



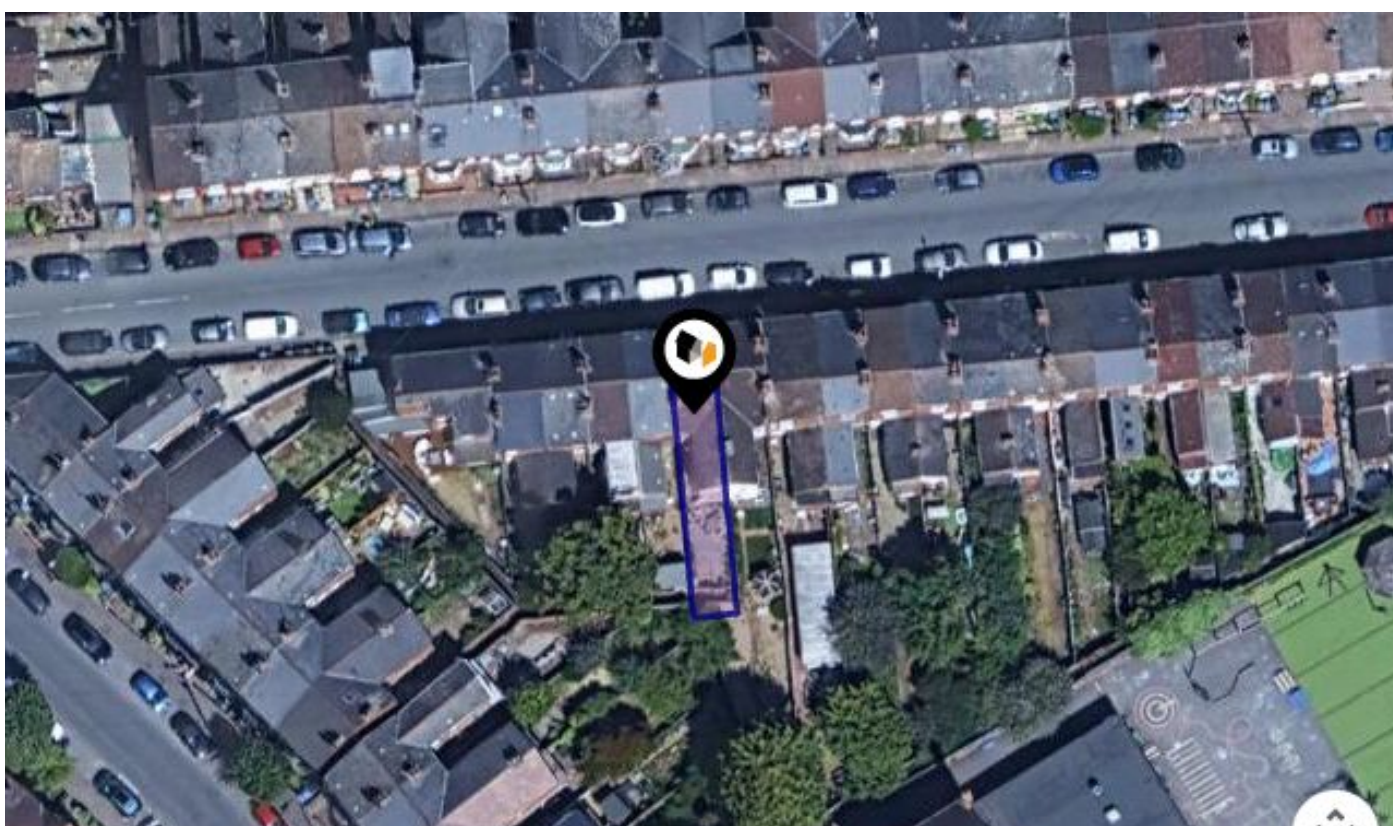
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 12th August 2025



NEWCOMBE ROAD, COVENTRY, CV5

OIRO : £215,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A once three bedroom terraced home, now two bed with 1st floor bathroom

Open plan sitting & dining room with gentle staircase to first floor

Generous kitchen overlooking gardens & with patio door

Two first floor double bedrooms

Substantial 1st floor bathroom with tremendous potential

Delightful courtyard gardens with private views & South facing aspect

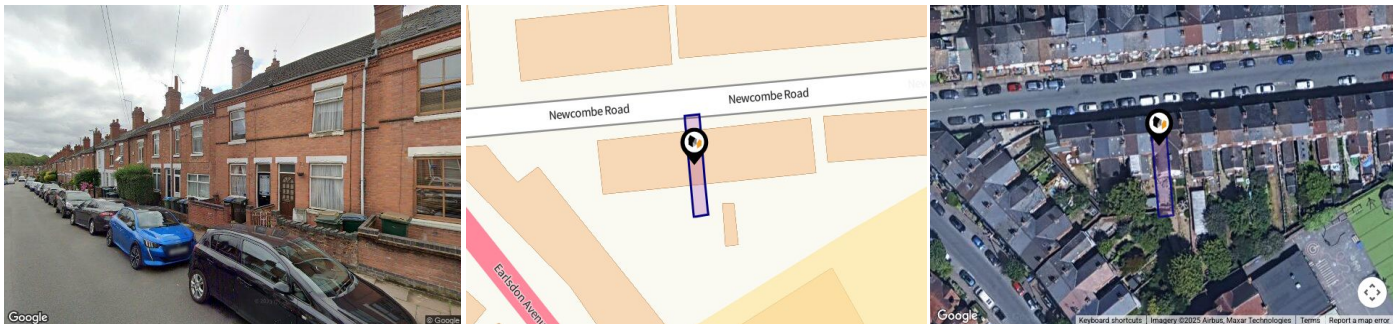
Gas central heating & mixed glazing

In need of improvements but with massive potential

Ideal Earlsdon location

NO CHAIN Total 836 Sq.Ft or Total 77.7 Sq.M, EPC Ordered










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:	£215,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	836 ft ² / 77 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WK199411		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	Earlsdon	(Standard - Superfast - Ultrafast)		
Flood Risk:		17	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)				
				
O ₂	EE	3	O2	sky
				
				Virgin media

27, Newcombe Road, Coventry, CV5 6NH					
Last Sold Date:	15/04/2025	13/04/2012	07/04/2006	19/07/2004	
Last Sold Price:	£220,000	£137,450	£135,000	£137,500	
35, Newcombe Road, Coventry, CV5 6NH					
Last Sold Date:	13/12/2024	12/02/2021	19/11/2010	20/02/1998	
Last Sold Price:	£238,000	£203,000	£143,250	£51,500	
87, Newcombe Road, Coventry, CV5 6NH					
Last Sold Date:	03/05/2024	04/05/2012	09/07/2004	29/12/2003	
Last Sold Price:	£179,000	£125,000	£114,000	£82,500	
45, Newcombe Road, Coventry, CV5 6NH					
Last Sold Date:	01/12/2023	01/06/2020	21/06/2002		
Last Sold Price:	£210,000	£195,000	£95,000		
41, Newcombe Road, Coventry, CV5 6NH					
Last Sold Date:	27/06/2022	04/11/2016	01/04/2015	22/09/2008	03/05/2006
Last Sold Price:	£227,000	£187,500	£157,000	£130,000	£139,000
					10/09/2004
					£137,000
65, Newcombe Road, Coventry, CV5 6NH					
Last Sold Date:	18/03/2022	24/09/2020	16/03/2016		
Last Sold Price:	£200,000	£186,750	£165,000		
21, Newcombe Road, Coventry, CV5 6NH					
Last Sold Date:	03/12/2021	25/09/2015	10/05/2005	02/07/1999	
Last Sold Price:	£213,200	£166,500	£137,500	£59,500	
5, Newcombe Road, Coventry, CV5 6NH					
Last Sold Date:	29/09/2021	03/10/2017			
Last Sold Price:	£282,500	£247,299			
49, Newcombe Road, Coventry, CV5 6NH					
Last Sold Date:	21/07/2021	15/12/2000	24/07/1998		
Last Sold Price:	£169,000	£47,000	£28,500		
89a, Newcombe Road, Coventry, CV5 6NH					
Last Sold Date:	23/04/2021	23/11/2012			
Last Sold Price:	£225,000	£160,000			
59, Newcombe Road, Coventry, CV5 6NH					
Last Sold Date:	15/02/2019	08/05/2001			
Last Sold Price:	£199,950	£68,950			
43, Newcombe Road, Coventry, CV5 6NH					
Last Sold Date:	06/07/2018	16/02/2004	01/10/1999		
Last Sold Price:	£192,000	£119,950	£59,950		

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

3, Newcombe Road, Coventry, CV5 6NH				
Last Sold Date:	27/04/2018	30/05/2014		
Last Sold Price:	£320,000	£200,000		
39, Newcombe Road, Coventry, CV5 6NH				
Last Sold Date:	02/03/2018			
Last Sold Price:	£202,000			
9, Newcombe Road, Coventry, CV5 6NH				
Last Sold Date:	09/02/2016	22/08/2007	03/09/2001	26/11/1999
Last Sold Price:	£168,000	£152,500	£75,000	£64,500
15, Newcombe Road, Coventry, CV5 6NH				
Last Sold Date:	19/08/2015	21/11/1998		
Last Sold Price:	£149,950	£46,000		
19, Newcombe Road, Coventry, CV5 6NH				
Last Sold Date:	07/05/2014	14/05/1997		
Last Sold Price:	£152,000	£41,500		
23, Newcombe Road, Coventry, CV5 6NH				
Last Sold Date:	17/10/2012			
Last Sold Price:	£119,000			
53, Newcombe Road, Coventry, CV5 6NH				
Last Sold Date:	03/01/2009	11/12/2002	05/01/1996	
Last Sold Price:	£117,000	£90,000	£28,500	
25, Newcombe Road, Coventry, CV5 6NH				
Last Sold Date:	12/02/2007			
Last Sold Price:	£143,000			
77, Newcombe Road, Coventry, CV5 6NH				
Last Sold Date:	23/03/2006	10/05/2002	29/11/1996	
Last Sold Price:	£115,500	£87,750	£47,000	
47, Newcombe Road, Coventry, CV5 6NH				
Last Sold Date:	15/02/2006			
Last Sold Price:	£103,000			
29, Newcombe Road, Coventry, CV5 6NH				
Last Sold Date:	17/02/2003			
Last Sold Price:	£99,950			
37, Newcombe Road, Coventry, CV5 6NH				
Last Sold Date:	12/06/2002	30/09/1997		
Last Sold Price:	£83,000	£20,000		

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

Market Sold in Street



31, Newcombe Road, Coventry, CV5 6NH

Last Sold Date:	06/12/2001	02/06/2000
Last Sold Price:	£85,000	£72,500

71, Newcombe Road, Coventry, CV5 6NH

Last Sold Date:	19/09/2001
Last Sold Price:	£70,750

51, Newcombe Road, Coventry, CV5 6NH

Last Sold Date:	29/09/2000
Last Sold Price:	£43,000

89, Newcombe Road, Coventry, CV5 6NH

Last Sold Date:	15/09/1999
Last Sold Price:	£50,000

79, Newcombe Road, Coventry, CV5 6NH

Last Sold Date:	06/08/1999
Last Sold Price:	£53,000

75, Newcombe Road, Coventry, CV5 6NH

Last Sold Date:	29/01/1999
Last Sold Price:	£47,500

81, Newcombe Road, Coventry, CV5 6NH

Last Sold Date:	21/06/1996
Last Sold Price:	£38,000

7, Newcombe Road, Coventry, CV5 6NH

Last Sold Date:	10/02/1995
Last Sold Price:	£44,000

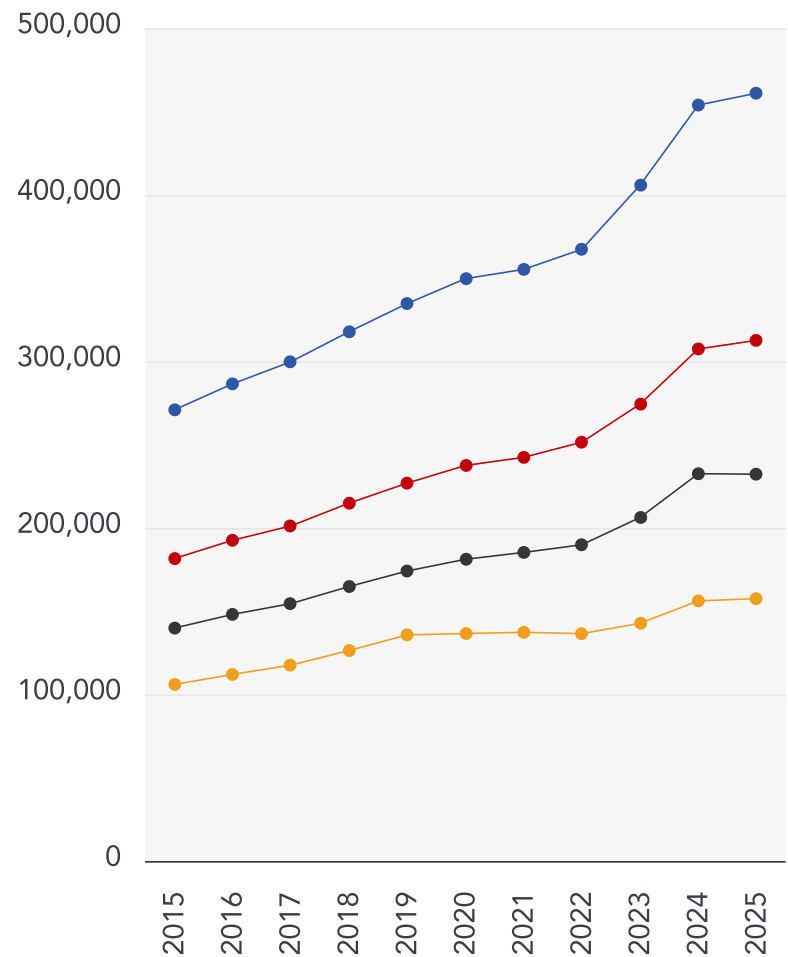
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+70.17%

Semi-Detached

+72.14%

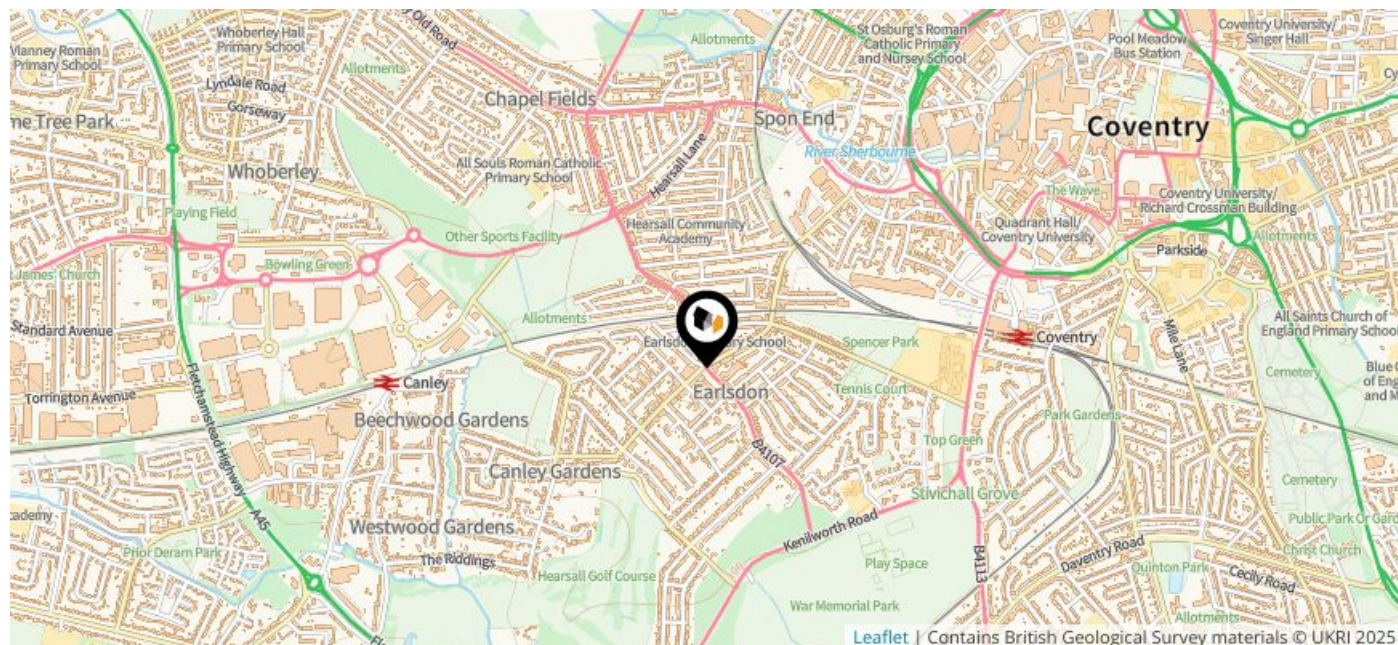
Terraced

+66.07%

Flat

+48.62%

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.

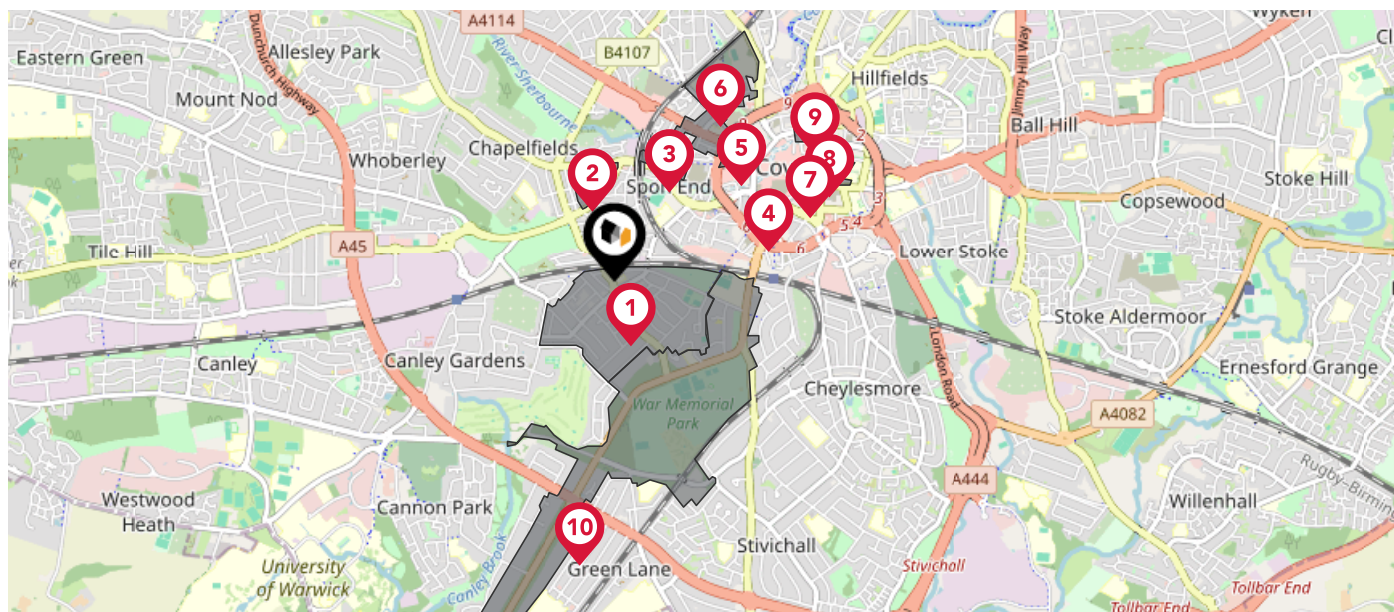
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Chapelfields



Spon End



Greyfriars Green



Spon Street



Naul's Mill



High Street



Hill Top and Cathedral



Lady Herbert's Garden



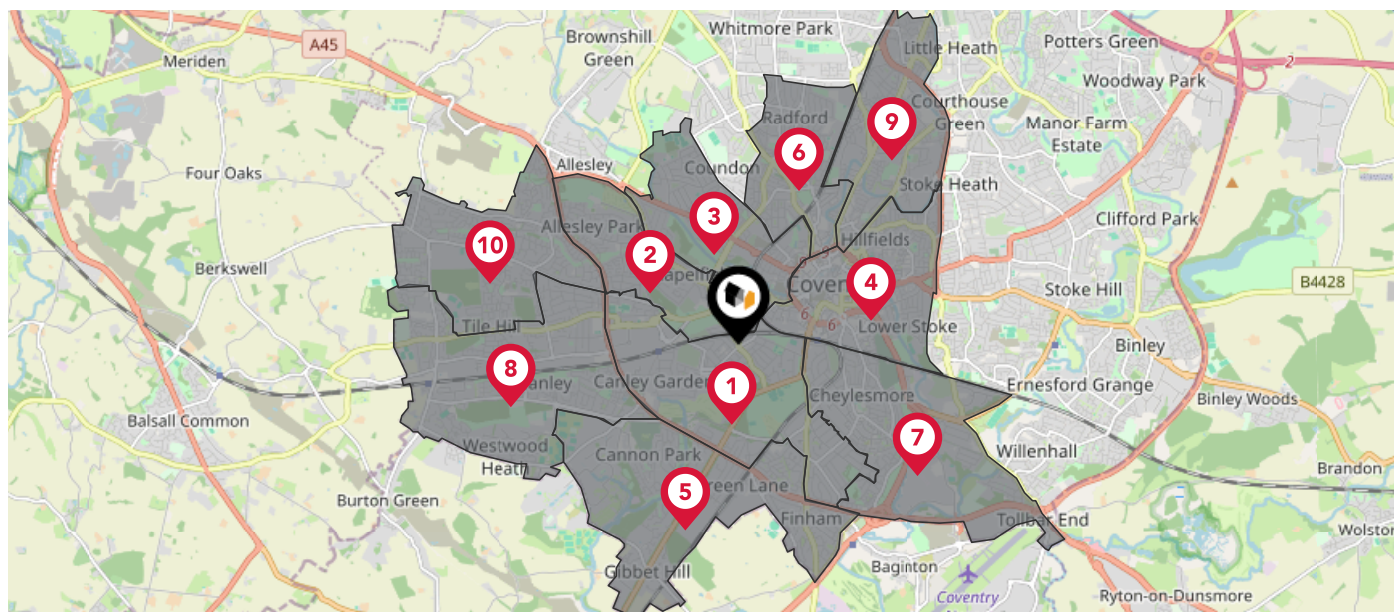
Kenilworth Road

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



Whoberley Ward



Sherbourne Ward



St. Michael's Ward



Wainbody Ward



Radford Ward



Cheylesmore Ward



Westwood Ward



Foleshill Ward



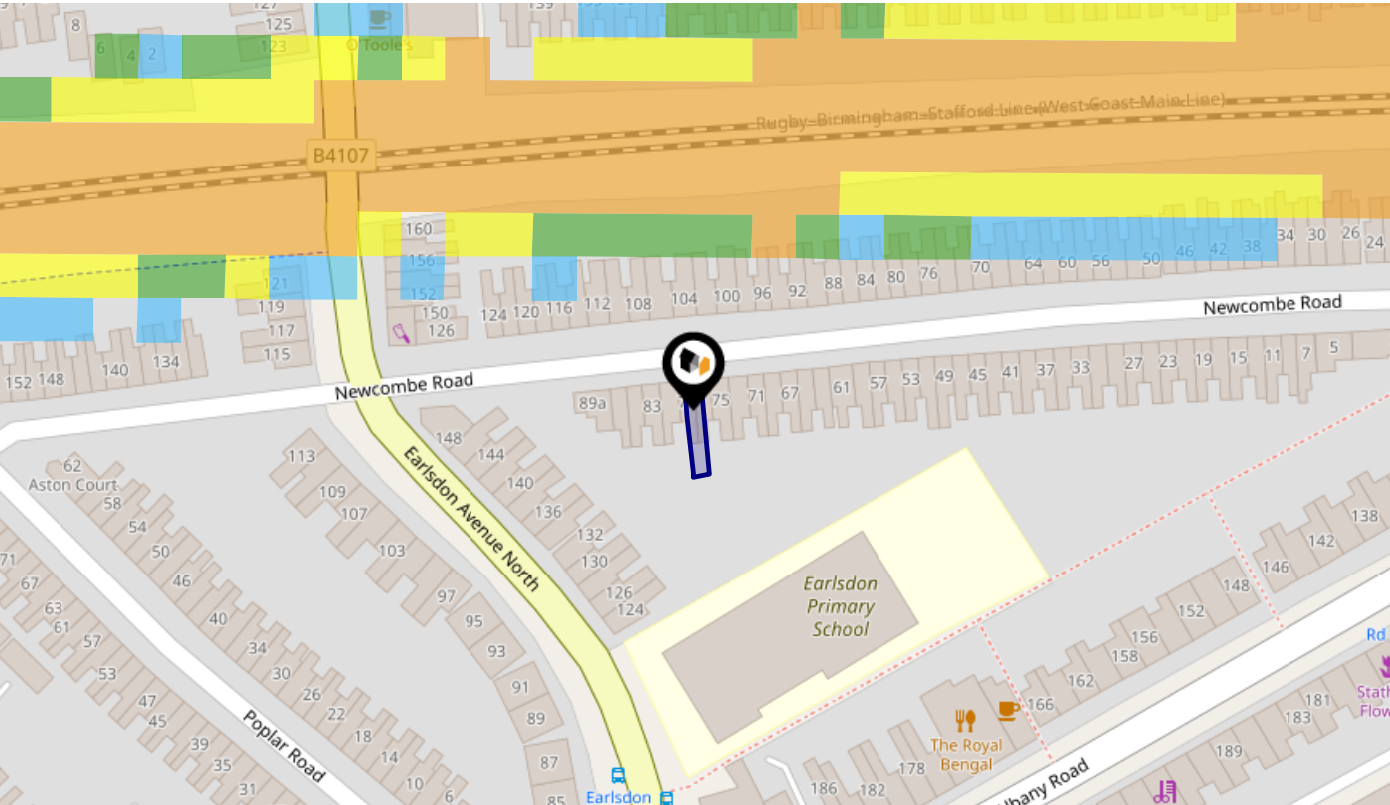
Woodlands Ward

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.

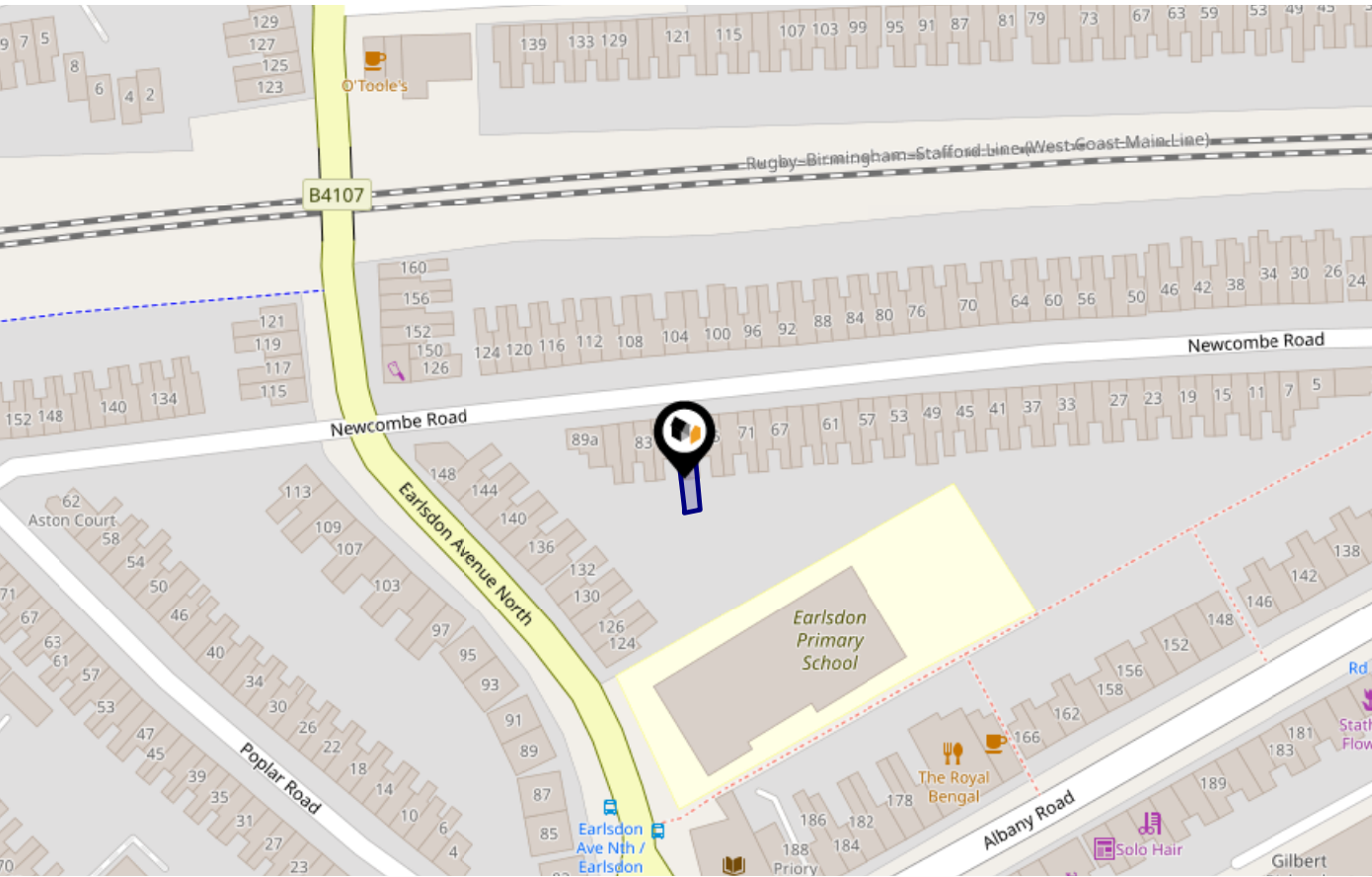
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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.

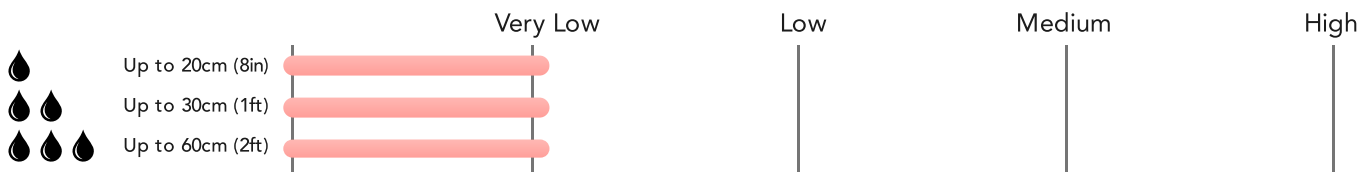


Risk Rating: Very low

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.

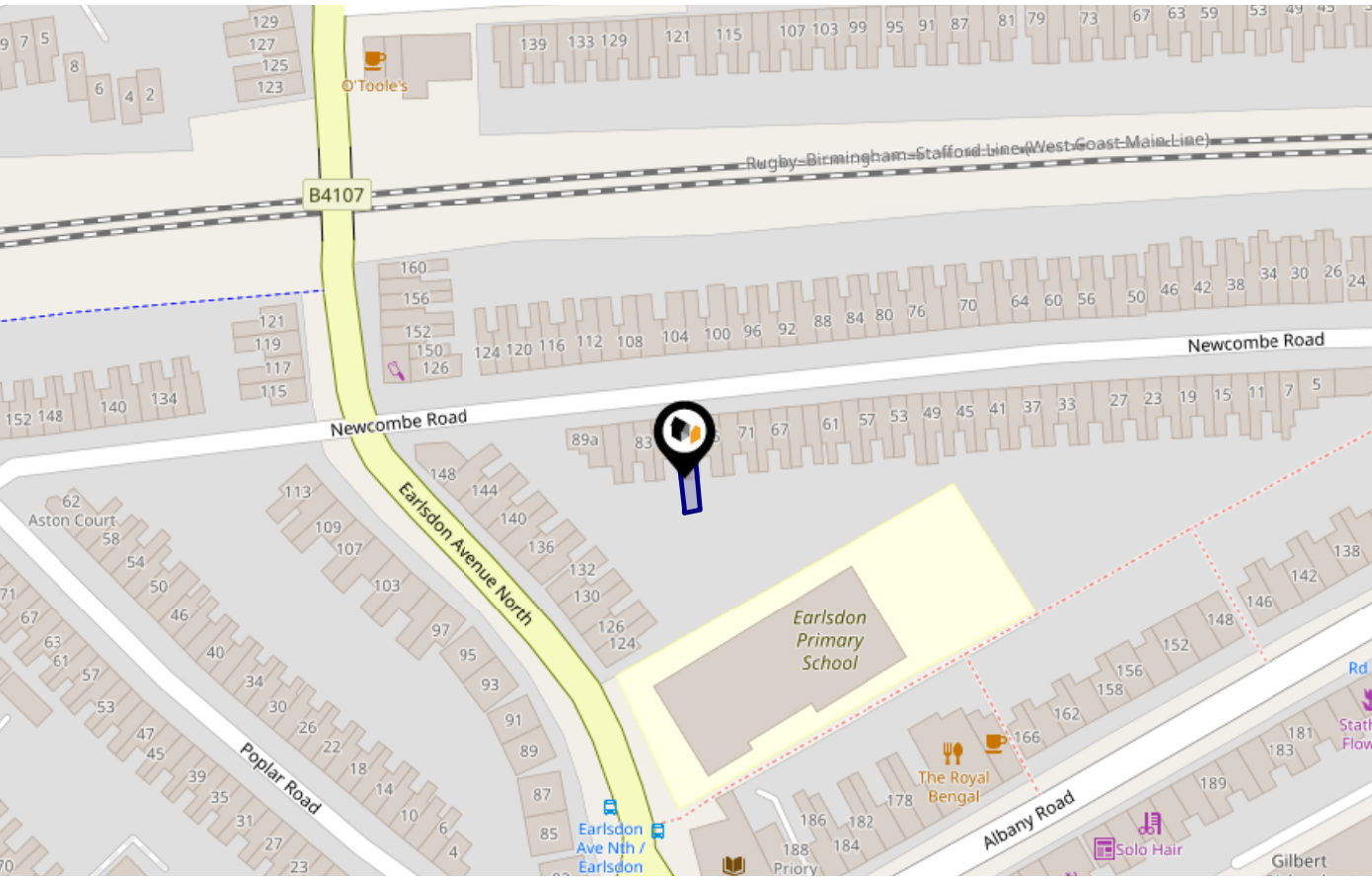
Chance of flooding to the following depths at this property:



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.

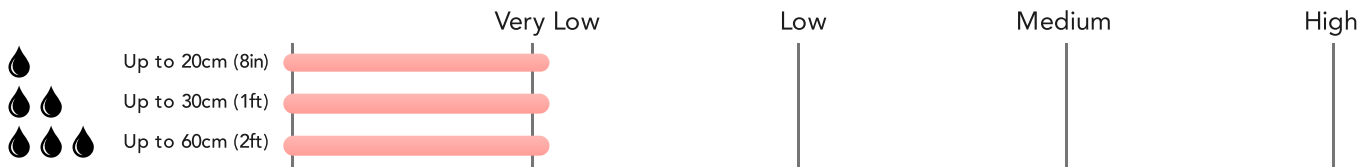


Risk Rating: Very low

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.

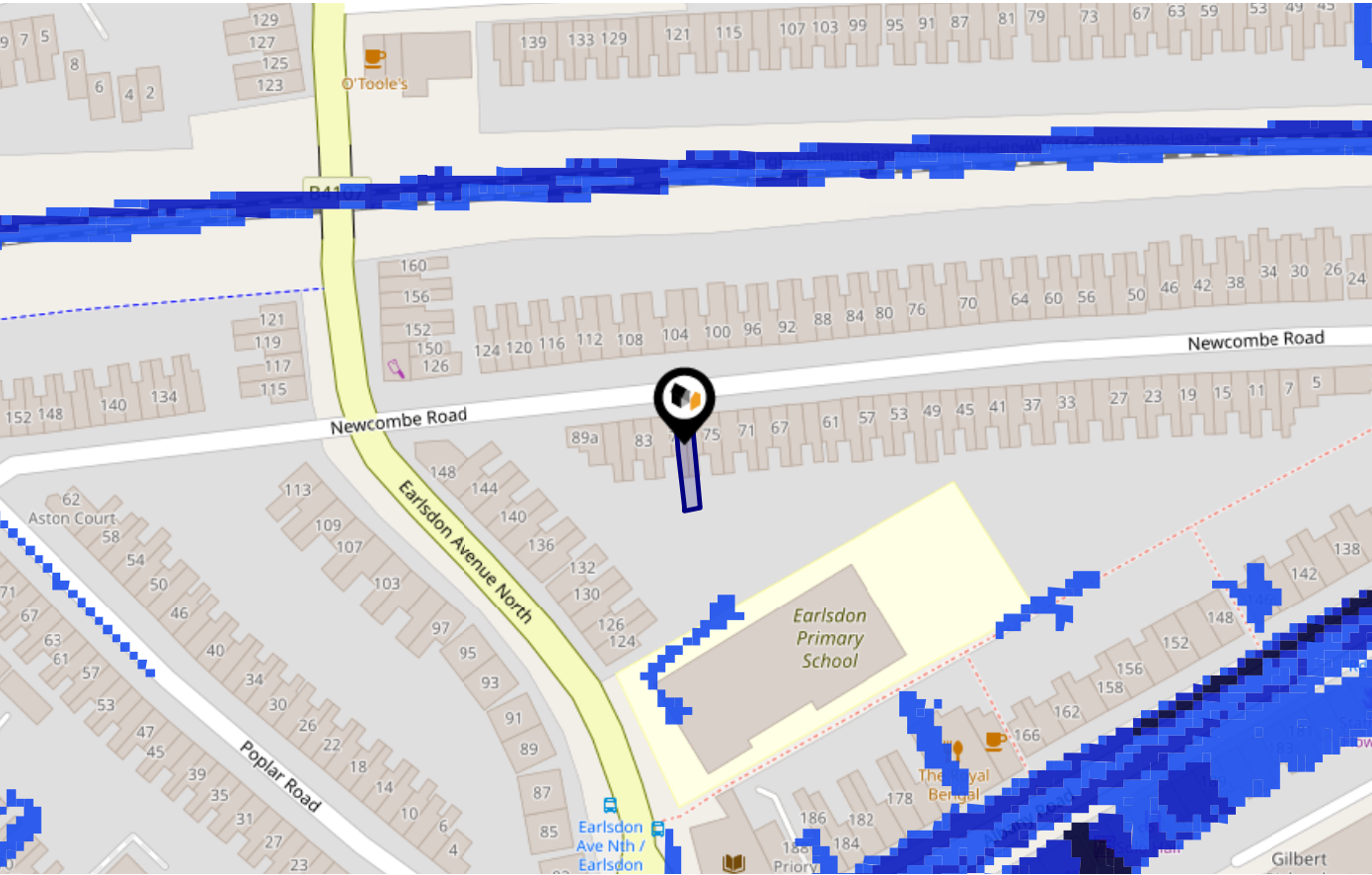
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

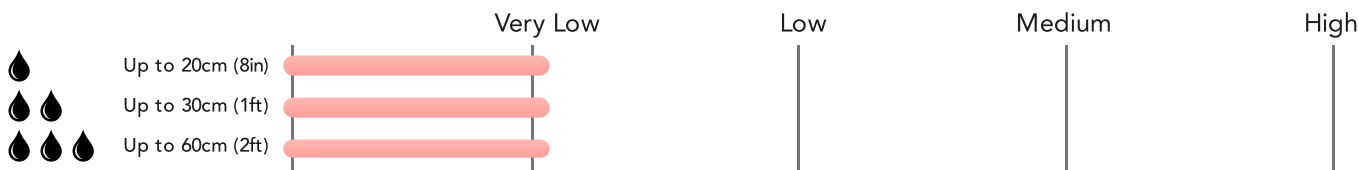


Risk Rating: Very low

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.

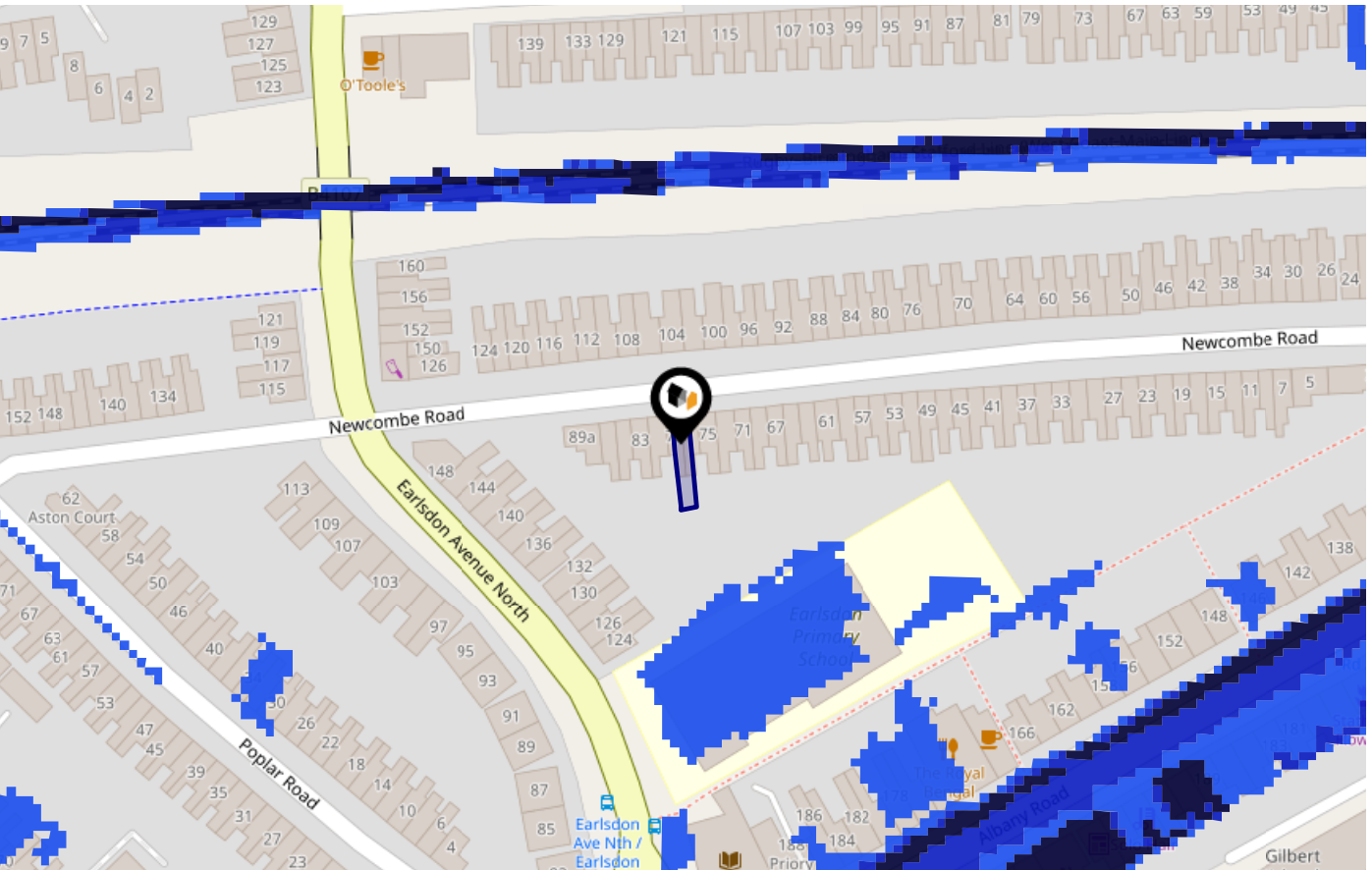
Chance of flooding to the following depths at this property:



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.

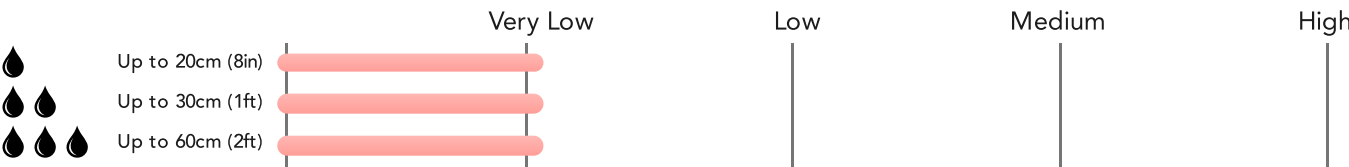


Risk Rating: Very low

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:

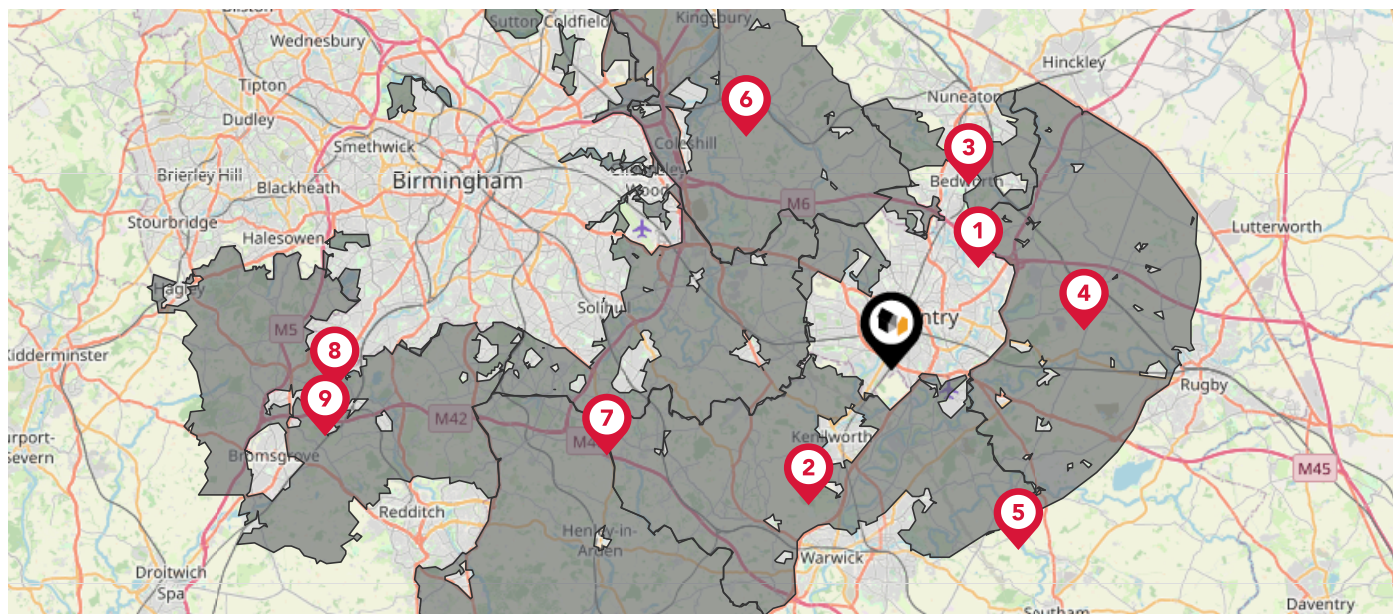


Maps

Green Belt



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



Nearby Green Belt Land

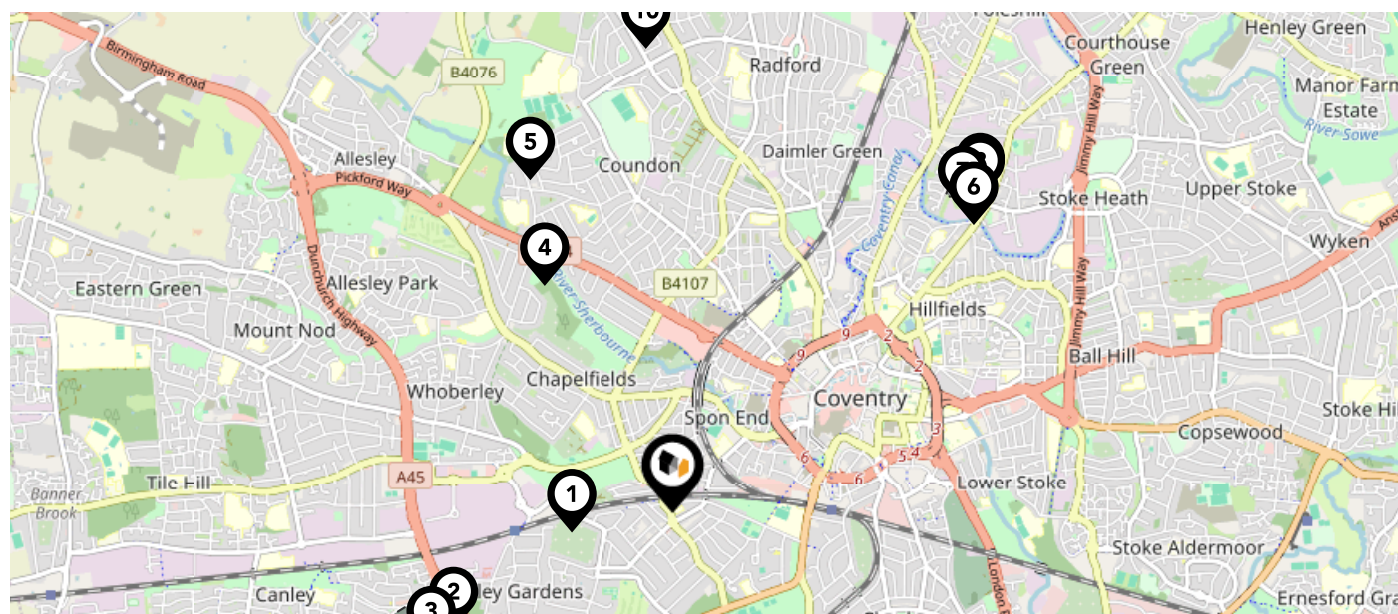
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

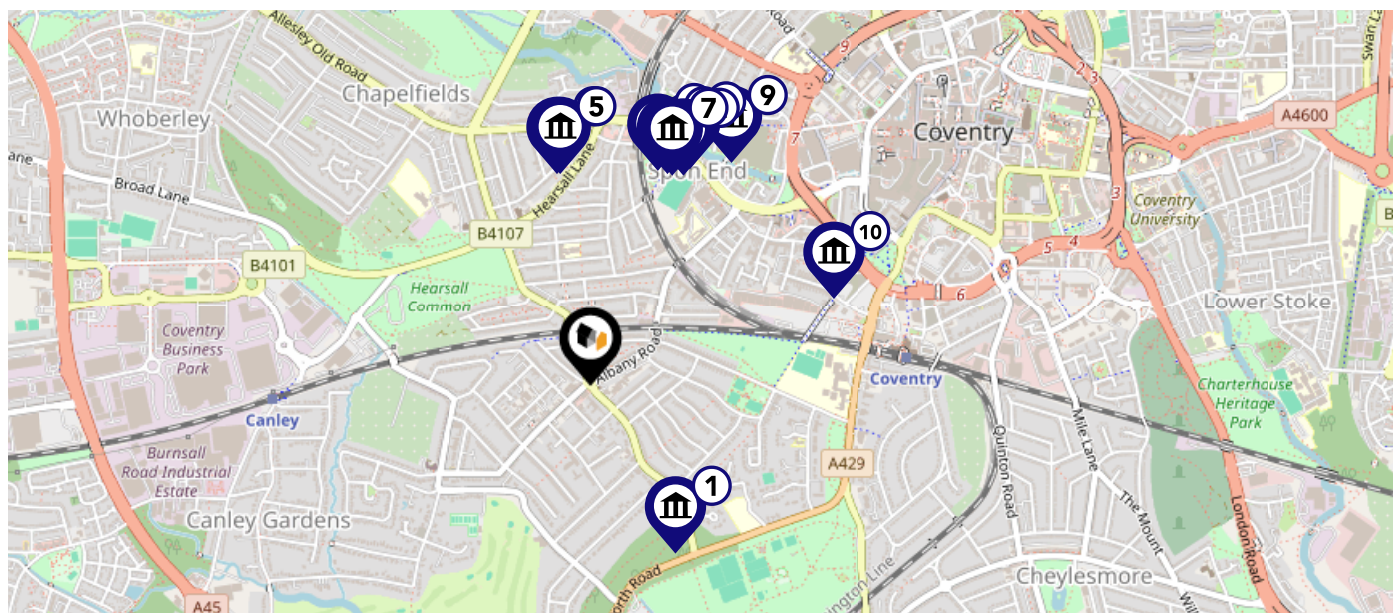
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
3	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Holyhead Road-Coundon, Coventry	Historic Landfill	<input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











Maps

Listed Buildings

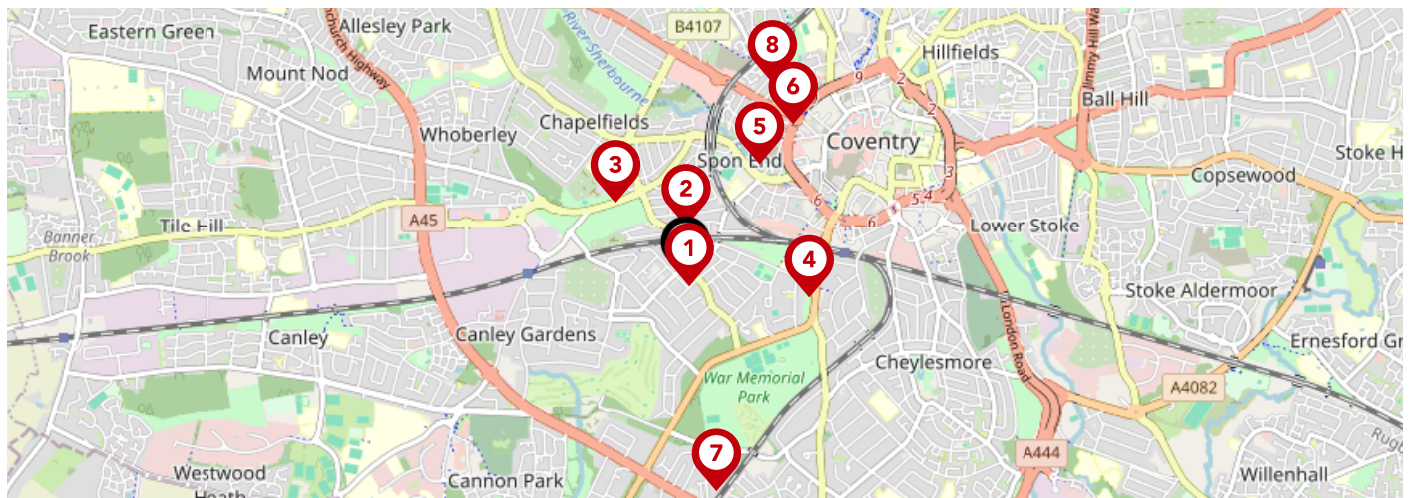


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

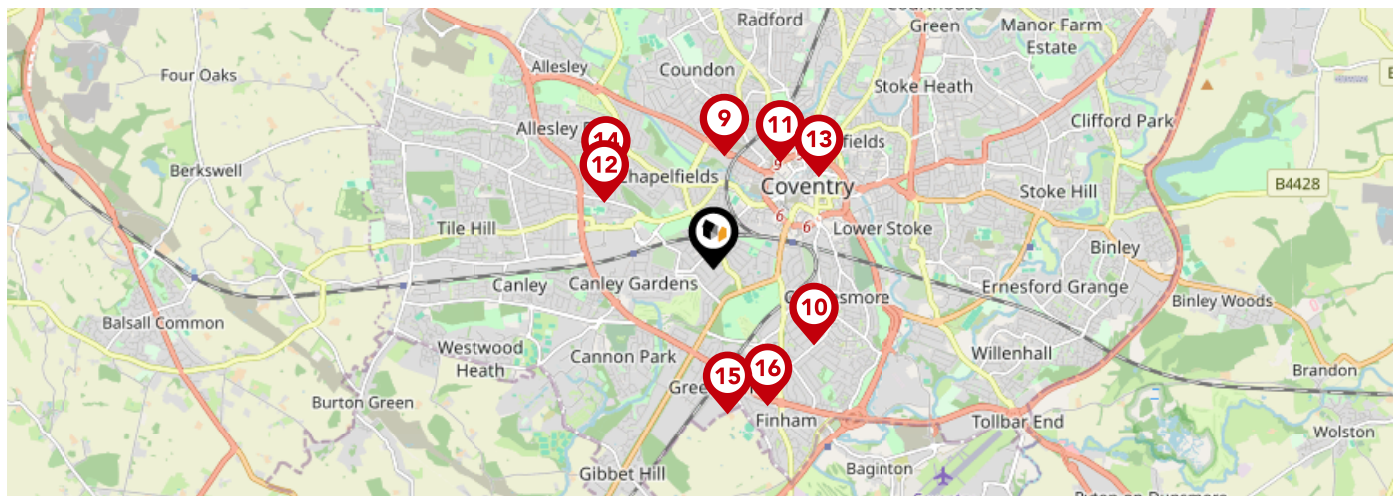










Listed Buildings in the local district	Grade	Distance
 1443610 - Earlsdon Drinking Fountain	Grade II	0.4 miles
 1076603 - Spon Bridge	Grade II	0.5 miles
 1335864 - 107-110, Spon End	Grade II	0.5 miles
 1076656 - 25-29, Allesley Old Road	Grade II	0.5 miles
 1076655 - 23, Allesley Old Road	Grade II	0.5 miles
 1342946 - 97-100, Spon End	Grade II	0.5 miles
 1076600 - 111-116, Spon End	Grade II	0.5 miles
 1342909 - Chapel Of St James And St Christopher	Grade II	0.6 miles
 1226523 - 119-123, Upper Spon Street	Grade II	0.6 miles
 1335851 - Baptist Chapel	Grade II	0.6 miles

Area Schools



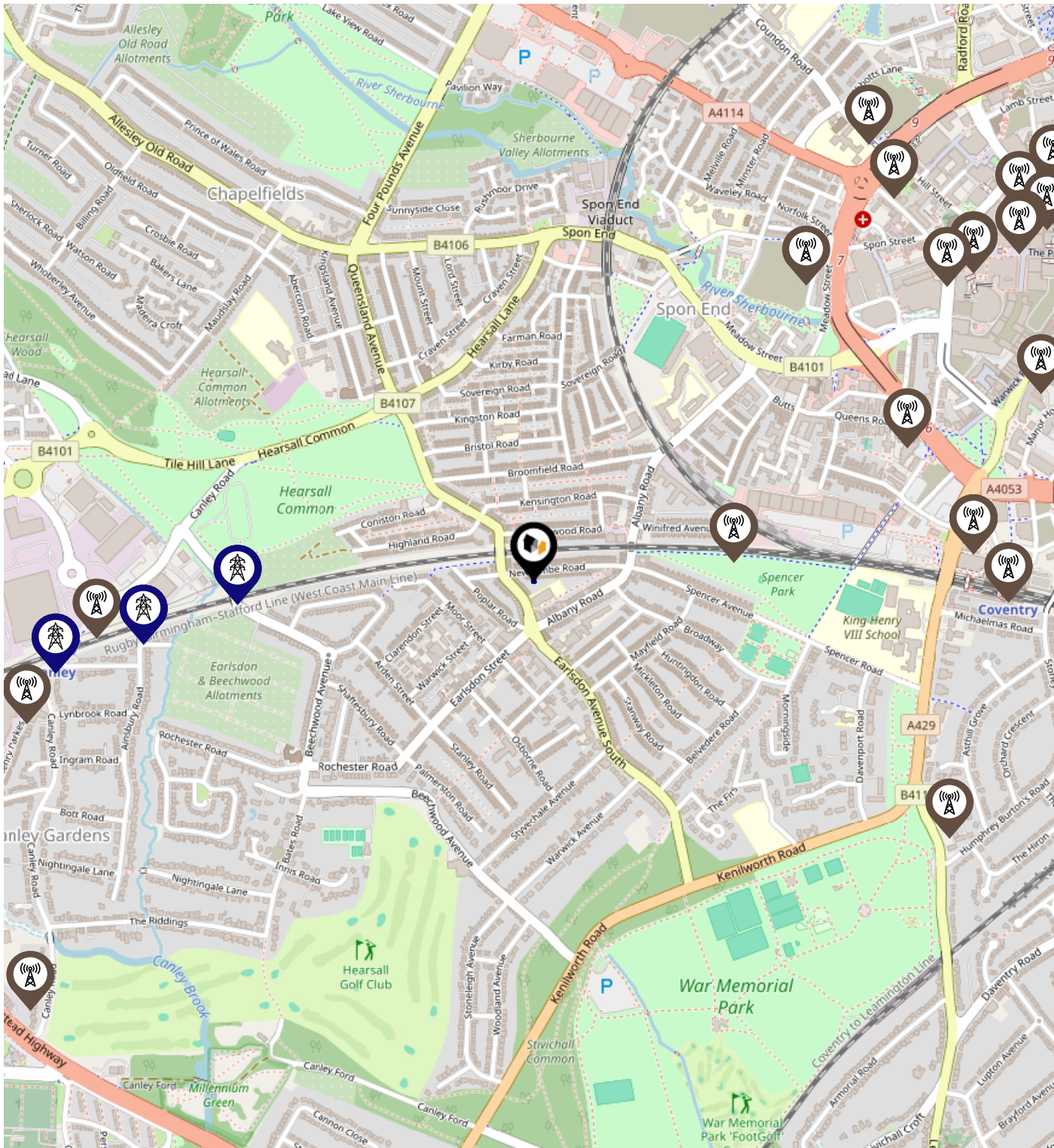
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.13	<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:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.32	<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

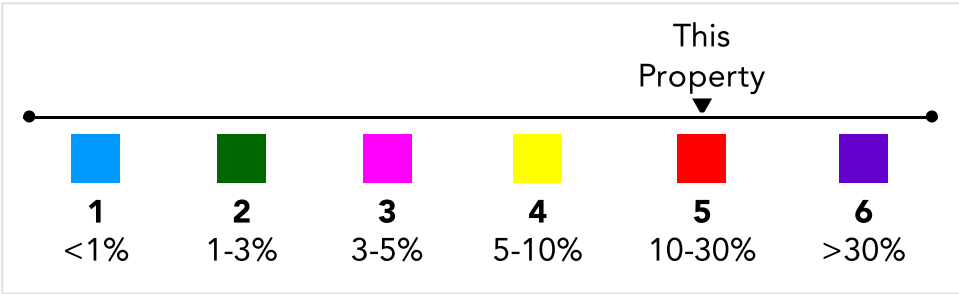
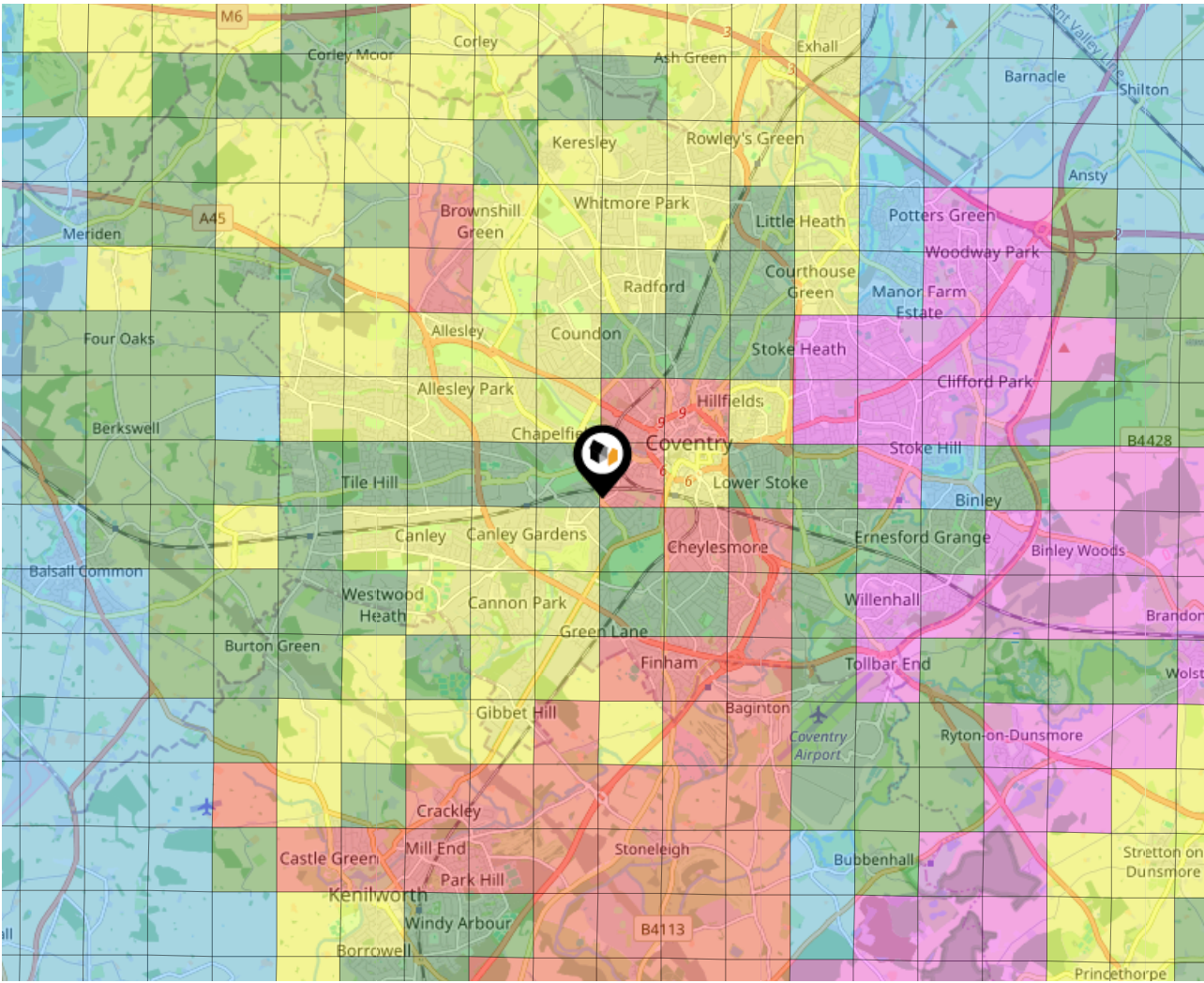
Environment

Radon Gas

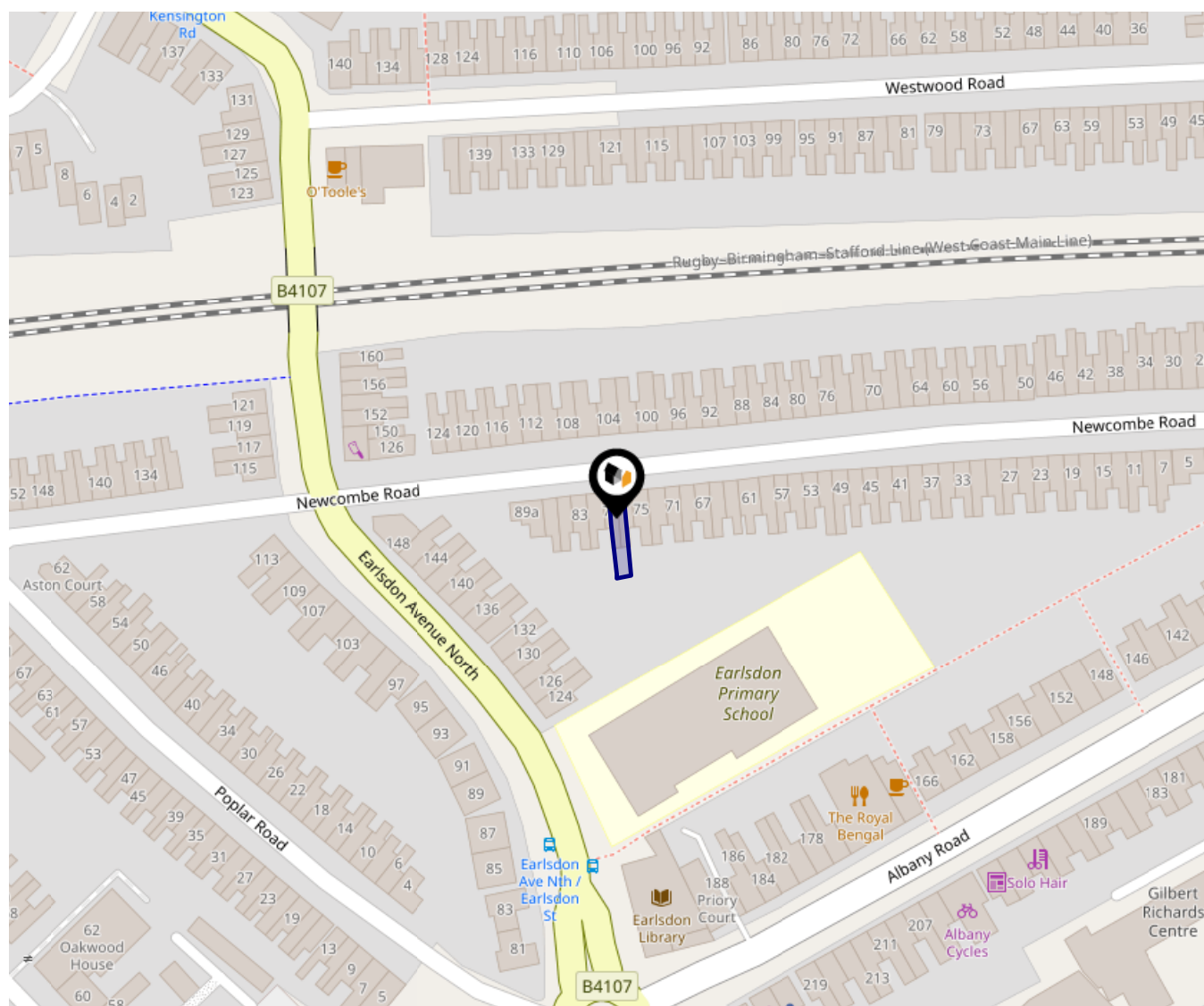


What is Radon?

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



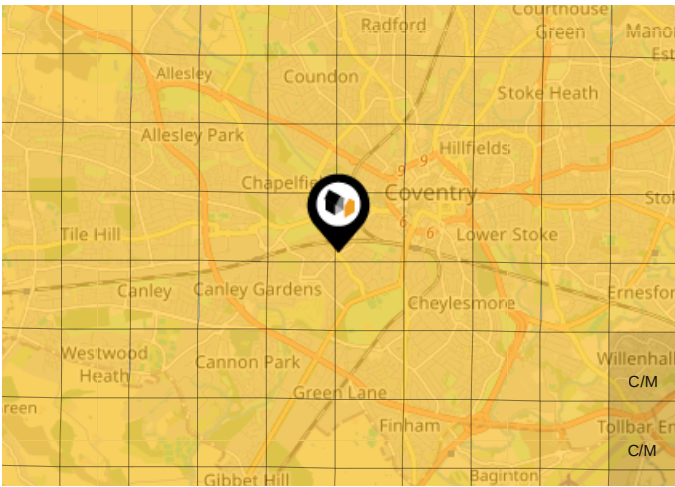
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC -		LOAM
	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

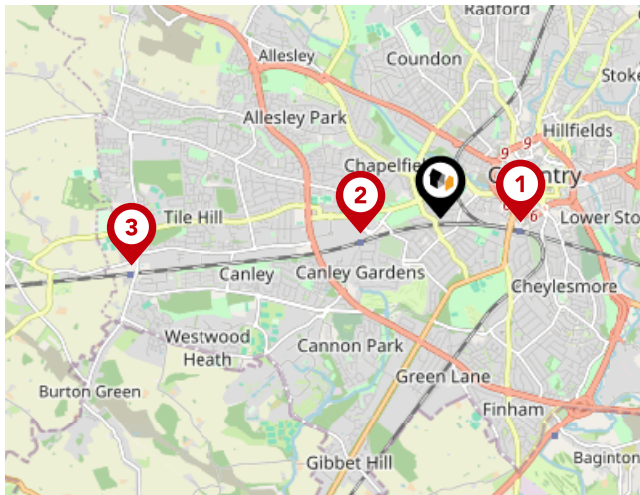


Primary Classifications (Most Common Clay Types)

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

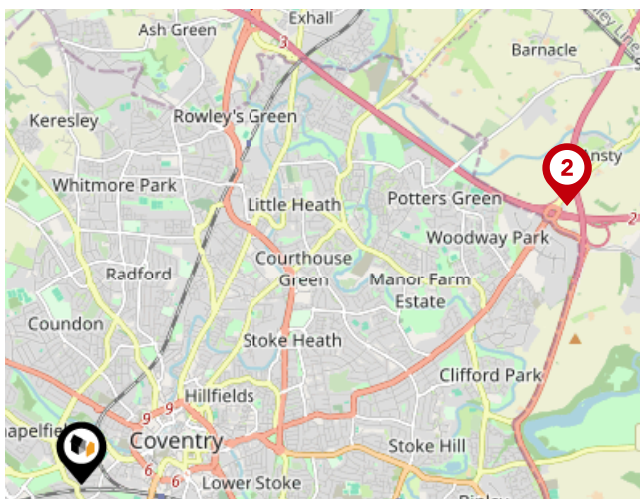
Area

Transport (National)



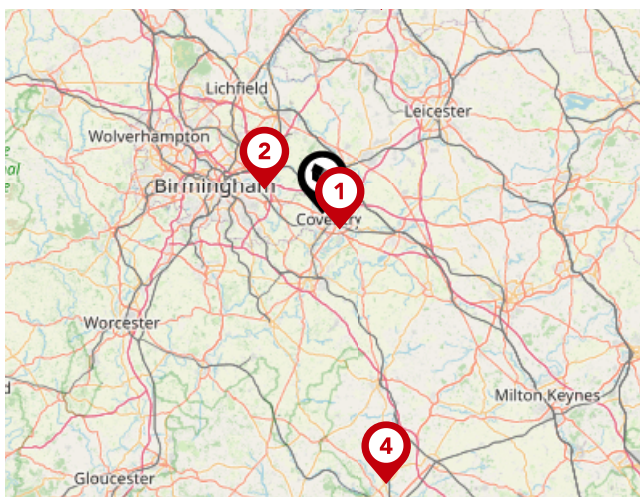
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.72 miles
	Canley Rail Station	0.73 miles
	Tile Hill Rail Station	2.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.56 miles
	M6 J2	5.06 miles
	M40 J14	10.28 miles
	M40 J15	10.36 miles
	M6 J3A	8.3 miles

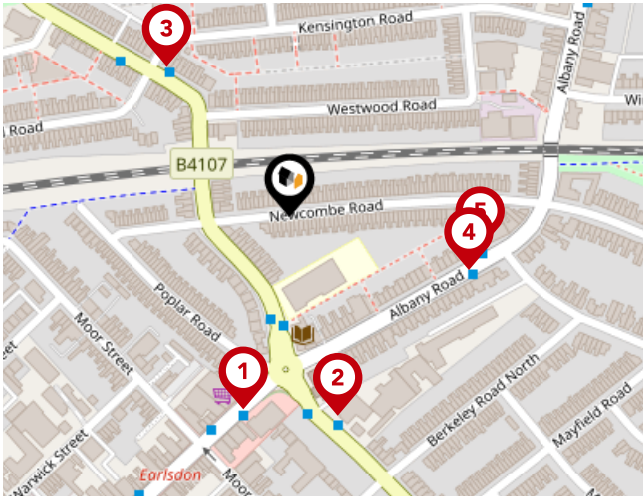


Airports/Helipads






Pin	Name	Distance
	Baginton	3.29 miles
	Birmingham Airport	9.2 miles
	East Mids Airport	30.61 miles
	Kidlington	40.38 miles

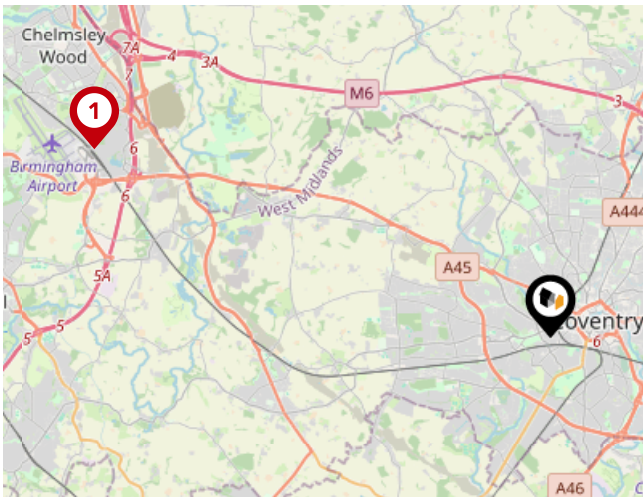
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Poplar Road	0.11 miles
	Elsie Jones House	0.11 miles
	Highland Road	0.11 miles
	Broadway	0.11 miles
	Broadway	0.11 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.93 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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

