



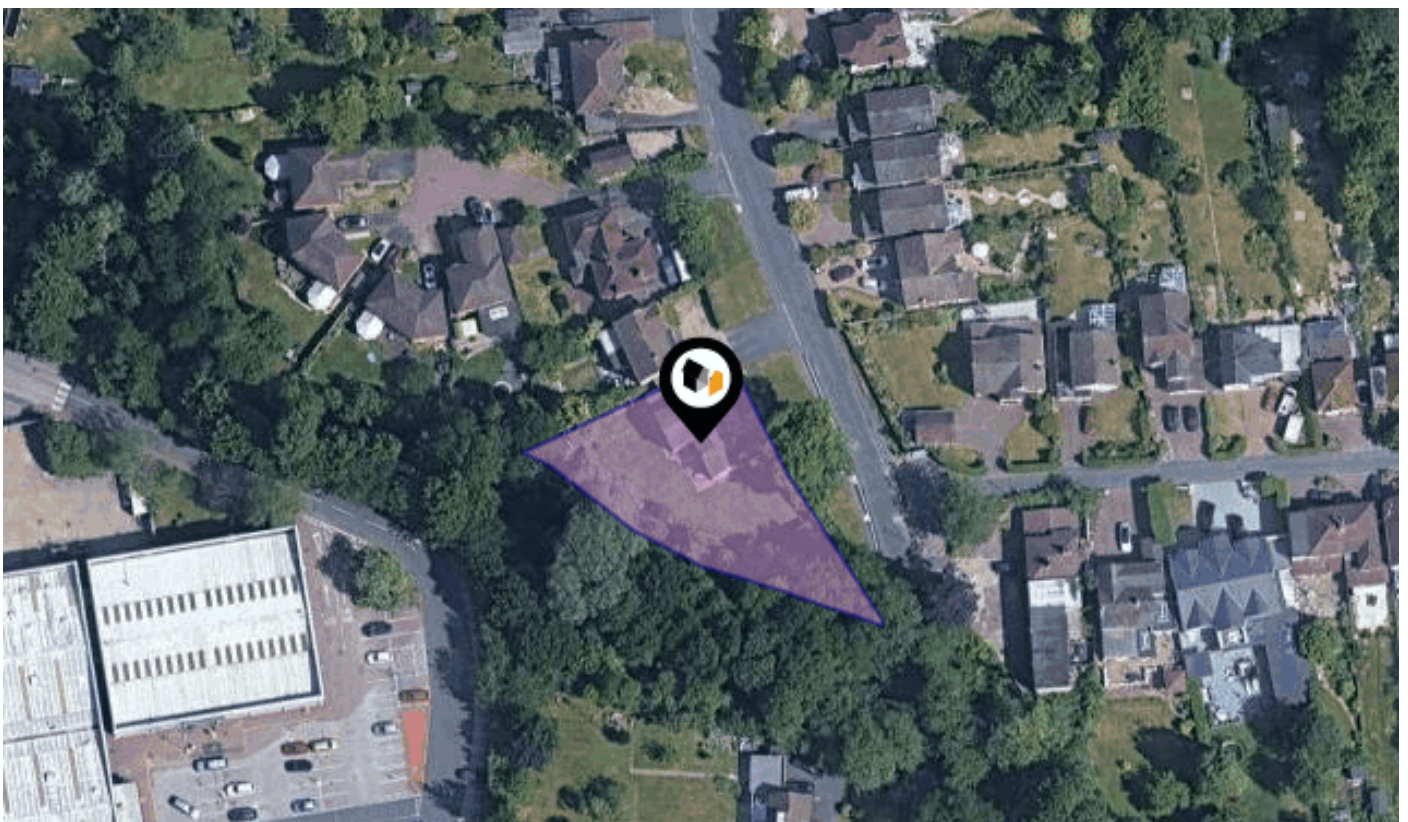
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 23<sup>rd</sup> November 2024**



## CANLEY ROAD, COVENTRY, CV5

**Asking Price :** £695,000

### 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

---

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

An extended, versatile & beautifully presented 4 bedroom detached home  
Substantial South West wraparound gardens with versatile Cabin/Gym/Workshop  
Impressive & simply stunning modern kitchen dining & family room  
Four first floor double bedrooms with Juliet balcony, ensuite & fitted storage to main  
Ground floor cloakroom & attractive first floor family bathroom  
Separate sitting room with triple aspect & french doors to garden  
Welcoming porch & hallway with built in storage  
Driveway parking, garage & outhouses  
Close to Canley Train Station, Canley Ford, Earlsdon & The University of Warwick  
EPC Rating D, Total 2104 Sq.Ft or 195 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

<b>Type:</b>	Detached	<b>Asking Price:</b>	£695,000
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,603 ft <sup>2</sup> / 149 m <sup>2</sup>		
<b>Plot Area:</b>	0.27 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,806		
<b>Title Number:</b>	WK24518		

## Local Area

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

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

<b>6</b> mb/s	<b>43</b> mb/s	<b>1139</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Canley Road, Coventry, CV5*

<b>Reference - R/2010/1073</b>	
<b>Decision:</b>	APPROVED
<b>Date:</b>	10th August 2010
<b>Description:</b>	Erection of two storey rear and single storey side extensions.

# Property EPC - Certificate



CV5

Energy rating

**D**

Valid until 27.03.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76   C
55-68	<b>D</b>	67   D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

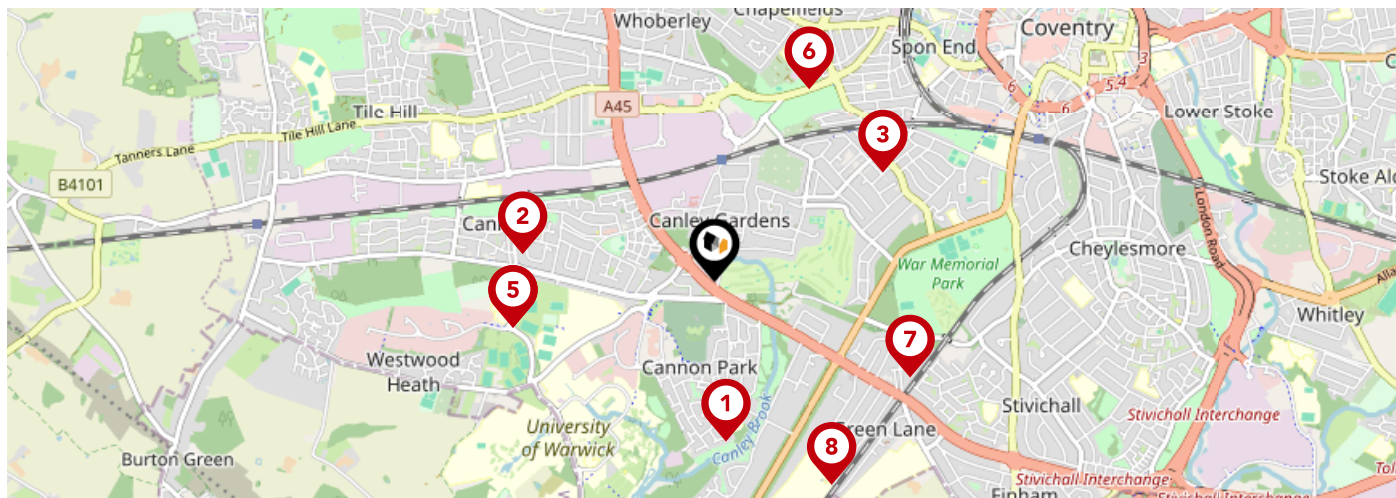
## EPC - Additional Data



### Additional EPC Data

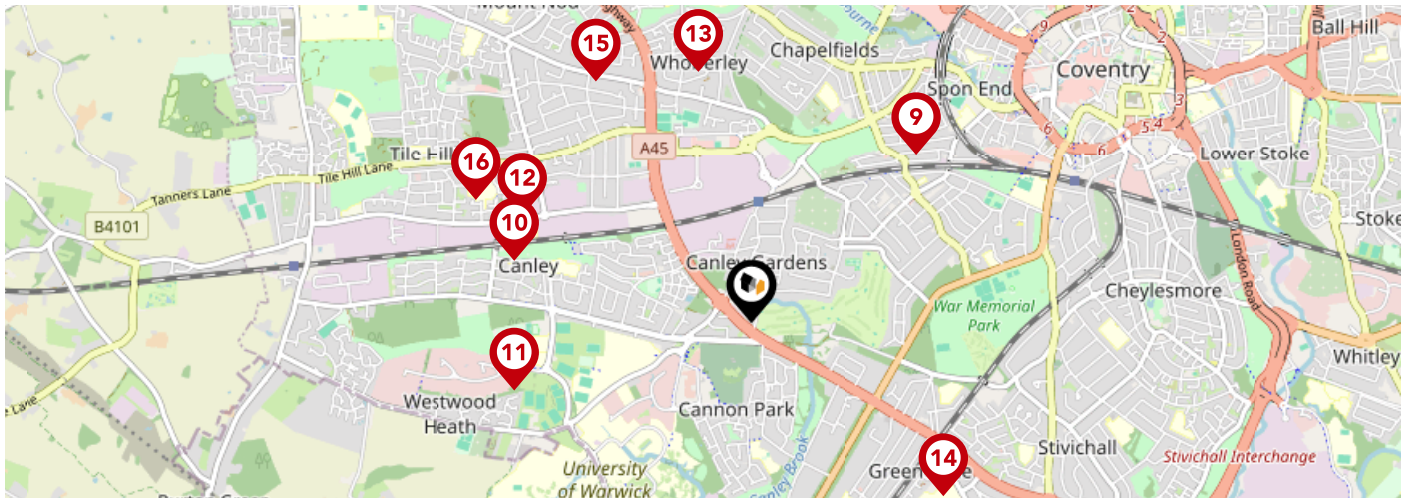
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 92% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	149 m <sup>2</sup>









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Charter Academy</b> Ofsted Rating: Good   Pupils: 344   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>WMG Academy for Young Engineers</b> Ofsted Rating: Good   Pupils: 504   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Westwood Academy</b> Ofsted Rating: Requires improvement   Pupils: 915   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 1140   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

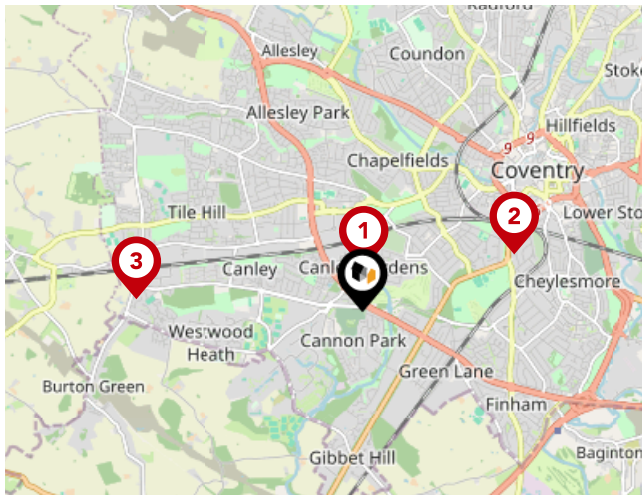
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Finham Park 2</b> Ofsted Rating: Good   Pupils: 711   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The National Mathematics and Science College</b> Ofsted Rating: Not Rated   Pupils: 137   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 666   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hereward College of Further Education</b> Ofsted Rating: Good   Pupils:0   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

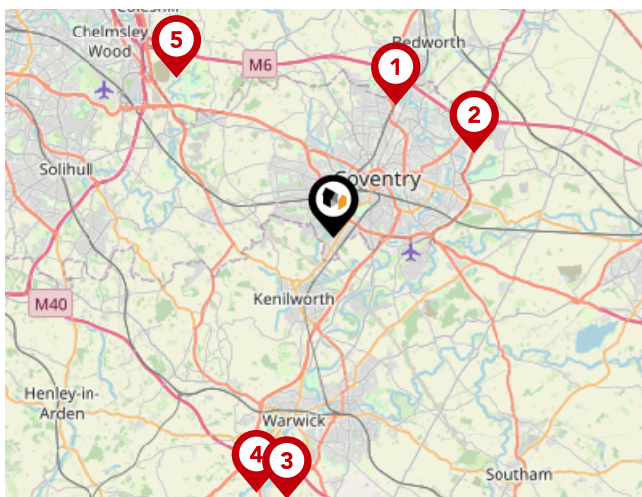


# Area Transport (National)



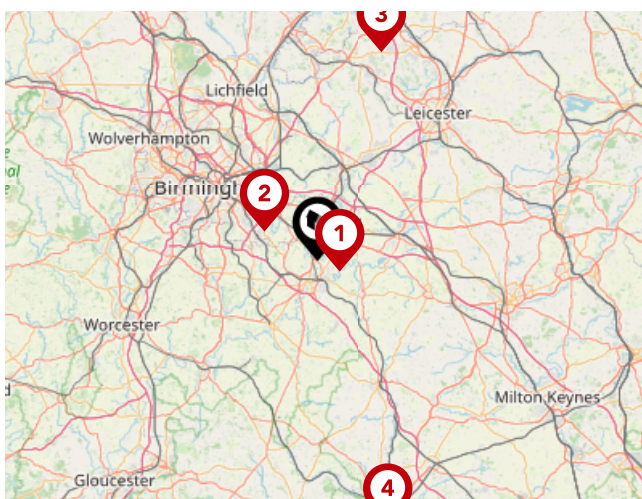
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.39 miles
2	Coventry Rail Station	1.48 miles
3	Tile Hill Rail Station	2.04 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.32 miles
2	M6 J2	5.97 miles
3	M40 J14	9.61 miles
4	M40 J15	9.63 miles
5	M6 J3A	8.1 miles

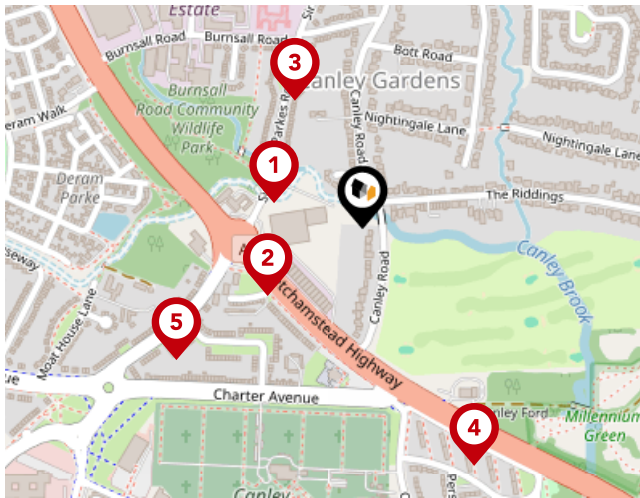


## Airports/Helipads

Pin	Name	Distance
1	Baginton	3.57 miles
2	Birmingham Airport	8.75 miles
3	East Mids Airport	31.32 miles
4	Kidlington	40.14 miles

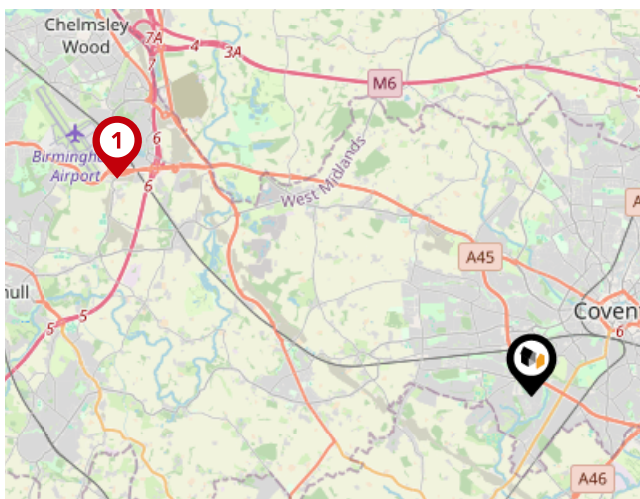
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Coventry Police Station	0.1 miles
2	Sir Henry Parkes Rd	0.13 miles
3	Burntsall Rd	0.16 miles
4	Canley Ford	0.3 miles
5	Centenary Rd	0.26 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.48 miles

# Market Sold in Street



<b>152, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	20/03/2023	02/11/2006	29/04/1996	
Last Sold Price:	£400,000	£212,000	£64,000	
<b>138, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	31/01/2022	15/12/2000		
Last Sold Price:	£250,000	£86,500		
<b>182, Canley Road, Coventry, CV5 6AQ</b>				other House
Last Sold Date:	29/10/2021			
Last Sold Price:	£425,000			
<b>210, Canley Road, Coventry, CV5 6AQ</b>				Detached House
Last Sold Date:	29/01/2021			
Last Sold Price:	£400,000			
<b>176, Canley Road, Coventry, CV5 6AQ</b>				Detached House
Last Sold Date:	03/04/2019	21/12/2007		
Last Sold Price:	£575,000	£474,000		
<b>162, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	17/08/2018	05/12/2003	22/03/2002	
Last Sold Price:	£297,000	£150,000	£104,000	
<b>206, Canley Road, Coventry, CV5 6AQ</b>				other House
Last Sold Date:	17/04/2018	23/11/2007		
Last Sold Price:	£35,000	£399,950		
<b>136, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	18/11/2016			
Last Sold Price:	£251,000			
<b>192, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	24/06/2015			
Last Sold Price:	£316,000			
<b>168, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	27/03/2015	23/09/1999		
Last Sold Price:	£270,000	£70,000		
<b>166, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	19/08/2014			
Last Sold Price:	£155,000			
<b>188, Canley Road, Coventry, CV5 6AQ</b>				Semi-detached House
Last Sold Date:	28/02/2014			
Last Sold Price:	£242,000			

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

# Market Sold in Street



<b>194, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	25/11/2013			
Last Sold Price:	£248,000			
<b>156, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	14/09/2012			
Last Sold Price:	£155,000			
<b>140, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	24/08/2011			
Last Sold Price:	£180,000			
<b>164, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	21/01/2011			
Last Sold Price:	£149,000			
<b>198, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	02/07/2010	15/09/2006	01/07/1998	30/05/1997
Last Sold Price:	£230,000	£215,000	£83,500	£70,000
<b>184, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	19/08/2009			
Last Sold Price:	£263,000			
<b>204, Canley Road, Coventry, CV5 6AQ</b>	Detached House			
Last Sold Date:	14/03/2008			
Last Sold Price:	£405,000			
<b>208, Canley Road, Coventry, CV5 6AQ</b>	Detached House			
Last Sold Date:	21/09/2007			
Last Sold Price:	£350,000			
<b>202, Canley Road, Coventry, CV5 6AQ</b>	Detached House			
Last Sold Date:	30/08/2007			
Last Sold Price:	£429,000			
<b>178a, Canley Road, Coventry, CV5 6AQ</b>	Detached House			
Last Sold Date:	11/08/2006	06/03/1997		
Last Sold Price:	£215,000	£83,000		
<b>148, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House			
Last Sold Date:	27/05/2005	04/07/2003		
Last Sold Price:	£182,500	£155,000		
<b>144, Canley Road, Coventry, CV5 6AQ</b>	Detached House			
Last Sold Date:	04/09/2003			
Last Sold Price:	£277,500			

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

# Market Sold in Street



<b>150, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House
Last Sold Date: 16/02/2001	
Last Sold Price: £95,000	
<b>160, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House
Last Sold Date: 03/07/2000	02/05/1996
Last Sold Price: £78,000	£41,000
<b>154, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House
Last Sold Date: 27/07/1999	24/01/1997
Last Sold Price: £81,500	£59,995
<b>Land Adjoining, 198, Land Adjoining, Coventry, CV5 6AQ</b>	Detached House
Last Sold Date: 01/07/1998	
Last Sold Price: £83,500	
<b>180, Canley Road, Coventry, CV5 6AQ</b>	Semi-detached House
Last Sold Date: 08/12/1995	
Last Sold Price: £90,000	

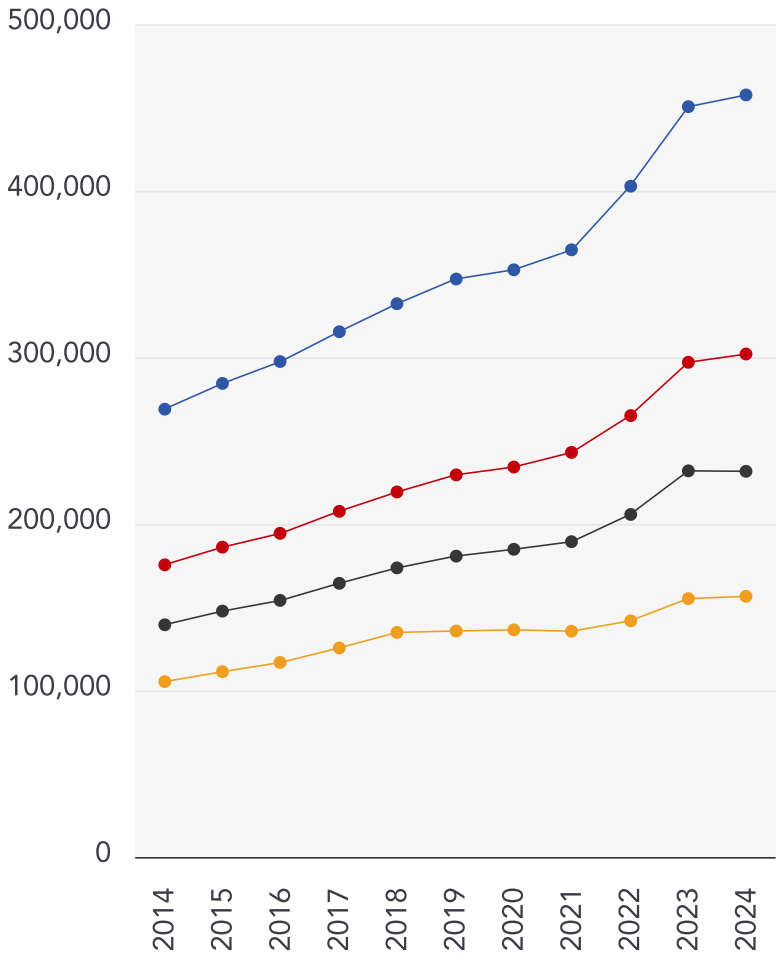
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

# Agent Disclaimer



---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

