



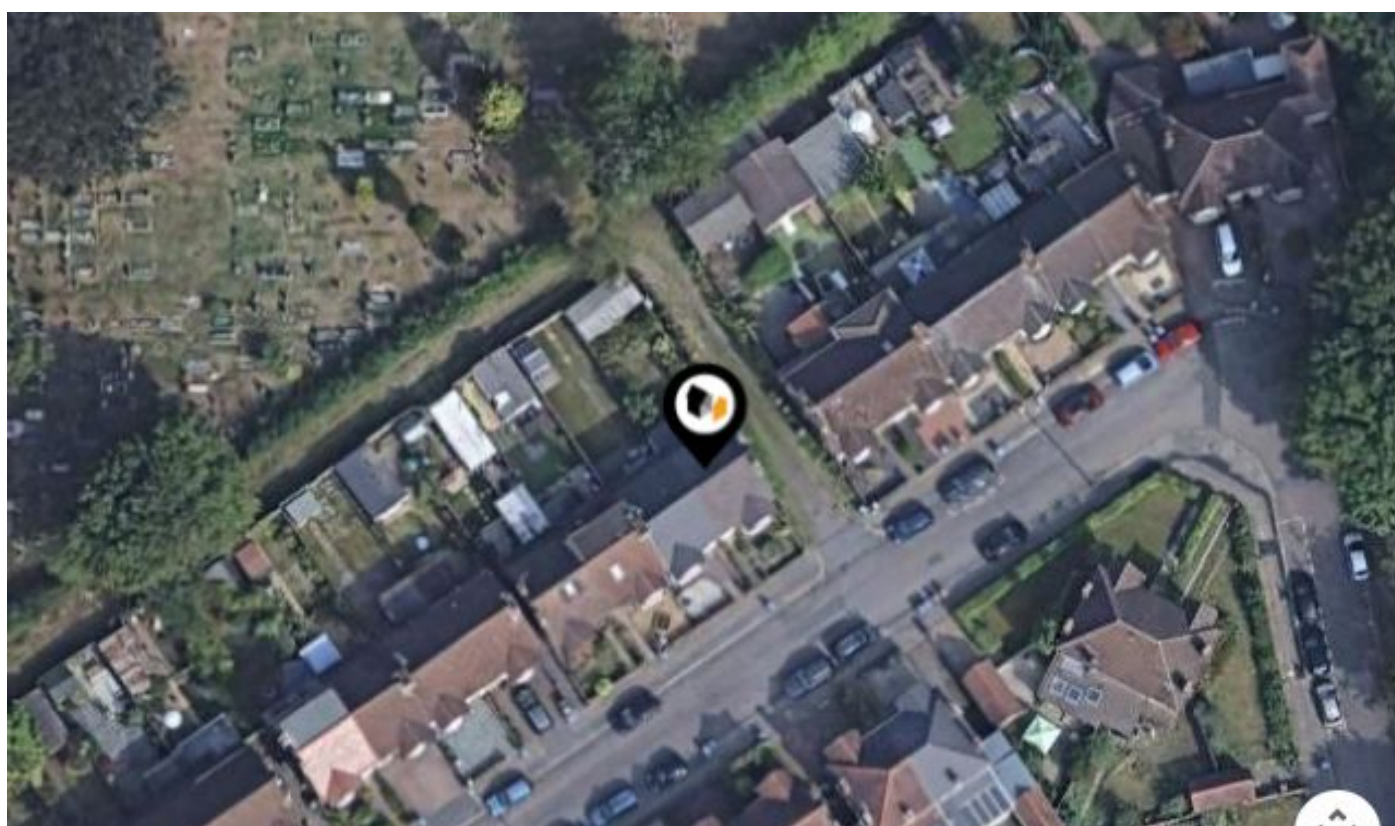
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 22nd September 2025



COURTLEET ROAD, COVENTRY, CV3

Asking Price : £250,000

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.....

An extended end of terrace & much loved three bedroom home

Two reception rooms & extended kitchen with patio door

First floor bathroom & boarded loft with skylight

Foregarden & fenced gardens with detached garage to rear

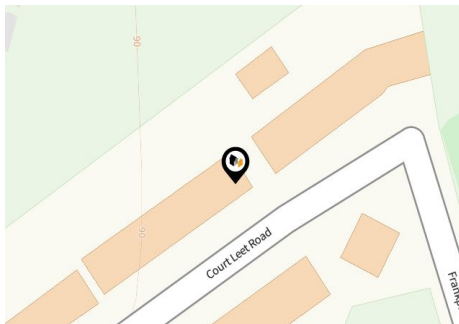
Double glazed throughout & gas centrally heated

Quiet residential locale near parkland & amenities

Close to convenient bus routes, schooling & major road routes

EPC Rating TBC, TOTAL 977 SQ.FT OF 91 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:	Terraced	Asking Price:	£250,000
Bedrooms:	3		
Floor Area:	977 ft ² / 90 m ²		
Council Tax :	Band C		
Annual Estimate:	£2,145		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O ₂	
				

4, Courtleet Road, Coventry, CV3 5GS						
Last Sold Date:	14/08/2024	27/02/2012	15/03/2006			
Last Sold Price:	£275,000	£189,950	£170,000			
2, Courtleet Road, Coventry, CV3 5GS						
Last Sold Date:	31/05/2024	03/08/2017	09/08/2007			
Last Sold Price:	£310,000	£285,000	£235,000			
15, Courtleet Road, Coventry, CV3 5GS						
Last Sold Date:	06/12/2022	27/04/2001				
Last Sold Price:	£257,000	£86,000				
20, Courtleet Road, Coventry, CV3 5GS						
Last Sold Date:	27/04/2022	30/11/2021				
Last Sold Price:	£250,000	£180,500				
22, Courtleet Road, Coventry, CV3 5GS						
Last Sold Date:	07/01/2022	25/05/2006				
Last Sold Price:	£240,000	£168,250				
39, Courtleet Road, Coventry, CV3 5GS						
Last Sold Date:	09/12/2021	23/10/2015	20/08/2008	13/08/2007	26/08/2005	09/12/1999
Last Sold Price:	£255,000	£188,000	£167,500	£176,000	£157,500	£65,500
47, Courtleet Road, Coventry, CV3 5GS						
Last Sold Date:	11/10/2021	08/01/1999				
Last Sold Price:	£295,000	£75,000				
8, Courtleet Road, Coventry, CV3 5GS						
Last Sold Date:	02/06/2020	12/03/2015				
Last Sold Price:	£202,000	£159,950				
45, Courtleet Road, Coventry, CV3 5GS						
Last Sold Date:	20/09/2019					
Last Sold Price:	£215,000					
12, Courtleet Road, Coventry, CV3 5GS						
Last Sold Date:	26/01/2018					
Last Sold Price:	£202,500					
31, Courtleet Road, Coventry, CV3 5GS						
Last Sold Date:	24/11/2017	11/09/2015	08/10/2014			
Last Sold Price:	£202,500	£190,000	£150,000			
11, Courtleet Road, Coventry, CV3 5GS						
Last Sold Date:	12/05/2017	26/06/2001				
Last Sold Price:	£220,000	£69,000				

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

25, Courtleet Road, Coventry, CV3 5GS			
Last Sold Date:	24/02/2017	07/08/2007	26/04/2002
Last Sold Price:	£185,000	£151,000	£87,500
24, Courtleet Road, Coventry, CV3 5GS			
Last Sold Date:	01/07/2016	01/07/2014	29/09/2000
Last Sold Price:	£214,000	£185,000	£83,000
32, Courtleet Road, Coventry, CV3 5GS			
Last Sold Date:	18/03/2016	28/02/2003	
Last Sold Price:	£225,000	£140,000	
23, Courtleet Road, Coventry, CV3 5GS			
Last Sold Date:	30/09/2015	02/05/2003	23/04/1997
Last Sold Price:	£175,000	£108,000	£48,000
34, Courtleet Road, Coventry, CV3 5GS			
Last Sold Date:	31/03/2015	28/10/2010	
Last Sold Price:	£211,500	£222,000	
35, Courtleet Road, Coventry, CV3 5GS			
Last Sold Date:	24/11/2009	05/03/1999	
Last Sold Price:	£164,950	£57,000	
21, Courtleet Road, Coventry, CV3 5GS			
Last Sold Date:	01/07/2009		
Last Sold Price:	£145,000		
17, Courtleet Road, Coventry, CV3 5GS			
Last Sold Date:	24/11/2006	26/11/1999	
Last Sold Price:	£164,000	£79,950	
43, Courtleet Road, Coventry, CV3 5GS			
Last Sold Date:	04/08/2006		
Last Sold Price:	£154,500		
41, Courtleet Road, Coventry, CV3 5GS			
Last Sold Date:	21/12/2005	15/01/2001	04/10/1996
Last Sold Price:	£152,500	£83,500	£51,000
1, Courtleet Road, Coventry, CV3 5GS			
Last Sold Date:	03/07/2003	18/01/2001	28/02/1997
Last Sold Price:	£170,000	£97,500	£70,250
19, Courtleet Road, Coventry, CV3 5GS			
Last Sold Date:	17/03/2003		
Last Sold Price:	£94,000		

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

5, Courtleet Road, Coventry, CV3 5GS

Last Sold Date: 28/01/2003
Last Sold Price: £98,000

18, Courtleet Road, Coventry, CV3 5GS

Last Sold Date: 11/01/2002
Last Sold Price: £80,000

6, Courtleet Road, Coventry, CV3 5GS

Last Sold Date: 13/08/2001
Last Sold Price: £108,000

29, Courtleet Road, Coventry, CV3 5GS

Last Sold Date: 27/09/1999
Last Sold Price: £67,000

13, Courtleet Road, Coventry, CV3 5GS

Last Sold Date: 23/05/1997
Last Sold Price: £51,500

37, Courtleet Road, Coventry, CV3 5GS

Last Sold Date: 21/06/1996
Last Sold Price: £45,000

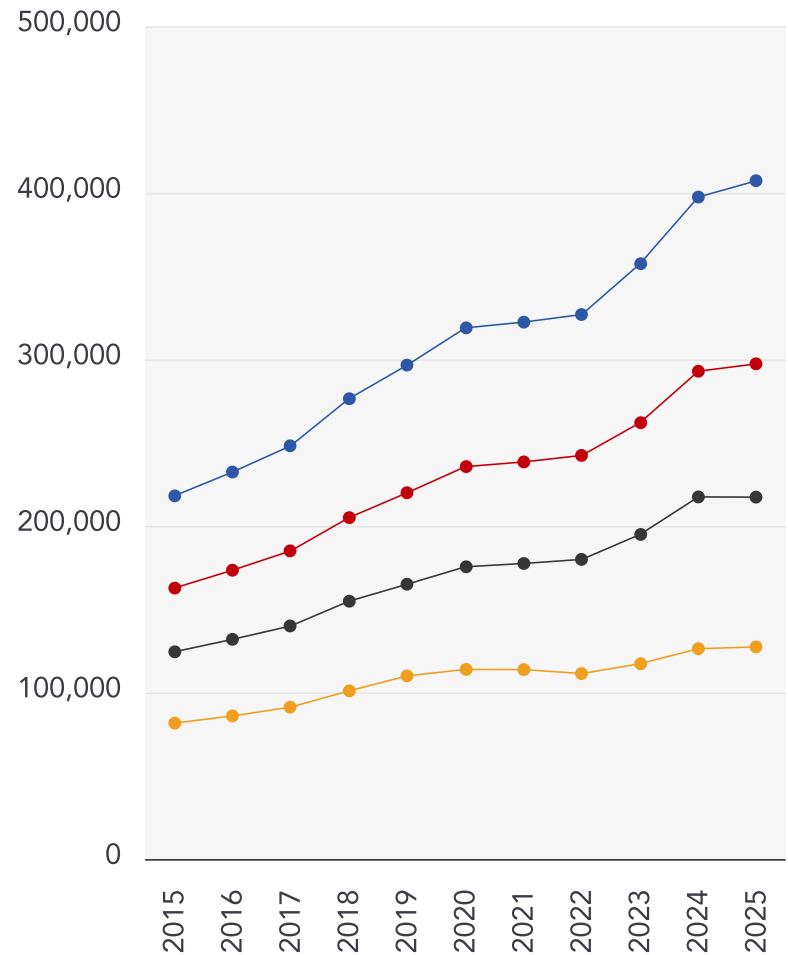
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

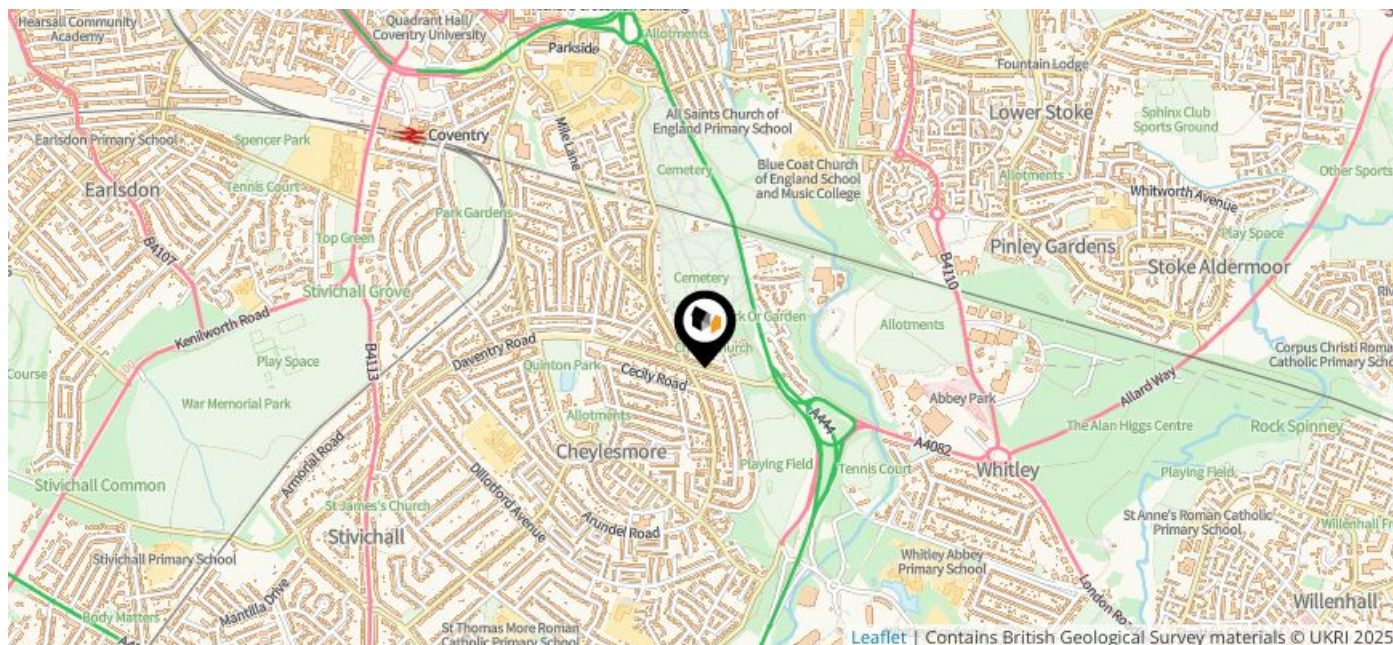
+56.09%

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.

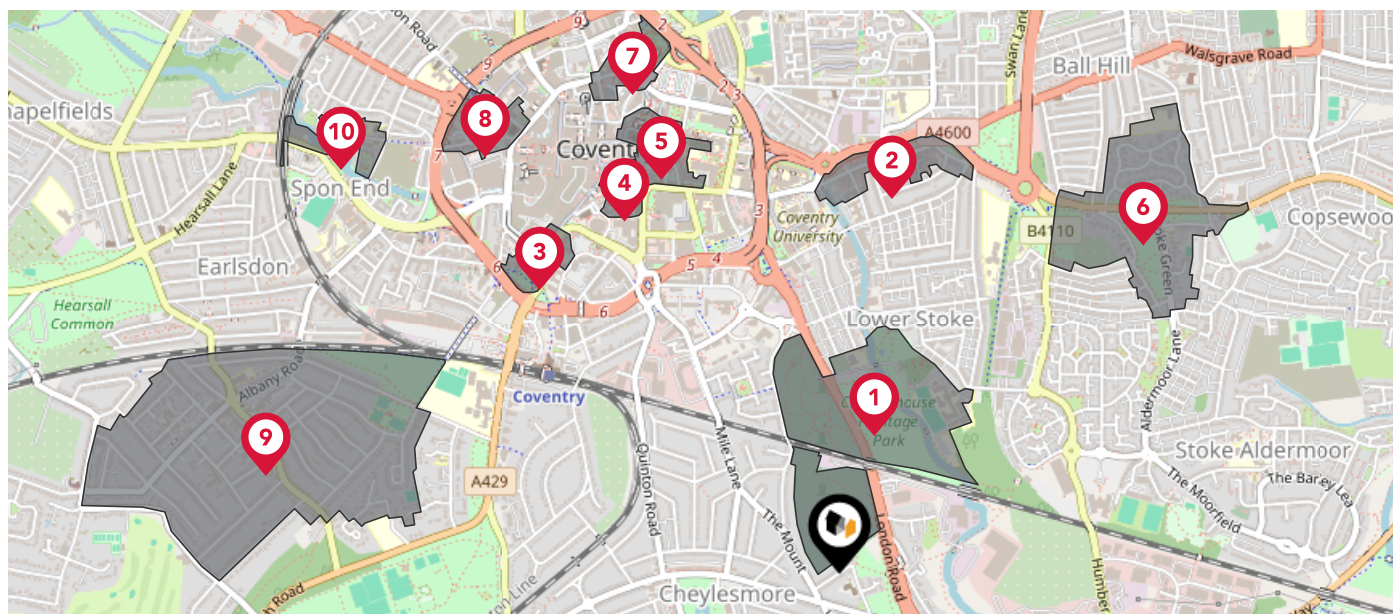
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



London Road



Far Gosford Street



Greyfriars Green



High Street



Hill Top and Cathedral



Stoke Green



Lady Herbert's Garden



Spon Street



Earlsdon



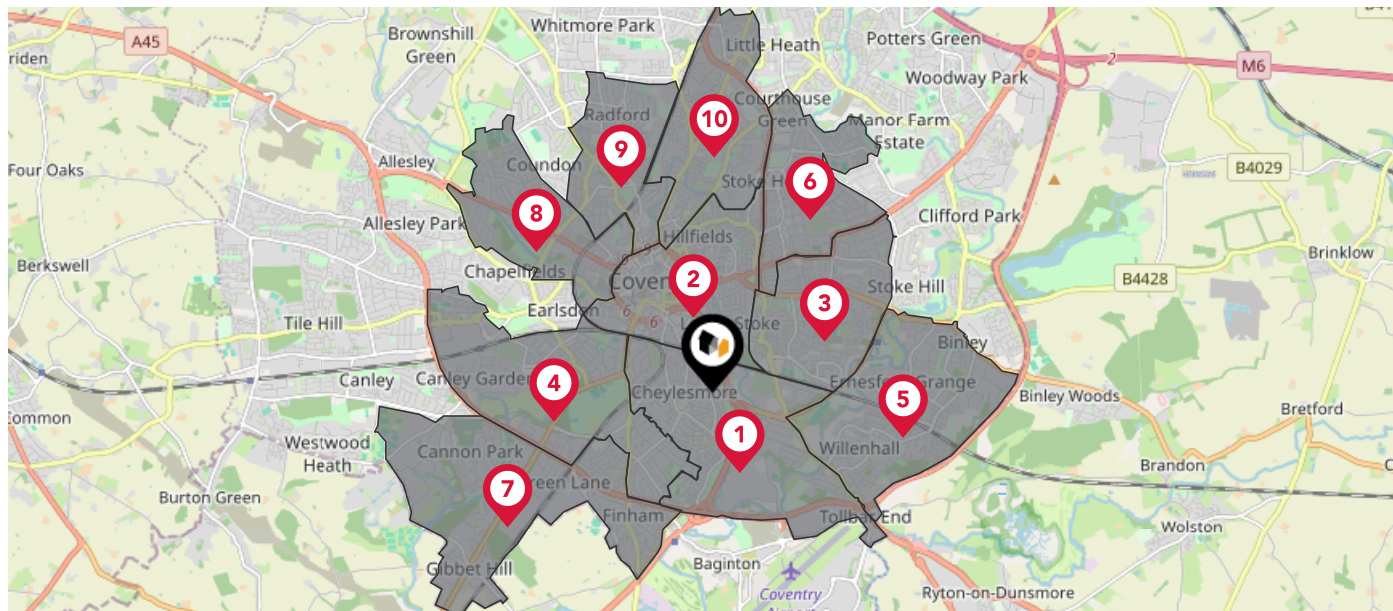
Spon End

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

Cheylesmore Ward

2

St. Michael's Ward

3

Lower Stoke Ward

4

Earlsdon Ward

5

Binley and Willenhall Ward

6

Upper Stoke Ward

7

Wainbody Ward

8

Sherbourne Ward

9

Radford Ward

10

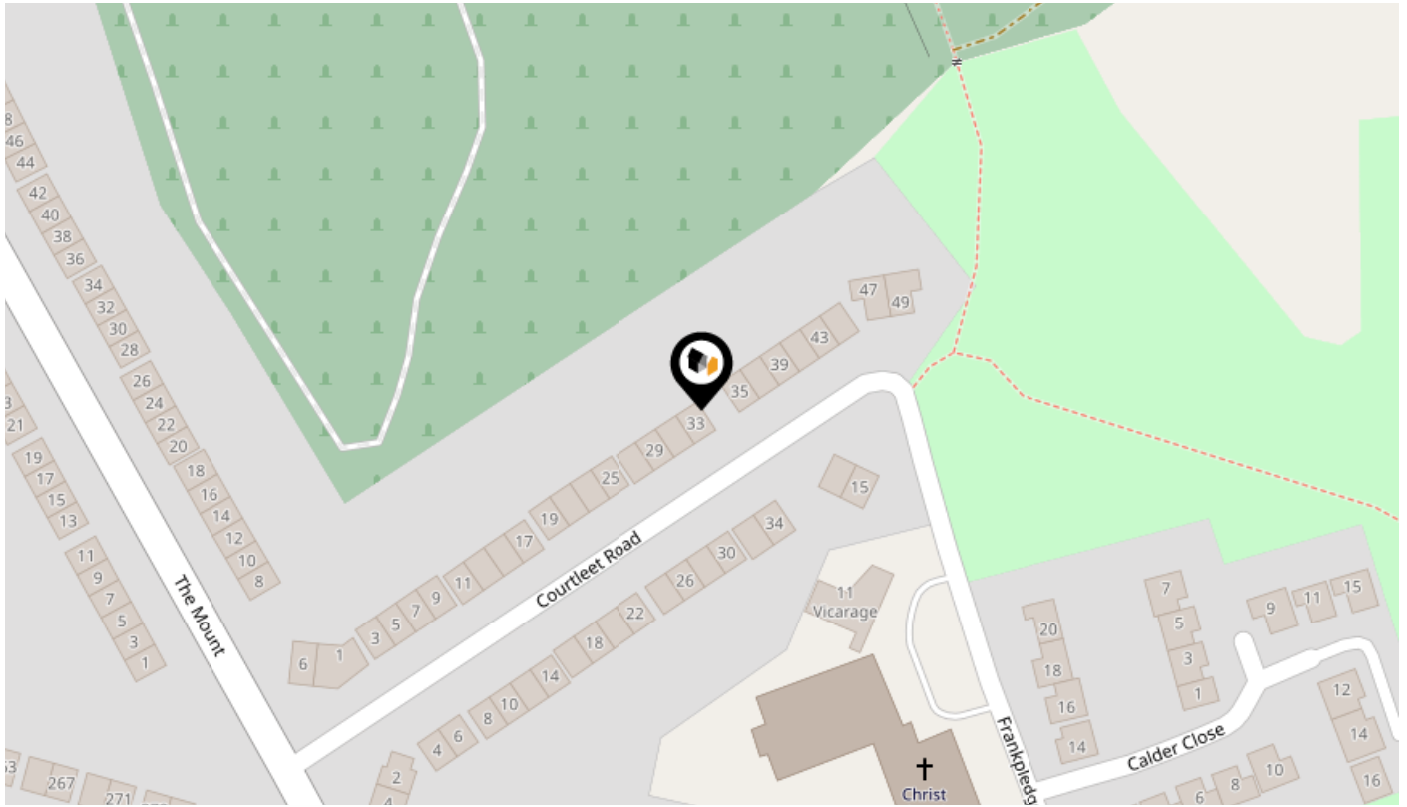
Foleshill Ward

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.

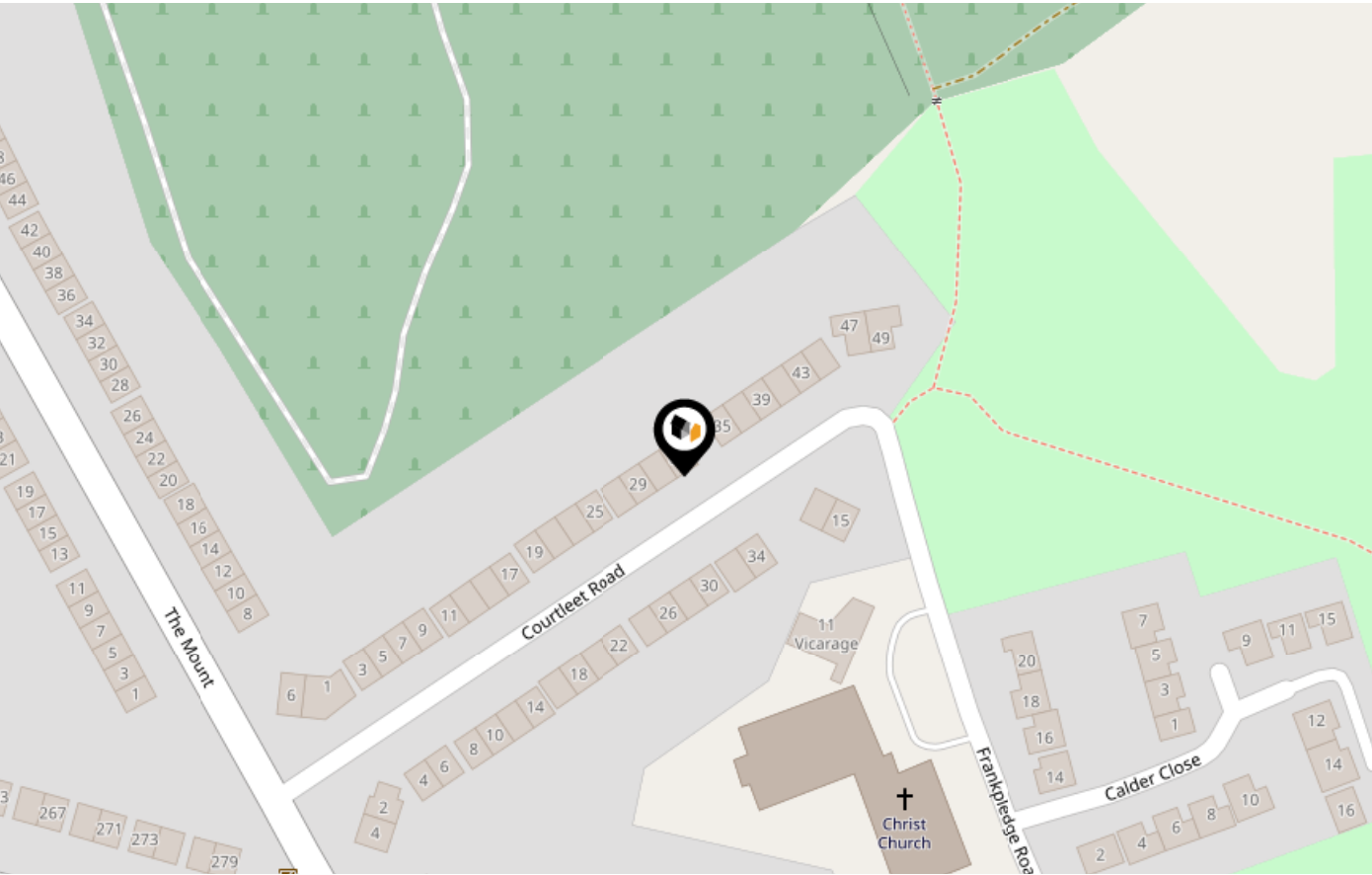
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

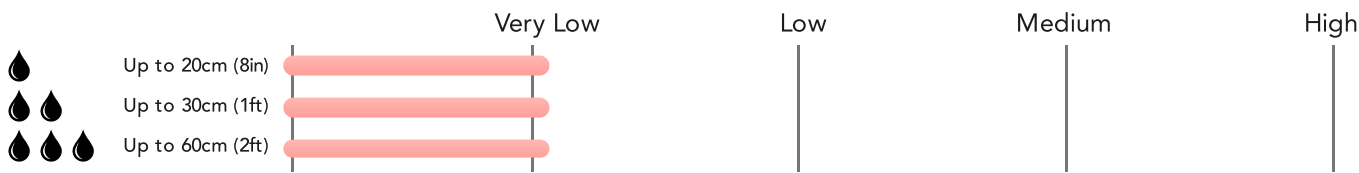


Risk Rating: Very low

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.

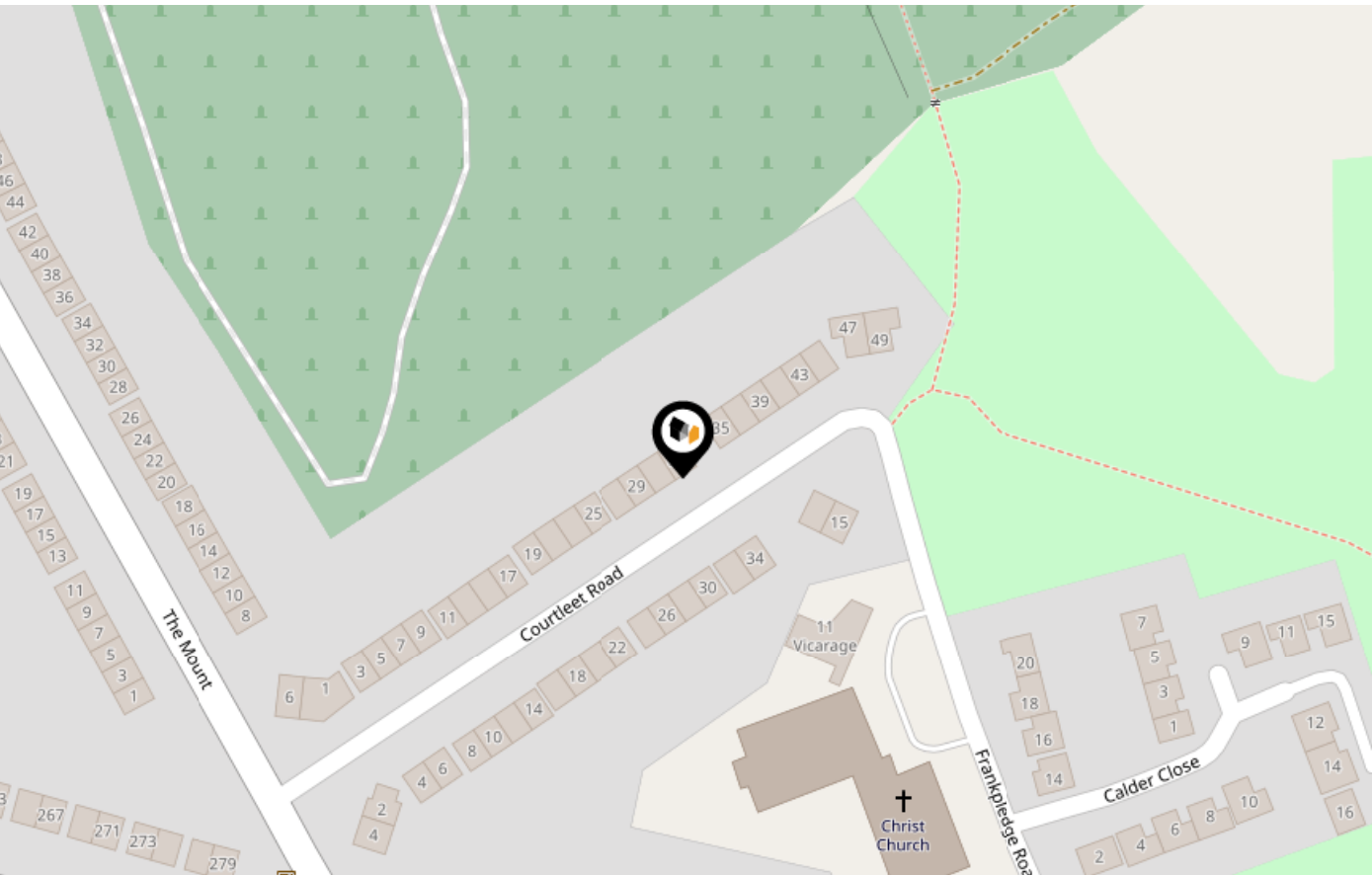
Chance of flooding to the following depths at this property:



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

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

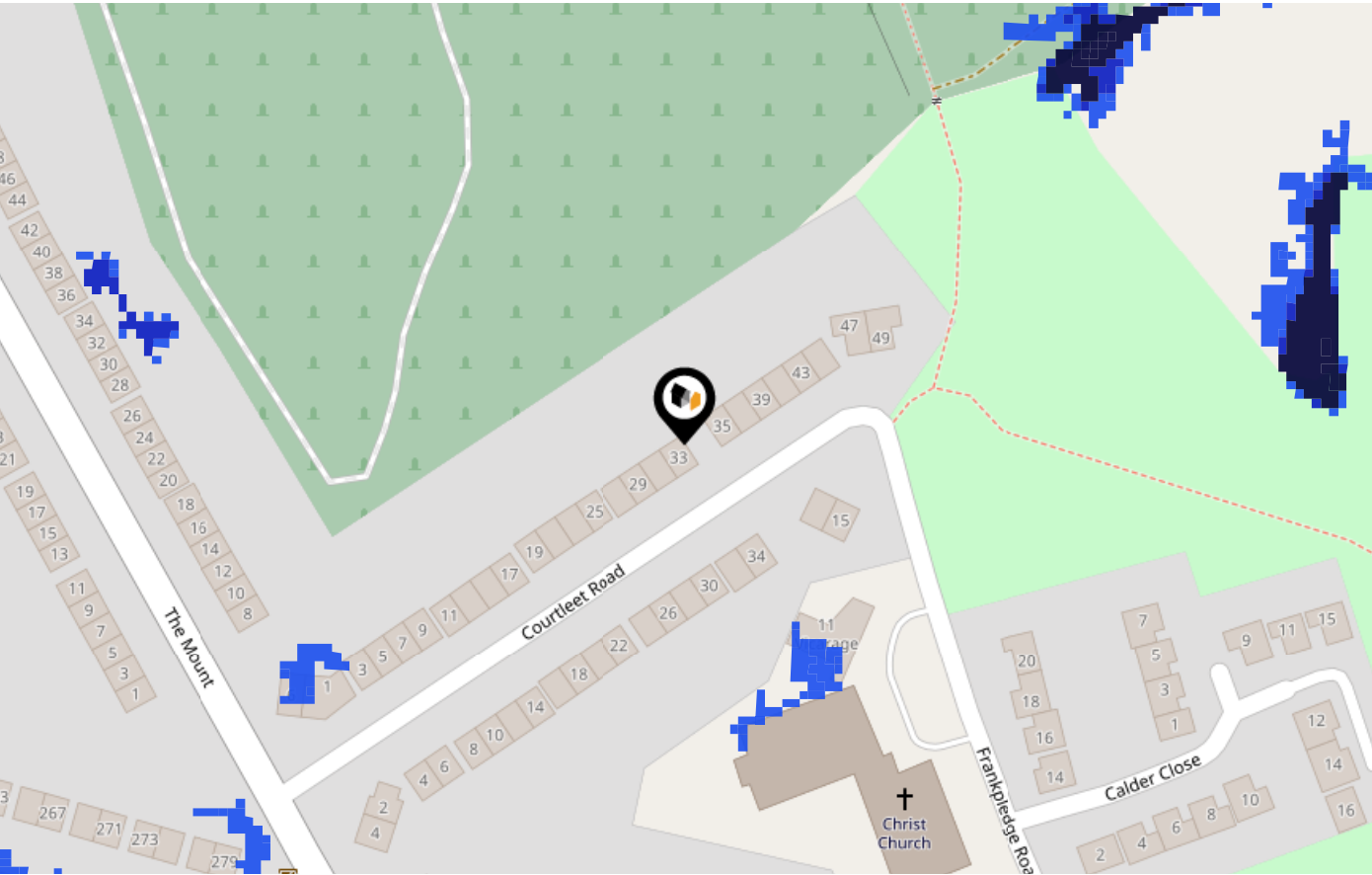
Chance of flooding to the following depths at this property:



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.

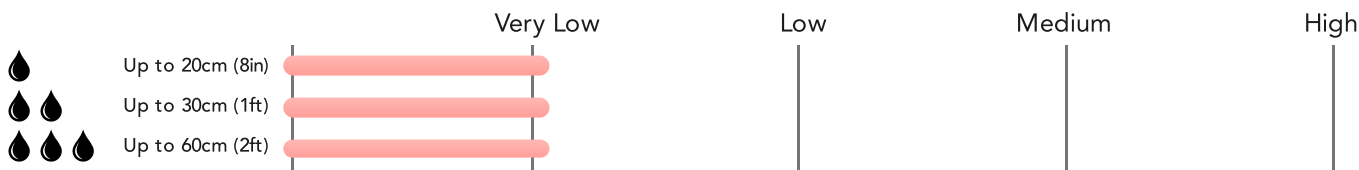


Risk Rating: Very low

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.

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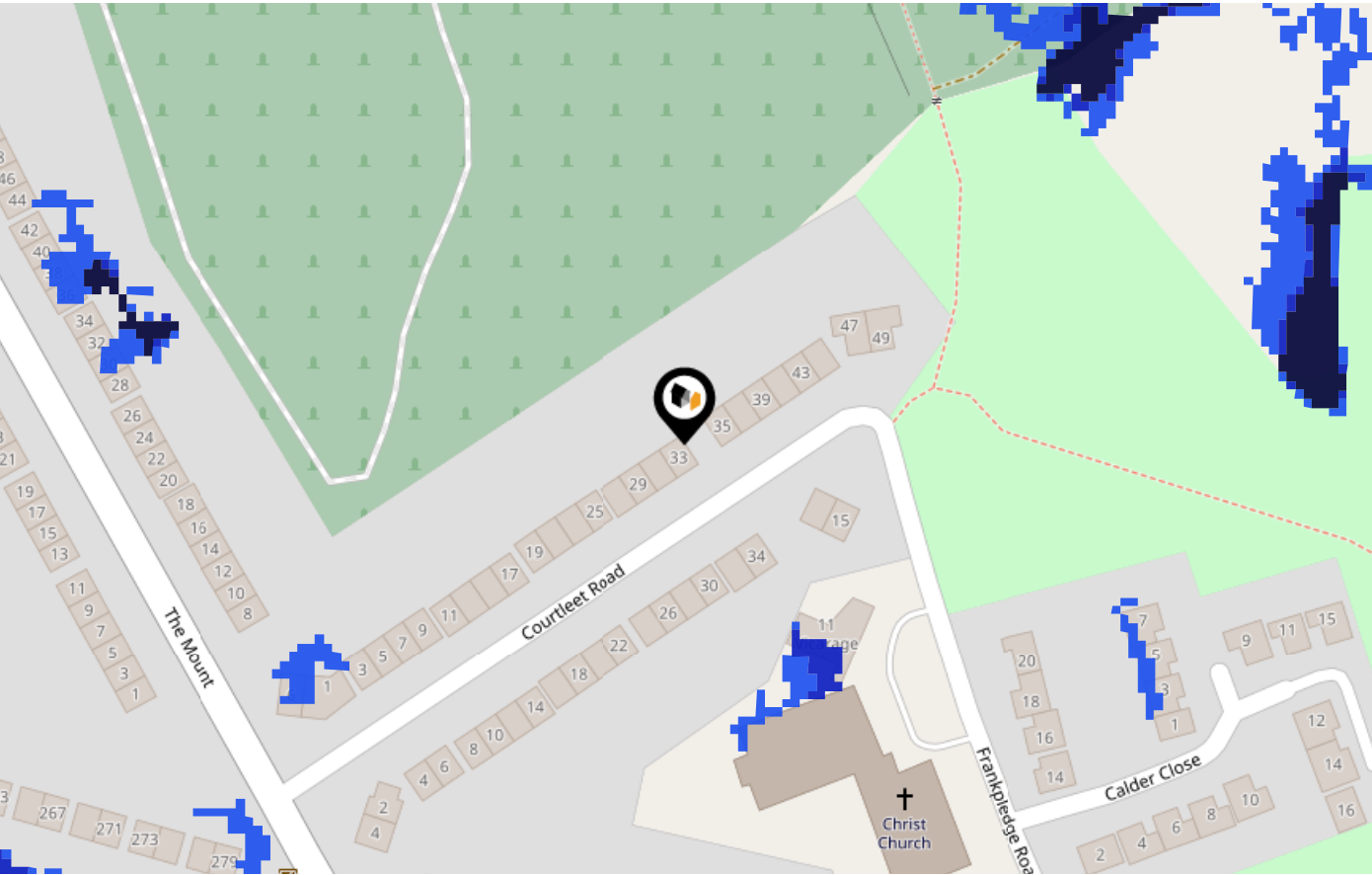
Chance of flooding to the following depths at this property:



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.

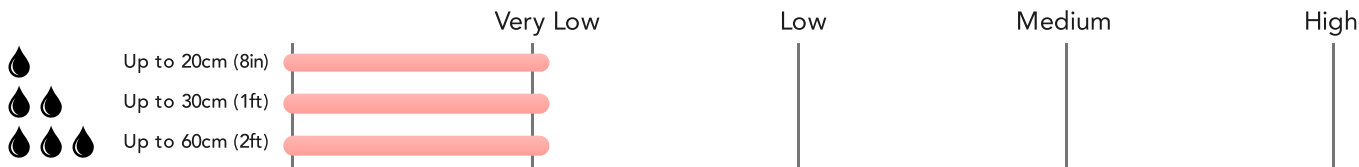


Risk Rating: Very low

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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:

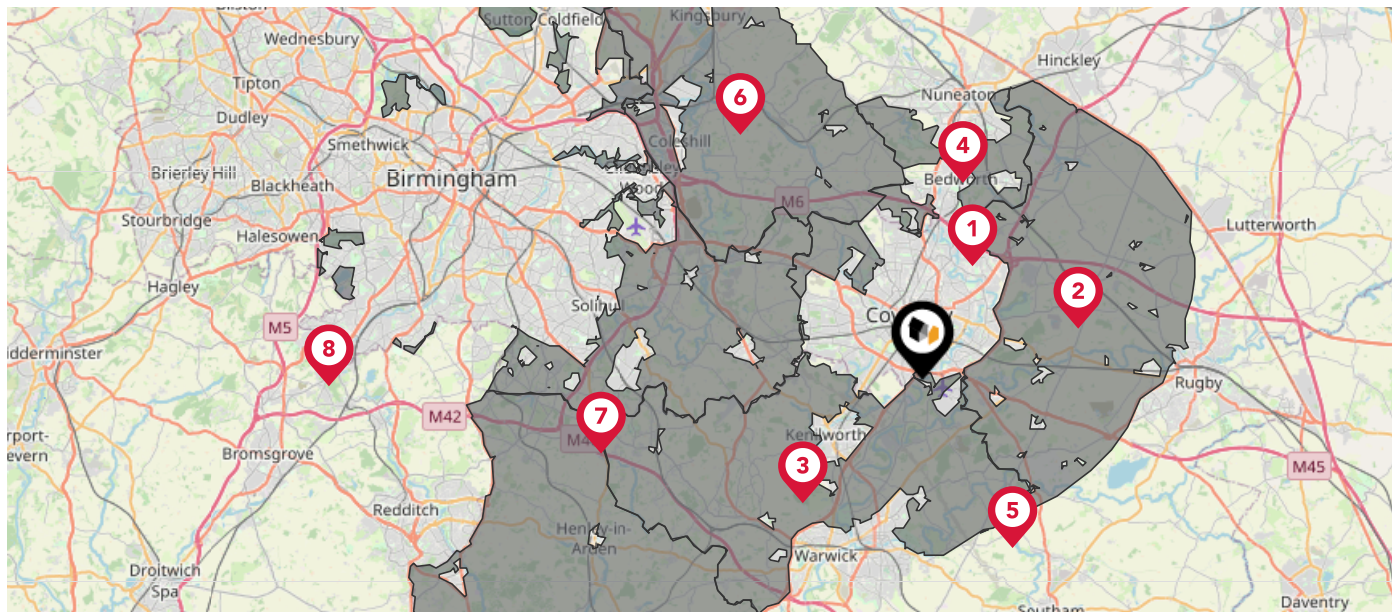


Maps

Green Belt



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



Nearby Green Belt Land



Birmingham Green Belt - Coventry



Birmingham Green Belt - Rugby



Birmingham Green Belt - Warwick



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Stratford-on-Avon



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Solihull



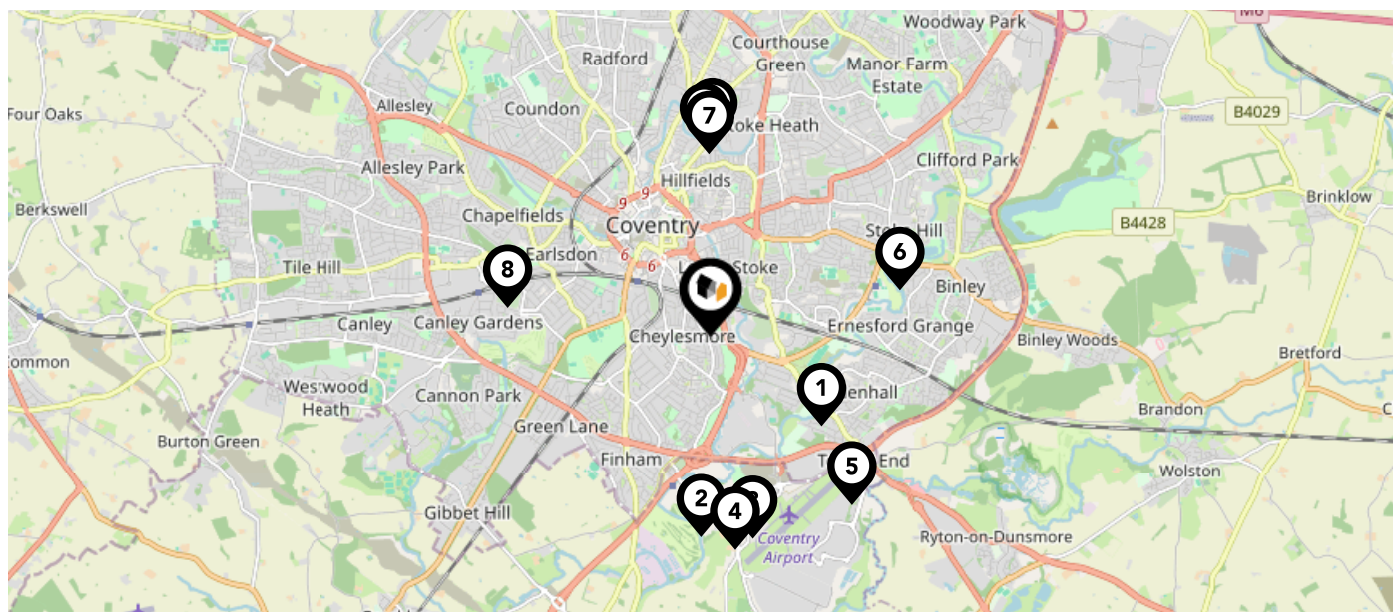
Birmingham Green Belt - Birmingham

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

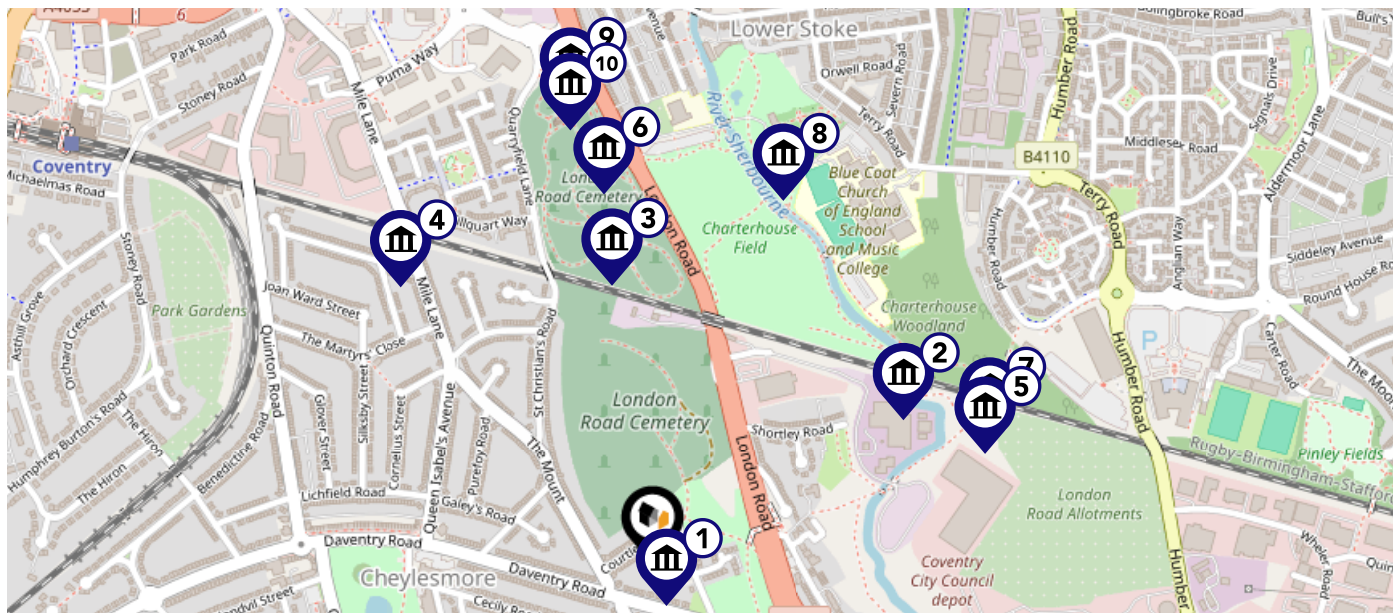
1	London Road B-Willenhall, Coventry	Historic Landfill	
2	Hall Drive-Baginton	Historic Landfill	
3	Rowley Road-Baginton	Historic Landfill	
4	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	
5	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill	
6	Binley Road A-Binley, Coventry	Historic Landfill	
7	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
8	Hearsall Common-Whoberley, Coventry	Historic Landfill	
9	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill	
10	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	











Maps

Listed Buildings

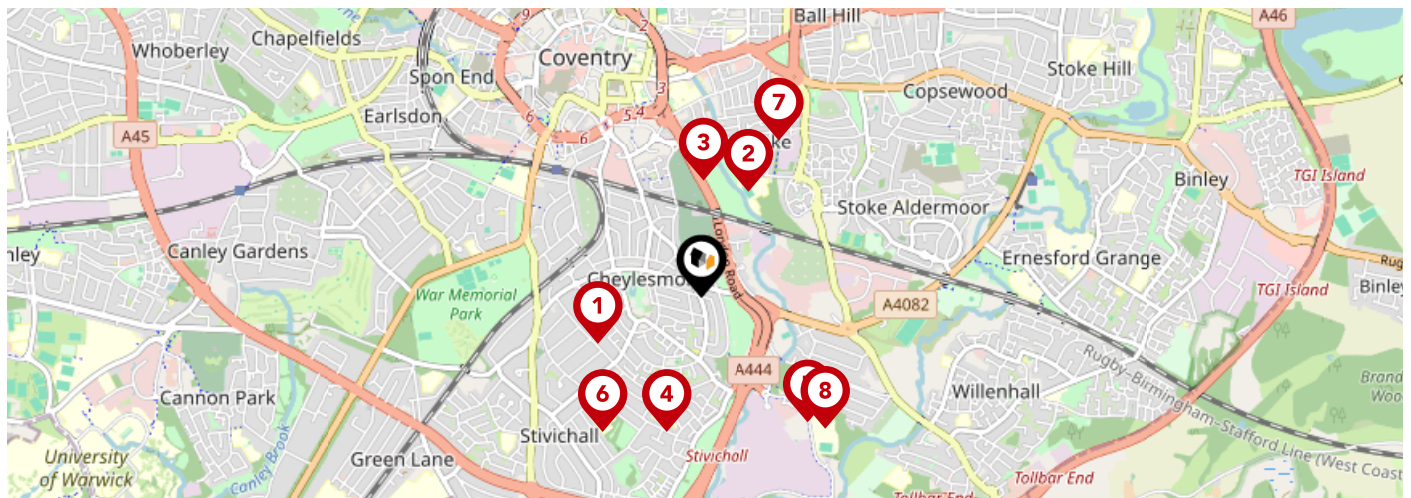


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



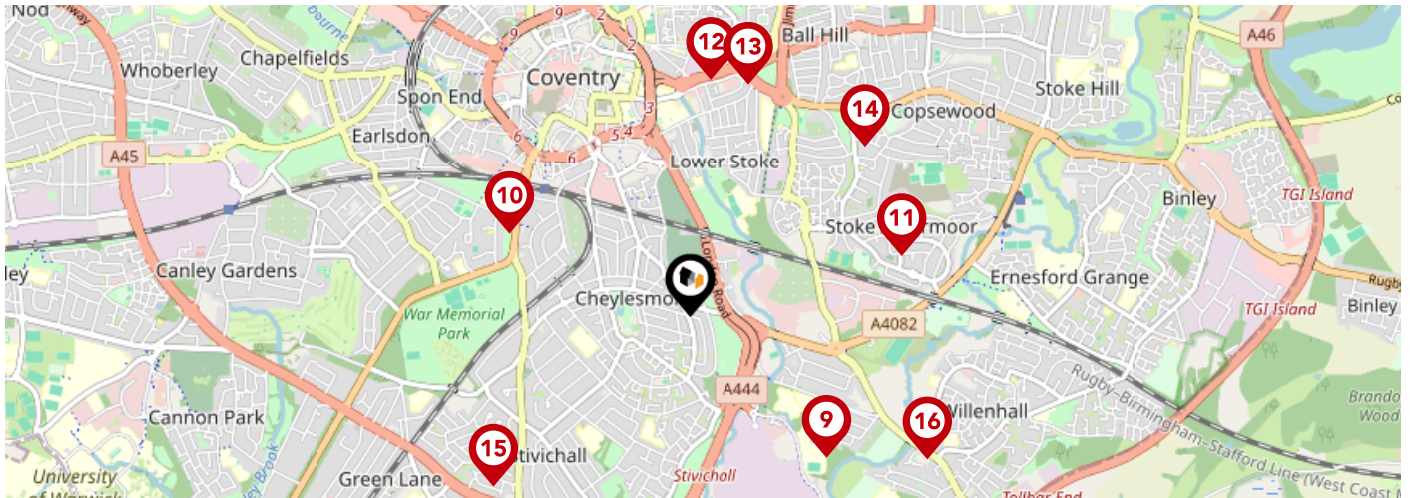
Listed Buildings in the local district		Grade	Distance
	1376051 - Christ Church	Grade II	0.0 miles
	1431087 - Sherbourne Viaduct	Grade II	0.3 miles
	1076624 - Nonconformist Cemetery Chapel	Grade II	0.3 miles
	1431090 - Mile Lane Bridge	Grade II	0.4 miles
	1431173 - Humber Road Tunnel South Portal	Grade II	0.4 miles
	1145882 - Terrace Walls To The Cemetery	Grade II	0.4 miles
	1431172 - Humber Road Tunnel North Portal	Grade II	0.4 miles
	1318892 - Coach House To The Charterhouse	Grade II	0.4 miles
	1076623 - Cemetery Gazebo	Grade II	0.5 miles
	1342918 - Paxton Memorial	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

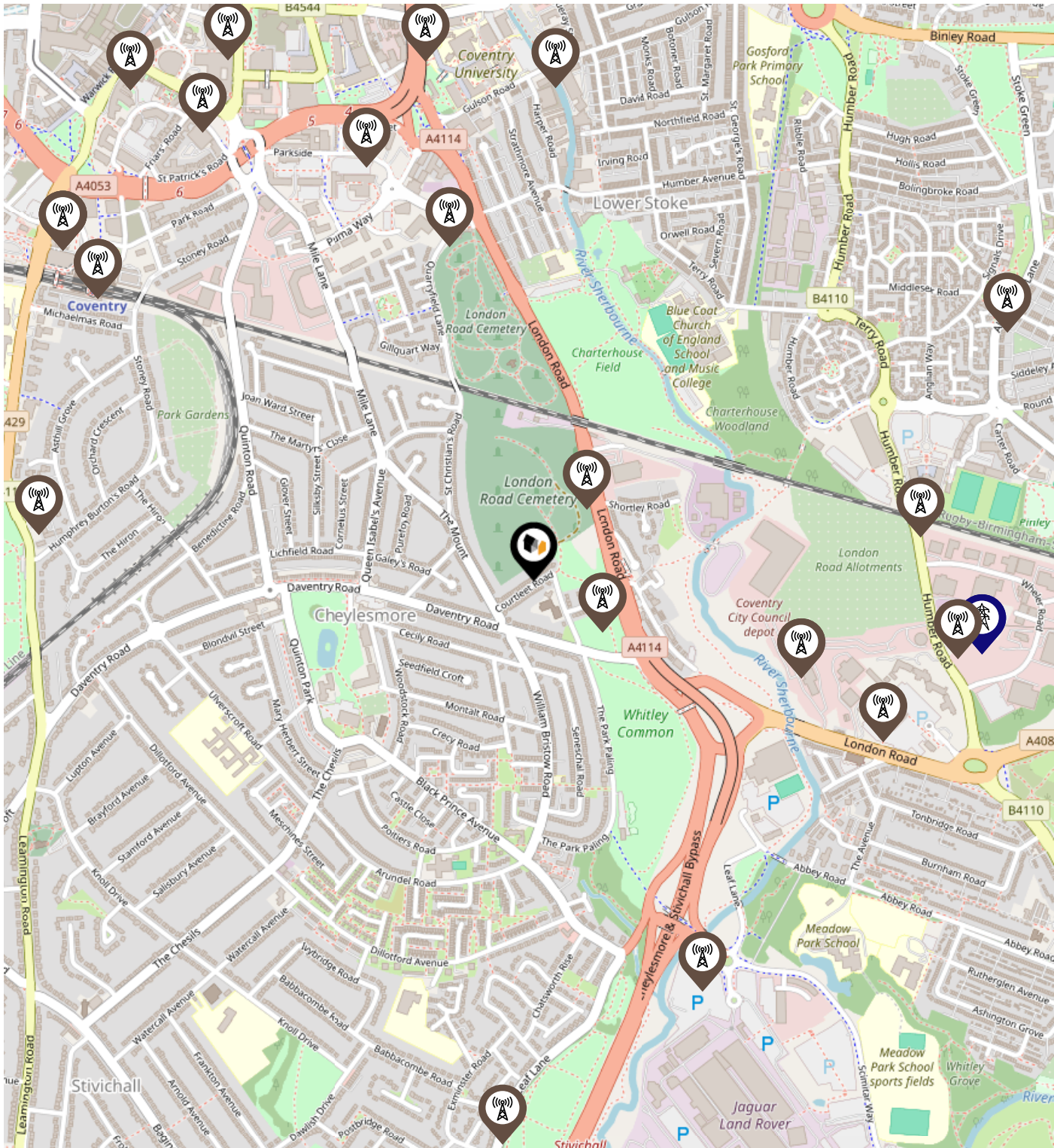
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Aldermoor Farm Primary School Ofsted Rating: Good Pupils: 661 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Summit School Ofsted Rating: Good Pupils: 21 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Pattison College Ofsted Rating: Not Rated Pupils: 162 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 241 Distance:1.25	<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

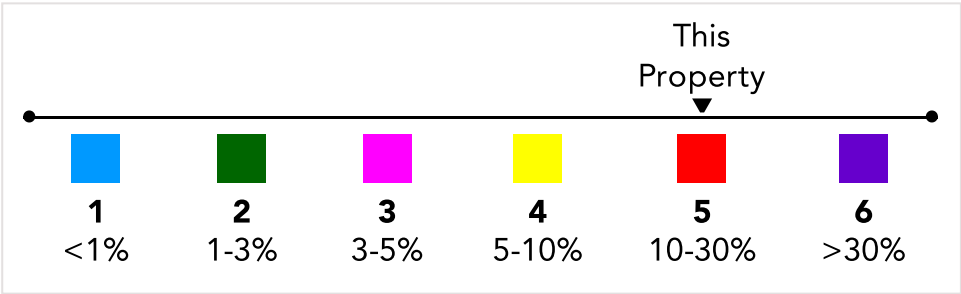
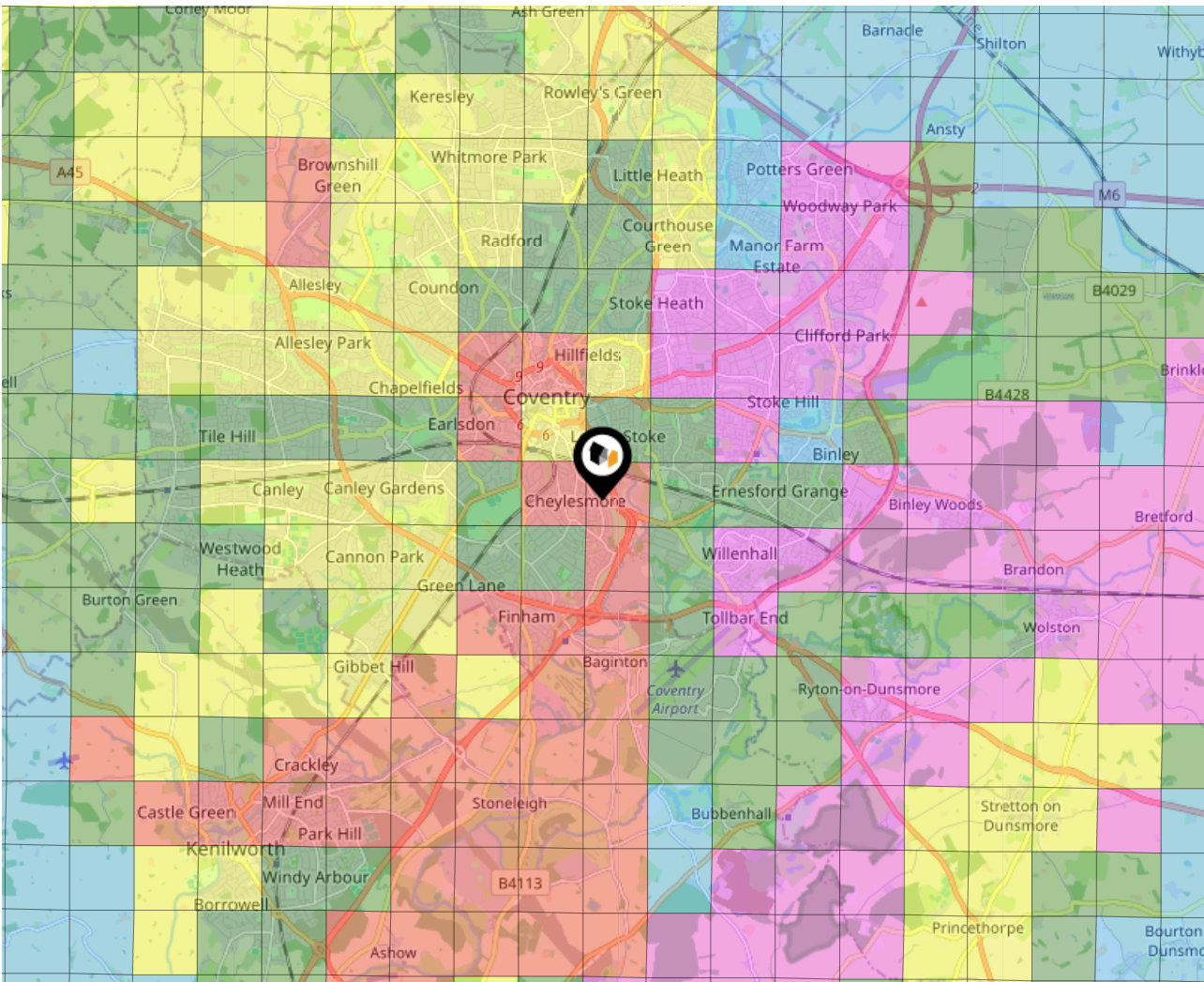
Environment

Radon Gas

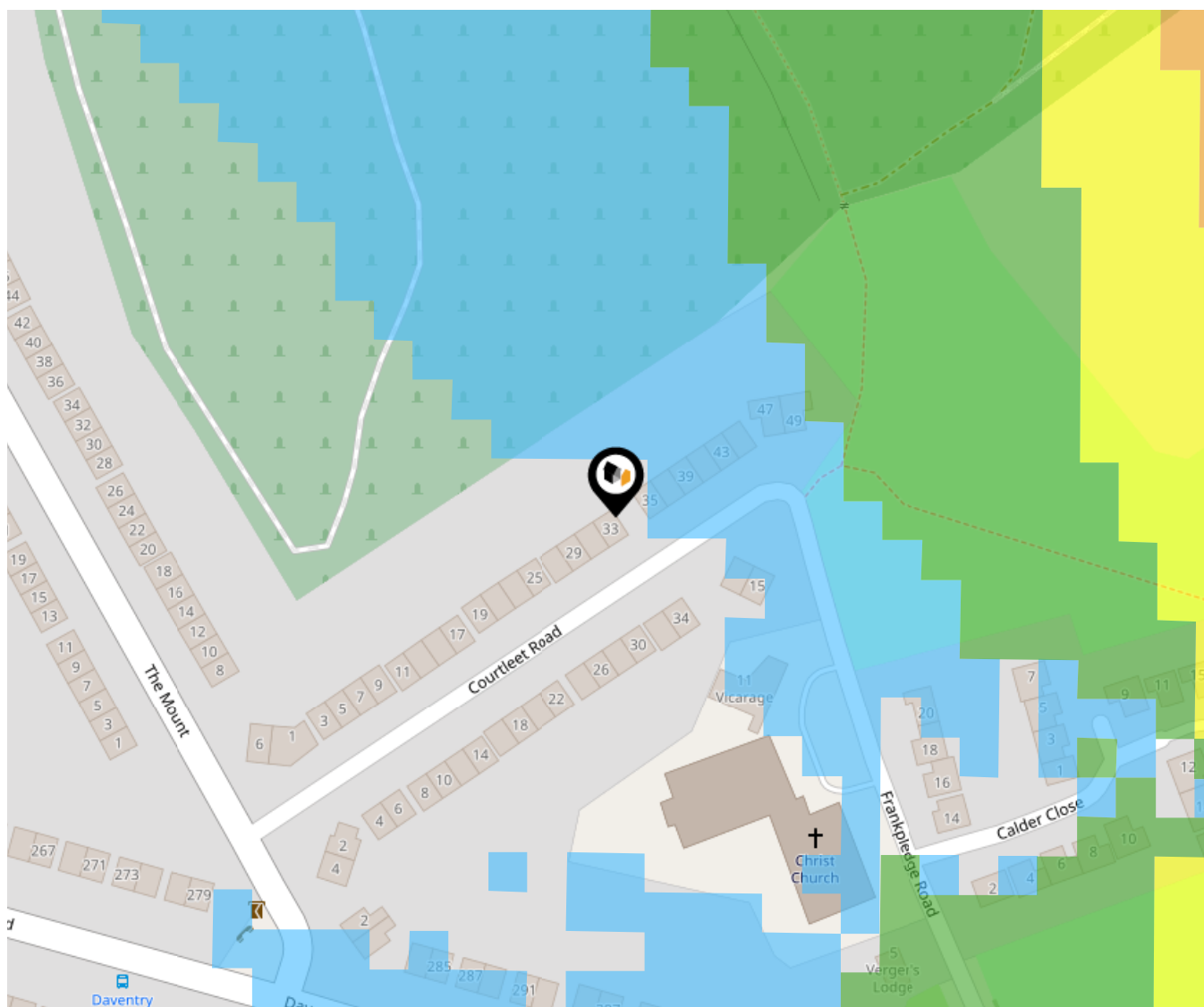


What is Radon?

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



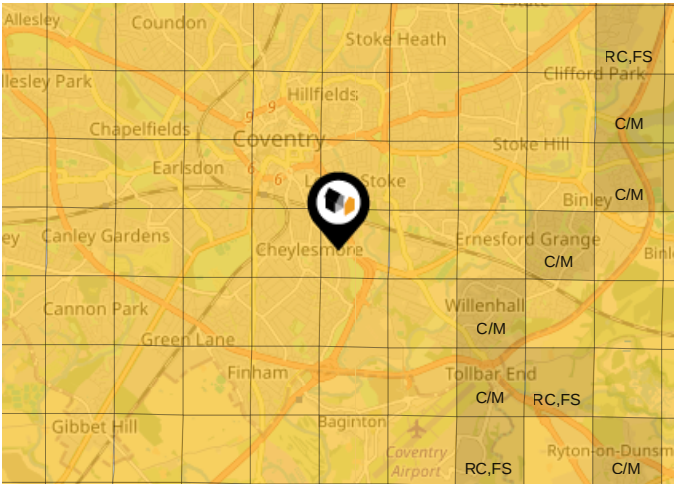
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

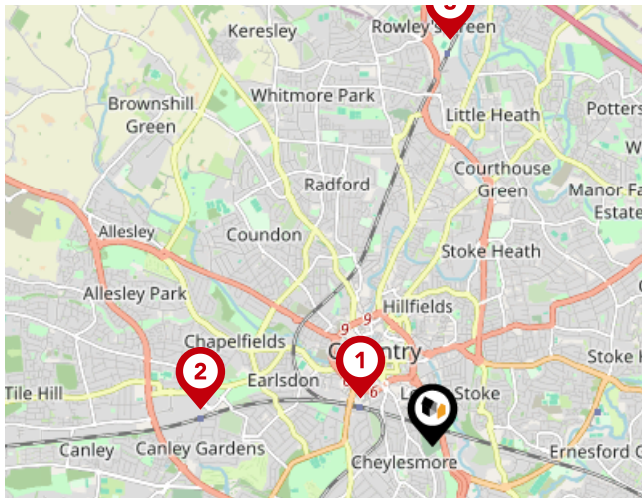


Primary Classifications (Most Common Clay Types)

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

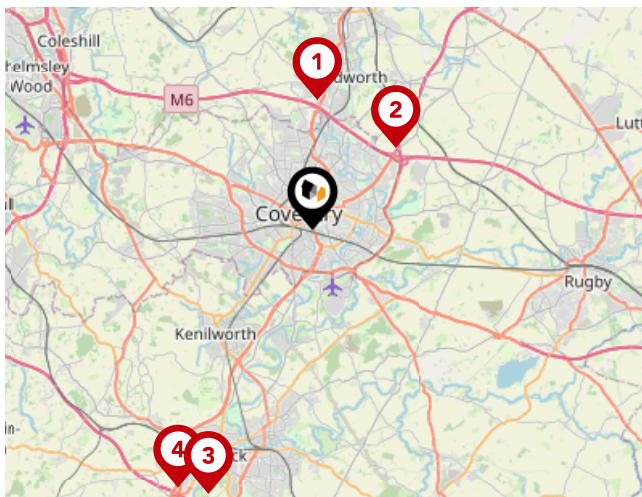
Area

Transport (National)



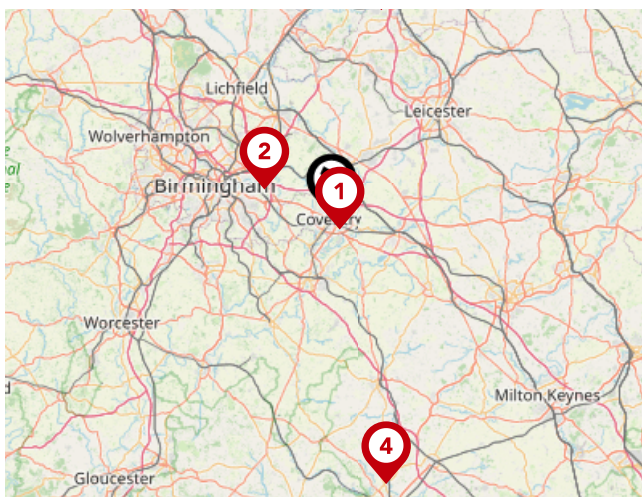
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.79 miles
2	Canley Rail Station	2.12 miles
3	Coventry Arena Rail Station	3.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.75 miles
2	M6 J2	4.24 miles
3	M40 J14	10.26 miles
4	M40 J15	10.5 miles
5	M69 J1	10.15 miles

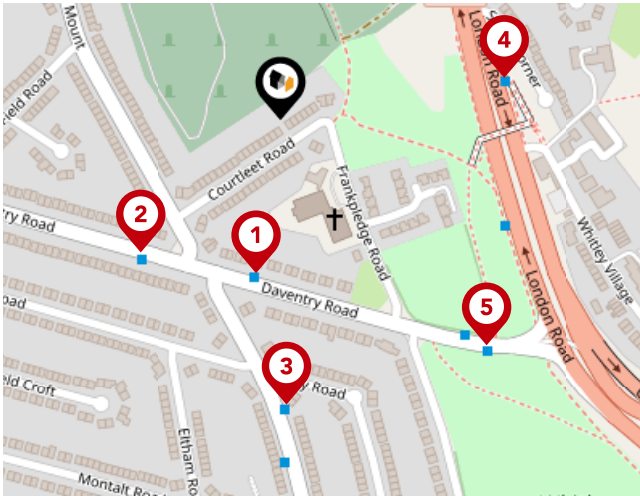


Airports/Helipads






Pin	Name	Distance
1	Baginton	2.09 miles
2	Birmingham Airport	10.64 miles
3	East Mids Airport	30.7 miles
4	Kidlington	39.64 miles

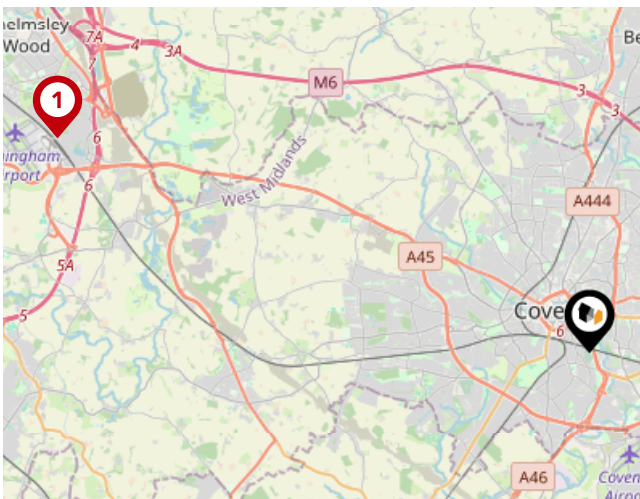
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	The Mount	0.09 miles
	The Mount	0.11 miles
	Cecily Rd	0.16 miles
	Whitley Village	0.13 miles
	The Park Paling	0.17 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	10.38 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.

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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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