



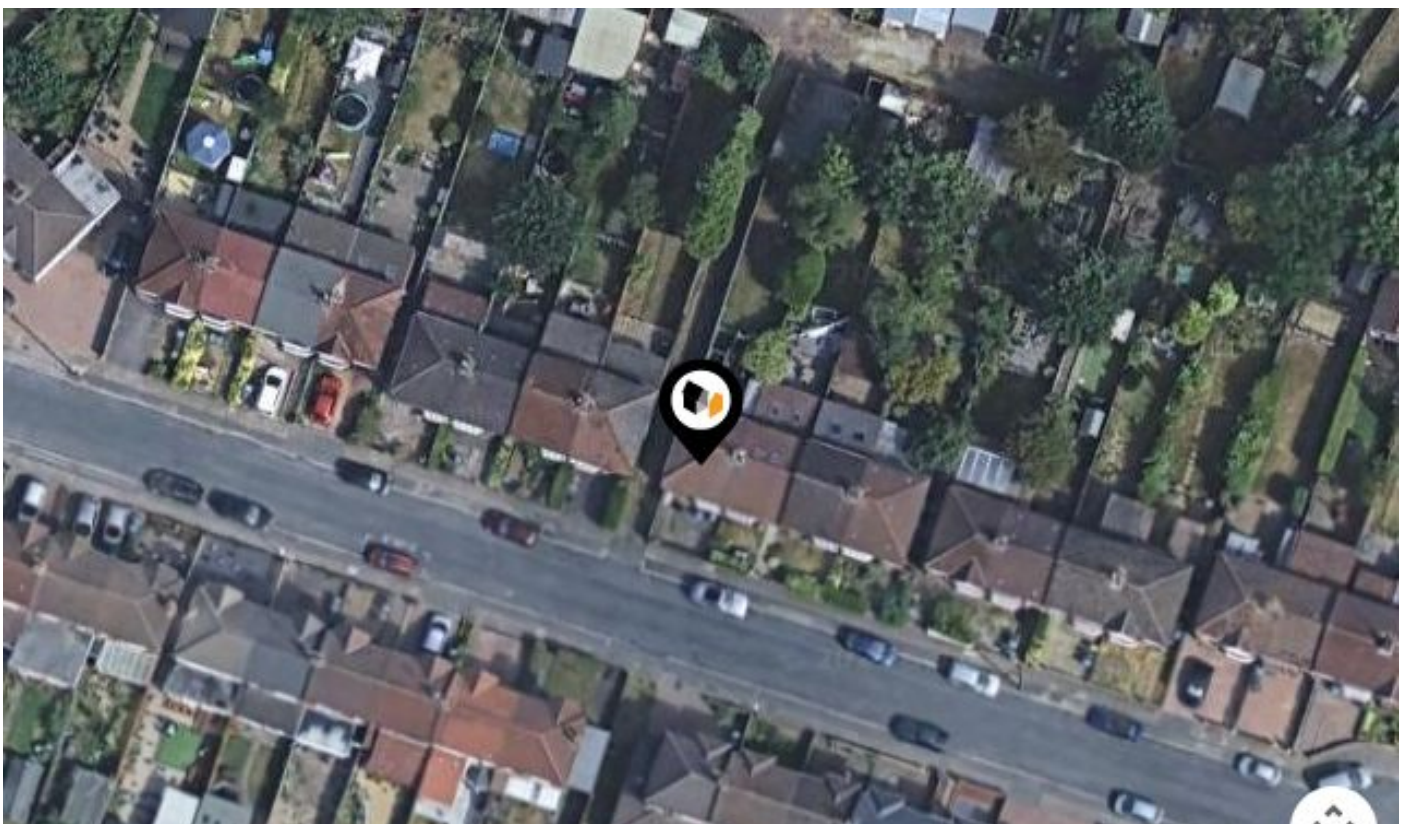
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14<sup>th</sup> March 2025



## JOAN WARD STREET, COVENTRY, CV3

OIRO : £210,000

### 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



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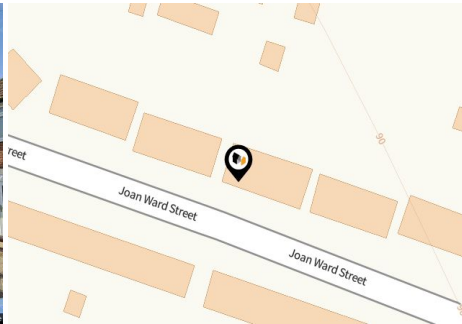
### Dear Buyers & interested parties

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#### **Your property details in brief.....**

A three bedroom, end of terrace home  
Substantial gardens & double garage to rear  
In need of complete refurbishment  
Two reception rooms & entrance hallway  
First floor bathroom & outhouses  
Gas central heating & double glazing throughout  
Popular Cheylesmore locale near Train Station, City & local schooling  
EPC Rating C, Total 1229 Sq.Ft or 115 Sq.M (inc garage)

**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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

<b>Type:</b>	Terraced	<b>OIRO:</b>	£210,000
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	699 ft <sup>2</sup> / 65 m <sup>2</sup>		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,786		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>76</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



COVENTRY, CV3

Energy rating

**D**

Valid until 12.11.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	68   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 60% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	65 m <sup>2</sup>

# Market Sold in Street



<b>35, Joan Ward Street, Coventry, CV3 5FW</b>					Terraced House
Last Sold Date:	27/03/2024	08/06/2015	27/02/2009	19/05/2000	
Last Sold Price:	£232,500	£162,500	£128,000	£62,000	
<b>36, Joan Ward Street, Coventry, CV3 5FW</b>					Terraced House
Last Sold Date:	10/12/2021	31/05/2012	14/06/1996		
Last Sold Price:	£289,995	£86,250	£45,000		
<b>23, Joan Ward Street, Coventry, CV3 5FW</b>					Terraced House
Last Sold Date:	30/09/2021	05/09/2008			
Last Sold Price:	£245,000	£120,000			
<b>48, Joan Ward Street, Coventry, CV3 5FW</b>					Terraced House
Last Sold Date:	26/02/2021	30/03/2007	10/02/2006	27/09/1996	
Last Sold Price:	£229,950	£119,000	£133,000	£45,000	
<b>14, Joan Ward Street, Coventry, CV3 5FW</b>					Terraced House
Last Sold Date:	05/02/2021				
Last Sold Price:	£160,000				
<b>25, Joan Ward Street, Coventry, CV3 5FW</b>					Terraced House
Last Sold Date:	05/12/2019	20/06/2008			
Last Sold Price:	£227,500	£137,000			
<b>10, Joan Ward Street, Coventry, CV3 5FW</b>					Terraced House
Last Sold Date:	29/10/2015	25/04/2008	07/04/2003	29/08/1997	
Last Sold Price:	£225,000	£145,000	£88,000	£32,500	
<b>15, Joan Ward Street, Coventry, CV3 5FW</b>					Terraced House
Last Sold Date:	25/05/2012	24/02/2006	12/07/2001		
Last Sold Price:	£142,500	£138,500	£62,000		
<b>44, Joan Ward Street, Coventry, CV3 5FW</b>					Terraced House
Last Sold Date:	20/02/2012	22/05/2009	27/01/2004	07/12/2001	
Last Sold Price:	£135,500	£131,295	£124,950	£48,000	
<b>13, Joan Ward Street, Coventry, CV3 5FW</b>					Terraced House
Last Sold Date:	17/11/2011				
Last Sold Price:	£139,000				
<b>31, Joan Ward Street, Coventry, CV3 5FW</b>					Terraced House
Last Sold Date:	17/06/2011				
Last Sold Price:	£107,500				
<b>32, Joan Ward Street, Coventry, CV3 5FW</b>					Terraced House
Last Sold Date:	18/03/2011	28/03/2002			
Last Sold Price:	£123,000	£60,000			

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



# Market Sold in Street



<b>9, Joan Ward Street, Coventry, CV3 5FW</b>						Terraced House
Last Sold Date:	23/07/2010					
Last Sold Price:	£135,000					
<b>33, Joan Ward Street, Coventry, CV3 5FW</b>						Terraced House
Last Sold Date:	07/01/2008	11/11/2003				
Last Sold Price:	£145,000	£121,950				
<b>22, Joan Ward Street, Coventry, CV3 5FW</b>						Terraced House
Last Sold Date:	03/10/2007	20/10/2006	09/05/2003	04/04/2001	22/03/1996	
Last Sold Price:	£136,000	£129,950	£92,500	£65,000	£38,000	
<b>29, Joan Ward Street, Coventry, CV3 5FW</b>						Semi-detached House
Last Sold Date:	22/04/2005					
Last Sold Price:	£132,250					
<b>42, Joan Ward Street, Coventry, CV3 5FW</b>						Semi-detached House
Last Sold Date:	16/07/2004	08/01/1999				
Last Sold Price:	£138,950	£51,000				
<b>8, Joan Ward Street, Coventry, CV3 5FW</b>						Terraced House
Last Sold Date:	28/02/2003	01/10/1999				
Last Sold Price:	£87,000	£47,500				
<b>17, Joan Ward Street, Coventry, CV3 5FW</b>						Terraced House
Last Sold Date:	21/12/2001	06/07/2001				
Last Sold Price:	£79,950	£55,000				
<b>5, Joan Ward Street, Coventry, CV3 5FW</b>						Terraced House
Last Sold Date:	27/10/2000	01/11/1999				
Last Sold Price:	£59,999	£50,000				
<b>3, Joan Ward Street, Coventry, CV3 5FW</b>						Semi-detached House
Last Sold Date:	26/10/2000	19/12/1995				
Last Sold Price:	£77,000	£54,000				
<b>40, Joan Ward Street, Coventry, CV3 5FW</b>						Terraced House
Last Sold Date:	20/02/1998					
Last Sold Price:	£49,500					
<b>6, Joan Ward Street, Coventry, CV3 5FW</b>						Terraced House
Last Sold Date:	27/09/1996					
Last Sold Price:	£33,000					

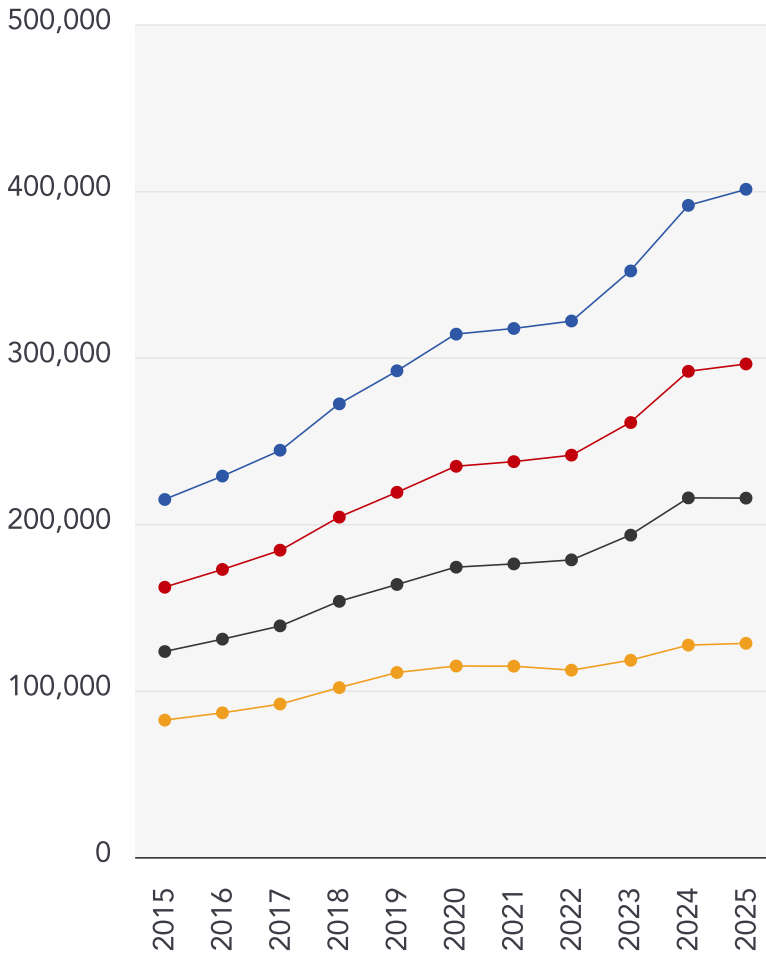
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

**+56.09%**

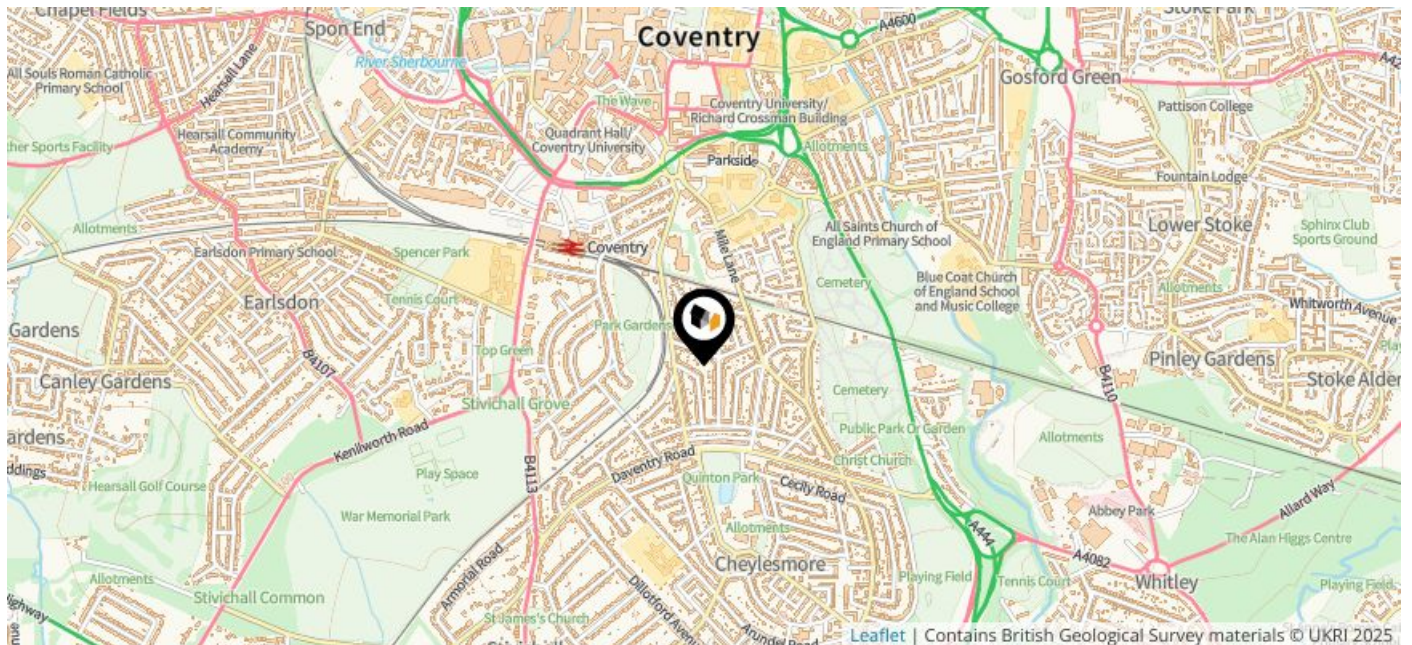


# Maps

## 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.

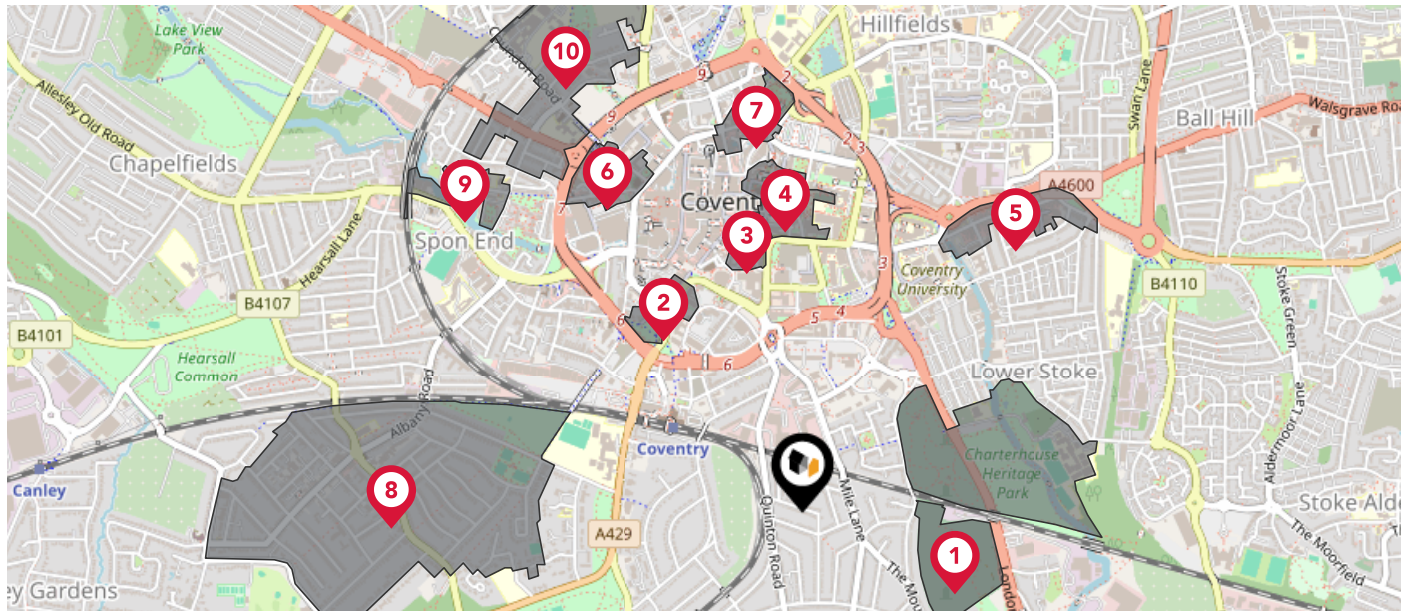
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Greyfriars Green
- 3 High Street
- 4 Hill Top and Cathedral
- 5 Far Gosford Street
- 6 Spon Street
- 7 Lady Herbert's Garden
- 8 Earlsdon
- 9 Spon End
- 10 Naul's Mill

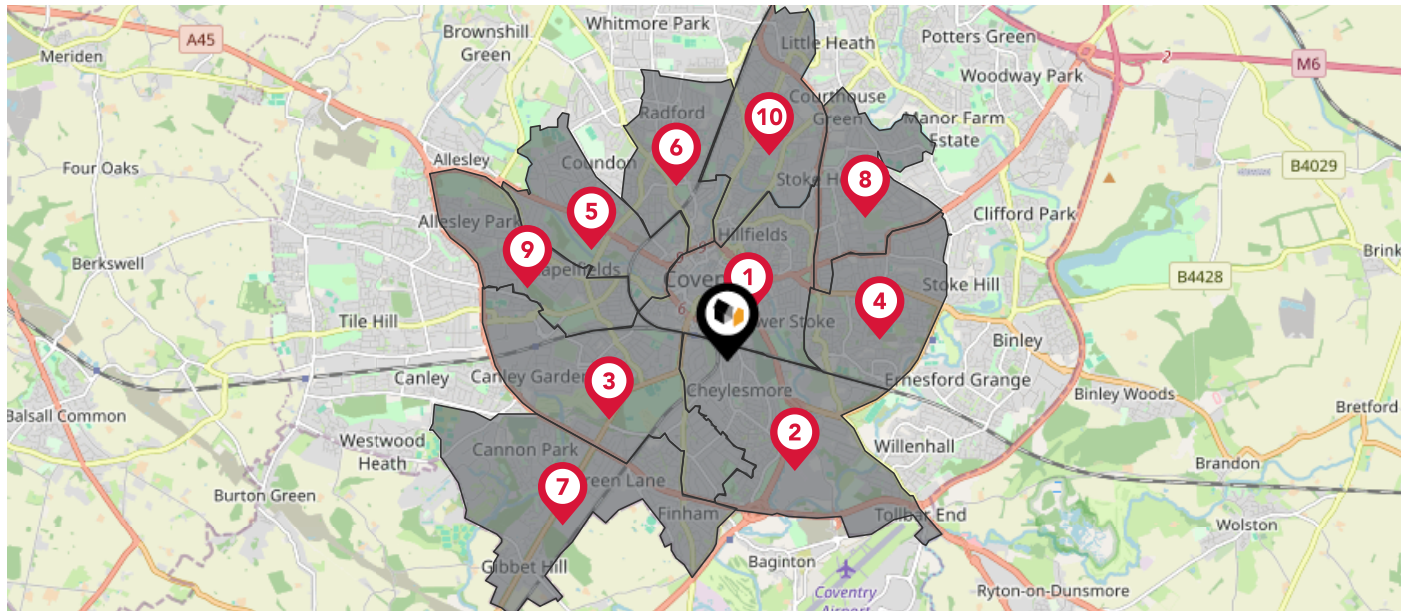


# Maps











## 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

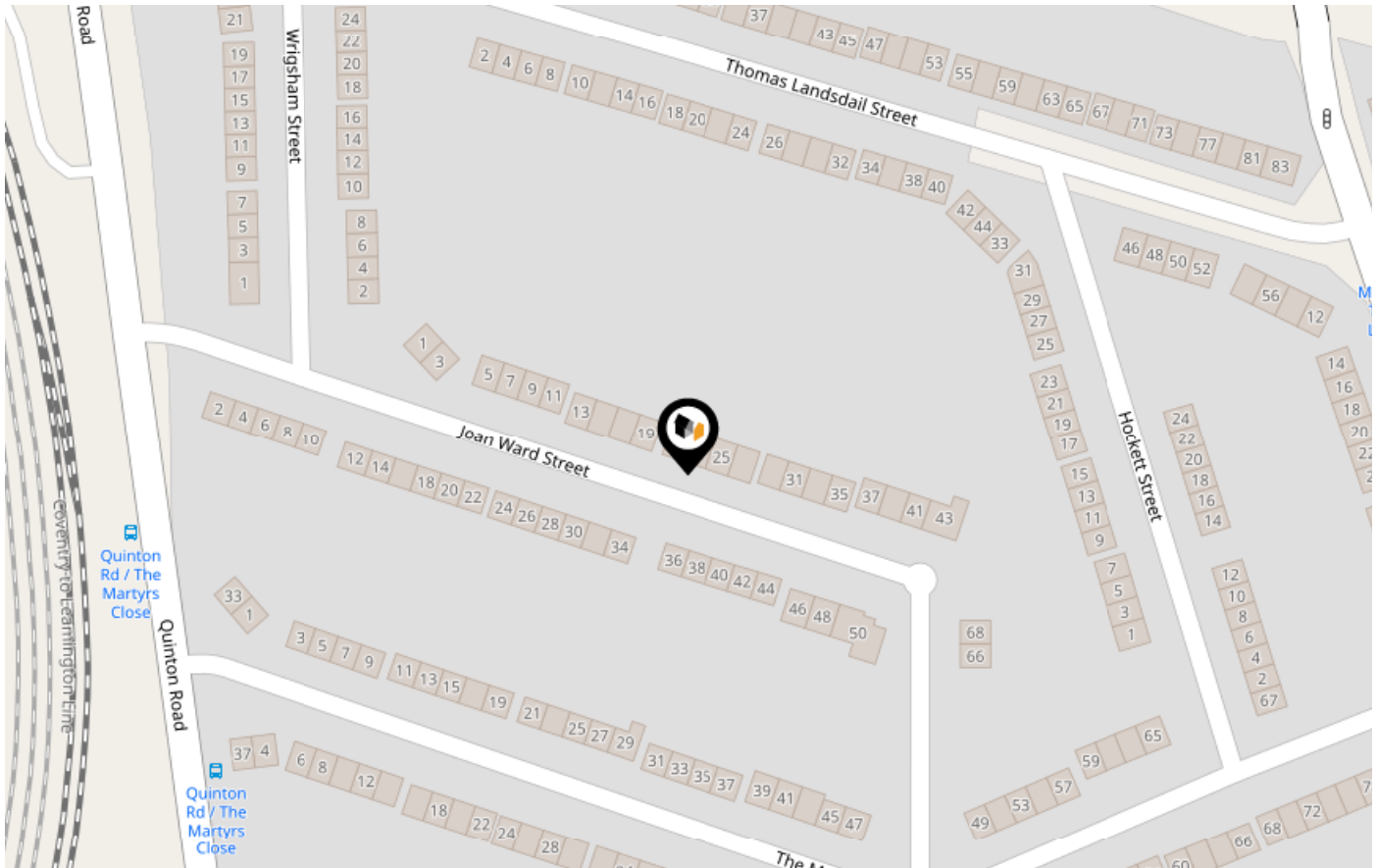
-  St. Michael's Ward
-  Cheylesmore Ward
-  Earlsdon Ward
-  Lower Stoke Ward
-  Sherbourne Ward
-  Radford Ward
-  Wainbody Ward
-  Upper Stoke Ward
-  Whoberley Ward
-  Foleshill Ward

# 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:

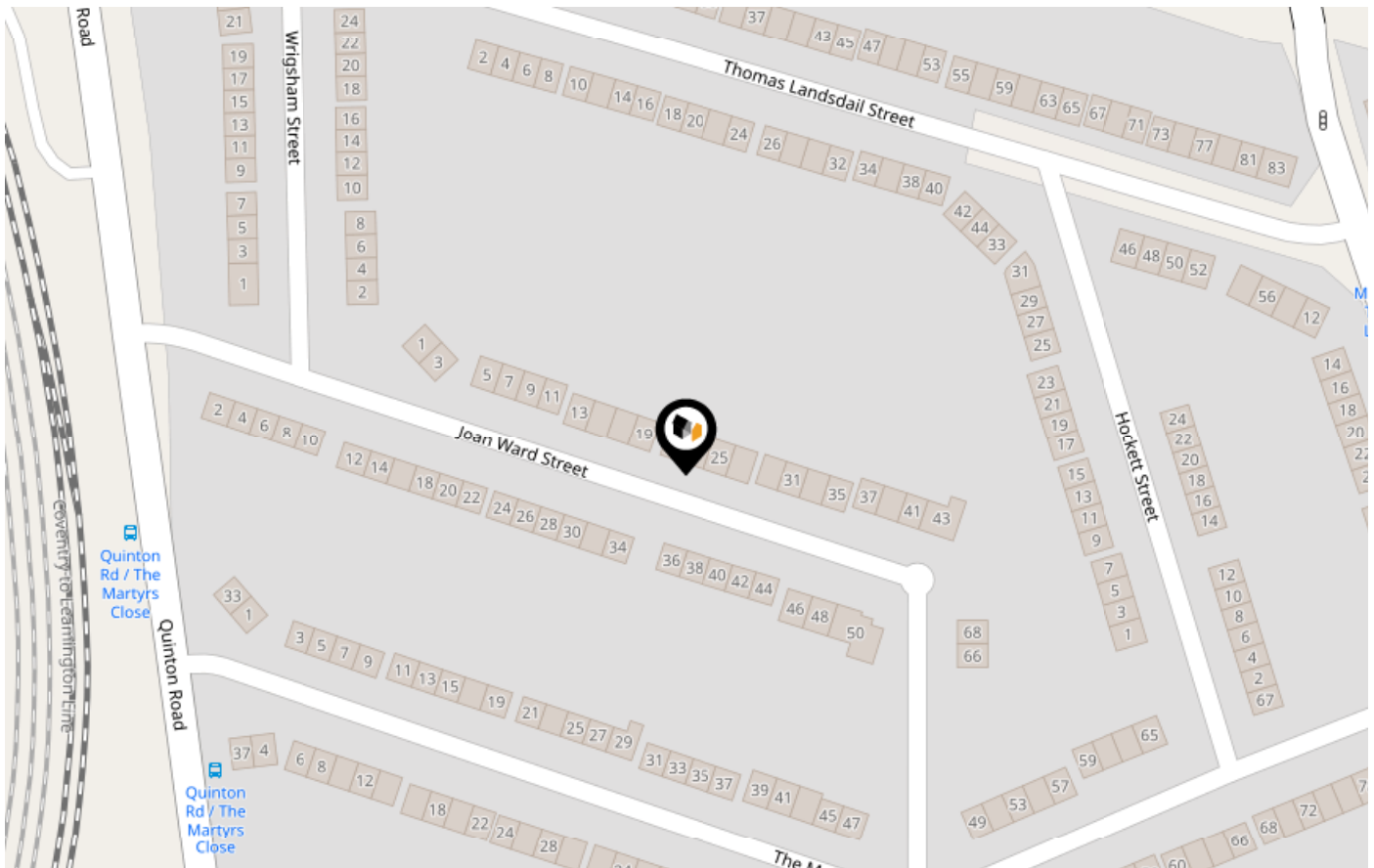


# Flood Risk

## 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.



**Risk Rating: Very low**

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Chance of flooding to the following depths at this property:

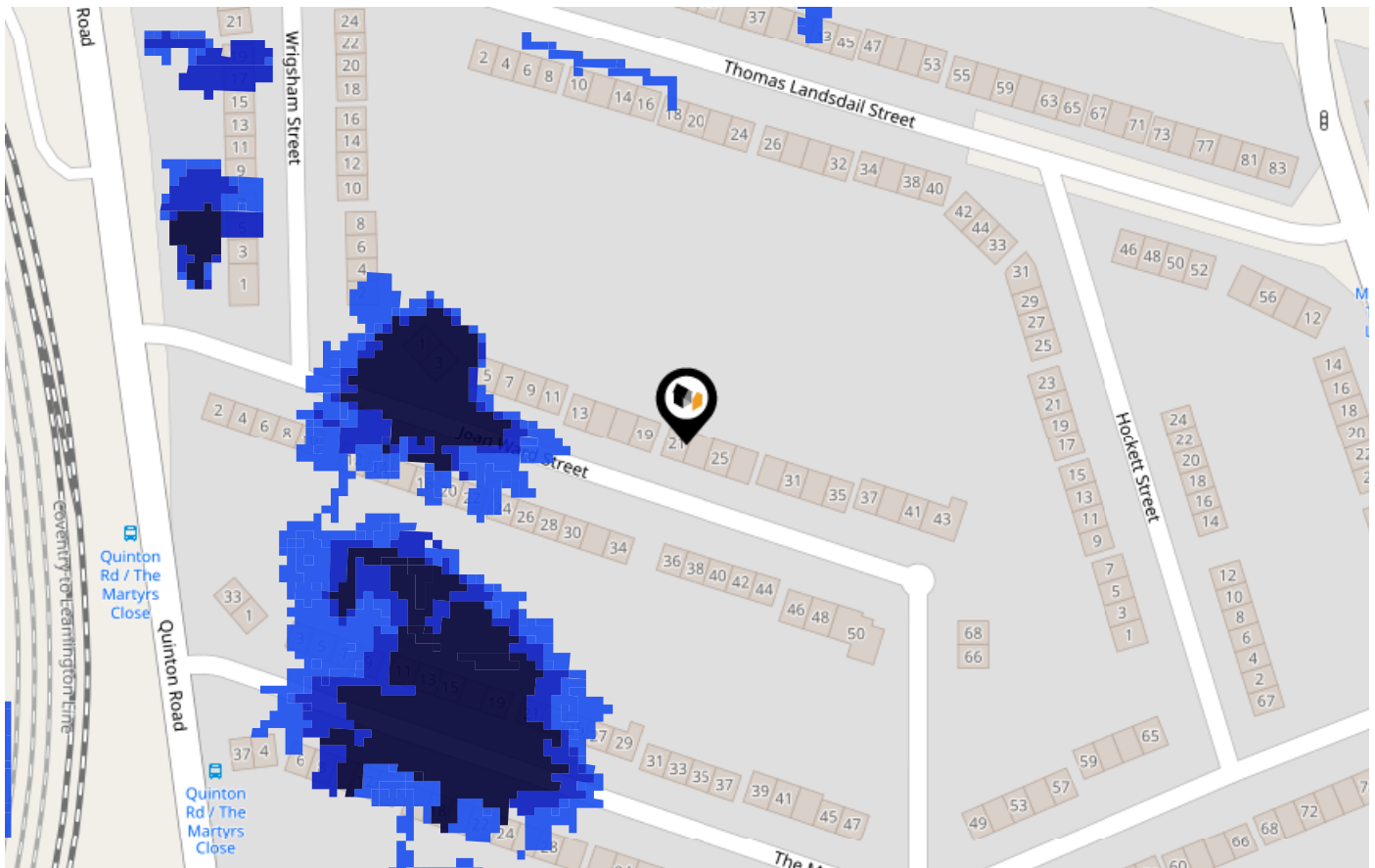


# Flood Risk

## 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**

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:



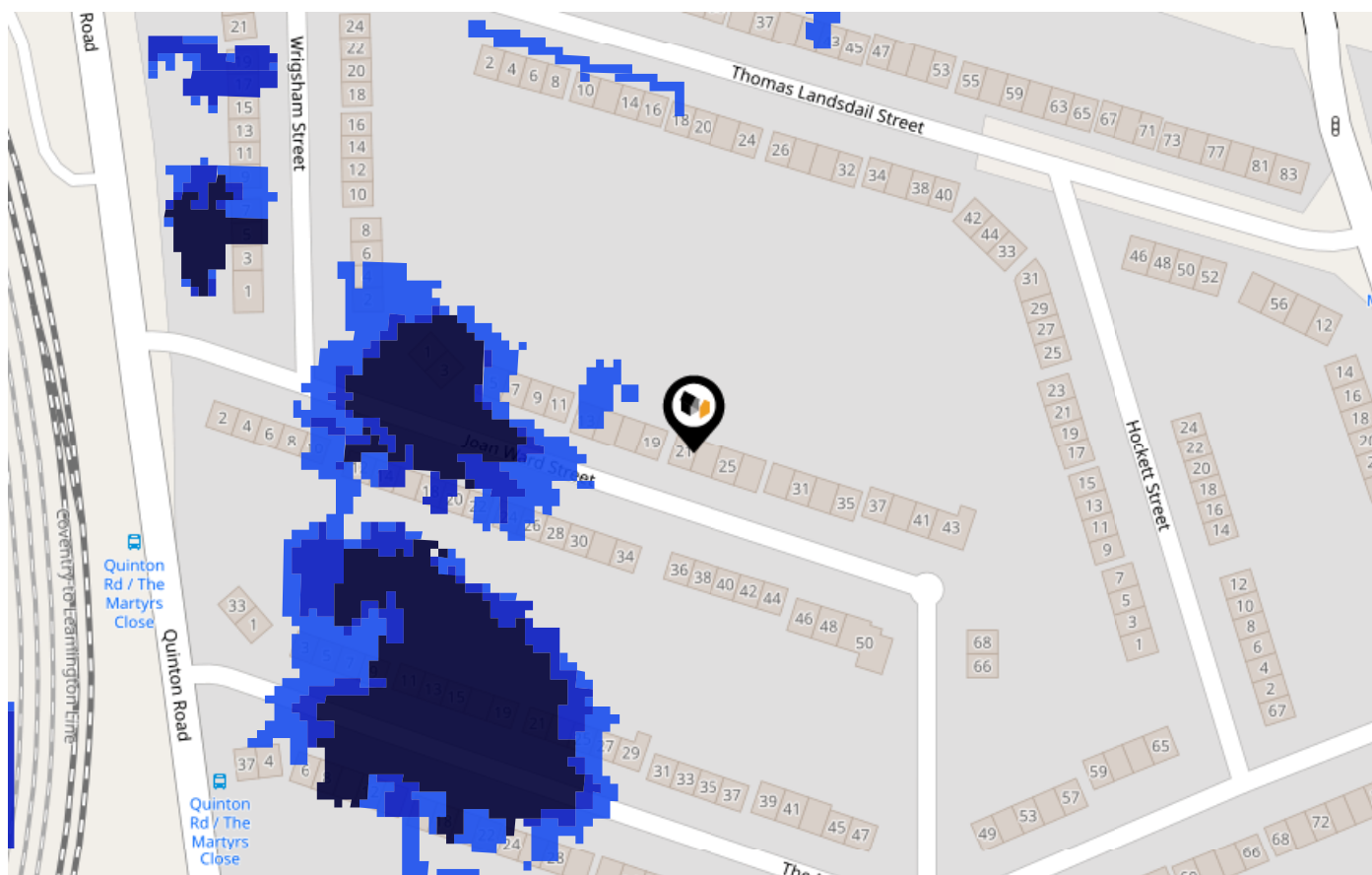


# Flood Risk

## 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.

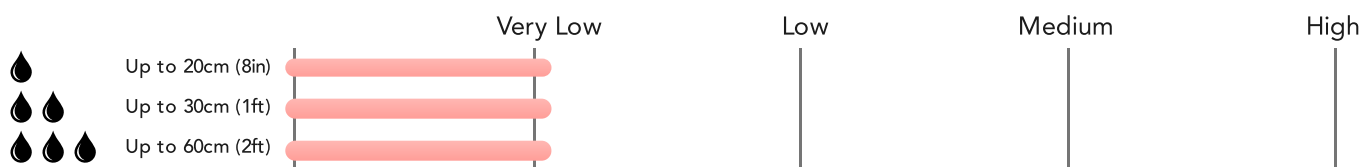


Risk Rating: Very low

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



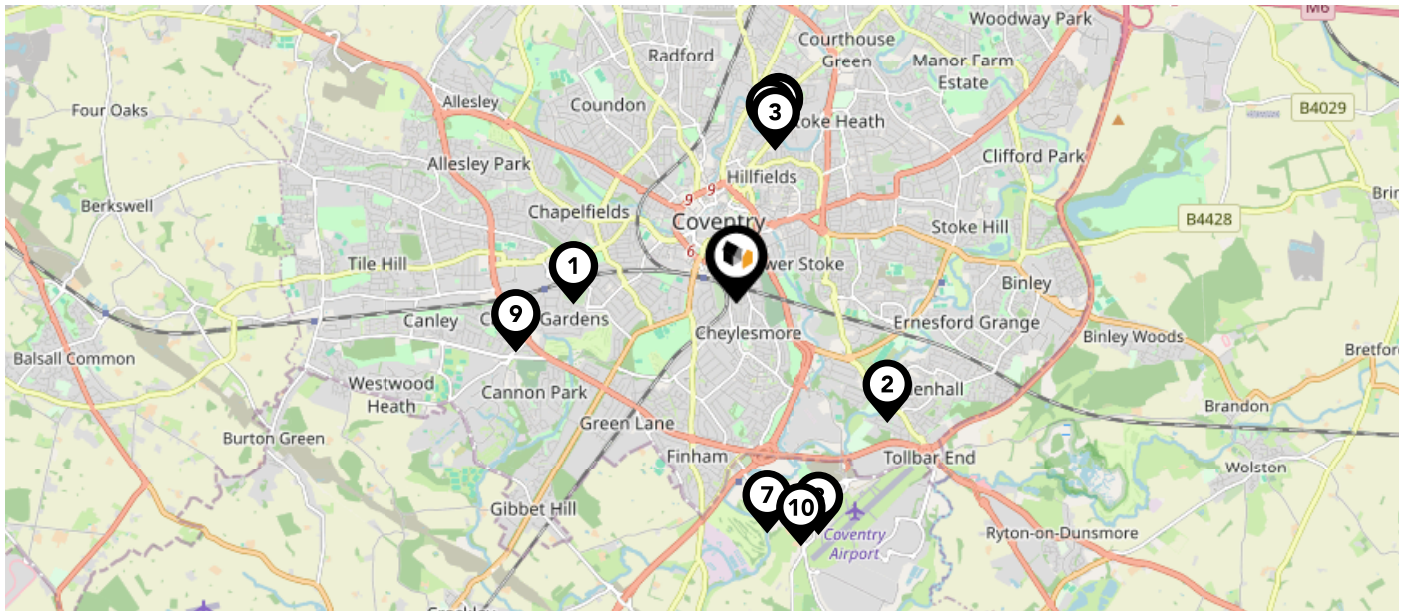


# Maps

## Landfill Sites



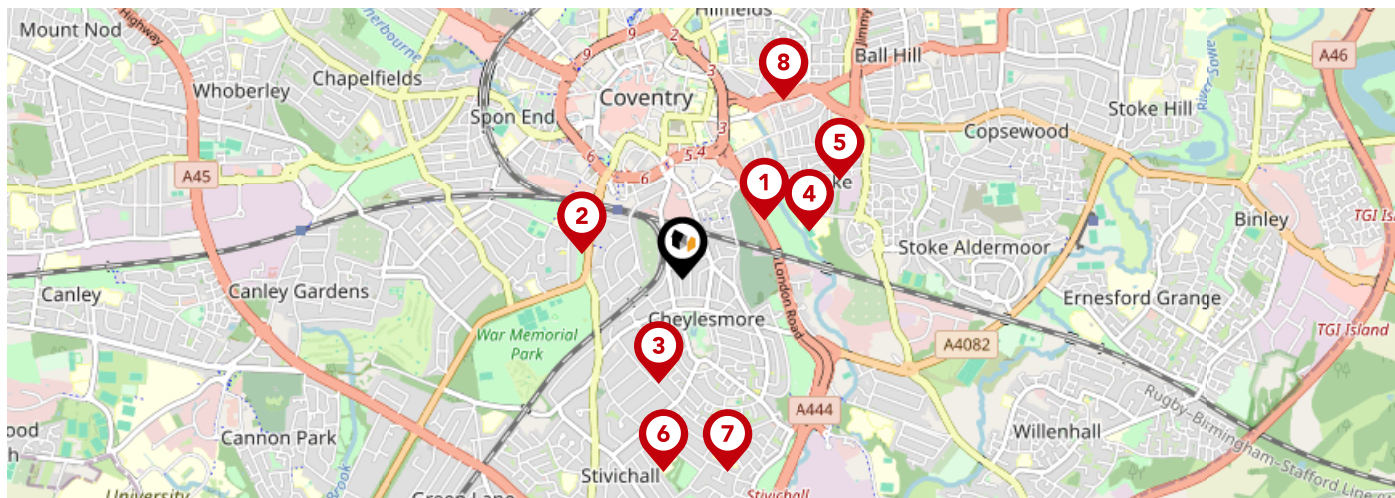
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

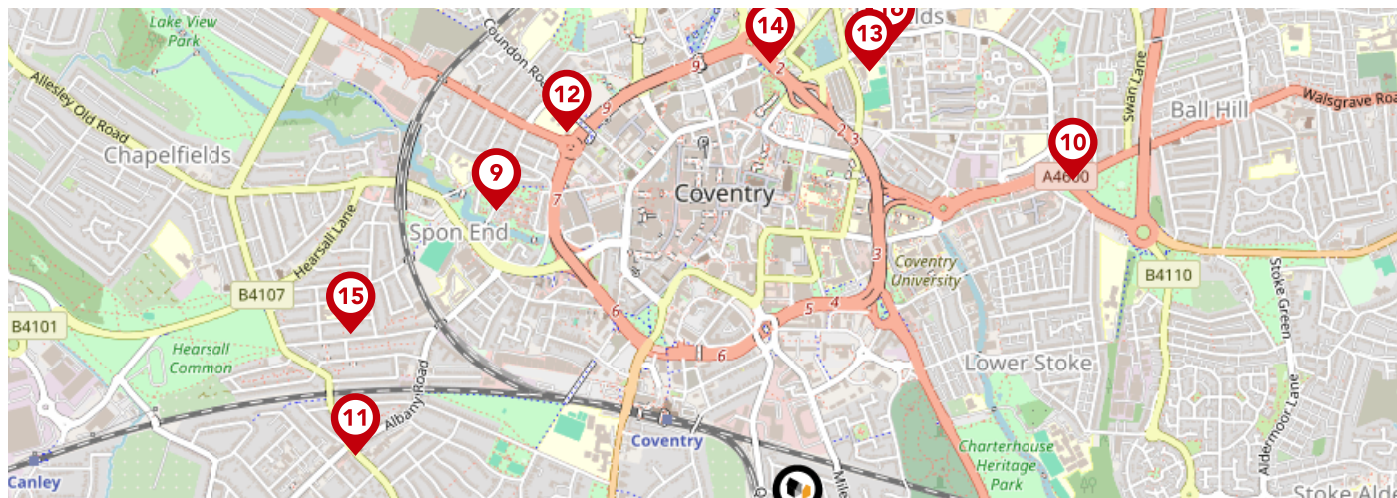
<b>1</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill
<b>2</b>	London Road B-Willenhall, Coventry	Historic Landfill
<b>3</b>	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
<b>4</b>	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic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

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1724   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Gosford Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 446   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Howes Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 177   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Southfields Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

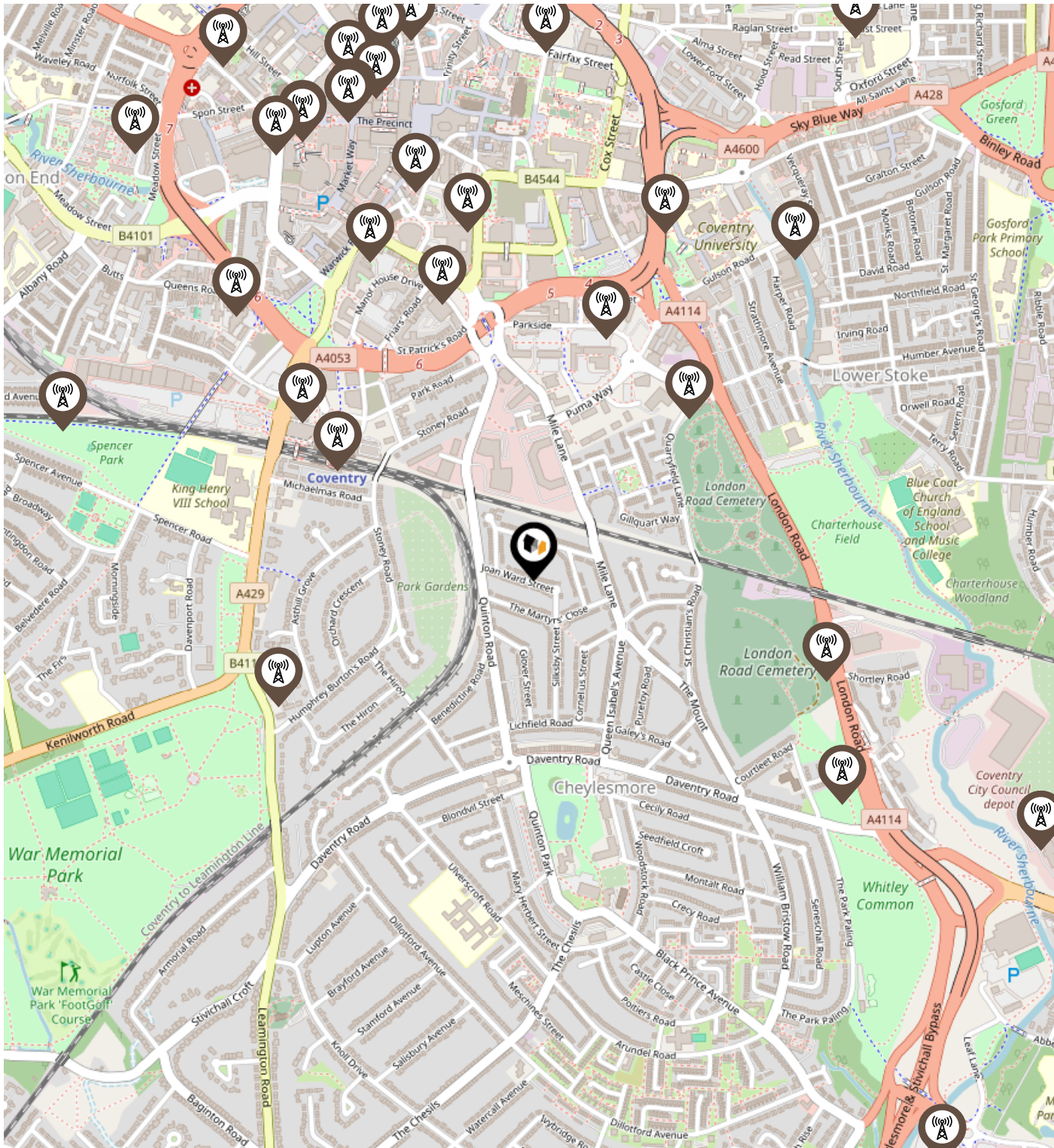
# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Summit School</b> Ofsted Rating: Good   Pupils: 21   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sidney Stringer Academy</b> Ofsted Rating: Good   Pupils: 1478   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sidney Stringer Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 425   Distance:1.11	<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



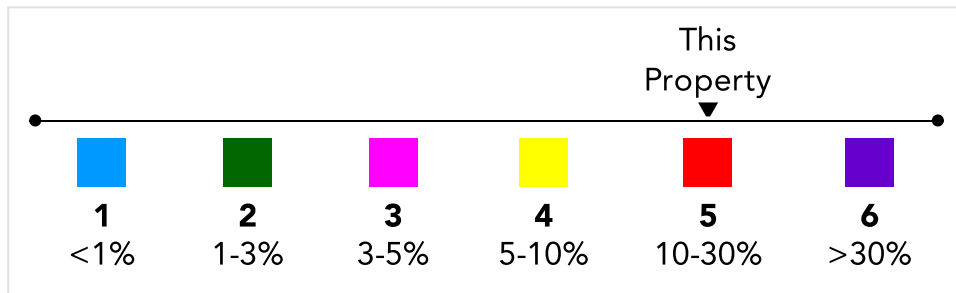
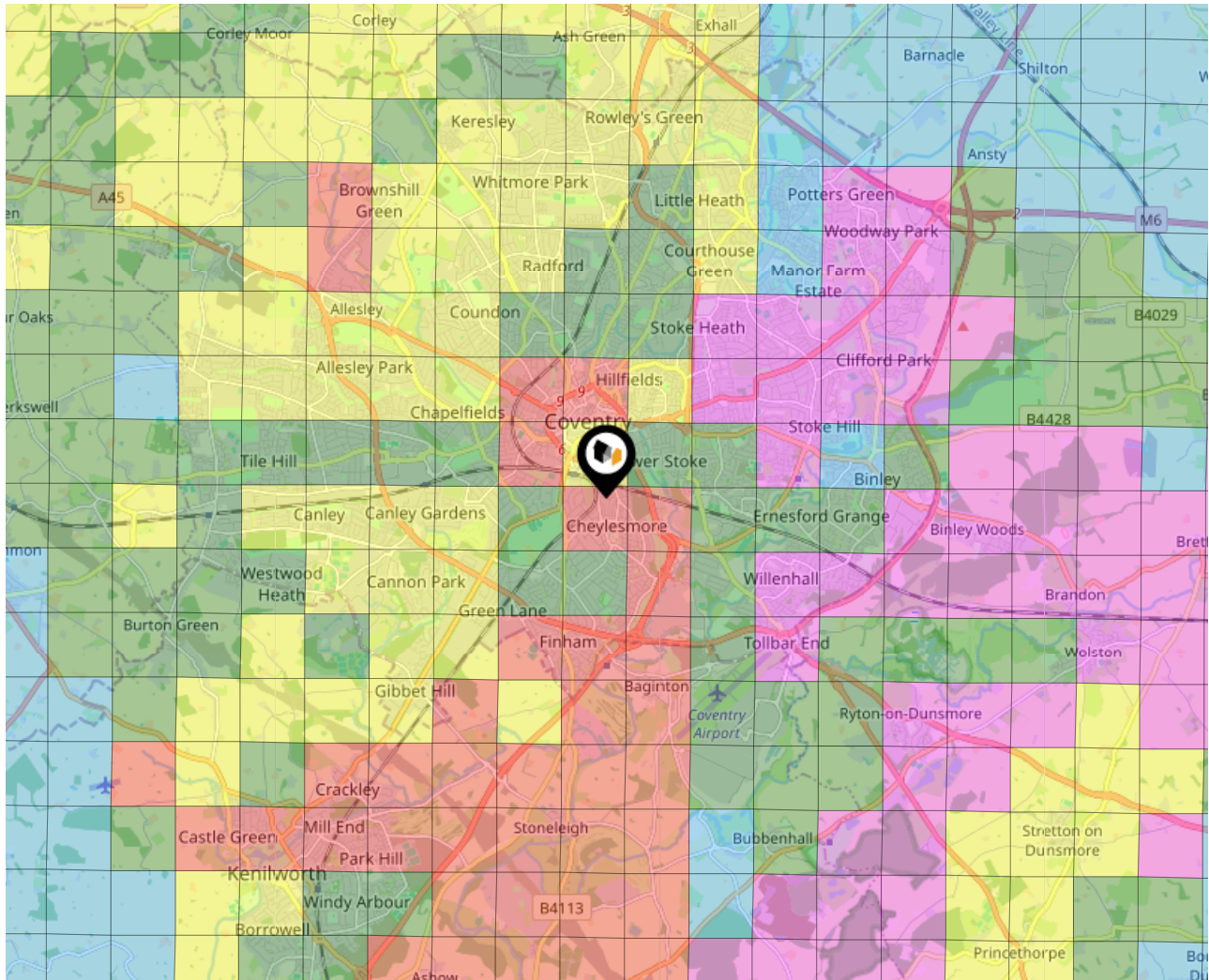
# Environment

## Radon Gas



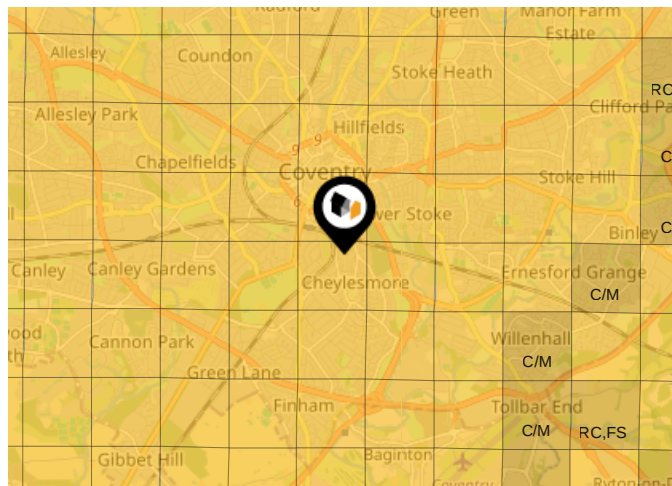
### What is Radon?

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/m<sup>3</sup>).



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

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

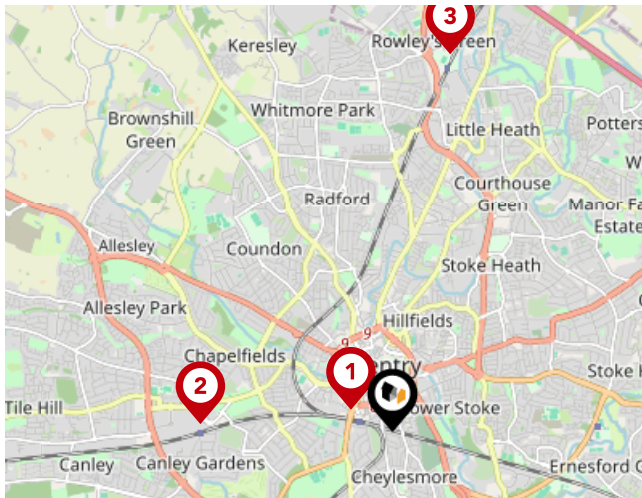


## Primary Classifications (Most Common Clay Types)

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

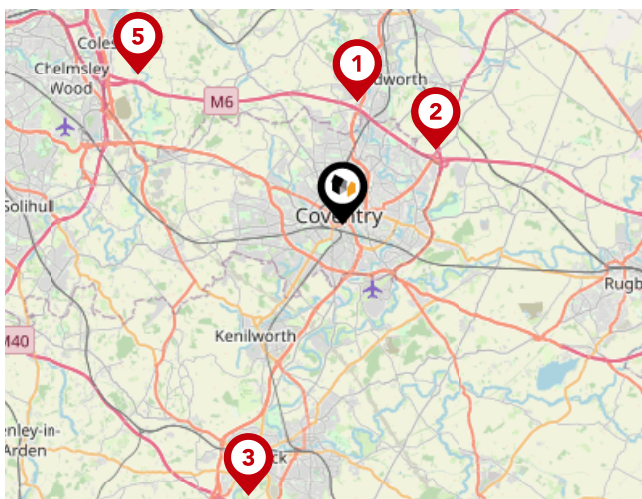
# Area

## Transport (National)



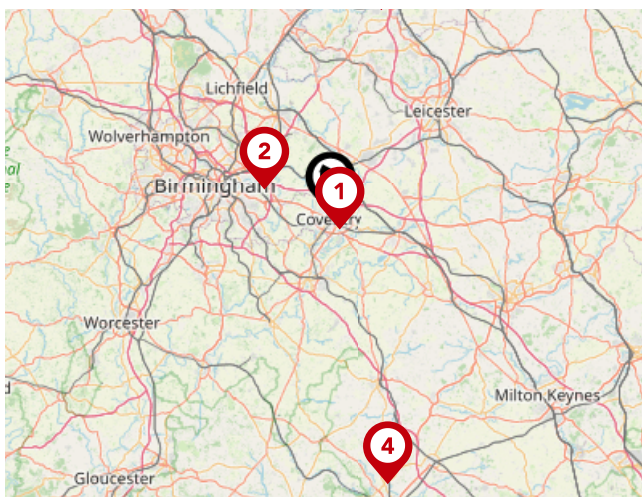
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.43 miles
2	Canley Rail Station	1.73 miles
3	Coventry Arena Rail Station	3.46 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.52 miles
2	M6 J2	4.34 miles
3	M40 J14	10.37 miles
4	M69 J1	10.16 miles
5	M6 J3A	9.22 miles



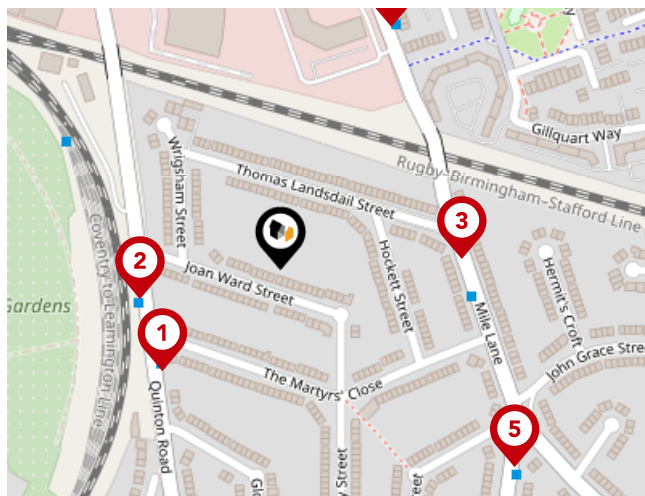
### Airports/Helipads

Pin	Name	Distance
1	Baginton	2.49 miles
2	Birmingham Airport	10.21 miles
3	East Mids Airport	30.54 miles
4	Kidlington	40.05 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Martyrs' Close	0.09 miles
2	The Martyrs' Close	0.08 miles
3	Thomas Lansdail St	0.1 miles
4	Furlong Rd	0.15 miles
5	Cornelius Street	0.17 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.94 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



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## Important - Please Read

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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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