Buyers & Interested Parties
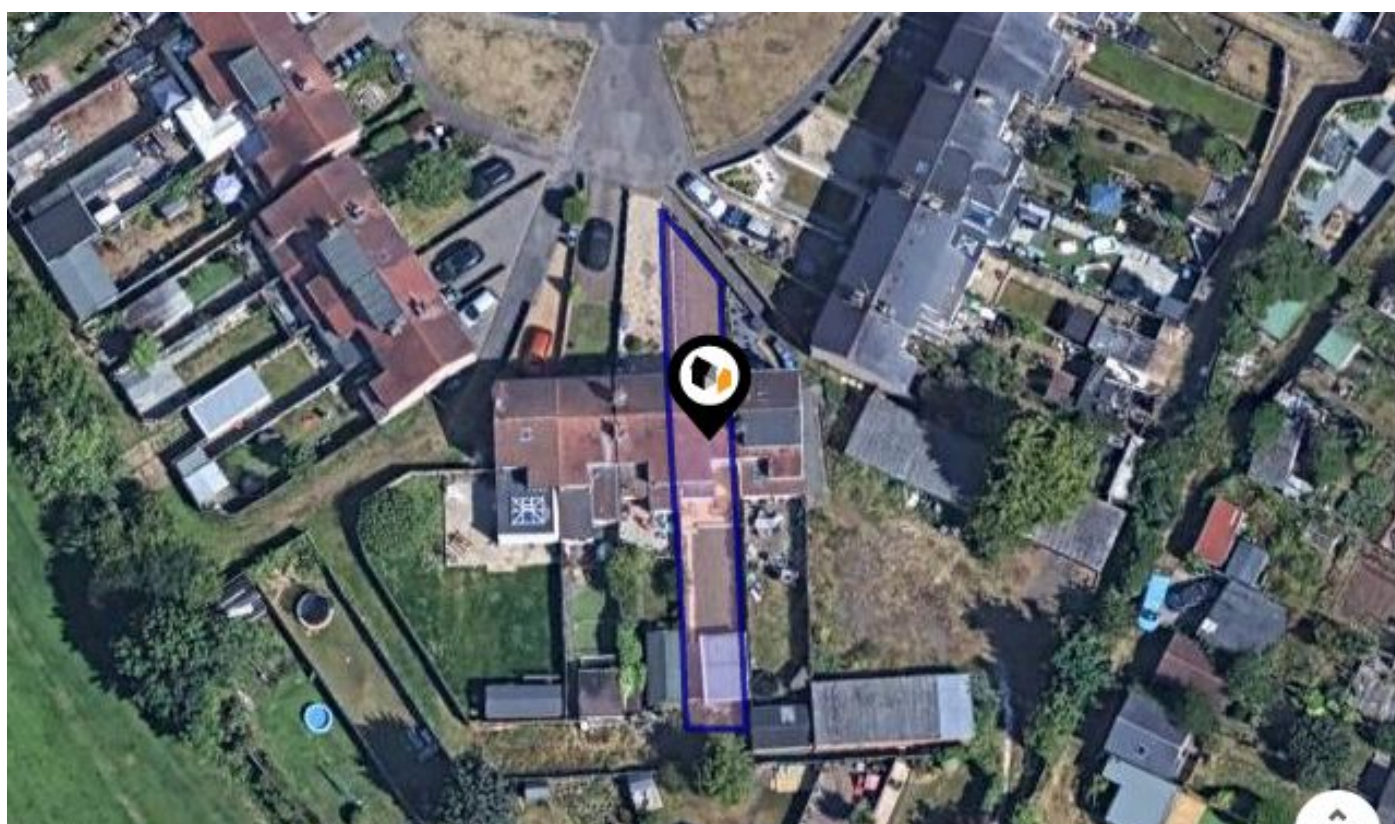
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 04th September 2025

SHERBOURNE CRESCENT, COVENTRY, CV5

OIRO : £230,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG
0330 1180062
mark@walmsleysthewaytomove.co.uk
www.walmsleysthewaytomove.co.uk

The Property Ombudsman

Dear Buyers & Interested Parties

Your property details in brief.......
A well presented three bedroom terraced home
Generous through sitting dining room
Walled foregarden leading to welcoming entrance hallway
Well equipped, sunny kitchen with doorway to patio
Mature, South facing gardens with detached garage & rear access
First floor bathroom with white three piece suite
Gas central heating, double glazed & recently redecorated throughout
EPC re ordered, TOTAL 825 SQ.FT or TOTAL 72.6SQ.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
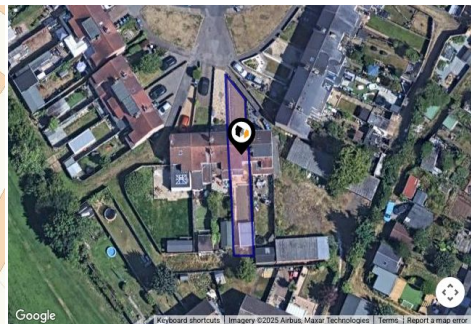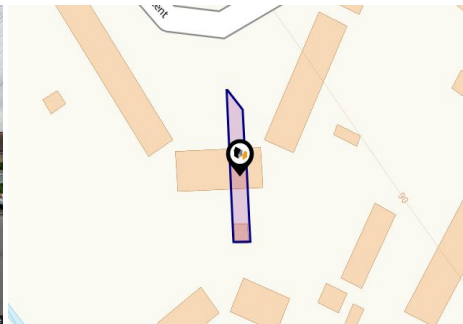
Property
Overview

Property

Type:	Terraced	**OIRO:**	£230,000
Bedrooms:	3	**Tenure:**	Freehold
Plot Area:	0.05 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WK221507		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**75** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

Market
Sold in Street

27, Sherbourne Crescent, Coventry, CV5 8LF

Last Sold Date:	14/11/2024
Last Sold Price:	£235,000

41, Sherbourne Crescent, Coventry, CV5 8LF

Last Sold Date:	04/11/2024
Last Sold Price:	£195,000

33, Sherbourne Crescent, Coventry, CV5 8LF

Last Sold Date:	04/05/2022
Last Sold Price:	£162,000

35, Sherbourne Crescent, Coventry, CV5 8LF

Last Sold Date:	26/03/2021	22/05/2015	22/05/2015	06/06/2011
Last Sold Price:	£185,000	£142,500	£156,000	£115,000

31, Sherbourne Crescent, Coventry, CV5 8LF

Last Sold Date:	27/09/2019	12/01/2004
Last Sold Price:	£195,000	£87,250

45, Sherbourne Crescent, Coventry, CV5 8LF

Last Sold Date:	26/05/2017	23/10/2003	01/02/2002	01/10/1999
Last Sold Price:	£185,000	£105,500	£72,500	£59,000

15, Sherbourne Crescent, Coventry, CV5 8LF

Last Sold Date:	06/01/2017	21/10/2005	31/03/1999	28/08/1998
Last Sold Price:	£206,500	£119,998	£54,950	£26,000

49, Sherbourne Crescent, Coventry, CV5 8LF

Last Sold Date:	24/04/2015
Last Sold Price:	£142,500

47, Sherbourne Crescent, Coventry, CV5 8LF

Last Sold Date:	28/03/2013	26/07/2002	05/05/2000	24/11/1999
Last Sold Price:	£128,000	£71,000	£62,000	£30,000

37, Sherbourne Crescent, Coventry, CV5 8LF

Last Sold Date:	20/03/2009
Last Sold Price:	£85,000

17, Sherbourne Crescent, Coventry, CV5 8LF

Last Sold Date:	15/06/2005	30/08/2002
Last Sold Price:	£140,000	£84,500

1, Sherbourne Crescent, Coventry, CV5 8LF

Last Sold Date:	14/01/2005
Last Sold Price:	£140,000

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

Market
Sold in Street

53, Sherbourne Crescent, Coventry, CV5 8LF

| Last Sold Date: | 20/12/2001 |
| Last Sold Price: | £53,000 |

9, Sherbourne Crescent, Coventry, CV5 8LF

| Last Sold Date: | 22/10/1999 | 02/05/1997 |
| Last Sold Price: | £63,000 | £40,000 |

51, Sherbourne Crescent, Coventry, CV5 8LF

| Last Sold Date: | 15/02/1999 |
| Last Sold Price: | £54,000 |

21, Sherbourne Crescent, Coventry, CV5 8LF

| Last Sold Date: | 22/04/1998 |
| Last Sold Price: | £57,000 |

25, Sherbourne Crescent, Coventry, CV5 8LF

| Last Sold Date: | 12/07/1996 |
| Last Sold Price: | £58,000 |

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

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in CV5
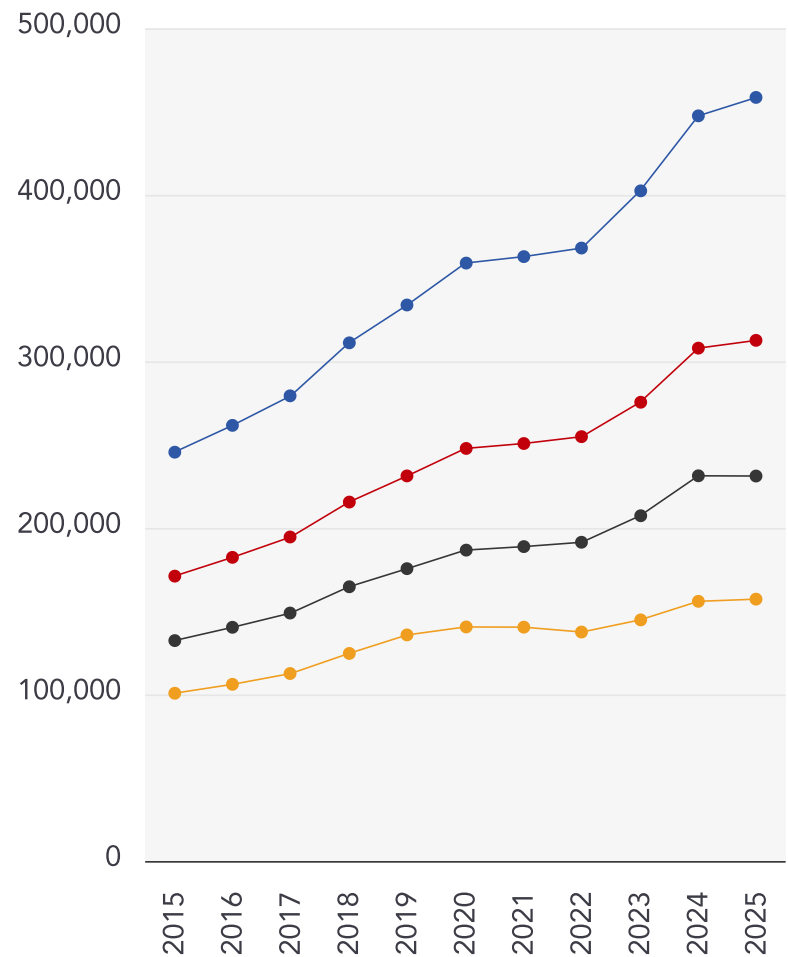
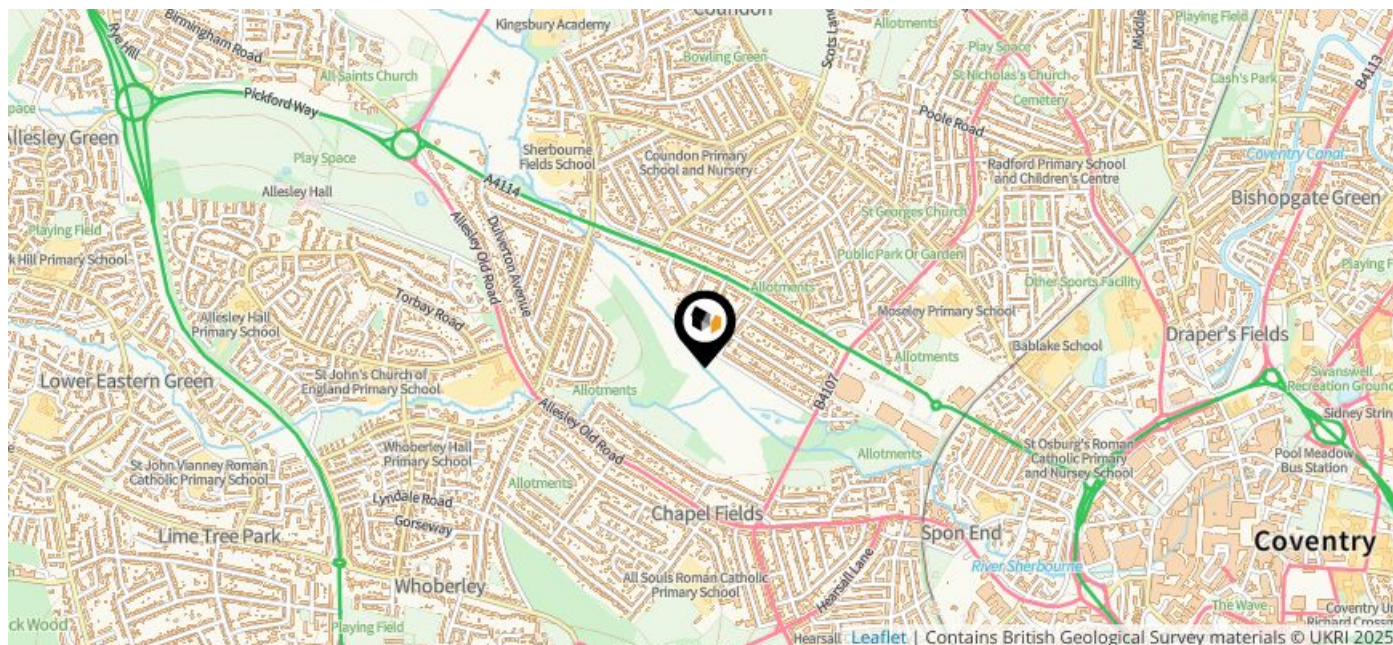|	
Detached	**+86.77%**
Semi-Detached	**+82.76%**
Terraced	**+74.65%**
Flat	**+56.09%**

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Mine Entry

✗ Adit
✗ Gutter Pit
✗ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
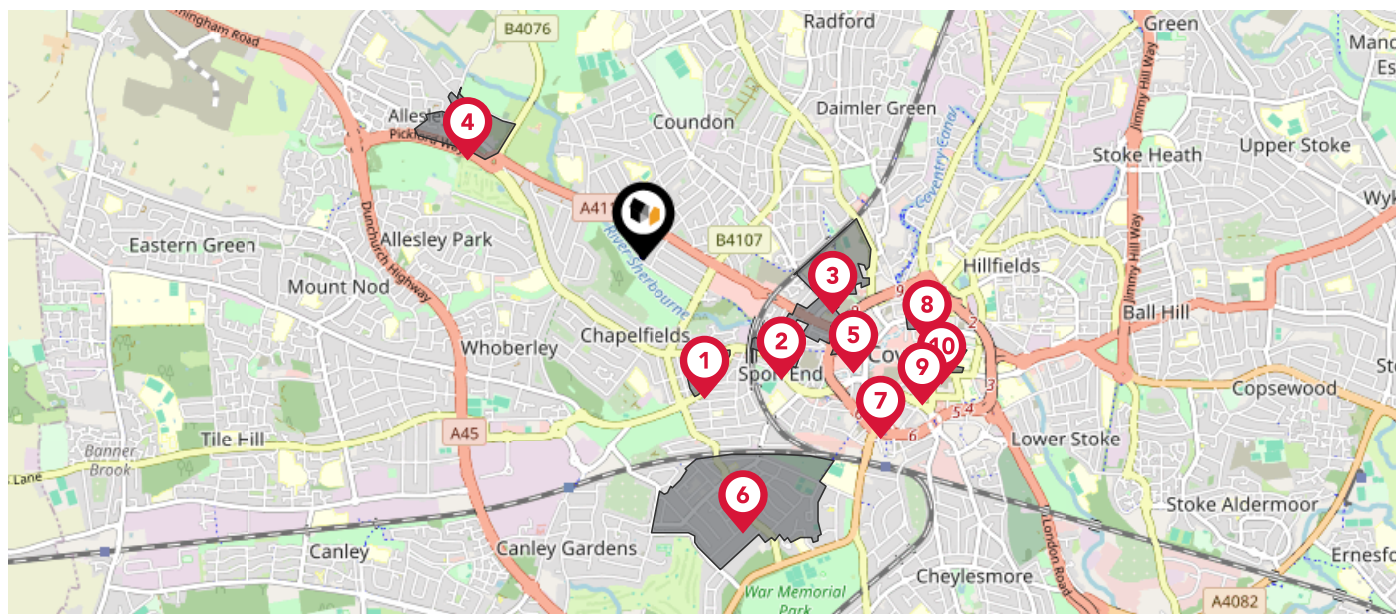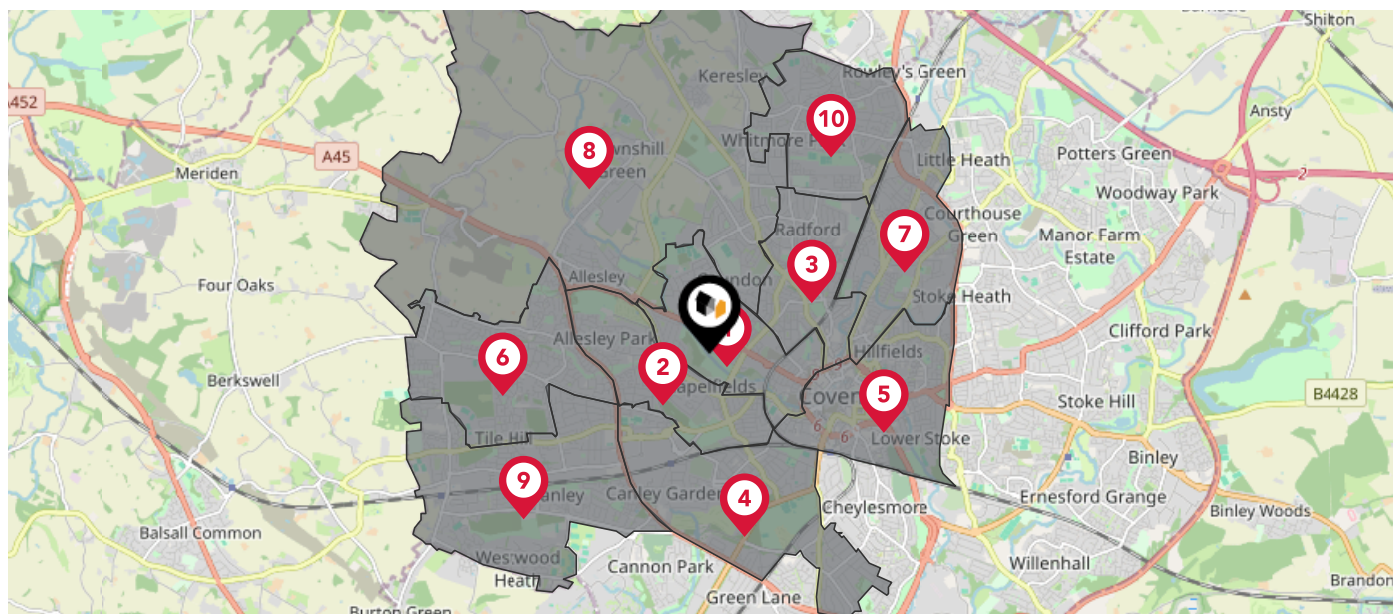

Nearby Conservation Areas	
1	Chapelfields
2	Spon End
3	Naul's Mill
4	Allesley Village
5	Spon Street
6	Earlsdon
7	Greyfriars Green
8	Lady Herbert's Garden
9	High Street
10	Hill Top and Cathedral

Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

Nearby Council Wards		
1	Sherbourne Ward	
2	Whoberley Ward	
3	Radford Ward	
4	Earlsdon Ward	
5	St. Michael's Ward	
6	Woodlands Ward	
7	Foleshill Ward	
8	Bablake Ward	
9	Westwood Ward	
10	Holbrook Ward	

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
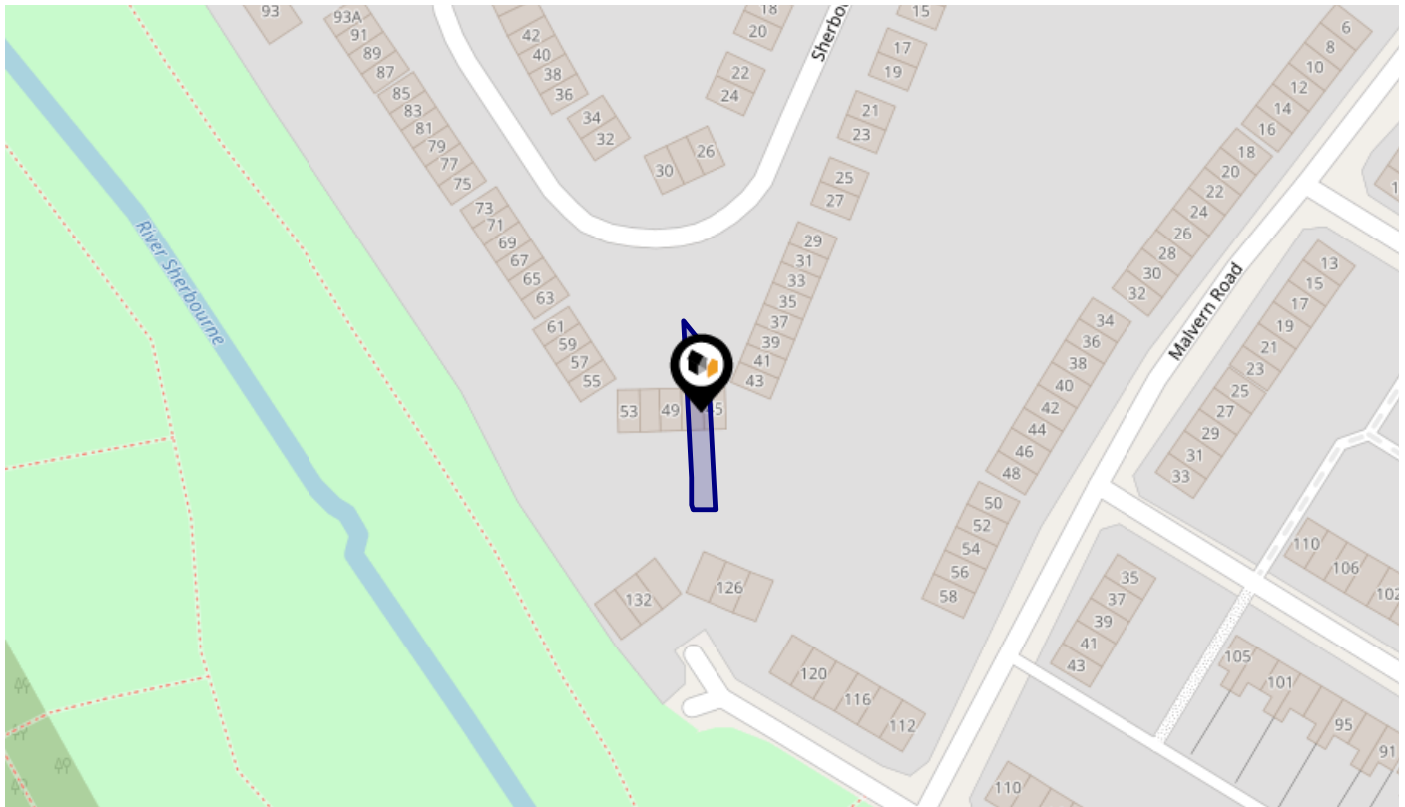
Rail Noise Data

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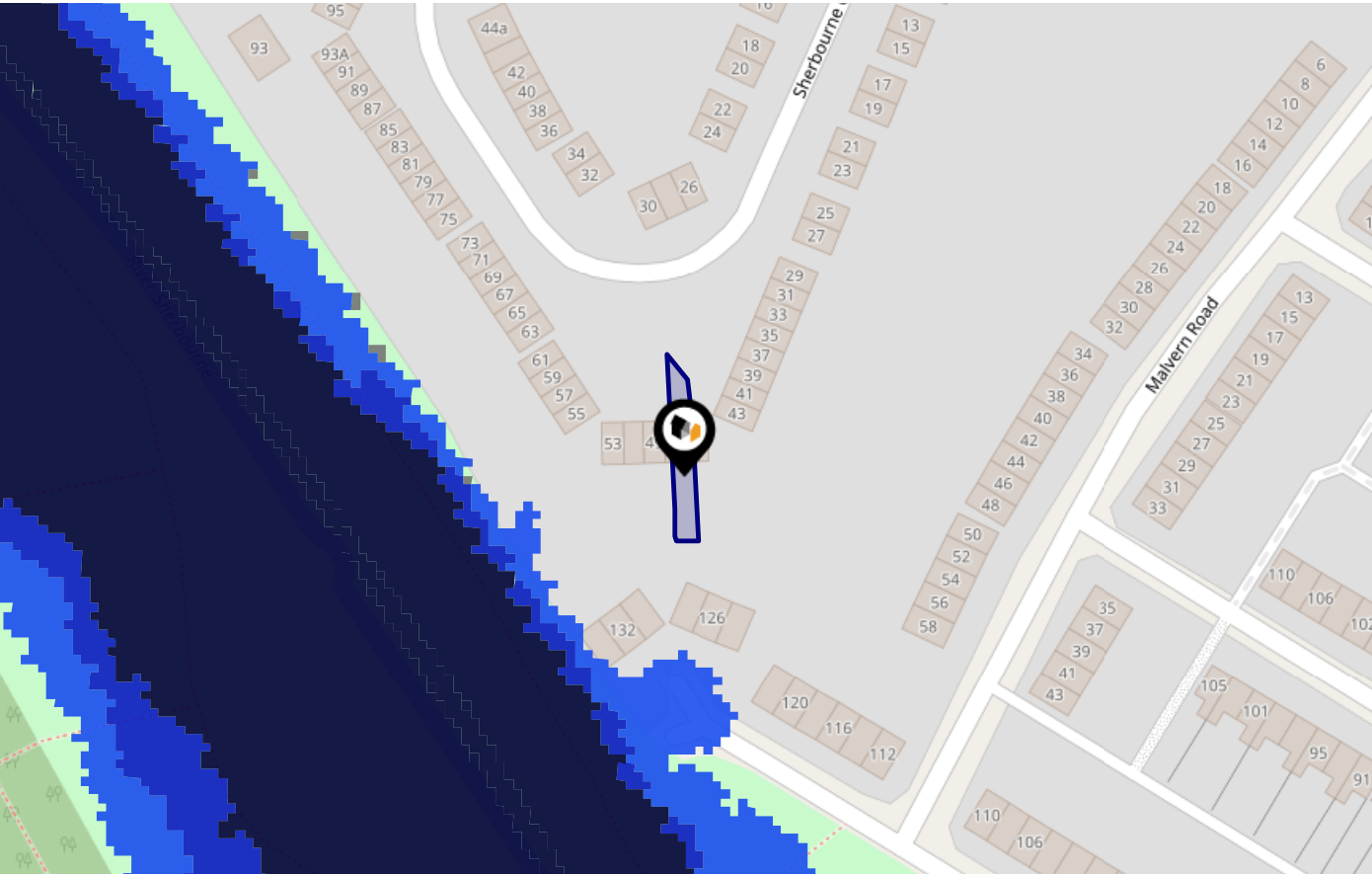
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.
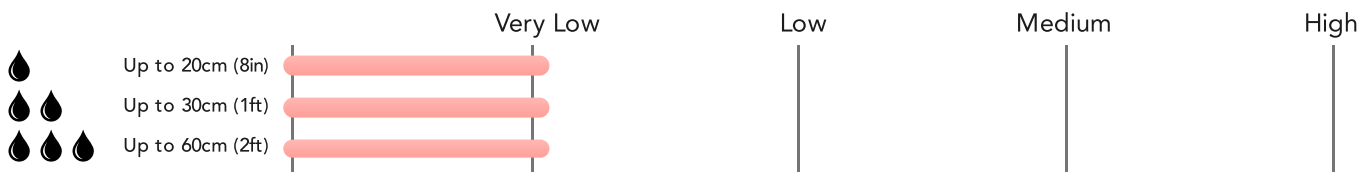

Risk Rating: Very low

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.

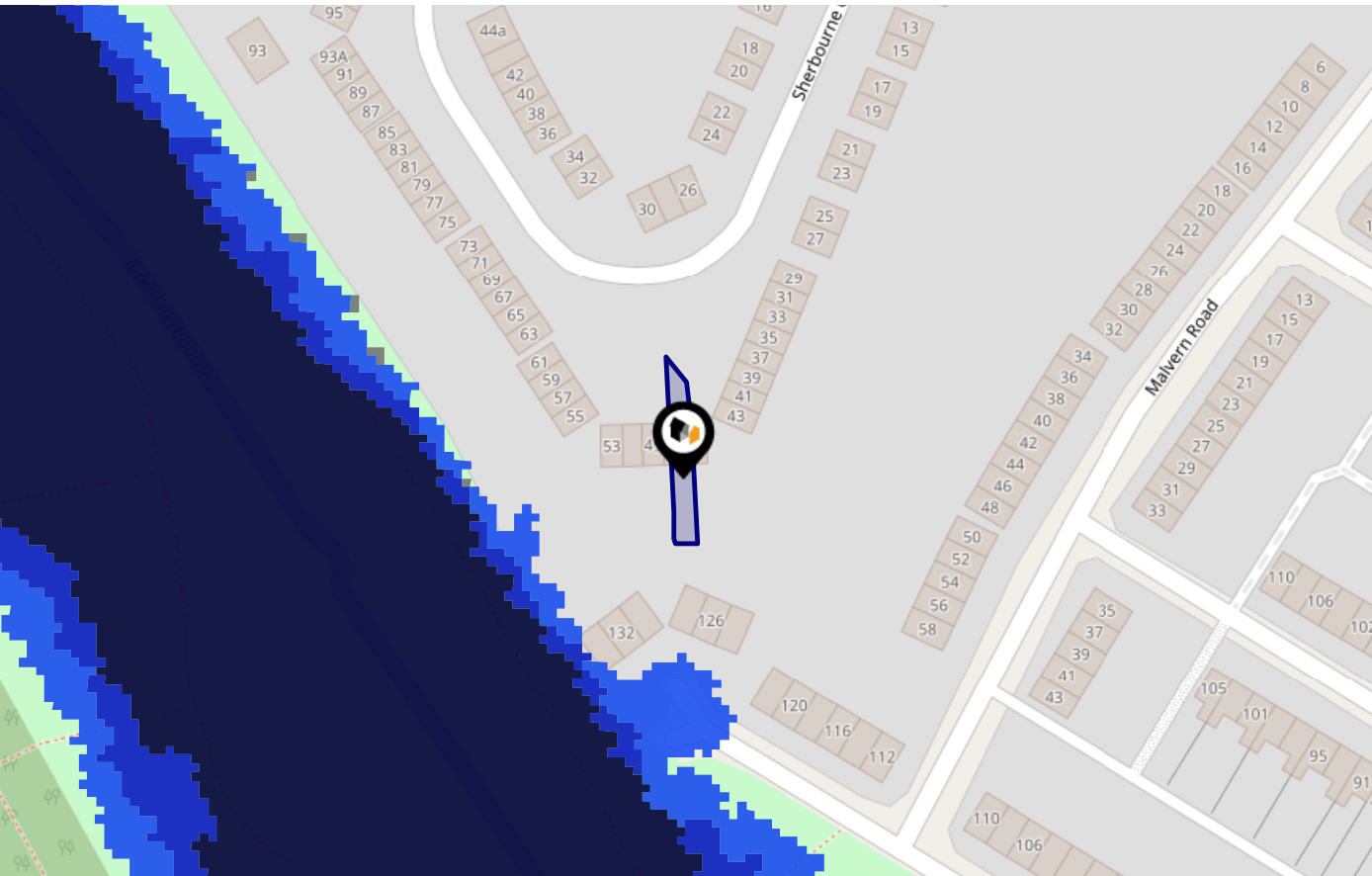**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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.
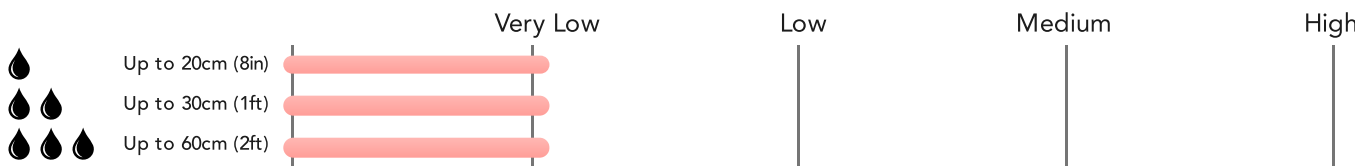

Risk Rating: Very low

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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.

■ **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.
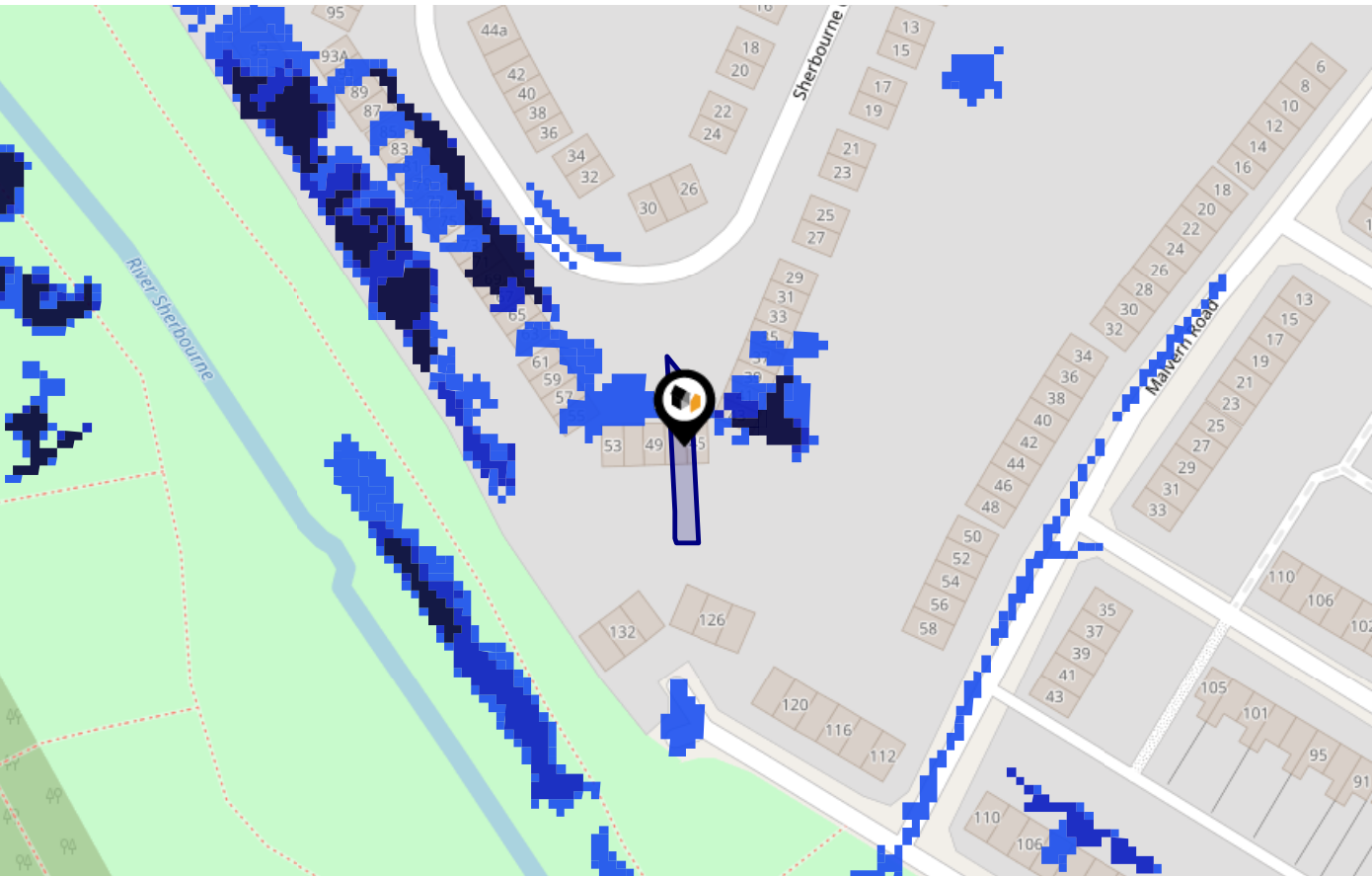
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.
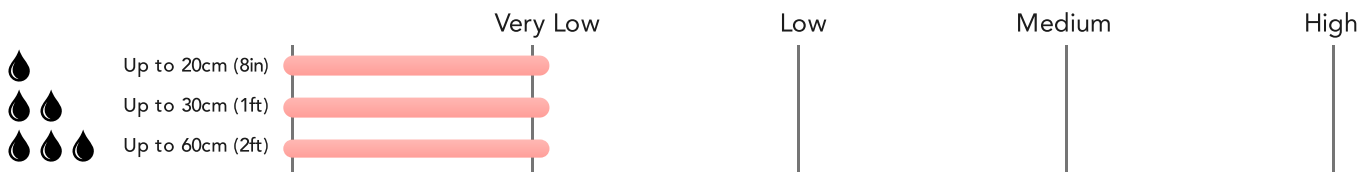

Risk Rating: Very low

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■ **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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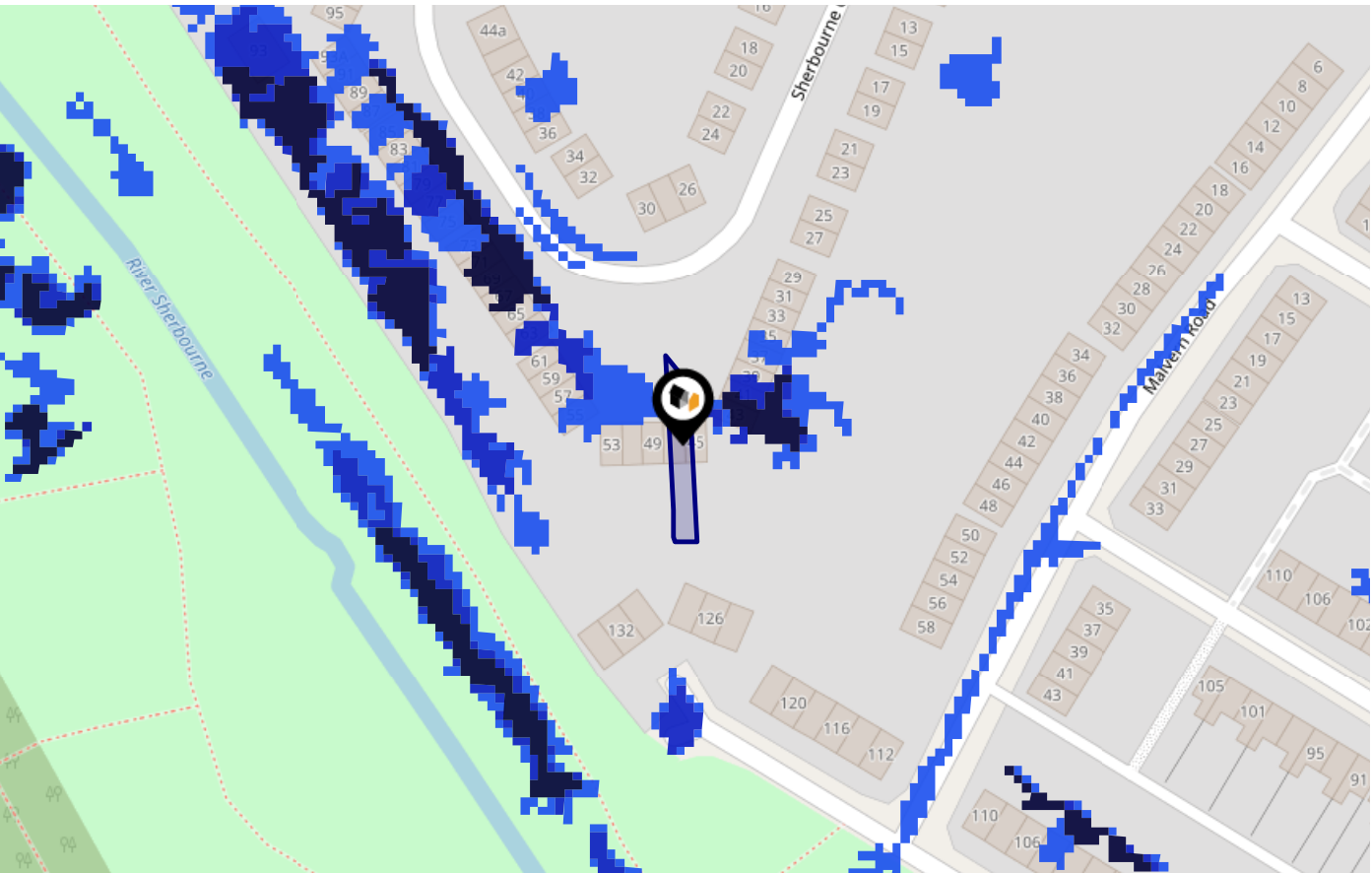
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
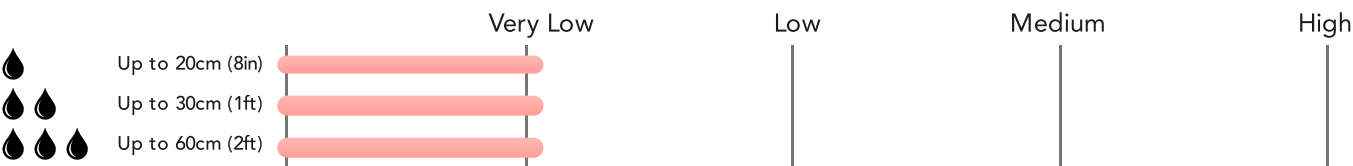

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Maps
Green Belt

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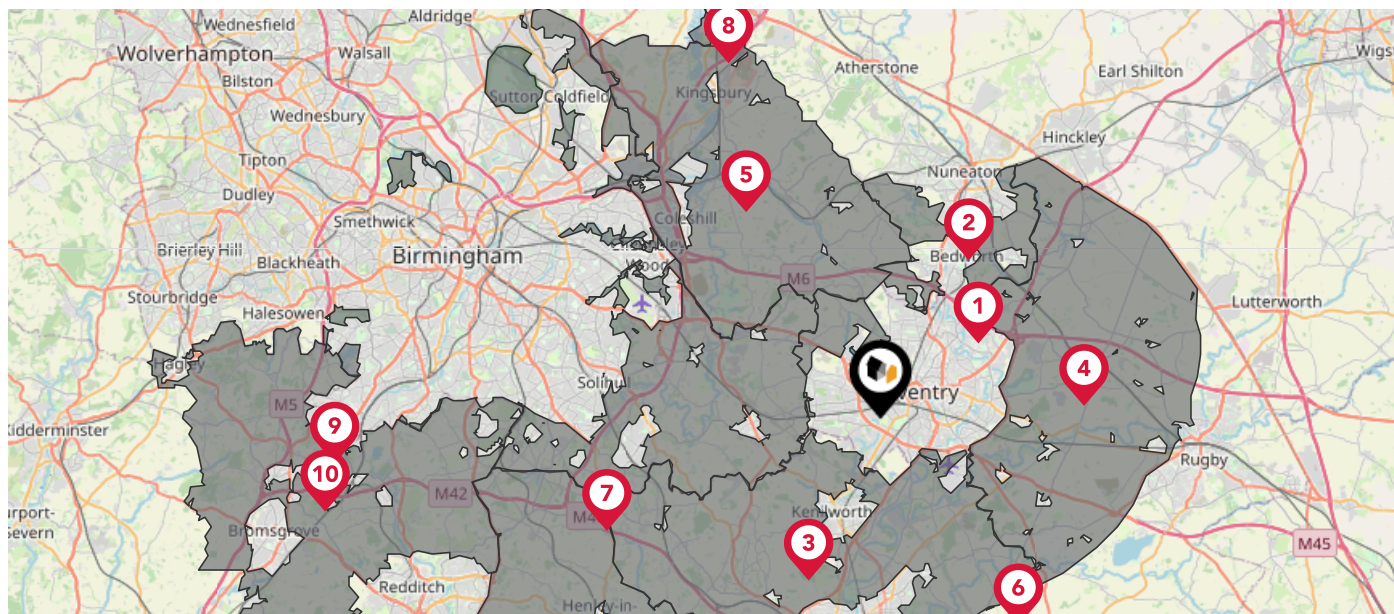

Nearby Green Belt Land	
1	Birmingham Green Belt - Coventry
2	Birmingham Green Belt - Nuneaton and Bedworth
3	Birmingham Green Belt - Warwick
4	Birmingham Green Belt - Rugby
5	Birmingham Green Belt - North Warwickshire
6	Birmingham Green Belt - Stratford-on-Avon
7	Birmingham Green Belt - Solihull
8	Birmingham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

KFB - Key Facts For Buyers

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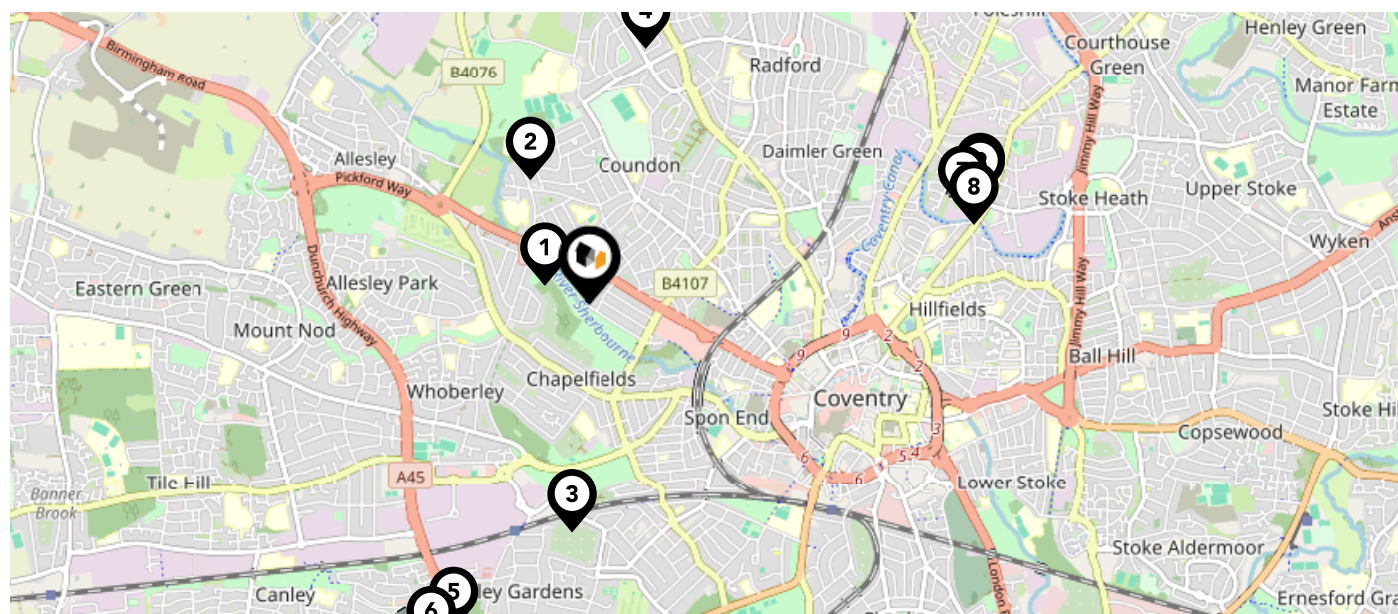
| Nearby Landfill Sites		
1	Holyhead Road-Coundon, Coventry	Historic Landfill
2	Coundon Social Club-Coundon, Coventry	Historic Landfill
3	Hearsall Common-Whoberley, Coventry	Historic Landfill
4	Kelmscote Road-Coudon, Coventry	Historic Landfill
5	Fletchampstead Highway-Canley, Coventry	Historic Landfill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

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
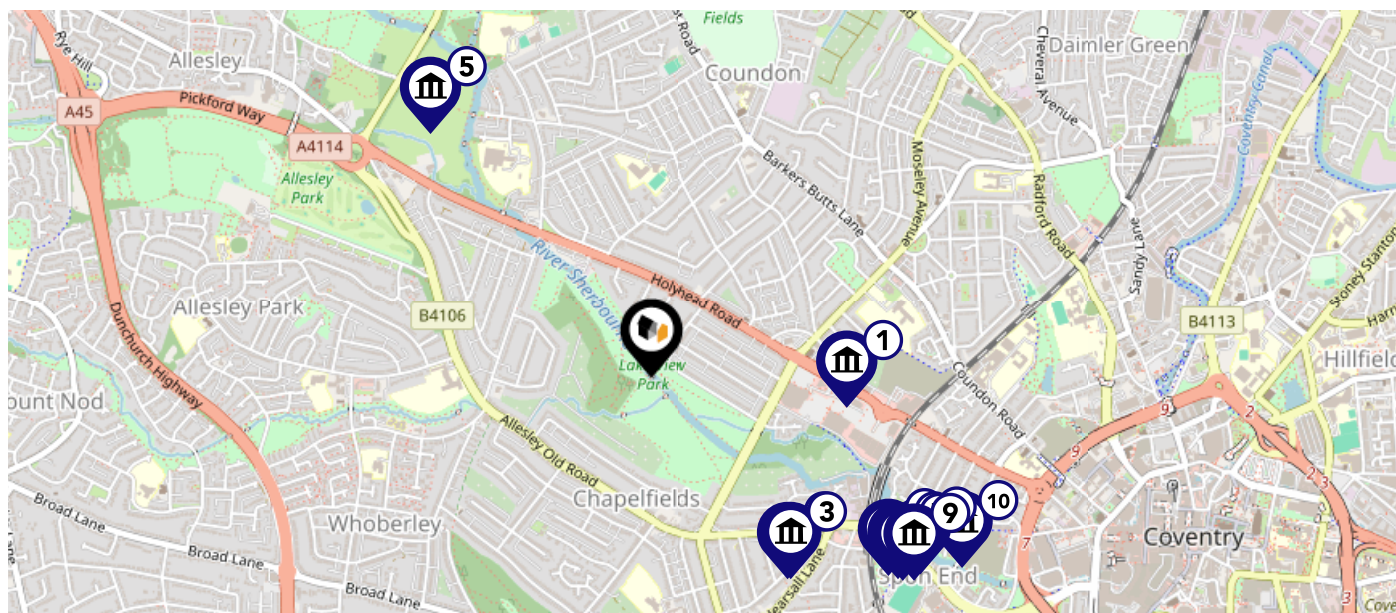
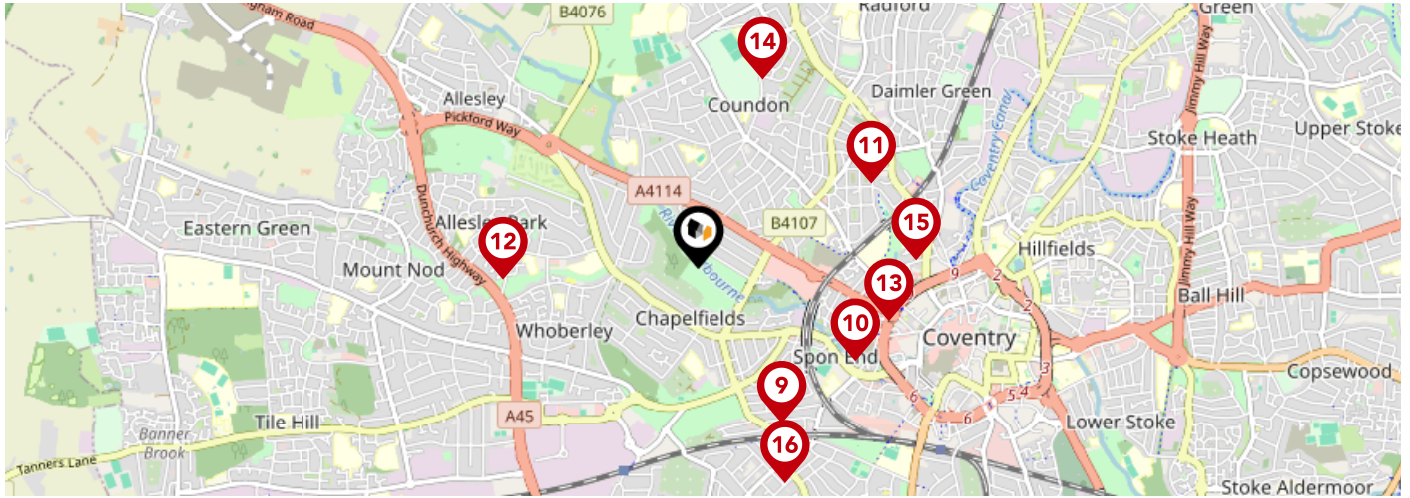| Listed Buildings in the local district	Grade	Distance
1076662 - St Catherine's Well	Grade II	0.5 miles
1076656 - 25-29, Allesley Old Road	Grade II	0.6 miles
1076655 - 23, Allesley Old Road	Grade II	0.6 miles
1335864 - 107-110, Spon End	Grade II	0.7 miles
1076639 - Church Lane Farmhouse	Grade II	0.7 miles
1342946 - 97-100, Spon End	Grade II	0.7 miles
1076600 - 111-116, Spon End	Grade II	0.7 miles
1342909 - Chapel Of St James And St Christopher	Grade II	0.8 miles
1076603 - Spon Bridge	Grade II	0.8 miles
1226523 - 119-123, Upper Spon Street	Grade II	0.8 miles

Area
Schools
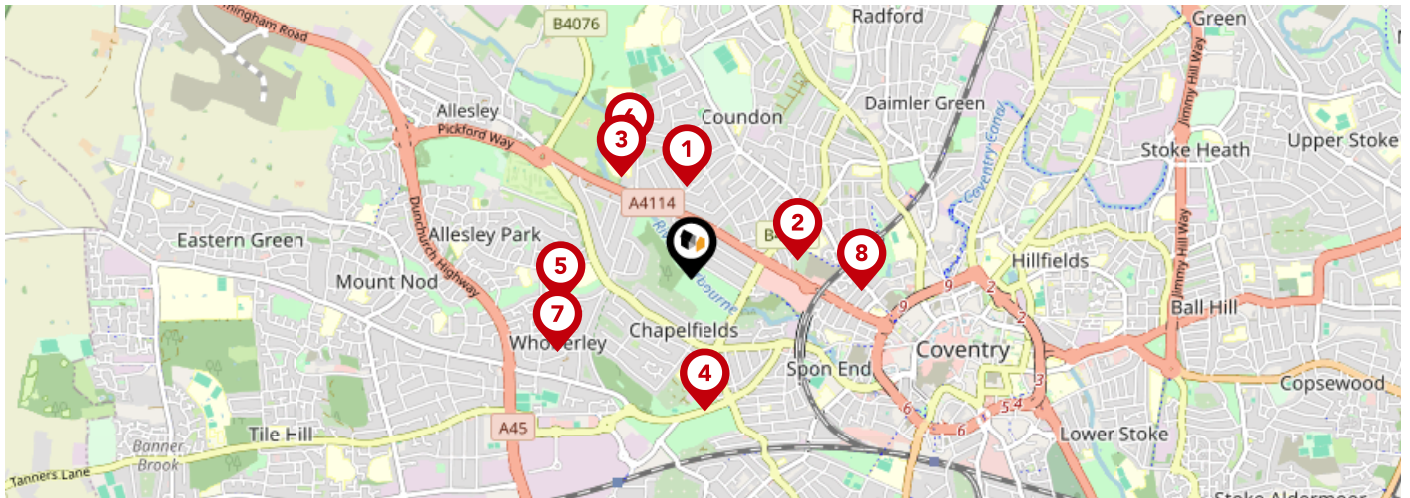
	Nursery	Primary	Secondary	College	Private
1 Coundon Primary School Ofsted Rating: Good	Pupils: 544	Distance:0.42	☐	☑	☐	☐	☐
2 Moseley Primary School Ofsted Rating: Good	Pupils: 502	Distance:0.49	☐	☑	☐	☐	☐
3 Sherbourne Fields School Ofsted Rating: Outstanding	Pupils: 255	Distance:0.56	☐	☐	☑	☐	☐
4 All Souls' Catholic Primary School Ofsted Rating: Good	Pupils: 239	Distance:0.59	☐	☑	☐	☐	☐
5 St Christopher Primary School Ofsted Rating: Good	Pupils: 458	Distance:0.6	☐	☑	☐	☐	☐
6 Kingsbury Academy Ofsted Rating: Requires improvement	Pupils: 99	Distance:0.63	☐	☑	☐	☐	☐
7 Whoberley Hall Primary School Ofsted Rating: Good	Pupils: 240	Distance:0.69	☐	☑	☐	☐	☐
8 Bablake School Ofsted Rating: Not Rated	Pupils: 1048	Distance:0.77	☐	☐	☑	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Hearsall Community Academy** Ofsted Rating: Good | Pupils: 466 | Distance:0.79	☐	☑	☐	☐	☐
10	**Spon Gate Primary School** Ofsted Rating: Good | Pupils: 260 | Distance:0.82	☐	☑	☐	☐	☐
11	**Radford Primary Academy** Ofsted Rating: Good | Pupils: 236 | Distance:0.87	☐	☑	☐	☐	☐
12	**St John's Church of England Academy** Ofsted Rating: Good | Pupils: 206 | Distance:0.88	☐	☑	☐	☐	☐
13	**St Osburg's Catholic Primary School** Ofsted Rating: Good | Pupils: 228 | Distance:0.9	☐	☑	☐	☐	☐
14	**Christ The King Catholic Primary School** Ofsted Rating: Good | Pupils: 457 | Distance:0.9	☐	☑	☐	☐	☐
15	**Barr's Hill School** Ofsted Rating: Outstanding | Pupils: 995 | Distance:0.99	☐	☐	☑	☐	☐
16	**Earlsdon Primary School** Ofsted Rating: Good | Pupils: 423 | Distance:1.05	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
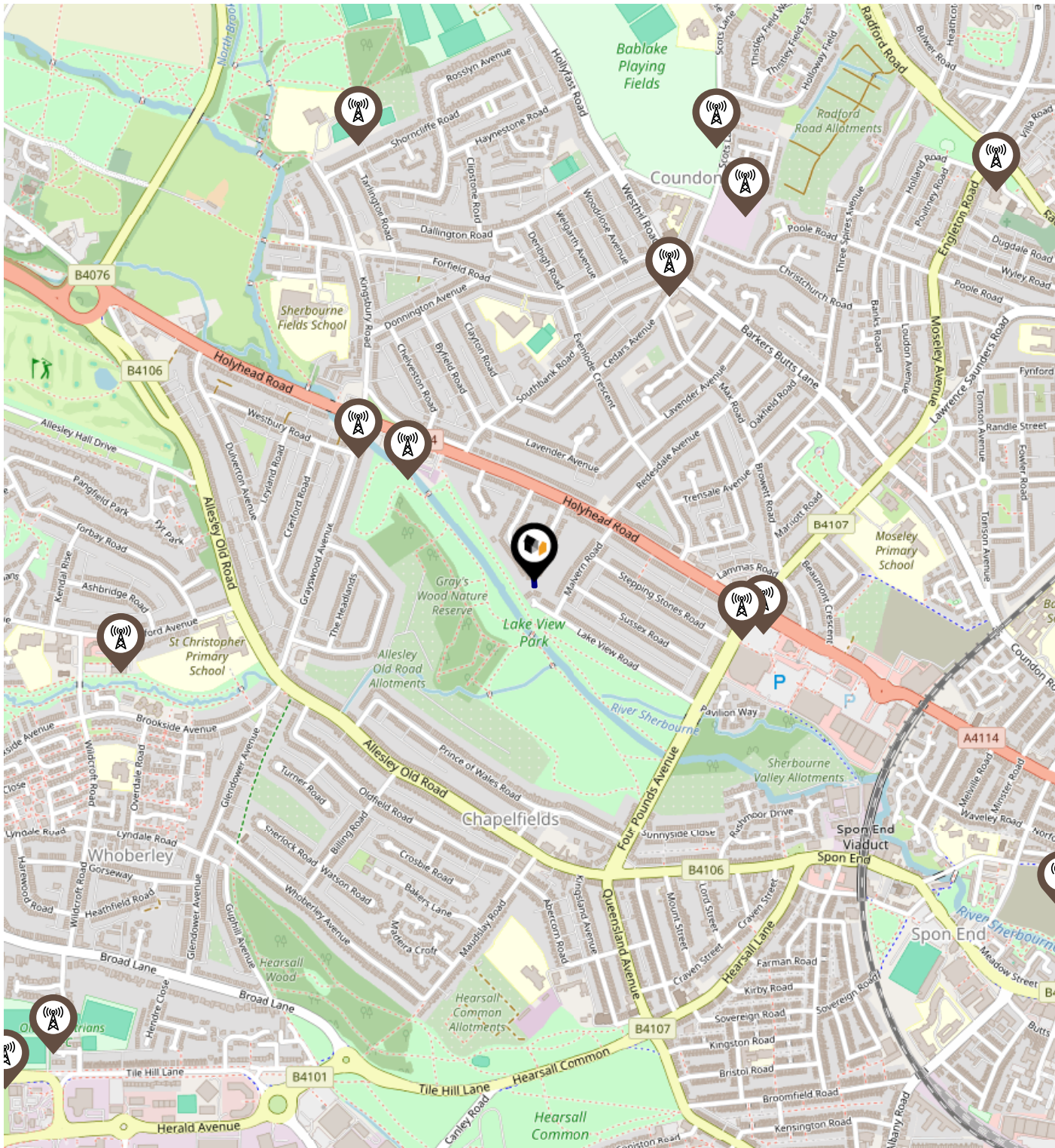
Key:

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).
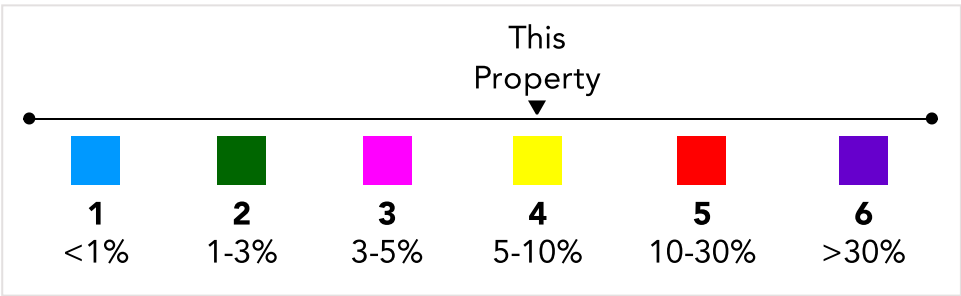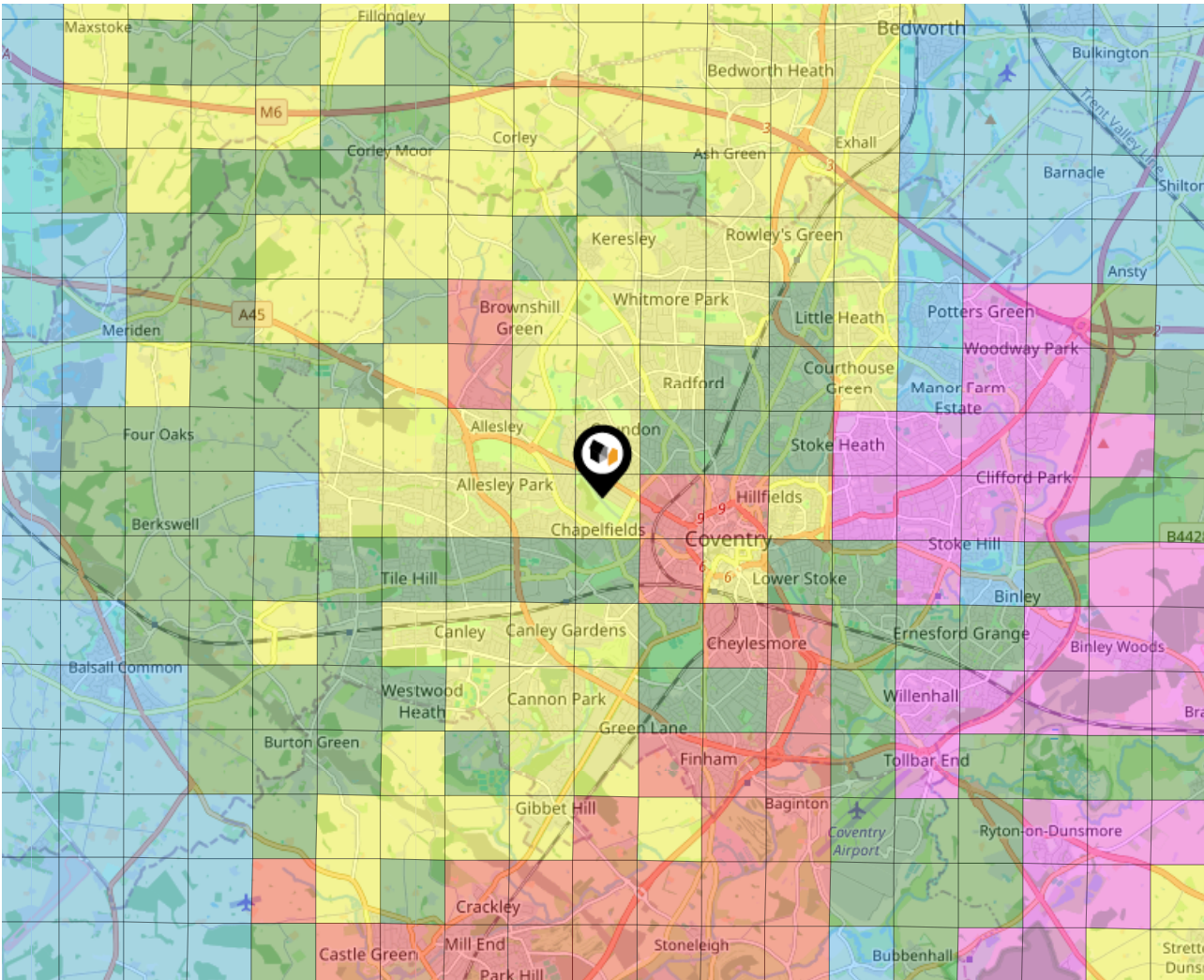
This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
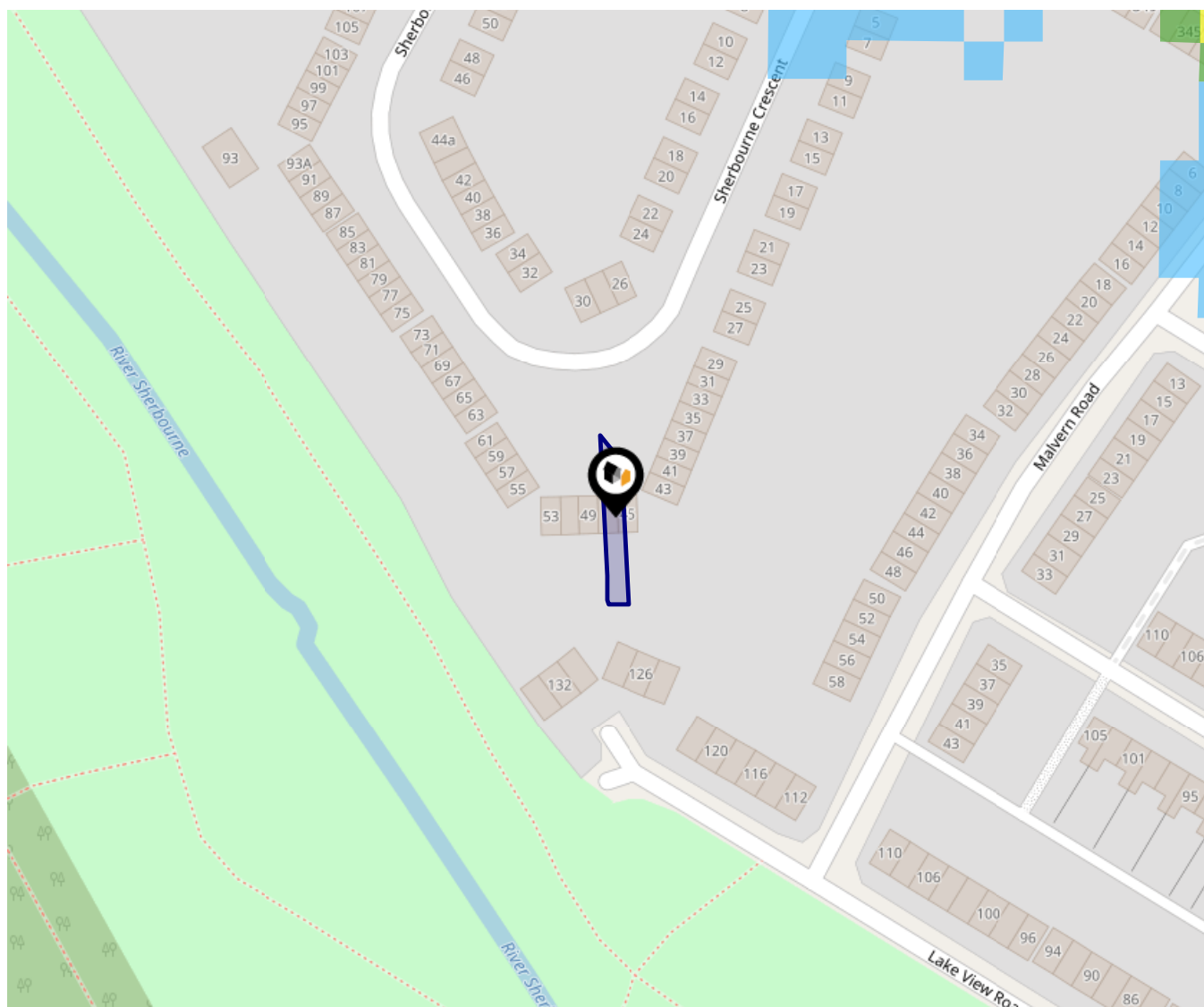
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:**	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		
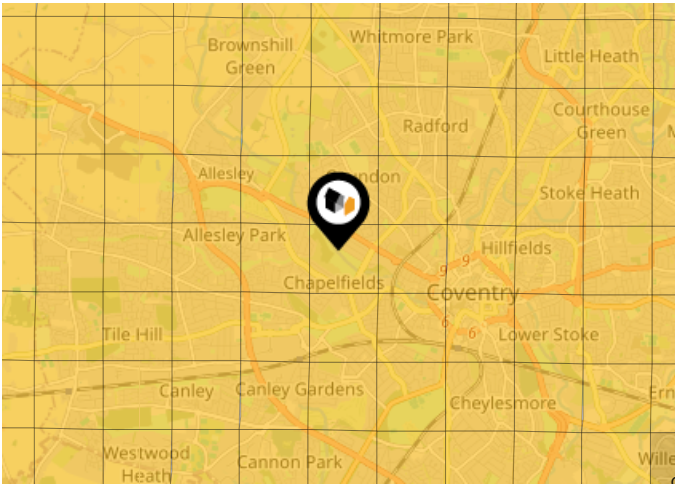
Primary Classifications (Most Common Clay Types)

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)
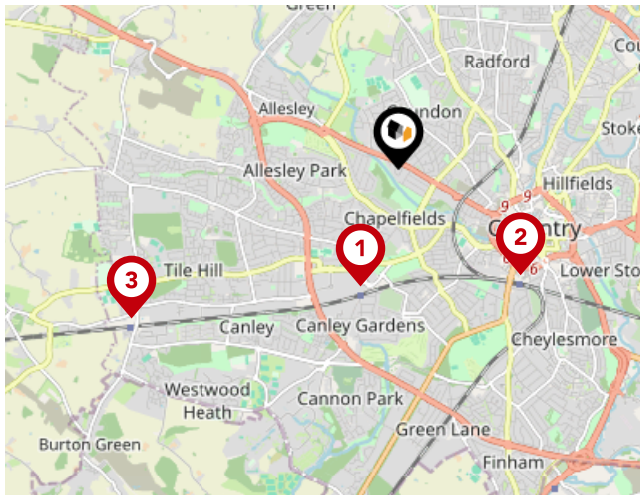
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.12 miles
2	Coventry Rail Station	1.46 miles
3	Tile Hill Rail Station	2.77 miles
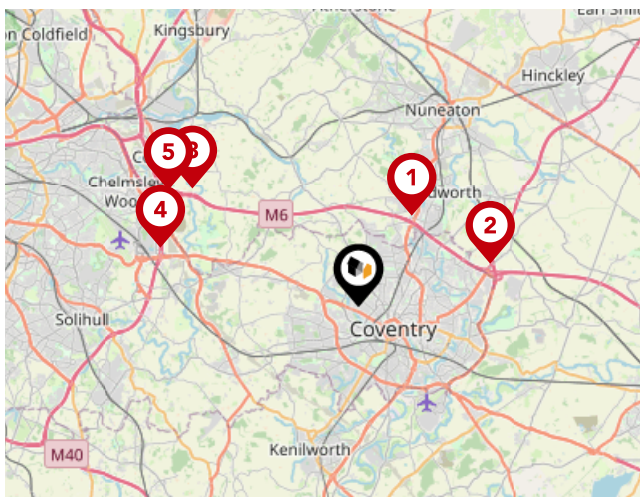
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.86 miles
2	M6 J2	5.03 miles
3	M6 J3A	7.43 miles
4	M42 J6	7.49 miles
5	M6 J4	8.12 miles
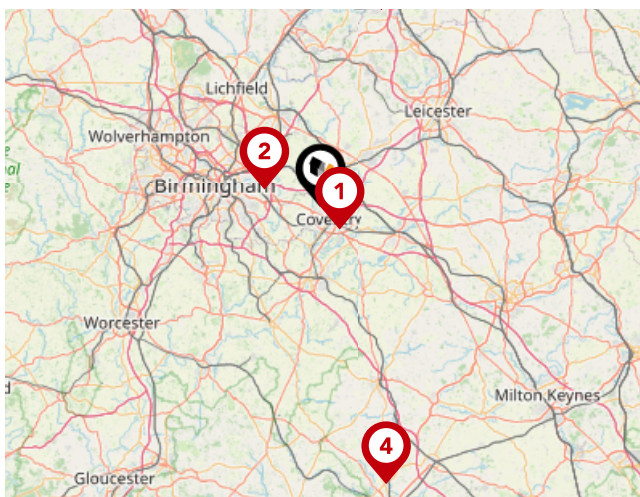
Airports/Helipads

Pin	Name	Distance
1	Baginton	4.23 miles
2	Birmingham Airport	8.51 miles
3	East Mids Airport	29.82 miles
4	Kidlington	41.38 miles

Area
Transport (Local)
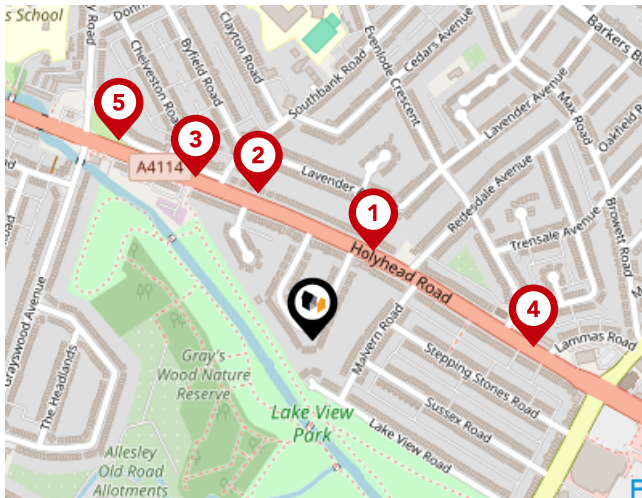
Bus Stops/Stations

Pin	Name	Distance
1	Redesdale Avenue	0.12 miles
2	Southbank Rd	0.18 miles
3	Southbank Rd	0.23 miles
4	Moseley Avenue	0.25 miles
5	Grayswood Avenue	0.32 miles
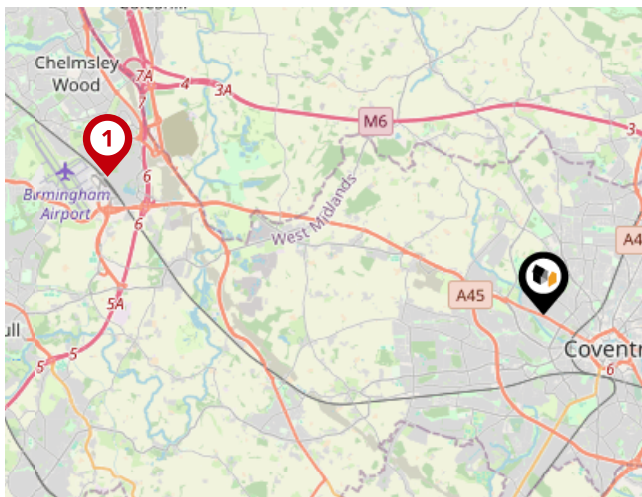
Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.25 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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Agent
Disclaimer

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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KFB - Key Facts For Buyers