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Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 02nd April 2025



MELBOURNE ROAD, COVENTRY, CV5

Asking Price : £235,000

Walmsley's The Way to Move

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

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www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

A key facts guide for buyers & interested parties

A superb & quite unique three double bedroom home
End of terrace property with South East facing gardens
En-suite shower room & family bathroom to first floor
Kitchen breakfast room with doorway to gardens
Two reception rooms situated off welcoming hallway
Versatile & insulated cabin within decked & patio style gardens
Gas centrally heated & double glazed throughout
EPC ordered, NO CHAIN, Total 966 Sq.Ft or Total 90 Sq.M

"This information is provided as a guide and all information should be counter checked by your conveyancer during the legal process".

Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	966 ft ² / 89 m ²
Plot Area:	0.03 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,877
Title Number:	WK179662

Asking Price:	£235,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



40, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	02/10/2024	26/10/2007
Last Sold Price:	£140,000	£123,000

2, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	22/08/2024	03/07/2007	21/05/2004	14/03/2001	28/05/1997
Last Sold Price:	£389,000	£230,000	£250,000	£79,950	£59,500

18, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	29/02/2024	26/03/2003
Last Sold Price:	£150,000	£82,600

22, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	08/12/2023	12/05/2006
Last Sold Price:	£180,000	£103,000

52, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	26/05/2023
Last Sold Price:	£175,000

60, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	27/05/2022	09/08/2017	30/06/2006
Last Sold Price:	£181,000	£170,000	£118,000

6, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	08/04/2022	10/01/2014	26/10/2007	03/10/2003
Last Sold Price:	£185,000	£129,950	£125,000	£97,500

20, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	27/10/2021	31/08/2006	05/07/2004
Last Sold Price:	£153,000	£118,000	£105,000

64, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	20/08/2021	31/05/2002
Last Sold Price:	£212,500	£75,000

8, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	15/11/2019	31/01/2017	23/04/2003	21/07/2000	17/12/1999
Last Sold Price:	£171,250	£135,000	£88,500	£65,000	£42,250

44, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	29/11/2018
Last Sold Price:	£168,000

2a, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	18/05/2018	21/08/2009	25/04/2003	28/08/1998	17/11/1995
Last Sold Price:	£193,000	£165,500	£117,000	£77,000	£50,000

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

Market Sold in Street



14, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	21/12/2016	29/11/2002
Last Sold Price:	£140,000	£75,000

62, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	09/01/2012
Last Sold Price:	£102,500

24, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	21/01/2011
Last Sold Price:	£97,000

50, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	02/08/2010	12/07/2001	13/02/2001
Last Sold Price:	£115,000	£60,000	£57,000

30, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	20/03/2008	12/07/2001
Last Sold Price:	£124,000	£58,000

42, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	20/07/2007	07/07/2004
Last Sold Price:	£135,000	£108,000

58, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	01/08/2006
Last Sold Price:	£143,000

46, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	12/08/2005	29/10/1999	19/07/1996
Last Sold Price:	£103,000	£49,950	£28,500

16, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	28/02/2005	04/08/2000
Last Sold Price:	£112,000	£57,000

48, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	19/03/2004
Last Sold Price:	£95,000

26, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	25/05/2001
Last Sold Price:	£59,500

32, Melbourne Road, Coventry, CV5 6JP

Last Sold Date:	12/09/1997
Last Sold Price:	£38,000

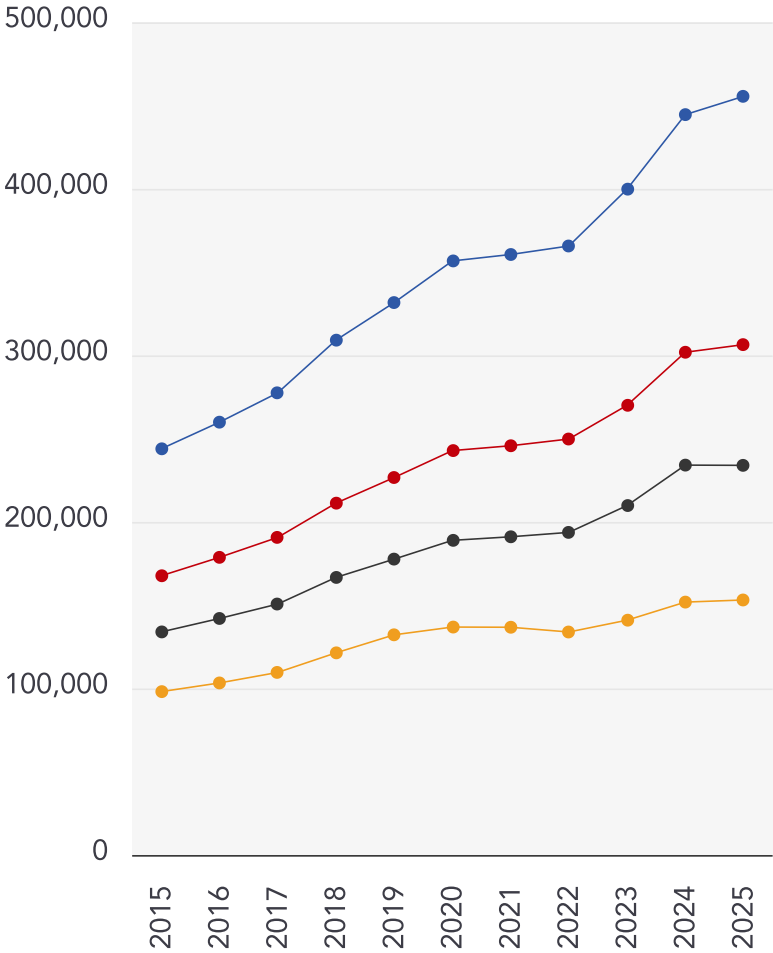
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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.

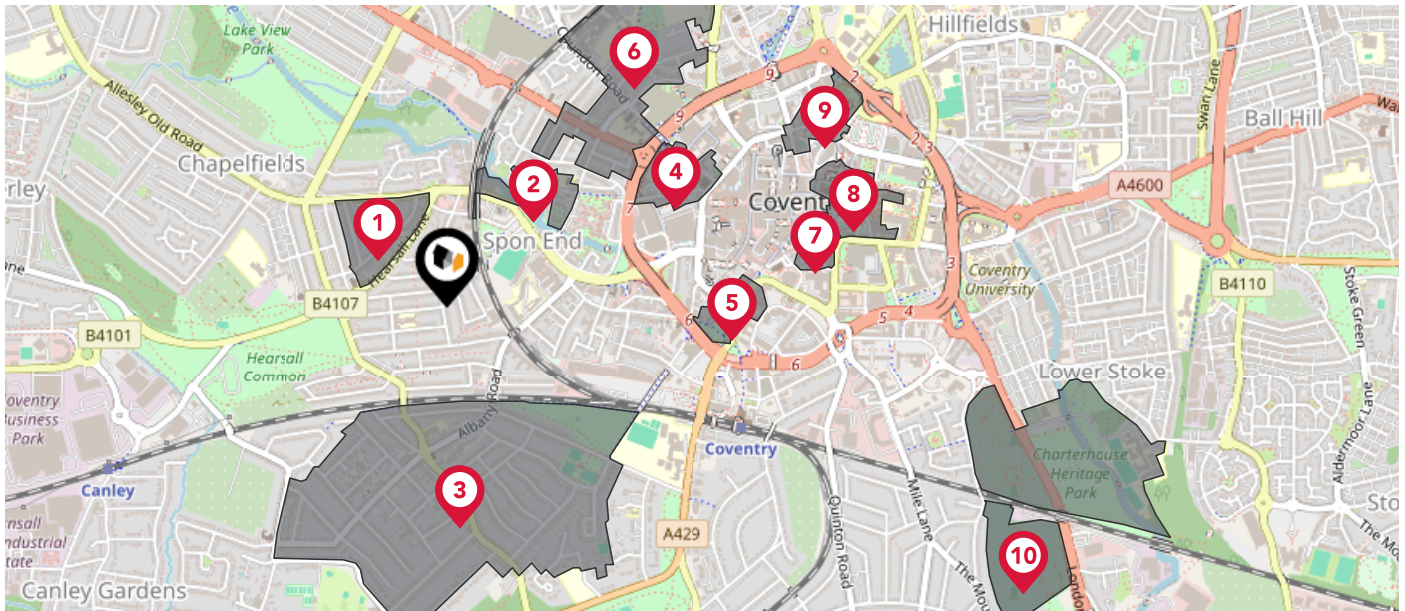
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

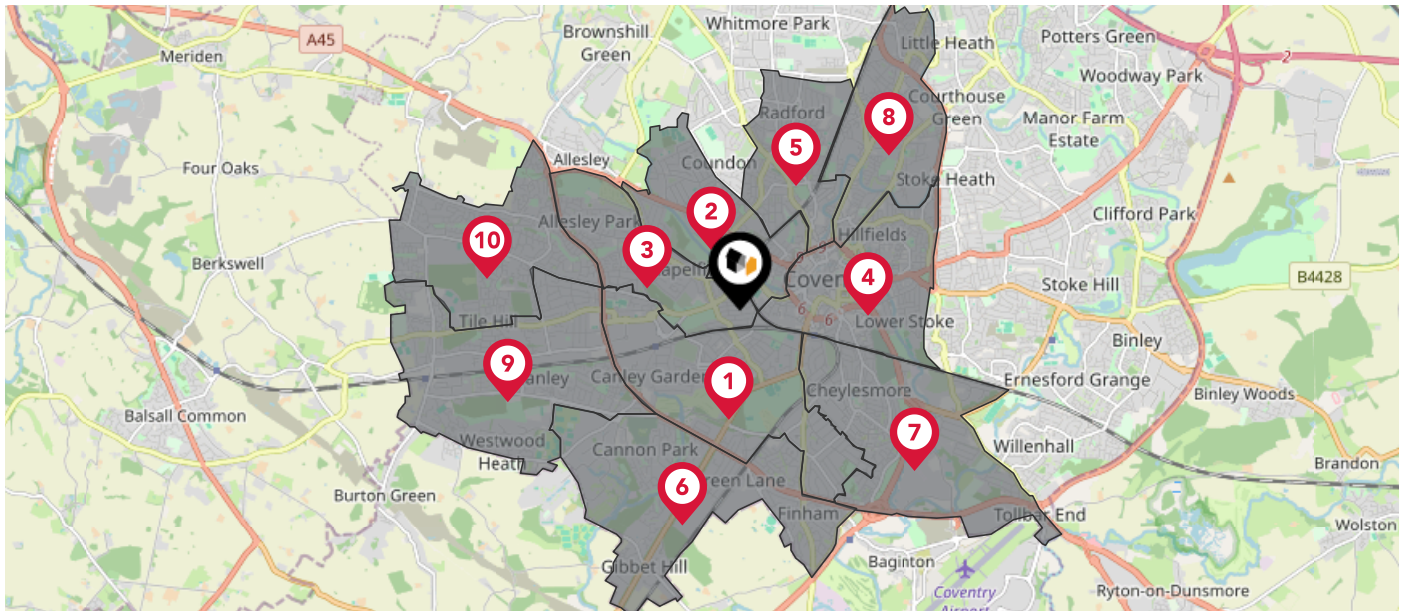
-  1 Chapelfields
-  2 Spon End
-  3 Earlsdon
-  4 Spon Street
-  5 Greyfriars Green
-  6 Naul's Mill
-  7 High Street
-  8 Hill Top and Cathedral
-  9 Lady Herbert's Garden
-  10 London Road

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 Council Wards

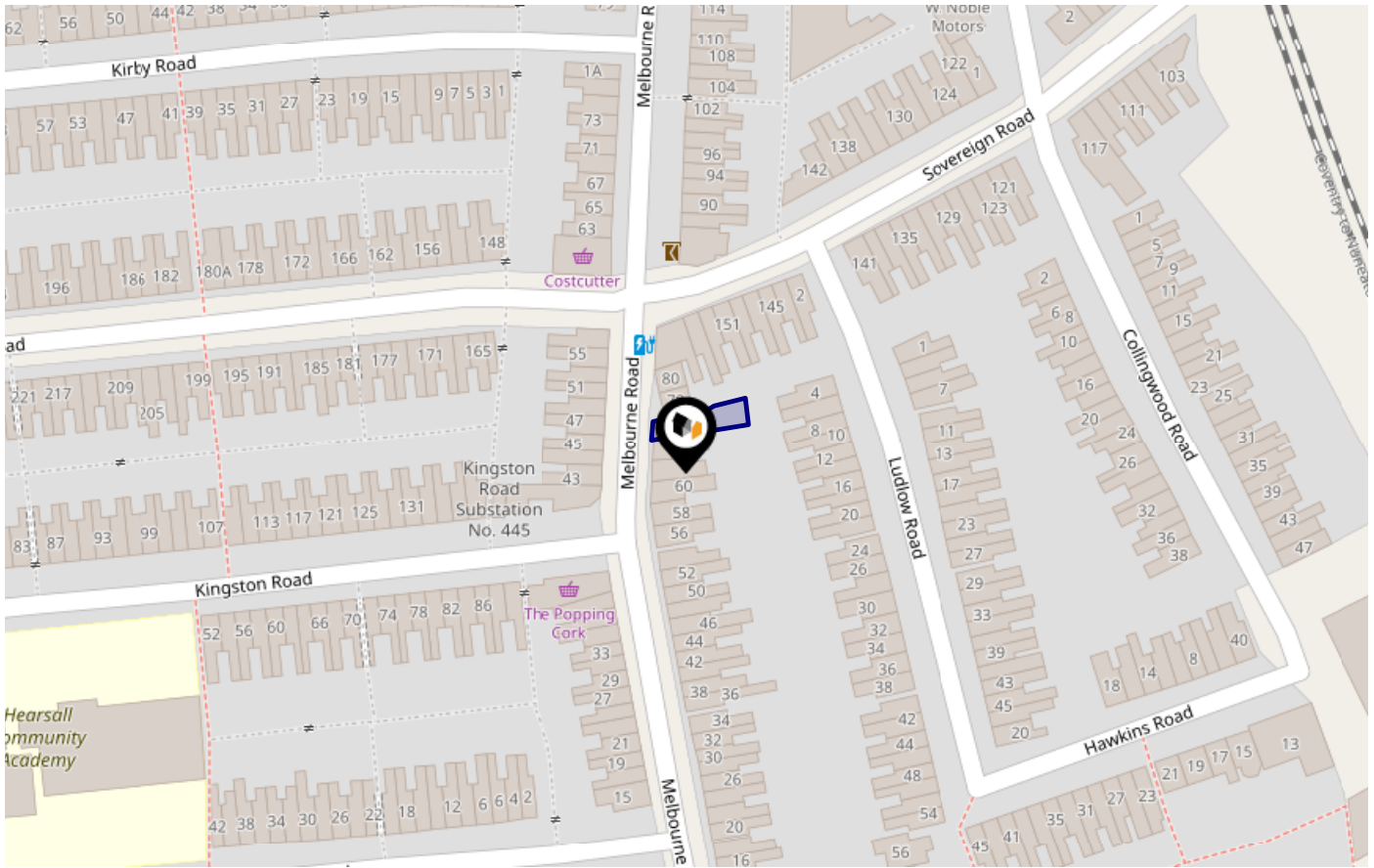
-  Earlsdon Ward
-  Sherbourne Ward
-  Whoberley Ward
-  St. Michael's Ward
-  Radford Ward
-  Wainbody Ward
-  Cheylesmore Ward
-  Foleshill Ward
-  Westwood Ward
-  Woodlands Ward

Flood Risk

Rivers & Seas - Flood Risk



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



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

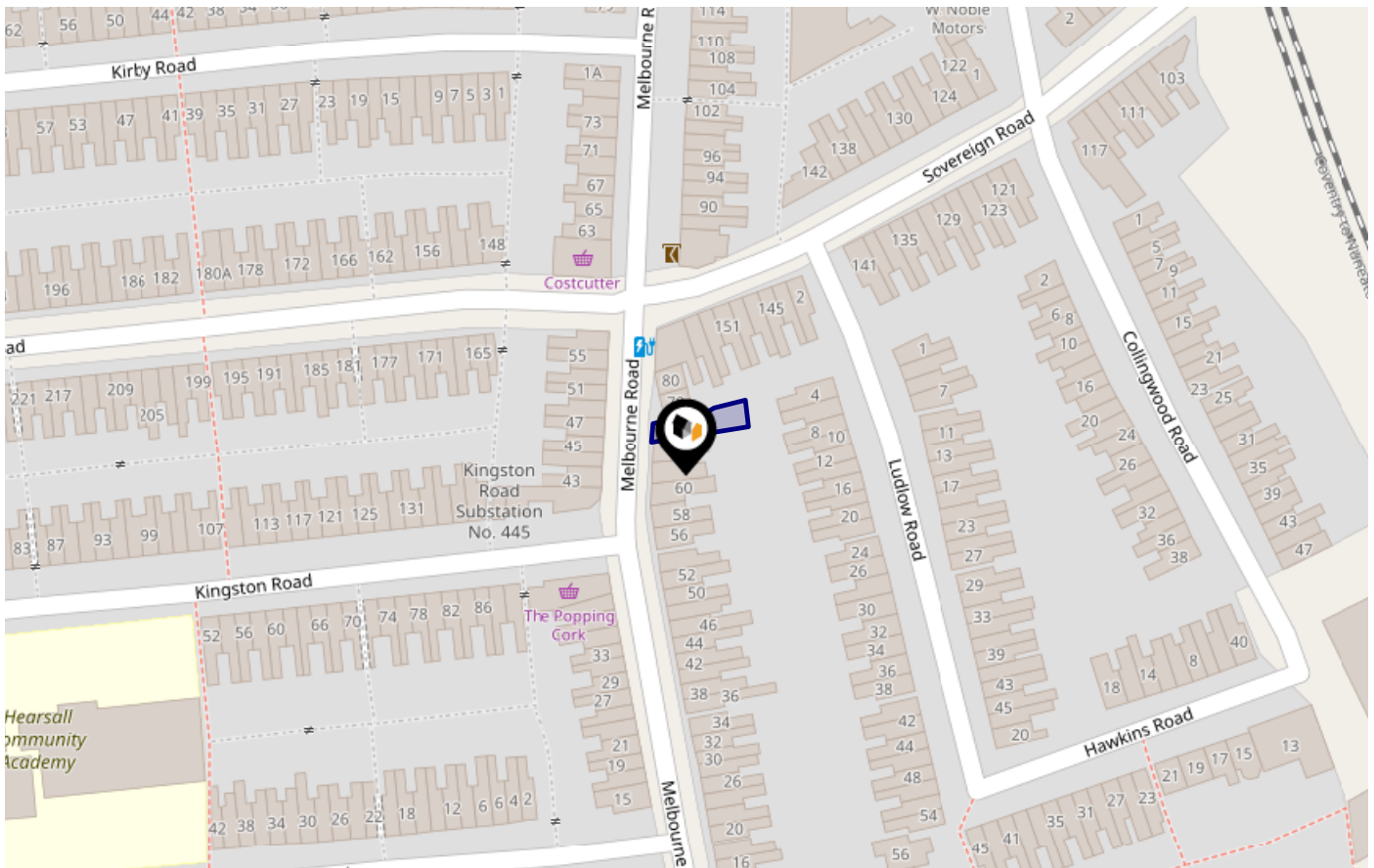


Flood Risk

Rivers & Seas - Climate Change



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



Risk Rating: Very low

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

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Chance of flooding to the following depths at this property:

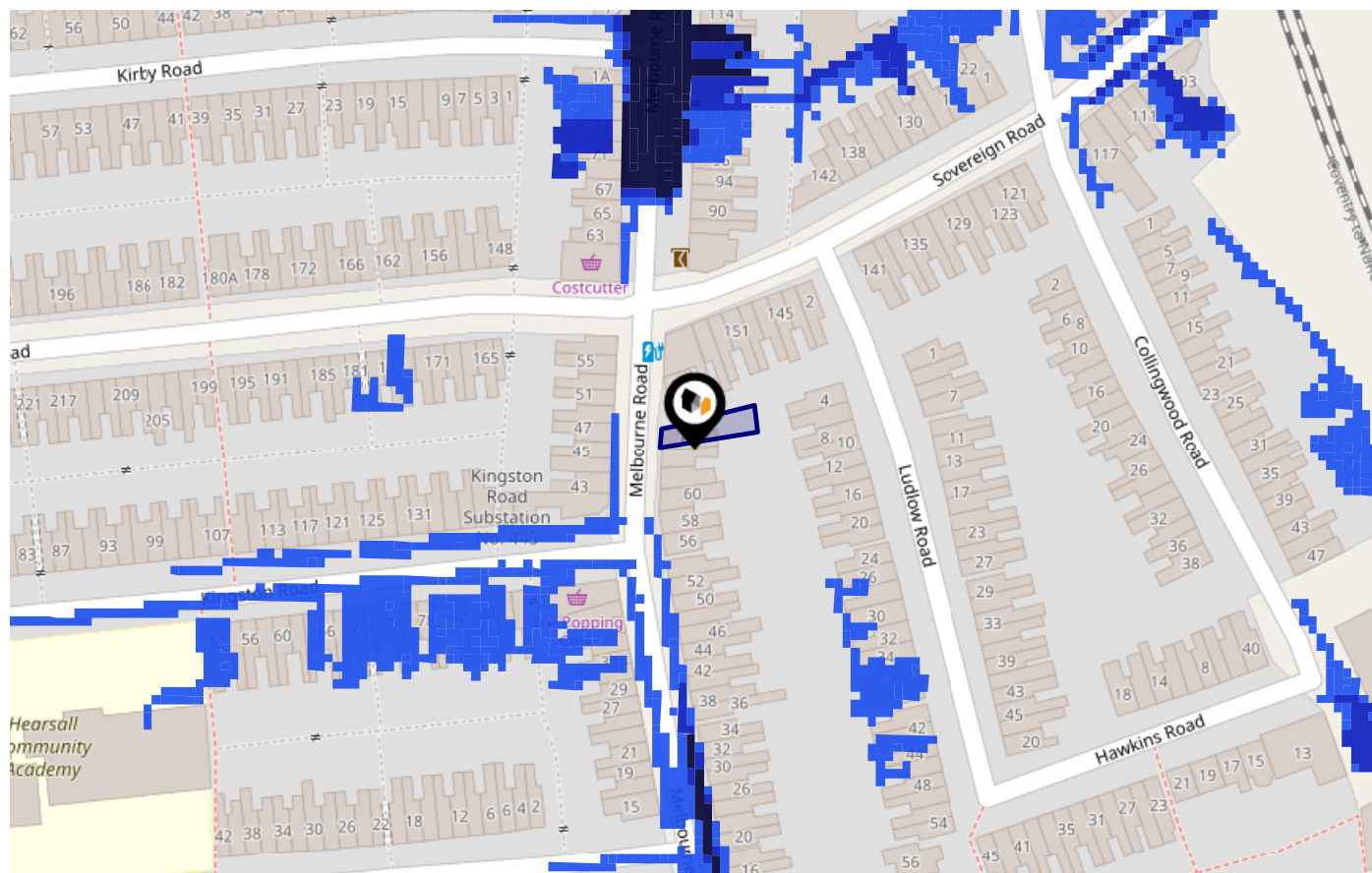


Flood Risk

Surface Water - Flood Risk



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

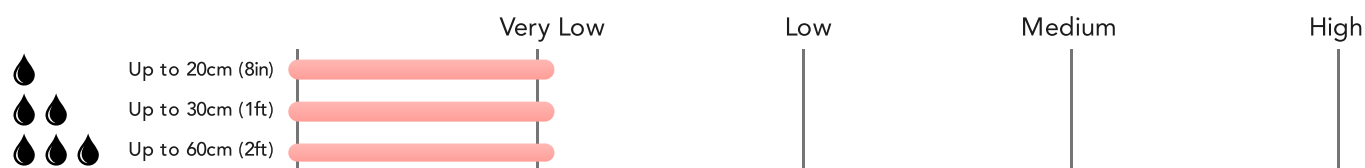


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

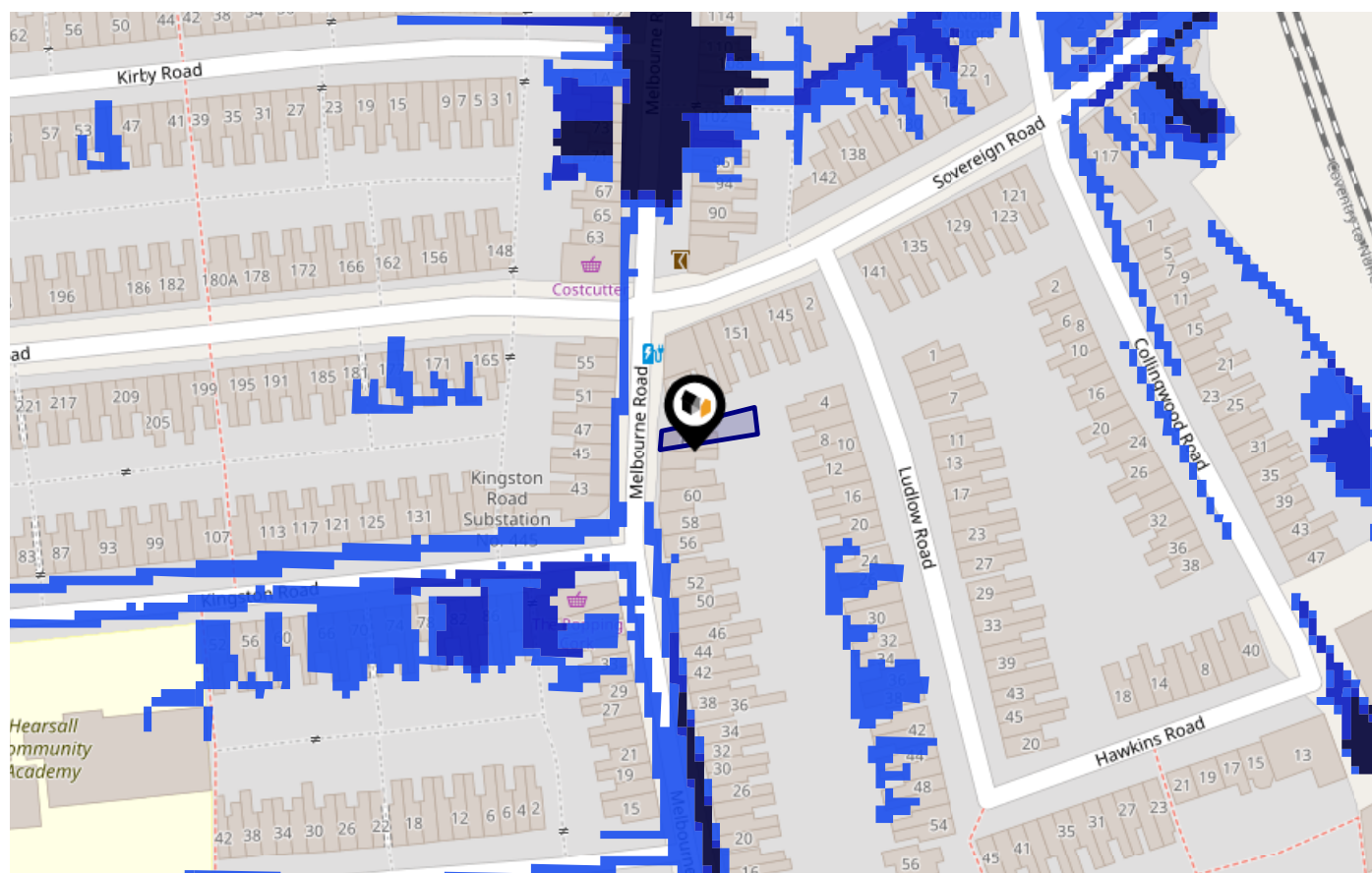


Flood Risk

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.

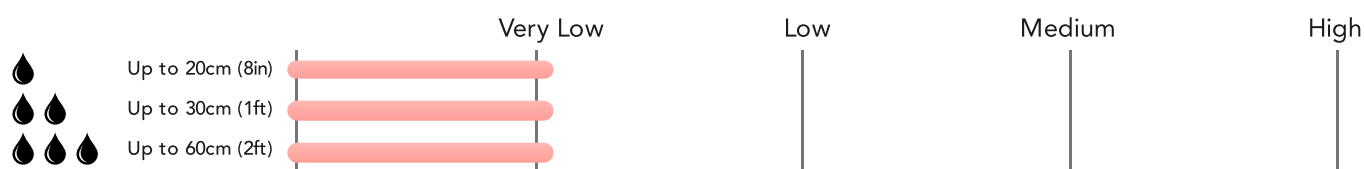


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

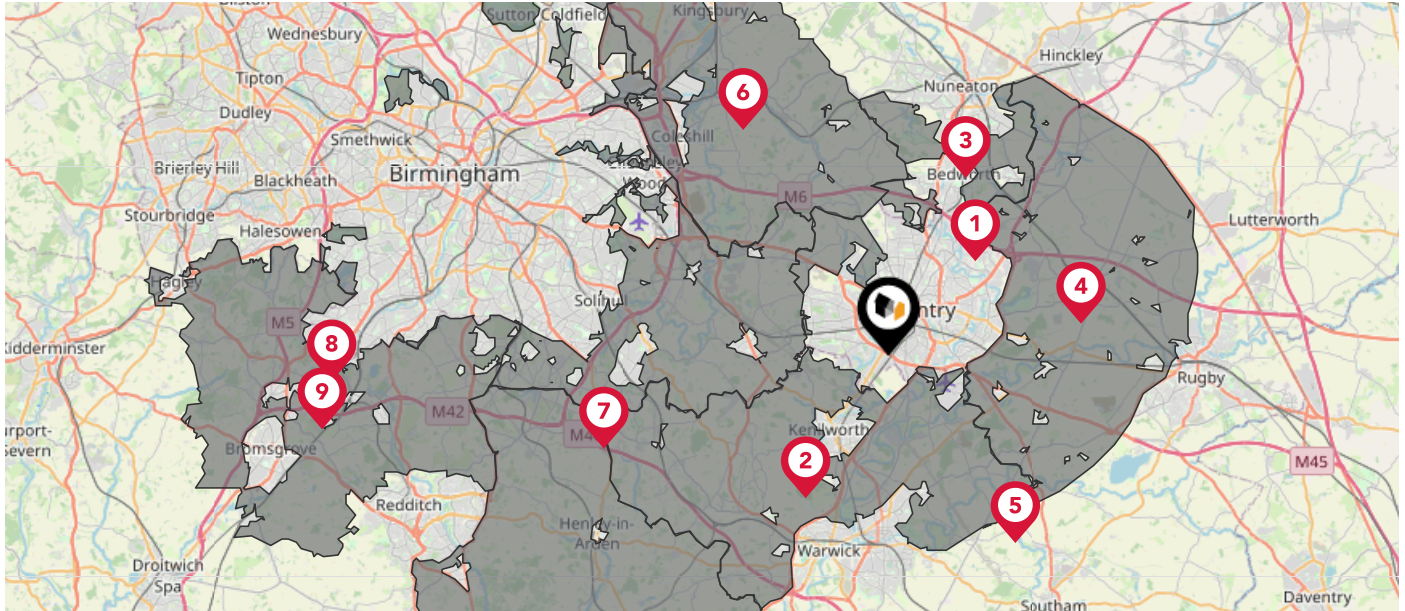


Maps

Green Belt



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



Nearby Green Belt Land

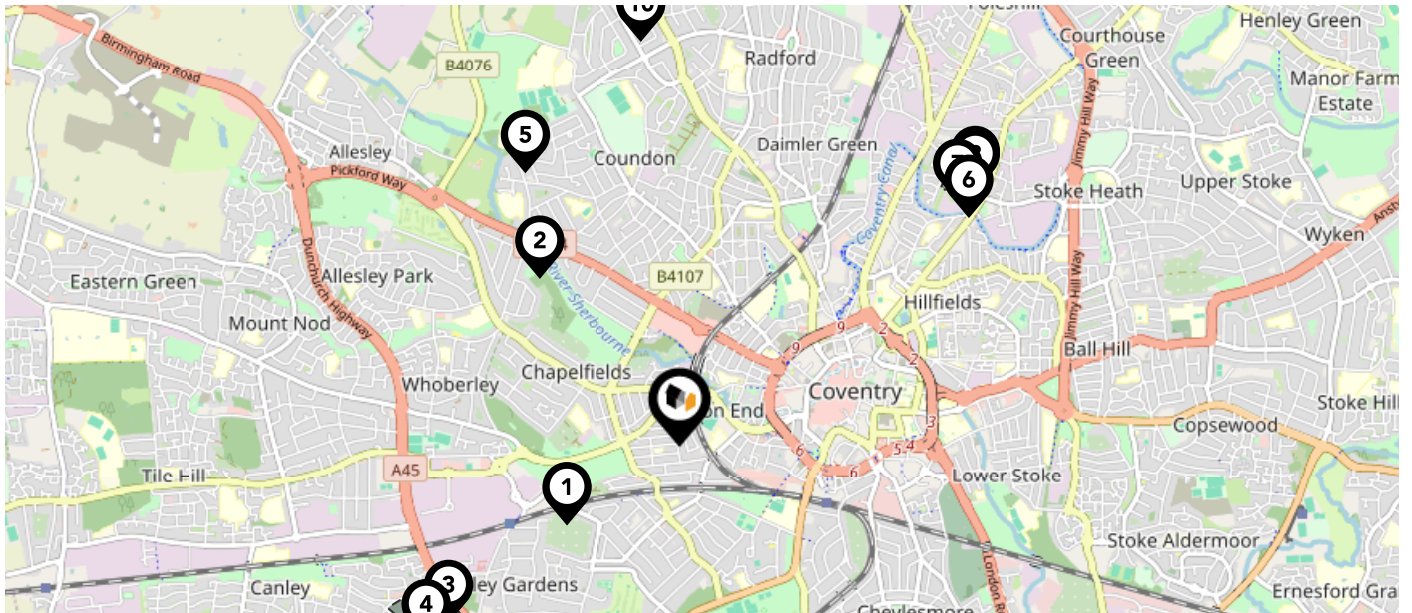
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

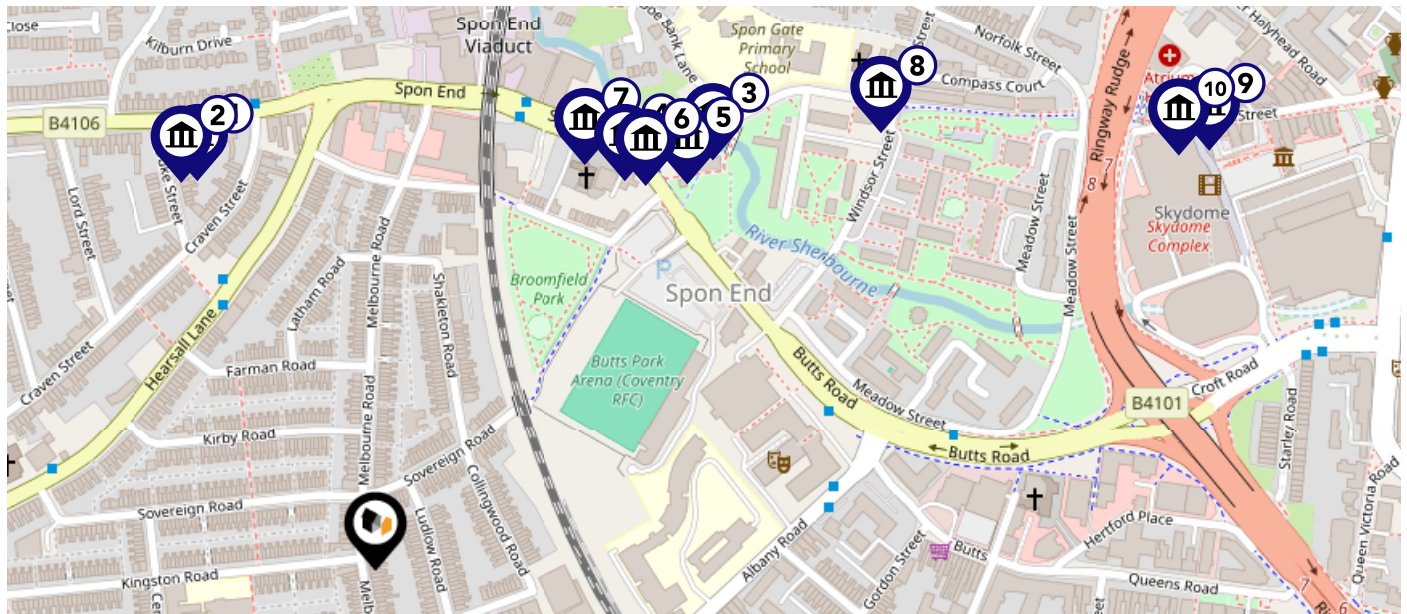
1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	Holyhead Road-Coundon, Coventry	Historic Landfill
3	Fletchampstead Highway-Canley, Coventry	Historic Landfill
4	Prior Deram Park-Canley, Coventry	Historic Landfill
5	Coundon Social Club-Coundon, Coventry	Historic Landfill
6	Midland Brickworks-Stoney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











Maps

Listed Buildings

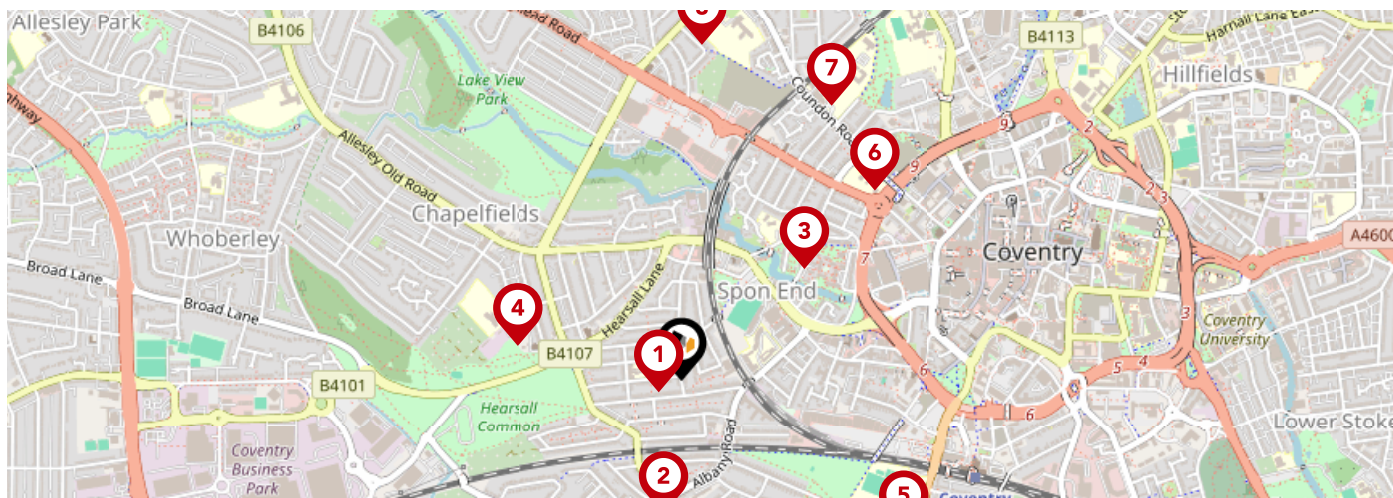


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



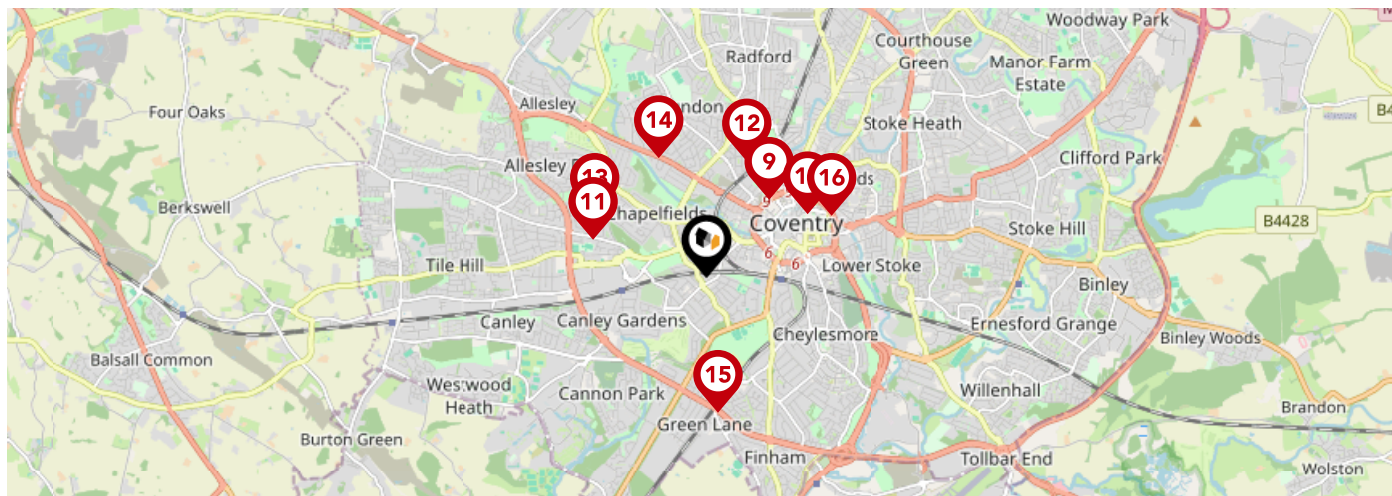
Listed Buildings in the local district		Grade	Distance
	1076655 - 23, Allesley Old Road	Grade II	0.2 miles
	1076656 - 25-29, Allesley Old Road	Grade II	0.2 miles
	1342909 - Chapel Of St James And St Christopher	Grade II	0.3 miles
	1335864 - 107-110, Spon End	Grade II	0.3 miles
	1076603 - Spon Bridge	Grade II	0.3 miles
	1076600 - 111-116, Spon End	Grade II	0.3 miles
	1342946 - 97-100, Spon End	Grade II	0.3 miles
	1226523 - 119-123, Upper Spon Street	Grade II	0.4 miles
	1096851 - 169 Spon Street	Grade II	0.5 miles
	1226783 - 163 And 164 Spon Street	Grade II	0.5 miles









Area Schools



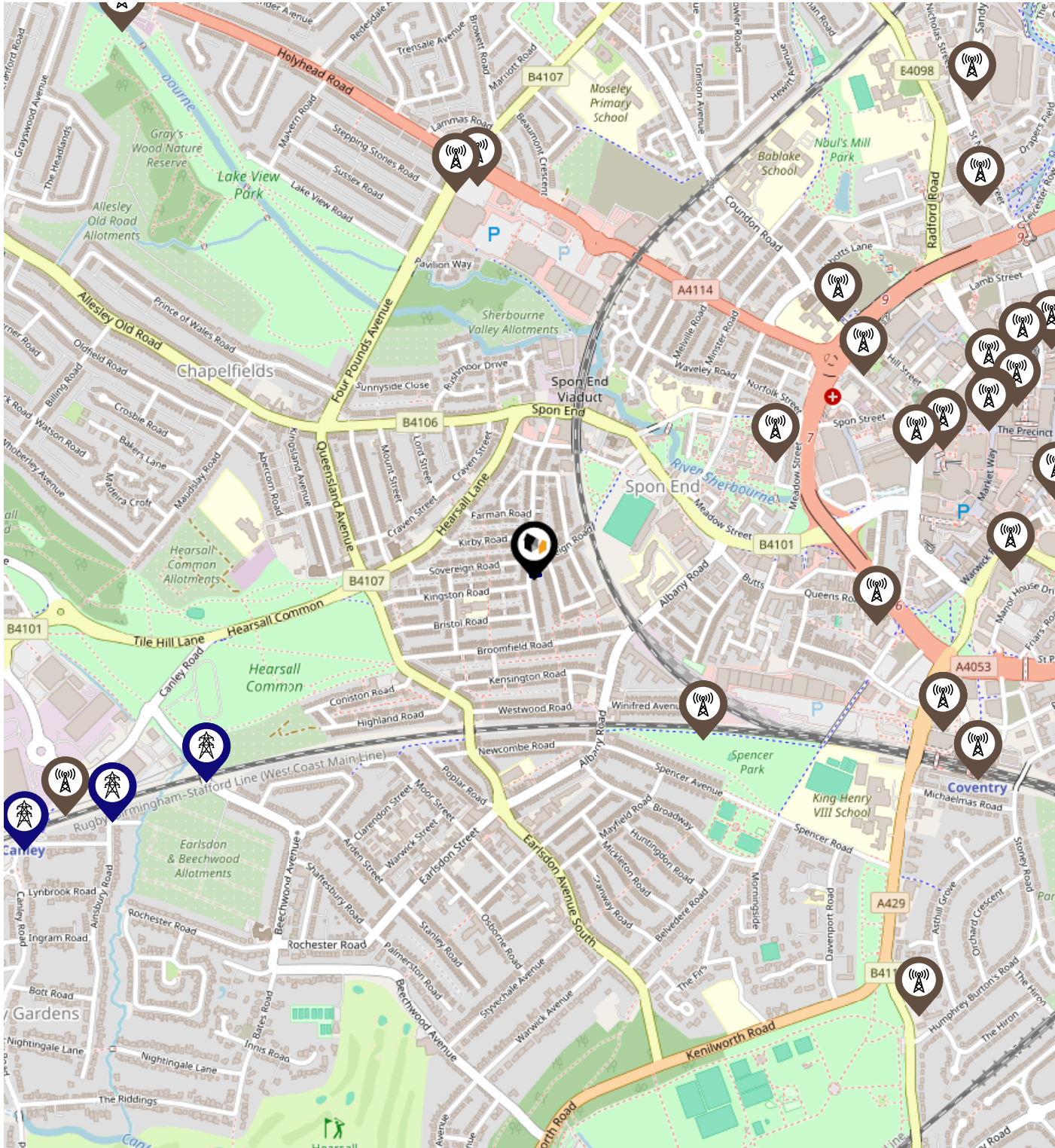
	Nursery	Primary	Secondary	College	Private
1 Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 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"/>
4 All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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"/>
	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.23	<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:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

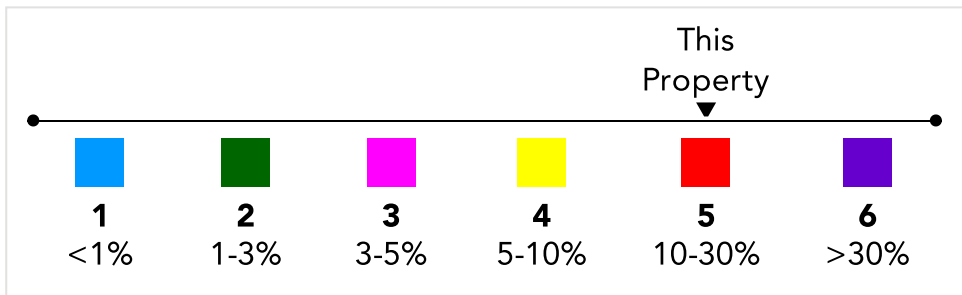
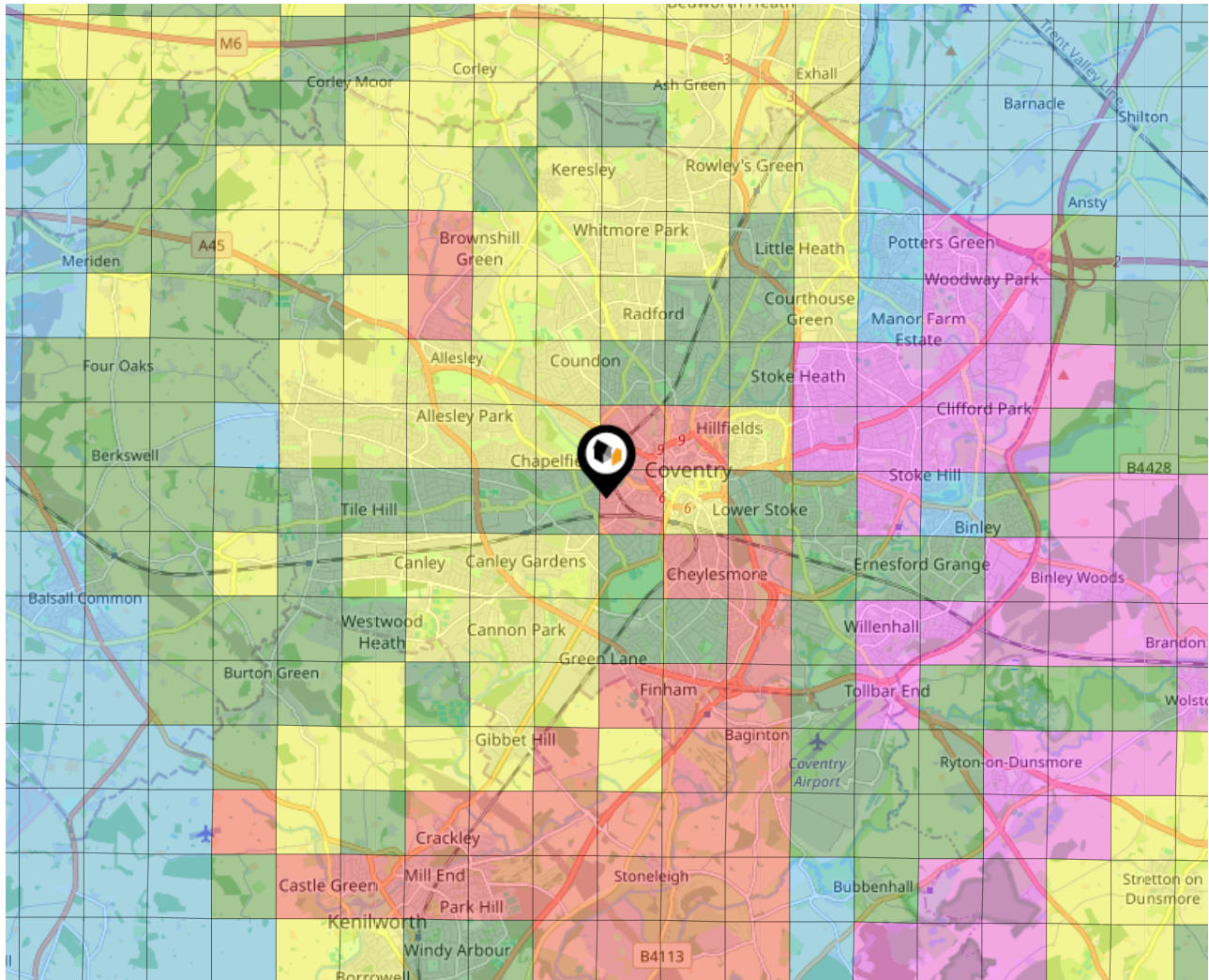
Environment

Radon Gas

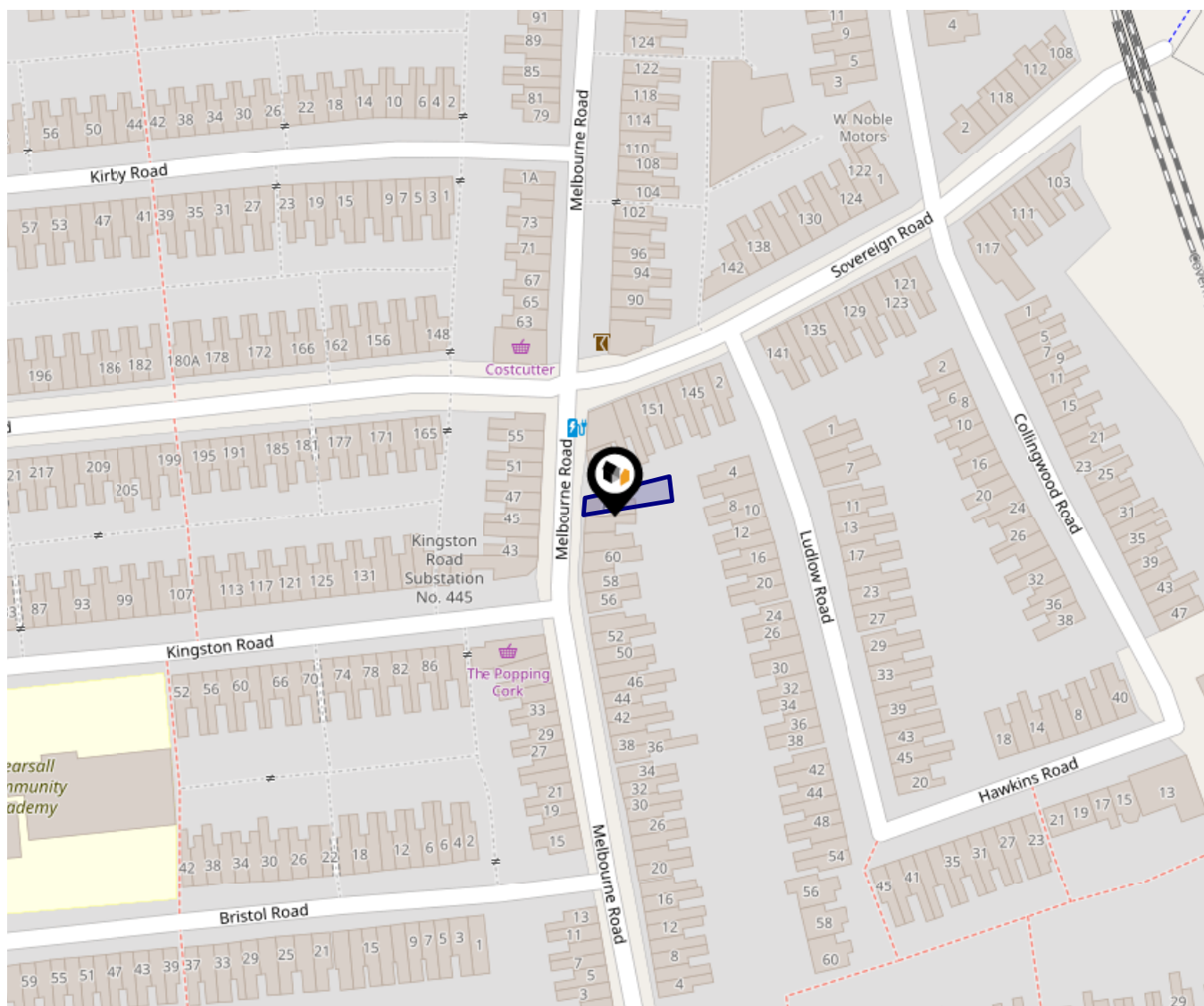


What is Radon?

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



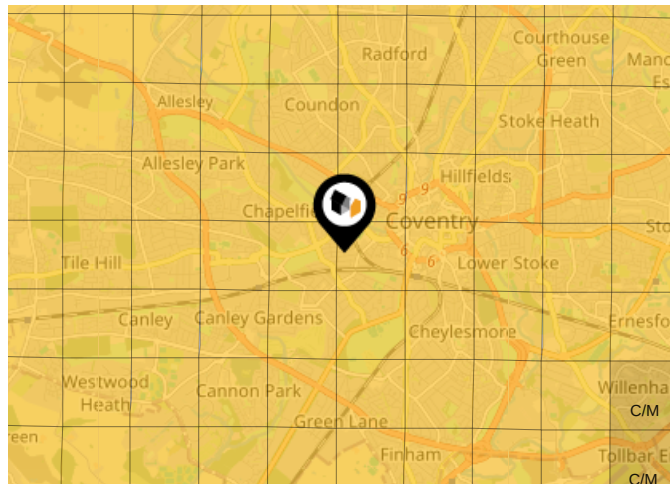
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

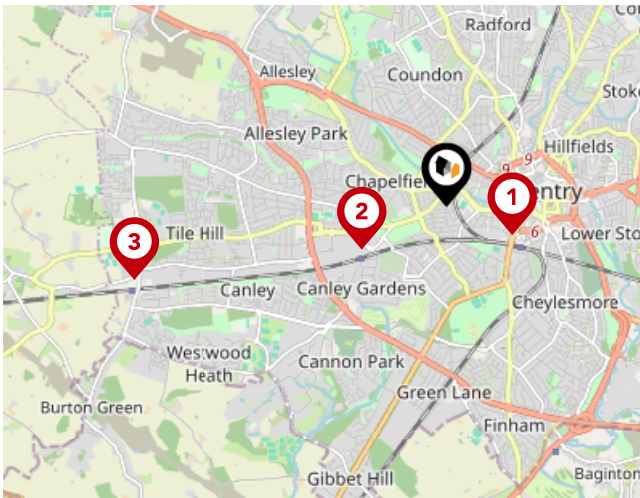


Primary Classifications (Most Common Clay Types)

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

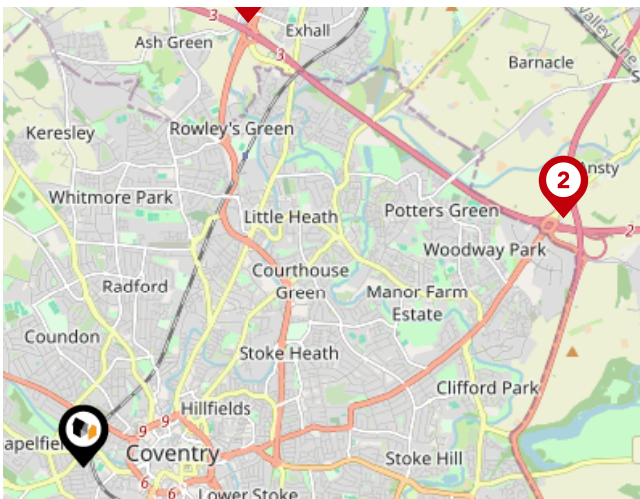
Area

Transport (National)



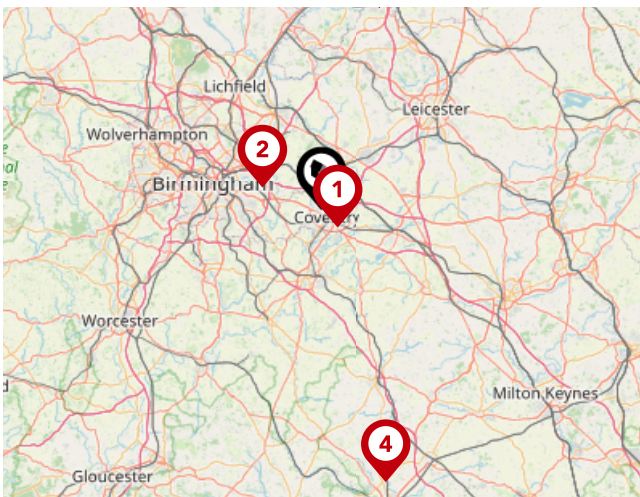
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.64 miles
2	Canley Rail Station	0.87 miles
3	Tile Hill Rail Station	2.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.29 miles
2	M6 J2	4.89 miles
3	M40 J14	10.55 miles
4	M6 J3A	8.17 miles
5	M42 J6	8.11 miles



Airports/Helipads

Pin	Name	Distance
1	Baginton	3.45 miles
2	Birmingham Airport	9.14 miles
3	East Mids Airport	30.34 miles
4	Kidlington	40.72 miles

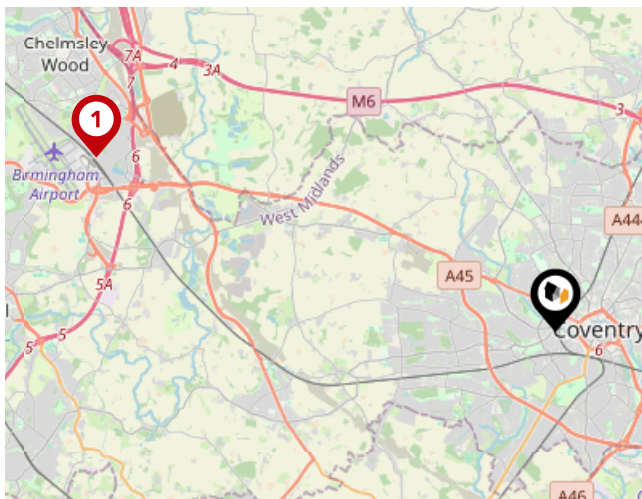
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Farman Rd	0.15 miles
2	Broomfield Rd	0.16 miles
3	Broomfield Rd	0.18 miles
4	Highland Road	0.22 miles
5	Sovereign Road	0.19 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.88 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 property-specific data.



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