

KFB: Key Facts For Buyers

Dear Buyer & Interested Party !

An insight into your property and the local area
BERKELEY ROAD NORTH, COVENTRY, CV5

Walmsley's The Way to Move

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www.walmsleysthewaytomove.co.uk

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Introduction

Our Comments



Dear Buyer & Interested Party !

Useful Data & Local Information

Three Bedroom Mid Terrace Home

Extended Kitchen Breakfast Room with French Doors

Through Living & Dining Room

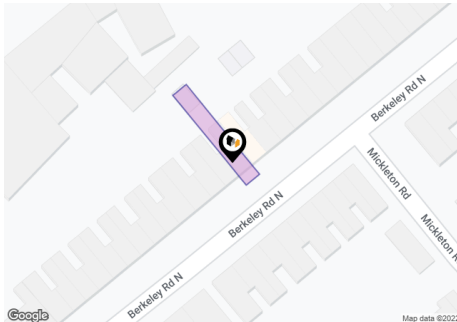
Exceptional Detached Brick Built & Plastered Garage/Studio

Ideal Earlsdon Location Near Train Station & All Local Amenities

NO CHAIN

Please enquire if you need further information.











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Property

Type:	Terraced	Last Sold £/ft²:	£239.59
Bedrooms:	3	Price Estimate:	-
Floor Area:	1,022.57 ft² / 95 m²	Tenure:	Freehold
Plot Area:	0.03 acres		
Council Tax :	Band C		
Annual Estimate:	£1,845 pa		
Title Number:	WK121165		
UPRN:	100071515768		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Flood Risk:	Very Low	17 mb/s	80 mb/s	330 mb/s
Conservation Area:	No			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
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Property EPC - Certificate



Berkeley Road North, CV5

Energy rating

D

Valid until 04.09.2023

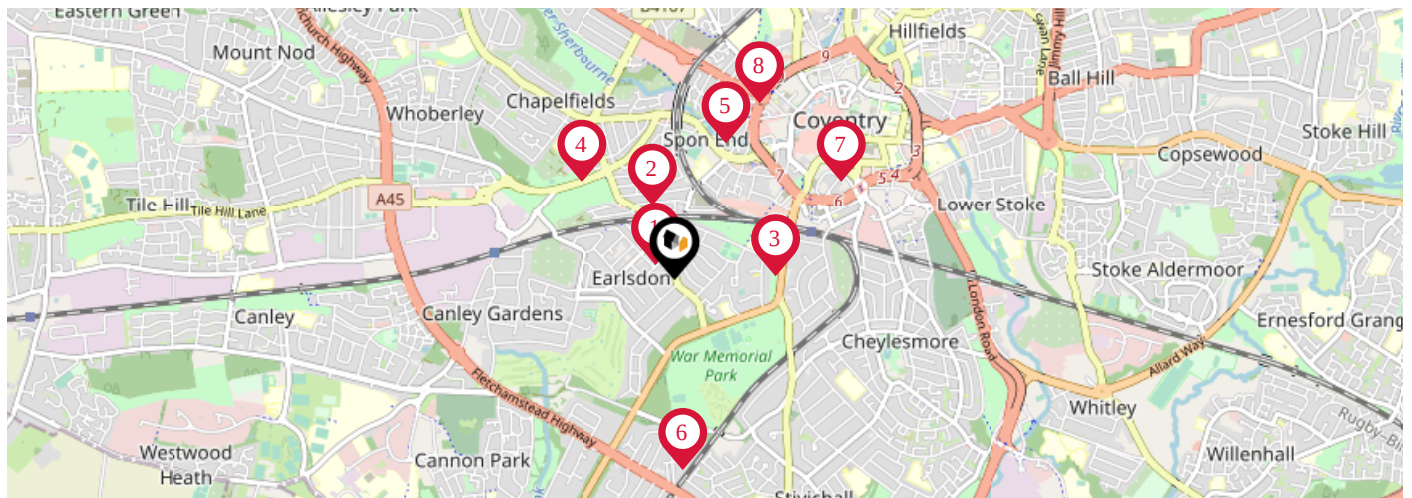
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

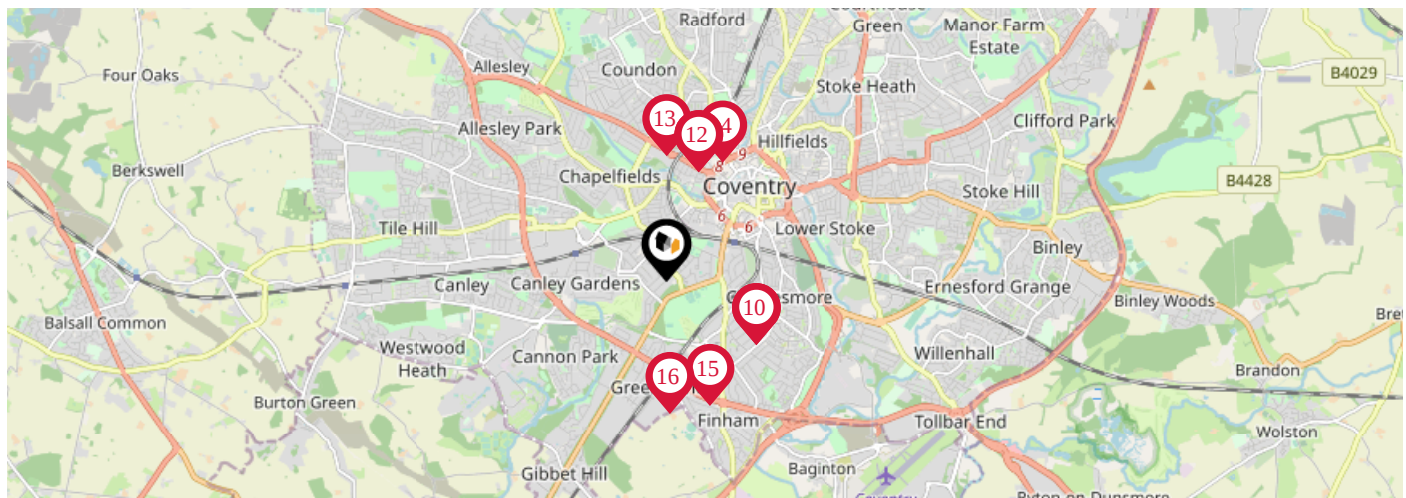
Property Type:	House
Built Form:	Mid-Terrace
Transaction Type:	Marketed sale
Total Floor Area:	95 m ²
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Mains Gas:	Yes
Floor Level:	-
Flat Top Storey:	No
Top Storey:	-
Glazing Type:	Double glazing installed during or after 2002
Previous Extensions:	-
Lighting:	Low energy lighting in 30% of fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Open Fireplaces:	1
Hotwater System:	From main system
Hotwater Efficiency:	Good
Floors:	Suspended, no insulation (assumed)
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Ventilation:	Natural

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.11	<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:0.35	<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:0.46	<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:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 313 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stivichall Primary School Ofsted Rating: Good Pupils: 527 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

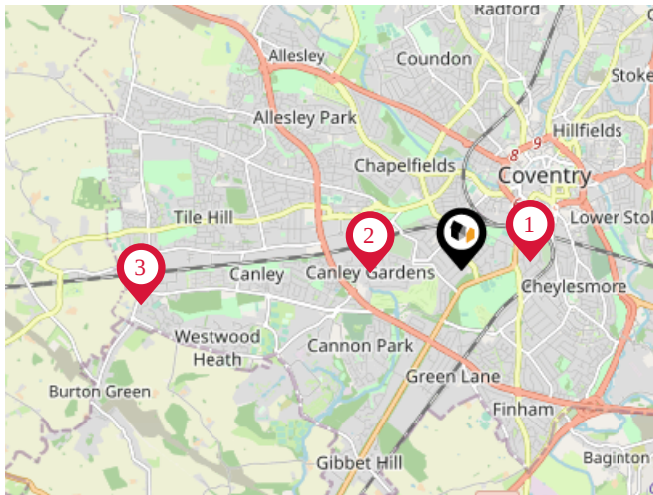
Area Schools



	Nursery	Primary	Secondary	College	Private
<div>9</div> Coventry Speech and Language Service Co Manor Park Primary School Ofsted Rating: Not Rated Pupils:0 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>10</div> Manor Park Primary School Ofsted Rating: Good Pupils: 758 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>11</div> Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>12</div> Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>13</div> Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>14</div> Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>15</div> Grange Farm Primary School Ofsted Rating: Good Pupils: 416 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<div>16</div> Finham Park School Ofsted Rating: Outstanding Pupils: 1541 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

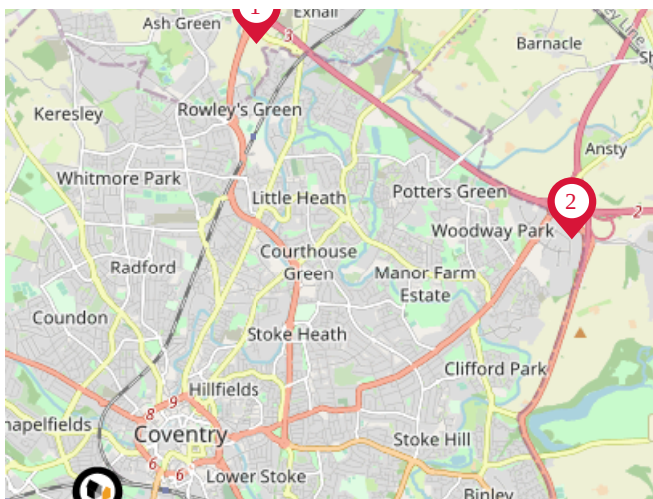
Area

Transport (National)



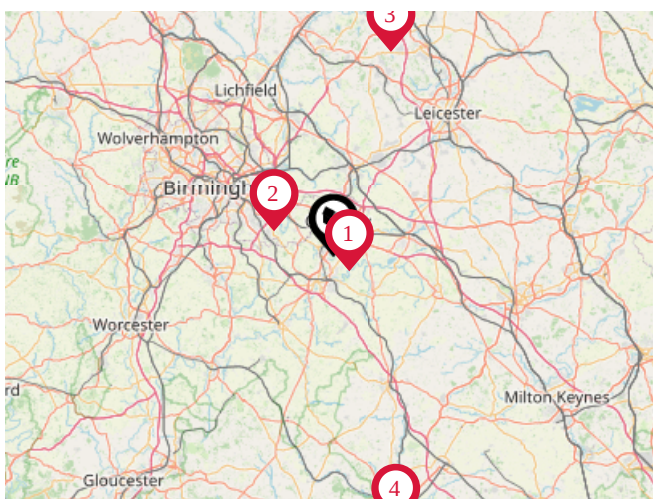
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.63 miles
	Canley Rail Station	0.82 miles
	Tile Hill Rail Station	2.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.61 miles
	M6 J2	5.03 miles
	M40 J14	10.21 miles
	M40 J15	10.31 miles
	M6 J3A	8.44 miles

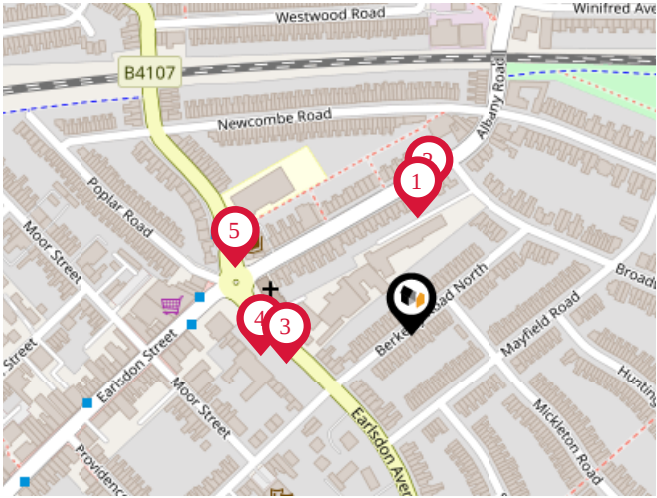


Airports/Helipads






Pin	Name	Distance
	Coventry Airport	3.15 miles
	Birmingham International Airport	9.33 miles
	East Midlands Airport	30.7 miles
	London Oxford Airport	40.27 miles

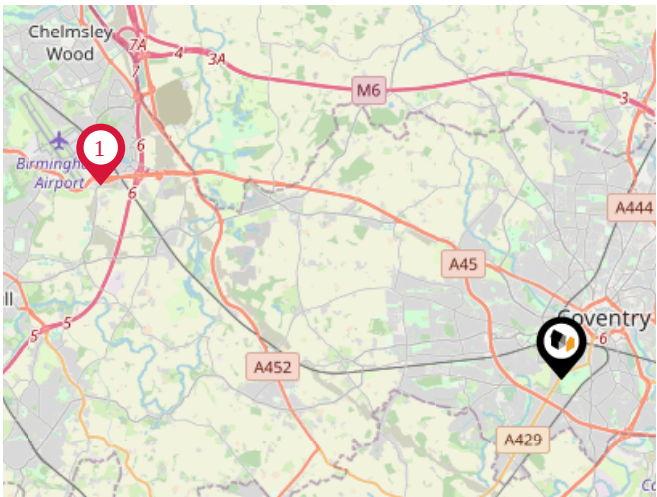
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Broadway	0.07 miles
	Broadway	0.08 miles
	Earlsdon St	0.07 miles
	Earlsdon St	0.09 miles
	Earlsdon St	0.11 miles



Local Connections

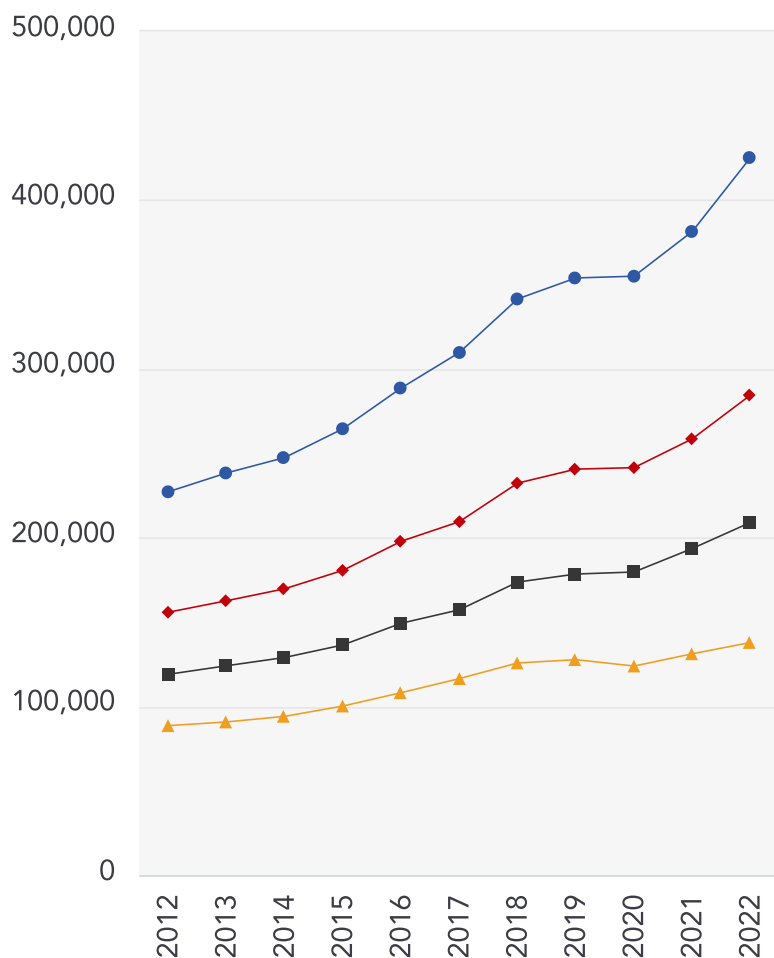
Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.06 miles

Market

House Price Statistics



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



Flat

+55.59%

Terraced

+75.6%

Semi-Detached

+82.59%

Detached

+87.16%

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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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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