



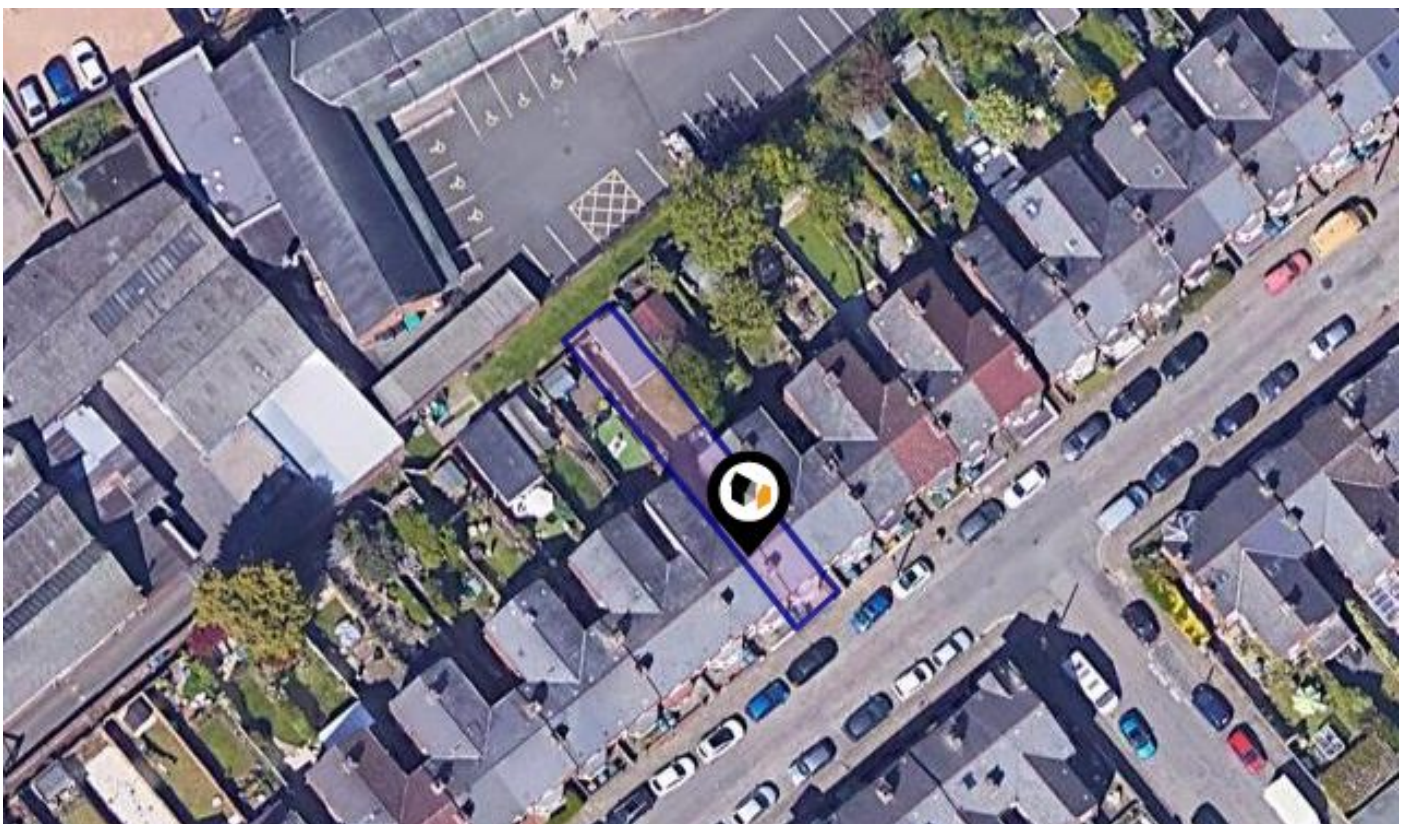
See More Online

Buyers & interested parties!

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th March 2024



BERKELEY ROAD NORTH, COVENTRY, CV5

Price Estimate : £345,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties!

Your property details in brief.....

A well located three double bedroom terraced period home

Beautifully presented with sympathetic style & ambiance

Modern spacious kitchen breakfast room with French doors to garden

Two delightful & very versatile sitting rooms

Attractive first floor bathroom with three piece suite

Decked & lawned, secure rear gardens

Gas centrally heated & double glazed throughout

EPC RATING TBC, Total Approx 1029 Sq.Ft or 95.6 Sq.M.

These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.

For all enquiries, questions, queries and concerns please contact us on
sales@walmsleysthewaytomove.co.uk or 0330 1180 062



Property

Type:	Terraced
Bedrooms:	3
Plot Area:	0.04 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,845
Title Number:	MM4745
UPRN:	100071515765

Last Sold £/ft²:	£227
Price Estimate:	£345,000
Tenure:	Freehold

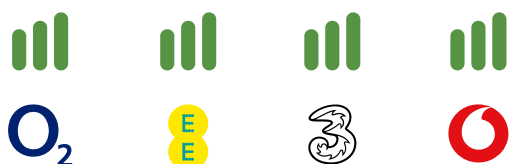
Local Area

Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

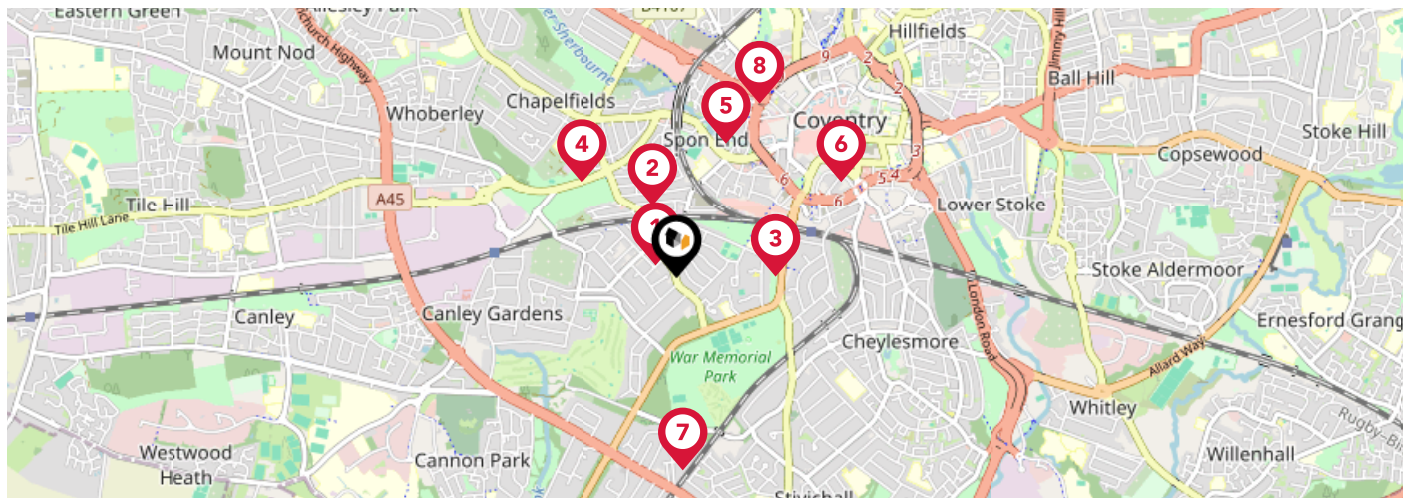
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

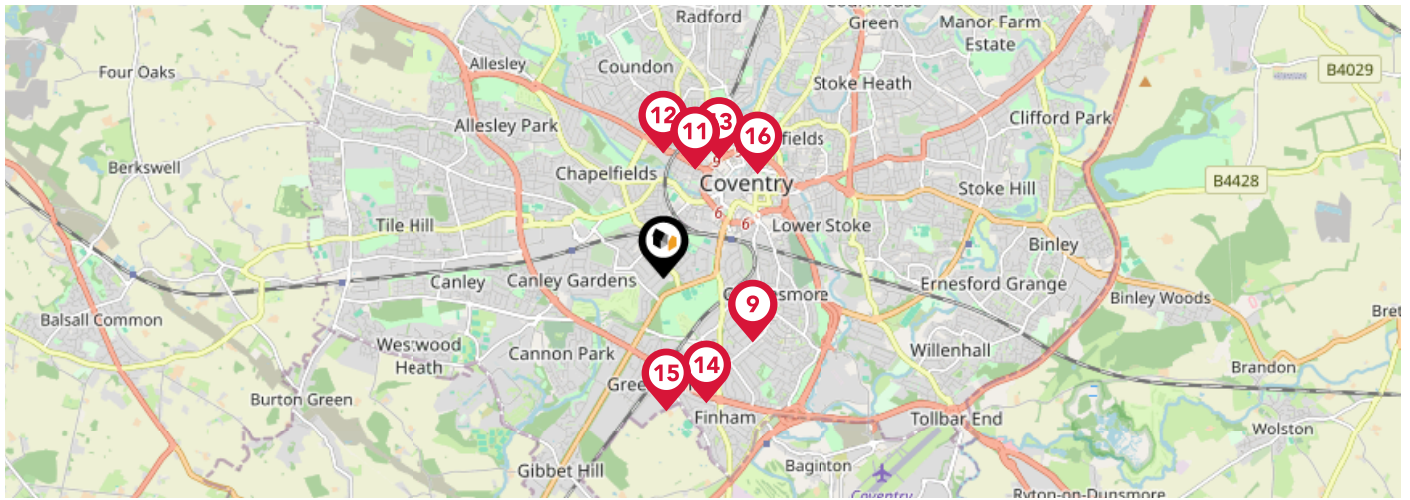










Area Schools



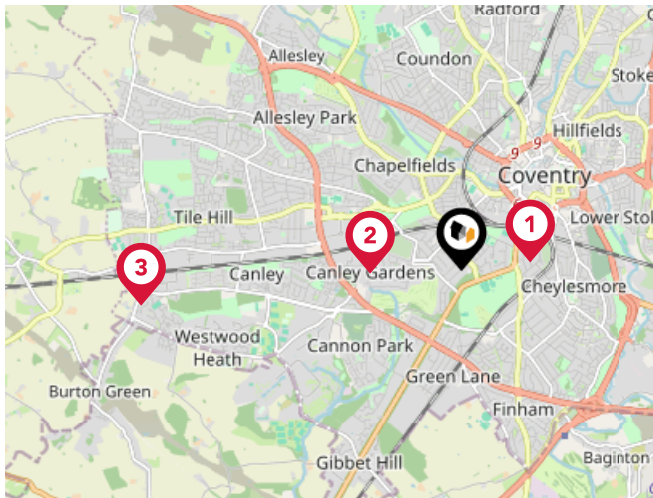
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



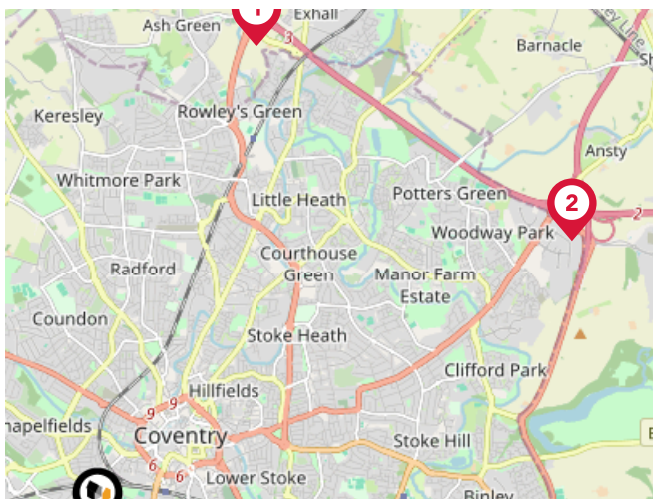
		Nursery	Primary	Secondary	College	Private
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.2	<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:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 578 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



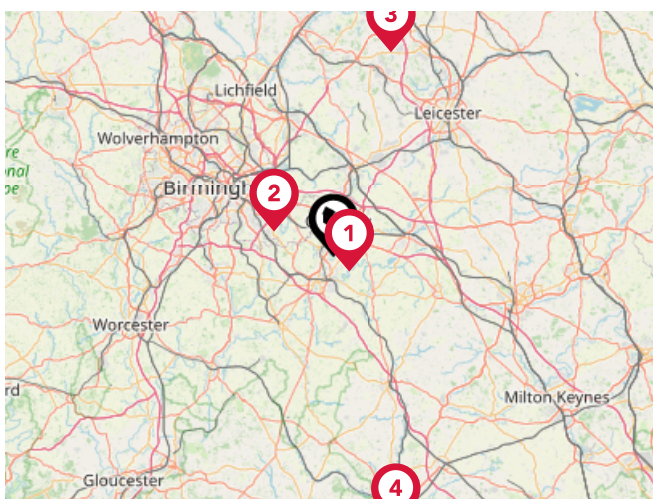
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.62 miles
2	Canley Rail Station	0.83 miles
3	Tile Hill Rail Station	2.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.61 miles
2	M6 J2	5.02 miles
3	M40 J14	10.21 miles
4	M40 J15	10.32 miles
5	M6 J3A	8.44 miles

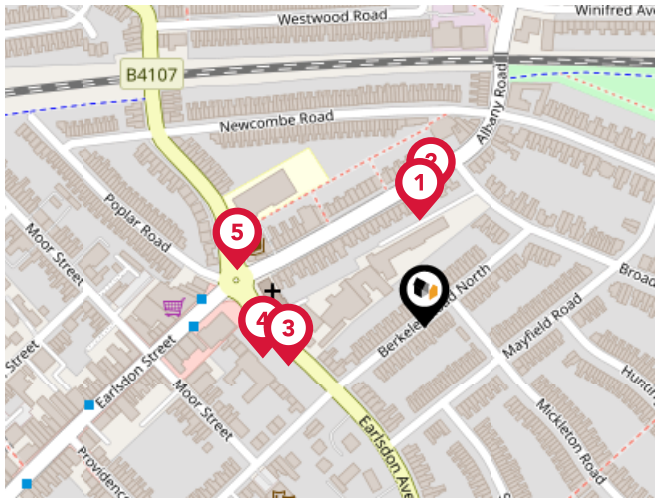


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.15 miles
2	Birmingham International Airport	9.33 miles
3	East Midlands Airport	30.69 miles
4	London Oxford Airport	40.27 miles

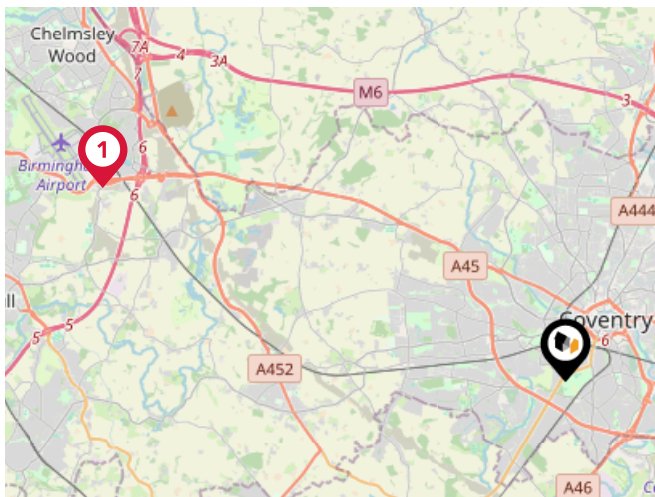
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.06 miles
2	Broadway	0.07 miles
3	Earlsdon St	0.08 miles
4	Earlsdon St	0.09 miles
5	Earlsdon St	0.11 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.06 miles

Market Sold in Street



44, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	23/06/2023	14/08/2015				
Last Sold Price:	£315,250	£220,000				
40, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	25/01/2023	11/12/2013	24/01/2003			
Last Sold Price:	£360,000	£245,000	£146,000			
48, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	26/10/2022	03/03/2017	08/11/2013	12/01/2007	27/02/2006	
Last Sold Price:	£365,000	£289,500	£230,000	£222,000	£135,000	
58, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	25/02/2022	12/06/1996				
Last Sold Price:	£293,000	£36,000				
8, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	25/02/2021	10/04/2014	05/08/2005	25/06/2004		
Last Sold Price:	£350,000	£265,000	£125,000	£148,500		
24, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	27/11/2020					
Last Sold Price:	£295,000					
26, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	27/03/2020	02/12/2016	20/11/2015			
Last Sold Price:	£310,000	£297,500	£200,000			
20, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	22/06/2018	27/01/2016				
Last Sold Price:	£340,000	£210,000				
14, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	20/10/2017	02/09/2016	11/12/2015			
Last Sold Price:	£315,000	£295,000	£215,000			
68a, Berkeley Road North, Coventry, CV5 6NX						other House
Last Sold Date:	29/09/2017					
Last Sold Price:	£180,000					
22, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	19/07/2016	21/06/2004	15/06/2001	22/01/1999		
Last Sold Price:	£250,000	£175,000	£115,000	£45,000		
6, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	18/11/2015					
Last Sold Price:	£210,000					

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

Market Sold in Street



18, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	31/07/2015	02/09/2010	30/10/2003	30/06/1999	21/08/1996	
Last Sold Price:	£280,000	£225,000	£172,000	£87,500	£60,000	
36, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	09/05/2014	12/09/2013	22/03/2004	14/10/1999	21/06/1996	
Last Sold Price:	£195,000	£187,500	£171,000	£89,000	£51,000	
52, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	05/08/2013	12/03/2004	19/04/2002			
Last Sold Price:	£230,000	£190,000	£130,000			
16, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	30/05/2013	25/07/2006	14/11/2003	21/03/1996		
Last Sold Price:	£200,000	£190,000	£147,500	£45,000		
34, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	31/08/2012					
Last Sold Price:	£240,000					
68, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	09/05/2012	18/11/2010				
Last Sold Price:	£230,000	£156,500				
10, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	17/11/2006					
Last Sold Price:	£163,000					
56, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	03/06/2003					
Last Sold Price:	£128,300					
66, Berkeley Road North, Coventry, CV5 6NX						Terraced House
Last Sold Date:	24/11/1995					
Last Sold Price:	£50,750					

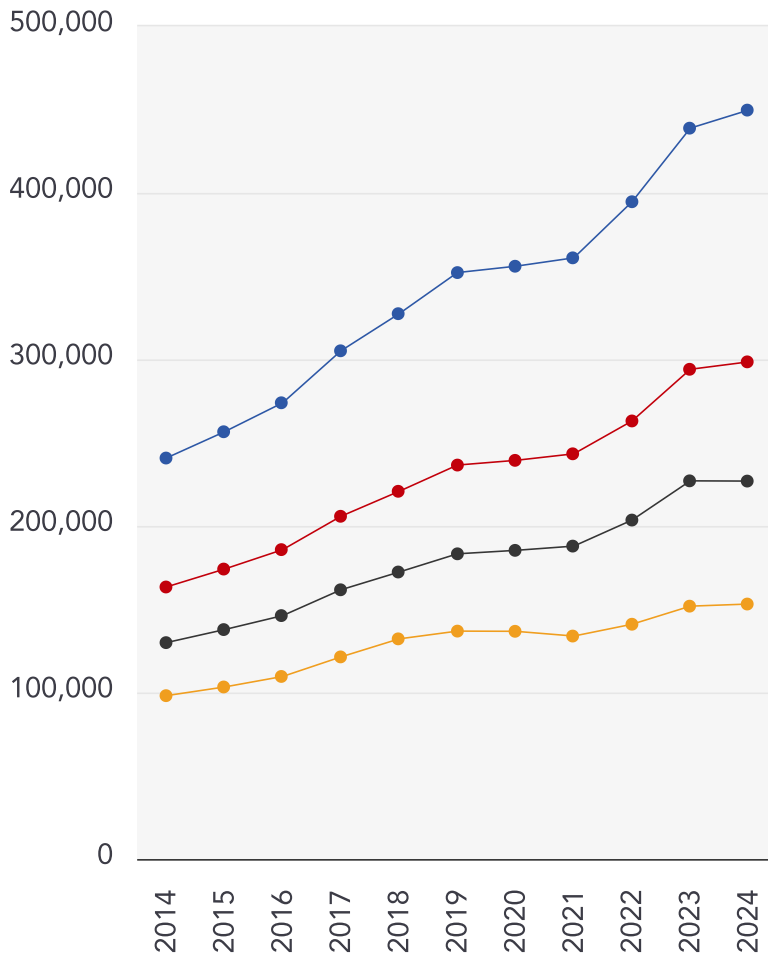
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Market

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



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Agent Disclaimer



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.

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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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