



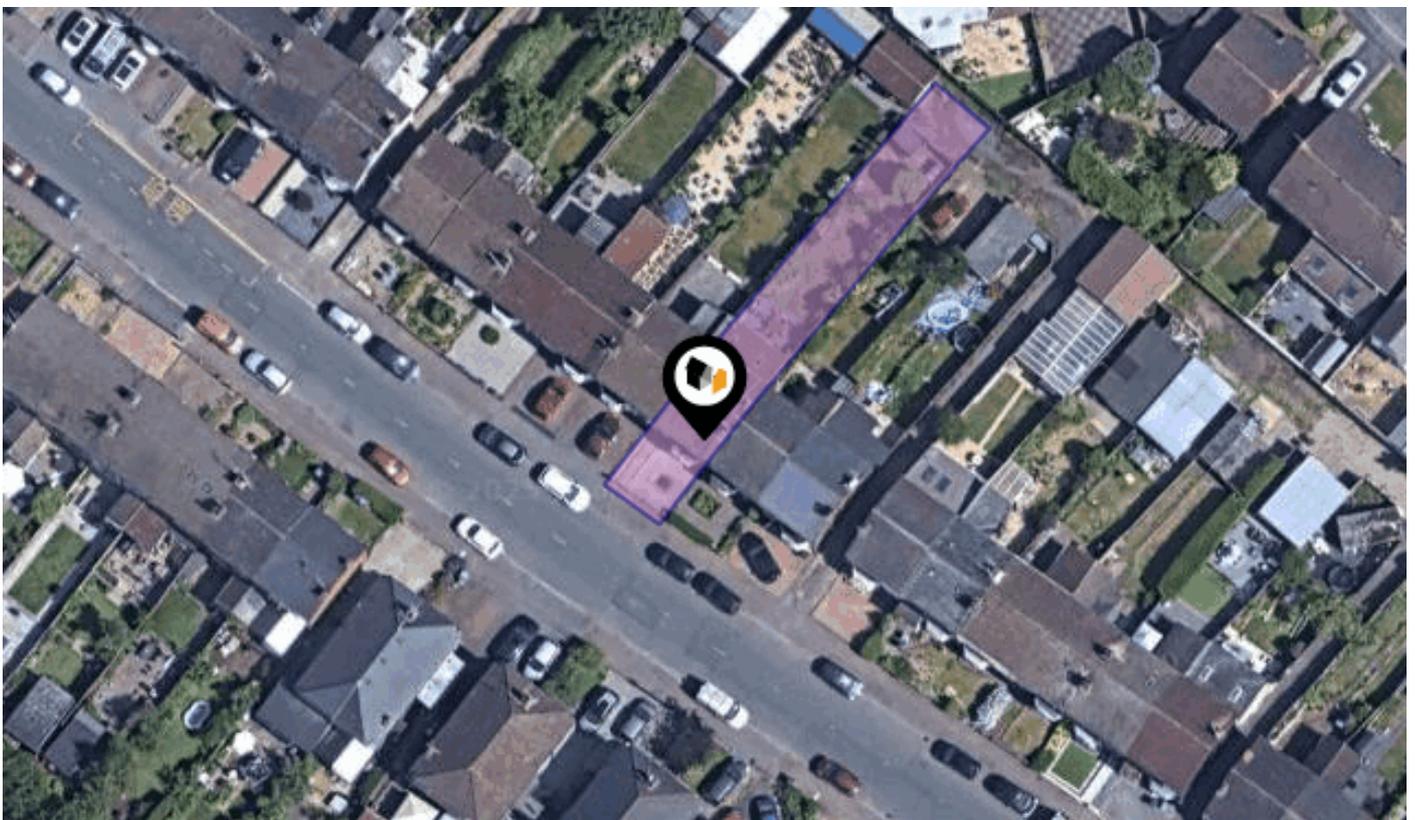
See More Online

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

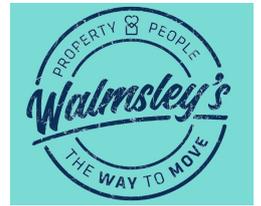
mark@walmsleysthewaytomove.co.uk

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

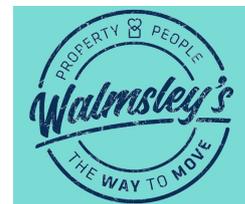
NEW EPC Ordered, Total 1200 Sq.Ft or 111 Sq.M, Virgin now installed

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@walmsleysthewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Terraced
Bedrooms:	3
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

Price Estimate:	£265,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



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		

Property

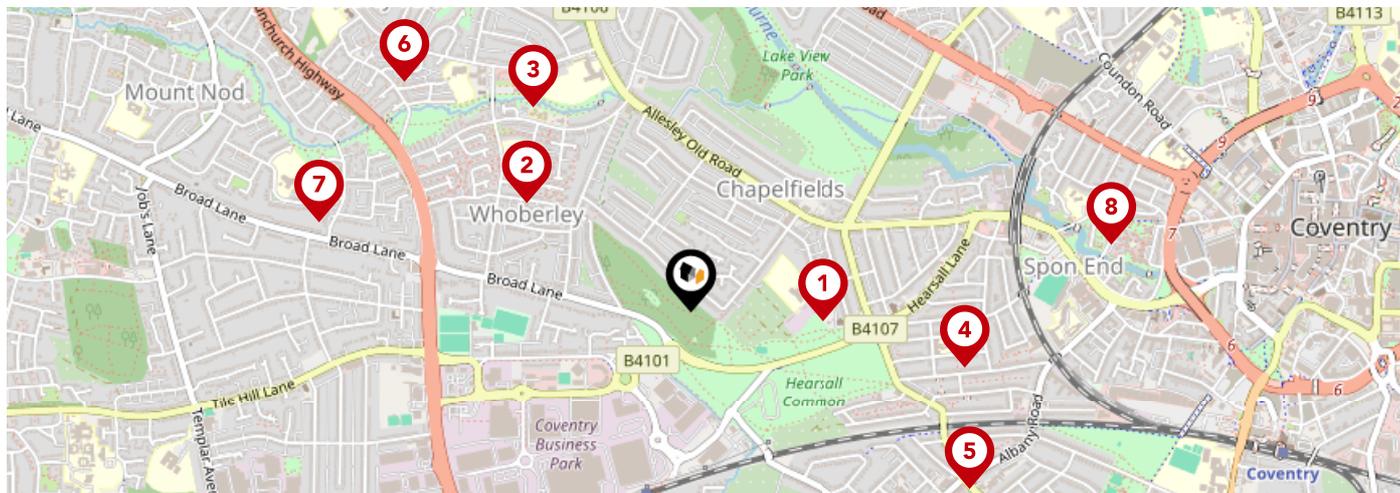
EPC - Additional Data



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



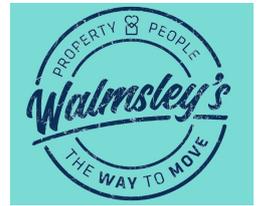
		Nursery	Primary	Secondary	College	Private
1	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whoberley Hall Primary School Ofsted Rating: 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)



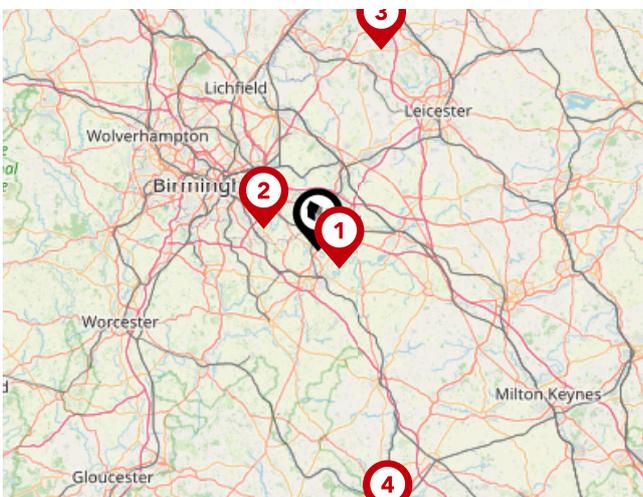
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.51 miles
2	Coventry Rail Station	1.3 miles
3	Tile Hill Rail Station	2.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.47 miles
2	M6 J2	5.45 miles
3	M6 J3A	7.59 miles
4	M40 J14	10.51 miles
5	M42 J6	7.45 miles

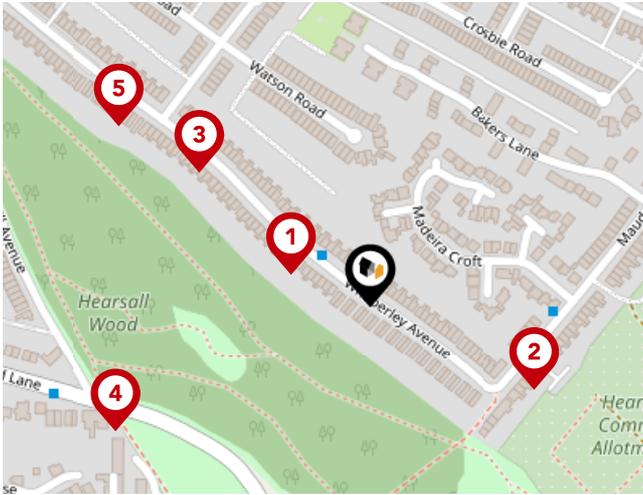
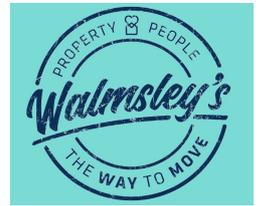


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.99 miles
2	Birmingham Airport	8.49 miles
3	East Mids Airport	30.43 miles
4	Kidlington	40.97 miles

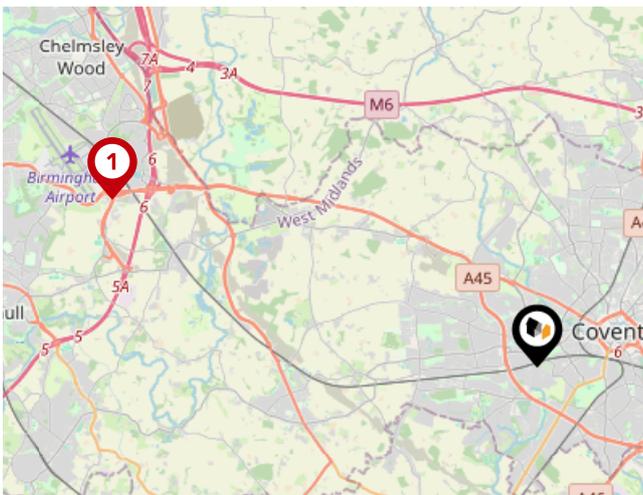
Area

Transport (Local)



Bus Stops/Stations

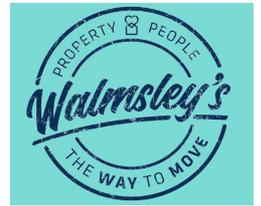
Pin	Name	Distance
1	Maudslay Rd	0.05 miles
2	Madeira Croft	0.1 miles
3	Billing Rd	0.12 miles
4	Guphill Avenue	0.16 miles
5	Billing Rd	0.17 miles



Local Connections

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

Market Sold in Street



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	

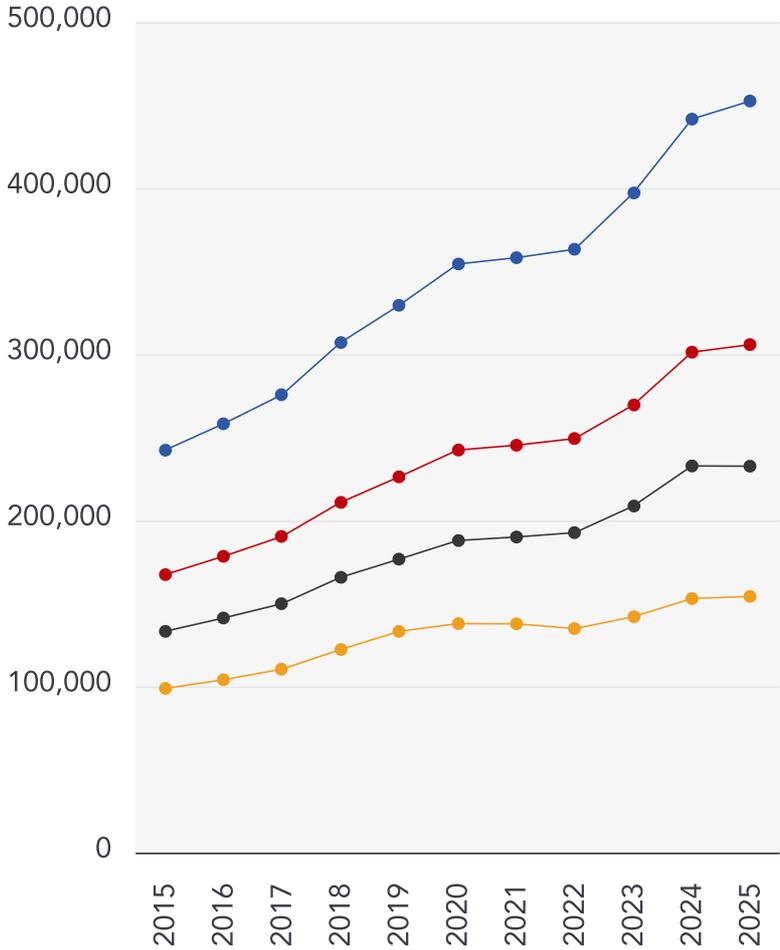
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Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

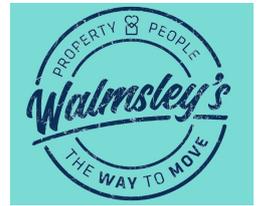
Terraced

+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



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.

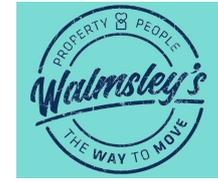


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