



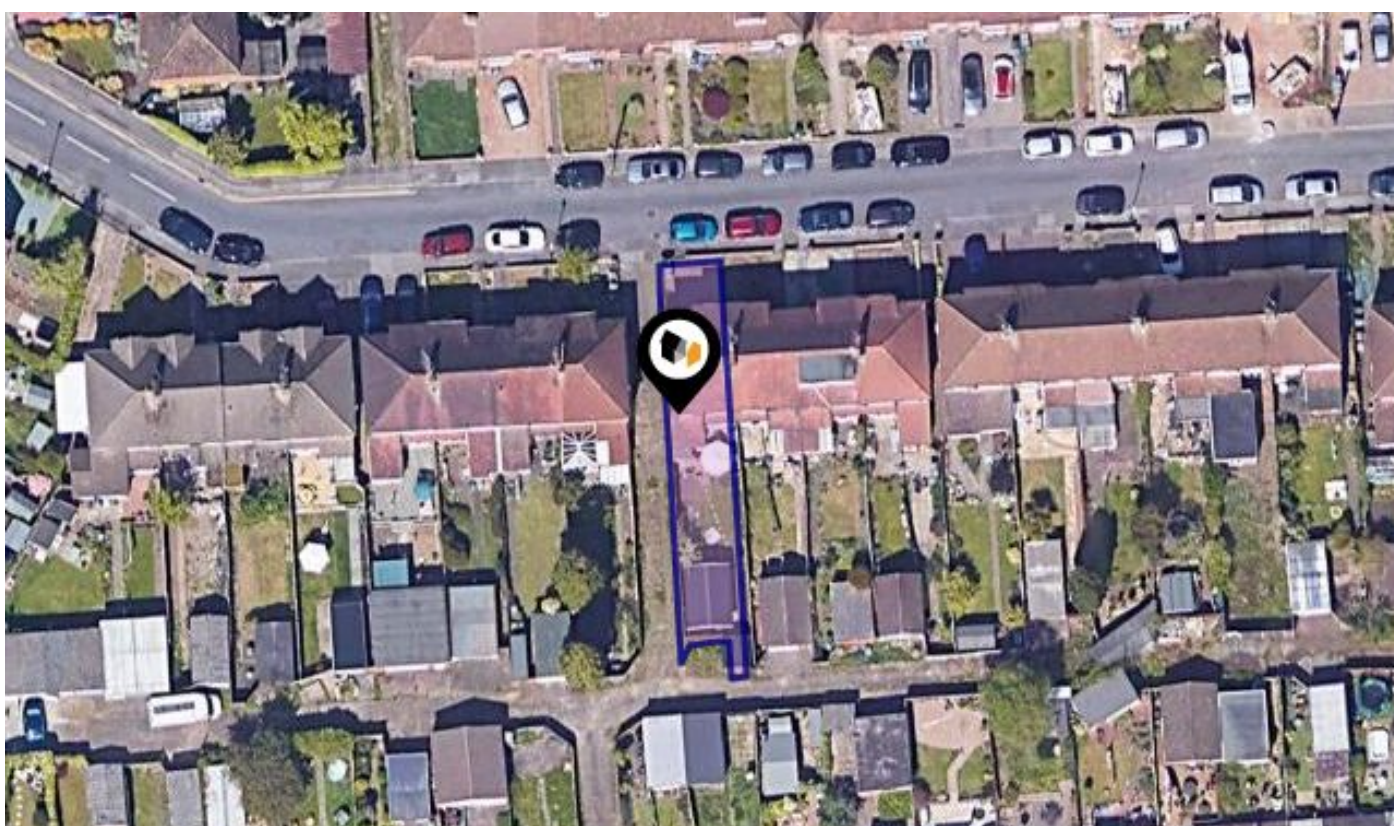
See More Online

Key facts for buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 13<sup>th</sup> February 2024**



## SUNNYSIDE CLOSE, COVENTRY, CV5

**Price Estimate :** £280,000

### Walmsley's The Way to Move

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

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www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Key facts for buyers & interested parties

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#### Your property details in brief.....

A three bedroom end of terrace family home

Driveway to frontage & rear access

Open plan kitchen dining family room

Separate & stylish front sitting room with bay

Refitted contemporary bathroom

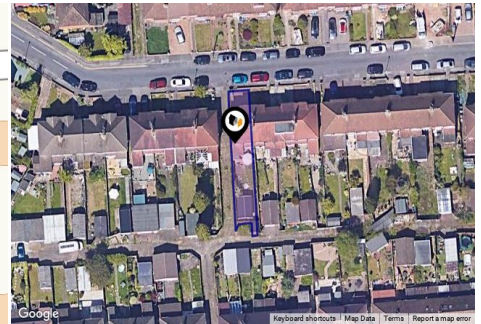
Garden "Cabin" or Summerhouse, ideal for Office/Gym

Close to local schooling & amenities

EPC rating D, Total 984 Sq.Ft / 92 Sq.M (not inc Summerhouse)

*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@walmsleysthewaytomove.co.uk or 0330 1180 062***



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Plot Area:</b>	0.04 acres
<b>Year Built :</b>	1930-1949
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,845
<b>Title Number:</b>	WM635721
<b>UPRN:</b>	100070707012

<b>Last Sold £/ft<sup>2</sup>:</b>	£248
<b>Price Estimate:</b>	£280,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	High

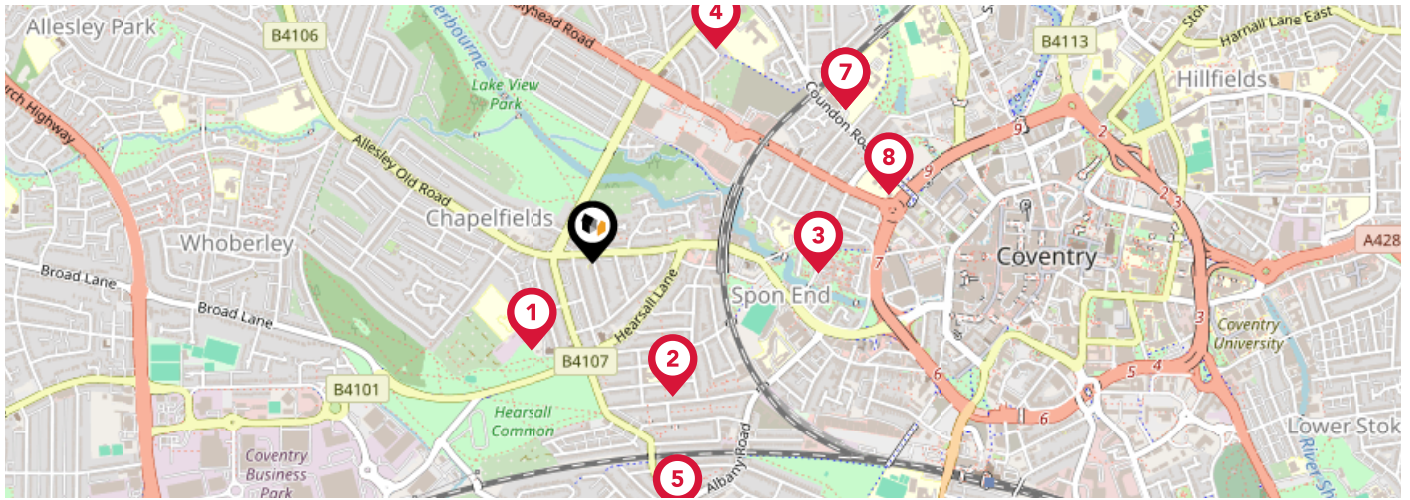
### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>47</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

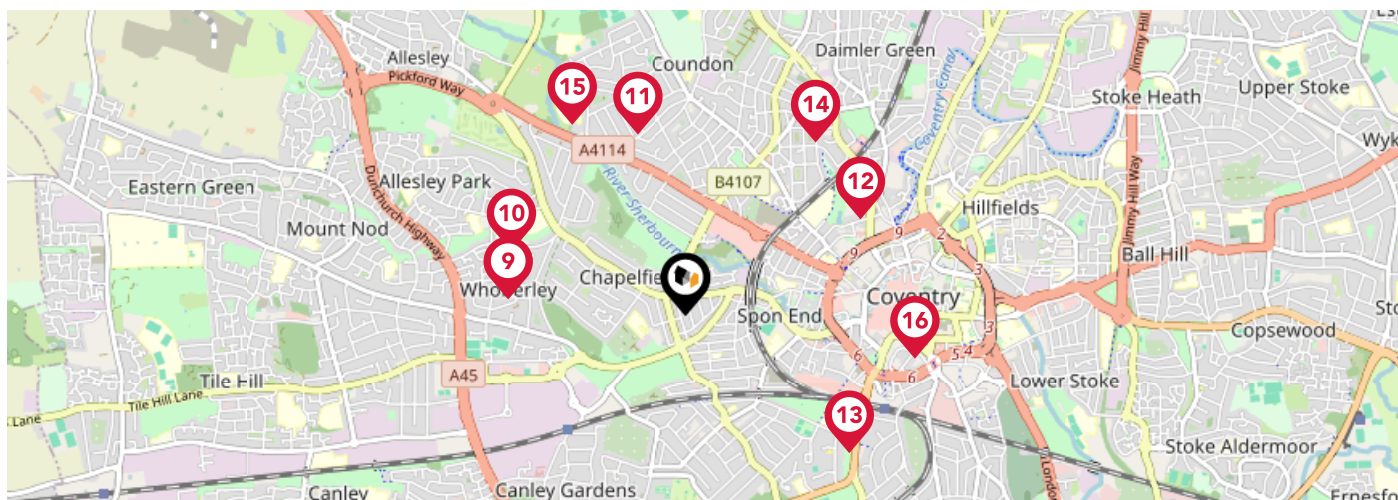

### Satellite/Fibre TV Availability:










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 411   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 495   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 404   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bablake Junior and Pre-prep School</b> Ofsted Rating: Not Rated   Pupils: 369   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 771   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

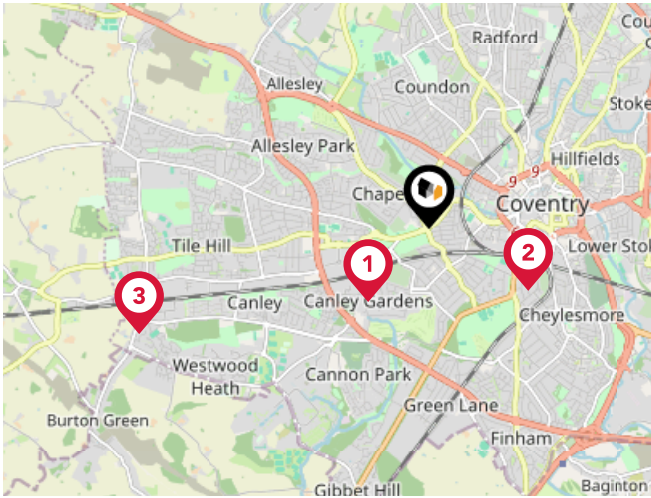
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 459   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 598   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School and Community College</b> Ofsted Rating: Good   Pupils: 709   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 1123   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Radford Primary Academy</b> Ofsted Rating: Requires Improvement   Pupils: 220   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 173   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coventry Youth Offending Service</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

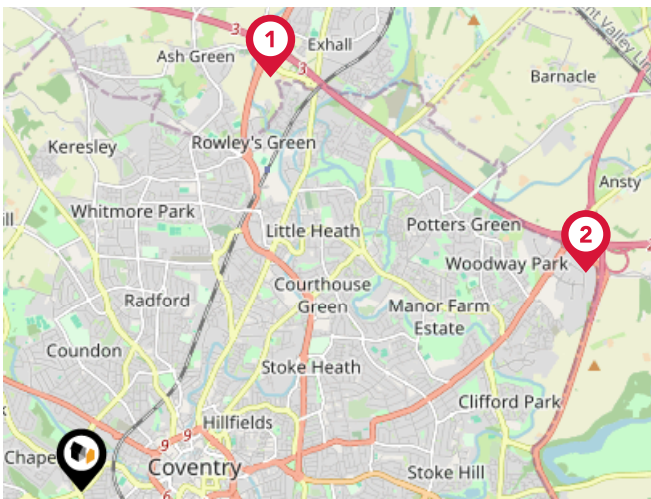
# Area

## Transport (National)



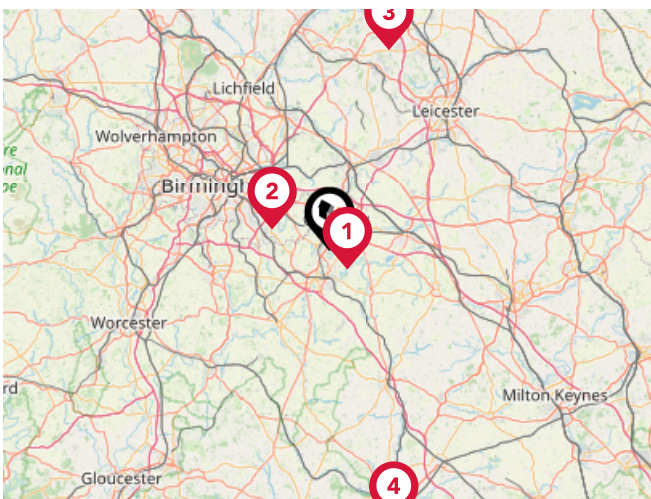
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.86 miles
2	Coventry Rail Station	1.06 miles
3	Tile Hill Rail Station	2.79 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.12 miles
2	M6 J2	4.98 miles
3	M6 J3A	7.82 miles
4	M42 J6	7.8 miles
5	M6 J4	8.5 miles

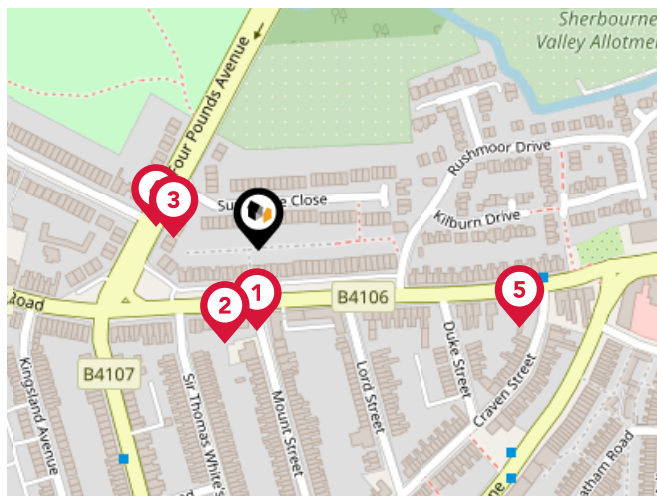


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.8 miles
2	Birmingham International Airport	8.83 miles
3	East Midlands Airport	30.17 miles
4	London Oxford Airport	40.95 miles

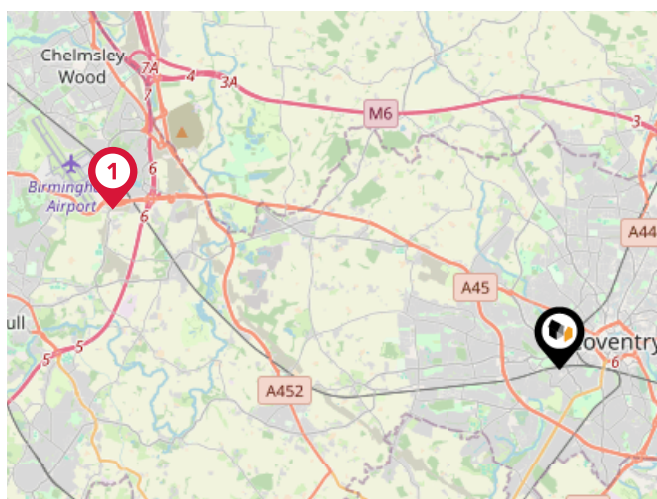
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mount St	0.05 miles
2	Mount St	0.06 miles
3	Prince of Wales Rd	0.05 miles
4	Prince of Wales Rd	0.06 miles
5	Craven St	0.15 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.57 miles

# Market Sold in Street



<b>6, Sunnyside Close, Coventry, CV5 8DL</b>				Terraced House
Last Sold Date:	17/06/2022			
Last Sold Price:	£190,000			
<b>8, Sunnyside Close, Coventry, CV5 8DL</b>				Terraced House
Last Sold Date:	23/04/2021	15/10/2018	29/02/2012	
Last Sold Price:	£248,000	£235,000	£133,500	
<b>58, Sunnyside Close, Coventry, CV5 8DL</b>				Terraced House
Last Sold Date:	25/09/2020	30/03/2007	10/03/2006	
Last Sold Price:	£222,500	£179,000	£118,000	
<b>20, Sunnyside Close, Coventry, CV5 8DL</b>				Terraced House
Last Sold Date:	18/10/2019			
Last Sold Price:	£180,000			
<b>18, Sunnyside Close, Coventry, CV5 8DL</b>				Terraced House
Last Sold Date:	28/09/2018	26/03/1999		
Last Sold Price:	£225,000	£54,000		
<b>44, Sunnyside Close, Coventry, CV5 8DL</b>				Terraced House
Last Sold Date:	13/04/2018			
Last Sold Price:	£80,000			
<b>52, Sunnyside Close, Coventry, CV5 8DL</b>				Terraced House
Last Sold Date:	14/06/2016			
Last Sold Price:	£197,000			
<b>32, Sunnyside Close, Coventry, CV5 8DL</b>				Terraced House
Last Sold Date:	14/08/2015			
Last Sold Price:	£148,000			
<b>40, Sunnyside Close, Coventry, CV5 8DL</b>				Terraced House
Last Sold Date:	15/11/2013			
Last Sold Price:	£158,500			
<b>36, Sunnyside Close, Coventry, CV5 8DL</b>				Detached House
Last Sold Date:	08/04/2011	25/02/2011	28/11/2003	
Last Sold Price:	£144,000	£146,000	£134,000	
<b>10, Sunnyside Close, Coventry, CV5 8DL</b>				Terraced House
Last Sold Date:	18/06/2010			
Last Sold Price:	£163,500			
<b>34, Sunnyside Close, Coventry, CV5 8DL</b>				Terraced House
Last Sold Date:	27/04/2007			
Last Sold Price:	£148,000			

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



# Market Sold in Street



<b>26, Sunnyside Close, Coventry, CV5 8DL</b>	Terraced House
Last Sold Date: 21/11/2006	
Last Sold Price: £161,500	
<b>62, Sunnyside Close, Coventry, CV5 8DL</b>	Semi-detached House
Last Sold Date: 30/03/2006	
Last Sold Price: £128,000	
<b>50, Sunnyside Close, Coventry, CV5 8DL</b>	Terraced House
Last Sold Date: 10/03/2006	
Last Sold Price: £72,500	
<b>54, Sunnyside Close, Coventry, CV5 8DL</b>	Terraced House
Last Sold Date: 23/08/2005	
Last Sold Price: £123,000	
<b>16, Sunnyside Close, Coventry, CV5 8DL</b>	Terraced House
Last Sold Date: 27/05/1998	
Last Sold Price: £54,500	
<b>28, Sunnyside Close, Coventry, CV5 8DL</b>	Terraced House
Last Sold Date: 31/05/1997	
Last Sold Price: £49,000	
<b>14, Sunnyside Close, Coventry, CV5 8DL</b>	Detached House
Last Sold Date: 26/04/1996	
Last Sold Price: £52,000	

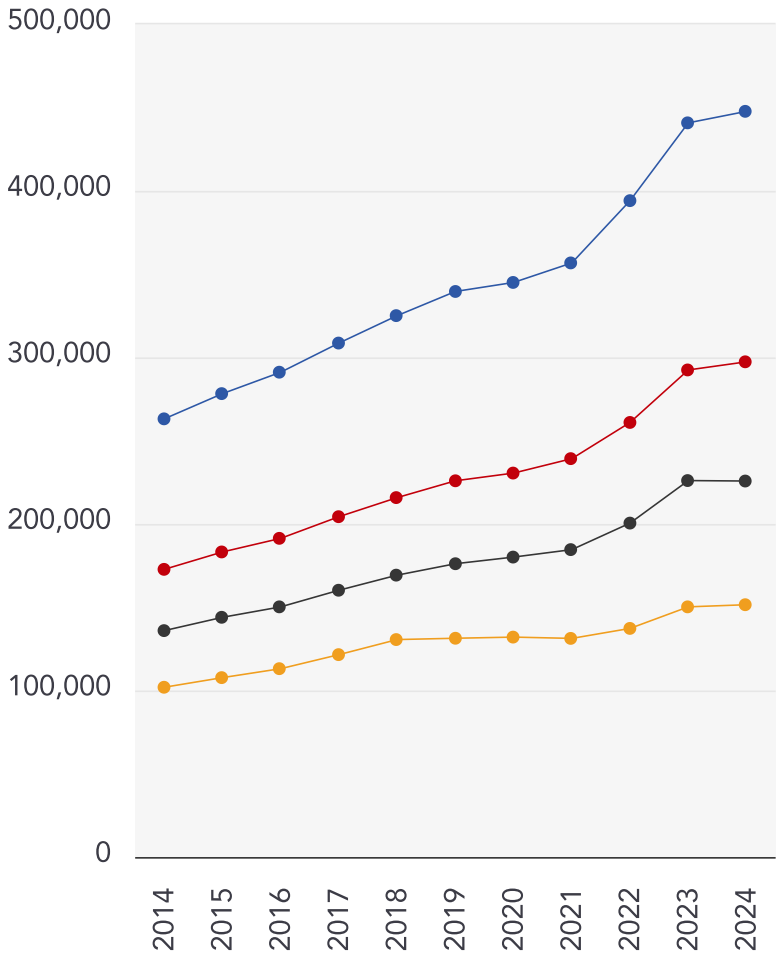
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

**+48.62%**

# 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



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## Important - Please Read

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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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