



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th September 2025



DOVER STREET, COVENTRY, CV1

OIRO : £325,000

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A period & almost unique former watchmakers terraced home

Four double bedrooms over three floors

Ground floor family bathroom & two ensuite shower rooms

Sitting room with log burner & French doors to the gardens

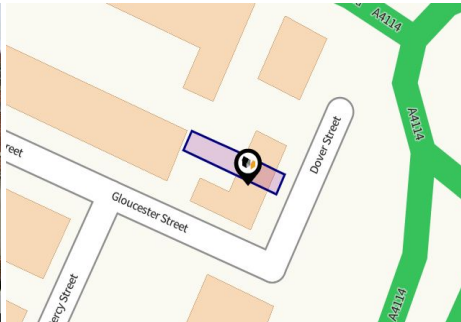
A multitude of original features with certified electrics & gas

A successful rental opportunity with contracts in place if required (or vacant possession)

Courtyard & lawned, tiered gardens to rear

NO CHAIN, EPC Rating D, TOTAL 1139 Sq.Ft or TOTAL 106 Sq.M Approx

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	OIRO:	£325,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,139 ft ² / 105 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Title Number:	WM50367		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Naul's Mill	14 mb/s	74 mb/s	1000 mb/s
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O	
				

Property EPC - Certificate



COVENTRY, CV1

Energy rating

D

Valid until 13.10.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	103 m ²

Market Sold in Street



8, Dover Street, Coventry, CV1 3DB			
Last Sold Date:	12/03/2021	06/04/2001	31/05/1996
Last Sold Price:	£180,000	£90,000	£52,000

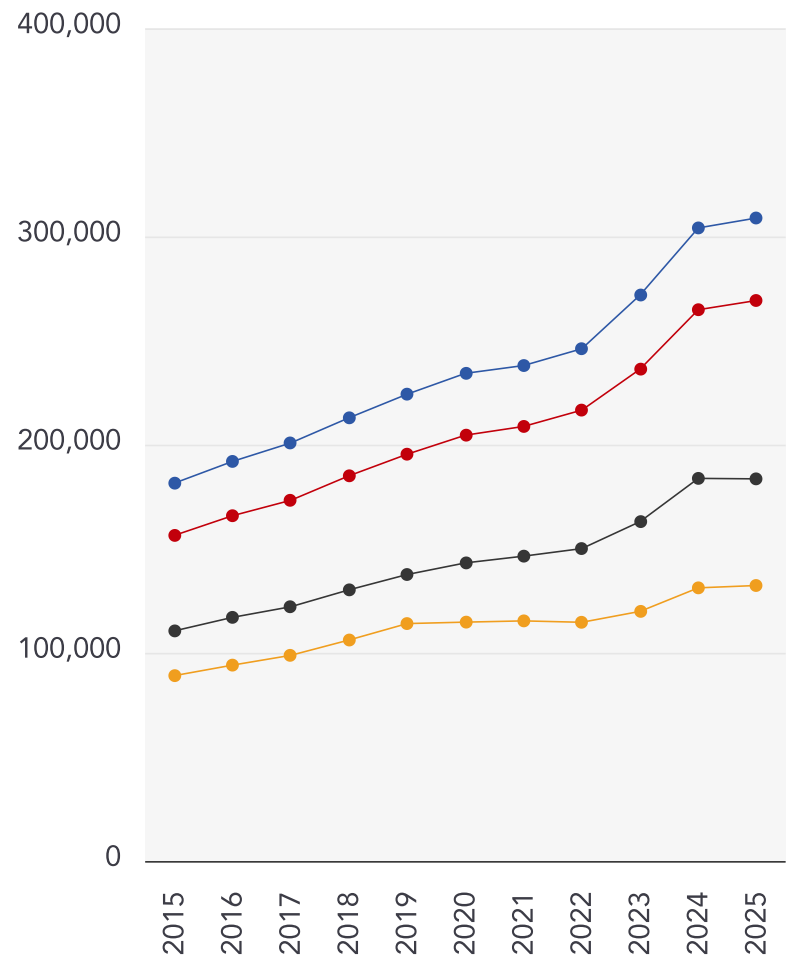
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV1



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

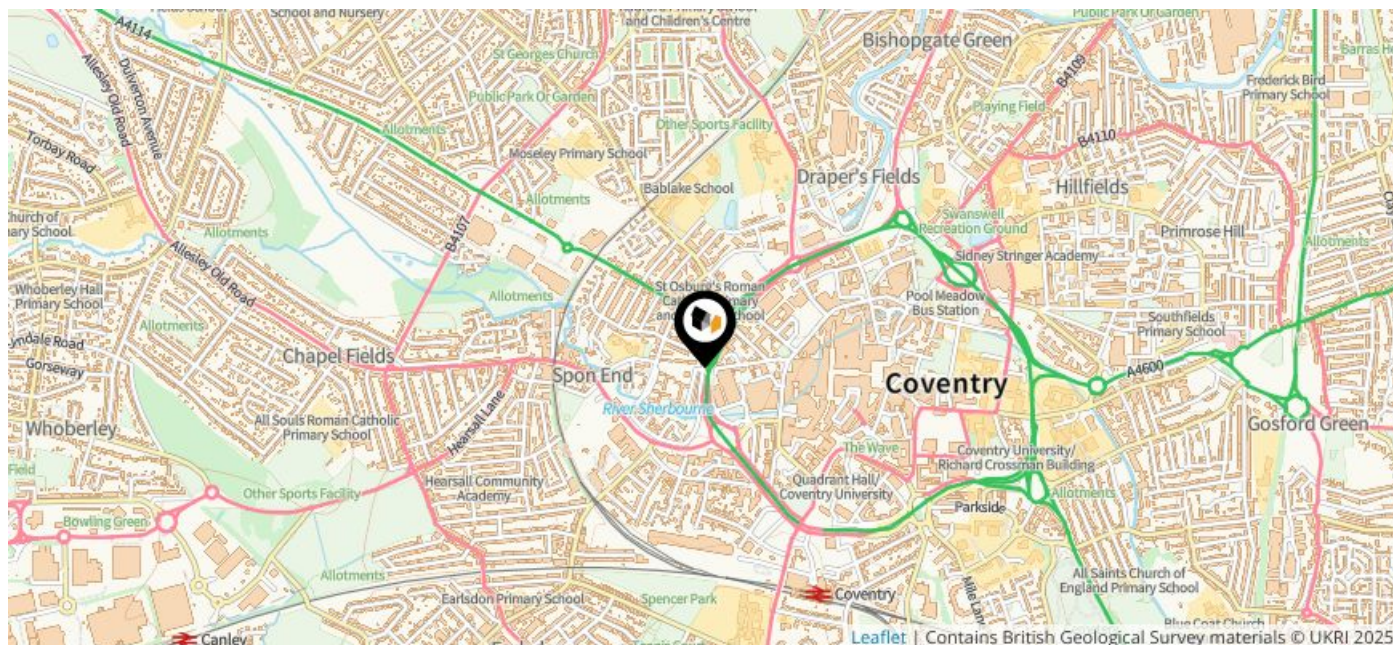
+48.62%

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.

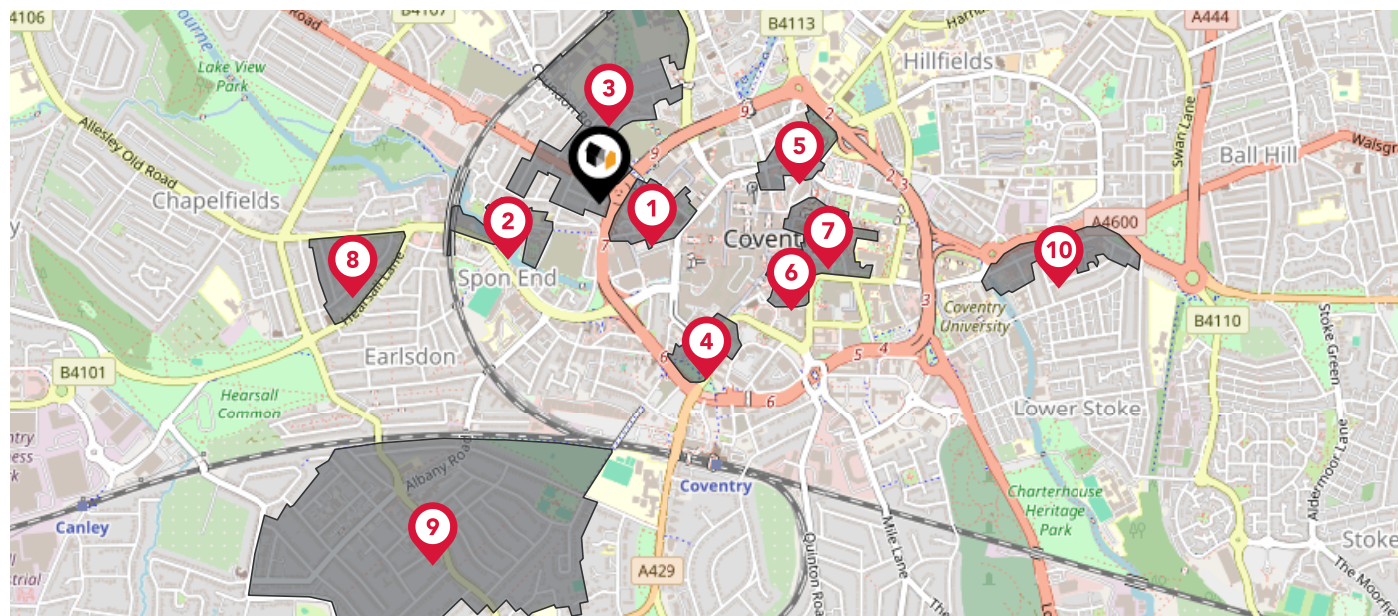
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Spon Street



Spon End



Naul's Mill



Greyfriars Green



Lady Herbert's Garden



High Street



Hill Top and Cathedral



Chapelfields



Earlsdon



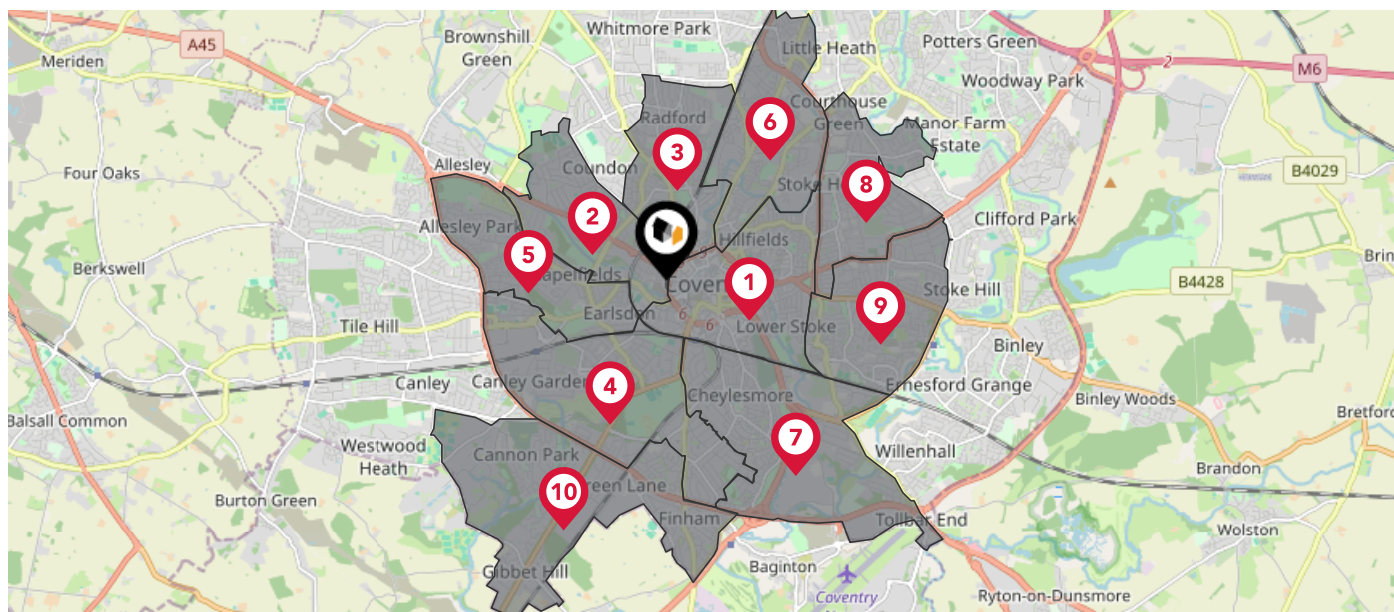
Far Gosford Street

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



St. Michael's Ward



Sherbourne Ward



Radford Ward



Earlsdon Ward



Whoberley Ward



Foleshill Ward



Cheylesmore Ward



Upper Stoke Ward

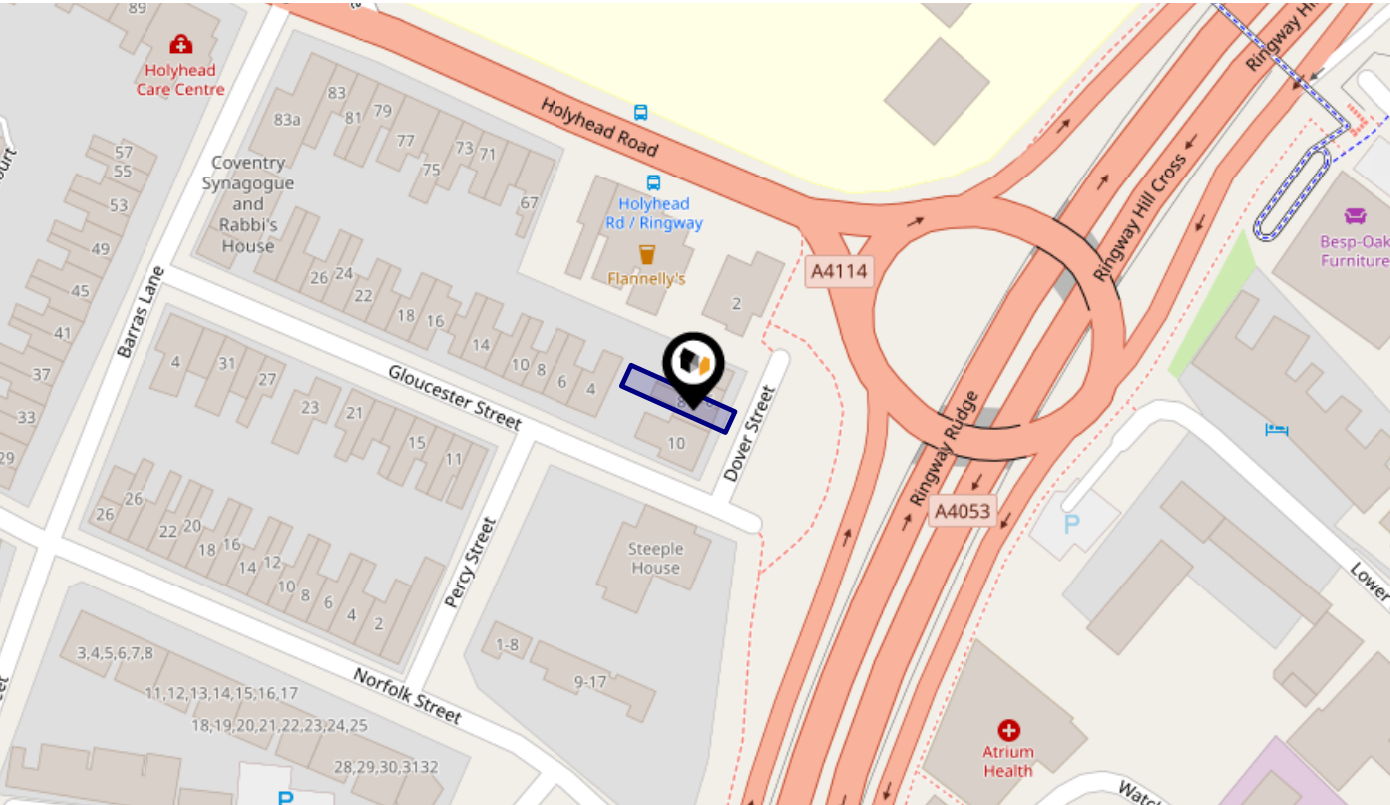


Lower Stoke Ward



Wainbody Ward

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.

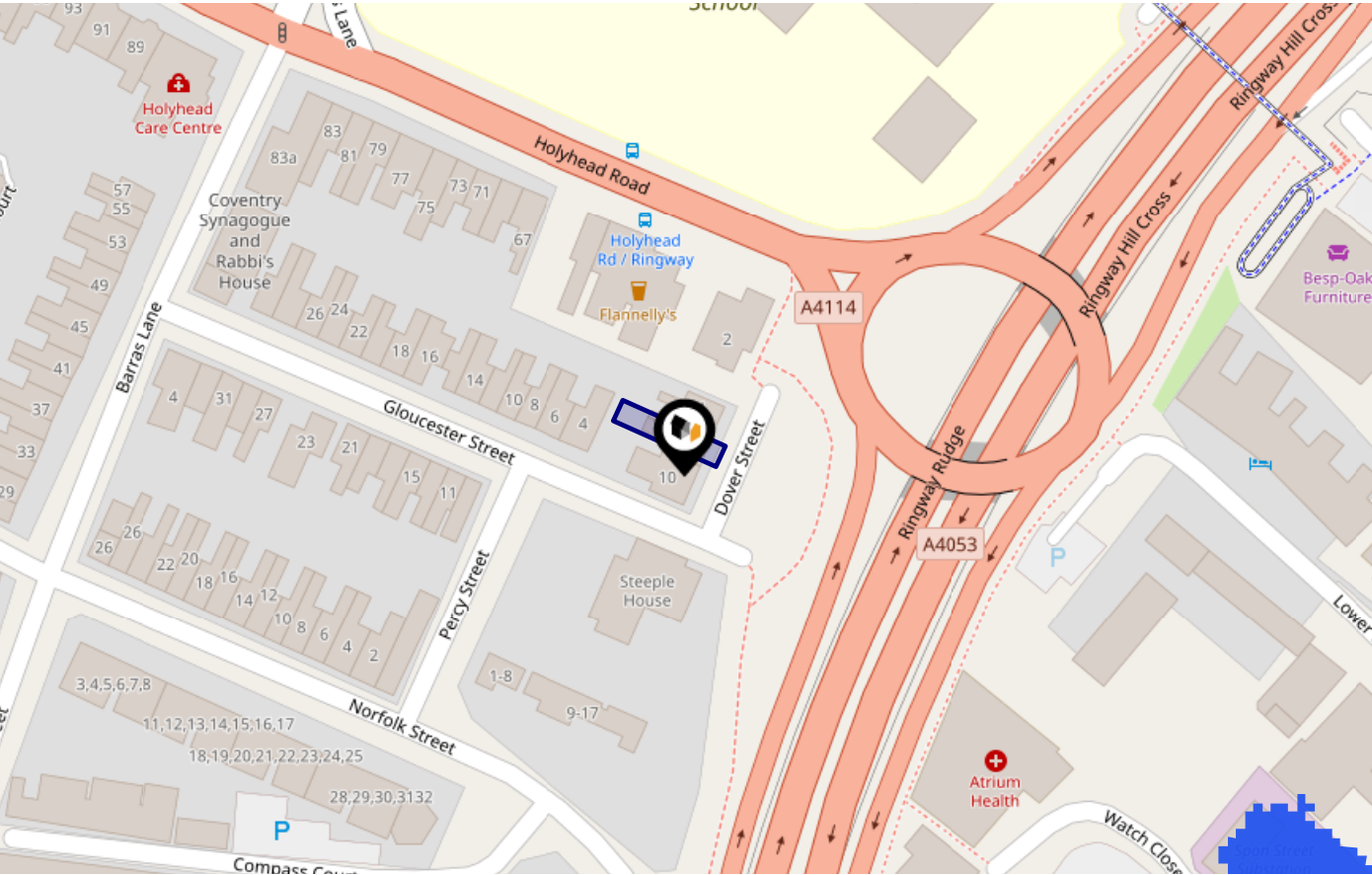
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

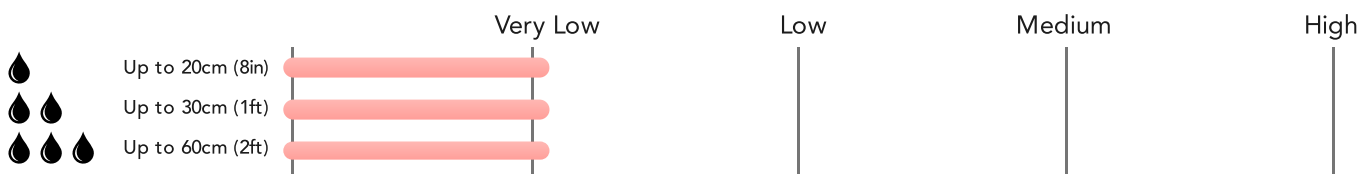


Risk Rating: Very low

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.

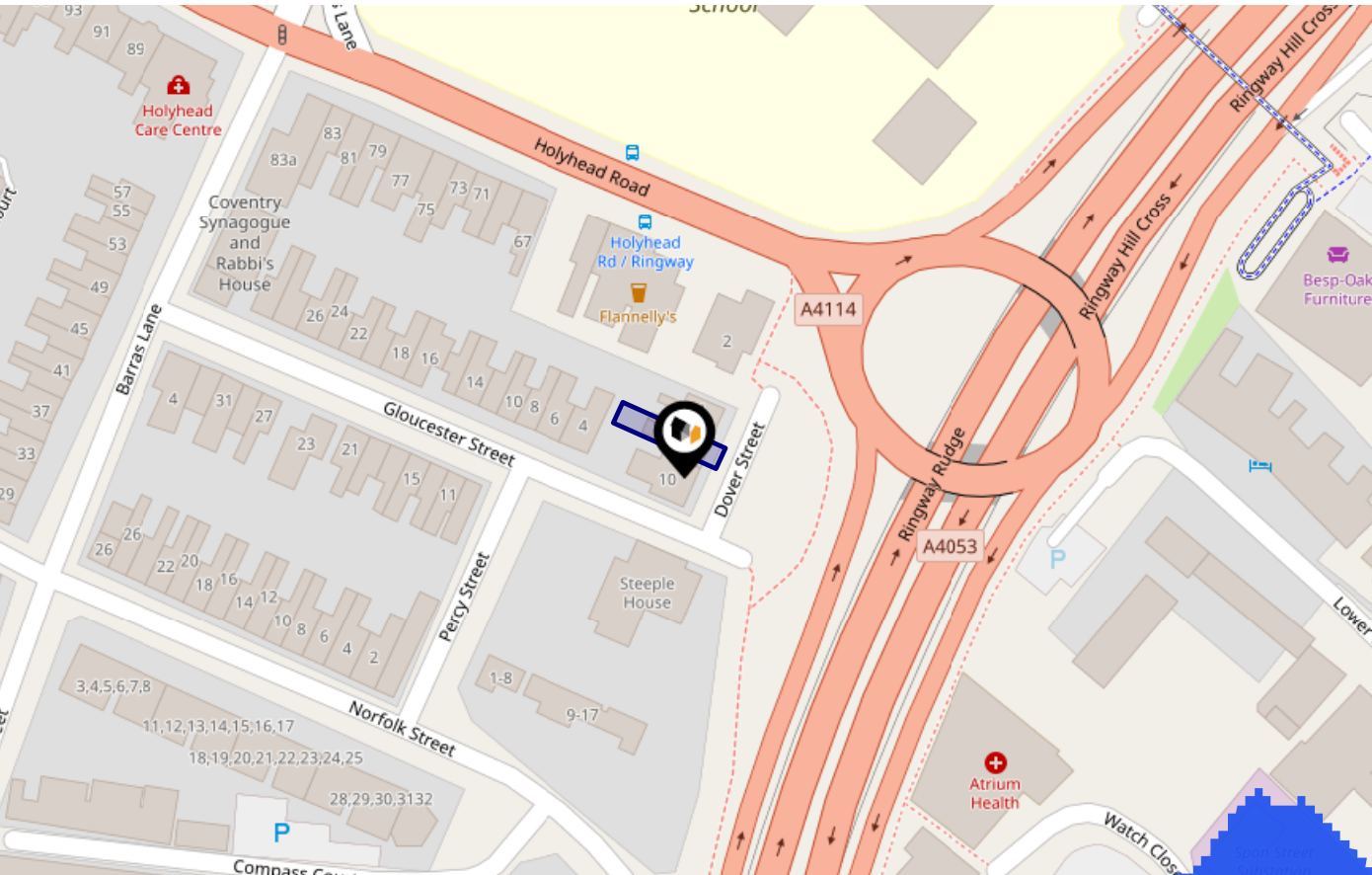
Chance of flooding to the following depths at this property:



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.

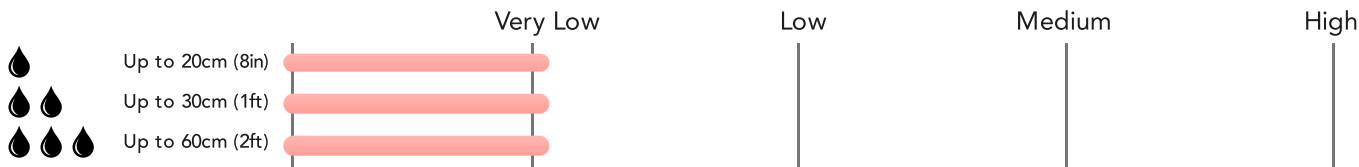


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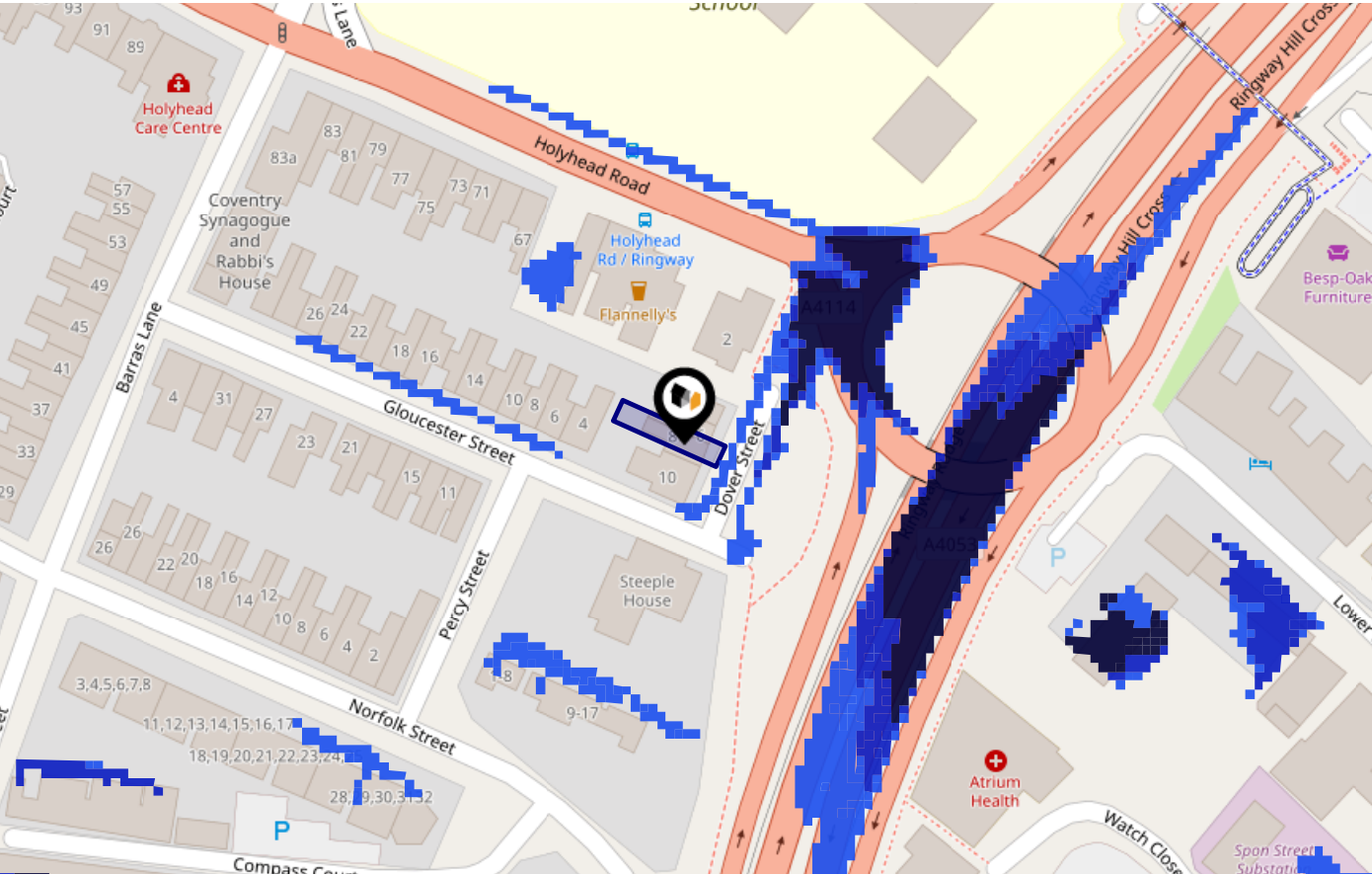
Chance of flooding to the following depths at this property:



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.

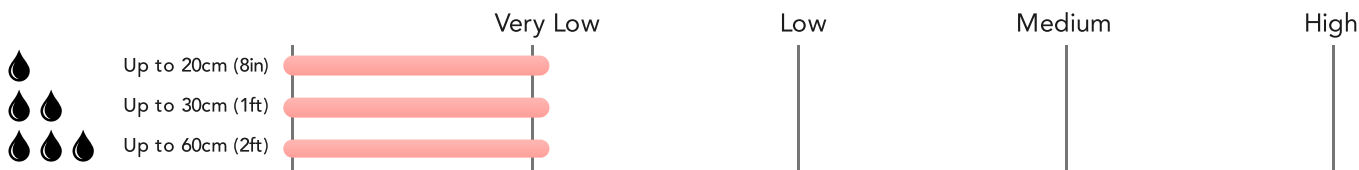


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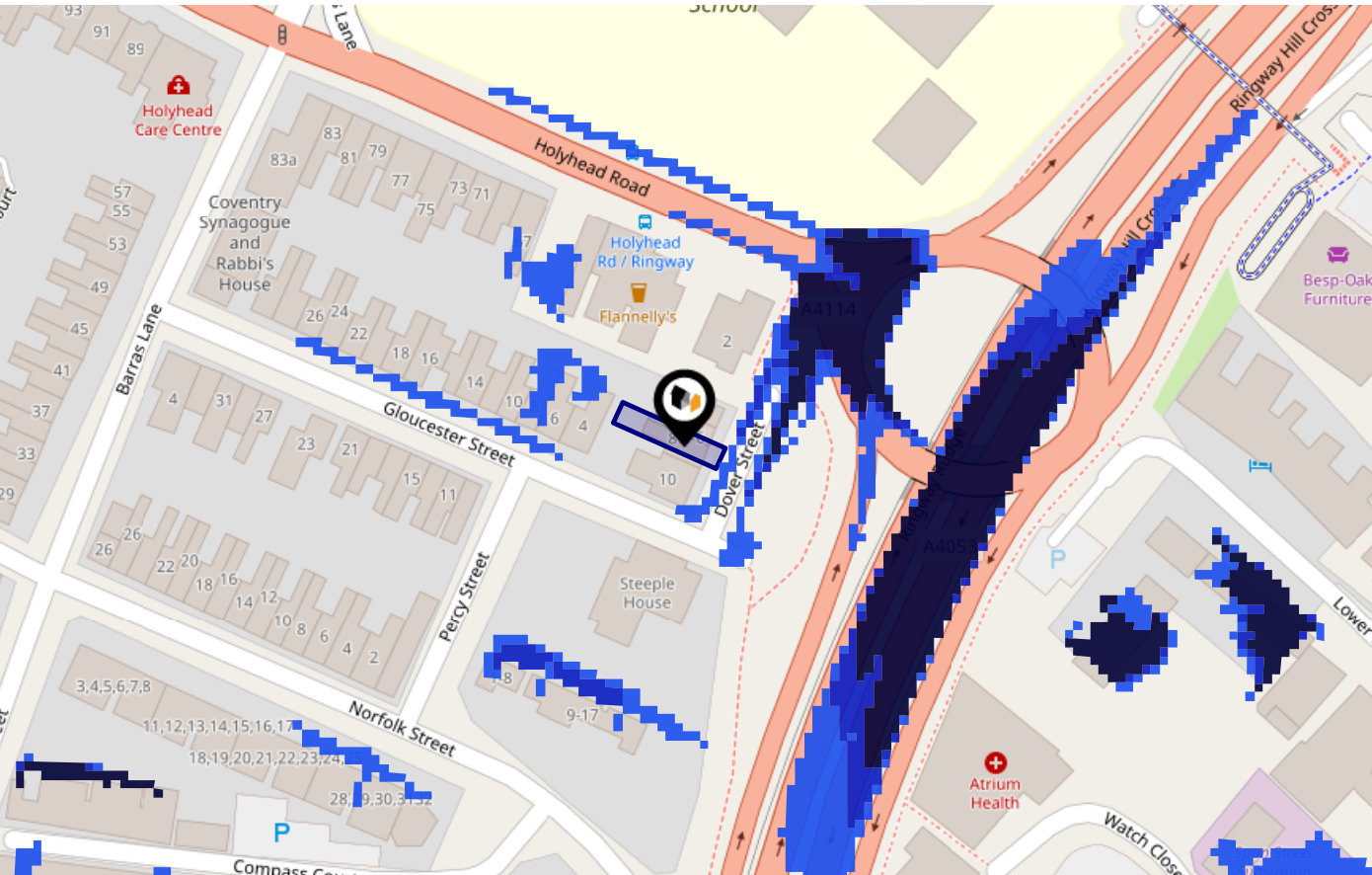
Chance of flooding to the following depths at this property:



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.

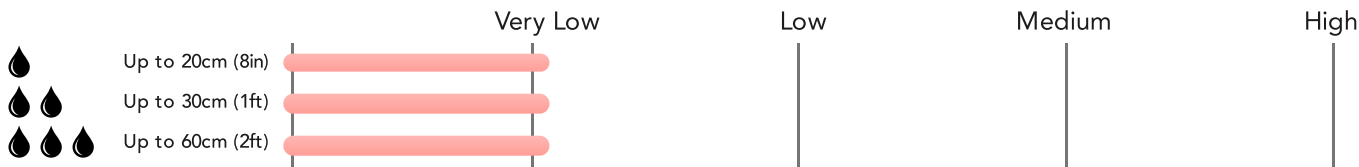


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Chance of flooding to the following depths at this property:

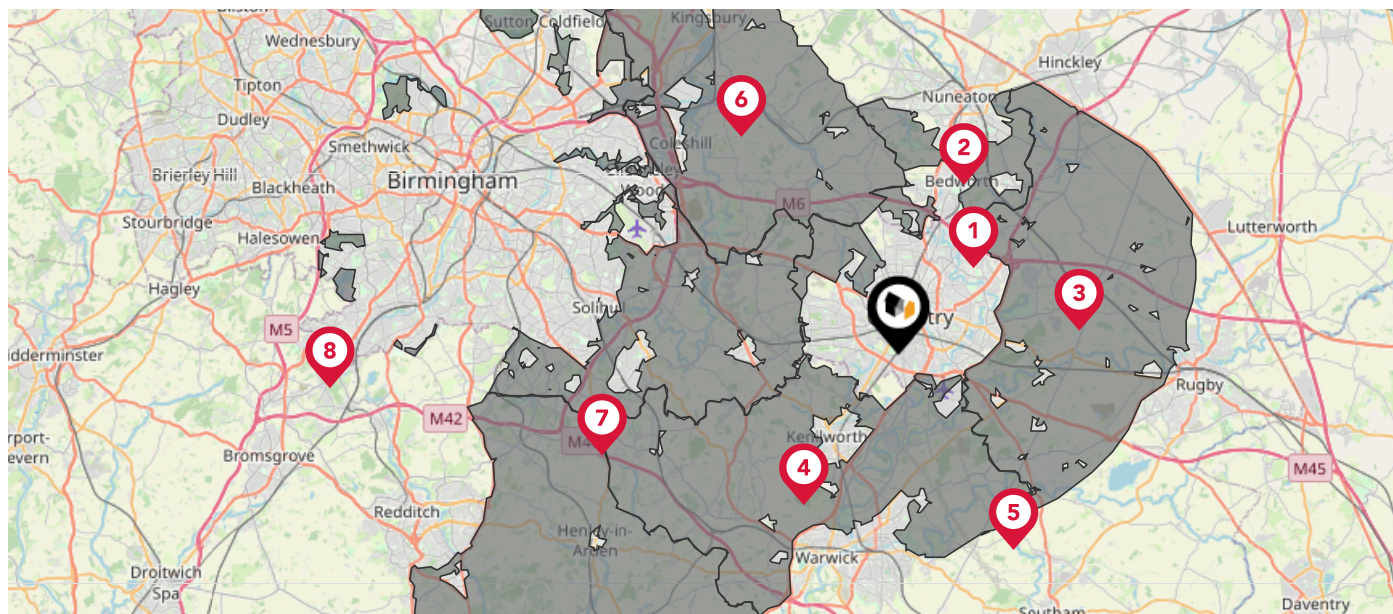


Maps

Green Belt



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



Nearby Green Belt Land

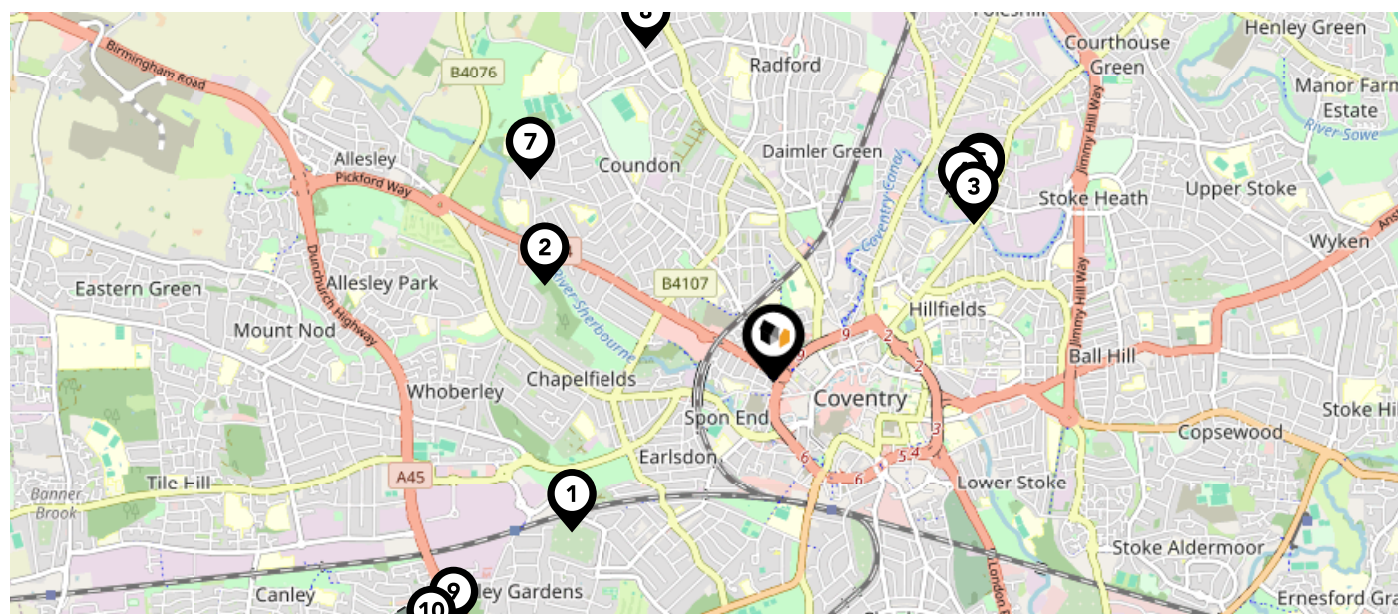
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Warwick
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

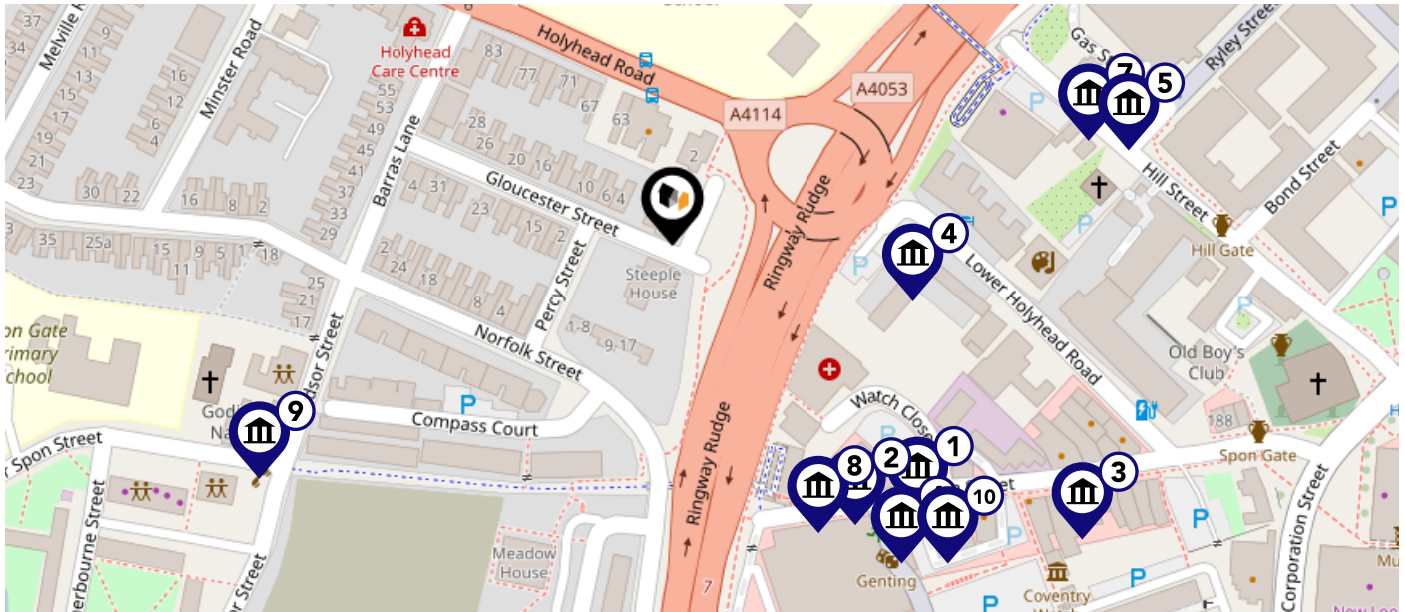
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	☐
2	Holyhead Road-Coundon, Coventry	Historic Landfill	☐
3	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	☐
4	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill	☐
5	Webster's-Stony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

Maps

Listed Buildings



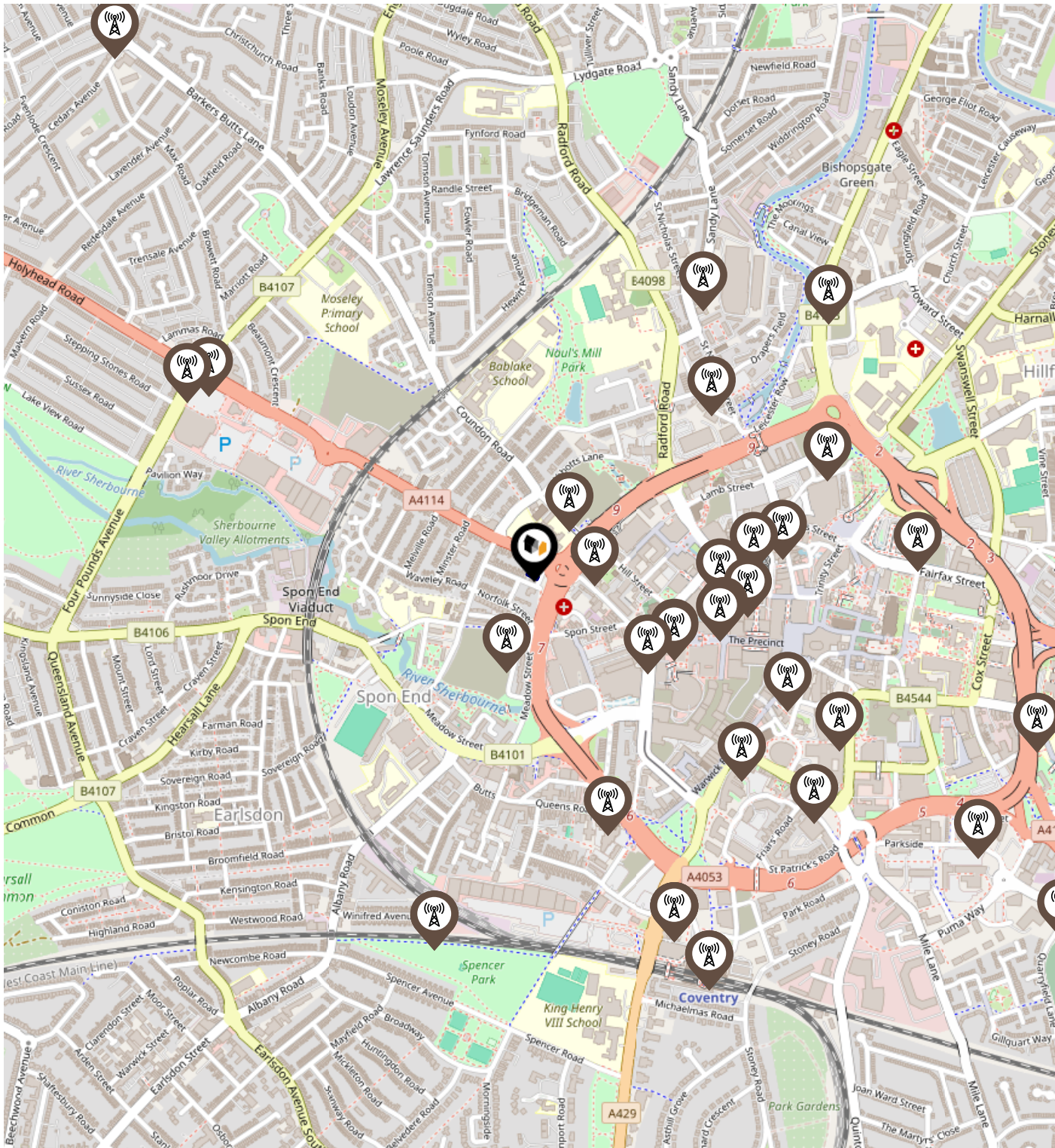
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1096851 - 169 Spon Street	Grade II	0.1 miles
	1226783 - 163 And 164 Spon Street	Grade II	0.1 miles
	1076602 - 14 And 15 Spon Street	Grade II	0.1 miles
	1076626 - 25-29 (odd) Lower Holyhead Road	Grade II	0.1 miles
	1076598 - 1 And 3 Ryley Street	Grade II	0.1 miles
	1086965 - 27 Spon Street	Grade II	0.1 miles
	1076614 - 34-44 (even) Hill Street	Grade II	0.1 miles
	1086955 - 159-162 Spon Street	Grade II	0.1 miles
	1226523 - 119-123, Upper Spon Street	Grade II	0.1 miles
	1342948 - Old Windmill Inn	Grade II	0.1 miles

Local Area

Masts & Pylons



Key:

- Power Pylons
- Communication Masts

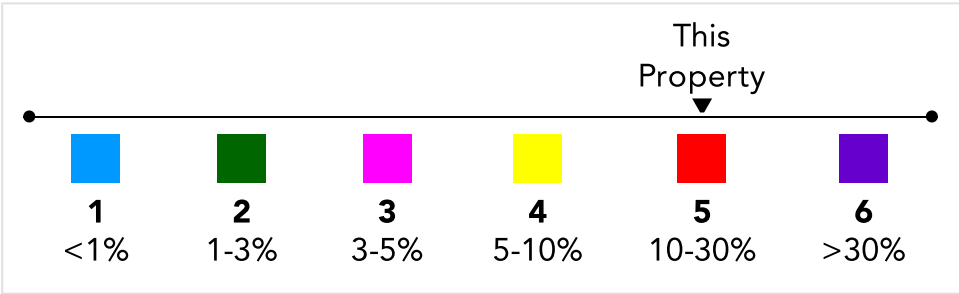
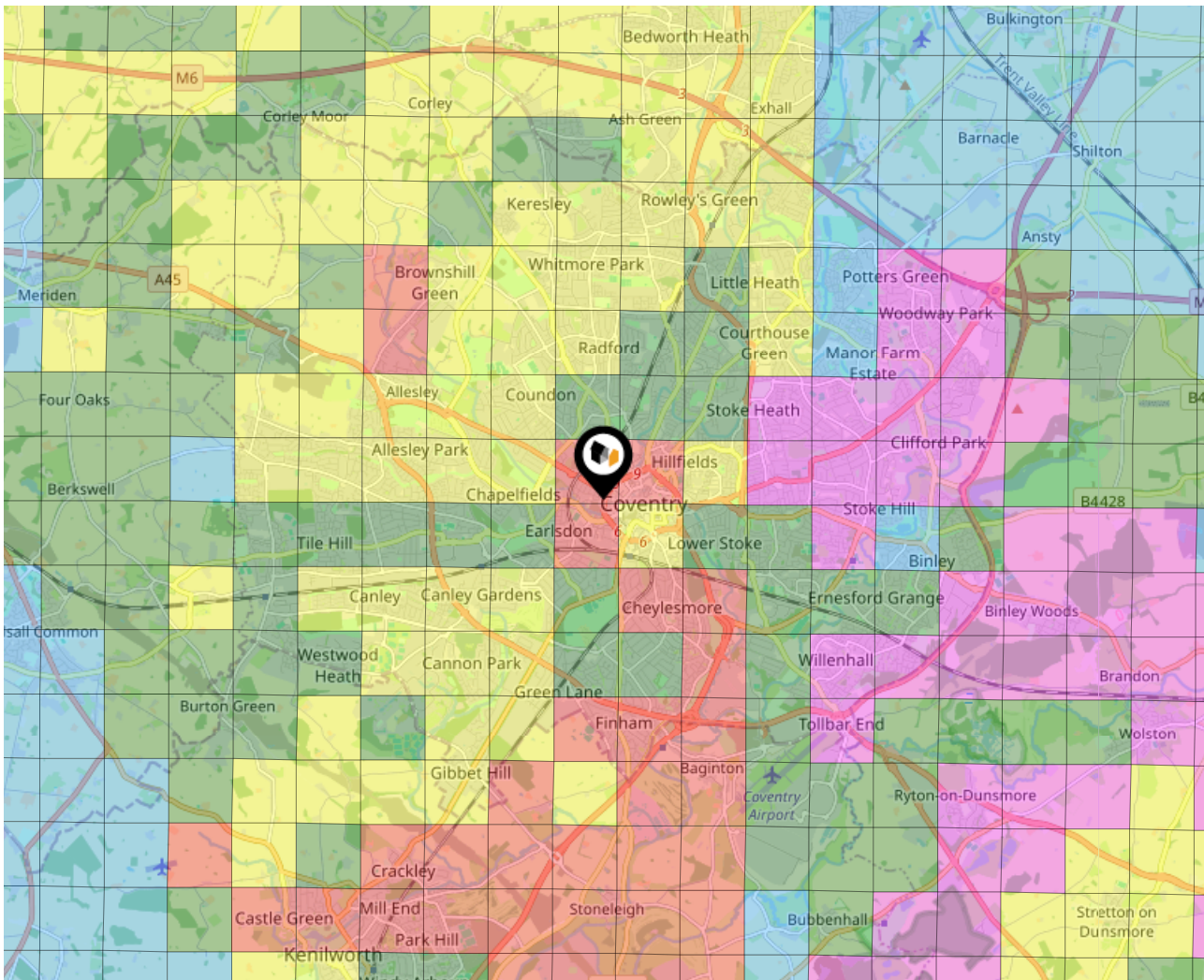
Environment

Radon Gas

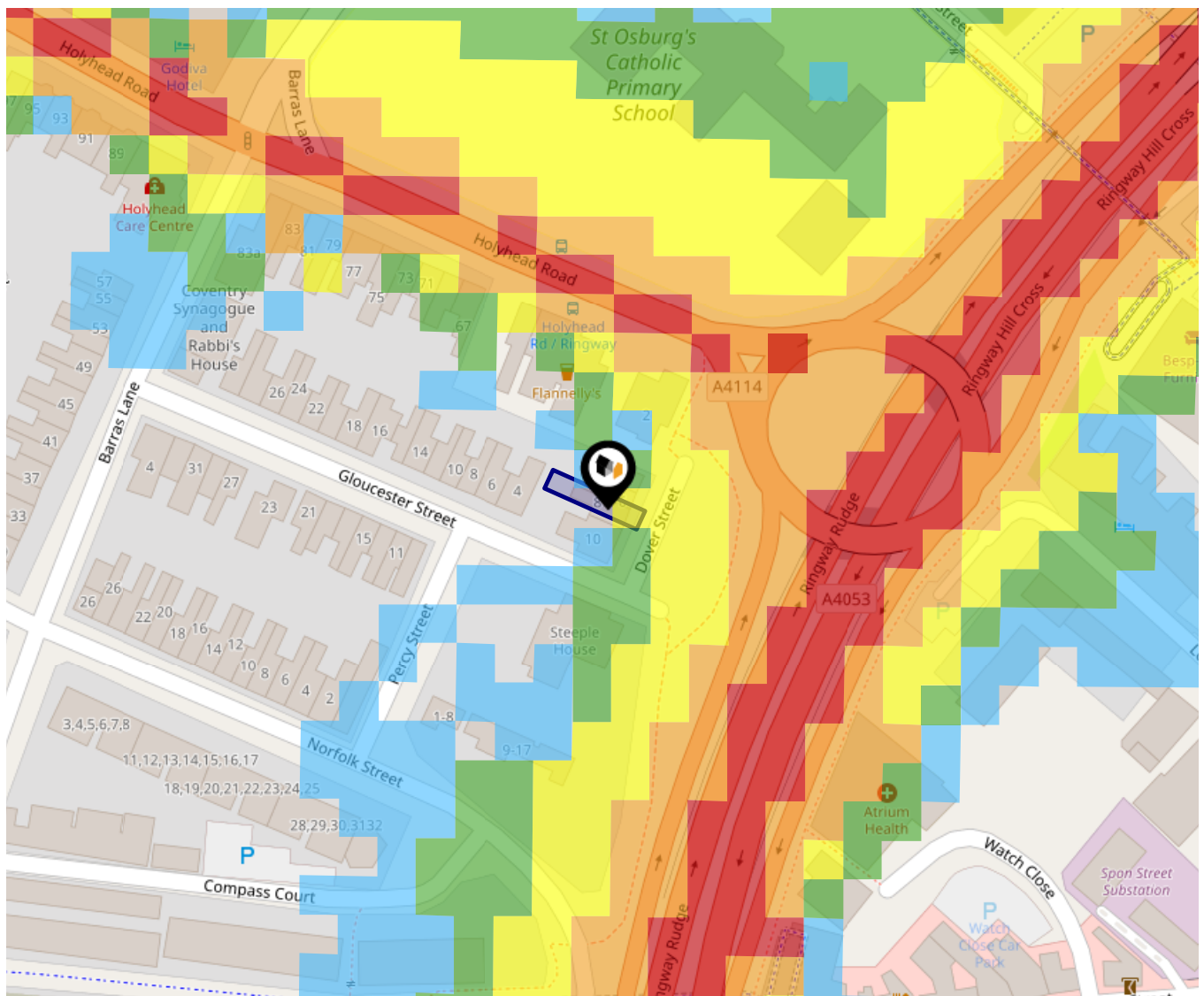


What is Radon?

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



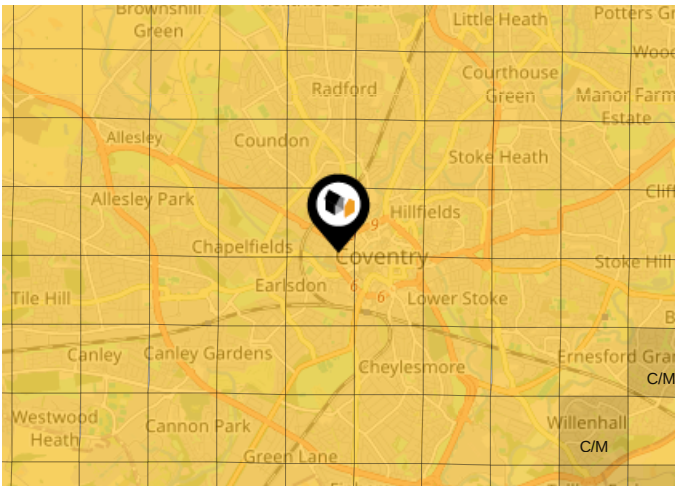
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

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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