



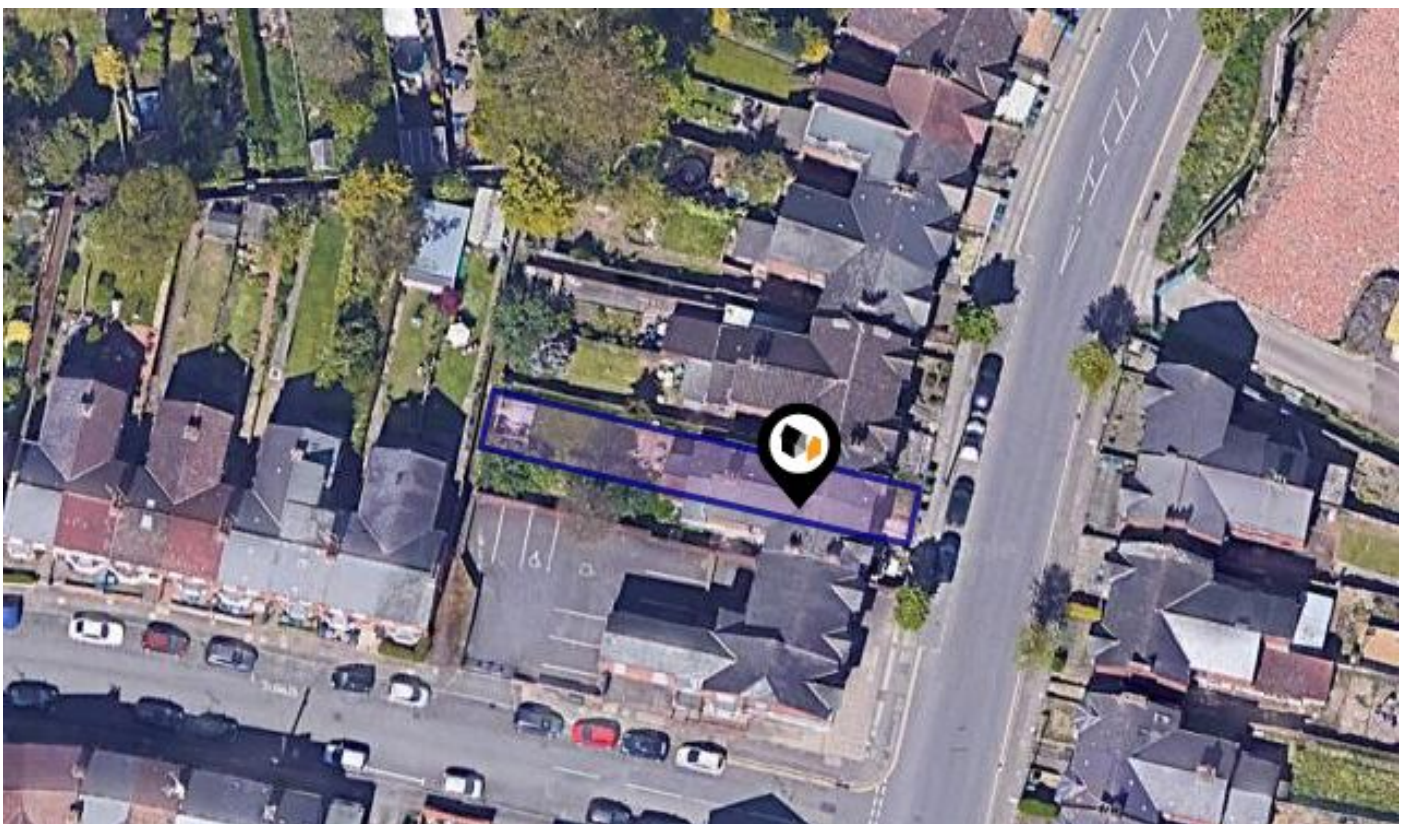
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st August 2023



ALBANY ROAD, 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

Property Key Features

Substantial three double bedroom period terraced home

Two generous reception rooms with original fireplaces

Comprehensively fitted kitchen dining room with door to gardens

Refitted ground floor shower room & first floor bathroom

Gas centrally heated and double glazed throughout

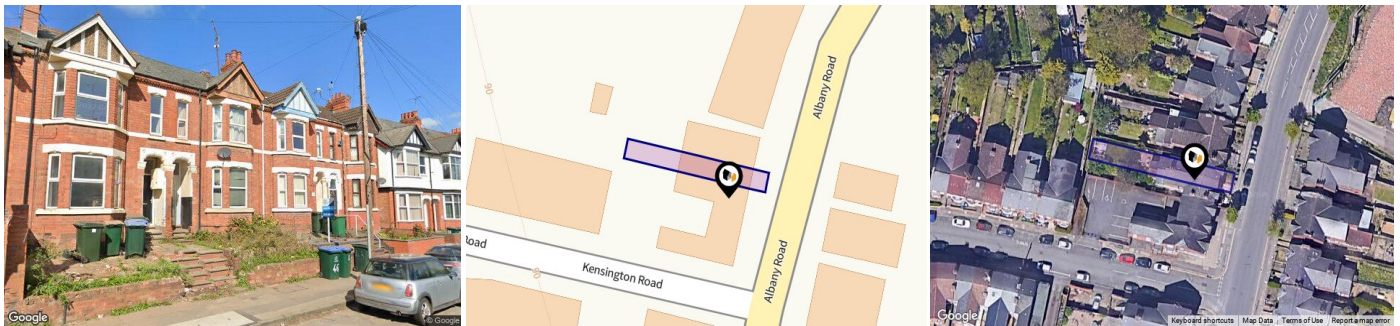
Private, West facing lawned rear gardens with gated access to rear

Within easy reach of Earlsdon & city centre & Universities

No upward chain, EPC Rating D, Total Sq. Ft. 1177 or 110 Sq.M

For viewings or interest please email:

sales@walmsleythewaytomove.co.uk or call 0330 1180062



Property

Type:	Terraced	Last Sold £/ft²:	£663
Bedrooms:	3	Price Estimate:	£345,000
Floor Area:	226 ft ² / 21 m ²	Tenure:	Freehold
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,384		
Title Number:	WM288381		
UPRN:	100071515723		

Local Area

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

Satellite/Fibre TV Availability:



Property EPC - Certificate



46 Albany Road, CV5

Energy rating

E

Valid until 04.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Property

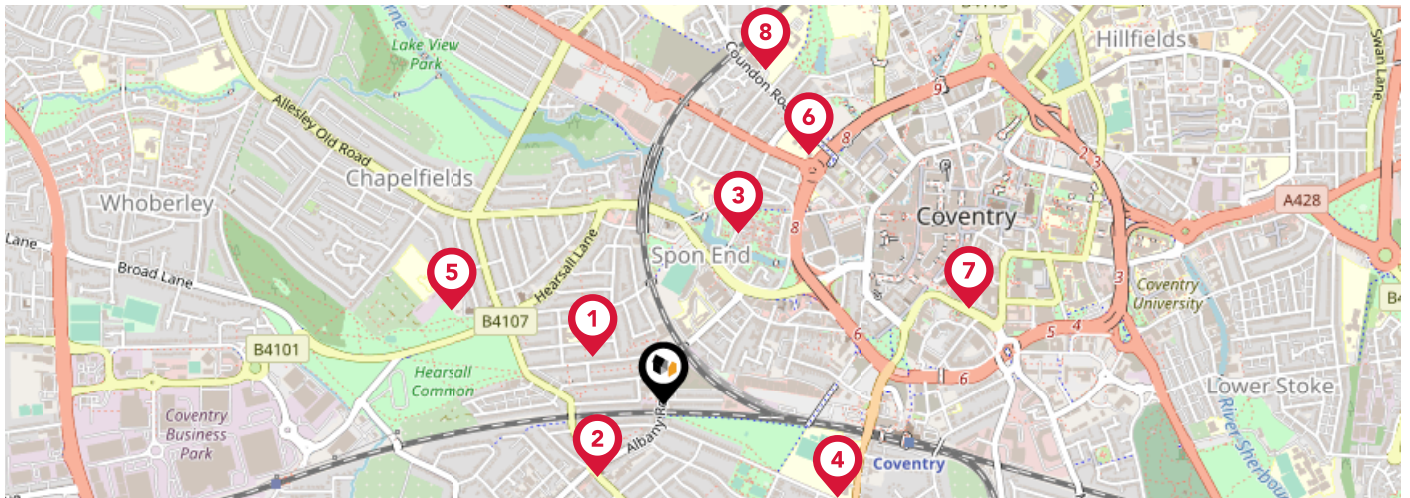
EPC - Additional Data



Additional EPC Data

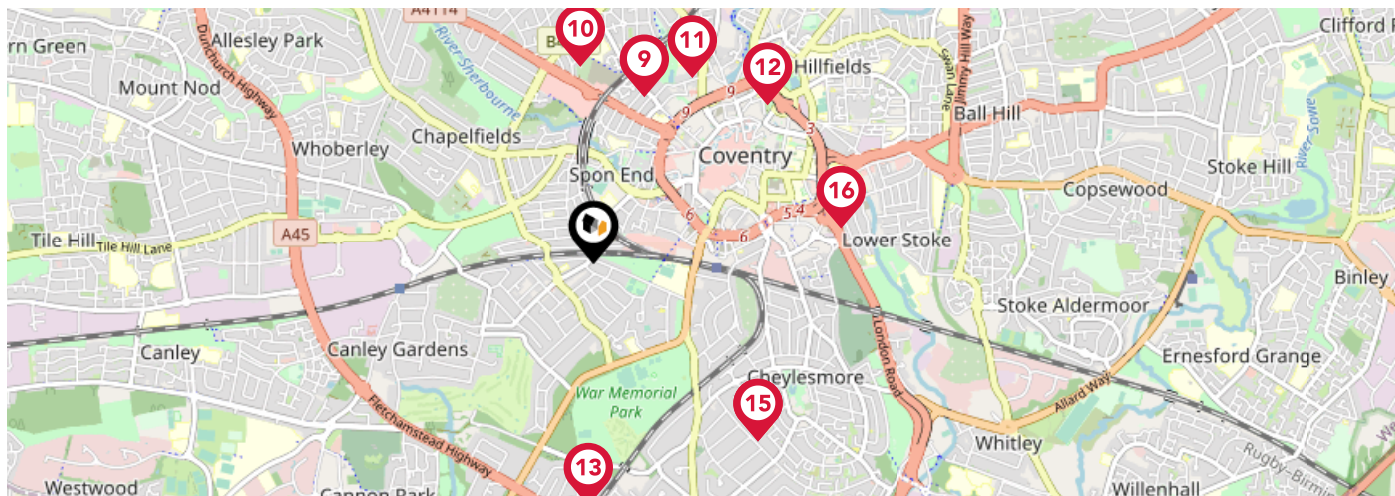
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Room heaters, mains gas
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Gas multipoint
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	21 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:0.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

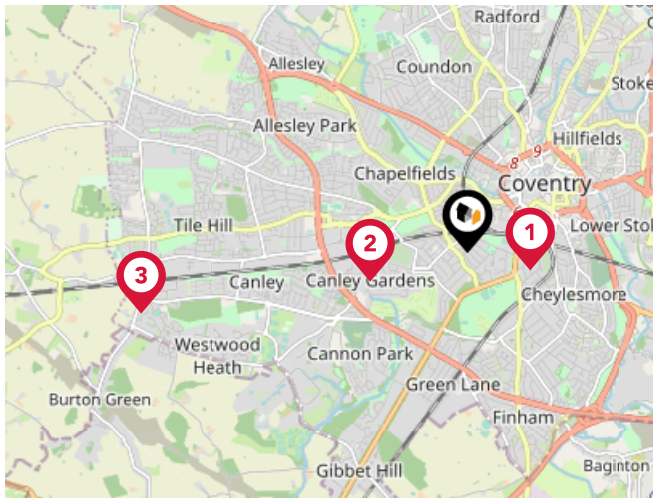
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:0.79	<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:0.9	<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:0.96	<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:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry University Ofsted Rating: Good Pupils:0 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

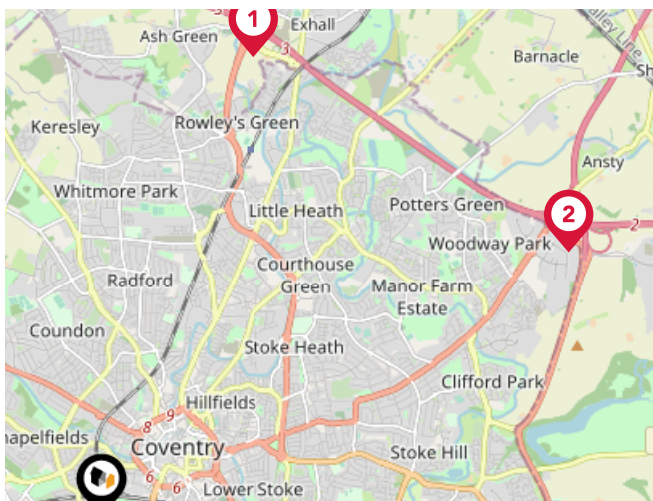
Area

Transport (National)



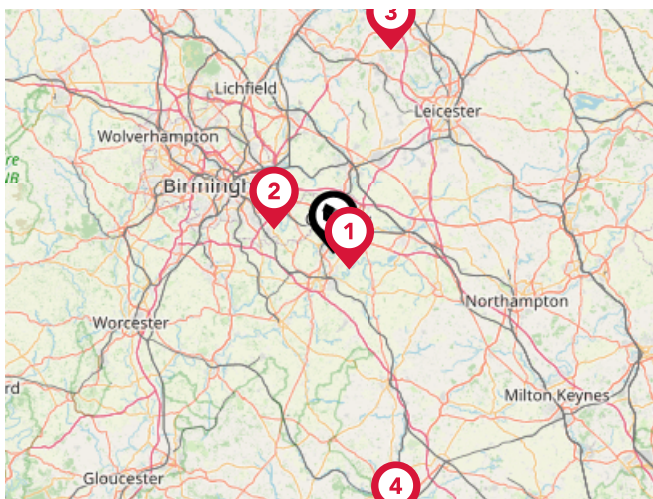
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.58 miles
2	Canley Rail Station	0.92 miles
3	Tile Hill Rail Station	3.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.38 miles
2	M6 J2	4.86 miles
3	M40 J14	10.44 miles
4	M6 J3A	8.34 miles
5	M42 J6	8.26 miles

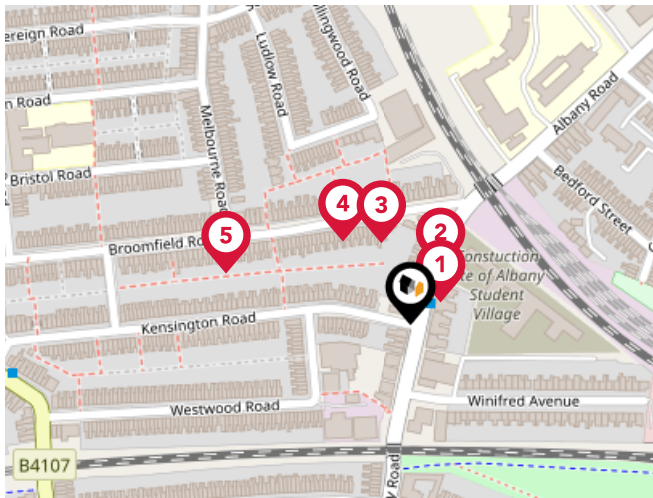


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.27 miles
2	Birmingham International Airport	9.3 miles
3	East Midlands Airport	30.46 miles
4	London Oxford Airport	40.47 miles

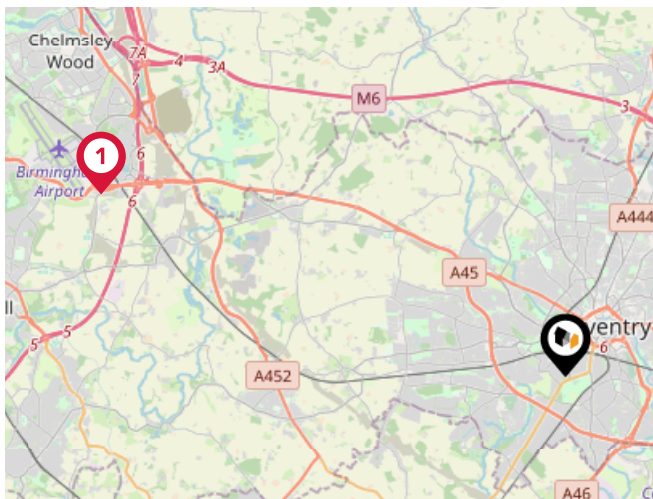
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broomfield Rd	0.02 miles
2	Broomfield Rd	0.04 miles
3	Albany Rd	0.05 miles
4	Albany Rd	0.06 miles
5	Post Office	0.11 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.03 miles

Market Sold in Street



36, Albany Road, Coventry, CV5 6JU				Terraced House
Last Sold Date:	06/09/2022	01/03/2010		
Last Sold Price:	£340,000	£147,000		
58, Albany Road, Coventry, CV5 6JU				Semi-detached House
Last Sold Date:	13/05/2022			
Last Sold Price:	£349,995			
40, Albany Road, Coventry, CV5 6JU				Terraced House
Last Sold Date:	10/12/2021	16/07/2010	01/04/2004	
Last Sold Price:	£285,000	£147,950	£154,000	
46, Albany Road, Coventry, CV5 6JU				Terraced House
Last Sold Date:	29/09/2021			
Last Sold Price:	£150,000			
26, Albany Road, Coventry, CV5 6JU				Terraced House
Last Sold Date:	10/10/2019	28/07/1998		
Last Sold Price:	£168,000	£48,000		
70, Albany Road, Coventry, CV5 6JU				other House
Last Sold Date:	23/10/2018			
Last Sold Price:	£190,000			
44, Albany Road, Coventry, CV5 6JU				Terraced House
Last Sold Date:	04/04/2018	04/09/1998		
Last Sold Price:	£239,000	£58,000		
38, Albany Road, Coventry, CV5 6JU				Terraced House
Last Sold Date:	09/10/2015			
Last Sold Price:	£173,000			
30, Albany Road, Coventry, CV5 6JU				Terraced House
Last Sold Date:	25/10/2013			
Last Sold Price:	£147,500			
62, Albany Road, Coventry, CV5 6JU				Semi-detached House
Last Sold Date:	15/10/2010	22/11/2002	06/07/1999	
Last Sold Price:	£239,000	£175,000	£115,500	
28, Albany Road, Coventry, CV5 6JU				Terraced House
Last Sold Date:	19/04/2010	26/03/2009	13/01/2003	
Last Sold Price:	£172,500	£155,000	£117,000	
76a, Albany Road, Coventry, CV5 6JU				Detached House
Last Sold Date:	01/07/2008	05/12/2006		
Last Sold Price:	£255,000	£150,000		

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

Market Sold in Street



48, Albany Road, Coventry, CV5 6JU		Terraced House
Last Sold Date:	30/08/2001	
Last Sold Price:	£85,000	
60, Albany Road, Coventry, CV5 6JU		Semi-detached House
Last Sold Date:	27/04/2001	
Last Sold Price:	£75,000	

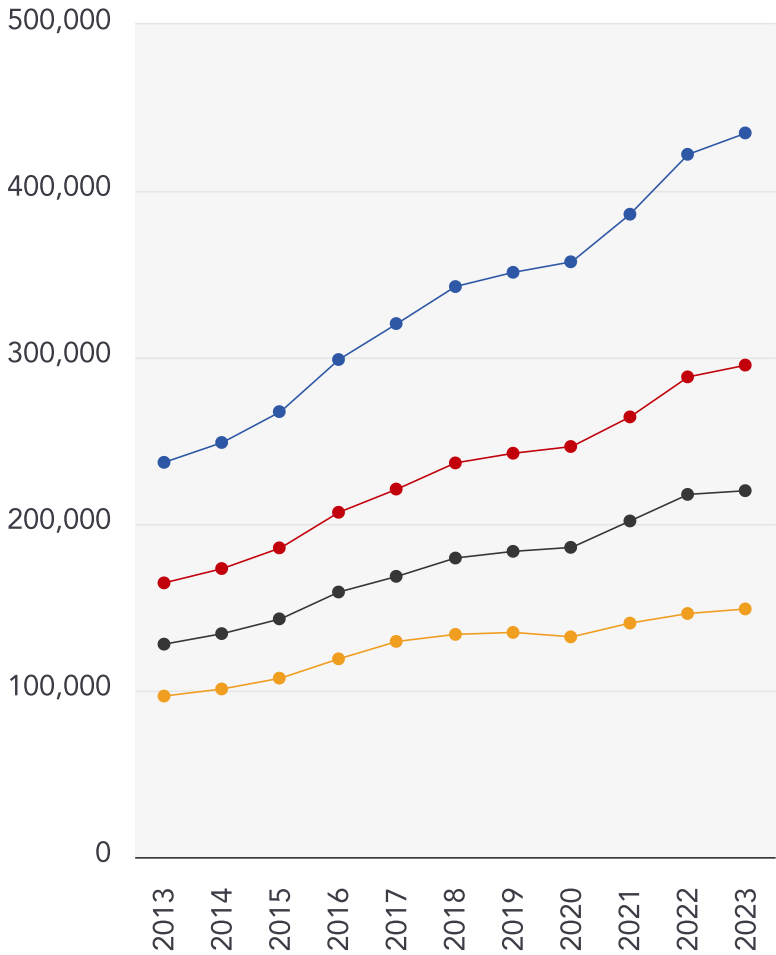
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+83.45%

Semi-Detached

+79.44%

Terraced

+72.1%

Flat

+54.11%

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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