



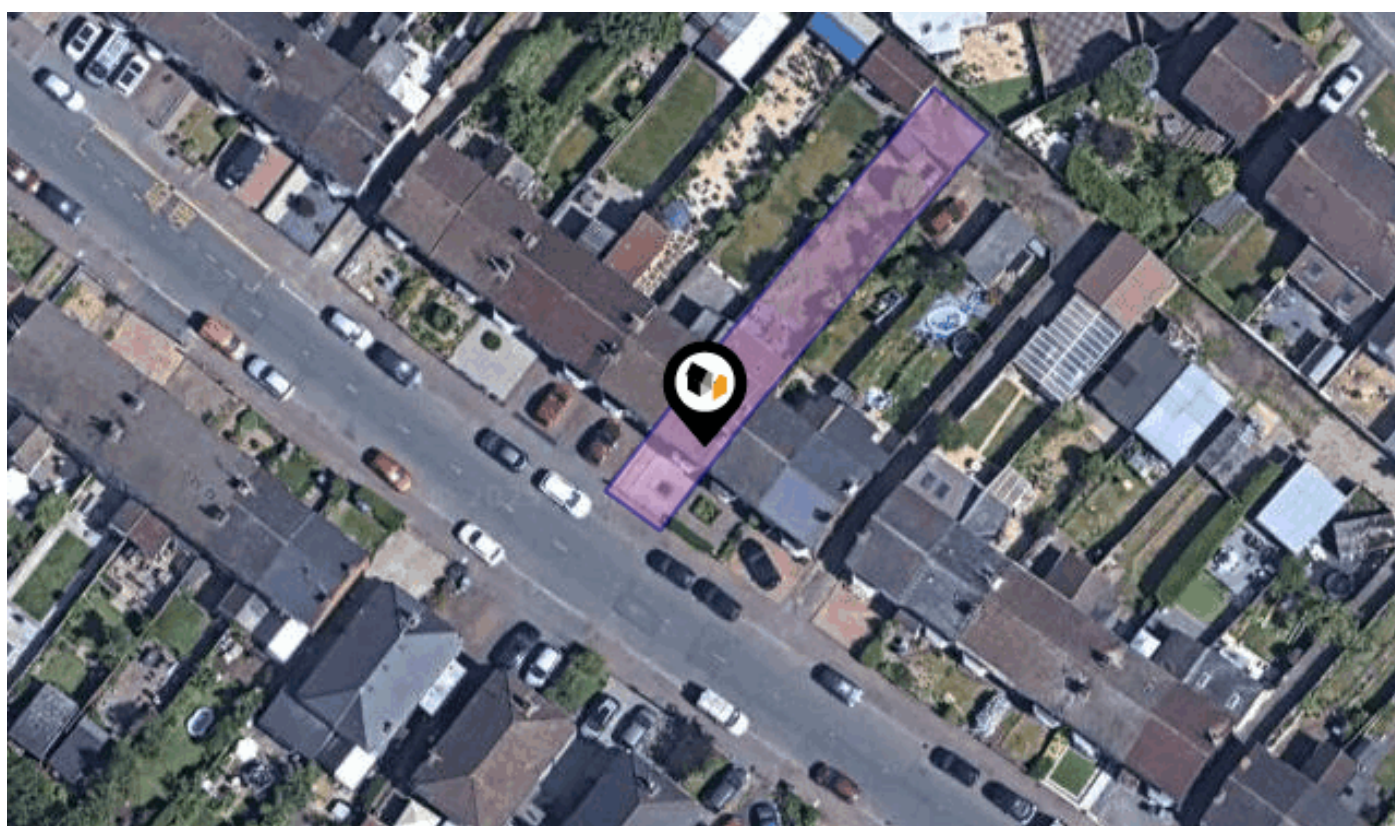
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd January 2025



WHOBERLEY AVENUE, COVENTRY, CV5

Price Estimate : £265,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

An exceptional three bedroom terraced home with a full width extension

Open plan kitchen, dining & family room with French doors to gardens

Front sitting room with original coving & attractive fireplace

Generous rear gardens with patio areas & mature lawns

Refitted modern bathroom with shower over bath & ground floor cloakroom

Close to popular schooling, Hearsall Common & local amenities

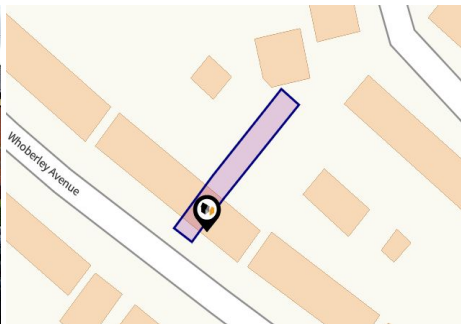
A superb "turn key" solution for families & first time buyers

NEW EPC Ordered, Total 1200 Sq.Ft or 111 Sq.M, Virgin now installed

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@walmsleythewaytomove.co.uk or 0330 1180 062



Property

| | | | |
|------------------|--|-----------------|----------|
| Type: | Terraced | Price Estimate: | £265,000 |
| Bedrooms: | 3 | Tenure: | Freehold |
| Floor Area: | 1,200 ft ² / 111 m ² | | |
| Plot Area: | 0.06 acres | | |
| Year Built : | 1925 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,786 | | |
| Title Number: | WK21583 | | |

Local Area

| | | | | |
|--------------------|----------|---|---|---|
| Local Authority: | Coventry | Estimated Broadband Speeds | | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | | |
| Flood Risk: | | 13 | 80 | 1000 |
| • Rivers & Seas | No Risk | mb/s | mb/s | mb/s |
| • Surface Water | Low |  |  |  |

Mobile Coverage:

(based on calls indoors)

O₂

EE

3

O

Satellite/Fibre TV Availability:

✓

BT

✓

sky

✗

Virgin media

Property EPC - Certificate



COVENTRY, CV5

Energy rating

D

Valid until 31.07.2023

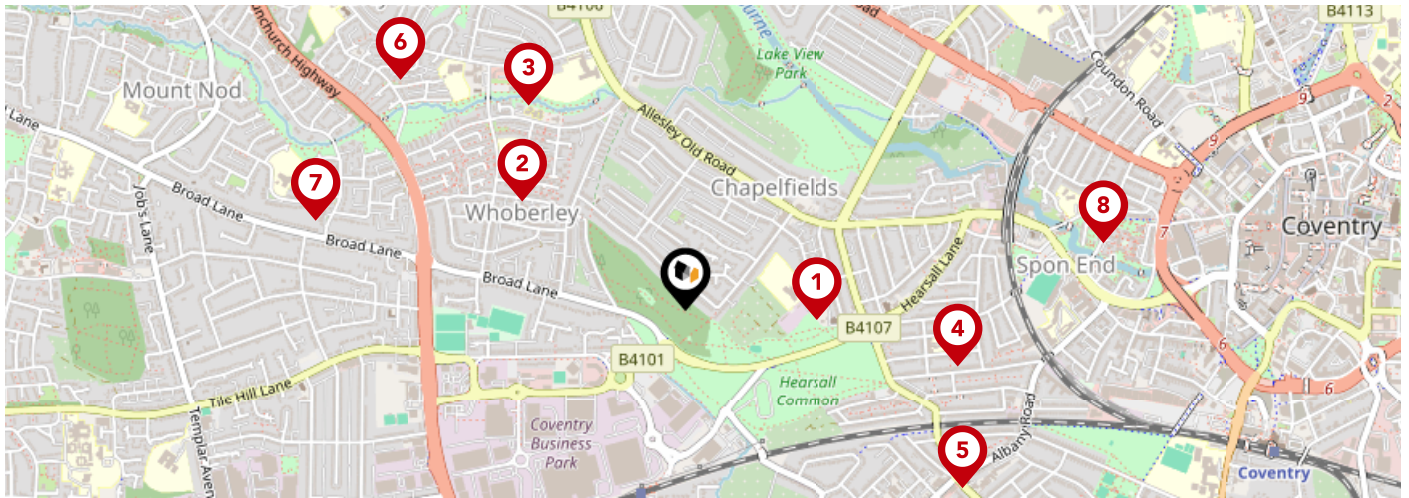
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Additional EPC Data

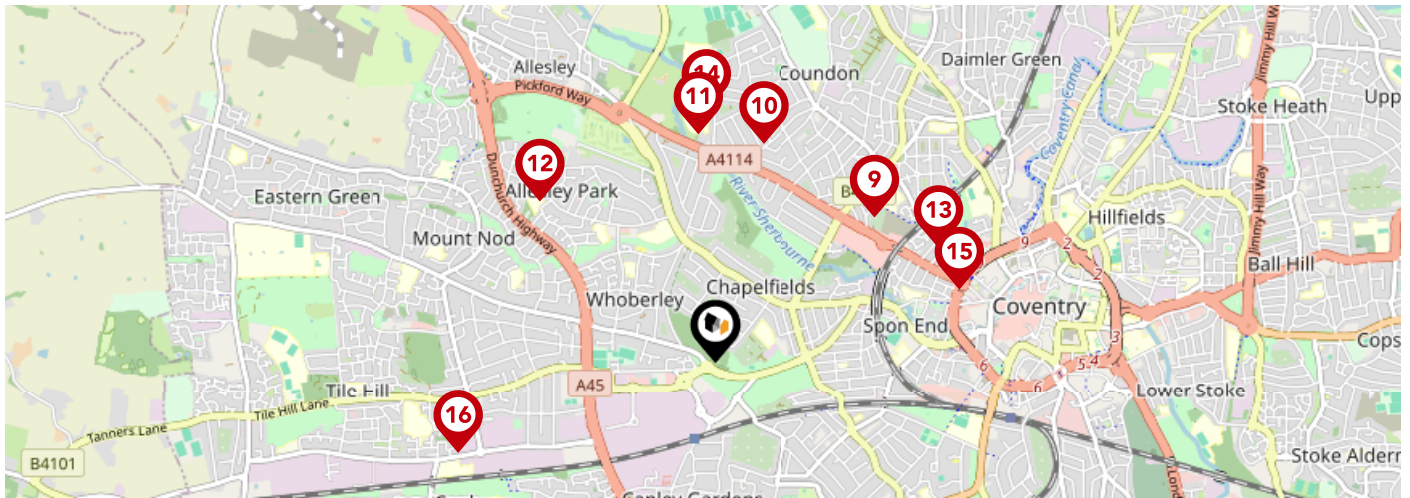
| | |
|--------------------------------------|--|
| Property Type: | Mid-terrace house |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very poor |
| Roof: | Pitched, 75 mm loft insulation |
| Roof Energy: | Average |
| Window: | Fully double glazed |
| Window Energy: | Average |
| 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 31% of fixed outlets |
| Lighting Energy: | Average |
| Floors: | Suspended, no insulation (assumed) |
| Secondary Heating: | Room heaters, mains gas |
| Total Floor Area: | 96 m ² |








Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1 | All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.86 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

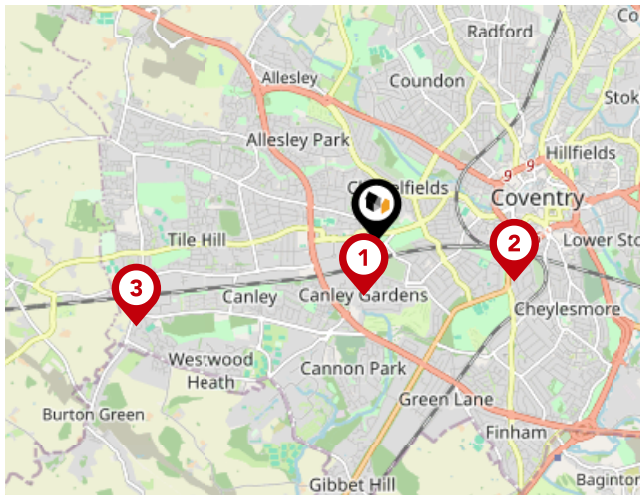
Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:1.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:1.03 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.13 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:1.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

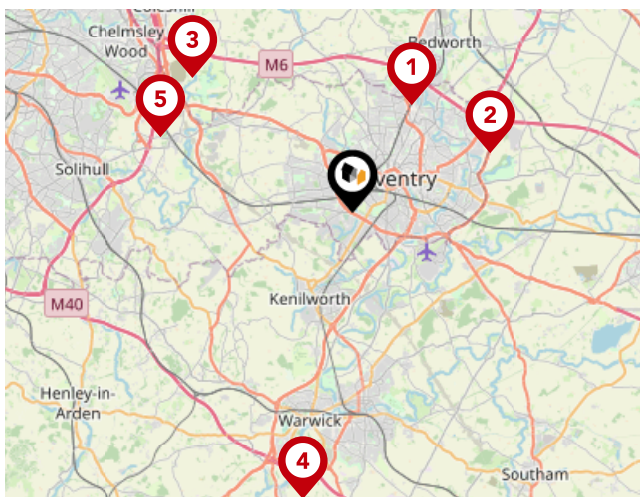
Area

Transport (National)



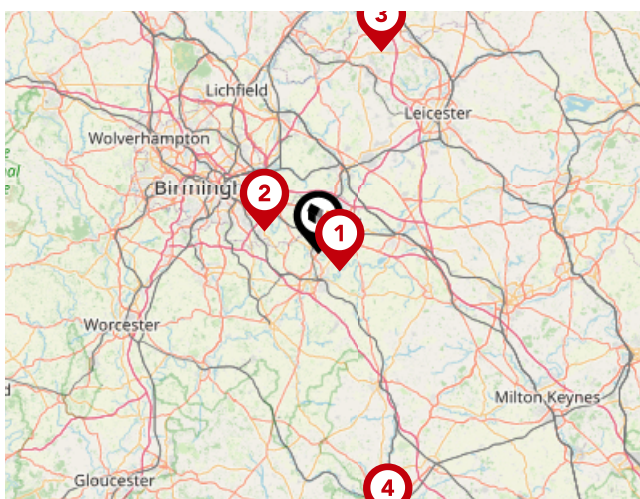
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| | Canley Rail Station | 0.51 miles |
| | Coventry Rail Station | 1.3 miles |
| | Tile Hill Rail Station | 2.3 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| | M6 J3 | 4.47 miles |
| | M6 J2 | 5.45 miles |
| | M6 J3A | 7.59 miles |
| | M40 J14 | 10.51 miles |
| | M42 J6 | 7.45 miles |

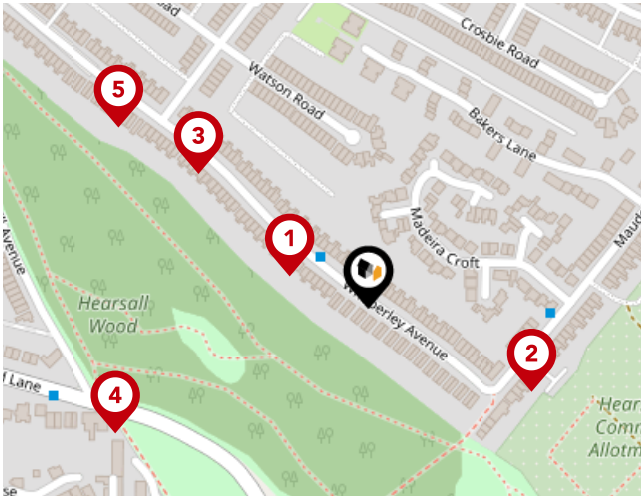


Airports/Helipads






| Pin | Name | Distance |
|-----|--------------------|-------------|
| | Baginton | 3.99 miles |
| | Birmingham Airport | 8.49 miles |
| | East Mids Airport | 30.43 miles |
| | Kidlington | 40.97 miles |

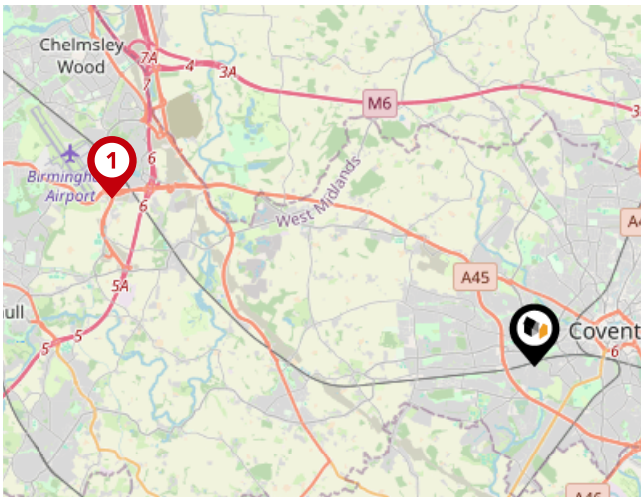
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|---|----------------|------------|
|  | Maudslay Rd | 0.05 miles |
|  | Madeira Croft | 0.1 miles |
|  | Billing Rd | 0.12 miles |
|  | Guphill Avenue | 0.16 miles |
|  | Billing Rd | 0.17 miles |



Local Connections

| Pin | Name | Distance |
|---|--|------------|
|  | Birmingham Intl Rail Station (Air-Rail Link) | 8.22 miles |

| | | | | | |
|---|--|------------|------------|------------|----------------|
| 58, Whoberley Avenue, Coventry, CV5 8EP | | | | | Terraced House |
| Last Sold Date: | | 14/06/2023 | | | |
| Last Sold Price: | | £212,000 | | | |
| | | | | | |
| 38, Whoberley Avenue, Coventry, CV5 8EP | | | | | Terraced House |
| Last Sold Date: | | 31/01/2022 | | | |
| Last Sold Price: | | £245,000 | | | |
| | | | | | |
| 26, Whoberley Avenue, Coventry, CV5 8EP | | | | | Terraced House |
| Last Sold Date: | | 15/04/2021 | 02/03/2007 | 27/06/1997 | |
| Last Sold Price: | | £200,000 | £146,950 | £45,000 | |
| | | | | | |
| 50, Whoberley Avenue, Coventry, CV5 8EP | | | | | Terraced House |
| Last Sold Date: | | 22/04/2016 | 10/11/1995 | | |
| Last Sold Price: | | £195,000 | £40,000 | | |
| | | | | | |
| 32, Whoberley Avenue, Coventry, CV5 8EP | | | | | Terraced House |
| Last Sold Date: | | 05/05/2015 | | | |
| Last Sold Price: | | £148,000 | | | |
| | | | | | |
| 34, Whoberley Avenue, Coventry, CV5 8EP | | | | | Terraced House |
| Last Sold Date: | | 19/08/2011 | | | |
| Last Sold Price: | | £125,000 | | | |
| | | | | | |
| 10, Whoberley Avenue, Coventry, CV5 8EP | | | | | Terraced House |
| Last Sold Date: | | 22/12/2010 | 19/06/2009 | | |
| Last Sold Price: | | £135,000 | £134,000 | | |
| | | | | | |
| 46, Whoberley Avenue, Coventry, CV5 8EP | | | | | Terraced House |
| Last Sold Date: | | 27/06/2007 | | | |
| Last Sold Price: | | £158,000 | | | |
| | | | | | |
| 20, Whoberley Avenue, Coventry, CV5 8EP | | | | | Terraced House |
| Last Sold Date: | | 08/09/2006 | 16/01/2004 | 14/05/1999 | 14/12/1998 |
| Last Sold Price: | | £153,000 | £133,500 | £57,950 | £40,000 |
| | | | | | |
| 60, Whoberley Avenue, Coventry, CV5 8EP | | | | | Terraced House |
| Last Sold Date: | | 02/06/2004 | 12/05/2003 | 20/12/2002 | |
| Last Sold Price: | | £123,500 | £90,000 | £76,000 | |
| | | | | | |
| 6, Whoberley Avenue, Coventry, CV5 8EP | | | | | Terraced House |
| Last Sold Date: | | 22/12/2003 | | | |
| Last Sold Price: | | £113,500 | | | |
| | | | | | |
| 14, Whoberley Avenue, Coventry, CV5 8EP | | | | | Terraced House |
| Last Sold Date: | | 28/06/2002 | 11/08/1997 | | |
| Last Sold Price: | | £83,000 | £43,000 | | |

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

Market Sold in Street



| 54, Whoberley Avenue, Coventry, CV5 8EP | | | Terraced House |
|---|------------|------------|----------------|
| Last Sold Date: | 13/05/2002 | 17/12/1999 | |
| Last Sold Price: | £59,995 | £61,950 | |
| 4, Whoberley Avenue, Coventry, CV5 8EP | | | Terraced House |
| Last Sold Date: | 30/03/2001 | | |
| Last Sold Price: | £84,950 | | |
| 16, Whoberley Avenue, Coventry, CV5 8EP | | | Terraced House |
| Last Sold Date: | 15/10/1999 | | |
| Last Sold Price: | £50,250 | | |
| 36, Whoberley Avenue, Coventry, CV5 8EP | | | Terraced House |
| Last Sold Date: | 30/05/1997 | | |
| Last Sold Price: | £45,300 | | |
| 8, Whoberley Avenue, Coventry, CV5 8EP | | | Terraced House |
| Last Sold Date: | 31/10/1996 | | |
| Last Sold Price: | £32,000 | | |
| 30, Whoberley Avenue, Coventry, CV5 8EP | | | Terraced House |
| Last Sold Date: | 17/11/1995 | | |
| Last Sold Price: | £32,000 | | |

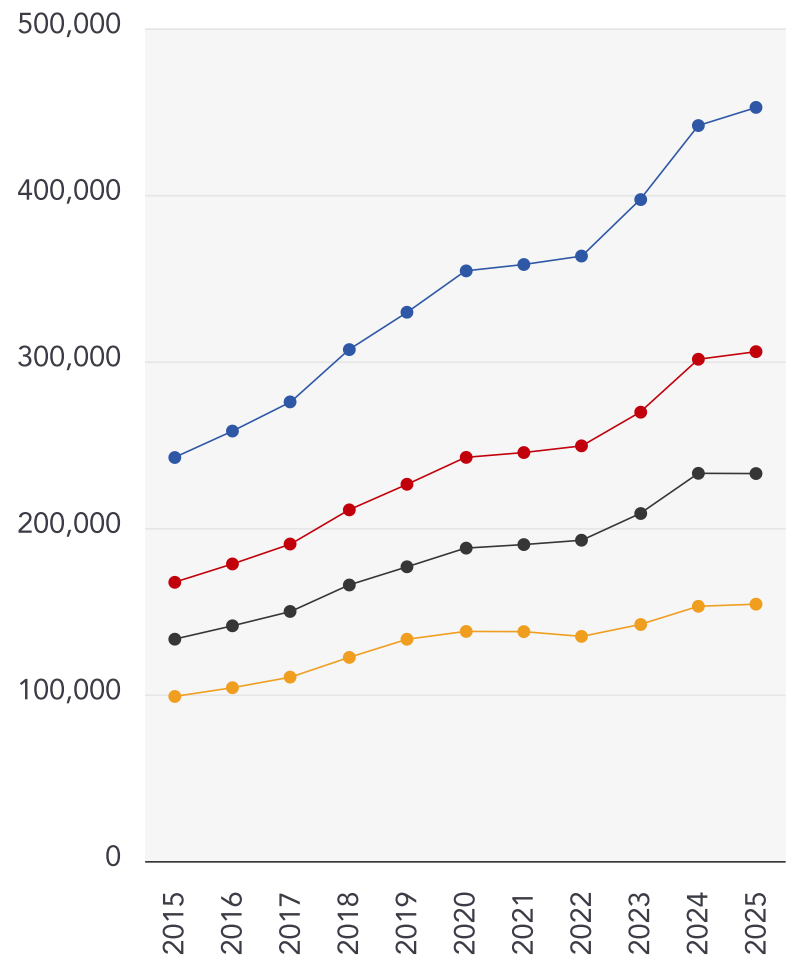
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+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/



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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.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

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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