



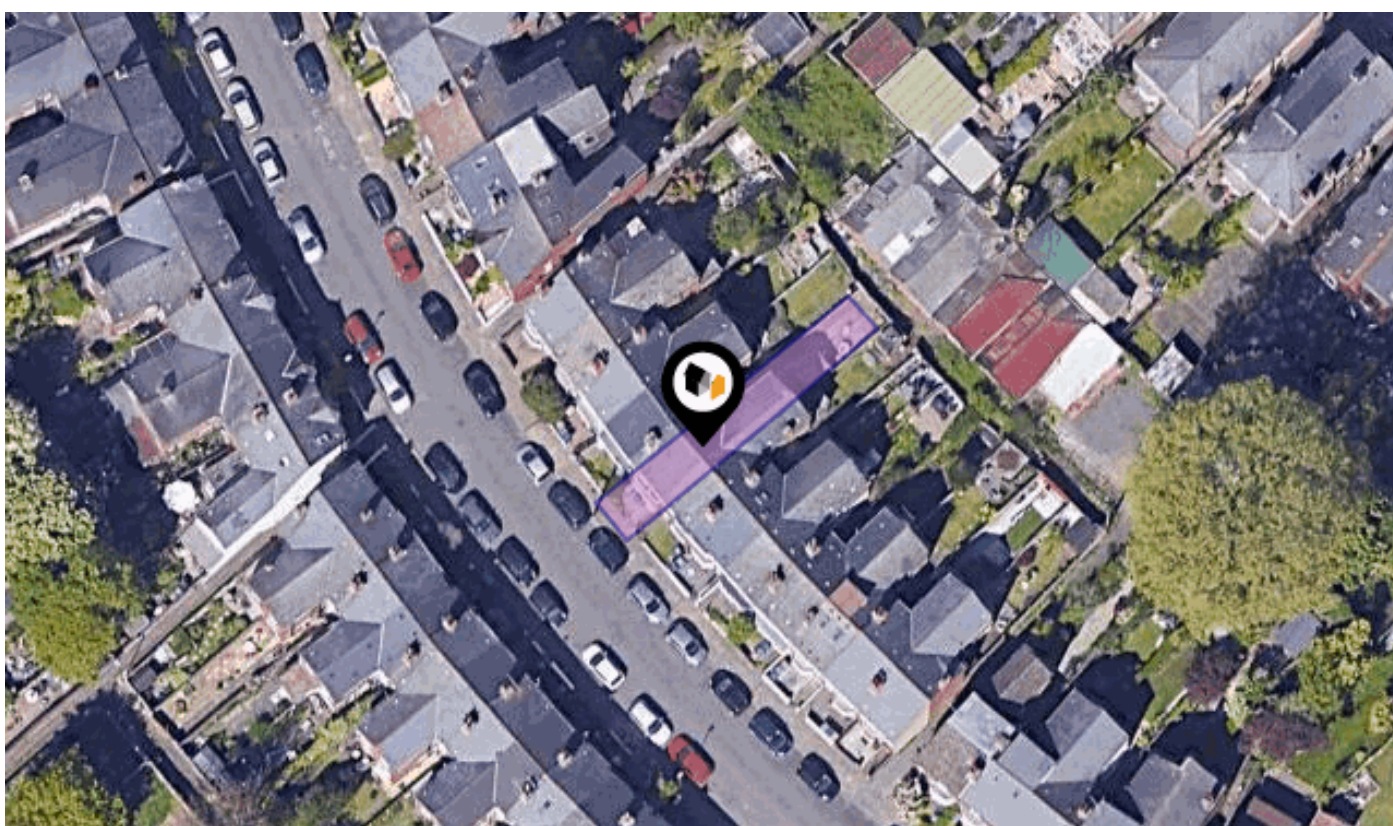
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th November 2023



STANWAY ROAD, COVENTRY, CV5

Price Estimate : £235,000

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.....

A three bedroom terraced home in need of modernisation

First floor bathroom & ground floor cloakroom

Hallway & two reception rooms

Spacious kitchen with access to rear gardens

Main bedroom with built in wardrobe

Electric heating & double glazing

Popular Earlsdon location near Parks & Train Station

EPC Rating E, Total 898 Sq.ft. or 82 Sq.m & NO UPWARD CHAIN

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



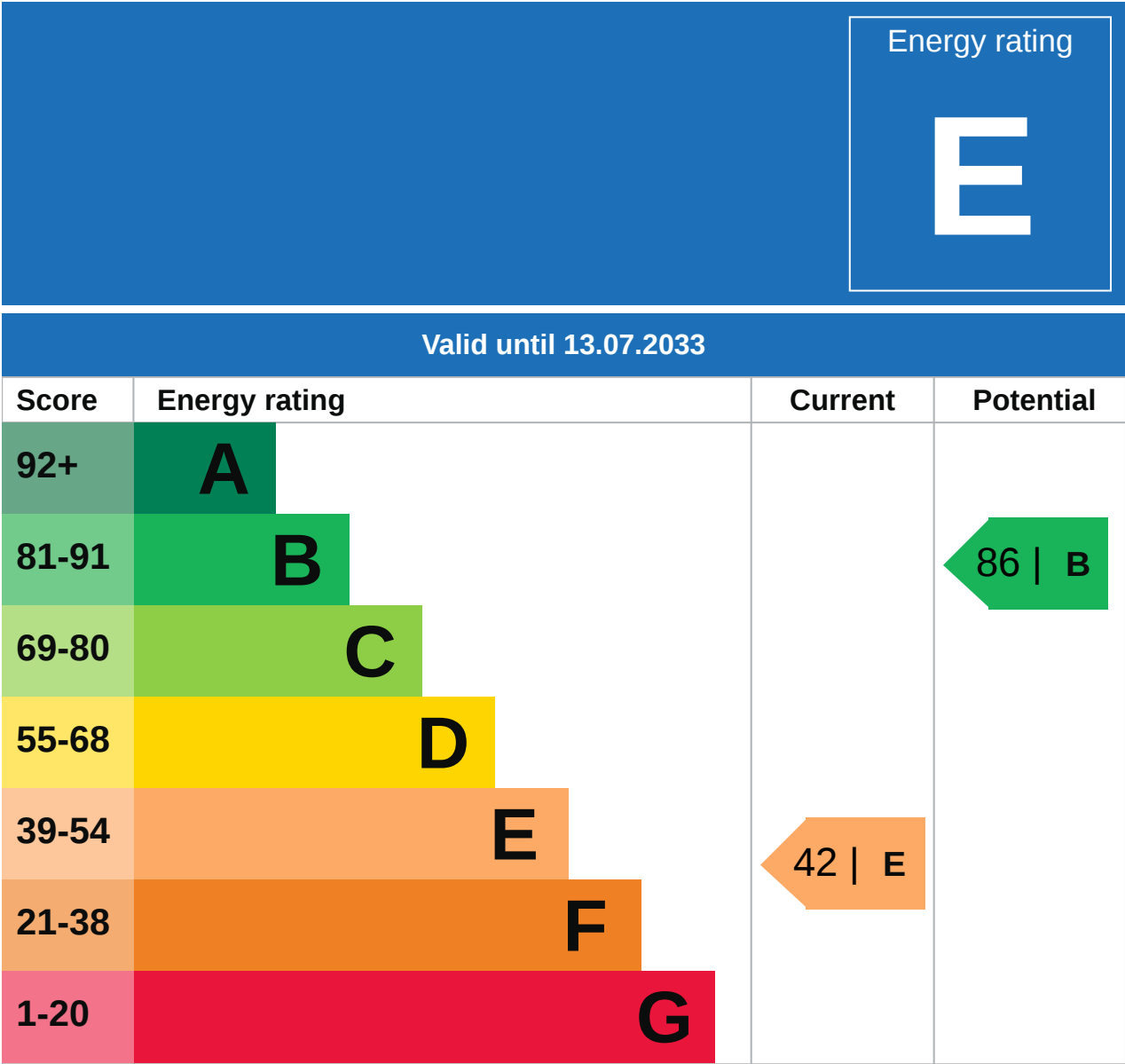
Property

Type:	Terraced	Price Estimate:	£235,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.03 acres		
Council Tax :	Band B		
Annual Estimate:	£1,615		
Title Number:	WK117619		
UPRN:	100070703996		

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)				

Property EPC - Certificate



Property

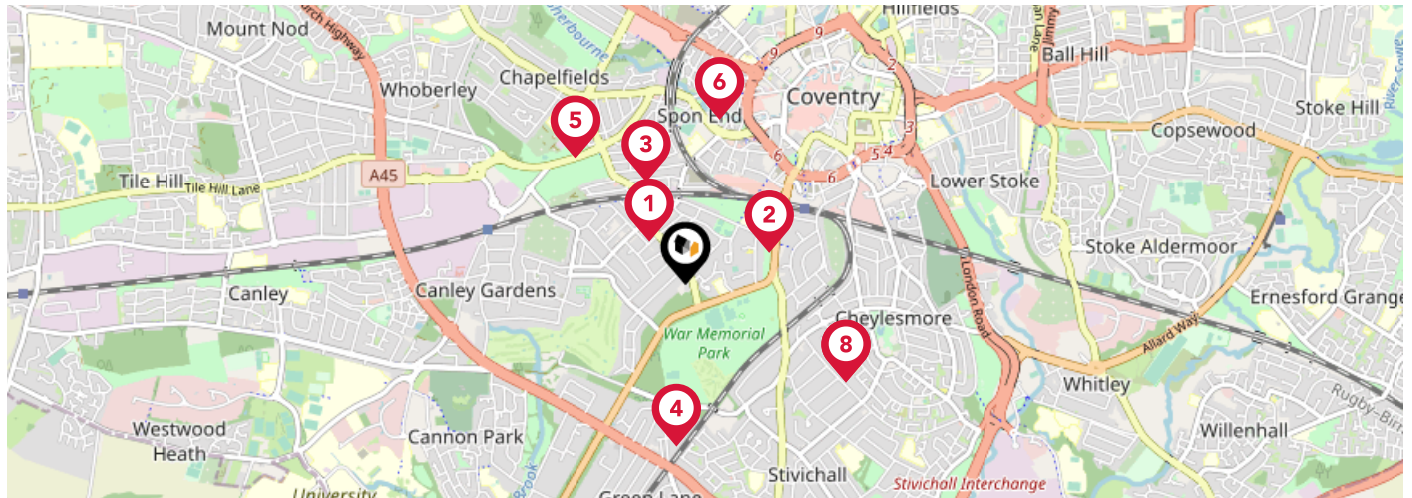
EPC - Additional Data



Additional EPC Data

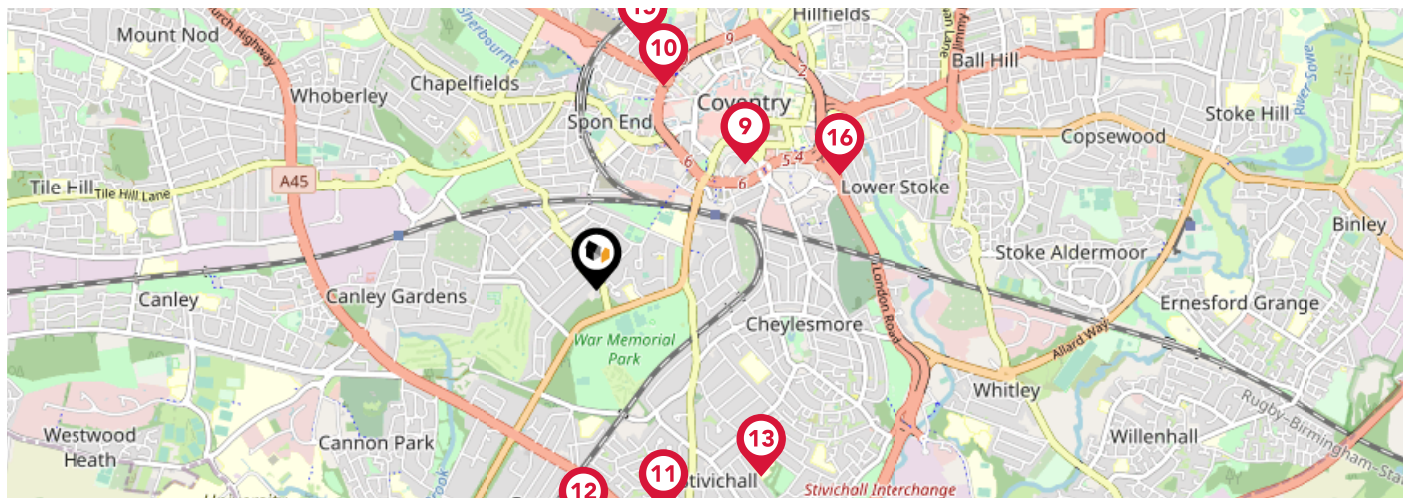
Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion off
Hot Water Energy Efficiency:	Peak
Lighting:	Low energy lighting in 20% of fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	85 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.26	<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:0.41	<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:0.5	<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:0.73	<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:0.76	<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:0.76	<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"/>

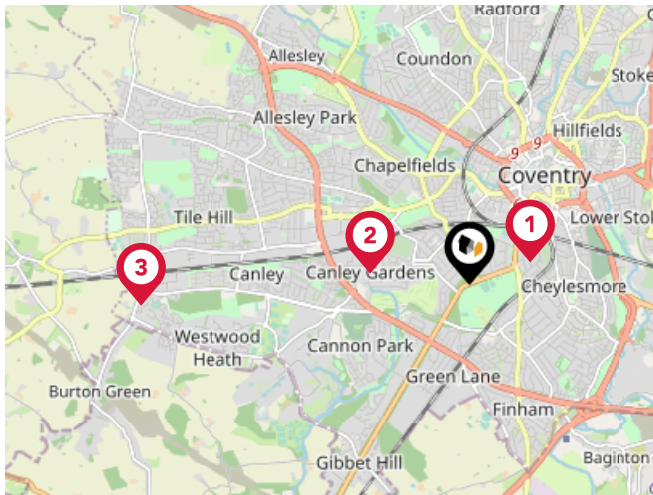
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 410 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Coventry University Ofsted Rating: Good Pupils:0 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

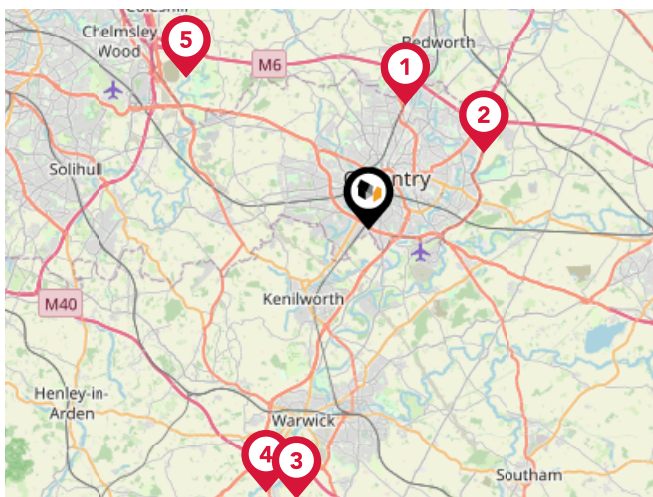
Area

Transport (National)



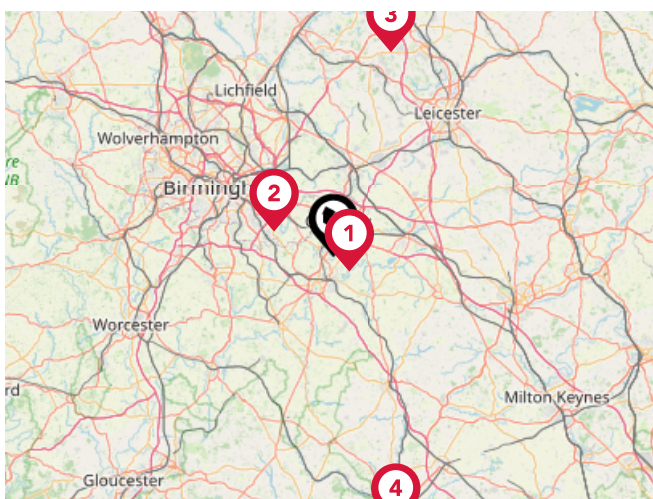
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.58 miles
	Canley Rail Station	0.9 miles
	Tile Hill Rail Station	2.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.72 miles
	M6 J2	5.03 miles
	M40 J14	10.1 miles
	M40 J15	10.21 miles
	M6 J3A	8.58 miles

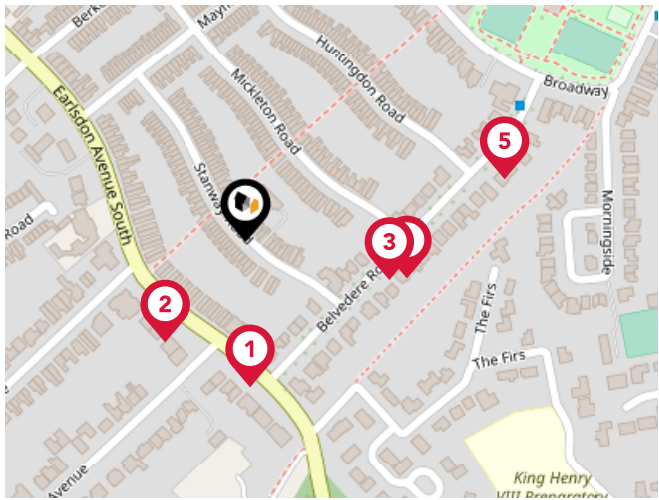


Airports/Helipads






Pin	Name	Distance
	Coventry Airport	3 miles
	Birmingham International Airport	9.45 miles
	East Midlands Airport	30.81 miles
	London Oxford Airport	40.12 miles

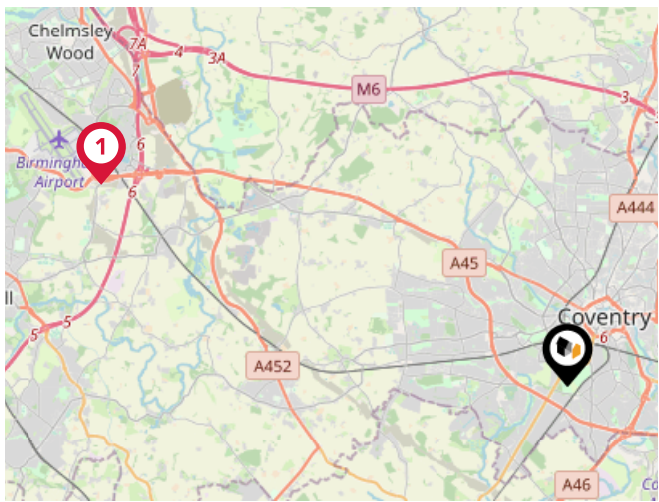
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Warwick Avenue	0.08 miles
	Warwick Avenue	0.07 miles
	Mickleton Rd	0.08 miles
	Mickleton Rd	0.09 miles
	Huntingdon Rd	0.15 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.18 miles

Market Sold in Street



45, Stanway Road, Coventry, CV5 6PH							Terraced House
Last Sold Date:	16/06/2023						
Last Sold Price:	£250,000						
67, Stanway Road, Coventry, CV5 6PH							Terraced House
Last Sold Date:	29/07/2022	10/02/2017	01/03/2012	19/05/2006	04/07/2003	15/10/1999	
Last Sold Price:	£285,000	£248,000	£140,000	£153,000	£147,950	£77,000	
31, Stanway Road, Coventry, CV5 6PH							Terraced House
Last Sold Date:	25/02/2022	21/06/2005					
Last Sold Price:	£215,000	£120,000					
29, Stanway Road, Coventry, CV5 6PH							Terraced House
Last Sold Date:	13/12/2021	24/01/2014	10/03/2009				
Last Sold Price:	£235,000	£150,000	£127,000				
75a, Stanway Road, Coventry, CV5 6PH							other House
Last Sold Date:	30/11/2021						
Last Sold Price:	£52,500						
65, Stanway Road, Coventry, CV5 6PH							Terraced House
Last Sold Date:	30/09/2021	14/08/2012	16/06/2000				
Last Sold Price:	£305,000	£175,000	£72,000				
19, Stanway Road, Coventry, CV5 6PH							Terraced House
Last Sold Date:	22/06/2021						
Last Sold Price:	£180,000						
87, Stanway Road, Coventry, CV5 6PH							Semi-detached House
Last Sold Date:	15/01/2021	30/03/2015	30/07/2012	20/07/1995			
Last Sold Price:	£441,250	£340,000	£320,000	£75,000			
23, Stanway Road, Coventry, CV5 6PH							Terraced House
Last Sold Date:	02/08/2019	21/08/2018					
Last Sold Price:	£212,000	£162,500					
7, Stanway Road, Coventry, CV5 6PH							Terraced House
Last Sold Date:	20/02/2019	11/04/2011	06/04/2001	11/08/1995			
Last Sold Price:	£197,500	£150,000	£86,000	£46,000			
21, Stanway Road, Coventry, CV5 6PH							Semi-detached House
Last Sold Date:	26/10/2018	05/07/2002	02/11/1998				
Last Sold Price:	£200,000	£89,000	£51,950				
57, Stanway Road, Coventry, CV5 6PH							Terraced House
Last Sold Date:	07/04/2017	03/08/2007	03/06/1996				
Last Sold Price:	£228,000	£165,000	£46,225				

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

Market Sold in Street



37, Stanway Road, Coventry, CV5 6PH					Terraced House
Last Sold Date:	30/03/2017	15/04/2011			
Last Sold Price:	£196,000	£130,000			
41, Stanway Road, Coventry, CV5 6PH					Terraced House
Last Sold Date:	16/12/2016				
Last Sold Price:	£295,000				
75, Stanway Road, Coventry, CV5 6PH					Terraced House
Last Sold Date:	09/09/2016	02/06/2004			
Last Sold Price:	£207,500	£156,000			
51, Stanway Road, Coventry, CV5 6PH					Terraced House
Last Sold Date:	29/01/2016	23/11/2012	05/04/2007	31/03/1998	
Last Sold Price:	£325,000	£250,000	£235,000	£97,500	
25, Stanway Road, Coventry, CV5 6PH					Terraced House
Last Sold Date:	16/11/2015	25/08/2006	19/08/1999		
Last Sold Price:	£164,750	£139,950	£65,000		
81, Stanway Road, Coventry, CV5 6PH					Terraced House
Last Sold Date:	18/11/2013	02/08/2002	31/05/1995		
Last Sold Price:	£237,500	£137,500	£58,500		
71, Stanway Road, Coventry, CV5 6PH					Terraced House
Last Sold Date:	31/10/2013	07/08/2006	14/07/2004		
Last Sold Price:	£178,000	£152,000	£151,000		
15, Stanway Road, Coventry, CV5 6PH					Terraced House
Last Sold Date:	12/07/2007	10/12/1999			
Last Sold Price:	£143,000	£52,000			
47, Stanway Road, Coventry, CV5 6PH					Terraced House
Last Sold Date:	20/04/2007	17/05/2001			
Last Sold Price:	£215,000	£115,000			
13, Stanway Road, Coventry, CV5 6PH					Terraced House
Last Sold Date:	27/05/2005	16/08/1996			
Last Sold Price:	£140,000	£44,000			
43, Stanway Road, Coventry, CV5 6PH					Terraced House
Last Sold Date:	02/05/2003	27/08/1999			
Last Sold Price:	£112,000	£66,500			
3, Stanway Road, Coventry, CV5 6PH					Terraced House
Last Sold Date:	28/03/2003	07/04/1995			
Last Sold Price:	£110,000	£43,000			

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

Market Sold in Street



79, Stanway Road, Coventry, CV5 6PH		Terraced House
Last Sold Date:	13/03/2003	
Last Sold Price:	£151,000	
83, Stanway Road, Coventry, CV5 6PH		Terraced House
Last Sold Date:	20/05/2002	14/02/1997
Last Sold Price:	£141,000	£52,950
27, Stanway Road, Coventry, CV5 6PH		Terraced House
Last Sold Date:	14/09/2001	03/08/1998
Last Sold Price:	£91,000	£59,000
39, Stanway Road, Coventry, CV5 6PH		Terraced House
Last Sold Date:	13/04/2000	
Last Sold Price:	£64,950	
85, Stanway Road, Coventry, CV5 6PH		Terraced House
Last Sold Date:	06/08/1999	
Last Sold Price:	£49,000	
55, Stanway Road, Coventry, CV5 6PH		Terraced House
Last Sold Date:	16/10/1996	
Last Sold Price:	£55,000	
89, Stanway Road, Coventry, CV5 6PH		Semi-detached House
Last Sold Date:	26/06/1995	
Last Sold Price:	£84,000	

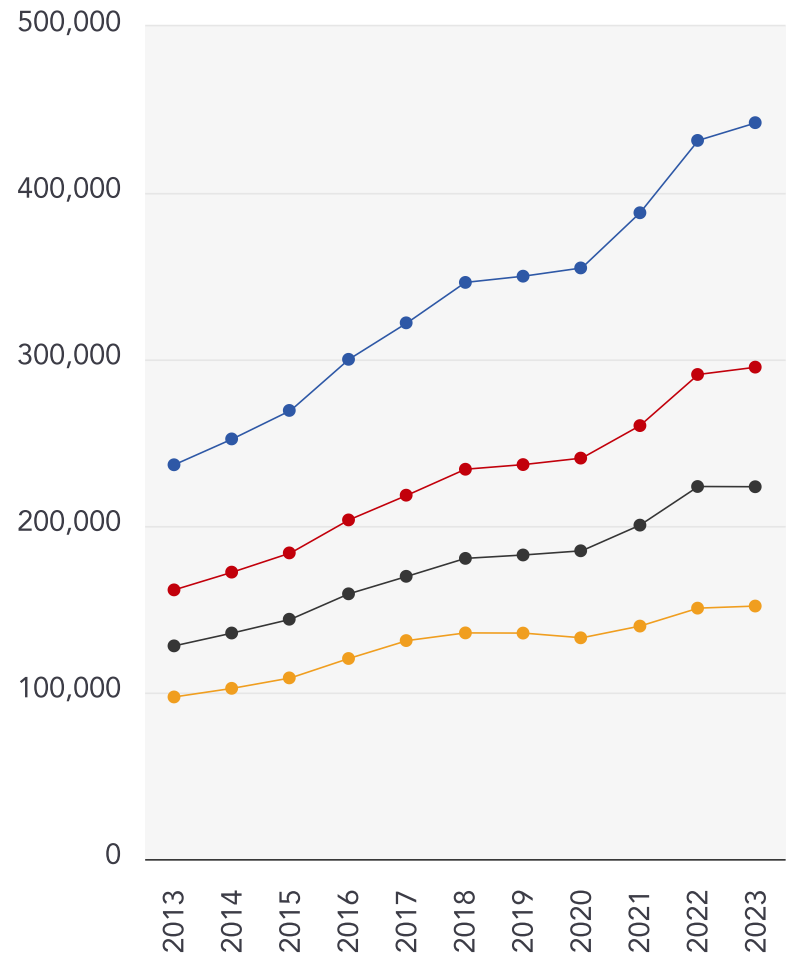
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

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



Important - Please Read

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

