



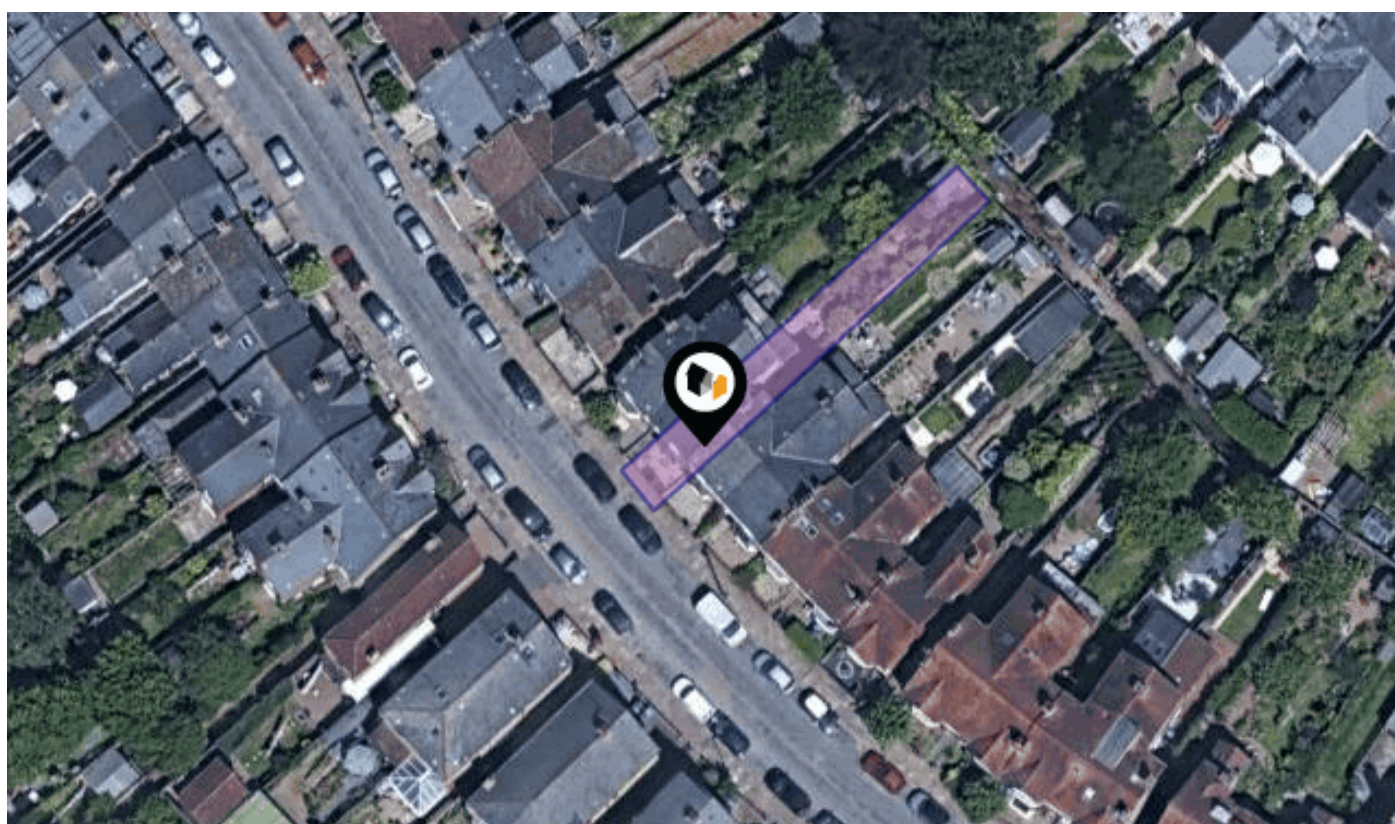
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 31st March 2025



MICKLETON ROAD, COVENTRY, CV5

OIRO : £400,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



Introduction

Our Comments

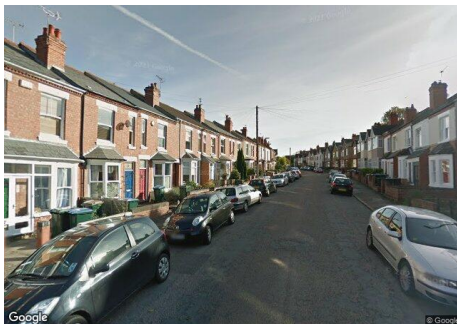


Dear Buyers & Interested Parties

Your property details in brief.....

An exceptional three double bedroom period home
Fully compliant loft conversion with en-suite shower room
1st floor home office/nursery
First floor family bathroom
Spacious & bright kitchen dining room
Two reception rooms with pocket doorway between
A wealth of original features & unique additions
Landscaped rear gardens & gated foregarden
"Nena" location close to station & local parkland
EPC Ordered, Total 1227 Sq.Ft or 114 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:	Terraced	OIRO:	£400,000
Bedrooms:	4	Tenure:	Freehold
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,786		
Title Number:	WK189402		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	Earlsdon	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	10000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

59, Mickleton Road, Coventry, CV5 6PP					
Last Sold Date:	24/05/2024	01/06/2016	25/10/2001		
Last Sold Price:	£327,000	£275,000	£110,000		
51, Mickleton Road, Coventry, CV5 6PP					
Last Sold Date:	10/04/2024	02/08/2019	28/08/2015	07/11/2006	
Last Sold Price:	£300,000	£270,000	£200,000	£140,000	
41, Mickleton Road, Coventry, CV5 6PP					
Last Sold Date:	08/12/2023	04/04/2007	13/08/1999		
Last Sold Price:	£200,000	£147,500	£57,000		
67, Mickleton Road, Coventry, CV5 6PP					
Last Sold Date:	03/03/2023				
Last Sold Price:	£330,000				
5, Mickleton Road, Coventry, CV5 6PP					
Last Sold Date:	20/01/2023	30/03/2016	19/09/1997		
Last Sold Price:	£220,000	£150,000	£44,500		
83, Mickleton Road, Coventry, CV5 6PP					
Last Sold Date:	20/06/2022	01/12/2016			
Last Sold Price:	£450,000	£365,000			
69, Mickleton Road, Coventry, CV5 6PP					
Last Sold Date:	13/12/2021	11/12/2013	25/07/2008	09/05/2006	23/04/2001
Last Sold Price:	£335,000	£245,000	£262,000	£222,000	£134,000
39, Mickleton Road, Coventry, CV5 6PP					
Last Sold Date:	21/09/2021	01/08/2019	19/07/2013	26/09/2007	26/06/1998
Last Sold Price:	£275,000	£240,000	£175,000	£160,000	£56,495
11, Mickleton Road, Coventry, CV5 6PP					
Last Sold Date:	30/06/2021	14/10/2016	22/09/2011	27/07/2000	
Last Sold Price:	£243,500	£204,300	£169,950	£72,500	
21, Mickleton Road, Coventry, CV5 6PP					
Last Sold Date:	26/06/2020	13/04/2017	15/03/2013	15/10/2004	02/02/1996
Last Sold Price:	£216,000	£215,000	£143,250	£152,000	£34,000
3, Mickleton Road, Coventry, CV5 6PP					
Last Sold Date:	04/12/2017	26/07/2006	20/09/2002	06/11/1998	
Last Sold Price:	£485,000	£300,000	£214,000	£97,000	
13, Mickleton Road, Coventry, CV5 6PP					
Last Sold Date:	02/06/2017	30/07/2007	04/07/2003	24/07/1998	
Last Sold Price:	£185,000	£154,950	£114,500	£55,000	

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

17, Mickleton Road, Coventry, CV5 6PP						
Last Sold Date:	31/01/2017	27/09/2002				
Last Sold Price:	£185,000	£79,000				
63, Mickleton Road, Coventry, CV5 6PP						
Last Sold Date:	02/09/2016					
Last Sold Price:	£305,000					
43, Mickleton Road, Coventry, CV5 6PP						
Last Sold Date:	02/09/2016	27/01/2012	15/06/2007	03/12/2004	29/05/1998	
Last Sold Price:	£205,000	£155,000	£145,250	£140,000	£59,950	
57, Mickleton Road, Coventry, CV5 6PP						
Last Sold Date:	11/04/2014	17/12/2010	27/04/2007	04/11/2002	22/12/2000	18/08/1995
Last Sold Price:	£230,000	£215,000	£167,000	£145,000	£99,950	£53,000
61, Mickleton Road, Coventry, CV5 6PP						
Last Sold Date:	17/12/2013	21/11/2001	29/03/1996			
Last Sold Price:	£249,500	£125,000	£41,000			
45, Mickleton Road, Coventry, CV5 6PP						
Last Sold Date:	09/08/2013	16/07/2003				
Last Sold Price:	£140,000	£108,000				
31, Mickleton Road, Coventry, CV5 6PP						
Last Sold Date:	18/07/2011	29/09/2006	19/07/1999	10/05/1996	03/03/1995	
Last Sold Price:	£135,000	£137,500	£57,000	£41,000	£43,000	
25, Mickleton Road, Coventry, CV5 6PP						
Last Sold Date:	31/08/2010					
Last Sold Price:	£127,000					
55, Mickleton Road, Coventry, CV5 6PP						
Last Sold Date:	26/08/2009	15/10/2004	12/08/1999			
Last Sold Price:	£180,000	£166,500	£69,950			
7, Mickleton Road, Coventry, CV5 6PP						
Last Sold Date:	26/01/2007					
Last Sold Price:	£149,950					
23, Mickleton Road, Coventry, CV5 6PP						
Last Sold Date:	09/10/2006	03/05/2002	03/10/1997			
Last Sold Price:	£134,000	£90,500	£48,500			
73, Mickleton Road, Coventry, CV5 6PP						
Last Sold Date:	18/05/2006	27/09/1999				
Last Sold Price:	£230,000	£119,950				

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

Market Sold in Street



33, Mickleton Road, Coventry, CV5 6PP

Last Sold Date:	25/06/2004
Last Sold Price:	£126,500

49, Mickleton Road, Coventry, CV5 6PP

Last Sold Date:	17/04/2003	29/11/1996
Last Sold Price:	£157,950	£59,000

75, Mickleton Road, Coventry, CV5 6PP

Last Sold Date:	22/03/2002
Last Sold Price:	£203,000

35, Mickleton Road, Coventry, CV5 6PP

Last Sold Date:	02/07/1999
Last Sold Price:	£54,950

19, Mickleton Road, Coventry, CV5 6PP

Last Sold Date:	29/07/1998
Last Sold Price:	£50,000

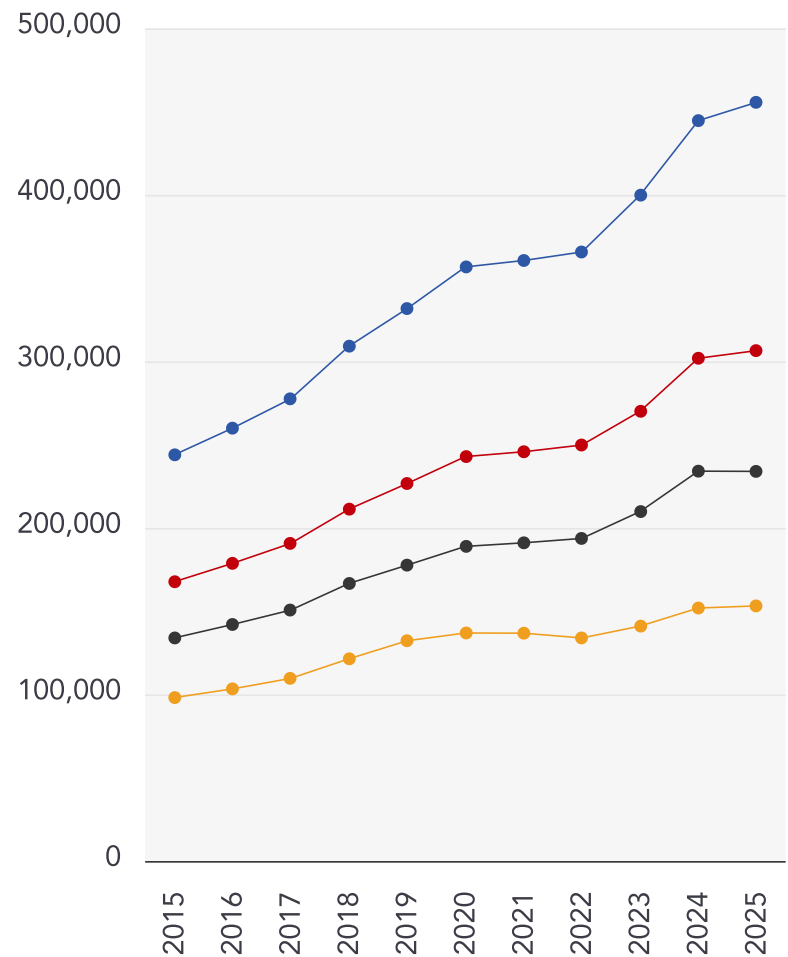
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



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.

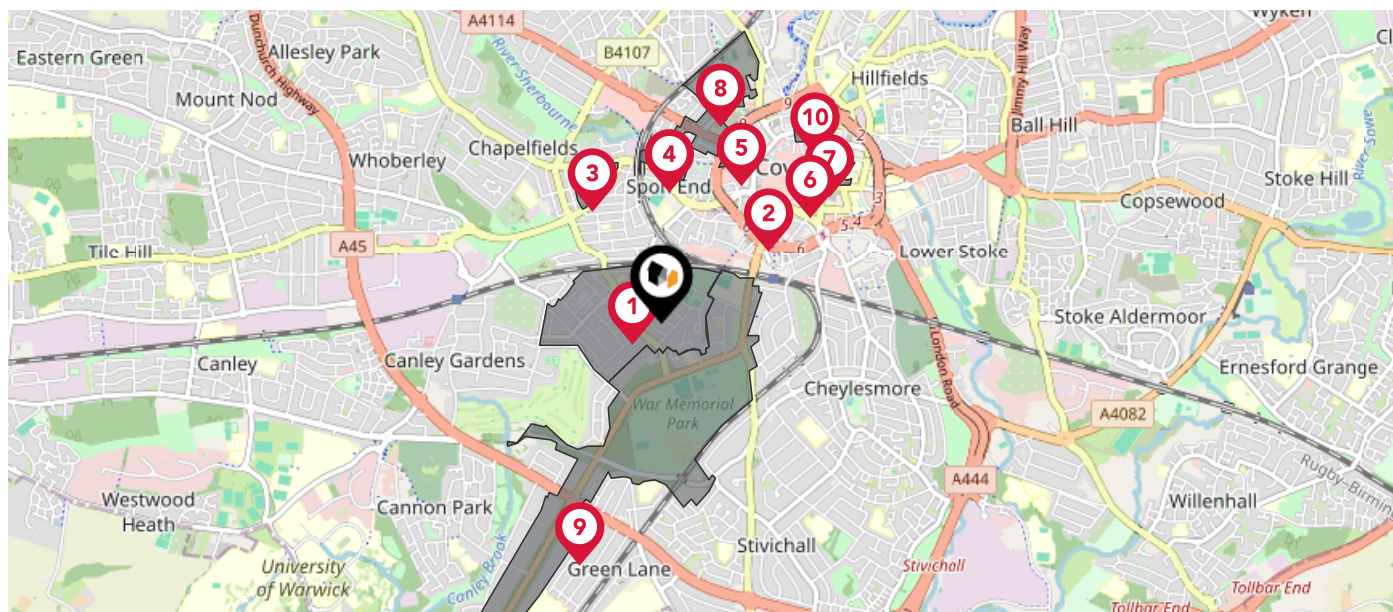
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Earlsdon



Greyfriars Green



Chapelfields



Spon End



Spon Street



High Street



Hill Top and Cathedral



Naul's Mill



Kenilworth Road



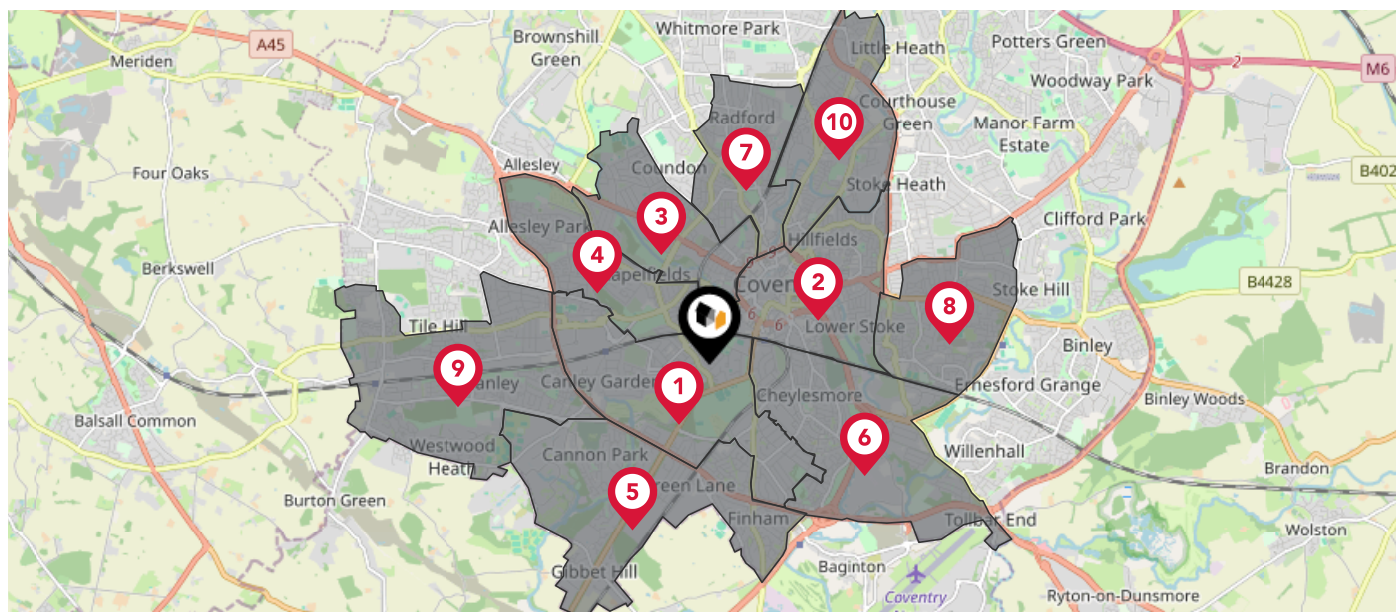
Lady Herbert's Garden

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

Sherbourne Ward

4

Whoberley Ward

5

Wainbody Ward

6

Cheylesmore Ward

7

Radford Ward

8

Lower Stoke Ward

9

Westwood Ward

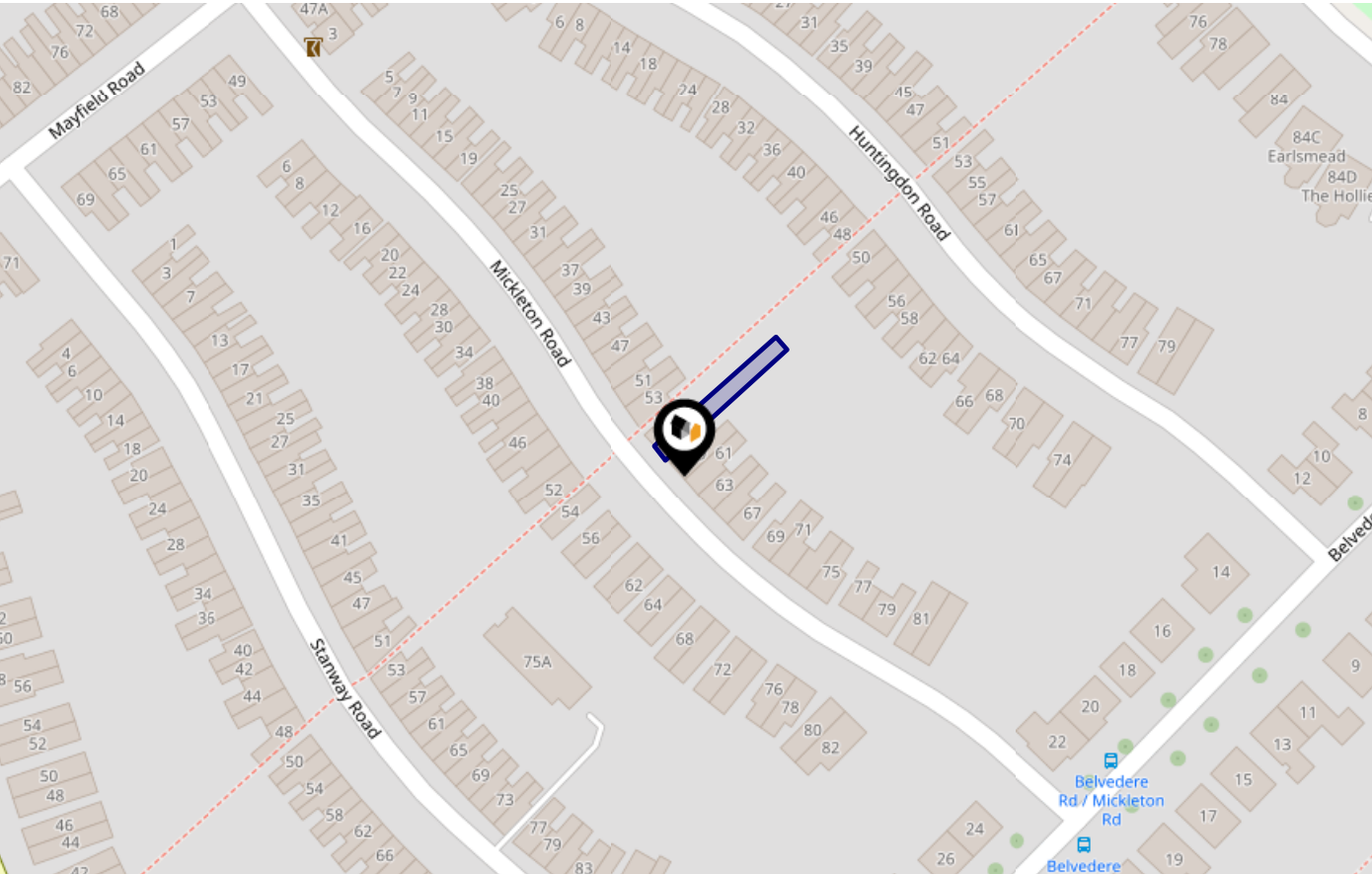
10

Foleshill 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.

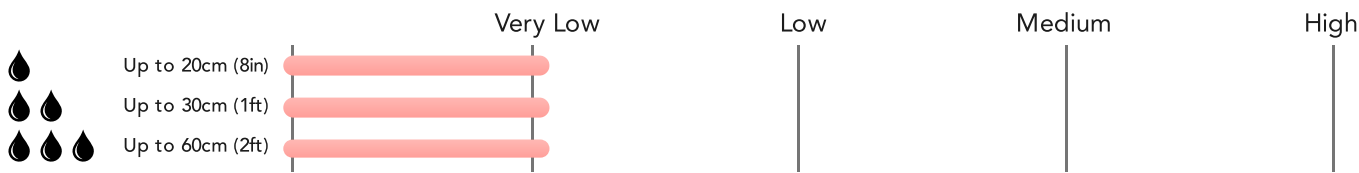


Risk Rating: Very low

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.

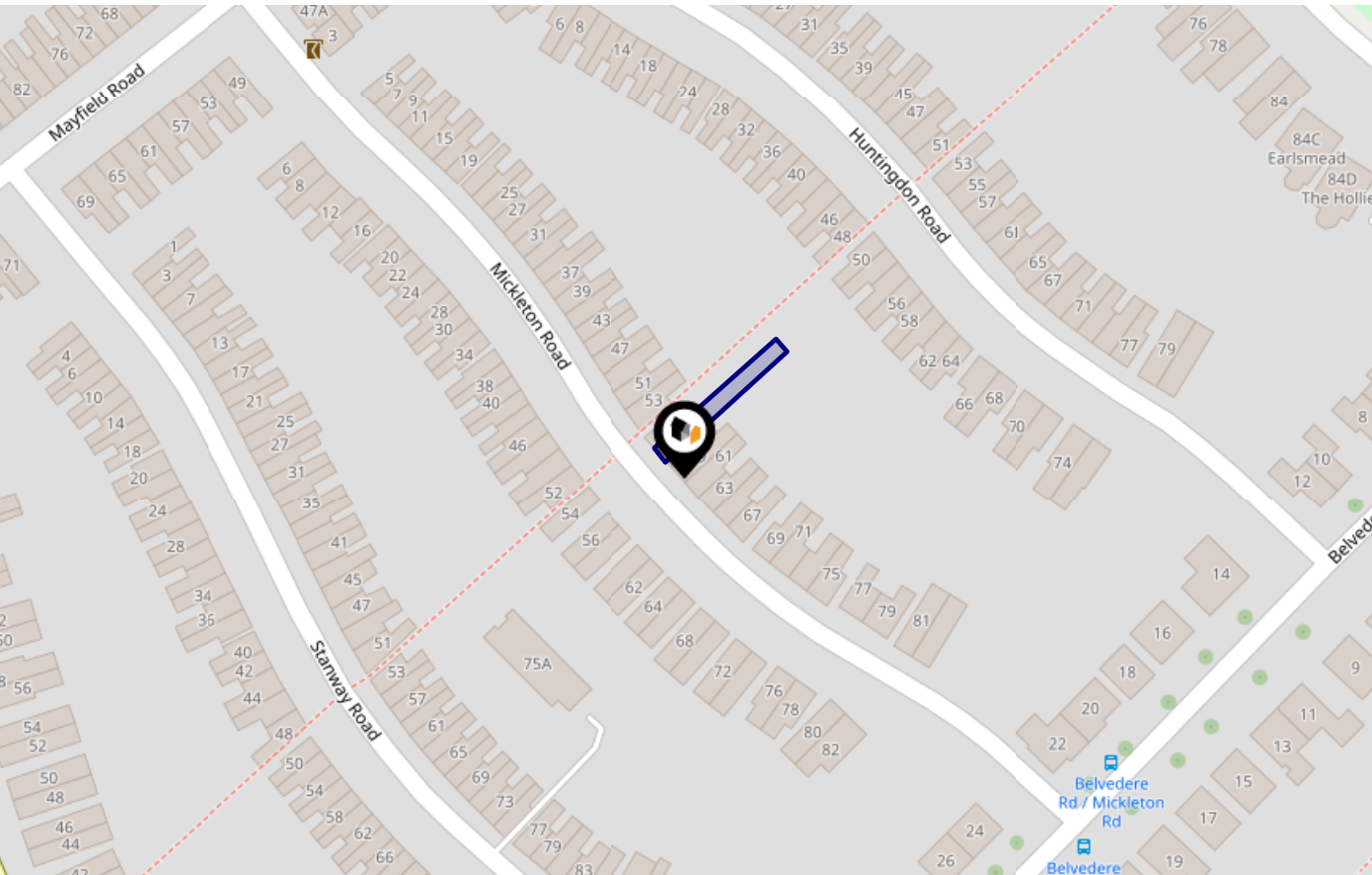
Chance of flooding to the following depths at this property:



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.

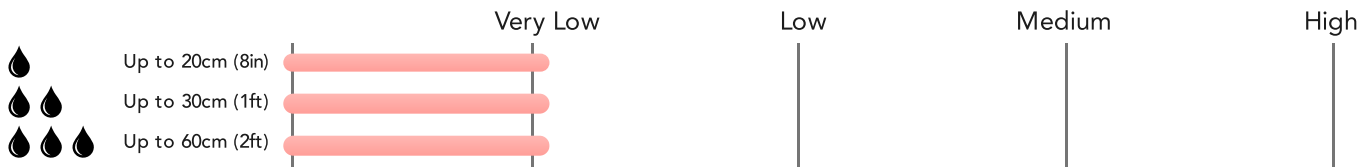


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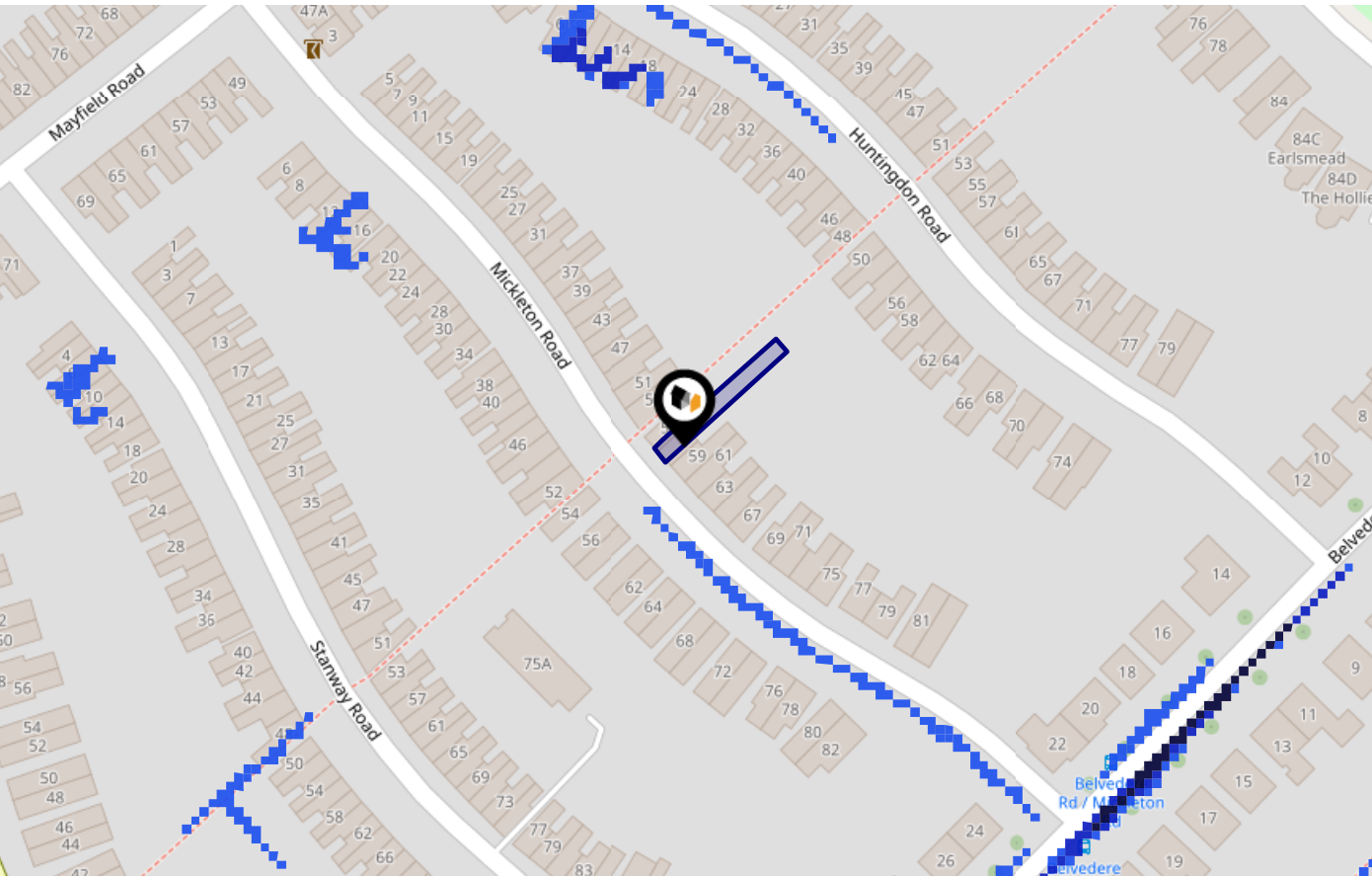
Chance of flooding to the following depths at this property:



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.

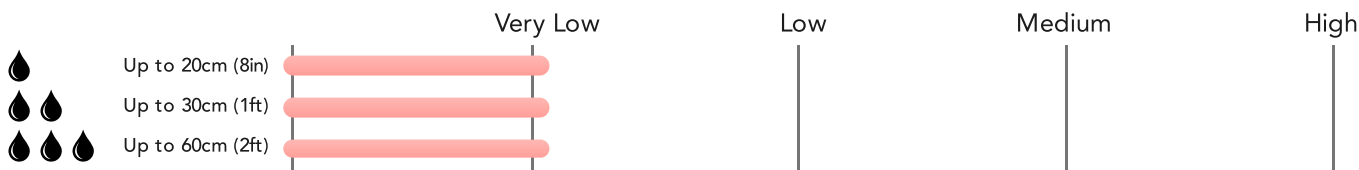


Risk Rating: Very low

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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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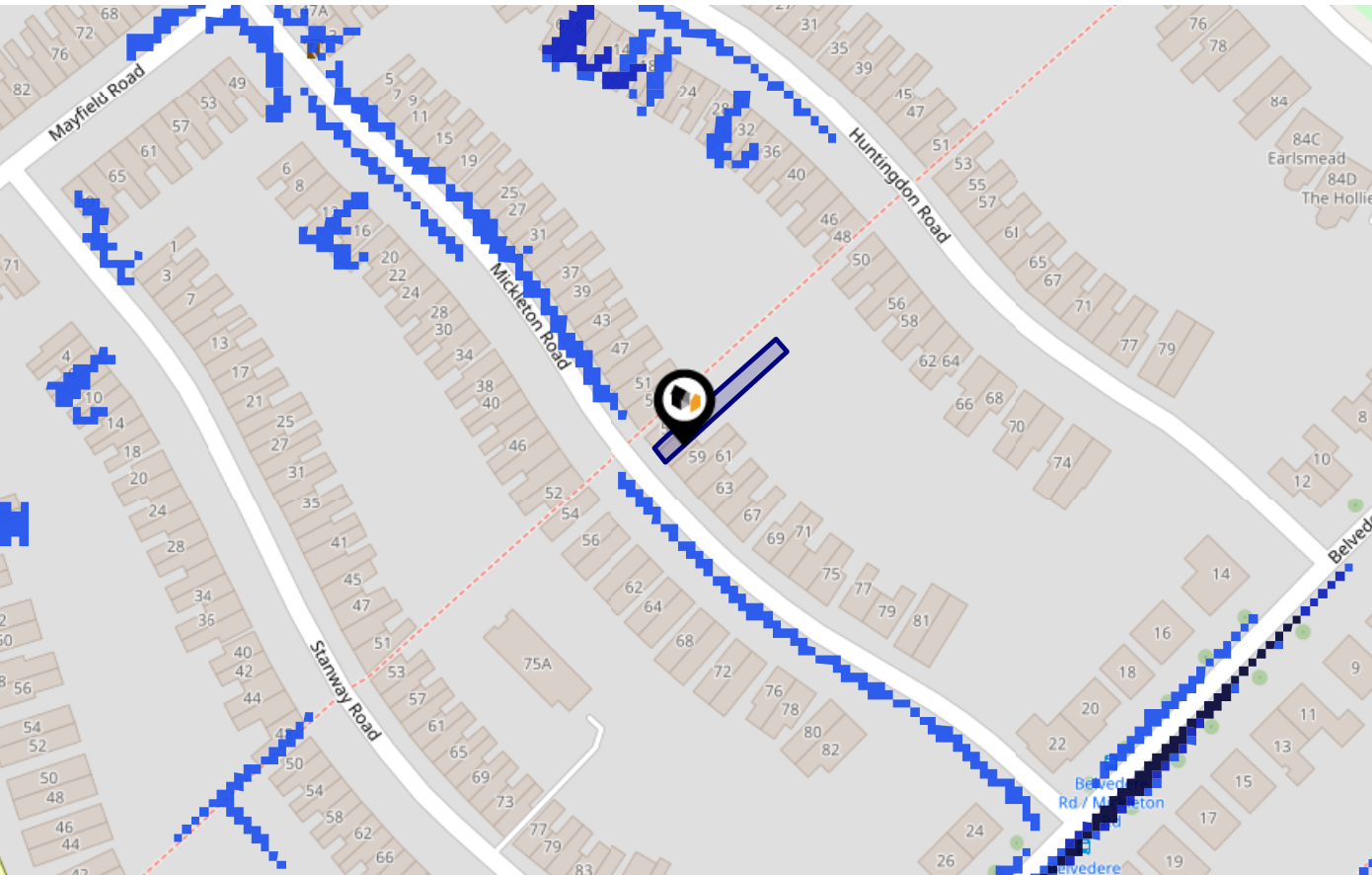
Chance of flooding to the following depths at this property:



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.

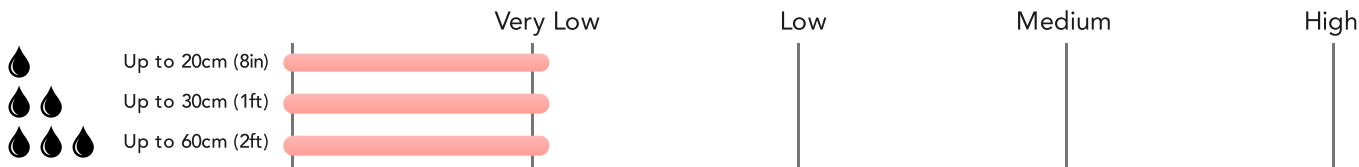


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Chance of flooding to the following depths at this property:

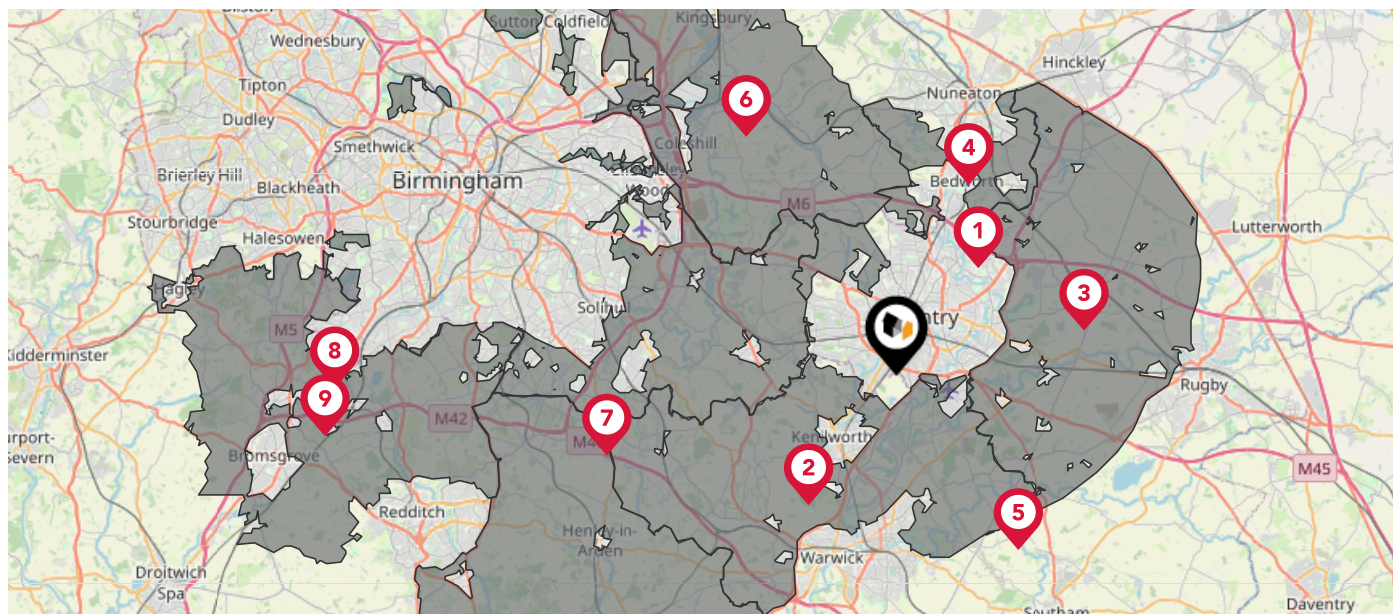


Maps

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 - Warwick



Birmingham Green Belt - Rugby



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



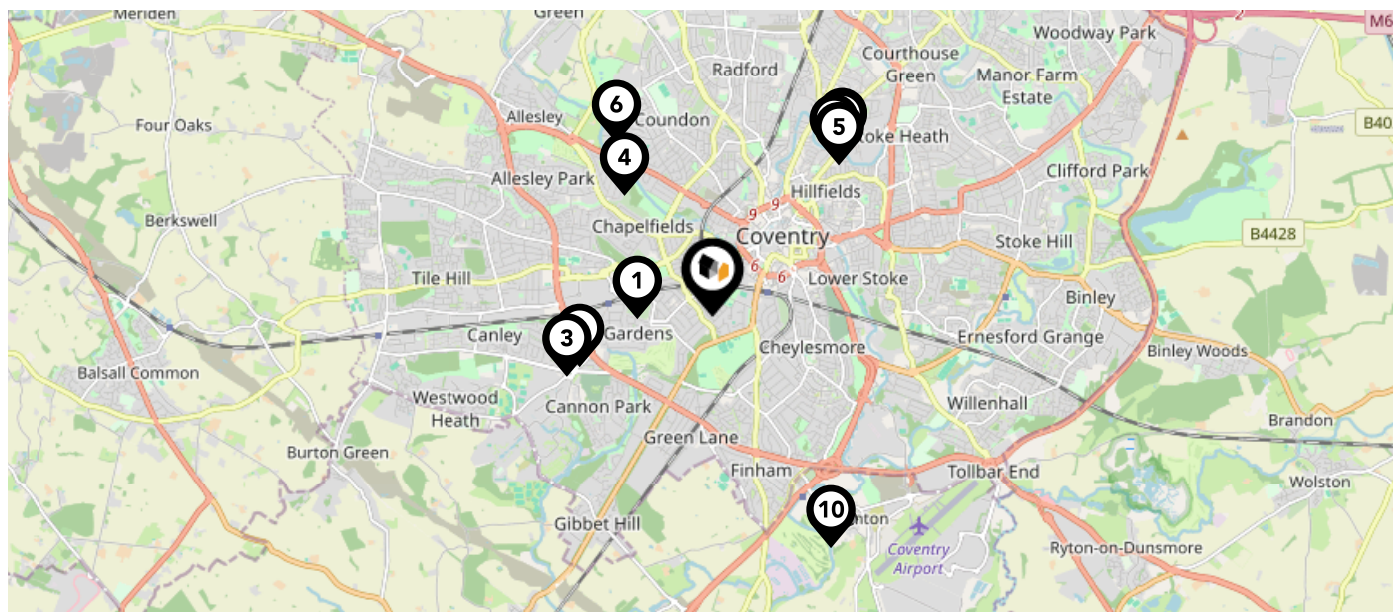
Birmingham Green Belt - Bromsgrove

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

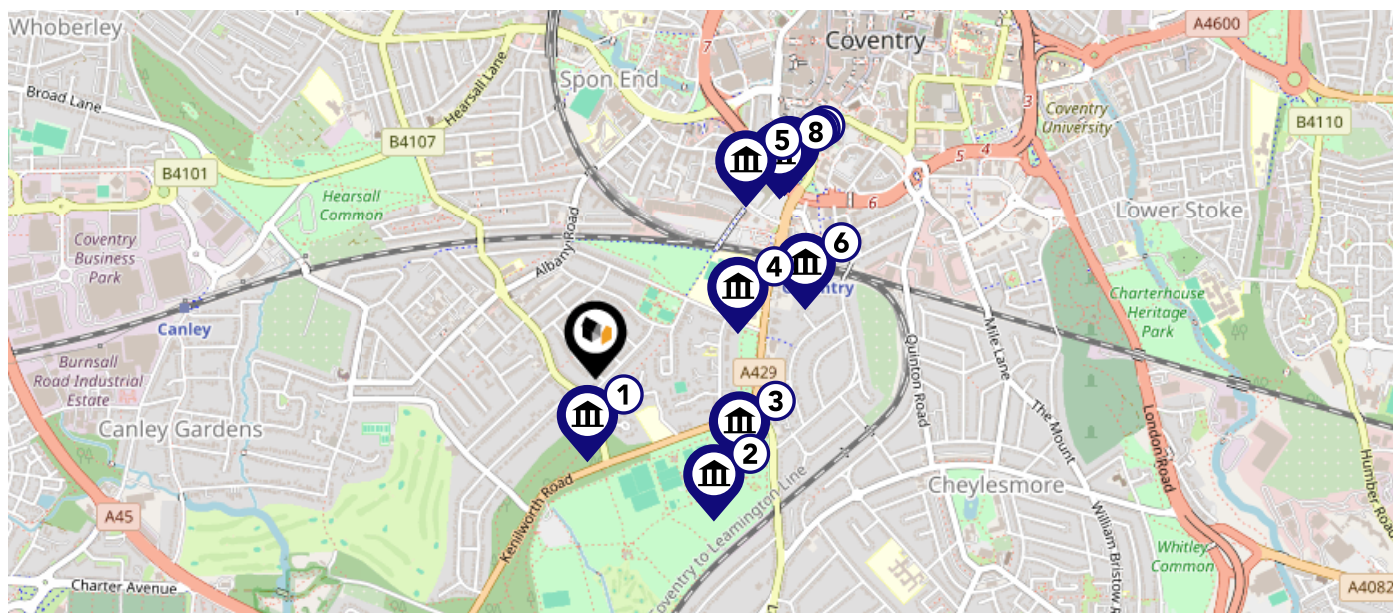
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
6	Coundon Social Club-Coundon, Coventry	Historic Landfill	
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill	
8	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	
9	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
10	Hall Drive-Baginton	Historic Landfill	











Maps

Listed Buildings

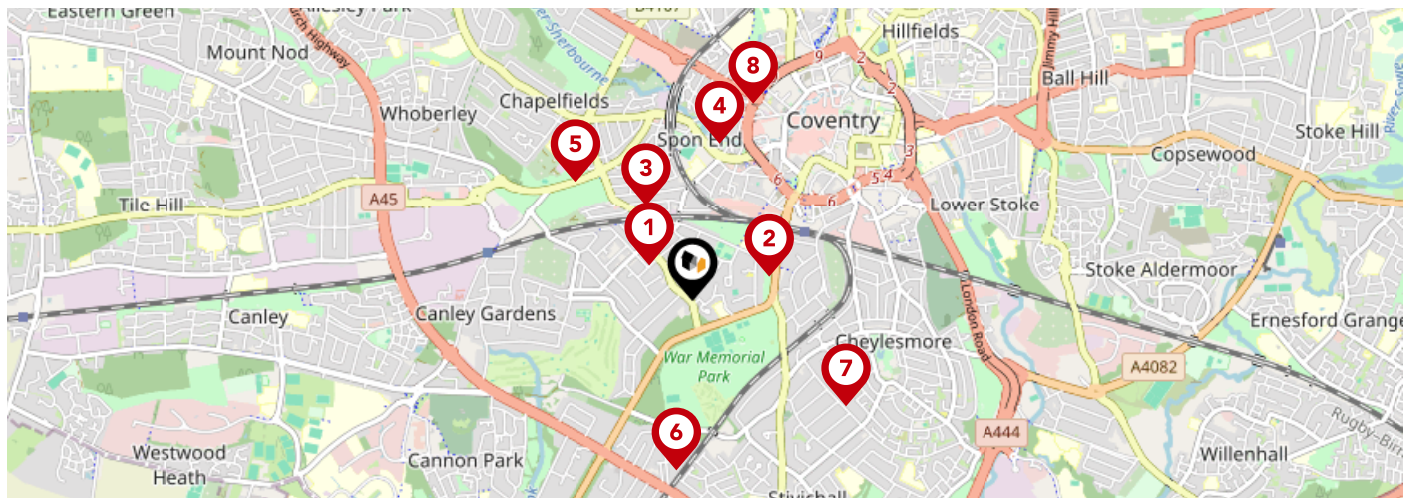


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



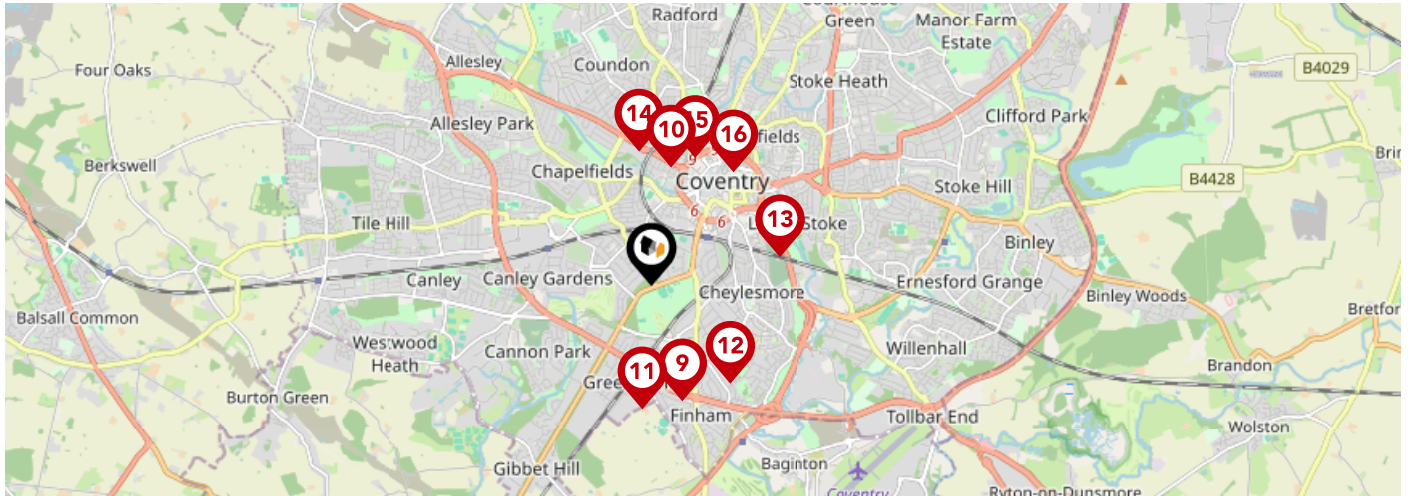
Listed Buildings in the local district	Grade	Distance
 1443610 - Earlsdon Drinking Fountain	Grade II	0.2 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.4 miles
 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.4 miles
 1342934 - Free Grammar School King Henry Viii School	Grade II	0.4 miles
 1335851 - Baptist Chapel	Grade II	0.5 miles
 1242849 - Coventry Station, Including Attached Platform Structures	Grade II	0.5 miles
 1106366 - 23 Warwick Row	Grade II	0.6 miles
 1106339 - 28 Warwick Row	Grade II	0.6 miles
 1106369 - 25 Warwick Row	Grade II	0.6 miles
 1342938 - 27 Warwick Row	Grade II	0.6 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.26	<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:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

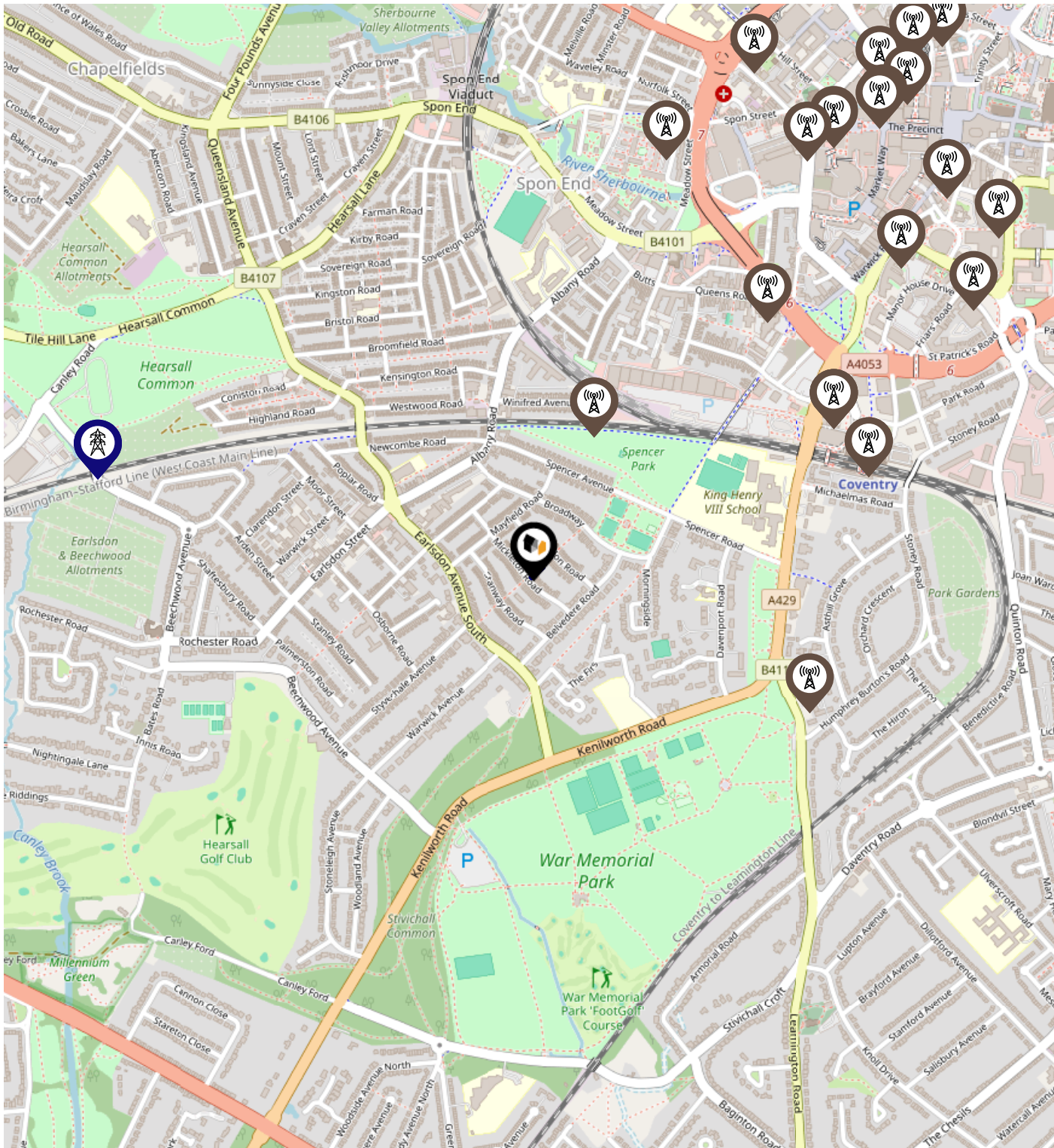
Area Schools





		Nursery	Primary	Secondary	College	Private
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.28	<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

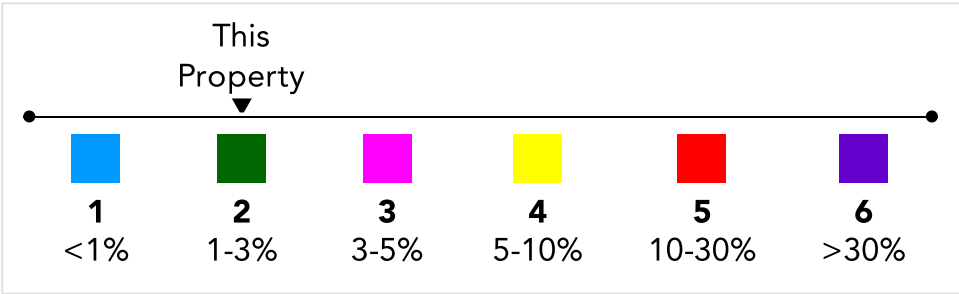
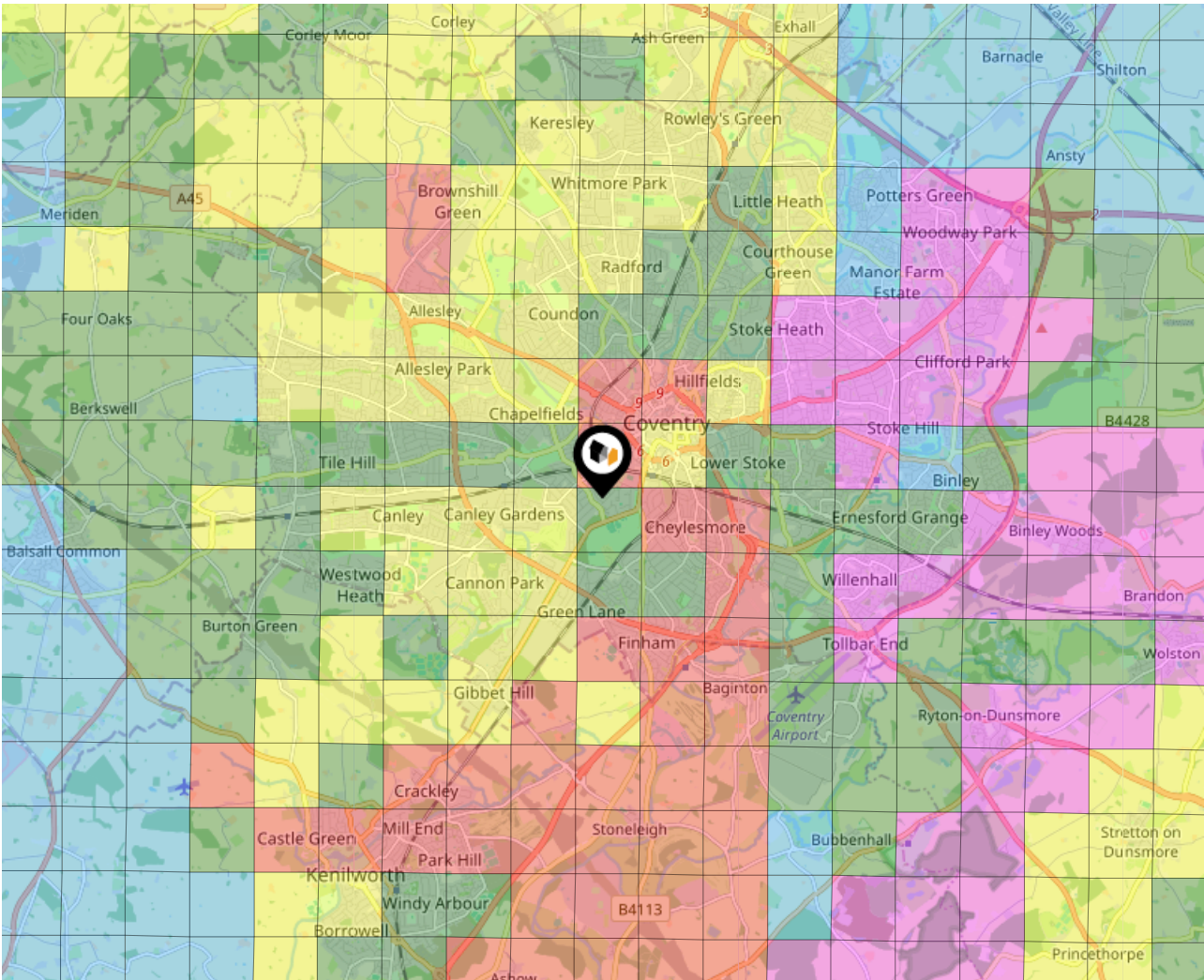
Environment

Radon Gas

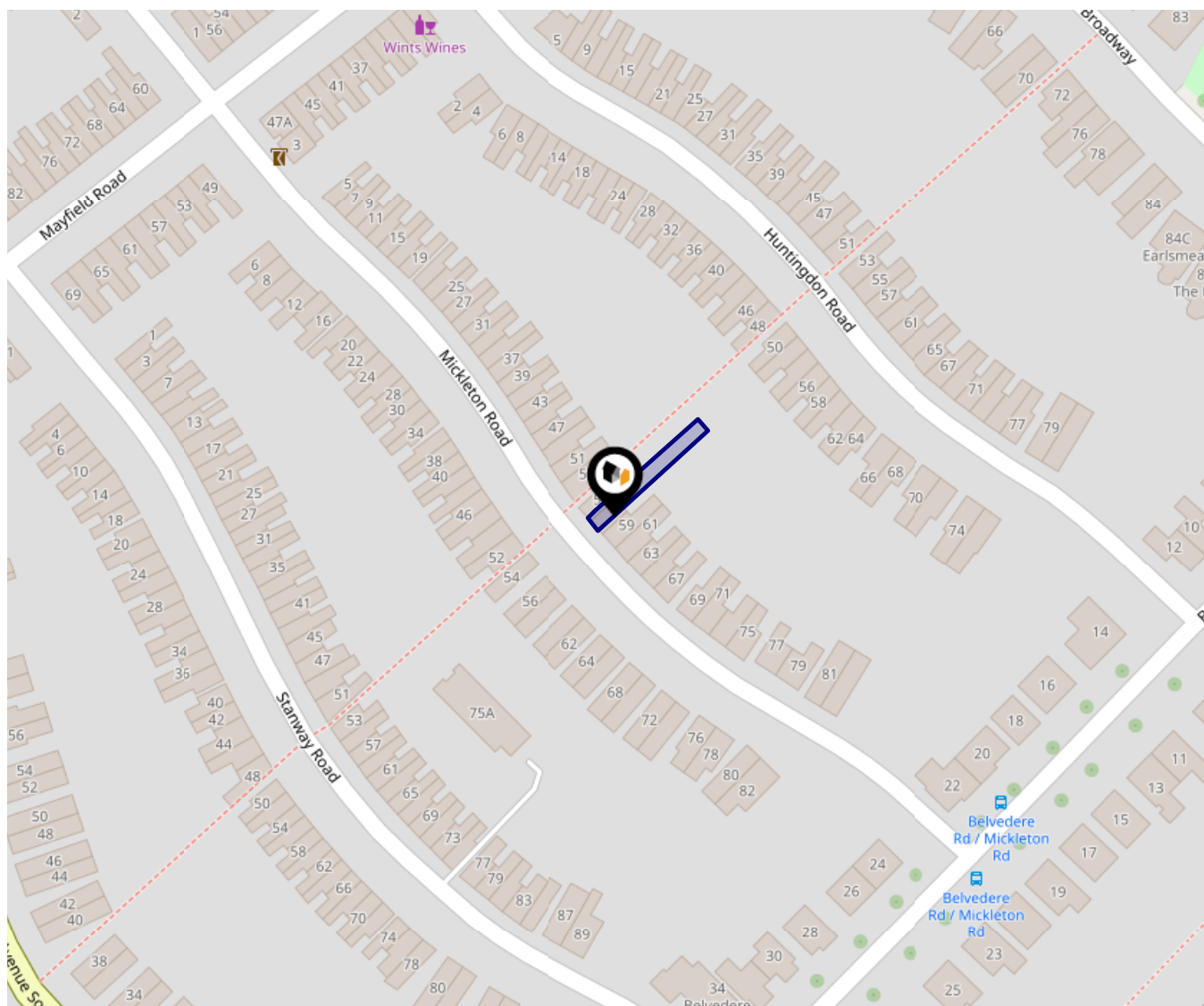


What is Radon?

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



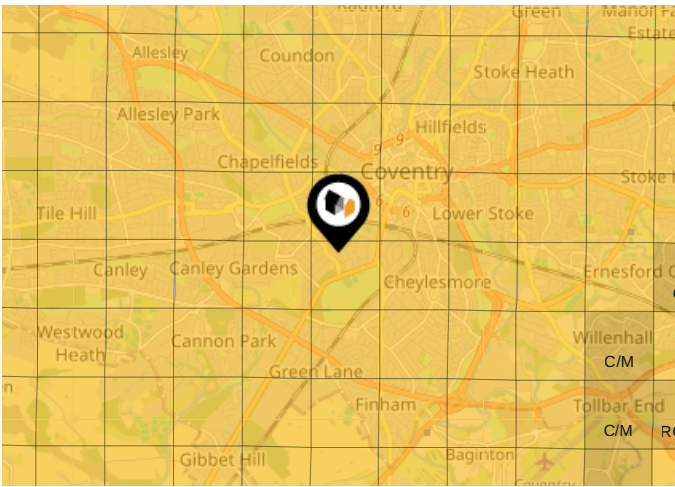
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

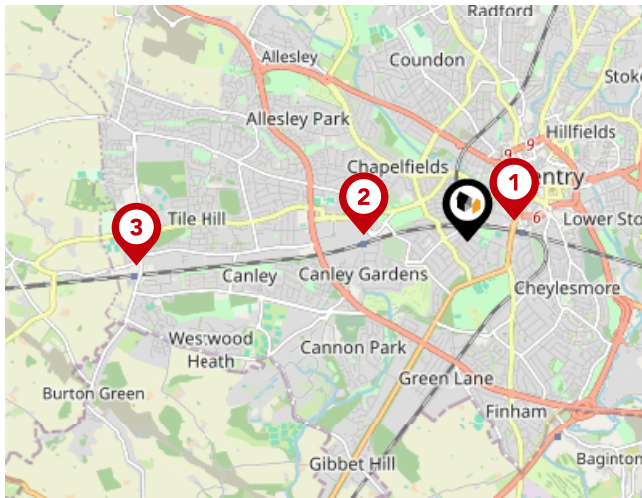


Primary Classifications (Most Common Clay Types)

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

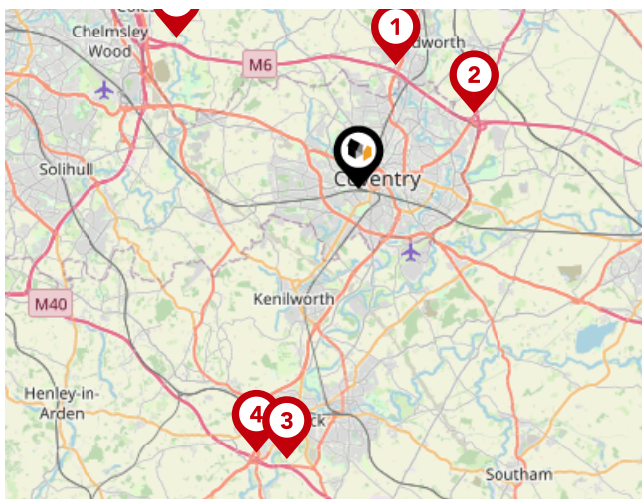
Area

Transport (National)



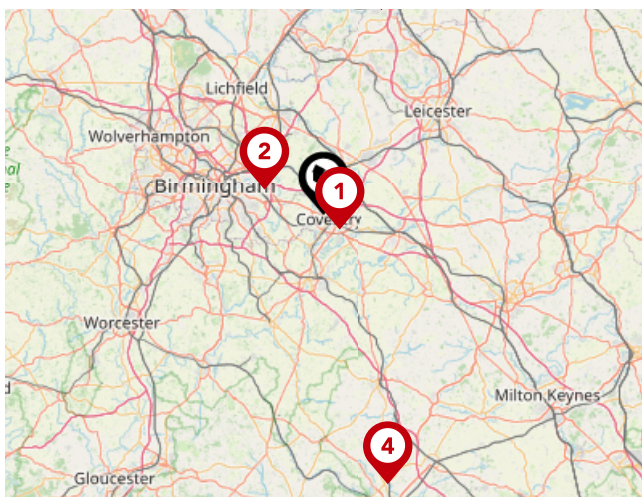
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.46 miles
	Canley Rail Station	0.94 miles
	Tile Hill Rail Station	3 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.67 miles
	M6 J2	4.98 miles
	M40 J14	10.14 miles
	M40 J15	10.26 miles
	M6 J3A	8.58 miles



Airports/Helipads

Pin	Name	Distance
	Baginton	3 miles
	Birmingham Airport	9.47 miles
	East Mids Airport	30.73 miles
	Kidlington	40.23 miles

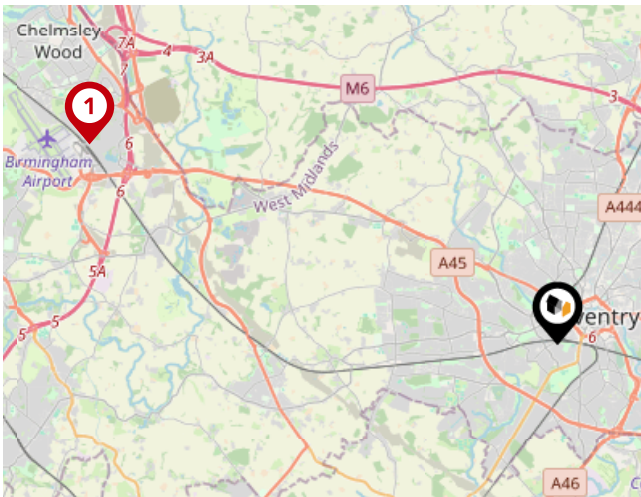
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mickleton Rd	0.08 miles
2	Mickleton Rd	0.08 miles
3	Warwick Avenue	0.13 miles
4	Warwick Avenue	0.12 miles
5	Huntingdon Rd	0.12 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.2 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.

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.



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