



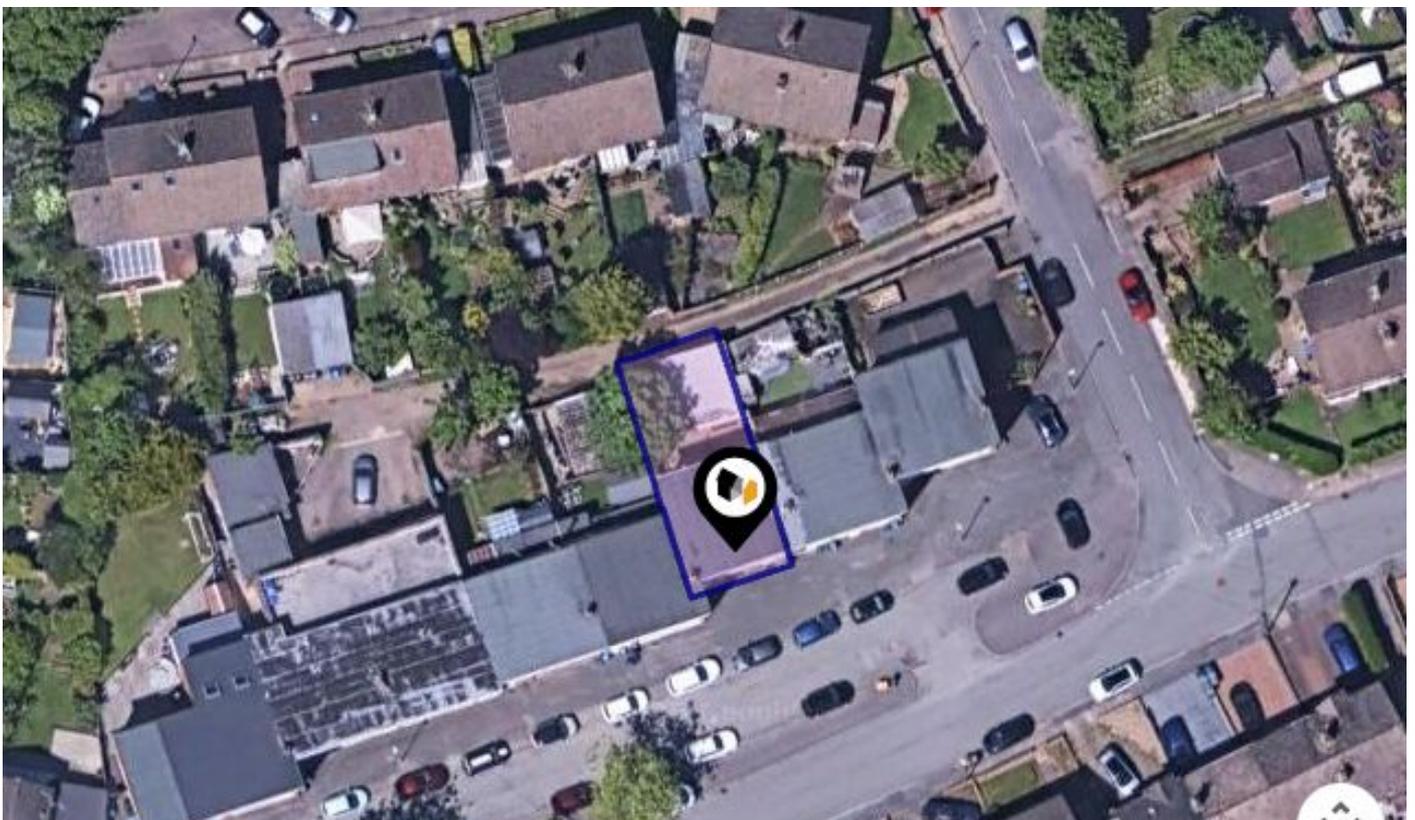
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th April 2025



STONEBURY AVENUE, COVENTRY, CV5

Price Estimate : £130,000

Walmsley's The Way to Move

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

0330 1180062

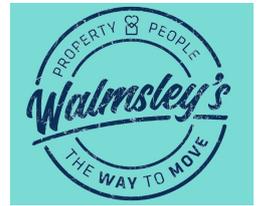
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A unique & substantial investment opportunity (Sold with 88)

Two apartments. 1x Bed ground floor & 2x Bed first floor

Independantly accessed & currently rented (tenants to remain or vacate)

Gas central heating & double glazed throughout

Communal gardens to rear

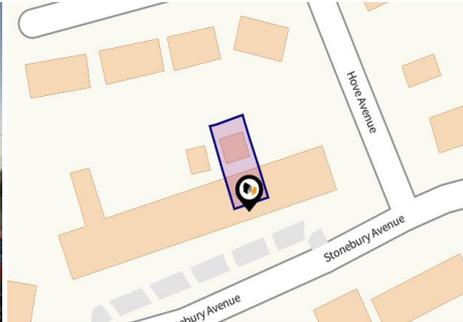
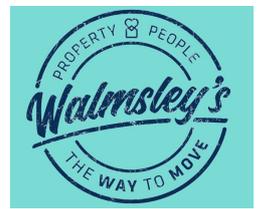
Both Freehold sales with excellent investment potential

Situated just off Broad Lane to the West of the city

EPC RATING C, Total 1398 Sq Ft or Total 130 Sq.M (NO CHAIN)

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:	1
Floor Area:	505 ft ² / 47 m ²
Plot Area:	0.04 acres
Council Tax :	Band A
Annual Estimate:	£1,609
Title Number:	WM333544

Price Estimate:	£130,000
Tenure:	Freehold

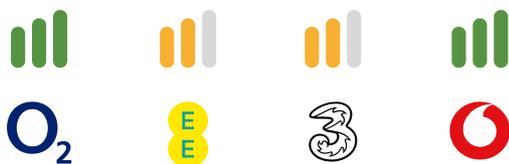
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Stonebury Avenue, Coventry, CV5*

Reference - R/2006/0637	
Decision:	APPROVED
Date:	22nd March 2006
Description:	Change of Use at ground floor from retail (A1) to residential (C3)

Property EPC - Certificate



Energy rating

C

Valid until 03.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Ground-floor maisonette
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	47 m ²

Market Sold in Street



29, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	12/12/2024	25/04/2016	06/12/1996
Last Sold Price:	£230,000	£159,950	£44,500

55, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	30/08/2024	01/10/2007	23/04/1999
Last Sold Price:	£230,000	£152,500	£56,950

96, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	30/06/2023	29/11/2019
Last Sold Price:	£35,000	£7,000

63, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	09/06/2023
Last Sold Price:	£246,000

78, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	11/03/2022
Last Sold Price:	£152,500

64, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	10/09/2021	22/06/2018	23/05/2013	10/05/2005
Last Sold Price:	£253,000	£225,000	£155,000	£146,000

65, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	04/03/2020
Last Sold Price:	£238,000

68, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	10/08/2018	12/09/2003	13/03/1997
Last Sold Price:	£220,000	£131,000	£51,500

57, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	07/06/2018
Last Sold Price:	£180,000

108, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	27/09/2017	12/03/1999
Last Sold Price:	£275,000	£3,000

53, Stonebury Avenue, Coventry, CV5 7FW

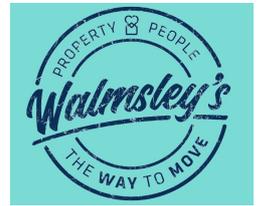
Last Sold Date:	15/06/2017
Last Sold Price:	£197,500

84, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	09/11/2015	30/11/2007	05/04/2005	15/02/1999
Last Sold Price:	£138,000	£124,000	£105,000	£36,000

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

Market Sold in Street



58, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	07/08/2015	16/08/1999
Last Sold Price:	£186,500	£59,950

72, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	24/04/2015	18/03/2011	20/12/2002	28/03/2002
Last Sold Price:	£197,000	£134,000	£133,000	£85,000

25, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	23/10/2014
Last Sold Price:	£156,000

82, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	11/07/2014
Last Sold Price:	£70,000

45, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	18/06/2014	05/09/2007	06/03/1998
Last Sold Price:	£179,950	£185,000	£53,500

51, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	18/10/2013
Last Sold Price:	£166,000

23, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	04/10/2013
Last Sold Price:	£140,000

60, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	06/12/2010
Last Sold Price:	£138,500

49, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	11/06/2010
Last Sold Price:	£134,750

31, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	26/10/2009
Last Sold Price:	£140,000

35, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	20/01/2006	22/10/1997
Last Sold Price:	£108,000	£40,950

48, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	08/12/2005
Last Sold Price:	£124,500

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

Market Sold in Street



41, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	11/04/2003	28/11/1997
Last Sold Price:	£119,995	£45,700

56, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	25/01/2002
Last Sold Price:	£120,000

33, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	16/03/2001
Last Sold Price:	£87,950

76, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	01/09/2000
Last Sold Price:	£97,500

47, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	28/01/2000
Last Sold Price:	£58,000

37, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	30/08/1996
Last Sold Price:	£42,000

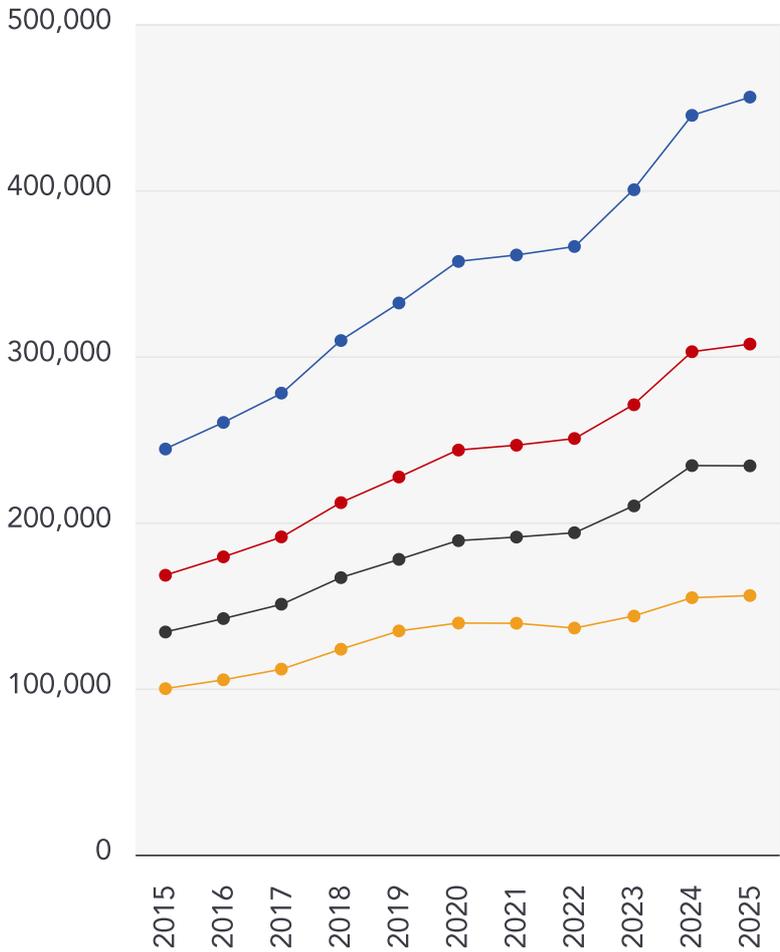
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

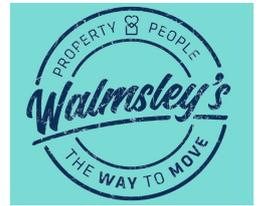
+74.65%

Flat

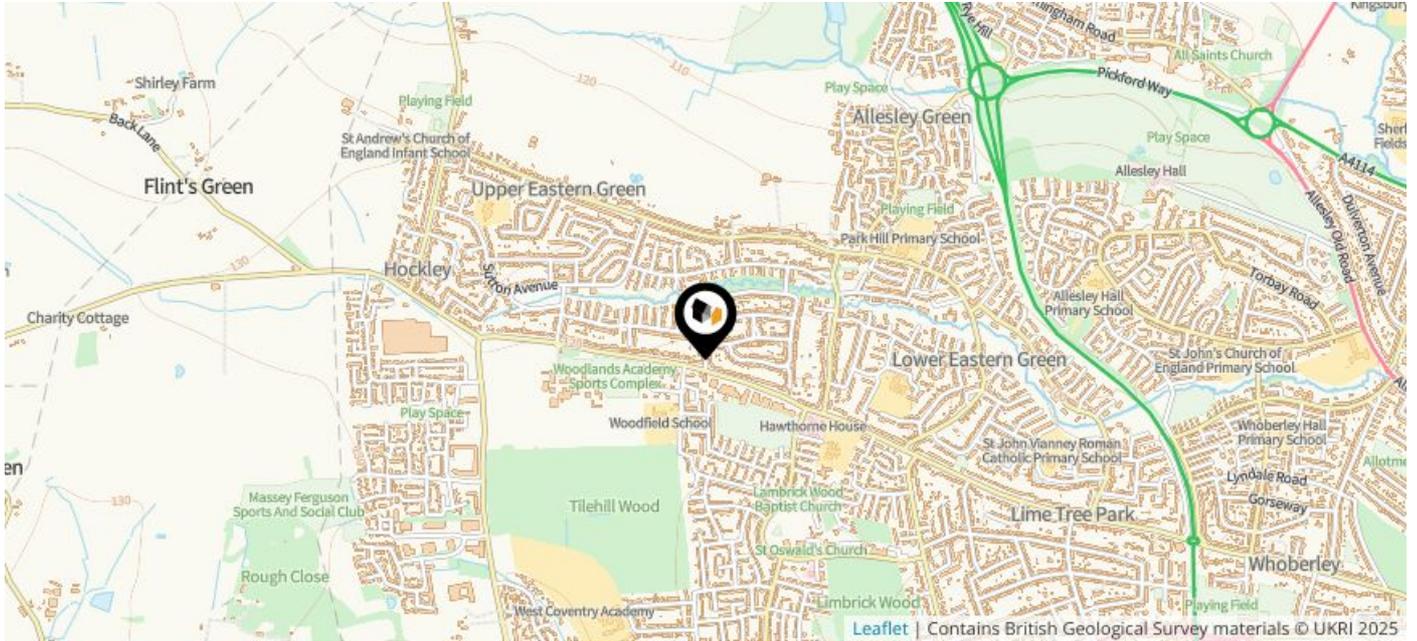
+56.09%

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.

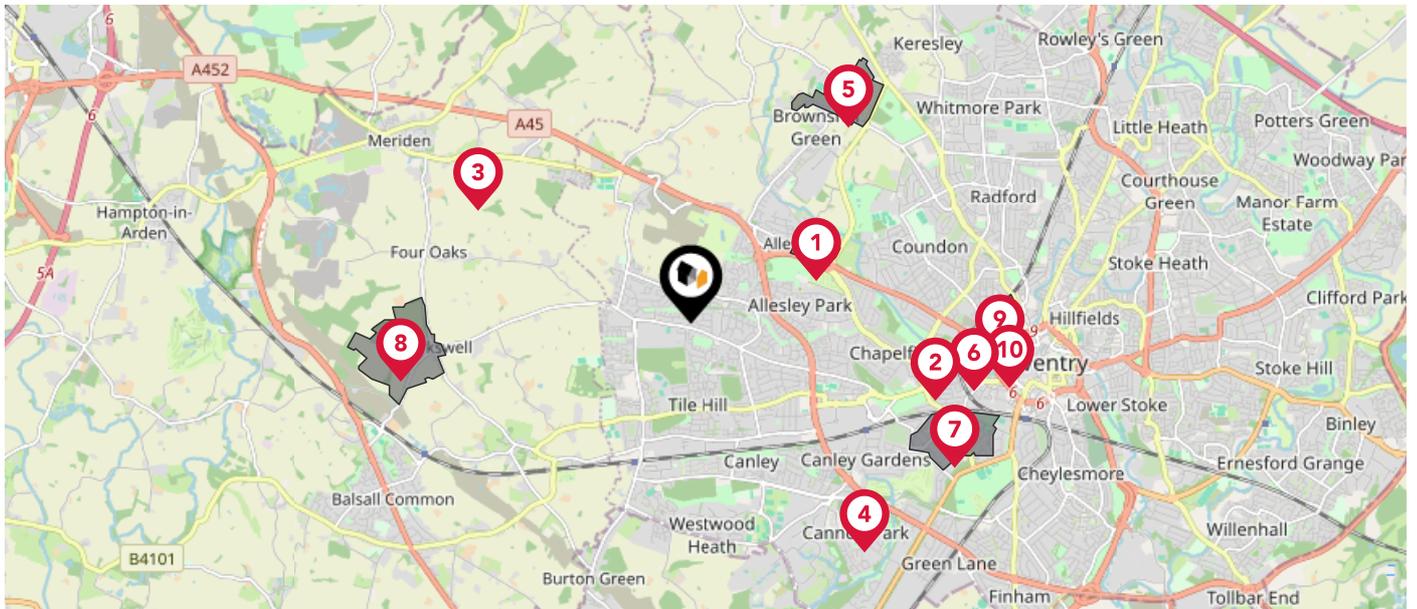
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

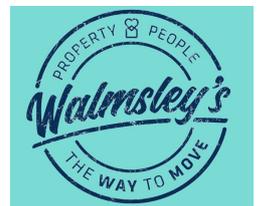


Nearby Conservation Areas

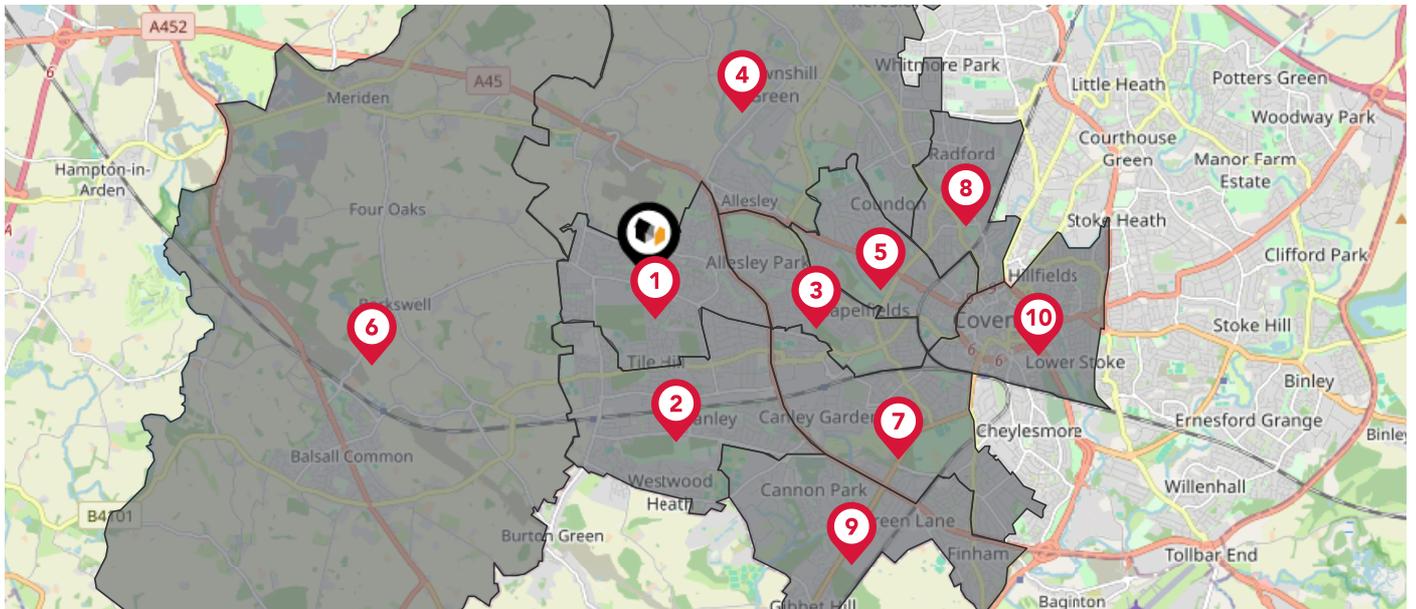
-  Allesley Village
-  Chapelfields
-  Conservation Area - Church Lane, Meriden
-  Ivy Farm Lane (Canley Hamlet)
-  Brownshill Green
-  Spon End
-  Earlsdon
-  Conservation Area - Berkswell
-  Naul's Mill
-  Spon Street

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

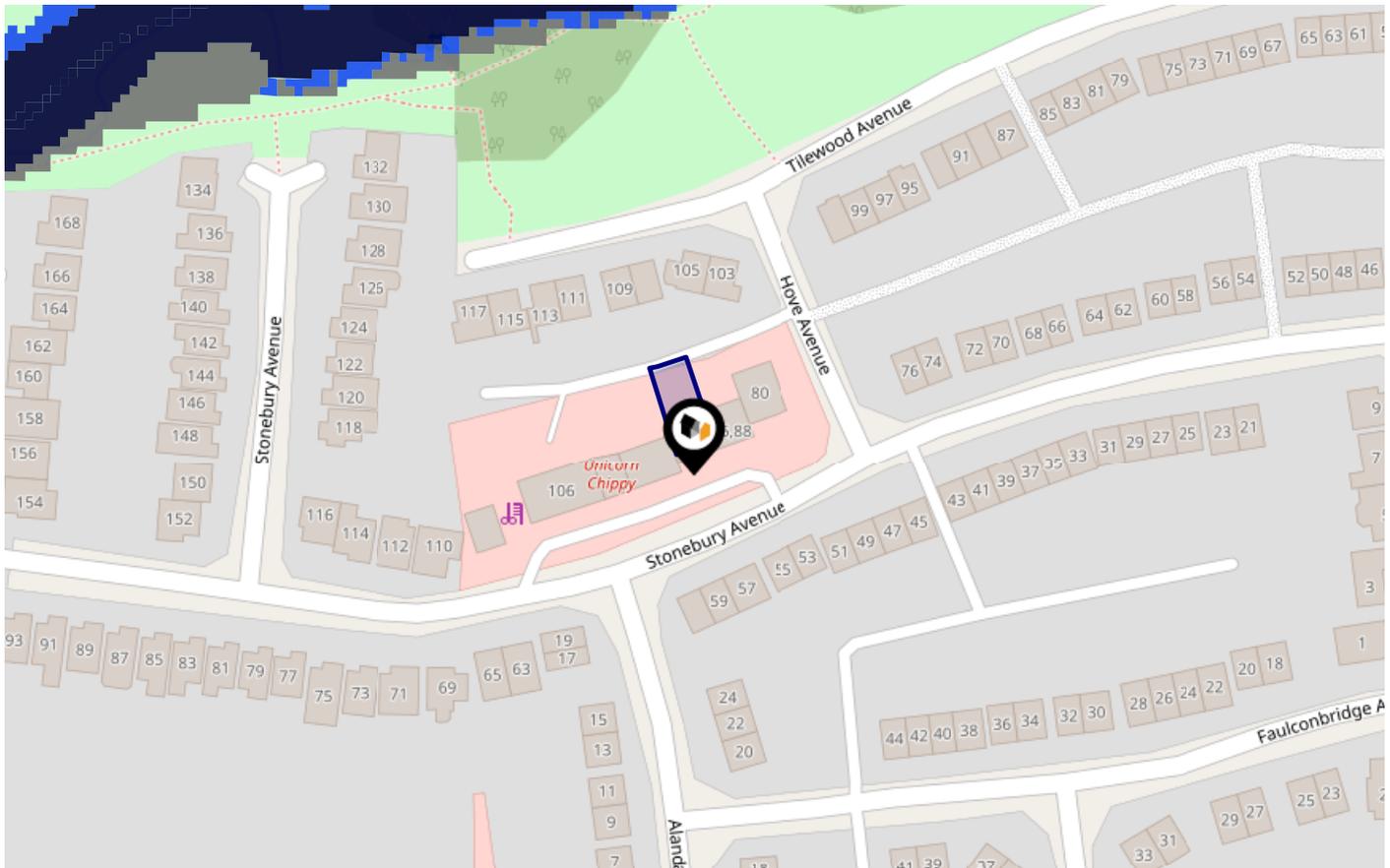
-  Woodlands Ward
-  Westwood Ward
-  Whoberley Ward
-  Bablake Ward
-  Sherbourne Ward
-  Meriden Ward
-  Earlsdon Ward
-  Radford Ward
-  Wainbody Ward
-  St. Michael's Ward

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:

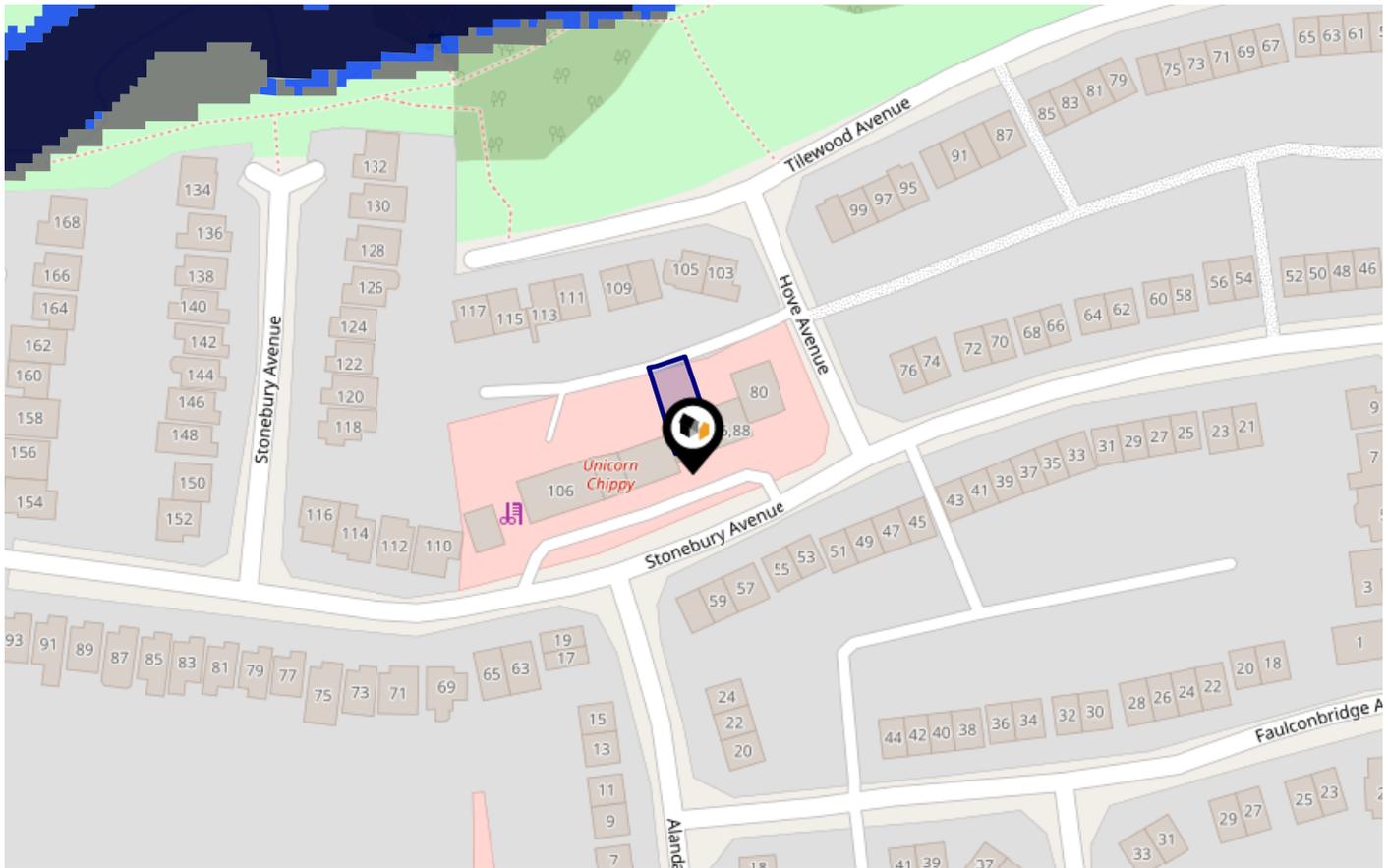


Flood Risk

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.

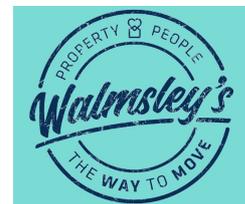
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

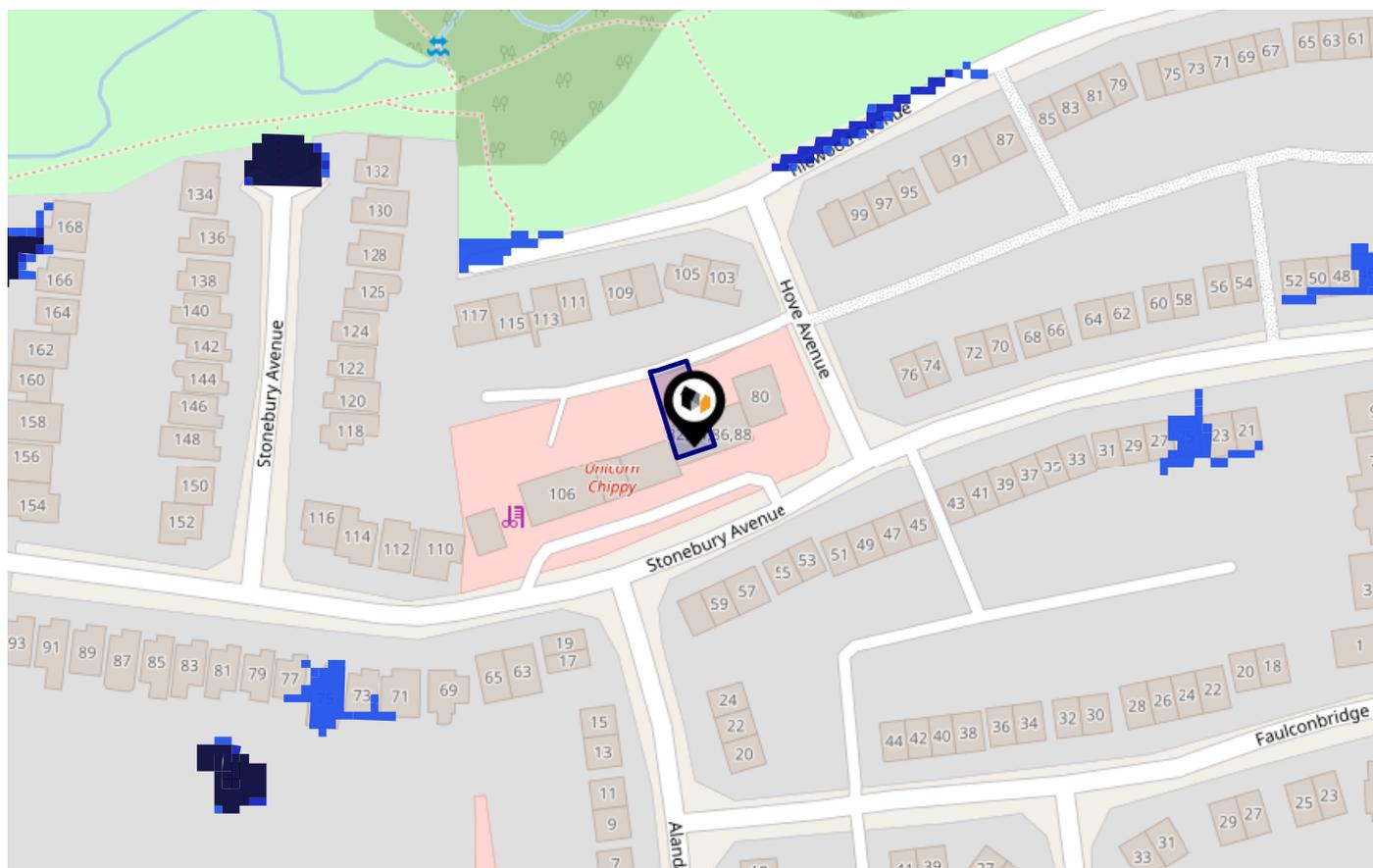


Flood Risk

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.

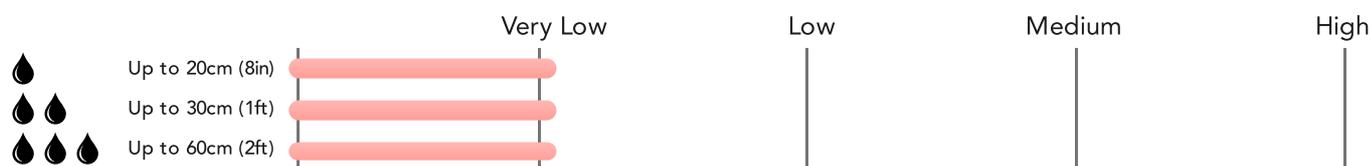


Risk Rating: Very low

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.

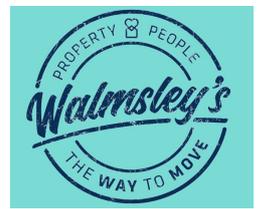
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.25%)**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

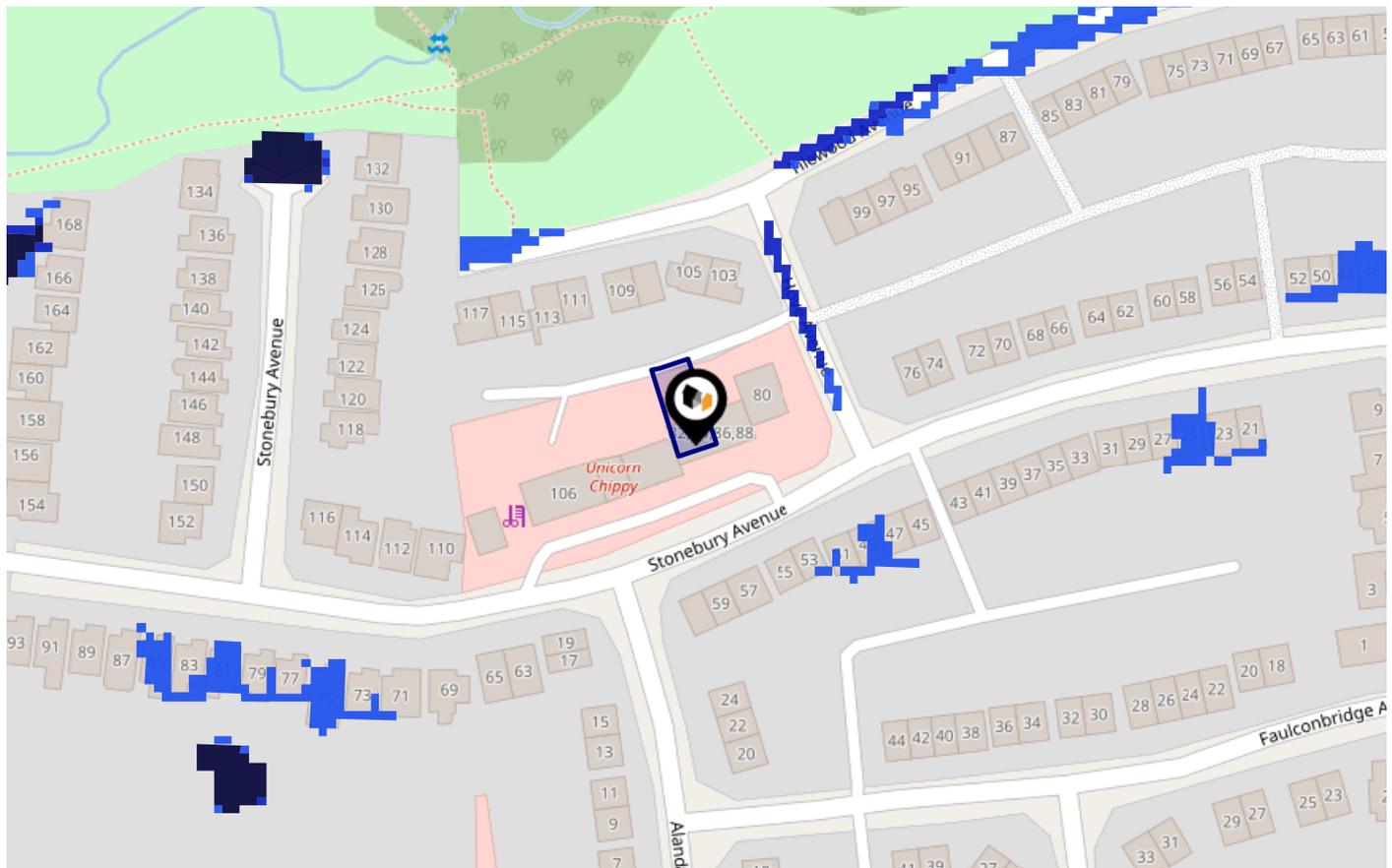


Flood Risk

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.

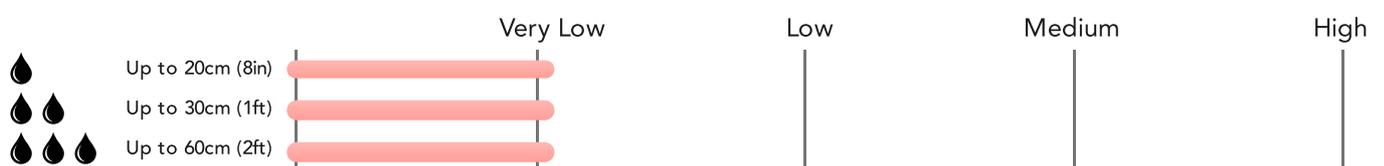


Risk Rating: Very low

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.

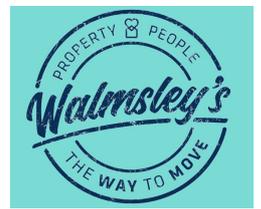
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Chance of flooding to the following depths at this property:

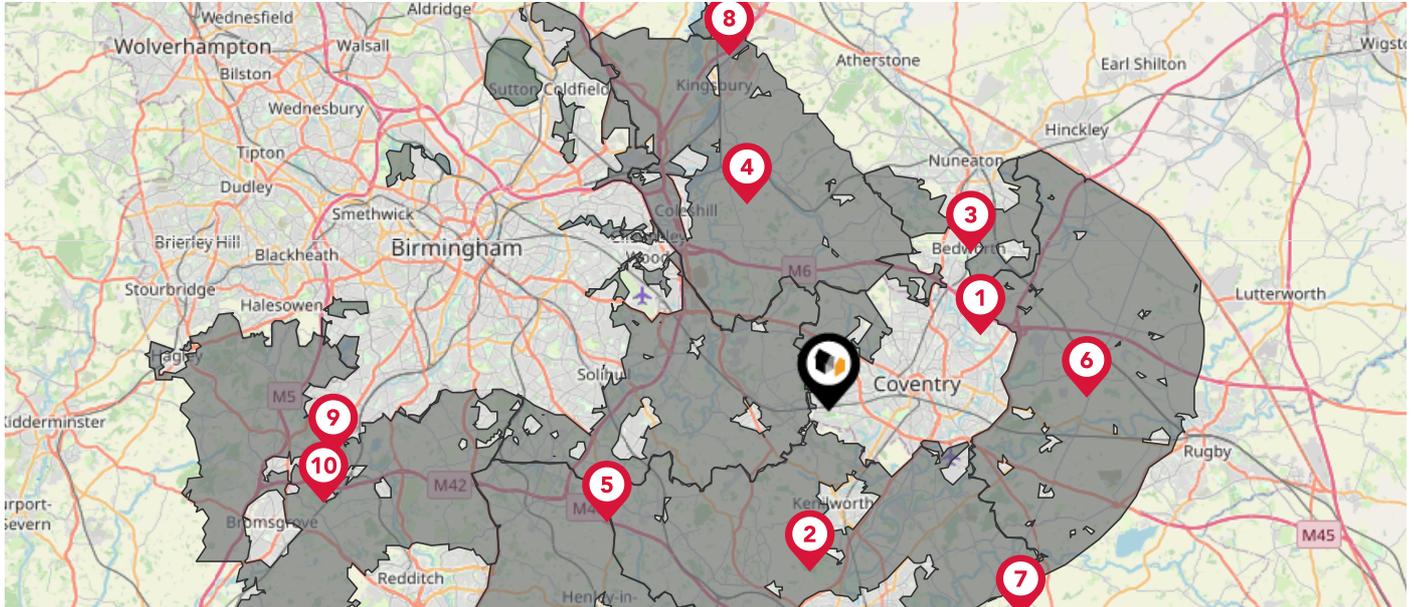


Maps

Green Belt



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



Nearby Green Belt Land

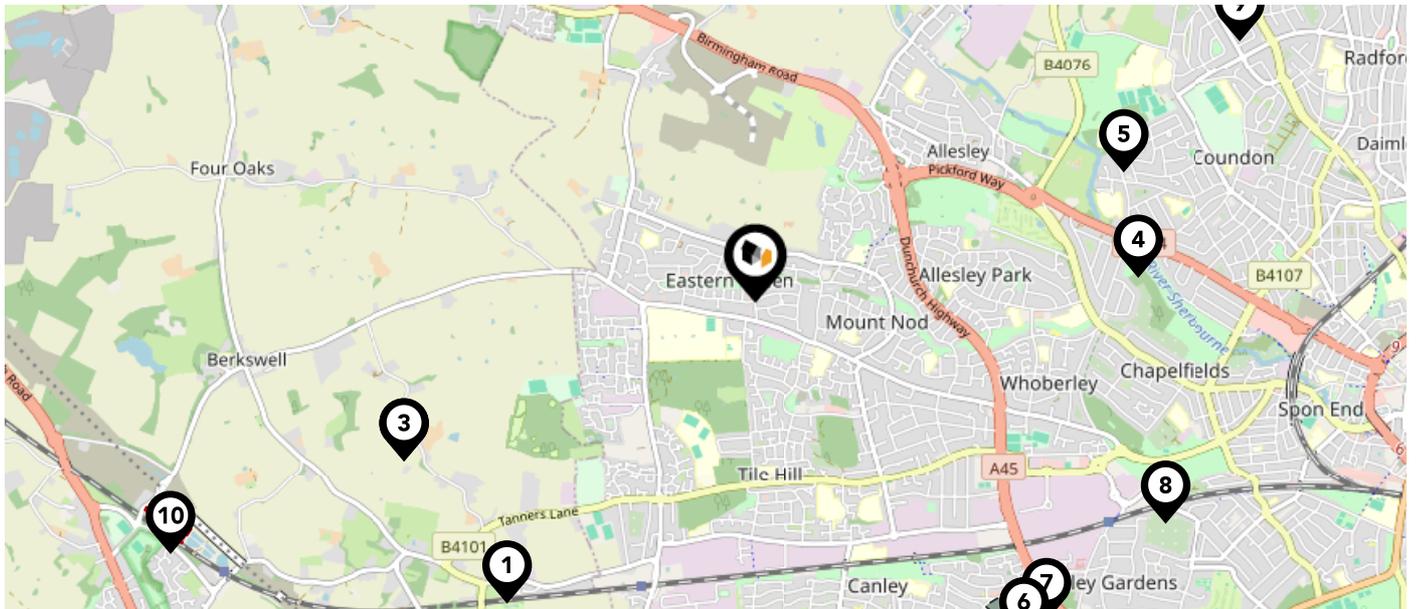
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - North Warwickshire
- 5 Birmingham Green Belt - Solihull
- 6 Birmingham Green Belt - Rugby
- 7 Birmingham Green Belt - Stratford-on-Avon
- 8 Birmingham Green Belt - Tamworth
- 9 Birmingham Green Belt - Birmingham
- 10 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.

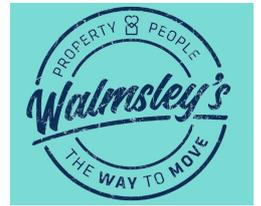


Nearby Landfill Sites

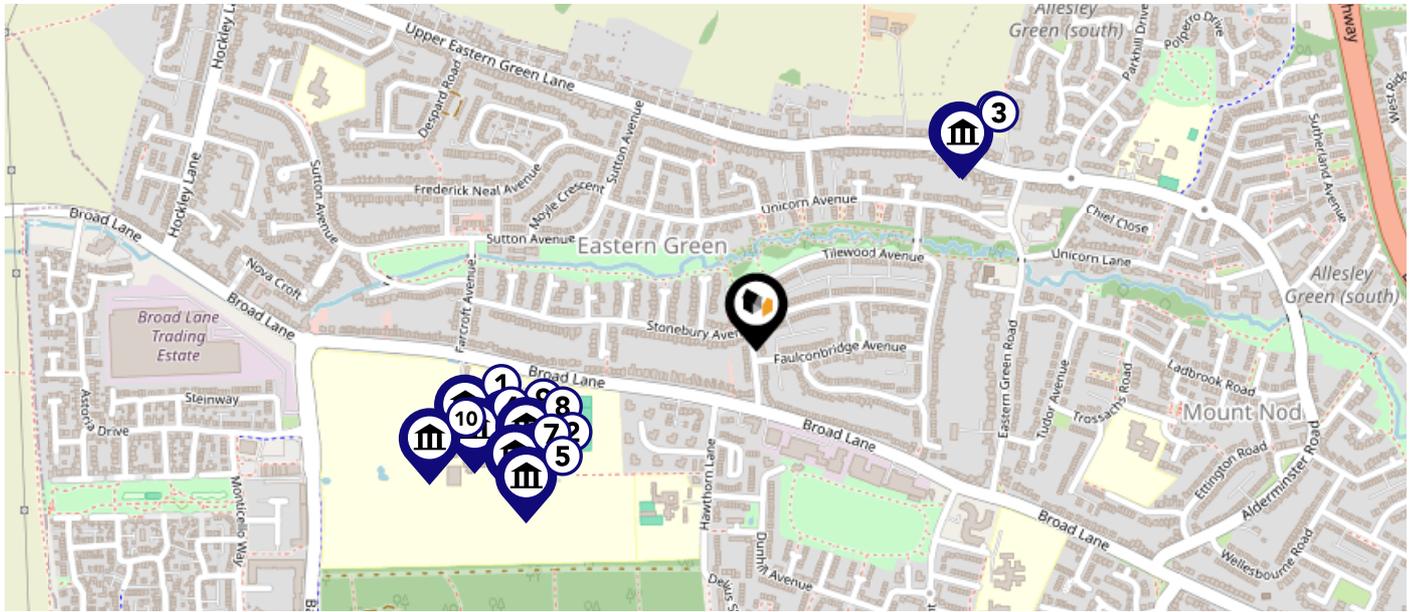
1	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill <input type="checkbox"/>
2	Land At Benton Green Lane-Benton Green Lane, Balsall Common, Near Coventry, Solihull, West Midlands	Historic Landfill <input type="checkbox"/>
3	Opposite Victoria Farm-Benton Green Lane, Berkswell, Birmingham, West Midlands	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	Prior Deram Park-Canley, Coventry	Historic Landfill <input type="checkbox"/>
7	Fletchampstead Highway-Canley, Coventry	Historic Landfill <input type="checkbox"/>
8	Hearsall Common-Whoberley, Coventry	Historic Landfill <input type="checkbox"/>
9	Kelmscote Road-Coudon, Coventry	Historic Landfill <input type="checkbox"/>
10	EA/EPR/SP3291FR/A001	Active Landfill <input checked="" 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...



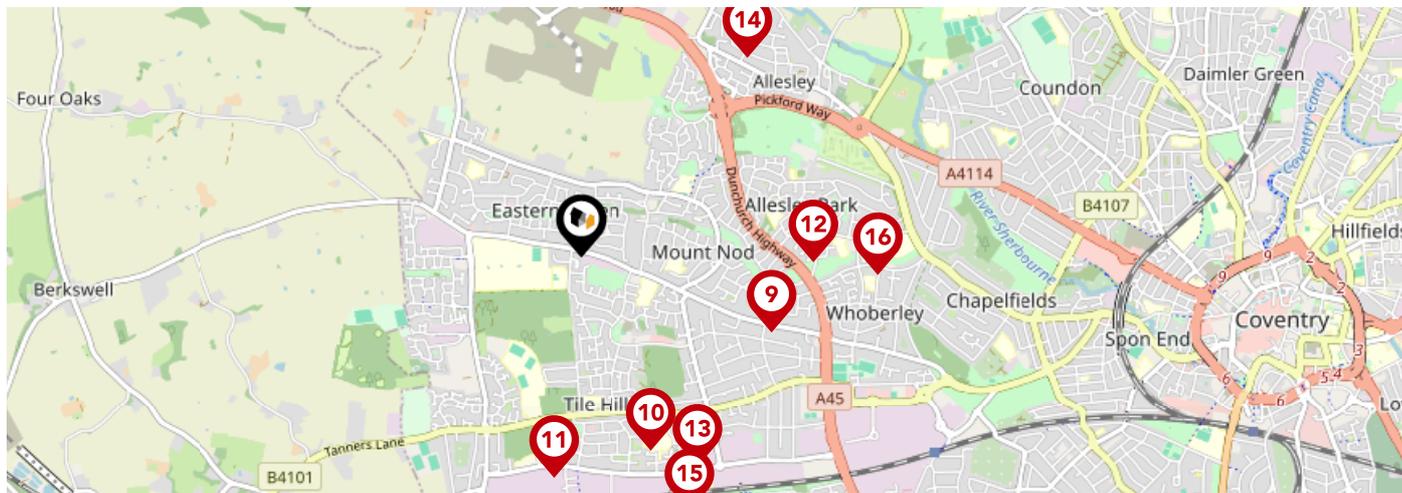
Listed Buildings in the local district		Grade	Distance
	1226690 - House Block To North Of Workshop And Science Block At Woodlands School	Grade II	0.3 miles
	1076548 - House Block East Of Teaching Block Lying Due East Of Main Block At Woodlands School	Grade II	0.3 miles
	1076625 - Barn Cottage	Grade II	0.3 miles
	1226681 - Workshop And Science Block To North Of Main Block At Woodlands School	Grade II	0.3 miles
	1226703 - House Block To South East Of Main Block At Woodlands School	Grade II	0.3 miles
	1145904 - Barn Farmhouse	Grade II	0.3 miles
	1076547 - Teaching Block Due East Of Main Block At Woodlands School	Grade II	0.3 miles
	1265707 - House Block To East Of Linked Teaching And Gymnasium Blocks, At Woodlands School	Grade II	0.3 miles
	1076546 - Teaching Block With Attached Gymnasium North East Of Main Block At Woodlands School	Grade II	0.3 miles
	1076586 - Arts And Crafts Block With Teaching Block And House Block To North West Of Main Block At Woodlands School	Grade II	0.4 miles

Area Schools



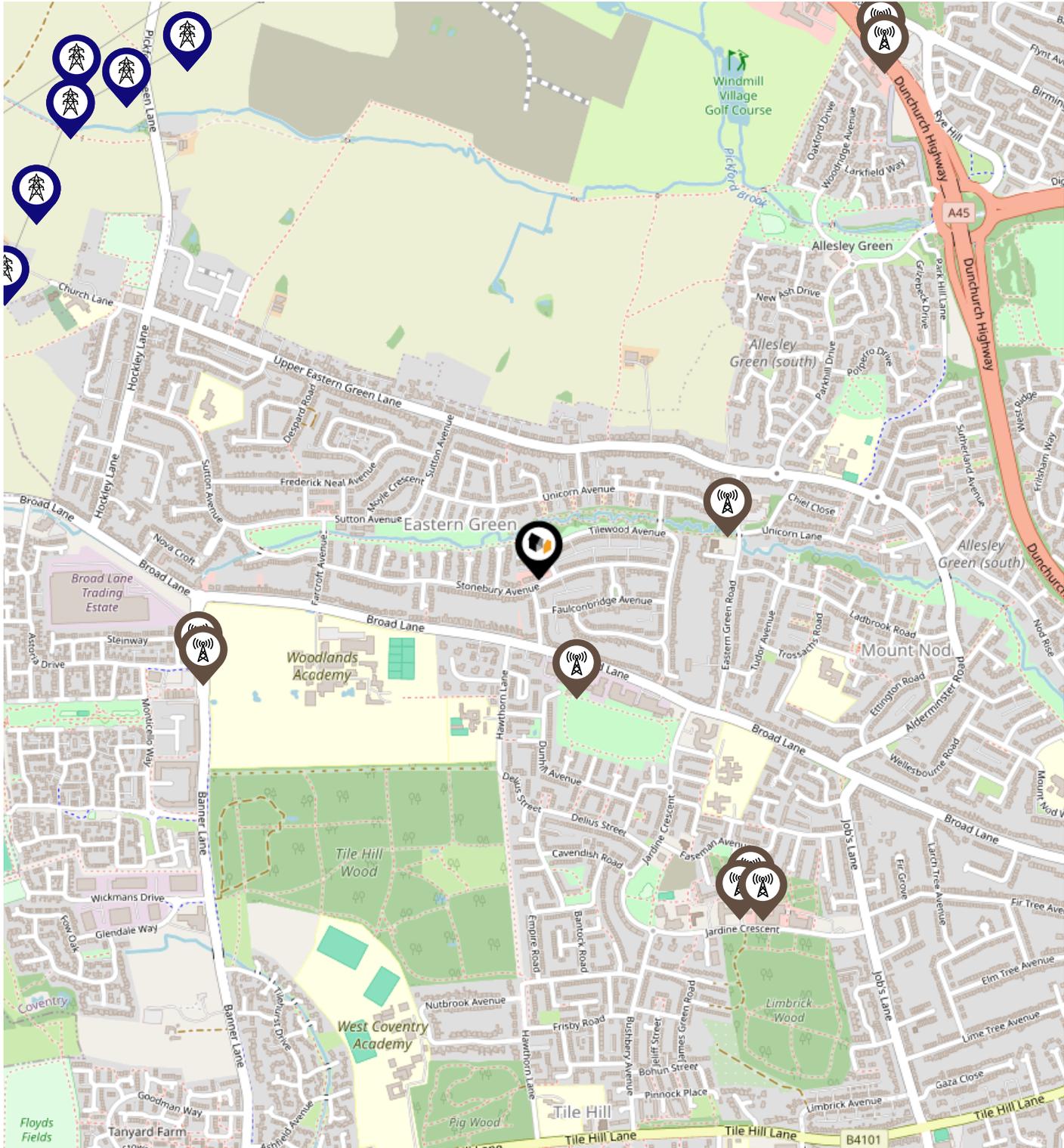
		Nursery	Primary	Secondary	College	Private
1	Limbrick Wood Primary School Ofsted Rating: Good Pupils:0 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Park Hill Primary School Ofsted Rating: Good Pupils: 439 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Eastern Green Junior School Ofsted Rating: Good Pupils: 240 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	West Coventry Academy Ofsted Rating: Good Pupils: 1236 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 168 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
9	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Leigh Church of England Academy Ofsted Rating: Good Pupils: 223 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Allesley Primary School Ofsted Rating: Good Pupils: 419 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

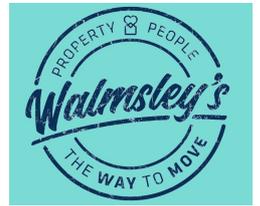
Local Area Masts & Pylons



- Key:**
-  Power Pylons
 -  Communication Masts

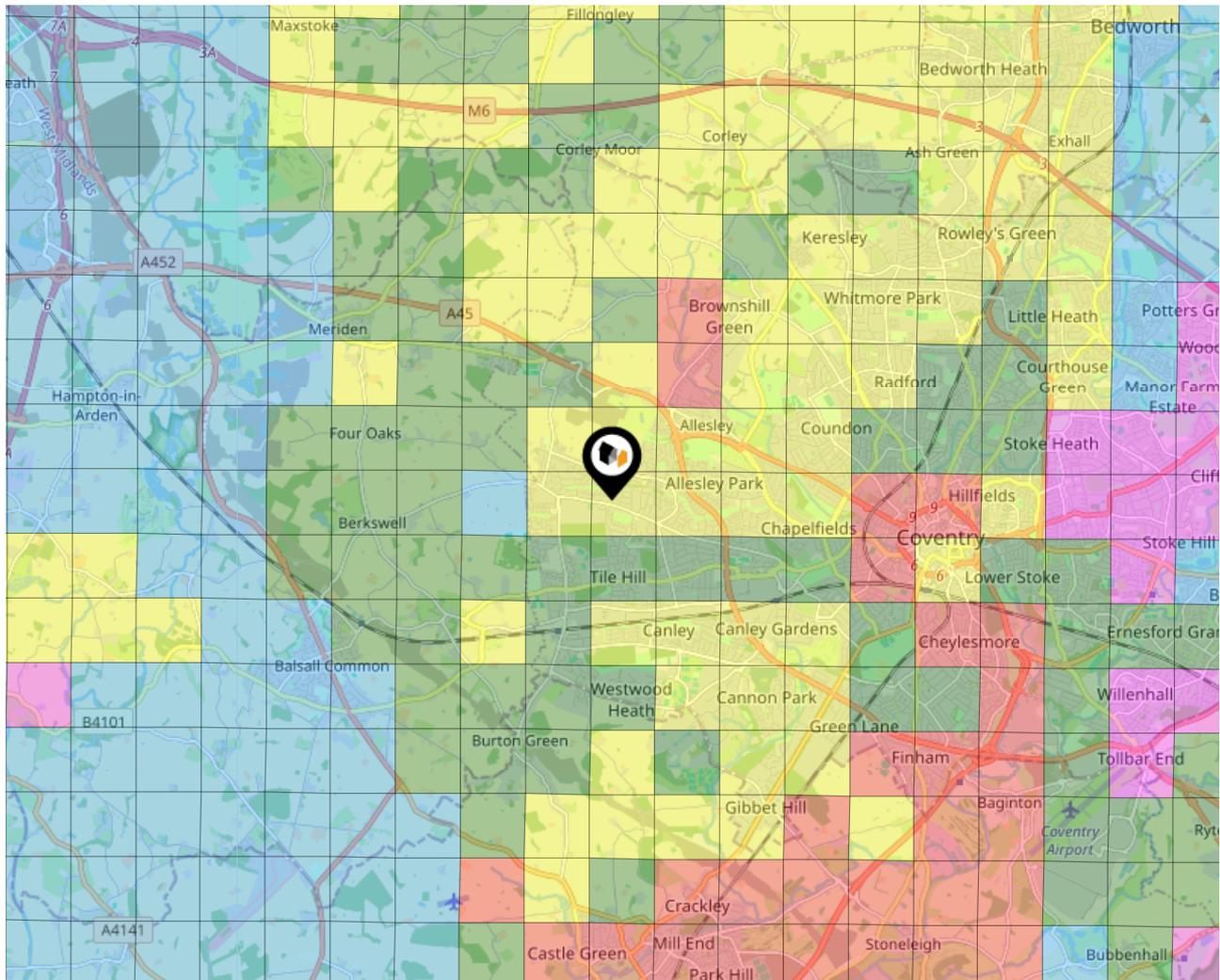
Environment

Radon Gas

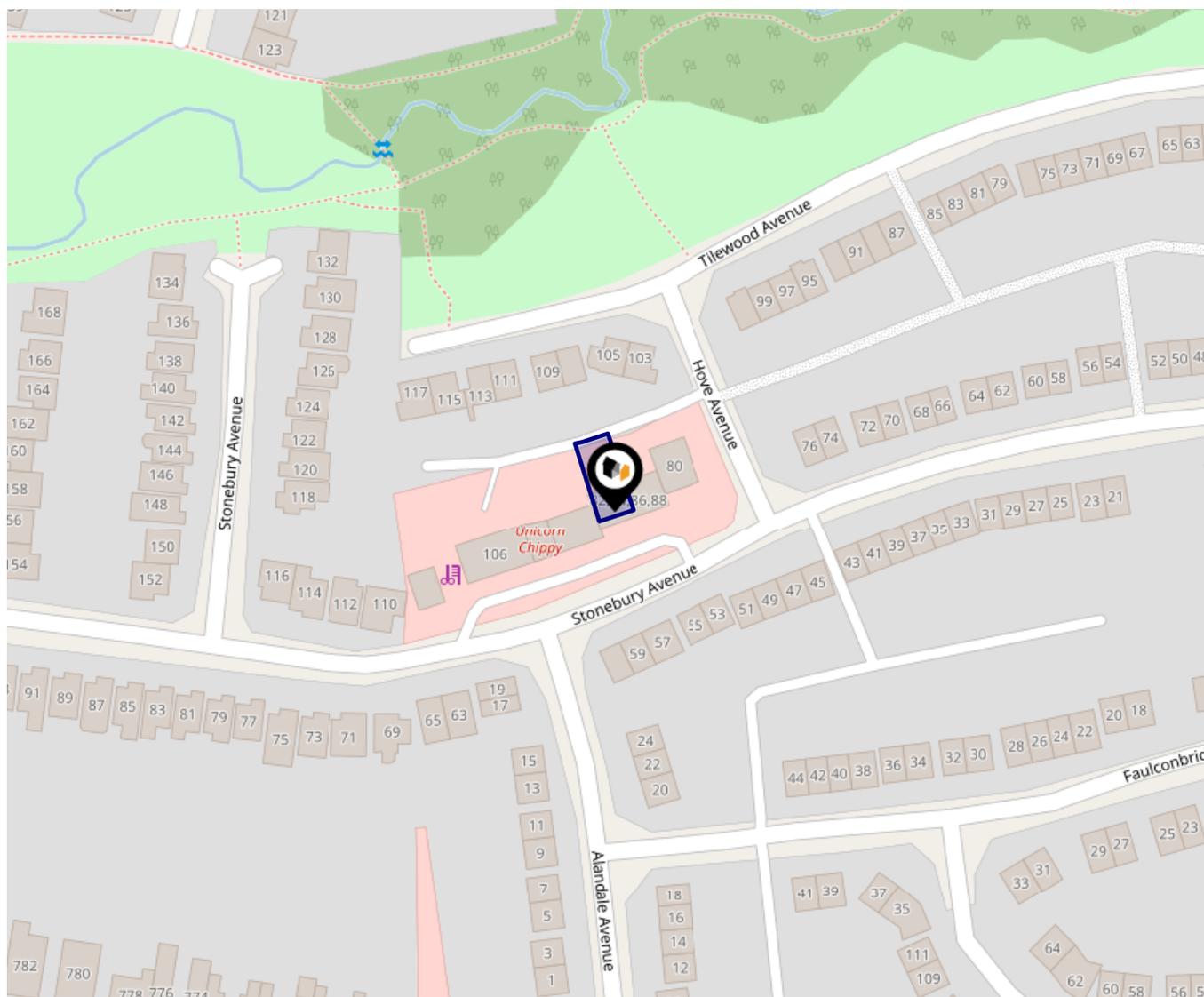
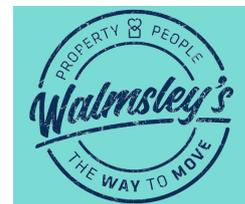


What is Radon?

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



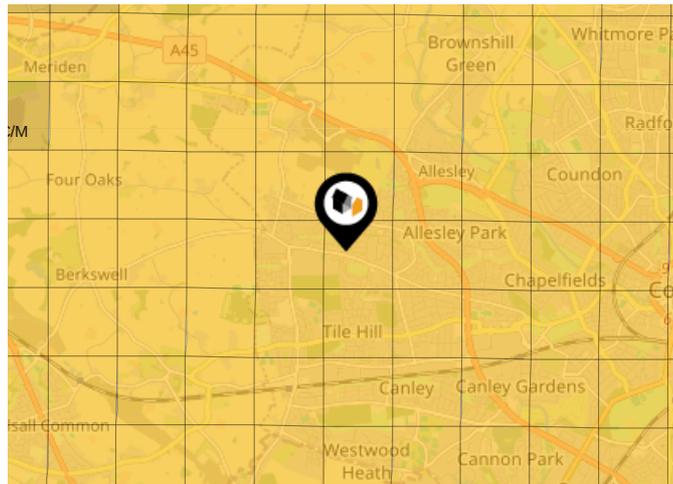
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

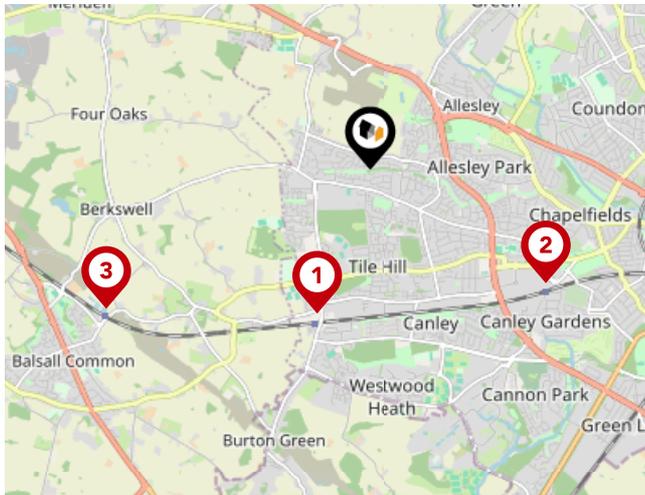
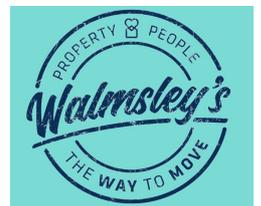


Primary Classifications (Most Common Clay Types)

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

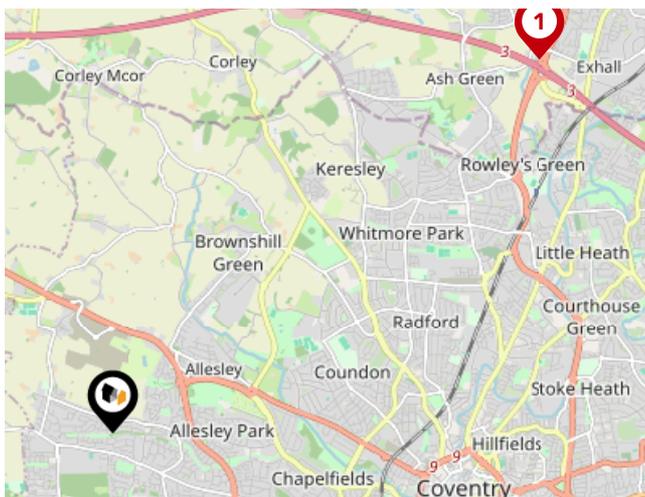
Area

Transport (National)



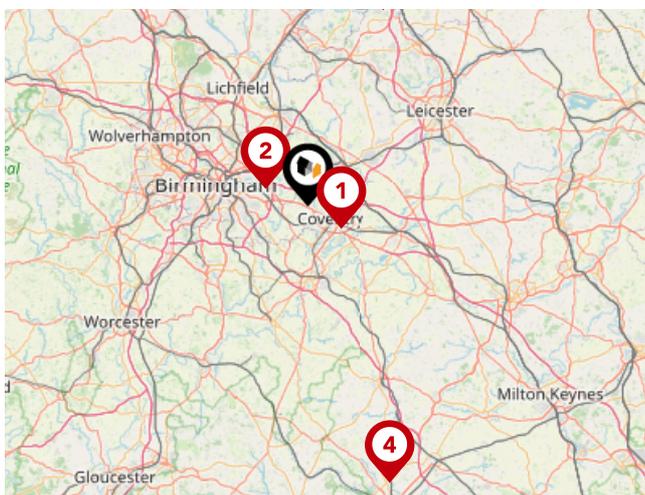
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	1.39 miles
2	Canley Rail Station	1.89 miles
3	Berkswell Rail Station	2.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.12 miles
2	M6 J3A	5.99 miles
3	M42 J6	5.69 miles
4	M6 J4	6.58 miles
5	M42 J7	6.72 miles

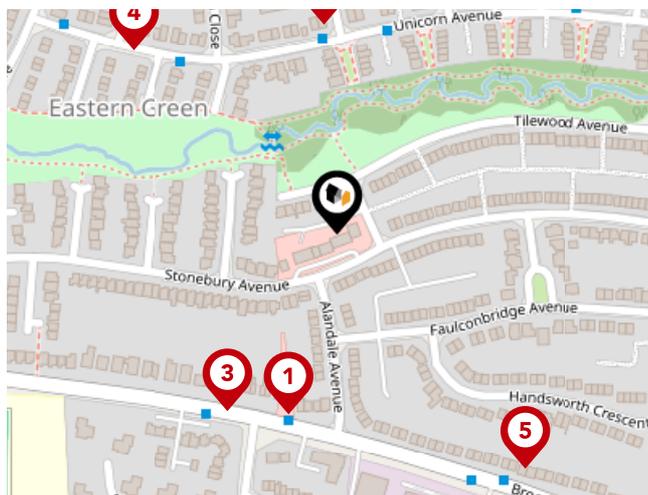


Airports/Helipads

Pin	Name	Distance
1	Baginton	5.65 miles
2	Birmingham Airport	6.73 miles
3	East Mids Airport	30.47 miles
4	Kidlington	41.94 miles

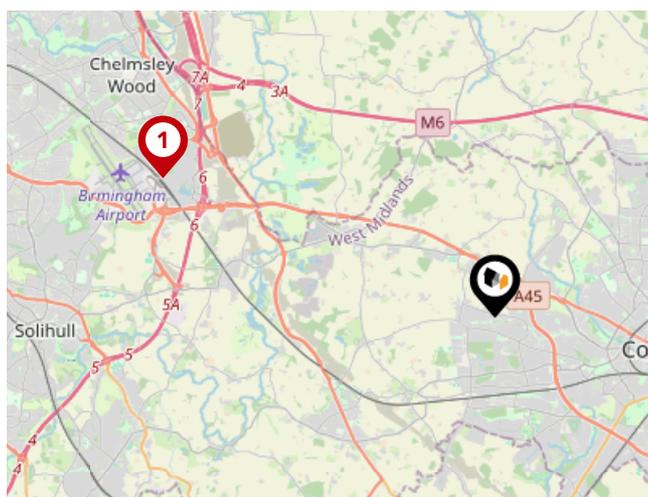
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hawthorn Lane	0.11 miles
2	Derwent Close	0.12 miles
3	Hawthorn Lane	0.12 miles
4	Sutton Avenue	0.15 miles
5	Alandale Avenue	0.17 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.46 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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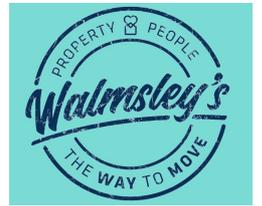


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Agent Disclaimer



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