



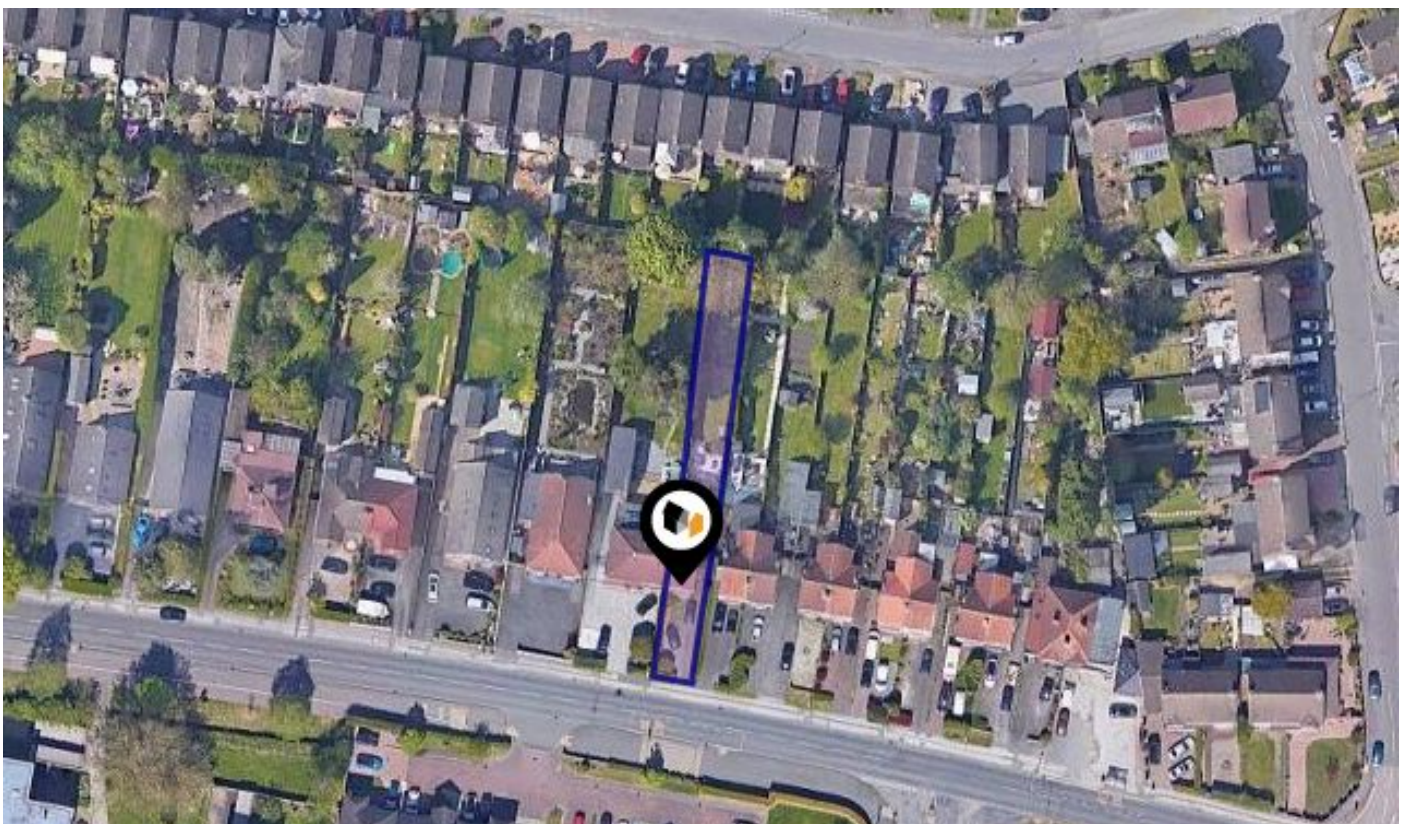
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th September 2023



BROAD LANE, COVENTRY, CV5

Price Estimate : £335,000

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

A much loved & extended three bedroom period Cottage

Extended to rear, side and first floor

Substantial, private & mature gardens with patio & lawns

Sitting room with bay, dining room, kitchen breakfast room & conservatory

Home office & ground floor shower room

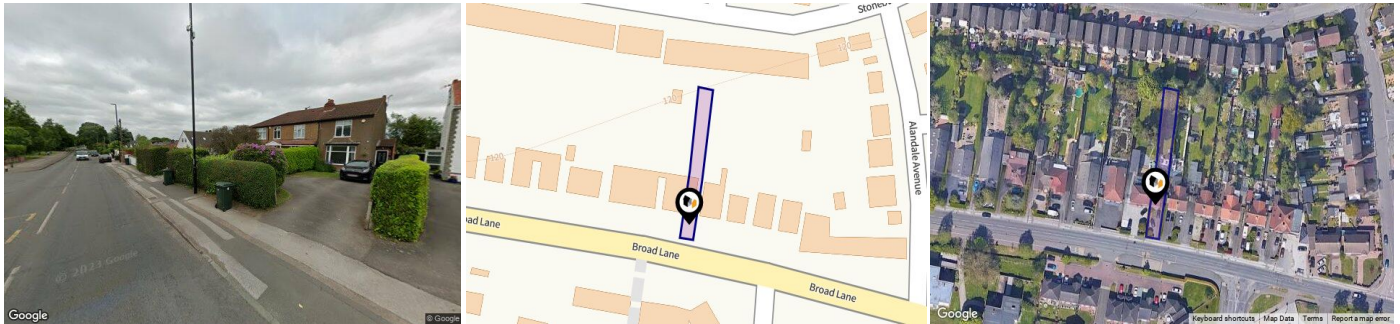
Deep driveway with parking for multiple vehicles

Three first floor bedrooms with three piece family bathroom

EPC Rating D, Total 1376 Sq.Ft, Total 128 Sq. M Approx, NO CHAIN

For viewings or interest please email:

sales@walmsleythewaytomove.co.uk or call 0330 1180062



Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.12 acres
Council Tax : Band C
Annual Estimate: £1,845
Title Number: WM642098
UPRN: 100070625149

Price Estimate: £335,000
Tenure: Freehold

Local Area

Local Authority: Coventry
Conservation Area: No
Flood Risk:

- Rivers & Seas: Very Low
- Surface Water: Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

7 mb/s **61** mb/s **1000** mb/s

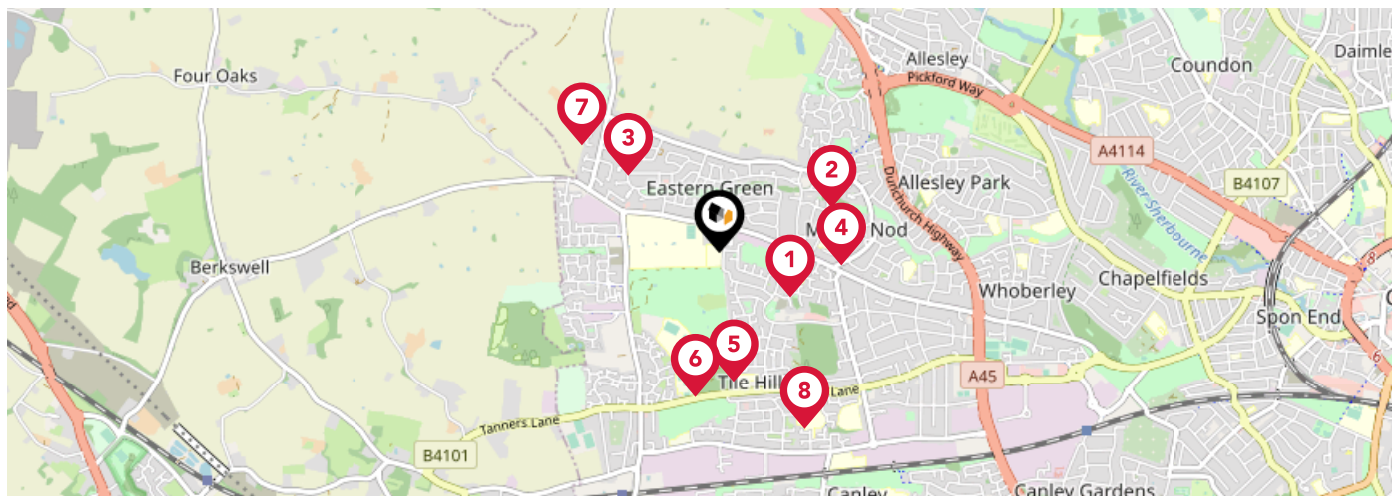
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

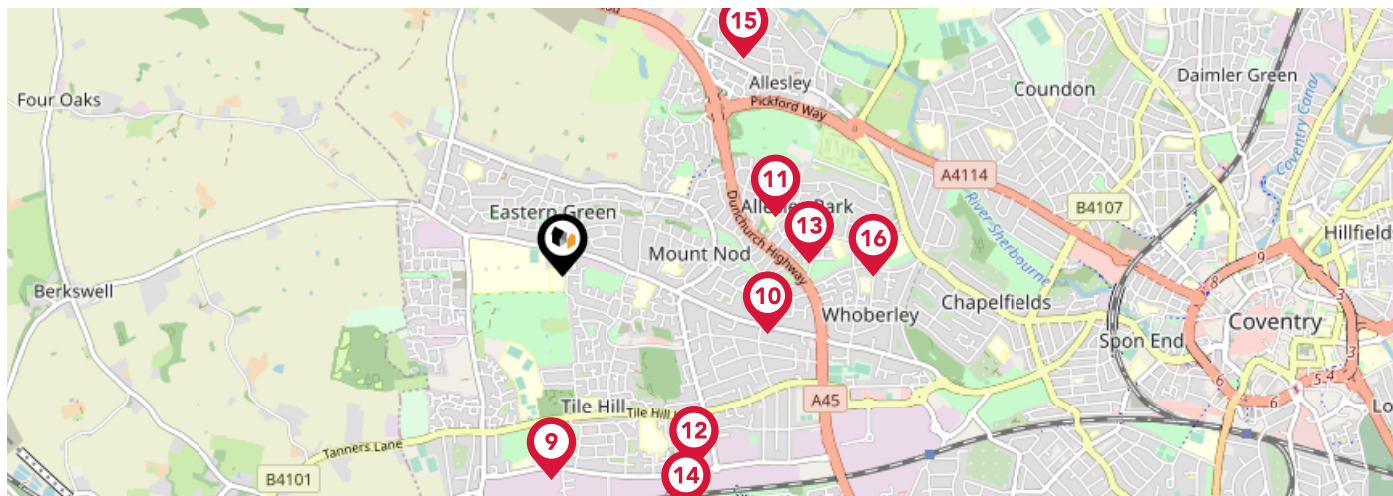










Area Schools



		Nursery	Primary	Secondary	College	Private
1	Limbrick Wood Primary School Ofsted Rating: Good Pupils: 183 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Park Hill Primary School Ofsted Rating: Good Pupils: 461 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Eastern Green Junior School Ofsted Rating: Good Pupils: 227 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Mount Nod Primary School Ofsted Rating: Good Pupils: 329 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 222 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	West Coventry Academy Ofsted Rating: Requires Improvement Pupils: 1136 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 179 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

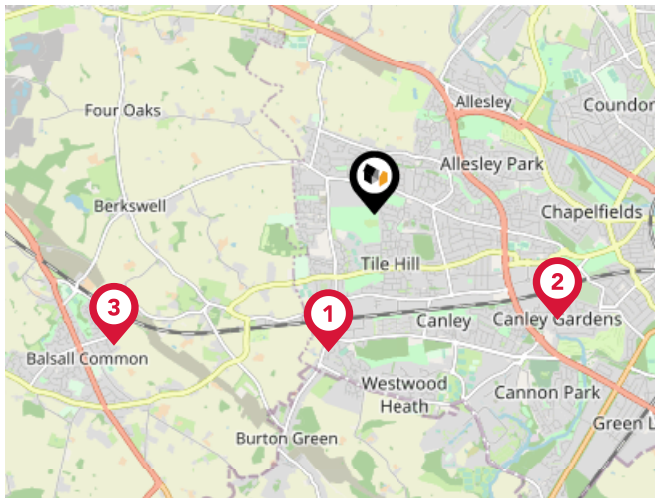
Area Schools



		Nursery	Primary	Secondary	College	Private
	Leigh Church of England Academy Ofsted Rating: Good Pupils: 222 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allesley Hall Primary School Ofsted Rating: Good Pupils: 195 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Templars Primary School Ofsted Rating: Good Pupils: 594 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park 2 Ofsted Rating: Good Pupils: 593 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allesley Primary School Ofsted Rating: Good Pupils: 417 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

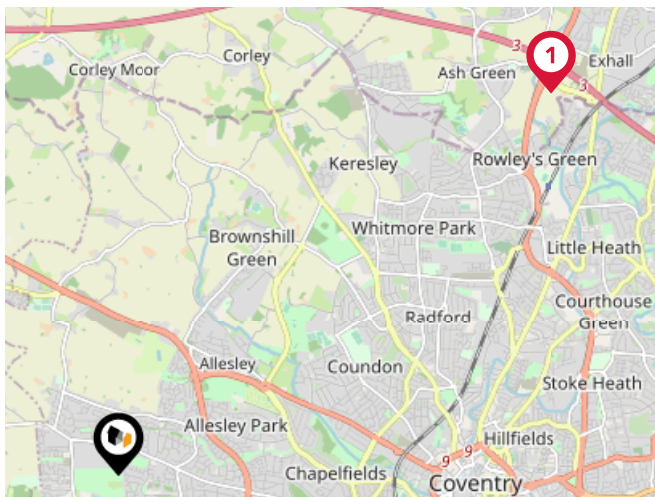
Area

Transport (National)



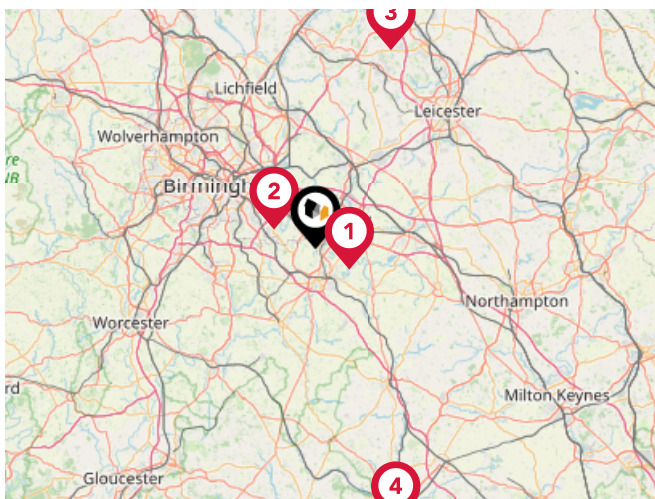
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	1.31 miles
2	Canley Rail Station	1.91 miles
3	Berkswell Rail Station	2.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.22 miles
2	M6 J3A	6 miles
3	M42 J6	5.65 miles
4	M6 J4	6.58 miles
5	M42 J7	6.71 miles

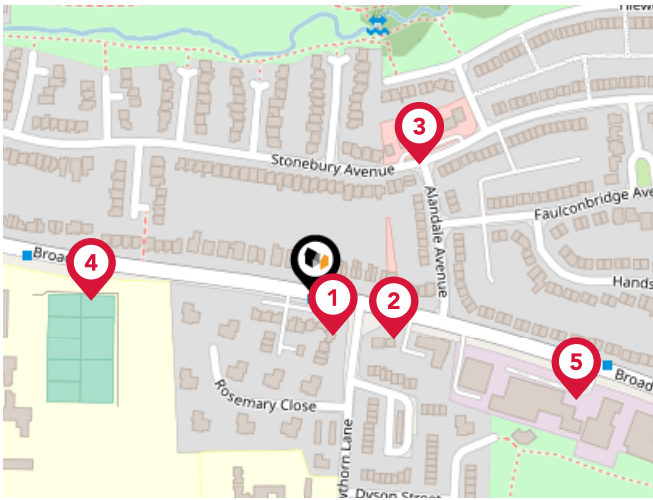


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	5.66 miles
2	Birmingham International Airport	6.69 miles
3	East Midlands Airport	30.59 miles
4	London Oxford Airport	41.79 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hawthorn Lane	0.02 miles
2	Hawthorn Lane	0.05 miles
3	Alandale Avenue	0.1 miles
4	The Woodlands School	0.13 miles
5	Vesey & Sharples Works	0.16 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.42 miles

Market Sold in Street



786, Broad Lane, Coventry, CV5 7BA				Detached House
Last Sold Date:	22/12/2021	12/03/2021		
Last Sold Price:	£470,000	£250,000		
790, Broad Lane, Coventry, CV5 7BA				Detached House
Last Sold Date:	14/12/2020	06/01/2006		
Last Sold Price:	£450,000	£262,500		
788, Broad Lane, Coventry, CV5 7BA				Detached House
Last Sold Date:	17/11/2017			
Last Sold Price:	£320,000			
748, Broad Lane, Coventry, CV5 7BA				Semi-detached House
Last Sold Date:	02/06/2017	28/02/2002		
Last Sold Price:	£300,000	£120,000		
770, Broad Lane, Coventry, CV5 7BA				Semi-detached House
Last Sold Date:	29/07/2016	15/04/2011		
Last Sold Price:	£167,000	£130,000		
778, Broad Lane, Coventry, CV5 7BA				Semi-detached House
Last Sold Date:	23/10/2015	31/10/2000	28/07/1995	
Last Sold Price:	£327,000	£165,000	£39,999	
780, Broad Lane, Coventry, CV5 7BA				Detached House
Last Sold Date:	21/07/2015	03/08/2001		
Last Sold Price:	£345,000	£70,000		
766, Broad Lane, Coventry, CV5 7BA				Semi-detached House
Last Sold Date:	05/09/2014			
Last Sold Price:	£158,000			
750, Broad Lane, Coventry, CV5 7BA				Semi-detached House
Last Sold Date:	31/08/2011	05/05/2000		
Last Sold Price:	£132,000	£82,950		
768, Broad Lane, Coventry, CV5 7BA				Semi-detached House
Last Sold Date:	12/06/2009	24/11/2000		
Last Sold Price:	£127,000	£63,500		
782, Broad Lane, Coventry, CV5 7BA				Detached House
Last Sold Date:	11/07/2008	24/04/2008	30/01/1997	
Last Sold Price:	£295,000	£315,000	£75,000	
758, Broad Lane, Coventry, CV5 7BA				Semi-detached House
Last Sold Date:	02/05/2007			
Last Sold Price:	£153,000			

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

Market Sold in Street



756, Broad Lane, Coventry, CV5 7BA	Semi-detached House	
Last Sold Date:	22/08/2005	
Last Sold Price:	£200,000	
800, Broad Lane, Coventry, CV5 7BA	Terraced House	
Last Sold Date:	26/07/2002	
Last Sold Price:	£137,500	
784a, Broad Lane, Coventry, CV5 7BA	Semi-detached House	
Last Sold Date:	31/08/2001	27/10/1997
Last Sold Price:	£105,000	£86,000
784, Broad Lane, Coventry, CV5 7BA	Semi-detached House	
Last Sold Date:	09/03/2001	19/06/1997
Last Sold Price:	£116,000	£74,000
760, Broad Lane, Coventry, CV5 7BA	Semi-detached House	
Last Sold Date:	19/10/1999	
Last Sold Price:	£79,000	
764, Broad Lane, Coventry, CV5 7BA	Terraced House	
Last Sold Date:	13/03/1998	13/06/1997
Last Sold Price:	£58,000	£25,750
752, Broad Lane, Coventry, CV5 7BA	Semi-detached House	
Last Sold Date:	28/02/1997	
Last Sold Price:	£58,000	
776, Broad Lane, Coventry, CV5 7BA	Semi-detached House	
Last Sold Date:	09/08/1996	
Last Sold Price:	£47,000	

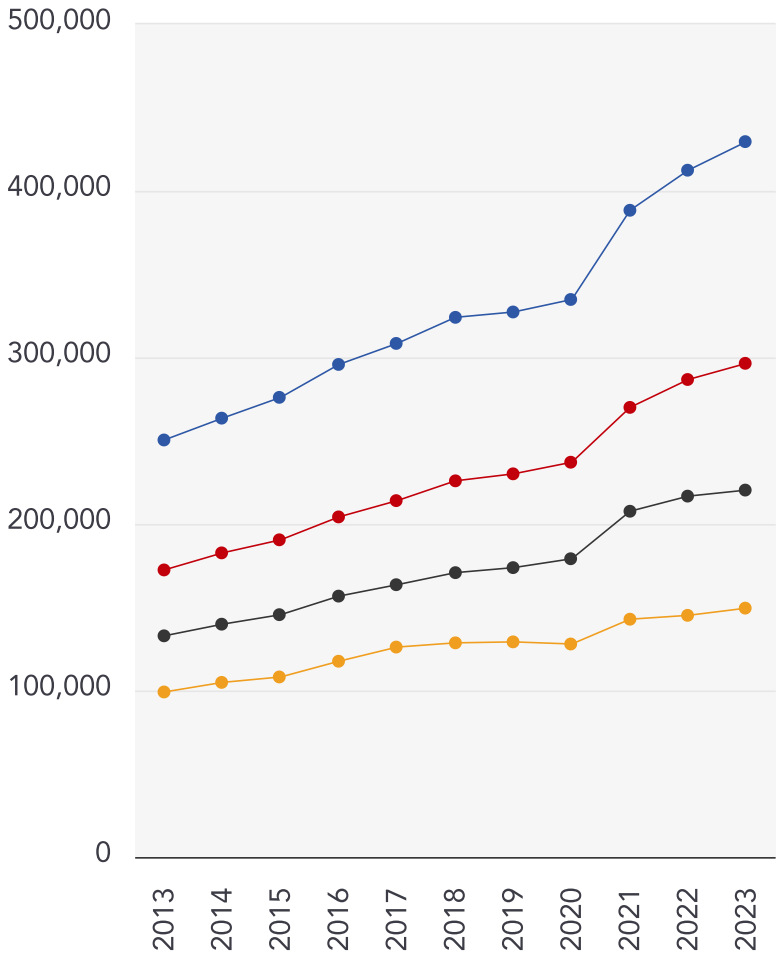
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+71.53%

Semi-Detached

+71.96%

Terraced

+65.88%

Flat

+50.8%

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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