



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 14th October 2025



MORNINGSIDE, COVENTRY, CV5

Asking Price : £800,000

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

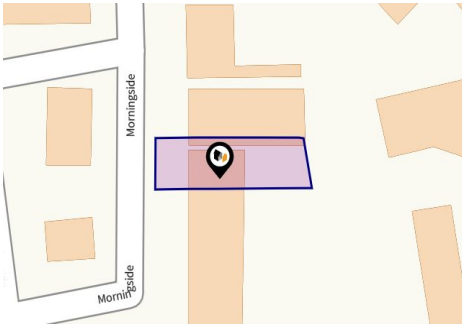


Dear Buyers & Interested Parties

Your property details in brief.....

A delightful, detached, period, four bedroom family home
Stunning reception hallway & grand landing with portrait window
Kitchen breakfast family room with French doors to garden
Sitting room with French doors to garden & separate dining room
Ground floor cloakroom, 4 piece family bathroom & ensuite shower room
Gated driveway with garage & walled foregarden
Private & mature rear patio & gardens
EPC RATING E, TOTAL 197 SQ.M OR 2121 SQ.FT, NO CHAIN

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



Property

Type:	Detached	Asking Price:	£800,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,120 ft ² / 197 m ²		
Plot Area:	0.12 acres		
Year Built :	1930-1949		
Council Tax :	Band F		
Annual Estimate:	£3,486		
Title Number:	WM207720		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	Earlsdon	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	10000
• 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	O ₂	
				

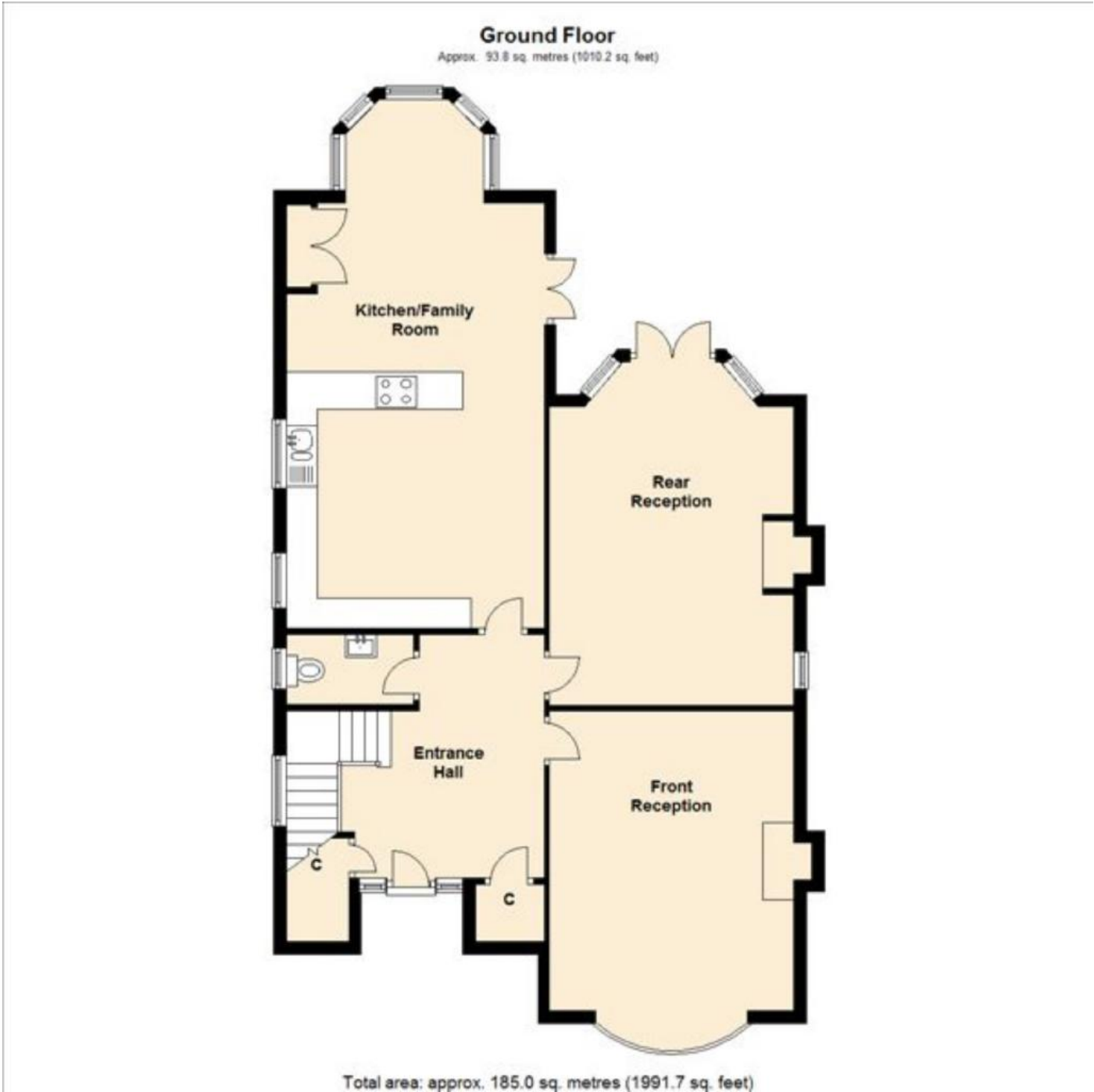
MORNINGSIDE, COVENTRY, CV5

First Floor

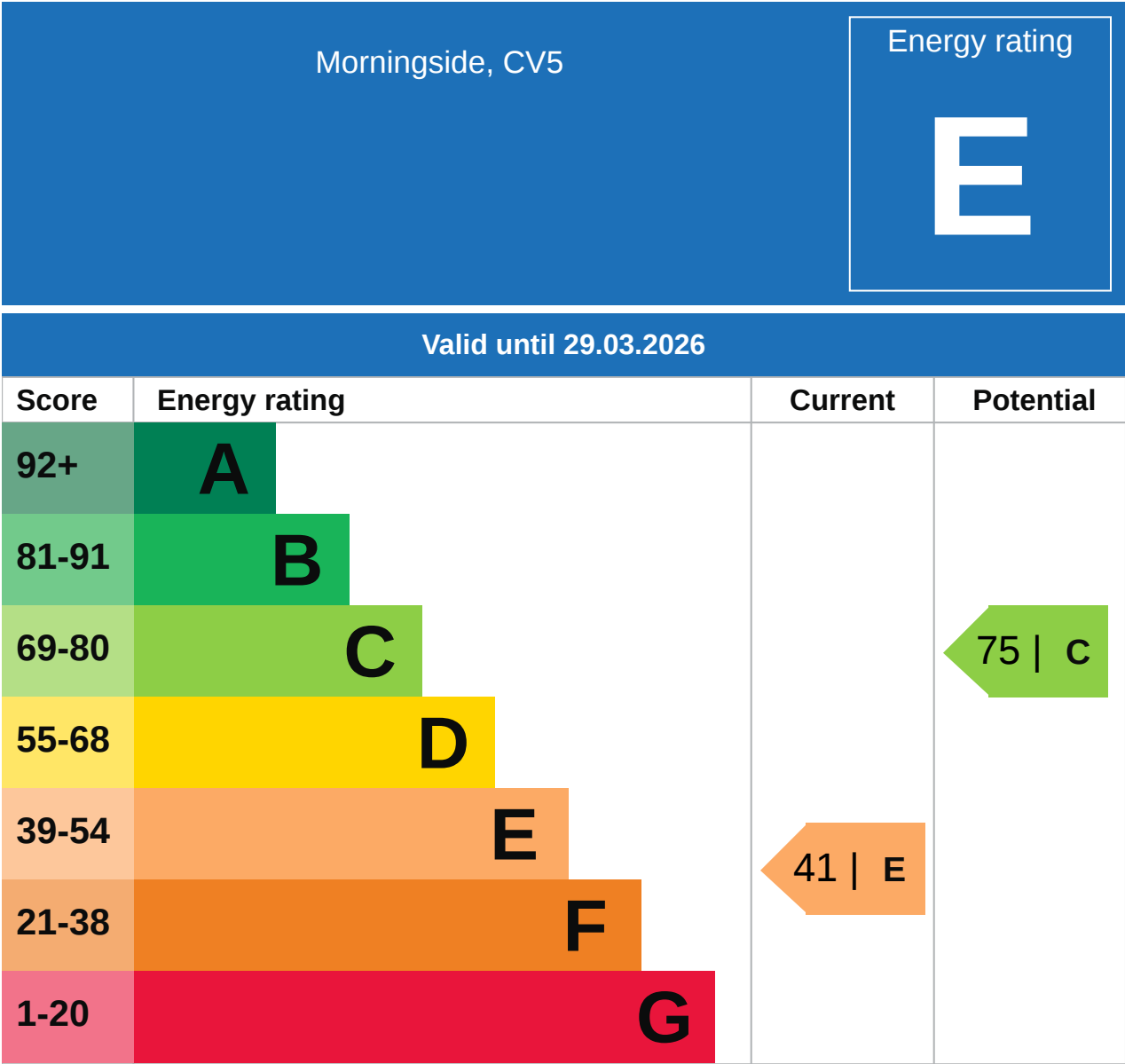
Approx. 91.2 sq. metres (981.6 sq. feet)



MORNINGSIDE, COVENTRY, CV5



Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very Good
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 55% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	185 m ²

Market Sold in Street



9, Morningside, Coventry, CV5 6PD				
Last Sold Date:		01/11/2024		
Last Sold Price:		£665,000		
16, Morningside, Coventry, CV5 6PD				
Last Sold Date:		20/07/2023	06/05/1997	
Last Sold Price:		£925,000	£175,000	
33, Morningside, Coventry, CV5 6PD				
Last Sold Date:		20/01/2022	21/04/2006	
Last Sold Price:		£585,000	£385,000	
35, Morningside, Coventry, CV5 6PD				
Last Sold Date:		05/11/2019	22/04/2008	07/02/2006
Last Sold Price:		£760,000	£600,000	£476,000
55, Morningside, Coventry, CV5 6PD				
Last Sold Date:		01/02/2019		
Last Sold Price:		£555,000		
12, Morningside, Coventry, CV5 6PD				
Last Sold Date:		30/07/2014		
Last Sold Price:		£380,000		
2, Morningside, Coventry, CV5 6PD				
Last Sold Date:		07/06/2013		
Last Sold Price:		£352,500		
10, Morningside, Coventry, CV5 6PD				
Last Sold Date:		22/04/2008	21/06/2002	
Last Sold Price:		£415,000	£237,000	
17, Morningside, Coventry, CV5 6PD				
Last Sold Date:		18/08/2006		
Last Sold Price:		£482,000		
19, Morningside, Coventry, CV5 6PD				
Last Sold Date:		16/12/2005		
Last Sold Price:		£440,000		
47, Morningside, Coventry, CV5 6PD				
Last Sold Date:		18/10/2004		
Last Sold Price:		£305,000		
29, Morningside, Coventry, CV5 6PD				
Last Sold Date:		30/09/2004	22/04/1997	
Last Sold Price:		£330,000	£110,000	

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

Market Sold in Street



8, Morningside, Coventry, CV5 6PD

Last Sold Date: 22/03/2002
Last Sold Price: £225,000

15, Morningside, Coventry, CV5 6PD

Last Sold Date: 27/07/2001
Last Sold Price: £238,000

53, Morningside, Coventry, CV5 6PD

Last Sold Date: 11/12/1998
Last Sold Price: £160,000

23, Morningside, Coventry, CV5 6PD

Last Sold Date: 24/09/1997
Last Sold Price: £125,000

13, Morningside, Coventry, CV5 6PD

Last Sold Date: 20/12/1995
Last Sold Price: £120,000

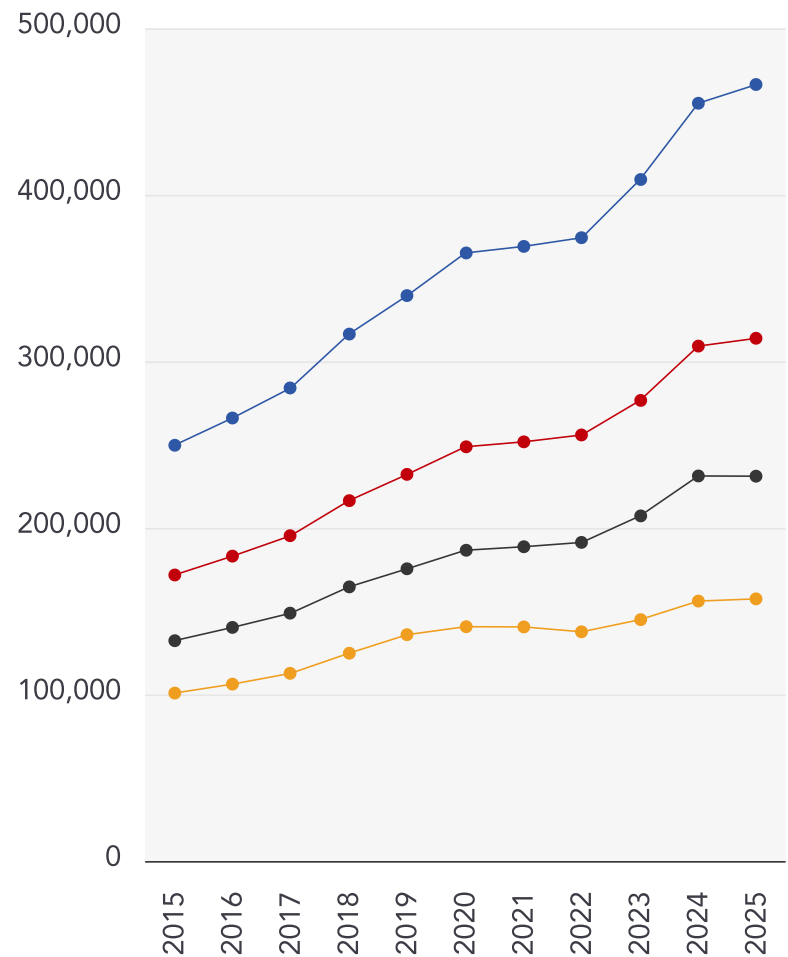
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

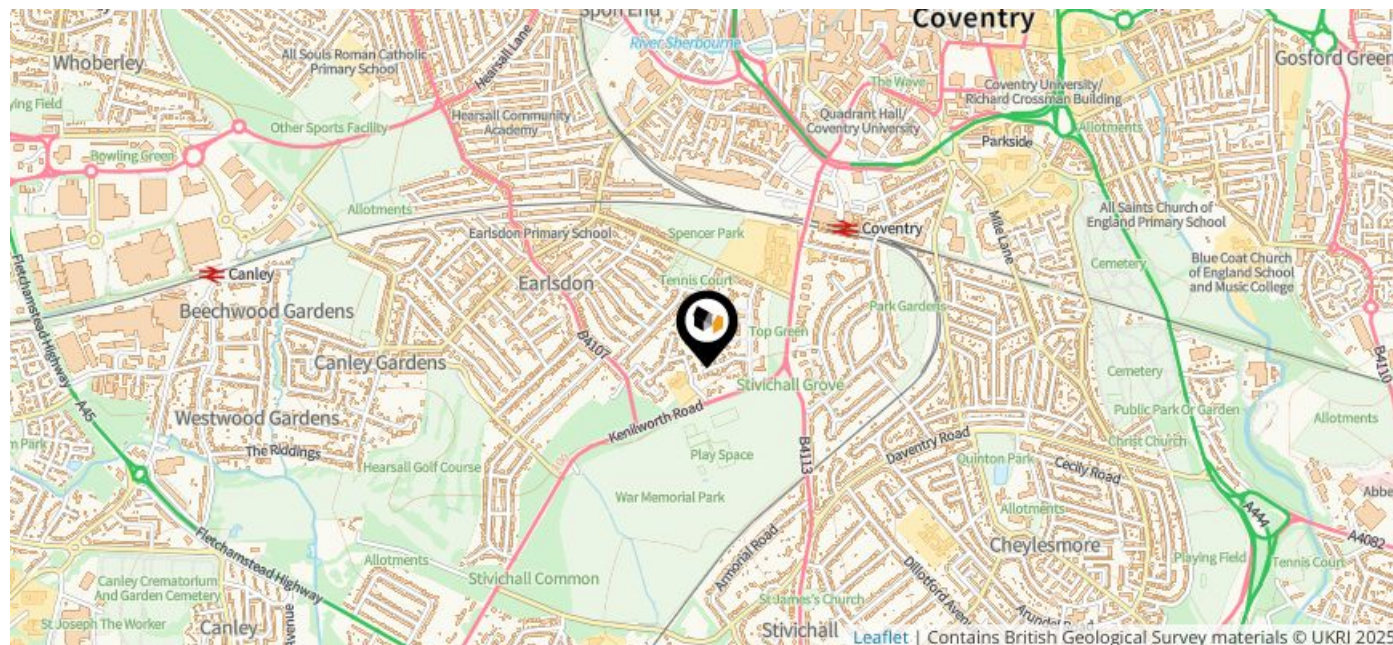
+56.09%

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.

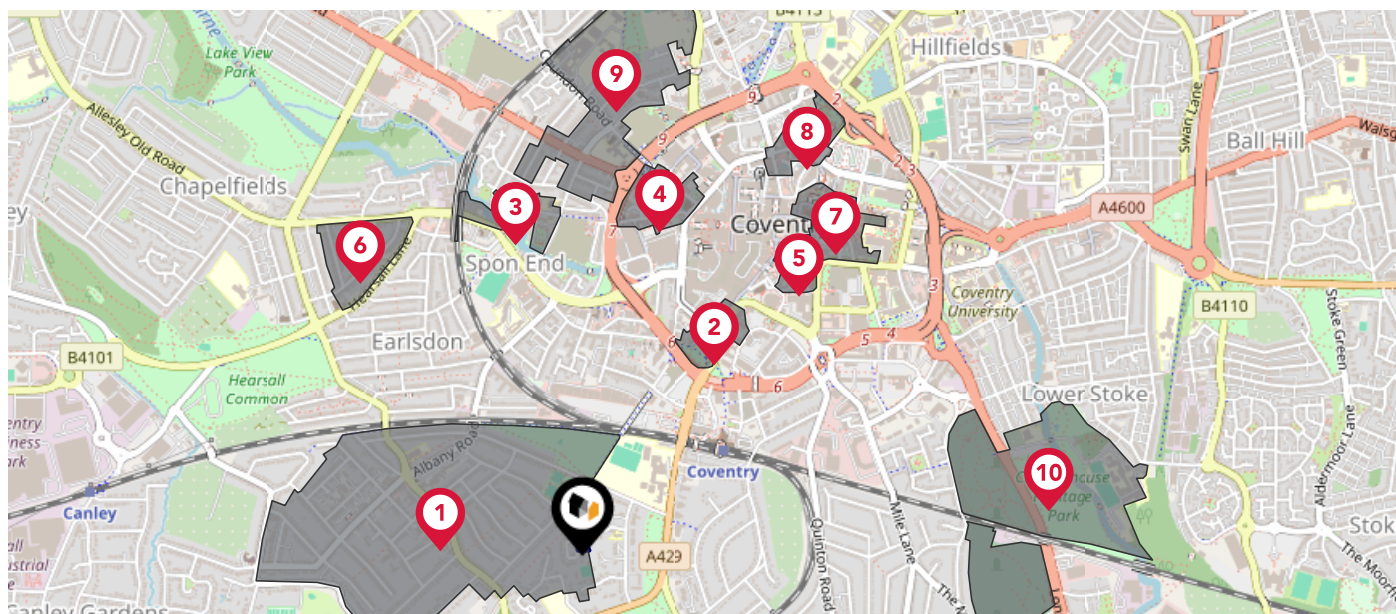
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Greyfriars Green



Spon End



Spon Street



High Street



Chapelfields



Hill Top and Cathedral



Lady Herbert's Garden



Naul's Mill



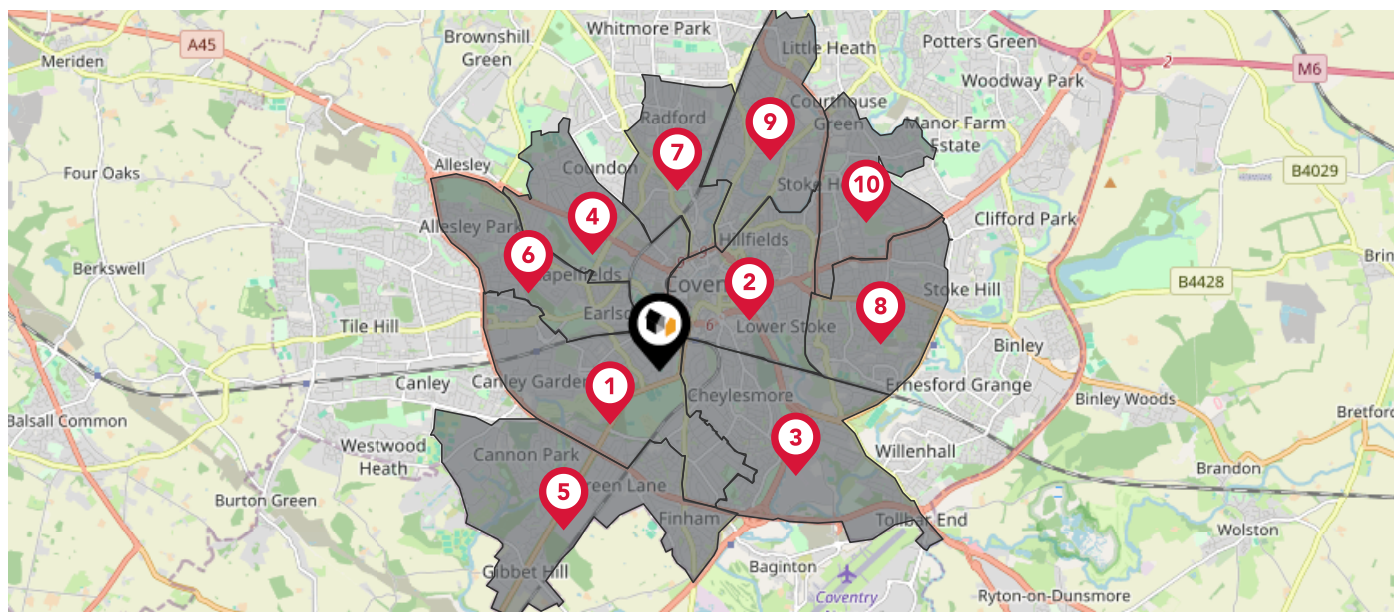
London Road

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Earlsdon Ward



St. Michael's Ward



Cheylesmore Ward



Sherbourne Ward



Wainbody Ward



Whoberley Ward



Radford Ward



Lower Stoke Ward



Foleshill Ward



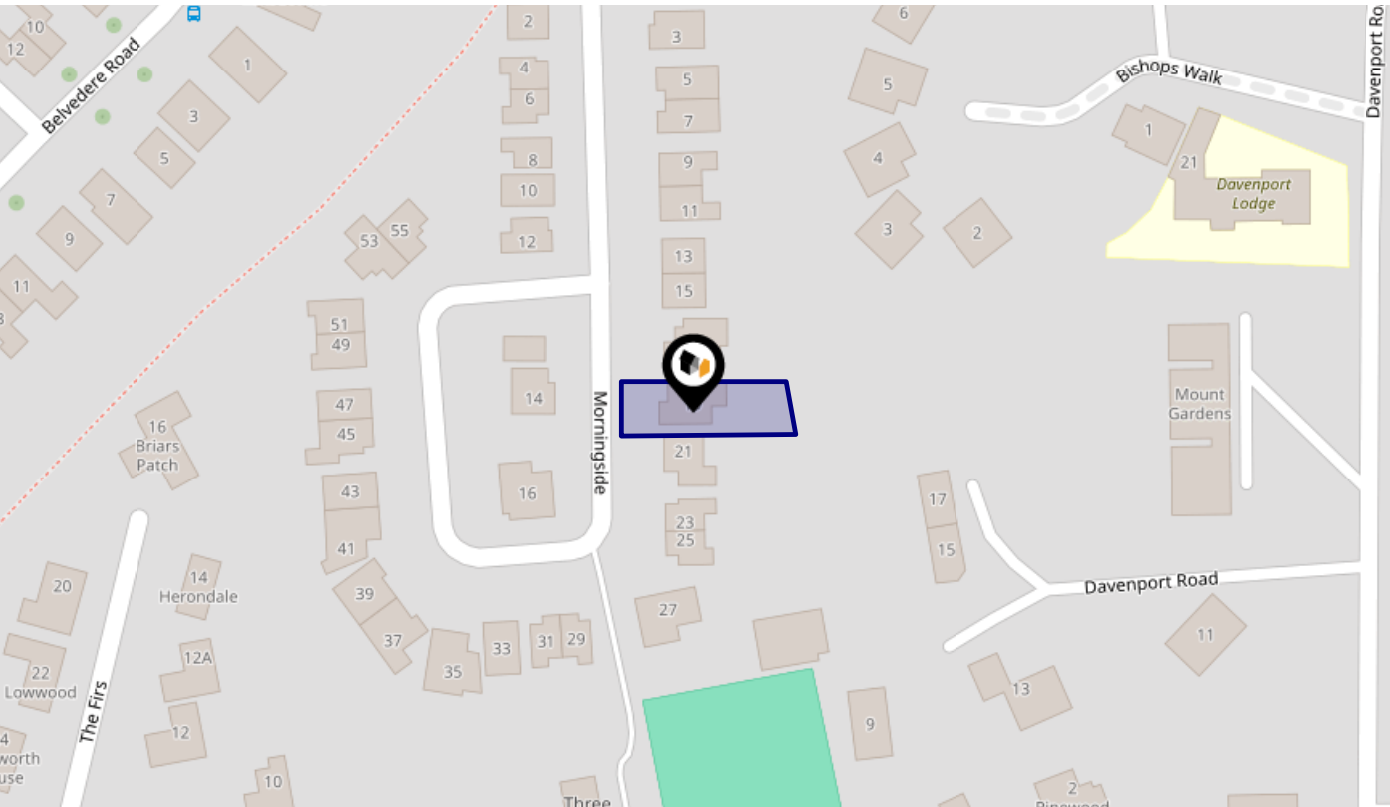
Upper Stoke Ward

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:

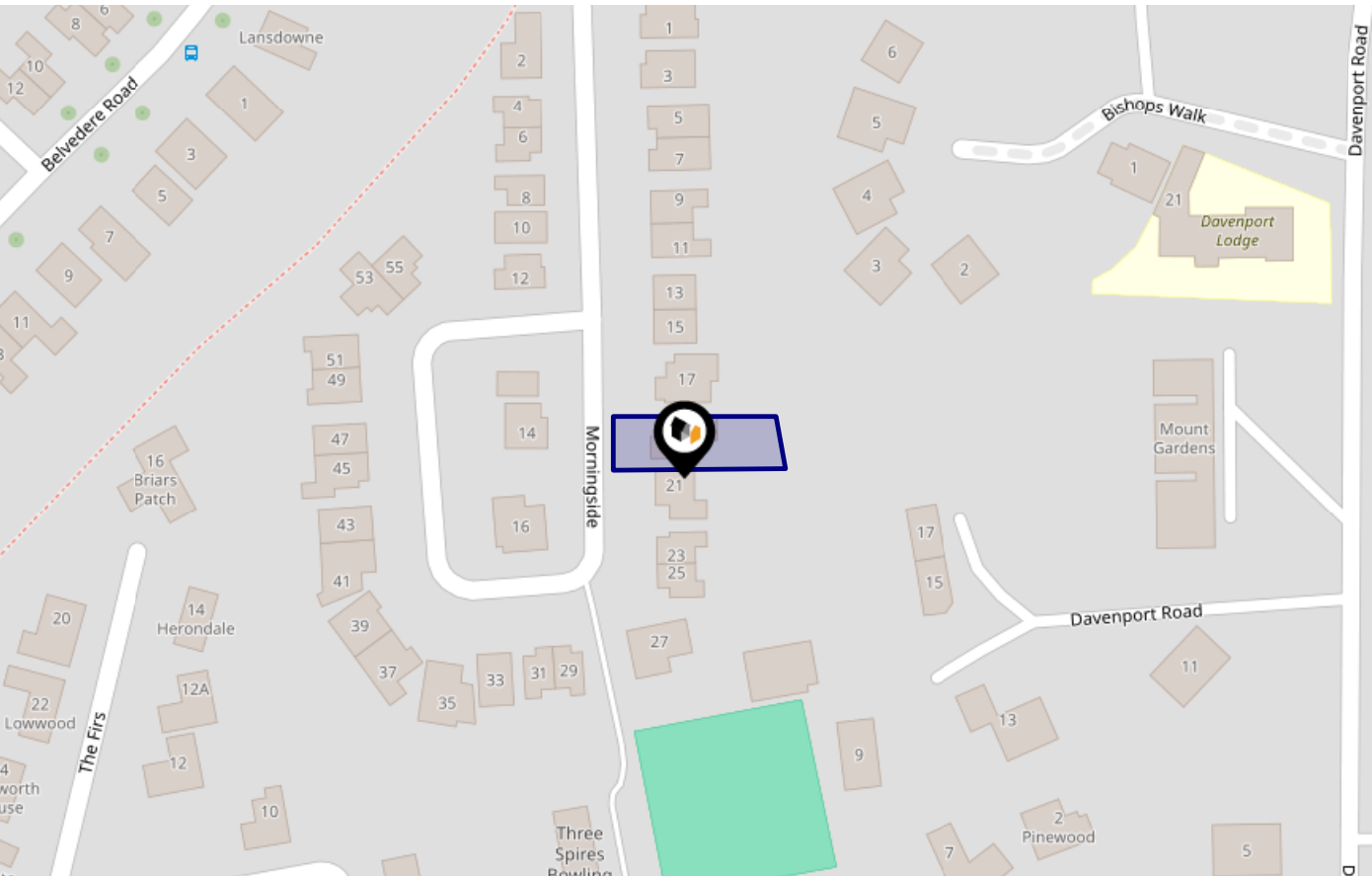
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	



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.

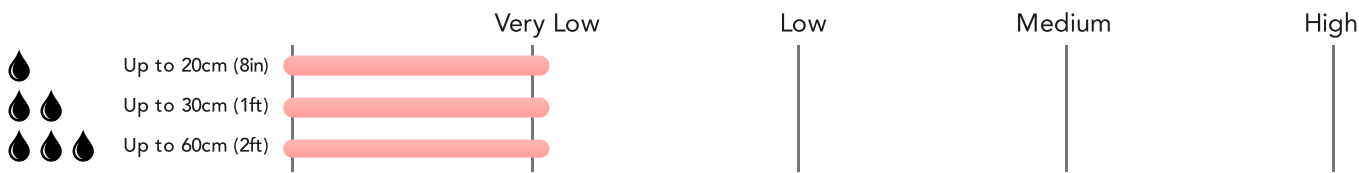


Risk Rating: Very low

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.

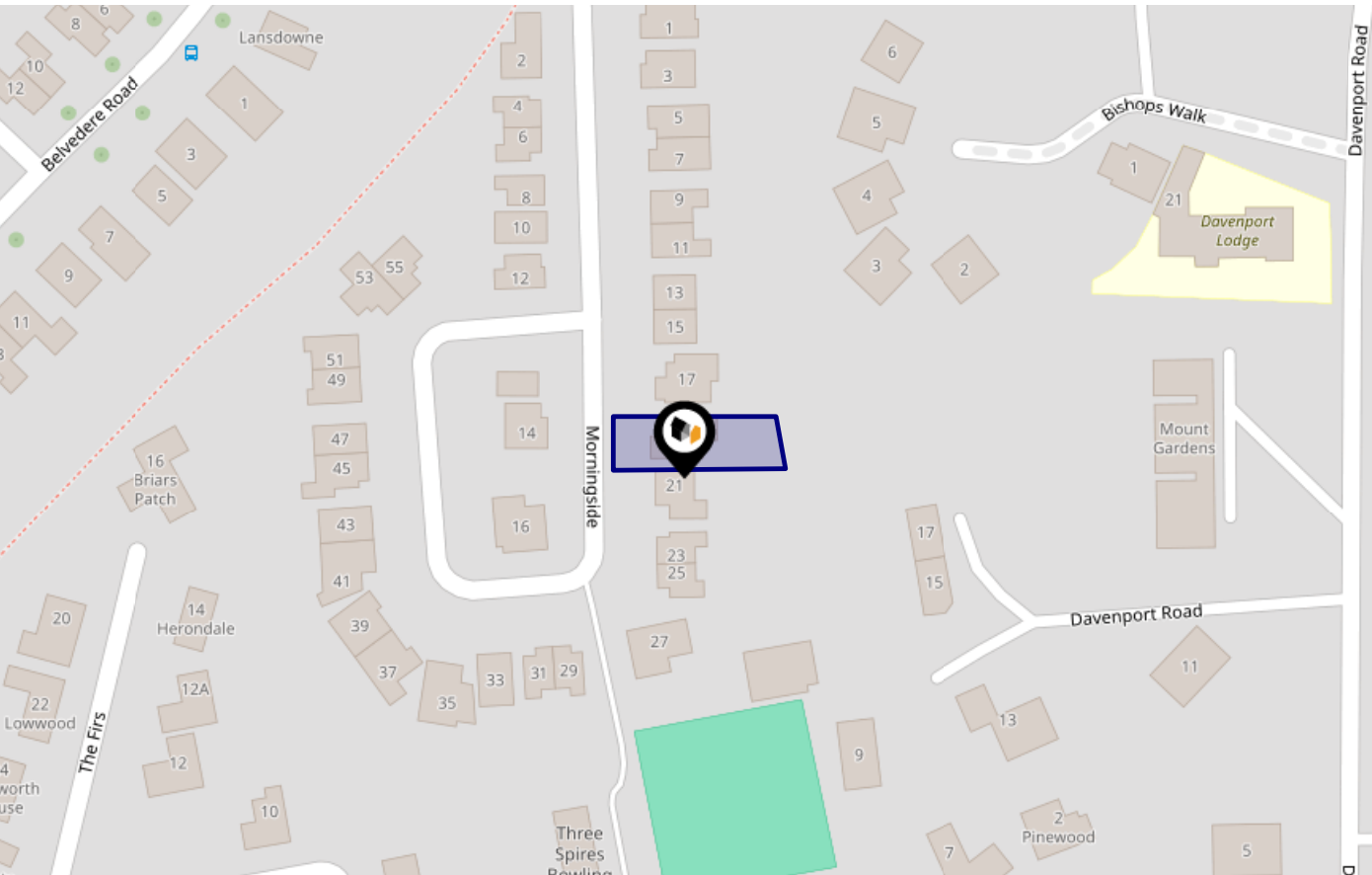
Chance of flooding to the following depths at this property:



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.

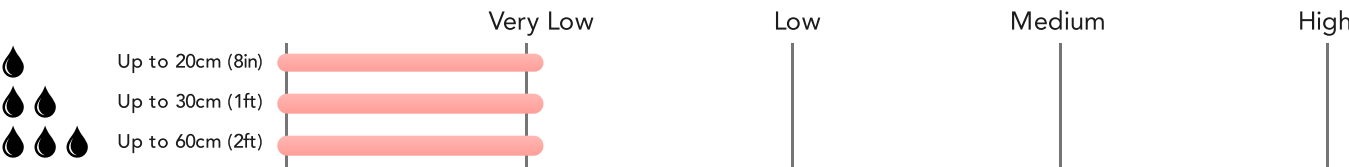


Risk Rating: Very low

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.

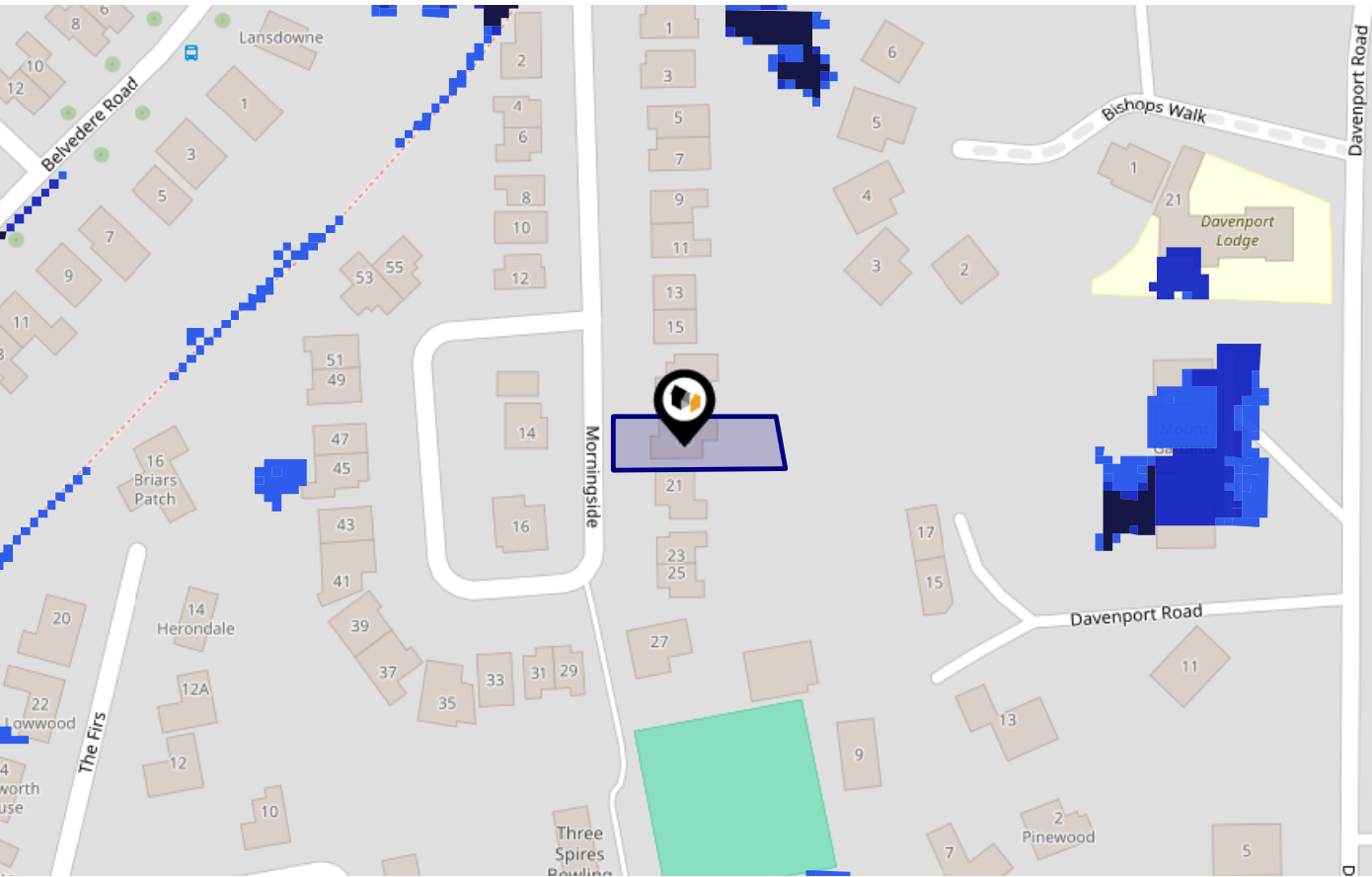
Chance of flooding to the following depths at this property:



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.

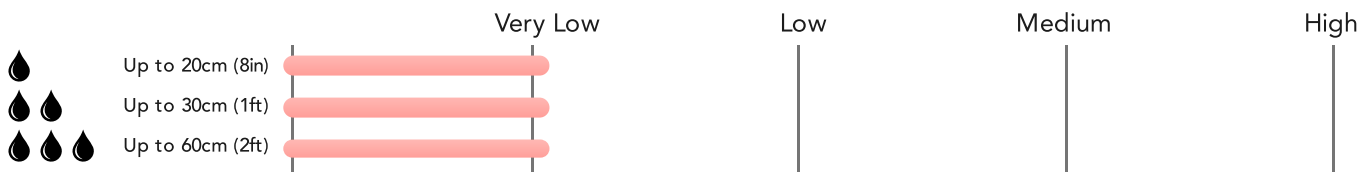


Risk Rating: Very low

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.

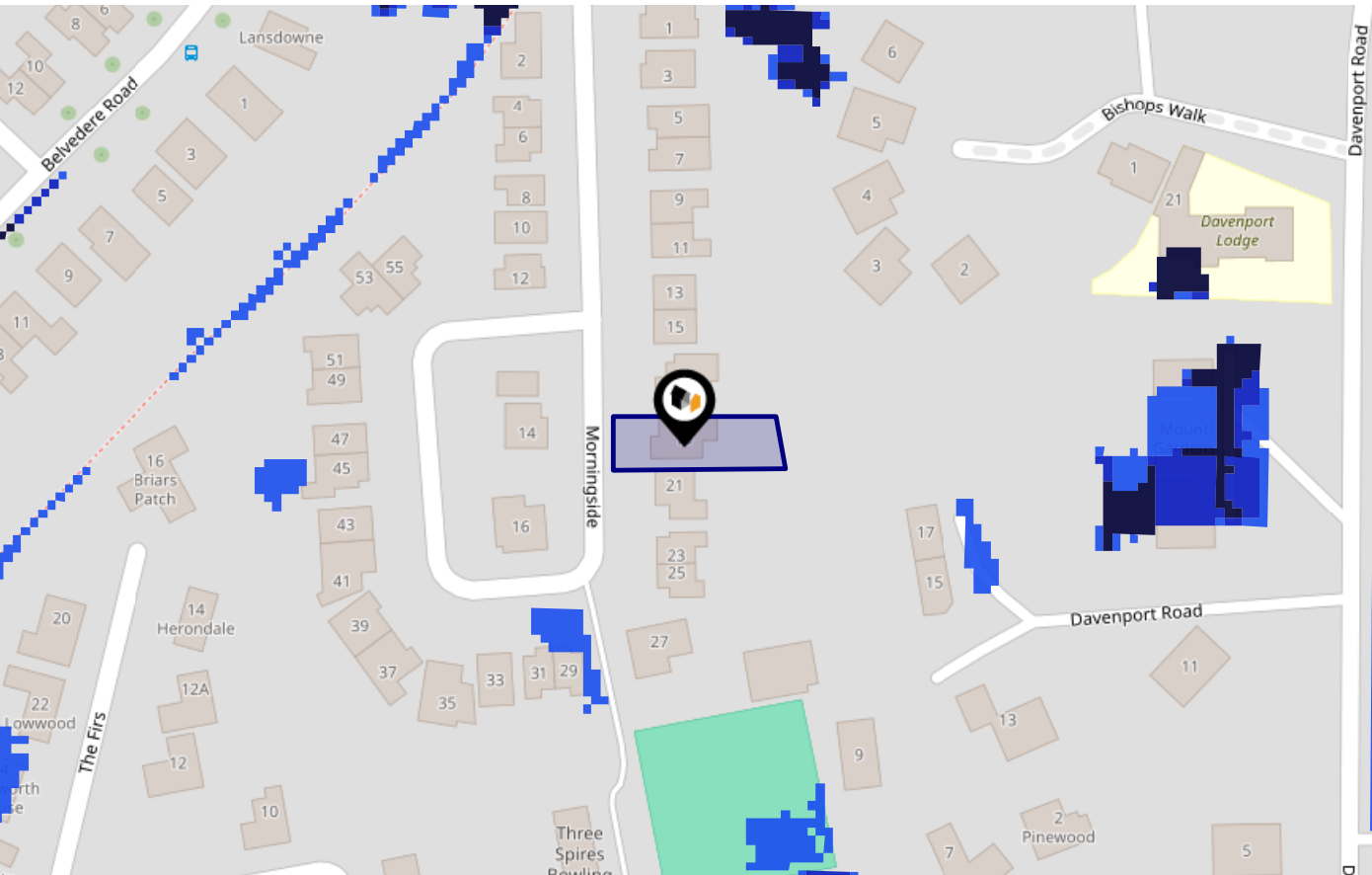
Chance of flooding to the following depths at this property:



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.

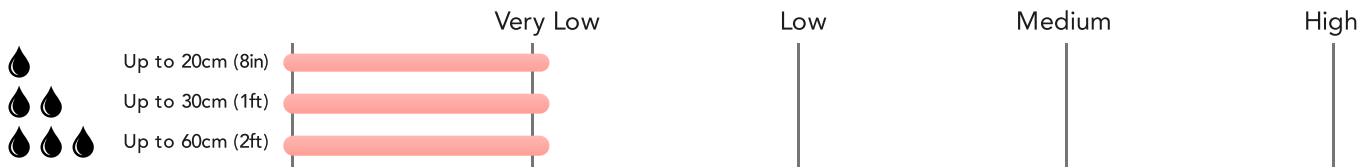


Risk Rating: Very low

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:

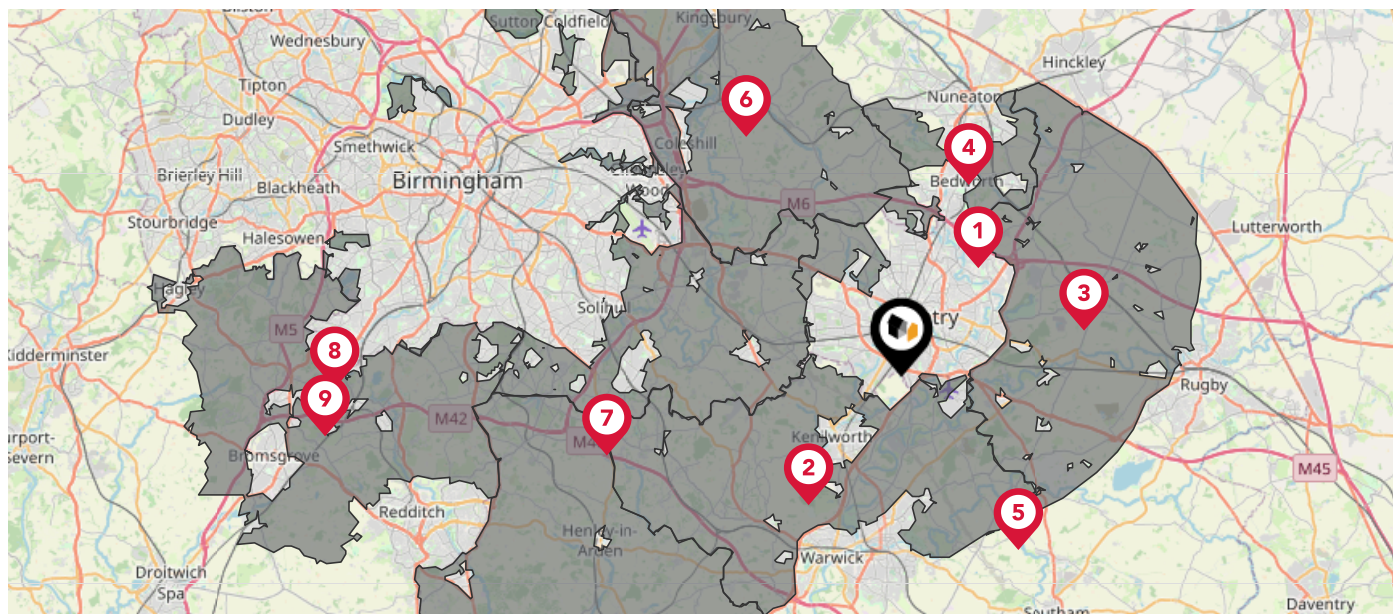


Maps

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 - 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



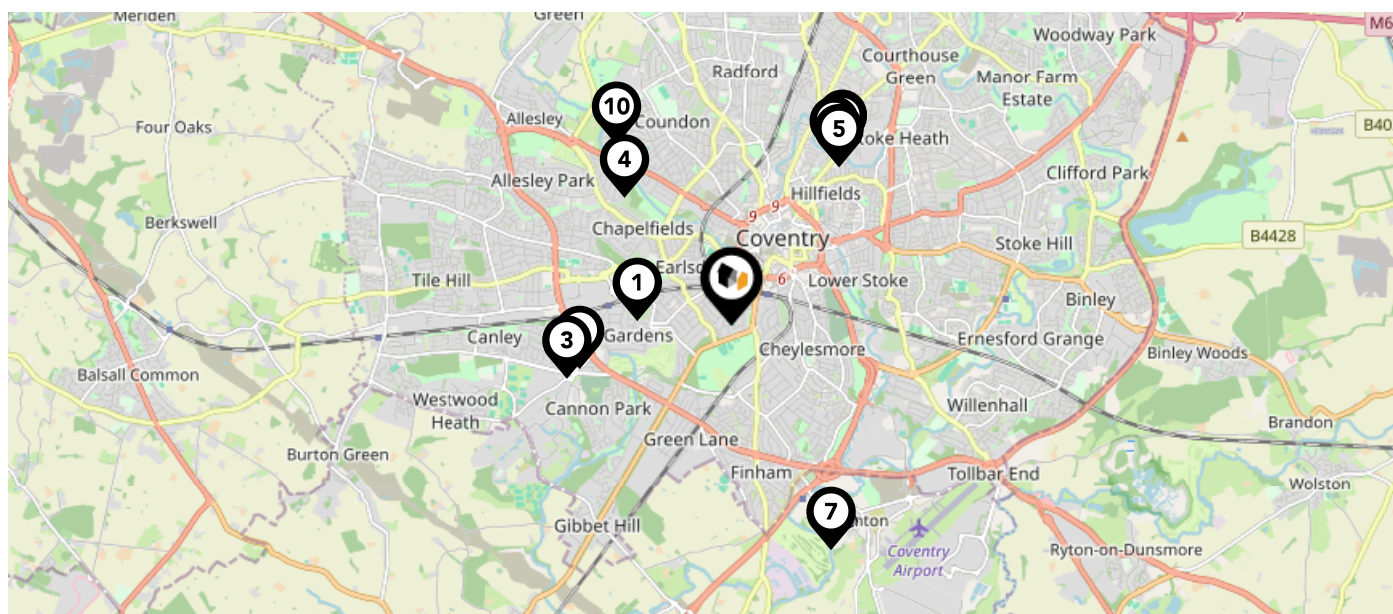
Birmingham Green Belt - Bromsgrove

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

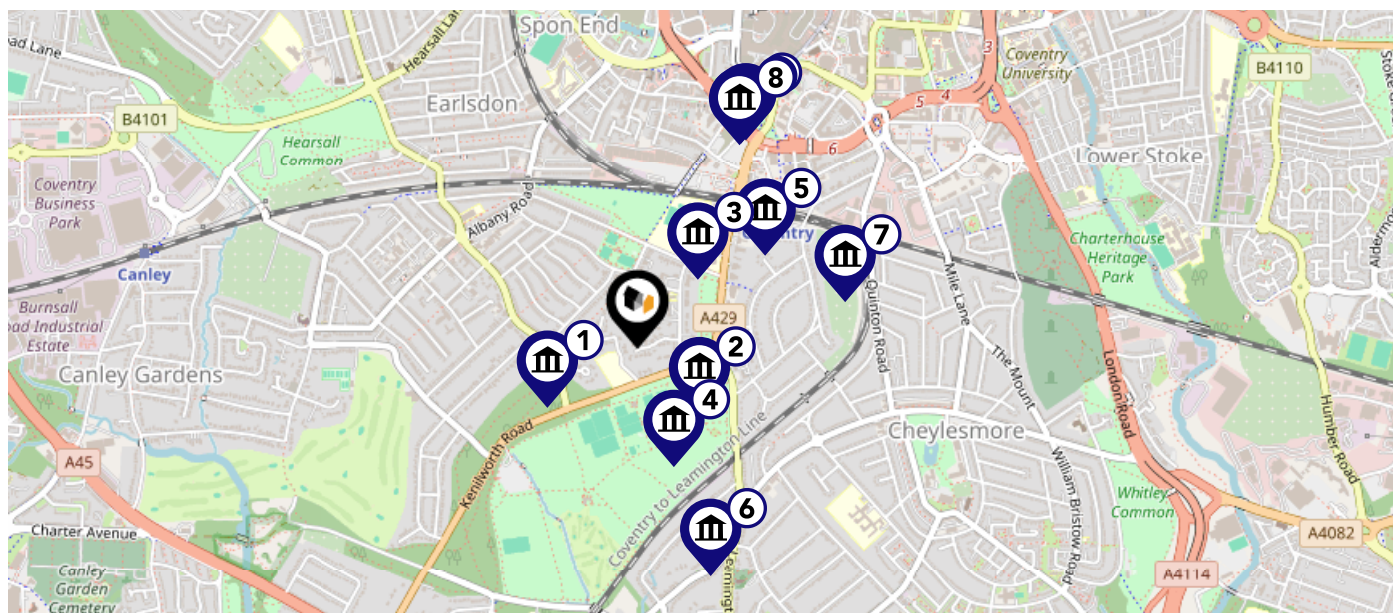
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
6	Webster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

Maps

Listed Buildings

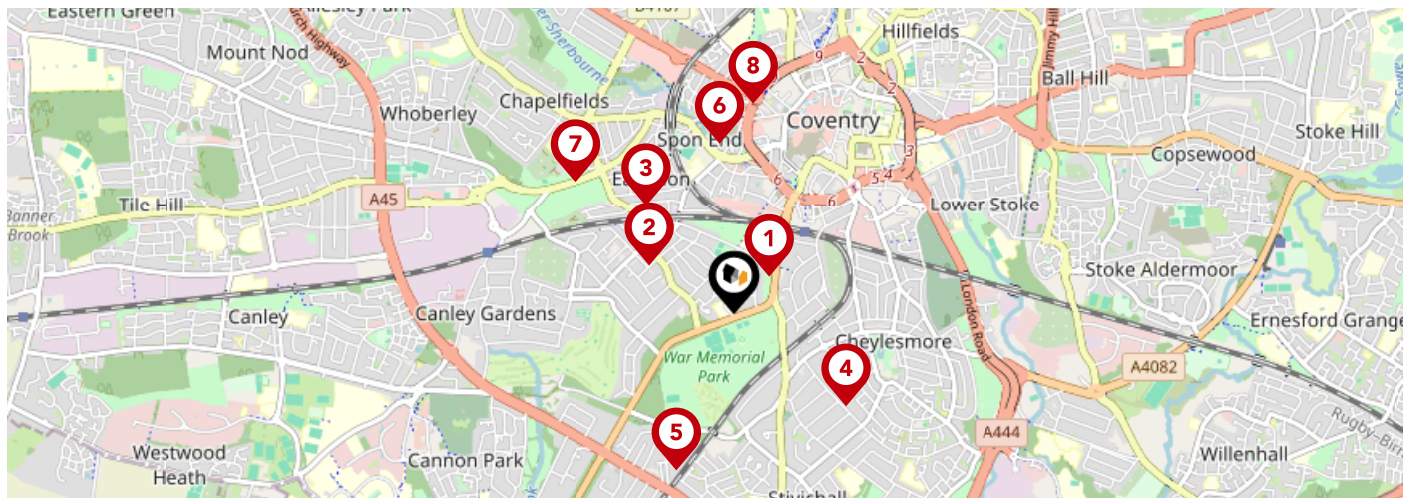


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



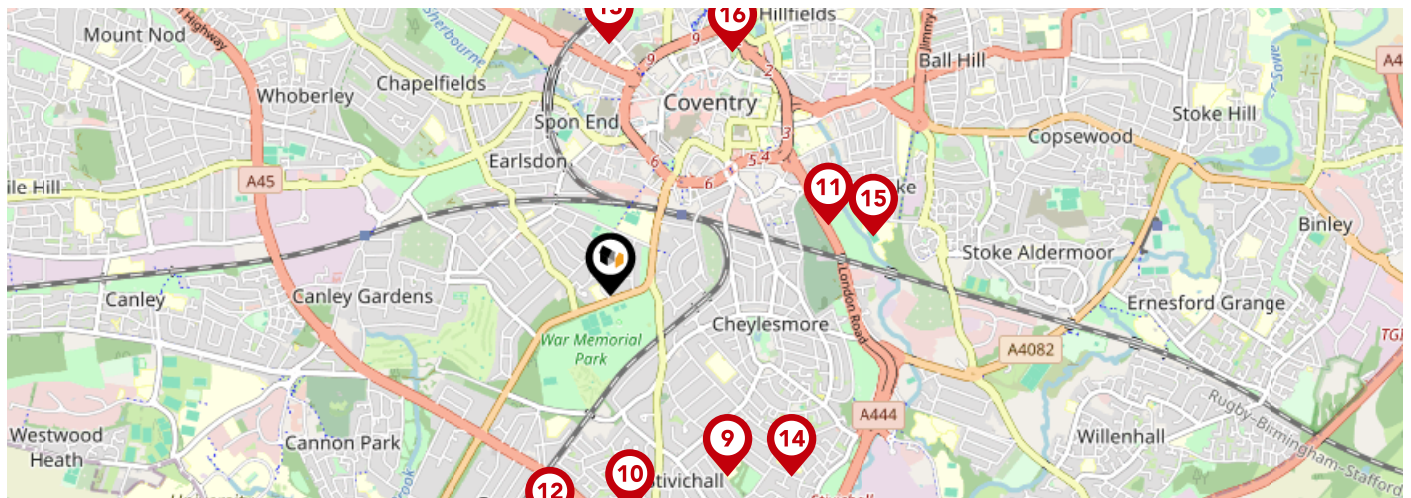
Listed Buildings in the local district	Grade	Distance
 1443610 - Earlsdon Drinking Fountain	Grade II	0.2 miles
 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.2 miles
 1342934 - Free Grammar School King Henry Viii School	Grade II	0.2 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.3 miles
 1242849 - Coventry Station, Including Attached Platform Structures	Grade II	0.4 miles
 1076620 - Bremond College	Grade II	0.5 miles
 1271405 - Summerhouse On Plot 25	Grade II	0.5 miles
 1106339 - 28 Warwick Row	Grade II	0.5 miles
 1342937 - 24 Warwick Row	Grade II	0.5 miles
 1342938 - 27 Warwick Row	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.23	☐	☐	☒	☐	☐
2	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.44	☐	☒	☐	☐	☐
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.63	☐	☒	☐	☐	☐
4	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.67	☐	☒	☐	☐	☐
5	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.75	☐	☒	☐	☐	☐
6	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.77	☐	☒	☐	☐	☐
7	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.93	☐	☒	☐	☐	☐
8	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.95	☐	☒	☐	☐	☐

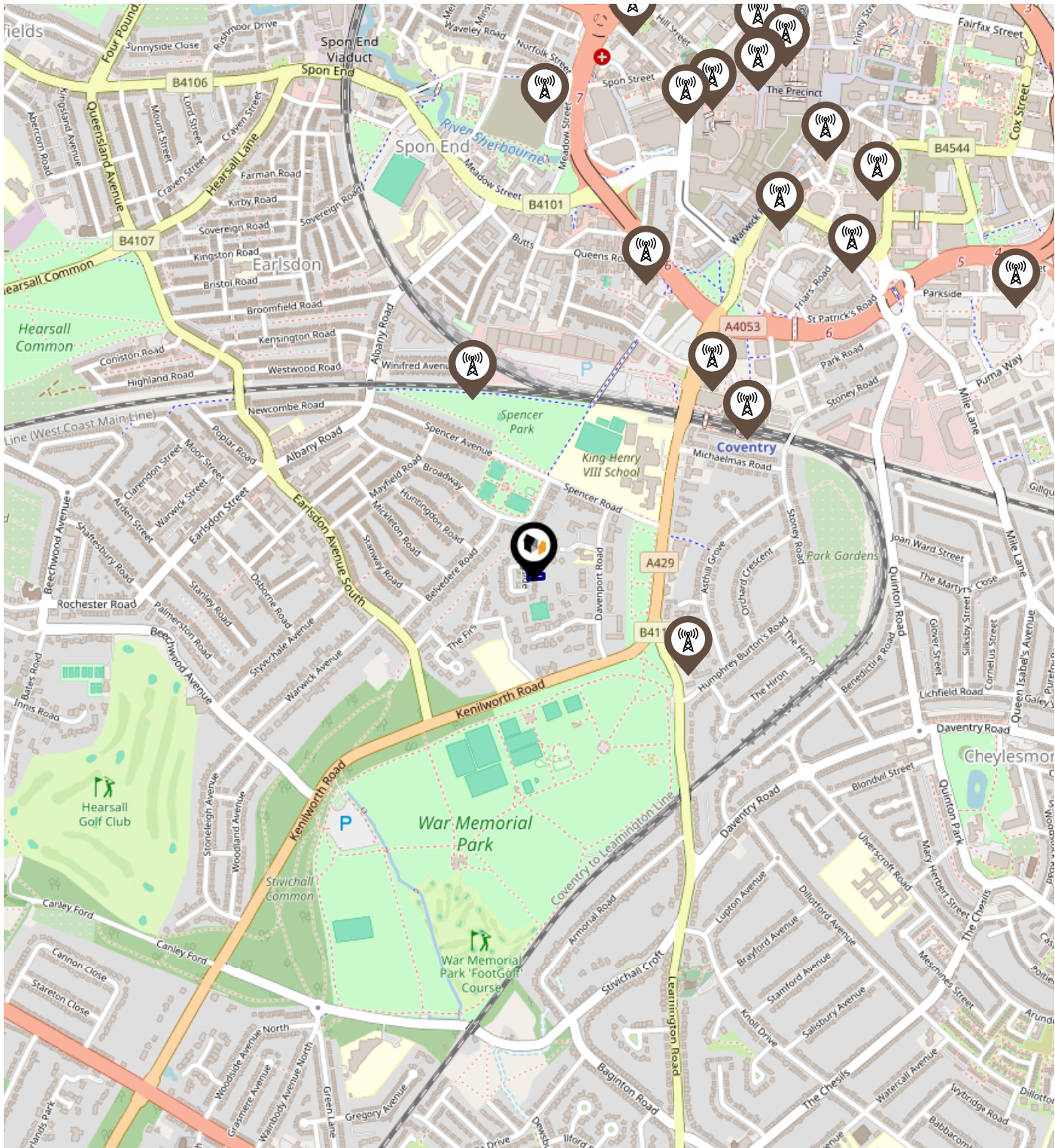
Area Schools



		Nursery	Primary	Secondary	College	Private
9	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.97	☐	☒	☐	☐	☐
10	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.98	☐	☒	☐	☐	☐
11	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.04	☐	☒	☐	☐	☐
12	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.09	☐	☐	☒	☐	☐
13	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.14	☐	☐	☒	☐	☐
14	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:1.16	☐	☒	☐	☐	☐
15	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.22	☐	☐	☒	☐	☐
16	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.23	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

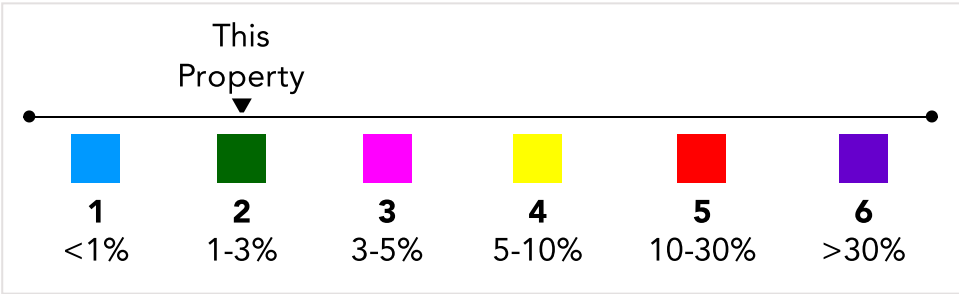
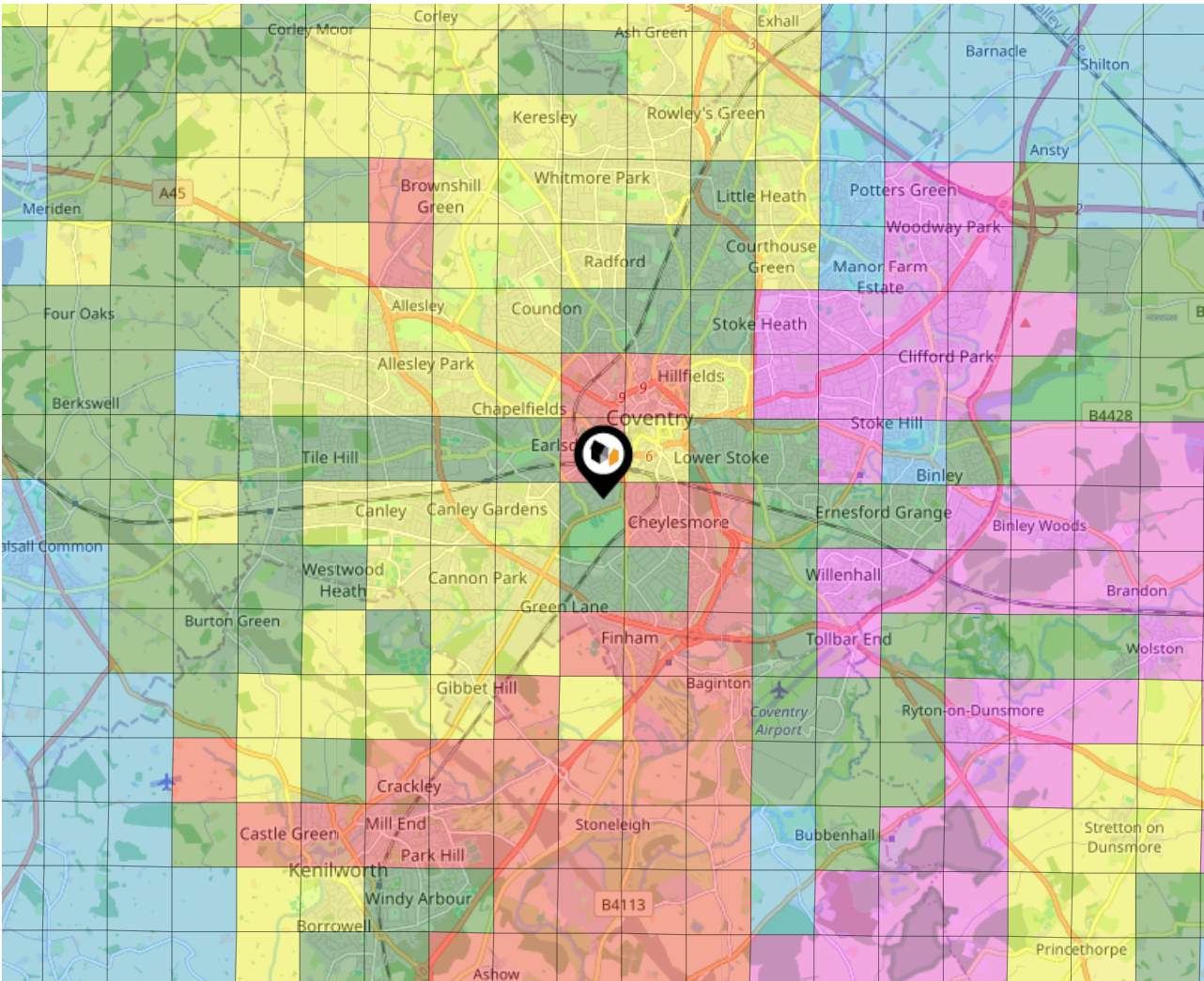


Key:

-  Power Pylons
-  Communication Masts

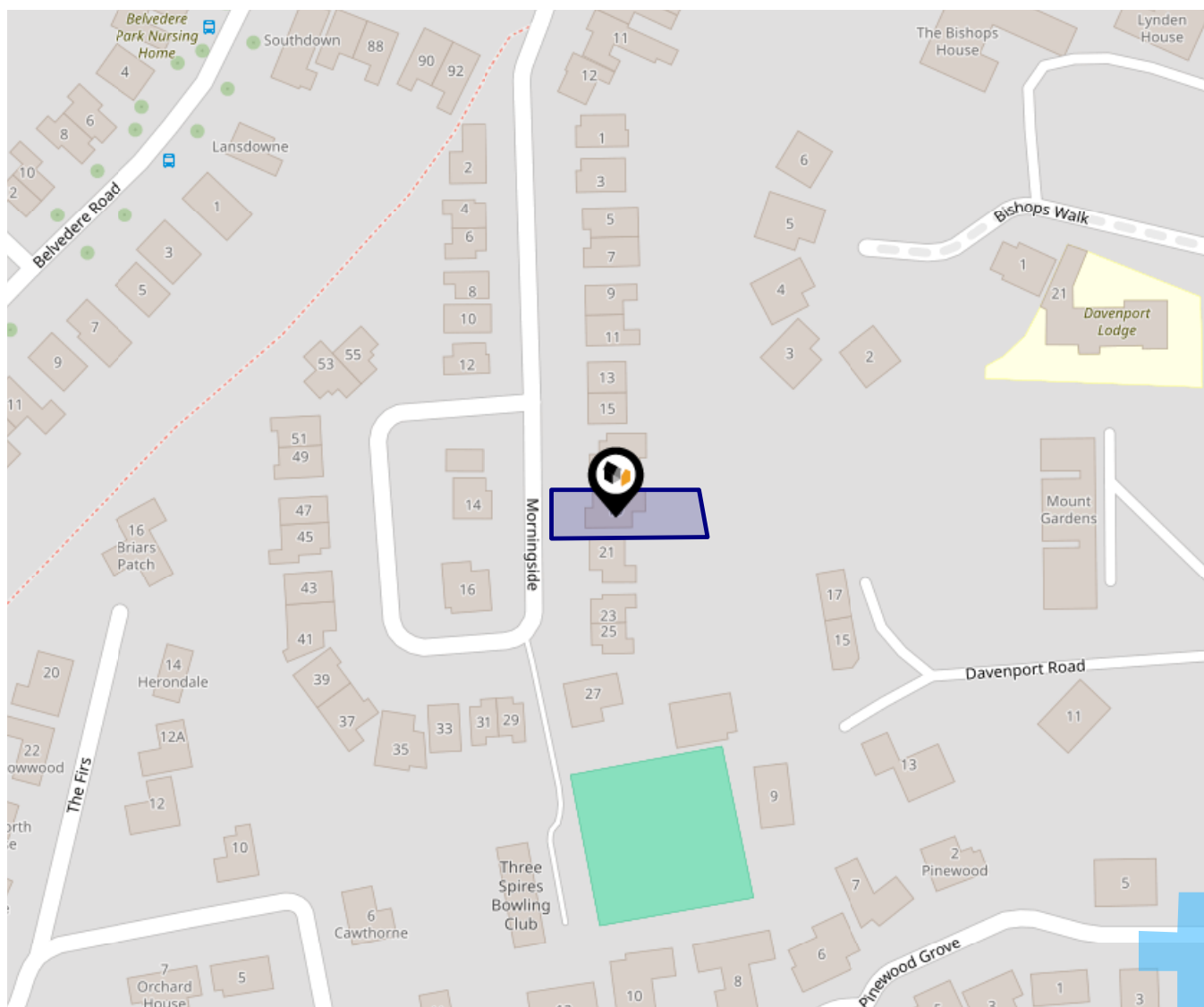
What is Radon?

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



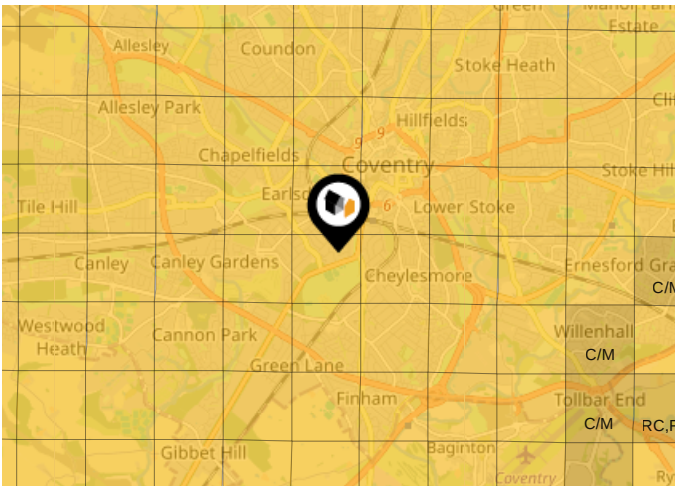
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

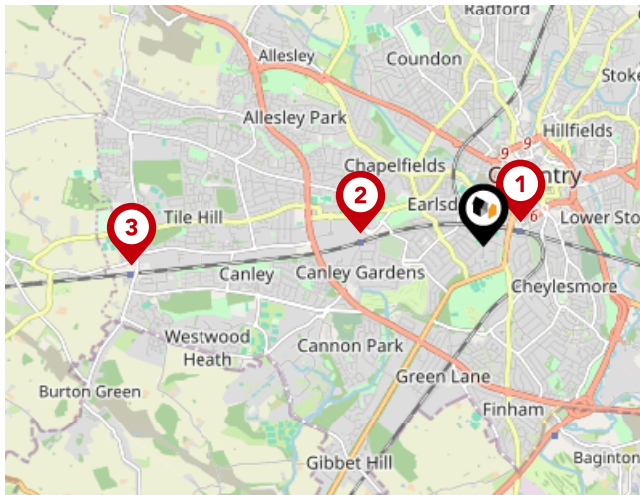


Primary Classifications (Most Common Clay Types)

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

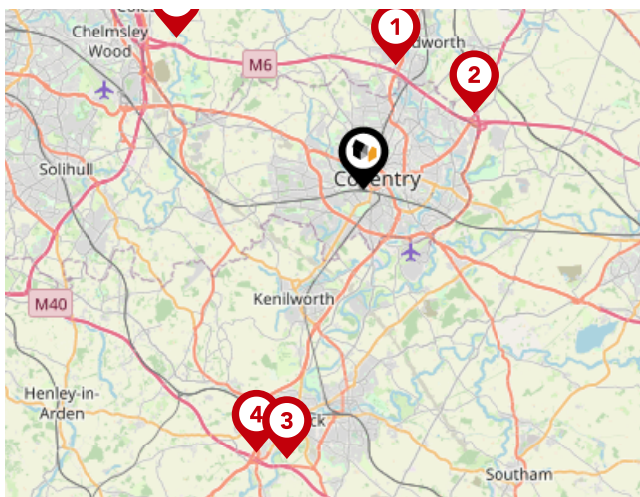
Area

Transport (National)



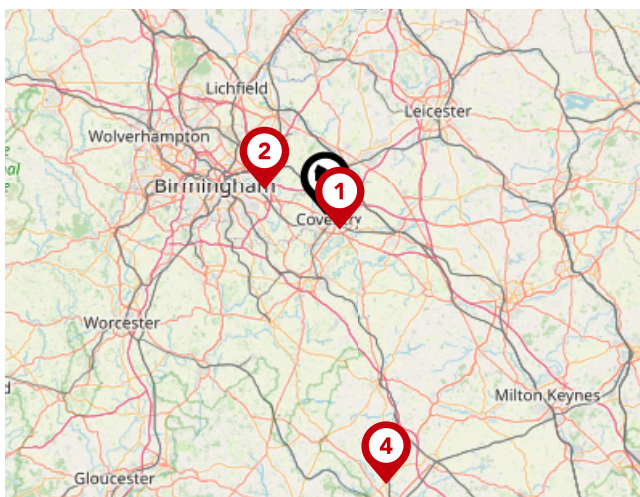
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.39 miles
	Canley Rail Station	1.12 miles
	Tile Hill Rail Station	3.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.68 miles
	M6 J2	4.86 miles
	M40 J14	10.14 miles
	M40 J15	10.28 miles
	M6 J3A	8.76 miles

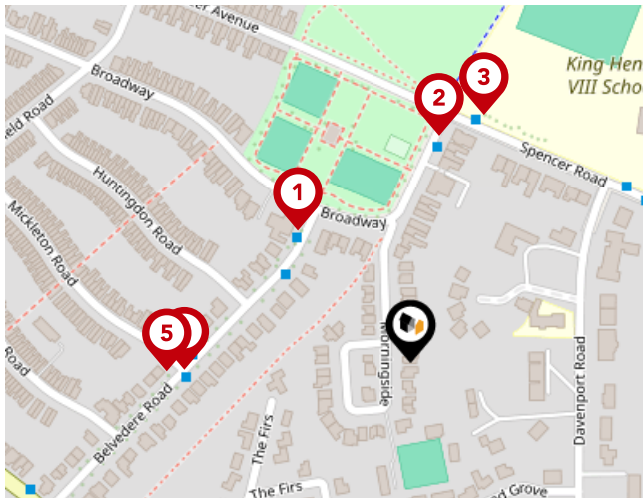


Airports/Helipads

Pin	Name	Distance
	Baginton	2.83 miles
	Birmingham Airport	9.66 miles
	East Mids Airport	30.74 miles
	Kidlington	40.05 miles

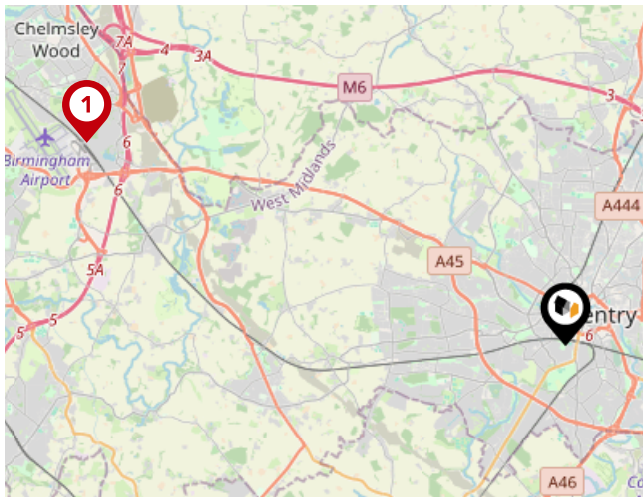
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Huntingdon Rd	0.1 miles
2	Spencer Avenue	0.13 miles
3	Spencer Park	0.15 miles
4	Mickleton Rd	0.13 miles
5	Mickleton Rd	0.14 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.39 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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

