



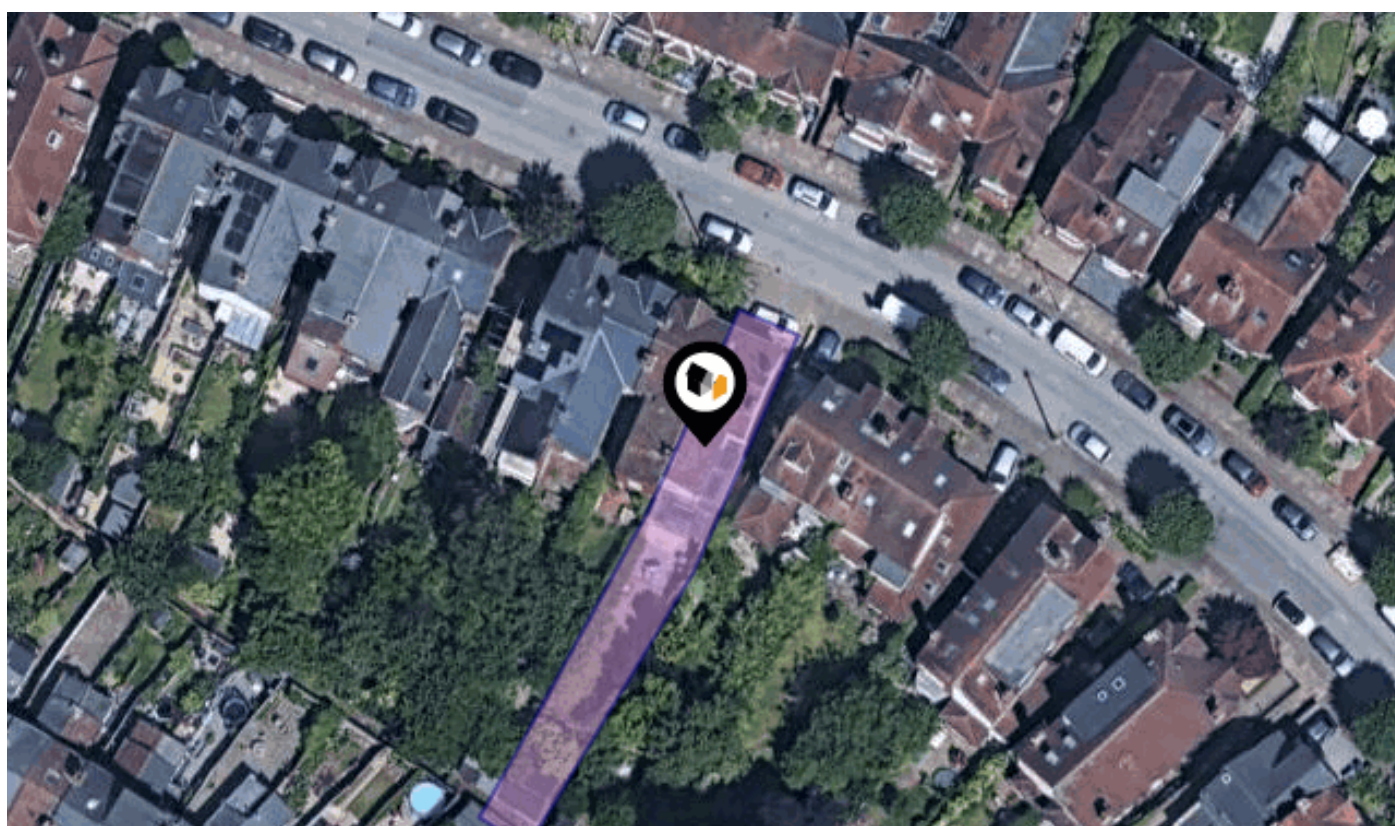
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 22nd November 2024



BROADWAY, COVENTRY, CV5

Price Estimate : £525,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

An extended, versatile & beautifully presented 4 Bedroom end of terrace family home

Generous South facing gardens & driveway with dropped curb

Substantial & simply stunning full kitchen dining & family room extension

Three first floor double bedrooms & spacious bedroom within loft conversion

Ground floor cloakroom & attractive first floor three piece bathroom

Separate sitting room with bay window to frontage

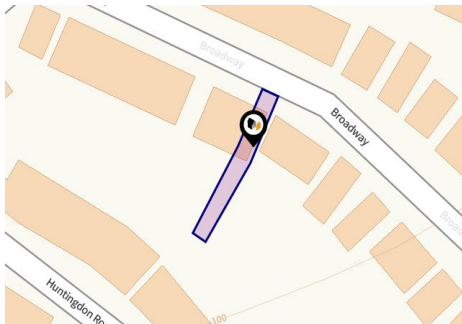
Excellent school catchment & close to Train Station, Memorial Park & Earlsdon

EPC Rating D, Total 1575 Sq.Ft or 146 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:	Terraced	Price Estimate:	£525,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,575 ft ² / 146 m ²		
Plot Area:	0.06 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,296		
Title Number:	WK43761		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	Earlsdon	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	17	80	1139
• Surface Water	Low	mb/s	mb/s	mb/s

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

Planning History

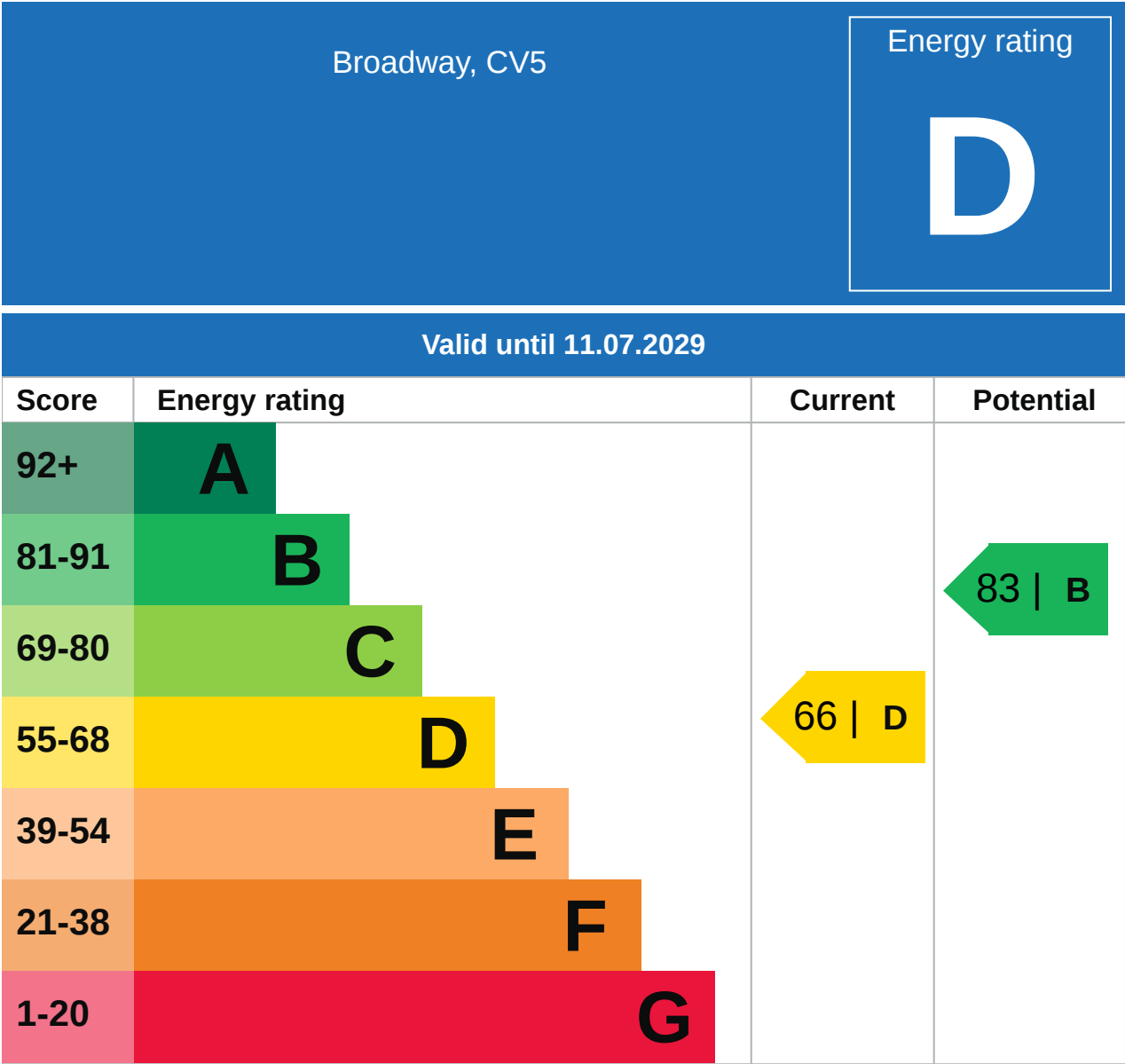
This Address



Planning records for: **Broadway, Coventry, CV5**

Reference - HH/2021/0983	
Decision:	Decision Issued
Date:	01st April 2021
Description:	Erection of single storey rear and side extension

Property
EPC - Certificate



Property

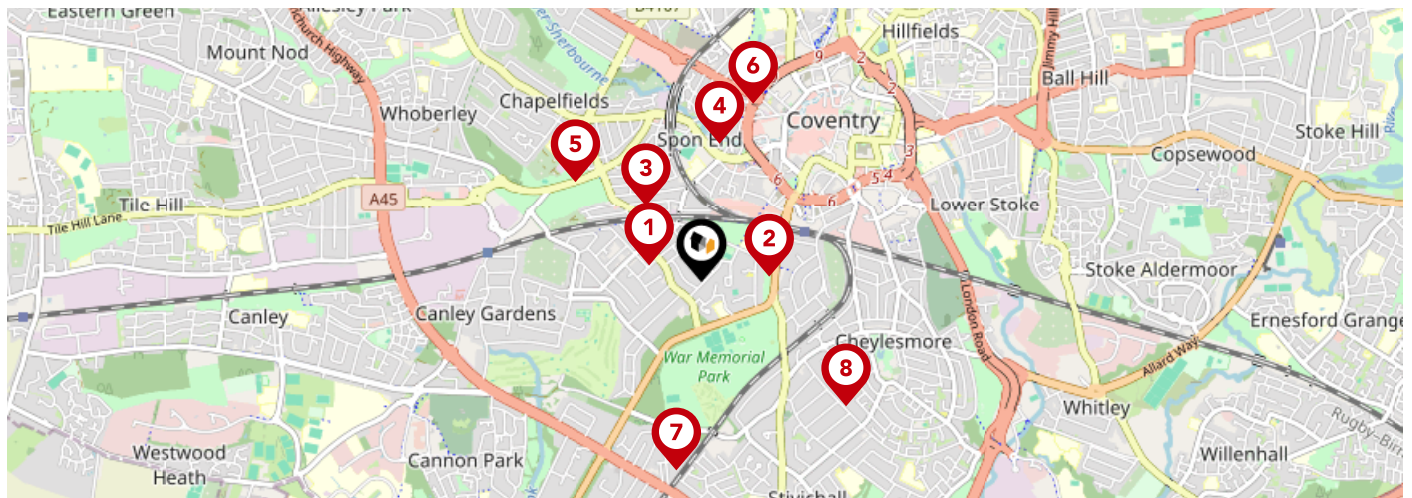
EPC - Additional Data



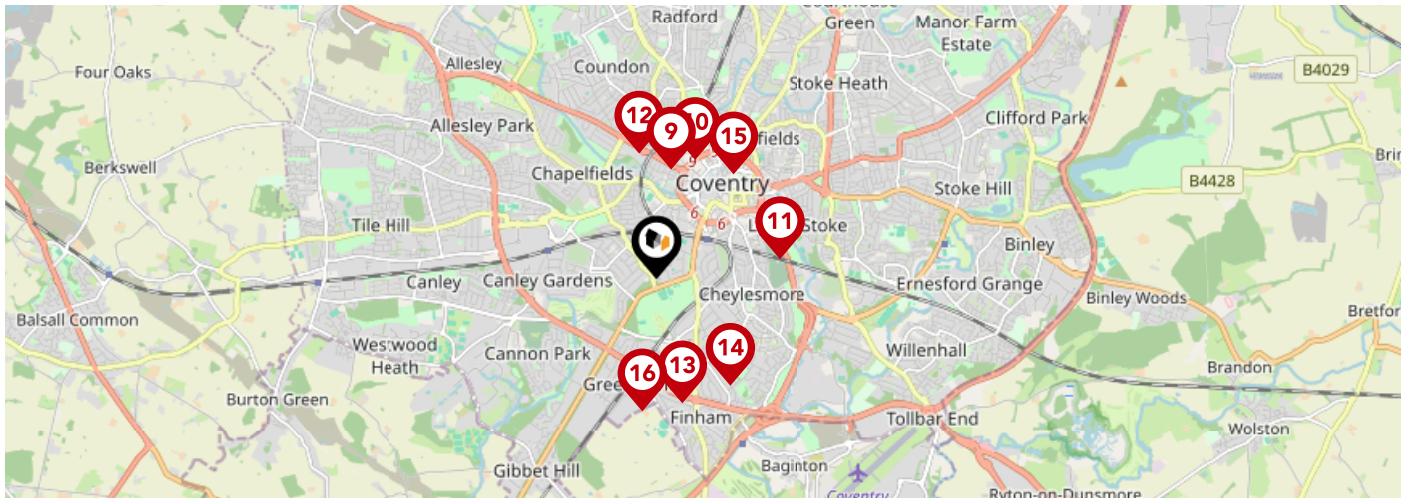
Additional EPC Data









Property Type:	House
Build Form:	End-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 installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	129 m ²

Area Schools



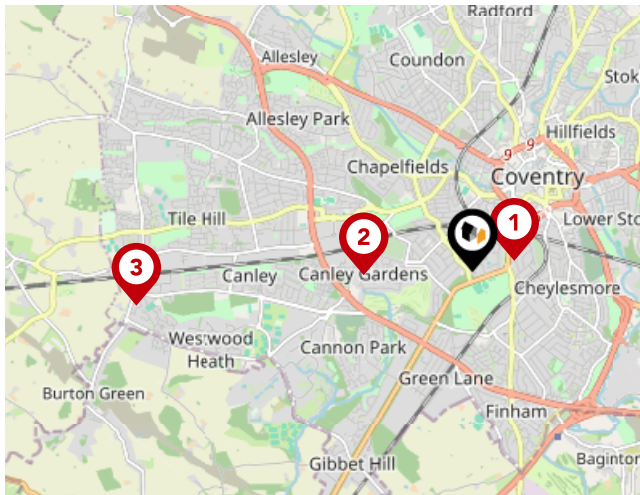
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.43	<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:0.62	<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: 239 Distance:0.73	<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: 228 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	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"/>
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:1.17	<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:1.18	<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:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

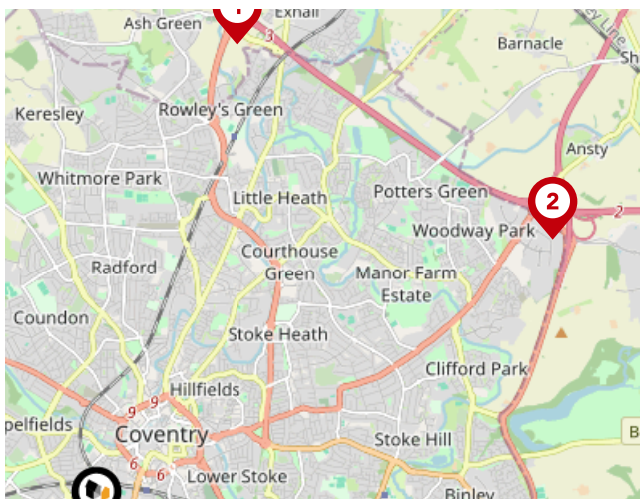
Area

Transport (National)



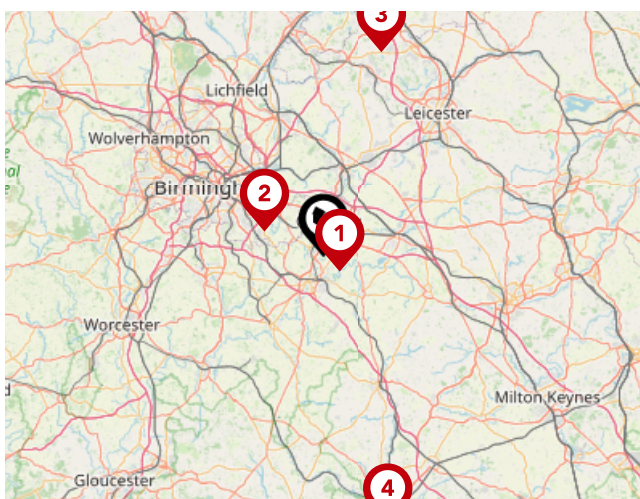
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.39 miles
	Canley Rail Station	0.98 miles
	Tile Hill Rail Station	3.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.57 miles
	M6 J2	4.9 miles
	M40 J14	10.24 miles
	M40 J15	10.36 miles
	M6 J3A	8.56 miles

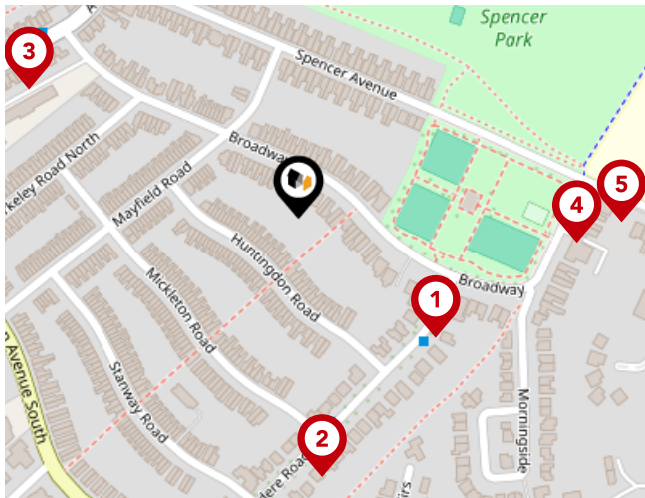


Airports/Helipads

Pin	Name	Distance
	Baginton	3.03 miles
	Birmingham Airport	9.47 miles
	East Mids Airport	30.64 miles
	Kidlington	40.31 miles

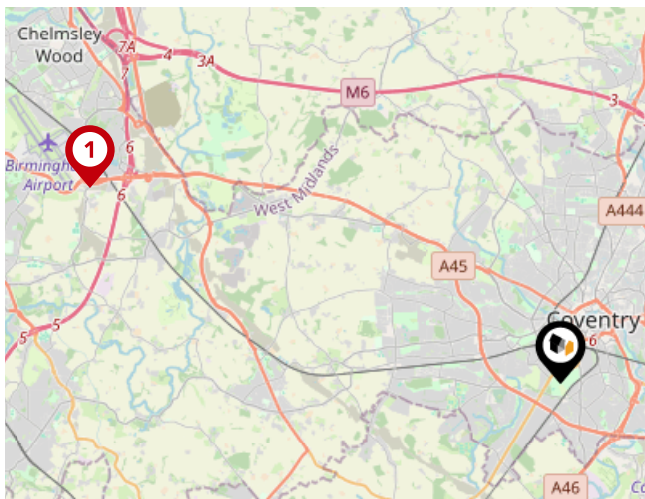
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Huntingdon Rd	0.1 miles
2	Mickleton Rd	0.15 miles
3	Broadway	0.17 miles
4	Spencer Avenue	0.16 miles
5	Spencer Park	0.18 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.21 miles

Market Sold in Street



62, Broadway, Coventry, CV5 6NU				Semi-detached House
Last Sold Date:	17/02/2023	29/10/2001		
Last Sold Price:	£600,000	£226,500		
66, Broadway, Coventry, CV5 6NU				Semi-detached House
Last Sold Date:	23/08/2021	06/10/2011		
Last Sold Price:	£555,000	£385,000		
52, Broadway, Coventry, CV5 6NU				Terraced House
Last Sold Date:	12/12/2019	19/11/2004		
Last Sold Price:	£379,000	£193,000		
68, Broadway, Coventry, CV5 6NU				Semi-detached House
Last Sold Date:	28/05/2015			
Last Sold Price:	£310,000			
30, Broadway, Coventry, CV5 6NU				Semi-detached House
Last Sold Date:	22/12/2014	31/07/2003		
Last Sold Price:	£285,000	£236,950		
32, Broadway, Coventry, CV5 6NU				Semi-detached House
Last Sold Date:	07/01/2011	29/11/2001	29/12/1996	
Last Sold Price:	£335,000	£137,000	£78,000	
40, Broadway, Coventry, CV5 6NU				Detached House
Last Sold Date:	18/09/2007	24/11/1997		
Last Sold Price:	£242,000	£76,500		
72, Broadway, Coventry, CV5 6NU				Terraced House
Last Sold Date:	15/08/2006			
Last Sold Price:	£260,000			
50, Broadway, Coventry, CV5 6NU				Terraced House
Last Sold Date:	14/06/2006			
Last Sold Price:	£205,000			
80, Broadway, Coventry, CV5 6NU				Semi-detached House
Last Sold Date:	13/09/2004	24/07/1997		
Last Sold Price:	£345,000	£127,500		
84, Broadway, Coventry, CV5 6NU				Semi-detached House
Last Sold Date:	28/04/2000	12/02/1999		
Last Sold Price:	£192,500	£140,000		
38, Broadway, Coventry, CV5 6NU				Terraced House
Last Sold Date:	25/08/1999			
Last Sold Price:	£95,000			

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

Market Sold in Street



34, Broadway, Coventry, CV5 6NU		Terraced House
Last Sold Date:	20/07/1998	
Last Sold Price:	£80,950	
78, Broadway, Coventry, CV5 6NU		Semi-detached House
Last Sold Date:	09/04/1998	
Last Sold Price:	£135,000	
28, Broadway, Coventry, CV5 6NU		Semi-detached House
Last Sold Date:	31/03/1995	
Last Sold Price:	£95,000	

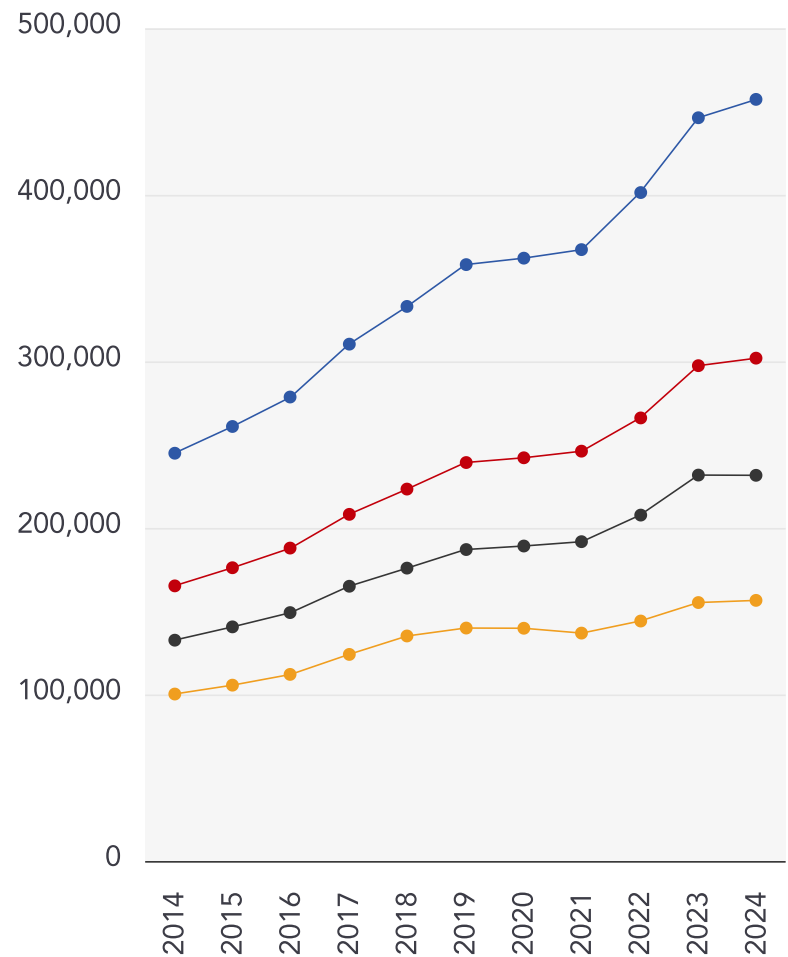
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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



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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.

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.



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