



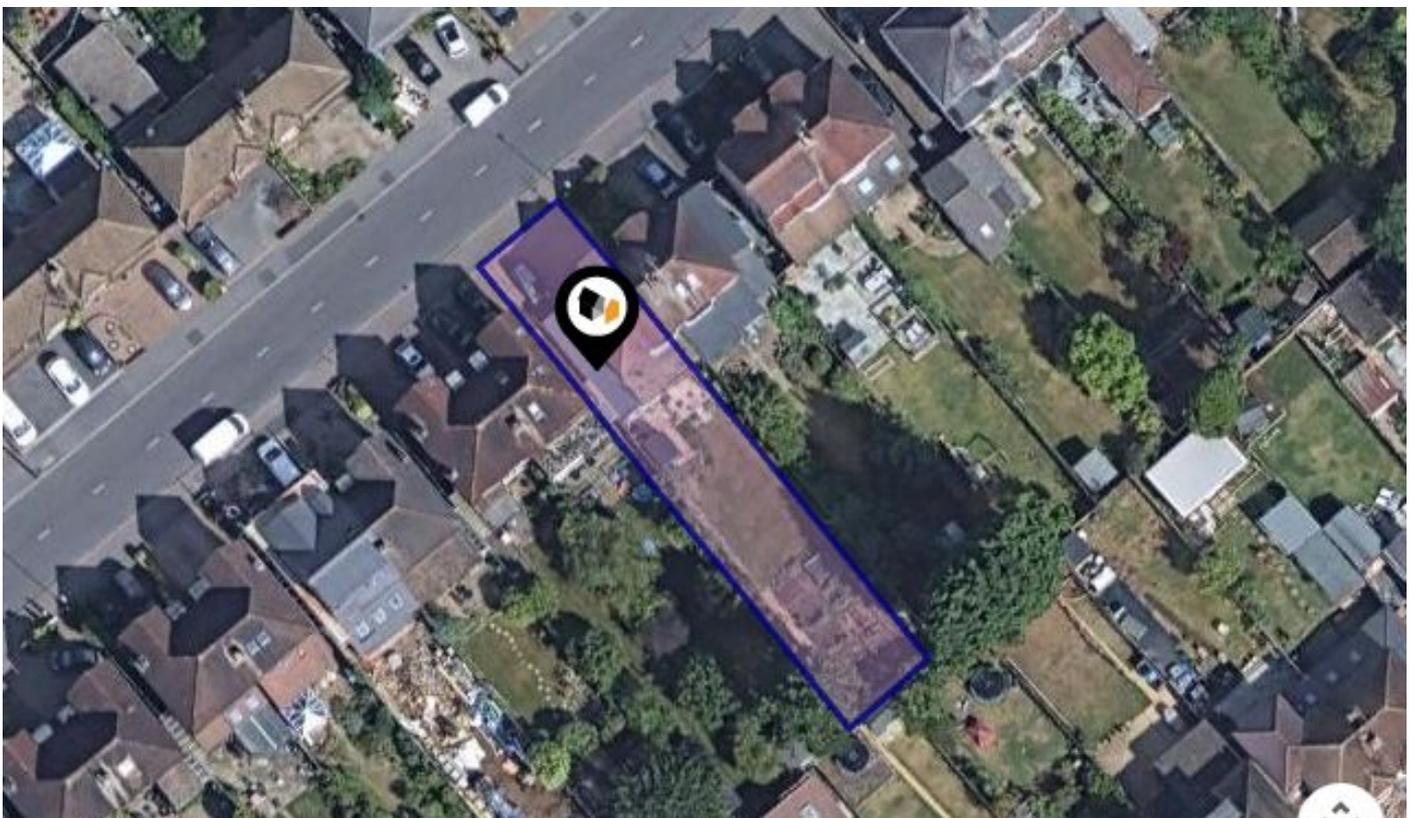
See More Online

Buyers and interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 20th March 2025



THE CHESILS, COVENTRY, CV3

OIRO : £435,000

Walmsley's The Way to Move

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

0330 1180062

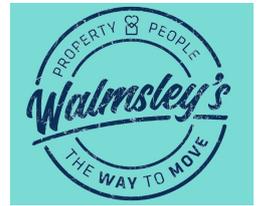
mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers and interested parties

Your property details in brief.....

An extended and much loved semi detached family home
Exceptional plot with substantial South facing gardens
Integral tandem garage & generous block paved driveway frontage
Extension creating larger kitchen & rear sitting room
Two separate reception rooms including lounge with patio doors
First floor family shower room & ground floor cloakroom
Massive further potential whilst also being "turn key"
No Upward Chain, EPC Rating Ordered & Total 1539 Sq.Ft or 143Sq.M

These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on sales@walmsleysthewaytomove.co.uk or 0330 1180 062



Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.11 acres
Council Tax : Band D
Annual Estimate: £2,296
Title Number: WK169104

OIRO: £435,000
Tenure: Freehold

Local Area

Local Authority: Coventry
Conservation Area: No
Flood Risk:
 • Rivers & Seas: Very low
 • Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

12 mb/s **75** mb/s **1800** mb/s
  

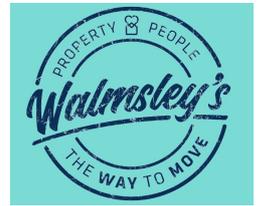
Mobile Coverage:
 (based on calls indoors)

Satellite/Fibre TV Availability:

Market Sold in Street



| | | | | |
|--|------------|------------|------------|---------------------|
| 80, The Chesils, Coventry, CV3 5BL | | | | Semi-detached House |
| Last Sold Date: | 14/08/2024 | | | |
| Last Sold Price: | £425,000 | | | |
| 64, The Chesils, Coventry, CV3 5BL | | | | Semi-detached House |
| Last Sold Date: | 31/05/2022 | | | |
| Last Sold Price: | £490,000 | | | |
| 68, The Chesils, Coventry, CV3 5BL | | | | Detached House |
| Last Sold Date: | 04/02/2022 | | | |
| Last Sold Price: | £420,000 | | | |
| 74, The Chesils, Coventry, CV3 5BL | | | | Semi-detached House |
| Last Sold Date: | 27/11/2020 | 03/03/2017 | 28/06/2004 | |
| Last Sold Price: | £372,500 | £310,000 | £237,000 | |
| 78, The Chesils, Coventry, CV3 5BL | | | | Semi-detached House |
| Last Sold Date: | 25/10/2019 | | | |
| Last Sold Price: | £315,000 | | | |
| 90, The Chesils, Coventry, CV3 5BL | | | | Semi-detached House |
| Last Sold Date: | 06/11/2015 | 21/11/2014 | | |
| Last Sold Price: | £315,000 | £186,000 | | |
| 84, The Chesils, Coventry, CV3 5BL | | | | Semi-detached House |
| Last Sold Date: | 15/10/2015 | | | |
| Last Sold Price: | £265,000 | | | |
| 106, The Chesils, Coventry, CV3 5BL | | | | Semi-detached House |
| Last Sold Date: | 27/05/2011 | 16/02/2007 | | |
| Last Sold Price: | £240,000 | £196,000 | | |
| 76, The Chesils, Coventry, CV3 5BL | | | | Semi-detached House |
| Last Sold Date: | 03/05/2011 | | | |
| Last Sold Price: | £250,000 | | | |
| 92, The Chesils, Coventry, CV3 5BL | | | | Semi-detached House |
| Last Sold Date: | 17/09/2010 | | | |
| Last Sold Price: | £230,157 | | | |
| 62, The Chesils, Coventry, CV3 5BL | | | | Semi-detached House |
| Last Sold Date: | 15/10/2009 | | | |
| Last Sold Price: | £180,000 | | | |
| 98, The Chesils, Coventry, CV3 5BL | | | | Semi-detached House |
| Last Sold Date: | 07/11/2007 | | | |
| Last Sold Price: | £217,000 | | | |

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

Market Sold in Street



| | | | |
|--|------------|---------------------|------------|
| 108, The Chesils, Coventry, CV3 5BL | | Semi-detached House | |
| Last Sold Date: | 01/12/2006 | 17/02/2006 | |
| Last Sold Price: | £212,500 | £155,000 | |
| 100, The Chesils, Coventry, CV3 5BL | | Semi-detached House | |
| Last Sold Date: | 03/11/2006 | 20/04/2000 | 06/12/1999 |
| Last Sold Price: | £220,000 | £125,000 | £65,000 |
| 96, The Chesils, Coventry, CV3 5BL | | Semi-detached House | |
| Last Sold Date: | 16/01/2004 | | |
| Last Sold Price: | £197,000 | | |
| 104, The Chesils, Coventry, CV3 5BL | | Semi-detached House | |
| Last Sold Date: | 31/08/2000 | | |
| Last Sold Price: | £105,000 | | |
| 66, The Chesils, Coventry, CV3 5BL | | Semi-detached House | |
| Last Sold Date: | 25/06/1999 | | |
| Last Sold Price: | £135,000 | | |
| 102, The Chesils, Coventry, CV3 5BL | | Semi-detached House | |
| Last Sold Date: | 01/08/1997 | | |
| Last Sold Price: | £78,000 | | |
| 110, The Chesils, Coventry, CV3 5BL | | Semi-detached House | |
| Last Sold Date: | 07/04/1995 | | |
| Last Sold Price: | £59,999 | | |

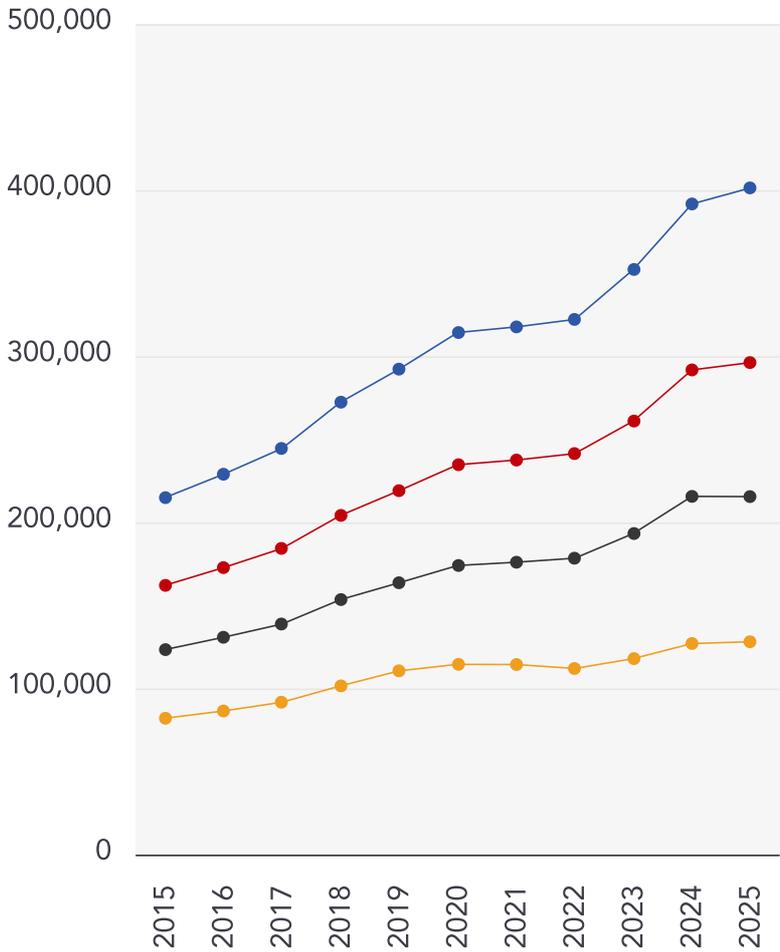
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

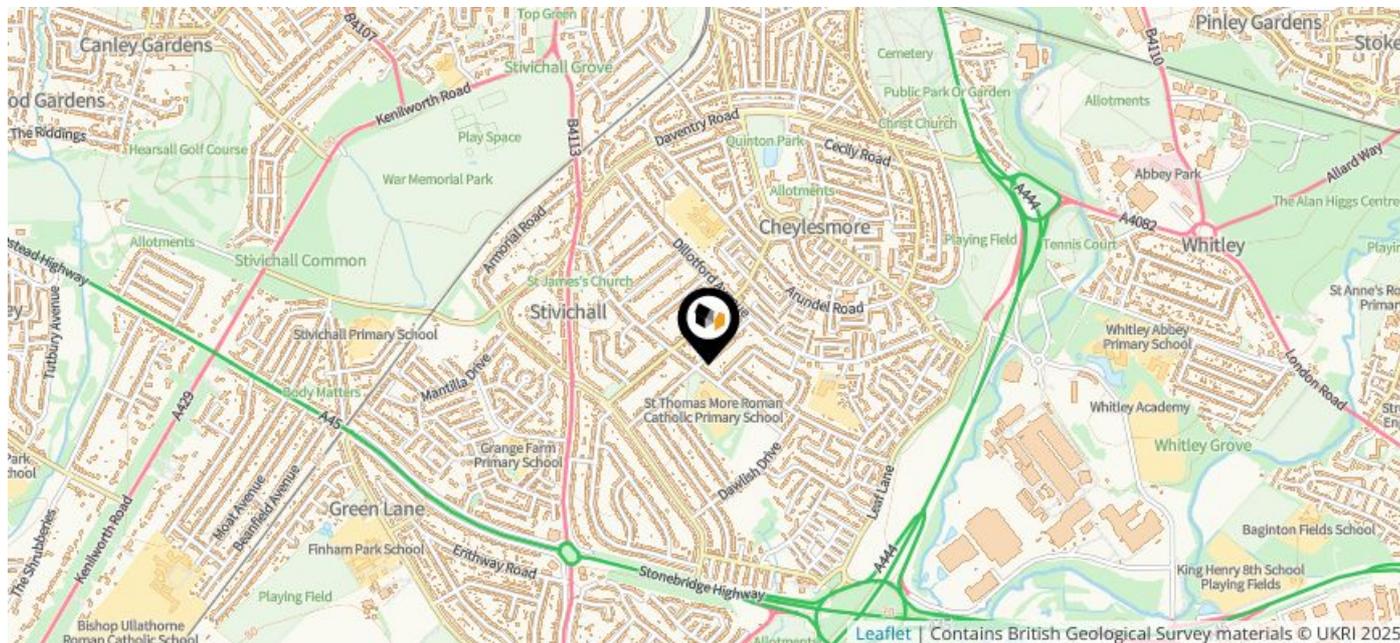
+56.09%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

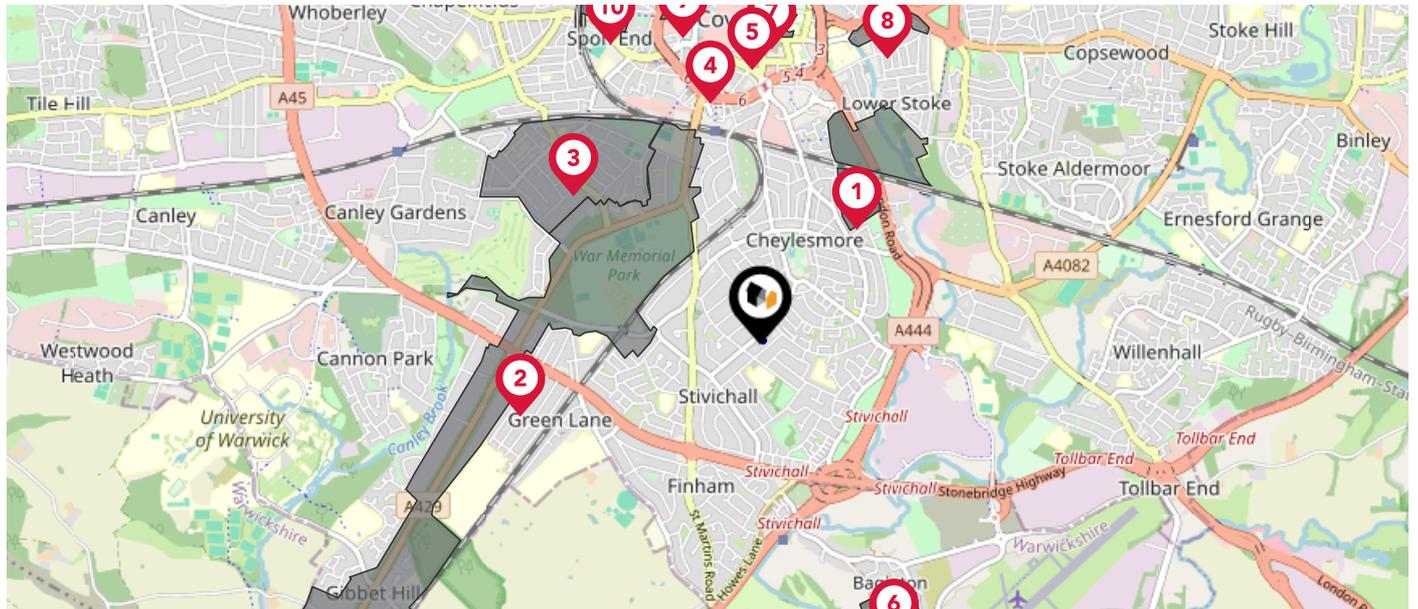
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

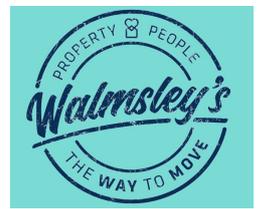


Nearby Conservation Areas

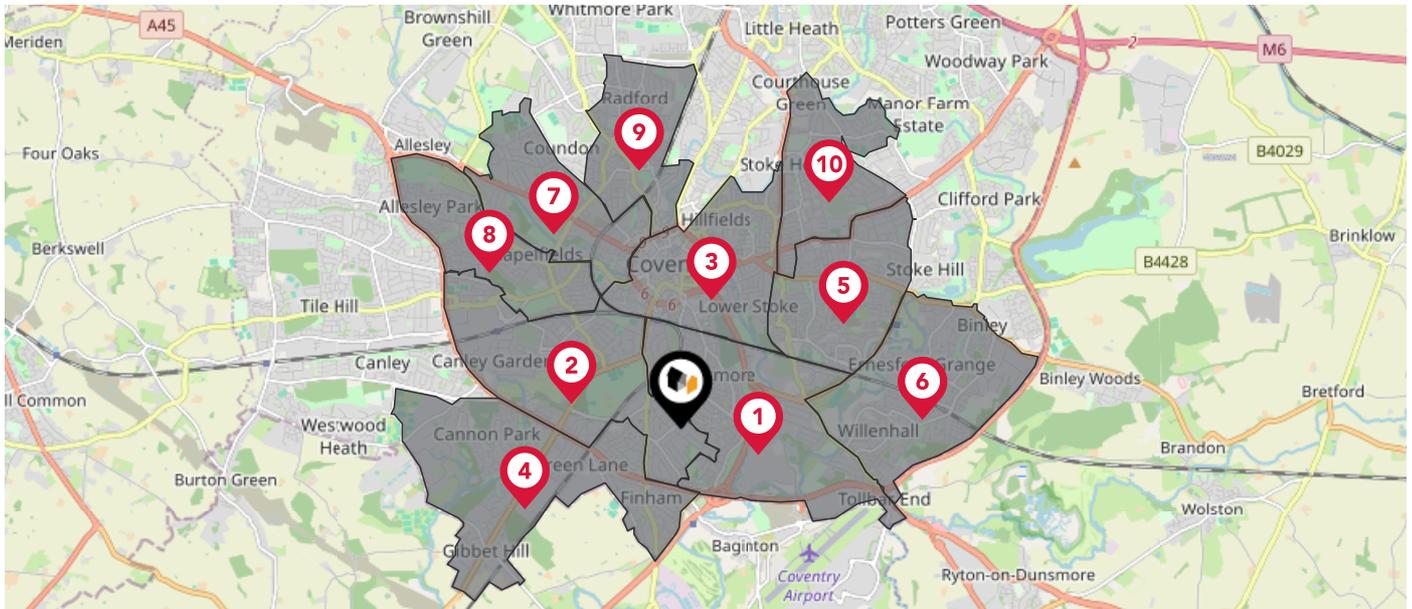
- 1 London Road
- 2 Kenilworth Road
- 3 Earlsdon
- 4 Greyfriars Green
- 5 High Street
- 6 Baginton
- 7 Hill Top and Cathedral
- 8 Far Gosford Street
- 9 Spon Street
- 10 Spon End

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

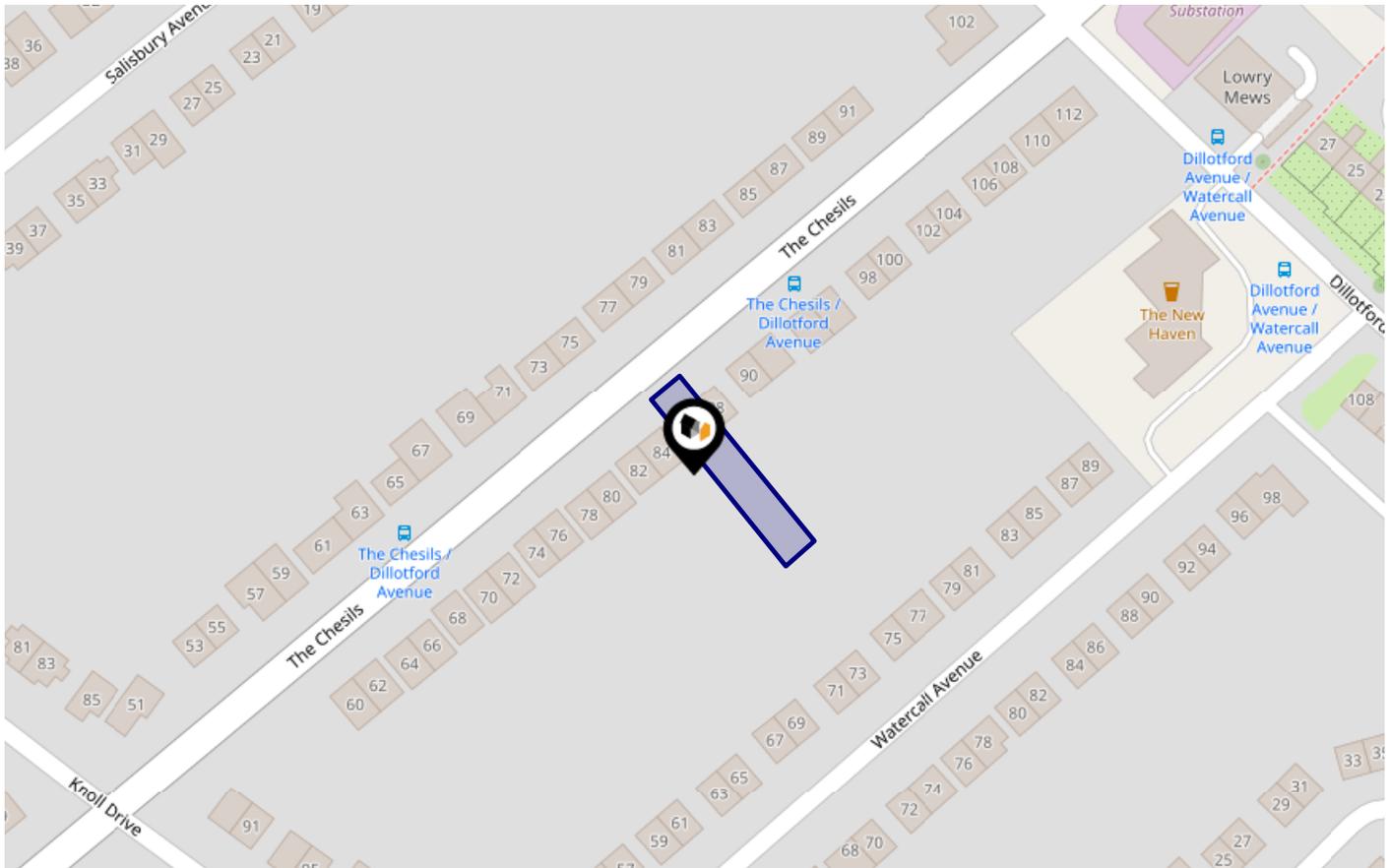
- 1 Cheylesmore Ward
- 2 Earlsdon Ward
- 3 St. Michael's Ward
- 4 Wainbody Ward
- 5 Lower Stoke Ward
- 6 Binley and Willenhall Ward
- 7 Sherbourne Ward
- 8 Whoberley Ward
- 9 Radford Ward
- 10 Upper Stoke Ward

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

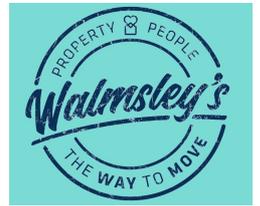
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

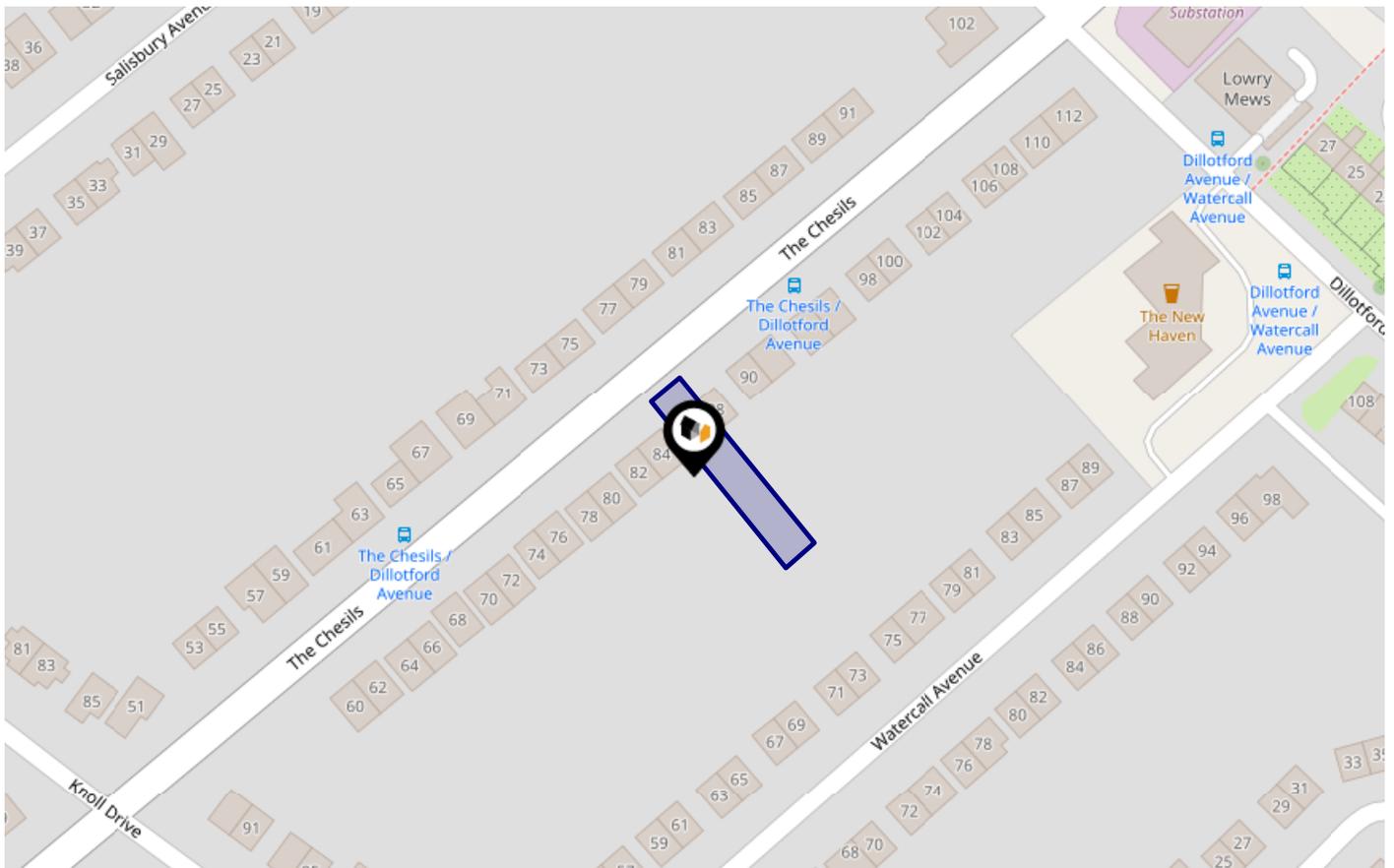


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

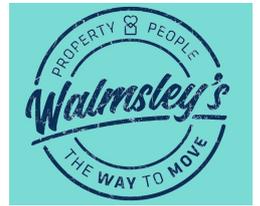
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

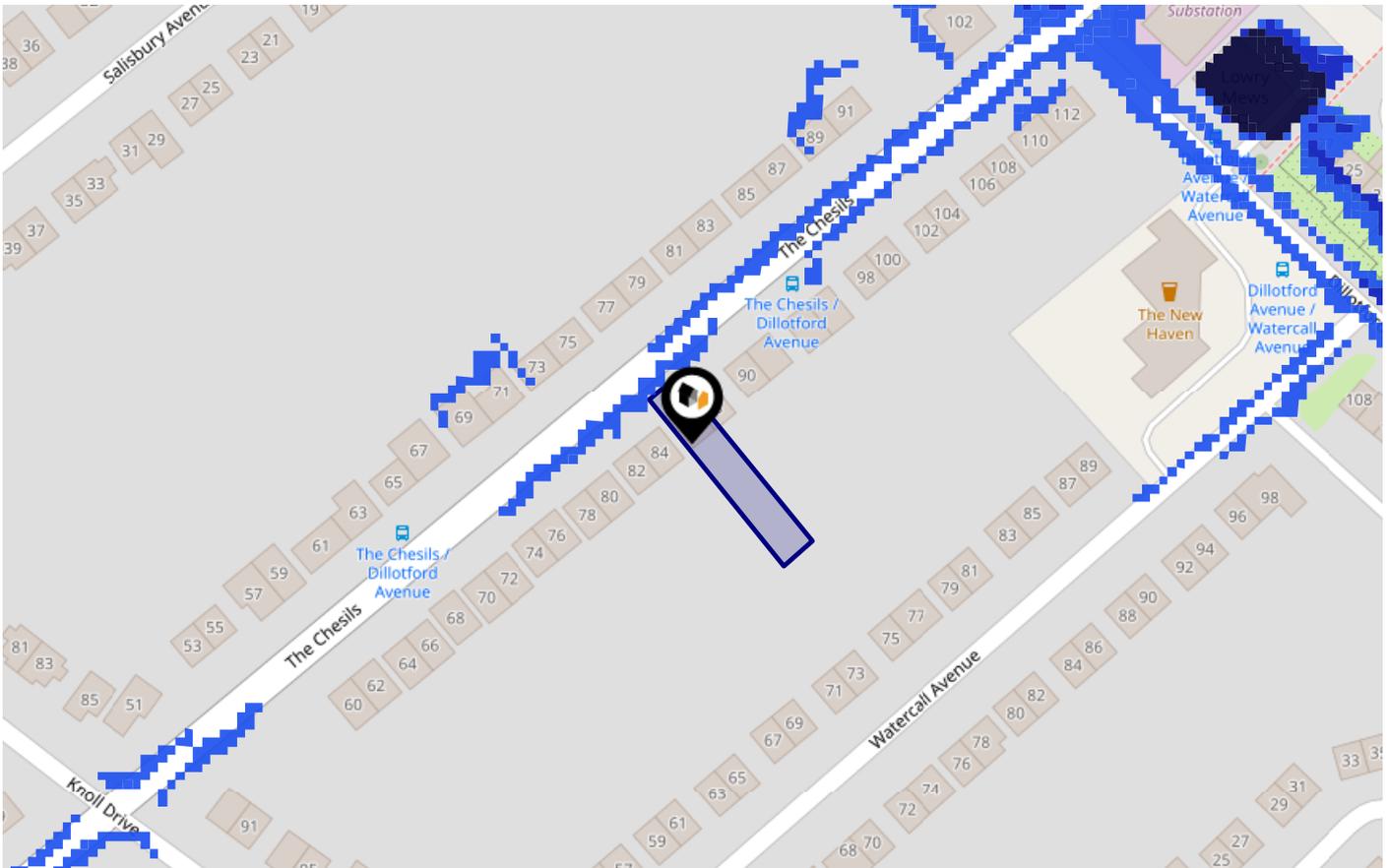


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

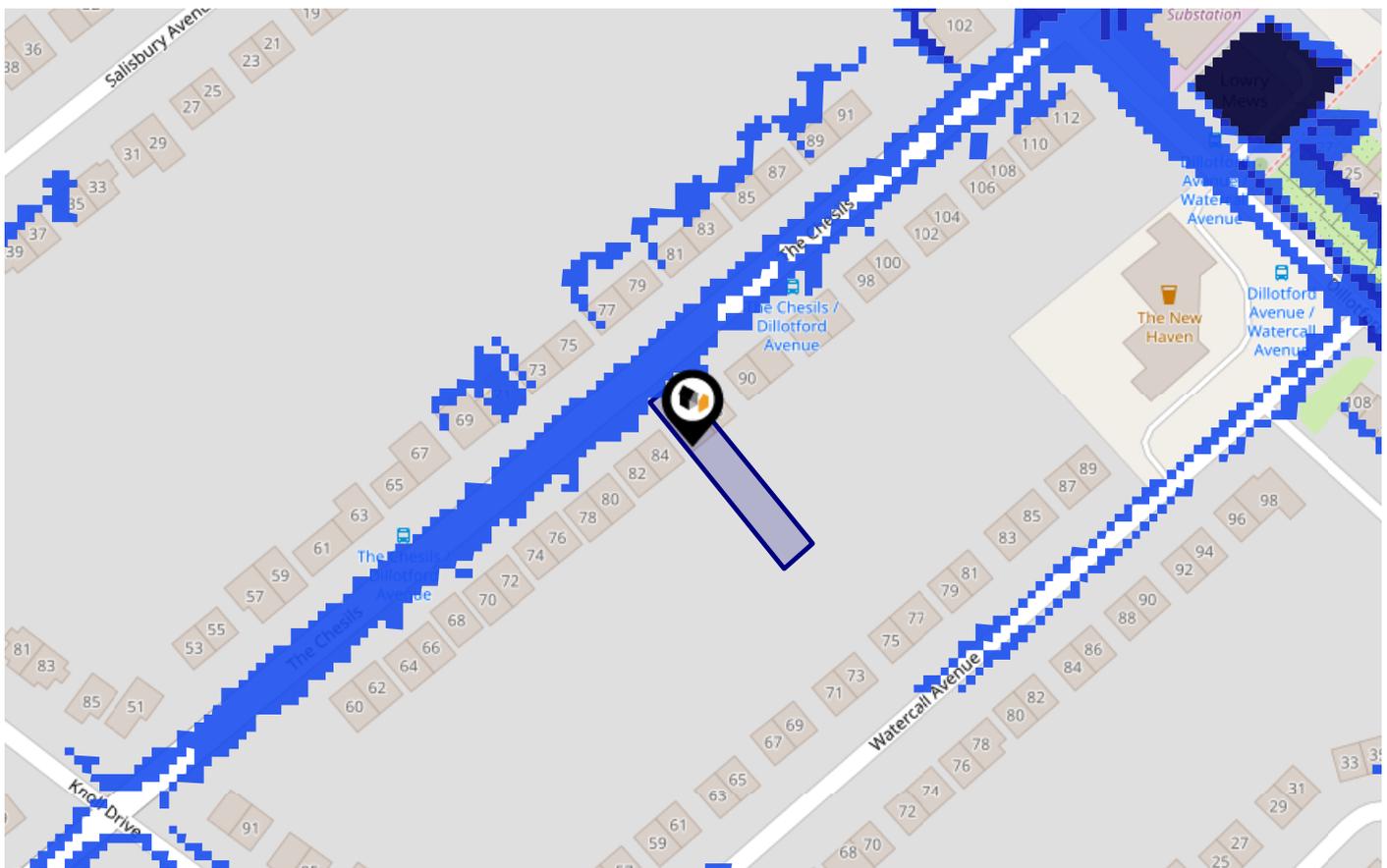


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

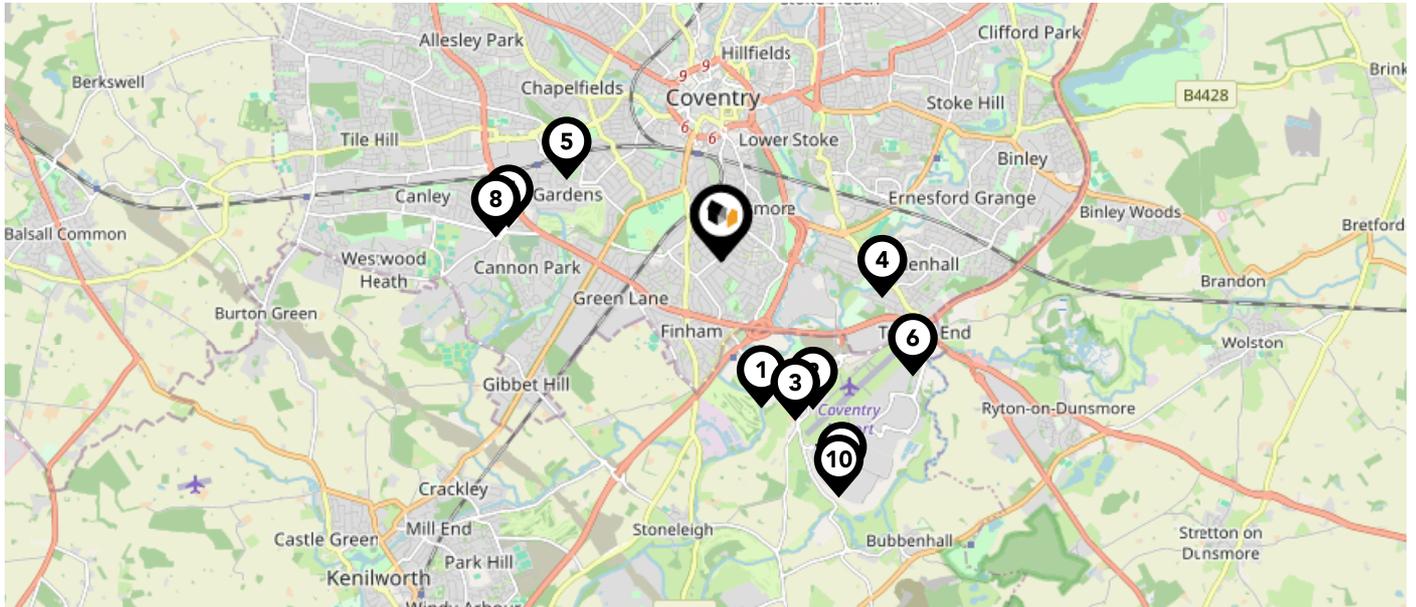


Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

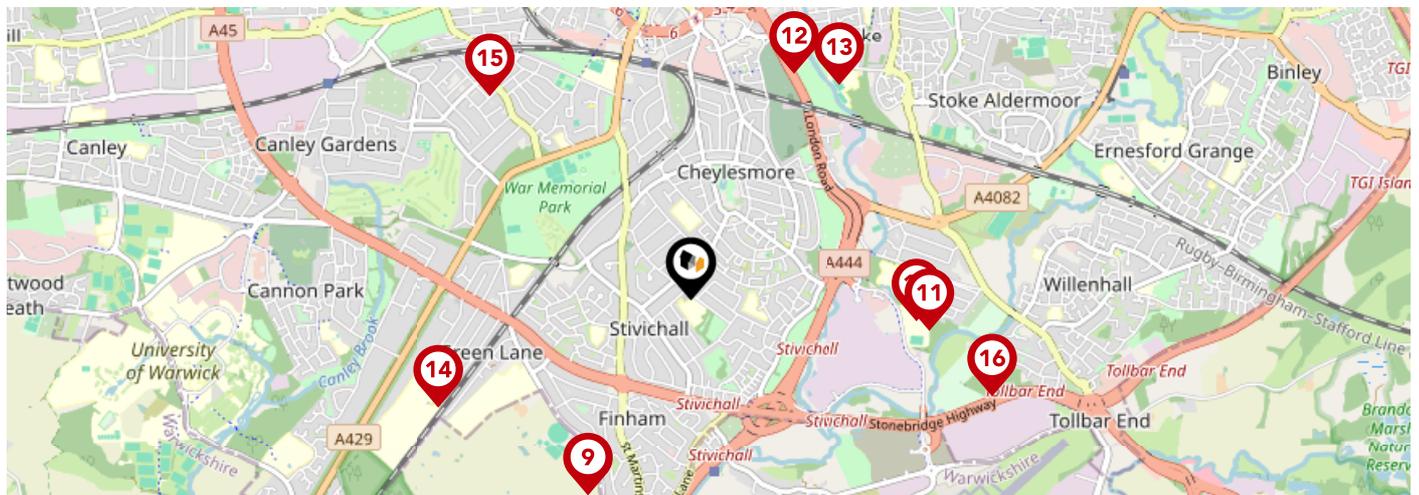
| | | | |
|-----------|--|-------------------|--|
| 1 | Hall Drive-Baginton | Historic Landfill | |
| 2 | Rowley Road-Baginton | Historic Landfill | |
| 3 | Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire | Historic Landfill | |
| 4 | London Road B-Willenhall, Coventry | Historic Landfill | |
| 5 | Hearsall Common-Whoberley, Coventry | Historic Landfill | |
| 6 | Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire | Historic Landfill | |
| 7 | Fletchampstead Highway-Canley, Coventry | Historic Landfill | |
| 8 | Prior Deram Park-Canley, Coventry | Historic Landfill | |
| 9 | Rock Farm Landfill- | Historic Landfill | |
| 10 | EA/EPR/HB3904FE/V007 | Active Landfill | |

Area Schools



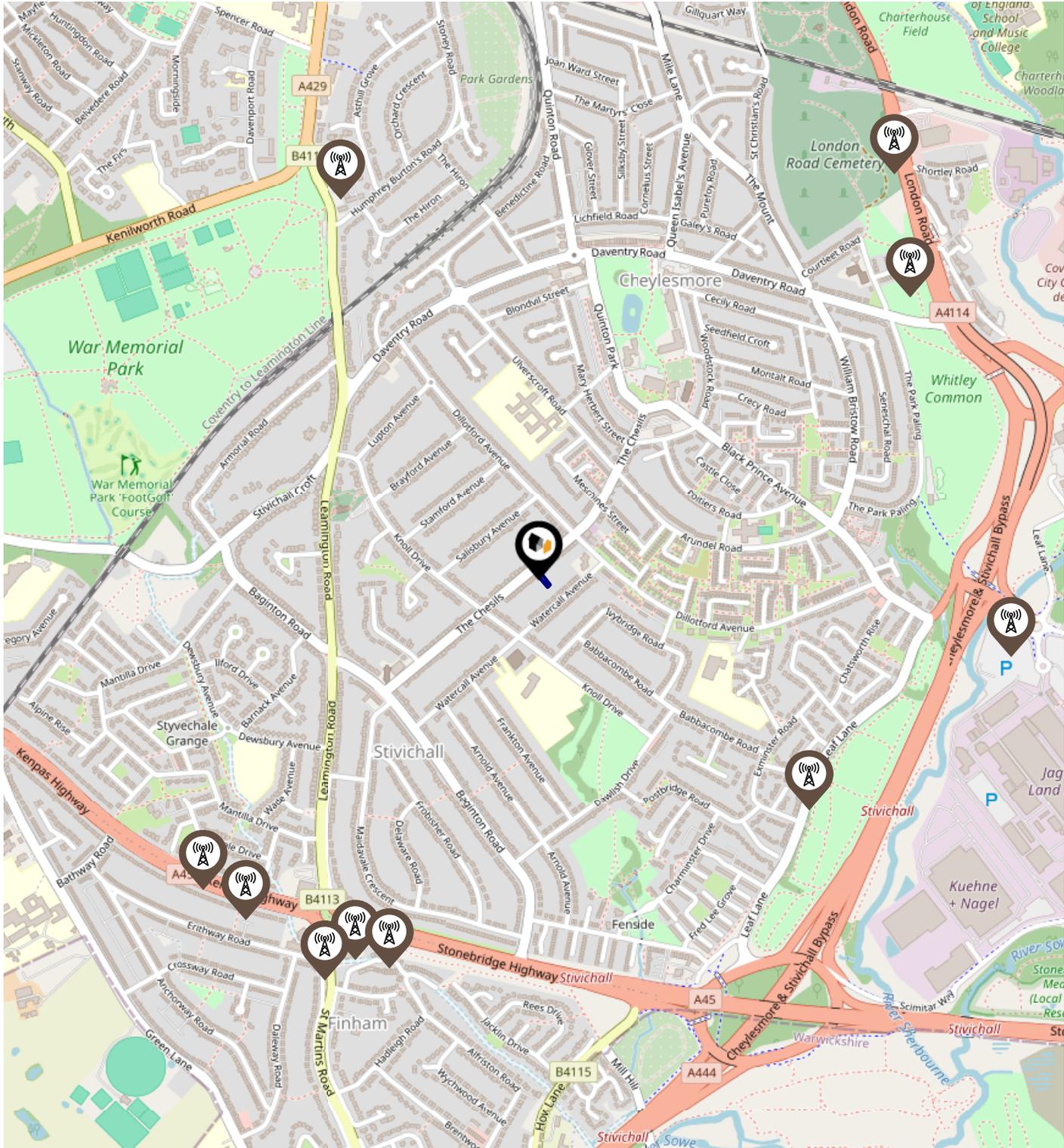
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.87 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:0.93 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.95 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools



| | Nursery | Primary | Secondary | College | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.18 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:1.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

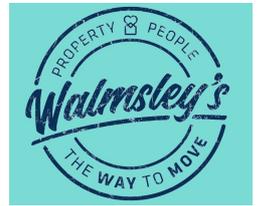
Local Area Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

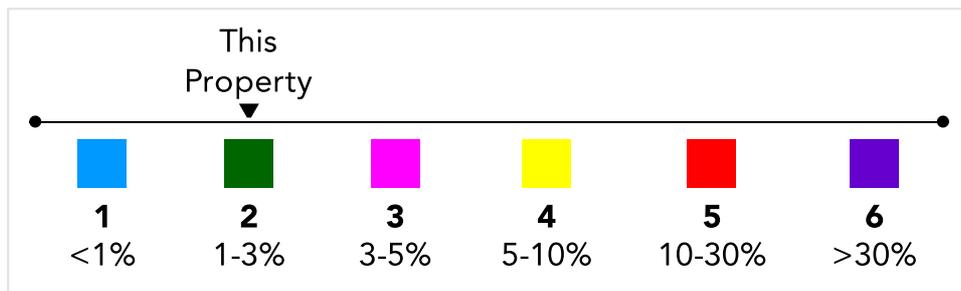
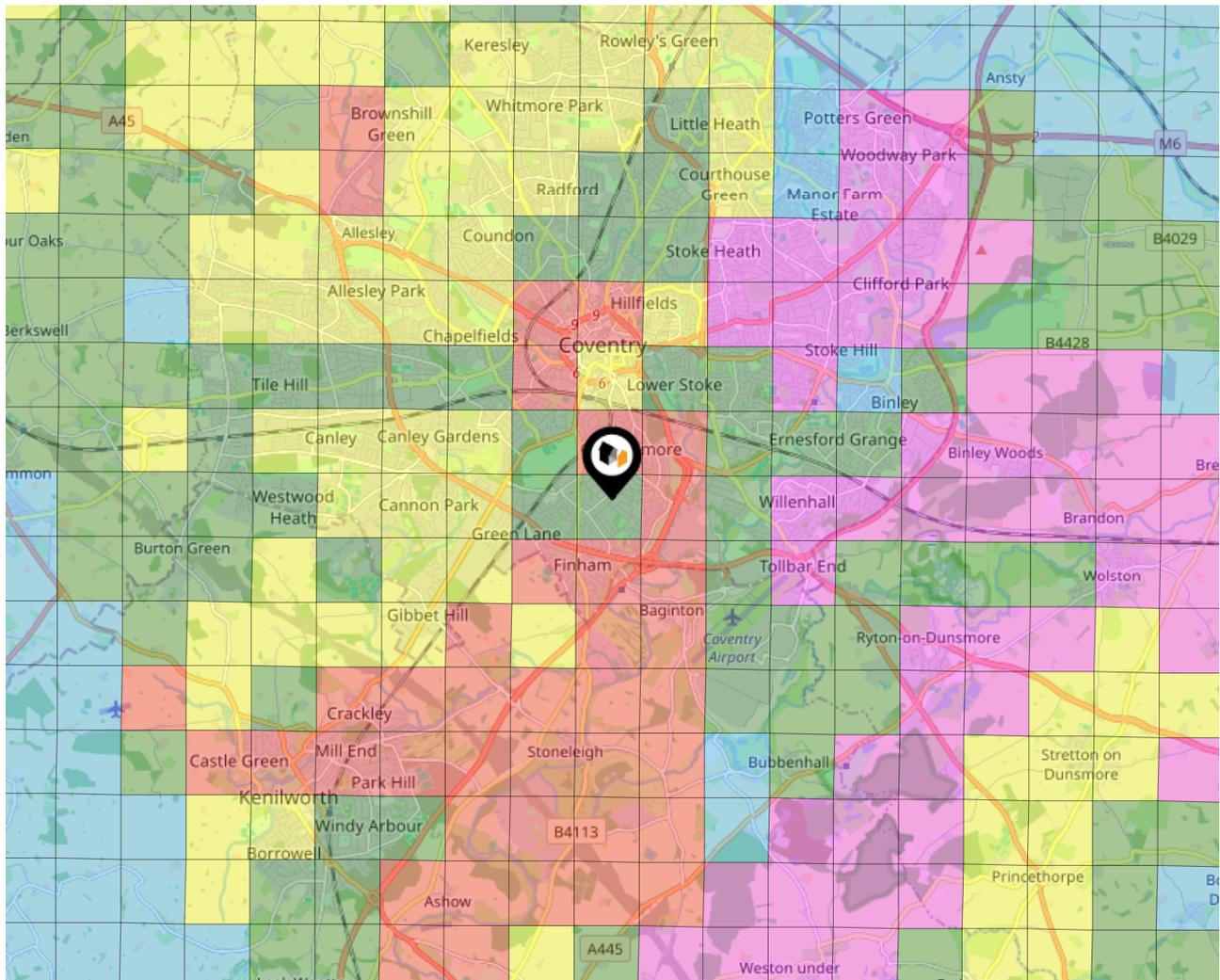
Environment

Radon Gas

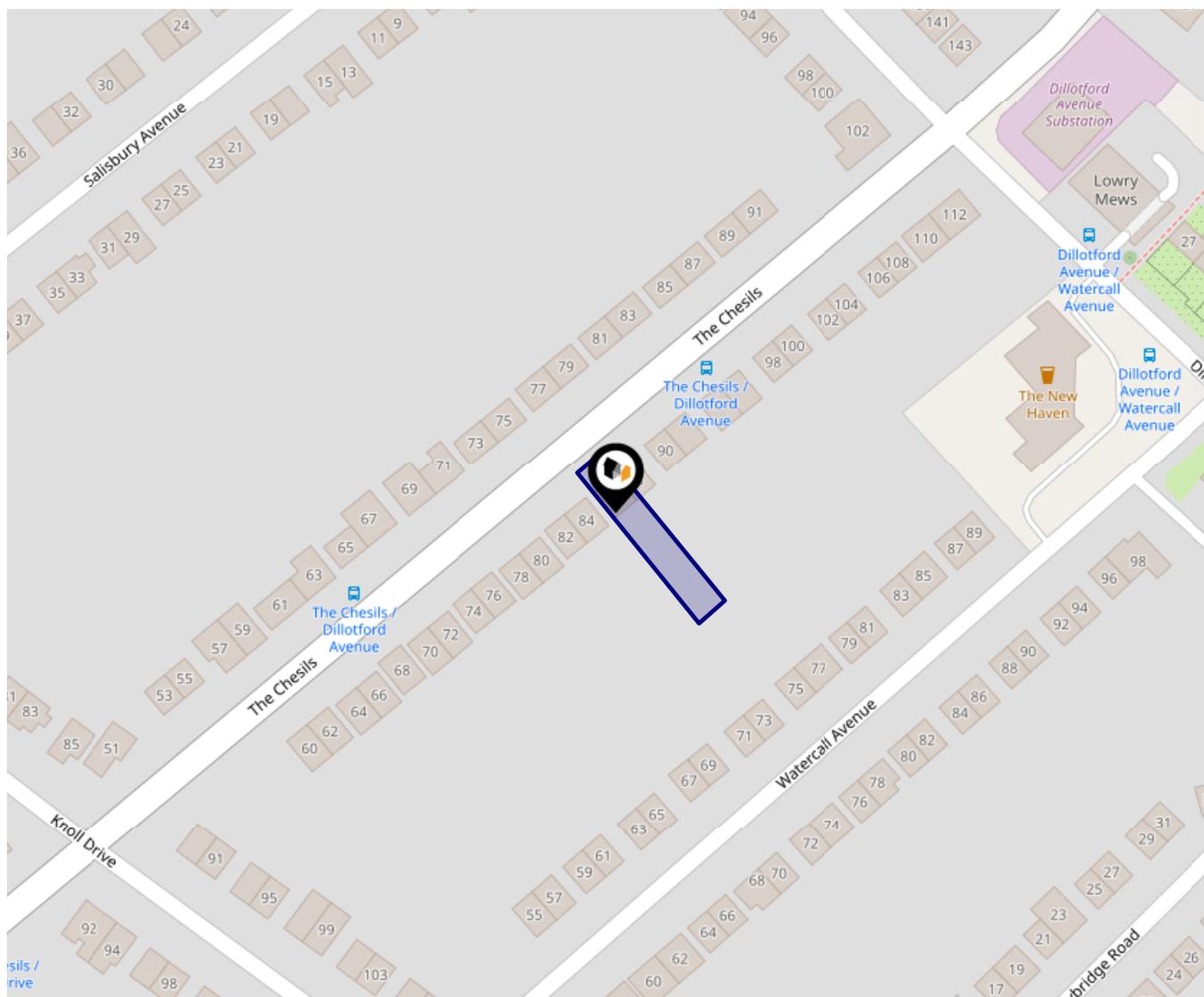
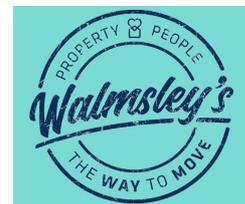


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



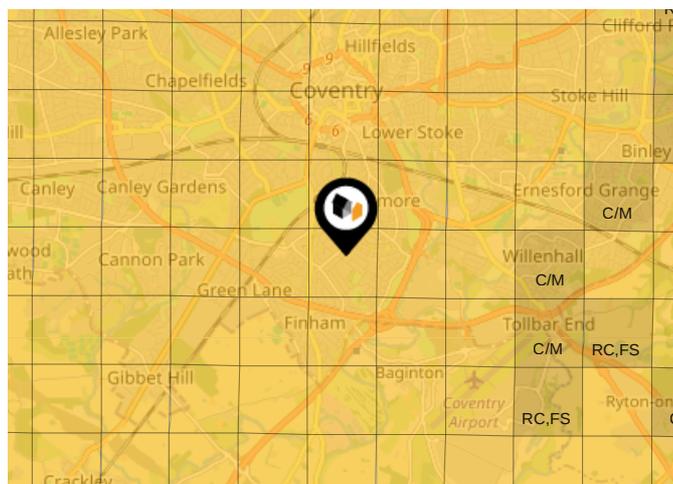
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

| | | | |
|-------------------------------|---------------------------------|----------------------|---------------------------|
| Carbon Content: | NONE | Soil Texture: | CLAYEY LOAM TO SANDY LOAM |
| Parent Material Grain: | ARGILLIC - ARENACEOUS | Soil Depth: | INTERMEDIATE-SHALLOW |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |

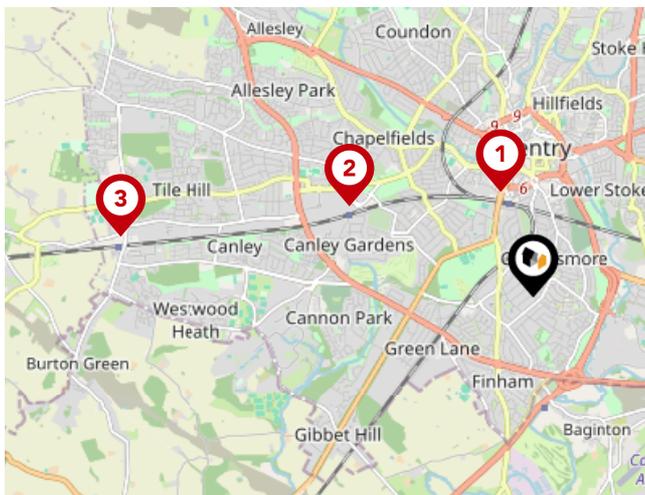
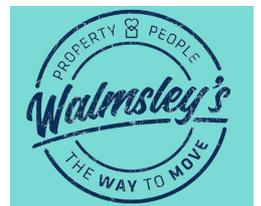


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | Residual Clay |
| RC/LL | Residual Clay & Loamy Loess |
| RC,S | River Clay & Silt |
| RC,FS | Riverine Clay & Floodplain Sands and Gravel |
| RC,FL | Riverine Clay & Fluvial Sands and Gravel |
| TC | Terrace Clay |
| TC/LL | Terrace Clay & Loamy Loess |

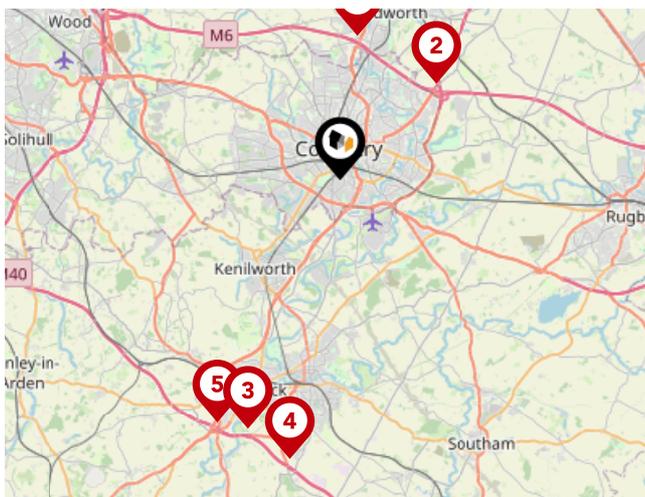
Area

Transport (National)



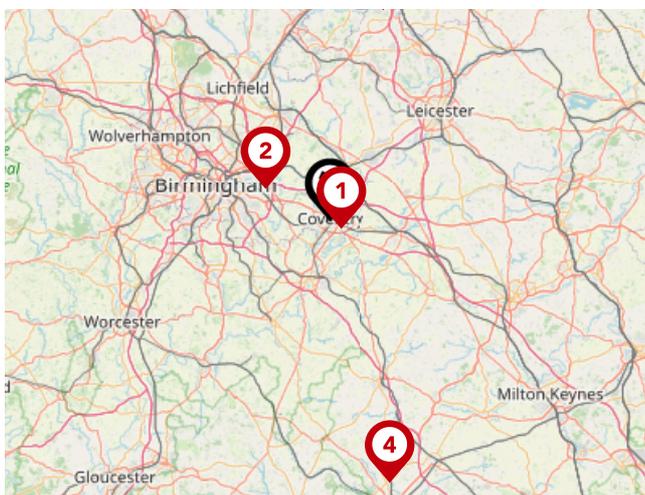
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Coventry Rail Station | 1.01 miles |
| 2 | Canley Rail Station | 1.84 miles |
| 3 | Tile Hill Rail Station | 3.74 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M6 J3 | 5.28 miles |
| 2 | M6 J2 | 4.92 miles |
| 3 | M40 J14 | 9.63 miles |
| 4 | M40 J13 | 10.34 miles |
| 5 | M40 J15 | 9.85 miles |

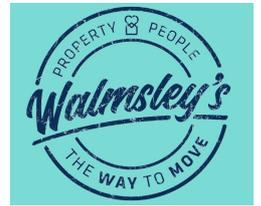


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Baginton | 1.96 miles |
| 2 | Birmingham Airport | 10.44 miles |
| 3 | East Mids Airport | 31.3 miles |
| 4 | Kidlington | 39.33 miles |

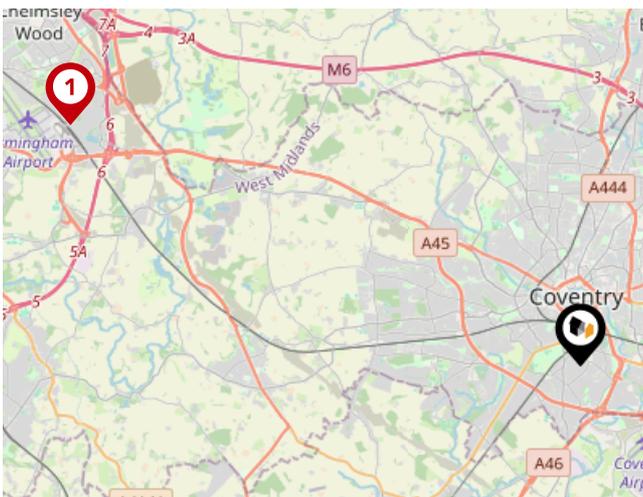
Area

Transport (Local)



Bus Stops/Stations

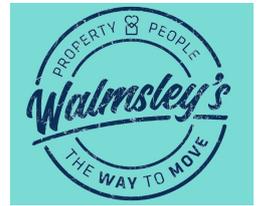
| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Dillotford Avenue Substation | 0.05 miles |
| 2 | Dillotford Avenue Substation | 0.06 miles |
| 3 | Watercall Avenue | 0.11 miles |
| 4 | Meschines St | 0.12 miles |
| 5 | Knoll Drive | 0.13 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|-------------|
| 1 | Birmingham Intl Rail Station (Air-Rail Link) | 10.17 miles |

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

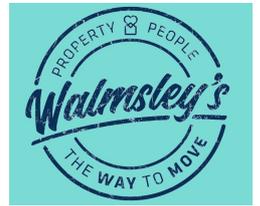


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Agent Disclaimer



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.



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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.

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