



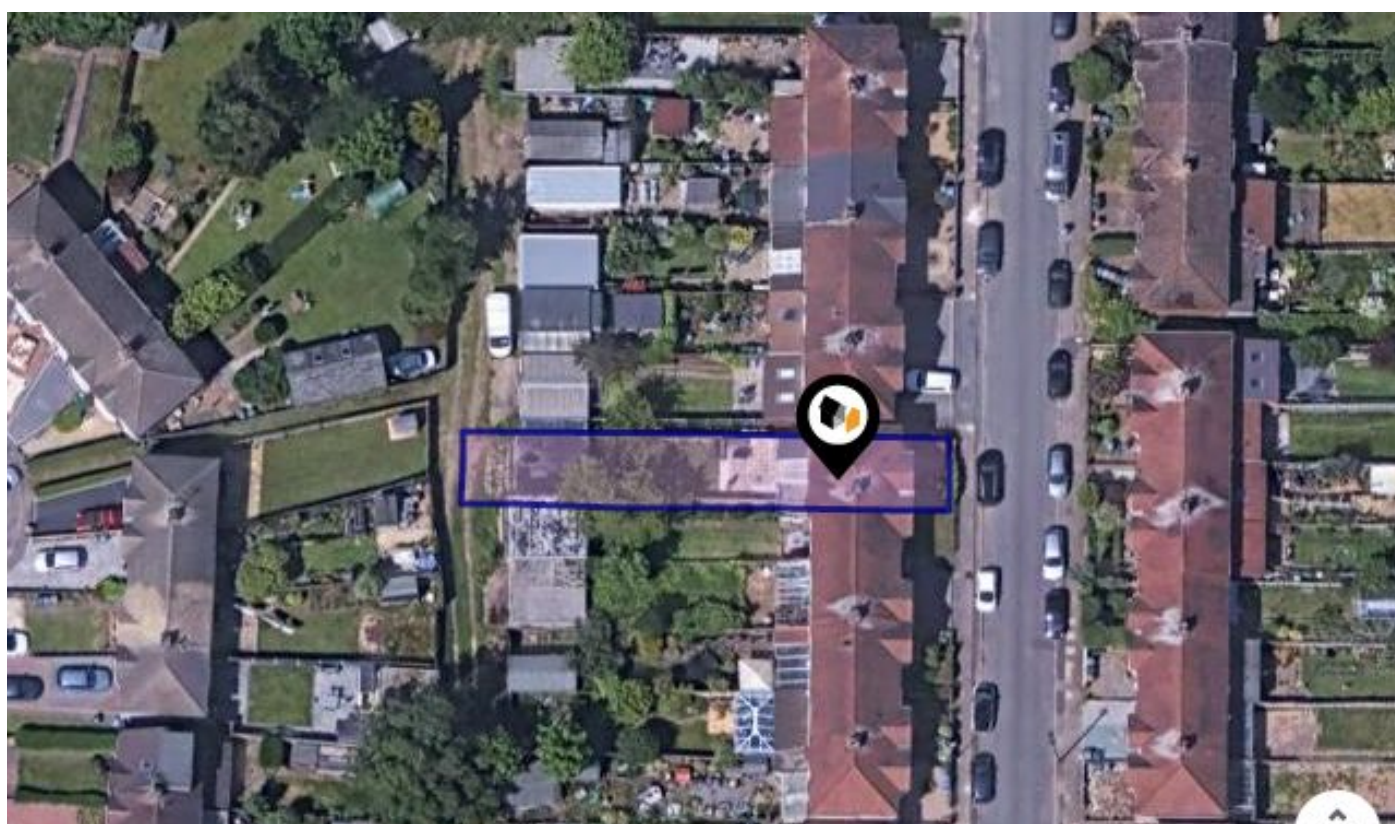
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28th April 2025



WESTCOTES, COVENTRY, CV4

OIRO : £245,000

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

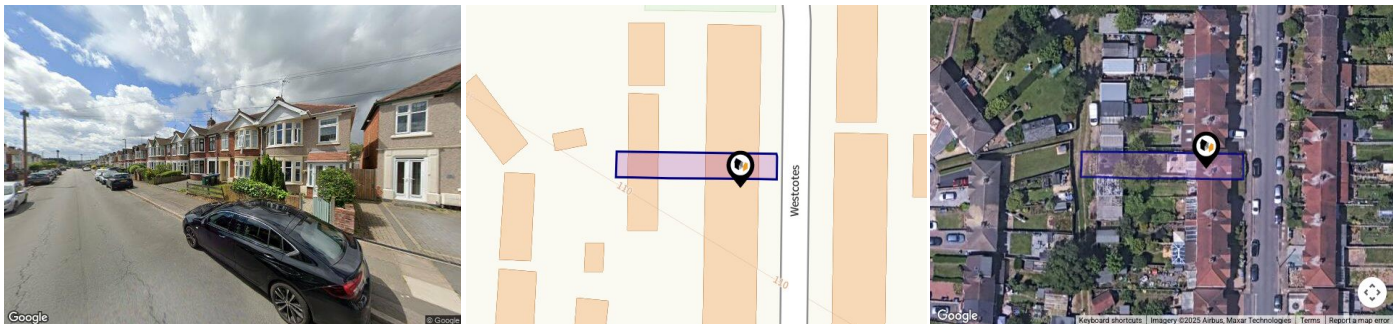


Dear Buyers & Interested Parties

Your property details in brief.....

A superb three bedroom end of terrace home
Double garage with EV charging to rear & driveway with dropped curb
Open plan kitchen dining room
Ground floor cloakroom, conservatory & utility room
Lovely fenced gardens with generous patio area
Refitted modern bathroom
Ideal West Coventry locale near amenities & A45
EPC Reordered & Total Dimensions 1344 Sq.Ft or 125 Sq.M (inc garage)










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:	£245,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,345 ft ² / 125 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WK48611		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	10	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O	sky
				

Property
EPC - Certificate



COVENTRY, CV4

Energy rating

E

Valid until 02.11.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Additional EPC Data

Property Type:	end-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	77 m ²

Market Sold in Street



14, Westcotes, Coventry, CV4 9BD				
Last Sold Date:		13/09/2024		
Last Sold Price:		£265,000		
46, Westcotes, Coventry, CV4 9BD				
Last Sold Date:		24/09/2021		
Last Sold Price:		£230,000		
32, Westcotes, Coventry, CV4 9BD				
Last Sold Date:		29/06/2021		11/06/2010
Last Sold Price:		£249,000		£133,000
				16/01/2004
				17/03/2000
				£56,950
18, Westcotes, Coventry, CV4 9BD				
Last Sold Date:		03/07/2020		26/09/2014
Last Sold Price:		£200,000		£136,000
				16/02/1996
				£49,950
36, Westcotes, Coventry, CV4 9BD				
Last Sold Date:		24/02/2020		03/04/2006
Last Sold Price:		£175,000		£105,000
26, Westcotes, Coventry, CV4 9BD				
Last Sold Date:		24/01/2020		17/09/2004
Last Sold Price:		£215,000		£134,950
				04/07/1997
				£48,500
16, Westcotes, Coventry, CV4 9BD				
Last Sold Date:		26/04/2019		27/04/2012
Last Sold Price:		£235,000		£124,000
				26/11/1999
				20/05/1996
				£42,000
28, Westcotes, Coventry, CV4 9BD				
Last Sold Date:		20/07/2018		
Last Sold Price:		£165,000		
44, Westcotes, Coventry, CV4 9BD				
Last Sold Date:		17/11/2017		11/01/2013
Last Sold Price:		£200,000		£125,000
				06/12/2002
				22/10/2002
				05/04/2002
				£45,000
54, Westcotes, Coventry, CV4 9BD				
Last Sold Date:		21/08/2015		13/05/2011
Last Sold Price:		£165,000		£50,000
				19/01/1996
				£42,000
50, Westcotes, Coventry, CV4 9BD				
Last Sold Date:		15/08/2014		26/04/2002
Last Sold Price:		£124,995		£67,000
6, Westcotes, Coventry, CV4 9BD				
Last Sold Date:		29/11/2013		31/01/2003
Last Sold Price:		£114,950		£82,950

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

Market Sold in Street



24, Westcotes, Coventry, CV4 9BD

Last Sold Date:	07/03/2007	21/05/2004	12/04/2002
Last Sold Price:	£134,950	£124,000	£33,750

22, Westcotes, Coventry, CV4 9BD

Last Sold Date:	22/12/2004	26/02/2003
Last Sold Price:	£100,000	£85,000

20, Westcotes, Coventry, CV4 9BD

Last Sold Date:	22/06/2000
Last Sold Price:	£59,000

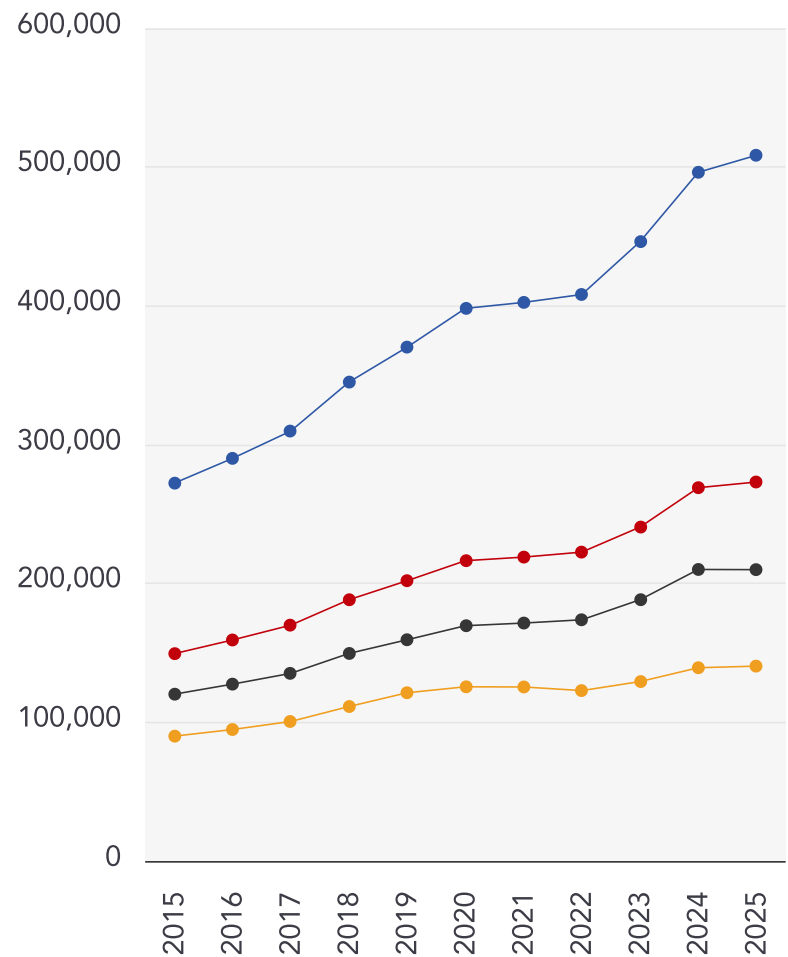
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV4



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

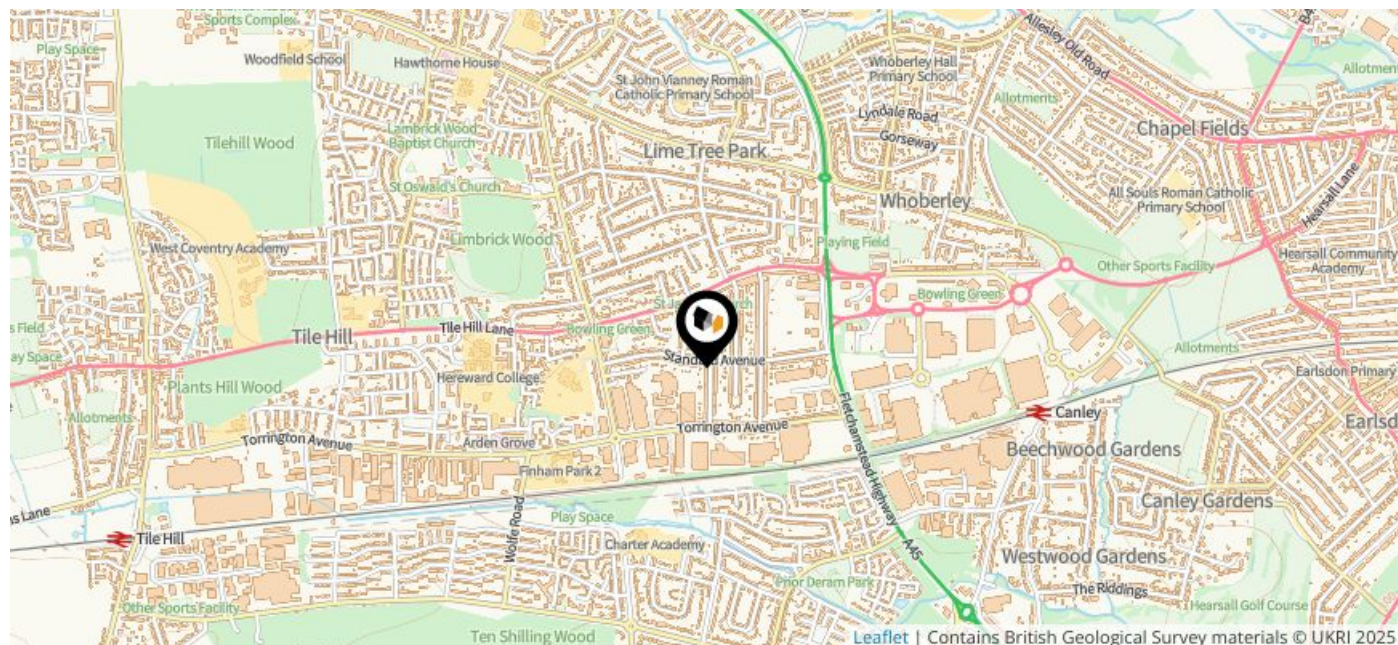
+56.09%

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.

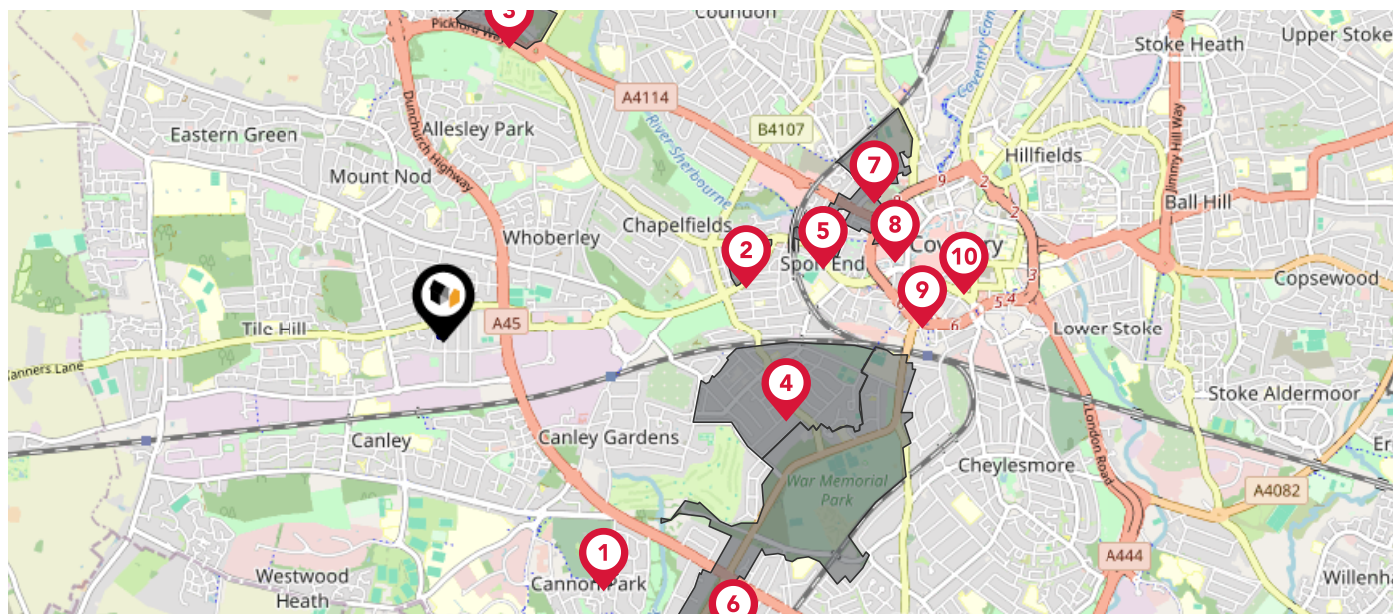
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

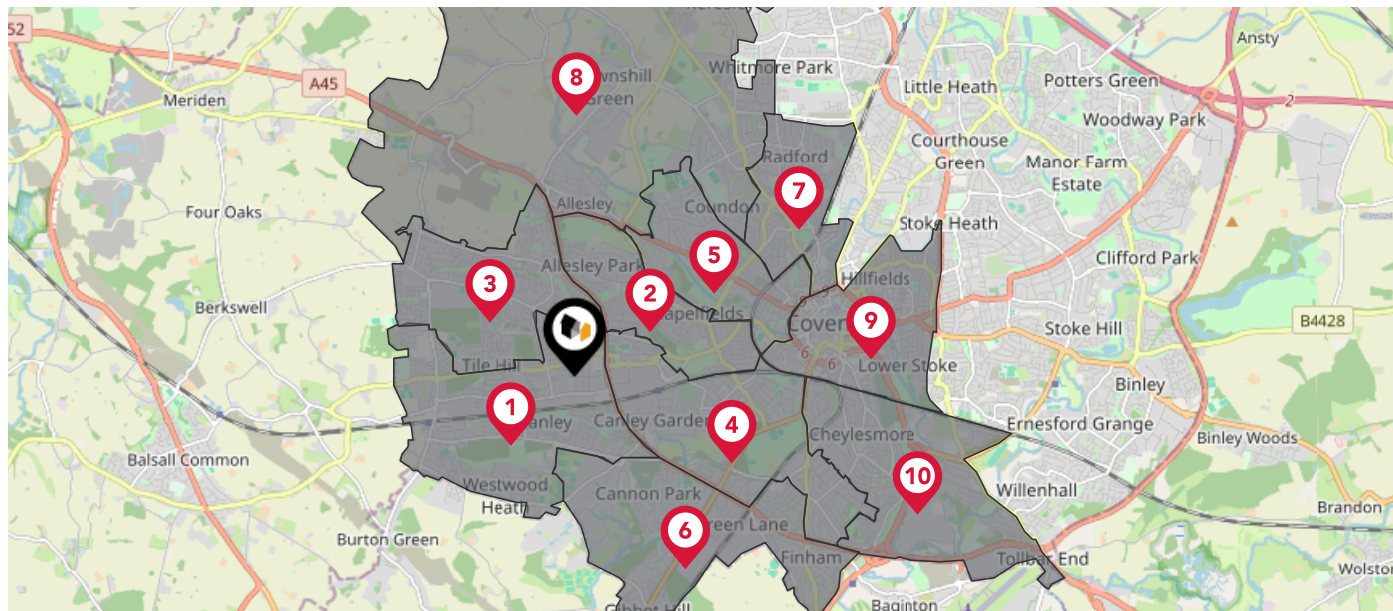
- 1 Ivy Farm Lane (Canley Hamlet)
- 2 Chapelfields
- 3 Allesley Village
- 4 Earlsdon
- 5 Spon End
- 6 Kenilworth Road
- 7 Naul's Mill
- 8 Spon Street
- 9 Greyfriars Green
- 10 High Street

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

Westwood Ward

2

Whoberley Ward

3

Woodlands Ward

4

Earlsdon Ward

5

Sherbourne Ward

6

Wainbody Ward

7

Radford Ward

8

Bablake Ward

9

St. Michael's Ward

10

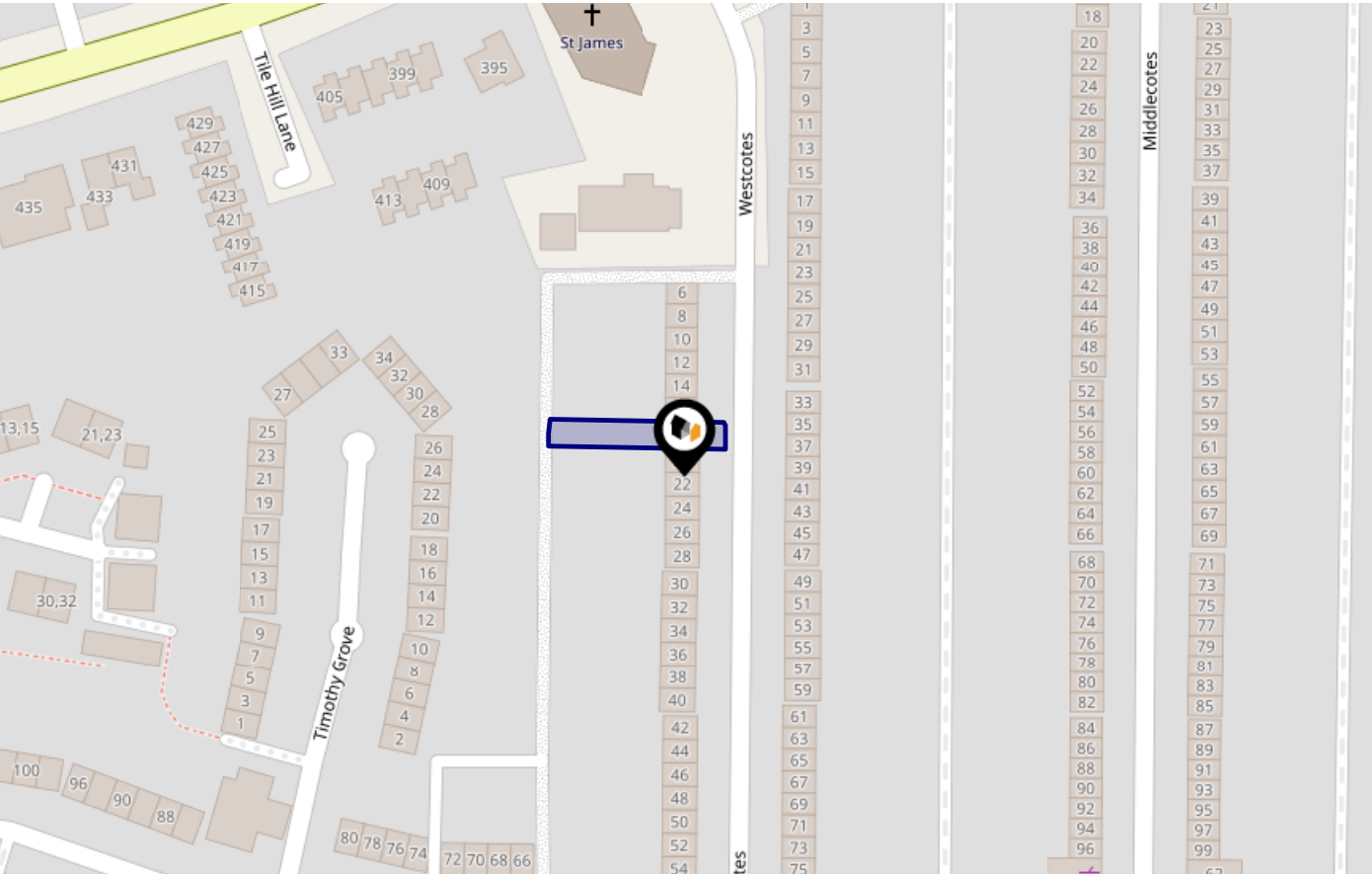
Cheylesmore Ward

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.

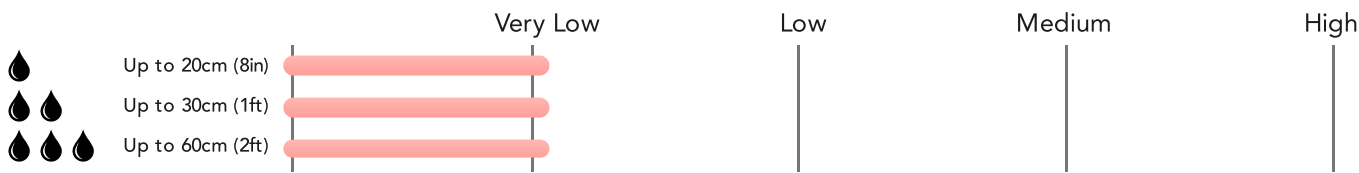


Risk Rating: Very low

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:

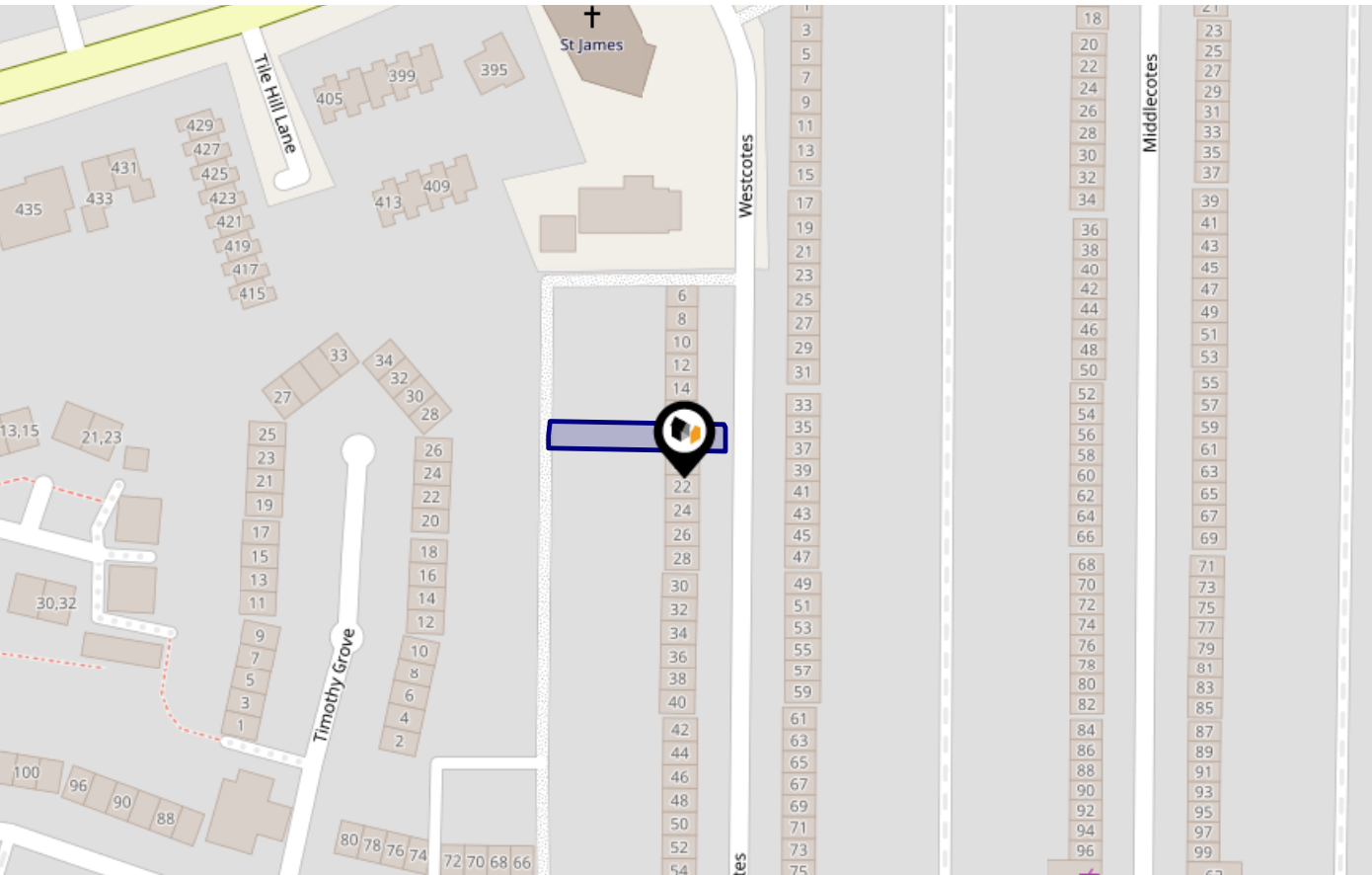


Flood Risk

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.

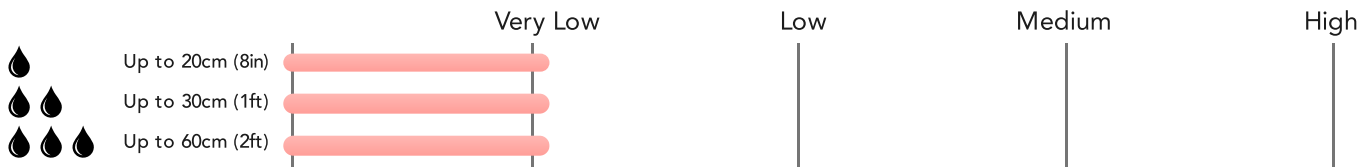


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

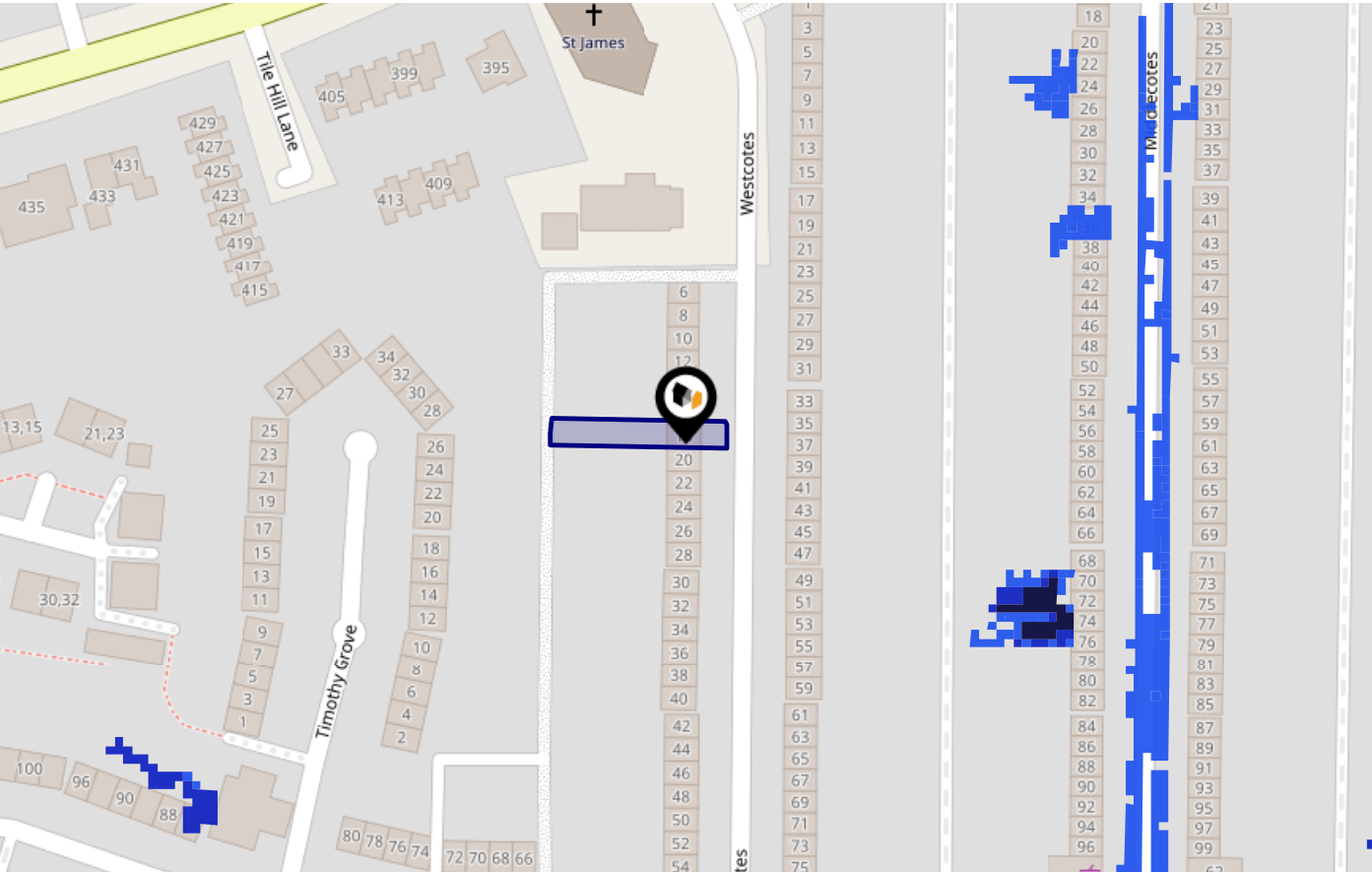


Flood Risk

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.

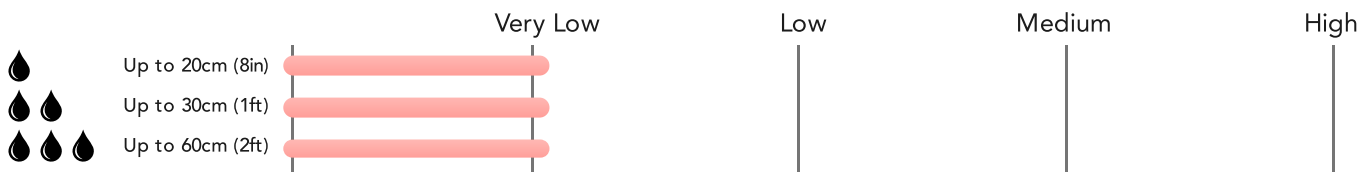


Risk Rating: Very low

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- 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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Chance of flooding to the following depths at this property:

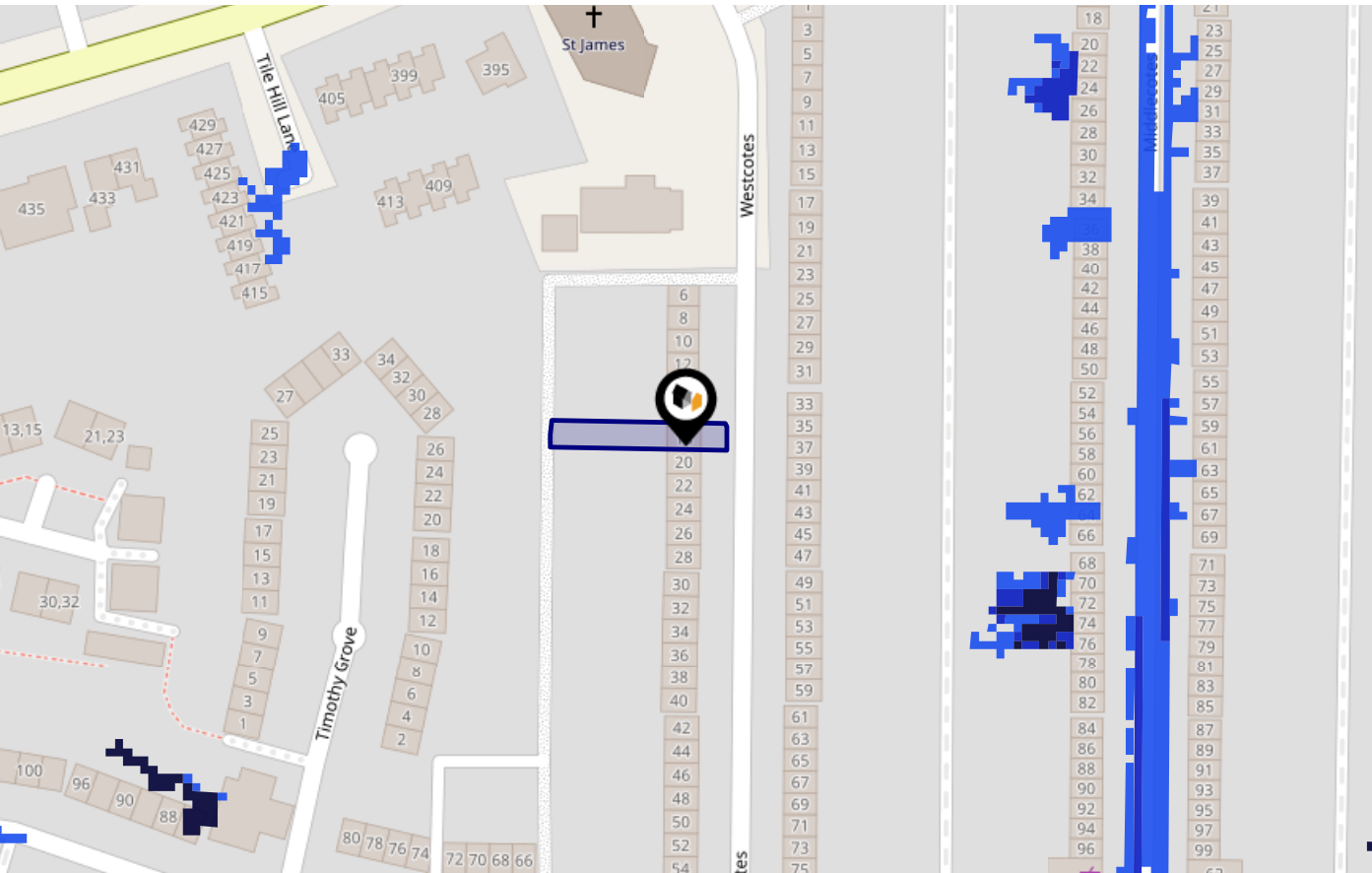


Flood Risk

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.

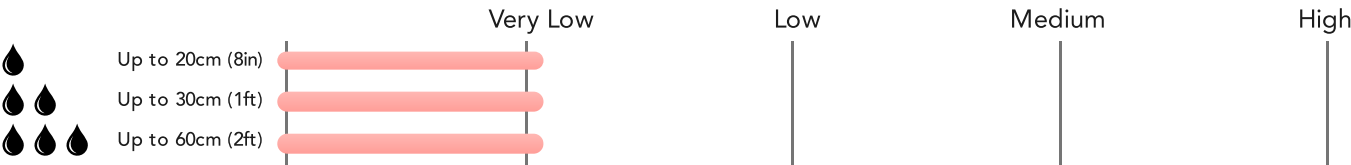


Risk Rating: Very low

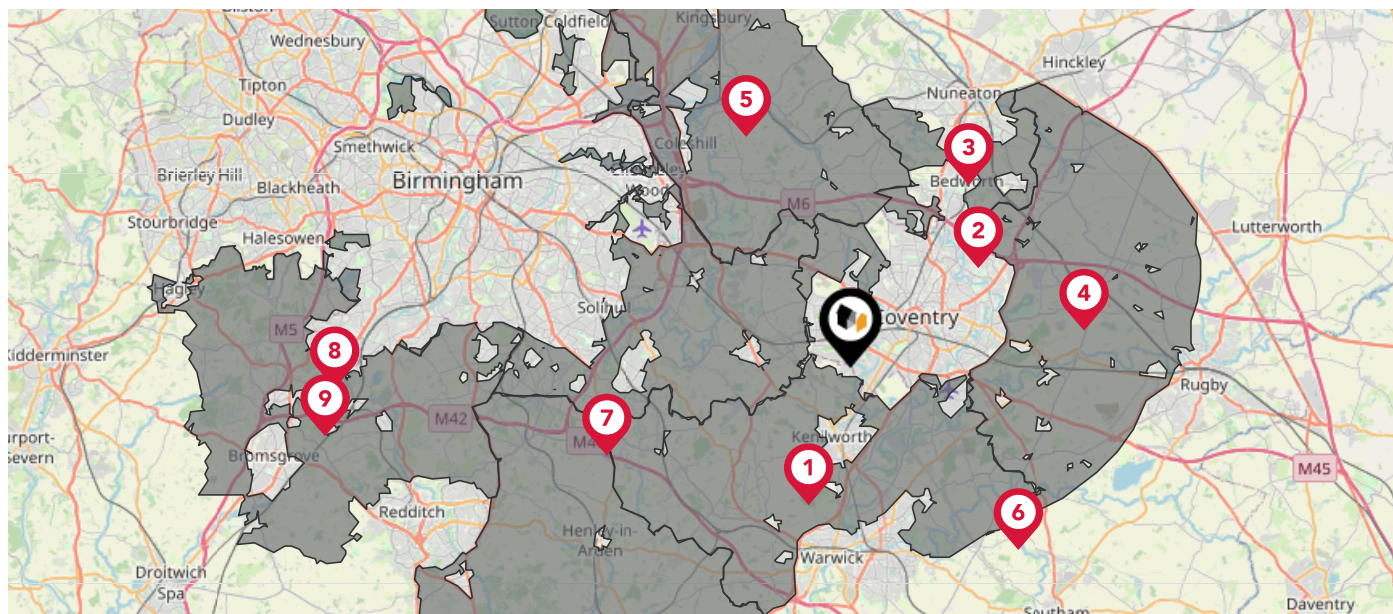
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

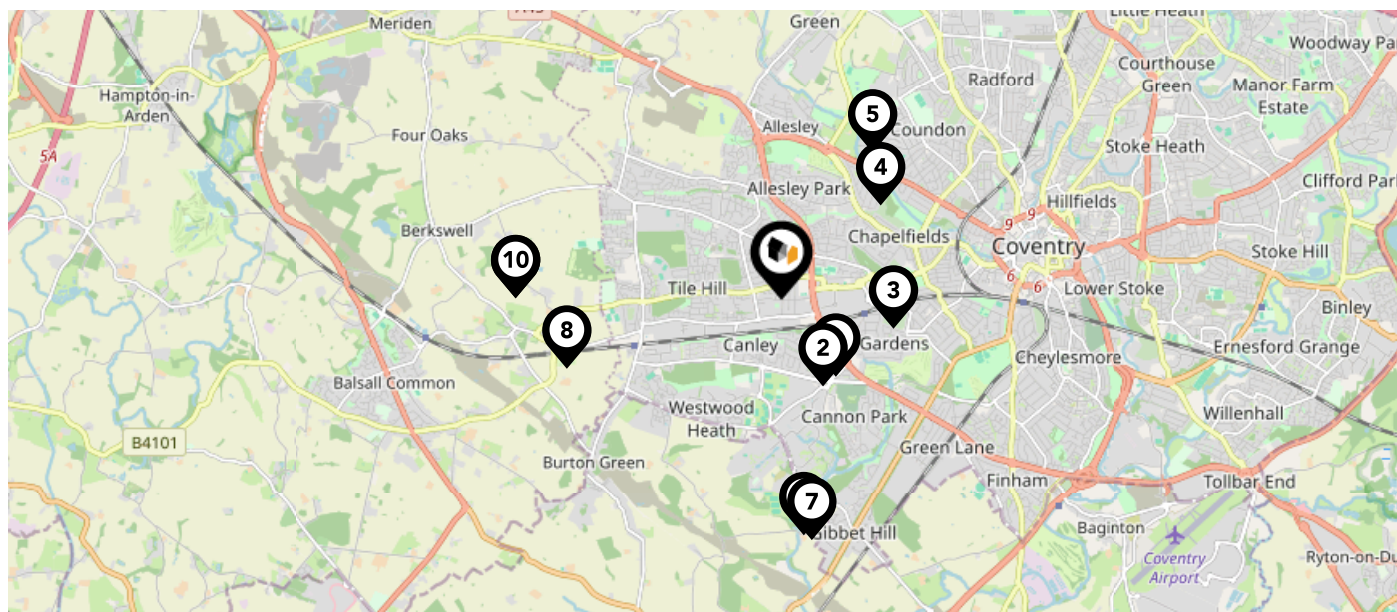
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt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

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

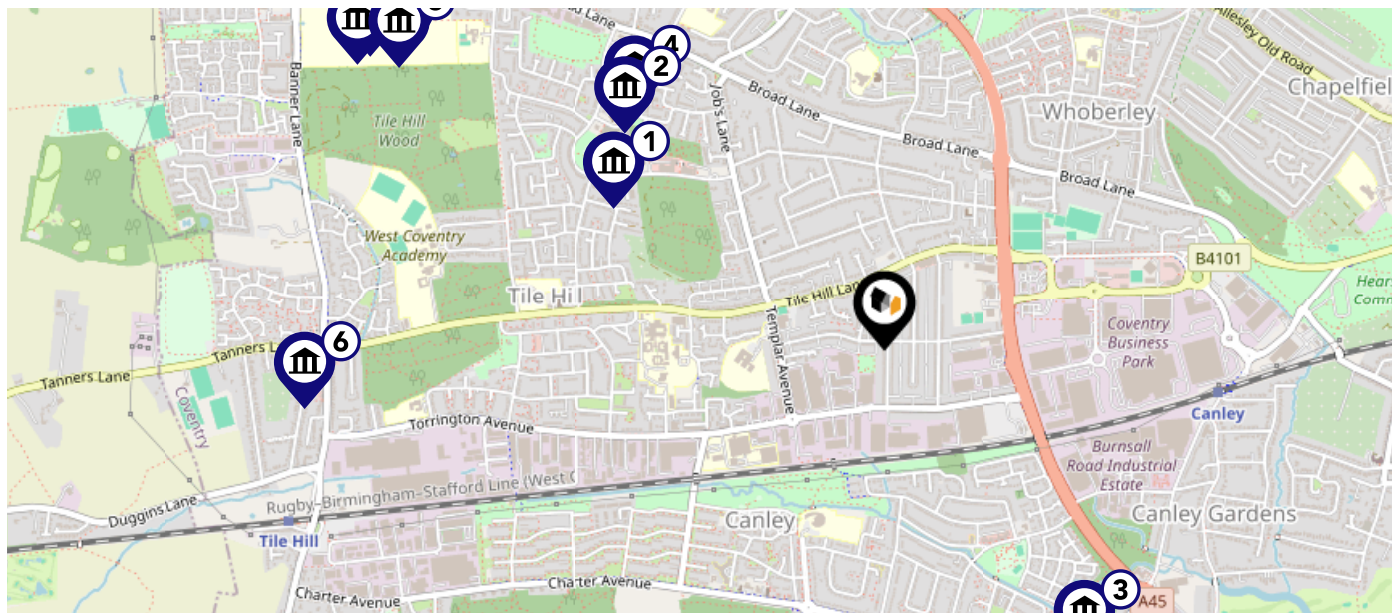
1	Fletchamstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
3	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
5	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
6	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
7	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
8	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill	<input type="checkbox"/>
9	Land At Benton Green Lane-Benton Green Lane, Balsall Common, Near Coventry, Solihull, West Midlands	Historic Landfill	<input type="checkbox"/>
10	Opposite Victoria Farm-Benton Green Lane, Berkswell, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

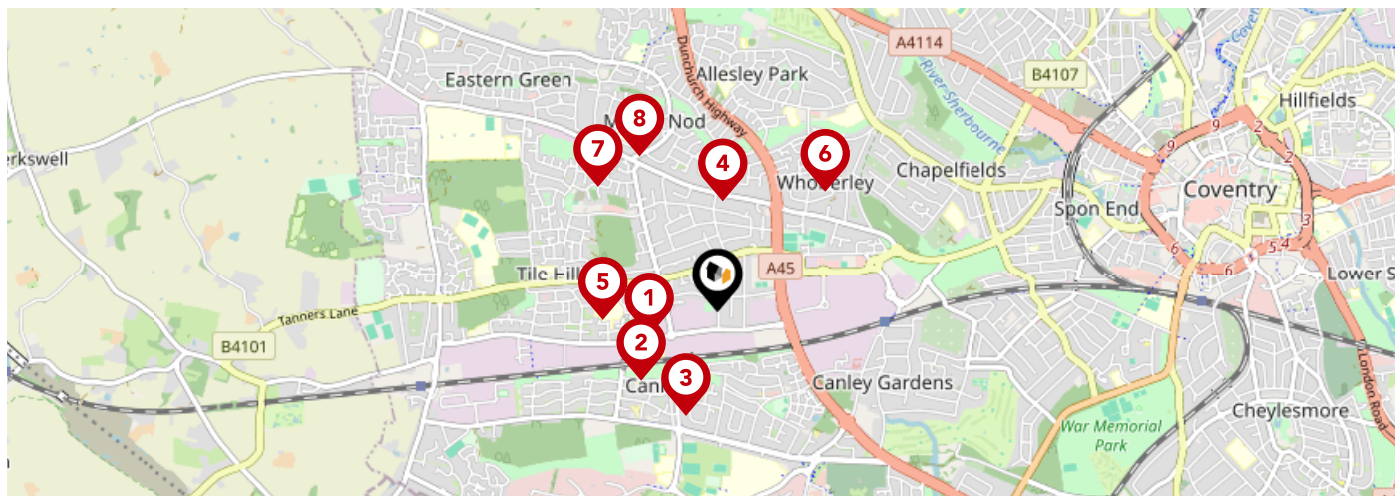


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



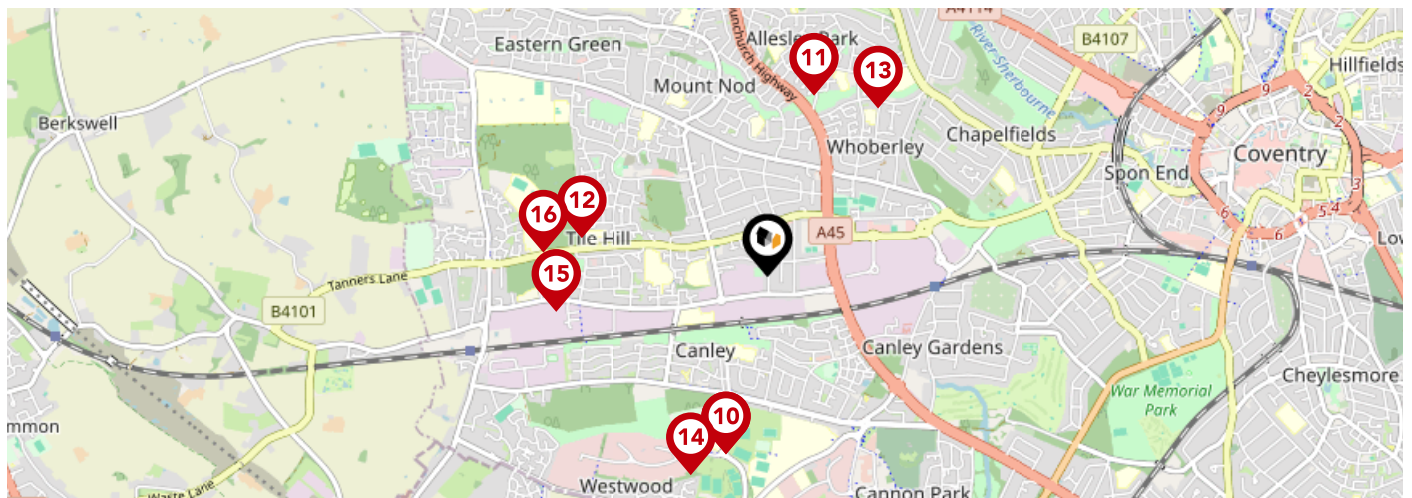
Listed Buildings in the local district		Grade	Distance
	1417936 - Church Of St Oswald And Bell Tower, Tile Hill	Grade II	0.7 miles
	1076550 - Limbrick Wood School (infants Block)	Grade II	0.8 miles
	1076627 - The Moat House The Moat House And Barn	Grade II	0.8 miles
	1265681 - Limbrick Wood School (junior Block)	Grade II	0.8 miles
	1076548 - House Block East Of Teaching Block Lying Due East Of Main Block At Woodlands School	Grade II	1.3 miles
	1342911 - The Cottage	Grade II	1.3 miles
	1076585 - Main Block At Woodlands School Including Administration And Main Entrance, Main And Small Hall, Gym And Library	Grade II	1.3 miles
	1226703 - House Block To South East Of Main Block At Woodlands School	Grade II	1.3 miles
	1076547 - Teaching Block Due East Of Main Block At Woodlands School	Grade II	1.3 miles
	1265775 - Block Of Two Gymnasias To South Of Main Block At Woodlands School	Grade II	1.3 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Limbrick Wood Primary School Ofsted Rating: Good Pupils:0 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

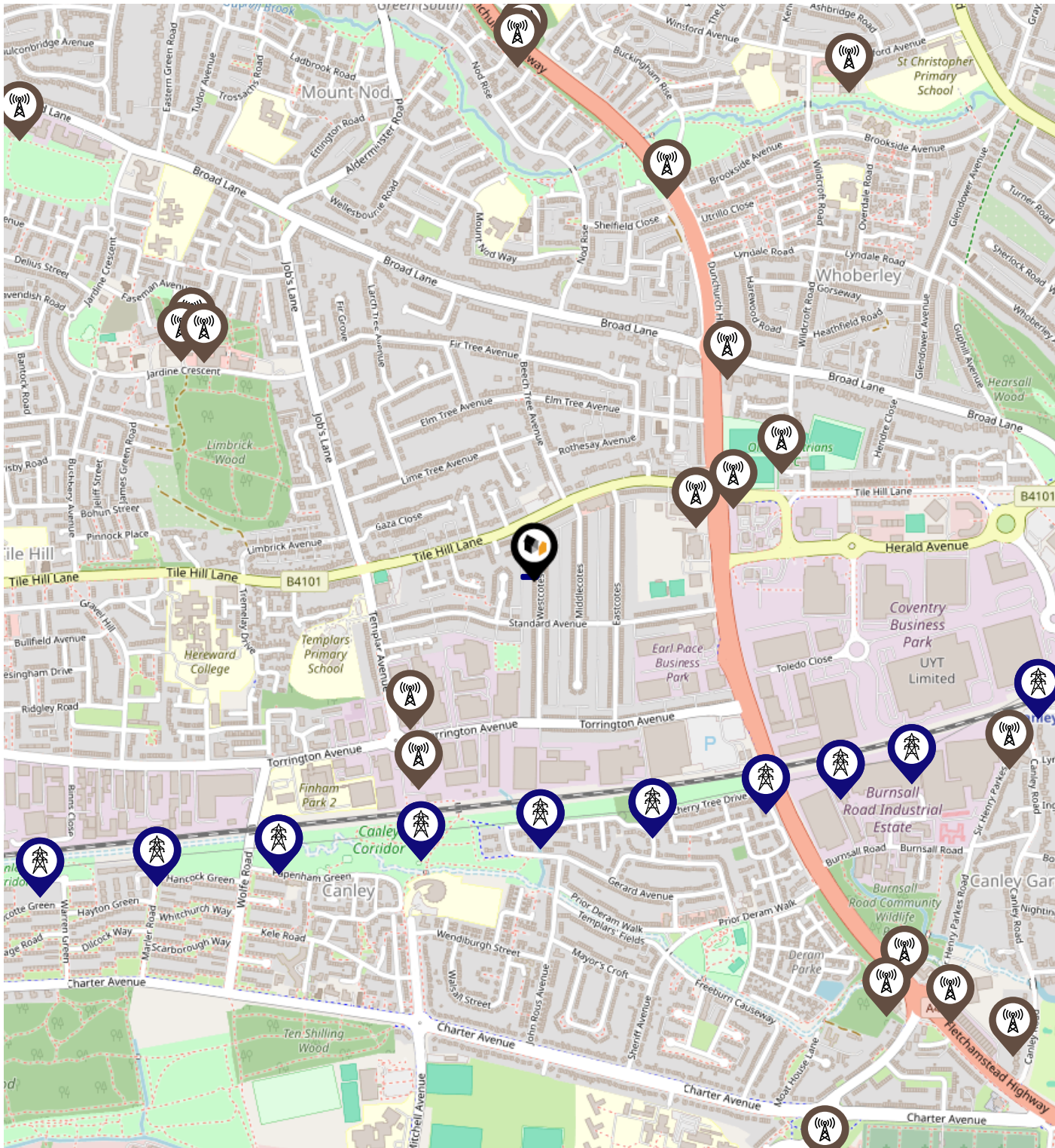
Area Schools





		Nursery	Primary	Secondary	College	Private
	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The National Mathematics and Science College Ofsted Rating: Not Rated Pupils: 137 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leigh Church of England Academy Ofsted Rating: Good Pupils: 223 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Coventry Academy Ofsted Rating: Good Pupils: 1236 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

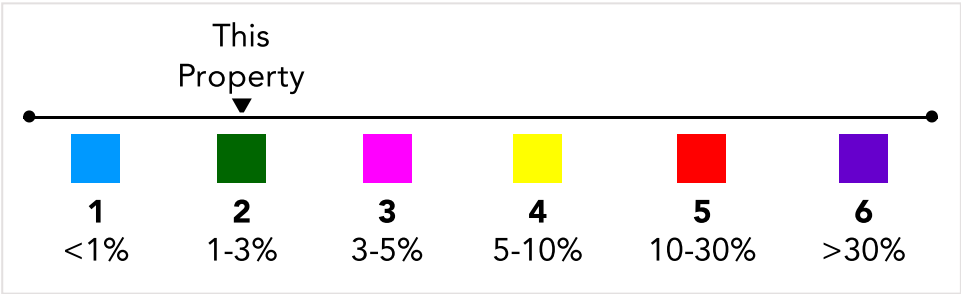
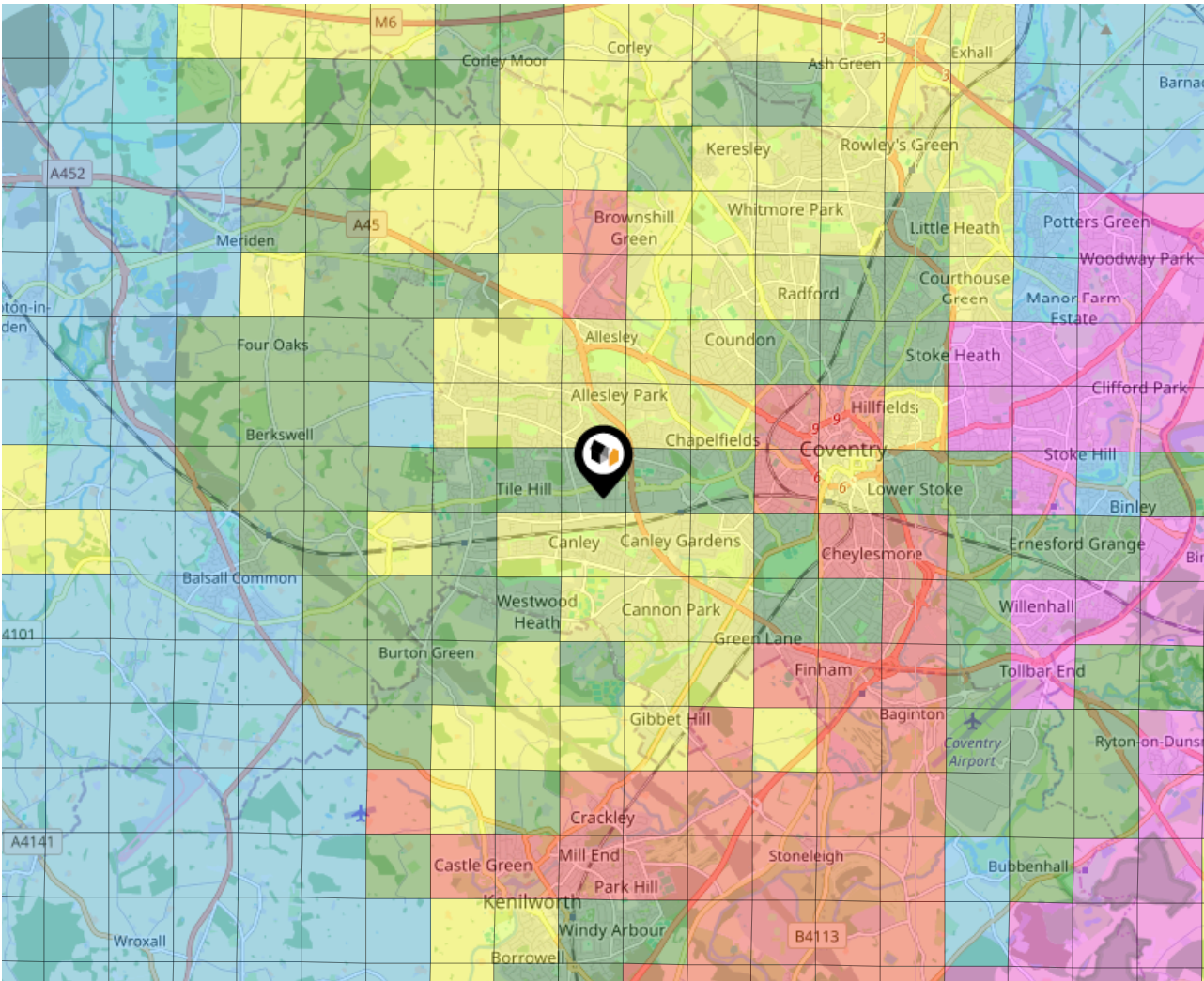


Key:

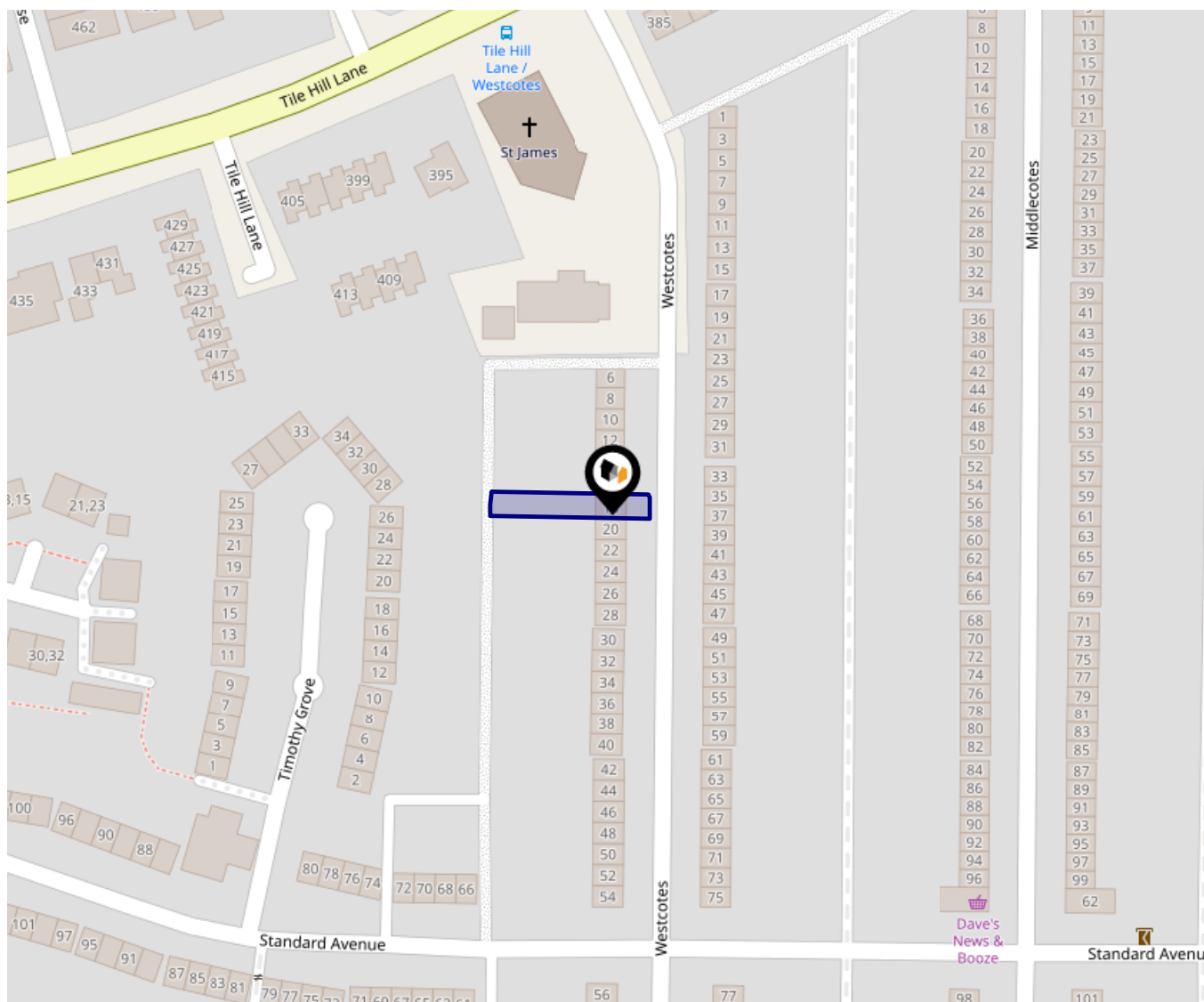
-  Power Pylons
-  Communication Masts

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



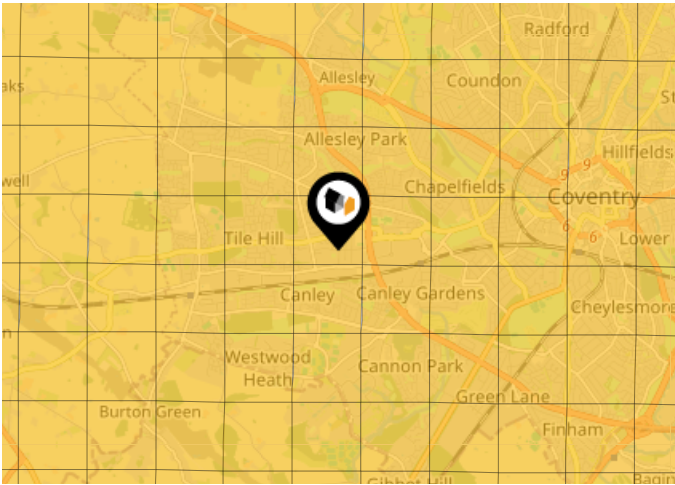
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

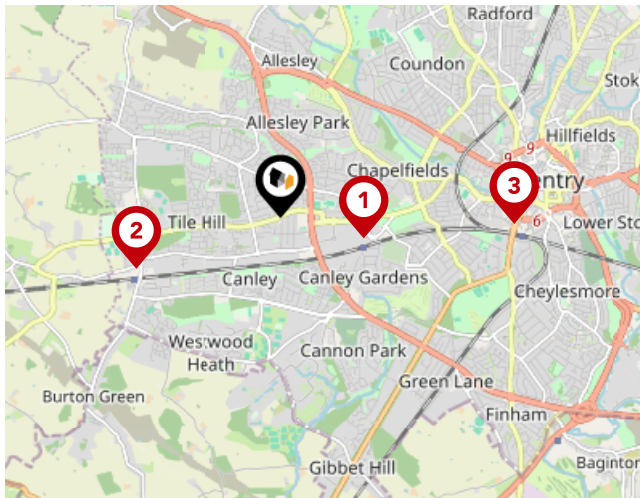


Primary Classifications (Most Common Clay Types)

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

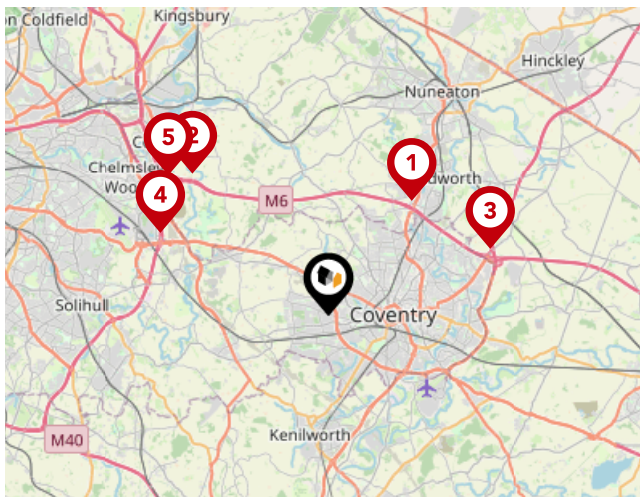
Area

Transport (National)



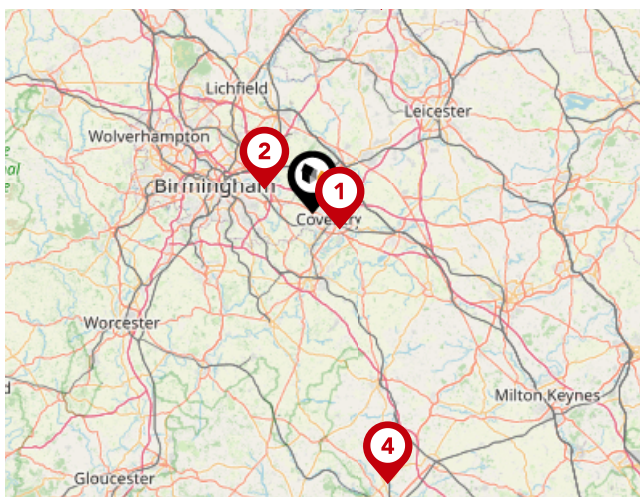
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.78 miles
2	Tile Hill Rail Station	1.39 miles
3	Coventry Rail Station	2.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.19 miles
2	M6 J3A	7.17 miles
3	M6 J2	6.36 miles
4	M42 J6	6.79 miles
5	M6 J4	7.76 miles

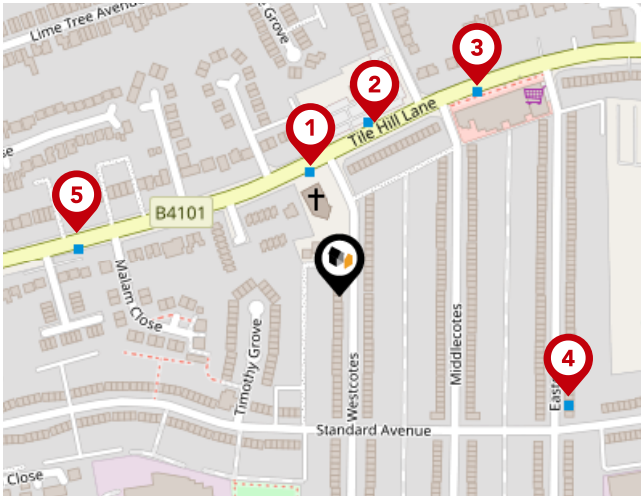


Airports/Helipads






Pin	Name	Distance
1	Baginton	4.49 miles
2	Birmingham Airport	7.84 miles
3	East Mids Airport	30.98 miles
4	Kidlington	40.9 miles

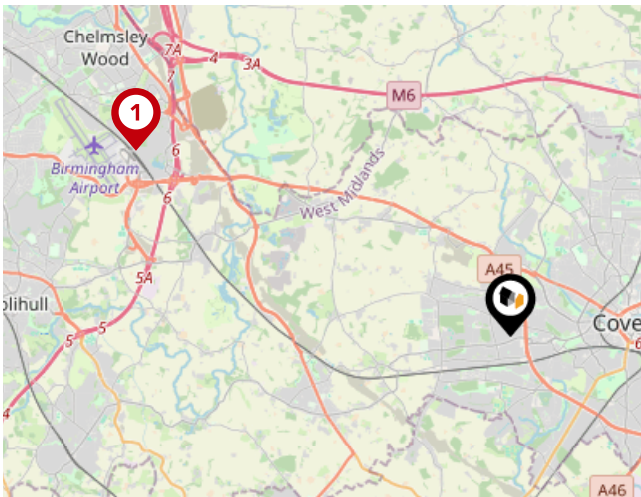
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	St James Church	0.08 miles
	St James Church	0.1 miles
	Middlecotes	0.14 miles
	Standard Avenue	0.14 miles
	William Kirby Close	0.15 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	7.56 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

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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