



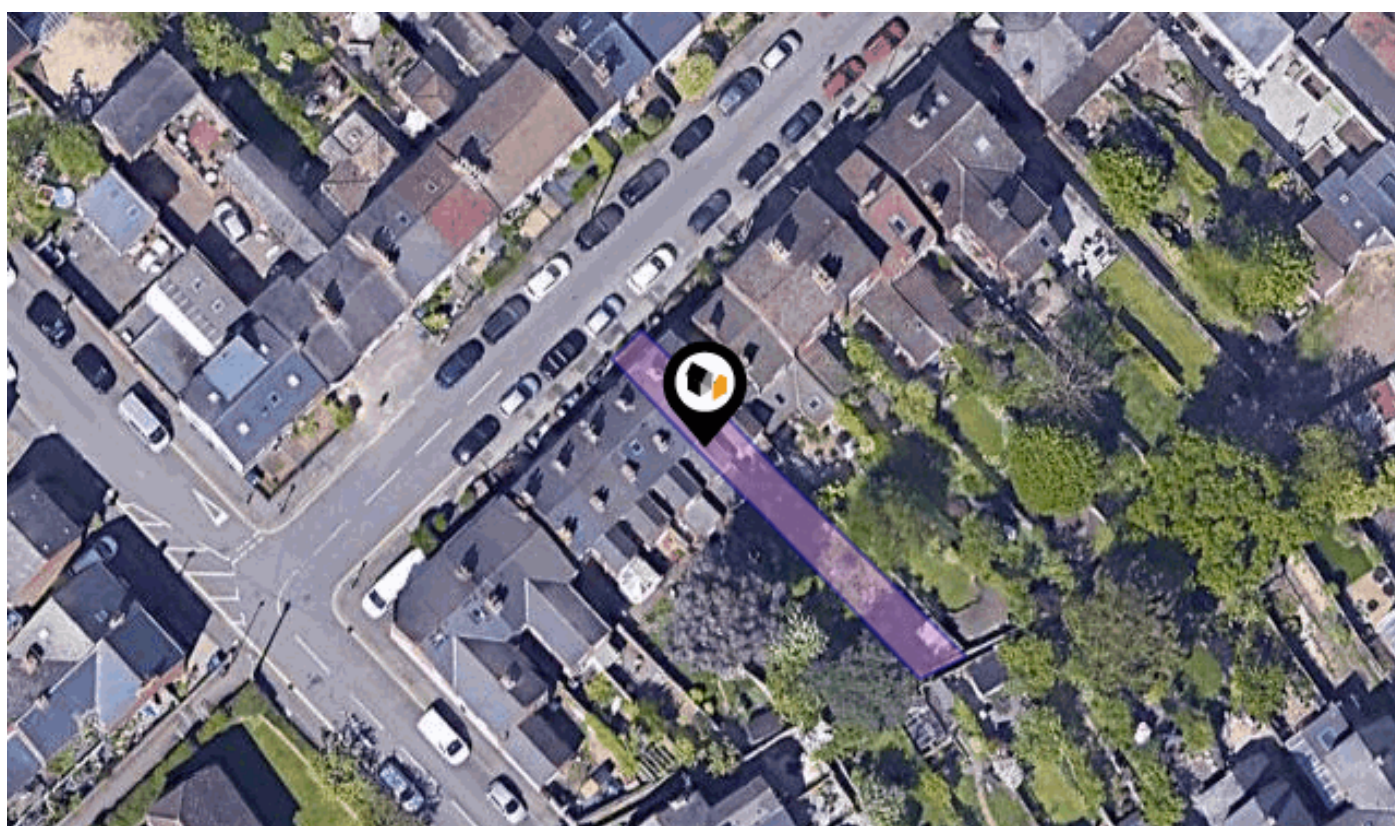
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd July 2023



BERKELEY ROAD SOUTH, COVENTRY, CV5

Price Estimate : £270,000

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

Property Key Features

Two double bedroom end of terrace home (formerly three bedrooms)

Spacious dual aspect first floor bathroom

Beautiful, mature South facing rear gardens

Two reception rooms & ground floor utility/cloakroom

Modern boiler & double glazing

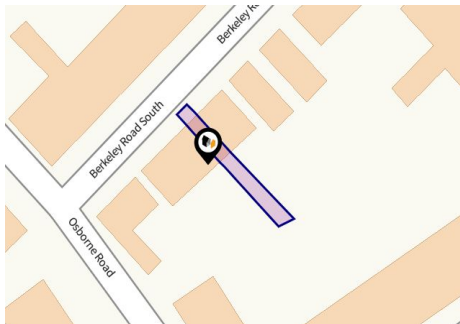
Central Earlsdon location

EPC Ordered, No upward chain

Total 70 Sq. M or 753 Sq.Ft

For viewings or interest please email:




sales@walmsleythewaytomove.co.uk or call 0330 1180062














Property

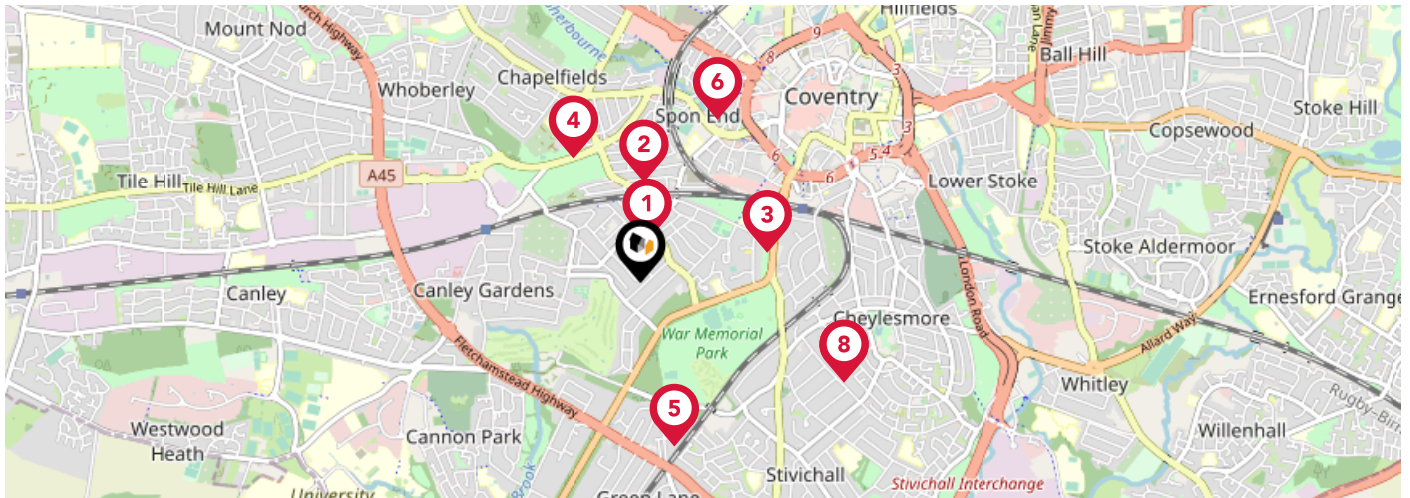
Type:	Terraced	Price Estimate:	£270,000
Bedrooms:	2	Tenure:	Freehold
Plot Area:	0.03 acres		
Council Tax :	Band B		
Annual Estimate:	£1,615		
Title Number:	WK214017		
UPRN:	100070619605		

Local Area

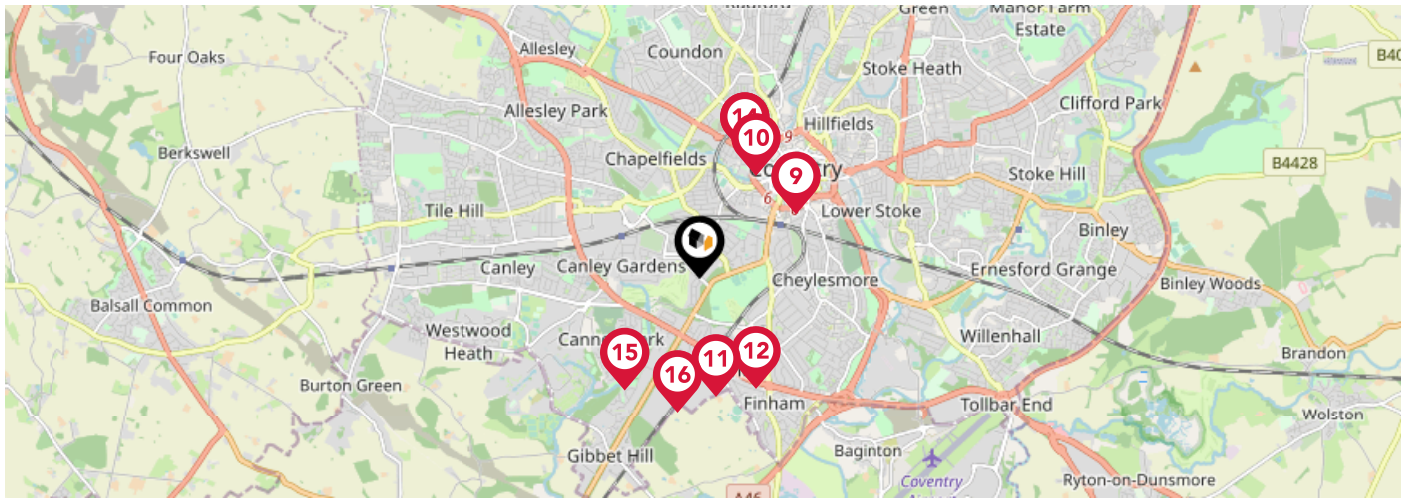
Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very Low	16	80	1000
• Surface Water	Low	mb/s	mb/s	mb/s
				









Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

Area Schools



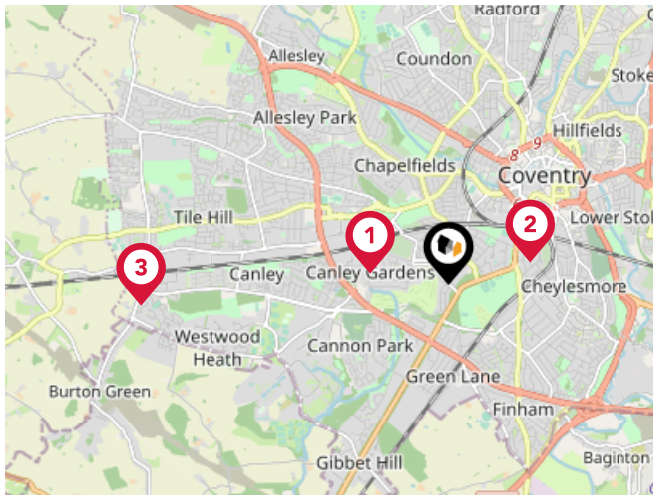
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	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"/>
4	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.75	<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:0.82	<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:1.02	<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:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:1.03	<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:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.12	<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:1.18	<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:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 197 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 984 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

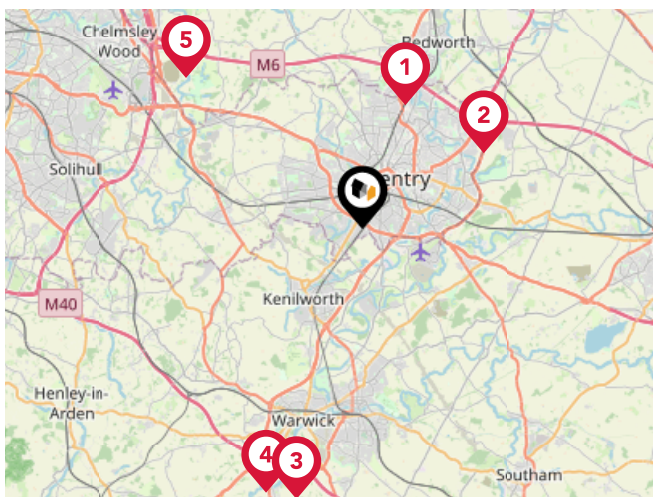
Area

Transport (National)



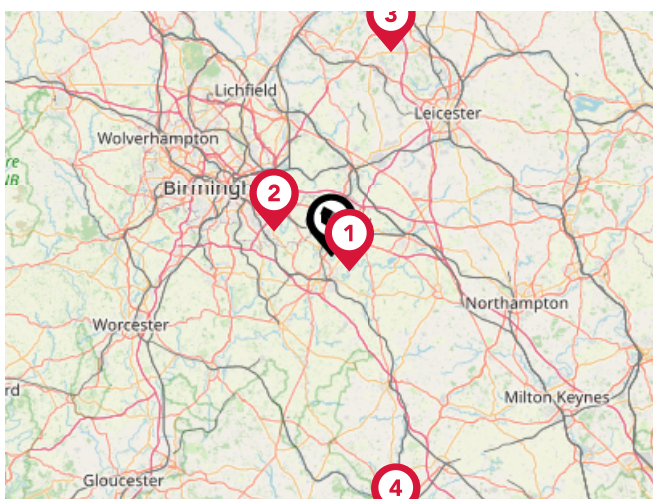
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.71 miles
	Coventry Rail Station	0.76 miles
	Tile Hill Rail Station	2.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.77 miles
	M6 J2	5.19 miles
	M40 J14	10.06 miles
	M40 J15	10.15 miles
	M6 J3A	8.43 miles

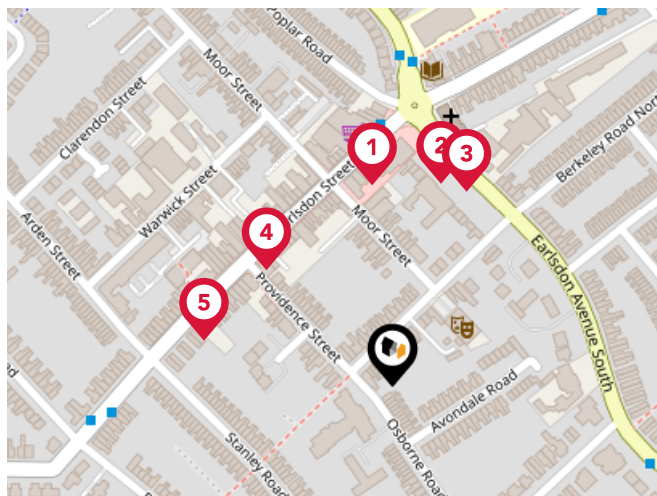


Airports/Helipads






Pin	Name	Distance
	Coventry Airport	3.15 miles
	Birmingham International Airport	9.28 miles
	East Midlands Airport	30.85 miles
	London Oxford Airport	40.17 miles

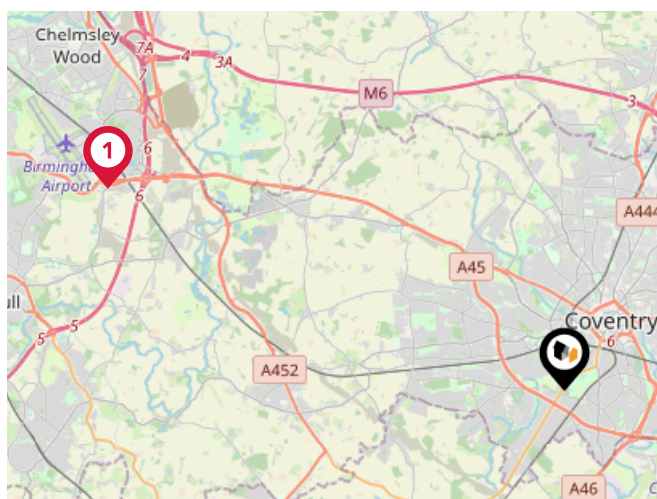
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Earlsdon Avenue	0.11 miles
	Earlsdon St	0.12 miles
	Earlsdon St	0.12 miles
	Providence St	0.1 miles
	Providence St	0.11 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.01 miles

Market Sold in Street



111, Berkeley Road South, Coventry, CV5 6EF						Terraced House
Last Sold Date:	06/02/2023	06/09/2013	18/10/1995			
Last Sold Price:	£420,000	£233,400	£49,000			
75, Berkeley Road South, Coventry, CV5 6EF						Terraced House
Last Sold Date:	02/12/2022	02/10/2014	07/12/2006	24/03/2006	31/10/1996	
Last Sold Price:	£390,000	£250,000	£209,000	£150,000	£45,550	
87, Berkeley Road South, Coventry, CV5 6EF						Terraced House
Last Sold Date:	02/10/2020	07/12/2006	30/10/2003	10/09/1998		
Last Sold Price:	£372,500	£288,500	£225,000	£107,500		
89, Berkeley Road South, Coventry, CV5 6EF						Terraced House
Last Sold Date:	21/02/2020	16/12/1999				
Last Sold Price:	£352,000	£133,000				
73, Berkeley Road South, Coventry, CV5 6EF						Terraced House
Last Sold Date:	06/02/2020	01/10/2013	31/05/2007	29/10/2001		
Last Sold Price:	£345,000	£210,000	£213,000	£126,500		
97, Berkeley Road South, Coventry, CV5 6EF						Terraced House
Last Sold Date:	02/09/2013	09/05/2011	04/10/2006	07/03/2002	05/06/1998	
Last Sold Price:	£165,000	£165,000	£162,250	£102,000	£65,950	
107, Berkeley Road South, Coventry, CV5 6EF						Terraced House
Last Sold Date:	05/07/2013	07/12/2012	30/01/1998			
Last Sold Price:	£168,000	£143,500	£55,000			
99, Berkeley Road South, Coventry, CV5 6EF						Terraced House
Last Sold Date:	26/08/2011	22/11/2006	14/05/2004	13/05/1999		
Last Sold Price:	£180,000	£158,000	£140,000	£65,500		
103, Berkeley Road South, Coventry, CV5 6EF						Terraced House
Last Sold Date:	01/07/2011	25/02/2005	25/06/1999	31/05/1996		
Last Sold Price:	£167,000	£167,000	£66,000	£43,500		
79, Berkeley Road South, Coventry, CV5 6EF						Semi-detached House
Last Sold Date:	18/09/2009	20/02/2004				
Last Sold Price:	£286,000	£216,000				
83, Berkeley Road South, Coventry, CV5 6EF						Semi-detached House
Last Sold Date:	25/02/2005	04/04/2003				
Last Sold Price:	£227,500	£130,000				
85, Berkeley Road South, Coventry, CV5 6EF						Terraced House
Last Sold Date:	30/09/2003	24/05/1999	16/05/1997			
Last Sold Price:	£175,000	£115,000	£85,000			

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

Market Sold in Street



71, Berkeley Road South, Coventry, CV5 6EF			Terraced House
Last Sold Date:	16/07/2003	31/10/1997	
Last Sold Price:	£246,000	£20,000	
101, Berkeley Road South, Coventry, CV5 6EF			Terraced House
Last Sold Date:	02/12/2002		
Last Sold Price:	£94,000		
77, Berkeley Road South, Coventry, CV5 6EF			Semi-detached House
Last Sold Date:	26/03/2002		
Last Sold Price:	£180,000		
93, Berkeley Road South, Coventry, CV5 6EF			Semi-detached House
Last Sold Date:	25/01/2002		
Last Sold Price:	£87,500		
105, Berkeley Road South, Coventry, CV5 6EF			Terraced House
Last Sold Date:	10/01/2000	05/01/1996	
Last Sold Price:	£77,950	£46,500	

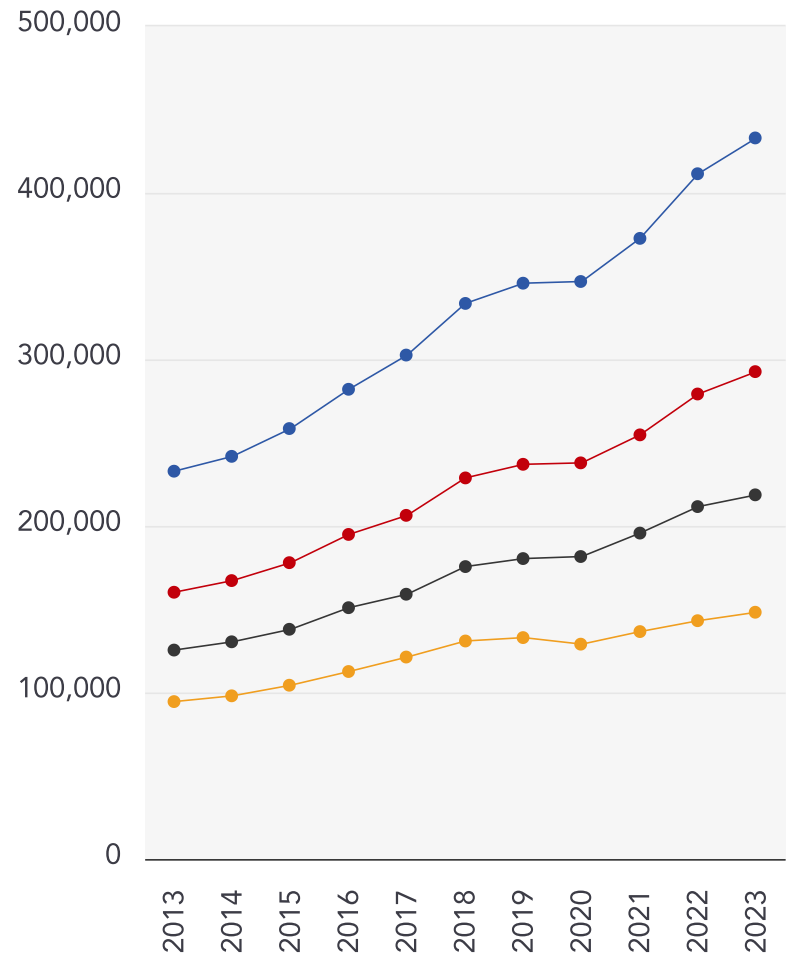
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+85.92%

Semi-Detached

+82.69%

Terraced

+74.28%

Flat

+56.75%

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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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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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.



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Valuation Office
Agency

