



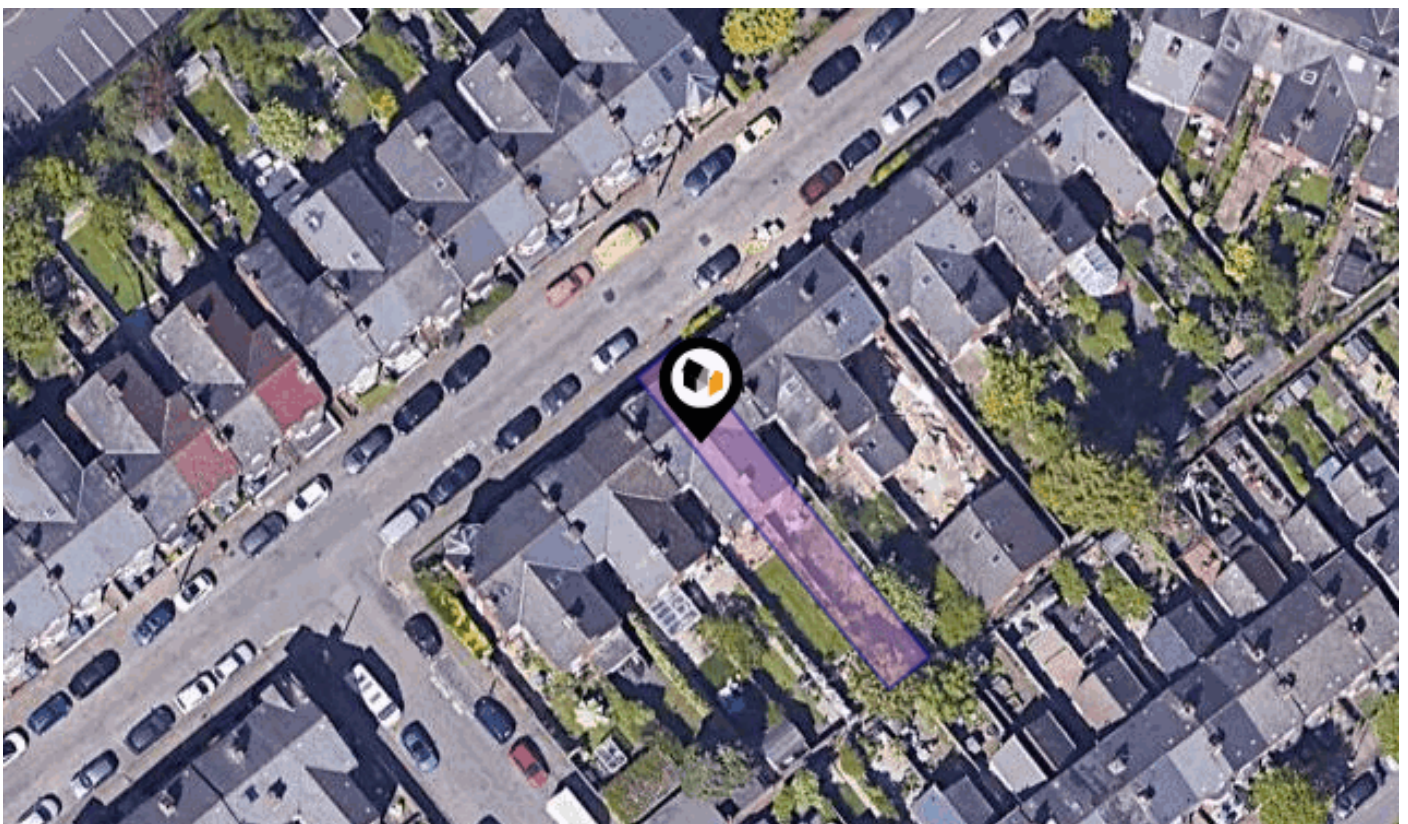
See More Online

Buyers and interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 09<sup>th</sup> March 2023



## BERKELEY ROAD NORTH, COVENTRY, CV5

Price Estimate : £387,000

### 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



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### Dear Buyers and interested parties

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#### Useful Data & Local Information

A beautifully presented three bedroom terraced home  
Hallway with Minton flooring period features throughout  
Well equipped & refitted kitchen with separate utility & cloakroom  
Attractive South East facing rear gardens  
Sitting & Dining room  
Spacious first floor family bathroom  
Ideal Earlsdon location close to Train Station & local parks  
EPC re-ordered & 1058 Sq.ft. or 98 sq. m.

**Please enquire if you need further information.**

**0330 1180 062 [sales@walmsleysthewaytomove.co.uk](mailto:sales@walmsleysthewaytomove.co.uk)**



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,845
<b>Title Number:</b>	WM687221
<b>UPRN:</b>	100070619553

<b>Last Sold £/ft<sup>2</sup>:</b>	£287
<b>Price Estimate:</b>	£387,000
<b>Tenure:</b>	Freehold

## Local Area

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

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

<b>18</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Berkeley Road North, CV5

Energy rating

**E**

Valid until 11.11.2023

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	51   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

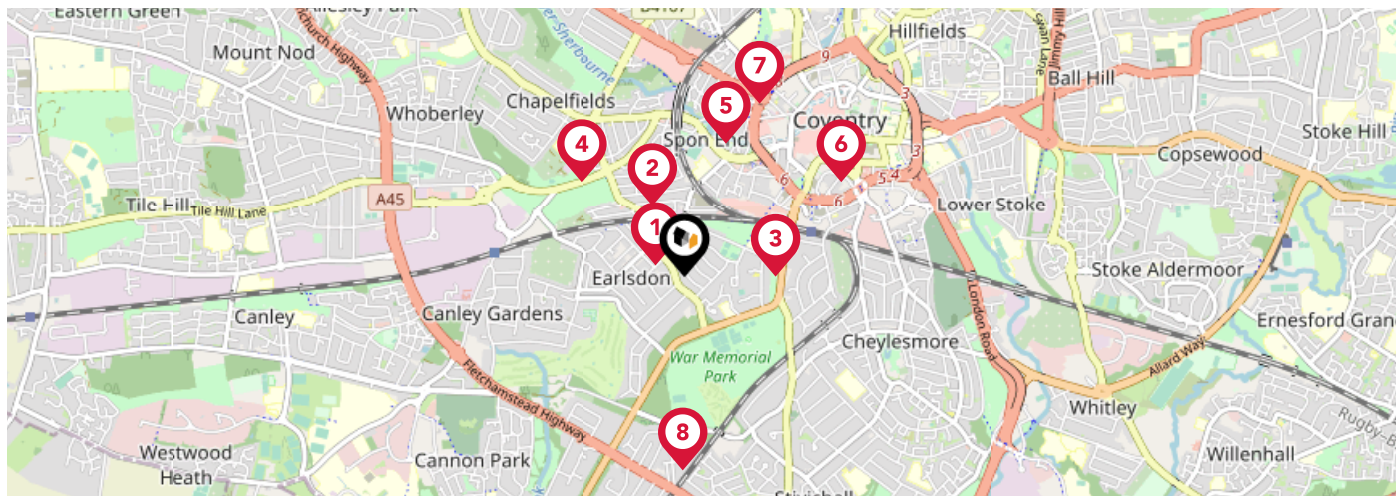


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	2
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 6% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	100 m <sup>2</sup>

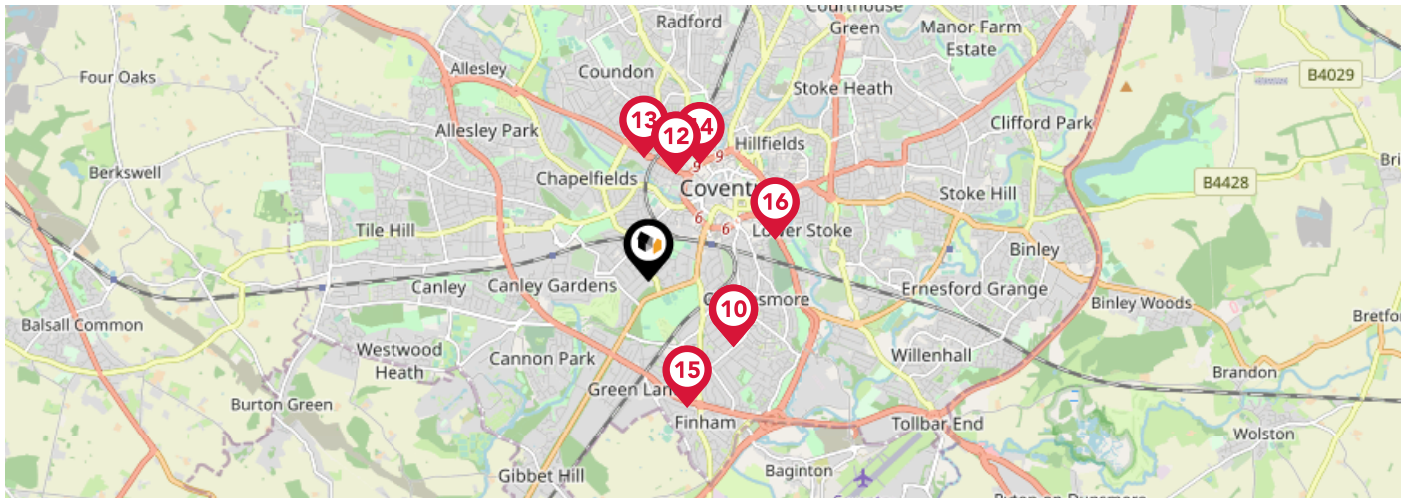










# Area Schools



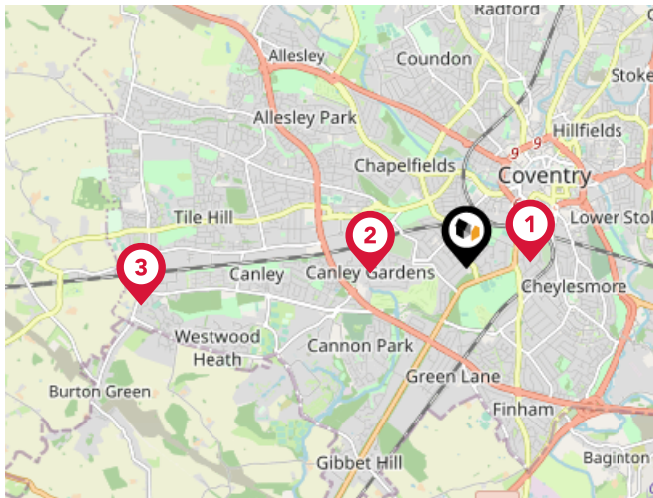
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Coventry Youth Offending Service</b> 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"/>
<b>7</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



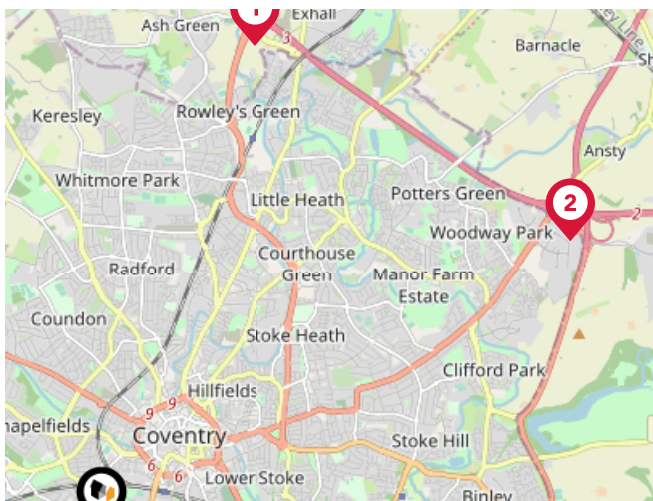
	Nursery	Primary	Secondary	College	Private
 <b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 758   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 495   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Barr's Hill School and Community College</b> Ofsted Rating: Good   Pupils: 709   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Coventry University</b> Ofsted Rating: Good   Pupils:0   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



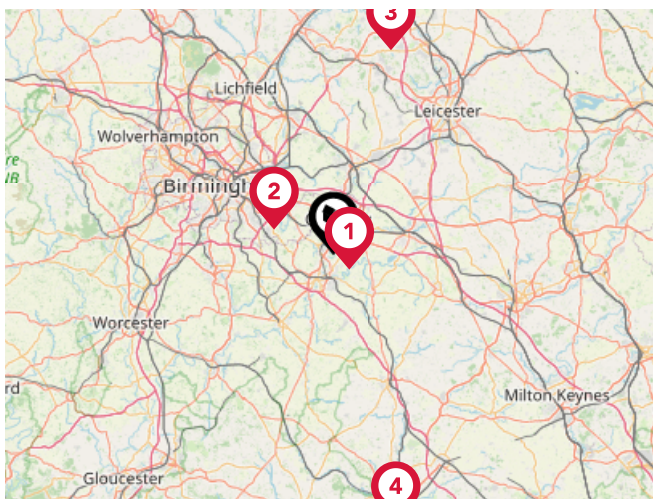
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.58 miles
2	Canley Rail Station	0.86 miles
3	Tile Hill Rail Station	2.96 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.59 miles
2	M6 J2	4.99 miles
3	M40 J14	10.23 miles
4	M40 J15	10.33 miles
5	M6 J3A	8.46 miles



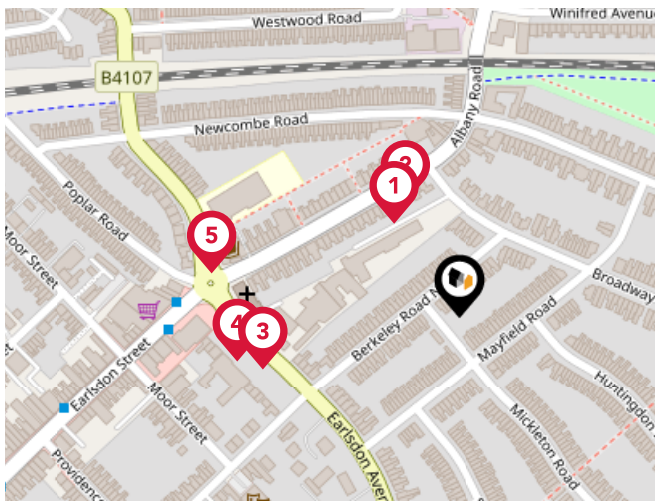
## Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.13 miles
2	Birmingham International Airport	9.36 miles
3	East Midlands Airport	30.68 miles
4	London Oxford Airport	40.27 miles



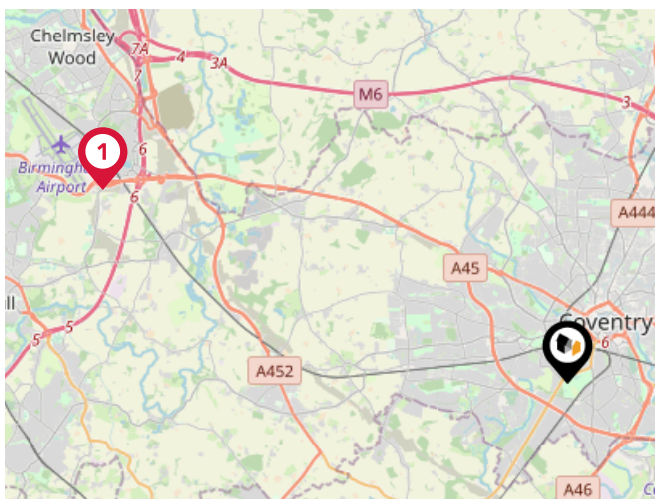
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.07 miles
2	Broadway	0.07 miles
3	Earlsdon St	0.12 miles
4	Earlsdon St	0.13 miles
5	Earlsdon St	0.14 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.09 miles

# Market Sold in Street



<b>51, Berkeley Road North, Coventry, CV5 6NY</b>							Terraced House
Last Sold Date:	16/09/2022						
Last Sold Price:	£282,000						
<b>61, Berkeley Road North, Coventry, CV5 6NY</b>							Terraced House
Last Sold Date:	30/09/2021		07/11/2014				
Last Sold Price:	£375,000		£212,500				
<b>21, Berkeley Road North, Coventry, CV5 6NY</b>							Terraced House
Last Sold Date:	08/11/2019	21/09/2007	20/03/1998				
Last Sold Price:	£330,000	£235,000	£71,000				
<b>47, Berkeley Road North, Coventry, CV5 6NY</b>							Terraced House
Last Sold Date:	30/08/2019		31/07/2012				
Last Sold Price:	£370,000		£235,000				
<b>15, Berkeley Road North, Coventry, CV5 6NY</b>							Terraced House
Last Sold Date:	28/09/2018	11/02/2015	20/03/2008	22/07/2005	30/06/2003	26/04/2002	
Last Sold Price:	£310,000	£250,000	£215,000	£195,000	£175,000	£152,000	
<b>59, Berkeley Road North, Coventry, CV5 6NY</b>							Terraced House
Last Sold Date:	20/09/2018						
Last Sold Price:	£280,000						
<b>39, Berkeley Road North, Coventry, CV5 6NY</b>							Terraced House
Last Sold Date:	29/09/2017	03/02/2012	22/03/2004	27/09/1996			
Last Sold Price:	£332,000	£249,950	£201,000	£54,250			
<b>1, Berkeley Road North, Coventry, CV5 6NY</b>							Terraced House
Last Sold Date:	07/08/2015		26/05/2006				
Last Sold Price:	£280,000		£210,000				
<b>19, Berkeley Road North, Coventry, CV5 6NY</b>							Terraced House
Last Sold Date:	19/09/2014	09/03/2007	07/11/1997				
Last Sold Price:	£245,000	£200,000	£59,950				
<b>55, Berkeley Road North, Coventry, CV5 6NY</b>							Terraced House
Last Sold Date:	15/08/2014	22/07/2011	22/04/2005	22/10/1996			
Last Sold Price:	£268,000	£249,999	£184,950	£60,000			
<b>17, Berkeley Road North, Coventry, CV5 6NY</b>							Terraced House
Last Sold Date:	16/12/2013	28/09/2007	15/11/1996				
Last Sold Price:	£265,000	£232,000	£55,000				
<b>31, Berkeley Road North, Coventry, CV5 6NY</b>							Terraced House
Last Sold Date:	19/04/2013		01/10/2003				
Last Sold Price:	£160,000		£130,000				

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

# Market Sold in Street



<b>29, Berkeley Road North, Coventry, CV5 6NY</b>				Terraced House
Last Sold Date:	16/03/2012	18/08/2006		
Last Sold Price:	£176,000	£145,000		
<b>57, Berkeley Road North, Coventry, CV5 6NY</b>				Terraced House
Last Sold Date:	10/07/2009	16/12/2005	03/09/1998	
Last Sold Price:	£249,951	£183,500	£15,557	
<b>5, Berkeley Road North, Coventry, CV5 6NY</b>				Terraced House
Last Sold Date:	29/05/2009	30/03/2005		
Last Sold Price:	£207,000	£192,000		
<b>27, Berkeley Road North, Coventry, CV5 6NY</b>				Terraced House
Last Sold Date:	17/12/2007	04/05/2005		
Last Sold Price:	£220,000	£200,000		
<b>37, Berkeley Road North, Coventry, CV5 6NY</b>				Terraced House
Last Sold Date:	24/11/2006	12/10/2001	02/06/1995	
Last Sold Price:	£178,250	£92,000	£52,000	
<b>9, Berkeley Road North, Coventry, CV5 6NY</b>				Terraced House
Last Sold Date:	01/06/2001	19/11/1998		
Last Sold Price:	£117,000	£78,000		
<b>25, Berkeley Road North, Coventry, CV5 6NY</b>				Terraced House
Last Sold Date:	14/07/2000			
Last Sold Price:	£142,500			
<b>35, Berkeley Road North, Coventry, CV5 6NY</b>				Terraced House
Last Sold Date:	21/05/1999	22/11/1996		
Last Sold Price:	£59,500	£32,000		
<b>43, Berkeley Road North, Coventry, CV5 6NY</b>				Terraced House
Last Sold Date:	28/07/1998	13/01/1998		
Last Sold Price:	£57,000	£59,950		
<b>53, Berkeley Road North, Coventry, CV5 6NY</b>				Terraced House
Last Sold Date:	08/08/1997			
Last Sold Price:	£60,000			
<b>13, Berkeley Road North, Coventry, CV5 6NY</b>				Terraced House
Last Sold Date:	17/07/1995			
Last Sold Price:	£58,000			

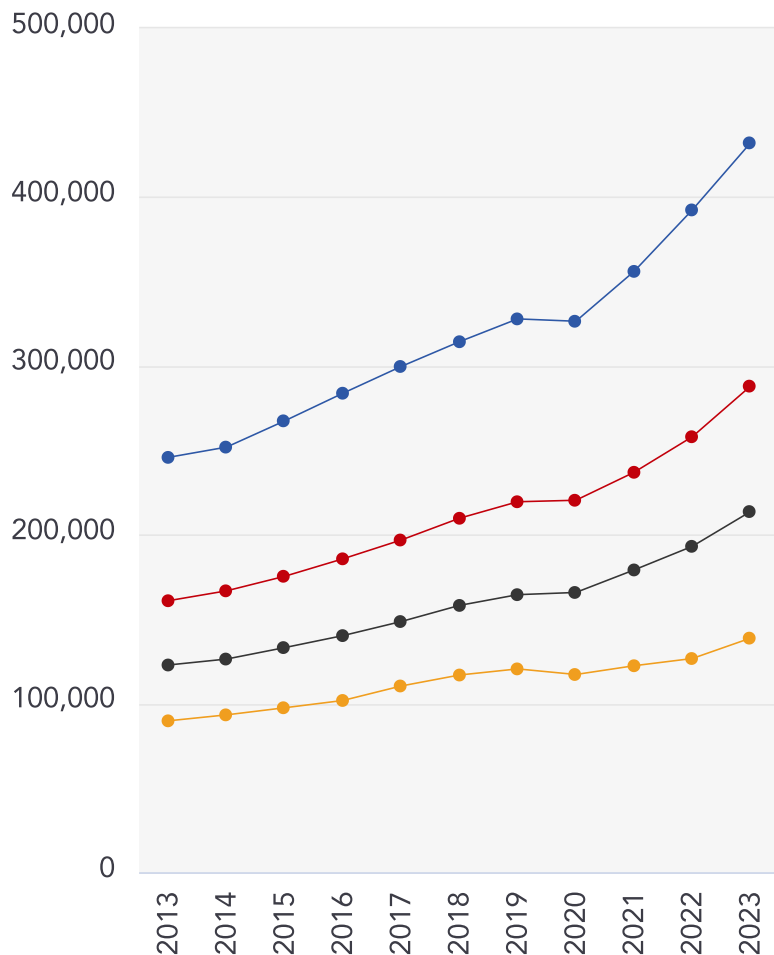
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+75.8%**

Semi-Detached

**+79.04%**

Terraced

**+74.03%**

Flat

**+54.61%**



# 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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# Agent Disclaimer



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## Important - Please Read

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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

