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Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd October 2023



PRINCE OF WALES ROAD, COVENTRY, CV5

Price Estimate : £270,000

Walmsley's The Way to Move

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www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



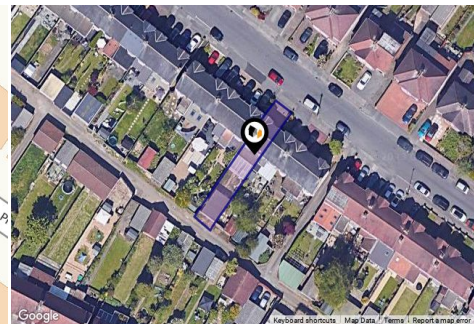
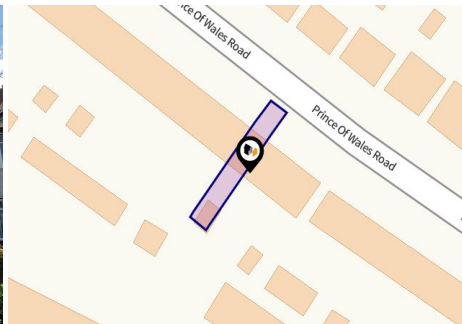
Dear Buyers & interested parties

Property Key Features

Extended three bedroom terraced home
Driveway to frontage and 1.5 garage to rear
Extended modern kitchen & refitted first floor family bathroom
Extended rear sitting room with lean to style extension beyond
Separate sitting room with bay window to front aspect
Double glazed and gas centrally heated throughout
Situated within easy reach of bus stops, local schooling & the City
EPC Ordered, Total 1194 Sq. Ft. or Total 112 Sq. M.

For viewings or interest please email:











sales@walmsleysthewaytomove.co.uk or call 0330 1180062



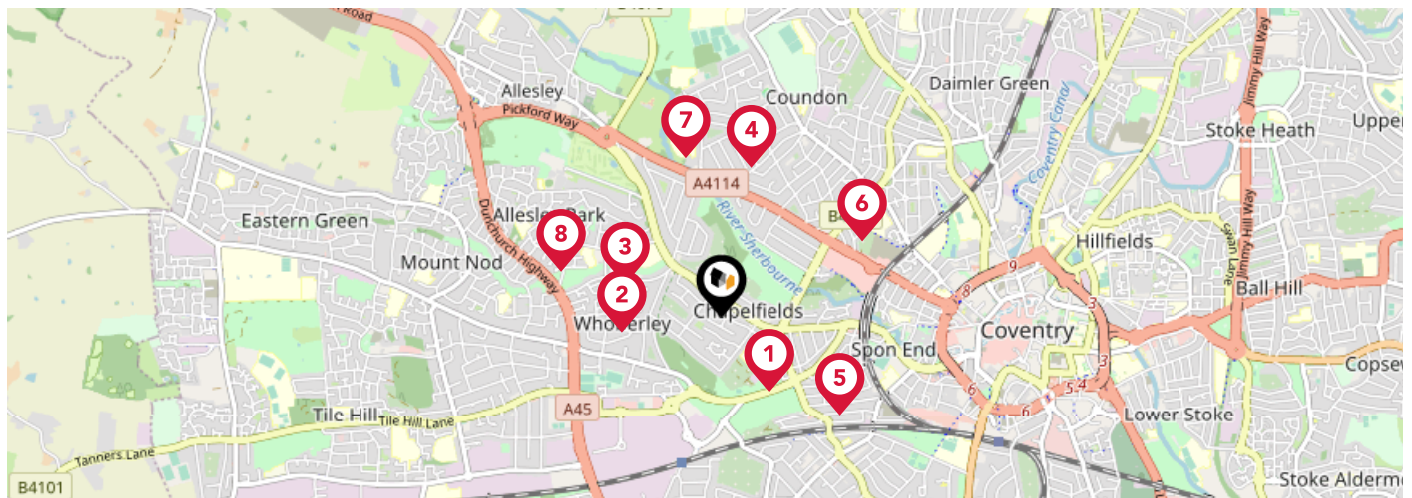
Property

Type:	Terraced	Price Estimate:	£270,000
Bedrooms:	3	Tenure:	Freehold
Plot Area:	0.04 acres		
Council Tax :	Band B		
Annual Estimate:	£1,615		
Title Number:	WM187564		
UPRN:	100070689858		

Local Area

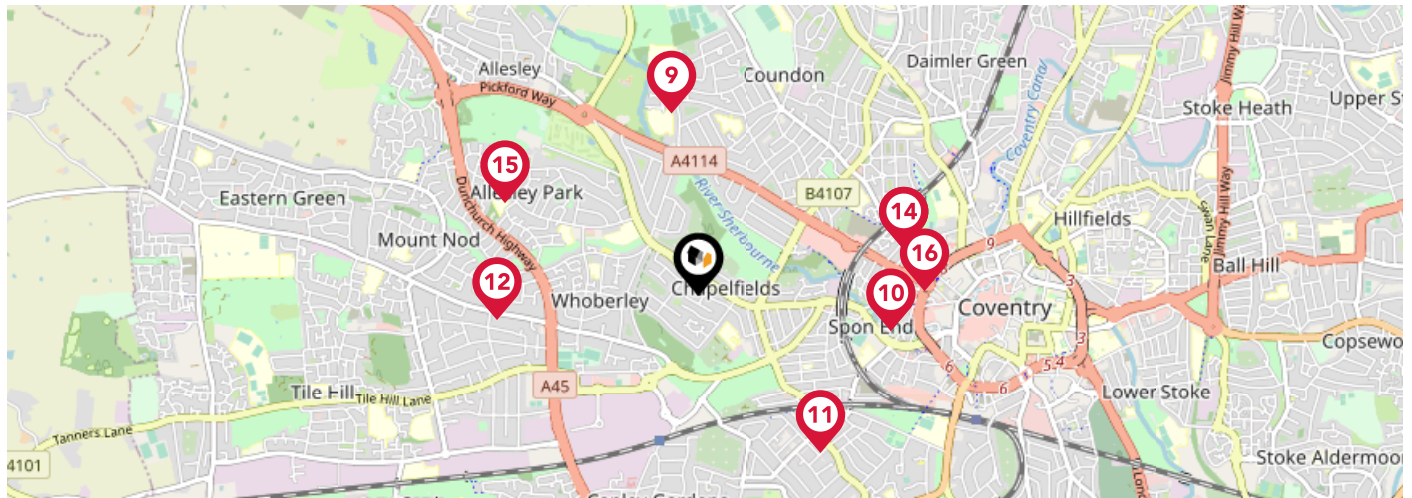
Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		8	80	1000
• Rivers & Seas	Very Low	mb/s	mb/s	mb/s
• Surface Water	High			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	
				









Area Schools



		Nursery	Primary	Secondary	College	Private
1	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.4	<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: 212 Distance:0.46	<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: 459 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coundon Primary School Ofsted Rating: Good Pupils: 598 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 173 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John's Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

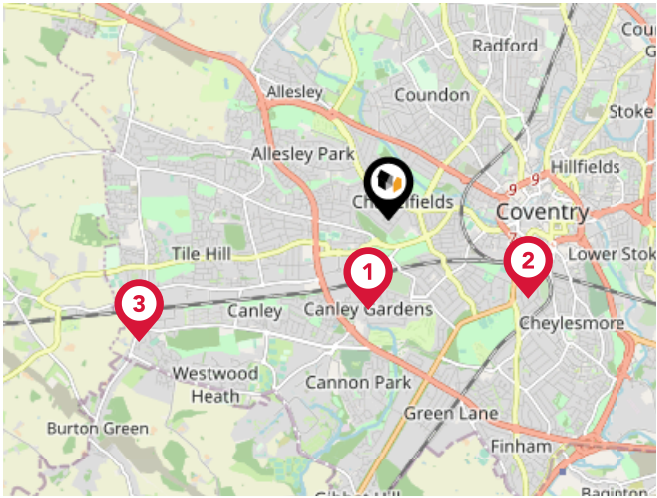
Area Schools






		Nursery	Primary	Secondary	College	Private
	Kingsbury Academy Ofsted Rating: Requires Improvement Pupils: 83 Distance:0.83	<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:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.9	<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:0.92	<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:0.95	<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:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allesley Hall Primary School Ofsted Rating: Good Pupils: 195 Distance:0.97	<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: 229 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

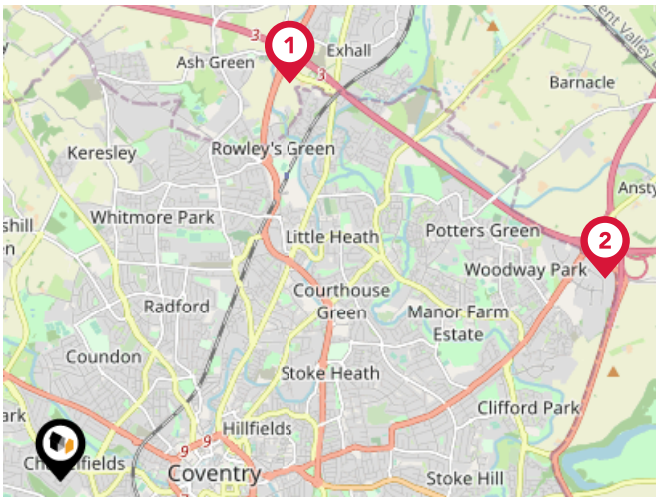
Area

Transport (National)








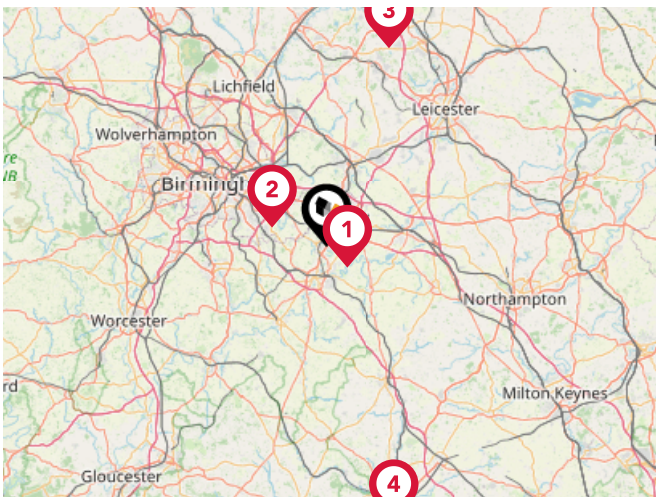
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.83 miles
	Coventry Rail Station	1.44 miles
	Tile Hill Rail Station	2.52 miles






Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.16 miles
	M6 J2	5.26 miles
	M6 J3A	7.46 miles
	M42 J6	7.42 miles
	M6 J4	8.13 miles

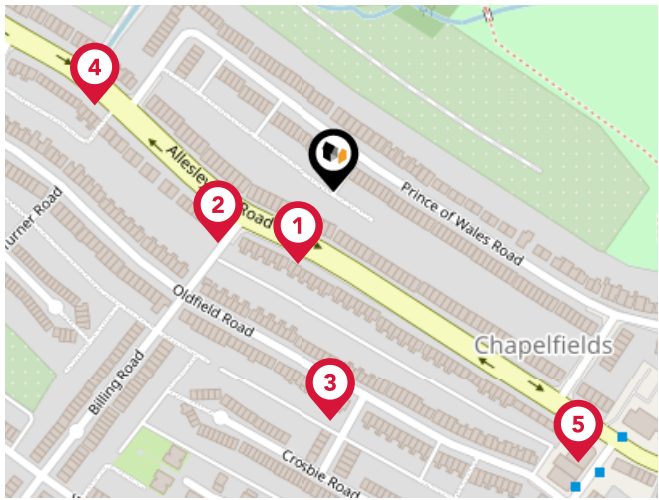


Airports/Helipads






Pin	Name	Distance
	Coventry Airport	4.15 miles
	Birmingham International Airport	8.45 miles
	East Midlands Airport	30.14 miles
	London Oxford Airport	41.17 miles

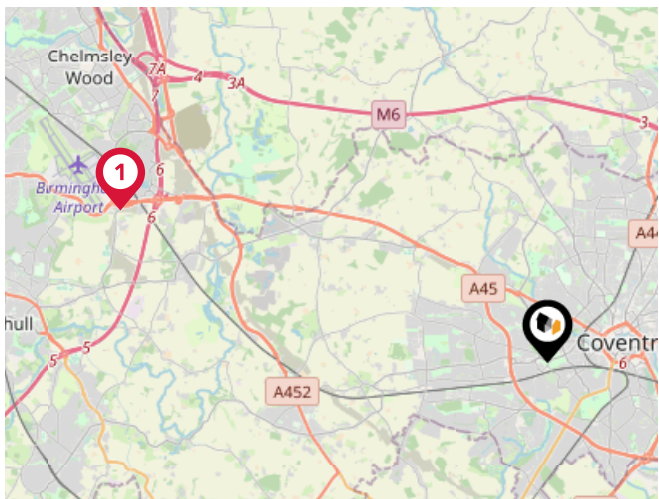
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Billing Rd	0.05 miles
	Billing Rd	0.07 miles
	Crosbie Rd	0.13 miles
	Oldfield Rd	0.14 miles
	Merrivale Rd	0.21 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.19 miles

Market Sold in Street



10, Prince Of Wales Road, Coventry, CV5 8GQ						Terraced House
Last Sold Date:	09/06/2023	12/10/2005				
Last Sold Price:	£260,000	£120,500				
54, Prince Of Wales Road, Coventry, CV5 8GQ						Terraced House
Last Sold Date:	11/02/2022	10/12/2010	09/06/2006	15/05/2003		
Last Sold Price:	£270,000	£159,500	£153,000	£128,000		
34, Prince Of Wales Road, Coventry, CV5 8GQ						Terraced House
Last Sold Date:	22/02/2021					
Last Sold Price:	£220,000					
18, Prince Of Wales Road, Coventry, CV5 8GQ						Terraced House
Last Sold Date:	05/06/2020	25/08/2015	14/01/2015			
Last Sold Price:	£233,000	£195,000	£138,000			
42, Prince Of Wales Road, Coventry, CV5 8GQ						Terraced House
Last Sold Date:	27/09/2019	16/08/2013	07/08/2009	27/03/2009	22/05/1998	
Last Sold Price:	£235,000	£151,000	£141,750	£120,000	£66,000	
52, Prince Of Wales Road, Coventry, CV5 8GQ						Terraced House
Last Sold Date:	05/10/2018	21/05/2010				
Last Sold Price:	£226,000	£139,950				
64, Prince Of Wales Road, Coventry, CV5 8GQ						Terraced House
Last Sold Date:	08/06/2017	06/07/2012	24/01/2012			
Last Sold Price:	£209,500	£156,000	£125,000			
66, Prince Of Wales Road, Coventry, CV5 8GQ						Semi-detached House
Last Sold Date:	16/09/2016	07/10/2005				
Last Sold Price:	£195,000	£132,000				
20, Prince Of Wales Road, Coventry, CV5 8GQ						Terraced House
Last Sold Date:	28/04/2016					
Last Sold Price:	£152,500					
50, Prince Of Wales Road, Coventry, CV5 8GQ						Terraced House
Last Sold Date:	05/12/2014					
Last Sold Price:	£164,000					
26, Prince Of Wales Road, Coventry, CV5 8GQ						Terraced House
Last Sold Date:	09/05/2014	23/11/2012				
Last Sold Price:	£179,500	£124,000				
48, Prince Of Wales Road, Coventry, CV5 8GQ						Terraced House
Last Sold Date:	24/05/2013					
Last Sold Price:	£140,000					

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

Market Sold in Street



36, Prince Of Wales Road, Coventry, CV5 8GQ				Terraced House
Last Sold Date:	27/11/2012	07/11/2008		
Last Sold Price:	£124,000	£150,000		
4, Prince Of Wales Road, Coventry, CV5 8GQ				Terraced House
Last Sold Date:	08/12/2011	09/10/2009		
Last Sold Price:	£160,000	£160,000		
40, Prince Of Wales Road, Coventry, CV5 8GQ				Terraced House
Last Sold Date:	02/08/2010	11/08/2006	01/11/1996	
Last Sold Price:	£150,000	£150,000	£60,000	
8, Prince Of Wales Road, Coventry, CV5 8GQ				Semi-detached House
Last Sold Date:	28/02/2008	11/10/2000		
Last Sold Price:	£146,000	£73,000		
46, Prince Of Wales Road, Coventry, CV5 8GQ				Terraced House
Last Sold Date:	29/09/2006	11/04/2003	26/05/2000	
Last Sold Price:	£165,000	£125,950	£73,000	
12, Prince Of Wales Road, Coventry, CV5 8GQ				Terraced House
Last Sold Date:	20/10/2004	21/06/1996		
Last Sold Price:	£150,000	£44,000		
62, Prince Of Wales Road, Coventry, CV5 8GQ				Terraced House
Last Sold Date:	30/04/2002	26/01/1996		
Last Sold Price:	£96,250	£54,950		
56, Prince Of Wales Road, Coventry, CV5 8GQ				Terraced House
Last Sold Date:	01/03/2002			
Last Sold Price:	£73,000			
30, Prince Of Wales Road, Coventry, CV5 8GQ				Terraced House
Last Sold Date:	04/04/1999			
Last Sold Price:	£62,000			
2, Prince Of Wales Road, Coventry, CV5 8GQ				Terraced House
Last Sold Date:	27/05/1998			
Last Sold Price:	£23,000			
6, Prince Of Wales Road, Coventry, CV5 8GQ				Terraced House
Last Sold Date:	28/11/1997	31/01/1997		
Last Sold Price:	£45,000	£42,500		

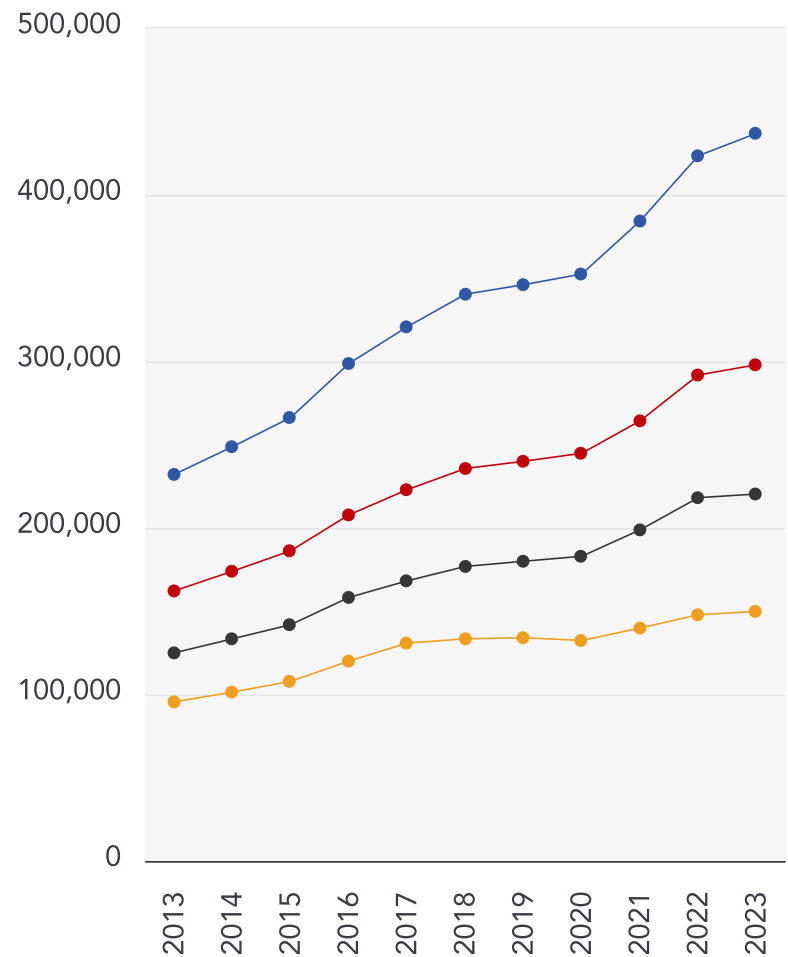
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+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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Walmsley's The Way to Move

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