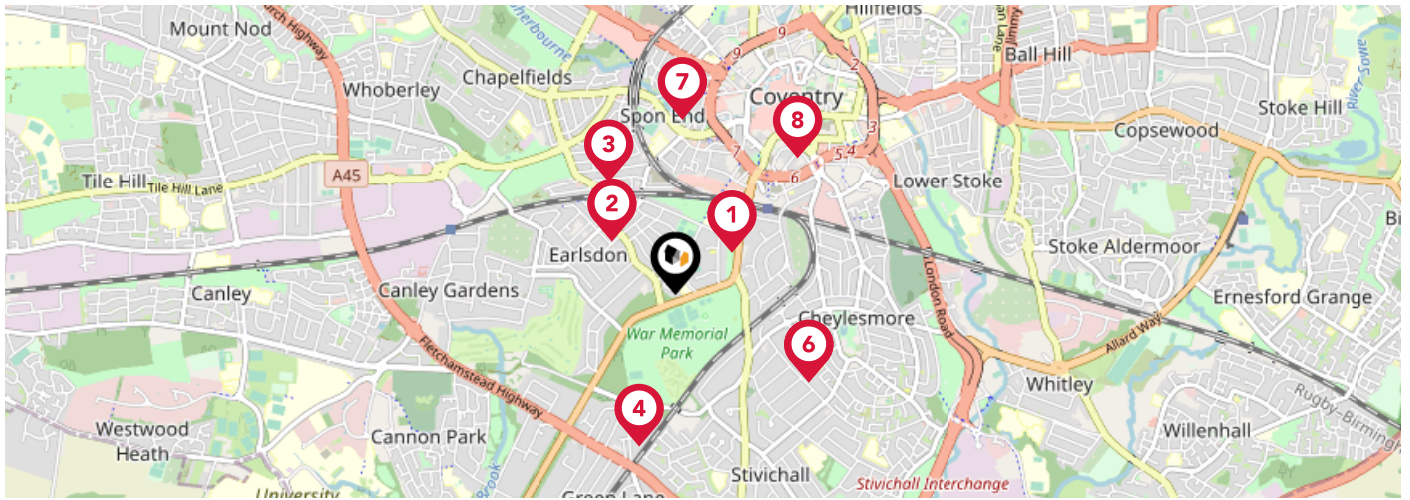
EPC - Additional Data



Additional EPC Data

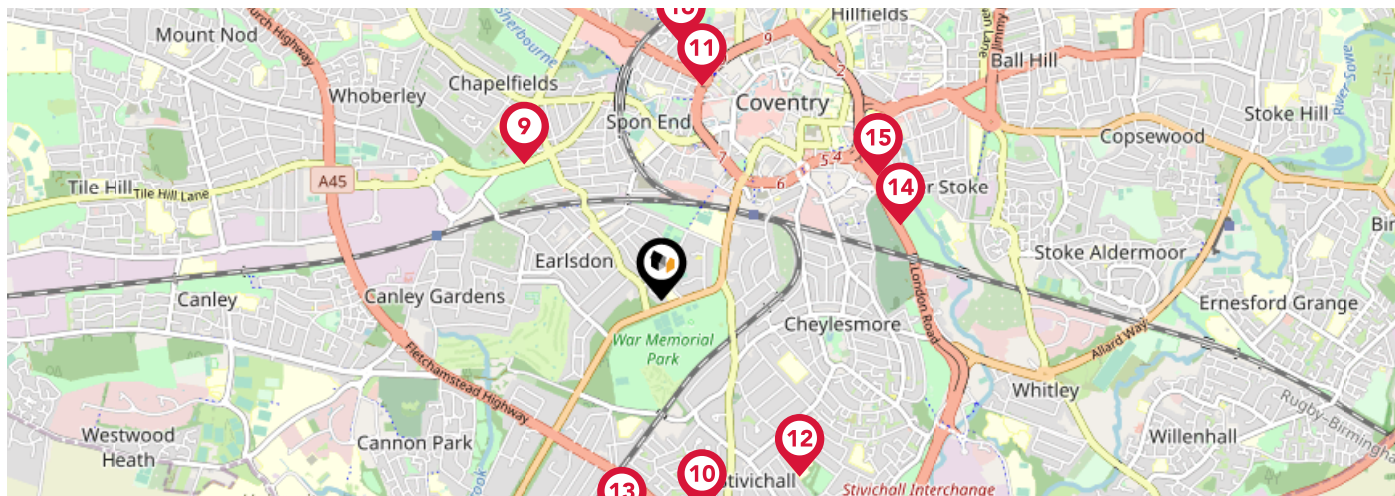
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched no insulation (assumed)
Roof Energy:	Very poor
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 74% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	264 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.38	<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:0.6	<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:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

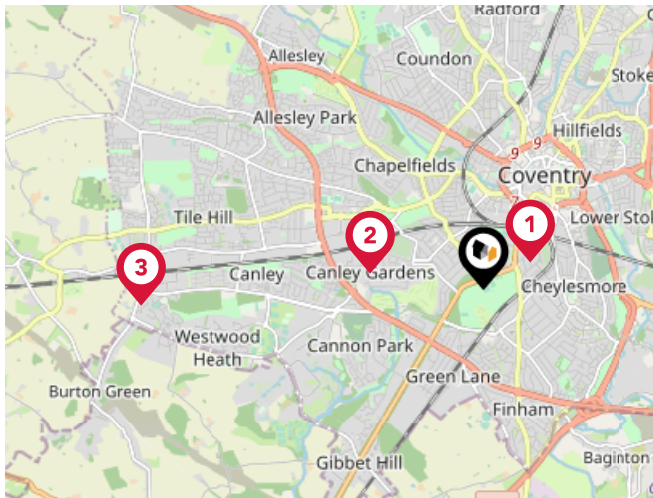
Area Schools



		Nursery	Primary	Secondary	College	Private
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:0.97	<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:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry University Ofsted Rating: Good Pupils:0 Distance:1.13	<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:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

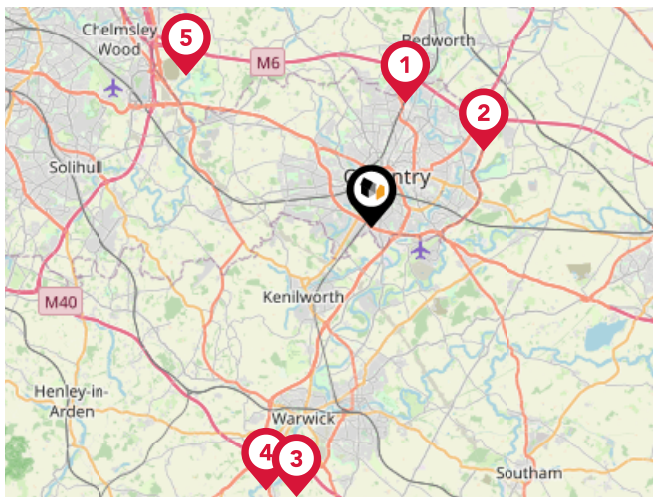
Area

Transport (National)



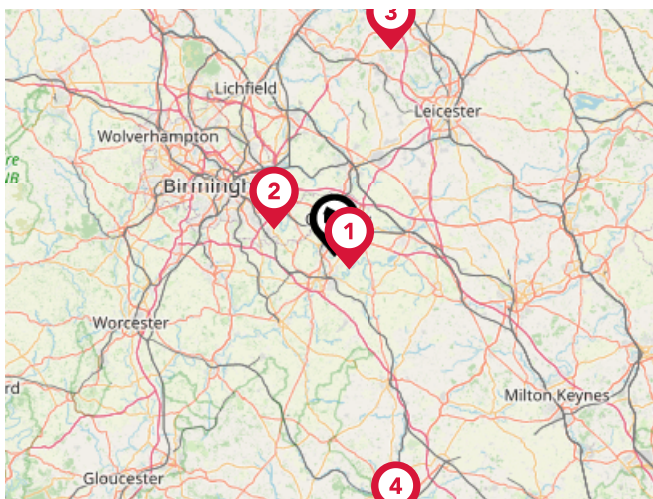
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.49 miles
2	Canley Rail Station	1.03 miles
3	Tile Hill Rail Station	3.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.72 miles
2	M6 J2	4.95 miles
3	M40 J14	10.09 miles
4	M40 J15	10.22 miles
5	M6 J3A	8.71 miles

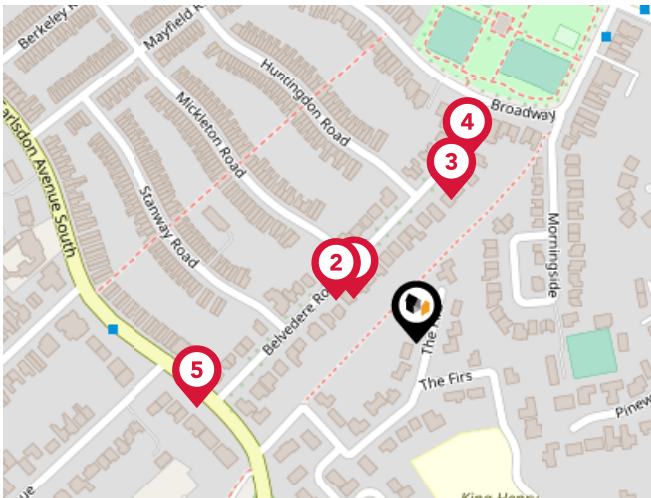


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.88 miles
2	Birmingham International Airport	9.59 miles
3	East Midlands Airport	30.82 miles
4	London Oxford Airport	40.05 miles

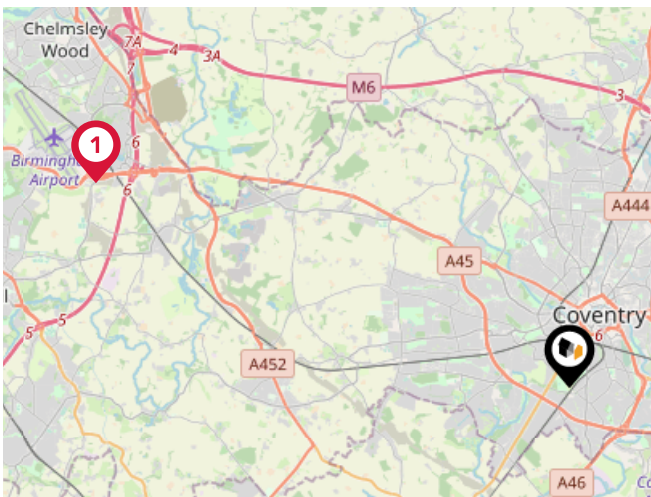
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mickleton Rd	0.04 miles
2	Mickleton Rd	0.05 miles
3	Huntingdon Rd	0.08 miles
4	Huntingdon Rd	0.11 miles
5	Warwick Avenue	0.13 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.32 miles

Market Sold in Street



14, The Firs, Coventry, CV5 6QD	Detached House		
Last Sold Date:	04/02/2021		
Last Sold Price:	£552,000		
11, The Firs, Coventry, CV5 6QD	Semi-detached House		
Last Sold Date:	02/11/2020		
Last Sold Price:	£530,000		
22, The Firs, Coventry, CV5 6QD	Semi-detached House		
Last Sold Date:	19/06/2018		
Last Sold Price:	£755,000		
13, The Firs, Coventry, CV5 6QD	Detached House		
Last Sold Date:	29/03/2018	29/07/1999	
Last Sold Price:	£637,000	£234,000	
17, The Firs, Coventry, CV5 6QD	Detached House		
Last Sold Date:	29/03/2018	27/03/2002	31/08/1995
Last Sold Price:	£490,000	£280,000	£160,000
6, The Firs, Coventry, CV5 6QD	Detached House		
Last Sold Date:	26/10/2017		
Last Sold Price:	£640,000		
5, The Firs, Coventry, CV5 6QD	Detached House		
Last Sold Date:	08/03/2017		
Last Sold Price:	£785,000		
32, The Firs, Coventry, CV5 6QD	Detached House		
Last Sold Date:	28/07/2016		
Last Sold Price:	£450,000		
15, The Firs, Coventry, CV5 6QD	Detached House		
Last Sold Date:	17/05/2016	13/10/2014	05/09/1996
Last Sold Price:	£474,950	£405,000	£144,250
24, The Firs, Coventry, CV5 6QD	Detached House		
Last Sold Date:	29/01/2016		
Last Sold Price:	£495,000		
7a, The Firs, Coventry, CV5 6QD	Detached House		
Last Sold Date:	28/04/2011		
Last Sold Price:	£400,000		
26, The Firs, Coventry, CV5 6QD	Detached House		
Last Sold Date:	10/11/2006		
Last Sold Price:	£535,000		

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

Market Sold in Street



12, The Firs, Coventry, CV5 6QD	Detached House
Last Sold Date: 08/04/2004	
Last Sold Price: £310,000	
12a, The Firs, Coventry, CV5 6QD	Detached House
Last Sold Date: 06/11/2000	
Last Sold Price: £40,000	
7, The Firs, Coventry, CV5 6QD	Detached House
Last Sold Date: 02/10/2000	
Last Sold Price: £315,000	
16, The Firs, Coventry, CV5 6QD	Detached House
Last Sold Date: 03/07/2000	
Last Sold Price: £300,000	
28, The Firs, Coventry, CV5 6QD	Detached House
Last Sold Date: 30/06/2000	
Last Sold Price: £315,000	
9, The Firs, Coventry, CV5 6QD	Detached House
Last Sold Date: 12/08/1999	
Last Sold Price: £215,000	
20, The Firs, Coventry, CV5 6QD	Detached House
Last Sold Date: 24/05/1996	
Last Sold Price: £149,500	

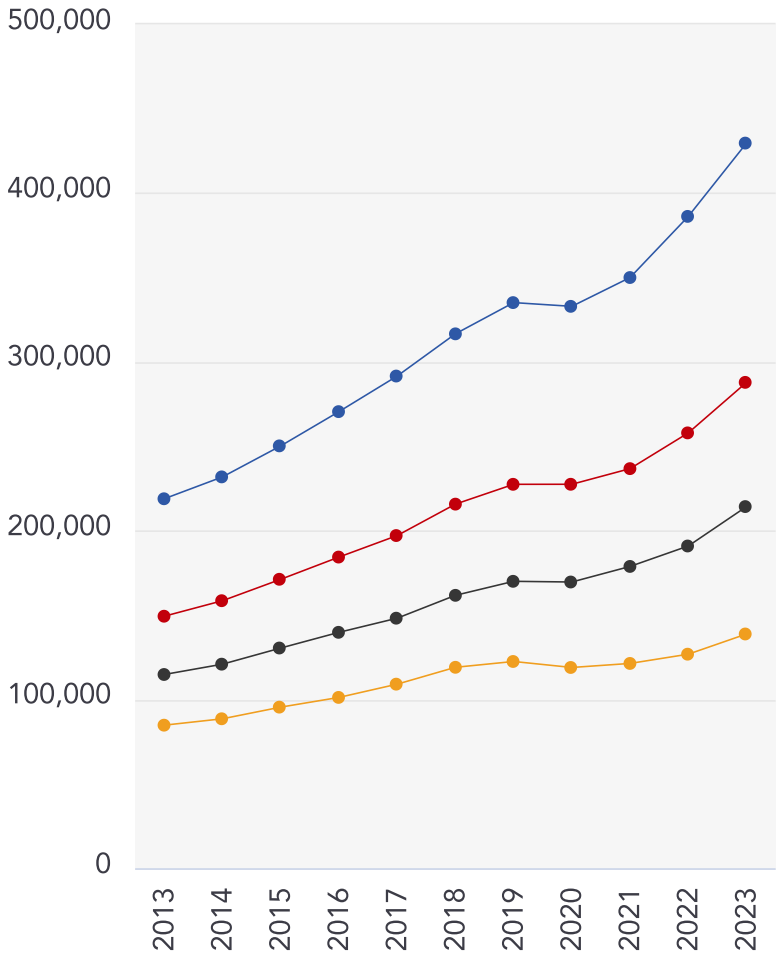
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Market

House Price Statistics



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



Detached

+96.26%

Semi-Detached

+92.79%

Terraced

+86.66%

Flat

+63.73%

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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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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Walmsley's The Way to Move

Radio + Building, 5 Hertford Place,
Coventry, CV1 3JZ
0330 1180062
mark@walmsleysthewaytomove.co.uk
www.walmsleysthewaytomove.co.uk

