



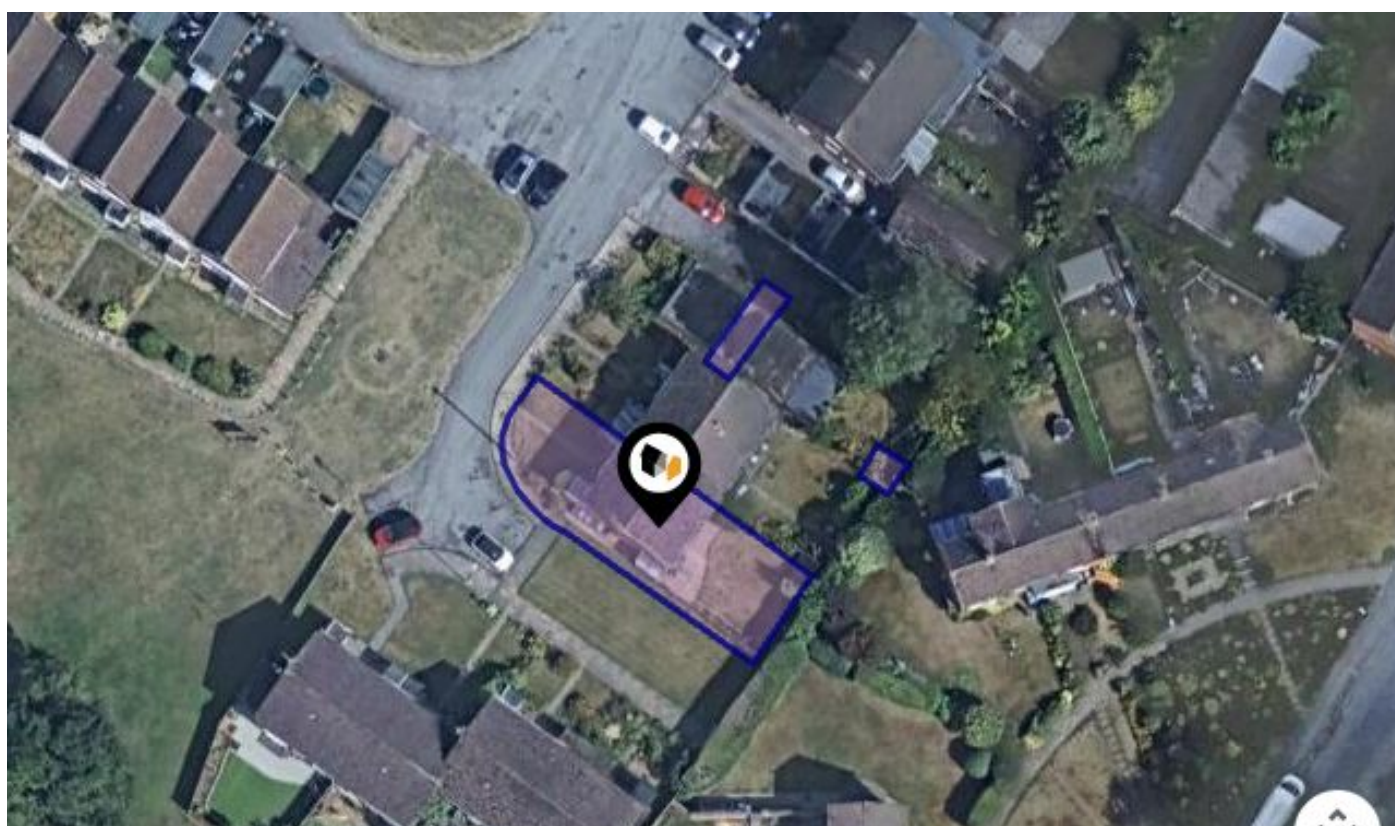
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 30th April 2025



MODBURY CLOSE, COVENTRY, CV3

Price Estimate : £175,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A superb, ground floor maisonette with exceptional private gardens

Two well proportioned double bedrooms

Modern bathroom with bath & shower

Sunny & bright modern fitted kitchen

Delightful & leafy cul de sac locale

En-bloc garage and communal drying areas

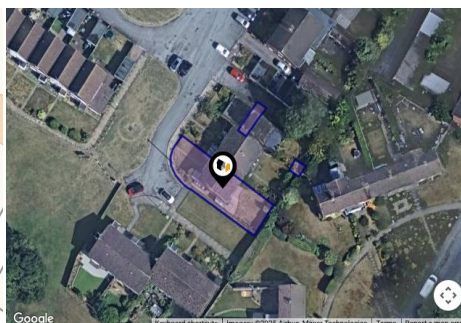
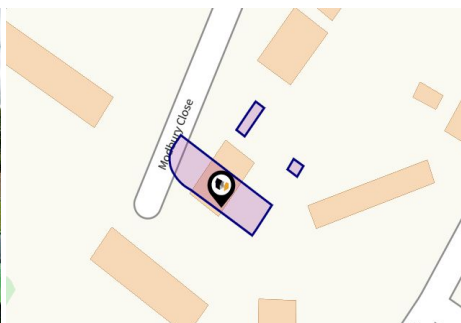
Beautifully presented throughout

Long lease & sensible ground rent

Well regarded Styvechale location near amenities & parkland

EPC Rating C (Re ordered), Total 632 Sq.Ft or 59 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: | Flat / Maisonette |
| Bedrooms: | 2 |
| Floor Area: | 632 ft ² / 58 m ² |
| Plot Area: | 0.07 acres |
| Year Built : | 1950-1966 |
| Council Tax : | Band B |
| Annual Estimate: | £1,877 |
| Title Number: | MM43096 |

| | |
|------------------------|---|
| Price Estimate: | £175,000 |
| Tenure: | Leasehold |
| Start Date: | 28/08/2014 |
| End Date: | 24/03/2134 |
| Lease Term: | From and including 25 March 2014 to and including 24 March 2134 |
| Term Remaining: | 108 years |

Local Area

| | |
|---------------------------|----------|
| Local Authority: | Coventry |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 10 mb/s | 70 mb/s | 1800 mb/s |
| | | |

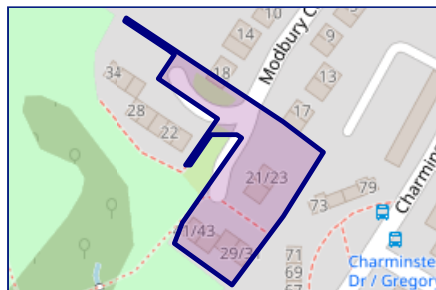
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

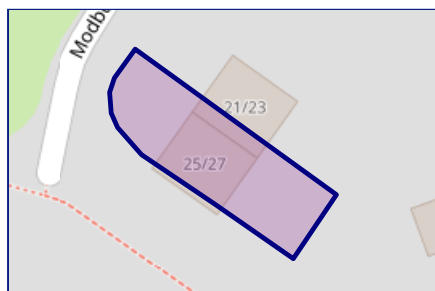


Freehold Title Plan



WK17962

Leasehold Title Plan



MM43096

| | |
|-----------------|---|
| Start Date: | 28/08/2014 |
| End Date: | 24/03/2134 |
| Lease Term: | From and including 25 March 2014 to and including 24 March 2134 |
| Term Remaining: | 108 years |

| 37, Modbury Close, Coventry, CV3 5AL | | | |
|--------------------------------------|------------|------------|------------|
| Last Sold Date: | 16/12/2024 | 04/12/2020 | |
| Last Sold Price: | £164,000 | £143,500 | |
| 30, Modbury Close, Coventry, CV3 5AL | | | |
| Last Sold Date: | 02/09/2022 | | |
| Last Sold Price: | £240,000 | | |
| 25, Modbury Close, Coventry, CV3 5AL | | | |
| Last Sold Date: | 28/09/2020 | 27/11/2009 | 24/10/2003 |
| Last Sold Price: | £155,000 | £95,000 | £85,000 |
| 32, Modbury Close, Coventry, CV3 5AL | | | |
| Last Sold Date: | 02/09/2020 | | |
| Last Sold Price: | £247,500 | | |
| 23, Modbury Close, Coventry, CV3 5AL | | | |
| Last Sold Date: | 22/05/2020 | 02/03/2015 | 11/05/2007 |
| Last Sold Price: | £145,000 | £124,950 | £124,000 |
| 24, Modbury Close, Coventry, CV3 5AL | | | |
| Last Sold Date: | 10/01/2020 | | |
| Last Sold Price: | £196,500 | | |
| 15, Modbury Close, Coventry, CV3 5AL | | | |
| Last Sold Date: | 12/11/2019 | 06/06/2014 | 05/09/1996 |
| Last Sold Price: | £285,000 | £192,000 | £54,000 |
| 10, Modbury Close, Coventry, CV3 5AL | | | |
| Last Sold Date: | 14/09/2018 | | |
| Last Sold Price: | £308,000 | | |
| 6, Modbury Close, Coventry, CV3 5AL | | | |
| Last Sold Date: | 05/09/2018 | 12/03/2002 | |
| Last Sold Price: | £310,000 | £117,000 | |
| 13, Modbury Close, Coventry, CV3 5AL | | | |
| Last Sold Date: | 06/06/2018 | 08/07/2016 | 18/01/2010 |
| Last Sold Price: | £343,000 | £189,000 | £186,750 |
| 43, Modbury Close, Coventry, CV3 5AL | | | |
| Last Sold Date: | 23/03/2017 | 30/04/2010 | 04/08/1995 |
| Last Sold Price: | £150,000 | £87,000 | £42,500 |
| 31, Modbury Close, Coventry, CV3 5AL | | | |
| Last Sold Date: | 06/11/2015 | 31/08/2001 | 02/08/1996 |
| Last Sold Price: | £102,500 | £71,950 | £40,000 |

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

8, Modbury Close, Coventry, CV3 5AL

| | | | | |
|------------------|------------|------------|------------|------------|
| Last Sold Date: | 25/11/2014 | 19/11/2010 | 12/07/2007 | 10/09/1999 |
| Last Sold Price: | £220,000 | £182,000 | £185,000 | £79,500 |

9, Modbury Close, Coventry, CV3 5AL

| | |
|------------------|------------|
| Last Sold Date: | 23/09/2014 |
| Last Sold Price: | £202,500 |

28, Modbury Close, Coventry, CV3 5AL

| | |
|------------------|------------|
| Last Sold Date: | 23/05/2014 |
| Last Sold Price: | £156,000 |

20, Modbury Close, Coventry, CV3 5AL

| | | |
|------------------|------------|------------|
| Last Sold Date: | 18/10/2013 | 29/10/2004 |
| Last Sold Price: | £184,500 | £185,000 |

29, Modbury Close, Coventry, CV3 5AL

| | | |
|------------------|------------|------------|
| Last Sold Date: | 30/03/2011 | 04/05/1999 |
| Last Sold Price: | £92,000 | £54,000 |

2, Modbury Close, Coventry, CV3 5AL

| | | | |
|------------------|------------|------------|------------|
| Last Sold Date: | 18/05/2009 | 21/02/2003 | 01/05/1997 |
| Last Sold Price: | £90,000 | £163,000 | £65,000 |

27, Modbury Close, Coventry, CV3 5AL

| | |
|------------------|------------|
| Last Sold Date: | 22/06/2007 |
| Last Sold Price: | £120,000 |

39, Modbury Close, Coventry, CV3 5AL

| | | |
|------------------|------------|------------|
| Last Sold Date: | 30/03/2007 | 12/03/2004 |
| Last Sold Price: | £128,000 | £97,000 |

3, Modbury Close, Coventry, CV3 5AL

| | | |
|------------------|------------|------------|
| Last Sold Date: | 04/08/2006 | 15/10/1999 |
| Last Sold Price: | £184,000 | £87,500 |

14, Modbury Close, Coventry, CV3 5AL

| | |
|------------------|------------|
| Last Sold Date: | 09/12/2002 |
| Last Sold Price: | £155,250 |

34, Modbury Close, Coventry, CV3 5AL

| | |
|------------------|------------|
| Last Sold Date: | 06/03/2002 |
| Last Sold Price: | £32,000 |

5, Modbury Close, Coventry, CV3 5AL

| | |
|------------------|------------|
| Last Sold Date: | 04/12/1998 |
| Last Sold Price: | £83,000 |

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

Market Sold in Street



| 19, Modbury Close, Coventry, CV3 5AL | |
|--------------------------------------|------------|
| Last Sold Date: | 01/05/1998 |
| Last Sold Price: | £85,000 |

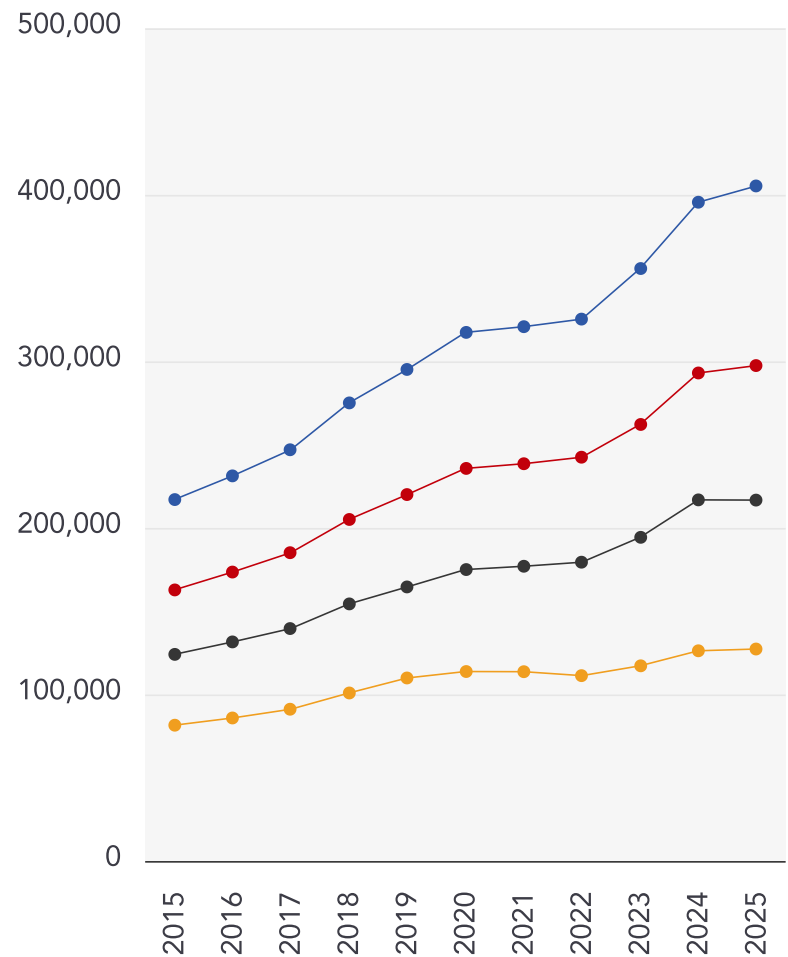
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

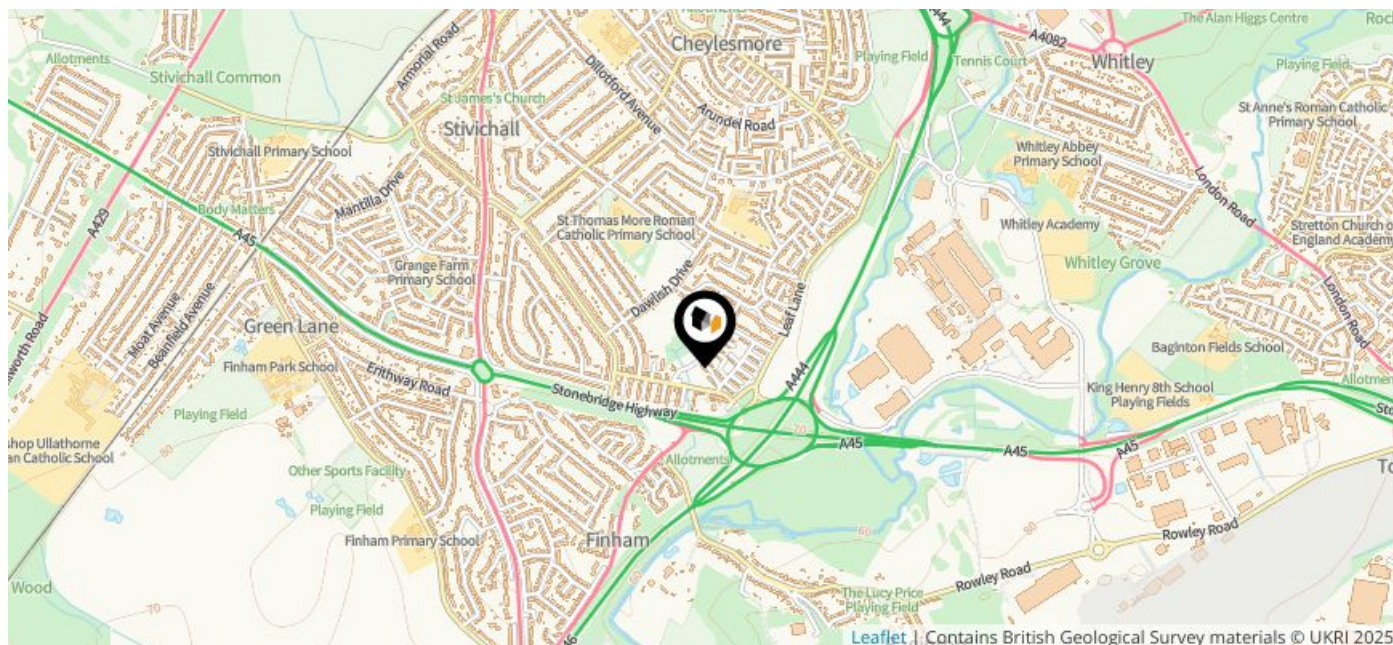
+56.09%

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.

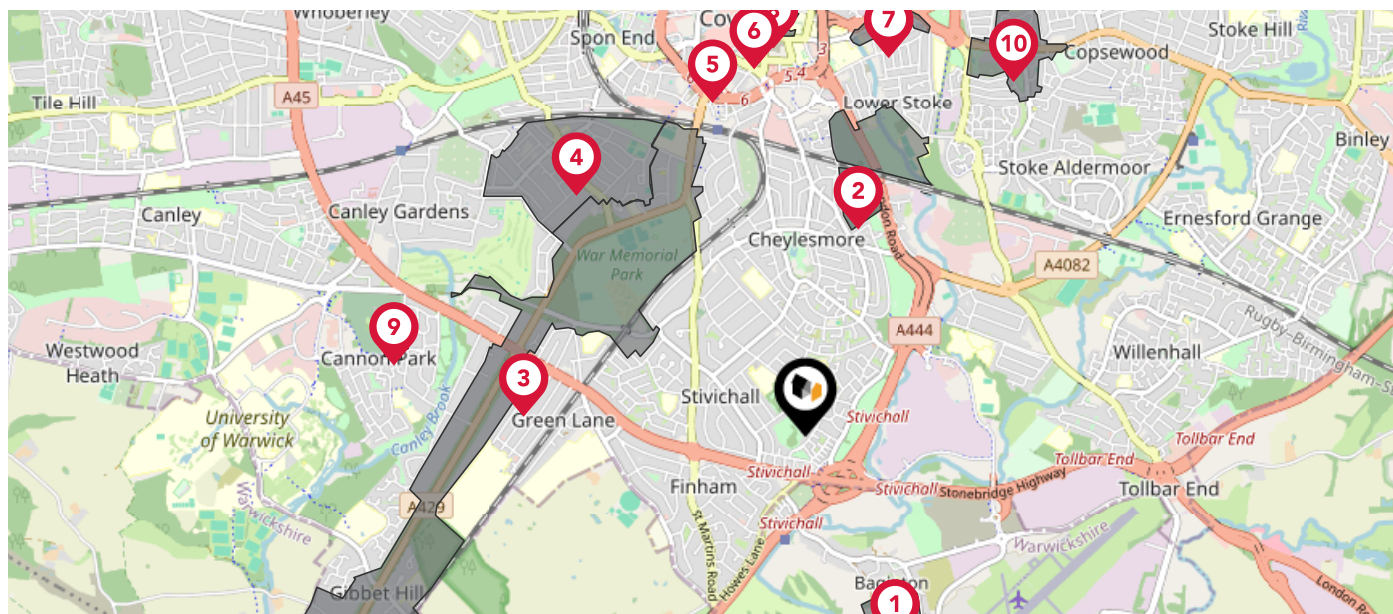
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

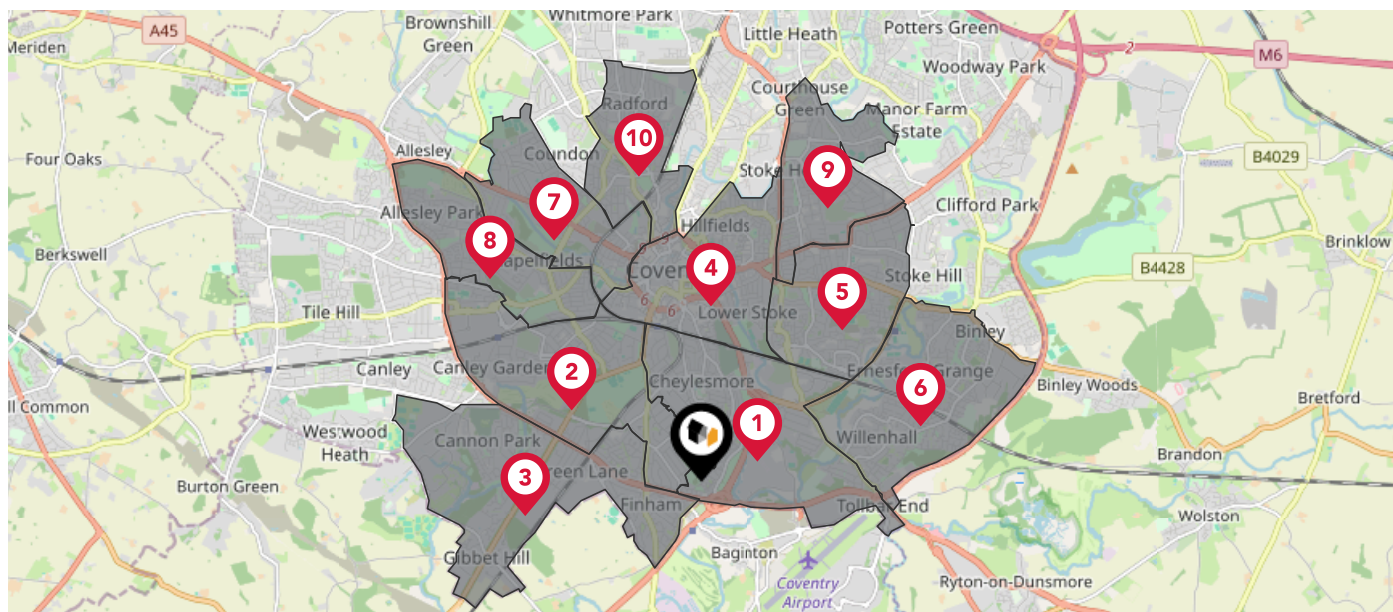
- | | |
|----|-------------------------------|
| 1 | Baginton |
| 2 | London Road |
| 3 | Kenilworth Road |
| 4 | Earlsdon |
| 5 | Greyfriars Green |
| 6 | High Street |
| 7 | Far Gosford Street |
| 8 | Hill Top and Cathedral |
| 9 | Ivy Farm Lane (Canley Hamlet) |
| 10 | Stoke Green |

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

Cheylesmore Ward

2

Earlsdon Ward

3

Wainbody Ward

4

St. Michael's Ward

5

Lower Stoke Ward

6

Binley and Willenhall Ward

7

Sherbourne Ward

8

Whoberley Ward

9

Upper Stoke Ward

10

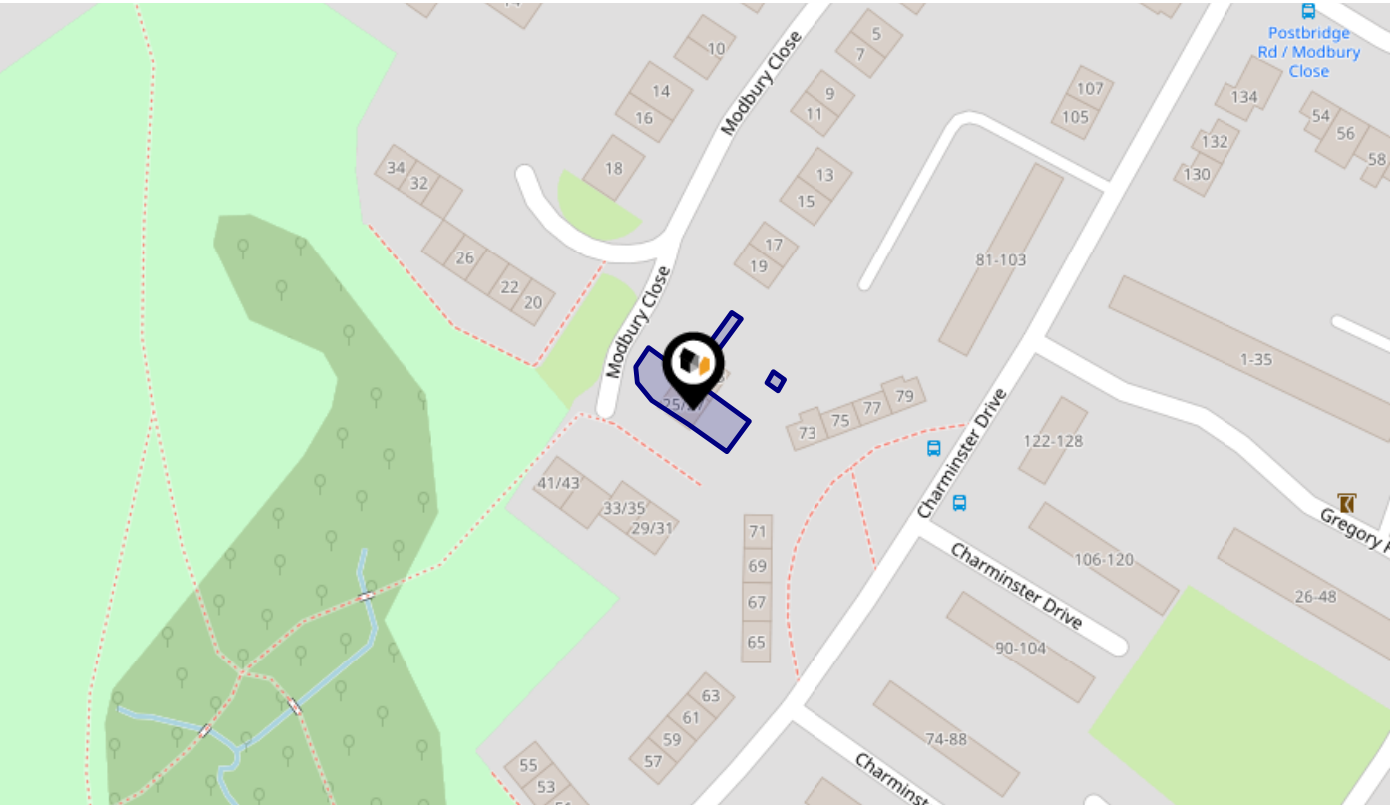
Radford Ward

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:

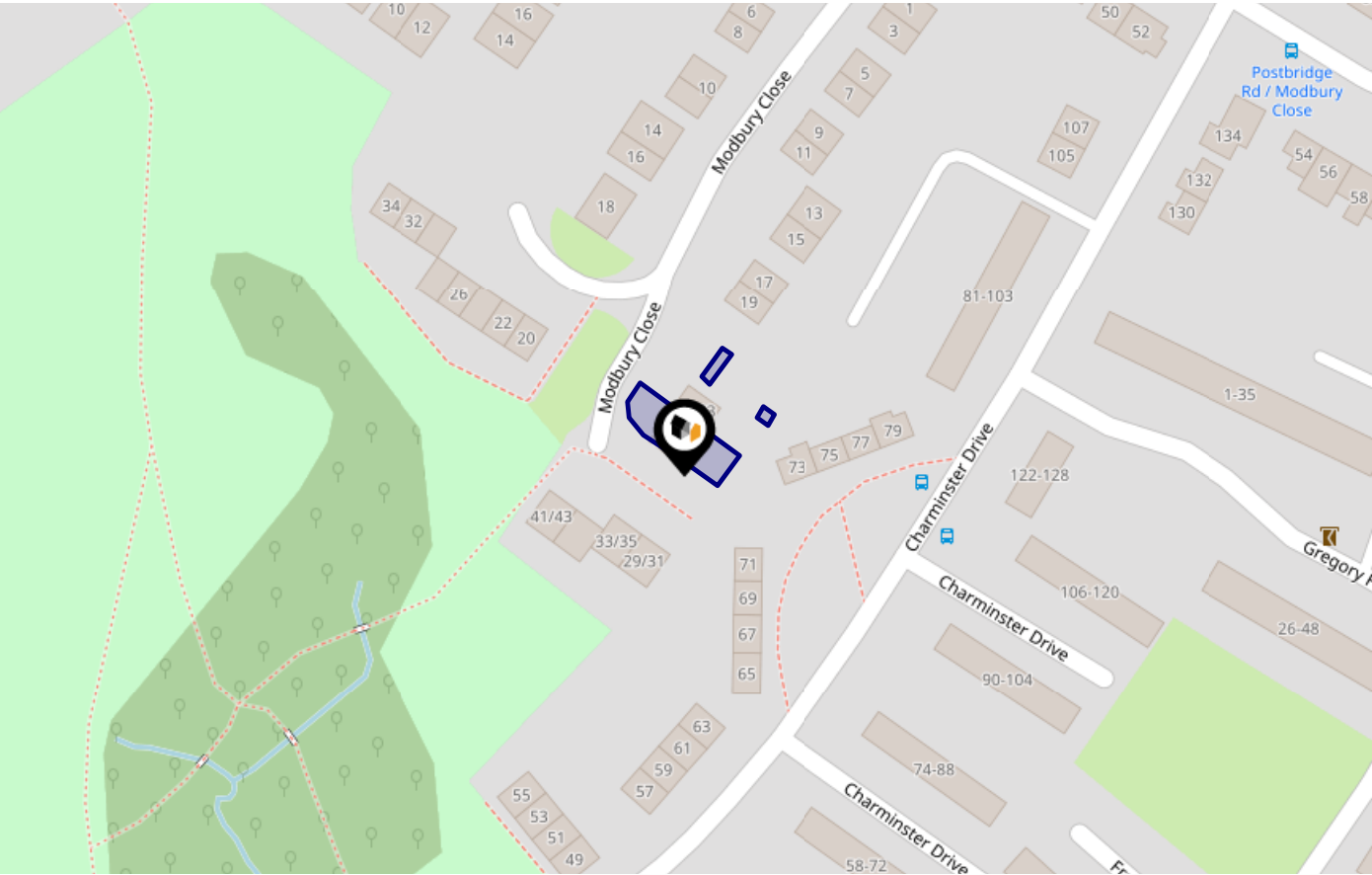
| | | | |
|---|--|--------------|-------------|
| 5 | | 75.0+ dB | <div></div> |
| 4 | | 70.0-74.9 dB | <div></div> |
| 3 | | 65.0-69.9 dB | <div></div> |
| 2 | | 60.0-64.9 dB | <div></div> |
| 1 | | 55.0-59.9 dB | <div></div> |



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.

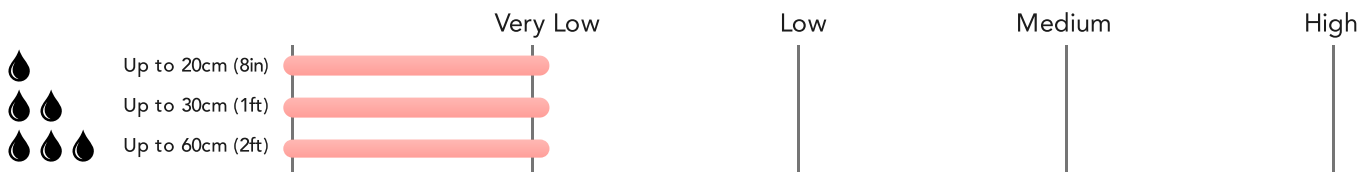


Risk Rating: Very low

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.

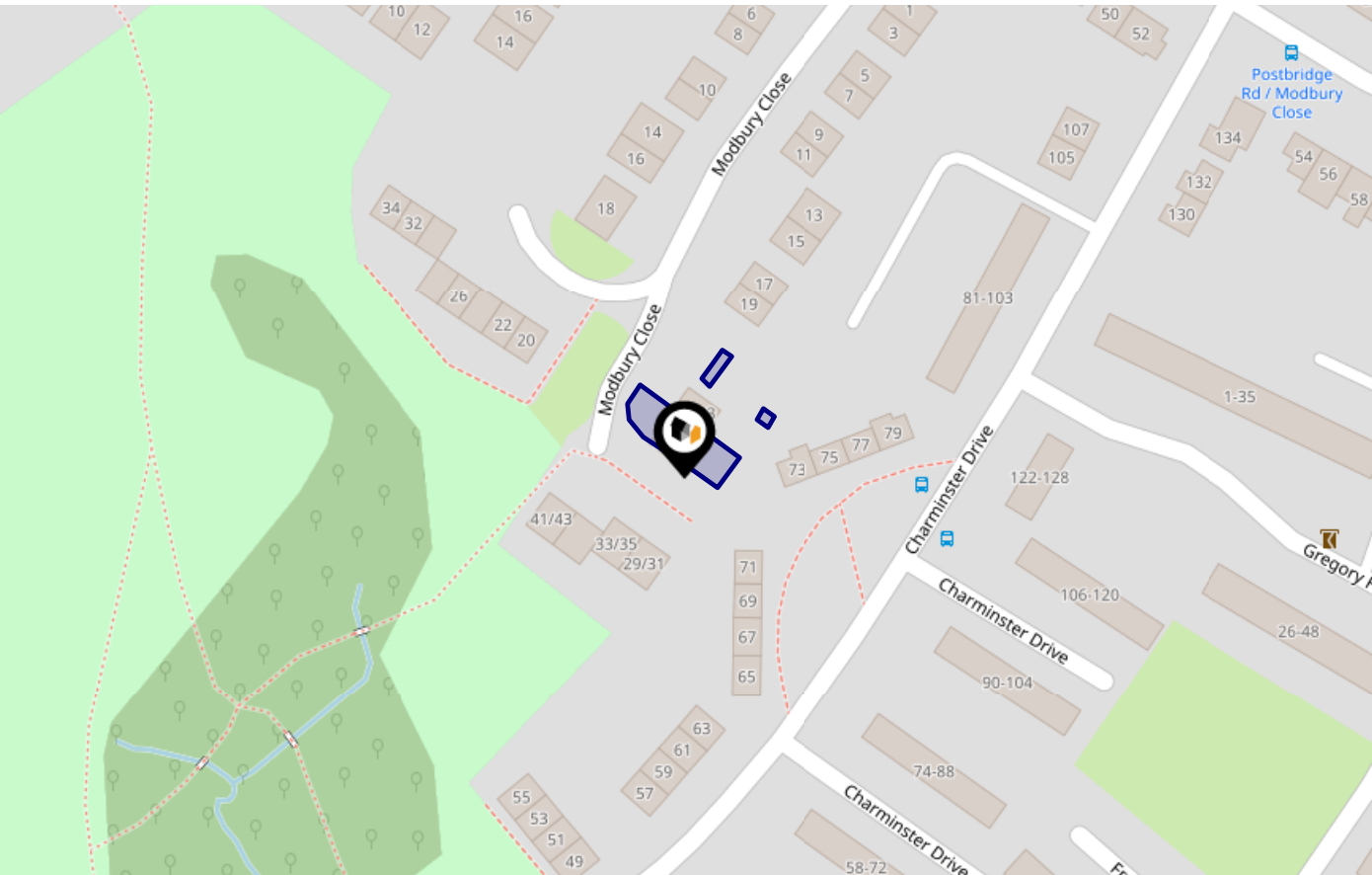
Chance of flooding to the following depths at this property:



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.

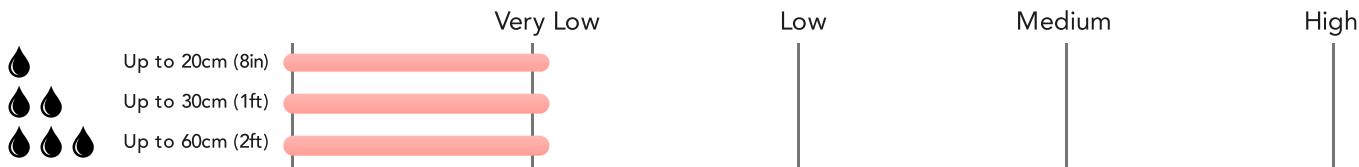


Risk Rating: Very low

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.
- 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.

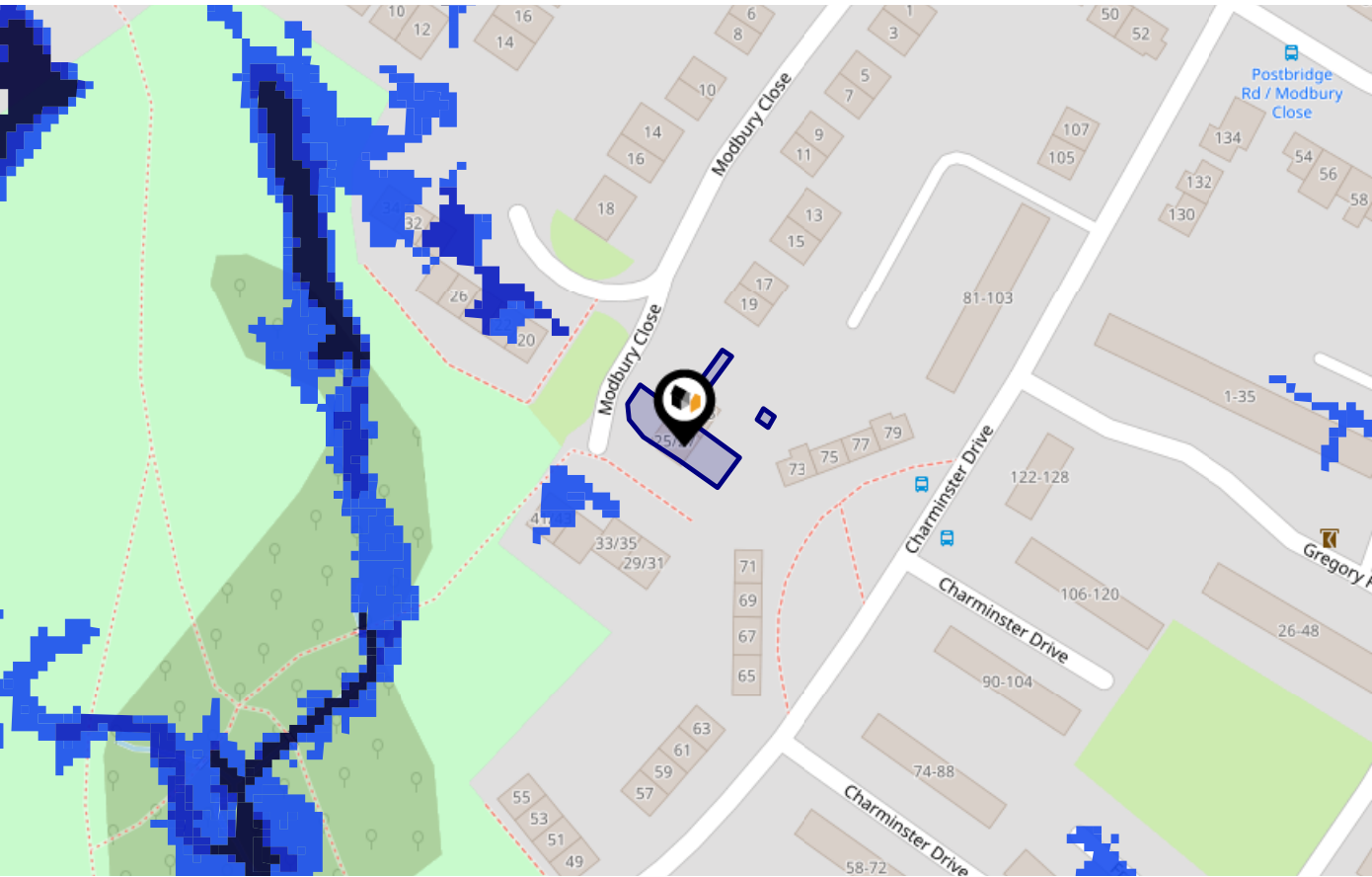
Chance of flooding to the following depths at this property:



Flood Risk

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.

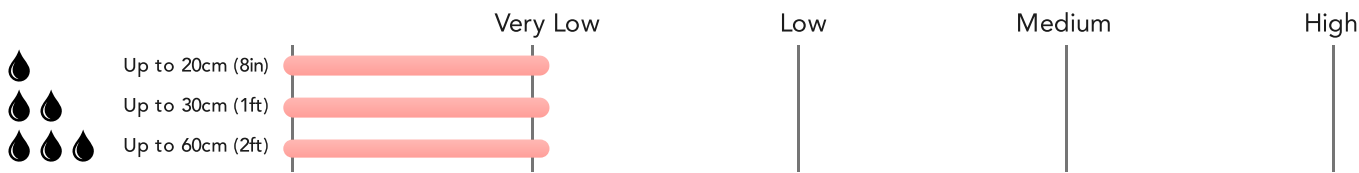


Risk Rating: Very low

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.

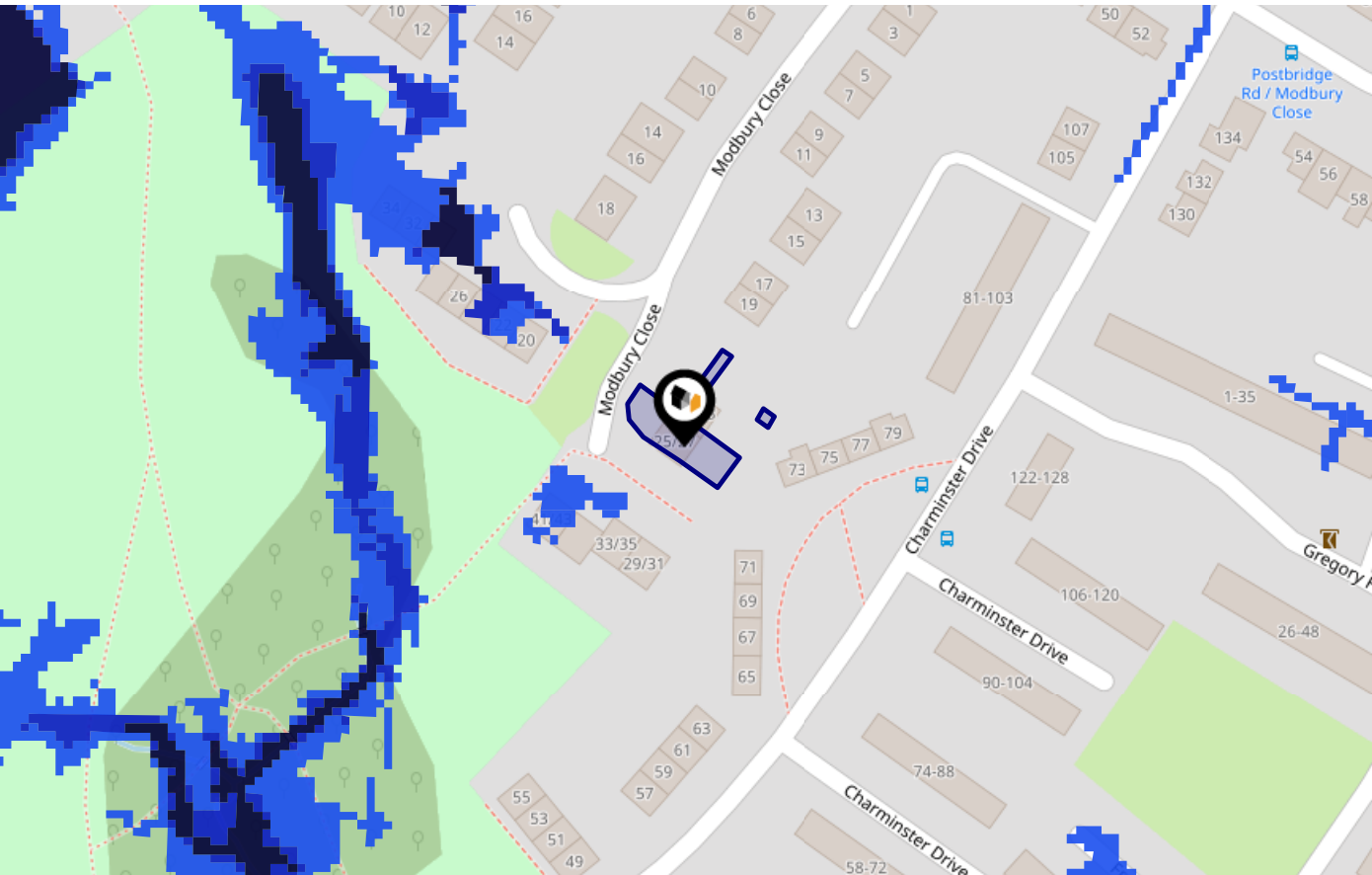
Chance of flooding to the following depths at this property:



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.

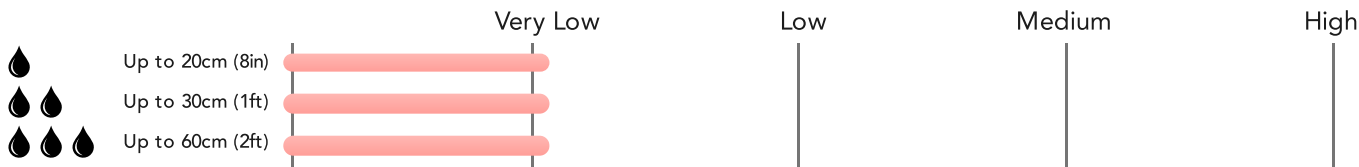


Risk Rating: Very low

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.
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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:

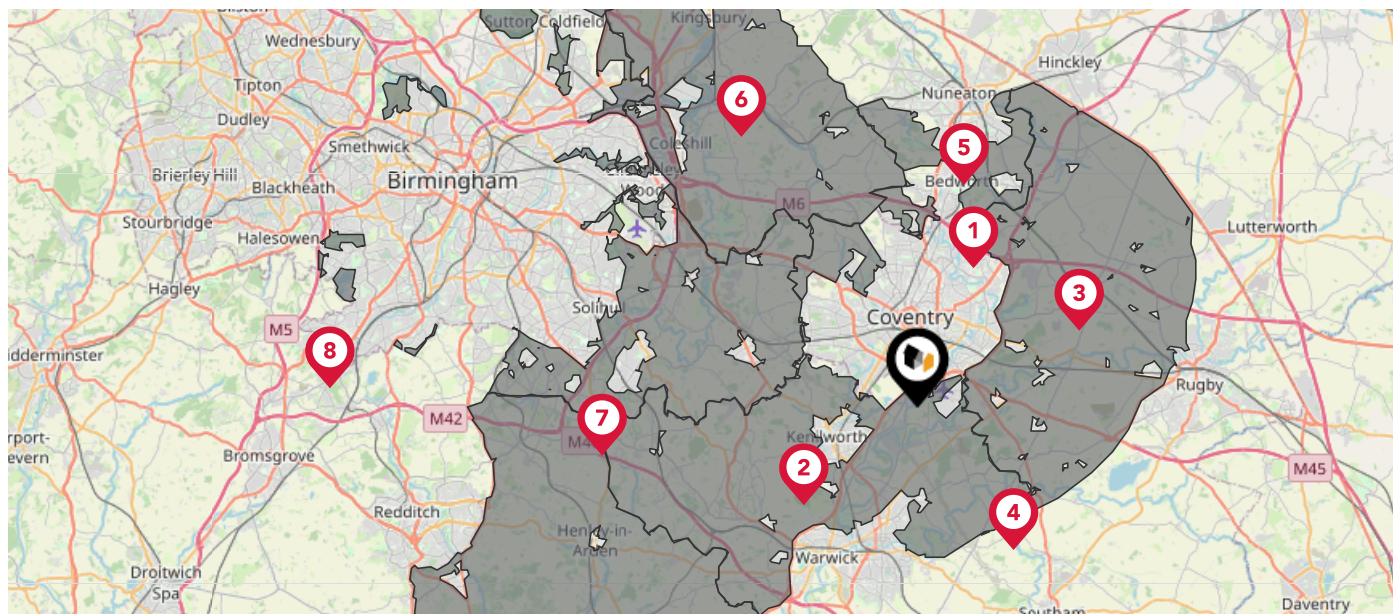


Maps

Green Belt



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



Nearby Green Belt Land

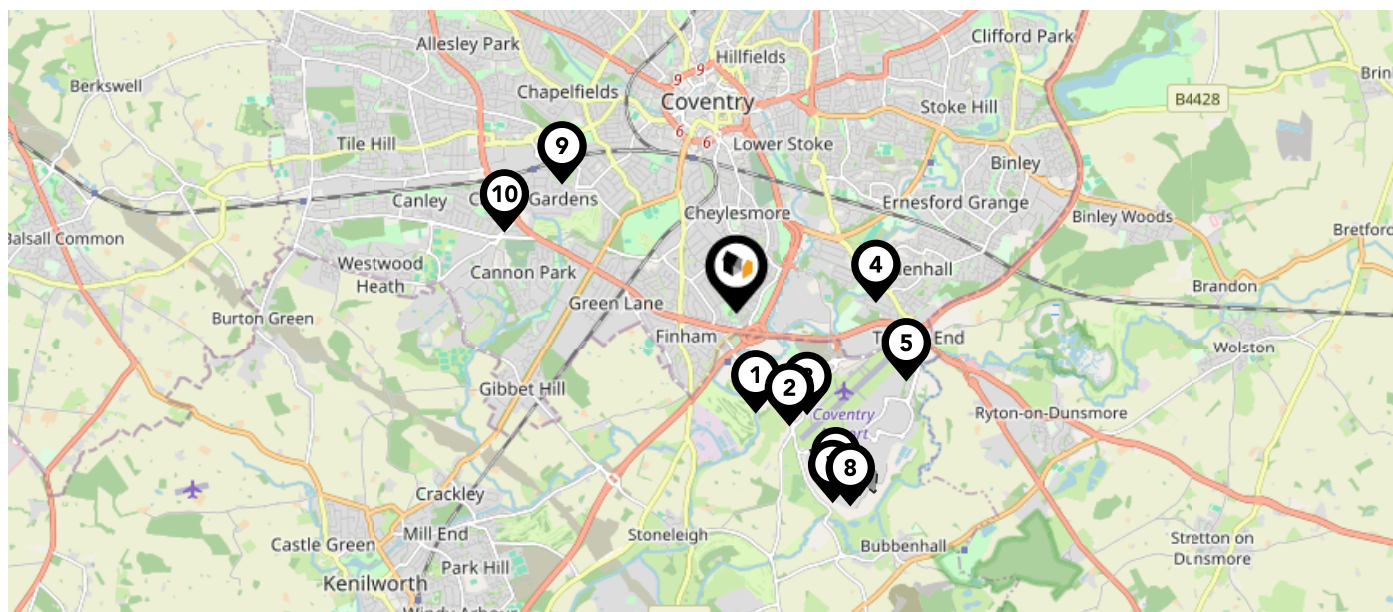
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

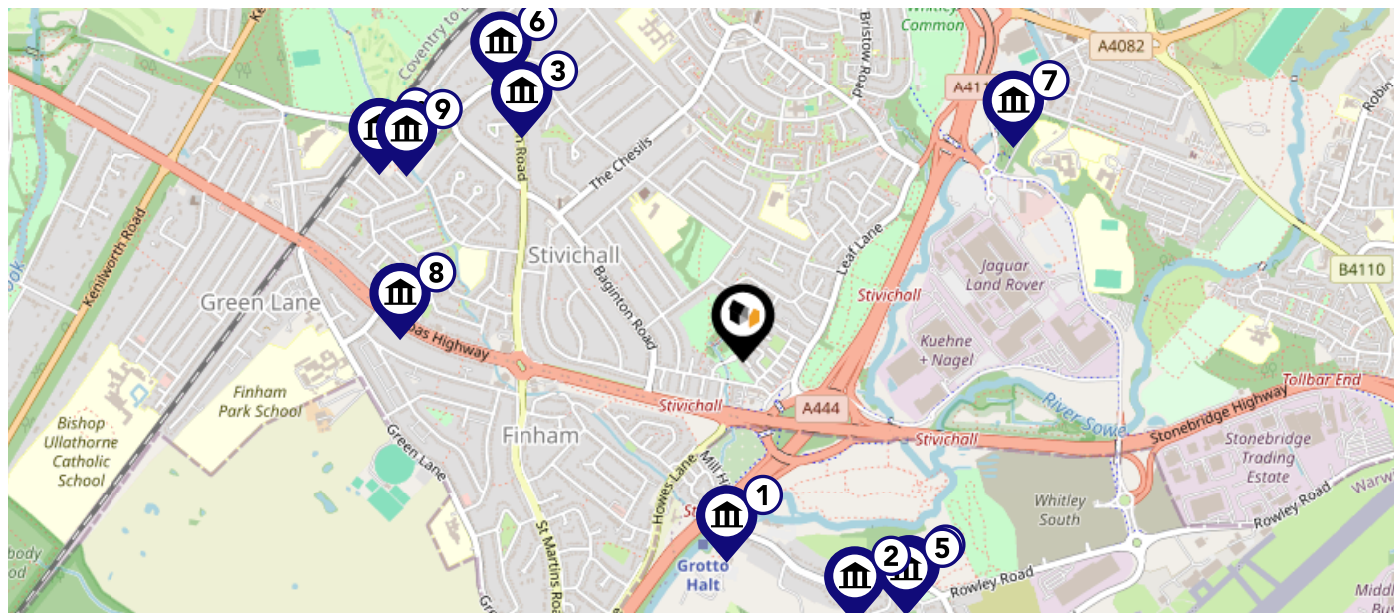
| | | | |
|-----------|--|-------------------|--|
| 1 | Hall Drive-Baginton | Historic Landfill | |
| 2 | Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire | Historic Landfill | |
| 3 | Rowley Road-Baginton | Historic Landfill | |
| 4 | London Road B-Willenhall, Coventry | Historic Landfill | |
| 5 | Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire | Historic Landfill | |
| 6 | Rock Farm Landfill- | Historic Landfill | |
| 7 | EA/EPR/HB3904FE/V007 | Active Landfill | |
| 8 | Rock Farm-Baginton, Coventry, Warwickshire | Historic Landfill | |
| 9 | Hearsall Common-Whoberley, Coventry | Historic Landfill | |
| 10 | Fletchampstead Highway-Canley, Coventry | Historic Landfill | |











Maps

Listed Buildings

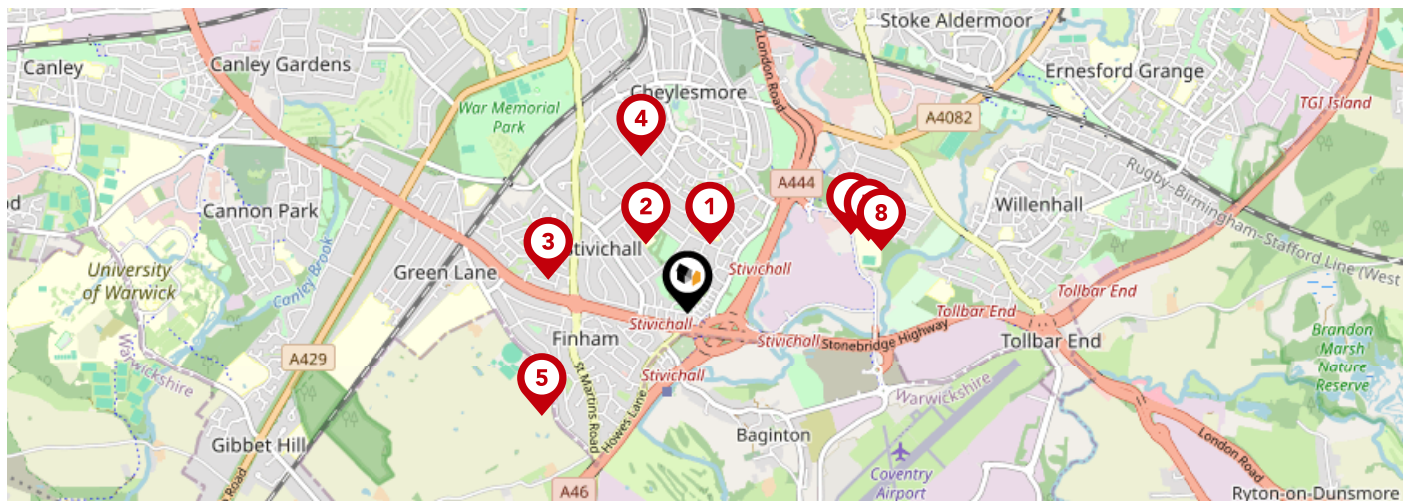


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



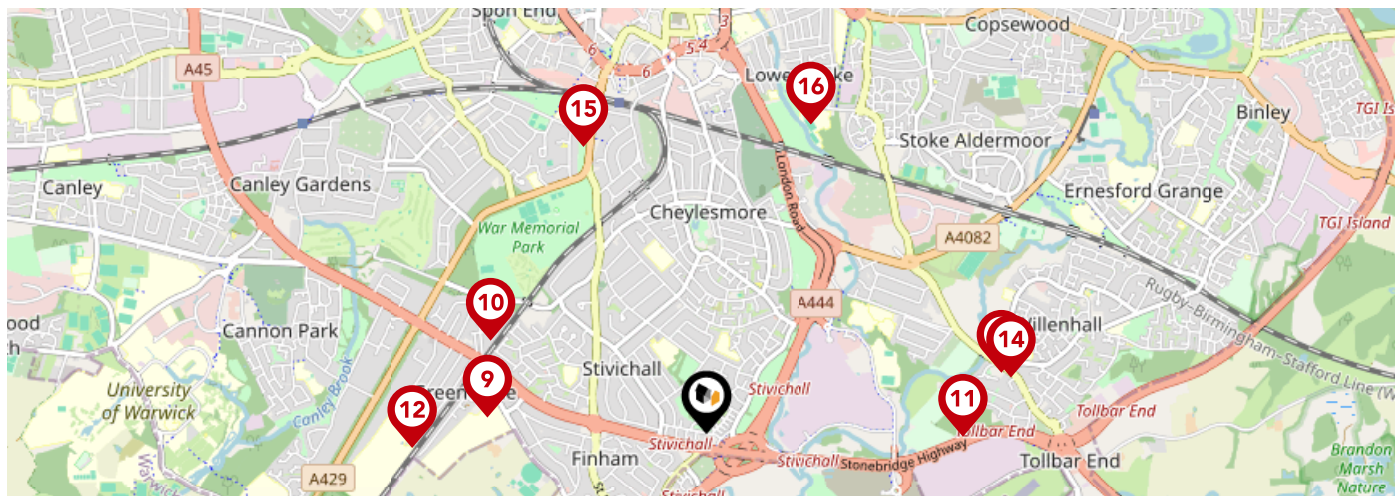
| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1035274 - Baginton Bridge | Grade II | 0.4 miles |
|  1116527 - Outbuilding 9 Yards South West Of Rose Cottage | Grade II | 0.6 miles |
|  1139458 - Church Of St James | Grade II | 0.7 miles |
|  1319923 - Lunt Cottages | Grade II | 0.7 miles |
|  1035273 - Lunt Cottages | Grade II | 0.7 miles |
|  1076620 - Bremond College | Grade II | 0.8 miles |
|  1076652 - Whitley Abbey Bridge Whitley Bridge | Grade II | 0.8 miles |
|  1342919 - Stivichall Grange | Grade II | 0.8 miles |
|  1104926 - The Smithy | Grade II | 0.9 miles |
|  1076608 - Bridge Cottage | Grade II | 0.9 miles |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.33 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:0.82 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Tiverton School Ofsted Rating: Good Pupils: 119 Distance:0.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

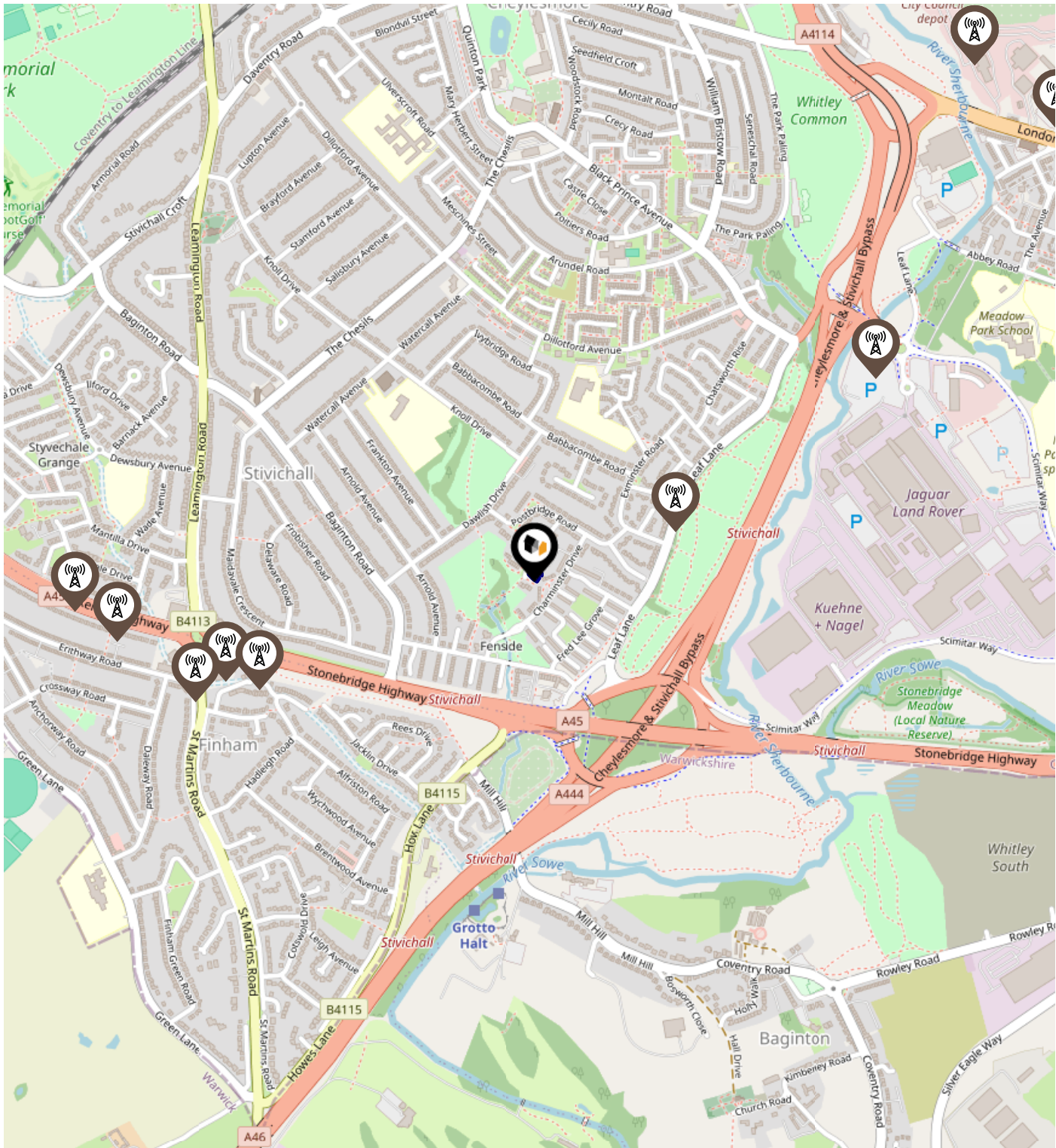
Area Schools





| | | Nursery | Primary | Secondary | College | Private |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.99 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:1.16 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 241 Distance:1.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Stretton Church of England Academy Ofsted Rating: Outstanding Pupils: 209 Distance:1.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.41 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.48 | <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

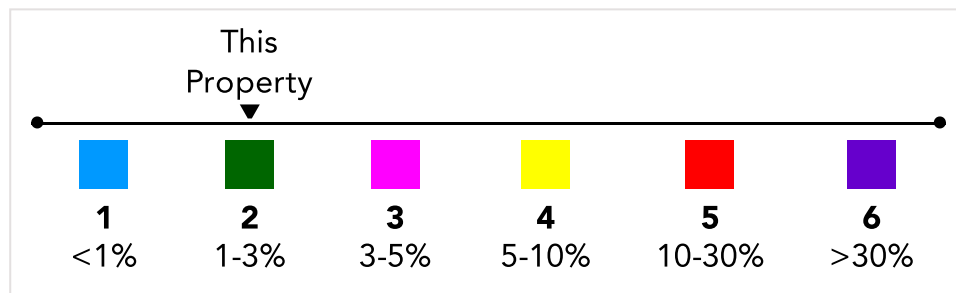
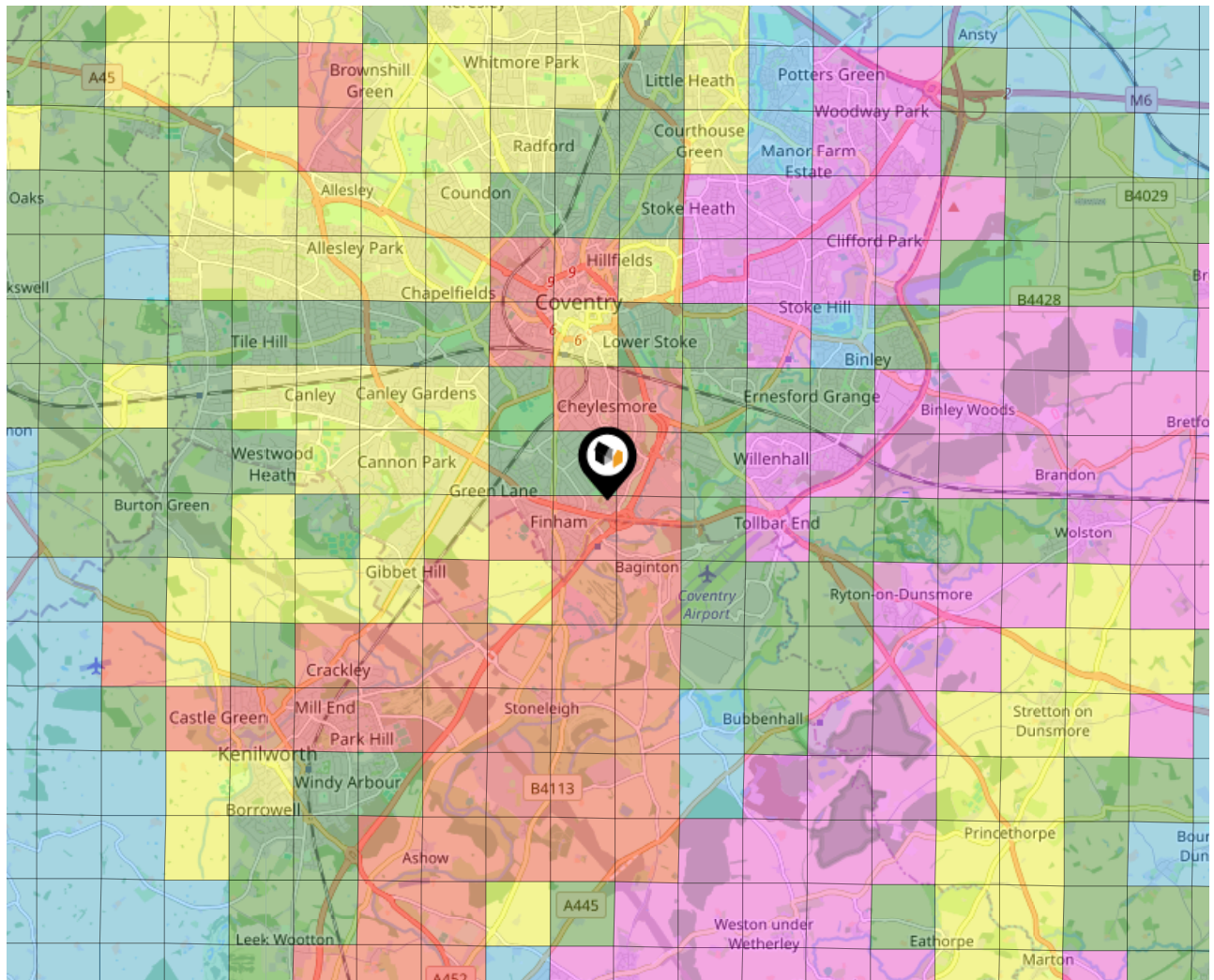
Environment

Radon Gas

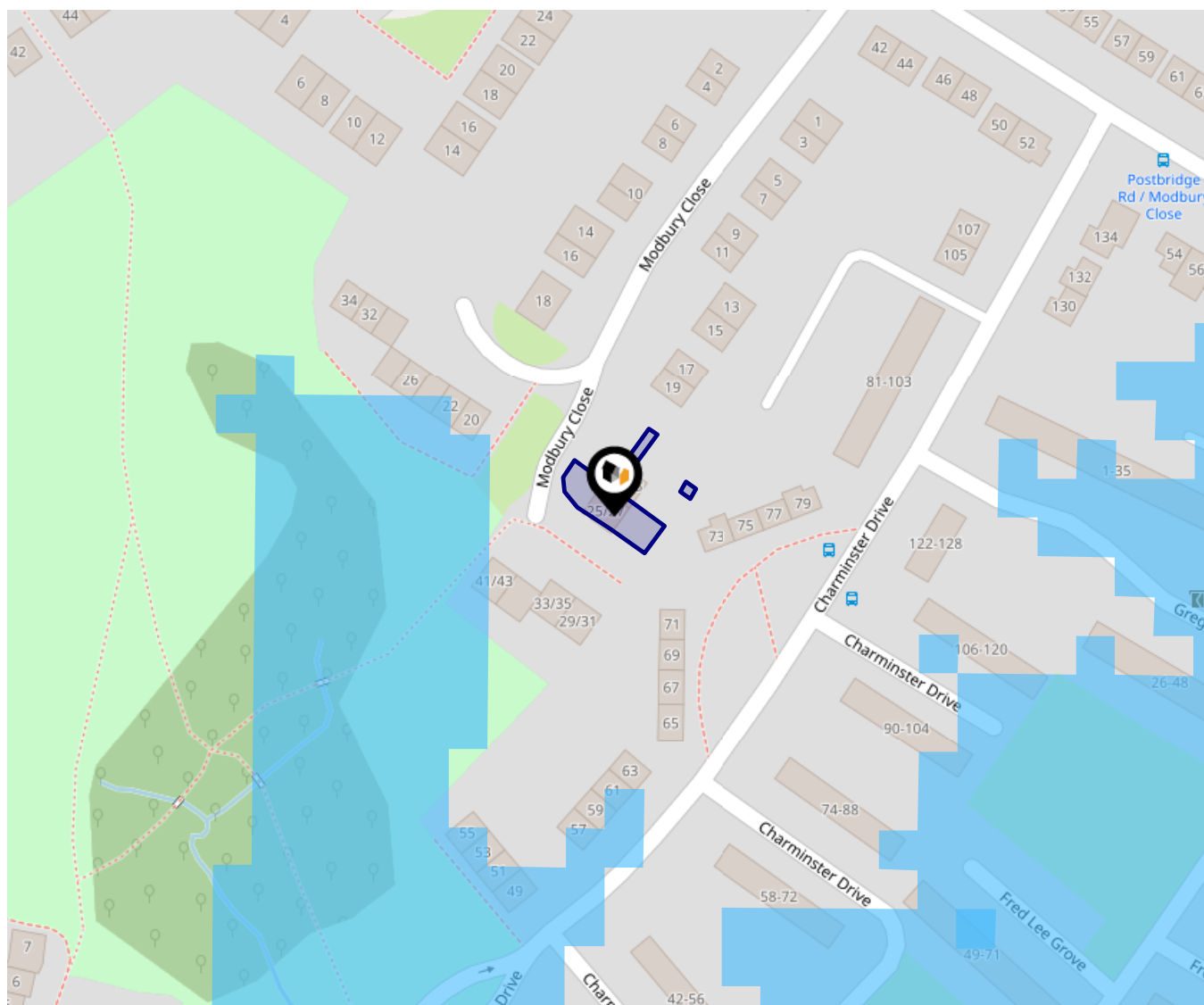


What is Radon?

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



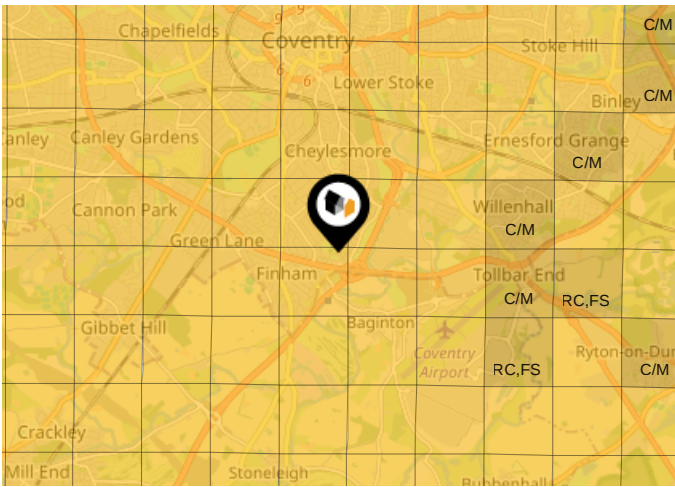
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

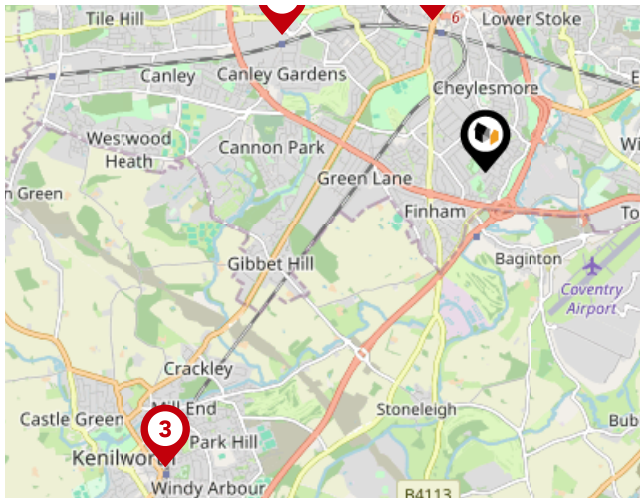


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

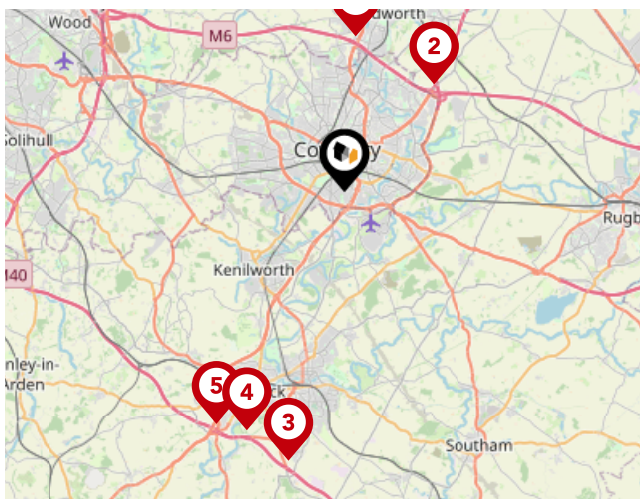
Area

Transport (National)



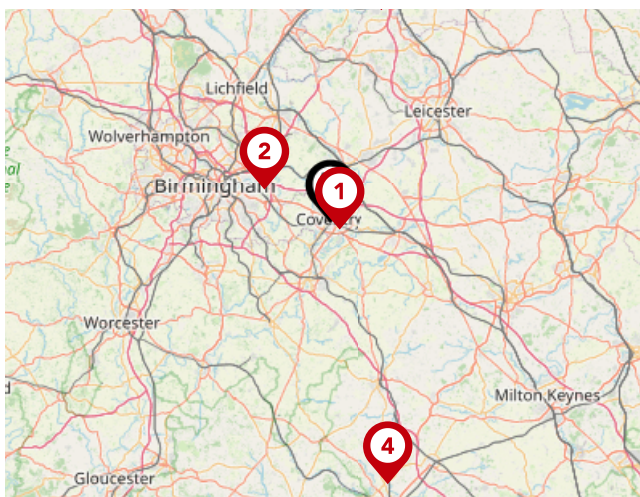
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Coventry Rail Station | 1.47 miles |
| 2 | Canley Rail Station | 2.22 miles |
| 3 | Kenilworth Rail Station | 3.93 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M6 J3 | 5.68 miles |
| 2 | M6 J2 | 5.1 miles |
| 3 | M40 J13 | 9.96 miles |
| 4 | M40 J14 | 9.31 miles |
| 5 | M40 J15 | 9.56 miles |

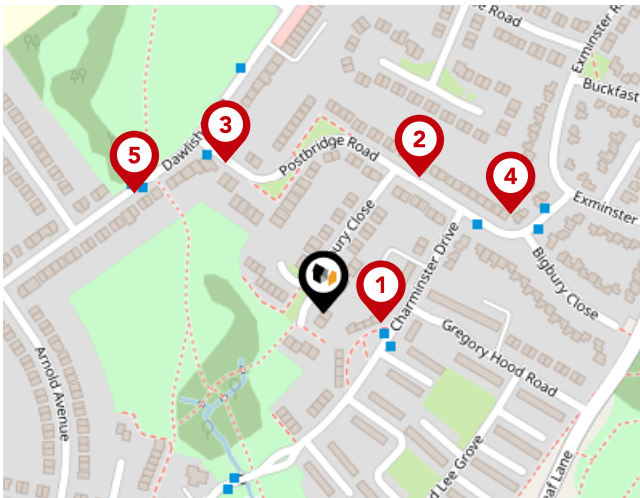


Airports/Helipads






| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Baginton | 1.54 miles |
| 2 | Birmingham Airport | 10.8 miles |
| 3 | East Mids Airport | 31.66 miles |
| 4 | Kidlington | 38.87 miles |

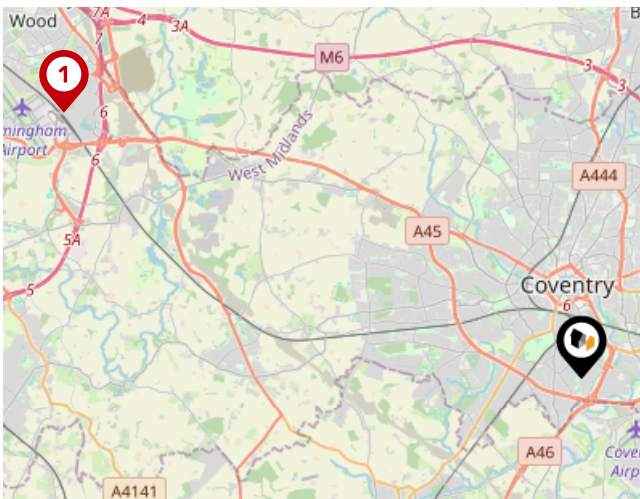
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|---|-----------------|------------|
|  | Gregory Hood Rd | 0.03 miles |
|  | Modbury Close | 0.09 miles |
|  | Dawlish Drive | 0.1 miles |
|  | Bigbury Close | 0.12 miles |
|  | Frankton Avenue | 0.13 miles |



Local Connections

| Pin | Name | Distance |
|---|--|-------------|
|  | Birmingham Intl Rail Station (Air-Rail Link) | 10.52 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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Walmsley's The Way to Move

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