



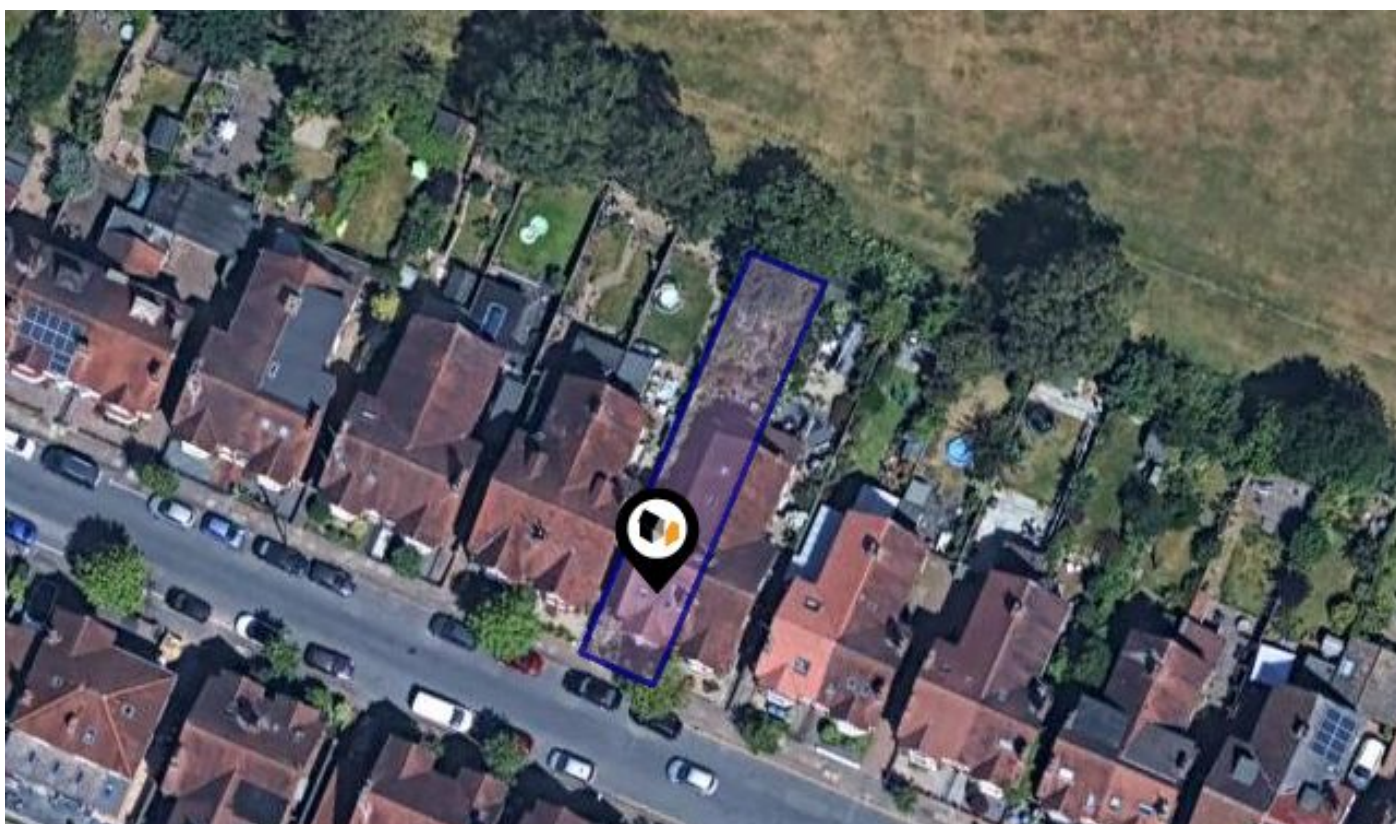
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 05th February 2025



SPENCER AVENUE, COVENTRY, CV5

Price Estimate : £525,000

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & Interested Parties

A key facts guide for buyers & interested parties

A much loved Edwardian Semi Detached home

Versatile bedroom spaces with up to 7 potential bedrooms

3 double bedrooms to 1st floor & 4 bedrooms within loft

Two generous sitting rooms & kitchen dining room

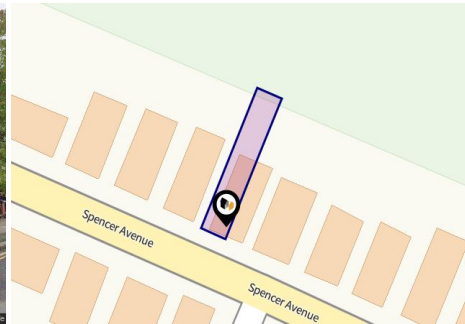
Ground floor cloakroom & 4 piece 1st floor bathroom

Period features throughout including stunning hallway

With enclosed walled gardens, overlooking Spencer Park to the rear

EPC Rating D 2156 Total Sq. Ft or 200 Sq.M.

"This information is provided as a guide and all information should be counter checked by your conveyancer during the legal process".



Property

Type:	Semi-Detached
Bedrooms:	7
Floor Area:	2,152 ft ² / 200 m ²
Plot Area:	0.06 acres
Council Tax :	Band D
Annual Estimate:	£2,296
Title Number:	WM554533

Price Estimate:	£525,000
Tenure:	Freehold

Local Area

Local Authority:	Coventry
Conservation Area:	Earlsdon
Flood Risk:	
<ul style="list-style-type: none"> ● Rivers & Seas ● Surface Water 	<p>No Risk</p> <p>Medium</p>

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1139 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *Spencer Avenue, Coventry, CV5*

Reference - PL/2023/0002325/TCA
Decision: -
Date: 02nd November 2023
Description: T1 Oak - Removal of x2 branches overhanging greenhouse

Property EPC - Certificate



COVENTRY, CV5

Energy rating

D

Valid until 03.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

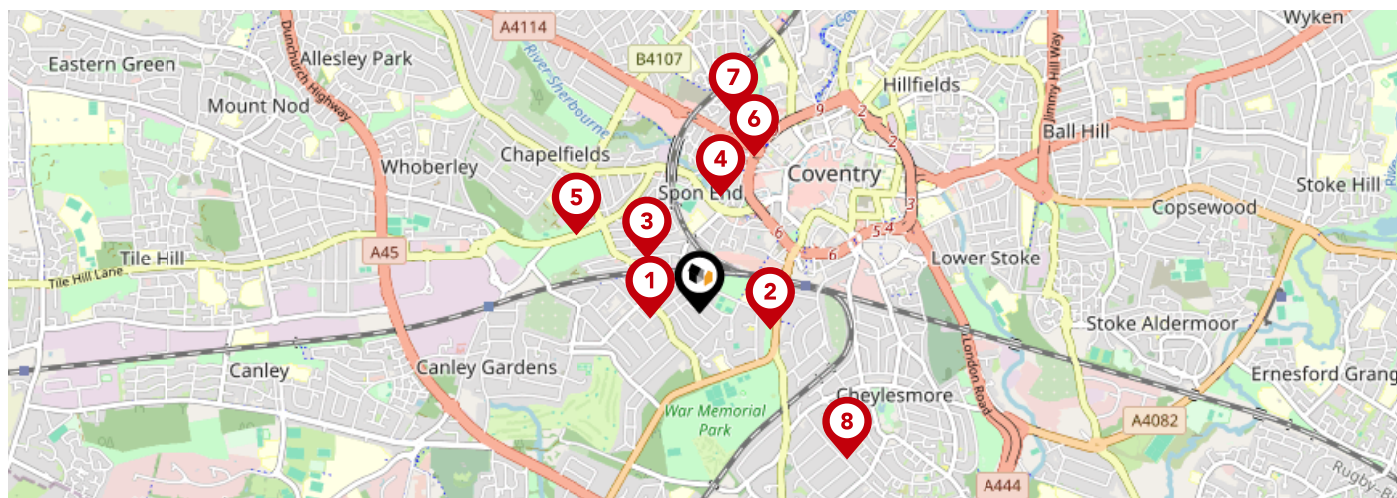
EPC - Additional Data



Additional EPC Data

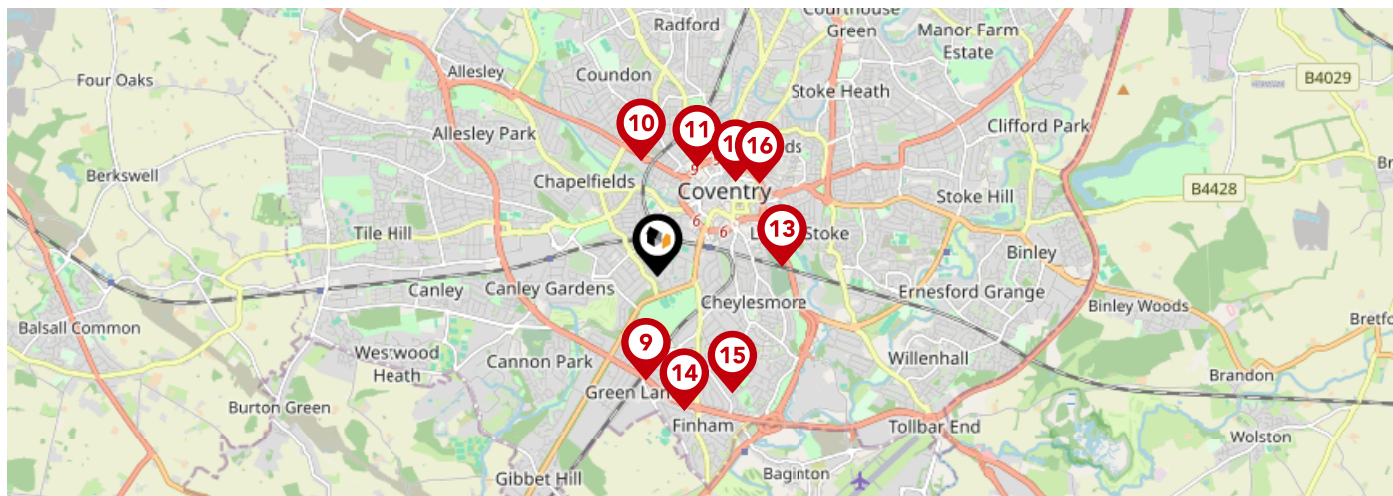
Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 40% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	224 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

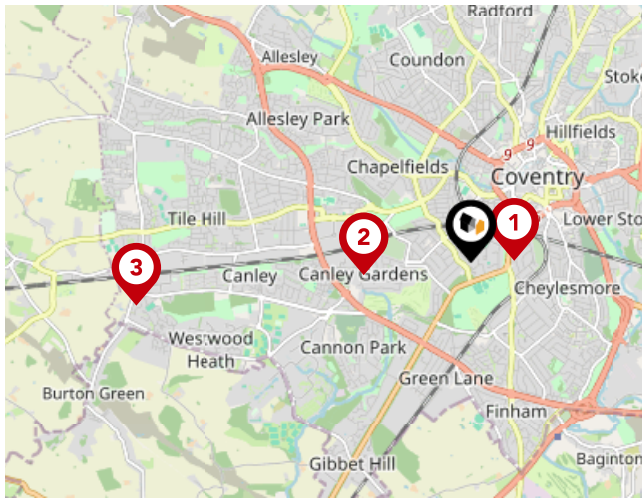
Area Schools



		Nursery	Primary	Secondary	College	Private
	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

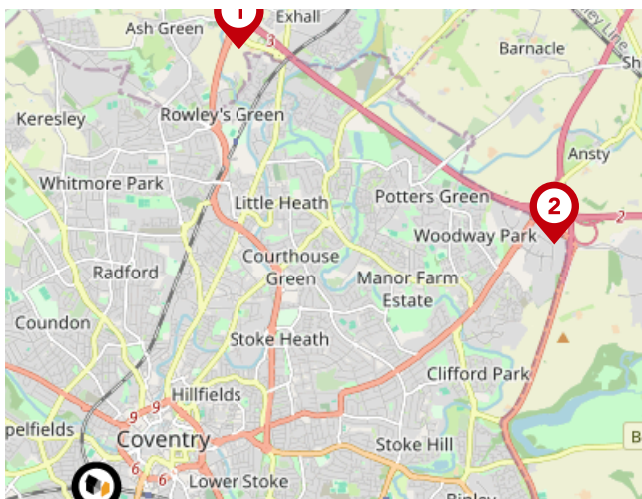
Area

Transport (National)



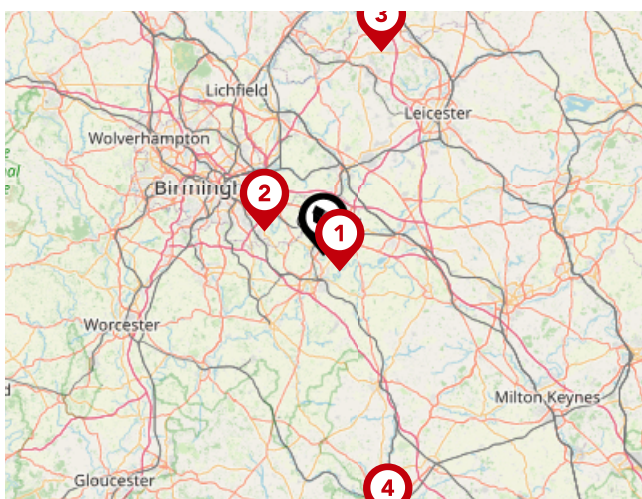
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.39 miles
2	Canley Rail Station	0.97 miles
3	Tile Hill Rail Station	3.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.49 miles
2	M6 J2	4.86 miles
3	M40 J14	10.32 miles
4	M40 J15	10.44 miles
5	M6 J3A	8.49 miles

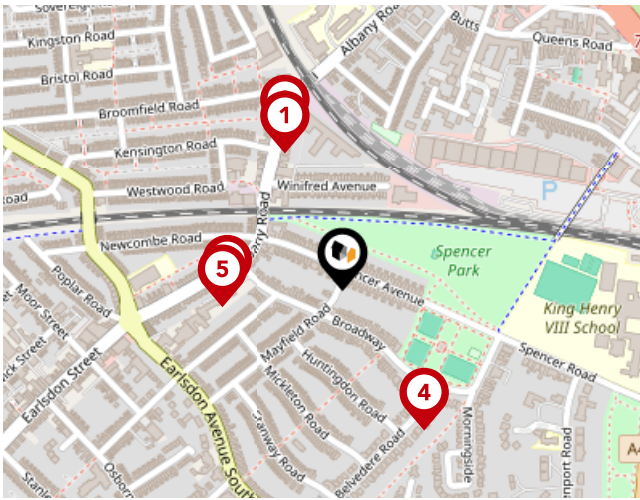


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.11 miles
2	Birmingham Airport	9.42 miles
3	East Mids Airport	30.55 miles
4	Kidlington	40.4 miles

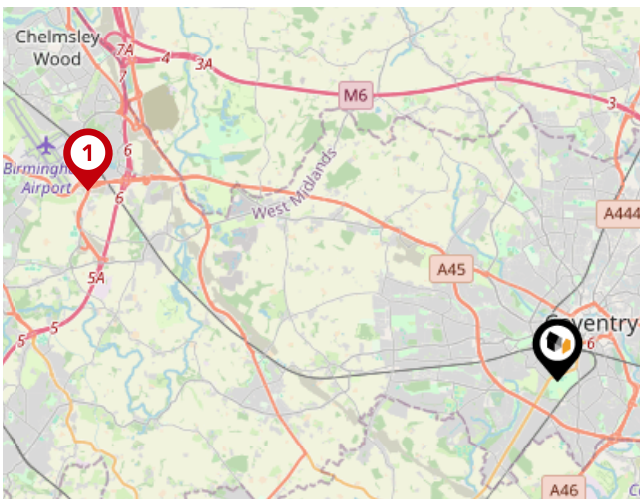
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broomfield Rd	0.17 miles
2	Broomfield Rd	0.19 miles
3	Broadway	0.13 miles
4	Huntingdon Rd	0.18 miles
5	Broadway	0.14 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.16 miles

Market Sold in Street



30, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House	
Last Sold Date:	28/05/2024	10/06/2011	
Last Sold Price:	£560,000	£335,000	
78, Spencer Avenue, Coventry, CV5 6NP		Terraced House	
Last Sold Date:	27/11/2023		
Last Sold Price:	£345,000		
Flat 6, 8, Spencer Avenue, Coventry, CV5 6NP		Flat-maisonette House	
Last Sold Date:	09/03/2023	17/12/2007	
Last Sold Price:	£75,000	£77,000	
Flat 3, 8, Spencer Avenue, Coventry, CV5 6NP		Flat-maisonette House	
Last Sold Date:	19/12/2022		
Last Sold Price:	£100,000		
54, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House	
Last Sold Date:	30/11/2022	14/10/2016	
Last Sold Price:	£560,000	£350,000	
24, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House	
Last Sold Date:	27/05/2022		
Last Sold Price:	£475,000		
4, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House	
Last Sold Date:	12/08/2021		
Last Sold Price:	£535,000		
10, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House	
Last Sold Date:	21/09/2020		
Last Sold Price:	£470,000		
18, Spencer Avenue, Coventry, CV5 6NP		Detached House	
Last Sold Date:	16/08/2019	02/07/1997	
Last Sold Price:	£425,000	£104,000	
40, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House	
Last Sold Date:	30/11/2018		
Last Sold Price:	£300,000		
20, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House	
Last Sold Date:	07/09/2018		
Last Sold Price:	£307,000		
Flat 8, 8, Spencer Avenue, Coventry, CV5 6NP		Flat-maisonette House	
Last Sold Date:	15/05/2018	16/02/2017	28/02/2014
Last Sold Price:	£74,500	£47,000	£47,000

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

Market Sold in Street



Flat 7, 8, Spencer Avenue, Coventry, CV5 6NP			Flat-maisonette House
Last Sold Date:	06/10/2017		
Last Sold Price:	£78,000		
14, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	11/08/2017		
Last Sold Price:	£360,000		
50, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	19/04/2017		
Last Sold Price:	£345,000		
44, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	25/07/2016	18/12/2006	15/04/1998
Last Sold Price:	£392,000	£270,000	£106,000
76, Spencer Avenue, Coventry, CV5 6NP			other House
Last Sold Date:	27/03/2015		
Last Sold Price:	£230,000		
34, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	27/02/2014		
Last Sold Price:	£295,000		
74, Spencer Avenue, Coventry, CV5 6NP			Terraced House
Last Sold Date:	17/02/2014		
Last Sold Price:	£205,000		
16, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	17/01/2014		
Last Sold Price:	£292,000		
42, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	28/03/2013	18/09/2000	23/05/1997
Last Sold Price:	£305,000	£170,000	£105,000
64, Spencer Avenue, Coventry, CV5 6NP			Terraced House
Last Sold Date:	17/04/2012	29/03/2008	27/11/1995
Last Sold Price:	£282,000	£275,000	£56,000
26, Spencer Avenue, Coventry, CV5 6NP			Semi-detached House
Last Sold Date:	03/09/2010	10/08/2000	
Last Sold Price:	£340,000	£135,000	
68, Spencer Avenue, Coventry, CV5 6NP			Terraced House
Last Sold Date:	14/08/2006		
Last Sold Price:	£249,950		

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

Market Sold in Street



32, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House
Last Sold Date:	23/03/2005	16/09/1997
Last Sold Price:	£300,000	£123,000
52, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House
Last Sold Date:	05/03/2004	28/08/1998
Last Sold Price:	£249,000	£97,000
8, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House
Last Sold Date:	11/04/2002	
Last Sold Price:	£185,000	
82, Spencer Avenue, Coventry, CV5 6NP		Detached House
Last Sold Date:	18/12/2001	04/09/2000
Last Sold Price:	£131,000	£95,000
66, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House
Last Sold Date:	15/06/2001	
Last Sold Price:	£139,000	
2, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House
Last Sold Date:	03/06/1999	
Last Sold Price:	£176,750	
58, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House
Last Sold Date:	03/04/1998	
Last Sold Price:	£102,000	
36, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House
Last Sold Date:	06/03/1998	
Last Sold Price:	£134,000	
28, Spencer Avenue, Coventry, CV5 6NP		Detached House
Last Sold Date:	26/02/1998	
Last Sold Price:	£143,000	
38, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House
Last Sold Date:	02/02/1996	
Last Sold Price:	£100,000	
86, Spencer Avenue, Coventry, CV5 6NP		Semi-detached House
Last Sold Date:	14/12/1995	
Last Sold Price:	£75,000	

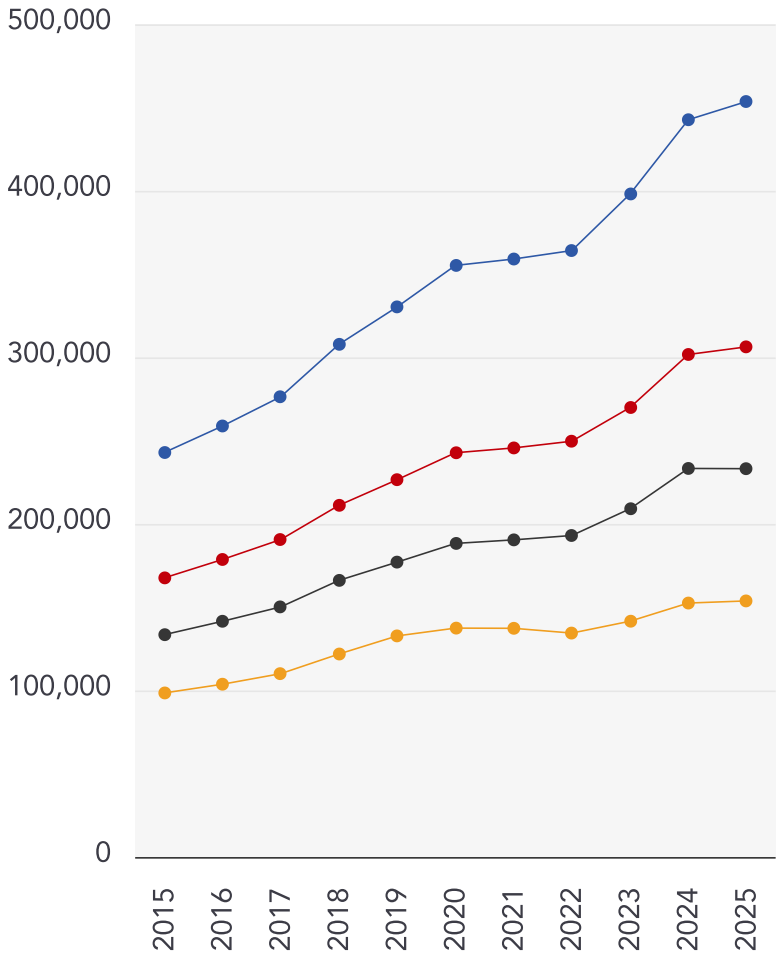
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Market

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



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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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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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