



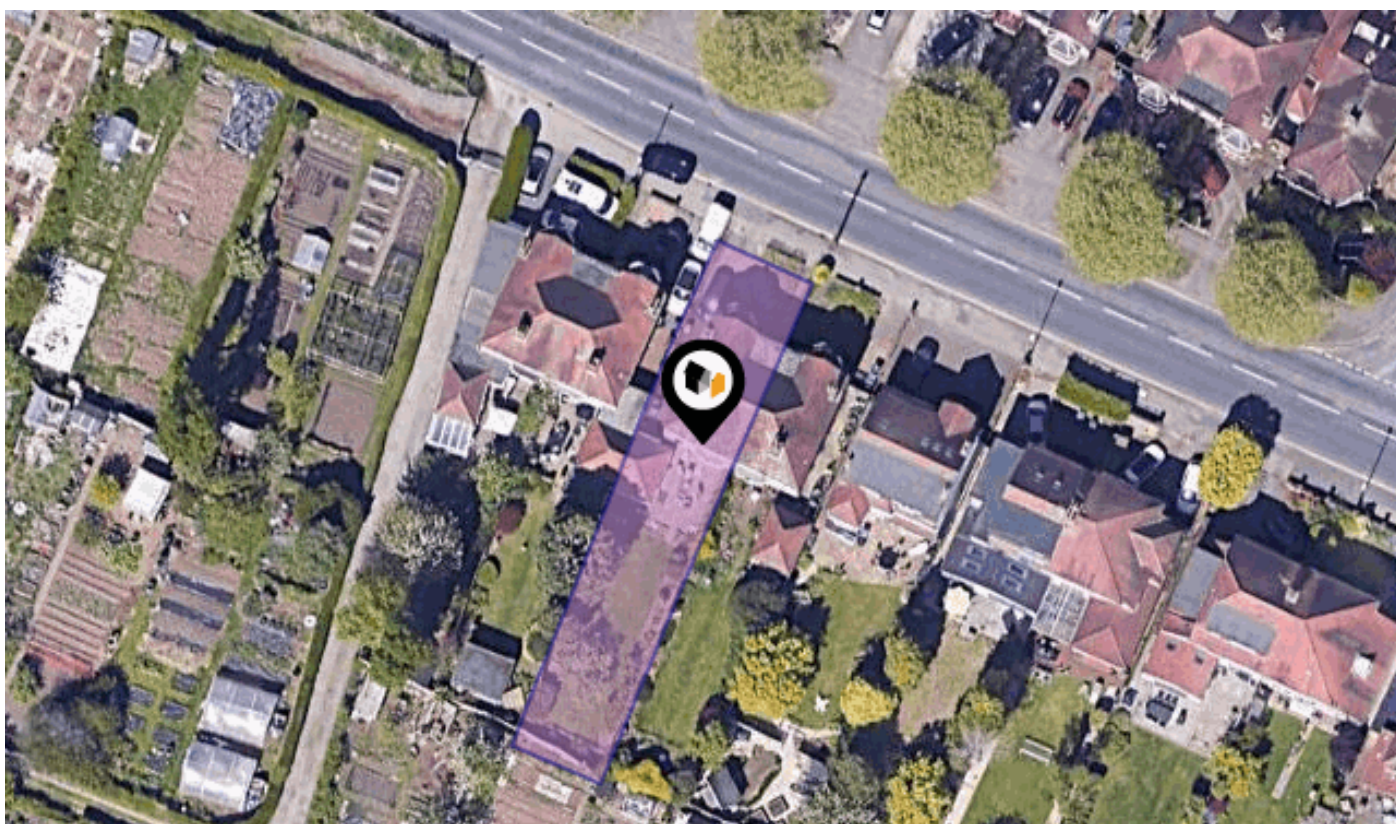
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29th September 2023



BEECHWOOD AVENUE, COVENTRY, CV5

Price Estimate : £515,000

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.....

Beautifully presented four bedroom family home

South facing, private, mature garden and patio

Stylish modern kitchen with integrated Bosch appliances

Driveway with parking for three vehicles and garage

Sitting room with patio doors & separate dining room with bay window

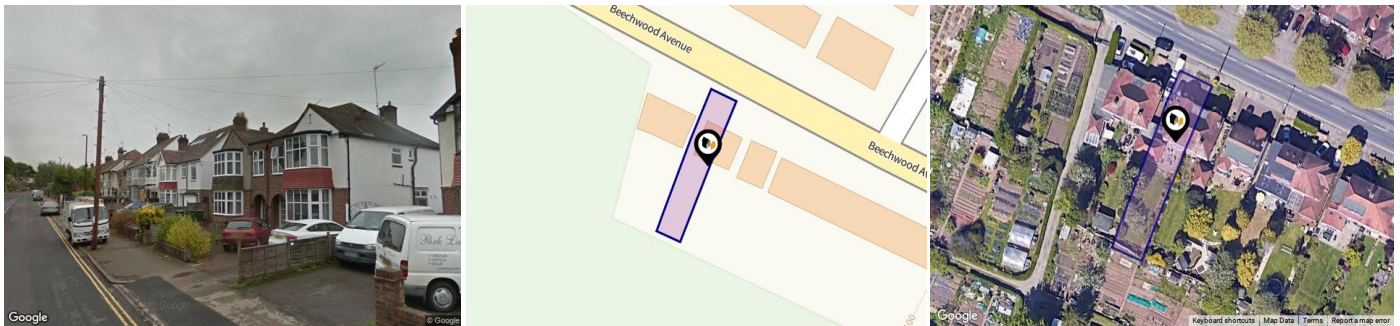
First floor bathroom with separate WC

Ideal family home with even greater further potential

EPC Ordered & Total 1196 Sq & 111 Total 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@walmsteythewaytomove.co.uk or 0330 1180 062



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,259 ft ² / 117 m ²
Plot Area:	0.1 acres
Year Built :	1930-1949
Council Tax :	Band E
Annual Estimate:	£2,537
Title Number:	WM395001
UPRN:	100070618580

Price Estimate:	£515,000
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	1000 mb/s

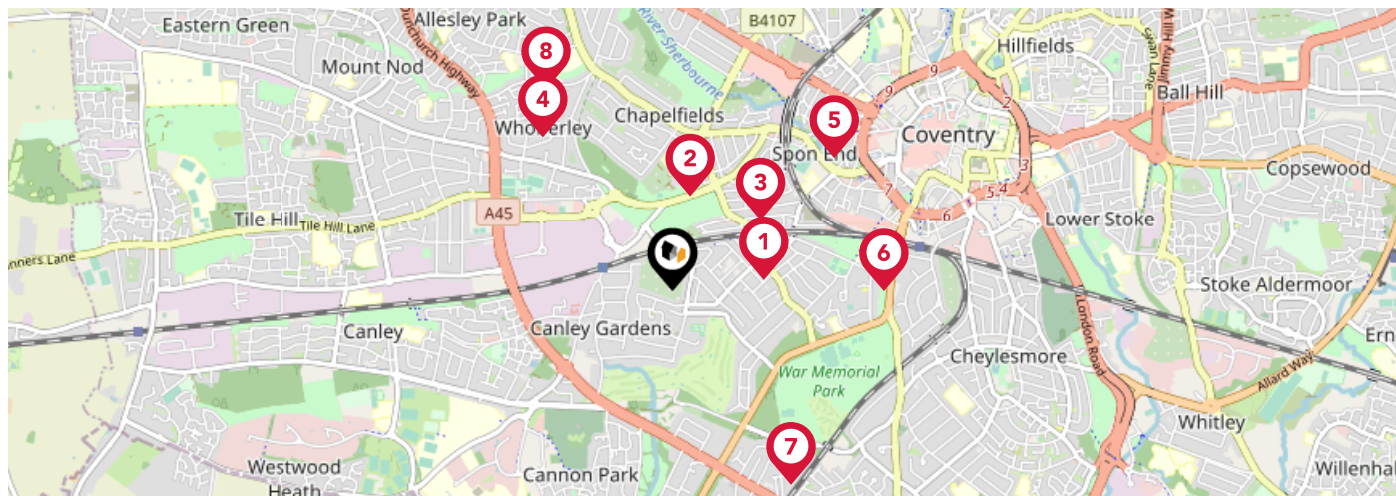
Mobile Coverage: (based on calls indoors)











Satellite/Fibre TV Availability:

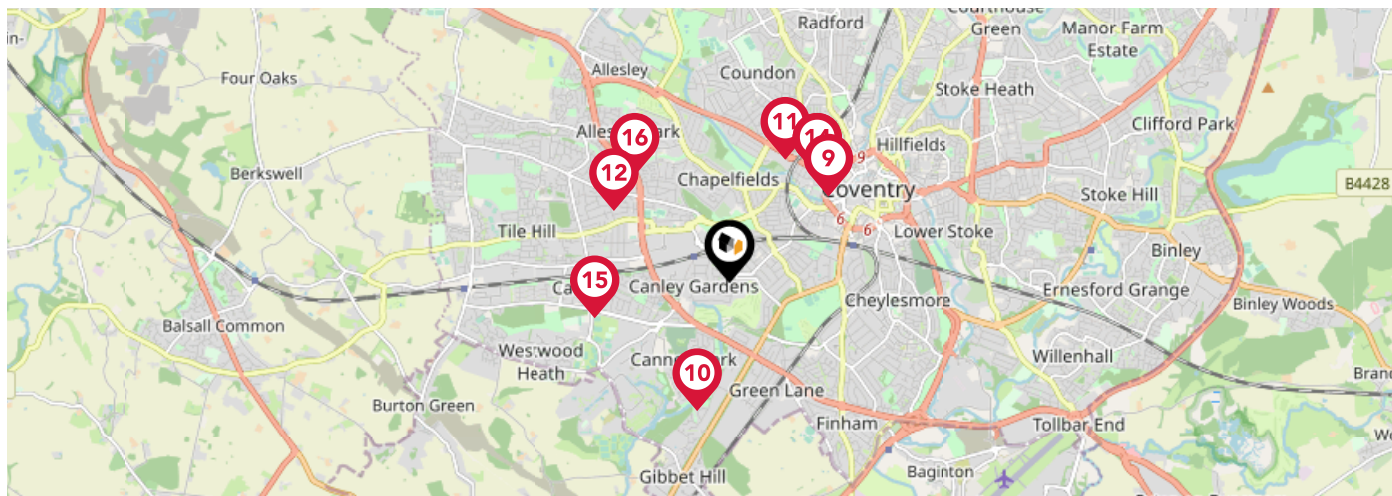










Area Schools



		Nursery	Primary	Secondary	College	Private
	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls' Catholic 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"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

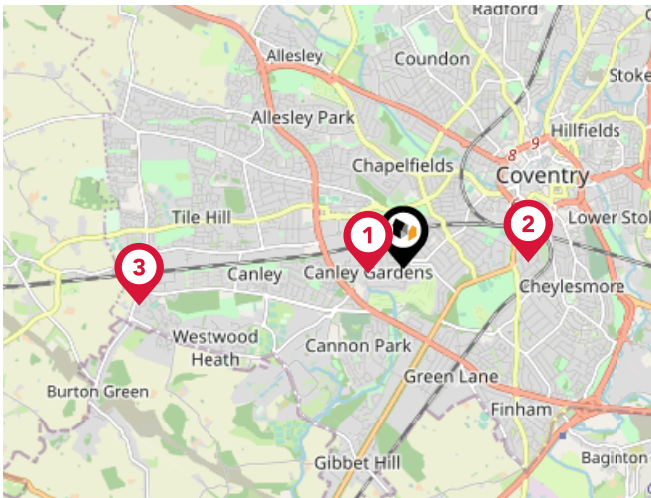
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.2	<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:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charter Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

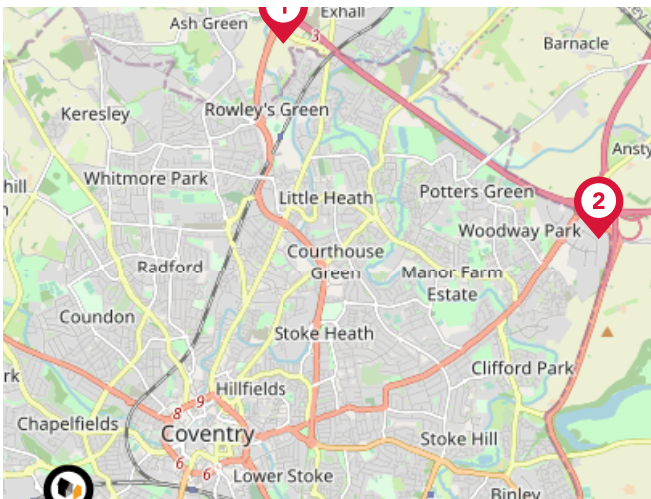
Area

Transport (National)



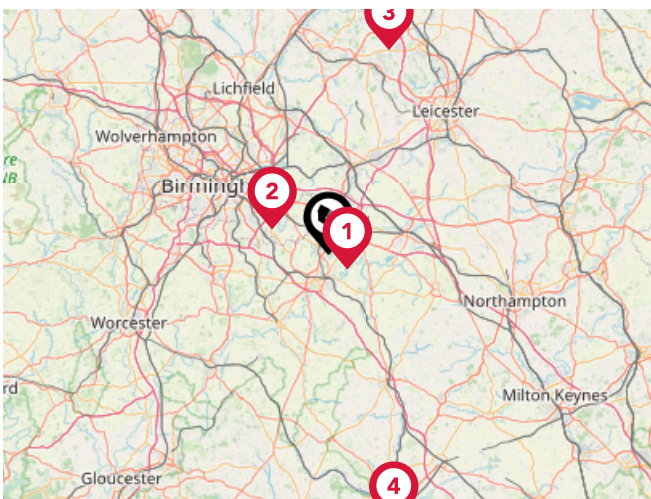
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.32 miles
2	Coventry Rail Station	1.12 miles
3	Tile Hill Rail Station	2.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.78 miles
2	M6 J2	5.45 miles
3	M40 J14	10.11 miles
4	M40 J15	10.16 miles
5	M6 J3A	8.05 miles

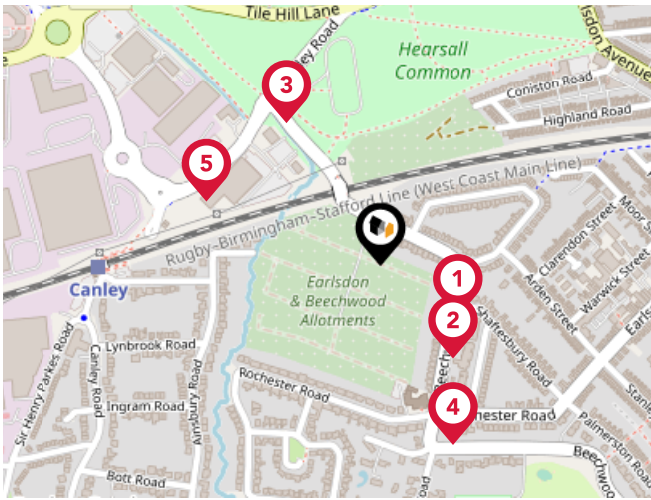


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.53 miles
2	Birmingham International Airport	8.87 miles
3	East Midlands Airport	30.83 miles
4	London Oxford Airport	40.4 miles

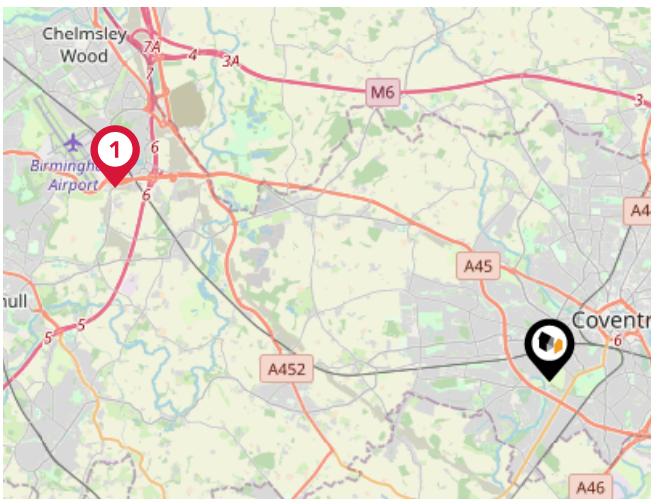
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Shaftesbury Rd	0.1 miles
2	Shaftesbury Rd	0.13 miles
3	Beechwood Avenue	0.19 miles
4	St Andrews Rd	0.22 miles
5	Canley Rd	0.21 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.6 miles

Market Sold in Street



177, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	04/11/2022	26/06/1998			
Last Sold Price:	£485,000	£103,000			
211, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	12/02/2021	07/09/2012	07/09/2001	02/04/1996	
Last Sold Price:	£430,000	£287,500	£148,000	£95,000	
161, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	15/03/2019	02/03/2015	13/07/2007	26/08/2005	
Last Sold Price:	£460,000	£405,000	£380,000	£330,000	
159, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	13/04/2018	04/08/2006	17/12/2002	15/09/2000	
Last Sold Price:	£475,000	£369,500	£260,000	£179,000	
201, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	30/06/2016				
Last Sold Price:	£330,000				
171, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	17/06/2016				
Last Sold Price:	£375,000				
135, Beechwood Avenue, Coventry, CV5 6FR					Detached House
Last Sold Date:	08/12/2015				
Last Sold Price:	£430,000				
187, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	13/02/2015	11/12/1998			
Last Sold Price:	£350,000	£137,000			
143, Beechwood Avenue, Coventry, CV5 6FR					Detached House
Last Sold Date:	20/12/2013				
Last Sold Price:	£175,000				
155, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	19/11/2012				
Last Sold Price:	£380,000				
169, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	21/11/2008	11/07/2003			
Last Sold Price:	£325,000	£238,500			
193, Beechwood Avenue, Coventry, CV5 6FR					Semi-detached House
Last Sold Date:	15/04/2008				
Last Sold Price:	£310,000				

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

Market Sold in Street



199, Beechwood Avenue, Coventry, CV5 6FR		Detached House	
Last Sold Date:	24/05/2007		
Last Sold Price:	£334,000		
165, Beechwood Avenue, Coventry, CV5 6FR		Semi-detached House	
Last Sold Date:	15/10/2004	06/03/1998	
Last Sold Price:	£365,000	£117,000	
149, Beechwood Avenue, Coventry, CV5 6FR		Semi-detached House	
Last Sold Date:	27/08/2004	27/08/2004	17/03/2000
Last Sold Price:	£245,000	£249,995	£125,000
197, Beechwood Avenue, Coventry, CV5 6FR		Semi-detached House	
Last Sold Date:	13/08/2004	28/06/2002	07/11/1997
Last Sold Price:	£285,000	£180,000	£129,000
189, Beechwood Avenue, Coventry, CV5 6FR		Detached House	
Last Sold Date:	28/01/1999		
Last Sold Price:	£139,950		
191, Beechwood Avenue, Coventry, CV5 6FR		Semi-detached House	
Last Sold Date:	25/06/1997		
Last Sold Price:	£134,000		
185, Beechwood Avenue, Coventry, CV5 6FR		Semi-detached House	
Last Sold Date:	14/06/1996		
Last Sold Price:	£112,000		
153, Beechwood Avenue, Coventry, CV5 6FR		Semi-detached House	
Last Sold Date:	06/01/1995		
Last Sold Price:	£90,000		

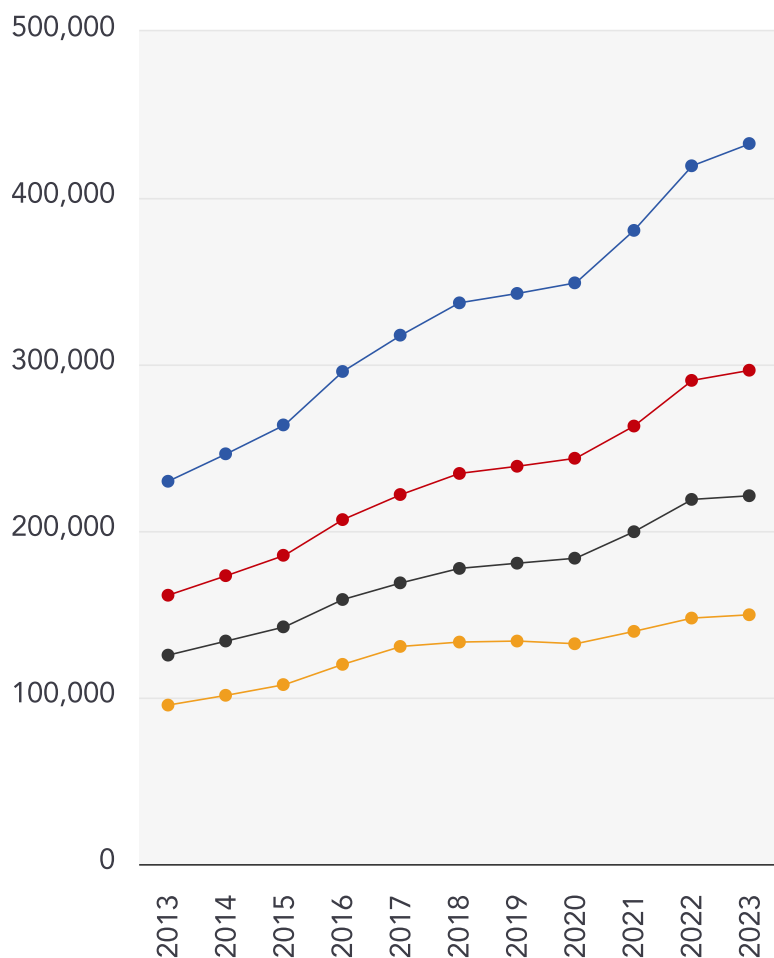
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Market

House Price Statistics



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



Detached

+88.23%

Semi-Detached

+83.7%

Terraced

+76.3%

Flat

+56.82%

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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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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