



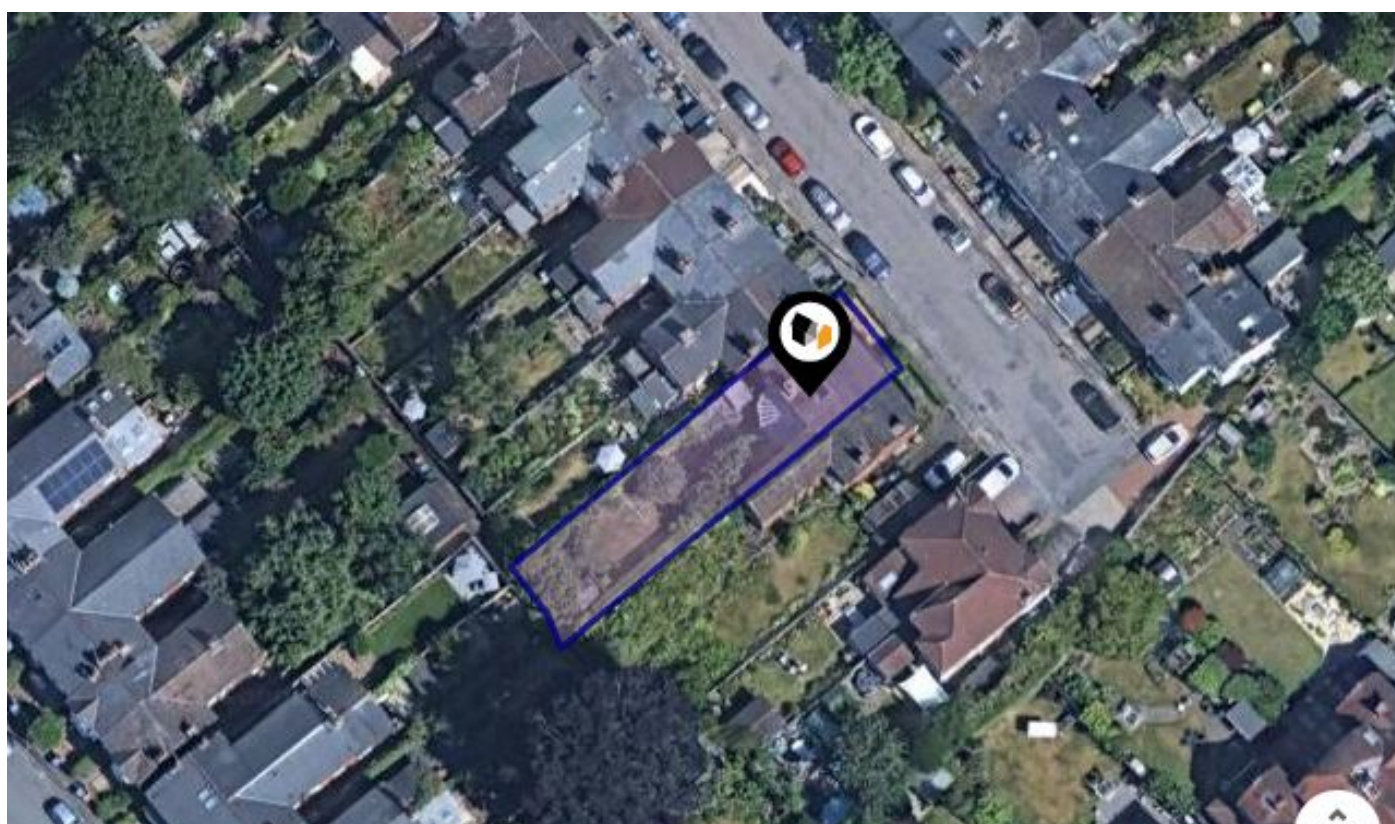
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 19th September 2025



STANLEY ROAD, COVENTRY, CV5

OIRO : £400,000

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

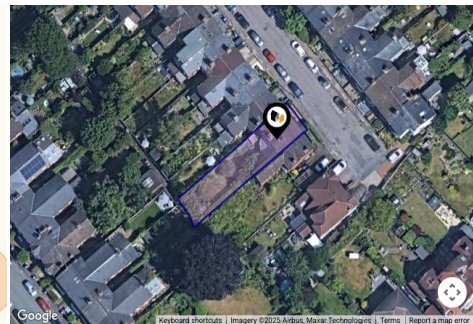


Dear Buyers & interested parties

Your property details in brief.....

A unique 1920's period semi detached home
Three first floor bedrooms with additional loft room & en-suite bathroom
Substantial & private South facing rear gardens
Gated & railed frontage with side entrance & welcoming hallway
Through sitting dining room with stunning stained glass
Well fitted kitchen leading to spacious garden room
1st floor family bathroom & 2nd floor en-suite bathroom
NO UPWARD CHAIN, TOTAL 1314 SQ.FT OR TOTAL 122 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:	Semi-Detached	OIRO:	£400,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,314 ft ² / 122 m ²		
Plot Area:	0.07 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,145		
Title Number:	WM633786		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	Earlsdon	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	15	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
O ₂	EE	3	O2	sky

Property
EPC - Certificate



COVENTRY, CV5

Energy rating

E

Valid until 17.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	43 E	
21-38	F		
1-20	G		



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Partial double glazing
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, smokeless fuel
Air Tightness:	(not tested)
Total Floor Area:	118 m ²

42, Stanley Road, Coventry, CV5 6FF				
Last Sold Date:	16/10/2024			
Last Sold Price:	£297,500			
38, Stanley Road, Coventry, CV5 6FF				
Last Sold Date:	28/06/2024	03/11/2017	04/12/2015	
Last Sold Price:	£390,000	£345,000	£286,000	
8, Stanley Road, Coventry, CV5 6FF				
Last Sold Date:	01/06/2023	30/09/2015	28/08/2002	19/01/1996
Last Sold Price:	£350,000	£260,000	£115,000	£55,500
72, Stanley Road, Coventry, CV5 6FF				
Last Sold Date:	31/03/2023			
Last Sold Price:	£255,000			
98, Stanley Road, Coventry, CV5 6FF				
Last Sold Date:	13/03/2023	18/06/1999	06/03/1995	
Last Sold Price:	£340,000	£82,000	£42,500	
82, Stanley Road, Coventry, CV5 6FF				
Last Sold Date:	29/07/2022	13/04/2016		
Last Sold Price:	£370,000	£197,500		
96, Stanley Road, Coventry, CV5 6FF				
Last Sold Date:	18/06/2021	21/07/2006	07/03/2003	
Last Sold Price:	£275,000	£137,000	£125,000	
58, Stanley Road, Coventry, CV5 6FF				
Last Sold Date:	11/03/2021	12/11/2018	11/07/2018	
Last Sold Price:	£369,000	£195,000	£185,000	
54, Stanley Road, Coventry, CV5 6FF				
Last Sold Date:	29/01/2021			
Last Sold Price:	£240,000			
104, Stanley Road, Coventry, CV5 6FF				
Last Sold Date:	15/01/2021			
Last Sold Price:	£333,000			
56, Stanley Road, Coventry, CV5 6FF				
Last Sold Date:	10/07/2019	17/06/2014	09/08/2002	13/12/1996
Last Sold Price:	£318,000	£246,000	£120,000	£57,000
74, Stanley Road, Coventry, CV5 6FF				
Last Sold Date:	27/09/2018	20/07/2012	01/12/2010	
Last Sold Price:	£314,000	£214,000	£145,000	

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

26, Stanley Road, Coventry, CV5 6FF					
Last Sold Date:		17/05/2017			
Last Sold Price:		£225,000			
64, Stanley Road, Coventry, CV5 6FF					
Last Sold Date:		10/02/2017	03/10/2008		
Last Sold Price:		£250,000	£148,000		
22, Stanley Road, Coventry, CV5 6FF					
Last Sold Date:		22/07/2016	03/08/2012	18/02/2011	29/08/1997
Last Sold Price:		£299,950	£230,000	£210,000	£50,000
94, Stanley Road, Coventry, CV5 6FF					
Last Sold Date:		27/11/2015	03/02/2012	21/05/2009	
Last Sold Price:		£254,000	£206,500	£95,000	
100, Stanley Road, Coventry, CV5 6FF					
Last Sold Date:		01/07/2015	23/09/1999	31/05/1996	
Last Sold Price:		£303,000	£109,000	£54,500	
90, Stanley Road, Coventry, CV5 6FF					
Last Sold Date:		10/09/2014	16/10/1995		
Last Sold Price:		£200,000	£38,500		
80, Stanley Road, Coventry, CV5 6FF					
Last Sold Date:		23/06/2014			
Last Sold Price:		£208,000			
2a, Stanley Road, Coventry, CV5 6FF					
Last Sold Date:		06/06/2014			
Last Sold Price:		£240,000			
40, Stanley Road, Coventry, CV5 6FF					
Last Sold Date:		09/05/2014	15/03/2006	31/10/1997	
Last Sold Price:		£285,000	£178,000	£64,950	
84, Stanley Road, Coventry, CV5 6FF					
Last Sold Date:		29/08/2012			
Last Sold Price:		£180,000			
60, Stanley Road, Coventry, CV5 6FF					
Last Sold Date:		09/07/2010	23/09/2005	12/03/1999	
Last Sold Price:		£192,000	£127,000	£55,000	
6, Stanley Road, Coventry, CV5 6FF					
Last Sold Date:		30/12/2009	15/04/2002		
Last Sold Price:		£166,000	£89,500		

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

46, Stanley Road, Coventry, CV5 6FF		
Last Sold Date:	28/09/2007	25/03/2002
Last Sold Price:	£230,000	£120,000
28, Stanley Road, Coventry, CV5 6FF		
Last Sold Date:	29/09/2006	06/04/2004
Last Sold Price:	£165,000	£145,000
30, Stanley Road, Coventry, CV5 6FF		
Last Sold Date:	11/01/2006	
Last Sold Price:	£176,000	
106, Stanley Road, Coventry, CV5 6FF		
Last Sold Date:	30/07/2004	
Last Sold Price:	£182,500	
48, Stanley Road, Coventry, CV5 6FF		
Last Sold Date:	05/03/2004	19/07/1996
Last Sold Price:	£138,500	£21,000
24, Stanley Road, Coventry, CV5 6FF		
Last Sold Date:	16/08/2002	05/07/1996
Last Sold Price:	£127,500	£57,500
4, Stanley Road, Coventry, CV5 6FF		
Last Sold Date:	10/04/2002	
Last Sold Price:	£99,500	
18, Stanley Road, Coventry, CV5 6FF		
Last Sold Date:	25/06/2001	
Last Sold Price:	£137,500	
66, Stanley Road, Coventry, CV5 6FF		
Last Sold Date:	12/08/1999	
Last Sold Price:	£71,000	
2, Stanley Road, Coventry, CV5 6FF		
Last Sold Date:	30/01/1998	
Last Sold Price:	£86,000	
78, Stanley Road, Coventry, CV5 6FF		
Last Sold Date:	08/08/1997	
Last Sold Price:	£62,950	
44, Stanley Road, Coventry, CV5 6FF		
Last Sold Date:	28/02/1997	
Last Sold Price:	£55,995	

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

Market Sold in Street



52, Stanley Road, Coventry, CV5 6FF	
Last Sold Date:	12/07/1995
Last Sold Price:	£46,000
50, Stanley Road, Coventry, CV5 6FF	
Last Sold Date:	02/05/1995
Last Sold Price:	£25,500

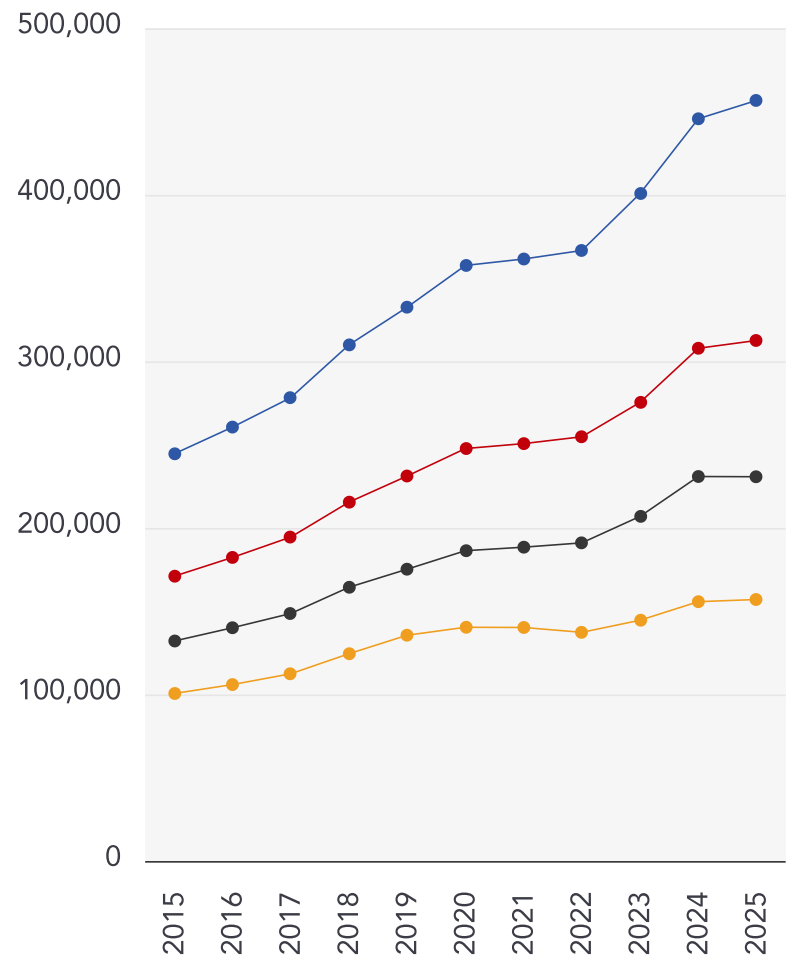
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

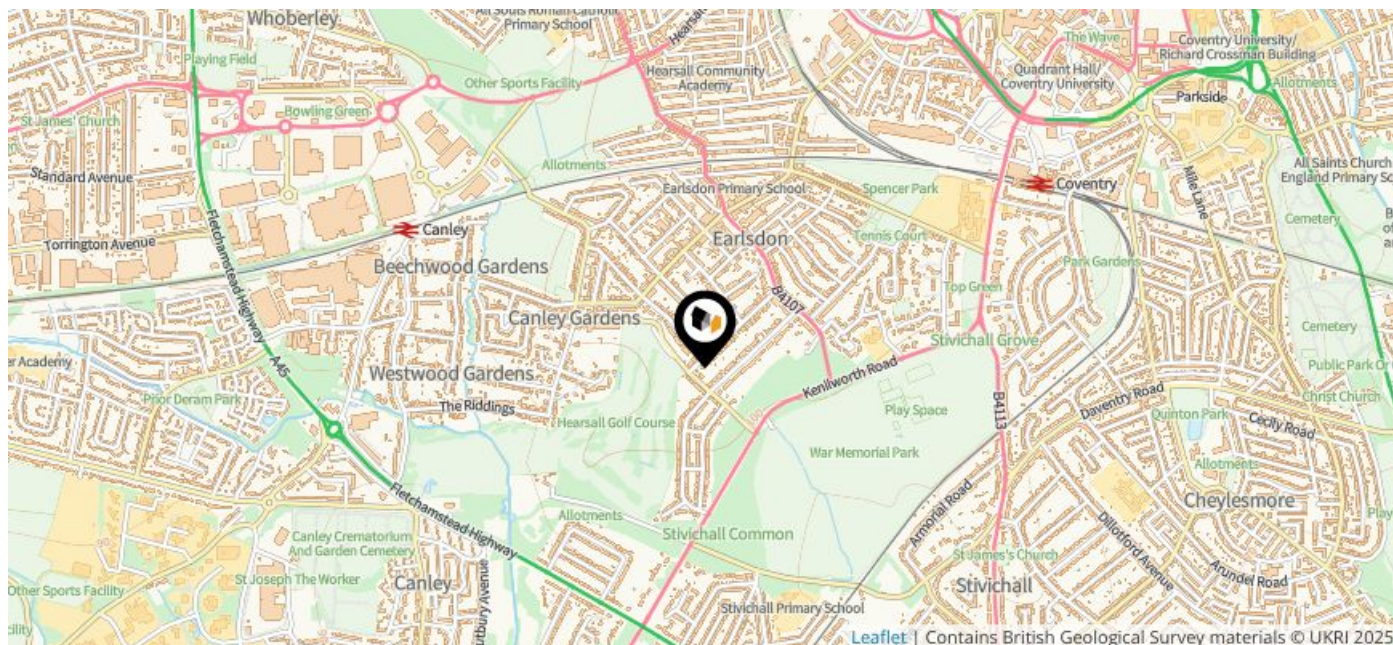
+56.09%

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.

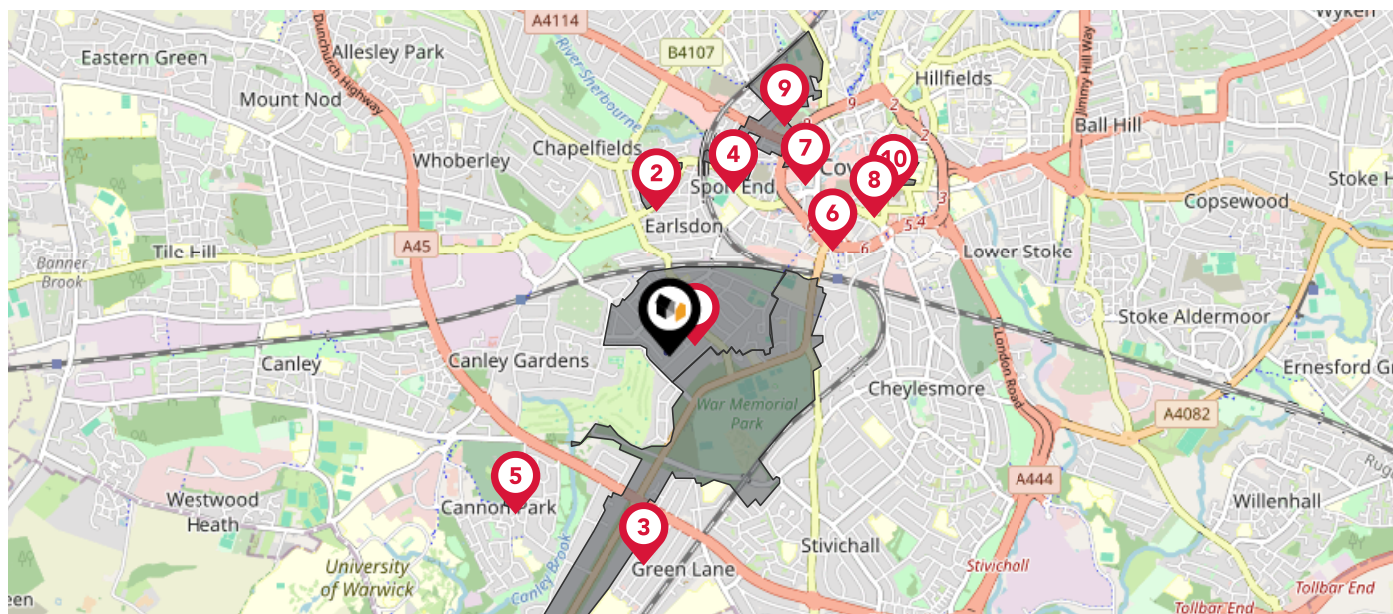
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Earlsdon



Chapelfields



Kenilworth Road



Spon End



Ivy Farm Lane (Canley Hamlet)



Greyfriars Green



Spon Street



High Street



Naul's Mill



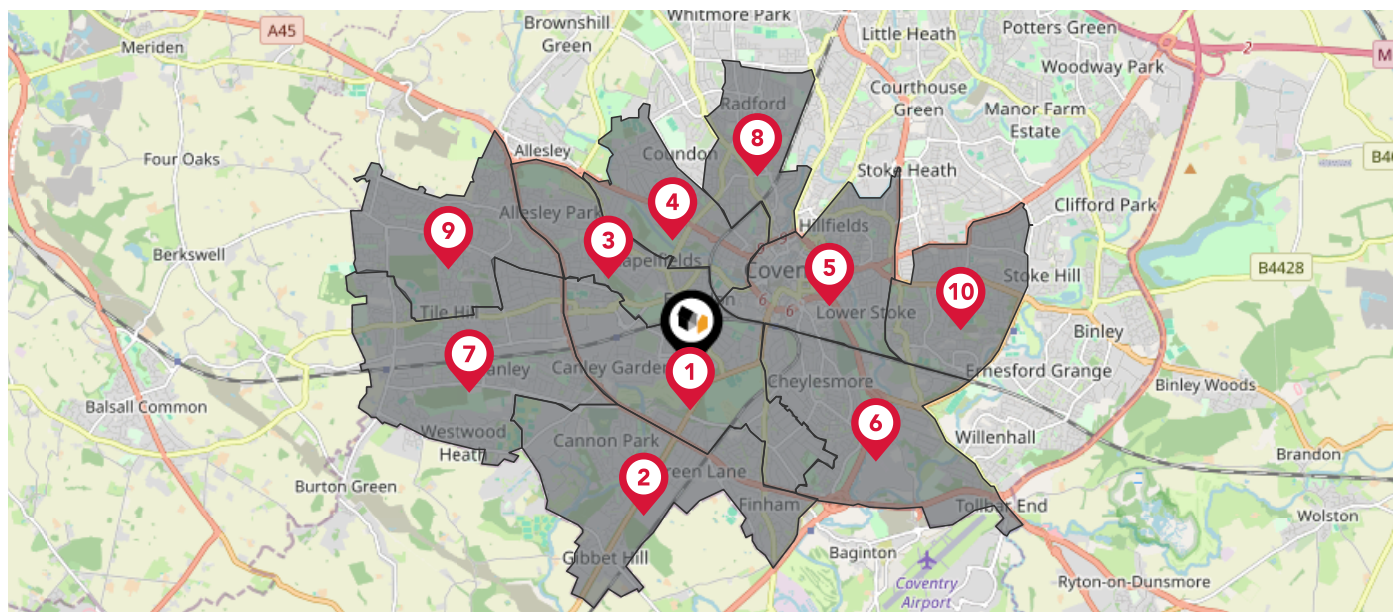
Hill Top and Cathedral

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

Earlsdon Ward

2

Wainbody Ward

3

Whoberley Ward

4

Sherbourne Ward

5

St. Michael's Ward

6

Cheylesmore Ward

7

Westwood Ward

8

Radford Ward

9

Woodlands Ward

10

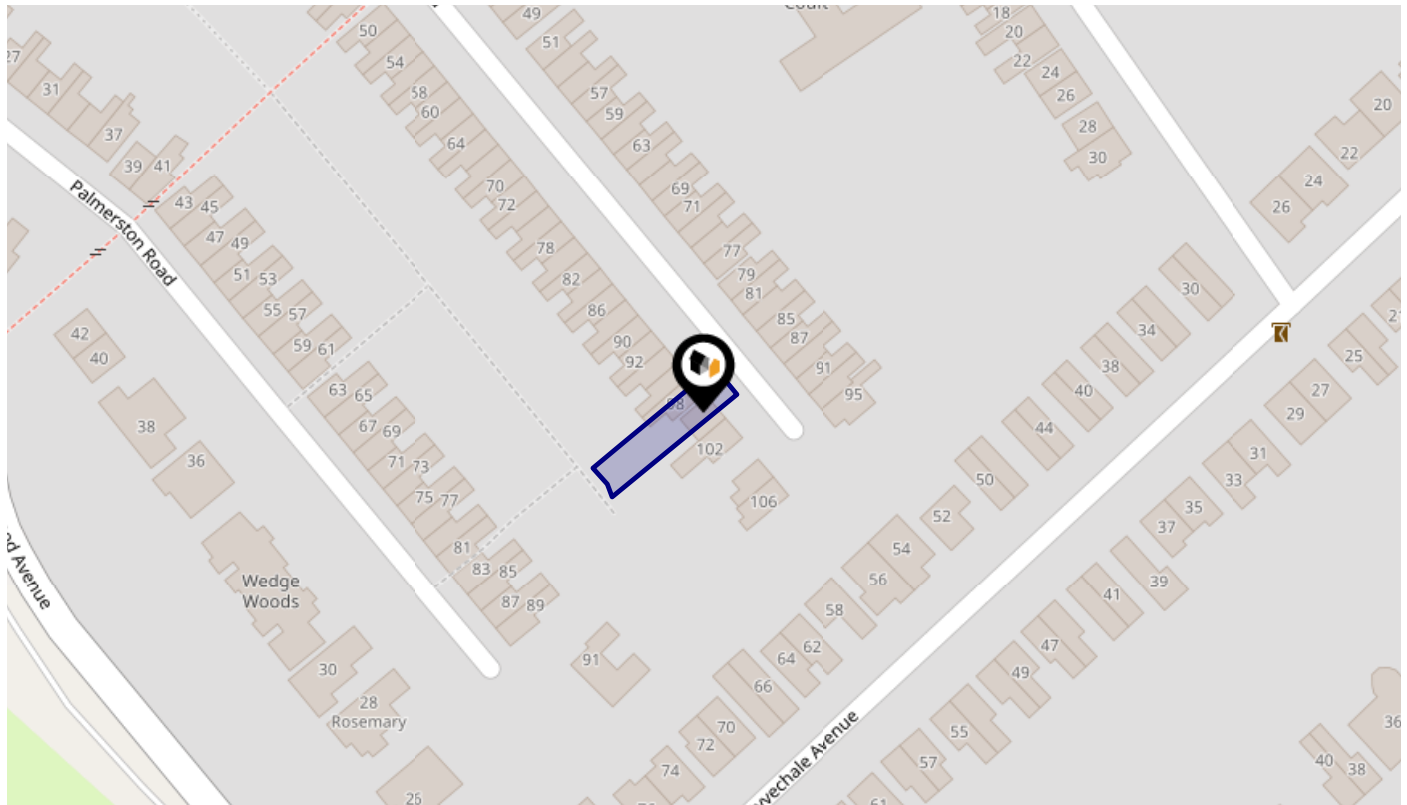
Lower Stoke Ward

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.

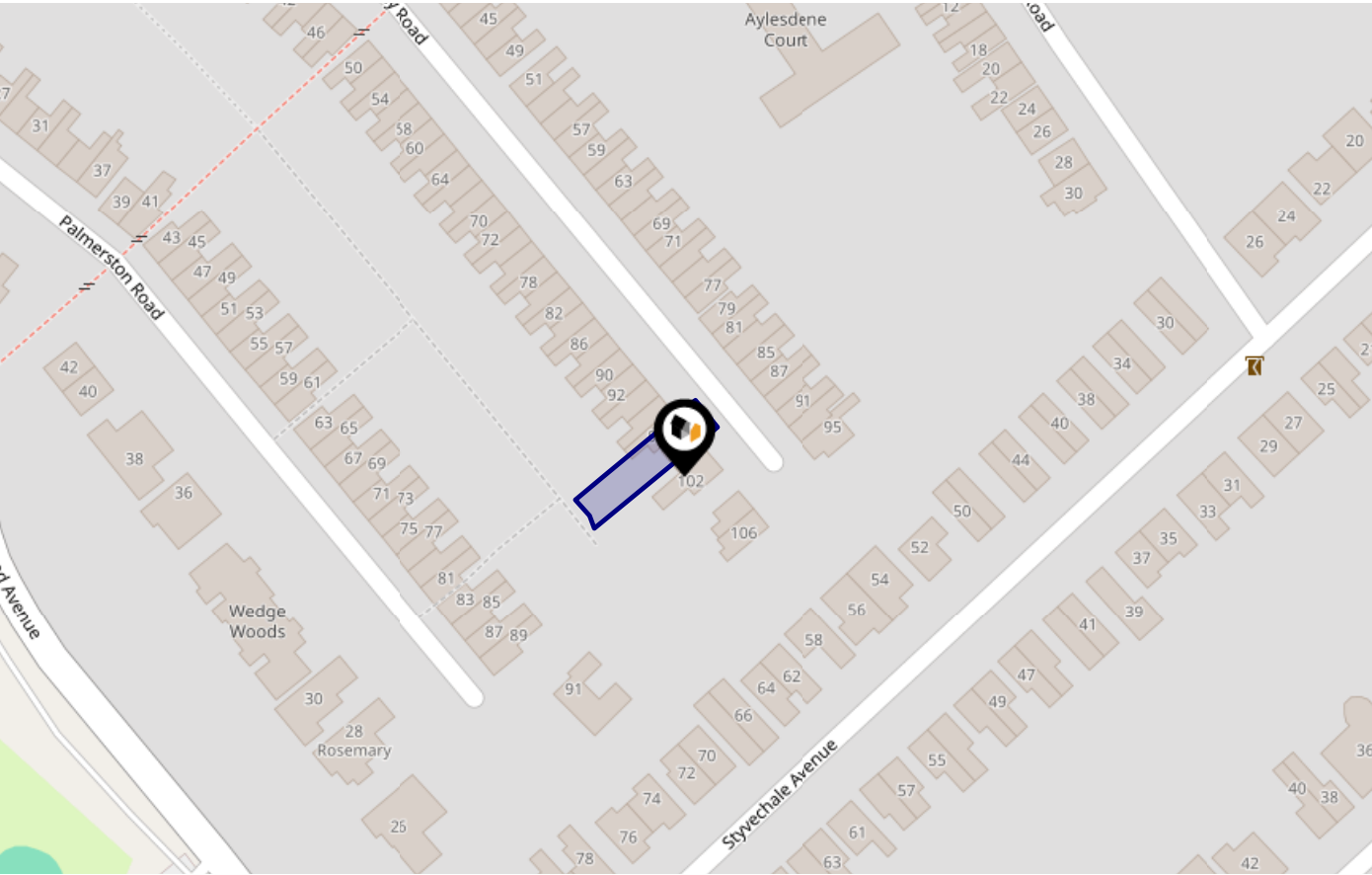
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

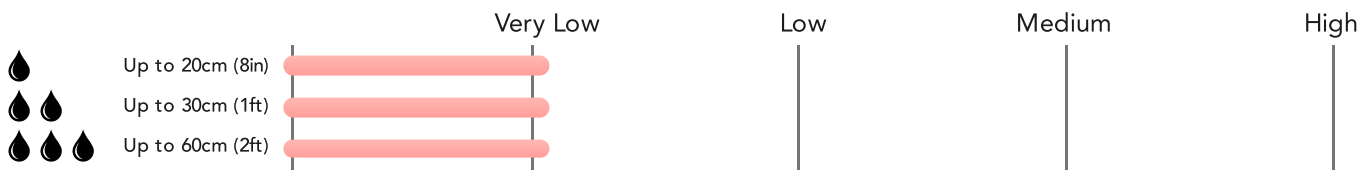


Risk Rating: Very low

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.

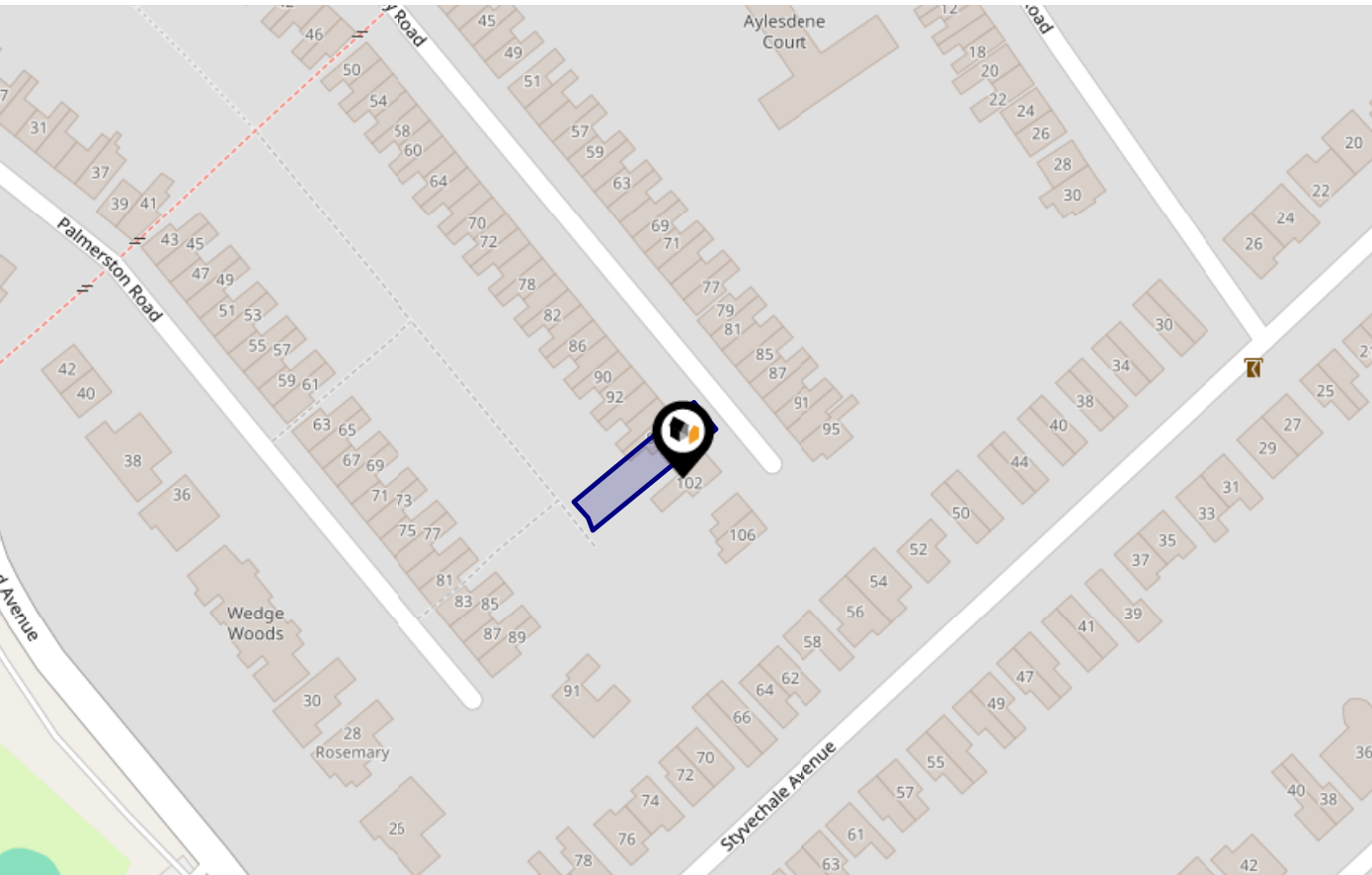
Chance of flooding to the following depths at this property:



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.

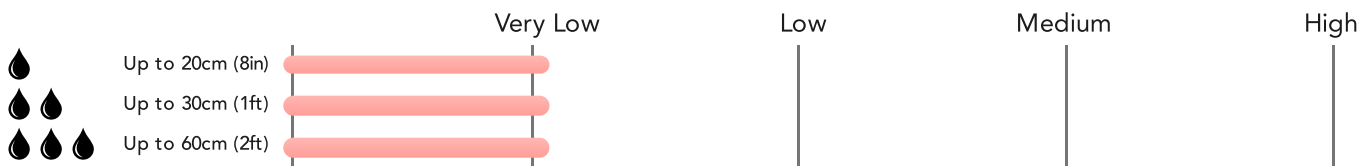


Risk Rating: Very low

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.

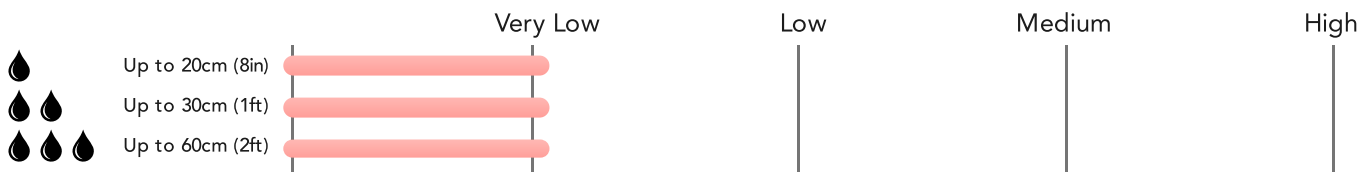


Risk Rating: Very low

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.

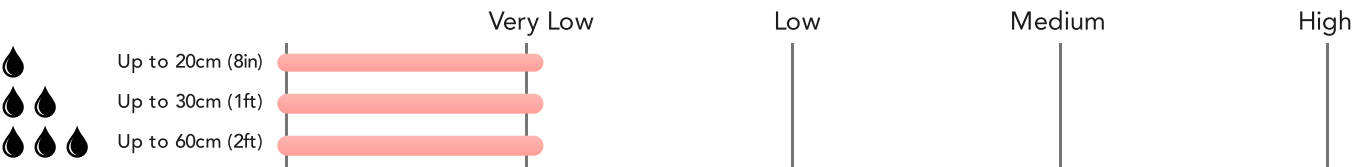


Risk Rating: Very low

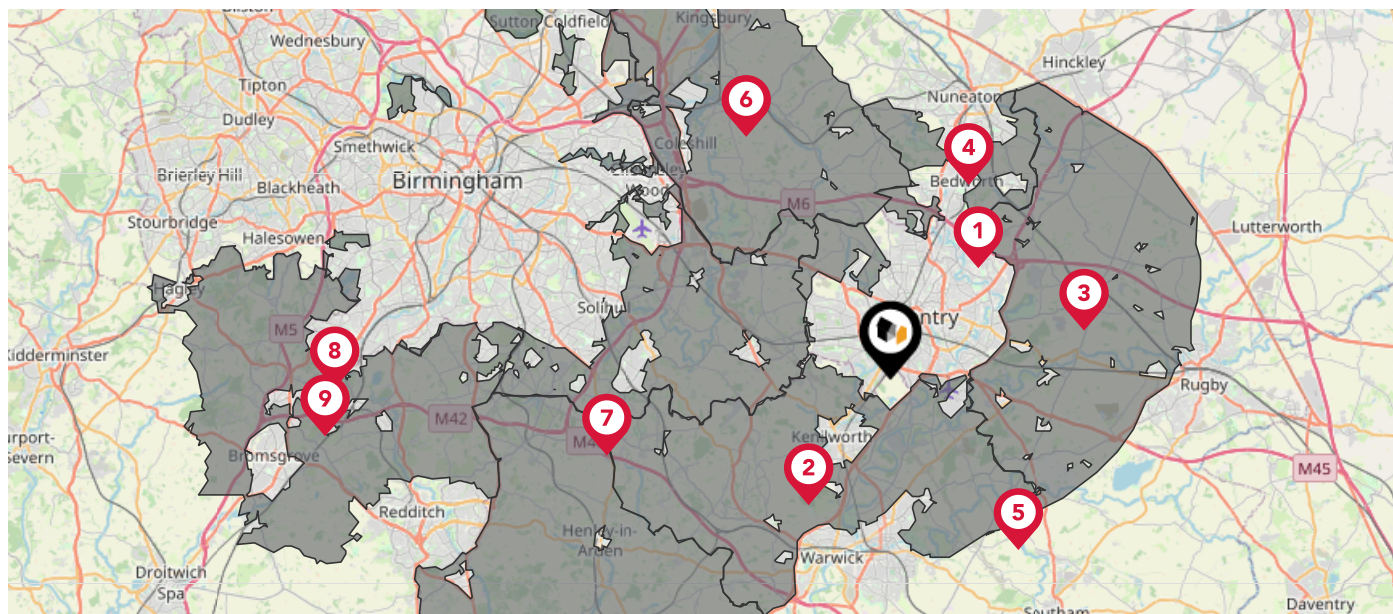
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

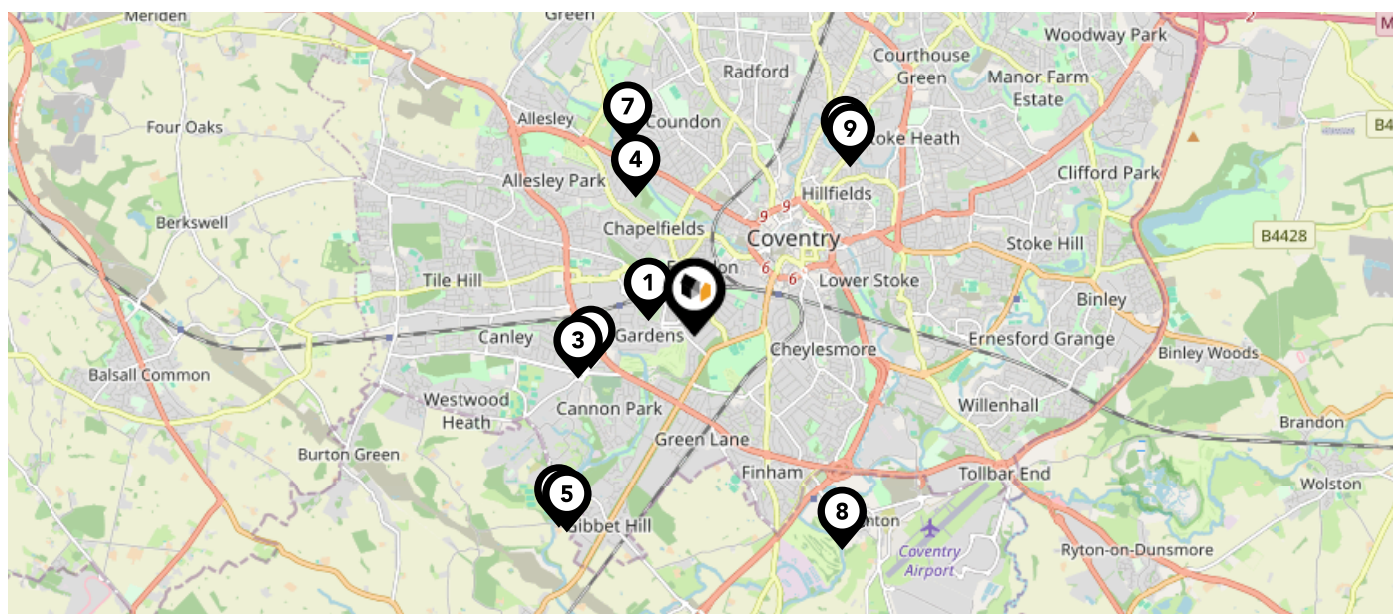
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt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

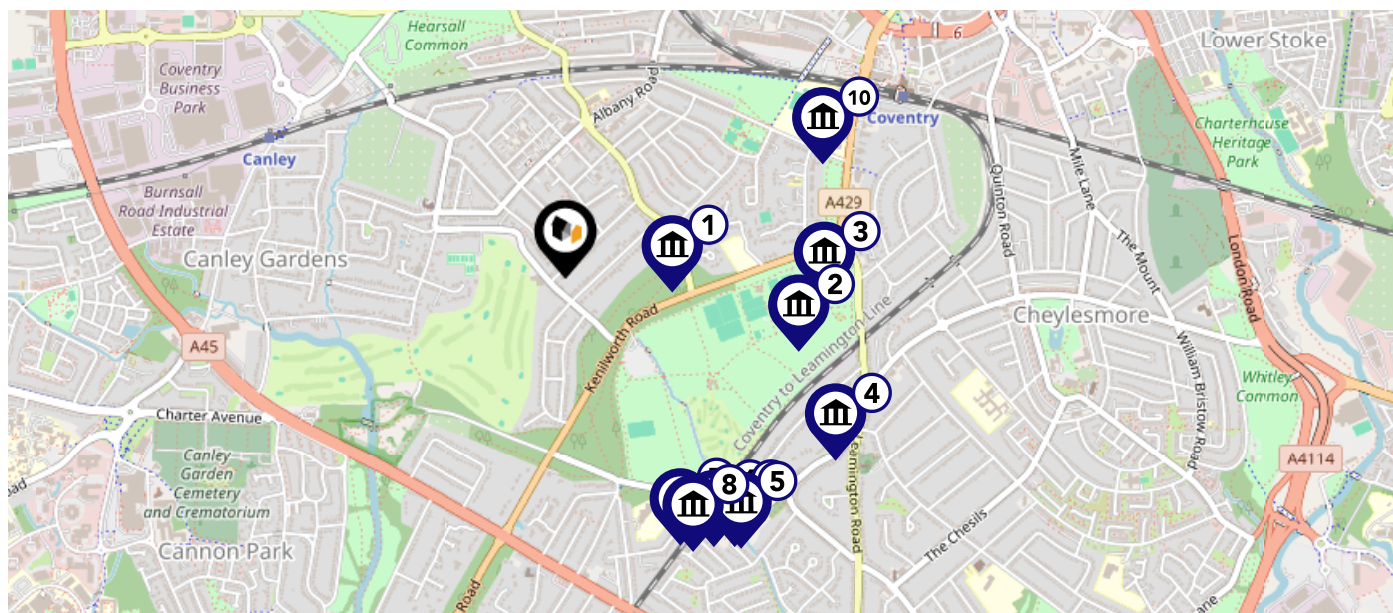
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire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

Maps

Listed Buildings

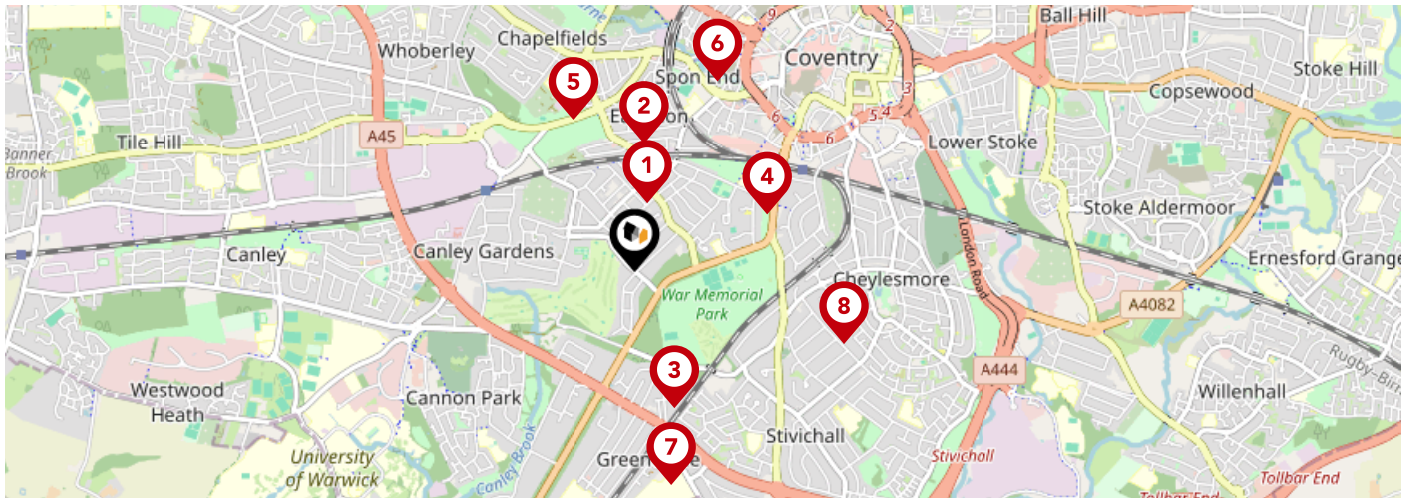


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

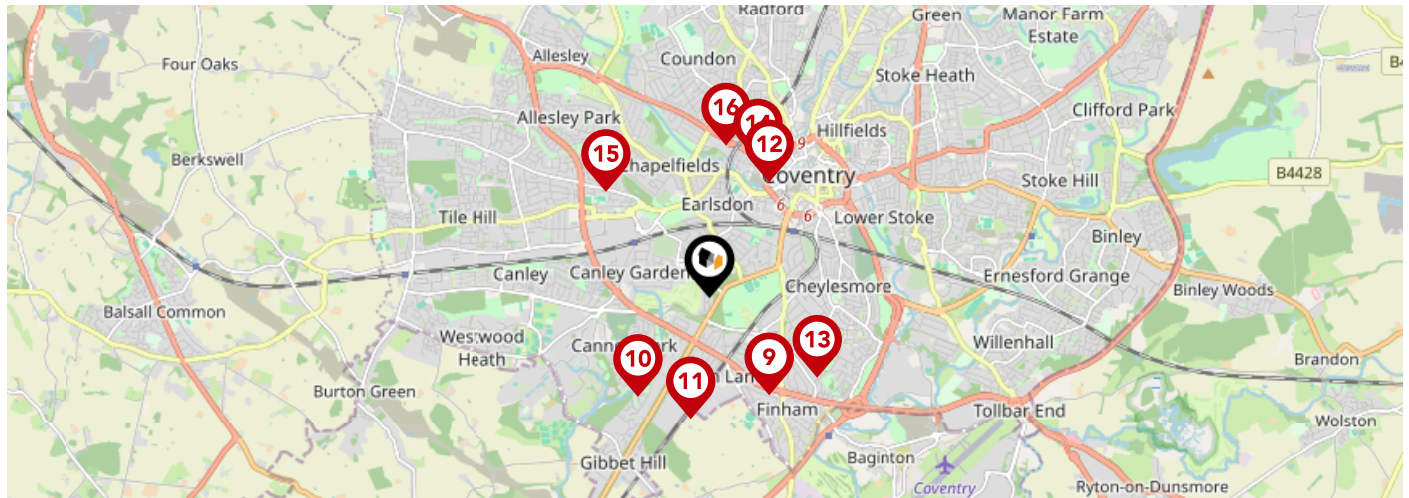


Listed Buildings in the local district	Grade	Distance
 1443610 - Earlsdon Drinking Fountain	Grade II	0.3 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.6 miles
 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.6 miles
 1076620 - Bremond College	Grade II	0.7 miles
 1104926 - The Smithy	Grade II	0.7 miles
 1076608 - Bridge Cottage	Grade II	0.7 miles
 1265651 - Stivichall Animal Pound	Grade II	0.7 miles
 1320289 - The Cottage	Grade II	0.7 miles
 1076607 - Smithy Cottage	Grade II	0.7 miles
 1342934 - Free Grammar School King Henry Viii School	Grade II	0.7 miles

Area Schools



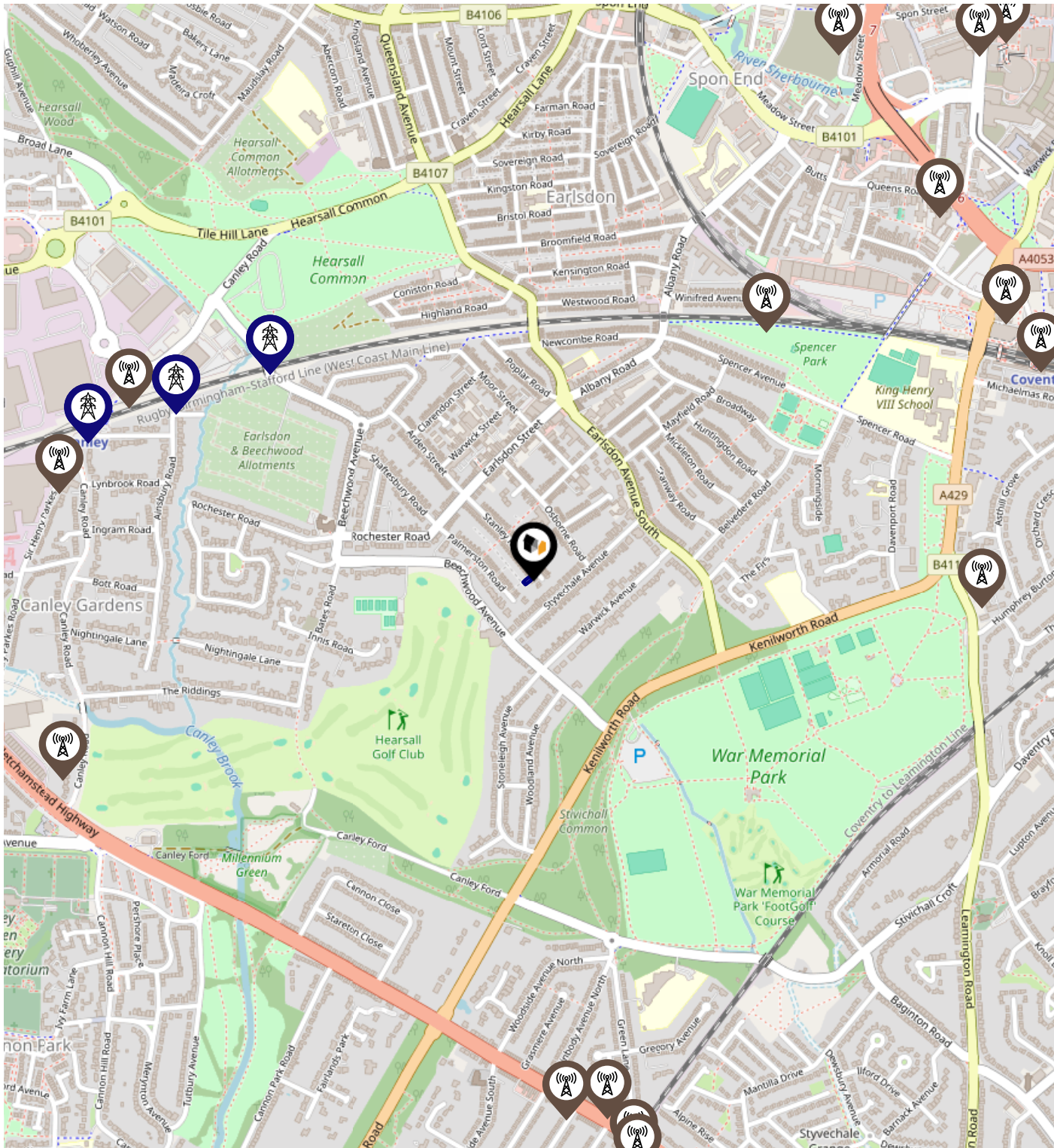
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.32	☐	☒	☐	☐	☐
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.59	☐	☒	☐	☐	☐
3	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.64	☐	☒	☐	☐	☐
4	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.66	☐	☐	☒	☐	☐
5	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.74	☐	☒	☐	☐	☐
6	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.94	☐	☒	☐	☐	☐
7	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.97	☐	☐	☒	☐	☐
8	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.01	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance: 1.03	☐	☒	☐	☐	☐
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.11	☐	☒	☐	☐	☐
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance: 1.11	☐	☐	☒	☐	☐
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance: 1.17	☐	☒	☐	☐	☐
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance: 1.21	☐	☒	☐	☐	☐
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance: 1.31	☐	☐	☒	☐	☐
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance: 1.34	☐	☒	☐	☐	☐
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance: 1.38	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

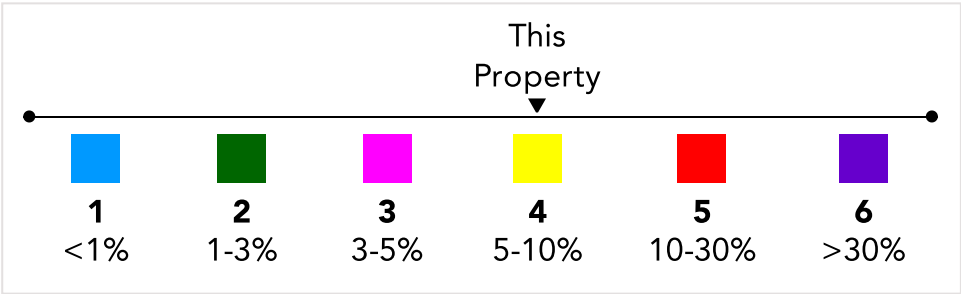
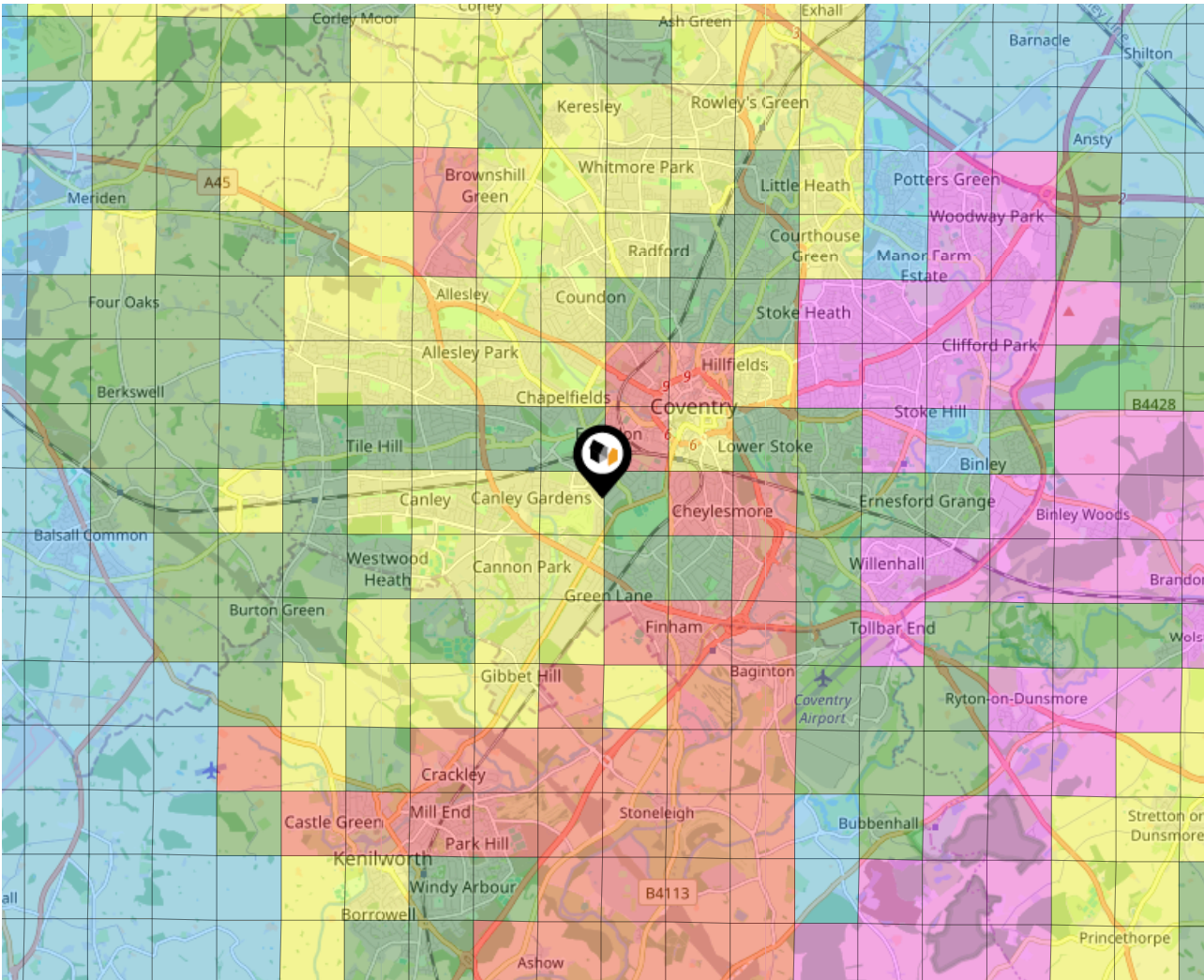


Key:

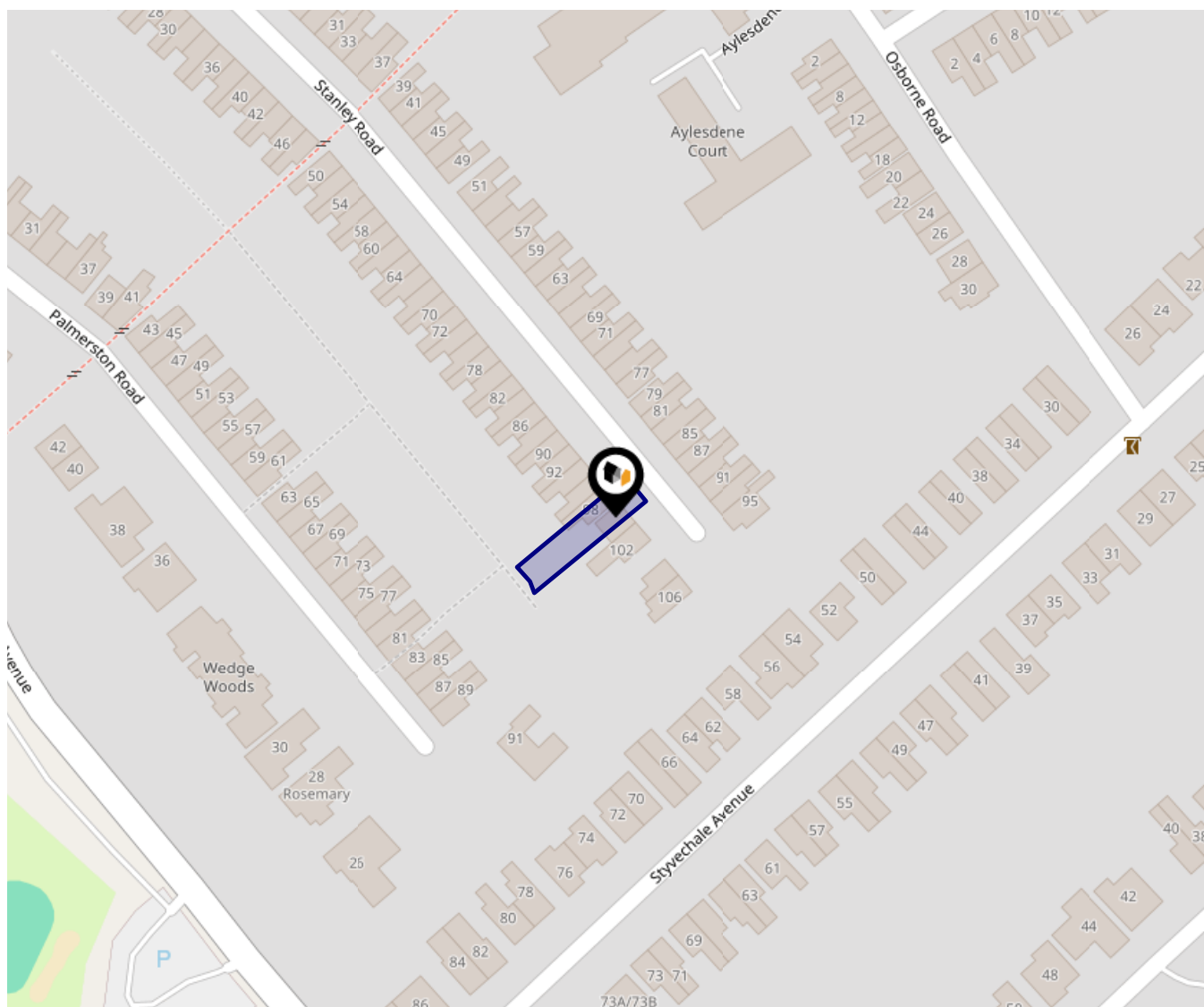
-  Power Pylons
-  Communication Masts

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



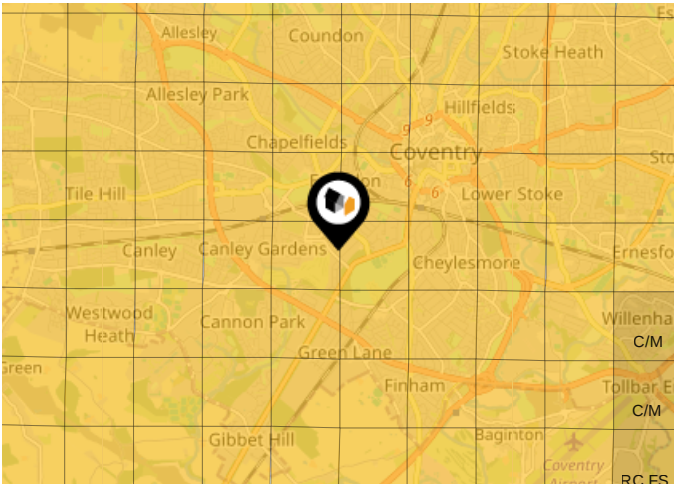
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

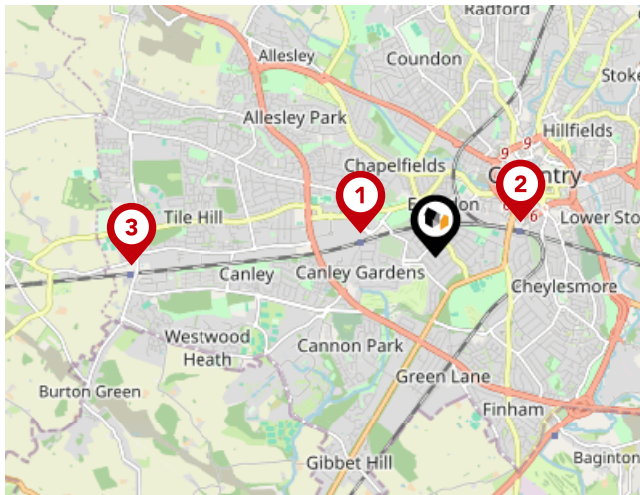


Primary Classifications (Most Common Clay Types)

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

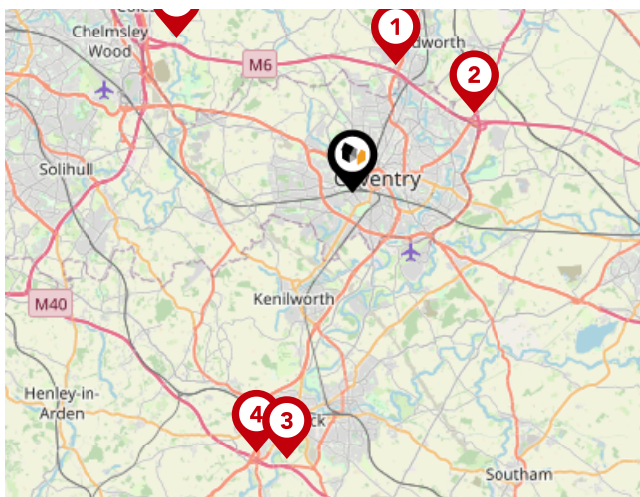
Area

Transport (National)



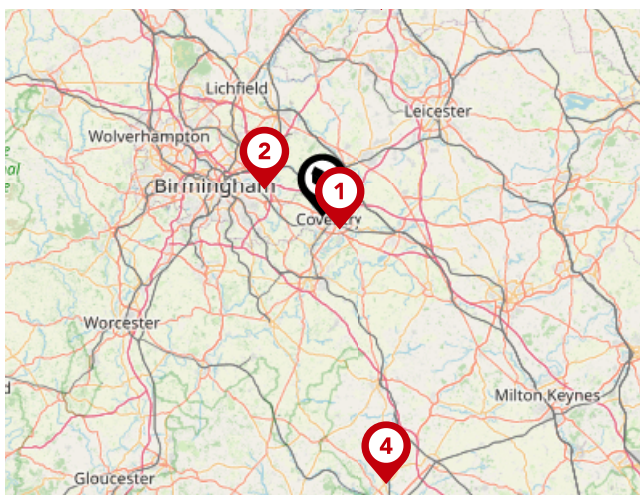
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.71 miles
	Coventry Rail Station	0.83 miles
	Tile Hill Rail Station	2.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.9 miles
	M6 J2	5.29 miles
	M40 J14	9.93 miles
	M40 J15	10.02 miles
	M6 J3A	8.49 miles

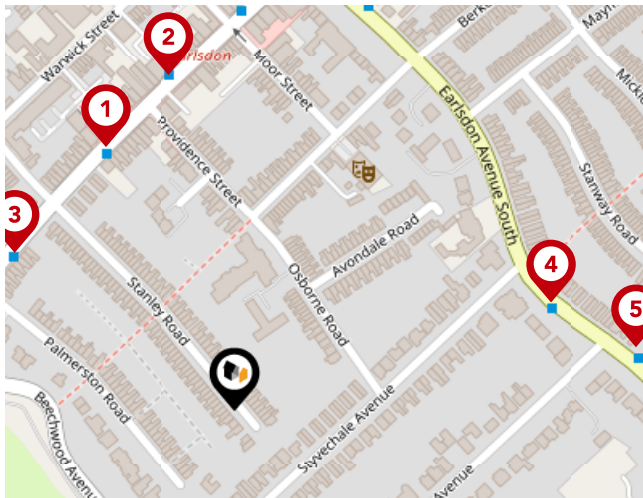


Airports/Helipads

Pin	Name	Distance
	Baginton	3.09 miles
	Birmingham Airport	9.3 miles
	East Mids Airport	30.95 miles
	Kidlington	40.06 miles

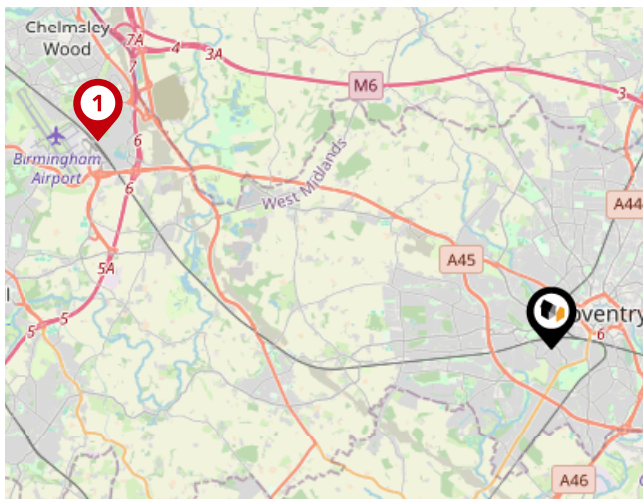
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Providence St	0.17 miles
	Providence St	0.19 miles
	Palmerston Road	0.15 miles
	Warwick Avenue	0.19 miles
	Warwick Avenue	0.23 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.03 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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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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