



See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th February 2024



BIRCHFIELD ROAD, COVENTRY, CV6

Price Estimate : £250,000

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A unique, terraced, three bedroom home

Semi open plan living areas to ground floor

Modern kitchen overlooking & with doors to garden

Rear reception room with French doors

Front driveway parking & rear access

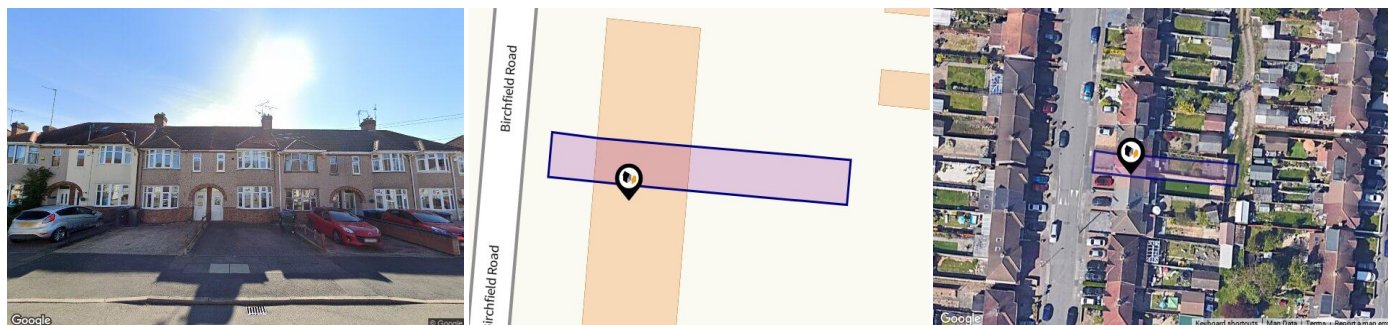
Generous lawned garden with patio area

Gas central heated & double glazed throughout

EPC Rating D, Total approx 102 Sq.M or 1097 Sq.Ft

These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.

For all enquiries, questions, queries and concerns please contact us on
sales@walmsleysthewaytomove.co.uk or 0330 1180 062



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.05 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,615
Title Number:	WM869368
UPRN:	100070620631

Last Sold £/ft²:	£136
Price Estimate:	£250,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Birchfield Road, CV6

Energy rating

D

Valid until 08.05.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

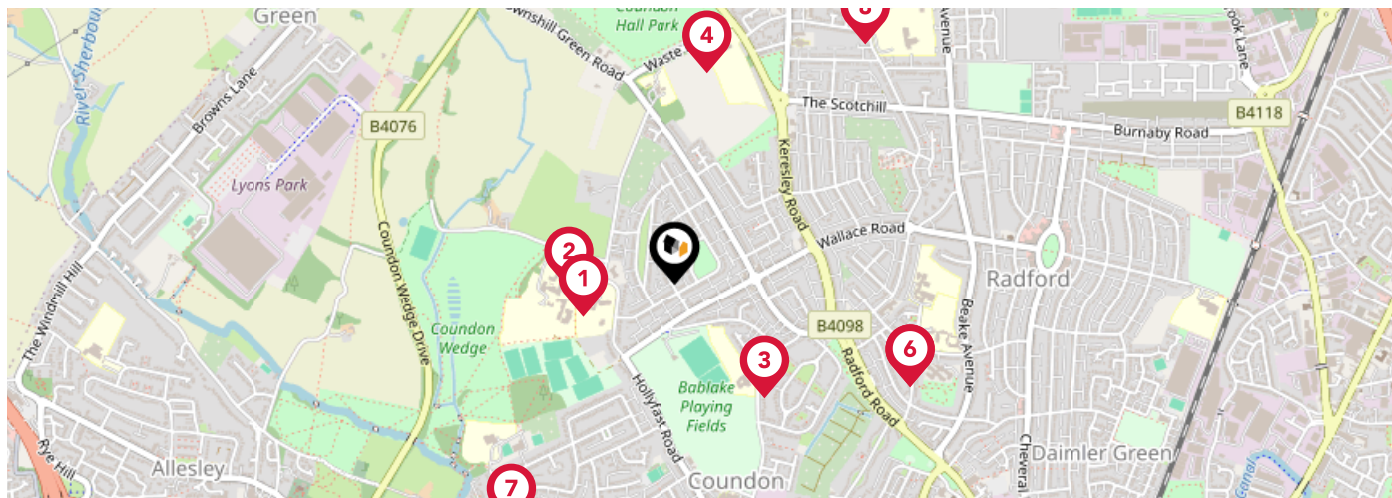
EPC - Additional Data



Additional EPC Data

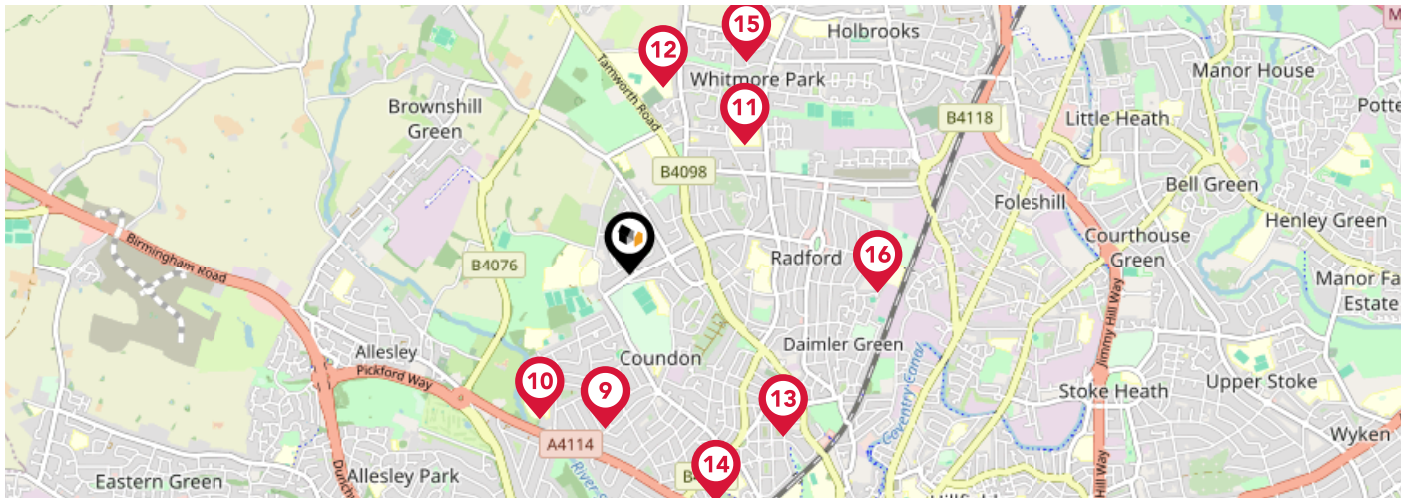
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 22% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	77 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hollyfast Primary School Ofsted Rating: Good Pupils: 603 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coundon Court Ofsted Rating: Good Pupils: 1702 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 454 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Keresley Grange Primary School Ofsted Rating: Good Pupils: 291 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hill Farm Academy Ofsted Rating: Good Pupils: 574 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 422 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kingsbury Academy Ofsted Rating: Requires Improvement Pupils: 83 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitmore Park Primary School Ofsted Rating: Good Pupils: 668 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

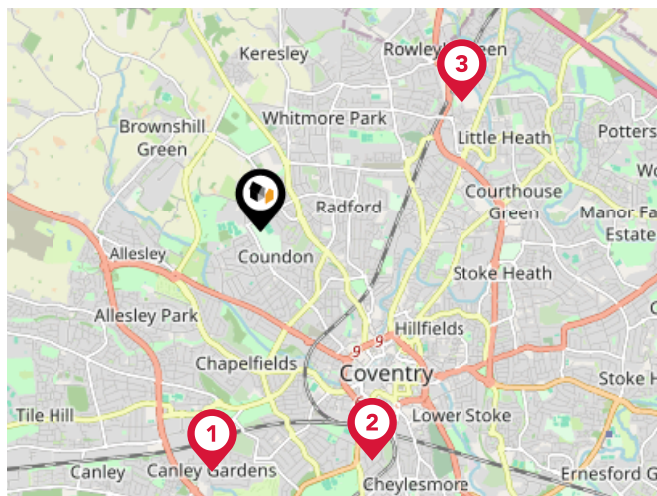
Area Schools



		Nursery	Primary	Secondary	College	Private
	Coundon Primary School Ofsted Rating: Good Pupils: 598 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 173 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hospital Education Service Ofsted Rating: Good Pupils: 8 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardinal Newman Catholic School Ofsted Rating: Good Pupils: 1320 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Requires Improvement Pupils: 220 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 463 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Cash Primary School Ofsted Rating: Good Pupils: 468 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

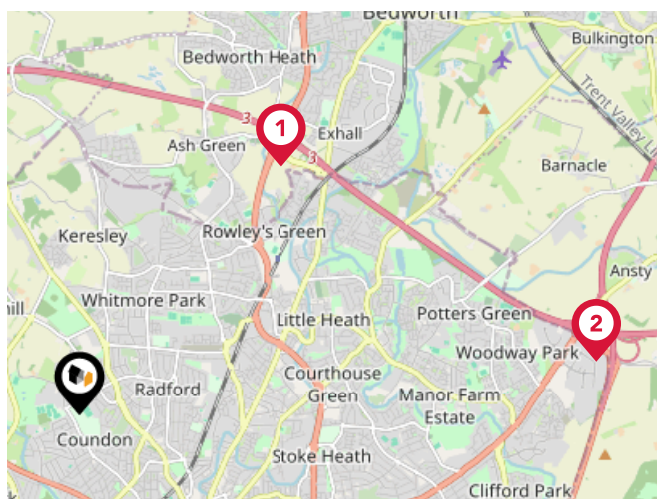
Area

Transport (National)



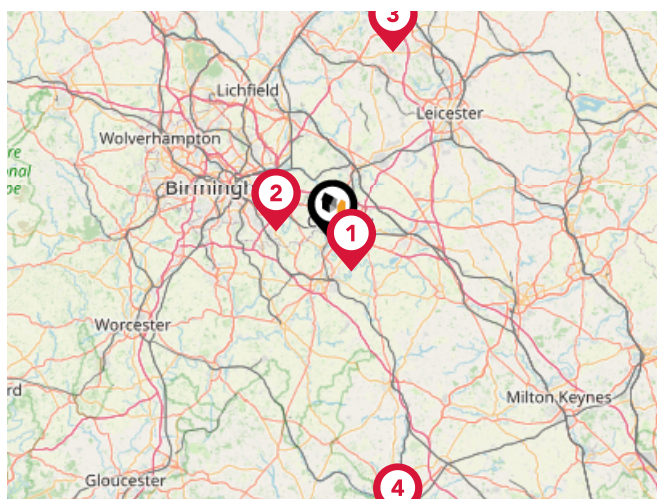
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	2.22 miles
2	Coventry Rail Station	2.3 miles
3	Coventry Arena Rail Station	2.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	2.89 miles
2	M6 J2	4.71 miles
3	M6 J3A	6.91 miles
4	M6 J4	7.67 miles
5	M42 J6	7.34 miles

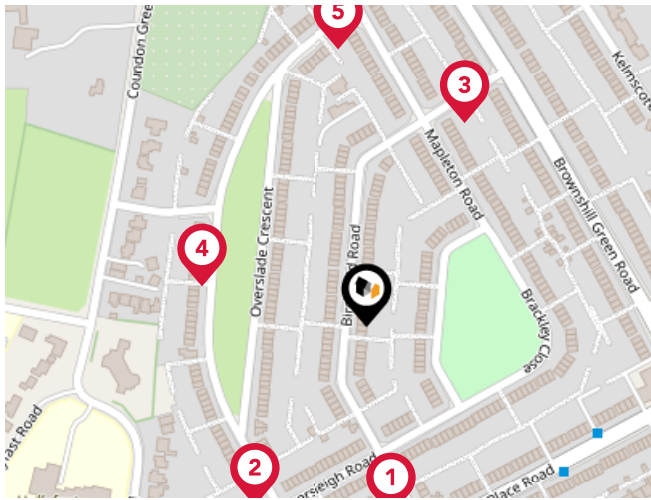


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	5.09 miles
2	Birmingham International Airport	8.32 miles
3	East Midlands Airport	28.75 miles
4	London Oxford Airport	42.45 miles

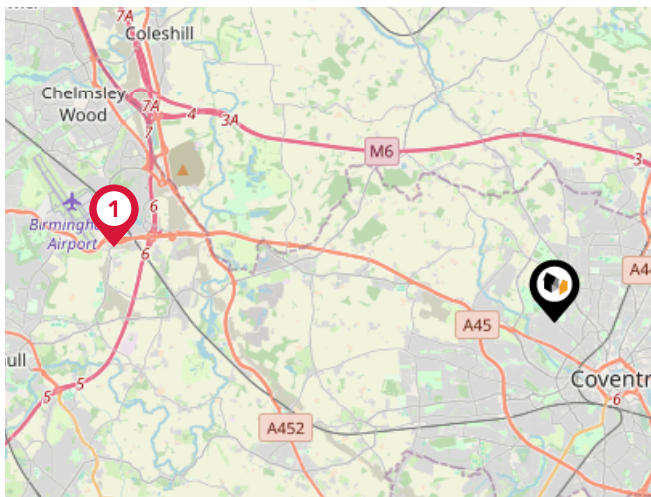
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eversleigh Rd	0.11 miles
2	Eversleigh Road	0.12 miles
3	Brownhill Green Rd	0.13 miles
4	Swallowdean Road	0.1 miles
5	Mapleton Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.08 miles

Market Sold in Street



10, Birchfield Road, Coventry, CV6 2BD					Terraced House
Last Sold Date:	09/06/2023	31/05/2017			
Last Sold Price:	£294,500	£175,000			
26, Birchfield Road, Coventry, CV6 2BD					Terraced House
Last Sold Date:	01/12/2022	03/12/2014	18/08/1995		
Last Sold Price:	£258,000	£165,000	£36,950		
60, Birchfield Road, Coventry, CV6 2BD					Terraced House
Last Sold Date:	08/07/2022	31/03/2021	10/12/1997		
Last Sold Price:	£325,000	£173,500	£40,000		
68, Birchfield Road, Coventry, CV6 2BD					Semi-detached House
Last Sold Date:	27/05/2022	28/03/2002			
Last Sold Price:	£277,000	£79,500			
30, Birchfield Road, Coventry, CV6 2BD					Terraced House
Last Sold Date:	26/03/2021	10/02/2015			
Last Sold Price:	£221,500	£132,000			
48, Birchfield Road, Coventry, CV6 2BD					Terraced House
Last Sold Date:	05/02/2021				
Last Sold Price:	£180,000				
52, Birchfield Road, Coventry, CV6 2BD					Terraced House
Last Sold Date:	06/03/2020	31/01/2014	07/02/2003		
Last Sold Price:	£200,000	£148,000	£88,000		
58, Birchfield Road, Coventry, CV6 2BD					Semi-detached House
Last Sold Date:	29/11/2019	26/07/2017	13/07/2010	26/06/2002	29/10/1999
Last Sold Price:	£195,000	£189,000	£145,000	£95,000	£64,500
66, Birchfield Road, Coventry, CV6 2BD					Terraced House
Last Sold Date:	08/12/2017	25/07/2014			
Last Sold Price:	£190,000	£140,000			
18, Birchfield Road, Coventry, CV6 2BD					Terraced House
Last Sold Date:	02/09/2016	11/04/2003	29/10/1999		
Last Sold Price:	£175,000	£120,000	£50,000		
76, Birchfield Road, Coventry, CV6 2BD					Terraced House
Last Sold Date:	01/07/2016				
Last Sold Price:	£155,000				
74, Birchfield Road, Coventry, CV6 2BD					Terraced House
Last Sold Date:	17/07/2015	31/10/1996			
Last Sold Price:	£130,000	£45,000			

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

Market Sold in Street



34, Birchfield Road, Coventry, CV6 2BD	Terraced House		
Last Sold Date:	25/06/2015		
Last Sold Price:	£175,000		
32, Birchfield Road, Coventry, CV6 2BD	Terraced House		
Last Sold Date:	06/12/2012	02/09/2004	19/09/2003
Last Sold Price:	£134,600	£138,650	£125,000
62, Birchfield Road, Coventry, CV6 2BD	Terraced House		
Last Sold Date:	25/05/2012		
Last Sold Price:	£144,500		
54, Birchfield Road, Coventry, CV6 2BD	Terraced House		
Last Sold Date:	04/03/2011		
Last Sold Price:	£157,000		
56, Birchfield Road, Coventry, CV6 2BD	Terraced House		
Last Sold Date:	09/02/2007		
Last Sold Price:	£147,000		
36, Birchfield Road, Coventry, CV6 2BD	Terraced House		
Last Sold Date:	15/01/2007		
Last Sold Price:	£137,000		
64, Birchfield Road, Coventry, CV6 2BD	Terraced House		
Last Sold Date:	10/05/2006	12/12/2003	
Last Sold Price:	£120,000	£120,000	
40, Birchfield Road, Coventry, CV6 2BD	Terraced House		
Last Sold Date:	18/11/2005		
Last Sold Price:	£113,500		
14, Birchfield Road, Coventry, CV6 2BD	Terraced House		
Last Sold Date:	13/09/2005		
Last Sold Price:	£142,000		
24, Birchfield Road, Coventry, CV6 2BD	Terraced House		
Last Sold Date:	12/08/2005	13/07/2001	
Last Sold Price:	£154,950	£85,000	
16, Birchfield Road, Coventry, CV6 2BD	Semi-detached House		
Last Sold Date:	06/05/2005		
Last Sold Price:	£147,500		
44, Birchfield Road, Coventry, CV6 2BD	Terraced House		
Last Sold Date:	26/11/2004	02/08/2001	
Last Sold Price:	£141,000	£68,000	

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

Market Sold in Street



20, Birchfield Road, Coventry, CV6 2BD	Terraced House
Last Sold Date: 18/07/2003 21/02/2003	
Last Sold Price: £104,000 £80,000	
84, Birchfield Road, Coventry, CV6 2BD	Semi-detached House
Last Sold Date: 16/11/2001	
Last Sold Price: £89,000	
34a, Birchfield Road, Coventry, CV6 2BD	Terraced House
Last Sold Date: 09/03/2001 22/03/2000	
Last Sold Price: £82,000 £58,000	
12, Birchfield Road, Coventry, CV6 2BD	Terraced House
Last Sold Date: 09/06/2000	
Last Sold Price: £65,950	
28, Birchfield Road, Coventry, CV6 2BD	Terraced House
Last Sold Date: 03/08/1999	
Last Sold Price: £60,000	
50, Birchfield Road, Coventry, CV6 2BD	Terraced House
Last Sold Date: 28/07/1998	
Last Sold Price: £58,000	
82, Birchfield Road, Coventry, CV6 2BD	Semi-detached House
Last Sold Date: 26/06/1998	
Last Sold Price: £50,000	
78, Birchfield Road, Coventry, CV6 2BD	Semi-detached House
Last Sold Date: 13/09/1996	
Last Sold Price: £40,000	

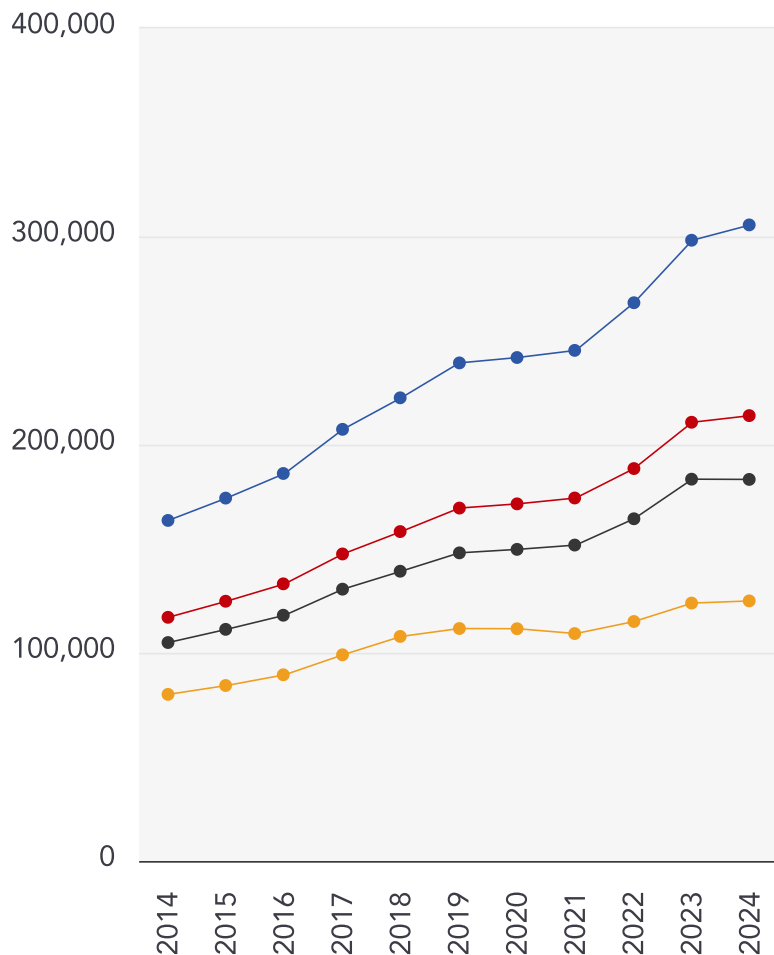
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



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



Important - Please Read

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