



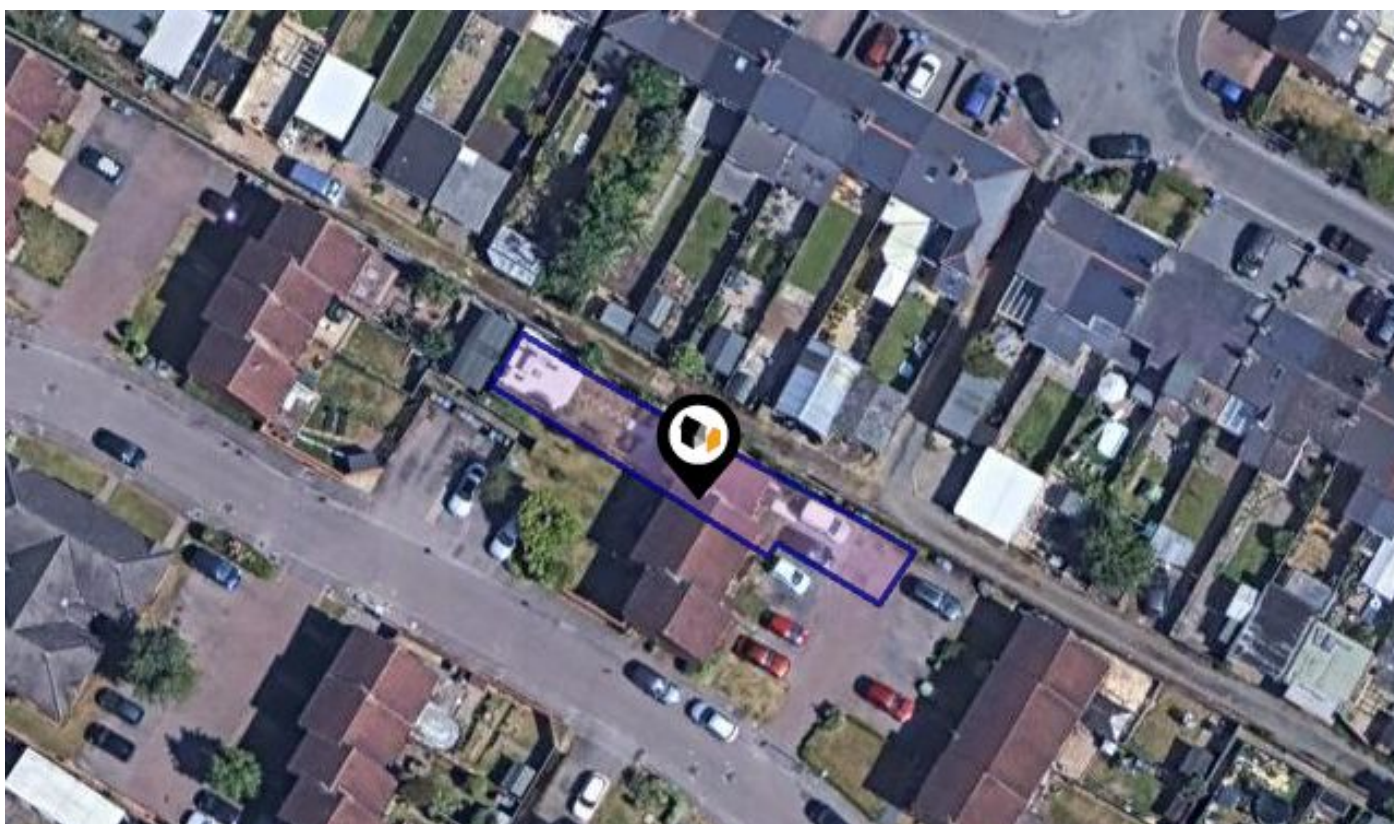
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17<sup>th</sup> February 2025



## BAKERS LANE, COVENTRY, CV5

Asking Price : £210,000

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

A superb two bedroom end of terrace modern home

Exceptional, landscaped gardens with garden cabin

Modern & refitted kitchen dining room

Spacious sitting room & practical entrance lobby

Refitted bathroom with contemporary tiling & fitments

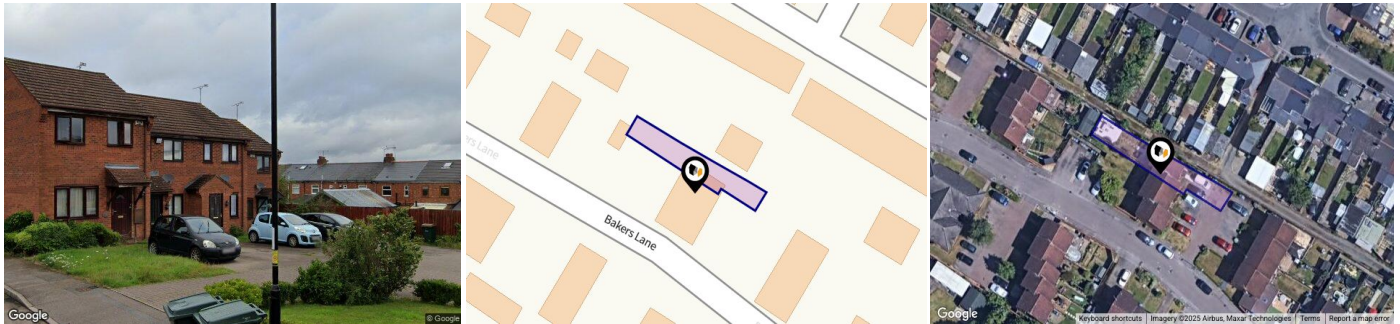
Driveway parking for two vehicles

Gas central heating & majority double glazing

EPC Rating D, Total 606 Sq.Ft or 56 Sq.M.

**These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on [sales@walmsleysthewaytomove.co.uk](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**

# Property Overview



## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 603 ft<sup>2</sup> / 56 m<sup>2</sup>  
**Plot Area:** 0.05 acres  
**Year Built :** 1995  
**Council Tax :** Band B  
**Annual Estimate:** £1,786  
**Title Number:** WM616297

**Asking Price:** £210,000  
**Tenure:** Freehold

## Local Area

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

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

**7** **80** **1000**  
mb/s mb/s mb/s

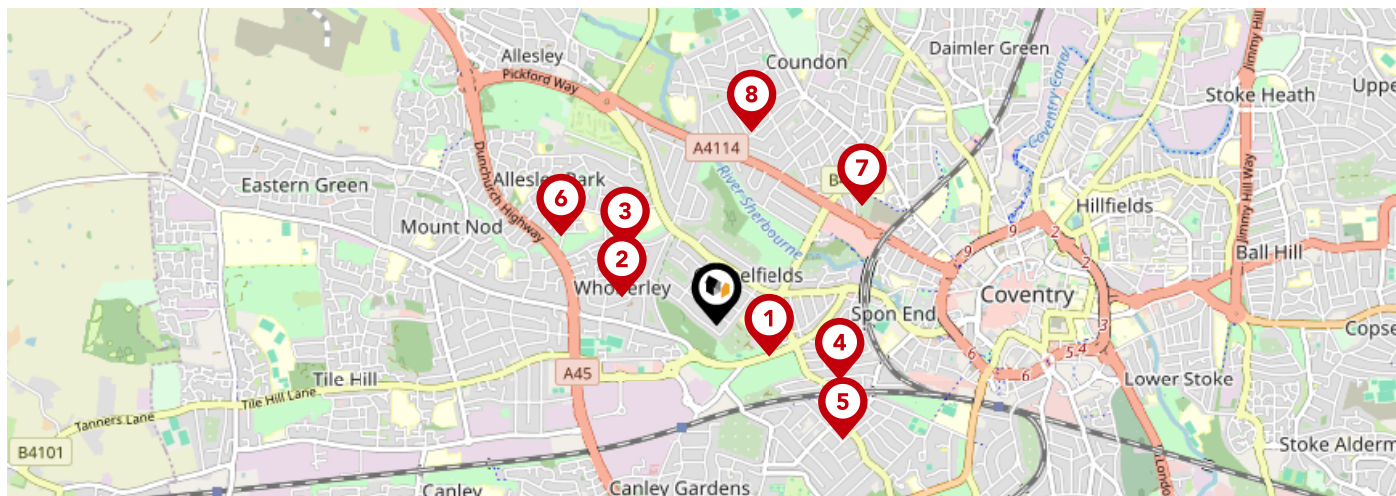
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**

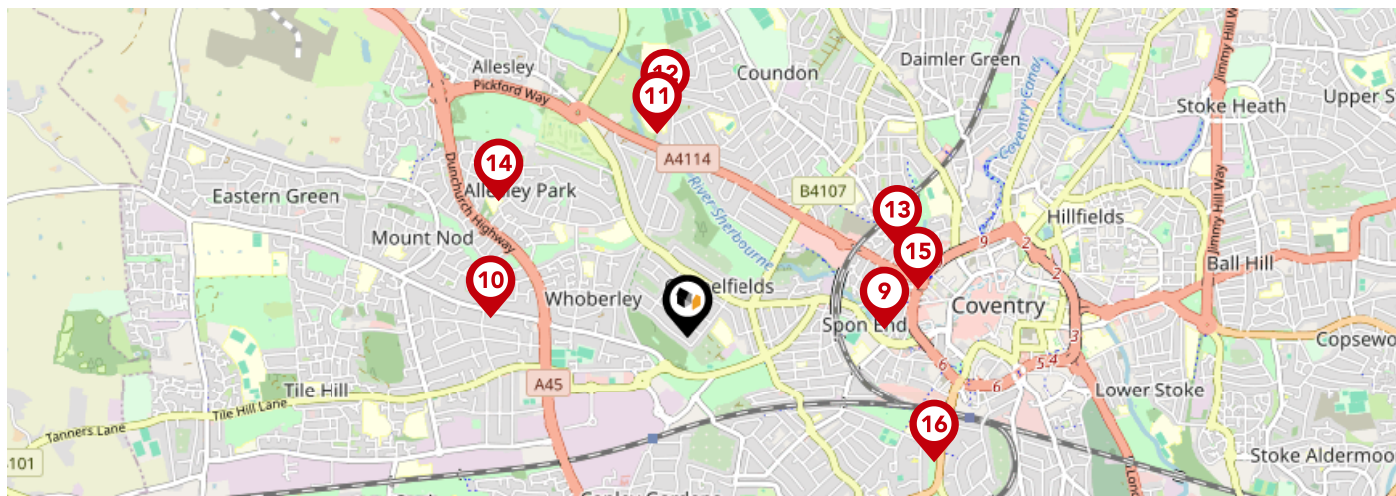










# Area Schools



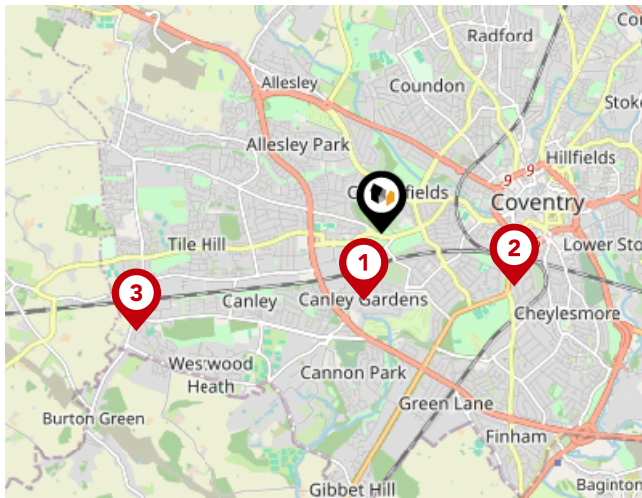
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



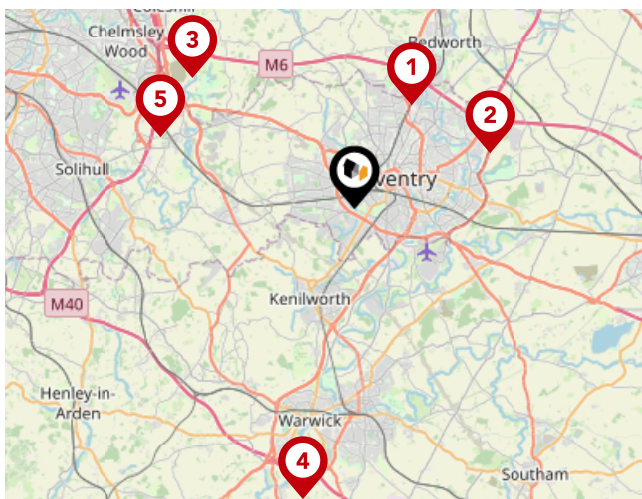
	Nursery	Primary	Secondary	College	Private
 <b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Kingsbury Academy</b> Ofsted Rating: Requires improvement   Pupils: 99   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Allesley Hall Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



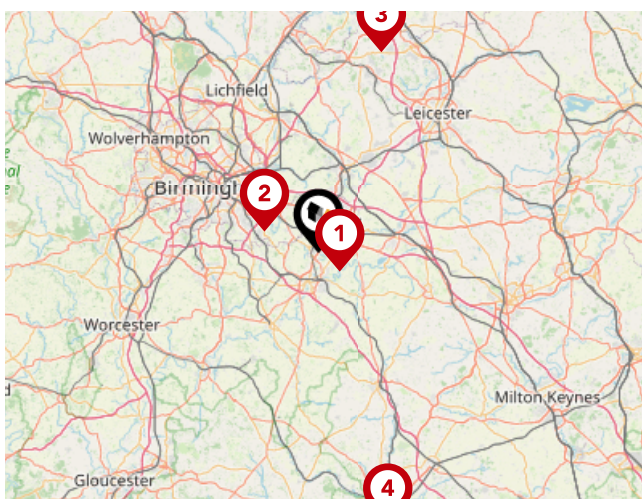
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.63 miles
2	Coventry Rail Station	1.28 miles
3	Tile Hill Rail Station	2.39 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.35 miles
2	M6 J2	5.36 miles
3	M6 J3A	7.56 miles
4	M40 J14	10.63 miles
5	M42 J6	7.46 miles

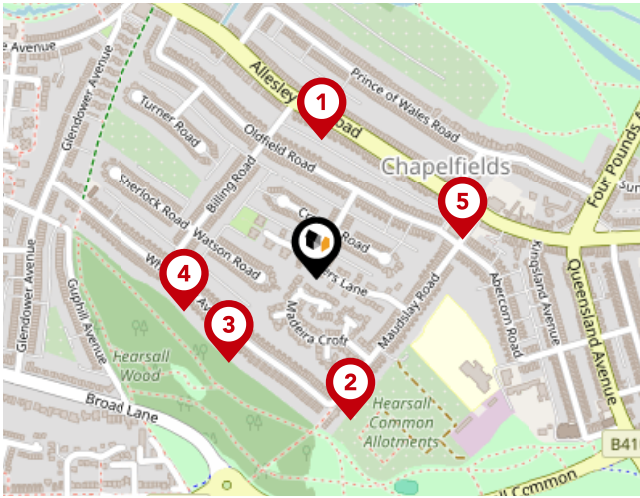


## Airports/Helipads

Pin	Name	Distance
1	Baginton	4.02 miles
2	Birmingham Airport	8.5 miles
3	East Mids Airport	30.3 miles
4	Kidlington	41.07 miles

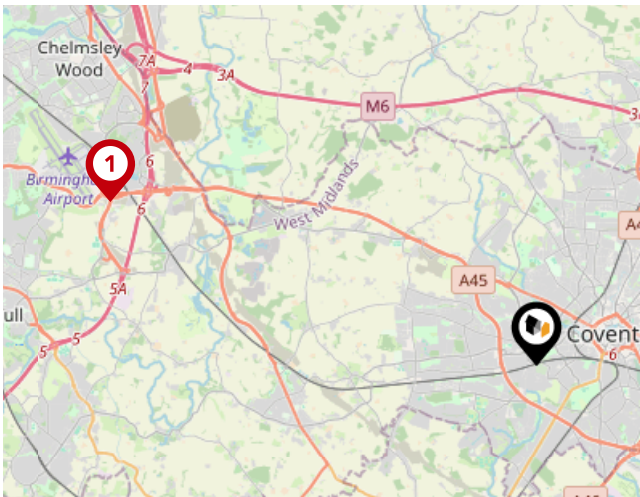
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Billing Rd	0.16 miles
2	Madeira Croft	0.16 miles
3	Maudslay Rd	0.14 miles
4	Billing Rd	0.15 miles
5	Merrivale Rd	0.17 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.23 miles

# Market Sold in Street



<b>78, Bakers Lane, Coventry, CV5 8PR</b>					Flat-maisonette House
Last Sold Date:	06/12/2024	01/10/2004	27/11/1998	28/06/1996	
Last Sold Price:	£110,000	£89,500	£34,250	£38,995	
<b>14, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	14/06/2024	31/07/2006			
Last Sold Price:	£238,000	£146,000			
<b>36, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	08/12/2023	16/07/2021	30/03/2007	27/09/2002	20/08/1999
Last Sold Price:	£202,000	£167,500	£124,950	£82,500	£55,500
<b>70, Bakers Lane, Coventry, CV5 8PR</b>					Flat-maisonette House
Last Sold Date:	28/07/2023	12/01/2017	15/08/2005	20/11/2002	22/11/1996
Last Sold Price:	£112,000	£85,000	£89,000	£56,000	£38,950
<b>66, Bakers Lane, Coventry, CV5 8PR</b>					Flat-maisonette House
Last Sold Date:	20/05/2022	27/11/2007	10/02/2003	24/05/1996	
Last Sold Price:	£130,000	£112,000	£79,950	£43,995	
<b>76, Bakers Lane, Coventry, CV5 8PR</b>					Flat-maisonette House
Last Sold Date:	17/09/2021	10/01/2020	15/10/2004	02/05/2003	29/05/1996
Last Sold Price:	£130,000	£117,750	£98,500	£83,000	£43,995
<b>48, Bakers Lane, Coventry, CV5 8PR</b>					Semi-detached House
Last Sold Date:	30/04/2021	13/06/2017	30/04/2008	18/03/2005	
Last Sold Price:	£185,000	£165,500	£135,000	£123,000	
<b>22, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	18/09/2020	19/05/2017	05/11/2015	30/07/2013	20/10/2000
Last Sold Price:	£189,950	£167,000	£135,000	£123,000	£60,000
<b>18, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	31/03/2020	06/03/2015	24/05/2003	17/08/2001	30/08/1996
Last Sold Price:	£166,000	£118,000	£74,950	£69,995	£46,000
<b>54, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	28/06/2019	21/12/2000	24/06/1999	29/03/1996	
Last Sold Price:	£164,000	£62,500	£58,950	£49,995	
<b>16, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	10/11/2017	16/05/1997			
Last Sold Price:	£155,000	£51,750			
<b>26, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	21/07/2017	21/09/2007	29/08/2003	01/12/2000	
Last Sold Price:	£155,000	£138,000	£93,000	£61,000	

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



# Market Sold in Street



<b>10, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	31/03/2017	22/06/2001			
Last Sold Price:	£161,000	£65,950			
<b>64, Bakers Lane, Coventry, CV5 8PR</b>					Flat-maisonette House
Last Sold Date:	23/09/2016	28/06/1996			
Last Sold Price:	£87,000	£38,950			
<b>8, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	20/05/2016	15/11/2007			
Last Sold Price:	£152,500	£124,995			
<b>2, Bakers Lane, Coventry, CV5 8PR</b>					Semi-detached House
Last Sold Date:	31/03/2016	16/07/2008	31/05/2002	02/06/1998	
Last Sold Price:	£165,500	£151,000	£99,950	£68,500	
<b>6, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	12/10/2015				
Last Sold Price:	£148,000				
<b>50, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	20/12/2013	14/09/2001	11/02/2000	22/09/1995	
Last Sold Price:	£127,500	£78,500	£59,950	£53,500	
<b>44, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	16/08/2013	20/03/2008	27/02/2004	23/07/1998	
Last Sold Price:	£118,000	£124,995	£102,000	£52,000	
<b>4, Bakers Lane, Coventry, CV5 8PR</b>					Semi-detached House
Last Sold Date:	22/05/2013	22/07/2005	22/10/2002	27/04/2001	
Last Sold Price:	£123,500	£125,000	£95,000	£72,000	
<b>38, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	01/08/2011				
Last Sold Price:	£112,000				
<b>32, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	07/01/2010	30/03/1999			
Last Sold Price:	£142,000	£60,000			
<b>58, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	27/01/2006	11/08/2000	27/11/1998	28/06/1996	
Last Sold Price:	£135,000	£78,000	£65,500	£62,500	
<b>28, Bakers Lane, Coventry, CV5 8PR</b>					Terraced House
Last Sold Date:	08/10/2004				
Last Sold Price:	£119,950				

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

# Market Sold in Street



<b>42, Bakers Lane, Coventry, CV5 8PR</b>	Terraced House		
Last Sold Date:	16/07/2004		
Last Sold Price:	£130,000		
<b>40, Bakers Lane, Coventry, CV5 8PR</b>	Terraced House		
Last Sold Date:	25/06/2004		
Last Sold Price:	£140,000		
<b>60, Bakers Lane, Coventry, CV5 8PR</b>	Terraced House		
Last Sold Date:	02/02/2004	27/06/1996	
Last Sold Price:	£107,000	£52,950	
<b>34, Bakers Lane, Coventry, CV5 8PR</b>	Terraced House		
Last Sold Date:	06/11/2002	28/04/2000	15/09/1995
Last Sold Price:	£105,000	£69,500	£58,500
<b>30, Bakers Lane, Coventry, CV5 8PR</b>	Terraced House		
Last Sold Date:	15/03/2002	07/08/1998	
Last Sold Price:	£69,995	£51,000	
<b>74, Bakers Lane, Coventry, CV5 8PR</b>	Flat-maisonette House		
Last Sold Date:	31/01/2002	24/05/1996	
Last Sold Price:	£64,500	£43,995	
<b>52, Bakers Lane, Coventry, CV5 8PR</b>	Terraced House		
Last Sold Date:	15/09/2000	18/10/1995	
Last Sold Price:	£60,000	£49,950	
<b>72, Bakers Lane, Coventry, CV5 8PR</b>	Flat-maisonette House		
Last Sold Date:	02/06/2000	27/06/1996	
Last Sold Price:	£44,000	£38,950	
<b>20, Bakers Lane, Coventry, CV5 8PR</b>	Terraced House		
Last Sold Date:	31/03/2000		
Last Sold Price:	£56,000		
<b>24, Bakers Lane, Coventry, CV5 8PR</b>	Terraced House		
Last Sold Date:	16/09/1999		
Last Sold Price:	£72,000		
<b>62, Bakers Lane, Coventry, CV5 8PR</b>	Semi-detached House		
Last Sold Date:	27/06/1996		
Last Sold Price:	£61,500		
<b>68, Bakers Lane, Coventry, CV5 8PR</b>	Flat-maisonette House		
Last Sold Date:	24/05/1996		
Last Sold Price:	£43,995		

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

# Market Sold in Street



**56, Bakers Lane, Coventry, CV5 8PR**

Terraced House

Last Sold Date: 25/08/1995  
Last Sold Price: £53,500

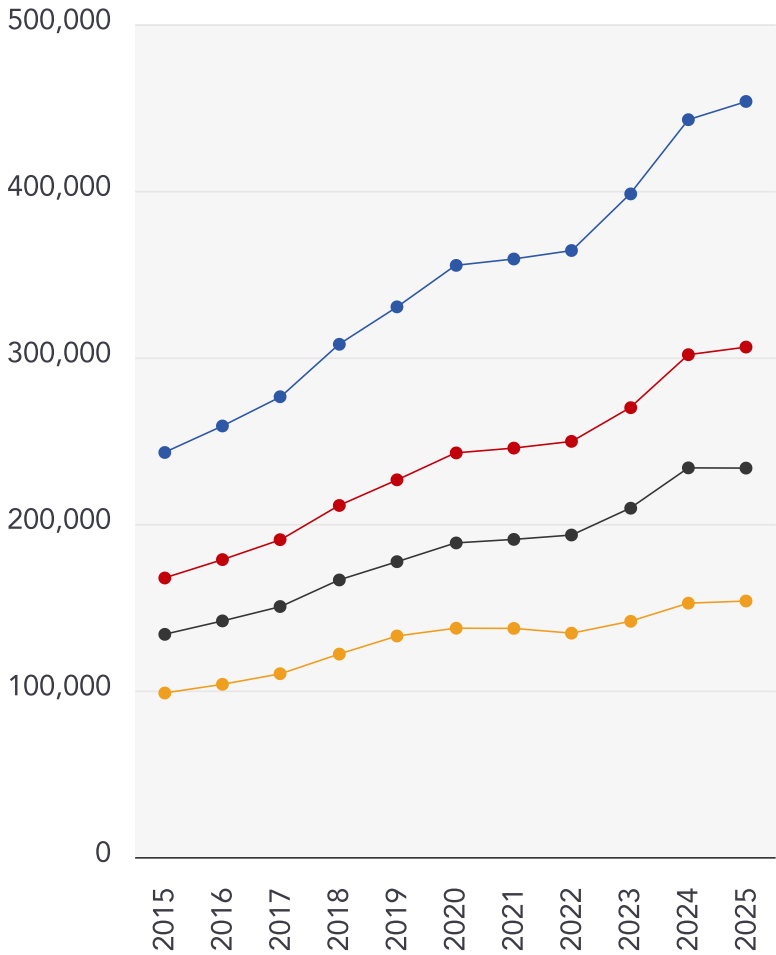
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# Market

## 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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

# 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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