



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th March 2025



THE HIRON, COVENTRY, CV3

Asking Price : £425,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleystheawaytomove.co.uk



Introduction

Our Comments

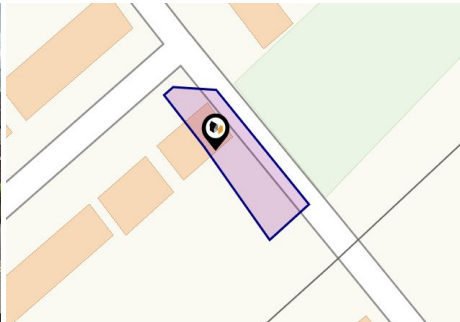


Dear Buyers & Interested Parties

Your property details in brief.....

A superb, extended, three bedroom semi detached home
Exceptional plot with substantial South facing gardens
Integral garage & driveway & rear driveway & separate garage
Comprehensively fitted & stylish kitchen dining & family room
Two separate reception rooms including lounge with bi-folds
First floor, four piece bathroom & ground floor cloakroom
Massive further potential whilst also being "turn key"
EPC Rating D & Total 1659 Sq.Ft or 154 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 or 0330 1180 062



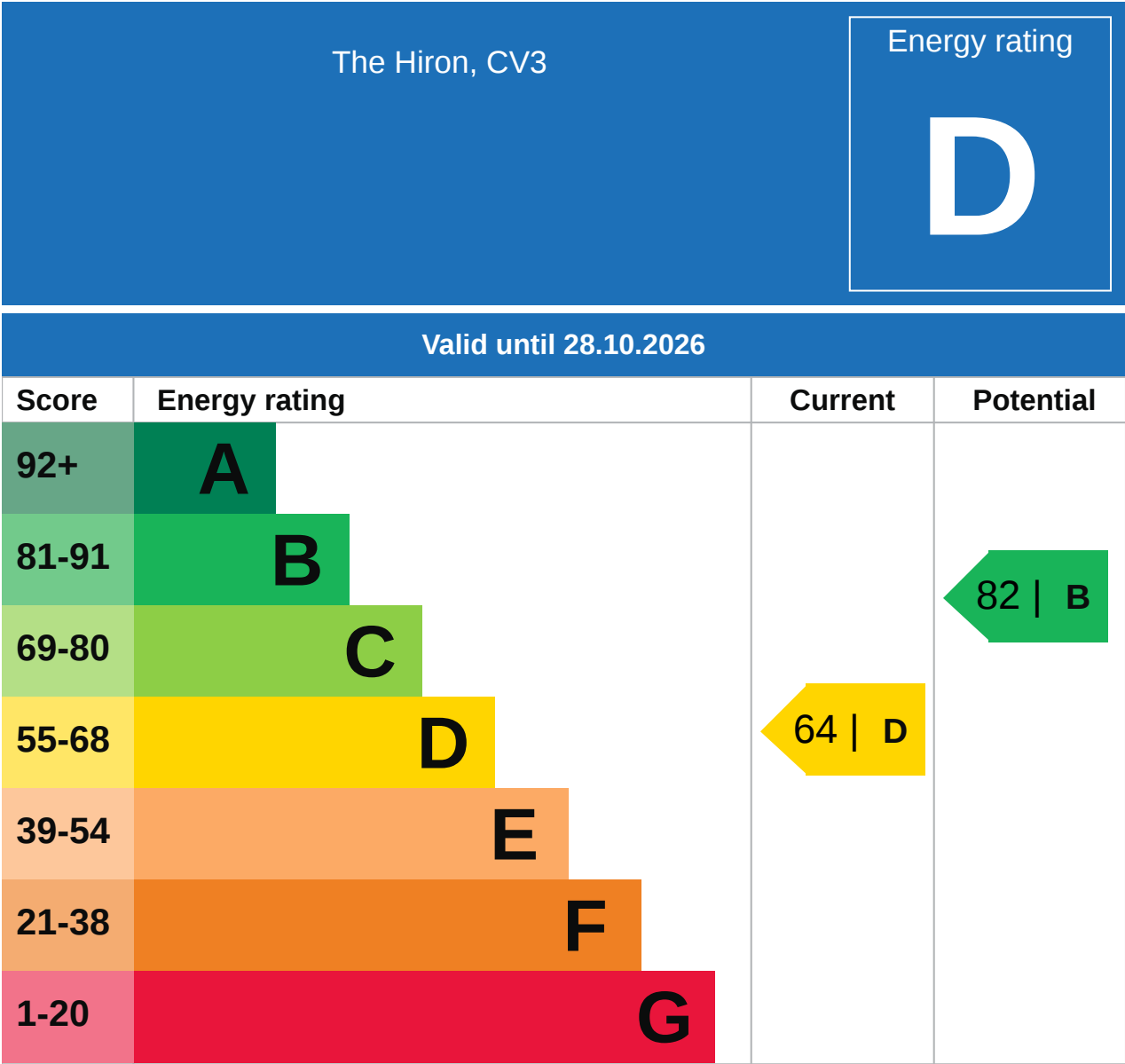
Property

Type:	Semi-Detached	Asking Price:	£425,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,659 ft ² / 154 m ²		
Plot Area:	0.12 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,296		
Title Number:	WM45026		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
O ₂	EE	3	O2	sky

Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	ECO assessment
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 70% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	113 m ²

Market Sold in Street



3, The Hiron, Coventry, CV3 6HS			Semi-detached House
Last Sold Date:	10/11/2021		
Last Sold Price:	£290,000		
53, The Hiron, Coventry, CV3 6HS			Semi-detached House
Last Sold Date:	16/06/2021		
Last Sold Price:	£225,000		
9, The Hiron, Coventry, CV3 6HS			Semi-detached House
Last Sold Date:	29/01/2021		
Last Sold Price:	£310,000		
55, The Hiron, Coventry, CV3 6HS			Semi-detached House
Last Sold Date:	15/11/2019		
Last Sold Price:	£275,000		
7, The Hiron, Coventry, CV3 6HS			Terraced House
Last Sold Date:	28/02/2019	20/06/2008	
Last Sold Price:	£325,000	£210,000	
49, The Hiron, Coventry, CV3 6HS			Semi-detached House
Last Sold Date:	19/01/2018		
Last Sold Price:	£272,000		
35, The Hiron, Coventry, CV3 6HS			Semi-detached House
Last Sold Date:	17/03/2017		
Last Sold Price:	£282,000		
51, The Hiron, Coventry, CV3 6HS			Semi-detached House
Last Sold Date:	04/11/2016		
Last Sold Price:	£270,000		
33, The Hiron, Coventry, CV3 6HS			Semi-detached House
Last Sold Date:	02/09/2014	06/12/2012	
Last Sold Price:	£220,000	£219,950	
39, The Hiron, Coventry, CV3 6HS			Semi-detached House
Last Sold Date:	14/03/2014		
Last Sold Price:	£255,000		
17, The Hiron, Coventry, CV3 6HS			Detached House
Last Sold Date:	28/06/2012		
Last Sold Price:	£365,000		
25, The Hiron, Coventry, CV3 6HS			Semi-detached House
Last Sold Date:	02/08/2010		
Last Sold Price:	£190,000		

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

Market Sold in Street



47, The Hiron, Coventry, CV3 6HS	Semi-detached House
Last Sold Date: 02/10/2009	
Last Sold Price: £210,000	
63, The Hiron, Coventry, CV3 6HS	Semi-detached House
Last Sold Date: 12/07/2007	
Last Sold Price: £244,500	
1, The Hiron, Coventry, CV3 6HS	Semi-detached House
Last Sold Date: 29/06/2007	17/09/2001
Last Sold Price: £245,000	£110,000
5, The Hiron, Coventry, CV3 6HS	Semi-detached House
Last Sold Date: 11/08/2006	
Last Sold Price: £173,500	
15, The Hiron, Coventry, CV3 6HS	Detached House
Last Sold Date: 13/01/2006	27/11/2002
Last Sold Price: £249,950	£190,000
61, The Hiron, Coventry, CV3 6HS	Semi-detached House
Last Sold Date: 04/08/2004	
Last Sold Price: £185,000	
65, The Hiron, Coventry, CV3 6HS	Semi-detached House
Last Sold Date: 23/07/2004	
Last Sold Price: £180,000	
45, The Hiron, Coventry, CV3 6HS	Terraced House
Last Sold Date: 27/07/2001	
Last Sold Price: £112,000	
13, The Hiron, Coventry, CV3 6HS	Semi-detached House
Last Sold Date: 24/11/1995	
Last Sold Price: £52,500	
31, The Hiron, Coventry, CV3 6HS	Semi-detached House
Last Sold Date: 25/05/1995	
Last Sold Price: £68,500	

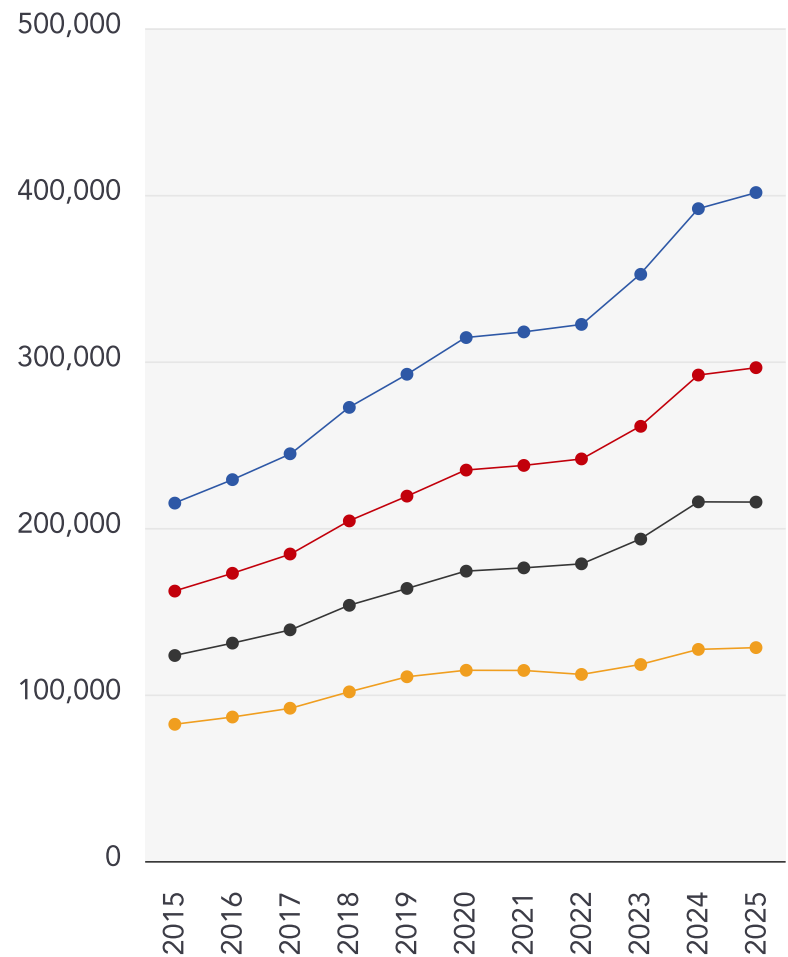
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

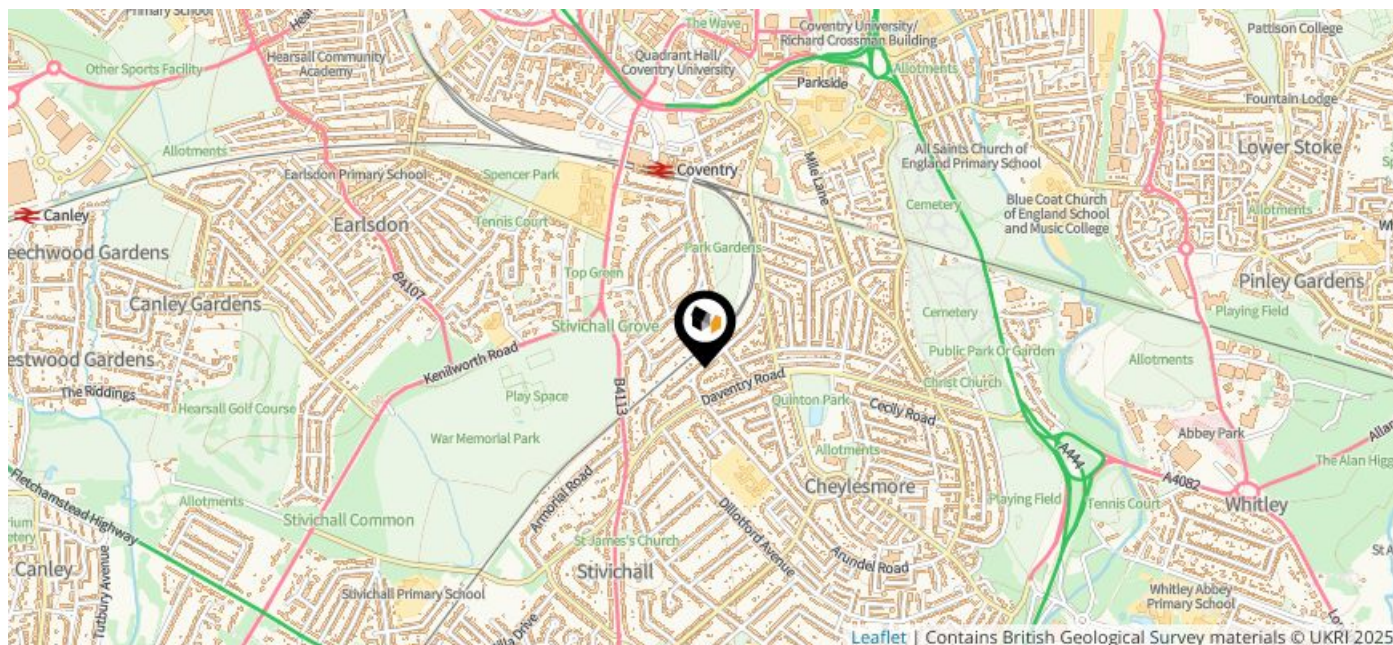
+56.09%

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.

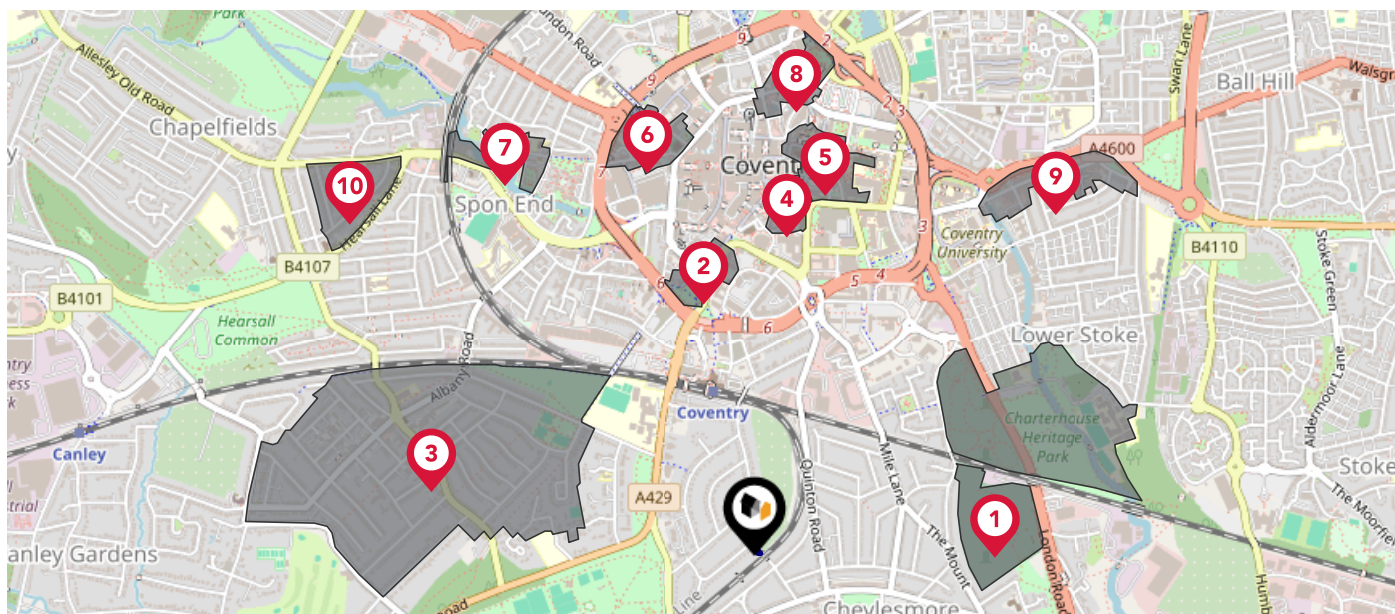
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

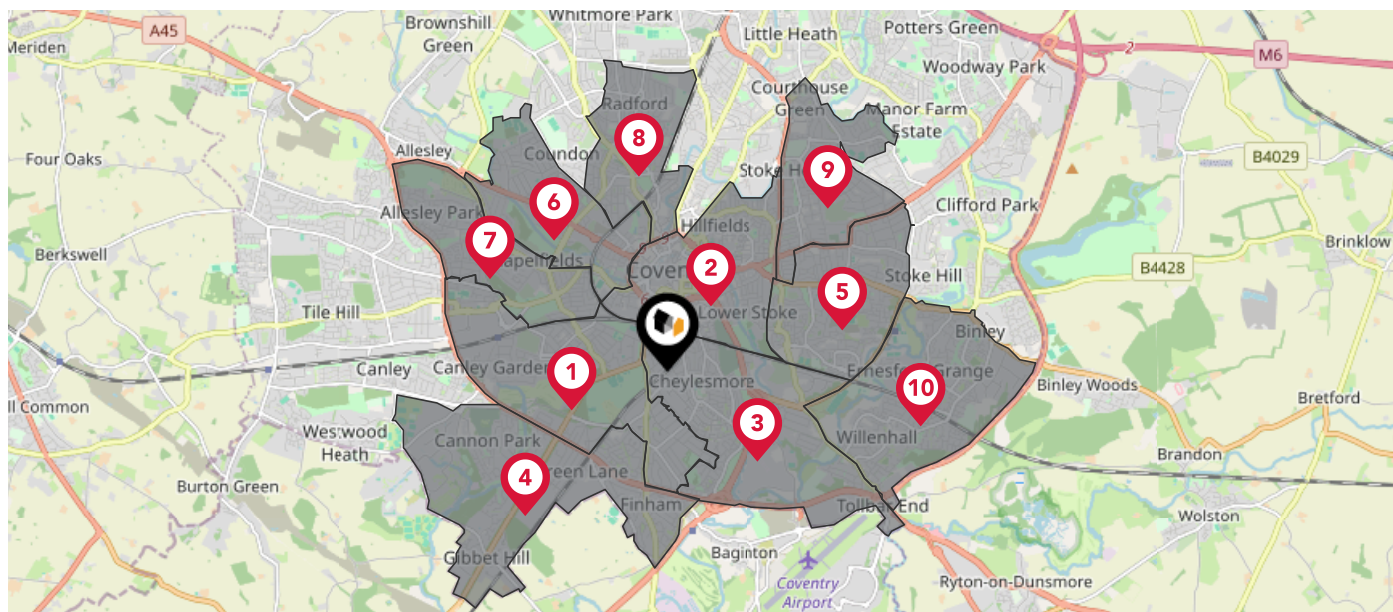
- | | |
|----|------------------------|
| 1 | London Road |
| 2 | Greyfriars Green |
| 3 | Earlsdon |
| 4 | High Street |
| 5 | Hill Top and Cathedral |
| 6 | Spon Street |
| 7 | Spon End |
| 8 | Lady Herbert's Garden |
| 9 | Far Gosford Street |
| 10 | Chapelfields |

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

Earlsdon Ward

2

St. Michael's Ward

3

Cheylesmore Ward

4

Wainbody Ward

5

Lower Stoke Ward

6

Sherbourne Ward

7

Whoberley Ward

8

Radford Ward

9

Upper Stoke Ward

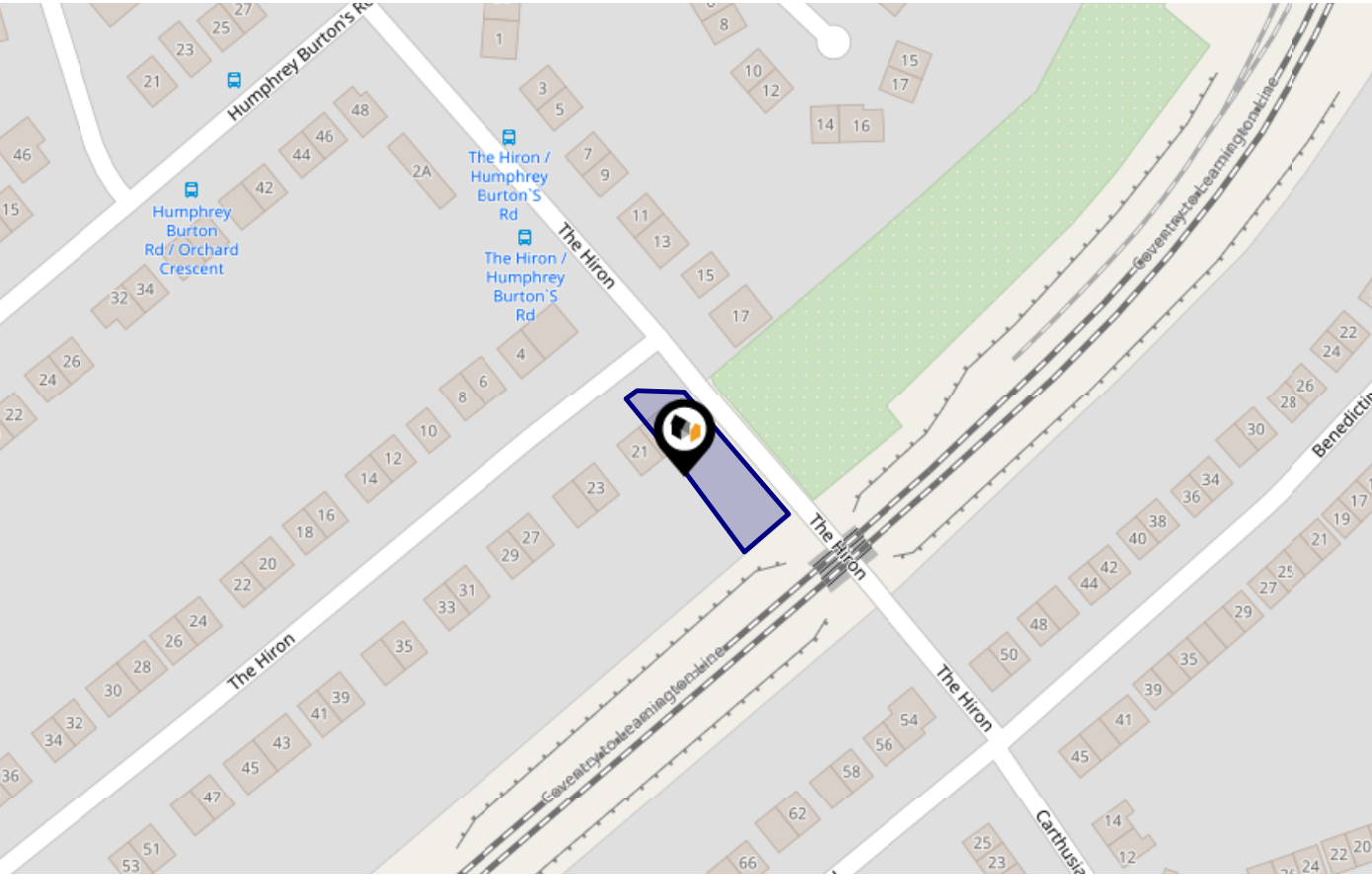
10

Binley and Willenhall 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.

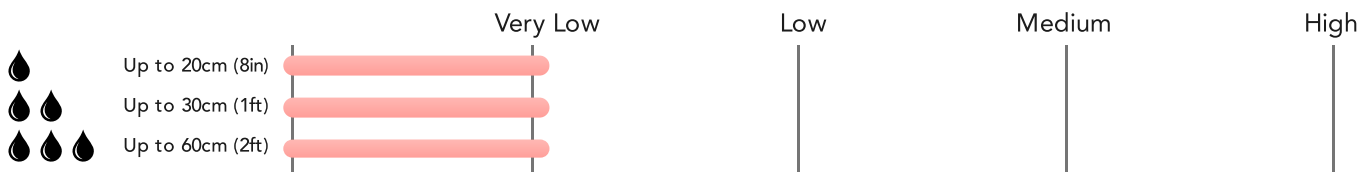


Risk Rating: Very low

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.

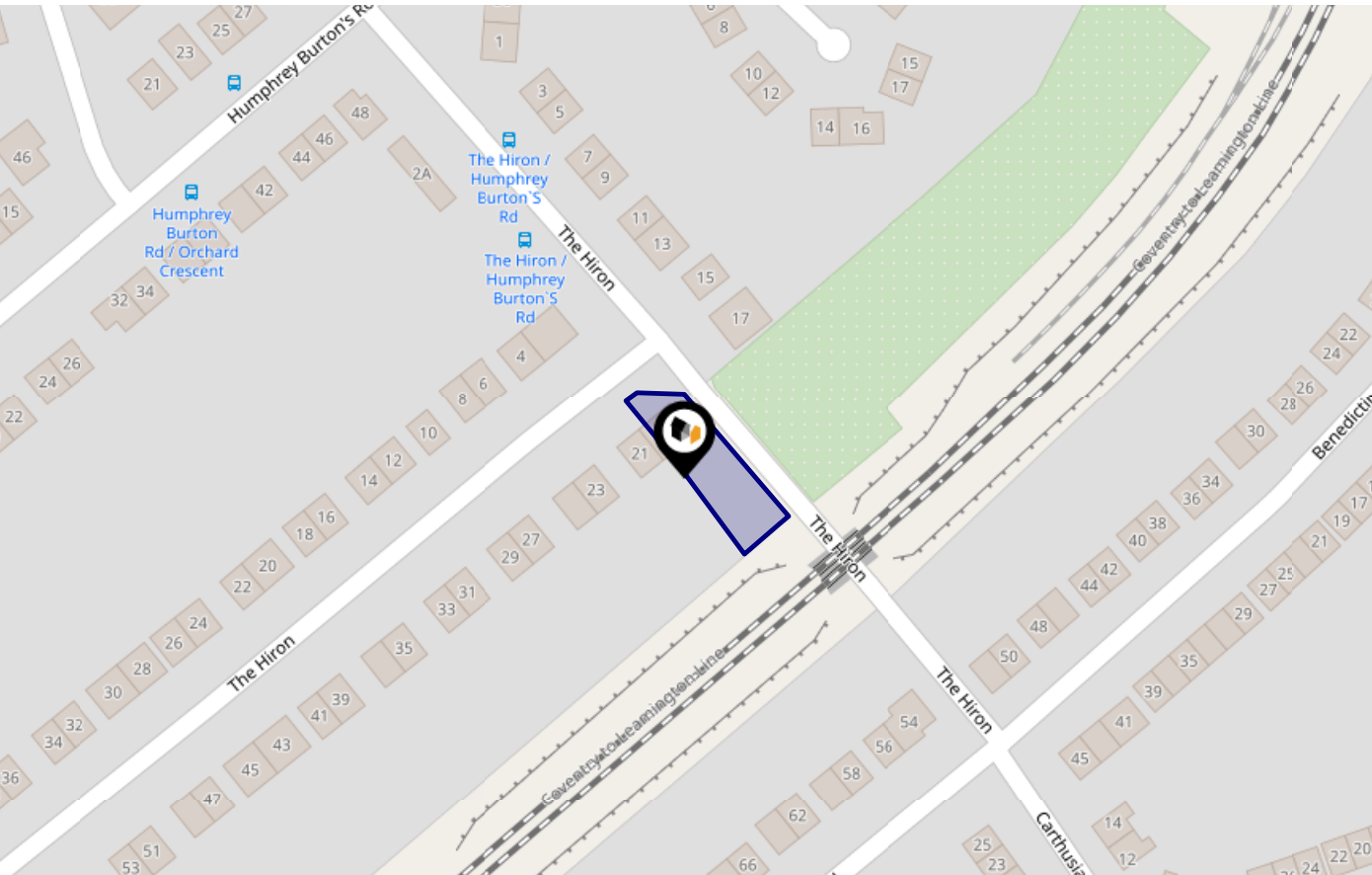
Chance of flooding to the following depths at this property:



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.

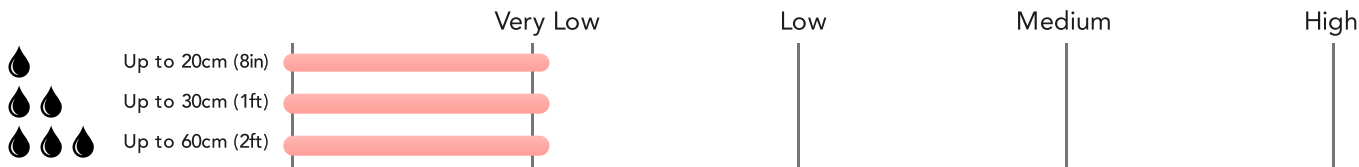


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

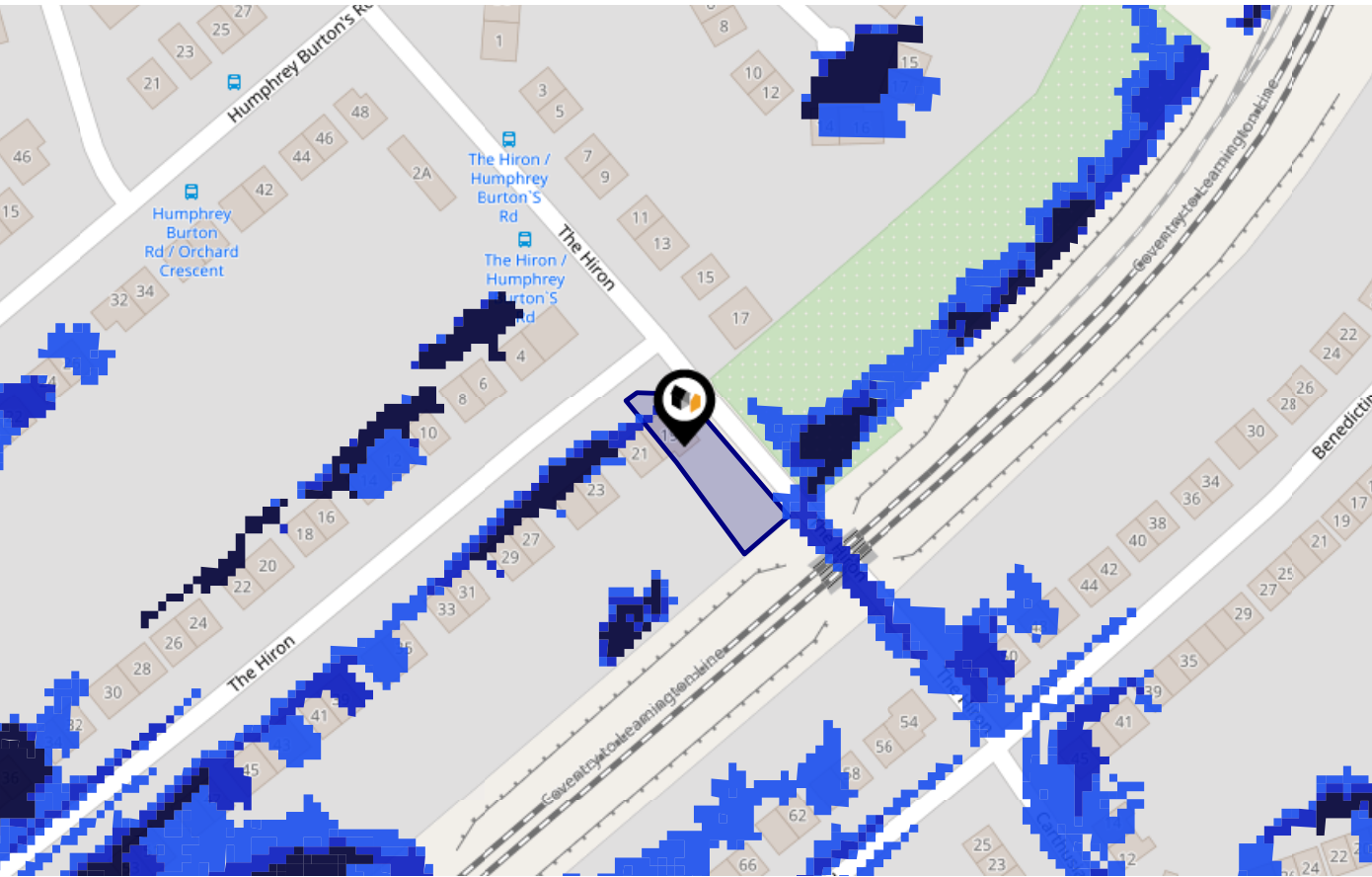
Chance of flooding to the following depths at this property:



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.

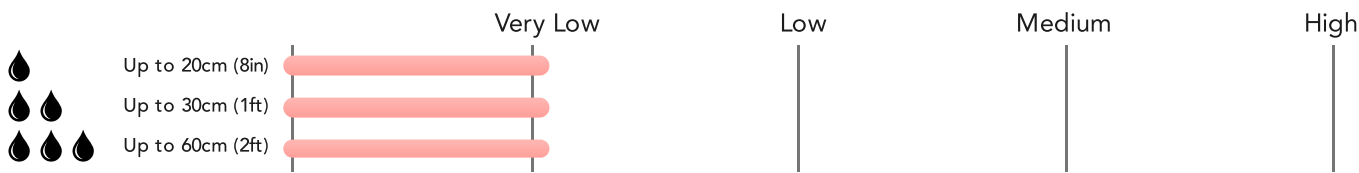


Risk Rating: Very low

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.
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- 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:



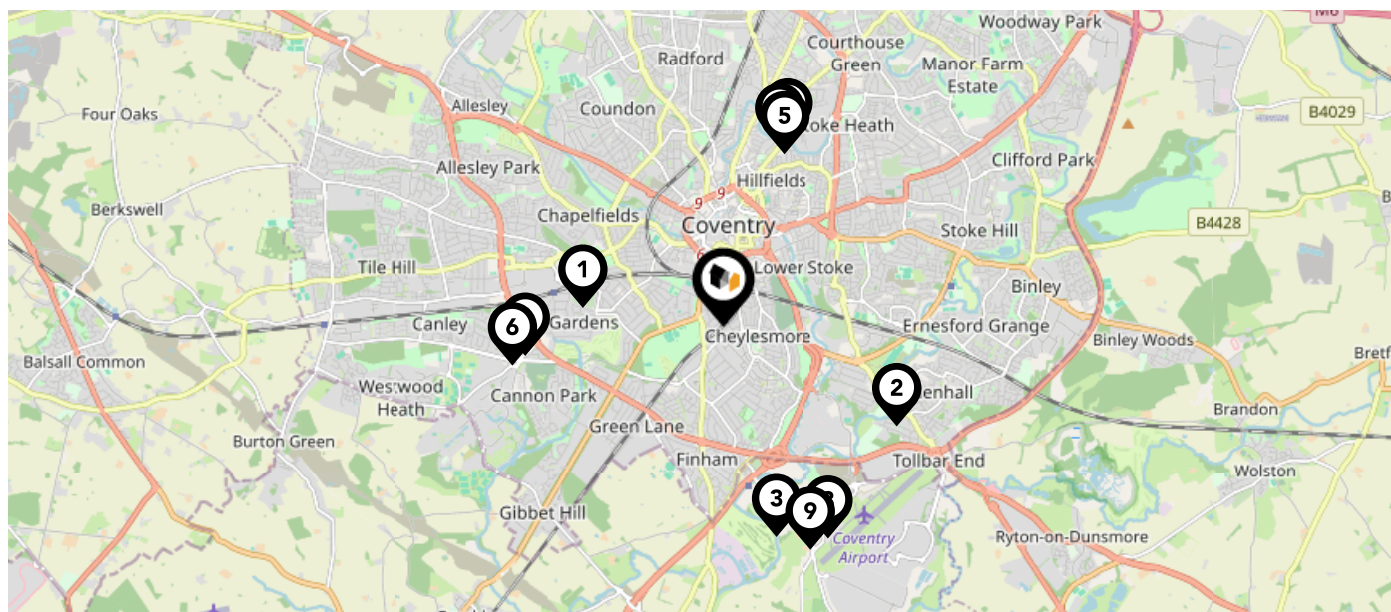
Scenario	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Low
Up to 60cm (2ft)	Medium

Maps

Landfill Sites



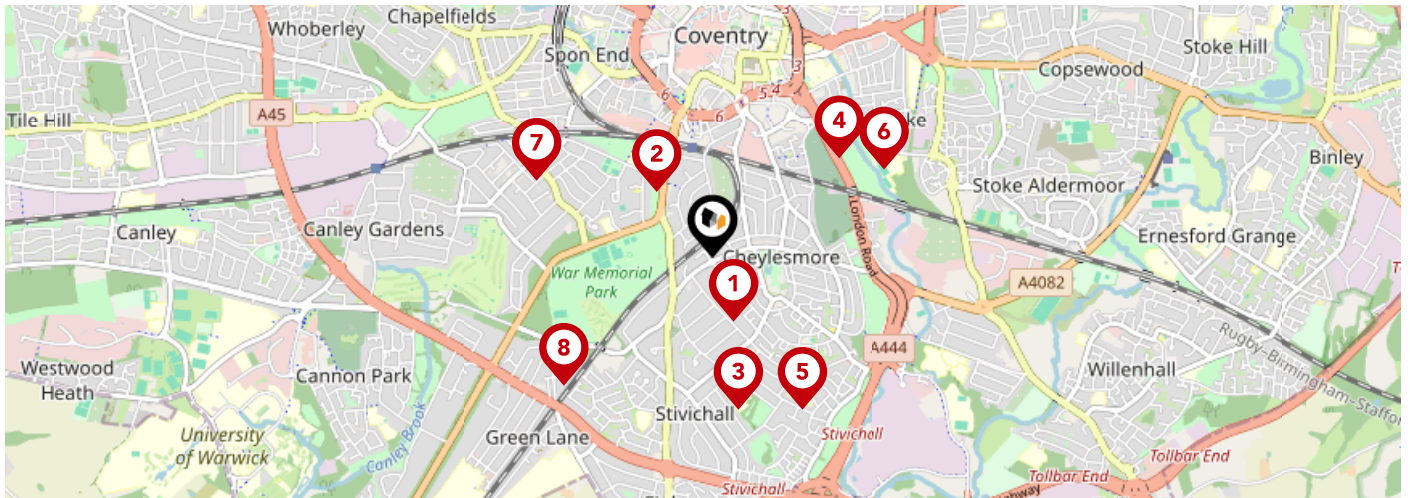
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

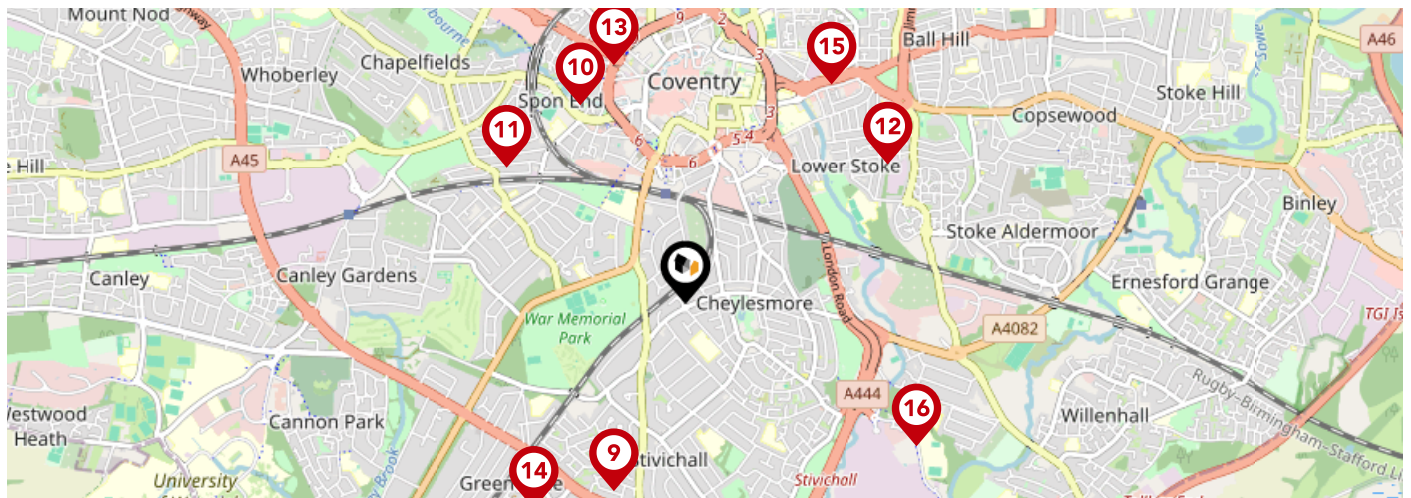
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	London Road B-Willenhall, Coventry	Historic Landfill	
3	Hall Drive-Baginton	Historic Landfill	
4	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
5	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
6	Prior Deram Park-Canley,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









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

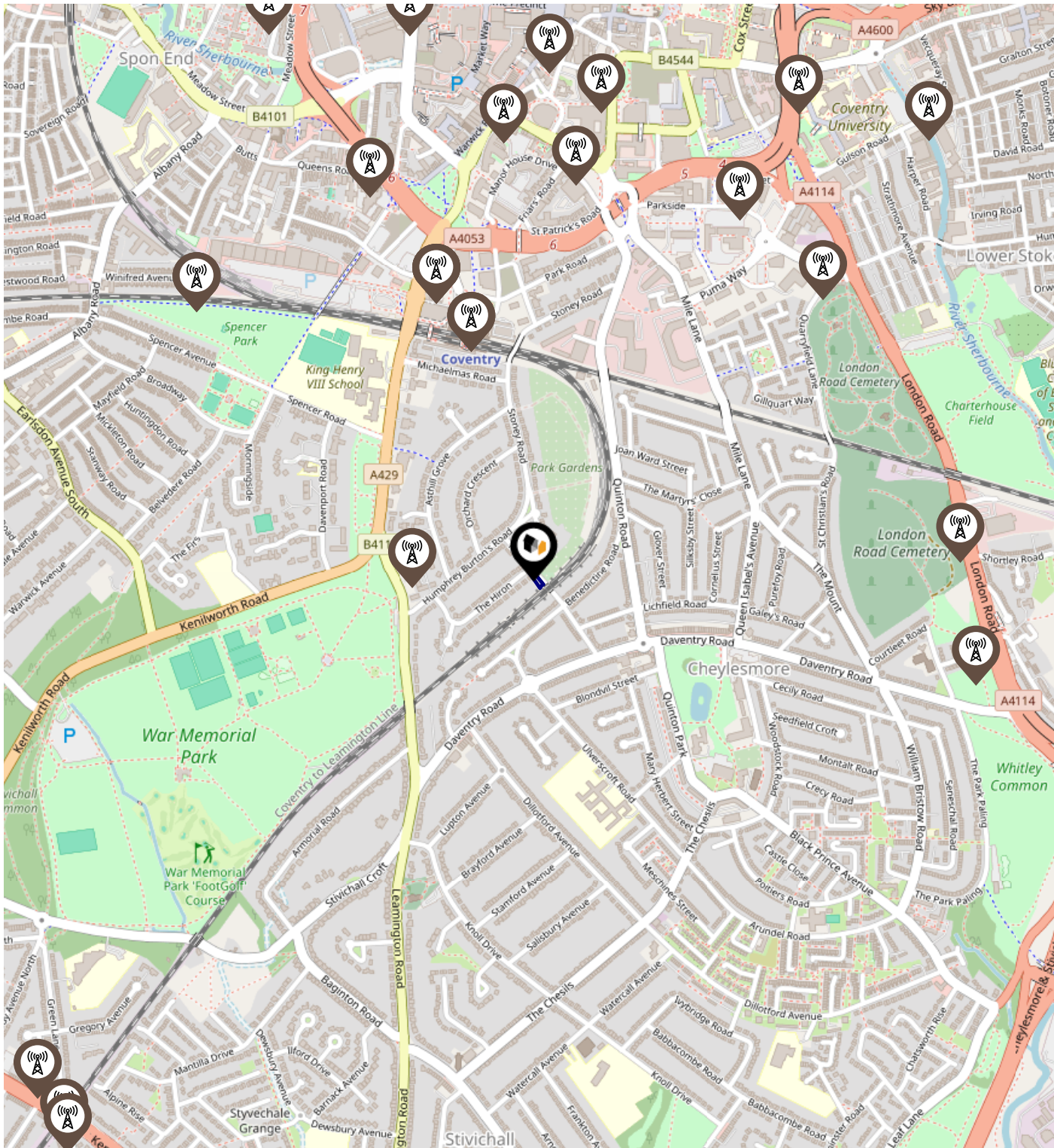
Area Schools





		Nursery	Primary	Secondary	College	Private
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.15	<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:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 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

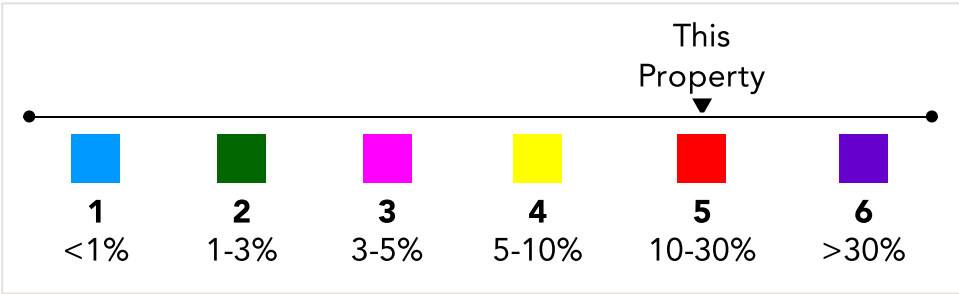
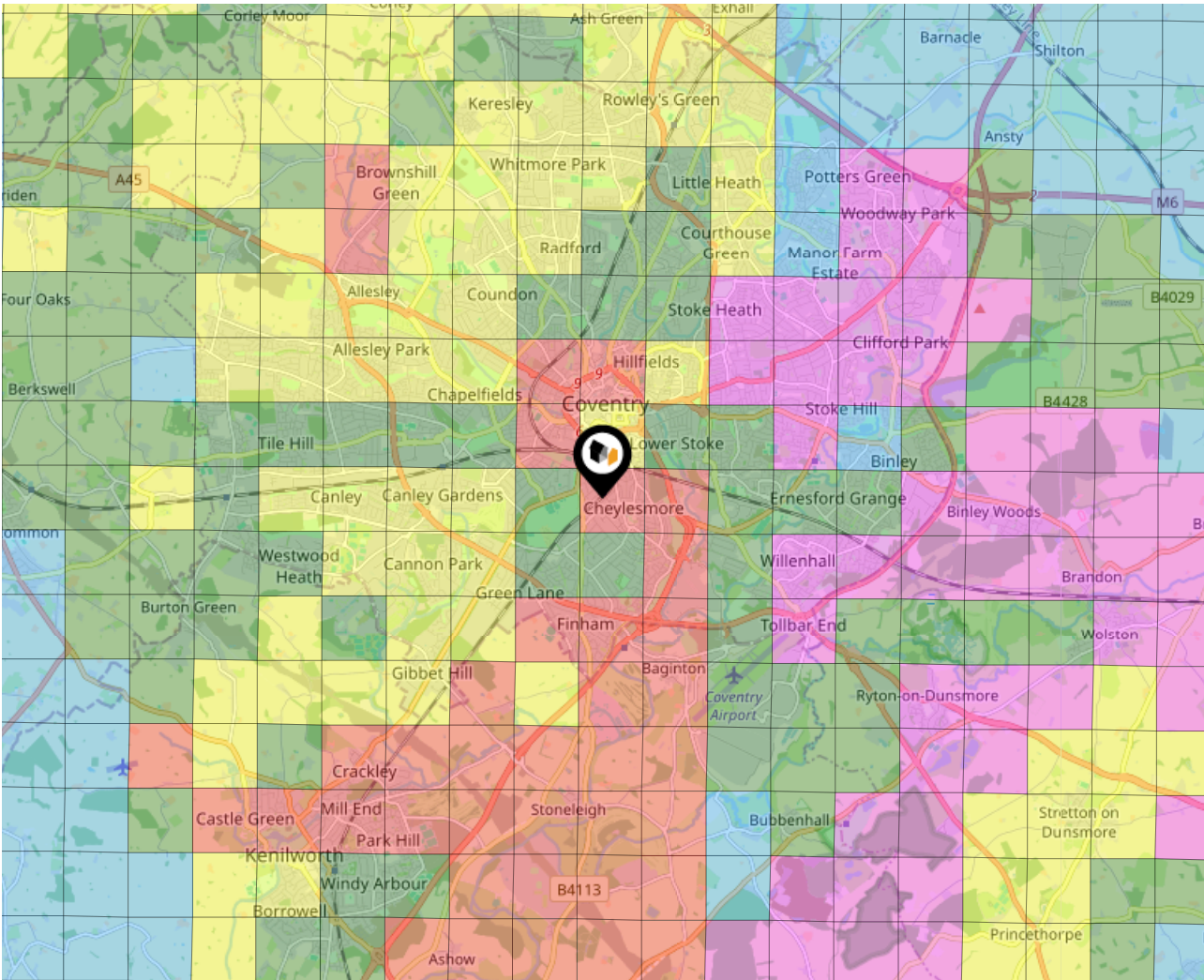
Environment

Radon Gas

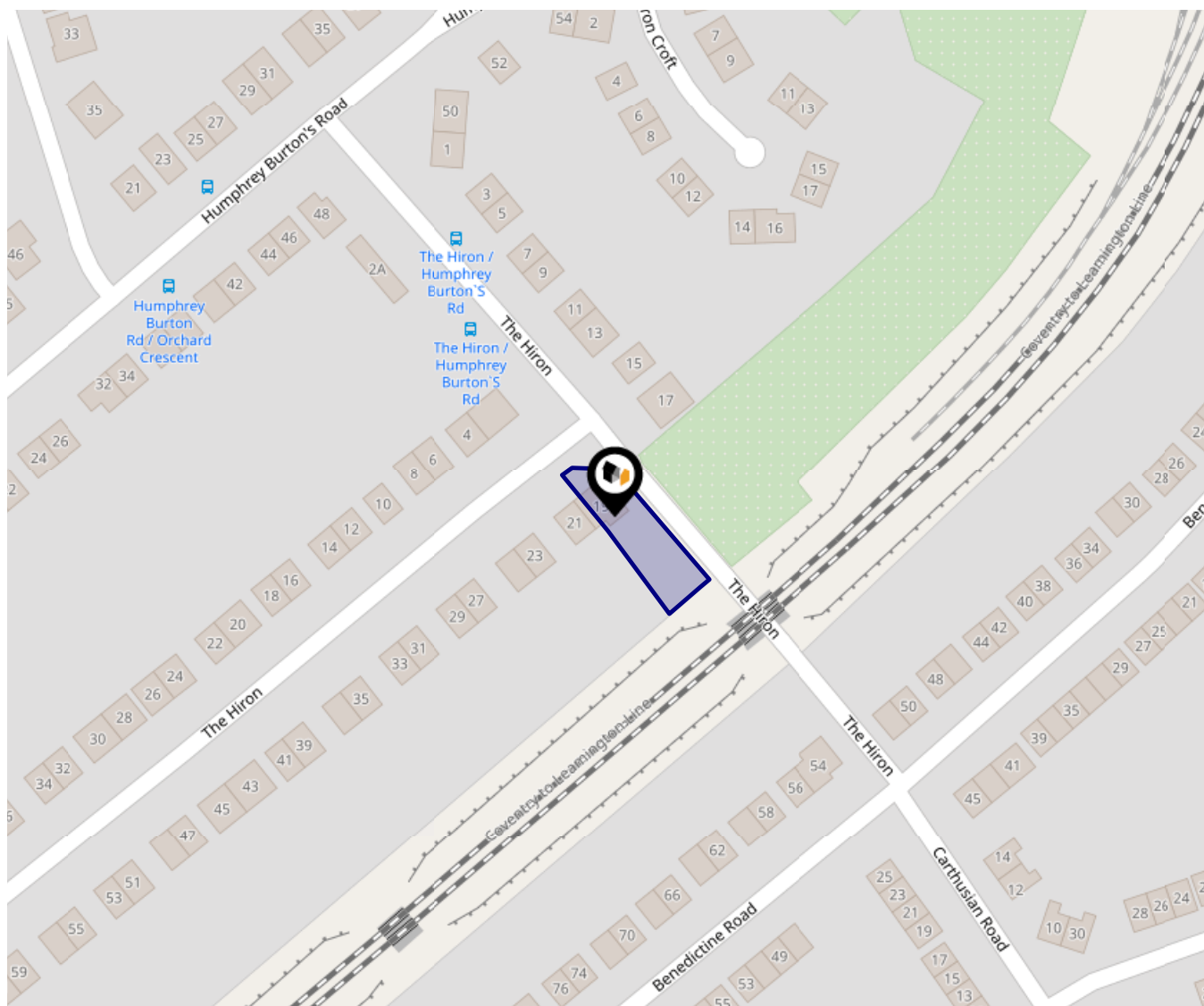


What is Radon?

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/m³).



Local Area Road Noise



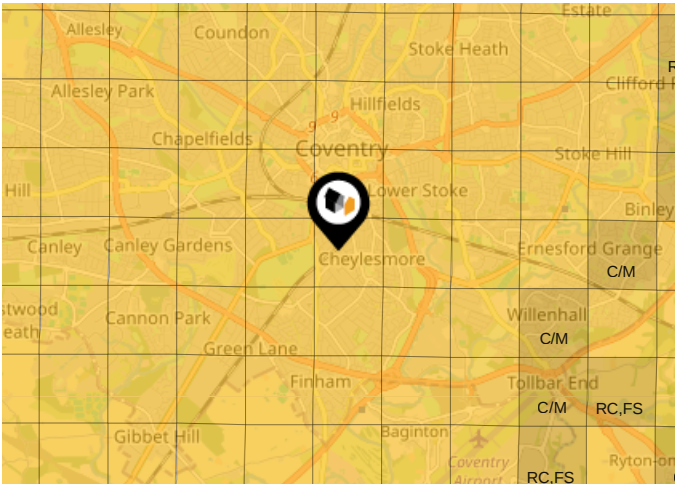
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

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

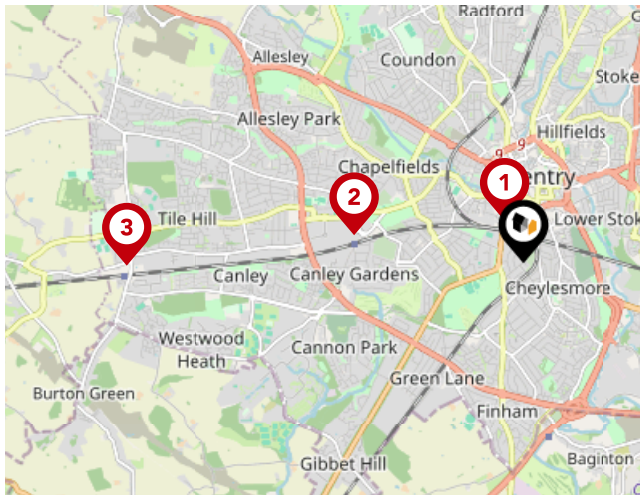


Primary Classifications (Most Common Clay Types)

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

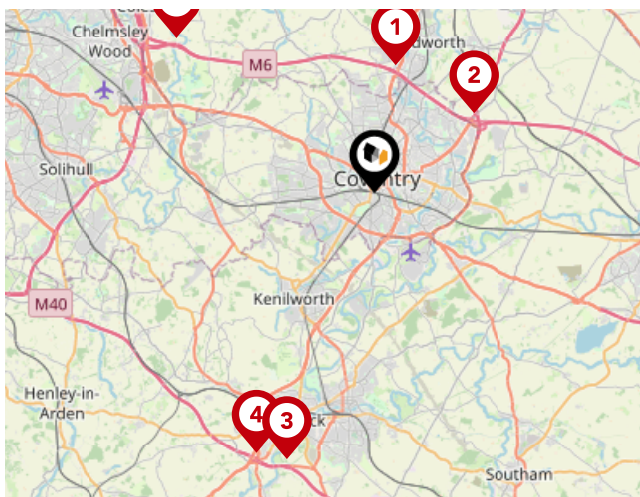
Area

Transport (National)



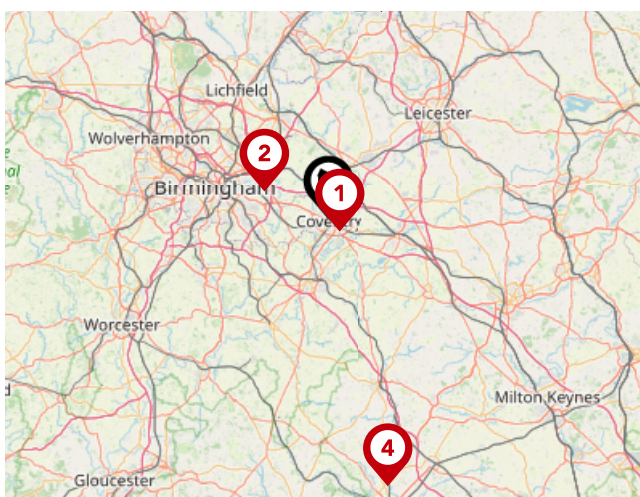
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.42 miles
2	Canley Rail Station	1.55 miles
3	Tile Hill Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.72 miles
2	M6 J2	4.61 miles
3	M40 J14	10.14 miles
4	M40 J15	10.32 miles
5	M6 J3A	9.17 miles

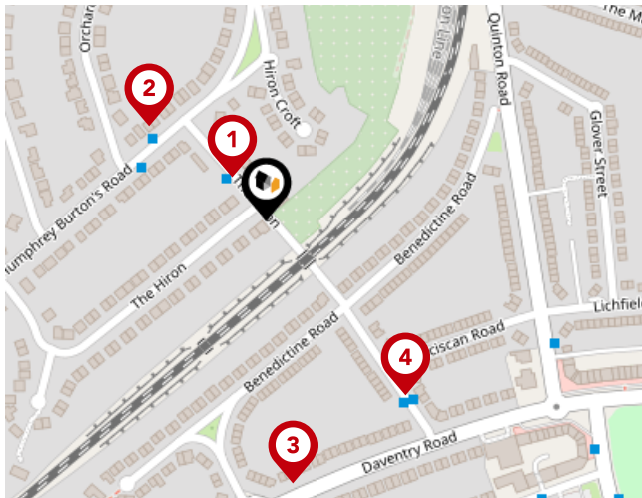


Airports/Helipads






Pin	Name	Distance
1	Baginton	2.46 miles
2	Birmingham Airport	10.09 miles
3	East Mids Airport	30.76 miles
4	Kidlington	39.92 miles

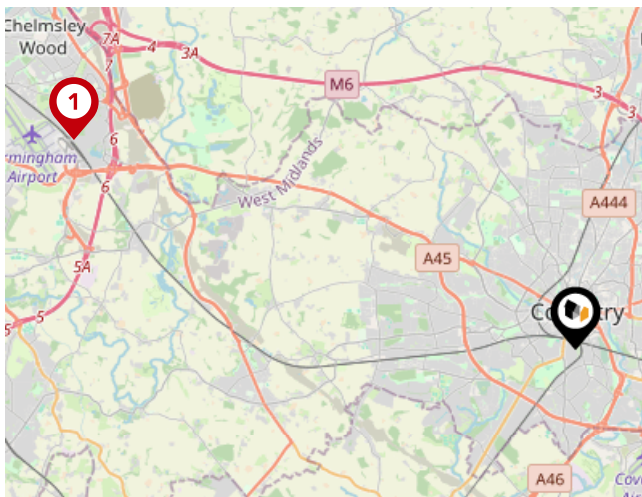
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Humphrey Burton's Rd	0.03 miles
	Orchard Crescent	0.09 miles
	Ulverscroft Rd	0.15 miles
	Franciscan Rd	0.13 miles
	The Martyrs' Close	0.18 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.83 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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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.

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Walmsley's The Way to Move

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