



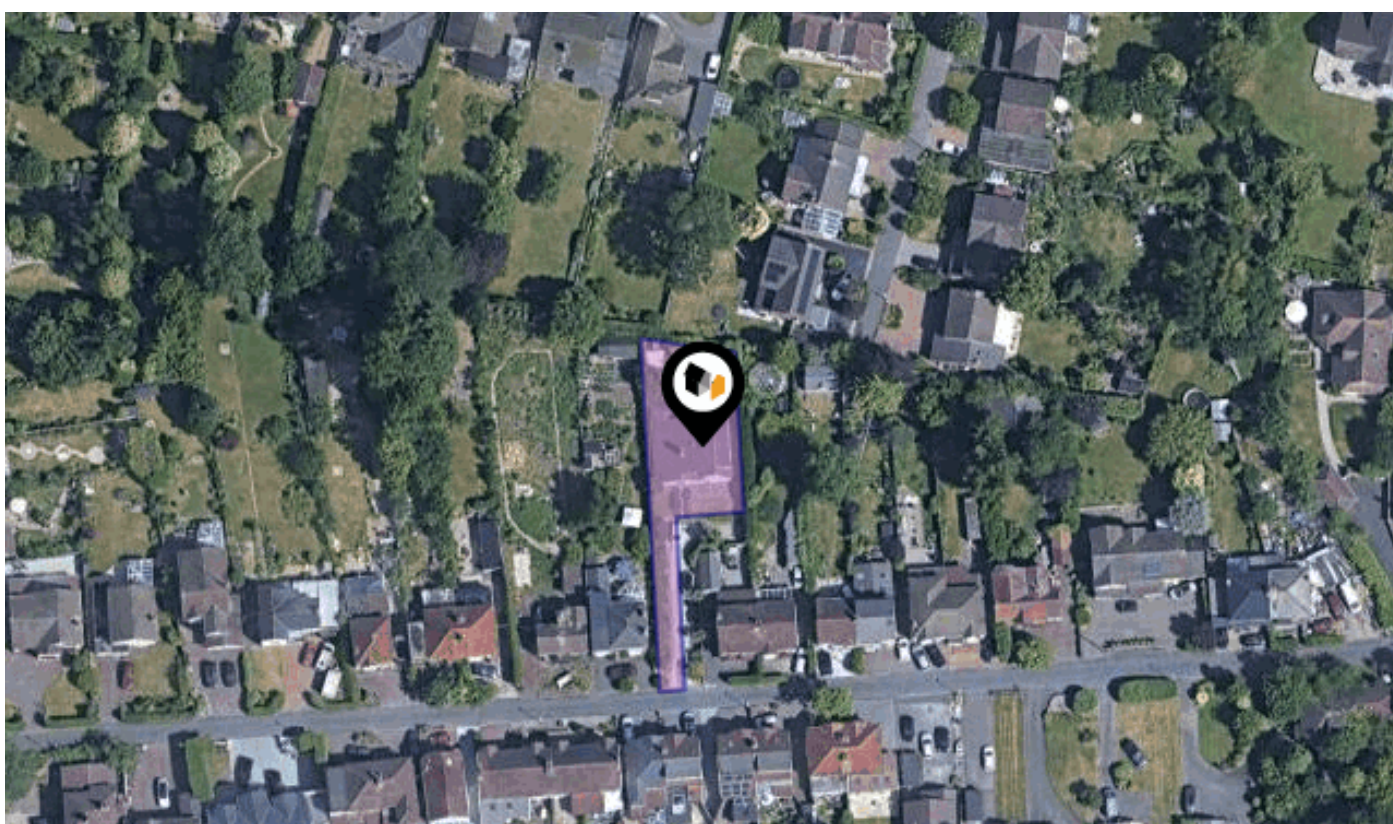
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th October 2025



THE RIDDINGS, COVENTRY, CV5

OIRO : £645,000

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 unique & tremendously versatile four/five bedroom, detached home

Ensuite shower room & patio doors to ground floor double bedroom

Impressive kitchen dining & family room

Separate utility/boot room

Three reception rooms including dining room, sitting room & lounge

Spacious four piece, 1st floor family bathroom

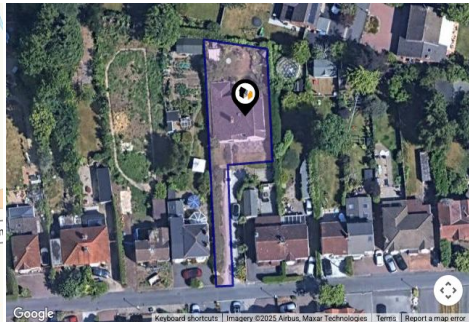
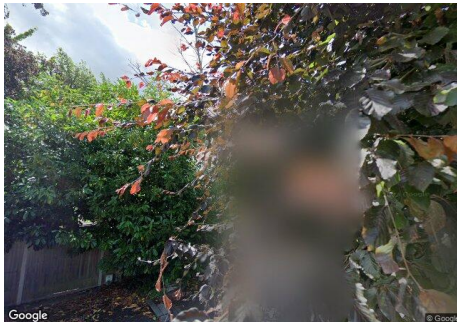
Substantial driveway & private, wraparound gardens

Ideal, leafy, Cul De Sac locale near woodland & golf course

Close to A45, The University of Warwick & Earlsdon itself

EPC Rating D, TOTAL 1969 SQ.FT OR 182.9 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:	Detached	OIRO:	£645,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,969 ft ² / 182 m ²		
Plot Area:	0.14 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,950		
Title Number:	WK18020		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	12	55	10000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O	
				

Planning History

This Address

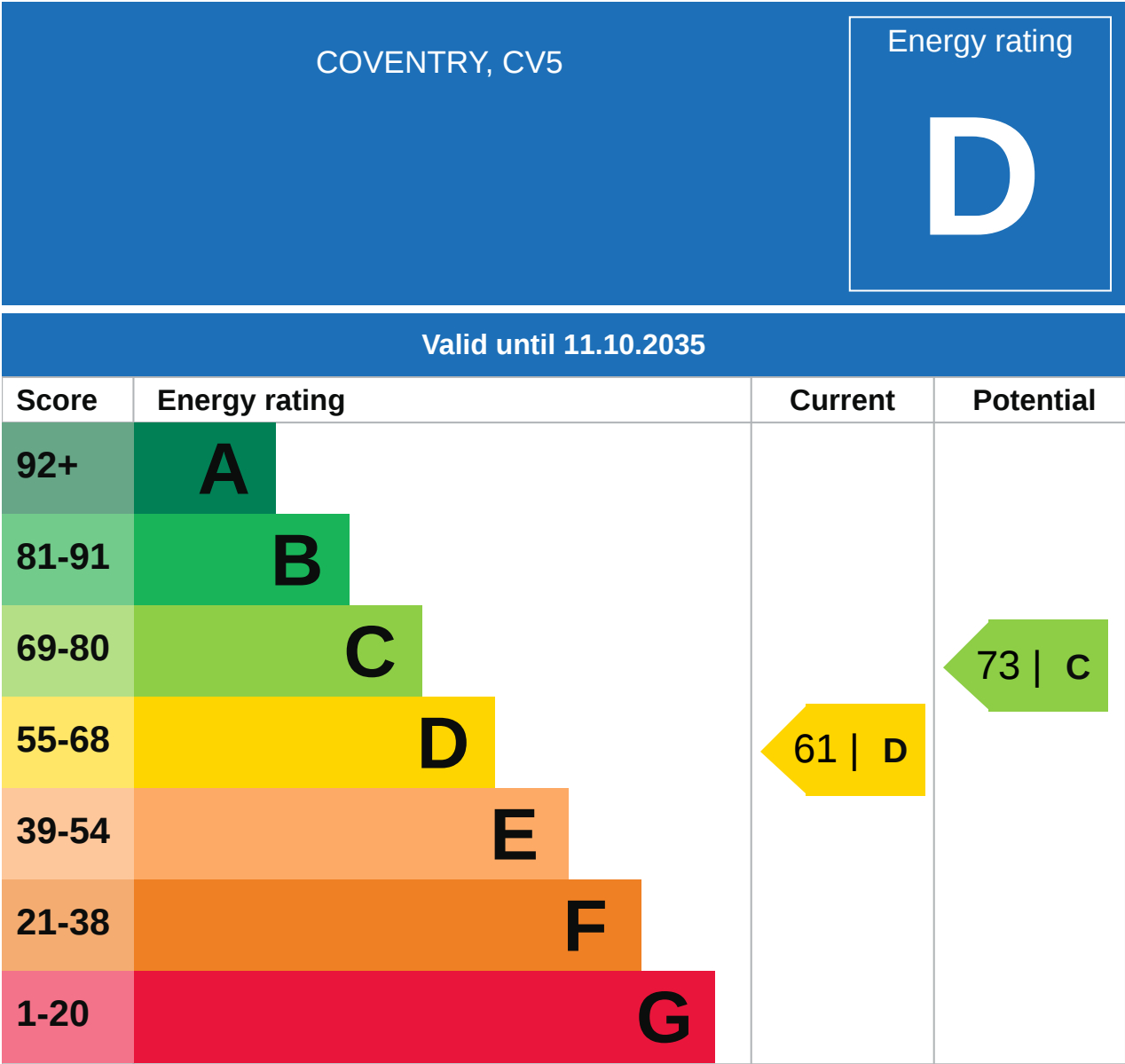


Planning records for: *The Riddings, Coventry, CV5*

Reference - R/2001/3668	
Decision:	APPROVED
Date:	12th July 2001
Description:	First floor extension, alterations to roof space

Reference - R/2001/4136	
Decision:	WITHDRAWN
Date:	17th May 2001
Description:	First floor extension, alterations to roof space

Property
EPC - Certificate





Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	188 m ²

24, The Riddings, Coventry, CV5 6AU					
Last Sold Date:	26/03/2025	20/04/2007	30/01/1998		
Last Sold Price:	£641,000	£345,000	£144,000		
12a, The Riddings, Coventry, CV5 6AU					
Last Sold Date:	23/09/2024				
Last Sold Price:	£170,833				
44, The Riddings, Coventry, CV5 6AU					
Last Sold Date:	13/06/2024				
Last Sold Price:	£300,000				
20, The Riddings, Coventry, CV5 6AU					
Last Sold Date:	09/09/2022				
Last Sold Price:	£384,500				
32, The Riddings, Coventry, CV5 6AU					
Last Sold Date:	06/04/2022	19/06/2018	30/07/2013	08/06/2007	03/08/2001
Last Sold Price:	£375,000	£328,000	£225,000	£215,000	£97,500
46, The Riddings, Coventry, CV5 6AU					
Last Sold Date:	16/02/2022	04/04/2007	26/10/1995		
Last Sold Price:	£520,000	£304,000	£84,500		
8a, The Riddings, Coventry, CV5 6AU					
Last Sold Date:	20/08/2021				
Last Sold Price:	£421,250				
28, The Riddings, Coventry, CV5 6AU					
Last Sold Date:	14/05/2021	03/11/2003	20/12/2001	14/03/2001	
Last Sold Price:	£365,000	£249,950	£185,000	£93,000	
Amberley, The Riddings, Coventry, CV5 6AU					
Last Sold Date:	04/03/2021	02/09/2015	16/07/2004	31/01/2000	06/08/1997
Last Sold Price:	£500,000	£417,000	£346,000	£215,000	£91,000
14, The Riddings, Coventry, CV5 6AU					
Last Sold Date:	10/04/2019	29/03/2016			
Last Sold Price:	£865,000	£600,000			
16a, The Riddings, Coventry, CV5 6AU					
Last Sold Date:	24/02/2017	31/07/2007			
Last Sold Price:	£695,000	£240,000			
50, The Riddings, Coventry, CV5 6AU					
Last Sold Date:	14/08/2015	22/04/2005	18/07/1997		
Last Sold Price:	£475,000	£220,995	£117,000		

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

10, The Riddings, Coventry, CV5 6AU				
Last Sold Date:		15/07/2014		
Last Sold Price:		£305,000		
4b, The Riddings, Coventry, CV5 6AU				
Last Sold Date:		08/11/2011		
Last Sold Price:		£310,000		
6, The Riddings, Coventry, CV5 6AU				
Last Sold Date:		11/02/2011		
Last Sold Price:		£248,000		
30, The Riddings, Coventry, CV5 6AU				
Last Sold Date:		13/07/2007	22/12/2003	
Last Sold Price:		£250,000	£178,000	
36a, The Riddings, Coventry, CV5 6AU				
Last Sold Date:		19/12/2003	19/04/2001	
Last Sold Price:		£335,000	£200,000	
42, The Riddings, Coventry, CV5 6AU				
Last Sold Date:		30/08/2002	12/12/1997	
Last Sold Price:		£157,500	£89,000	
22, The Riddings, Coventry, CV5 6AU				
Last Sold Date:		26/06/2000		
Last Sold Price:		£215,000		
2, The Riddings, Coventry, CV5 6AU				
Last Sold Date:		17/05/2000	20/03/2000	31/12/1998
Last Sold Price:		£100,000	£21,861	£21,861
4a, The Riddings, Coventry, CV5 6AU				
Last Sold Date:		18/06/1999		
Last Sold Price:		£95,000		
36, The Riddings, Coventry, CV5 6AU				
Last Sold Date:		07/11/1997		
Last Sold Price:		£67,500		
4, The Riddings, Coventry, CV5 6AU				
Last Sold Date:		15/06/1995		
Last Sold Price:		£94,000		
14a, The Riddings, Coventry, CV5 6AU				
Last Sold Date:		12/05/1995		
Last Sold Price:		£125,000		

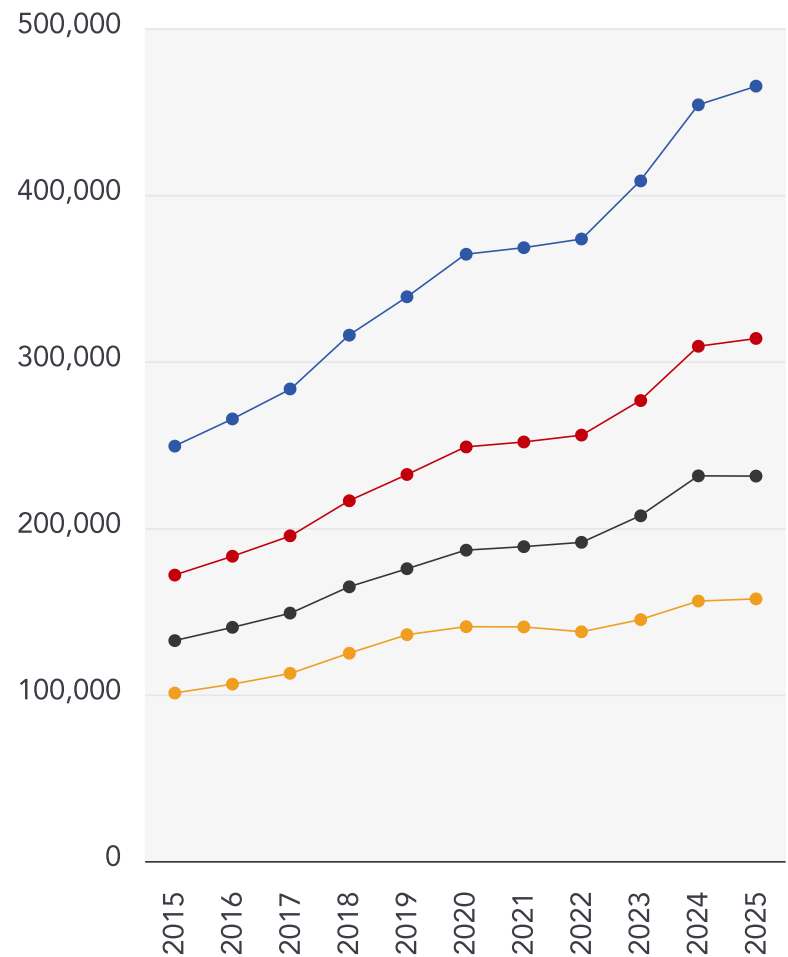
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

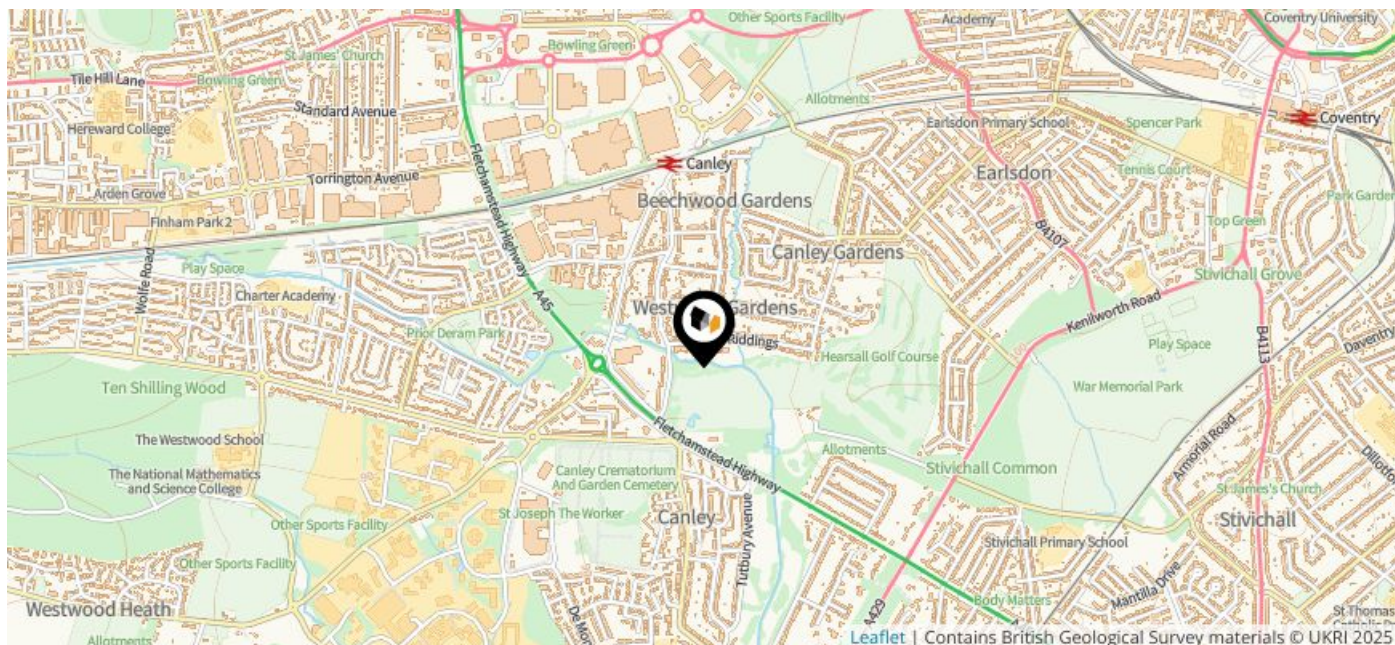
+56.09%

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.

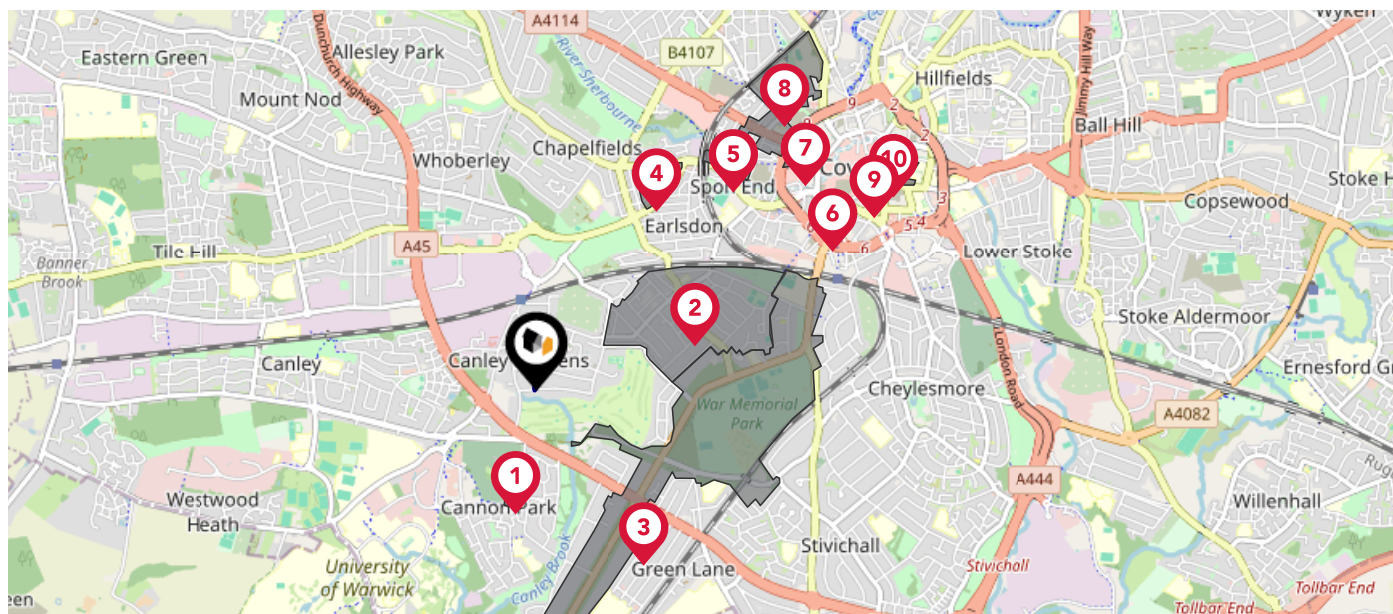
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

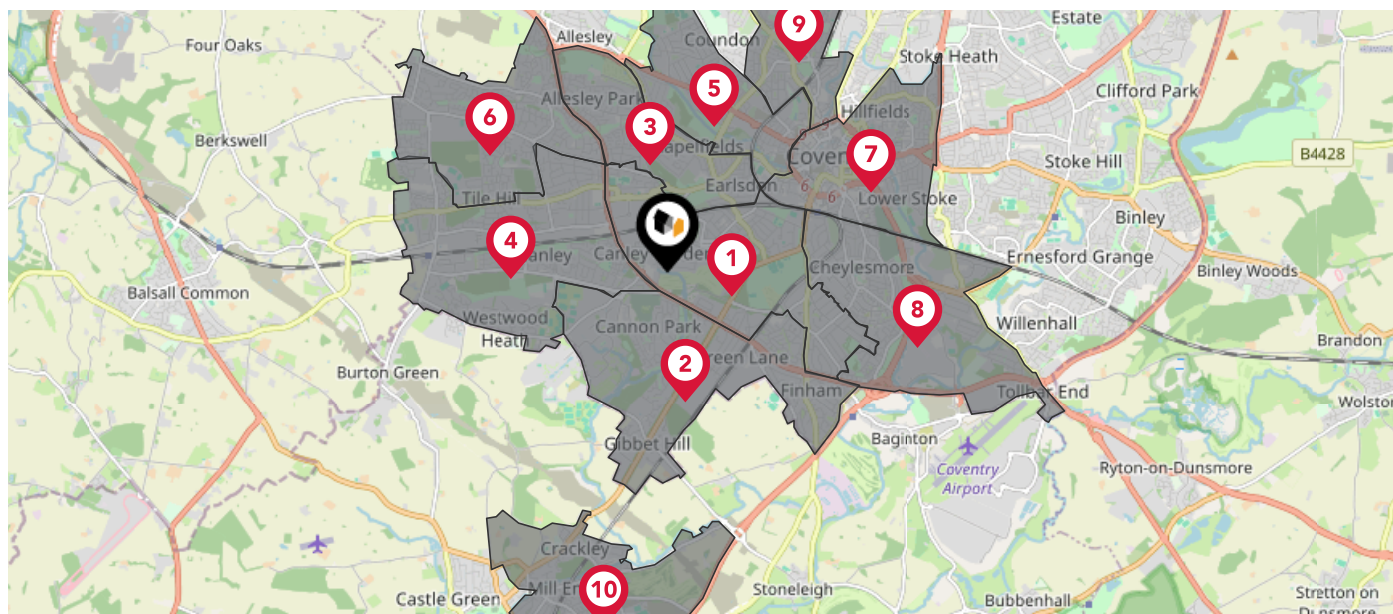
- | | |
|----|-------------------------------|
| 1 | Ivy Farm Lane (Canley Hamlet) |
| 2 | Earlsdon |
| 3 | Kenilworth Road |
| 4 | Chapelfields |
| 5 | Spon End |
| 6 | Greyfriars Green |
| 7 | Spon Street |
| 8 | Naul's Mill |
| 9 | High Street |
| 10 | Hill Top and Cathedral |

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



Earlsdon Ward



Wainbody Ward



Whoberley Ward



Westwood Ward



Sherbourne Ward



Woodlands Ward



St. Michael's Ward



Cheylesmore Ward



Radford Ward



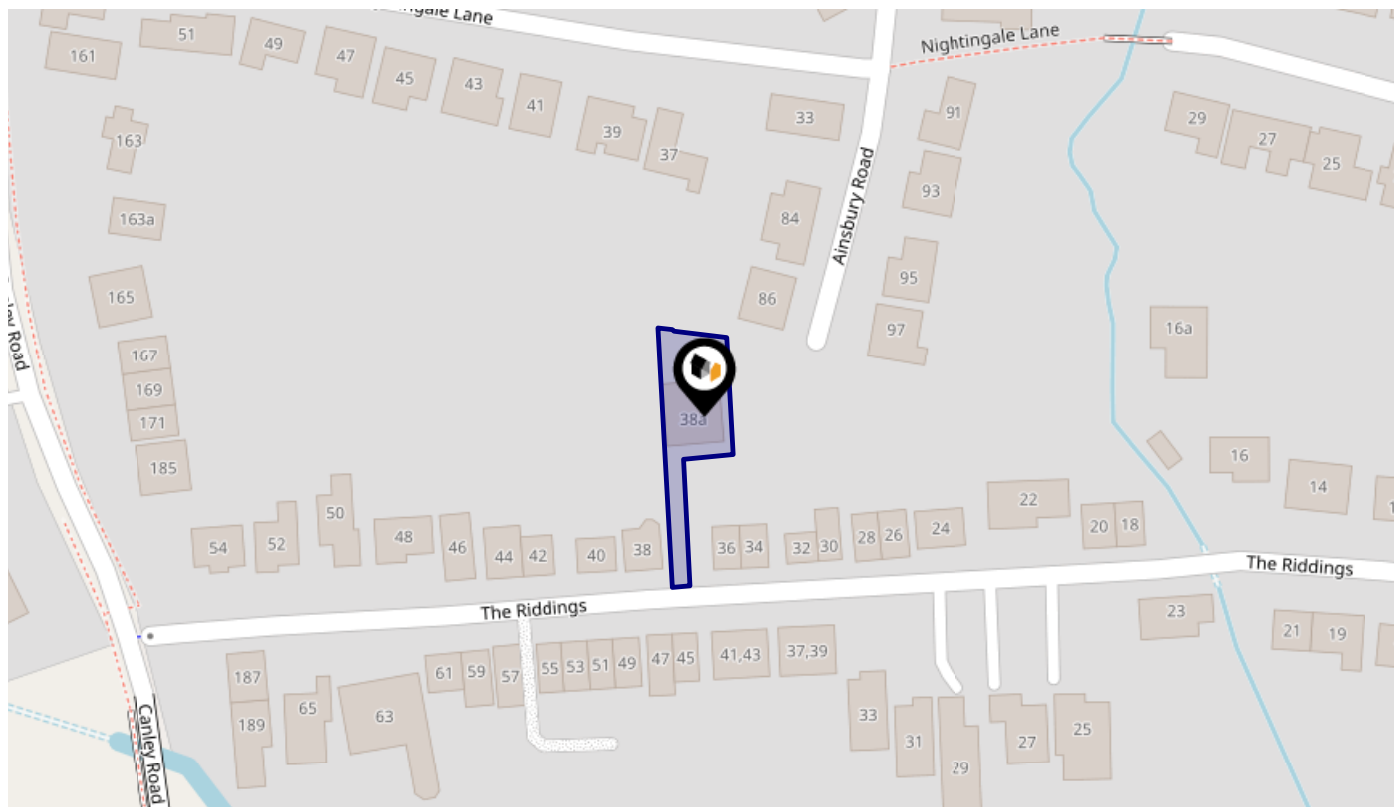
Kenilworth Park Hill Ward

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.

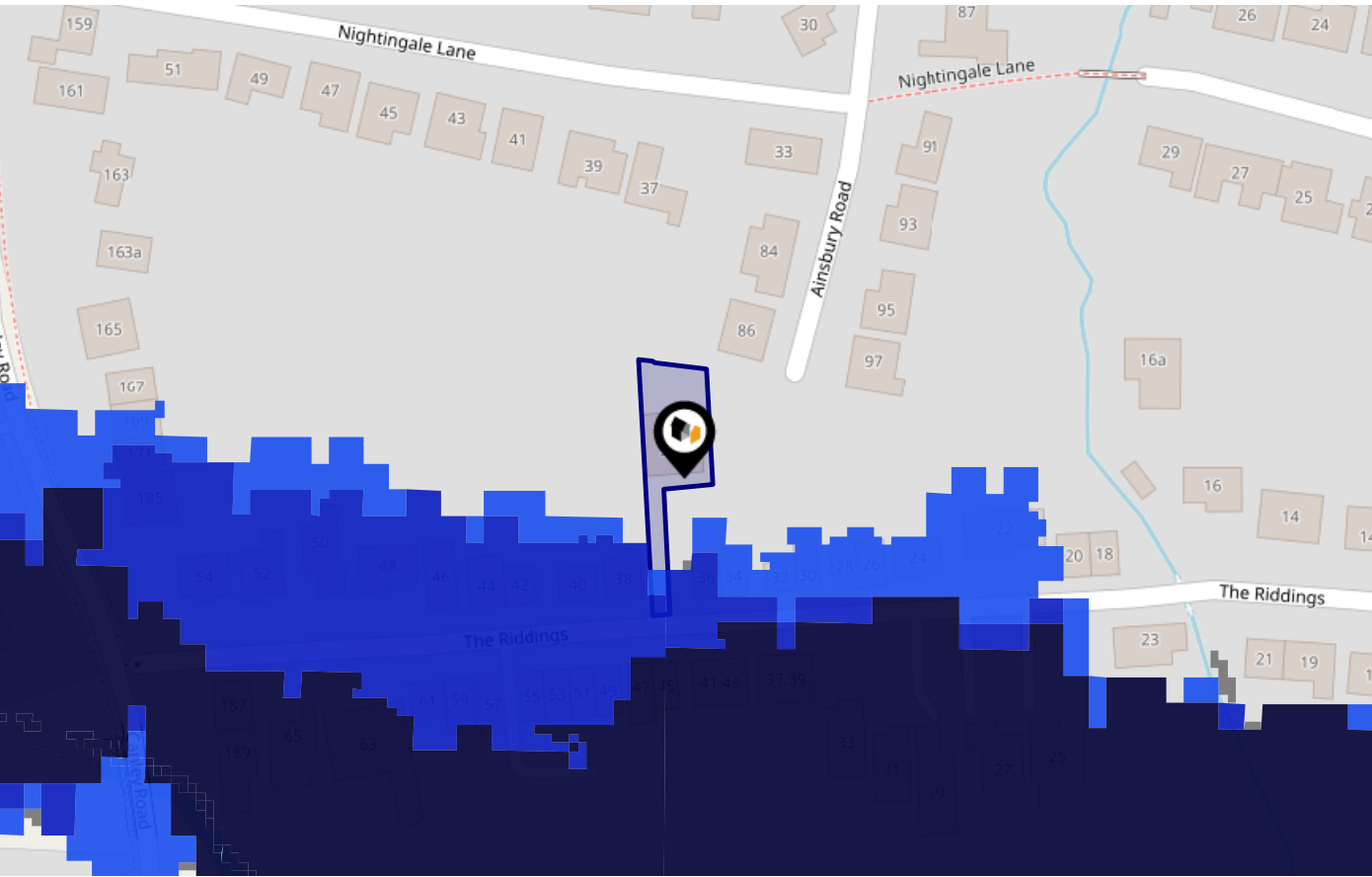
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

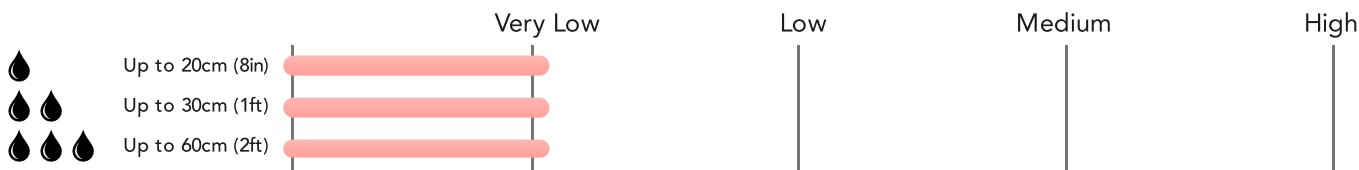


Risk Rating: Very low

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.

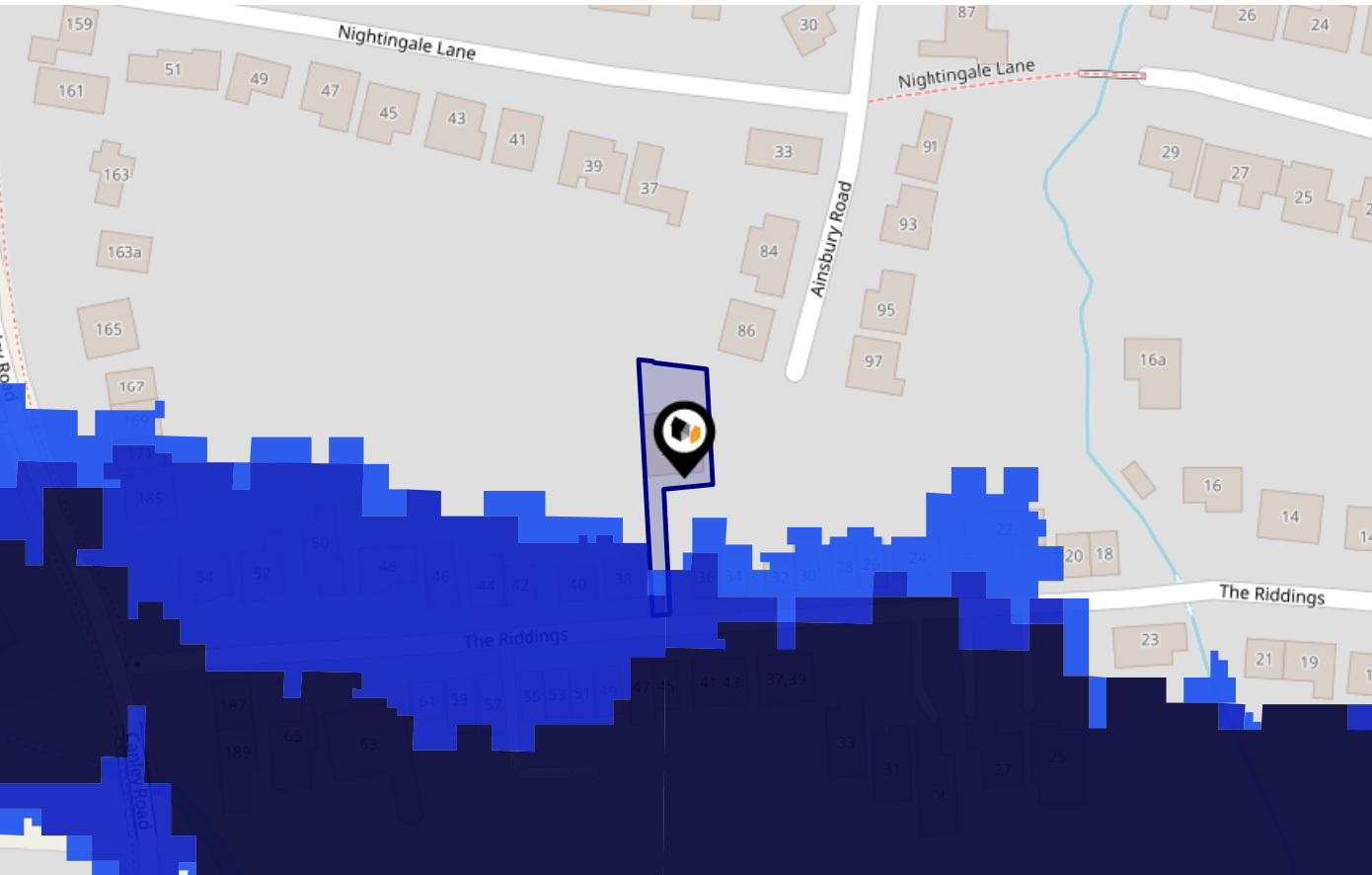
Chance of flooding to the following depths at this property:



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.

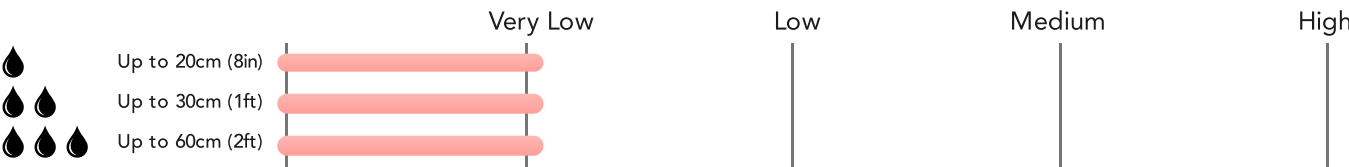


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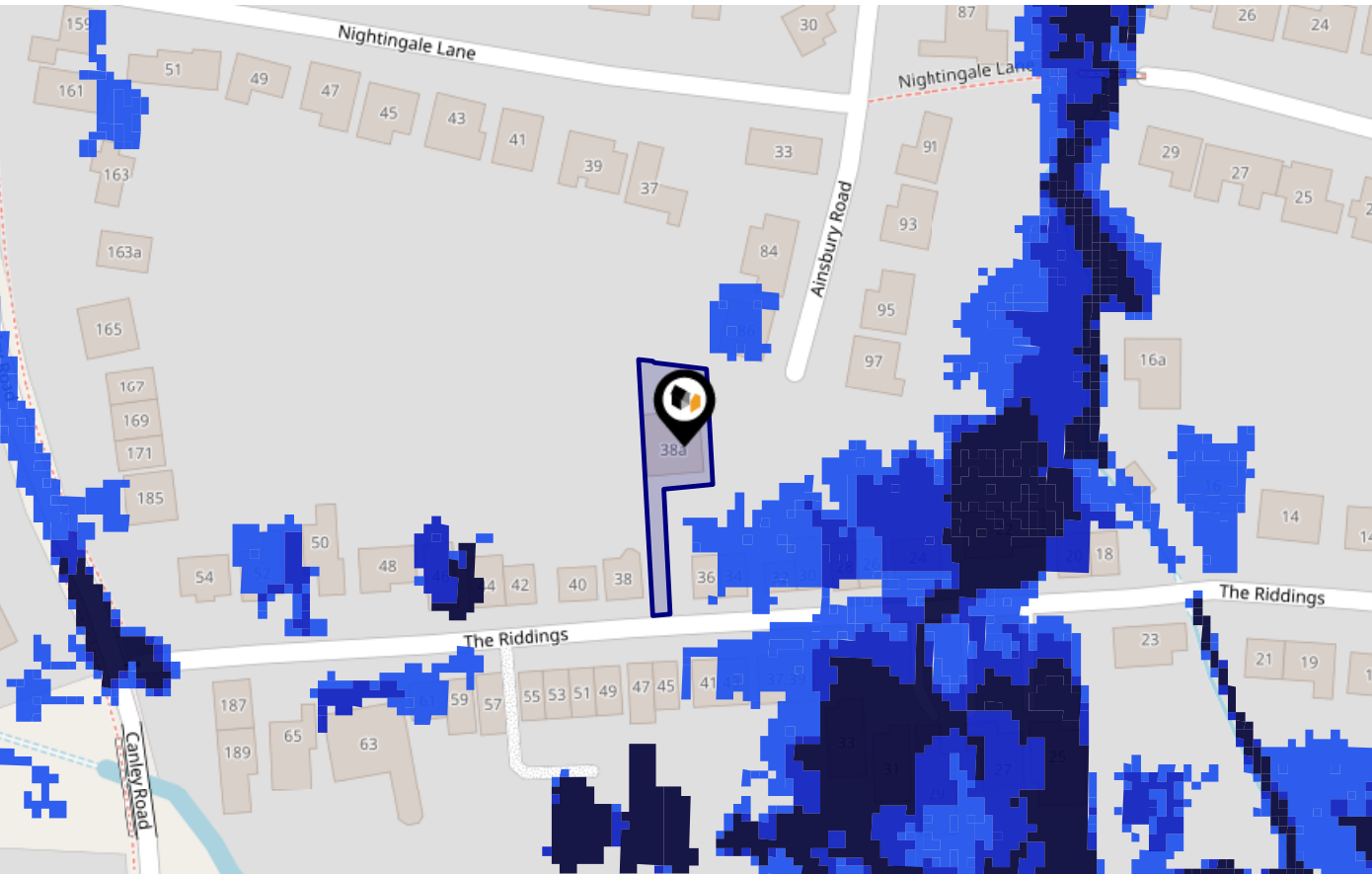
Chance of flooding to the following depths at this property:



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.

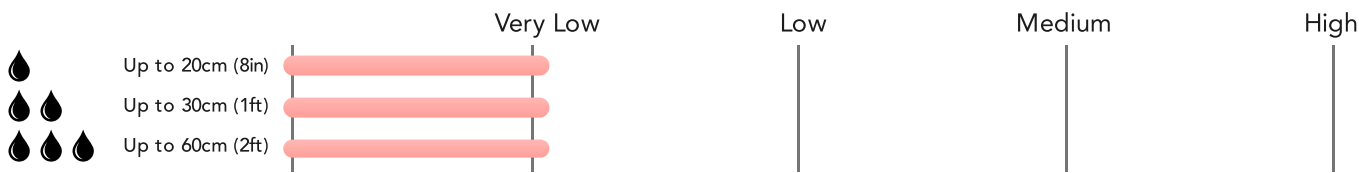


Risk Rating: Very low

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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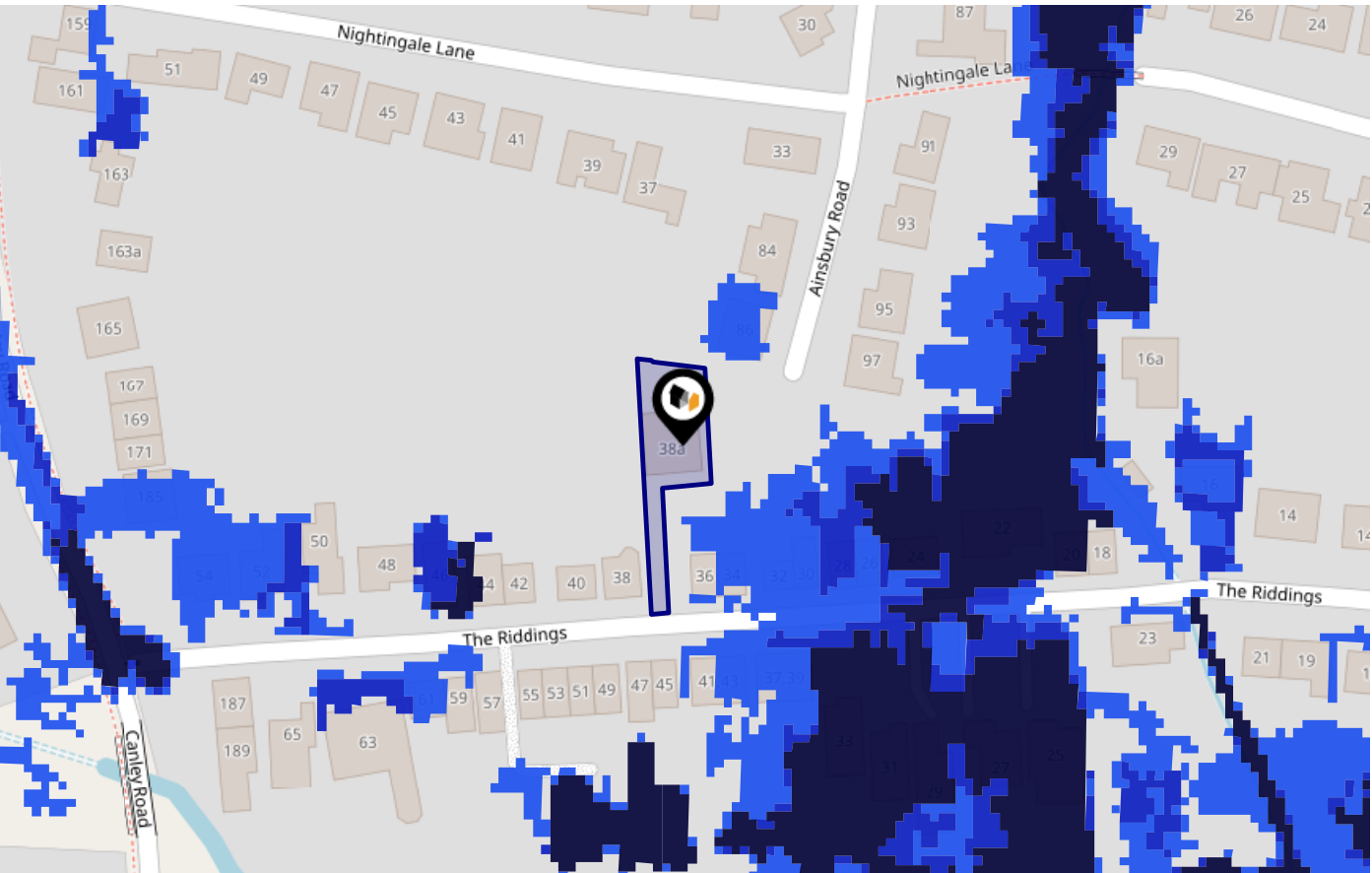
Chance of flooding to the following depths at this property:



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.

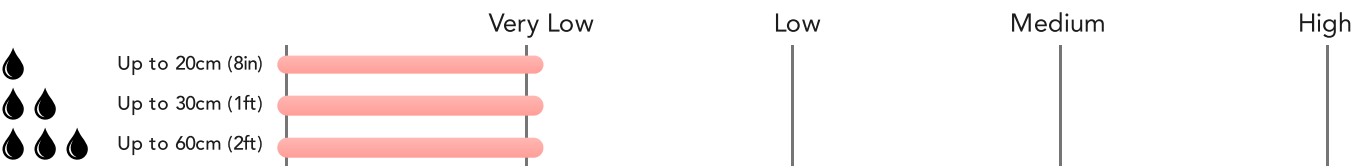


Risk Rating: Very low

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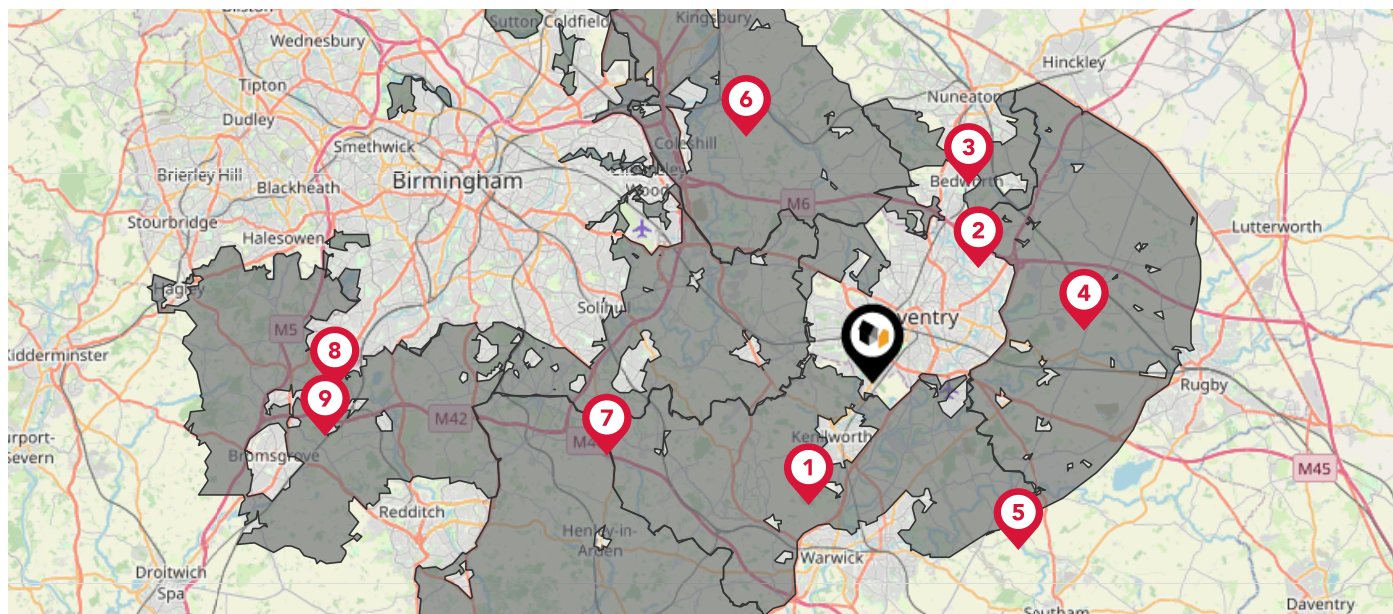


Maps

Green Belt



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



Nearby Green Belt Land

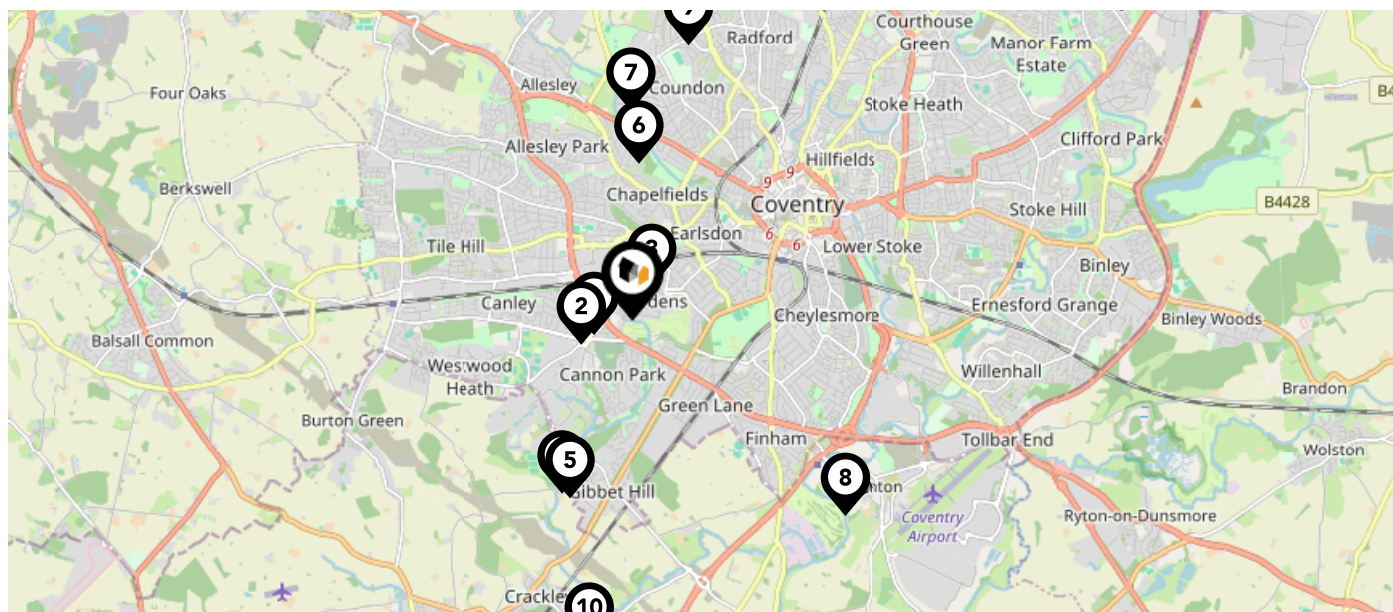
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt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

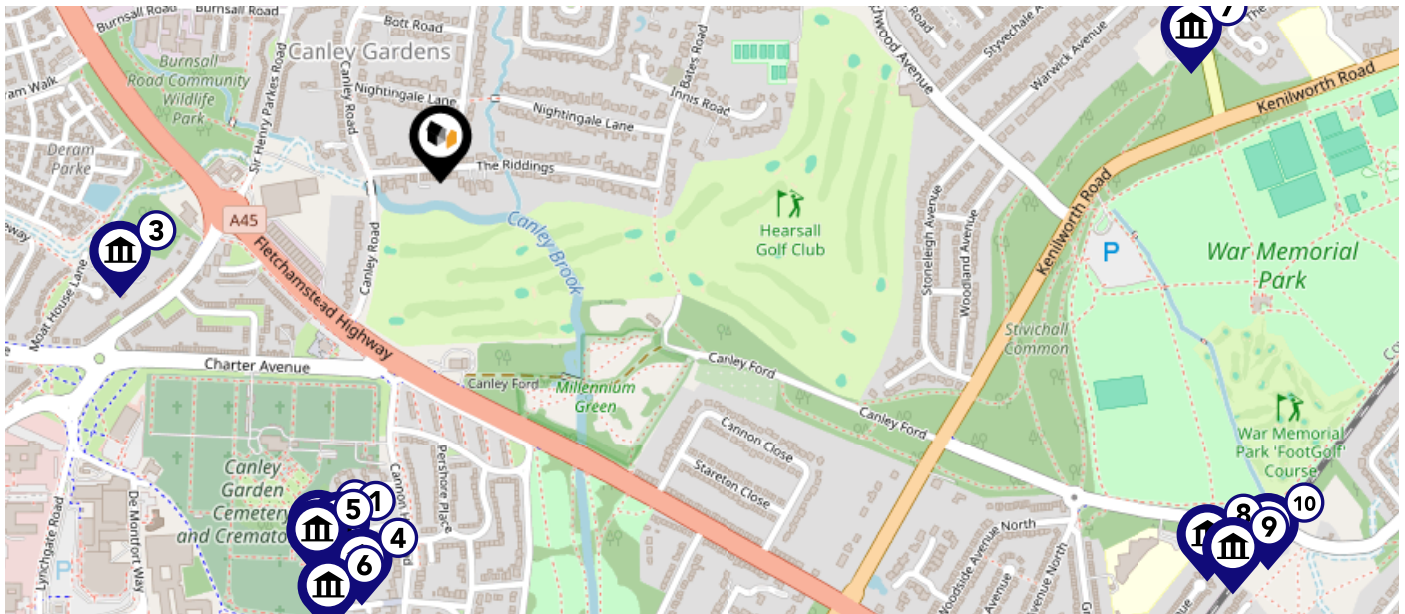
1	Fletchamstead Highway-Canley, Coventry	Historic Landfill	
2	Prior Deram Park-Canley, Coventry	Historic Landfill	
3	Hearsall Common-Whoberley, Coventry	Historic Landfill	
4	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
6	Holyhead Road-Coundon, Coventry	Historic Landfill	
7	Coundon Social Club-Coundon, Coventry	Historic Landfill	
8	Hall Drive-Baginton	Historic Landfill	
9	Kelmscote Road-Coudon, Coventry	Historic Landfill	
10	The Old Sewerage Works, Off Dalehouse Lane, Kenilworth-Old Sewerage Works, Dalehouse Lane, Kenilworth, Warwickshire	Historic Landfill	

Maps

Listed Buildings

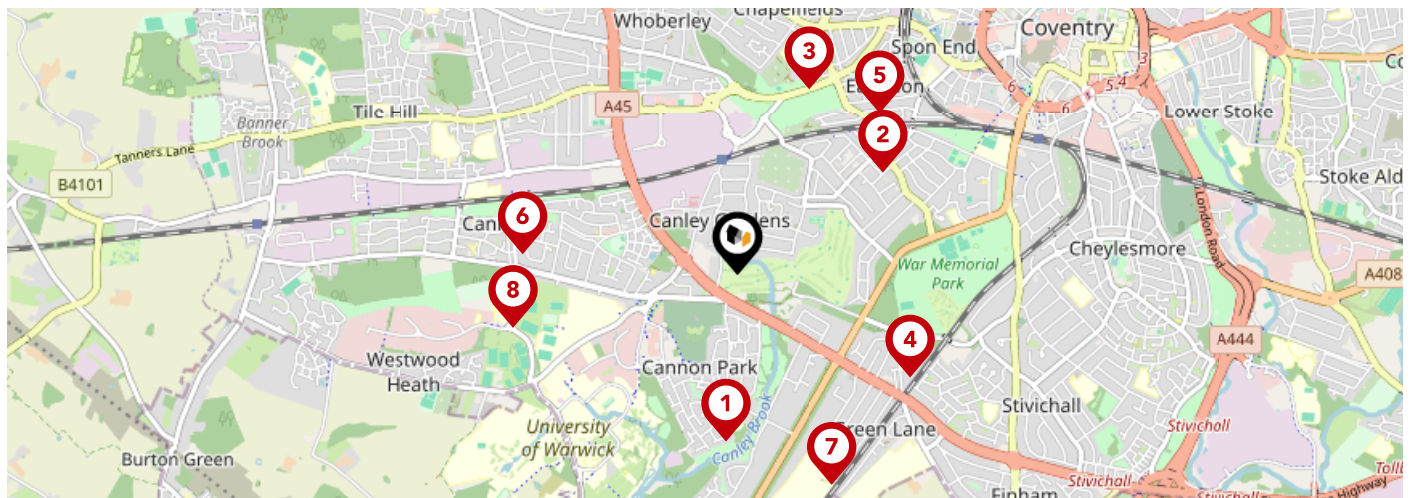


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



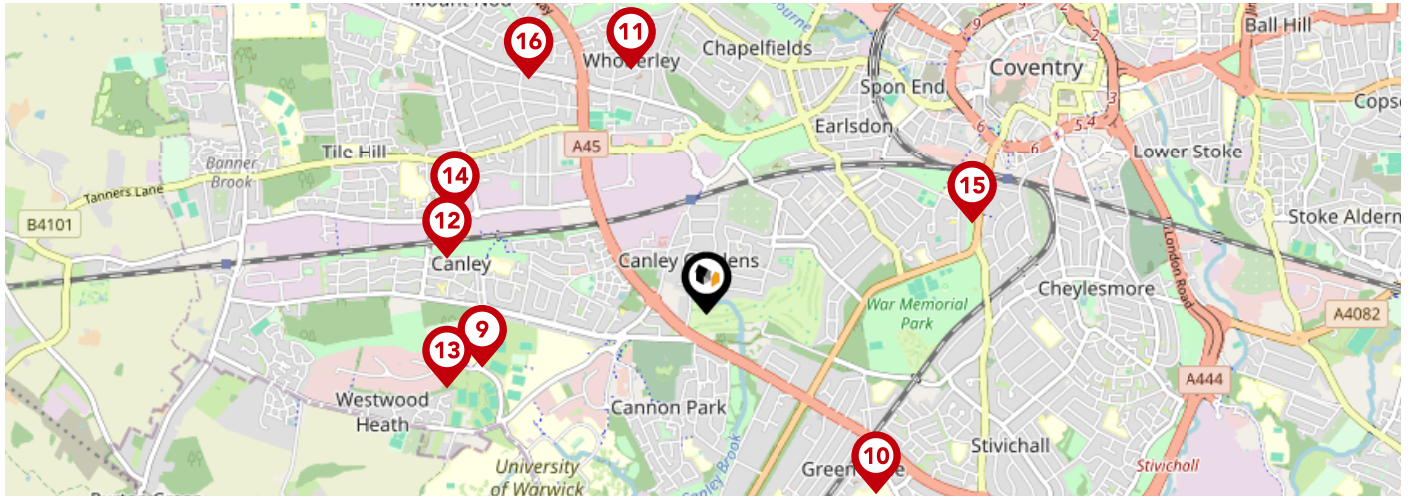
Listed Buildings in the local district		Grade	Distance
	1076618 - Ivy Farmhouse	Grade II	0.4 miles
	1138979 - Barn At Ivy Farm	Grade II	0.4 miles
	1076627 - The Moat House The Moat House And Barn	Grade II	0.4 miles
	1342914 - Canley Hall Farmhouse	Grade II	0.5 miles
	1342915 - Stables At Ivy Farm	Grade II	0.5 miles
	1076619 - Canley Hall Farmhouses	Grade II	0.5 miles
	1443610 - Earlsdon Drinking Fountain	Grade II	0.9 miles
	1265651 - Stivichall Animal Pound	Grade II	1.0 miles
	1320289 - The Cottage	Grade II	1.0 miles
	1342924 - Coat Of Arms Bridge	Grade II	1.0 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.75	☐	☒	☐	☐	☐
2	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.8	☐	☒	☐	☐	☐
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.9	☐	☒	☐	☐	☐
4	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.91	☐	☒	☐	☐	☐
5	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.98	☐	☒	☐	☐	☐
6	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:0.98	☐	☒	☐	☐	☐
7	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.04	☐	☐	☒	☐	☐
8	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:1.05	☐	☐	☒	☐	☐

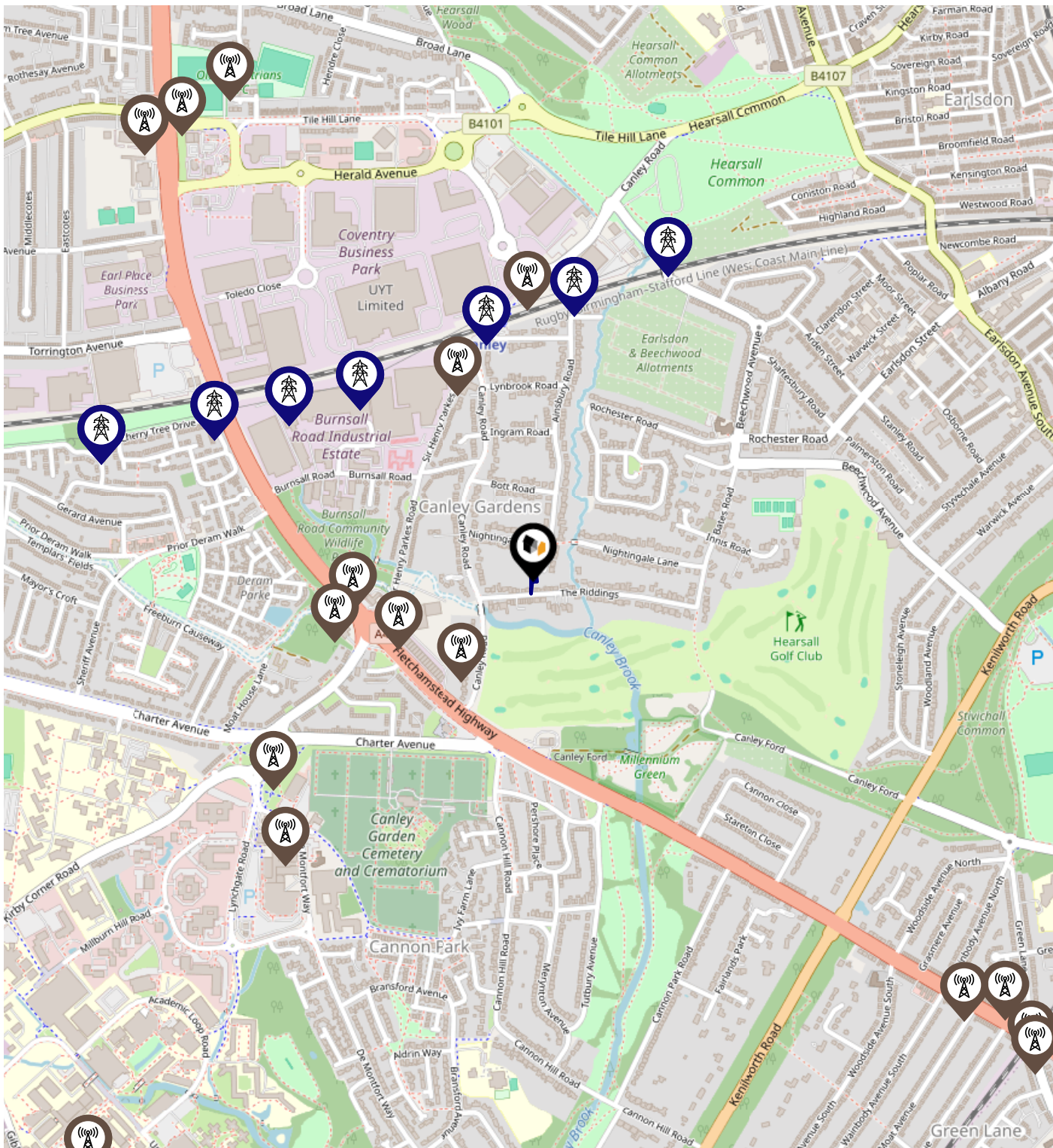
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:1.05	☐	☐	☒	☐	☐
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.12	☐	☐	☒	☐	☐
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.16	☐	☒	☐	☐	☐
	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:1.2	☐	☐	☒	☐	☐
	The National Mathematics and Science College Ofsted Rating: Not Rated Pupils: 137 Distance:1.22	☐	☐	☒	☐	☐
	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.23	☐	☒	☐	☐	☐
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.27	☐	☐	☒	☐	☐
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.34	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

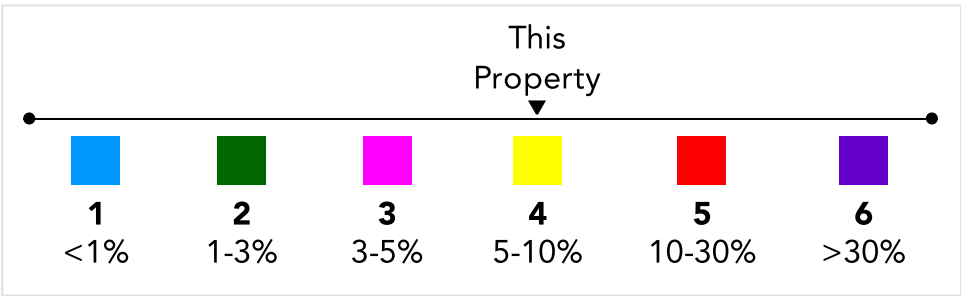
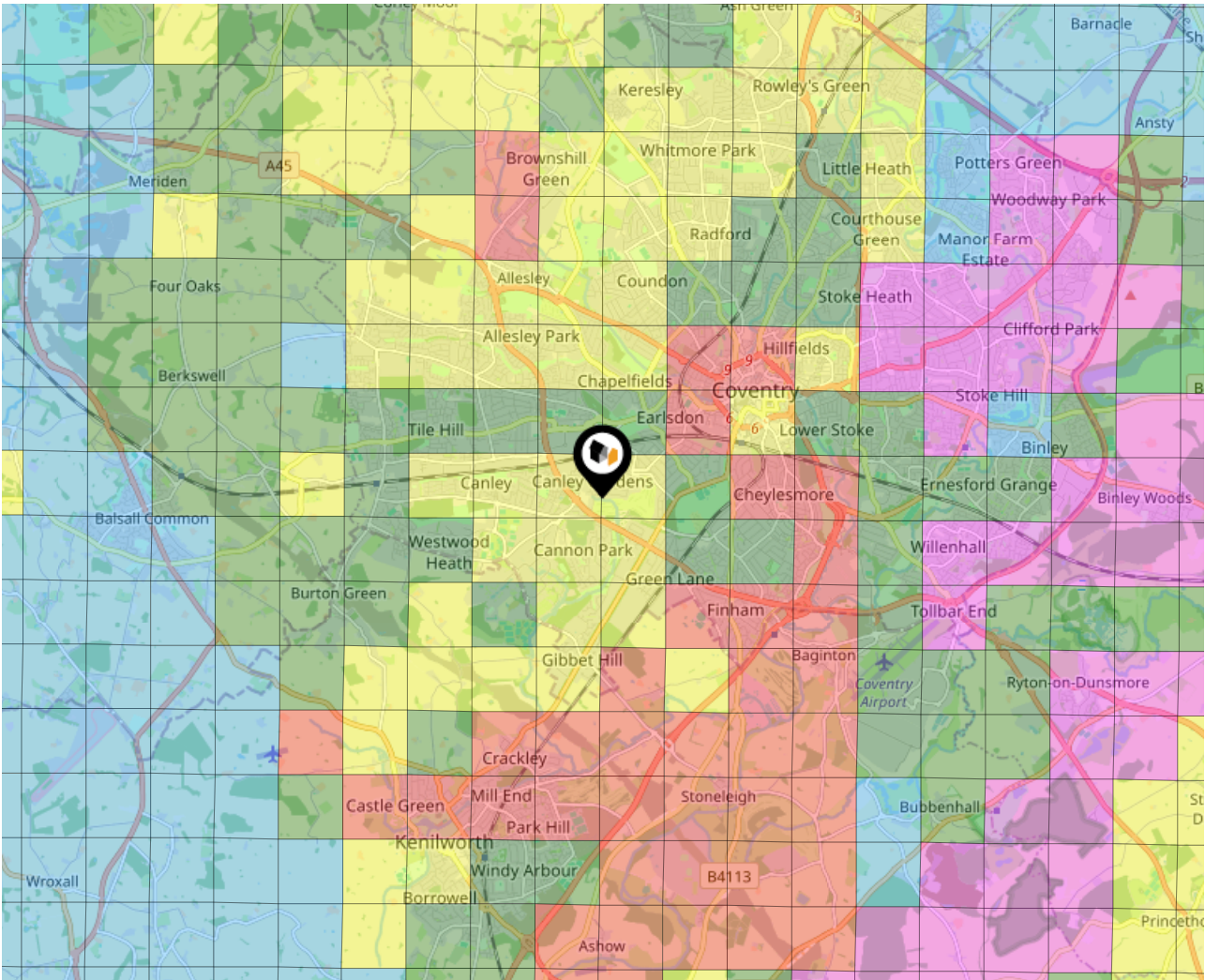
Environment

Radon Gas

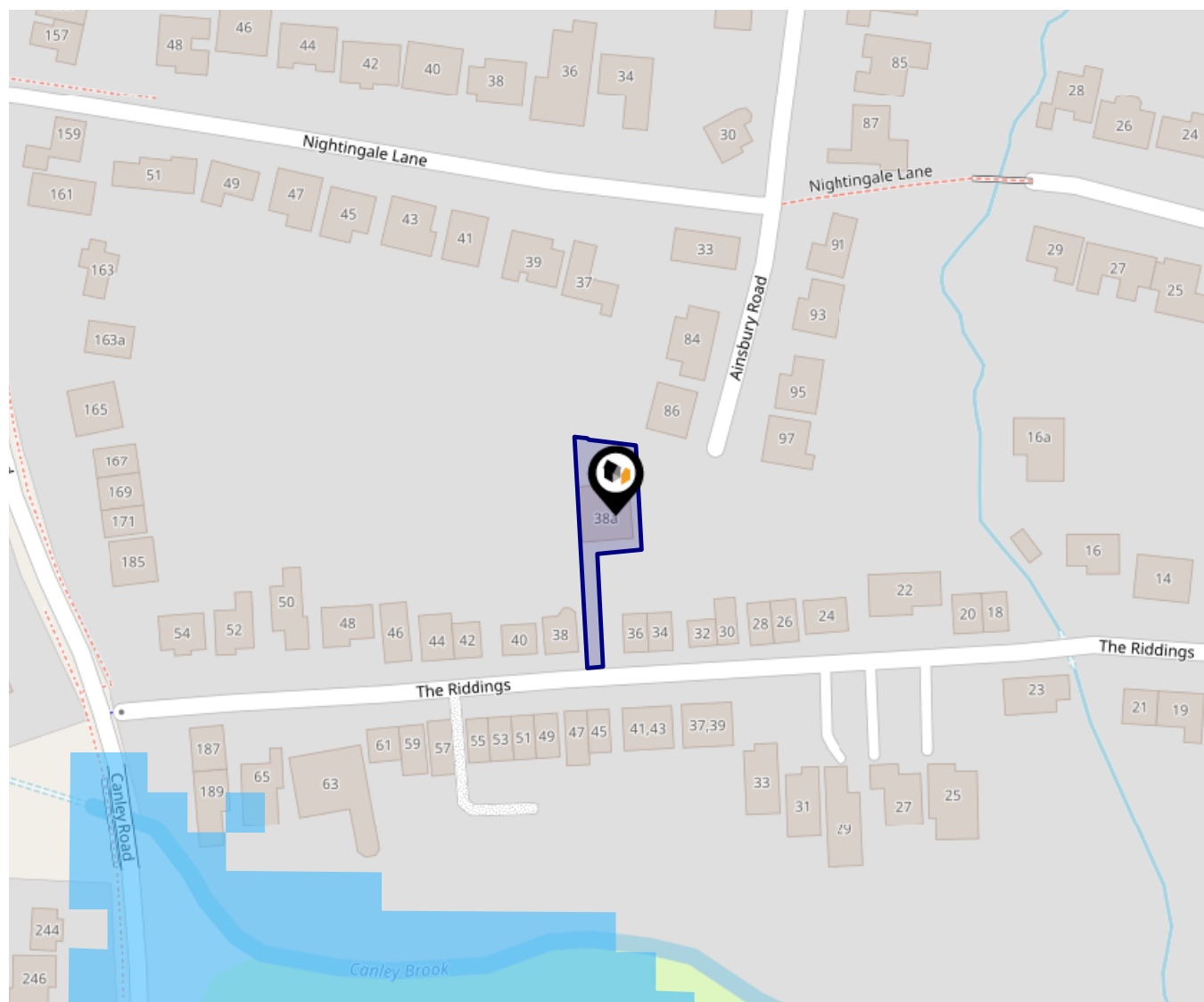


What is Radon?

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



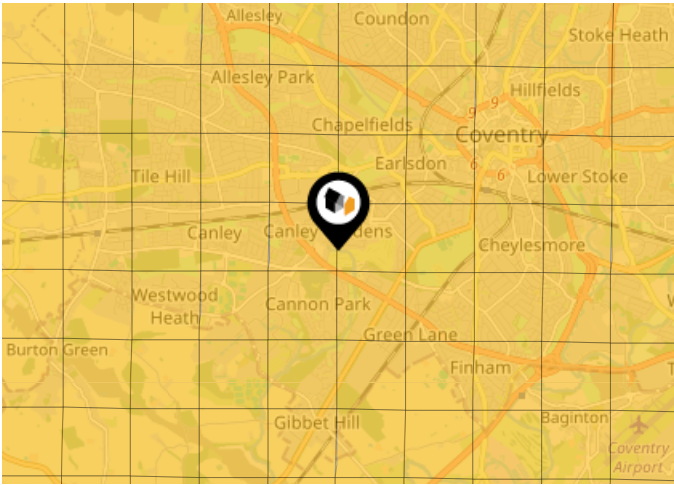
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

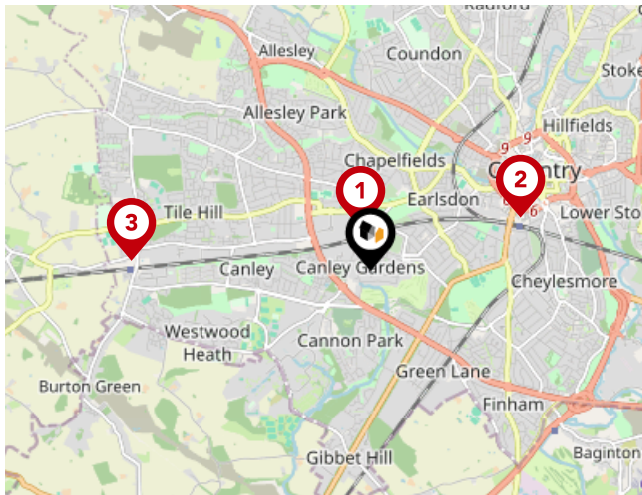


Primary Classifications (Most Common Clay Types)

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

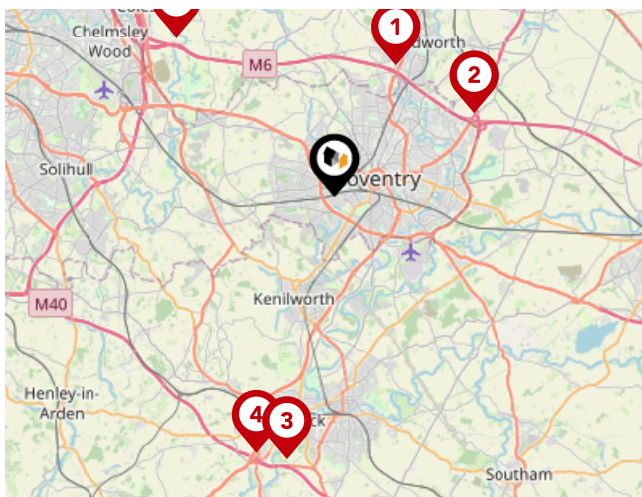
Area

Transport (National)



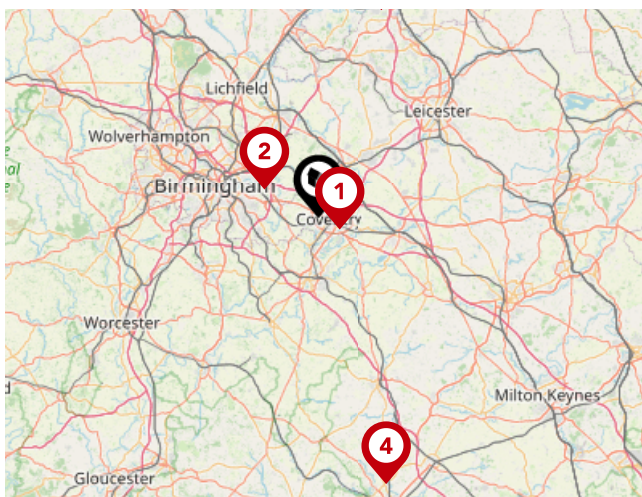
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.38 miles
2	Coventry Rail Station	1.45 miles
3	Tile Hill Rail Station	2.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.26 miles
2	M6 J2	5.87 miles
3	M40 J14	9.65 miles
4	M40 J15	9.69 miles
5	M6 J3A	8.15 miles

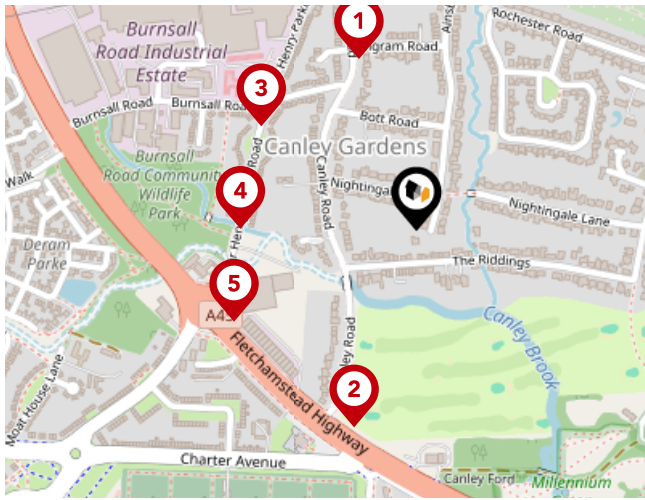


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.5 miles
2	Birmingham Airport	8.83 miles
3	East Mids Airport	31.26 miles
4	Kidlington	40.06 miles

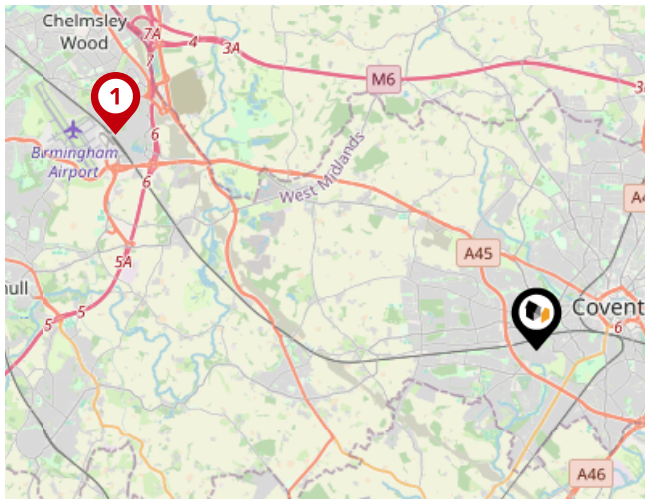
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Burnallsall Rd	0.21 miles
2	Canley Rd	0.23 miles
3	Burnallsall Rd	0.21 miles
4	Coventry Police Station	0.2 miles
5	Sir Henry Parkes Rd	0.23 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.56 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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