



See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03<sup>rd</sup> March 2025



## CRANFORD ROAD, COVENTRY, CV5

Asking Price : £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



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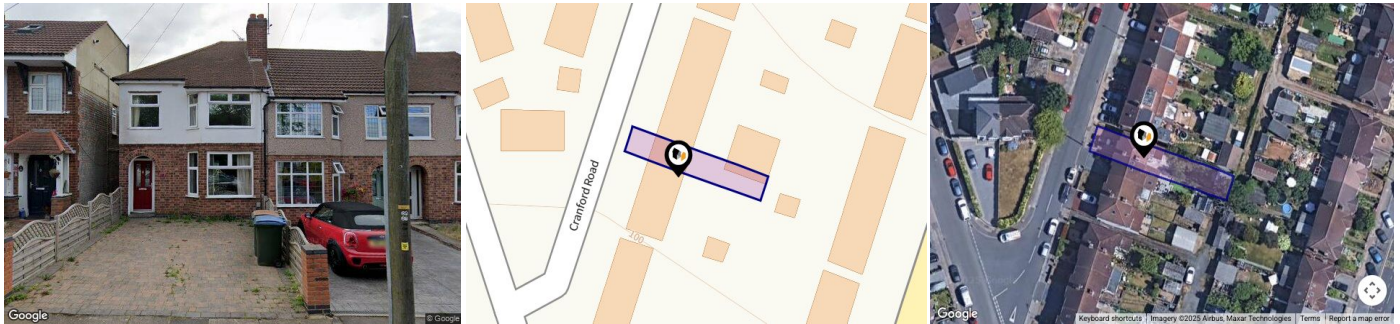
### Dear Buyers & Interested Parties

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

A very well presented three bedroom end of terrace home  
Sitting room with log burner and dining room open plan to kitchen  
South facing rear gardens including spacious garden cabin  
Modern, extended kitchen and stylish modern bathroom  
Driveway to frontage & gated rear access  
Gas central heating and double glazing  
Ideal Coundon locale  
EPC Rating D & Total 983 Sq.Ft or 91 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

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	979 ft <sup>2</sup> / 91 m <sup>2</sup>
<b>Plot Area:</b>	0.06 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,786
<b>Title Number:</b>	WM950977

<b>Asking Price:</b>	£265,000
<b>Tenure:</b>	Freehold

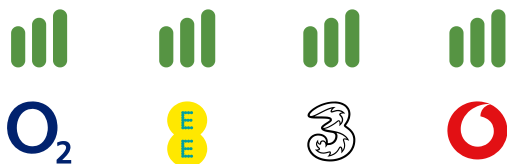
## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

<b>6</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Cranford Road, Coventry, CV5*

Reference - LDCP/2022/0285	
<b>Decision:</b>	Recommendation entered - Pending decisio
<b>Date:</b>	07th February 2022
<b>Description:</b>	Application for lawful development certificate for proposed rear single storey extension and a loft conversion

# Property EPC - Certificate



Cranford Road, CV5

Energy rating

**D**

Valid until 04.06.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	59   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	83 m <sup>2</sup>

# Market Sold in Street



<b>14, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:		26/07/2024				
Last Sold Price:		£255,100				
<b>52, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:		01/07/2024	14/11/2008			
Last Sold Price:		£227,500	£95,000			
<b>72, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:		01/03/2024				
Last Sold Price:		£200,000				
<b>38, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:		14/04/2023	09/11/2018	22/08/2014	06/07/2012	29/05/1998
Last Sold Price:		£260,000	£215,000	£172,000	£152,500	£53,000
<b>96, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:		12/11/2021				
Last Sold Price:		£195,000				
<b>54, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:		16/06/2021	05/05/2016	30/10/2015		
Last Sold Price:		£191,500	£167,500	£147,000		
<b>46, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:		30/03/2021	11/02/2005	26/05/2004		
Last Sold Price:		£240,000	£165,000	£87,000		
<b>100, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:		19/02/2021	10/02/2006	18/06/2002		
Last Sold Price:		£192,500	£130,000	£70,000		
<b>2, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:		18/12/2020	20/08/2010	22/01/1999		
Last Sold Price:		£233,850	£172,000	£58,000		
<b>4, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:		11/12/2020	16/01/2015	14/07/2014		
Last Sold Price:		£225,000	£165,000	£125,000		
<b>22, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:		28/08/2020	25/11/1999	07/11/1995		
Last Sold Price:		£230,000	£74,950	£47,000		
<b>94, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:		28/07/2020				
Last Sold Price:		£190,000				

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

# Market Sold in Street



<b>90, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:	05/06/2020	11/08/2015	31/05/2013	23/07/2004	13/09/2001	
Last Sold Price:	£249,950	£198,000	£176,500	£135,500	£92,000	
<b>80, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:	13/01/2020	19/07/2005	24/11/2000	12/07/1996	05/01/1996	
Last Sold Price:	£202,500	£162,500	£70,000	£46,500	£22,500	
<b>26, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:	11/06/2019	05/03/1999				
Last Sold Price:	£177,000	£39,000				
<b>50, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:	27/11/2018	18/12/2014	21/05/2014			
Last Sold Price:	£220,000	£180,000	£130,000			
<b>56, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:	07/09/2018	12/05/2006	09/01/2004	14/12/2001	16/05/1996	
Last Sold Price:	£187,950	£124,500	£120,000	£81,000	£47,000	
<b>18, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:	22/09/2017	28/01/2010	21/08/2009			
Last Sold Price:	£210,000	£121,000	£101,000			
<b>86, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:	10/03/2017	26/07/2013	28/10/2005	06/12/2002		
Last Sold Price:	£182,500	£145,000	£157,500	£80,000		
<b>34, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:	20/11/2015					
Last Sold Price:	£186,750					
<b>48, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:	17/10/2014					
Last Sold Price:	£140,000					
<b>88, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:	12/08/2014	25/02/2000				
Last Sold Price:	£185,000	£63,000				
<b>36, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:	10/09/2010	25/04/2003				
Last Sold Price:	£152,000	£80,000				
<b>84, Cranford Road, Coventry, CV5 8JG</b>						Terraced House
Last Sold Date:	09/12/2009	17/12/2001	12/07/2001			
Last Sold Price:	£175,000	£88,000	£60,000			

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



# Market Sold in Street



<b>74, Cranford Road, Coventry, CV5 8JG</b>			Terraced House
Last Sold Date:	17/08/2009	17/10/1997	
Last Sold Price:	£117,350	£45,000	
<b>60, Cranford Road, Coventry, CV5 8JG</b>			Terraced House
Last Sold Date:	20/06/2008	17/12/2004	
Last Sold Price:	£120,000	£85,000	
<b>20, Cranford Road, Coventry, CV5 8JG</b>			Terraced House
Last Sold Date:	25/04/2008		
Last Sold Price:	£134,000		
<b>30, Cranford Road, Coventry, CV5 8JG</b>			Semi-detached House
Last Sold Date:	12/10/2007	24/10/2003	03/05/2002
Last Sold Price:	£148,000	£114,500	£89,000
<b>44, Cranford Road, Coventry, CV5 8JG</b>			Terraced House
Last Sold Date:	24/08/2007	27/03/2001	
Last Sold Price:	£148,000	£54,000	
<b>32, Cranford Road, Coventry, CV5 8JG</b>			Terraced House
Last Sold Date:	19/05/2006		
Last Sold Price:	£135,000		
<b>28, Cranford Road, Coventry, CV5 8JG</b>			Terraced House
Last Sold Date:	18/02/2005	09/04/1999	
Last Sold Price:	£125,000	£48,000	
<b>8, Cranford Road, Coventry, CV5 8JG</b>			Terraced House
Last Sold Date:	02/02/2005		
Last Sold Price:	£136,000		
<b>24, Cranford Road, Coventry, CV5 8JG</b>			Terraced House
Last Sold Date:	07/02/2003		
Last Sold Price:	£84,000		
<b>62, Cranford Road, Coventry, CV5 8JG</b>			Terraced House
Last Sold Date:	11/08/2000	21/02/1996	
Last Sold Price:	£69,250	£44,000	
<b>66, Cranford Road, Coventry, CV5 8JG</b>			Terraced House
Last Sold Date:	31/05/2000		
Last Sold Price:	£62,000		
<b>16, Cranford Road, Coventry, CV5 8JG</b>			Terraced House
Last Sold Date:	30/06/1995		
Last Sold Price:	£37,000		

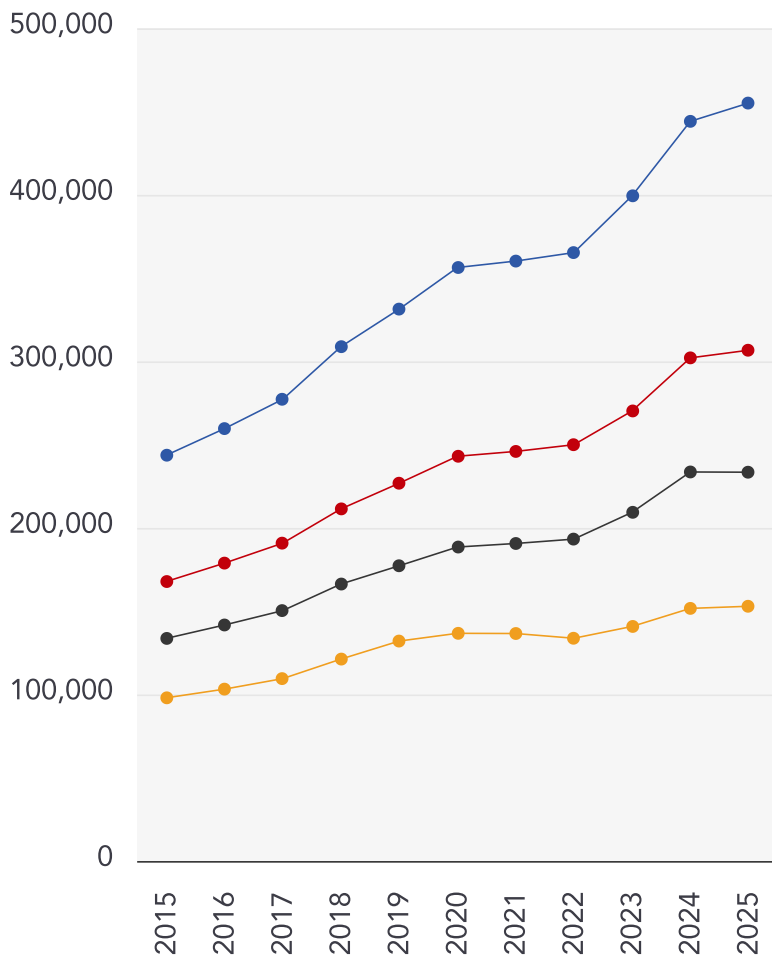
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+86.77%**

Semi-Detached

**+82.76%**

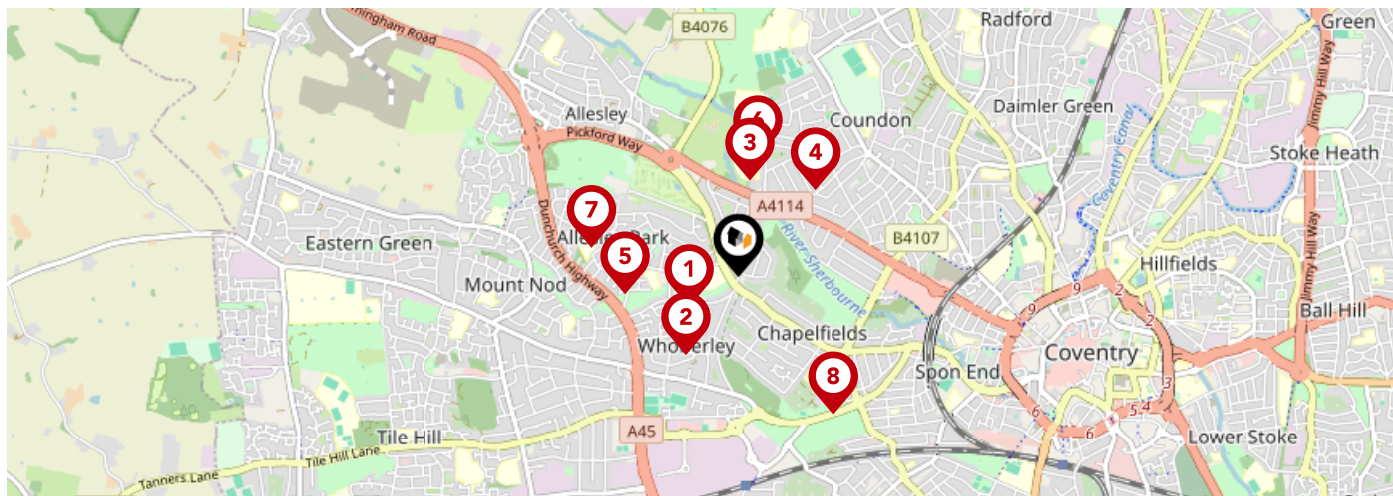
Terraced

**+74.65%**

Flat

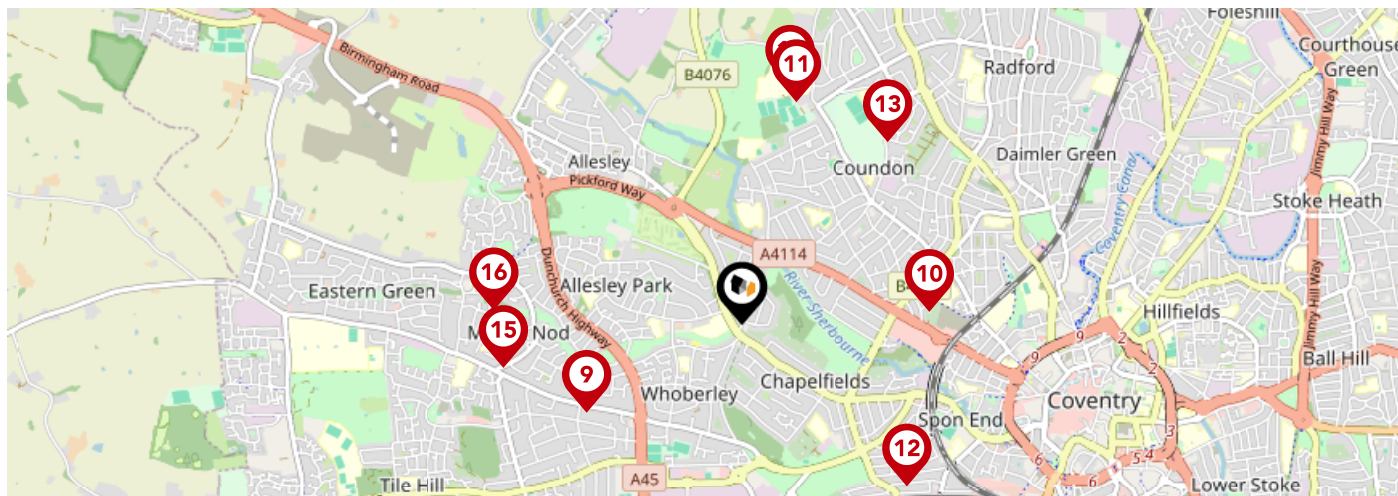
**+56.09%**









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.26	<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:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kingsbury Academy</b> Ofsted Rating: Requires improvement   Pupils: 99   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Alleesley Hall Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

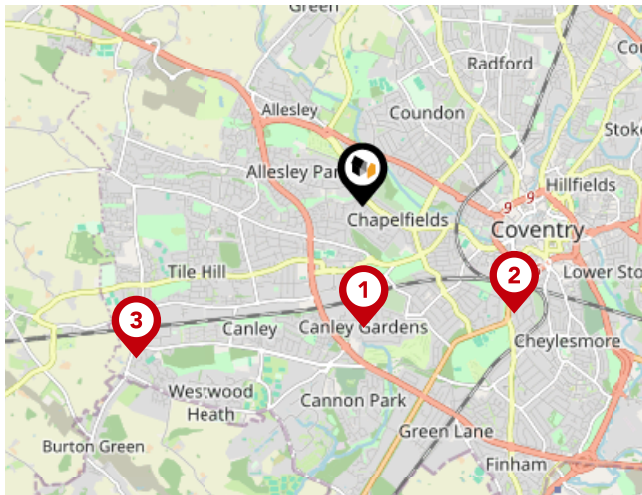
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hollyfast Primary School</b> Ofsted Rating: Good   Pupils: 656   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Coundon Court</b> Ofsted Rating: Requires improvement   Pupils: 1919   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 321   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

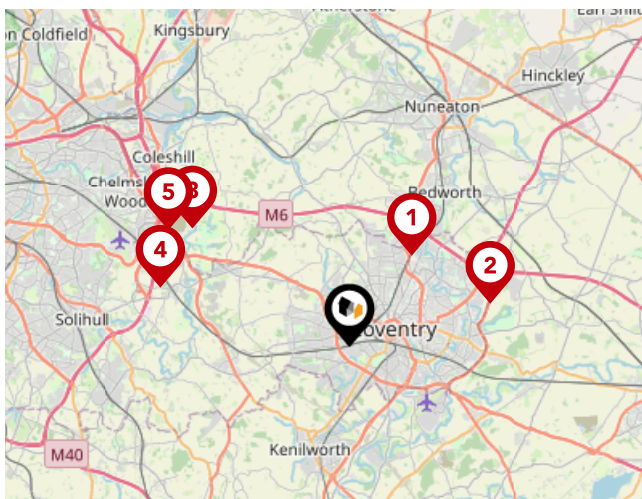
# Area

## Transport (National)



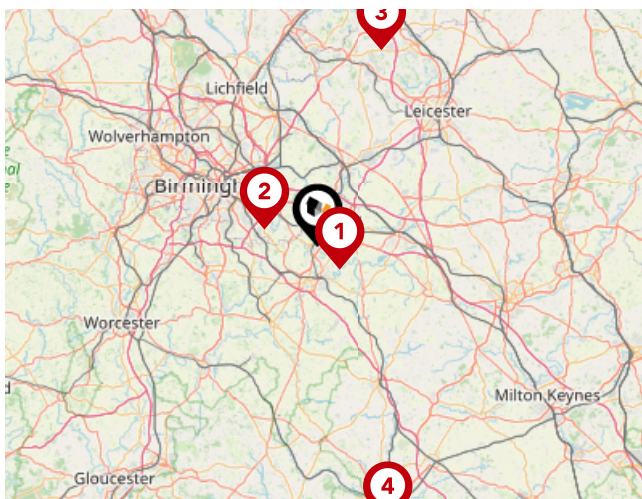
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.1 miles
2	Coventry Rail Station	1.68 miles
3	Tile Hill Rail Station	2.45 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.03 miles
2	M6 J2	5.37 miles
3	M6 J3A	7.11 miles
4	M42 J6	7.13 miles
5	M6 J4	7.79 miles

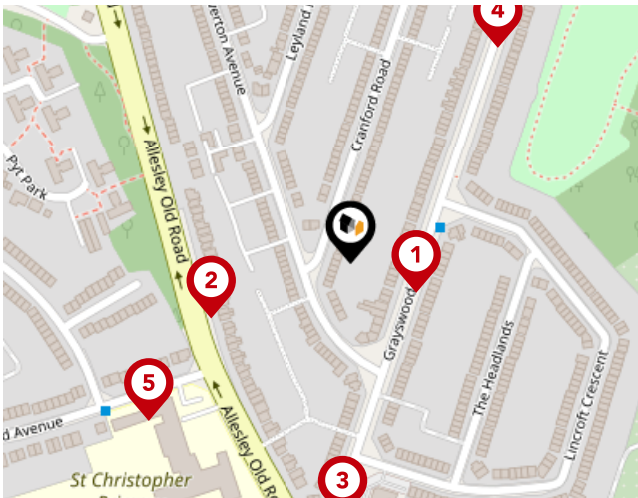


### Airports/Helipads

Pin	Name	Distance
1	Baginton	4.5 miles
2	Birmingham Airport	8.15 miles
3	East Mids Airport	29.89 miles
4	Kidlington	41.59 miles

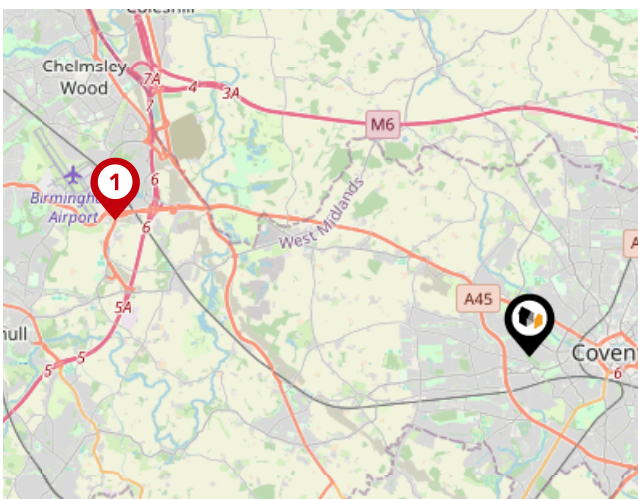
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lincroft Crescent	0.04 miles
2	Winsford Avenue	0.08 miles
3	New Spires	0.14 miles
4	Westbury Rd	0.15 miles
5	Torbay Rd	0.14 miles



### Local Connections

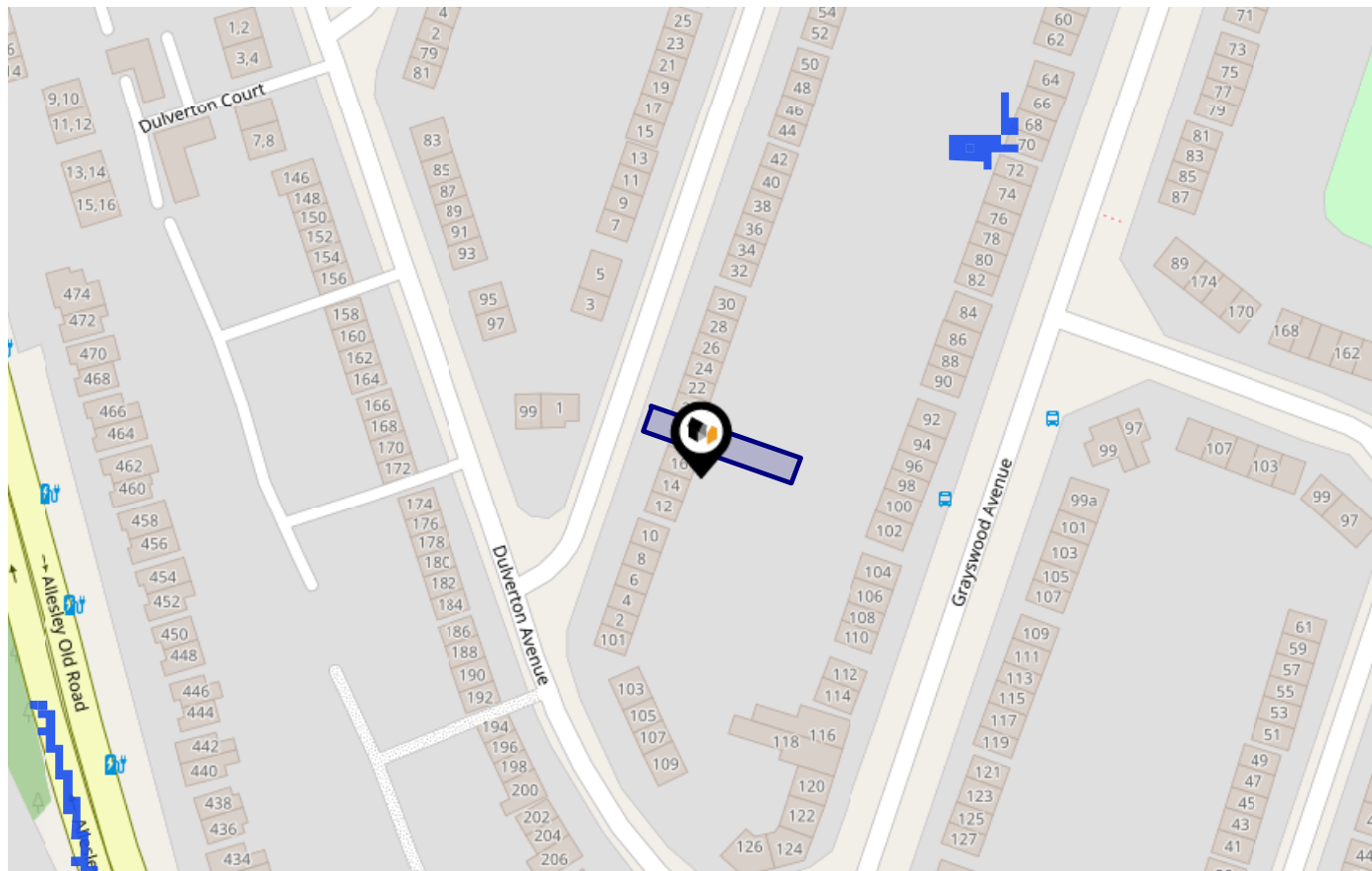
Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.89 miles

# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

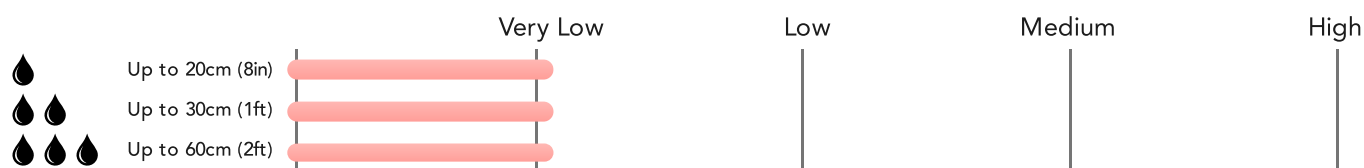


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

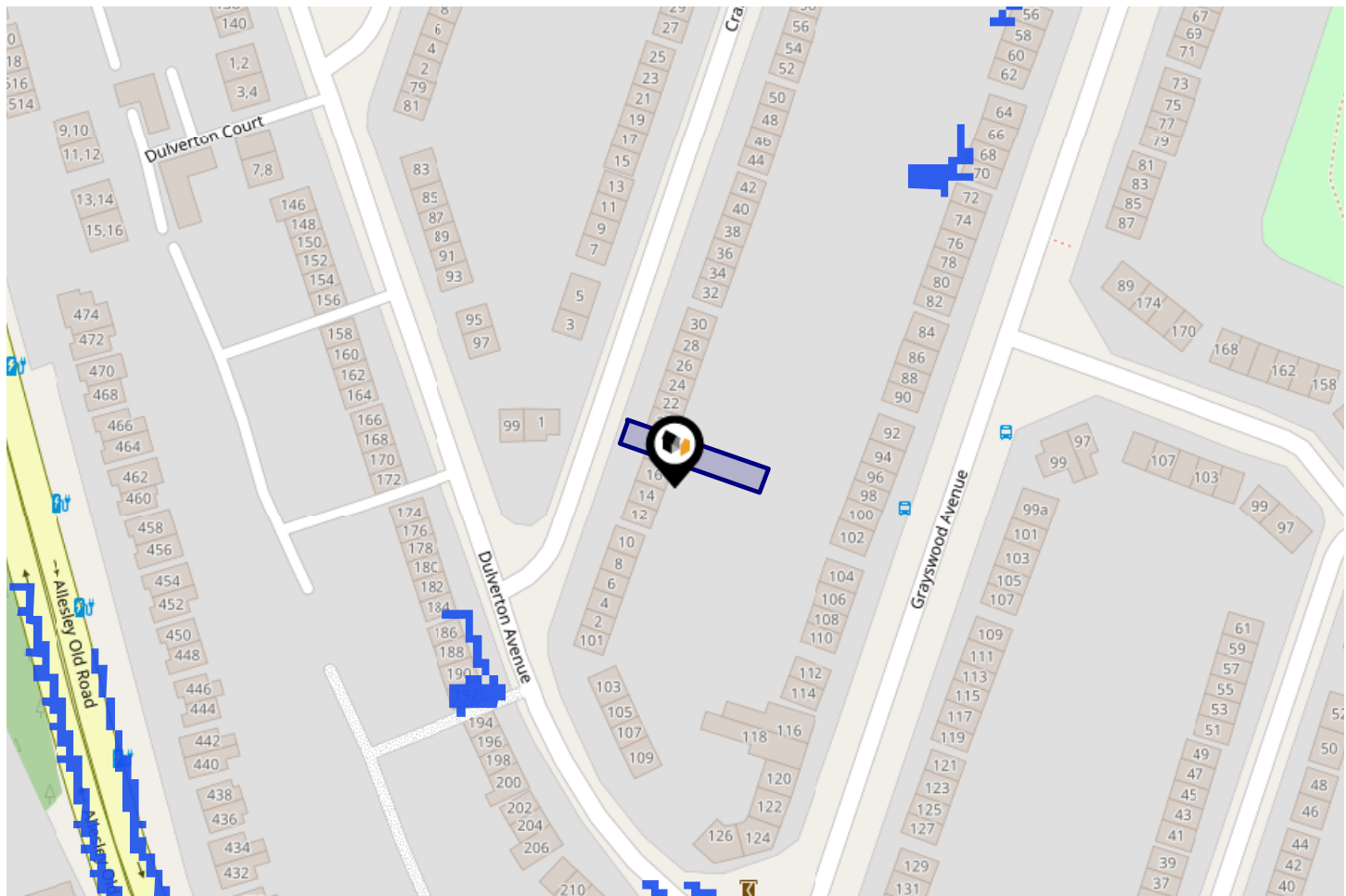


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Very low**

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Chance of flooding to the following depths at this property:



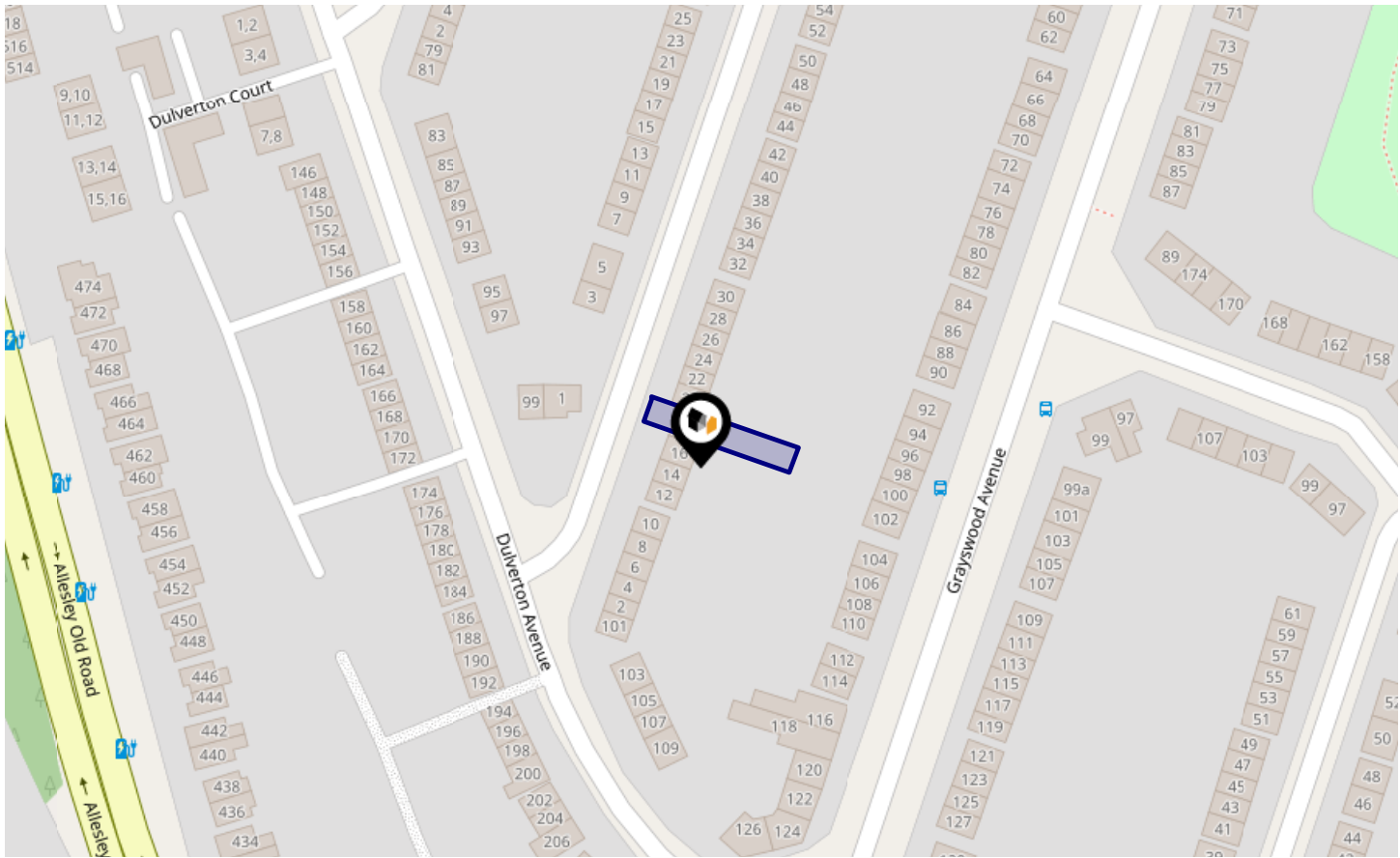


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:

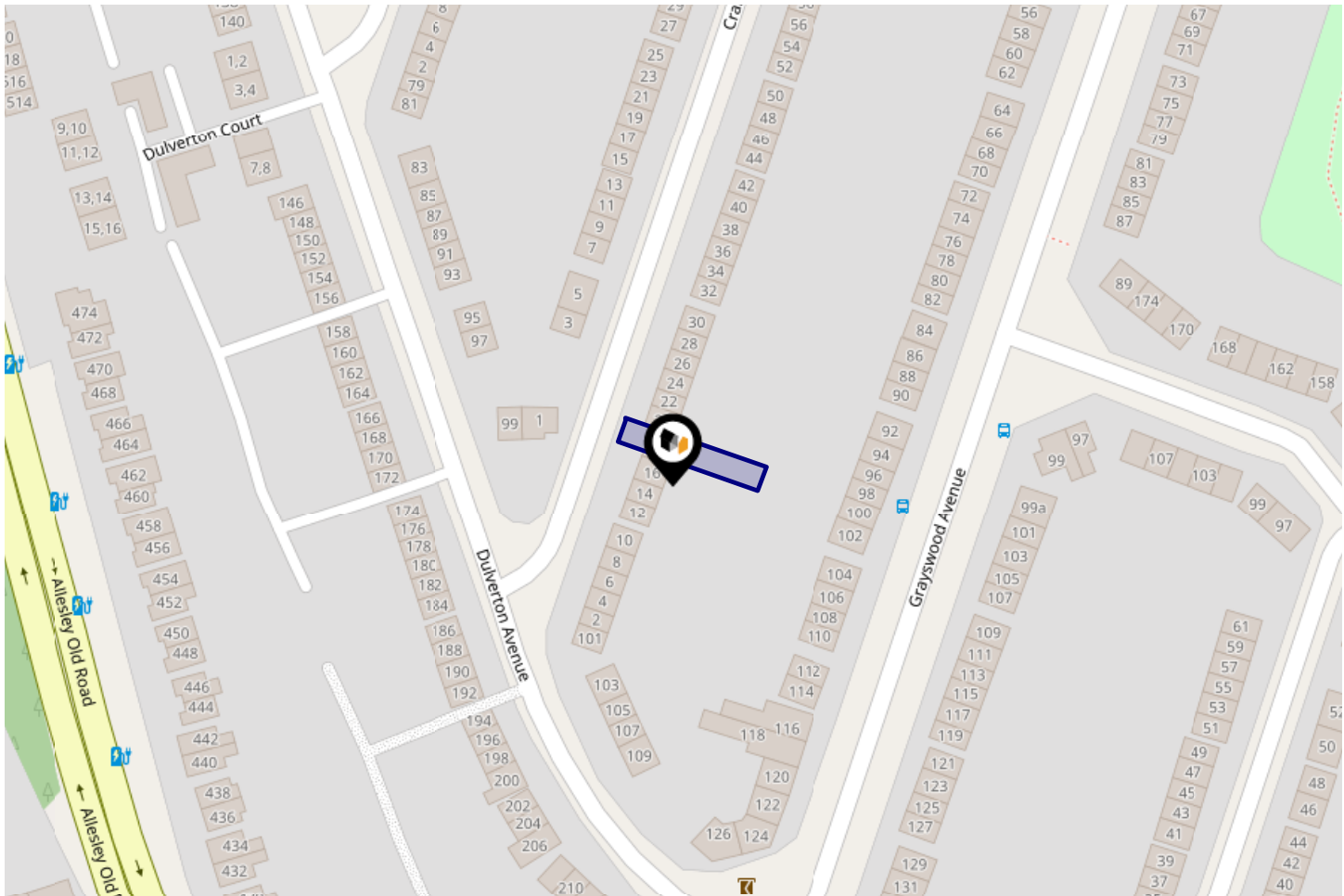


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Very low**

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Chance of flooding to the following depths at this property:



# 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

# Agent Disclaimer



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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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