



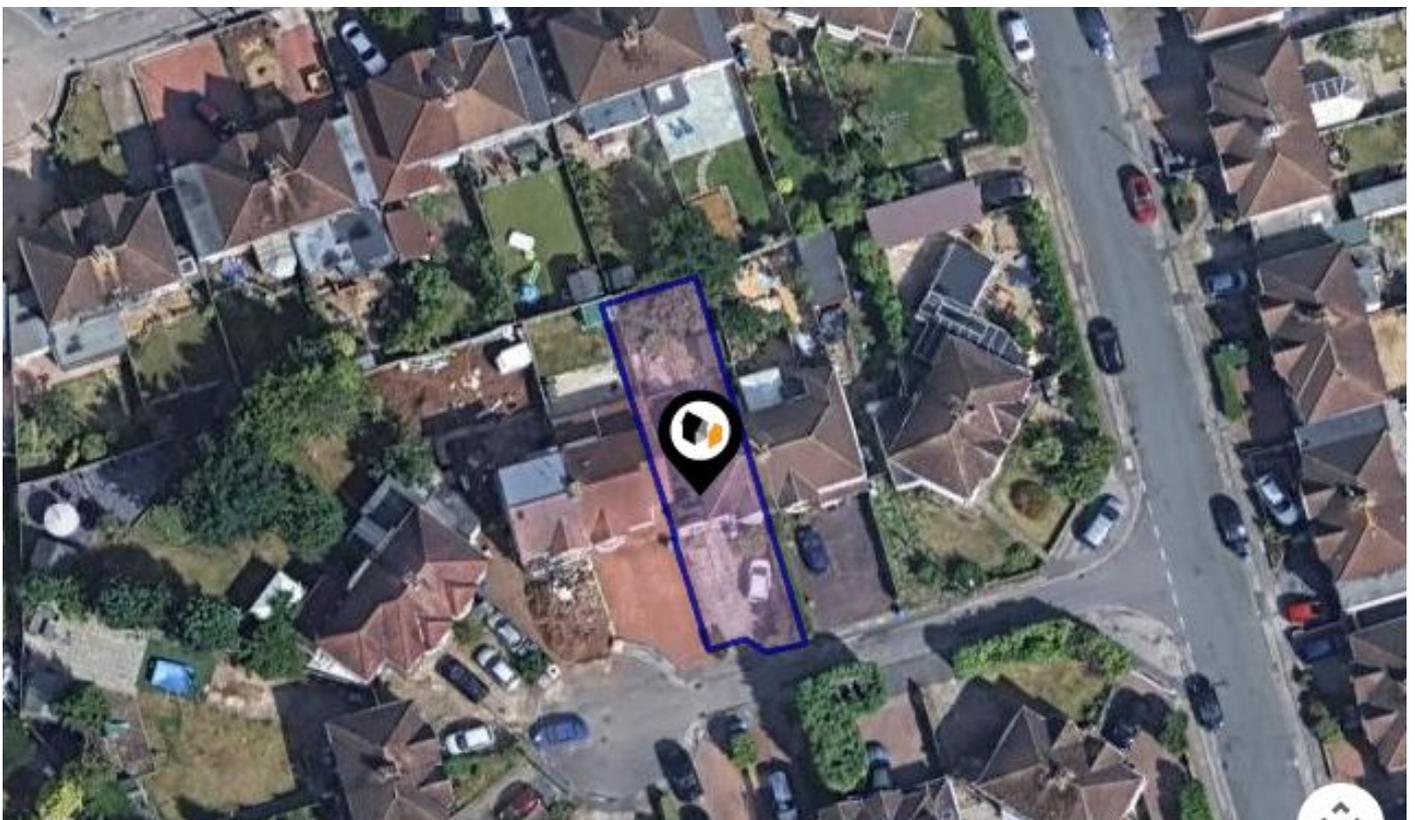
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 30<sup>th</sup> April 2025



## THE COUNTESS CROFT, COVENTRY, CV3

OIRO : £325,000

### Walmsley's The Way to Move

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

0330 1180062

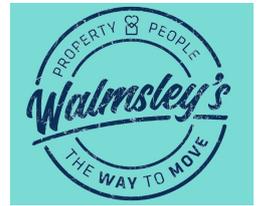
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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

An extended four bedroom semi detached home

Quiet cul de sac location

Ground floor utility & home office

Ensuite shower room & family bathroom

Generous driveway & converted garage

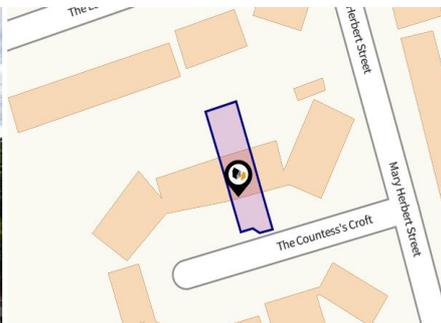
Gas central heating & double glazing throughout

Secure & mature North West facing gardens

EPC Ordered, Total 1183 Sq. Ft or Total 110 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>	Semi-Detached	<b>OIRO:</b>	£325,000
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,183 ft <sup>2</sup> / 109 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,145		
<b>Title Number:</b>	WM550555		

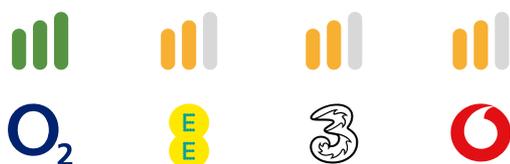
## Local Area

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

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

<b>19</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

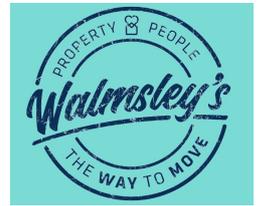
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Market Sold in Street



## 11, The Countess Croft, Coventry, CV3 5ET

Last Sold Date: 15/03/2024  
Last Sold Price: £345,000

## 1, The Countess Croft, Coventry, CV3 5ET

Last Sold Date: 02/06/2023  
Last Sold Price: £280,000

## 10, The Countess Croft, Coventry, CV3 5ET

Last Sold Date: 03/03/2022  
Last Sold Price: £233,500

## 1, The Countess Croft, Coventry, CV3 5ET

Last Sold Date:	24/08/2018	09/08/2005	05/06/1998
Last Sold Price:	£250,000	£147,000	£69,000

## 8, The Countess Croft, Coventry, CV3 5ET

Last Sold Date:	12/11/2015	04/05/2007
Last Sold Price:	£146,500	£100,000

## 16, The Countess Croft, Coventry, CV3 5ET

Last Sold Date: 25/04/2014  
Last Sold Price: £135,000

## 11, The Countess Croft, Coventry, CV3 5ET

Last Sold Date: 19/09/2012  
Last Sold Price: £150,000

## 12, The Countess Croft, Coventry, CV3 5ET

Last Sold Date: 16/01/2008  
Last Sold Price: £171,000

## 9, The Countess Croft, Coventry, CV3 5ET

Last Sold Date:	22/06/2007	03/07/1998
Last Sold Price:	£178,000	£73,500

## 5, The Countess Croft, Coventry, CV3 5ET

Last Sold Date: 22/12/2006  
Last Sold Price: £115,000

## 2, The Countess Croft, Coventry, CV3 5ET

Last Sold Date:	28/07/2004	25/04/1995
Last Sold Price:	£135,000	£52,000

## 14, The Countess Croft, Coventry, CV3 5ET

Last Sold Date:	11/02/2004	06/11/1996
Last Sold Price:	£182,000	£55,000

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

# Market Sold in Street



## 7, The Countess Croft, Coventry, CV3 5ET

Last Sold Date:	19/05/1995
Last Sold Price:	£59,000

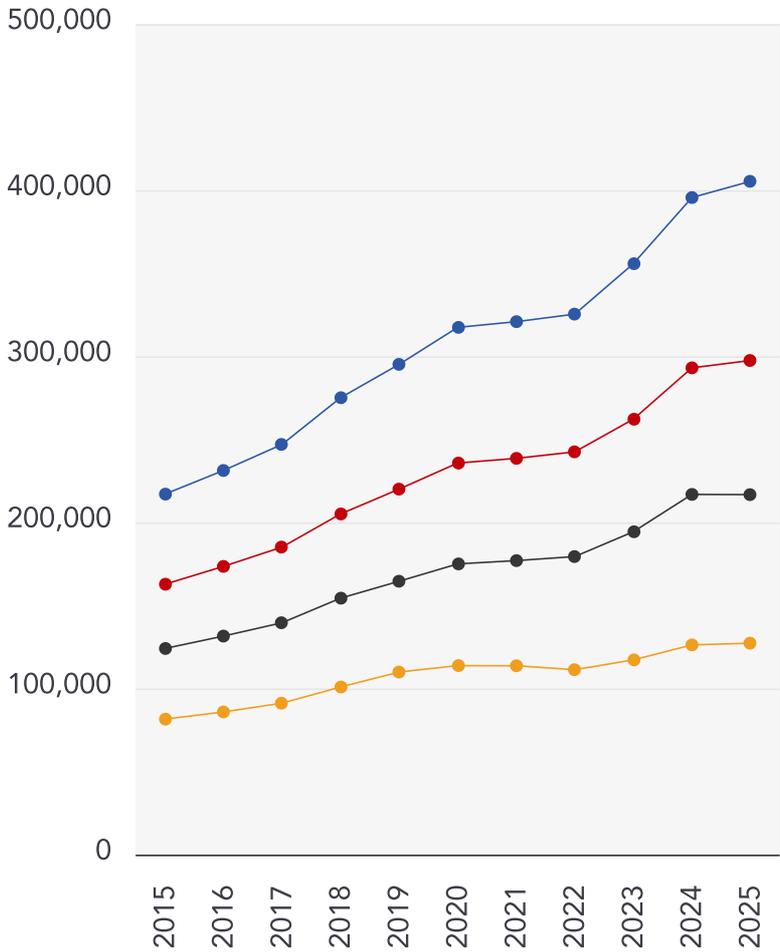
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

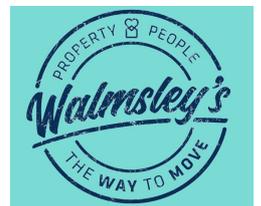
**+74.65%**

Flat

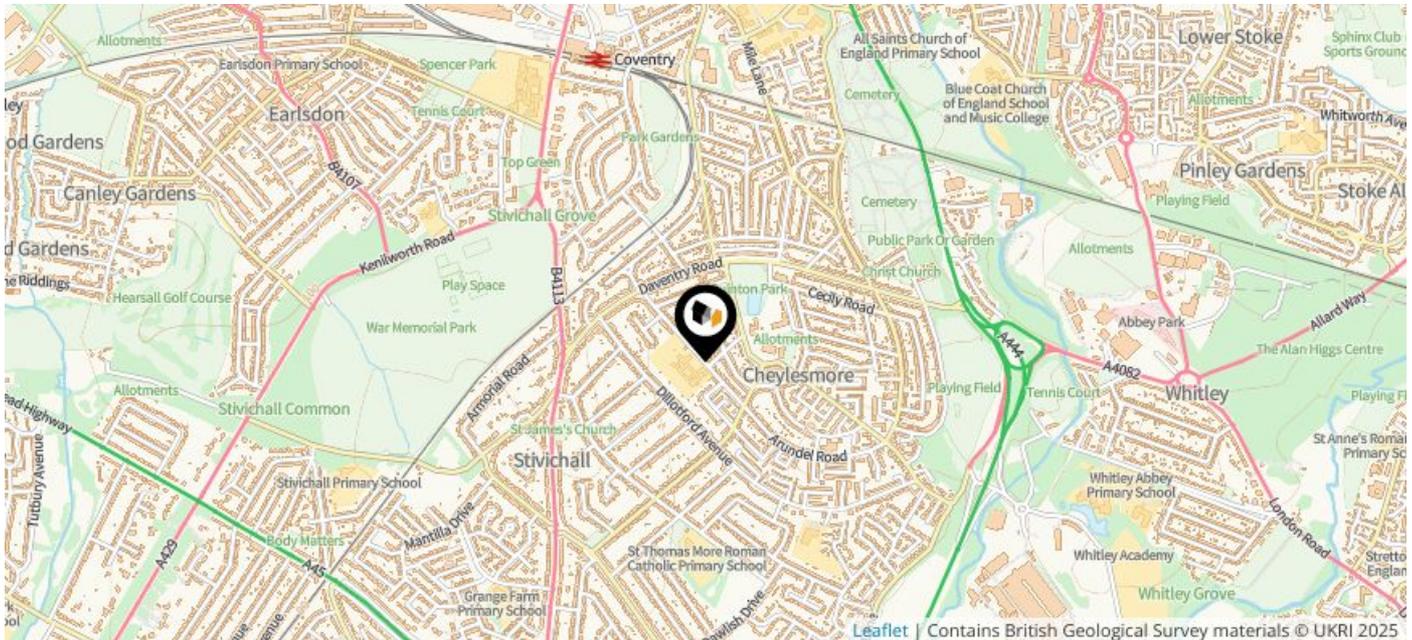
**+56.09%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

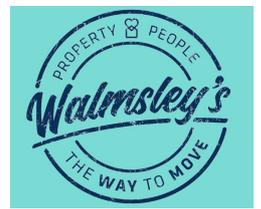
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

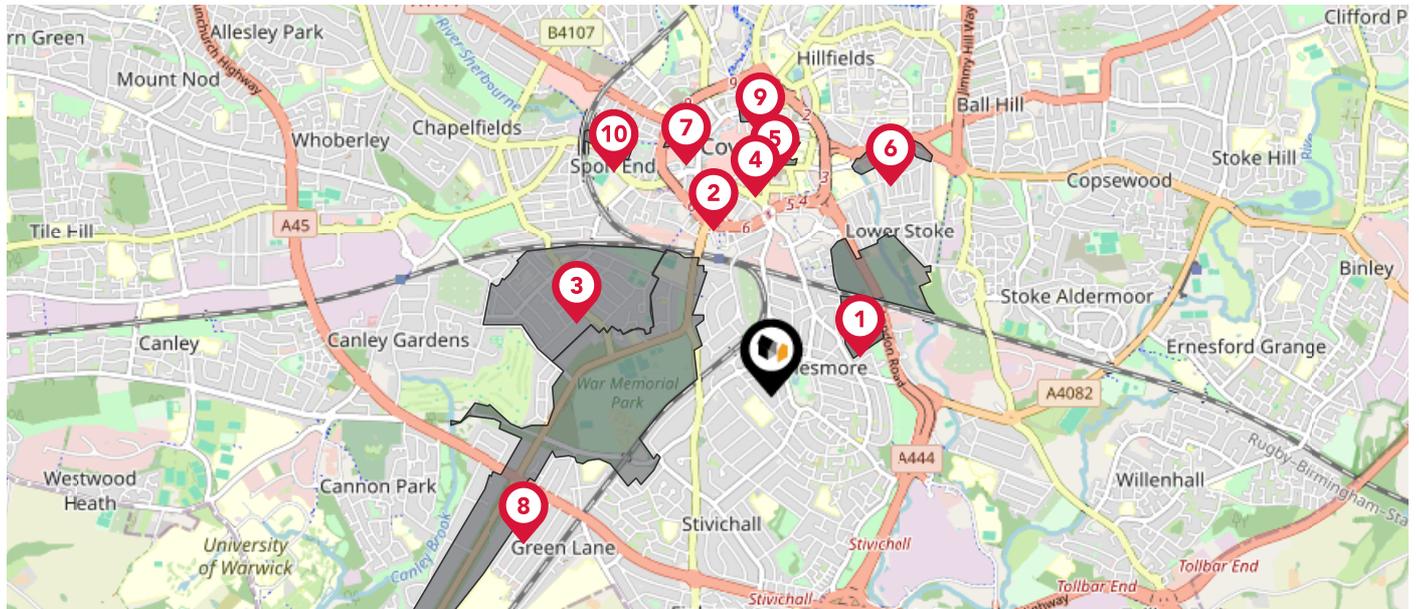
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

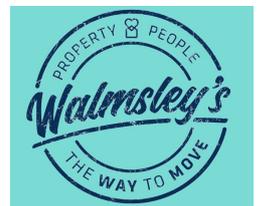


### Nearby Conservation Areas

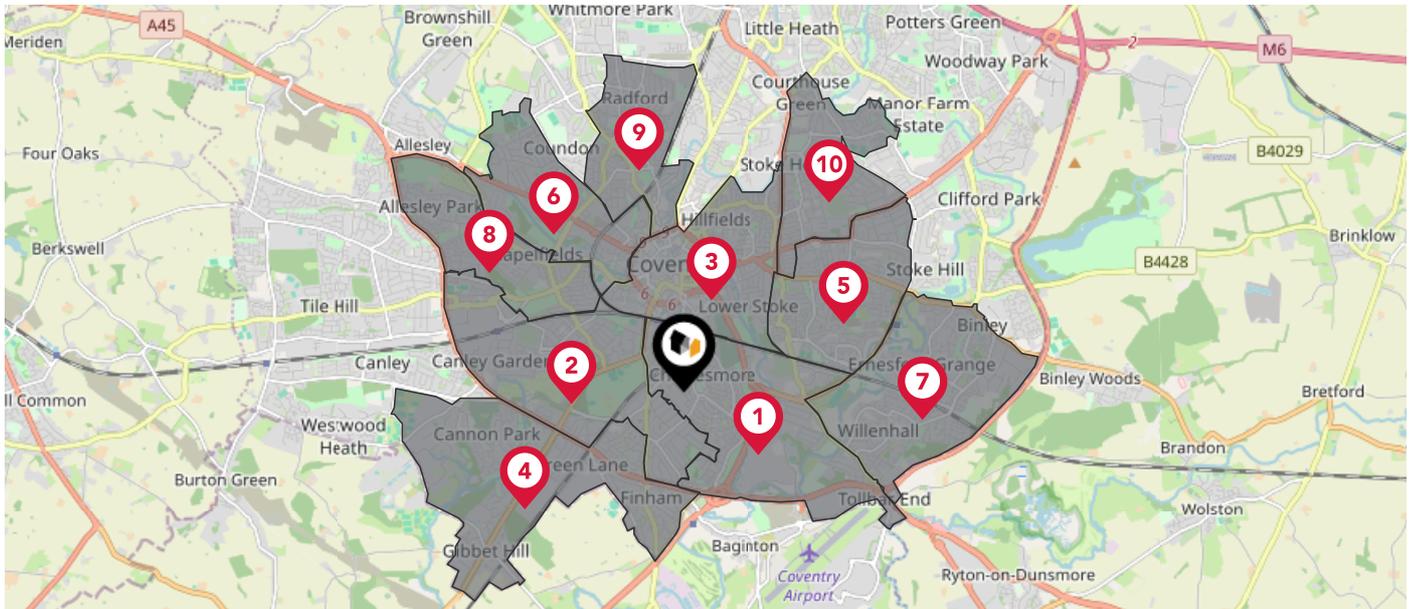
-  1 London Road
-  2 Greyfriars Green
-  3 Earlsdon
-  4 High Street
-  5 Hill Top and Cathedral
-  6 Far Gosford Street
-  7 Spon Street
-  8 Kenilworth Road
-  9 Lady Herbert's Garden
-  10 Spon End

# 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

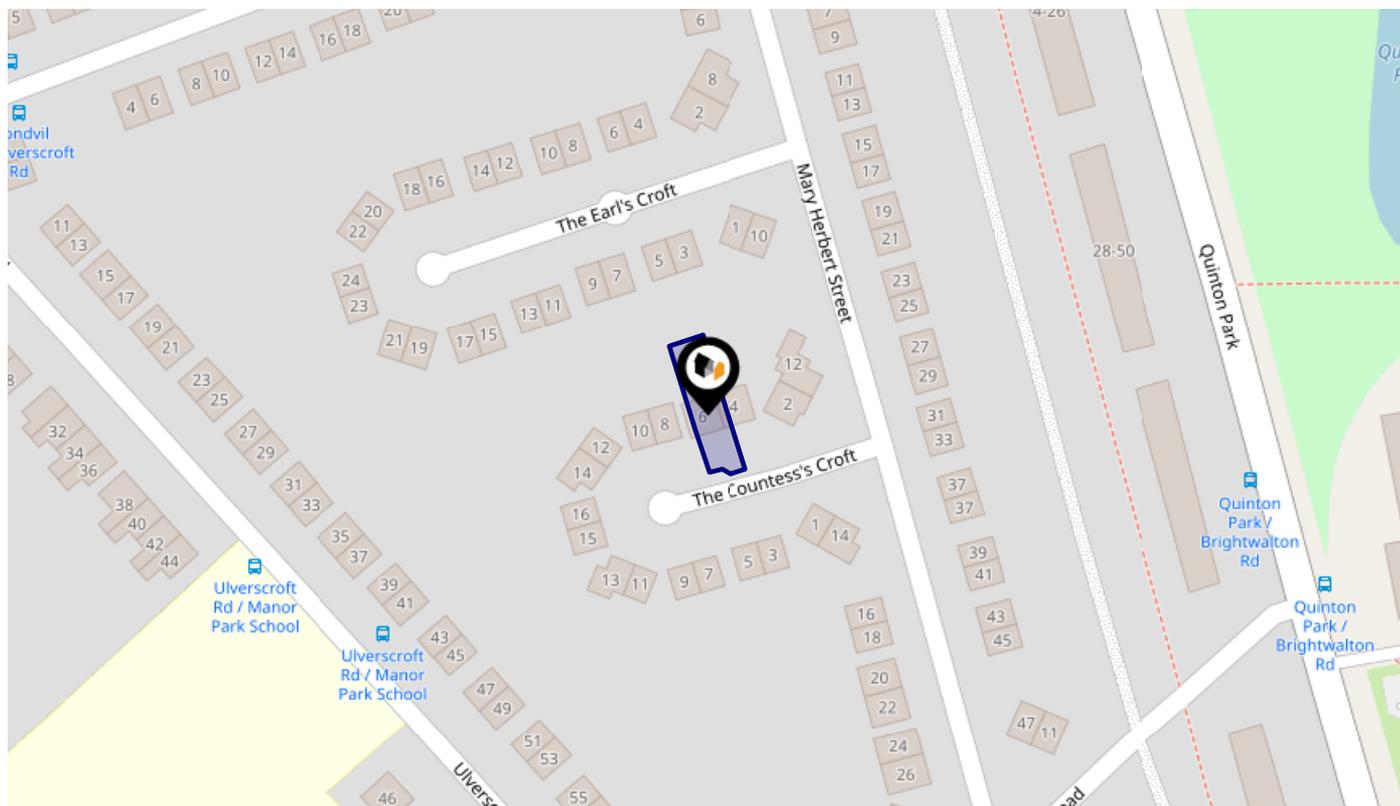
-  Cheylesmore Ward
-  Earlsdon Ward
-  St. Michael's Ward
-  Wainbody Ward
-  Lower Stoke Ward
-  Sherbourne Ward
-  Binley and Willenhall Ward
-  Whoberley Ward
-  Radford Ward
-  Upper Stoke Ward

# 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.

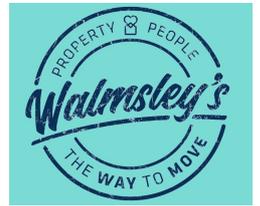
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

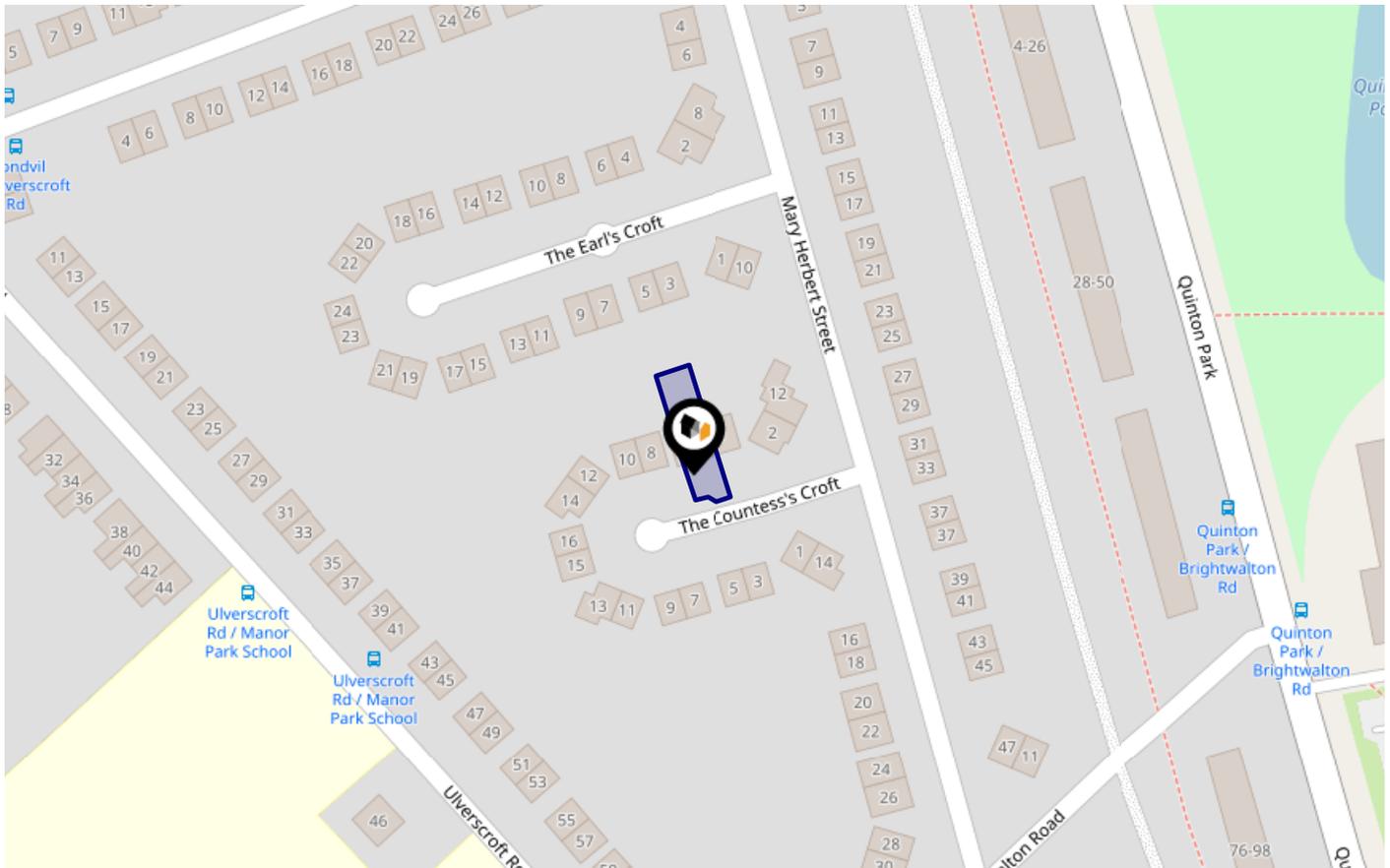
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# Flood Risk

## Rivers & Seas - Flood Risk



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



**Risk Rating: Very low**

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

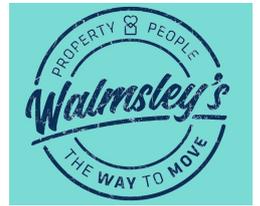
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any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

Chance of flooding to the following depths at this property:

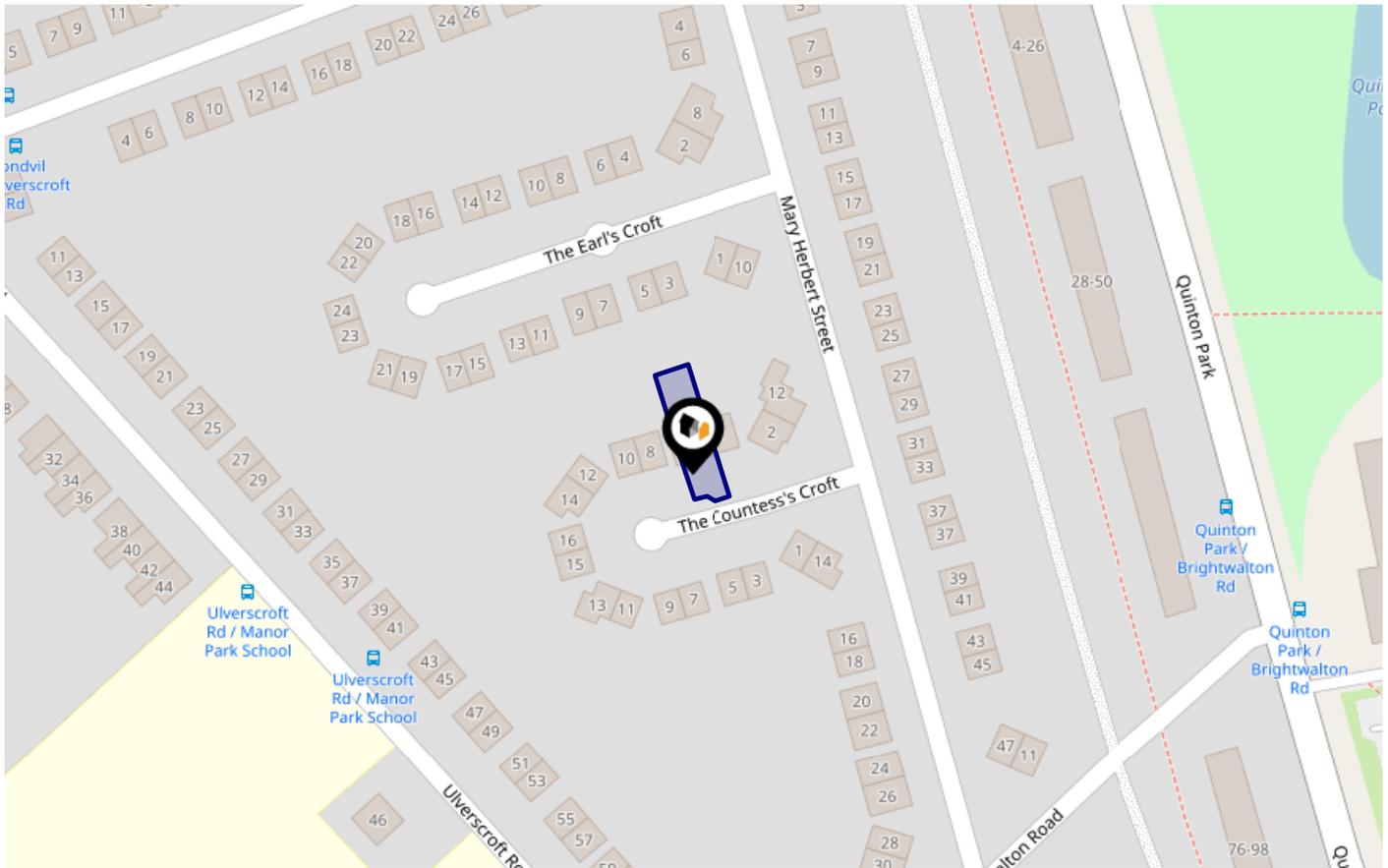


# Flood Risk

## Rivers & Seas - Climate Change



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



**Risk Rating: Very low**

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

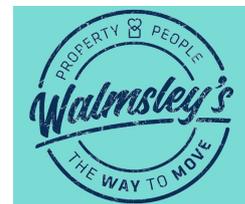
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

Chance of flooding to the following depths at this property:

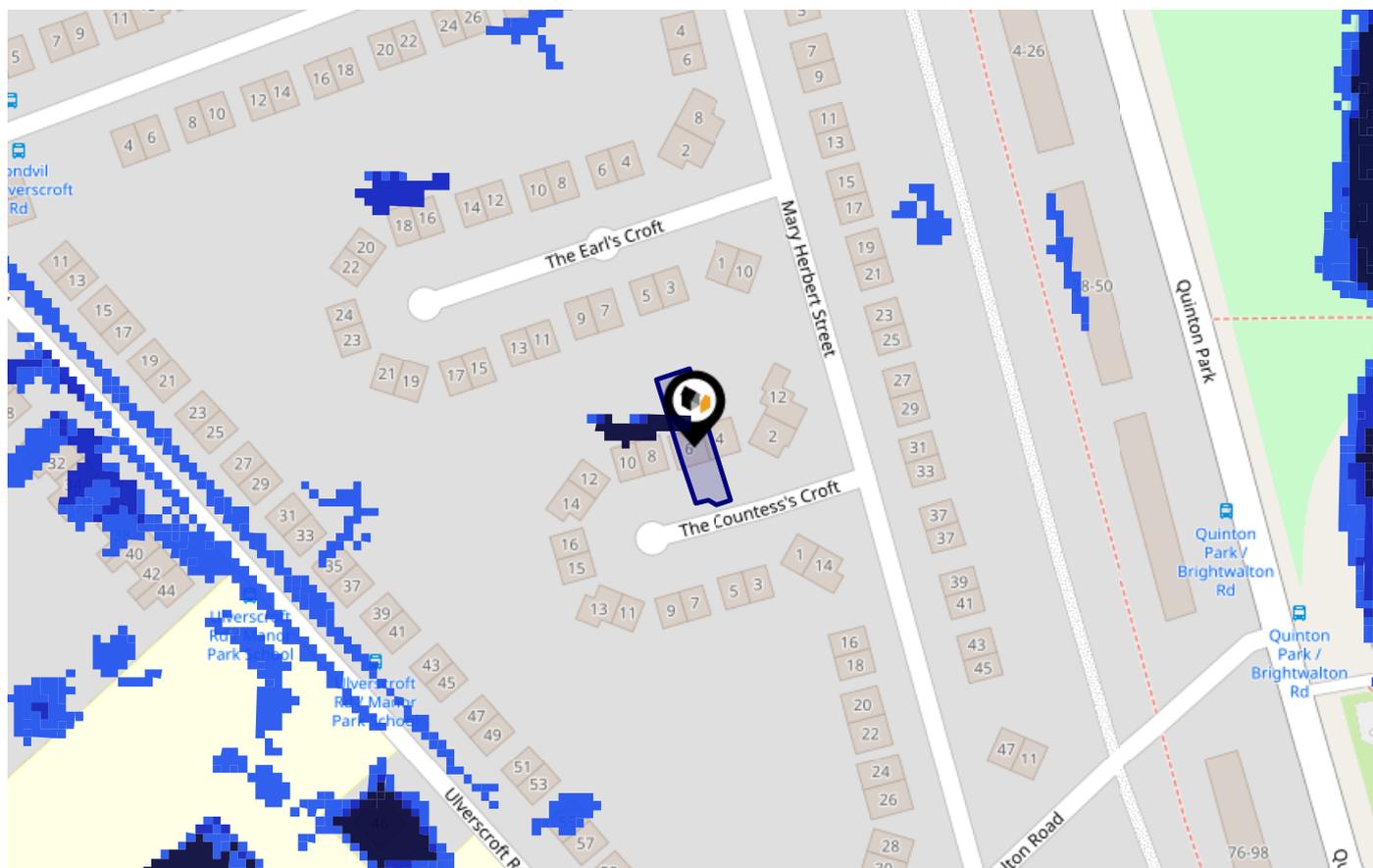


# Flood Risk

## Surface Water - Flood Risk



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

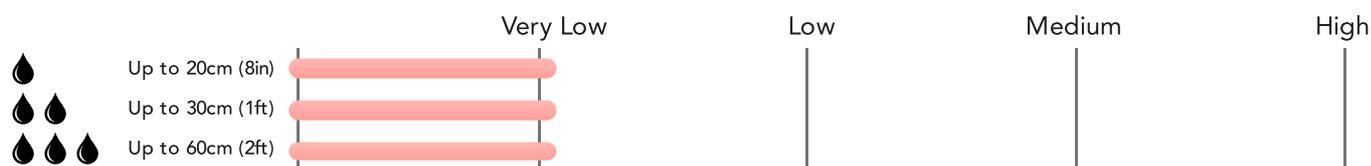


**Risk Rating: Very low**

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

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

Chance of flooding to the following depths at this property:

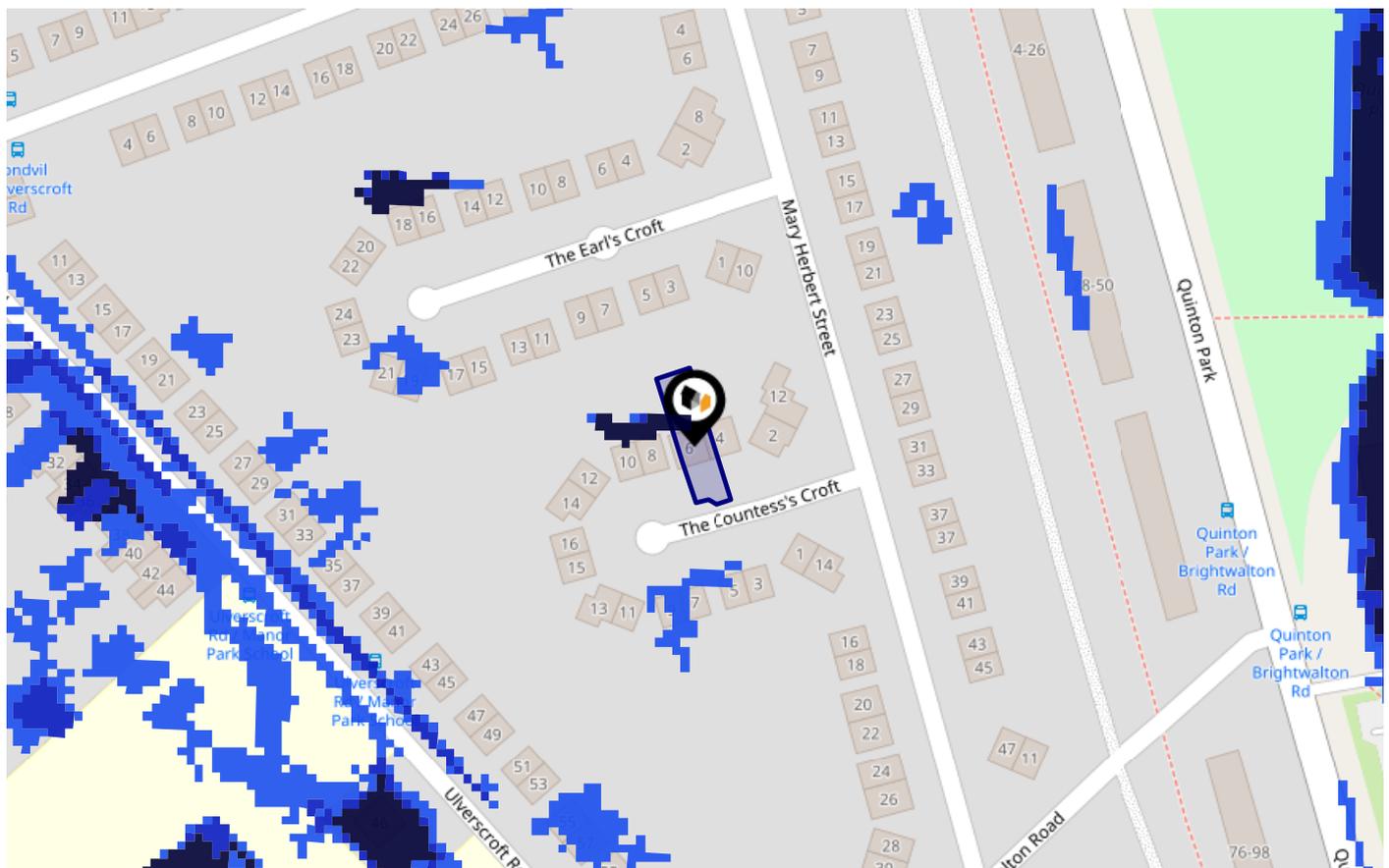


# Flood Risk

## Surface Water - Climate Change



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



Risk Rating: Very low

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

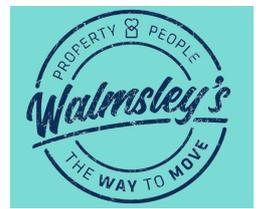
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

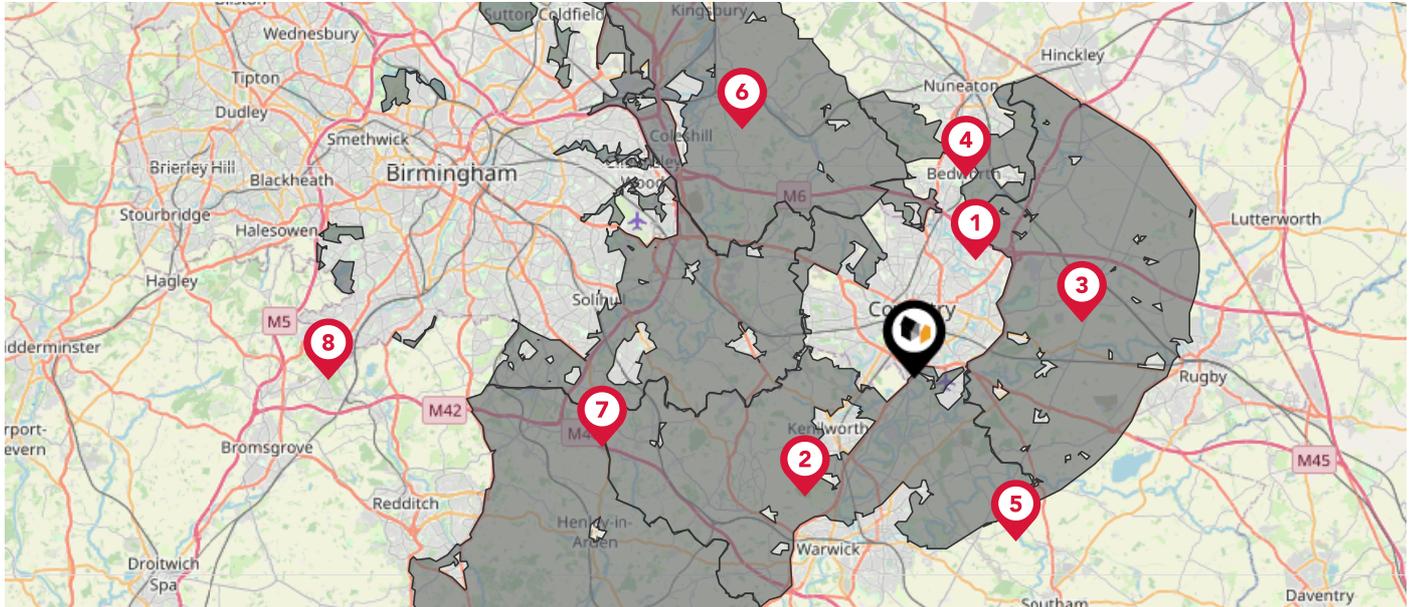


# Maps

## Green Belt



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



### Nearby Green Belt Land

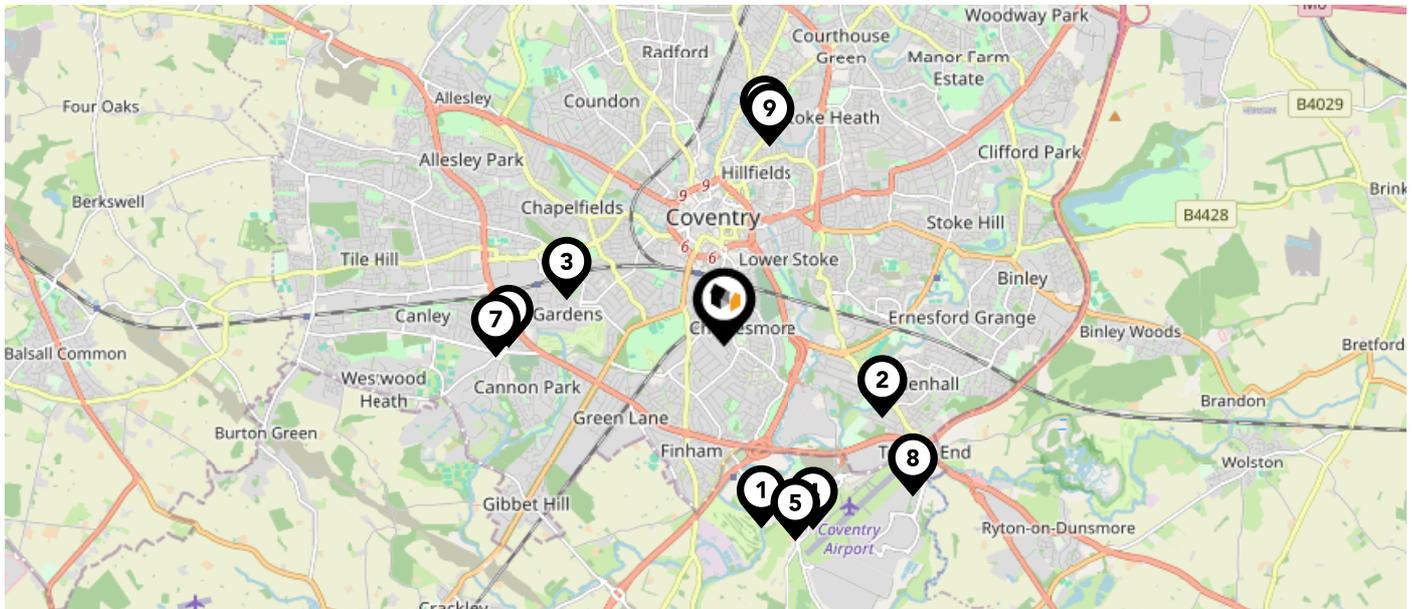
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Nuneaton and Bedworth
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

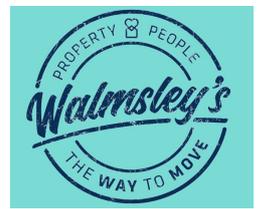


### Nearby Landfill Sites

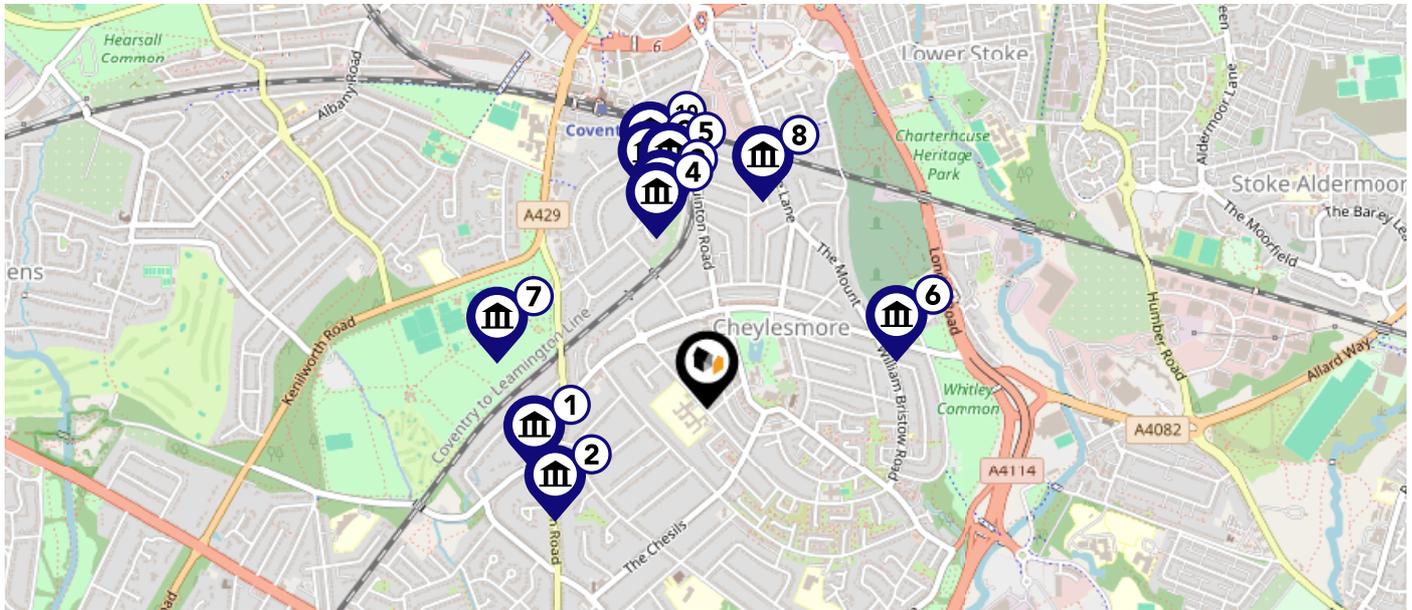
<b>1</b>	Hall Drive-Baginton	Historic Landfill
<b>2</b>	London Road B-Willenhall, Coventry	Historic Landfill
<b>3</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill
<b>4</b>	Rowley Road-Baginton	Historic Landfill
<b>5</b>	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill
<b>6</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill
<b>7</b>	Prior Deram Park-Canley, Coventry	Historic Landfill
<b>8</b>	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill
<b>9</b>	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
<b>10</b>	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	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...



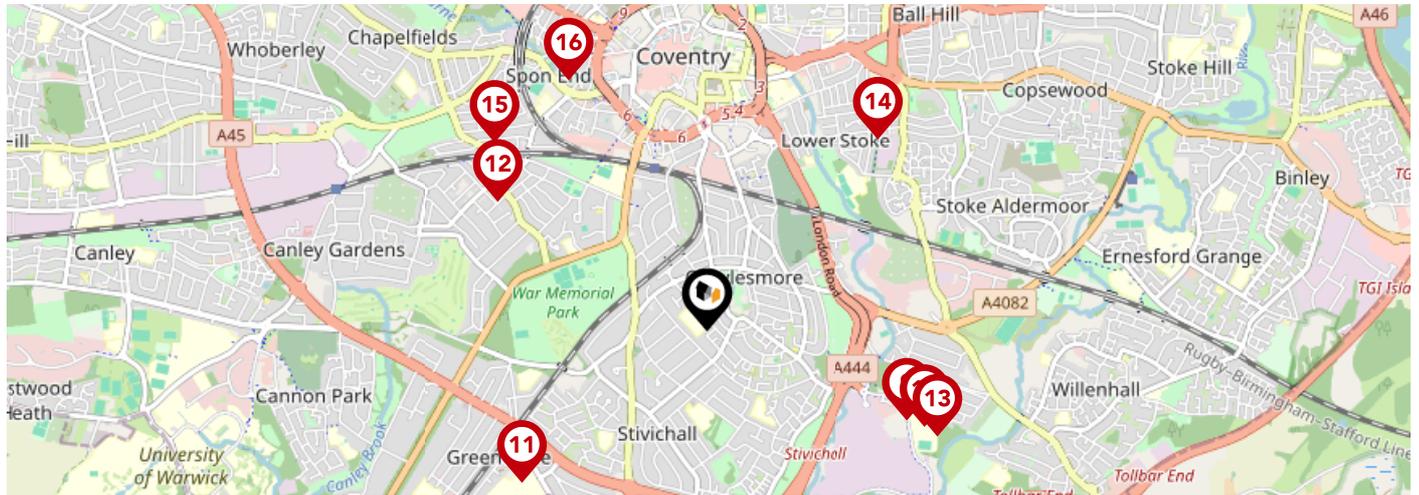
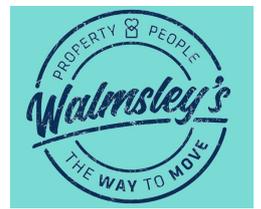
Listed Buildings in the local district	Grade	Distance
 1076620 - Bremond College	Grade II	0.4 miles
 1139458 - Church Of St James	Grade II	0.4 miles
 1271406 - Summerhouse On Plot 39	Grade II	0.4 miles
 1271407 - Summerhouse On Plot 47	Grade II	0.4 miles
 1271405 - Summerhouse On Plot 25	Grade II	0.5 miles
 1376051 - Christ Church	Grade II	0.5 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.5 miles
 1431090 - Mile Lane Bridge	Grade II	0.5 miles
 1271404 - Summerhouse On Plot 13	Grade II	0.5 miles
 1271403 - Summerhouse On Plot 9	Grade II	0.5 miles

# Area Schools



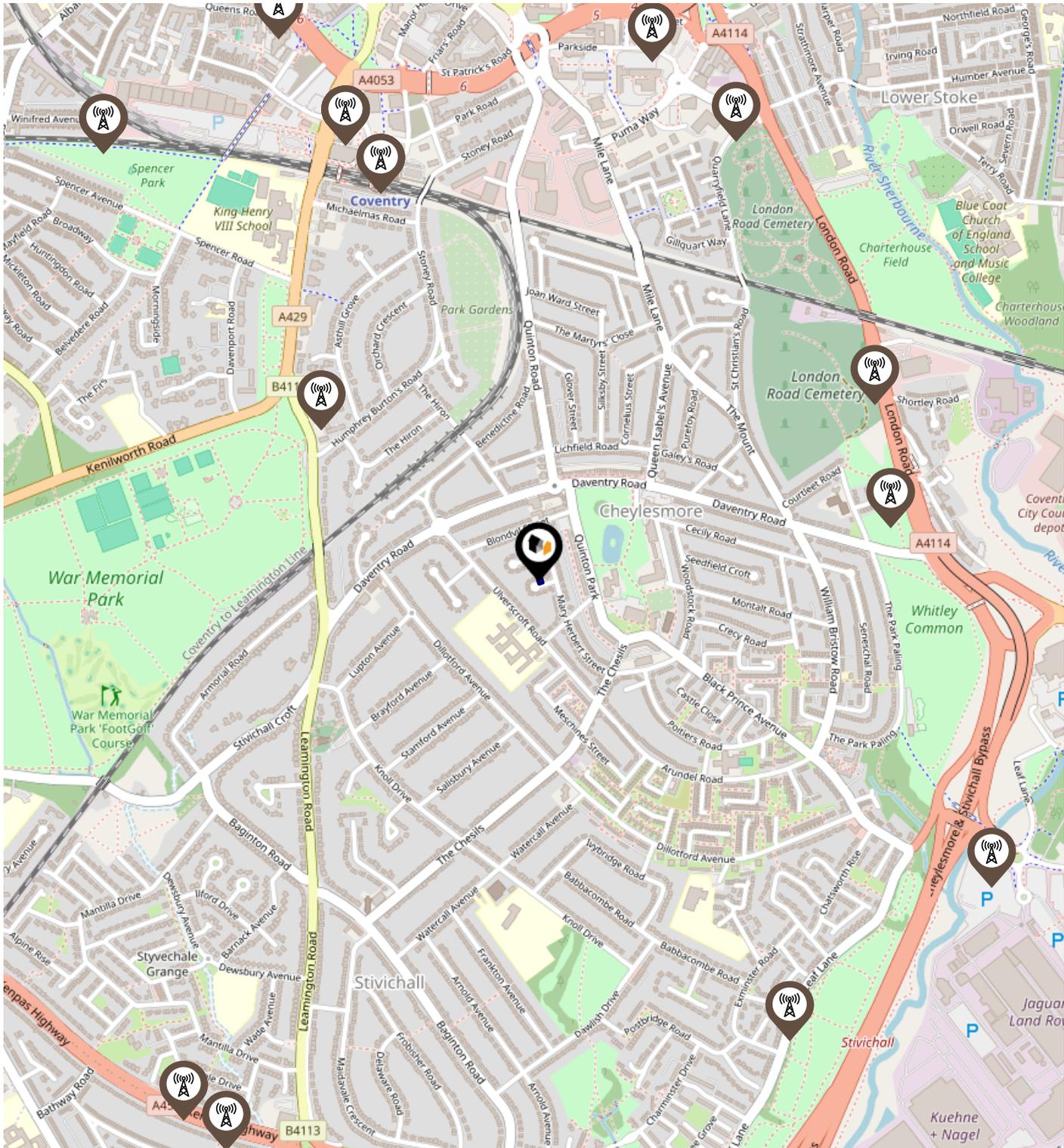
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Howes Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 177   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1724   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Meadow Park School</b> Ofsted Rating: Requires improvement   Pupils: 783   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 119   Distance:1.08	<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>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gosford Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 446   Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

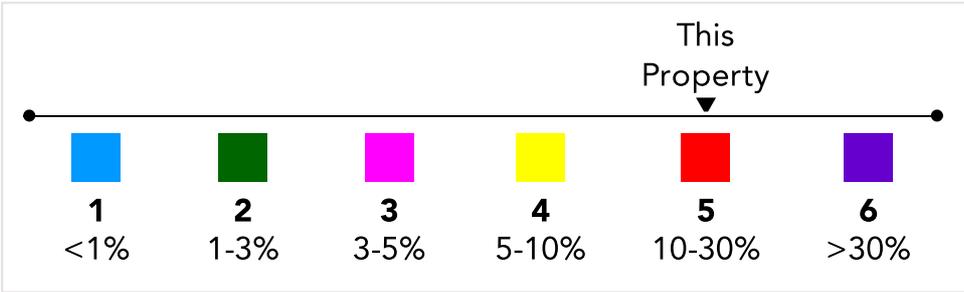
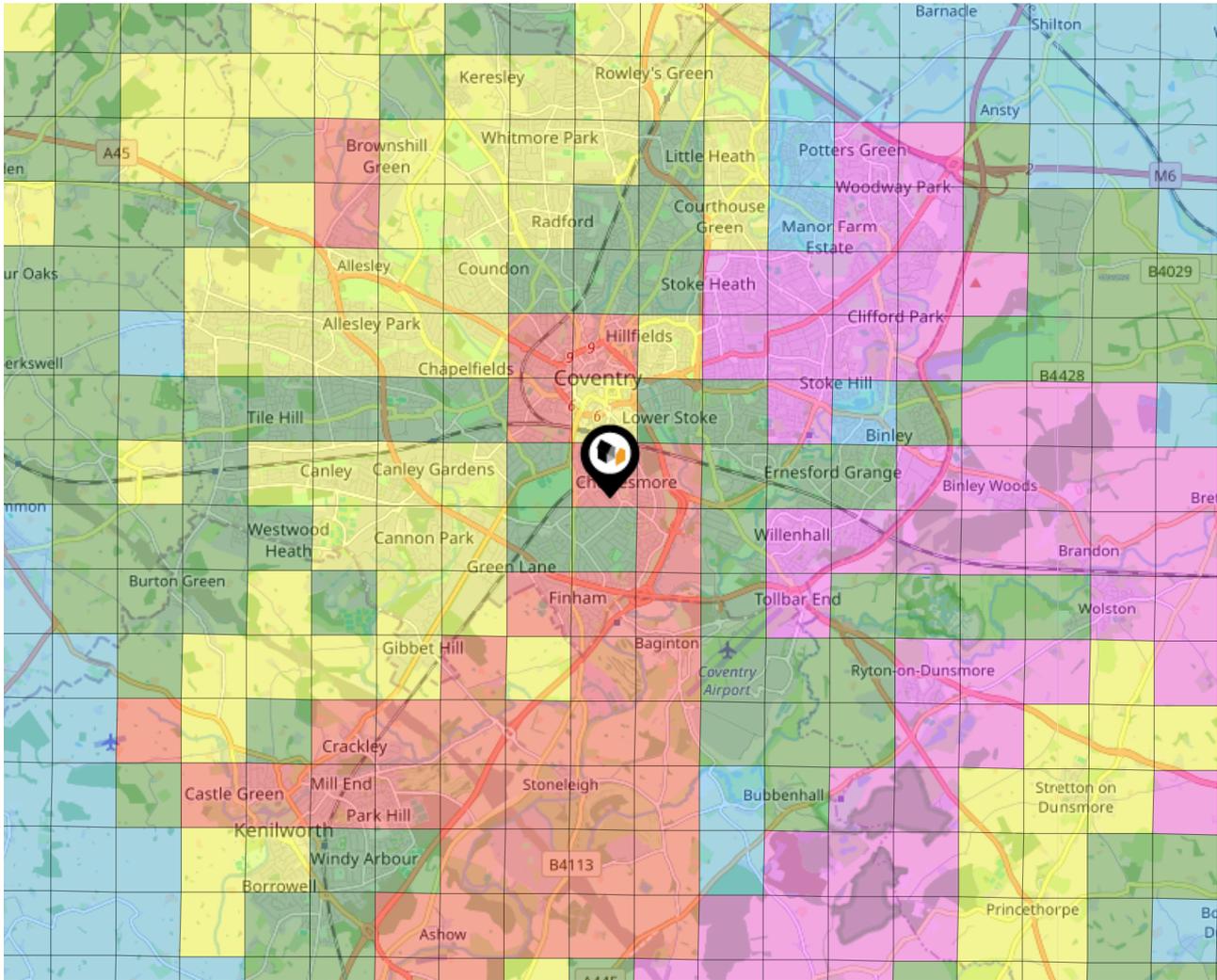
# Environment

## Radon Gas

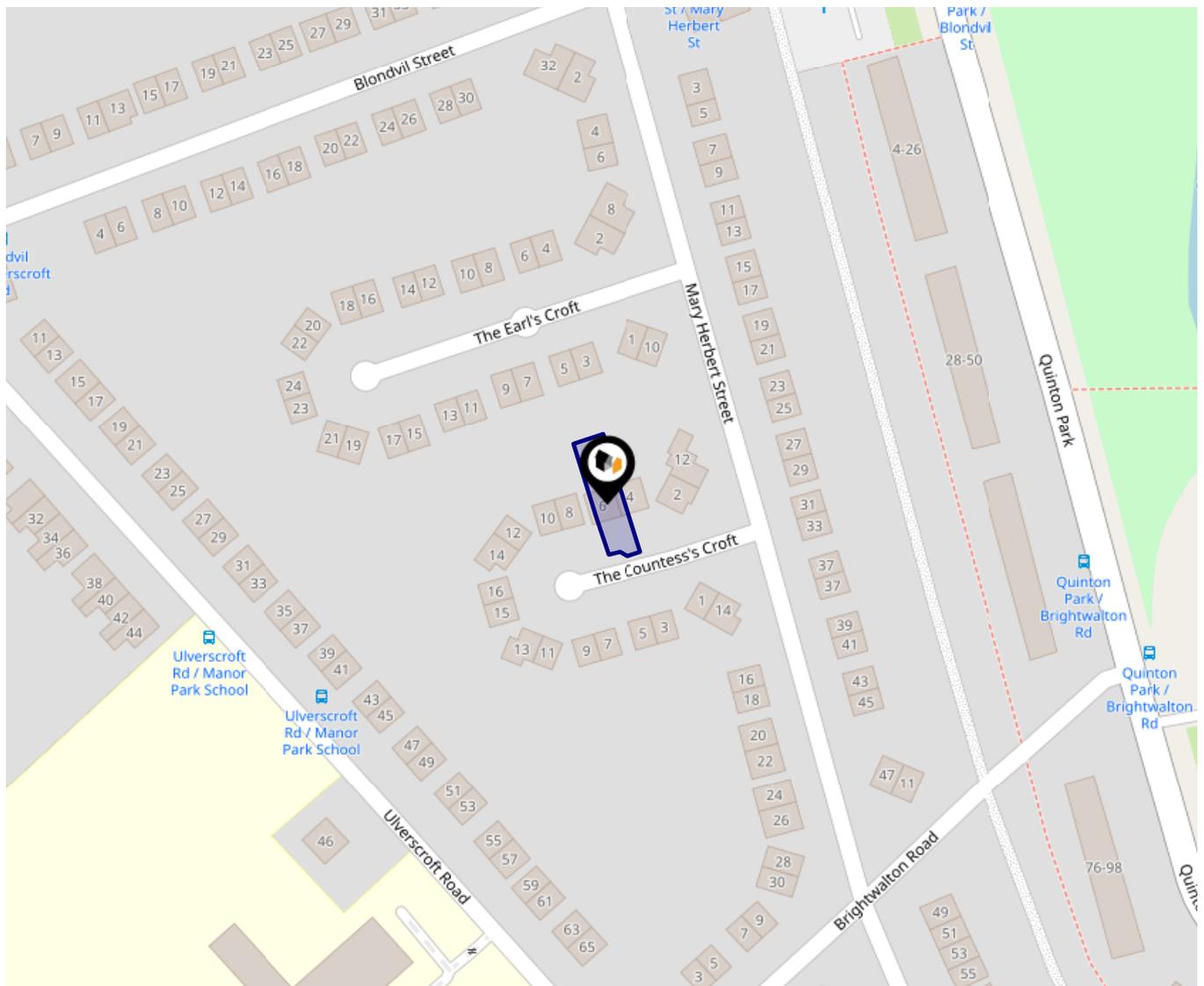
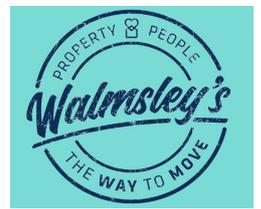


### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise



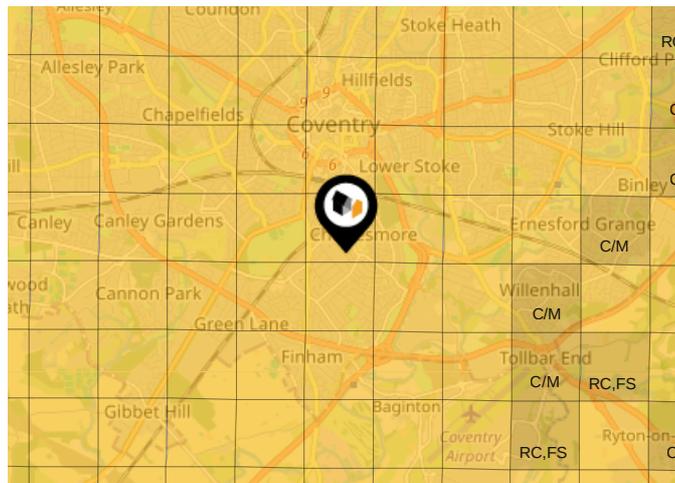
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

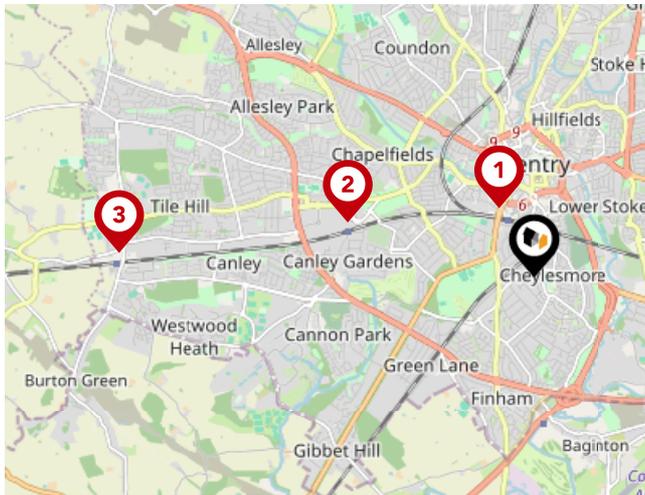
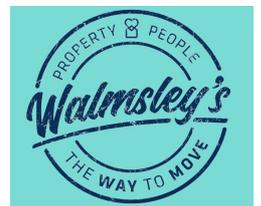


## Primary Classifications (Most Common Clay Types)

<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

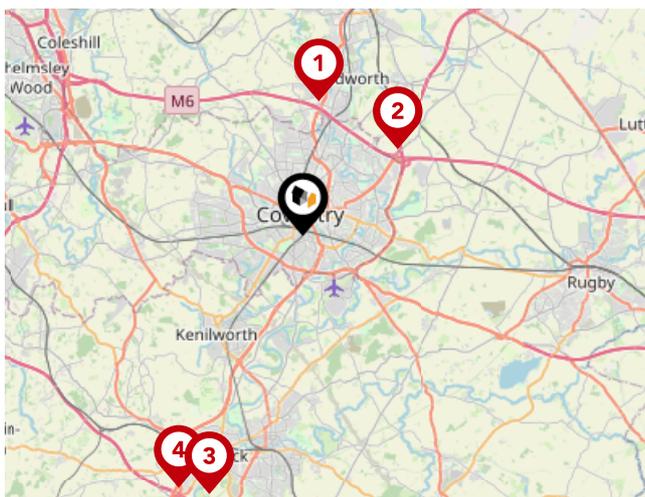
# Area

## Transport (National)



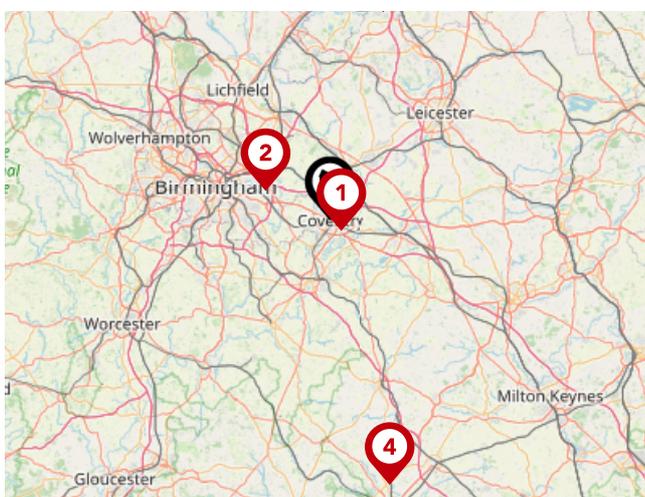
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.7 miles
2	Canley Rail Station	1.74 miles
3	Tile Hill Rail Station	3.74 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.94 miles
2	M6 J2	4.66 miles
3	M40 J14	9.96 miles
4	M40 J15	10.17 miles
5	M69 J1	10.53 miles

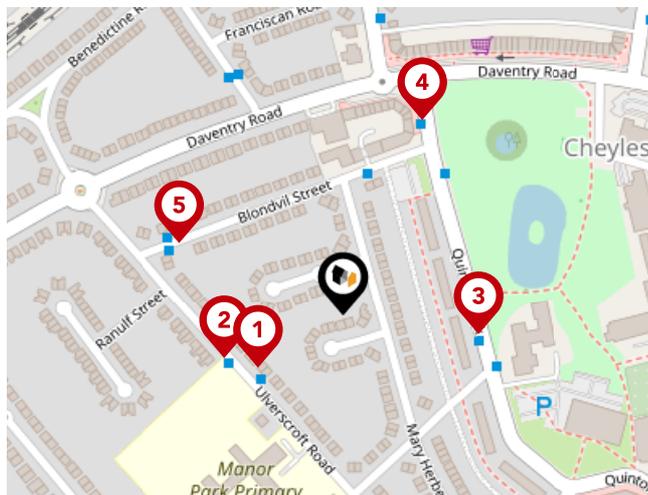


### Airports/Helipads

Pin	Name	Distance
1	Baginton	2.19 miles
2	Birmingham Airport	10.32 miles
3	East Mids Airport	30.95 miles
4	Kidlington	39.66 miles

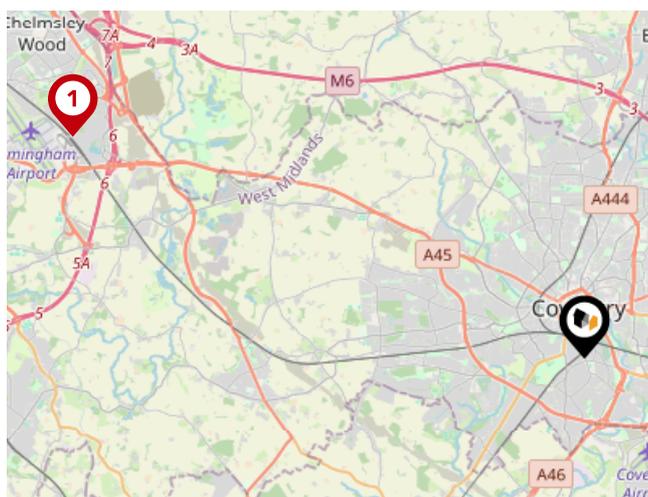
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Manor Park School	0.06 miles
2	Manor Park School	0.07 miles
3	Quinton Lodge	0.08 miles
4	Blondvil St	0.12 miles
5	Ulverscroft Rd	0.1 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.05 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.

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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.

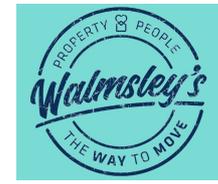


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