



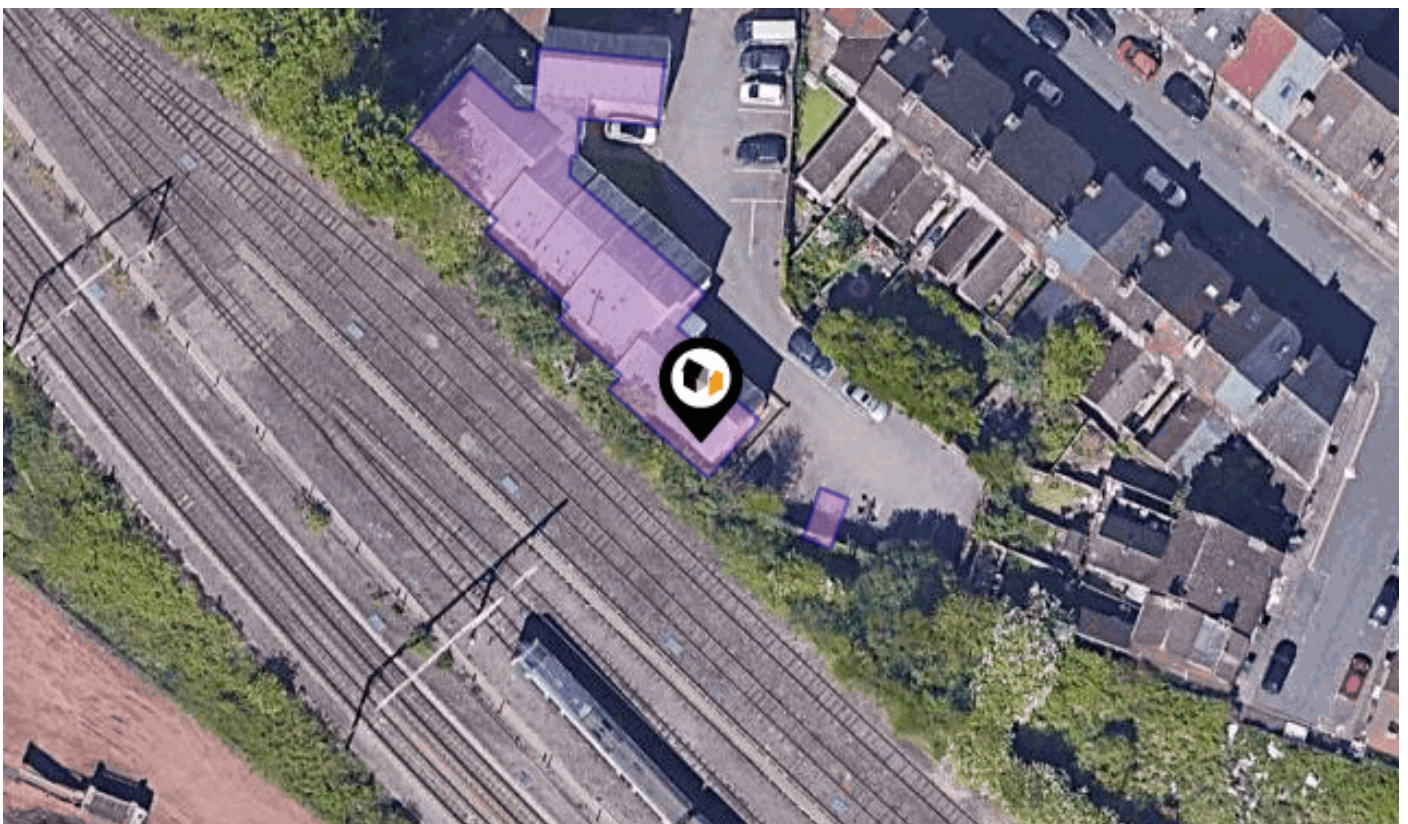
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Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 08<sup>th</sup> August 2023**



## **BEDFORD MEWS 13-15, BEDFORD STREET, COVENTRY, CV1**

**Price Estimate** : £125,000

### **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



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### Dear Buyers & interested parties

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#### Property Key Features

Attractive one bedroom first floor maisonette

Spacious & bright sitting/dining room & kitchen

Main bedroom with fitted wardrobes, dressing area & portrait window

Modern white bathroom with shower over bath

Comprehensively fitted modern kitchen

Impressive and private loft space

Allocated & visitor parking bays

Long lease of 242 years, EPC Ordered, No upward chain

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

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



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold £/ft<sup>2</sup>:</b>	£232
<b>Bedrooms:</b>	0	<b>Price Estimate:</b>	£125,000
<b>Plot Area:</b>	0.09 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	After 2007	<b>Start Date:</b>	04/08/2016
<b>Council Tax :</b>	Band A	<b>End Date:</b>	01/06/2266
<b>Annual Estimate:</b>	£1,384	<b>Lease Term:</b>	250 years from 1 June 2016
<b>Title Number:</b>	MM74376	<b>Term Remaining:</b>	242 years
<b>UPRN:</b>	10024622365		

## Local Area

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

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

<b>14</b> mb/s	<b>52</b> mb/s	<b>1000</b> mb/s

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

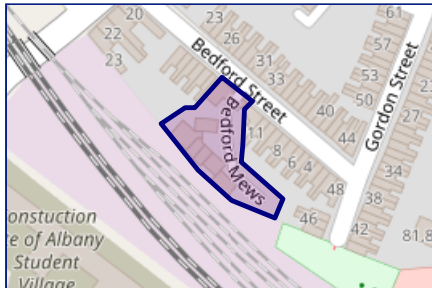


### Satellite/Fibre TV Availability:



## Freehold Title Plan

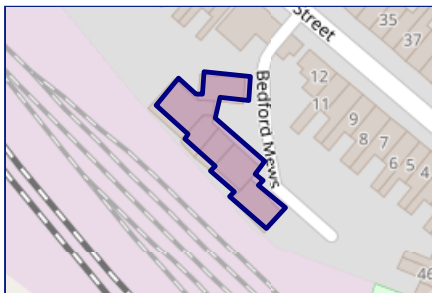
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**WM109378**

## Leasehold Title Plan

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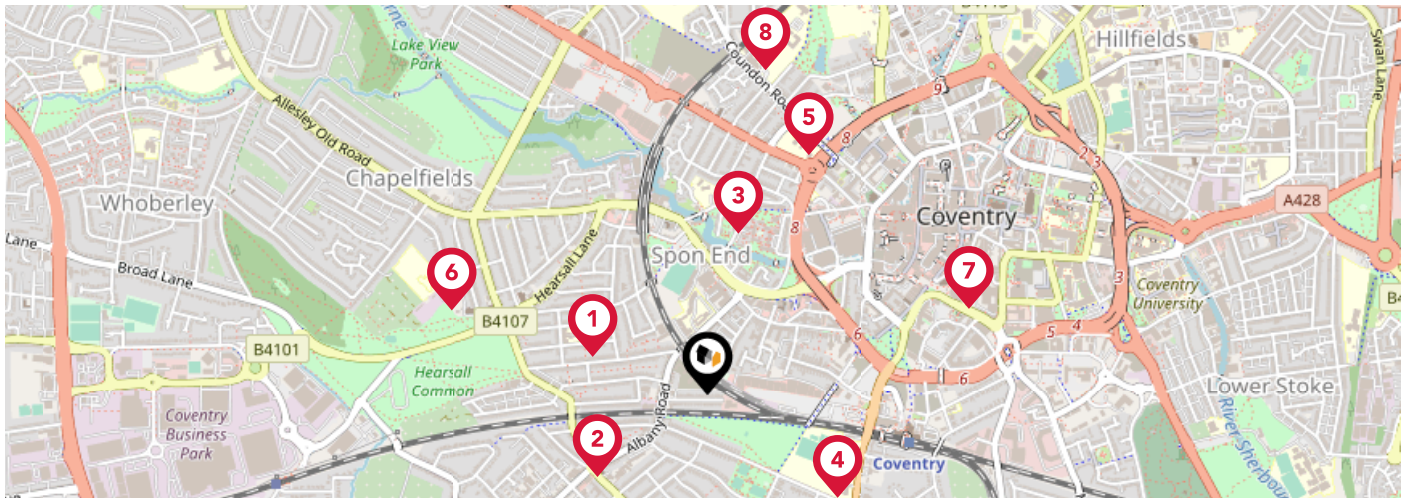


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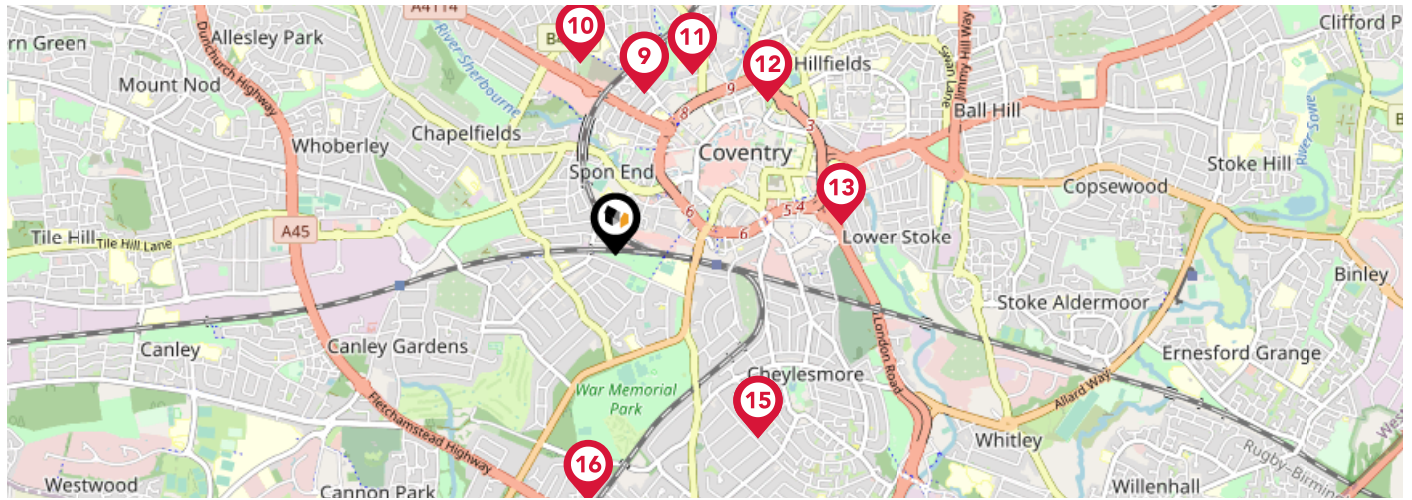


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

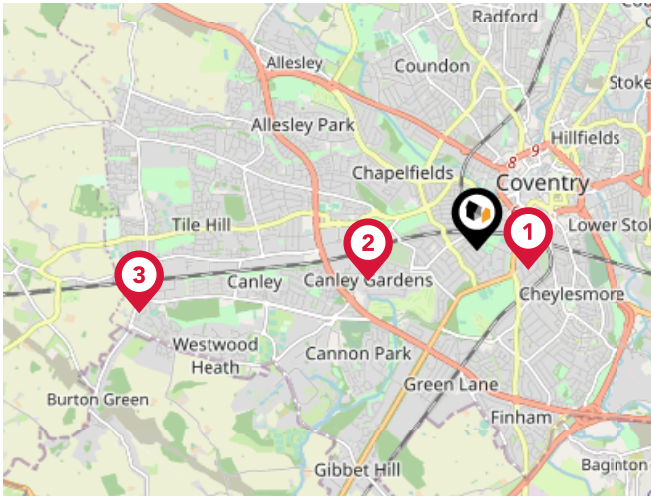
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:0.75	<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:0.89	<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:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 578   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry University</b> Ofsted Rating: Good   Pupils:0   Distance:1.04	<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:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry Speech and Language Service Co Manor Park Primary School</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 527   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

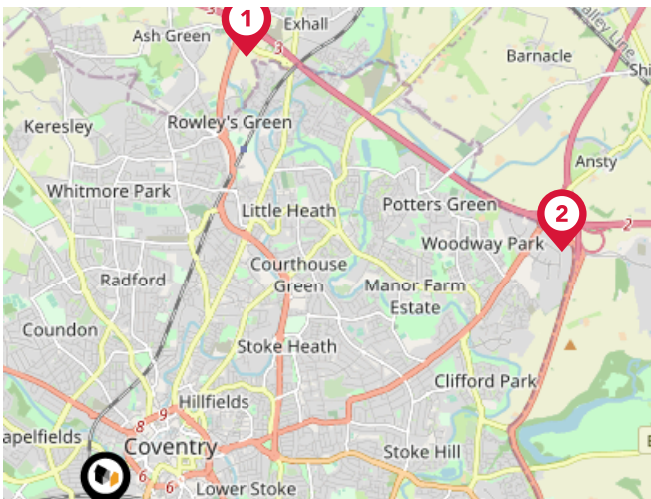
# Area

## Transport (National)



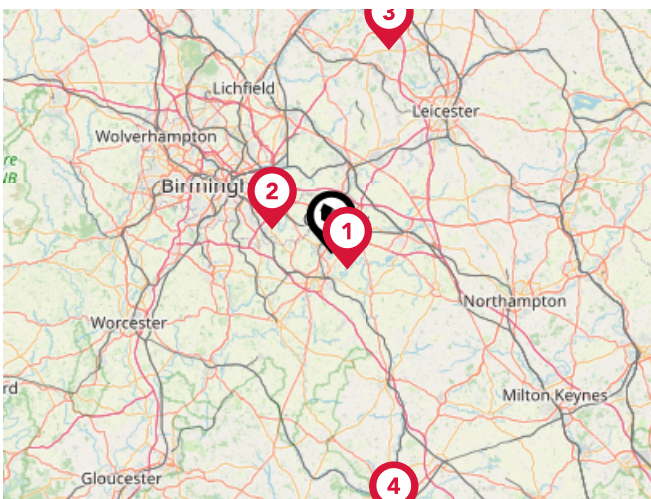
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.49 miles
2	Canley Rail Station	1.02 miles
3	Tile Hill Rail Station	3.11 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.33 miles
2	M6 J2	4.76 miles
3	M40 J14	10.49 miles
4	M6 J3A	8.4 miles
5	M42 J6	8.34 miles



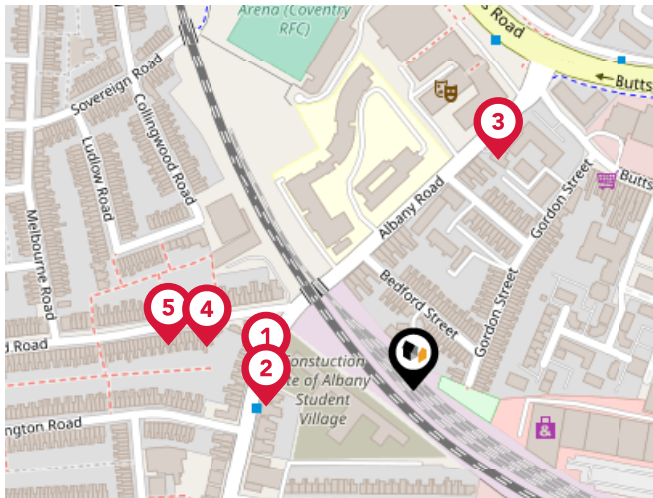
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.22 miles
2	Birmingham International Airport	9.38 miles
3	East Midlands Airport	30.42 miles
4	London Oxford Airport	40.47 miles



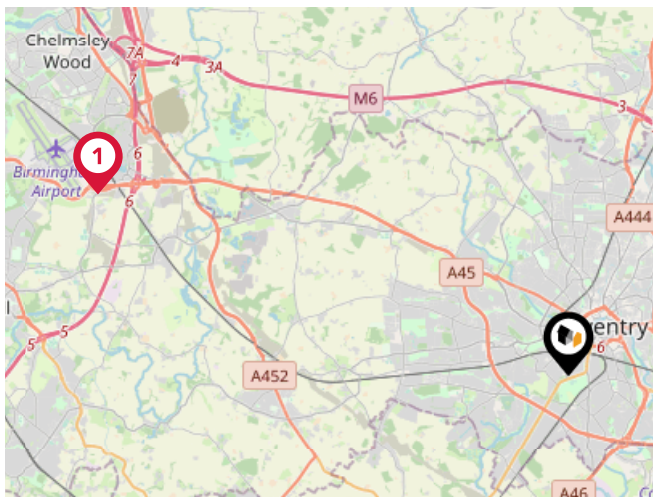
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Broomfield Rd	0.08 miles
2	Broomfield Rd	0.08 miles
3	City College	0.14 miles
4	Albany Rd	0.12 miles
5	Albany Rd	0.14 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.11 miles



# Market Sold in Street



<b>Apartment 11, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>			Flat-maisonette House
Last Sold Date:	30/01/2023	19/01/2018	
Last Sold Price:	£110,000	£90,000	
<b>Apartment 17, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>			Flat-maisonette House
Last Sold Date:	05/02/2021	29/03/2018	
Last Sold Price:	£85,000	£69,000	
<b>Apartment 14, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>			Flat-maisonette House
Last Sold Date:	27/11/2020	02/09/2016	
Last Sold Price:	£102,000	£90,000	
<b>Apartment 5, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>			Flat-maisonette House
Last Sold Date:	28/05/2020		
Last Sold Price:	£110,000		
<b>Apartment 9, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>			Flat-maisonette House
Last Sold Date:	09/07/2018		
Last Sold Price:	£90,000		
<b>Apartment 12, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>			Flat-maisonette House
Last Sold Date:	29/06/2018		
Last Sold Price:	£92,500		
<b>Apartment 16, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>			Flat-maisonette House
Last Sold Date:	29/03/2018		
Last Sold Price:	£69,000		
<b>Apartment 13, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>			Flat-maisonette House
Last Sold Date:	02/03/2018		
Last Sold Price:	£90,000		
<b>Apartment 3, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>			Flat-maisonette House
Last Sold Date:	12/01/2018		
Last Sold Price:	£90,000		
<b>Apartment 4, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>			Flat-maisonette House
Last Sold Date:	10/01/2018		
Last Sold Price:	£90,000		
<b>Apartment 7, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>			Flat-maisonette House
Last Sold Date:	21/12/2017		
Last Sold Price:	£90,000		
<b>Apartment 6, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>			Flat-maisonette House
Last Sold Date:	01/12/2017		
Last Sold Price:	£89,000		

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

# Market Sold in Street



<b>Apartment 8, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>		Flat-maisonette House
Last Sold Date:	08/11/2017	
Last Sold Price:	£90,000	
<b>Apartment 2, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>		Flat-maisonette House
Last Sold Date:	23/06/2017	
Last Sold Price:	£90,000	
<b>Apartment 1, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>		Flat-maisonette House
Last Sold Date:	17/02/2017	
Last Sold Price:	£90,000	
<b>Apartment 10, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>		Flat-maisonette House
Last Sold Date:	10/08/2016	
Last Sold Price:	£90,000	
<b>Apartment 15, Bedford Mews, 13 - 15, Bedford Street, Coventry, CV1 3EY</b>		Flat-maisonette House
Last Sold Date:	05/08/2016	
Last Sold Price:	£90,000	
<b>Land Associated With, Eversley House, 29, Land Associated With, Coventry, CV1 3EY</b>		Terraced House
Last Sold Date:	05/04/2001	01/11/2000
Last Sold Price:	£180,000	£120,000

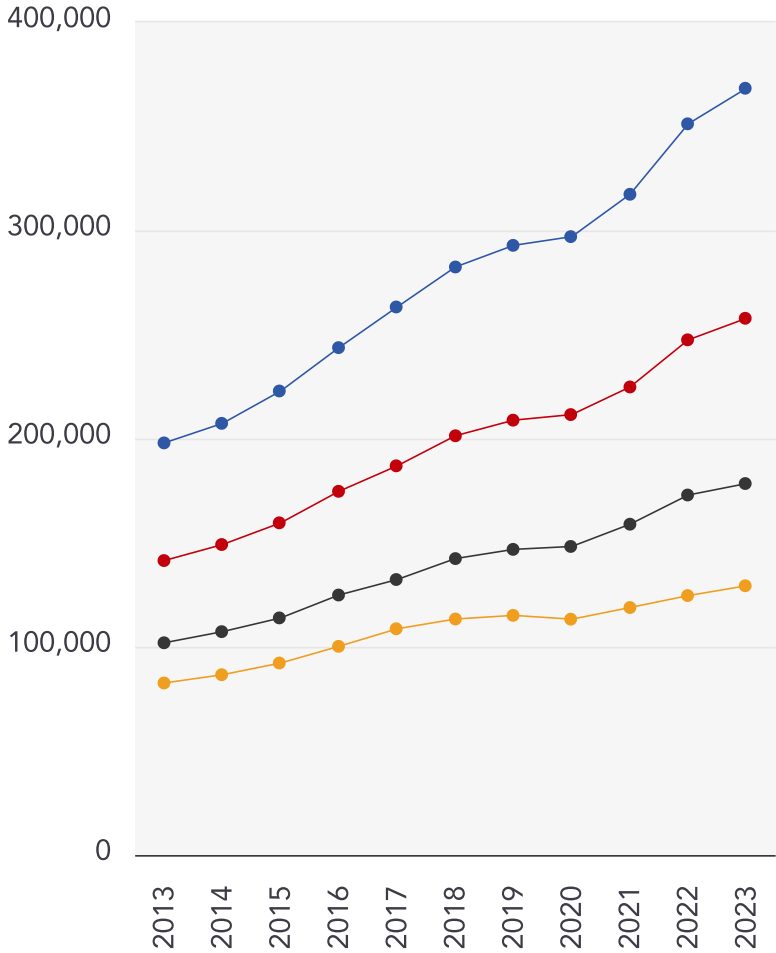
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV1



Detached

**+86.05%**

Semi-Detached

**+82.27%**

Terraced

**+75.01%**

Flat

**+56.5%**



# 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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