



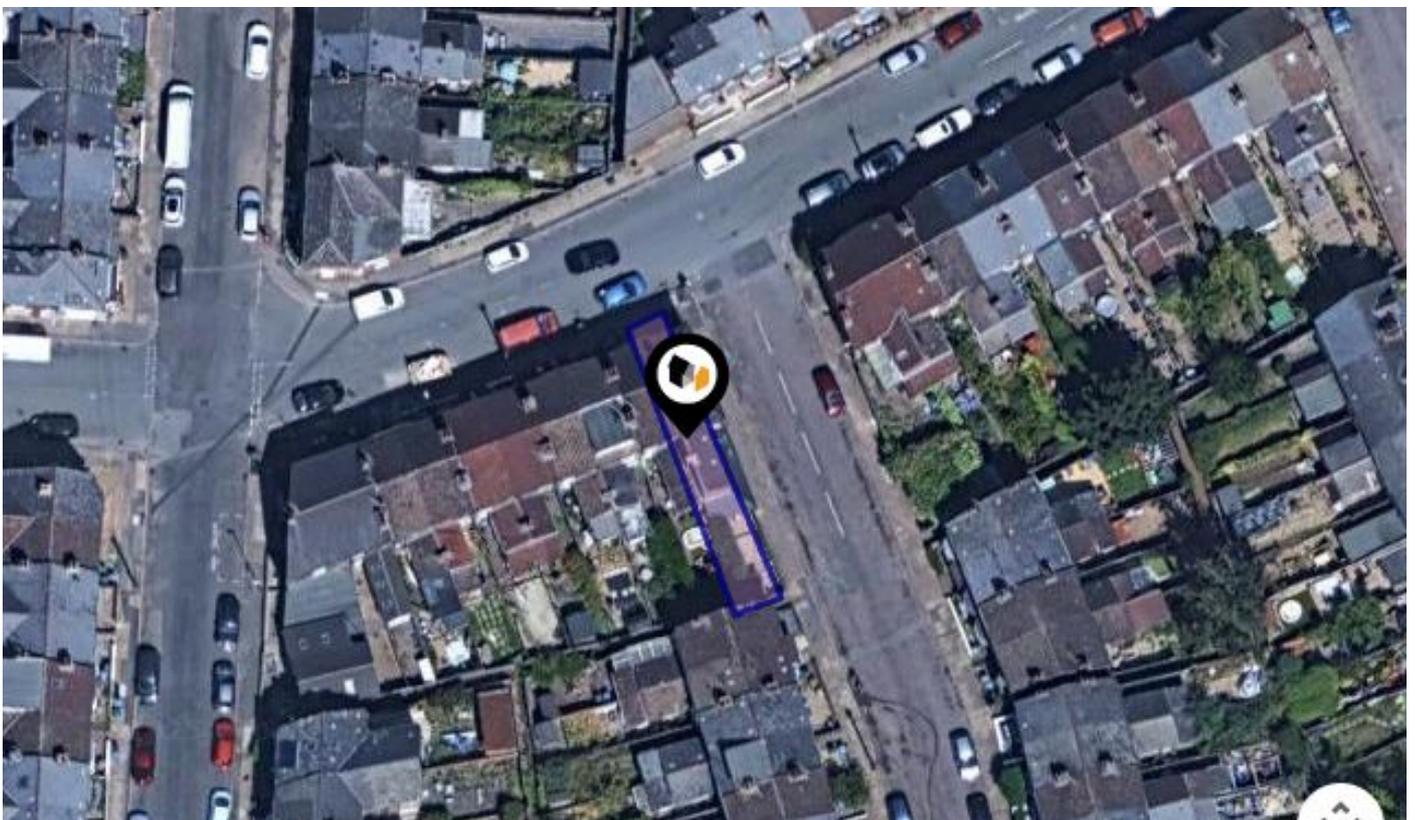
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 23<sup>rd</sup> June 2025**



## LUDLOW ROAD, COVENTRY, CV5

**Price Estimate :** £220,000

### **Walmsley's The Way to Move**

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

0330 1180062

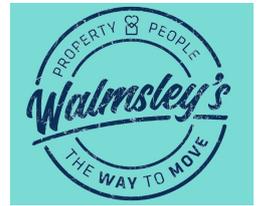
mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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#### **Your property details in brief.....**

Three excellent double bedrooms

End of terrace period home with attractive walled garden

Renovated throughout with two bathrooms & stunning kitchen

Two generous reception rooms

Gas central heating & double glazing throughout

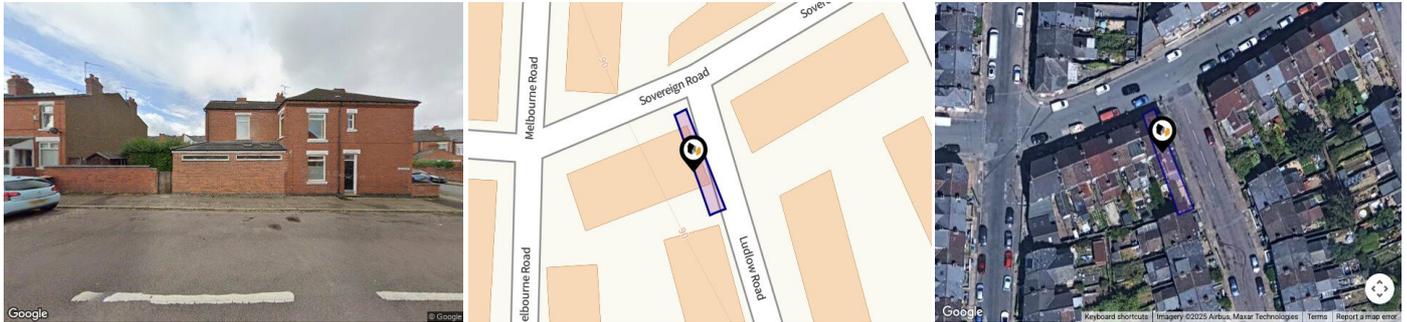
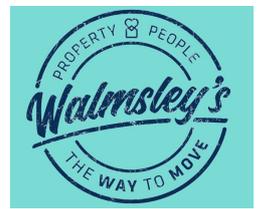
Bright & light "corner house" with dual aspect second bedroom

Close to city centre & Earlsdon itself

EPC Rating D, Total 963 Sq.Ft or Total 90 Sq.M, NO CHAIN

**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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**

# Property Overview



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	963 ft <sup>2</sup> / 89 m <sup>2</sup>
<b>Plot Area:</b>	0.02 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,877
<b>Title Number:</b>	MM56625

<b>Price Estimate:</b>	£220,000
<b>Tenure:</b>	Freehold

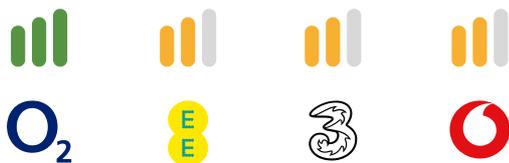
## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Ludlow Road, CV5

Energy rating

# D

Valid until 15.05.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 94% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	92 m <sup>2</sup>



## 7, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	02/09/2022	28/10/2008	16/09/2003	03/05/2002	26/05/2000
Last Sold Price:	£178,000	£124,000	£97,950	£81,000	£57,500

## 2, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	17/12/2021	14/07/2015
Last Sold Price:	£200,000	£155,000

## 58, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	15/12/2021	08/05/2008
Last Sold Price:	£225,000	£154,000

## 17, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	29/10/2021	01/06/2001
Last Sold Price:	£178,000	£55,750

## 6, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	22/09/2021	05/04/2018	05/10/2012	05/02/2008	03/10/2003
Last Sold Price:	£178,000	£165,000	£107,500	£133,000	£88,000

## 25, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	03/09/2021	01/07/2005	25/02/2000
Last Sold Price:	£185,000	£114,000	£51,500

## 48, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	20/08/2021	16/02/2016
Last Sold Price:	£172,500	£125,000

## 60, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	28/07/2021
Last Sold Price:	£234,400

## 42, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	24/06/2021	29/04/2010	30/06/2005
Last Sold Price:	£175,000	£118,500	£114,550

## 36, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	29/03/2021
Last Sold Price:	£175,000

## 34, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	10/03/2021	03/07/2009
Last Sold Price:	£197,000	£135,000

## 3, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	26/02/2021	25/08/2017	28/03/2014	06/08/2010	09/12/2003	15/06/2000
Last Sold Price:	£165,000	£162,500	£123,500	£115,000	£95,000	£58,950

## 56, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	17/02/2021	31/08/2007
Last Sold Price:	£237,000	£165,500

## 33, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	28/10/2020	14/05/2015
Last Sold Price:	£167,000	£125,000

**14, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	18/10/2019	30/05/2014	15/12/2003	11/08/2000	15/02/1999
Last Sold Price:	£170,000	£125,000	£80,000	£54,500	£41,000

**12, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	15/03/2019	20/07/2001	11/12/1998
Last Sold Price:	£150,000	£66,250	£39,200

**29, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	21/01/2019	24/10/2003
Last Sold Price:	£160,000	£92,500

**4, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	26/10/2018	26/01/2018	16/03/2007
Last Sold Price:	£174,250	£168,500	£137,000

**50, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	25/07/2018	18/09/2014	11/05/2001
Last Sold Price:	£170,000	£124,950	£59,500

**38, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	18/03/2016
Last Sold Price:	£134,000

**23, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	28/08/2015	05/04/2012	11/03/2010
Last Sold Price:	£144,000	£122,000	£94,000

**24, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	05/01/2015
Last Sold Price:	£151,500

**39, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	01/07/2014	30/05/2008	26/08/2005	28/07/2000
Last Sold Price:	£130,000	£130,000	£115,000	£59,950

**45, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	03/02/2014	22/08/2008	30/06/2000
Last Sold Price:	£124,000	£137,000	£48,000

**26, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	16/04/2013	18/02/2010	06/10/2006
Last Sold Price:	£125,000	£138,000	£117,500

**19, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	26/03/2013
Last Sold Price:	£104,000

**21, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	31/05/2011	08/07/2009
Last Sold Price:	£124,950	£115,000

**13, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	07/01/2011
Last Sold Price:	£118,000

**15, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	26/02/2010	31/08/2005	01/12/2000	30/09/1999
Last Sold Price:	£120,750	£115,000	£53,000	£42,000

**54, Ludlow Road, Coventry, CV5 6JA**

Last Sold Date:	16/10/2009	22/07/2005	19/06/2000
Last Sold Price:	£110,000	£112,750	£54,950

Last Sold Price: £110,000 | £112,750 | £34,750

### 16, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	09/03/2007	02/05/2006	29/04/2002	03/07/1998
Last Sold Price:	£124,950	£118,500	£72,500	£40,500

### 47, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	29/09/2006
Last Sold Price:	£101,000

### 44, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	07/04/2006	11/12/1998
Last Sold Price:	£113,000	£35,000

### 27, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	29/07/2005	25/06/2001
Last Sold Price:	£114,950	£59,995

### 9, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	29/09/2004
Last Sold Price:	£90,500

### 11, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	16/09/2004
Last Sold Price:	£102,000

### 18, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	20/08/2004
Last Sold Price:	£108,500

### 10, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	28/10/2002
Last Sold Price:	£80,000

### 30, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	30/08/2002	07/02/2000
Last Sold Price:	£117,950	£74,000

### 35, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	17/08/2001
Last Sold Price:	£51,000

### 43, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	12/01/2001
Last Sold Price:	£59,000

### 37, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	01/09/2000
Last Sold Price:	£57,000

### 41, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	06/08/1999
Last Sold Price:	£52,500

### 31, Ludlow Road, Coventry, CV5 6JA

Last Sold Date:	04/12/1998
Last Sold Price:	£41,250

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

**KFB** - Key Facts For Buyers

# Market

## House Price Statistics



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

Detached

**+86.77%**

Semi-Detached

**+82.76%**

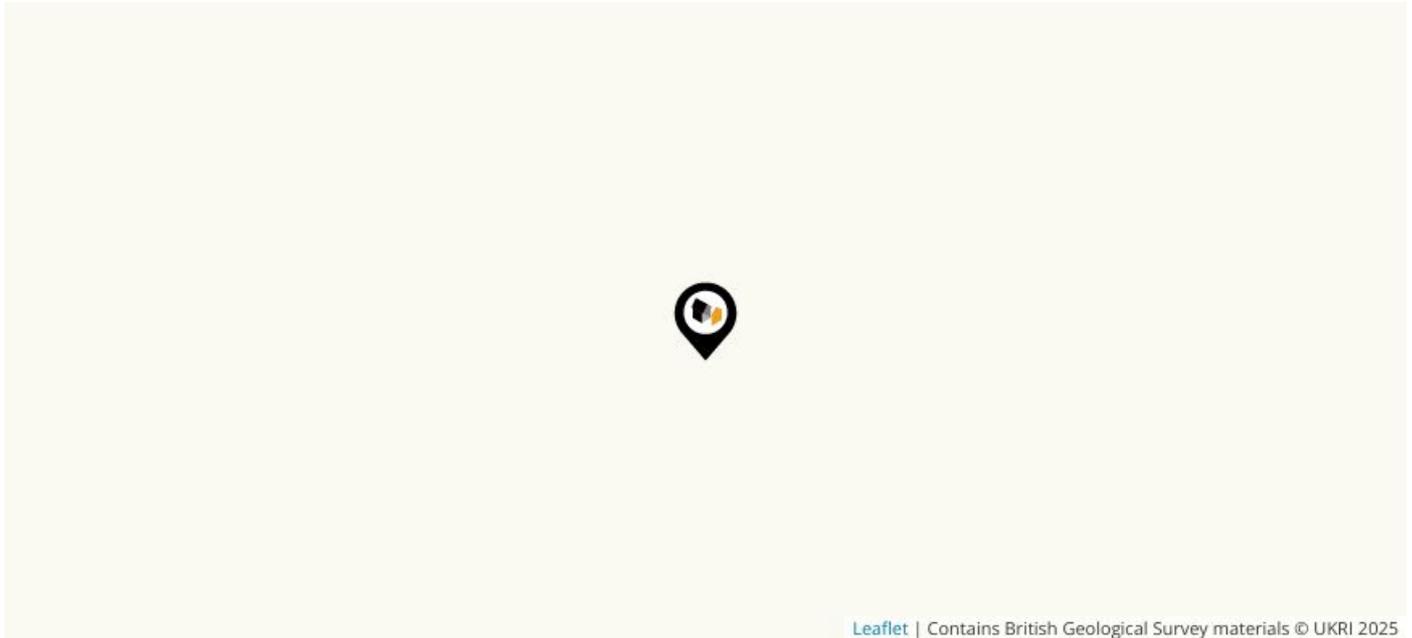
Terraced

**+74.65%**

Flat

**+56.09%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

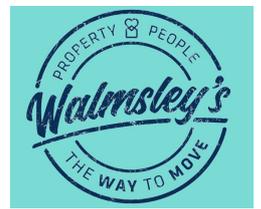
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.

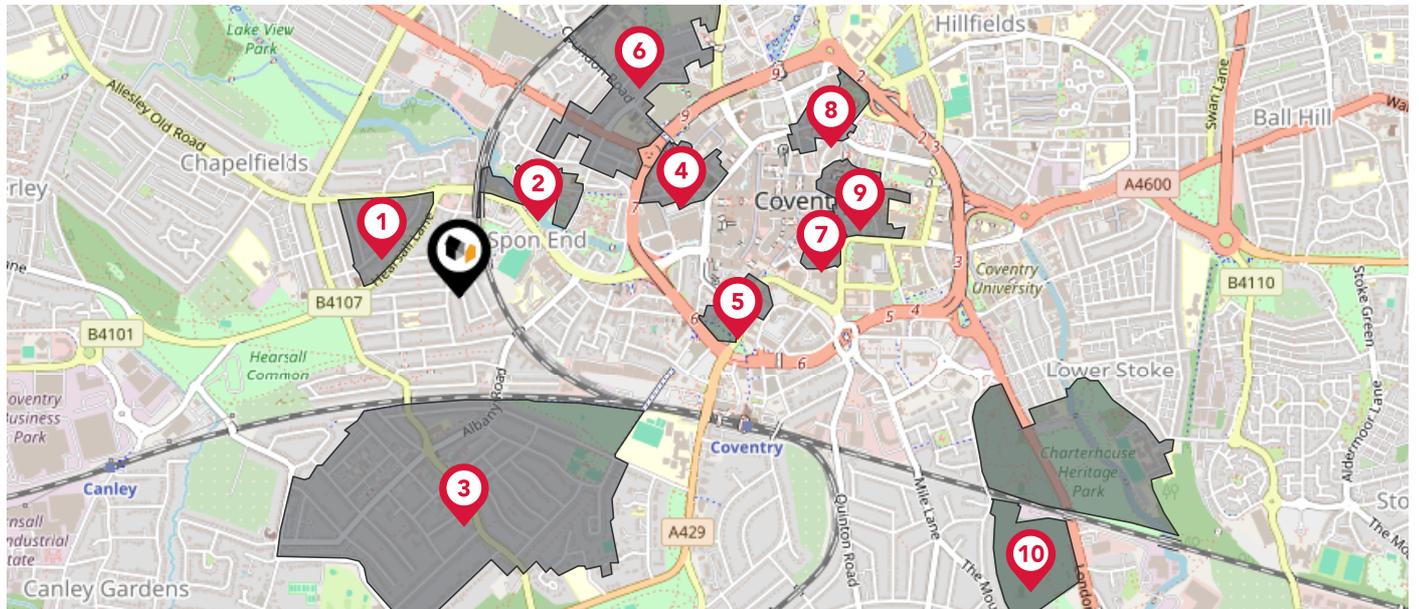
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

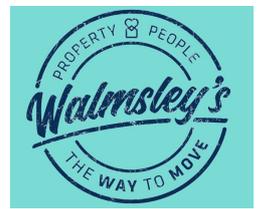


### Nearby Conservation Areas

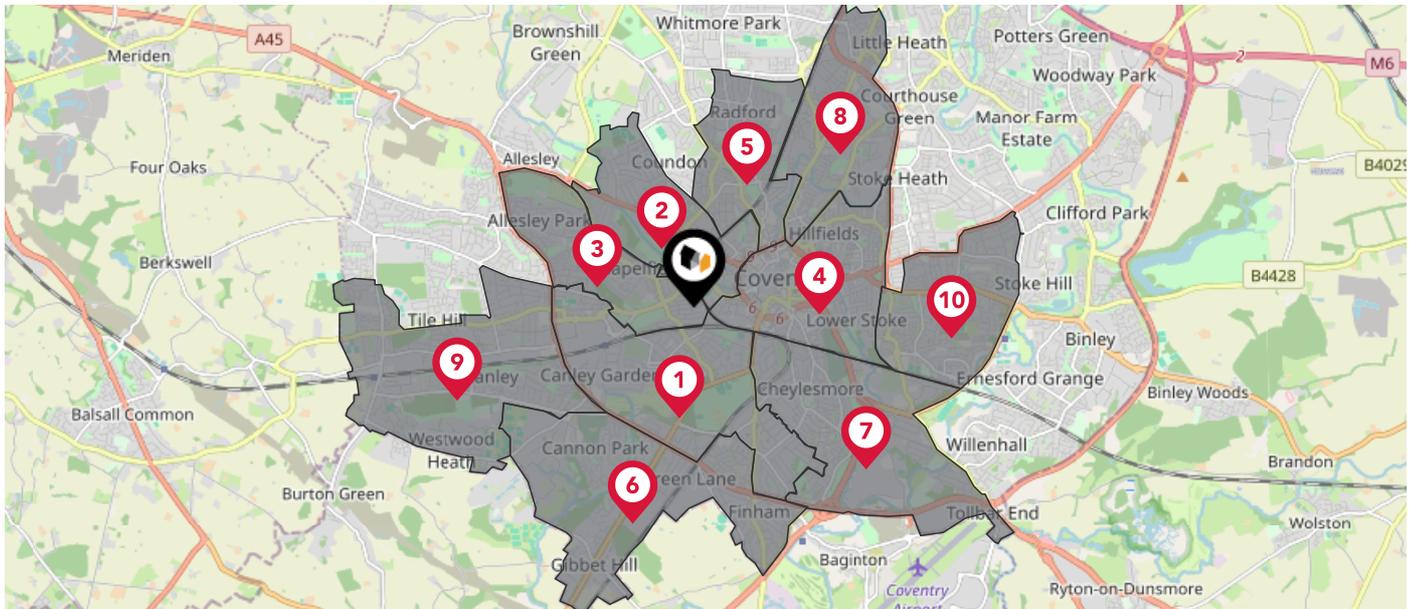
- 1 Chapelfields
- 2 Spon End
- 3 Earlsdon
- 4 Spon Street
- 5 Greyfriars Green
- 6 Naul's Mill
- 7 High Street
- 8 Lady Herbert's Garden
- 9 Hill Top and Cathedral
- 10 London Road

# 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

-  Earlsdon Ward
-  Sherbourne Ward
-  Whoberley Ward
-  St. Michael's Ward
-  Radford Ward
-  Wainbody Ward
-  Cheylesmore Ward
-  Foleshill Ward
-  Westwood Ward
-  Lower Stoke Ward

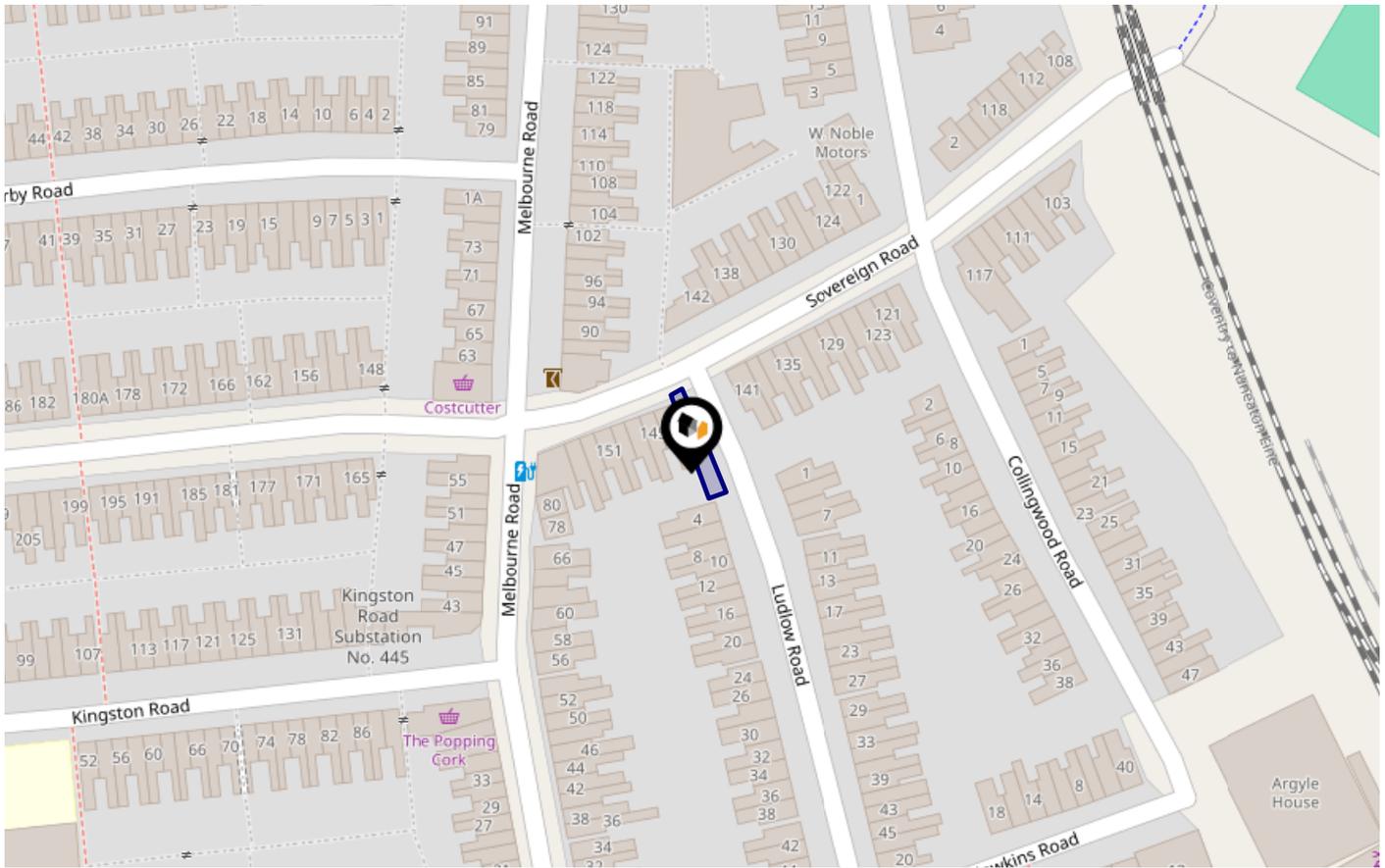


# Flood Risk

## 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.

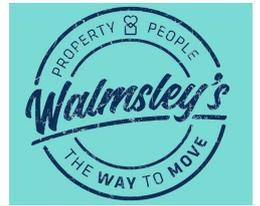
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

Chance of flooding to the following depths at this property:

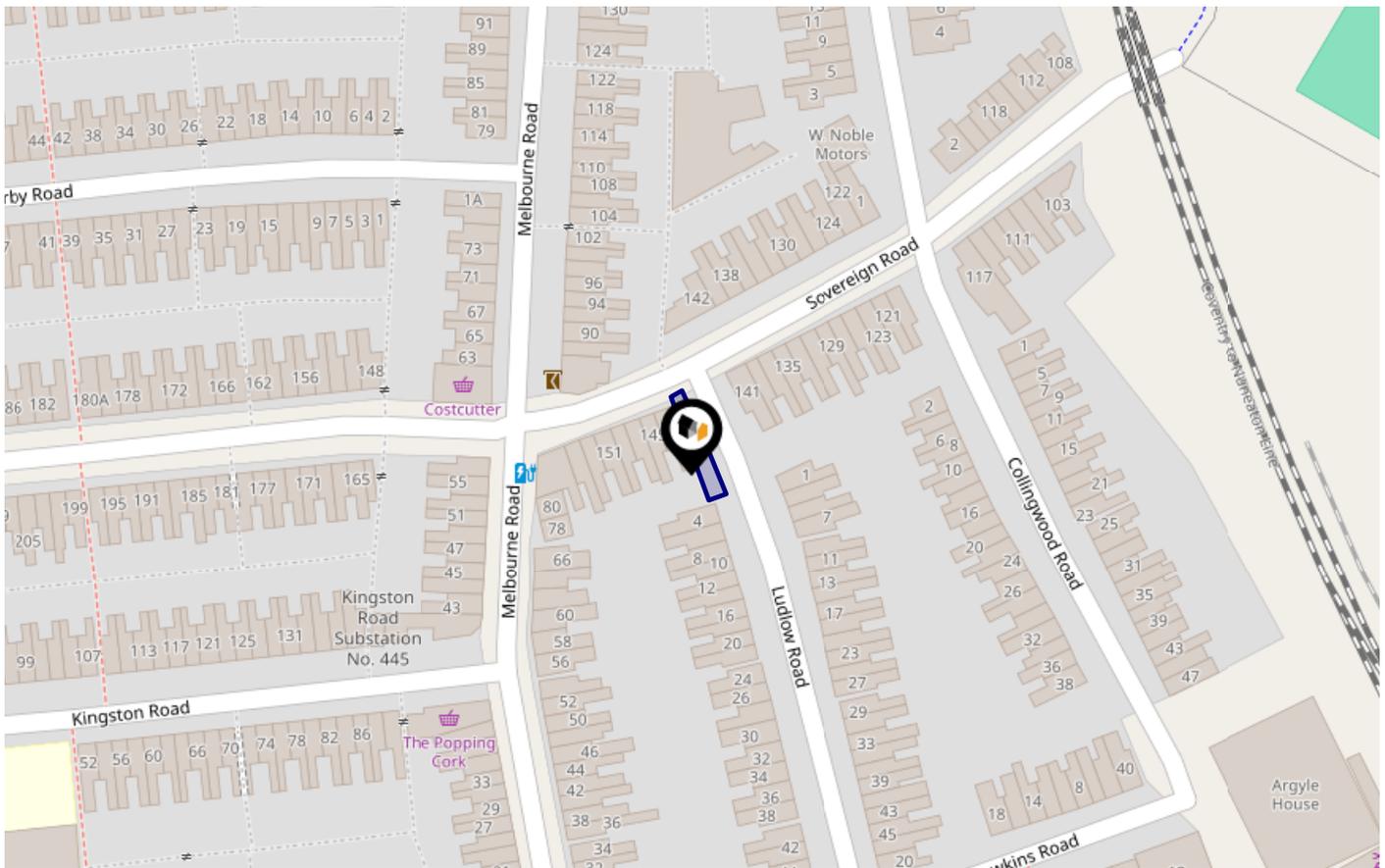


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Very low**

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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Chance of flooding to the following depths at this property:

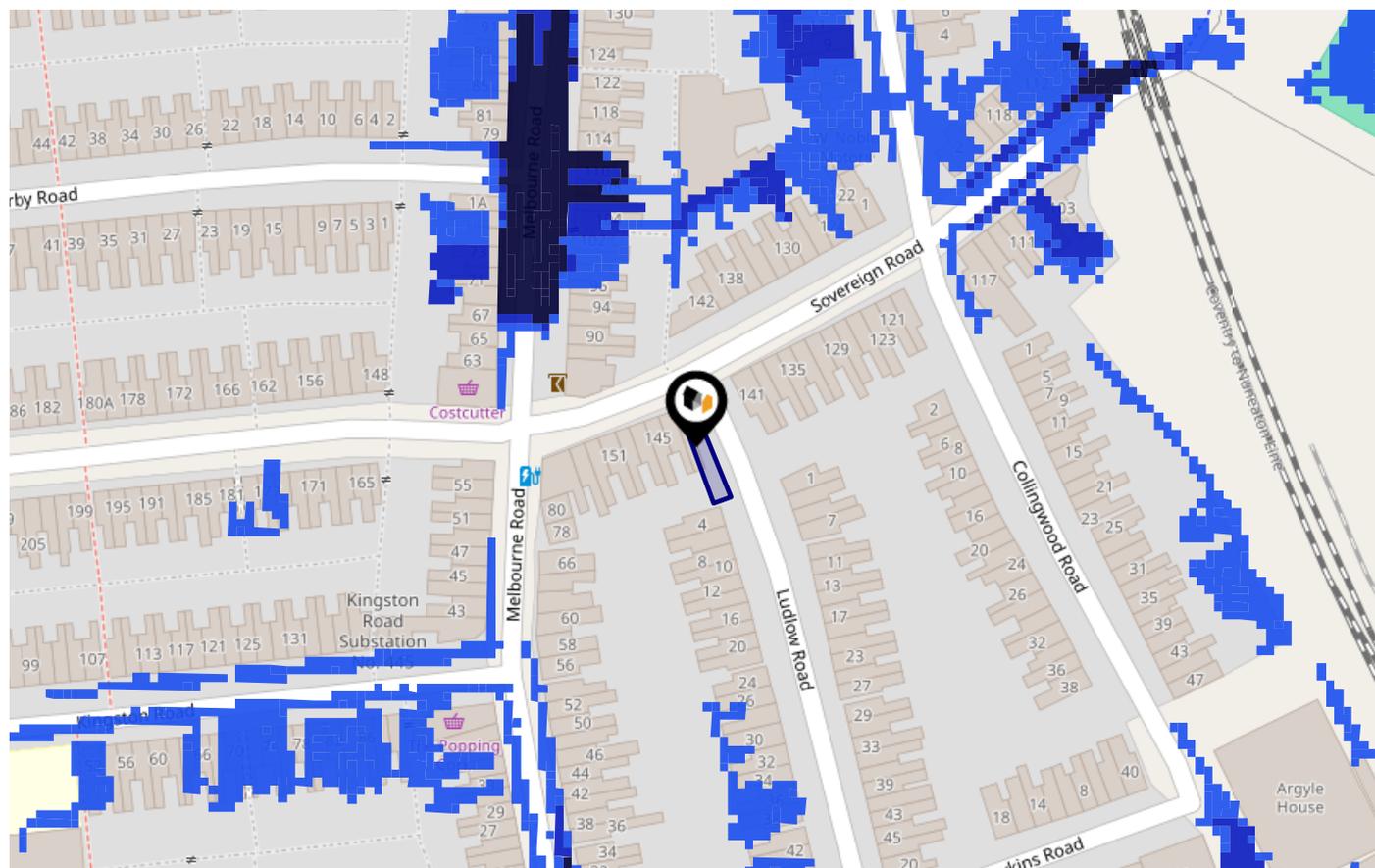


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

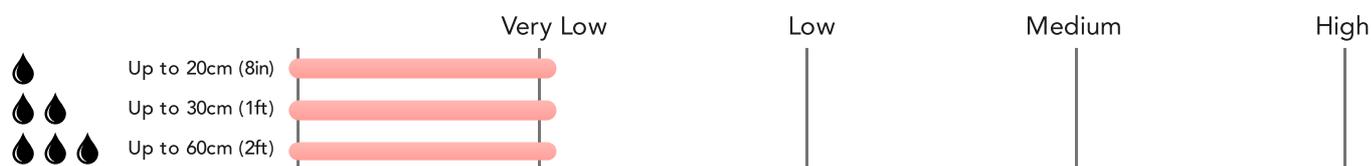


**Risk Rating: Very low**

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

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

Chance of flooding to the following depths at this property:

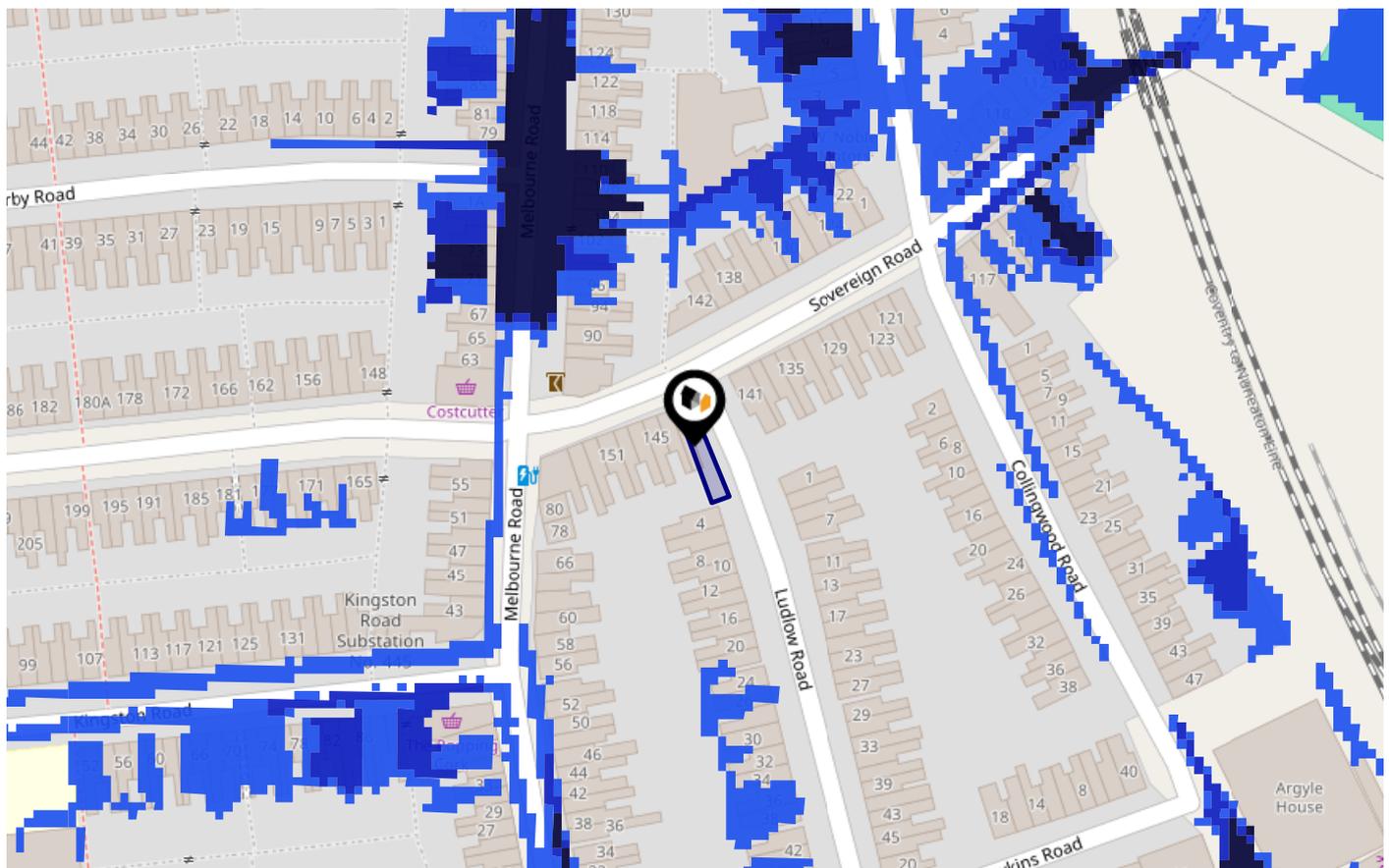


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Very low**

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.

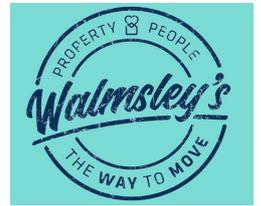
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Chance of flooding to the following depths at this property:

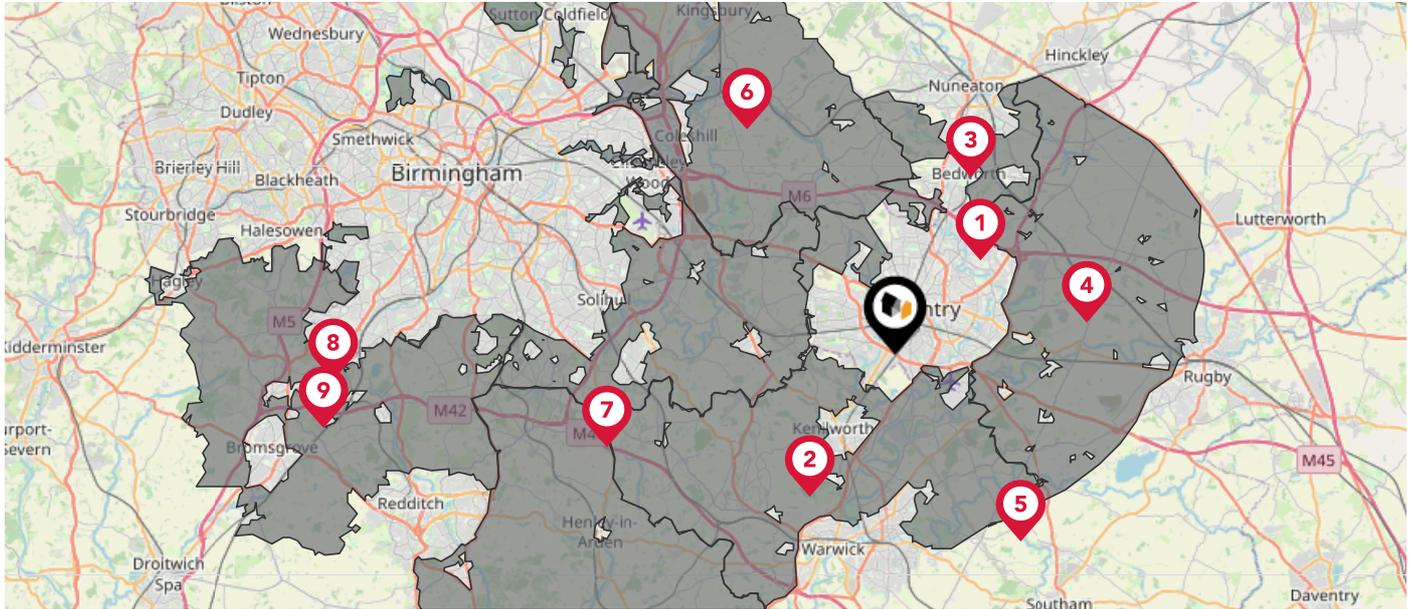


# Maps

## Green Belt



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



### Nearby Green Belt Land

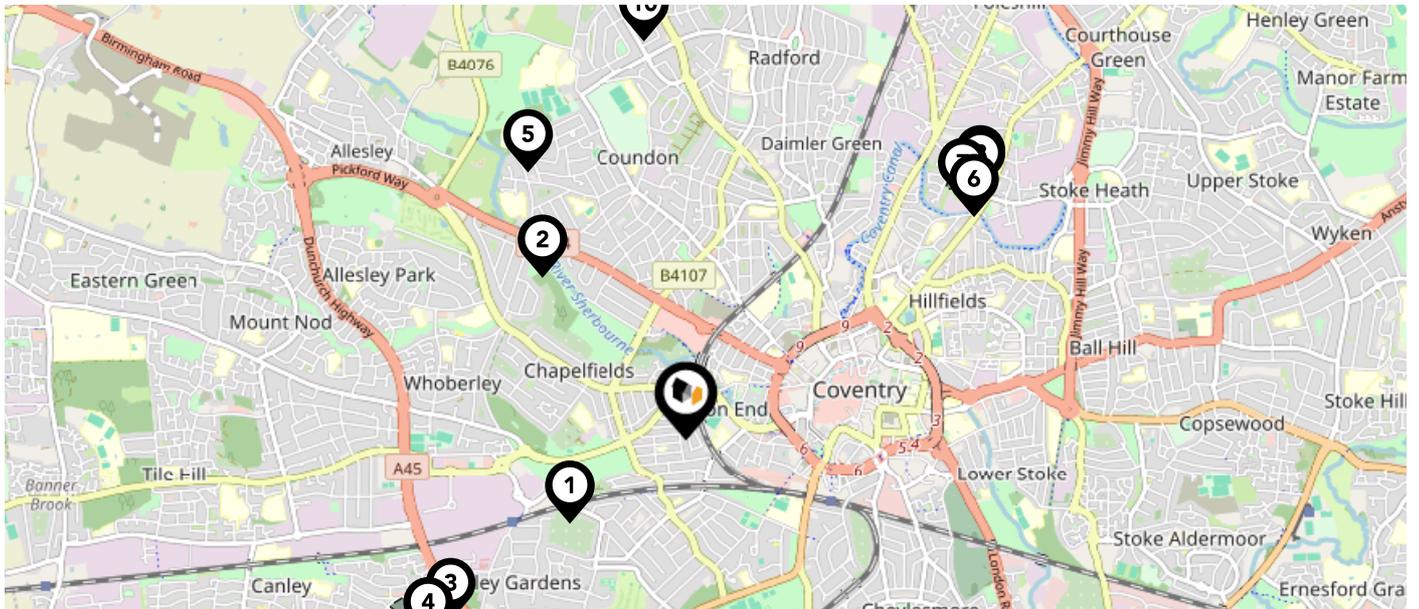
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham Green Belt - Birmingham
- 9 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

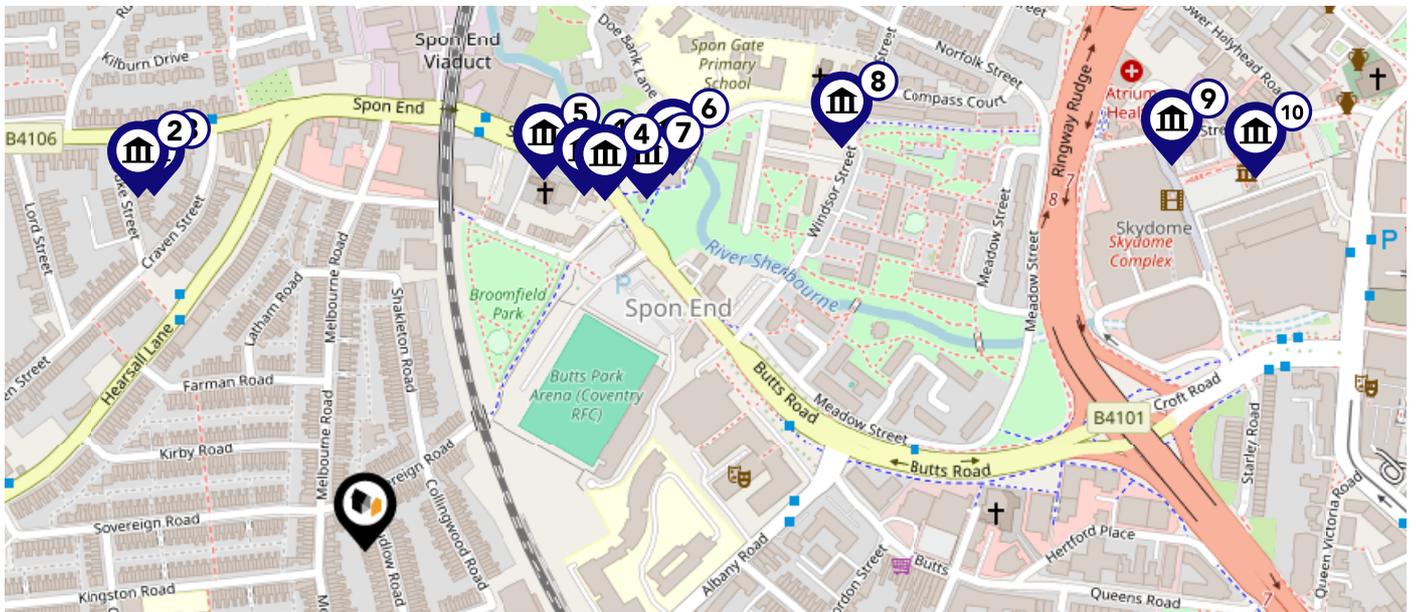
<b>1</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill
<b>2</b>	Holyhead Road-Coundon, Coventry	Historic Landfill
<b>3</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill
<b>4</b>	Prior Deram Park-Canley, Coventry	Historic Landfill
<b>5</b>	Coundon Social Club-Coundon, Coventry	Historic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

# Maps

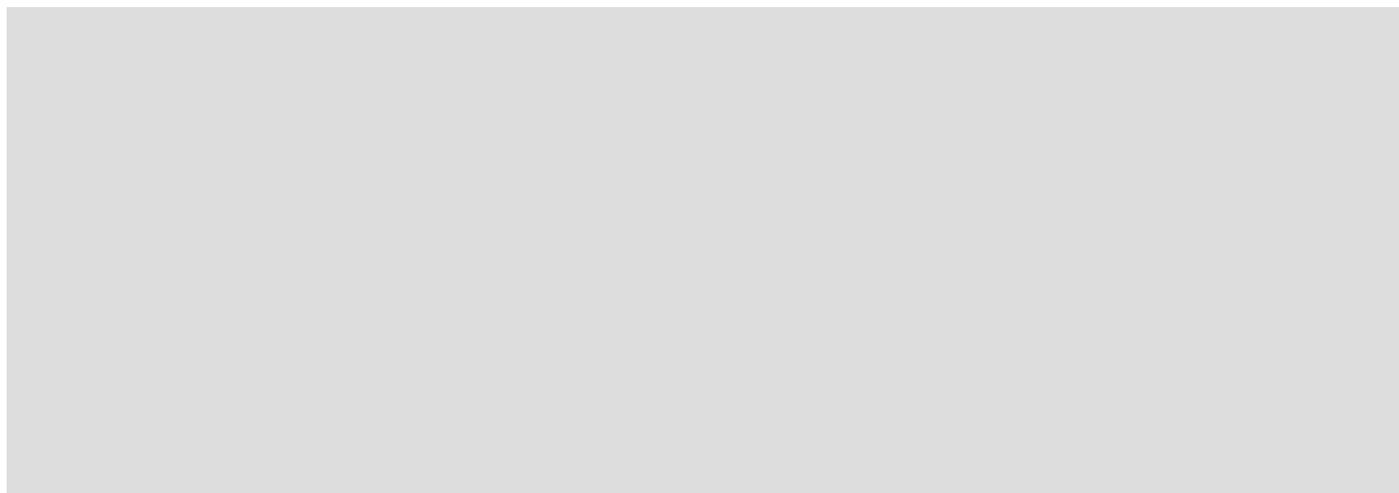
## Listed Buildings



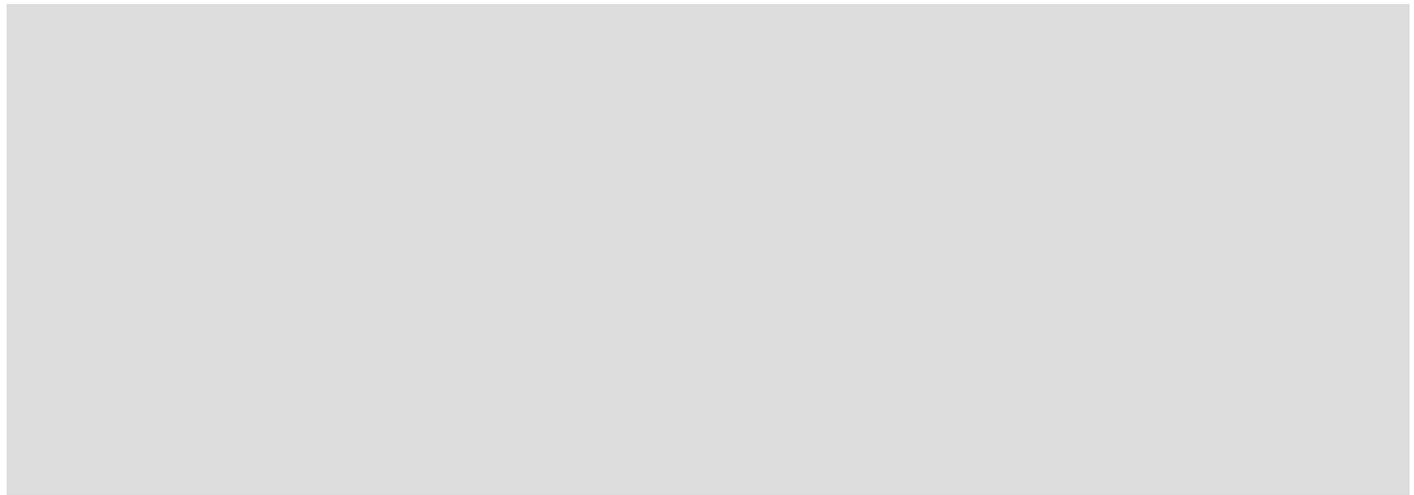
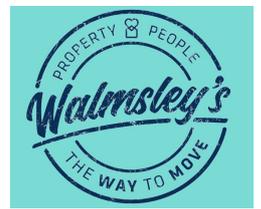
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1335864 - 107-110, Spon End	Grade II	0.2 miles
	1076656 - 25-29, Allesley Old Road	Grade II	0.2 miles
	1076655 - 23, Allesley Old Road	Grade II	0.2 miles
	1076600 - 111-116, Spon End	Grade II	0.2 miles
	1342946 - 97-100, Spon End	Grade II	0.2 miles
	1342909 - Chapel Of St James And St Christopher	Grade II	0.3 miles
	1076603 - Spon Bridge	Grade II	0.3 miles
	1226523 - 119-123, Upper Spon Street	Grade II	0.4 miles
	1096851 - 169 Spon Street	Grade II	0.5 miles
	1076602 - 14 And 15 Spon Street	Grade II	0.5 miles

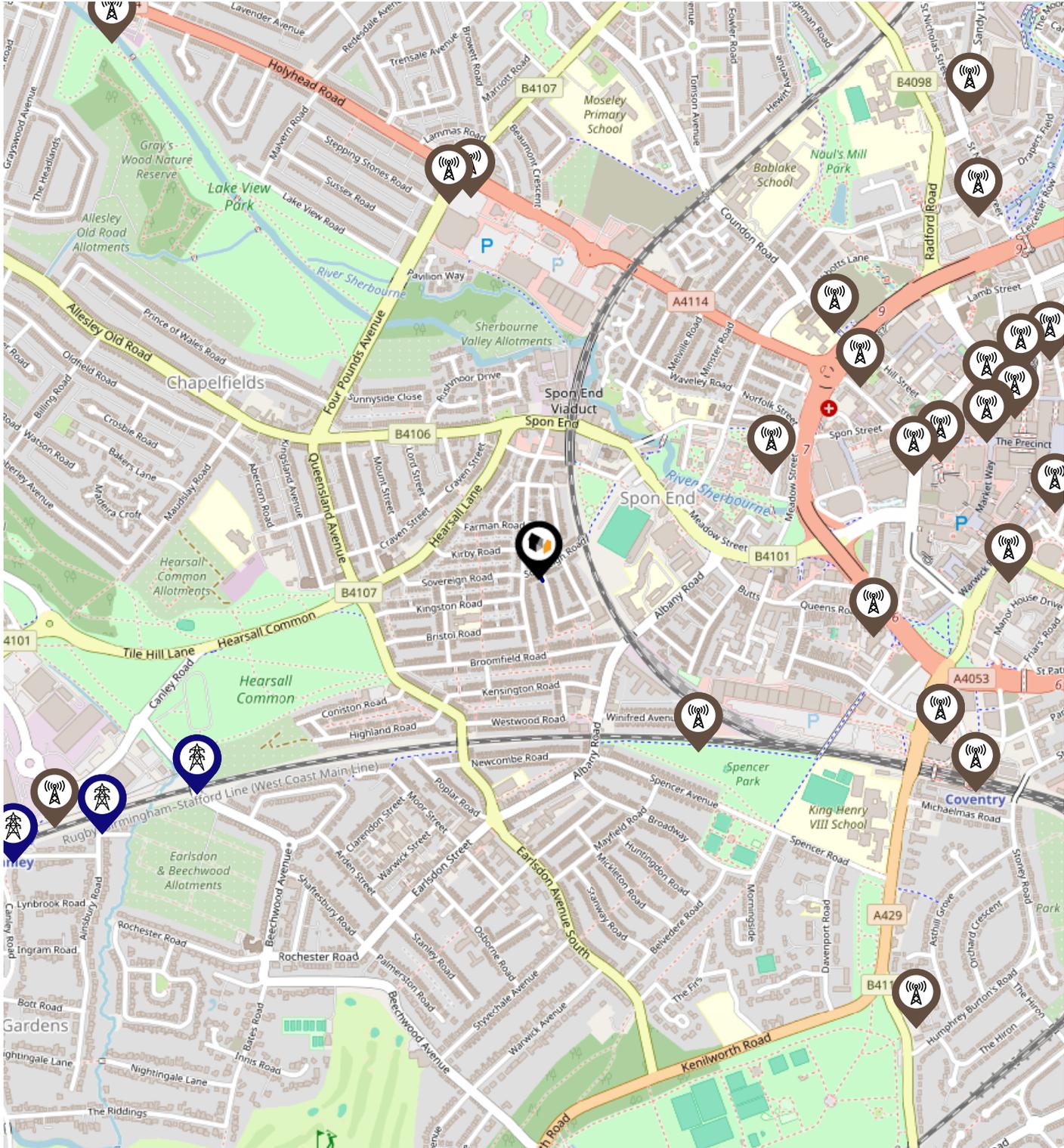


		Nursery	Primary	Secondary	College	Private
1	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Radford Primary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sidney Stringer Academy</b> Ofsted Rating: Good   Pupils: 1478   Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:1.24	<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

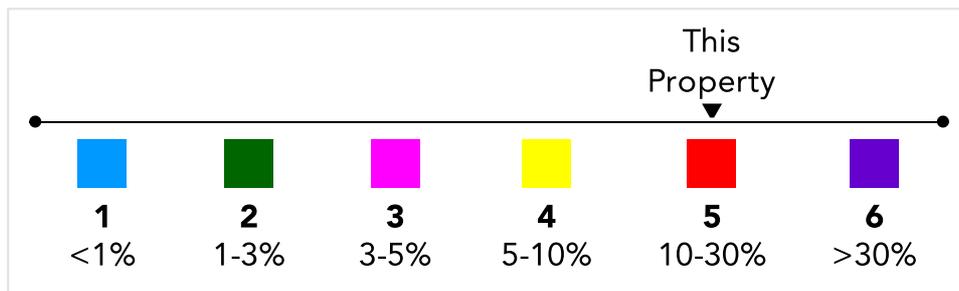
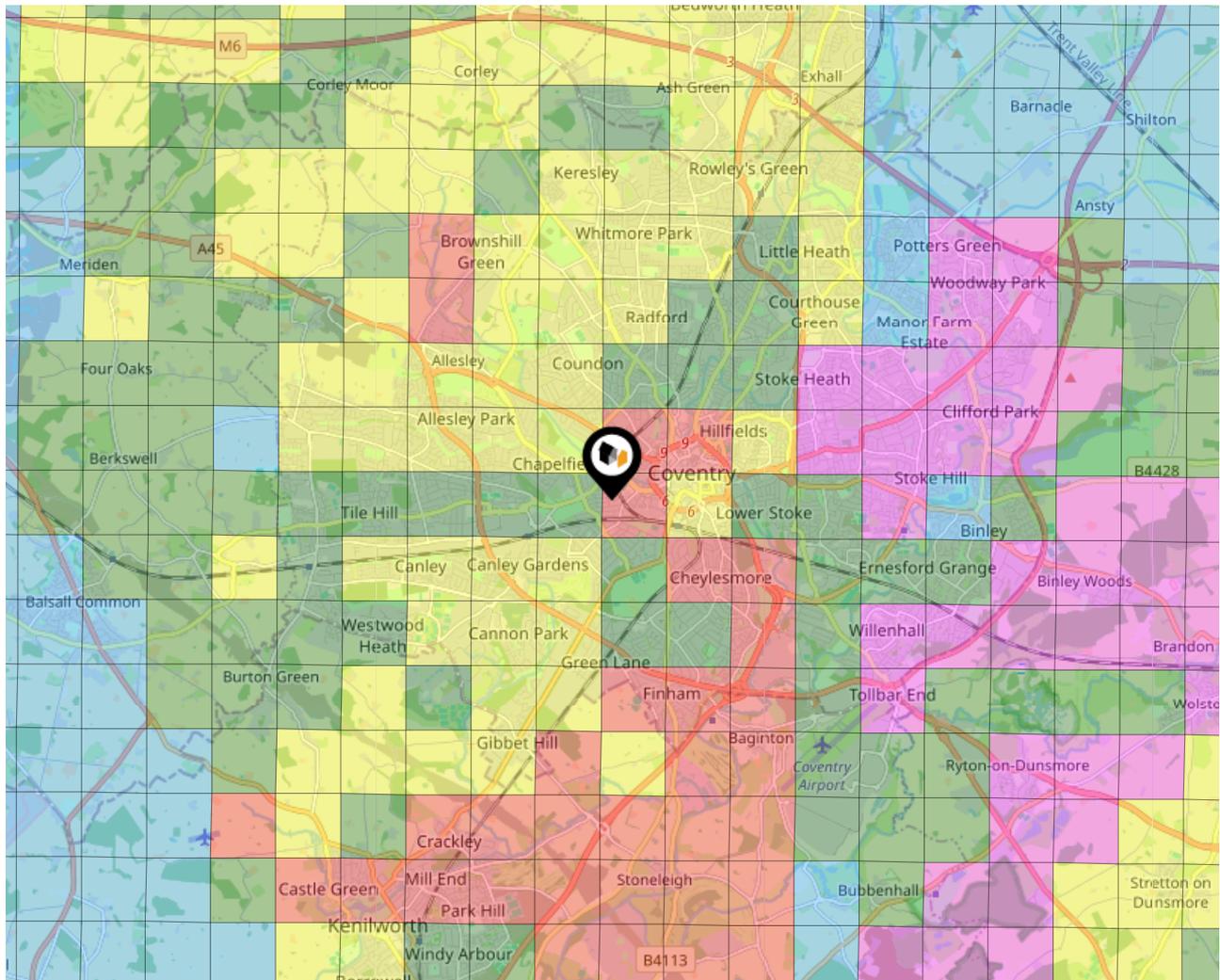
# Environment

## Radon Gas

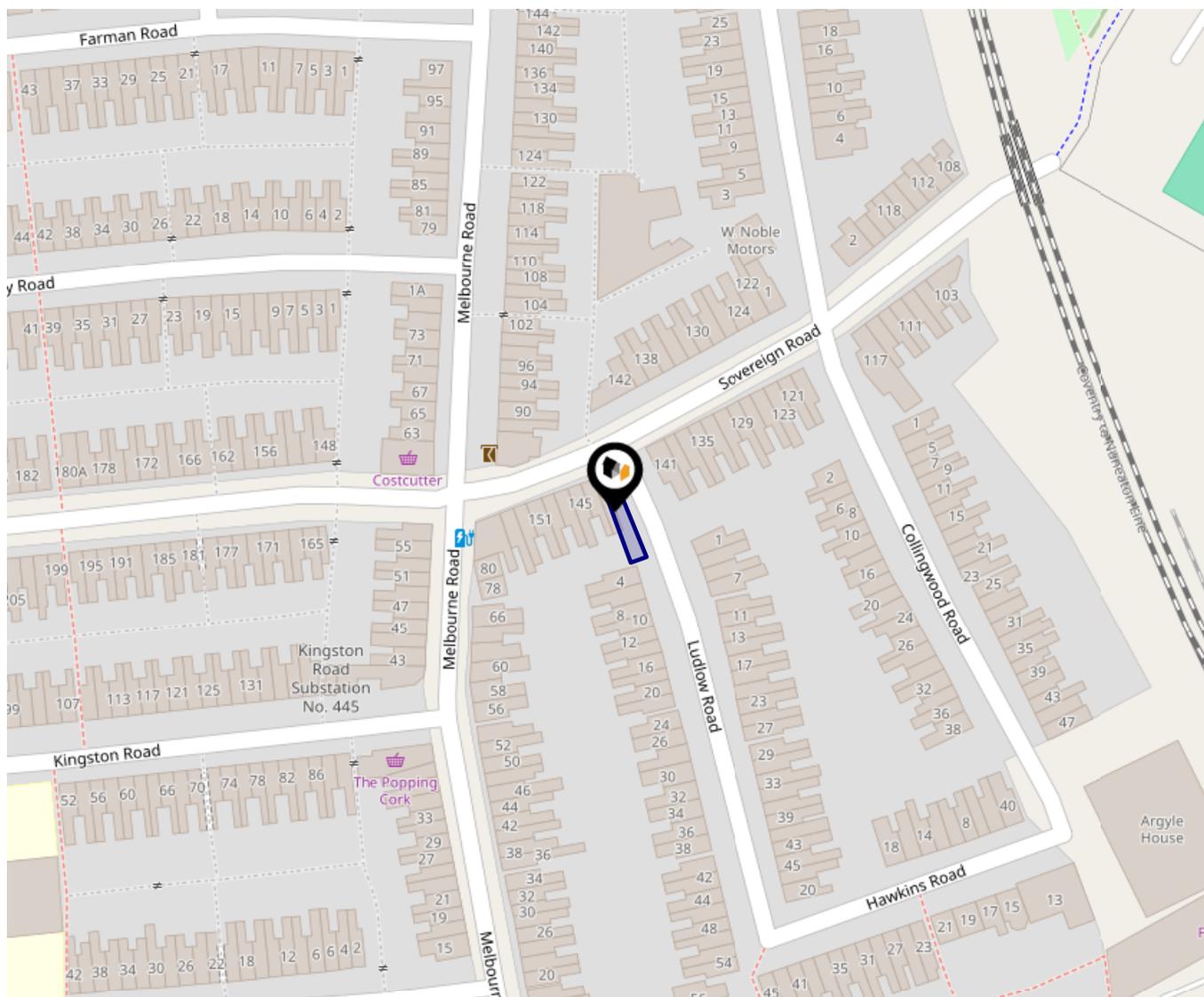


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



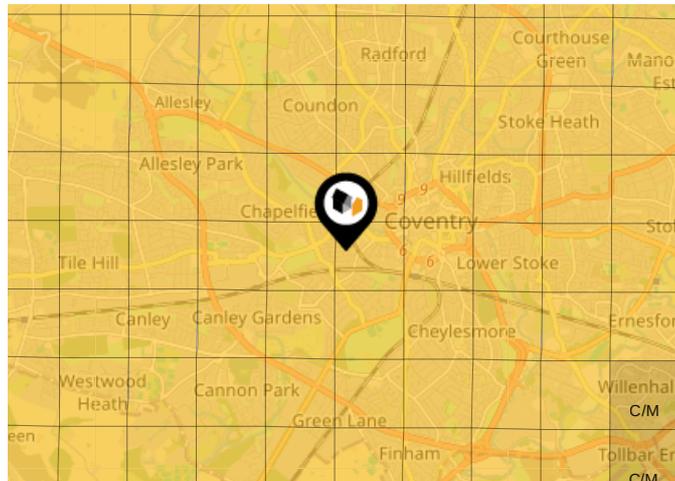
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

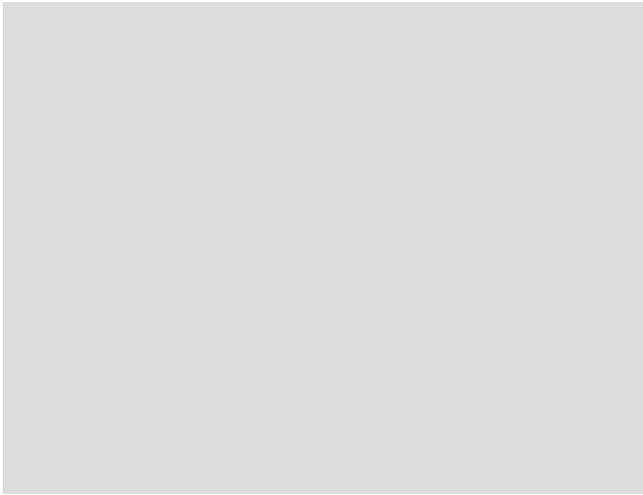
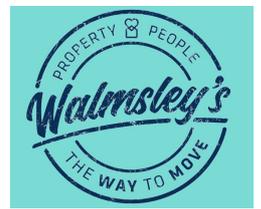


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

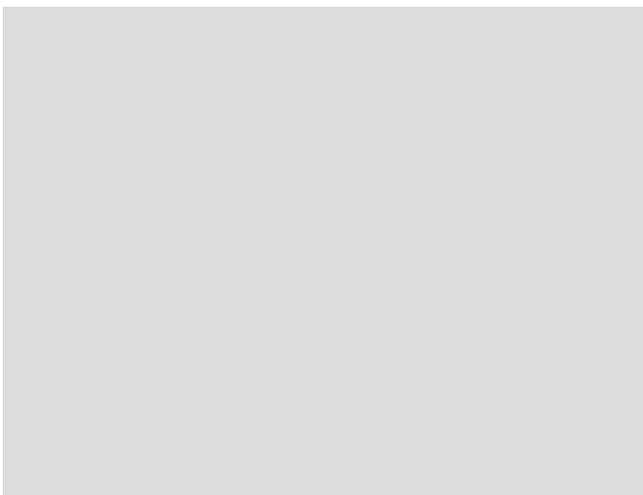
# Area

## Transport (National)



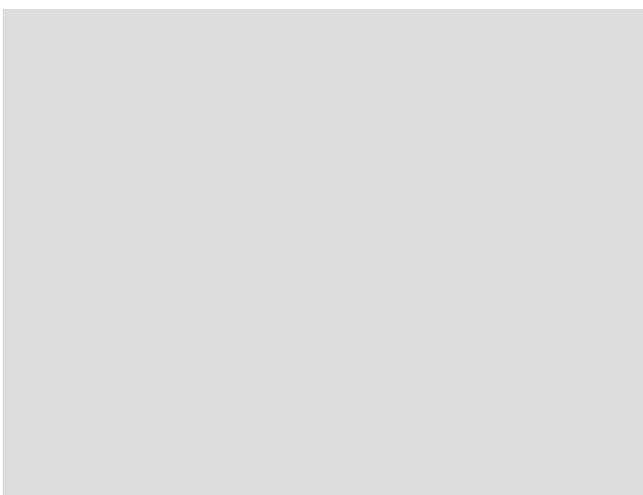
### National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.72 miles
2	Canley Rail Station	0.89 miles
3	Tile Hill Rail Station	2.95 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.27 miles
2	M6 J2	4.87 miles
3	M40 J14	10.57 miles
4	M6 J3A	8.17 miles
5	M42 J6	8.12 miles

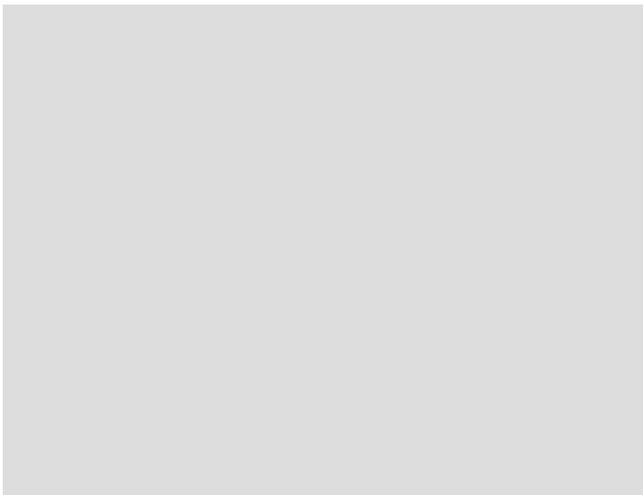
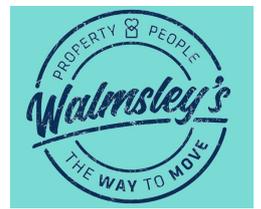


### Airports/Helipads

Pin	Name	Distance
1	Baginton	3.45 miles
2	Birmingham Airport	9.15 miles
3	East Mids Airport	30.31 miles
4	Kidlington	40.64 miles

# Area

## Transport (Local)



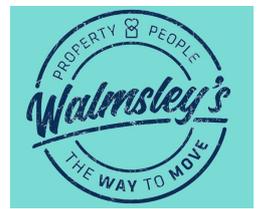
### Bus Stops/Stations

Pin	Name	Distance
1	Farman Rd	0.15 miles
2	Broomfield Rd	0.16 miles
3	Broomfield Rd	0.18 miles
4	The Arches	0.22 miles
5	Craven St	0.23 miles

### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.89 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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# Agent Disclaimer



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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.

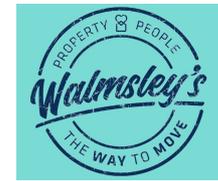


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