



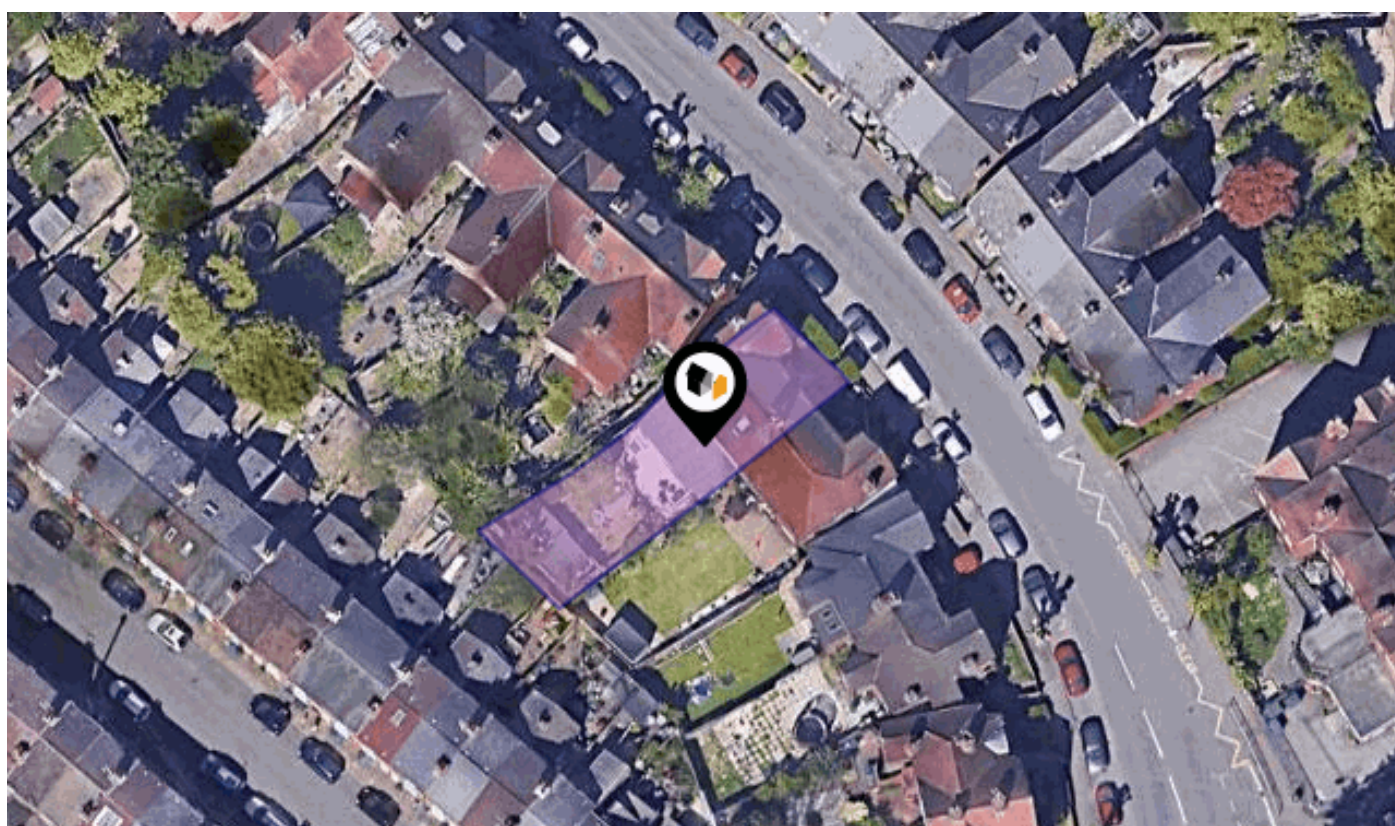
See More Online

Buyers and interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th November 2023



EARLSDON AVENUE NORTH, COVENTRY, CV5

Price Estimate : £550,000

Walmsley's The Way to Move

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

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www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



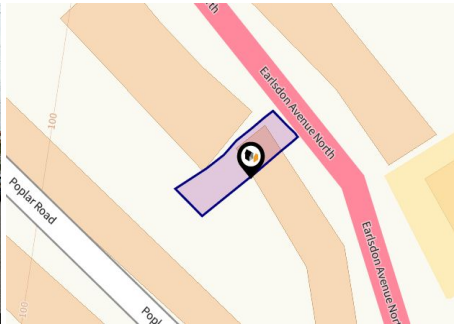
Dear Buyers and interested parties

Your property details in brief.....

A unique five double bedroom semi detached home
Exceptional living space with three reception areas
Stunning kitchen dining family room with bifolding doors
Separate sitting room with bay & further snug with log burner
Utility area with cloakroom and storage
Family bathroom & two en suite shower rooms
Delightful gardens with sitting areas, lawn & detached art studio
Main bedroom with two juliet balconies & en suite shower room
Central Earlsdon location with driveway parking
EPC Rating C, Total 2288 Sq.ft. or 212 Sq.m

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@walmsleythewaytomove.co.uk or 0330 1180 062



Property

Type:	Semi-Detached	Last Sold £/ft ² :	£200
Bedrooms:	5	Price Estimate:	£550,000
Floor Area:	1,991 ft ² / 185 m ²	Tenure:	Freehold
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,537		
Title Number:	WK22233		
UPRN:	100070643331		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very Low	17	80	1000
• Surface Water	Very Low	mb/s	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O ₂	EE	3	O ₂	BT	sky	Virgin media

Planning History

This Address



Planning records for: *95, Earlsdon Avenue North, Coventry, CV5 6GA*

Reference - HH/2019/3136	
Decision:	FAPP
Date:	18th December 2019
Description:	Proposed formation of vehicular access including a dropped kerb

Property
EPC - Certificate

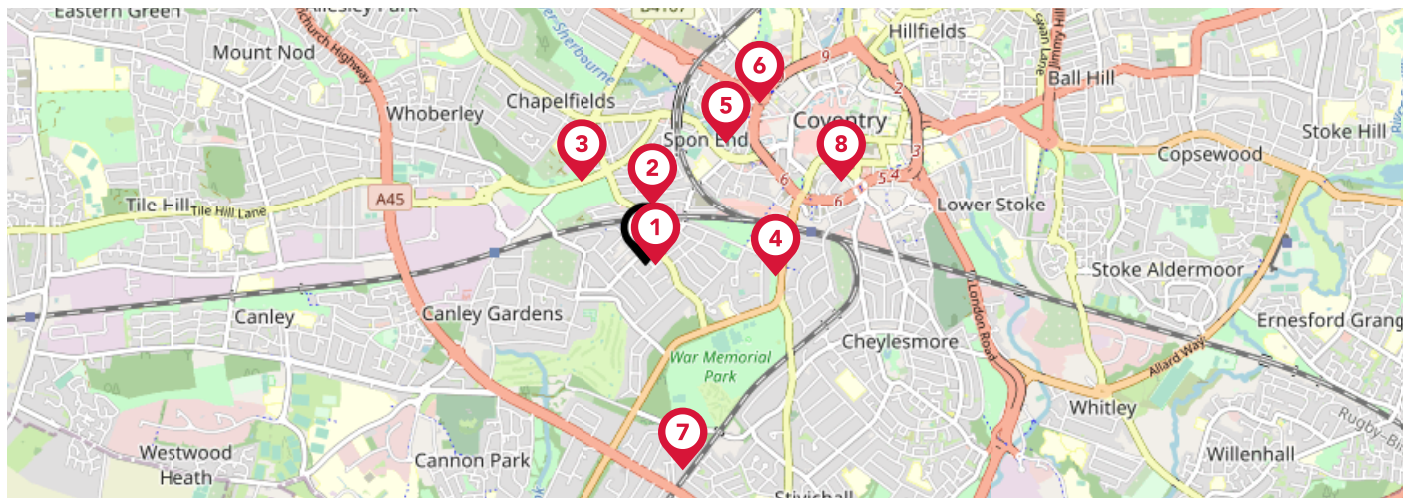


Earlsdon Avenue North, CV5		Energy rating	
		C	
Valid until 09.02.2025			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	70 c	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

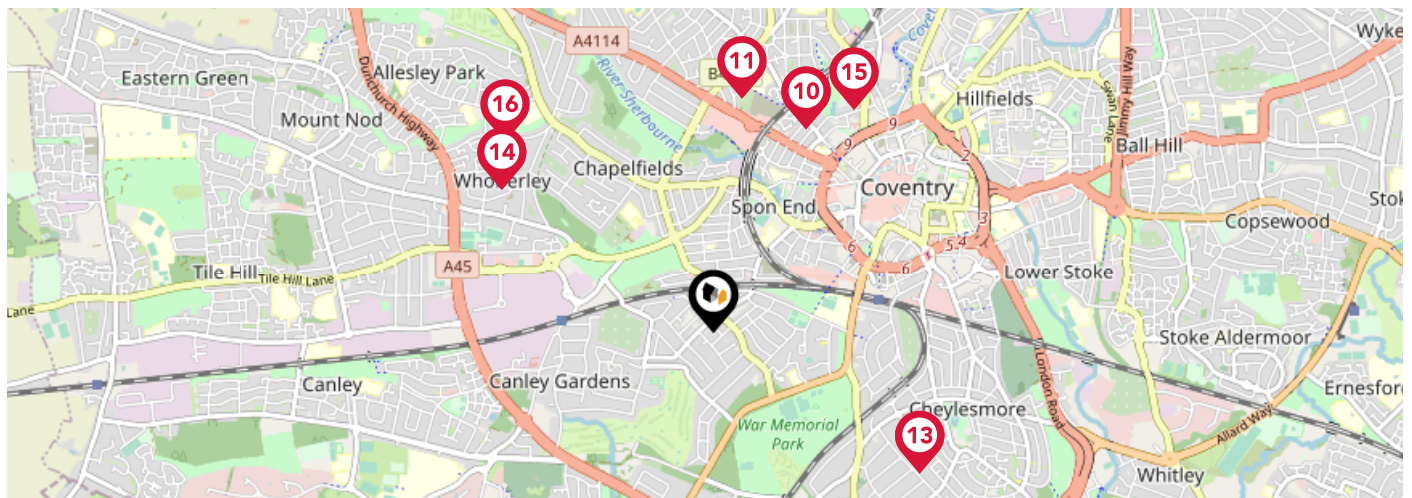
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with external insulation
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
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 92% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	185 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

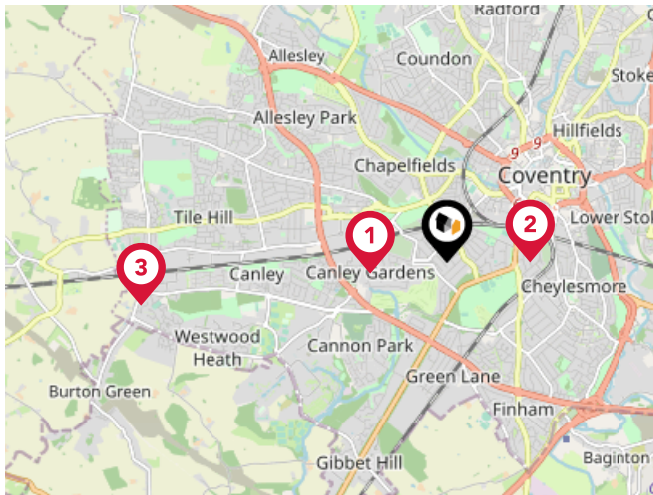
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.01	<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:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

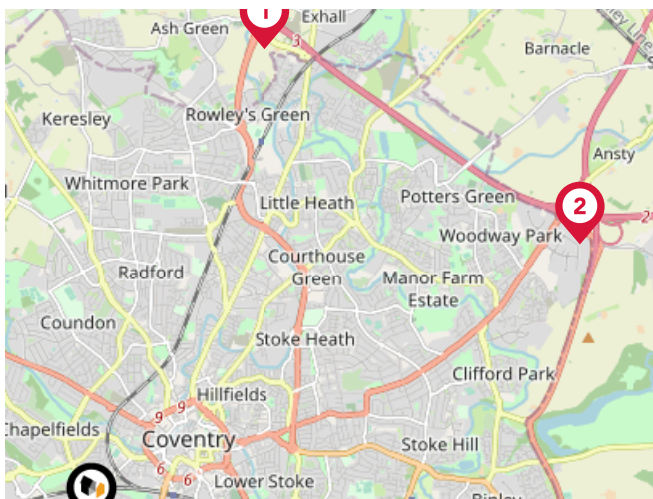
Area

Transport (National)



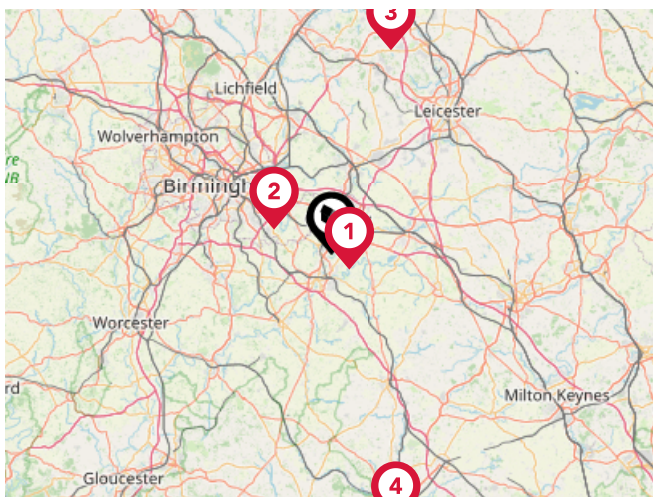
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.7 miles
	Coventry Rail Station	0.75 miles
	Tile Hill Rail Station	2.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.59 miles
	M6 J2	5.11 miles
	M40 J14	10.24 miles
	M40 J15	10.32 miles
	M6 J3A	8.29 miles

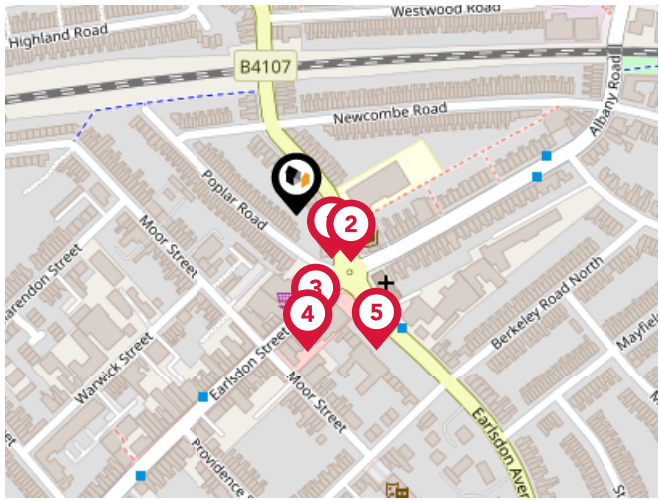


Airports/Helipads






Pin	Name	Distance
	Coventry Airport	3.29 miles
	Birmingham International Airport	9.18 miles
	East Midlands Airport	30.67 miles
	London Oxford Airport	40.36 miles

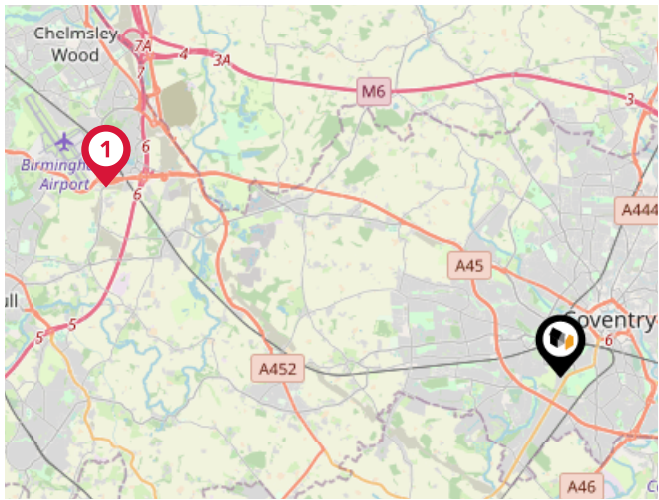
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Earlsdon St	0.03 miles
	Earlsdon St	0.04 miles
	Earlsdon Avenue	0.06 miles
	Earlsdon Avenue	0.08 miles
	Earlsdon St	0.09 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.91 miles

Market Sold in Street



93, Earlsdon Avenue North, Coventry, CV5 6GA					Semi-detached House
Last Sold Date:	25/04/2023	05/12/2016	17/07/2009		
Last Sold Price:	£450,000	£360,000	£205,500		
103, Earlsdon Avenue North, Coventry, CV5 6GA					Terraced House
Last Sold Date:	22/11/2021	15/07/2011	28/05/2010		
Last Sold Price:	£325,000	£196,500	£165,500		
101, Earlsdon Avenue North, Coventry, CV5 6GA					Terraced House
Last Sold Date:	08/07/2021				
Last Sold Price:	£242,000				
119, Earlsdon Avenue North, Coventry, CV5 6GA					other House
Last Sold Date:	31/01/2020				
Last Sold Price:	£250,000				
109, Earlsdon Avenue North, Coventry, CV5 6GA					Terraced House
Last Sold Date:	12/11/2018	30/04/2010	03/10/2003		
Last Sold Price:	£270,000	£235,000	£69,000		
85, Earlsdon Avenue North, Coventry, CV5 6GA					Semi-detached House
Last Sold Date:	05/09/2018	09/12/1996			
Last Sold Price:	£315,000	£84,500			
113, Earlsdon Avenue North, Coventry, CV5 6GA					Terraced House
Last Sold Date:	23/10/2017	16/06/2008			
Last Sold Price:	£395,000	£315,000			
87, Earlsdon Avenue North, Coventry, CV5 6GA					other House
Last Sold Date:	15/09/2017				
Last Sold Price:	£130,000				
117, Earlsdon Avenue North, Coventry, CV5 6GA					Terraced House
Last Sold Date:	07/07/2017	18/08/2000			
Last Sold Price:	£305,000	£124,500			
95, Earlsdon Avenue North, Coventry, CV5 6GA					Semi-detached House
Last Sold Date:	29/02/2016	22/05/2015	11/12/2007	05/05/2004	
Last Sold Price:	£400,000	£363,000	£249,950	£185,000	
91, Earlsdon Avenue North, Coventry, CV5 6GA					Semi-detached House
Last Sold Date:	28/03/2014	15/01/2010	28/06/2001		
Last Sold Price:	£245,000	£245,000	£173,000		
81, Earlsdon Avenue North, Coventry, CV5 6GA					Semi-detached House
Last Sold Date:	20/03/2012				
Last Sold Price:	£250,000				

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

Market Sold in Street



87a, Earlsdon Avenue North, Coventry, CV5 6GA		Flat-maisonette House
Last Sold Date:	28/07/2008	
Last Sold Price:	£125,000	
121, Earlsdon Avenue North, Coventry, CV5 6GA		Terraced House
Last Sold Date:	26/03/1999	
Last Sold Price:	£55,000	
99, Earlsdon Avenue North, Coventry, CV5 6GA		Terraced House
Last Sold Date:	04/09/1998	
Last Sold Price:	£80,000	

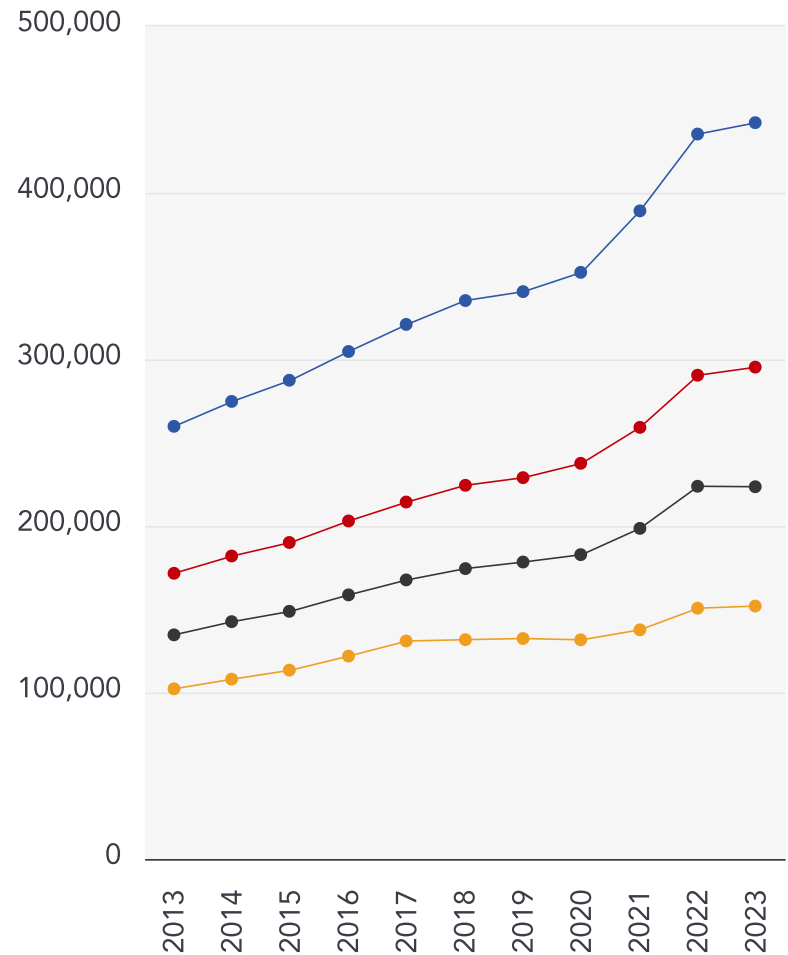
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

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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