



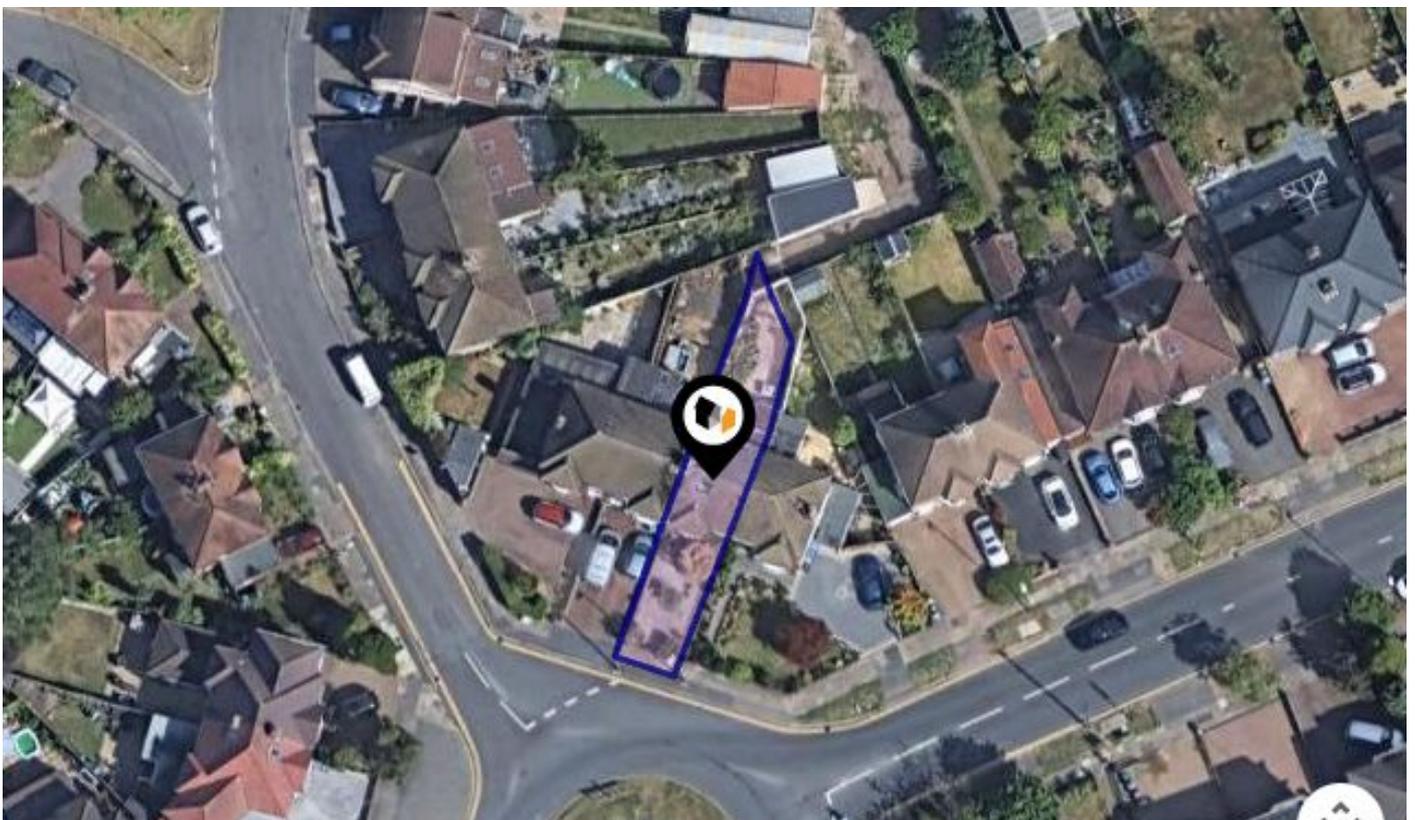
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 19th May 2025



DAVENTRY ROAD, COVENTRY, CV3

Price Estimate : £350,000

Walmsley's The Way to Move

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

0330 1180062

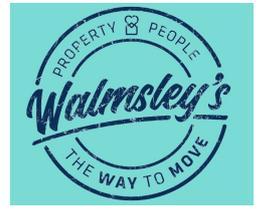
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



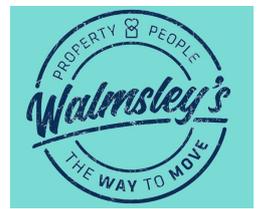
Dear Buyers & Interested Parties

Your property details in brief.....

An exceptional & extended four bedroom family home
Landscaped & simply stunning Mediterranean style garden
Stunning loft conversion with three piece bathroom
Additional 1st floor family wet room
Extended kitchen with skylight & quality fixtures
Silicon rendered garage/workshop with electric roller door
Spacious sitting/dining room with bay window & French doors to garden
EPC rating ordered, Total 1444 Sq.Ft or 134 Sq.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 Overview



Property

Type:	Terraced	Price Estimate:	£350,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,444 ft ² / 134 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band C		
Annual Estimate:	£2,145		
Title Number:	WK94721		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1800 mb/s

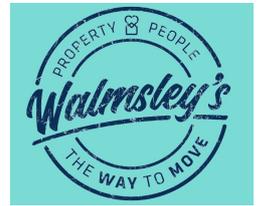
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



57, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	19/04/2024	03/02/2014	01/05/2007	25/08/2000	08/05/1998
Last Sold Price:	£305,000	£160,000	£100,650	£65,500	£64,500

59, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	26/10/2020	28/04/2011	29/02/2008
Last Sold Price:	£280,000	£234,000	£183,500

109, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	06/12/2019
Last Sold Price:	£280,000

73, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	22/12/2015	17/08/2010	12/08/2005
Last Sold Price:	£267,000	£230,000	£156,500

77, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	21/12/2015
Last Sold Price:	£260,000

105, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	30/10/2015	10/09/2013
Last Sold Price:	£260,000	£190,000

71, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	22/05/2015	18/04/2007	20/12/1999
Last Sold Price:	£235,000	£197,500	£94,000

99, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	22/05/2015	17/06/2005
Last Sold Price:	£233,000	£165,000

111, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	08/08/2014
Last Sold Price:	£208,495

61, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	06/08/2014
Last Sold Price:	£182,000

103, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	09/05/2014
Last Sold Price:	£190,000

85, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	11/04/2014
Last Sold Price:	£185,000

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

Market Sold in Street



91, Daventry Road, Coventry, CV3 5DH

Last Sold Date: 05/08/2011
Last Sold Price: £161,500

101, Daventry Road, Coventry, CV3 5DH

Last Sold Date: 13/05/2011
Last Sold Price: £189,950

89, Daventry Road, Coventry, CV3 5DH

Last Sold Date: 16/04/2010
Last Sold Price: £175,000

81, Daventry Road, Coventry, CV3 5DH

Last Sold Date: 06/11/2009
Last Sold Price: £158,250

79, Daventry Road, Coventry, CV3 5DH

Last Sold Date:	10/08/2007	30/06/1995
Last Sold Price:	£197,000	£62,500

53, Daventry Road, Coventry, CV3 5DH

Last Sold Date: 09/09/2005
Last Sold Price: £140,000

67, Daventry Road, Coventry, CV3 5DH

Last Sold Date: 12/05/2005
Last Sold Price: £175,000

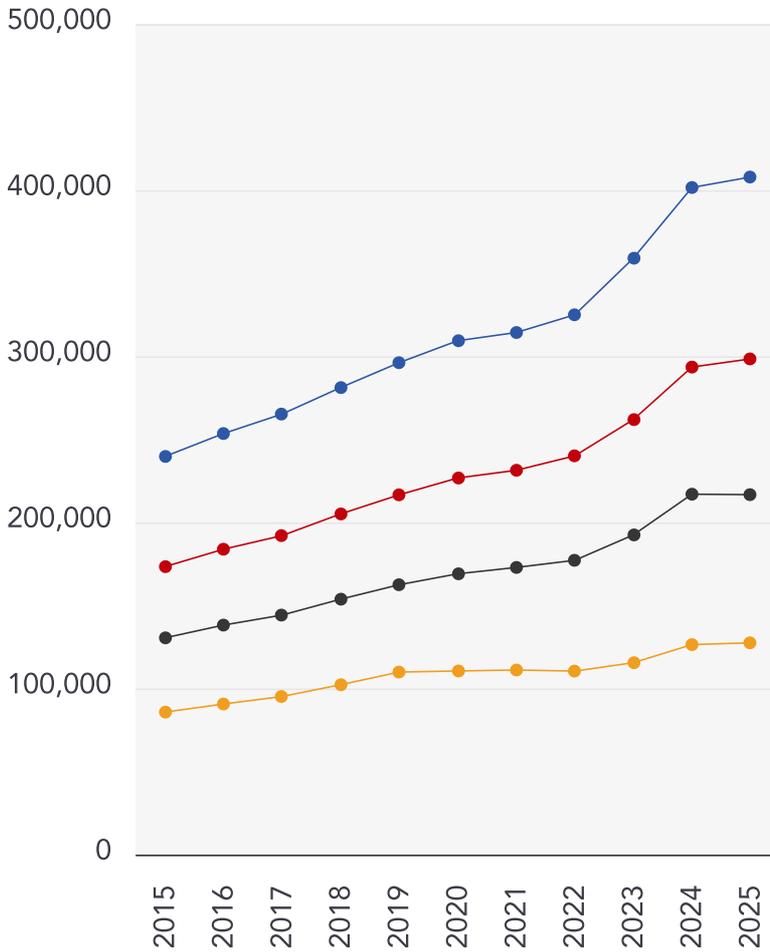
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

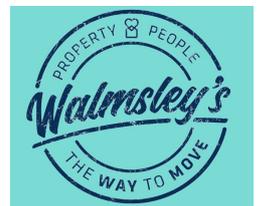
+66.07%

Flat

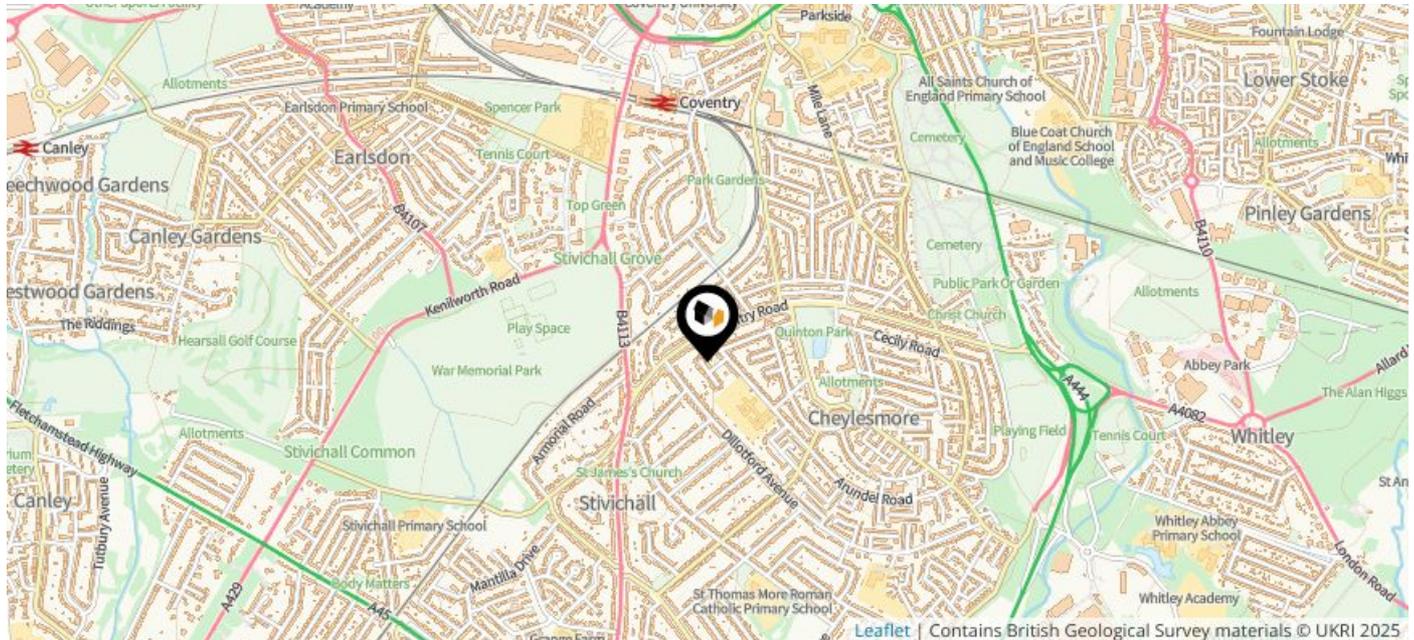
+48.62%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

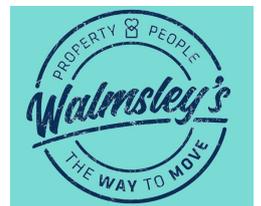
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

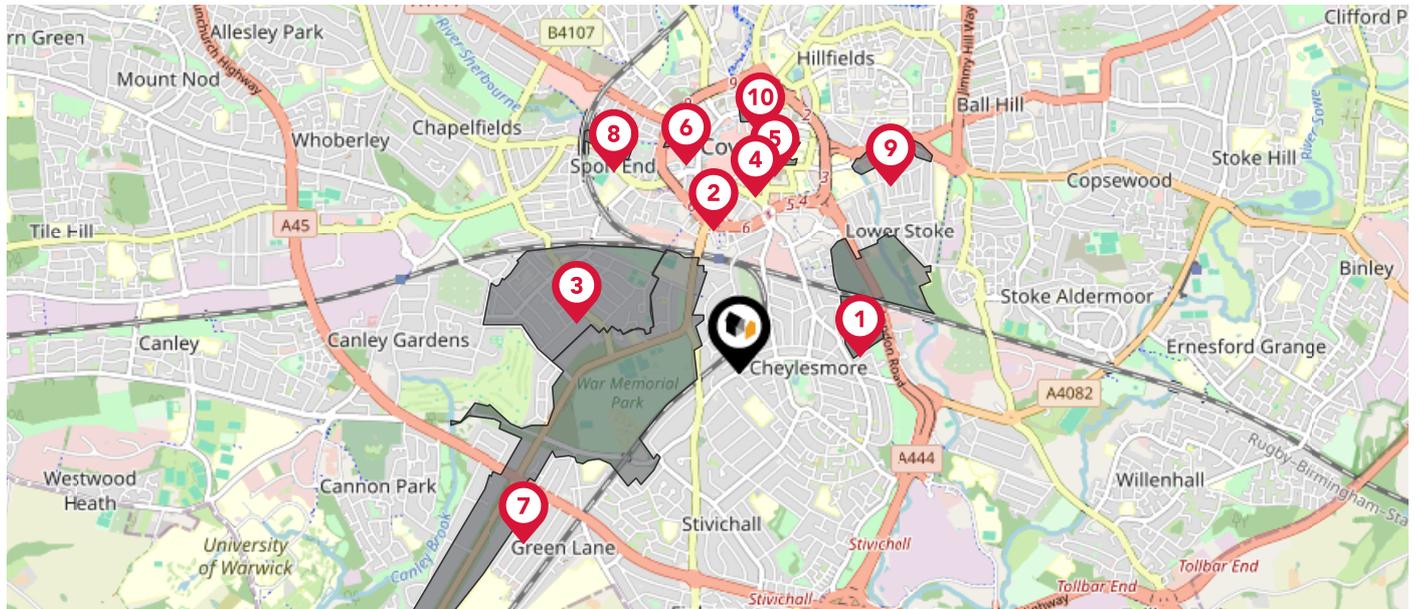
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

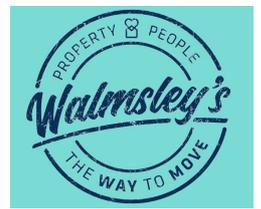


Nearby Conservation Areas

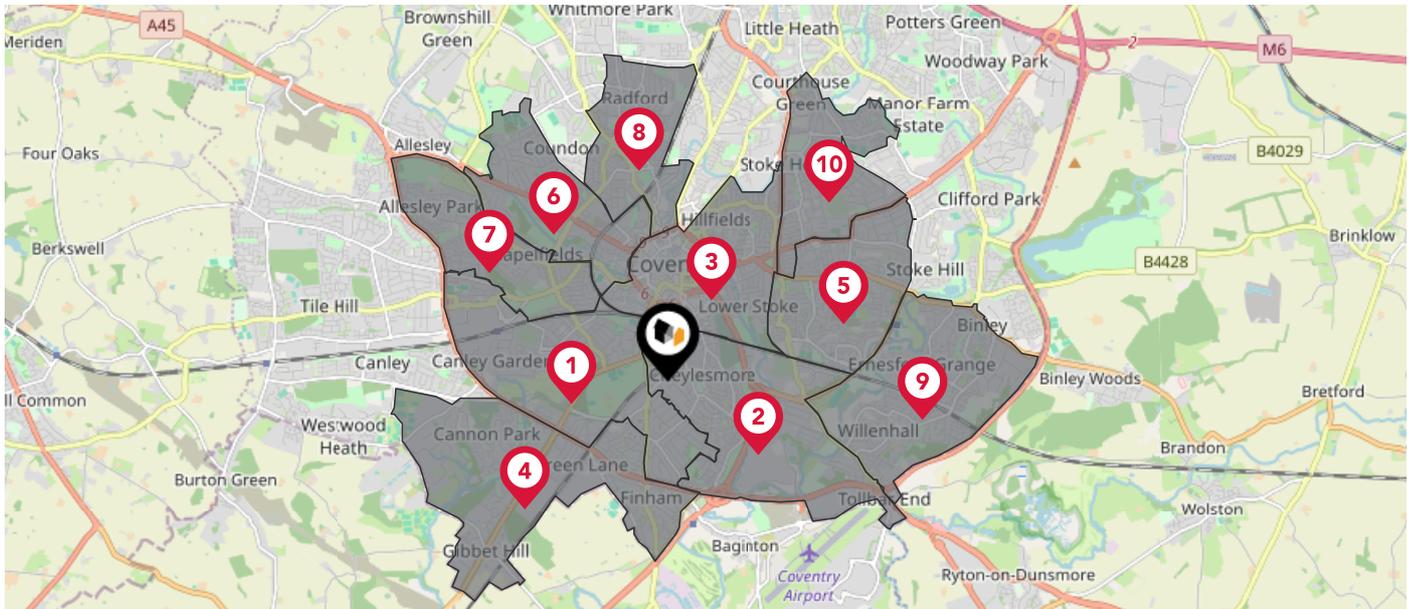
-  1 London Road
-  2 Greyfriars Green
-  3 Earlsdon
-  4 High Street
-  5 Hill Top and Cathedral
-  6 Spon Street
-  7 Kenilworth Road
-  8 Spon End
-  9 Far Gosford Street
-  10 Lady Herbert's Garden

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

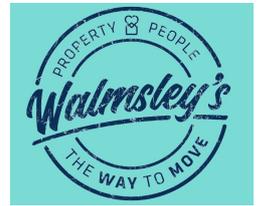


Nearby Council Wards

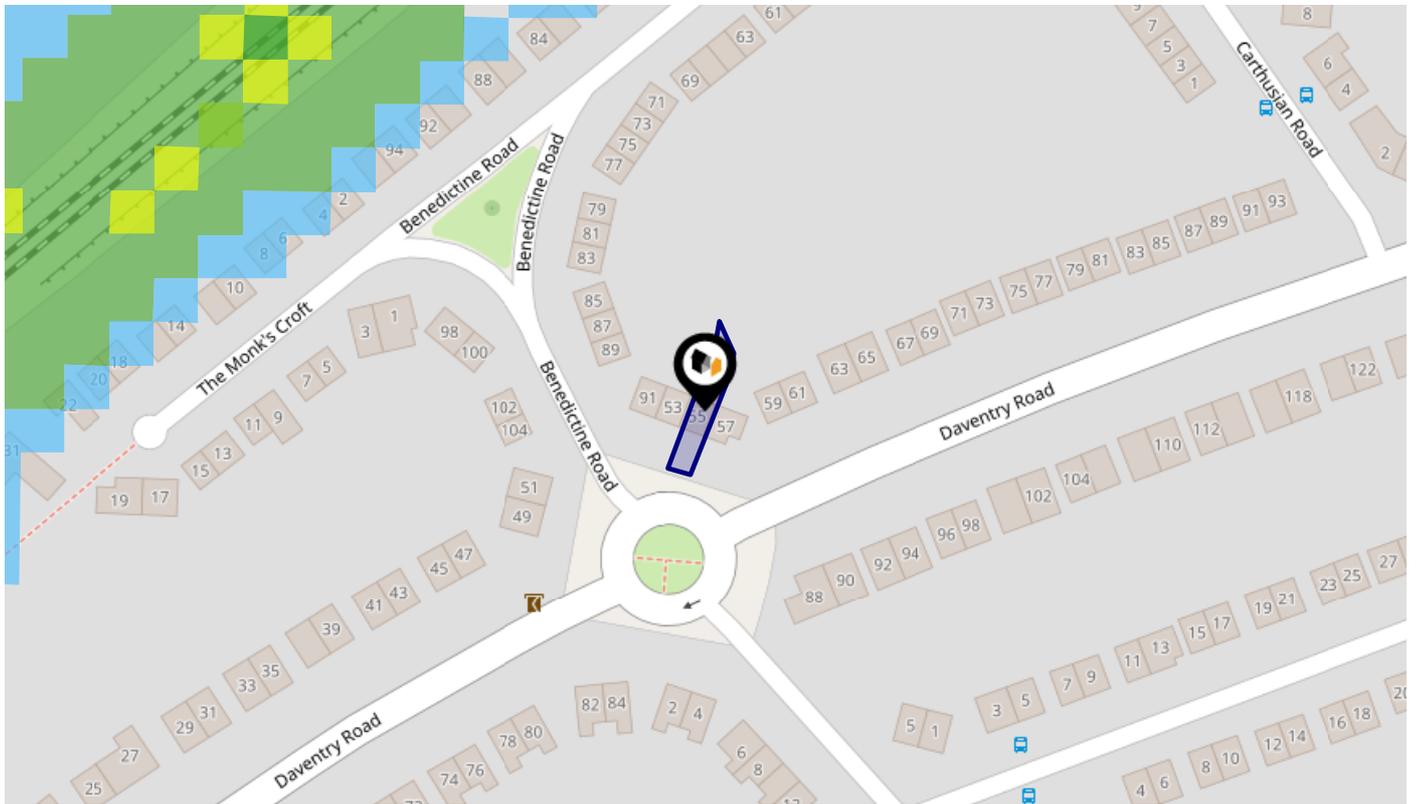
- 1 Earlsdon Ward
- 2 Cheylesmore Ward
- 3 St. Michael's Ward
- 4 Wainbody Ward
- 5 Lower Stoke Ward
- 6 Sherbourne Ward
- 7 Whoberley Ward
- 8 Radford Ward
- 9 Binley and Willenhall Ward
- 10 Upper Stoke Ward

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.

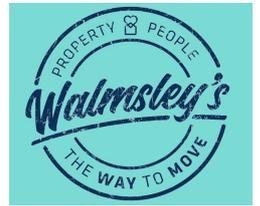
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

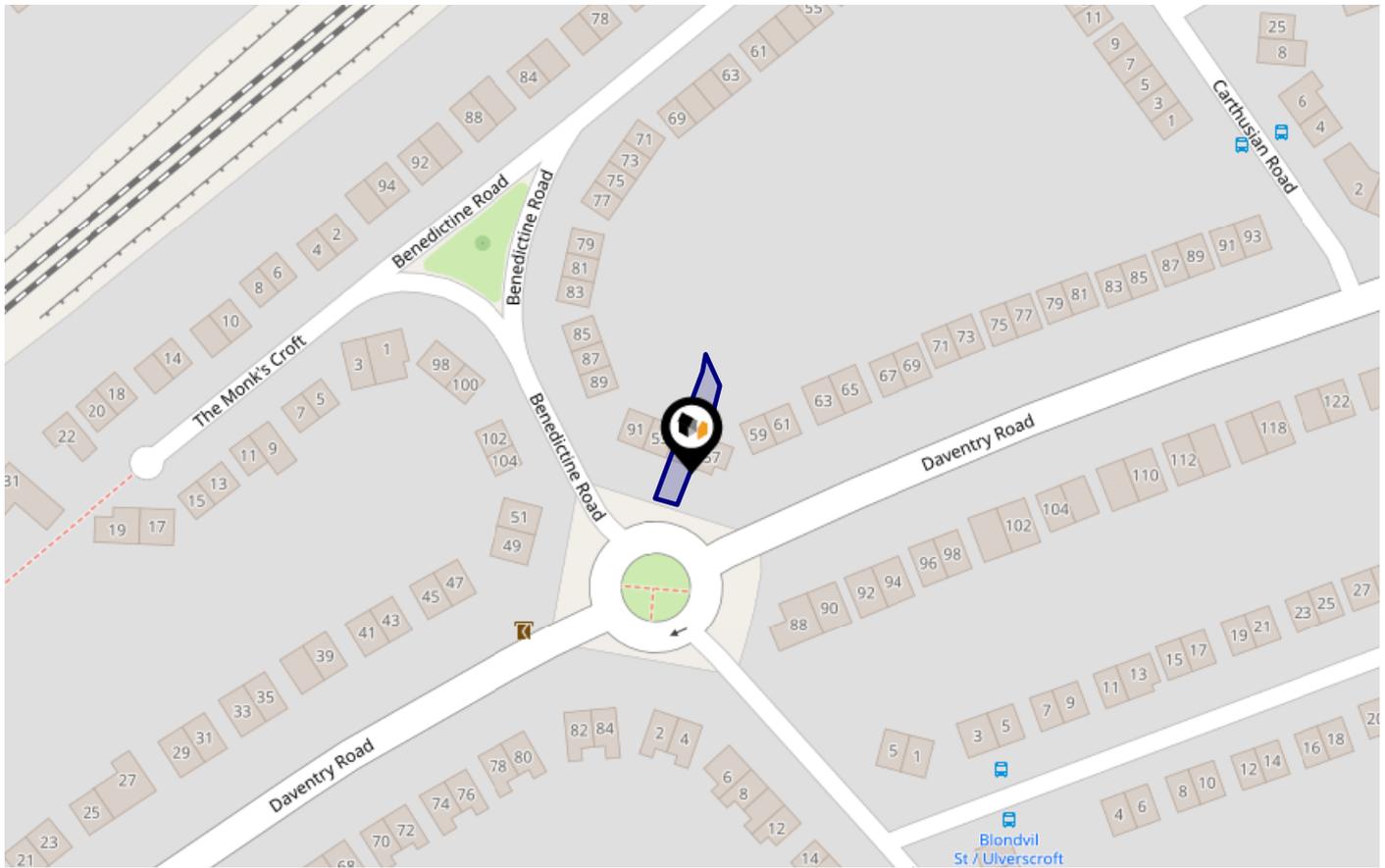
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

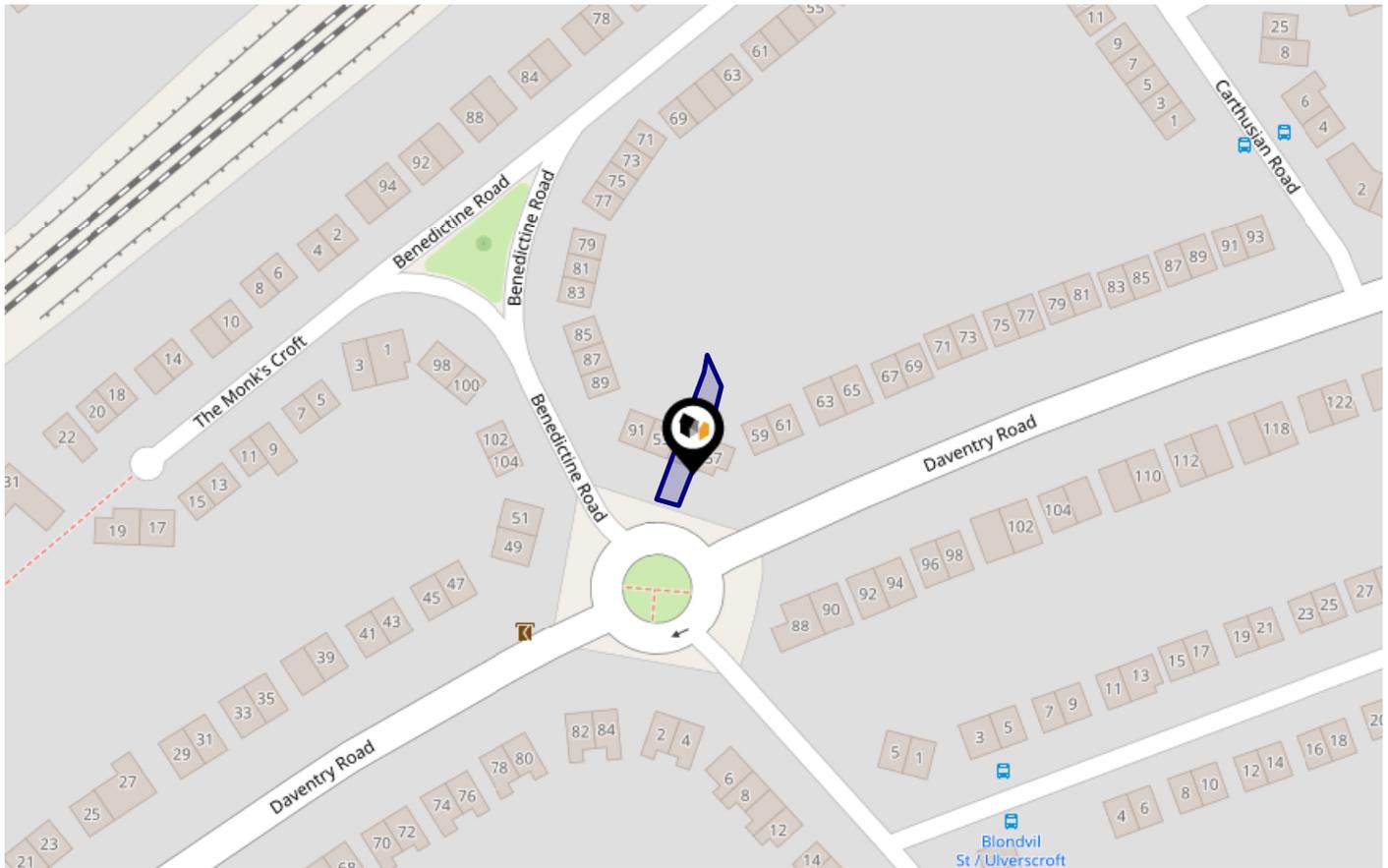


Flood Risk

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.

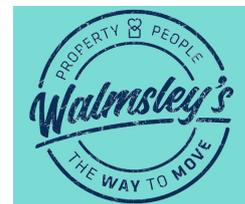
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

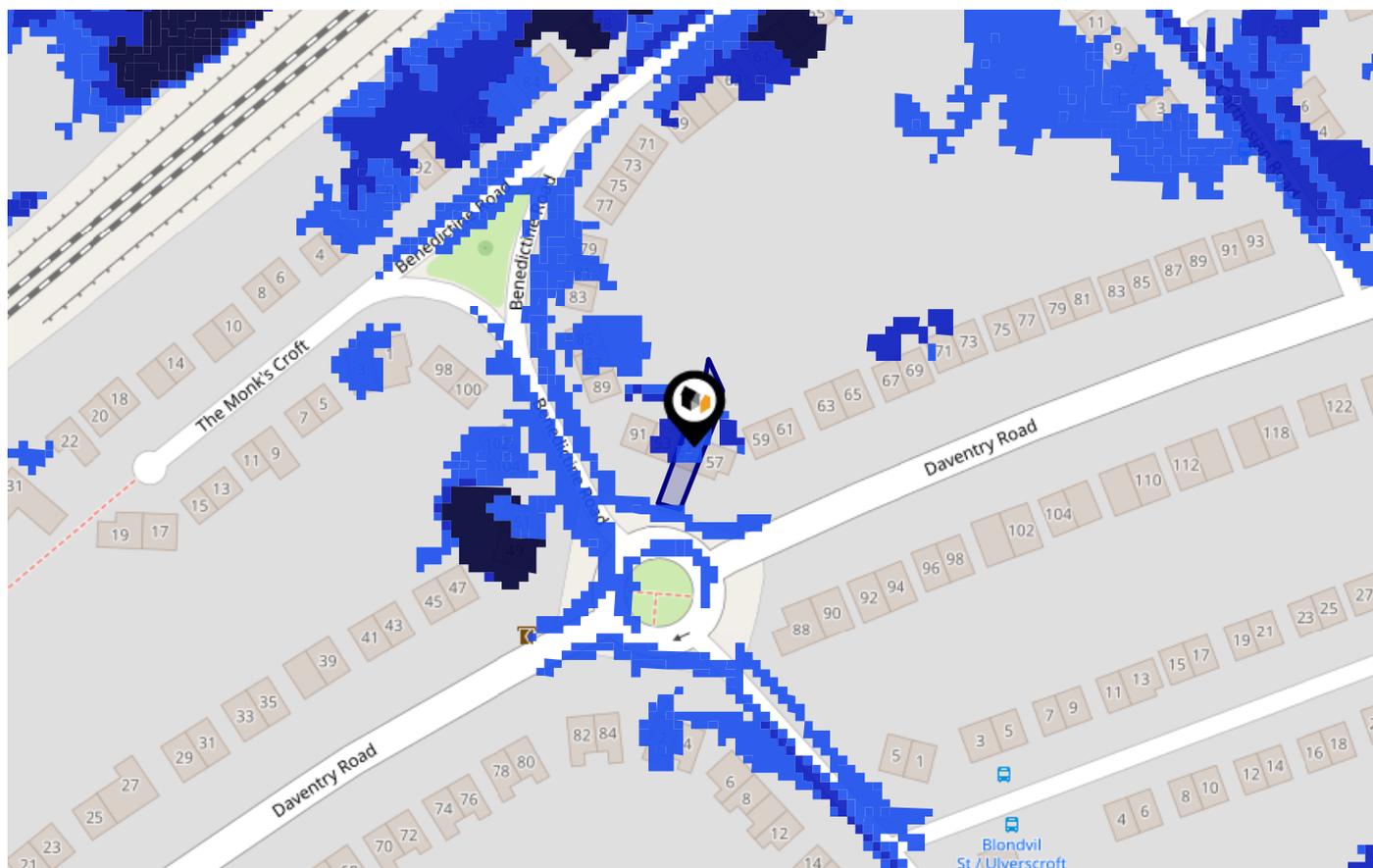


Flood Risk

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: 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.

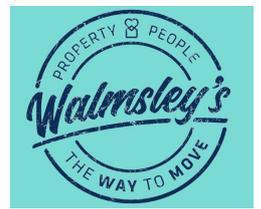
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Chance of flooding to the following depths at this property:

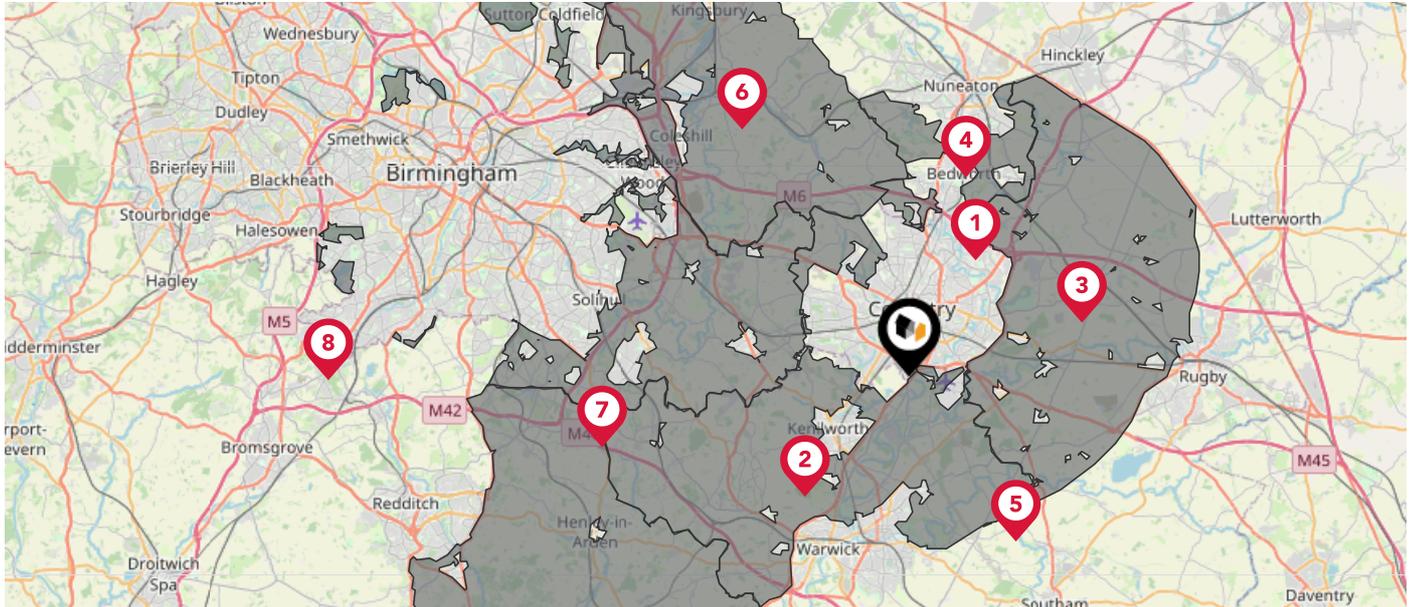


Maps

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 - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Nuneaton and Bedworth
- 5 Birmingham Green Belt - Stratford-on-Avon
- 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.

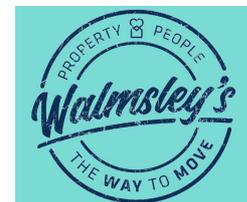


Nearby Landfill Sites

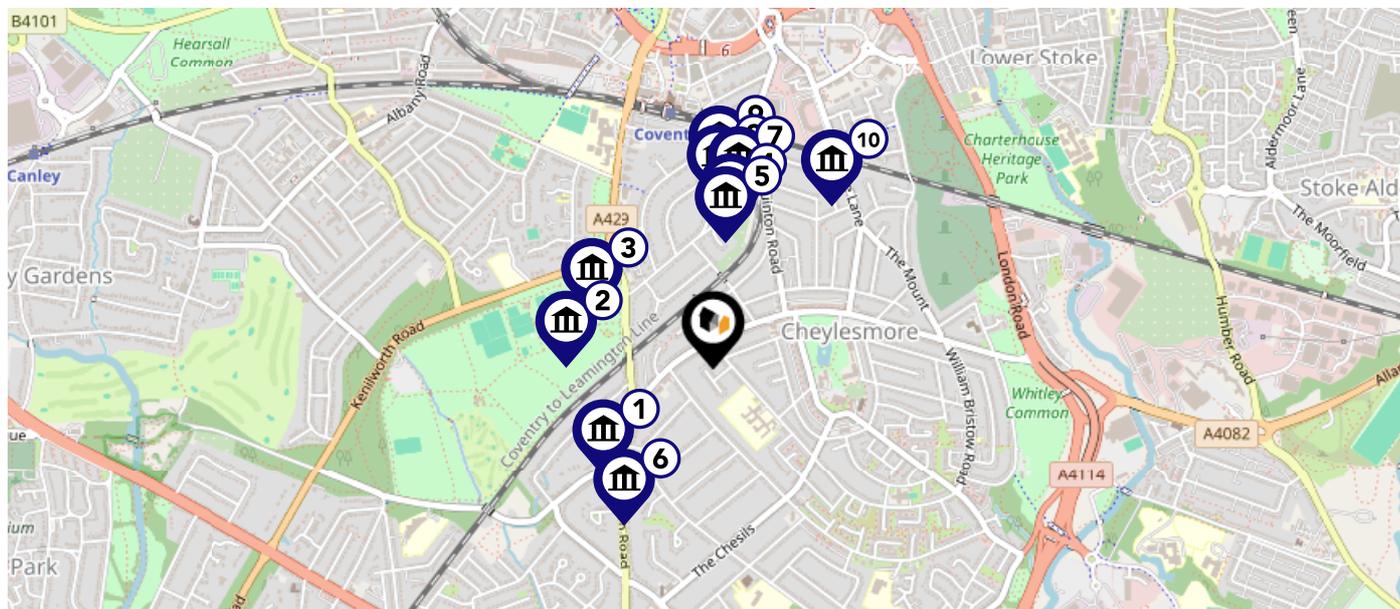
1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	Hall Drive-Baginton	Historic Landfill
3	London Road B-Willenhall, Coventry	Historic Landfill
4	Fletchampstead Highway-Canley, Coventry	Historic Landfill
5	Rowley Road-Baginton	Historic Landfill
6	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill
7	Prior Deram Park-Canley, Coventry	Historic Landfill
8	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
9	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
10	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill

Maps

Listed Buildings



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



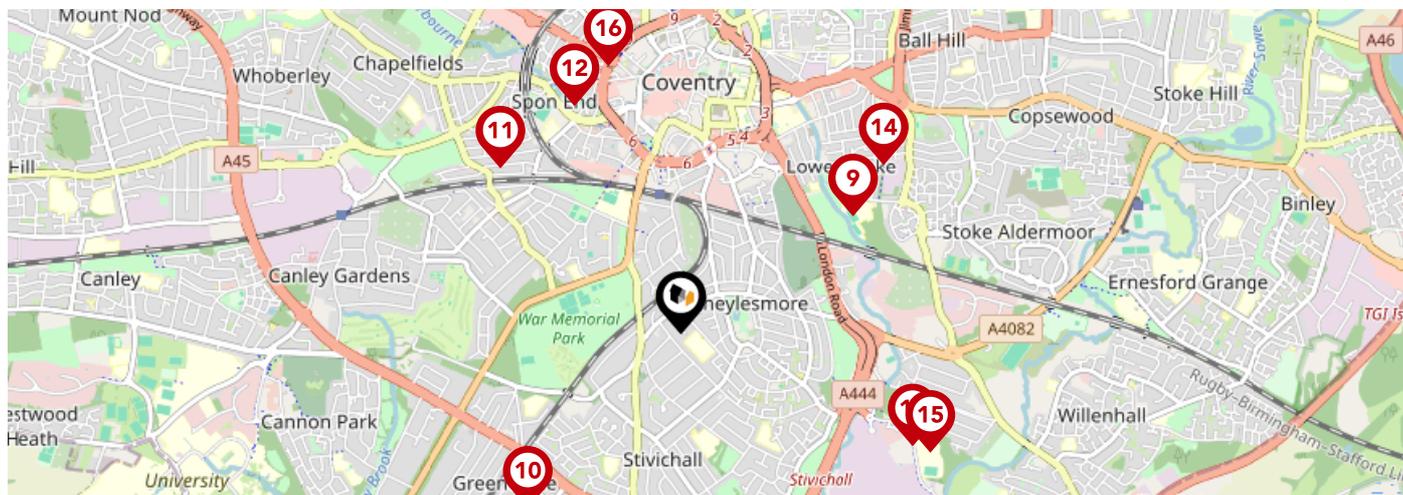
Listed Buildings in the local district	Grade	Distance
 1076620 - Bremond College	Grade II	0.3 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.3 miles
 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.3 miles
 1271406 - Summerhouse On Plot 39	Grade II	0.3 miles
 1271407 - Summerhouse On Plot 47	Grade II	0.3 miles
 1139458 - Church Of St James	Grade II	0.4 miles
 1271405 - Summerhouse On Plot 25	Grade II	0.4 miles
 1271404 - Summerhouse On Plot 13	Grade II	0.4 miles
 1271403 - Summerhouse On Plot 9	Grade II	0.4 miles
 1431090 - Mile Lane Bridge	Grade II	0.5 miles

Area Schools



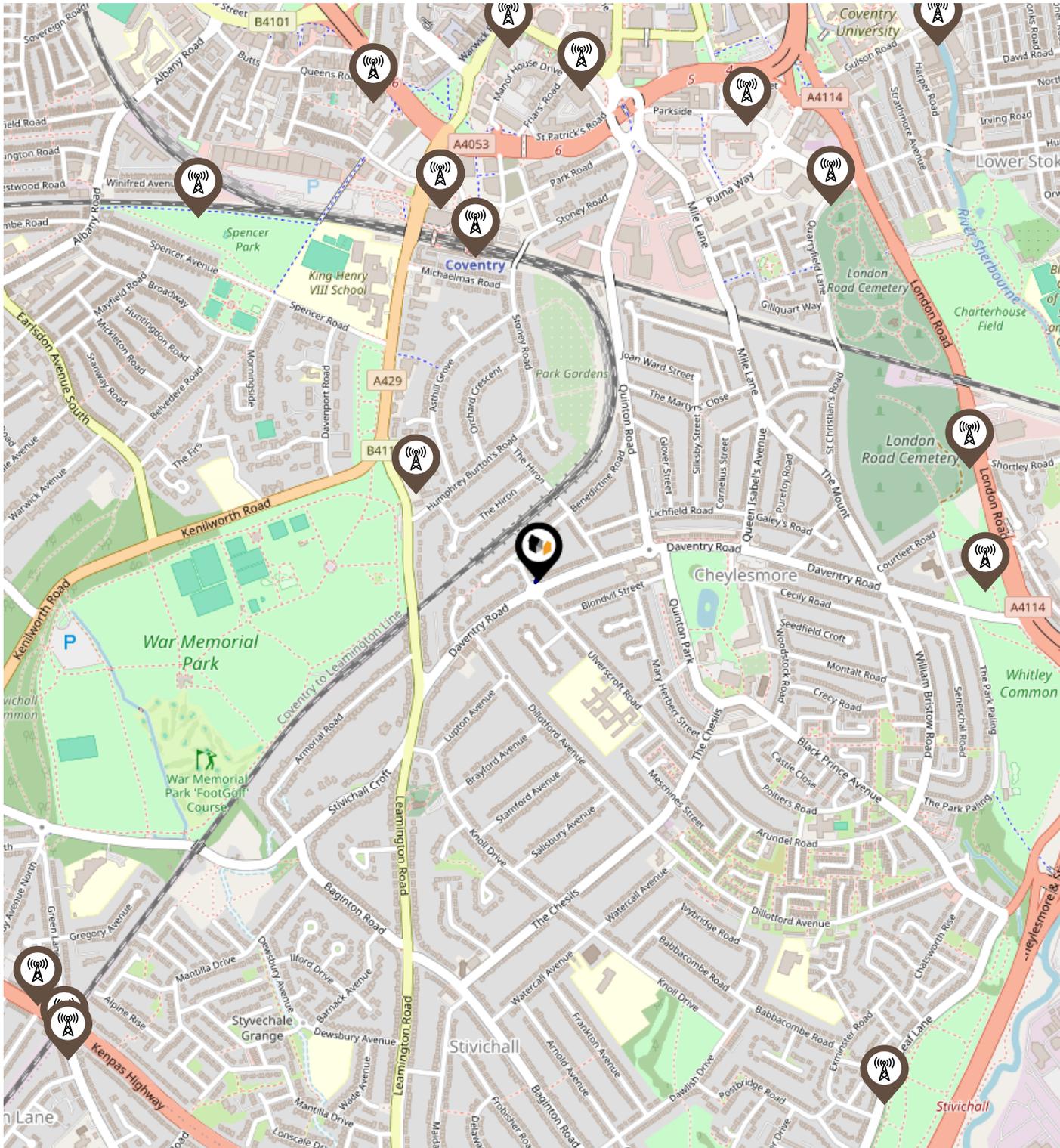
		Nursery	Primary	Secondary	College	Private
1	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

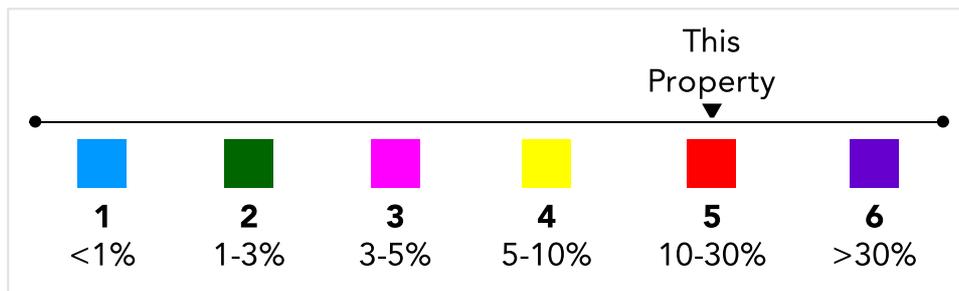
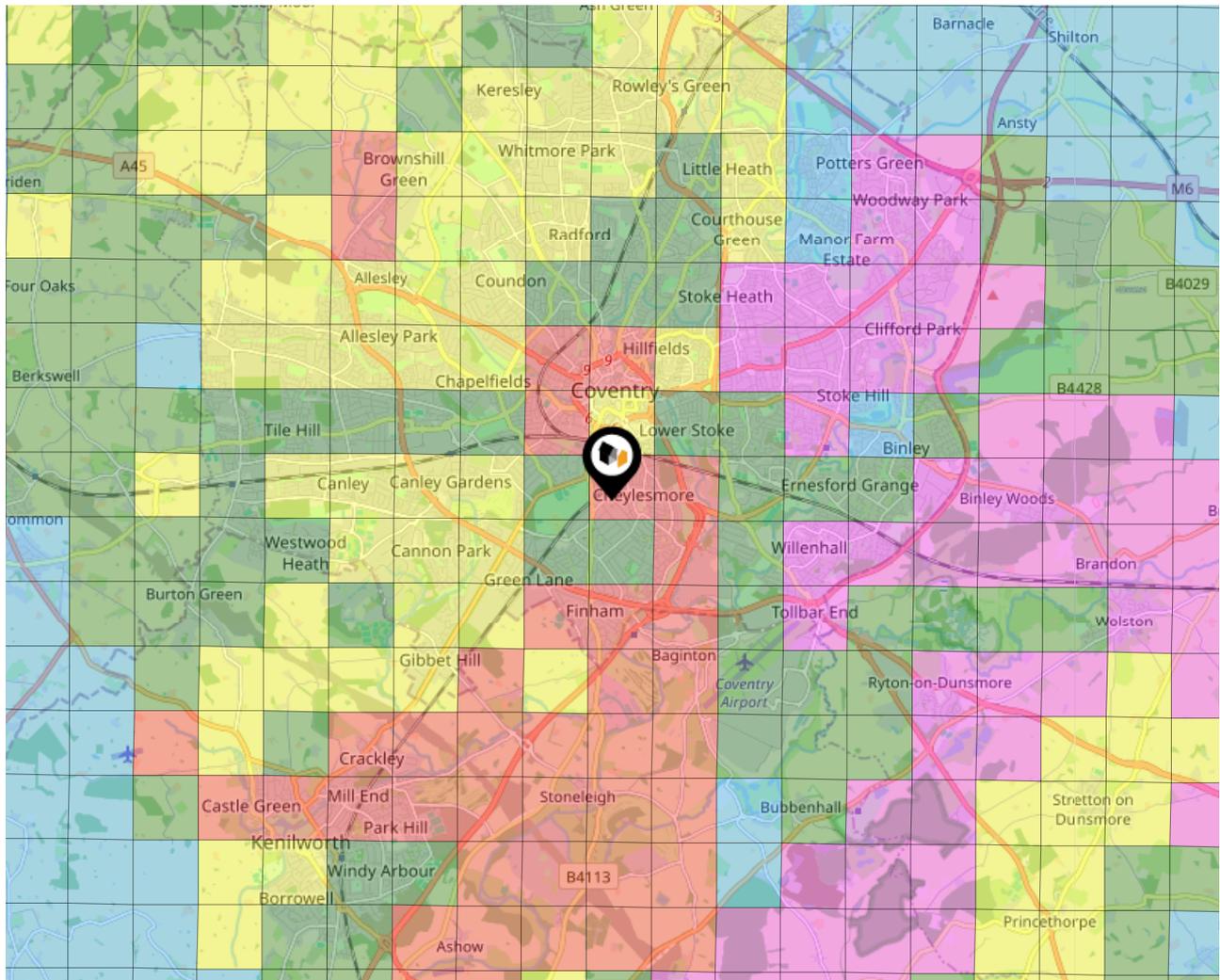
Environment

Radon Gas

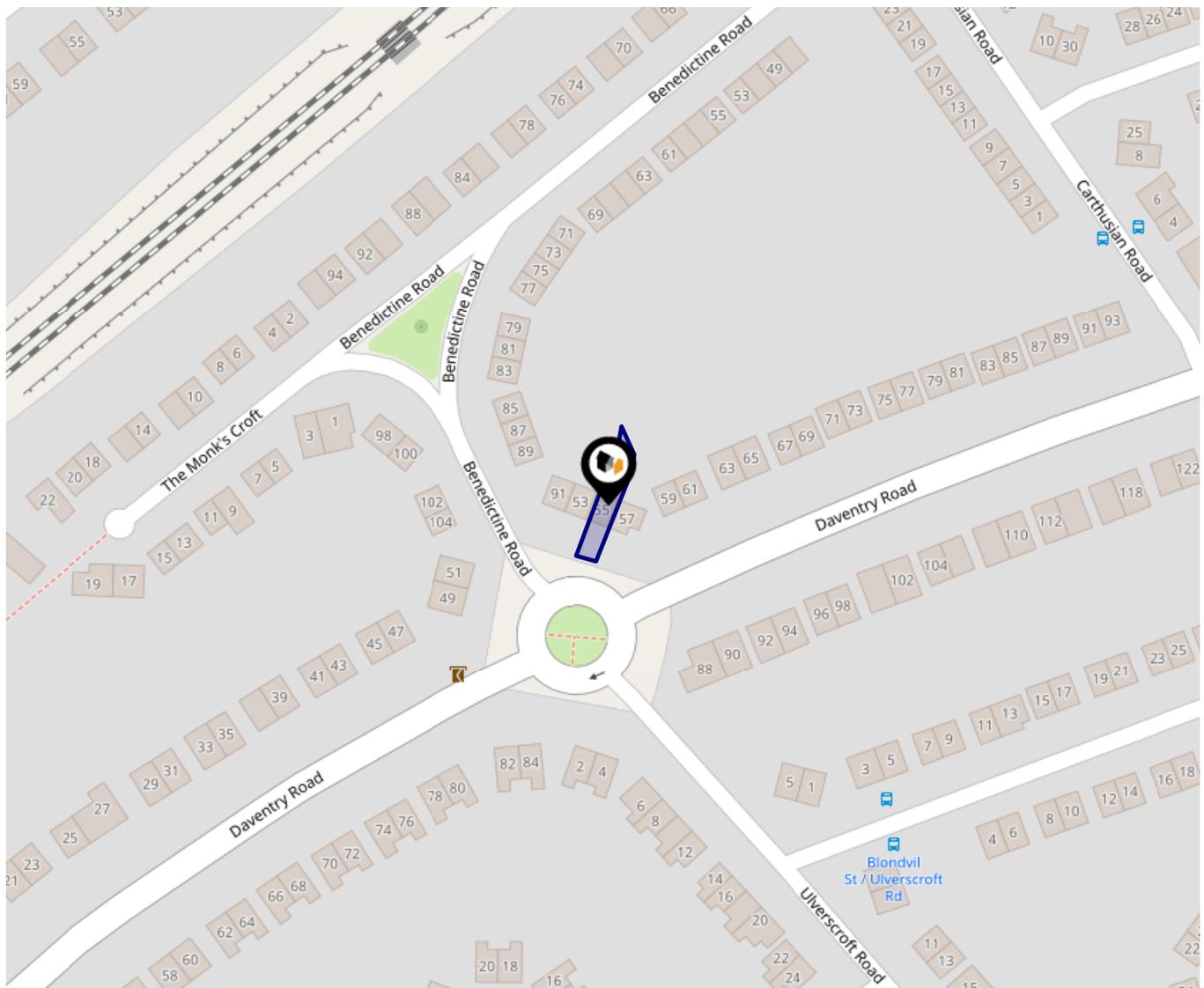


What is Radon?

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



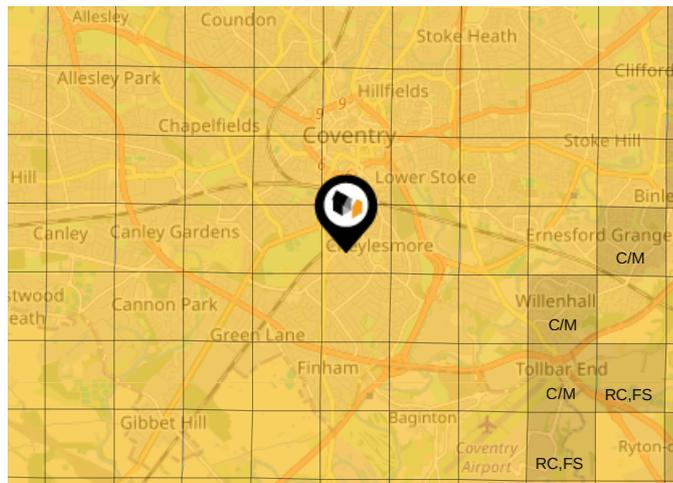
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

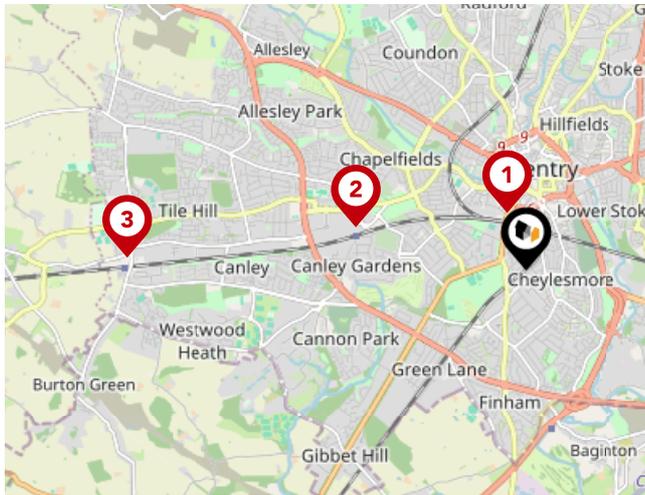
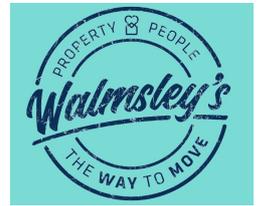


Primary Classifications (Most Common Clay Types)

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

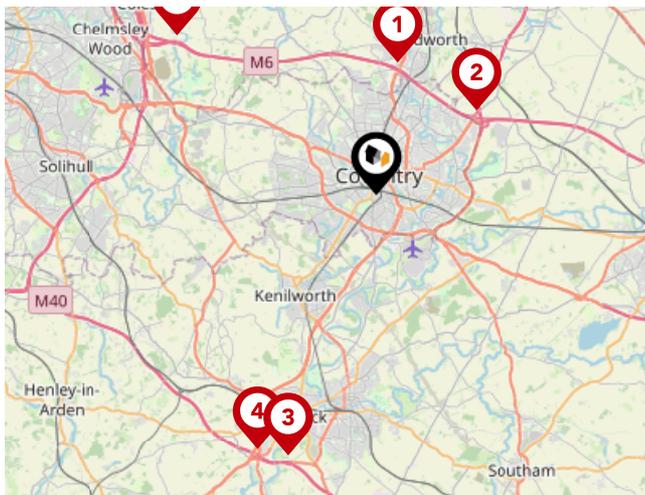
Area

Transport (National)



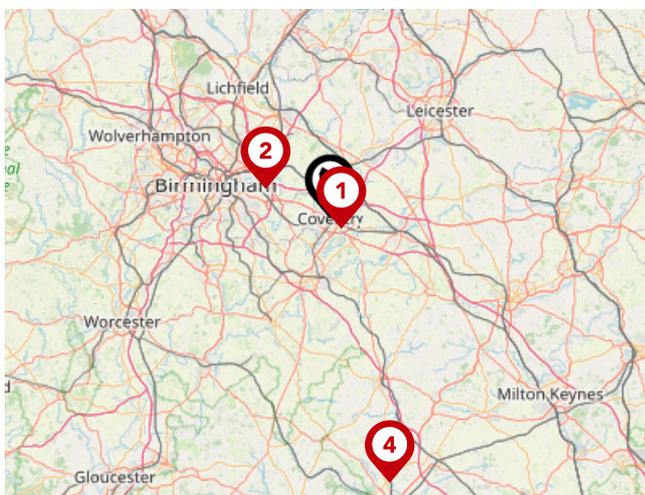
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.55 miles
2	Canley Rail Station	1.58 miles
3	Tile Hill Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.86 miles
2	M6 J2	4.7 miles
3	M40 J14	10.01 miles
4	M40 J15	10.19 miles
5	M6 J3A	9.25 miles

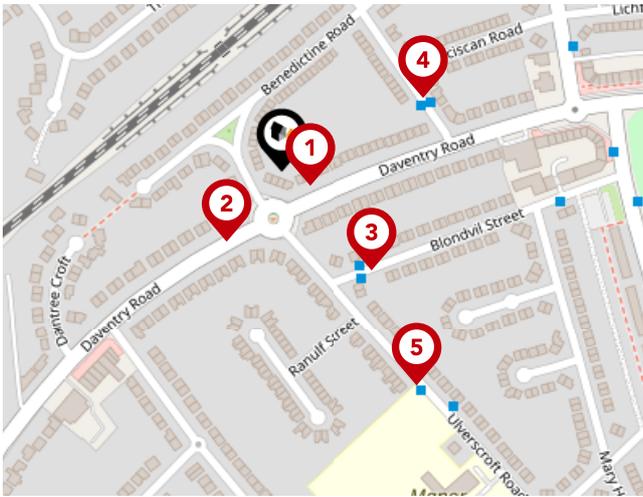
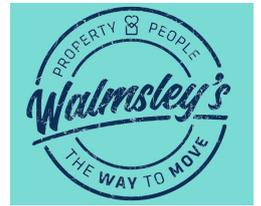


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.35 miles
2	Birmingham Airport	10.15 miles
3	East Mids Airport	30.9 miles
4	Kidlington	39.78 miles

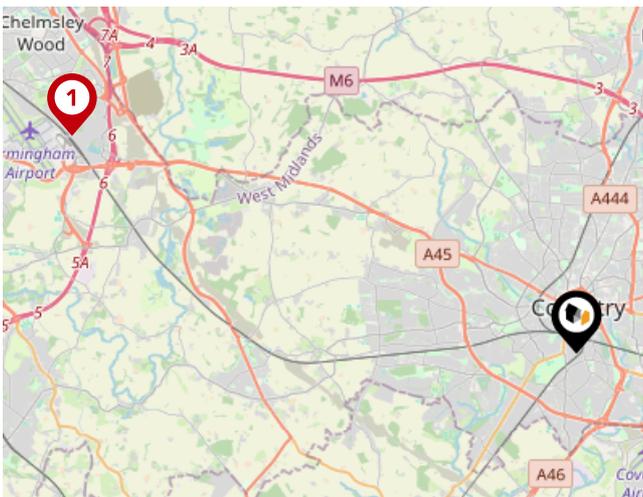
Area

Transport (Local)



Bus Stops/Stations

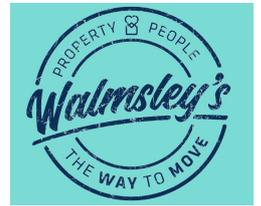
Pin	Name	Distance
1	Ulverscroft Rd	0.02 miles
2	Ulverscroft Rd	0.05 miles
3	Ulverscroft Rd	0.08 miles
4	Franciscan Rd	0.09 miles
5	Manor Park School	0.14 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.88 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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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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