



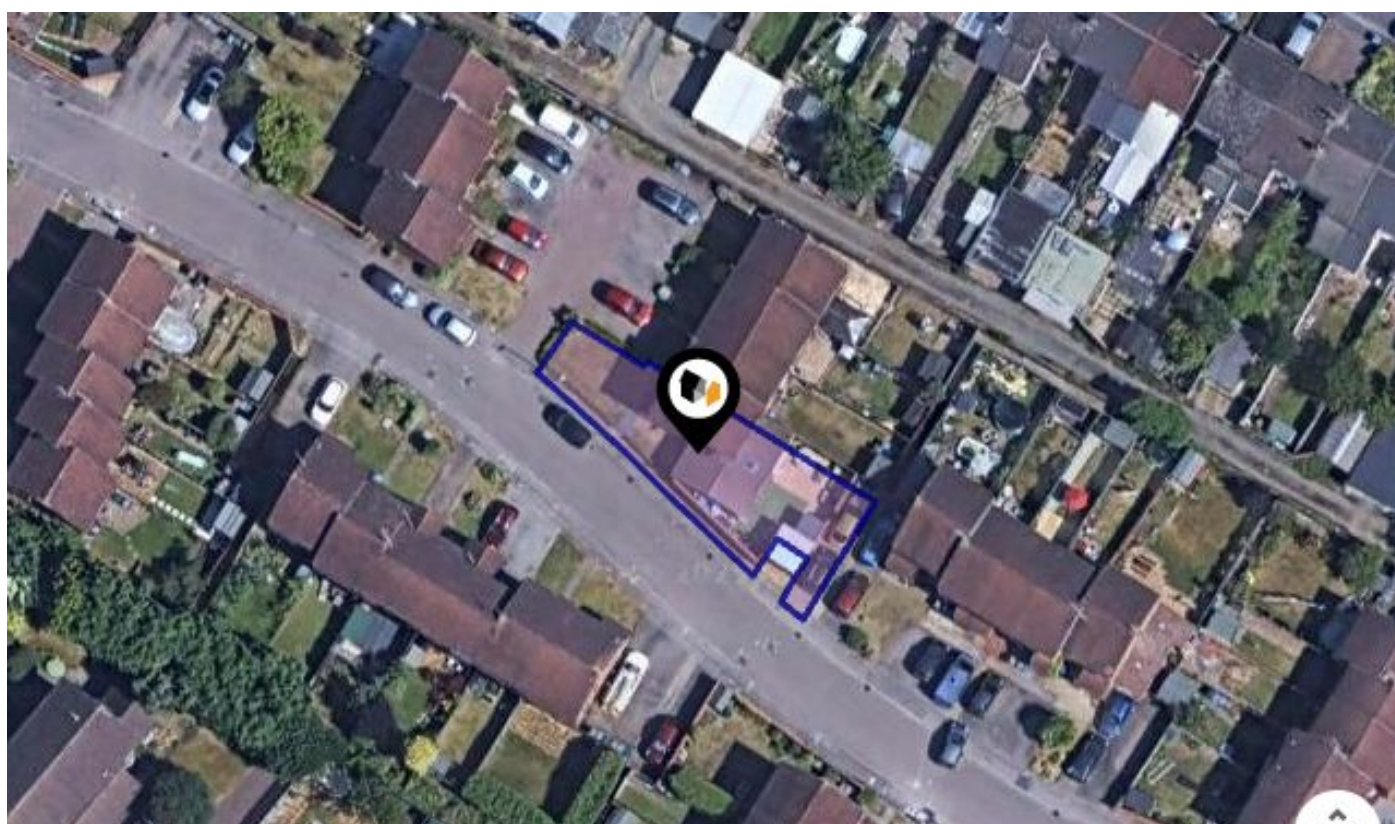
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th March 2025



BAKERS LANE, COVENTRY, CV5

OIRO : £330,000

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

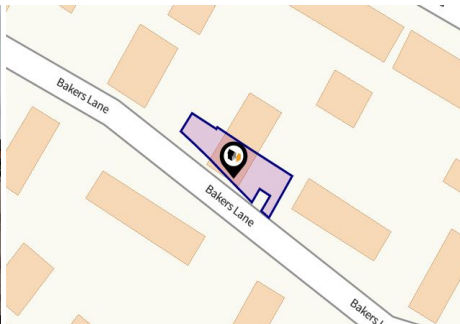


Dear Buyers & Interested Parties

Your property details in brief.....

A superb extended three bedroom end of terrace home
Sensational open plan kitchen dining & family room extension
Spacious sitting room & additional ground floor studio/office
Ground floor cloakroom & first floor family bathroom
Driveway parking for two vehicles with further potential driveway
Private & low maintenance, sunny rear gardens
"Turn key", immaculate presentation throughout
EPC Rating TBC, Total 1051Sq.Ft or 97.6 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

Type:	Terraced	OIRO:	£330,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,050 ft ² / 97 m ²		
Plot Area:	0.06 acres		
Year Built :	1995		
Council Tax :	Band C		
Annual Estimate:	£2,041		
Title Number:	WM619830		

Local Area

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

Planning History

This Address

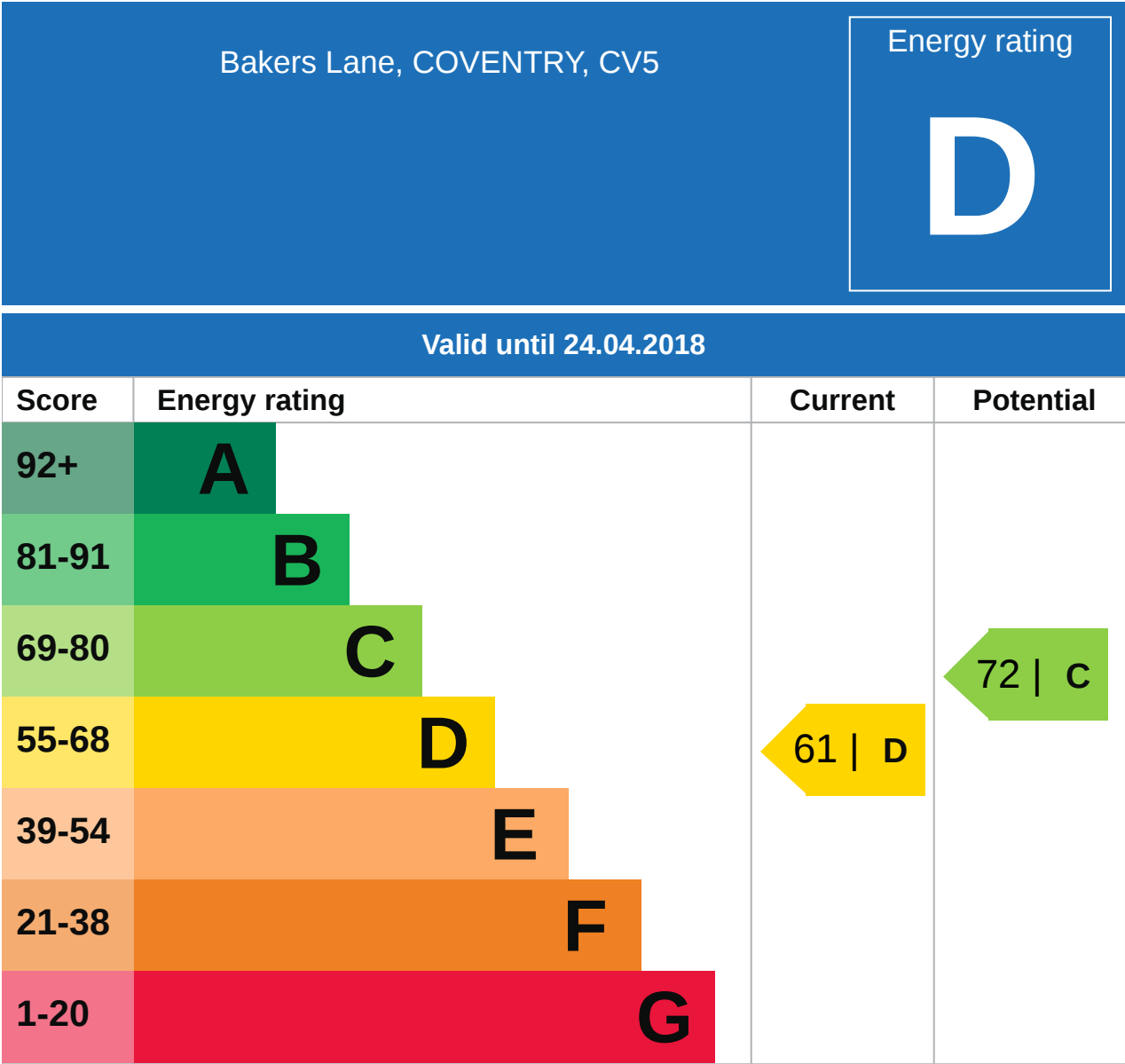


Planning records for: *Bakers Lane, Coventry, CV5*

Reference - FUL/2014/2997	
Decision:	APPROVED
Date:	08th September 2014
Description:	Erection of side and rear extension

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Walls:	Wall
Walls Energy:	Good
Roof:	Roof
Roof Energy:	Average
Window:	Window
Window Energy:	Good
Main Heating:	Main-Heating
Main Heating Energy:	Good
Main Heating Controls:	Main-Heating-Controls
Main Heating Controls Energy:	Poor
Hot Water System:	Hot-Water
Hot Water Energy Efficiency:	Good
Lighting:	Lighting
Lighting Energy:	Poor
Floors:	Floor
Secondary Heating:	Secondary-Heating
Secondary Heating Energy:	Very poor
Total Floor Area:	82 m ²

Market Sold in Street



78, Bakers Lane, Coventry, CV5 8PR					Flat-maisonette House
Last Sold Date:	06/12/2024	01/10/2004	27/11/1998	28/06/1996	
Last Sold Price:	£110,000	£89,500	£34,250	£38,995	
14, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	14/06/2024	31/07/2006			
Last Sold Price:	£238,000	£146,000			
36, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	08/12/2023	16/07/2021	30/03/2007	27/09/2002	20/08/1999
Last Sold Price:	£202,000	£167,500	£124,950	£82,500	£55,500
70, Bakers Lane, Coventry, CV5 8PR					Flat-maisonette House
Last Sold Date:	28/07/2023	12/01/2017	15/08/2005	20/11/2002	22/11/1996
Last Sold Price:	£112,000	£85,000	£89,000	£56,000	£38,950
66, Bakers Lane, Coventry, CV5 8PR					Flat-maisonette House
Last Sold Date:	20/05/2022	27/11/2007	10/02/2003	24/05/1996	
Last Sold Price:	£130,000	£112,000	£79,950	£43,995	
76, Bakers Lane, Coventry, CV5 8PR					Flat-maisonette House
Last Sold Date:	17/09/2021	10/01/2020	15/10/2004	02/05/2003	29/05/1996
Last Sold Price:	£130,000	£117,750	£98,500	£83,000	£43,995
48, Bakers Lane, Coventry, CV5 8PR					Semi-detached House
Last Sold Date:	30/04/2021	13/06/2017	30/04/2008	18/03/2005	
Last Sold Price:	£185,000	£165,500	£135,000	£123,000	
22, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	18/09/2020	19/05/2017	05/11/2015	30/07/2013	20/10/2000
Last Sold Price:	£189,950	£167,000	£135,000	£123,000	£60,000
18, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	31/03/2020	06/03/2015	24/05/2003	17/08/2001	30/08/1996
Last Sold Price:	£166,000	£118,000	£74,950	£69,995	£46,000
54, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	28/06/2019	21/12/2000	24/06/1999	29/03/1996	
Last Sold Price:	£164,000	£62,500	£58,950	£49,995	
16, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	10/11/2017	16/05/1997			
Last Sold Price:	£155,000	£51,750			
26, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	21/07/2017	21/09/2007	29/08/2003	01/12/2000	
Last Sold Price:	£155,000	£138,000	£93,000	£61,000	

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

Market Sold in Street



10, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	31/03/2017	22/06/2001			
Last Sold Price:	£161,000	£65,950			
64, Bakers Lane, Coventry, CV5 8PR					Flat-maisonette House
Last Sold Date:	23/09/2016	28/06/1996			
Last Sold Price:	£87,000	£38,950			
8, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	20/05/2016	15/11/2007			
Last Sold Price:	£152,500	£124,995			
2, Bakers Lane, Coventry, CV5 8PR					Semi-detached House
Last Sold Date:	31/03/2016	16/07/2008	31/05/2002	02/06/1998	
Last Sold Price:	£165,500	£151,000	£99,950	£68,500	
6, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	12/10/2015				
Last Sold Price:	£148,000				
50, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	20/12/2013	14/09/2001	11/02/2000	22/09/1995	
Last Sold Price:	£127,500	£78,500	£59,950	£53,500	
44, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	16/08/2013	20/03/2008	27/02/2004	23/07/1998	
Last Sold Price:	£118,000	£124,995	£102,000	£52,000	
4, Bakers Lane, Coventry, CV5 8PR					Semi-detached House
Last Sold Date:	22/05/2013	22/07/2005	22/10/2002	27/04/2001	
Last Sold Price:	£123,500	£125,000	£95,000	£72,000	
38, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	01/08/2011				
Last Sold Price:	£112,000				
32, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	07/01/2010	30/03/1999			
Last Sold Price:	£142,000	£60,000			
58, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	27/01/2006	11/08/2000	27/11/1998	28/06/1996	
Last Sold Price:	£135,000	£78,000	£65,500	£62,500	
28, Bakers Lane, Coventry, CV5 8PR					Terraced House
Last Sold Date:	08/10/2004				
Last Sold Price:	£119,950				

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

Market Sold in Street



42, Bakers Lane, Coventry, CV5 8PR				Terraced House
Last Sold Date:		16/07/2004		
Last Sold Price:		£130,000		
40, Bakers Lane, Coventry, CV5 8PR				Terraced House
Last Sold Date:		25/06/2004		
Last Sold Price:		£140,000		
60, Bakers Lane, Coventry, CV5 8PR				Terraced House
Last Sold Date:		02/02/2004	27/06/1996	
Last Sold Price:		£107,000	£52,950	
34, Bakers Lane, Coventry, CV5 8PR				Terraced House
Last Sold Date:		06/11/2002	28/04/2000	15/09/1995
Last Sold Price:		£105,000	£69,500	£58,500
30, Bakers Lane, Coventry, CV5 8PR				Terraced House
Last Sold Date:		15/03/2002	07/08/1998	
Last Sold Price:		£69,995	£51,000	
74, Bakers Lane, Coventry, CV5 8PR				Flat-maisonette House
Last Sold Date:		31/01/2002	24/05/1996	
Last Sold Price:		£64,500	£43,995	
52, Bakers Lane, Coventry, CV5 8PR				Terraced House
Last Sold Date:		15/09/2000	18/10/1995	
Last Sold Price:		£60,000	£49,950	
72, Bakers Lane, Coventry, CV5 8PR				Flat-maisonette House
Last Sold Date:		02/06/2000	27/06/1996	
Last Sold Price:		£44,000	£38,950	
20, Bakers Lane, Coventry, CV5 8PR				Terraced House
Last Sold Date:		31/03/2000		
Last Sold Price:		£56,000		
24, Bakers Lane, Coventry, CV5 8PR				Terraced House
Last Sold Date:		16/09/1999		
Last Sold Price:		£72,000		
62, Bakers Lane, Coventry, CV5 8PR				Semi-detached House
Last Sold Date:		27/06/1996		
Last Sold Price:		£61,500		
68, Bakers Lane, Coventry, CV5 8PR				Flat-maisonette House
Last Sold Date:		24/05/1996		
Last Sold Price:		£43,995		

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

Market Sold in Street



56, Bakers Lane, Coventry, CV5 8PR		Terraced House
Last Sold Date:	25/08/1995	
Last Sold Price:	£53,500	

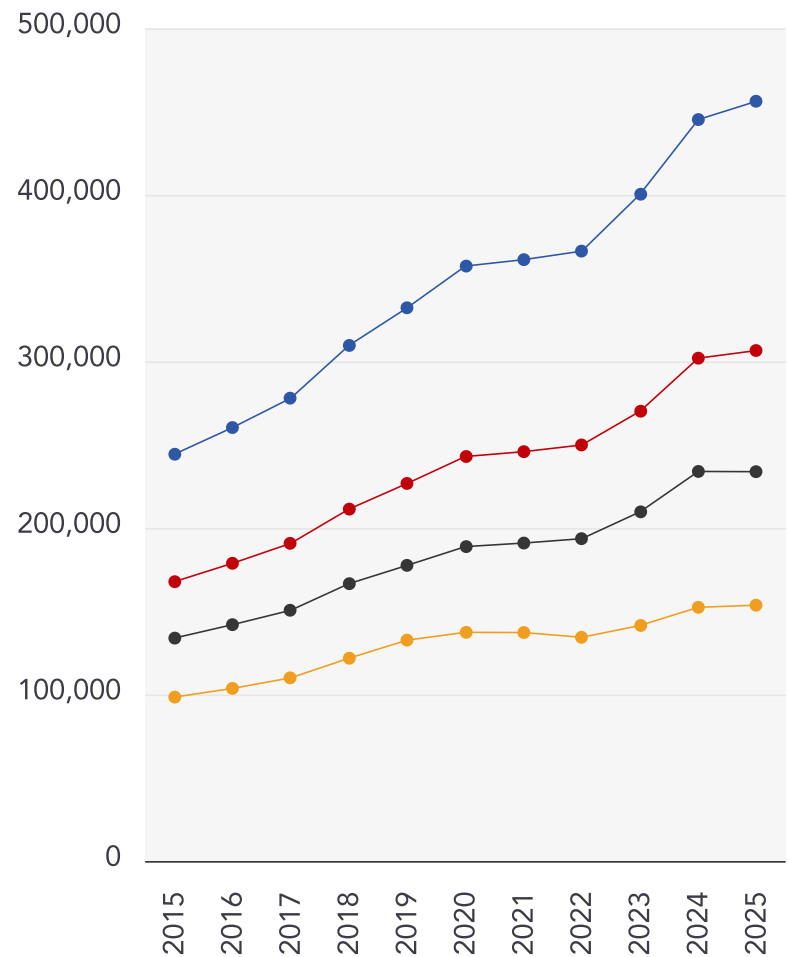
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

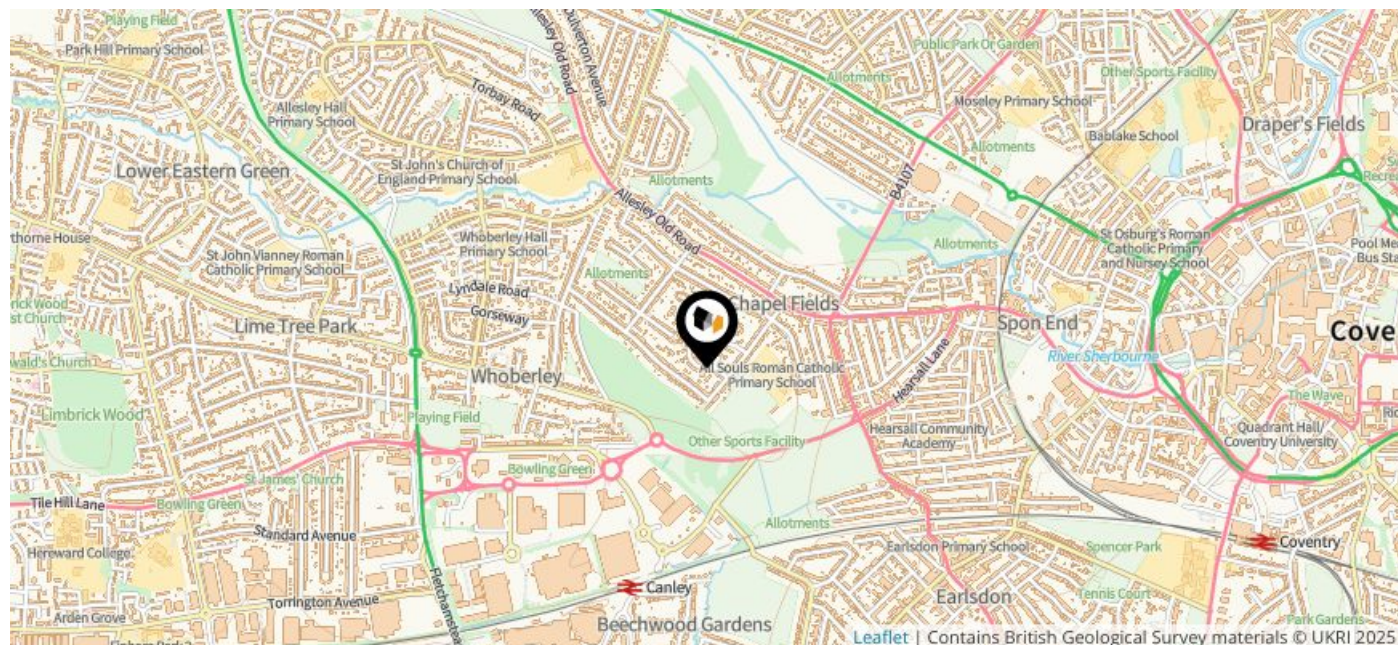
+56.09%

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.

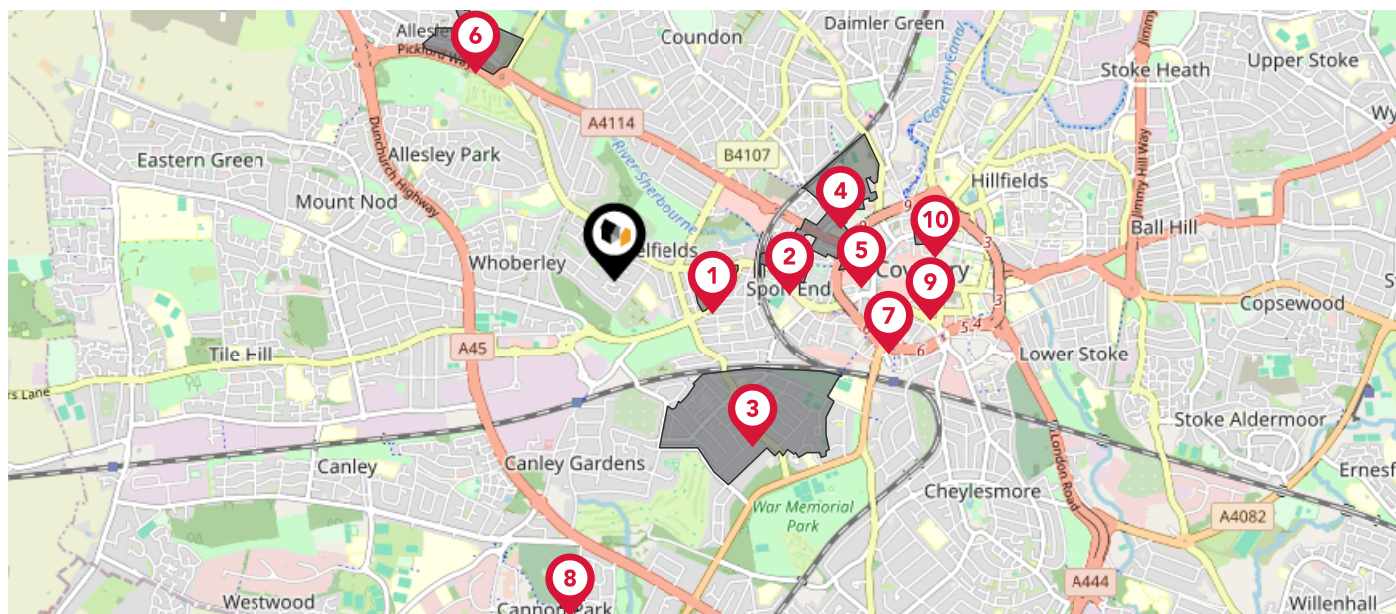
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Chapelfields



Spon End



Earlsdon



Naul's Mill



Spon Street



Allesley Village



Greyfriars Green



Ivy Farm Lane (Canley Hamlet)



High Street



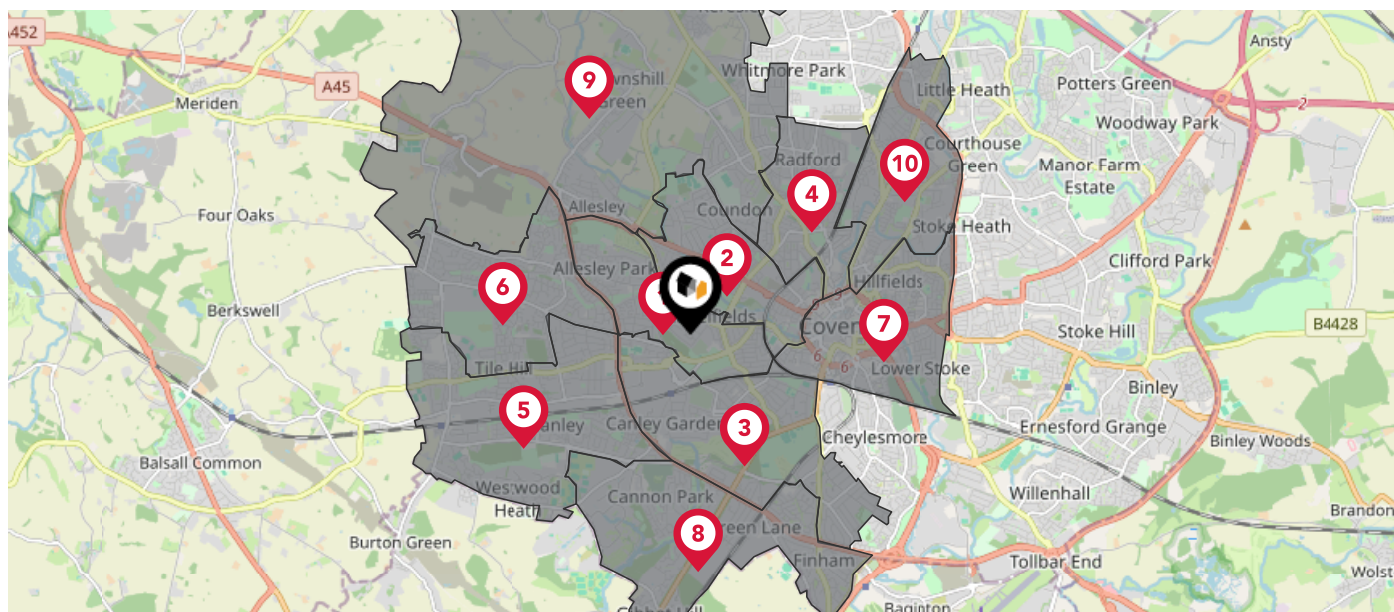
Lady Herbert's Garden

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

1

Whoberley Ward

2

Sherbourne Ward

3

Earlsdon Ward

4

Radford Ward

5

Westwood Ward

6

Woodlands Ward

7

St. Michael's Ward

8

Wainbody Ward

9

Bablake Ward

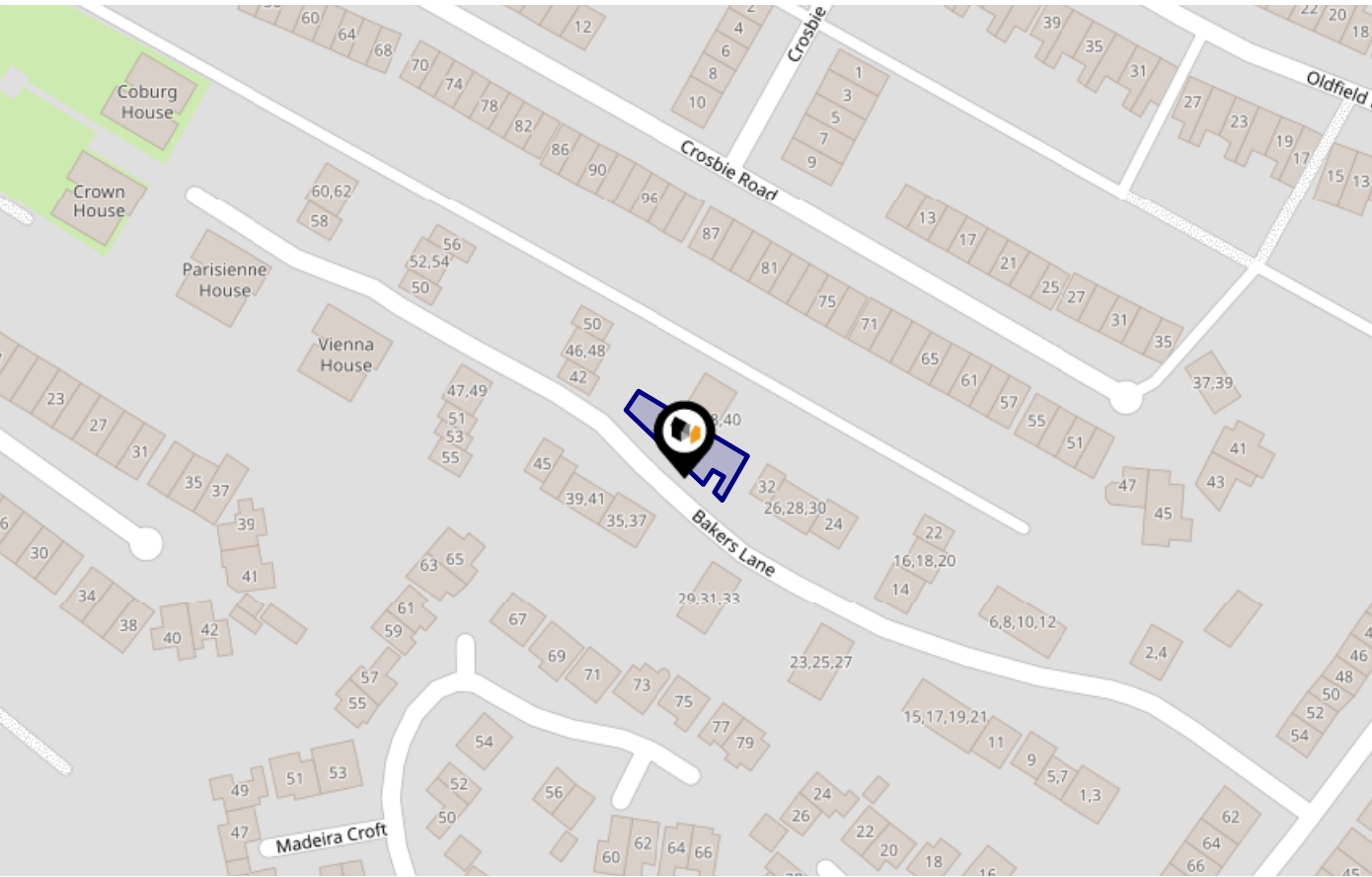
10

Foleshill Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

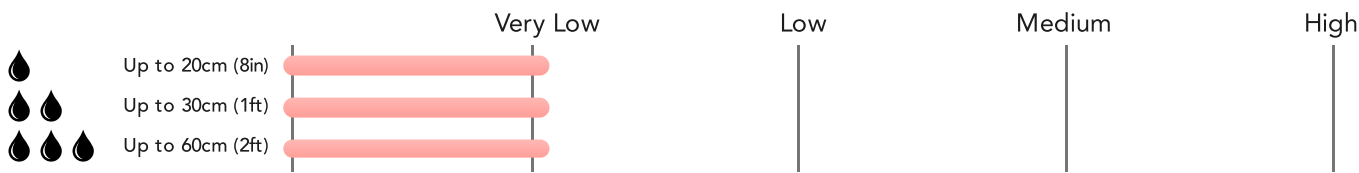


Risk Rating: Very low

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

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

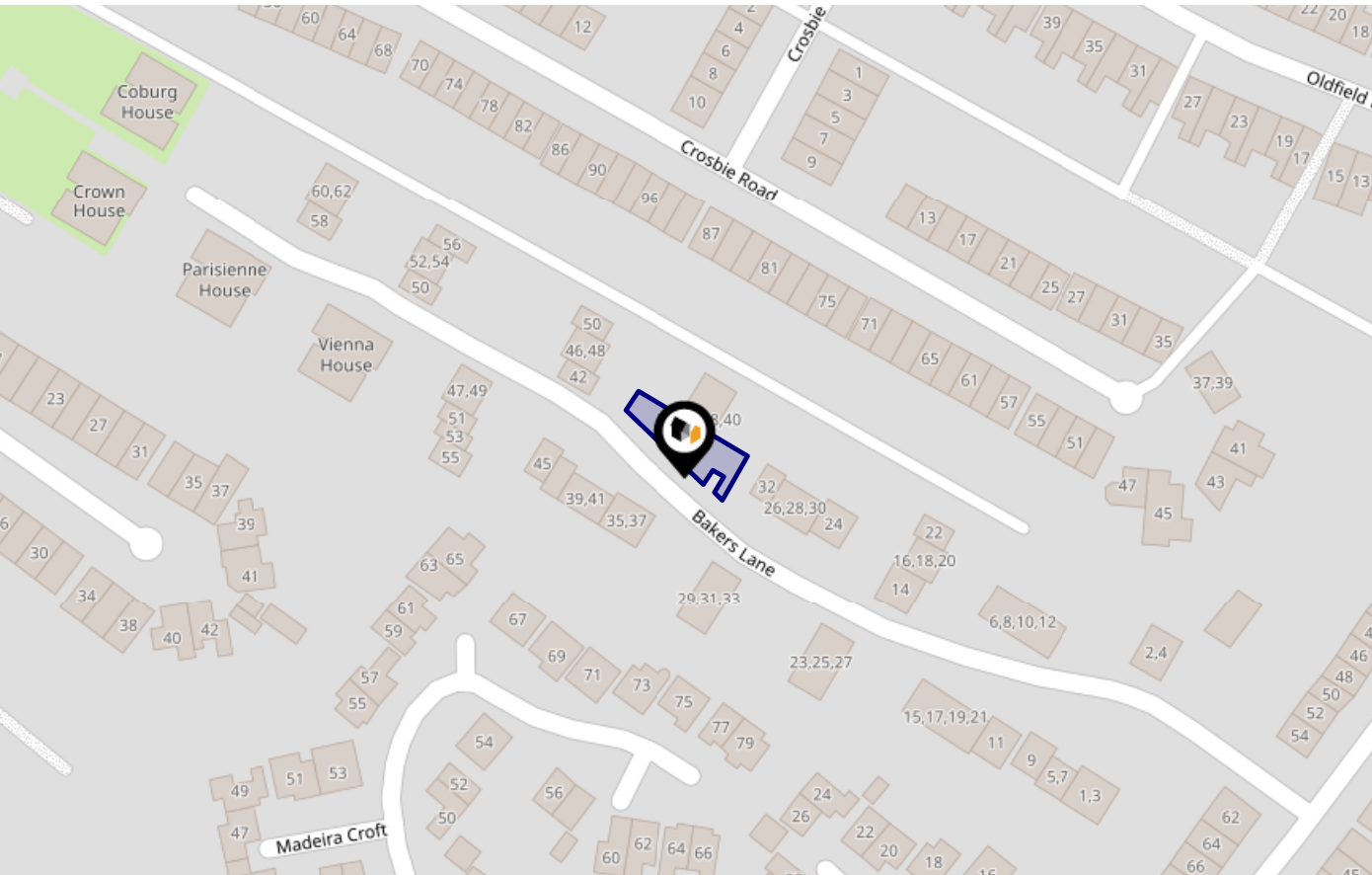
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

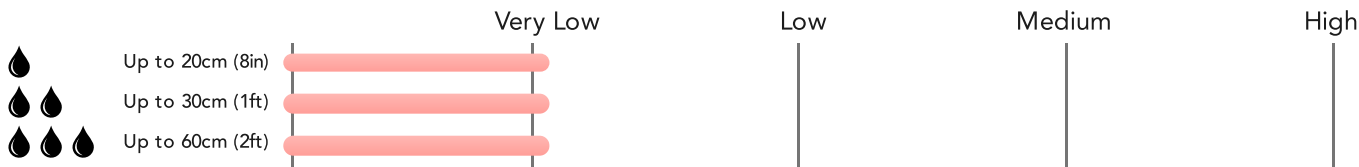


Risk Rating: Very low

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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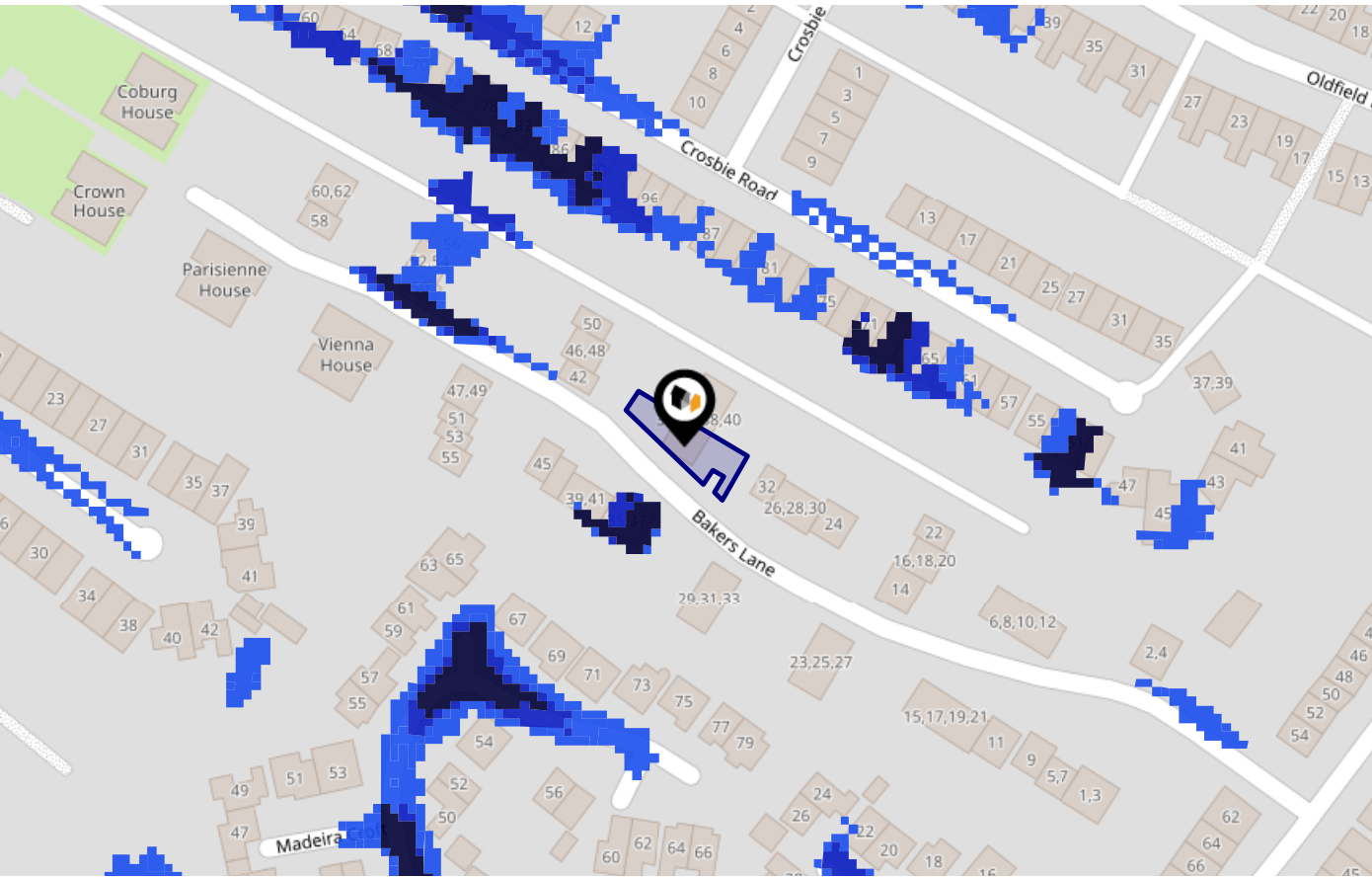
Chance of flooding to the following depths at this property:



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.

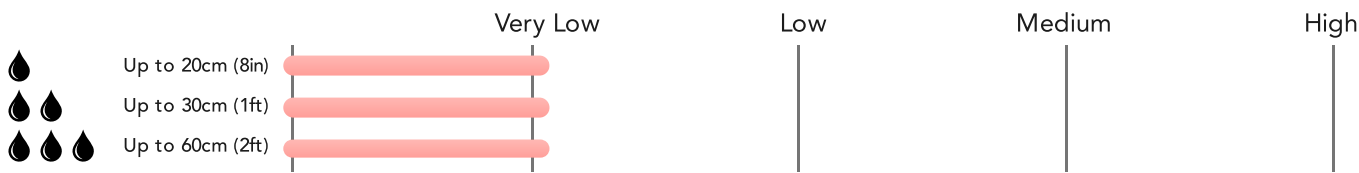


Risk Rating: Very low

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.

- 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:

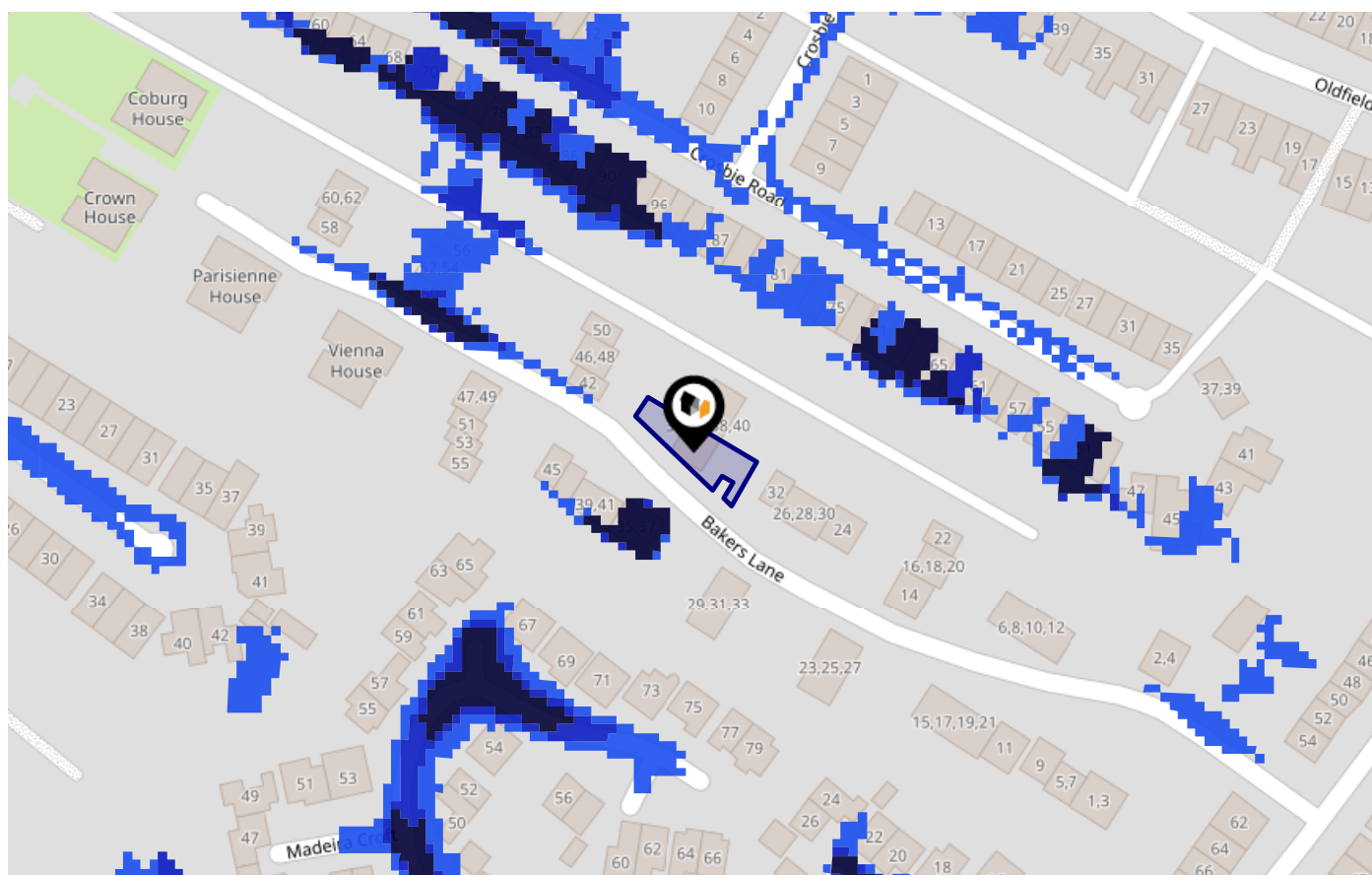


Flood Risk

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.

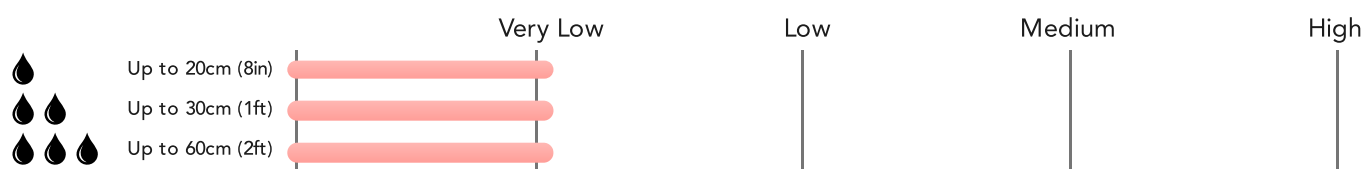


Risk Rating: Very low

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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Chance of flooding to the following depths at this property:

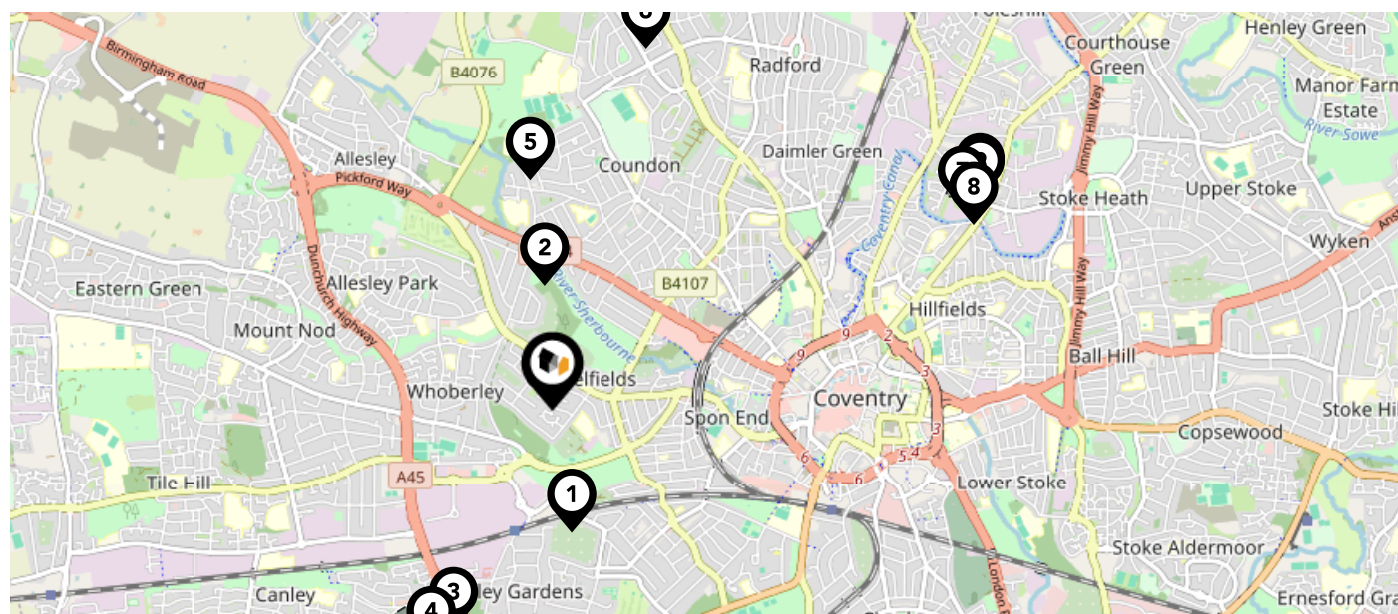


Maps

Landfill Sites



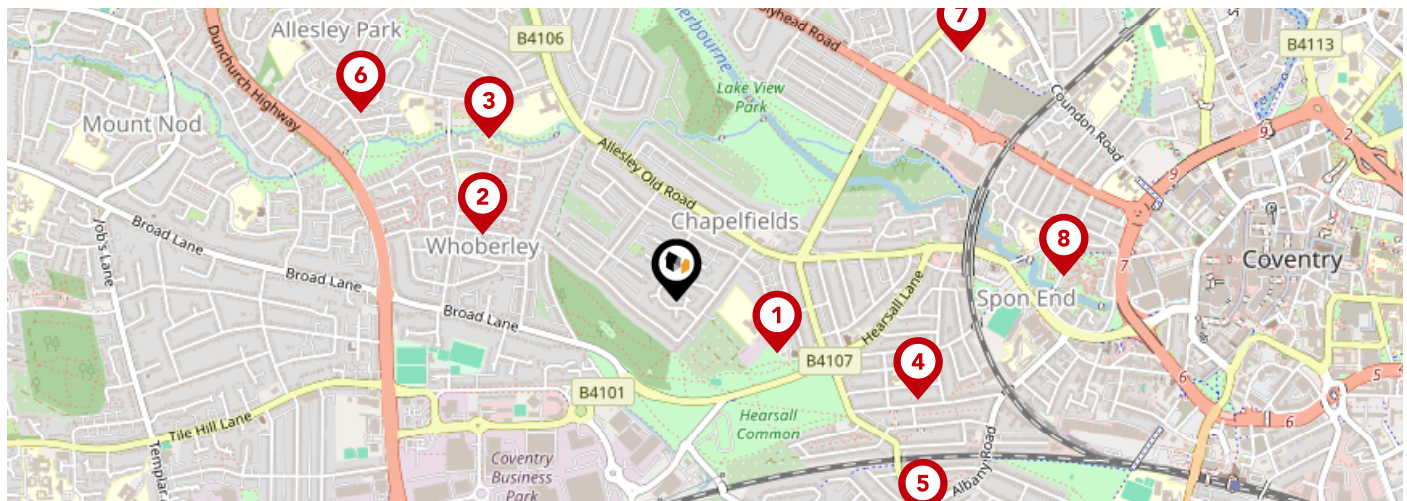
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



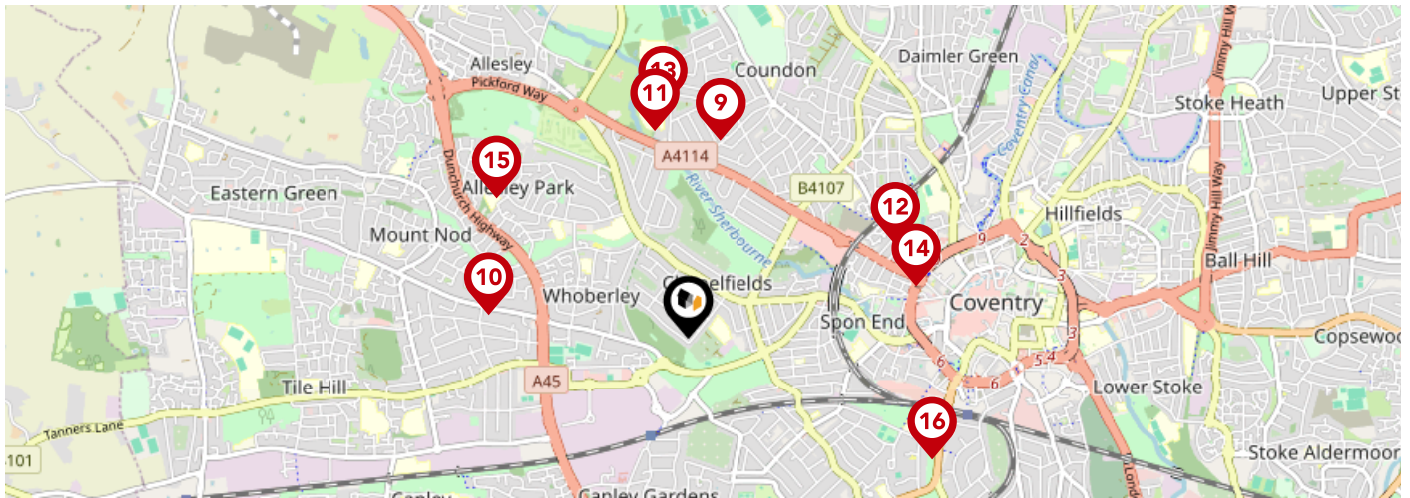
Nearby Landfill Sites









1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
3	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
5	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
6	Kelmscote Road-Coudon, Coventry	Historic Landfill	<input type="checkbox"/>
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill	<input type="checkbox"/>
8	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>
9	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	<input type="checkbox"/>
10	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>

Area Schools



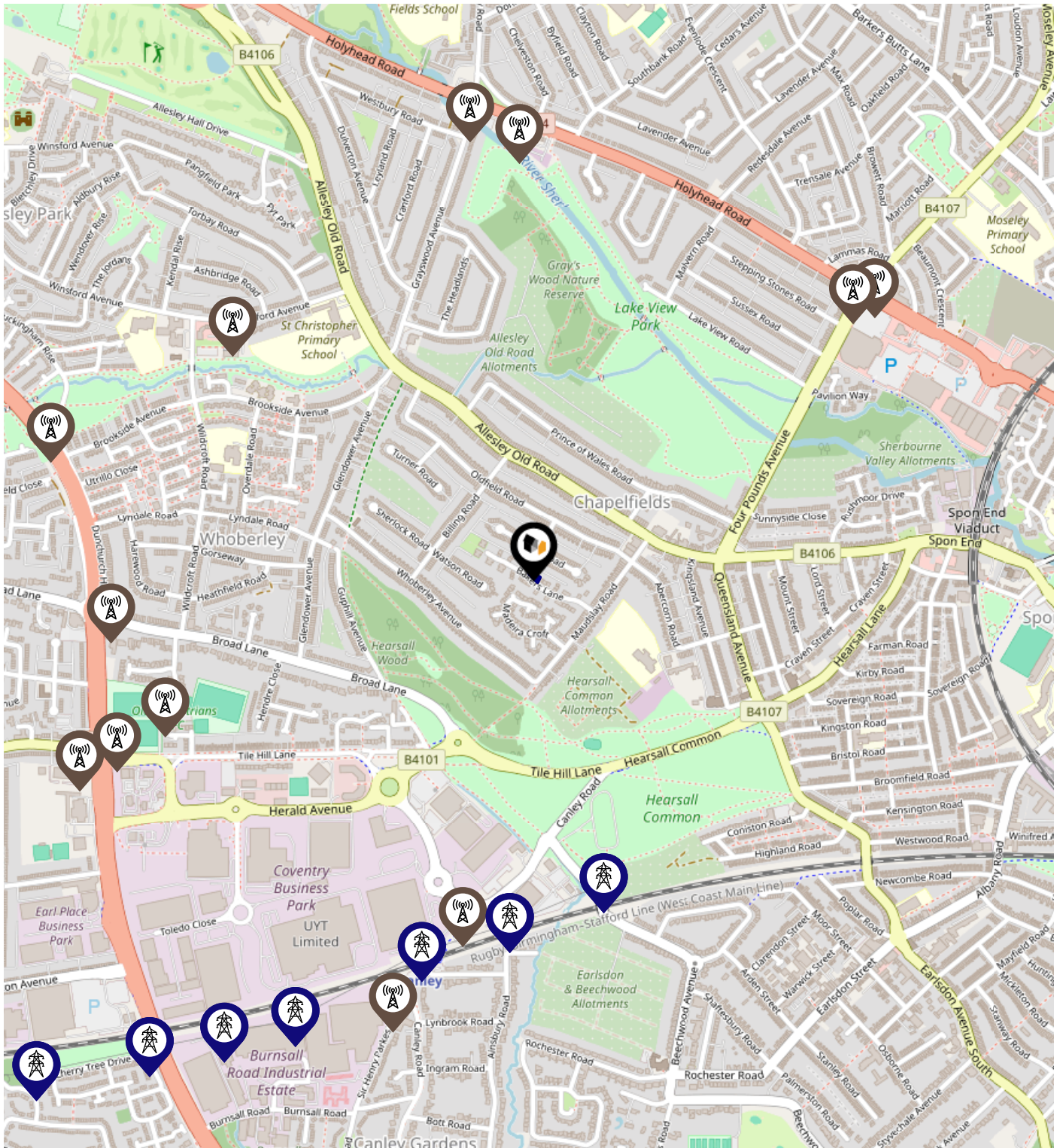
		Nursery	Primary	Secondary	College	Private
1	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

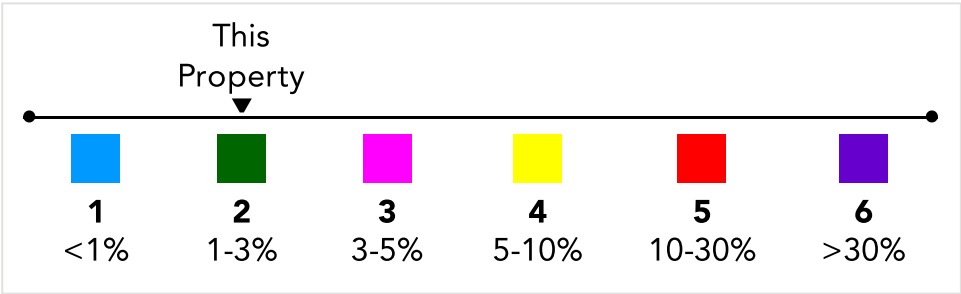
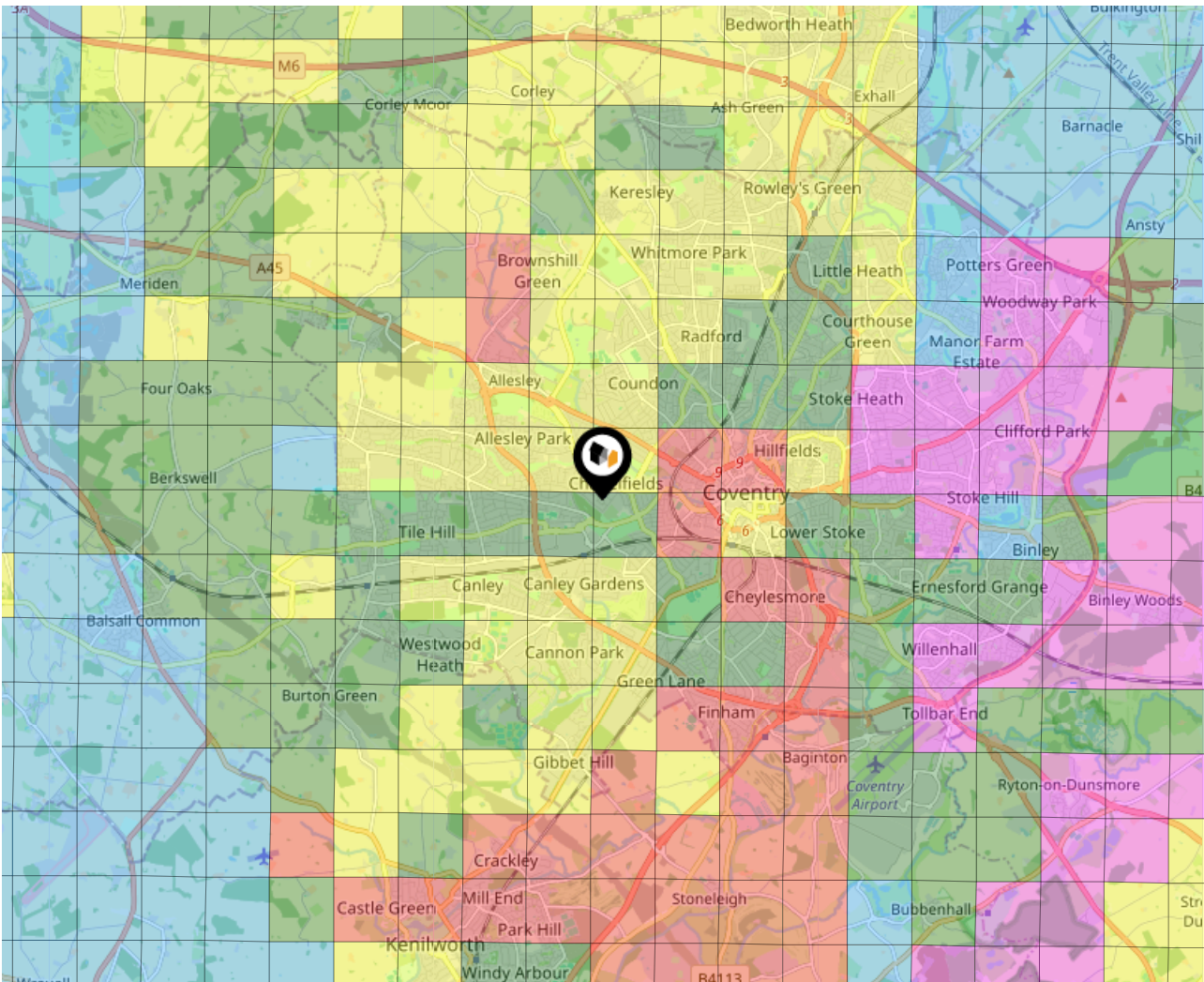
Environment

Radon Gas



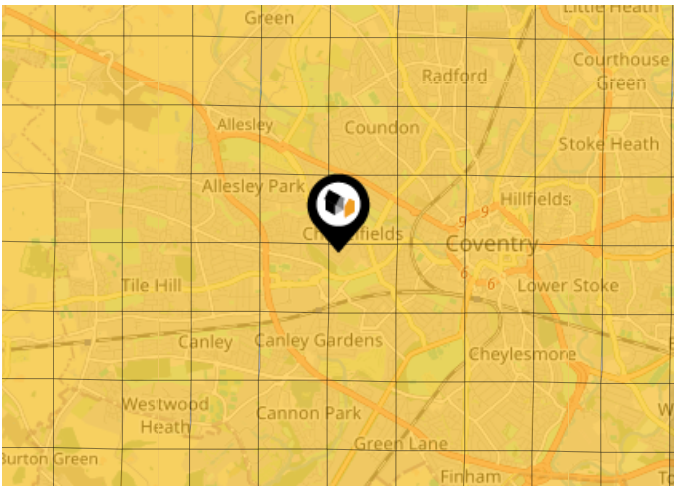
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

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

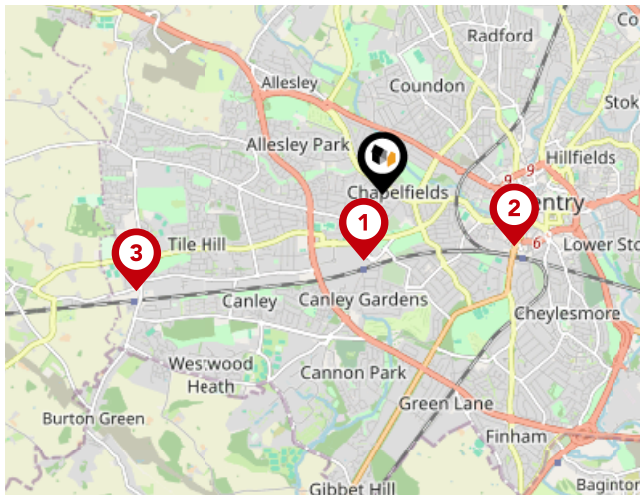


Primary Classifications (Most Common Clay Types)

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

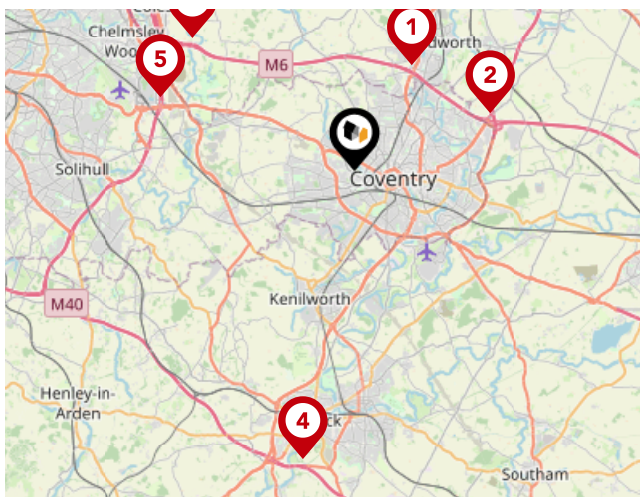
Area

Transport (National)



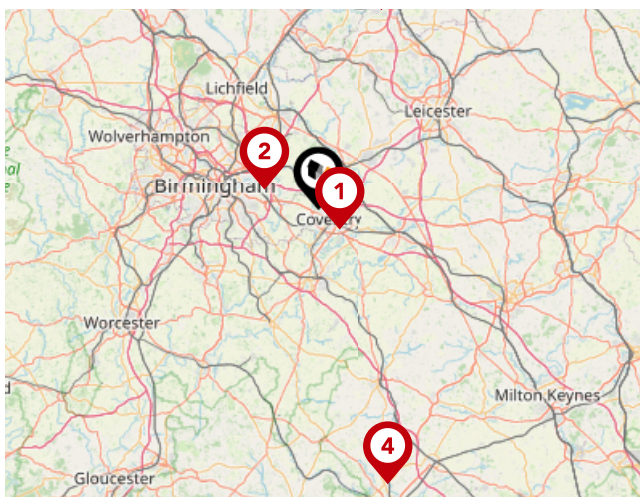
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.62 miles
2	Coventry Rail Station	1.27 miles
3	Tile Hill Rail Station	2.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.36 miles
2	M6 J2	5.35 miles
3	M6 J3A	7.58 miles
4	M40 J14	10.61 miles
5	M42 J6	7.48 miles

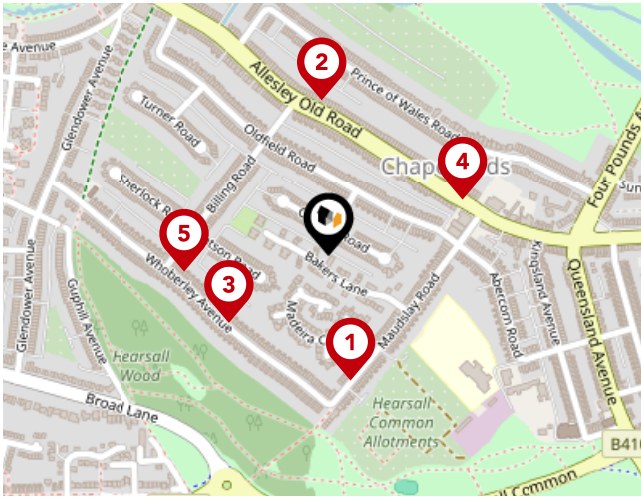


Airports/Helipads






Pin	Name	Distance
1	Baginton	4 miles
2	Birmingham Airport	8.52 miles
3	East Mids Airport	30.32 miles
4	Kidlington	41.05 miles

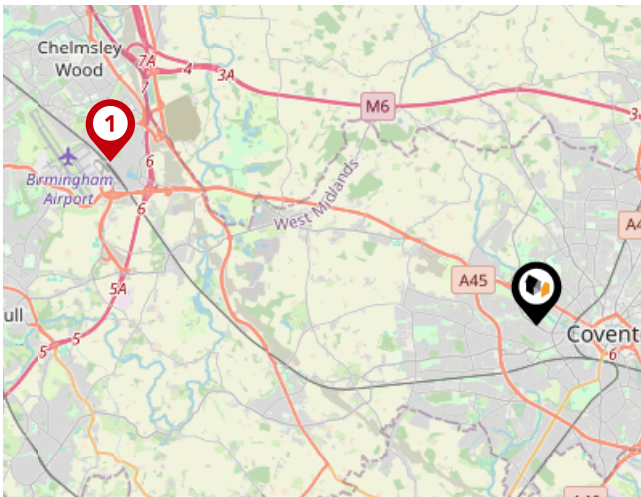
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Madeira Croft	0.14 miles
	Billing Rd	0.18 miles
	Maudslay Rd	0.14 miles
	Merrivale Rd	0.17 miles
	Billing Rd	0.16 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.25 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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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.

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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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Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

