



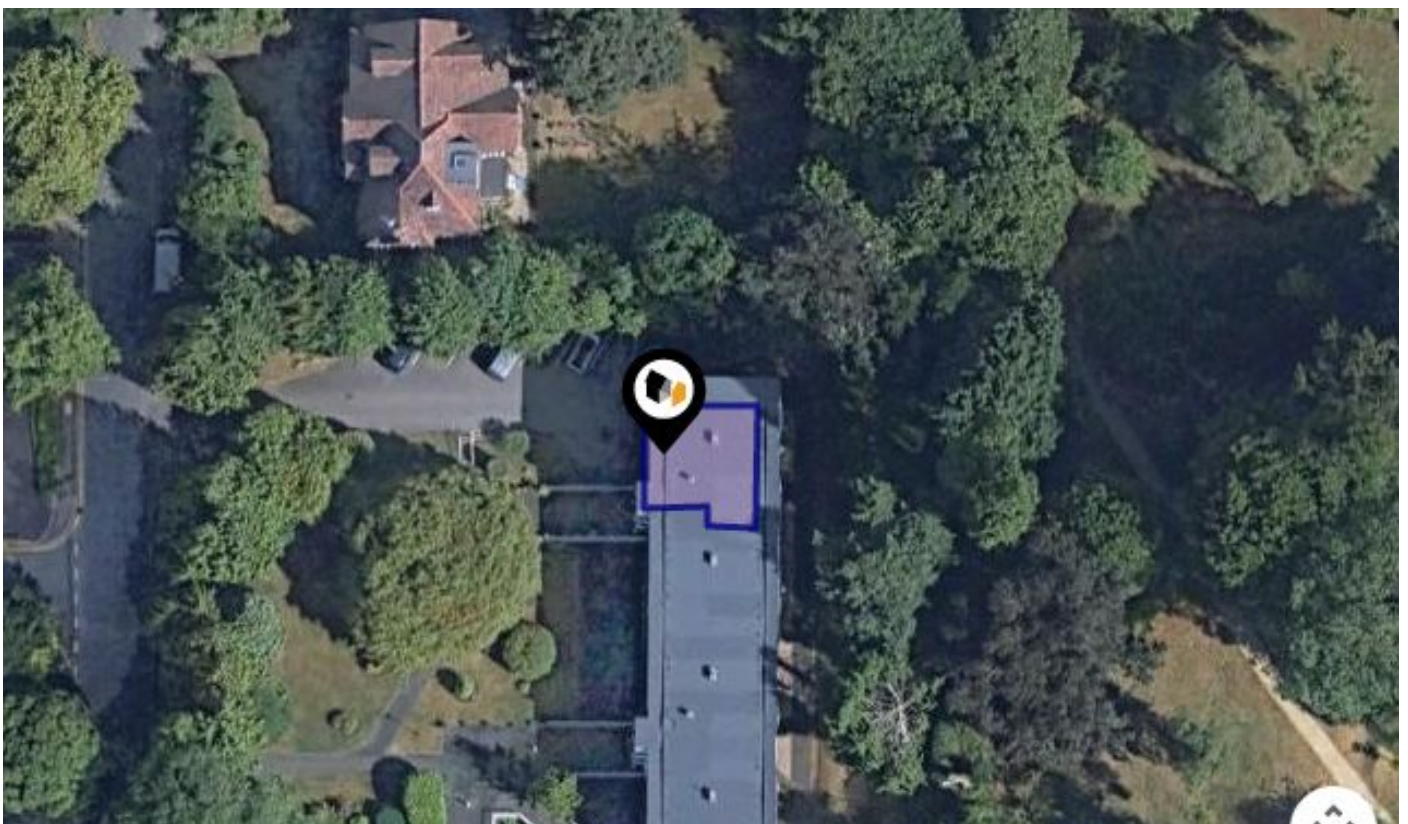
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03<sup>rd</sup> April 2025



## DAVENPORT ROAD, COVENTRY, CV5

Price Estimate : £290,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

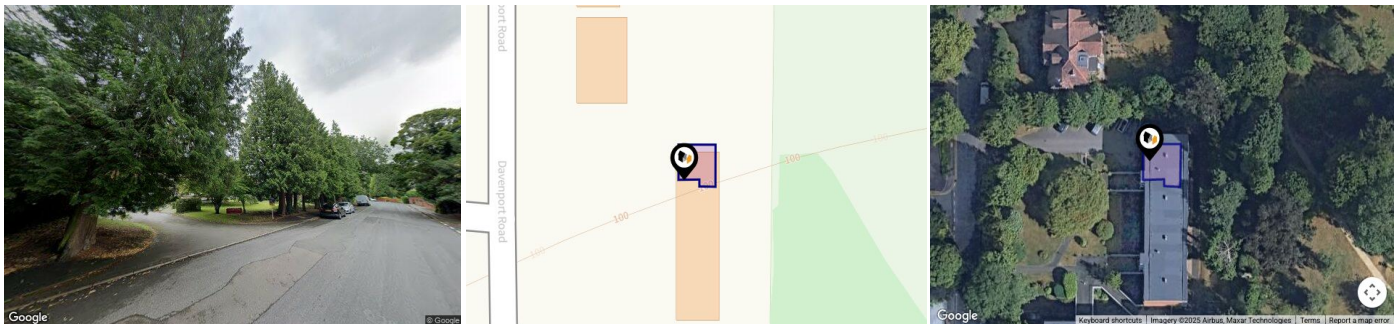
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#### **Your property details in brief.....**

A spacious & exceptional 1st floor three bedroom apartment  
Overlooking "Top Park" with leafy vistas from spacious balcony  
Generous sitting room with bay window & patio door to balcony  
Modern three piece family bathroom  
Comprehensively fitted kitchen with front garden views  
Private garage & drying areas  
Gas central heating & double glazing  
Close to Train Station & War Memorial Park  
Share of freehold & 999 year lease from 1960  
NO CHAIN, EPC RATING C, Total 885 Sq.Ft or Total 82 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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Price Estimate:</b>	£290,000
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Leasehold
<b>Floor Area:</b>	885 ft <sup>2</sup> / 82 m <sup>2</sup>	<b>Start Date:</b>	02/02/1964
<b>Plot Area:</b>	0.02 acres	<b>End Date:</b>	29/09/2959
<b>Year Built :</b>	1950-1966	<b>Lease Term:</b>	999 years (less one day) from 29 September 1960
<b>Council Tax :</b>	Band D	<b>Term Remaining:</b>	935 years
<b>Annual Estimate:</b>	£2,414		
<b>Title Number:</b>	WK14689		

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	Kenilworth Road
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Medium

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

<b>15</b> mb/s	<b>55</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)

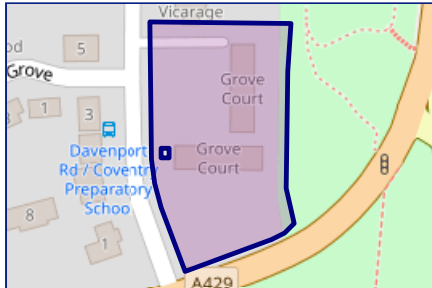


### Satellite/Fibre TV Availability:



## Freehold Title Plan

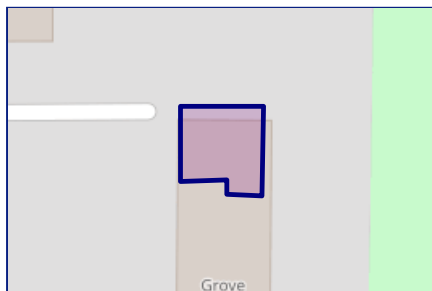
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**WK9071**

## Leasehold Title Plan

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**WK14689**

Start Date: 02/02/1964  
End Date: 29/09/2959  
Lease Term: 999 years (less one day) from 29 September 1960  
Term Remaining: 935 years

# Property EPC - Certificate



Davenport Road, CV5

Energy rating

# C

Valid until 14.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 85% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	84 m <sup>2</sup>

# Market Sold in Street



## 22, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	05/12/2024	05/08/1997
Last Sold Price:	£264,000	£72,000

## 17, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	31/05/2024
Last Sold Price:	£255,000

## 14, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	30/08/2023	29/05/1998
Last Sold Price:	£285,000	£98,000

## 2, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	29/09/2021	26/11/2012	27/03/2002
Last Sold Price:	£275,000	£165,000	£110,000

## 15, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	18/01/2021	31/05/2013	13/06/2005	28/05/2004
Last Sold Price:	£265,000	£170,000	£193,000	£157,000

## 13, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	17/01/2020	26/07/2008
Last Sold Price:	£260,000	£200,000

## 16, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	14/07/2016	16/05/1997
Last Sold Price:	£175,000	£79,950

## 24, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	27/11/2015
Last Sold Price:	£162,500

## 21, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	20/06/2014	04/12/2000	29/01/1998	09/06/1997
Last Sold Price:	£160,000	£114,000	£87,950	£72,000

## 1, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	07/02/2014	30/01/1997	28/02/1995
Last Sold Price:	£157,000	£78,000	£54,000

## 18, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	31/01/2013
Last Sold Price:	£155,000

## 10, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	18/03/2010	14/02/1997
Last Sold Price:	£180,000	£72,500

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

# Market Sold in Street



## 9, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	27/05/2009	20/05/1996
Last Sold Price:	£165,000	£55,000

## 3, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	23/11/2007	10/10/1997
Last Sold Price:	£224,000	£67,500

## 19, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	01/09/2005
Last Sold Price:	£184,000

## 4, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	08/07/2005
Last Sold Price:	£175,000

## 8, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	26/08/2004	02/06/1997
Last Sold Price:	£199,995	£73,500

## 20, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	27/06/2003
Last Sold Price:	£175,000

## 23, Grove Court, Davenport Road, Coventry, CV5 6PZ

Last Sold Date:	24/05/2002	10/12/1999
Last Sold Price:	£132,500	£81,000

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

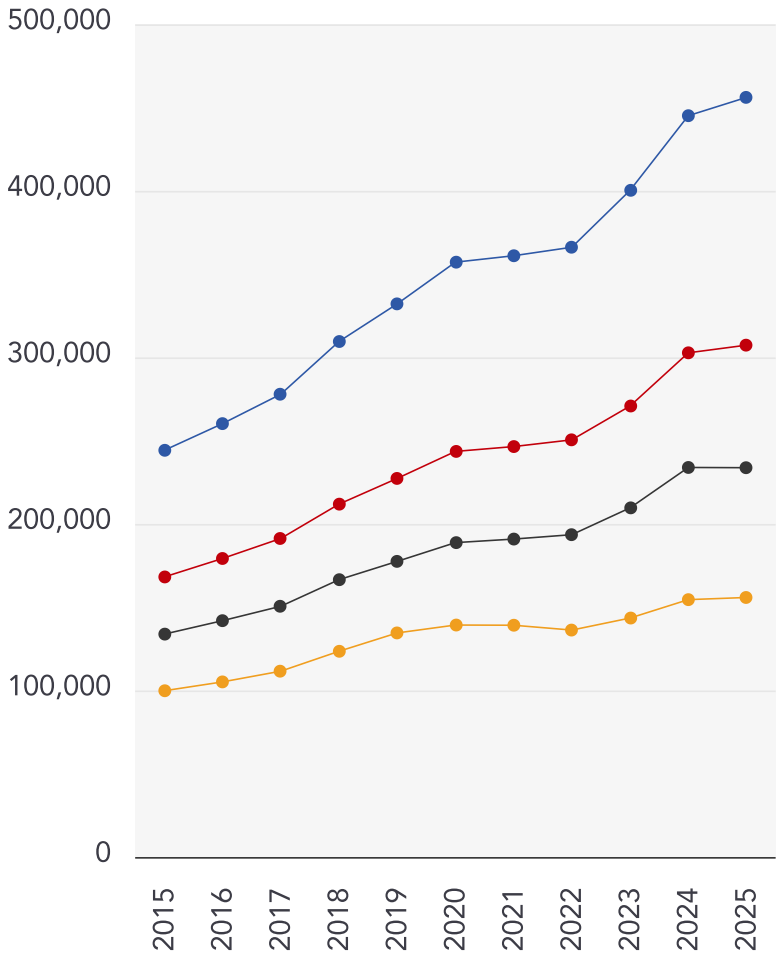


# Market

## House Price Statistics



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



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

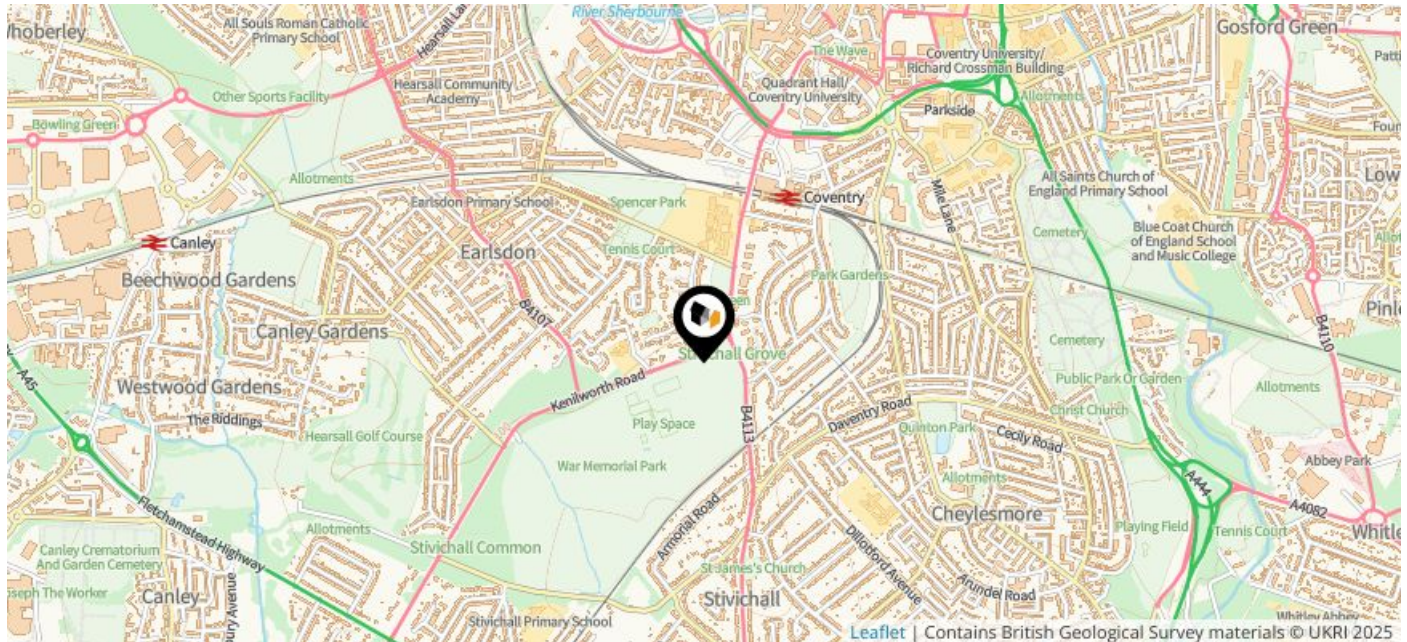
**+56.09%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

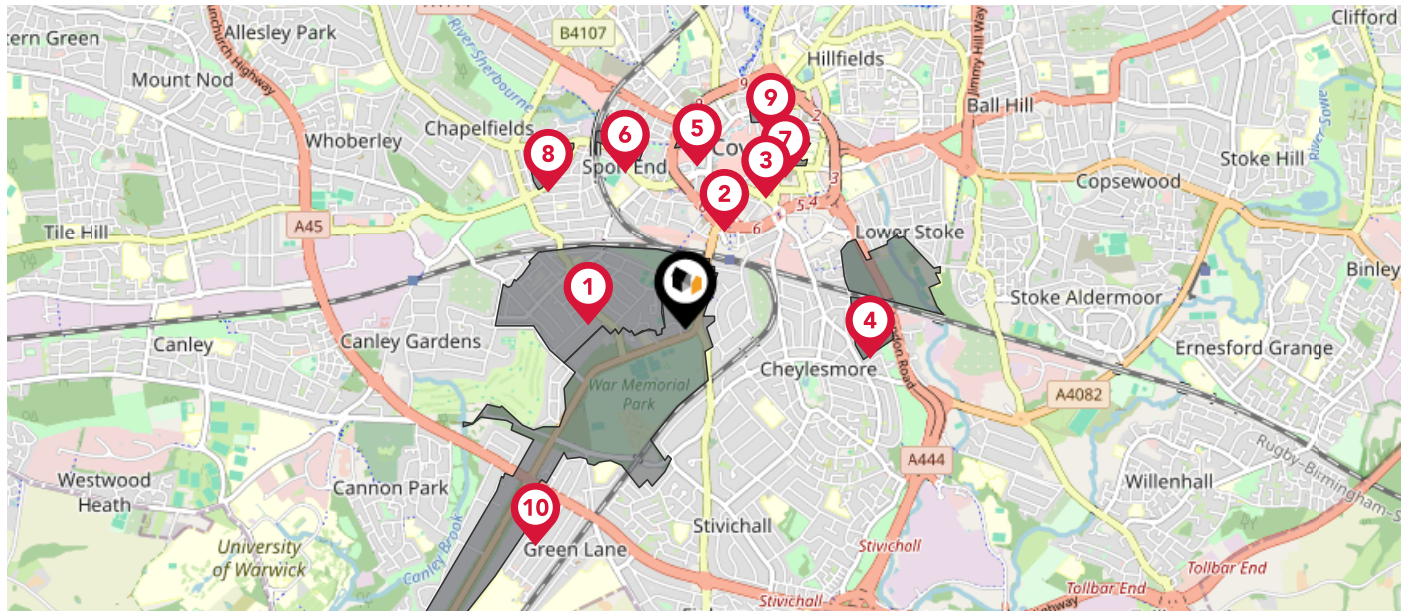
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas



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



### Nearby Conservation Areas

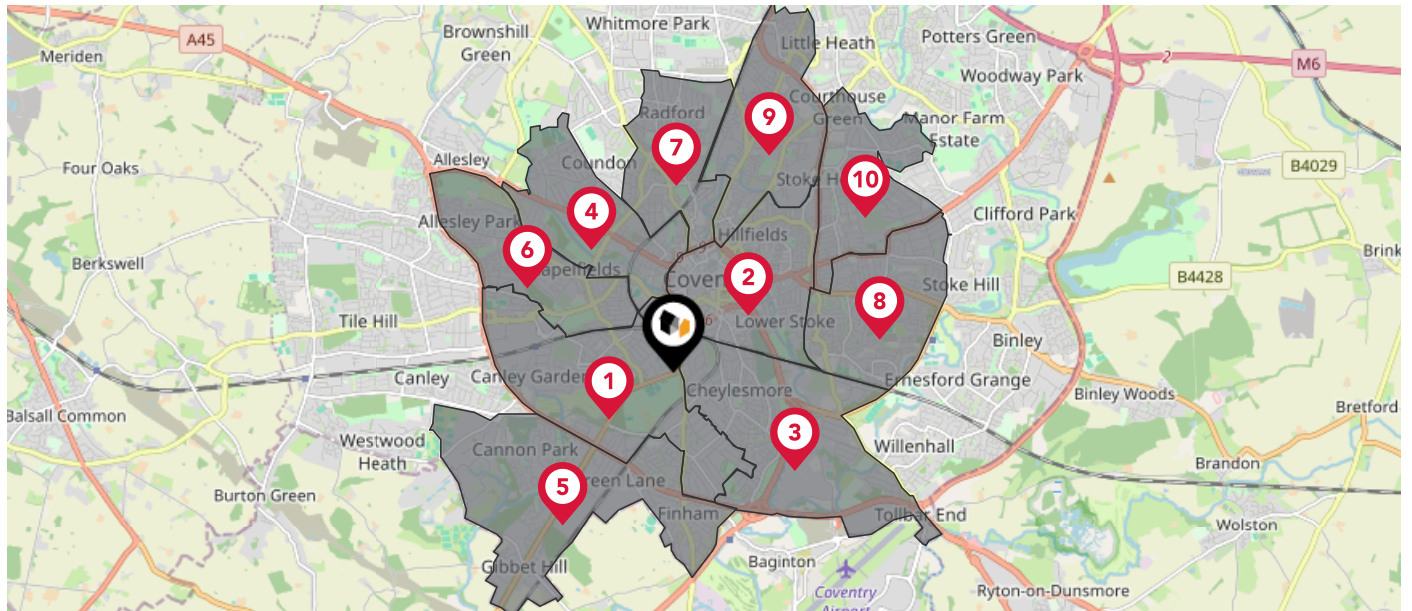
- 1 Earlsdon
- 2 Greyfriars Green
- 3 High Street
- 4 London Road
- 5 Spon Street
- 6 Spon End
- 7 Hill Top and Cathedral
- 8 Chapelfields
- 9 Lady Herbert's Garden
- 10 Kenilworth Road

# 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 Council Wards

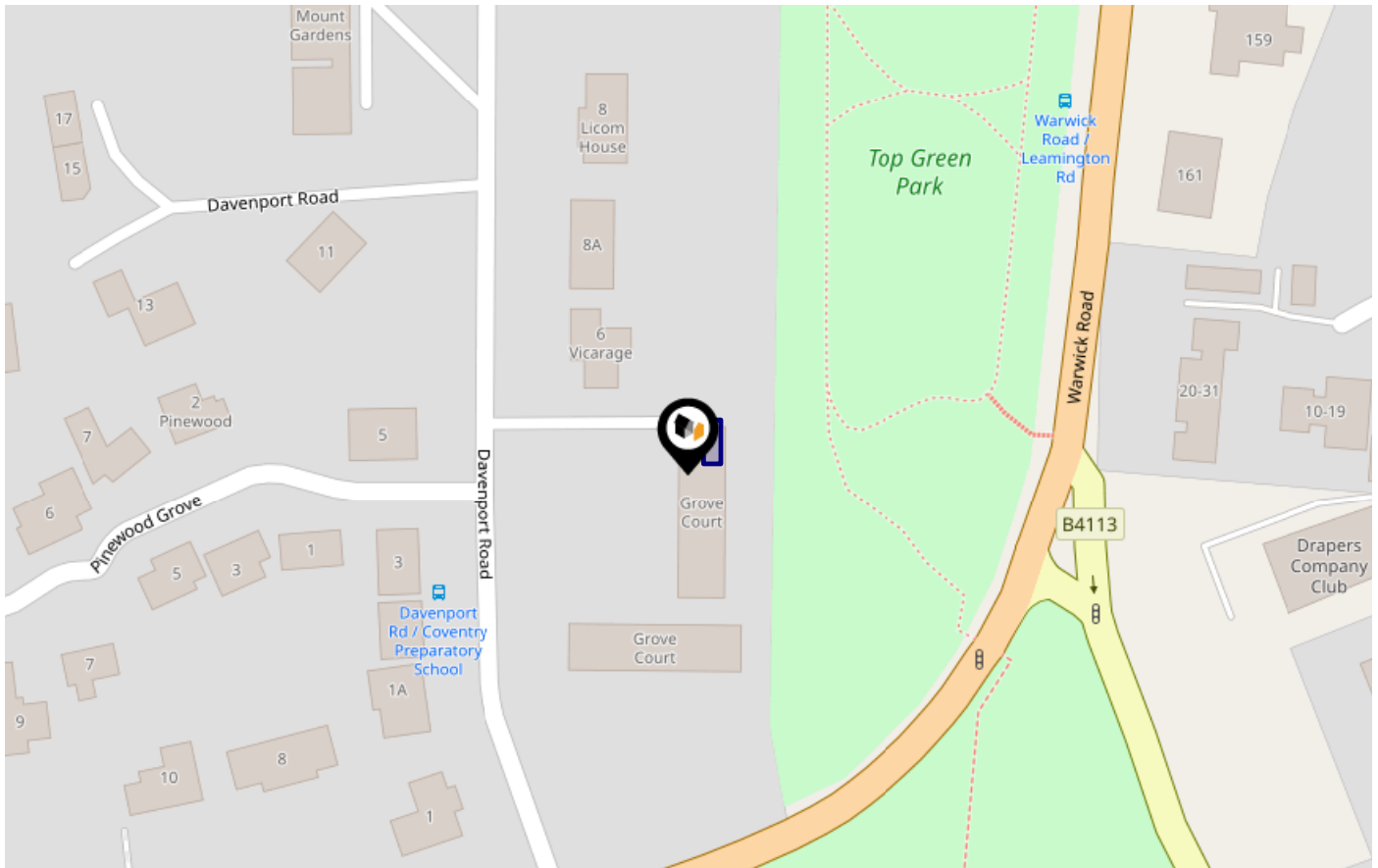
-  Earlsdon Ward
-  St. Michael's Ward
-  Cheylesmore Ward
-  Sherbourne Ward
-  Wainbody Ward
-  Whoberley Ward
-  Radford Ward
-  Lower Stoke Ward
-  Foleshill Ward
-  Upper Stoke Ward

# 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:

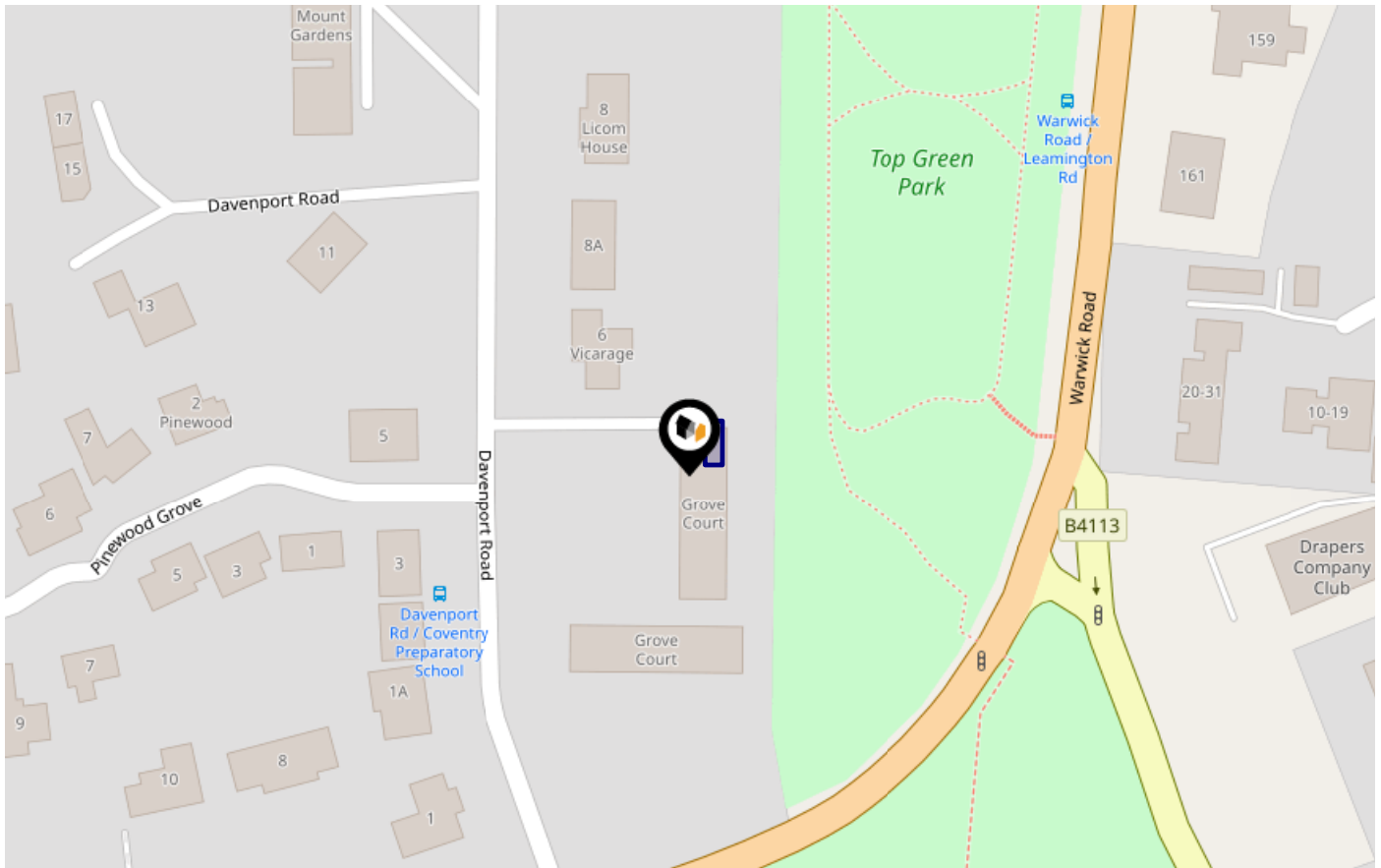


# Flood Risk

## 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.

- 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: Medium**

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:

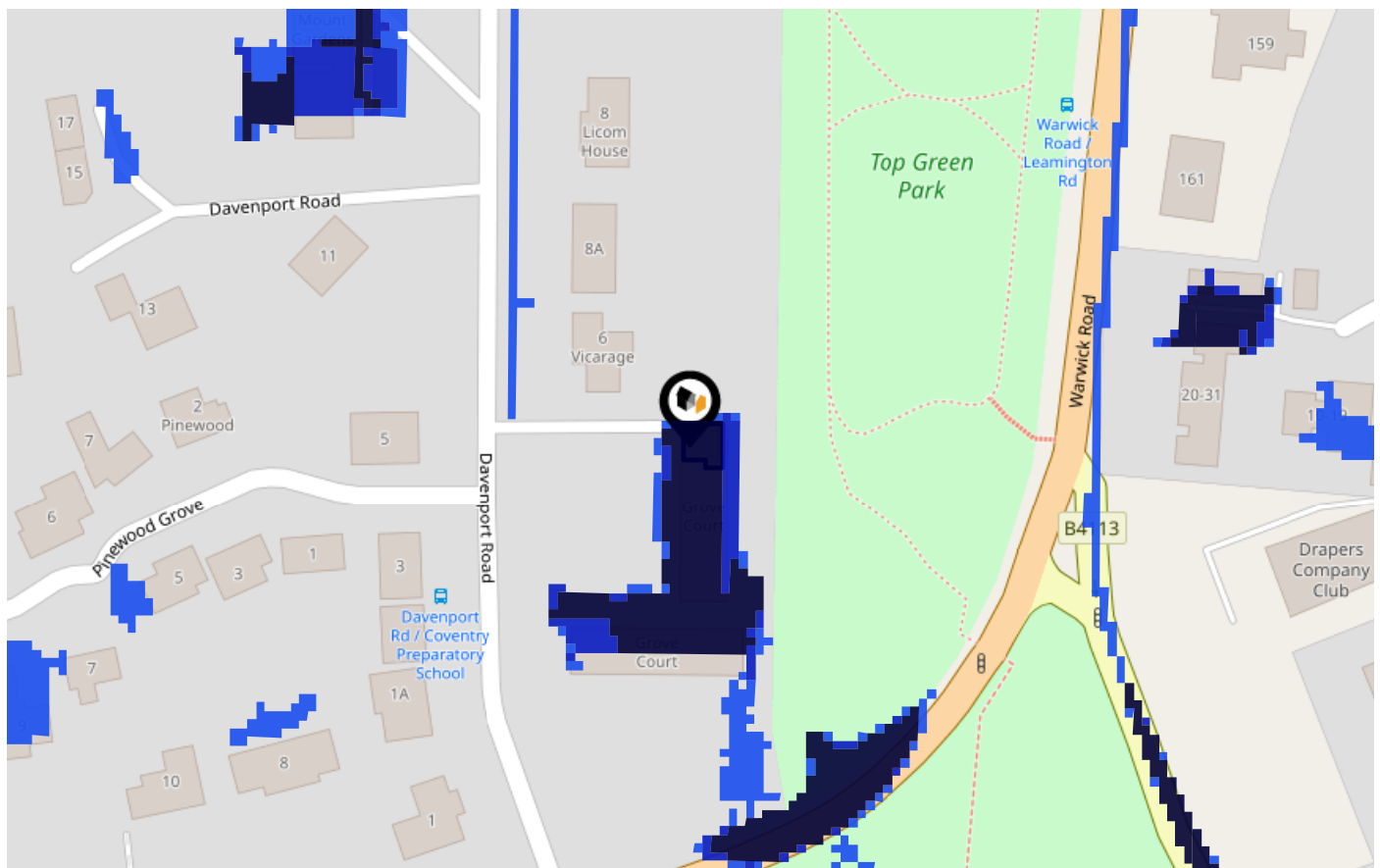


# Flood Risk

## 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: High**

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.

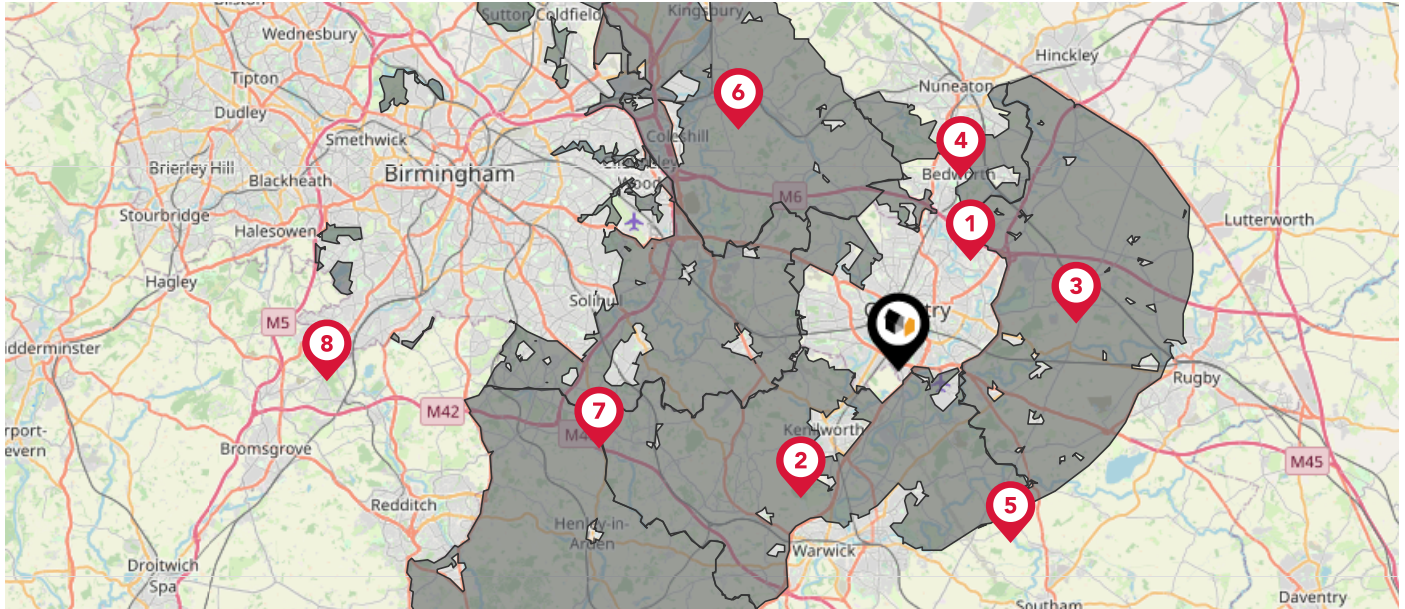
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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













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



### Nearby Green Belt Land

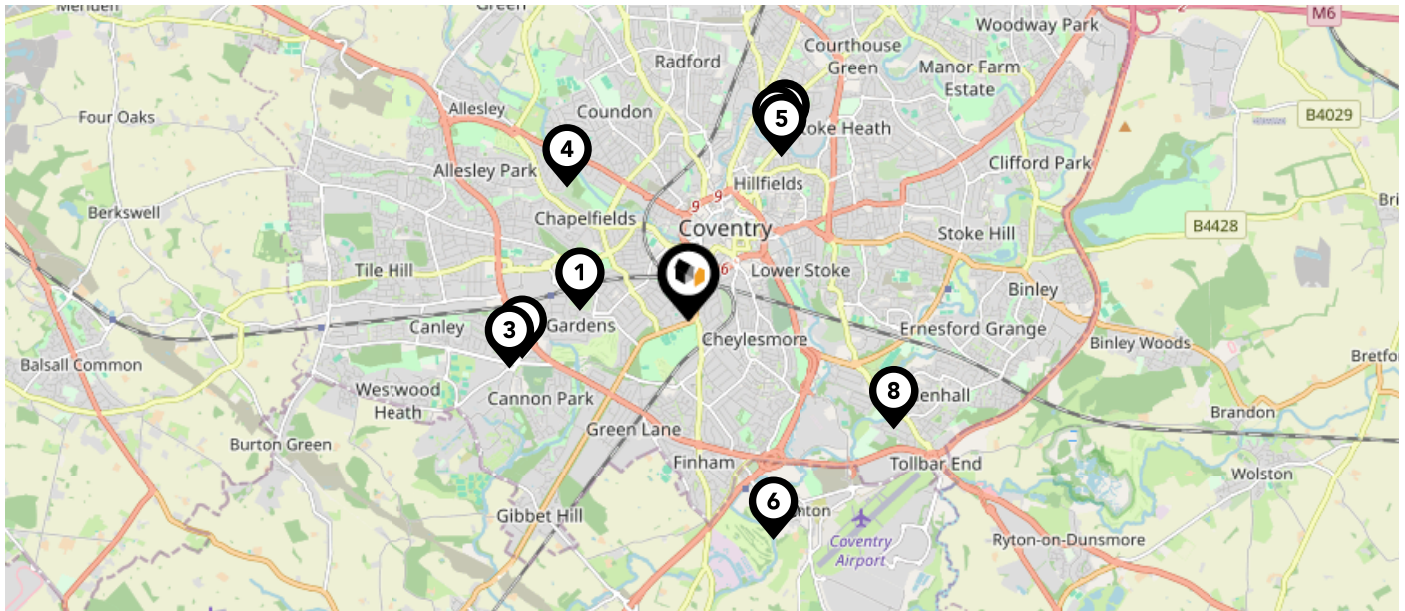
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - Birmingham

# 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

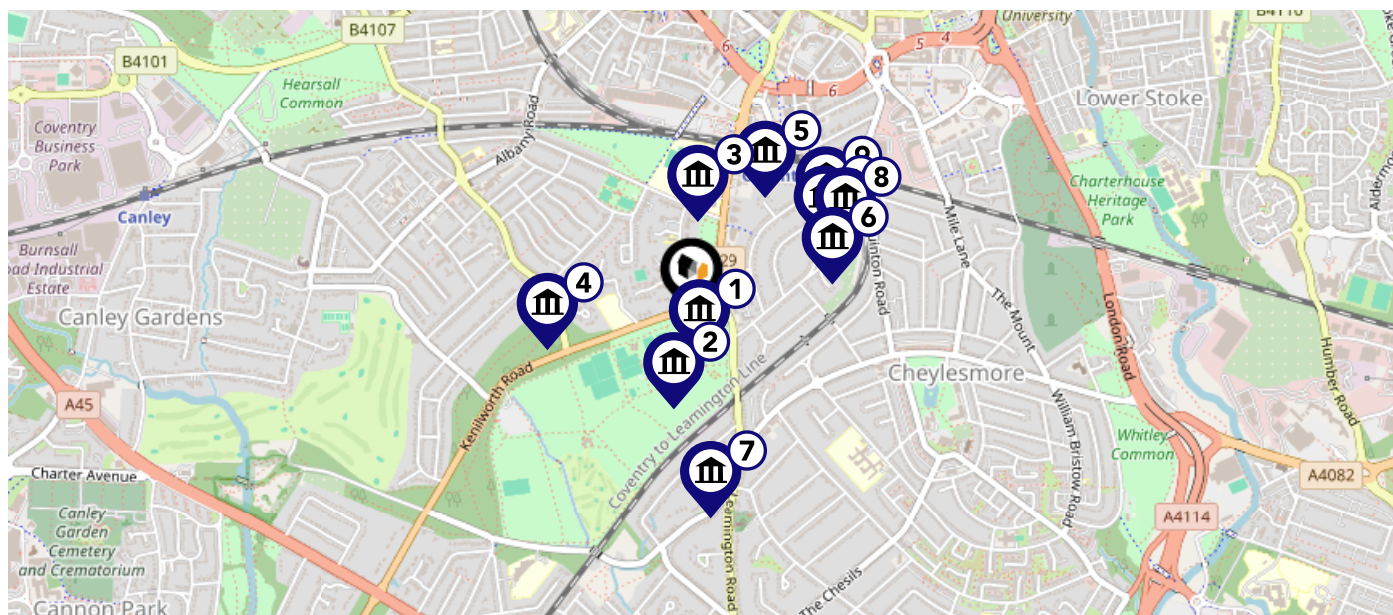
<b>1</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill
<b>2</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill
<b>3</b>	Prior Deram Park-Canley, Coventry	Historic Landfill
<b>4</b>	Holyhead Road-Coundon, Coventry	Historic Landfill
<b>5</b>	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
<b>6</b>	Hall Drive-Baginton	Historic Landfill
<b>7</b>	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill
<b>8</b>	London Road B-Willenhall, Coventry	Historic Landfill
<b>9</b>	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
<b>10</b>	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill











# Maps

## Listed Buildings

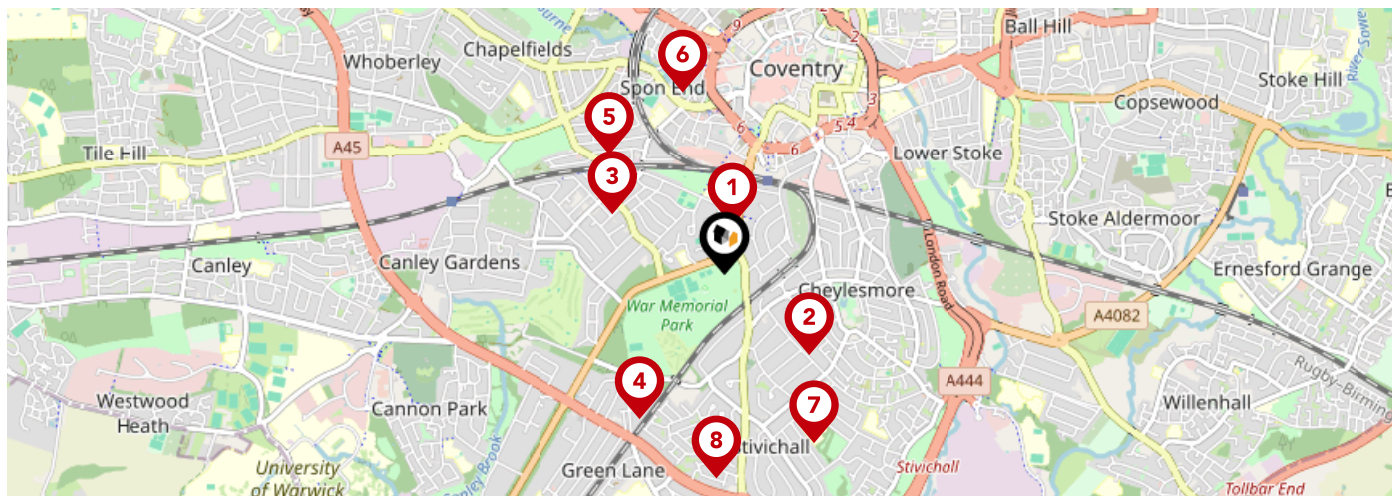


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



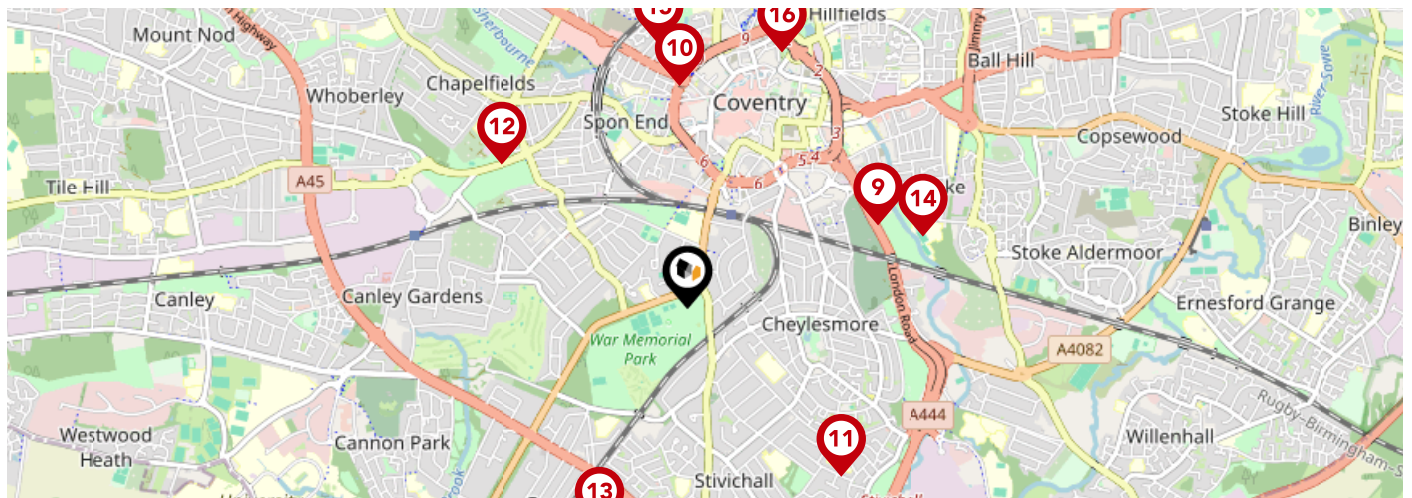
Listed Buildings in the local district	Grade	Distance
 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.1 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.2 miles
 1342934 - Free Grammar School King Henry Viii School	Grade II	0.2 miles
 1443610 - Earlsdon Drinking Fountain	Grade II	0.3 miles
 1242849 - Coventry Station, Including Attached Platform Structures	Grade II	0.3 miles
 1271407 - Summerhouse On Plot 47	Grade II	0.3 miles
 1076620 - Bremond College	Grade II	0.4 miles
 1271405 - Summerhouse On Plot 25	Grade II	0.4 miles
 1271403 - Summerhouse On Plot 9	Grade II	0.4 miles
 1271404 - Summerhouse On Plot 13	Grade II	0.4 miles









# Area Schools



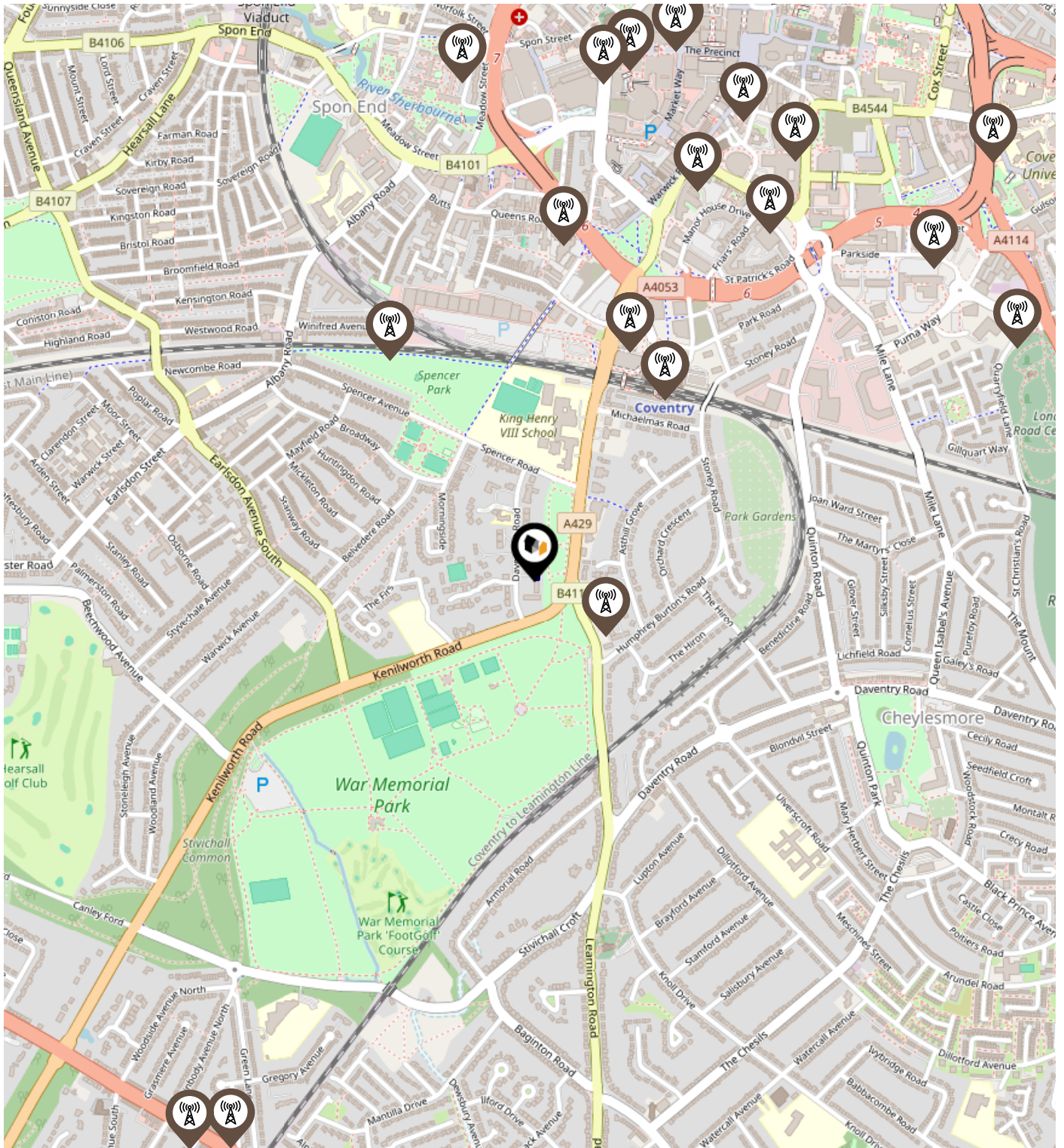
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howes Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 177   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1724   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.23	<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

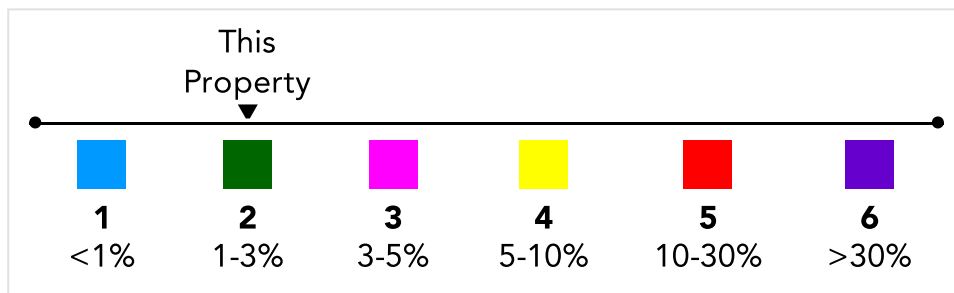
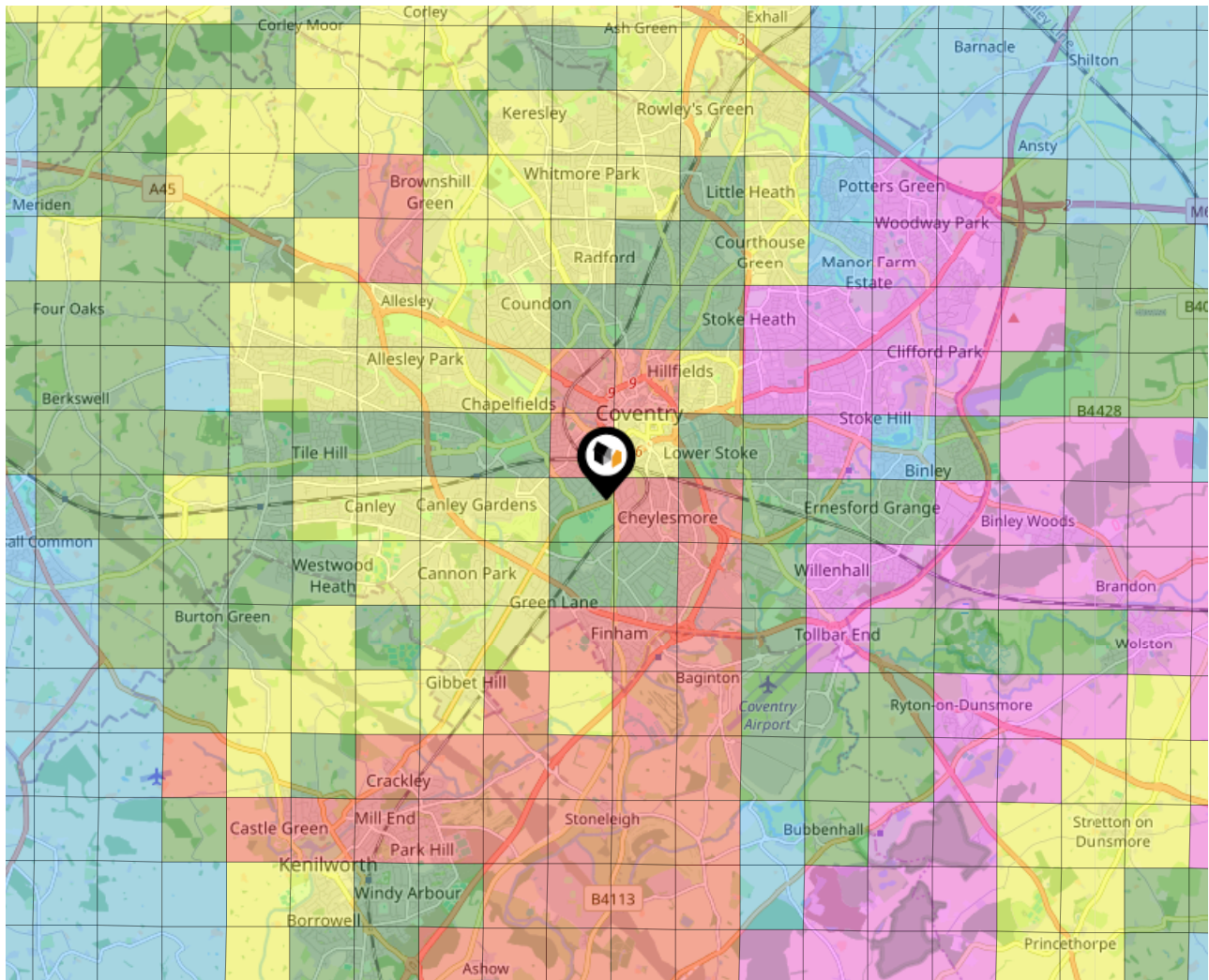
# Environment

## Radon Gas

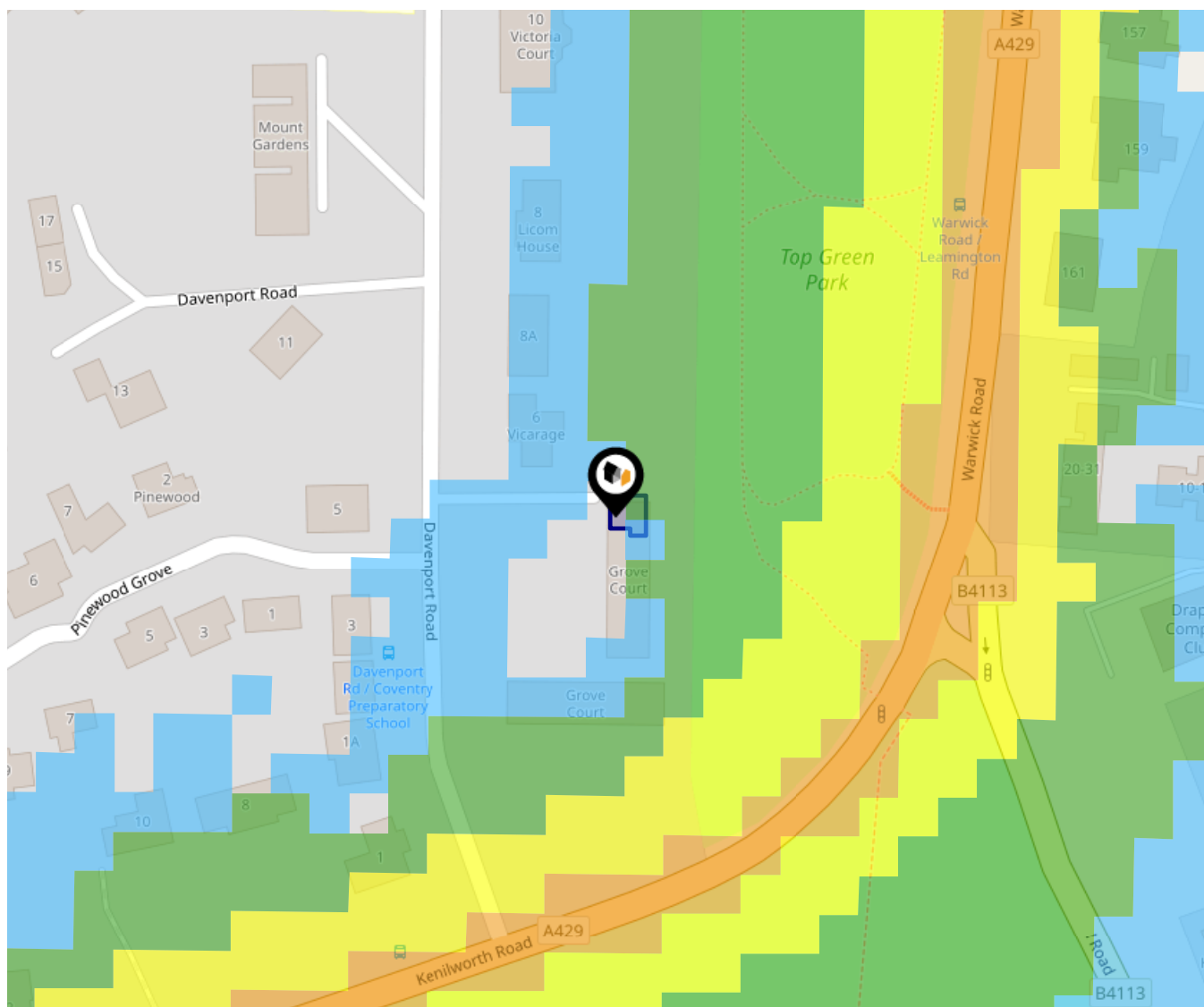


### What is Radon?

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/m<sup>3</sup>).



# 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.

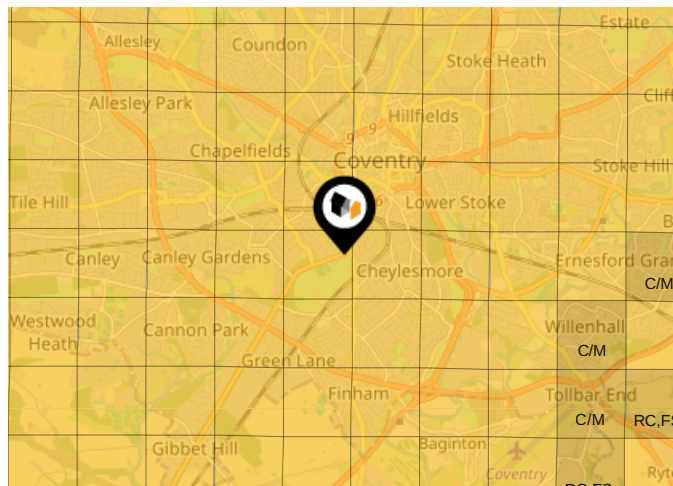
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

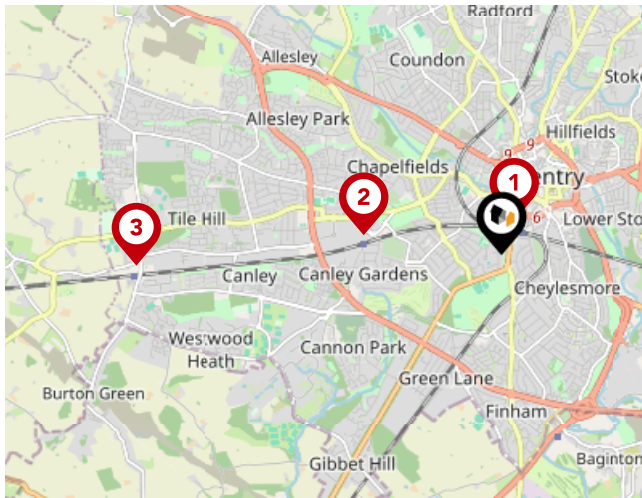


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

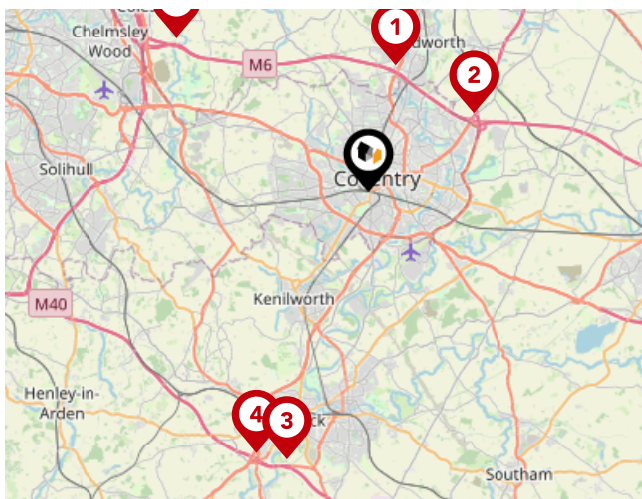
# Area

## Transport (National)



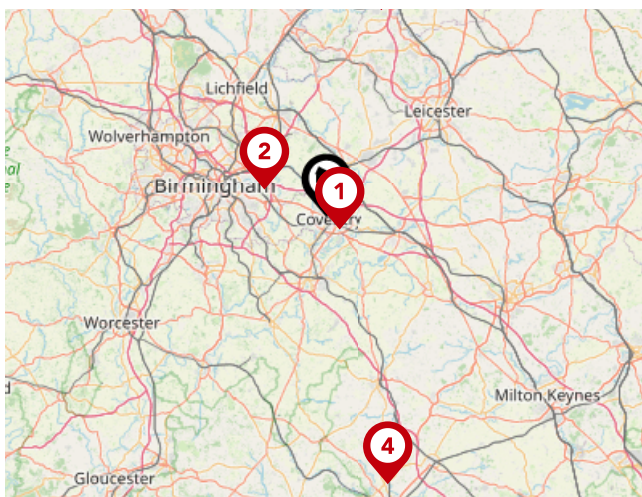
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.33 miles
2	Canley Rail Station	1.25 miles
3	Tile Hill Rail Station	3.3 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.7 miles
2	M6 J2	4.79 miles
3	M40 J14	10.12 miles
4	M40 J15	10.27 miles
5	M6 J3A	8.89 miles

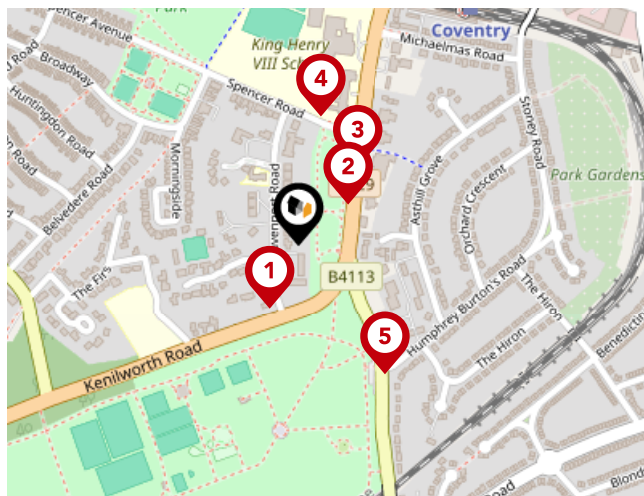


### Airports/Helipads

Pin	Name	Distance
1	Baginton	2.71 miles
2	Birmingham Airport	9.8 miles
3	East Mids Airport	30.76 miles
4	Kidlington	40.05 miles

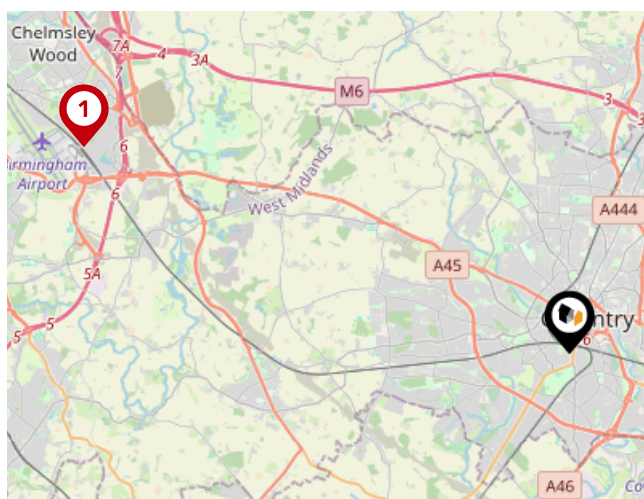
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Davenport Rd	0.08 miles
2	Top Green Park	0.07 miles
3	Top Green Park	0.11 miles
4	King Henry VIII School	0.15 miles
5	War Memorial Park	0.18 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.53 miles

# Walmsley's The Way to Move Testimonials



## Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

## Testimonial 2



"A pleasure to deal with." - LinkedIn

## Testimonial 3



"Great photography and video." - LinkedIn

## Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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# Agent Disclaimer



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## 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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