



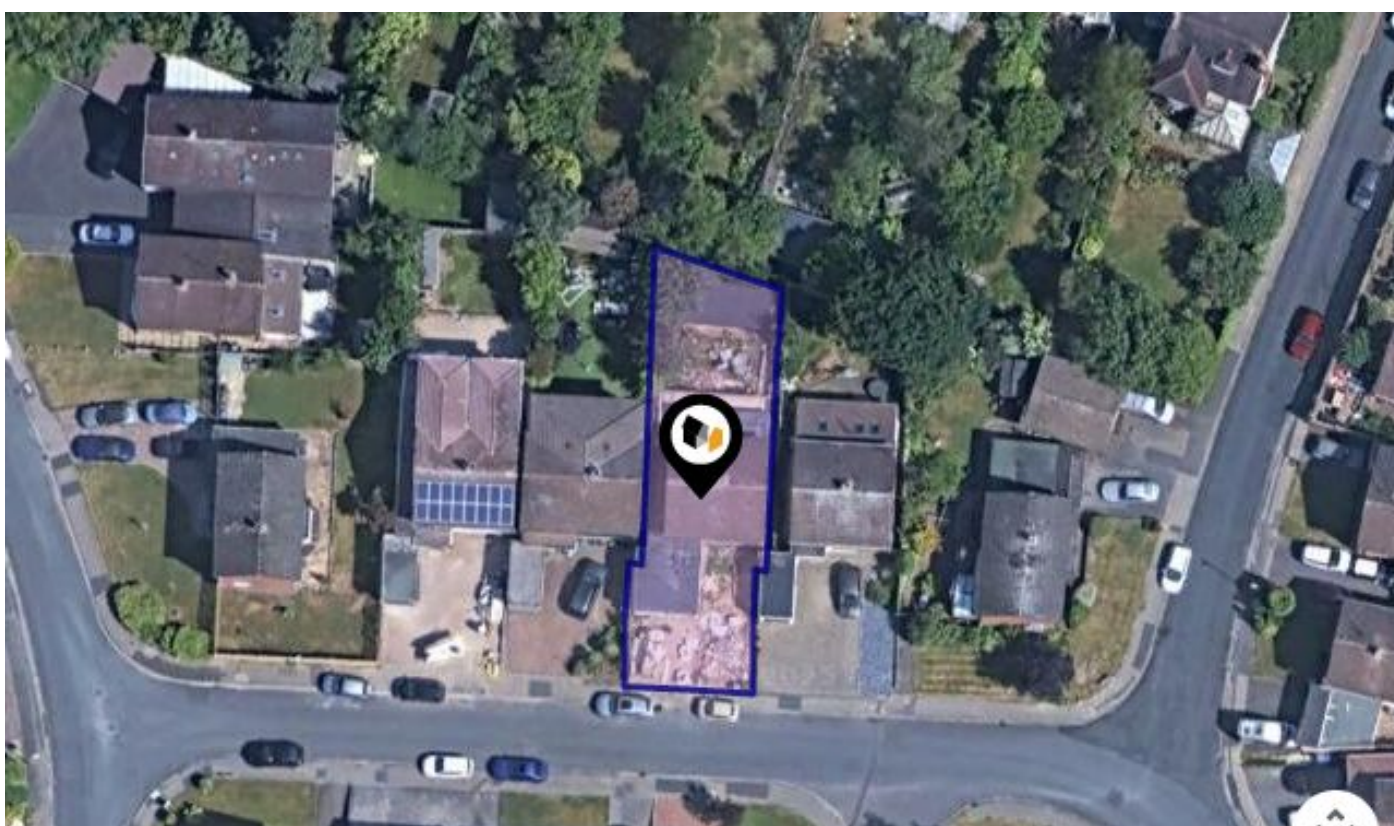
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 31st July 2025



WOODFIELD ROAD, COVENTRY, CV5

OIRO : £595,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A superb, detached & fully renovated three double bedroom detached home

Exceptional open plan kitchen living & family room

Bright & light sitting room with log burner

Dramatic entrance hallway with impressive storage

Utility room/cloakroom & split garage

Landscaped gardens with superb, bespoke garden cabin

Three first floor double bedrooms & family bathroom

Quiet residential enclave with generous driveway parking

Superb modern glazing & gas centrally heated

EPC Ordered, Total 1870 Sq.Ft or Total 173.7 Sq.M

These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on sales@walmsleysthewaytomove.co.uk or 0330 1180 062



Property




Type:	Detached	OIRO:	£595,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,870 ft ² / 173 m ²		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,950		
Title Number:	MM125787		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12	55	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

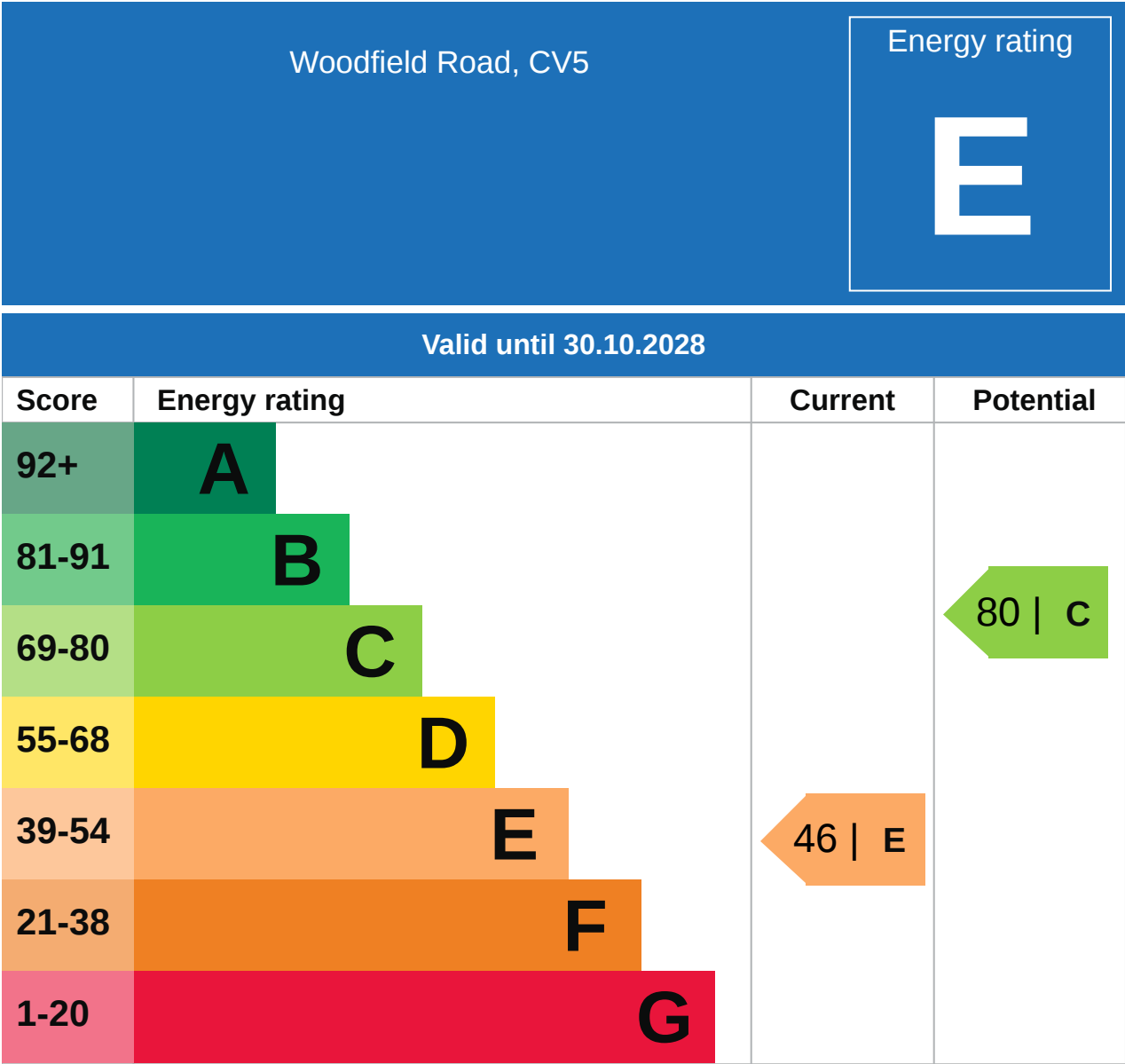


Planning records for: **Woodfield Road, Coventry, CV5**

Reference - HH/2021/3721	
Decision:	FAPP
Date:	21st December 2021
Description:	Erection of a single storey front, side and rear extension

Property

EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 27% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	107 m ²

Market Sold in Street



1, Woodfield Road, Coventry, CV5 6AJ			
Last Sold Date:	17/11/2022		
Last Sold Price:	£625,000		
61, Woodfield Road, Coventry, CV5 6AJ			
Last Sold Date:	26/01/2022	07/11/2016	01/03/2002
Last Sold Price:	£440,000	£352,500	£181,000
19, Woodfield Road, Coventry, CV5 6AJ			
Last Sold Date:	14/01/2022	24/10/2014	
Last Sold Price:	£450,000	£275,000	
67, Woodfield Road, Coventry, CV5 6AJ			
Last Sold Date:	29/06/2021		
Last Sold Price:	£431,000		
65, Woodfield Road, Coventry, CV5 6AJ			
Last Sold Date:	16/04/2021		
Last Sold Price:	£240,000		
49, Woodfield Road, Coventry, CV5 6AJ			
Last Sold Date:	26/03/2021	22/05/1998	
Last Sold Price:	£450,000	£110,000	
15, Woodfield Road, Coventry, CV5 6AJ			
Last Sold Date:	27/11/2020	23/04/2015	20/02/2008
Last Sold Price:	£505,000	£400,000	£300,000
5, Woodfield Road, Coventry, CV5 6AJ			
Last Sold Date:	14/05/2019		
Last Sold Price:	£337,000		
43, Woodfield Road, Coventry, CV5 6AJ			
Last Sold Date:	07/02/2019	25/11/2005	
Last Sold Price:	£428,500	£280,000	
39, Woodfield Road, Coventry, CV5 6AJ			
Last Sold Date:	30/06/2018		
Last Sold Price:	£370,000		
9, Woodfield Road, Coventry, CV5 6AJ			
Last Sold Date:	28/03/2018		
Last Sold Price:	£355,000		
35, Woodfield Road, Coventry, CV5 6AJ			
Last Sold Date:	09/11/2017		
Last Sold Price:	£327,500		

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

59, Woodfield Road, Coventry, CV5 6AJ					
Last Sold Date:		15/10/2014			
Last Sold Price:		£285,000			
53, Woodfield Road, Coventry, CV5 6AJ					
Last Sold Date:		29/04/2014			
Last Sold Price:		£300,750			
7, Woodfield Road, Coventry, CV5 6AJ					
Last Sold Date:		17/10/2013	19/05/2000		
Last Sold Price:		£275,000	£147,500		
55, Woodfield Road, Coventry, CV5 6AJ					
Last Sold Date:		07/04/2010	09/08/2007		
Last Sold Price:		£289,950	£249,995		
41, Woodfield Road, Coventry, CV5 6AJ					
Last Sold Date:		02/05/2008	12/04/2001	01/08/1997	15/08/1995
Last Sold Price:		£320,000	£170,000	£128,500	£115,000
3, Woodfield Road, Coventry, CV5 6AJ					
Last Sold Date:		28/02/2008	16/11/2001		
Last Sold Price:		£250,000	£145,000		
13, Woodfield Road, Coventry, CV5 6AJ					
Last Sold Date:		18/05/2006			
Last Sold Price:		£250,000			
63, Woodfield Road, Coventry, CV5 6AJ					
Last Sold Date:		18/10/2002			
Last Sold Price:		£235,000			
51, Woodfield Road, Coventry, CV5 6AJ					
Last Sold Date:		15/03/2002	13/06/1997		
Last Sold Price:		£170,000	£112,000		
11, Woodfield Road, Coventry, CV5 6AJ					
Last Sold Date:		06/04/2001			
Last Sold Price:		£180,000			
47, Woodfield Road, Coventry, CV5 6AJ					
Last Sold Date:		19/11/1999	21/10/1996		
Last Sold Price:		£115,000	£58,500		
29, Woodfield Road, Coventry, CV5 6AJ					
Last Sold Date:		13/06/1997			
Last Sold Price:		£95,000			

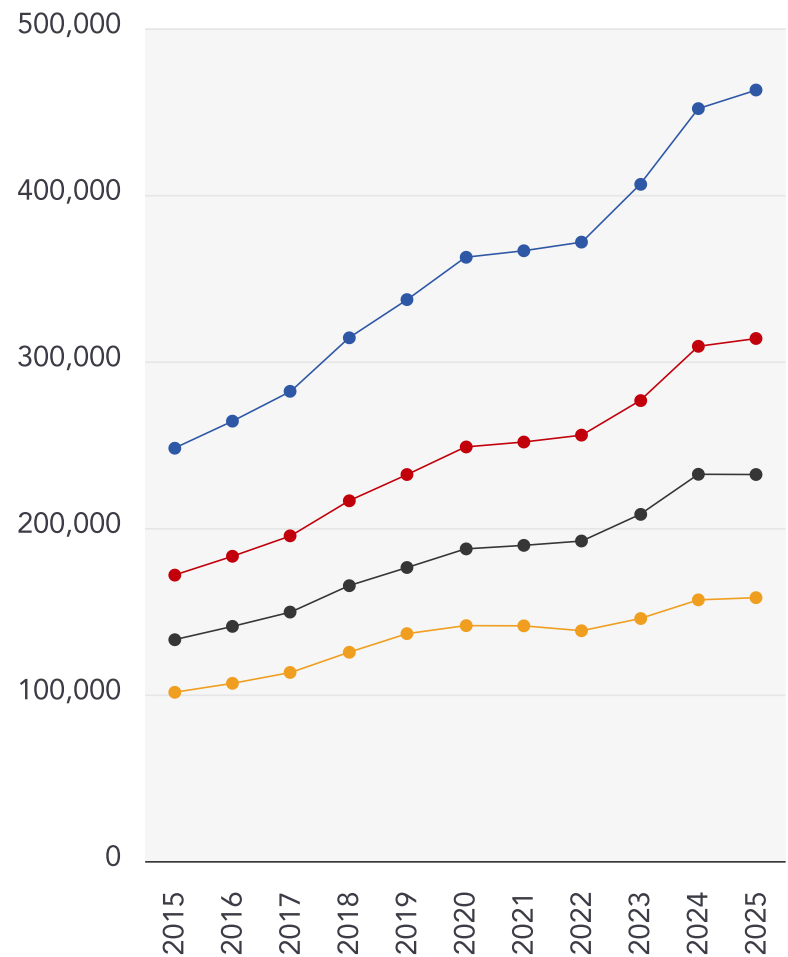
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

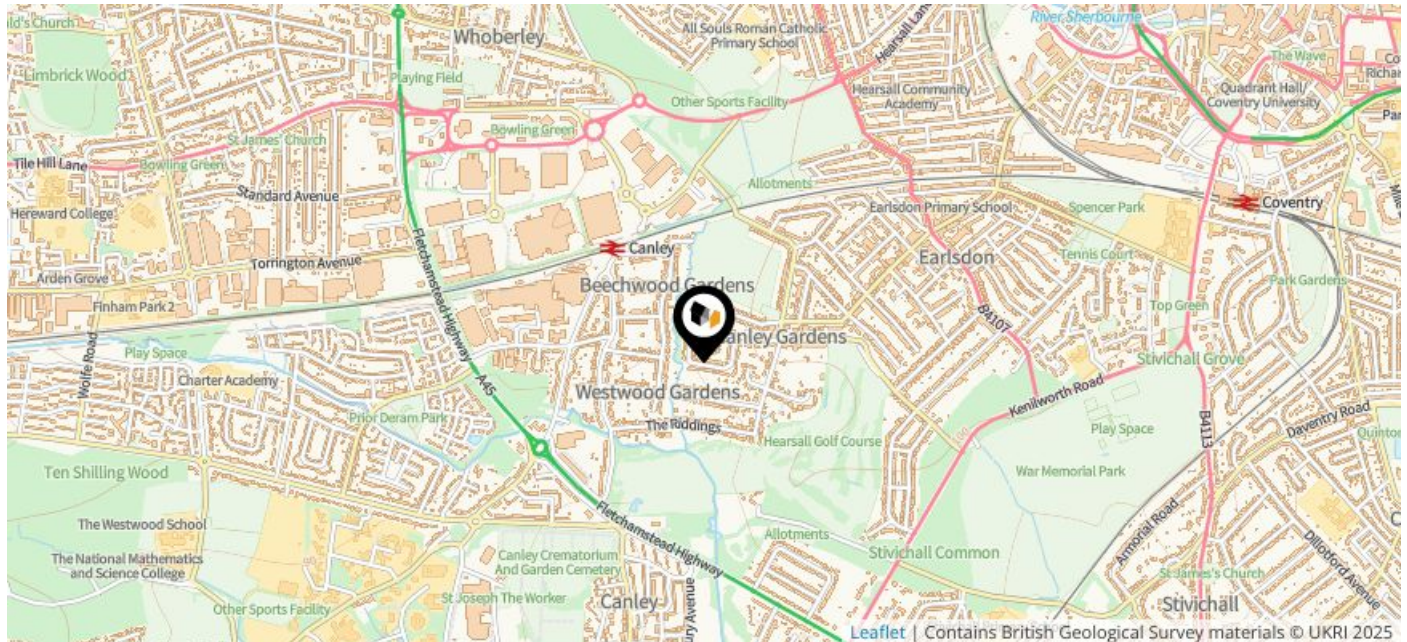
Terraced

+74.65%

Flat

+56.09%

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.

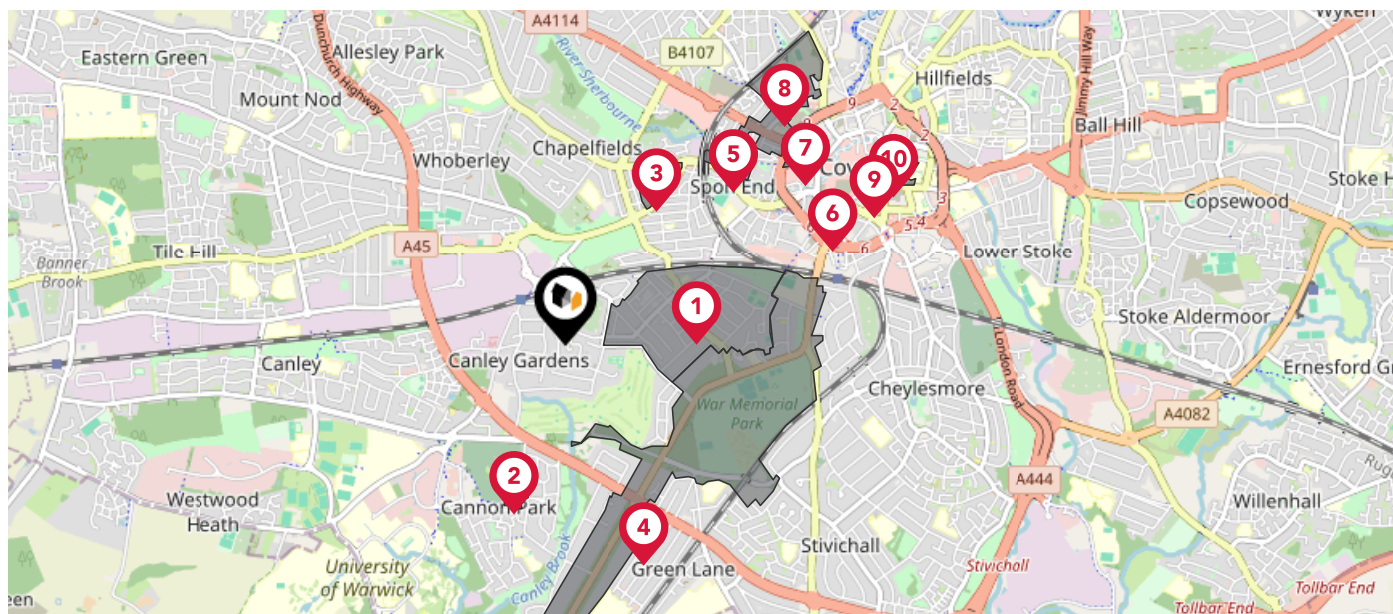
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

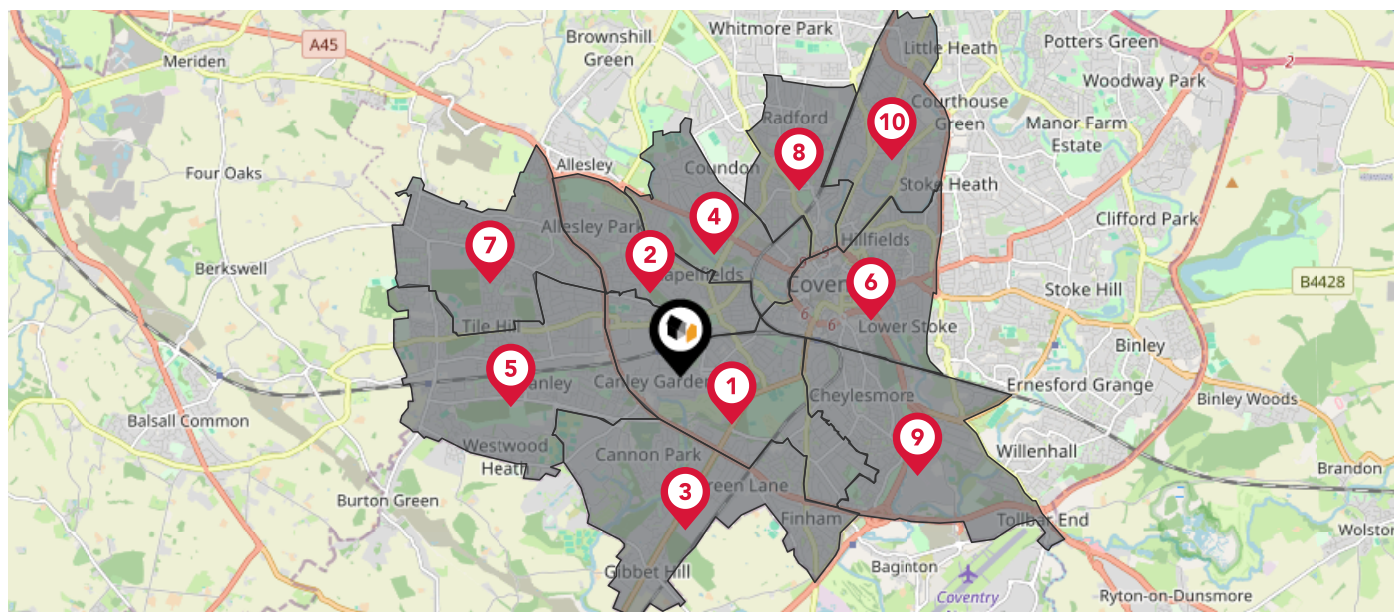
- | | |
|----|-------------------------------|
| 1 | Earlsdon |
| 2 | Ivy Farm Lane (Canley Hamlet) |
| 3 | Chapelfields |
| 4 | Kenilworth Road |
| 5 | Spon End |
| 6 | Greyfriars Green |
| 7 | Spon Street |
| 8 | Naul's Mill |
| 9 | High Street |
| 10 | Hill Top and Cathedral |

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



Earlsdon Ward



Whoberley Ward



Wainbody Ward



Sherbourne Ward



Westwood Ward



St. Michael's Ward



Woodlands Ward



Radford Ward



Cheylesmore Ward



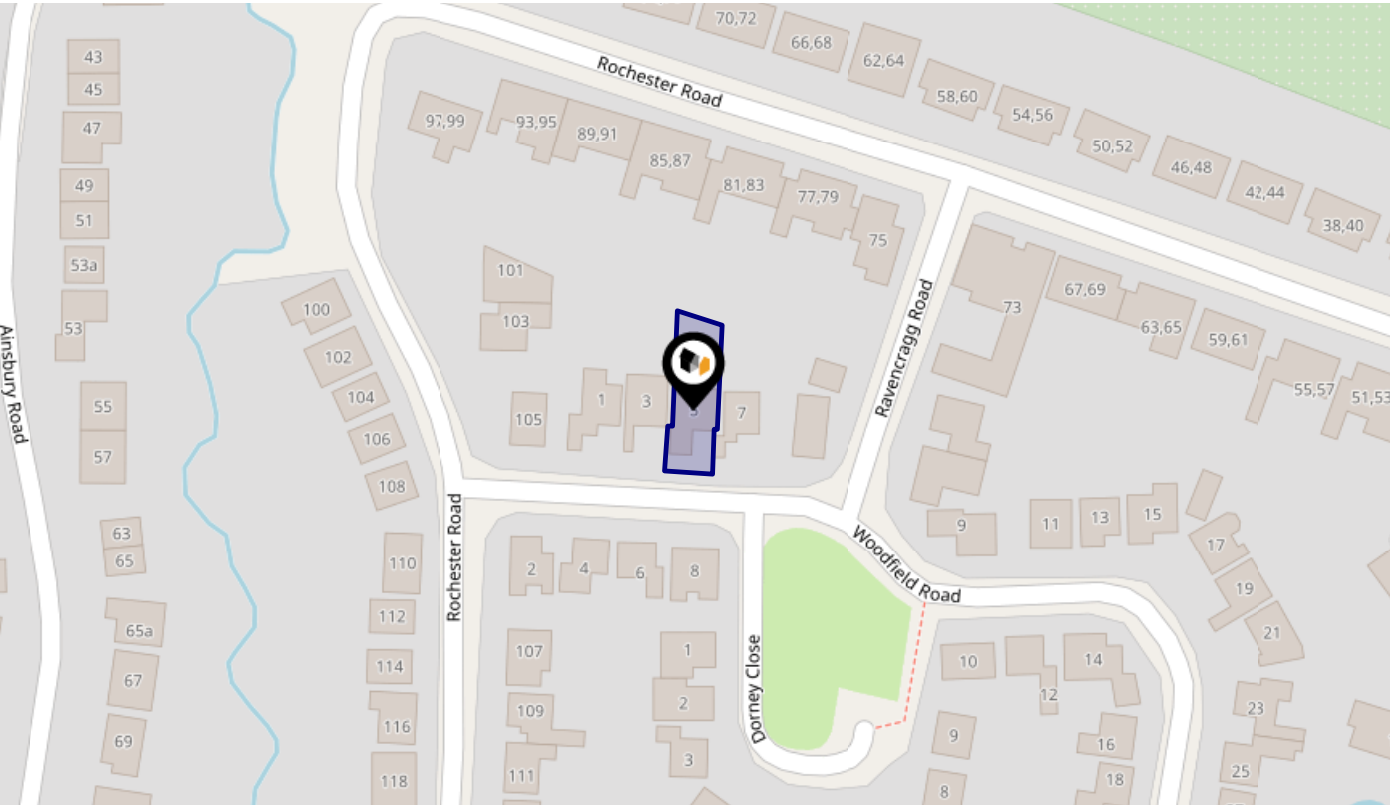
Foleshill Ward

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.

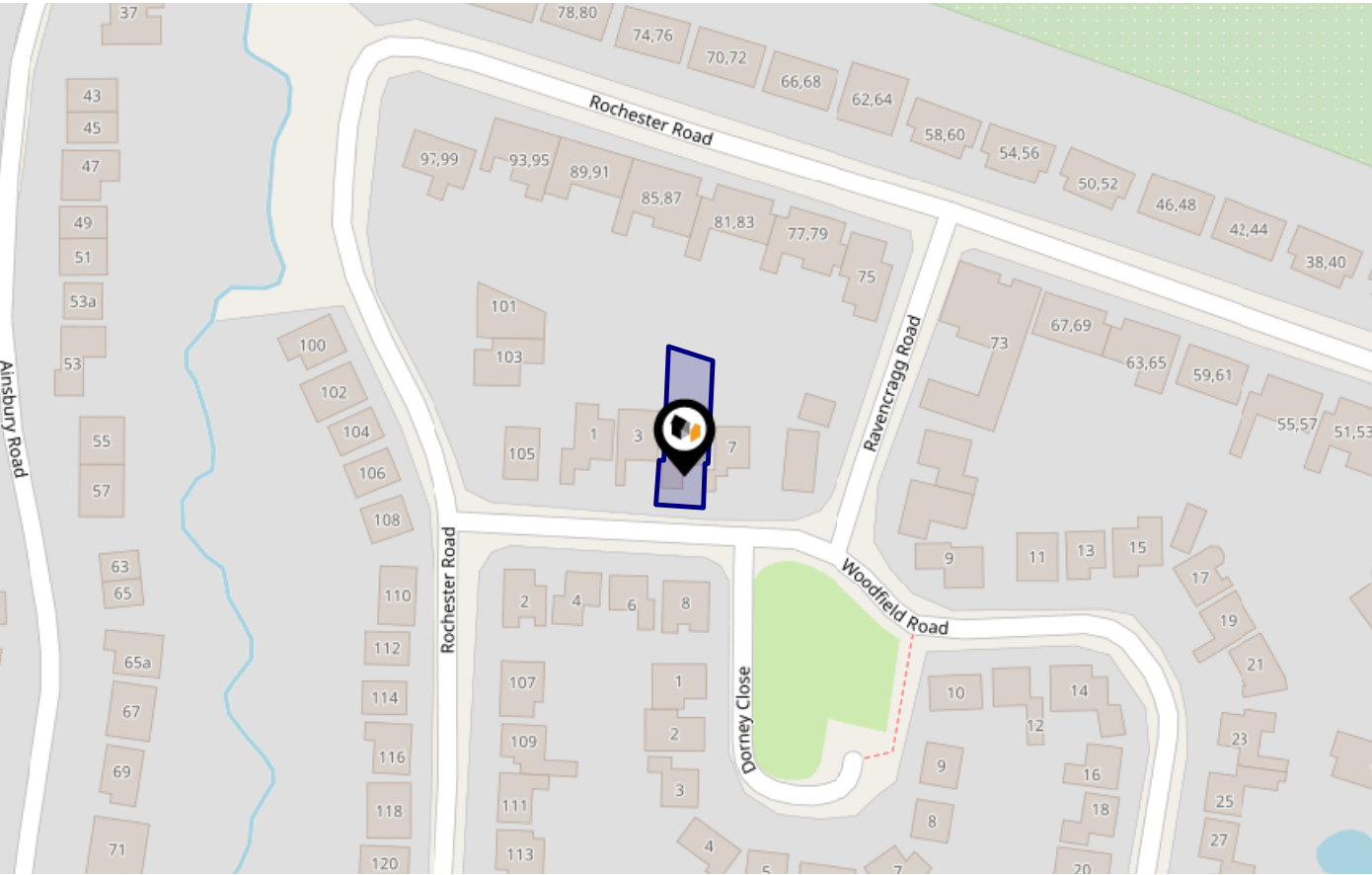
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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.

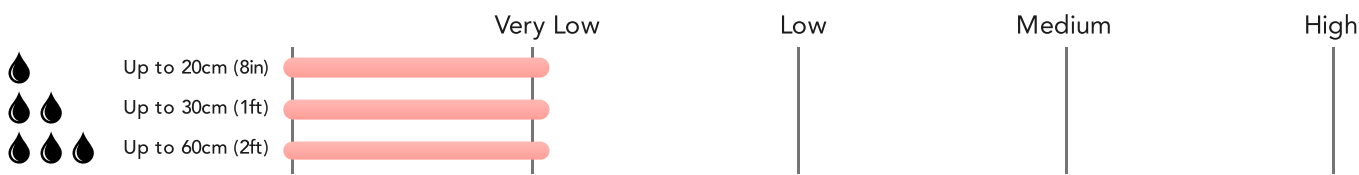


Risk Rating: Very low

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.

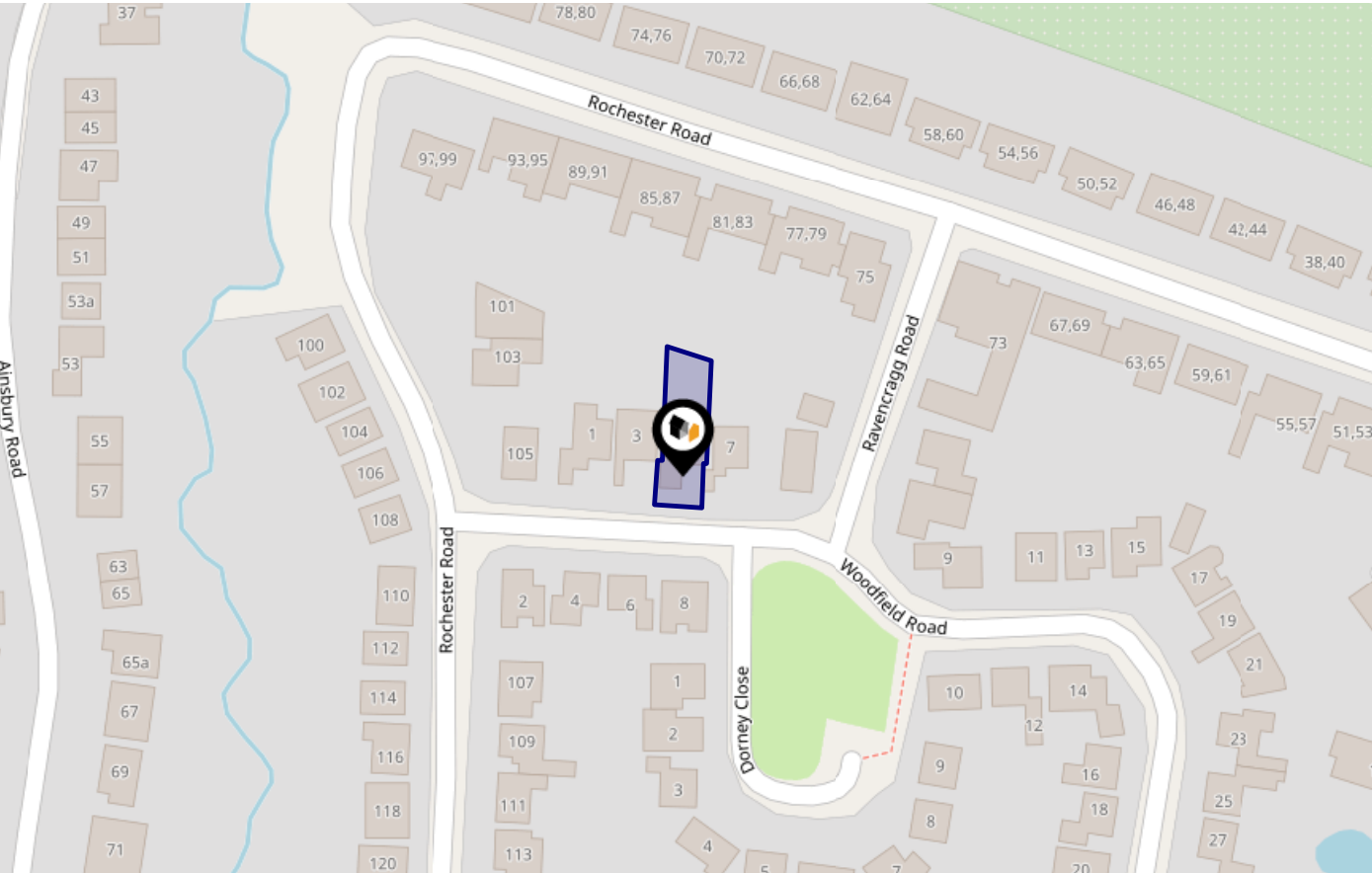
Chance of flooding to the following depths at this property:



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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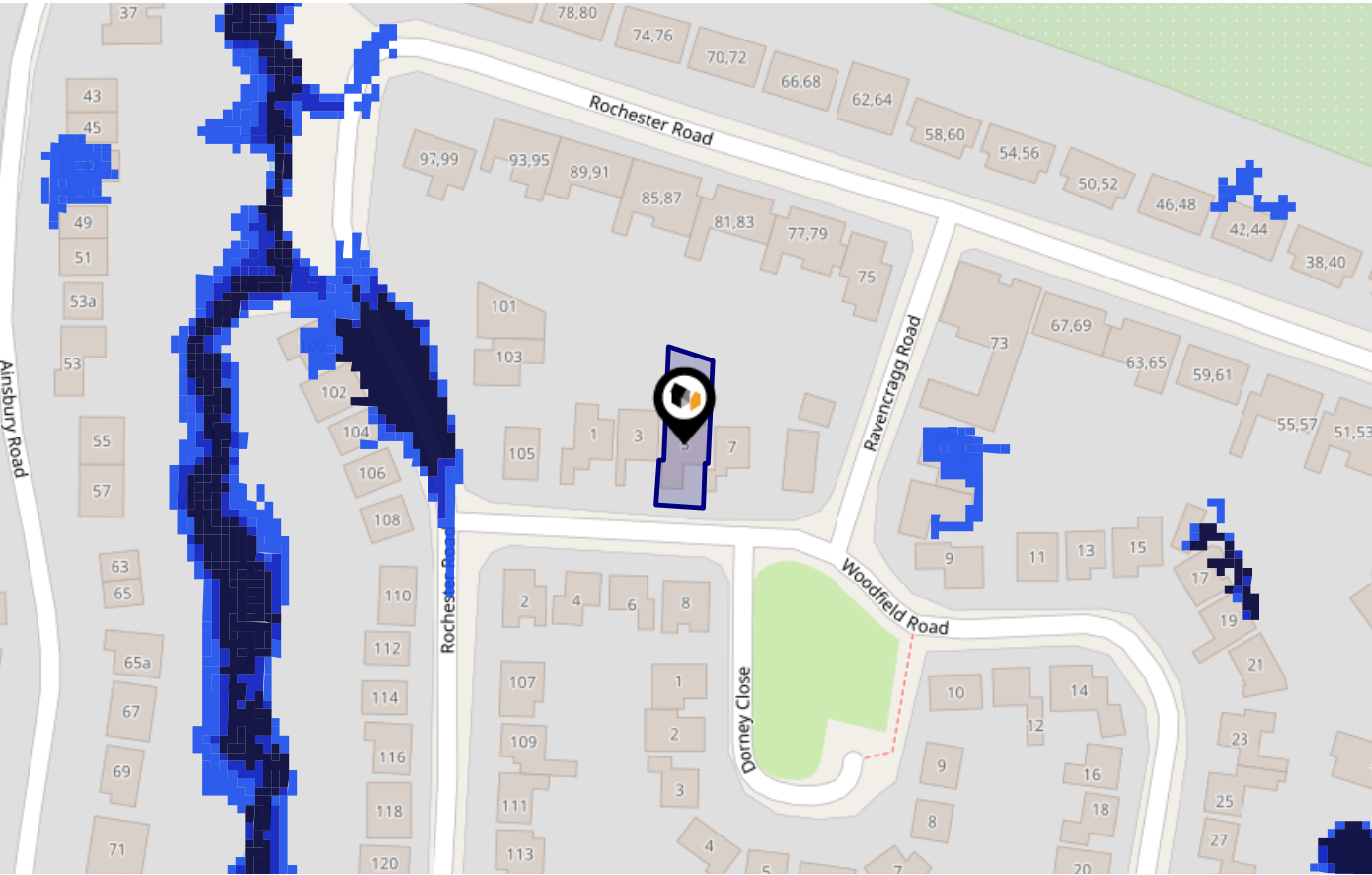
Chance of flooding to the following depths at this property:



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.

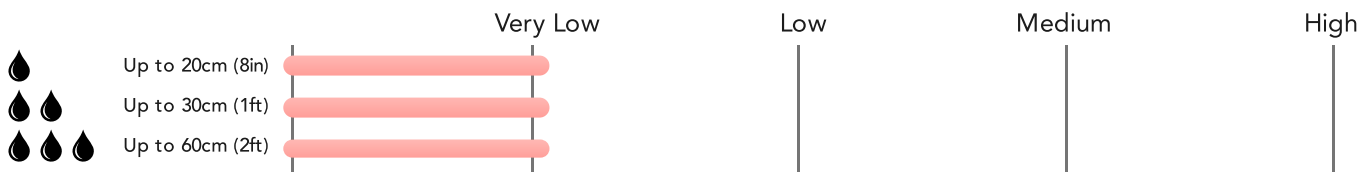


Risk Rating: Very low

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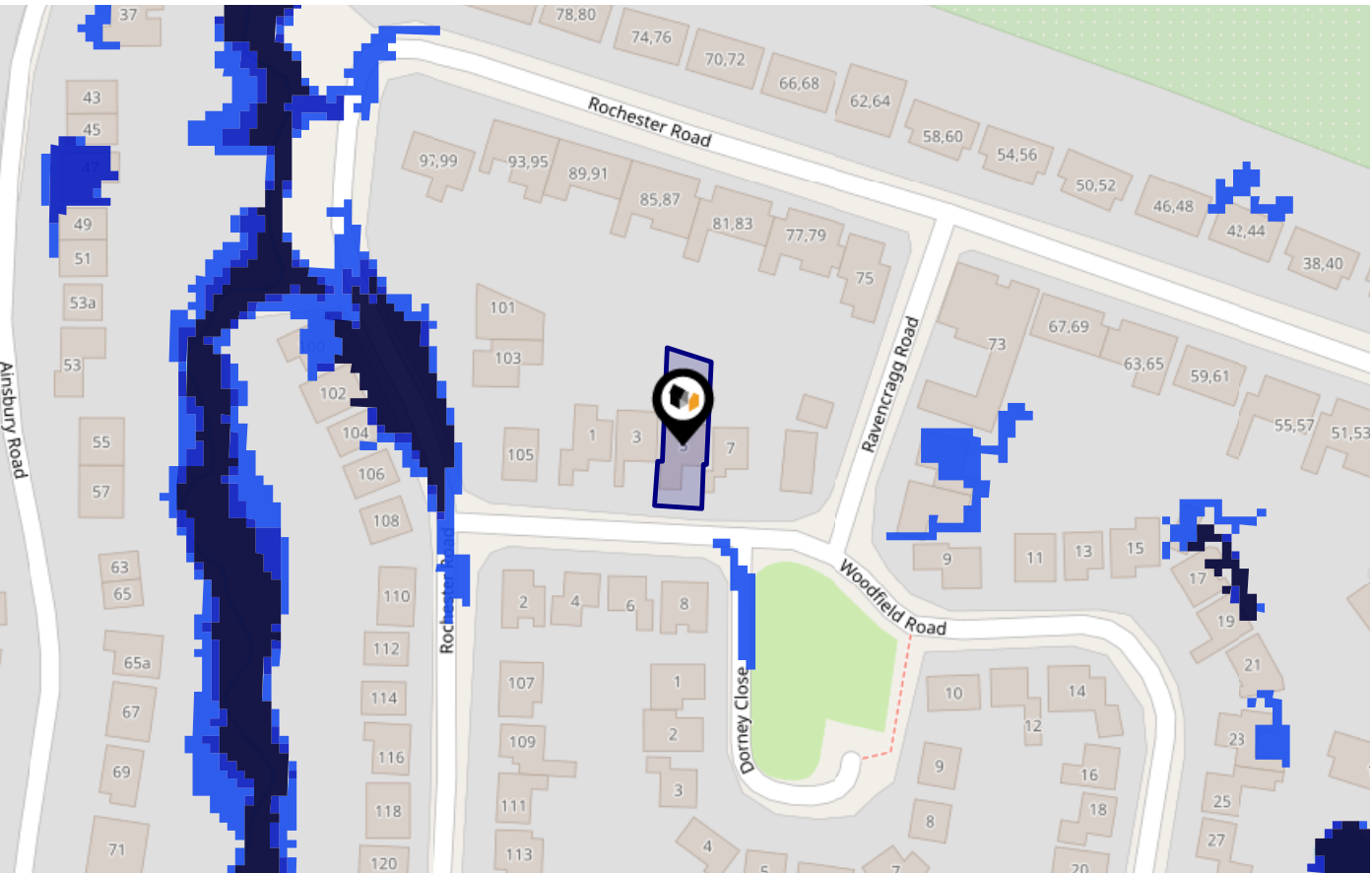
Chance of flooding to the following depths at this property:



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.

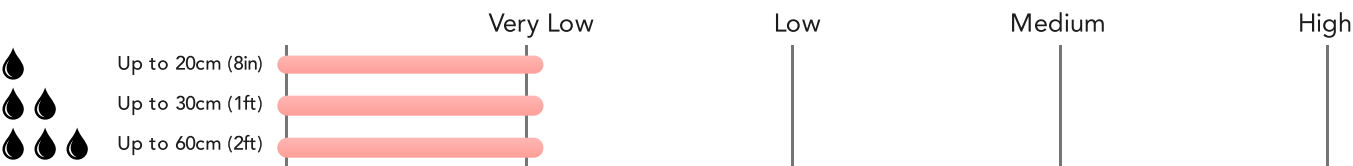


Risk Rating: Very low

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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- 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:

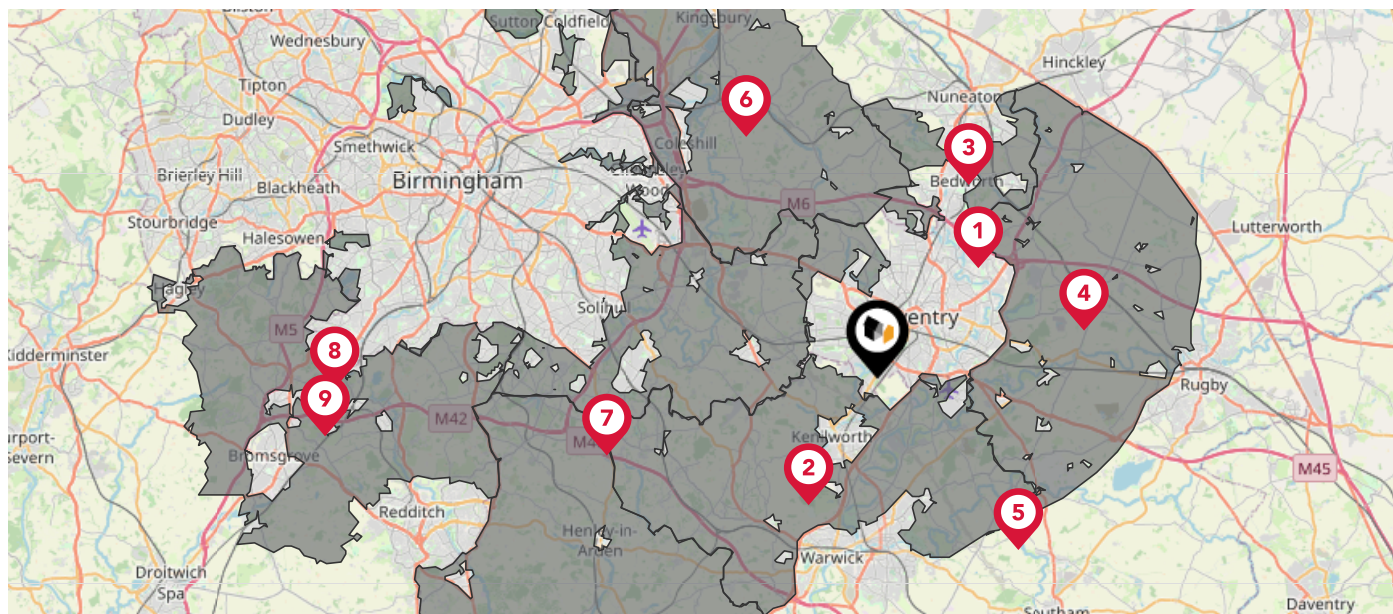


Maps

Green Belt



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



Nearby Green Belt Land

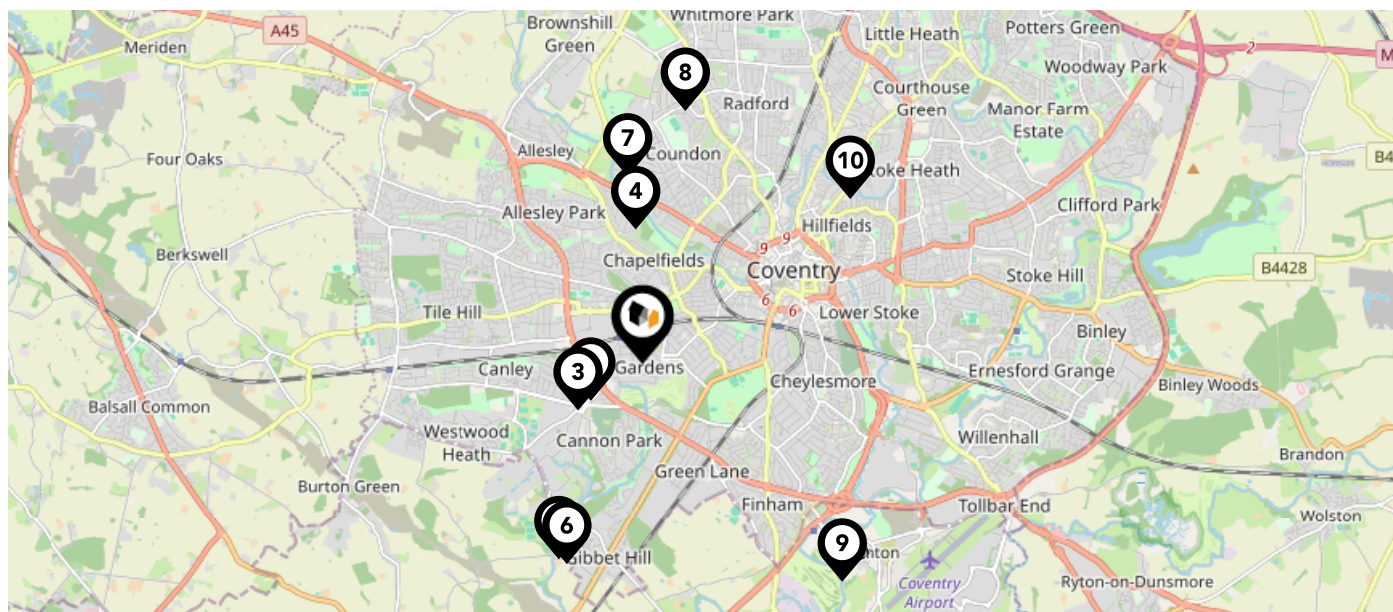
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

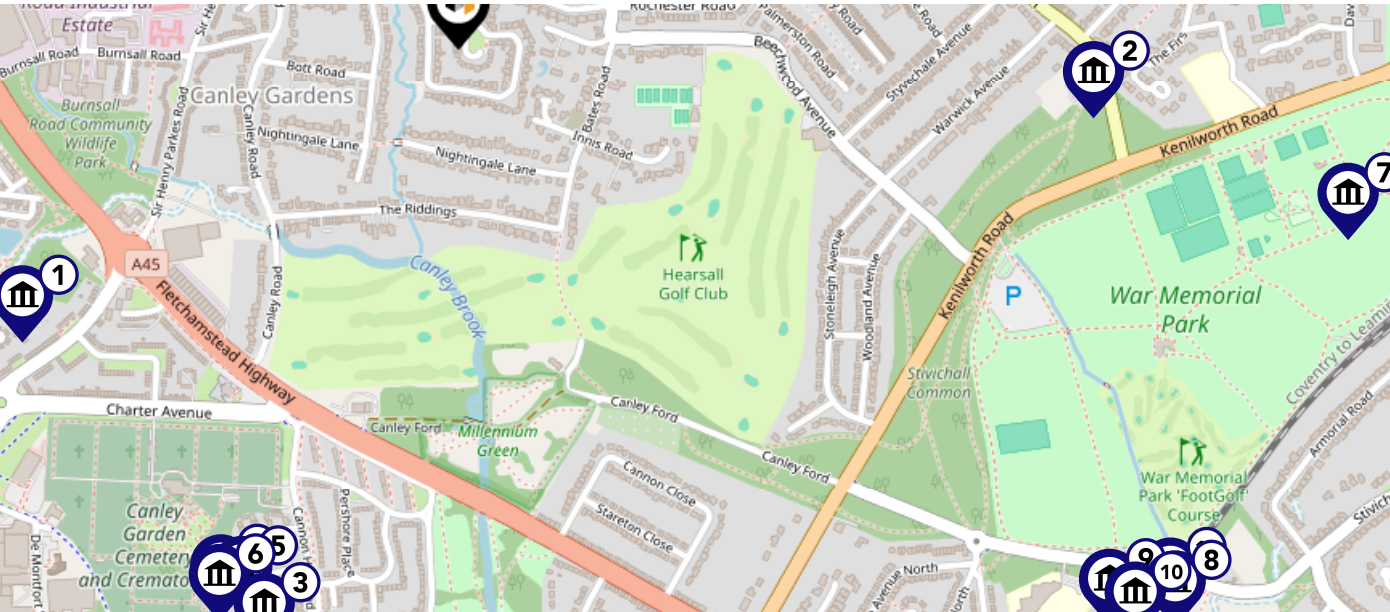
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
6	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
7	Coundon Social Club-Coundon, Coventry	Historic Landfill	
8	Kelmscote Road-Coudon, Coventry	Historic Landfill	
9	Hall Drive-Baginton	Historic Landfill	
10	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	












Maps

Listed Buildings

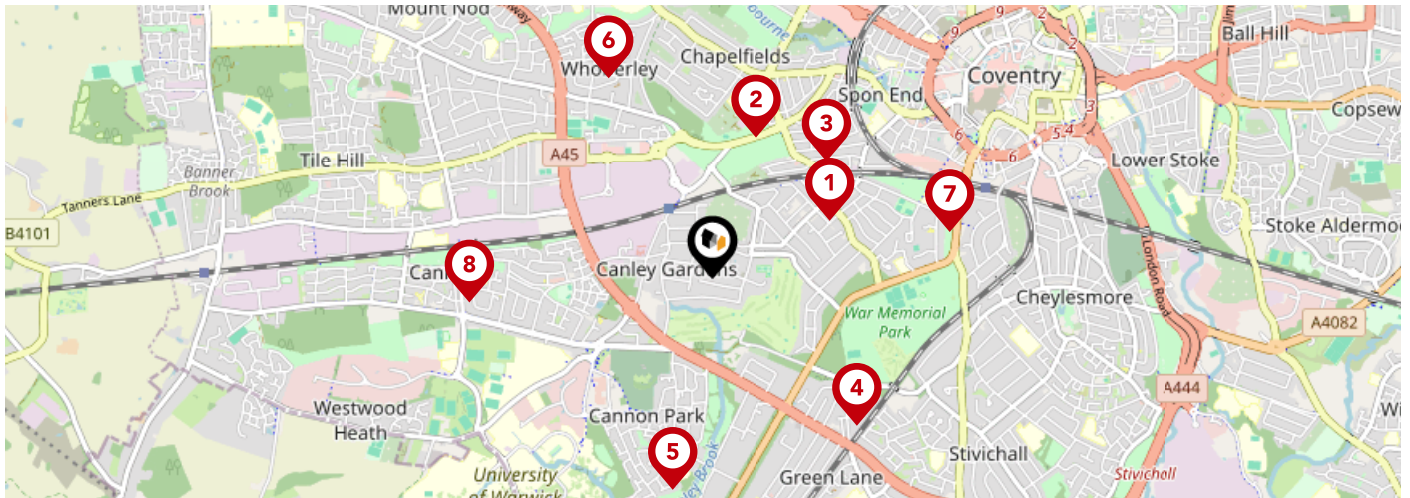


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



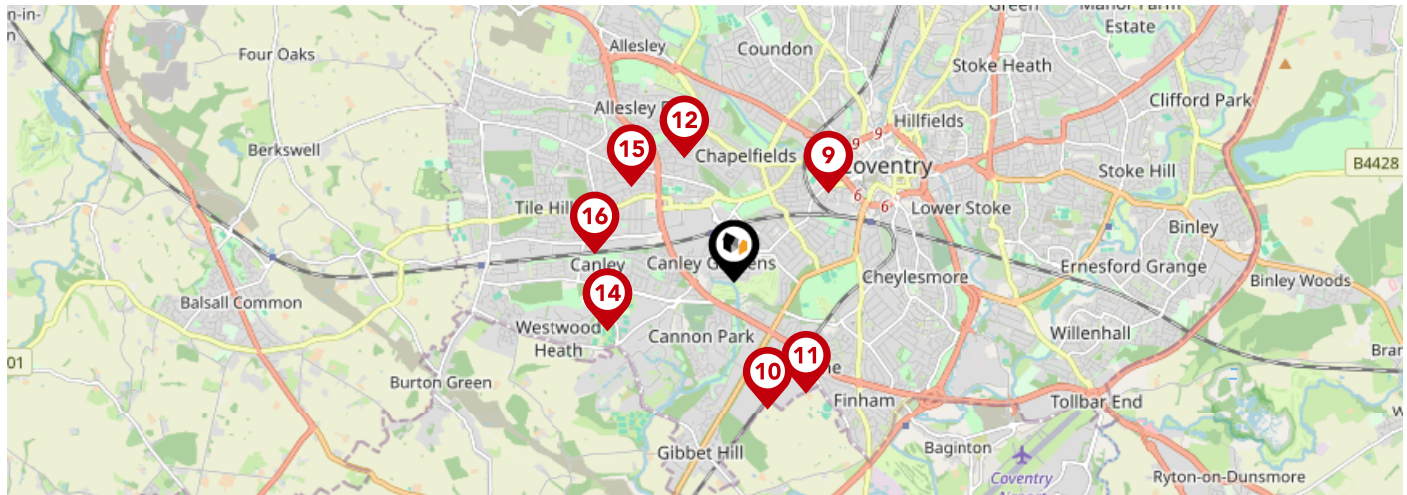
Listed Buildings in the local district		Grade	Distance
	1076627 - The Moat House The Moat House And Barn	Grade II	0.6 miles
	1443610 - Earlsdon Drinking Fountain	Grade II	0.7 miles
	1342914 - Canley Hall Farmhouse	Grade II	0.7 miles
	1138979 - Barn At Ivy Farm	Grade II	0.7 miles
	1076618 - Ivy Farmhouse	Grade II	0.7 miles
	1342915 - Stables At Ivy Farm	Grade II	0.7 miles
	1410358 - War Memorial In Coventry War Memorial Park	Grade II	1.0 miles
	1076608 - Bridge Cottage	Grade II	1.0 miles
	1265651 - Stivichall Animal Pound	Grade II	1.0 miles
	1320289 - The Cottage	Grade II	1.0 miles
	1342924 - Coat Of Arms Bridge	Grade II	1.0 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

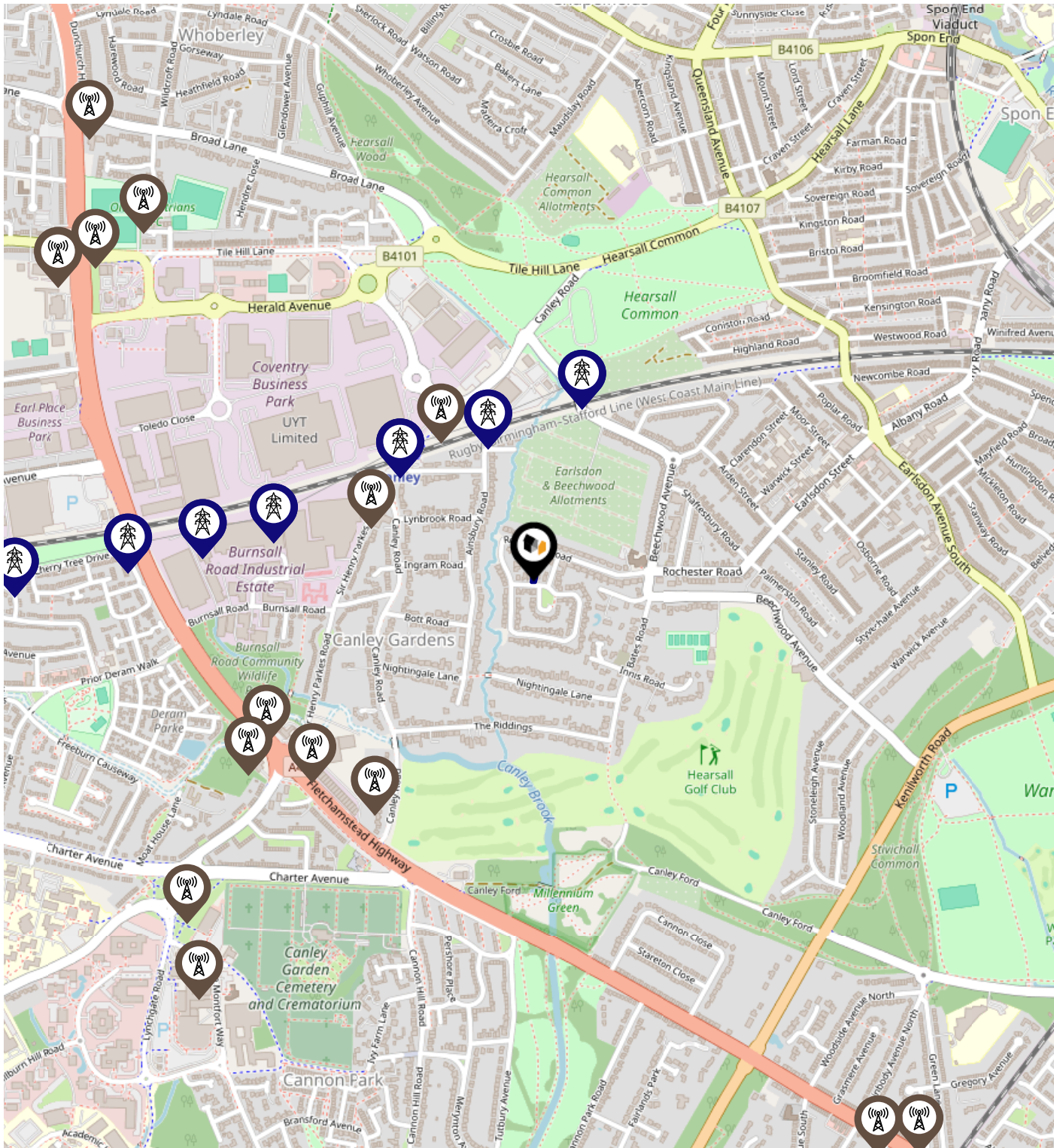
Area Schools





		Nursery	Primary	Secondary	College	Private
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.2	<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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.3	<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

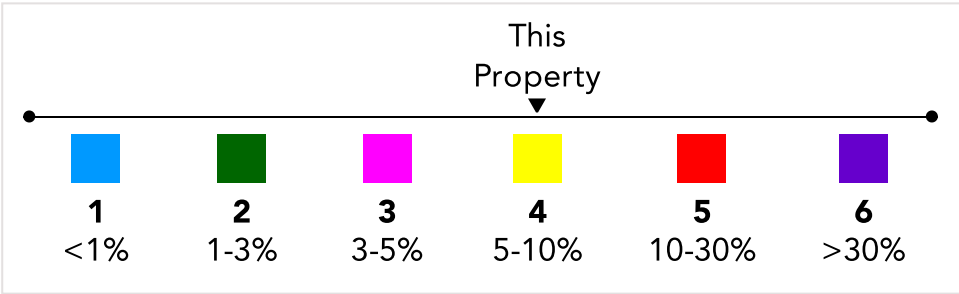
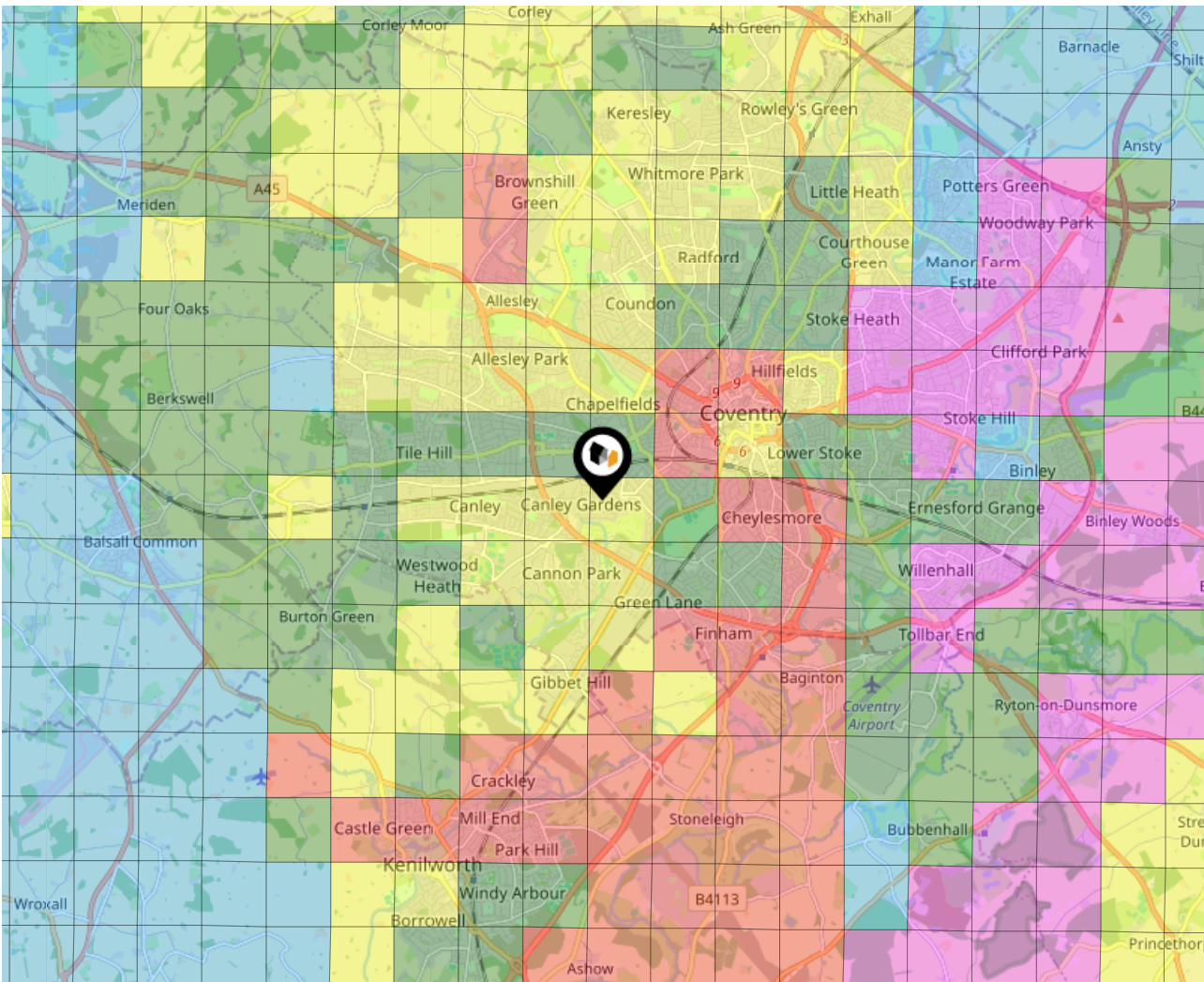
Environment

Radon Gas

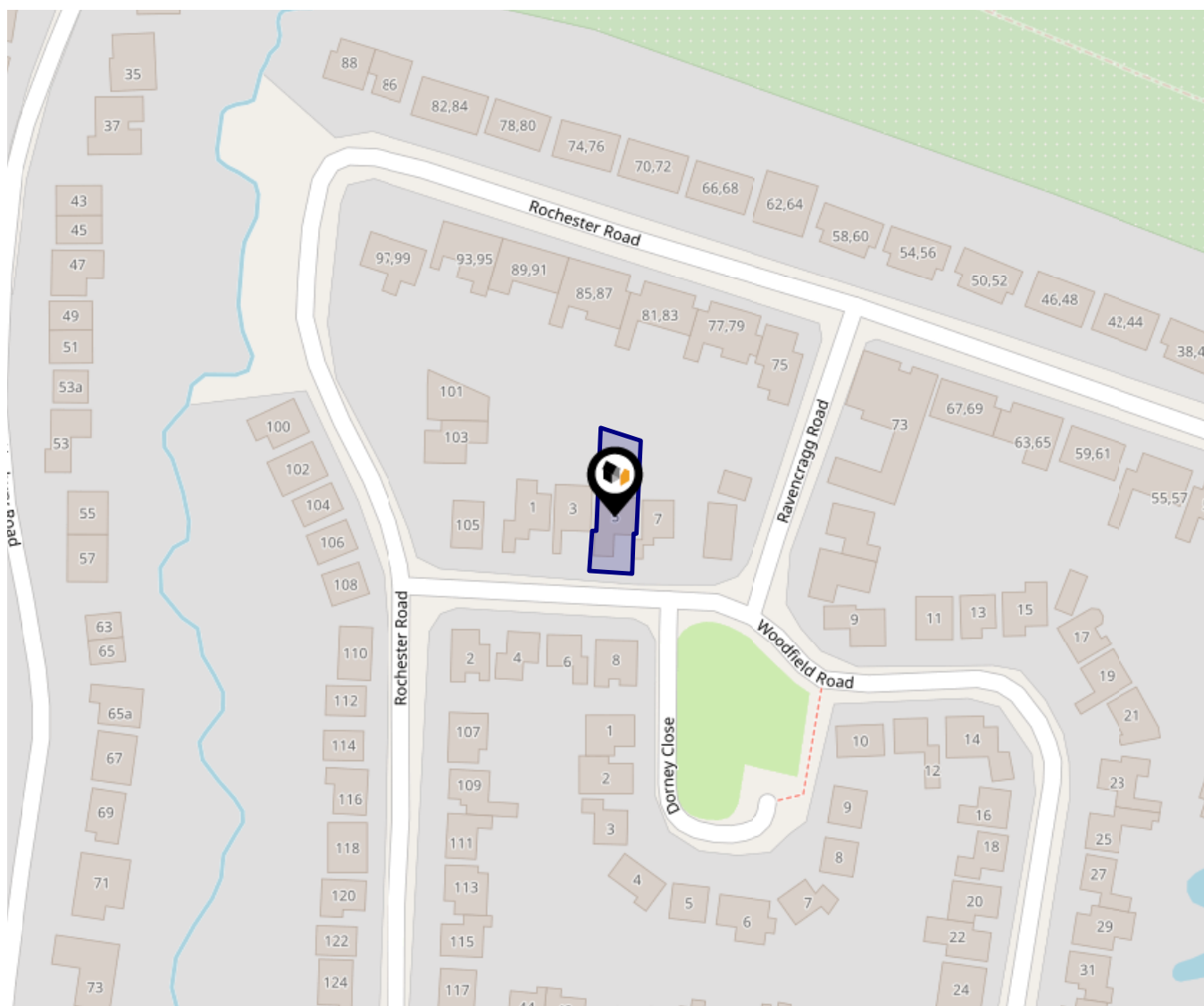


What is Radon?

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



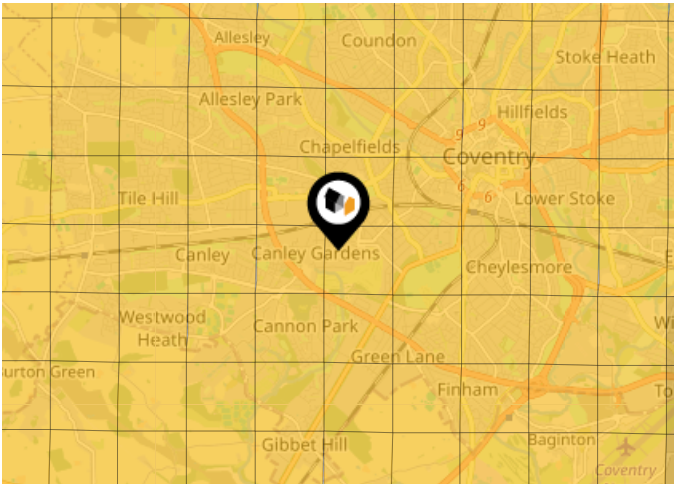
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

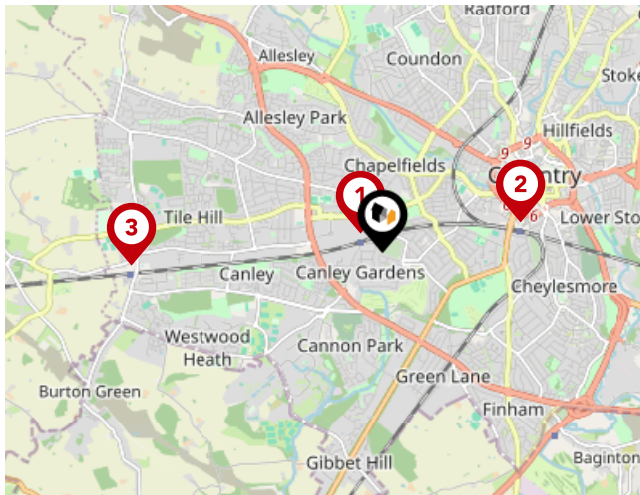


Primary Classifications (Most Common Clay Types)

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

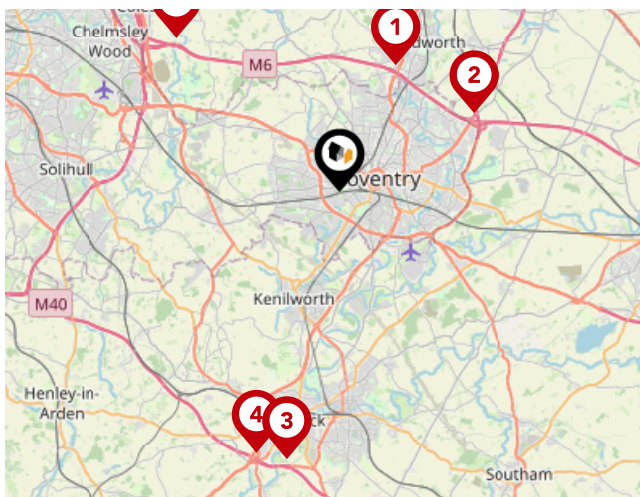
Area

Transport (National)



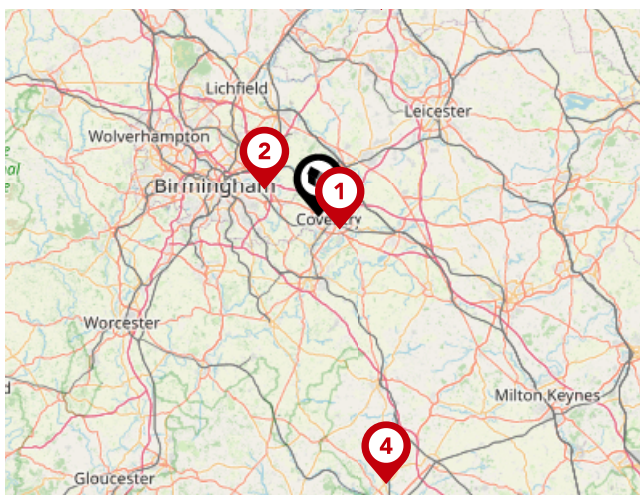
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.26 miles
2	Coventry Rail Station	1.27 miles
3	Tile Hill Rail Station	2.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.02 miles
2	M6 J2	5.66 miles
3	M40 J14	9.88 miles
4	M40 J15	9.92 miles
5	M6 J3A	8.1 miles

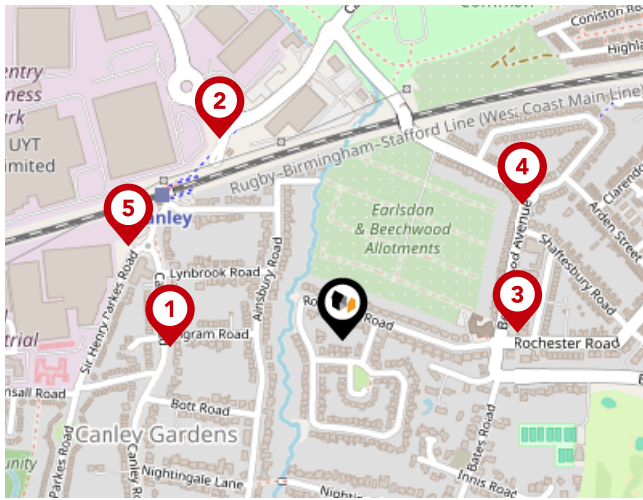


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.5 miles
2	Birmingham Airport	8.85 miles
3	East Mids Airport	31.03 miles
4	Kidlington	40.22 miles

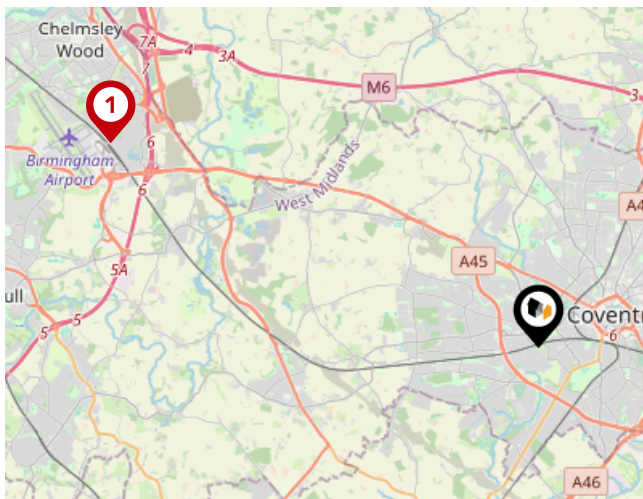
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Burnsall Rd	0.19 miles
2	Canley Station	0.27 miles
3	Beechwood Court	0.2 miles
4	Montes Court	0.25 miles
5	Canley Rd	0.26 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.58 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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