



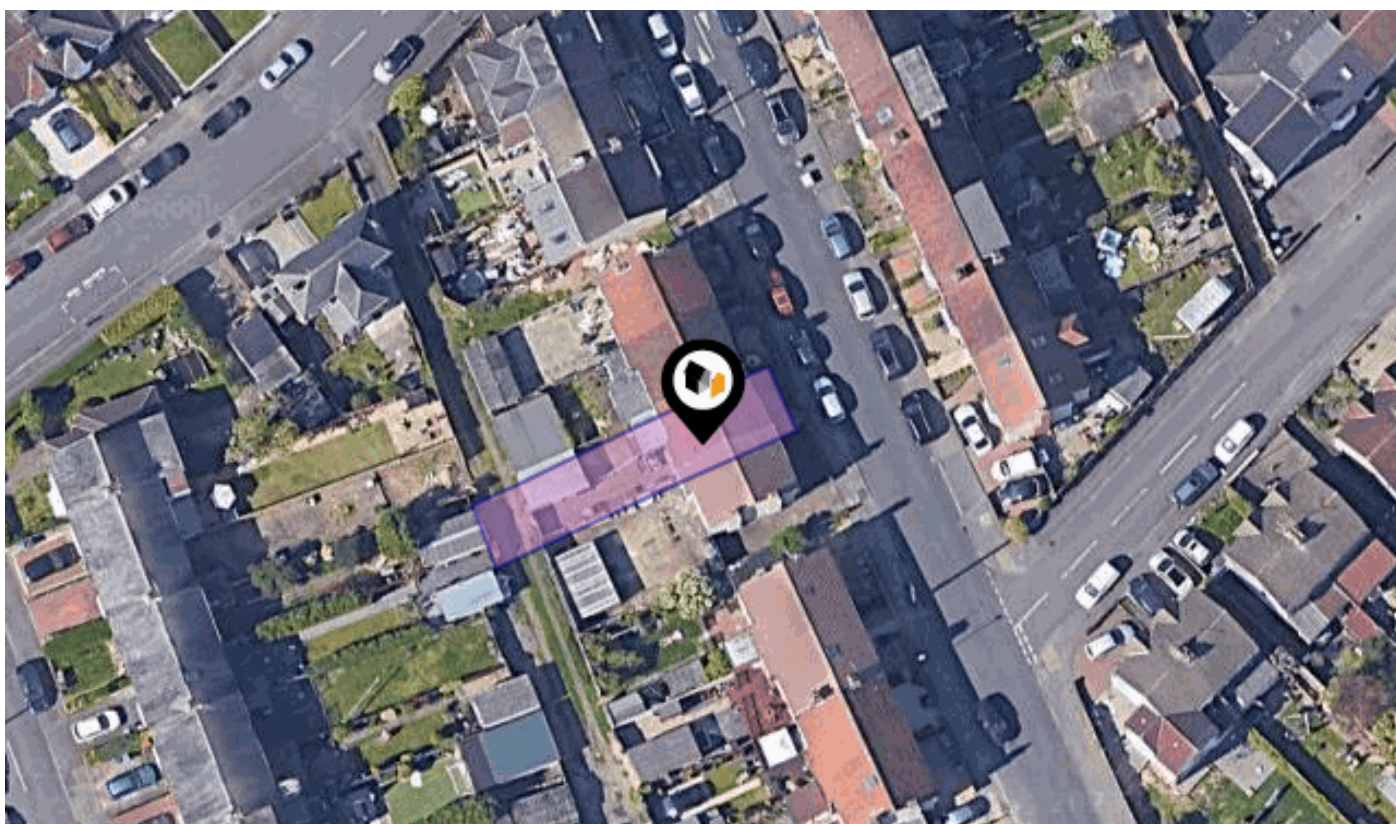
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16<sup>th</sup> March 2023



## MAX ROAD, COVENTRY, CV6

Price Estimate : £245,000

### 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 & interested parties

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#### Property Key Features

A beautifully presented three bedroom terraced home

Through sitting dining room with wooden flooring

Exceptional refitted contemporary bathroom

Comprehensively fitted kitchen with door to decked terrace

Garage & South West facing lawned garden with elevated decked terrace to rear

Fitted wardrobes to main bedroom & hallway storage

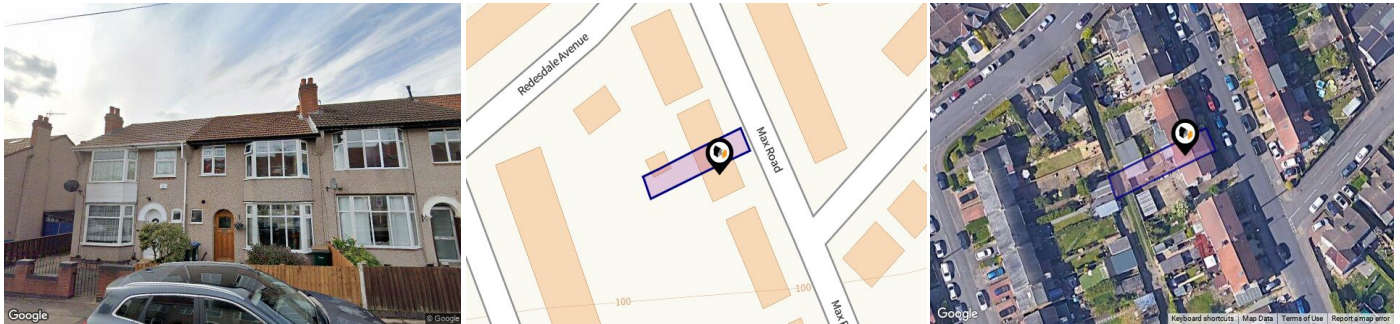
Gated & paved foregarden

EPC Ordered

93 sq.ft. or 91.5 sq.m

***For viewings or interest please email:***

**sales@walmsleysthewaytomove.co.uk or call 0330 1180062**



## Property

**Type:** Terraced  
**Bedrooms:** 3  
**Plot Area:** 0.04 acres  
**Council Tax :** Band B  
**Annual Estimate:** £1,615  
**Title Number:** WM125265  
**UPRN:** 100070677072

**Price Estimate:** £245,000  
**Tenure:** Freehold

## Local Area

**Local Authority:** Coventry  
**Flood Risk:** Very Low  
**Conservation Area:** 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



Max Road, COVENTRY, CV6

Energy rating

**D**

Valid until 11.08.2018

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		70   <b>C</b>
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

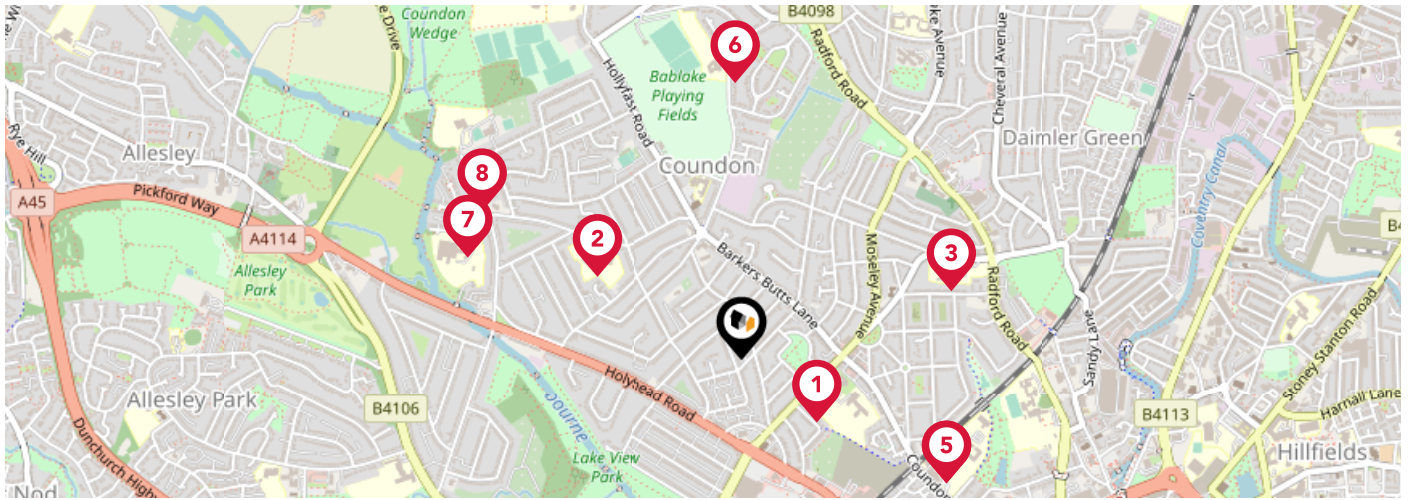


### Additional EPC Data

<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>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	Gas instantaneous at point of use
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas

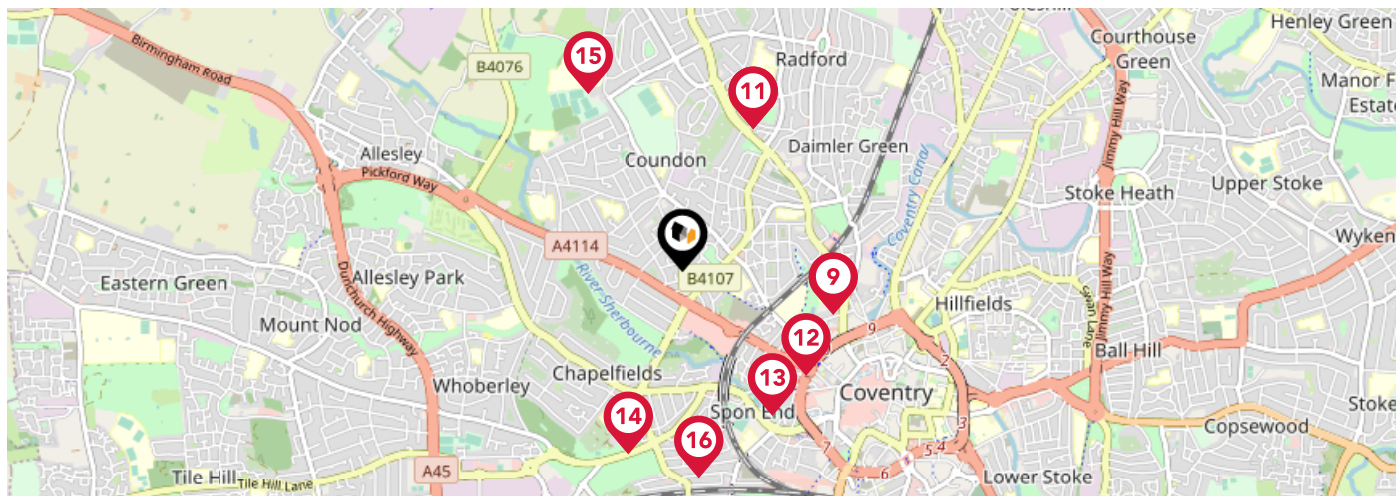


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 495   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 598   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Radford Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 220   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 454   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 173   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Kingsbury Academy</b> Ofsted Rating: Requires Improvement   Pupils: 83   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

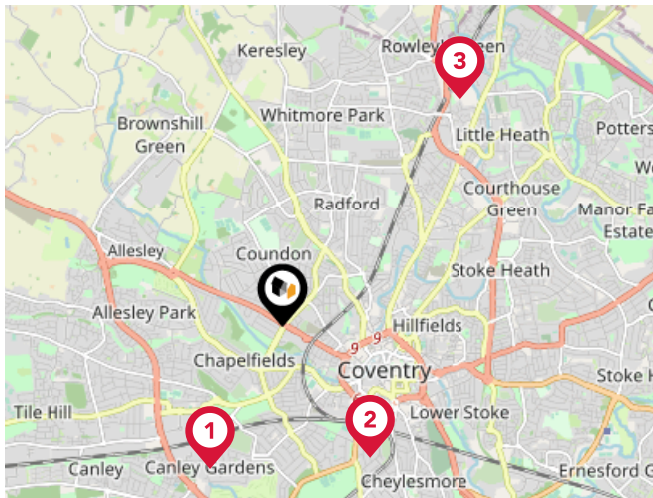
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Barr's Hill School and Community College</b> Ofsted Rating: Good   Pupils: 709   Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Hill Farm Academy</b> Ofsted Rating: Good   Pupils: 574   Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Hollyfast Primary School</b> Ofsted Rating: Good   Pupils: 603   Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.93</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

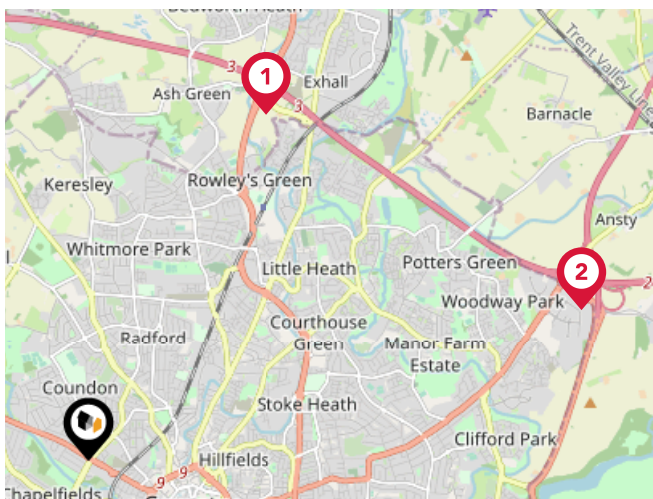
# Area

## Transport (National)



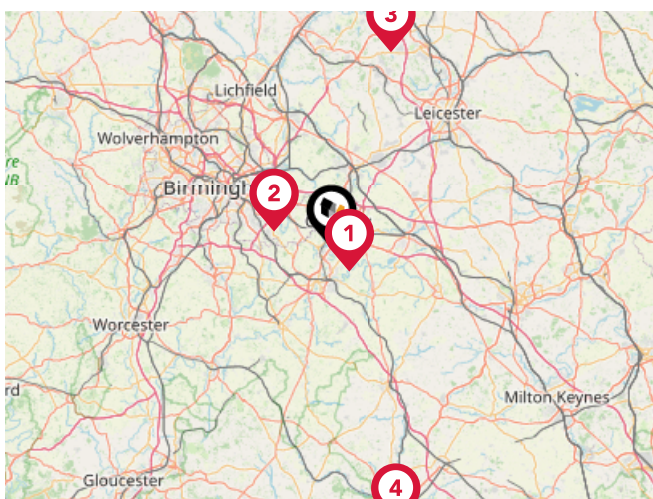
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.45 miles
2	Coventry Rail Station	1.43 miles
3	Coventry Arena Rail Station	2.61 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.51 miles
2	M6 J2	4.67 miles
3	M6 J3A	7.55 miles
4	M42 J6	7.72 miles
5	M6 J4	8.26 miles



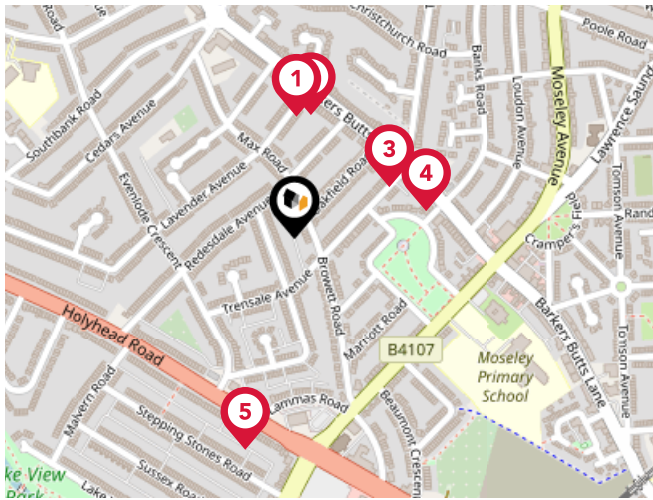
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.23 miles
2	Birmingham International Airport	8.74 miles
3	East Midlands Airport	29.53 miles
4	London Oxford Airport	41.54 miles



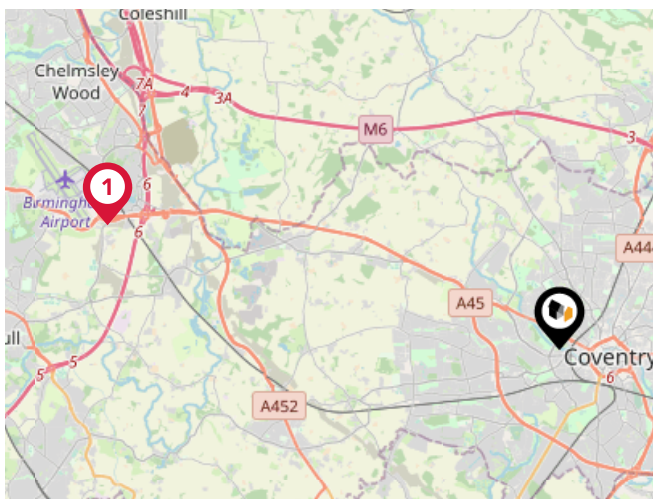
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Ashwood Avenue	0.14 miles
2	Ashwood Avenue	0.14 miles
3	Browett Rd	0.12 miles
4	Browett Rd	0.15 miles
5	Moseley Avenue	0.25 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.48 miles

# Market Sold in Street



<b>12, Max Road, Coventry, CV6 1EP</b>	Terraced House		
Last Sold Date:	12/09/2022		
Last Sold Price:	£245,000		
<b>6, Max Road, Coventry, CV6 1EP</b>	Terraced House		
Last Sold Date:	26/11/2021	06/04/2021	
Last Sold Price:	£252,000	£160,000	
<b>37, Max Road, Coventry, CV6 1EP</b>	Terraced House		
Last Sold Date:	07/08/2020	24/10/2014	17/09/2010
Last Sold Price:	£200,000	£150,000	£122,000
<b>4, Max Road, Coventry, CV6 1EP</b>	Terraced House		
Last Sold Date:	30/08/2019	20/10/2005	26/09/2003
Last Sold Price:	£216,000	£130,000	£107,500
<b>19, Max Road, Coventry, CV6 1EP</b>	Terraced House		
Last Sold Date:	09/08/2019	09/02/2016	
Last Sold Price:	£190,000	£167,000	
<b>33, Max Road, Coventry, CV6 1EP</b>	Terraced House		
Last Sold Date:	17/05/2019	27/06/1997	
Last Sold Price:	£182,000	£44,750	
<b>2, Max Road, Coventry, CV6 1EP</b>	Terraced House		
Last Sold Date:	27/05/2016		
Last Sold Price:	£185,000		
<b>17, Max Road, Coventry, CV6 1EP</b>	Terraced House		
Last Sold Date:	08/04/2015	14/08/2007	
Last Sold Price:	£157,500	£135,000	
<b>27, Max Road, Coventry, CV6 1EP</b>	Terraced House		
Last Sold Date:	13/01/2011		
Last Sold Price:	£115,000		
<b>29, Max Road, Coventry, CV6 1EP</b>	Terraced House		
Last Sold Date:	14/11/2008		
Last Sold Price:	£133,000		
<b>31, Max Road, Coventry, CV6 1EP</b>	Terraced House		
Last Sold Date:	01/08/2008	10/05/1996	
Last Sold Price:	£133,000	£39,500	
<b>10, Max Road, Coventry, CV6 1EP</b>	Terraced House		
Last Sold Date:	23/05/2008	18/01/2008	
Last Sold Price:	£125,000	£150,000	

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

# Market Sold in Street



<b>11, Max Road, Coventry, CV6 1EP</b>	Terraced House
Last Sold Date: 10/08/2007	
Last Sold Price: £145,000	
<b>25, Max Road, Coventry, CV6 1EP</b>	Terraced House
Last Sold Date: 08/11/2006	04/02/2000
Last Sold Price: £148,000	£61,950
<b>35, Max Road, Coventry, CV6 1EP</b>	Terraced House
Last Sold Date: 11/08/2006	16/11/2001
Last Sold Price: £123,000	£67,000
<b>39, Max Road, Coventry, CV6 1EP</b>	Terraced House
Last Sold Date: 02/04/2004	
Last Sold Price: £175,000	
<b>15, Max Road, Coventry, CV6 1EP</b>	Terraced House
Last Sold Date: 15/02/2002	
Last Sold Price: £73,500	
<b>2a, Max Road, Coventry, CV6 1EP</b>	Semi-detached House
Last Sold Date: 28/11/1997	
Last Sold Price: £48,000	

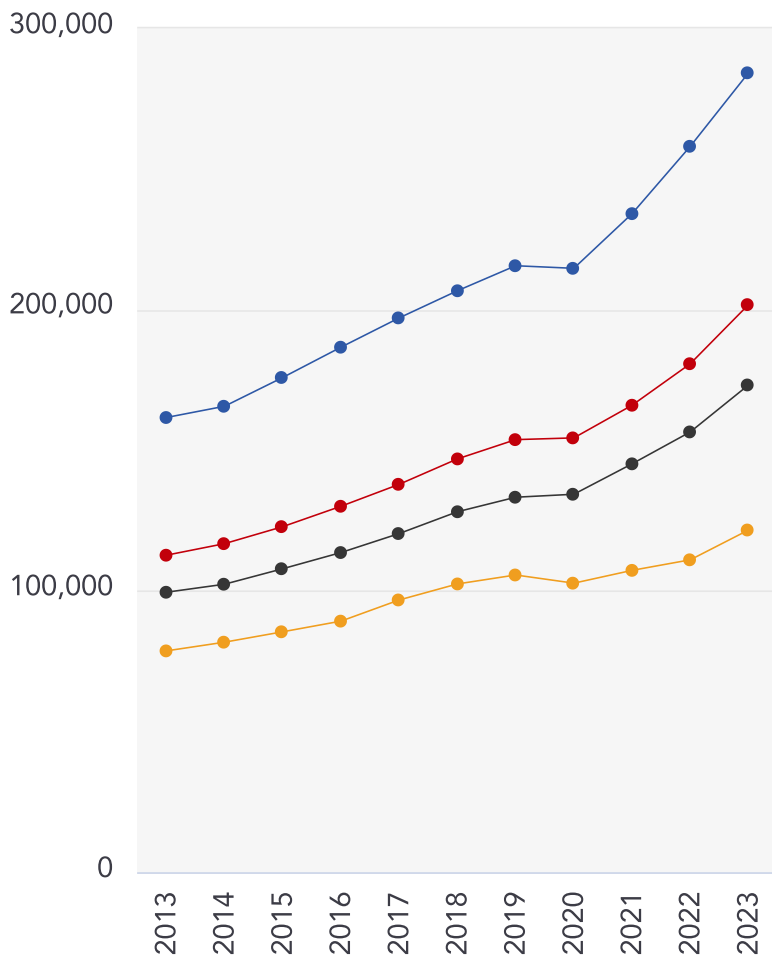
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+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



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# Agent Disclaimer



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## Important - Please Read

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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.

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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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