



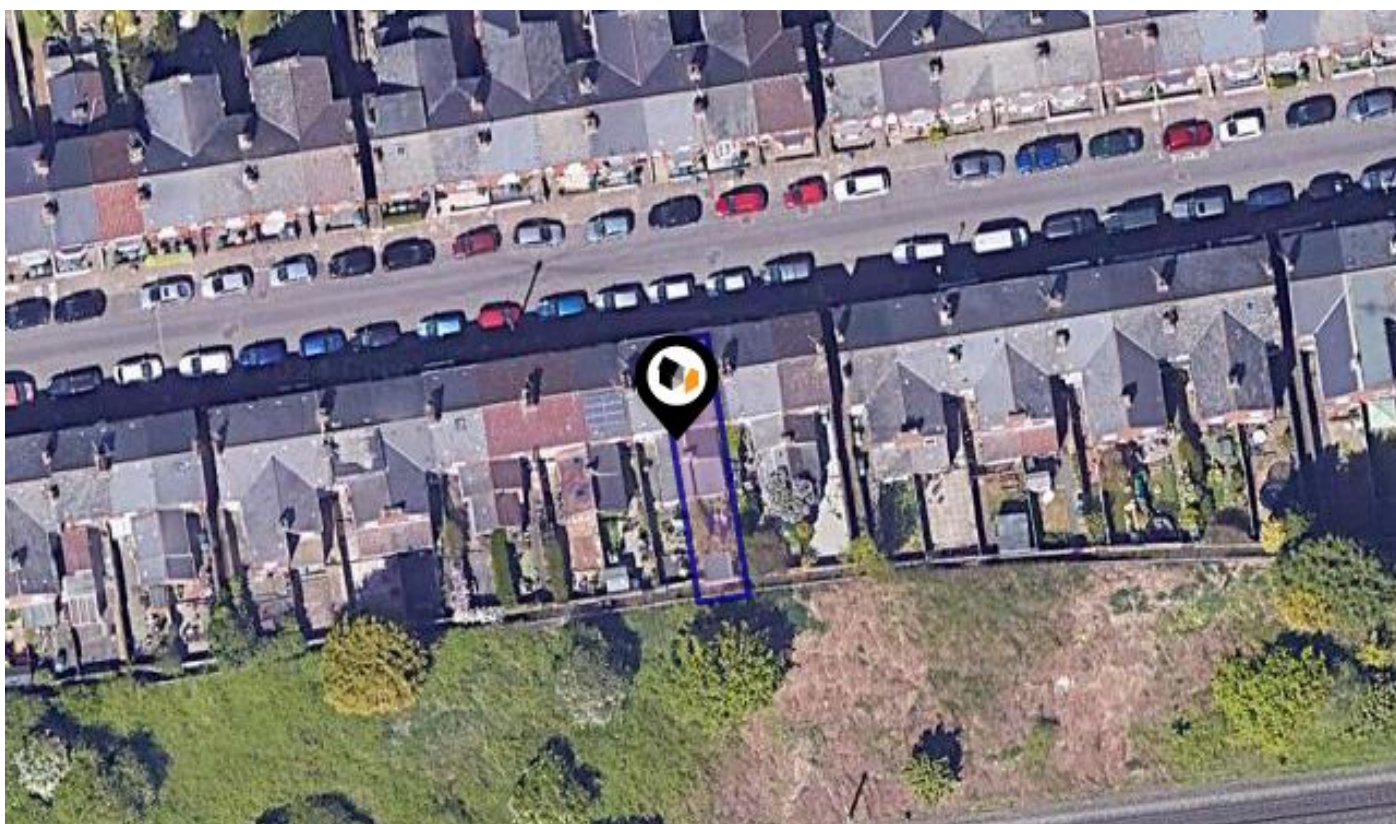
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Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 21st October 2024



HIGHLAND ROAD, COVENTRY, CV5

Price Estimate : £195,000

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & Interested Parties

A key facts guide for buyers & interested parties

A much loved terraced home with landscaped South facing rear gardens

Two double bedrooms & two reception rooms

Ground floor wet room with hand basin & WC

Hallway & stunning fireplace to bay fronted front sitting room

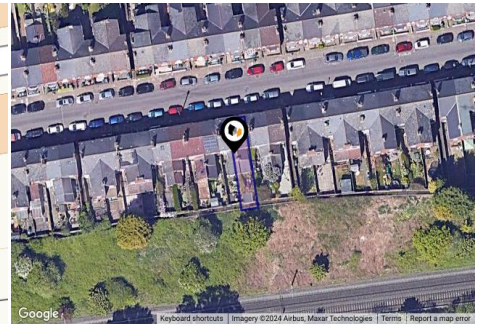
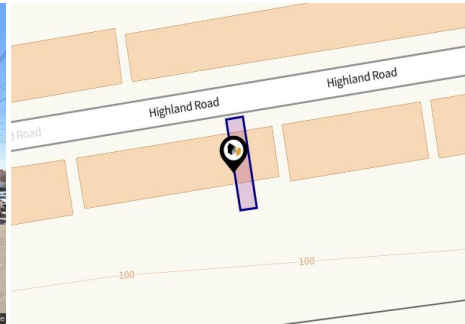
Well equipped kitchen with rear lobby to gardens

In need of some modernisation but gas centrally heated & double glazed

Earlsdon location close to Hearsall Common, A45 & local schooling

EPC rating TBC, Total Dimensions 724 Sq. Ft or 67 Sq.M

"This information is provided as a guide and all information should be counter checked by your conveyancer during the legal process".



Property

Type: Terraced
Bedrooms: 2
Plot Area: 0.02 acres
Council Tax : Band A
Annual Estimate: £1,530
Title Number: WM294080

Price Estimate: £195,000
Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

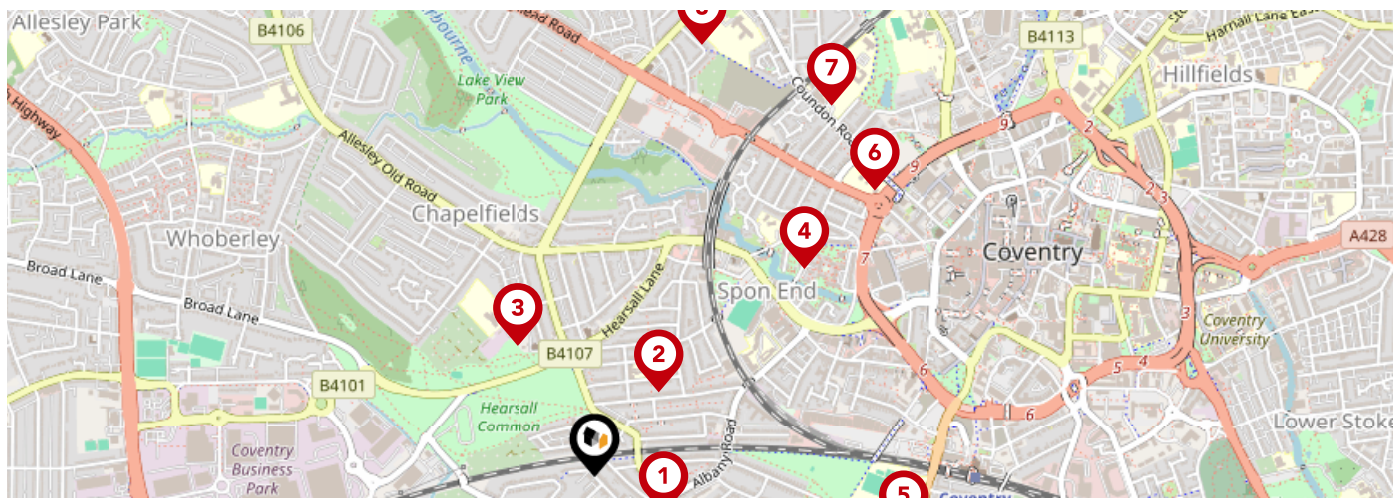
16 mb/s **55** mb/s **1000** mb/s

Mobile Coverage:
 (based on calls indoors)

O₂ **EE** **3** **O₂**

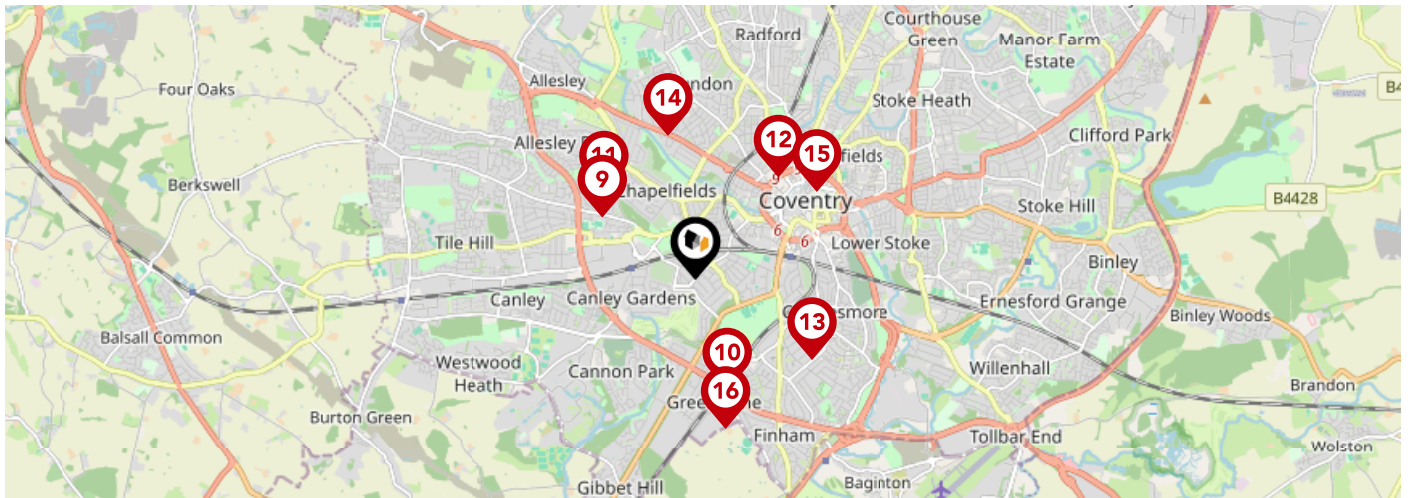
Satellite/Fibre TV Availability:

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.24	<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: 239 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

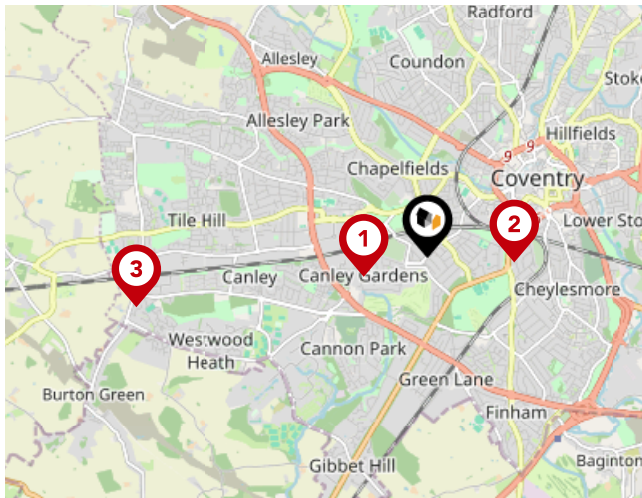
Area Schools



		Nursery	Primary	Secondary	College	Private
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

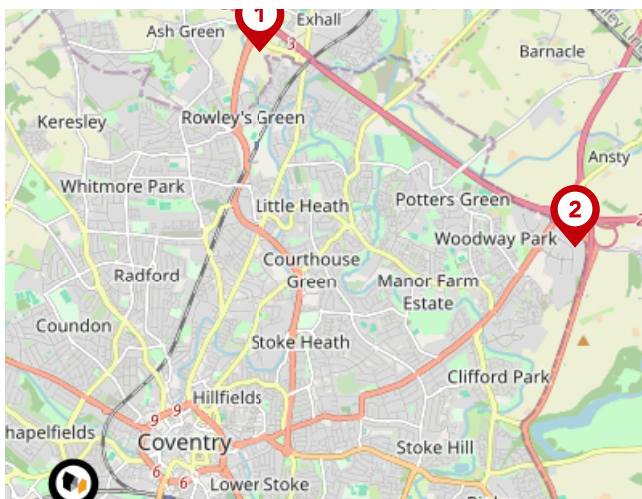
Area

Transport (National)



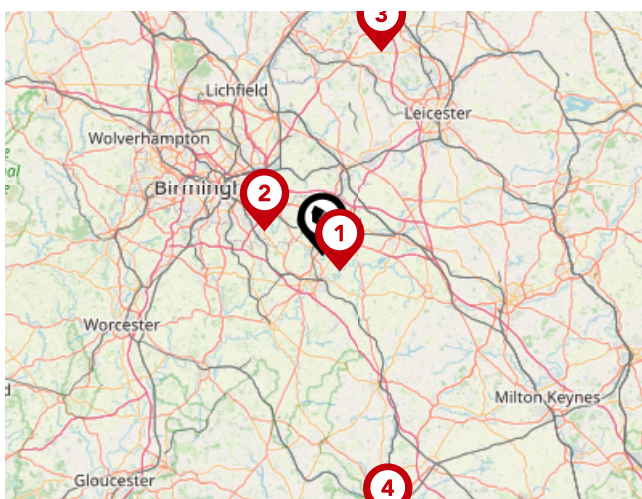
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.6 miles
2	Coventry Rail Station	0.78 miles
3	Tile Hill Rail Station	2.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.56 miles
2	M6 J2	5.17 miles
3	M40 J14	10.29 miles
4	M40 J15	10.36 miles
5	M6 J3A	8.15 miles

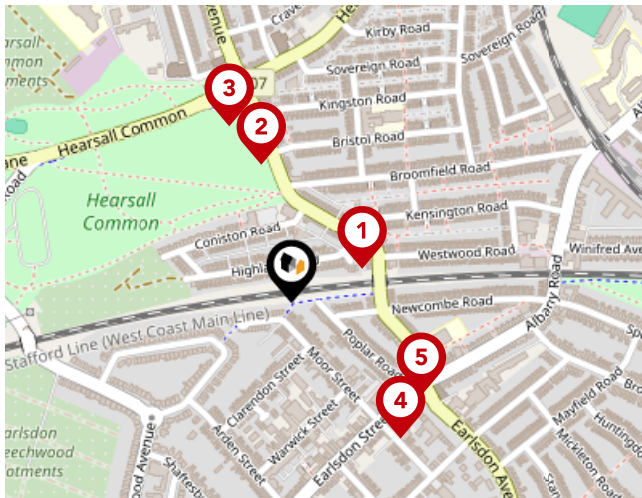


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.43 miles
2	Birmingham Airport	9.05 miles
3	East Mids Airport	30.6 miles
4	Kidlington	40.55 miles

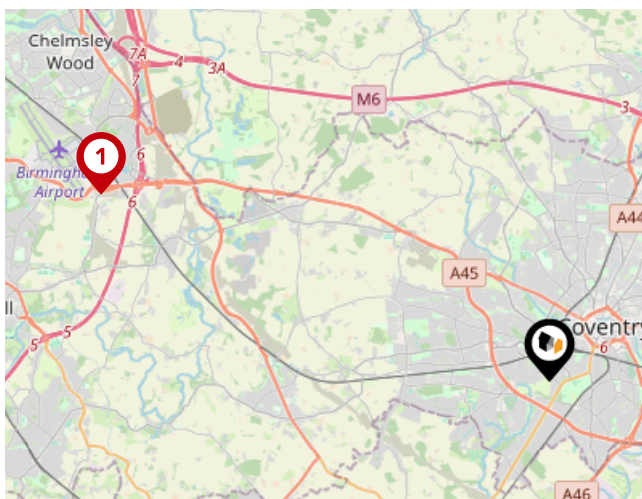
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Highland Road	0.09 miles
2	Kingston Road	0.16 miles
3	Queensland Ave	0.21 miles
4	Poplar Road	0.2 miles
5	Earlsdon Library	0.18 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.78 miles

Market Sold in Street



35, Highland Road, Coventry, CV5 6GQ						Terraced House
Last Sold Date:	25/06/2024	30/03/2007	29/01/1996			
Last Sold Price:	£180,000	£160,000	£35,000			
63, Highland Road, Coventry, CV5 6GQ						Terraced House
Last Sold Date:	11/04/2024	21/07/2017	04/08/2014	30/05/2006	13/07/2005	
Last Sold Price:	£257,500	£250,000	£205,000	£168,000	£119,995	
19, Highland Road, Coventry, CV5 6GQ						Terraced House
Last Sold Date:	05/04/2024					
Last Sold Price:	£230,000					
43, Highland Road, Coventry, CV5 6GQ						Terraced House
Last Sold Date:	07/04/2021	12/02/2010	25/09/1997			
Last Sold Price:	£175,000	£122,000	£41,250			
39, Highland Road, Coventry, CV5 6GQ						Terraced House
Last Sold Date:	14/10/2020					
Last Sold Price:	£220,000					
31, Highland Road, Coventry, CV5 6GQ						Terraced House
Last Sold Date:	27/11/2019	26/11/2019	31/01/2013	24/08/1999	20/10/1997	
Last Sold Price:	£260,000	£270,000	£160,000	£77,950	£63,000	
51, Highland Road, Coventry, CV5 6GQ						Terraced House
Last Sold Date:	31/01/2019					
Last Sold Price:	£157,500					
53, Highland Road, Coventry, CV5 6GQ						Terraced House
Last Sold Date:	18/09/2015					
Last Sold Price:	£114,000					
13, Highland Road, Coventry, CV5 6GQ						Terraced House
Last Sold Date:	31/03/2015					
Last Sold Price:	£163,000					
59, Highland Road, Coventry, CV5 6GQ						Terraced House
Last Sold Date:	28/11/2014	28/02/2003				
Last Sold Price:	£160,905	£128,000				
11, Highland Road, Coventry, CV5 6GQ						Terraced House
Last Sold Date:	19/09/2014					
Last Sold Price:	£169,950					
41, Highland Road, Coventry, CV5 6GQ						Terraced House
Last Sold Date:	27/05/2014	04/02/2009	12/07/1999			
Last Sold Price:	£136,000	£124,000	£41,750			

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

Market Sold in Street



37, Highland Road, Coventry, CV5 6GQ				Terraced House
Last Sold Date:	30/09/2013	10/01/2003		
Last Sold Price:	£148,500	£111,100		
55, Highland Road, Coventry, CV5 6GQ				Terraced House
Last Sold Date:	26/04/2013			
Last Sold Price:	£112,000			
47, Highland Road, Coventry, CV5 6GQ				Terraced House
Last Sold Date:	14/05/2010	11/01/2008	26/10/1999	
Last Sold Price:	£156,000	£153,000	£48,000	
57, Highland Road, Coventry, CV5 6GQ				Terraced House
Last Sold Date:	03/08/2006	30/07/1999		
Last Sold Price:	£150,000	£64,950		
25, Highland Road, Coventry, CV5 6GQ				Terraced House
Last Sold Date:	31/07/2006			
Last Sold Price:	£156,000			
23, Highland Road, Coventry, CV5 6GQ				Terraced House
Last Sold Date:	13/04/2006			
Last Sold Price:	£71,500			
29, Highland Road, Coventry, CV5 6GQ				Terraced House
Last Sold Date:	17/03/2006	13/02/1998		
Last Sold Price:	£155,000	£55,500		
21, Highland Road, Coventry, CV5 6GQ				Terraced House
Last Sold Date:	26/08/2005	07/09/1998		
Last Sold Price:	£162,500	£67,000		
49, Highland Road, Coventry, CV5 6GQ				Terraced House
Last Sold Date:	07/07/2005	31/03/2004	24/03/1995	
Last Sold Price:	£133,875	£117,000	£37,000	
27, Highland Road, Coventry, CV5 6GQ				Terraced House
Last Sold Date:	10/10/2002			
Last Sold Price:	£112,000			
15, Highland Road, Coventry, CV5 6GQ				Terraced House
Last Sold Date:	31/07/2000	25/02/1998		
Last Sold Price:	£87,500	£57,000		
45, Highland Road, Coventry, CV5 6GQ				Terraced House
Last Sold Date:	08/03/2000			
Last Sold Price:	£58,950			

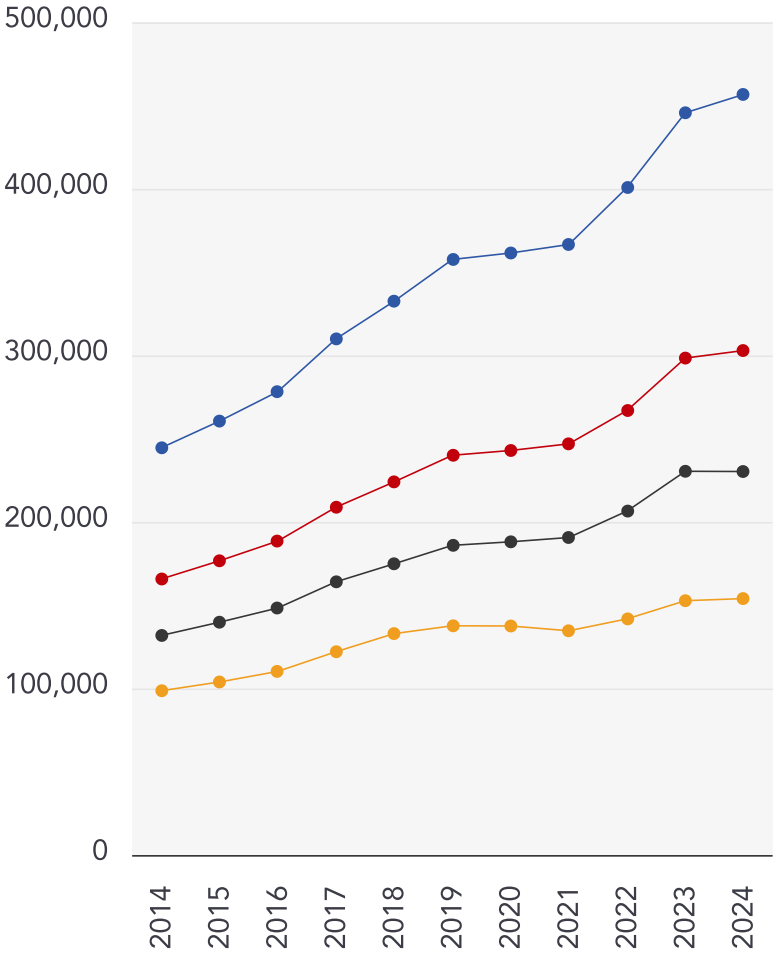
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Market

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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