



See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07<sup>th</sup> February 2025



## MAYFIELD ROAD, COVENTRY, CV5

Price Estimate : £345,000

### Walmsley's The Way to Move

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

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www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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#### **Your property details in brief.....**

A three bedroom period terraced home  
Kitchen breakfast room with French doors to the gardens  
Sunny South facing gardens & gated fore garden  
Open plan sitting dining room with two chimney breasts  
First floor three piece bathroom & En-suite shower room  
Ideal primary school catchment & close to all local amenities  
Close to Coventry train station, Spencer Park & War Memorial Park  
EPC rating C, Ordered & Total 1119 Sq.ft or 103 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@walmsleythewaytomove.co.uk or 0330 1180 062***

# Property Overview



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,119 ft <sup>2</sup> / 103 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,041
<b>Title Number:</b>	WM961994

<b>Price Estimate:</b>	£345,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	Earlsdon
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



CV5

Energy rating

**C**

Valid until 19.01.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	69   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

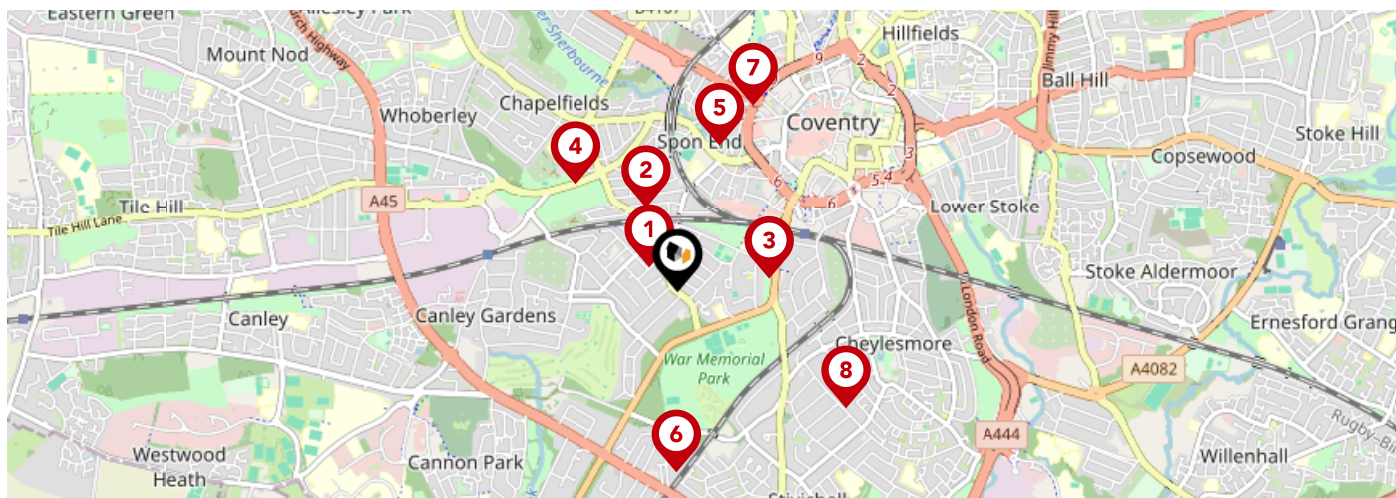


### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Dual
<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 during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 76% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	101 m <sup>2</sup>

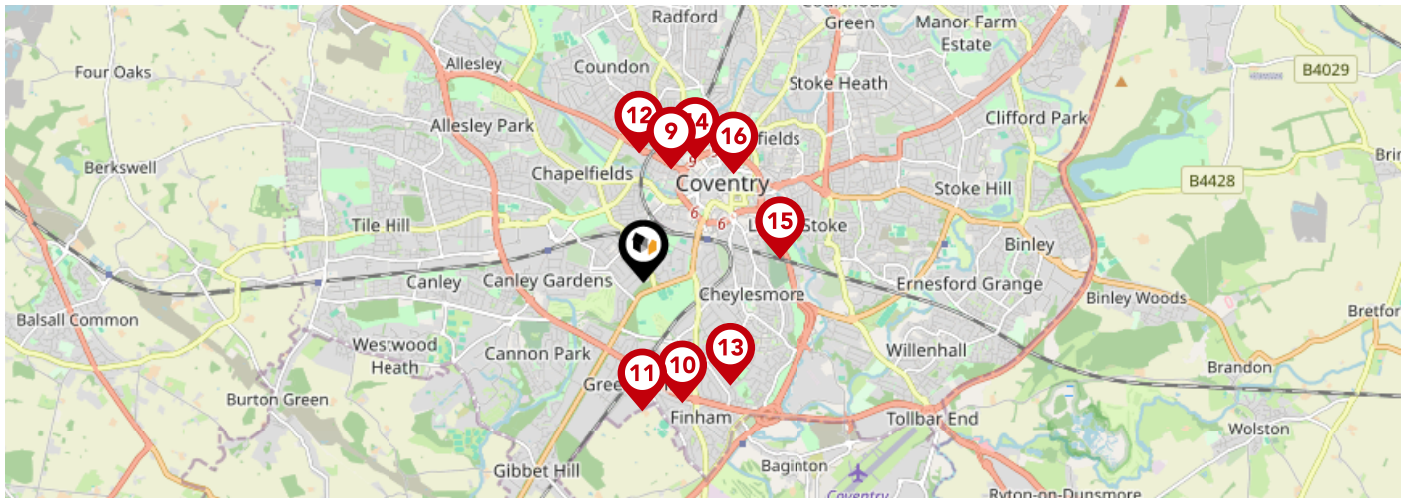










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.17	<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: 466   Distance:0.41	<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: 802   Distance:0.42	<input type="checkbox"/>	<input 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: 239   Distance:0.67	<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: 260   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

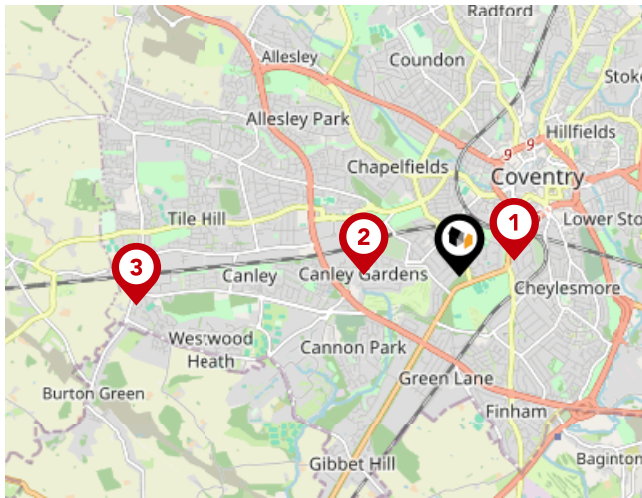
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:1.06	<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: 421   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.16	<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: 502   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

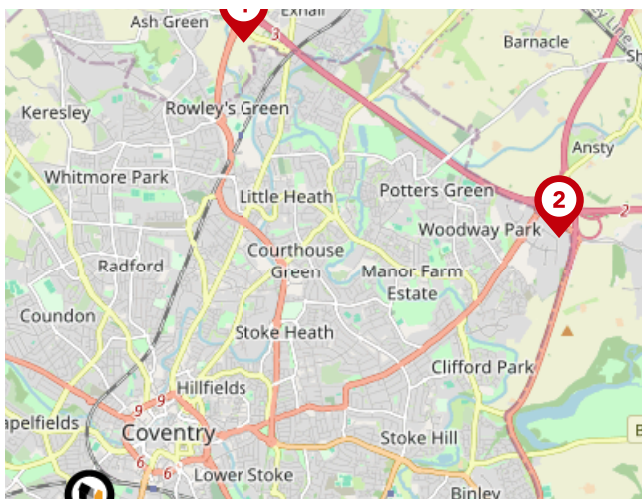
# Area

## Transport (National)



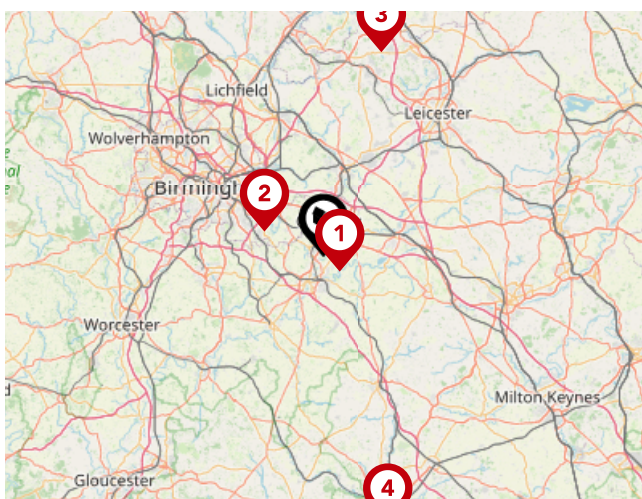
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.51 miles
2	Canley Rail Station	0.86 miles
3	Tile Hill Rail Station	2.93 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.65 miles
2	M6 J2	5.02 miles
3	M40 J14	10.17 miles
4	M40 J15	10.28 miles
5	M6 J3A	8.5 miles



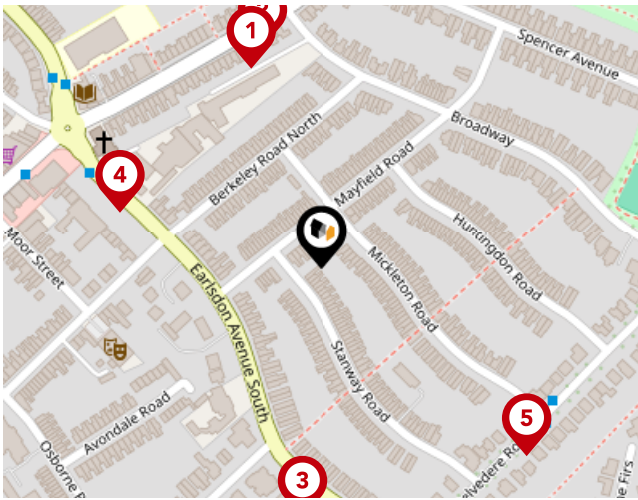
### Airports/Helipads

Pin	Name	Distance
1	Baginton	3.08 miles
2	Birmingham Airport	9.39 miles
3	East Mids Airport	30.7 miles
4	Kidlington	40.3 miles



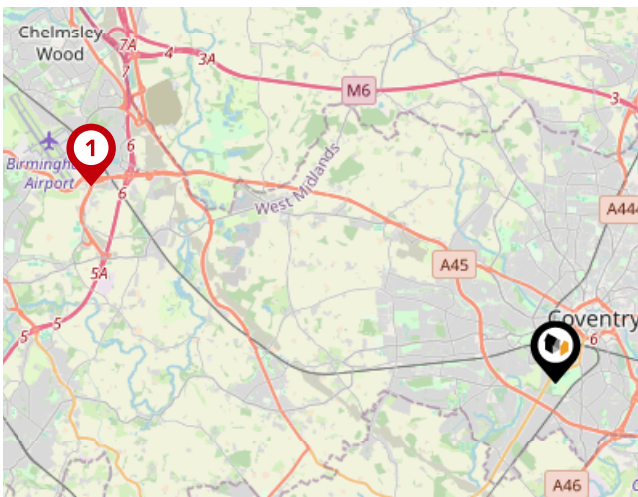
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.12 miles
2	Broadway	0.13 miles
3	Warwick Avenue	0.14 miles
4	Elsie Jones House	0.12 miles
5	Mickleton Rd	0.16 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.12 miles

# Market Sold in Street



<b>73, Mayfield Road, Coventry, CV5 6PL</b>					Terraced House
Last Sold Date:	19/04/2024	11/09/1998			
Last Sold Price:	£225,000	£56,000			
<b>75, Mayfield Road, Coventry, CV5 6PL</b>					Terraced House
Last Sold Date:	20/10/2023	16/04/2002	25/10/1996		
Last Sold Price:	£217,500	£87,500	£43,950		
<b>51, Mayfield Road, Coventry, CV5 6PL</b>					Terraced House
Last Sold Date:	19/11/2021				
Last Sold Price:	£278,000				
<b>53, Mayfield Road, Coventry, CV5 6PL</b>					Terraced House
Last Sold Date:	22/04/2021	06/02/2015	28/02/2014		
Last Sold Price:	£279,950	£175,000	£146,500		
<b>63, Mayfield Road, Coventry, CV5 6PL</b>					Terraced House
Last Sold Date:	19/10/2018	10/12/2015			
Last Sold Price:	£322,500	£224,000			
<b>55, Mayfield Road, Coventry, CV5 6PL</b>					Terraced House
Last Sold Date:	19/05/2017	22/12/2009			
Last Sold Price:	£280,450	£170,000			
<b>61, Mayfield Road, Coventry, CV5 6PL</b>					Terraced House
Last Sold Date:	25/07/2016	22/11/2013	10/10/2003	16/08/1996	
Last Sold Price:	£286,000	£235,000	£165,000	£55,500	
<b>69, Mayfield Road, Coventry, CV5 6PL</b>					Terraced House
Last Sold Date:	22/07/2014	29/06/2007	08/11/2002		
Last Sold Price:	£250,000	£230,000	£147,000		
<b>49, Mayfield Road, Coventry, CV5 6PL</b>					Terraced House
Last Sold Date:	04/04/2014	14/08/2009	01/07/2009		
Last Sold Price:	£295,000	£132,500	£132,500		
<b>79, Mayfield Road, Coventry, CV5 6PL</b>					Terraced House
Last Sold Date:	08/04/2009	26/07/2006	05/02/2002	22/09/2000	22/05/1998
Last Sold Price:	£133,000	£146,500	£79,000	£71,000	£49,500
<b>67, Mayfield Road, Coventry, CV5 6PL</b>					Terraced House
Last Sold Date:	25/07/2003	26/03/1999			
Last Sold Price:	£122,950	£69,950			

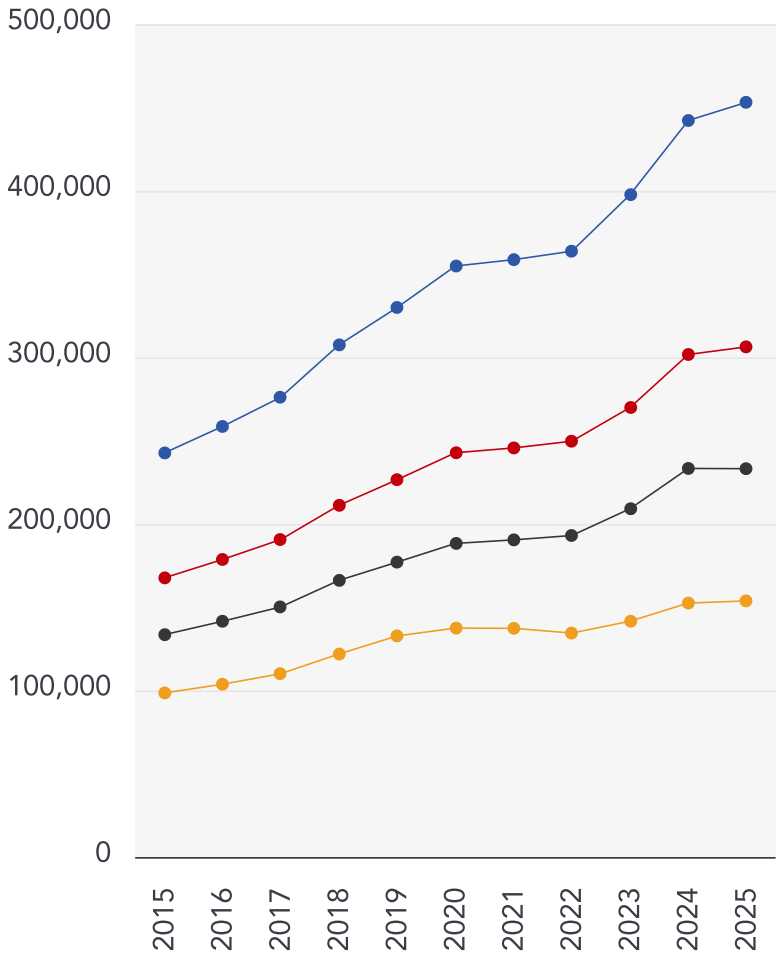
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+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



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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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