



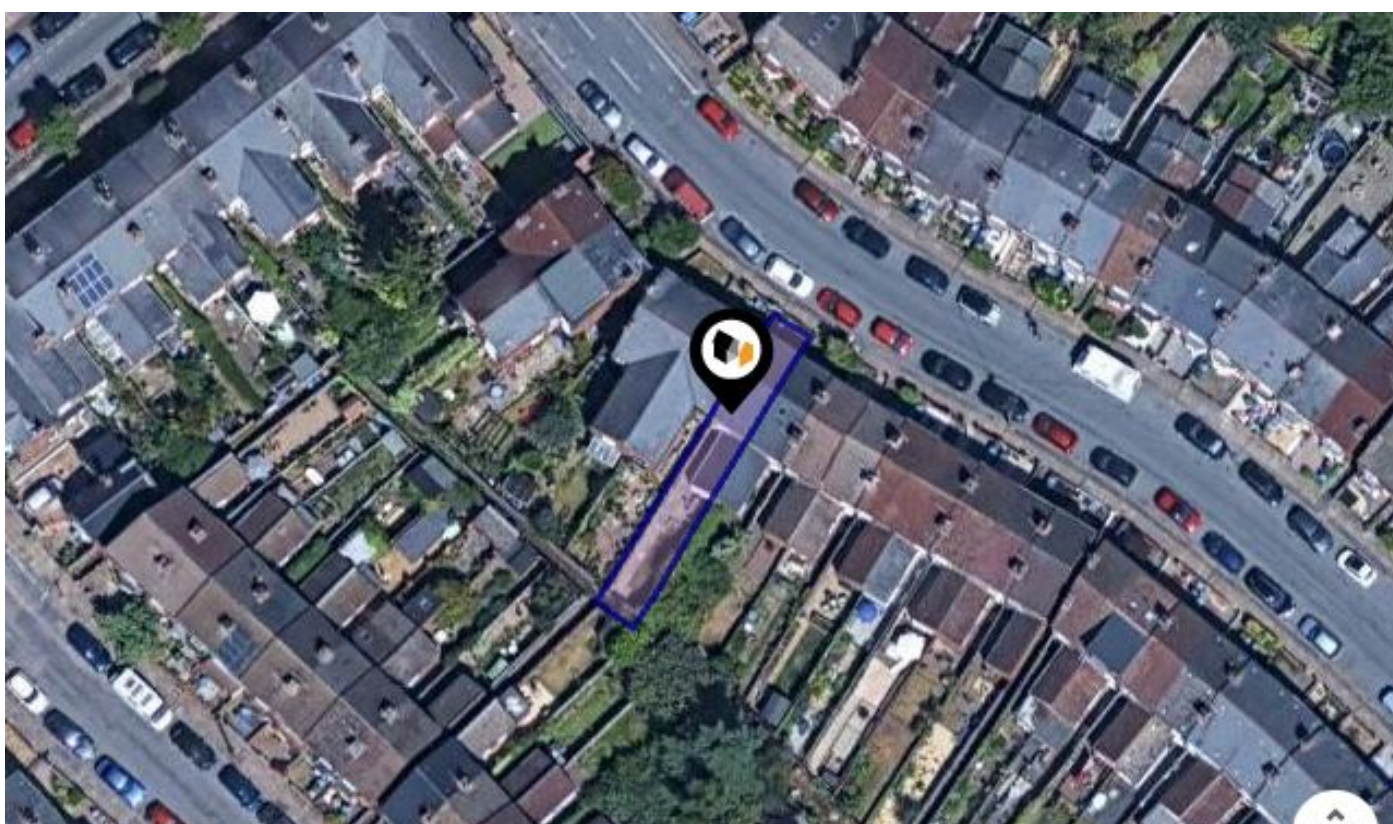
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14th March 2025



HUNTINGDON ROAD, COVENTRY, CV5

Asking Price : £275,000

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

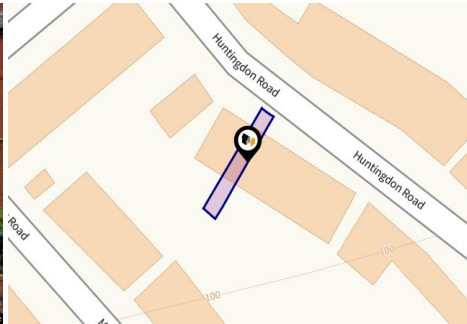


Dear Buyers & interested parties

Your property details in brief.....

An exceptional & quite unique two double bedroom home
Generous & beautifully presented four piece ground floor bathroom
Separate utility room & patio door from dining room to garden
Rear reception transformed into kitchen dining room
Separate sitting room with bay window to frontage
South facing, mature patio & lawned gardens
For sale with no upward chain
EPC Rating C, Total 686 Sq. ft or Total 64 Sq.M & amenities










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



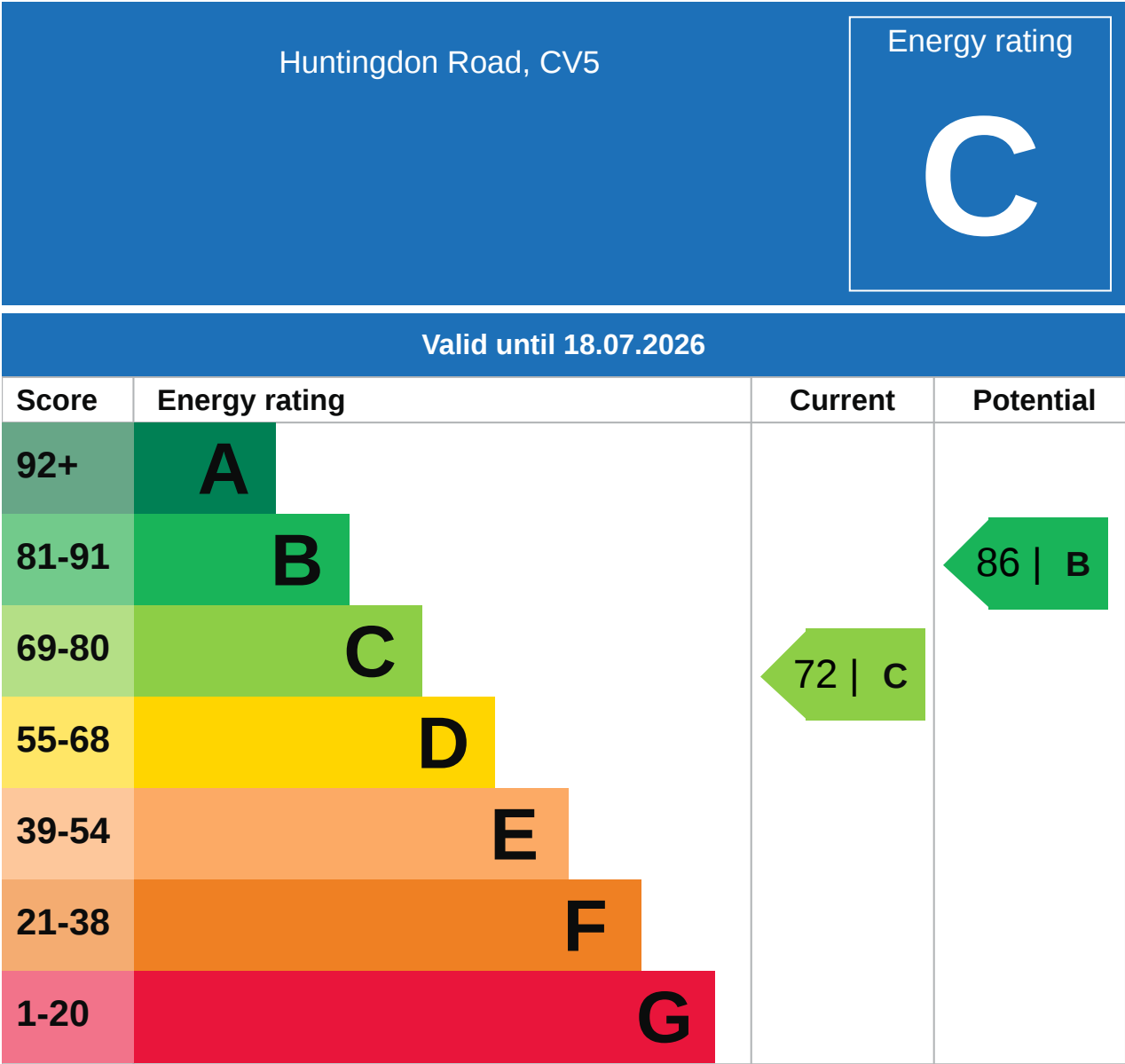
Property

Type:	Terraced	Asking Price:	£275,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	686 ft ² / 63 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,530		
Title Number:	WK213856		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	Earlsdon	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	16	80	10000
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	sky
				
				Virgin media

Property
EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with internal insulation
Walls Energy:	Very Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	60 m ²

Market Sold in Street



20, Huntingdon Road, Coventry, CV5 6PU						Terraced House
Last Sold Date:	08/09/2023	20/02/2019	18/04/1997			
Last Sold Price:	£245,000	£178,000	£25,000			
52, Huntingdon Road, Coventry, CV5 6PU						Terraced House
Last Sold Date:	26/08/2022	03/02/2006				
Last Sold Price:	£360,000	£175,950				
42, Huntingdon Road, Coventry, CV5 6PU						Terraced House
Last Sold Date:	01/10/2021					
Last Sold Price:	£260,000					
38, Huntingdon Road, Coventry, CV5 6PU						Terraced House
Last Sold Date:	14/08/2020	22/05/2003				
Last Sold Price:	£193,000	£97,950				
Roseleigh, 66, Huntingdon Road, Coventry, CV5 6PU						Semi-detached House
Last Sold Date:	11/07/2019	02/08/2013	28/06/2007	06/09/2002	23/08/2001	03/06/1999
Last Sold Price:	£450,000	£325,000	£315,000	£246,000	£215,000	£152,000
56, Huntingdon Road, Coventry, CV5 6PU						Terraced House
Last Sold Date:	19/10/2018	31/01/2014	19/07/2006			
Last Sold Price:	£375,000	£250,000	£150,000			
48, Huntingdon Road, Coventry, CV5 6PU						Terraced House
Last Sold Date:	28/11/2017	05/01/2012				
Last Sold Price:	£292,500	£223,500				
24, Huntingdon Road, Coventry, CV5 6PU						Terraced House
Last Sold Date:	27/03/2017	03/12/2010	13/02/2003	14/06/2002		
Last Sold Price:	£192,000	£150,000	£123,000	£74,700		
40, Huntingdon Road, Coventry, CV5 6PU						Terraced House
Last Sold Date:	23/02/2017					
Last Sold Price:	£155,000					
2, Huntingdon Road, Coventry, CV5 6PU						Semi-detached House
Last Sold Date:	28/10/2016	12/08/2011	25/10/2000	18/10/1999		
Last Sold Price:	£280,000	£220,000	£110,000	£54,000		
10, Huntingdon Road, Coventry, CV5 6PU						Terraced House
Last Sold Date:	30/03/2016	19/02/2015				
Last Sold Price:	£190,000	£143,000				
62, Huntingdon Road, Coventry, CV5 6PU						Terraced House
Last Sold Date:	20/10/2015	18/09/2002				
Last Sold Price:	£279,950	£165,000				

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

Market Sold in Street



18, Huntingdon Road, Coventry, CV5 6PU							Terraced House
Last Sold Date:	18/09/2015	31/05/1995					
Last Sold Price:	£155,000	£26,000					
44, Huntingdon Road, Coventry, CV5 6PU							Terraced House
Last Sold Date:	18/08/2015	16/09/2011					
Last Sold Price:	£265,000	£175,000					
30, Huntingdon Road, Coventry, CV5 6PU							Terraced House
Last Sold Date:	29/08/2014	02/11/2007	30/07/1999				
Last Sold Price:	£167,500	£150,000	£50,000				
32, Huntingdon Road, Coventry, CV5 6PU							Terraced House
Last Sold Date:	25/06/2013						
Last Sold Price:	£142,500						
4, Huntingdon Road, Coventry, CV5 6PU							Semi-detached House
Last Sold Date:	20/12/2012	19/08/2003					
Last Sold Price:	£250,000	£170,000					
14, Huntingdon Road, Coventry, CV5 6PU							Terraced House
Last Sold Date:	09/12/2010	15/01/2007	27/06/2003	13/10/2000	27/02/1998	29/09/1995	
Last Sold Price:	£140,000	£140,000	£110,000	£76,000	£52,000	£45,500	
22, Huntingdon Road, Coventry, CV5 6PU							Terraced House
Last Sold Date:	27/11/2009	03/02/2006	24/05/2002				
Last Sold Price:	£150,000	£135,000	£76,950				
28, Huntingdon Road, Coventry, CV5 6PU							Terraced House
Last Sold Date:	14/08/2009	21/09/2001	16/01/1997				
Last Sold Price:	£150,000	£86,000	£41,500				
26, Huntingdon Road, Coventry, CV5 6PU							Terraced House
Last Sold Date:	09/03/2007						
Last Sold Price:	£140,000						
58, Huntingdon Road, Coventry, CV5 6PU							Terraced House
Last Sold Date:	18/08/2006						
Last Sold Price:	£194,950						
68, Huntingdon Road, Coventry, CV5 6PU							Semi-detached House
Last Sold Date:	26/05/2006						
Last Sold Price:	£280,000						
12, Huntingdon Road, Coventry, CV5 6PU							Terraced House
Last Sold Date:	18/09/2002	09/04/1997					
Last Sold Price:	£96,000	£48,000					

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

Market Sold in Street



16, Huntingdon Road, Coventry, CV5 6PU			Terraced House
Last Sold Date:	31/03/2000		
Last Sold Price:	£55,000		
74, Huntingdon Road, Coventry, CV5 6PU			Semi-detached House
Last Sold Date:	13/07/1999		
Last Sold Price:	£160,000		
50, Huntingdon Road, Coventry, CV5 6PU			Semi-detached House
Last Sold Date:	11/12/1998	04/09/1995	
Last Sold Price:	£95,000	£54,000	
34, Huntingdon Road, Coventry, CV5 6PU			Terraced House
Last Sold Date:	18/04/1997		
Last Sold Price:	£47,500		
64, Huntingdon Road, Coventry, CV5 6PU			Terraced House
Last Sold Date:	28/08/1996		
Last Sold Price:	£71,000		
60, Huntingdon Road, Coventry, CV5 6PU			Terraced House
Last Sold Date:	04/04/1995		
Last Sold Price:	£34,000		

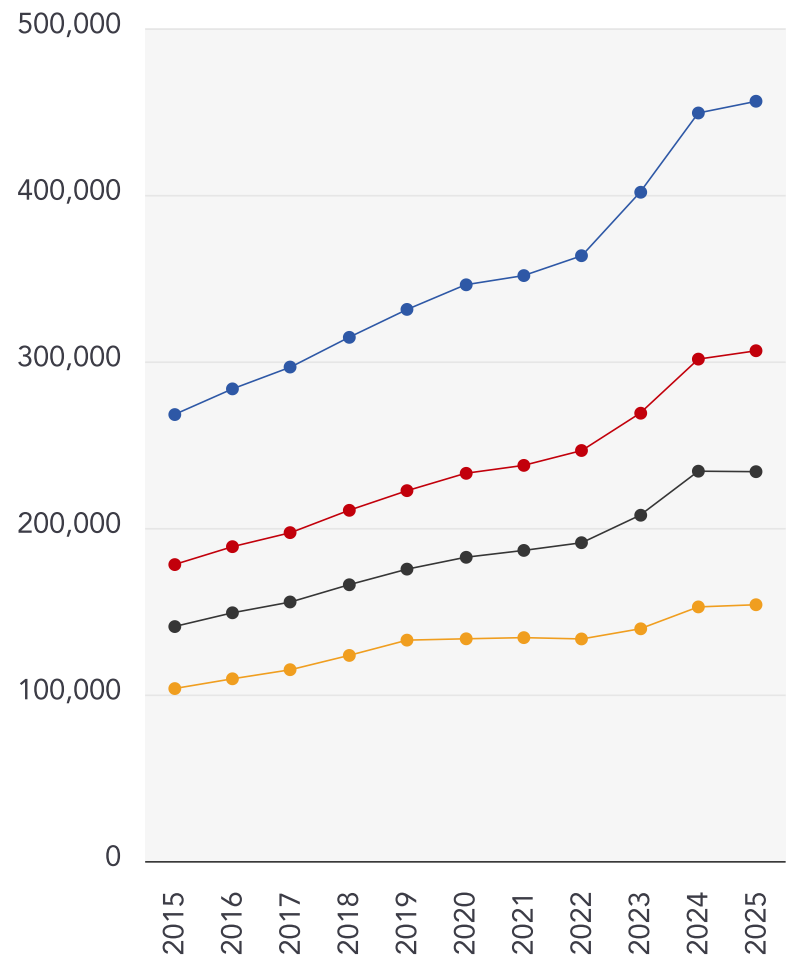
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

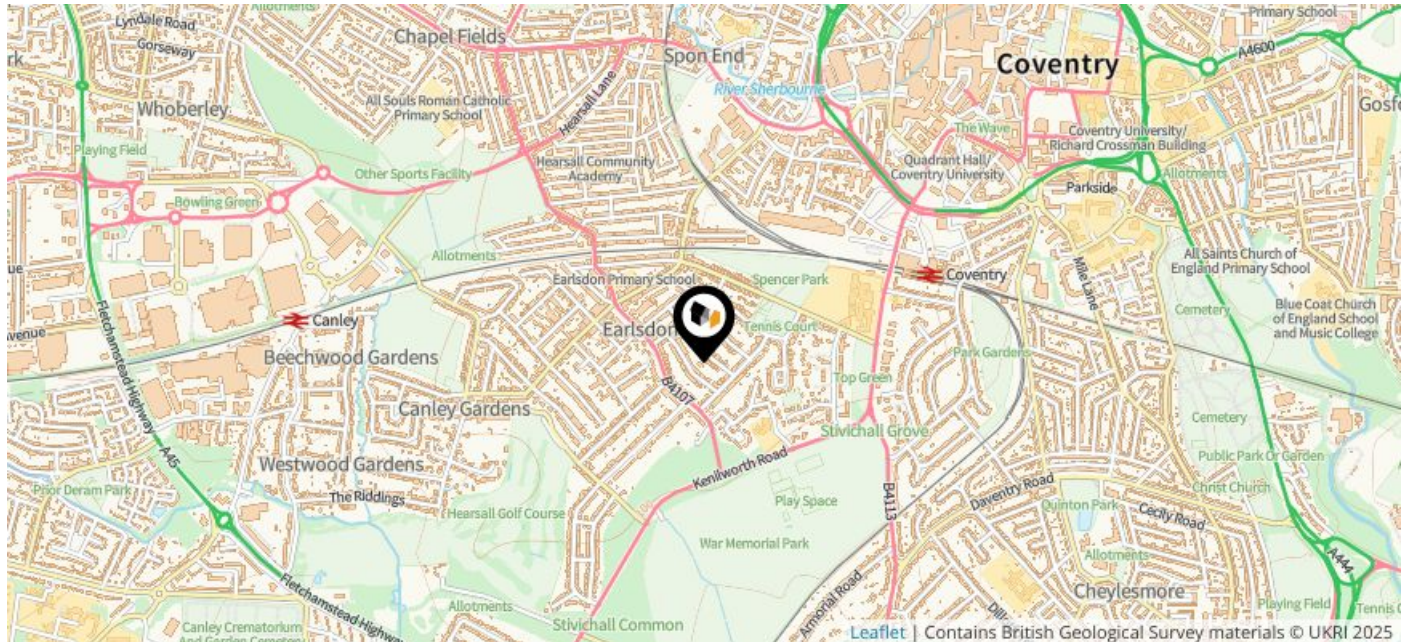
+48.62%

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.

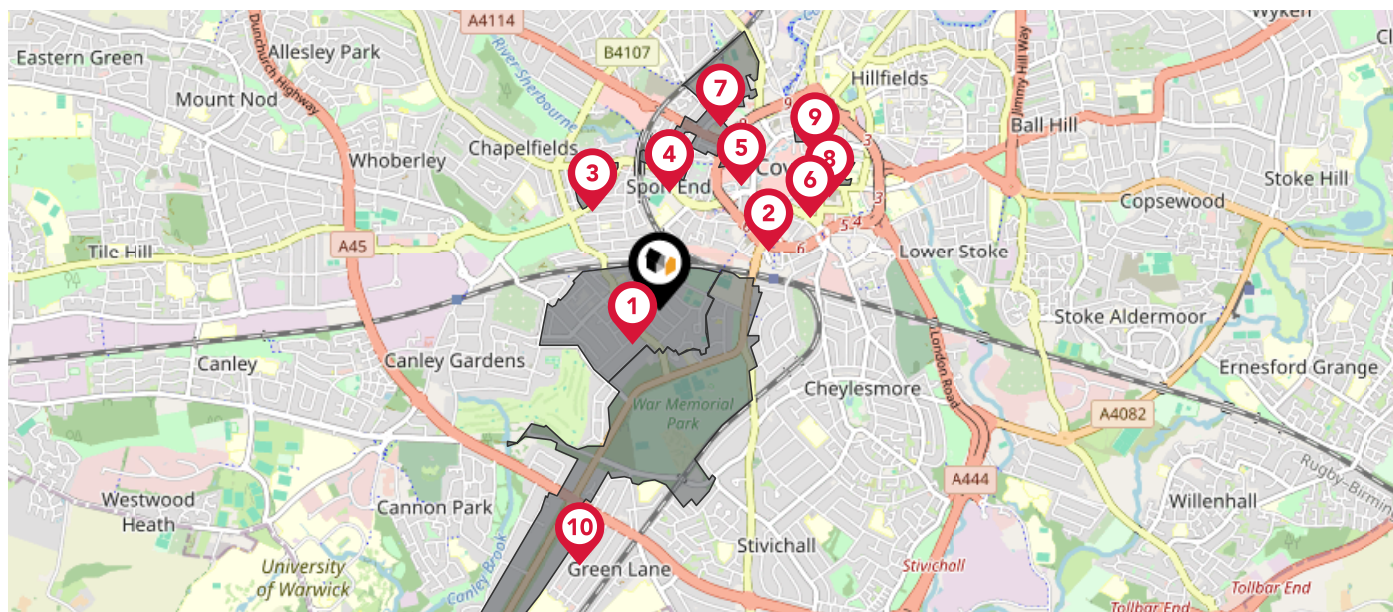
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Earlsdon



Greyfriars Green



Chapelfields



Spon End



Spon Street



High Street



Naul's Mill



Hill Top and Cathedral



Lady Herbert's Garden



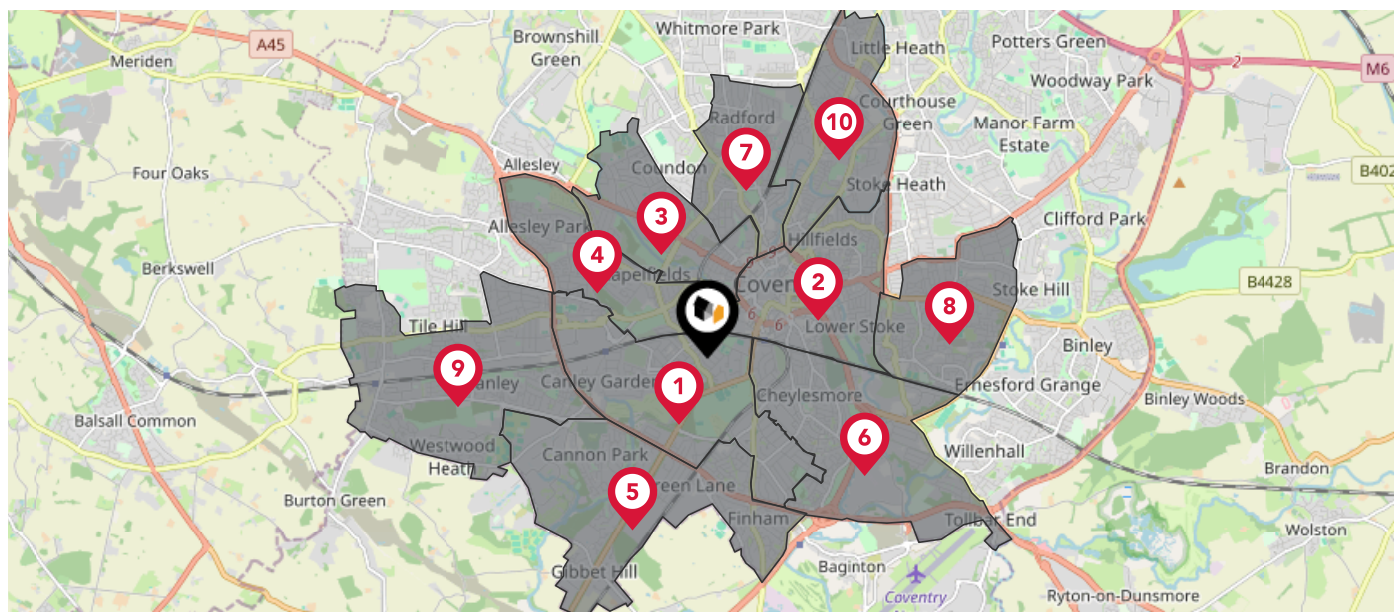
Kenilworth Road

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

St. Michael's Ward

3

Sherbourne Ward

4

Whoberley Ward

5

Wainbody Ward

6

Cheylesmore Ward

7

Radford Ward

8

Lower Stoke Ward

9

Westwood Ward

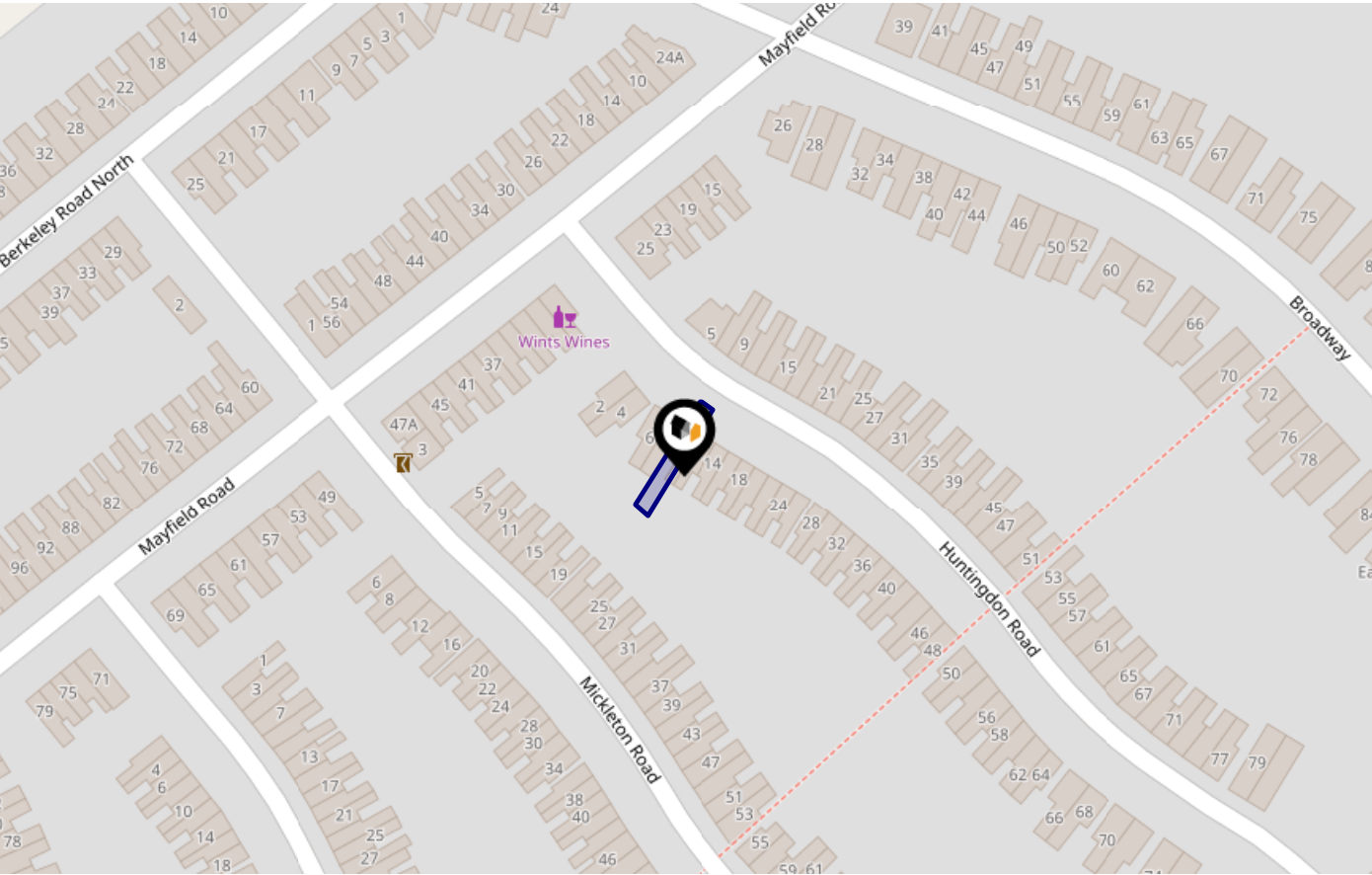
10

Foleshill 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.

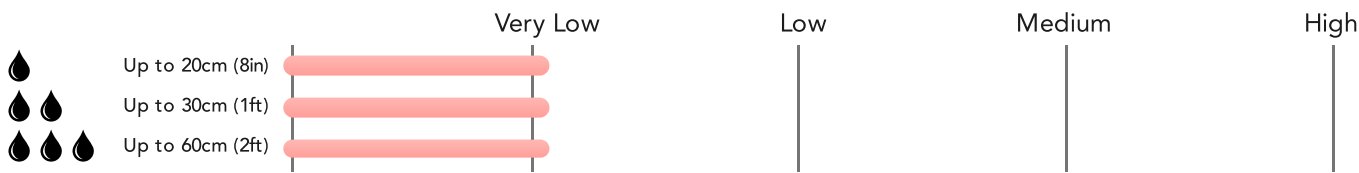


Risk Rating: Very low

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.

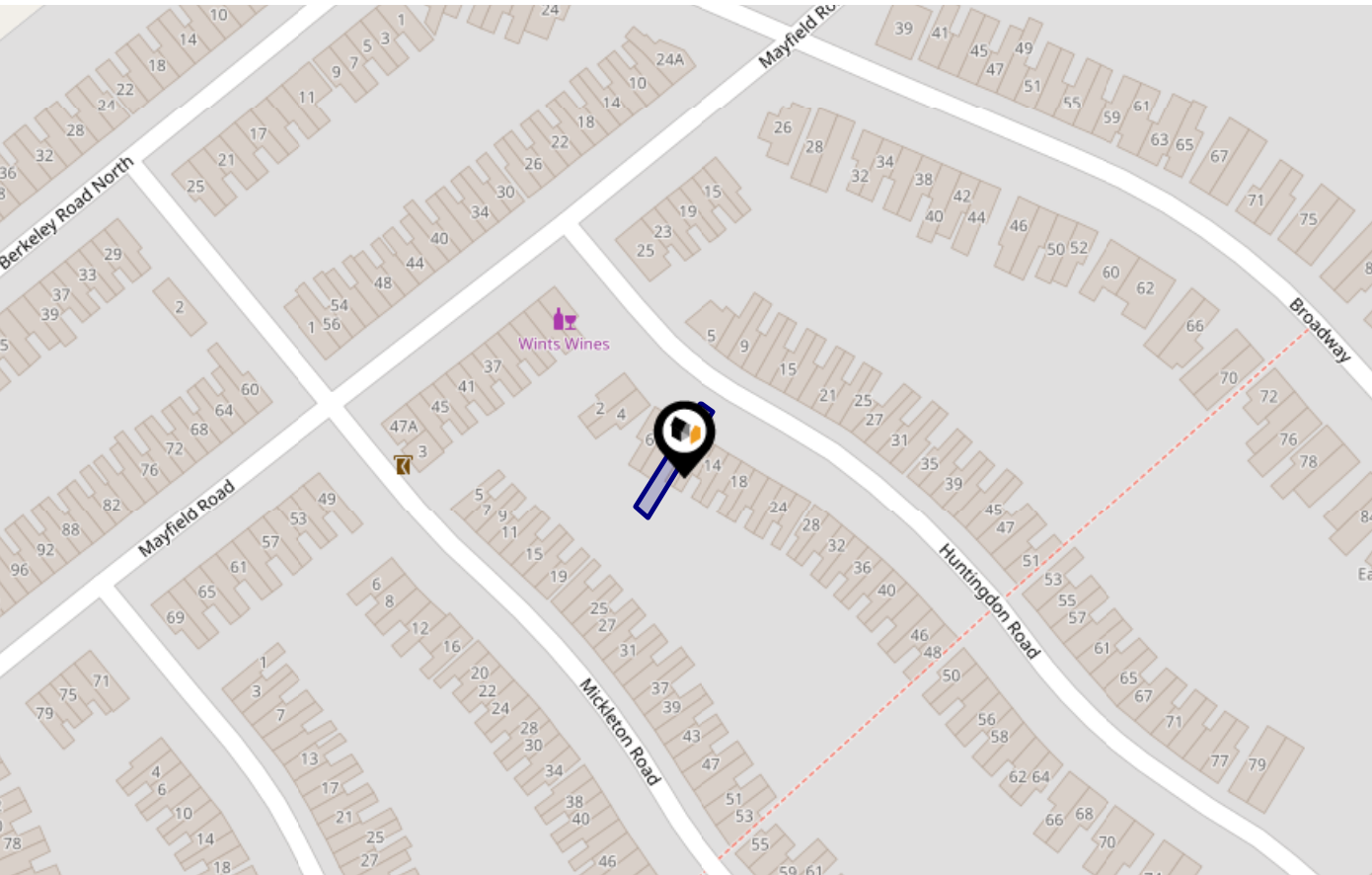
Chance of flooding to the following depths at this property:



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.

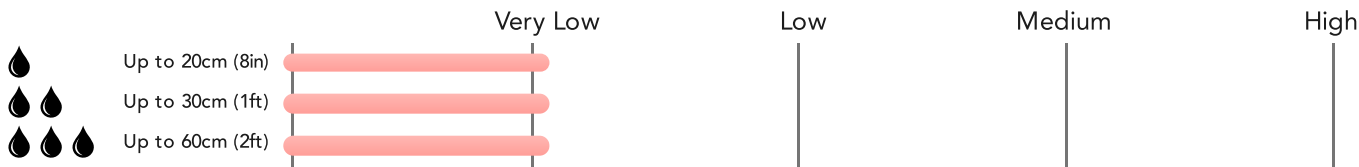


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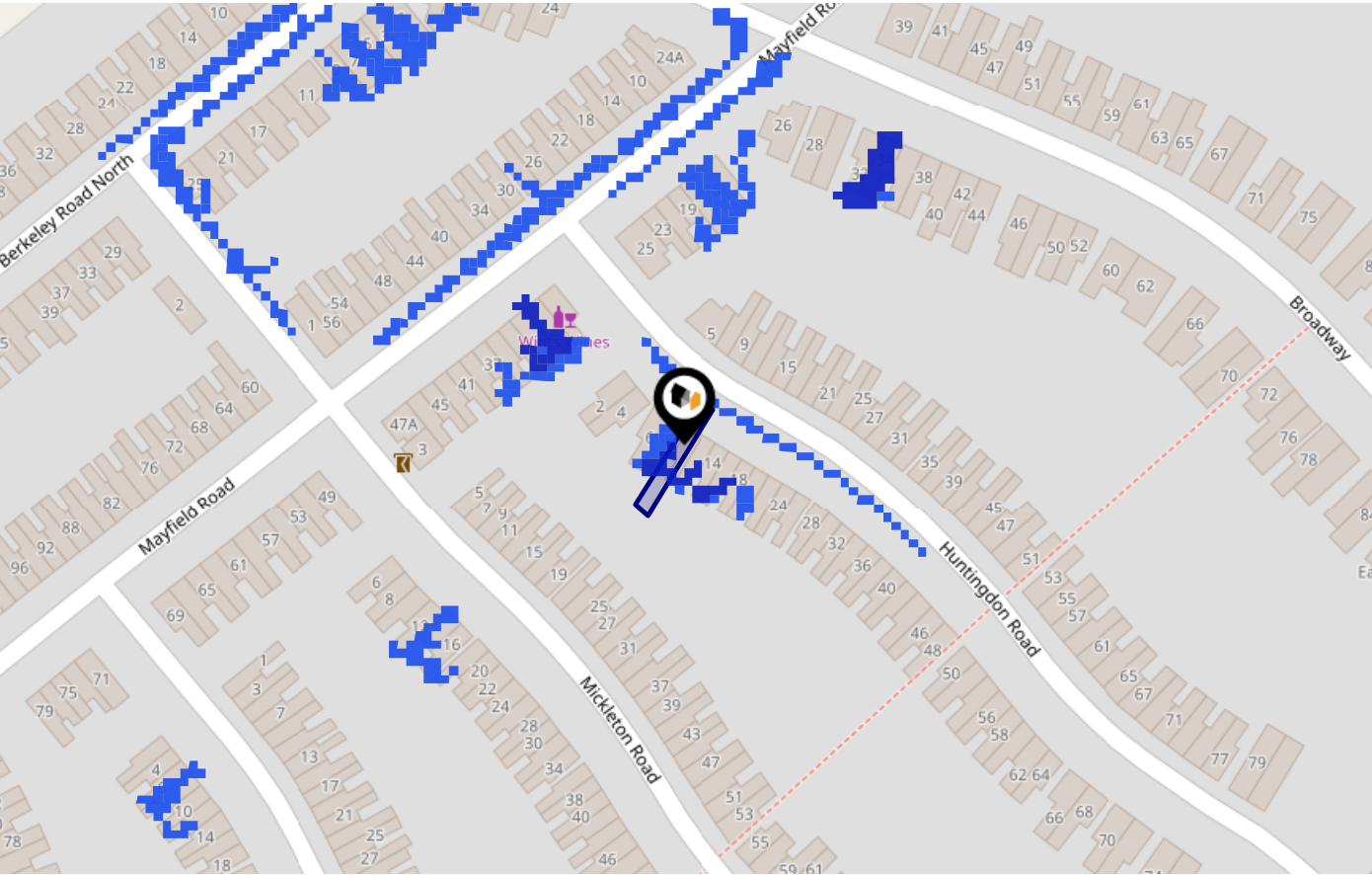
Chance of flooding to the following depths at this property:



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.

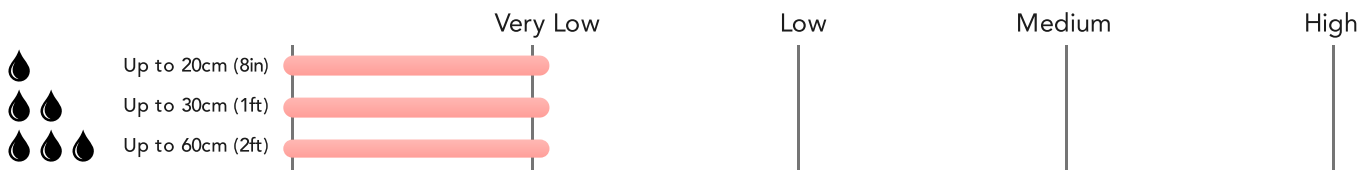


Risk Rating: Very low

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- 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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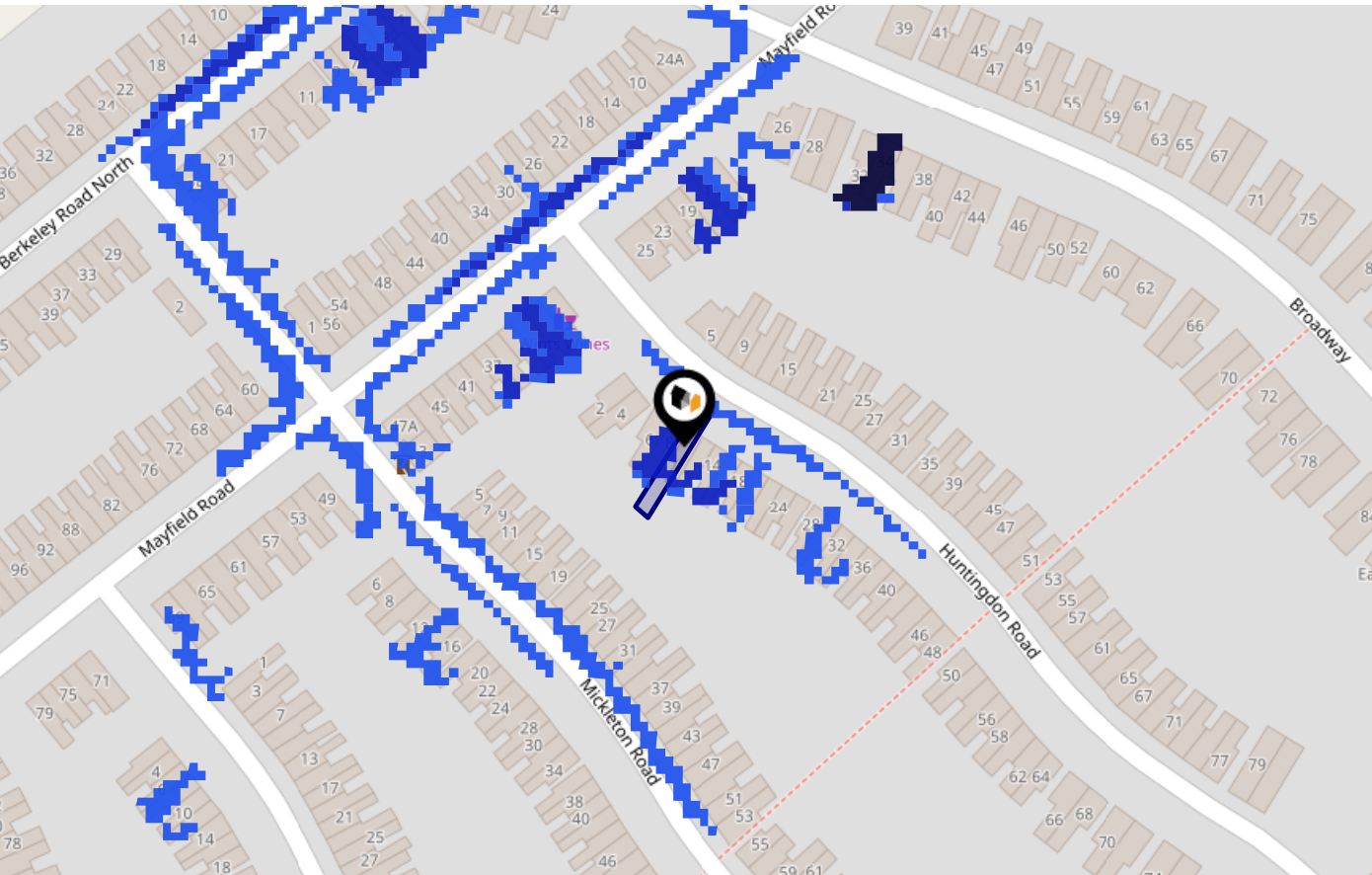
Chance of flooding to the following depths at this property:



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.

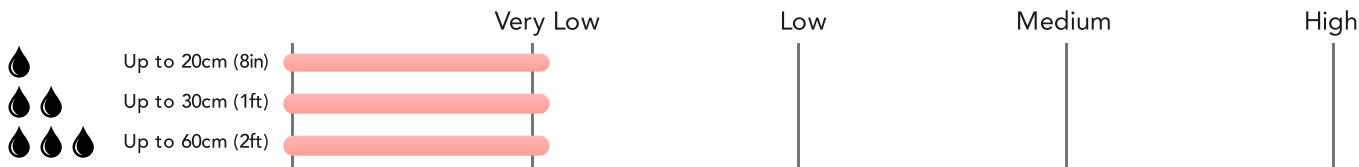


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Chance of flooding to the following depths at this property:

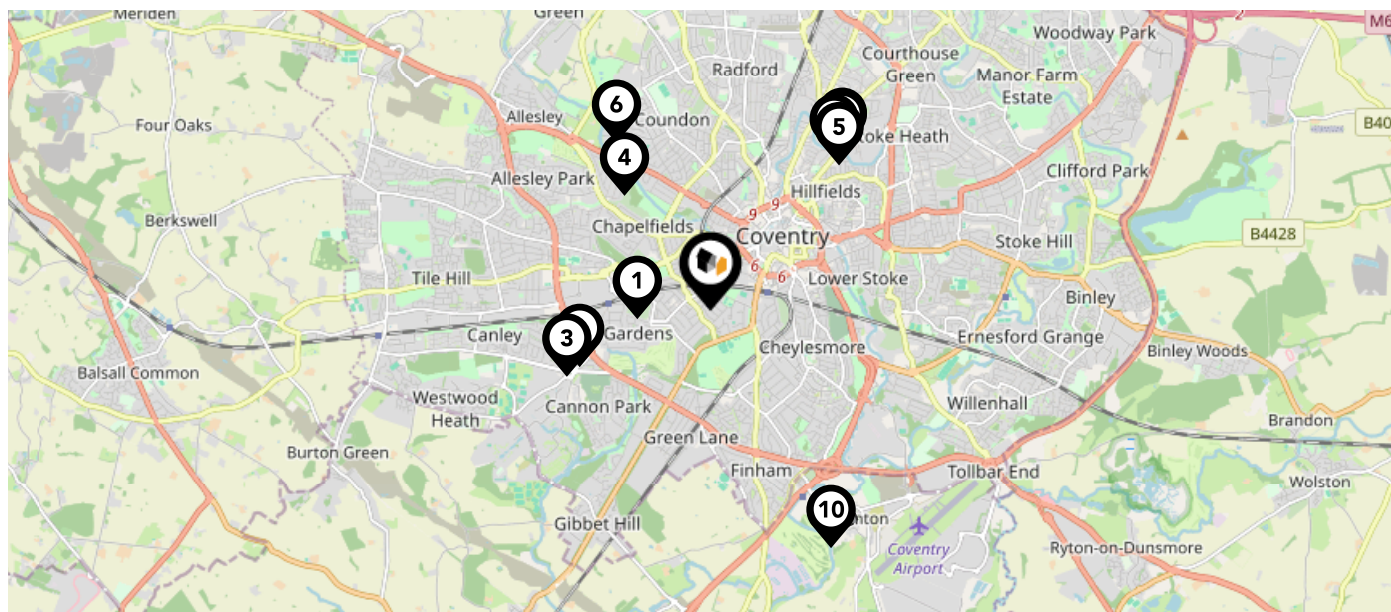


Maps

Landfill Sites



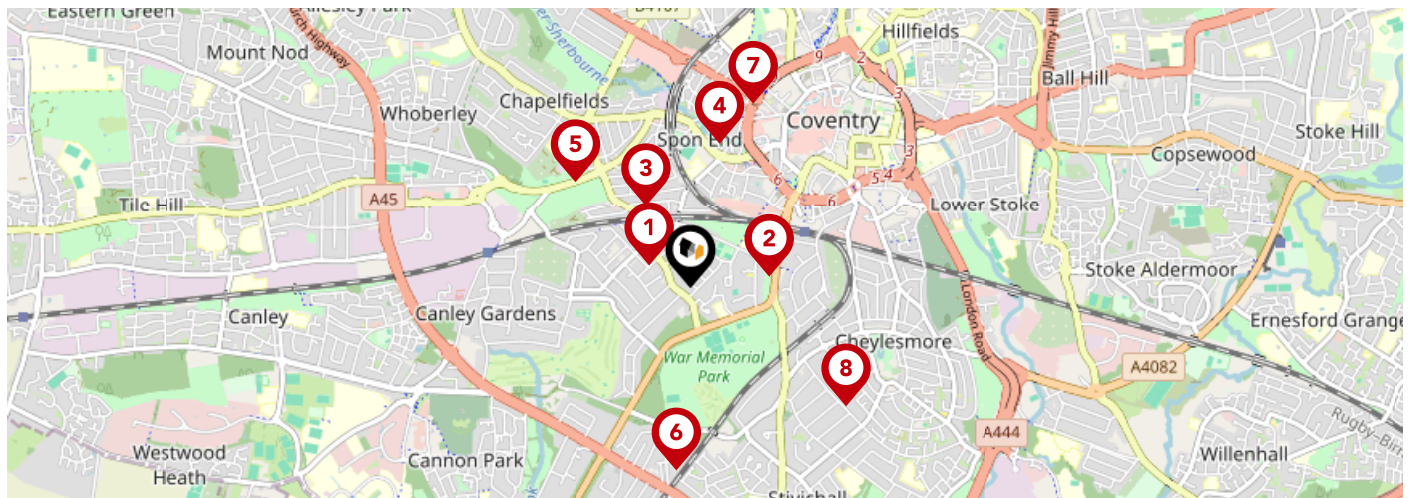
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

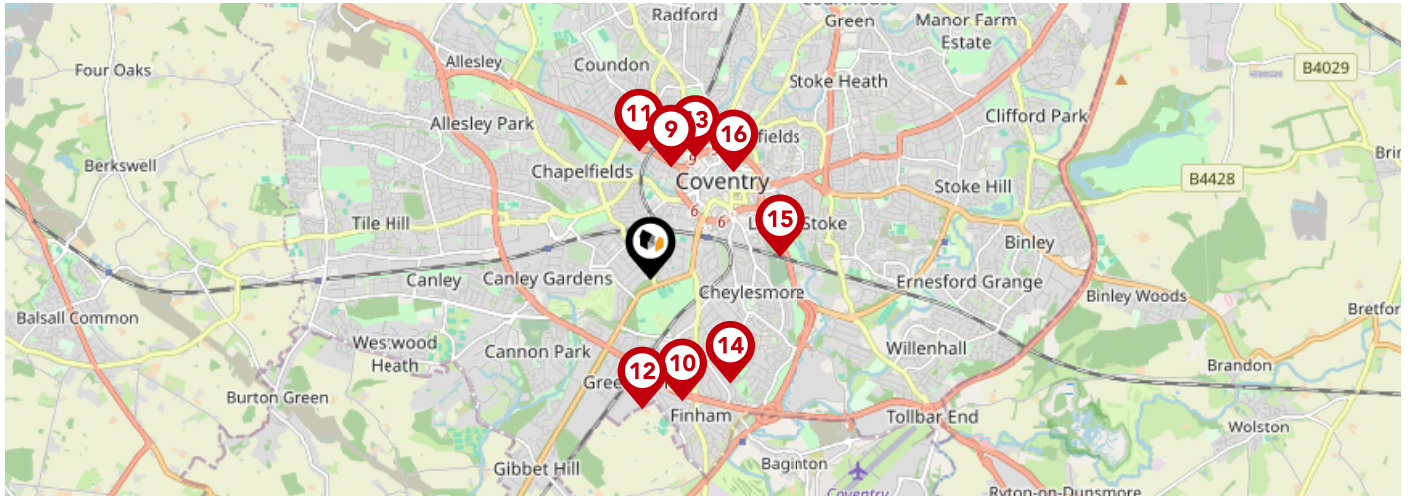
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
6	Coundon Social Club-Coundon, Coventry	Historic Landfill	
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill	
8	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	
9	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
10	Hall Drive-Baginton	Historic Landfill	









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.21	<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:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.7	<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:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

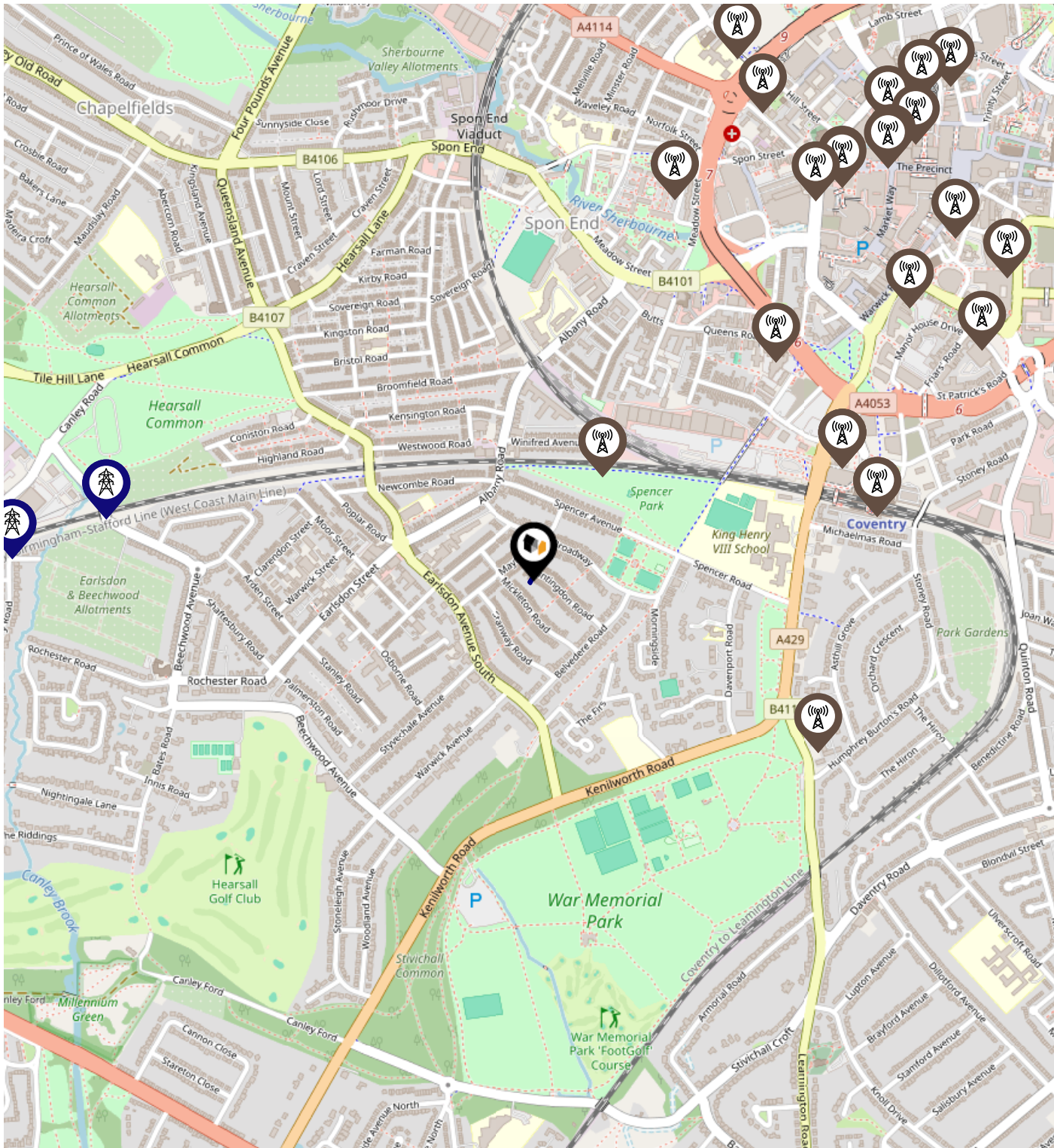
Area Schools





		Nursery	Primary	Secondary	College	Private
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:1.18	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.24	<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

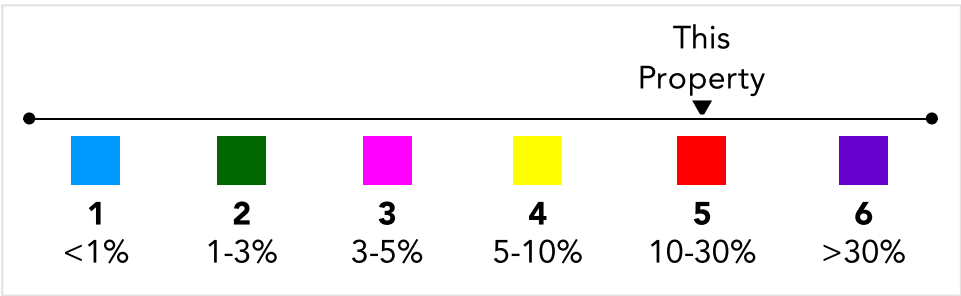
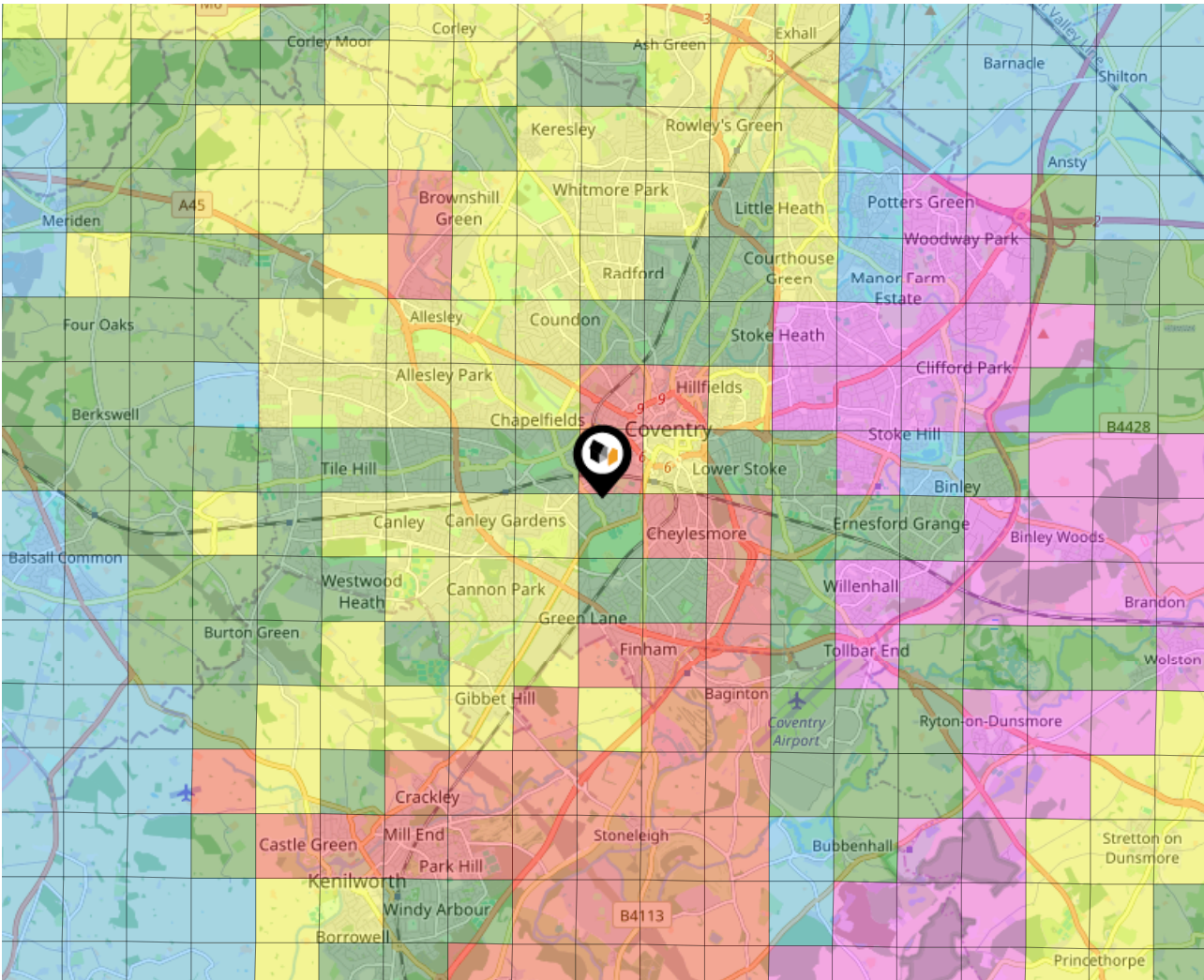
Environment

Radon Gas



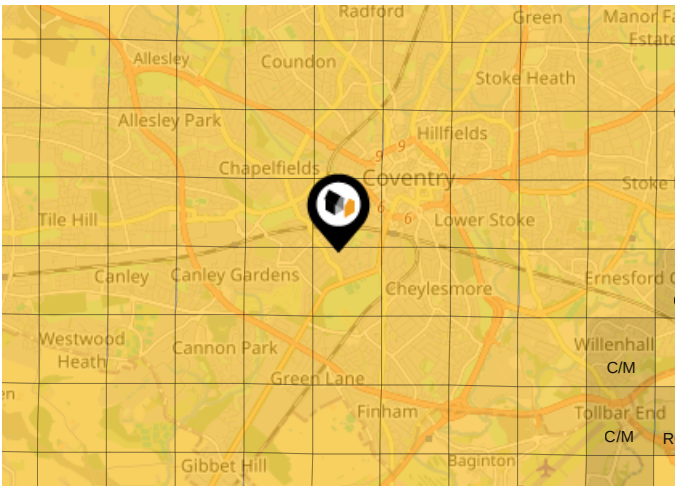
What is Radon?

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).



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		

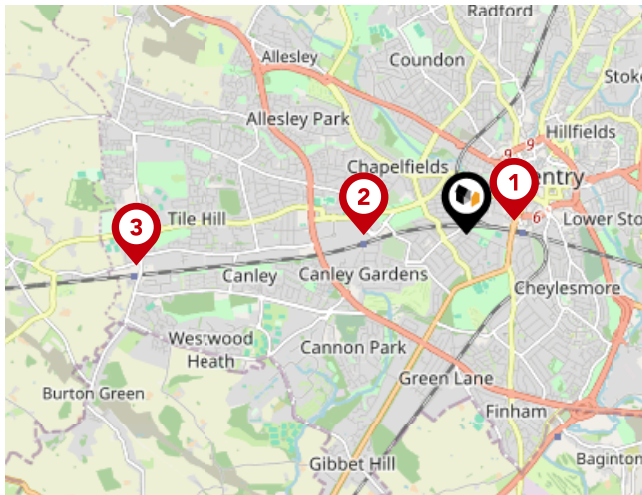


Primary Classifications (Most Common Clay Types)

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

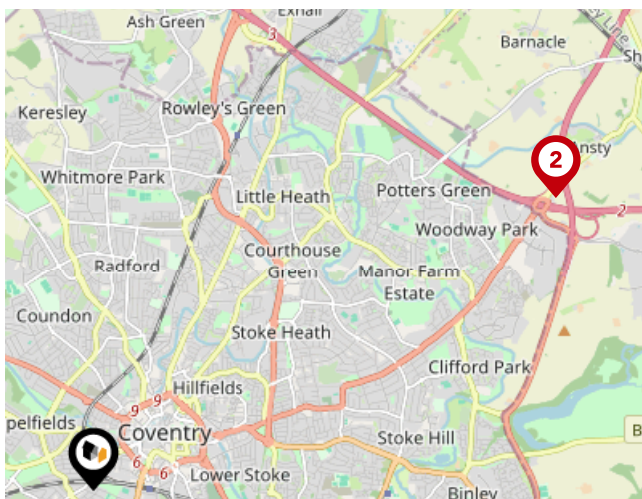
Area

Transport (National)



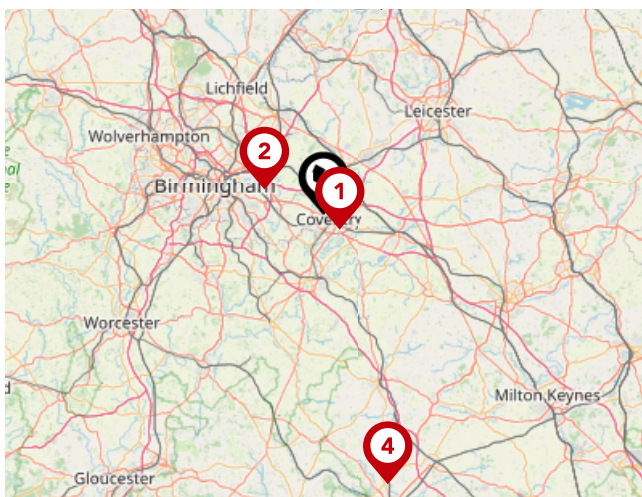
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.45 miles
	Canley Rail Station	0.92 miles
	Tile Hill Rail Station	2.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.62 miles
	M6 J2	4.96 miles
	M40 J14	10.2 miles
	M40 J15	10.31 miles
	M6 J3A	8.53 miles

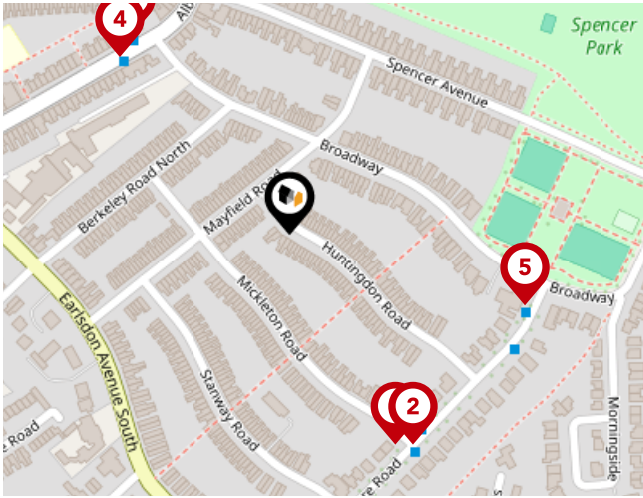


Airports/Helipads

Pin	Name	Distance
	Baginton	3.05 miles
	Birmingham Airport	9.43 miles
	East Mids Airport	30.68 miles
	Kidlington	40.3 miles

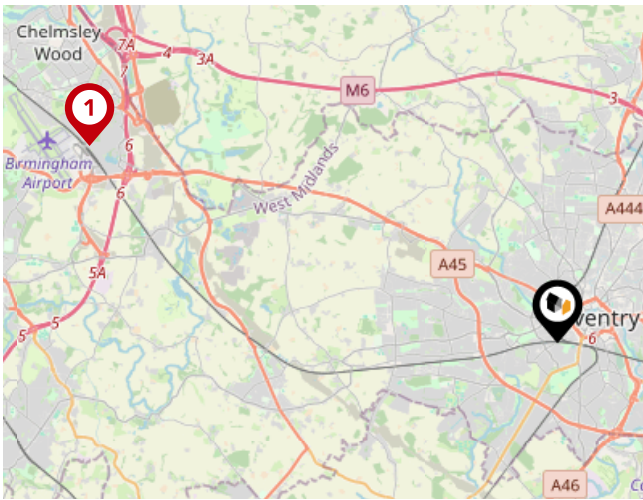
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mickleton Rd	0.13 miles
2	Mickleton Rd	0.14 miles
3	Broadway	0.14 miles
4	Broadway	0.14 miles
5	Huntingdon Rd	0.14 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.17 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



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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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