



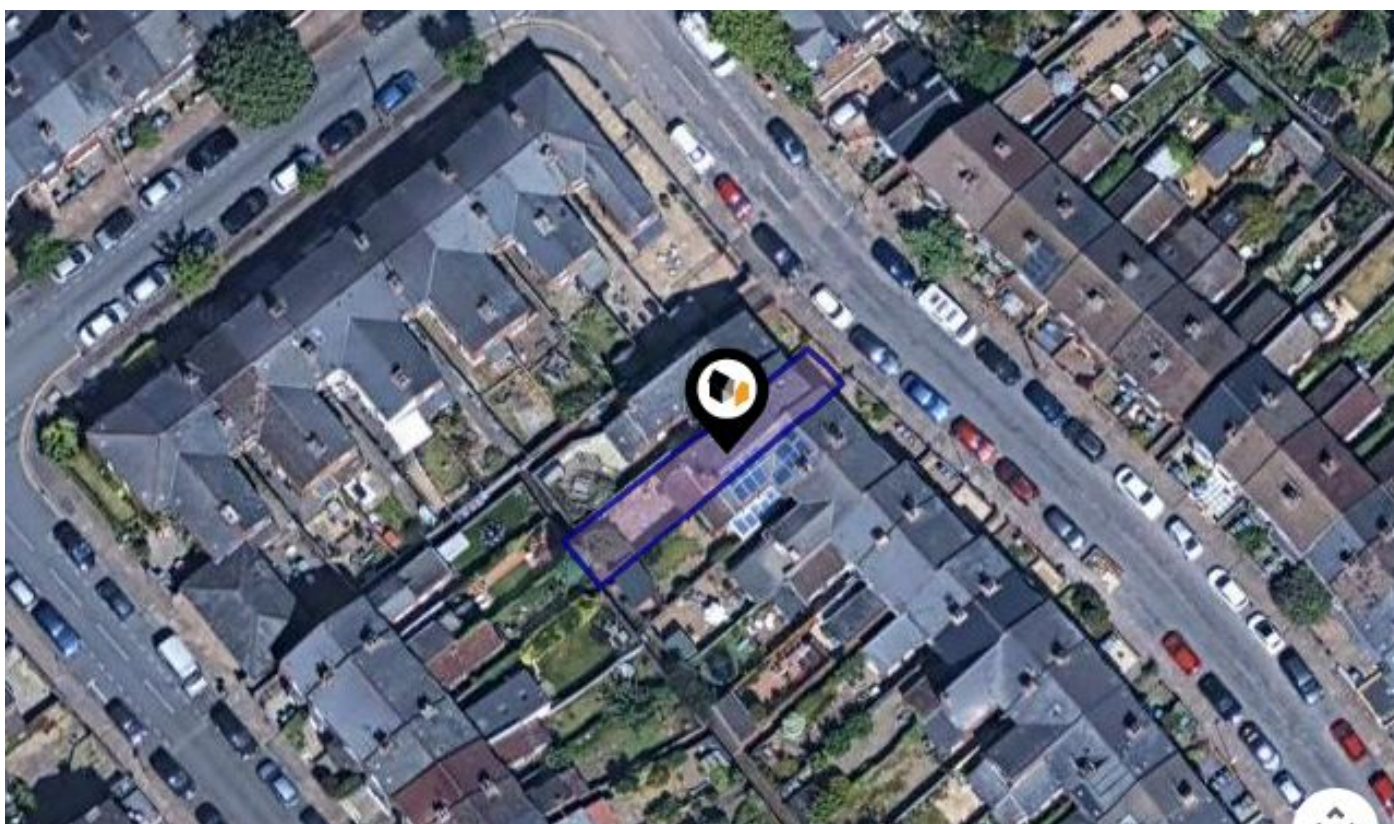
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 13<sup>th</sup> March 2025



## MICKLETON ROAD, COVENTRY, CV5

Price Estimate : £310,000

### 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.....**

Three double bedrooms situated over 1st & 2nd floors  
Exceptional & substantial 1st floor, four piece bathroom  
Ensuite shower room to loft conversion main bedroom  
Two reception rooms & kitchen breakfast room with French doors to garden  
South facing and low maintenance rear gardens  
Gas central heating & double glazing  
Ideal Earlsdon location close to schooling, parkland & amenities  
EPC Ordered & Total 1268 Sq.Ft or 117 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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,268 ft <sup>2</sup> / 117 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,786
<b>Title Number:</b>	WK35400

<b>Price Estimate:</b>	£310,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	Earlsdon
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>10000</b> mb/s

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


### Satellite/Fibre TV Availability:


# Market Sold in Street



<b>44, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	17/05/2024	17/07/2009	02/01/2002	08/12/1995	
Last Sold Price:	£260,500	£149,900	£91,000	£36,500	
<b>16, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	22/09/2023				
Last Sold Price:	£240,000				
<b>20, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	14/11/2022				
Last Sold Price:	£269,500				
<b>10, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	05/08/2022	03/09/2004	31/05/2001	03/12/1999	
Last Sold Price:	£295,000	£158,000	£60,000	£64,000	
<b>48, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	20/06/2022	23/06/2006			
Last Sold Price:	£350,000	£198,000			
<b>12, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	25/03/2022	02/05/2000			
Last Sold Price:	£308,000	£25,000			
<b>18, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	03/09/2021				
Last Sold Price:	£243,000				
<b>60, Mickleton Road, Coventry, CV5 6PQ</b>					Semi-detached House
Last Sold Date:	17/12/2020				
Last Sold Price:	£325,000				
<b>34, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	11/08/2020	17/03/2017	26/10/2007	08/01/2007	
Last Sold Price:	£247,500	£208,000	£187,000	£122,250	
<b>58, Mickleton Road, Coventry, CV5 6PQ</b>					Semi-detached House
Last Sold Date:	29/11/2019	14/12/1995			
Last Sold Price:	£355,000	£60,000			
<b>38, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	01/02/2017	01/05/2009			
Last Sold Price:	£187,500	£121,000			
<b>36, Mickleton Road, Coventry, CV5 6PQ</b>					Terraced House
Last Sold Date:	22/12/2016	26/04/2013	15/12/2006	29/03/2004	
Last Sold Price:	£205,000	£158,000	£146,000	£116,500	

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

# Market Sold in Street



<b>40, Mickleton Road, Coventry, CV5 6PQ</b>				Terraced House
Last Sold Date:	14/06/2016	10/11/2006	19/01/1996	
Last Sold Price:	£199,950	£142,500	£43,000	
<b>32, Mickleton Road, Coventry, CV5 6PQ</b>				Terraced House
Last Sold Date:	22/01/2016	24/01/2007	14/06/2002	29/09/2000
Last Sold Price:	£157,600	£147,000	£92,000	£73,000
<b>70, Mickleton Road, Coventry, CV5 6PQ</b>				Semi-detached House
Last Sold Date:	08/01/2016	21/12/2011		
Last Sold Price:	£290,000	£240,000		
<b>72, Mickleton Road, Coventry, CV5 6PQ</b>				Semi-detached House
Last Sold Date:	05/01/2015			
Last Sold Price:	£267,500			
<b>22, Mickleton Road, Coventry, CV5 6PQ</b>				Terraced House
Last Sold Date:	12/12/2014	14/03/2002	21/12/1998	
Last Sold Price:	£224,600	£134,500	£59,950	
<b>24, Mickleton Road, Coventry, CV5 6PQ</b>				Terraced House
Last Sold Date:	14/04/2014	21/01/2008		
Last Sold Price:	£225,000	£220,000		
<b>76, Mickleton Road, Coventry, CV5 6PQ</b>				Semi-detached House
Last Sold Date:	20/08/2013	04/01/2010	14/11/2002	
Last Sold Price:	£310,000	£318,000	£222,000	
<b>82, Mickleton Road, Coventry, CV5 6PQ</b>				Semi-detached House
Last Sold Date:	20/12/2011	18/10/2002	22/04/1997	
Last Sold Price:	£320,000	£198,000	£92,500	
<b>26, Mickleton Road, Coventry, CV5 6PQ</b>				Terraced House
Last Sold Date:	30/09/2010	27/11/2003		
Last Sold Price:	£142,000	£114,000		
<b>80, Mickleton Road, Coventry, CV5 6PQ</b>				Semi-detached House
Last Sold Date:	14/05/2010			
Last Sold Price:	£245,000			
<b>74, Mickleton Road, Coventry, CV5 6PQ</b>				Semi-detached House
Last Sold Date:	09/11/2007			
Last Sold Price:	£325,000			
<b>28, Mickleton Road, Coventry, CV5 6PQ</b>				Terraced House
Last Sold Date:	26/06/2007	10/04/2002	13/06/1997	
Last Sold Price:	£147,950	£66,000	£41,500	

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

# Market Sold in Street



<b>62, Mickleton Road, Coventry, CV5 6PQ</b>	Semi-detached House
Last Sold Date: 28/02/2003	
Last Sold Price: £146,000	
<b>8, Mickleton Road, Coventry, CV5 6PQ</b>	Terraced House
Last Sold Date: 31/05/2002	
Last Sold Price: £115,000	
<b>30, Mickleton Road, Coventry, CV5 6PQ</b>	Terraced House
Last Sold Date: 24/11/2000	
Last Sold Price: £67,000	
<b>14, Mickleton Road, Coventry, CV5 6PQ</b>	Terraced House
Last Sold Date: 16/07/1999	23/03/1995
Last Sold Price: £52,000	£39,000
<b>6, Mickleton Road, Coventry, CV5 6PQ</b>	Terraced House
Last Sold Date: 16/04/1998	
Last Sold Price: £53,000	
<b>42, Mickleton Road, Coventry, CV5 6PQ</b>	Terraced House
Last Sold Date: 31/03/1995	
Last Sold Price: £42,000	

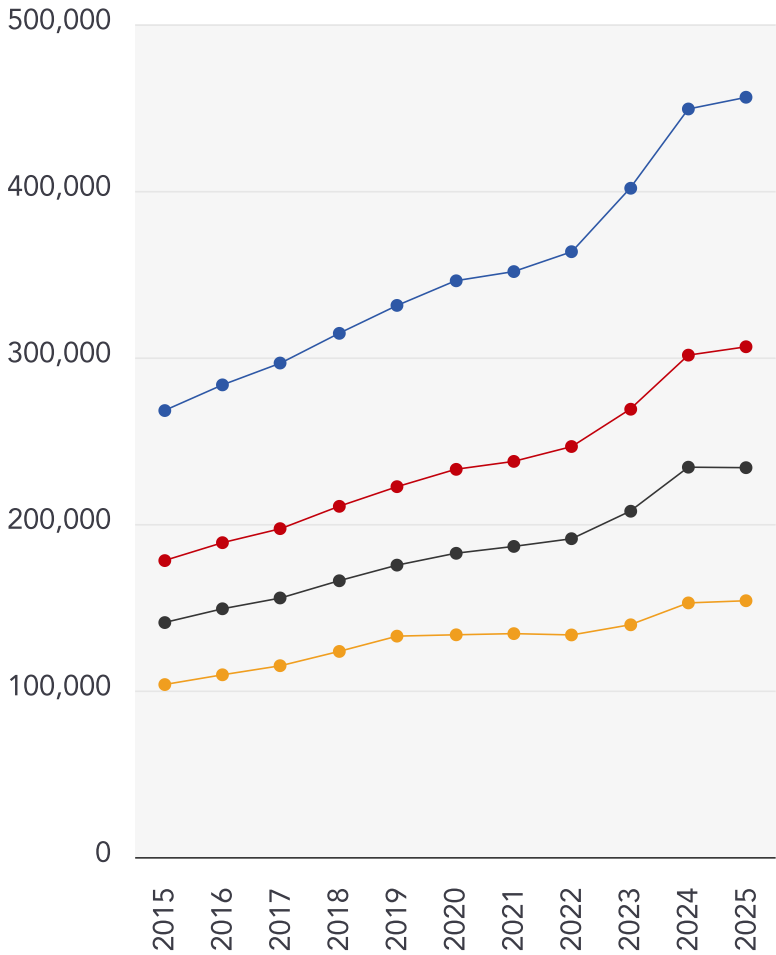
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

**+70.17%**

Semi-Detached

**+72.14%**

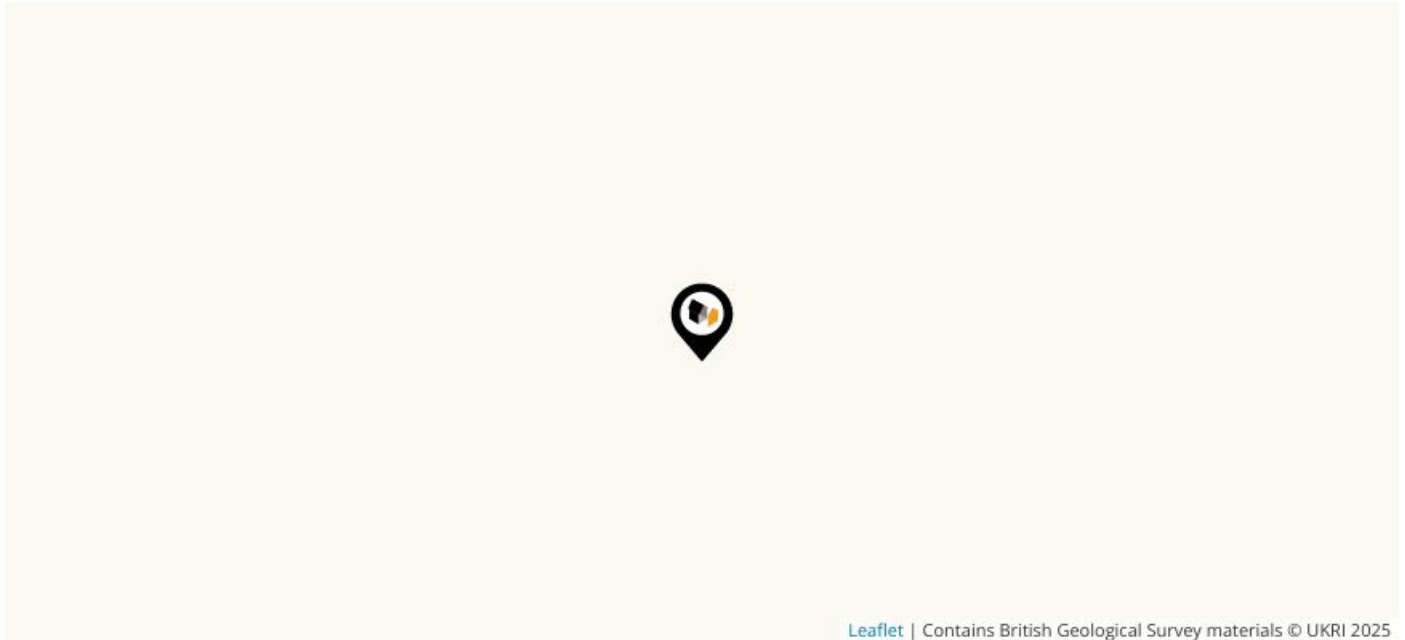
Terraced

**+66.07%**

Flat

**+48.62%**

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.

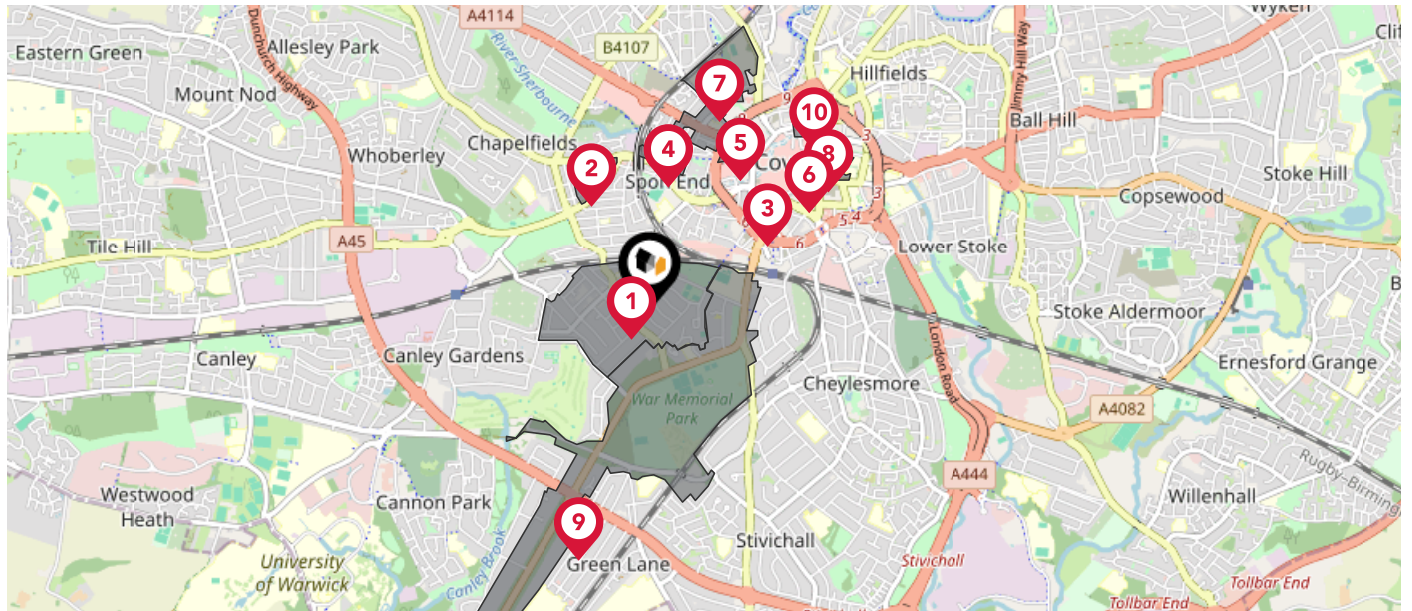


# Maps

## 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

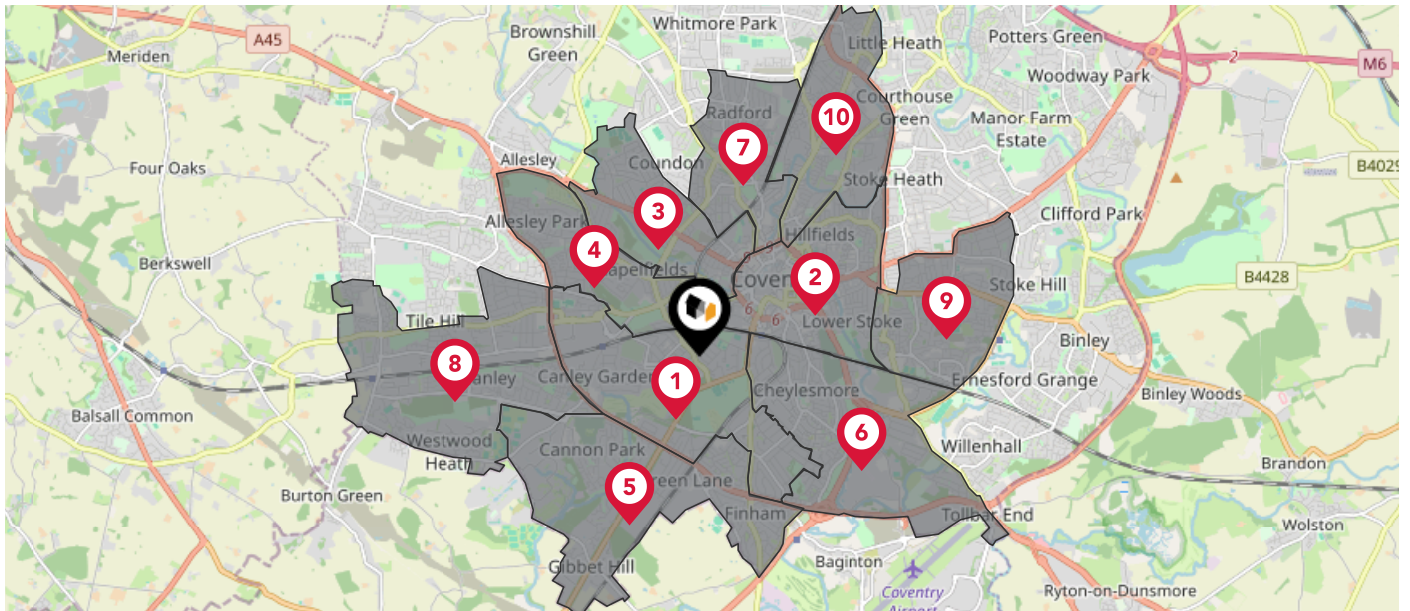
- 1 Earlsdon
- 2 Chapelfields
- 3 Greyfriars Green
- 4 Spon End
- 5 Spon Street
- 6 High Street
- 7 Naul's Mill
- 8 Hill Top and Cathedral
- 9 Kenilworth Road
- 10 Lady Herbert's Garden

# Maps











## Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

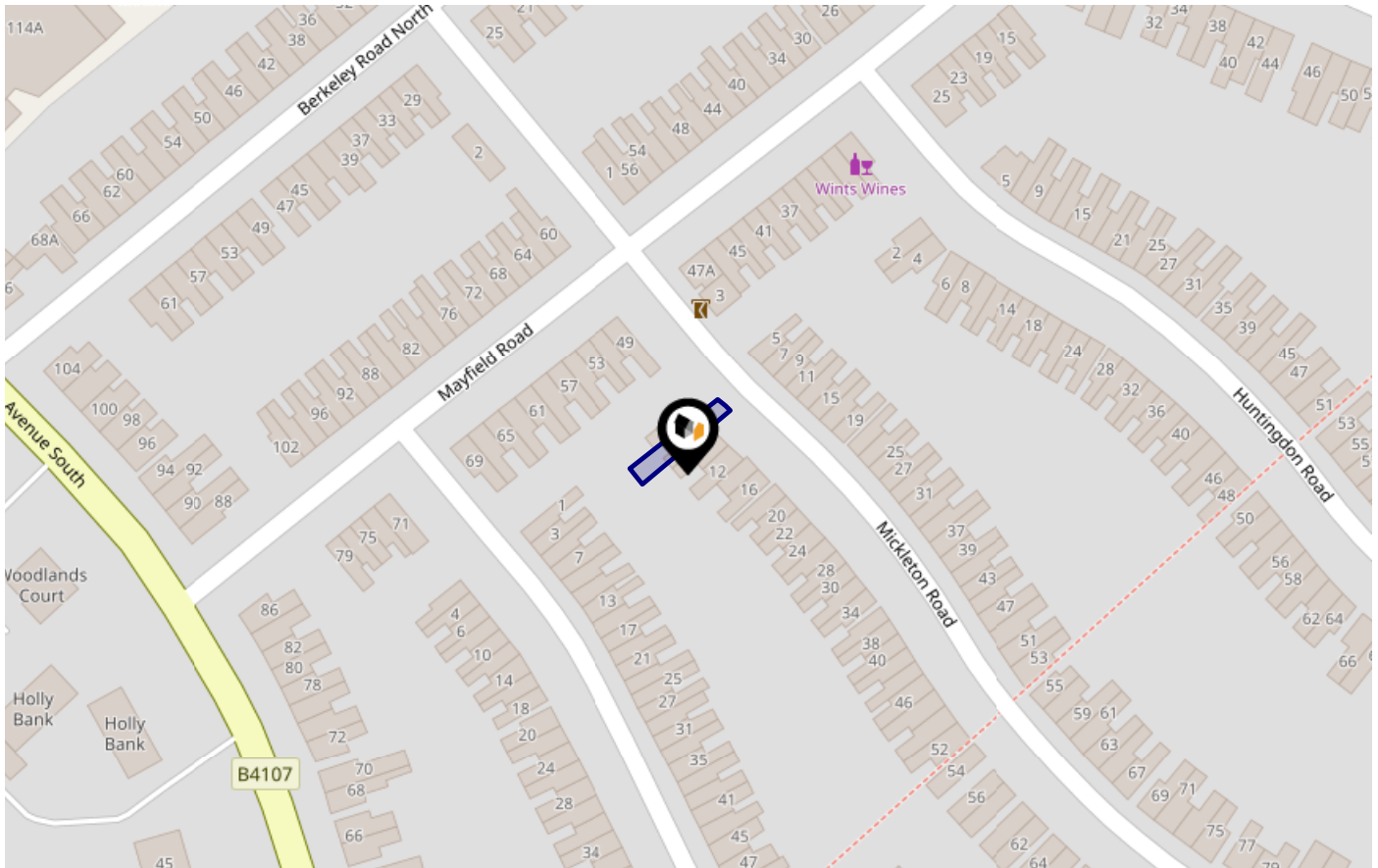
-  Earlsdon Ward
-  St. Michael's Ward
-  Sherbourne Ward
-  Whoberley Ward
-  Wainbody Ward
-  Cheylesmore Ward
-  Radford Ward
-  Westwood Ward
-  Lower Stoke Ward
-  Foleshill Ward

# 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:

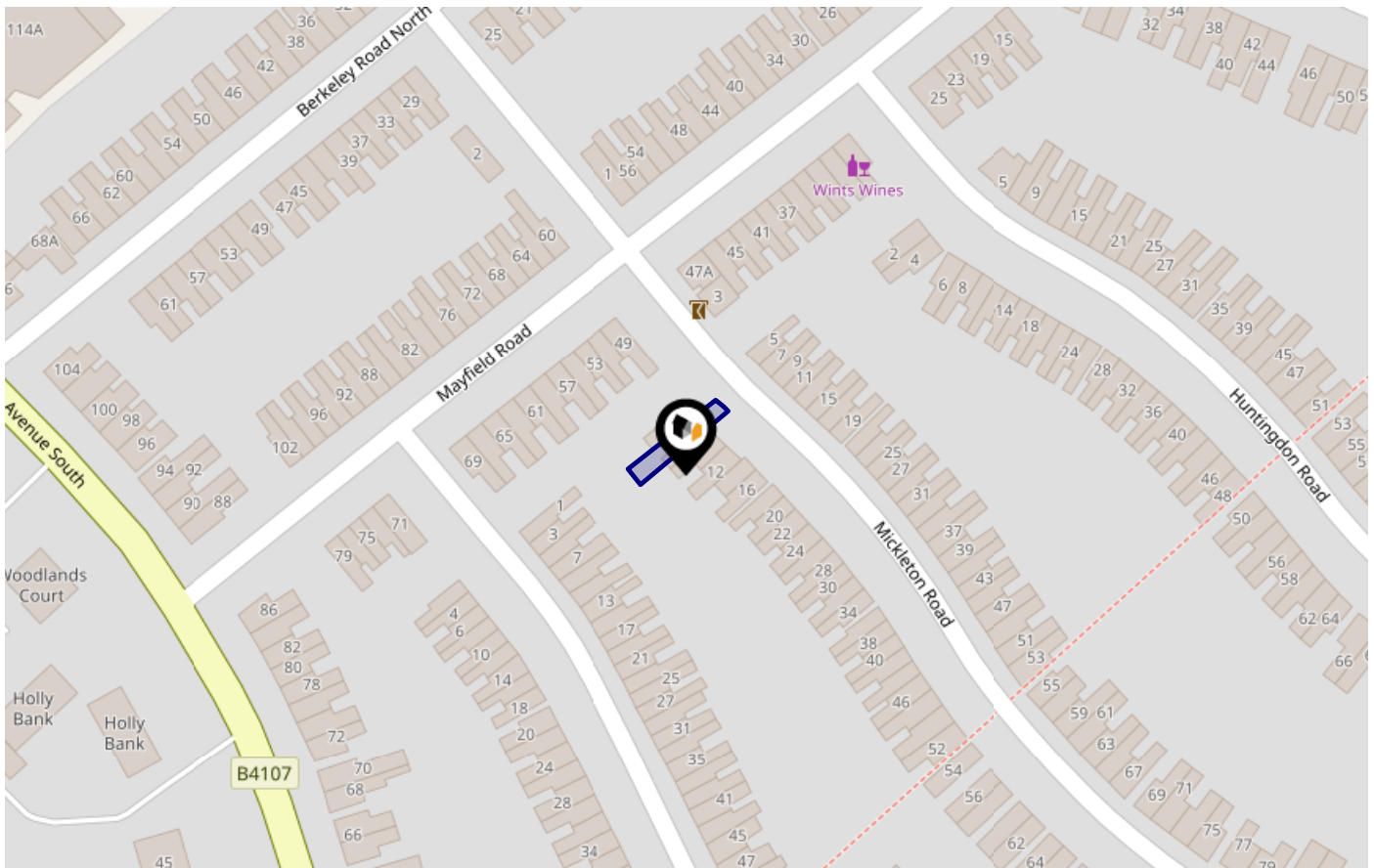


# Flood Risk

## 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:

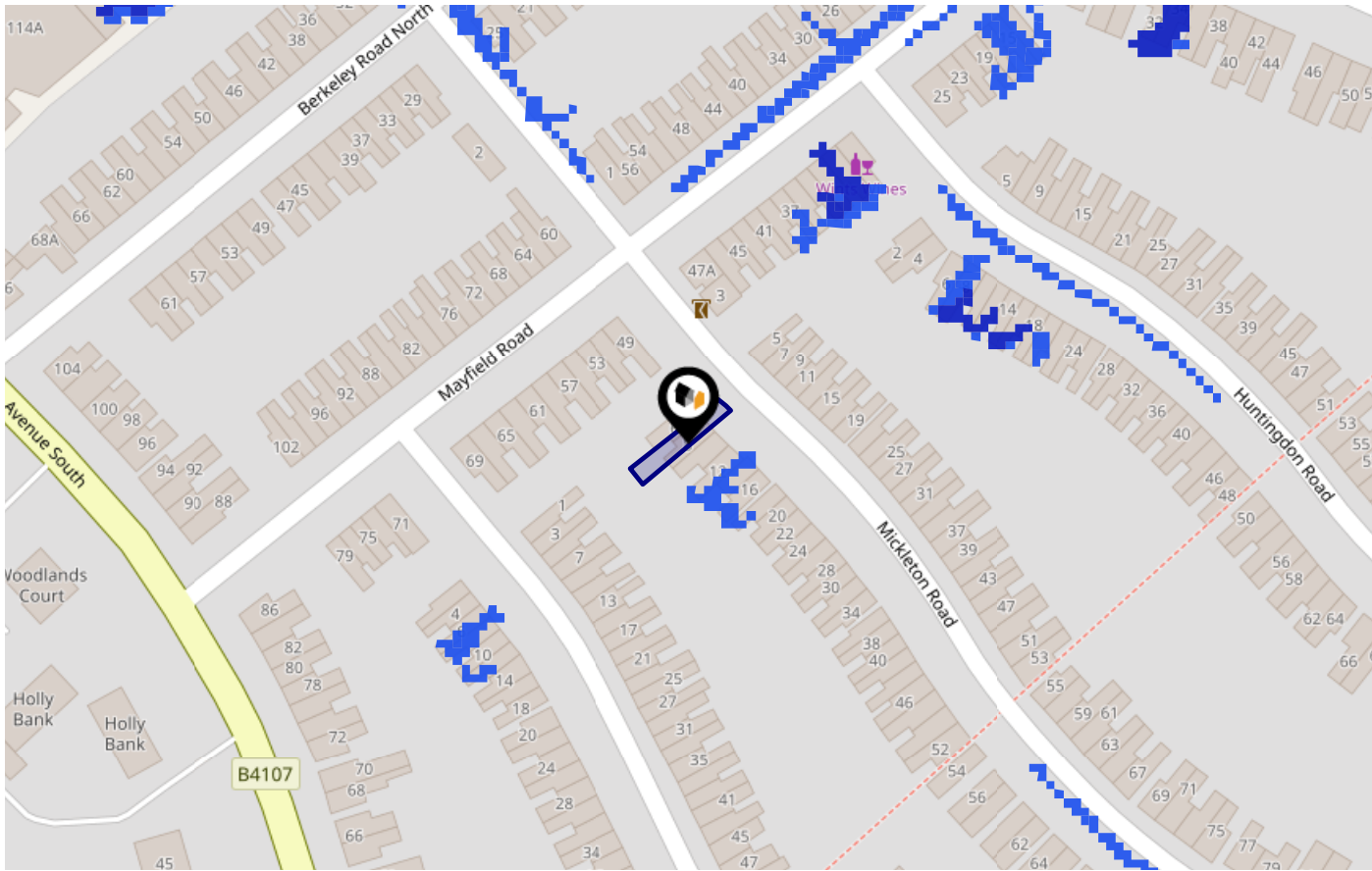


# Flood Risk

## 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.

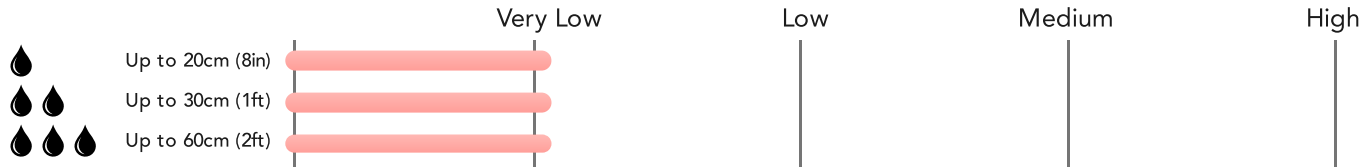


**Risk Rating: Very low**

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Chance of flooding to the following depths at this property:

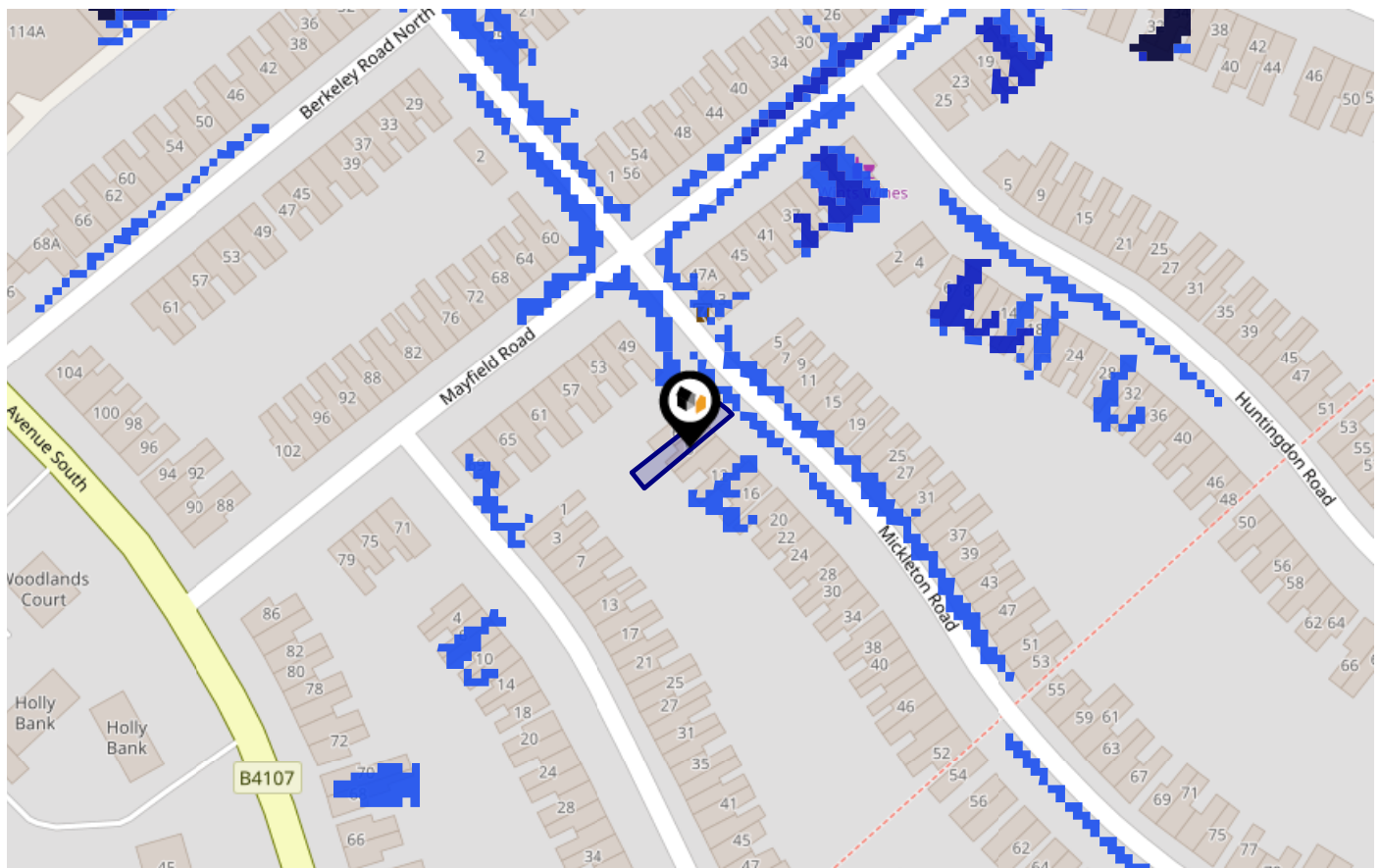


# Flood Risk

## 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.
- 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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- 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:

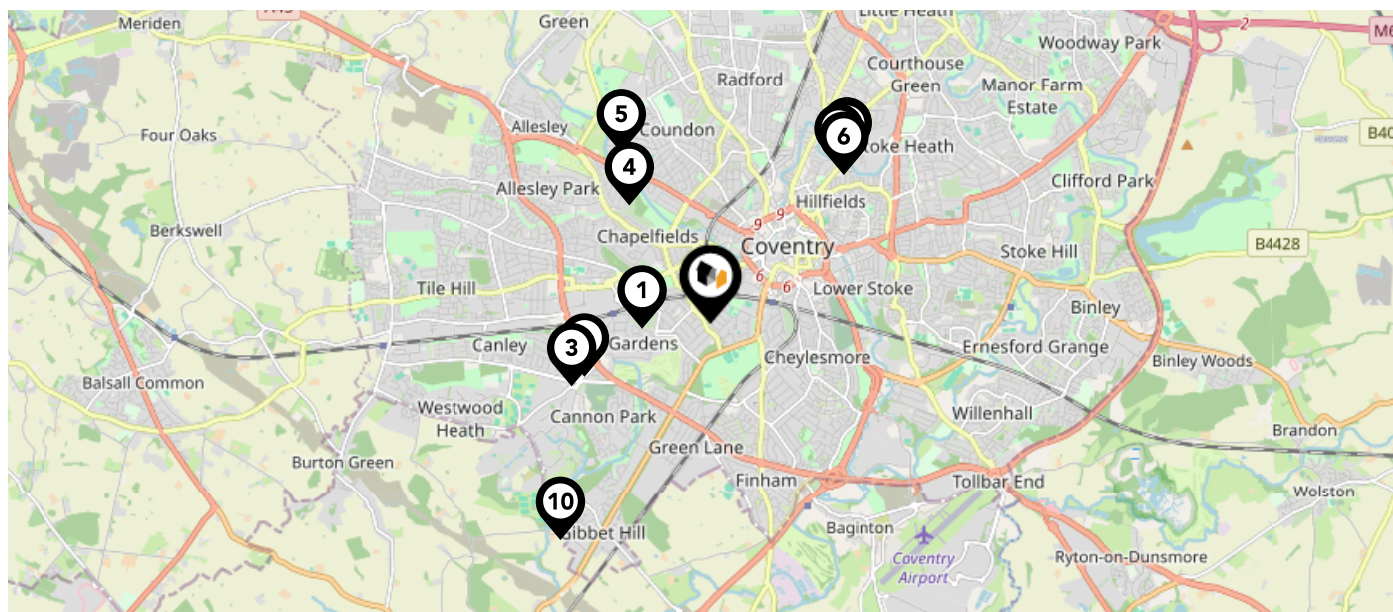


# Maps

## Landfill Sites



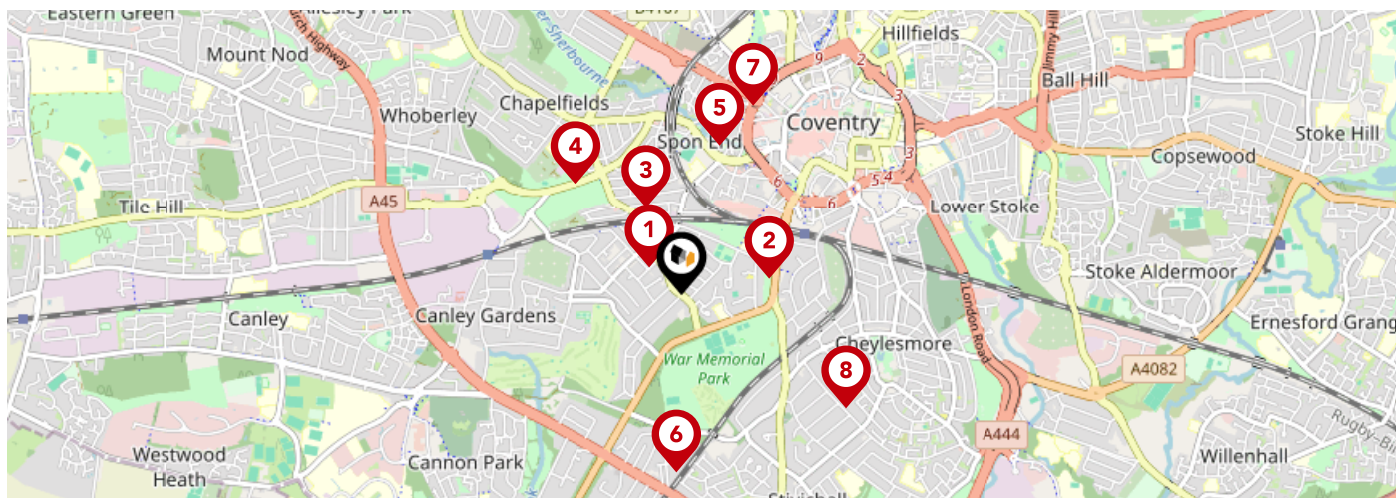
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill
<b>2</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill
<b>3</b>	Prior Deram Park-Canley, Coventry	Historic Landfill
<b>4</b>	Holyhead Road-Coundon, Coventry	Historic Landfill
<b>5</b>	Coundon Social Club-Coundon, Coventry	Historic Landfill
<b>6</b>	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
<b>7</b>	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill
<b>8</b>	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
<b>9</b>	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
<b>10</b>	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill

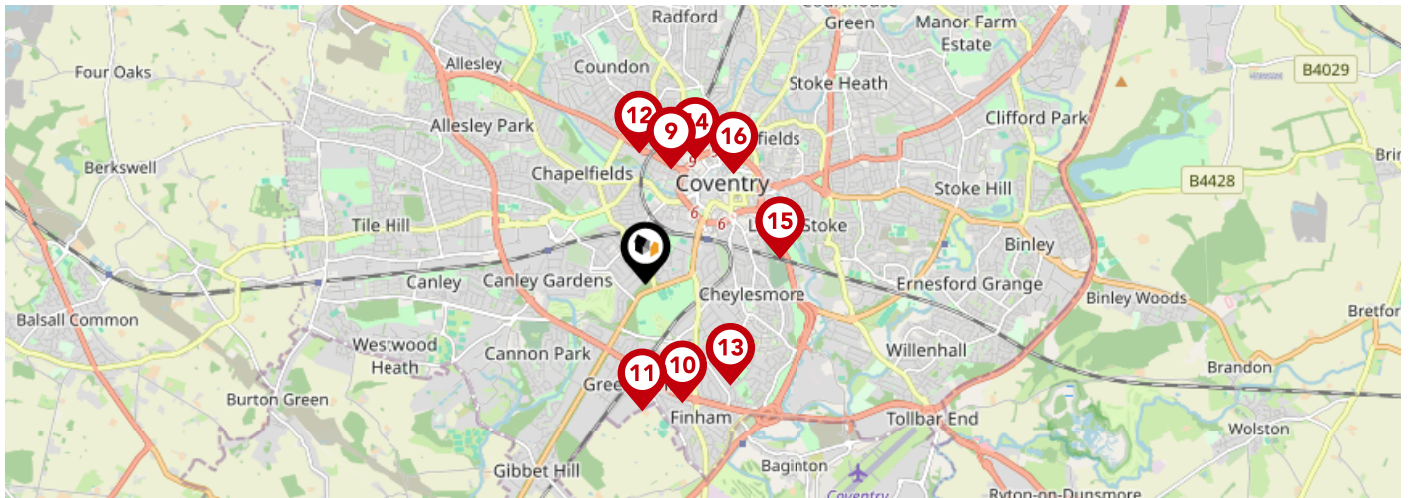
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.19	<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:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

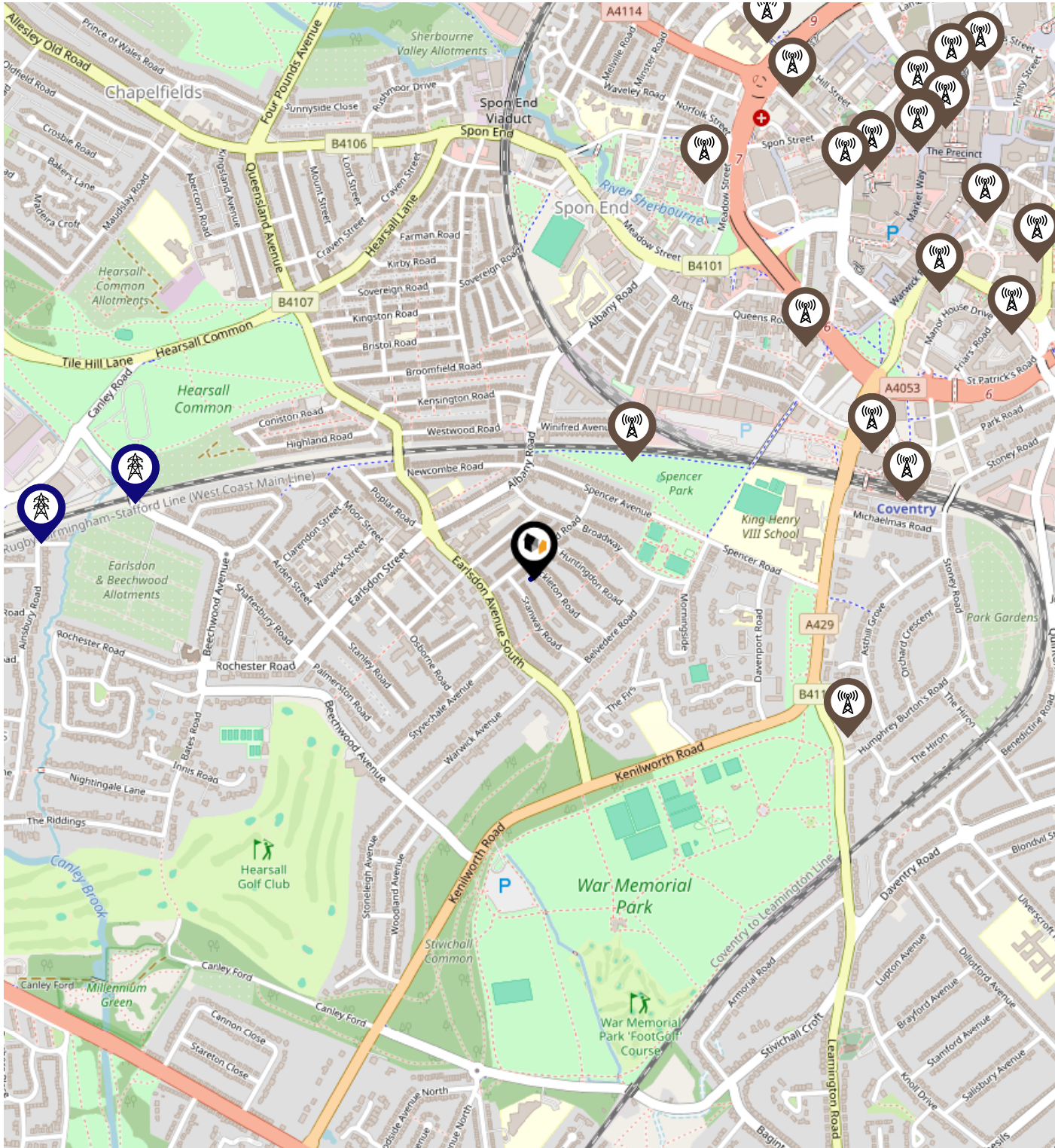


# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.28	<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

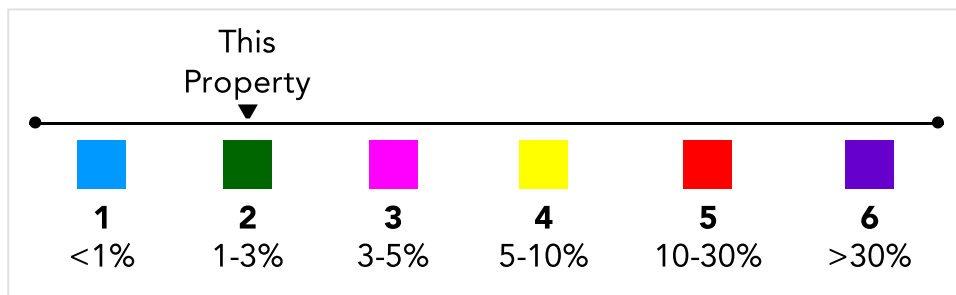
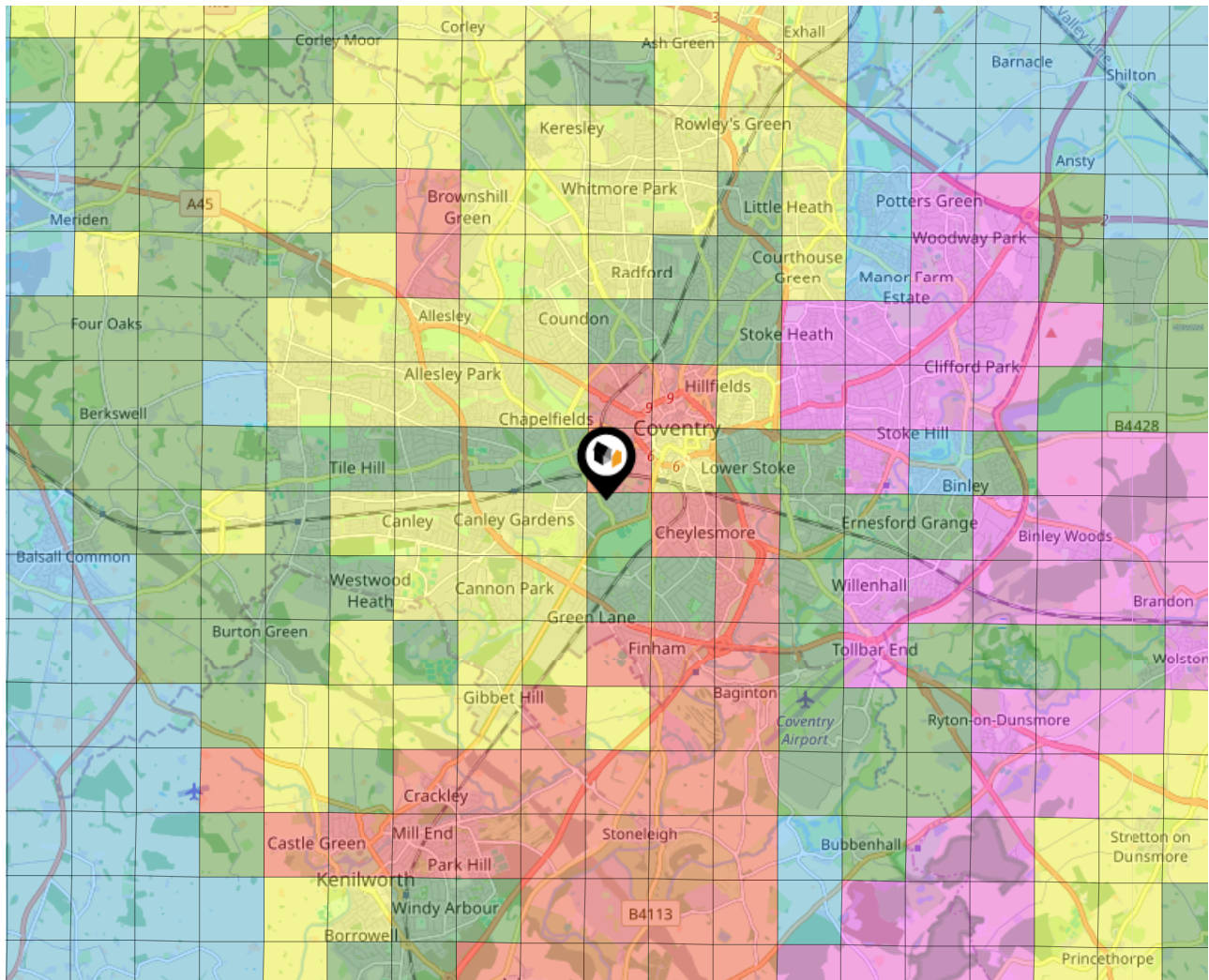
# Environment

## Radon Gas



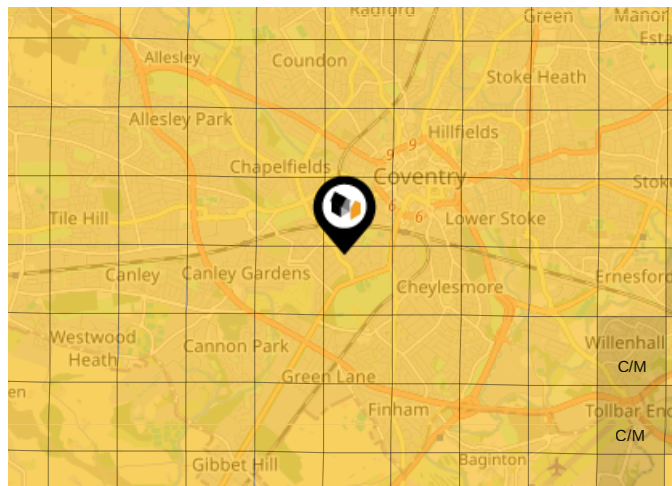
### What is Radon?

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



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

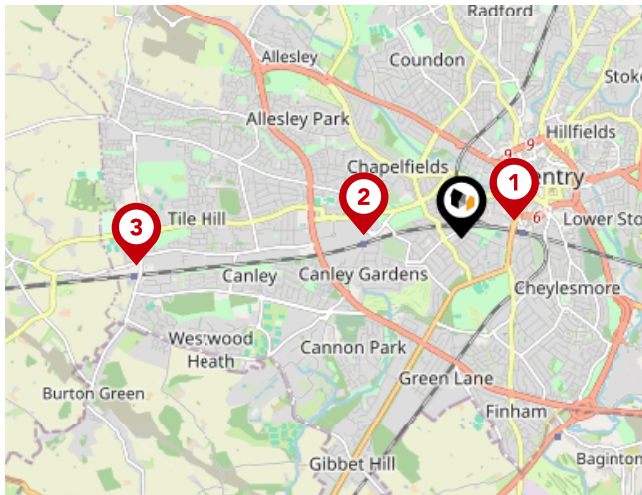
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

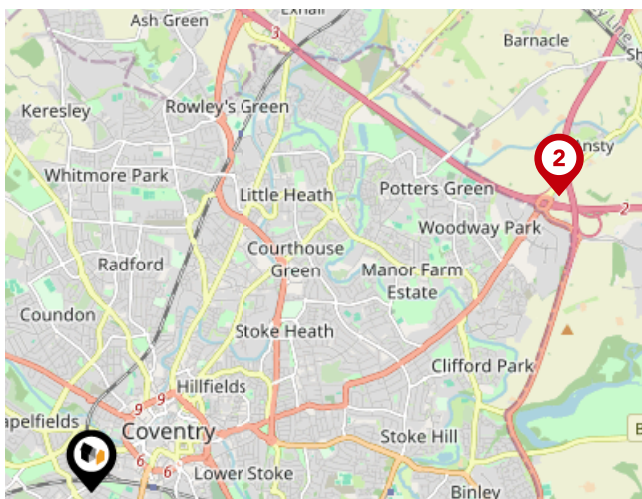
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



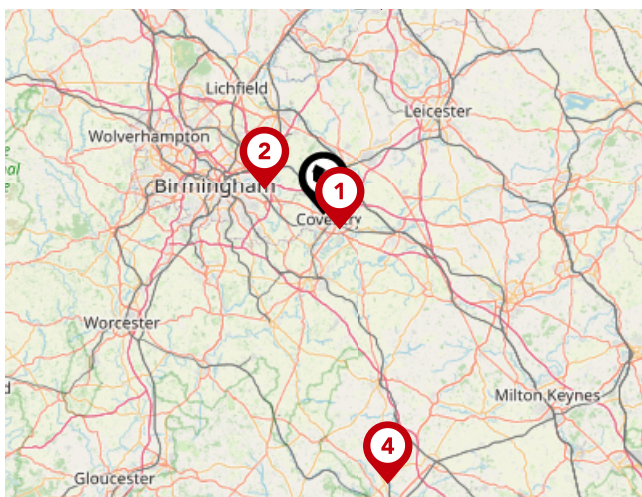
## National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.5 miles
2	Canley Rail Station	0.88 miles
3	Tile Hill Rail Station	2.95 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.65 miles
2	M6 J2	5.01 miles
3	M40 J14	10.17 miles
4	M40 J15	10.27 miles
5	M6 J3A	8.52 miles

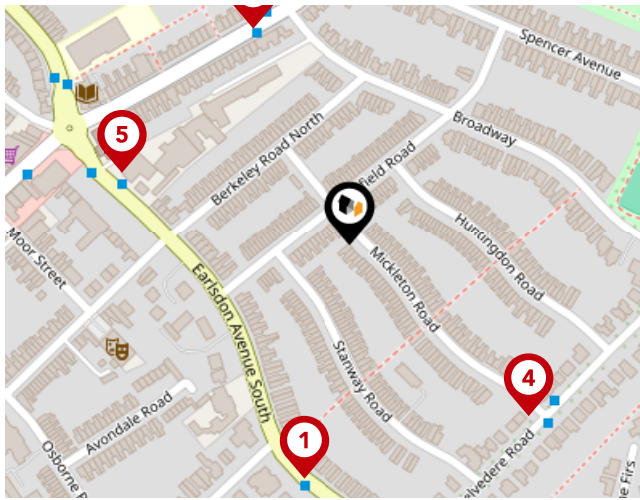


## Airports/Helipads

Pin	Name	Distance
1	Baginton	3.07 miles
2	Birmingham Airport	9.4 miles
3	East Mids Airport	30.71 miles
4	Kidlington	40.28 miles

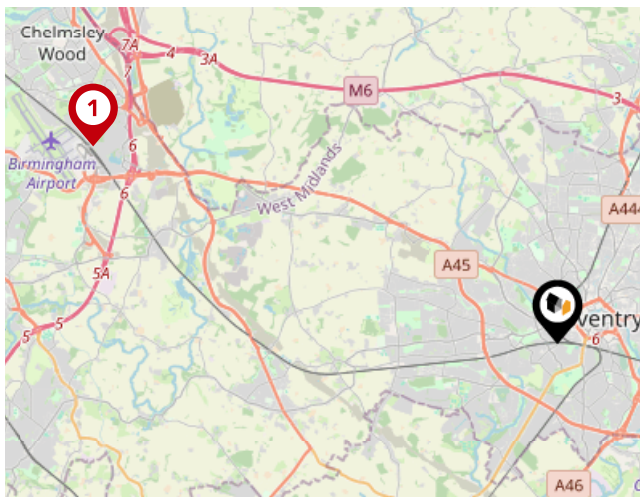
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Warwick Avenue	0.13 miles
2	Broadway	0.13 miles
3	Broadway	0.14 miles
4	Mickleton Rd	0.14 miles
5	Elsie Jones House	0.13 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.14 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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