



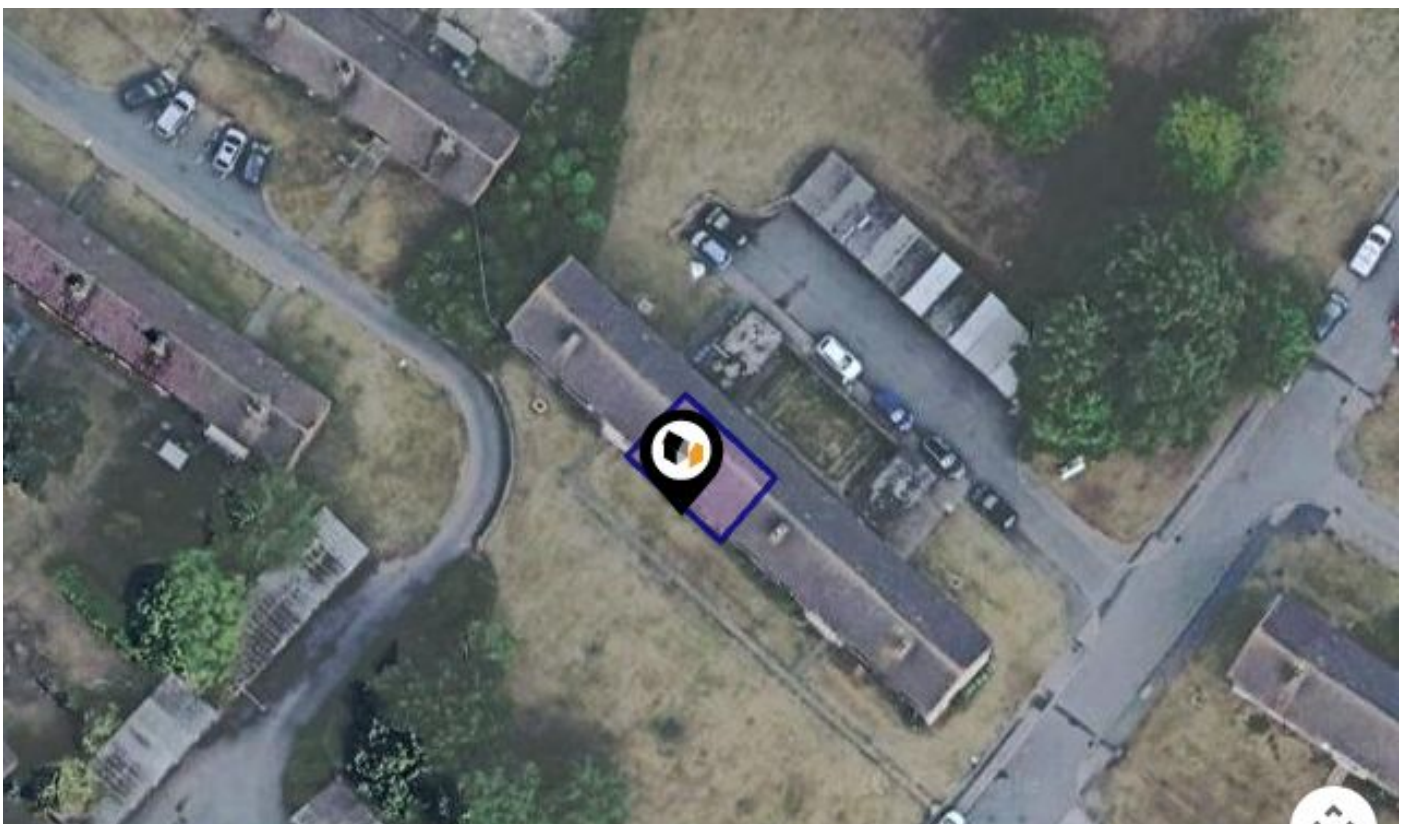
See More Online

Buyers & Interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th March 2025



FRED LEE GROVE, COVENTRY, CV3

Price Estimate : £135,000

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

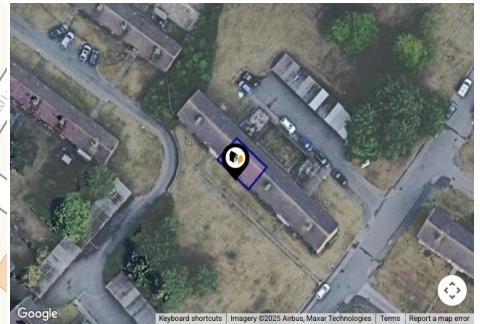
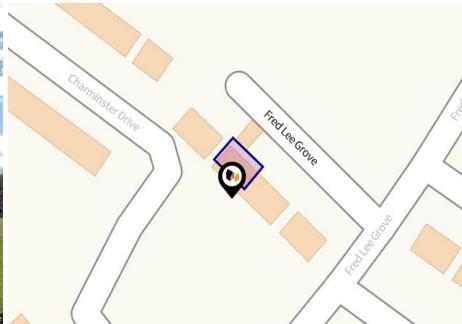


Dear Buyers & Interested parties

Your property details in brief.....

Two double bedroom top floor apartment
Comprehensively fitted kitchen breakfast room with patio door to balcony
Spacious sitting dining room
Generous three piece bathroom with shower over bath
Ideal South Coventry location near amenities & schooling
Fully mortgageable lease with 103 years remaining
Gas central heating & double glazing
EPC rating C, Total 684 Sq.Ft or Total 64 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:	Terraced	Price Estimate:	£135,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	684 ft ² / 63 m ²	Start Date:	28/03/2004
Plot Area:	0.02 acres	End Date:	12/05/2128
Year Built :	1967-1975	Lease Term:	125 years from 12 May 2003
Council Tax :	Band A	Term Remaining:	103 years
Annual Estimate:	£1,530		
Title Number:	WM828712		

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	75 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



CV3

Energy rating

C

Valid until 10.10.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	67 m ²

Market Sold in Street



49, Fred Lee Grove, Coventry, CV3 5NL				Flat-maisonette House
Last Sold Date:	17/05/2024	15/05/2015	20/04/2007	
Last Sold Price:	£115,000	£85,000	£90,000	
57, Fred Lee Grove, Coventry, CV3 5NL				Flat-maisonette House
Last Sold Date:	02/02/2023	06/11/2020		
Last Sold Price:	£128,000	£115,000		
71, Fred Lee Grove, Coventry, CV3 5NL				Flat-maisonette House
Last Sold Date:	29/07/2022			
Last Sold Price:	£132,000			
63, Fred Lee Grove, Coventry, CV3 5NL				Flat-maisonette House
Last Sold Date:	24/06/2021	10/12/2015	06/11/2009	
Last Sold Price:	£119,500	£88,000	£90,000	
53, Fred Lee Grove, Coventry, CV3 5NL				Flat-maisonette House
Last Sold Date:	10/02/2021	28/10/2016		
Last Sold Price:	£111,000	£87,500		
21, Fred Lee Grove, Coventry, CV3 5NL				Flat-maisonette House
Last Sold Date:	19/07/2019	13/03/2007	17/04/2000	
Last Sold Price:	£120,000	£102,500	£14,040	
45, Fred Lee Grove, Coventry, CV3 5NL				Flat-maisonette House
Last Sold Date:	03/11/2017	12/05/2003		
Last Sold Price:	£100,000	£23,760		
55, Fred Lee Grove, Coventry, CV3 5NL				Flat-maisonette House
Last Sold Date:	24/03/2017			
Last Sold Price:	£95,000			
19, Fred Lee Grove, Coventry, CV3 5NL				Flat-maisonette House
Last Sold Date:	18/12/2009			
Last Sold Price:	£86,000			
11, Fred Lee Grove, Coventry, CV3 5NL				Flat-maisonette House
Last Sold Date:	05/07/2007	25/08/2005		
Last Sold Price:	£99,000	£89,950		
3, Fred Lee Grove, Coventry, CV3 5NL				Flat-maisonette House
Last Sold Date:	28/11/2003			
Last Sold Price:	£67,000			
Store, 13, Fred Lee Grove, Coventry, CV3 5NL				Flat-maisonette House
Last Sold Date:	14/08/2003			
Last Sold Price:	£54,950			

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

Market Sold in Street



39, Fred Lee Grove, Coventry, CV3 5NL

Flat-maisonette House

Last Sold Date: 22/02/1999
Last Sold Price: £29,000

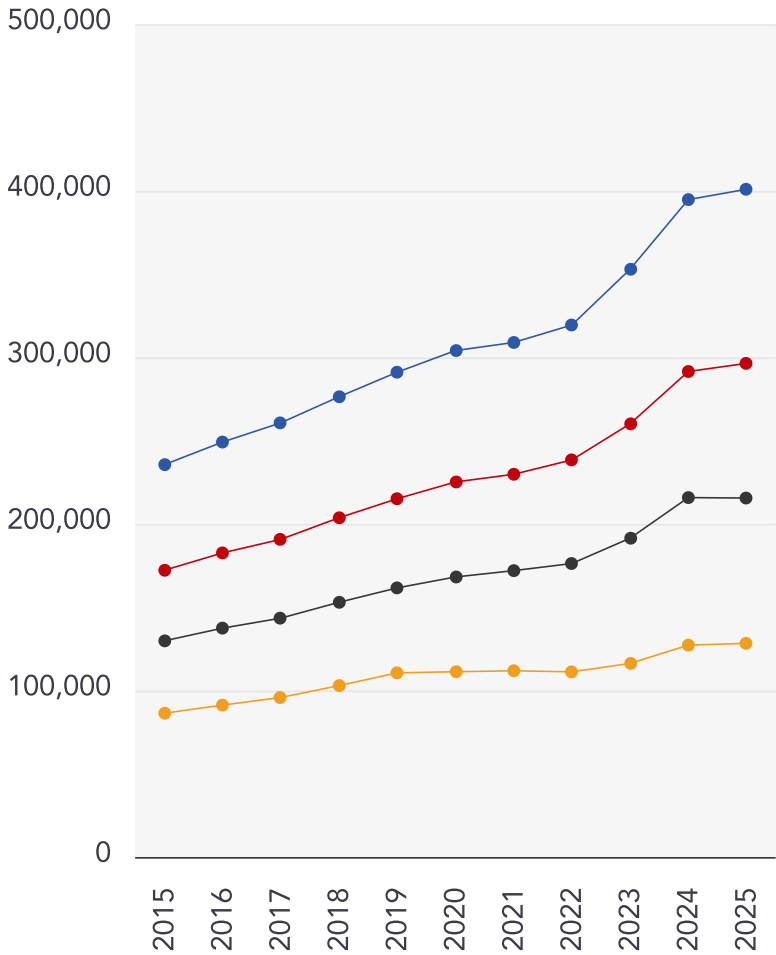
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

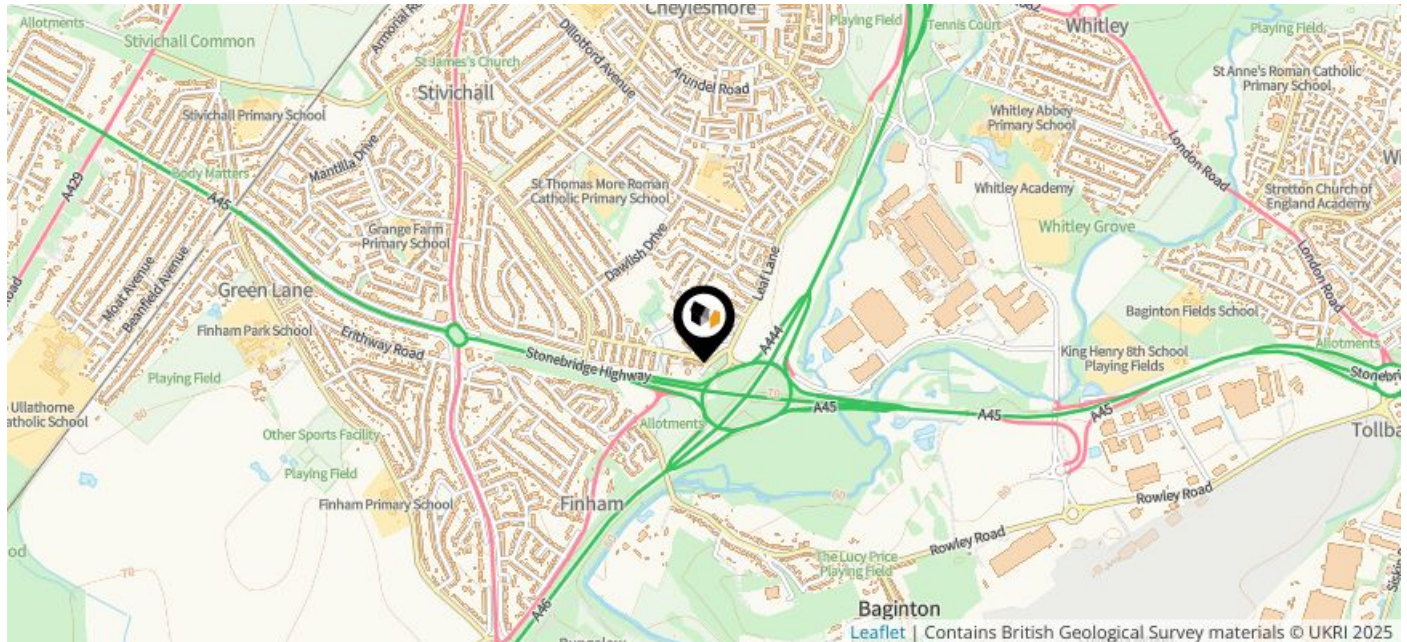
+48.62%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

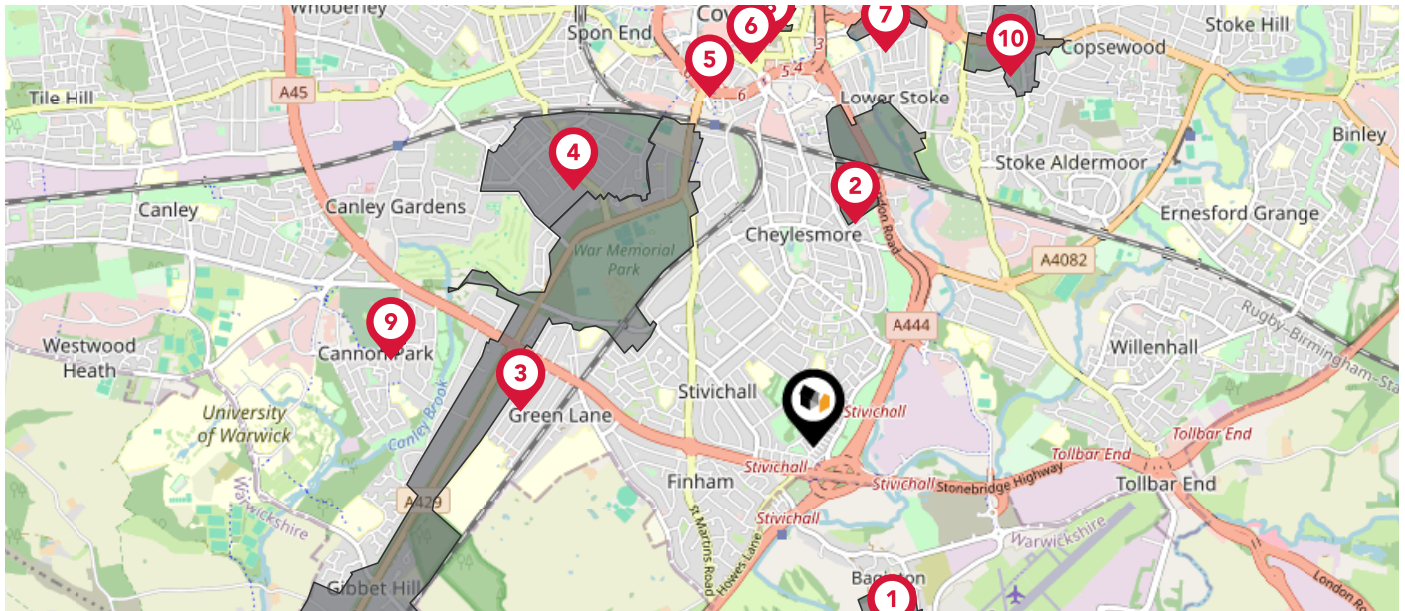
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

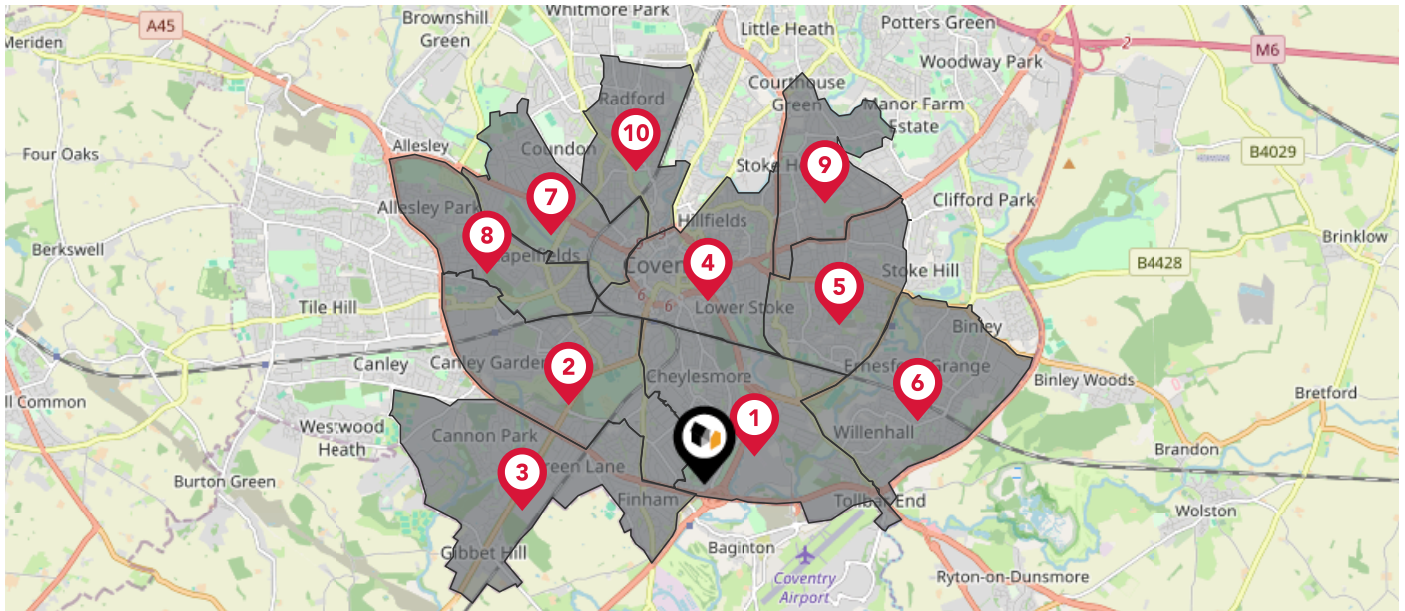
- 1 Baginton
- 2 London Road
- 3 Kenilworth Road
- 4 Earlsdon
- 5 Greyfriars Green
- 6 High Street
- 7 Far Gosford Street
- 8 Hill Top and Cathedral
- 9 Ivy Farm Lane (Canley Hamlet)
- 10 Stoke Green

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

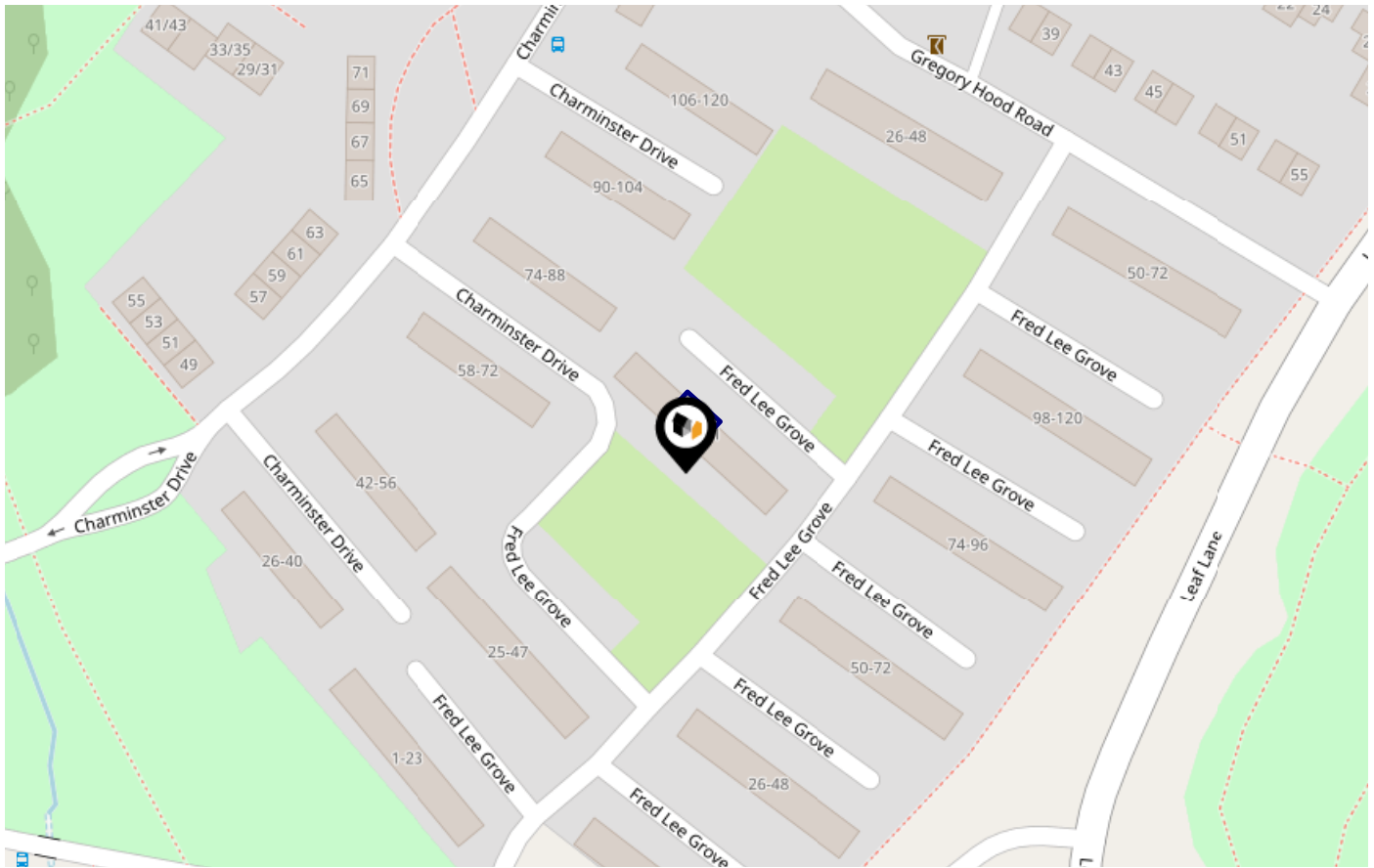
-  Cheylesmore Ward
-  Earlsdon Ward
-  Wainbody Ward
-  St. Michael's Ward
-  Lower Stoke Ward
-  Binley and Willenhall Ward
-  Sherbourne Ward
-  Whoberley Ward
-  Upper Stoke Ward
-  Radford Ward

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:

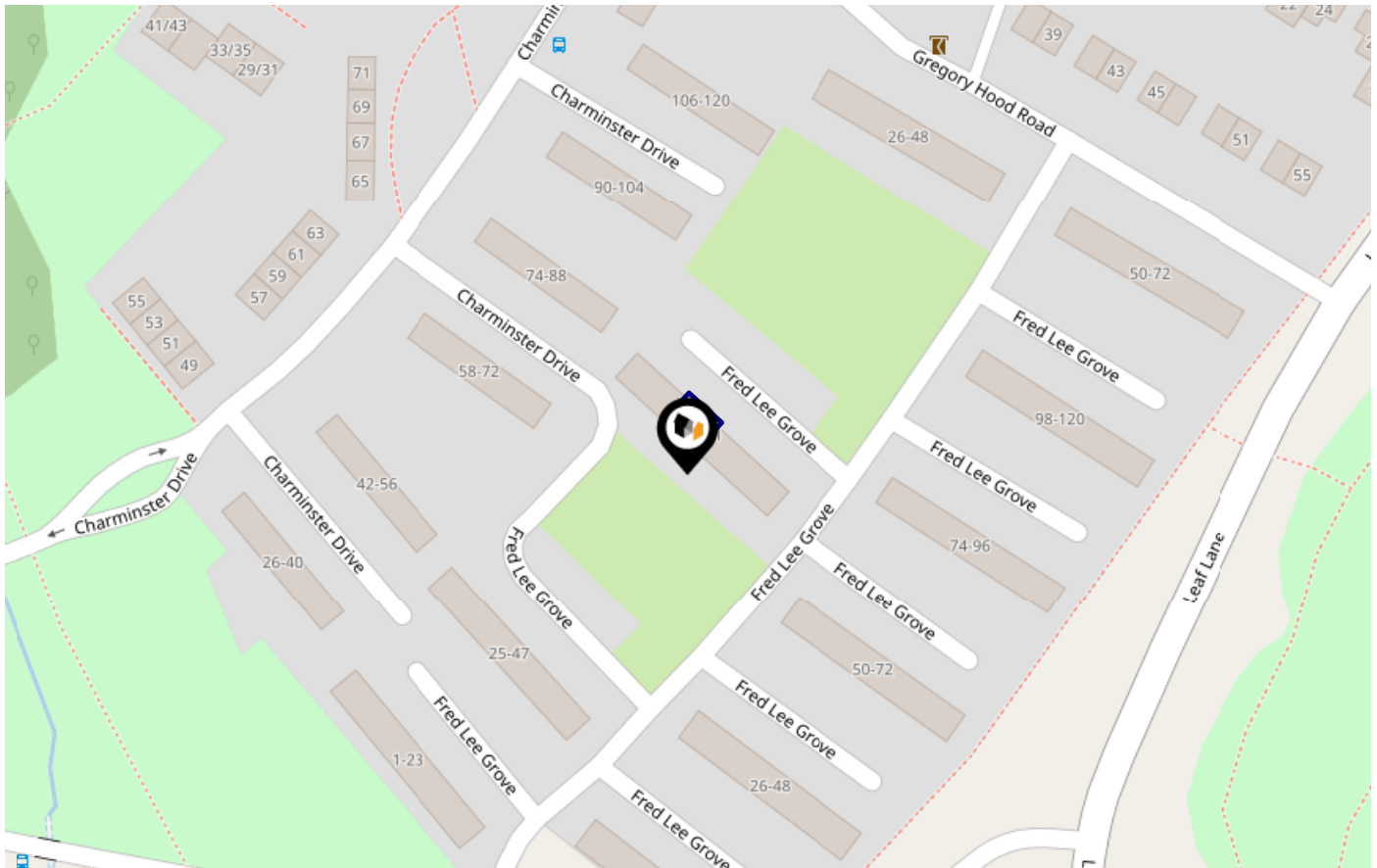


Flood Risk

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.

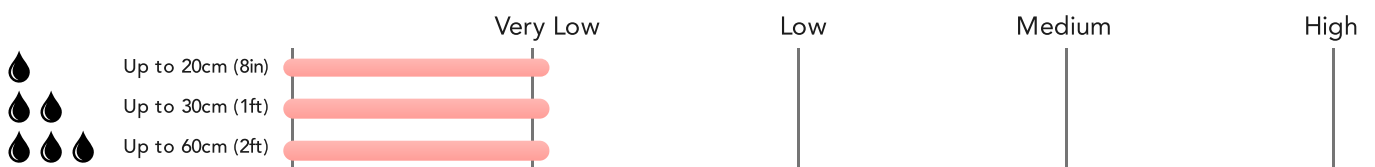


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Chance of flooding to the following depths at this property:

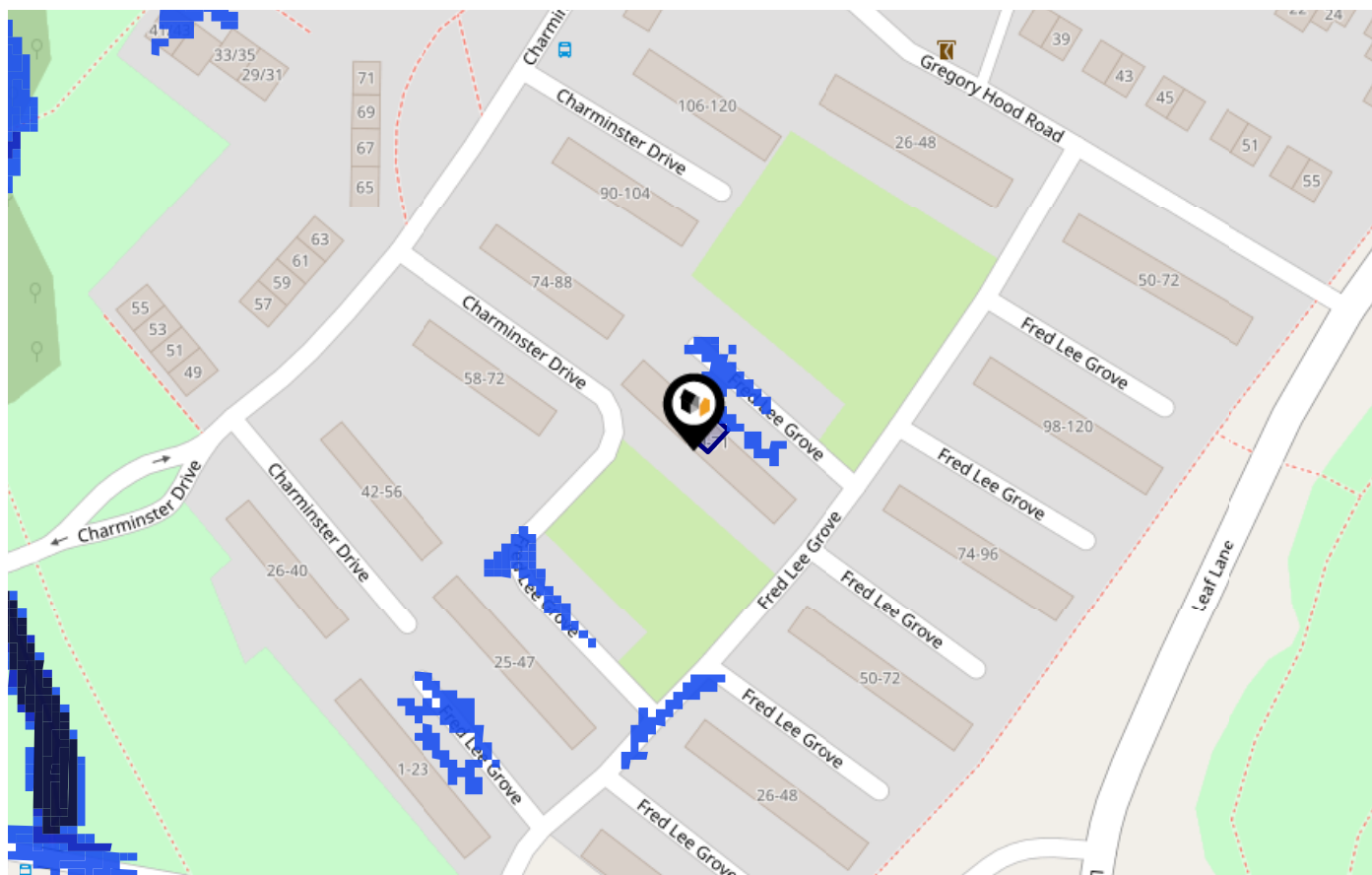


Flood Risk

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.

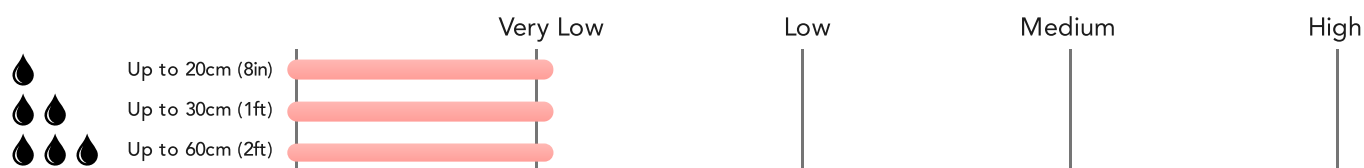


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

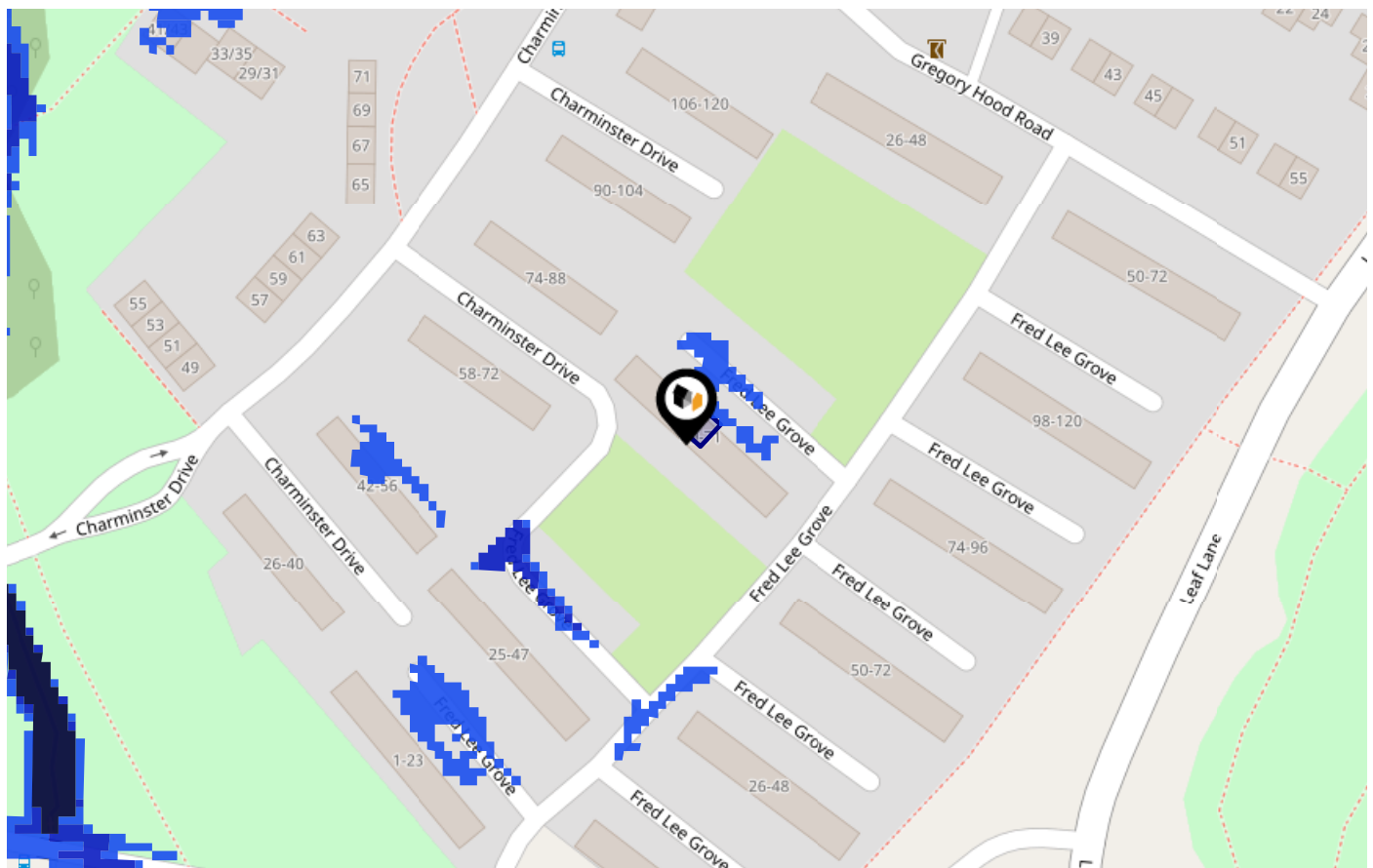


Flood Risk

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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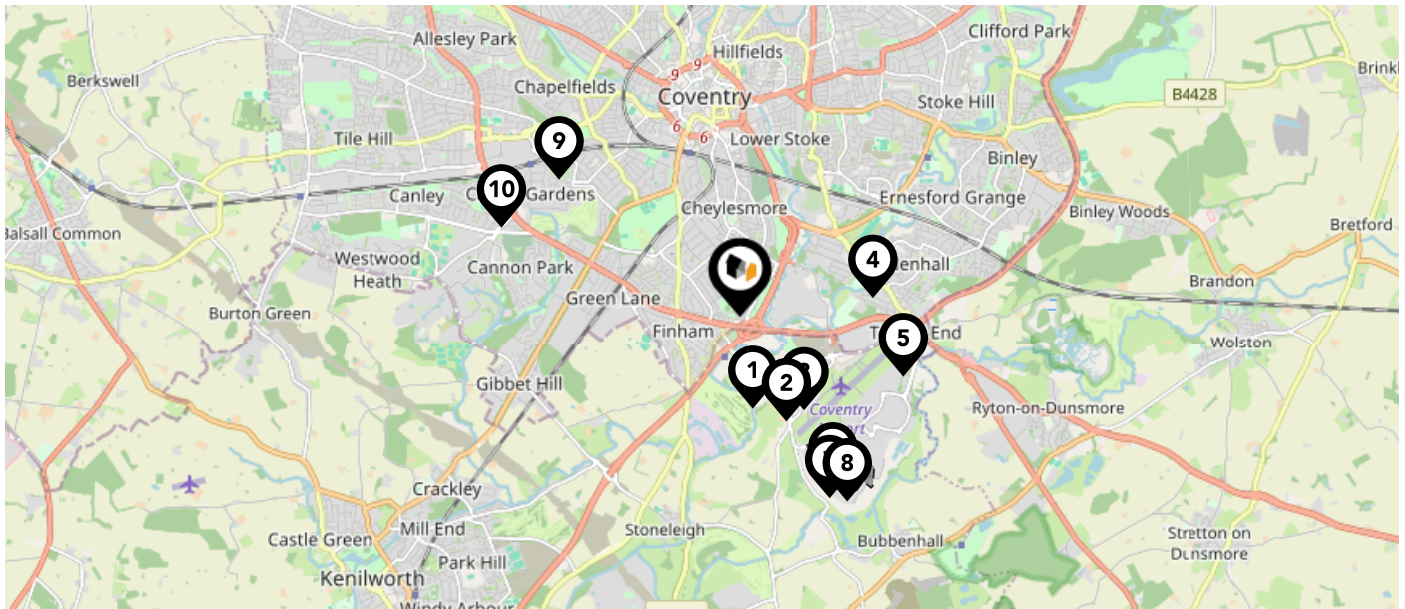


Maps

Landfill Sites



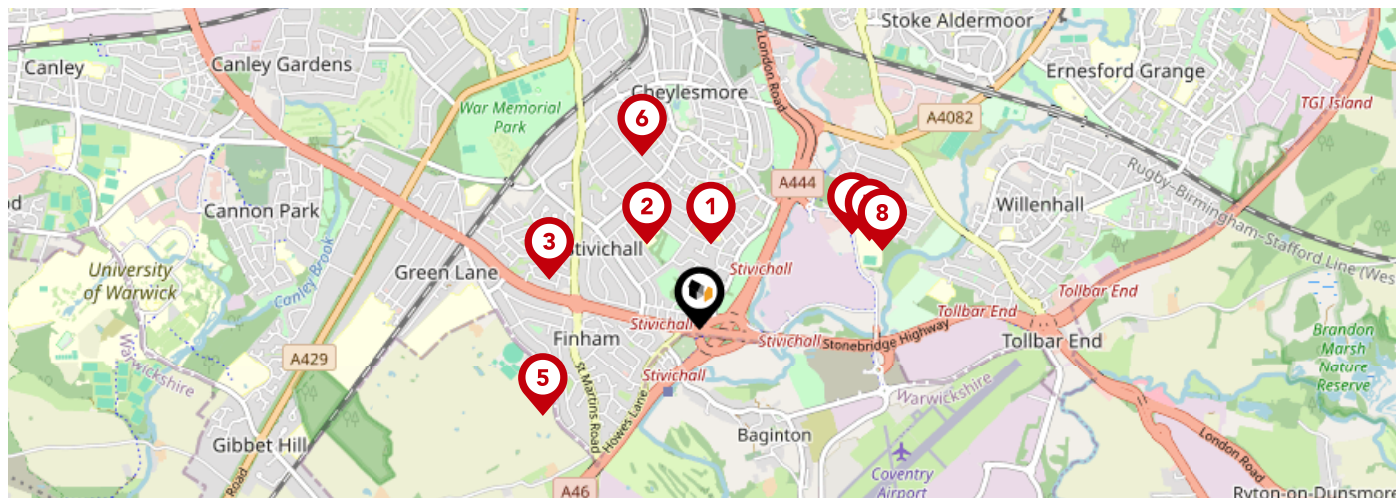
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

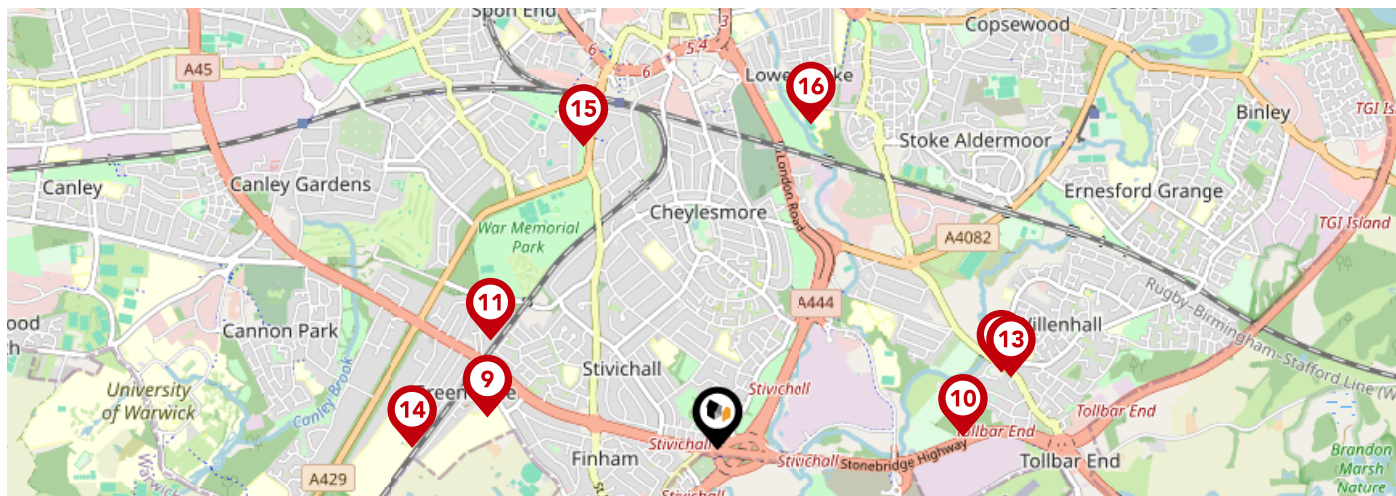
1	Hall Drive-Baginton	Historic Landfill	<input type="checkbox"/>
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
3	Rowley Road-Baginton	Historic Landfill	<input type="checkbox"/>
4	London Road B-Willenhall, Coventry	Historic Landfill	<input type="checkbox"/>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









Area Schools



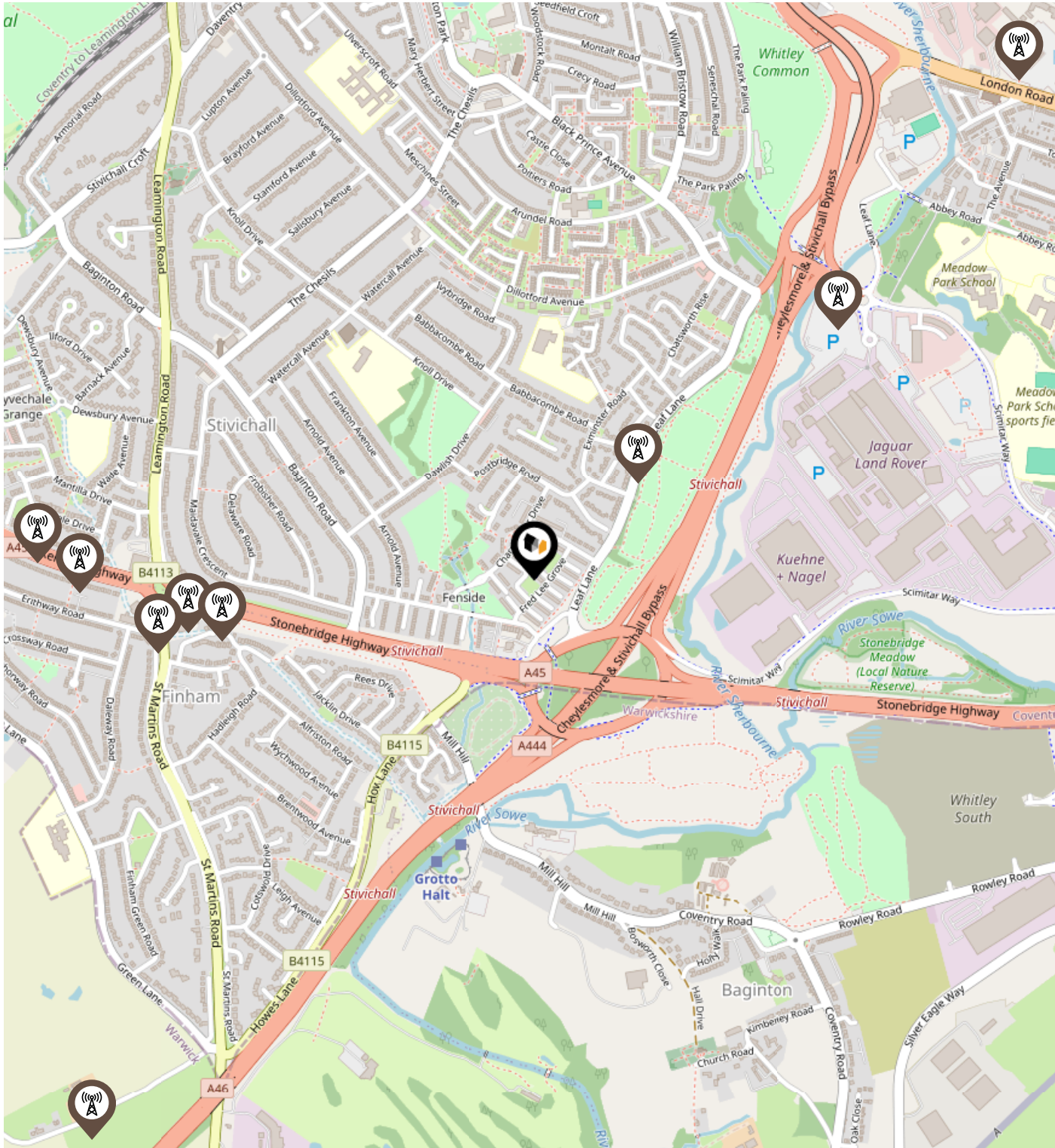
		Nursery	Primary	Secondary	College	Private
1	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.46	<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:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:0.86	<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:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


Area Schools



	Nursery	Primary	Secondary	College	Private
 Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 241 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stretton Church of England Academy Ofsted Rating: Outstanding Pupils: 209 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.53	<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

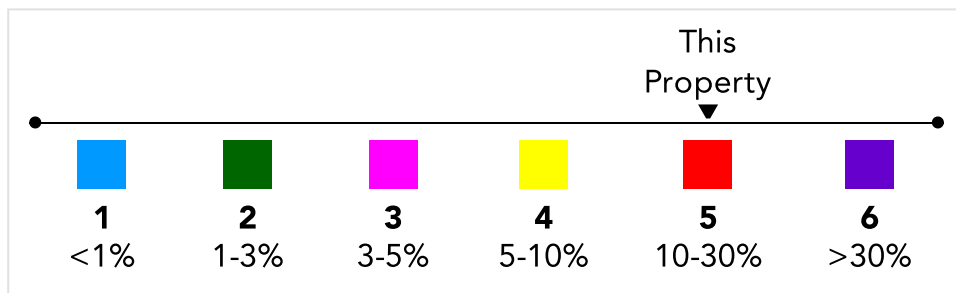
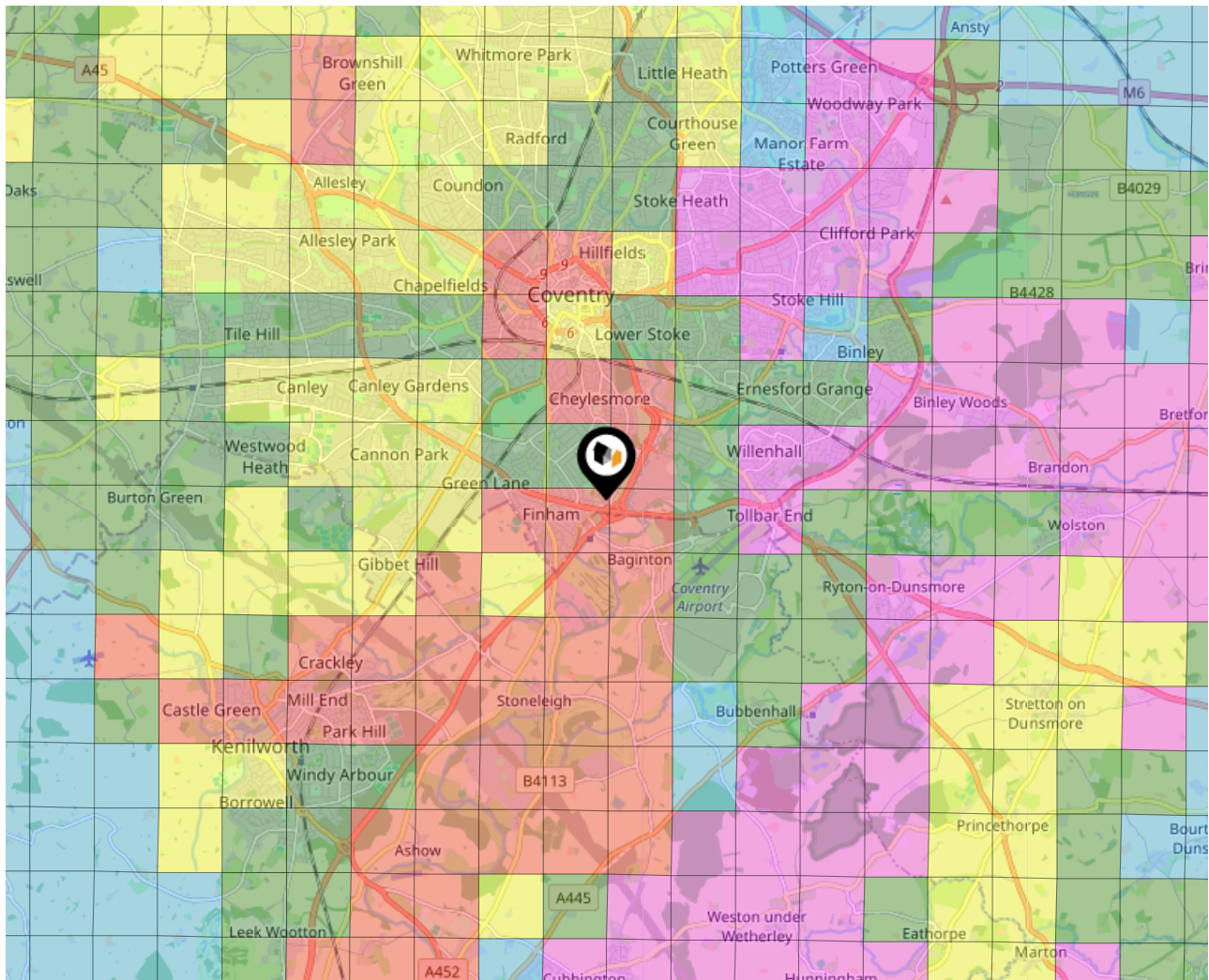
Environment

Radon Gas



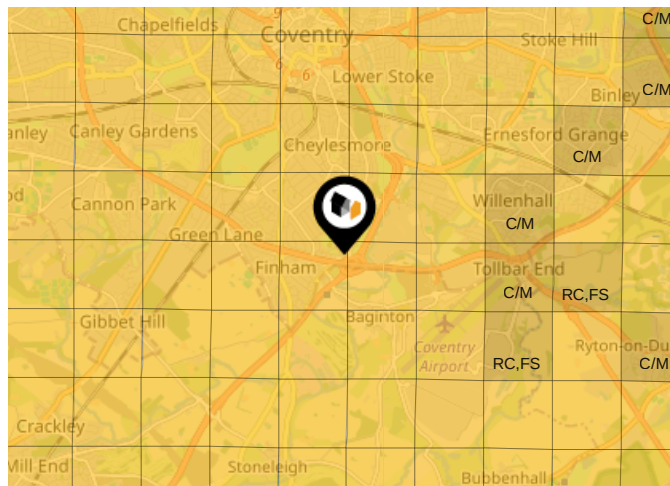
What is Radon?

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).



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		

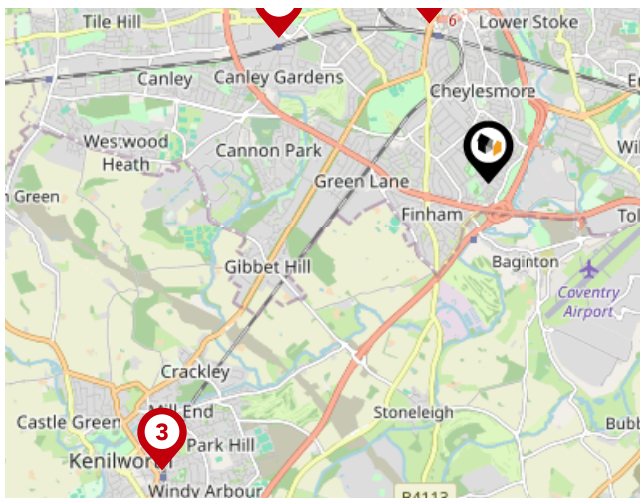


Primary Classifications (Most Common Clay Types)

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

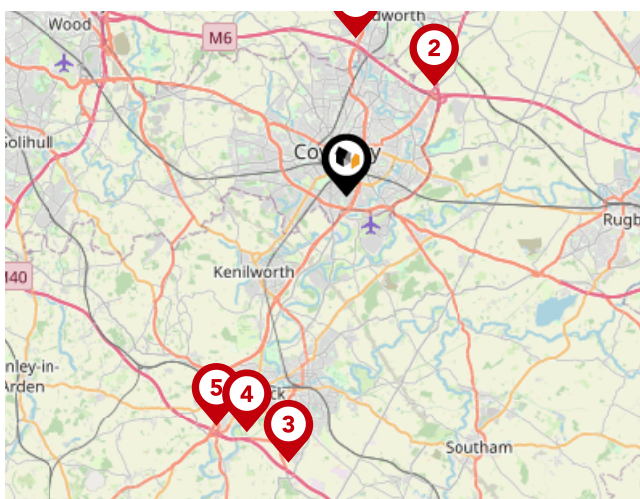
Area

Transport (National)



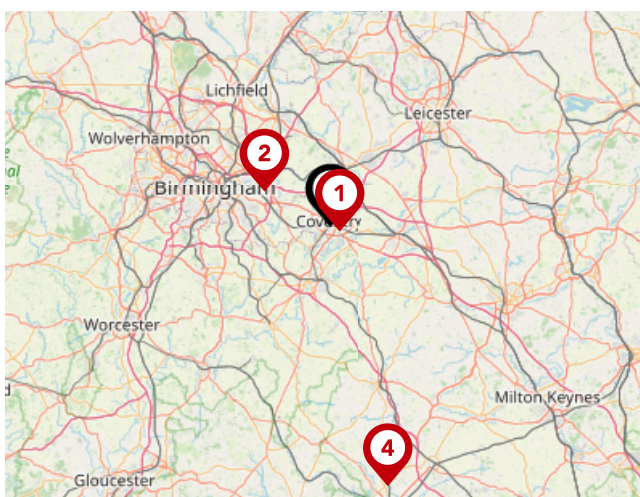
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.55 miles
2	Canley Rail Station	2.3 miles
3	Kenilworth Rail Station	3.93 miles



Trunk Roads/Motorways

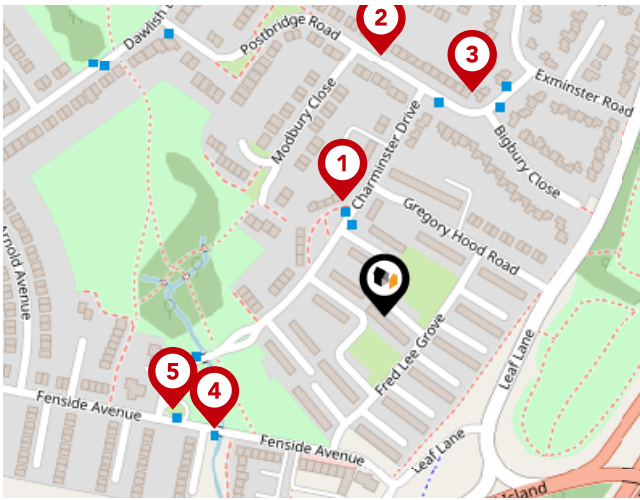
Pin	Name	Distance
1	M6 J3	5.75 miles
2	M6 J2	5.12 miles
3	M40 J13	9.9 miles
4	M40 J14	9.26 miles
5	M40 J15	9.53 miles



Airports/Helipads

Pin	Name	Distance
1	Baginton	1.45 miles
2	Birmingham Airport	10.88 miles
3	East Mids Airport	31.71 miles
4	Kidlington	38.79 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gregory Hood Rd	0.07 miles
2	Modbury Close	0.15 miles
3	Bigbury Close	0.14 miles
4	Charminster Drive	0.11 miles
5	Charminster Drive	0.13 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.6 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



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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.



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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.



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