



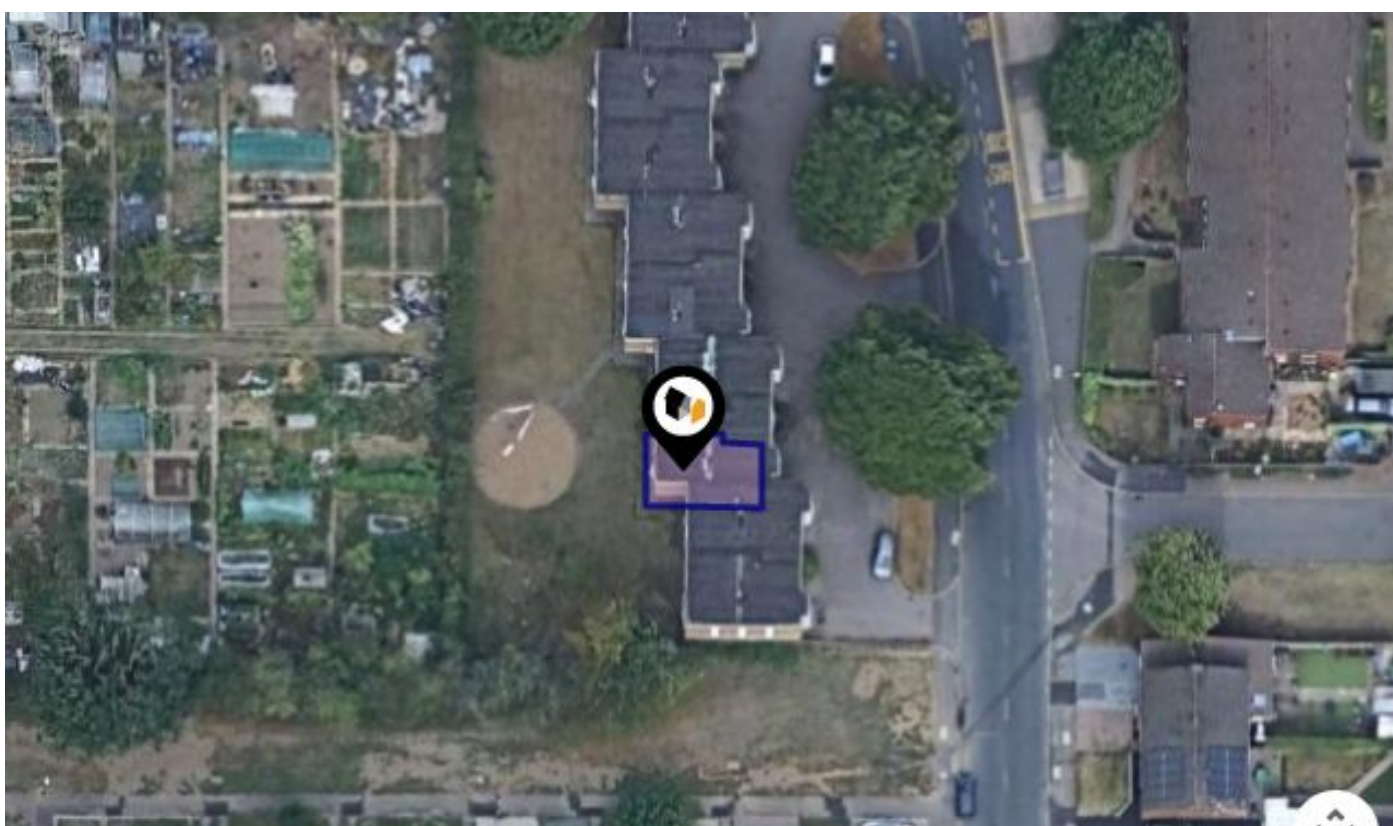
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 23rd October 2025



HARRY ROSE ROAD, COVENTRY, CV2

OIRO : £110,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk





Dear Buyers & Interested Parties

Your property details in brief.....

1. Location and Connectivity

Located on Harry Rose Road in Coventry, within close proximity to local schools and amenities.

Nearest rail station is Coventry Rail Station, approximately 2.57 miles away, providing access to regional rail services.

Motorway junctions include M6 J2 (2.38 miles), M6 J3 (4.21 miles), and M69 J1 (8.42 miles), facilitating road travel.

Airports accessible from Baginton (2.88 miles), Birmingham Airport (12.13 miles), and East Midlands Airport (29.45 miles).

Bus stops on Lloyd Crescent are within 0.05 miles, offering local bus services.

2. Property Attributes

Apartment development built in 1976/1982, with a total floor space of 608 sq ft. It also includes a garage in the sale.

One bedroom, a stylish modern kitchen, spacious sitting room and one bathroom.

Plot size approximately 0.01 acres.

Electric heating system assumed; property features fully double-glazed windows.

Owner-occupied tenure with a lease remaining of 90 years.

Current estimated valuation is £110,000; last sold in 2007 for £85,000.

Energy Performance Certificate (EPC) rated E, with potential to improve to C.

3. Schools and Amenities

Nearest primary schools include St Gregory's Catholic Primary School (Good rating, 0.16 miles) and Richard Lee Primary School (Requires improvement, 0.25 miles).

Clifford Bridge Academy, rated Good, is approximately 0.42 miles away.

Local amenities and services are accessible within the area, supporting daily needs.

4. Practical Positives

Fully double-glazed windows contribute to energy efficiency.

Electric heating system, with no central heating system present.

Good broadband connectivity with maximum speeds of up to 1000 Mbps.

Low council tax band (Band A) and a relatively short lease term of 90 years remaining.

5. Market Context

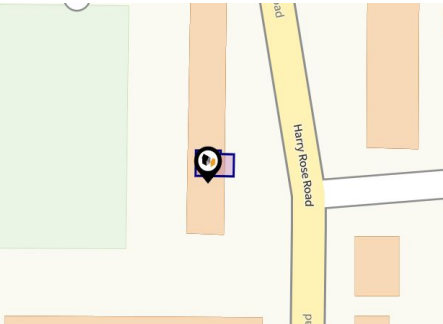
The property last sold in 2007 for £85,000, with an estimated current value of approximately £110,000.

Market trends in the area indicate gradual property value appreciation over time.

The property type and size are typical within the local housing market, with average selling times around 215 days.

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 Overview



Property

Type:	Flat / Maisonette	OIRO:	£110,000
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	608 ft ² / 56 m ²	Start Date:	02/04/1991
Plot Area:	0.01 acres	End Date:	01/01/2116
Year Built :	1976-1982	Lease Term:	125 years from 1 January 1991
Council Tax :	Band A	Term Remaining:	90 years
Annual Estimate:	£1,609		
Title Number:	WM529053		

Local Area

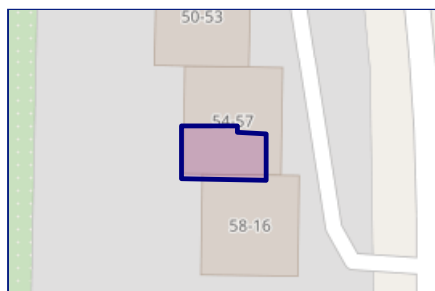
Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		14	54	1000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
O ₂	EE	3	O2	sky

Freehold Title Plan



WK201404

Leasehold Title Plan

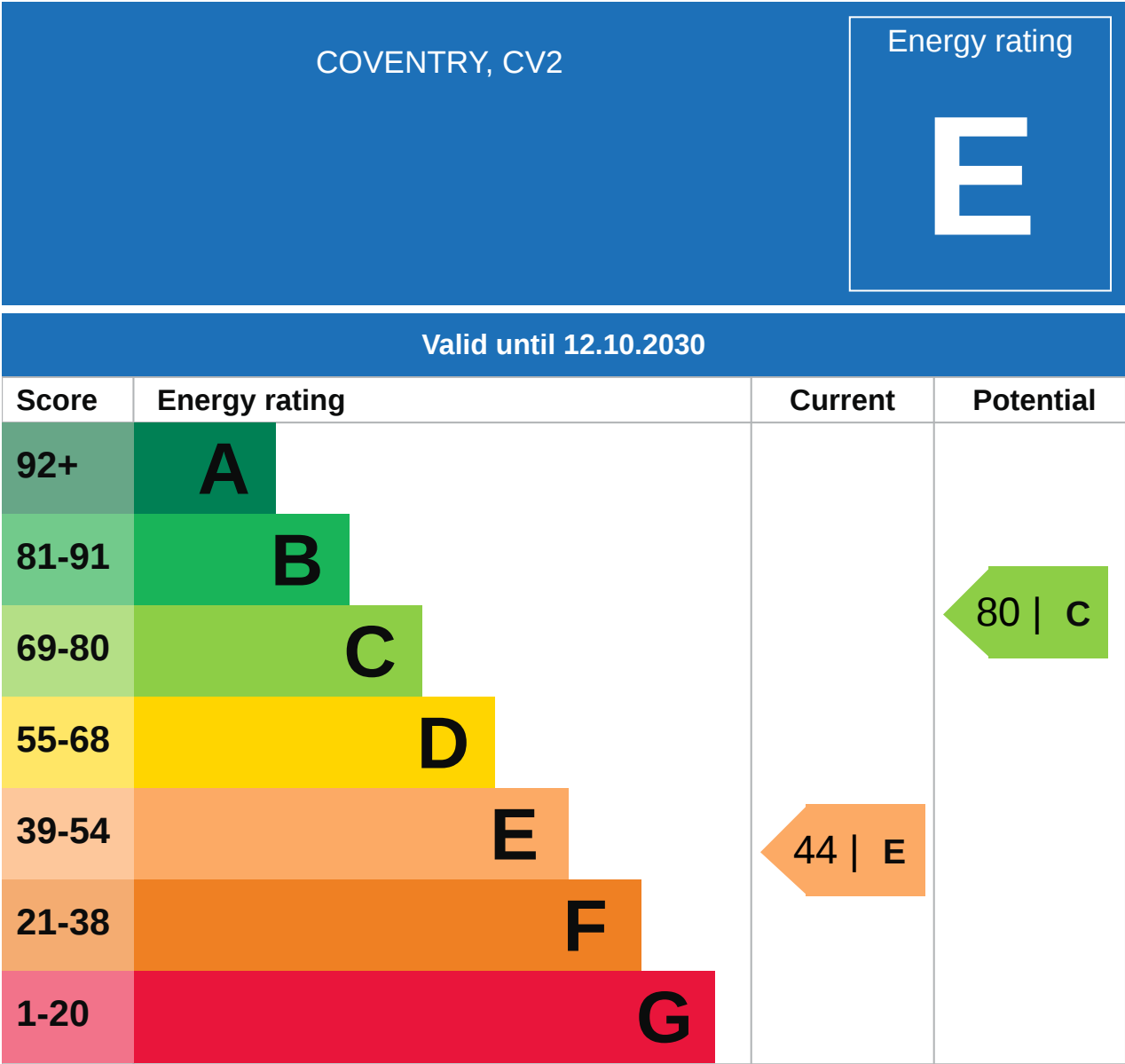


WM529053

Start Date:	02/04/1991
End Date:	01/01/2116
Lease Term:	125 years from 1 January 1991
Term Remaining:	90 years

Property

EPC - Certificate





Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Standard tariff
Main Fuel:	To be used only when there is no heating/hot-water system or data is from a community network
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Flat, limited insulation (assumed)
Roof Energy:	Poor
Main Heating:	No system present: electric heaters assumed
Main Heating Controls:	None
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	49 m ²

55, Harry Rose Road, Coventry, CV2 5NZ			
Last Sold Date:	01/11/2023	14/12/2018	31/03/2006
Last Sold Price:	£100,000	£95,000	£68,000
44, Harry Rose Road, Coventry, CV2 5NZ			
Last Sold Date:	30/09/2020	08/10/2001	
Last Sold Price:	£76,000	£38,500	
42, Harry Rose Road, Coventry, CV2 5NZ			
Last Sold Date:	05/12/2019	14/11/2008	13/09/2001
Last Sold Price:	£85,000	£55,000	£32,000
61, Harry Rose Road, Coventry, CV2 5NZ			
Last Sold Date:	25/01/2019	15/09/1995	
Last Sold Price:	£75,000	£28,000	
58, Harry Rose Road, Coventry, CV2 5NZ			
Last Sold Date:	31/03/2017		
Last Sold Price:	£76,000		
57, Harry Rose Road, Coventry, CV2 5NZ			
Last Sold Date:	16/02/2007	20/09/2006	27/08/2004
Last Sold Price:	£85,000	£67,000	£66,000
47, Harry Rose Road, Coventry, CV2 5NZ			
Last Sold Date:	12/08/2002		
Last Sold Price:	£49,950		
48, Harry Rose Road, Coventry, CV2 5NZ			
Last Sold Date:	30/09/1998		
Last Sold Price:	£30,000		
53, Harry Rose Road, Coventry, CV2 5NZ			
Last Sold Date:	30/08/1996		
Last Sold Price:	£29,500		
46, Harry Rose Road, Coventry, CV2 5NZ			
Last Sold Date:	28/04/1995		
Last Sold Price:	£29,500		

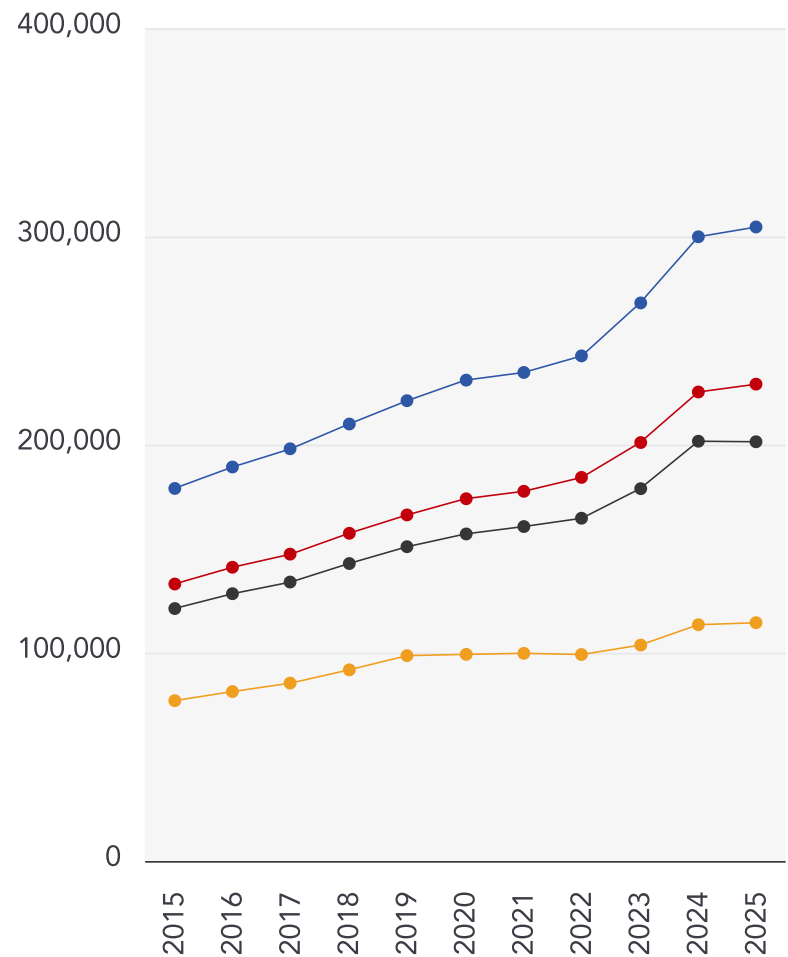
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV2



Detached

+70.17%

Semi-Detached

+72.14%

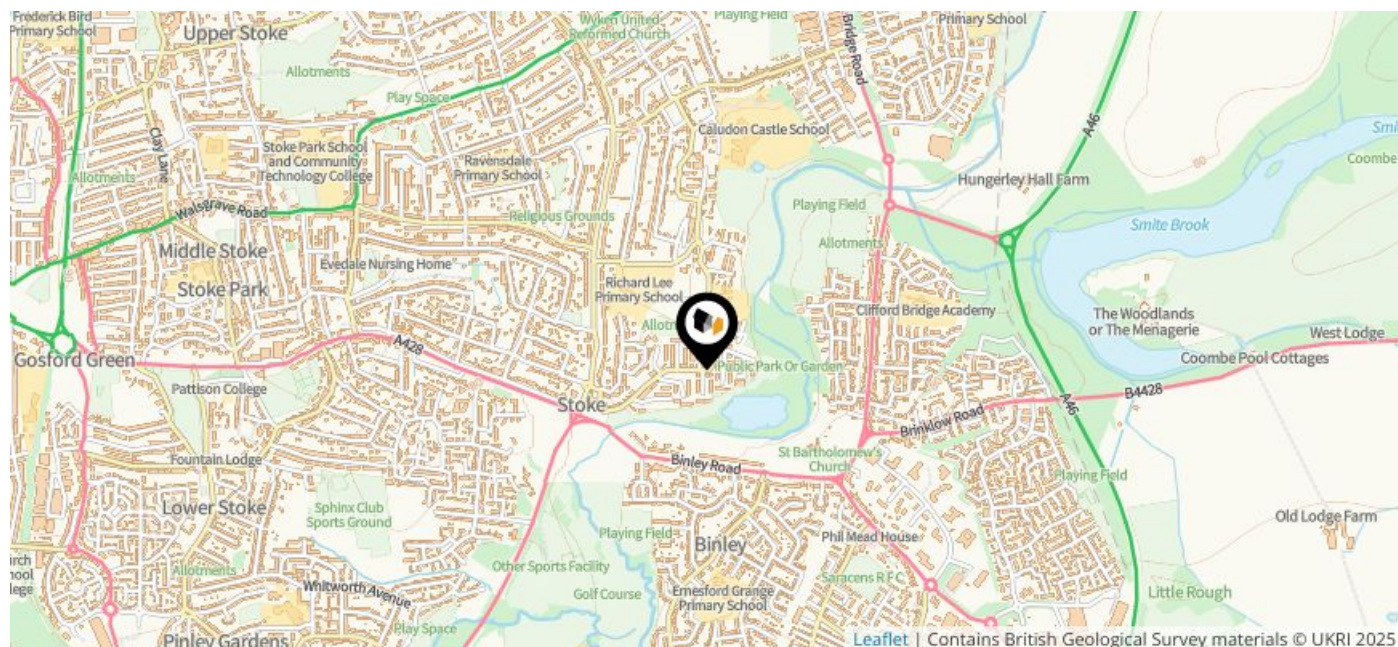
Terraced

+66.07%

Flat

+48.62%

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.

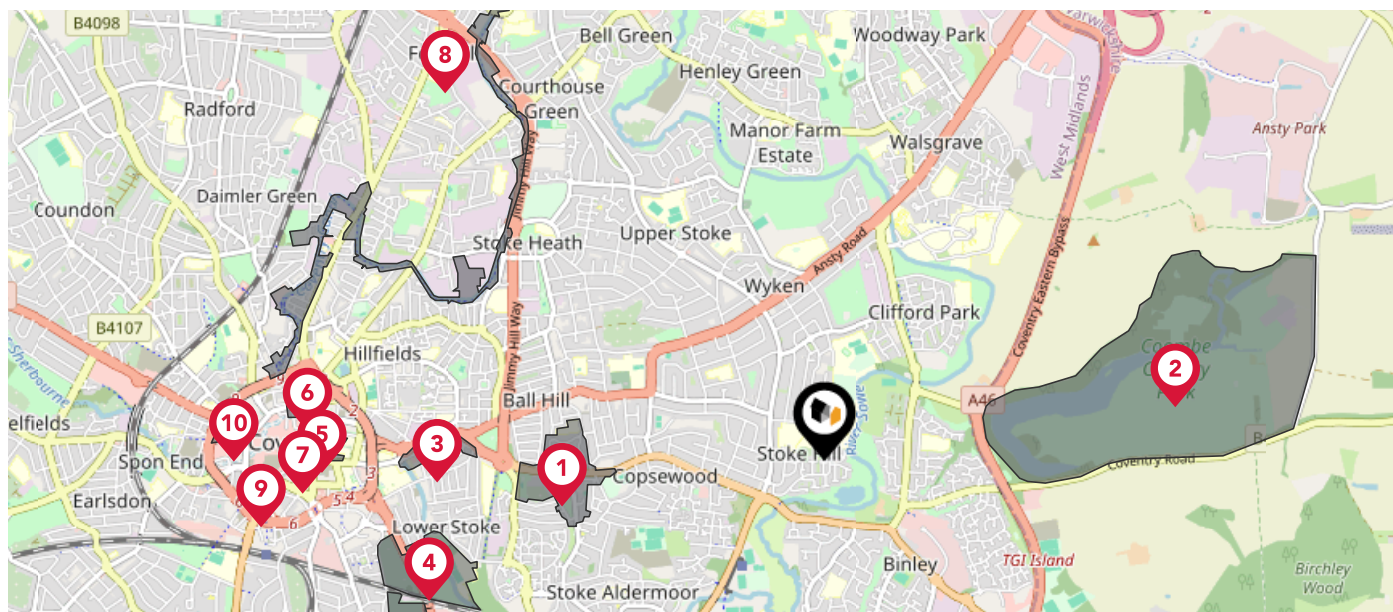
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Stoke Green



Combe Abbey



Far Gosford Street



London Road



Hill Top and Cathedral



Lady Herbert's Garden



High Street



Coventry Canal



Greyfriars Green



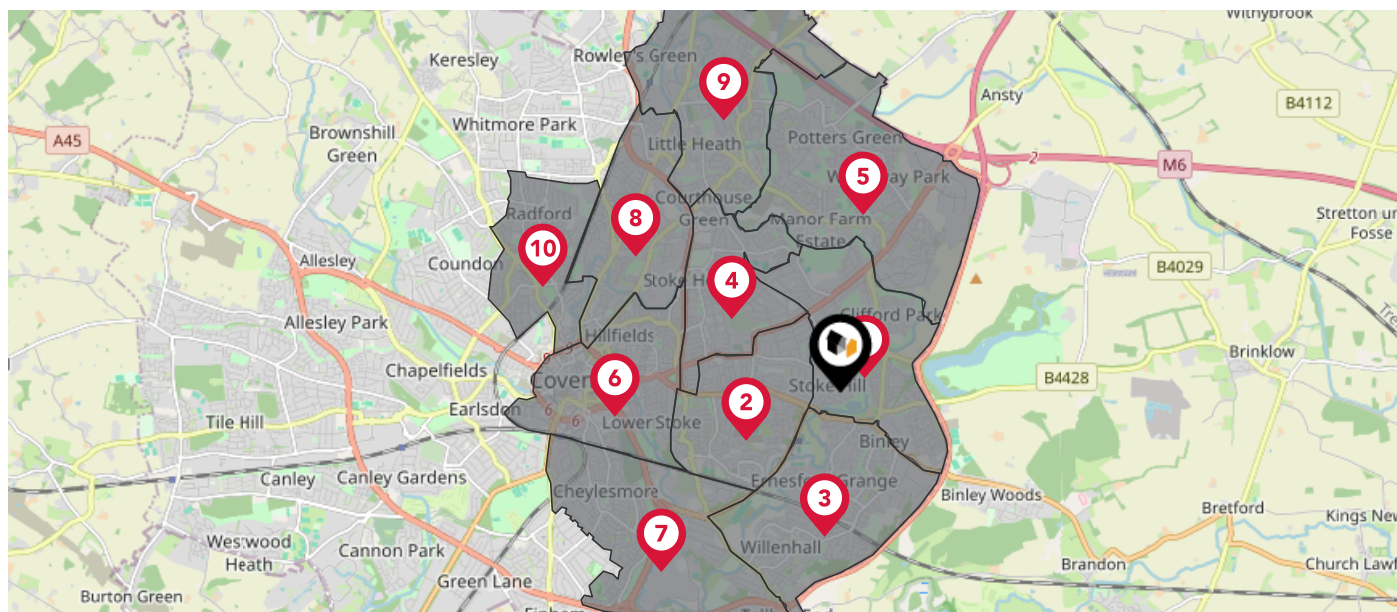
Spon Street

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



Wyken Ward



Lower Stoke Ward



Binley and Willenhall Ward



Upper Stoke Ward



Henley Ward



St. Michael's Ward



Cheylesmore Ward



Foleshill Ward



Longford Ward



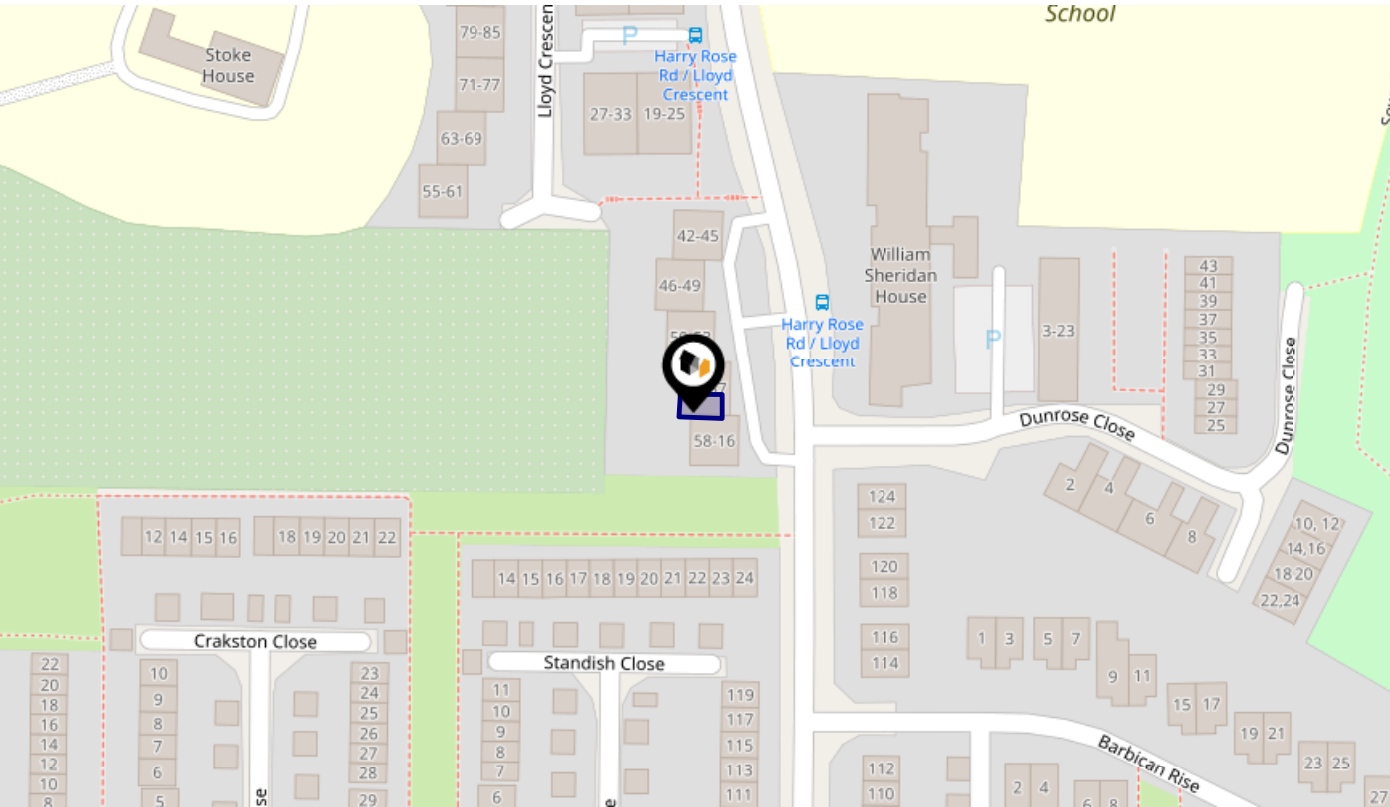
Radford Ward

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.

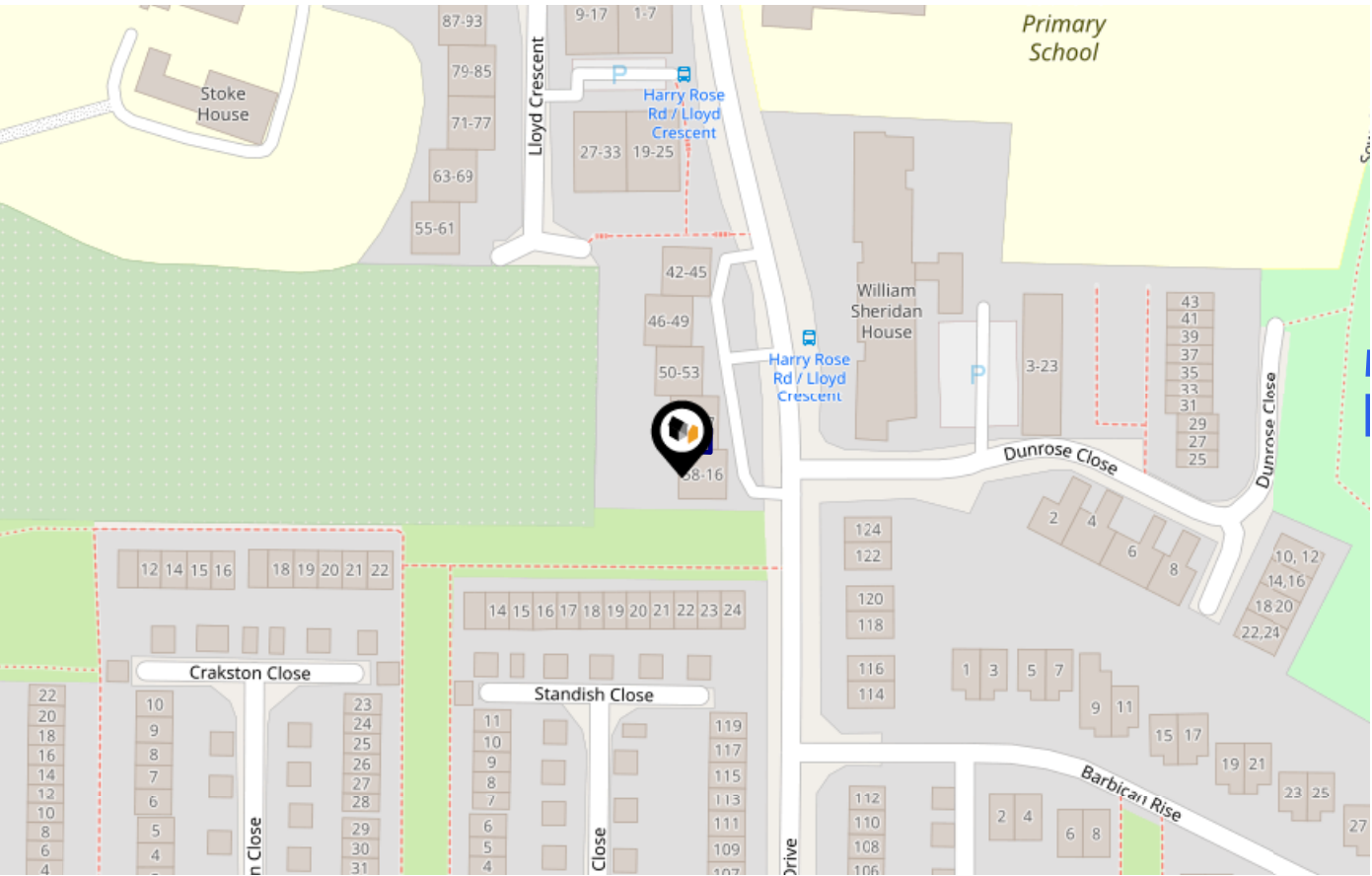
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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.

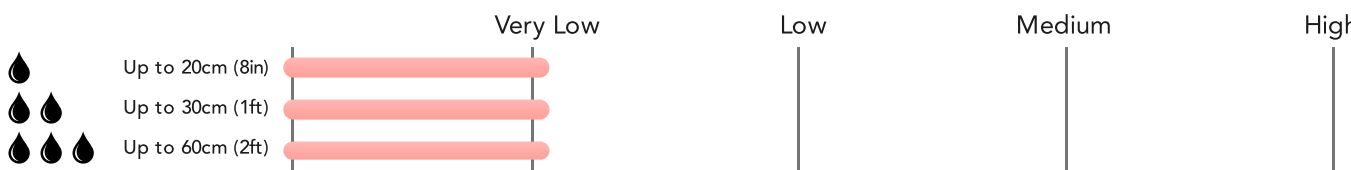


Risk Rating: Very low

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.

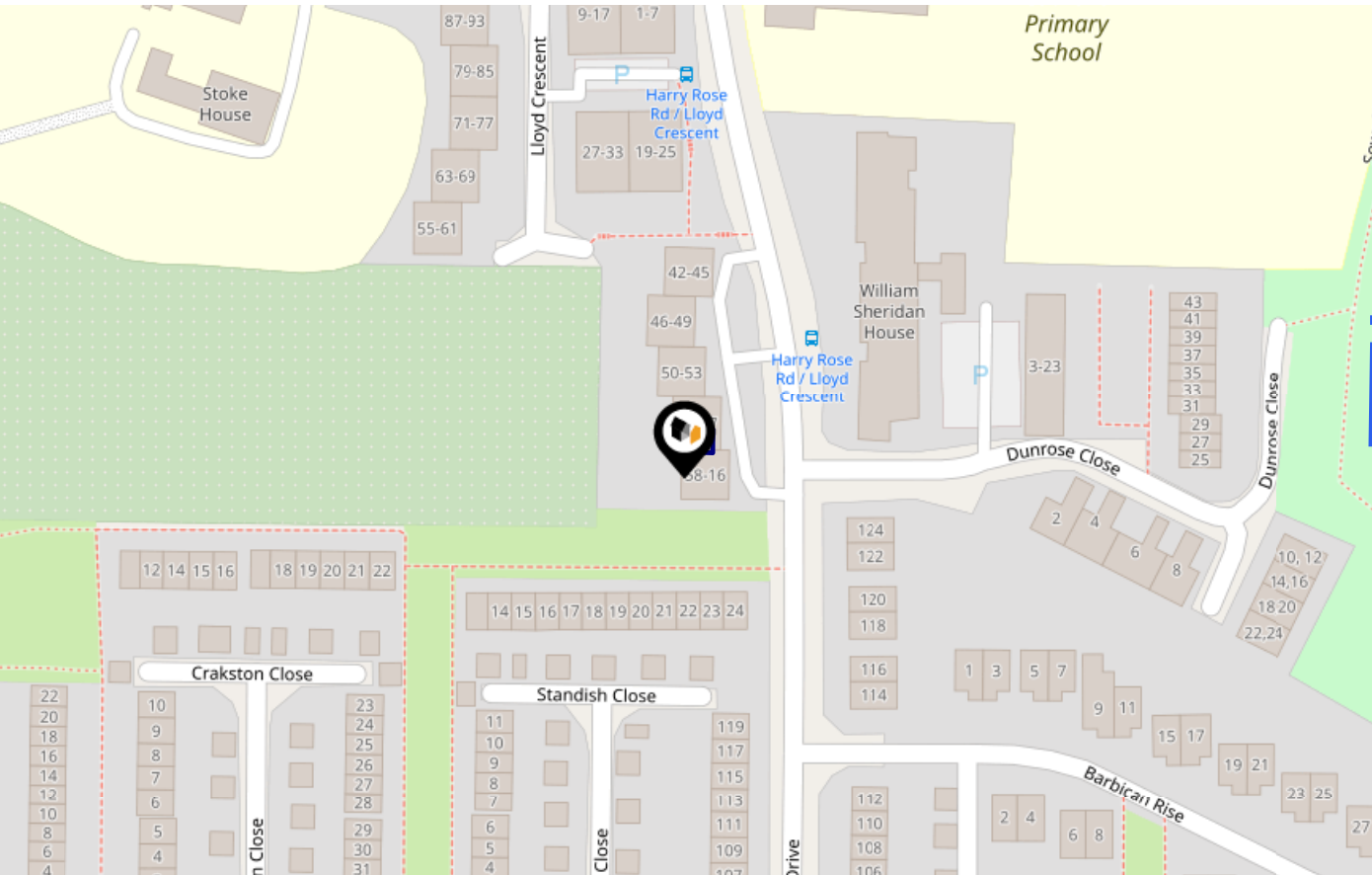
Chance of flooding to the following depths at this property:



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.

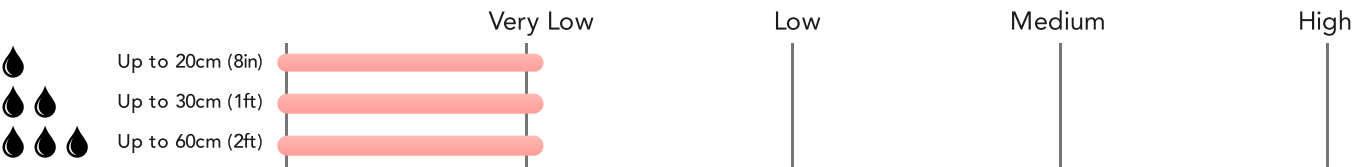


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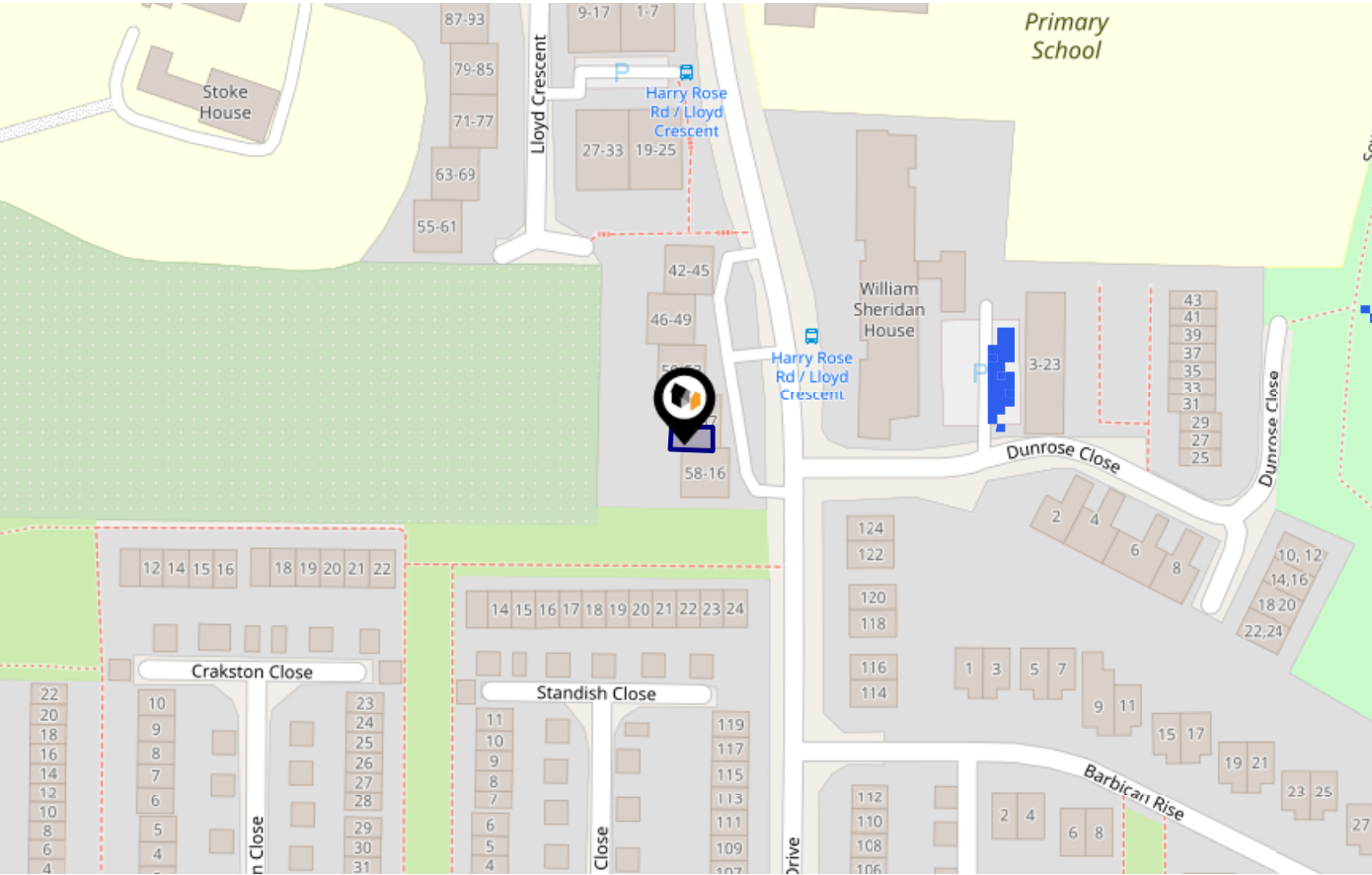
Chance of flooding to the following depths at this property:



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.

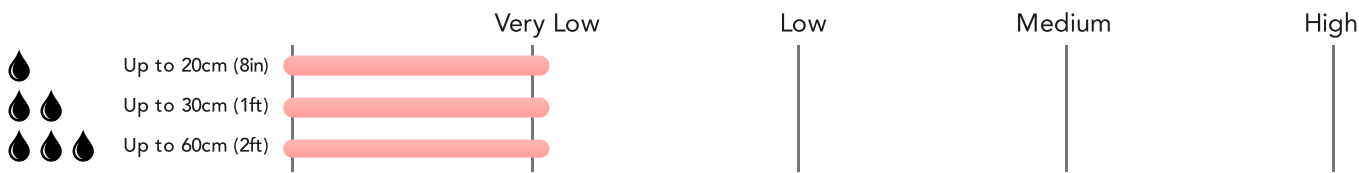


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

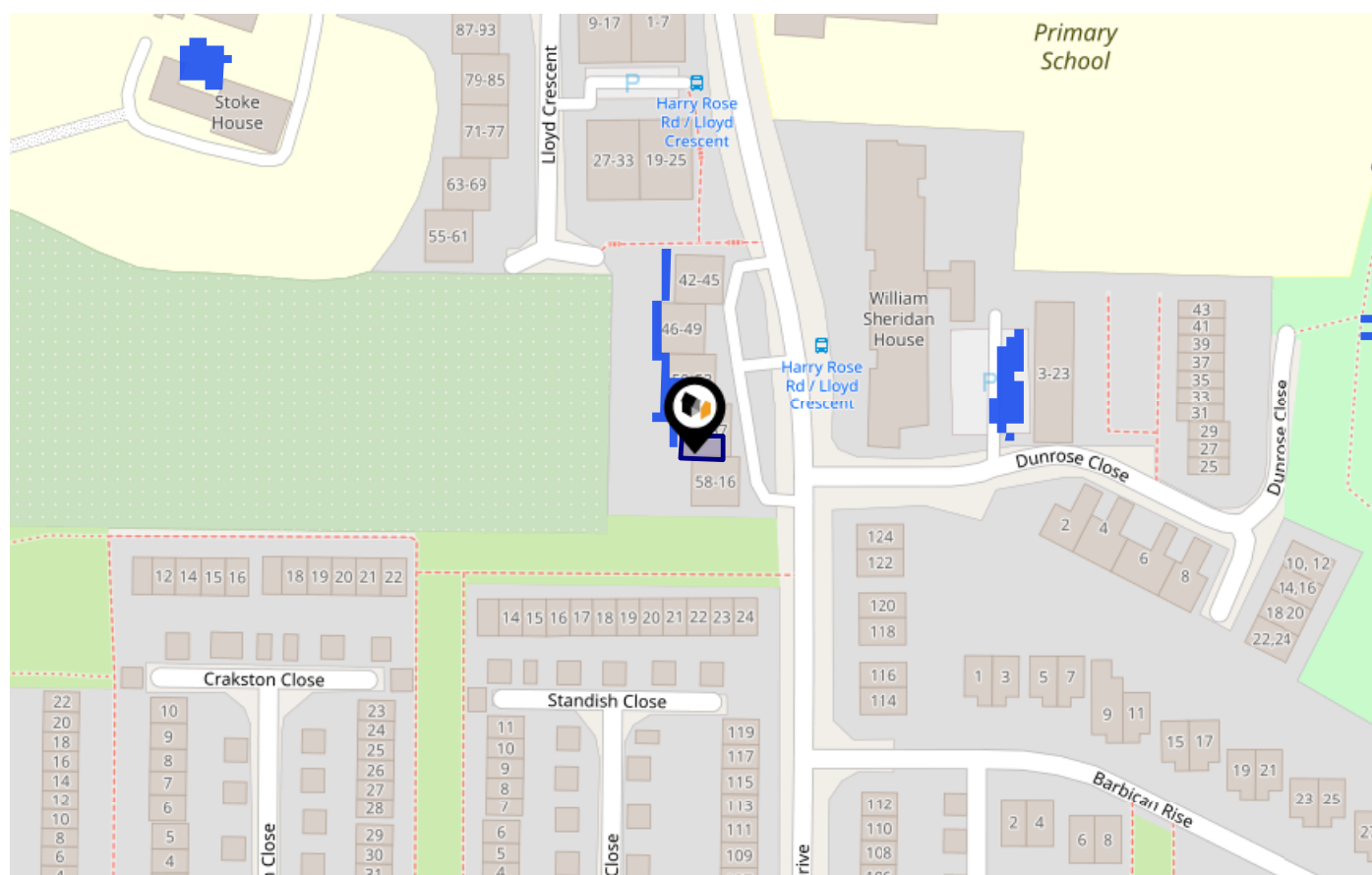


Flood Risk

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.

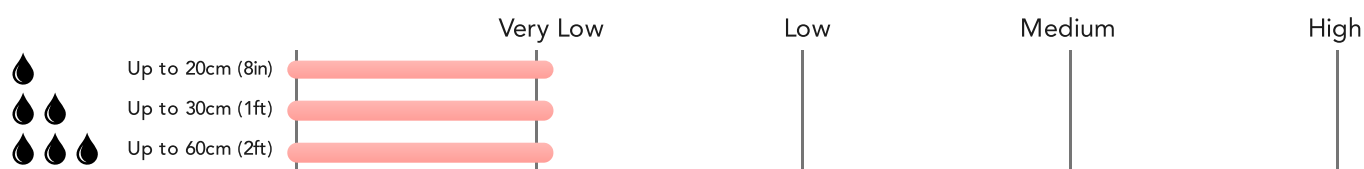


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

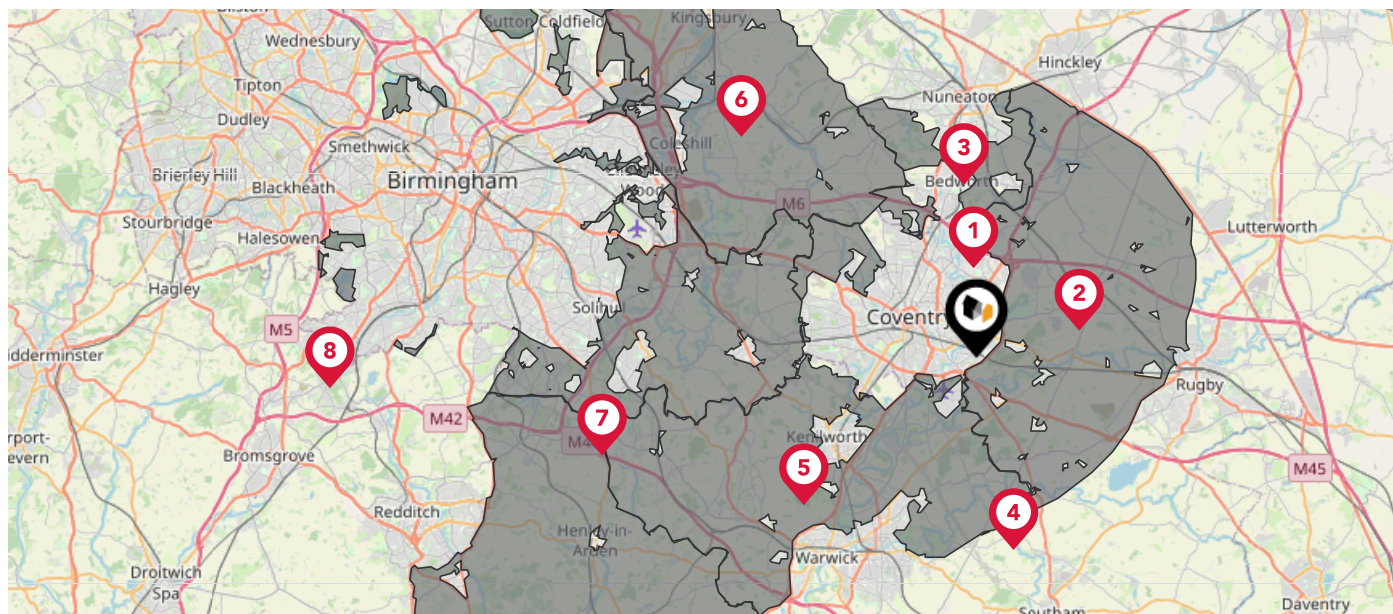


Maps

Green Belt



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



Nearby Green Belt Land



Birmingham Green Belt - Coventry



Birmingham Green Belt - Rugby



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Stratford-on-Avon



Birmingham Green Belt - Warwick



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Solihull



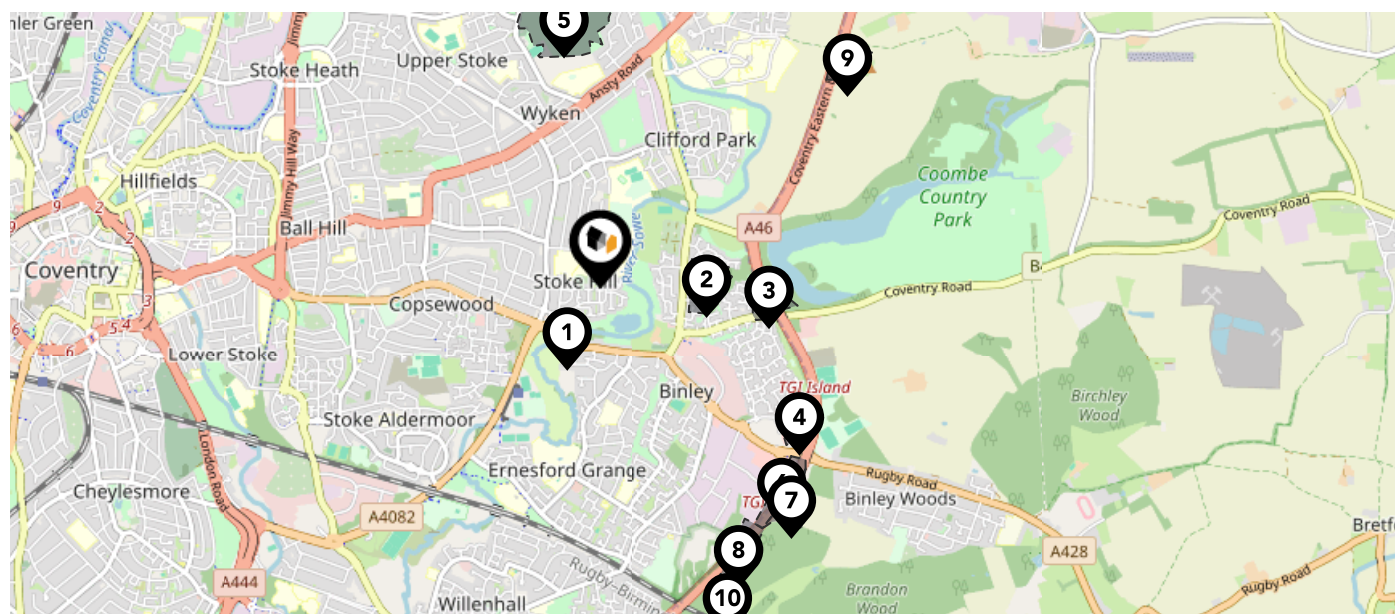
Birmingham Green Belt - Birmingham

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

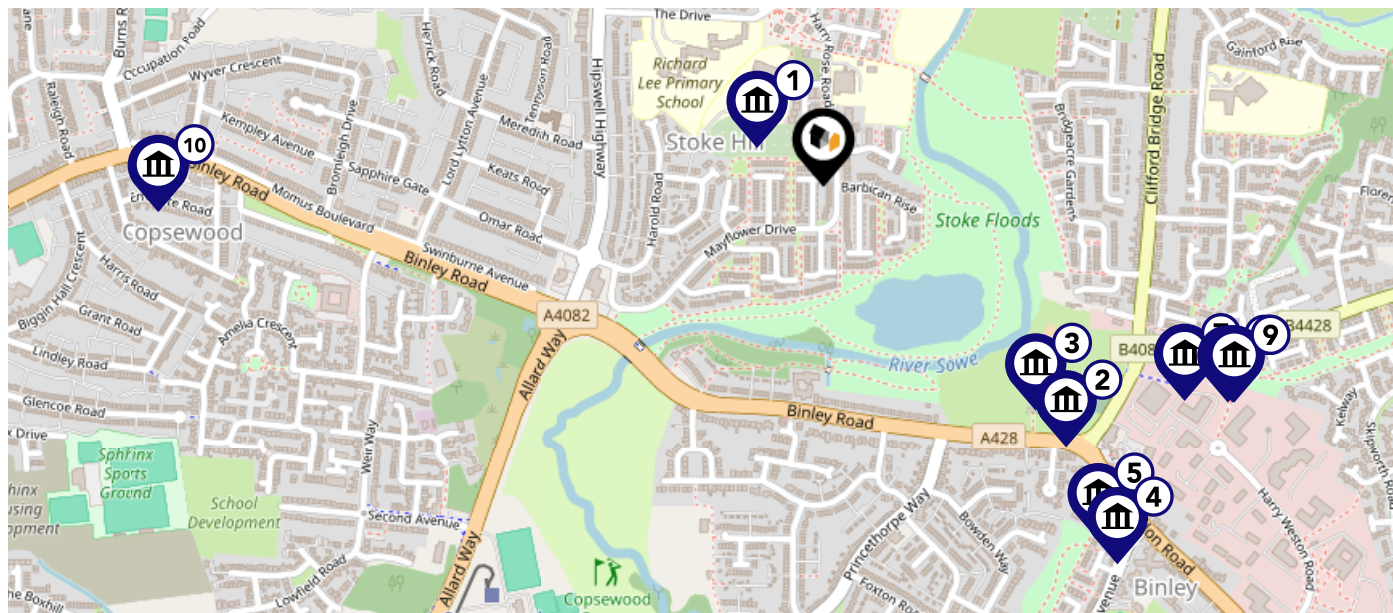
1	Binley Road A-Binley, Coventry	Historic Landfill	
2	Coombe Estate-Binley, Coventry	Historic Landfill	
3	Coombe Fields-Binley, Coventry	Historic Landfill	
4	Borrow Pit-North A428	Historic Landfill	
5	Wyken Croft-Wyken, Coventry	Historic Landfill	
6	A428 Borrow Pit-Binley, Coventry	Historic Landfill	
7	A428 Borrow Pit-Adjacent to Barn Antiques, Brandon Road, Coventry, Warwickshire	Historic Landfill	
8	Fosseway Sand and Gravel Company Limited, Landfill Site-Piles Coppice, Binley Woods, Near Rugby, Warwickshire	Historic Landfill	
9	Site No.4 Walsgrave Hill Borrow Pit-Walgrave Hill Farm, Coventry, Warwickshire	Historic Landfill	
10	Harpers Lodge Landfill Site-Off Brandon Lane, Coventry, Warwickshire	Historic Landfill	

Maps

Listed Buildings

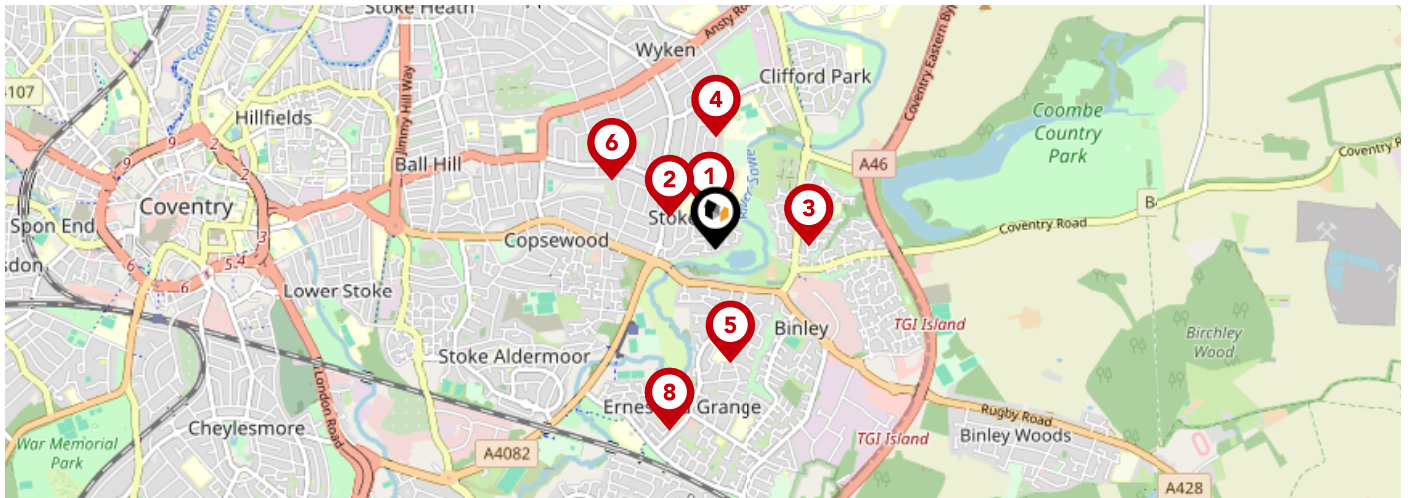


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



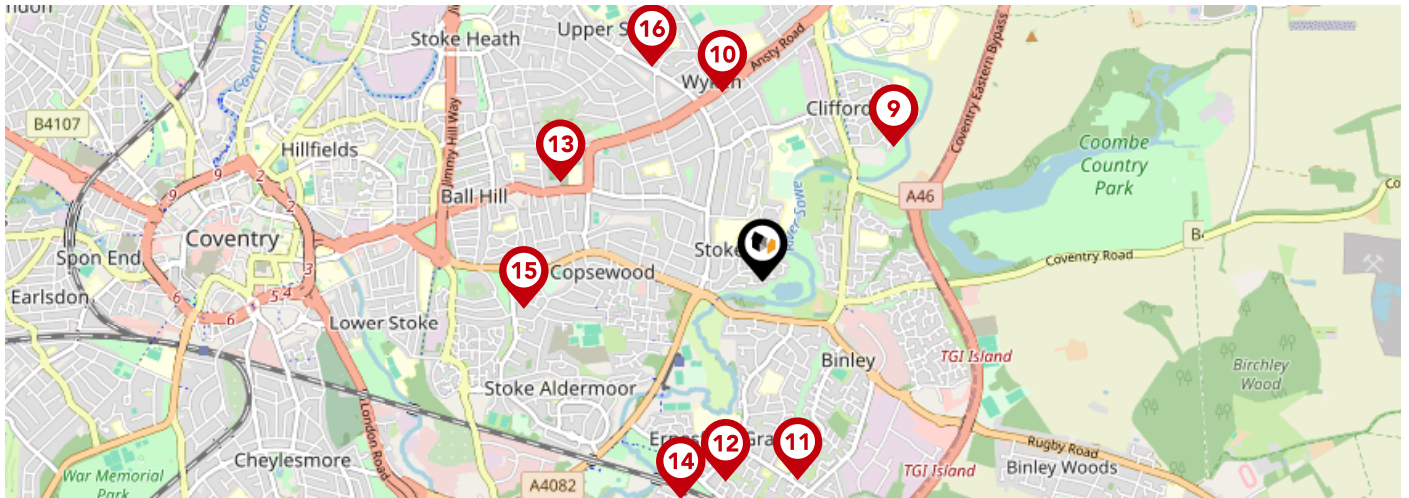
Listed Buildings in the local district		Grade	Distance
	1087021 - Stoke House	Grade II	0.1 miles
	1076629 - Church Of St Bartholomew	Grade I	0.4 miles
	1076630 - The Vicarage	Grade II	0.4 miles
	1342922 - 34, Brandon Road	Grade II	0.5 miles
	1342904 - 22, Brandon Road	Grade II	0.5 miles
	1076633 - 8, Brinklow Road	Grade II	0.5 miles
	1076631 - 1 And 2, Brinklow Road	Grade II	0.5 miles
	1076632 - 6, Brinklow Road	Grade II	0.5 miles
	1076634 - 10 And 12, Brinklow Road	Grade II	0.5 miles
	1428176 - The Biggin Hall Hotel Public House	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.16	☐	☒	☐	☐	☐
2	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:0.25	☐	☒	☐	☐	☐
3	Clifford Bridge Academy Ofsted Rating: Good Pupils: 450 Distance:0.42	☐	☒	☐	☐	☐
4	Caludon Castle School Ofsted Rating: Good Pupils: 1556 Distance:0.51	☐	☐	☒	☐	☐
5	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 485 Distance:0.52	☐	☒	☐	☐	☐
6	Ravensdale Primary School Ofsted Rating: Good Pupils: 452 Distance:0.57	☐	☒	☐	☐	☐
7	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 1129 Distance:0.84	☐	☐	☒	☐	☐
8	Riverbank School Ofsted Rating: Outstanding Pupils: 198 Distance:0.84	☐	☐	☒	☐	☐

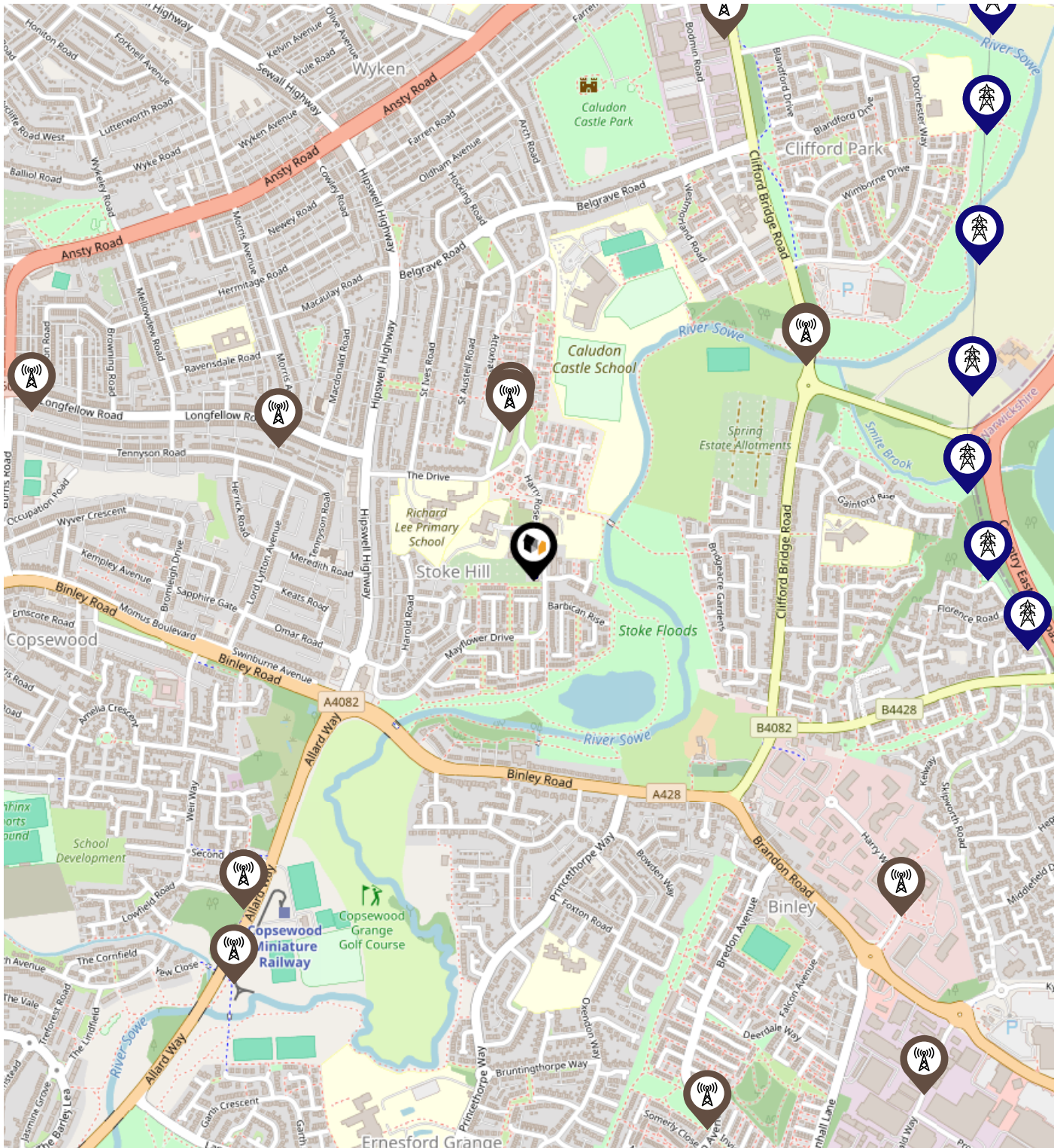
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Pearl Hyde Community Primary School Ofsted Rating: Good Pupils: 285 Distance:0.85	☐	☒	☐	☐	☐
10	Wyken Croft Primary School Ofsted Rating: Good Pupils: 916 Distance:0.87	☐	☒	☐	☐	☐
11	St Bartholomew's Church of England Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:0.91	☐	☒	☐	☐	☐
12	Sowe Valley Primary School Ofsted Rating: Good Pupils: 230 Distance:0.92	☐	☒	☐	☐	☐
13	Stoke Park School Ofsted Rating: Good Pupils: 1071 Distance:1.02	☐	☐	☒	☐	☐
14	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 450 Distance:1.05	☐	☒	☐	☐	☐
15	Pattison College Ofsted Rating: Not Rated Pupils: 162 Distance:1.09	☐	☐	☒	☐	☐
16	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 466 Distance:1.09	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

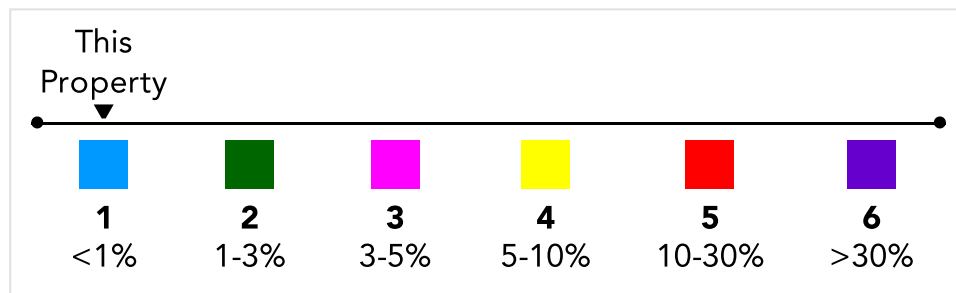
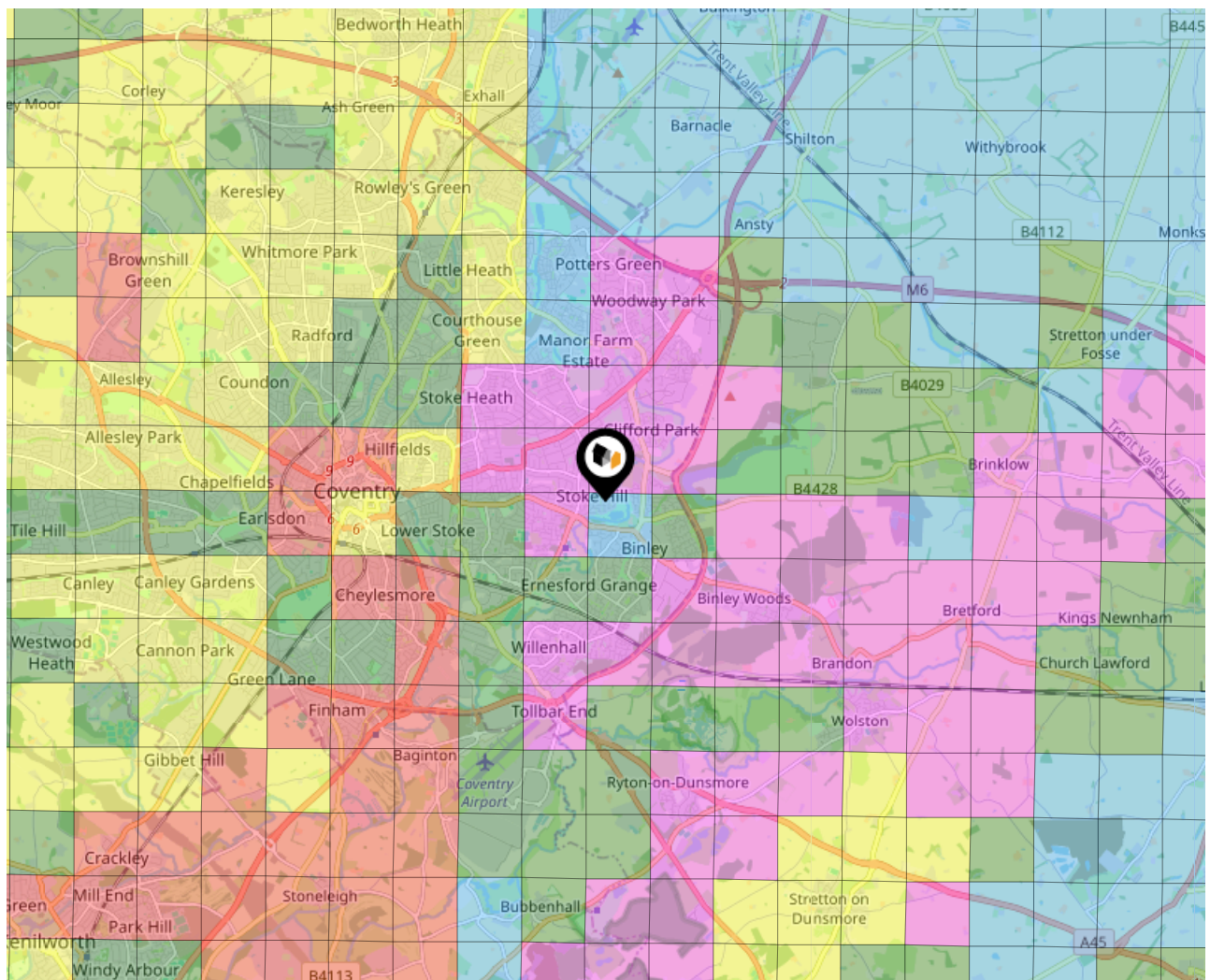
Environment

Radon Gas

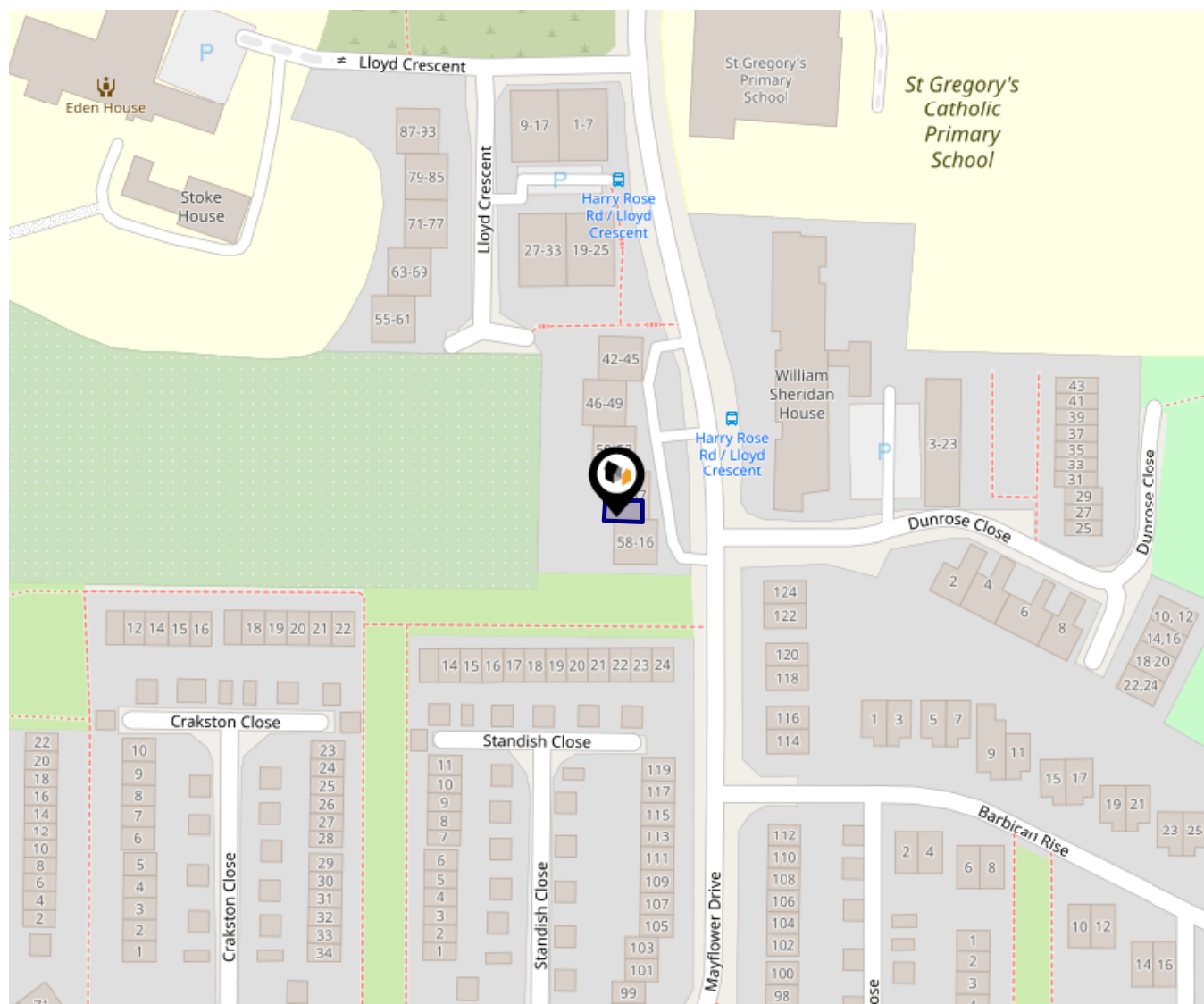


What is Radon?

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



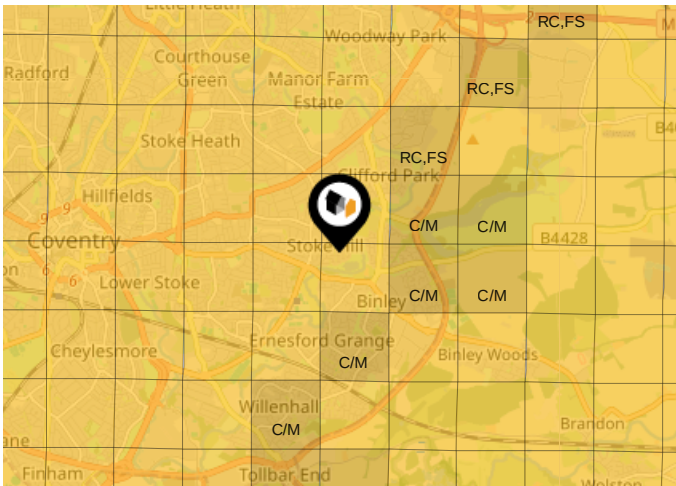
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

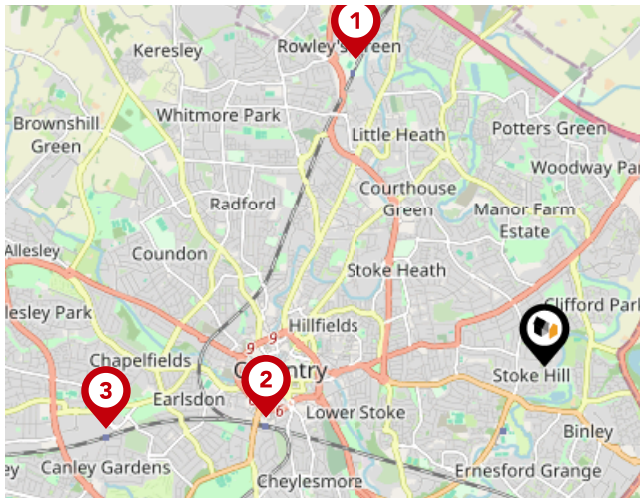


Primary Classifications (Most Common Clay Types)

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

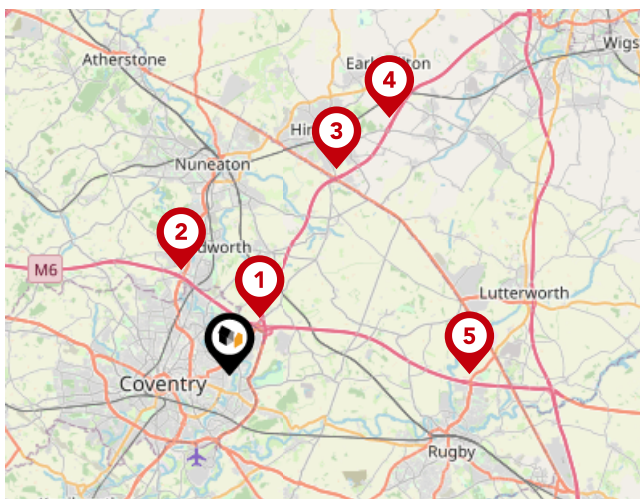
Area

Transport (National)



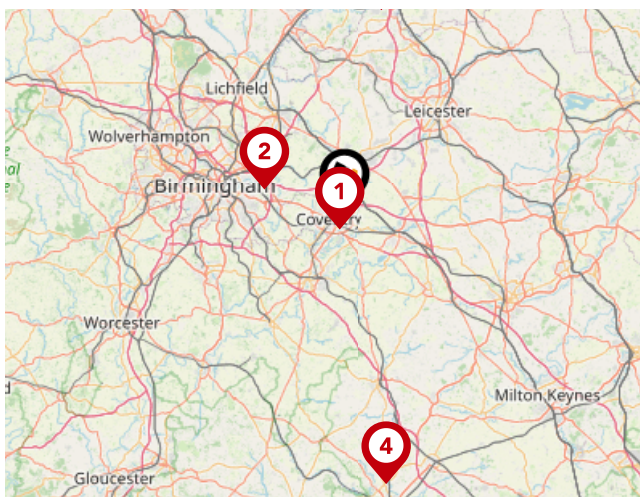
National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	3.28 miles
2	Coventry Rail Station	2.57 miles
3	Canley Rail Station	4.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	2.38 miles
2	M6 J3	4.21 miles
3	M69 J1	8.42 miles
4	M69 J2	10.97 miles
5	M6 J1	8.74 miles

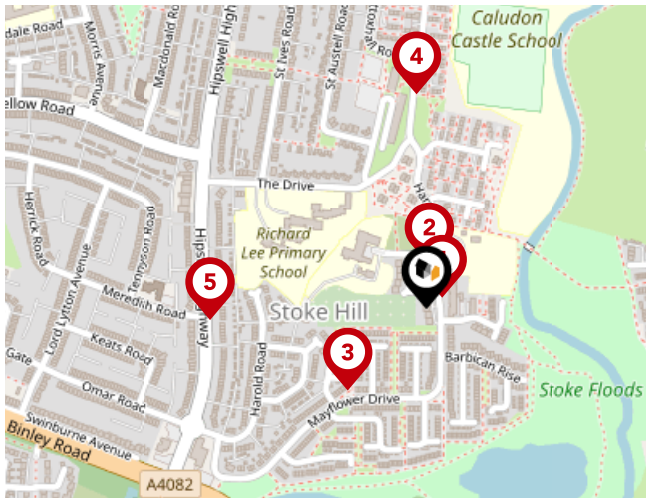


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.88 miles
2	Birmingham Airport	12.13 miles
3	East Mids Airport	29.45 miles
4	Kidlington	40.19 miles

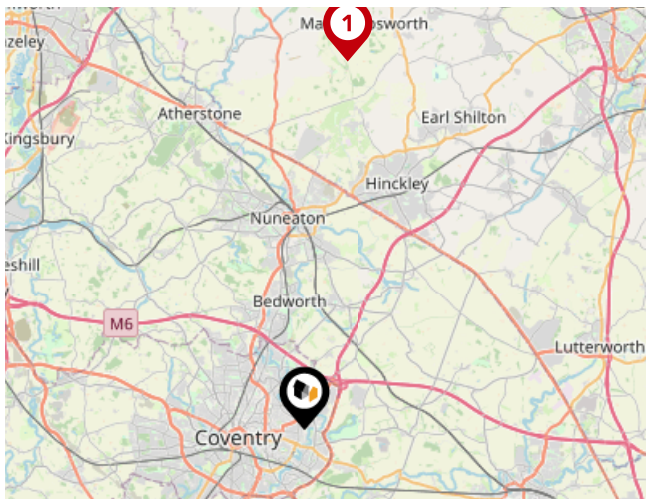
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lloyd Crescent	0.02 miles
2	Lloyd Crescent	0.05 miles
3	Allerton Close	0.13 miles
4	William Malcolm House	0.24 miles
5	Meredith Rd	0.25 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	13.4 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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