



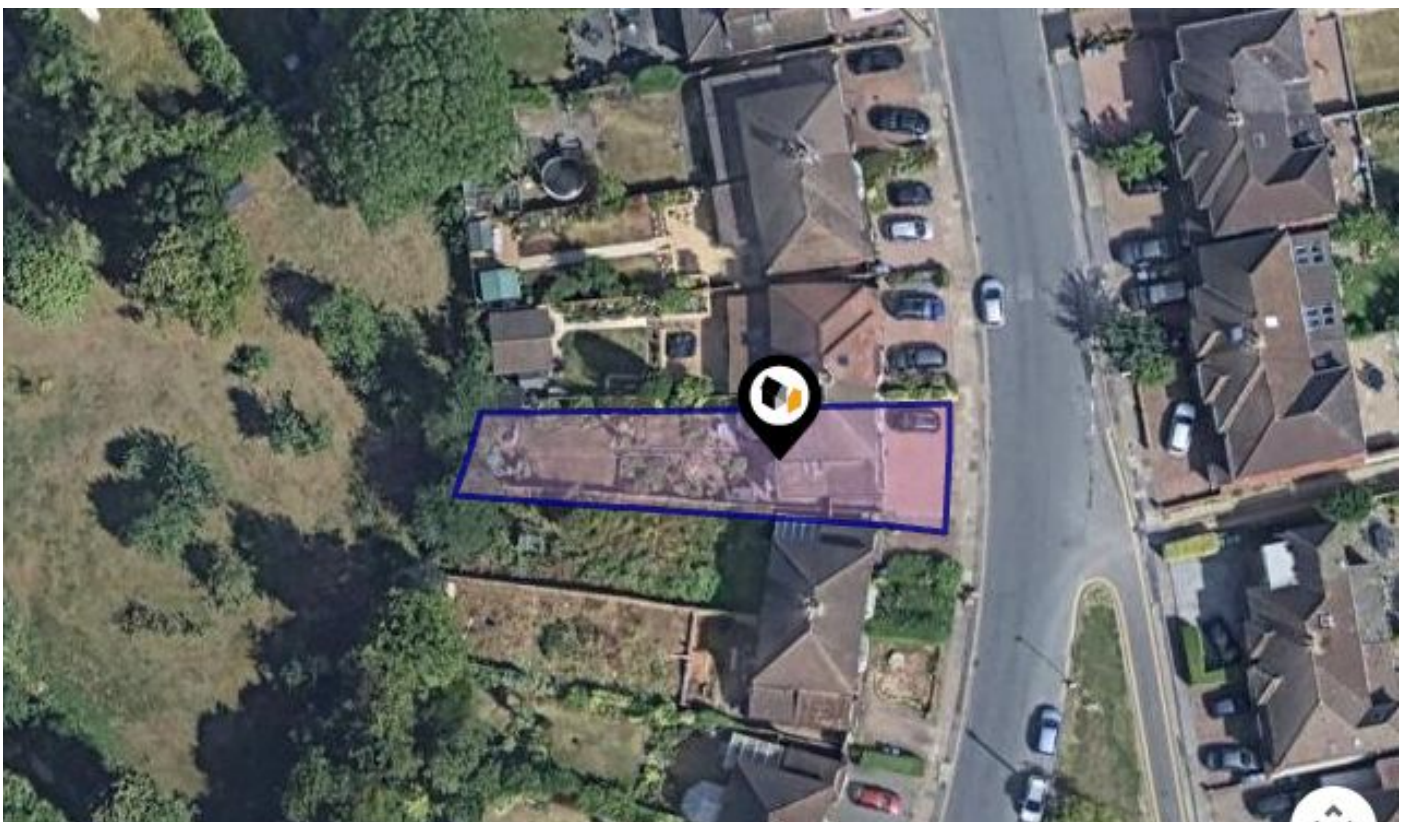
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 21st May 2025



STONEY ROAD, COVENTRY, CV3

Price Estimate : £400,000

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



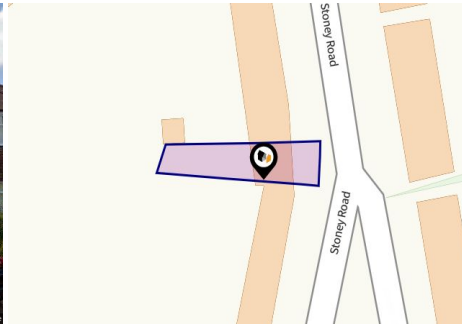
Dear Buyers & Interested Parties

Your property details in brief.....

Originally built as a three bedroom semi detached home
Now with two first floor double bedrooms
Extended ground floor accommodation
Kitchen breakfast room & two further sitting rooms
Conservatory & ground floor cloakroom
Integral garage & block paved full width driveway
Terraced mature & private rear gardens with lawns & borders
Close to train station, Memorial Park & city centre
Local & well regarded schooling within easy reach
EPC RATING ordered, Total 1299 Sq.Ft or Total 121 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@walmsleystheawaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,299 ft ² / 120 m ²
Plot Area:	0.09 acres
Council Tax :	Band D
Annual Estimate:	£2,414
Title Number:	MM93751

Price Estimate:	£400,000
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)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Energy rating

C

Valid until 26.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Pitched, 250 mm loft insulation
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:	96 m ²

Market Sold in Street



90, Stoney Road, Coventry, CV3 6HY

Last Sold Date:	21/03/2025	04/12/2006
Last Sold Price:	£425,000	£228,000

107, Stoney Road, Coventry, CV3 6HY

Last Sold Date:	15/09/2023	16/12/2005	21/05/1999	02/07/1997
Last Sold Price:	£545,000	£232,000	£95,000	£89,000

105, Stoney Road, Coventry, CV3 6HY

Last Sold Date:	09/08/2022	11/05/2007
Last Sold Price:	£500,000	£220,000

103, Stoney Road, Coventry, CV3 6HY

Last Sold Date:	08/08/2022
Last Sold Price:	£350,000

97, Stoney Road, Coventry, CV3 6HY

Last Sold Date:	21/10/2020
Last Sold Price:	£325,000

102, Stoney Road, Coventry, CV3 6HY

Last Sold Date:	05/06/2020	18/01/2013
Last Sold Price:	£327,000	£205,000

93, Stoney Road, Coventry, CV3 6HY

Last Sold Date:	19/10/2018
Last Sold Price:	£365,000

95, Stoney Road, Coventry, CV3 6HY

Last Sold Date:	01/09/2017
Last Sold Price:	£359,000

84, Stoney Road, Coventry, CV3 6HY

Last Sold Date:	01/05/2015
Last Sold Price:	£243,000

115, Stoney Road, Coventry, CV3 6HY

Last Sold Date:	09/10/2013	03/07/2009
Last Sold Price:	£270,000	£275,000

82, Stoney Road, Coventry, CV3 6HY

Last Sold Date:	22/08/2013	28/03/2002
Last Sold Price:	£268,000	£138,000

80, Stoney Road, Coventry, CV3 6HY

Last Sold Date:	02/08/2013
Last Sold Price:	£238,500

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

Market Sold in Street



99, Stoney Road, Coventry, CV3 6HY

Last Sold Date: 11/11/2011
Last Sold Price: £210,000

111, Stoney Road, Coventry, CV3 6HY

Last Sold Date: 24/08/2007
Last Sold Price: £230,000

96, Stoney Road, Coventry, CV3 6HY

Last Sold Date: 20/06/2007
Last Sold Price: £235,000

109, Stoney Road, Coventry, CV3 6HY

Last Sold Date: 09/07/2001
Last Sold Price: £119,500

92, Stoney Road, Coventry, CV3 6HY

Last Sold Date: 09/11/2000
Last Sold Price: £133,500

91, Stoney Road, Coventry, CV3 6HY

Last Sold Date: 23/09/1996
Last Sold Price: £140,000

101, Stoney Road, Coventry, CV3 6HY

Last Sold Date: 12/08/1996
Last Sold Price: £58,000

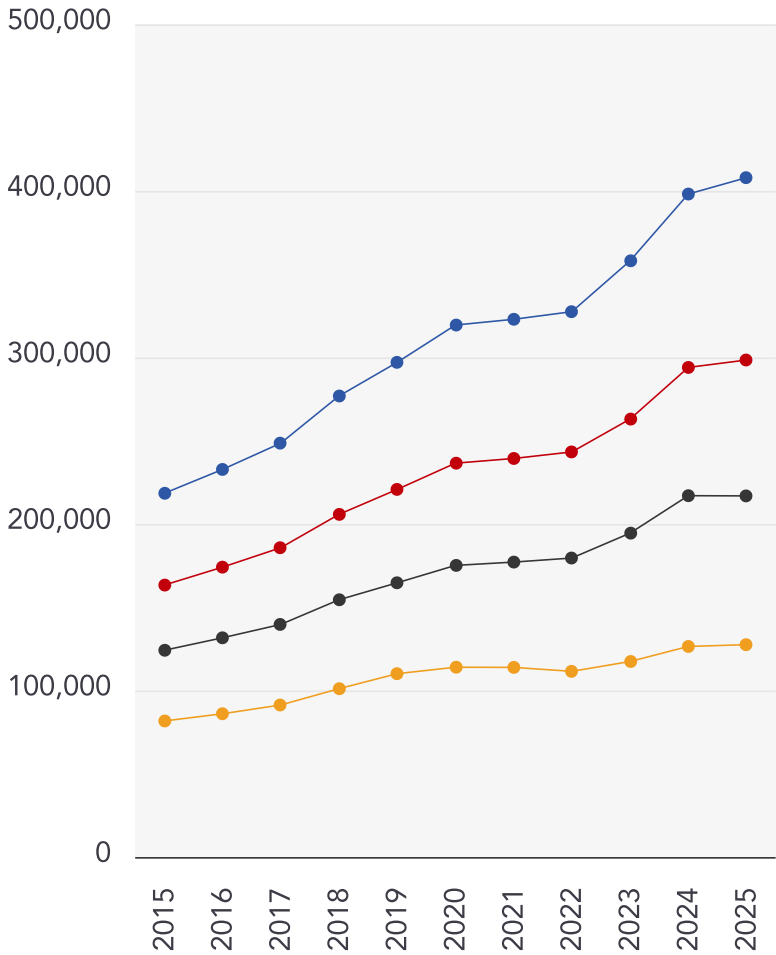
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

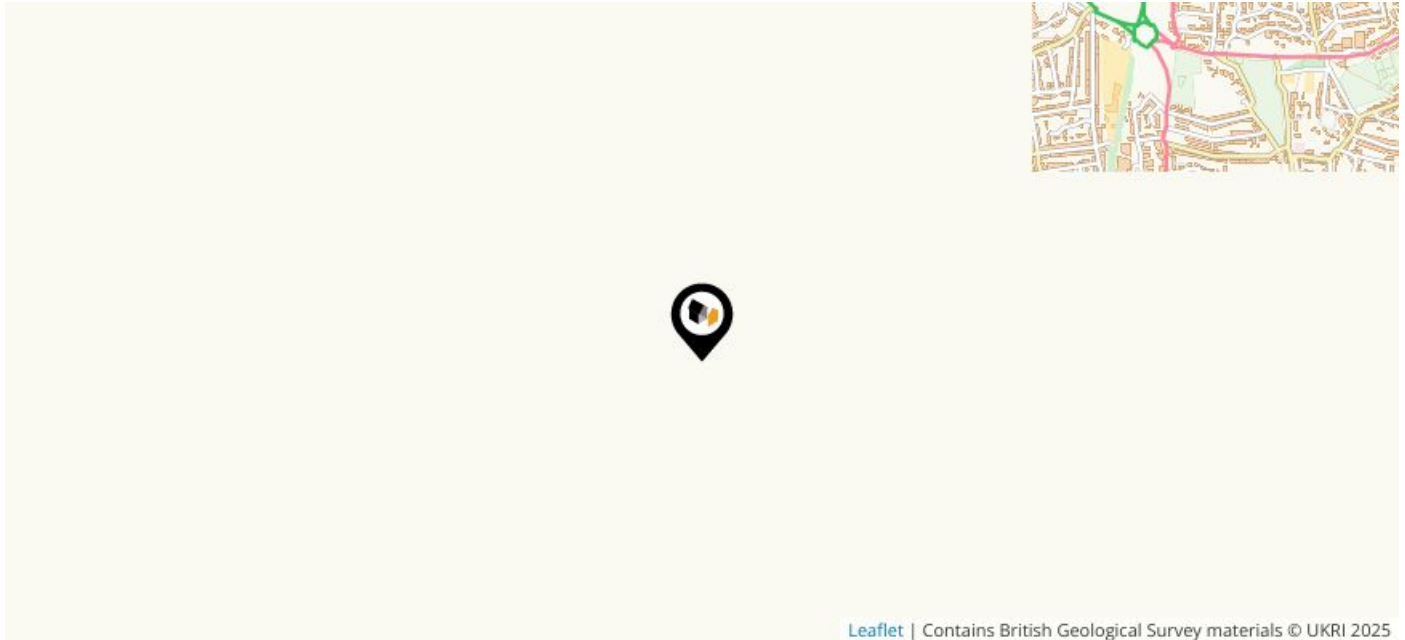
Terraced

+74.65%

Flat

+56.09%

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.

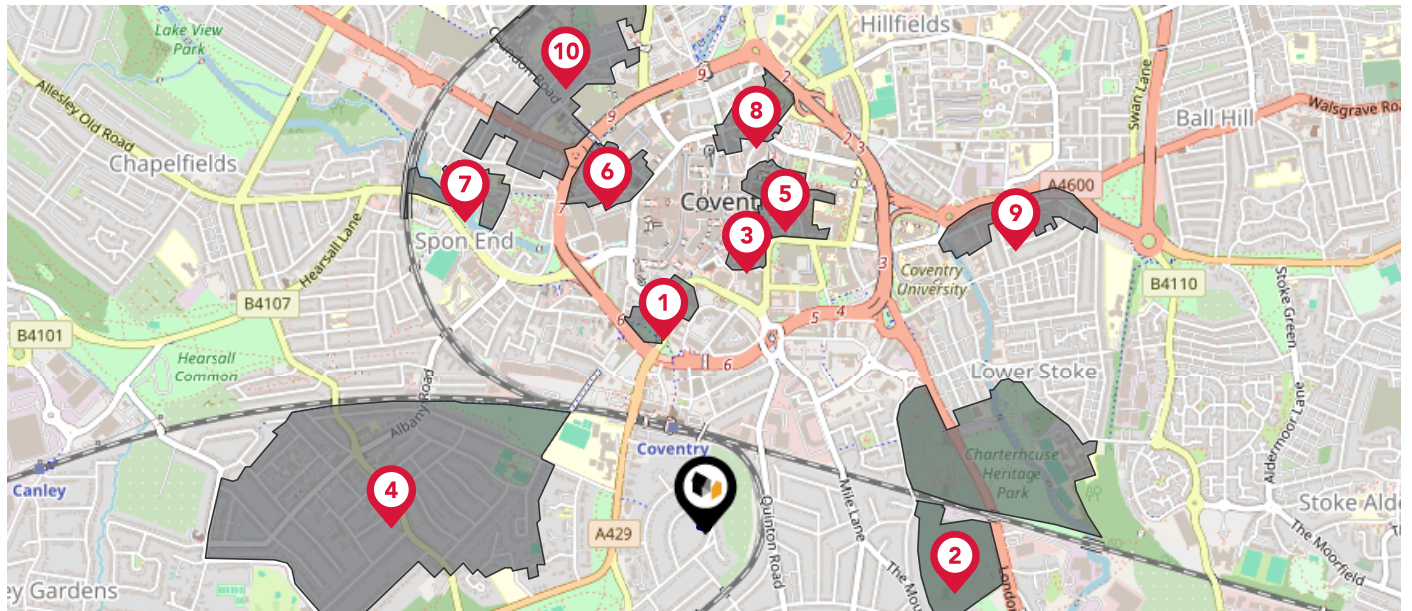
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

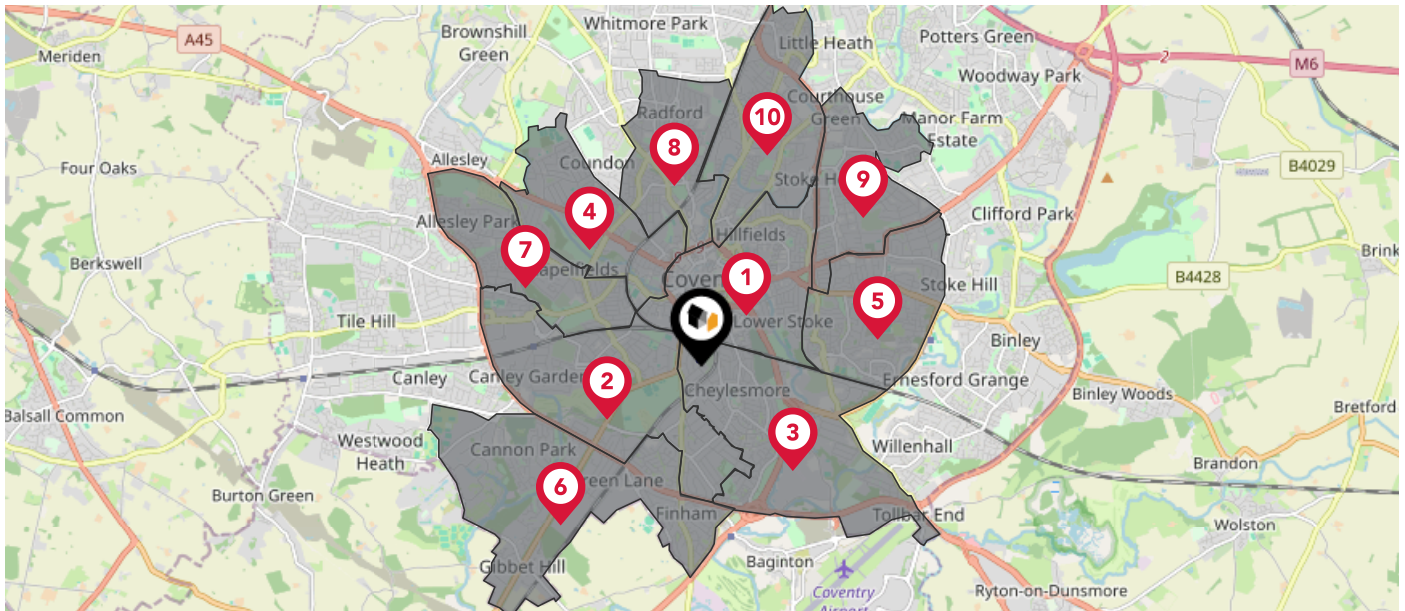
- 1 Greyfriars Green
- 2 London Road
- 3 High Street
- 4 Earlsdon
- 5 Hill Top and Cathedral
- 6 Spon Street
- 7 Spon End
- 8 Lady Herbert's Garden
- 9 Far Gosford Street
- 10 Naul's Mill

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

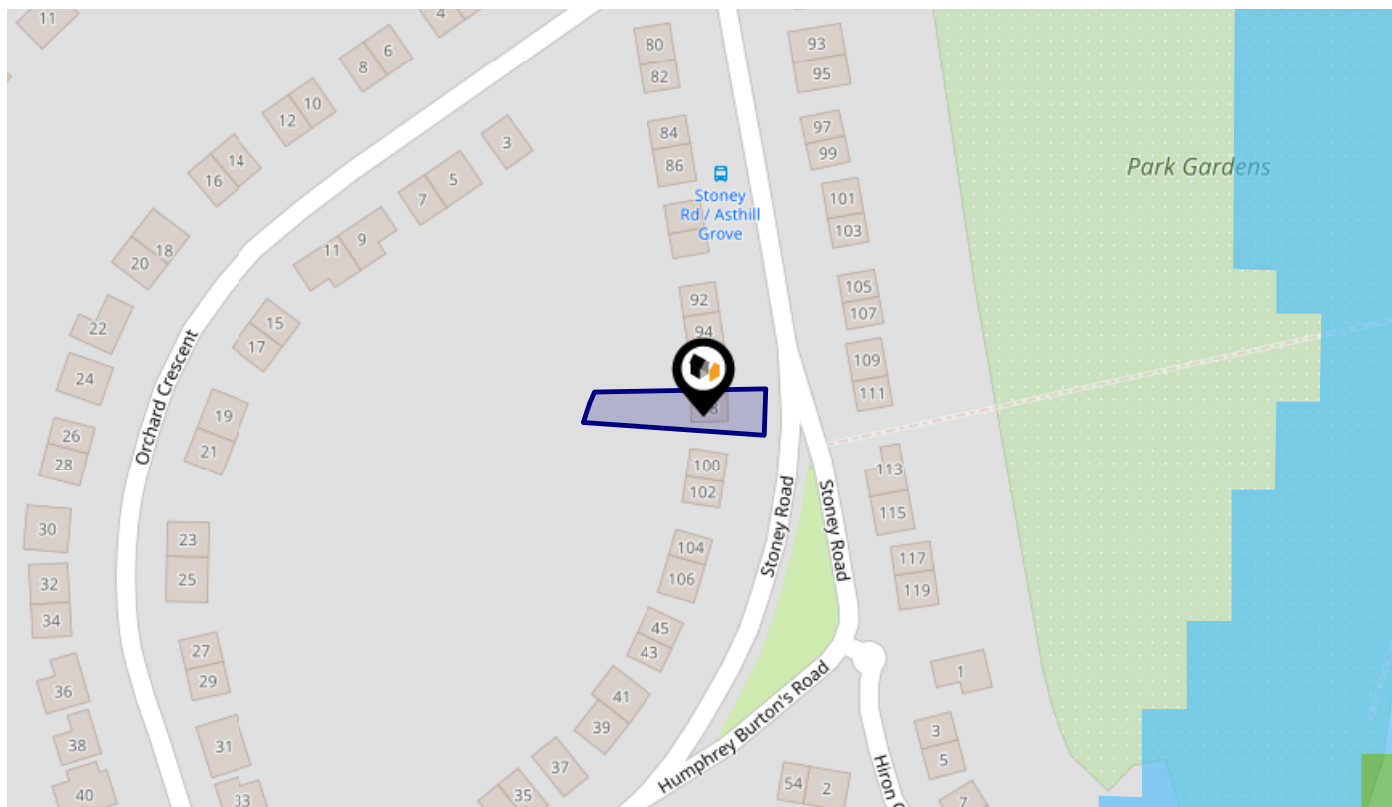
-  St. Michael's Ward
-  Earlsdon Ward
-  Cheylesmore Ward
-  Sherbourne Ward
-  Lower Stoke Ward
-  Wainbody Ward
-  Whoberley Ward
-  Radford Ward
-  Upper Stoke Ward
-  Foleshill Ward

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:

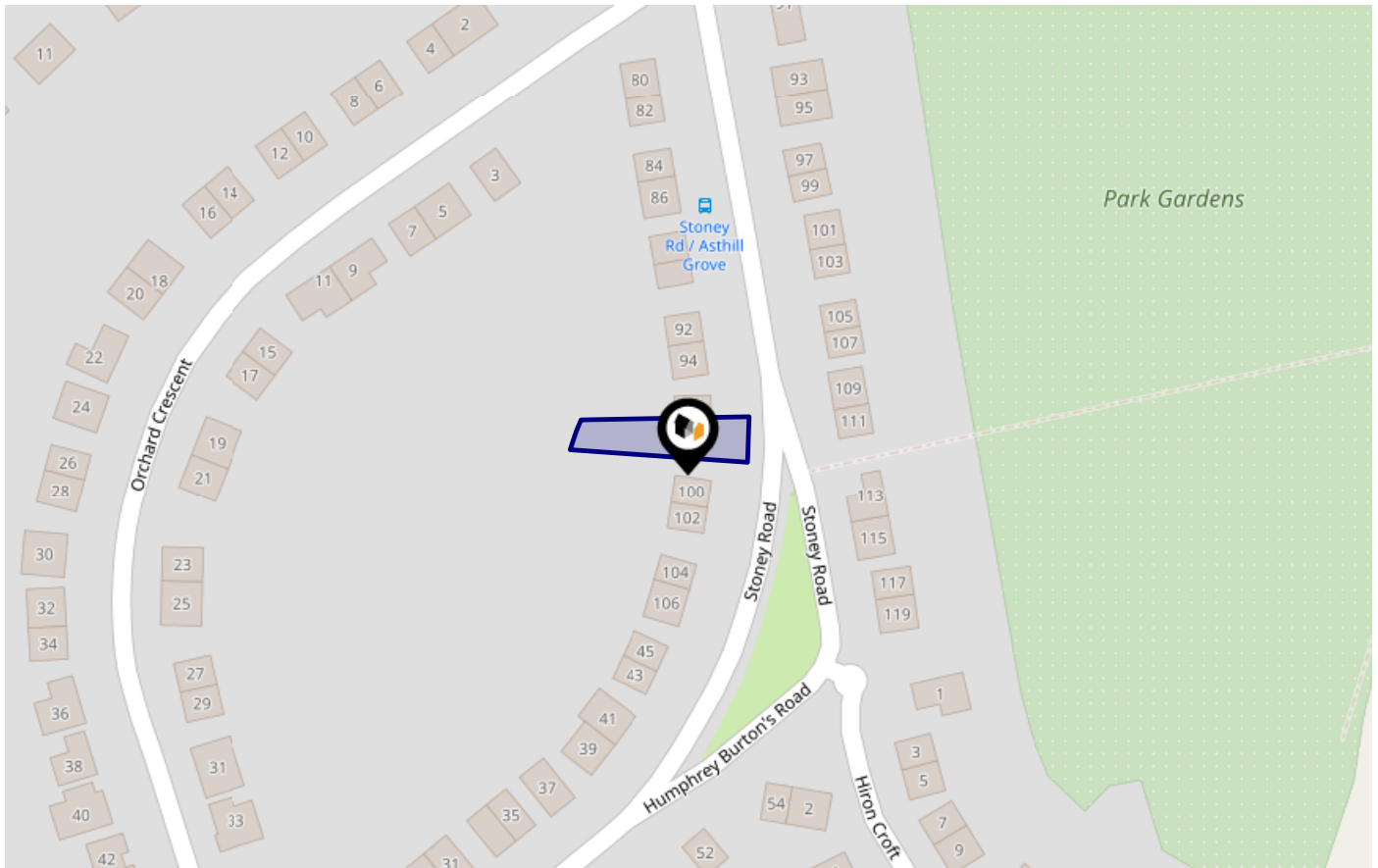
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

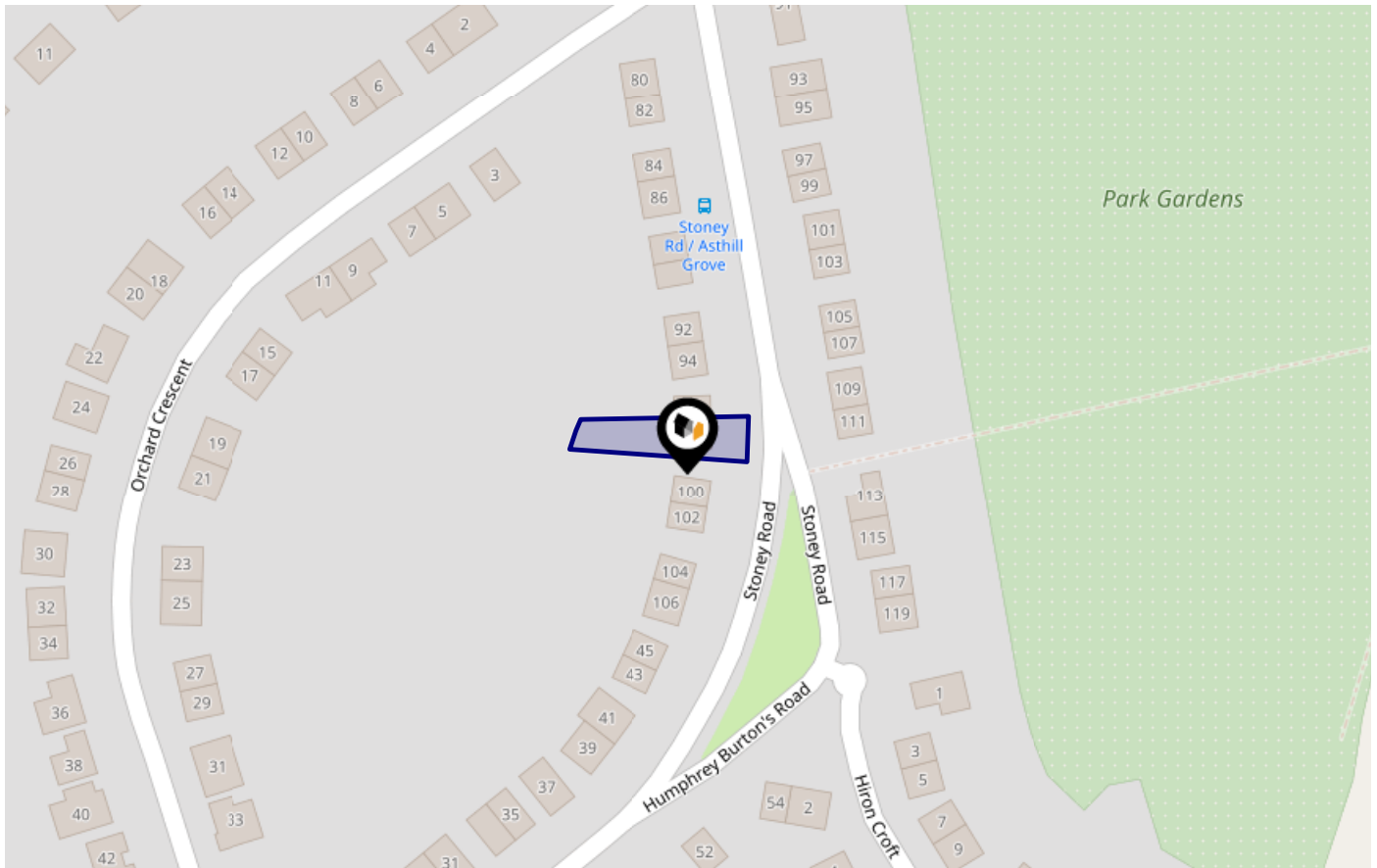


Flood Risk

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

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:

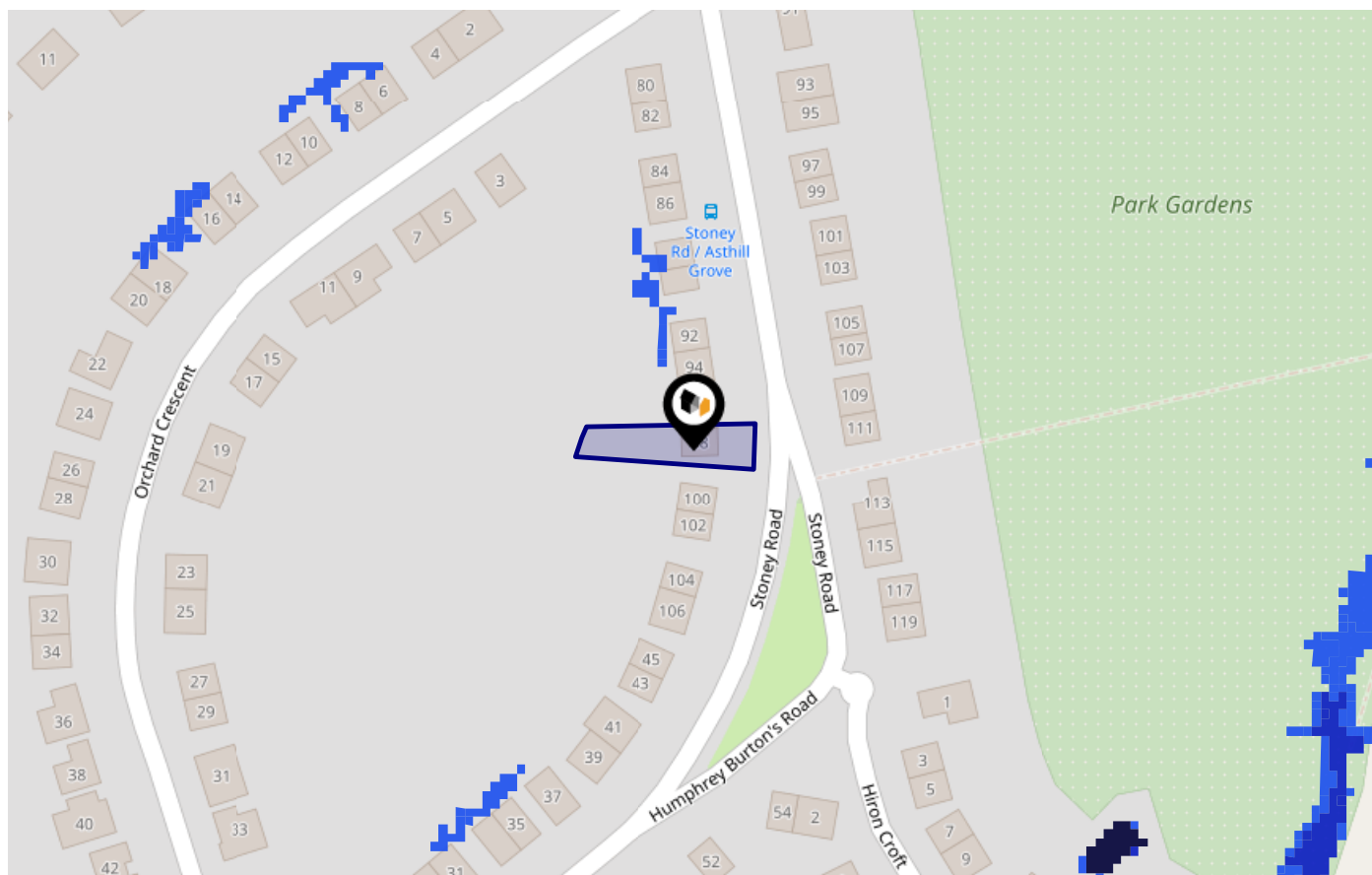


Flood Risk

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.

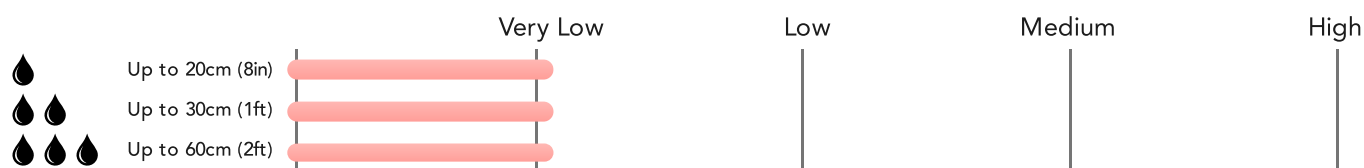


Risk Rating: Very low

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:

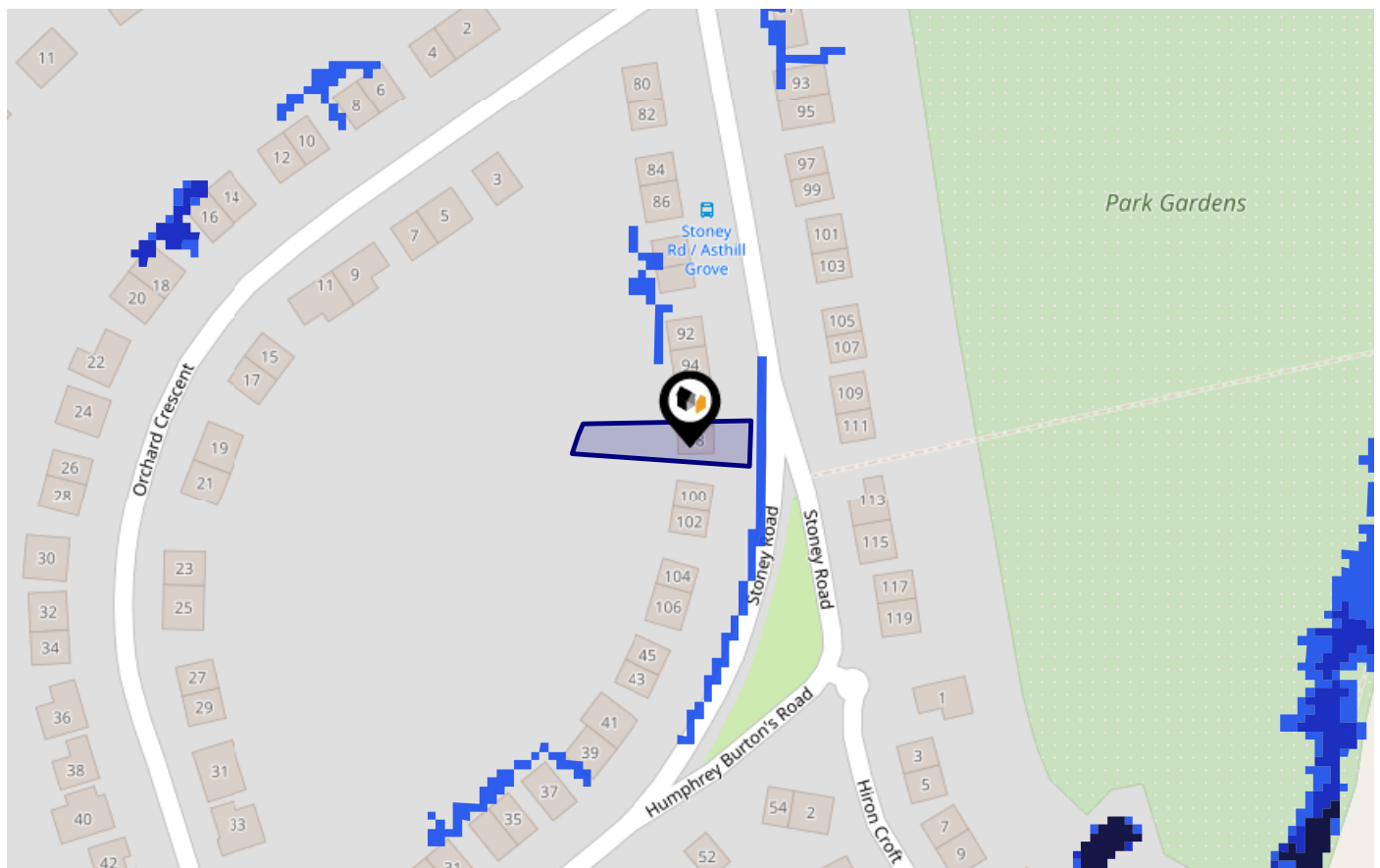


Flood Risk

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.
- 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:

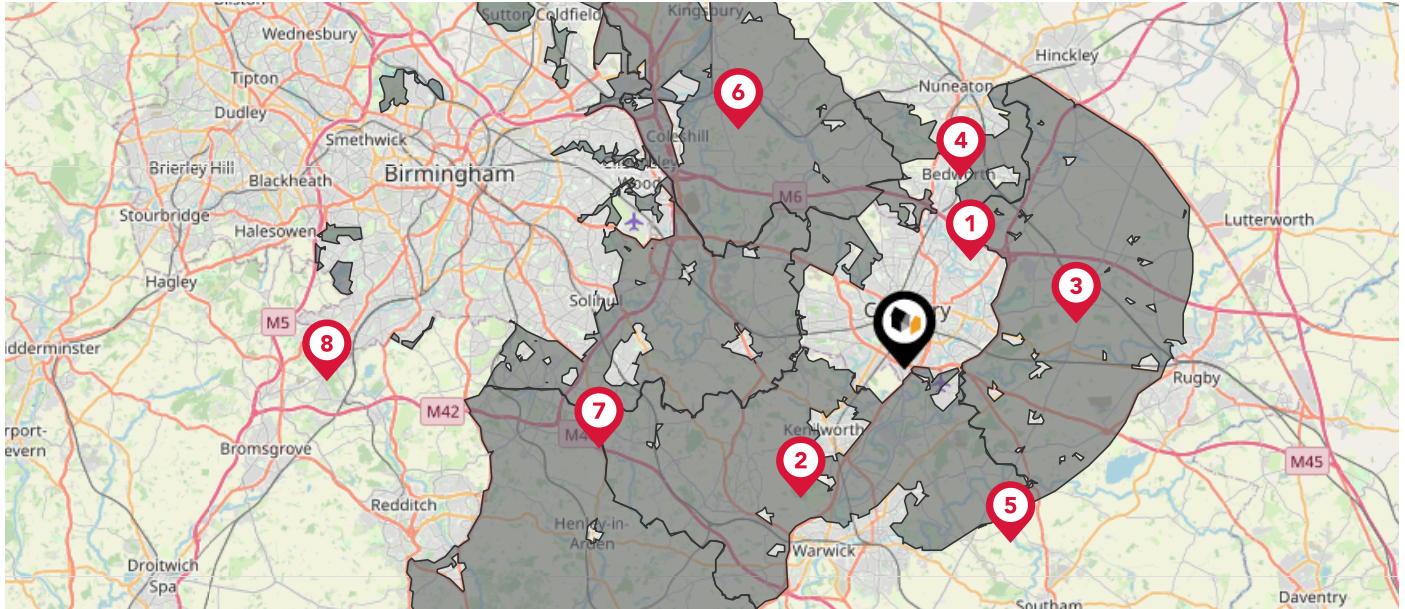


Maps

Green Belt



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



Nearby Green Belt Land

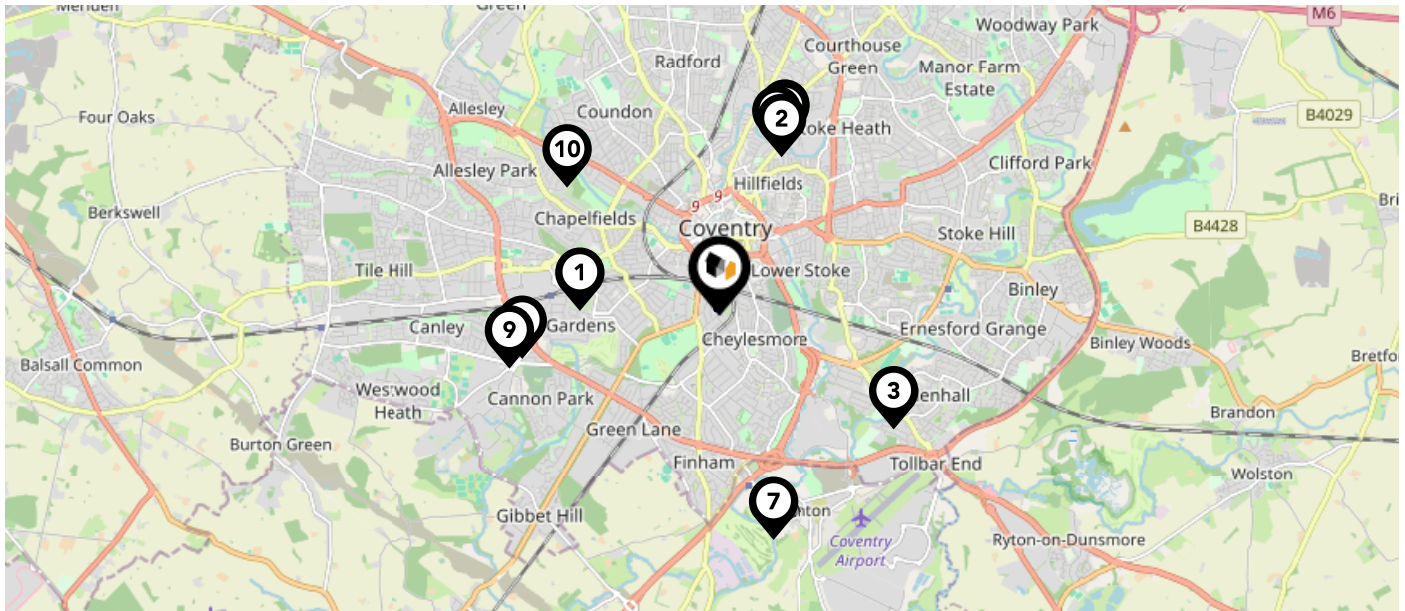
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Nuneaton and Bedworth
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

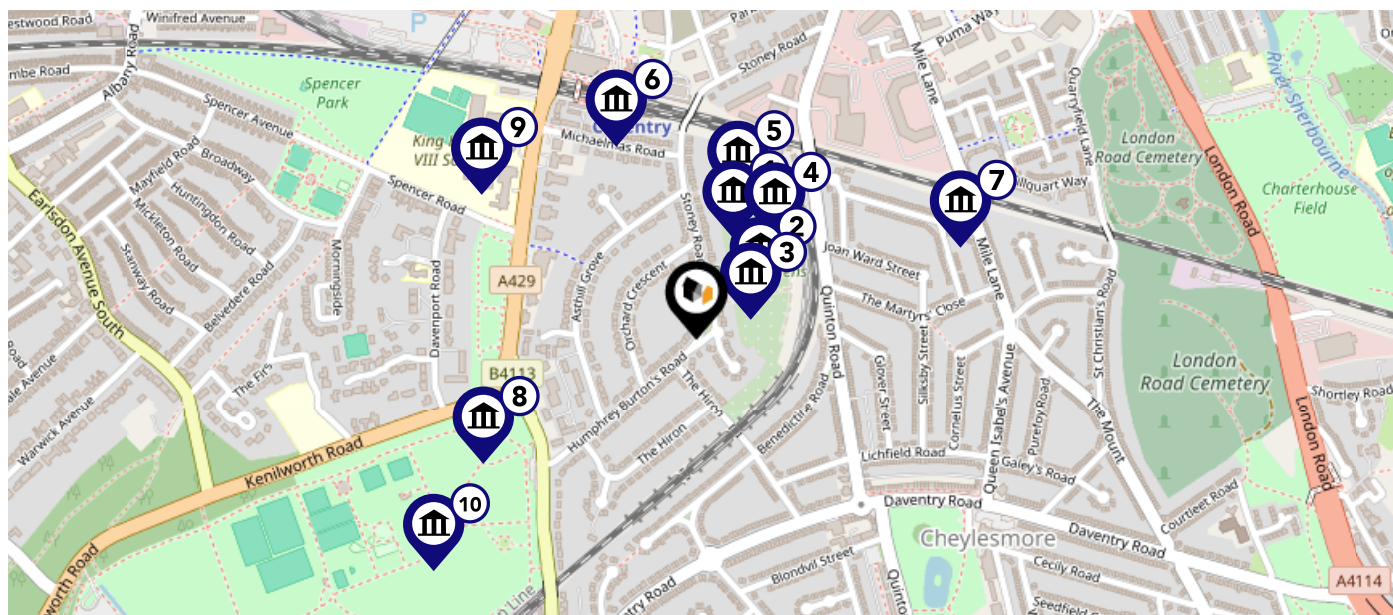
1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
3	London Road B-Willenhall, Coventry	Historic Landfill
4	Fletchampstead Highway-Canley, Coventry	Historic Landfill
5	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill
6	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
7	Hall Drive-Baginton	Historic Landfill
8	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
9	Prior Deram Park-Canley, Coventry	Historic Landfill
10	Holyhead Road-Coundon, Coventry	Historic Landfill











Maps

Listed Buildings

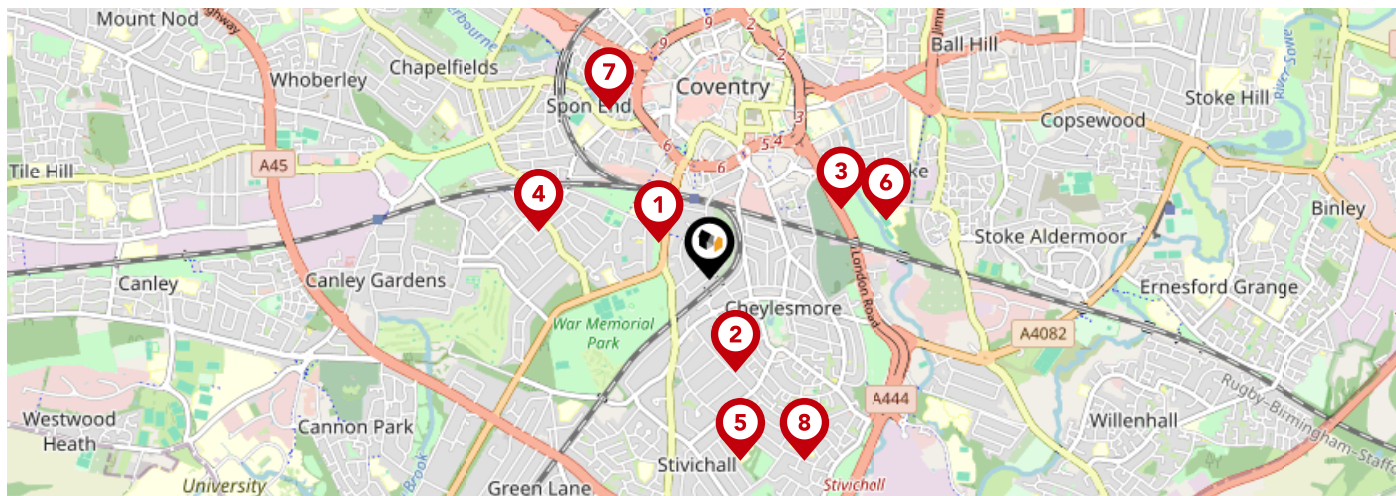


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



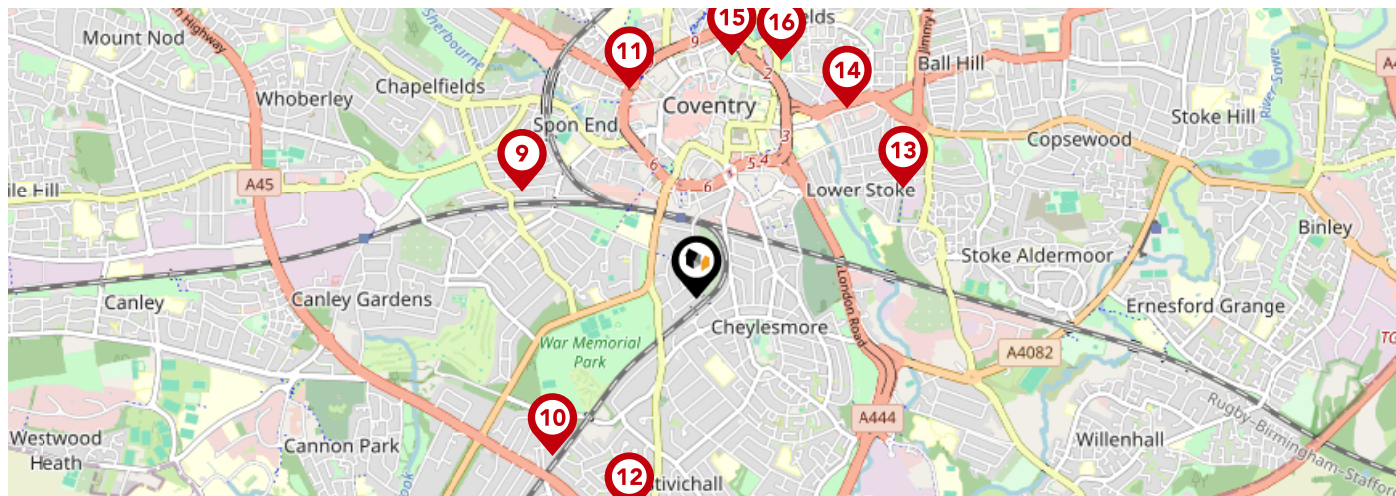
Listed Buildings in the local district	Grade	Distance
 1271404 - Summerhouse On Plot 13	Grade II	0.1 miles
 1271406 - Summerhouse On Plot 39	Grade II	0.1 miles
 1271407 - Summerhouse On Plot 47	Grade II	0.1 miles
 1271405 - Summerhouse On Plot 25	Grade II	0.2 miles
 1271403 - Summerhouse On Plot 9	Grade II	0.2 miles
 1242849 - Coventry Station, Including Attached Platform Structures	Grade II	0.2 miles
 1431090 - Mile Lane Bridge	Grade II	0.3 miles
 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.3 miles
 1342934 - Free Grammar School King Henry Viii School	Grade II	0.3 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.4 miles

Area Schools



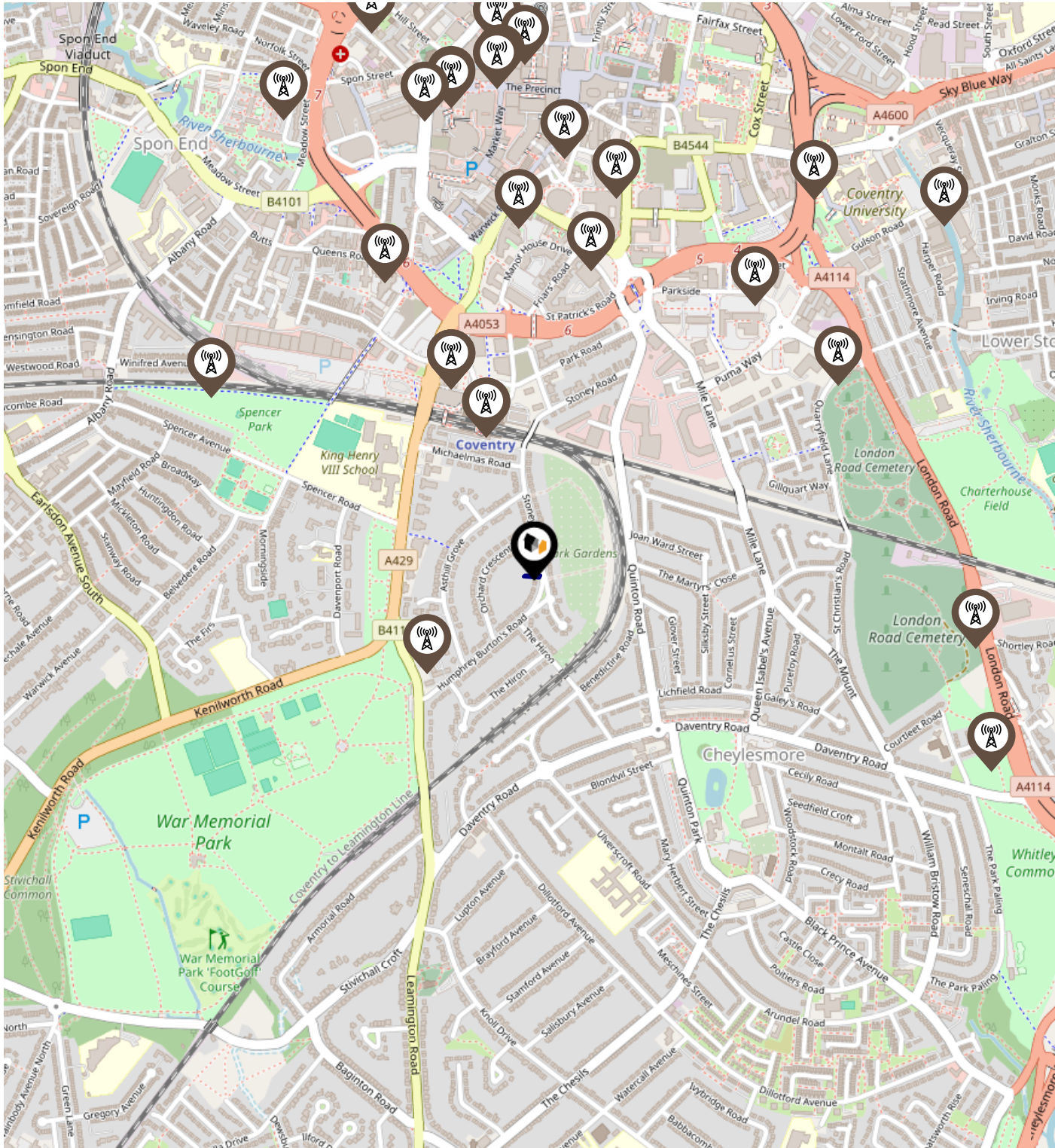
		Nursery	Primary	Secondary	College	Private
1	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 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	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	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"/>
11	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:1.15	<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

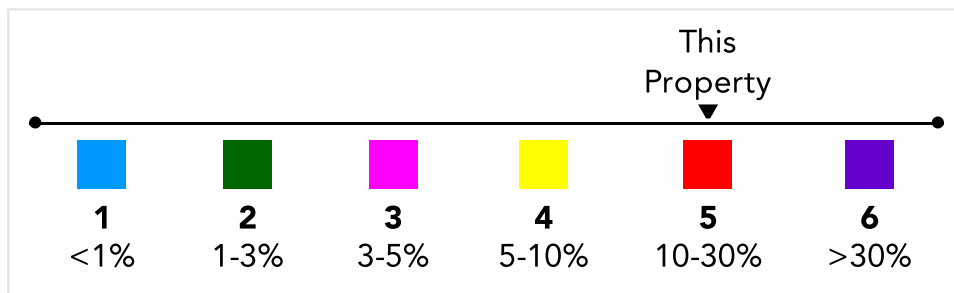
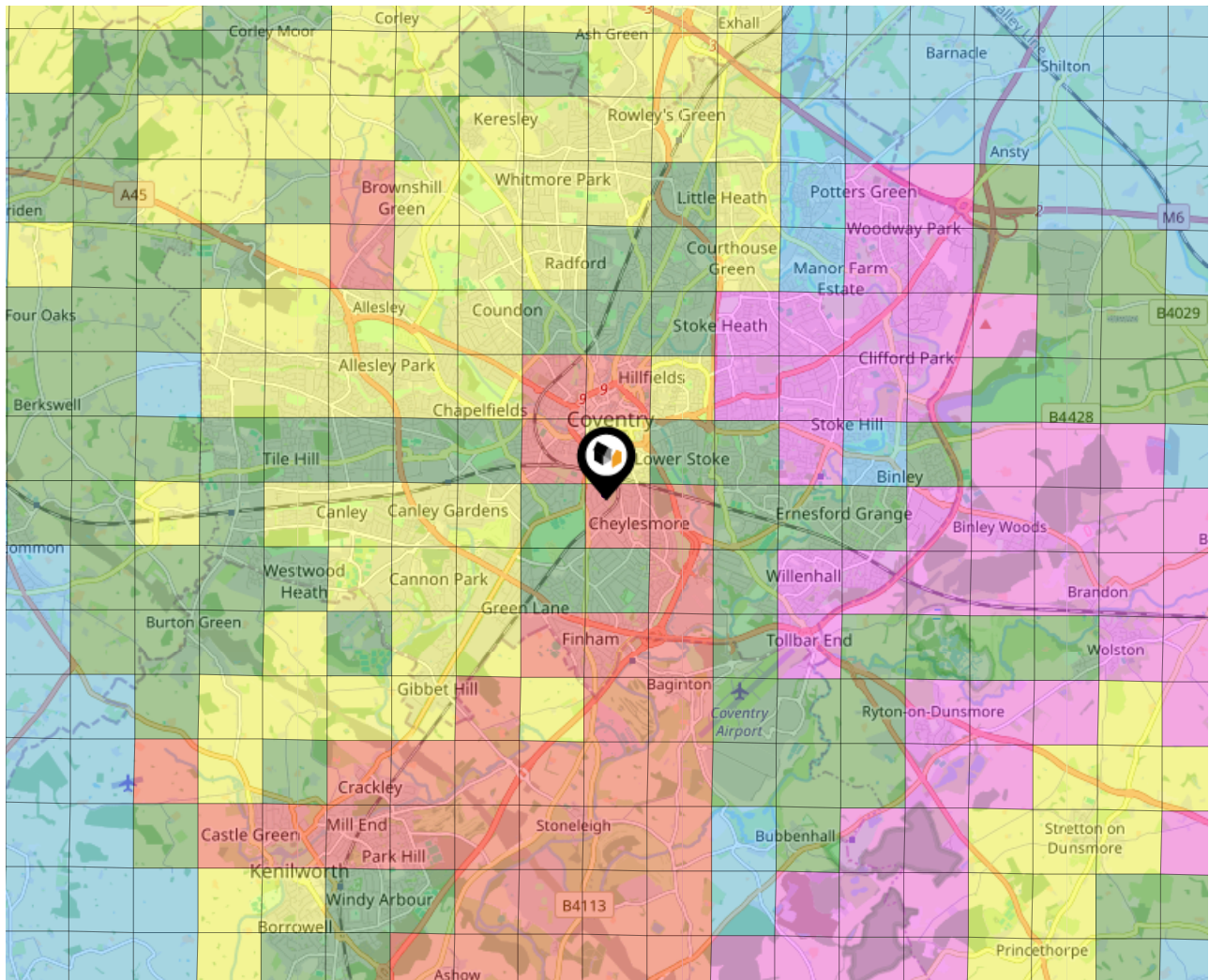
Environment

Radon Gas

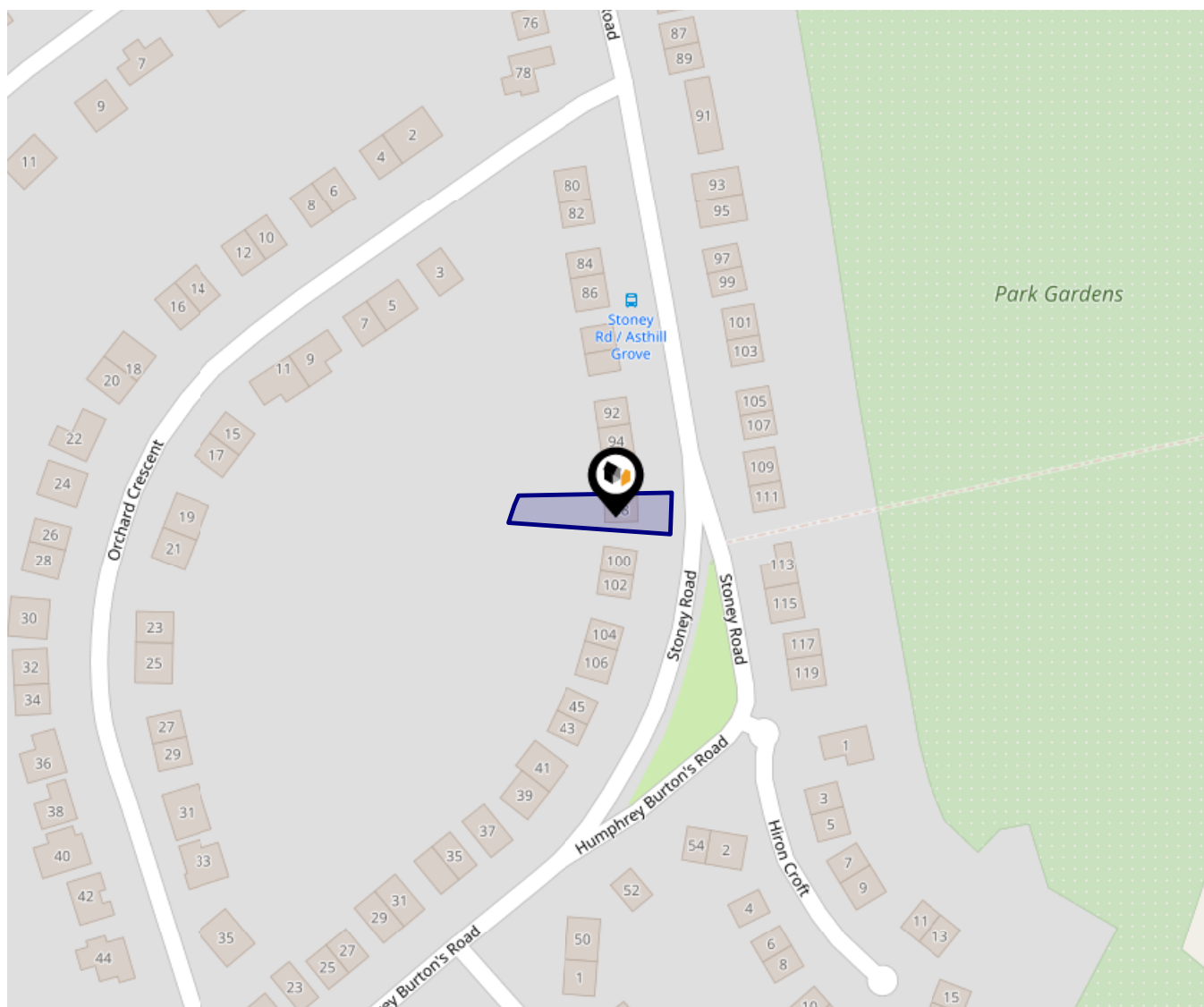


What is Radon?

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



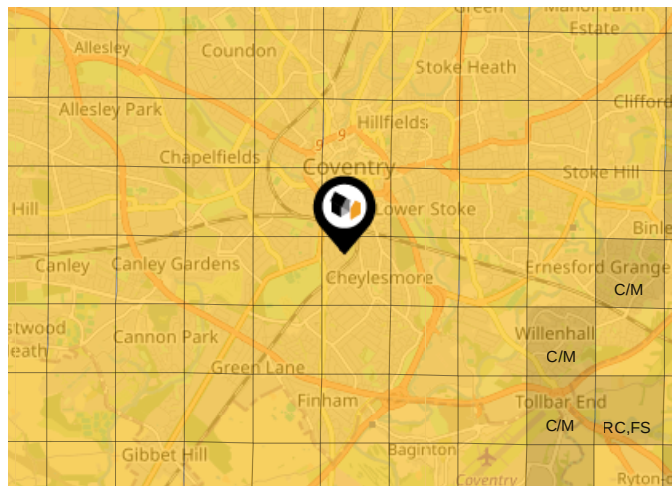
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

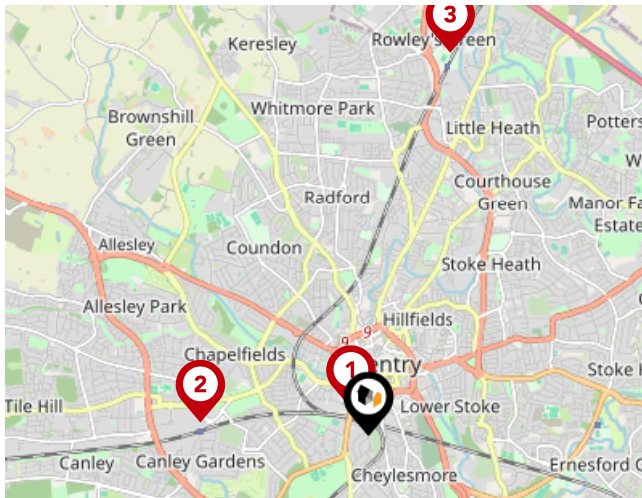


Primary Classifications (Most Common Clay Types)

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

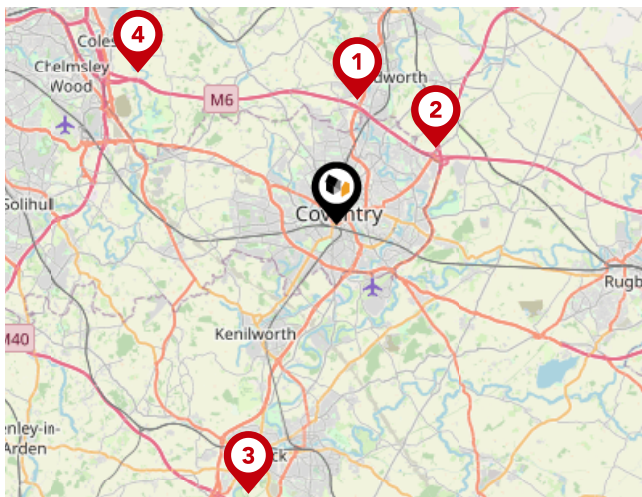
Area

Transport (National)



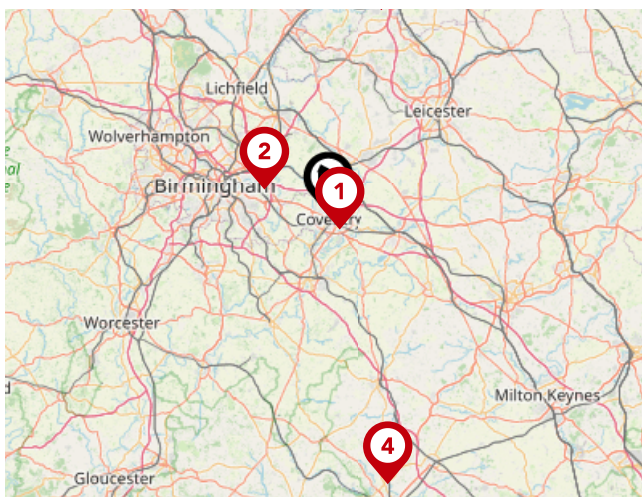
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.3 miles
2	Canley Rail Station	1.52 miles
3	Coventry Arena Rail Station	3.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.6 miles
2	M6 J2	4.54 miles
3	M40 J14	10.26 miles
4	M6 J3A	9.07 miles
5	M69 J1	10.33 miles

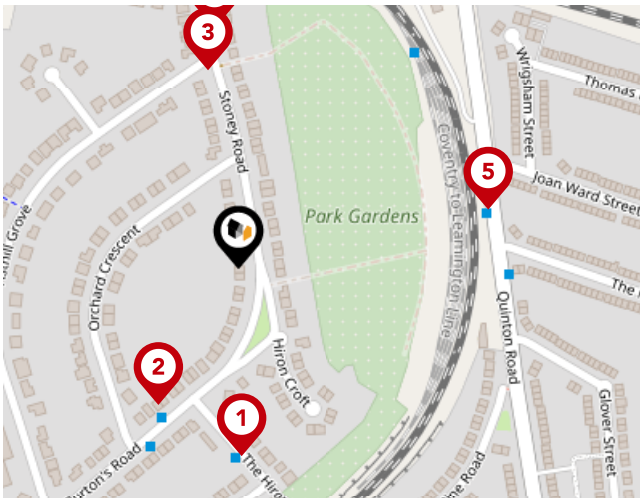


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.58 miles
2	Birmingham Airport	10.02 miles
3	East Mids Airport	30.64 miles
4	Kidlington	40.05 miles

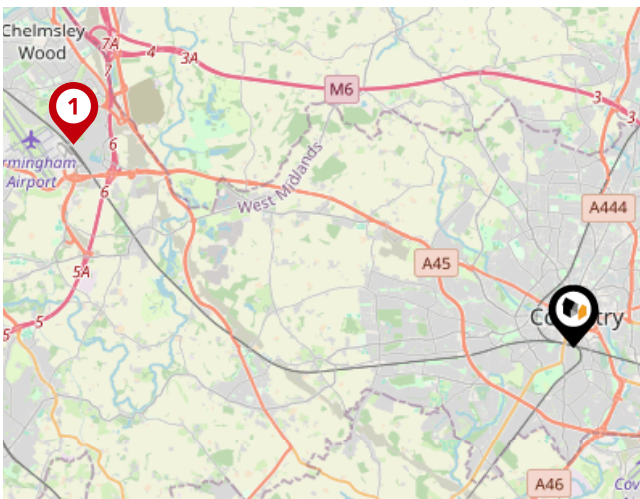
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Humphrey Burton's Rd	0.11 miles
2	Orchard Crescent	0.09 miles
3	Asthill Grove	0.11 miles
4	Asthill Grove	0.14 miles
5	The Martyrs' Close	0.15 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.76 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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

