

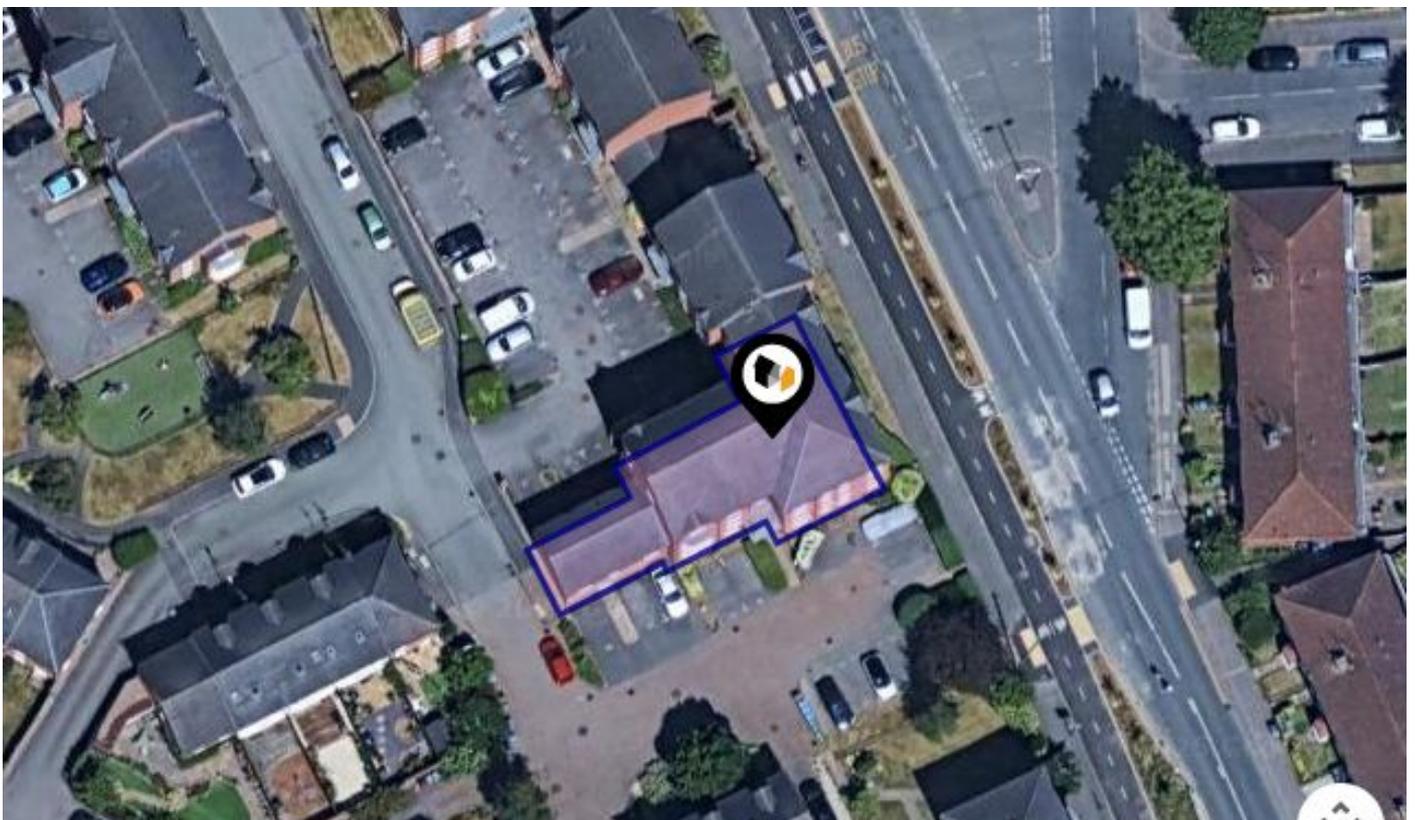
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd May 2025



DUCKHAM COURT, COVENTRY, CV6

Price Estimate : £150,000

Walmsley's The Way to Move

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

0330 1180062

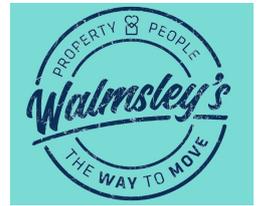
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A modern ground floor two bedroom apartment

Garage & allocated parking

Gas central heating & double glazing

Modern kitchen & bathroom

Main bedroom with fitted wardrobes

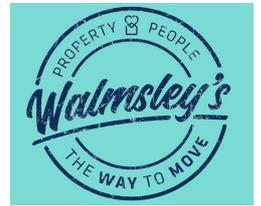
Spacious sitting dining room with bay window

Long lease (105 years remaining)

EPC RATING C, NO CHAIN, Total 591 Sq.Ft or 55 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:	Flat / Maisonette	Price Estimate:	£150,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	591 ft ² / 54 m ²	Start Date:	12/10/2006
Plot Area:	0.07 acres	End Date:	01/11/2130
Year Built :	2003-2006	Lease Term:	125 years from 1 November 2005
Council Tax :	Band B	Term Remaining:	105 years
Annual Estimate:	£1,877		
Title Number:	WM898147		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	1800 mb/s

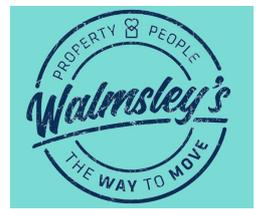
Mobile Coverage: (based on calls indoors)



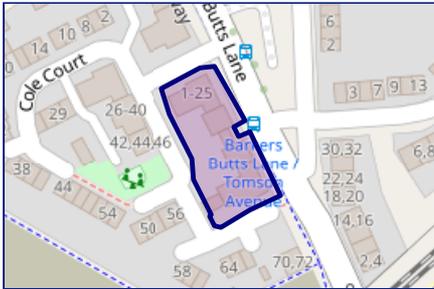
Satellite/Fibre TV Availability:



Property Multiple Title Plans

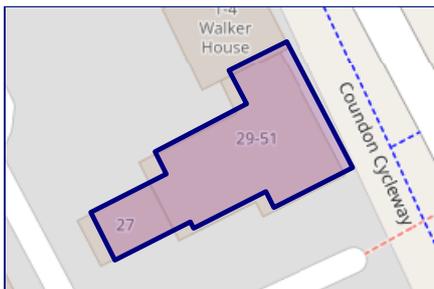


Freehold Title Plan



WM913249

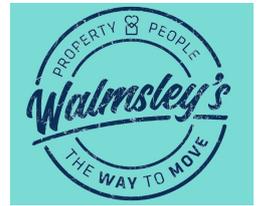
Leasehold Title Plan



WM898147

Start Date: 12/10/2006
End Date: 01/11/2130
Lease Term: 125 years from 1 November 2005
Term Remaining: 105 years

Market Sold in Street



51, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	08/11/2024	17/10/2006
Last Sold Price:	£135,000	£129,316

68, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	20/10/2024	01/11/2010	29/06/2007
Last Sold Price:	£290,000	£170,000	£196,650

58, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	29/08/2024	30/09/2014	08/05/2007
Last Sold Price:	£273,000	£166,000	£175,000

9, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	23/02/2024	17/11/2017	30/06/2006
Last Sold Price:	£136,000	£125,000	£133,000

7, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	28/04/2023	23/09/2016
Last Sold Price:	£118,000	£135,000

38, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	27/02/2023	12/01/2018	29/06/2007
Last Sold Price:	£137,000	£138,500	£135,000

35, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	05/12/2022	15/01/2016	10/10/2006
Last Sold Price:	£139,000	£125,000	£128,436

47, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	03/05/2022	27/07/2011	31/08/2006
Last Sold Price:	£155,000	£120,000	£145,950

23, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	14/02/2022	06/07/2018	30/06/2006
Last Sold Price:	£136,000	£130,000	£133,000

19, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	31/08/2021	18/08/2017	09/06/2006
Last Sold Price:	£131,000	£126,500	£136,752

44, Duckham Court, Coventry, CV6 1PZ

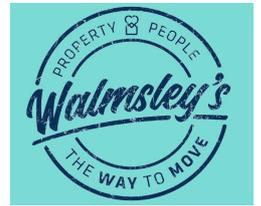
Last Sold Date:	10/12/2020	23/12/2008	16/03/2007
Last Sold Price:	£100,000	£100,000	£140,000

11, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	14/11/2019	26/05/2006
Last Sold Price:	£130,000	£136,752

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

Market Sold in Street



43, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 05/08/2019
Last Sold Price: £124,000

49, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	05/04/2019	18/09/2006
Last Sold Price:	£127,500	£133,000

32, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	23/10/2018	31/05/2007
Last Sold Price:	£132,500	£147,950

34, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	28/09/2018	23/03/2007
Last Sold Price:	£133,000	£114,750

66, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	20/08/2018	03/12/2015	29/06/2007
Last Sold Price:	£218,000	£179,550	£179,550

40, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	06/07/2018	17/05/2007
Last Sold Price:	£137,000	£132,000

17, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	20/04/2018	30/06/2006
Last Sold Price:	£130,000	£143,950

48, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	25/09/2017	20/12/2007
Last Sold Price:	£165,000	£160,000

42, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 11/08/2017
Last Sold Price: £135,000

25, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	05/07/2017	23/06/2006
Last Sold Price:	£135,500	£143,950

52, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	30/06/2017	28/06/2007
Last Sold Price:	£191,000	£171,000

16, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 09/06/2017
Last Sold Price: £140,000

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

Market Sold in Street



30, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	02/09/2016	31/05/2005
Last Sold Price:	£126,500	£135,000

6, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	19/08/2016	30/03/2007
Last Sold Price:	£127,500	£155,000

5, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	30/03/2016	12/05/2006
Last Sold Price:	£121,000	£135,250

56, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	22/01/2016	30/03/2007
Last Sold Price:	£172,500	£175,000

54, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	17/07/2015	04/05/2007
Last Sold Price:	£165,000	£199,000

45, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	01/09/2014	08/12/2006
Last Sold Price:	£118,000	£143,684

31, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	20/08/2013	17/02/2012	01/09/2006
Last Sold Price:	£115,000	£113,000	£149,950

27, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	08/04/2011	17/08/2006
Last Sold Price:	£107,000	£124,950

26, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	28/12/2007
Last Sold Price:	£121,500

4, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	20/12/2007
Last Sold Price:	£122,250

74, Duckham Court, Coventry, CV6 1PZ

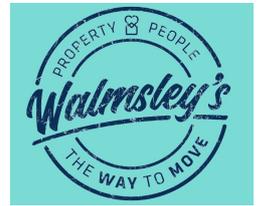
Last Sold Date:	01/11/2007
Last Sold Price:	£131,750

72, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	30/10/2007
Last Sold Price:	£131,750

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

Market Sold in Street



70, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 30/10/2007
Last Sold Price: £131,750

50, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 19/10/2007
Last Sold Price: £187,000

60, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 28/09/2007
Last Sold Price: £182,000

1, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	30/06/2007	30/06/2006
Last Sold Price:	£125,000	£125,000

21, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 30/06/2007
Last Sold Price: £125,000

46, Duckham Court, Coventry, CV6 1PZ

Last Sold Date:	29/06/2007	16/03/2007
Last Sold Price:	£136,500	£141,550

62, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 27/06/2007
Last Sold Price: £172,500

28, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 15/06/2007
Last Sold Price: £133,500

36, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 30/03/2007
Last Sold Price: £140,553

64, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 28/02/2007
Last Sold Price: £178,000

3, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 06/12/2006
Last Sold Price: £146,000

33, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 27/10/2006
Last Sold Price: £129,316

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

Market Sold in Street



39, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 13/10/2006
Last Sold Price: £129,316

29, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 13/10/2006
Last Sold Price: £131,956

37, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 22/09/2006
Last Sold Price: £136,000

22, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 04/09/2006
Last Sold Price: £127,000

41, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 25/08/2006
Last Sold Price: £137,193

15, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 26/05/2006
Last Sold Price: £145,000

2, Duckham Court, Coventry, CV6 1PZ

Last Sold Date: 21/12/2005
Last Sold Price: £119,999

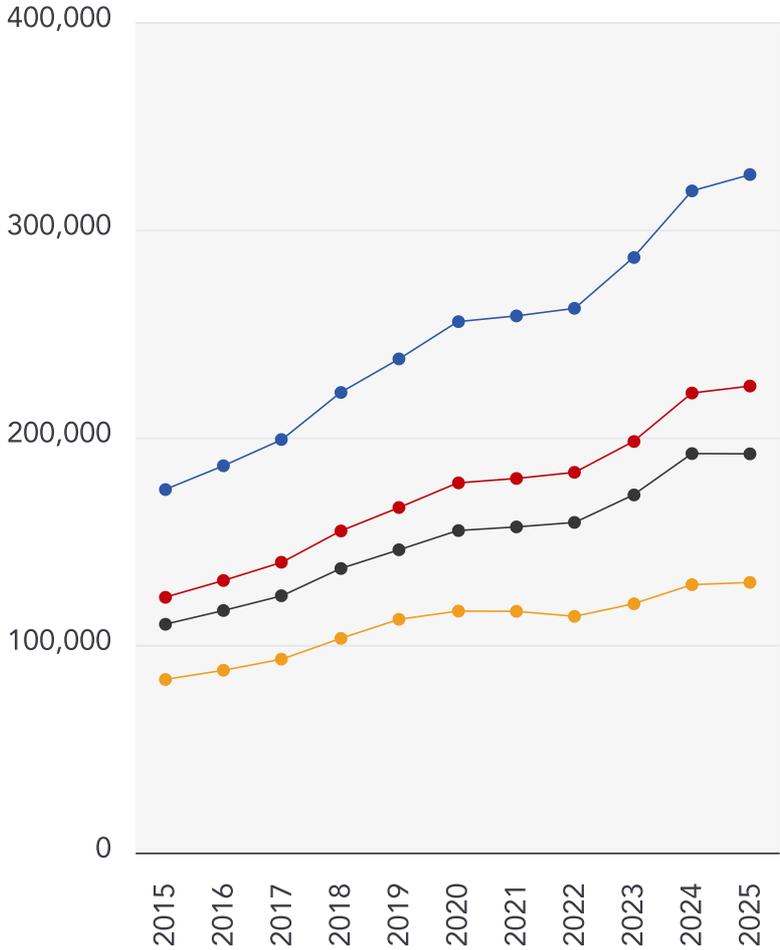
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

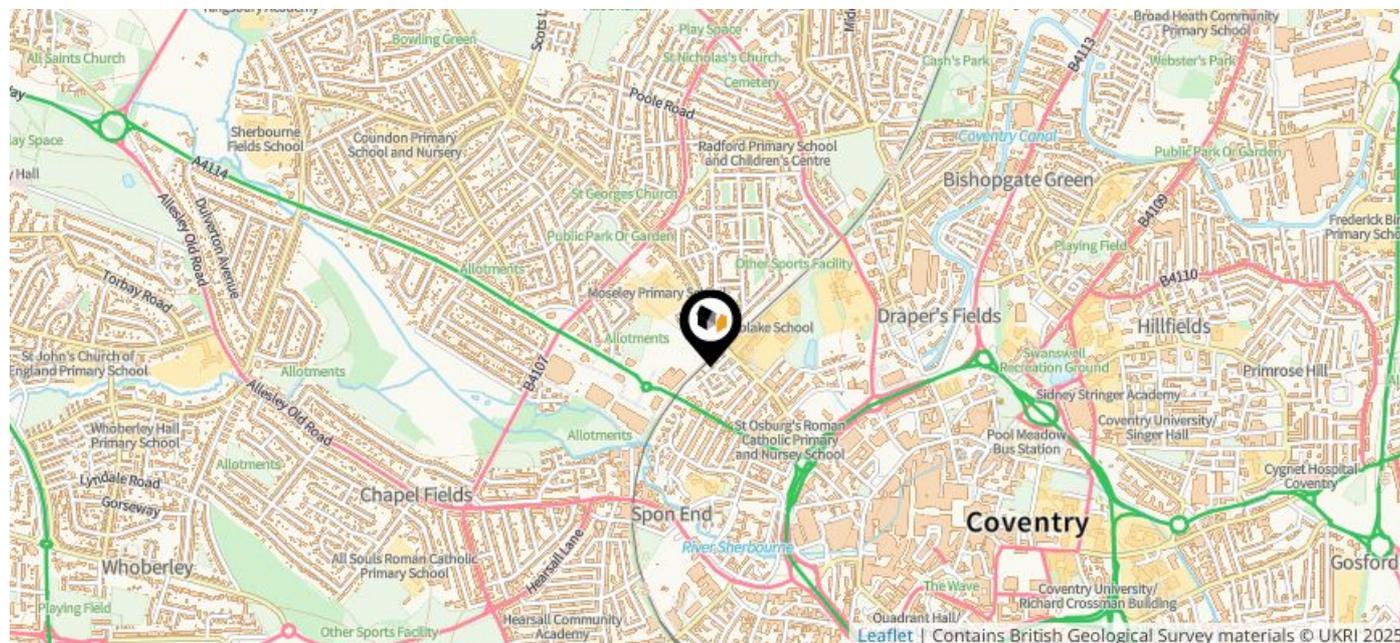
+56.09%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

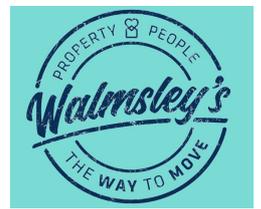
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

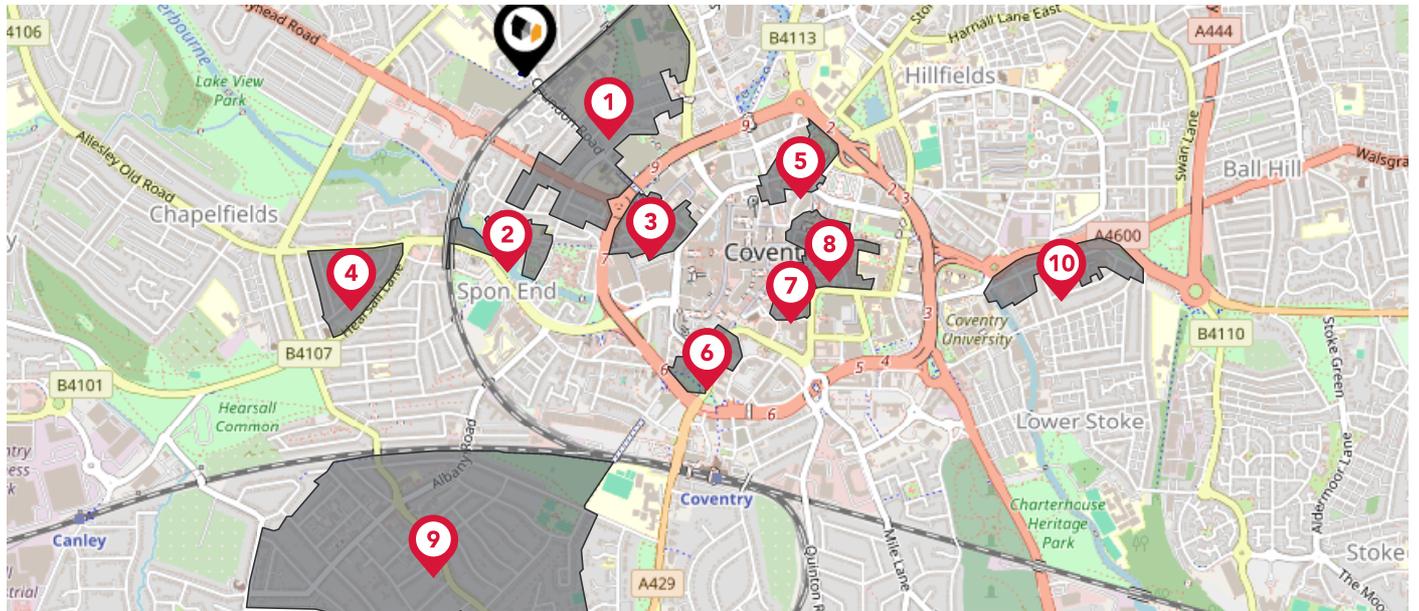
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

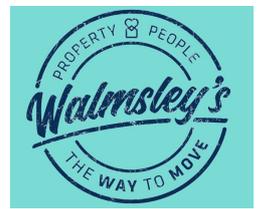


Nearby Conservation Areas

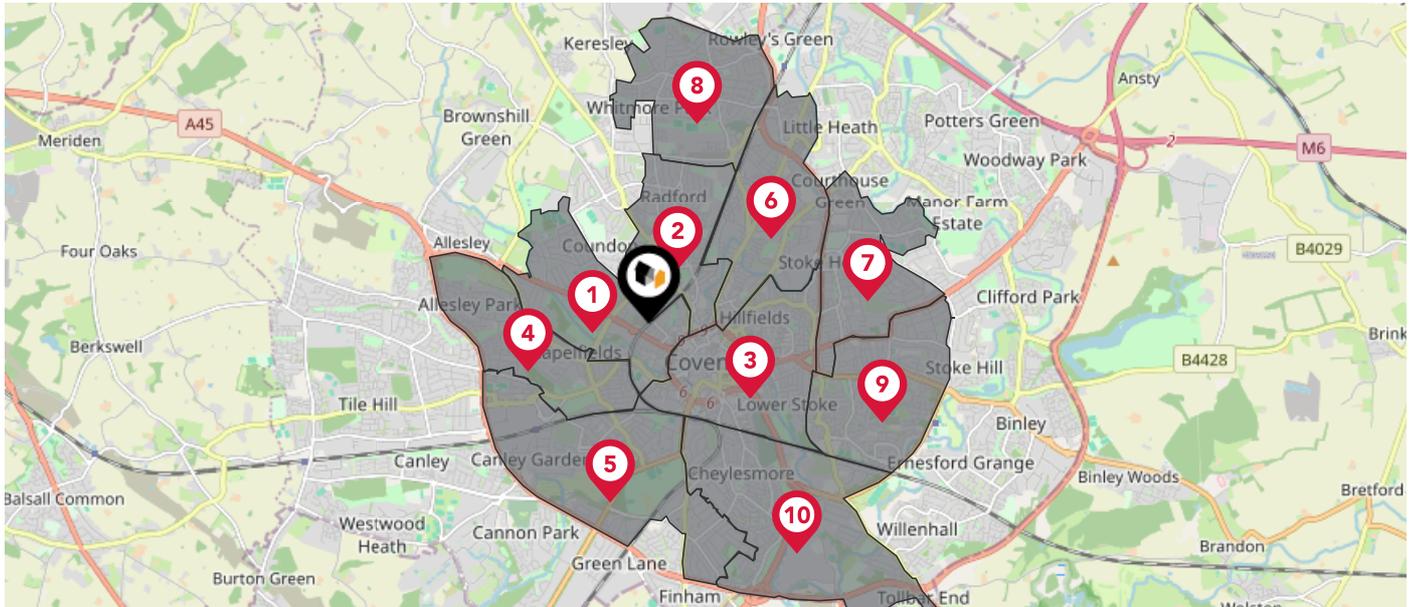
-  Naul's Mill
-  Spon End
-  Spon Street
-  Chapelfields
-  Lady Herbert's Garden
-  Greyfriars Green
-  High Street
-  Hill Top and Cathedral
-  Earlsdon
-  Far Gosford Street

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

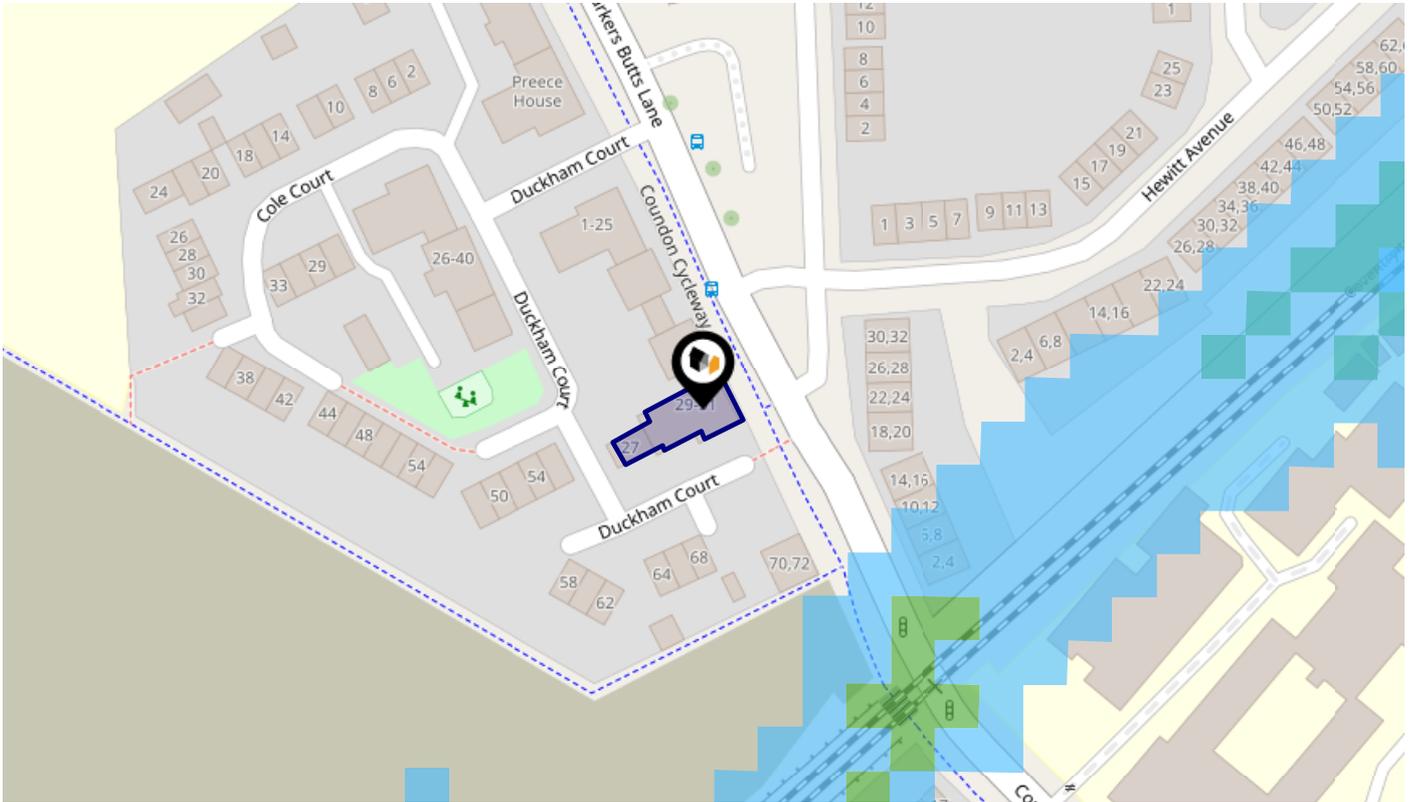
- 1 Sherbourne Ward
- 2 Radford Ward
- 3 St. Michael's Ward
- 4 Whoberley Ward
- 5 Earlsdon Ward
- 6 Foleshill Ward
- 7 Upper Stoke Ward
- 8 Holbrook Ward
- 9 Lower Stoke Ward
- 10 Cheylesmore Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

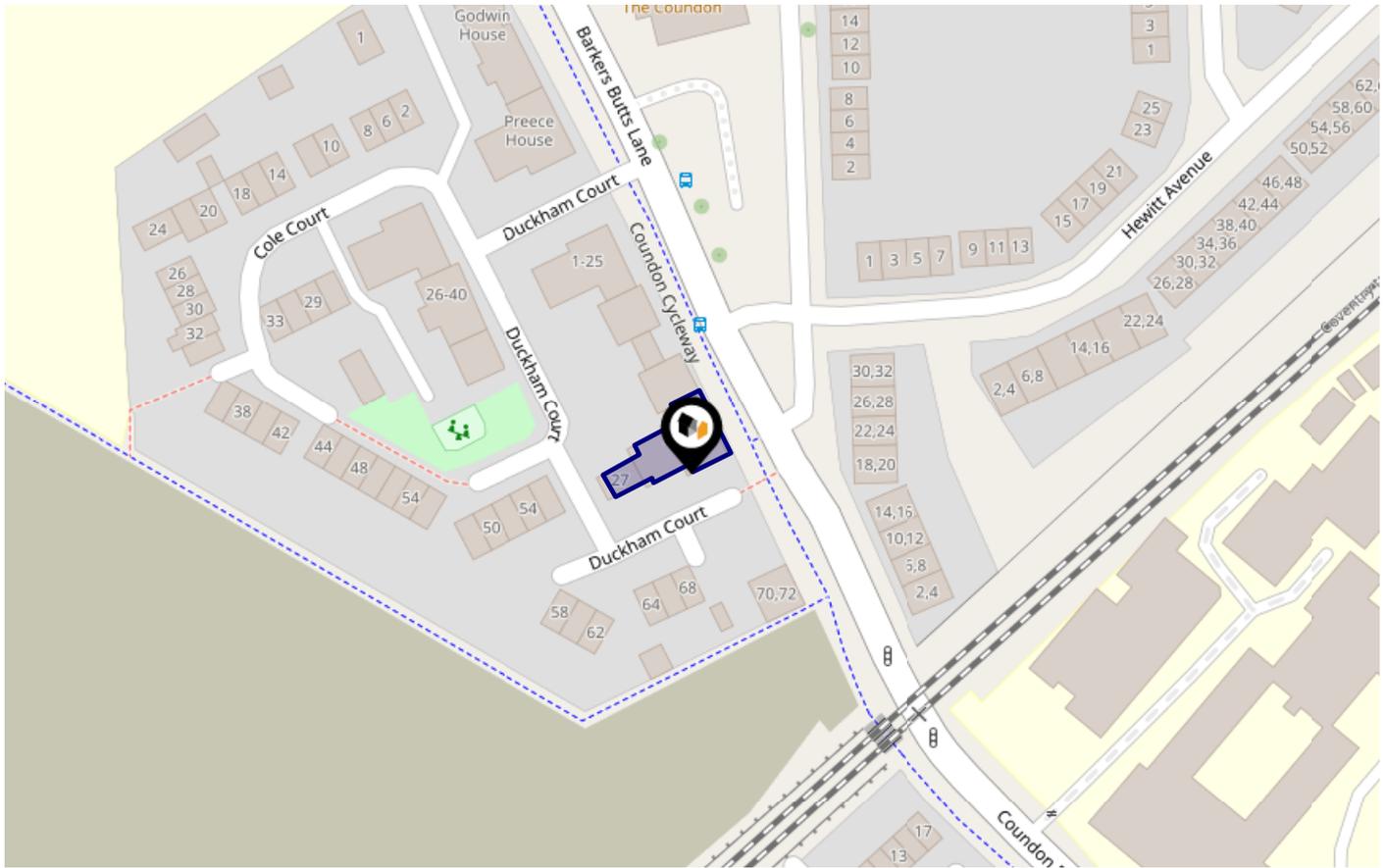
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

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

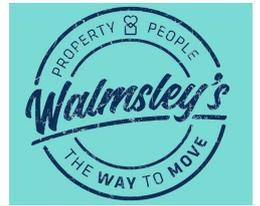
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.25%)**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

Chance of flooding to the following depths at this property:

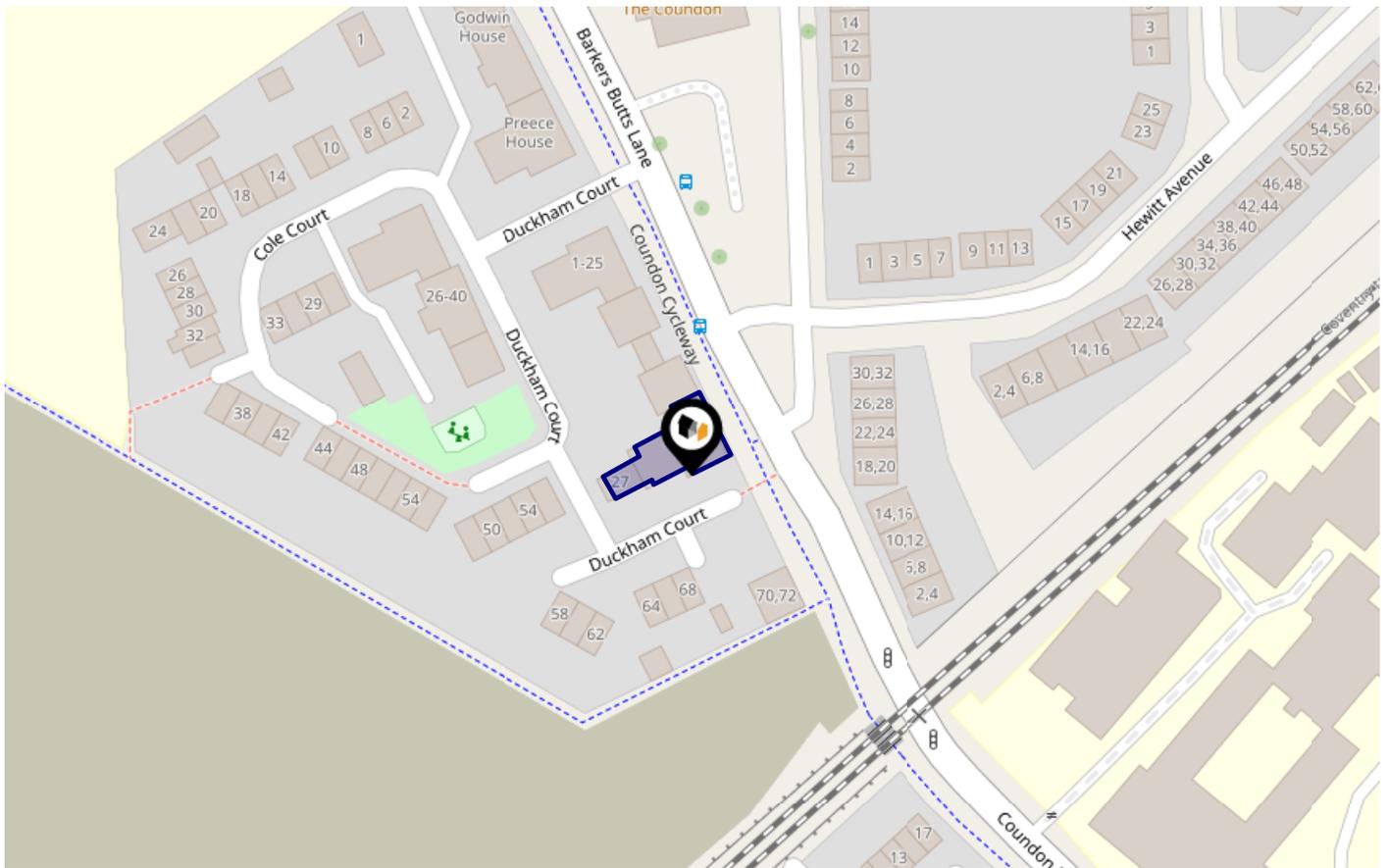


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

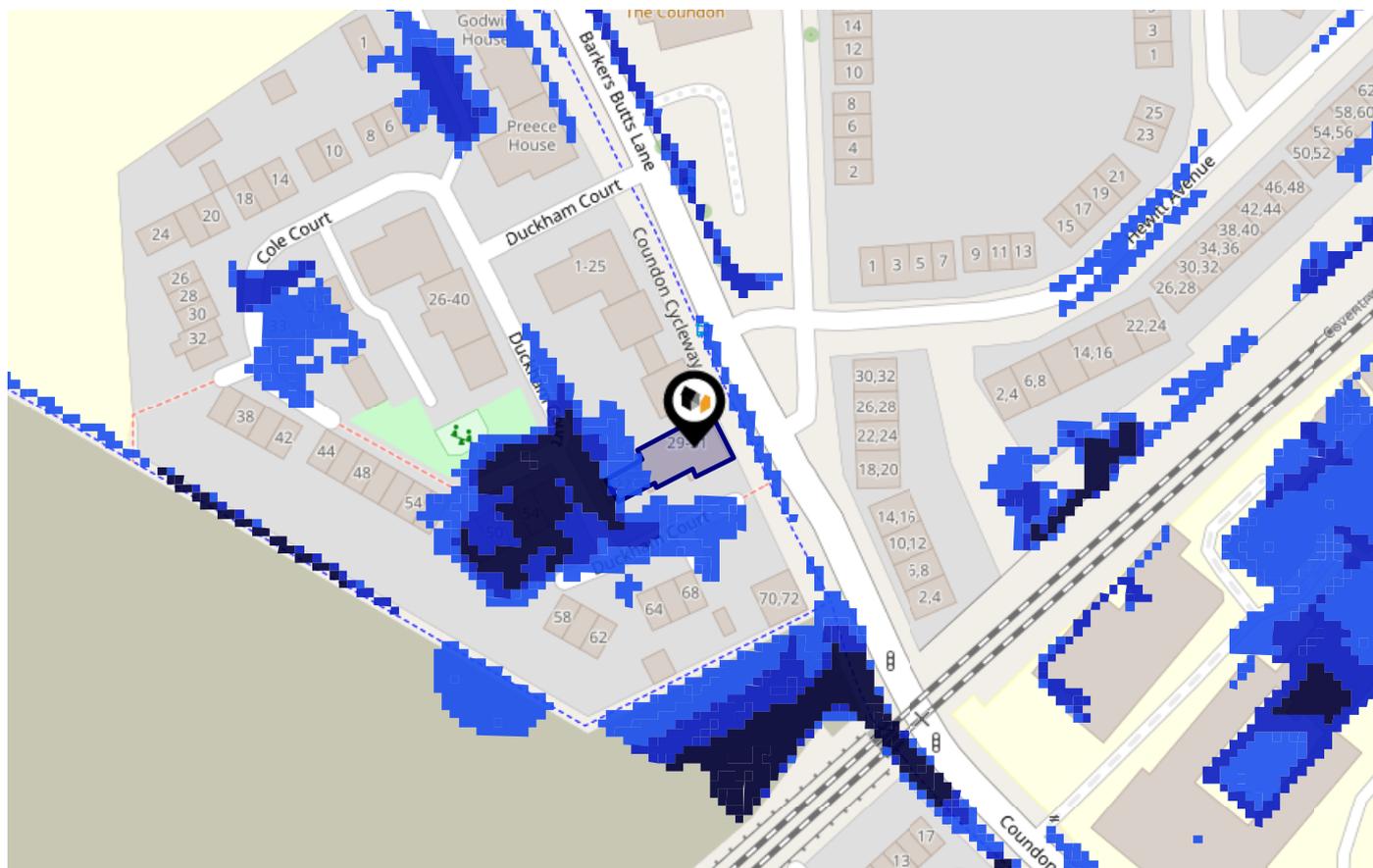


Flood Risk

Surface Water - Flood Risk



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

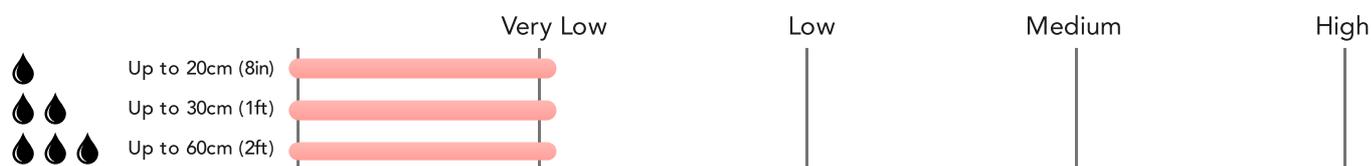


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

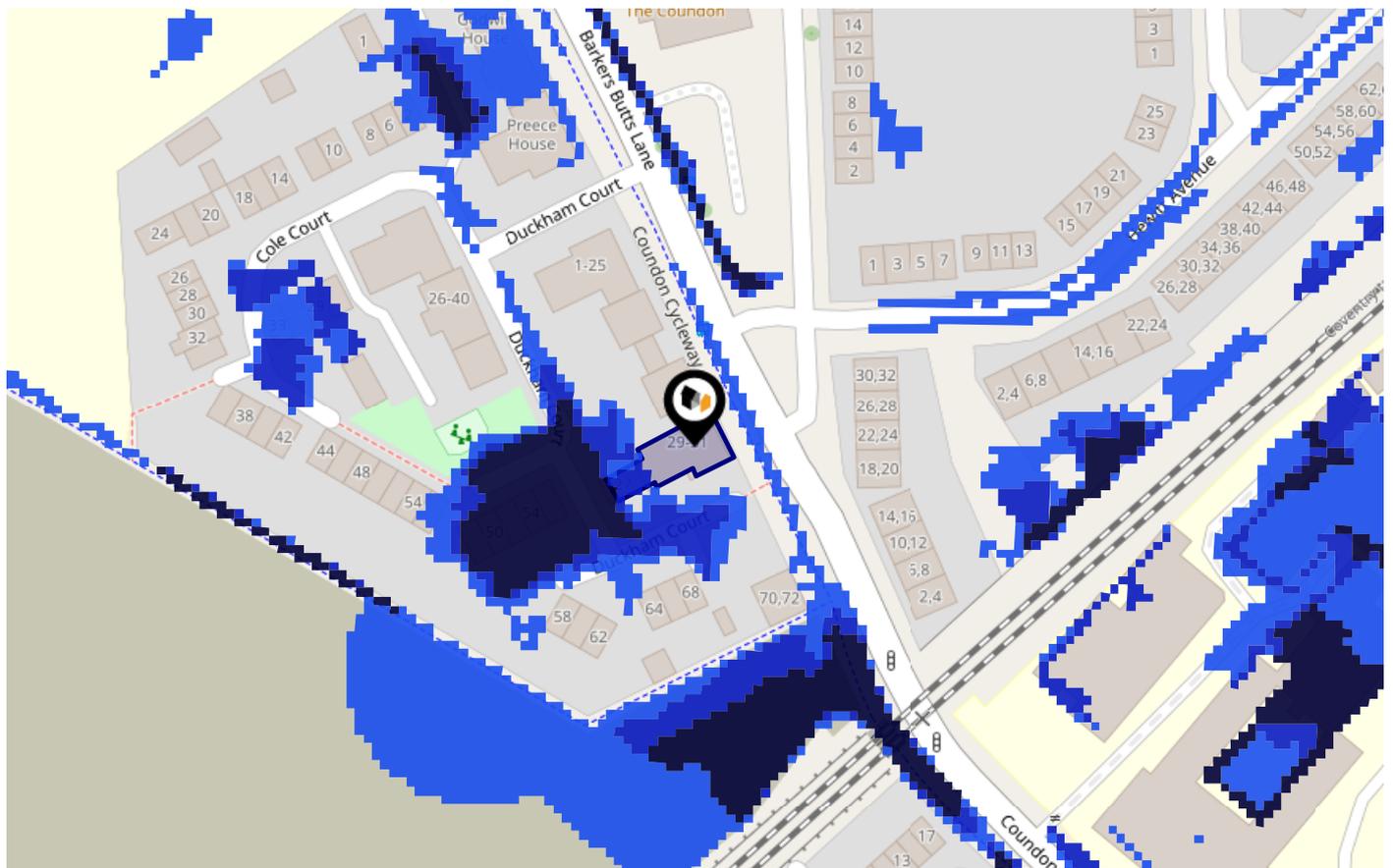


Flood Risk

Surface Water - Climate Change



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



Risk Rating: Very low

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

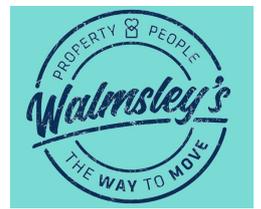
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths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

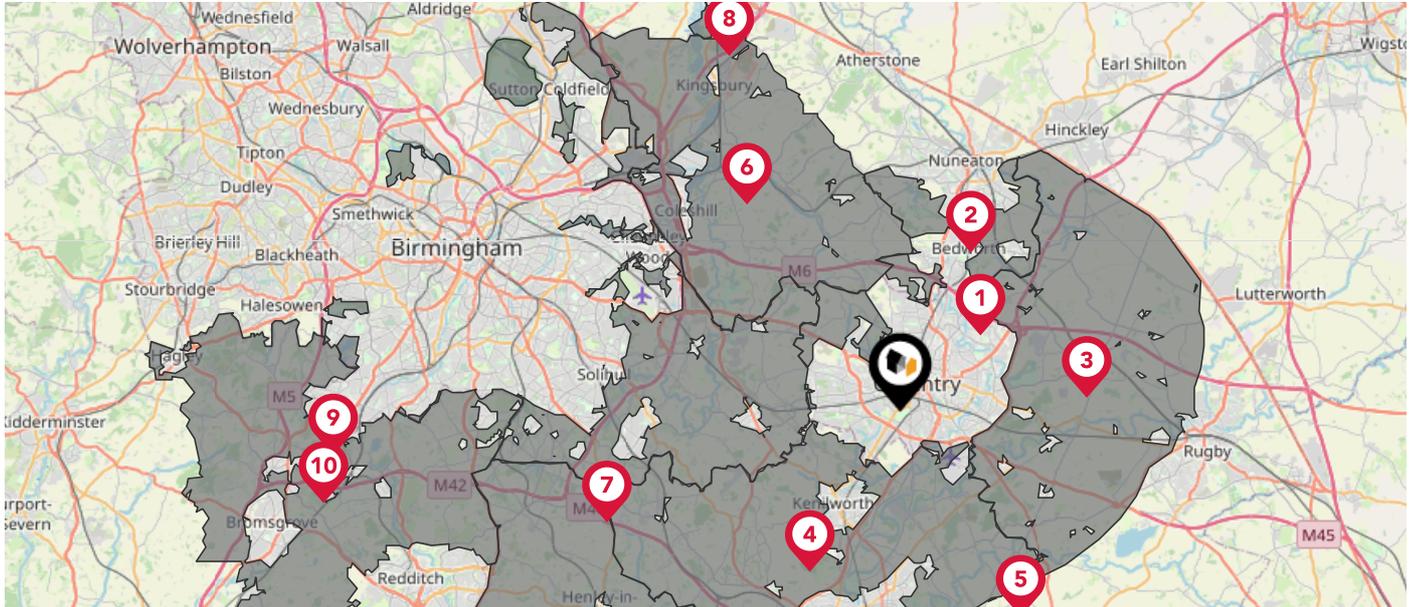


Maps

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 - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Warwick
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham Green Belt - Tamworth
- 9 Birmingham Green Belt - Birmingham
- 10 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.

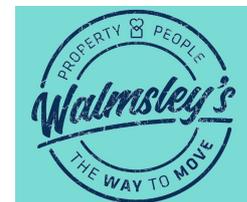


Nearby Landfill Sites

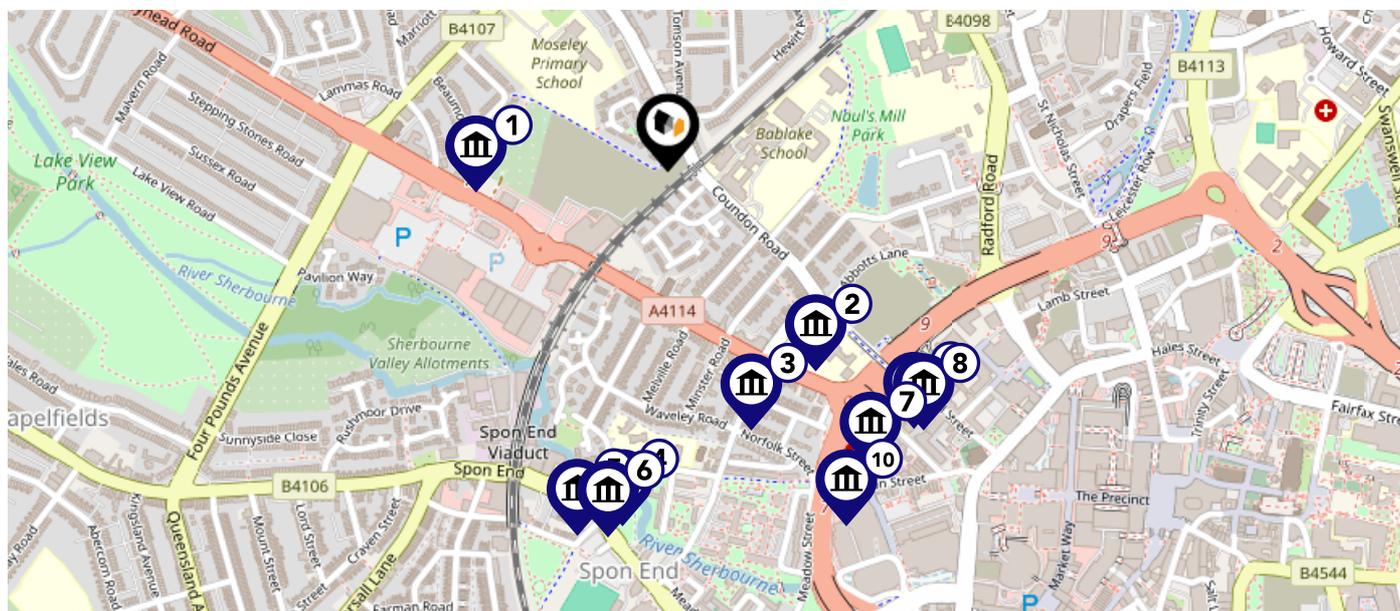
1	Holyhead Road-Coundon, Coventry	Historic Landfill
2	Hearsall Common-Whoberley, Coventry	Historic Landfill
3	Coundon Social Club-Coundon, Coventry	Historic Landfill
4	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
5	Midland Brickworks-Stoney Stanton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

Maps

Listed Buildings

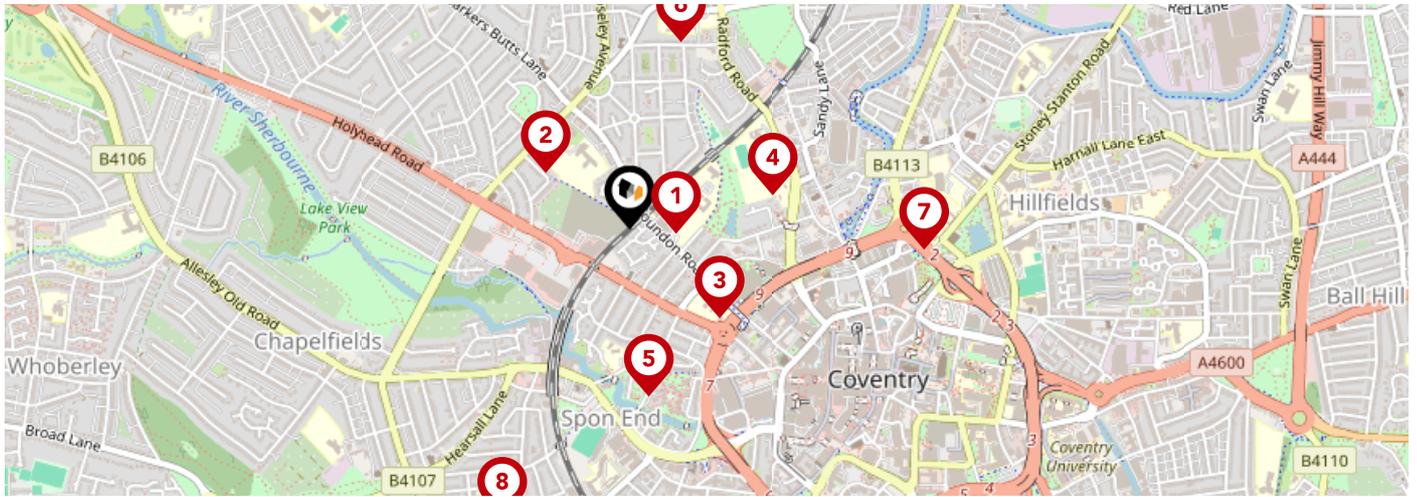
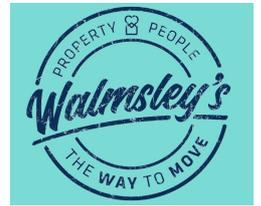


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



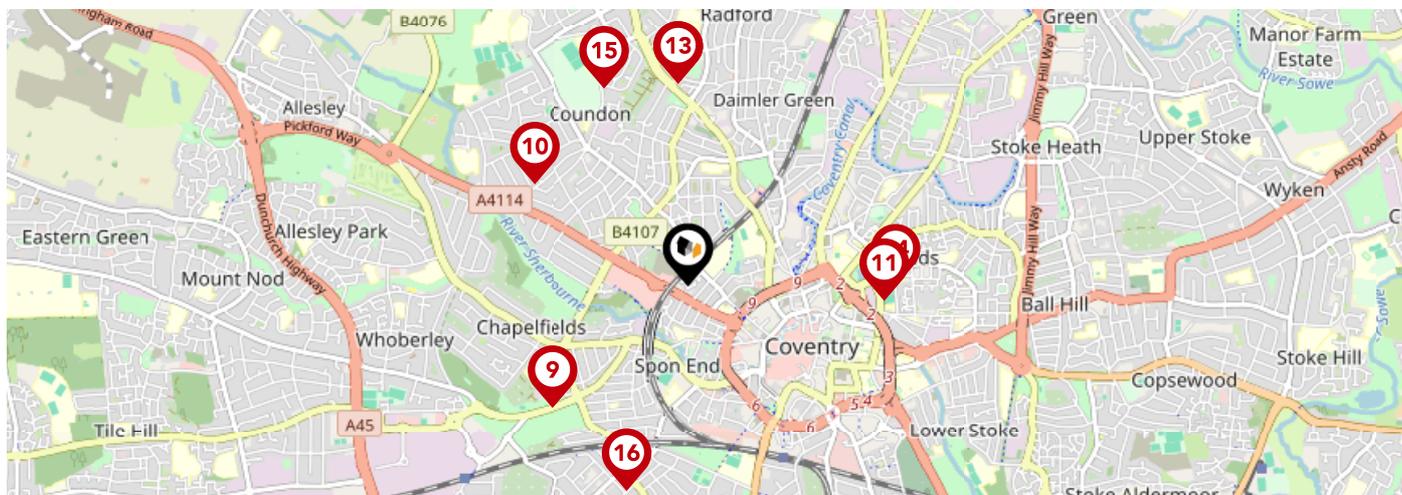
Listed Buildings in the local district	Grade	Distance
 1076662 - St Catherine's Well	Grade II	0.2 miles
 1342912 - Roman Catholic Church Of St Osburg	Grade II	0.3 miles
 1393332 - Coventry Synagogue And Rabbi's House	Grade II	0.3 miles
 1342909 - Chapel Of St James And St Christopher	Grade II	0.4 miles
 1335864 - 107-110, Spon End	Grade II	0.4 miles
 1076603 - Spon Bridge	Grade II	0.4 miles
 1076626 - 25-29 (odd) Lower Holyhead Road	Grade II	0.4 miles
 1076598 - 1 And 3 Ryley Street	Grade II	0.4 miles
 1076614 - 34-44 (even) Hill Street	Grade II	0.4 miles
 1086955 - 159-162 Spon Street	Grade II	0.4 miles

Area Schools



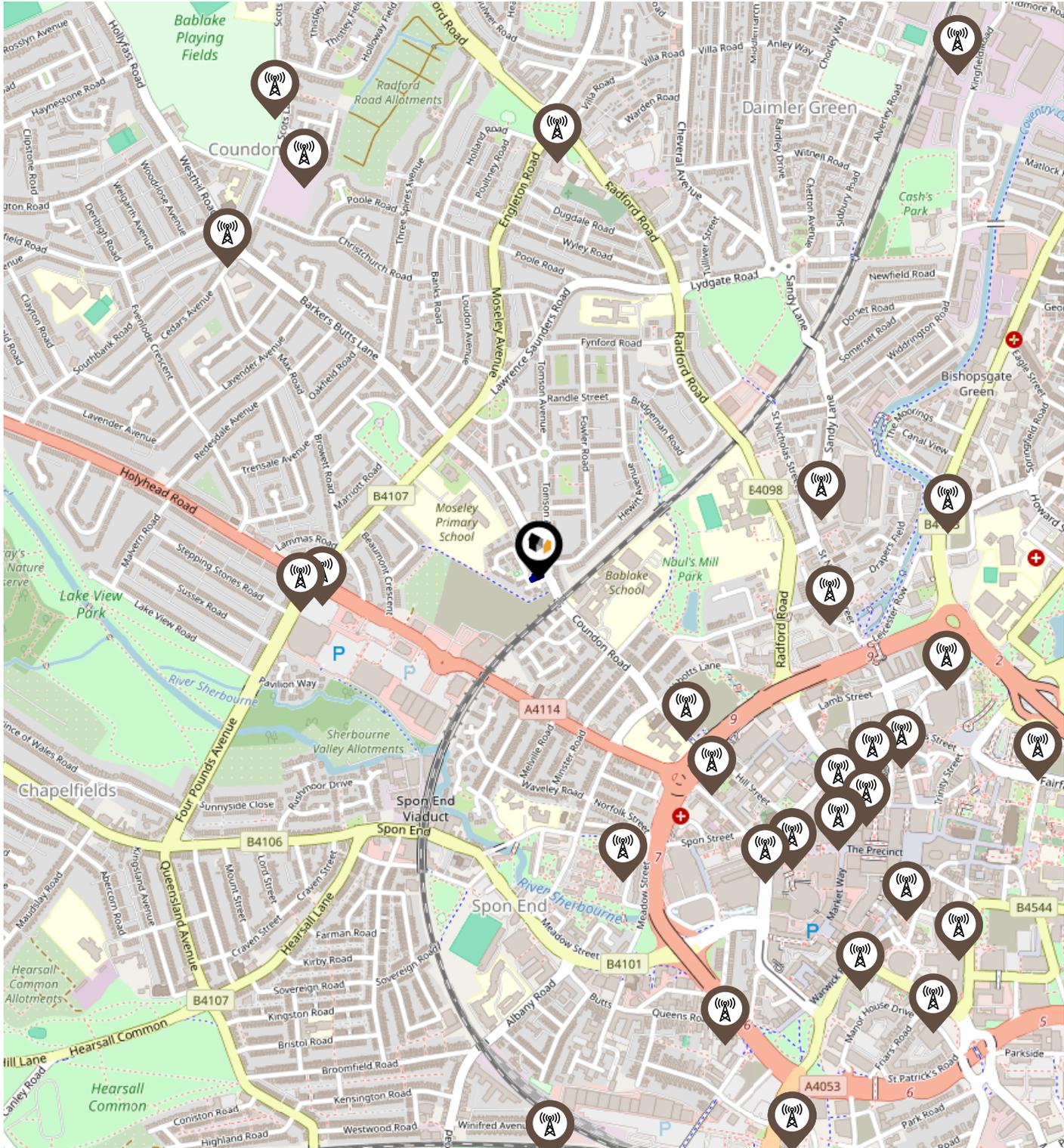
		Nursery	Primary	Secondary	College	Private
1	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidney Stringer Primary Academy Ofsted Rating: Outstanding Pupils: 425 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.97	<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

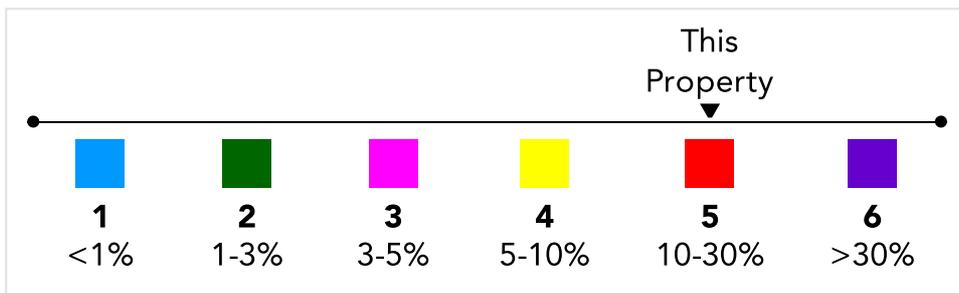
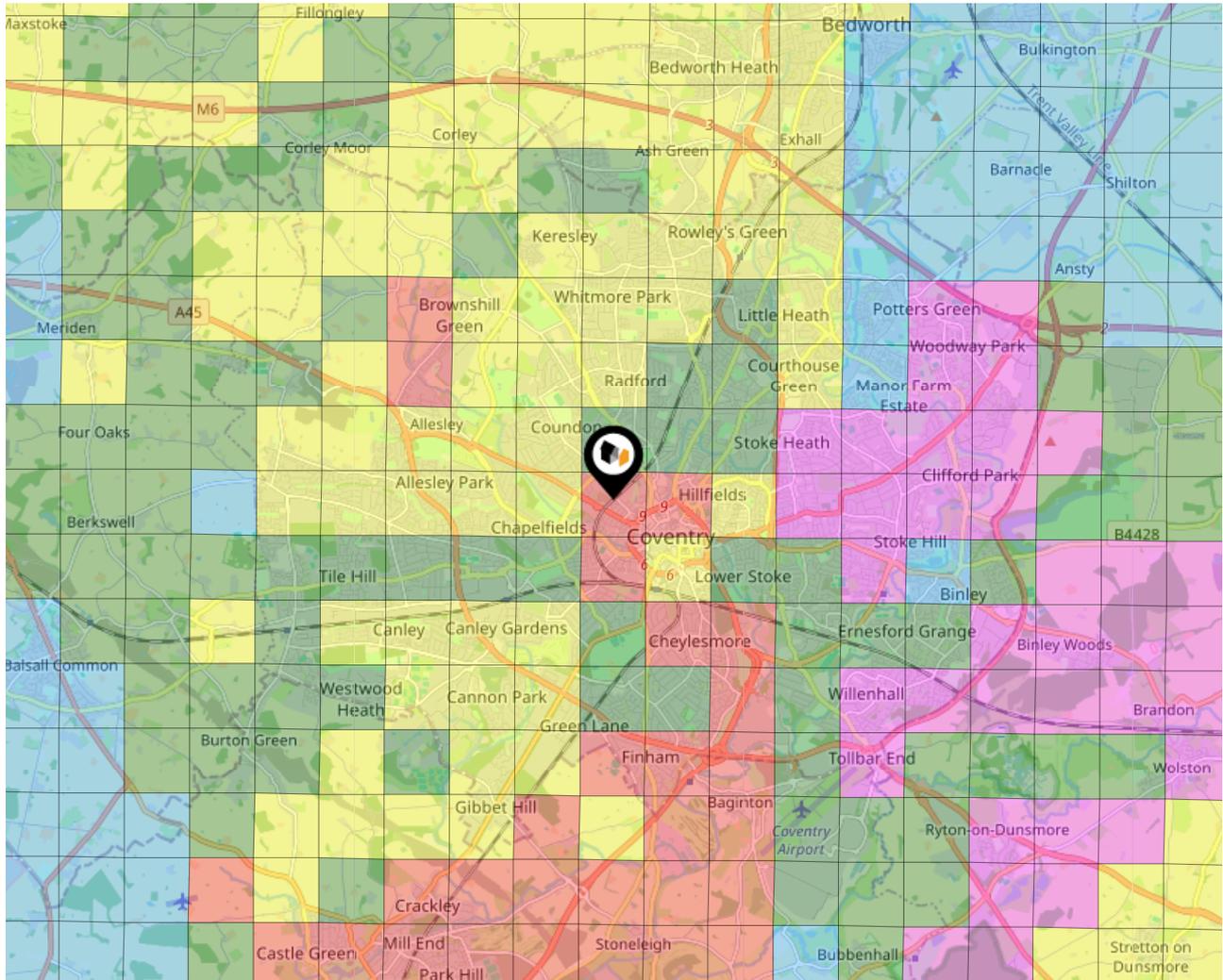
Environment

Radon Gas

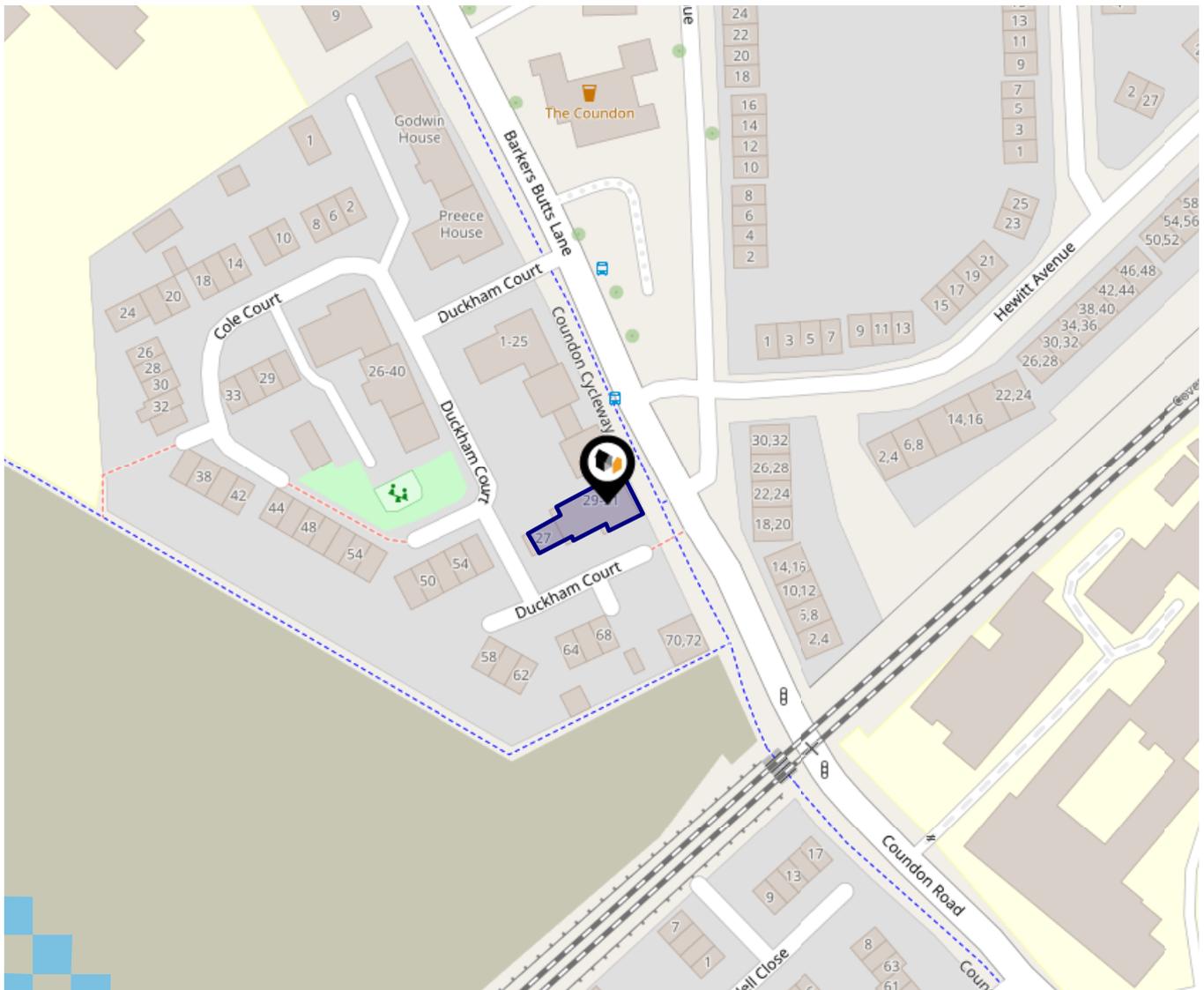
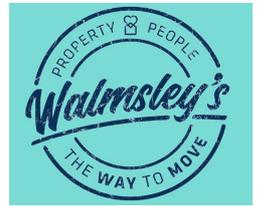


What is Radon?

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



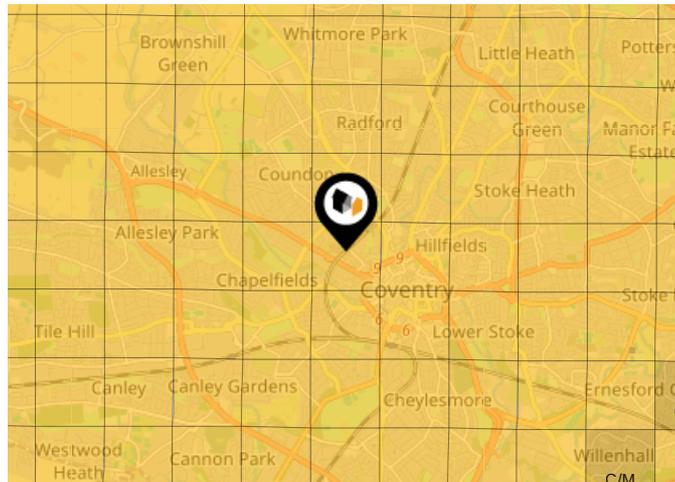
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

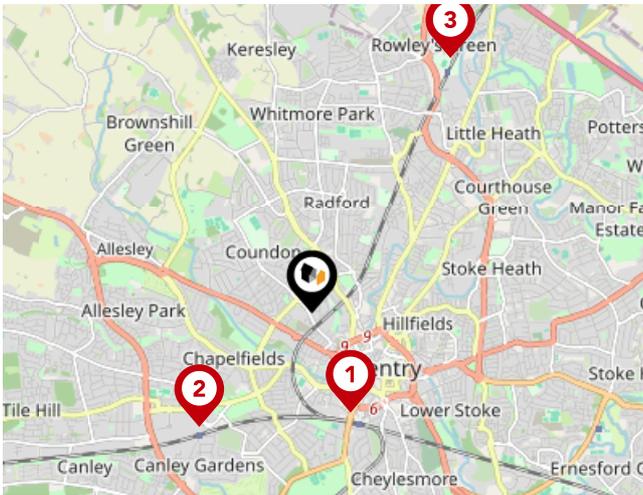
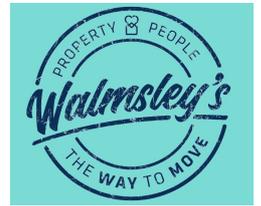


Primary Classifications (Most Common Clay Types)

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

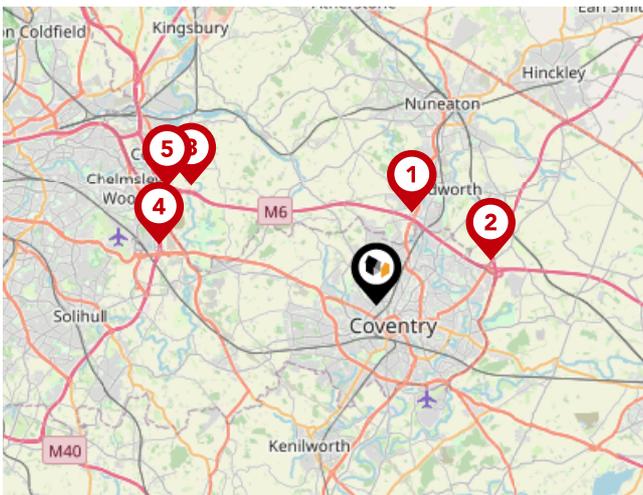
Area

Transport (National)



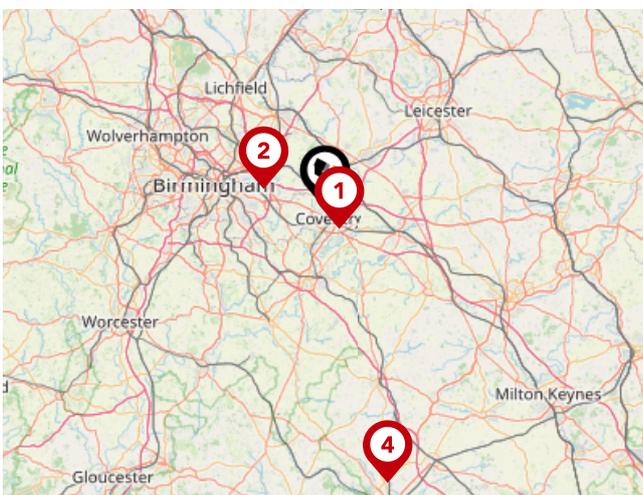
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.96 miles
2	Canley Rail Station	1.44 miles
3	Coventry Arena Rail Station	2.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.61 miles
2	M6 J2	4.41 miles
3	M6 J3A	8 miles
4	M42 J6	8.14 miles
5	M6 J4	8.71 miles



Airports/Helipads

Pin	Name	Distance
1	Baginton	3.8 miles
2	Birmingham Airport	9.16 miles
3	East Mids Airport	29.66 miles
4	Kidlington	41.28 miles

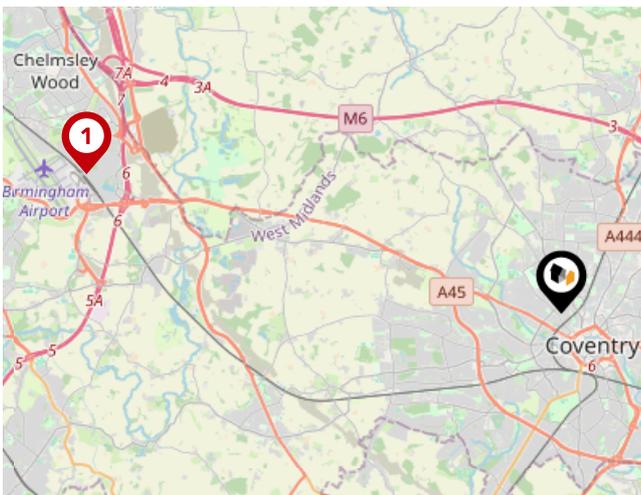
Area

Transport (Local)



Bus Stops/Stations

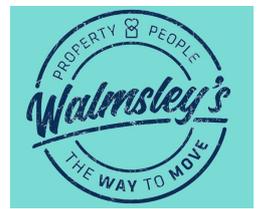
Pin	Name	Distance
1	Duckham Court	0.01 miles
2	Duckham Court	0.03 miles
3	Bablake School	0.11 miles
4	Meriden St	0.22 miles
5	Loudon Avenue	0.22 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.9 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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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.

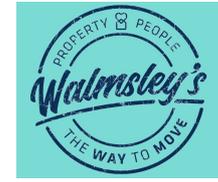


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