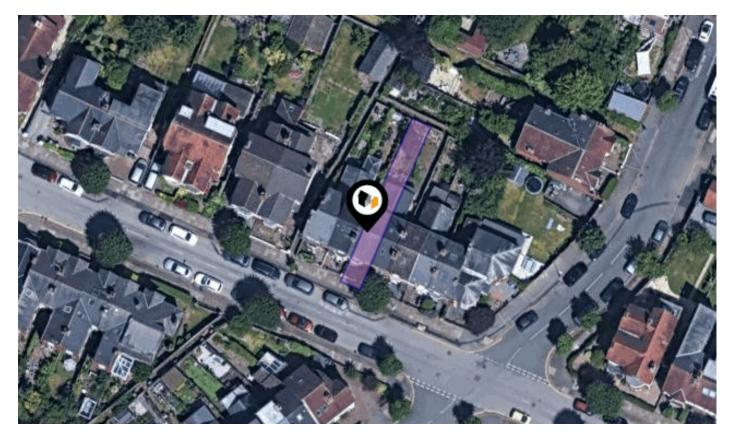




See More Online

Buyers & Interested Parties **KFB:** Key Facts For Buyers A Guide to This Property & the Local Area **Monday 02<sup>nd</sup> June 2025** 



#### **BROADWAY, COVENTRY, CV5**

**OIRO :** £235,000

#### 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......

An ideally situated two double bedroom terraced home Ensuite cloakroom to rear double bedroom Attractive, private & mature rear gardens Two reception rooms & UPVC porchway Generous ground floor shower room with vanity unit Fitted wardrobes to both bedrooms Double glazing, gas boiler for water & electric heating EPC Rating Ordered, Total 750 Sq.Ft or 70 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

Туре:	Terraced	OIRO:	£235,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	750 ft <sup>2</sup> / 69 m <sup>2</sup>		
Plot Area:	0.03 acres		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WM141199		

#### Local Area

Local Authority:	Coventry	Estimate	d Broadband	Speeds
<b>Conservation Area:</b>	Earlsdon	(Standard	d - Superfast -	- Ultrafast)
<ul><li>Flood Risk:</li><li>Rivers &amp; Seas</li><li>Surface Water</li></ul>	Very low Very low	<b>17</b> mb/s	<b>80</b> mb/s	<b>100</b>

#### Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



10000 mb/s

### Market Sold in Street



29, Broadway, Cov				
Last Sold Date:	14/04/2022			
Last Sold Price:	£200,000			
25, Broadway, Cov	ventry, CV5 6NW	1		
Last Sold Date:	14/01/2022	06/11/2015		
Last Sold Price:	£275,000	£150,000		
31, Broadway, Cov	ventry, CV5 6NW	1		
Last Sold Date:	29/11/2019	14/03/2013	31/01/2008	
Last Sold Price:	£235,500	£140,000	£154,000	
9, Broadway, Cove	entry, CV5 6NW			_
Last Sold Date:	13/04/2018	31/03/2004	25/03/1998	
Last Sold Price:	£438,000	£200,000	£105,000	
37, Broadway, Cov	ventry, CV5 6NW			
Last Sold Date:	28/02/2017	21/11/2003	23/07/1998	
Last Sold Price:	£370,000	£240,000	£75,000	
3, Broadway, Cove	entry, CV5 6NW			
Last Sold Date:	21/07/2016	15/08/1996		
Last Sold Price:	£332,500	£20,000		
35, Broadway, Cov	ventry, CV5 6NW	1		
Last Sold Date:	04/05/2007	02/05/1997		
Last Sold Price:	£165,000	£43,000		
1, Broadway, Cove	entry, CV5 6NW			
Last Sold Date:	09/08/2006	15/03/2002		
Last Sold Price:	£298,000	£216,500		
5, Broadway, Cove	entry, CV5 6NW			
Last Sold Date:	15/03/2006	09/06/1999		
Last Sold Price:	£249,999	£100,000		
33, Broadway, Cov	ventry, CV5 6NW	/		
Last Sold Date:	12/08/2005			
Last Sold Price:	£128,000			
23, Broadway, Cov	ventry, CV5 6NW	1		
Last Sold Date:	21/08/1997			
Last Sold Price:	£54,000			
11, Broadway, Cov	ventry, CV5 6NW	1		
Last Sold Date:	09/12/1996			
Last Sold Price:	£89,500			

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

### Market Sold in Street

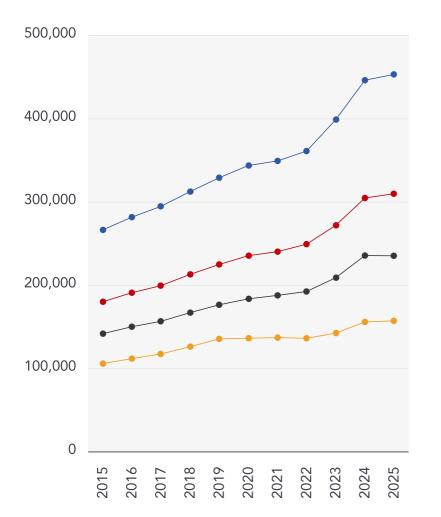


13, Broadway, Cov	entry, CV5 6NW
Last Sold Date:	16/08/1996
Last Sold Price:	£65,000
7, Broadway, Cove	ntry, CV5 6NW
Last Sold Date:	19/01/1996
Last Sold Price:	£71,310

**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

+70.17%

Semi-Detached

**+72.14%** 

Terraced

+66.07%

Flat

+48.62%

### Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



#### Mine Entry

X	Adit
1 N N	Aut

- × 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.

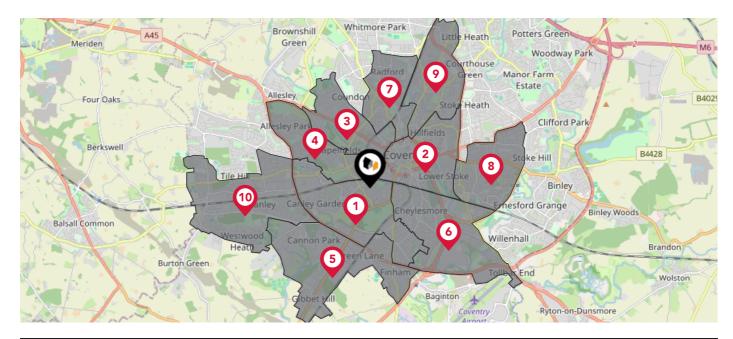


Nearby Cons	servation Areas
	Earlsdon
2	Spon End
3	Chapelfields
4	Greyfriars Green
5	Spon Street
6	High Street
7	Naul's Mill
8	Hill Top and Cathedral
Ø	Lady Herbert's Garden
10	Kenilworth Road

### 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

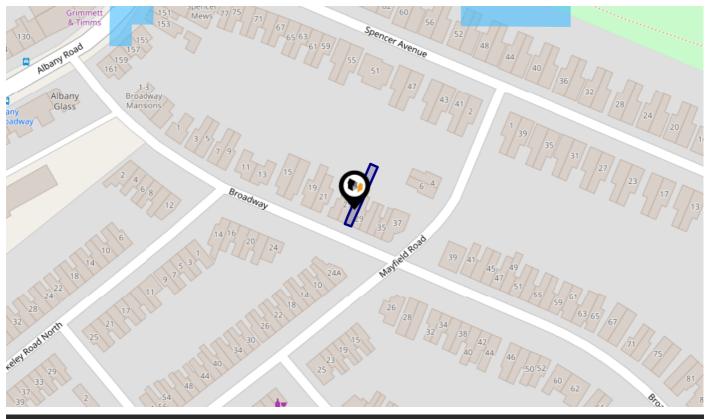


Nearby Cou	ncil Wards
	Earlsdon Ward
2	St. Michael's Ward
3	Sherbourne Ward
4	Whoberley Ward
5	Wainbody Ward
6	Cheylesmore Ward
7	Radford Ward
8	Lower Stoke Ward
9	Foleshill Ward
10	Westwood Ward

### 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.

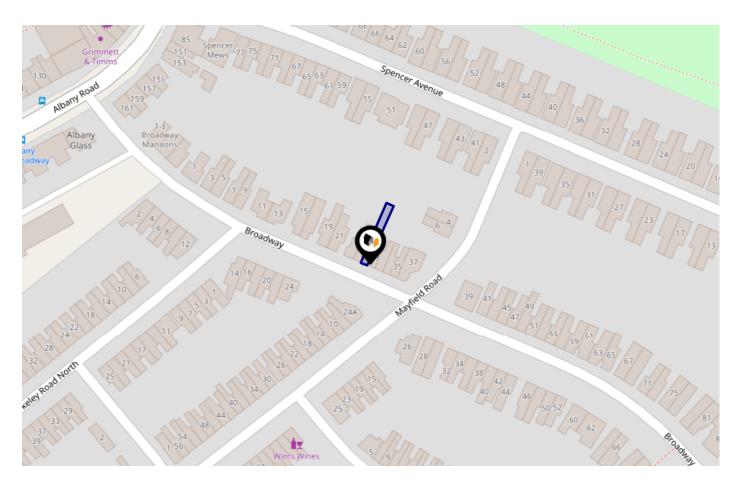
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	I	75.0+ dB	
4		70.0-74.9 dB	
3	1	65.0-69.9 dB	
2	1	60.0-64.9 dB	
1	I	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.

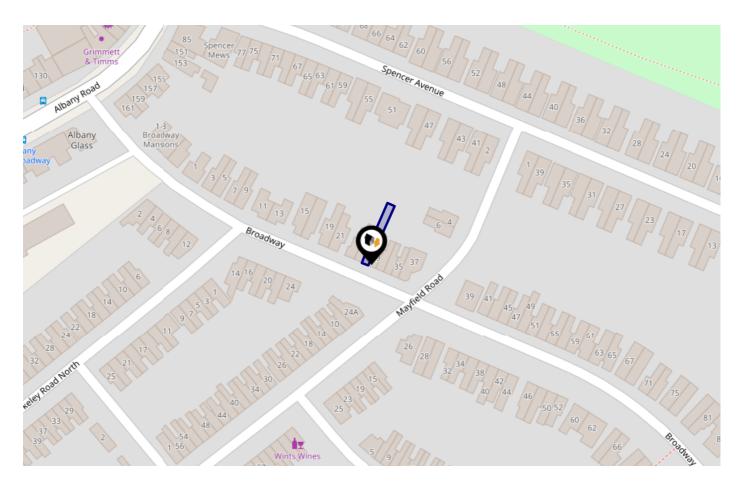
- High Risk an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.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



### Flood Risk **Rivers & Seas - Climate Change**



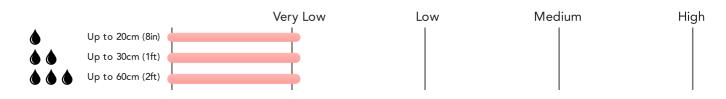
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time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



### Flood Risk Surface Water - Flood Risk



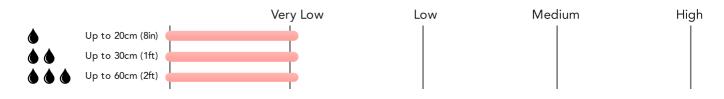
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



#### 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.



### 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.



### Maps Green Belt



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



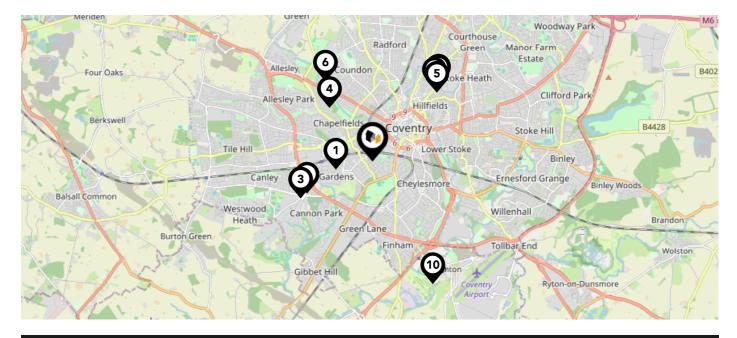
#### Nearby Green Belt Land

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

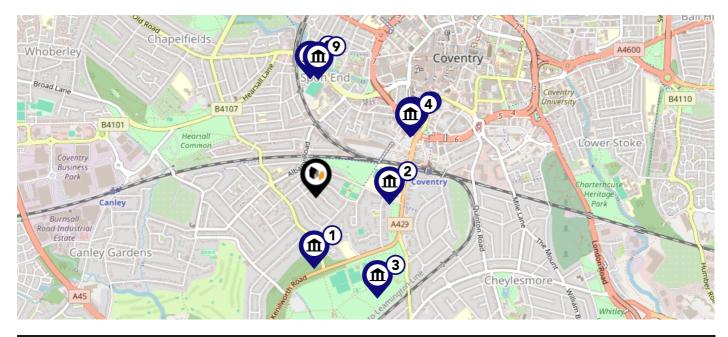


Nearby Landfill Sites			
Historic Landfill 🔛			

### 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 B	uildings in the local district	Grade	Distance
	1443610 - Earlsdon Drinking Fountain	Grade II	0.3 miles
<b>(1</b> ) <sup>2</sup>	1342934 - Free Grammar School King Henry Viii School	Grade II	0.4 miles
<b>m</b> <sup>3</sup>	1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.5 miles
	1106339 - 28 Warwick Row	Grade II	0.5 miles
<b>m</b> <sup>5</sup>	1342938 - 27 Warwick Row	Grade II	0.5 miles
<b>(()</b> )	1342937 - 24 Warwick Row	Grade II	0.5 miles
<b>(1</b> )	1106369 - 25 Warwick Row	Grade II	0.5 miles
<b>m</b> <sup>8</sup>	1335864 - 107-110, Spon End	Grade II	0.5 miles
<b>(()</b> <sup>9</sup>	1076603 - Spon Bridge	Grade II	0.5 miles
<b>(10)</b>	1076580 - 26, Warwick Row	Grade II	0.5 miles

### Area Schools



Mount Nod		6 5 Hillfields Ball Hill
Tilc Hill	Whoberley Chapelfields	4 Coventry Spon End 3 6 54 Copsewood
Brook Brook	Canley Gardens.	Stoke Aldermoor Enevlesmore
Westwood Heath	Cannon Park	War Memorial Park 7 th Stivit hall

		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good   Pupils: 423   Distance:0.19					
2	King Henry VIII School Ofsted Rating: Not Rated   Pupils: 802   Distance:0.35			$\checkmark$		
3	Hearsall Community Academy Ofsted Rating: Good   Pupils: 466   Distance:0.36					
4	Spon Gate Primary School Ofsted Rating: Good   Pupils: 260   Distance:0.59					
5	All Souls' Catholic Primary School Ofsted Rating: Good   Pupils: 239   Distance:0.66					
6	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.81					
Ø	Stivichall Primary School Ofsted Rating: Good   Pupils: 534   Distance:0.9					
8	Manor Park Primary School Ofsted Rating: Good   Pupils: 727   Distance:0.94					

### Area Schools

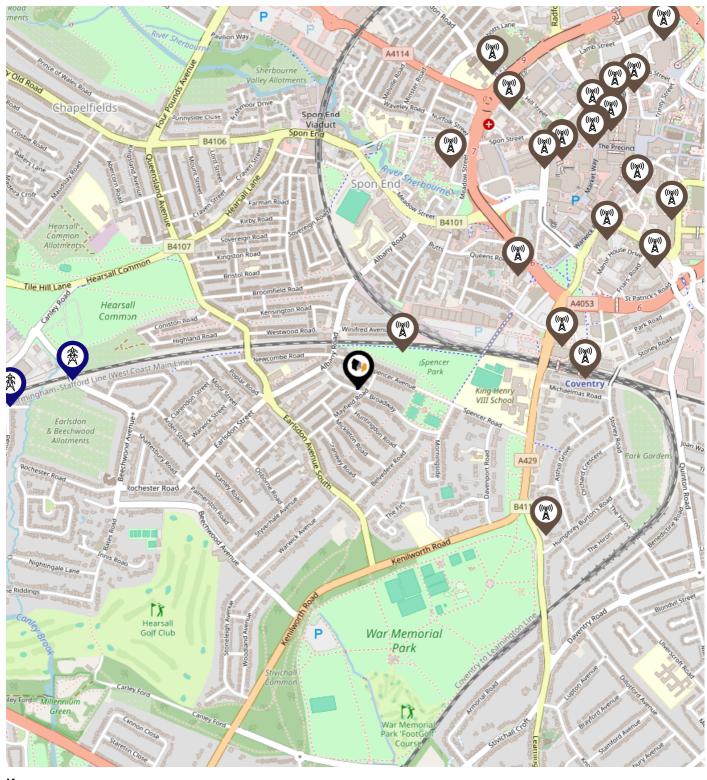


Four Oaks	Allesley Coundo	Radford Gree	Estate	B4029
	Allesley Park	9 112 fields	Clifford Pa	rk 1
Berkswell	Chapelfields		Stoke Hill	B4428 Brit
	Tile Hill	L 13 Stoke	Binley	
	Canley Canley Gardens	Cheylesmore	Ernesford Grange	Binley Woods Bretfor
Balsall Common	Westwood Heath Gree	<b>101</b>	Willenhall	Brandon
Burton Green		Finham	Tollbar End	Wolston
	Gibbet Hill	Baginton	Ryton-on-E	unsmore

		Nursery	Primary	Secondary	College	Private
<b>?</b>	Bablake School Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.96					
10	Moseley Primary School Ofsted Rating: Good   Pupils: 502   Distance:1.09					
1	Barr's Hill School Ofsted Rating: Outstanding   Pupils: 995   Distance:1.11					
12	Eden Girls' School Coventry Ofsted Rating: Outstanding   Pupils: 609   Distance:1.18			$\checkmark$		
13	All Saints Church of England Primary School Ofsted Rating: Good   Pupils: 249   Distance: 1.19					
14	Grange Farm Primary School Ofsted Rating: Good   Pupils: 421   Distance:1.2					
15	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.24					
10	Finham Park School Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.25			$\checkmark$		

### Local Area Masts & Pylons





Key:

Power Pylons

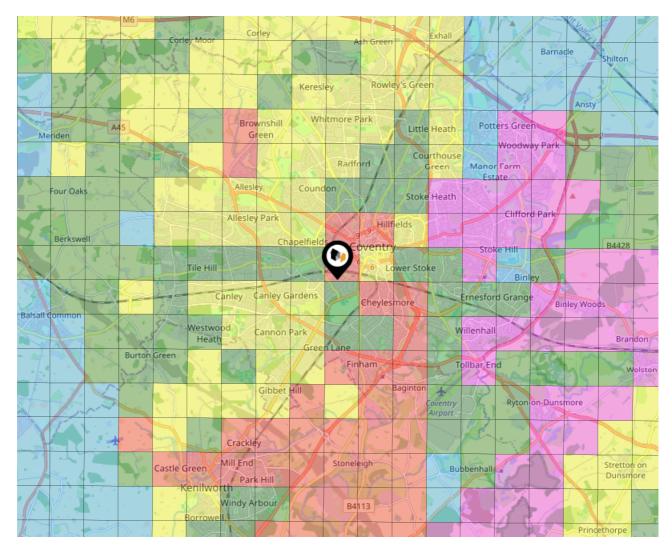
Communication Masts

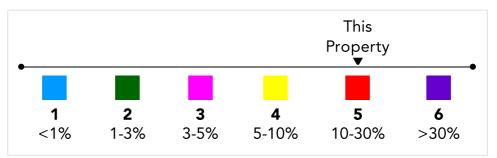
### Environment Radon Gas



#### What is Radon?

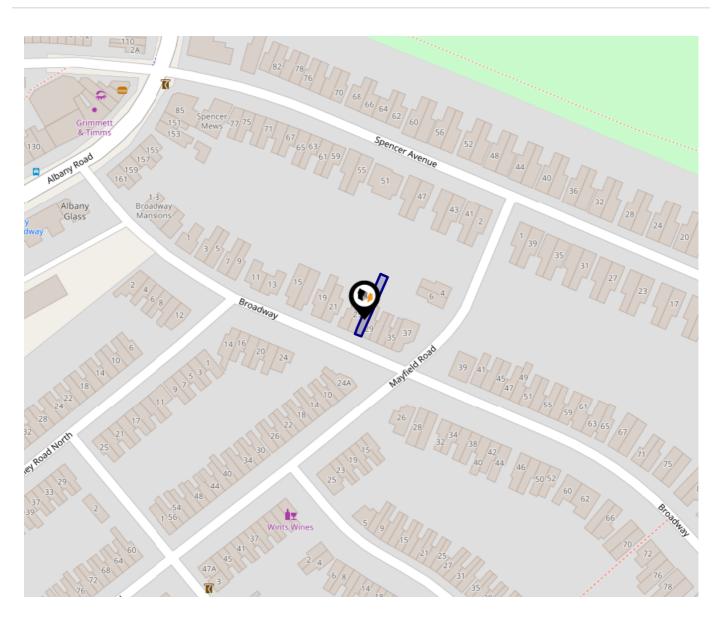
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



### Environment Soils & Clay



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

Carbon Content: Parent Material Grain: Soil Group:	NONESoil Texture:CLAYEY LOAM TO SANDYARGILLIC -LOAMARENACEOUSSoil Depth:INTERMEDIATE-SHALLOWMEDIUM TO LIGHT(SILTY)TO HEAVY
	Radford     Green     Manor F.       Allesley     Coundon     Stoke Heath       Allesley Park     -9       Chapelfields     -9       File Hill     6
	Canley Canley Gardens     Cheylesmore     Emesford C       Westwood Heath     Cannon Park     Willenhall C/M       m     Green Lane     Tollbar End C/M       Gibbet Hill     Baginton

#### Primary Classifications (Most Common Clay Types)

C/M	Claustana / Mudetana
C/IVI	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
тс	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

### Area Transport (National)





#### National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.52 miles
2	Canley Rail Station	0.93 miles
3	Tile Hill Rail Station	3.02 miles





#### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.55 miles
2	M6 J2	4.92 miles
3	M40 J14	10.27 miles
4	M40 J15	10.38 miles
5	M6 J3A	8.49 miles

#### Airports/Helipads

Pin	Name	Distance
1	Baginton	3.1 miles
Birmingham Airport		9.41 miles
3	East Mids Airport	30.61 miles
4	Kidlington	40.28 miles

### Area Transport (Local)





#### **Bus Stops/Stations**

Pin	Name	Distance
1	Broadway	0.1 miles
2	Broadway	0.1 miles
3	Mickleton Rd	0.2 miles
4	Huntingdon Rd	0.17 miles
5	Elsie Jones House	0.18 miles



#### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.14 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



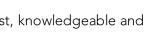
/walmsleysthewaytomove

/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 propertyspecific 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











Agency



Historic England



Office for National Statistics





Valuation Office Agency

