



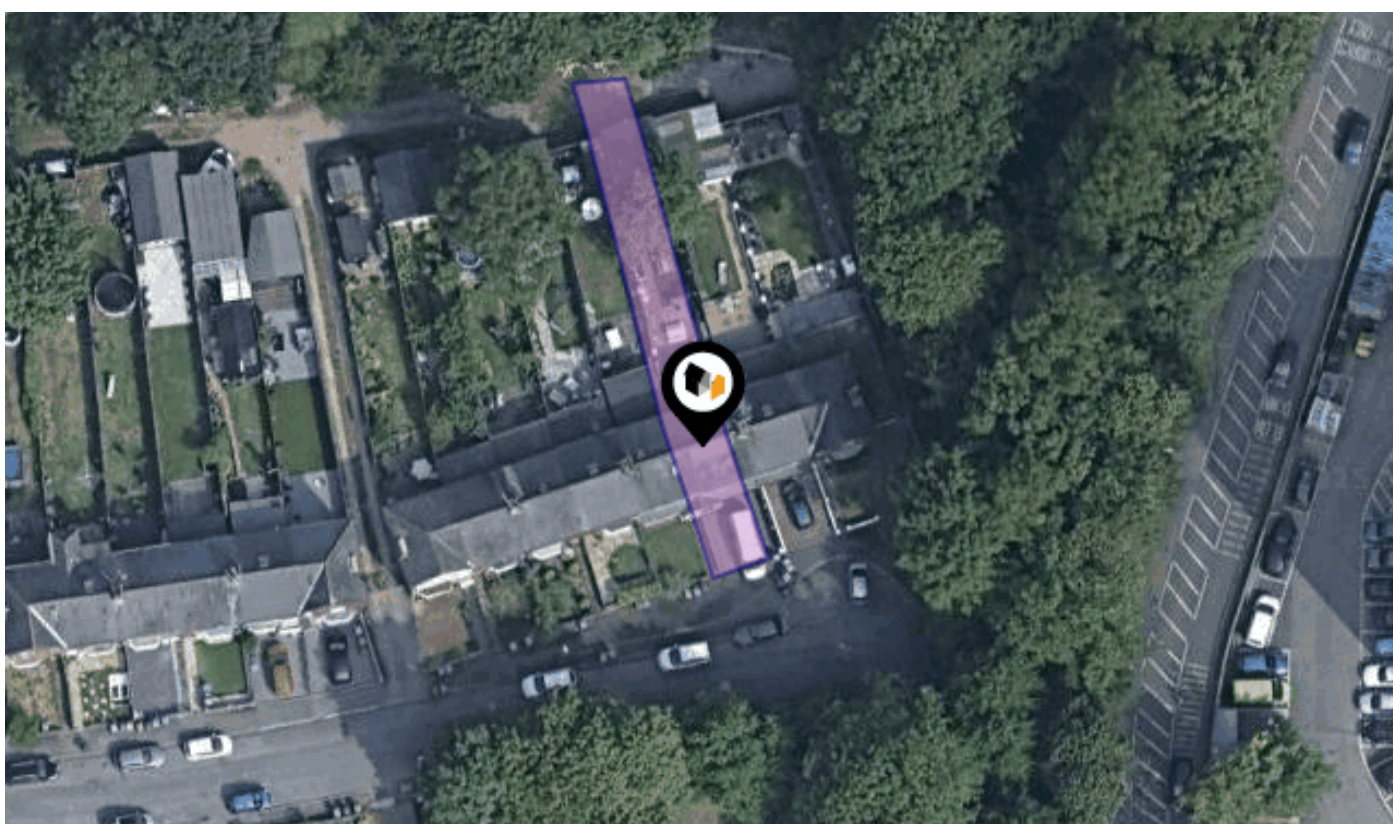
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 14th July 2025



SHORTLEY ROAD, COVENTRY, CV3

OIRO : £240,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments

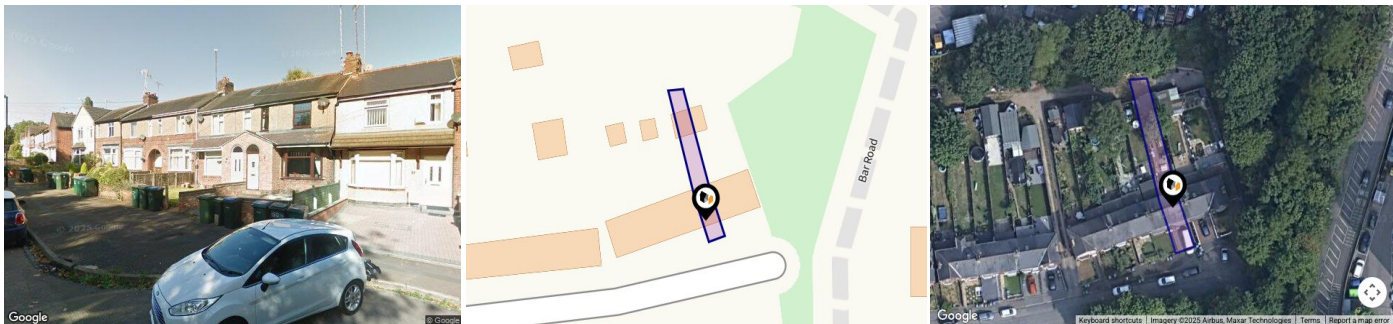


Dear Buyers & Interested Parties

Your property details in brief.....

A unique & extended terraced home
Two double bedrooms & versatile loft room
Exceptional open plan kitchen dining & family room
Separate sitting room with log burner
Driveway to front & garage with rear access & electric roller door
Private & secure, mature rear gardens
First floor bathroom & useful entrance lobby
EPC Re-ordered, Total 117.1 Sq.M or Total 1261 Sq














These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on sales@walmsleysthewaytomove.co.uk or 0330 1180 062



Property

Type:	Terraced	OIRO:	£240,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	1,260 ft ² / 117 m ²		
Plot Area:	0.05 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,609		
Title Number:	WM678324		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		12	10000
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			
			
			
			
			

Planning History

This Address



Planning records for: **Shortley Road, Coventry, CV3**

Reference - LDCP/2018/0069	
Decision:	APPROVED
Date:	08th January 2018
Description:	Lawful development certificate for proposed installation of footway crossing for vehicular access

Reference - LDCP/2018/0069	
Decision:	Decision Issued
Date:	08th January 2018
Description:	Lawful development certificate for proposed installation of footway crossing for vehicular access

Market Sold in Street



33, Shortley Road, Coventry, CV3 4AE						
Last Sold Date:	02/08/2024	26/05/2006				
Last Sold Price:	£170,000	£104,000				
9, Shortley Road, Coventry, CV3 4AE						
Last Sold Date:	17/08/2022	07/09/2007				
Last Sold Price:	£180,000	£108,000				
2, Shortley Road, Coventry, CV3 4AE						
Last Sold Date:	08/12/2020	22/02/2013				
Last Sold Price:	£179,500	£84,000				
19, Shortley Road, Coventry, CV3 4AE						
Last Sold Date:	12/05/2020	30/04/2004	18/12/1998	09/06/1997		
Last Sold Price:	£172,000	£89,950	£36,000	£32,000		
55, Shortley Road, Coventry, CV3 4AE						
Last Sold Date:	01/05/2020	29/03/2004	16/10/1996			
Last Sold Price:	£150,000	£84,000	£41,000			
6, Shortley Road, Coventry, CV3 4AE						
Last Sold Date:	18/10/2019	13/07/2007	30/08/2002			
Last Sold Price:	£165,000	£130,000	£73,000			
1, Shortley Road, Coventry, CV3 4AE						
Last Sold Date:	30/08/2019	19/05/2006	29/03/2004	01/11/2001		
Last Sold Price:	£150,000	£100,000	£92,500	£47,000		
5, Shortley Road, Coventry, CV3 4AE						
Last Sold Date:	28/06/2019	06/05/2016	08/04/2015	18/05/2012		
Last Sold Price:	£175,000	£130,000	£117,500	£87,500		
49, Shortley Road, Coventry, CV3 4AE						
Last Sold Date:	10/01/2019					
Last Sold Price:	£175,000					
39, Shortley Road, Coventry, CV3 4AE						
Last Sold Date:	09/11/2018	27/04/2015	22/12/2000	17/01/1997		
Last Sold Price:	£150,000	£132,500	£47,500	£20,000		
3, Shortley Road, Coventry, CV3 4AE						
Last Sold Date:	15/08/2018	12/12/2008				
Last Sold Price:	£90,000	£50,000				
51, Shortley Road, Coventry, CV3 4AE						
Last Sold Date:	15/12/2017	14/02/2014	27/01/2004	01/03/2002	27/08/1999	25/03/1998
Last Sold Price:	£175,000	£124,950	£87,000	£59,995	£33,500	£26,000

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

11, Shortley Road, Coventry, CV3 4AE				
Last Sold Date:	21/03/2016	25/05/2007		
Last Sold Price:	£136,000	£95,000		
21, Shortley Road, Coventry, CV3 4AE				
Last Sold Date:	11/02/2015	29/11/2007	11/08/2000	15/08/1997
Last Sold Price:	£125,000	£120,000	£49,950	£40,000
29, Shortley Road, Coventry, CV3 4AE				
Last Sold Date:	11/08/2014	07/09/2010	08/01/2010	
Last Sold Price:	£98,000	£100,000	£100,000	
13, Shortley Road, Coventry, CV3 4AE				
Last Sold Date:	01/07/2013	31/10/2011	26/07/2001	
Last Sold Price:	£119,950	£98,000	£47,000	
43, Shortley Road, Coventry, CV3 4AE				
Last Sold Date:	30/01/2009	16/12/2005	11/02/2002	
Last Sold Price:	£95,950	£97,500	£45,000	
25, Shortley Road, Coventry, CV3 4AE				
Last Sold Date:	11/04/2007	11/09/1998	10/03/1995	
Last Sold Price:	£148,000	£42,500	£40,000	
16, Shortley Road, Coventry, CV3 4AE				
Last Sold Date:	15/12/2006	17/10/2003	12/03/1999	
Last Sold Price:	£152,950	£35,000	£34,000	
45, Shortley Road, Coventry, CV3 4AE				
Last Sold Date:	22/06/2006			
Last Sold Price:	£95,000			
31, Shortley Road, Coventry, CV3 4AE				
Last Sold Date:	04/11/2005	15/10/2003		
Last Sold Price:	£105,000	£83,500		
10, Shortley Road, Coventry, CV3 4AE				
Last Sold Date:	15/10/2003	09/11/2001	21/06/1996	
Last Sold Price:	£82,000	£53,000	£30,000	
37, Shortley Road, Coventry, CV3 4AE				
Last Sold Date:	13/05/2003	14/04/2000		
Last Sold Price:	£67,500	£39,500		
23, Shortley Road, Coventry, CV3 4AE				
Last Sold Date:	20/07/2001			
Last Sold Price:	£55,950			

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

41, Shortley Road, Coventry, CV3 4AE

Last Sold Date:	02/03/2001	30/10/1998
Last Sold Price:	£44,500	£43,950

35, Shortley Road, Coventry, CV3 4AE

Last Sold Date:	02/03/2001	20/11/1998
Last Sold Price:	£39,950	£29,250

47, Shortley Road, Coventry, CV3 4AE

Last Sold Date:	02/05/2000
Last Sold Price:	£40,000

7, Shortley Road, Coventry, CV3 4AE

Last Sold Date:	08/07/1996
Last Sold Price:	£24,000

12, Shortley Road, Coventry, CV3 4AE

Last Sold Date:	01/12/1995
Last Sold Price:	£37,500

17, Shortley Road, Coventry, CV3 4AE

Last Sold Date:	23/06/1995
Last Sold Price:	£25,000

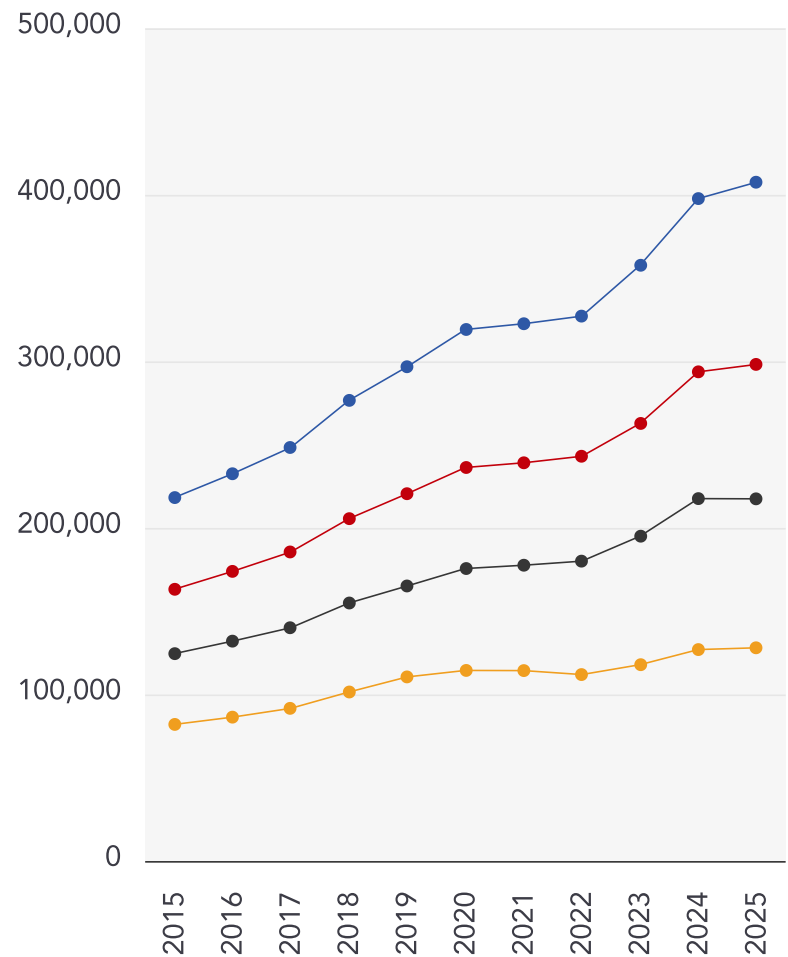
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

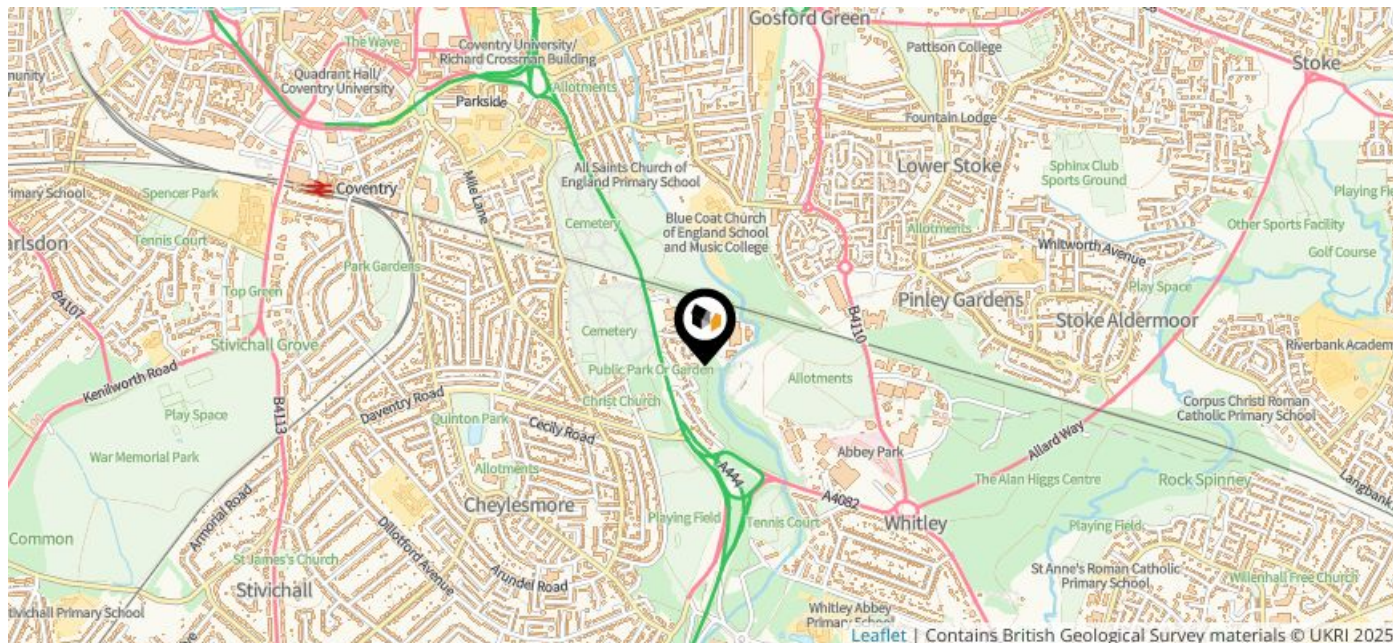
Terraced

+74.65%

Flat

+56.09%

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.

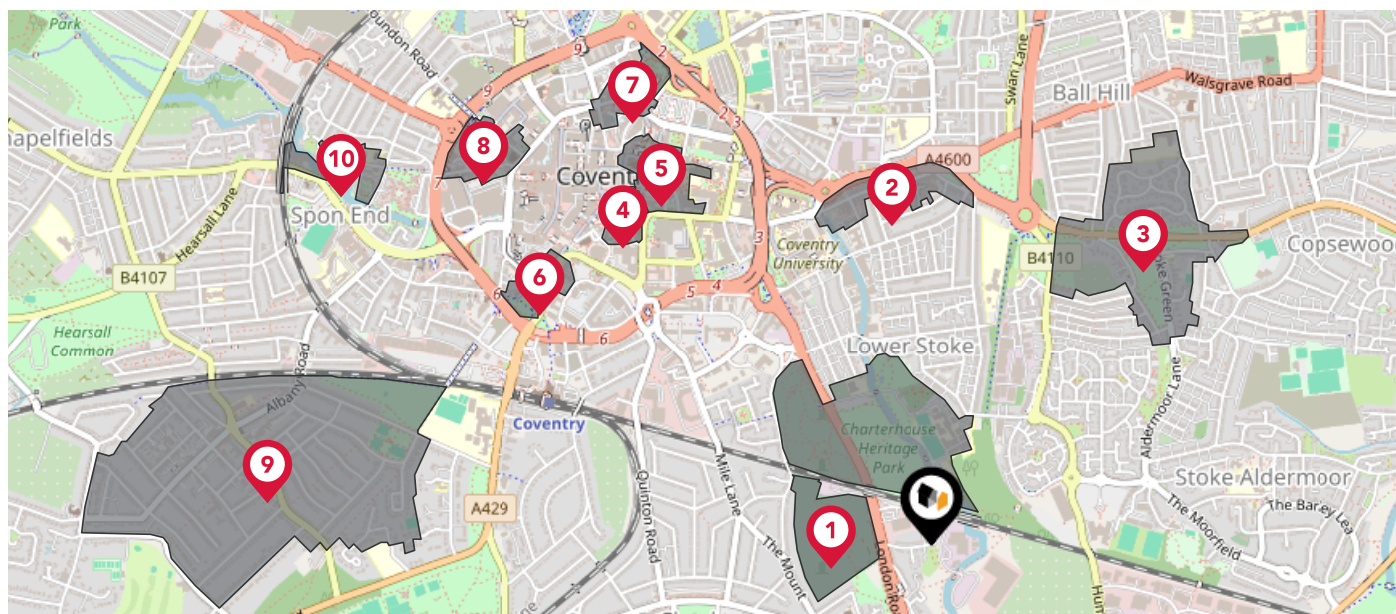
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Far Gosford Street



Stoke Green



High Street



Hill Top and Cathedral



Greyfriars Green



Lady Herbert's Garden



Spon Street



Earlsdon



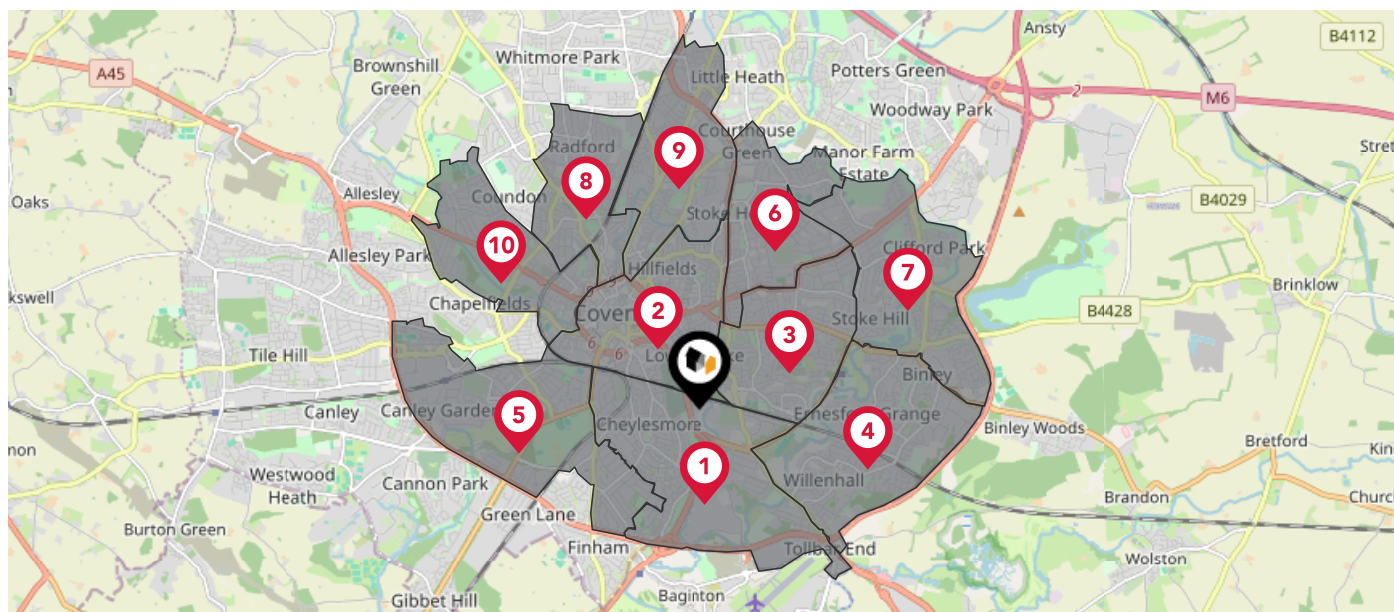
Spon End

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

1

Cheylesmore Ward

2

St. Michael's Ward

3

Lower Stoke Ward

4

Binley and Willenhall Ward

5

Earlsdon Ward

6

Upper Stoke Ward

7

Wyken Ward

8

Radford Ward

9

Foleshill Ward

10

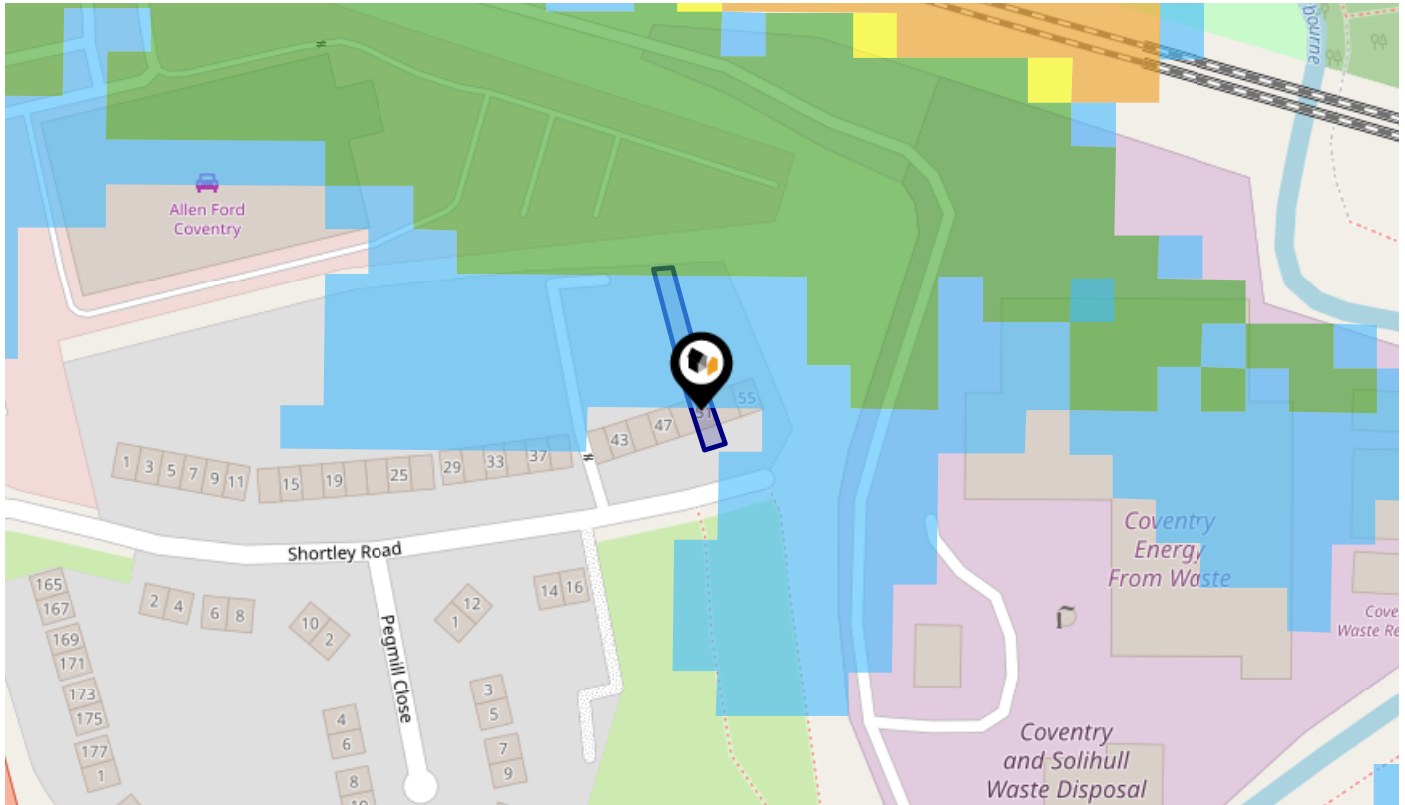
Sherbourne Ward

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.

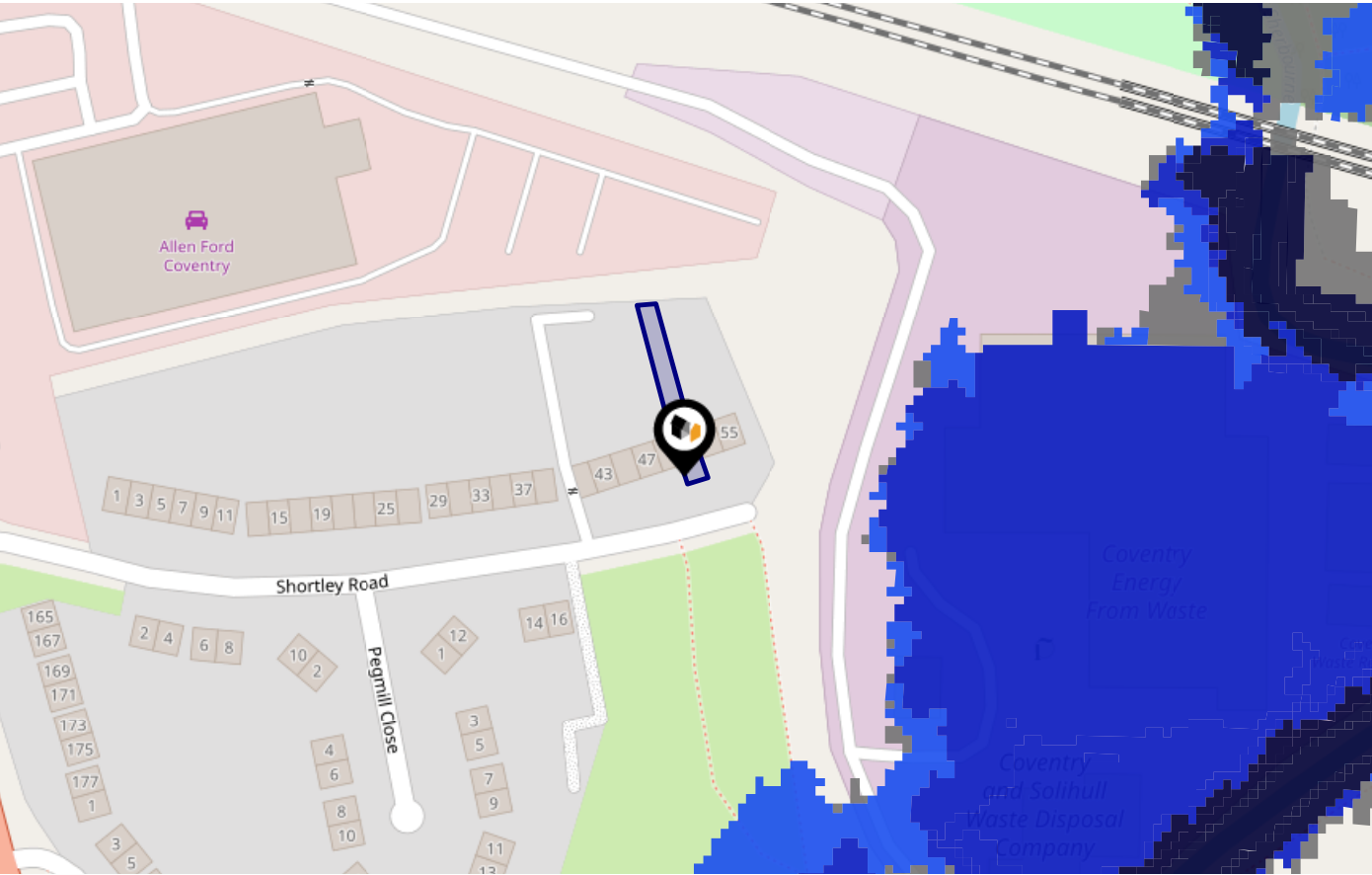
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

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

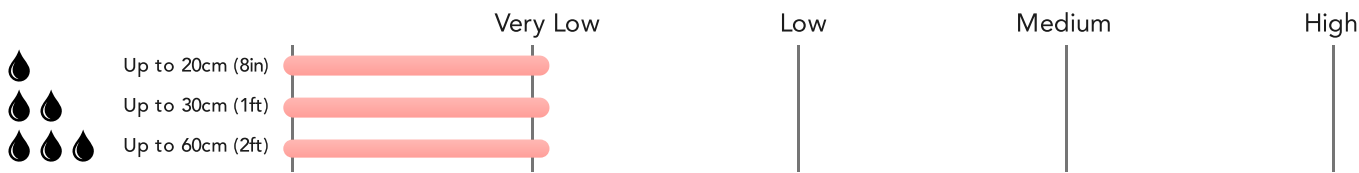


Risk Rating: Very low

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

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

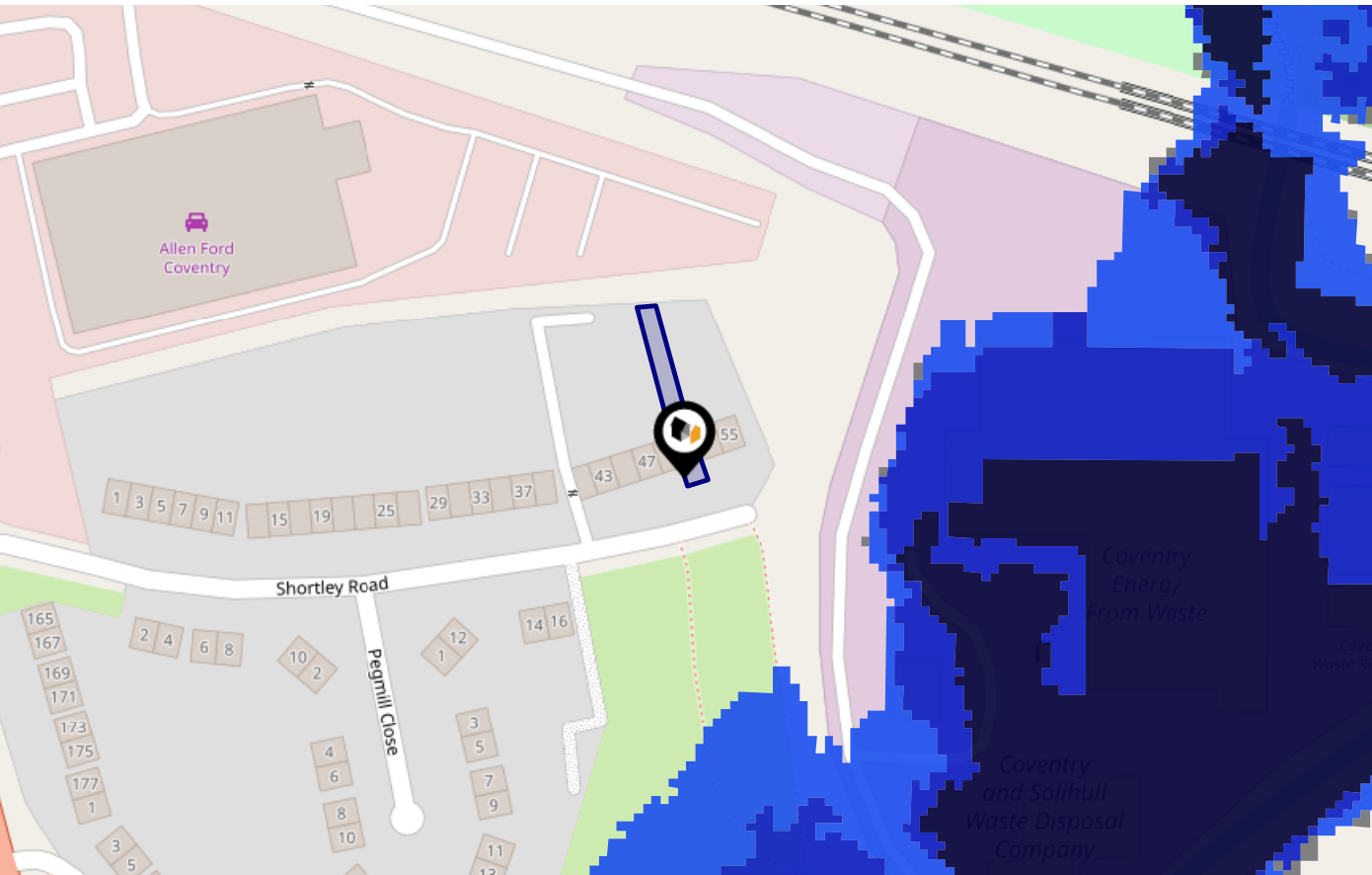
Chance of flooding to the following depths at this property:



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.

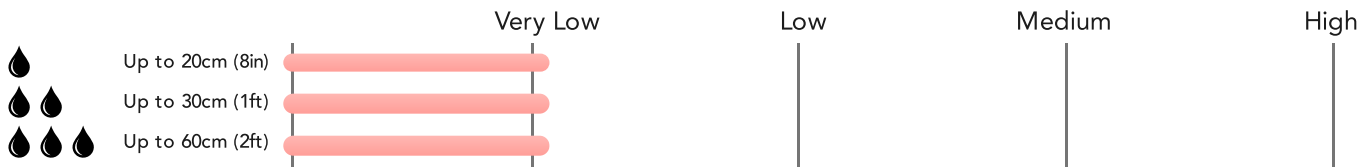


Risk Rating: Very low

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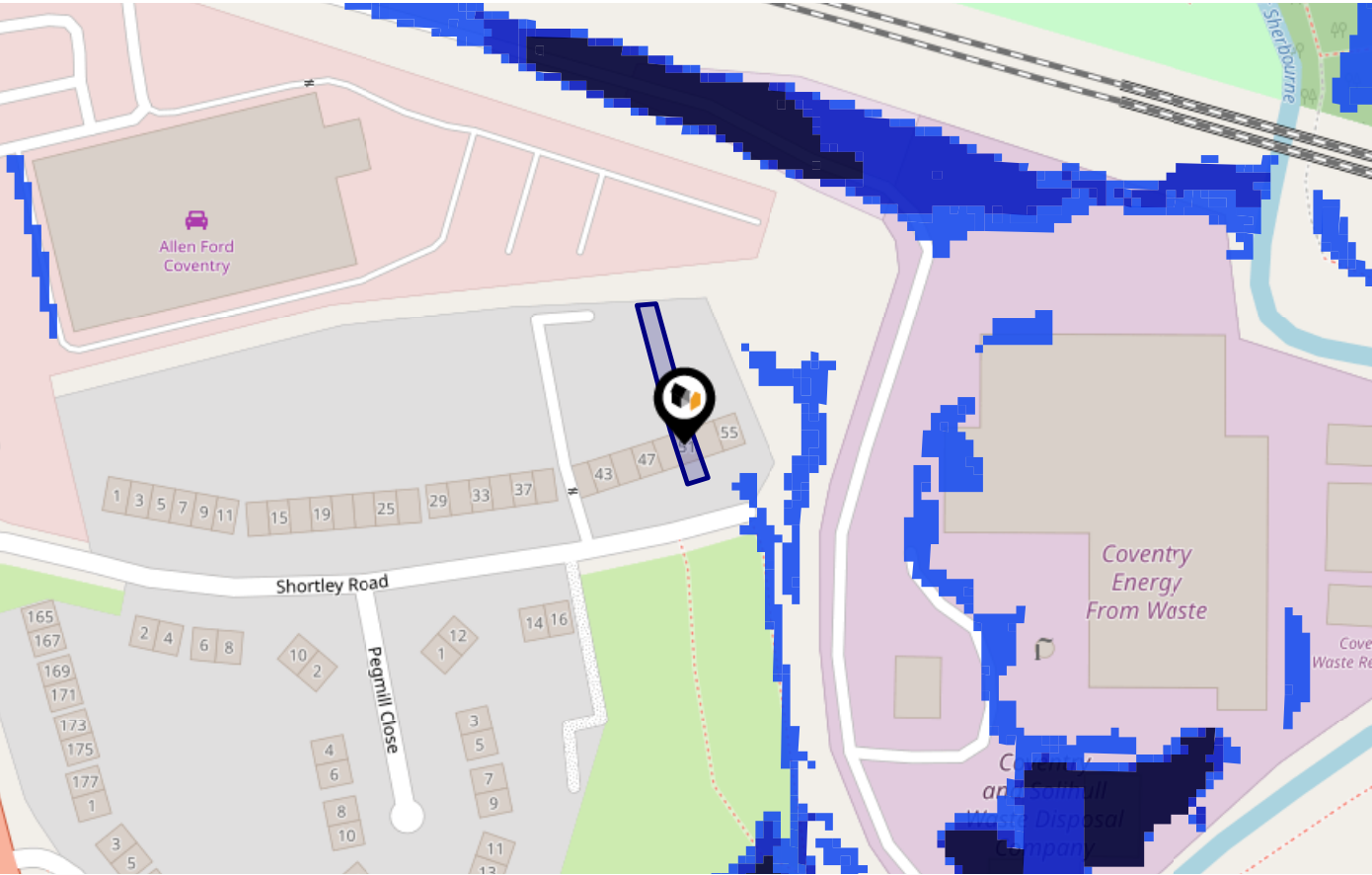
Chance of flooding to the following depths at this property:



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.

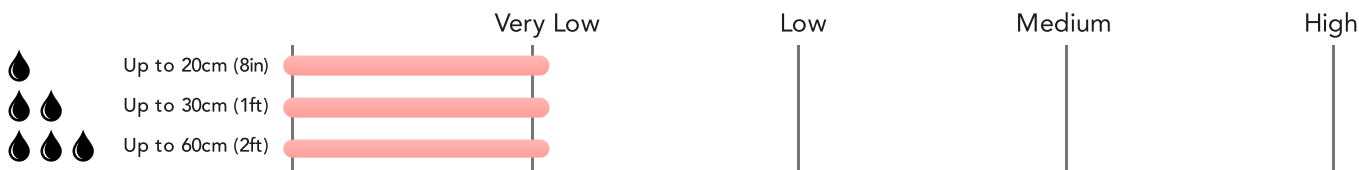


Risk Rating: Very low

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.

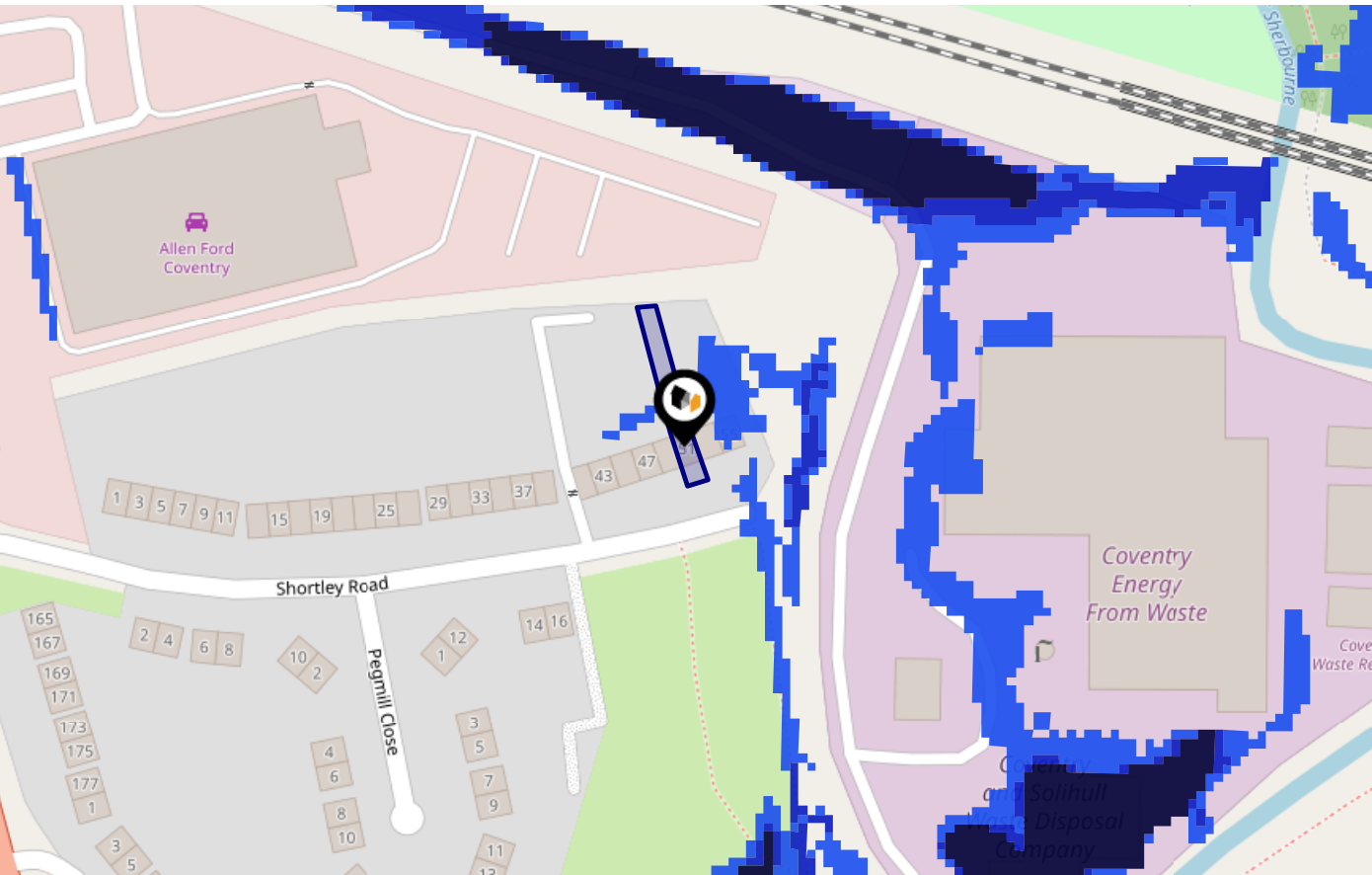
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

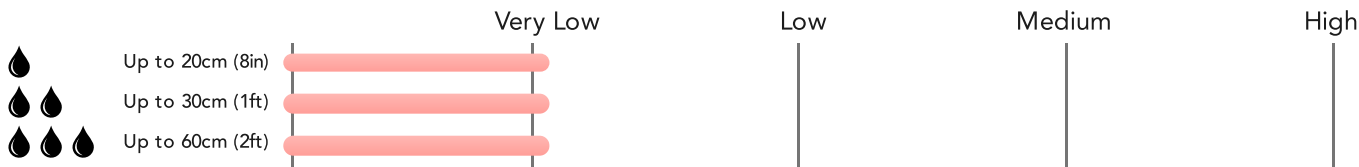


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

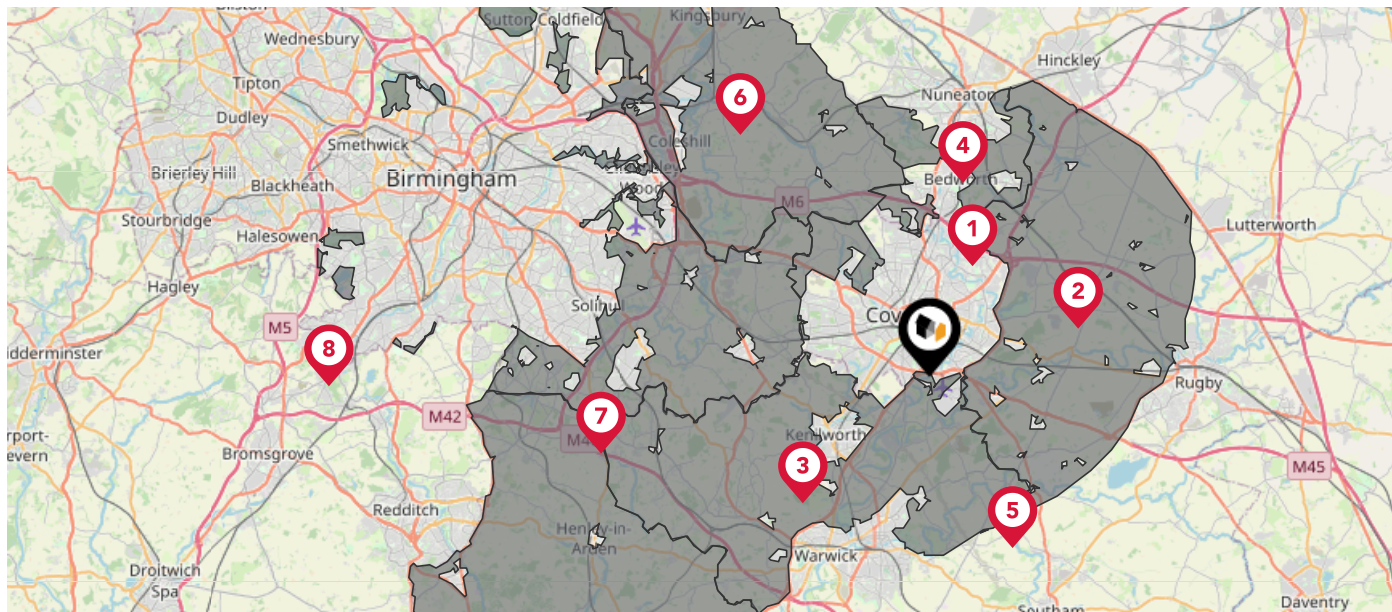


Maps

Green Belt



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



Nearby Green Belt Land



Birmingham Green Belt - Coventry



Birmingham Green Belt - Rugby



Birmingham Green Belt - Warwick



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

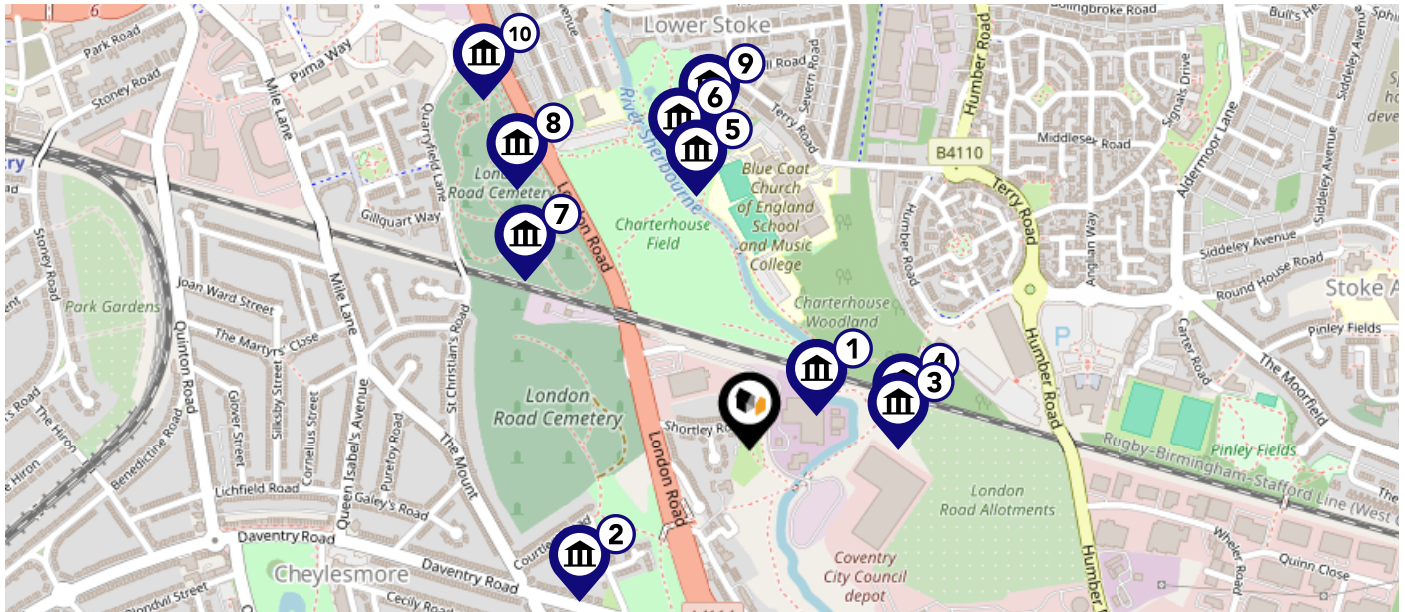
1	London Road B-Willenhall, Coventry	Historic Landfill	
2	Binley Road A-Binley, Coventry	Historic Landfill	
3	Rowley Road-Baginton	Historic Landfill	
4	Hall Drive-Baginton	Historic Landfill	
5	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
6	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill	
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill	
8	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	
9	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	
10	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	











Maps

Listed Buildings

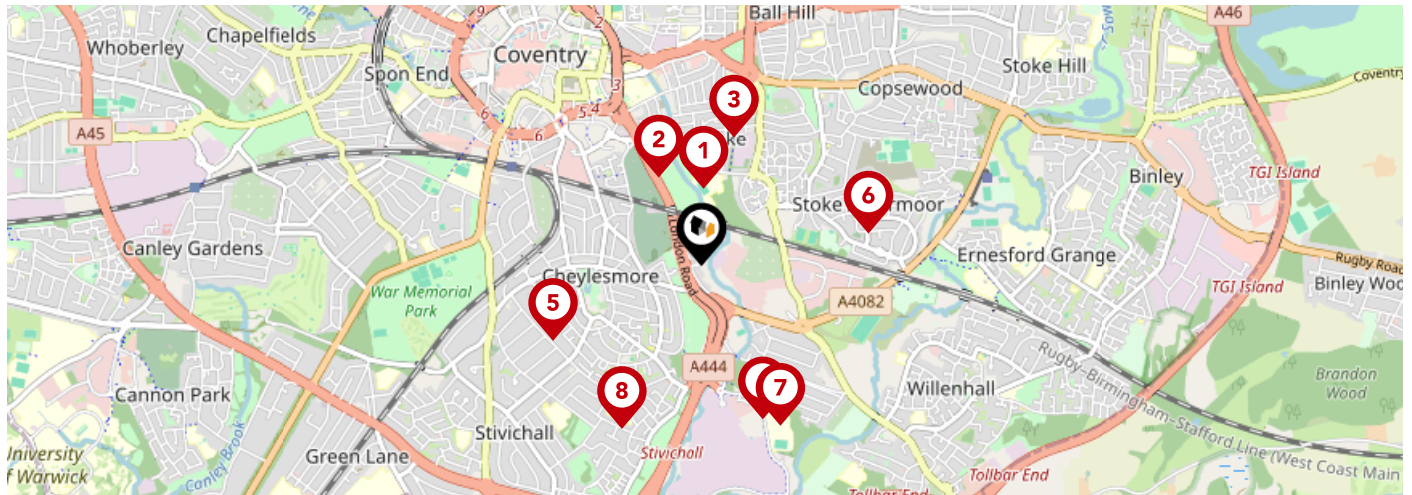


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



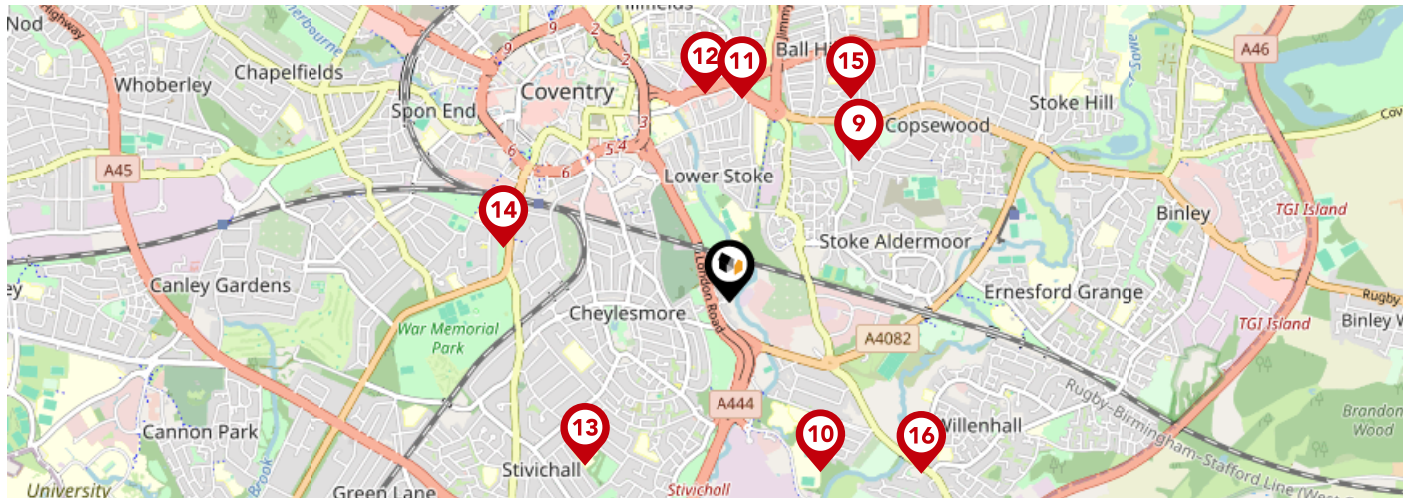
Listed Buildings in the local district		Grade	Distance
	1431087 - Sherbourne Viaduct	Grade II	0.1 miles
	1376051 - Christ Church	Grade II	0.2 miles
	1431173 - Humber Road Tunnel South Portal	Grade II	0.2 miles
	1431172 - Humber Road Tunnel North Portal	Grade II	0.2 miles
	1318892 - Coach House To The Charterhouse	Grade II	0.3 miles
	1076621 - The Charterhouse	Grade I	0.3 miles
	1076624 - Nonconformist Cemetery Chapel	Grade II	0.3 miles
	1145882 - Terrace Walls To The Cemetery	Grade II	0.4 miles
	1342917 - Medieval Precinct Wall To The Charterhouse	Grade II	0.4 miles
	1076623 - Cemetery Gazebo	Grade II	0.5 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Aldermoor Farm Primary School Ofsted Rating: Good Pupils: 661 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

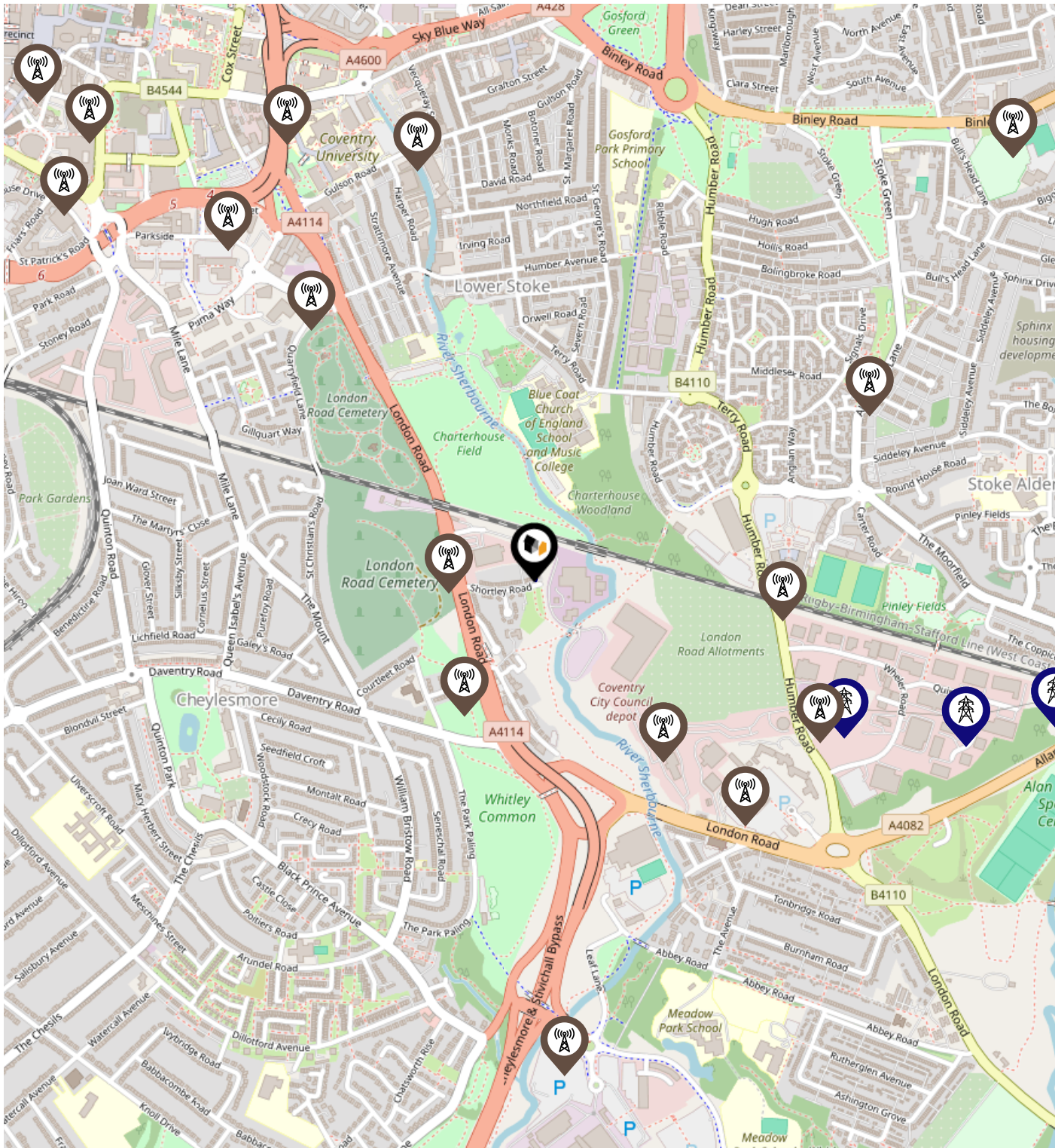
Area Schools





		Nursery	Primary	Secondary	College	Private
	Pattison College Ofsted Rating: Not Rated Pupils: 162 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Summit School Ofsted Rating: Good Pupils: 21 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Catholic Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 241 Distance:1.16	<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

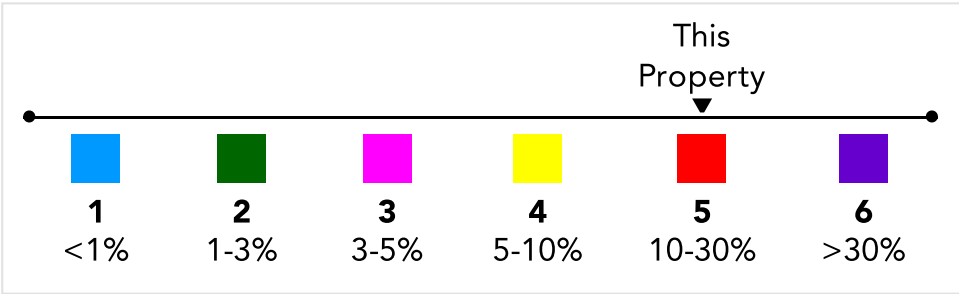
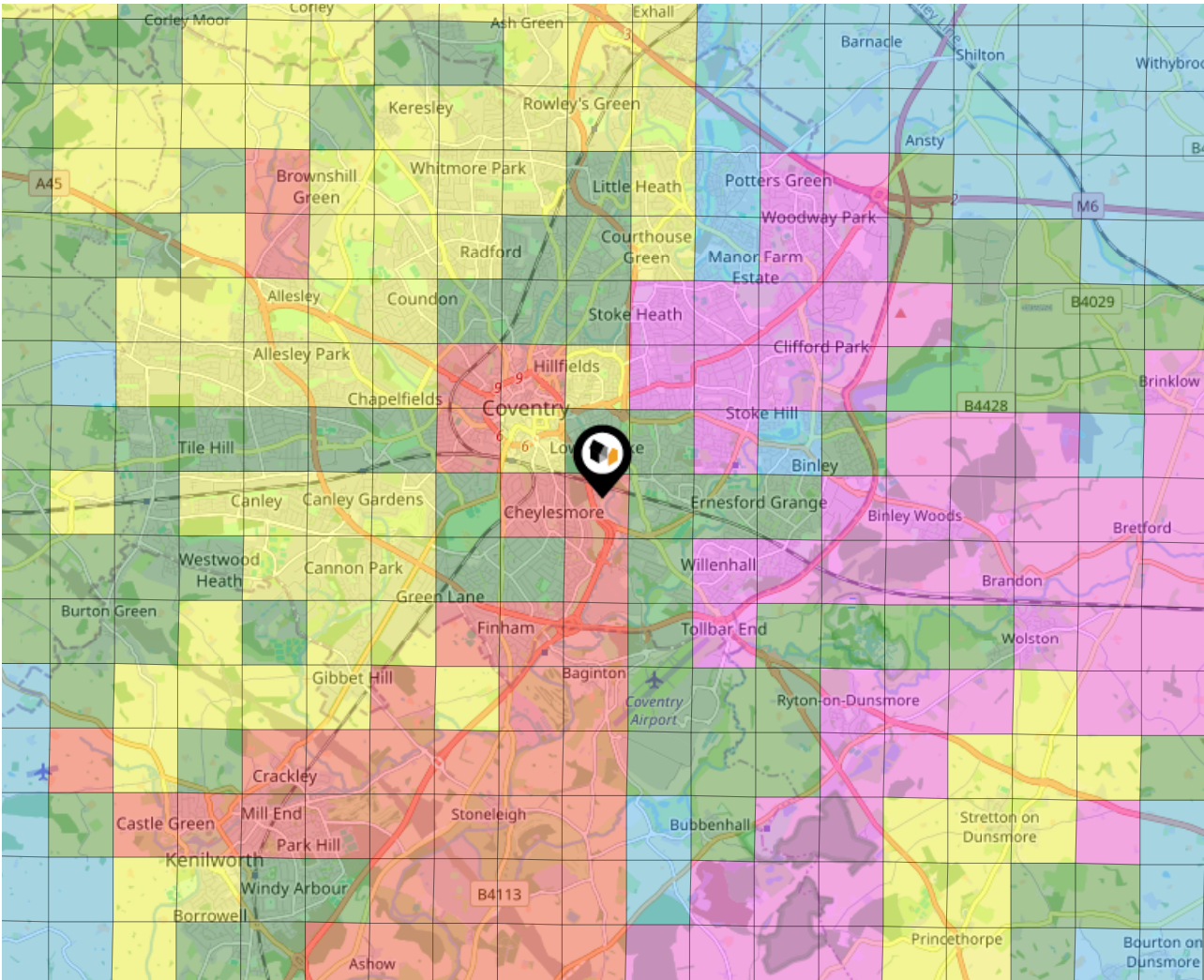
Environment

Radon Gas



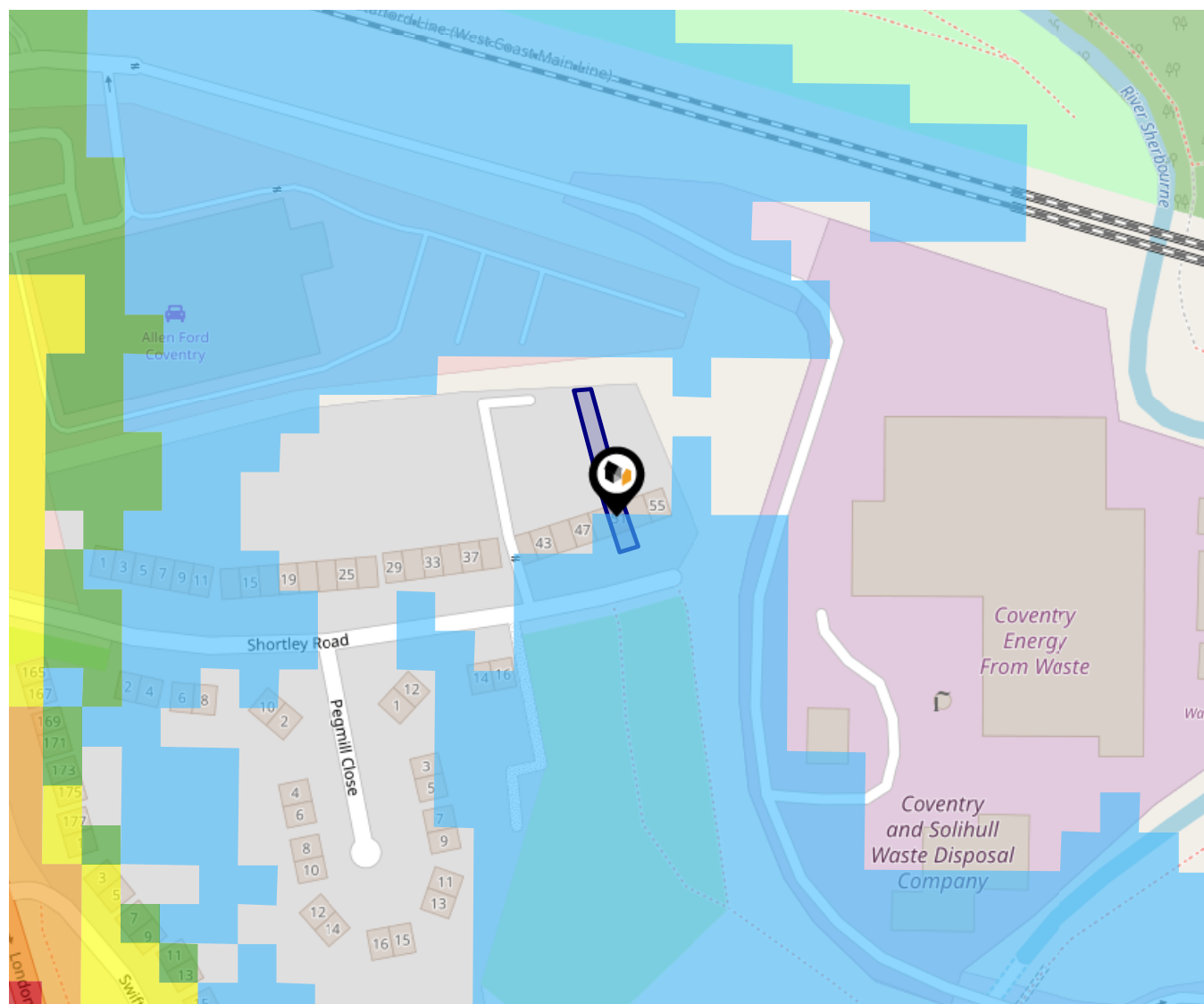
What is Radon?

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/m³).



Local Area

Road Noise



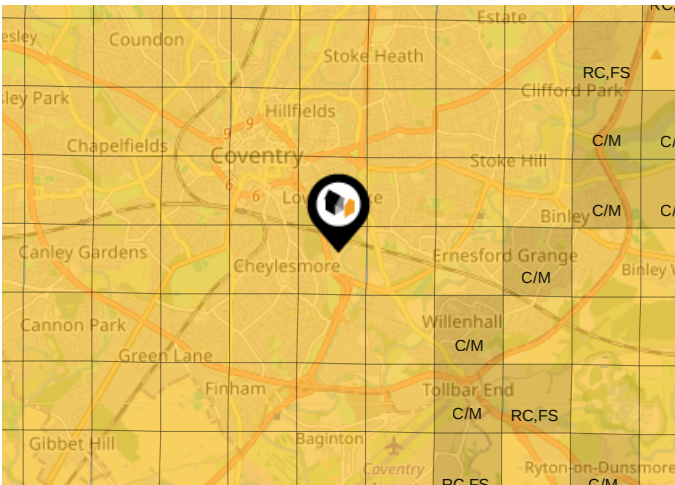
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

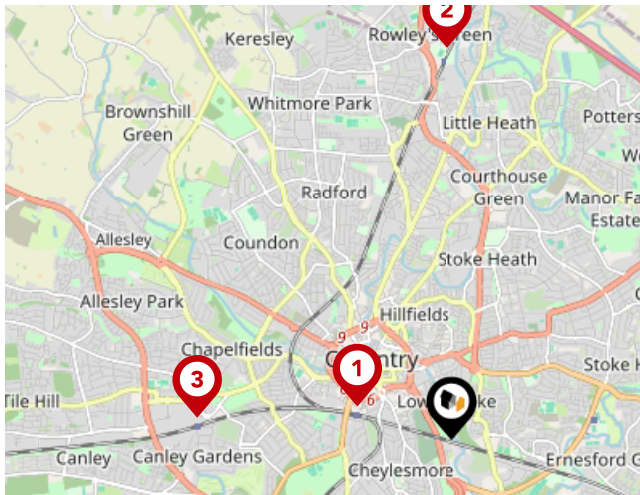


Primary Classifications (Most Common Clay Types)

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

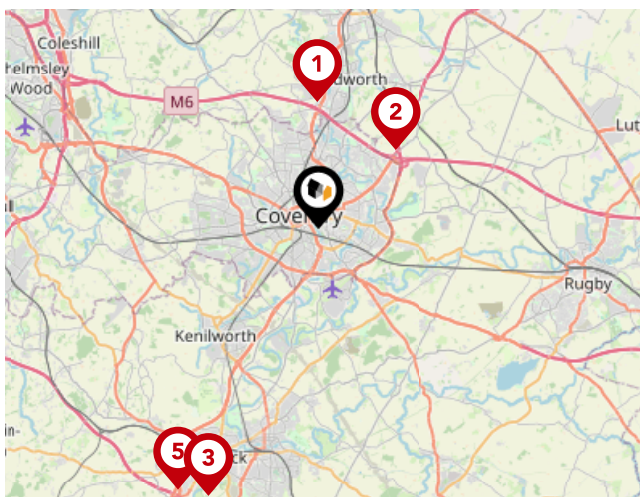
Area

Transport (National)



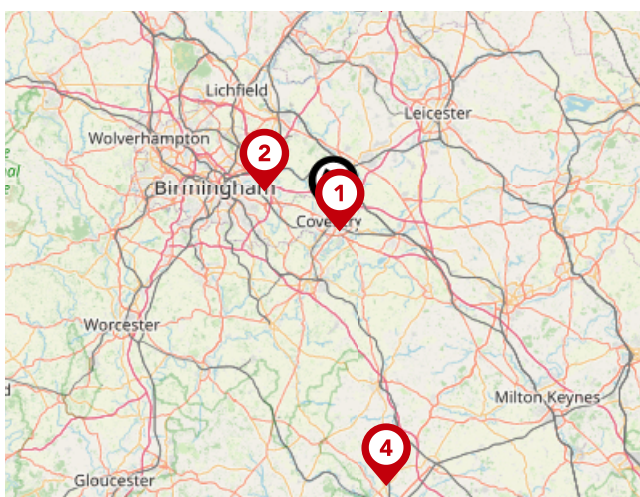
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.92 miles
2	Coventry Arena Rail Station	3.56 miles
3	Canley Rail Station	2.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.62 miles
2	M6 J2	4.01 miles
3	M40 J14	10.45 miles
4	M69 J1	9.93 miles
5	M40 J15	10.71 miles

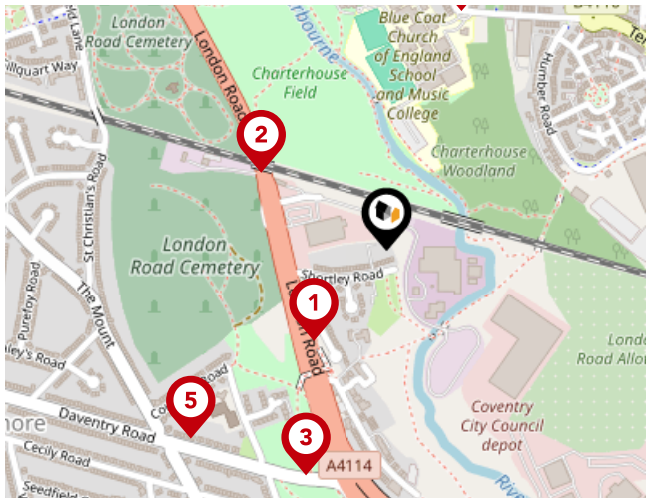


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.11 miles
2	Birmingham Airport	10.79 miles
3	East Mids Airport	30.53 miles
4	Kidlington	39.72 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Whitley Village	0.13 miles
2	Bar Rd	0.17 miles
3	The Park Paling	0.27 miles
4	Blue Coat School	0.28 miles
5	The Mount	0.31 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.52 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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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.

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Walmsley's The Way to Move

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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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Valuation Office
Agency

