



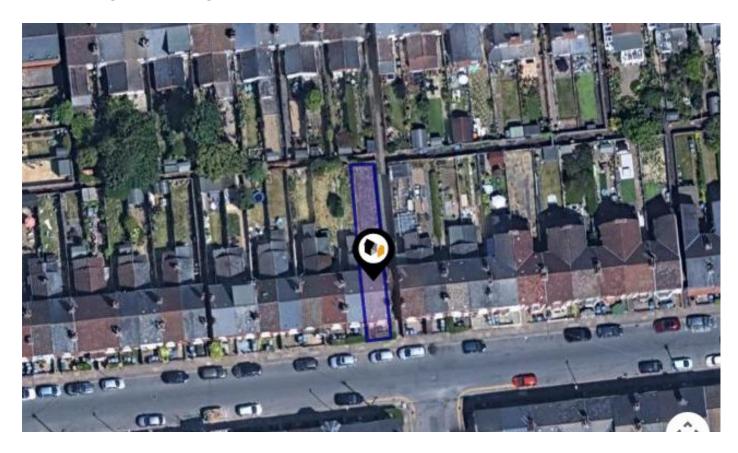
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th May 2025



BROOMFIELD ROAD, COVENTRY, CV5

Asking Price: £175,000

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......

A well situated two double bedroom end of terrace home
Two sitting rooms, both with chimney breasts
Ground floor shower room in need of replacement
Majority double glazed with new front door & gas central heating
Private hedge & walled garden to frontage
Close to local schooling, parkland & train station
Excellent investor/1st time buyer opportunity
EPC rating ordered, Total 689 Sq.Ft or 64 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

Bedrooms: 2

Floor Area: $689 \text{ ft}^2 / 64 \text{ m}^2$

Plot Area: 0.03 acres
Year Built: 1900-1929
Council Tax: Band A
Annual Estimate: £1,609
Title Number: WK23537

Asking Price: £175,000
Tenure: Freehold

Local Area

Local Authority: Coventry **Conservation Area:** No

Flood Risk:

• Rivers & Seas Very low

Surface Water Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

18

80 mb/s

1000 mb/s



mb/s





Mobile Coverage:

(based on calls indoors)











Satellite/Fibre TV Availability:













Market Sold in Street



133, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 22/08/2024
 20/04/2007

 Last Sold Price:
 £180,000
 £118,500

95 - 97, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 06/03/2024

 Last Sold Price:
 £310,000

107, Broomfield Road, Coventry, CV5 6LA

Last Sold Date: 20/12/2023 11/10/2002 Last Sold Price: £172,000 £94,500

113a, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 28/10/2022
 31/07/1997

 Last Sold Price:
 £215,000
 £35,500

161, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 17/10/2022
 27/11/2017
 29/08/2014
 04/08/2010
 04/11/2005
 29/09/2000

 Last Sold Price:
 £188,700
 £167,500
 £133,000
 £126,950
 £119,950
 £59,995

155, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 25/08/2022
 05/07/2019
 05/07/2017
 06/04/2006

 Last Sold Price:
 £215,000
 £191,000
 £162,500
 £119,950

109, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 22/07/2022
 31/07/2020
 07/10/2009

 Last Sold Price:
 £187,000
 £168,000
 £135,000

147, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 27/04/2022
 07/07/2015
 25/04/2013
 11/06/2012

 Last Sold Price:
 £206,500
 £146,000
 £135,000
 £106,000

159, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 02/08/2021
 21/12/2016
 13/09/2006
 07/02/2003
 14/12/2000
 03/10/1997

 Last Sold Price:
 £160,700
 £155,000
 £121,000
 £77,000
 £55,000
 £40,750

129, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 24/02/2020
 06/04/2010
 01/06/2009
 09/03/2001
 25/08/2000

 Last Sold Price:
 £178,000
 £148,500
 £149,995
 £79,000
 £47,000

173, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 31/01/2020
 12/02/2016
 30/11/2012
 19/08/2005
 13/10/2000

 Last Sold Price:
 £177,000
 £150,000
 £125,000
 £119,950
 £47,000

105, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 25/10/2018
 09/05/2006

 Last Sold Price:
 £178,000
 £139,500

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

Market **Sold in Street**



131, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 20/05/2016
 30/09/2005
 25/09/2000

 Last Sold Price:
 £180,000
 £140,000
 £52,500

113, Broomfield Road, Coventry, CV5 6LA

Last Sold Date: 17/01/2014
Last Sold Price: £112,250

153, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 30/07/2013
 24/05/2011
 08/12/2000

 Last Sold Price:
 £144,000
 £143,950
 £52,850

151, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 19/04/2013
 17/05/2005
 16/02/2001
 05/05/2000

 Last Sold Price:
 £108,000
 £115,000
 £59,995
 £58,000

115, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 17/10/2011
 21/08/2003
 16/05/1996

 Last Sold Price:
 £138,000
 £115,000
 £42,500

157, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 17/12/2009
 28/02/2003
 12/10/2001
 24/11/2000
 23/02/1996

 Last Sold Price:
 £112,000
 £76,000
 £59,950
 £55,500
 £35,000

167, Broomfield Road, Coventry, CV5 6LA

Last Sold Date: 14/06/2007 Last Sold Price: £122,500

177, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 05/05/2006
 28/06/2002
 30/03/2001
 12/12/1997
 13/04/1995

 Last Sold Price:
 £118,000
 £70,250
 £56,950
 £38,000
 £37,500

123, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 24/10/2003
 23/11/1998

 Last Sold Price:
 £113,000
 £44,000

175, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 04/04/2003
 07/12/2001
 16/11/2000

 Last Sold Price:
 £73,000
 £65,000
 £54,000

149, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 22/02/2002
 18/12/1998

 Last Sold Price:
 £69,000
 £45,500

143, Broomfield Road, Coventry, CV5 6LA

Last Sold Date: 14/09/2001 24/01/1997 Last Sold Price: £67,000 £40,000

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

Market Sold in Street



127, Broomfield Road, Coventry, CV5 6LA

Last Sold Date: 07/09/2001 Last Sold Price: £86,950

169, Broomfield Road, Coventry, CV5 6LA

Last Sold Date: 13/07/2001 Last Sold Price: £57,500

145, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 17/05/1999
 15/03/1995

 Last Sold Price:
 £22,500
 £12,000

141, Broomfield Road, Coventry, CV5 6LA

Last Sold Date: 27/11/1998 **Last Sold Price:** £40,000

119, Broomfield Road, Coventry, CV5 6LA

Last Sold Date: 13/02/1998 Last Sold Price: £38,750

135, Broomfield Road, Coventry, CV5 6LA

Last Sold Date: 23/01/1998 Last Sold Price: £38,500

103, Broomfield Road, Coventry, CV5 6LA

 Last Sold Date:
 27/09/1995

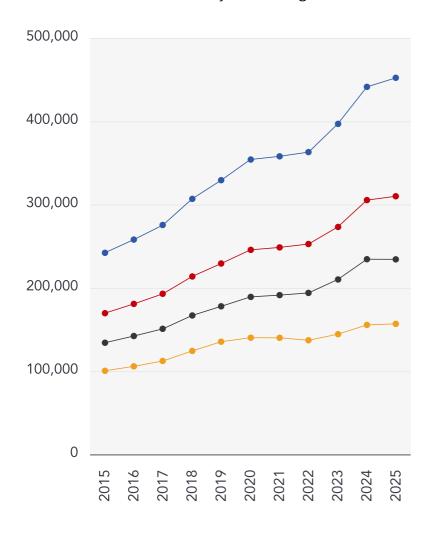
 Last Sold Price:
 £40,000

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





Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- × Adit
- X 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.

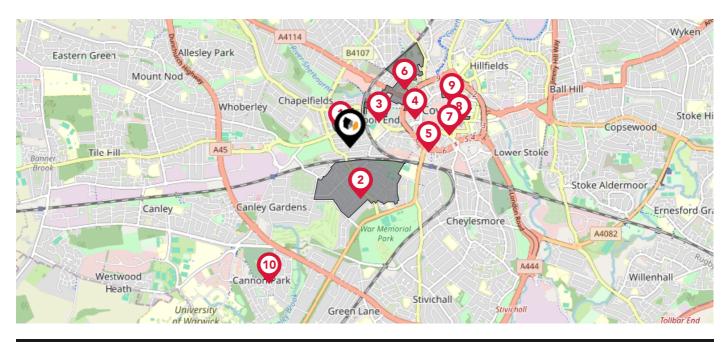
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

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

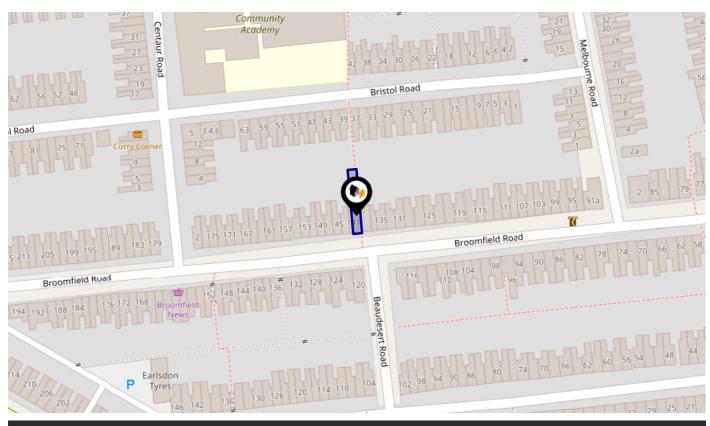


Nearby Cou	ncil Wards
1	Earlsdon Ward
2	Sherbourne Ward
3	Whoberley Ward
4	St. Michael's Ward
5	Radford Ward
6	Wainbody Ward
7	Cheylesmore Ward
8	Westwood Ward
9	Foleshill Ward
10	Woodlands Ward

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.

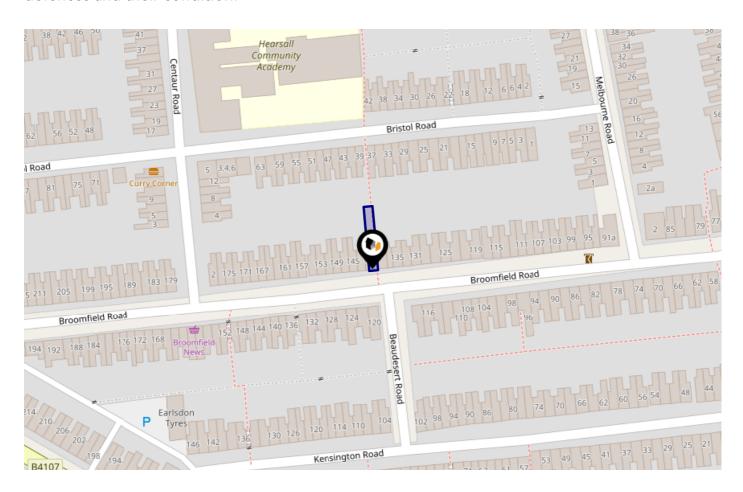
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

	5	1	75.0+ dB	
۲	4	_	70 0 74 0 -ID	
l	4	1	70.0-74.9 dB	
	3	I	65.0-69.9 dB	
		_		
	2	l	60.0-64.9 dB	
۲	4	_	FF 0 F0 0 -lD	
l	1	1	55.0-59.9 dB	

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.

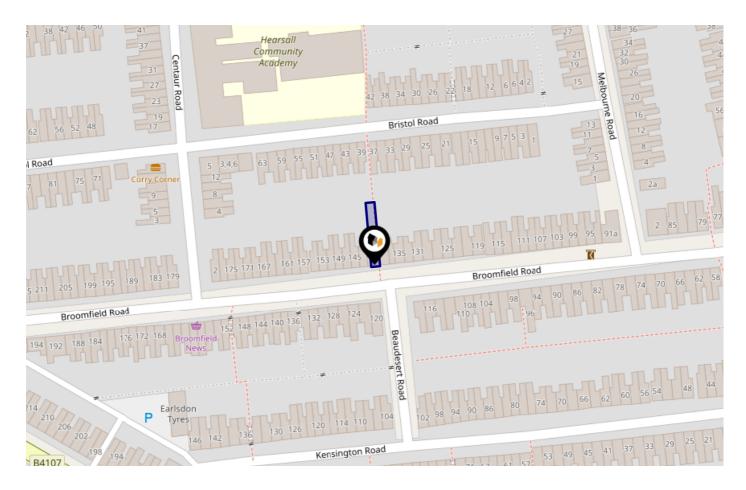
- **High Risk** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.25%)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



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.

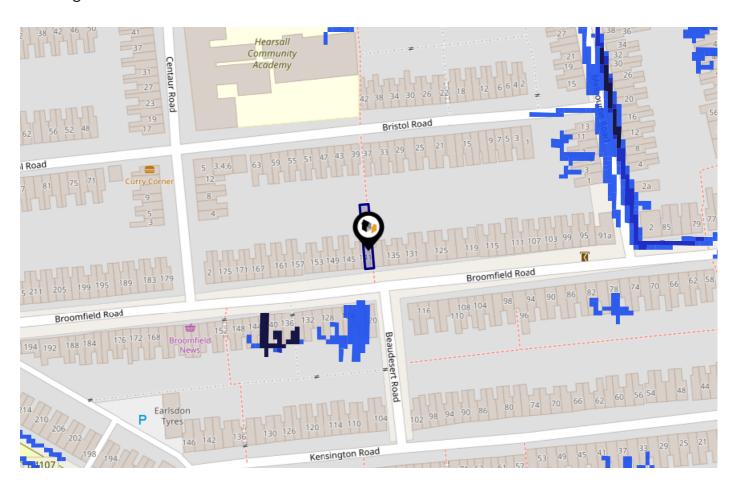
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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



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.



Surface Water - Climate Change



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



Risk Rating: Very low

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

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



Maps **Green Belt**



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

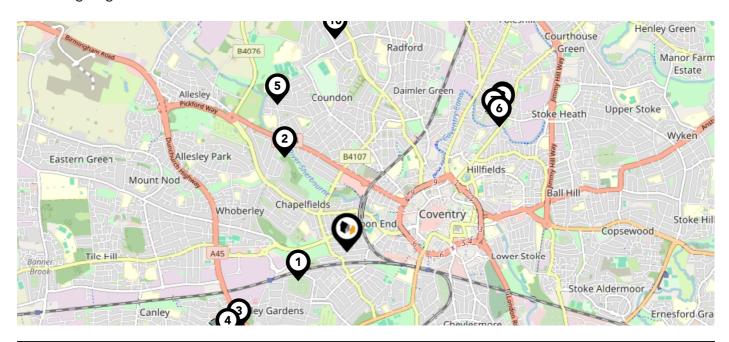


Nearby Gree	en Belt Land
1	Birmingham Green Belt - Coventry
2	Birmingham Green Belt - Warwick
3	Birmingham Green Belt - Nuneaton and Bedworth
4	Birmingham Green Belt - Rugby
5	Birmingham Green Belt - Stratford-on-Avon
6	Birmingham Green Belt - North Warwickshire
7	Birmingham Green Belt - Solihull
8	Birmingham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

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	Holyhead Road-Coundon, Coventry	Historic Landfill		
3	Fletchampstead Highway-Canley, Coventry	Historic Landfill		
4	Prior Deram Park-Canley, Coventry	Historic Landfill		
5	Coundon Social Club-Coundon, Coventry	Historic Landfill		
6	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill		
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill		
3	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill		
9	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill		
10	Kelmscote Road-Coudon, Coventry	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 B	uildings in the local district	Grade	Distance
m ¹	1076656 - 25-29, Allesley Old Road	Grade II	0.3 miles
m ²	1076655 - 23, Allesley Old Road	Grade II	0.3 miles
m ³	1342909 - Chapel Of St James And St Christopher	Grade II	0.4 miles
(m) (4)	1335864 - 107-110, Spon End	Grade II	0.4 miles
(m) (5)	1076603 - Spon Bridge	Grade II	0.4 miles
6	1342946 - 97-100, Spon End	Grade II	0.4 miles
(m)	1076600 - 111-116, Spon End	Grade II	0.4 miles
(m) ⁽⁸⁾	1226523 - 119-123, Upper Spon Street	Grade II	0.5 miles
(m) 9	1226783 - 163 And 164 Spon Street	Grade II	0.6 miles
(m) 10	1096851 - 169 Spon Street	Grade II	0.6 miles

Area **Schools**





		Nursery	Primary	Secondary	College	Private
1	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance: 0.07		\checkmark			
2	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.2		✓			
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.35		\checkmark			
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance: 0.49		✓			
5	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.62			▽		
6	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.73		▽			
7	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.83			\checkmark		
8	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.87		\checkmark			

Area **Schools**

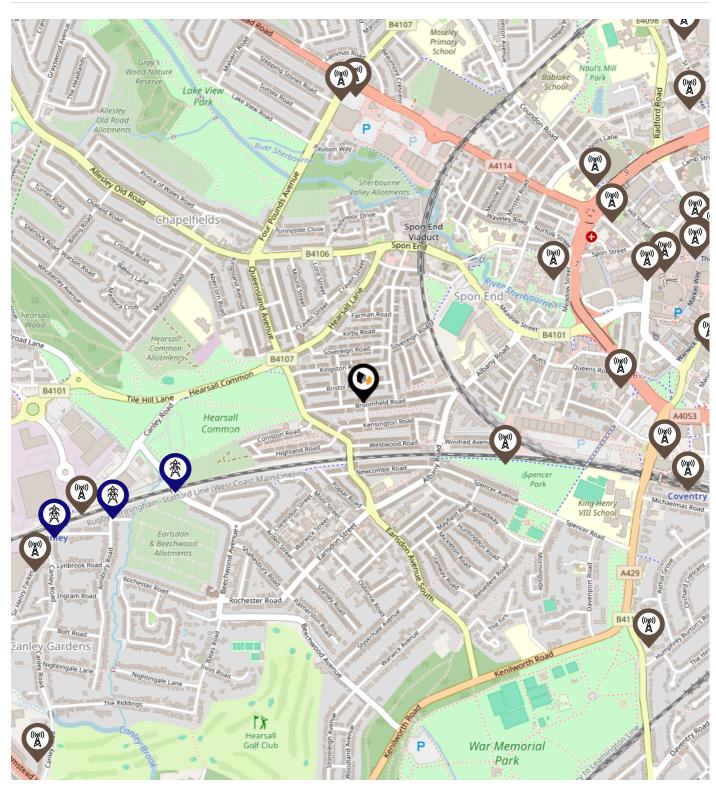




		Nursery	Primary	Secondary	College	Private
9	Barr's Hill School			\checkmark		
<u> </u>	Ofsted Rating: Outstanding Pupils: 995 Distance:1.02					
10	Whoberley Hall Primary School					
•	Ofsted Rating: Good Pupils: 240 Distance:1.07					
<u> </u>	Stivichall Primary School					
V	Ofsted Rating: Good Pupils: 534 Distance:1.14		✓			
<u> </u>	St Christopher Primary School					
4	Ofsted Rating: Good Pupils: 458 Distance:1.16					
<u></u>	Eden Girls' School Coventry					
9	Ofsted Rating: Outstanding Pupils: 609 Distance:1.18					
a	Radford Primary Academy					
4	Ofsted Rating: Good Pupils: 236 Distance:1.23		✓ <u></u>			
<u></u>	Coundon Primary School					
1	Ofsted Rating: Good Pupils: 544 Distance:1.25					
<u></u>	Manor Park Primary School					
W	Ofsted Rating: Good Pupils: 727 Distance:1.25		\checkmark			

Local Area Masts & Pylons





Key:

Power Pylons

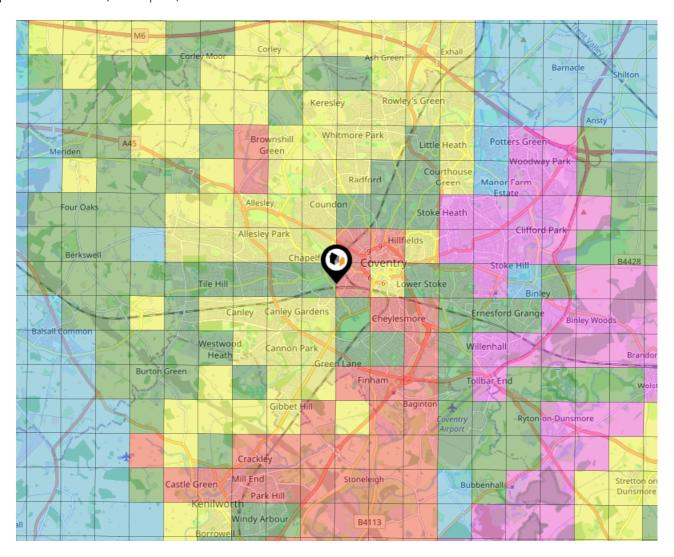
Communication Masts

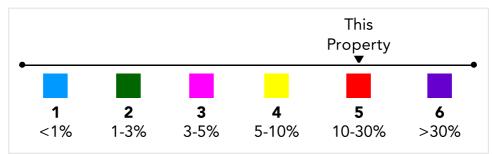
Environment Radon Gas



What is Radon?

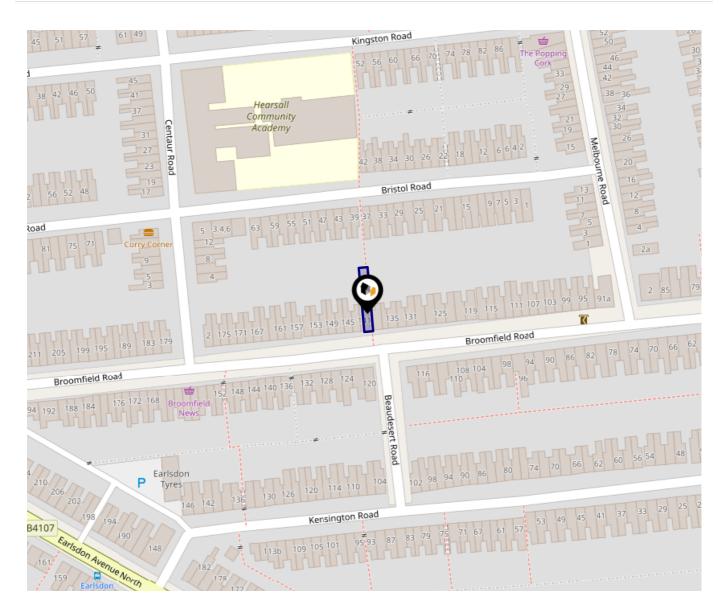
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

Environment **Soils & Clay**



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

Carbon Content: NONE Soil Texture: CLAYEY LOAM TO SANDY

Parent Material Grain: ARGILLIC - LOAM

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

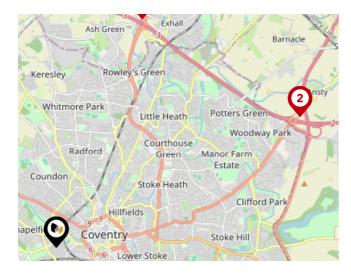
Transport (National)





National Rail Stations

Pin	Name	Distance
•	Coventry Rail Station	0.67 miles
2	Canley Rail Station	0.76 miles
3	Tile Hill Rail Station	2.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
•	M6 J3	4.4 miles
2	M6 J2	5 miles
3	M40 J14	10.43 miles
4	M40 J15	10.52 miles
5	M6 J3A	8.18 miles



Airports/Helipads

Pin	Name	Distance
1	Baginton	3.42 miles
2	Birmingham Airport	9.12 miles
3	East Mids Airport	30.45 miles
4	Kidlington	40.64 miles

Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
1	Highland Road	0.1 miles
2	Highland Road	0.11 miles
3	Sovereign Road	0.18 miles
4	Kingston Road	0.17 miles
5	Broomfield Rd	0.19 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.85 miles

Walmsley's The Way to Move **Testimonials**



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

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