



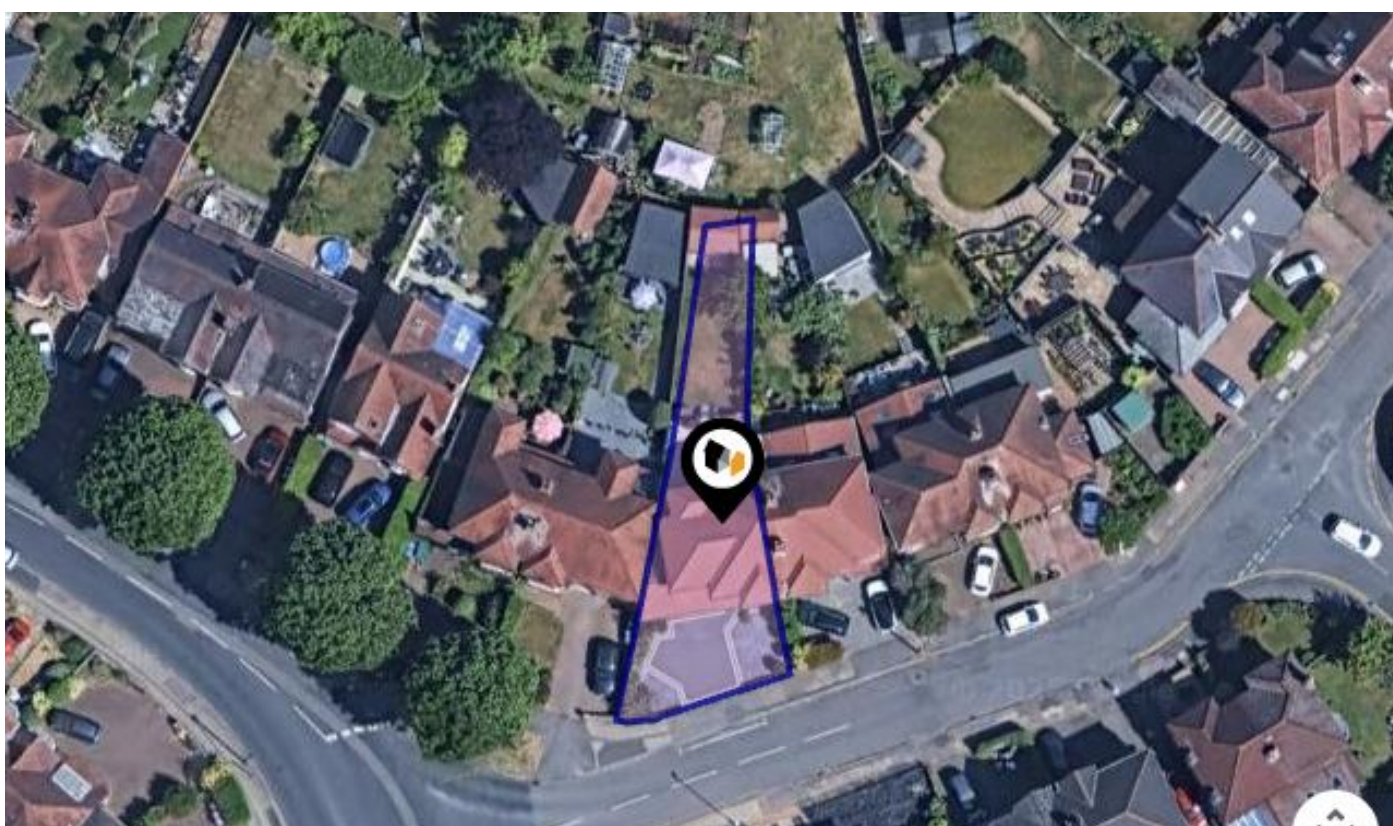
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th April 2025



HARTINGTON CRESCENT, COVENTRY, CV5

OIRO : £540,000

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 superb, "turn key", extended home with impressive garaging & driveway

Stunning open plan kitchen dining & family room with bi-folding doors

Four first floor bedrooms with one en-suite shower room

Family bathroom & ground floor utility & cloakroom

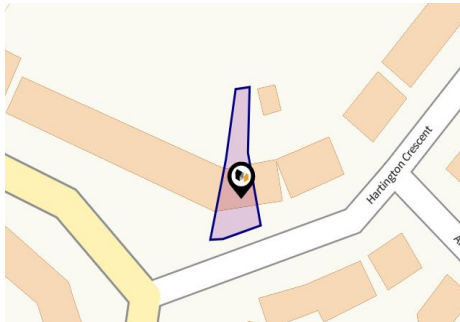
Direct access through garage to rear gardens

Gardens with raised patio terrace, lawns & detached garden office/cabin

Separate sitting room to South facing frontage

NO UPWARD CHAIN, EPC Reordered, Total 1905 Sq.Ft or 177 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:	Semi-Detached	OIRO:	£540,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,905 ft ² / 176 m ²		
Plot Area:	0.08 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,950		
Title Number:	WK65003		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		13	10000
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Hartington Crescent, Coventry, CV5*

Reference - HH/2014/3984	
Decision:	APPROVED
Date:	01st December 2014
Description:	Two storey extension to side.

Market Sold in Street



45, Hartington Crescent, Coventry, CV5 6FU				
Last Sold Date:	16/08/2024	24/05/2019		
Last Sold Price:	£445,000	£349,000		
63, Hartington Crescent, Coventry, CV5 6FU				
Last Sold Date:	18/04/2024			
Last Sold Price:	£385,000			
55, Hartington Crescent, Coventry, CV5 6FU				
Last Sold Date:	22/03/2024			
Last Sold Price:	£350,000			
37, Hartington Crescent, Coventry, CV5 6FU				
Last Sold Date:	09/02/2021	15/06/2009	10/06/2004	
Last Sold Price:	£440,000	£241,950	£233,750	
1, Hartington Crescent, Coventry, CV5 6FU				
Last Sold Date:	18/12/2020	10/03/2014		
Last Sold Price:	£510,000	£284,950		
57, Hartington Crescent, Coventry, CV5 6FU				
Last Sold Date:	21/10/2019			
Last Sold Price:	£355,000			
65, Hartington Crescent, Coventry, CV5 6FU				
Last Sold Date:	01/07/2019			
Last Sold Price:	£400,000			
35, Hartington Crescent, Coventry, CV5 6FU				
Last Sold Date:	27/11/2017	08/09/2014		
Last Sold Price:	£385,000	£327,500		
23, Hartington Crescent, Coventry, CV5 6FU				
Last Sold Date:	27/10/2016	07/02/2012		
Last Sold Price:	£324,500	£210,000		
17, Hartington Crescent, Coventry, CV5 6FU				
Last Sold Date:	06/12/2013	29/01/1999		
Last Sold Price:	£305,000	£135,000		
11, Hartington Crescent, Coventry, CV5 6FU				
Last Sold Date:	28/05/2012			
Last Sold Price:	£270,000			
27, Hartington Crescent, Coventry, CV5 6FU				
Last Sold Date:	02/09/2011	11/09/1998		
Last Sold Price:	£300,000	£127,000		

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

29, Hartington Crescent, Coventry, CV5 6FU		
Last Sold Date:	02/09/2009	18/12/1995
Last Sold Price:	£275,000	£106,000
5, Hartington Crescent, Coventry, CV5 6FU		
Last Sold Date:	17/07/2009	
Last Sold Price:	£292,000	
3, Hartington Crescent, Coventry, CV5 6FU		
Last Sold Date:	18/09/2008	04/08/2000
Last Sold Price:	£249,950	£125,000
39, Hartington Crescent, Coventry, CV5 6FU		
Last Sold Date:	28/09/2007	28/04/1995
Last Sold Price:	£317,000	£33,500
59, Hartington Crescent, Coventry, CV5 6FU		
Last Sold Date:	01/06/2005	
Last Sold Price:	£227,000	
51, Hartington Crescent, Coventry, CV5 6FU		
Last Sold Date:	21/06/2004	05/01/1996
Last Sold Price:	£272,500	£59,995
25, Hartington Crescent, Coventry, CV5 6FU		
Last Sold Date:	27/05/2004	22/11/2002
Last Sold Price:	£264,950	£190,000
49, Hartington Crescent, Coventry, CV5 6FU		
Last Sold Date:	18/06/2003	
Last Sold Price:	£197,000	
13, Hartington Crescent, Coventry, CV5 6FU		
Last Sold Date:	22/12/1998	
Last Sold Price:	£111,000	
41, Hartington Crescent, Coventry, CV5 6FU		
Last Sold Date:	18/12/1995	
Last Sold Price:	£82,000	

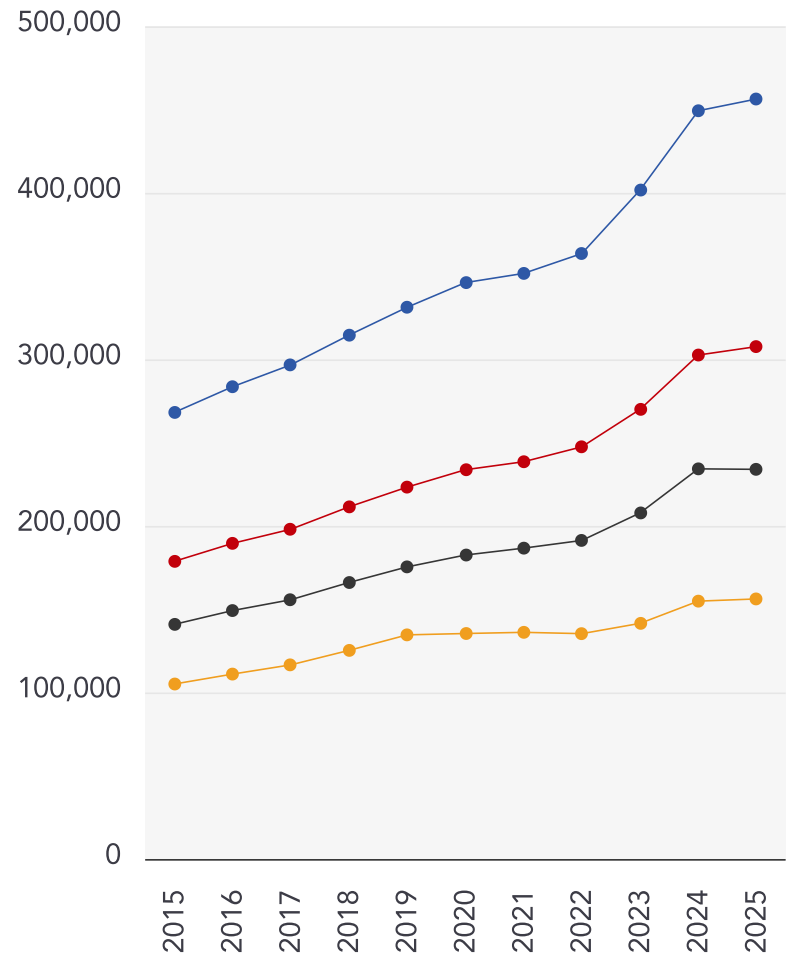
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

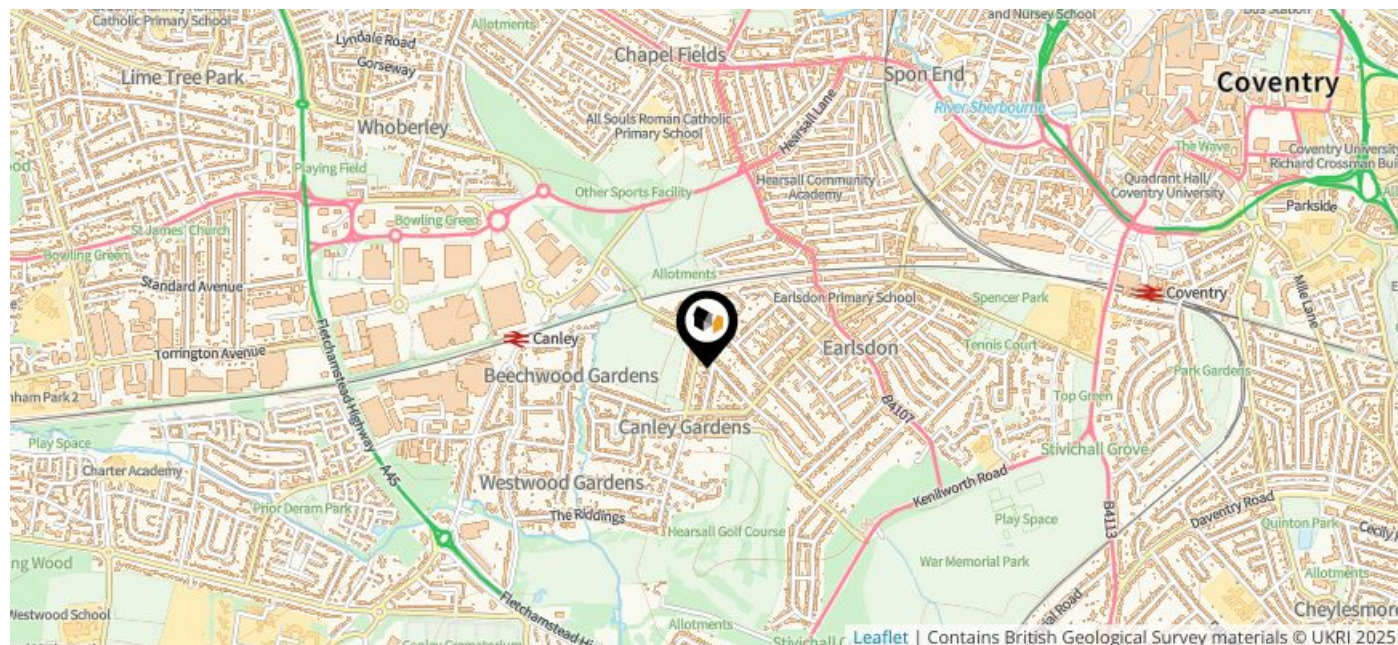
+48.62%

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.

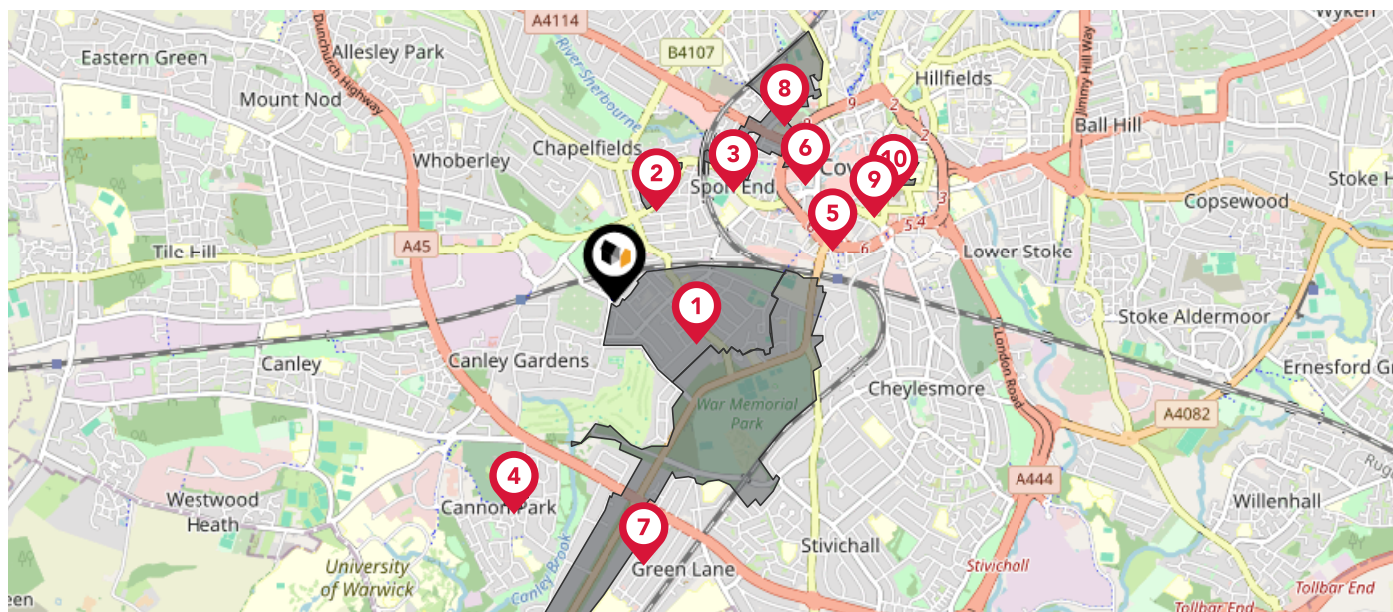
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Earlsdon



Chapelfields



Spon End



Ivy Farm Lane (Canley Hamlet)



Greyfriars Green



Spon Street



Kenilworth Road



Naul's Mill



High Street



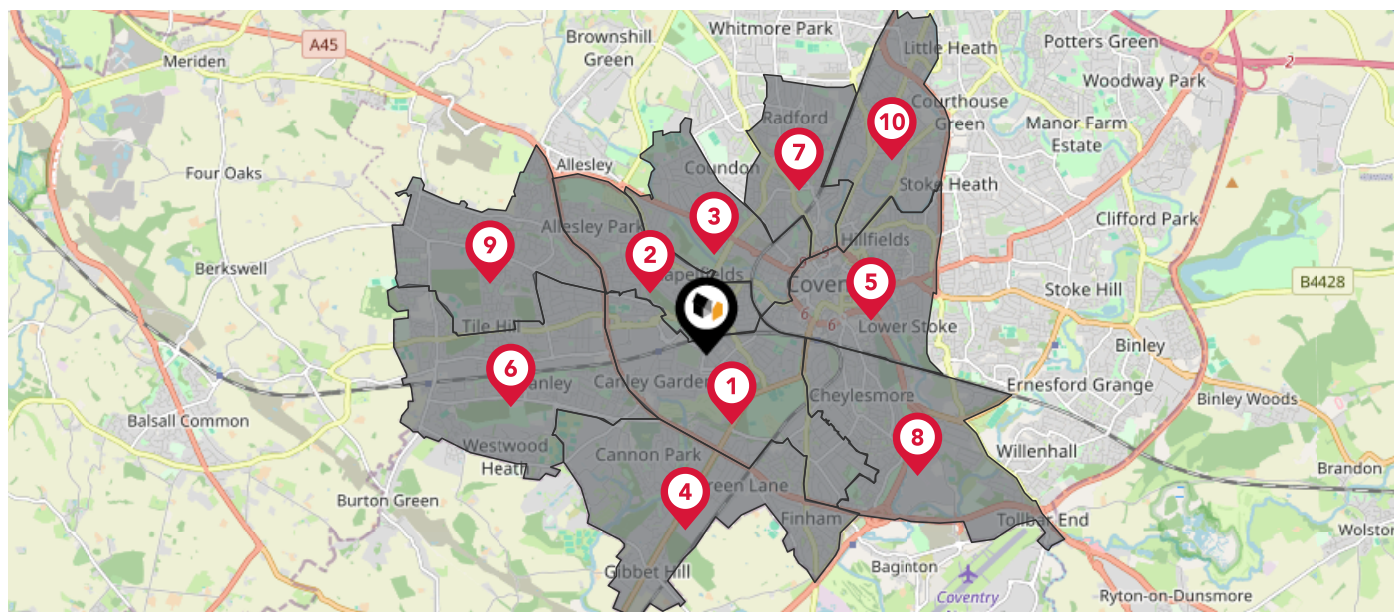
Hill Top and Cathedral

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



Whoberley Ward



Sherbourne Ward



Wainbody Ward



St. Michael's Ward



Westwood Ward



Radford Ward



Cheylesmore Ward



Woodlands Ward



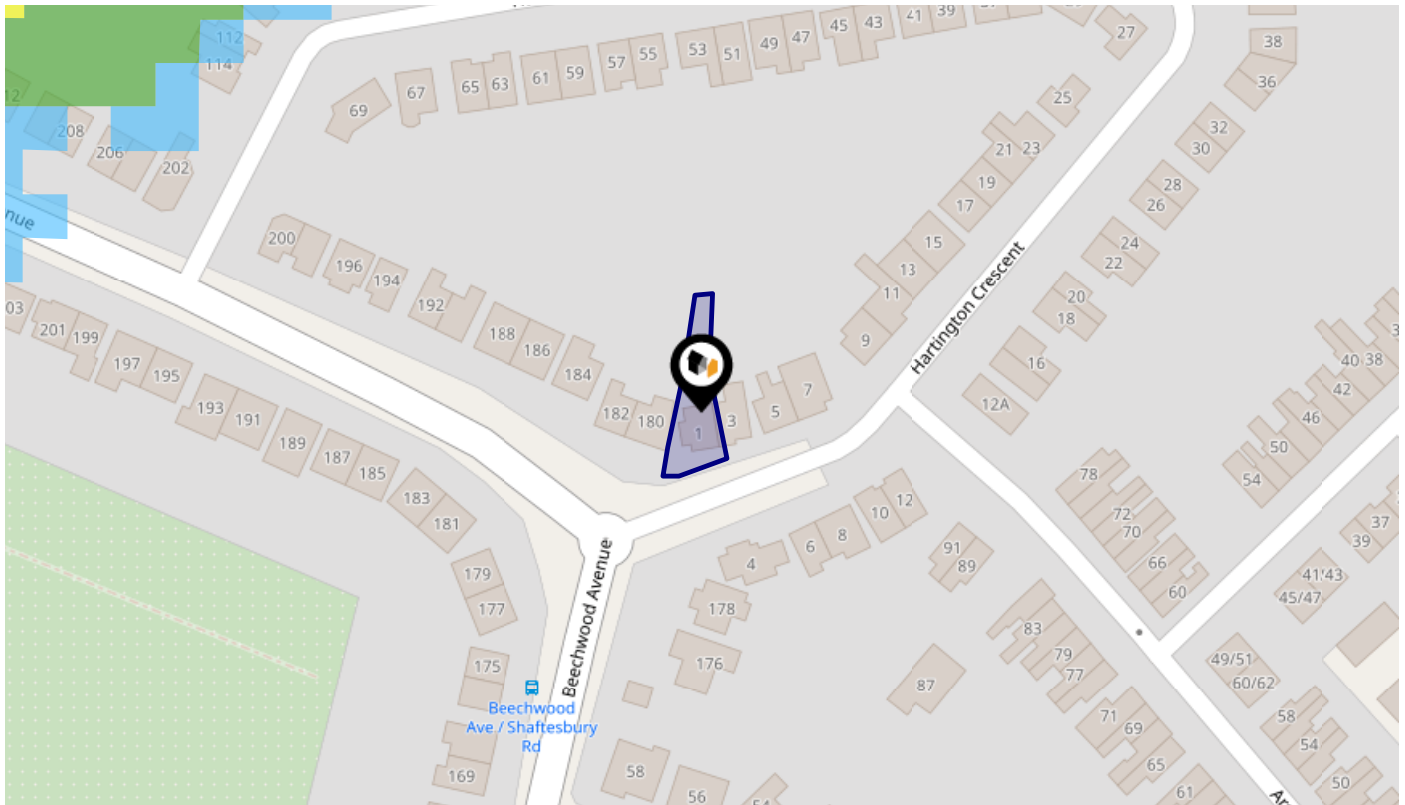
Foleshill Ward

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.

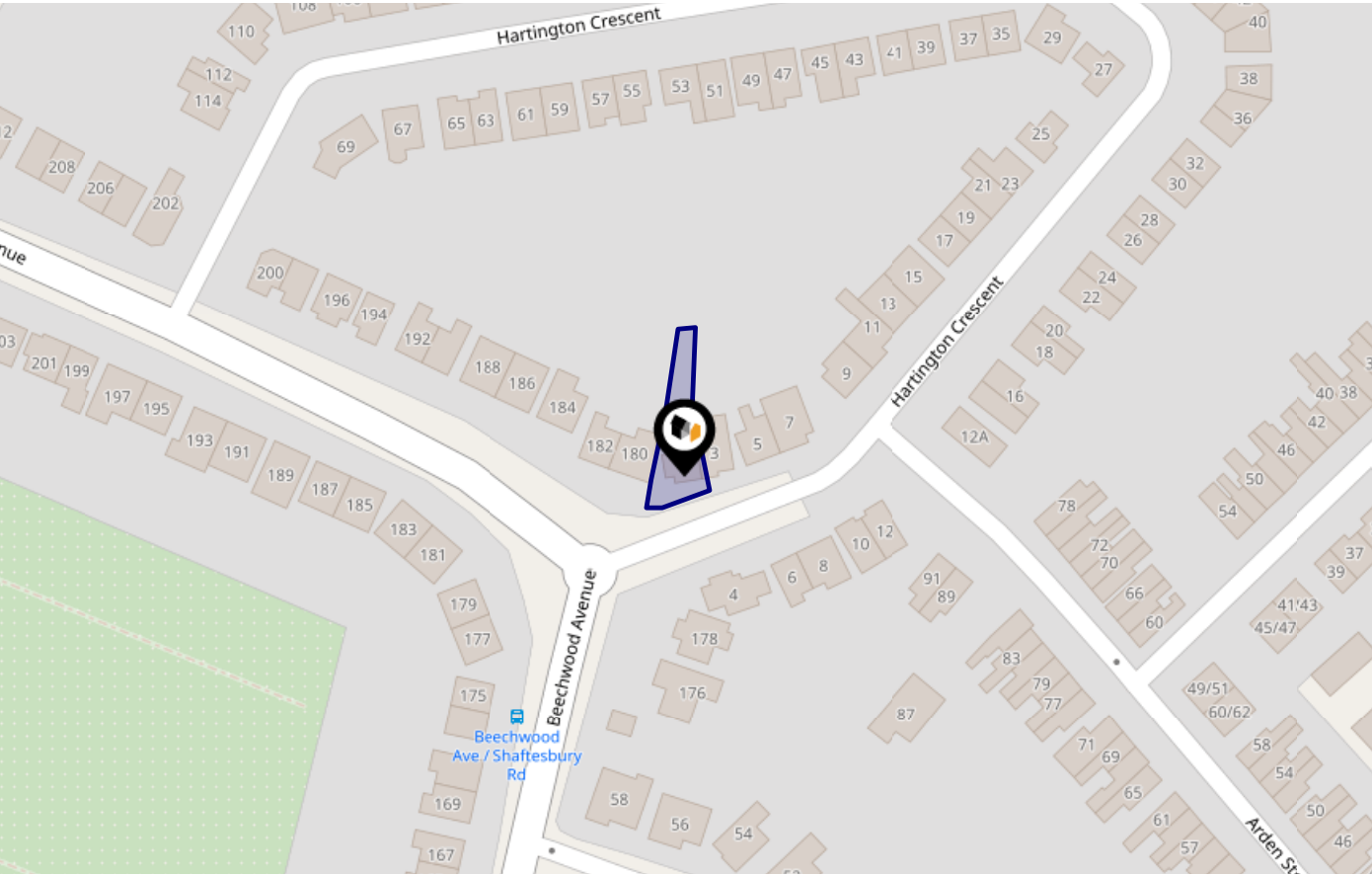
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		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.

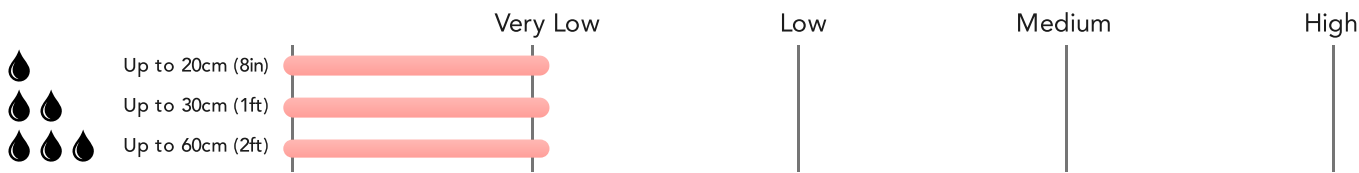


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

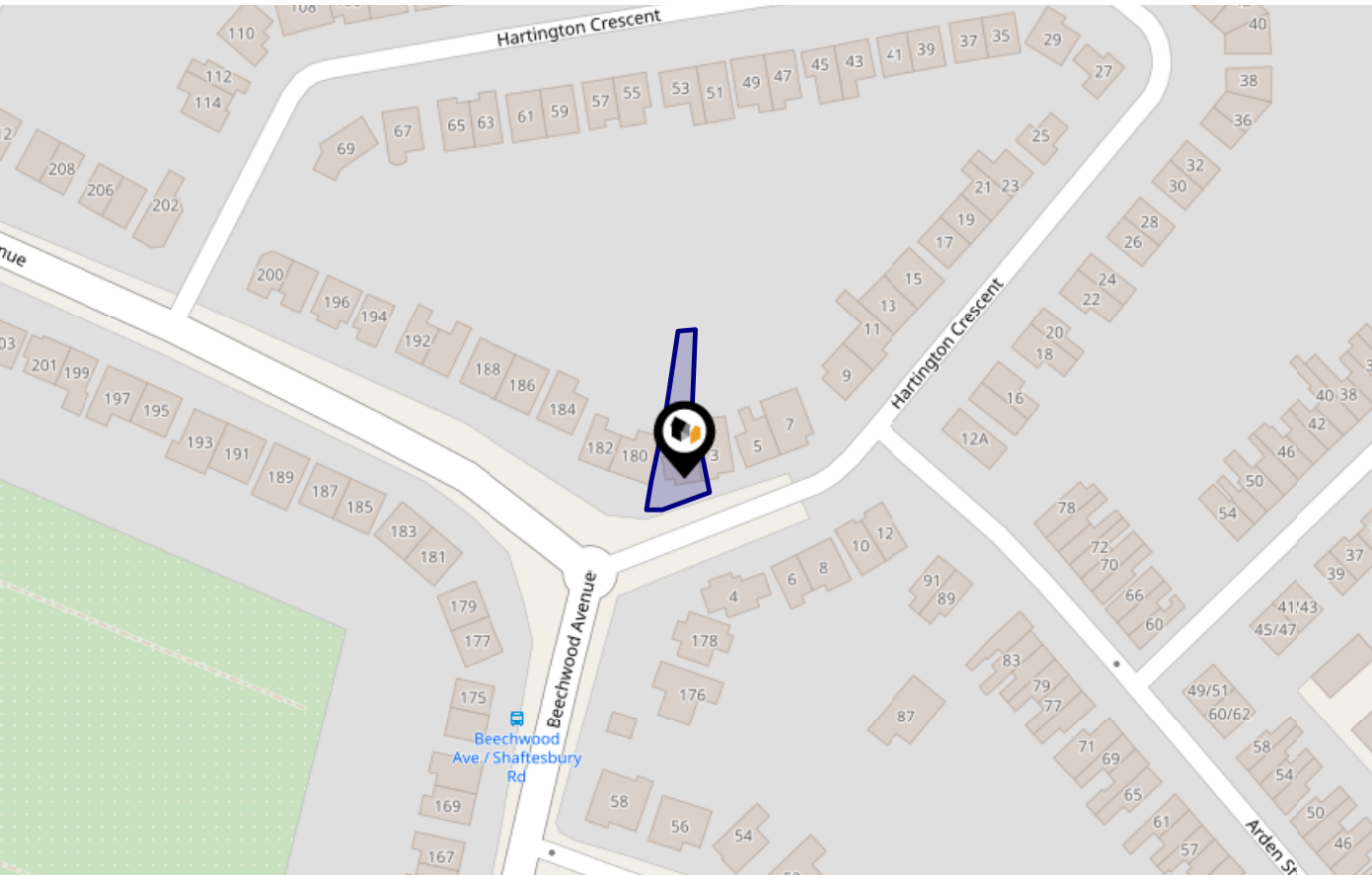
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

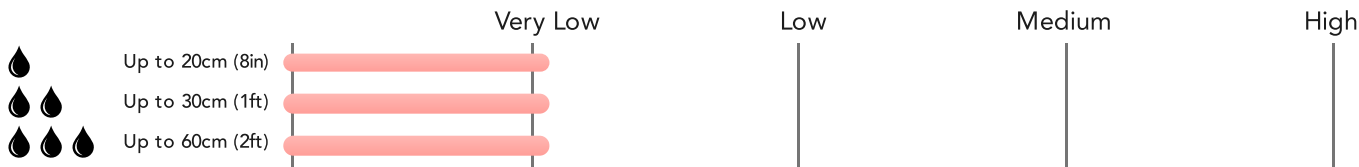


Risk Rating: Very low

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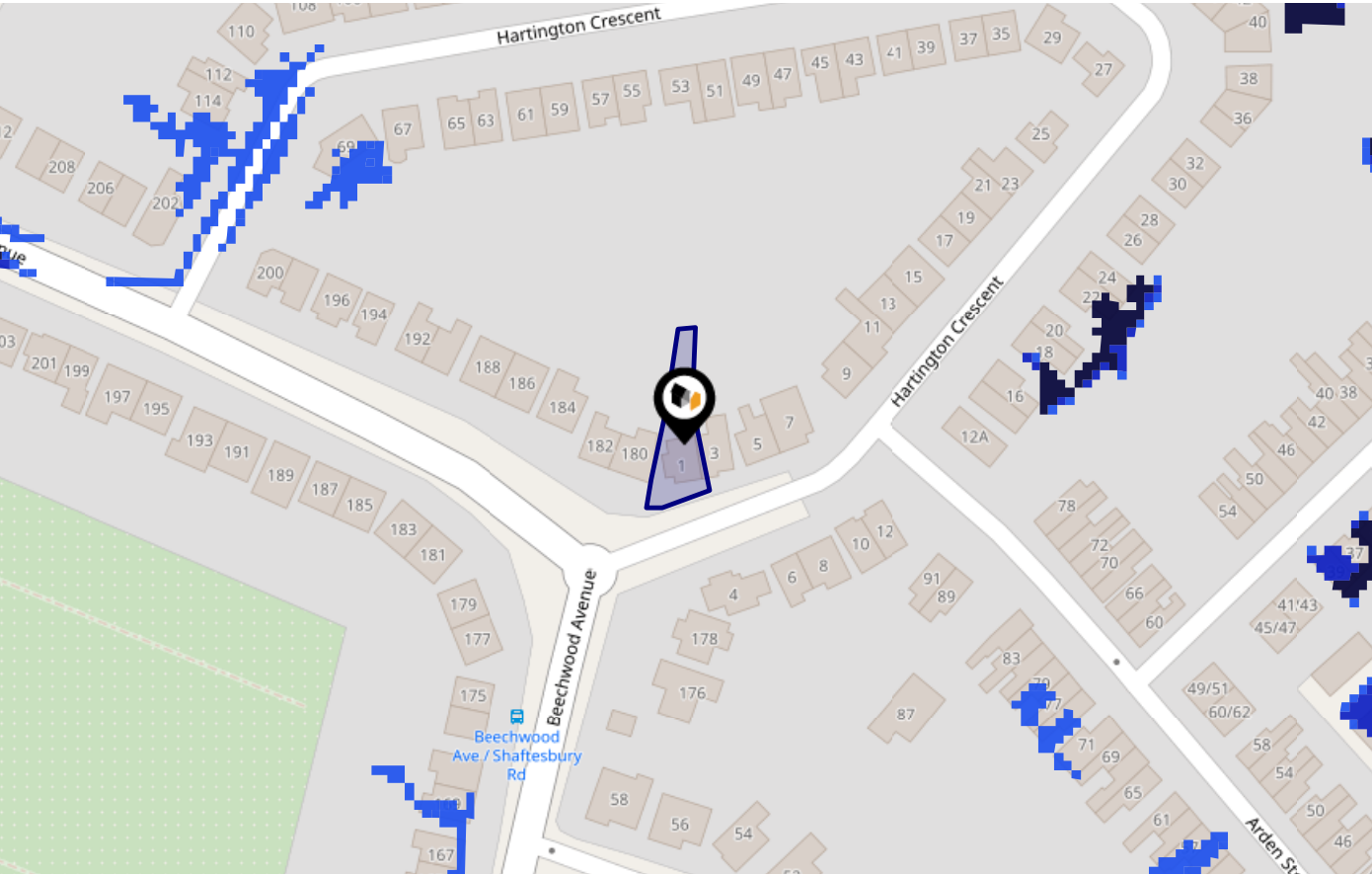
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

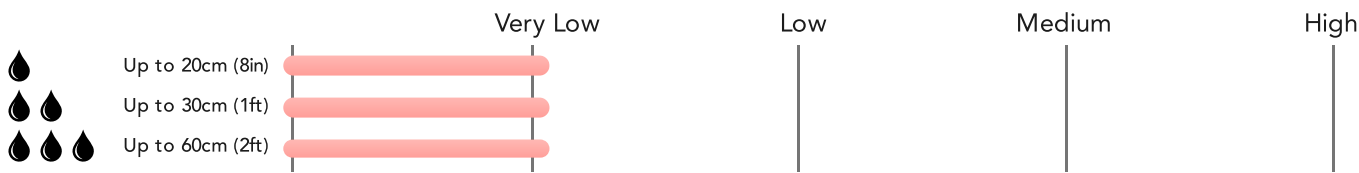


Risk Rating: Very low

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

- 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:

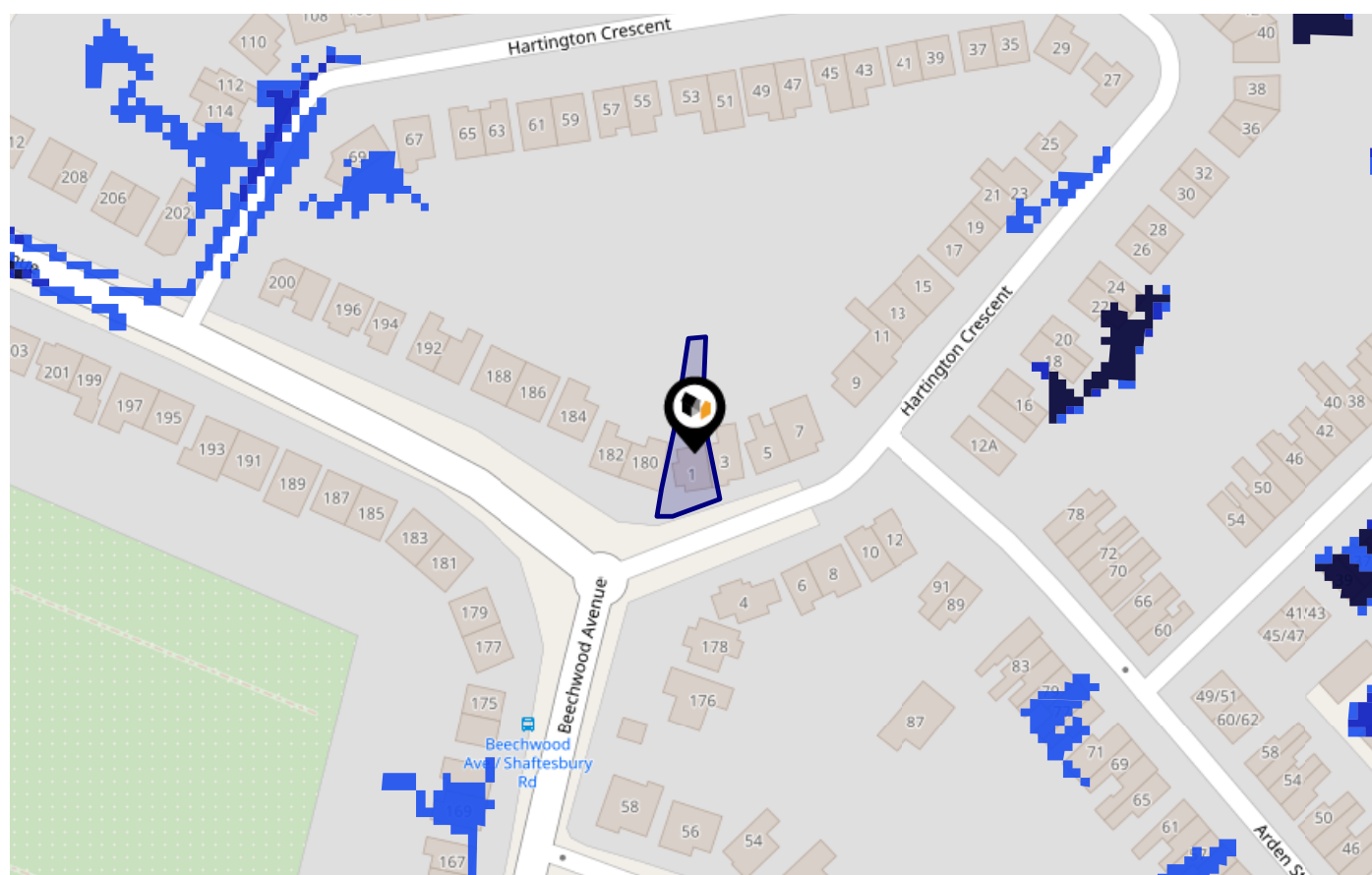


Flood Risk

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.

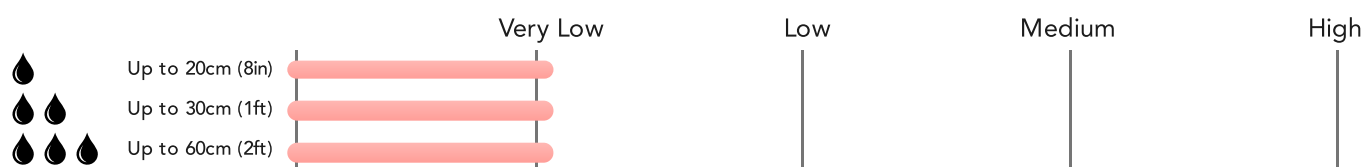


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

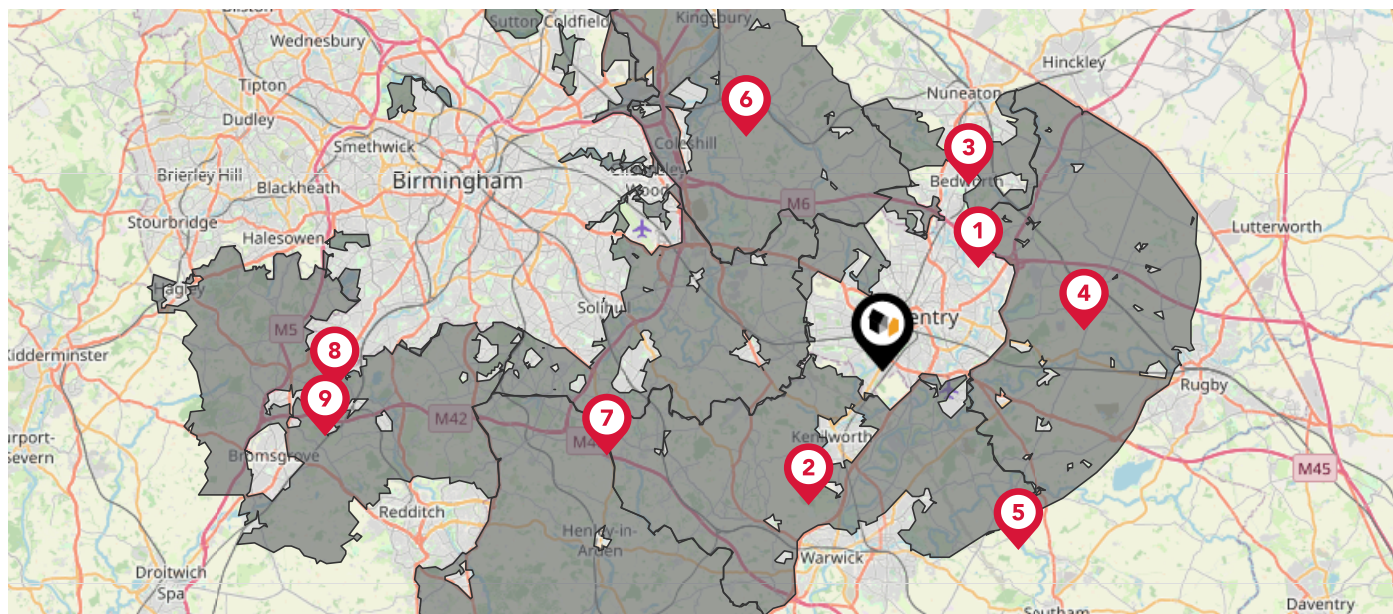


Maps










Green Belt



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



Nearby Green Belt Land

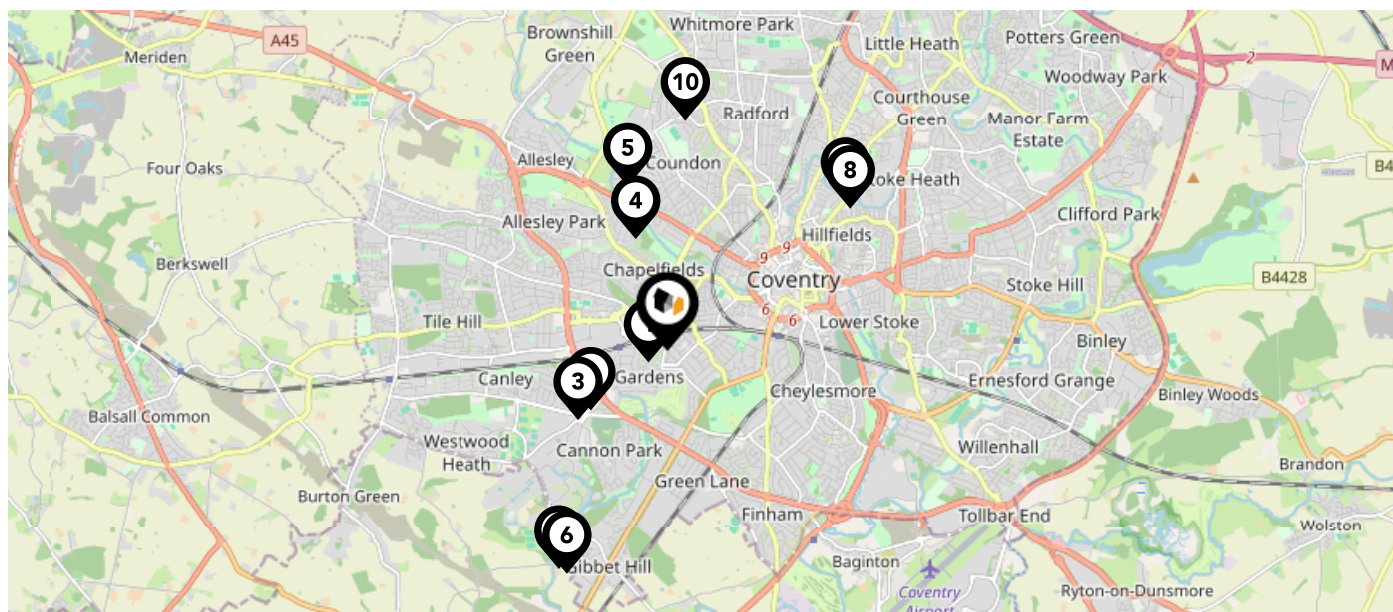
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - Birmingham
-  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

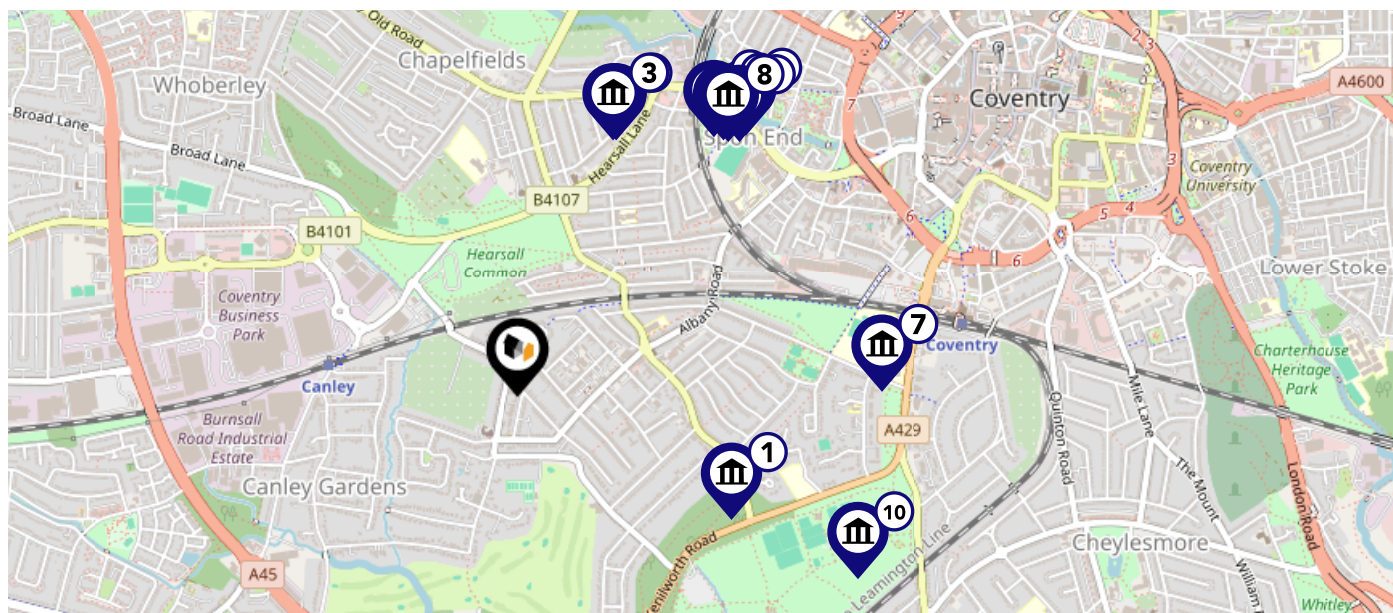
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Fletchamstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
3	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
5	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
6	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
7	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
8	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>
9	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill	<input type="checkbox"/>
10	Kelmscote Road-Coudon, Coventry	Historic Landfill	<input type="checkbox"/>










Maps

Listed Buildings

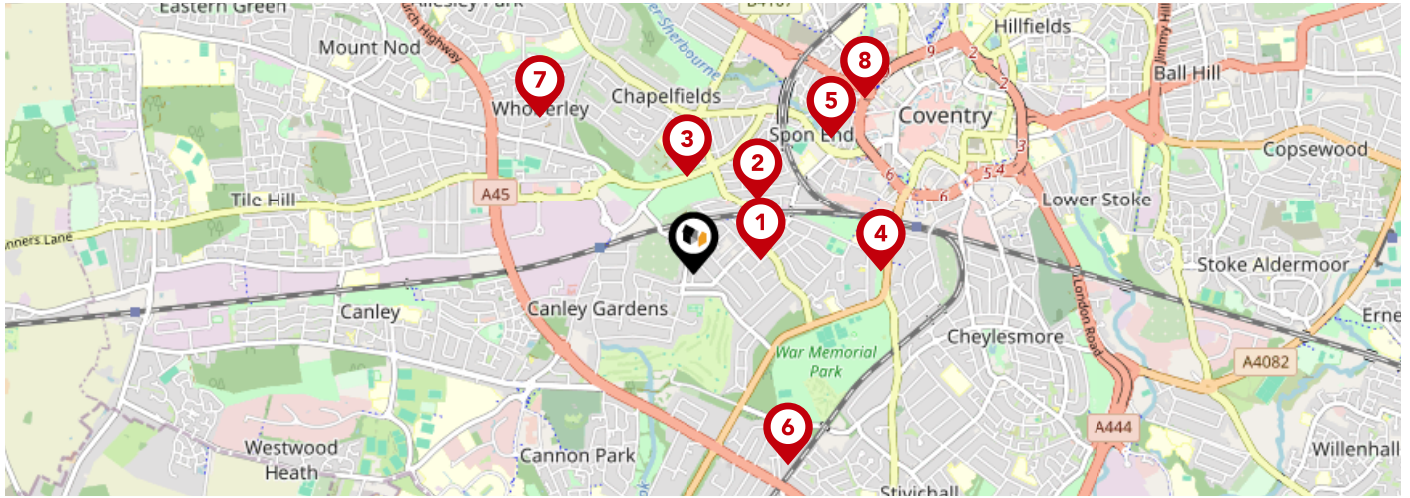


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



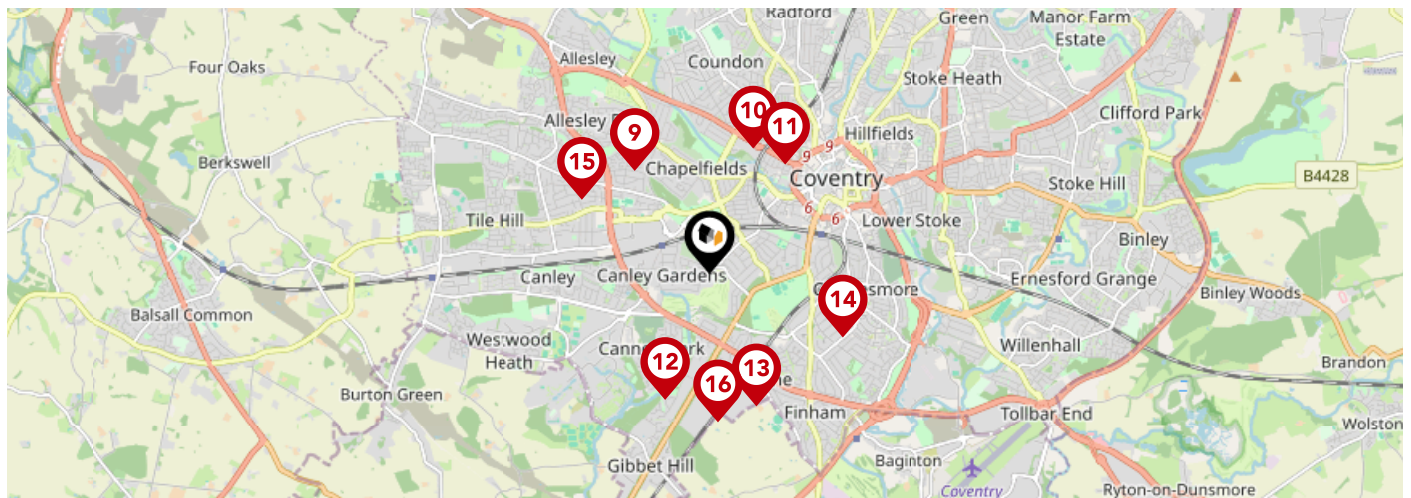
Listed Buildings in the local district		Grade	Distance
	1443610 - Earlsdon Drinking Fountain	Grade II	0.6 miles
	1076655 - 23, Allesley Old Road	Grade II	0.6 miles
	1076656 - 25-29, Allesley Old Road	Grade II	0.6 miles
	1342909 - Chapel Of St James And St Christopher	Grade II	0.8 miles
	1335864 - 107-110, Spon End	Grade II	0.8 miles
	1076603 - Spon Bridge	Grade II	0.8 miles
	1342934 - Free Grammar School King Henry Viii School	Grade II	0.8 miles
	1076600 - 111-116, Spon End	Grade II	0.8 miles
	1342946 - 97-100, Spon End	Grade II	0.8 miles
	1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.9 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	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"/>
6	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

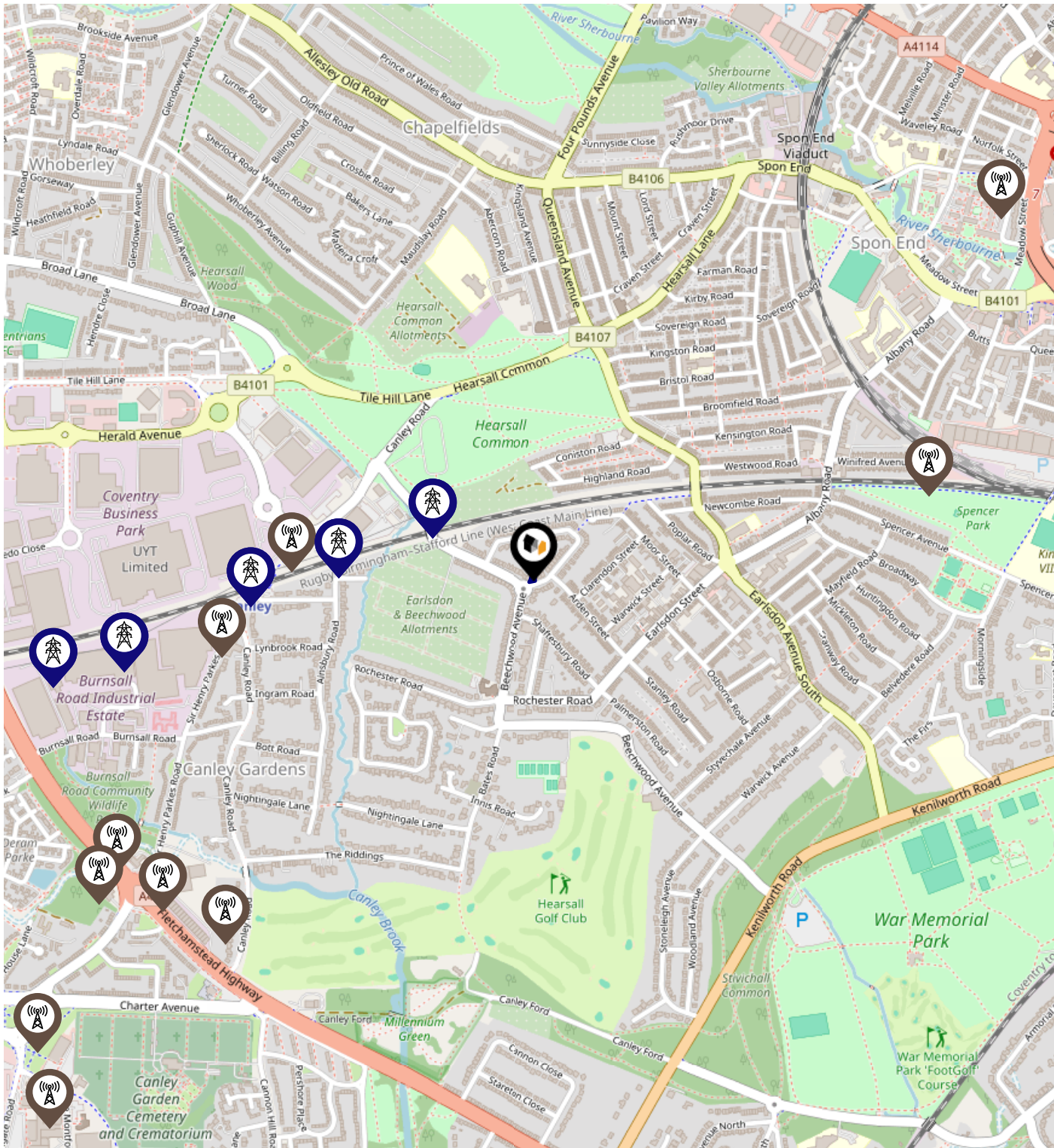
Area Schools





		Nursery	Primary	Secondary	College	Private
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.33	<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:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.35	<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

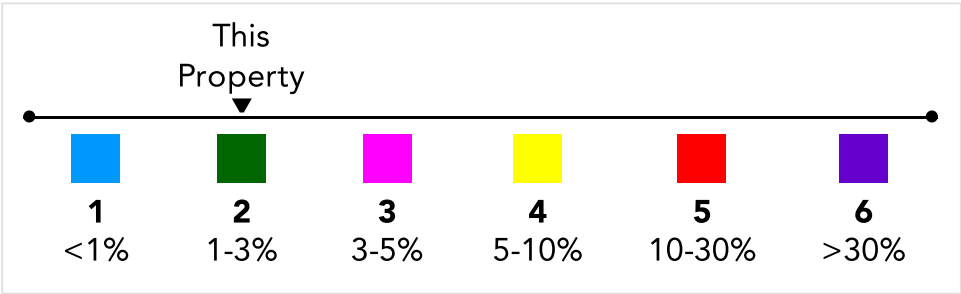
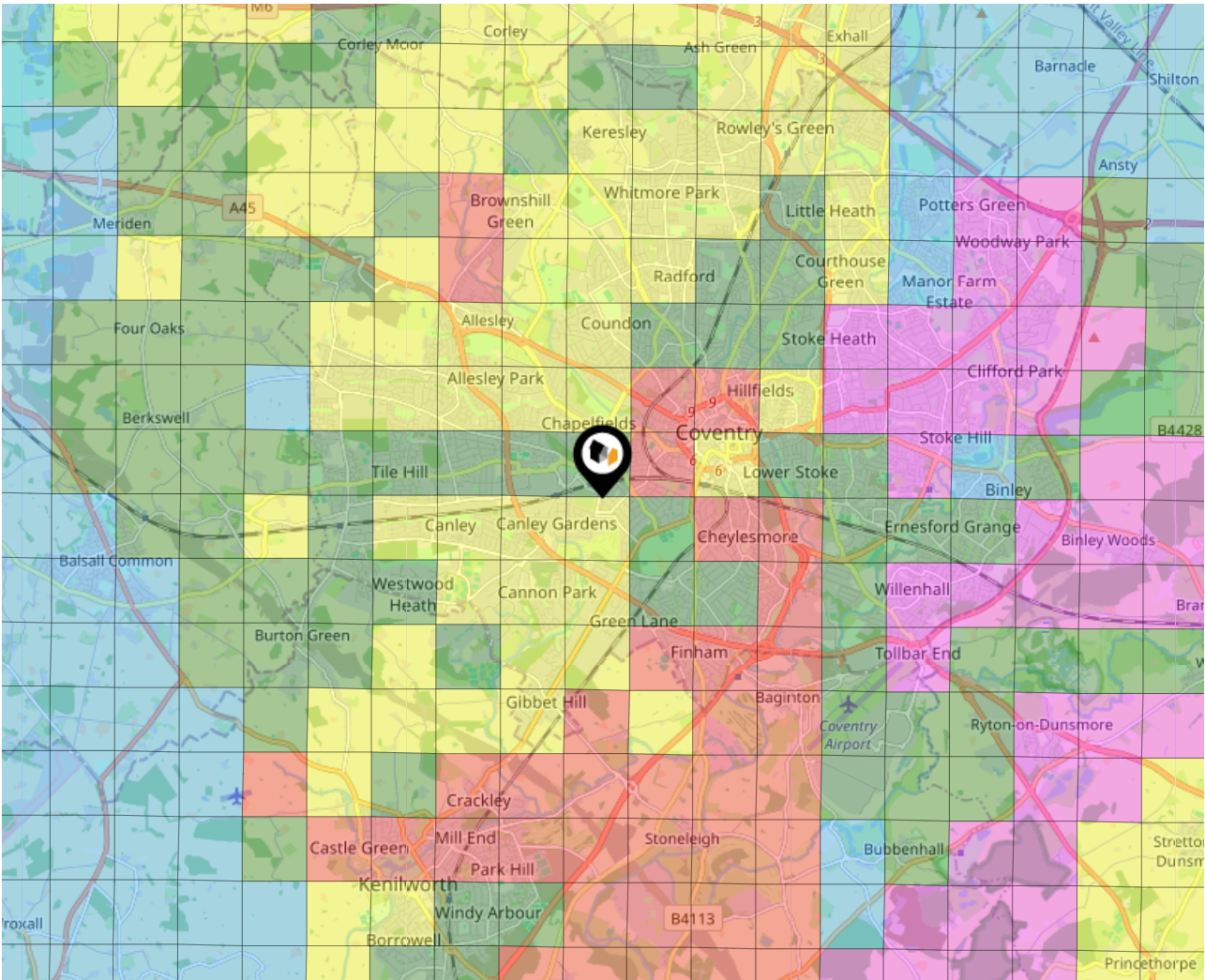
Environment

Radon Gas

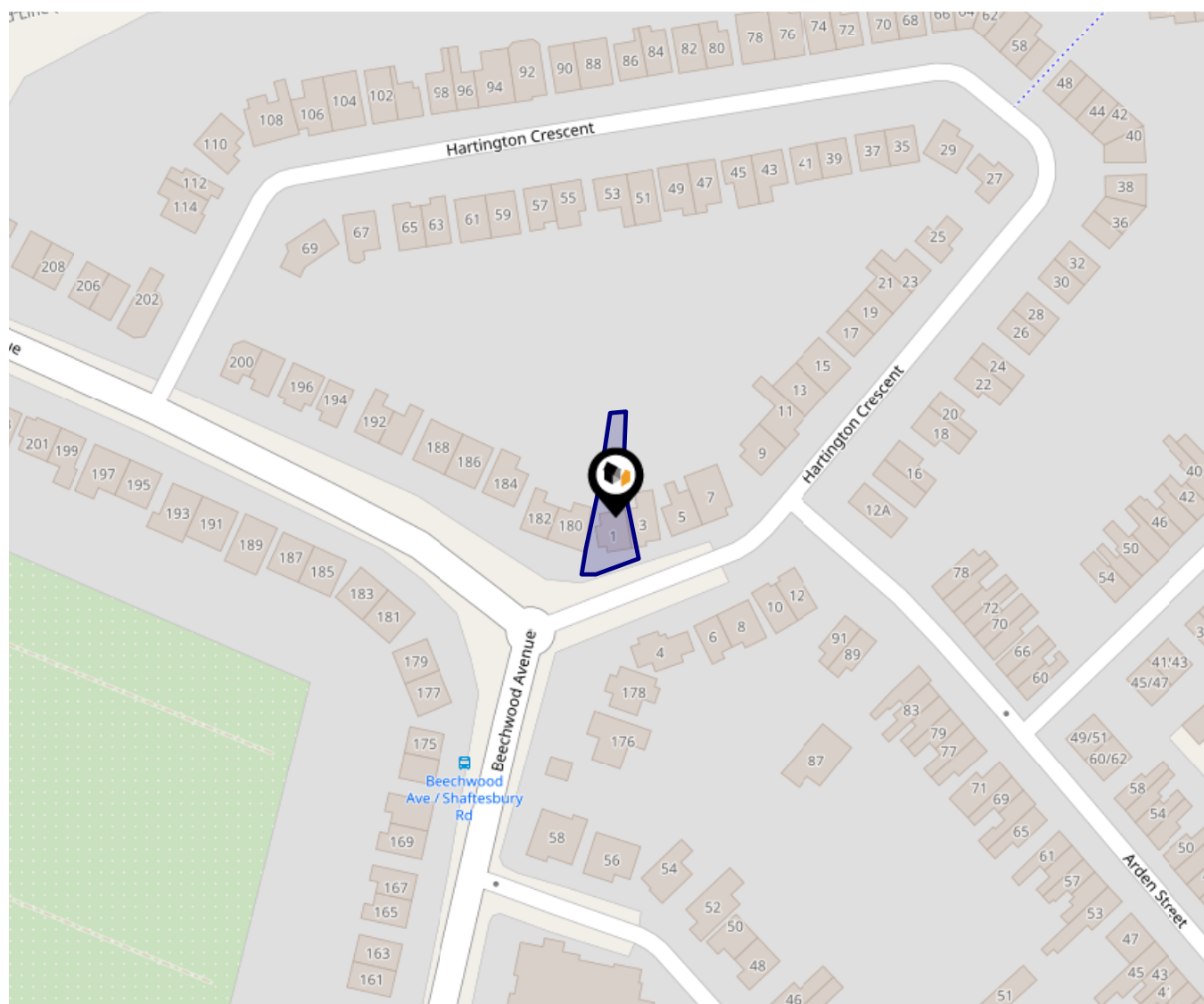


What is Radon?

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).



Local Area Road Noise



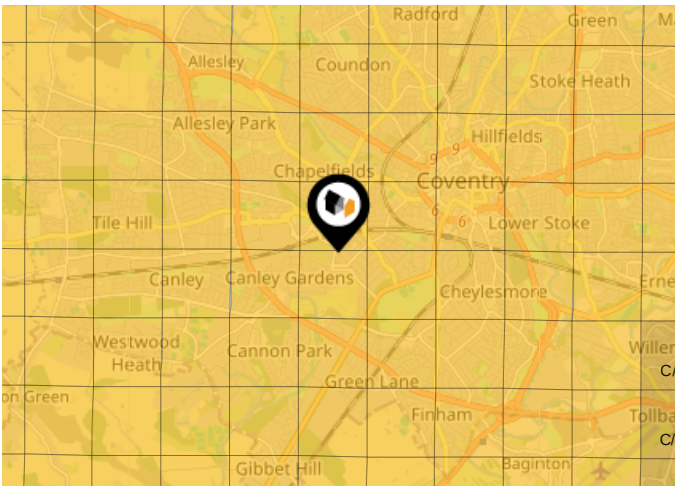
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

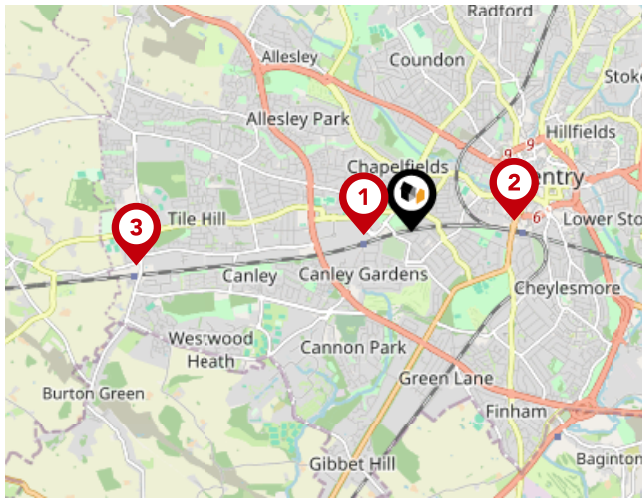


Primary Classifications (Most Common Clay Types)

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

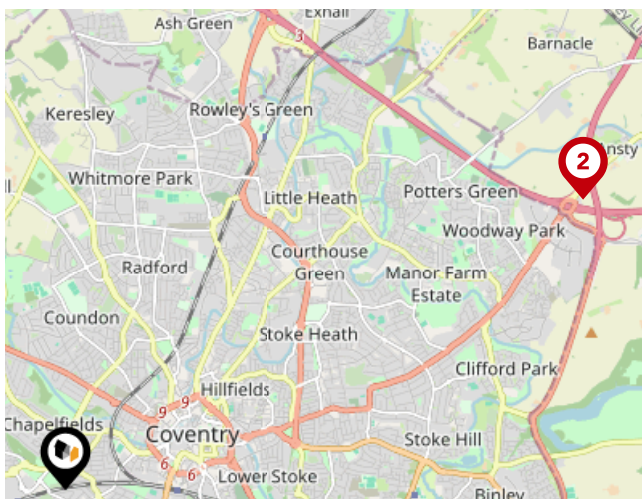
Area

Transport (National)



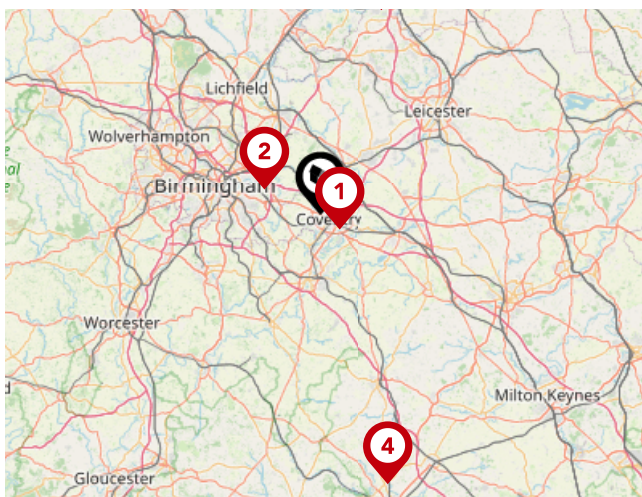
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.43 miles
2	Coventry Rail Station	0.93 miles
3	Tile Hill Rail Station	2.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.75 miles
2	M6 J2	5.37 miles
3	M40 J14	10.11 miles
4	M40 J15	10.17 miles
5	M6 J3A	8.14 miles

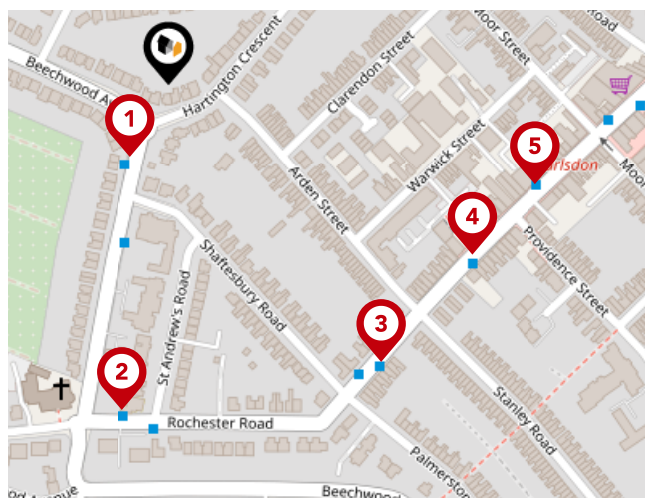


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.44 miles
2	Birmingham Airport	8.97 miles
3	East Mids Airport	30.78 miles
4	Kidlington	40.44 miles

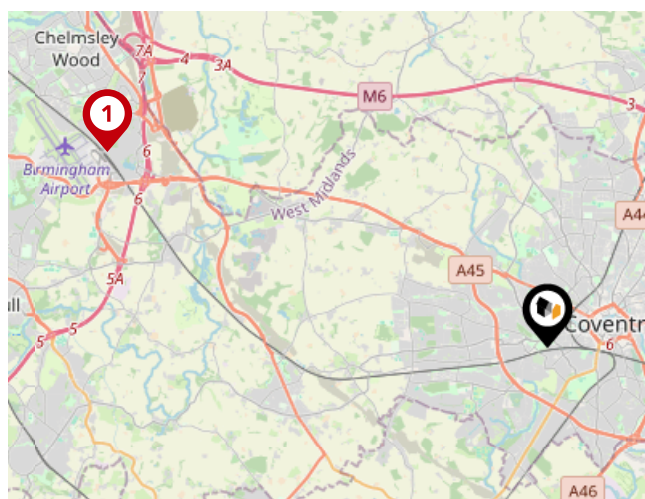
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Montes Court	0.05 miles
	Beechwood Court	0.19 miles
	Palmerston Road	0.2 miles
	Providence St	0.2 miles
	Providence St	0.21 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.7 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

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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.

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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