



See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 25<sup>th</sup> March 2025**



**105, TONBRIDGE ROAD, COVENTRY, CV3 4AX**

**Asking Price :** £265,000

## **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



---

### Dear Buyers & interested parties

---

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

A stylish and extended three bedroom terraced family home  
Extended to rear creating a superb kitchen dining & family room  
Mature & private South facing rear gardens with bespoke Cabin  
Contemporary family bathroom  
Driveway with EV charging & rear access  
Aspirational & en-vogue decoration throughout  
Gas central heating & double glazing  
EPC Rating C & Total 75 Sq.M or 806 Sq.Ft

**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



street-view-image



## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	05/04/2002
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£64,950
<b>Floor Area:</b>	806 ft <sup>2</sup> / 74 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£77
<b>Plot Area:</b>	0.05 acres	<b>Asking Price:</b>	£265,000
<b>Year Built :</b>	1930-1949	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,786		
<b>Title Number:</b>	WM383479		
<b>UPRN:</b>	100070713272		

## 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>15</b> mb/s	<b>65</b> mb/s	<b>10000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



105, Tonbridge Road, CV3 4AX

Energy rating

**C**

Valid until 15.11.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>	71   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<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 all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	78 m <sup>2</sup>

# Market Sold in Street



<b>73, Tonbridge Road, Coventry, CV3 4AX</b>				Terraced House
Last Sold Date:	24/06/2024	25/10/1996		
Last Sold Price:	£196,000	£45,000		
<b>95, Tonbridge Road, Coventry, CV3 4AX</b>				Terraced House
Last Sold Date:	12/04/2024	25/07/2013	07/07/2000	
Last Sold Price:	£184,000	£102,500	£52,500	
<b>87, Tonbridge Road, Coventry, CV3 4AX</b>				Semi-detached House
Last Sold Date:	26/01/2024			
Last Sold Price:	£200,000			
<b>69, Tonbridge Road, Coventry, CV3 4AX</b>				Semi-detached House
Last Sold Date:	18/01/2022	11/08/2010	18/05/2001	
Last Sold Price:	£225,000	£130,000	£71,000	
<b>71, Tonbridge Road, Coventry, CV3 4AX</b>				Semi-detached House
Last Sold Date:	13/08/2021			
Last Sold Price:	£199,950			
<b>53, Tonbridge Road, Coventry, CV3 4AX</b>				Terraced House
Last Sold Date:	16/04/2021	23/10/2009		
Last Sold Price:	£225,000	£98,000		
<b>79, Tonbridge Road, Coventry, CV3 4AX</b>				Semi-detached House
Last Sold Date:	20/11/2020			
Last Sold Price:	£205,000			
<b>75, Tonbridge Road, Coventry, CV3 4AX</b>				Semi-detached House
Last Sold Date:	20/08/2019			
Last Sold Price:	£170,000			
<b>99, Tonbridge Road, Coventry, CV3 4AX</b>				Terraced House
Last Sold Date:	05/09/2014			
Last Sold Price:	£115,000			
<b>97, Tonbridge Road, Coventry, CV3 4AX</b>				Terraced House
Last Sold Date:	09/04/2013	09/09/2003		
Last Sold Price:	£100,000	£84,800		
<b>83, Tonbridge Road, Coventry, CV3 4AX</b>				Semi-detached House
Last Sold Date:	28/08/2009			
Last Sold Price:	£115,000			
<b>57, Tonbridge Road, Coventry, CV3 4AX</b>				Semi-detached House
Last Sold Date:	25/01/2008	01/11/2002	30/04/1999	
Last Sold Price:	£132,000	£82,000	£52,000	

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

# Market Sold in Street



<b>89, Tonbridge Road, Coventry, CV3 4AX</b>	Terraced House
Last Sold Date: 26/05/2006	
Last Sold Price: £107,500	
<b>85, Tonbridge Road, Coventry, CV3 4AX</b>	Terraced House
Last Sold Date: 22/08/2005	22/08/1997
Last Sold Price: £113,000	£41,000
<b>105, Tonbridge Road, Coventry, CV3 4AX</b>	Terraced House
Last Sold Date: 05/04/2002	19/05/2000
Last Sold Price: £64,950	£50,000
<b>109, Tonbridge Road, Coventry, CV3 4AX</b>	Semi-detached House
Last Sold Date: 18/05/2001	
Last Sold Price: £102,000	
<b>93, Tonbridge Road, Coventry, CV3 4AX</b>	Terraced House
Last Sold Date: 03/12/1999	
Last Sold Price: £62,950	

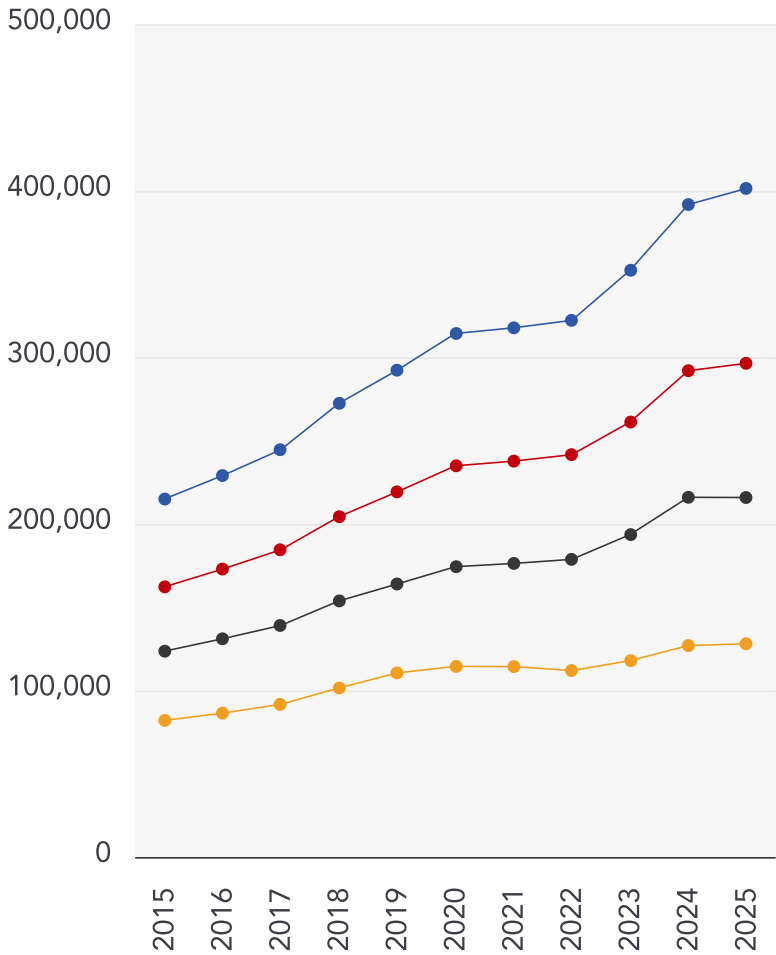
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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%**

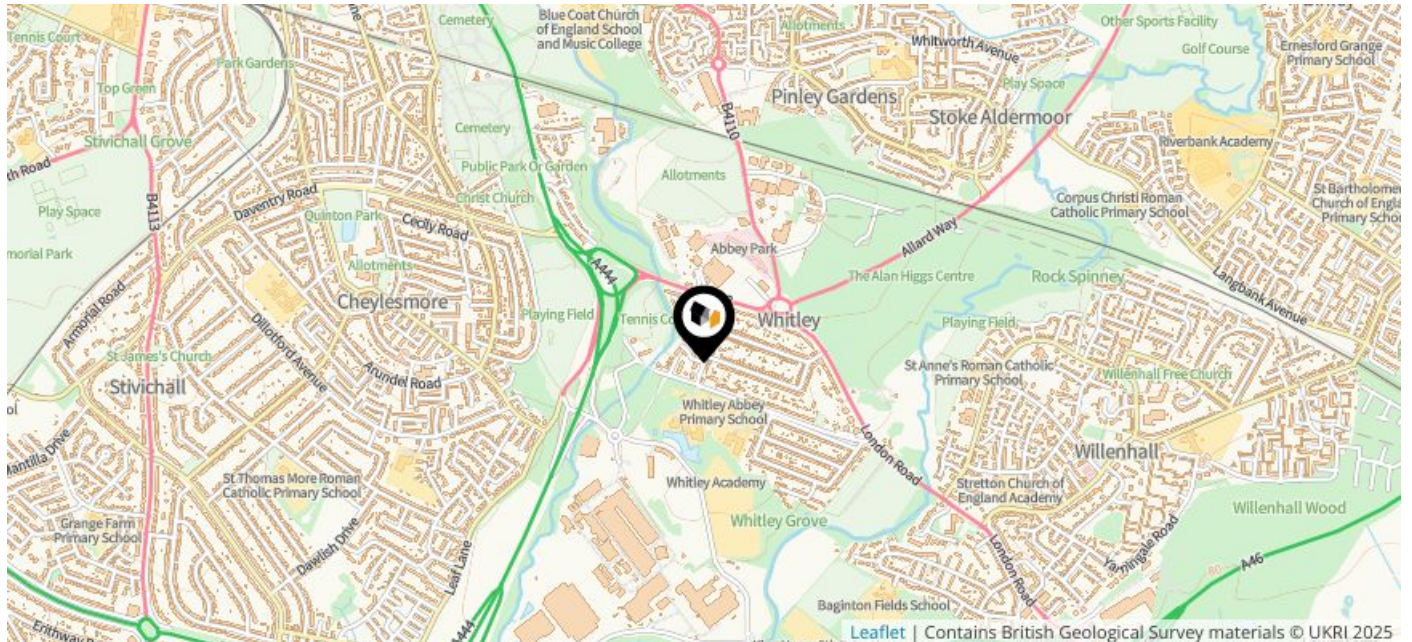


# Maps

## 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.

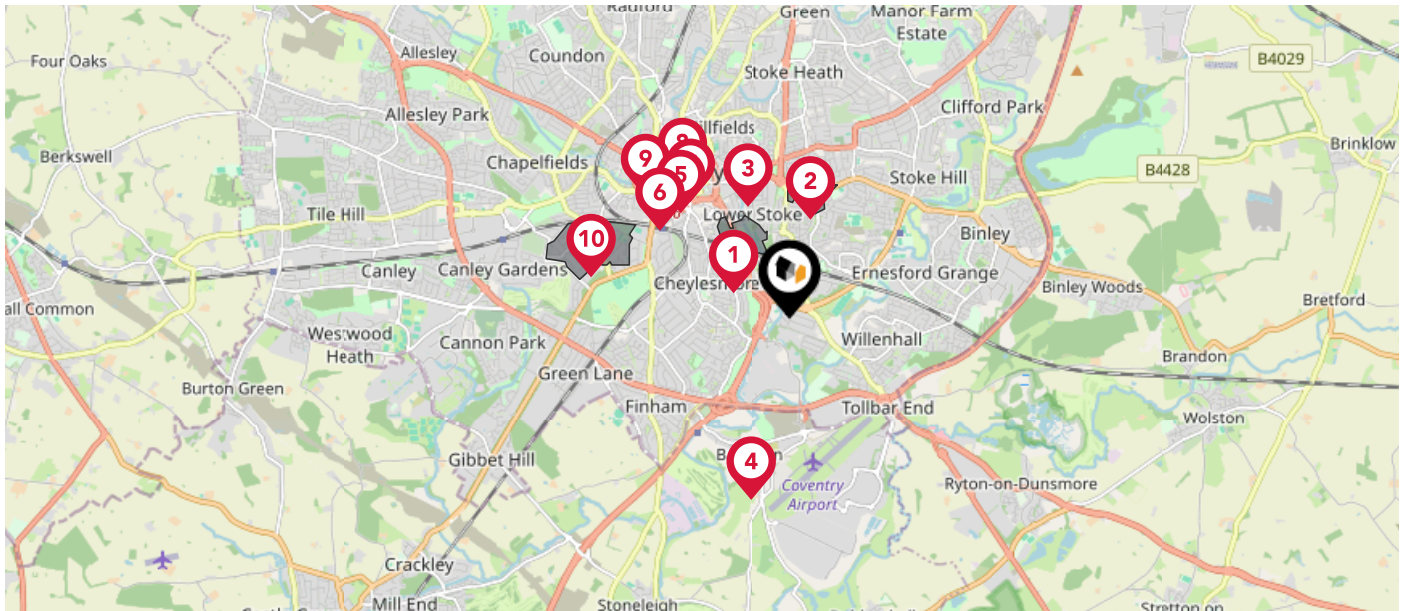
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

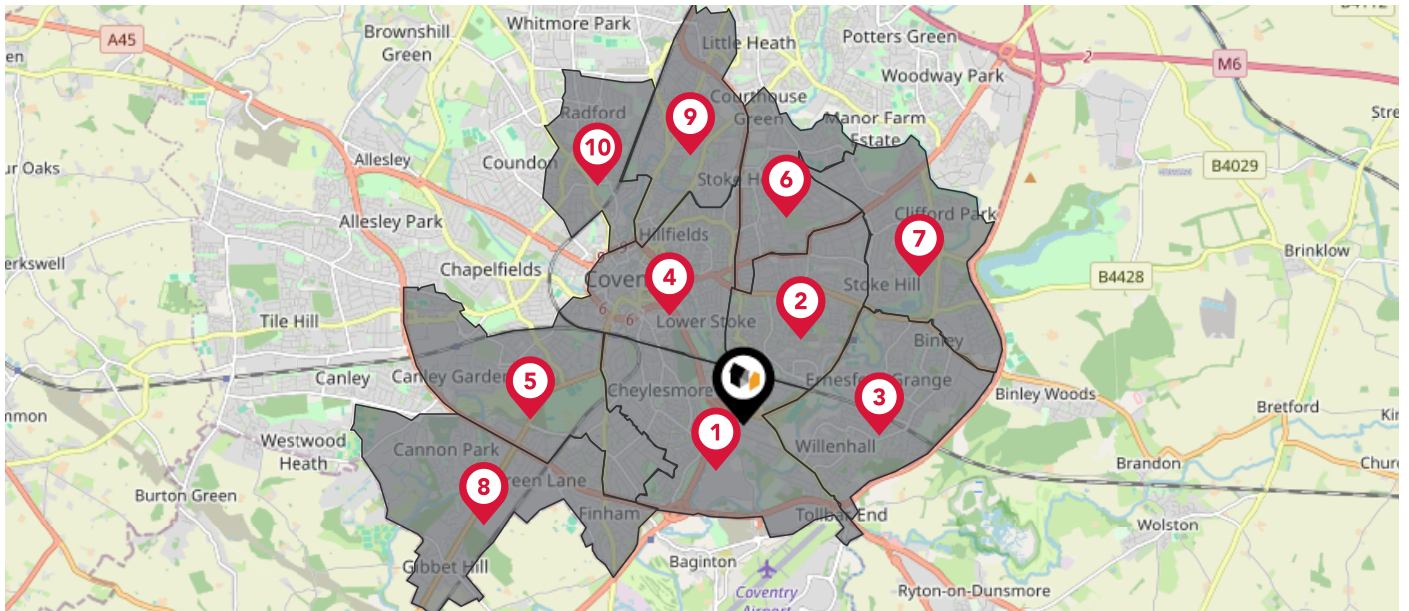
-  London Road
-  Stoke Green
-  Far Gosford Street
-  Baginton
-  High Street
-  Greyfriars Green
-  Hill Top and Cathedral
-  Lady Herbert's Garden
-  Spon Street
-  Earlsdon

# 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

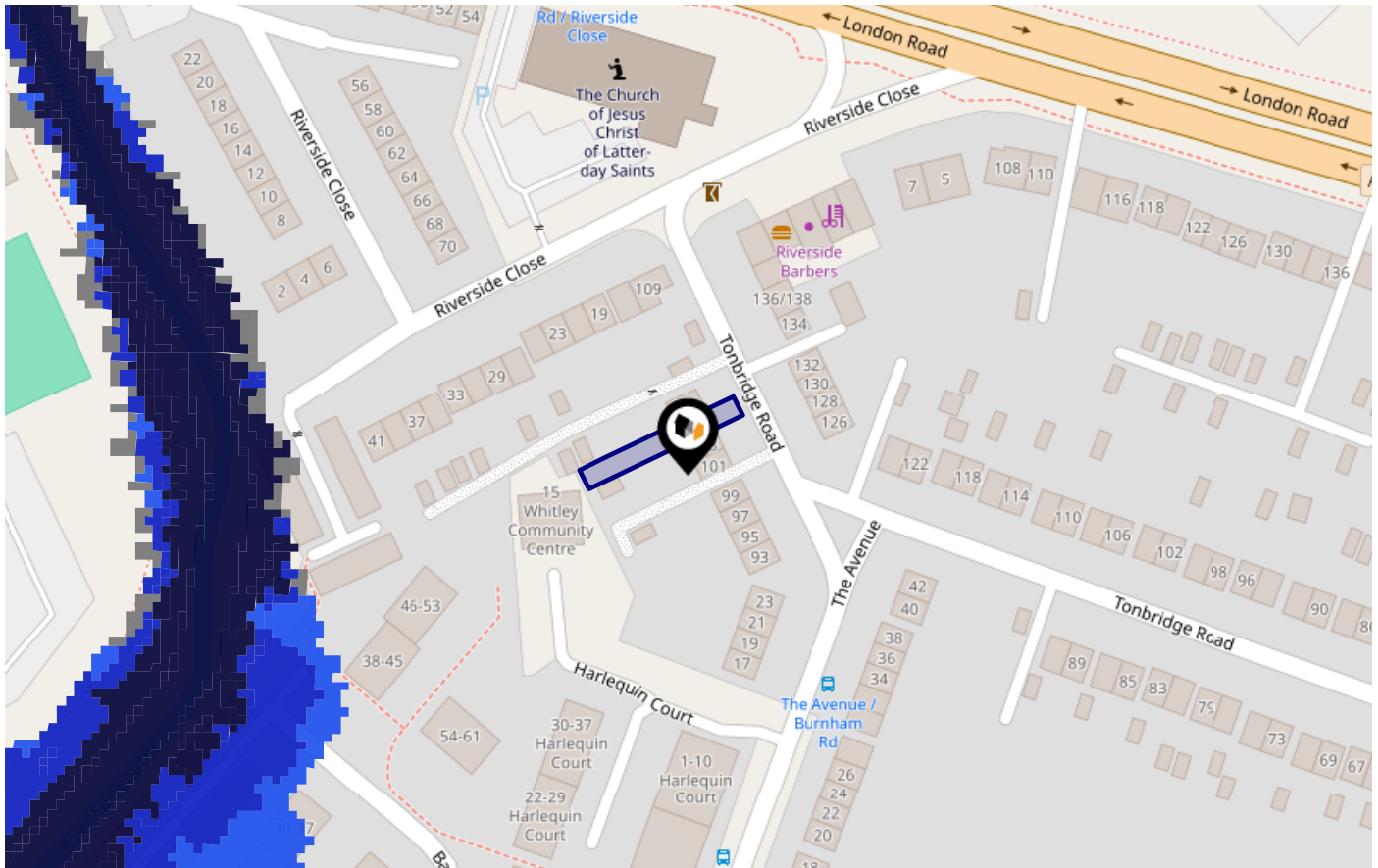
- 1 Cheylesmore Ward
- 2 Lower Stoke Ward
- 3 Binley and Willenhall Ward
- 4 St. Michael's Ward
- 5 Earlsdon Ward
- 6 Upper Stoke Ward
- 7 Wyken Ward
- 8 Wainbody Ward
- 9 Foleshill Ward
- 10 Radford Ward

# 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:

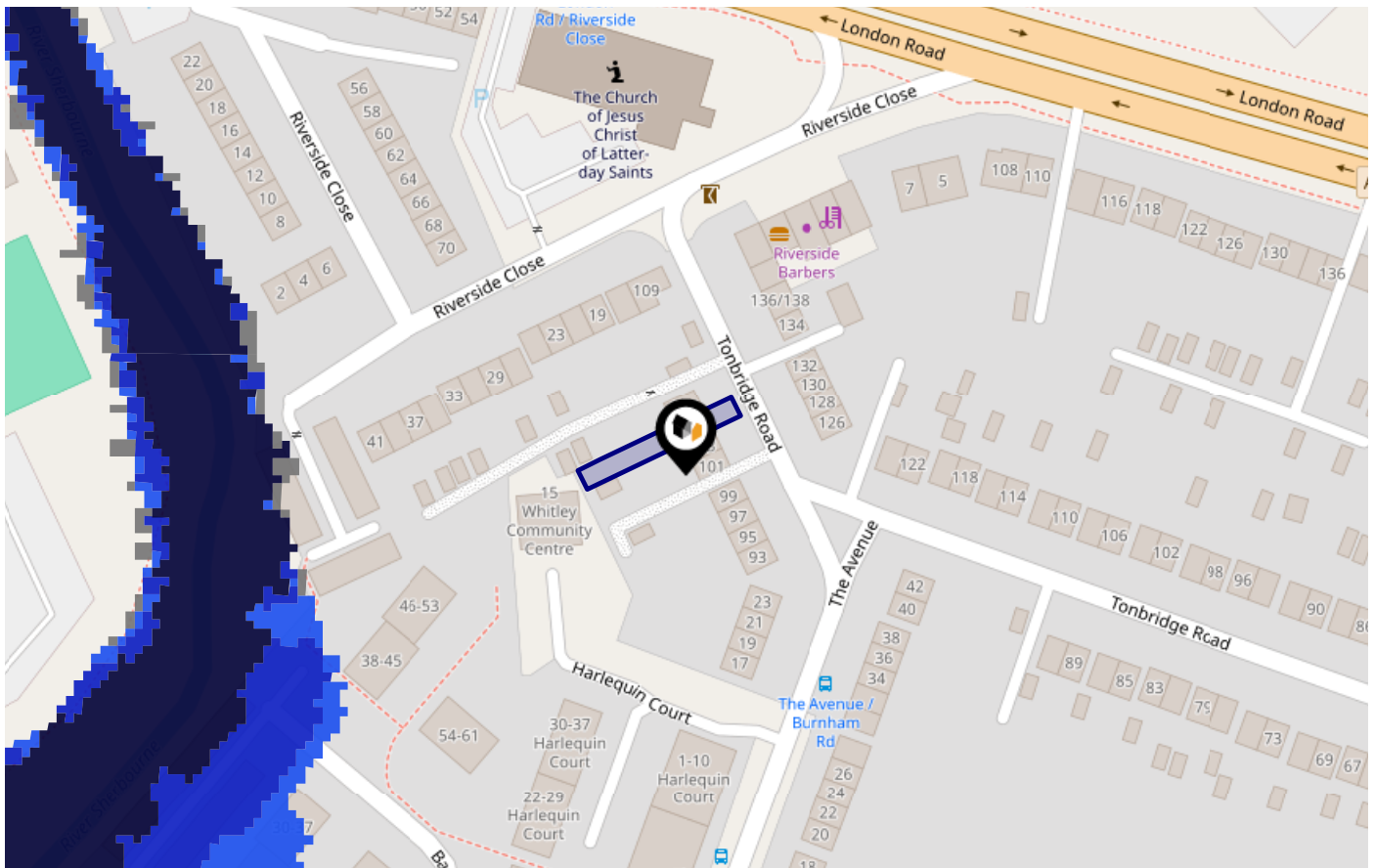


# Flood Risk

## 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:

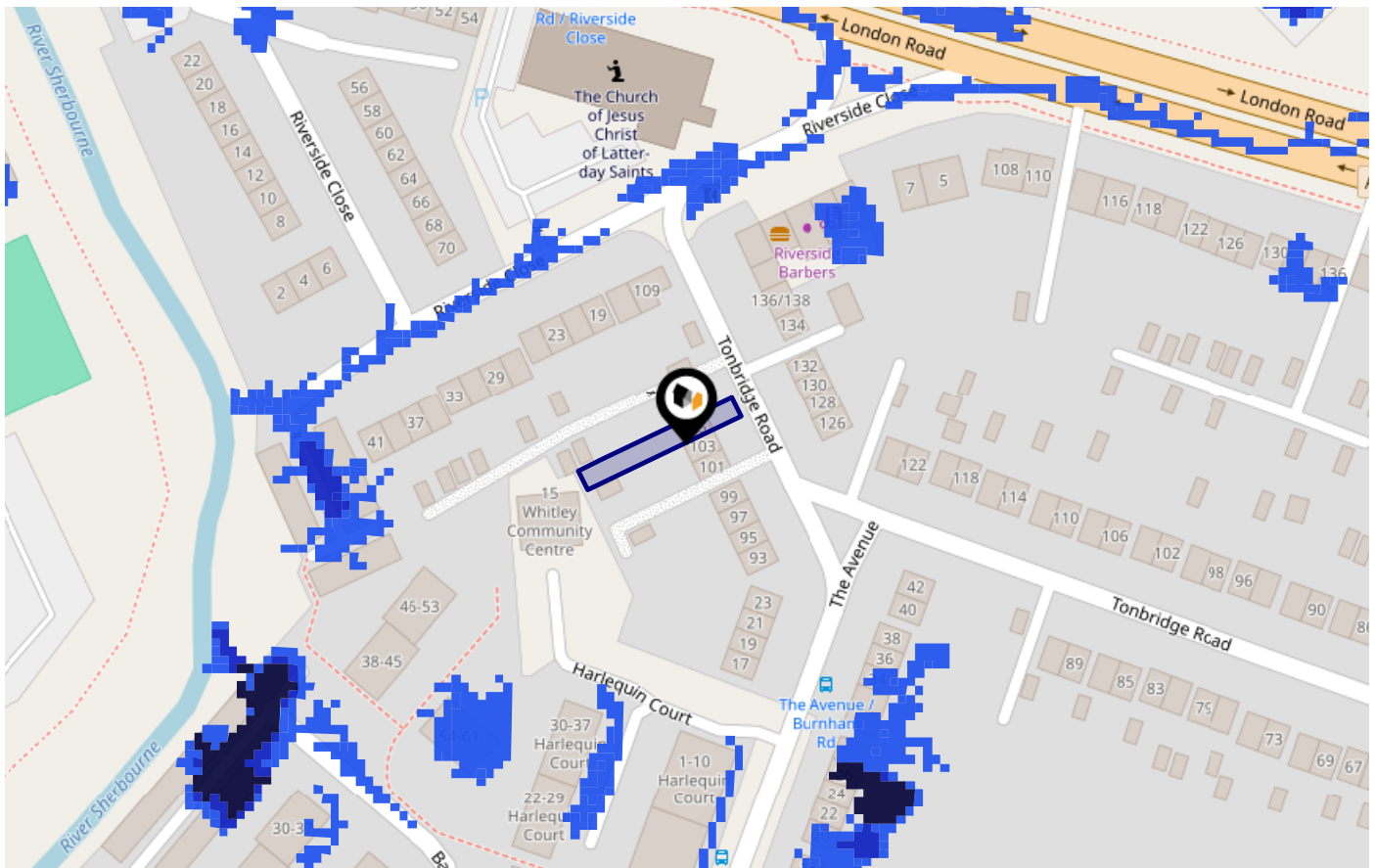


# Flood Risk

## 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: 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:

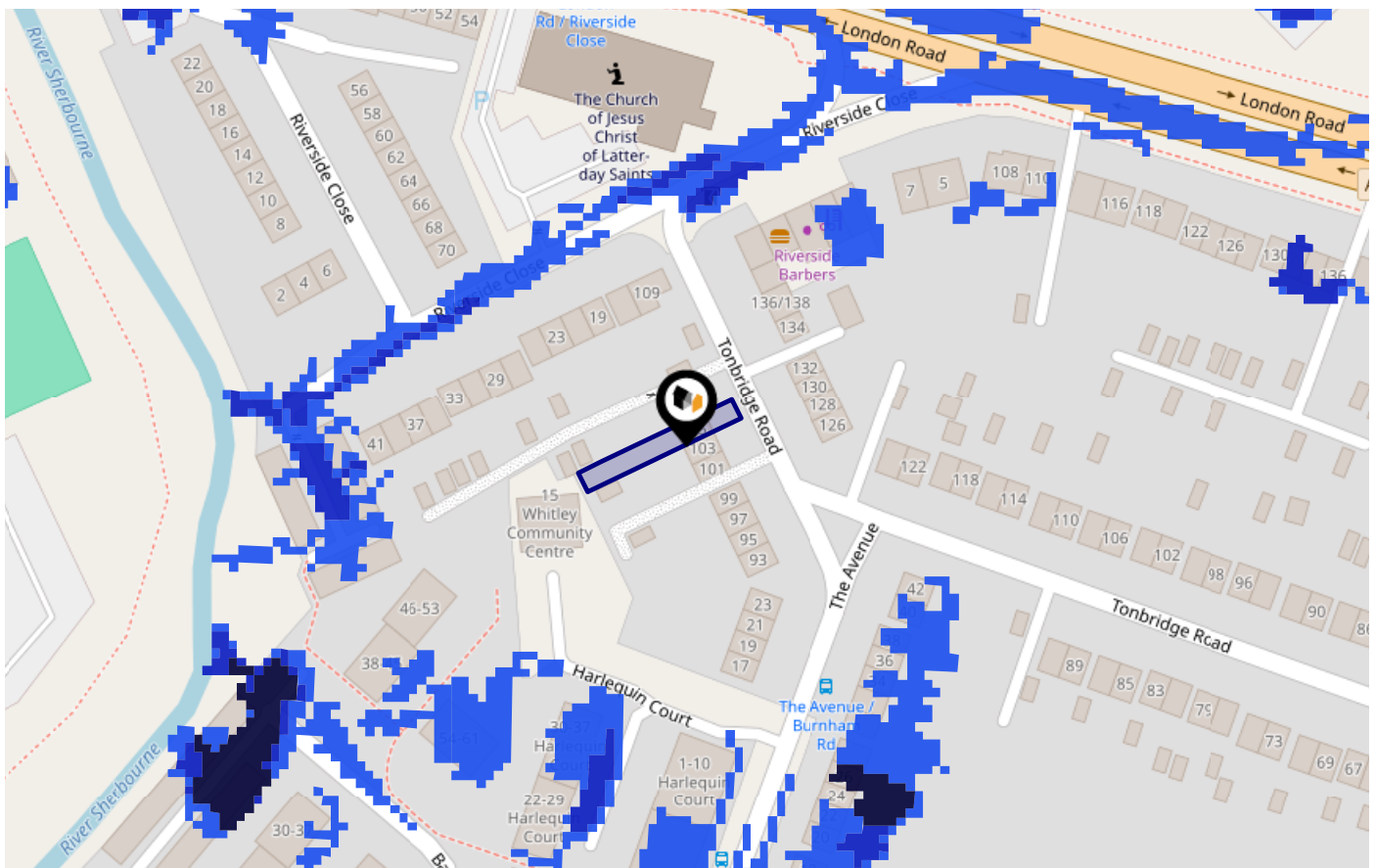


# Flood Risk

## 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.
- 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:

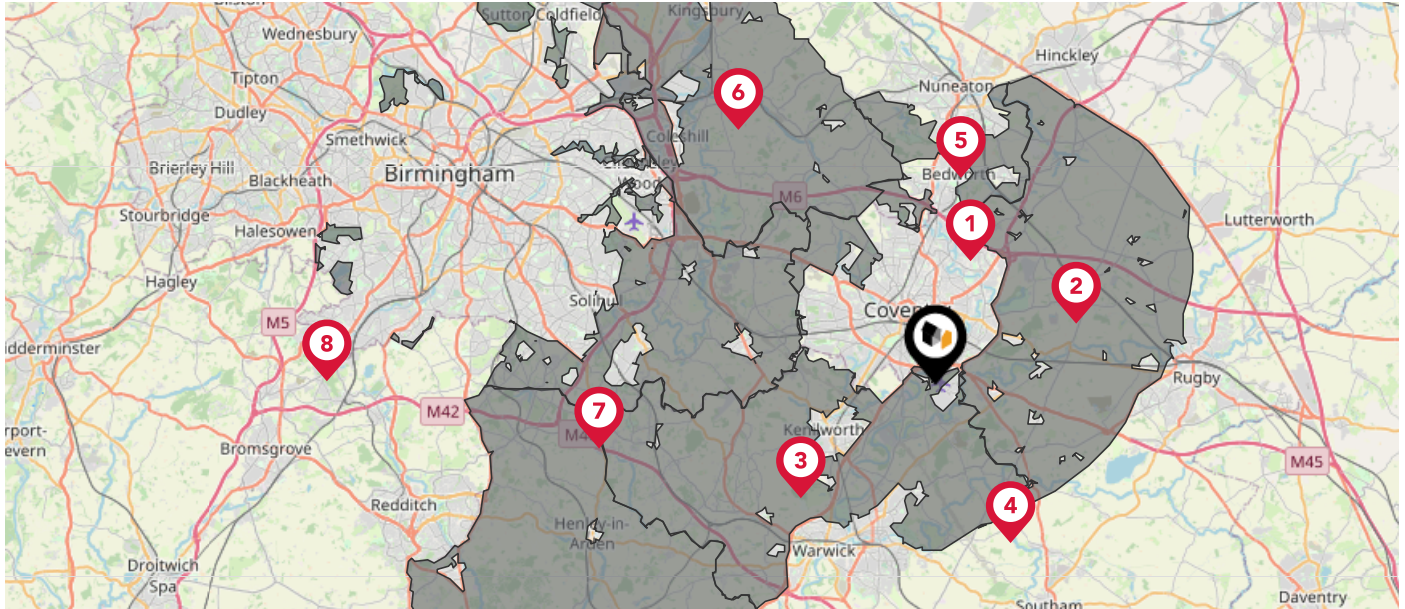


# Maps

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

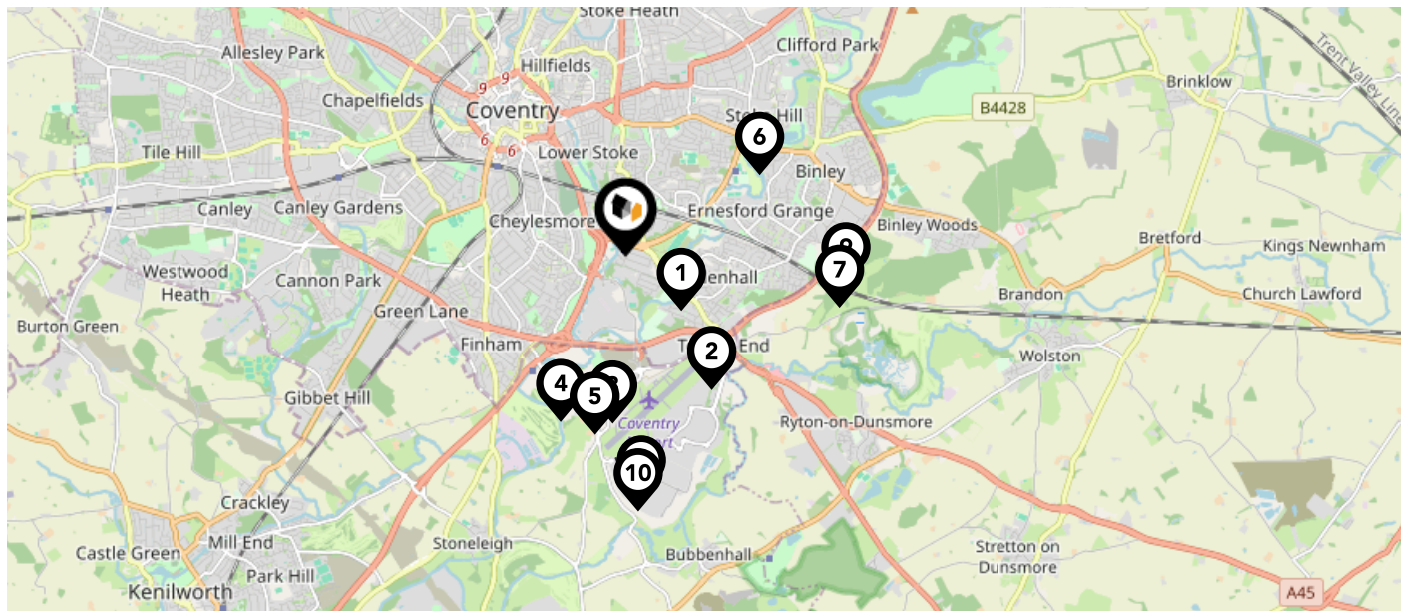


# Maps

## 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

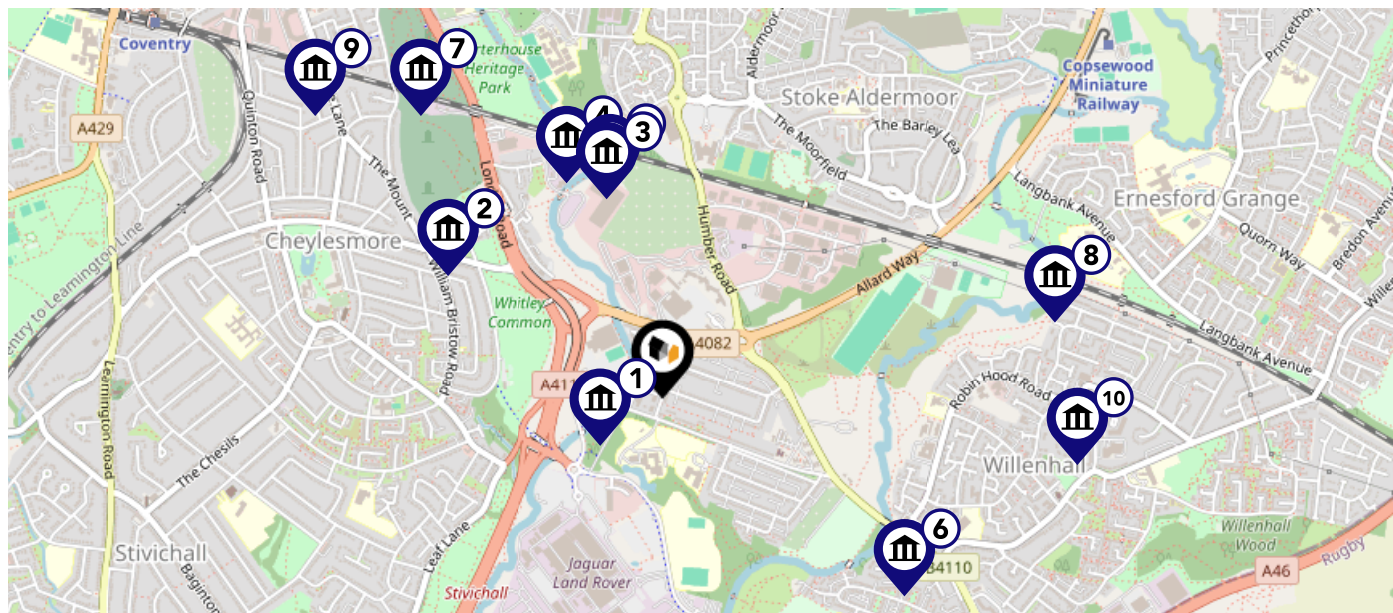
<b>1</b>	London Road B-Willenhall, Coventry	Historic Landfill
<b>2</b>	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill
<b>3</b>	Rowley Road-Baginton	Historic Landfill
<b>4</b>	Hall Drive-Baginton	Historic Landfill
<b>5</b>	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill
<b>6</b>	Binley Road A-Binley, Coventry	Historic Landfill
<b>7</b>	Harpers Lodge Landfill Site-Off Brandon Lane, Coventry, Warwickshire	Historic Landfill
<b>8</b>	Rock Farm Landfill-	Historic Landfill
<b>9</b>	Fosseway Sand and Gravel Company Limited, Landfill Site-Piles Coppice, Binley Woods, Near Rugby, Warwickshire	Historic Landfill
<b>10</b>	EA/EPR/HB3904FE/V007	Active Landfill











# Maps

## Listed Buildings

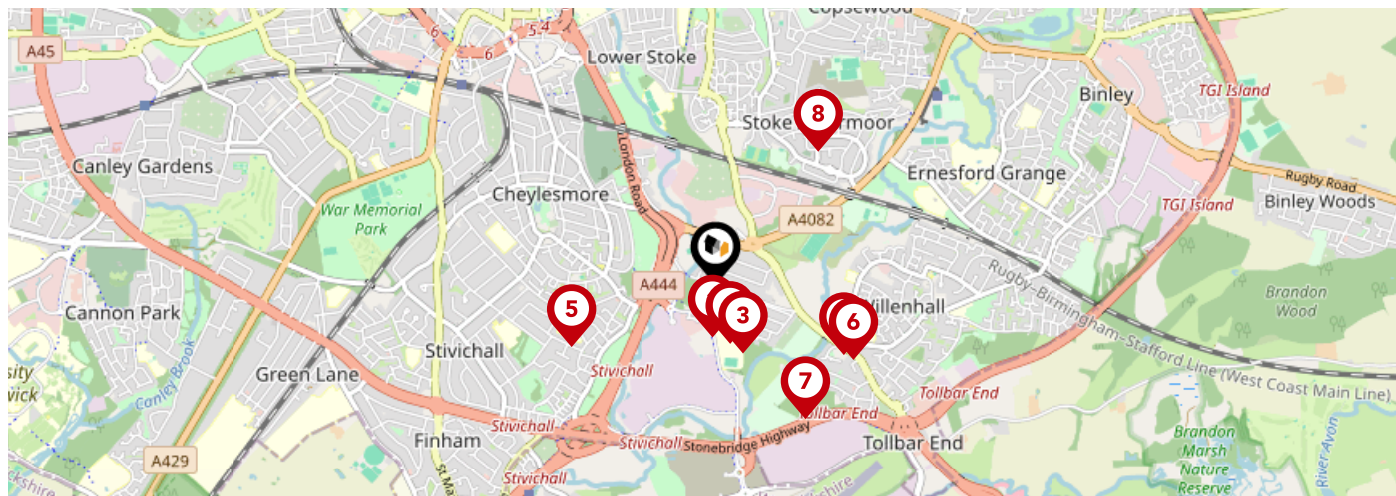


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



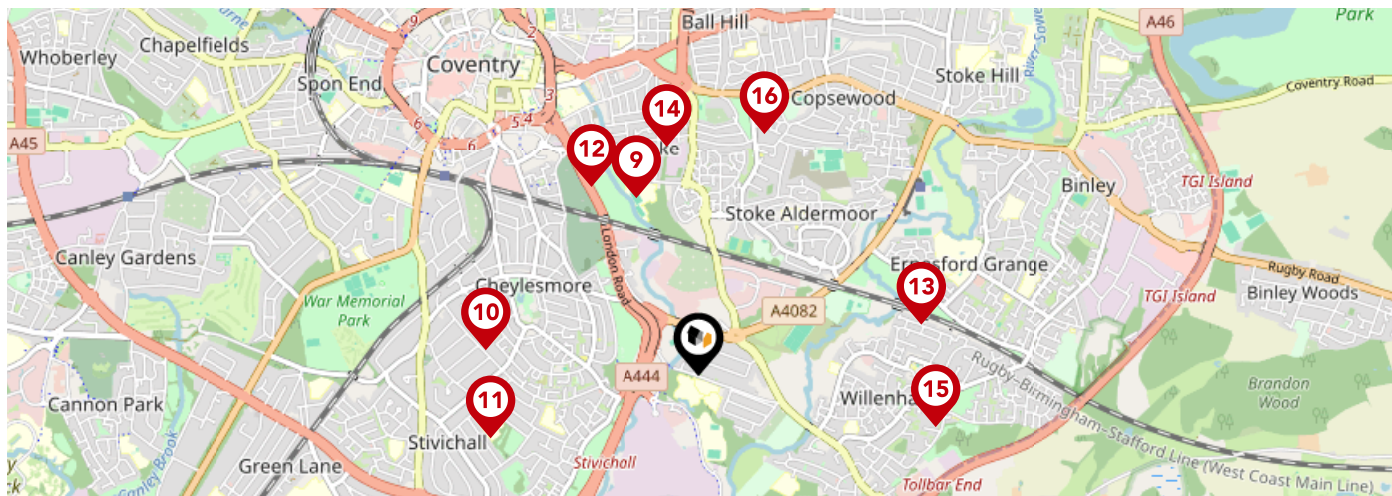
Listed Buildings in the local district	Grade	Distance
 1076652 - Whitley Abbey Bridge Whitley Bridge	Grade II	0.2 miles
 1376051 - Christ Church	Grade II	0.5 miles
 1431173 - Humber Road Tunnel South Portal	Grade II	0.5 miles
 1431087 - Sherbourne Viaduct	Grade II	0.5 miles
 1431172 - Humber Road Tunnel North Portal	Grade II	0.5 miles
 1483208 - The Chace	Grade II	0.7 miles
 1076624 - Nonconformist Cemetery Chapel	Grade II	0.8 miles
 1431088 - Sowe Viaduct	Grade II	0.9 miles
 1431090 - Mile Lane Bridge	Grade II	1.0 miles
 1422601 - Church Of St John The Divine, The Church Hall And Bell Tower	Grade II	1.0 miles

# Area Schools



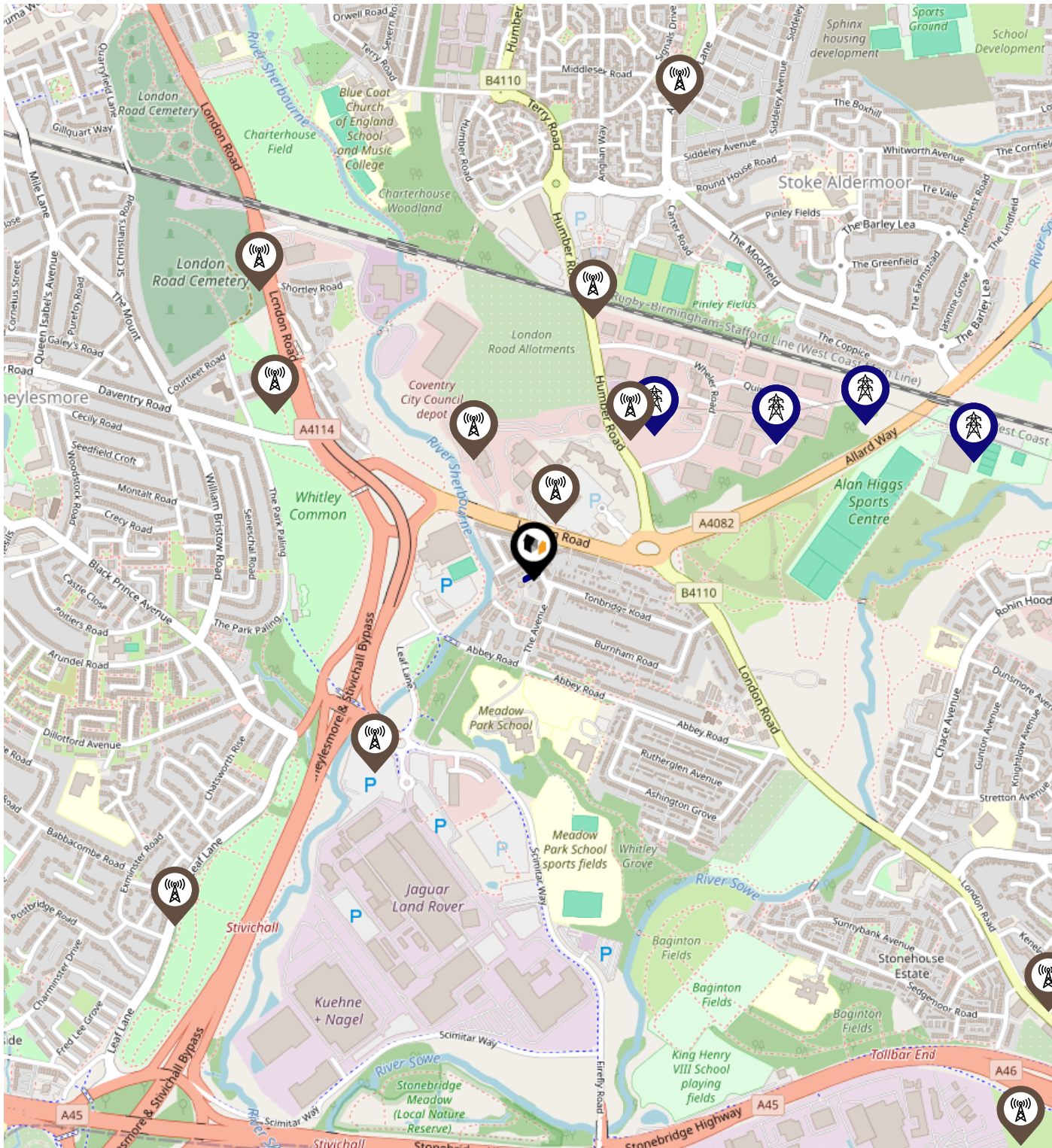
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Meadow Park School</b> Ofsted Rating: Requires improvement   Pupils: 783   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 119   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 241   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Howes Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 177   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stretton Church of England Academy</b> Ofsted Rating: Outstanding   Pupils: 209   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Baginton Fields Academy</b> Ofsted Rating: Good   Pupils:0   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Aldermoor Farm Primary School</b> Ofsted Rating: Good   Pupils: 661   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
<p><b>9</b> <b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1724   Distance:0.85</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Corpus Christi Catholic School</b> Ofsted Rating: Good   Pupils: 450   Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Gosford Park Primary School</b> Ofsted Rating: Requires improvement   Pupils: 446   Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Willenhall Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 468   Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Pattison College</b> Ofsted Rating: Not Rated   Pupils: 162   Distance:1.13</p>	<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

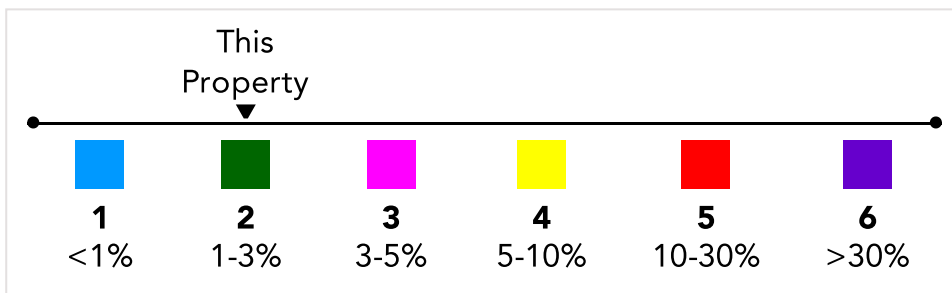
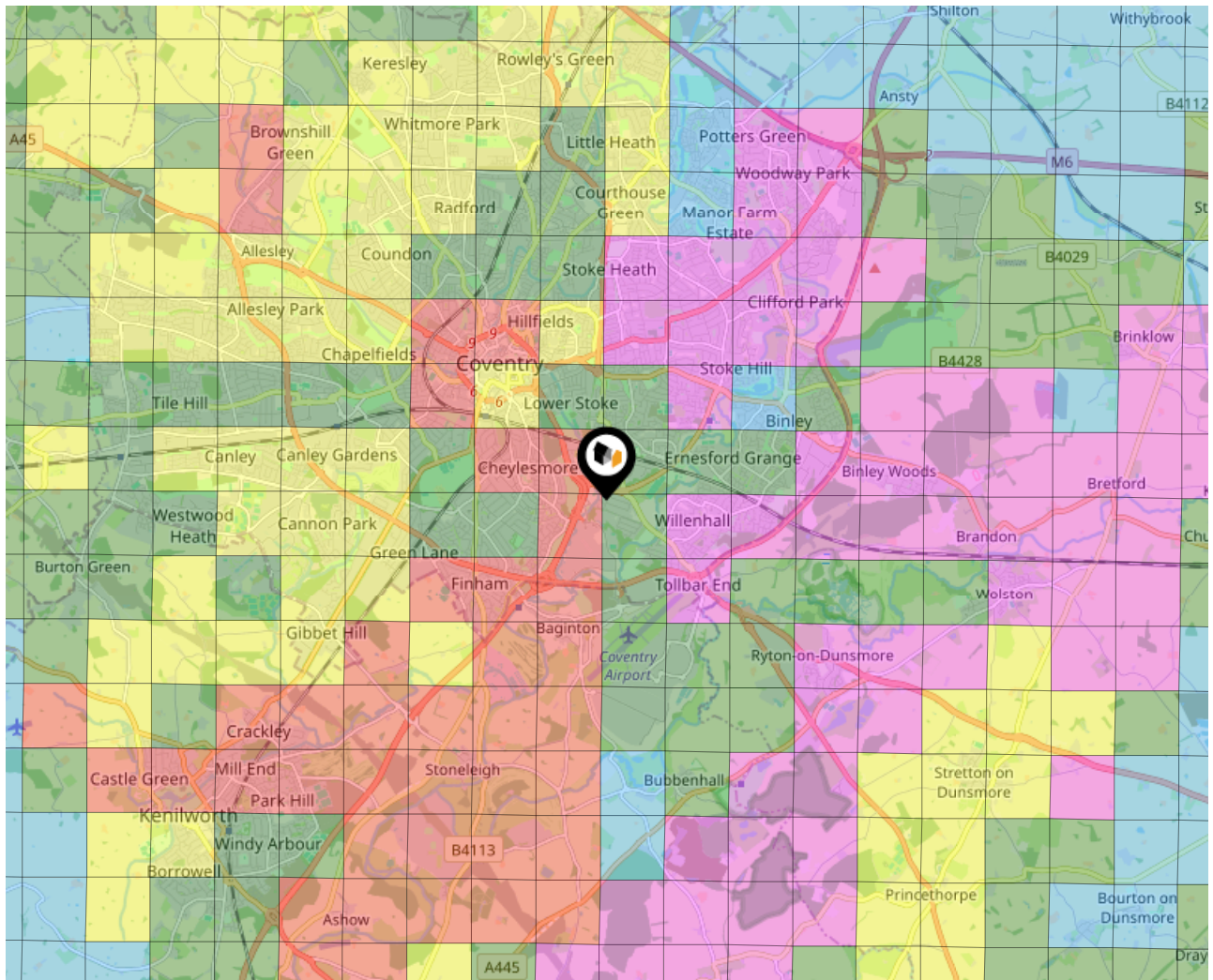
# Environment

## Radon Gas

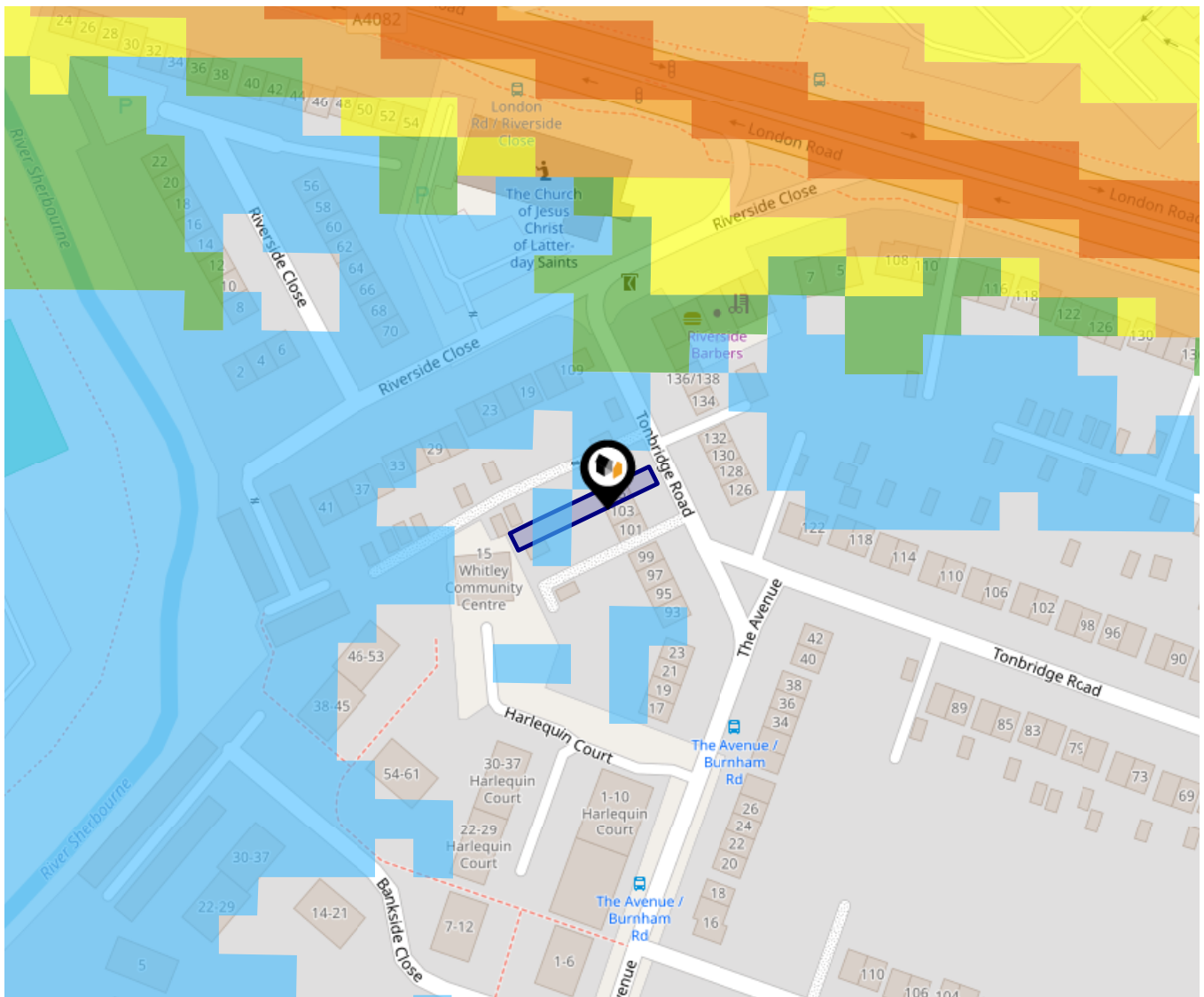


### What is Radon?

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



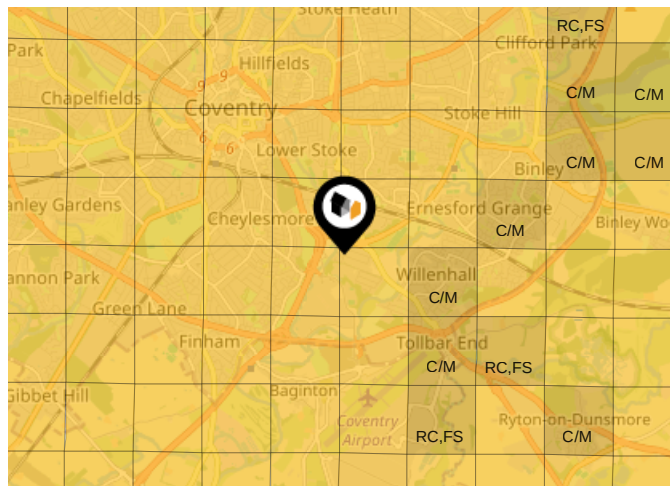
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



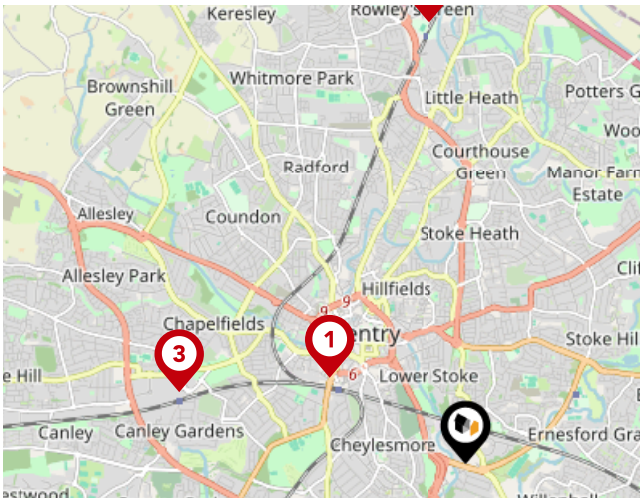
## Primary Classifications (Most Common Clay Types)

<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



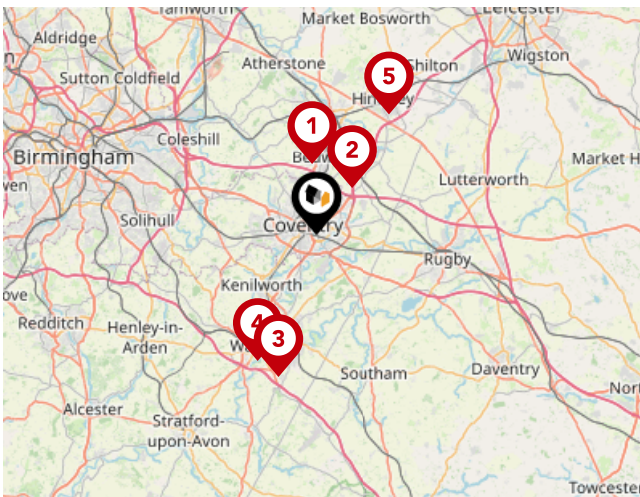
# Area

## Transport (National)



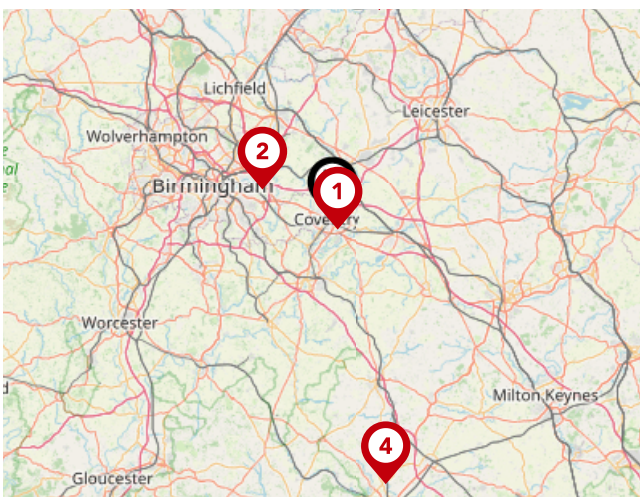
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.46 miles
2	Coventry Arena Rail Station	4.02 miles
3	Canley Rail Station	2.67 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.08 miles
2	M6 J2	4.16 miles
3	M40 J13	10.71 miles
4	M40 J14	10.15 miles
5	M69 J1	10.16 miles



### Airports/Helipads

Pin	Name	Distance
1	Baginton	1.59 miles
2	Birmingham Airport	11.22 miles
3	East Mids Airport	30.91 miles
4	Kidlington	39.31 miles

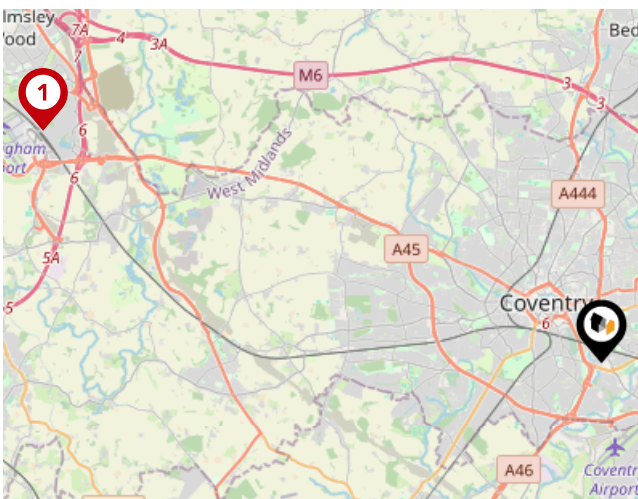
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Burnham Rd	0.04 miles
2	Burnham Rd	0.06 miles
3	Riverside Close	0.07 miles
4	Riverside Close	0.07 miles
5	Whitley Abbey Schools	0.27 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.95 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.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

