



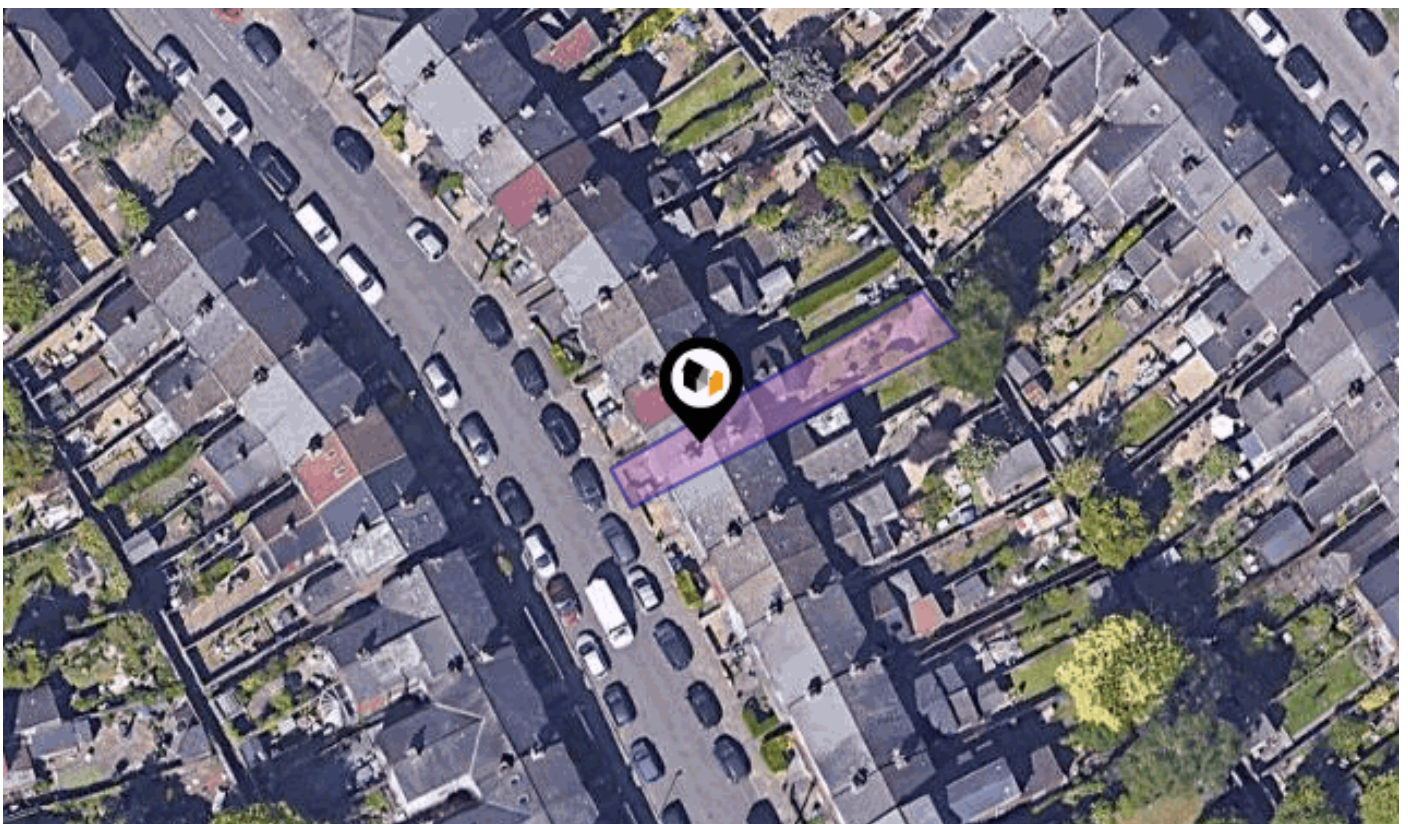
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 18th December 2023



STANWAY ROAD, COVENTRY, CV5

Price Estimate : £240,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A stylish & quite unique two double bedroom terraced home

Impressive & social open plan kitchen dining room

Separate utility room with door to garden

Contemporary ground floor bathroom

Front sitting room with bay window & feature fire place

Generous walled rear garden with sitting area & rear access

Close to central Earlsdon, Spencer Park & Train Station

EPC rating D, 716 Sq.Ft or 67 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 Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	699 ft ² / 65 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,615
Title Number:	WM468374
UPRN:	100070703956

Last Sold £/ft²:	£285
Price Estimate:	£240,000
Tenure:	Freehold

Local Area

Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Stanway Road, CV5

Energy rating

D

Valid until 13.06.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property

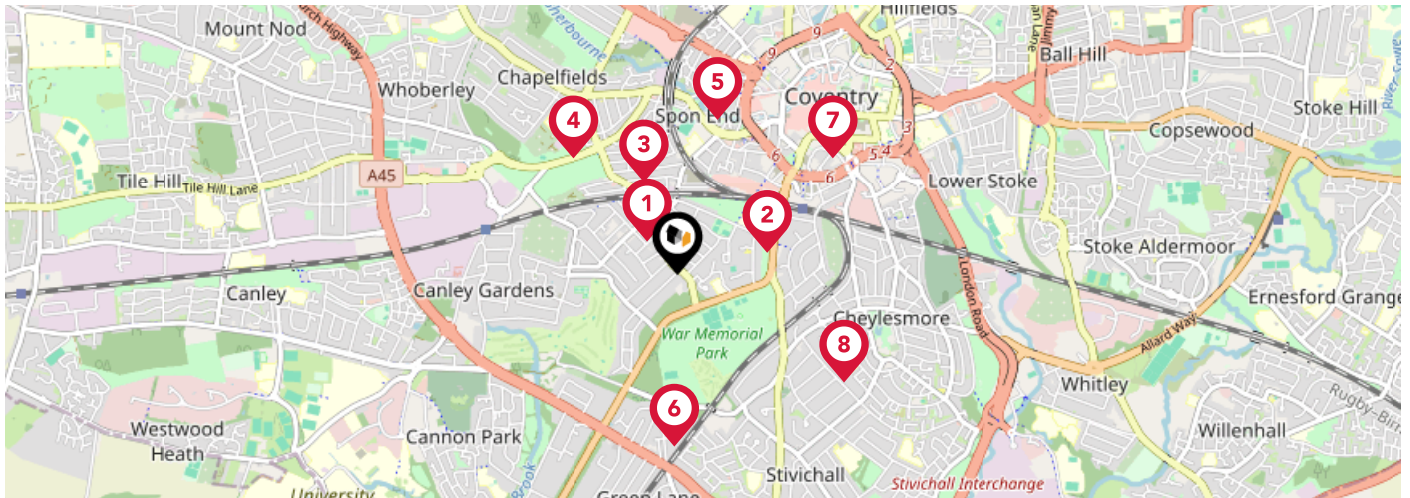
EPC - Additional Data



Additional EPC Data

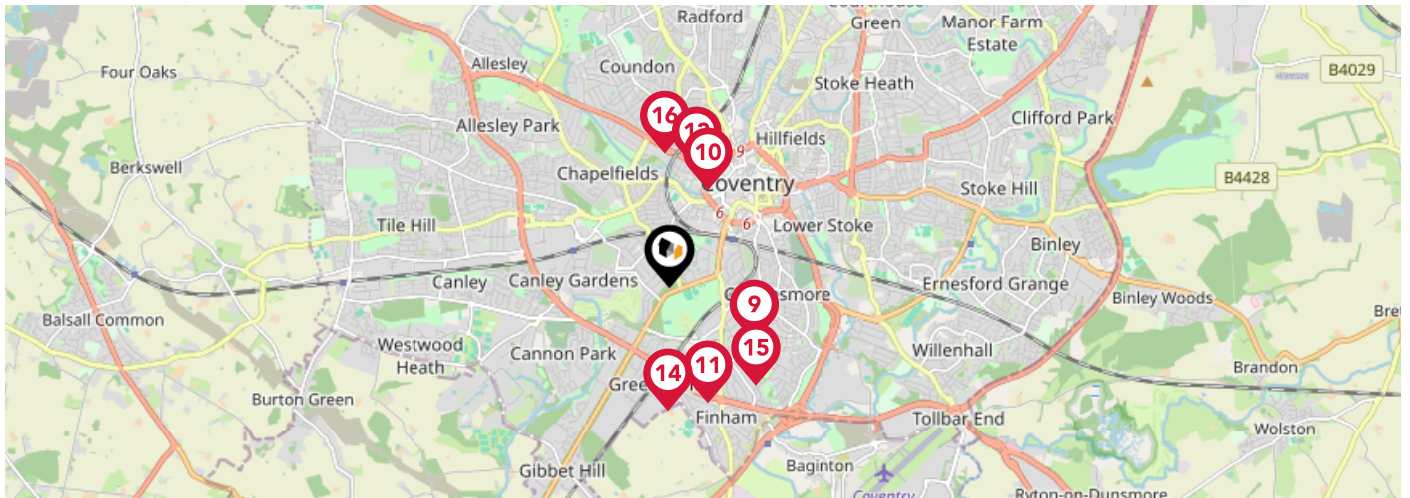
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	65 m ²









Area Schools



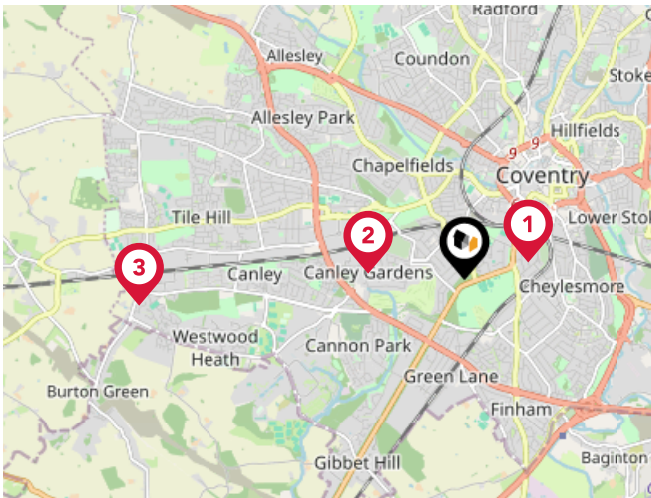
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 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:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



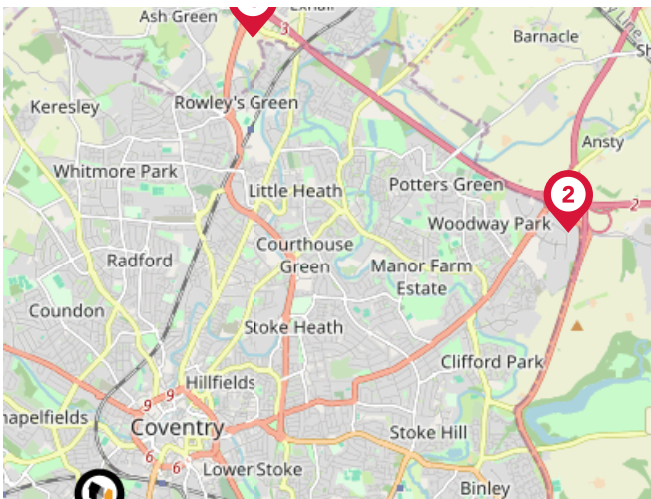
	Nursery	Primary	Secondary	College	Private
 Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.94	<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:1.1	<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:1.1	<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:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.12	<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:1.17	<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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



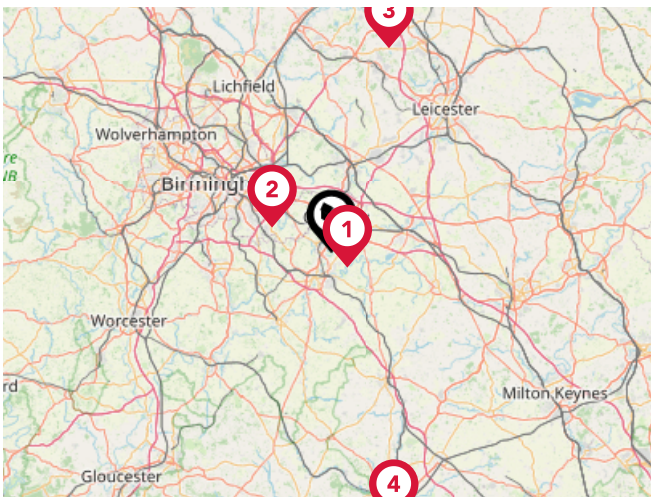
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.59 miles
2	Canley Rail Station	0.87 miles
3	Tile Hill Rail Station	2.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.68 miles
2	M6 J2	5.03 miles
3	M40 J14	10.14 miles
4	M40 J15	10.25 miles
5	M6 J3A	8.53 miles

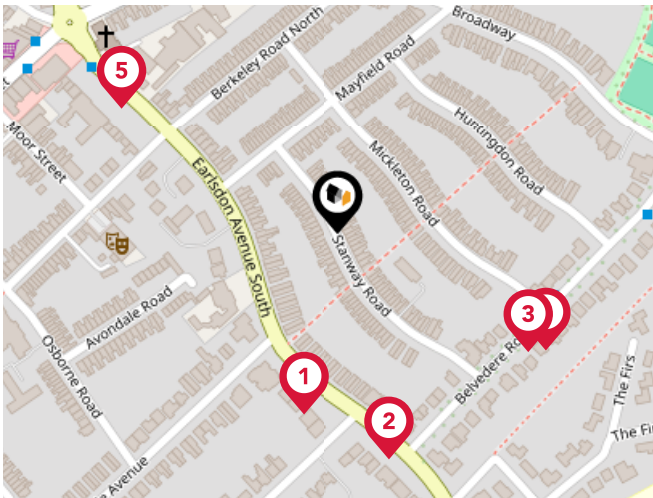


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.05 miles
2	Birmingham International Airport	9.41 miles
3	East Midlands Airport	30.77 miles
4	London Oxford Airport	40.17 miles

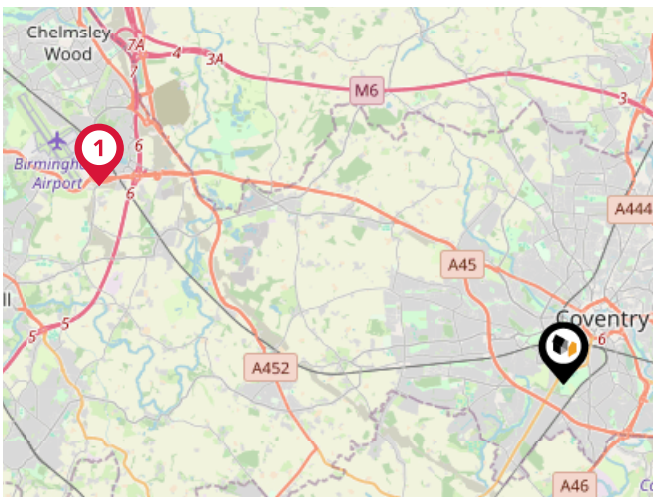
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Warwick Avenue	0.1 miles
2	Warwick Avenue	0.13 miles
3	Mickleton Rd	0.13 miles
4	Mickleton Rd	0.14 miles
5	Earlsdon St	0.14 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.14 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	

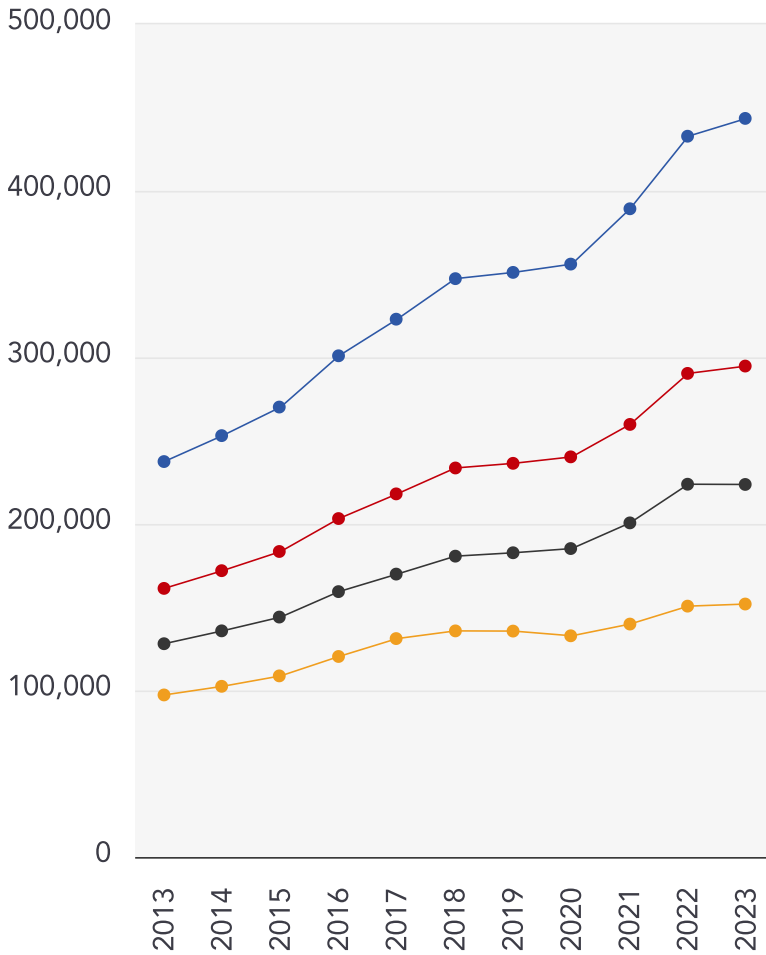
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Market

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



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Agent Disclaimer



Important - Please Read

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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.

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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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18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

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