



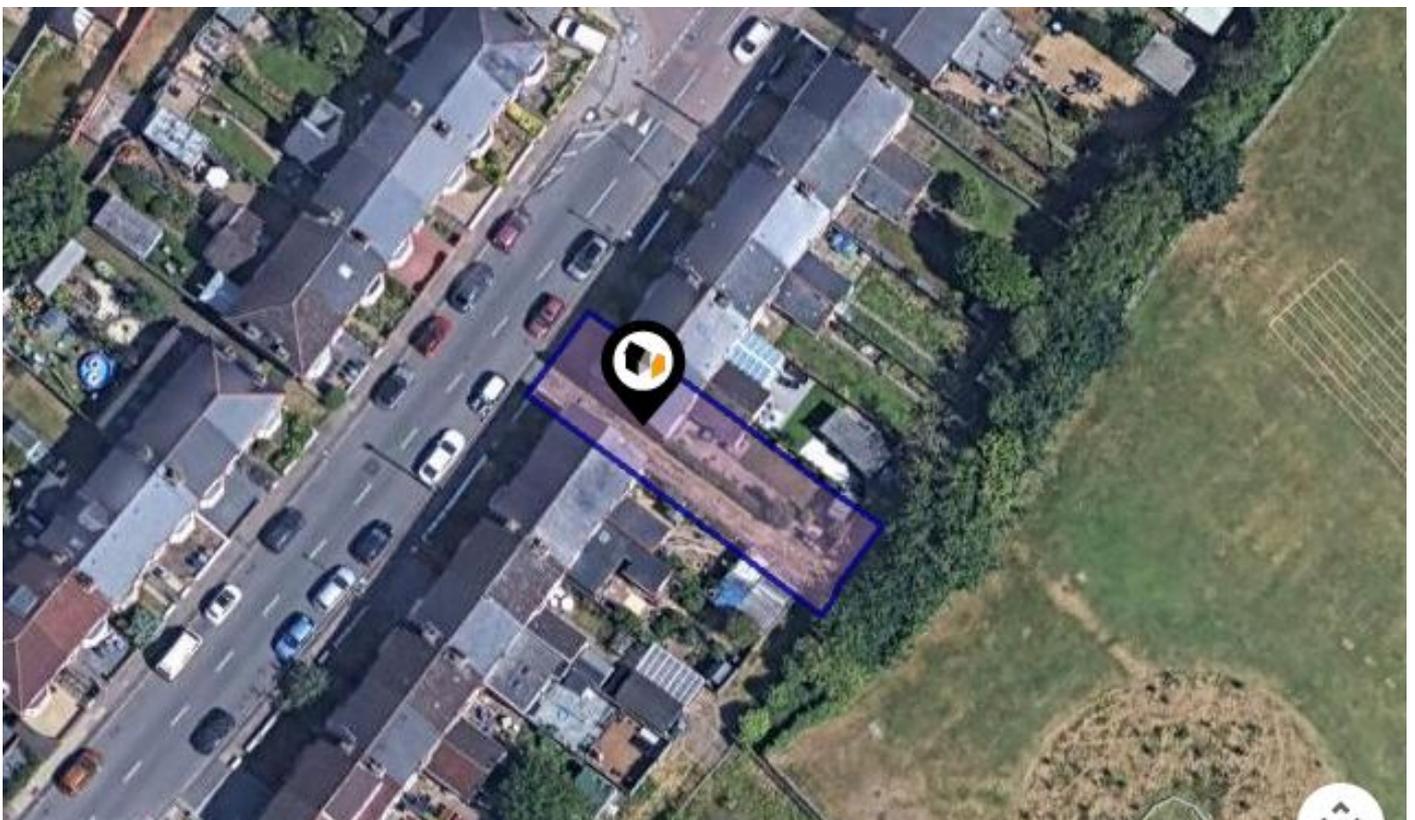
See More Online

Key facts guide for buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 14<sup>th</sup> March 2025



## MAUDSLAY ROAD, COVENTRY, CV5

Price Estimate : £225,000

### Walmsley's The Way to Move

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

0330 1180062

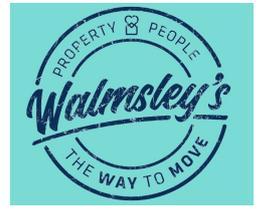
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



---

### Dear Key facts guide for buyers & interested parties

---

#### **Your property details in brief.....**

A spacious three bedroom end of terrace home  
Sitting room & separate dining room with doors to garden  
Extended kitchen breakfast room & separate utility room  
1st floor family bathroom & ground floor cloakroom  
South facing gardens with rear access  
In need of some modernisation & improvements  
Close to popular local schooling & amenities  
EPC ordered, Total 1046 Sq.Ft or Total 97.2 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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**

# Property Overview



## Property

**Type:** Terraced  
**Bedrooms:** 3  
**Plot Area:** 0.07 acres  
**Council Tax :** Band B  
**Annual Estimate:** £1,786  
**Title Number:** WM700480

**Price Estimate:** £225,000  
**Tenure:** Freehold

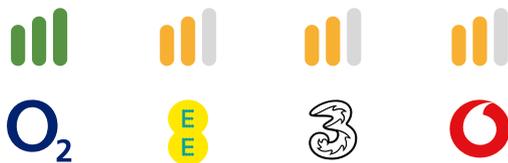
## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**7** mb/s      **80** mb/s      **1800** mb/s  
            

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Market Sold in Street



<b>7, Maudslay Road, Coventry, CV5 8EJ</b>				other House
Last Sold Date:	18/11/2022			
Last Sold Price:	£200,000			
<b>25, Maudslay Road, Coventry, CV5 8EJ</b>				Terraced House
Last Sold Date:	18/02/2022	15/02/2021		
Last Sold Price:	£230,000	£168,500		
<b>49, Maudslay Road, Coventry, CV5 8EJ</b>				Terraced House
Last Sold Date:	29/06/2021	26/05/2017	25/04/2016	
Last Sold Price:	£211,000	£192,000	£146,500	
<b>69, Maudslay Road, Coventry, CV5 8EJ</b>				Terraced House
Last Sold Date:	22/05/2020			
Last Sold Price:	£195,000			
<b>61, Maudslay Road, Coventry, CV5 8EJ</b>				Terraced House
Last Sold Date:	09/04/2020	24/05/2013		
Last Sold Price:	£225,000	£119,000		
<b>51, Maudslay Road, Coventry, CV5 8EJ</b>				Terraced House
Last Sold Date:	04/03/2016			
Last Sold Price:	£165,000			
<b>35, Maudslay Road, Coventry, CV5 8EJ</b>				Terraced House
Last Sold Date:	03/07/2015	21/09/2007		
Last Sold Price:	£172,000	£163,000		
<b>45, Maudslay Road, Coventry, CV5 8EJ</b>				Terraced House
Last Sold Date:	09/05/2014	17/06/2005		
Last Sold Price:	£159,370	£124,000		
<b>33, Maudslay Road, Coventry, CV5 8EJ</b>				Terraced House
Last Sold Date:	03/03/2014	25/01/2002		
Last Sold Price:	£148,000	£73,000		
<b>21, Maudslay Road, Coventry, CV5 8EJ</b>				Terraced House
Last Sold Date:	11/10/2013	01/12/2006	23/08/2002	
Last Sold Price:	£147,500	£158,000	£97,500	
<b>63, Maudslay Road, Coventry, CV5 8EJ</b>				Terraced House
Last Sold Date:	17/07/2009	30/08/2002		
Last Sold Price:	£138,000	£93,000		
<b>67, Maudslay Road, Coventry, CV5 8EJ</b>				Terraced House
Last Sold Date:	04/07/2008			
Last Sold Price:	£80,000			

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

# Market Sold in Street



<b>17, Maudslay Road, Coventry, CV5 8EJ</b>	Terraced House
Last Sold Date: 05/11/2007	
Last Sold Price: £145,000	
<b>65, Maudslay Road, Coventry, CV5 8EJ</b>	Terraced House
Last Sold Date: 12/08/2005	
Last Sold Price: £117,000	
<b>31, Maudslay Road, Coventry, CV5 8EJ</b>	Terraced House
Last Sold Date: 27/05/2004	
Last Sold Price: £97,000	
<b>13, Maudslay Road, Coventry, CV5 8EJ</b>	Terraced House
Last Sold Date: 13/09/2002	22/10/1999
Last Sold Price: £94,950	£63,500
<b>27, Maudslay Road, Coventry, CV5 8EJ</b>	Terraced House
Last Sold Date: 03/04/2002	
Last Sold Price: £74,950	
<b>43, Maudslay Road, Coventry, CV5 8EJ</b>	Terraced House
Last Sold Date: 23/03/2001	
Last Sold Price: £80,000	
<b>47, Maudslay Road, Coventry, CV5 8EJ</b>	Terraced House
Last Sold Date: 05/01/2001	
Last Sold Price: £64,000	
<b>39, Maudslay Road, Coventry, CV5 8EJ</b>	Terraced House
Last Sold Date: 28/06/1999	
Last Sold Price: £46,500	

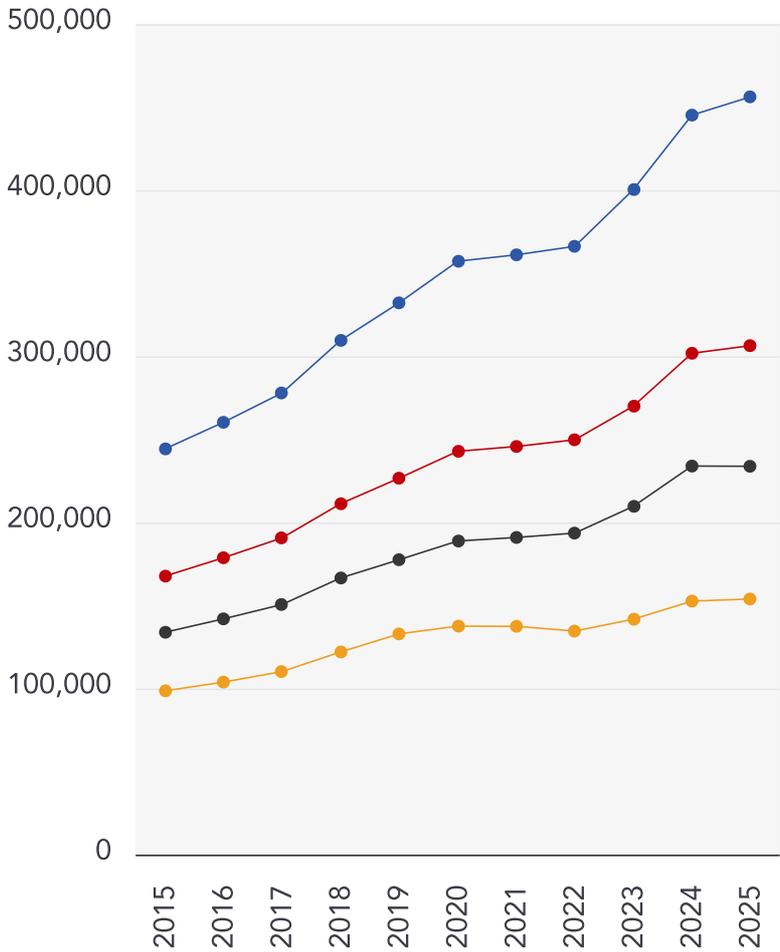
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

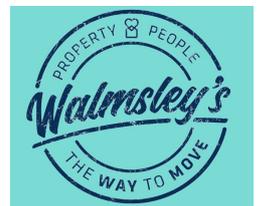
**+74.65%**

Flat

**+56.09%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

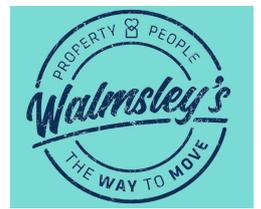
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

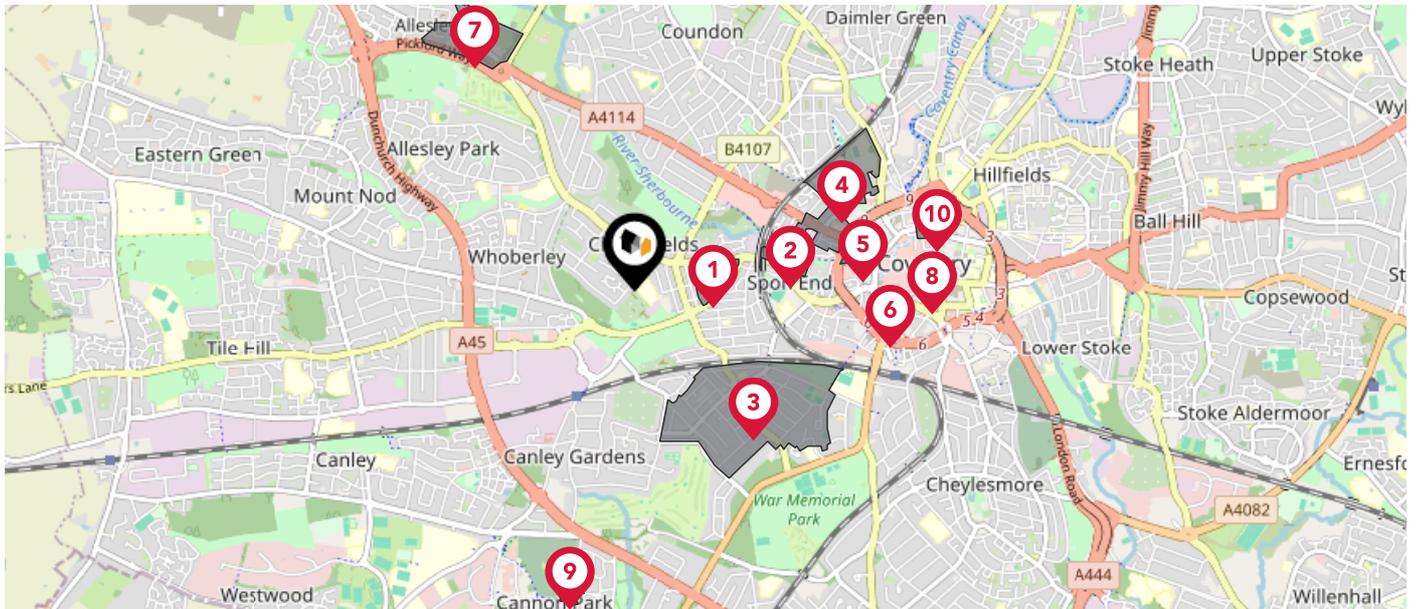
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

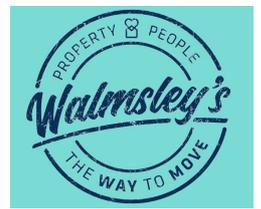


### Nearby Conservation Areas

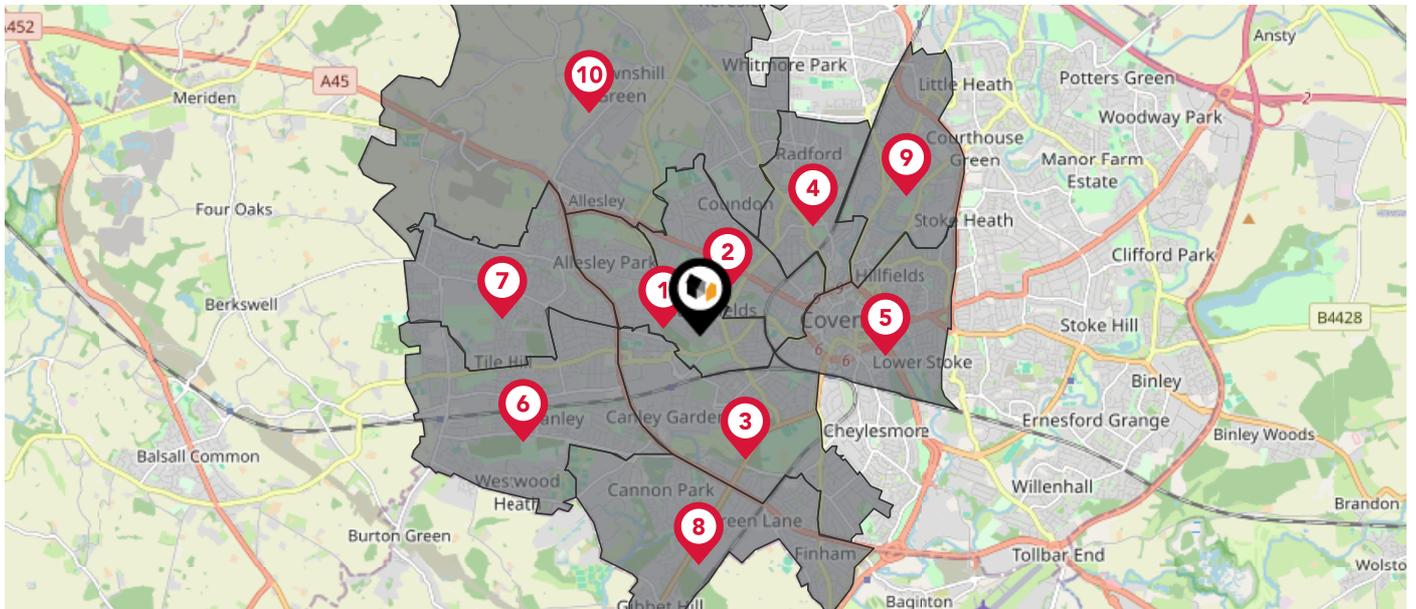
- 1 Chapelfields
- 2 Spon End
- 3 Earlsdon
- 4 Naul's Mill
- 5 Spon Street
- 6 Greyfriars Green
- 7 Allesley Village
- 8 High Street
- 9 Ivy Farm Lane (Canley Hamlet)
- 10 Lady Herbert's Garden

# 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

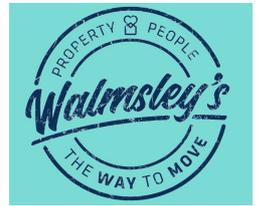


### Nearby Council Wards

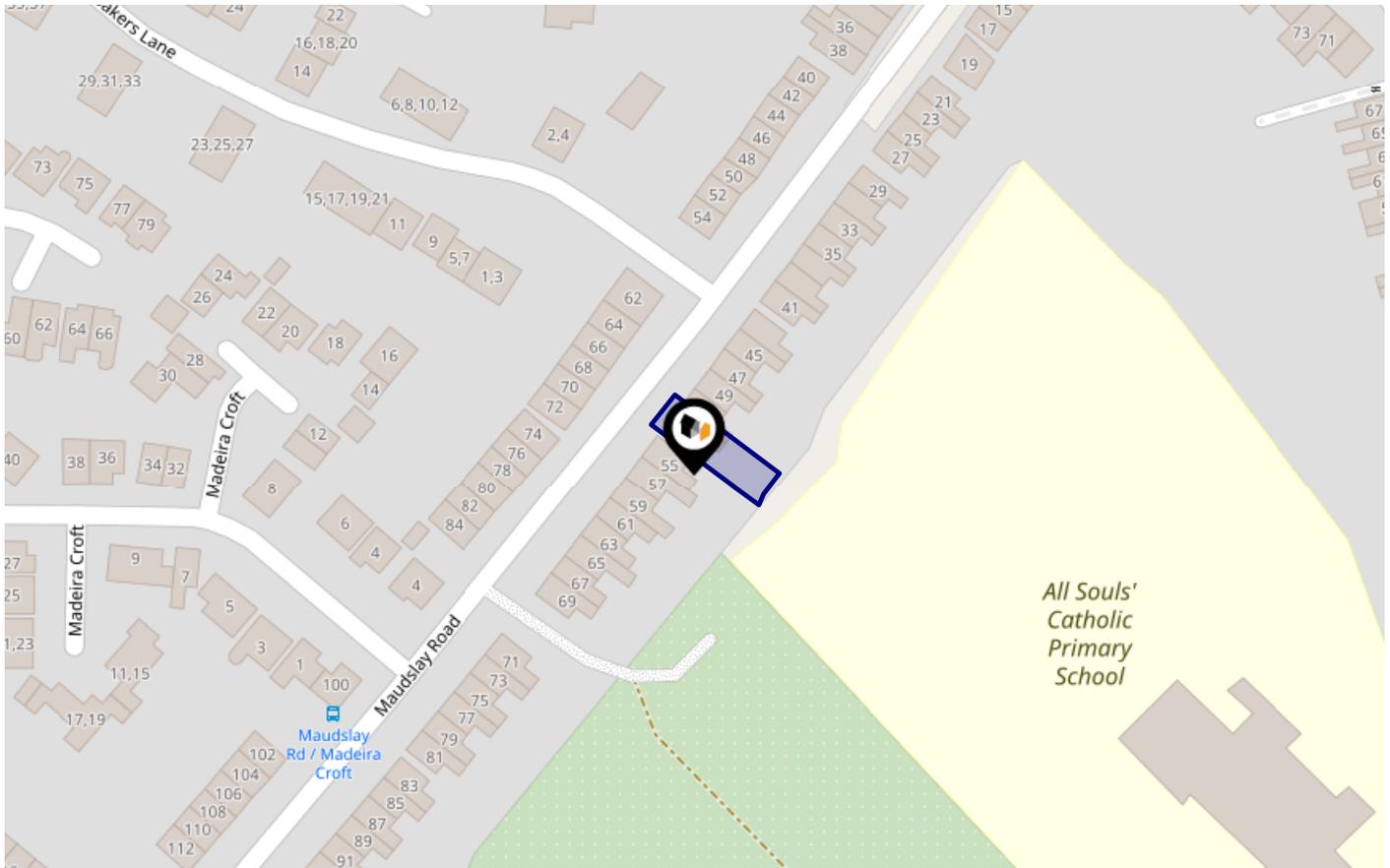
-  Whoberley Ward
-  Sherbourne Ward
-  Earlsdon Ward
-  Radford Ward
-  St. Michael's Ward
-  Westwood Ward
-  Woodlands Ward
-  Wainbody Ward
-  Foleshill Ward
-  Bablake Ward

# 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.

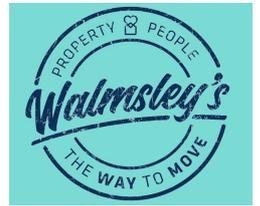
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any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

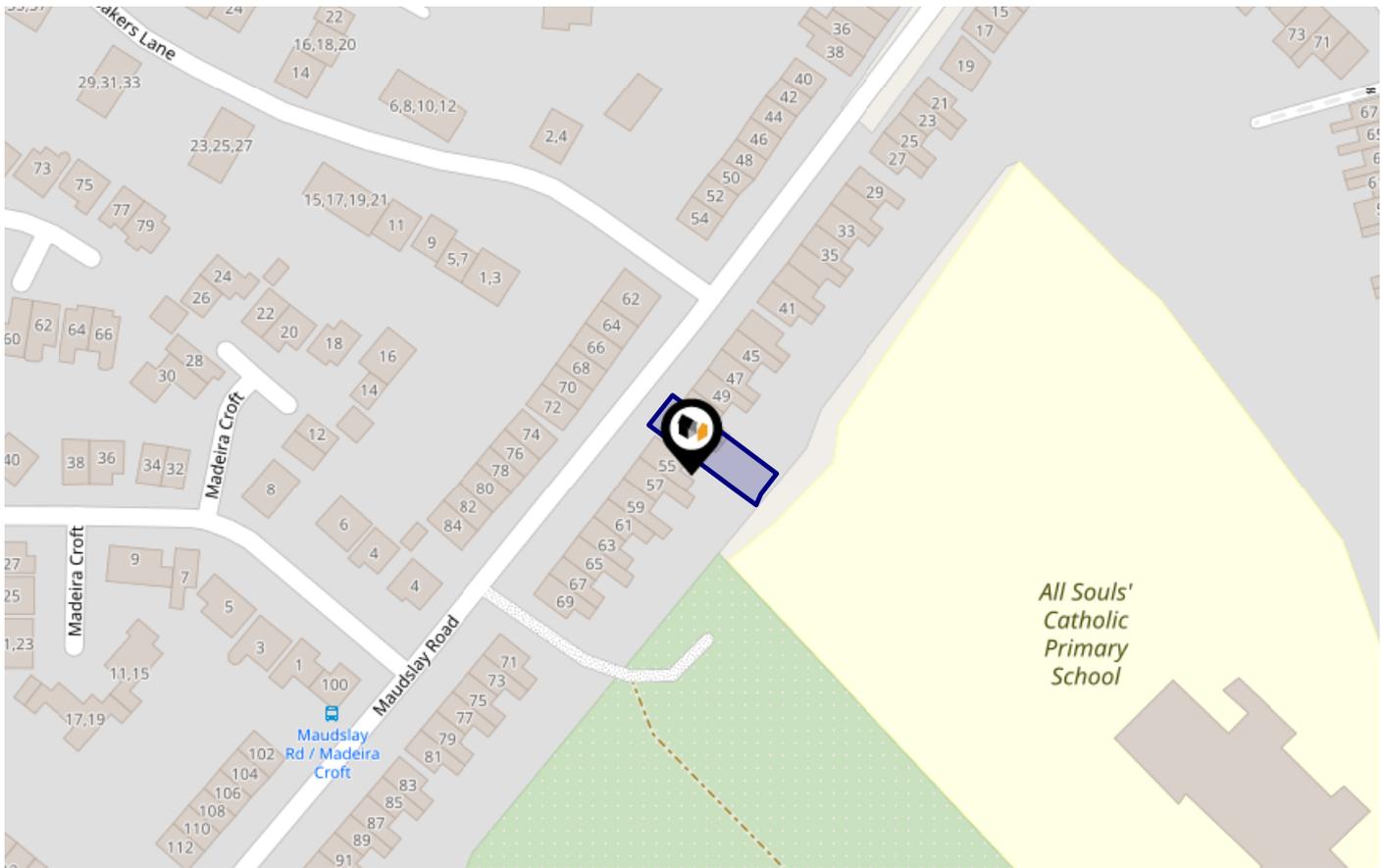


# Flood Risk

## 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.

- 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:

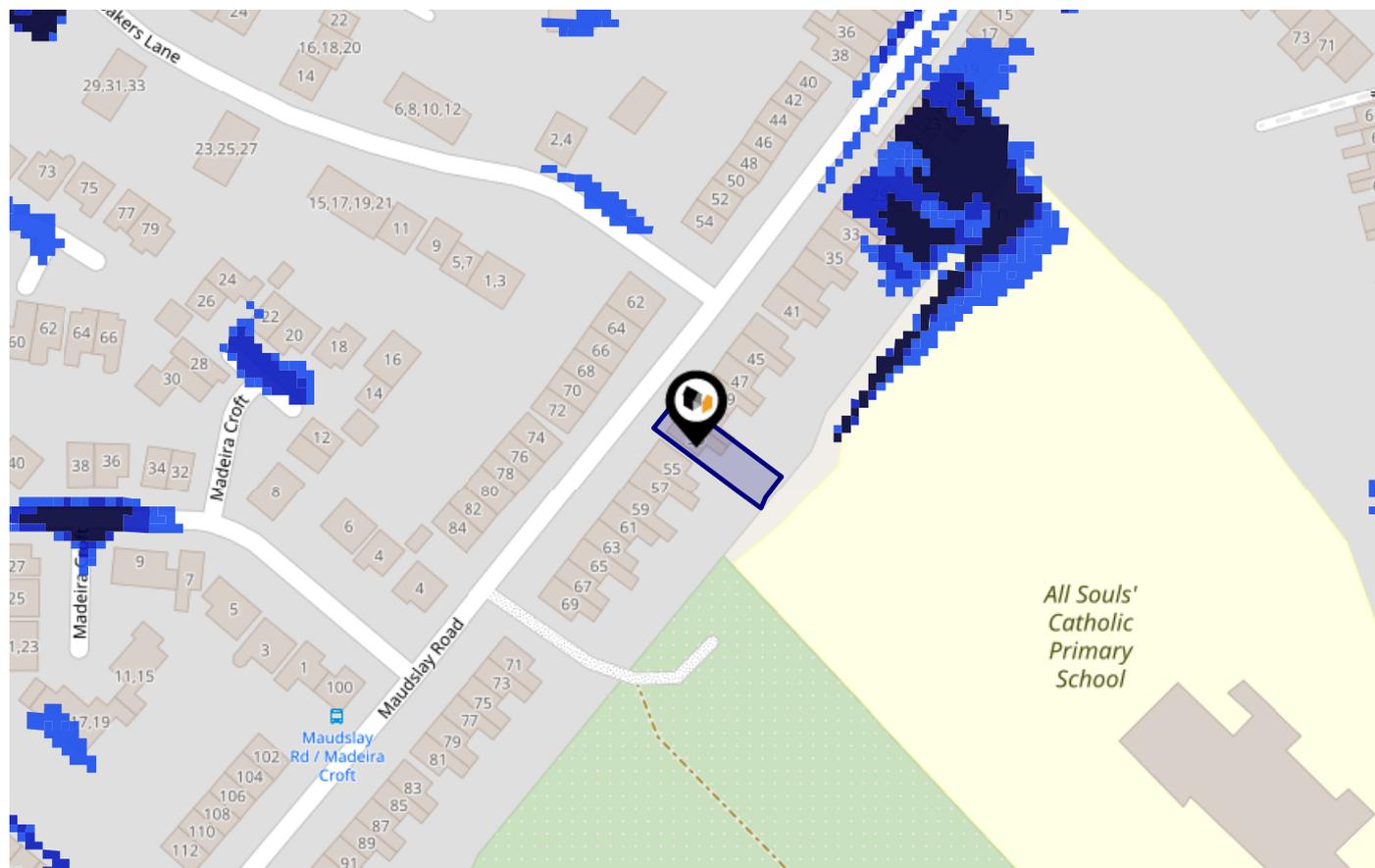


# Flood Risk

## 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.

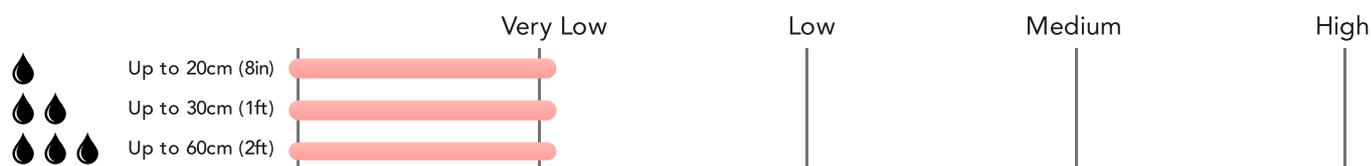


**Risk Rating: Very low**

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.

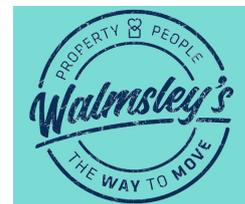
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any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

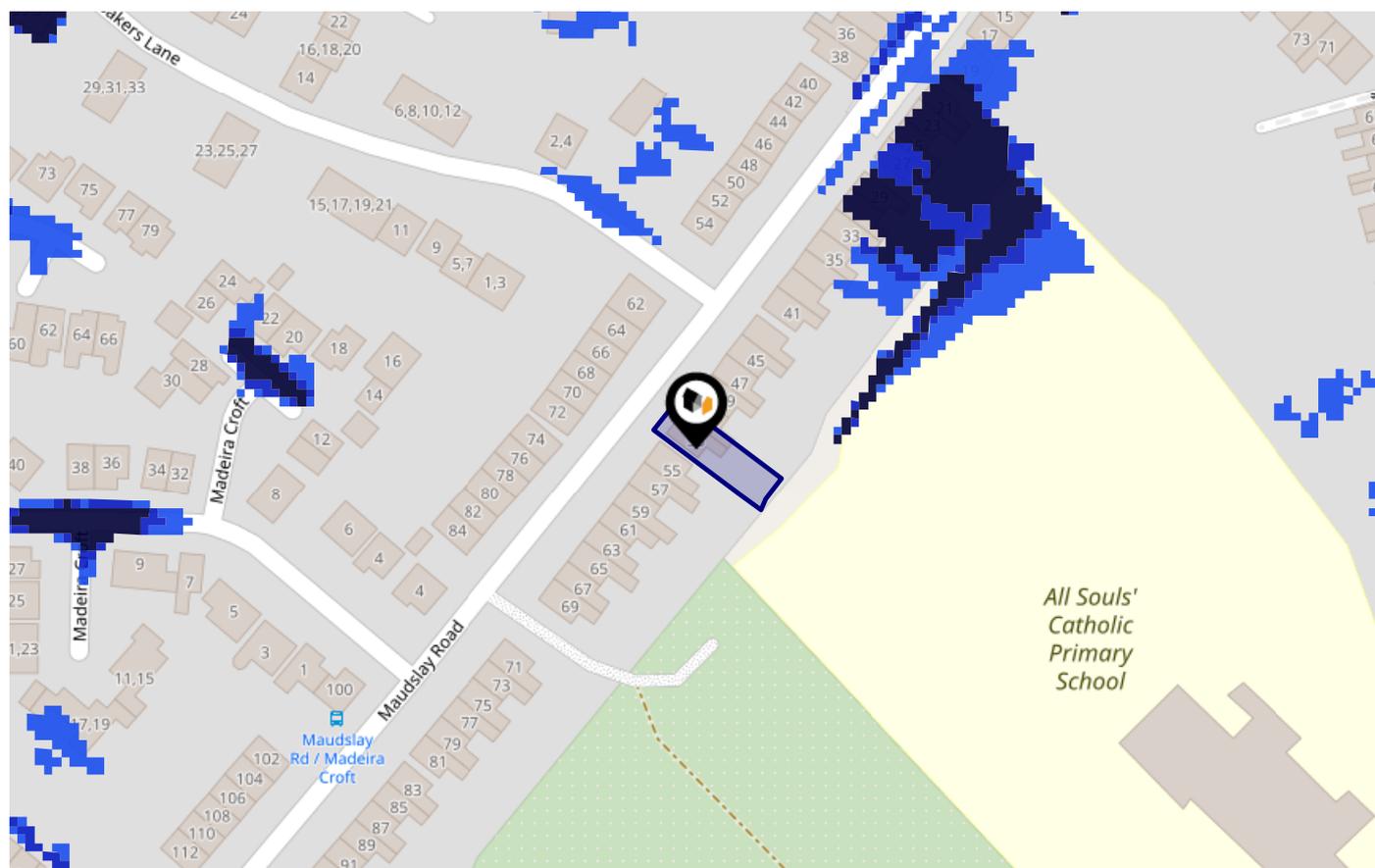


# Flood Risk

## 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.

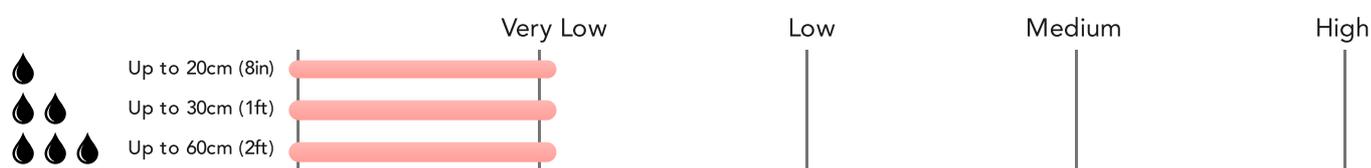


**Risk Rating: Very low**

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:

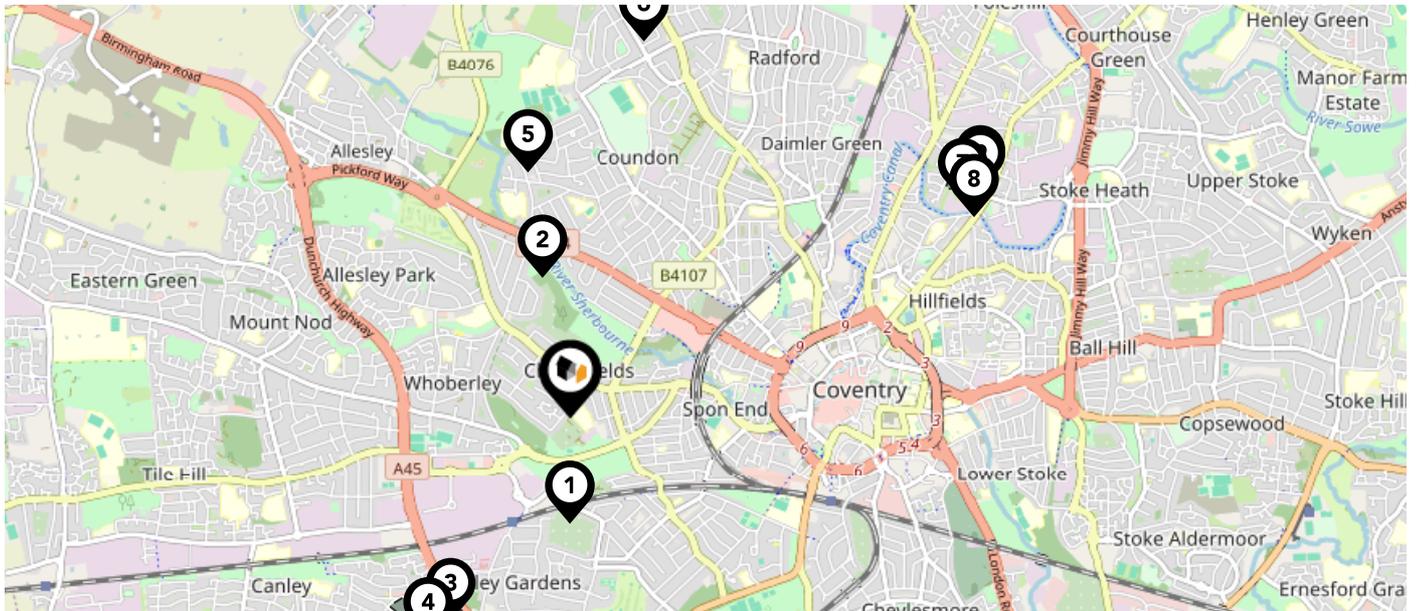


# Maps

## Landfill Sites



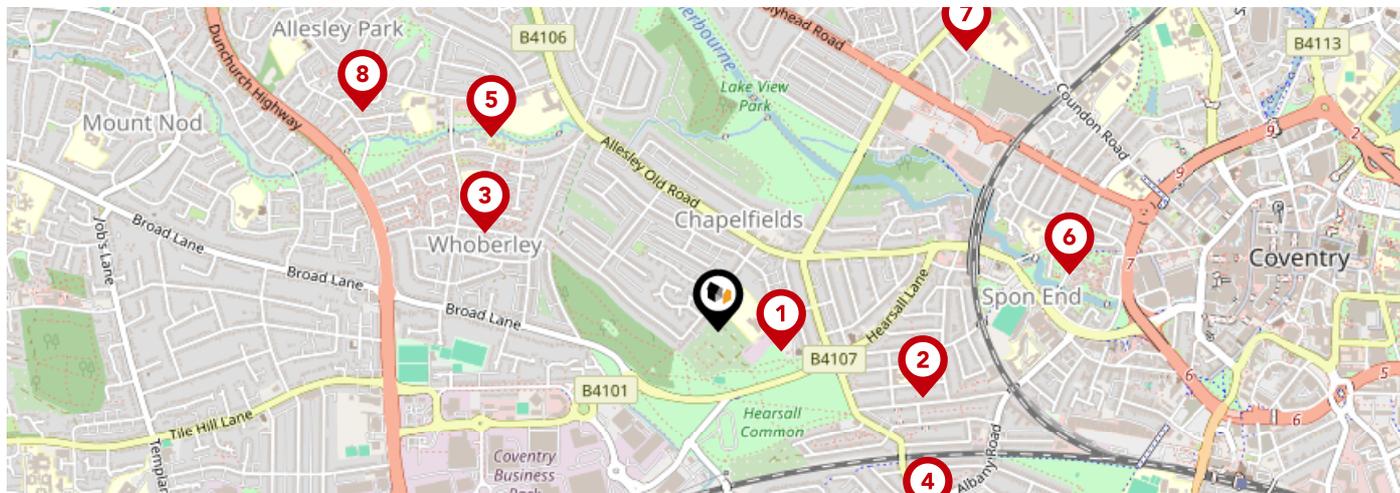
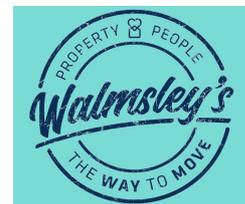
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

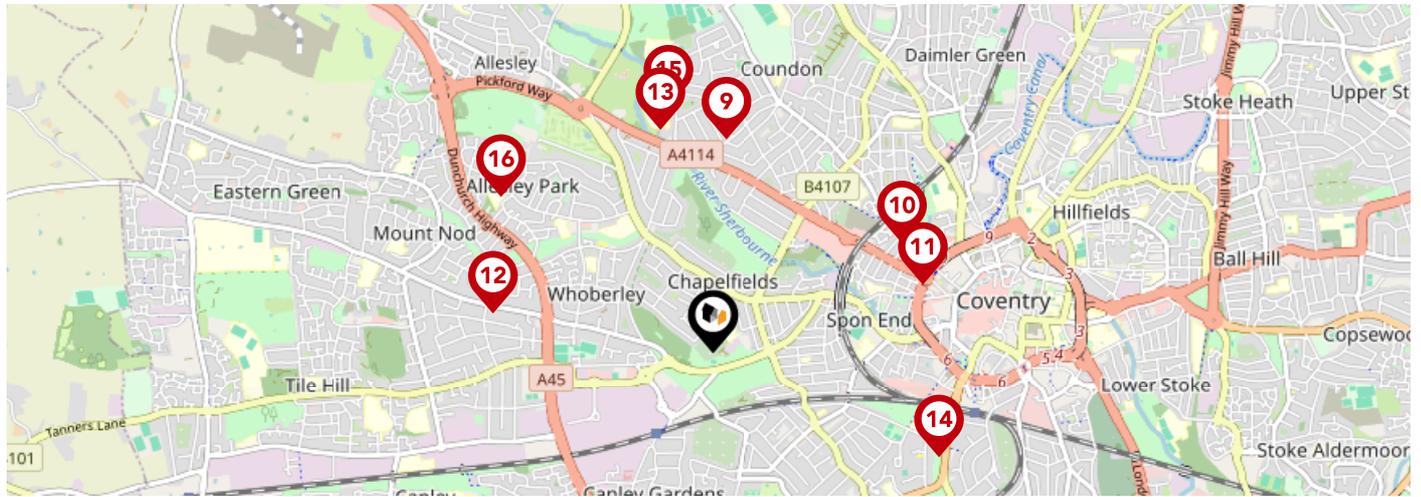
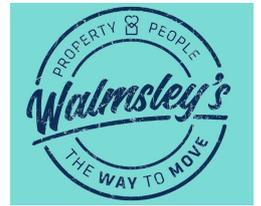
<b>1</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill
<b>2</b>	Holyhead Road-Coundon, Coventry	Historic Landfill
<b>3</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill
<b>4</b>	Prior Deram Park-Canley, Coventry	Historic Landfill
<b>5</b>	Coundon Social Club-Coundon, Coventry	Historic Landfill
<b>6</b>	Kelmscote Road-Coudon, Coventry	Historic Landfill
<b>7</b>	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Boldersley, Redditch	Historic Landfill
<b>8</b>	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
<b>9</b>	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
<b>10</b>	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill

# Area Schools



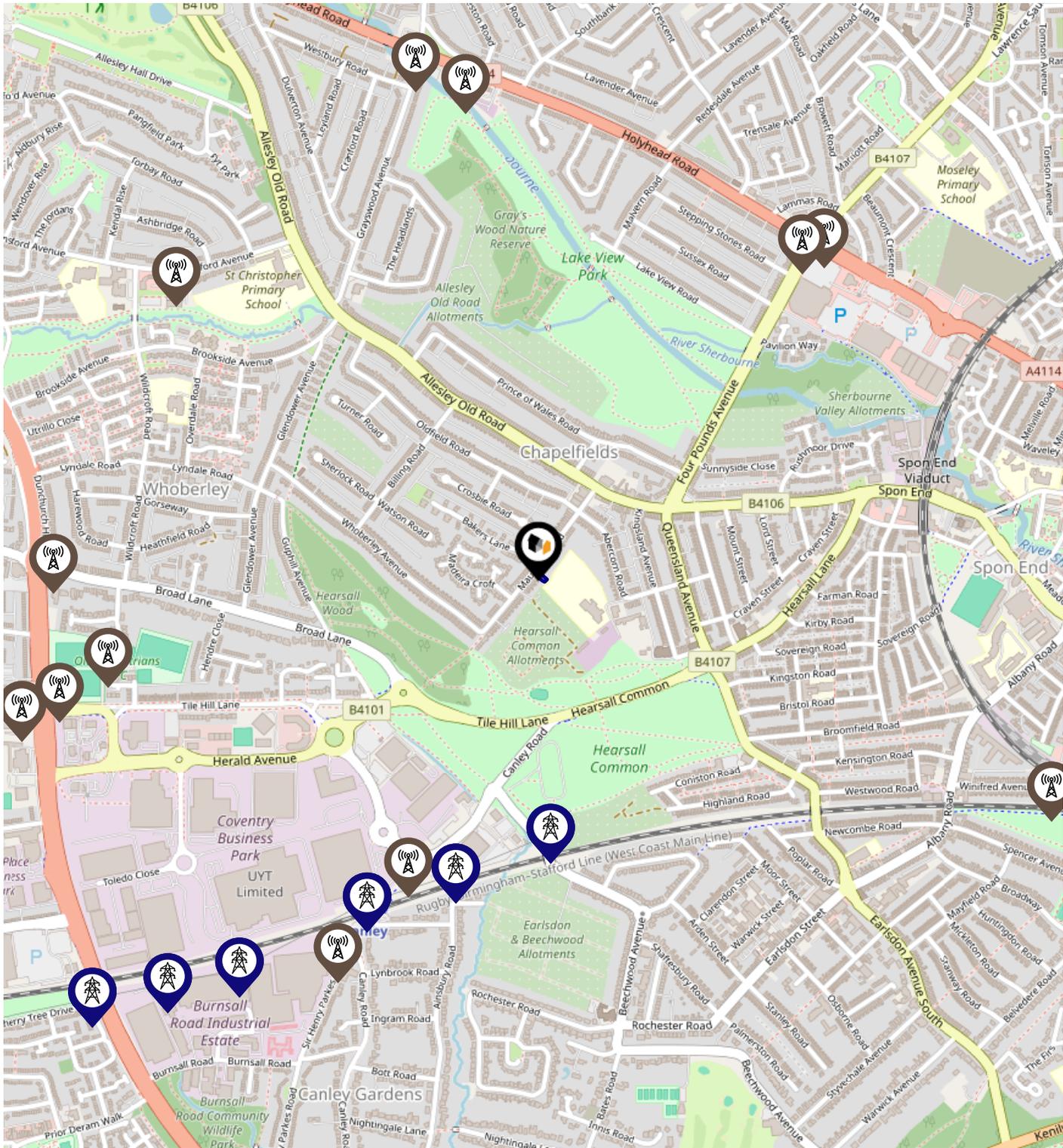
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsbury Academy</b> Ofsted Rating: Requires improvement   Pupils: 99   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Allesley Hall Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:1.19	<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

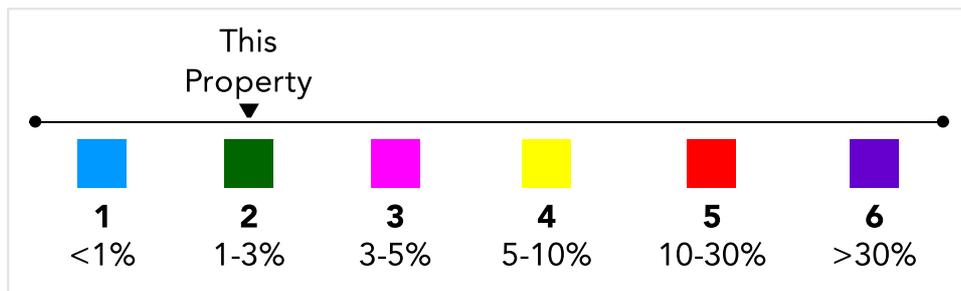
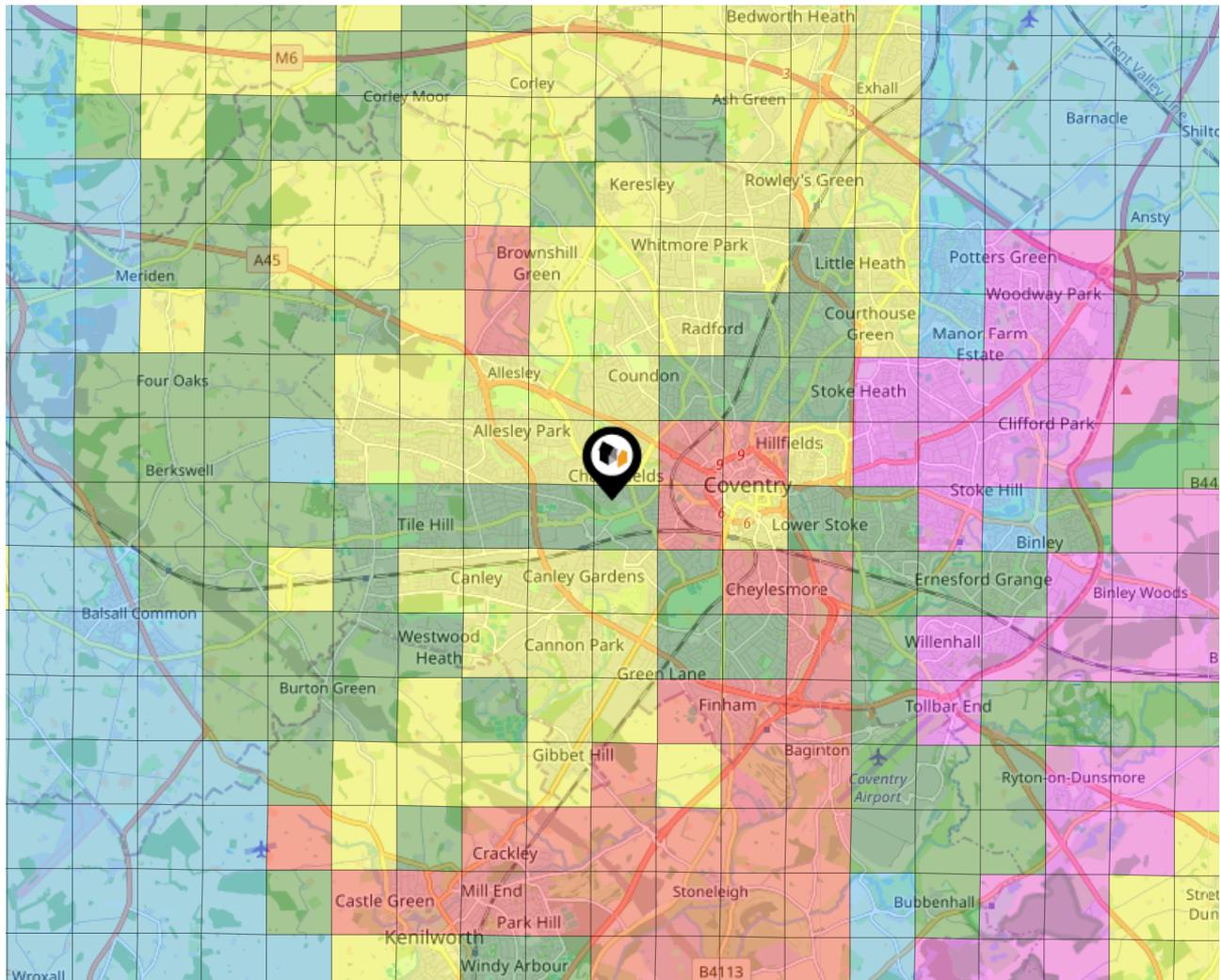
# Environment

## Radon Gas



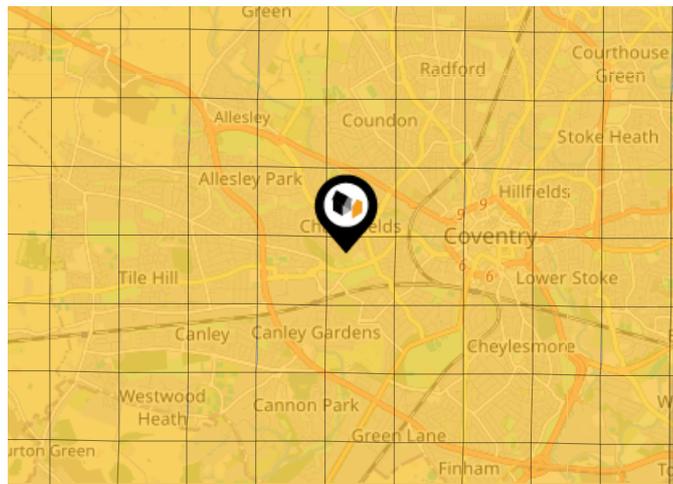
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

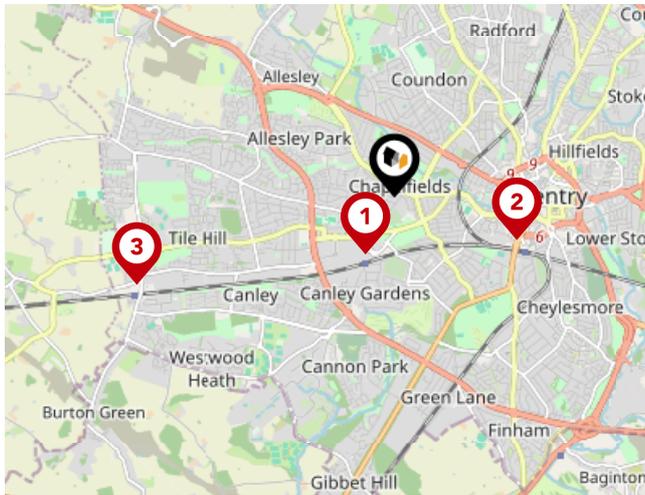
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

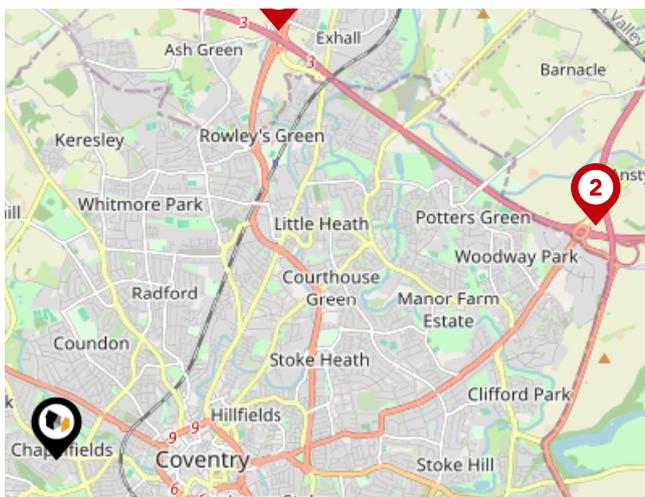
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



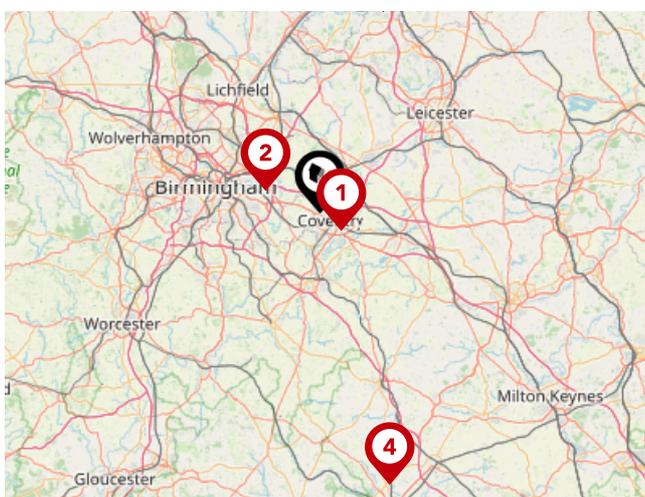
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.58 miles
2	Coventry Rail Station	1.16 miles
3	Tile Hill Rail Station	2.45 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.38 miles
2	M6 J2	5.3 miles
3	M40 J14	10.56 miles
4	M6 J3A	7.7 miles
5	M42 J6	7.59 miles

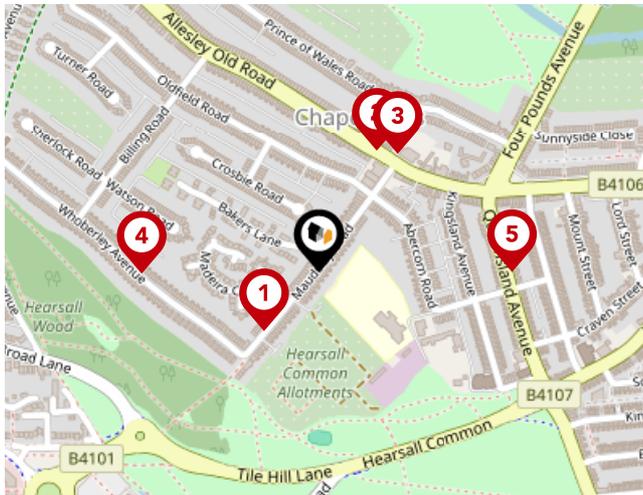
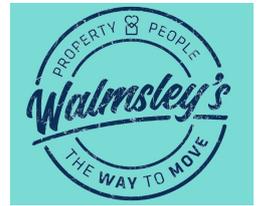


## Airports/Helipads

Pin	Name	Distance
1	Baginton	3.89 miles
2	Birmingham Airport	8.63 miles
3	East Mids Airport	30.36 miles
4	Kidlington	40.95 miles

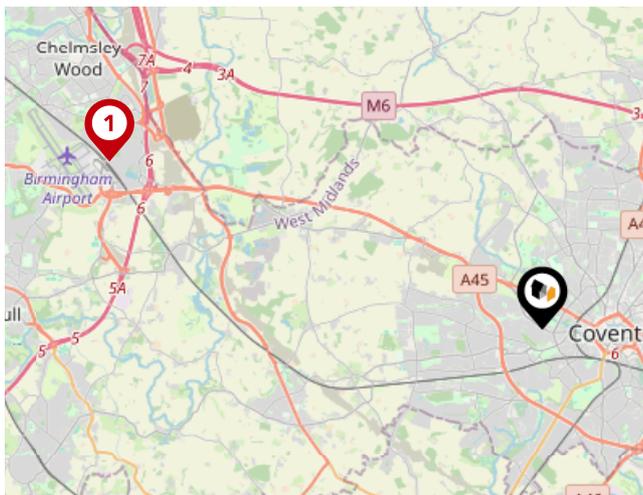
# Area

## Transport (Local)



### Bus Stops/Stations

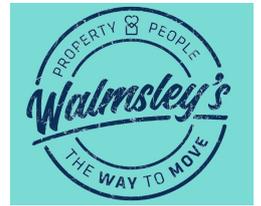
Pin	Name	Distance
1	Madeira Croft	0.09 miles
2	Merrivale Rd	0.15 miles
3	Merrivale Rd	0.16 miles
4	Maudslay Rd	0.2 miles
5	Abercorn Rd	0.22 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.36 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

