



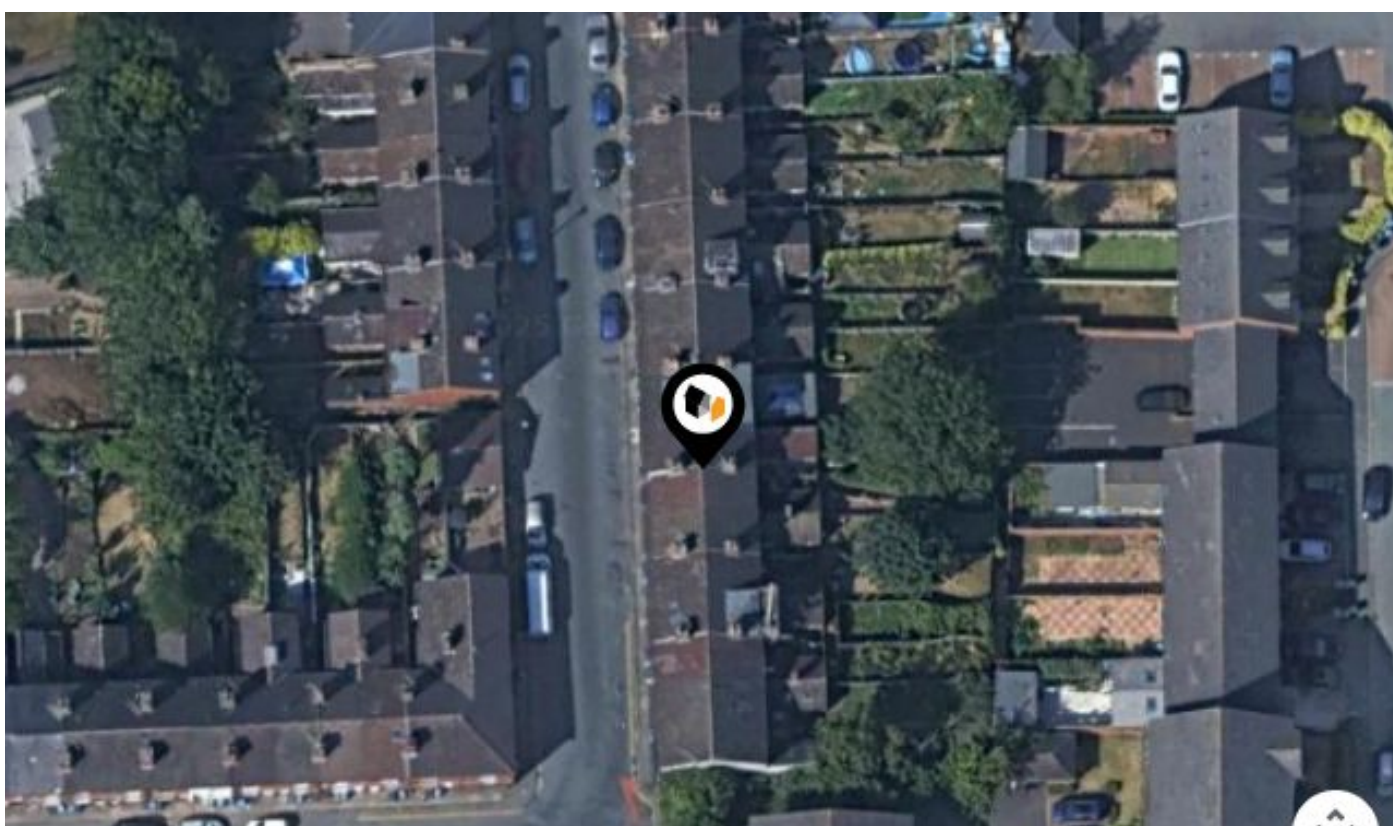
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th June 2025



NICHOLLS STREET, COVENTRY, CV2

OIRO : £160,000

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.....

A two double bedroom terraced home
Two equally sized reception rooms
Modern kitchen & ground floor bathroom
Patio door to rear from sitting room
Gas centrally heated & double glazed
Rear gardens & private patio area
Close to Coventry University & City Centre
EPC Rating D, Total 686 Sq.Ft or Total 64 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



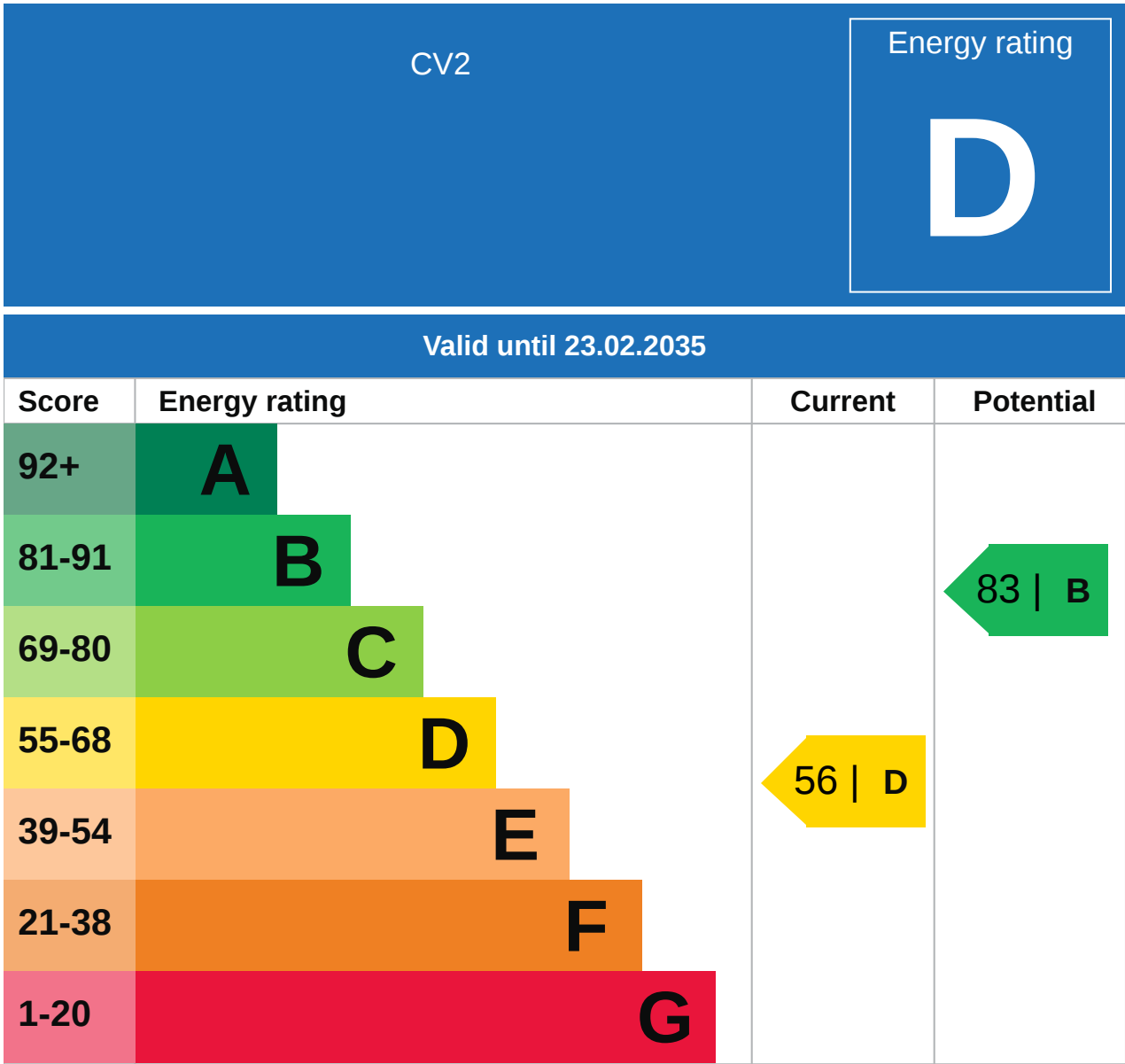
Property

Type:	Terraced	OIRO:	£160,000
Bedrooms:	2		
Floor Area:	688 ft ² / 64 m ²		
Council Tax :	Band A		
Annual Estimate:	£1,609		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	13	70	1000
• 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



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 86% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	63 m ²

Market Sold in Street



14, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	21/06/2024	31/03/2006	09/12/2003	15/02/1995
Last Sold Price:	£140,000	£80,000	£59,950	£18,500

20, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	14/06/2024	13/08/2021	16/10/2001	14/02/1996
Last Sold Price:	£155,000	£125,000	£36,500	£15,500

9, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	29/10/2021	06/08/1999
Last Sold Price:	£134,000	£24,000

3, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	03/10/2017	27/04/2007	18/02/2005
Last Sold Price:	£126,500	£85,000	£71,250

24, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	12/05/2017
Last Sold Price:	£130,000

18, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	13/02/2017	08/12/2009
Last Sold Price:	£130,000	£80,000

17, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	14/05/2010
Last Sold Price:	£73,000

23, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	23/04/2007	15/05/2003	09/09/2002
Last Sold Price:	£130,000	£100,000	£51,500

30, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	11/04/2006	28/02/2003	12/02/1997	23/09/1996
Last Sold Price:	£88,975	£42,000	£29,750	£16,000

19, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	09/11/2005
Last Sold Price:	£90,000

8, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	14/04/2003	03/05/2002
Last Sold Price:	£52,500	£42,000

11, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	20/09/2002
Last Sold Price:	£44,950

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

Market Sold in Street



48, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	10/08/1999
Last Sold Price:	£23,000

1, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	25/04/1997
Last Sold Price:	£40,000

38, Nicholls Street, Coventry, CV2 4GY

Last Sold Date:	10/03/1997	22/03/1996
Last Sold Price:	£20,000	£18,500

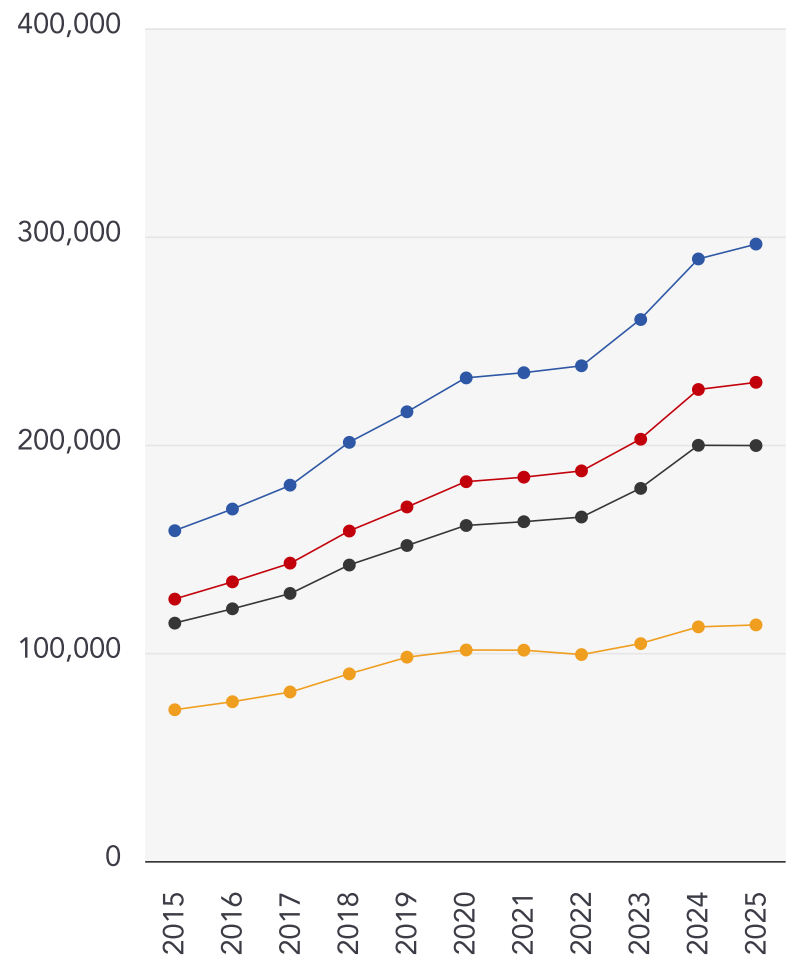
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV2



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

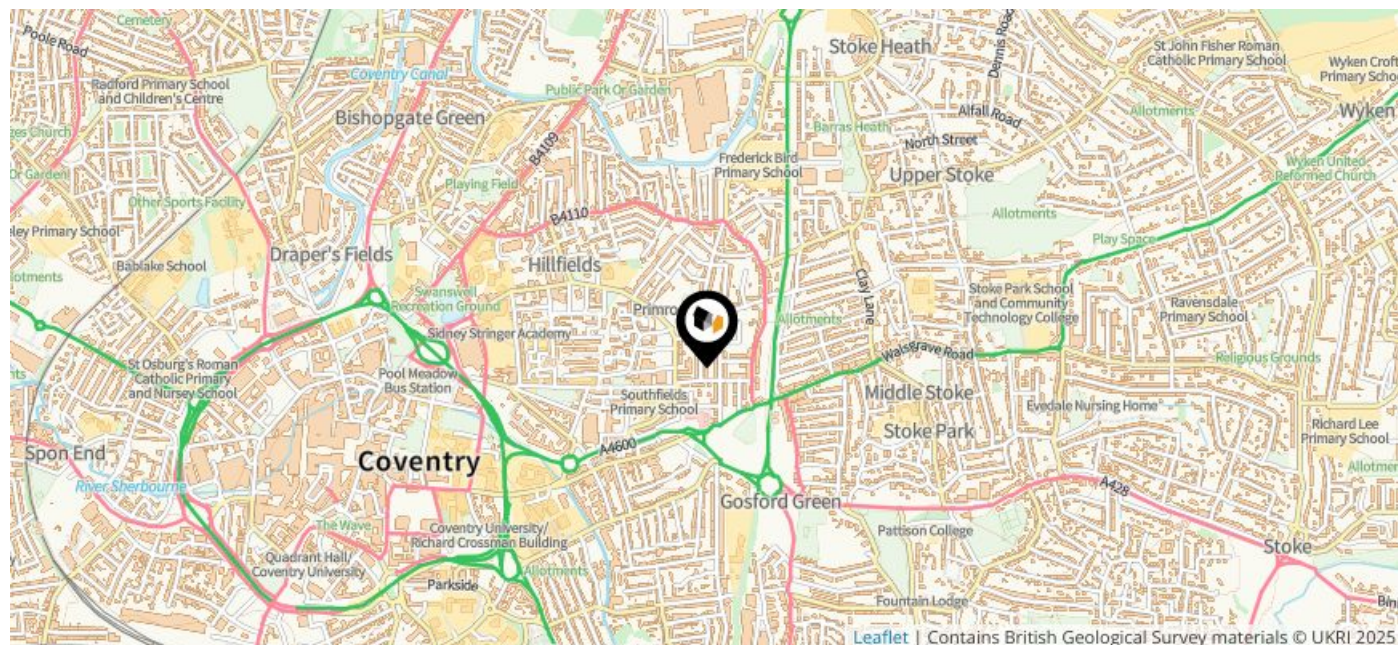
+56.09%

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.

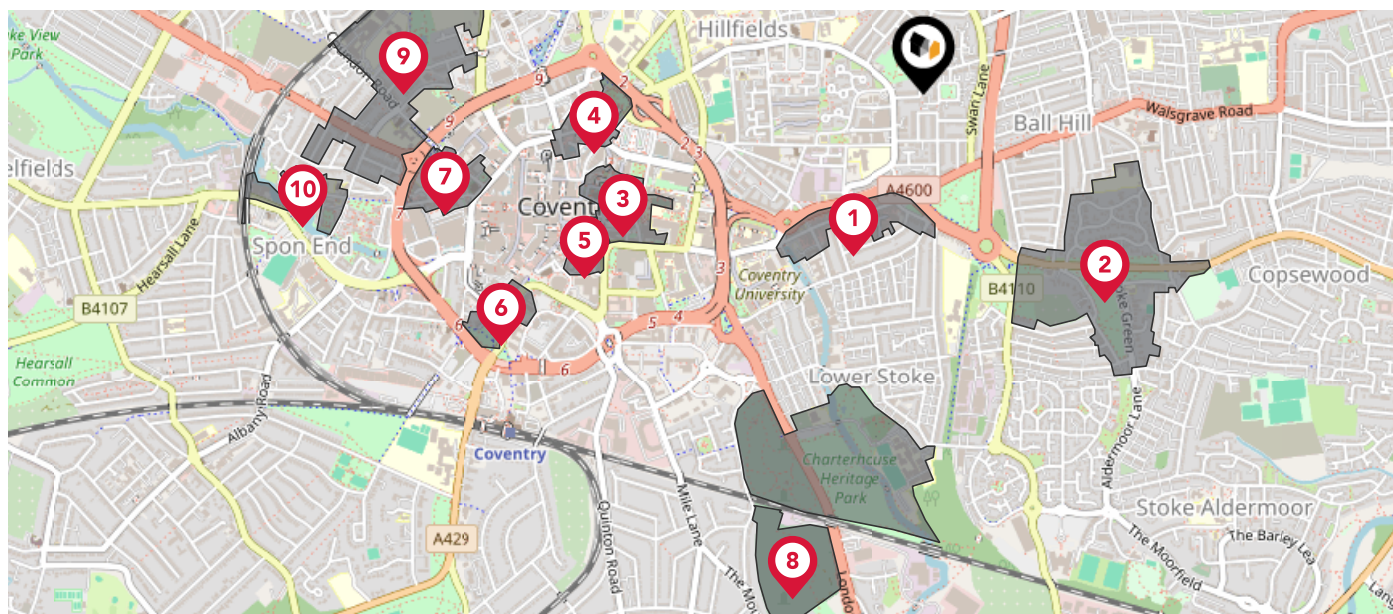
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

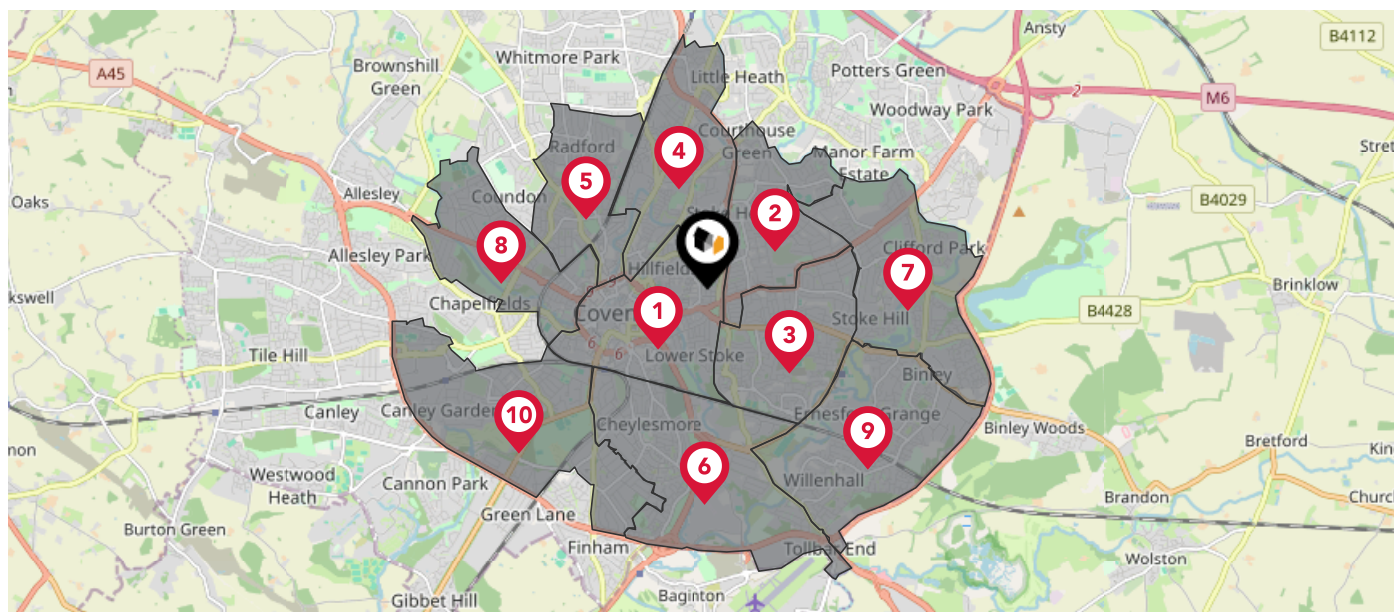
- | | |
|----|------------------------|
| 1 | Far Gosford Street |
| 2 | Stoke Green |
| 3 | Hill Top and Cathedral |
| 4 | Lady Herbert's Garden |
| 5 | High Street |
| 6 | Greyfriars Green |
| 7 | Spon Street |
| 8 | London Road |
| 9 | Naul's Mill |
| 10 | Spon End |

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



St. Michael's Ward



Upper Stoke Ward



Lower Stoke Ward



Foleshill Ward



Radford Ward



Cheylesmore Ward



Wyken Ward



Sherbourne Ward



Binley and Willenhall Ward



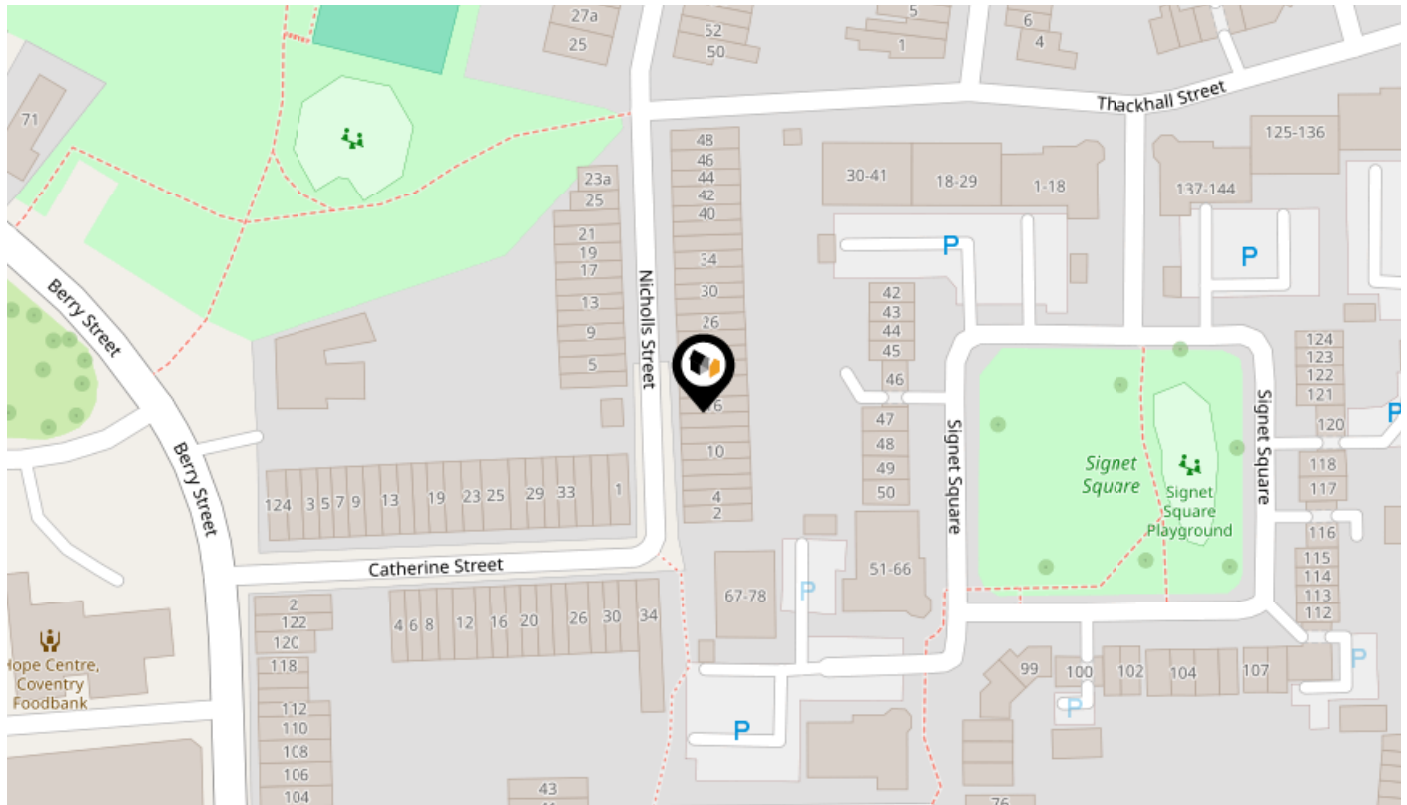
Earlsdon Ward

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.

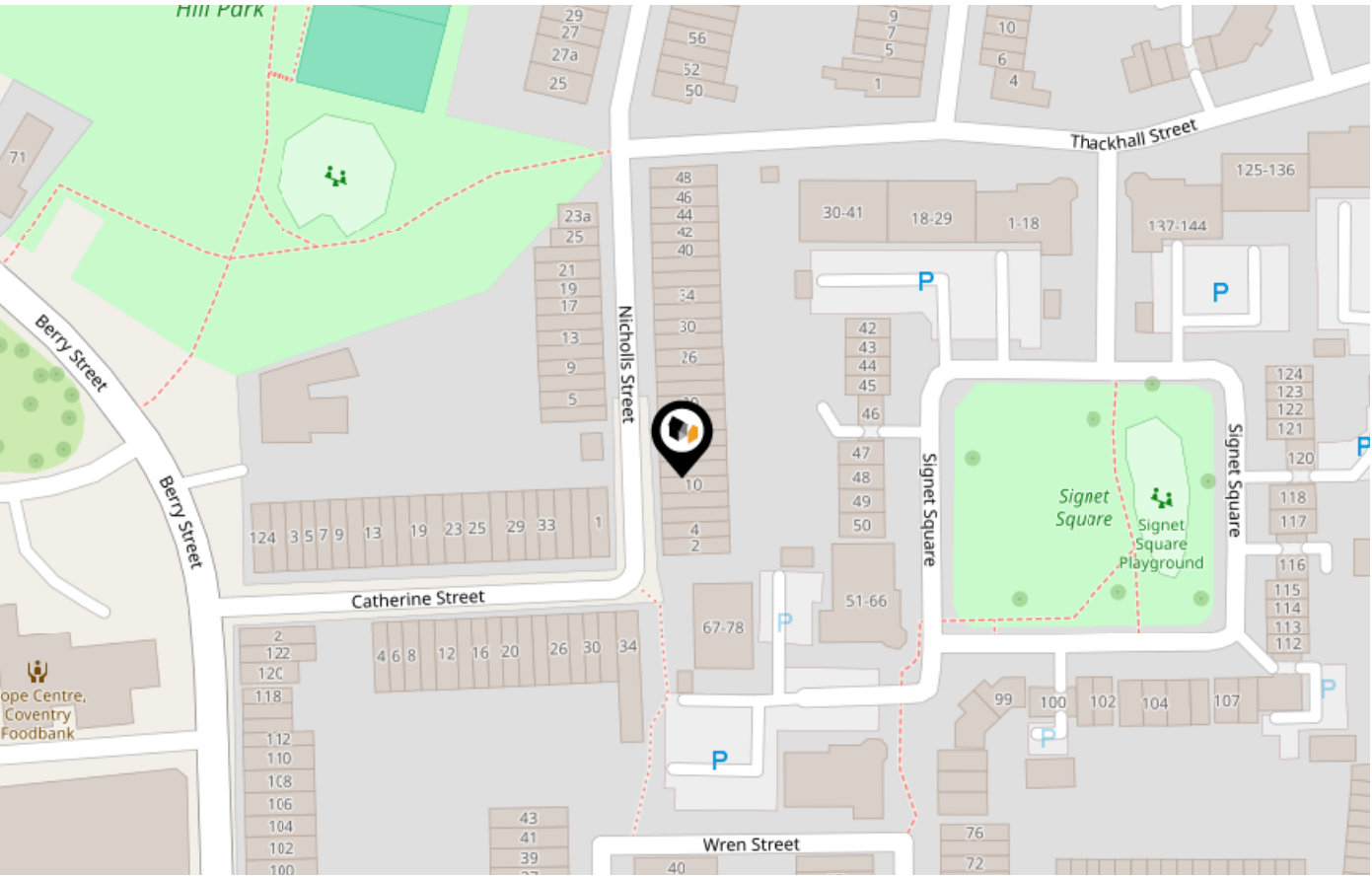
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

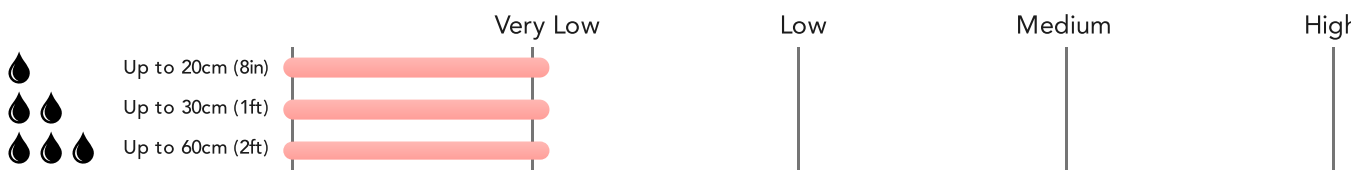


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

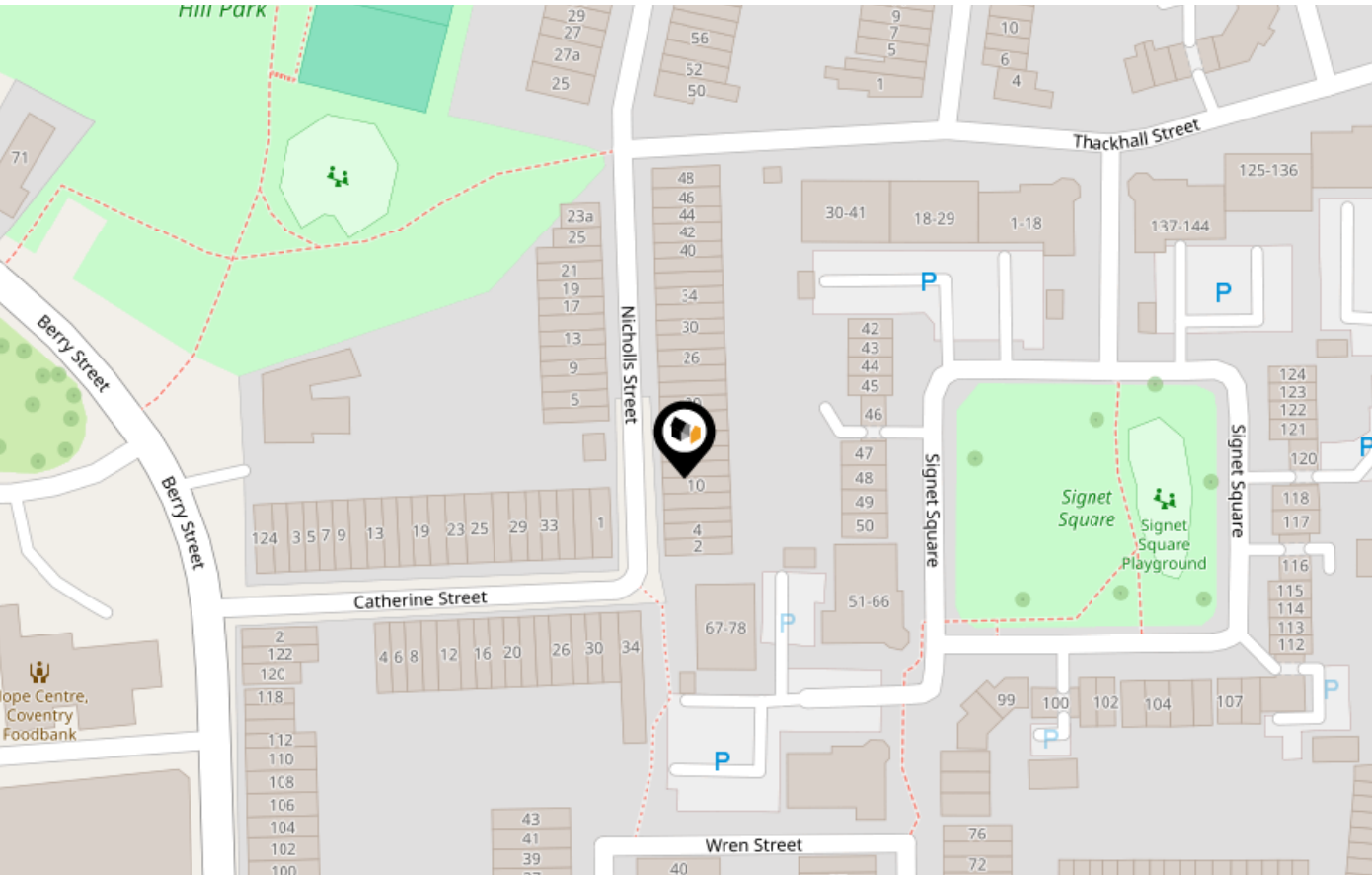
Chance of flooding to the following depths at this property:



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.

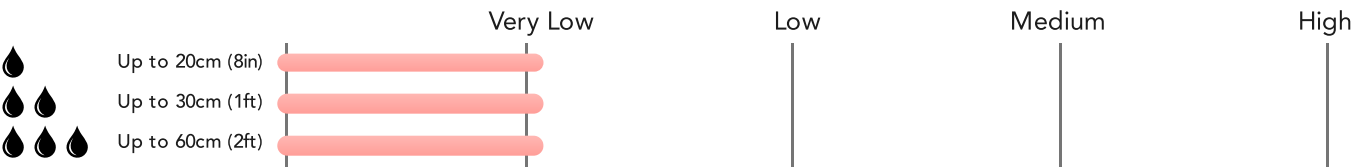


Risk Rating: Very low

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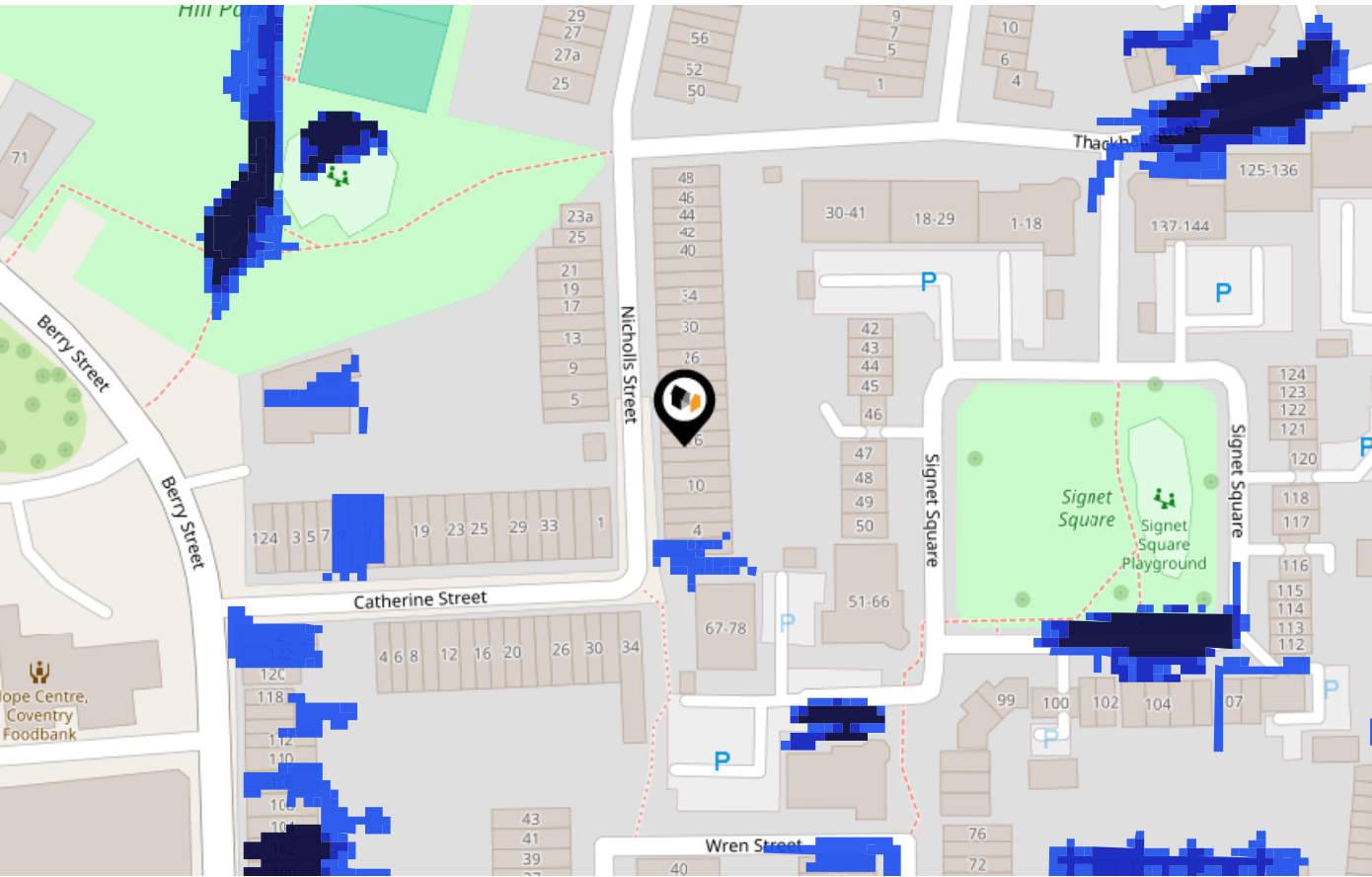
Chance of flooding to the following depths at this property:



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.

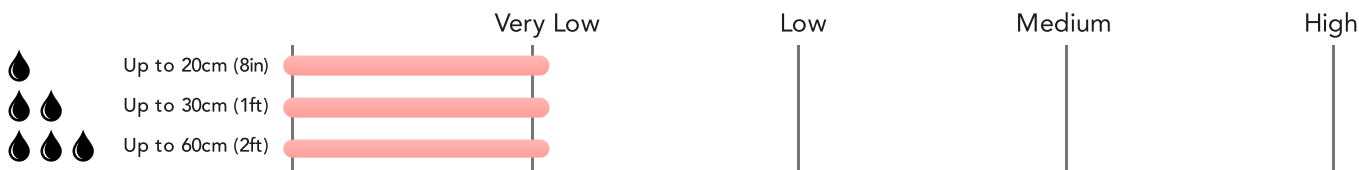


Risk Rating: Very low

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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.
- 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.

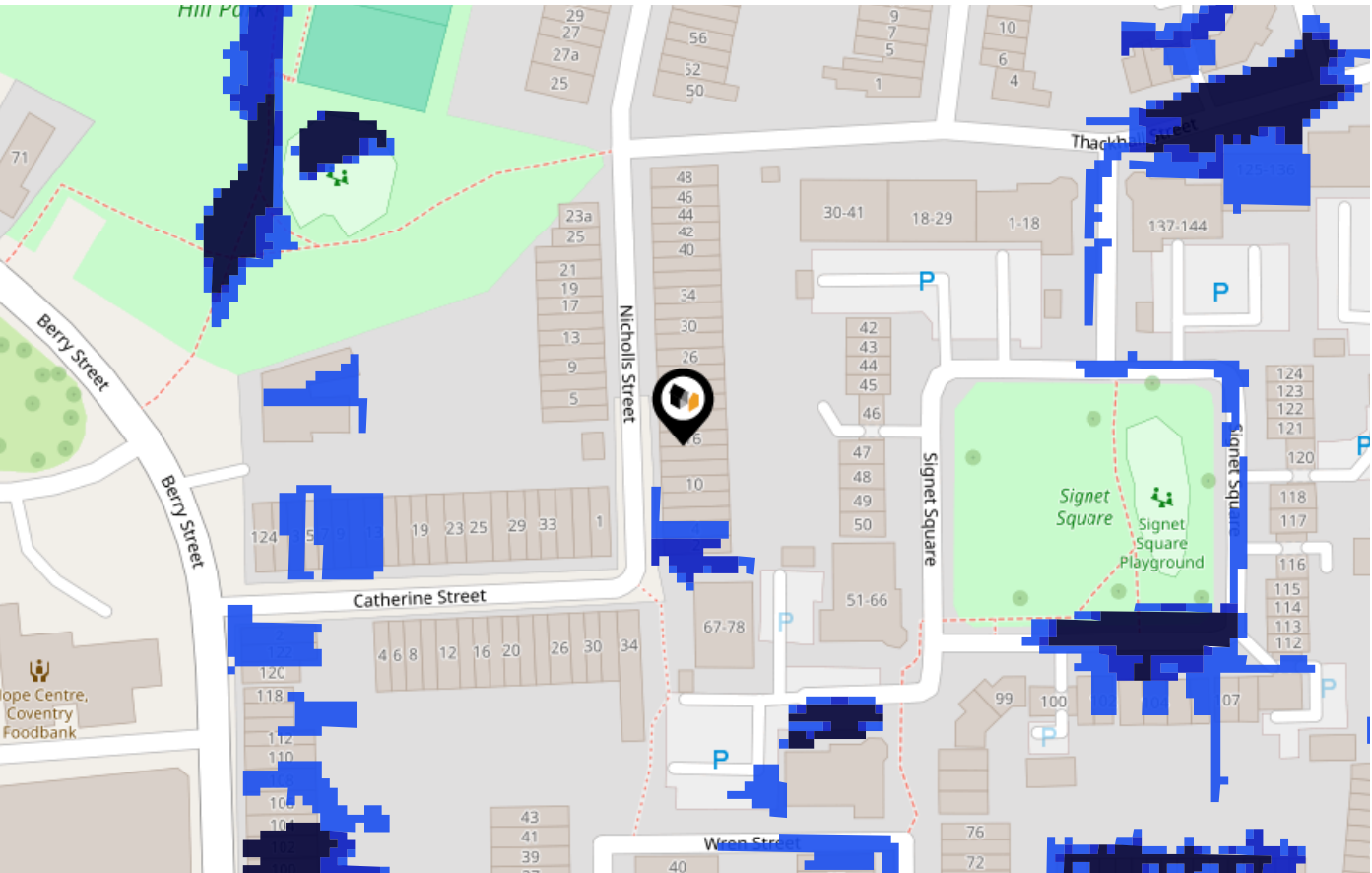
Chance of flooding to the following depths at this property:



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.

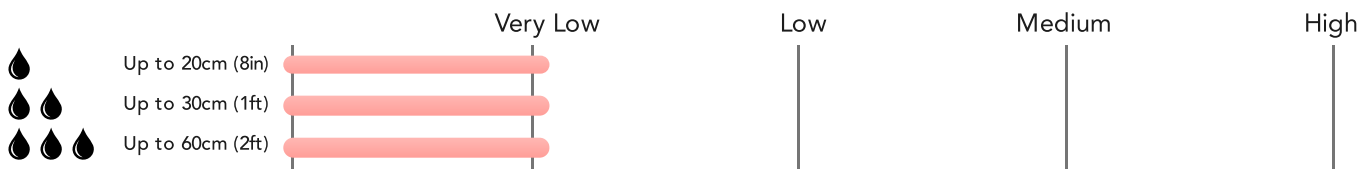


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Chance of flooding to the following depths at this property:

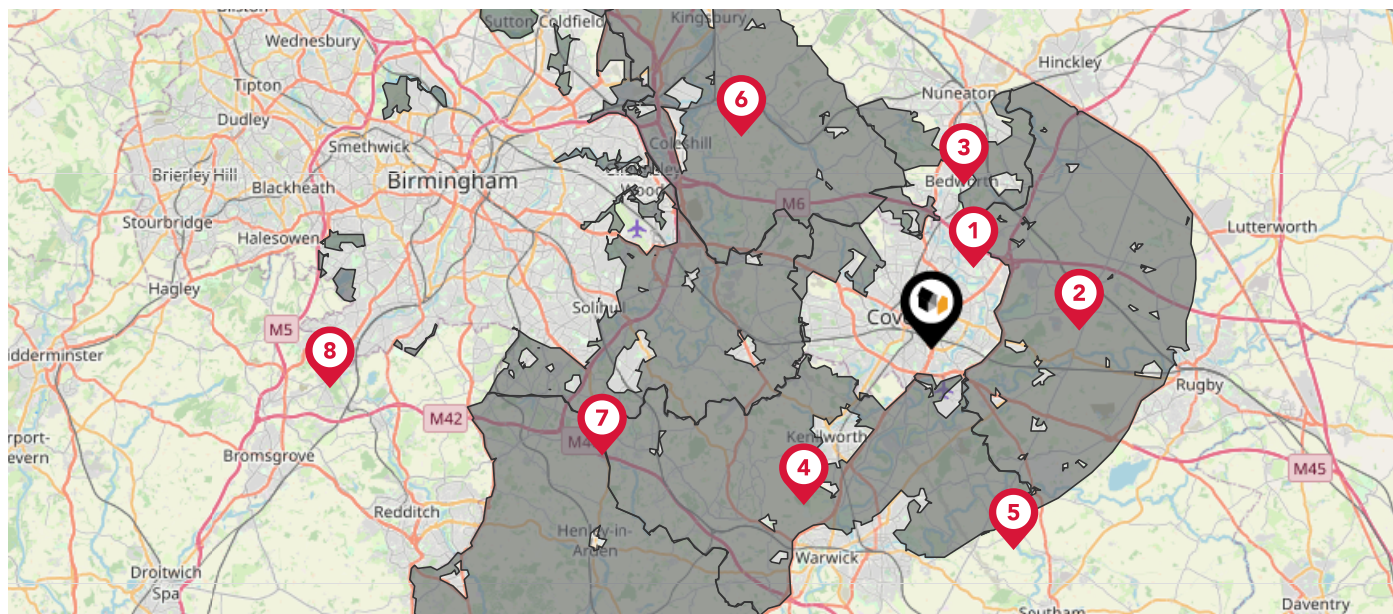


Maps









Green Belt



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



Nearby Green Belt Land

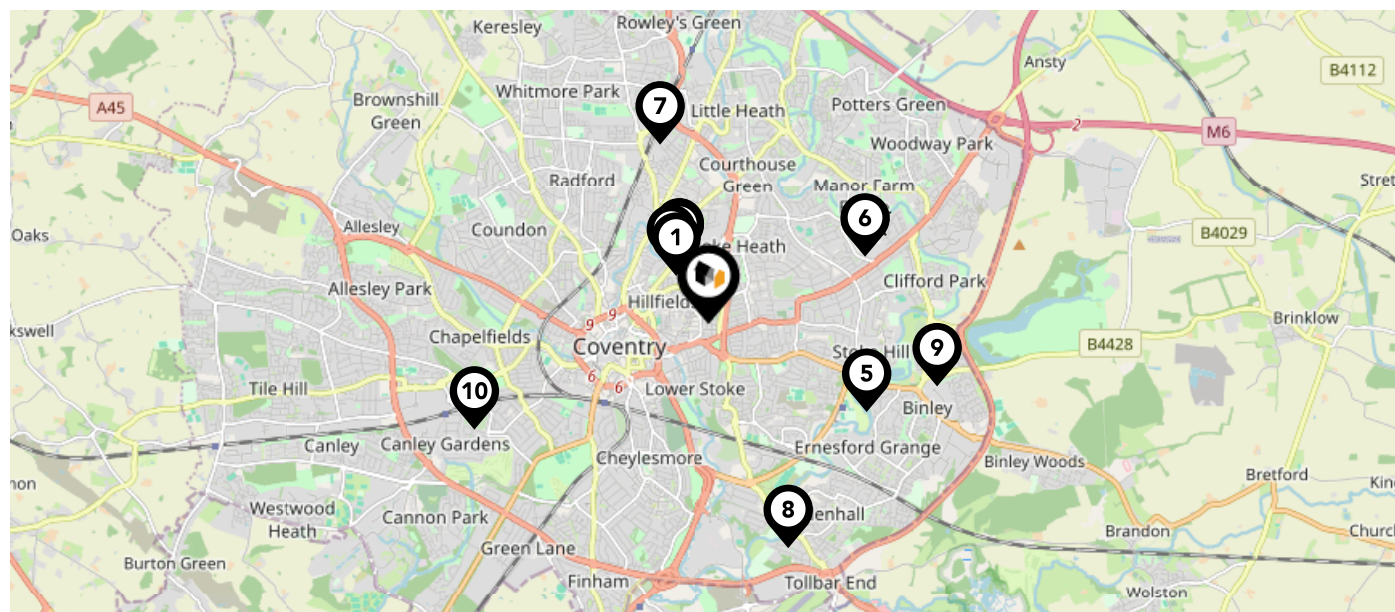
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt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

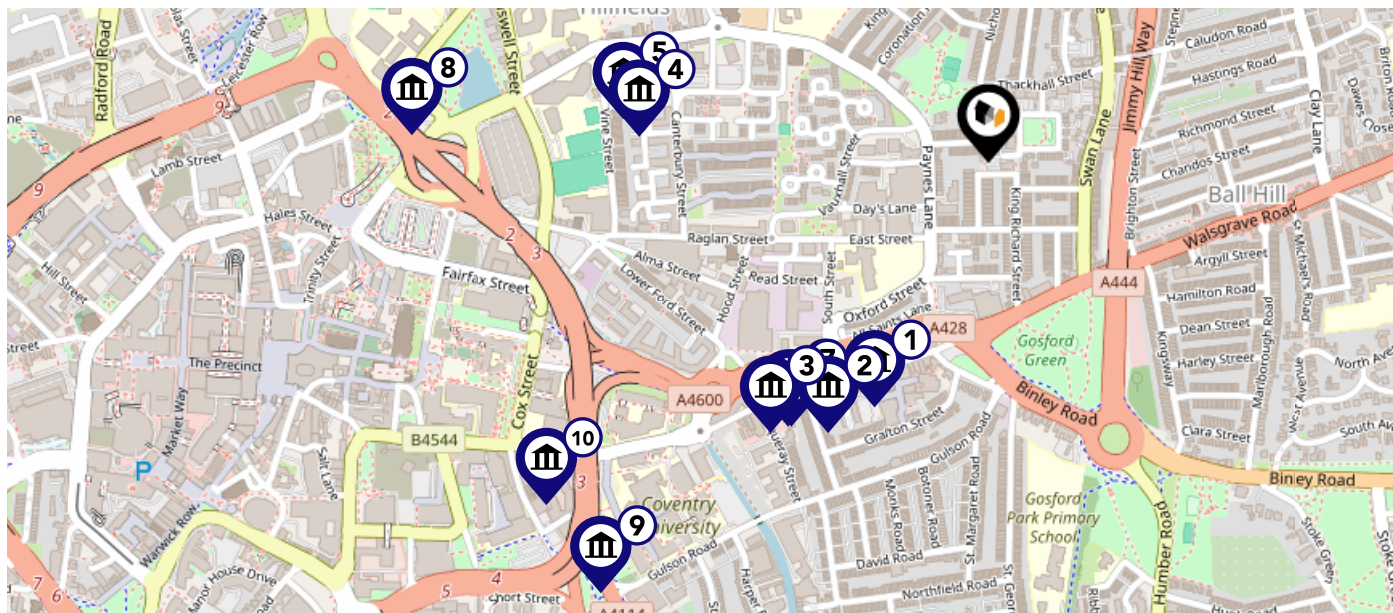
1	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
2	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
3	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
4	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
5	Binley Road A-Binley, Coventry	Historic Landfill
6	Wyken Croft-Wyken, Coventry	Historic Landfill
7	Railway Sidings-Three Spines Bridge	Historic Landfill
8	London Road B-Willenhall, Coventry	Historic Landfill
9	Coombe Estate-Binley, Coventry	Historic Landfill
10	Hearsall Common-Whoberley, Coventry	Historic Landfill

Maps

Listed Buildings

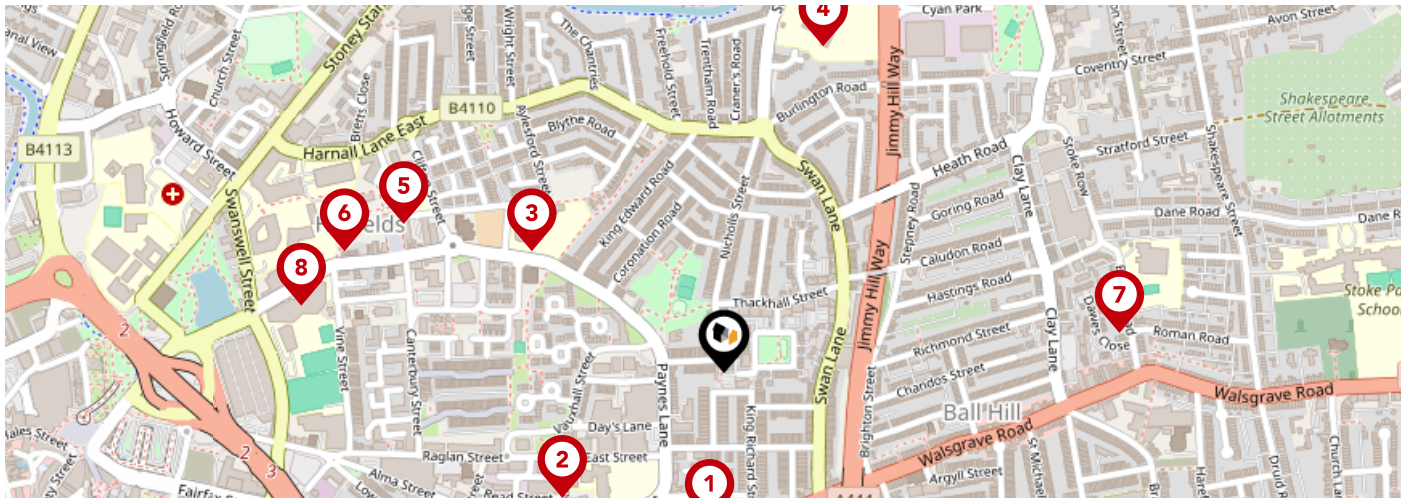


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



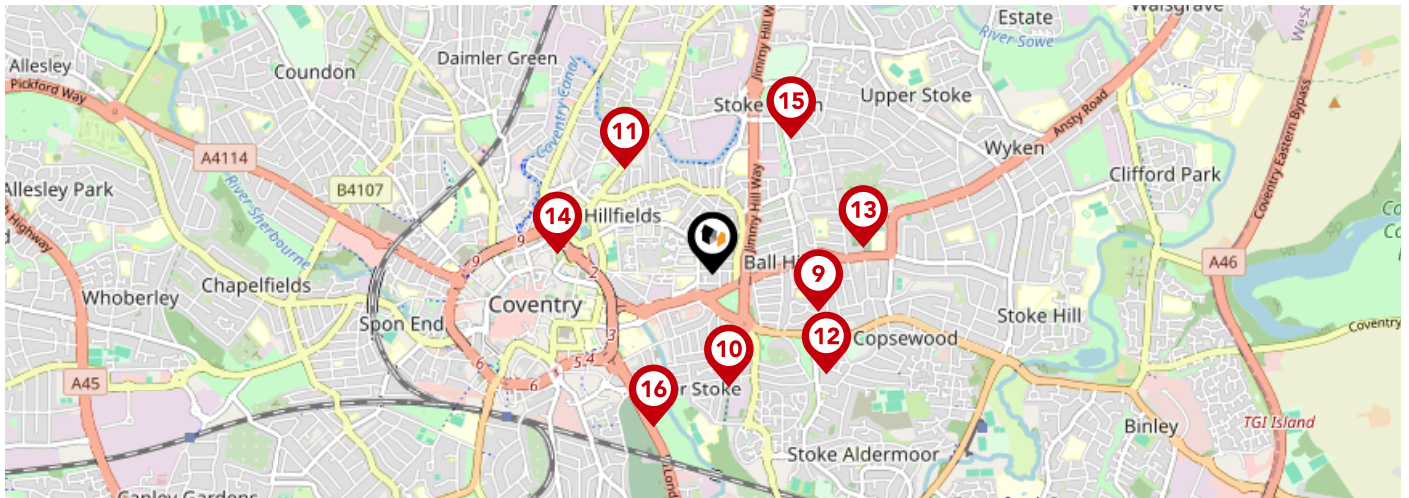
Listed Buildings in the local district		Grade	Distance
	1226785 - 67-72 Far Gosford Street	Grade II	0.3 miles
	1320353 - 122-124, Far Gosford Street	Grade II	0.3 miles
	1342928 - 32 And 33 Far Gosford Street	Grade II	0.4 miles
	1076637 - Church Of St Peter	Grade II	0.4 miles
	1076638 - 1-3 Charles Street	Grade II	0.4 miles
	1115599 - 38 Far Gosford Street	Grade II	0.4 miles
	1076644 - 39 And 40 Far Gosford Street	Grade II	0.4 miles
	1104904 - Church Of St Mark And Boundary Walls To Stoney Stanton Lane And Bird Street	Grade II	0.6 miles
	1076648 - Whitefriars Museum	Grade I	0.6 miles
	1342890 - 114 And 115 Gosford Street	Grade II	0.6 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Summit School Ofsted Rating: Good Pupils: 21 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary and St Benedict Catholic Primary School Ofsted Rating: Good Pupils: 345 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Frederick Bird Academy Ofsted Rating: Requires improvement Pupils: 809 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hillfields Nursery School Ofsted Rating: Outstanding Pupils: 160 Distance:0.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sidney Stringer Primary Academy Ofsted Rating: Outstanding Pupils: 425 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stoke Primary School Ofsted Rating: Requires improvement Pupils: 451 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

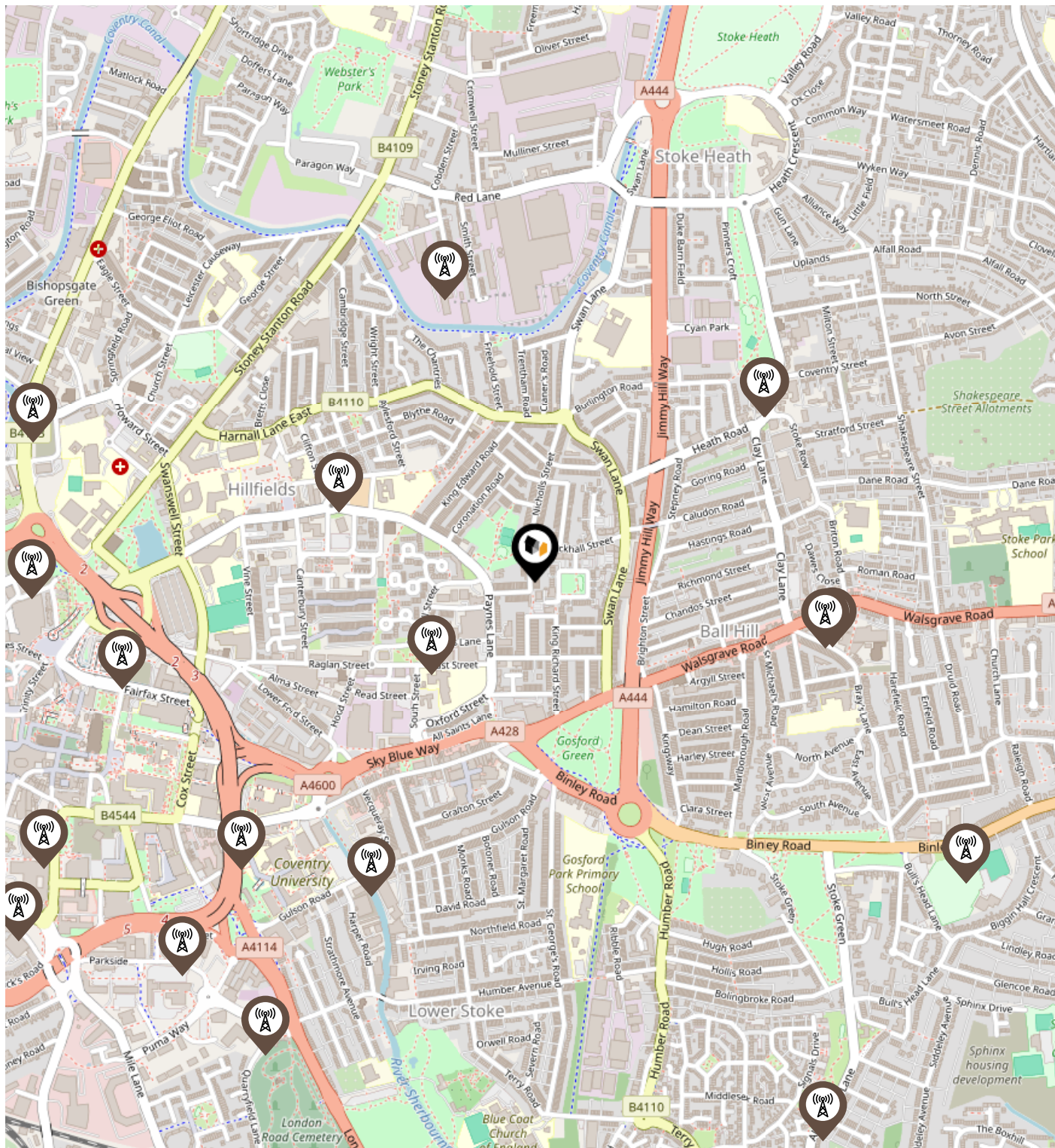
Area Schools



		Nursery	Primary	Secondary	College	Private
	Sacred Heart Catholic Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:0.51	<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:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Gulson Primary School Ofsted Rating: Requires improvement Pupils: 460 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pattison College Ofsted Rating: Not Rated Pupils: 162 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Park School Ofsted Rating: Good Pupils: 1071 Distance:0.69	<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:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Heath Primary School Ofsted Rating: Good Pupils: 506 Distance:0.71	<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:0.74	<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

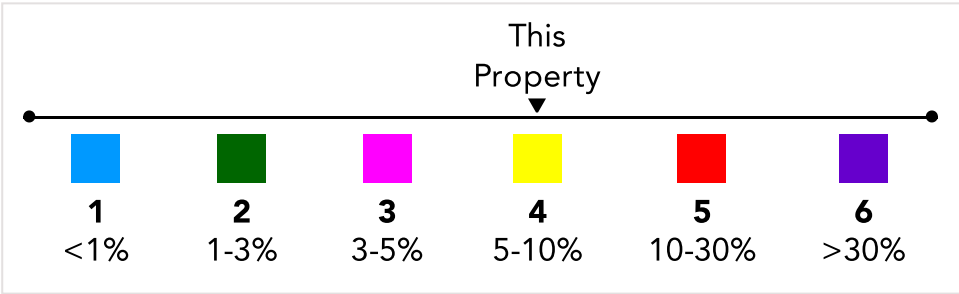
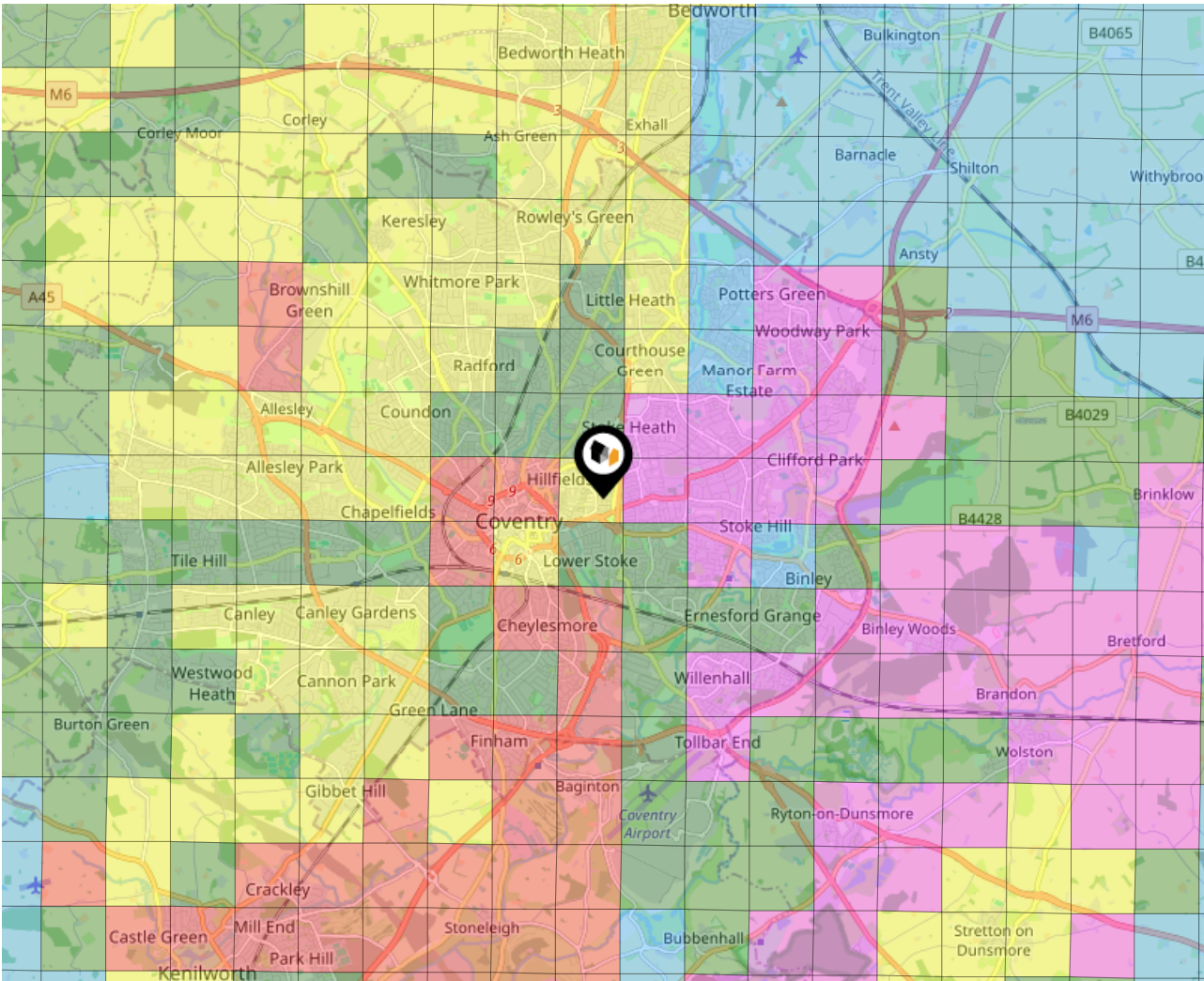
Environment

Radon Gas

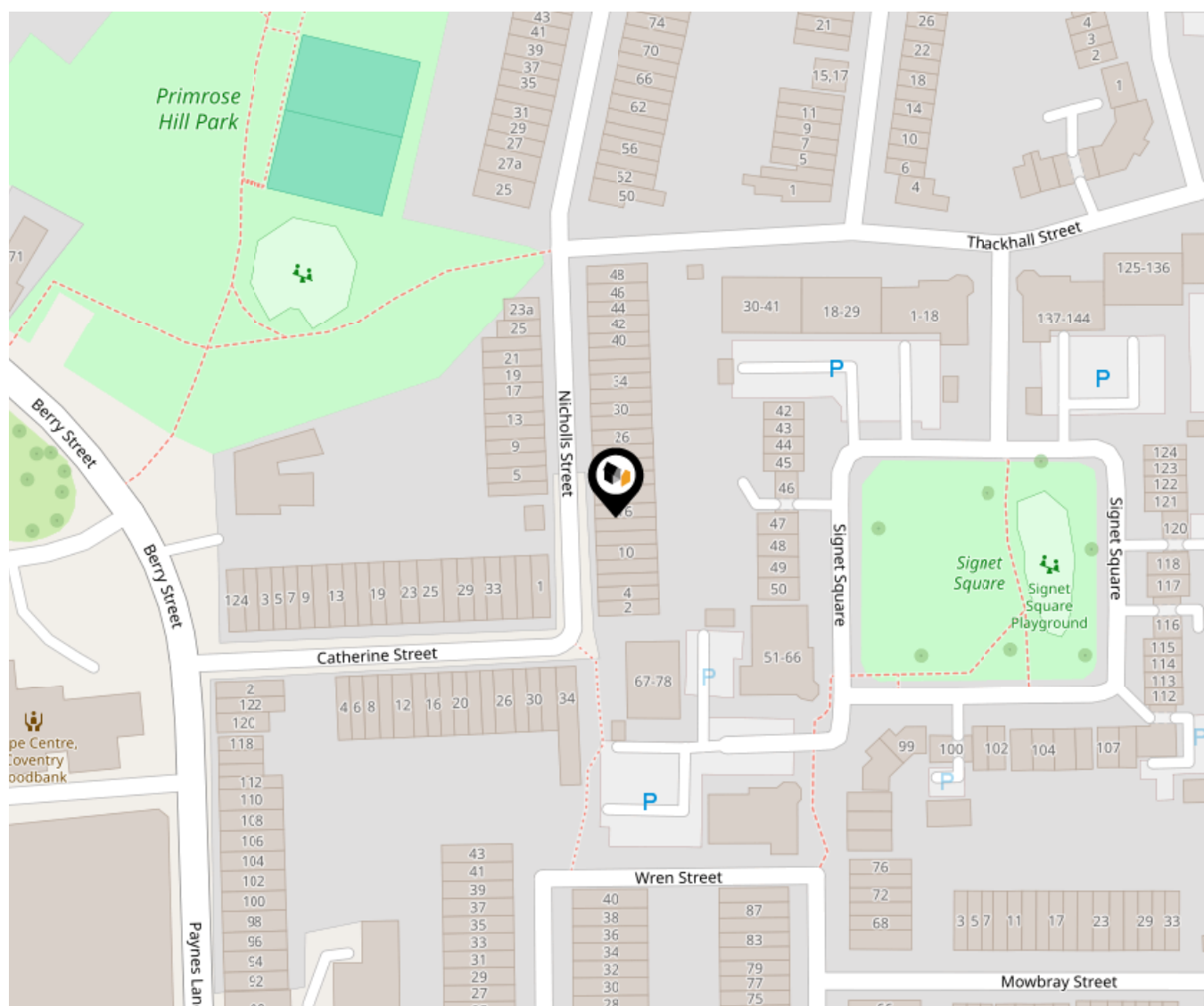


What is Radon?

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



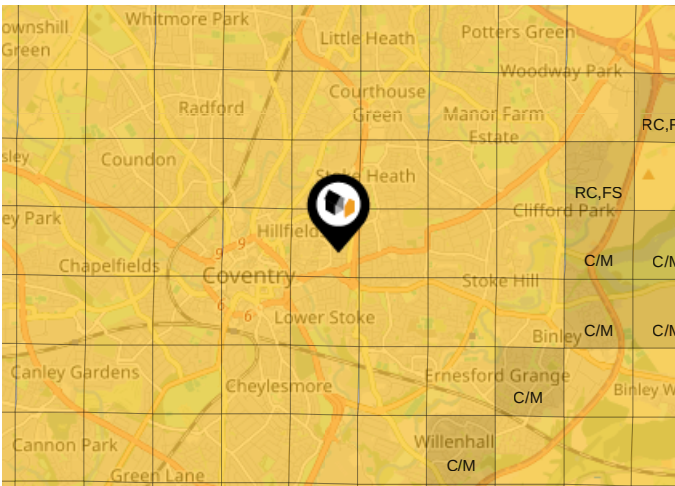
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

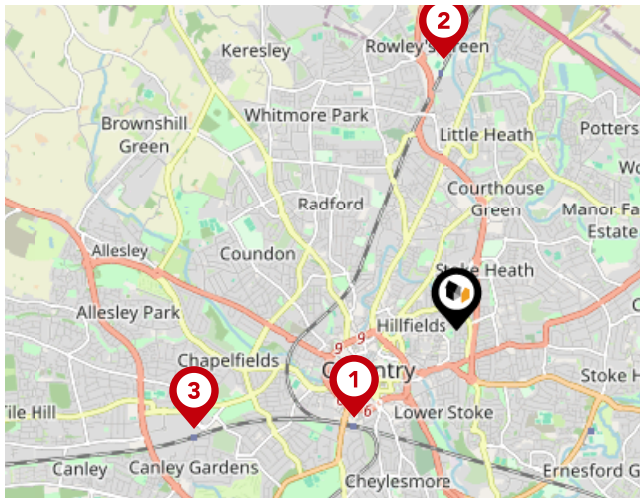


Primary Classifications (Most Common Clay Types)

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

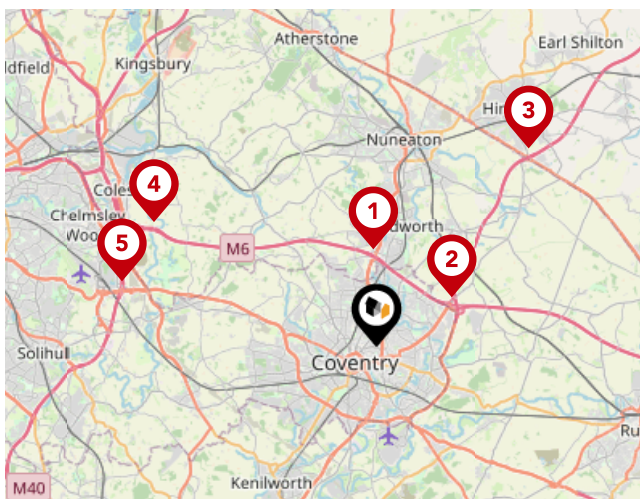
Area

Transport (National)



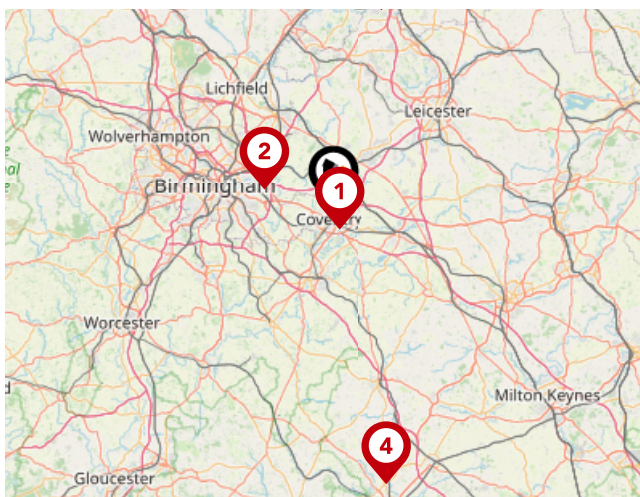
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.21 miles
2	Coventry Arena Rail Station	2.47 miles
3	Canley Rail Station	2.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.53 miles
2	M6 J2	3.26 miles
3	M69 J1	9.01 miles
4	M6 J3A	9.24 miles
5	M42 J6	9.49 miles

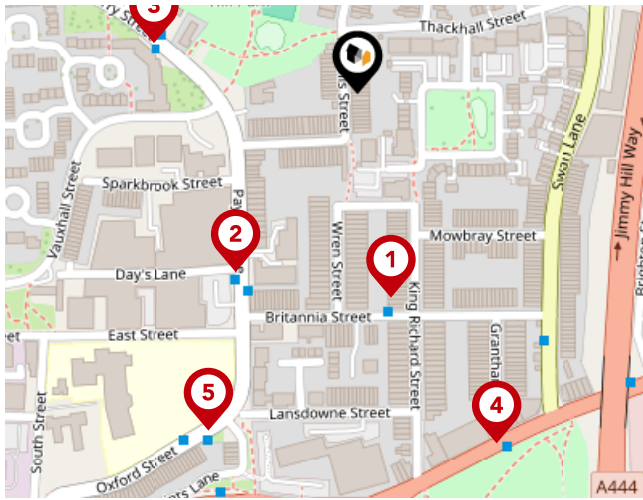


Airports/Helipads






Pin	Name	Distance
1	Baginton	3.14 miles
2	Birmingham Airport	10.51 miles
3	East Mids Airport	29.46 miles
4	Kidlington	40.78 miles

Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	King Richard Street	0.12 miles
	Days Lane	0.12 miles
	Vernon Court	0.12 miles
	Jimmy Hill Way	0.21 miles
	All Saints Lane	0.21 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	10.25 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

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

Walmsley's The Way to Move

Data Quality

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



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