



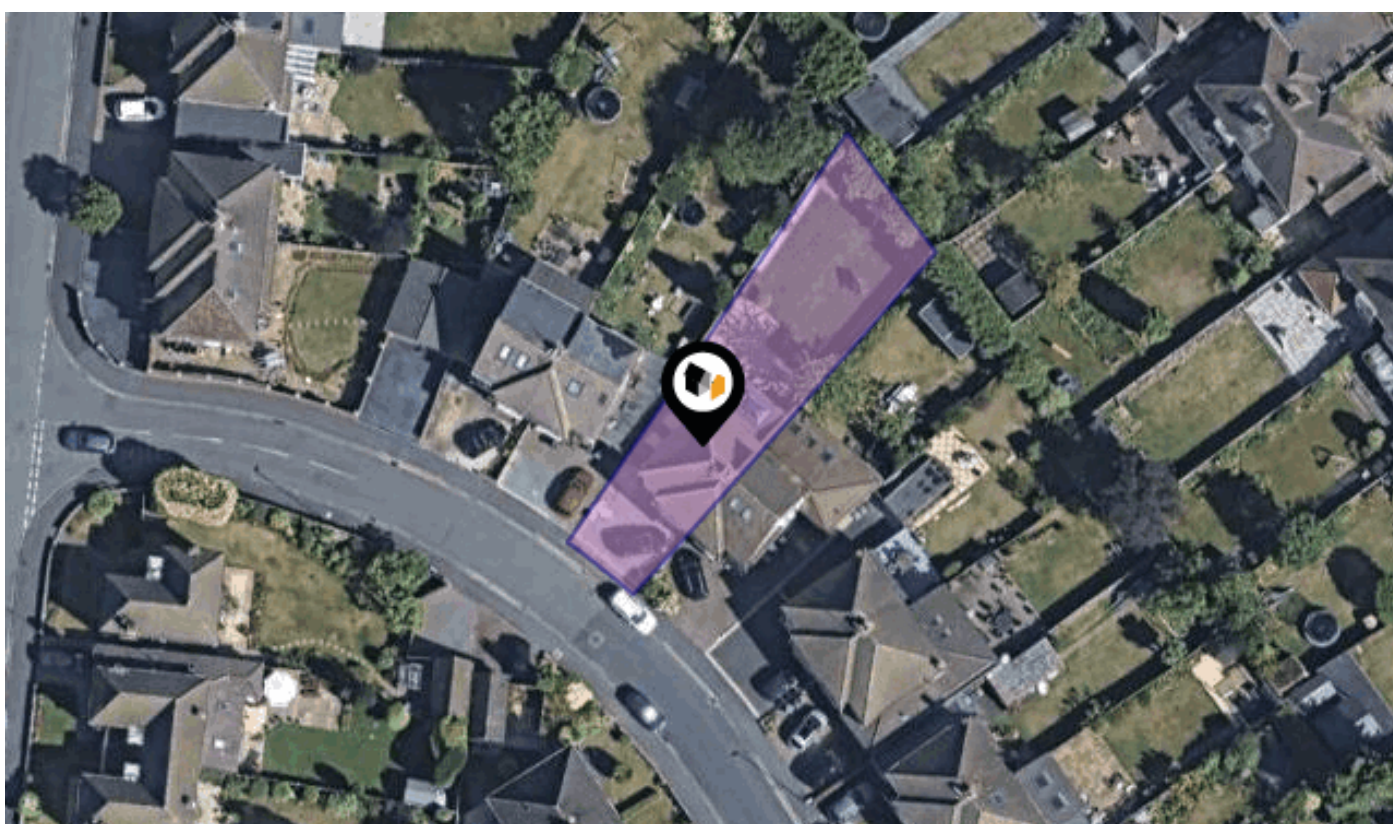
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 29th September 2025



FROBISHER ROAD, COVENTRY, CV3

OIRO : £475,000

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.....

An extended & very well presented three bedroom semi-detached home

Driveway, garage and utility cloakroom extension

Superb "all season" garden room with bi folding doors to gardens

Sitting room with French doors to dining room

Well fitted kitchen with doorway to dining & utility rooms

Three piece first floor bathroom

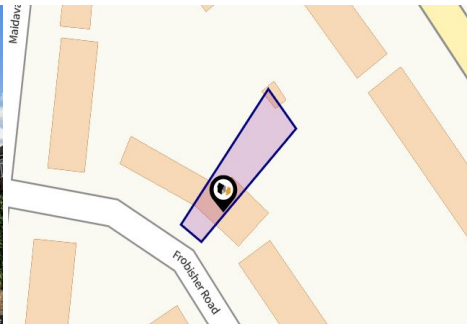
Gas centrally heated & double glazed throughout

Landscaped rear gardens with lawns & patio areas

Ideal Styvechale location close to schooling & amenities

EPC Rated C (re-ordered), TOTAL 1598 SQ.FT OR 149 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	OIRO:	£475,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,598 ft ² / 148 m ²		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,414		
Title Number:	WK97659		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	61	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	sky
				

Property
EPC - Certificate



COVENTRY, CV3

Energy rating

C

Valid until 27.05.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	83 m ²

Market Sold in Street



7, Frobisher Road, Coventry, CV3 6LW					
Last Sold Date:	29/01/2025	28/02/2002			
Last Sold Price:	£550,000	£143,000			
3, Frobisher Road, Coventry, CV3 6LW					
Last Sold Date:	06/06/2023	20/08/2015			
Last Sold Price:	£475,000	£265,000			
16, Frobisher Road, Coventry, CV3 6LW					
Last Sold Date:	31/10/2022				
Last Sold Price:	£397,500				
35, Frobisher Road, Coventry, CV3 6LW					
Last Sold Date:	22/09/2022	03/07/2015			
Last Sold Price:	£560,000	£259,000			
19, Frobisher Road, Coventry, CV3 6LW					
Last Sold Date:	30/10/2019	30/01/2008			
Last Sold Price:	£355,000	£250,000			
8, Frobisher Road, Coventry, CV3 6LW					
Last Sold Date:	15/01/2019	22/06/2001			
Last Sold Price:	£386,000	£151,000			
1, Frobisher Road, Coventry, CV3 6LW					
Last Sold Date:	23/08/2018				
Last Sold Price:	£350,000				
22, Frobisher Road, Coventry, CV3 6LW					
Last Sold Date:	30/05/2018				
Last Sold Price:	£304,500				
2, Frobisher Road, Coventry, CV3 6LW					
Last Sold Date:	15/04/2016				
Last Sold Price:	£235,000				
5, Frobisher Road, Coventry, CV3 6LW					
Last Sold Date:	17/08/2015	29/06/2007	22/08/1996		
Last Sold Price:	£272,000	£240,000	£84,600		
31, Frobisher Road, Coventry, CV3 6LW					
Last Sold Date:	17/12/2013	16/05/2007	28/11/2000	17/12/1999	18/08/1998
Last Sold Price:	£250,000	£248,000	£127,000	£114,500	£89,950
27, Frobisher Road, Coventry, CV3 6LW					
Last Sold Date:	05/03/2010				
Last Sold Price:	£220,000				

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

13, Frobisher Road, Coventry, CV3 6LW		
Last Sold Date:	16/01/2009	
Last Sold Price:	£185,000	
18, Frobisher Road, Coventry, CV3 6LW		
Last Sold Date:	11/01/2007	22/10/1999
Last Sold Price:	£220,000	£110,000
15, Frobisher Road, Coventry, CV3 6LW		
Last Sold Date:	04/04/2003	
Last Sold Price:	£165,000	
33, Frobisher Road, Coventry, CV3 6LW		
Last Sold Date:	12/06/2002	
Last Sold Price:	£145,000	
21, Frobisher Road, Coventry, CV3 6LW		
Last Sold Date:	31/05/2002	
Last Sold Price:	£152,500	
23, Frobisher Road, Coventry, CV3 6LW		
Last Sold Date:	12/05/2000	
Last Sold Price:	£109,000	
24, Frobisher Road, Coventry, CV3 6LW		
Last Sold Date:	24/11/1999	05/07/1996
Last Sold Price:	£95,000	£69,950
9, Frobisher Road, Coventry, CV3 6LW		
Last Sold Date:	29/01/1999	
Last Sold Price:	£92,000	
6, Frobisher Road, Coventry, CV3 6LW		
Last Sold Date:	07/08/1998	
Last Sold Price:	£89,000	
11, Frobisher Road, Coventry, CV3 6LW		
Last Sold Date:	20/03/1998	
Last Sold Price:	£92,500	
10, Frobisher Road, Coventry, CV3 6LW		
Last Sold Date:	14/02/1997	
Last Sold Price:	£81,000	
20, Frobisher Road, Coventry, CV3 6LW		
Last Sold Date:	31/12/1996	
Last Sold Price:	£85,000	

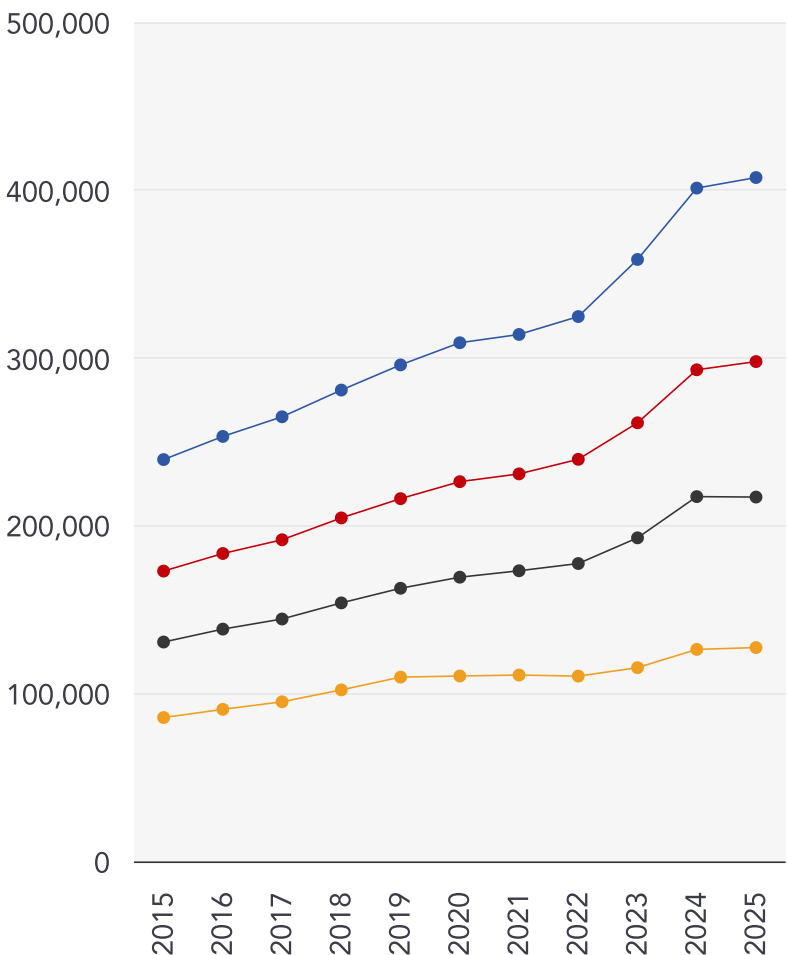
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

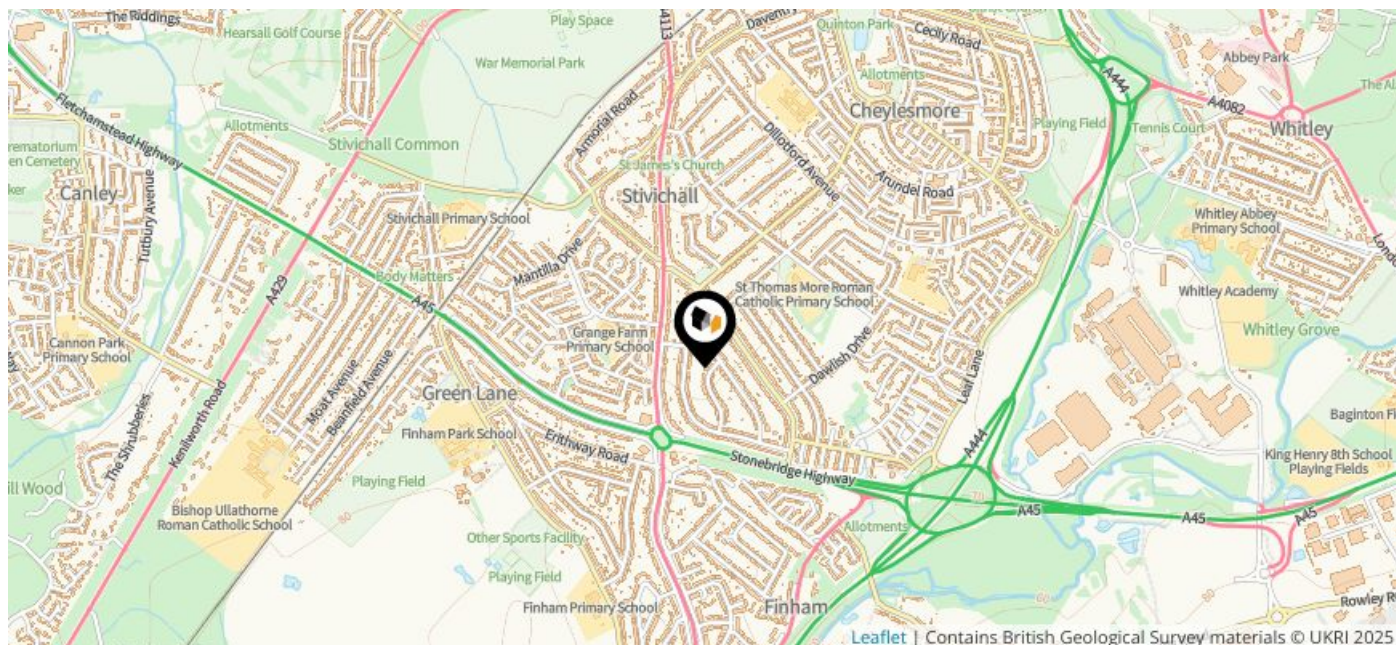
+48.62%

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.

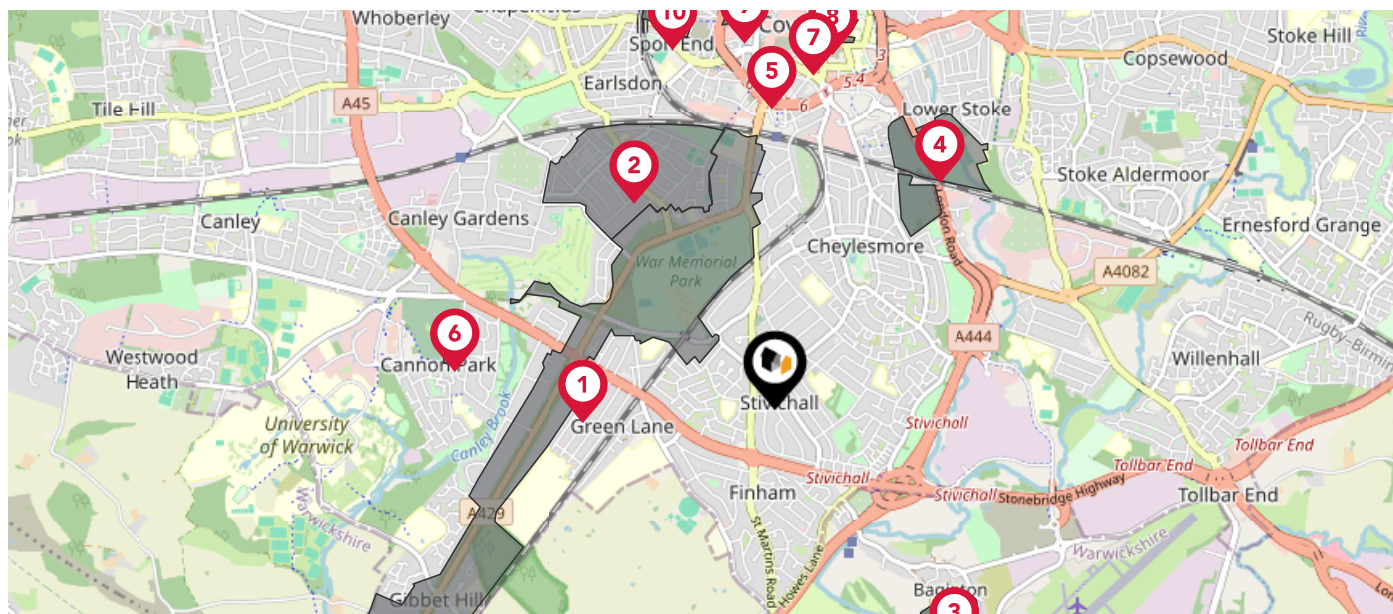
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

1

Kenilworth Road

2

Earlsdon

3

Baginton

4

London Road

5

Greyfriars Green

6

Ivy Farm Lane (Canley Hamlet)

7

High Street

8

Hill Top and Cathedral

9

Spon Street

10

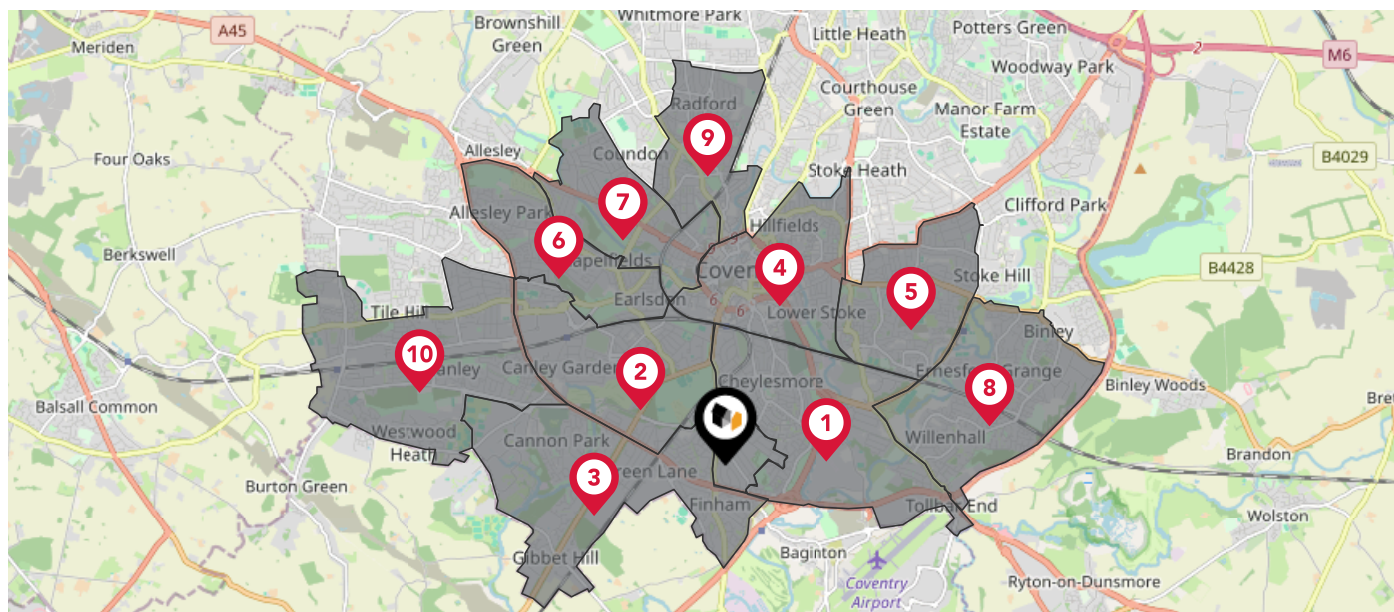
Spon End

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

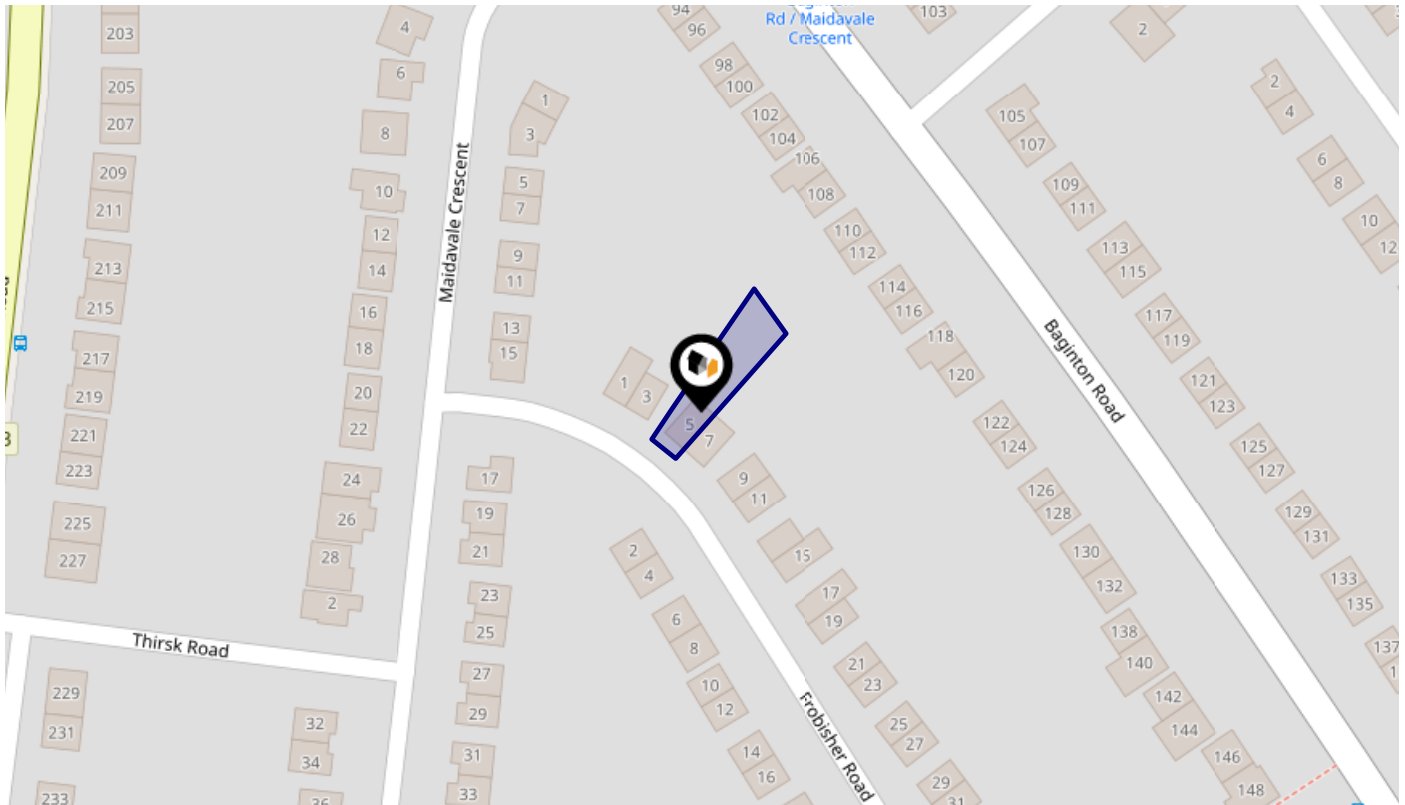
- | | |
|----|----------------------------|
| 1 | Cheylesmore Ward |
| 2 | Earlsdon Ward |
| 3 | Wainbody Ward |
| 4 | St. Michael's Ward |
| 5 | Lower Stoke Ward |
| 6 | Whoberley Ward |
| 7 | Sherbourne Ward |
| 8 | Binley and Willenhall Ward |
| 9 | Radford Ward |
| 10 | Westwood Ward |

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.

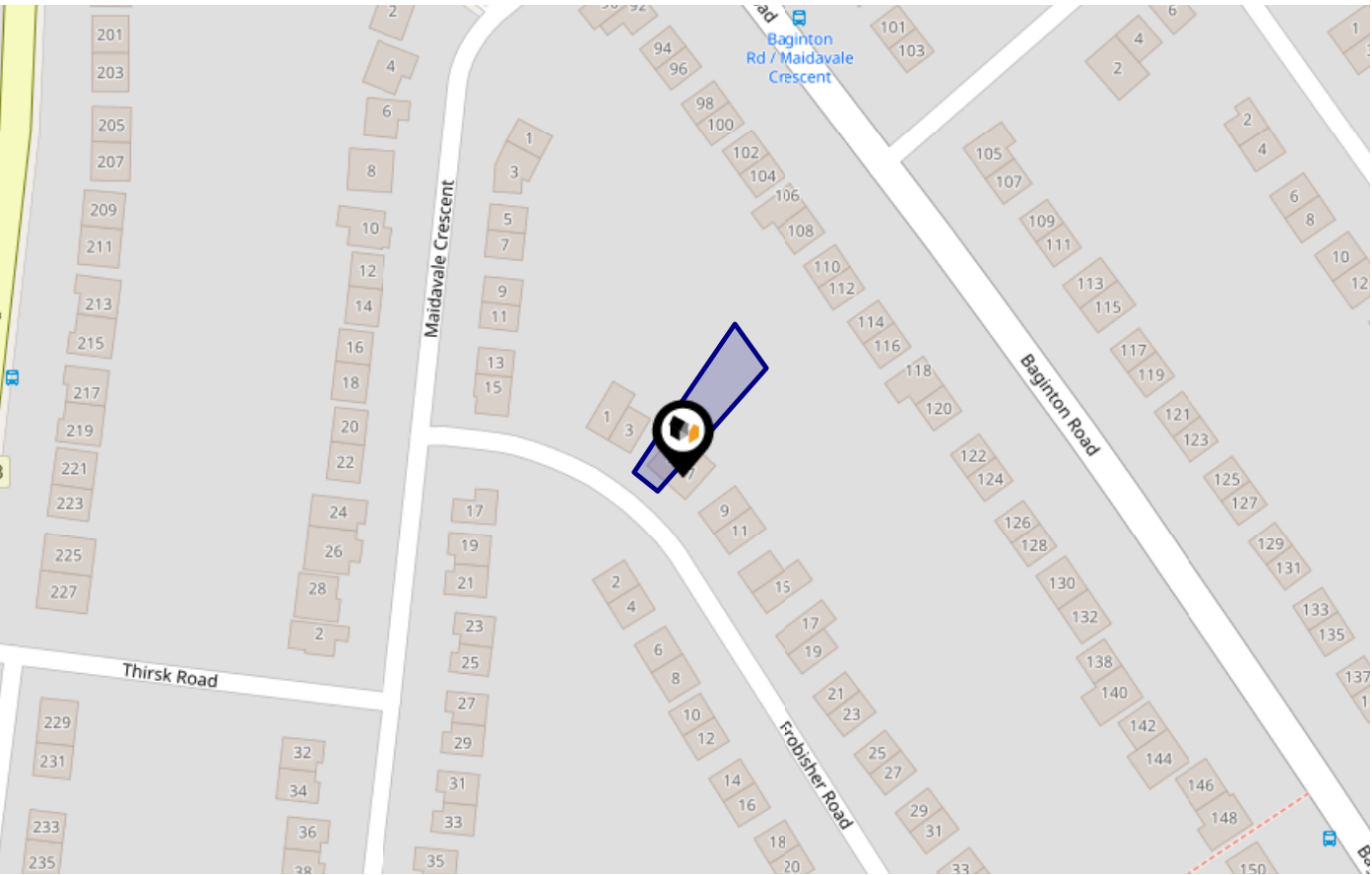
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

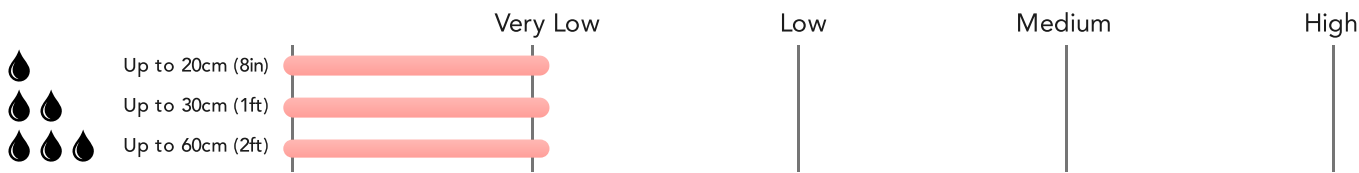


Risk Rating: Very low

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.

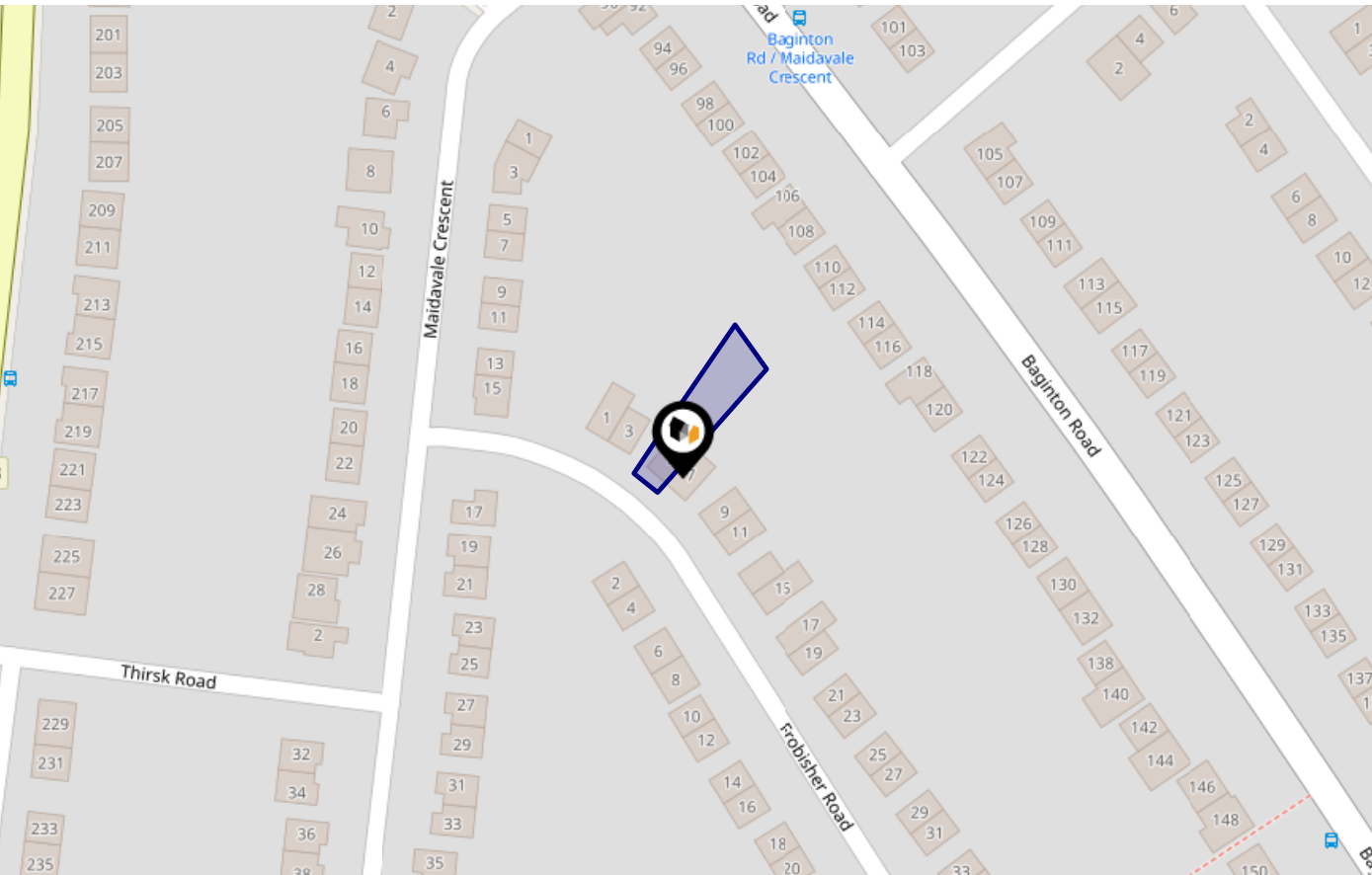
Chance of flooding to the following depths at this property:



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.

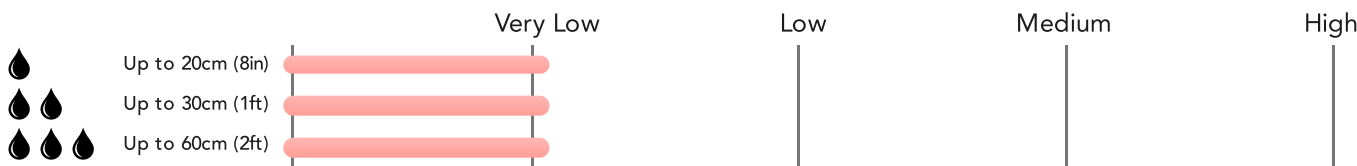


Risk Rating: Very low

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

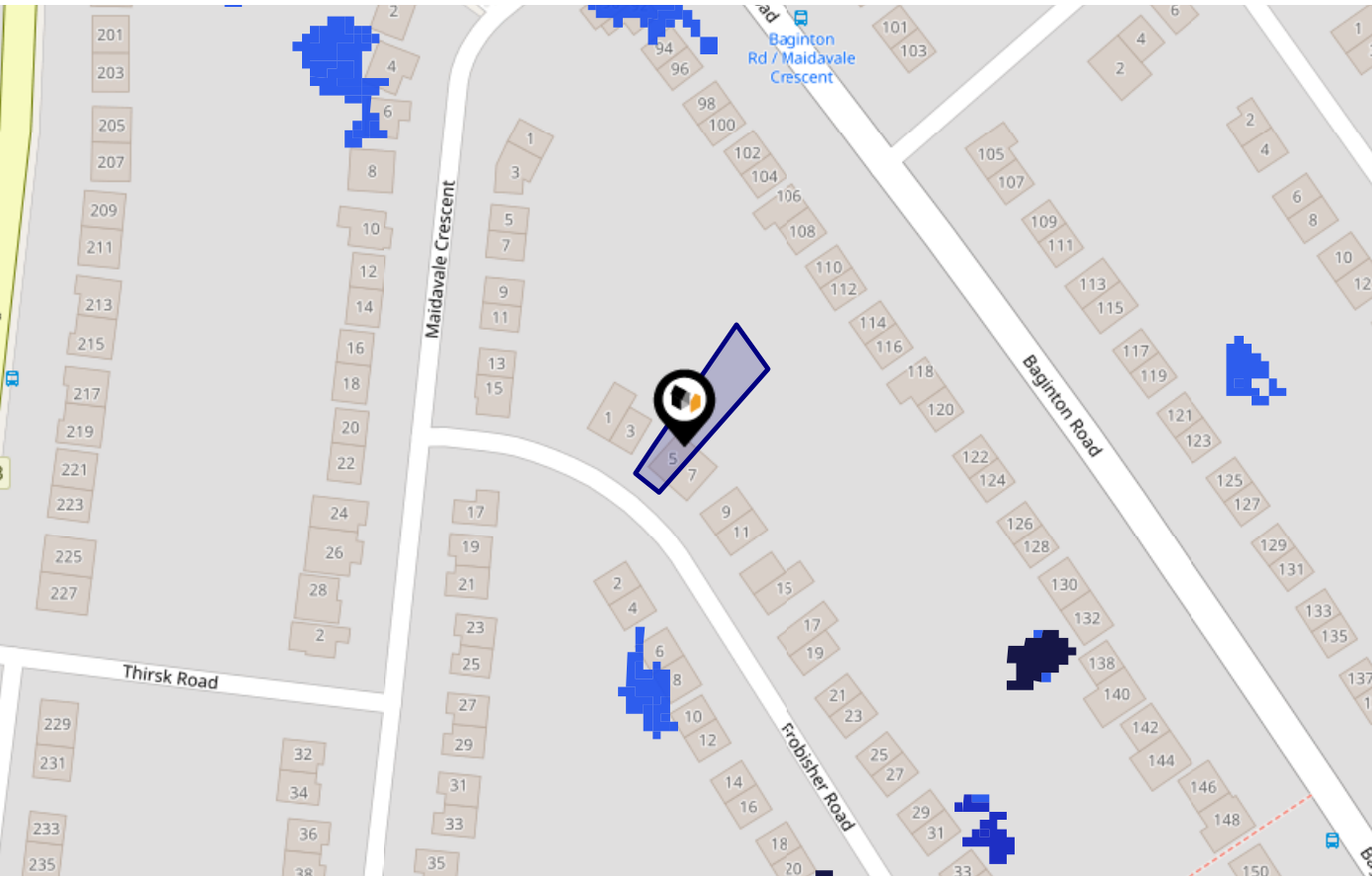
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

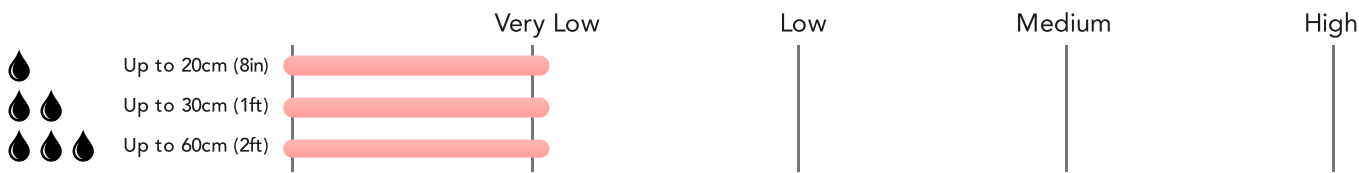


Risk Rating: Very low

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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:

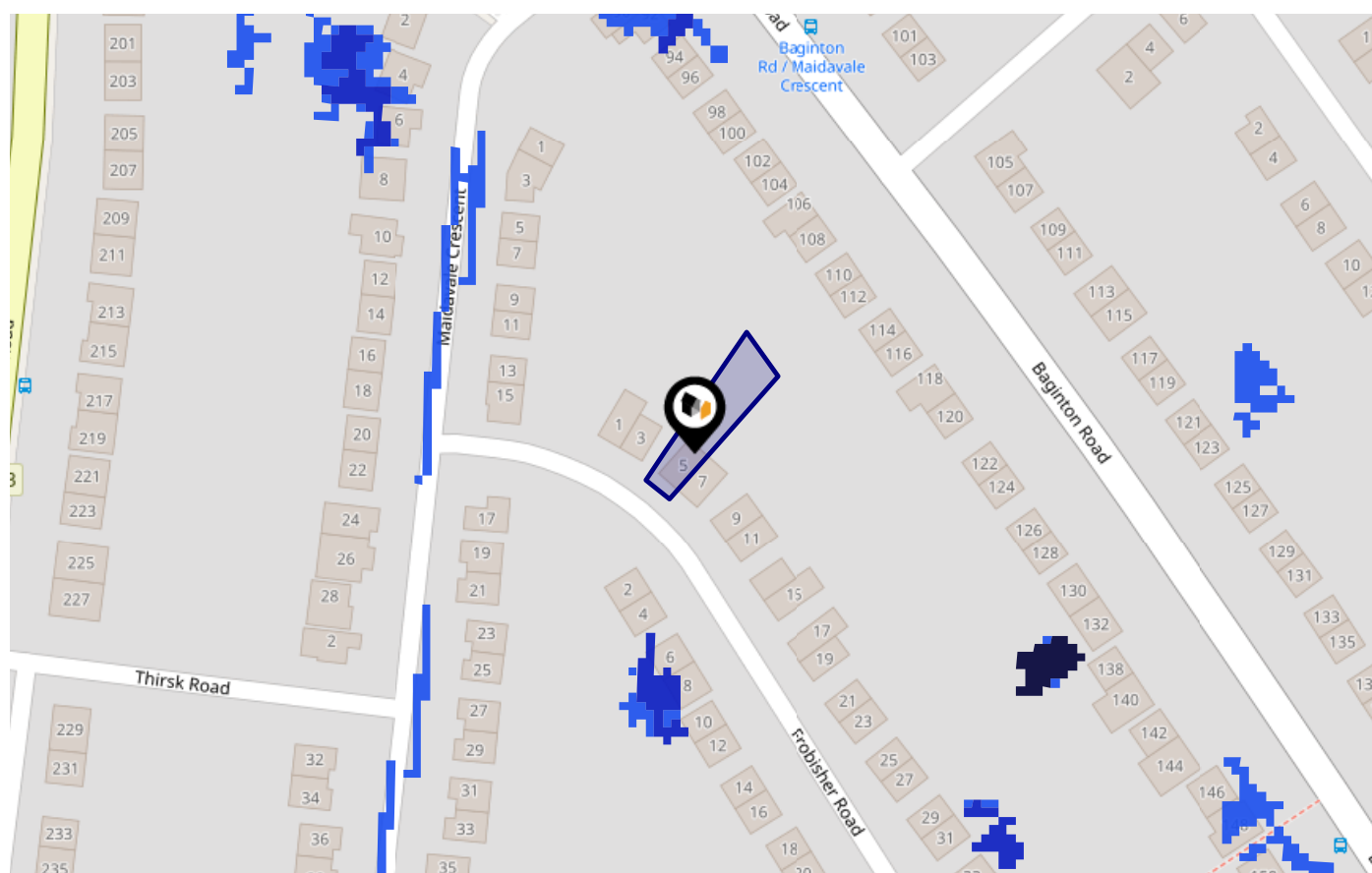


Flood Risk

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.

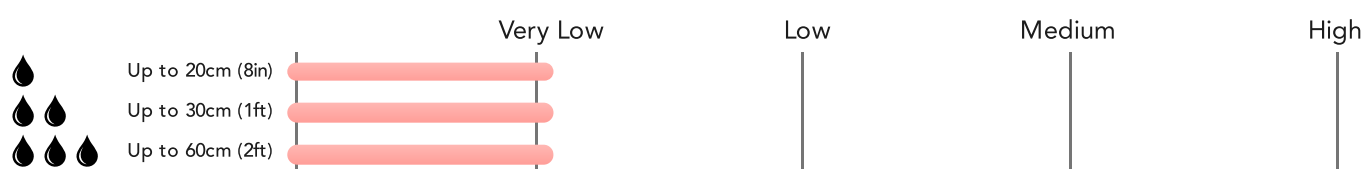


Risk Rating: Very low

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.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

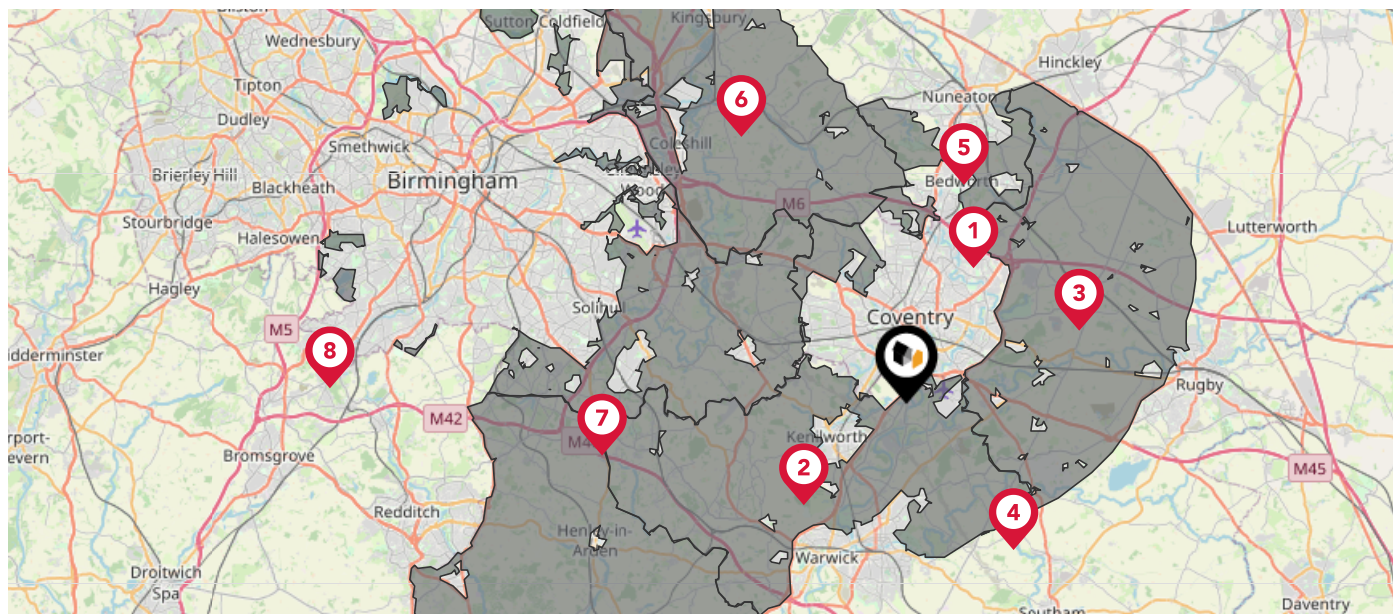


Maps

Green Belt



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



Nearby Green Belt Land

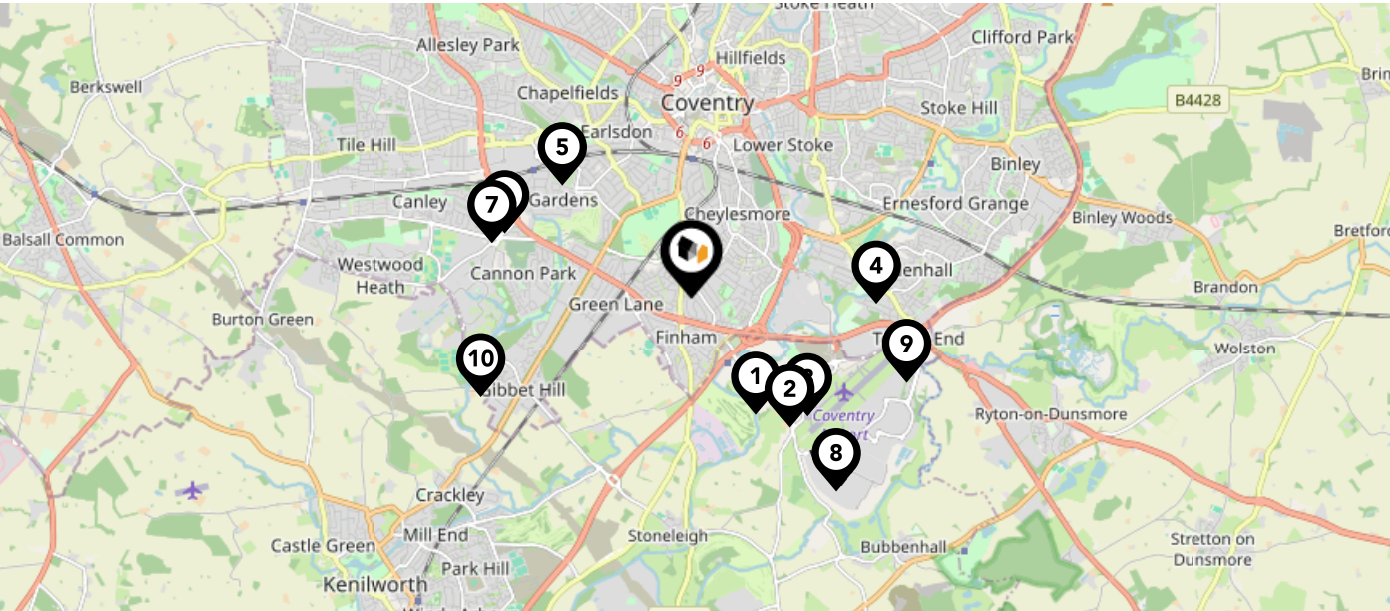
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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



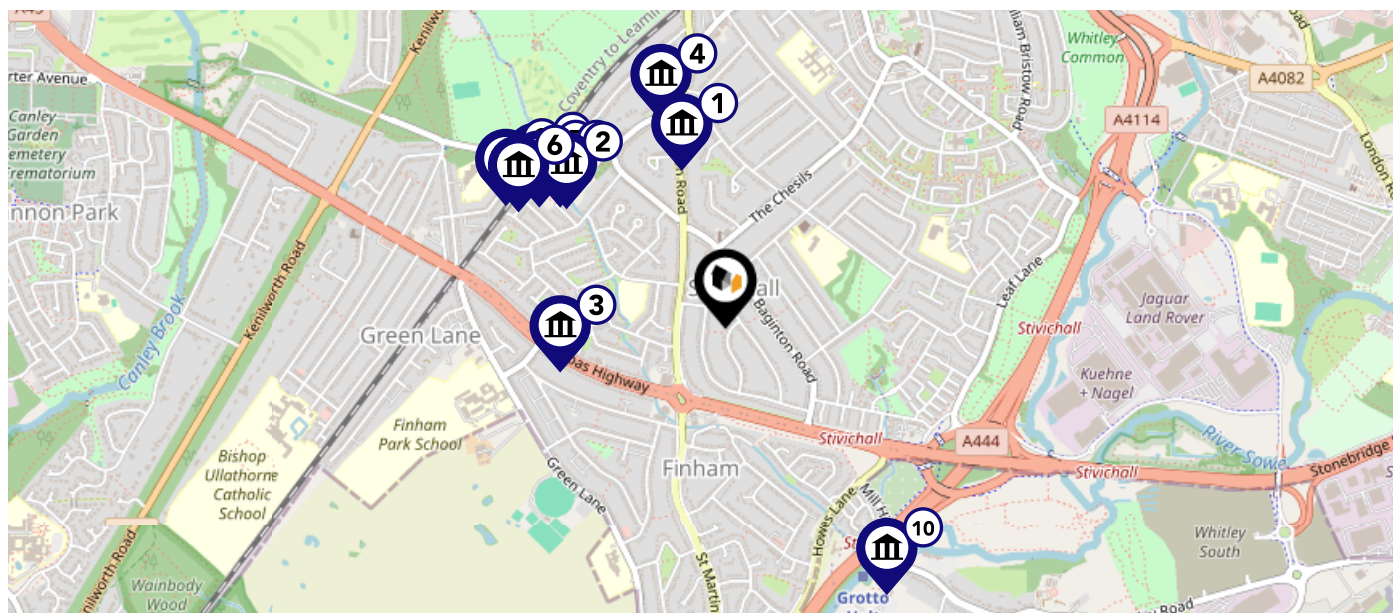
Nearby Landfill Sites		
1	Hall Drive-Baginton	Historic Landfill
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill
3	Rowley Road-Baginton	Historic Landfill
4	London Road B-Willenhall, Coventry	Historic Landfill
5	Hearsall Common-Whoberley, Coventry	Historic Landfill
6	Fletchampstead Highway-Canley, Coventry	Historic Landfill
7	Prior Deram Park-Canley, Coventry	Historic Landfill
8	Rock Farm Landfill-	Historic Landfill
9	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill
10	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill

Maps

Listed Buildings

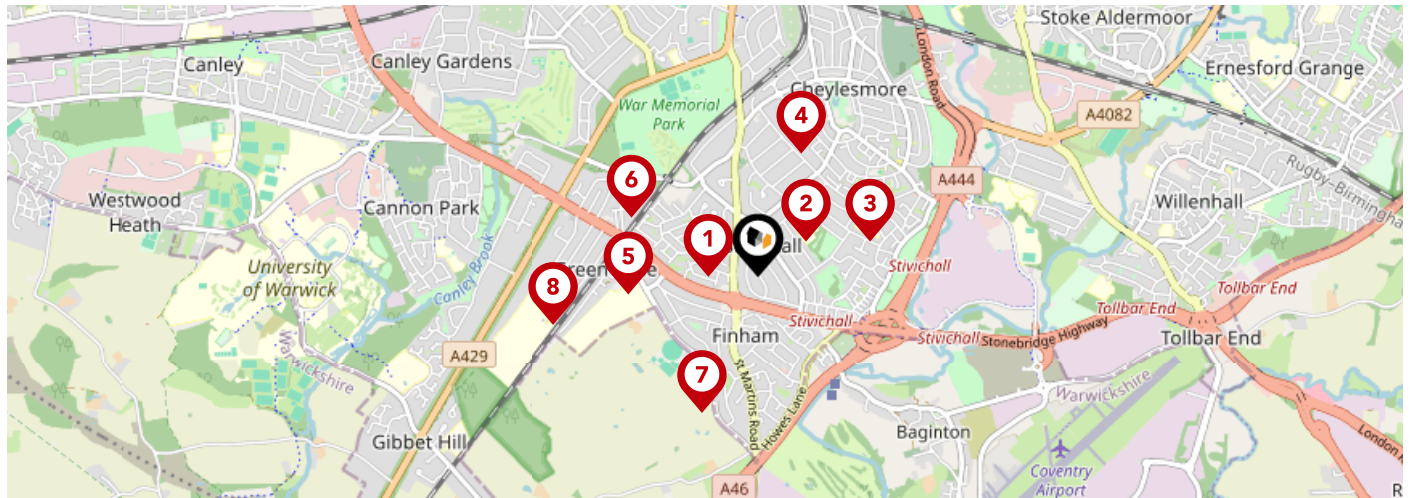


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



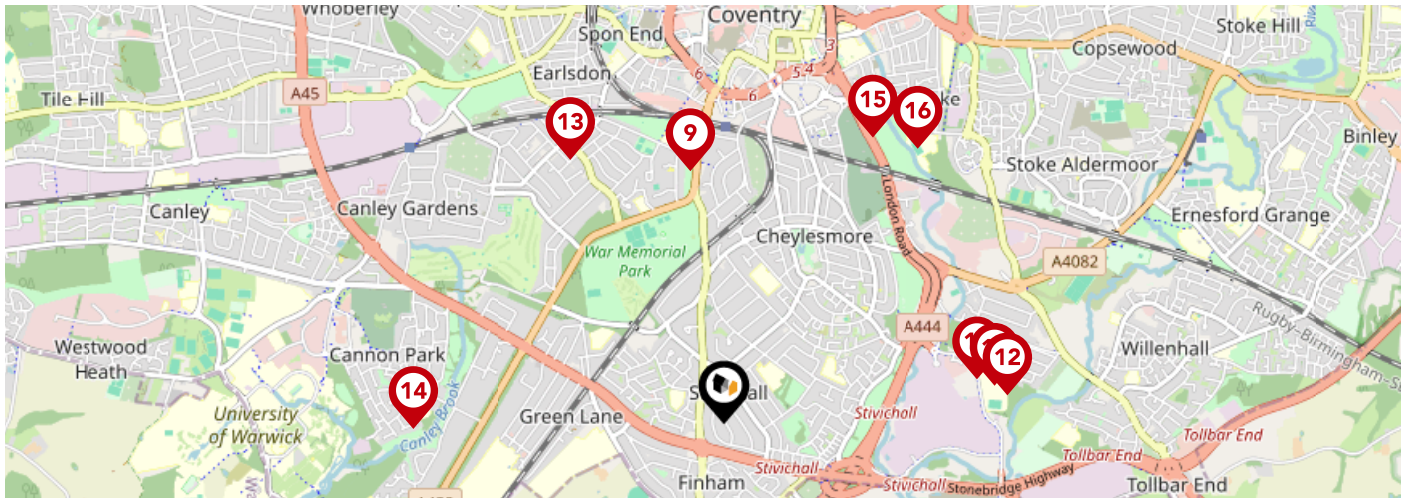
Listed Buildings in the local district	Grade	Distance
 1139458 - Church Of St James	Grade II	0.4 miles
 1104926 - The Smithy	Grade II	0.4 miles
 1342919 - Stivichall Grange	Grade II	0.4 miles
 1076620 - Bremond College	Grade II	0.5 miles
 1076608 - Bridge Cottage	Grade II	0.5 miles
 1320289 - The Cottage	Grade II	0.5 miles
 1076607 - Smithy Cottage	Grade II	0.5 miles
 1342924 - Coat Of Arms Bridge	Grade II	0.5 miles
 1265651 - Stivichall Animal Pound	Grade II	0.6 miles
 1035274 - Baginton Bridge	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.22	☐	☒	☐	☐	☐
2	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.27	☐	☒	☐	☐	☐
3	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.53	☐	☒	☐	☐	☐
4	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.59	☐	☒	☐	☐	☐
5	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.59	☐	☐	☒	☐	☐
6	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.63	☐	☒	☐	☐	☐
7	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.66	☐	☒	☐	☐	☐
8	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.96	☐	☐	☒	☐	☐

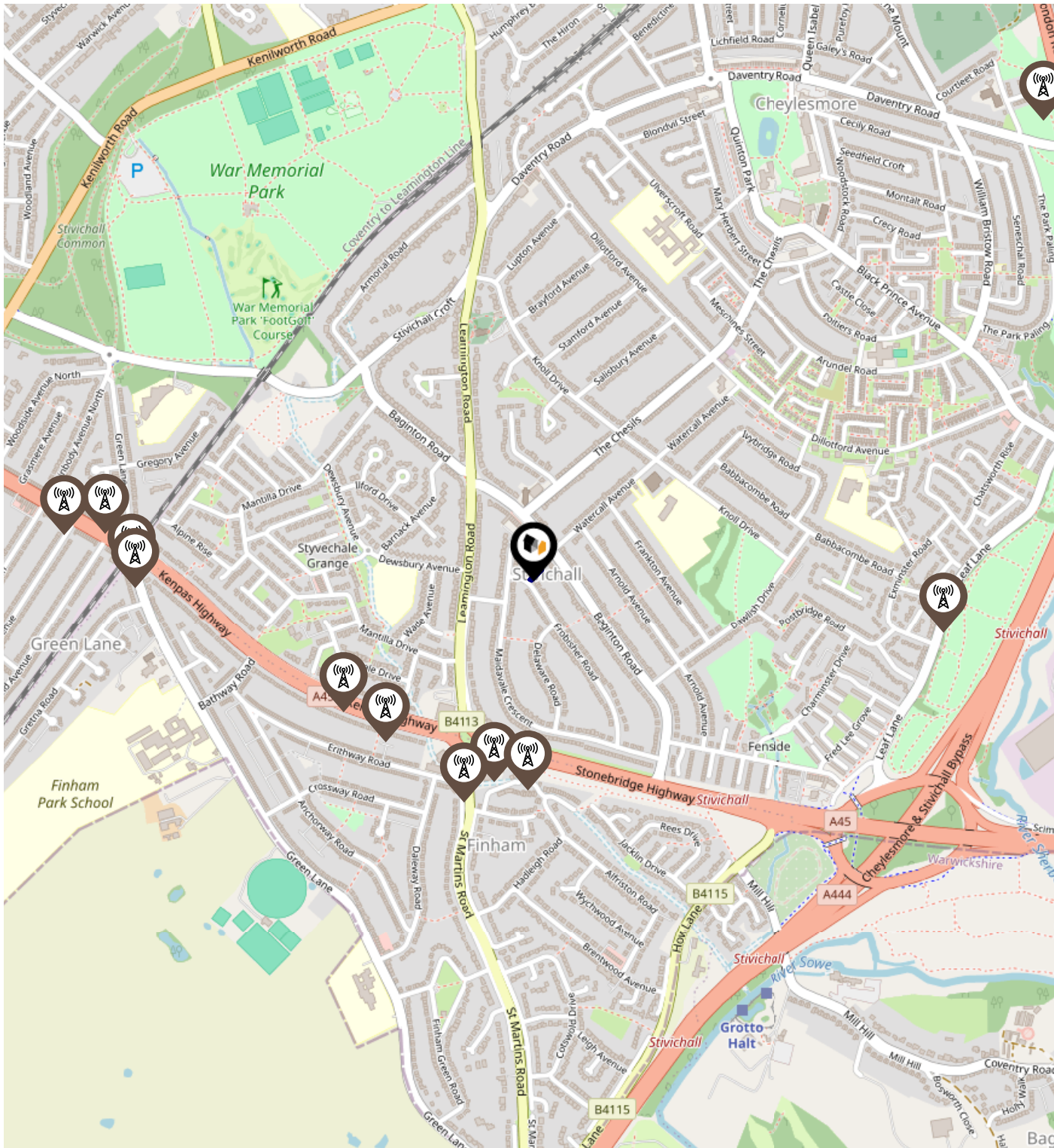
Area Schools



		Nursery	Primary	Secondary	College	Private
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.16	☐	☐	☒	☐	☐
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.16	☐	☐	☒	☐	☐
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.24	☐	☒	☐	☐	☐
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.29	☐	☒	☐	☐	☐
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.38	☐	☒	☐	☐	☐
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.41	☐	☒	☐	☐	☐
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.46	☐	☒	☐	☐	☐
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.52	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

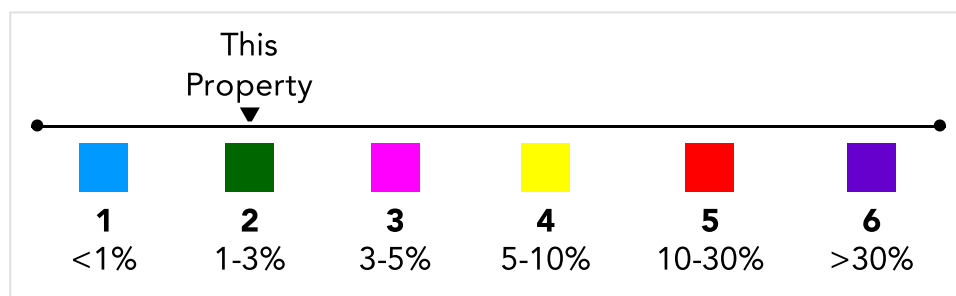
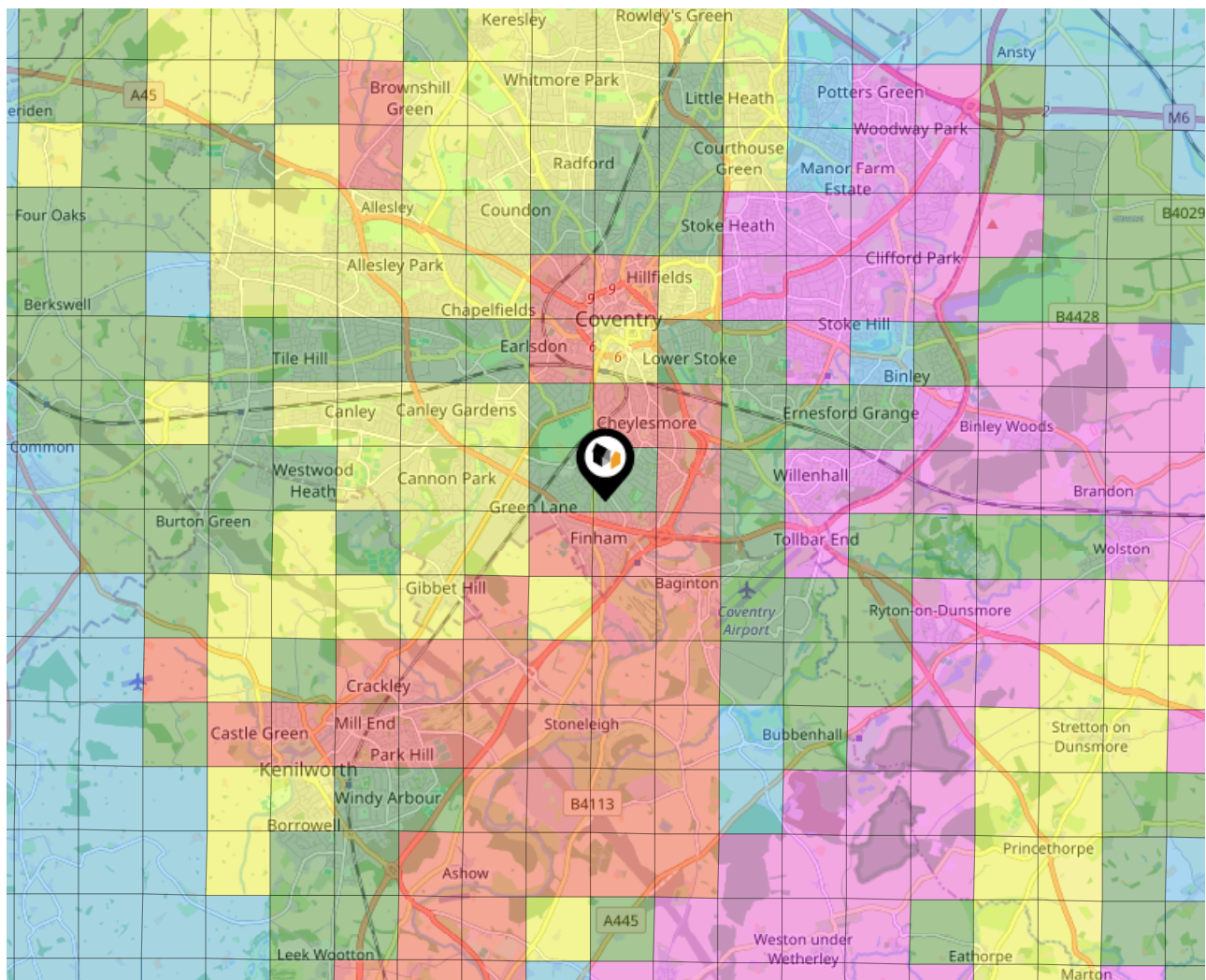
Environment

Radon Gas

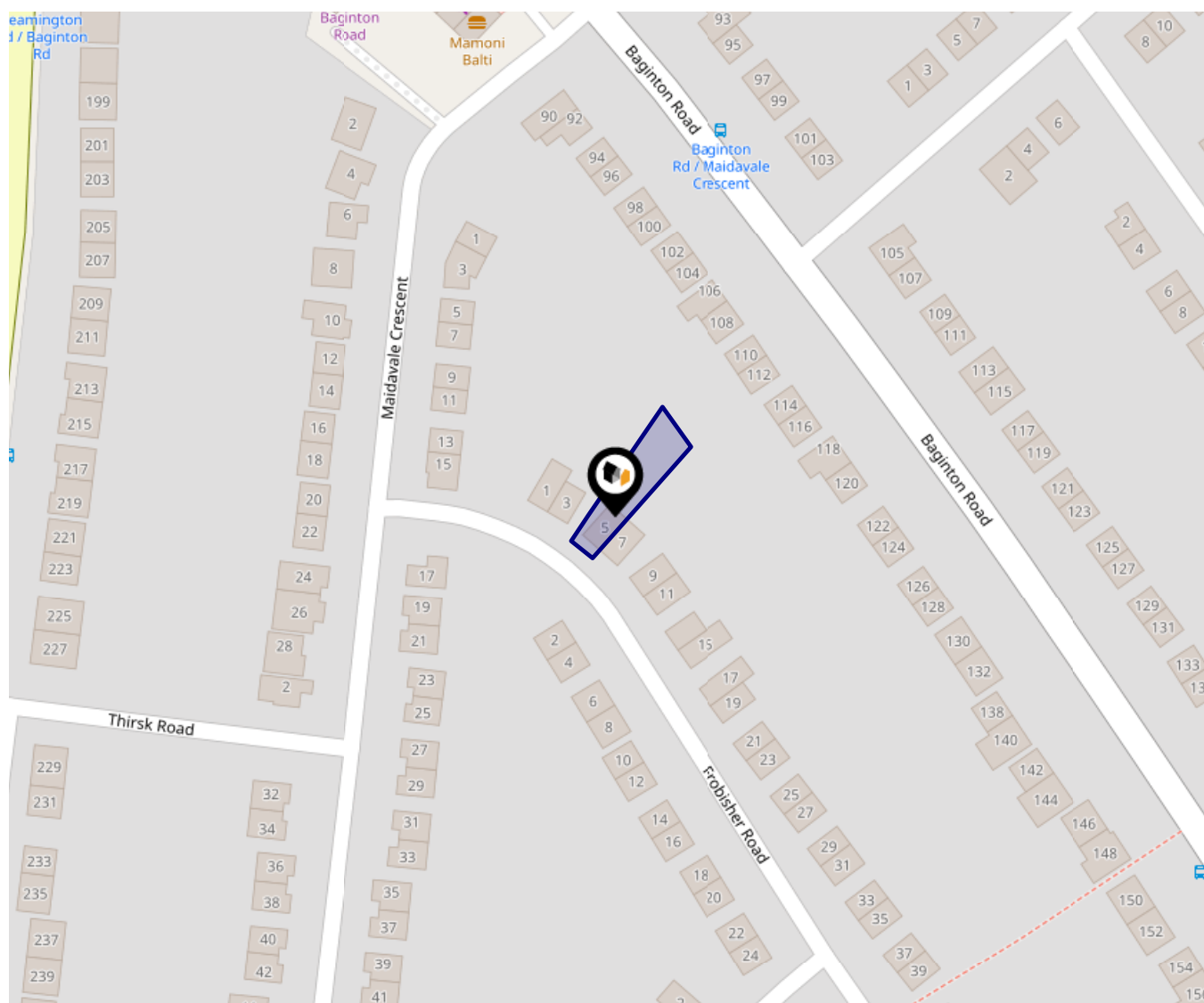


What is Radon?

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



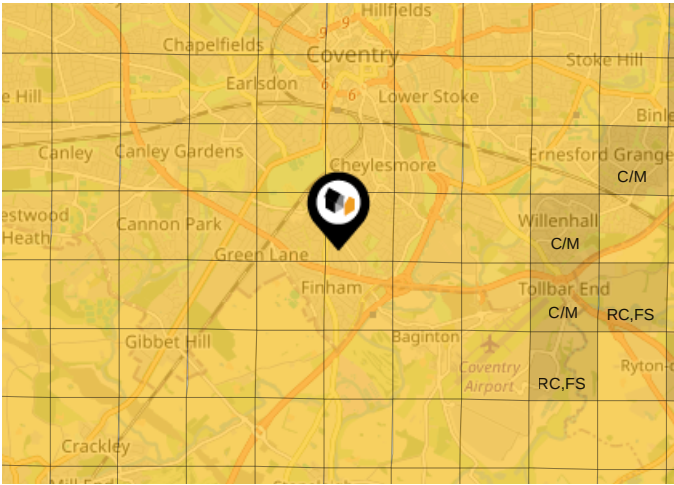
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

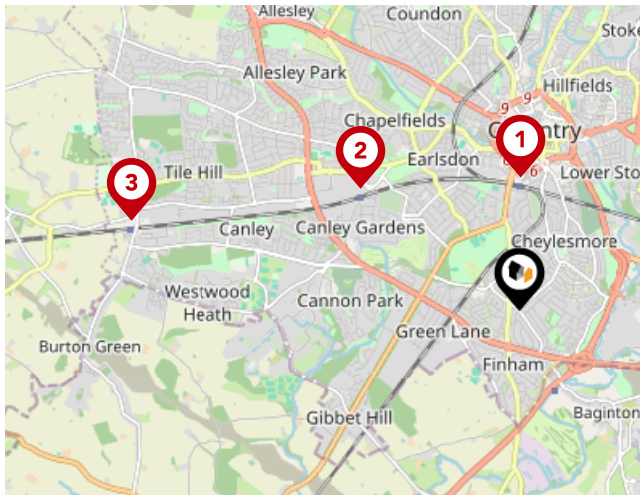


Primary Classifications (Most Common Clay Types)

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

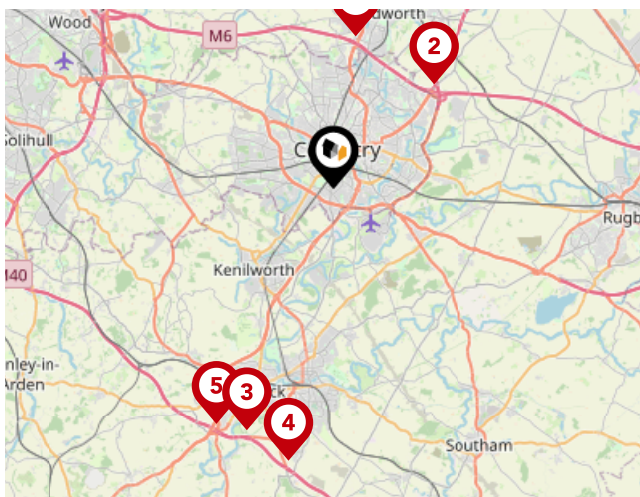
Area

Transport (National)



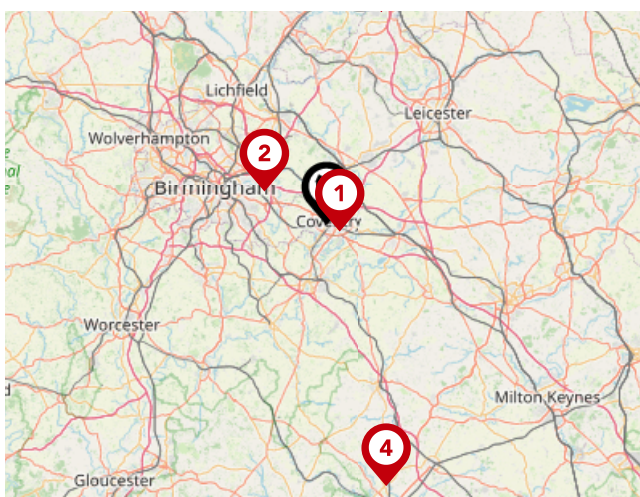
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	1.21 miles
	Canley Rail Station	1.8 miles
	Tile Hill Rail Station	3.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.58 miles
	M6 J2	5.26 miles
	M40 J14	9.3 miles
	M40 J13	10.04 miles
	M40 J15	9.51 miles

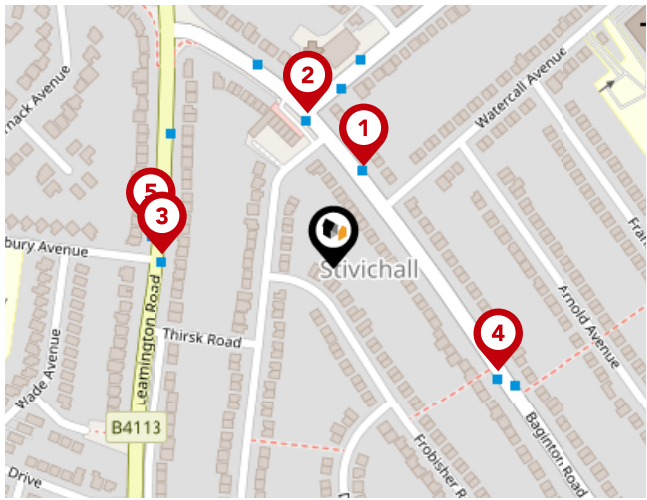


Airports/Helipads

Pin	Name	Distance
	Baginton	1.96 miles
	Birmingham Airport	10.37 miles
	East Mids Airport	31.61 miles
	Kidlington	39.03 miles

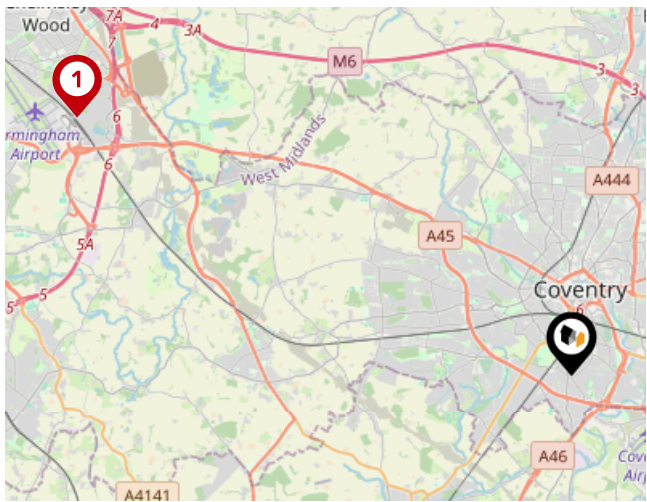
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Maidavale Crescent	0.06 miles
2	Maidavale Crescent	0.09 miles
3	Thirsk Road	0.1 miles
4	Watercall Avenue	0.11 miles
5	Thirsk Road	0.11 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.09 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

