



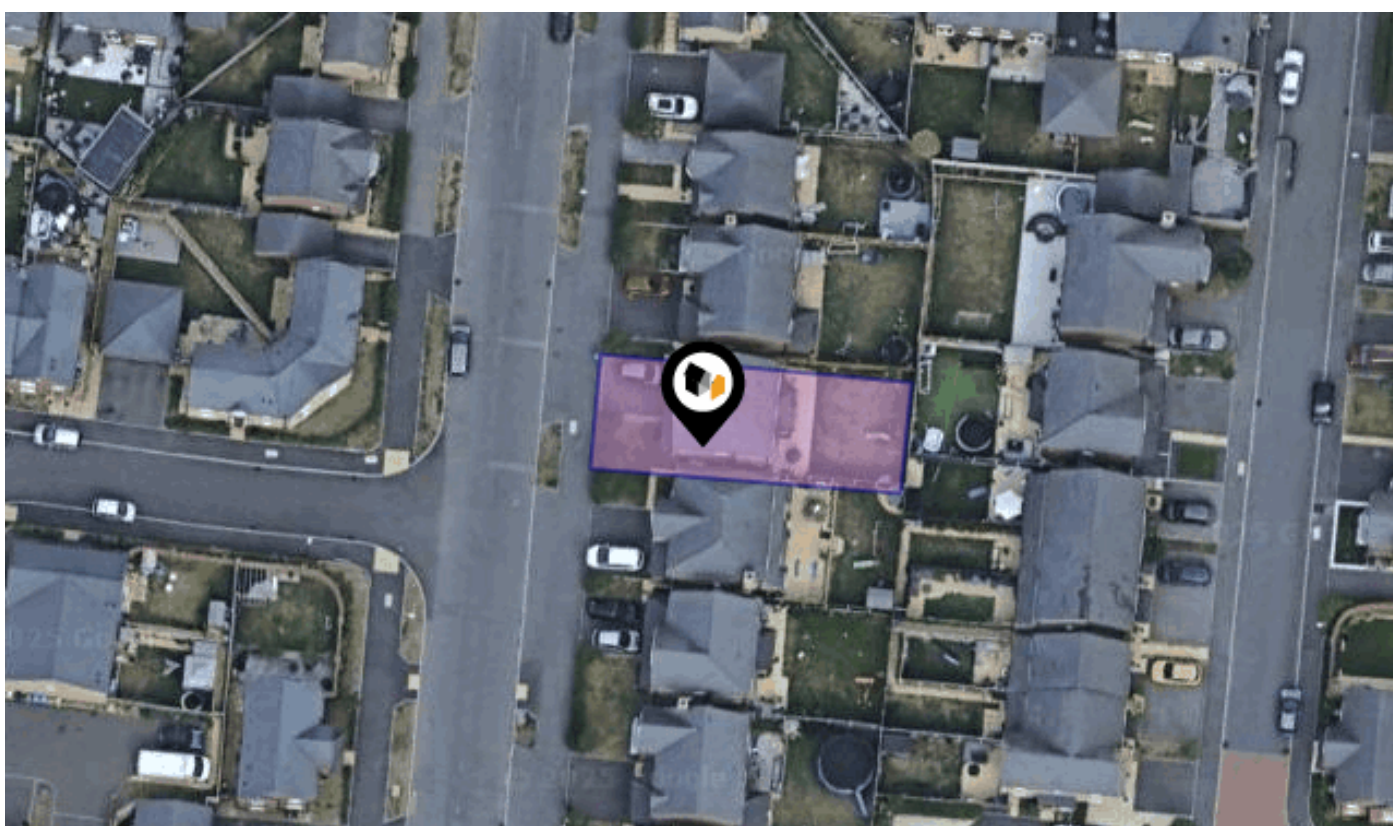
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st May 2025



WEIR WAY, COVENTRY, CV3

OIRO : £385,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

A key facts guide for buyers & interested parties

A modern, detached family home with four excellent bedrooms
Garage & driveway & private foregarden
Kitchen dining room with French doors to gardens
Sitting room with French doors to kitchen dining room
Utility room & ground floor cloakroom
Family bathroom & en-suite shower room
Economical modern living & gas centrally heated & double glazed
EPC Rating B, Total 1217 Sq.Ft or 113 Sq.M










"This information is provided as a guide and all information should be counter checked by your conveyancer during the legal process".



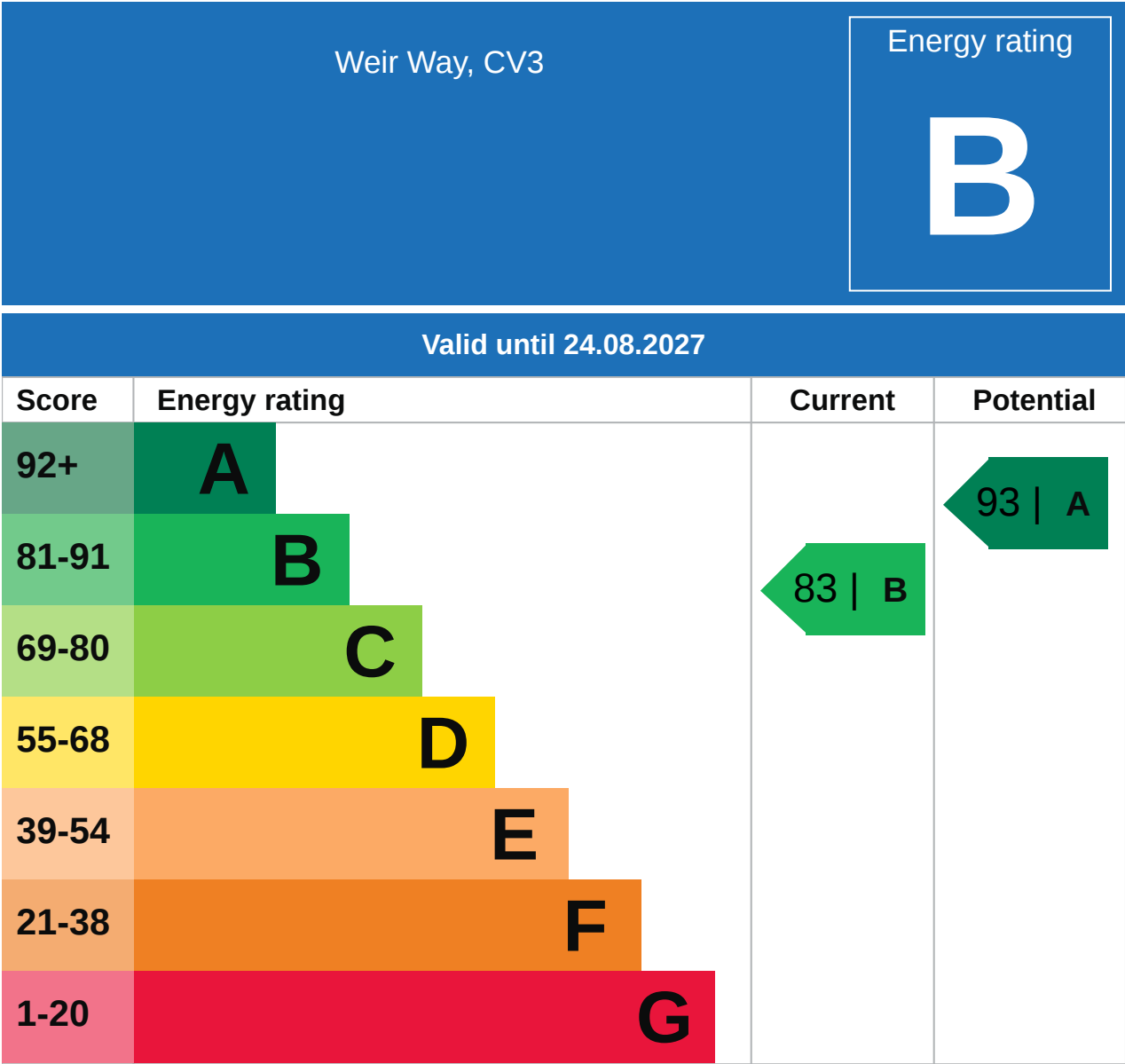
Property

Type:	Detached	OIRO:	£385,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,217 ft ² / 113 m ²		
Plot Area:	0.06 acres		
Year Built :	2017		
Council Tax :	Band D		
Annual Estimate:	£2,414		
Title Number:	MM94381		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	15	80	10000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	sky
				
				Virgin media

Property EPC - Certificate





Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, waste water heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	99 m ²

Market Sold in Street



17, Weir Way, Coventry, CV3 1QL			
Last Sold Date:	30/01/2025	17/02/2017	
Last Sold Price:	£495,000	£364,750	
22, Weir Way, Coventry, CV3 1QL			
Last Sold Date:	09/08/2022	30/06/2017	
Last Sold Price:	£290,000	£244,750	
11, Weir Way, Coventry, CV3 1QL			
Last Sold Date:	29/11/2021	13/04/2017	
Last Sold Price:	£252,000	£244,750	
28, Weir Way, Coventry, CV3 1QL			
Last Sold Date:	15/04/2021	28/04/2017	
Last Sold Price:	£280,000	£259,750	
7, Weir Way, Coventry, CV3 1QL			
Last Sold Date:	24/04/2020		
Last Sold Price:	£260,000		
2, Weir Way, Coventry, CV3 1QL			
Last Sold Date:	31/01/2020		
Last Sold Price:	£199,750		
3, Weir Way, Coventry, CV3 1QL			
Last Sold Date:	31/01/2020		
Last Sold Price:	£354,750		
5, Weir Way, Coventry, CV3 1QL			
Last Sold Date:	31/01/2020		
Last Sold Price:	£349,750		
1, Weir Way, Coventry, CV3 1QL			
Last Sold Date:	31/01/2020		
Last Sold Price:	£305,750		
15, Weir Way, Coventry, CV3 1QL			
Last Sold Date:	06/09/2019	02/09/2019	17/01/2017
Last Sold Price:	£231,000	£235,000	£229,750
4, Weir Way, Coventry, CV3 1QL			
Last Sold Date:	01/03/2019		
Last Sold Price:	£299,750		
9, Weir Way, Coventry, CV3 1QL			
Last Sold Date:	26/07/2018	27/04/2018	31/03/2017
Last Sold Price:	£275,000	£275,000	£262,750

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

23, Weir Way, Coventry, CV3 1QL		
Last Sold Date:	25/05/2018	31/03/2017
Last Sold Price:	£380,000	£359,750
6, Weir Way, Coventry, CV3 1QL		
Last Sold Date:	22/12/2017	
Last Sold Price:	£287,500	
8, Weir Way, Coventry, CV3 1QL		
Last Sold Date:	15/12/2017	
Last Sold Price:	£327,750	
10, Weir Way, Coventry, CV3 1QL		
Last Sold Date:	08/12/2017	
Last Sold Price:	£287,500	
14, Weir Way, Coventry, CV3 1QL		
Last Sold Date:	19/09/2017	
Last Sold Price:	£284,750	
16, Weir Way, Coventry, CV3 1QL		
Last Sold Date:	01/09/2017	
Last Sold Price:	£322,750	
12, Weir Way, Coventry, CV3 1QL		
Last Sold Date:	01/09/2017	
Last Sold Price:	£327,750	
18, Weir Way, Coventry, CV3 1QL		
Last Sold Date:	11/08/2017	
Last Sold Price:	£264,750	
20, Weir Way, Coventry, CV3 1QL		
Last Sold Date:	21/07/2017	
Last Sold Price:	£244,750	
Apartment 1, O'brien House, 27, Weir Way, Coventry, CV3 1QL		
Last Sold Date:	25/05/2017	
Last Sold Price:	£164,750	
26, Weir Way, Coventry, CV3 1QL		
Last Sold Date:	17/05/2017	
Last Sold Price:	£314,750	
24, Weir Way, Coventry, CV3 1QL		
Last Sold Date:	28/04/2017	
Last Sold Price:	£259,750	

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

Market Sold in Street



25, Weir Way, Coventry, CV3 1QL

Last Sold Date: 31/03/2017
Last Sold Price: £174,750

21, Weir Way, Coventry, CV3 1QL

Last Sold Date: 23/12/2016
Last Sold Price: £269,750

19, Weir Way, Coventry, CV3 1QL

Last Sold Date: 22/12/2016
Last Sold Price: £269,750

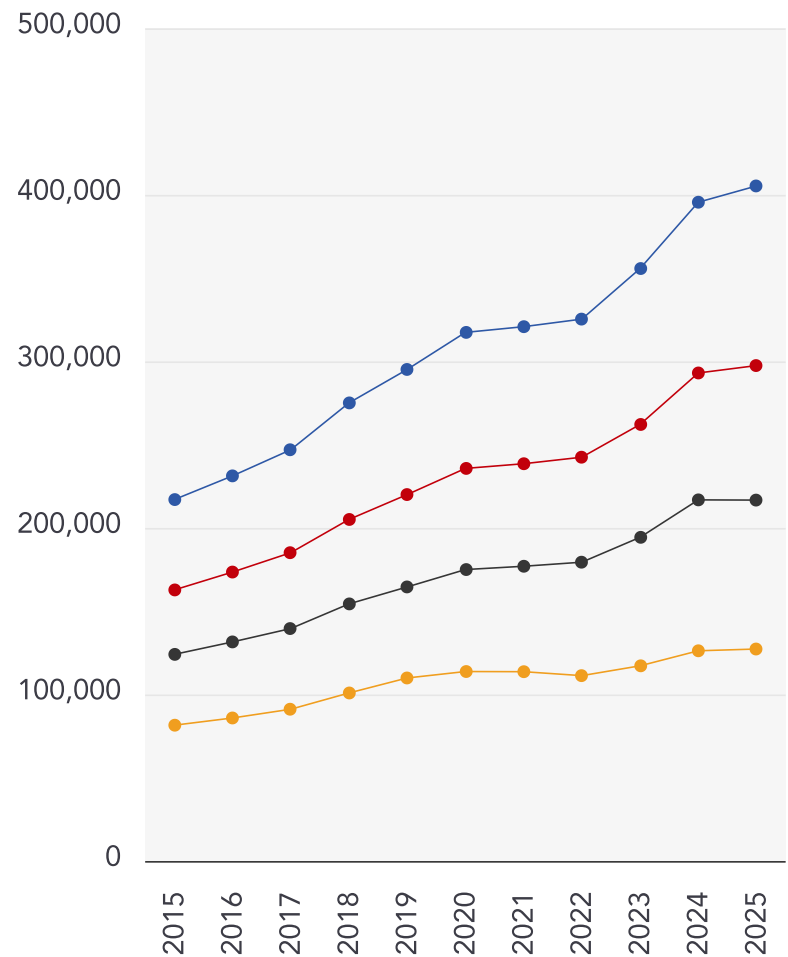
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

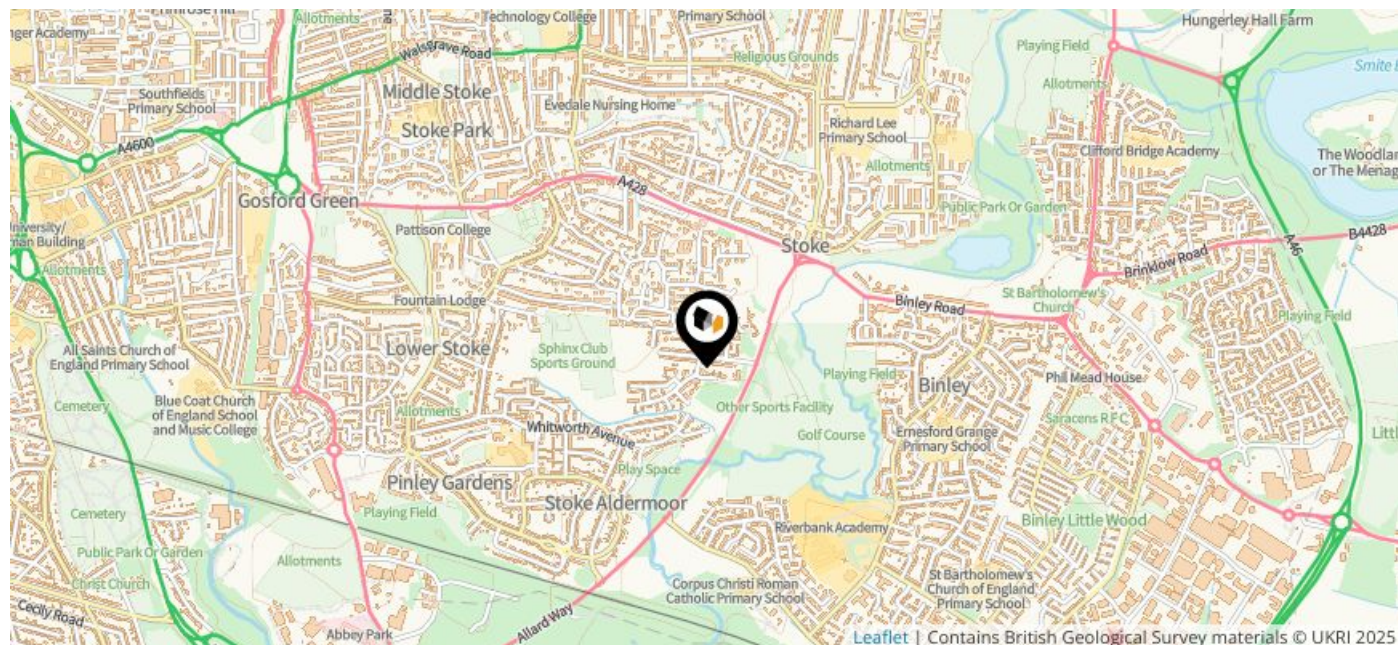
+56.09%

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.

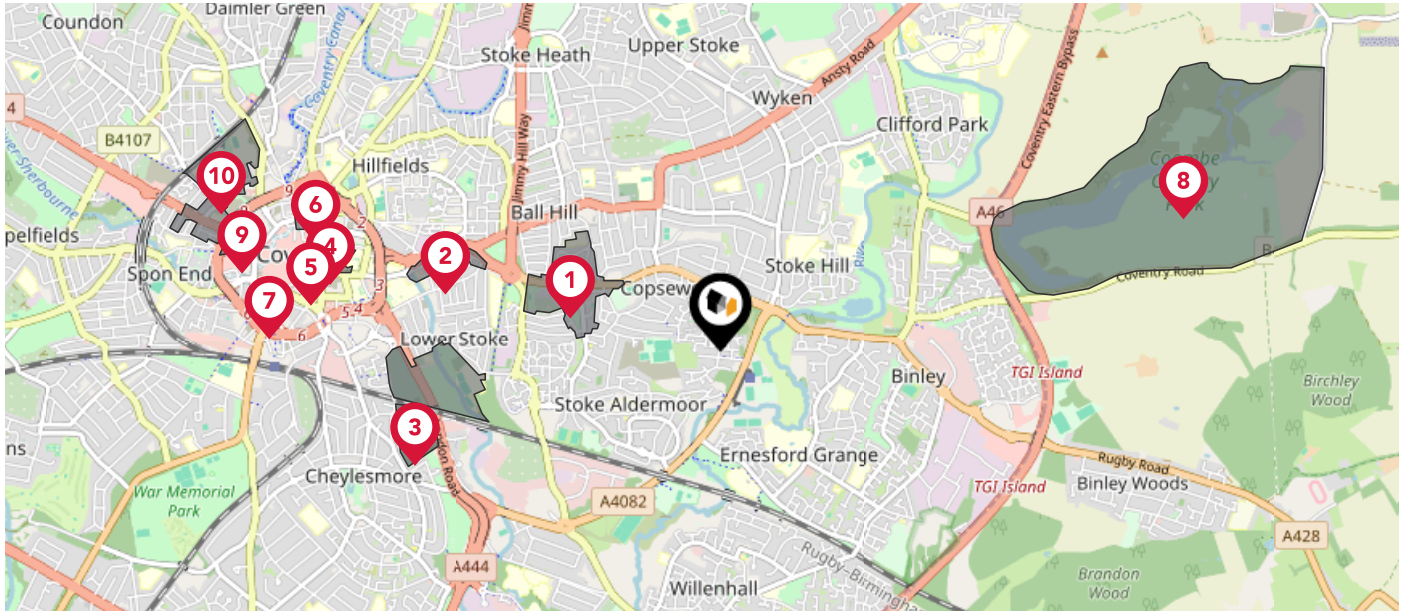
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



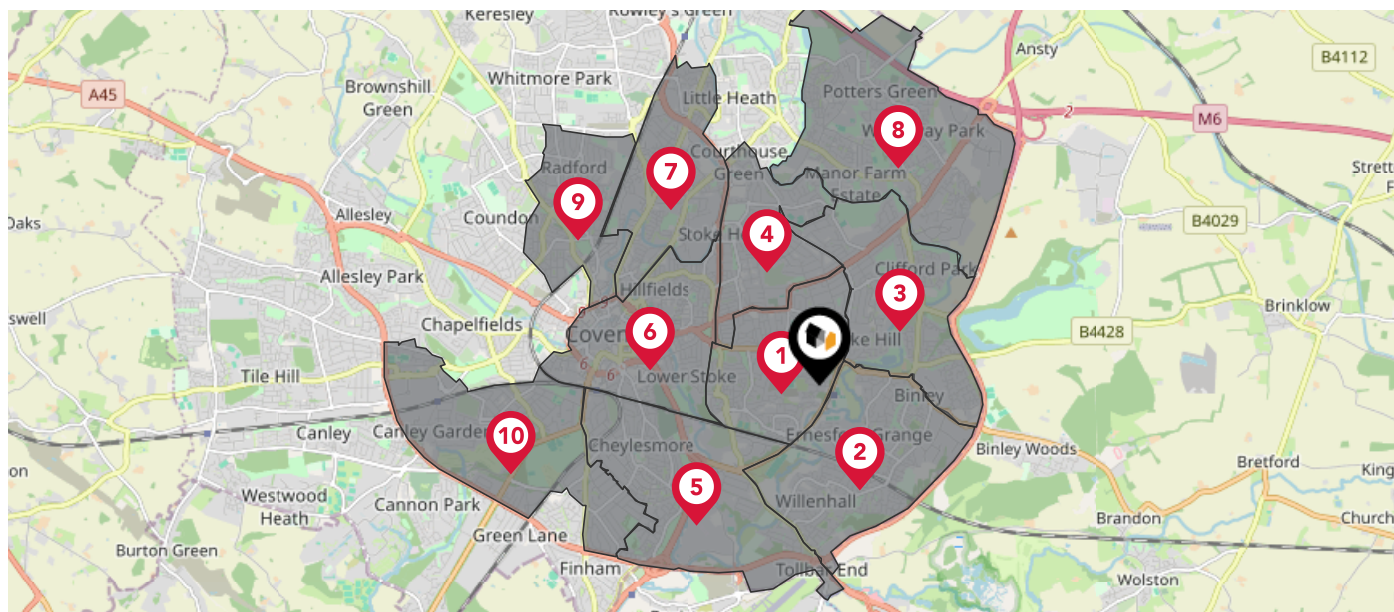
Nearby Conservation Areas	
1	Stoke Green
2	Far Gosford Street
3	London Road
4	Hill Top and Cathedral
5	High Street
6	Lady Herbert's Garden
7	Greyfriars Green
8	Combe Abbey
9	Spon Street
10	Naul's Mill

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



Lower Stoke Ward



Binley and Willenhall Ward



Wyken Ward



Upper Stoke Ward



Cheylesmore Ward



St. Michael's Ward



Foleshill Ward



Henley Ward



Radford Ward



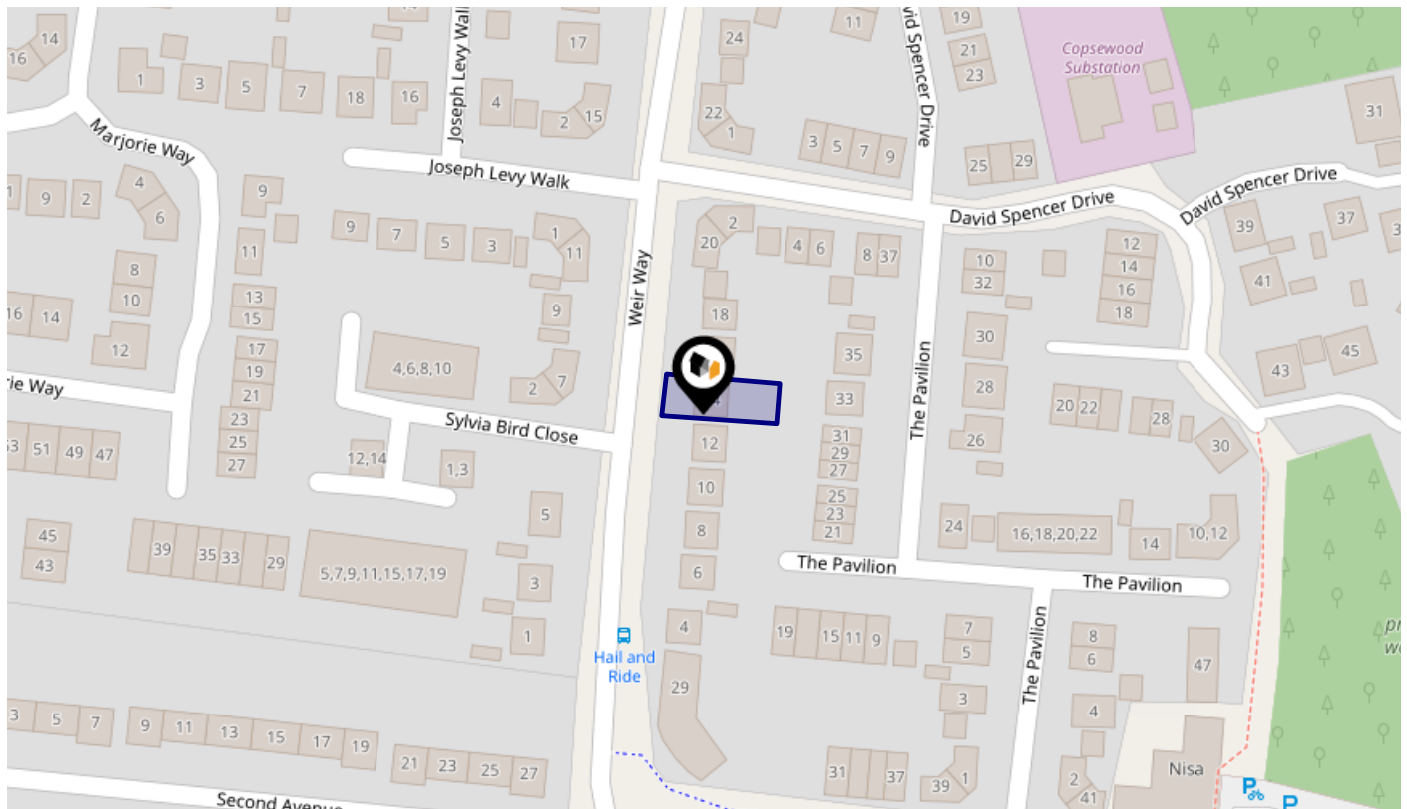
Earlsdon Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

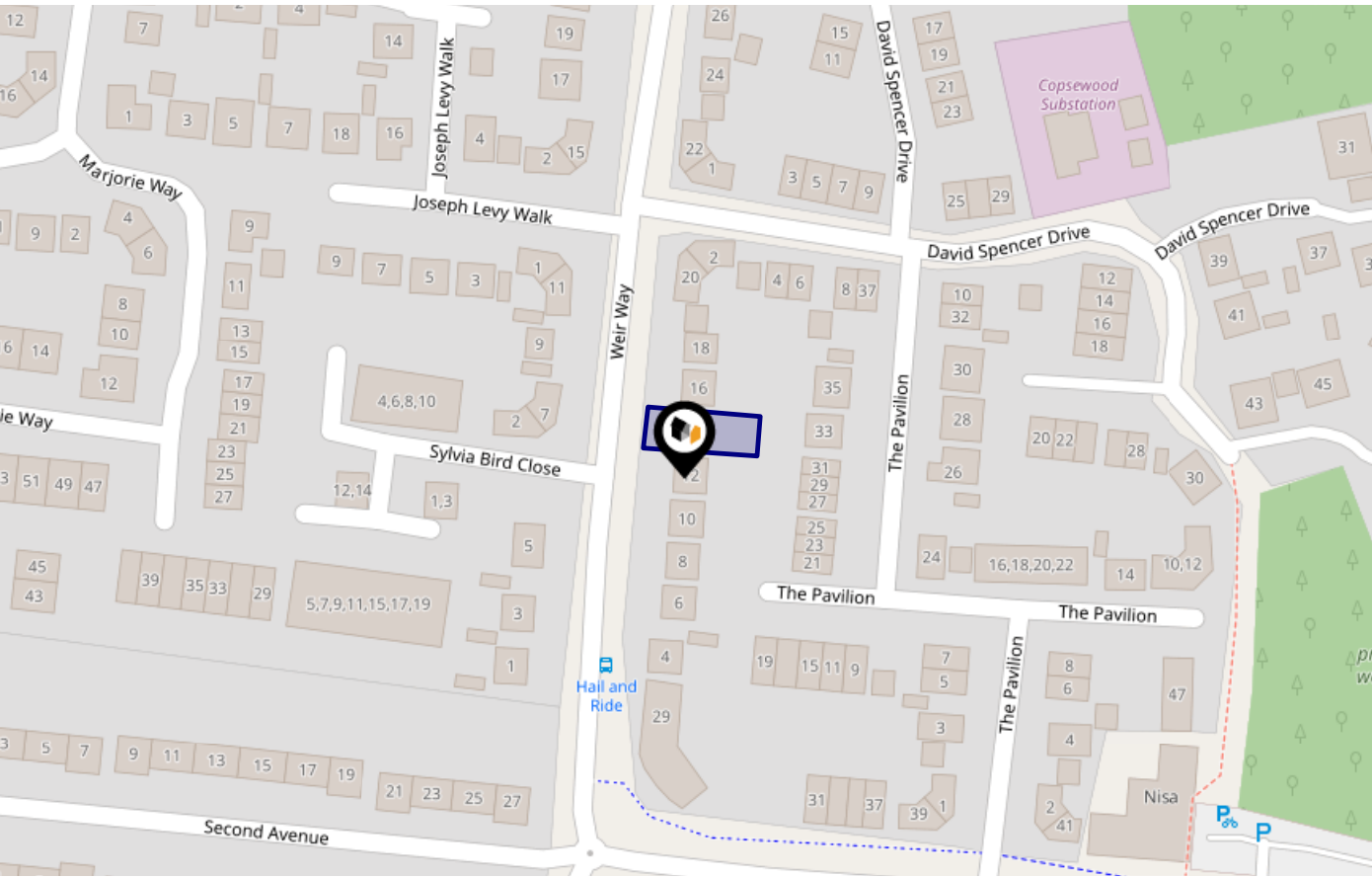
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

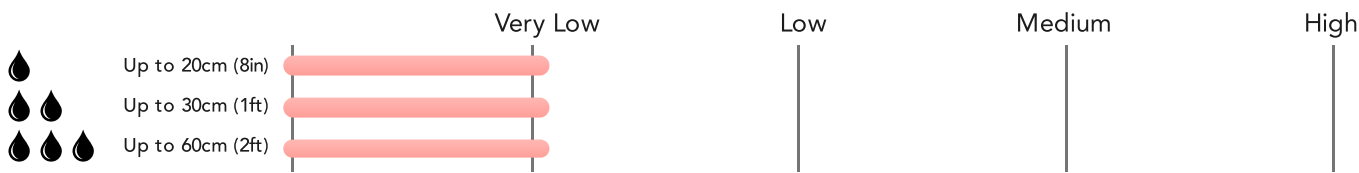


Risk Rating: Very low

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.

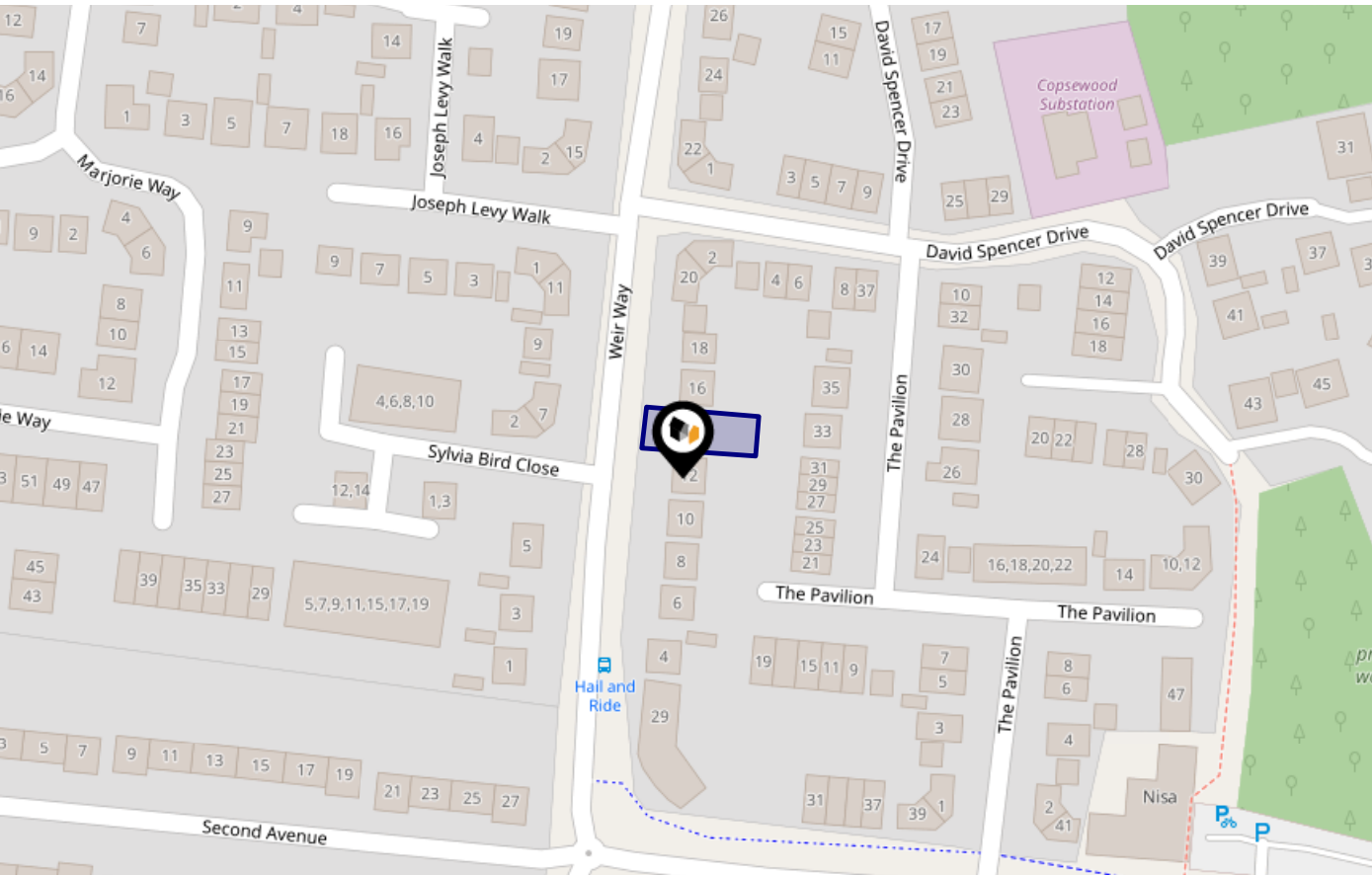
Chance of flooding to the following depths at this property:



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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

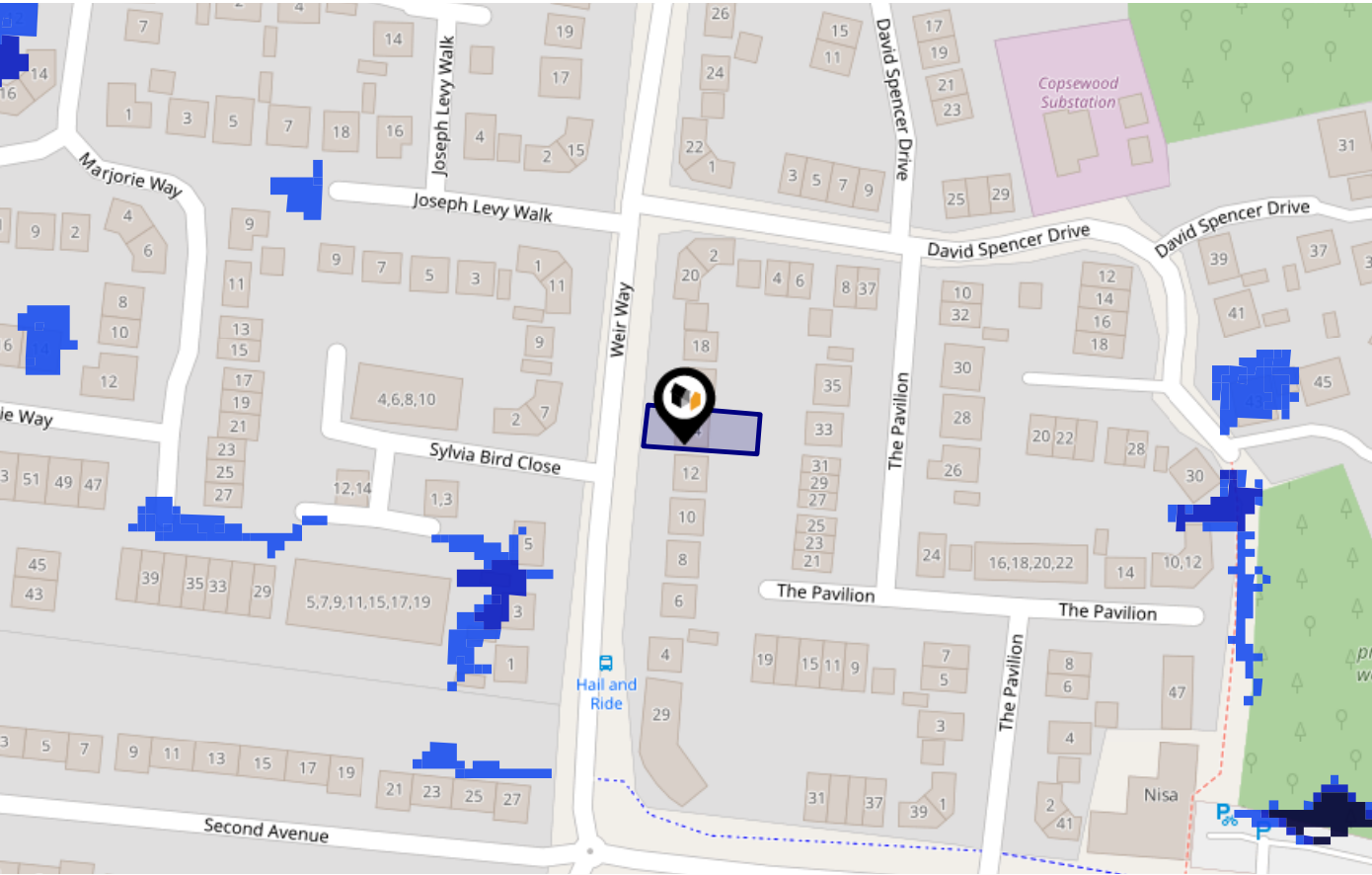
Chance of flooding to the following depths at this property:



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.

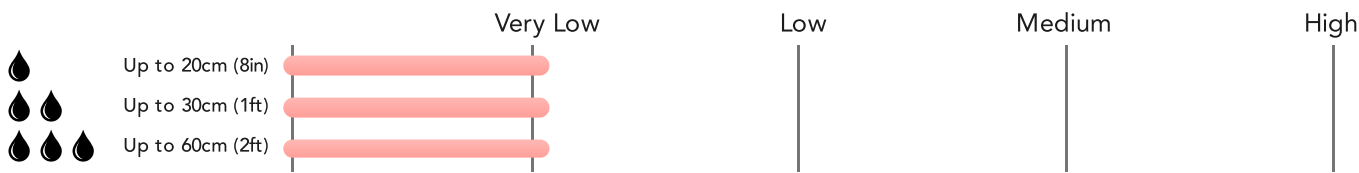


Risk Rating: Very low

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:

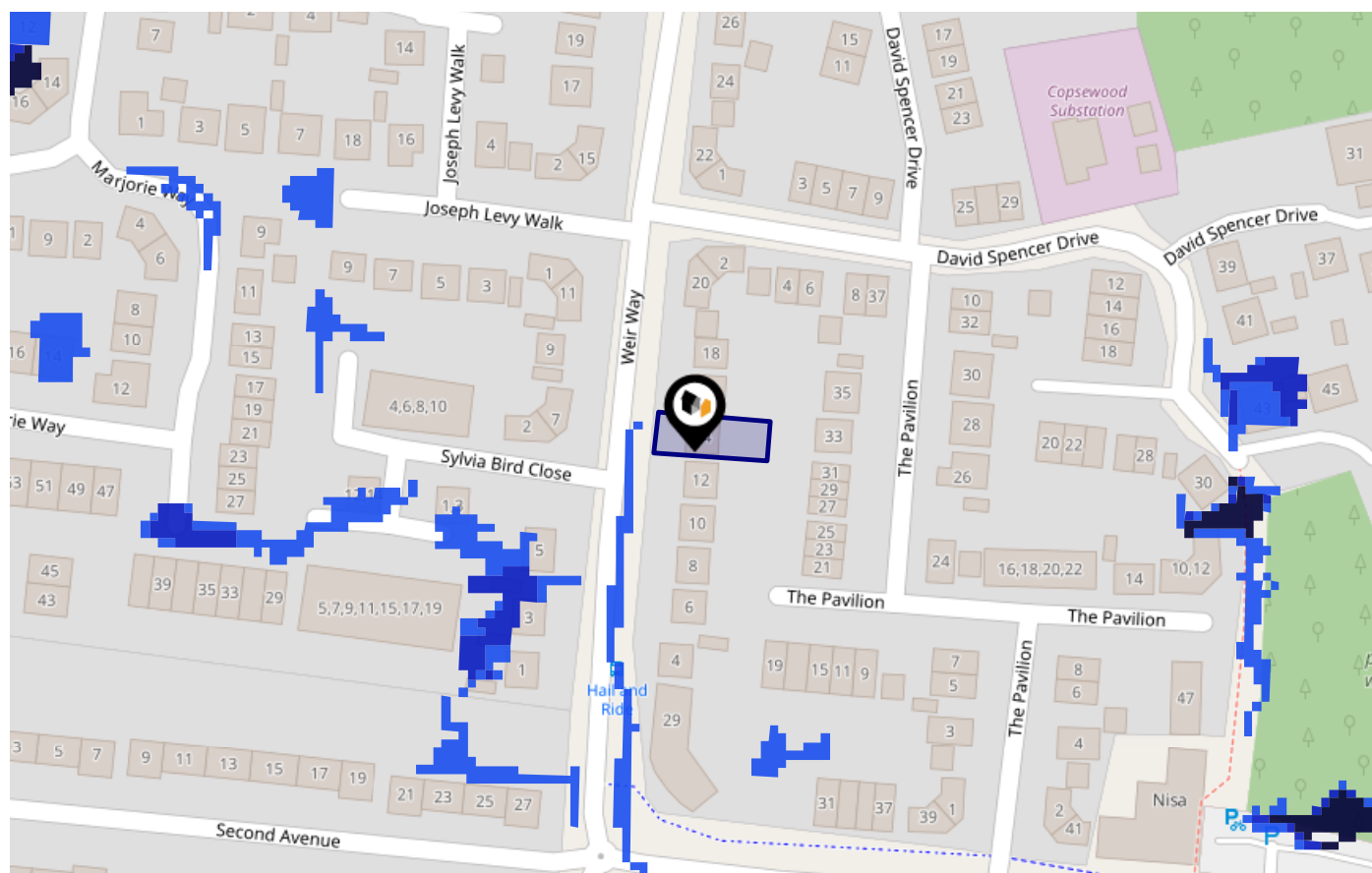


Flood Risk

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.

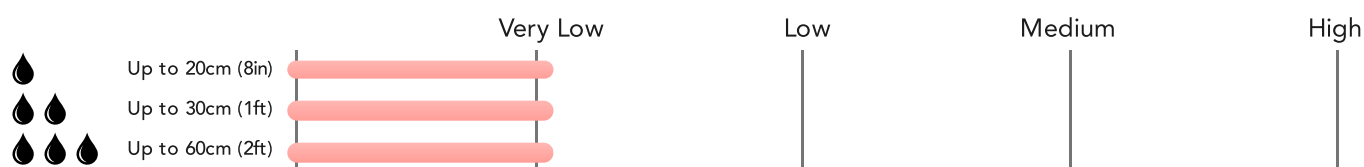


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

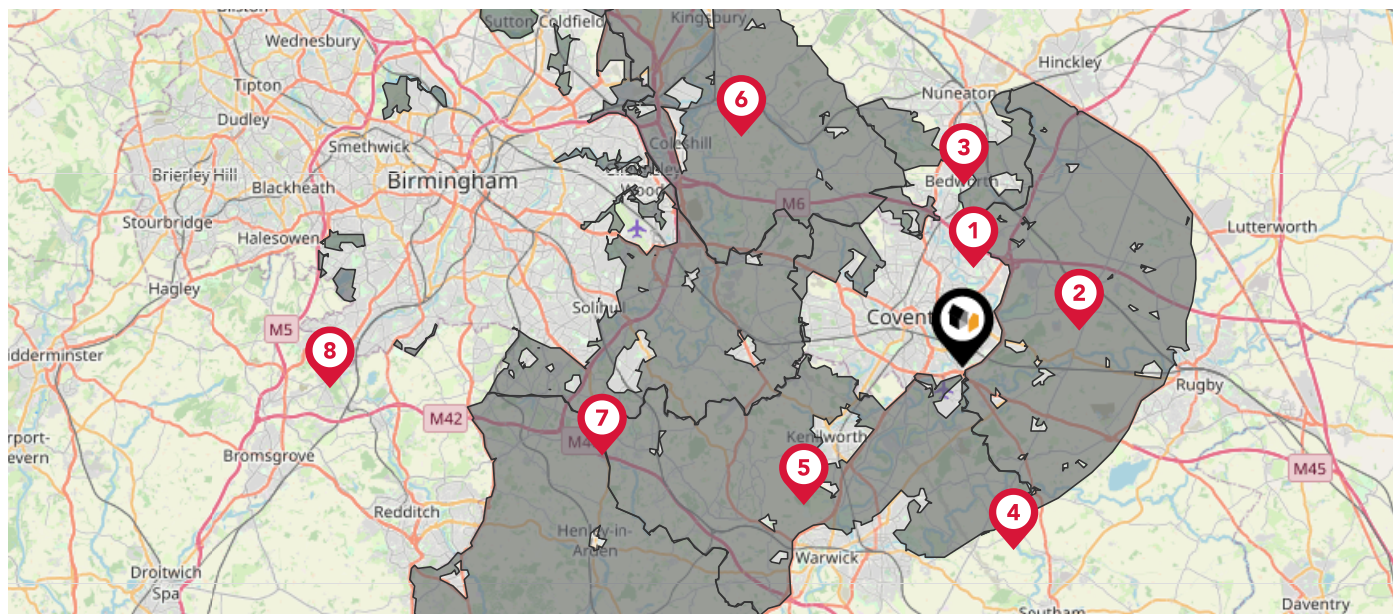


Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

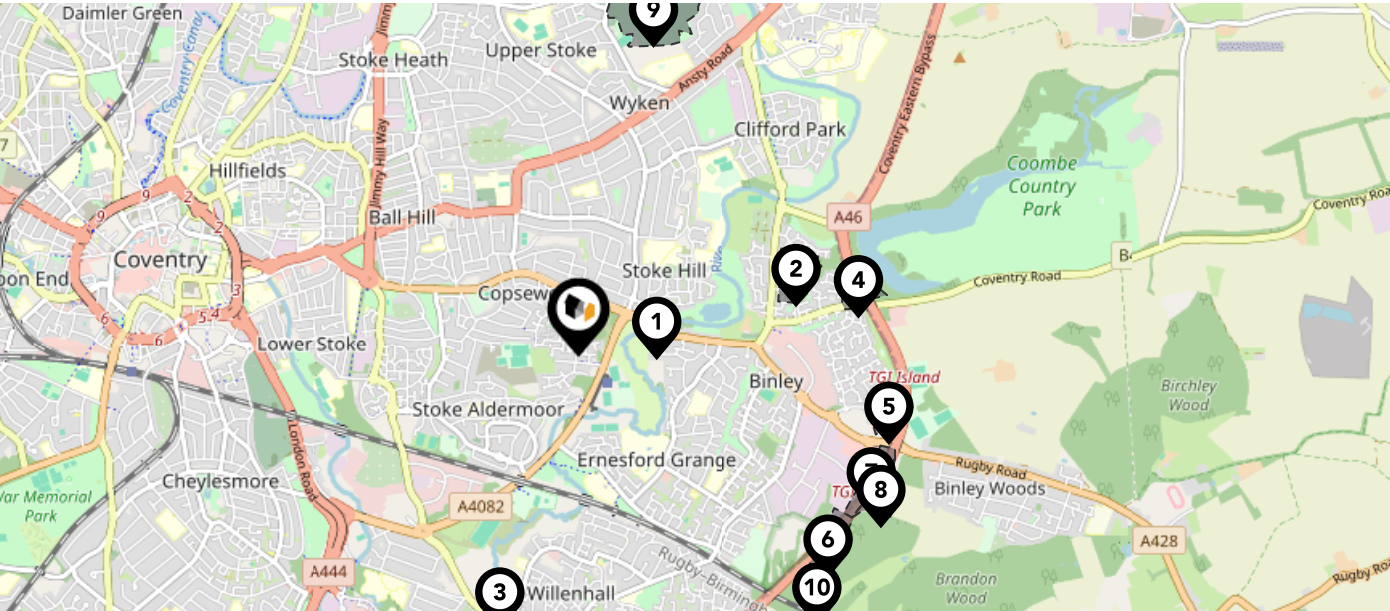
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Rugby
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Warwick
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham Green Belt - Birmingham

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.



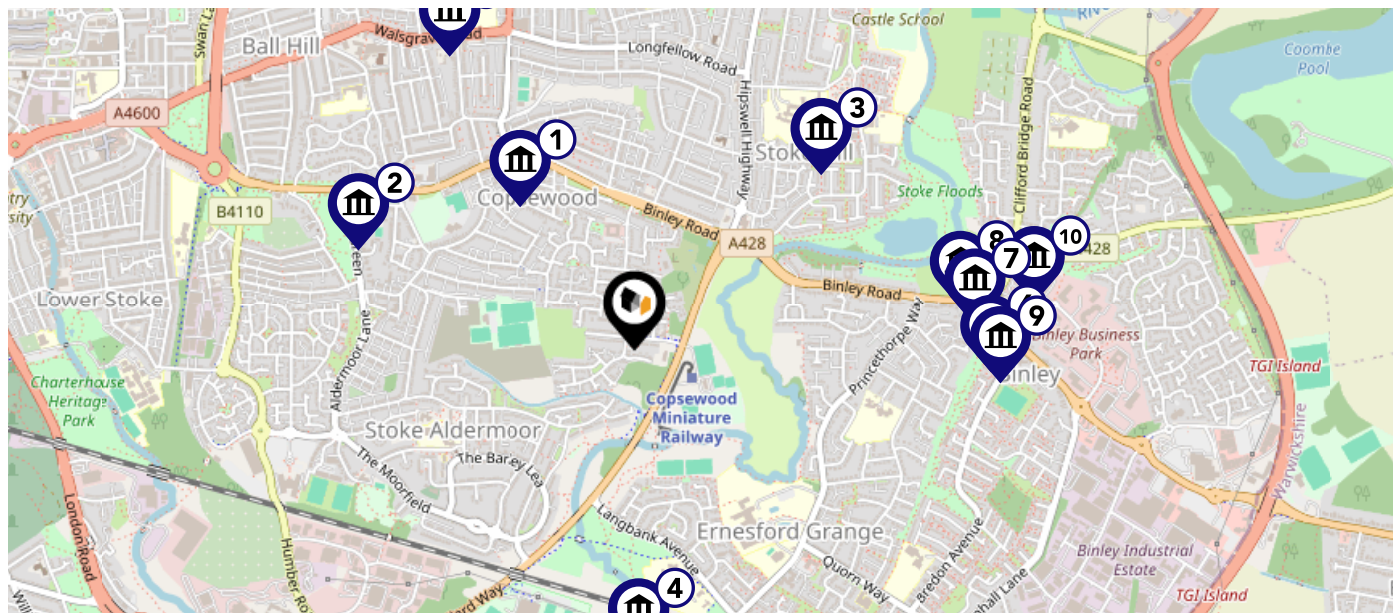
Nearby Landfill Sites		
1	Binley Road A-Binley, Coventry	Historic Landfill <input type="checkbox"/>
2	Coombe Estate-Binley, Coventry	Historic Landfill <input type="checkbox"/>
3	London Road B-Willenhall, Coventry	Historic Landfill <input type="checkbox"/>
4	Coombe Fields-Binley, Coventry	Historic Landfill <input type="checkbox"/>
5	Borrow Pit-North A428	Historic Landfill <input type="checkbox"/>
6	Fosseway Sand and Gravel Company Limited, Landfill Site-Piles Coppice, Binley Woods, Near Rugby, Warwickshire	Historic Landfill <input type="checkbox"/>
7	A428 Borrow Pit-Binley, Coventry	Historic Landfill <input type="checkbox"/>
8	A428 Borrow Pit-Adjacent to Barn Antiques, Brandon Road, Coventry, Warwickshire	Historic Landfill <input type="checkbox"/>
9	Wyken Croft-Wyken, Coventry	Historic Landfill <input type="checkbox"/>
10	Harpers Lodge Landfill Site-Off Brandon Lane, Coventry, Warwickshire	Historic Landfill <input type="checkbox"/>











Maps

Listed Buildings

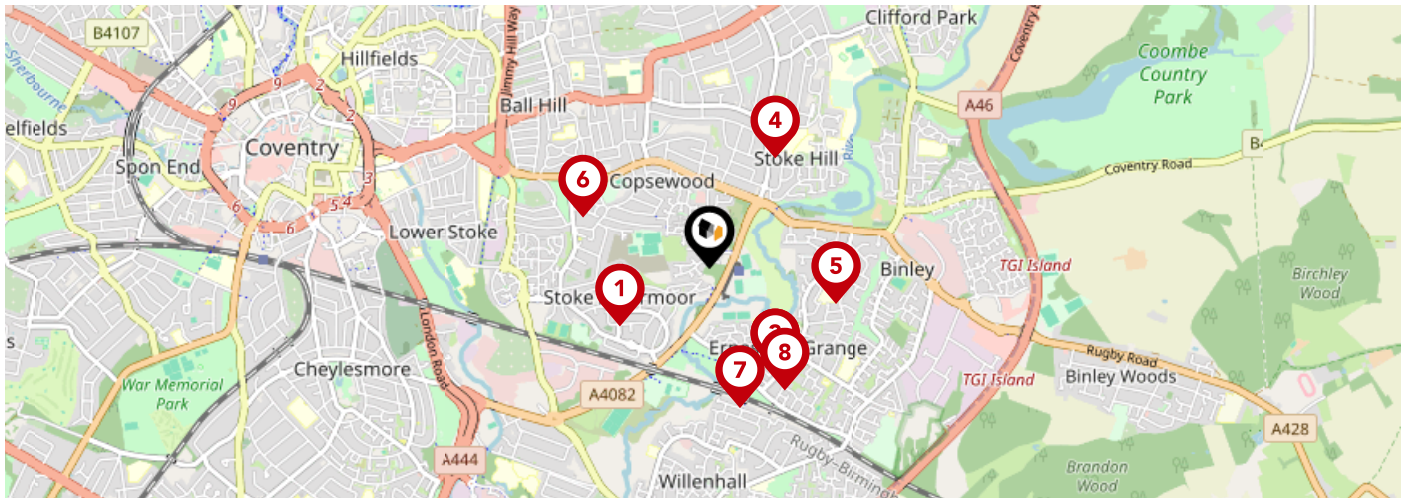


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



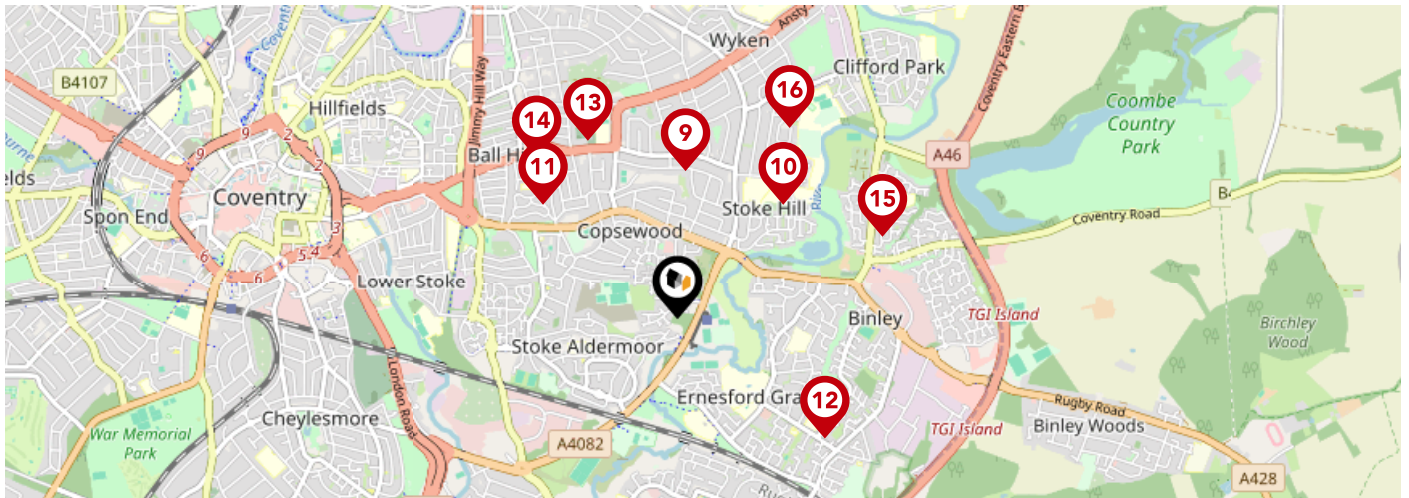
Listed Buildings in the local district	Grade	Distance
 1428176 - The Biggin Hall Hotel Public House	Grade II	0.4 miles
 1342897 - 68 And 70, Binley Road	Grade II	0.6 miles
 1087021 - Stoke House	Grade II	0.6 miles
 1431088 - Sowe Viaduct	Grade II	0.7 miles
 1076574 - Church Of St Michael	Grade II	0.8 miles
 1342904 - 22, Brandon Road	Grade II	0.8 miles
 1076629 - Church Of St Bartholomew	Grade I	0.8 miles
 1076630 - The Vicarage	Grade II	0.8 miles
 1342922 - 34, Brandon Road	Grade II	0.9 miles
 1076631 - 1 And 2, Brinklow Road	Grade II	0.9 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Aldermoor Farm Primary School Ofsted Rating: Good Pupils: 661 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 1129 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Riverbank School Ofsted Rating: Outstanding Pupils: 198 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 485 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pattison College Ofsted Rating: Not Rated Pupils: 162 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 450 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sowe Valley Primary School Ofsted Rating: Good Pupils: 230 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

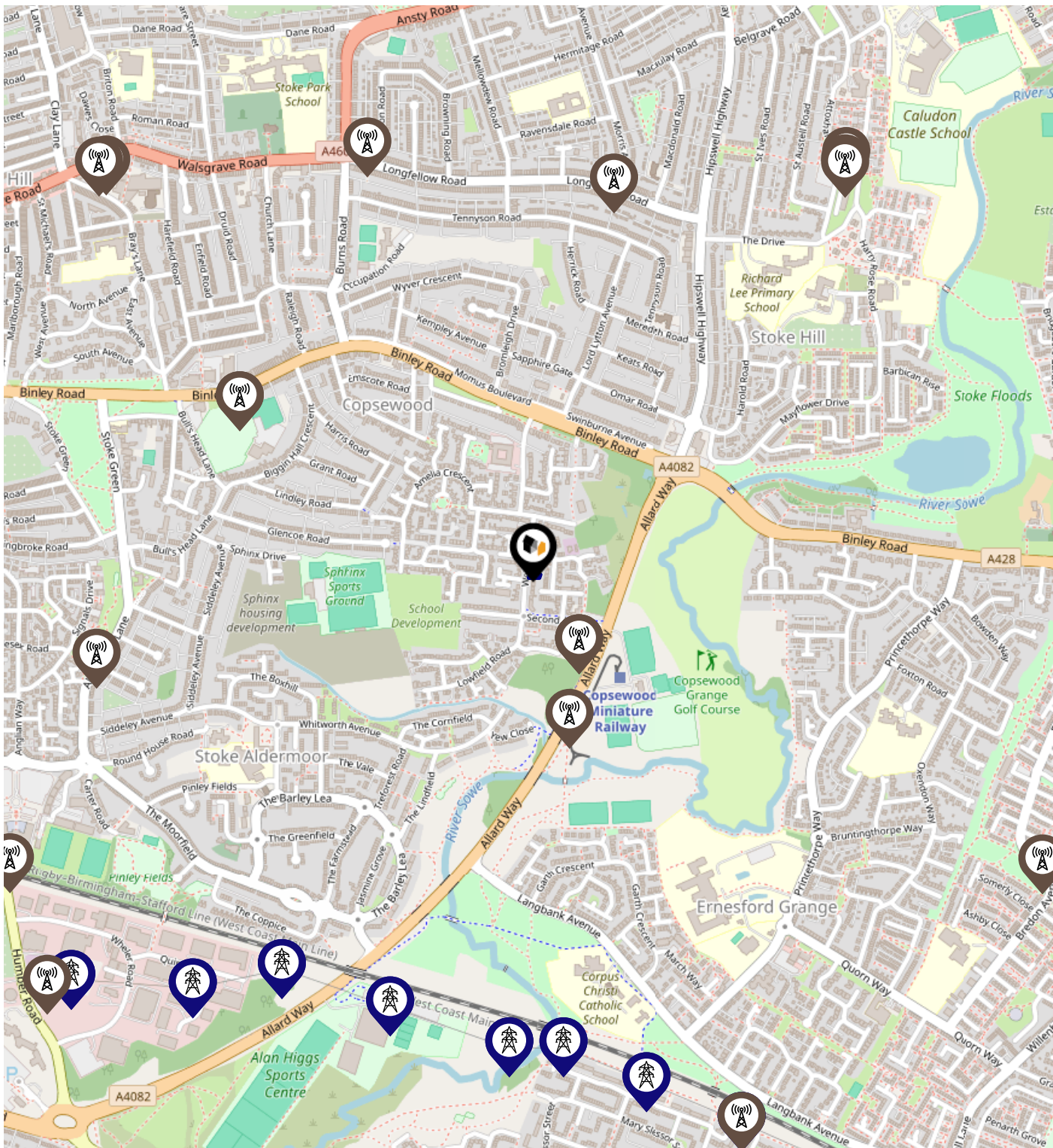
Area Schools





		Nursery	Primary	Secondary	College	Private
	Ravensdale Primary School Ofsted Rating: Good Pupils: 452 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bartholomew's Church of England Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Park School Ofsted Rating: Good Pupils: 1071 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Primary School Ofsted Rating: Requires improvement Pupils: 451 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clifford Bridge Academy Ofsted Rating: Good Pupils: 450 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caludon Castle School Ofsted Rating: Good Pupils: 1556 Distance:1	<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

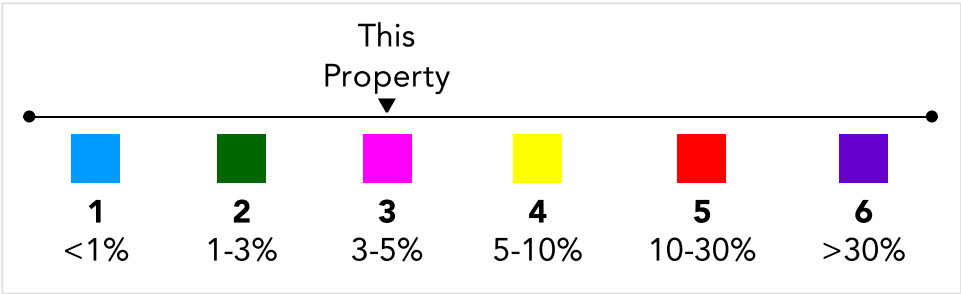
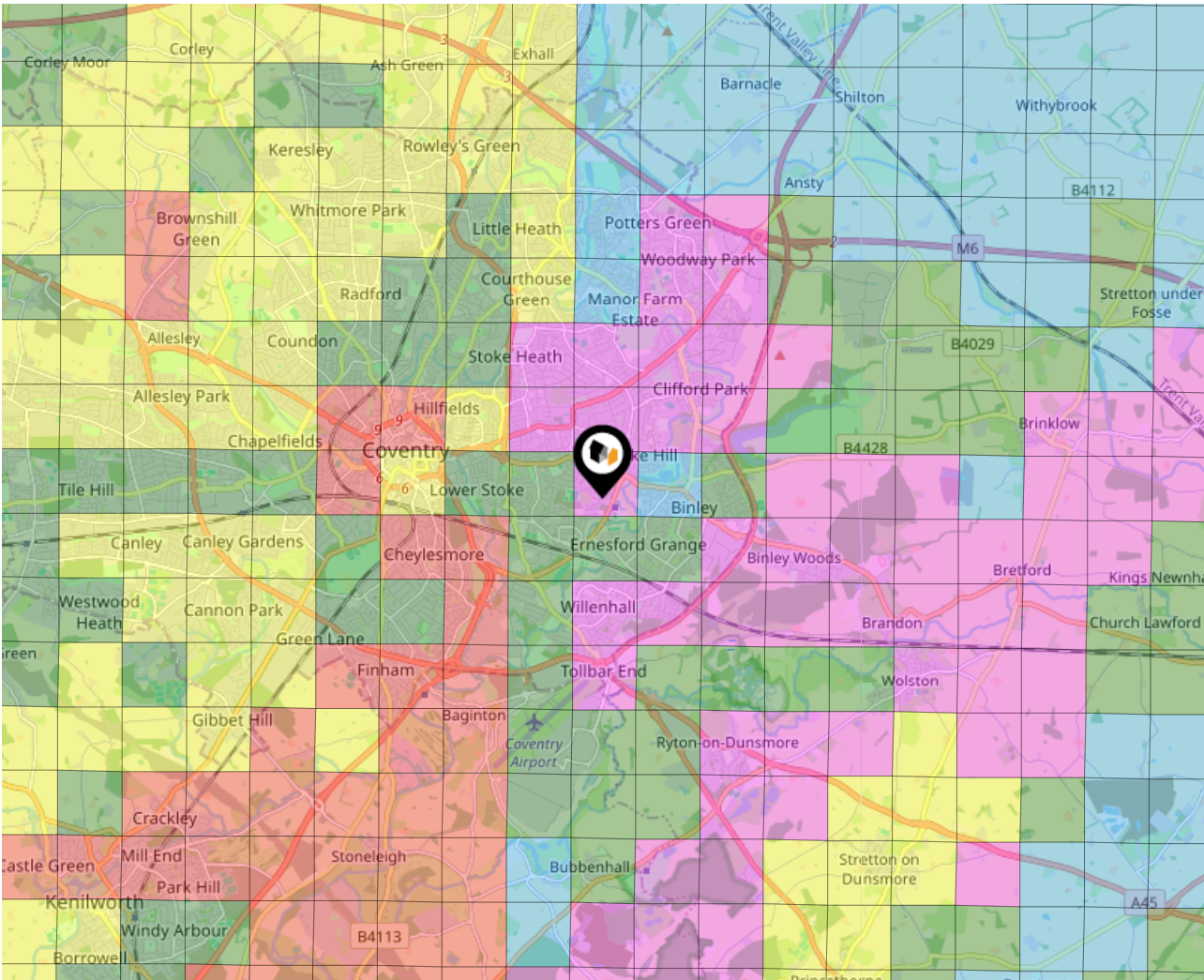
Environment

Radon Gas

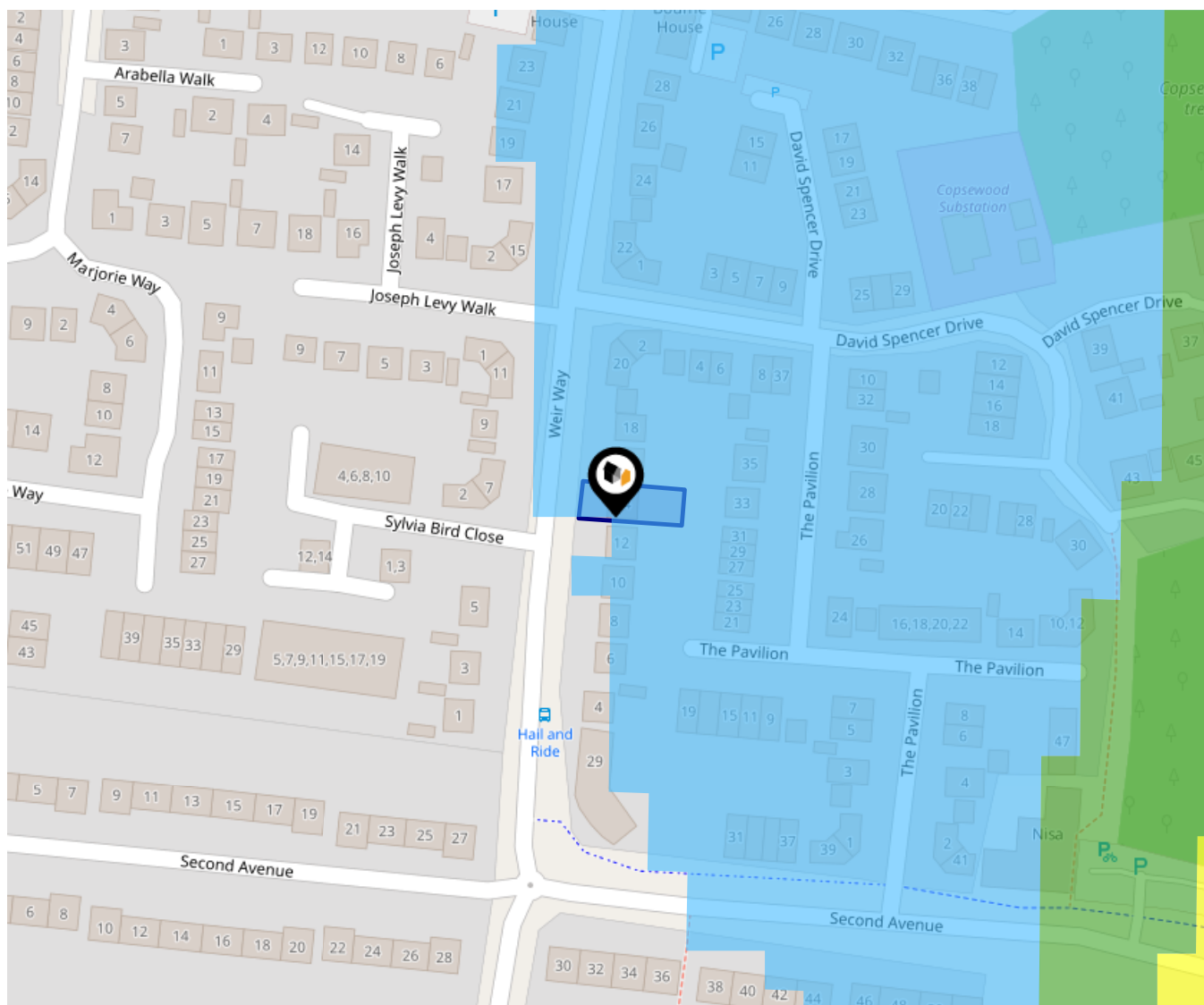


What is Radon?

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



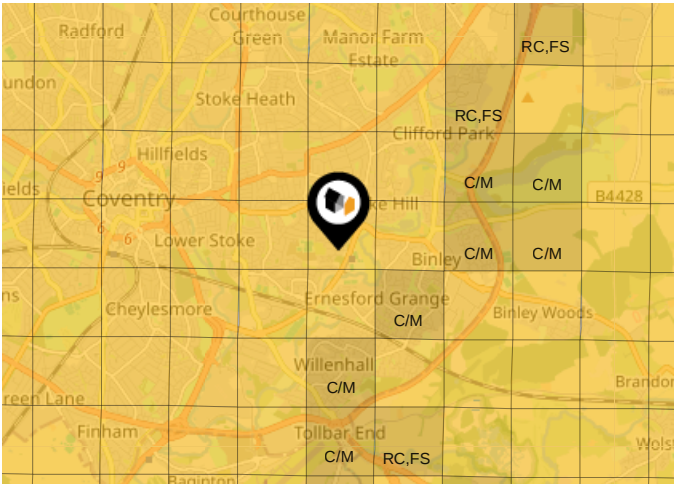
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT		

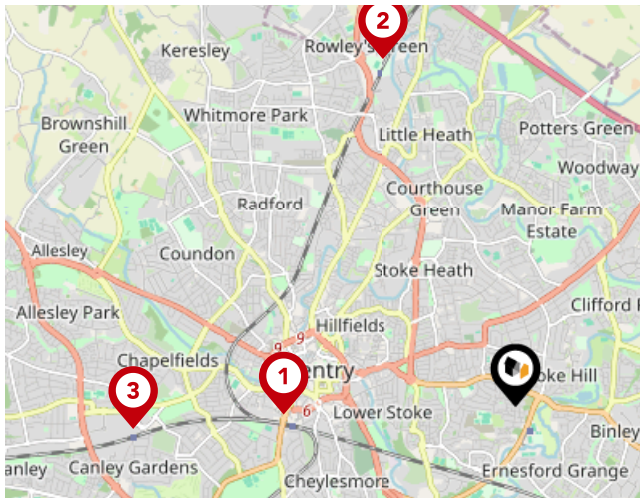


Primary Classifications (Most Common Clay Types)

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

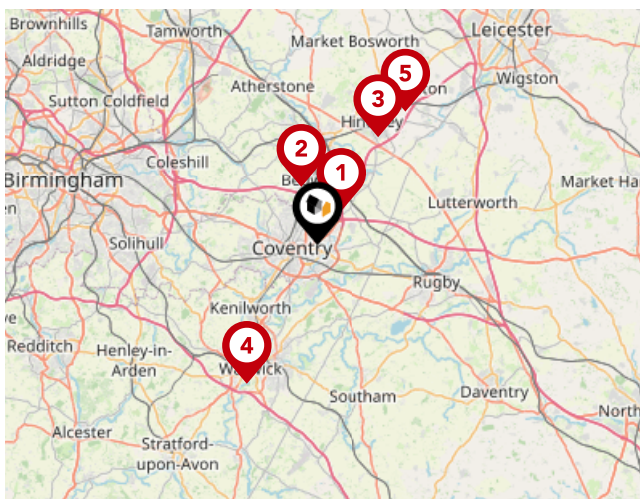
Area

Transport (National)



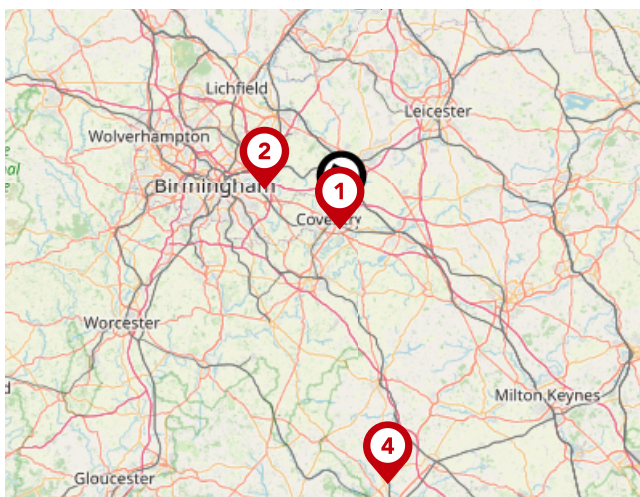
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	2.11 miles
	Coventry Arena Rail Station	3.37 miles
	Canley Rail Station	3.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J2	2.95 miles
	M6 J3	4.38 miles
	M69 J1	8.98 miles
	M40 J14	11.31 miles
	M69 J2	11.55 miles



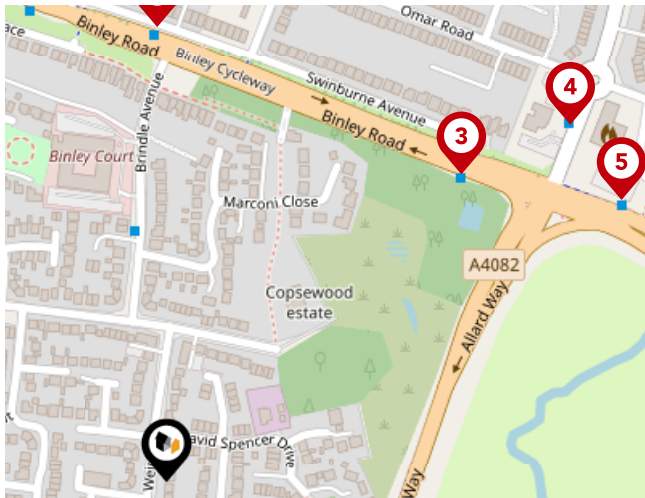
Airports/Helipads

Pin	Name	Distance
	Baginton	2.41 miles
	Birmingham Airport	11.75 miles
	East Mids Airport	29.89 miles
	Kidlington	40 miles



Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bromleigh Drive	0.26 miles
2	Bromleigh Drive	0.28 miles
3	Allard Way	0.24 miles
4	Binley Rd	0.3 miles
5	Allard Way	0.3 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



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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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