



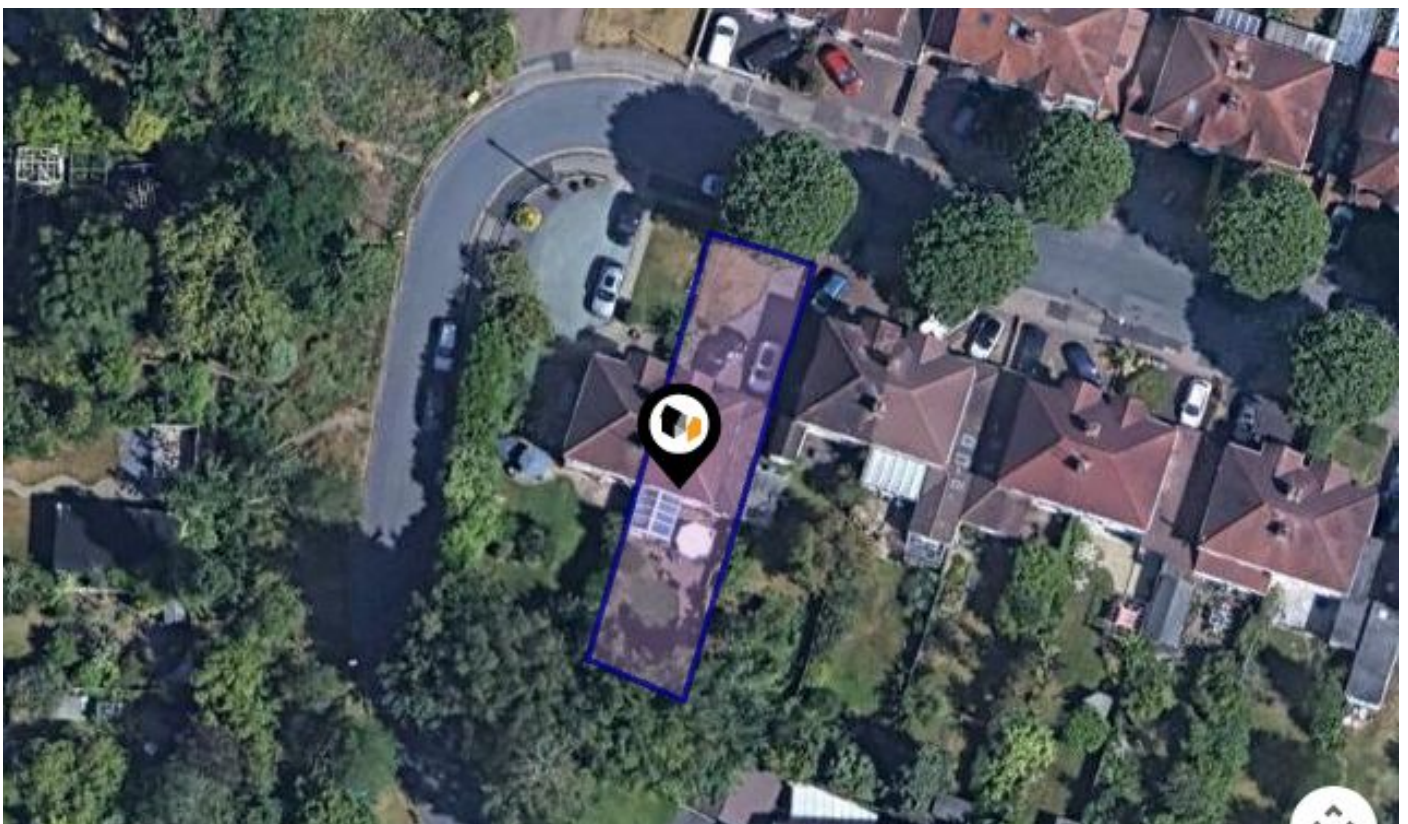
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th April 2025



ROCHESTER ROAD, COVENTRY, CV5

OIRO : £565,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

An exceptional four double bedroom semi detached home

Substantial driveway, garage & South facing gardens

Kitchen dining & family room with walk in pantry

Garden room with two sets of bi-folding doors

Utility, cloakroom & generous entrance porch

Versatile & impressive garden cabin

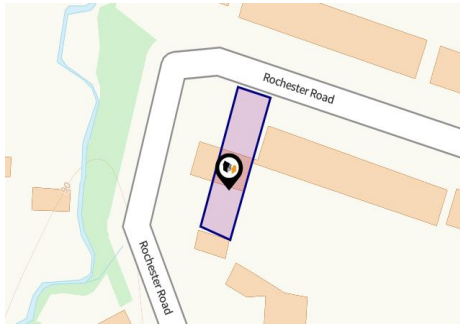
Fully compliant loft conversion creating bedroom four

Ideal Earlsdon location

Convenient to The University of Warwick & Train Stations

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: 4
Plot Area: 0.08 acres
Council Tax : Band D
Annual Estimate: £2,414
Title Number: WM332251

OIRO: £565,000
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)

13 mb/s **80** mb/s **1800** mb/s
  

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



41, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	27/03/2024	09/04/2013	01/05/2001	29/05/1997	05/02/1996
Last Sold Price:	£515,000	£335,000	£189,000	£108,000	£90,500

31, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	30/10/2023
Last Sold Price:	£365,000

67, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	31/03/2023	24/03/2017
Last Sold Price:	£530,000	£362,000

81, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	13/05/2022	09/11/2018
Last Sold Price:	£415,000	£350,000

115, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	23/07/2021	30/11/2005
Last Sold Price:	£450,000	£243,975

105, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	14/04/2021
Last Sold Price:	£449,000

35, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	31/05/2017	12/08/2011
Last Sold Price:	£425,000	£286,000

37, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	29/10/2013	27/10/2000	22/05/1996
Last Sold Price:	£295,000	£185,000	£105,000

45, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	21/12/2010	22/02/2008
Last Sold Price:	£256,500	£320,000

65, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	26/08/2010
Last Sold Price:	£283,250

101, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	16/11/2007
Last Sold Price:	£279,950

107, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	03/11/2006
Last Sold Price:	£272,500

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

Market Sold in Street



117, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	09/08/2006	18/08/1997
Last Sold Price:	£290,000	£95,000

57, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	28/10/2005	02/07/1999
Last Sold Price:	£320,000	£132,500

79, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	14/12/2004
Last Sold Price:	£239,000

61, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	04/07/2003
Last Sold Price:	£248,000

103, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	25/01/2003
Last Sold Price:	£177,500

69, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	02/12/2002	25/05/1995
Last Sold Price:	£195,000	£94,000

51, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	22/07/2002	25/03/2000
Last Sold Price:	£197,000	£85,531

77, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	05/04/2002	06/11/2000
Last Sold Price:	£172,500	£154,000

39, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	17/08/2001
Last Sold Price:	£175,000

53, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	06/07/2001
Last Sold Price:	£168,750

97, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	01/10/1999	09/02/1998
Last Sold Price:	£142,000	£110,000

99, Rochester Road, Coventry, CV5 6AF

Last Sold Date:	19/12/1997	14/06/1996
Last Sold Price:	£100,000	£83,000

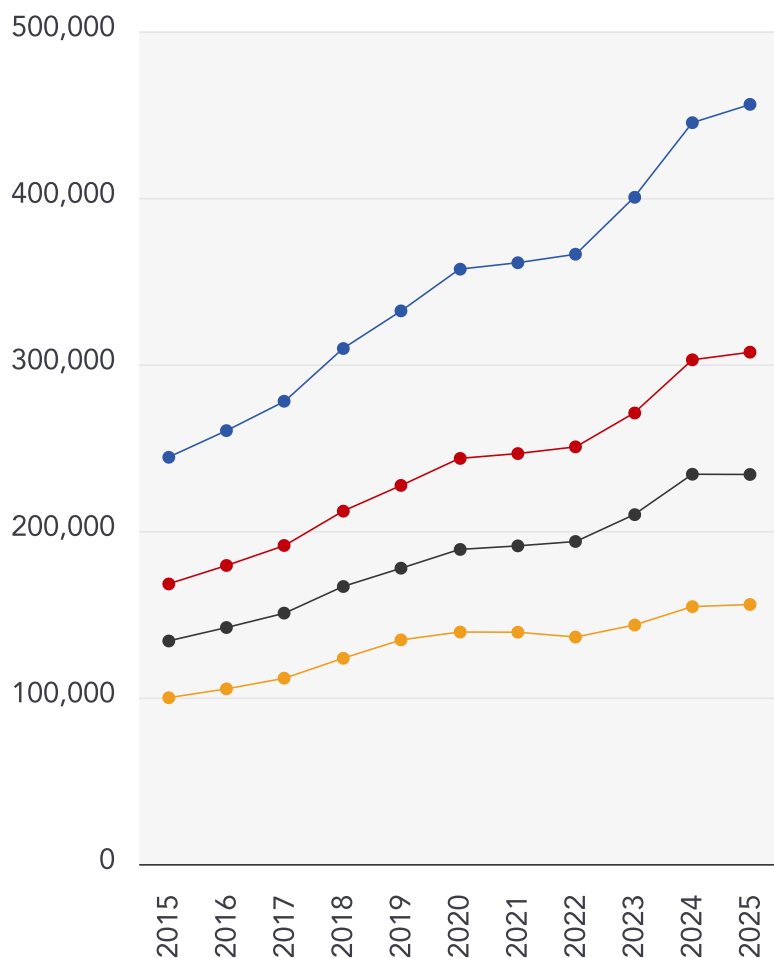
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

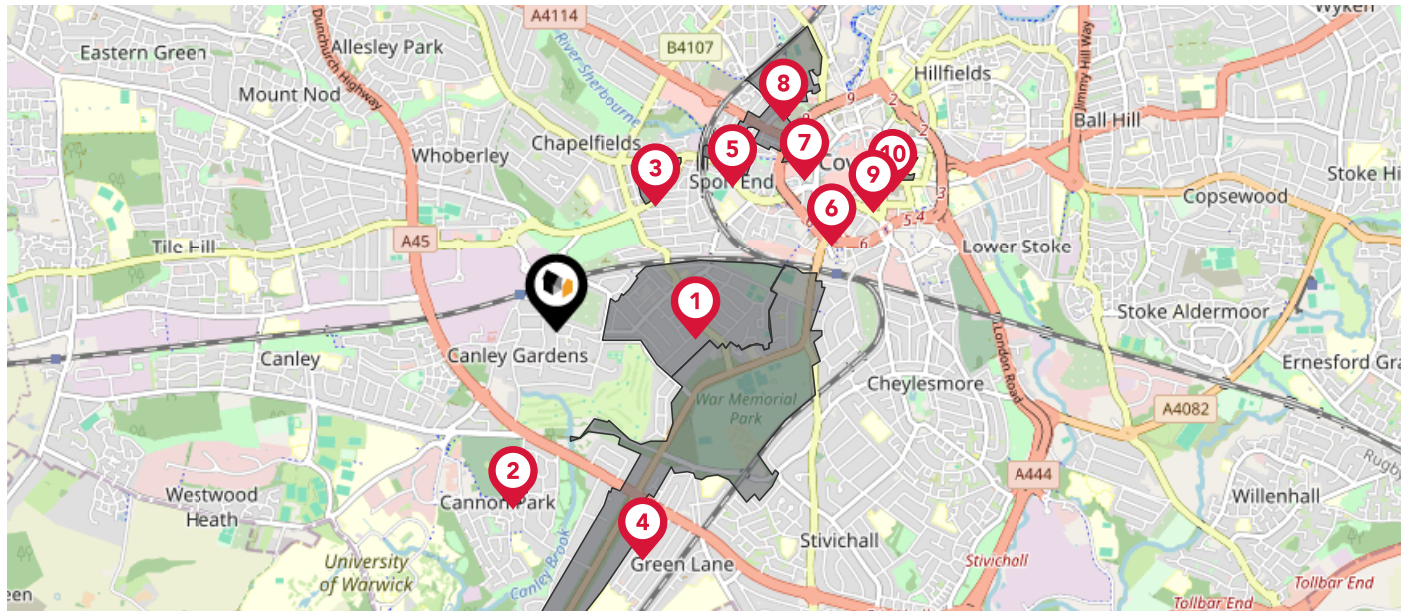
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



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



Nearby Conservation Areas

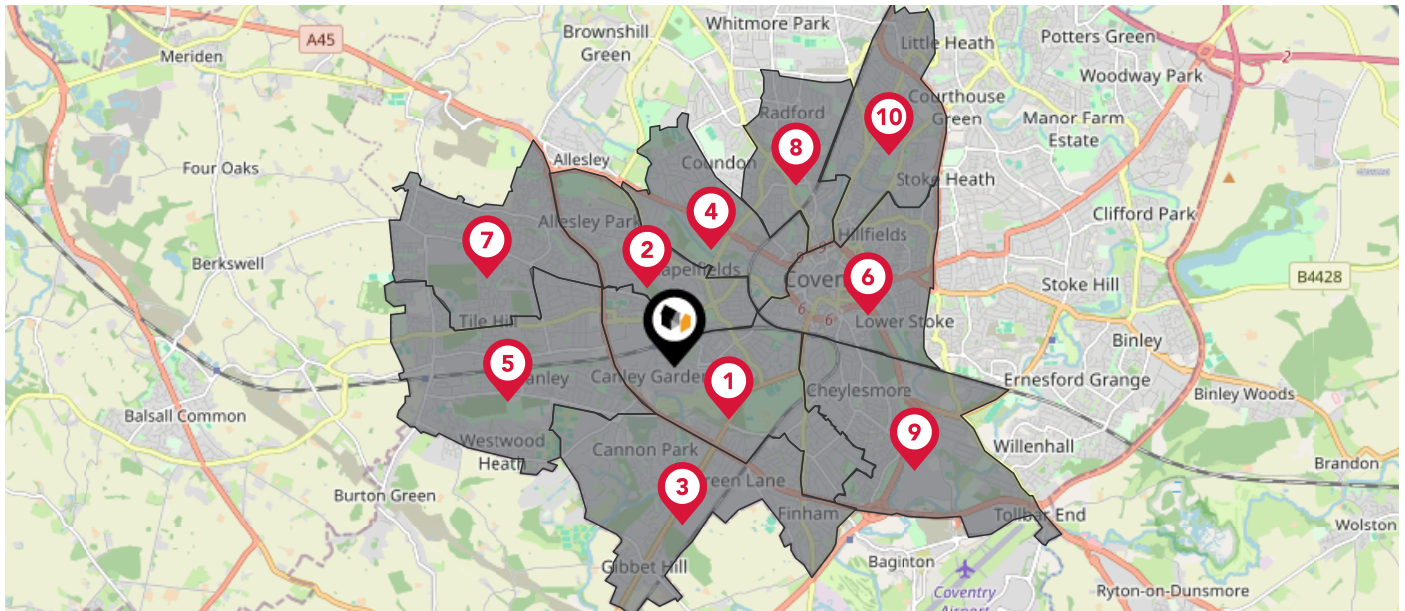
- 1 Earlsdon
- 2 Ivy Farm Lane (Canley Hamlet)
- 3 Chapelfields
- 4 Kenilworth Road
- 5 Spon End
- 6 Greyfriars Green
- 7 Spon Street
- 8 Naul's Mill
- 9 High Street
- 10 Hill Top and Cathedral

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

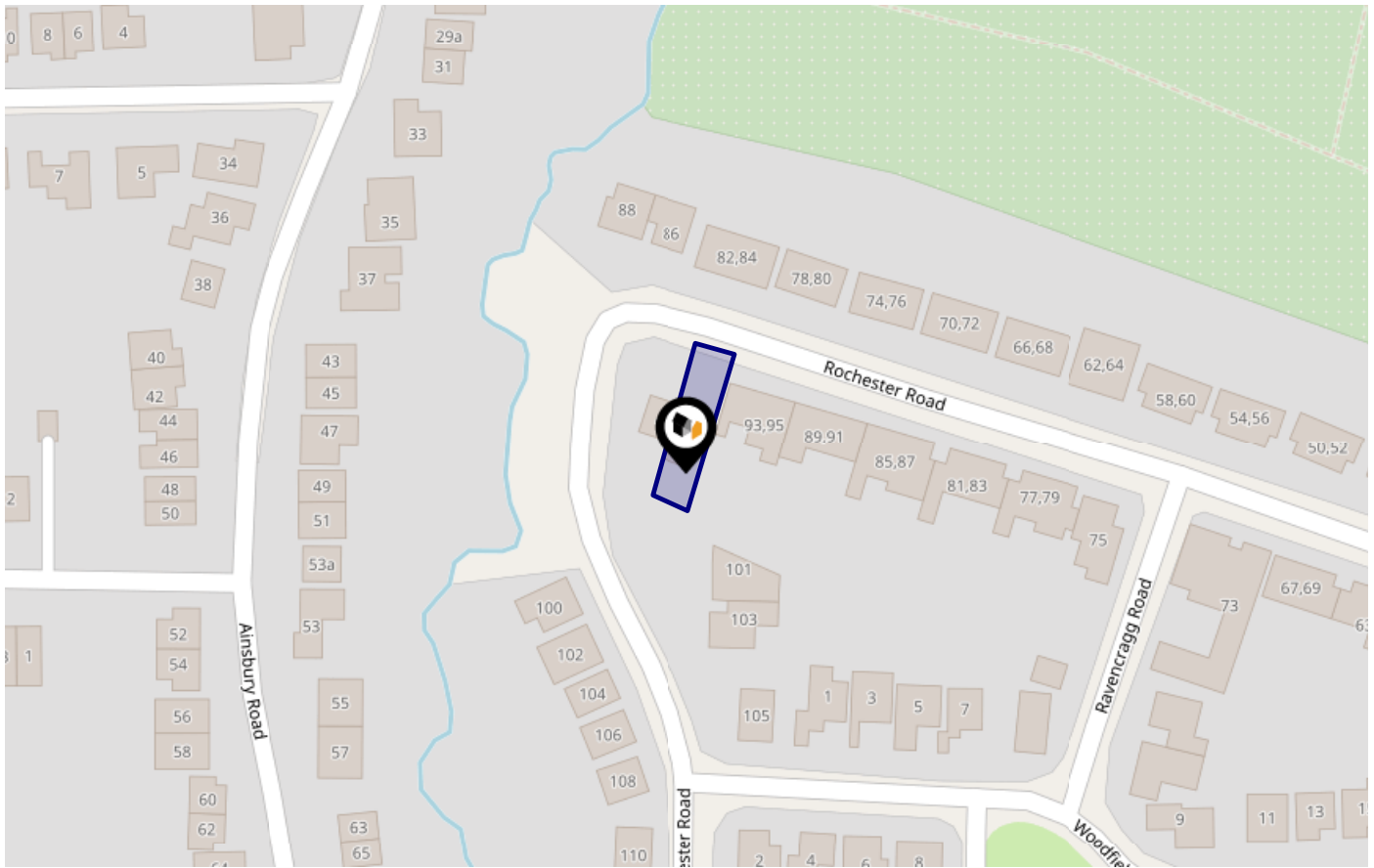
-  Earlsdon Ward
-  Whoberley Ward
-  Wainbody Ward
-  Sherbourne Ward
-  Westwood Ward
-  St. Michael's Ward
-  Woodlands Ward
-  Radford Ward
-  Cheylesmore Ward
-  Foleshill Ward

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:

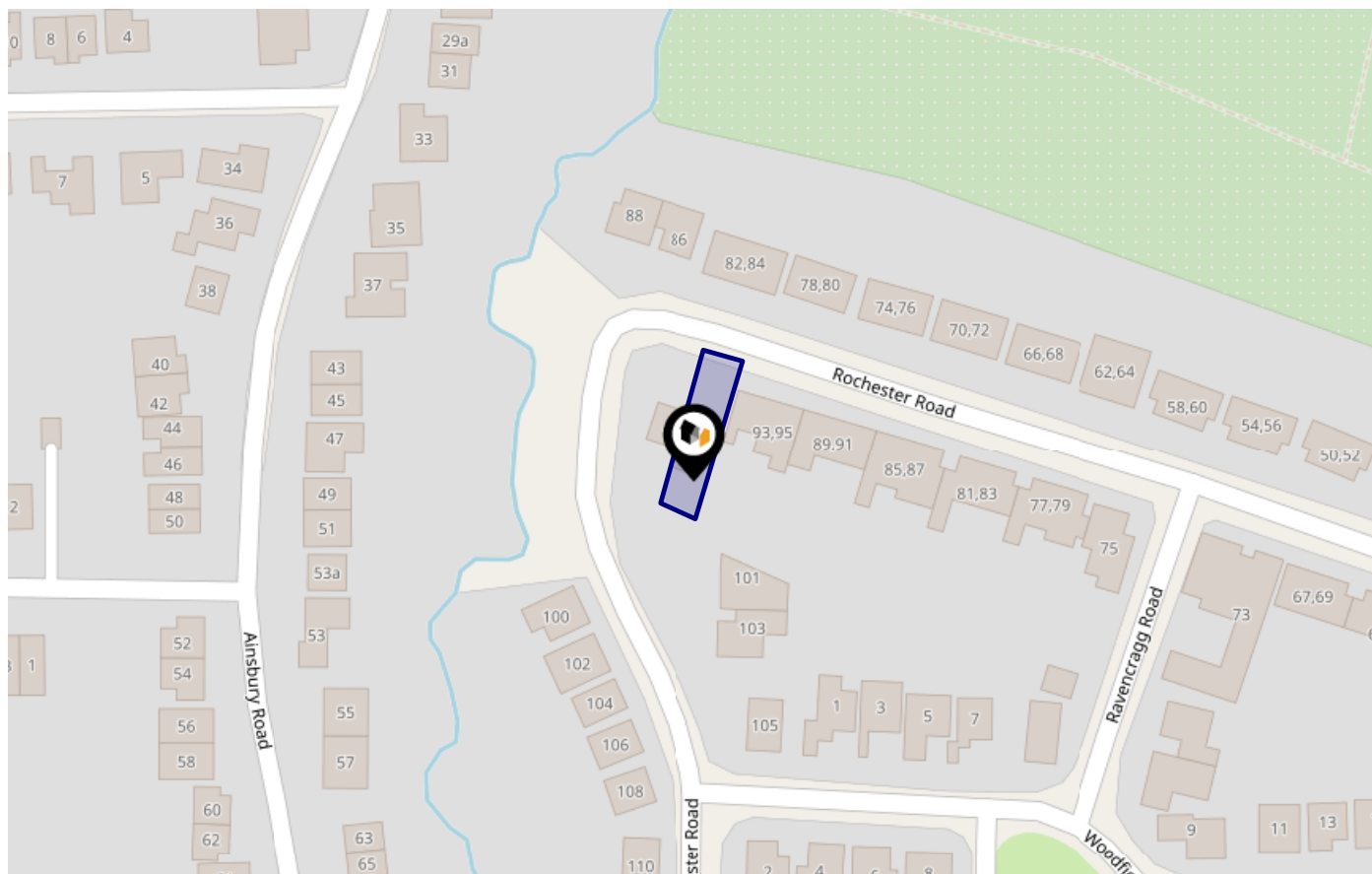


Flood Risk

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.

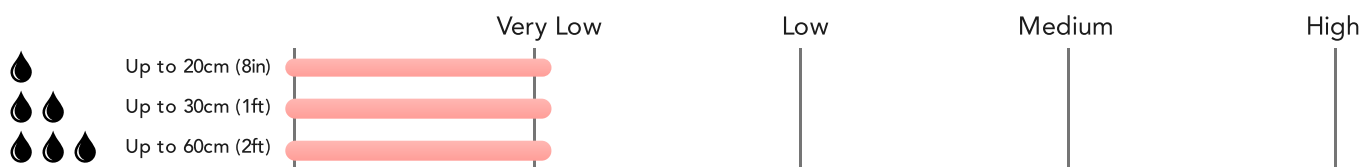


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Chance of flooding to the following depths at this property:

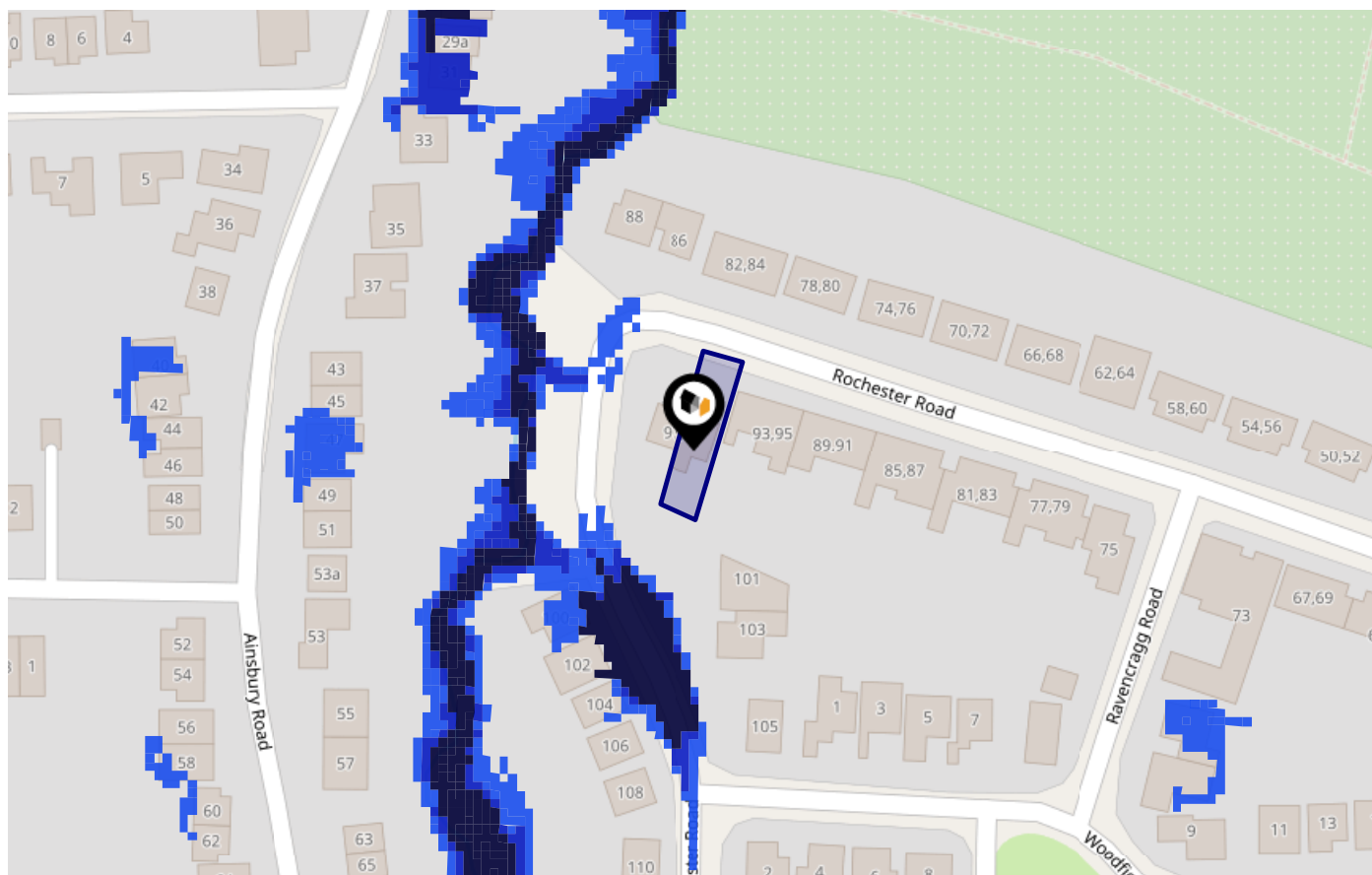


Flood Risk

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.

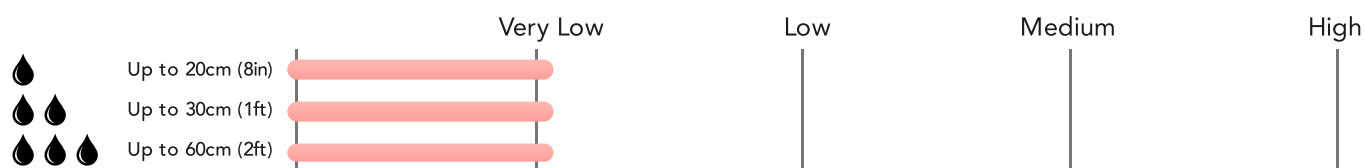


Risk Rating: Very low

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:

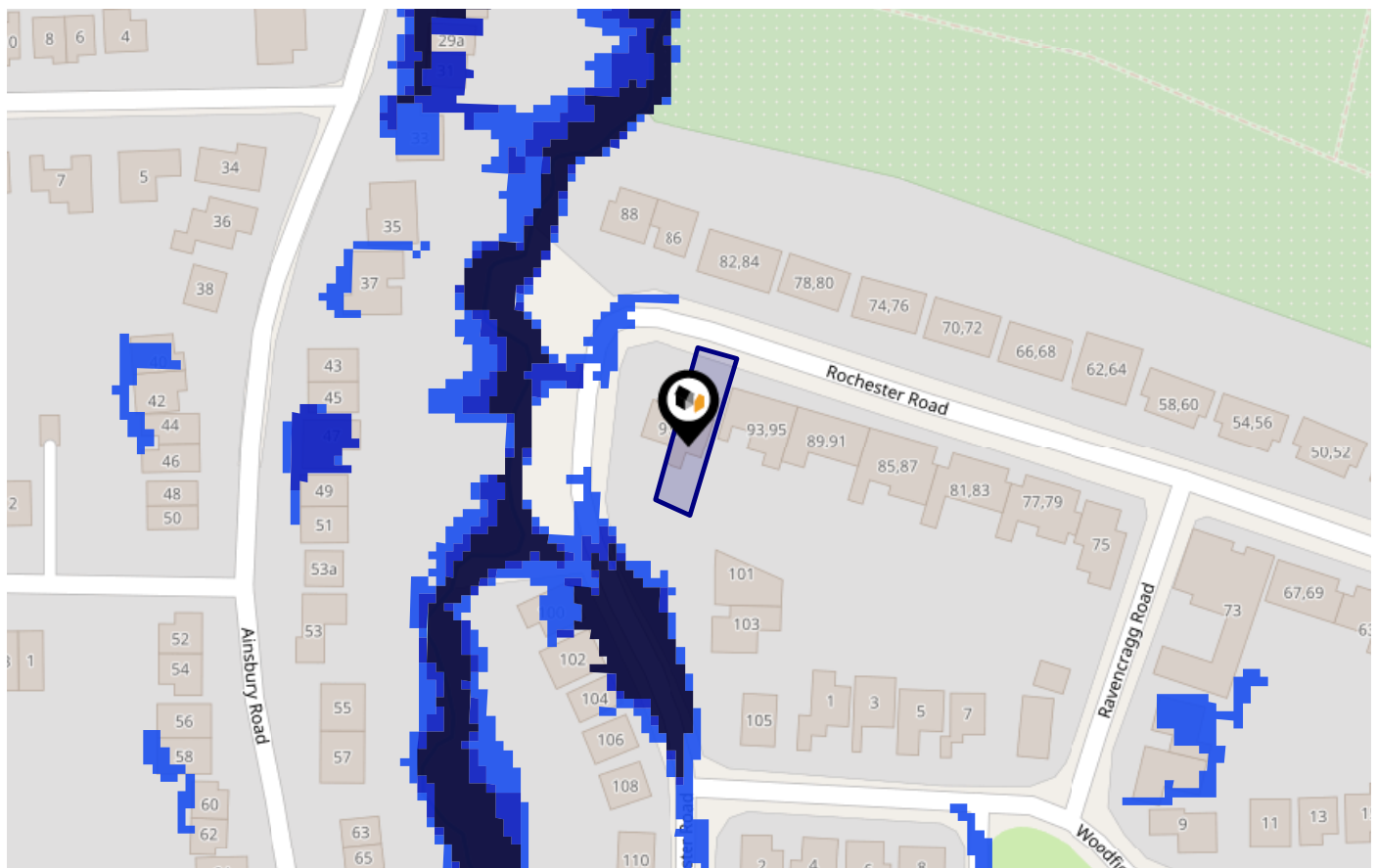


Flood Risk

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

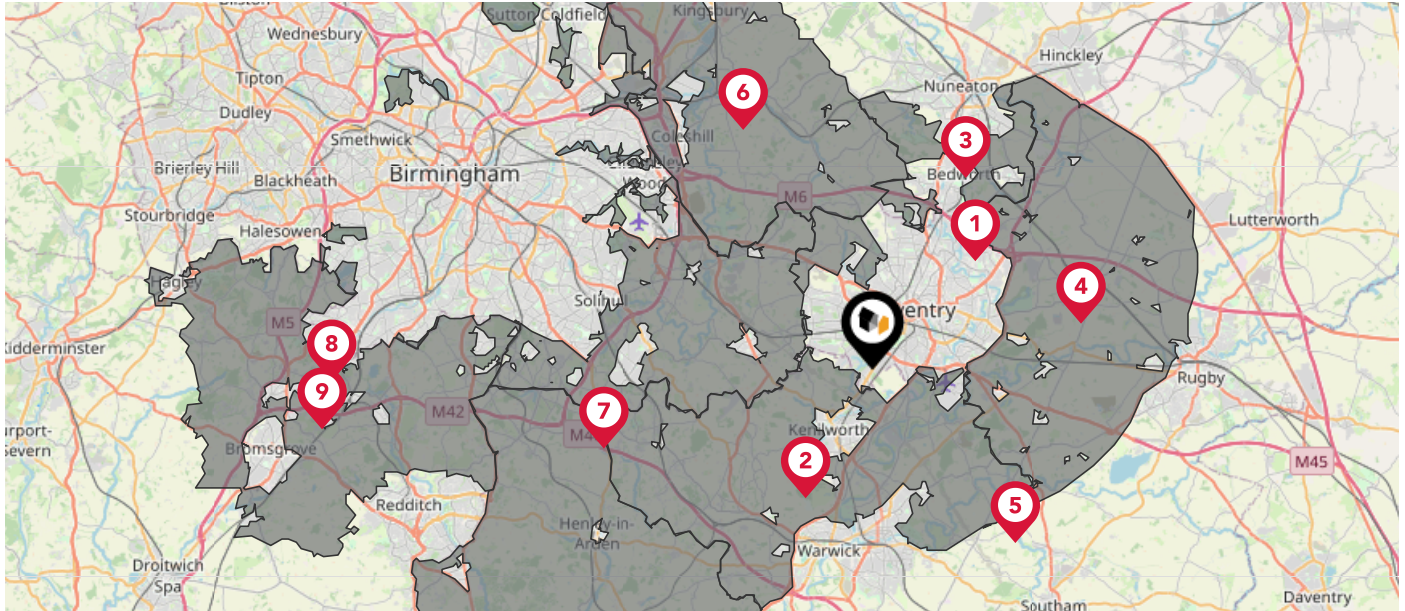


Maps

Green Belt



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



Nearby Green Belt Land

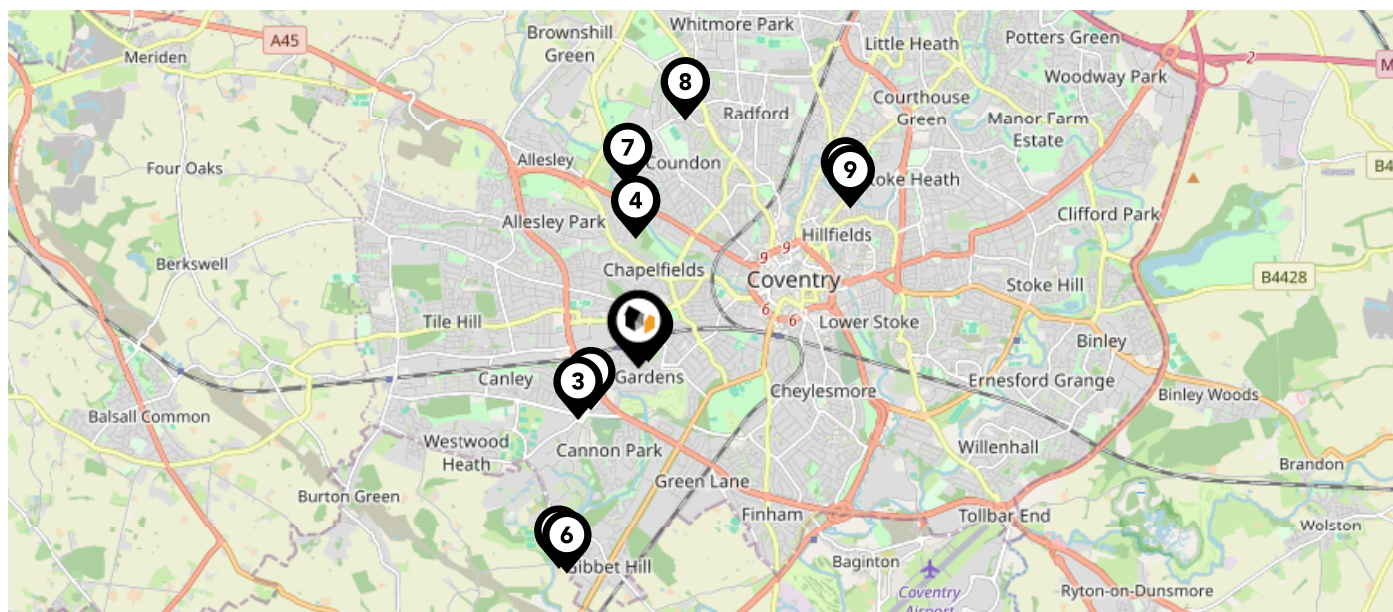
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

Maps

Landfill Sites



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



Nearby Landfill Sites

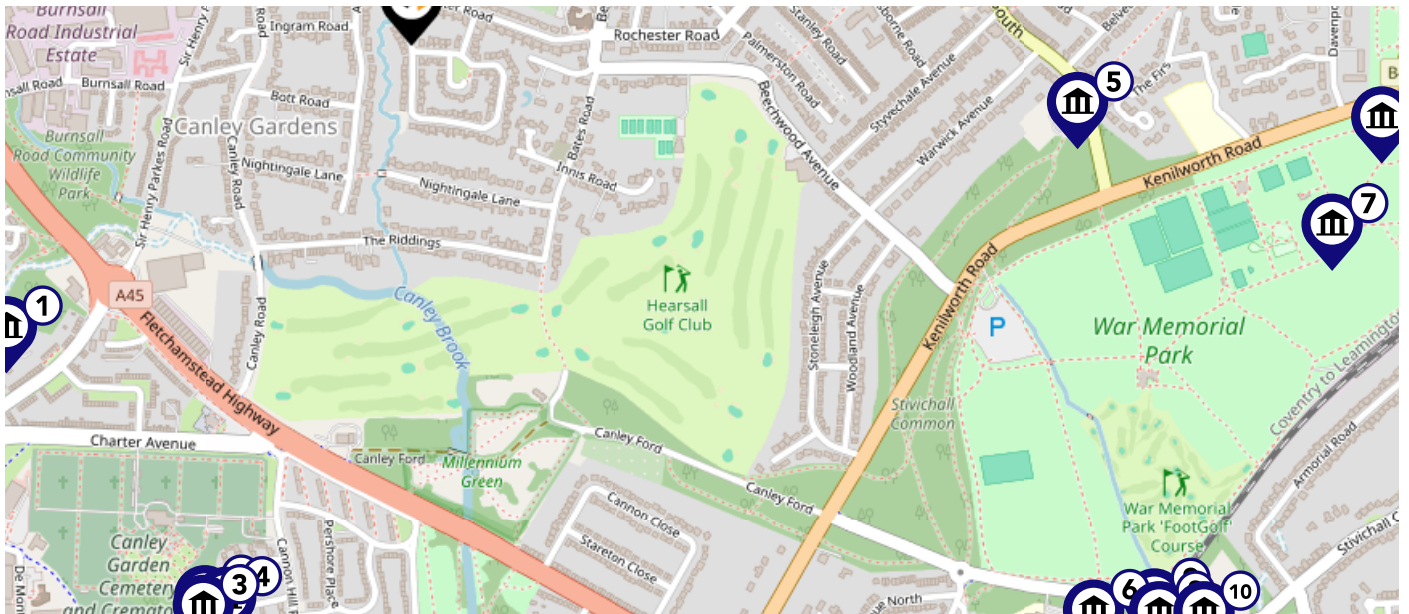
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
3	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
6	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
7	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
8	Kelmscote Road-Coudon, Coventry	Historic Landfill	<input type="checkbox"/>
9	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>
10	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill	<input type="checkbox"/>












Maps

Listed Buildings

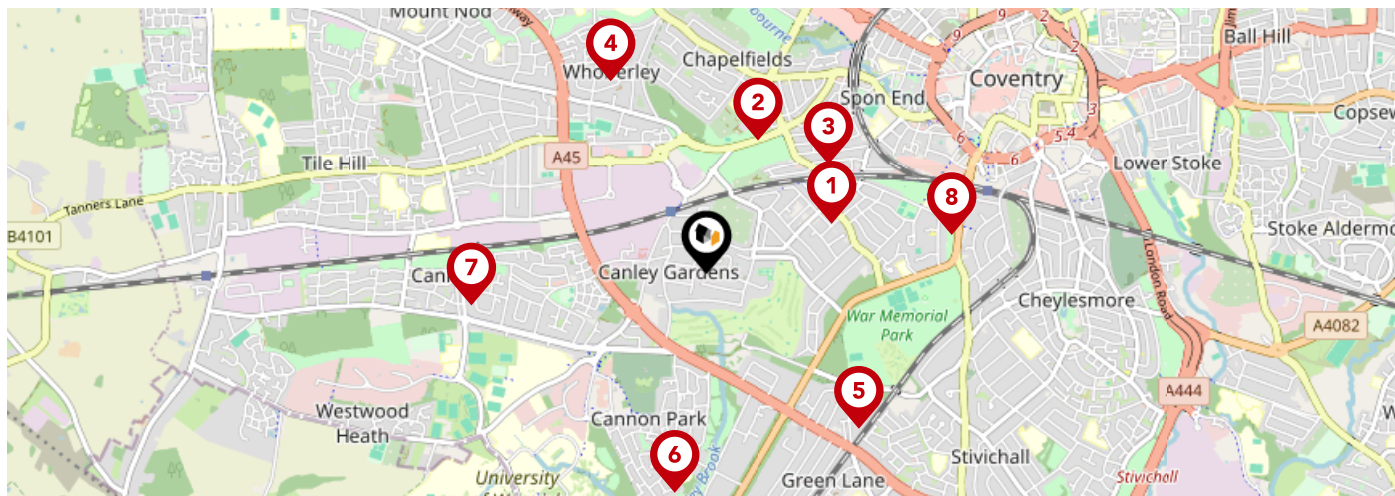


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



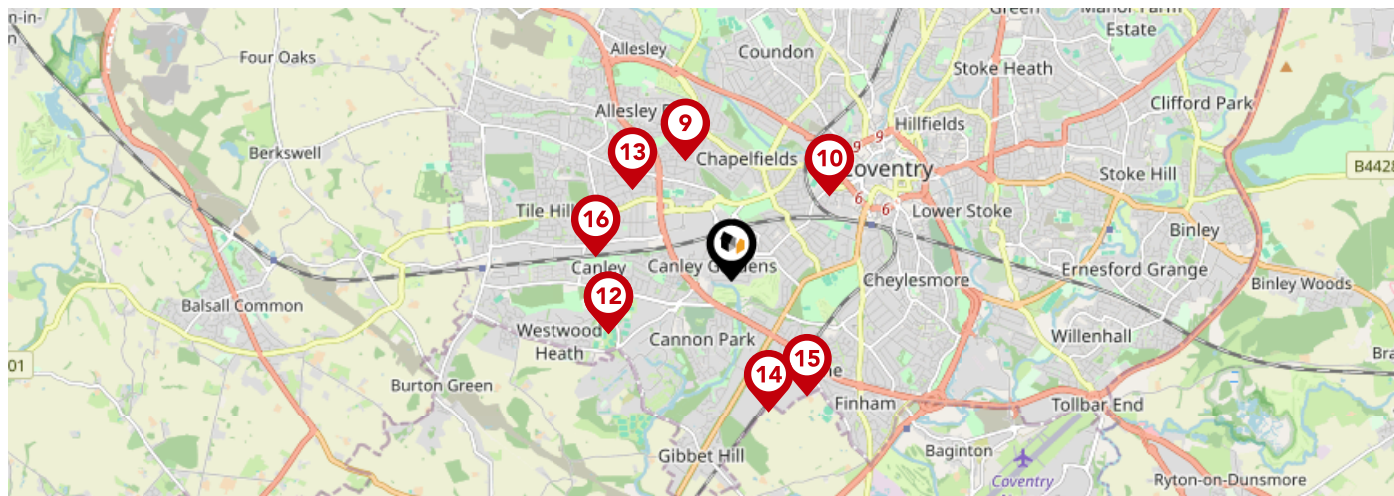
Listed Buildings in the local district	Grade	Distance
 1076627 - The Moat House The Moat House And Barn	Grade II	0.6 miles
 1138979 - Barn At Ivy Farm	Grade II	0.7 miles
 1342915 - Stables At Ivy Farm	Grade II	0.7 miles
 1076618 - Ivy Farmhouse	Grade II	0.7 miles
 1443610 - Earlsdon Drinking Fountain	Grade II	0.8 miles
 1265651 - Stivichall Animal Pound	Grade II	1.0 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	1.1 miles
 1076608 - Bridge Cottage	Grade II	1.1 miles
 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	1.1 miles
 1076607 - Smithy Cottage	Grade II	1.1 miles
 1342924 - Coat Of Arms Bridge	Grade II	1.1 miles

Area Schools



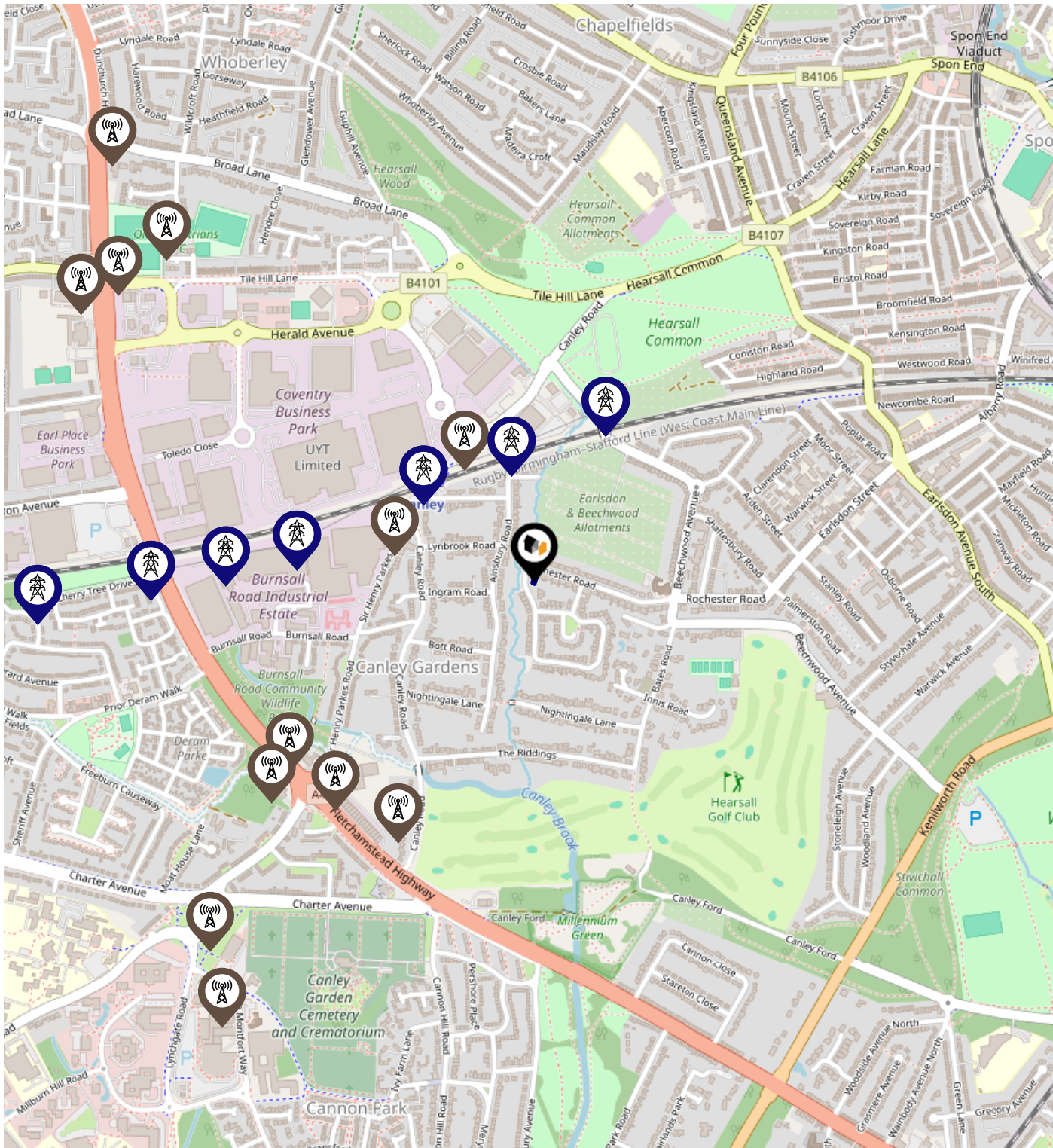
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	King Henry VIII School 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"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
9	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.26	<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

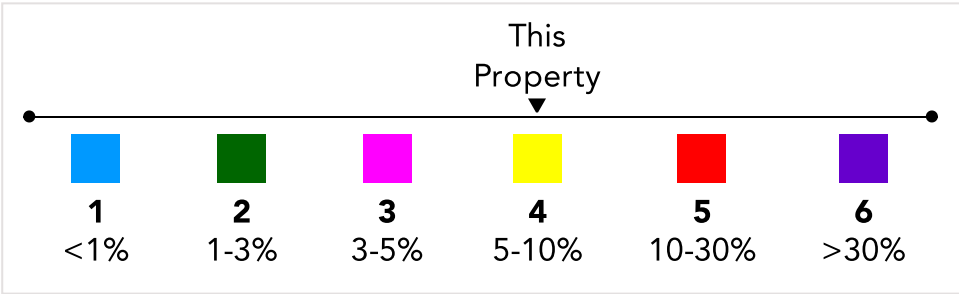
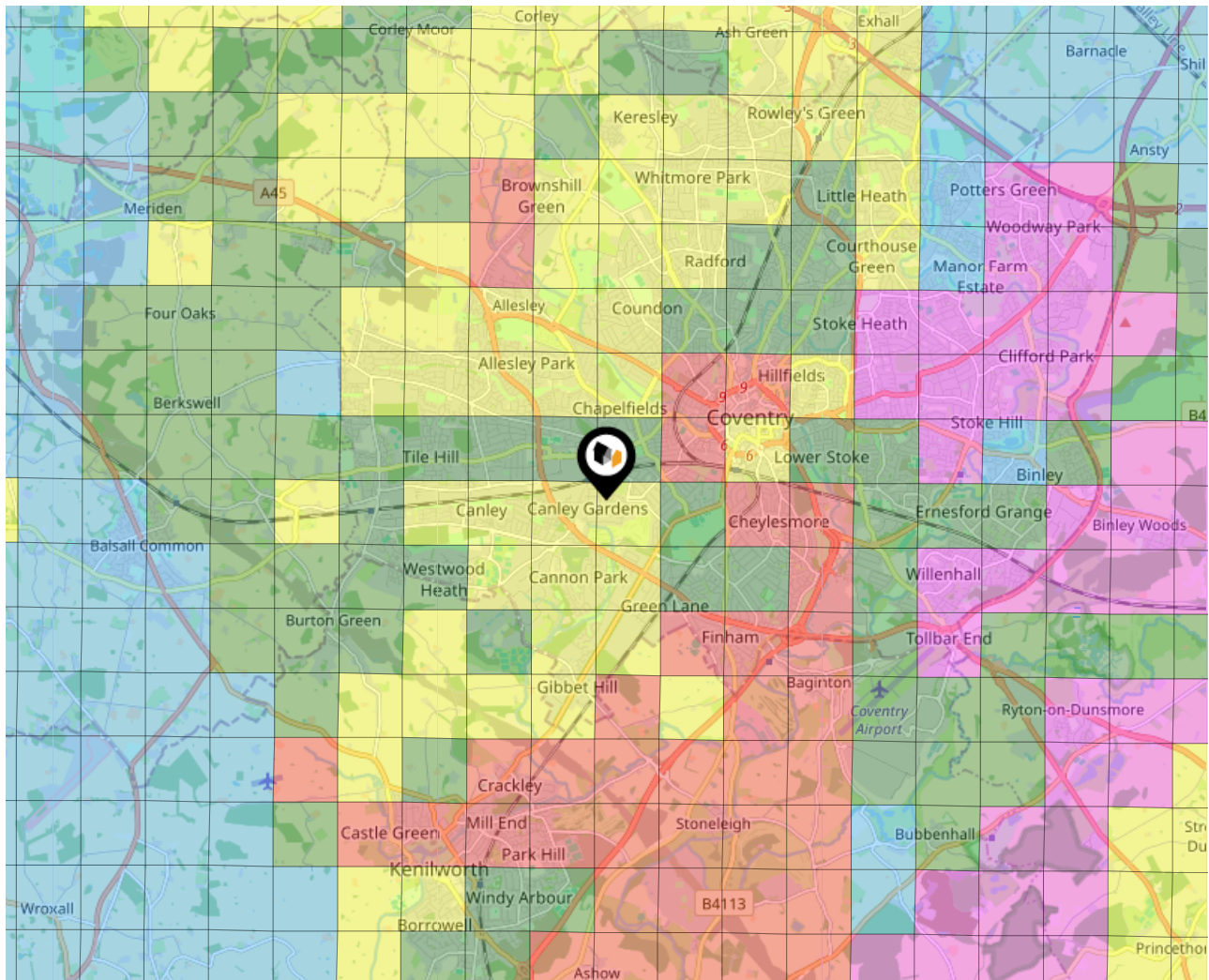
Environment

Radon Gas

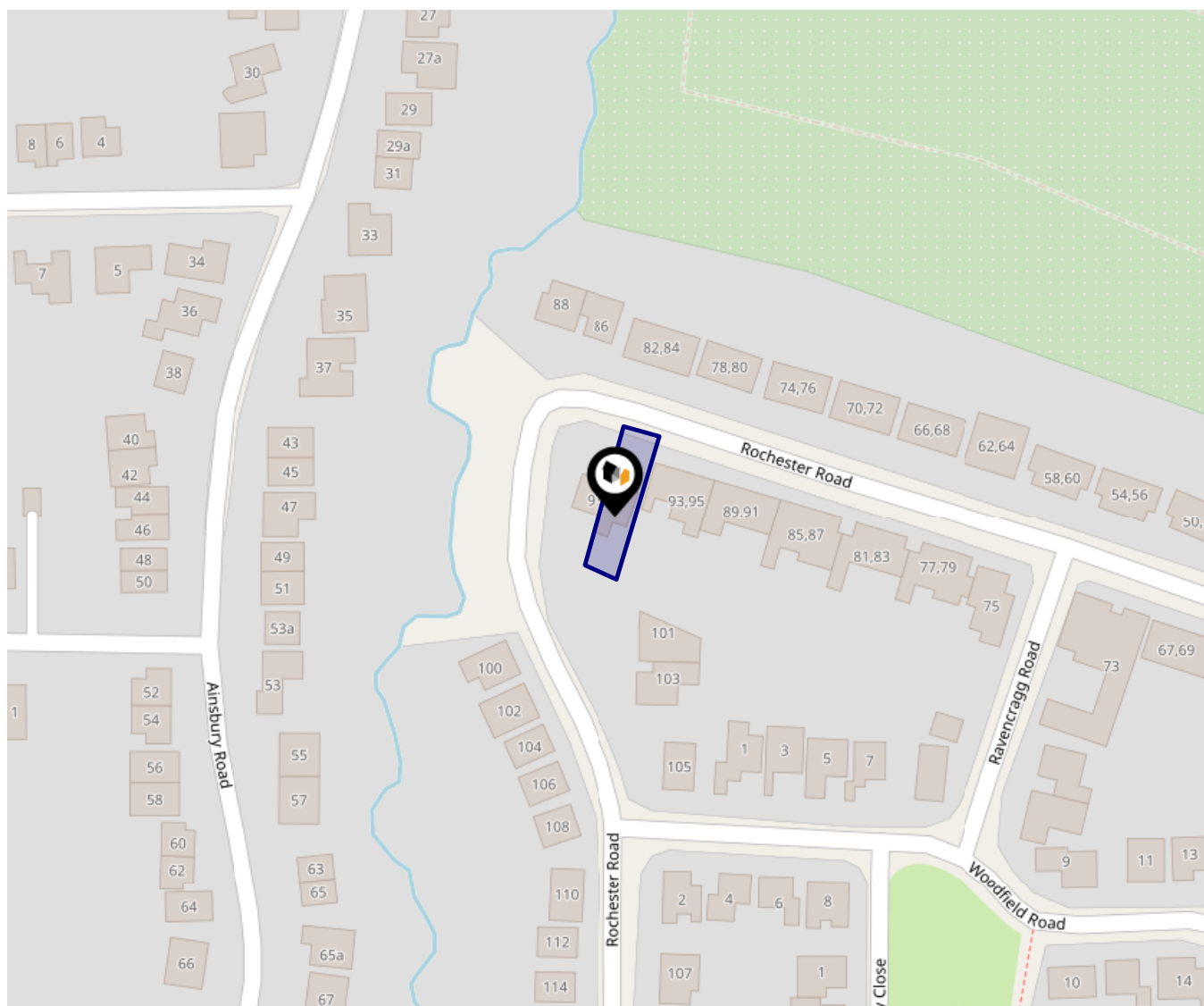


What is Radon?

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



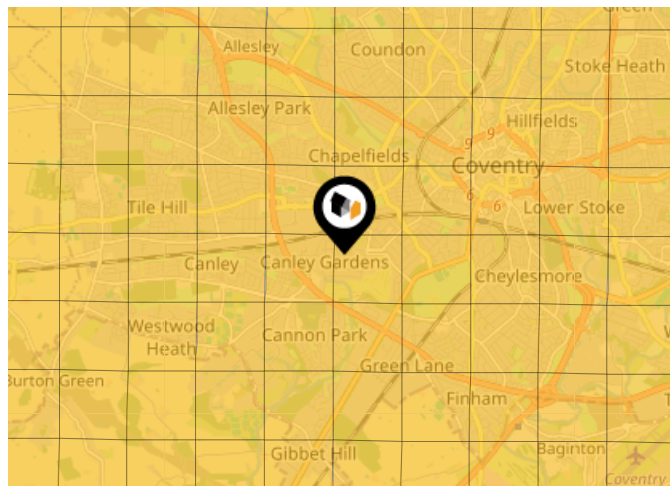
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

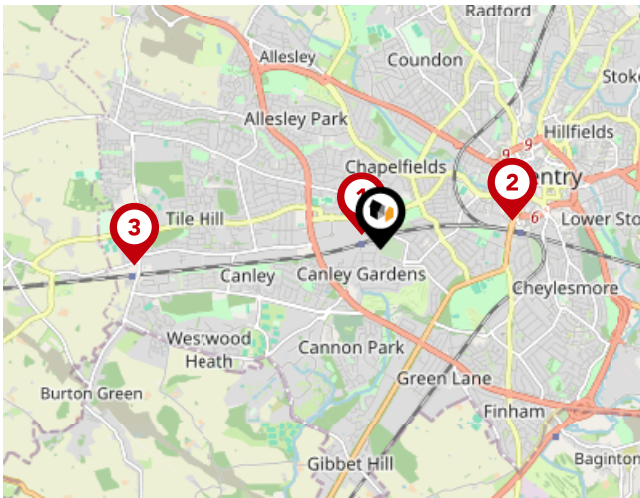


Primary Classifications (Most Common Clay Types)

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

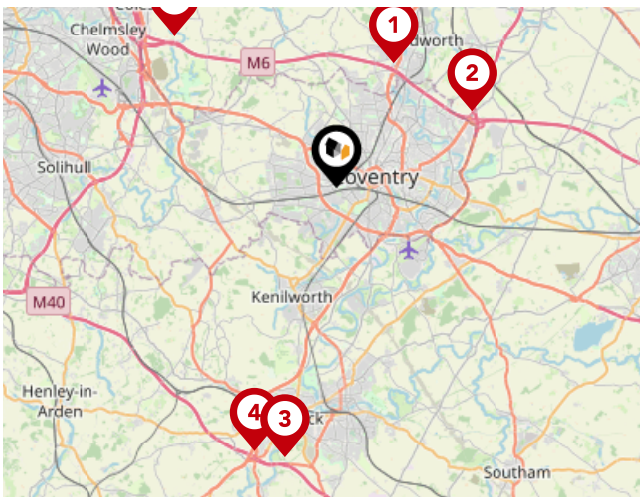
Area

Transport (National)



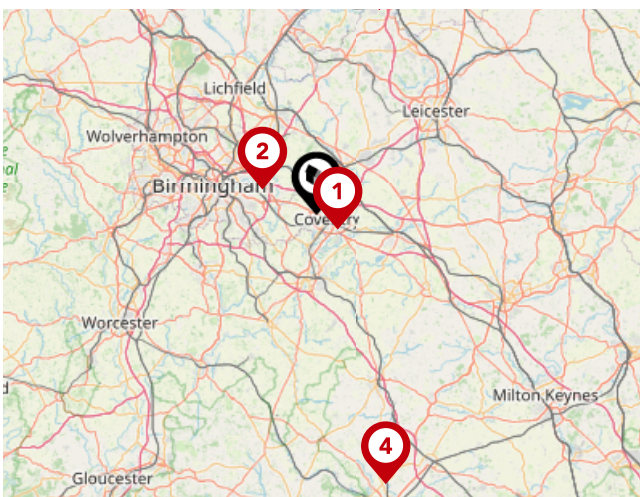
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.21 miles
2	Coventry Rail Station	1.21 miles
3	Tile Hill Rail Station	2.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5 miles
2	M6 J2	5.67 miles
3	M40 J14	9.91 miles
4	M40 J15	9.95 miles
5	M6 J3A	8.05 miles

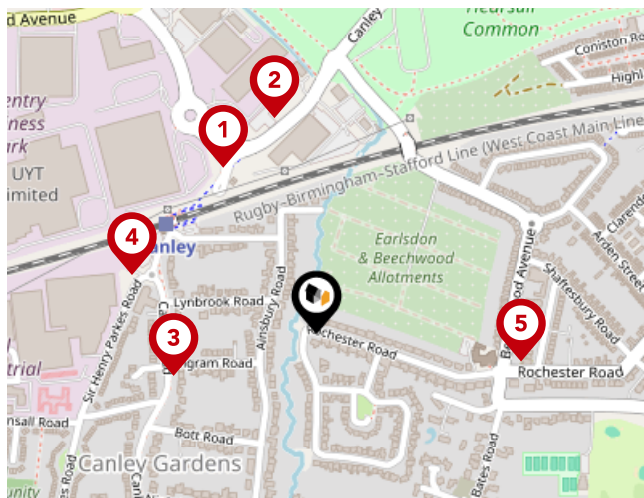


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.55 miles
2	Birmingham Airport	8.81 miles
3	East Mids Airport	31.01 miles
4	Kidlington	40.35 miles

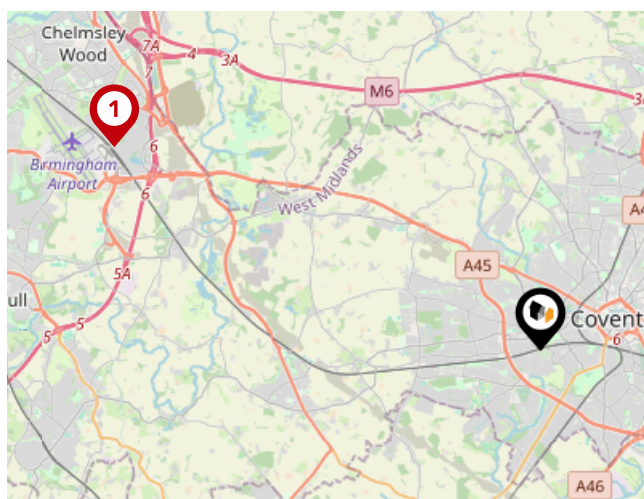
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Canley Station	0.22 miles
2	Canley Park & Ride	0.25 miles
3	Burnsall Rd	0.17 miles
4	Canley Rd	0.22 miles
5	Beechwood Court	0.23 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.53 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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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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