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Buyers & Interested Parties **KFB:** Key Facts For Buyers A Guide to This Property & the Local Area **Tuesday 24<sup>th</sup> June 2025** 



#### **STANLEY ROAD, COVENTRY, CV5**

Price Estimate : £375,000

#### 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 fine Edwardian family home with three excellent double bedrooms Loft conversion & extended kitchen breakfast room Sitting room with bay & plantation shutters Dining room with storage, fireplace & access to kitchen Kitchen breakfast room with French doors & skylight Mature & well tended patio & lawns with hardstanding & shed Loft conversion housing double bedroom & en-suite cloakroom Stunning first floor, four piece bathroom Ever popular Earsldon cul-de-sac EPC RATING ordered, Total 119 Sq.Ft or Total 120 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	<b>Price Estimate:</b>	£375,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,291 ft <sup>2</sup> / 120 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,145		
Title Number:	WK173240		

#### Local Area

Local Authority:	Coventry
<b>Conservation Area:</b>	Earlsdon
Flood Risk:	
<ul> <li>Rivers &amp; Seas</li> </ul>	Very low
<ul> <li>Surface Water</li> </ul>	Low

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











Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





12 Stanlay Bood (		EE			
42, Stanley Road, C					
Last Sold Date:	16/10/2024				
Last Sold Price:	£297,500				
38, Stanley Road, C	Coventry, CV5 6	FF			
Last Sold Date:	28/06/2024	03/11/2017	04/12/2015		
Last Sold Price:	£390,000	£345,000	£286,000		
8, Stanley Road, Co	oventry, CV5 6F	F			
Last Sold Date:	01/06/2023	30/09/2015	28/08/2002	19/01/1996	
Last Sold Price:	£350,000	£260,000	£115,000	£55,500	
72, Stanley Road, C	Coventry, CV5 6	FF			
Last Sold Date:	31/03/2023				
Last Sold Price:	£255,000				
09 Stanlay Deed		FF			
98, Stanley Road, C		1	04/02/4005		
Last Sold Date: Last Sold Price:	13/03/2023	18/06/1999	06/03/1995		
Last Sold Price:	£340,000	£82,000	£42,500		
82, Stanley Road, C	Coventry, CV5 6	FF			
Last Sold Date:	29/07/2022	13/04/2016			
Last Sold Price:	£370,000	£197,500			
96, Stanley Road, C	Coventry, CV5 6	FF			
Last Sold Date:	18/06/2021	21/07/2006	07/03/2003		
Last Sold Price:	£275,000	£137,000	£125,000		
58, Stanley Road, C	Coventry, CV5 6	FF			
Last Sold Date:	11/03/2021	12/11/2018	11/07/2018		
Last Sold Price:	£369,000	£195,000	£185,000		
54, Stanley Road, C	Coventry, CV5 6	FF			
Last Sold Date:	29/01/2021				
Last Sold Price:	£240,000				
104, Stanley Road,	Coventry CV5	6FF			
Last Sold Date:	15/01/2021				
Last Sold Price:	£333,000				
56, Stanley Road, C			00/00/0000	12/12/122/	
Last Sold Date:	10/07/2019	17/06/2014	09/08/2002	13/12/1996	
Last Sold Price:	£318,000	£246,000	£120,000	£57,000	
74, Stanley Road, C	Coventry, CV5 6	FF			
Last Sold Date:	27/09/2018	20/07/2012	01/12/2010		
Last Sold Date:	£314,000	£214,000	£145,000		



26 Stanlay Deed (				
26, Stanley Road, (				
Last Sold Date: Last Sold Price:	17/05/2017			
Last Sold Price:	£225,000			
64, Stanley Road, (	Coventry, CV5 6	FF		
Last Sold Date:	10/02/2017	03/10/2008		
Last Sold Price:	£250,000	£148,000		
22, Stanley Road, (	Coventry, CV5 6	FF		
Last Sold Date:	22/07/2016	03/08/2012	18/02/2011	29/08/1997
Last Sold Price:	£299,950	£230,000	£210,000	£50,000
94, Stanley Road, (	Covertry CV5 6			
Last Sold Date:	27/11/2015	03/02/2012	21/05/2000	
Last Sold Price:	£254,000	£206,500	21/05/2009 £95,000	
			173,000	
100, Stanley Road,	Coventry, CV5	6FF		
Last Sold Date:	01/07/2015	23/09/1999	31/05/1996	
Last Sold Price:	£303,000	£109,000	£54,500	
90, Stanley Road, (	Coventry, CV5 6	FF		
Last Sold Date:	10/09/2014	16/10/1995		
Last Sold Price:	£200,000	£38,500		
80, Stanley Road, (	Coventry, CV5 6	FF		
Last Sold Date:	23/06/2014			
Last Sold Price:	£208,000			
2. Charley Decal				
2a, Stanley Road, (	-	FF		
Last Sold Date:	06/06/2014			
Last Sold Price:	£240,000			
40, Stanley Road, (	Coventry, CV5 6	FF		
Last Sold Date:	09/05/2014	15/03/2006	31/10/1997	
Last Sold Price:	£285,000	£178,000	£64,950	
84, Stanley Road, (	Coventry, CV <u>5</u> 6	FF		
Last Sold Date:	29/08/2012			
Last Sold Price:	£180,000			
60, Stanley Road, (				
Last Sold Date:	09/07/2010	23/09/2005	12/03/1999	
Last Sold Price:	£192,000	£127,000	£55,000	
6, Stanley Road, Co	oventry, CV5 6F	F		
Last Sold Date:	30/12/2009	15/04/2002		
Last Sold Price:	£166,000	£89,500		



46, Stanley Road,	-	1
Last Sold Date:	28/09/2007	25/03/2002
Last Sold Price:	£230,000	£120,000
28, Stanley Road,	Coventry, CV5 6	FF
Last Sold Date:	29/09/2006	06/04/2004
Last Sold Price:	£165,000	£145,000
30, Stanley Road,	Coventry, CV5 6	FF
Last Sold Date:	11/01/2006	
Last Sold Price:	£176,000	
106, Stanley Road	, Coventry, CV5	6FF
Last Sold Date:	30/07/2004	
Last Sold Price:	£182,500	
48, Stanley Road,	Coventry, CV5 6	FF
Last Sold Date:	05/03/2004	19/07/1996
Last Sold Price:	£138,500	£21,000
24, Stanley Road,	Coventry, CV5 6	FF
Last Sold Date:	16/08/2002	05/07/1996
Last Sold Price:	£127,500	£57,500
4, Stanley Road, C	Coventry CV5 6E	F
Last Sold Date:	10/04/2002	
Last Sold Date: Last Sold Price:	10/04/2002 £99,500	
18, Stanley Road,	Coventry, CV5 6	FF
Last Sold Date:	25/06/2001	
Last Sold Price:	£137,500	
66, Stanley Road,	Coventry, CV5 6	FF
Last Sold Date:	12/08/1999	
Last Sold Price:	£71,000	
2, Stanley Road, C	Coventry, CV5 <u>6</u> F	F
Last Sold Date:	30/01/1998	
Last Sold Price:	£86,000	
78, Stanley Road,	Coventry CV5.6	FF
Last Sold Date:	08/08/1997	
Last Sold Date: Last Sold Price:	08/08/1997 £62,950	
44, Stanley Road,	Coventry, CV5 6	FF
Last Sold Date:	28/02/1997	
Last Sold Price:	£55,995	



52, Stanley Road, C	Coventry, CV5 6F
Last Sold Date:	12/07/1995
Last Sold Price:	£46,000
50, Stanley Road, C	Coventry, CV5 6FI
Last Sold Date:	02/05/1995
Last Sold Price:	£25,500

### Market House Price Statistics



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

Detached



Semi-Detached

+82.76%

Terraced

+74.65%

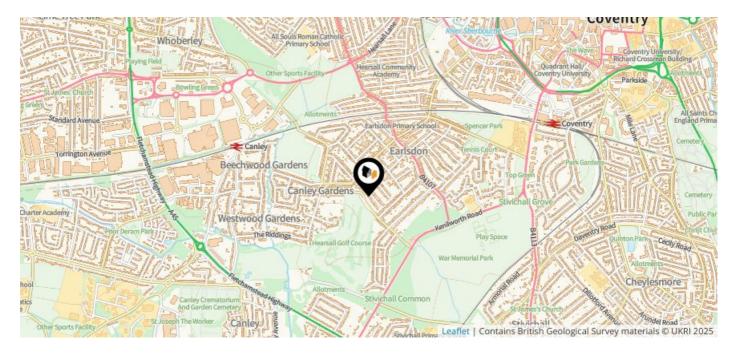
Flat

+56.09%

# Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



#### Mine Entry

X	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.

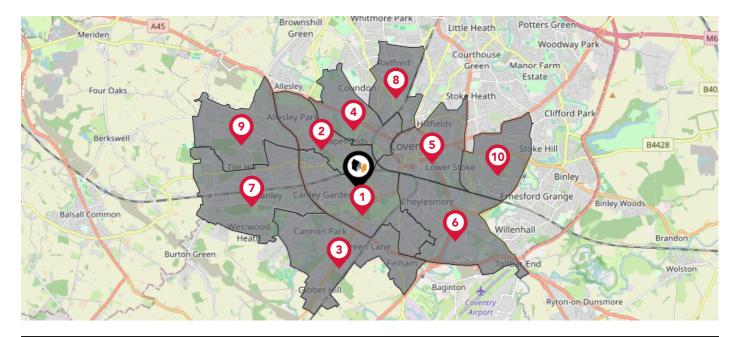


Nearby Cons	Nearby Conservation Areas				
	Earlsdon				
2	Chapelfields				
3	Spon End				
4	Kenilworth Road				
5	lvy Farm Lane (Canley Hamlet)				
6	Greyfriars Green				
7	Spon Street				
3	High Street				
9	Naul's Mill				
10	Hill Top and Cathedral				

### 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

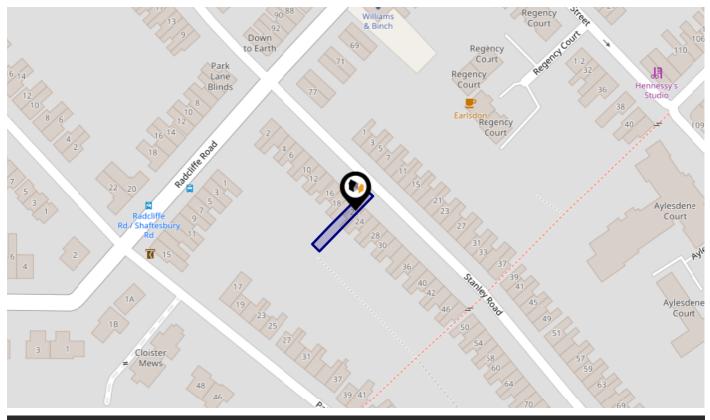


Nearby Cou	Nearby Council Wards				
	Earlsdon Ward				
2	Whoberley Ward				
3	Wainbody Ward				
4	Sherbourne Ward				
5	St. Michael's Ward				
6	Cheylesmore Ward				
$\checkmark$	Westwood Ward				
8	Radford Ward				
Ŷ	Woodlands Ward				
10	Lower Stoke Ward				

### 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.

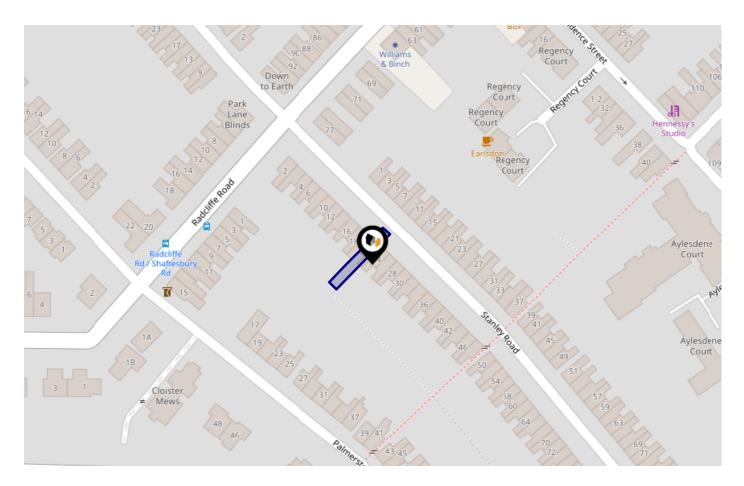
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

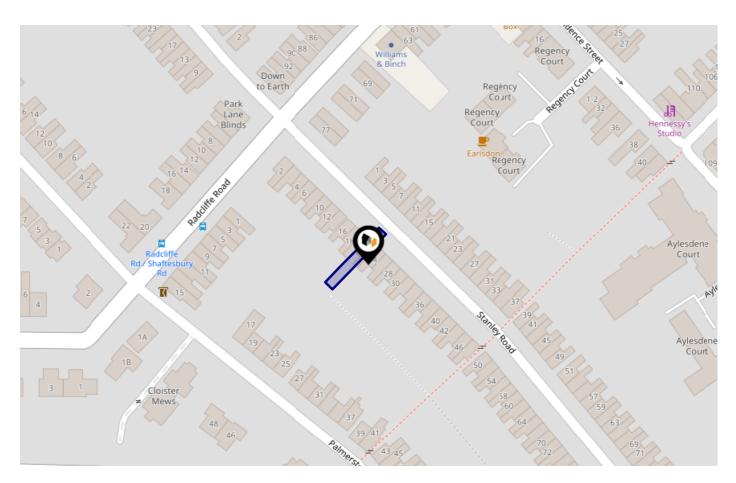
- High Risk an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.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



# Flood Risk **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.

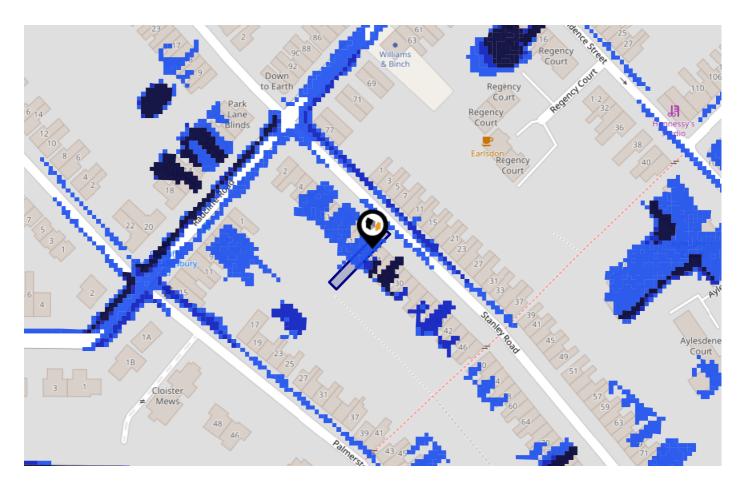
- High Risk an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.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



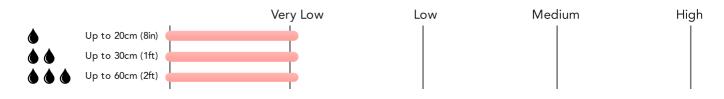
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



#### Risk Rating: 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.

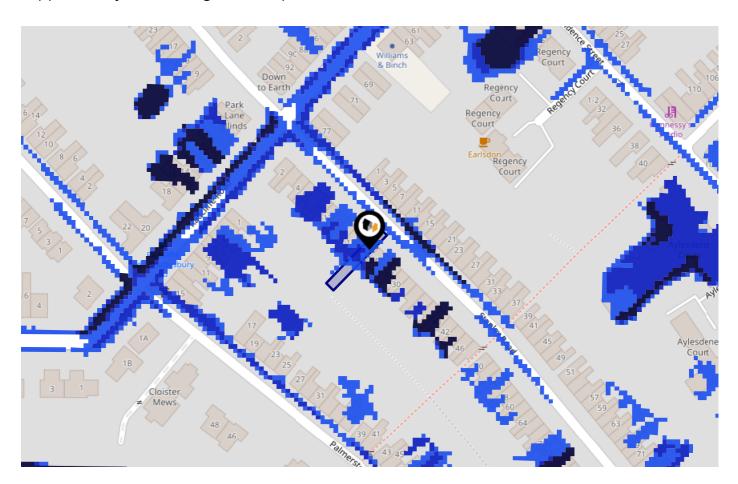
- High Risk an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.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



# Flood Risk Surface Water - 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: 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...



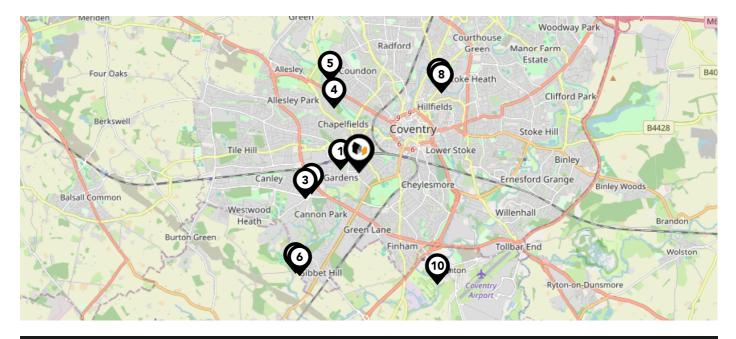
#### Nearby Green Belt Land

1	Birmingham Green Belt - Coventry
2	Birmingham Green Belt - Warwick
3	Birmingham Green Belt - 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
<b>?</b>	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.



Landfill Sites		
Hearsall Common-Whoberley, Coventry	Historic Landfill	
Fletchampstead Highway-Canley, Coventry	Historic Landfill	
Prior Deram Park-Canley, Coventry	Historic Landfill	
Holyhead Road-Coundon, Coventry	Historic Landfill	
Coundon Social Club-Coundon, Coventry	Historic Landfill	
Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill	
Hall Drive-Baginton	Historic Landfill	[]]
	Fletchampstead Highway-Canley, Coventry         Prior Deram Park-Canley, Coventry         Holyhead Road-Coundon, Coventry         Coundon Social Club-Coundon, Coventry         Coundon Social Club-Coundon, Coventry         Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire         Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire         Midland Brickworks-Stoney Stanton Road, Coventry         Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Hearsall Common-Whoberley, CoventryHistoric LandfillFletchampstead Highway-Canley, CoventryHistoric LandfillPrior Deram Park-Canley, CoventryHistoric LandfillHolyhead Road-Coundon, CoventryHistoric LandfillCoundon Social Club-Coundon, CoventryHistoric LandfillCryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, WarwickshireHistoric LandfillCryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, WarwickshireHistoric LandfillWebster Hemmings Brickworks-Stoney Stanton Road, Coventry Weights Lane, Bordersley, RedditchHistoric 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	0.4 miles
<b>m</b> <sup>2</sup>	1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.7 miles
<b>m</b> <sup>3</sup>	1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.7 miles
	1342934 - Free Grammar School King Henry Viii School	Grade II	0.7 miles
<b>(m)</b> <sup>5</sup>	1104926 - The Smithy	Grade II	0.8 miles
<b>(()</b> )	1076608 - Bridge Cottage	Grade II	0.8 miles
	1335851 - Baptist Chapel	Grade II	0.8 miles
<b>m</b> <sup>8</sup>	1265651 - Stivichall Animal Pound	Grade II	0.8 miles
<b>(1)</b>	1076607 - Smithy Cottage	Grade II	0.8 miles
<b>(10)</b>	1342924 - Coat Of Arms Bridge	Grade II	0.8 miles

### Area Schools



Whoberley	3 Spon End	Ball Hill Copsewood
Samer Tile Hill A45	1 4 54 Lower S	itoke
		Stoke Aldermoor
Canley	Gardens Cheylesmore	Ernesford Grange
	War Memorial Park	A4082
		144 Pugoya
Westwood Cannon Heath	Park	/Willenhall
University	Green Stivichall Stivichall	

		Nursery	Primary	Secondary	College	Private
•	Earlsdon Primary School Ofsted Rating: Good   Pupils: 423   Distance:0.26					
2	Hearsall Community Academy Ofsted Rating: Good   Pupils: 466   Distance:0.51					
3	All Souls' Catholic Primary School Ofsted Rating: Good   Pupils: 239   Distance:0.64					
4	King Henry VIII School Ofsted Rating: Not Rated   Pupils: 802   Distance:0.7					
5	Stivichall Primary School Ofsted Rating: Good   Pupils: 534   Distance:0.75					
6	Spon Gate Primary School Ofsted Rating: Good   Pupils: 260   Distance:0.9		<b>V</b>			
Ø	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.07					
8	Manor Park Primary School Ofsted Rating: Good   Pupils: 727   Distance:1.11					

### Area Schools

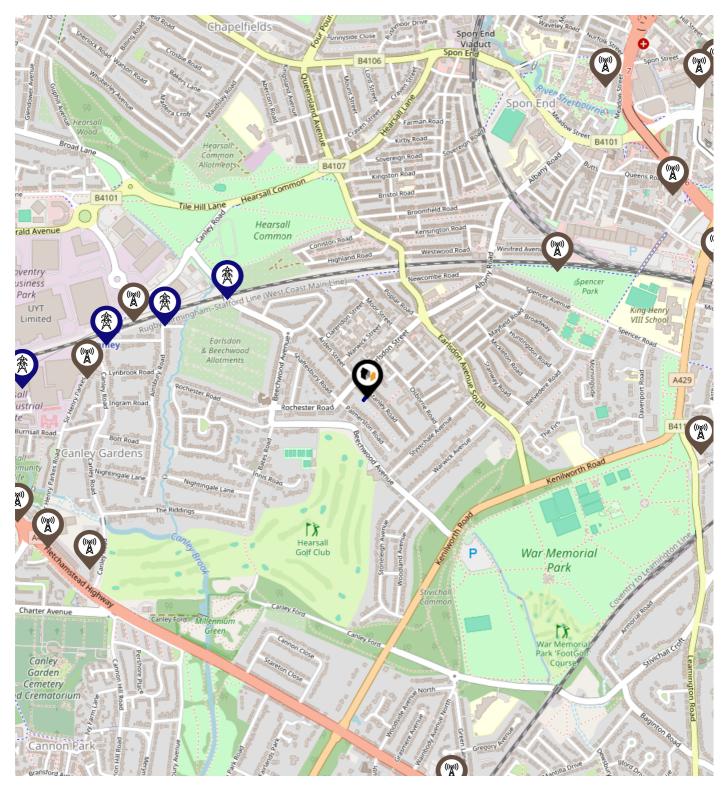


Four Oaks	Allesley Coundor	Kadford Gree Stoke He	Estate
	Allesley Park 1	Hillfields	Clifford Park
Berkswell	13 hapelfields	Coventry	Stoke Hill B4428
	Tile Hill	6 Lower Stoke	Binley
Balsall Common	Canley Canley Garden	Cheylesmore	Ernesford Grange Binley Woods
	Westwood Cann 10 rk	<b>11</b> <sup>(1)</sup>	Willenhall Brandon
Burton Green		Finham	Tollbar End Wolston
	Gibbet Hill	Baginton	ntry Ryton-on-Dunsmore

		Nursery	Primary	Secondary	College	Private
9	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.14					
0	Cannon Park Primary School Ofsted Rating: Good   Pupils: 204   Distance:1.14					
(1)	Grange Farm Primary School Ofsted Rating: Good   Pupils: 421   Distance:1.14					
12	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 1140   Distance:1.19					
13	Whoberley Hall Primary School Ofsted Rating: Good   Pupils: 240   Distance:1.23					
14	Bablake School Ofsted Rating: Not Rated   Pupils: 1048   Distance:1.26					
15	Moseley Primary School Ofsted Rating: Good   Pupils: 502   Distance:1.31					
16	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.32					

### Local Area Masts & Pylons





#### Key:

((ge)) A



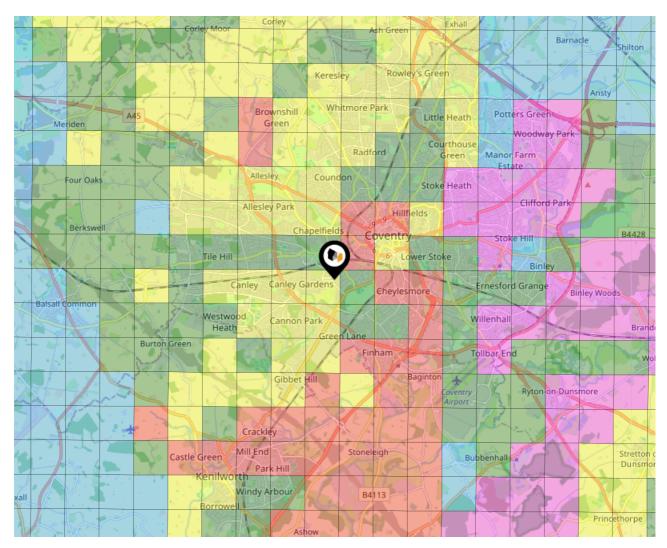
Communication Masts

# Environment Radon Gas



#### What is Radon?

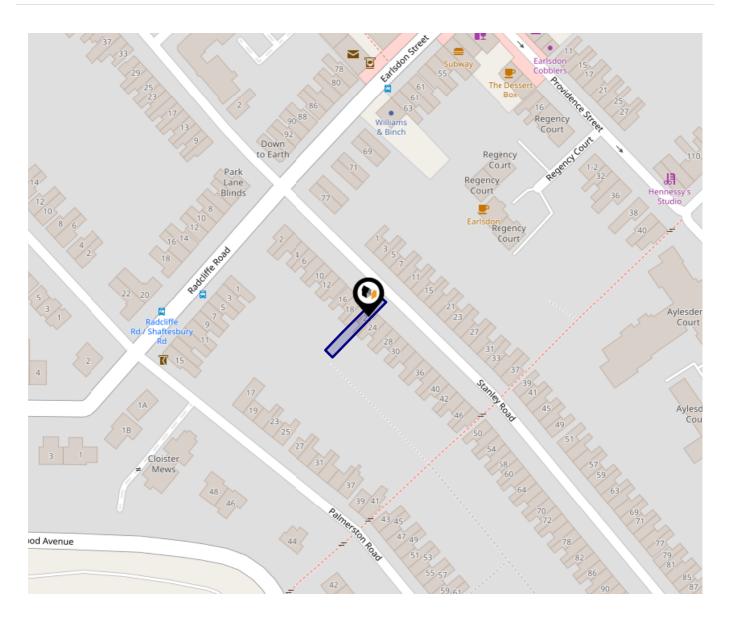
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

#### 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
тс	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

# Area Transport (National)





#### National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.61 miles
2	Coventry Rail Station	0.88 miles
3	Tile Hill Rail Station	2.68 miles





#### Trunk Roads/Motorways

Pin	Name	Distance
•	M6 J3	4.84 miles
2	M6 J2	5.31 miles
3	M40 J14	9.99 miles
4	M40 J15	10.08 miles
5	M6 J3A	8.37 miles

#### Airports/Helipads

Pin	Name	Distance
	Baginton	3.21 miles
2	Birmingham Airport	9.19 miles
3	East Mids Airport	30.89 miles
4	Kidlington	40.16 miles

# Area Transport (Local)





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

Pin	Name	Distance
1	Providence St	0.06 miles
2	Palmerston Road	0.05 miles
3	Providence St	0.11 miles
4	Poplar Road	0.18 miles
5	Beechwood Court	0.19 miles



#### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.92 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

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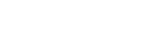
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### Agent Disclaimer



#### 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.



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#### Walmsley's The Way to Move

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