



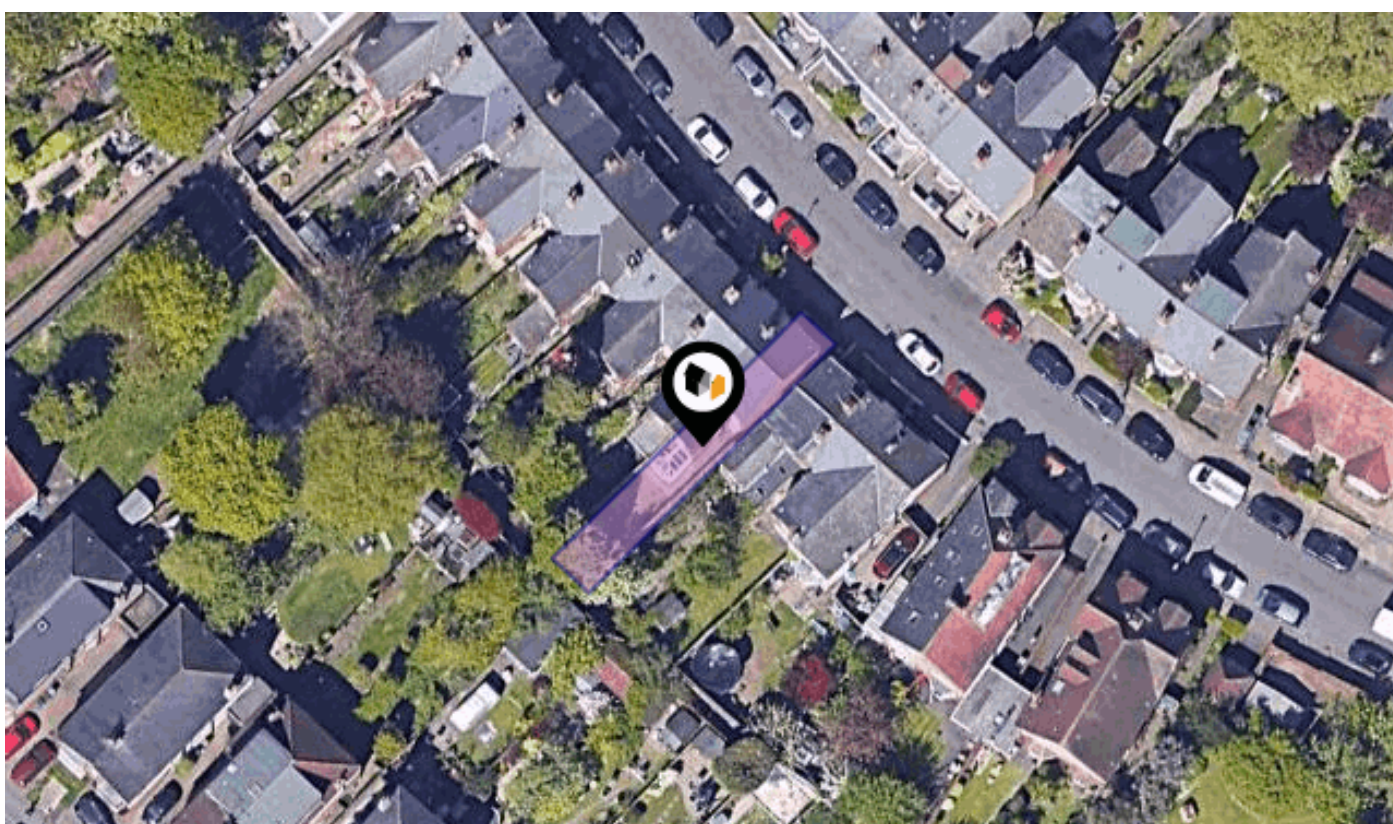
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th August 2023



STANWAY ROAD, COVENTRY, CV5

Price Estimate : £310,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Property Key Features

Three bedroom end of terrace home

Ideal Earlsdon location close to amenities, Memorial Park & train station

Two reception rooms & kitchen breakfast room

Attractive South West facing gardens

First floor bathroom & ground floor cloakroom

Gas centrally heated & double glazed throughout

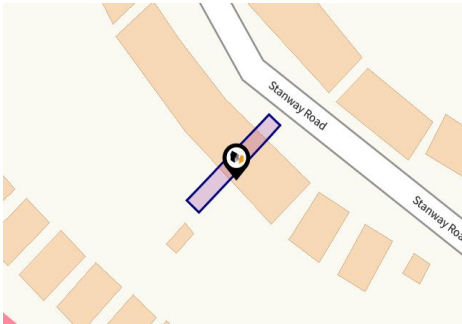
Bay window & original storm porch & hallway

EPC Rating D, No Upward Chain

For viewings or interest please email:

sales@walmsleythewaytomove.co.uk or call 0330 1180062










Property Overview



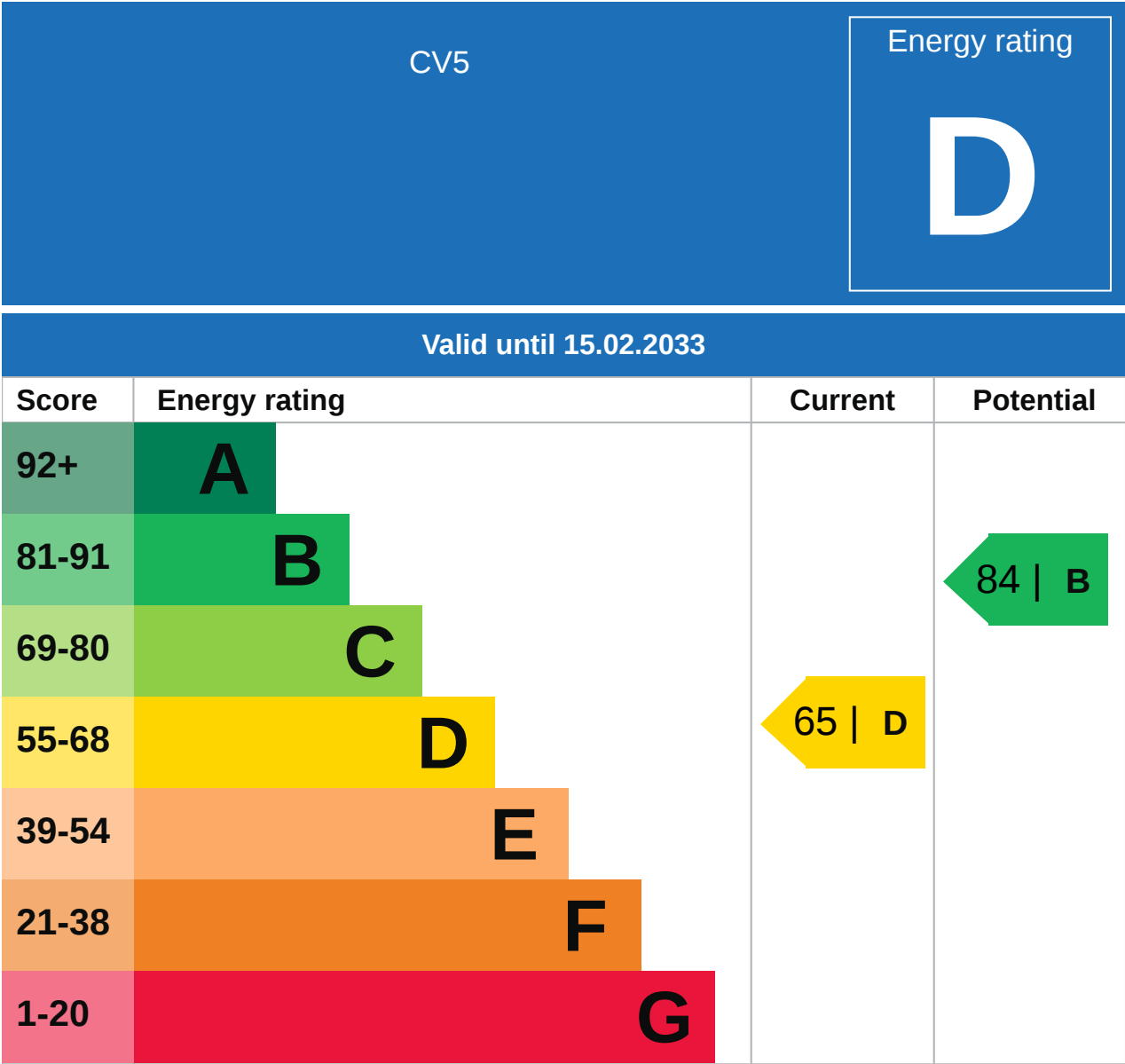
Property

Type:	Terraced	Last Sold £/ft ² :	£221
Bedrooms:	3	Price Estimate:	£310,000
Floor Area:	936 ft ² / 87 m ²	Tenure:	Freehold
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,615		
Title Number:	WK135168		
UPRN:	100070704007		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	1000
• Rivers & Seas	Very Low	mb/s	mb/s	mb/s
• Surface Water	Very Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O ₂	sky
				
				Virgin media

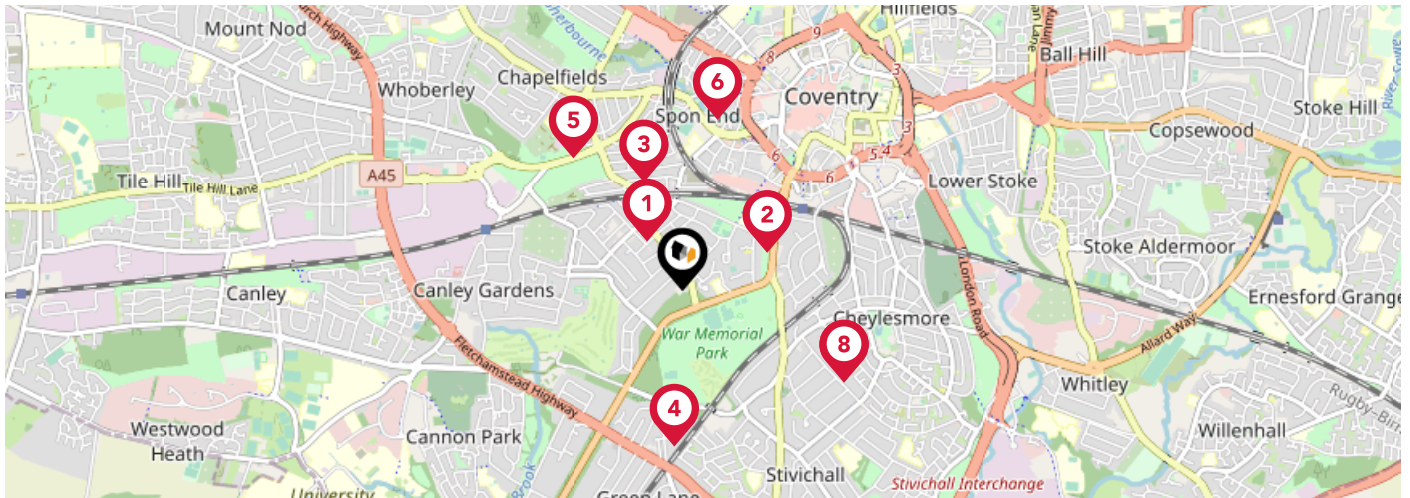
Property EPC - Certificate



Additional EPC Data

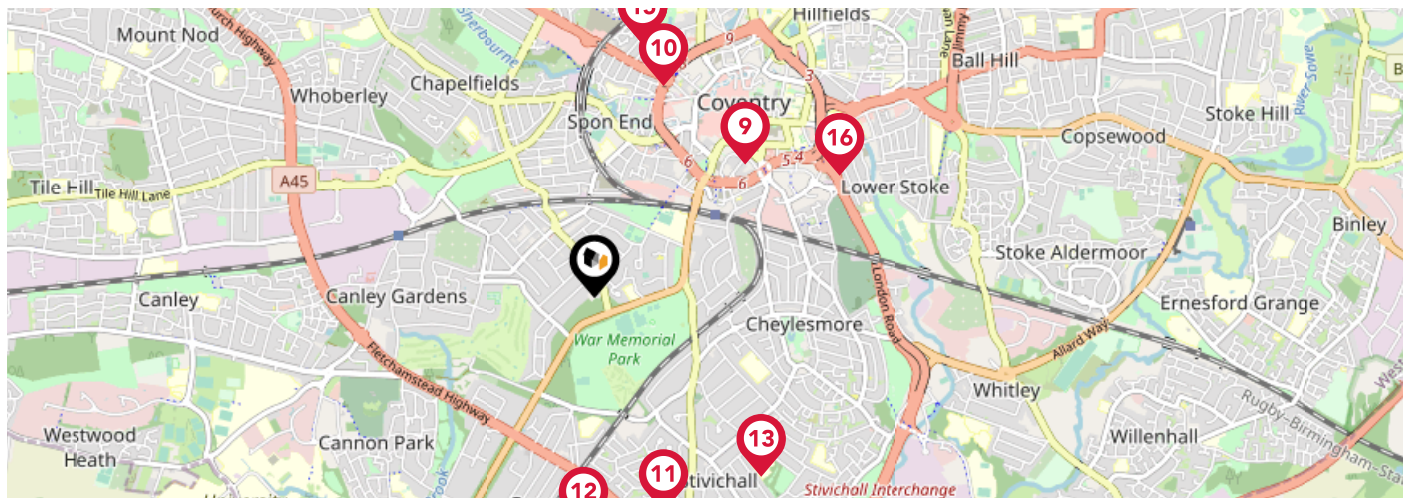
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	87 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

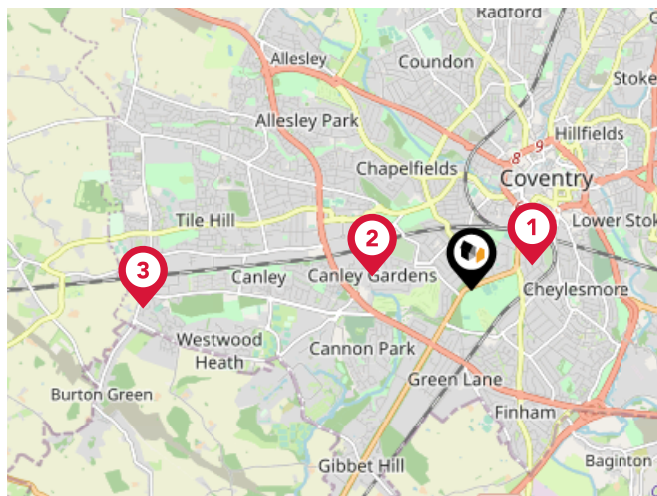
Area Schools



		Nursery	Primary	Secondary	College	Private
	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:1.1	<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:1.17	<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:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry University Ofsted Rating: Good Pupils:0 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

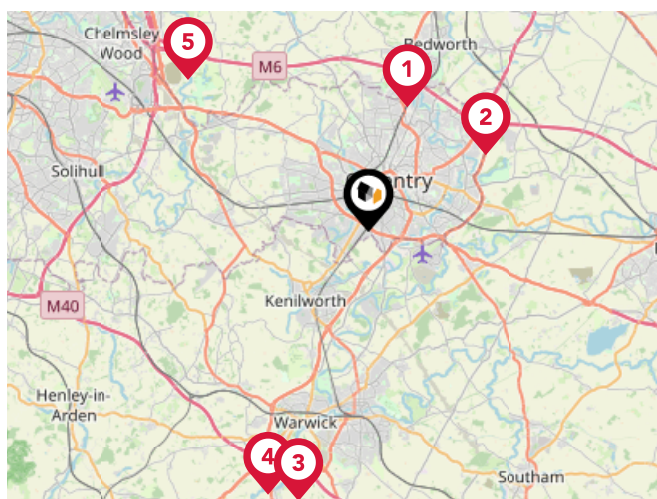
Area

Transport (National)



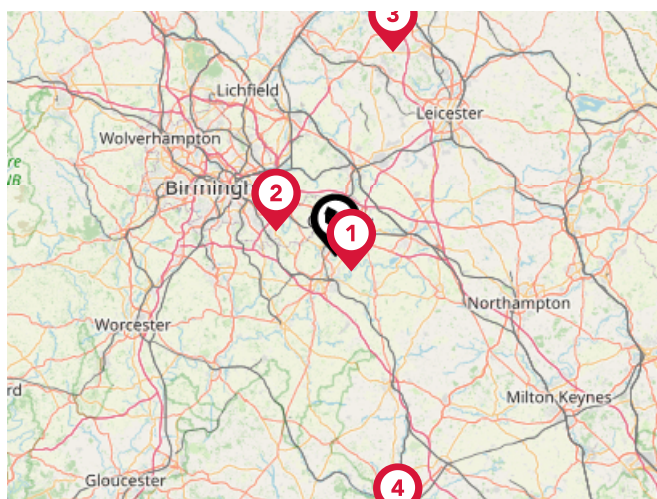
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.6 miles
	Canley Rail Station	0.9 miles
	Tile Hill Rail Station	2.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.74 miles
	M6 J2	5.05 miles
	M40 J14	10.07 miles
	M40 J15	10.19 miles
	M6 J3A	8.59 miles

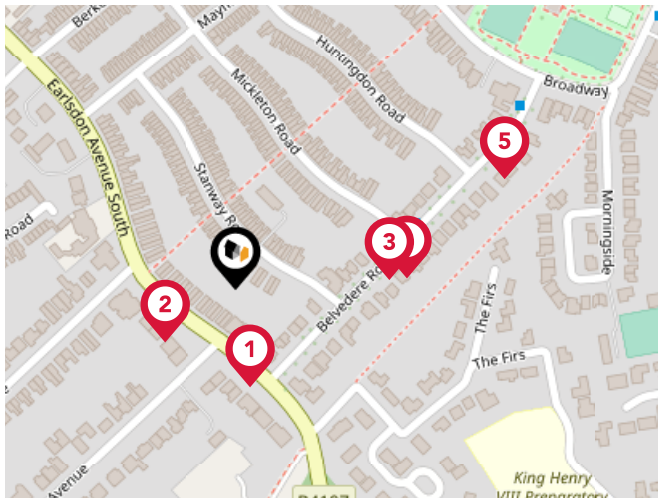


Airports/Helipads






Pin	Name	Distance
	Coventry Airport	2.99 miles
	Birmingham International Airport	9.46 miles
	East Midlands Airport	30.83 miles
	London Oxford Airport	40.09 miles

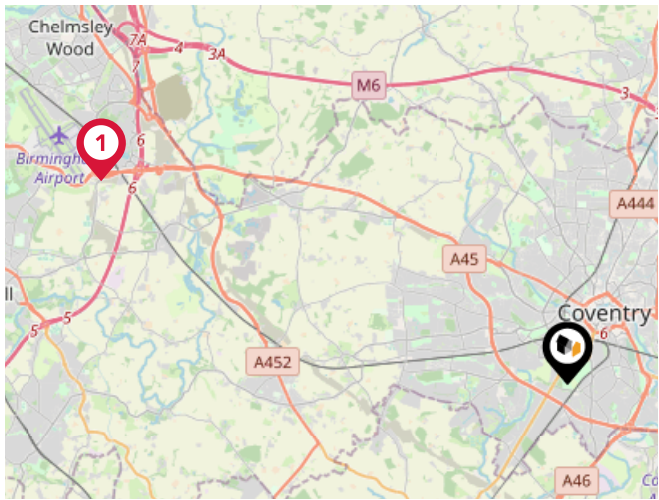
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Warwick Avenue	0.06 miles
	Warwick Avenue	0.05 miles
	Mickleton Rd	0.09 miles
	Mickleton Rd	0.1 miles
	Huntingdon Rd	0.16 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.19 miles

Market Sold in Street



4, Stanway Road, Coventry, CV5 6PJ						Terraced House
Last Sold Date:	12/04/2023	29/10/2019	29/03/2005	18/09/2003	12/05/1999	
Last Sold Price:	£250,000	£220,000	£140,000	£119,500	£44,000	
38, Stanway Road, Coventry, CV5 6PJ						Terraced House
Last Sold Date:	17/02/2023	01/06/2016	12/09/2003			
Last Sold Price:	£355,000	£300,000	£164,500			
34, Stanway Road, Coventry, CV5 6PJ						Detached House
Last Sold Date:	25/06/2021					
Last Sold Price:	£314,094					
54, Stanway Road, Coventry, CV5 6PJ						Terraced House
Last Sold Date:	31/03/2021	12/04/2001	29/08/1997			
Last Sold Price:	£274,000	£97,950	£55,000			
12, Stanway Road, Coventry, CV5 6PJ						Terraced House
Last Sold Date:	11/12/2020	22/12/2003	03/02/1995			
Last Sold Price:	£212,000	£126,000	£45,000			
24, Stanway Road, Coventry, CV5 6PJ						Terraced House
Last Sold Date:	27/11/2020	22/07/2013	27/06/2001			
Last Sold Price:	£320,000	£202,500	£180,750			
42, Stanway Road, Coventry, CV5 6PJ						Terraced House
Last Sold Date:	15/10/2019					
Last Sold Price:	£325,000					
6, Stanway Road, Coventry, CV5 6PJ						Terraced House
Last Sold Date:	15/06/2018	13/07/2009	04/05/2004	21/03/1997		
Last Sold Price:	£225,000	£140,000	£126,000	£38,500		
2, Stanway Road, Coventry, CV5 6PJ						Terraced House
Last Sold Date:	09/06/2017	28/08/1996				
Last Sold Price:	£184,000	£44,500				
64, Stanway Road, Coventry, CV5 6PJ						Terraced House
Last Sold Date:	07/11/2016	05/02/2008				
Last Sold Price:	£240,000	£162,500				
14, Stanway Road, Coventry, CV5 6PJ						Terraced House
Last Sold Date:	22/07/2016					
Last Sold Price:	£195,000					
66, Stanway Road, Coventry, CV5 6PJ						Terraced House
Last Sold Date:	19/05/2014	20/08/2003				
Last Sold Price:	£195,000	£143,500				

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

72, Stanway Road, Coventry, CV5 6PJ				Terraced House
Last Sold Date:	04/04/2014	01/06/2012	25/01/2002	
Last Sold Price:	£200,000	£145,000	£85,000	
70, Stanway Road, Coventry, CV5 6PJ				Terraced House
Last Sold Date:	25/10/2013			
Last Sold Price:	£158,500			
36, Stanway Road, Coventry, CV5 6PJ				Terraced House
Last Sold Date:	19/11/2012			
Last Sold Price:	£220,000			
78, Stanway Road, Coventry, CV5 6PJ				Semi-detached House
Last Sold Date:	19/07/2010	23/06/2006		
Last Sold Price:	£272,500	£239,000		
60, Stanway Road, Coventry, CV5 6PJ				Terraced House
Last Sold Date:	26/02/2010			
Last Sold Price:	£142,500			
20, Stanway Road, Coventry, CV5 6PJ				Terraced House
Last Sold Date:	26/10/2007	11/08/2000	11/08/1995	
Last Sold Price:	£205,000	£116,500	£56,000	
16, Stanway Road, Coventry, CV5 6PJ				Terraced House
Last Sold Date:	06/03/2007			
Last Sold Price:	£138,000			
52, Stanway Road, Coventry, CV5 6PJ				Terraced House
Last Sold Date:	20/04/2006	01/06/1998		
Last Sold Price:	£159,950	£53,700		
32, Stanway Road, Coventry, CV5 6PJ				Terraced House
Last Sold Date:	10/05/2005			
Last Sold Price:	£177,650			
62, Stanway Road, Coventry, CV5 6PJ				Terraced House
Last Sold Date:	20/10/2003	21/07/1999		
Last Sold Price:	£147,500	£71,500		
58, Stanway Road, Coventry, CV5 6PJ				Terraced House
Last Sold Date:	11/07/2003	16/01/1997		
Last Sold Price:	£134,950	£59,950		
10, Stanway Road, Coventry, CV5 6PJ				Terraced House
Last Sold Date:	07/11/2002	02/03/1998	25/08/1995	
Last Sold Price:	£100,000	£55,500	£39,000	

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

Market Sold in Street



28, Stanway Road, Coventry, CV5 6PJ		Terraced House
Last Sold Date:	22/05/2001	
Last Sold Price:	£105,950	
68, Stanway Road, Coventry, CV5 6PJ		Terraced House
Last Sold Date:	04/06/1999	
Last Sold Price:	£55,000	
44, Stanway Road, Coventry, CV5 6PJ		Terraced House
Last Sold Date:	21/08/1998	16/09/1997
Last Sold Price:	£98,950	£95,000
18, Stanway Road, Coventry, CV5 6PJ		Terraced House
Last Sold Date:	31/07/1998	
Last Sold Price:	£54,000	
48, Stanway Road, Coventry, CV5 6PJ		Terraced House
Last Sold Date:	31/10/1996	
Last Sold Price:	£88,500	
26, Stanway Road, Coventry, CV5 6PJ		Terraced House
Last Sold Date:	19/07/1996	
Last Sold Price:	£52,000	
80, Stanway Road, Coventry, CV5 6PJ		Semi-detached House
Last Sold Date:	03/07/1995	
Last Sold Price:	£83,950	

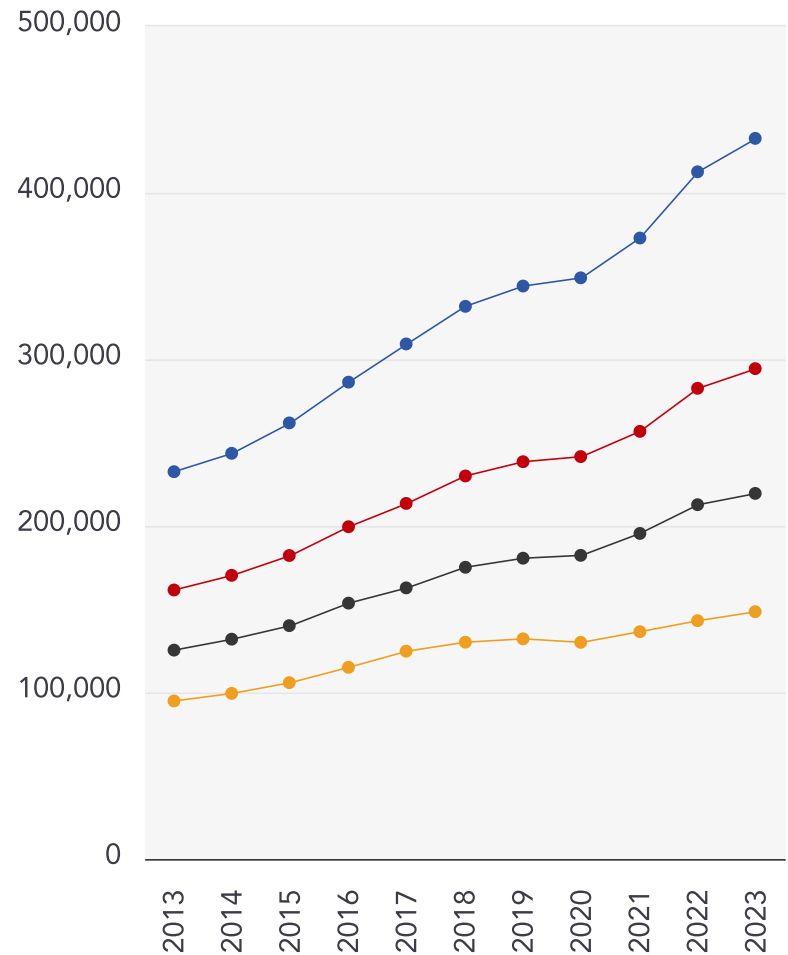
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Market

House Price Statistics



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



Detached

+86.05%

Semi-Detached

+82.27%

Terraced

+75.01%

Flat

+56.5%

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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Walmsley's The Way to Move

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Valuation Office
Agency

