



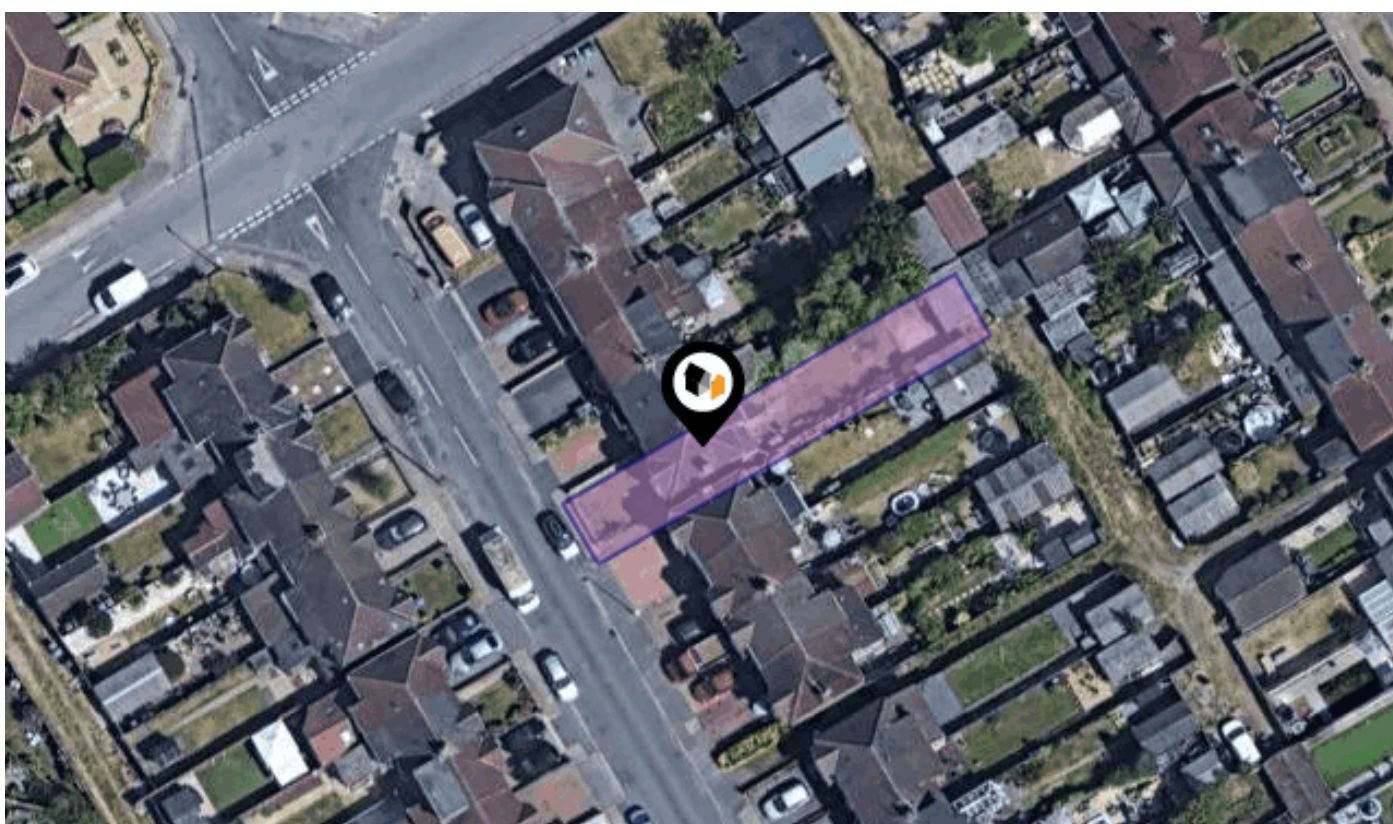
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th July 2025



MAPLETON ROAD, COVENTRY, CV6

Asking Price : £235,000

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.....

A spacious three bedroom terraced home
Two generous sitting rooms & kitchen breakfast room
Substantial rear gardens with garage & rear access
First floor three piece bathroom
Gas centrally heated & double glazed throughout
A turn key home with additional potential & NO UPWARD CHAIN
Popular Coundon location near parkland & schooling
EPC Reordered, Total Dimensions 1056 Sq.Ft or Total 98 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 or 0330 1180 062



Property

Type:	Terraced	Asking Price:	£235,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,055 ft ² / 98 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WM701811		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		14	80	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O ₂	sky
				
				Virgin media

Market Sold in Street



15, Mapleton Road, Coventry, CV6 2BA			
Last Sold Date:	23/04/2025	04/12/2024	23/11/2000
Last Sold Price:	£214,000	£164,000	£79,950
6, Mapleton Road, Coventry, CV6 2BA			
Last Sold Date:	15/04/2025	15/03/2019	18/06/1999
Last Sold Price:	£235,000	£185,000	£57,500
17, Mapleton Road, Coventry, CV6 2BA			
Last Sold Date:	16/09/2024	17/11/2017	
Last Sold Price:	£220,000	£167,250	
9, Mapleton Road, Coventry, CV6 2BA			
Last Sold Date:	08/12/2022		
Last Sold Price:	£235,000		
12, Mapleton Road, Coventry, CV6 2BA			
Last Sold Date:	07/10/2022	30/06/1998	
Last Sold Price:	£181,500	£45,000	
26, Mapleton Road, Coventry, CV6 2BA			
Last Sold Date:	21/05/2021	19/05/2006	27/02/2004
Last Sold Price:	£199,950	£120,000	£112,950
3, Mapleton Road, Coventry, CV6 2BA			
Last Sold Date:	09/08/2019	13/02/2015	
Last Sold Price:	£225,000	£160,000	
21, Mapleton Road, Coventry, CV6 2BA			
Last Sold Date:	29/03/2019	20/12/2013	03/07/2009
Last Sold Price:	£230,000	£165,000	£130,000
34, Mapleton Road, Coventry, CV6 2BA			
Last Sold Date:	30/10/2017	31/08/2011	28/07/2003
Last Sold Price:	£178,000	£124,000	£127,500
5, Mapleton Road, Coventry, CV6 2BA			
Last Sold Date:	30/10/2014	15/07/2003	
Last Sold Price:	£163,000	£112,995	
24, Mapleton Road, Coventry, CV6 2BA			
Last Sold Date:	09/08/2013	08/08/2006	31/10/1996
Last Sold Price:	£145,000	£158,950	£47,500
22, Mapleton Road, Coventry, CV6 2BA			
Last Sold Date:	15/10/2012	05/06/1998	
Last Sold Price:	£137,000	£42,000	

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

13, Mapleton Road, Coventry, CV6 2BA		
Last Sold Date:	21/08/2012	
Last Sold Price:	£120,000	
20, Mapleton Road, Coventry, CV6 2BA		
Last Sold Date:	20/06/2012	
Last Sold Price:	£124,000	
8, Mapleton Road, Coventry, CV6 2BA		
Last Sold Date:	26/04/2007	
Last Sold Price:	£168,600	
14, Mapleton Road, Coventry, CV6 2BA		
Last Sold Date:	27/02/2007	
Last Sold Price:	£164,500	
10, Mapleton Road, Coventry, CV6 2BA		
Last Sold Date:	27/01/2005	
Last Sold Price:	£132,000	
2, Mapleton Road, Coventry, CV6 2BA		
Last Sold Date:	11/07/2003	
Last Sold Price:	£124,000	
7, Mapleton Road, Coventry, CV6 2BA		
Last Sold Date:	30/03/2001	13/04/1999
Last Sold Price:	£82,000	£65,000
30, Mapleton Road, Coventry, CV6 2BA		
Last Sold Date:	04/06/1999	
Last Sold Price:	£52,000	
11, Mapleton Road, Coventry, CV6 2BA		
Last Sold Date:	30/05/1997	
Last Sold Price:	£44,000	

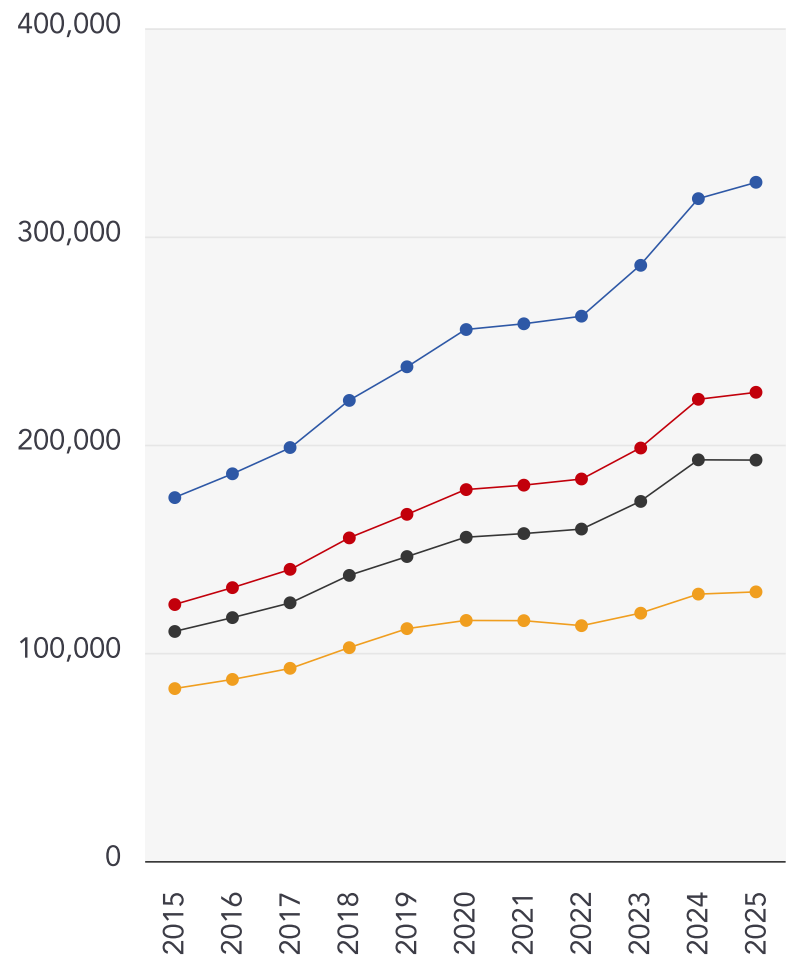
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

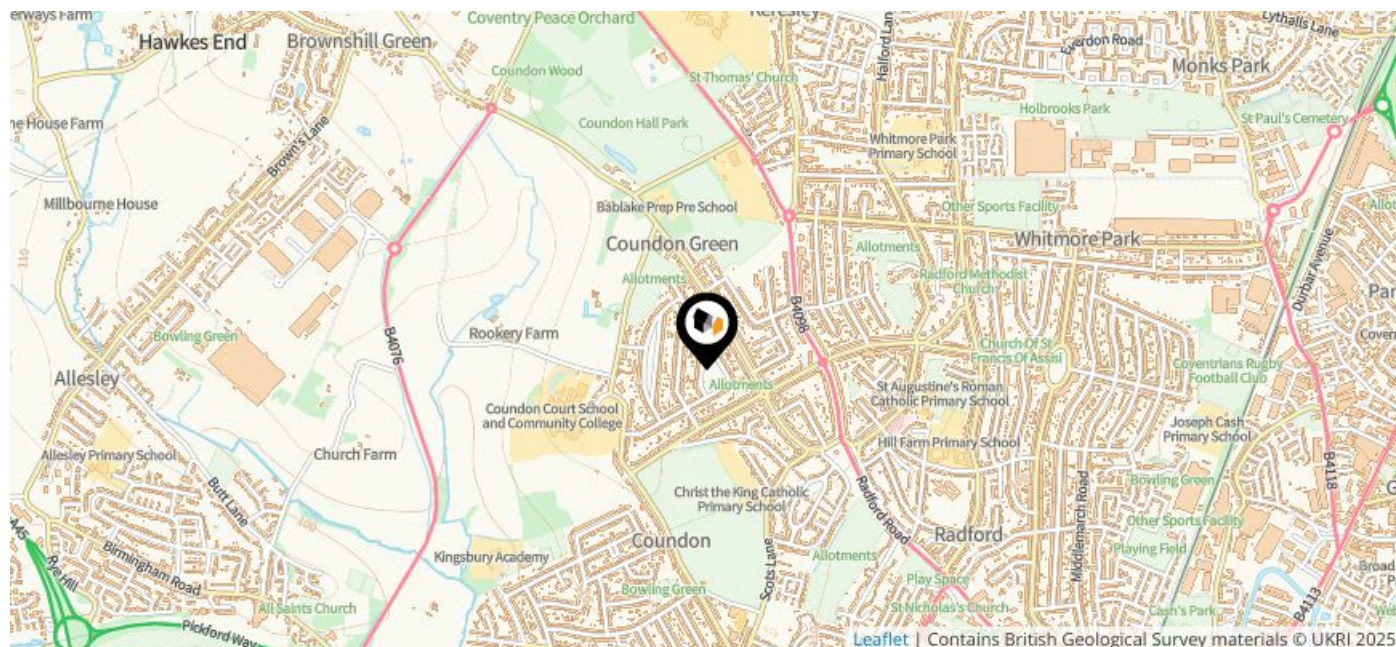
+56.09%

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.

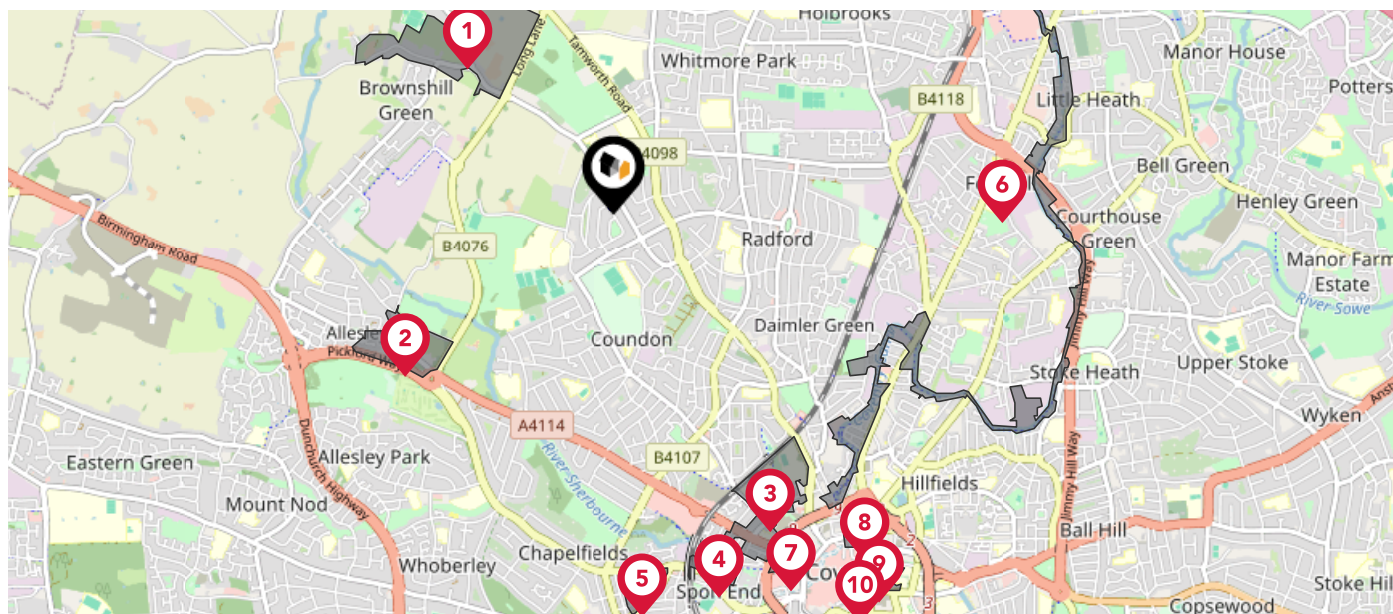
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

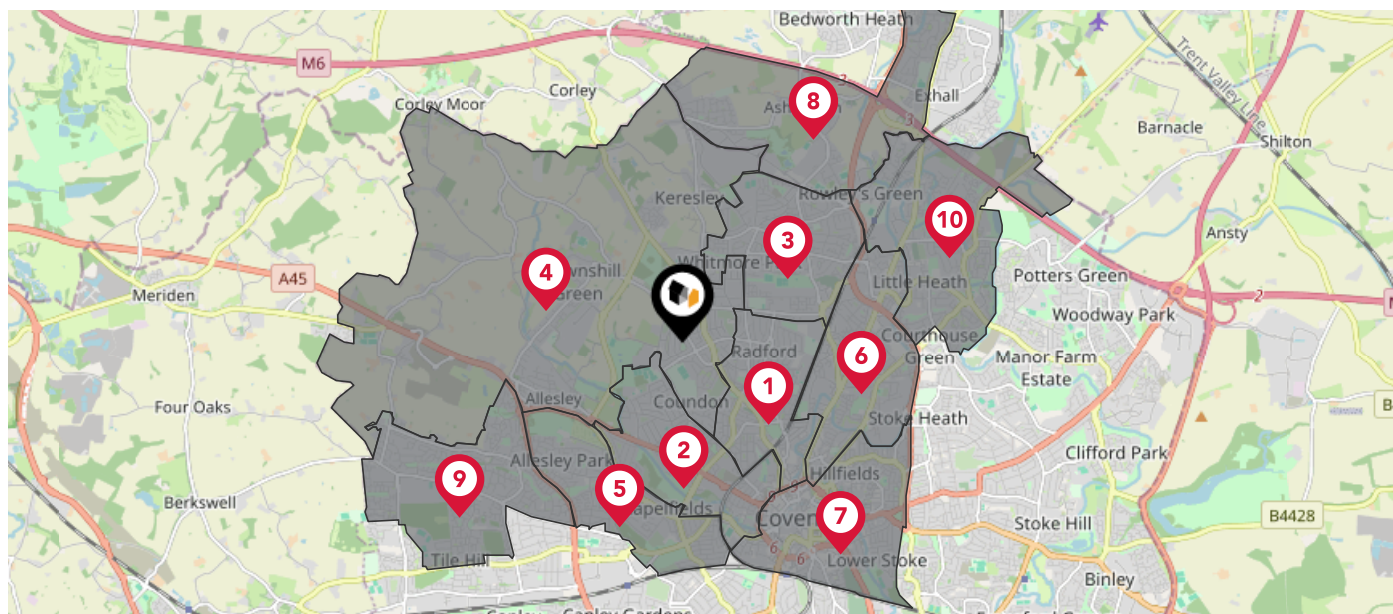
- 1 Brownhill Green
- 2 Allesley Village
- 3 Naul's Mill
- 4 Spon End
- 5 Chapelfields
- 6 Coventry Canal
- 7 Spon Street
- 8 Lady Herbert's Garden
- 9 Hill Top and Cathedral
- 10 High Street

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



Radford Ward



Sherbourne Ward



Holbrook Ward



Bablake Ward



Whoberley Ward



Foleshill Ward



St. Michael's Ward



Exhall Ward

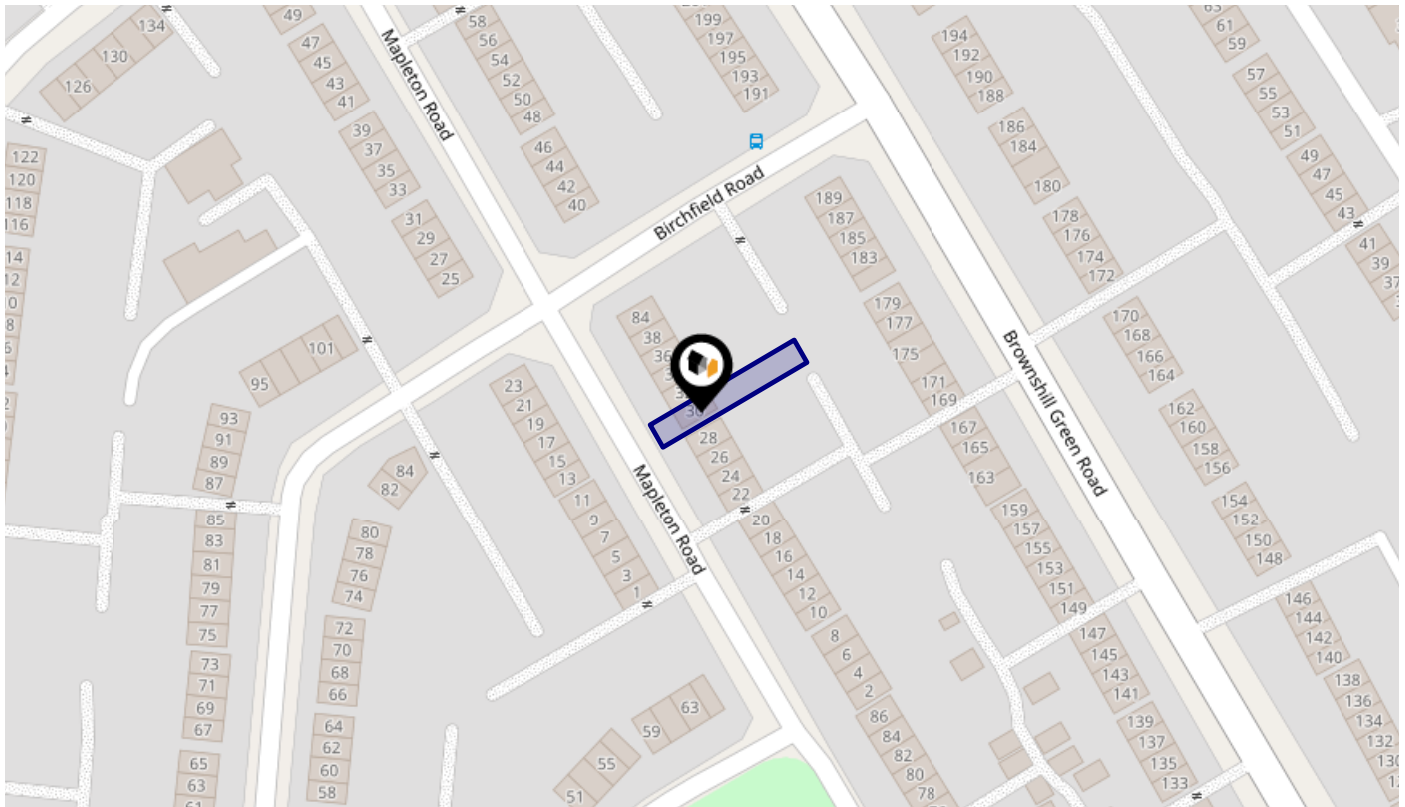


Woodlands Ward



Longford Ward

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:

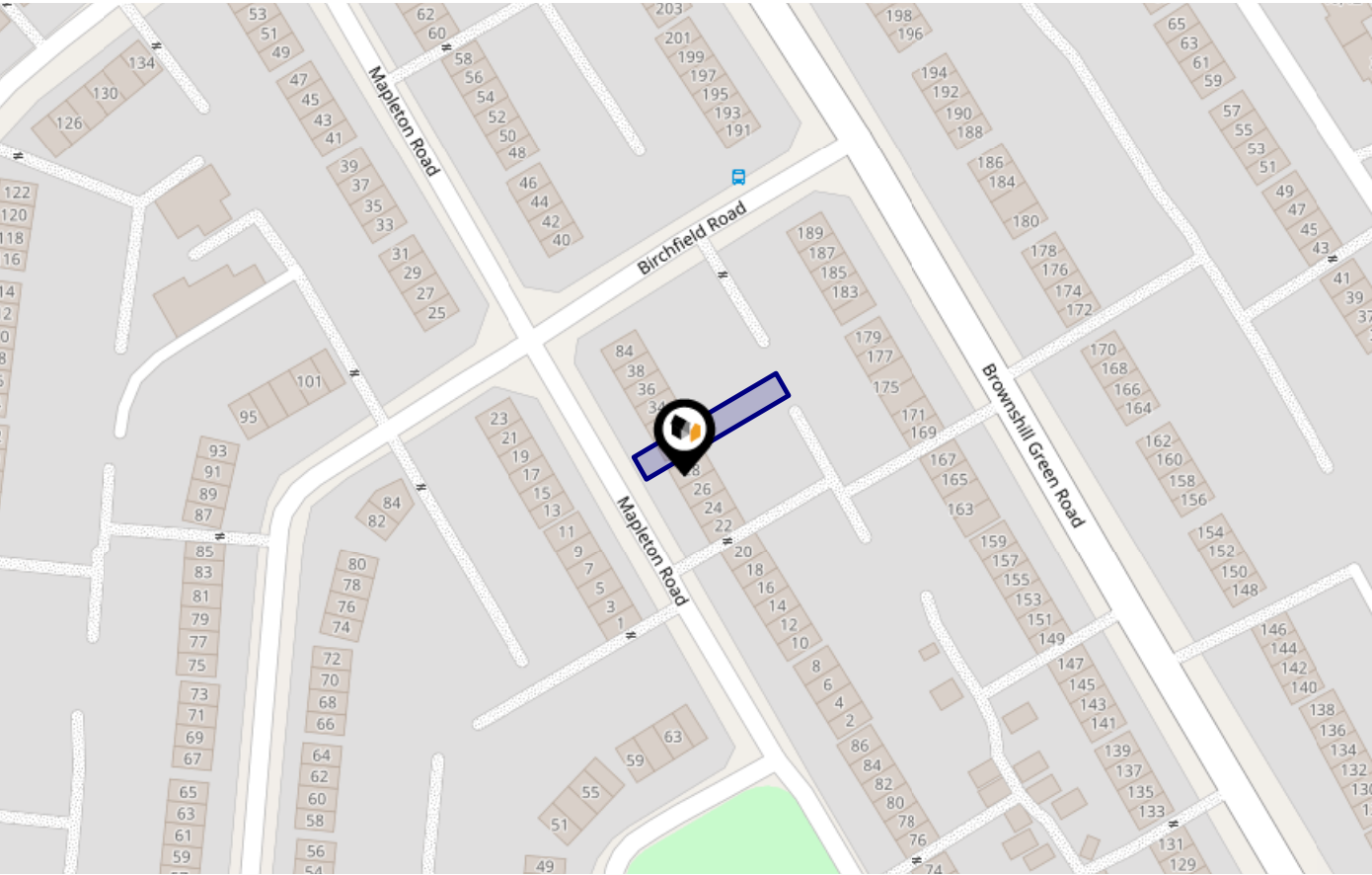
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

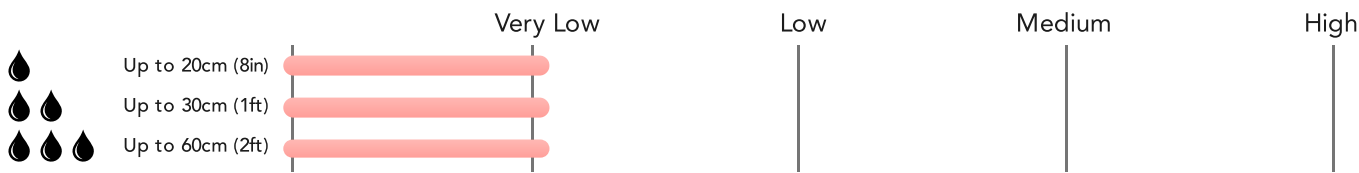


Risk Rating: Very low

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

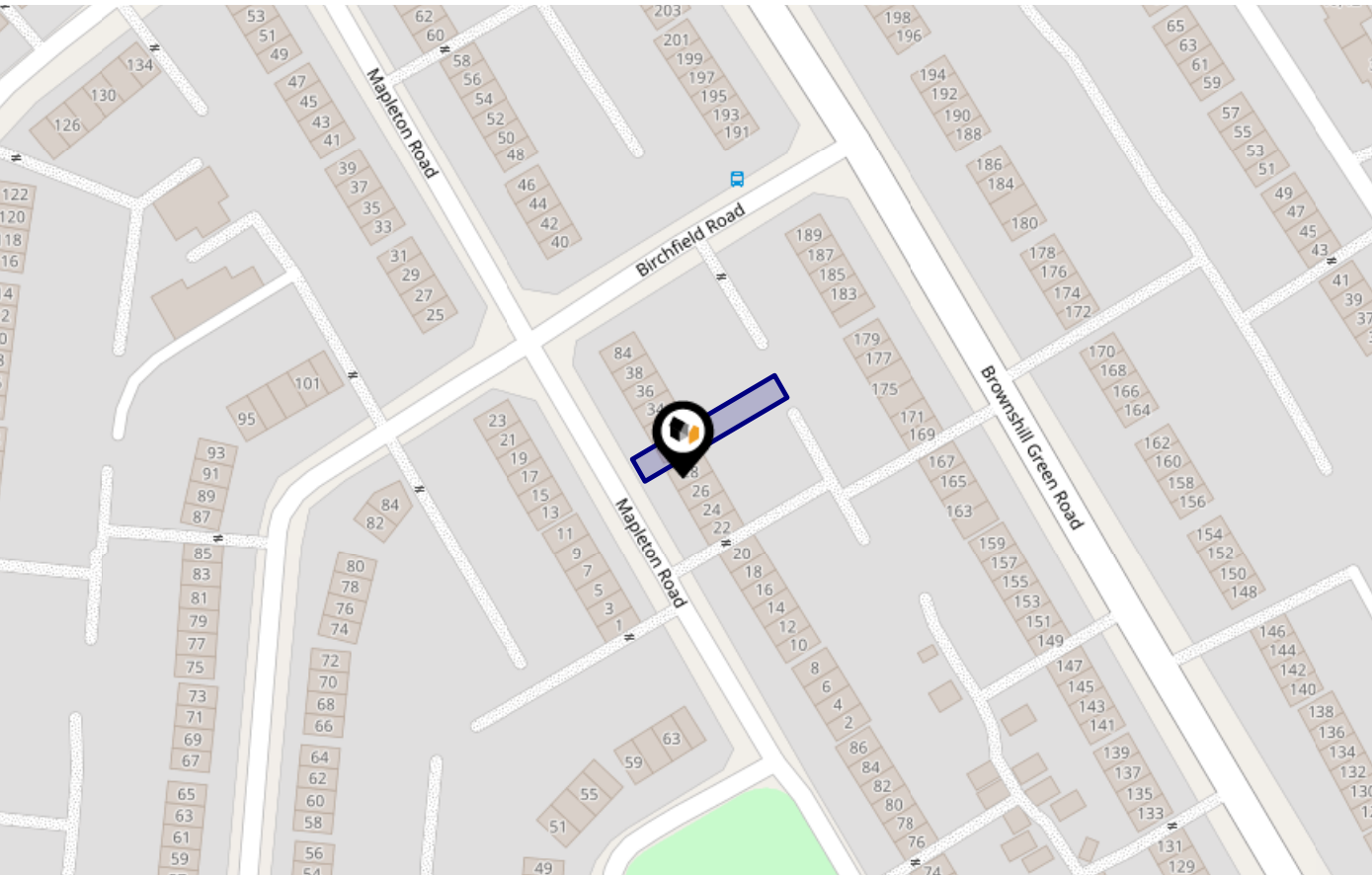
Chance of flooding to the following depths at this property:



Flood Risk

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.

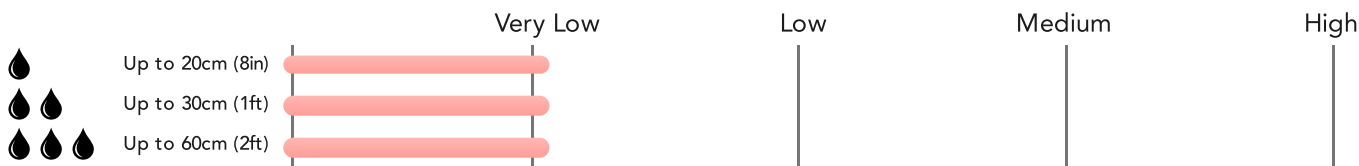


Risk Rating: Very low

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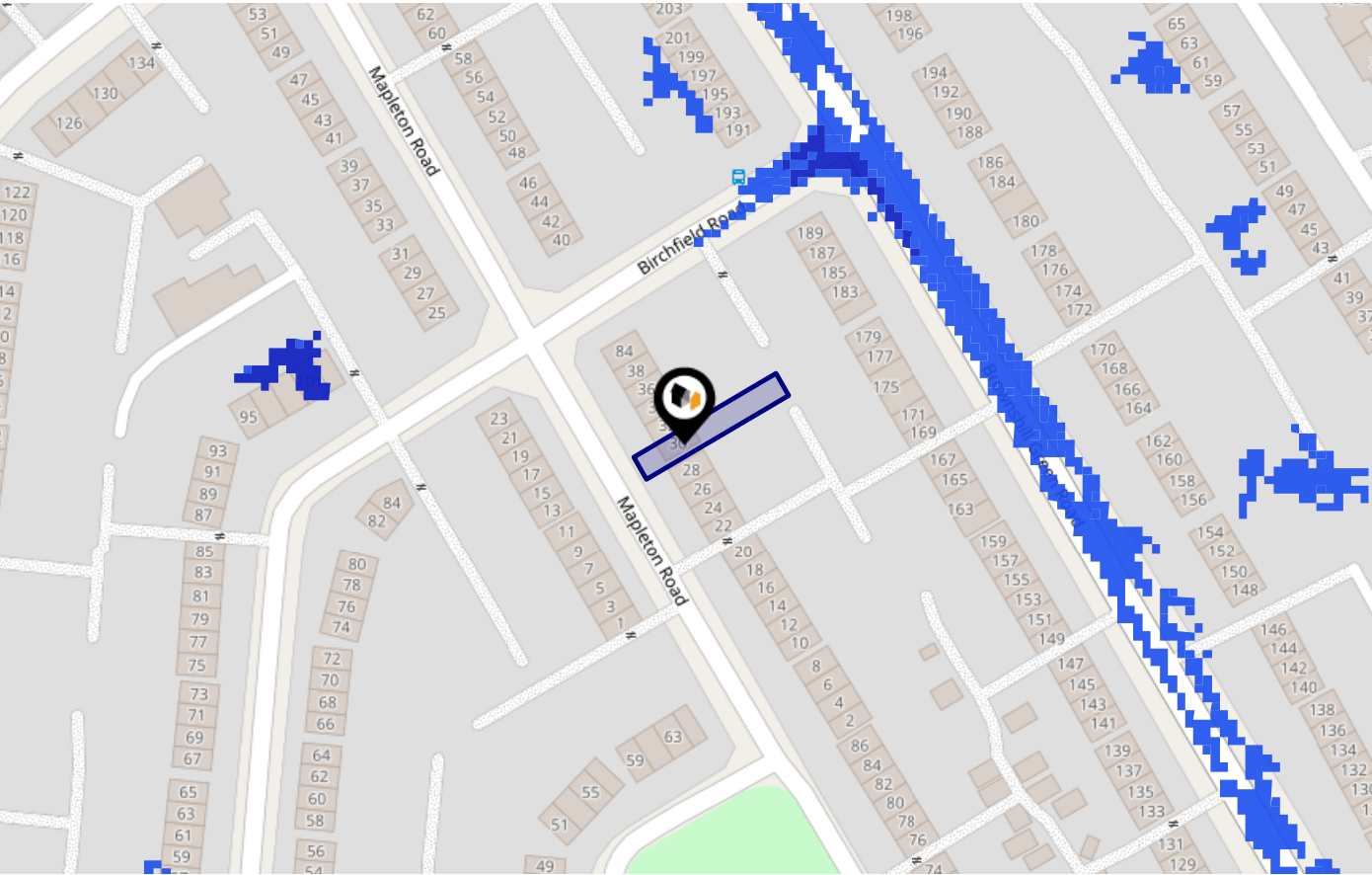
Chance of flooding to the following depths at this property:



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.

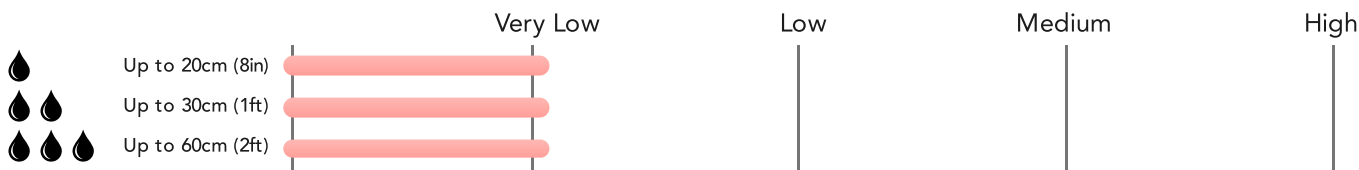


Risk Rating: Very low

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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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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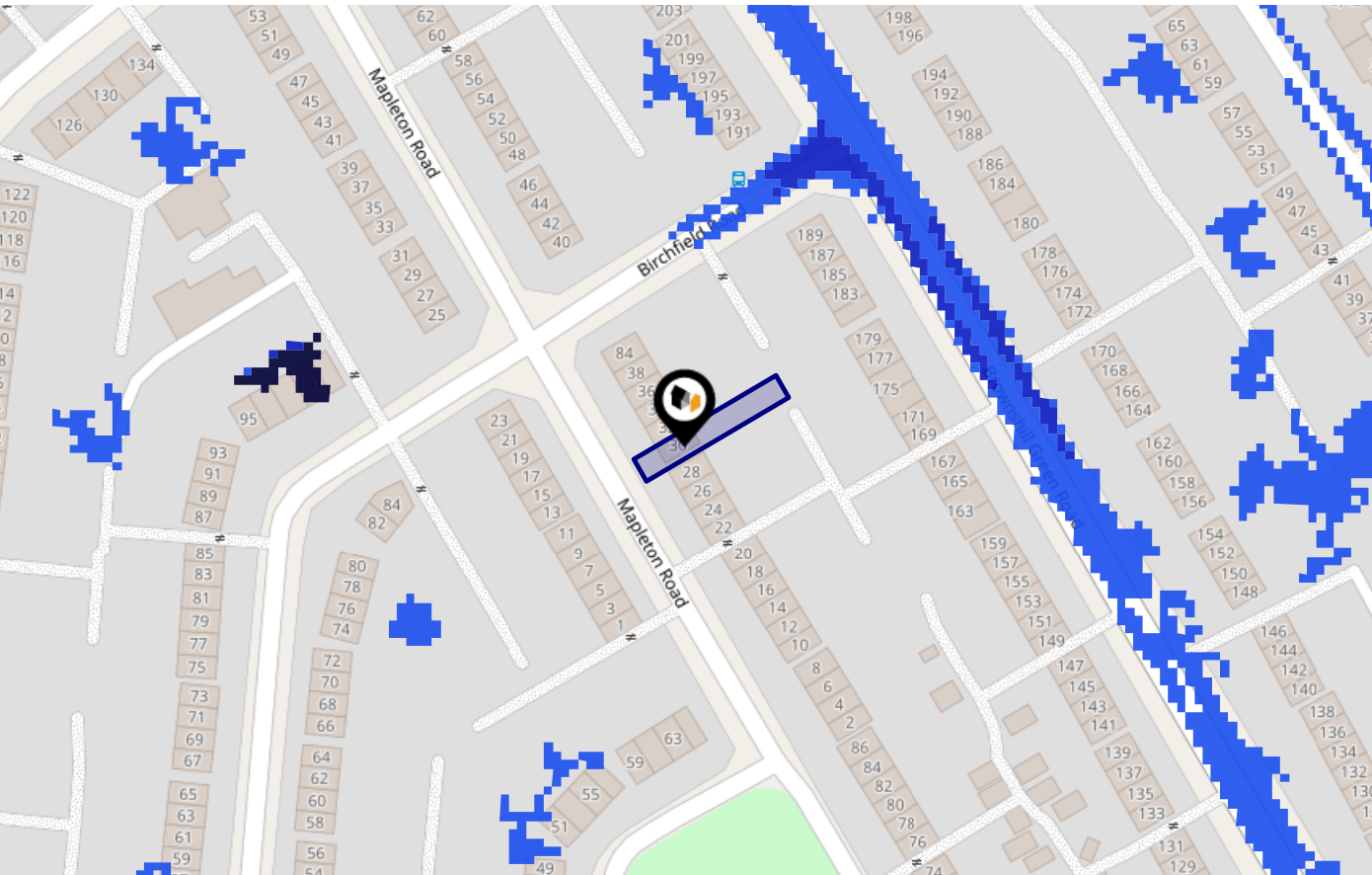
Chance of flooding to the following depths at this property:



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.

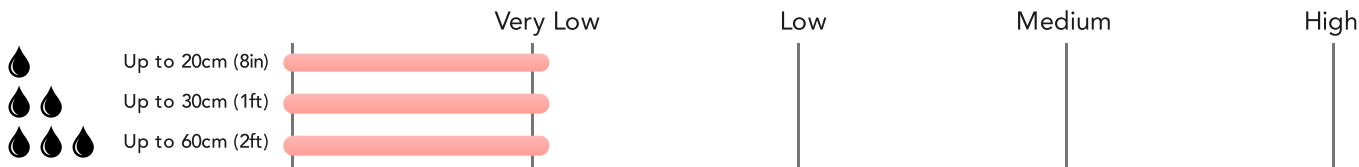


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Chance of flooding to the following depths at this property:

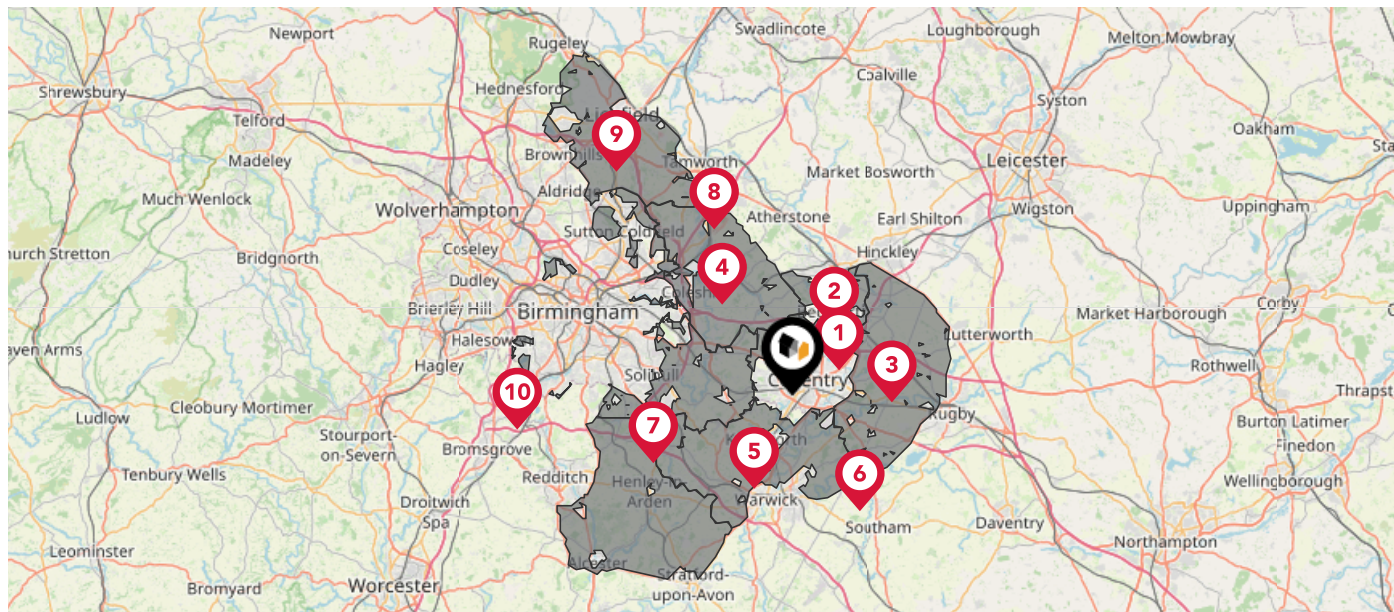


Maps

Green Belt



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



Nearby Green Belt Land

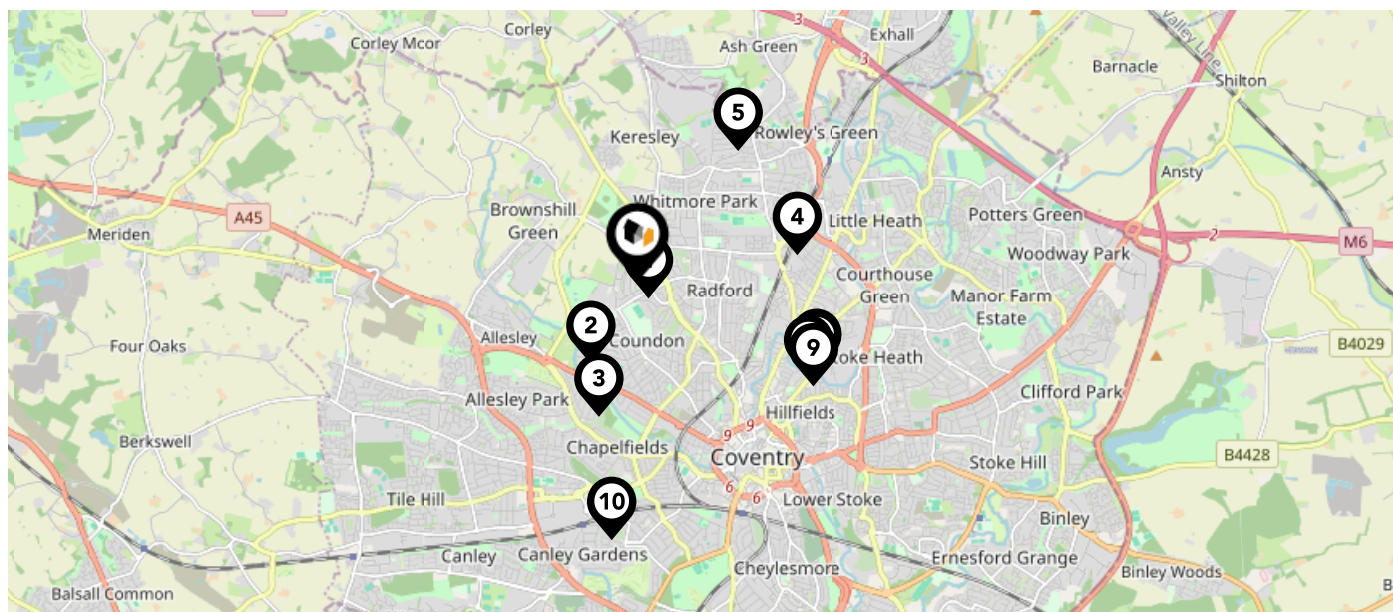
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - North Warwickshire
- 5 Birmingham Green Belt - Warwick
- 6 Birmingham Green Belt - Stratford-on-Avon
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham Green Belt - Tamworth
- 9 Birmingham Green Belt - Lichfield
- 10 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

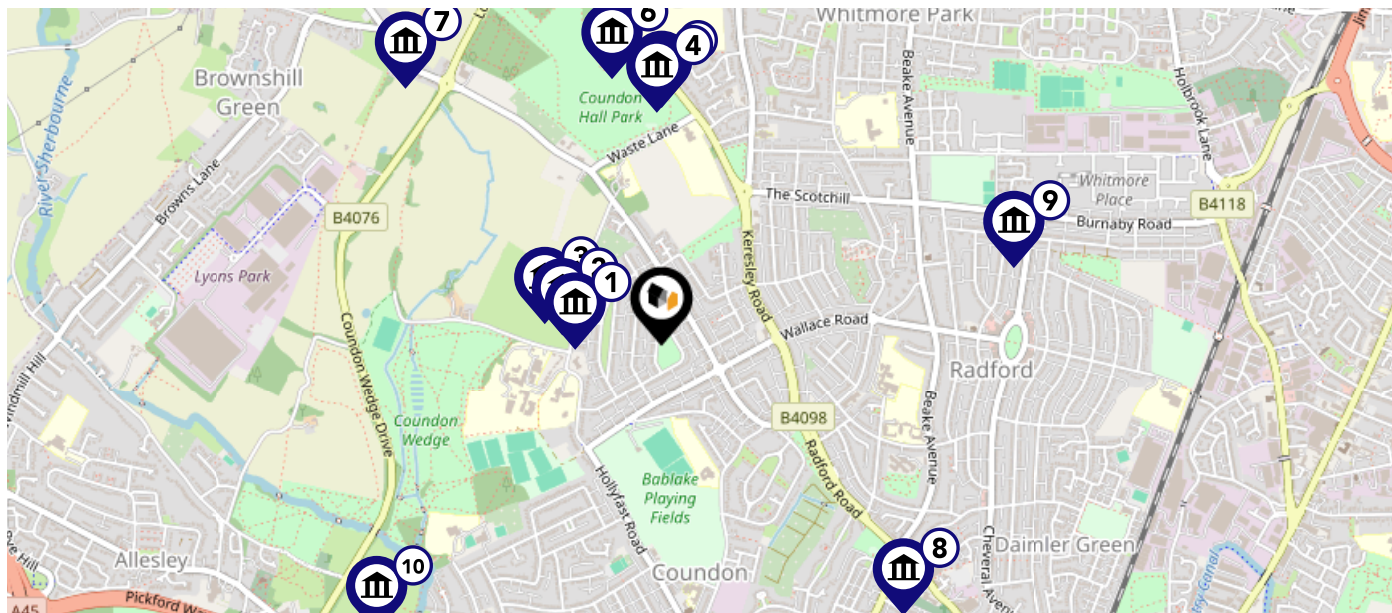
1	Kelmscote Road-Coudon, Coventry	Historic Landfill	
2	Coundon Social Club-Coundon, Coventry	Historic Landfill	
3	Holyhead Road-Coundon, Coventry	Historic Landfill	
4	Railway Sidings-Three Spines Bridge	Historic Landfill	
5	Bladberry Lane Tip-Holbrooks, Coventry	Historic Landfill	
6	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill	
7	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
8	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	
9	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
10	Hearsall Common-Whoberley, Coventry	Historic Landfill	











Maps

Listed Buildings

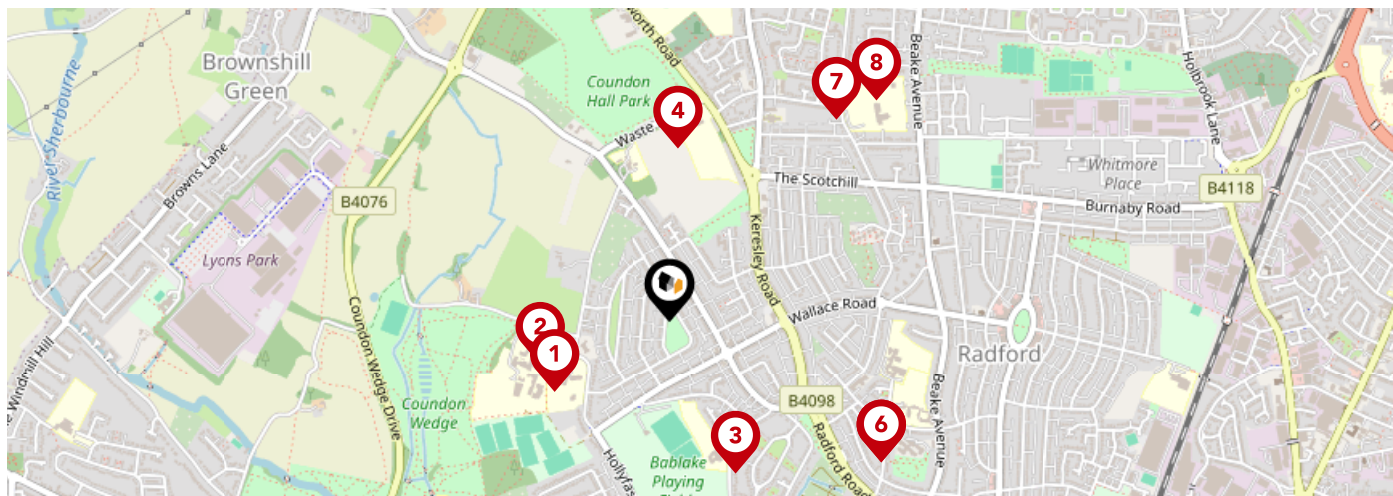


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



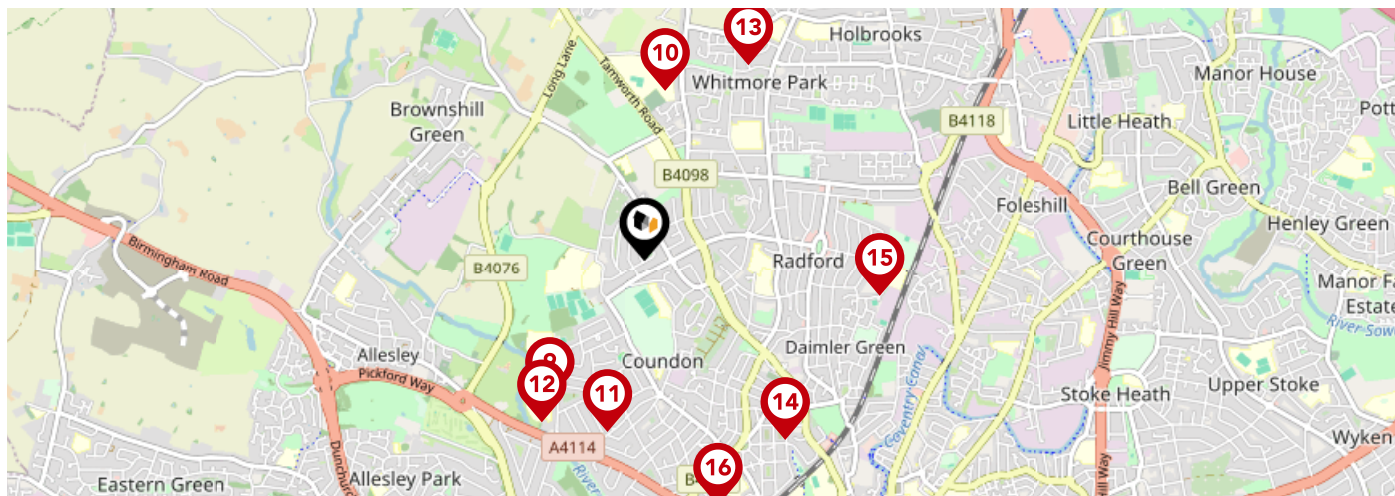
Listed Buildings in the local district		Grade	Distance
	1342925 - Four Winds	Grade II	0.2 miles
	1076641 - Alverston Cottage	Grade II	0.2 miles
	1320305 - Coundon Lodge	Grade II	0.3 miles
	1434931 - Keresley War Memorial	Grade II	0.5 miles
	1076609 - Church Of St Thomas	Grade II	0.5 miles
	1104876 - Coundon Hall (the Old Hall Inn)	Grade II	0.6 miles
	1076571 - Birch Tree Farmhouse	Grade II	0.8 miles
	1437712 - Radford St Nicholas War Memorial	Grade II	0.8 miles
	1380336 - The Pilot Public House	Grade II	0.8 miles
	1076639 - Church Lane Farmhouse	Grade II	0.9 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Hollyfast Primary School Ofsted Rating: Good Pupils: 656 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coundon Court Ofsted Rating: Requires improvement Pupils: 1919 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Keresley Grange Primary School Ofsted Rating: Good Pupils: 307 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whitmore Park Primary School Ofsted Rating: Good Pupils: 681 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hospital Education Service Ofsted Rating: Good Pupils: 2 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

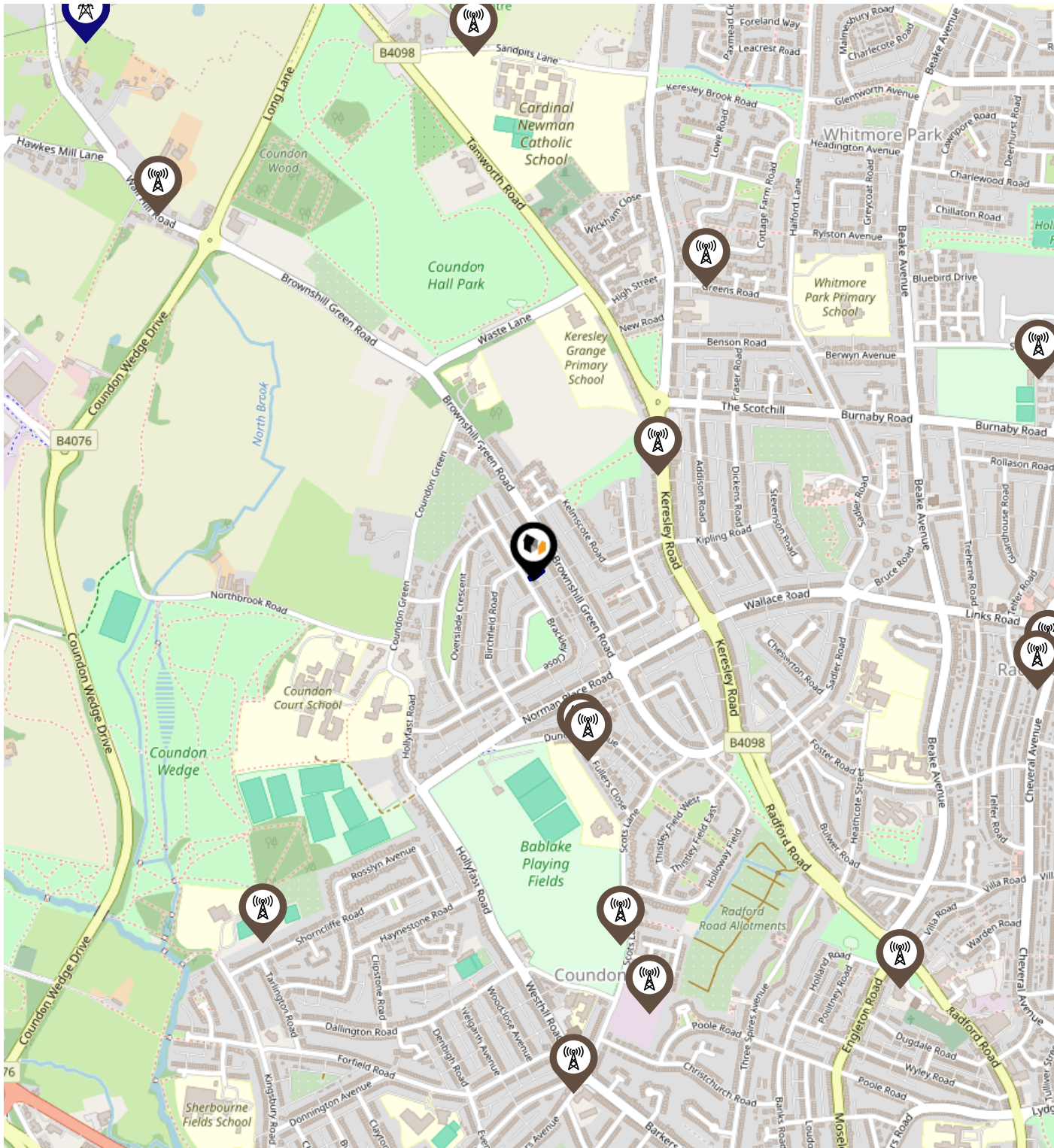
Area Schools





		Nursery	Primary	Secondary	College	Private
9	Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Cardinal Newman Catholic School Ofsted Rating: Good Pupils: 1481 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 449 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Joseph Cash Primary School Ofsted Rating: Good Pupils: 486 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	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"/>

Local Area

Masts & Pylons

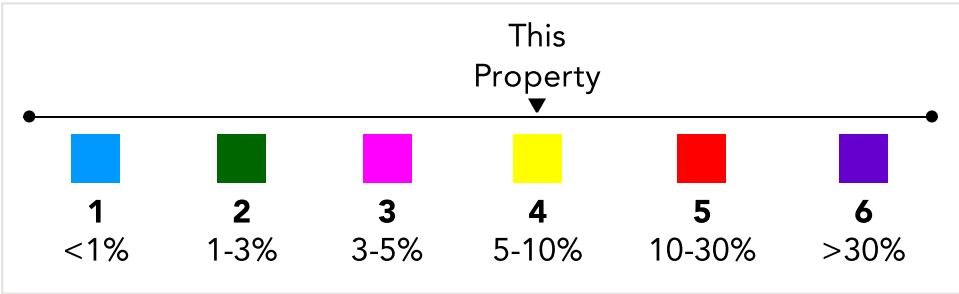
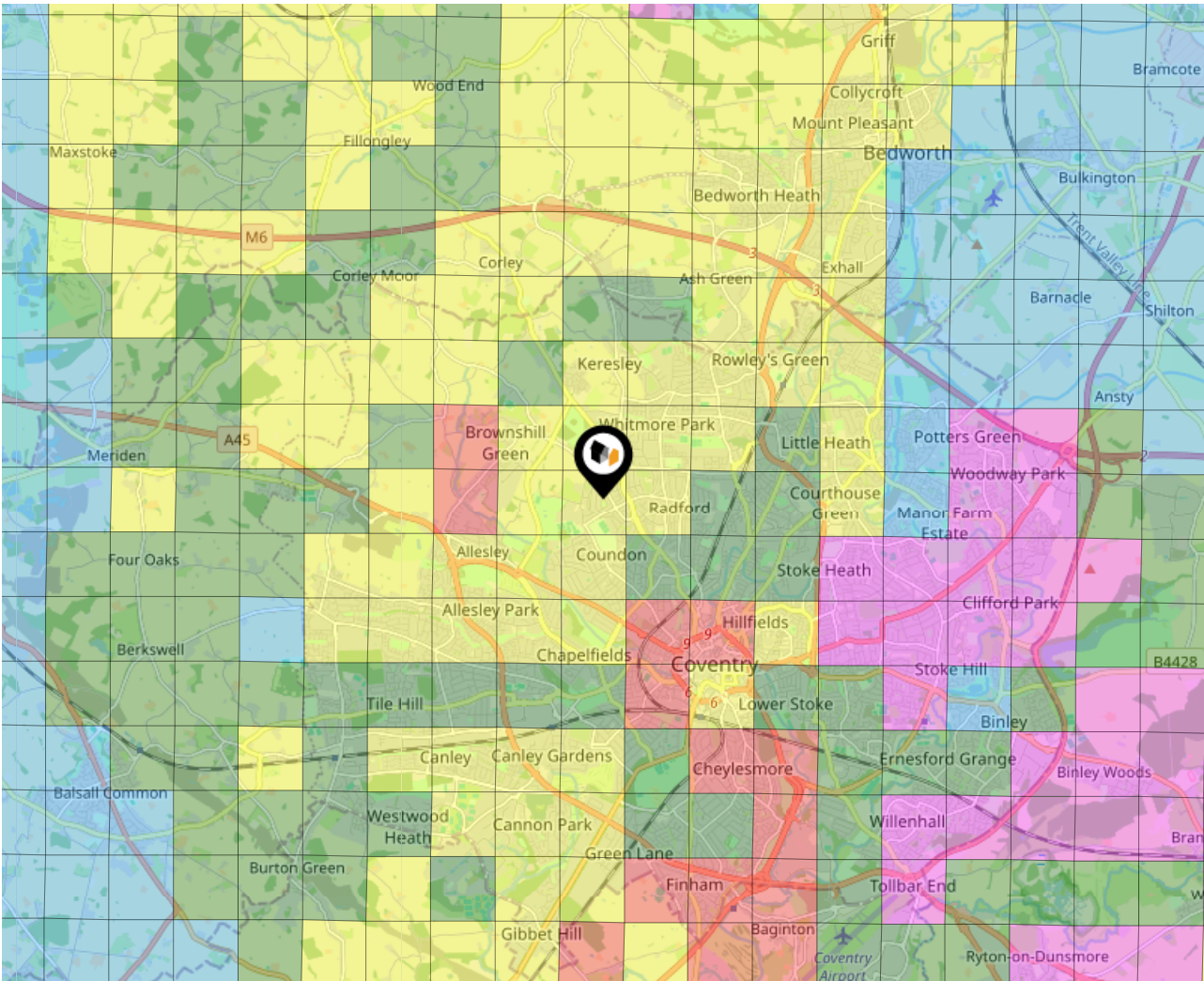


Key:

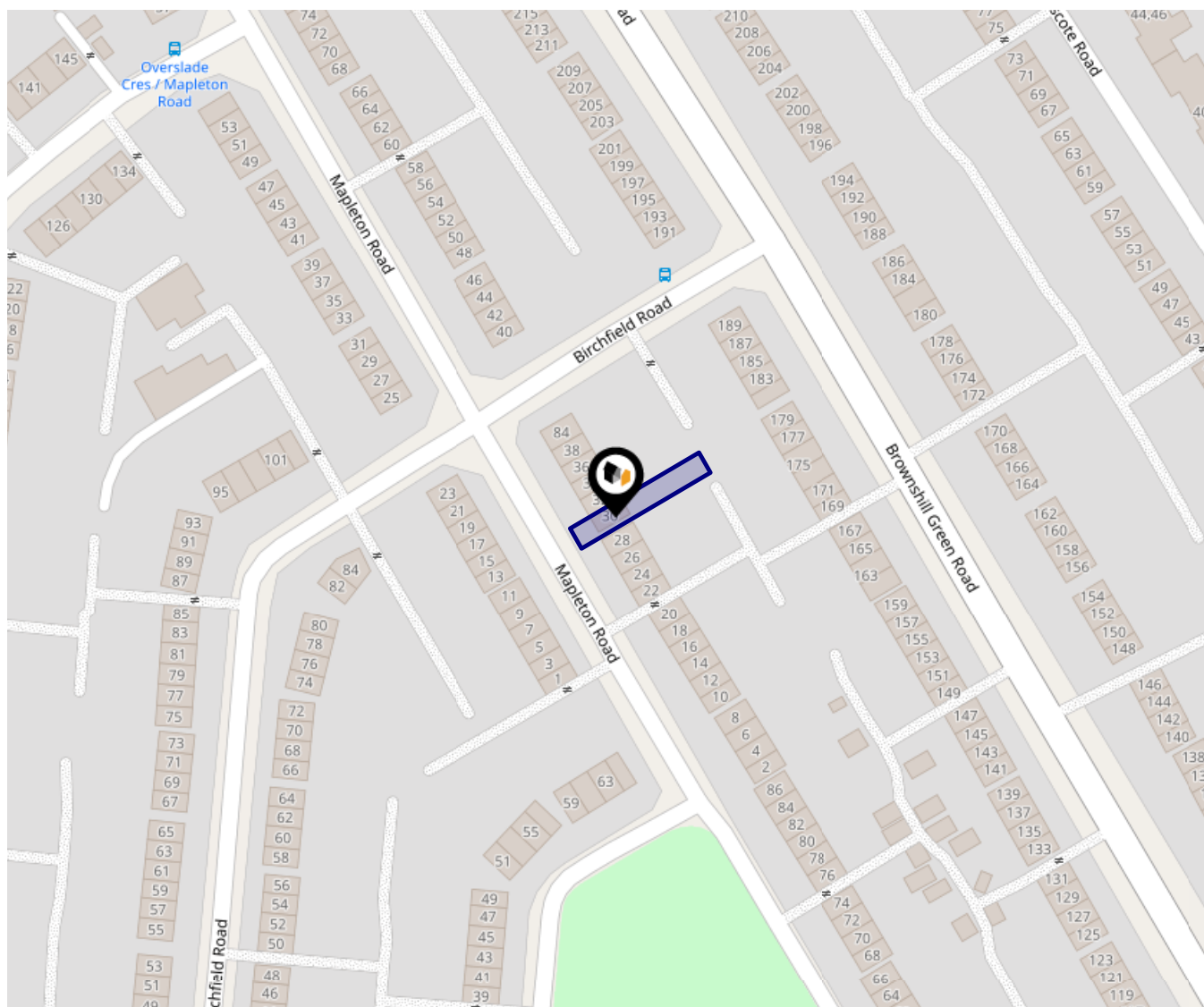
-  Power Pylons
-  Communication Masts

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



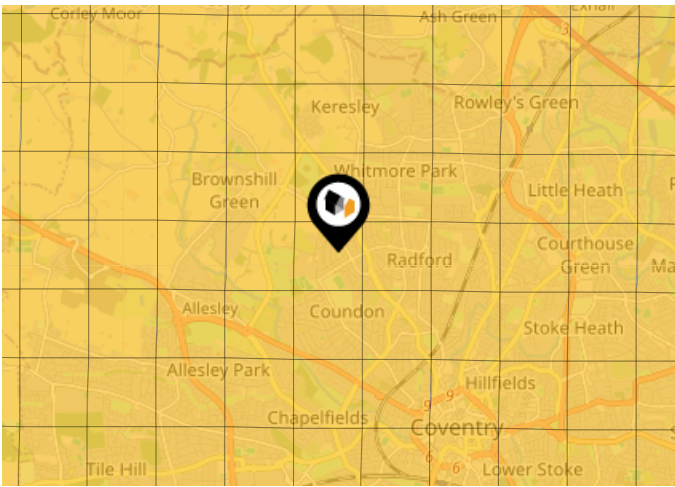
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

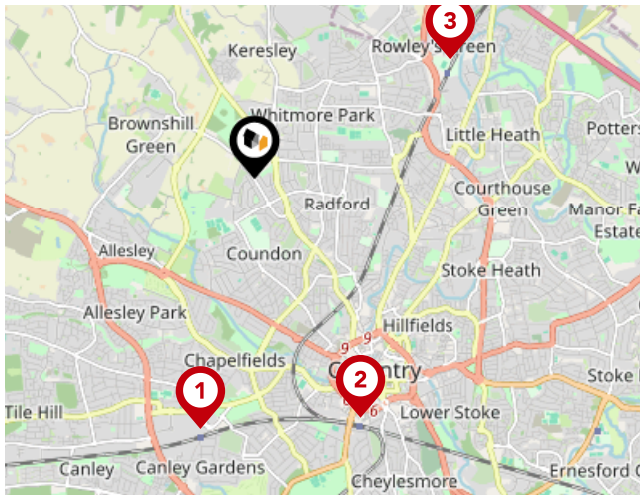


Primary Classifications (Most Common Clay Types)

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

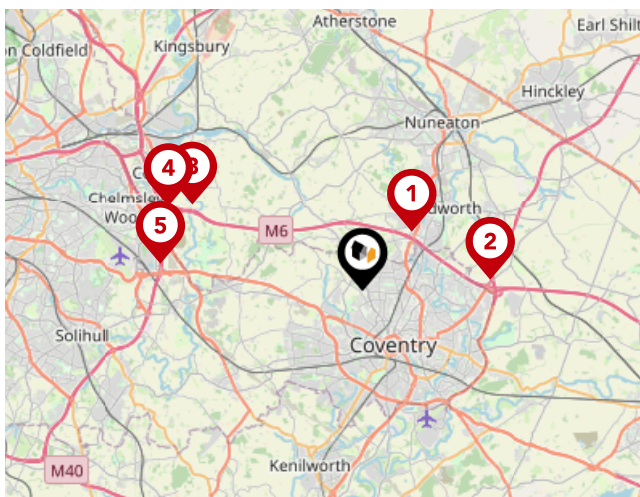
Area

Transport (National)



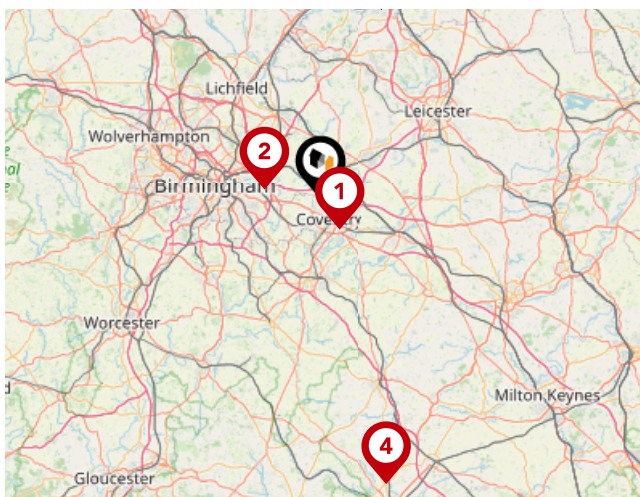
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	2.32 miles
	Coventry Rail Station	2.36 miles
	Coventry Arena Rail Station	2.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	2.79 miles
	M6 J2	4.64 miles
	M6 J3A	6.92 miles
	M6 J4	7.69 miles
	M42 J6	7.38 miles

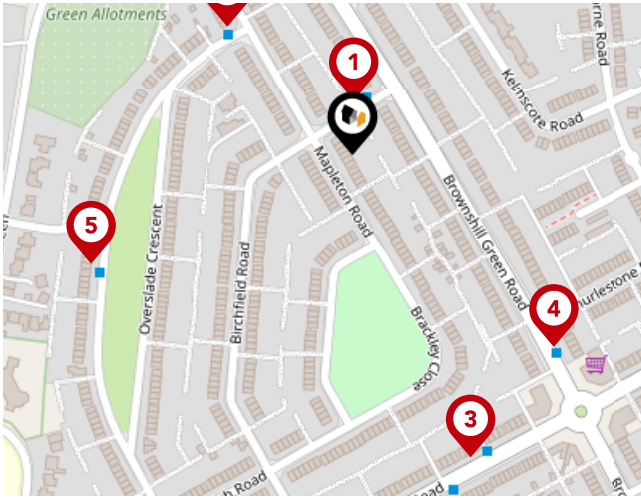


Airports/Helipads

Pin	Name	Distance
	Baginton	5.13 miles
	Birmingham Airport	8.36 miles
	East Mids Airport	28.63 miles
	Kidlington	42.52 miles

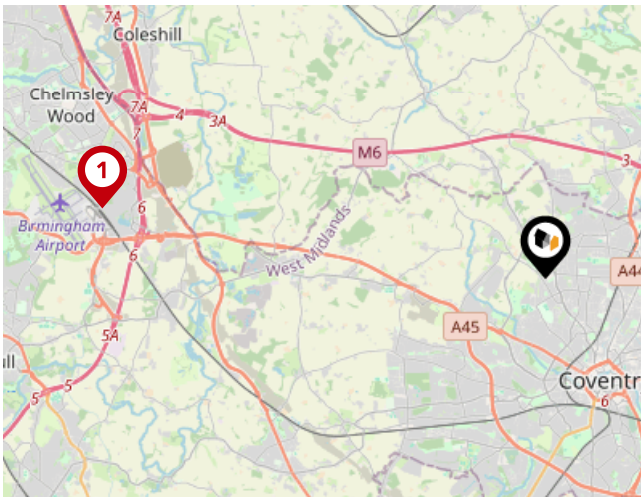
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brownhill Green Rd	0.03 miles
2	Mapleton Road	0.1 miles
3	Brownhill Green Rd	0.18 miles
4	Norman Place Rd	0.16 miles
5	Swallowdean Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.12 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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