



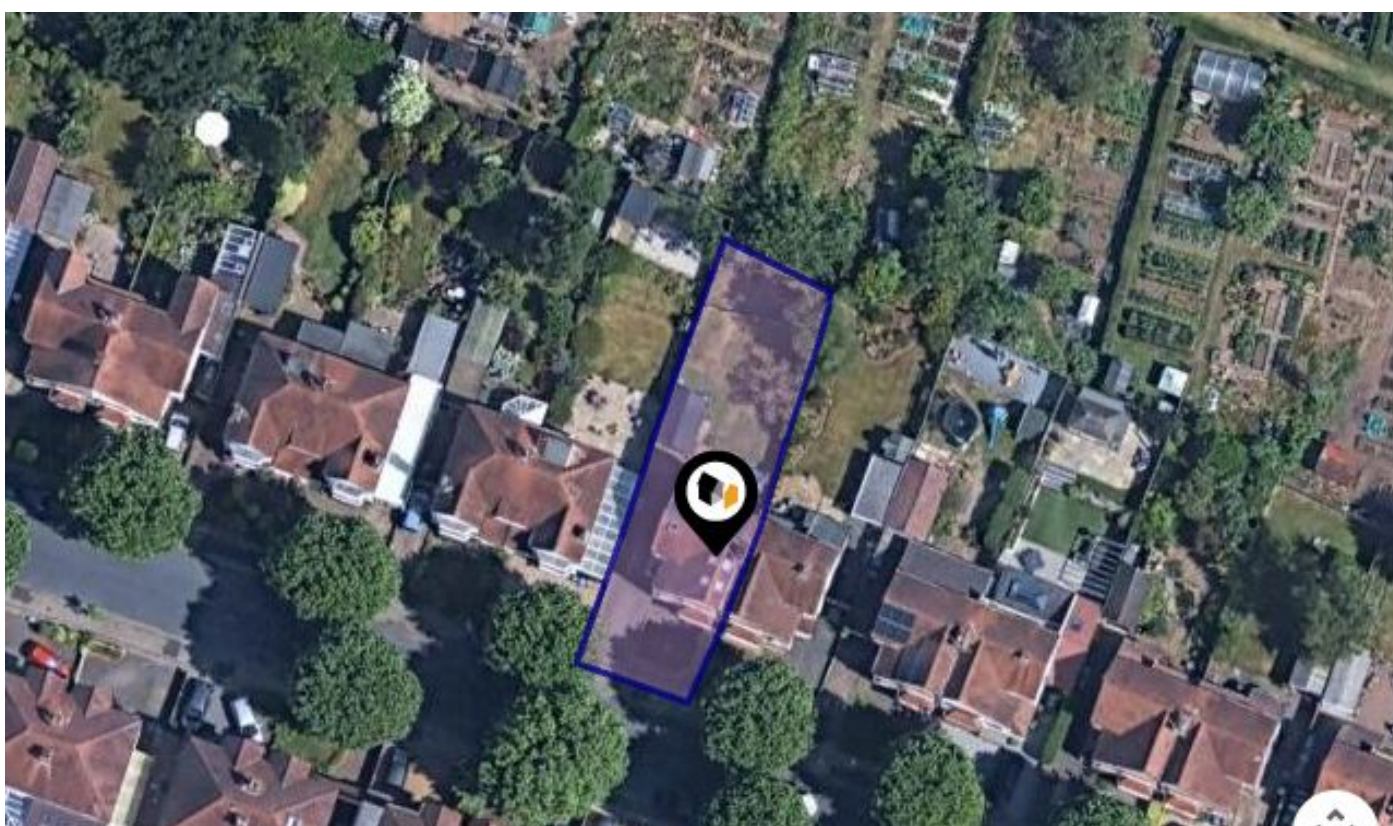
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29th September 2025



ROCHESTER ROAD, COVENTRY, CV5

Asking Price : £600,000

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 truly exceptional four double bedroom semi detached period home

Extended to rear, first floor & into the loft

Substantial driveway with secure gated area & foregarden

Private & mature landscaped gardens to the rear

Stylish yet sympathetic kitchen breakfast room

Two spacious reception rooms & welcoming hallway

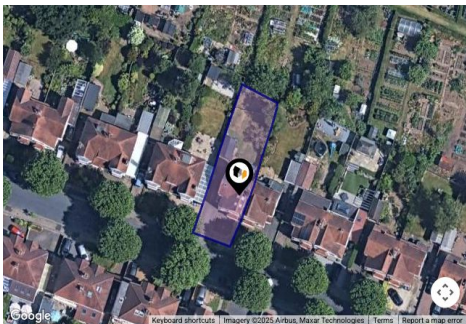
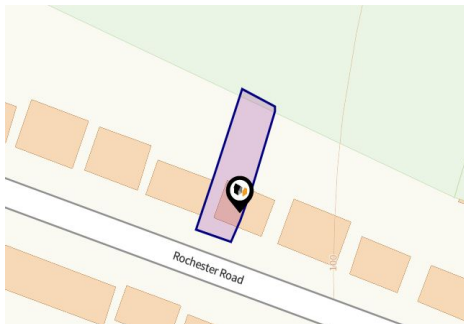
1st floor, 4 piece family bathroom & ensuite shower room

Ideal Earlsdon location within easy reach of amenities & schooling

Gas centrally heated & modern double glazed casement windows

NO CHAIN, EPC RATING D , TOTAL 1651 SQ.FT OR 153.4 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	Asking Price:	£600,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,651 ft ² / 153 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,414		
Title Number:	WM825473		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		13	80	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	
				

Planning History

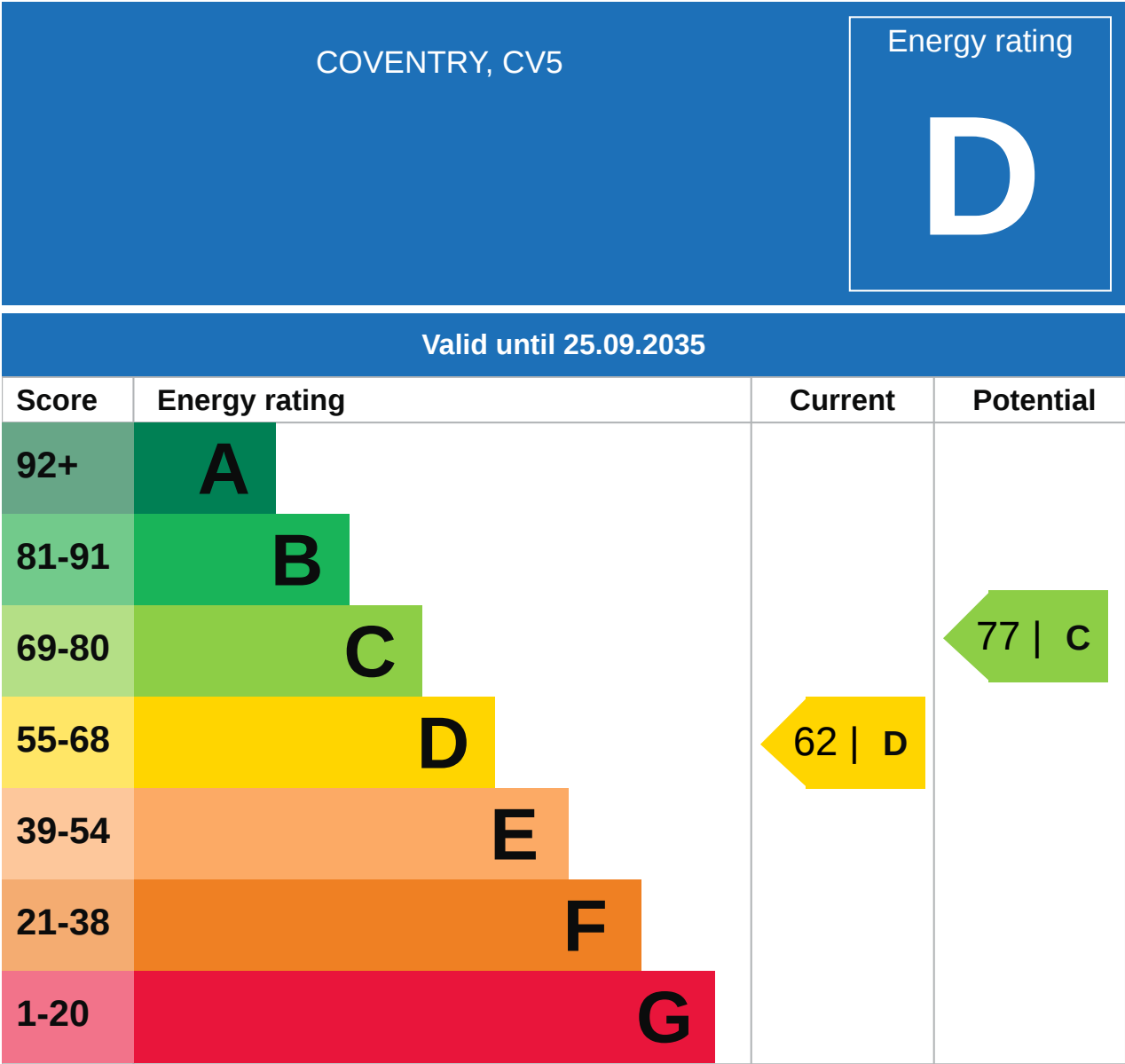
This Address



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

Reference - LDC/2012/2428	
Decision:	APPROVED
Date:	02nd January 2013
Description:	Lawful development certificate for erection of first floor rear extension and dormer window.

Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, Unknown loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
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:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	153 m ²

38, Rochester Road, Coventry, CV5 6AG				
Last Sold Date:		03/05/2024		
Last Sold Price:		£465,000		
32, Rochester Road, Coventry, CV5 6AG				
Last Sold Date:		14/12/2023		
Last Sold Price:		£485,000		
34, Rochester Road, Coventry, CV5 6AG				
Last Sold Date:		21/07/2023	24/08/2018	
Last Sold Price:		£575,000	£360,000	
66, Rochester Road, Coventry, CV5 6AG				
Last Sold Date:		02/06/2023	15/04/2019	01/06/2005
Last Sold Price:		£515,000	£415,500	£315,000
110, Rochester Road, Coventry, CV5 6AG				
Last Sold Date:		30/09/2021	14/10/1996	
Last Sold Price:		£25,500	£120,000	
106, Rochester Road, Coventry, CV5 6AG				
Last Sold Date:		23/07/2021	08/04/2003	
Last Sold Price:		£500,000	£280,000	
78, Rochester Road, Coventry, CV5 6AG				
Last Sold Date:		18/06/2021	18/08/2006	12/06/1998
Last Sold Price:		£385,000	£277,000	£105,000
100, Rochester Road, Coventry, CV5 6AG				
Last Sold Date:		18/12/2018	10/10/2011	
Last Sold Price:		£493,000	£60,000	
Flat A, 30, Rochester Road, Coventry, CV5 6AG				
Last Sold Date:		01/10/2018		
Last Sold Price:		£155,000		
36, Rochester Road, Coventry, CV5 6AG				
Last Sold Date:		27/09/2018		
Last Sold Price:		£380,000		
60, Rochester Road, Coventry, CV5 6AG				
Last Sold Date:		21/09/2018		
Last Sold Price:		£365,000		
124, Rochester Road, Coventry, CV5 6AG				
Last Sold Date:		31/10/2017		
Last Sold Price:		£435,000		

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

Market Sold in Street



108, Rochester Road, Coventry, CV5 6AG			
Last Sold Date:	26/10/2017	01/05/2003	
Last Sold Price:	£470,000	£295,000	
84, Rochester Road, Coventry, CV5 6AG			
Last Sold Date:	11/12/2015		
Last Sold Price:	£333,000		
122, Rochester Road, Coventry, CV5 6AG			
Last Sold Date:	11/02/2015	30/06/2005	14/11/1997
Last Sold Price:	£380,000	£315,000	£107,500
58, Rochester Road, Coventry, CV5 6AG			
Last Sold Date:	01/08/2014		
Last Sold Price:	£330,000		
52, Rochester Road, Coventry, CV5 6AG			
Last Sold Date:	14/03/2014		
Last Sold Price:	£276,000		
56, Rochester Road, Coventry, CV5 6AG			
Last Sold Date:	07/06/2012	08/08/1997	
Last Sold Price:	£275,000	£110,000	
26, Rochester Road, Coventry, CV5 6AG			
Last Sold Date:	27/07/2007	09/12/2005	
Last Sold Price:	£350,000	£239,000	
70, Rochester Road, Coventry, CV5 6AG			
Last Sold Date:	16/02/2007	01/12/1997	
Last Sold Price:	£264,000	£60,000	
48, Rochester Road, Coventry, CV5 6AG			
Last Sold Date:	18/08/2006	24/08/2001	
Last Sold Price:	£320,000	£172,950	
102, Rochester Road, Coventry, CV5 6AG			
Last Sold Date:	15/12/2005	04/06/1999	
Last Sold Price:	£290,000	£144,000	
28, Rochester Road, Coventry, CV5 6AG			
Last Sold Date:	09/12/2004	15/08/1997	
Last Sold Price:	£250,000	£97,000	
40, Rochester Road, Coventry, CV5 6AG			
Last Sold Date:	12/03/2004		
Last Sold Price:	£239,000		

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

Market Sold in Street



104, Rochester Road, Coventry, CV5 6AG

Last Sold Date: 17/12/2002
Last Sold Price: £250,000

120, Rochester Road, Coventry, CV5 6AG

Last Sold Date: 27/09/2002
Last Sold Price: £210,000

42, Rochester Road, Coventry, CV5 6AG

Last Sold Date: 27/08/1998
Last Sold Price: £115,000

80, Rochester Road, Coventry, CV5 6AG

Last Sold Date: 27/06/1997
Last Sold Price: £85,500

118, Rochester Road, Coventry, CV5 6AG

Last Sold Date: 03/04/1996
Last Sold Price: £119,500

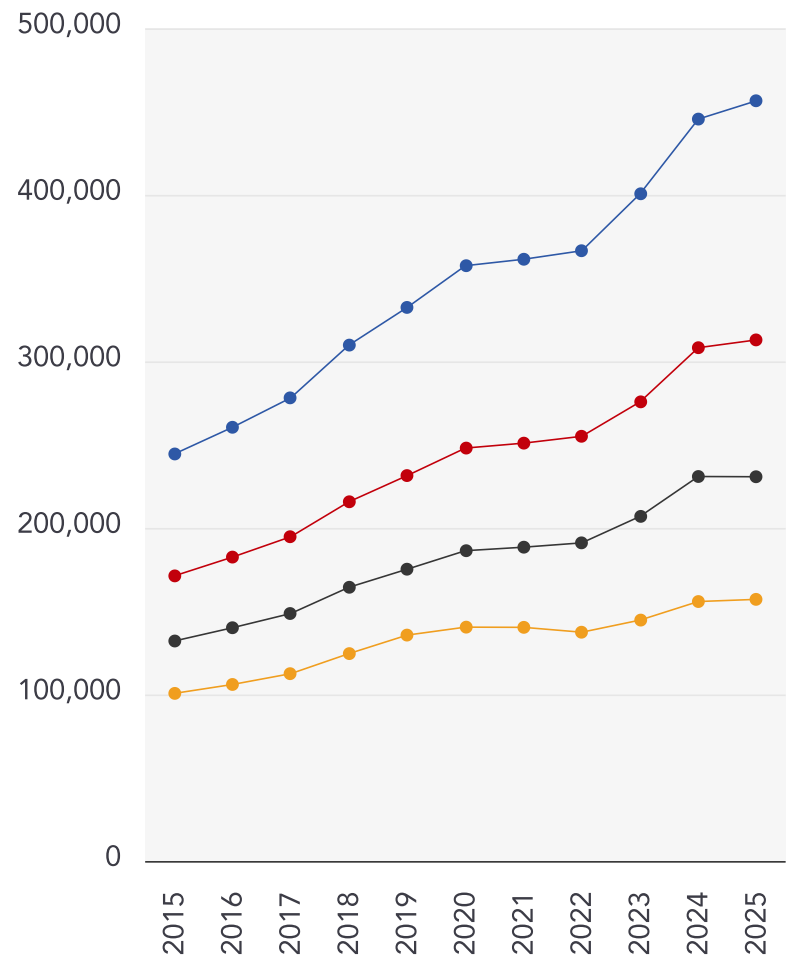
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

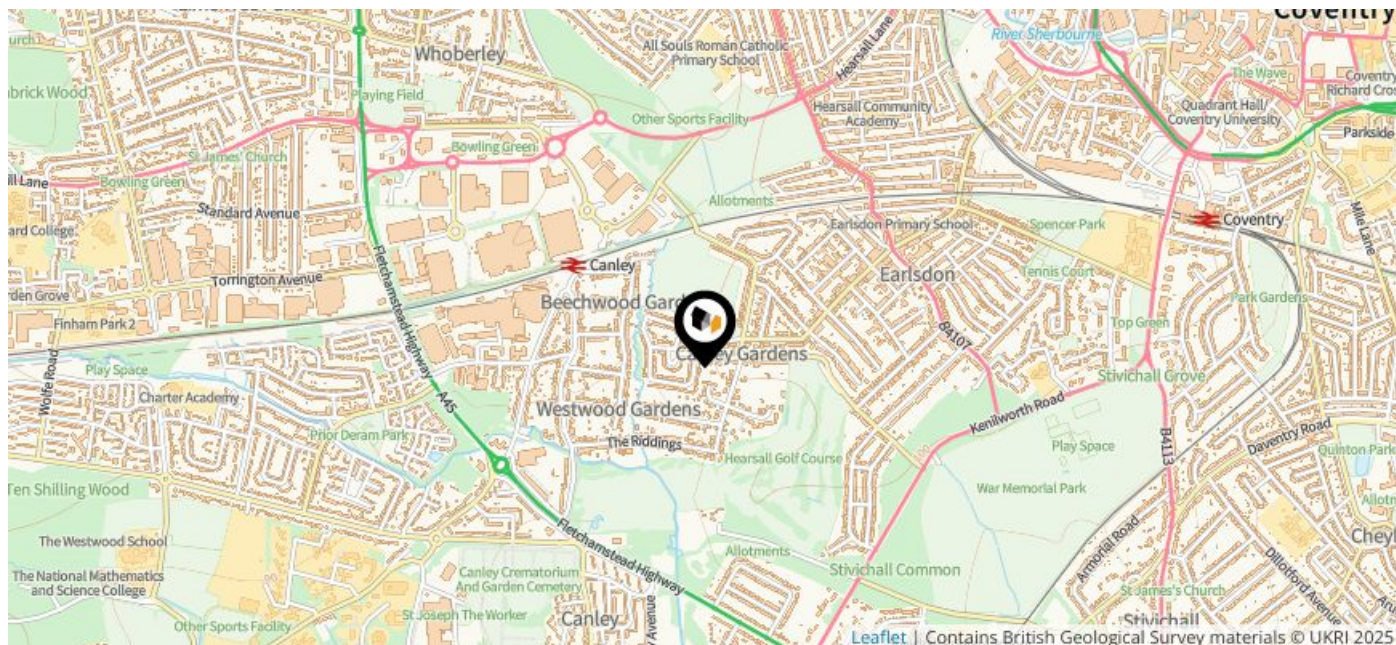
Terraced

+74.65%

Flat

+56.09%

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.

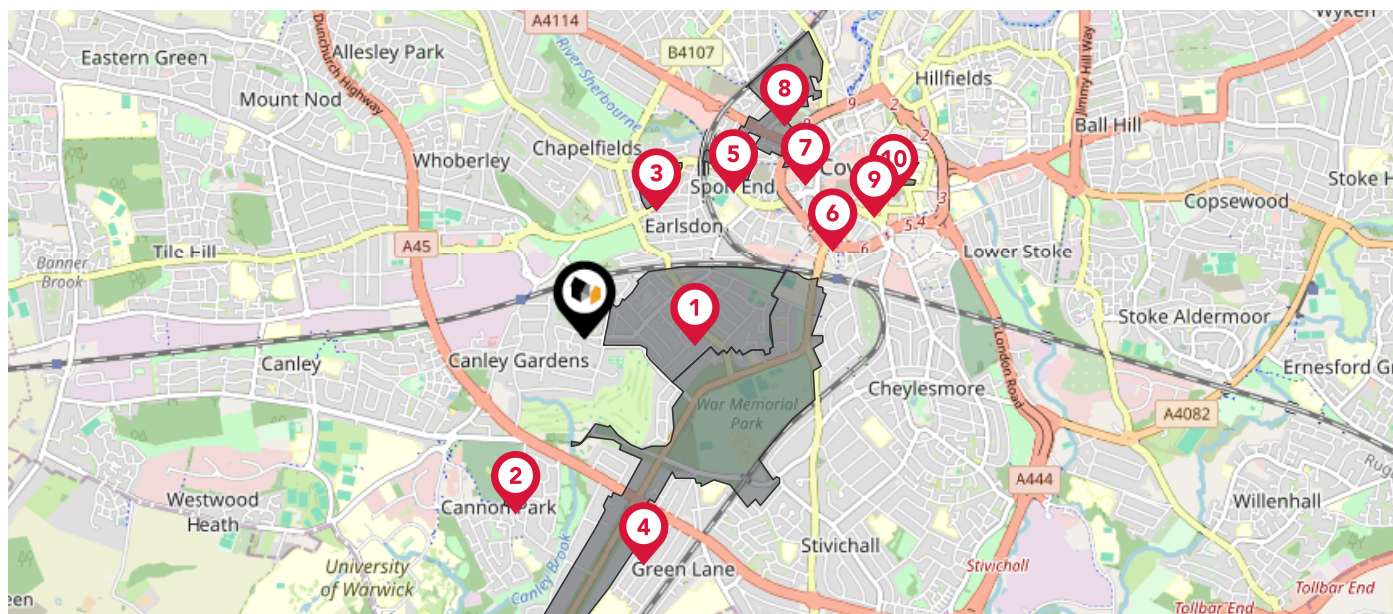
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Ivy Farm Lane (Canley Hamlet)



Chapelfields



Kenilworth Road



Spon End



Greyfriars Green



Spon Street



Naul's Mill



High Street



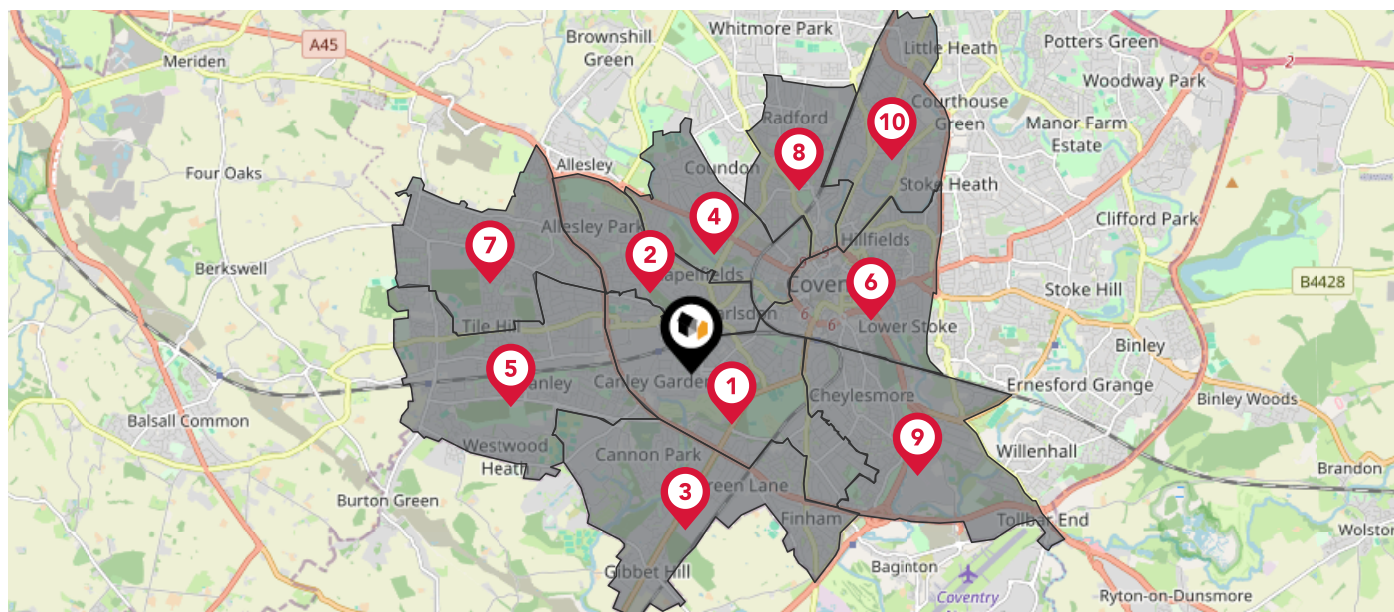
Hill Top and Cathedral

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

Whoberley Ward

3

Wainbody Ward

4

Sherbourne Ward

5

Westwood Ward

6

St. Michael's Ward

7

Woodlands Ward

8

Radford Ward

9

Cheylesmore Ward

10

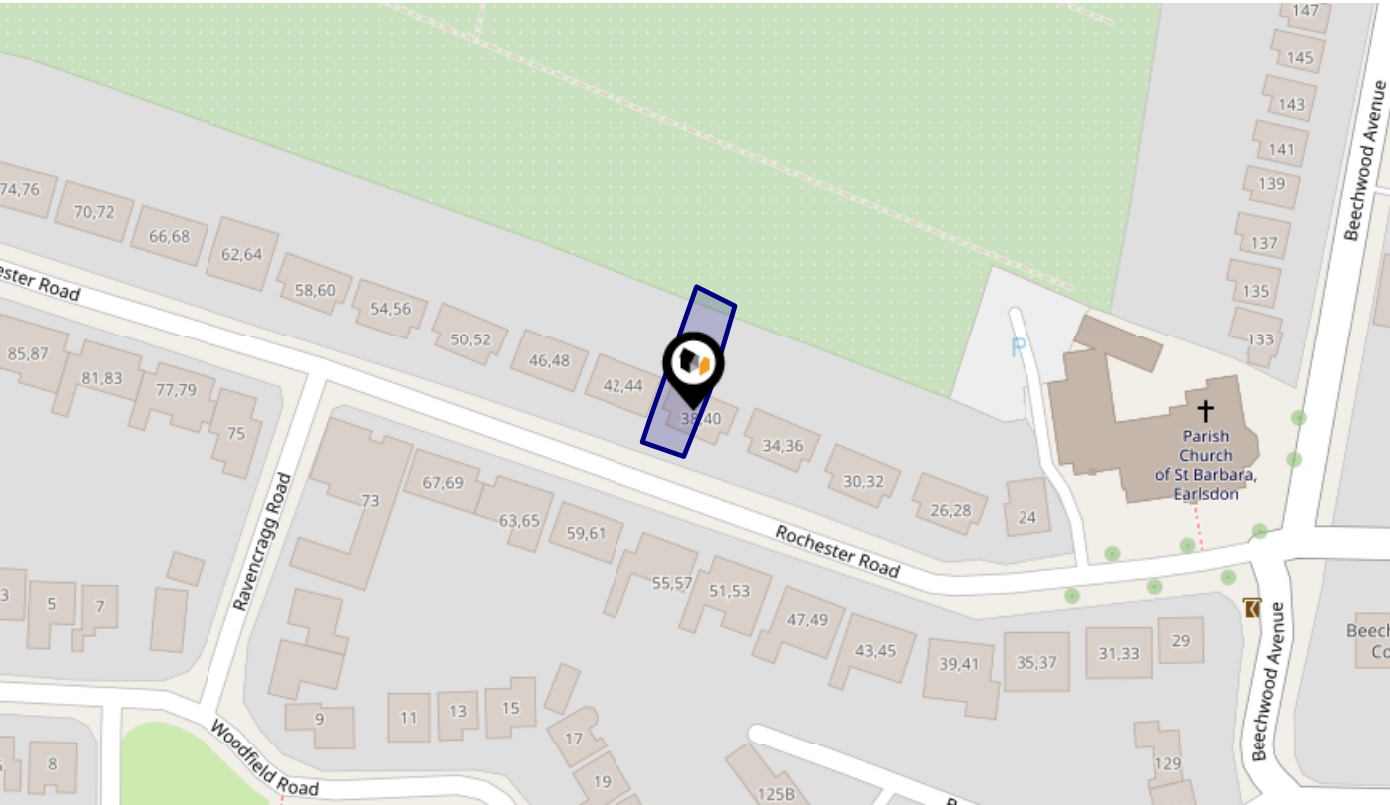
Foleshill Ward

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.

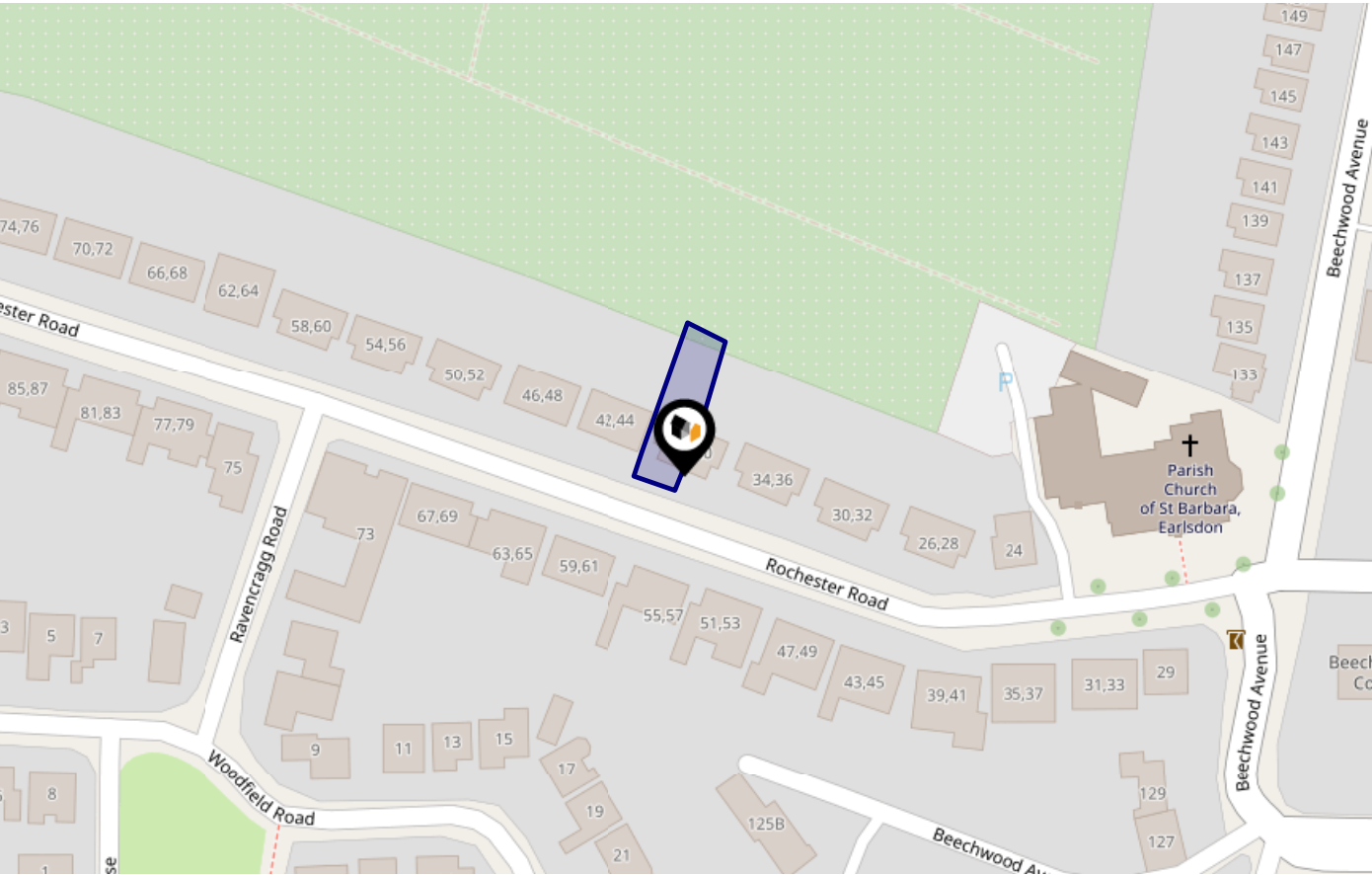
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- | | | | |
|---|--|--------------|-------------|
| 5 | | 75.0+ dB | <div></div> |
| 4 | | 70.0-74.9 dB | <div></div> |
| 3 | | 65.0-69.9 dB | <div></div> |
| 2 | | 60.0-64.9 dB | <div></div> |
| 1 | | 55.0-59.9 dB | <div></div> |

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.

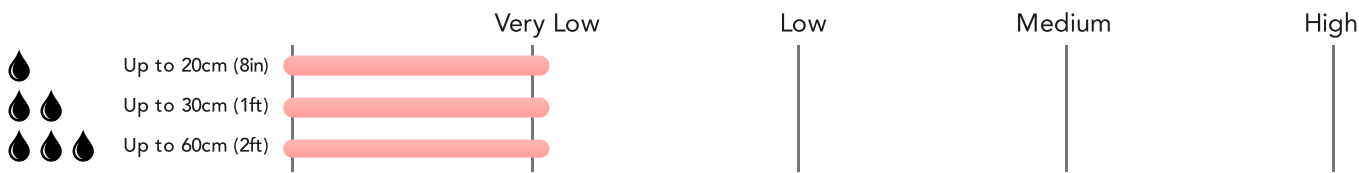


Risk Rating: Very low

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.

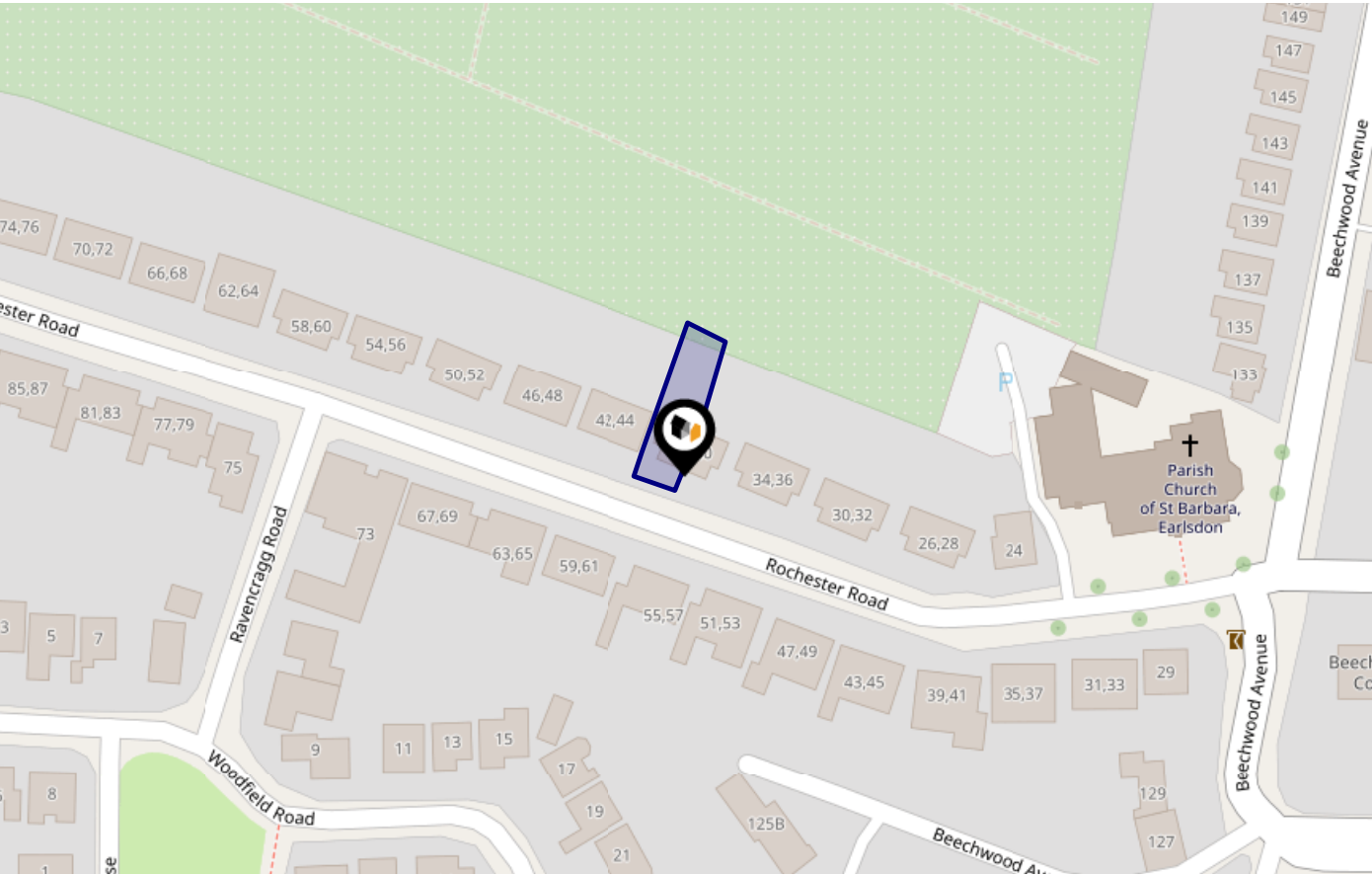
Chance of flooding to the following depths at this property:



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.

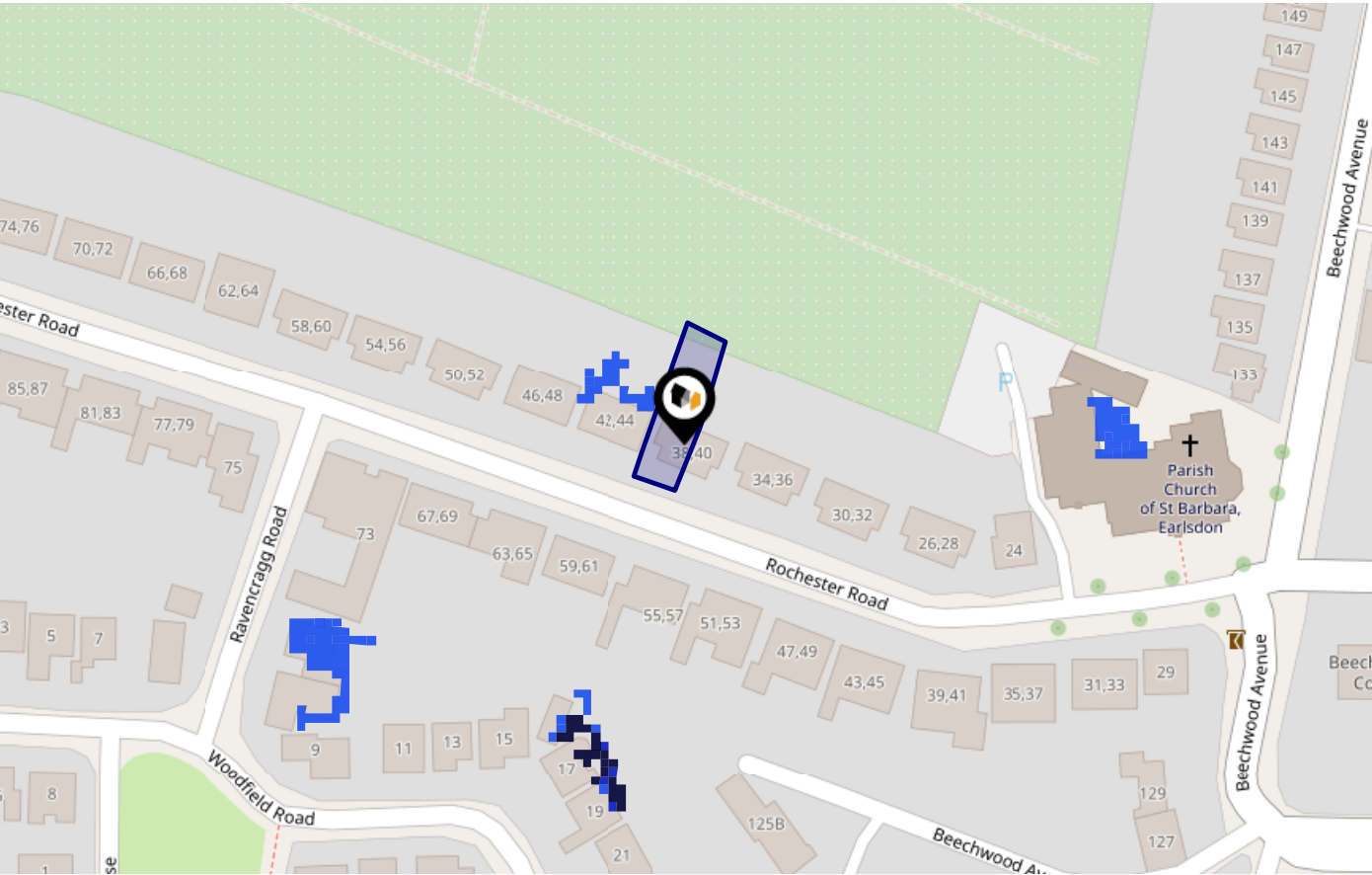
Chance of flooding to the following depths at this property:



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.

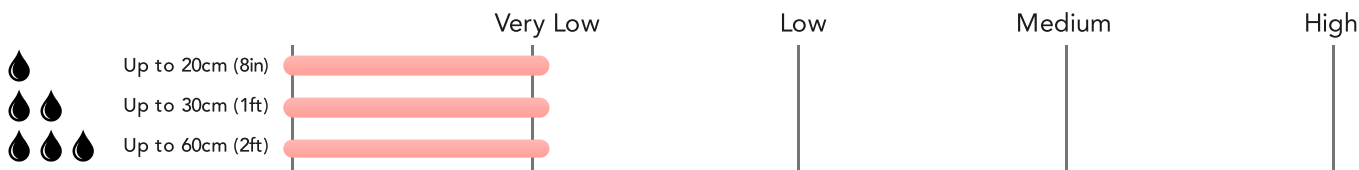


Risk Rating: Very low

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

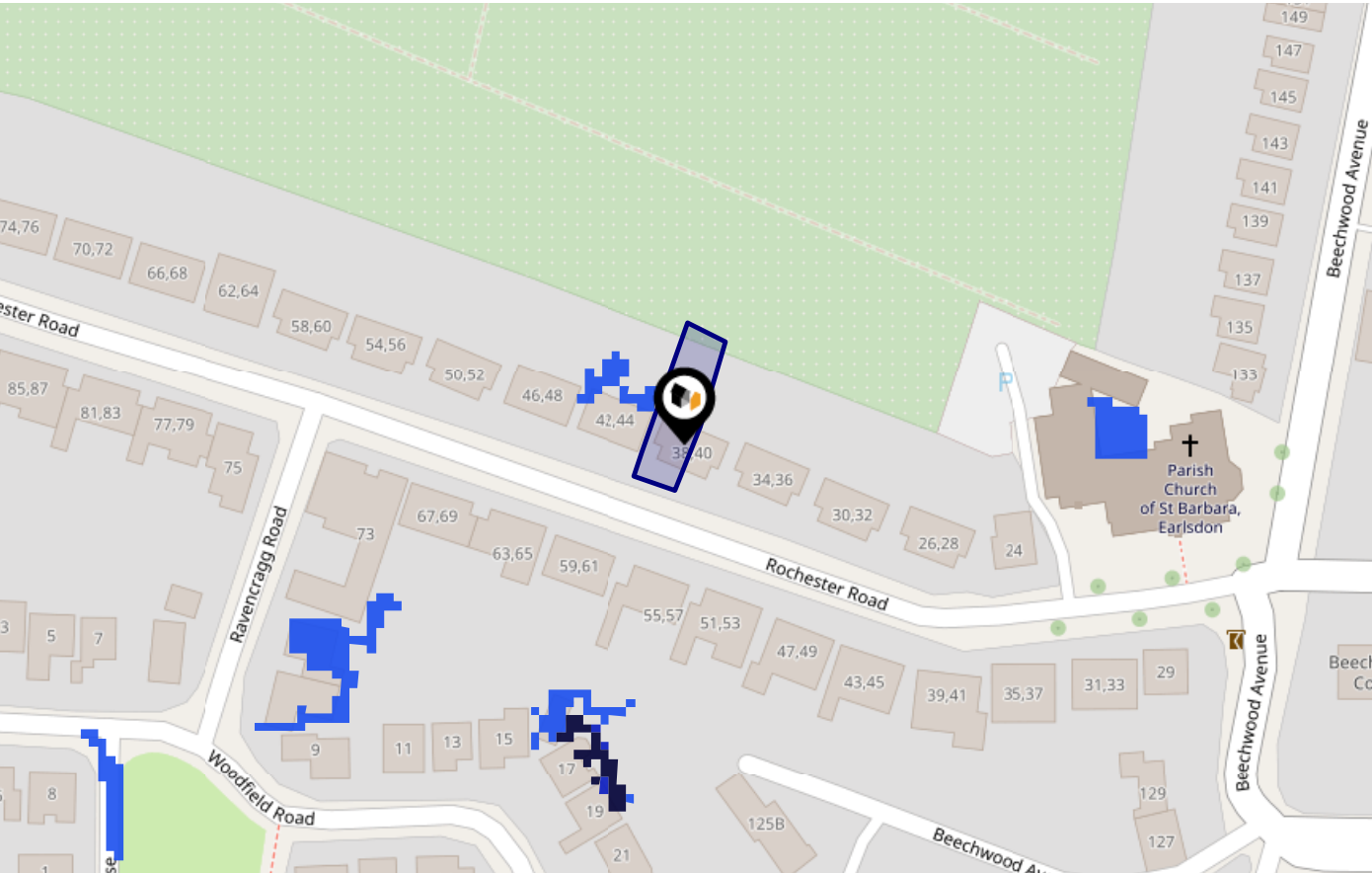
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

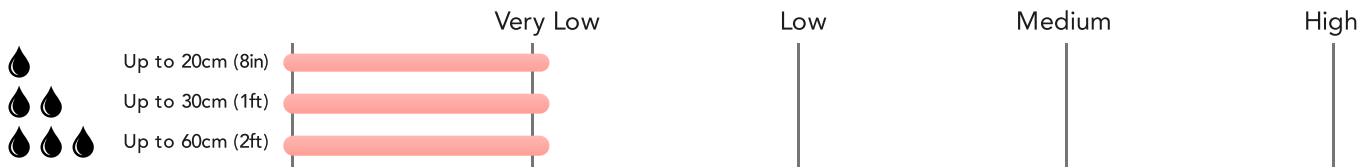


Risk Rating: Very low

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:

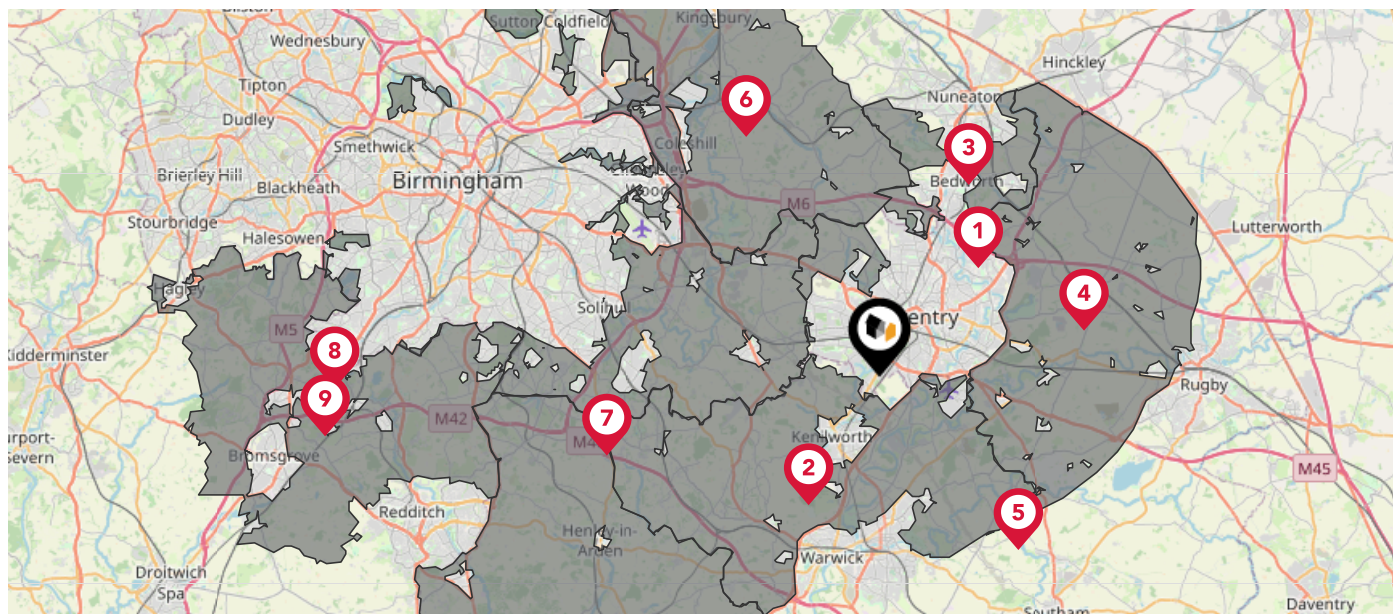


Maps

Green Belt



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



Nearby Green Belt Land

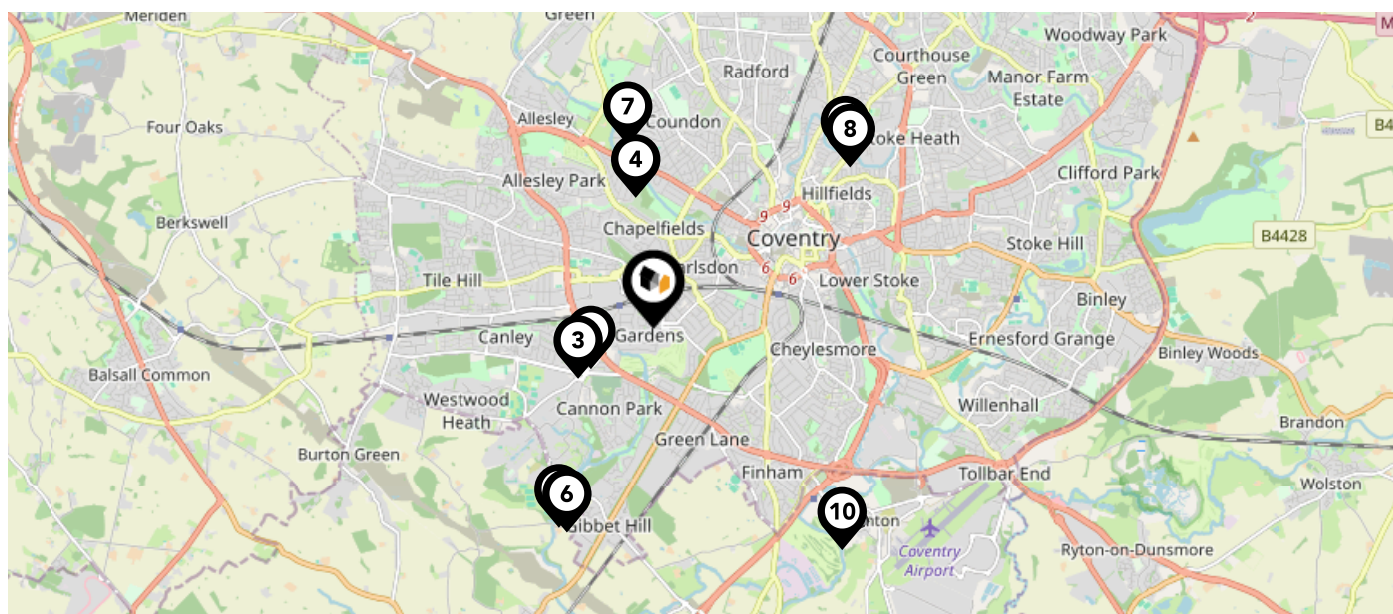
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

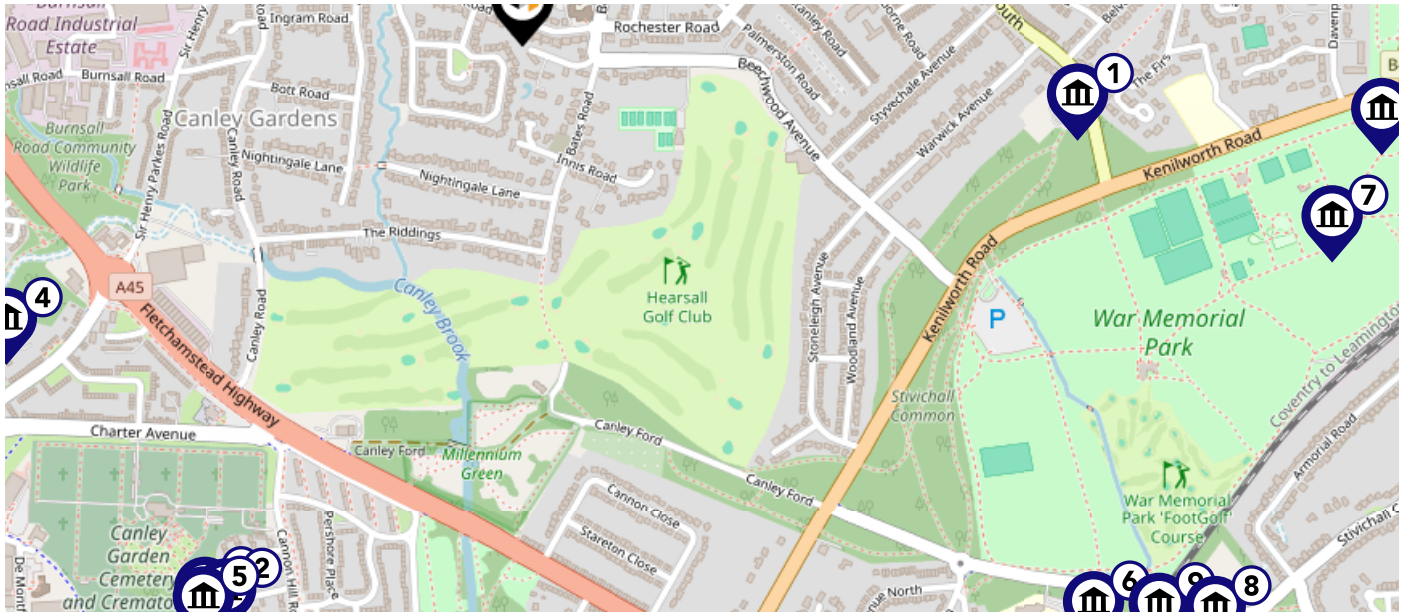
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire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

Maps

Listed Buildings

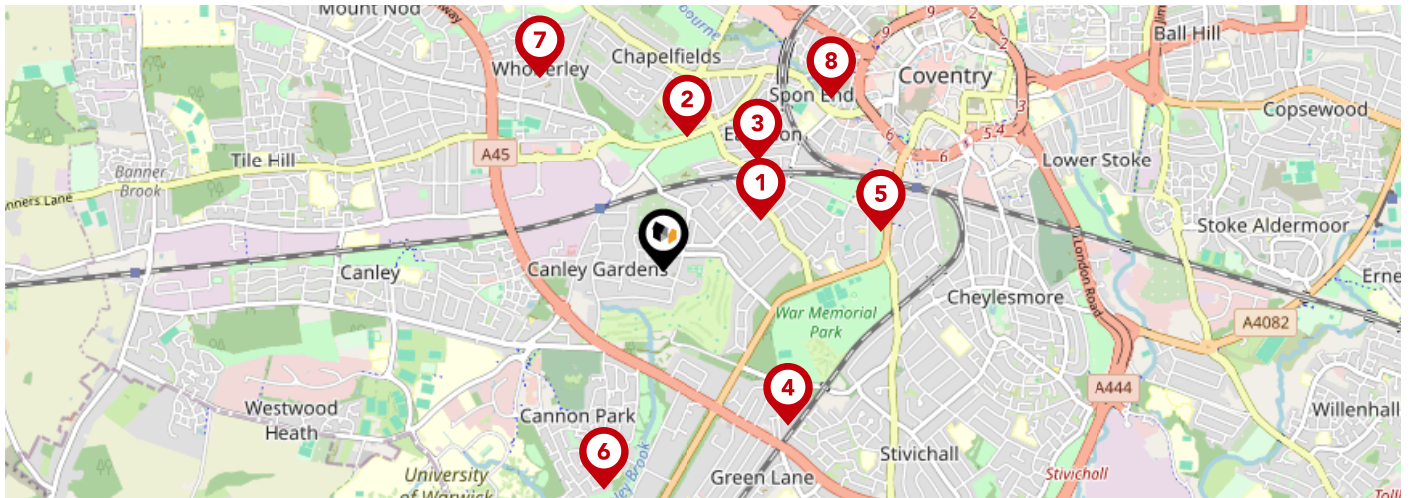


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



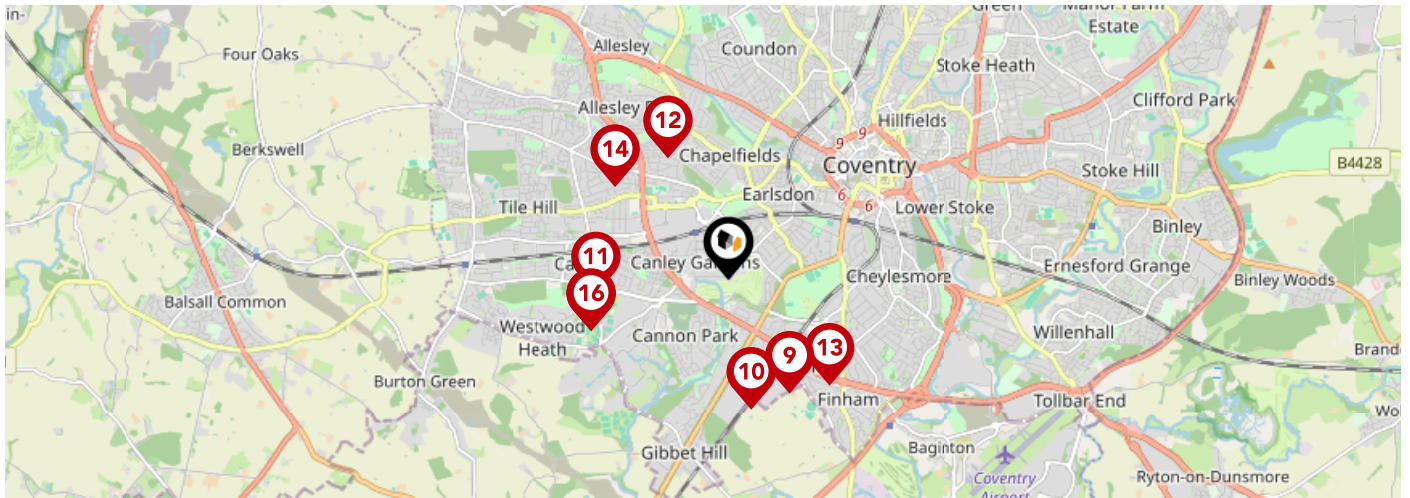
Listed Buildings in the local district		Grade	Distance
	1443610 - Earlsdon Drinking Fountain	Grade II	0.6 miles
	1076618 - Ivy Farmhouse	Grade II	0.7 miles
	1138979 - Barn At Ivy Farm	Grade II	0.7 miles
	1076627 - The Moat House The Moat House And Barn	Grade II	0.7 miles
	1342915 - Stables At Ivy Farm	Grade II	0.8 miles
	1265651 - Stivichall Animal Pound	Grade II	0.9 miles
	1410358 - War Memorial In Coventry War Memorial Park	Grade II	1.0 miles
	1104926 - The Smithy	Grade II	1.0 miles
	1076608 - Bridge Cottage	Grade II	1.0 miles
	1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	1.0 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.49	☐	☒	☐	☐	☐
2	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.62	☐	☒	☐	☐	☐
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.66	☐	☒	☐	☐	☐
4	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.89	☐	☒	☐	☐	☐
5	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1	☐	☐	☒	☐	☐
6	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.02	☐	☒	☐	☐	☐
7	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.04	☐	☒	☐	☐	☐
8	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:1.09	☐	☒	☐	☐	☐

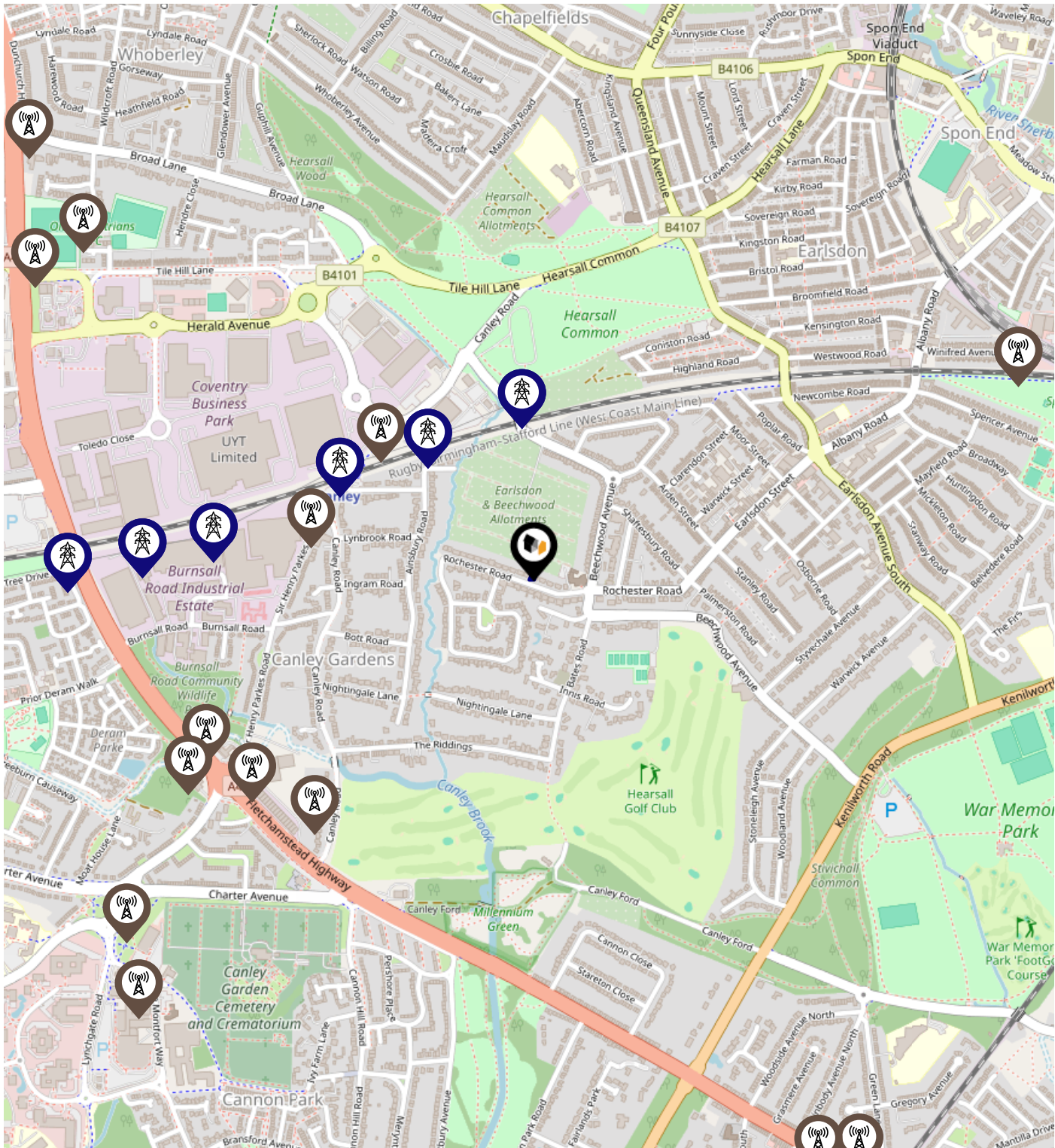
Area Schools



		Nursery	Primary	Secondary	College	Private
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.17	☐	☐	☒	☐	☐
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.2	☐	☐	☒	☐	☐
	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.2	☐	☒	☐	☐	☐
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.23	☐	☒	☐	☐	☐
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.32	☐	☒	☐	☐	☐
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.32	☐	☒	☐	☐	☐
	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:1.32	☐	☐	☒	☐	☐
	The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:1.32	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

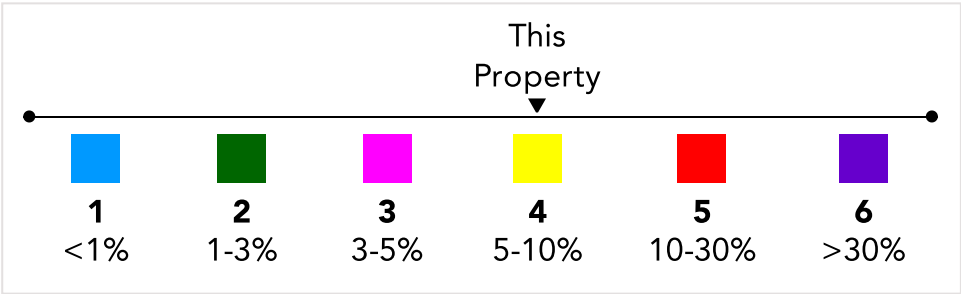
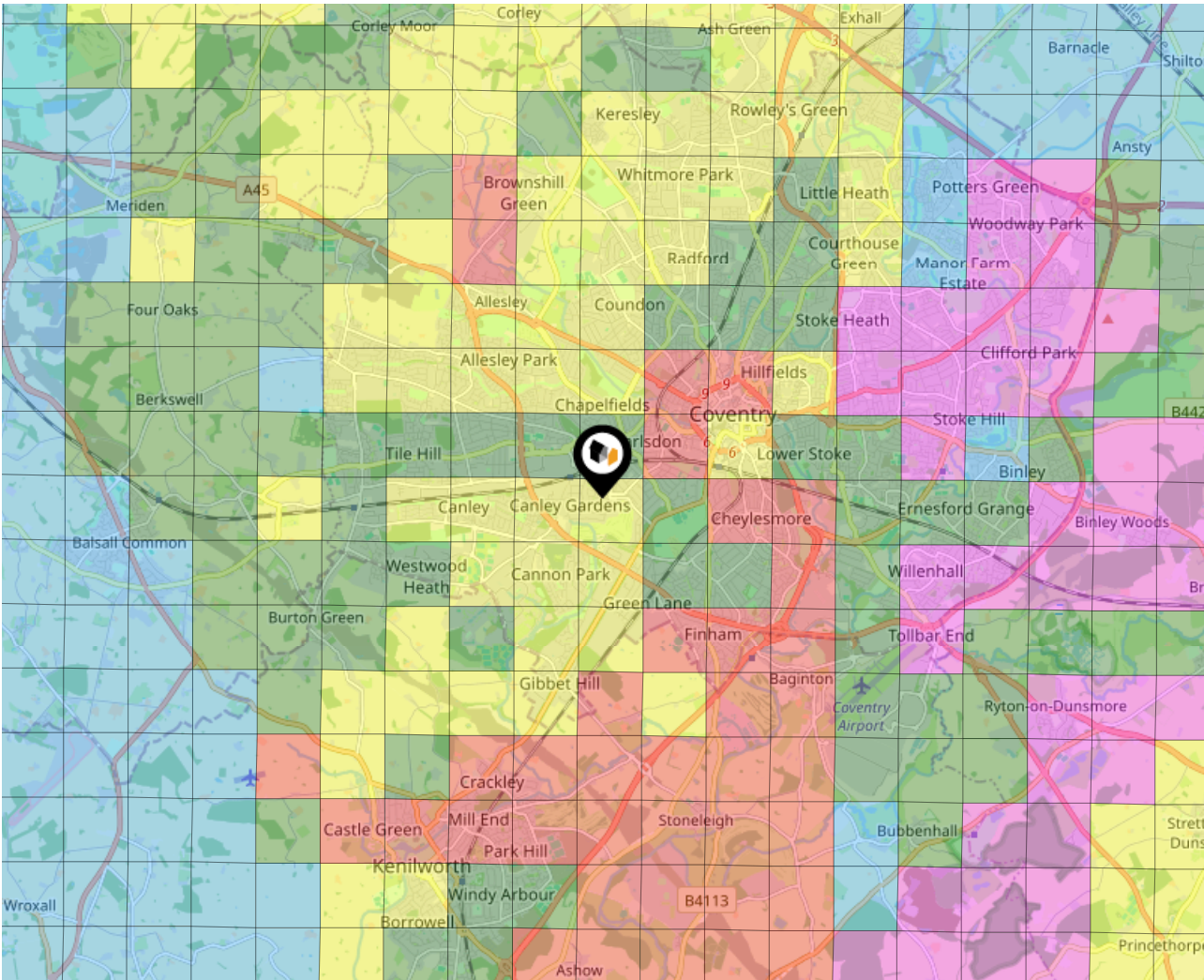
Environment

Radon Gas

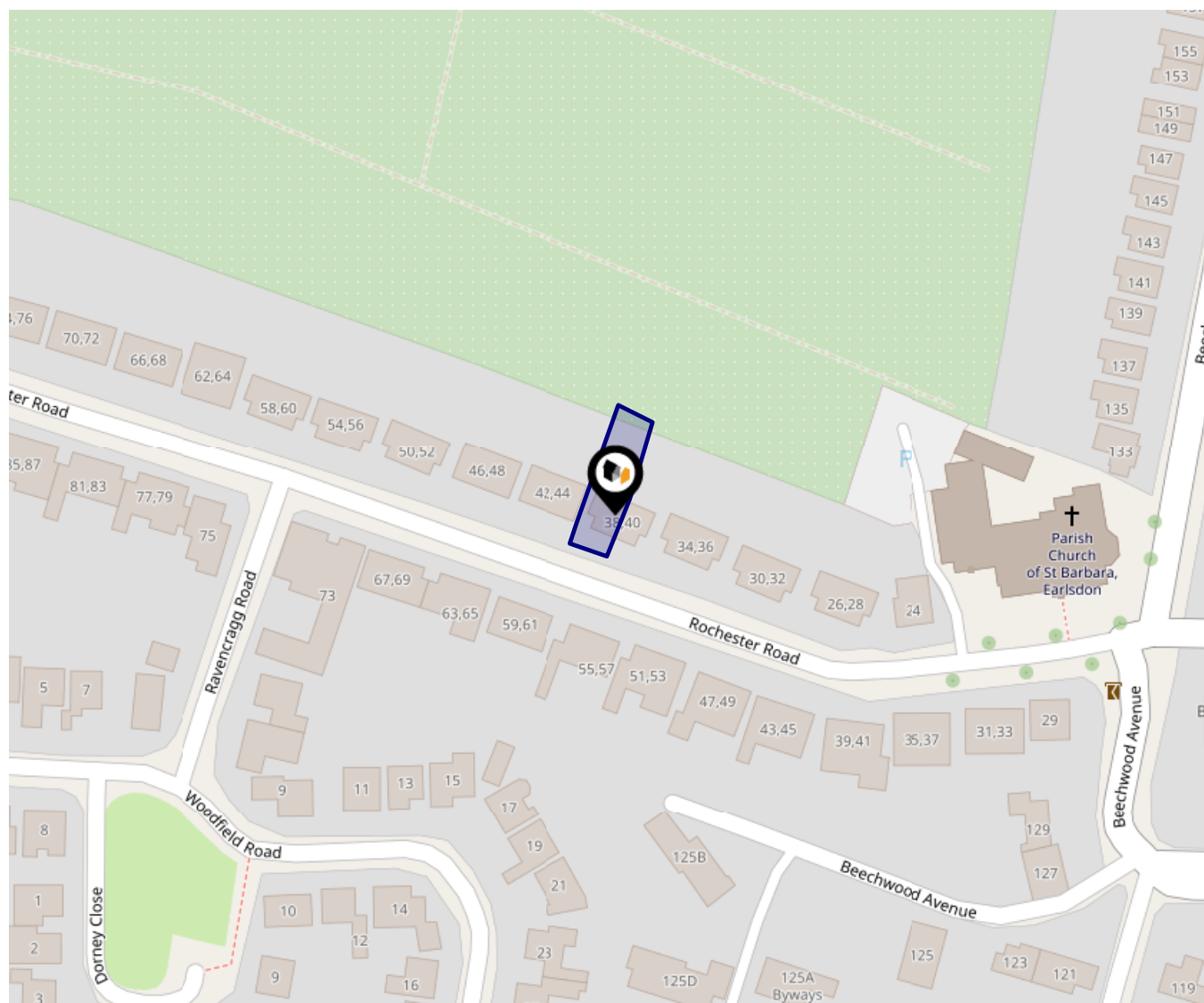


What is Radon?

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



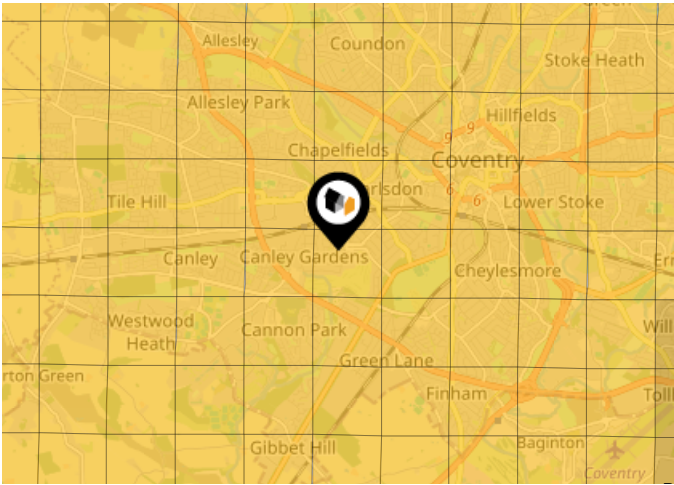
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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		

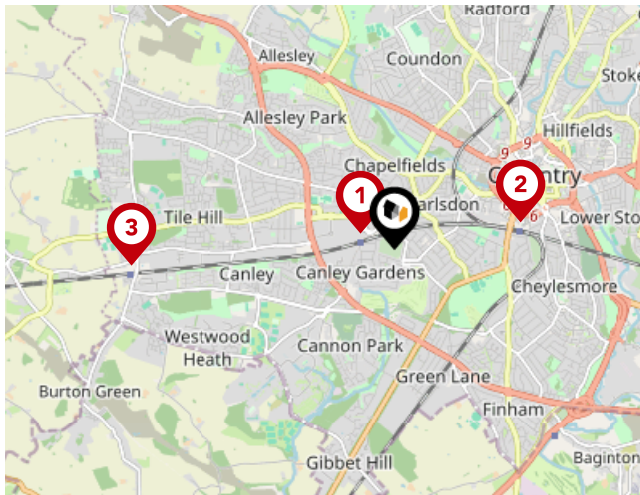


Primary Classifications (Most Common Clay Types)

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

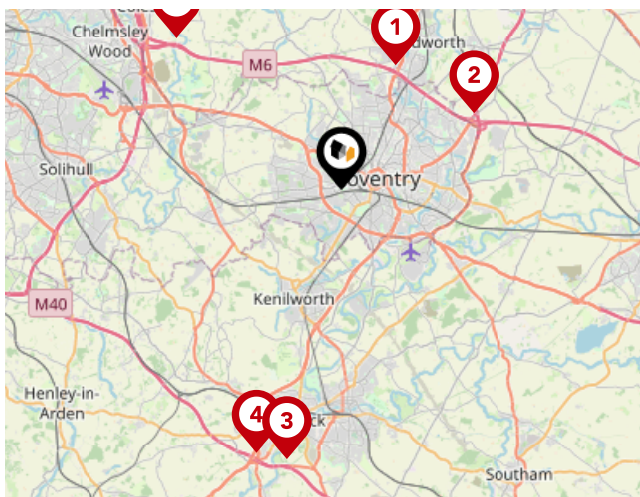
Area

Transport (National)



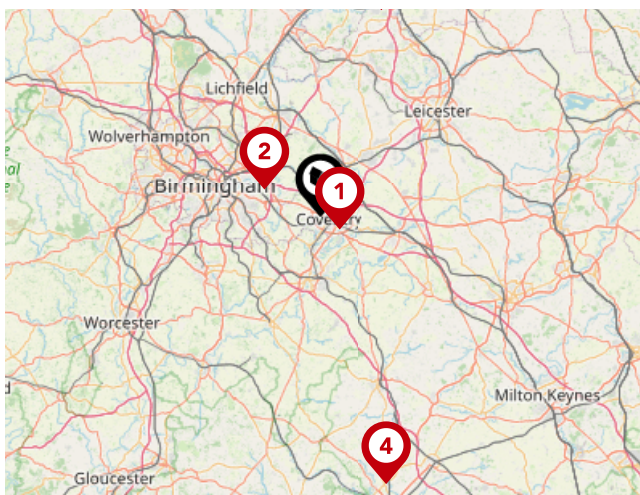
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.33 miles
2	Coventry Rail Station	1.17 miles
3	Tile Hill Rail Station	2.38 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.96 miles
2	M6 J2	5.57 miles
3	M40 J14	9.92 miles
4	M40 J15	9.97 miles
5	M6 J3A	8.15 miles

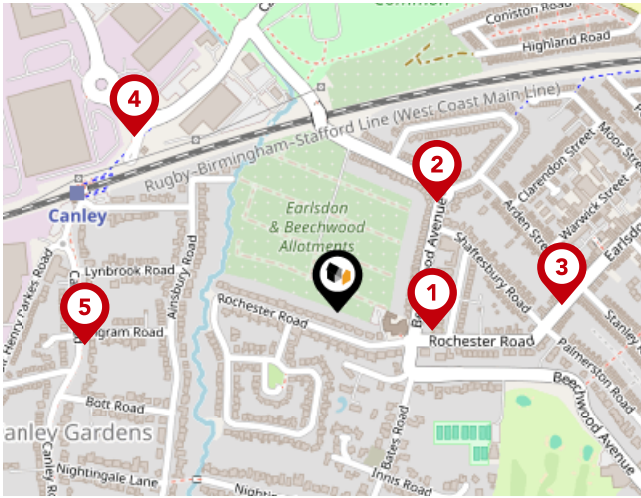


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.44 miles
2	Birmingham Airport	8.92 miles
3	East Mids Airport	30.98 miles
4	Kidlington	40.22 miles

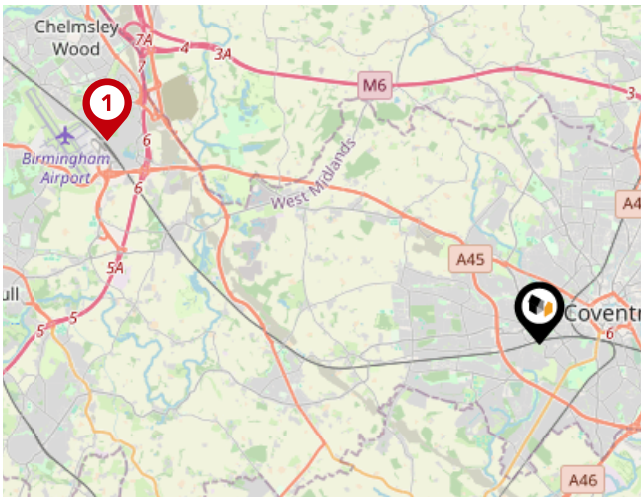
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beechwood Court	0.11 miles
2	Montes Court	0.17 miles
3	Palmerston Road	0.25 miles
4	Canley Station	0.3 miles
5	Burnsall Rd	0.29 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.65 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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Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

