



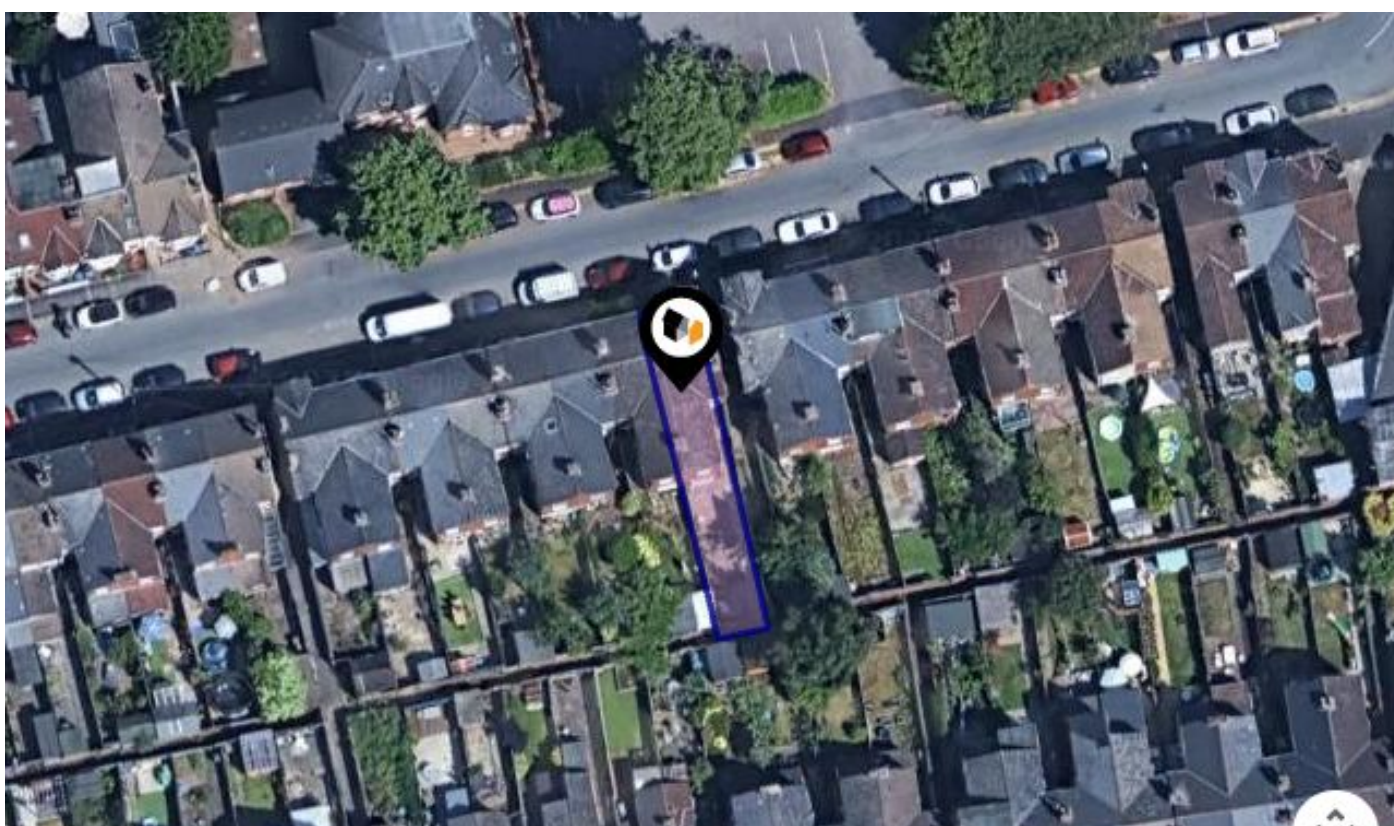
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 18th July 2025



CONISTON ROAD, COVENTRY, CV5

Asking Price : £265,000

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

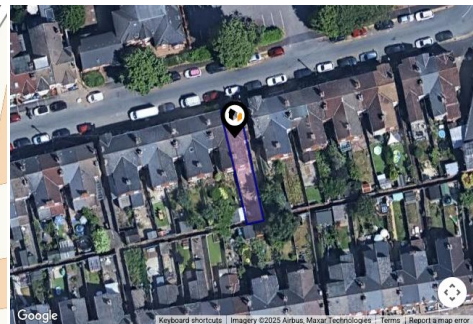
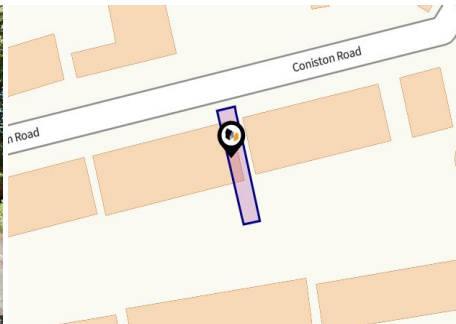


Dear Buyers & interested parties

Your property details in brief.....

An Edwardian double bayed end of terrace home
Three double bedrooms & main with Hearsall Common views
Refitted modern kitchen breakfast room with french doors
Halls together with two spacious sitting rooms
First floor modern shower room
Low maintenance South facing rear gardens
Gas centrally heated & double glazed throughout
EPC Re-ordered, Total 1125 Sq.Ft or 104.5 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 or 0330 1180 062



Property

Type:	Terraced	Asking Price:	£265,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,125 ft ² / 104 m ²		
Plot Area:	0.03 acres		
Council Tax :	Band C		
Annual Estimate:	£2,145		
Title Number:	WK69323		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	45	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	sky
				

65, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:	16/09/2022	03/04/2020	23/08/2019	25/02/2016	
Last Sold Price:	£220,000	£191,000	£186,000	£140,000	
11, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:	15/09/2022	05/04/2019	03/07/2003	07/04/2000	28/11/1997
Last Sold Price:	£340,000	£295,000	£148,500	£98,825	£56,000
35, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:	17/12/2021	07/07/2000			
Last Sold Price:	£257,500	£76,000			
51, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:	27/09/2021	27/06/2011			
Last Sold Price:	£175,000	£120,000			
37, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:	26/08/2021	20/02/2009	15/11/2001		
Last Sold Price:	£260,000	£85,000	£79,950		
61, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:	26/02/2021	26/10/2009	25/01/2008		
Last Sold Price:	£194,500	£145,000	£125,000		
39, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:	25/08/2020				
Last Sold Price:	£225,000				
73, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:	23/08/2019	30/06/2005	17/12/1999	28/07/1999	
Last Sold Price:	£220,000	£157,500	£75,000	£60,000	
71, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:	29/03/2019	15/11/2002	26/10/2001		
Last Sold Price:	£193,000	£99,950	£51,000		
9, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:	21/05/2018	26/08/2004	16/07/1999		
Last Sold Price:	£265,000	£145,000	£75,000		
23, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:	16/02/2016	26/01/2007			
Last Sold Price:	£208,500	£177,500			
15, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:	07/11/2014	04/06/2008			
Last Sold Price:	£191,000	£174,000			

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

21, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:		22/05/2013			
Last Sold Price:		£154,000			
31, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:		15/02/2013	04/05/2000		
Last Sold Price:		£150,000	£82,500		
33, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:		18/11/2011	29/05/1996		
Last Sold Price:		£162,000	£45,000		
25, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:		15/11/2010	12/11/1999		
Last Sold Price:		£176,950	£76,000		
75, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:		23/09/2009			
Last Sold Price:		£200,000			
1, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:		29/03/2007			
Last Sold Price:		£300,000			
53, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:		23/06/2005			
Last Sold Price:		£119,900			
55, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:		30/07/2004	04/07/2003	28/09/2001	21/04/1998
Last Sold Price:		£129,500	£95,000	£77,950	£40,000
67, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:		09/07/2004	01/06/2001	01/09/1999	16/06/1995
Last Sold Price:		£124,950	£68,500	£50,000	£39,500
45, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:		28/05/2004	07/08/1996		
Last Sold Price:		£130,000	£48,950		
69, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:		12/05/2004			
Last Sold Price:		£115,000			
43, Coniston Road, Coventry, CV5 6GU					
Last Sold Date:		29/08/2003			
Last Sold Price:		£139,500			

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

Market Sold in Street



41, Coniston Road, Coventry, CV5 6GU

Last Sold Date: 07/03/2003
Last Sold Price: £129,000

63, Coniston Road, Coventry, CV5 6GU

Last Sold Date: 25/06/1999
Last Sold Price: £51,950

49, Coniston Road, Coventry, CV5 6GU

Last Sold Date: 11/12/1998
Last Sold Price: £49,250

59, Coniston Road, Coventry, CV5 6GU

Last Sold Date: 28/08/1998
Last Sold Price: £42,750

83, Coniston Road, Coventry, CV5 6GU

Last Sold Date: 05/09/1997
Last Sold Price: £58,500

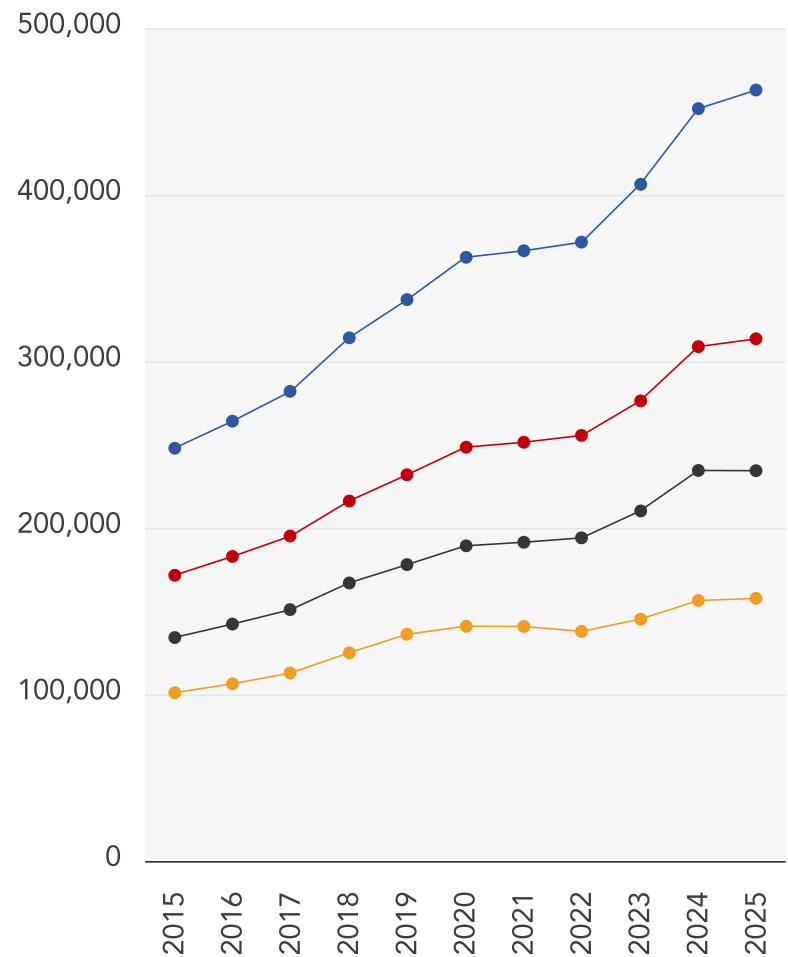
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

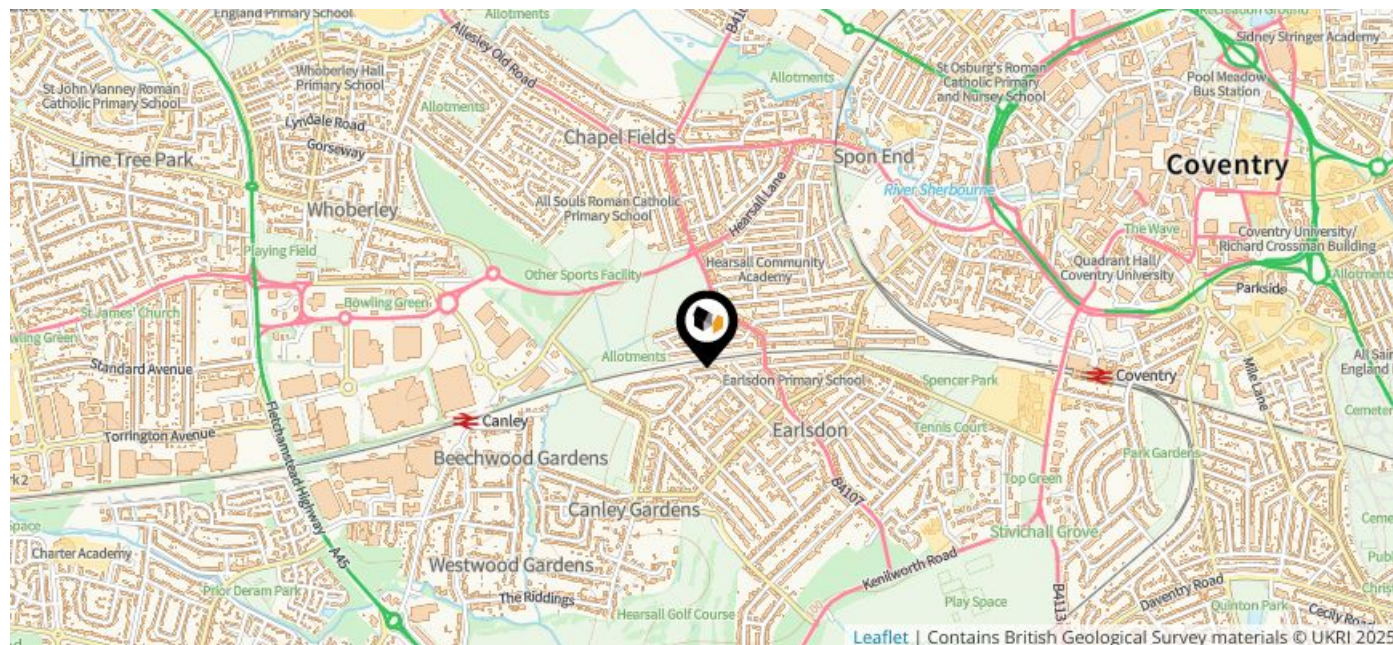
+56.09%

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.

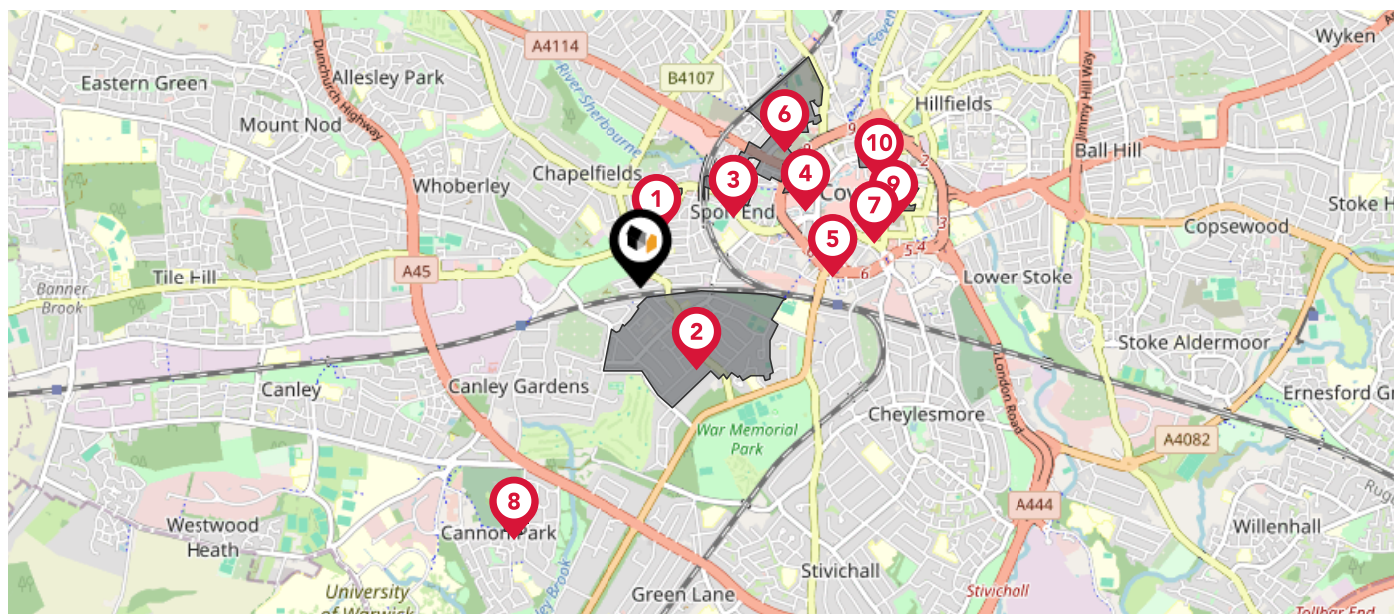
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

1

Chapelfields

2

Earlsdon

3

Spon End

4

Spon Street

5

Greyfriars Green

6

Naul's Mill

7

High Street

8

Ivy Farm Lane (Canley Hamlet)

9

Hill Top and Cathedral

10

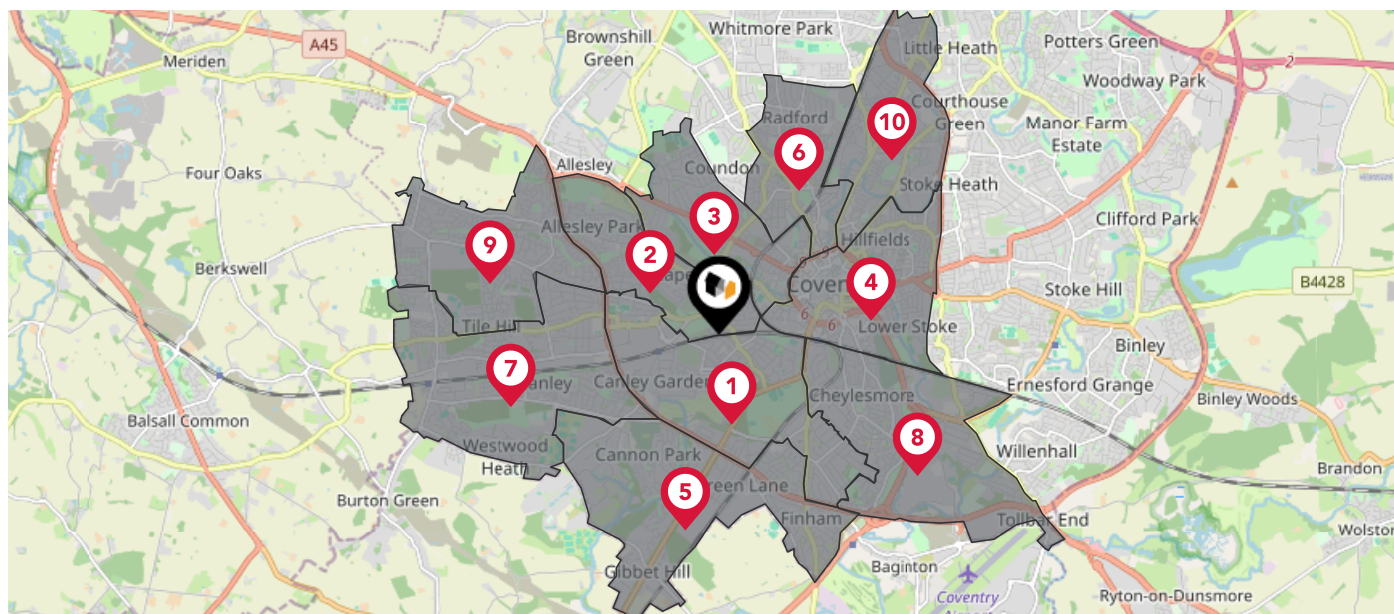
Lady Herbert's Garden

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



Earlsdon Ward



Whoberley Ward



Sherbourne Ward



St. Michael's Ward



Wainbody Ward



Radford Ward



Westwood Ward



Cheylesmore Ward



Woodlands Ward



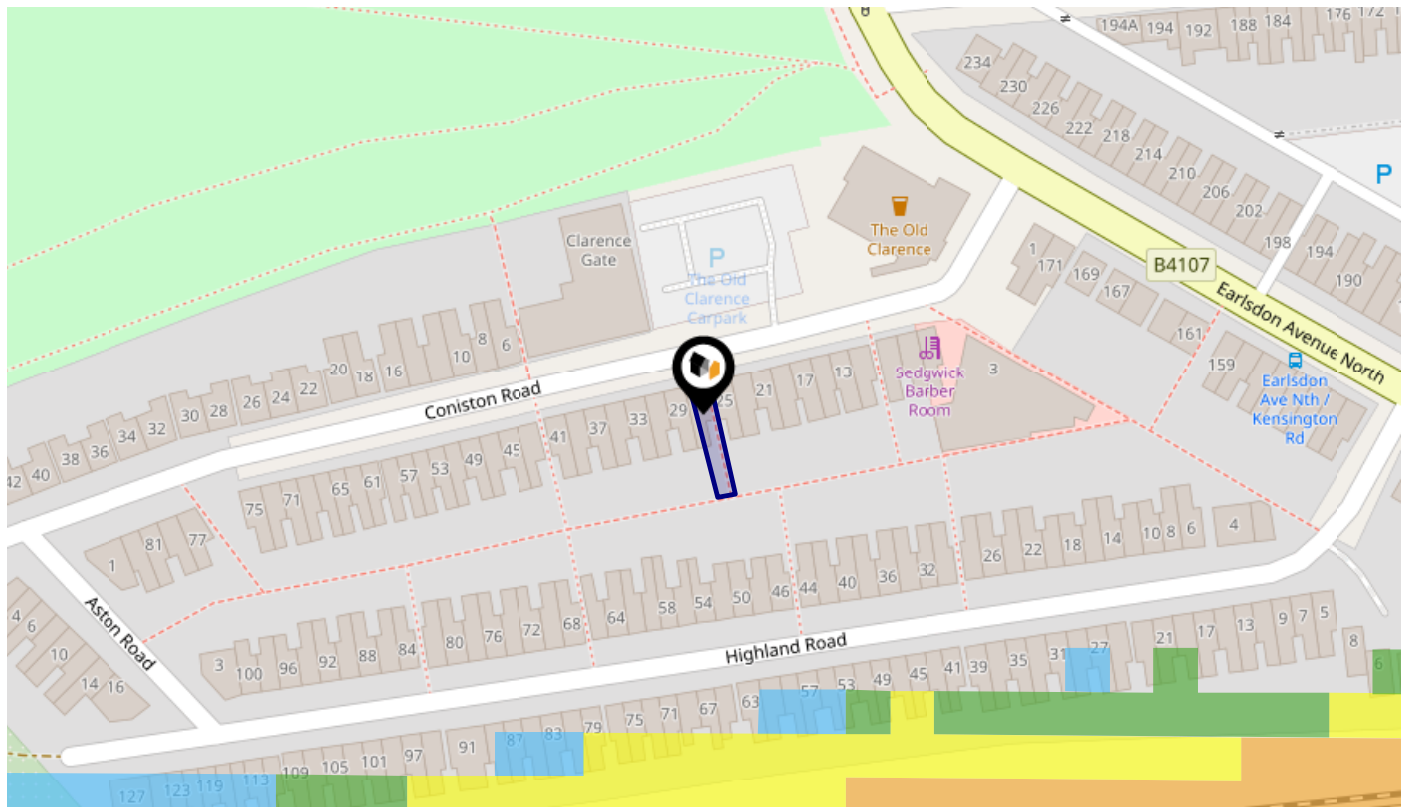
Foleshill Ward

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.

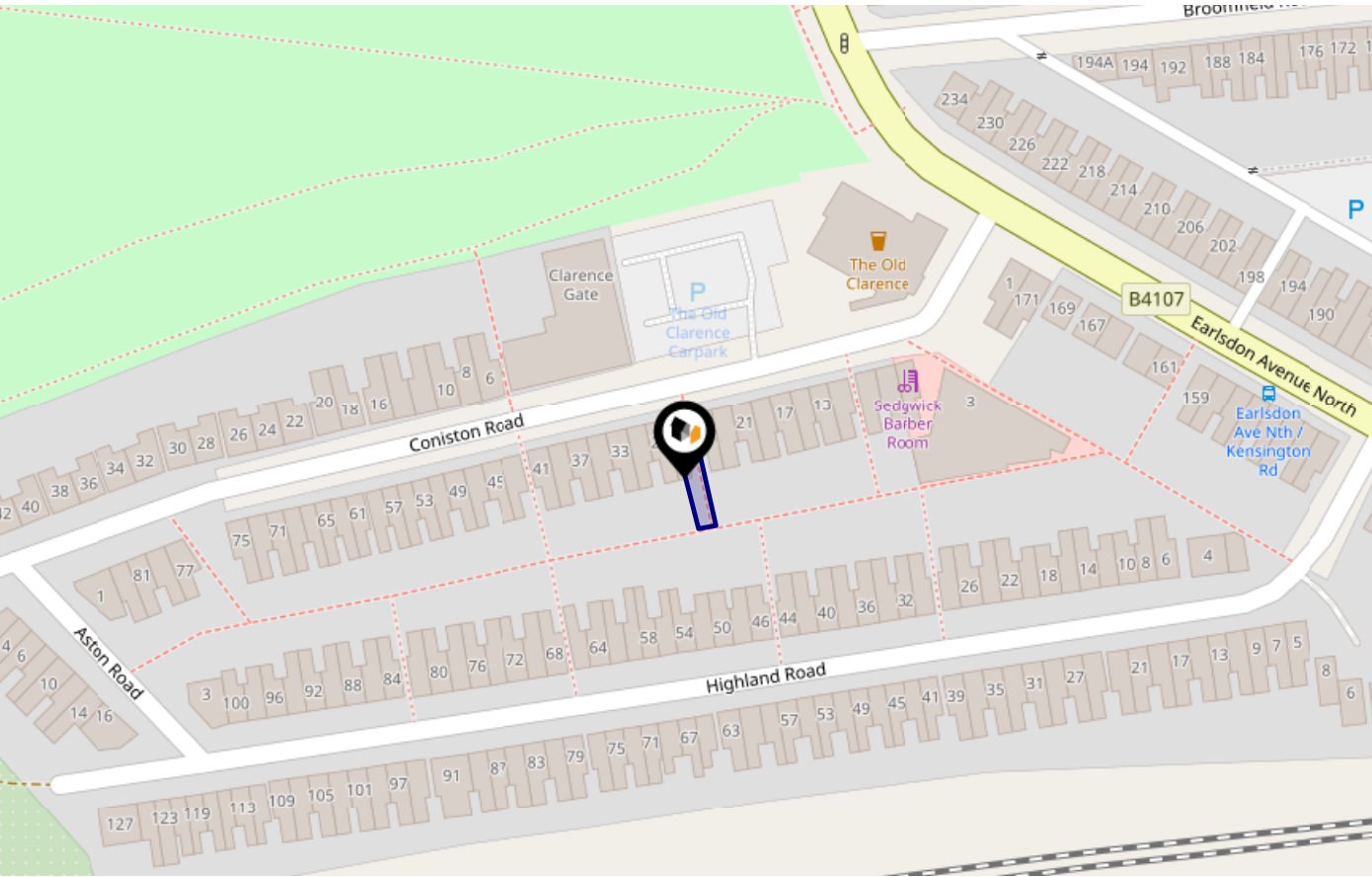
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

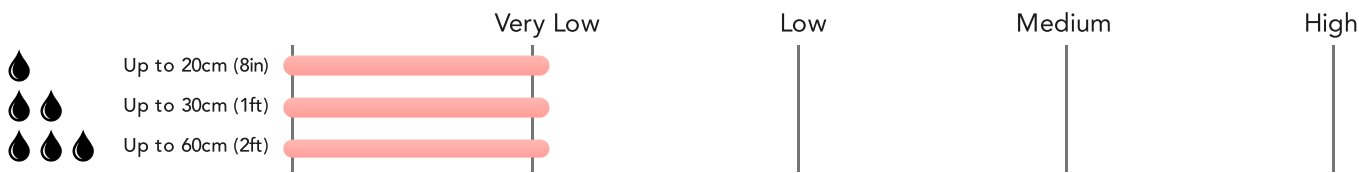


Risk Rating: Very low

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

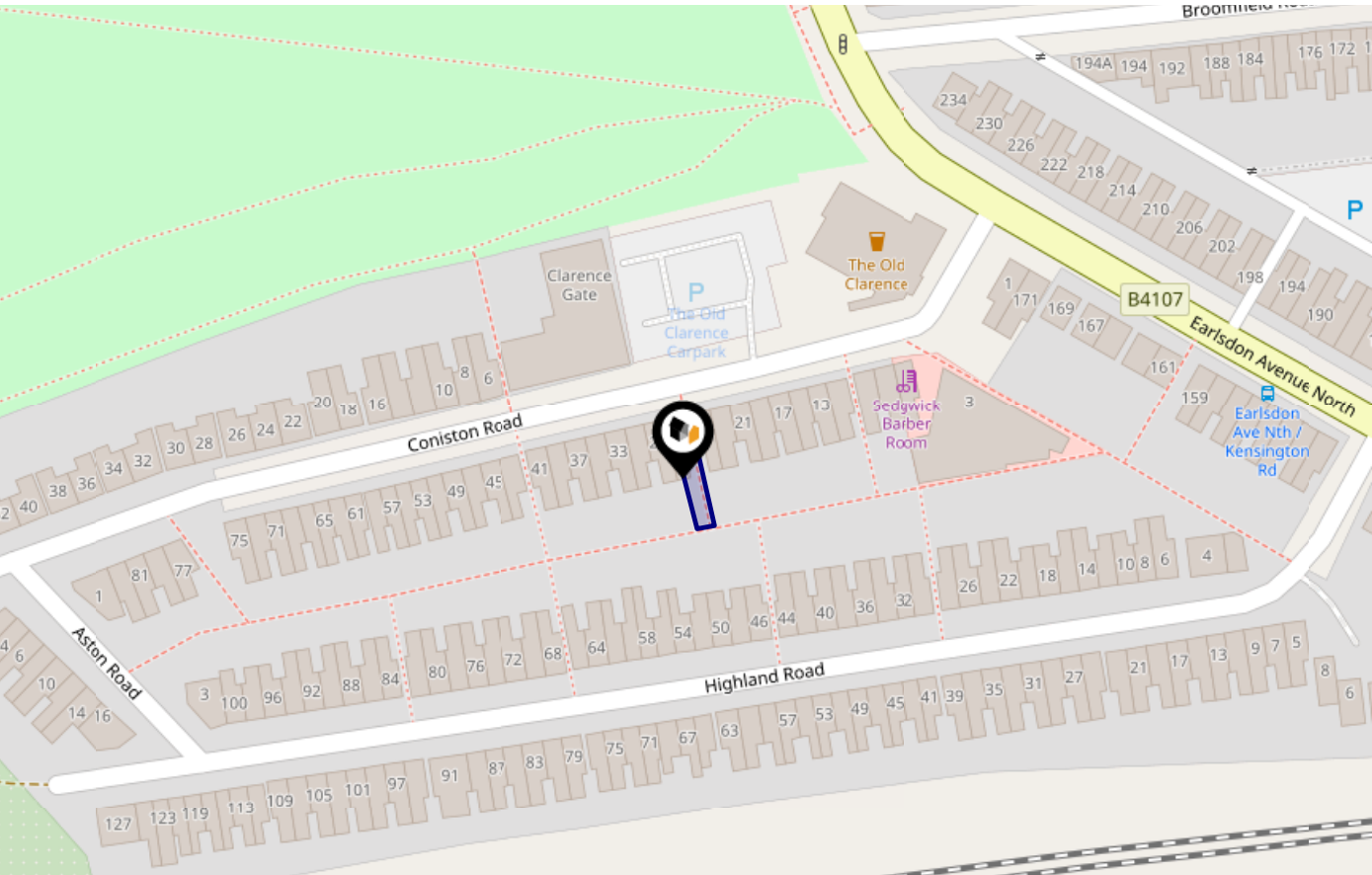
Chance of flooding to the following depths at this property:



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.

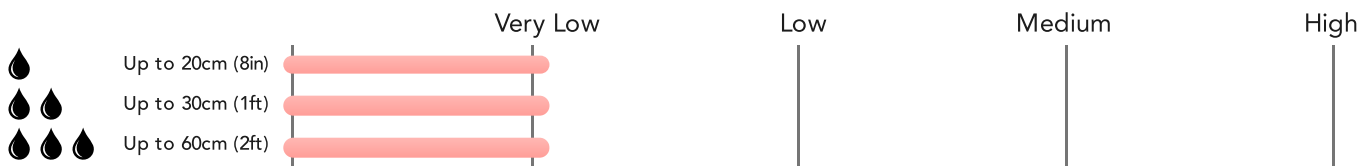


Risk Rating: Very low

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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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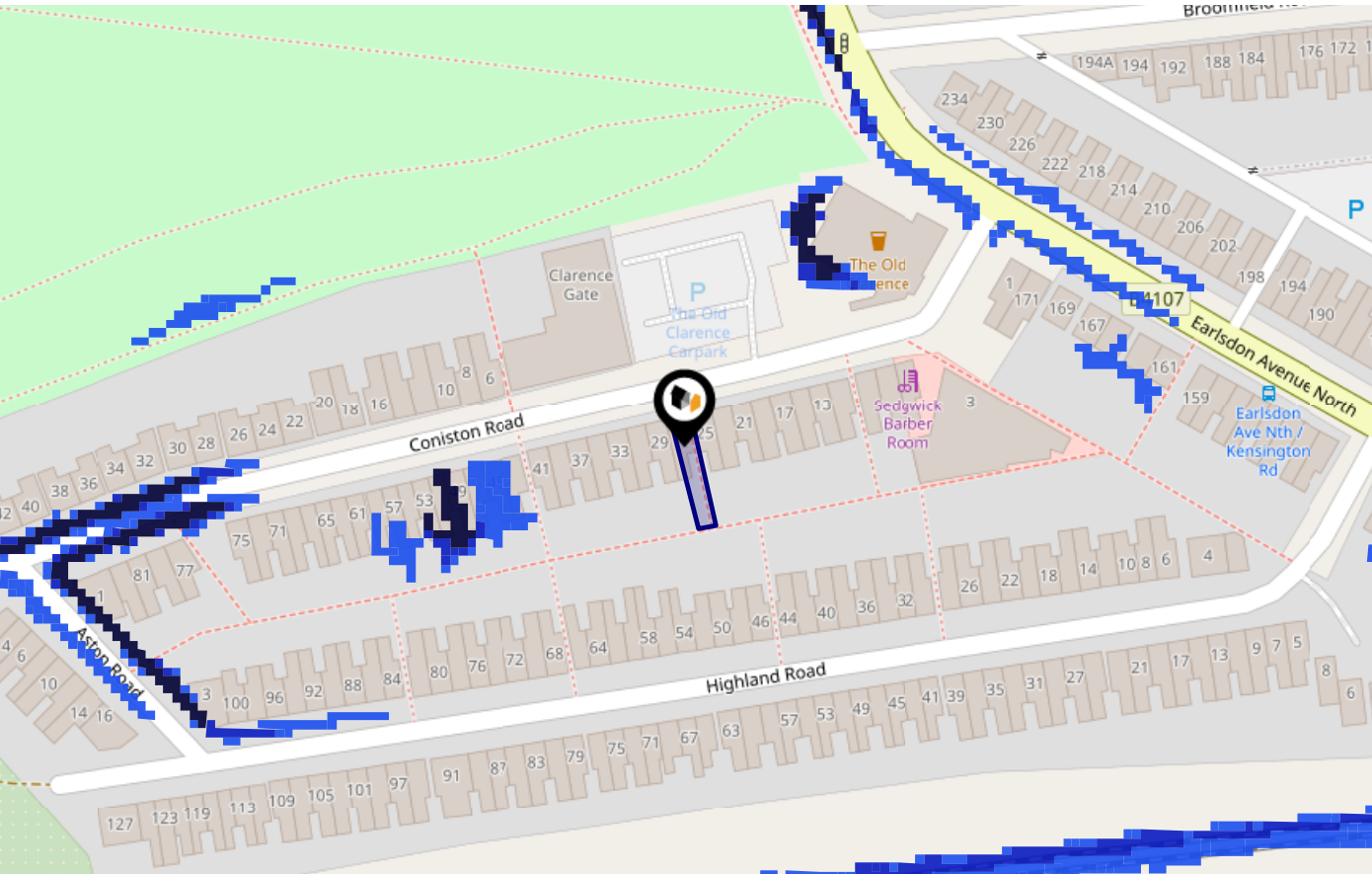
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

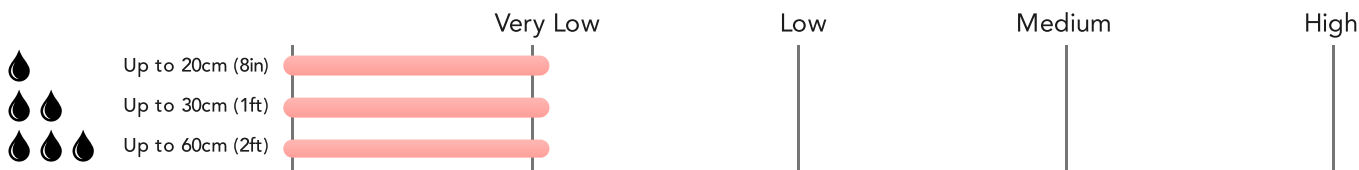


Risk Rating: Very low

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:

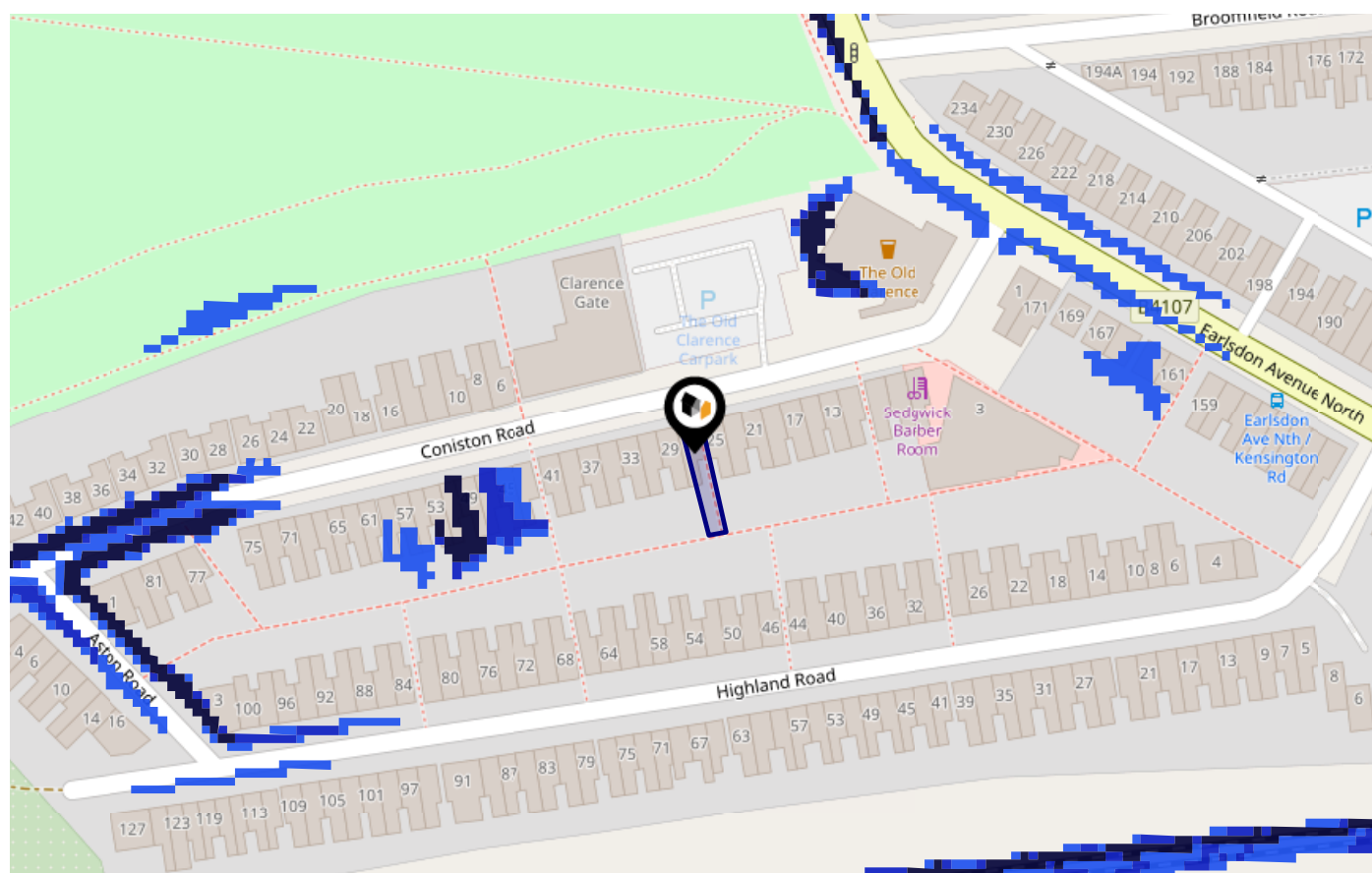


Flood Risk

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.

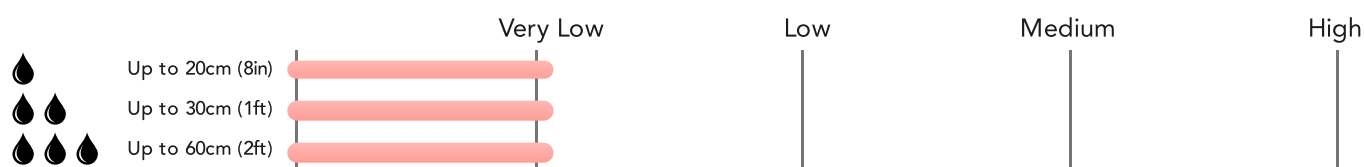


Risk Rating: Very low

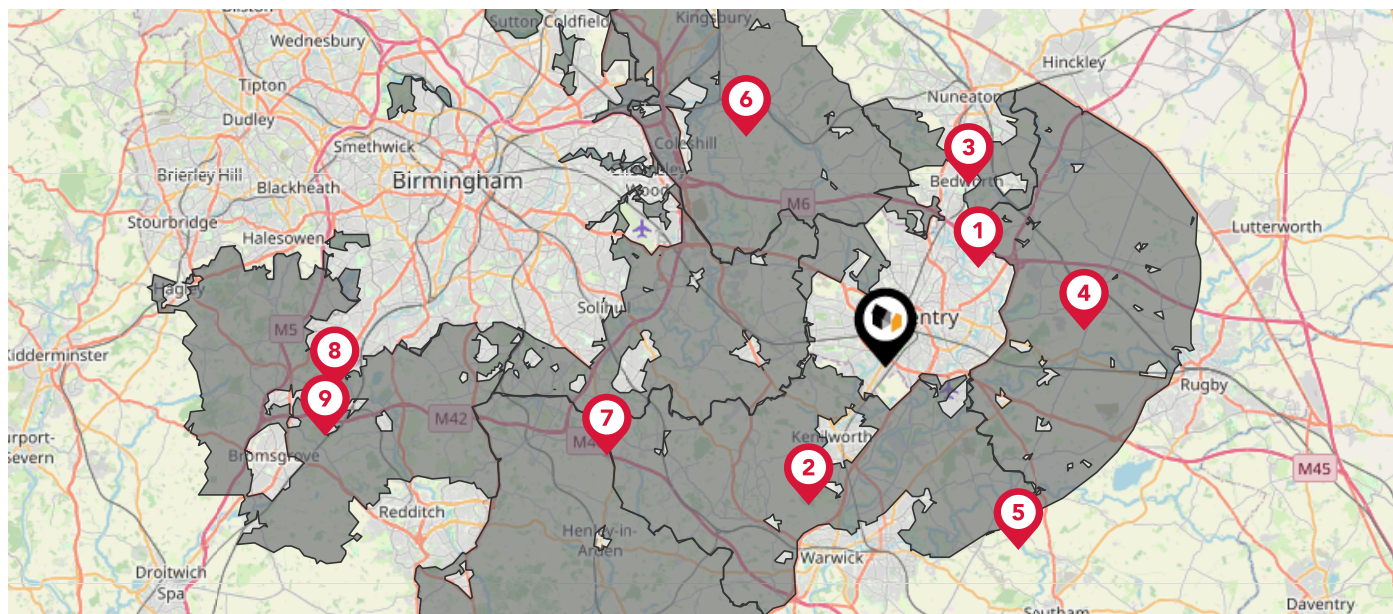
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

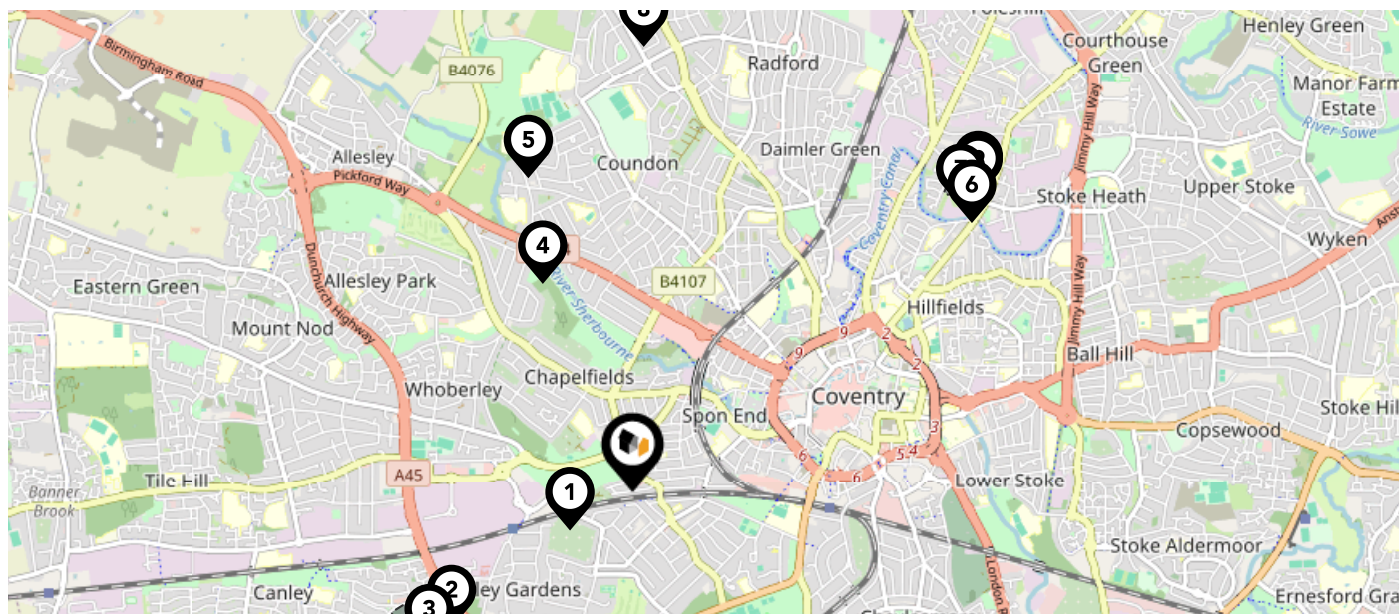
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt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

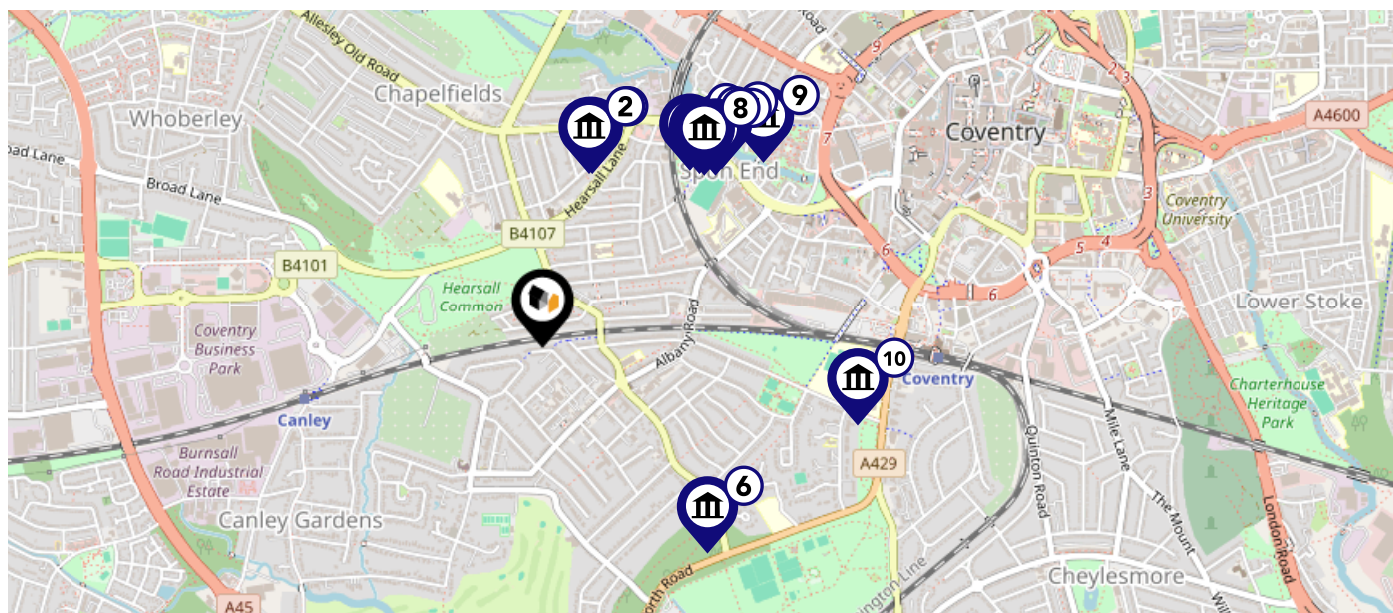
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	☐
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	☐
3	Prior Deram Park-Canley, Coventry	Historic Landfill	☐
4	Holyhead Road-Coundon, Coventry	Historic Landfill	☐
5	Coundon Social Club-Coundon, Coventry	Historic Landfill	☐
6	Midland Brickworks-Stoney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

Maps

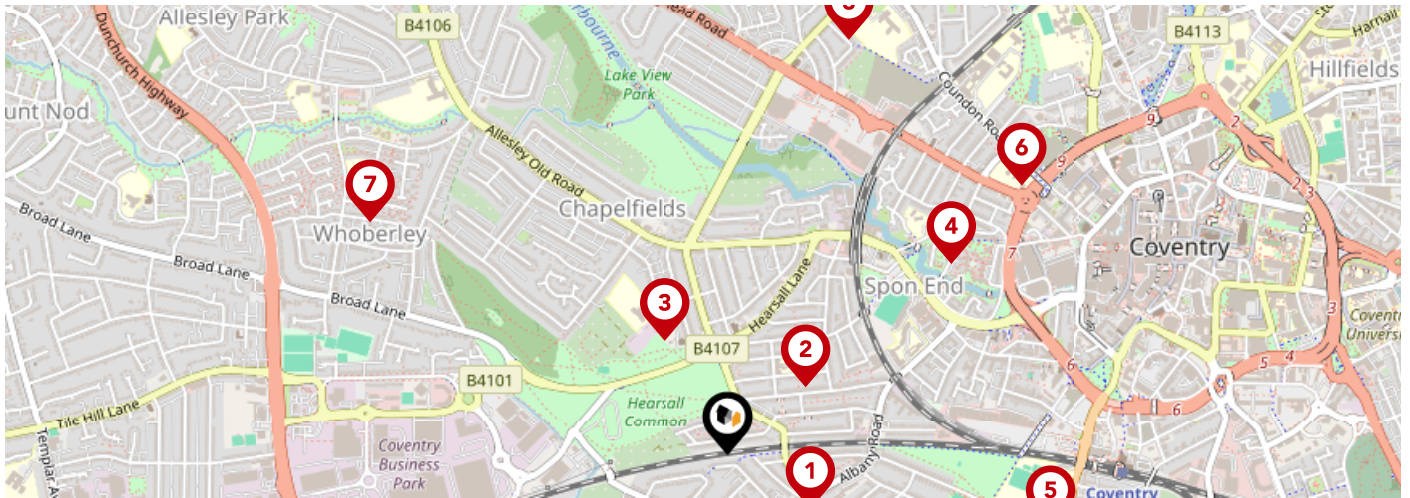
Listed Buildings



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

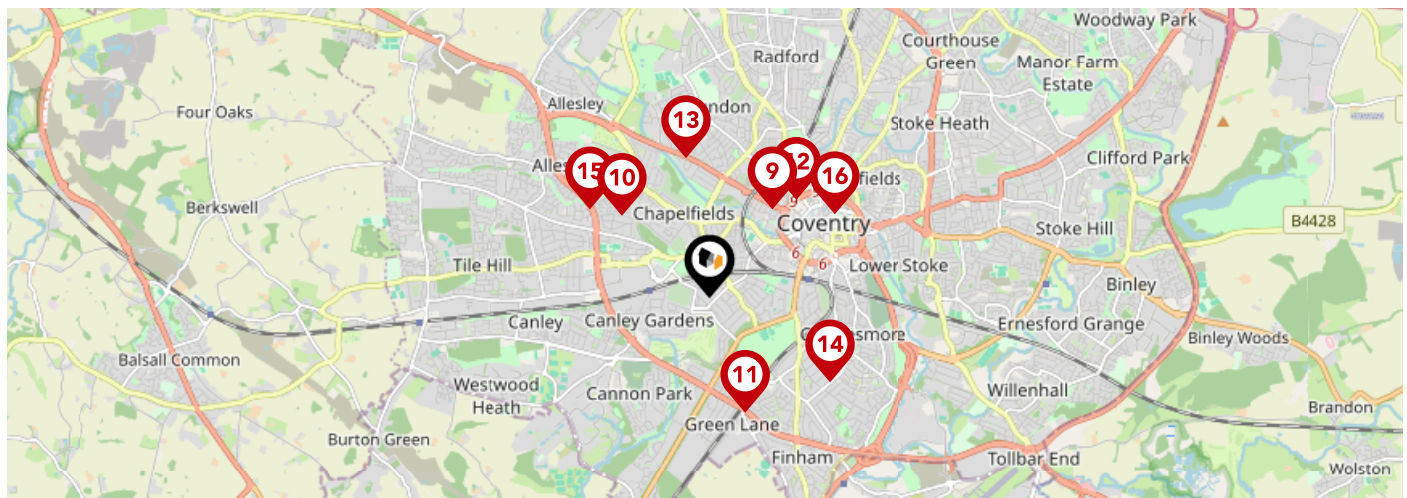


Listed Buildings in the local district		Grade	Distance
	1076655 - 23, Allesley Old Road	Grade II	0.4 miles
	1076656 - 25-29, Allesley Old Road	Grade II	0.4 miles
	1335864 - 107-110, Spon End	Grade II	0.5 miles
	1342946 - 97-100, Spon End	Grade II	0.5 miles
	1342909 - Chapel Of St James And St Christopher	Grade II	0.6 miles
	1443610 - Earlsdon Drinking Fountain	Grade II	0.6 miles
	1076603 - Spon Bridge	Grade II	0.6 miles
	1076600 - 111-116, Spon End	Grade II	0.6 miles
	1226523 - 119-123, Upper Spon Street	Grade II	0.7 miles
	1342934 - Free Grammar School King Henry Viii School	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.22	☐	☒	☐	☐	☐
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.23	☐	☒	☐	☐	☐
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.3	☐	☒	☐	☐	☐
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.66	☐	☒	☐	☐	☐
5	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.75	☐	☐	☒	☐	☐
6	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.9	☐	☒	☐	☐	☐
7	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.97	☐	☒	☐	☐	☐
8	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.98	☐	☒	☐	☐	☐

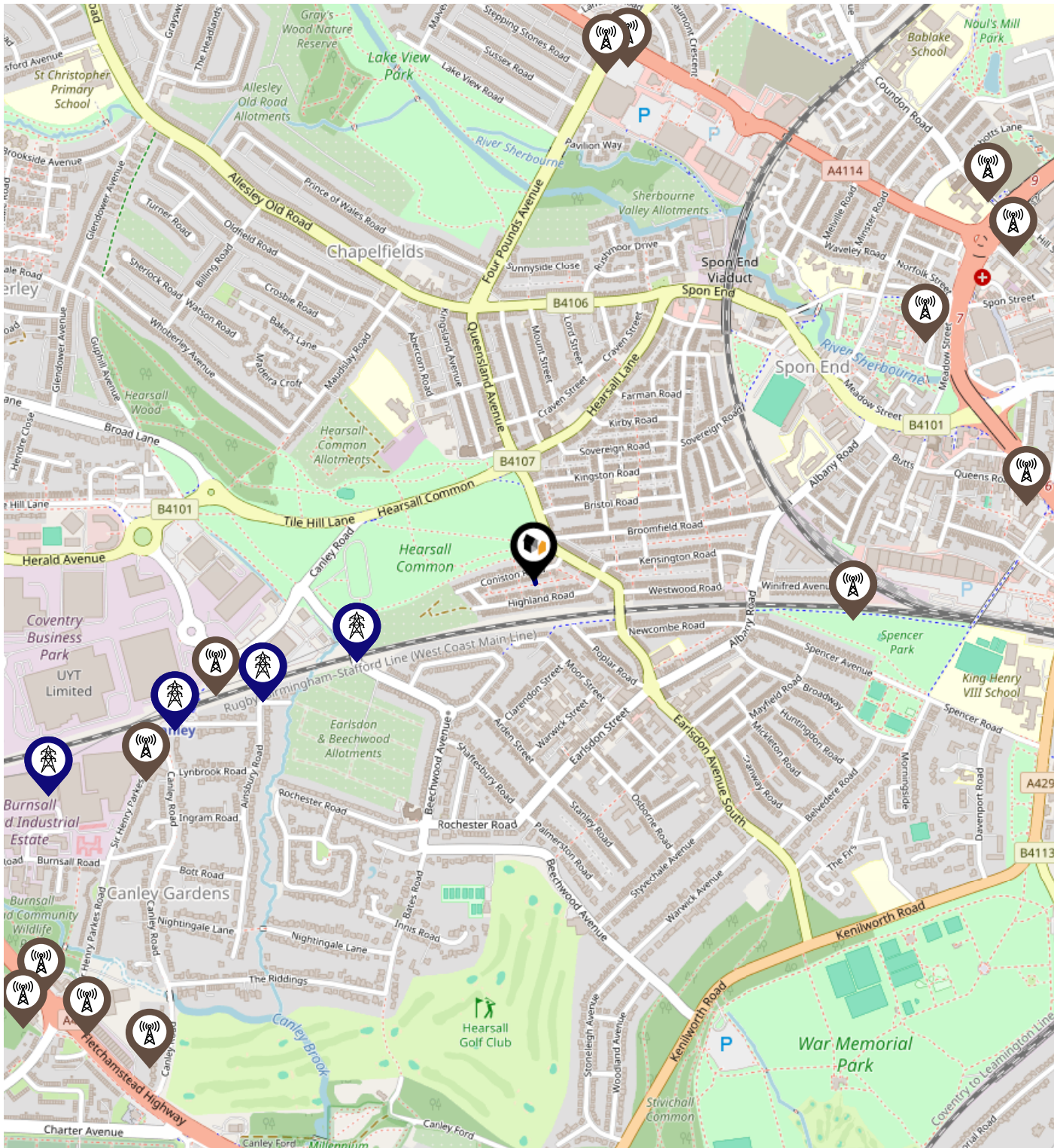
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.98	☐	☐	☒	☐	☐
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.09	☐	☒	☐	☐	☐
	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.09	☐	☒	☐	☐	☐
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.19	☐	☐	☒	☐	☐
	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:1.29	☐	☒	☐	☐	☐
	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.32	☐	☒	☐	☐	☐
	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:1.35	☐	☒	☐	☐	☐
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.36	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

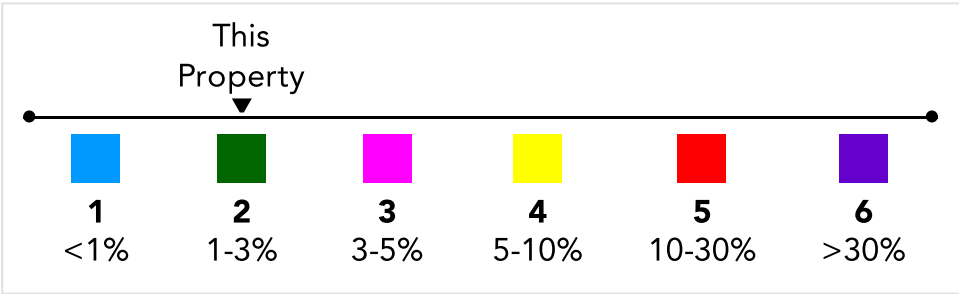
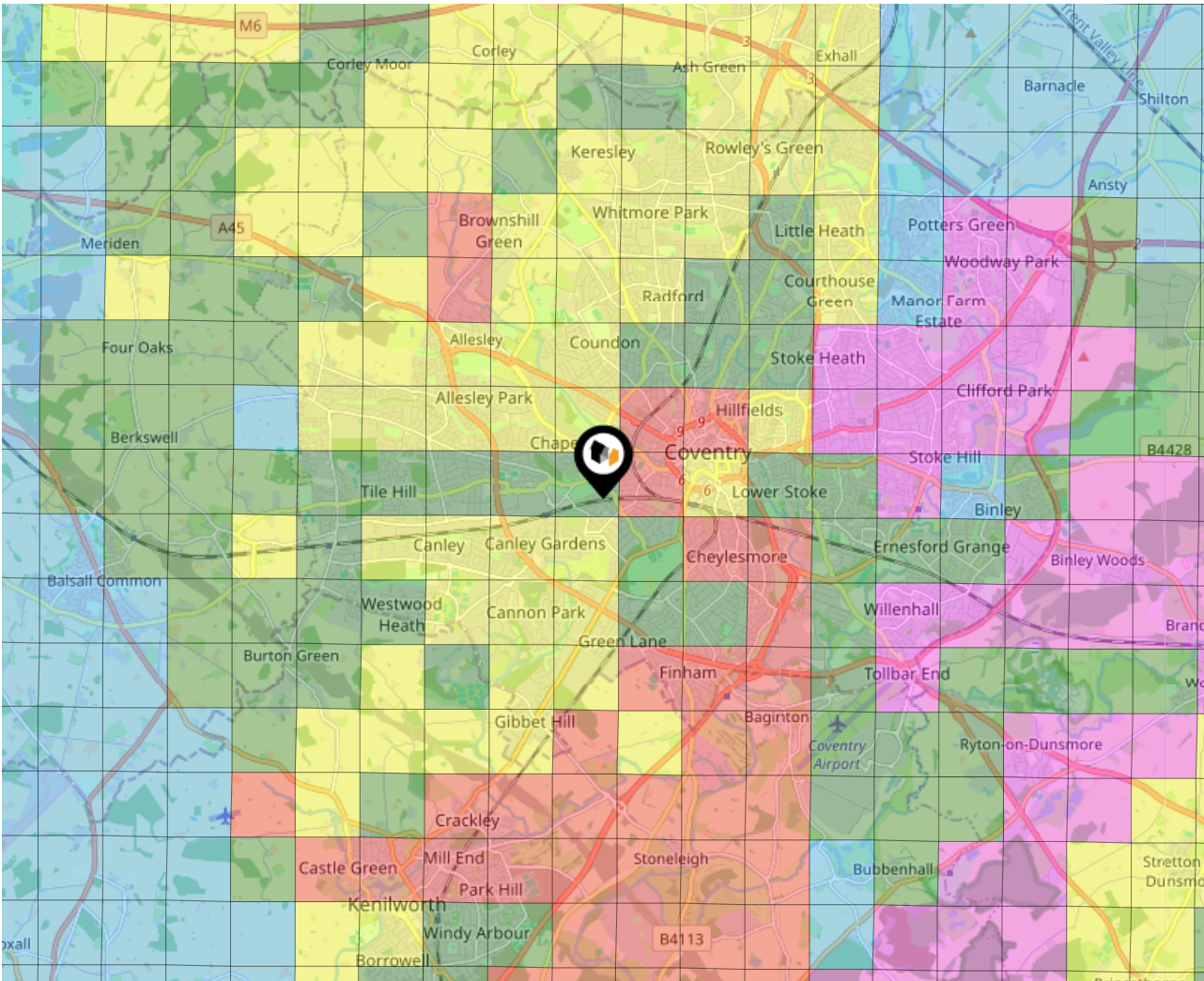
Environment

Radon Gas

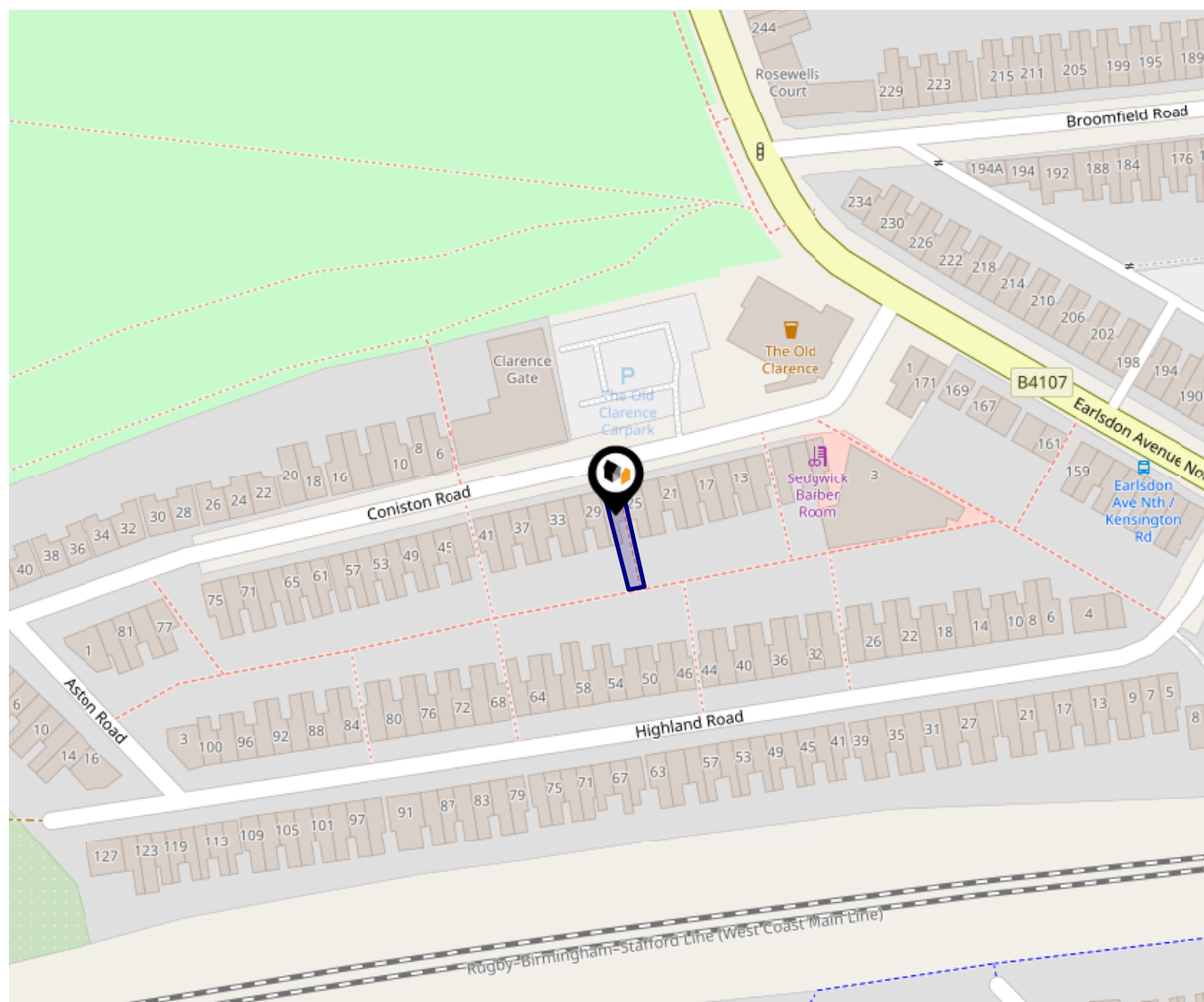


What is Radon?

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



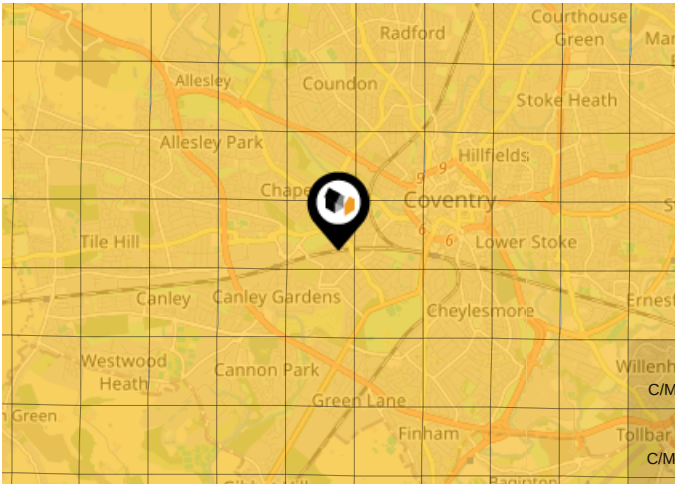
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

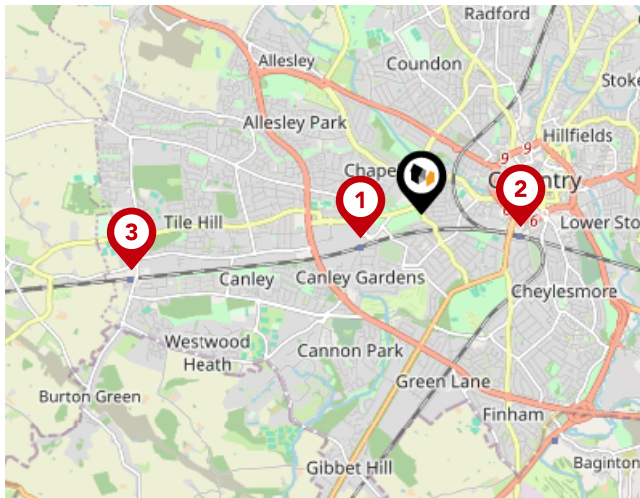


Primary Classifications (Most Common Clay Types)

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

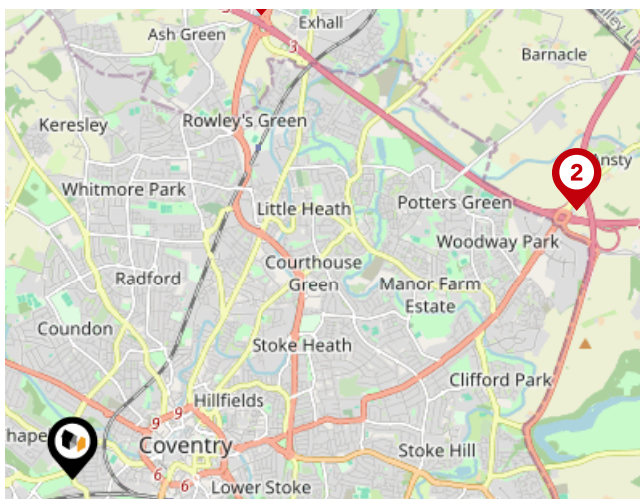
Area

Transport (National)



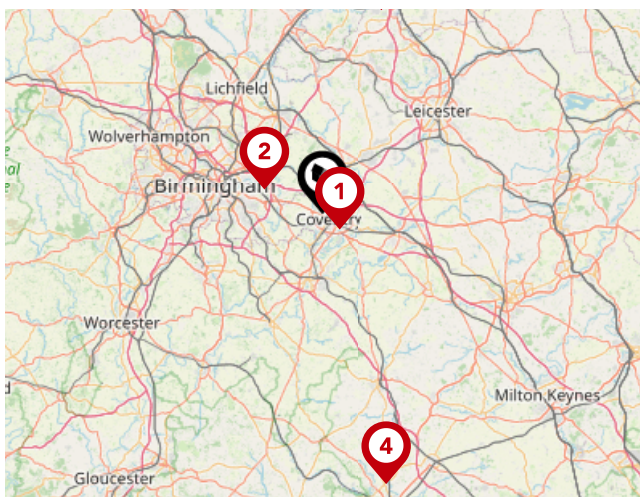
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.58 miles
2	Coventry Rail Station	0.9 miles
3	Tile Hill Rail Station	2.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.54 miles
2	M6 J2	5.18 miles
3	M40 J14	10.32 miles
4	M40 J15	10.39 miles
5	M6 J3A	8.11 miles



Airports/Helipads

Pin	Name	Distance
1	Baginton	3.47 miles
2	Birmingham Airport	9 miles
3	East Mids Airport	30.57 miles
4	Kidlington	40.51 miles

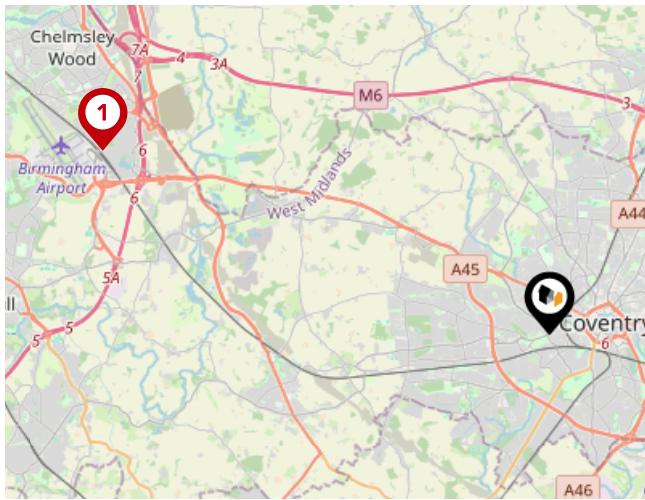
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Kingston Road	0.11 miles
	Highland Road	0.08 miles
	Queensland Ave	0.16 miles
	Highland Road	0.11 miles
	Sovereign Road	0.22 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.73 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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