



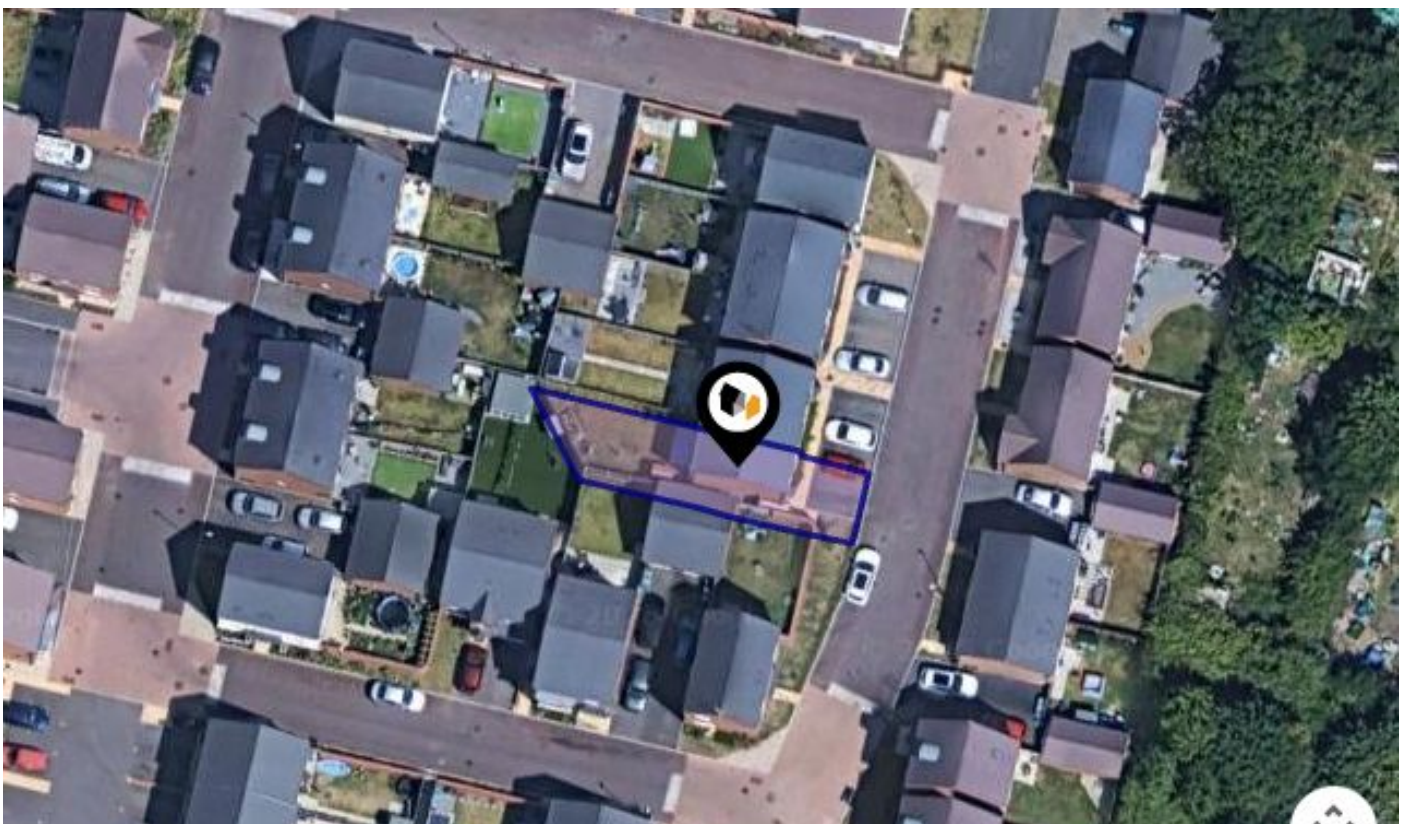
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th March 2025



JOHN MURPHY GARDENS, COVENTRY, CV6

Asking Price : £285,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A modern three bedroom semi detached home

Driveway parking & attractive rear gardens

Stylish kitchen dining room with French doors to garden

Ground floor cloakroom, 1st floor family bathroom & en-suite shower room

Separate sitting room

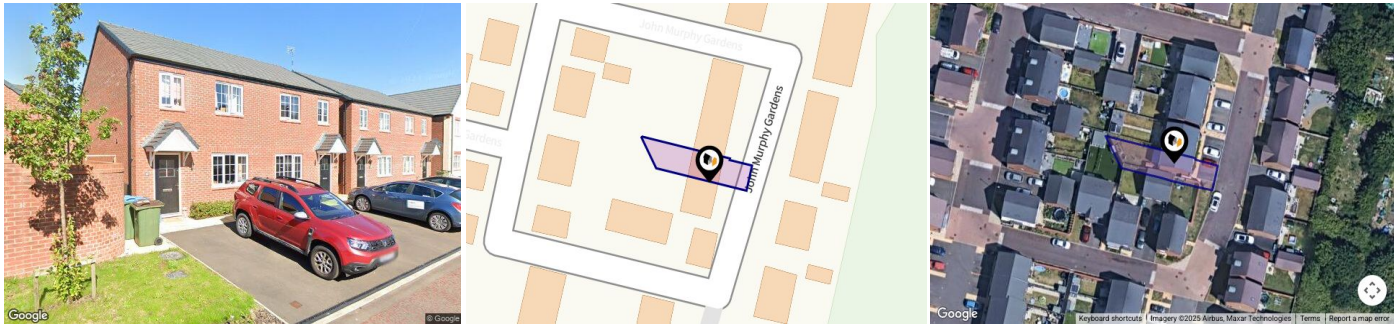
6 years of NHBC warranty remaining

Gas central heating & double glazing

EPC Rating B, Total 791 Sq.Ft or 74 Sq.M

These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on sales@walmsleysthewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	785 ft ² / 73 m ²
Plot Area:	0.04 acres
Year Built :	2020
Council Tax :	Band C
Annual Estimate:	£2,041
Title Number:	MM147849

Asking Price:	£285,000
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)

17 mb/s	67 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



CV6

Energy rating

B

Valid until 13.10.2030

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.10 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-Â°K
Total Floor Area:	73 m ²

Market Sold in Street



24, John Murphy Gardens, Coventry, CV6 2PT		Detached House
Last Sold Date:	31/03/2023	20/03/2020
Last Sold Price:	£380,000	£350,000
7, John Murphy Gardens, Coventry, CV6 2PT		Semi-detached House
Last Sold Date:	31/03/2023	31/01/2020
Last Sold Price:	£240,000	£215,000
59, John Murphy Gardens, Coventry, CV6 2PT		Detached House
Last Sold Date:	01/09/2021	31/07/2019
Last Sold Price:	£400,000	£370,000
35, John Murphy Gardens, Coventry, CV6 2PT		Detached House
Last Sold Date:	02/08/2021	
Last Sold Price:	£325,000	
33, John Murphy Gardens, Coventry, CV6 2PT		Detached House
Last Sold Date:	26/02/2021	
Last Sold Price:	£330,000	
31, John Murphy Gardens, Coventry, CV6 2PT		Detached House
Last Sold Date:	26/02/2021	
Last Sold Price:	£330,000	
16, John Murphy Gardens, Coventry, CV6 2PT		Semi-detached House
Last Sold Date:	11/02/2021	
Last Sold Price:	£262,500	
43, John Murphy Gardens, Coventry, CV6 2PT		Semi-detached House
Last Sold Date:	22/01/2021	
Last Sold Price:	£276,000	
29, John Murphy Gardens, Coventry, CV6 2PT		Detached House
Last Sold Date:	22/01/2021	
Last Sold Price:	£365,000	
12, John Murphy Gardens, Coventry, CV6 2PT		Detached House
Last Sold Date:	21/01/2021	
Last Sold Price:	£344,500	
1, John Murphy Gardens, Coventry, CV6 2PT		Detached House
Last Sold Date:	15/01/2021	
Last Sold Price:	£375,750	
27, John Murphy Gardens, Coventry, CV6 2PT		Detached House
Last Sold Date:	18/12/2020	
Last Sold Price:	£365,000	

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

Market Sold in Street



25, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 18/12/2020	
Last Sold Price: £337,500	
14, John Murphy Gardens, Coventry, CV6 2PT	Semi-detached House
Last Sold Date: 27/11/2020	
Last Sold Price: £267,500	
47, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 20/11/2020	
Last Sold Price: £327,500	
37, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 20/11/2020	
Last Sold Price: £390,000	
41, John Murphy Gardens, Coventry, CV6 2PT	Semi-detached House
Last Sold Date: 06/11/2020	
Last Sold Price: £276,000	
18, John Murphy Gardens, Coventry, CV6 2PT	Semi-detached House
Last Sold Date: 30/10/2020	
Last Sold Price: £262,500	
20, John Murphy Gardens, Coventry, CV6 2PT	Semi-detached House
Last Sold Date: 30/10/2020	
Last Sold Price: £262,500	
39, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 30/10/2020 31/01/2018	
Last Sold Price: £390,000 £4,028,400	
45, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 30/09/2020	
Last Sold Price: £327,500	
55, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 25/09/2020	
Last Sold Price: £365,000	
26, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 30/04/2020	
Last Sold Price: £354,500	
22, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 27/03/2020	
Last Sold Price: £321,000	

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

Market Sold in Street



9, John Murphy Gardens, Coventry, CV6 2PT	Semi-detached House
Last Sold Date: 31/01/2020	
Last Sold Price: £213,000	
23, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 31/01/2020	
Last Sold Price: £395,000	
5, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 31/01/2020	
Last Sold Price: £375,000	
21, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 31/01/2020	
Last Sold Price: £395,000	
19, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 31/01/2020	
Last Sold Price: £350,000	
17, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 31/01/2020	
Last Sold Price: £350,000	
15, John Murphy Gardens, Coventry, CV6 2PT	Semi-detached House
Last Sold Date: 31/01/2020	
Last Sold Price: £215,000	
11, John Murphy Gardens, Coventry, CV6 2PT	Semi-detached House
Last Sold Date: 31/01/2020	
Last Sold Price: £213,000	
10, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 10/01/2020	
Last Sold Price: £322,000	
8, John Murphy Gardens, Coventry, CV6 2PT	Semi-detached House
Last Sold Date: 13/12/2019	
Last Sold Price: £305,000	
4, John Murphy Gardens, Coventry, CV6 2PT	Semi-detached House
Last Sold Date: 09/12/2019	
Last Sold Price: £300,000	
28, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date: 29/11/2019	
Last Sold Price: £320,000	

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

Market Sold in Street



6, John Murphy Gardens, Coventry, CV6 2PT	Semi-detached House
Last Sold Date:	29/11/2019
Last Sold Price:	£305,000
2, John Murphy Gardens, Coventry, CV6 2PT	Semi-detached House
Last Sold Date:	29/11/2019
Last Sold Price:	£299,495
3, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date:	27/09/2019
Last Sold Price:	£320,000
57, John Murphy Gardens, Coventry, CV6 2PT	Detached House
Last Sold Date:	25/07/2019
Last Sold Price:	£320,000

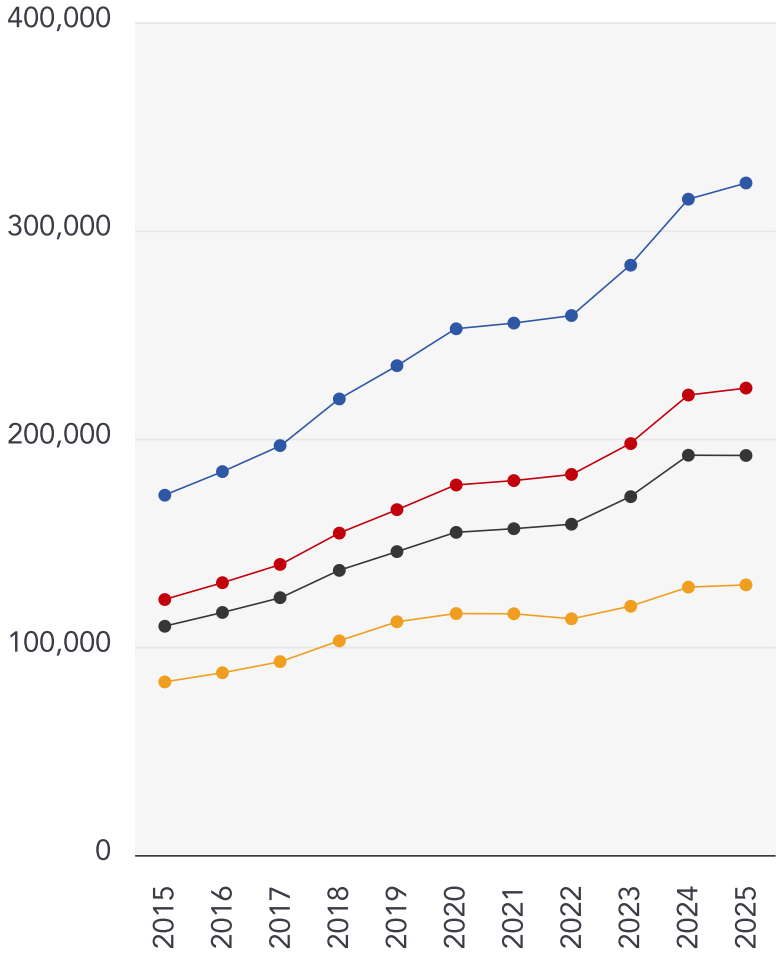
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

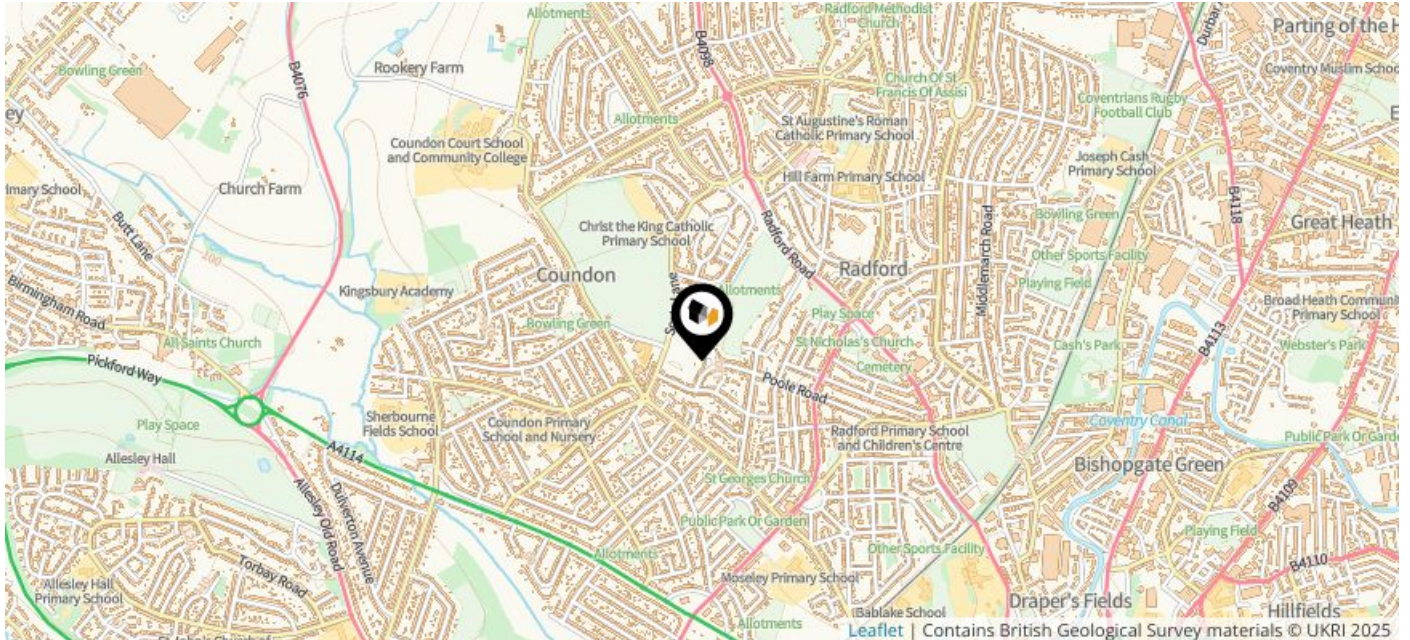
+56.09%

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.

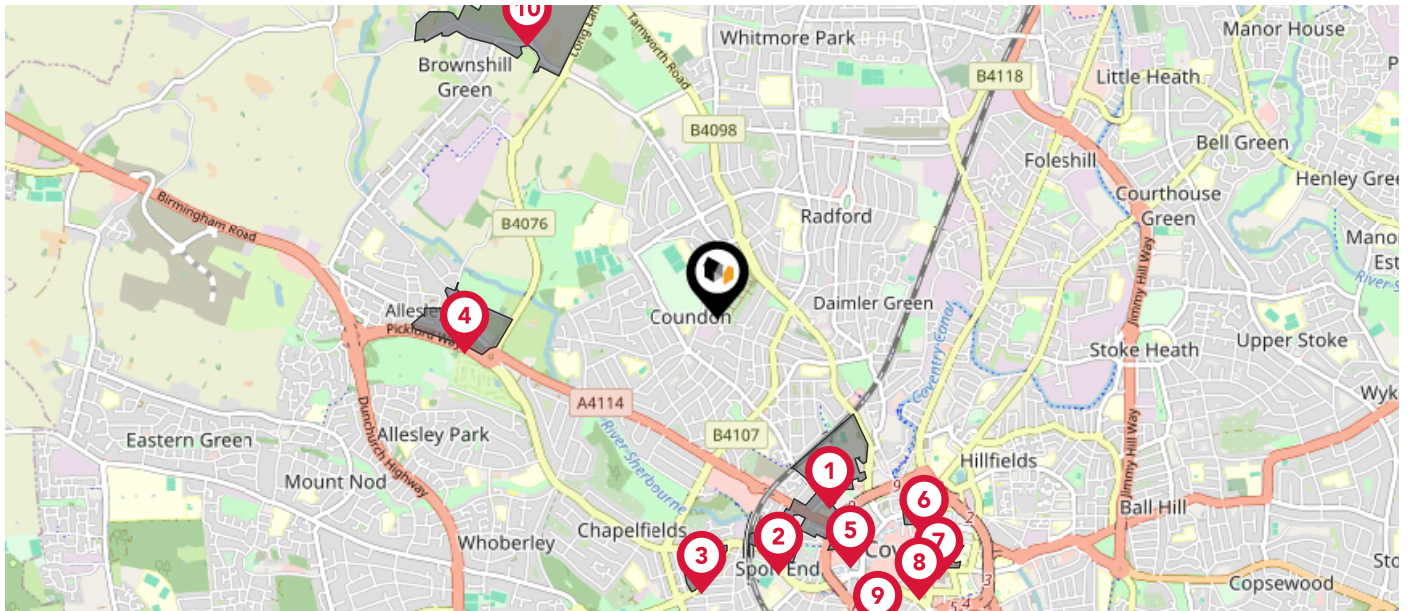
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

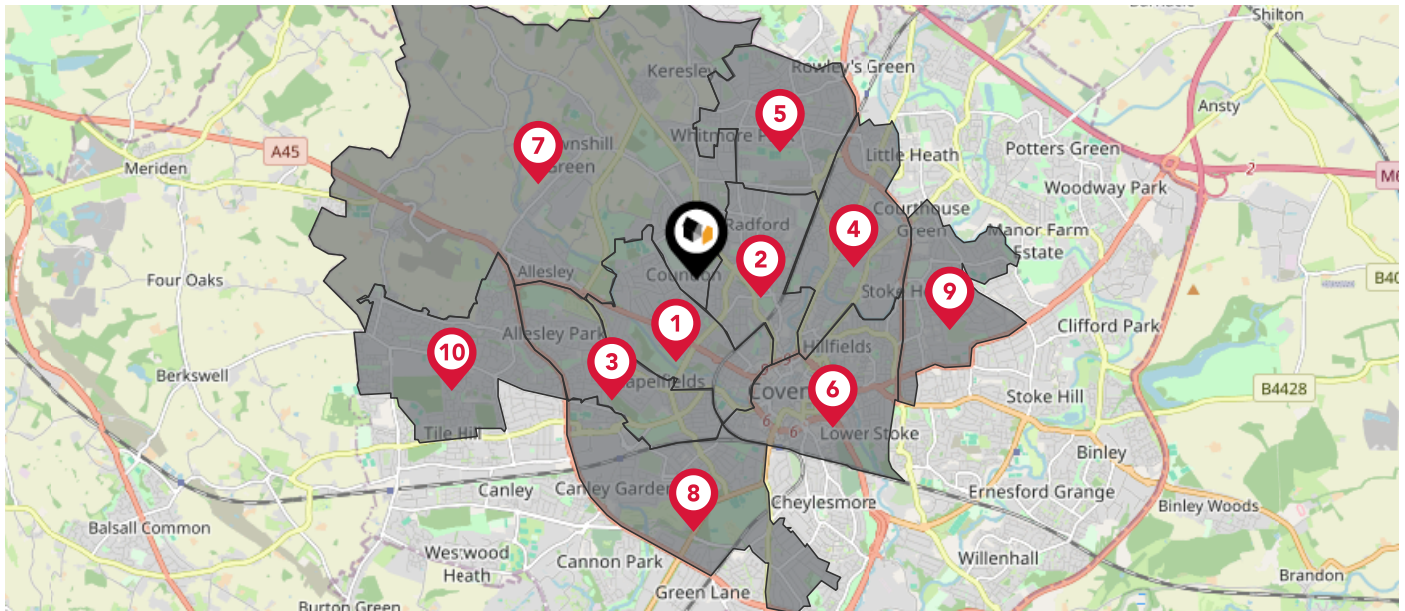
- 1 Naul's Mill
- 2 Spon End
- 3 Chapelfields
- 4 Allestree Village
- 5 Spon Street
- 6 Lady Herbert's Garden
- 7 Hill Top and Cathedral
- 8 High Street
- 9 Greyfriars Green
- 10 Brownshill Green

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

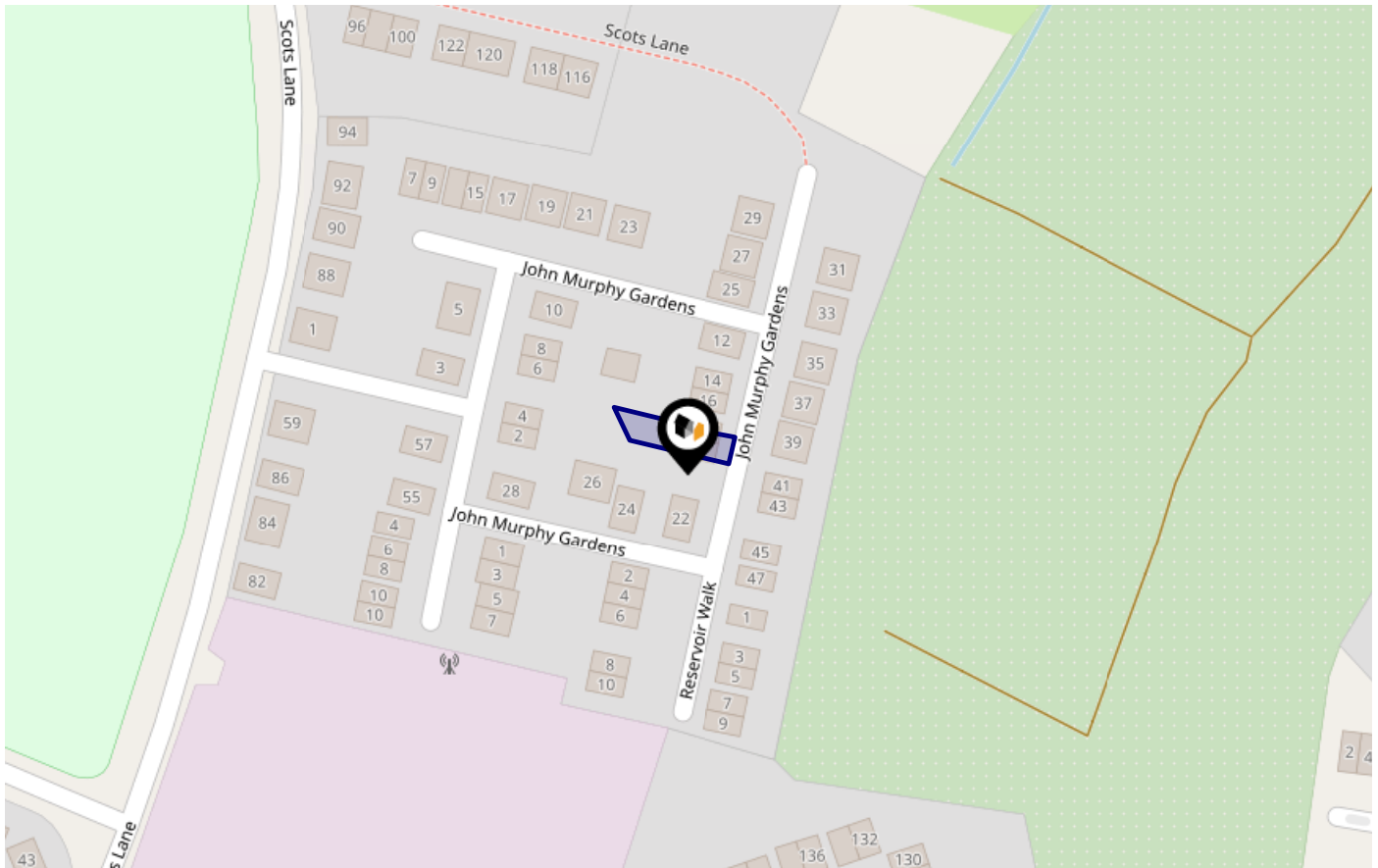
- 1 Sherbourne Ward
- 2 Radford Ward
- 3 Whoberley Ward
- 4 Foleshill Ward
- 5 Holbrook Ward
- 6 St. Michael's Ward
- 7 Bablake Ward
- 8 Earlsdon Ward
- 9 Upper Stoke Ward
- 10 Woodlands Ward

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:

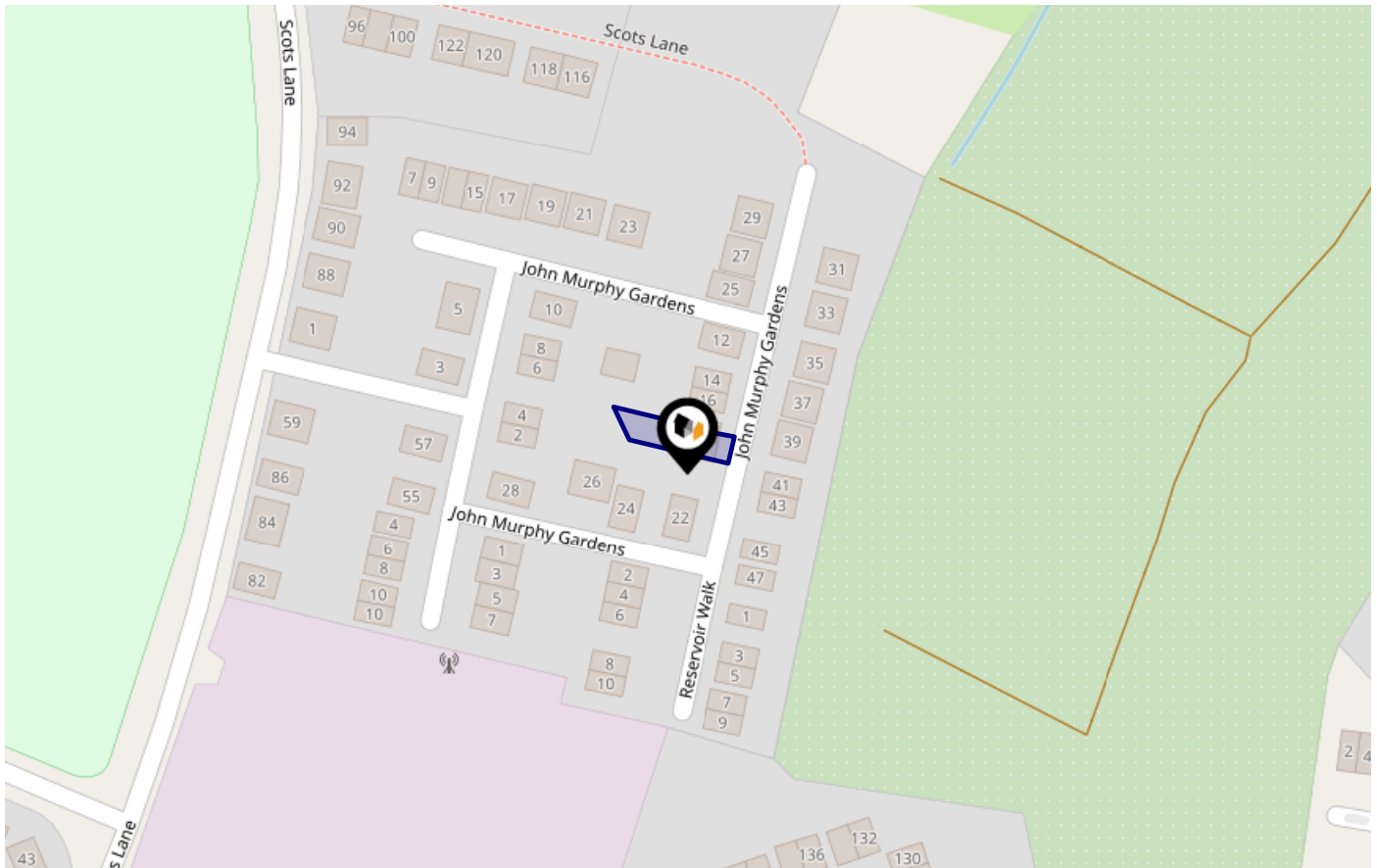


Flood Risk

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.
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Chance of flooding to the following depths at this property:

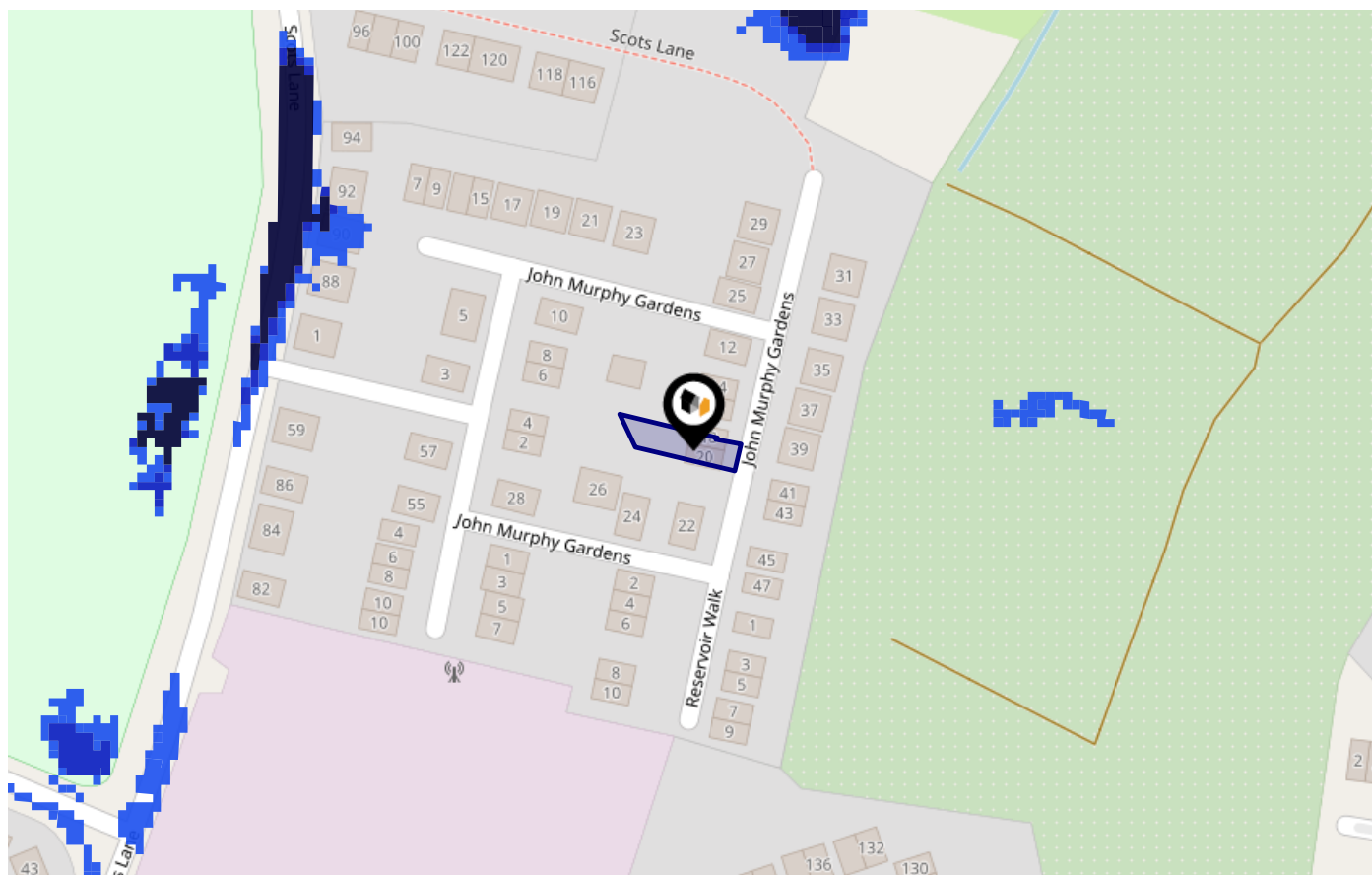


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

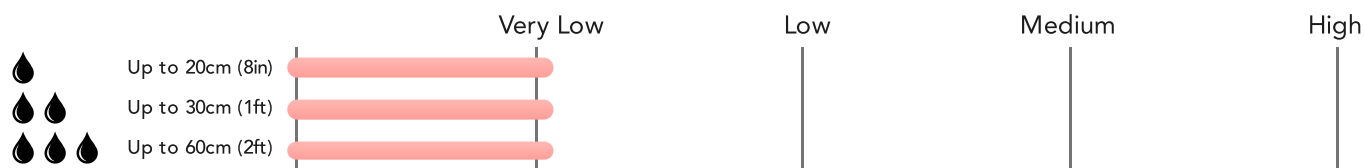


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

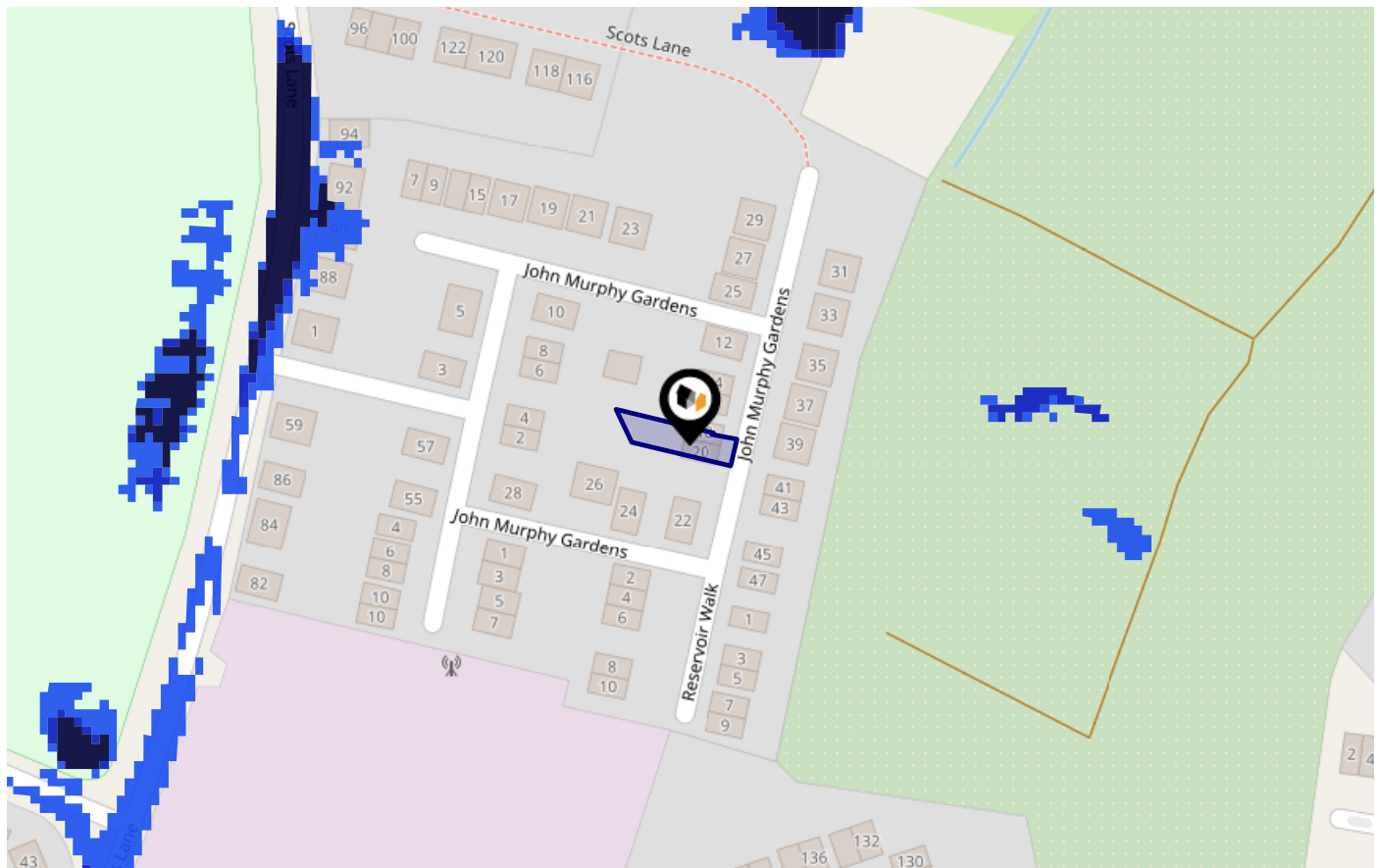


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:

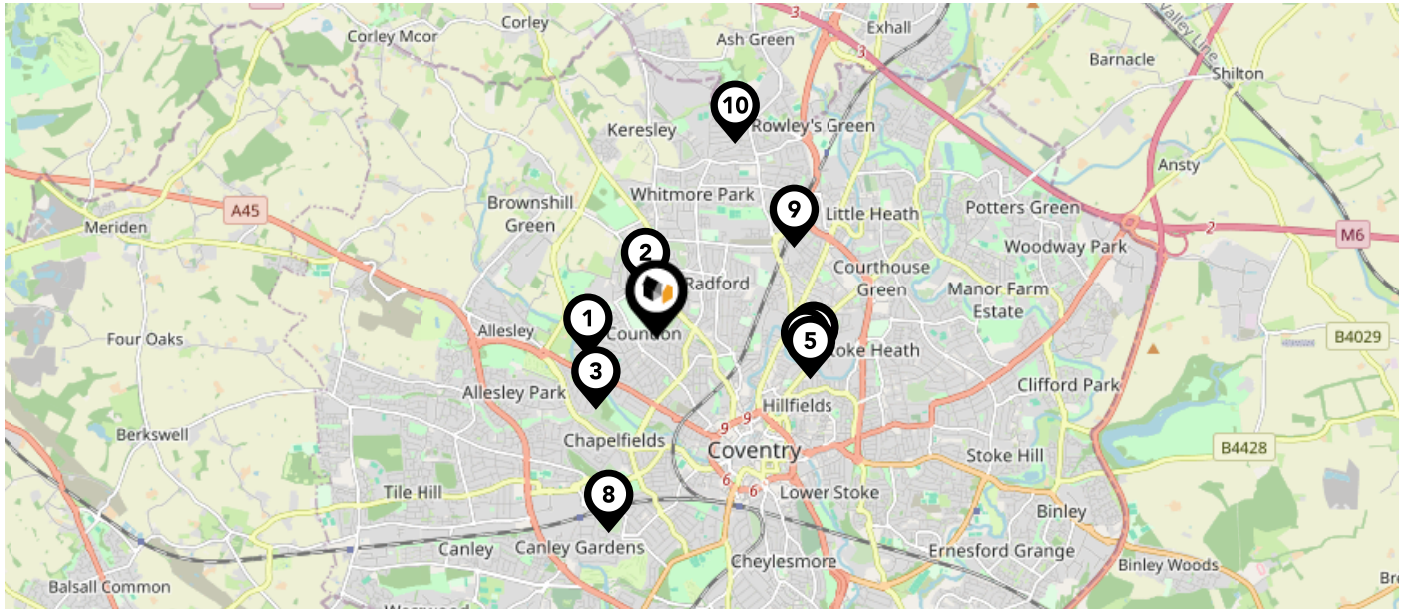


Maps

Landfill Sites



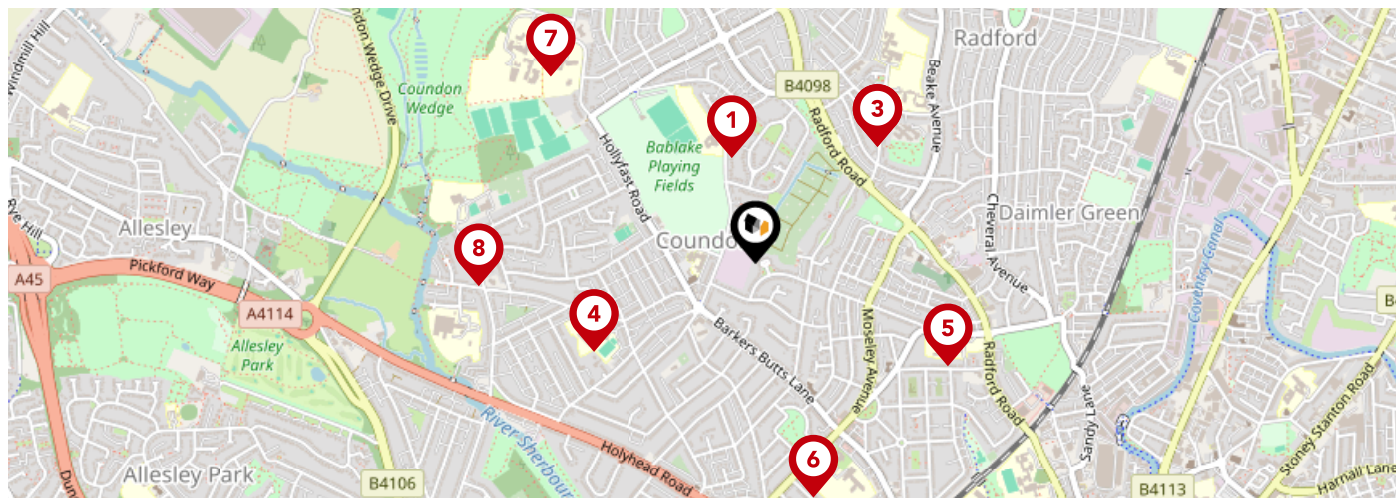
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

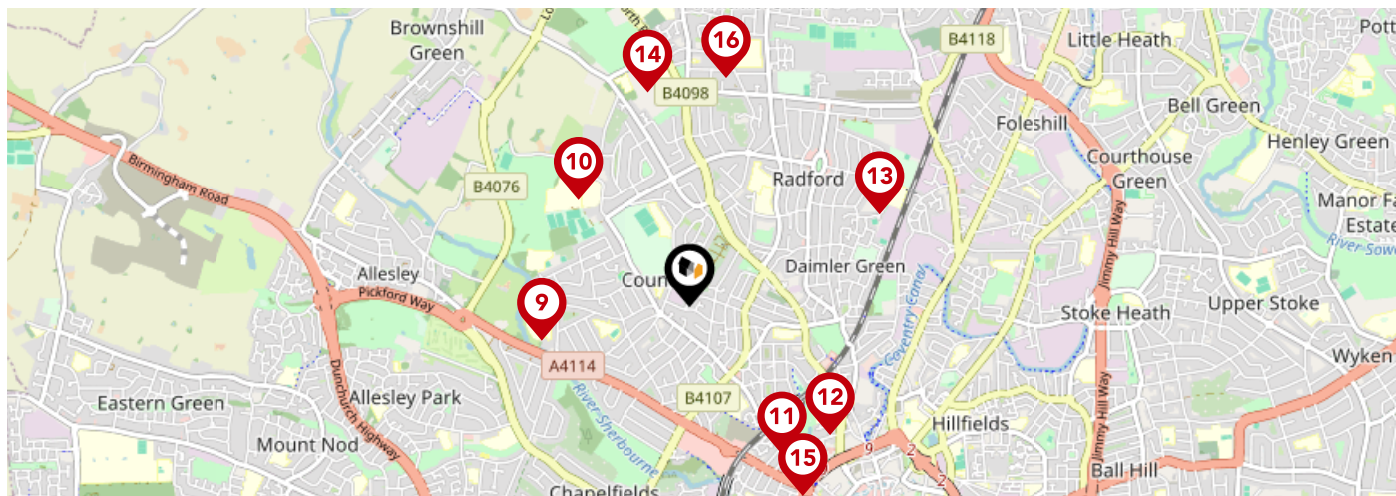
1	Coundon Social Club-Coundon, Coventry	Historic Landfill
2	Kelmscote Road-Coudon, Coventry	Historic Landfill
3	Holyhead Road-Coundon, Coventry	Historic Landfill
4	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
5	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
6	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
7	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
8	Hearsall Common-Whoberley, Coventry	Historic Landfill
9	Railway Sidings-Three Spines Bridge	Historic Landfill
10	Bladberry Lane Tip-Holbrooks, Coventry	Historic Landfill

Area Schools



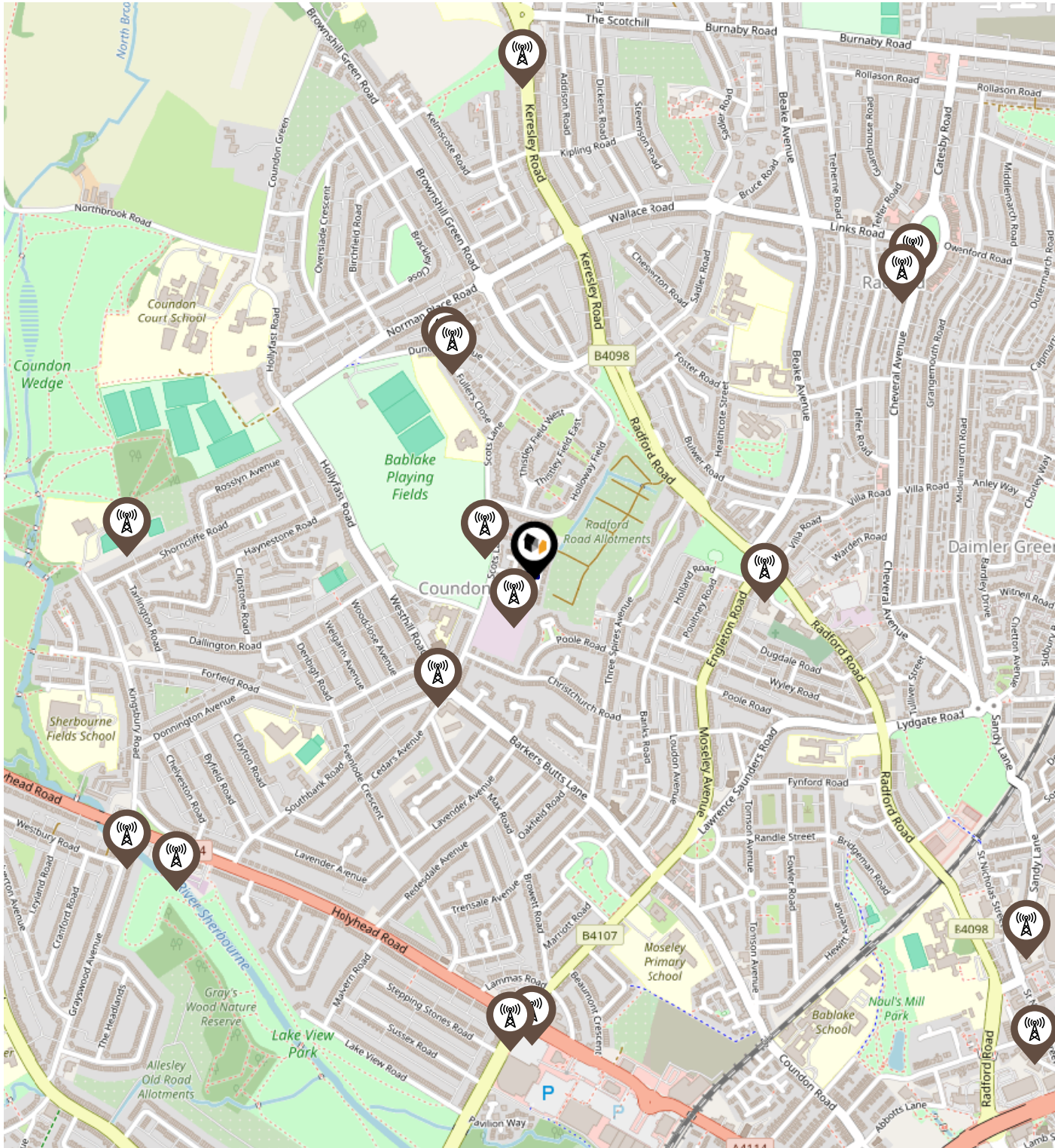
		Nursery	Primary	Secondary	College	Private
1	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hollyfast Primary School Ofsted Rating: Good Pupils: 656 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Court Ofsted Rating: Requires improvement Pupils: 1919 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Cash Primary School Ofsted Rating: Good Pupils: 486 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Keresley Grange Primary School Ofsted Rating: Good Pupils: 307 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitmore Park Primary School Ofsted Rating: Good Pupils: 681 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



- Key:**
-  Power Pylons
 -  Communication Masts

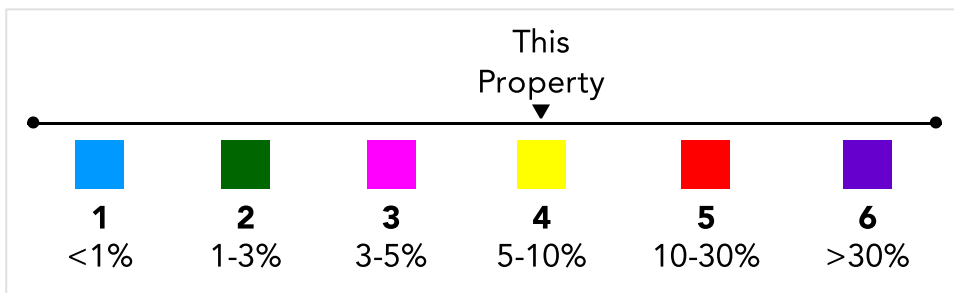
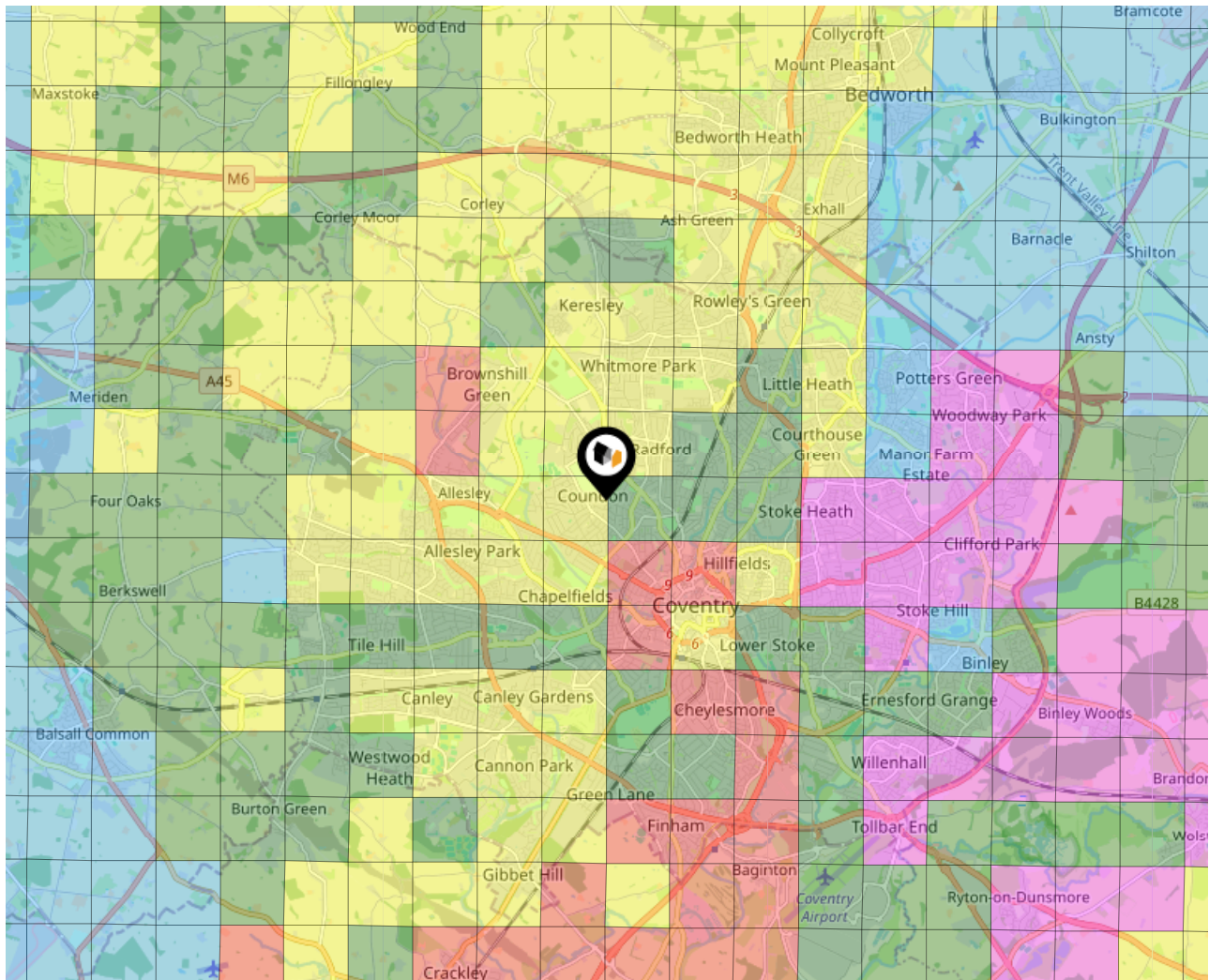
Environment

Radon Gas

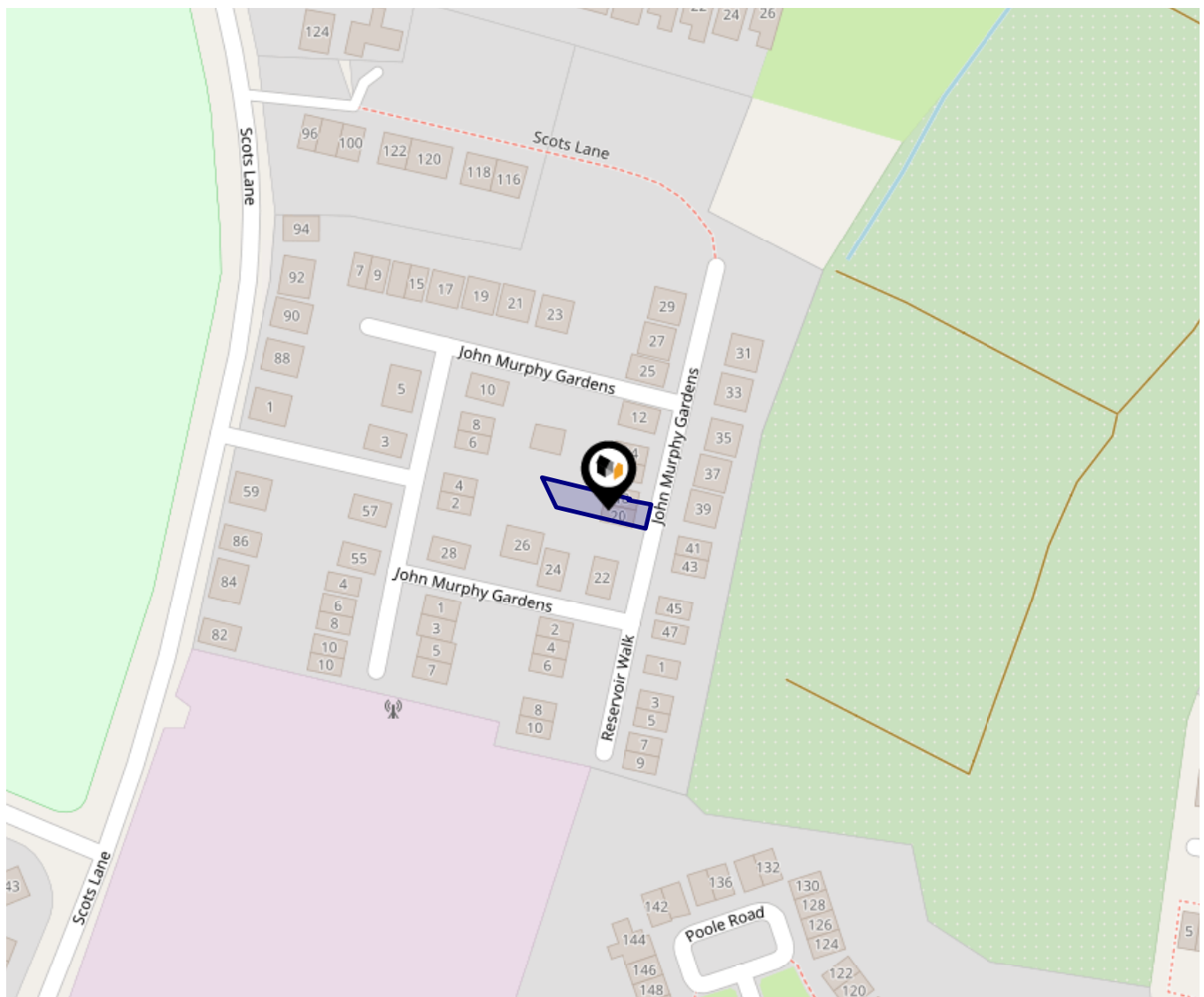


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



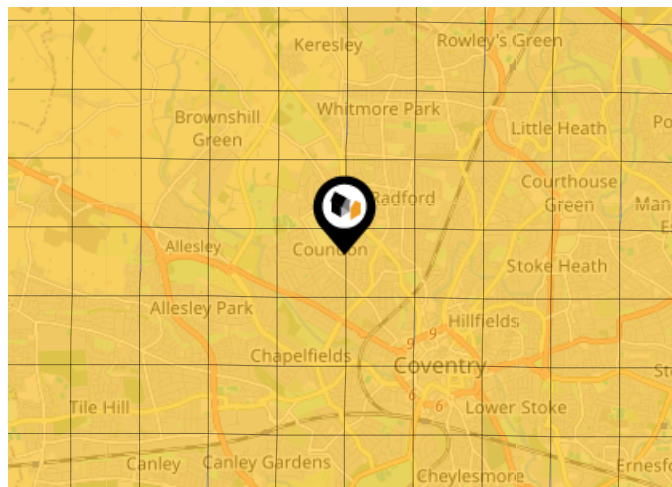
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

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

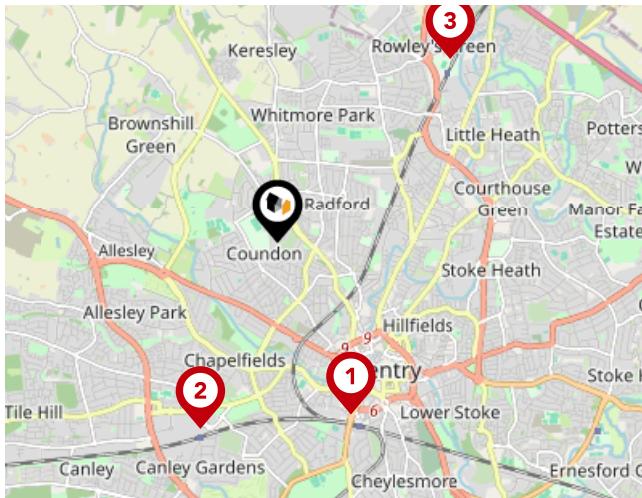


Primary Classifications (Most Common Clay Types)

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

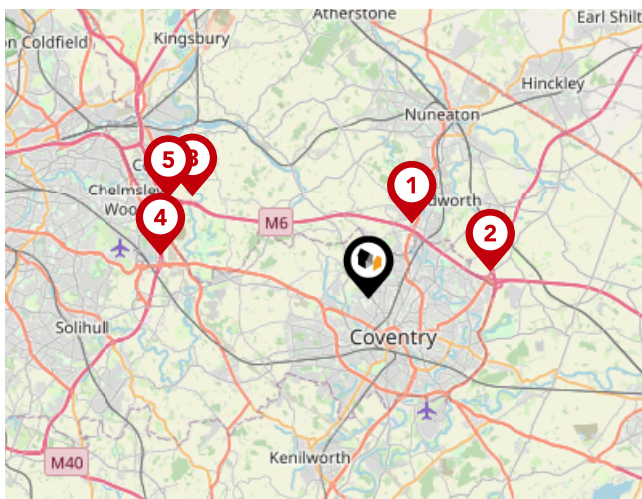
Area

Transport (National)



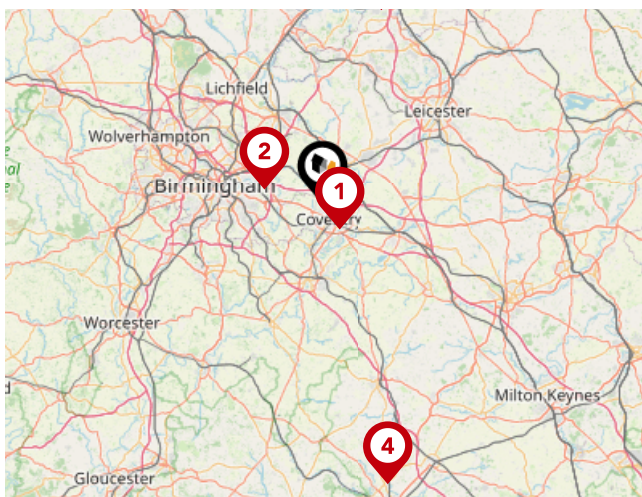
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.69 miles
2	Canley Rail Station	1.82 miles
3	Coventry Arena Rail Station	2.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.15 miles
2	M6 J2	4.53 miles
3	M6 J3A	7.38 miles
4	M42 J6	7.67 miles
5	M6 J4	8.12 miles

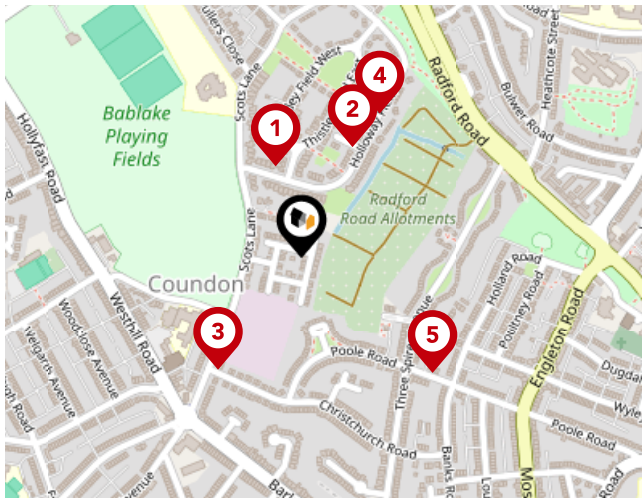


Airports/Helipads

Pin	Name	Distance
1	Baginton	4.53 miles
2	Birmingham Airport	8.68 miles
3	East Mids Airport	29.12 miles
4	Kidlington	41.99 miles

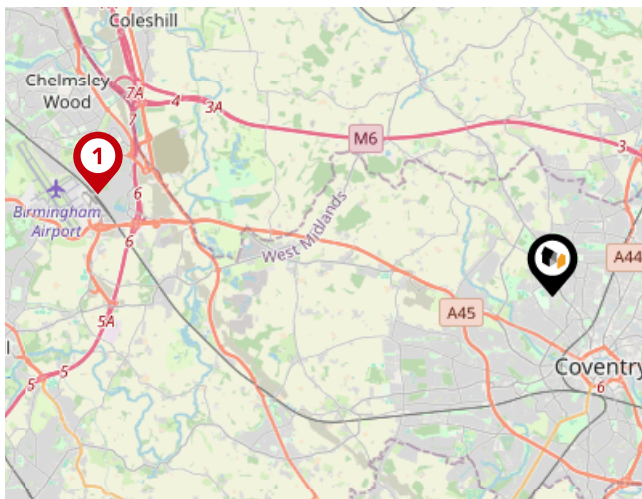
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Scots Lane	0.11 miles
2	Haywards Green	0.14 miles
3	Scots Lane	0.16 miles
4	Haywards Green	0.19 miles
5	Banks Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.43 miles

Walmsley's The Way to Move Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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Agent Disclaimer



Important - Please Read

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Walmsley's The Way to Move Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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