

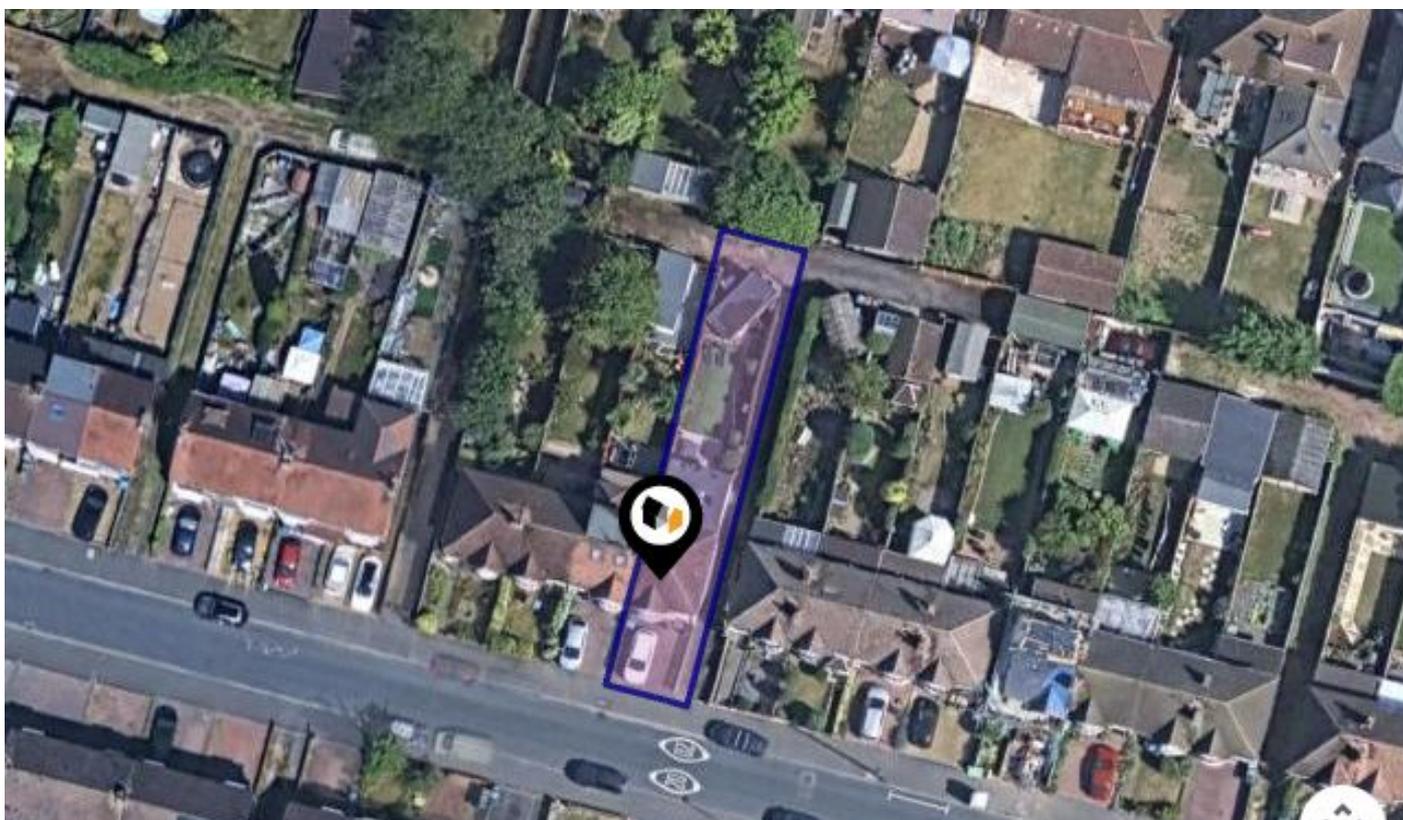
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th June 2025



ERITHWAY ROAD, COVENTRY, CV3

Asking Price : £325,000

Walmsley's The Way to Move

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

0330 1180062

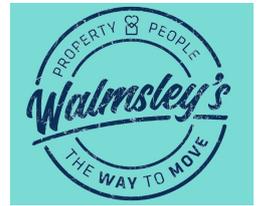
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A bespoke & quite unique family home

Four bedrooms & two bathrooms

Extended to rear with fabulous full width kitchen family room

Driveway to frontage with garage accessible to rear

Gas central heating & double glazed throughout

Sitting room, versatile ground floor en-suite bedroom (or lounge)

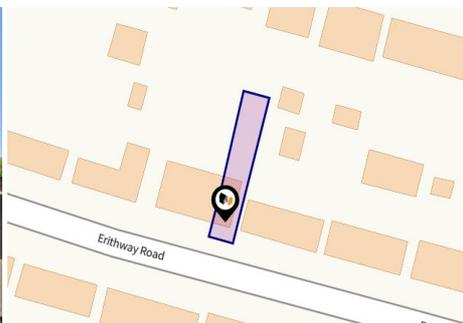
Modern kitchen within family room with French doors & skylight

Landscaped patio & low maintenance rear gardens

Ideal Finham School catchment area EPC ordered, Total 1133 Sq.Ft or 105 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 Overview



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,133 ft ² / 105 m ²
Plot Area:	0.07 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,145
Title Number:	WM16079

Asking Price:	£325,000
Tenure:	Freehold

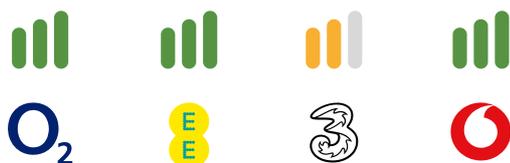
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	47 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)

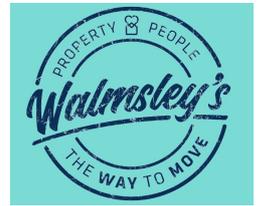


Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Erithway Road, Coventry, CV3*

Reference - HH/2018/2811
Decision: Decision Issued
Date: 01st October 2018
Description: Two storey rear extension
Reference - HH/2019/0039
Decision: Decision Issued
Date: 03rd January 2019
Description: Erection of a ground floor rear extension
Reference - HH/2018/2811
Decision: APPROVED
Date: 01st October 2018
Description: Two storey rear extension

Property EPC - Certificate



Erithway Road, CV3

Energy rating

D

Valid until 28.09.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property

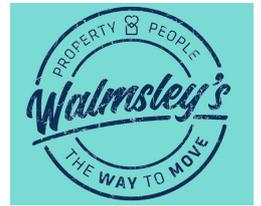
EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 11% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	79 m ²

Market Sold in Street



113, Erithway Road, Coventry, CV3 6JS

Last Sold Date:	17/10/2024	06/11/1998	26/06/1998	22/09/1995
Last Sold Price:	£173,000	£59,950	£56,000	£42,800

109, Erithway Road, Coventry, CV3 6JS

Last Sold Date:	07/06/2024	27/05/2005	25/02/2000
Last Sold Price:	£230,000	£135,000	£60,000

81, Erithway Road, Coventry, CV3 6JS

Last Sold Date:	08/03/2024	16/12/2005	21/05/1999
Last Sold Price:	£220,000	£136,500	£52,000

129, Erithway Road, Coventry, CV3 6JS

Last Sold Date:	24/08/2022	17/07/1998
Last Sold Price:	£278,000	£67,000

75, Erithway Road, Coventry, CV3 6JS

Last Sold Date:	21/03/2022	06/09/2019	04/10/2013	23/10/2008	20/01/2004
Last Sold Price:	£245,000	£207,000	£152,000	£152,500	£113,000

131, Erithway Road, Coventry, CV3 6JS

Last Sold Date:	20/08/2021
Last Sold Price:	£239,995

149, Erithway Road, Coventry, CV3 6JS

Last Sold Date:	11/08/2021
Last Sold Price:	£370,000

93, Erithway Road, Coventry, CV3 6JS

Last Sold Date:	10/01/2020	12/07/2013
Last Sold Price:	£195,000	£135,000

77, Erithway Road, Coventry, CV3 6JS

Last Sold Date:	06/08/2018	23/04/2015	14/11/2006	12/11/1999
Last Sold Price:	£187,000	£163,000	£135,000	£63,500

79, Erithway Road, Coventry, CV3 6JS

Last Sold Date:	26/01/2018
Last Sold Price:	£170,000

121, Erithway Road, Coventry, CV3 6JS

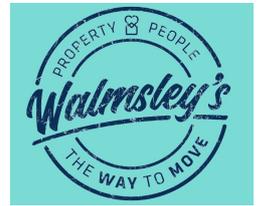
Last Sold Date:	31/10/2017	27/03/2000
Last Sold Price:	£260,000	£63,000

97, Erithway Road, Coventry, CV3 6JS

Last Sold Date:	18/12/2015	20/03/2009	07/05/2002
Last Sold Price:	£179,000	£137,000	£78,000

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

Market Sold in Street



95, Erithway Road, Coventry, CV3 6JS

Last Sold Date: 30/11/2012
Last Sold Price: £117,500

107, Erithway Road, Coventry, CV3 6JS

Last Sold Date: 20/04/2012
Last Sold Price: £116,000

145, Erithway Road, Coventry, CV3 6JS

Last Sold Date: 21/04/2011	30/01/1998
Last Sold Price: £132,000	£65,000

141, Erithway Road, Coventry, CV3 6JS

Last Sold Date: 14/09/2010	18/09/1998
Last Sold Price: £165,000	£64,750

105, Erithway Road, Coventry, CV3 6JS

Last Sold Date: 27/05/2010
Last Sold Price: £125,000

115, Erithway Road, Coventry, CV3 6JS

Last Sold Date: 19/02/2010
Last Sold Price: £120,000

103, Erithway Road, Coventry, CV3 6JS

Last Sold Date: 30/03/2005	14/10/1999
Last Sold Price: £132,950	£59,995

143, Erithway Road, Coventry, CV3 6JS

Last Sold Date: 12/06/2002
Last Sold Price: £85,000

139, Erithway Road, Coventry, CV3 6JS

Last Sold Date: 25/06/1999	15/08/1997
Last Sold Price: £79,000	£60,000

135, Erithway Road, Coventry, CV3 6JS

Last Sold Date: 13/12/1996
Last Sold Price: £56,000

119, Erithway Road, Coventry, CV3 6JS

Last Sold Date: 20/09/1996
Last Sold Price: £52,500

101, Erithway Road, Coventry, CV3 6JS

Last Sold Date: 23/02/1996
Last Sold Price: £38,250

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

Market Sold in Street



111, Erithway Road, Coventry, CV3 6JS

Last Sold Date:	18/08/1995
Last Sold Price:	£48,000

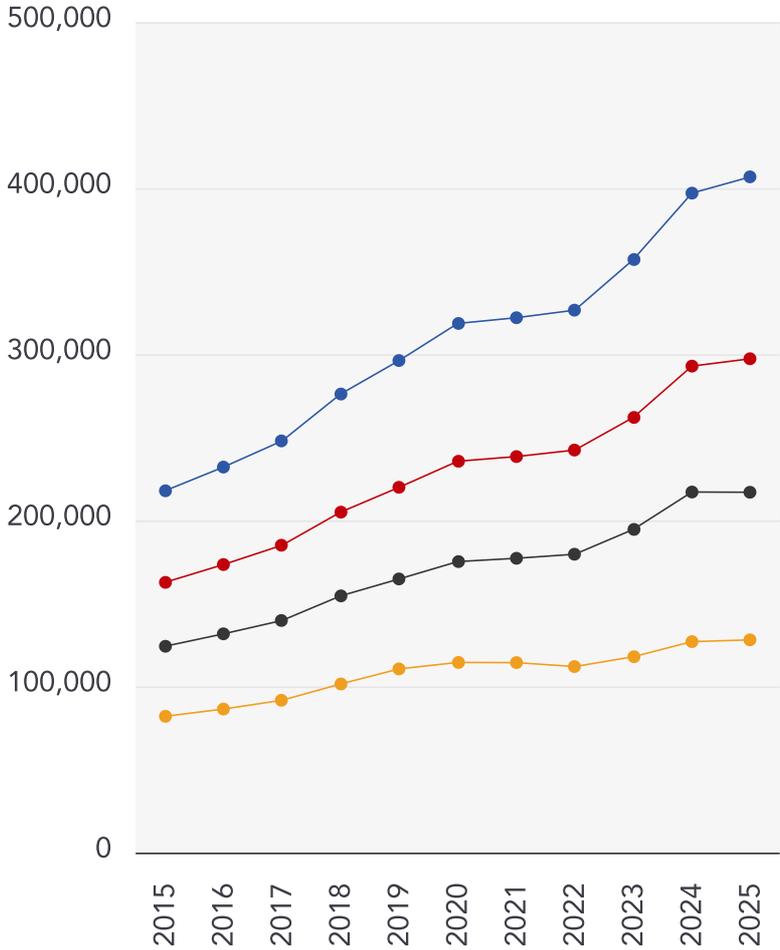
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

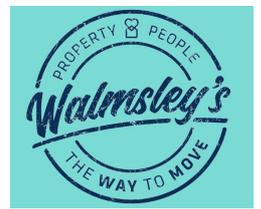
+74.65%

Flat

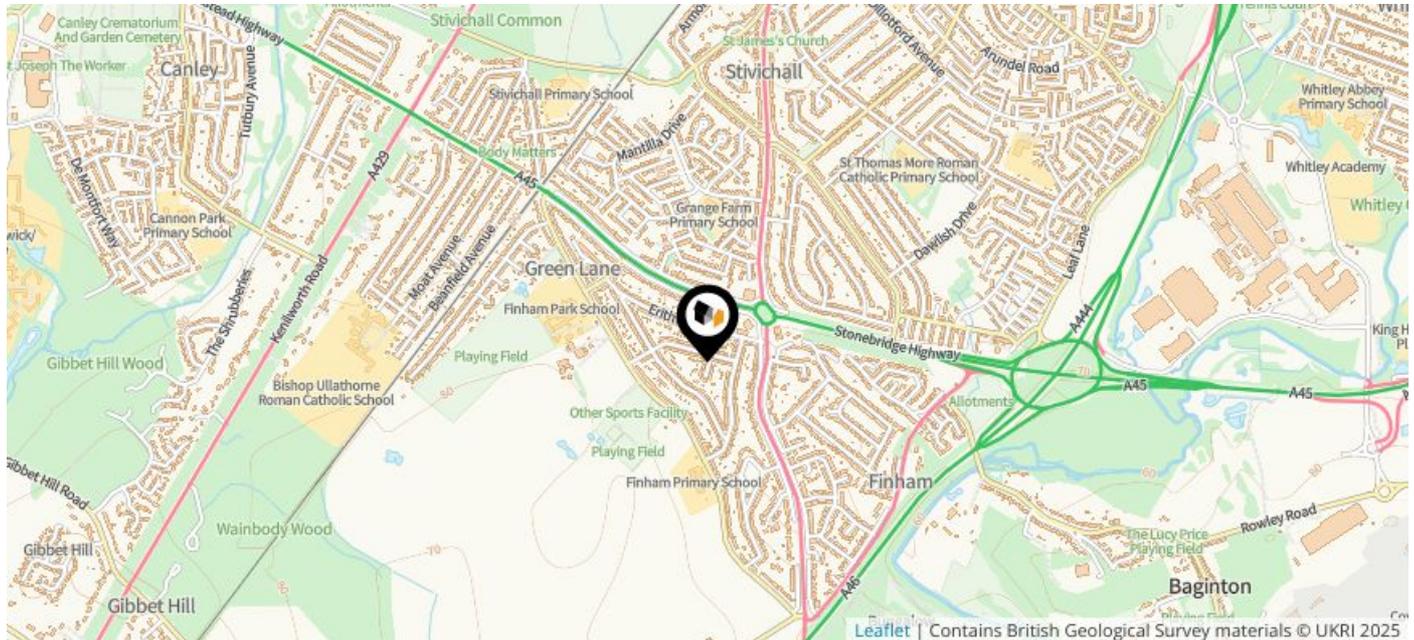
+56.09%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

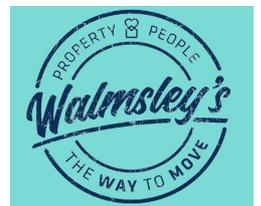
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

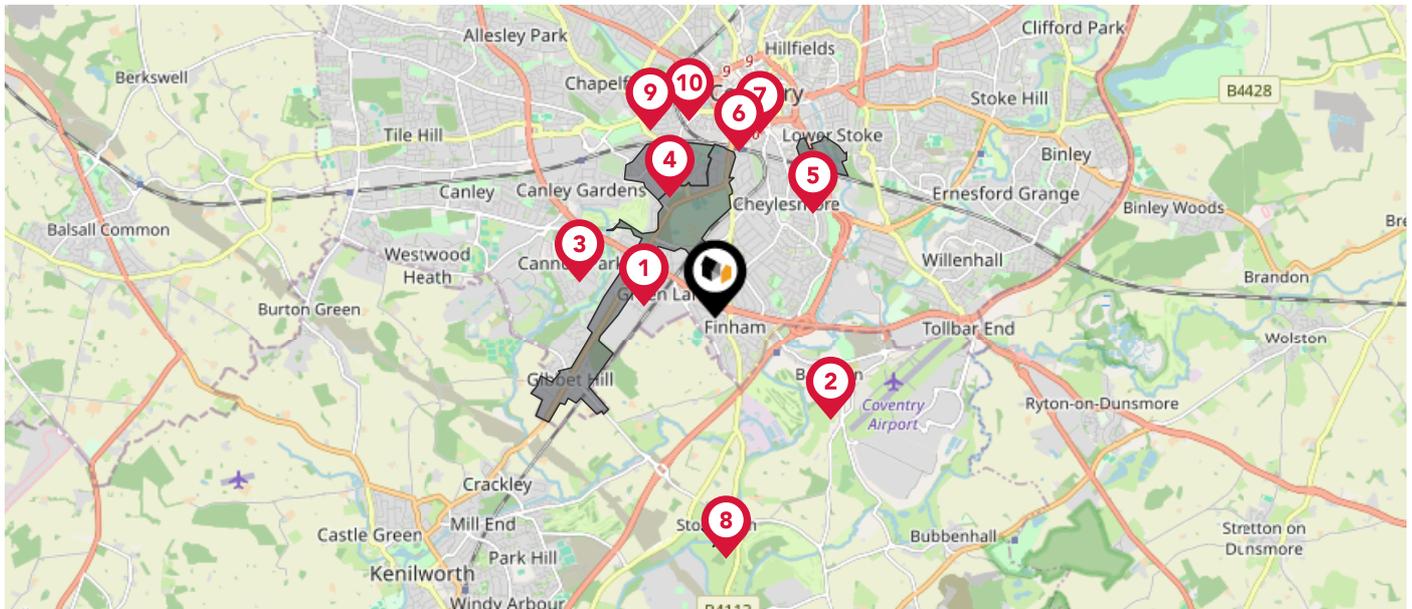
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

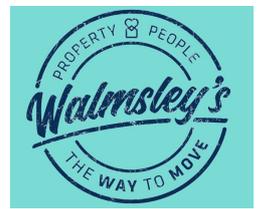


Nearby Conservation Areas

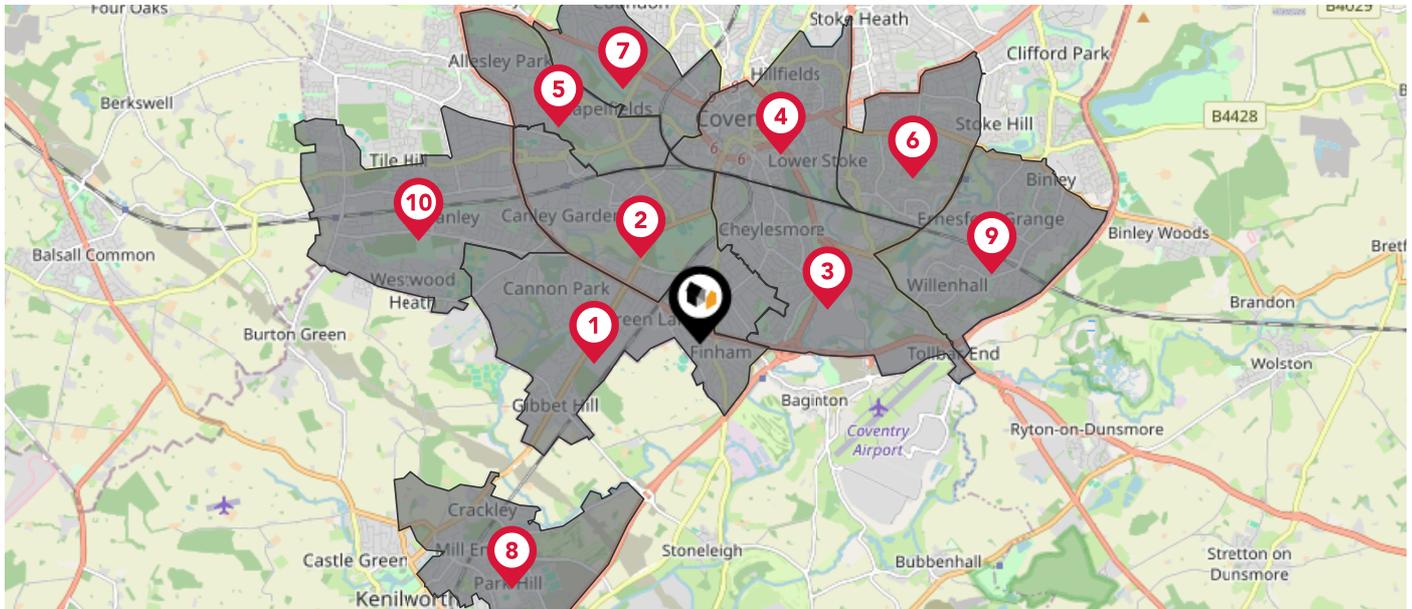
- 1 Kenilworth Road
- 2 Baginton
- 3 Ivy Farm Lane (Canley Hamlet)
- 4 Earlsdon
- 5 London Road
- 6 Greyfriars Green
- 7 High Street
- 8 Stoneleigh
- 9 Chapelfields
- 10 Spon End

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

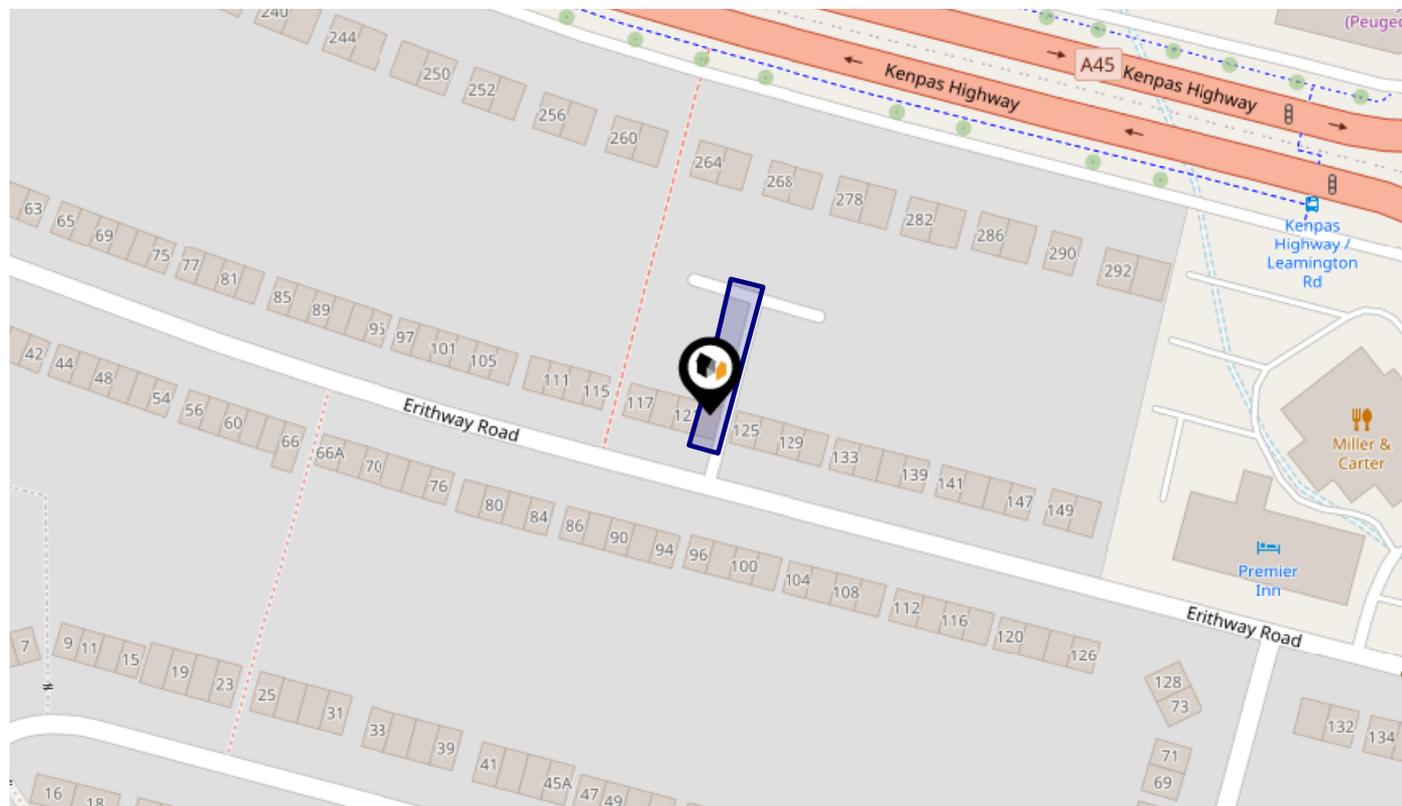
- 1 Wainbody Ward
- 2 Earlsdon Ward
- 3 Cheylesmore Ward
- 4 St. Michael's Ward
- 5 Whoberley Ward
- 6 Lower Stoke Ward
- 7 Sherbourne Ward
- 8 Kenilworth Park Hill Ward
- 9 Binley and Willenhall Ward
- 10 Westwood Ward

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:

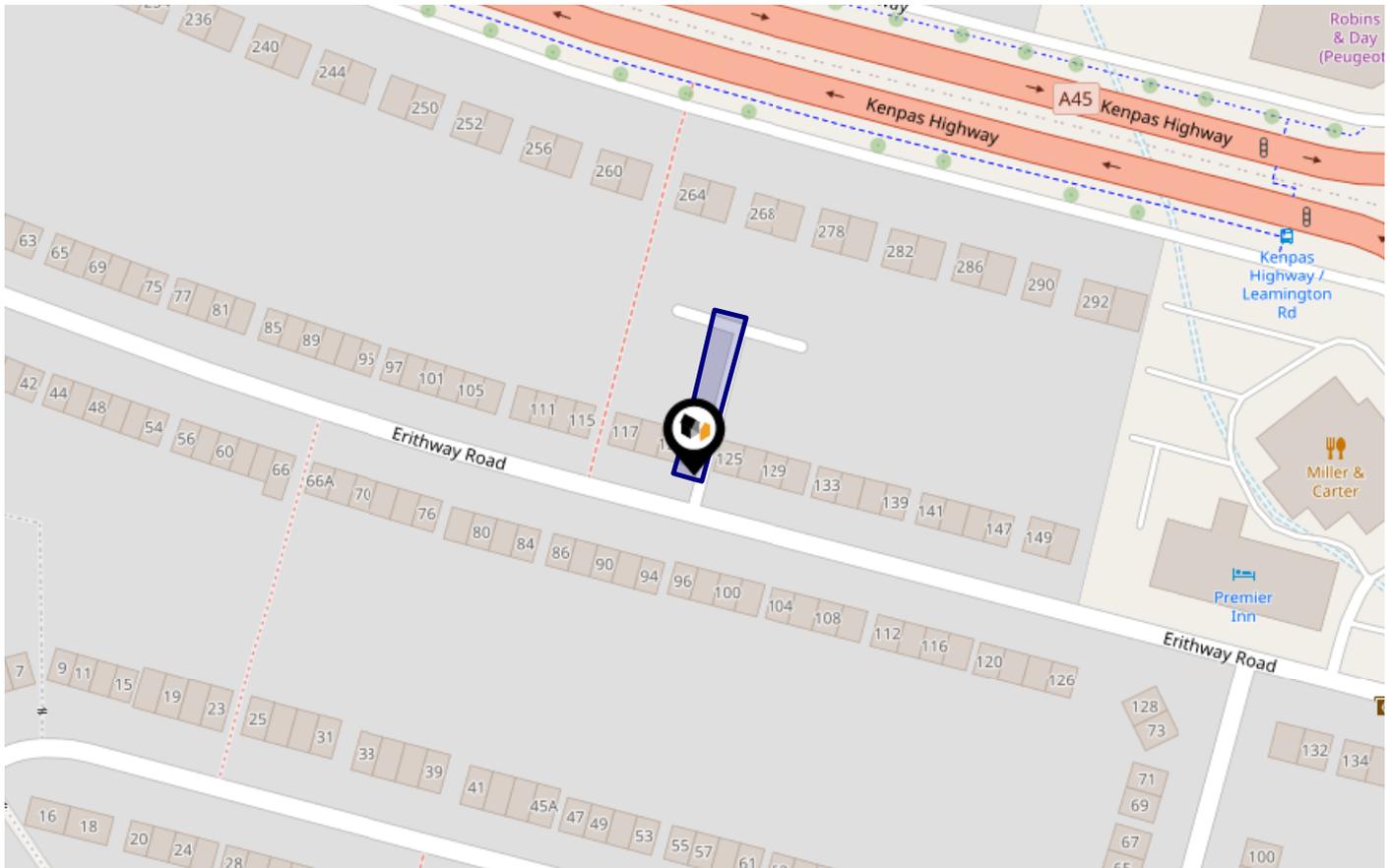
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

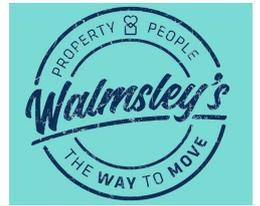
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any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

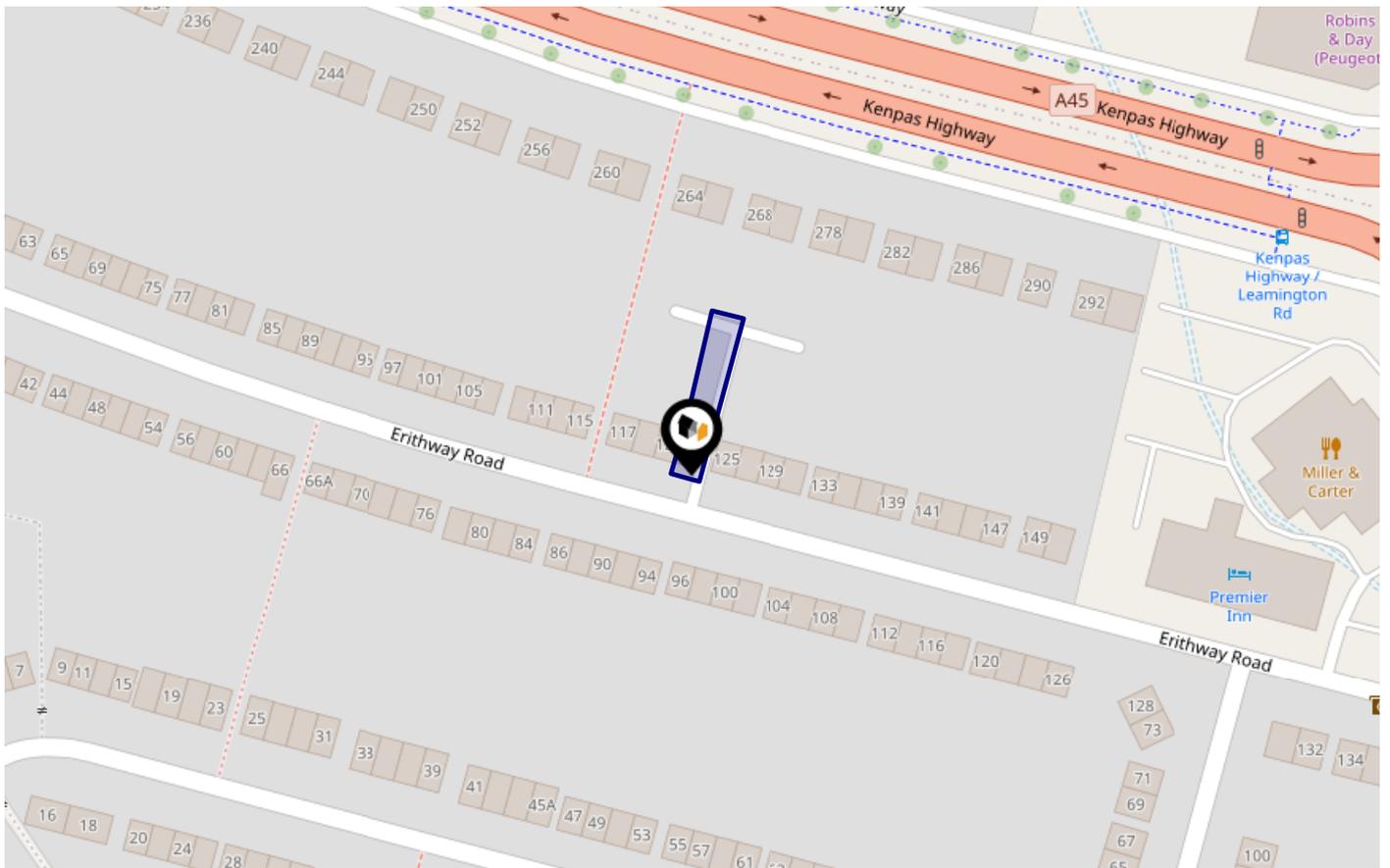


Flood Risk

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

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.

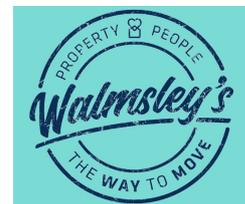
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

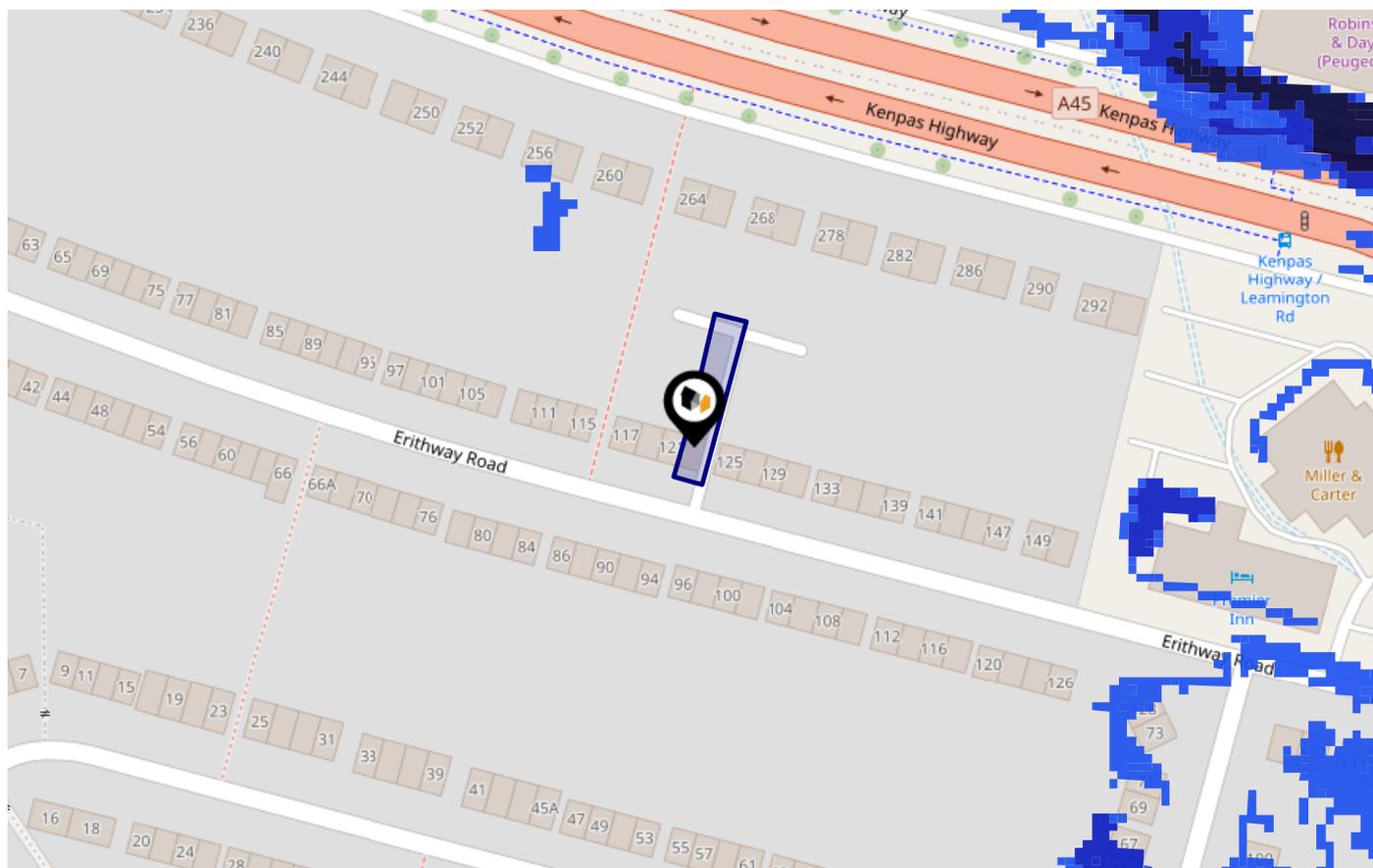


Flood Risk

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.

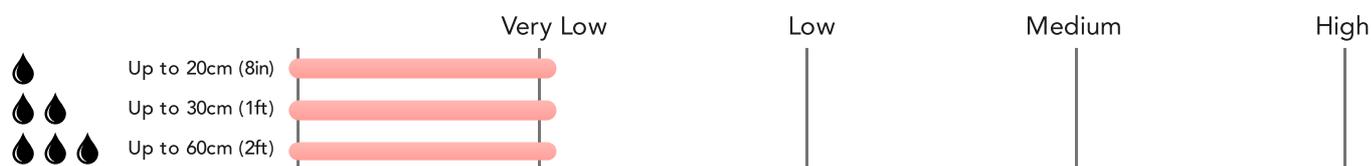


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

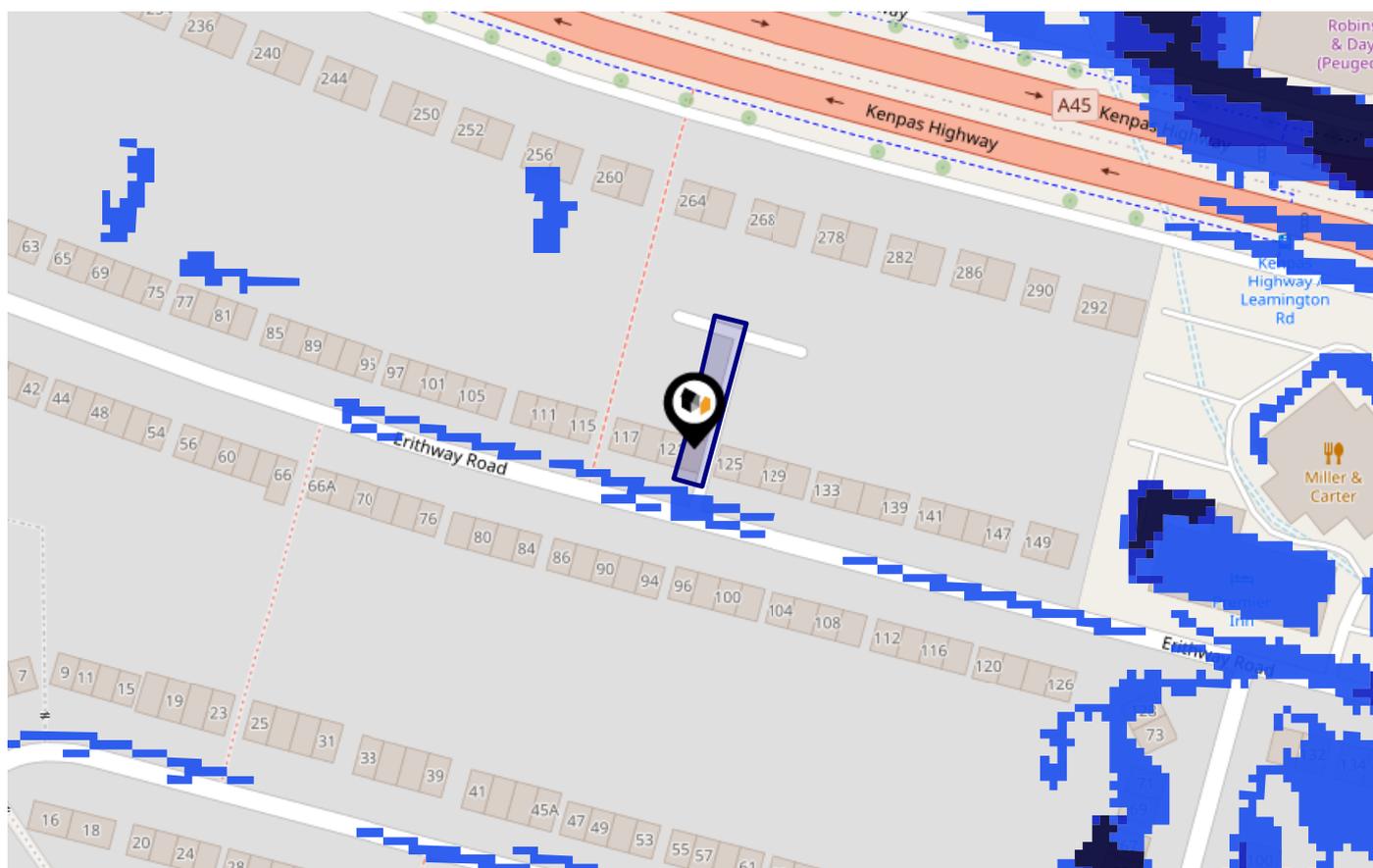


Flood Risk

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.

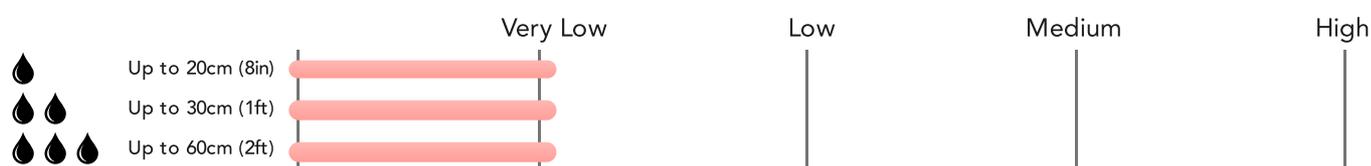


Risk Rating: Very low

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.

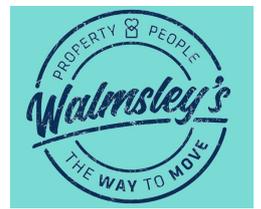
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Chance of flooding to the following depths at this property:

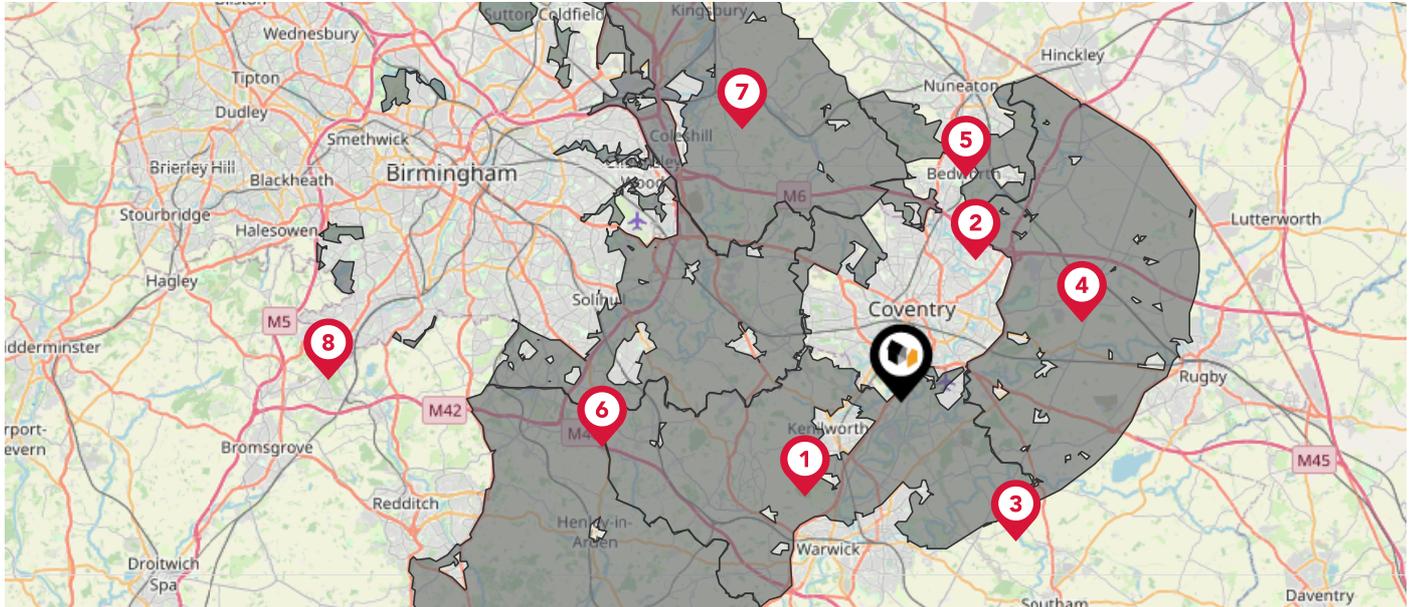


Maps

Green Belt



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



Nearby Green Belt Land

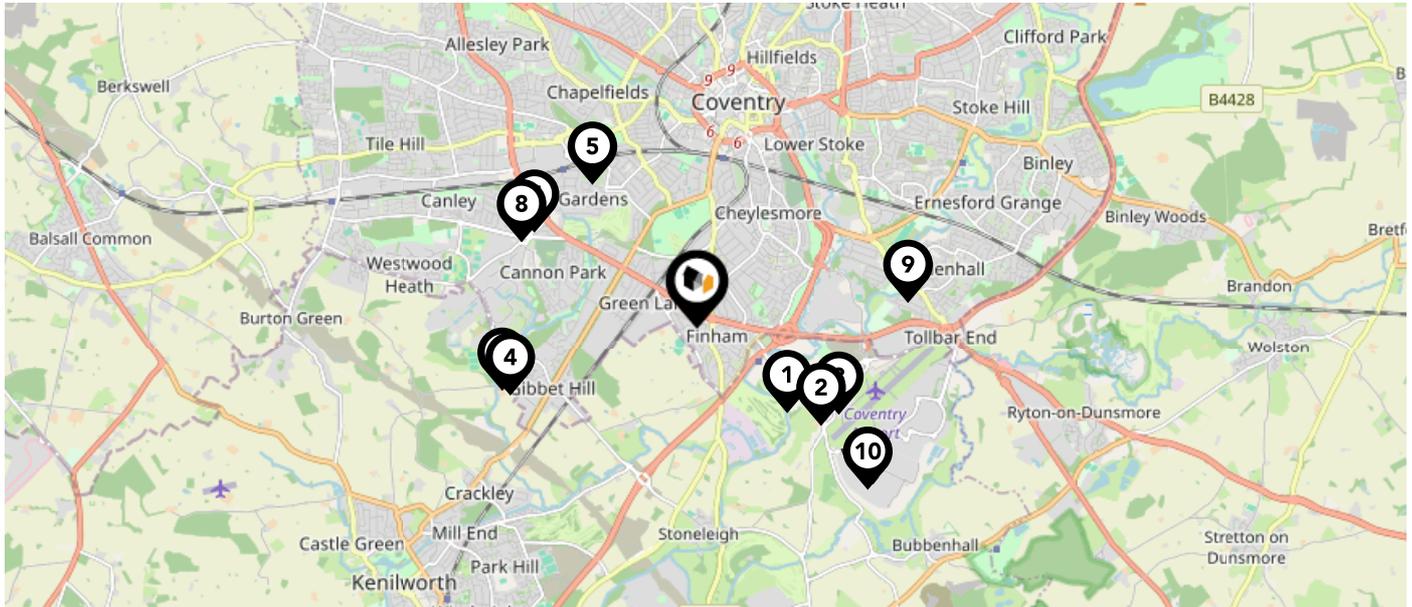
- 1 Birmingham Green Belt - Warwick
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - Stratford-on-Avon
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - Solihull
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham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

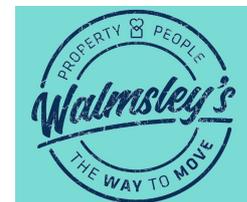


Nearby Landfill Sites

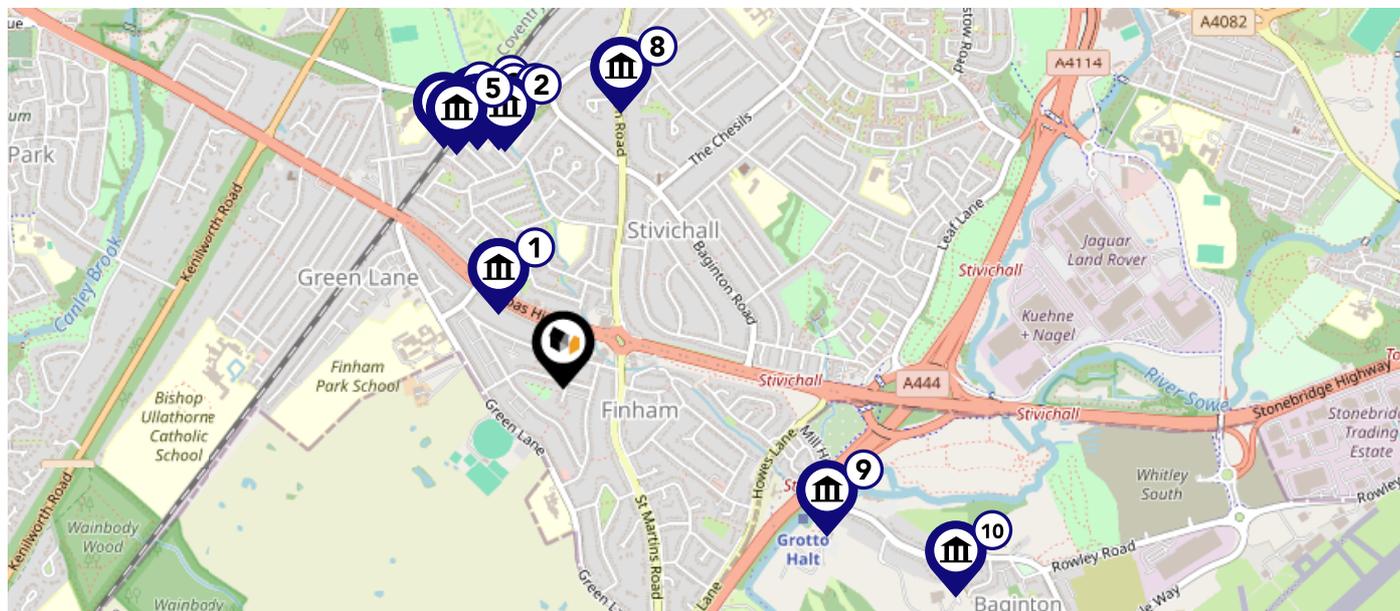
1	Hall Drive-Baginton	Historic Landfill
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill
3	Rowley Road-Baginton	Historic Landfill
4	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
5	Hearsall Common-Whoberley, Coventry	Historic Landfill
6	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
7	Fletchampstead Highway-Canley, Coventry	Historic Landfill
8	Prior Deram Park-Canley, Coventry	Historic Landfill
9	London Road B-Willenhall, Coventry	Historic Landfill
10	Rock Farm Landfill-	Historic Landfill

Maps

Listed Buildings

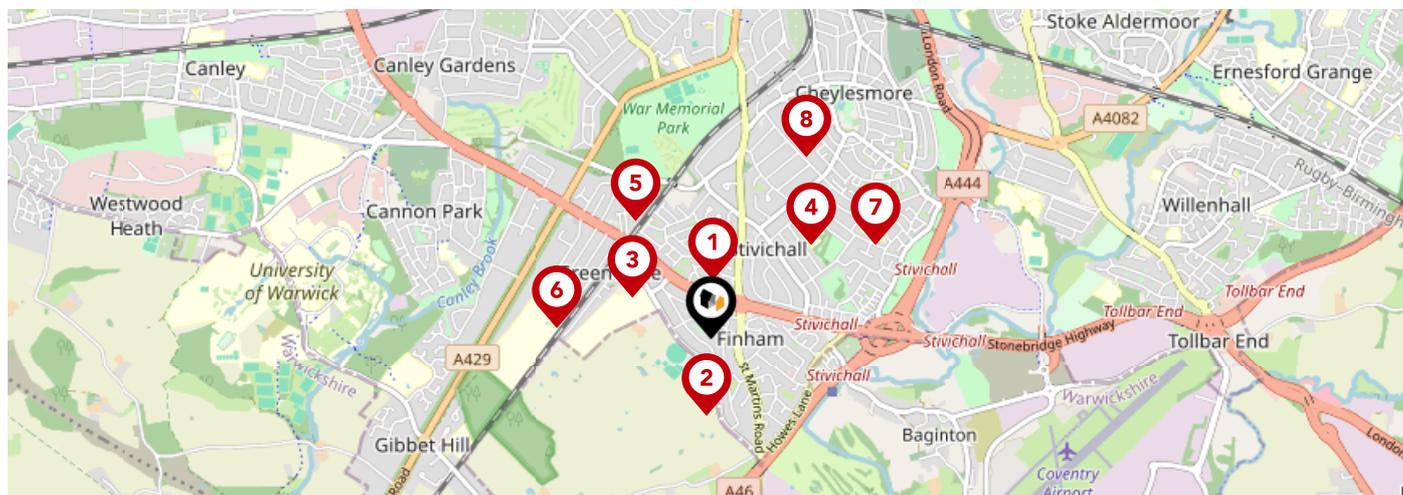
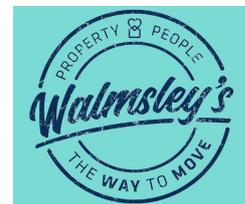


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



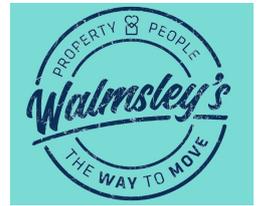
Listed Buildings in the local district	Grade	Distance
 1342919 - Stivichall Grange	Grade II	0.2 miles
 1104926 - The Smithy	Grade II	0.6 miles
 1076608 - Bridge Cottage	Grade II	0.6 miles
 1265651 - Stivichall Animal Pound	Grade II	0.6 miles
 1320289 - The Cottage	Grade II	0.6 miles
 1342924 - Coat Of Arms Bridge	Grade II	0.6 miles
 1076607 - Smithy Cottage	Grade II	0.6 miles
 1139458 - Church Of St James	Grade II	0.7 miles
 1035274 - Baginton Bridge	Grade II	0.7 miles
 1116527 - Outbuilding 9 Yards South West Of Rose Cottage	Grade II	1.0 miles

Area Schools



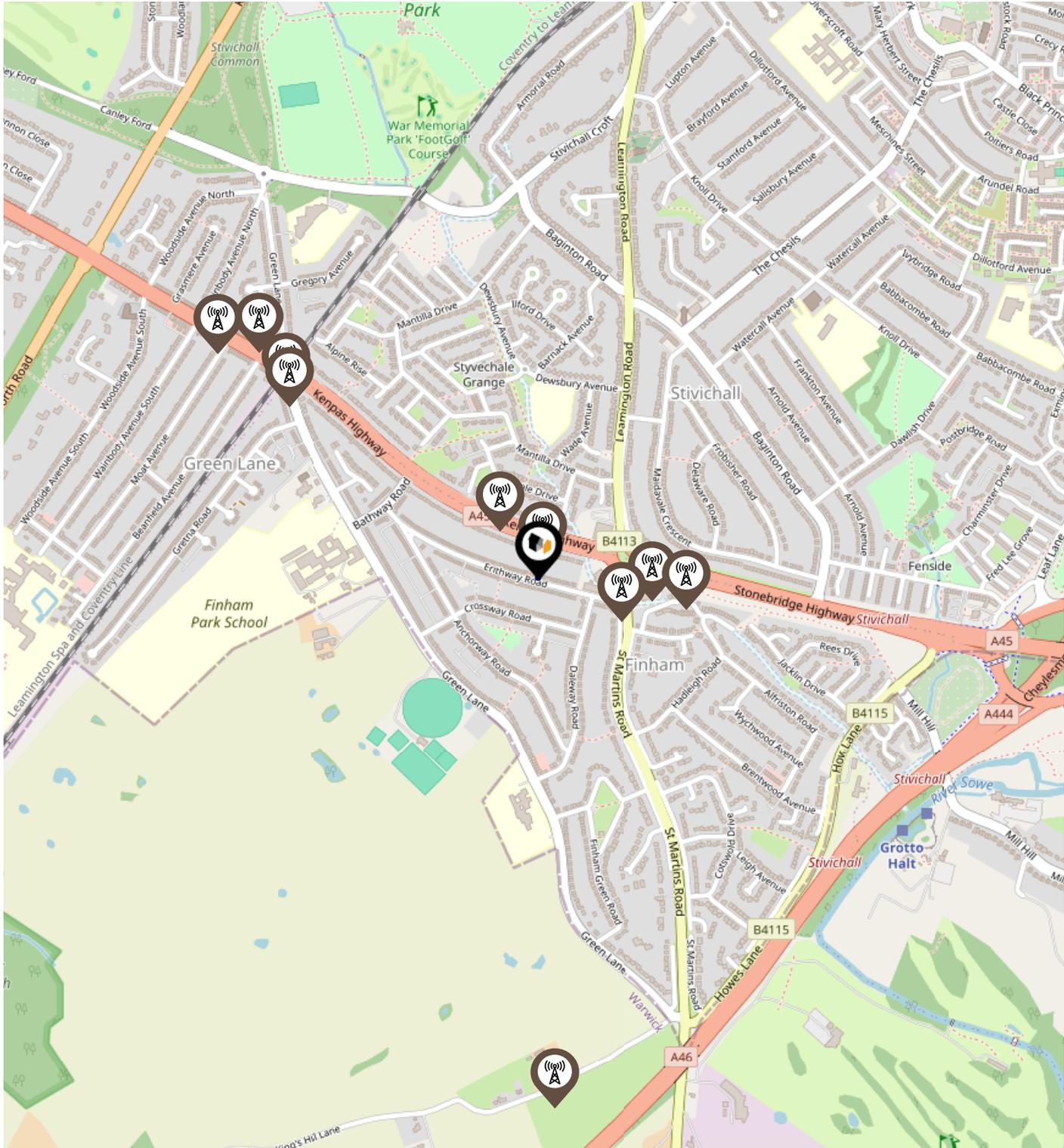
		Nursery	Primary	Secondary	College	Private
 Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.27		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.35		<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:0.41		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.62		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.64		<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:0.7		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.85		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.93		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.2	<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:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:1.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

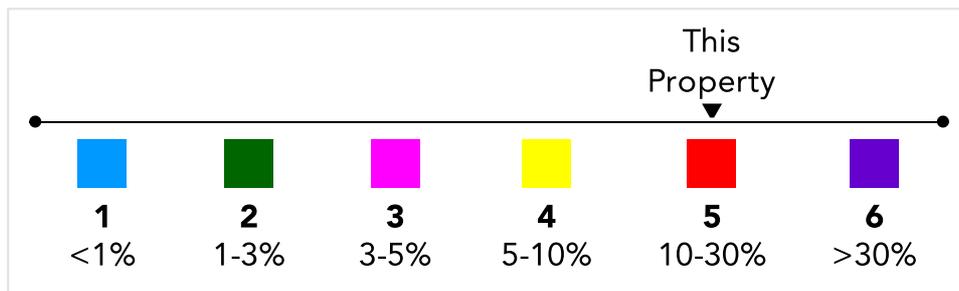
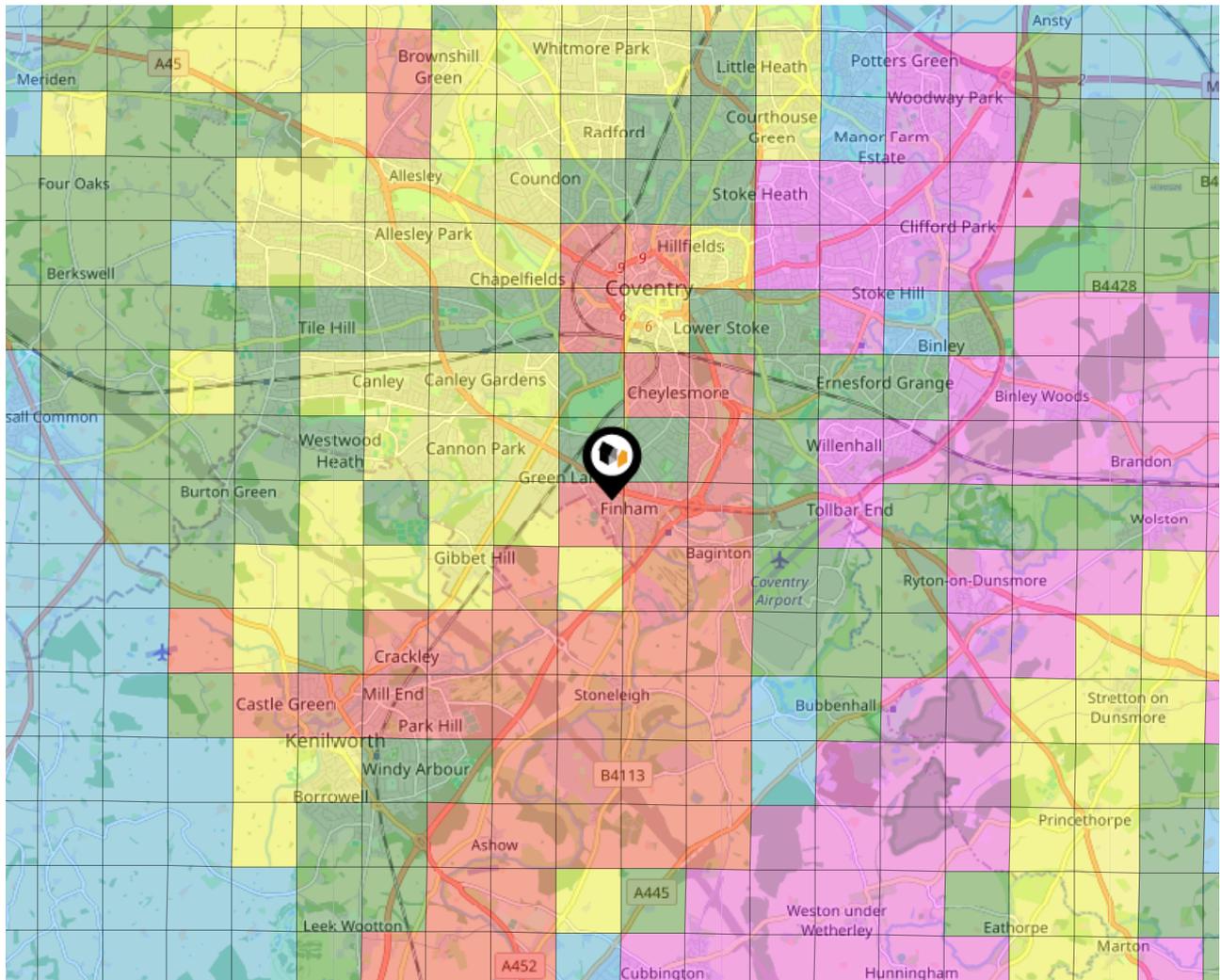
Environment

Radon Gas

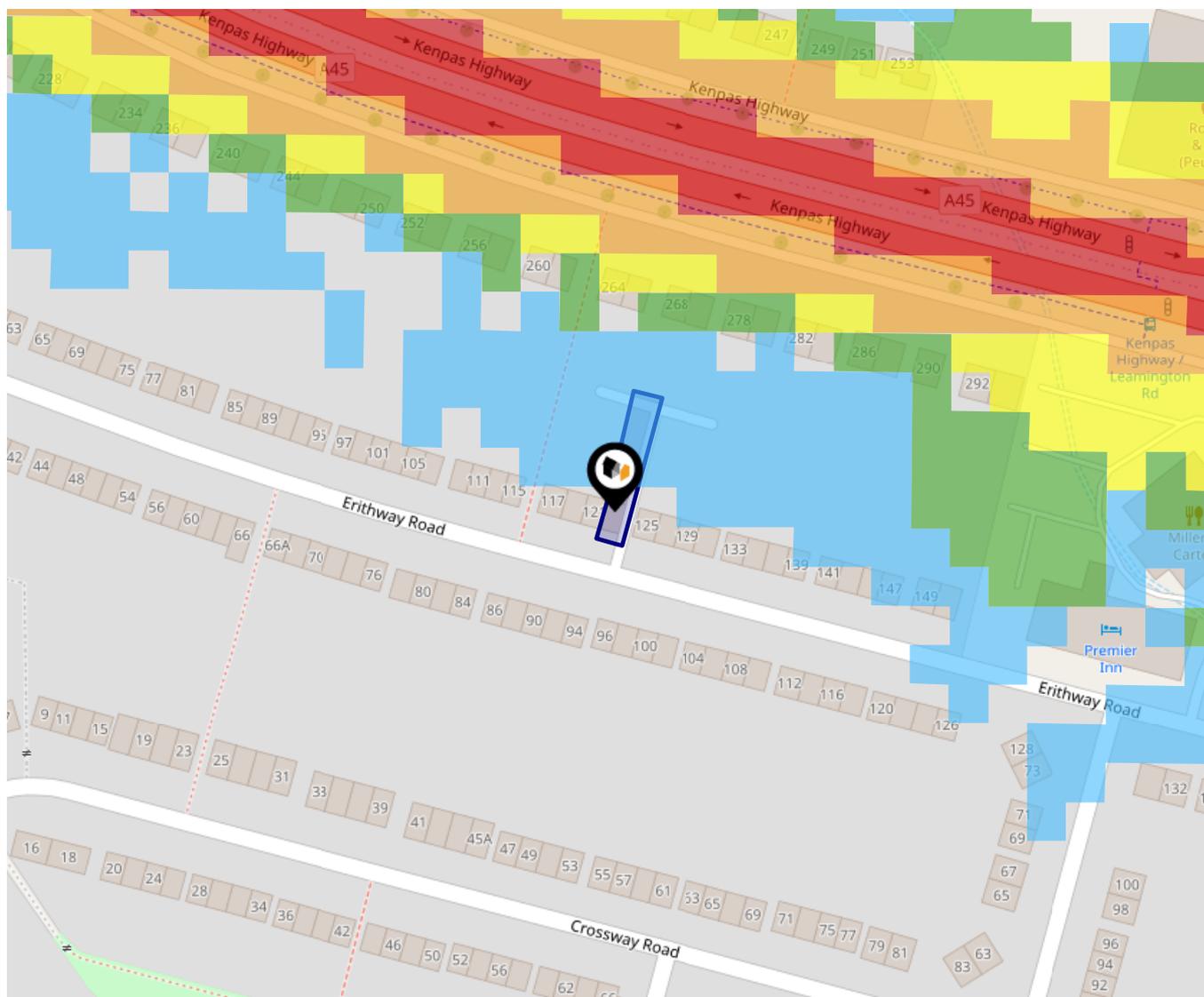


What is Radon?

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



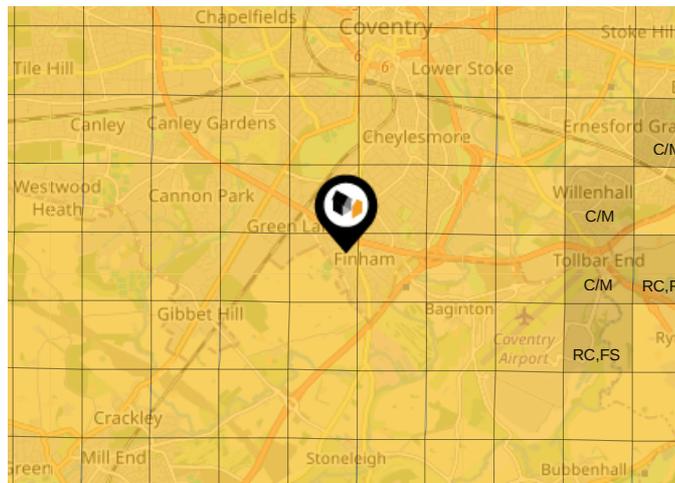
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

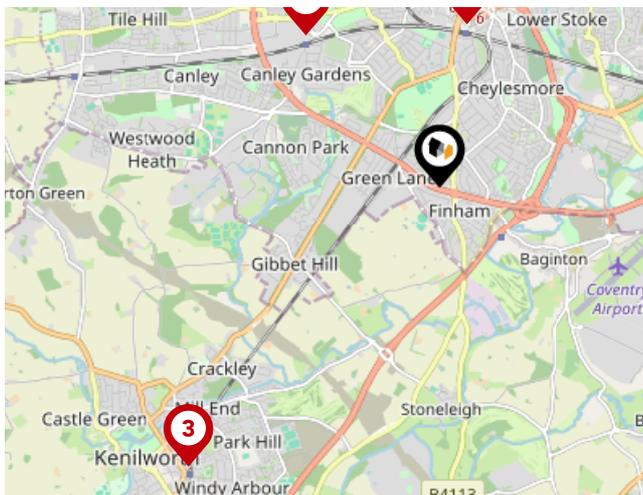
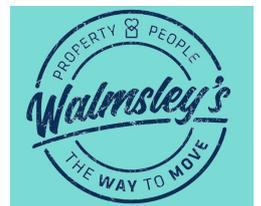


Primary Classifications (Most Common Clay Types)

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

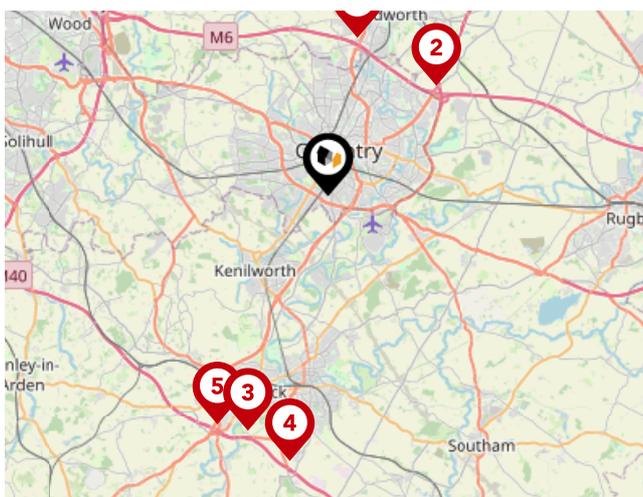
Area

Transport (National)



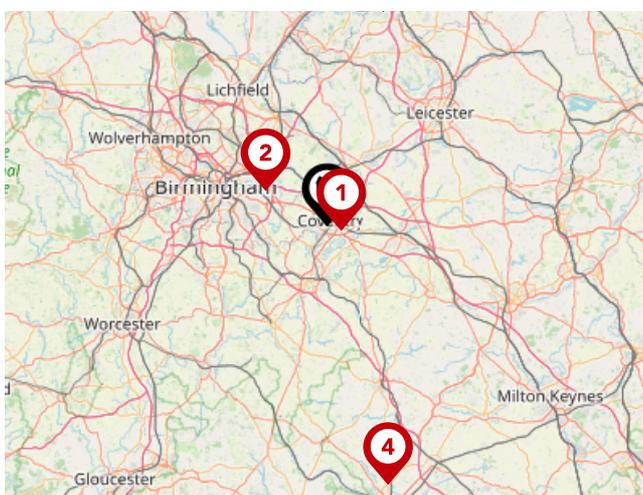
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.5 miles
2	Canley Rail Station	1.82 miles
3	Kenilworth Rail Station	3.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.88 miles
2	M6 J2	5.61 miles
3	M40 J14	8.97 miles
4	M40 J13	9.74 miles
5	M40 J15	9.17 miles

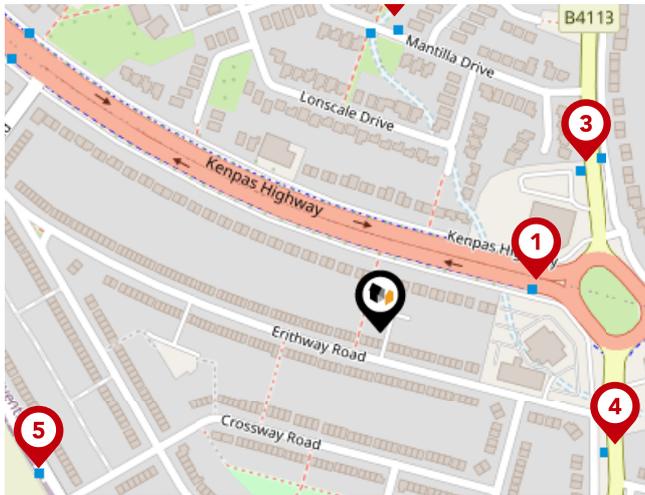


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.03 miles
2	Birmingham Airport	10.3 miles
3	East Mids Airport	31.92 miles
4	Kidlington	38.82 miles

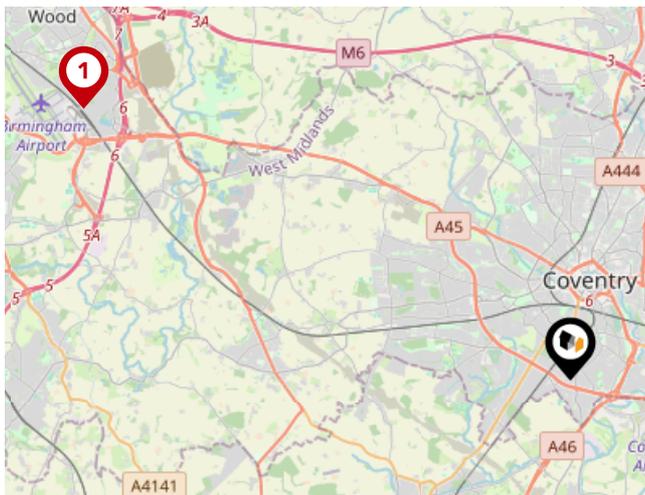
Area

Transport (Local)



Bus Stops/Stations

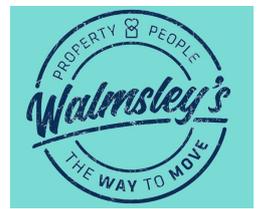
Pin	Name	Distance
1	Leamington Road	0.09 miles
2	Wade Avenue	0.18 miles
3	Stonebridge Highway	0.15 miles
4	The Graylands	0.15 miles
5	Crossway Rd	0.21 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.02 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



Important - Please Read

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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.

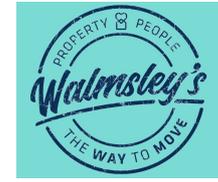


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