

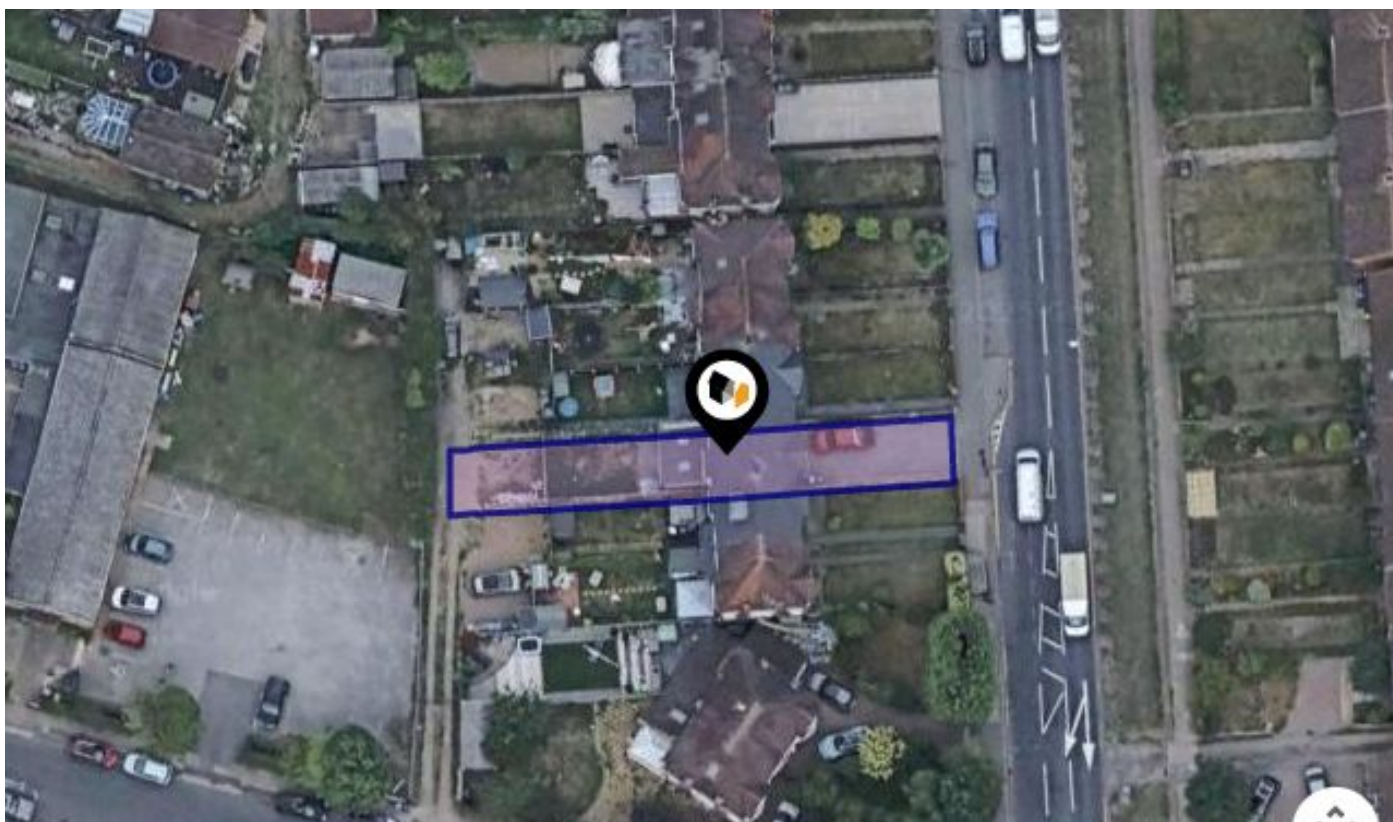


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th October 2025



HIPSWELL HIGHWAY, COVENTRY, CV2

Price Estimate : £280,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk





Your property details in brief.....

1. Location and Connectivity

Located on Hipswell Highway in Coventry, with proximity to Coventry Rail Station (approximately 2.3 miles) providing rail links to surrounding areas.

Accessible via nearby motorway junctions including M6 J2 (2.5 miles), M6 J3 (4.09 miles), and M69 J1 (8.52 miles).

Nearest airports include Birmingham Airport (approximately 11.87 miles) and Baginton (around 2.83 miles).

Bus stops on Meredith Road are within walking distance, approximately 0.02 to 0.05 miles from the property.

2. Property Attributes

Terraced house built circa 1900/1929, comprising three bedrooms and one bathroom.

Floor space of approximately 973 sq ft on a plot of 0.06 acres to include a stunning ground floor extension

Current estimated valuation is £280,000; last sold in August 2018 for £172,000.

Tenure is owner-occupied; EPC rating is 70, with potential to improve to 74.

Heating is via a boiler and radiators, with fully double-glazed windows.

Surface water flood risk is classified as low, both currently and with climate change considerations.

3. Schools and Amenities

Nearest schools include Richard Lee Primary School (requires improvement), St Gregory's Catholic Primary School (Good), and Ravensdale Primary School (Good).

Local amenities are accessible within the vicinity, including shops on Hipswell and nearby retail facilities.

4. Practical Positives

Broadband connectivity offers maximum speeds of up to 1,800 Mbps, supporting digital needs.

Surface water flood risk is low, reducing potential flood-related concerns.

Property benefits from mains gas central heating and double-glazing, contributing to energy efficiency.

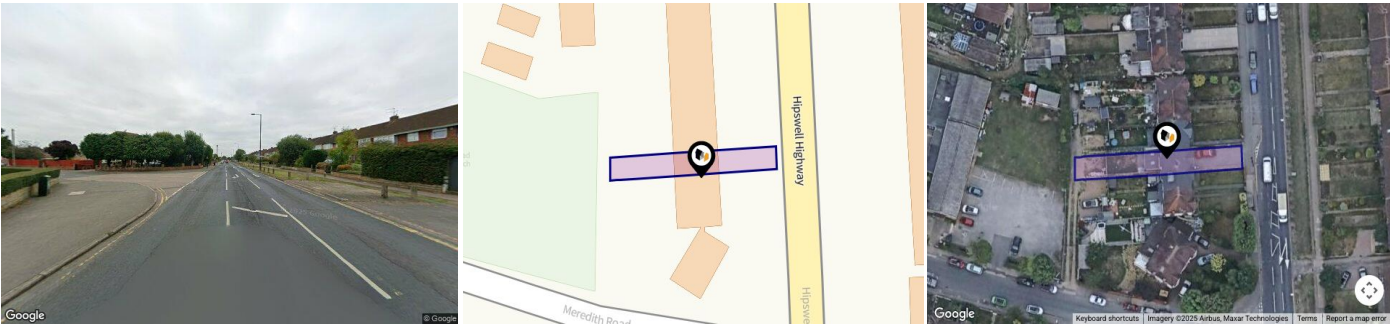
5. Market Context

The property last sold in August 2018 for £172,000, with an estimated current value of approximately £280,000.

Coventry terraced houses have experienced market stability, with typical sale times around 168 days for similar properties.

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@walmsleystheawaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Terraced	Price Estimate:	£280,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	973 ft ² / 90 m ²		
Plot Area:	0.06 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WM754958		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Planning records for: *Hipswell Highway, Coventry, CV2*

Reference - PA/2018/2719	
Decision:	Decision Issued
Date:	25th September 2018
Description:	Application under Prior Approval for rear extension. The extension will be 3.94 metres away from the original rear wall of the building with a height of 3.75 metres at the highest point and 2.68 metres to the eaves.

Reference - HH/2018/2715	
Decision:	Decision Issued
Date:	27th September 2018
Description:	Installation of a footway crossing for vehicular access.

Reference - PA/2018/2719	
Decision:	PRIOR APPROVAL NOT REQUIRED
Date:	25th September 2018
Description:	Application under Prior Approval for rear extension. The extension will be 3.94 metres away from the original rear wall of the building with a height of 3.75 metres at the highest point and 2.68 metres to the eaves.

Reference - HH/2018/2715	
Decision:	APPROVED
Date:	22nd October 2018
Description:	Installation of a footway crossing for vehicular access.

316, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	08/04/2022	27/09/2019	28/10/2005
Last Sold Price:	£209,950	£180,000	£108,000

248, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	01/03/2022
Last Sold Price:	£100,000

310, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	13/04/2021	19/12/2014
Last Sold Price:	£200,000	£138,000

318, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	30/10/2020	15/06/2012	07/12/2007	24/11/2006
Last Sold Price:	£187,000	£134,000	£144,000	£139,000

298, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	21/11/2019	28/11/2012
Last Sold Price:	£165,000	£120,000

282, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	27/09/2019
Last Sold Price:	£173,000

296, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	06/03/2019	04/04/2014	31/08/2007
Last Sold Price:	£175,000	£127,500	£124,500

262, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	28/09/2018	14/09/2007	25/10/1999
Last Sold Price:	£250,000	£250,000	£130,000

320, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	17/08/2018	14/06/2011	10/10/2008	08/11/2005
Last Sold Price:	£172,000	£130,000	£132,000	£109,000

294, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	09/02/2016	07/06/2007
Last Sold Price:	£128,500	£101,370

302, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	19/05/2014	09/07/2007
Last Sold Price:	£127,500	£117,950

290, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	08/10/2013	21/08/2009
Last Sold Price:	£105,500	£109,000

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

264, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date: 04/10/2013
Last Sold Price: £103,000

300, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	22/08/2013	03/06/2004	01/05/1996
Last Sold Price:	£123,000	£114,000	£37,000

324, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date: 08/07/2011
Last Sold Price: £128,000

256, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	12/05/2010	03/08/2005
Last Sold Price:	£136,750	£80,000

322, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date: 02/11/2007
Last Sold Price: £135,000

266, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date: 05/10/2007
Last Sold Price: £128,000

258, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date: 26/08/2005
Last Sold Price: £120,000

244, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	22/08/2005	03/12/2001	21/07/1995
Last Sold Price:	£30,000	£30,000	£65,000

254, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date: 16/05/2003
Last Sold Price: £75,000

308, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date: 09/11/2001
Last Sold Price: £80,000

246, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date:	13/07/2001	03/03/1995
Last Sold Price:	£65,800	£63,000

242, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date: 11/09/1998
Last Sold Price: £75,000

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

Market Sold in Street



314, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date: 06/08/1997
Last Sold Price: £47,000

304, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date: 20/12/1996
Last Sold Price: £44,000

284, Hipswell Highway, Coventry, CV2 5FS

Last Sold Date: 20/09/1996
Last Sold Price: £43,350

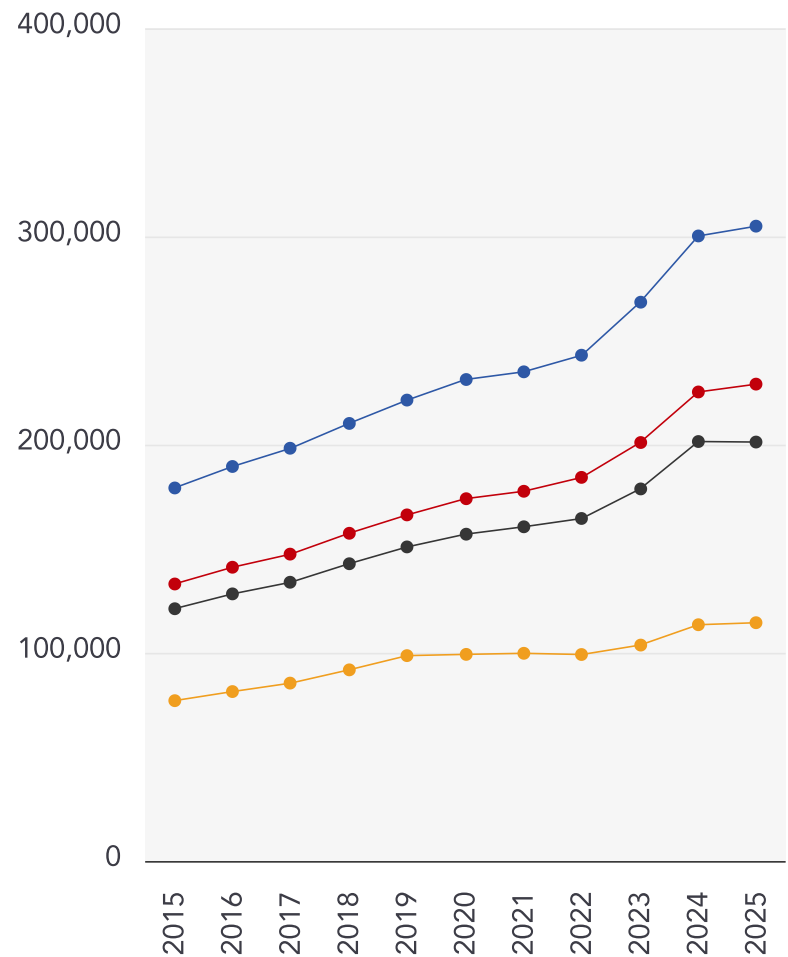
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+70.17%

Semi-Detached

+72.14%

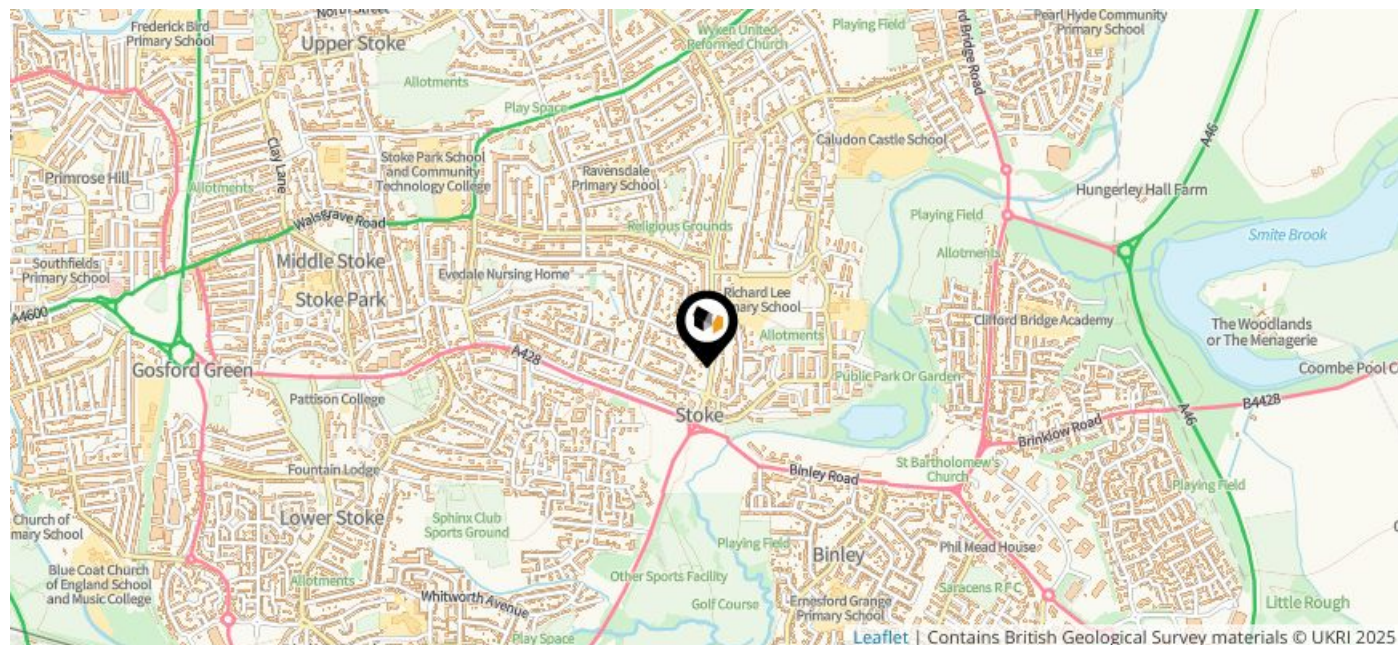
Terraced

+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.

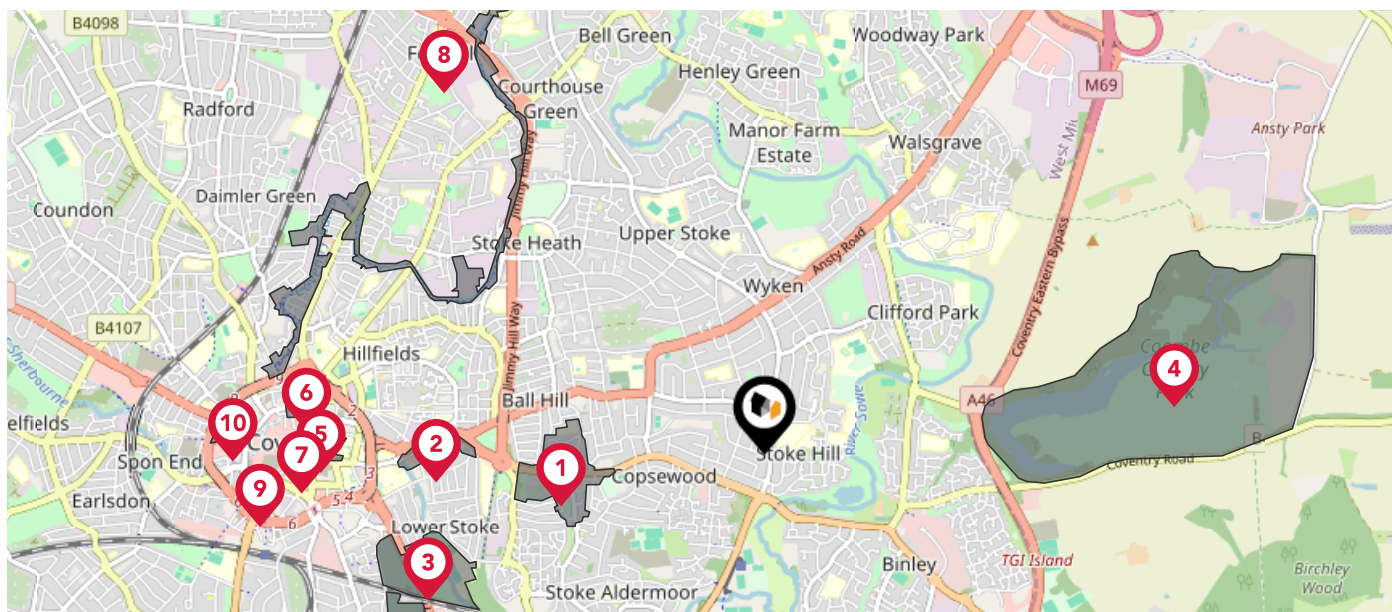
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Far Gosford Street



London Road



Combe Abbey



Hill Top and Cathedral



Lady Herbert's Garden



High Street



Coventry Canal



Greyfriars Green



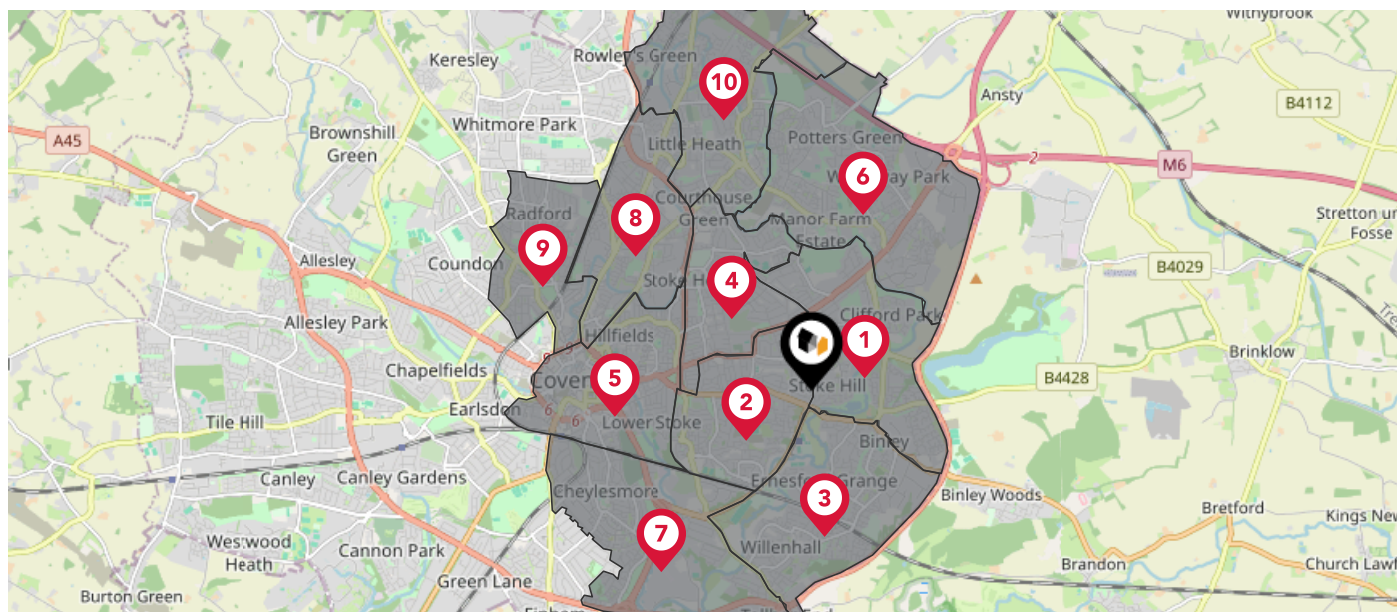
Spon Street

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



St. Michael's Ward



Henley Ward



Cheylesmore Ward



Foleshill Ward



Radford Ward



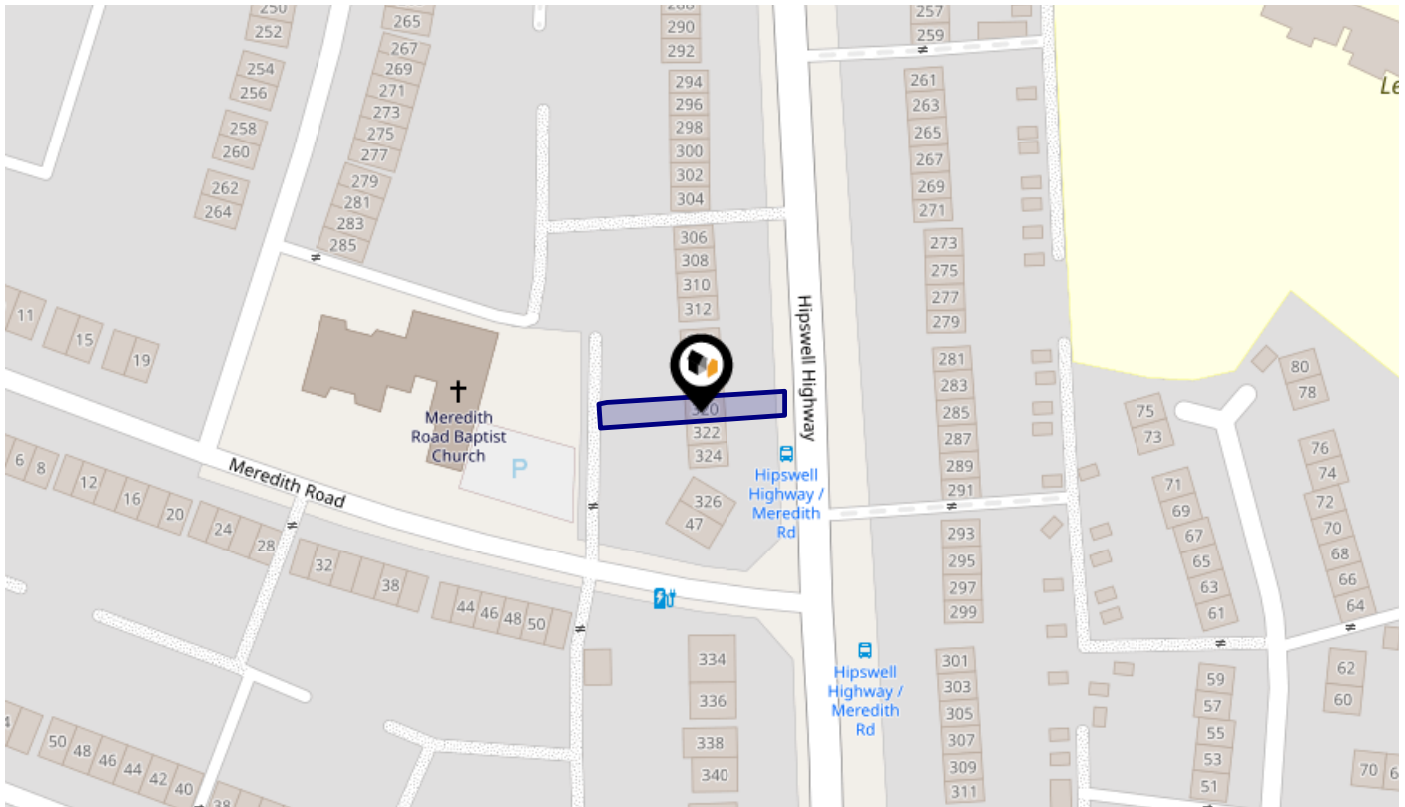
Longford Ward

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.

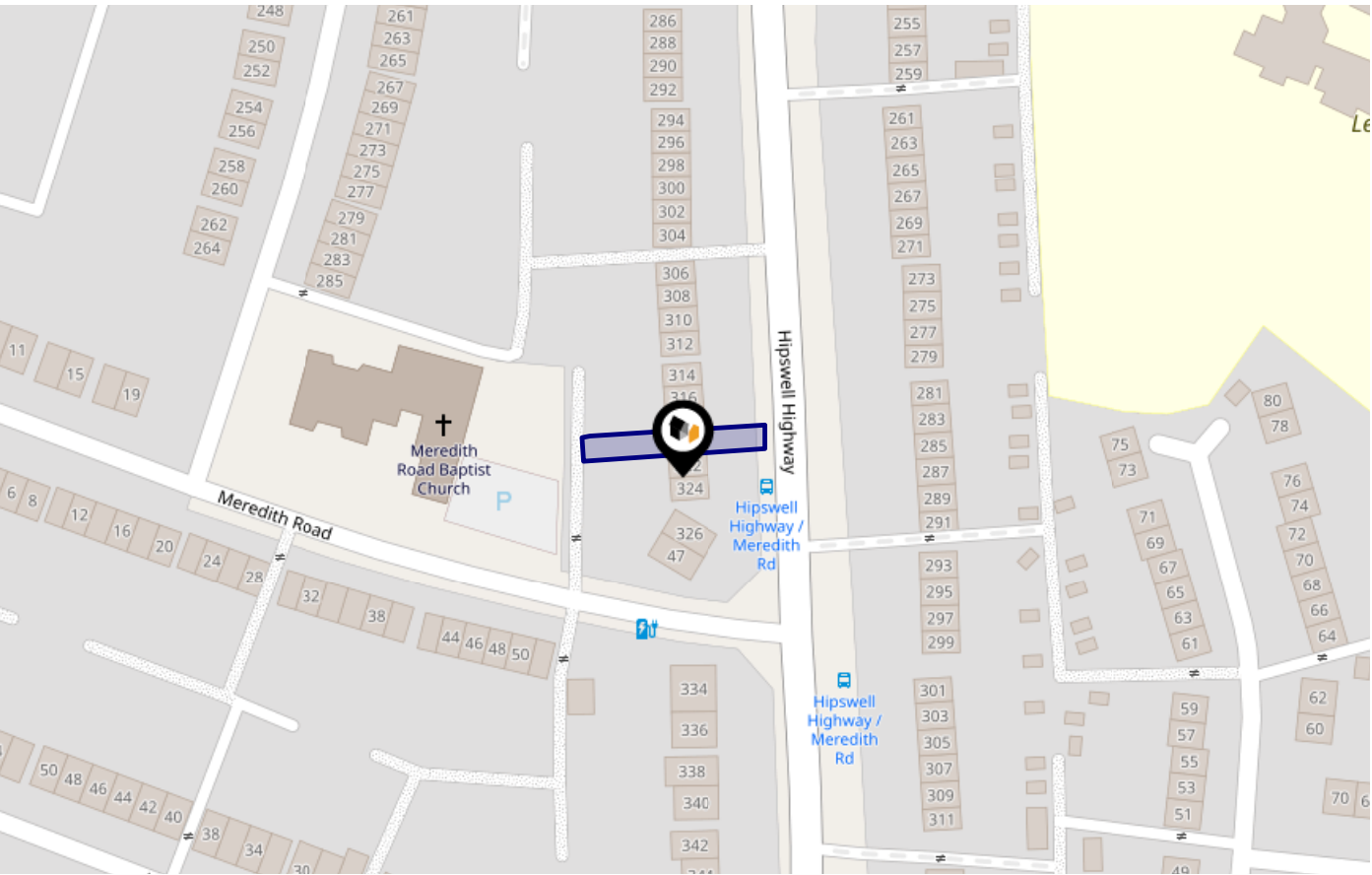
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

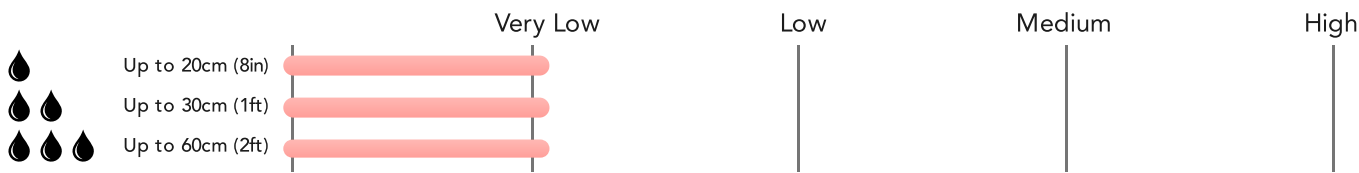


Risk Rating: Very low

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.

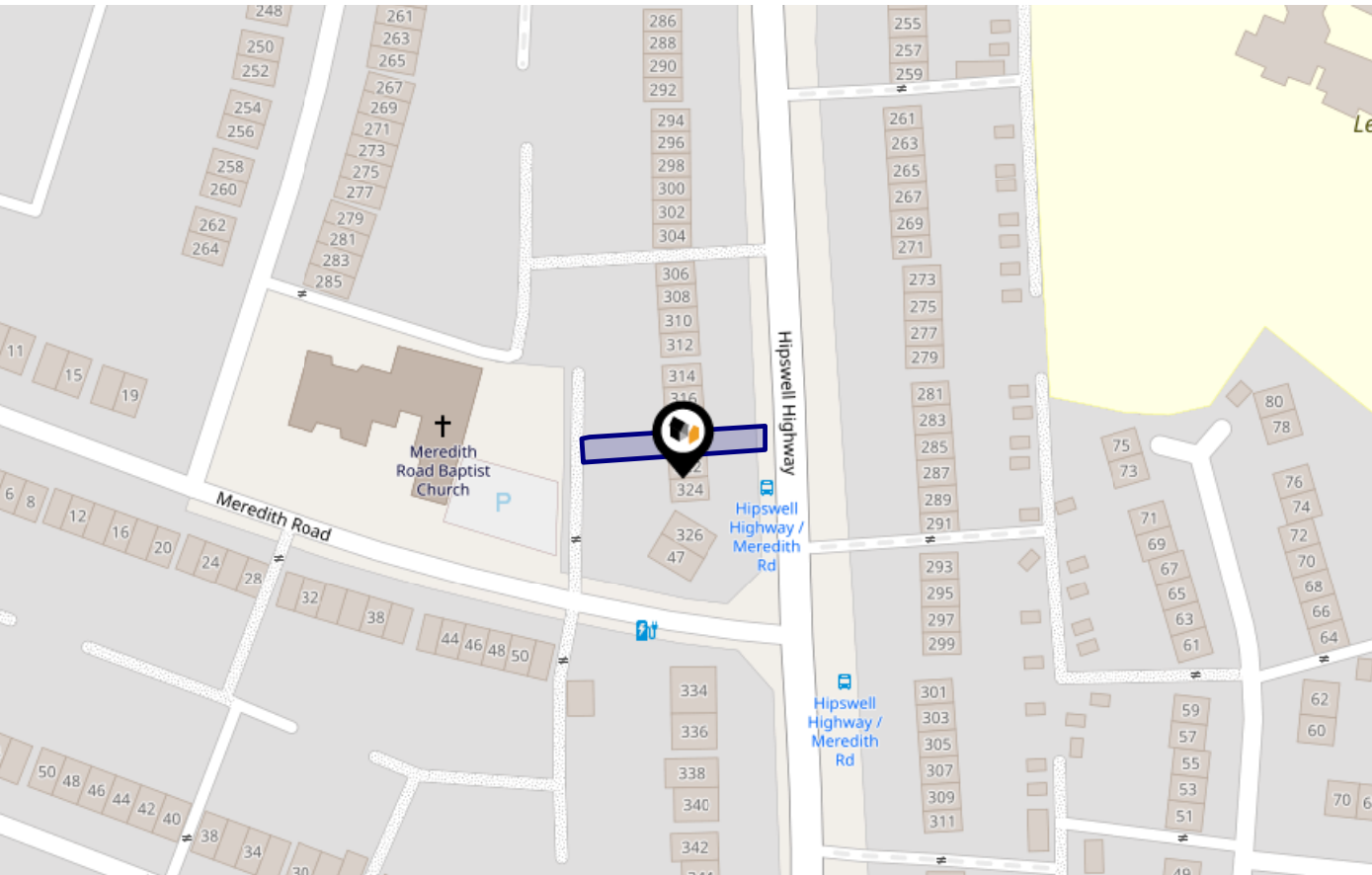
Chance of flooding to the following depths at this property:



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.

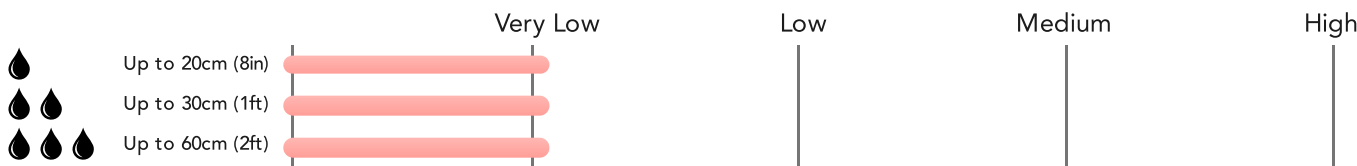


Risk Rating: Very low

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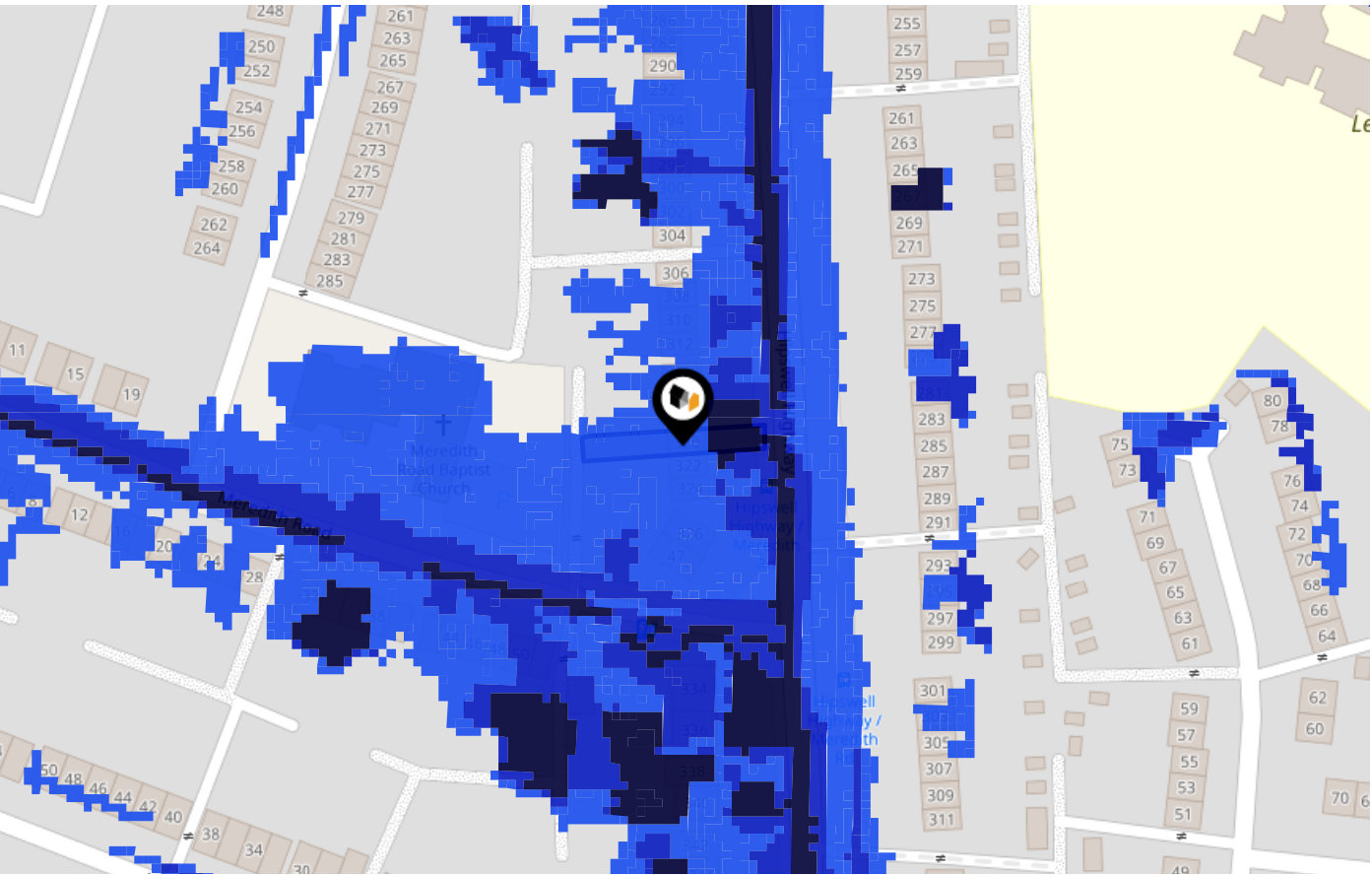
Chance of flooding to the following depths at this property:



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: 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:

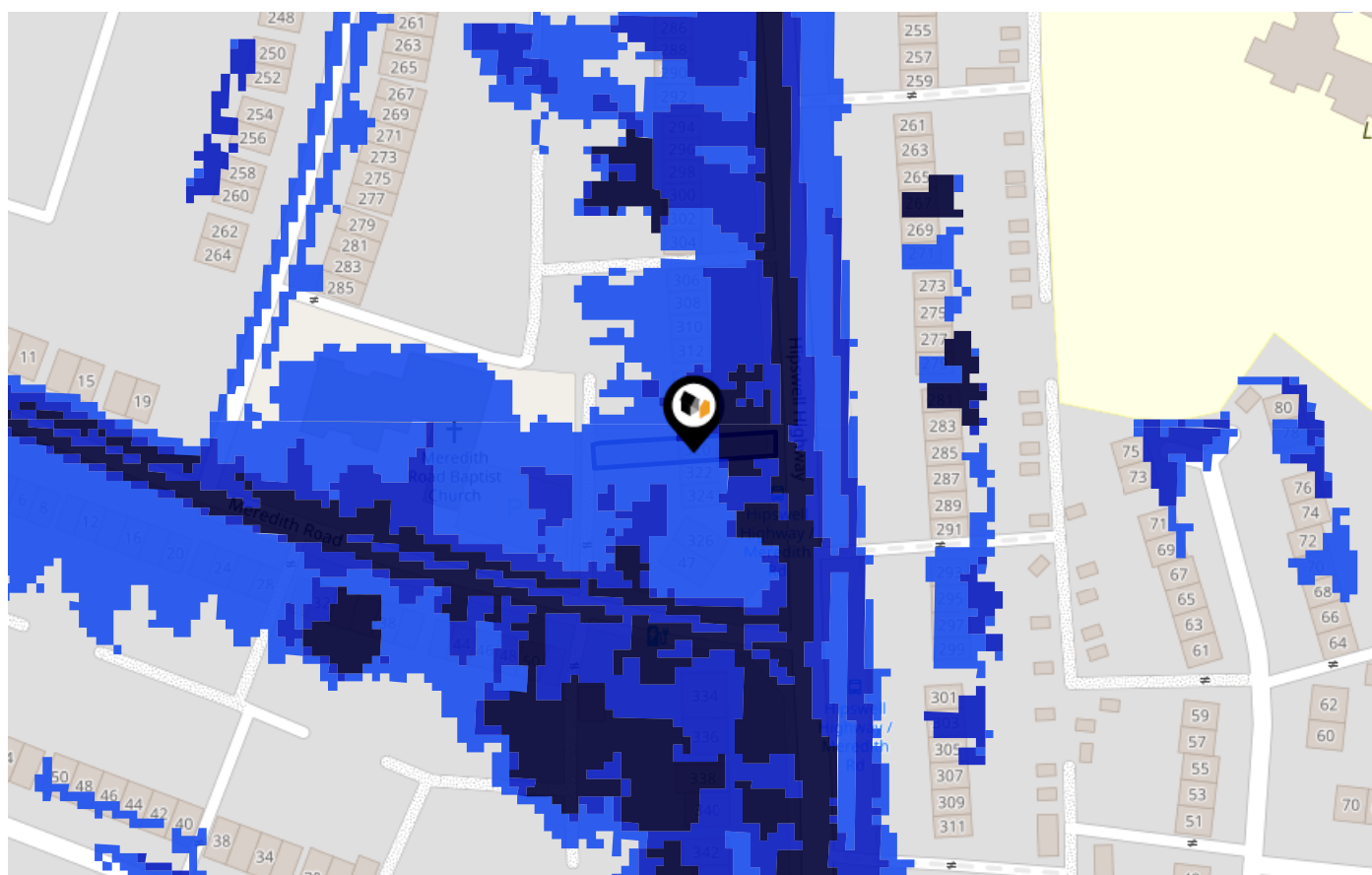


Flood Risk

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.

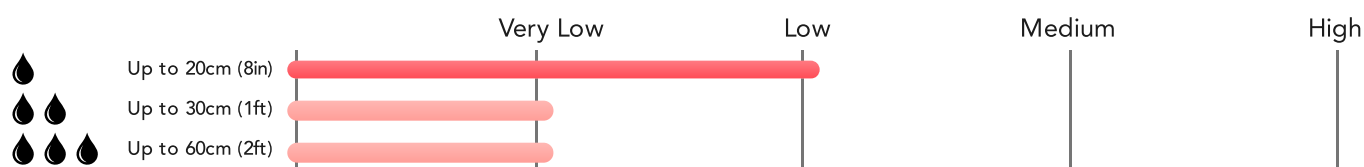


Risk Rating: Low

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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- 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:

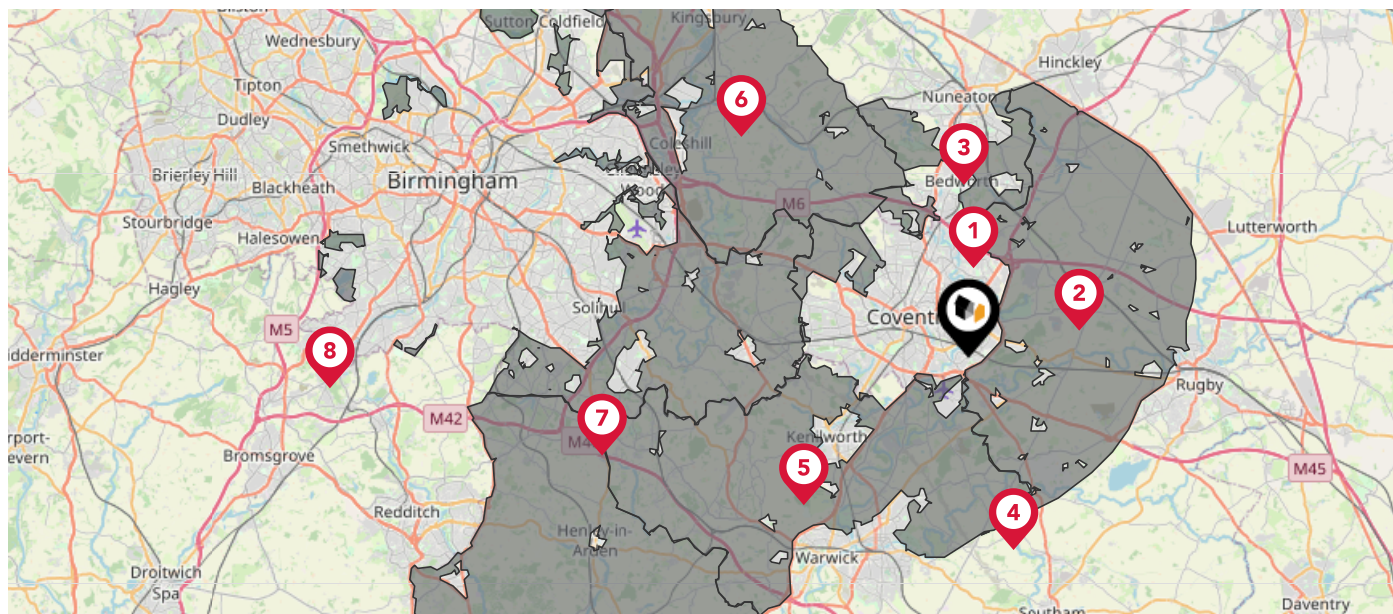


Maps

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 - 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



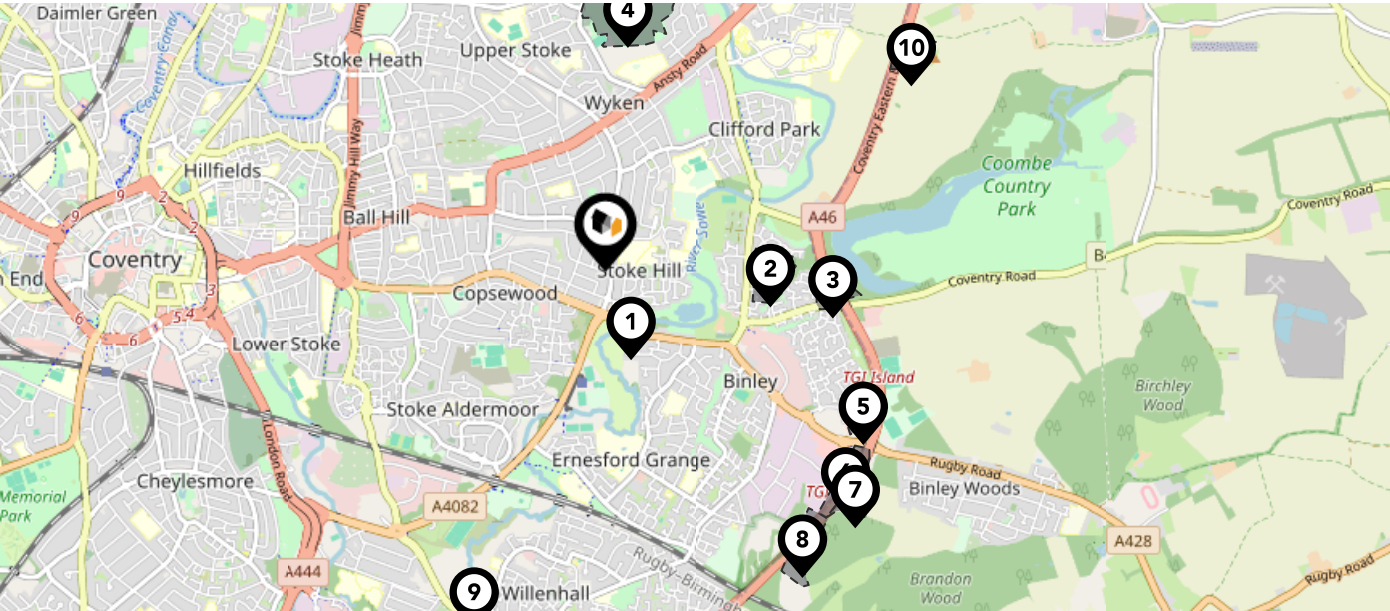
Birmingham Green Belt - Birmingham

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.



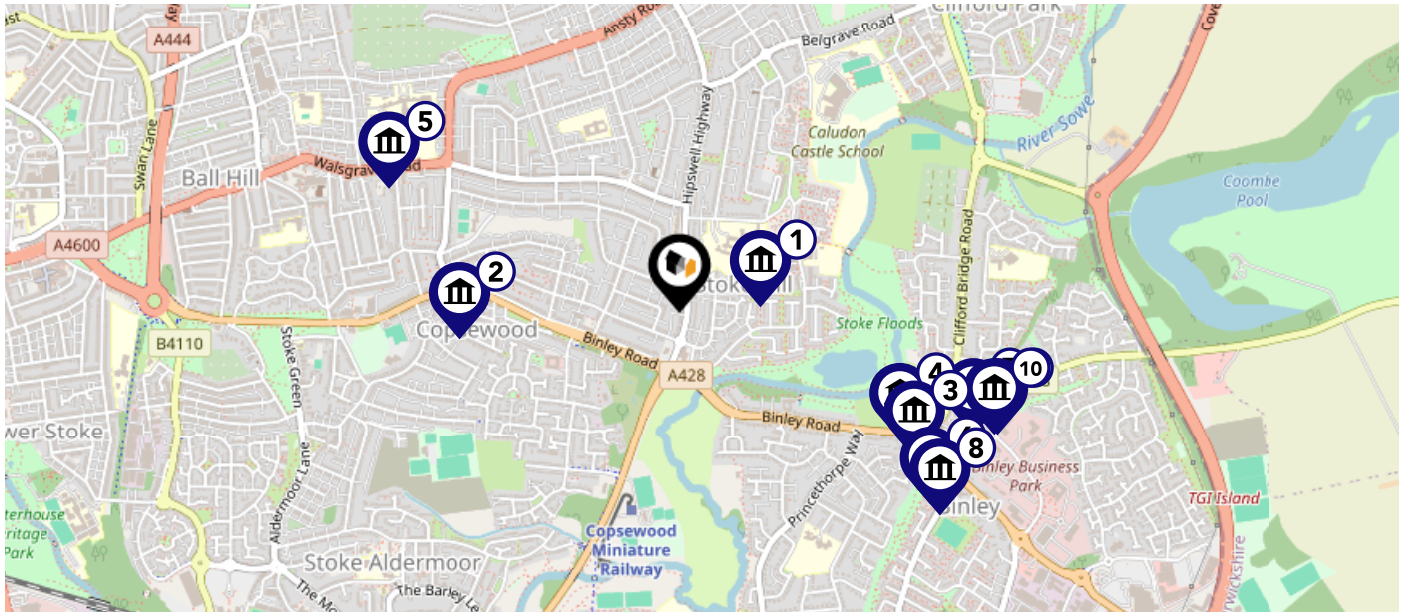
Nearby Landfill Sites		
1	Binley Road A-Binley, Coventry	Historic Landfill
2	Coombe Estate-Binley, Coventry	Historic Landfill
3	Coombe Fields-Binley, Coventry	Historic Landfill
4	Wyken Croft-Wyken, Coventry	Historic Landfill
5	Borrow Pit-North A428	Historic Landfill
6	A428 Borrow Pit-Binley, Coventry	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	London Road B-Willenhall, Coventry	Historic Landfill
10	Site No.4 Walsgrave Hill Borrow Pit-Walgrave Hill Farm, Coventry, Warwickshire	Historic Landfill

Maps

Listed Buildings

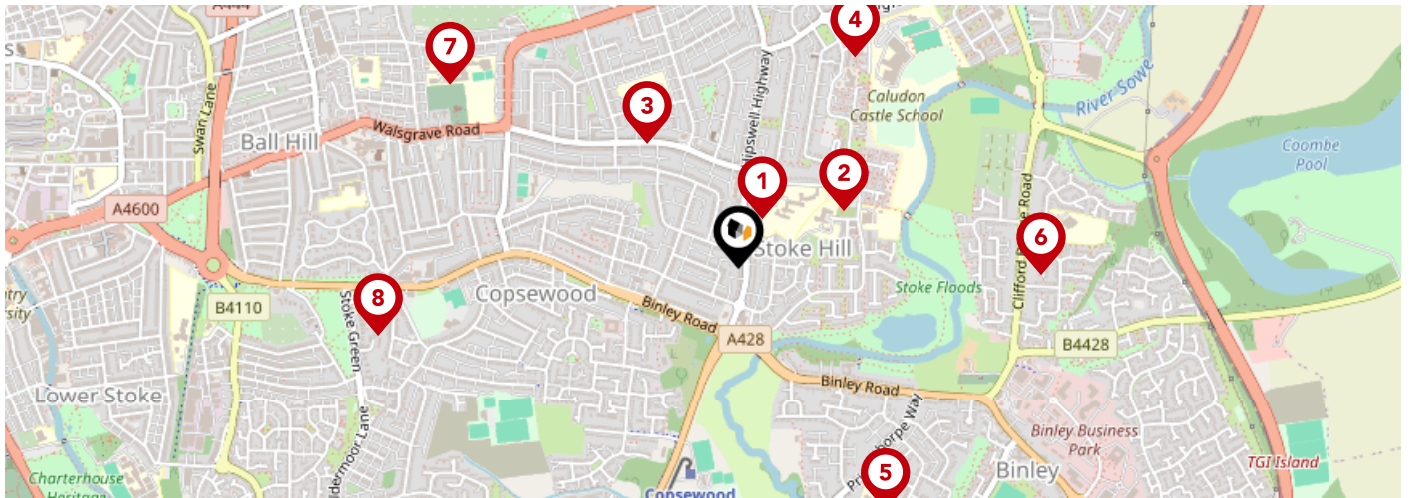


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



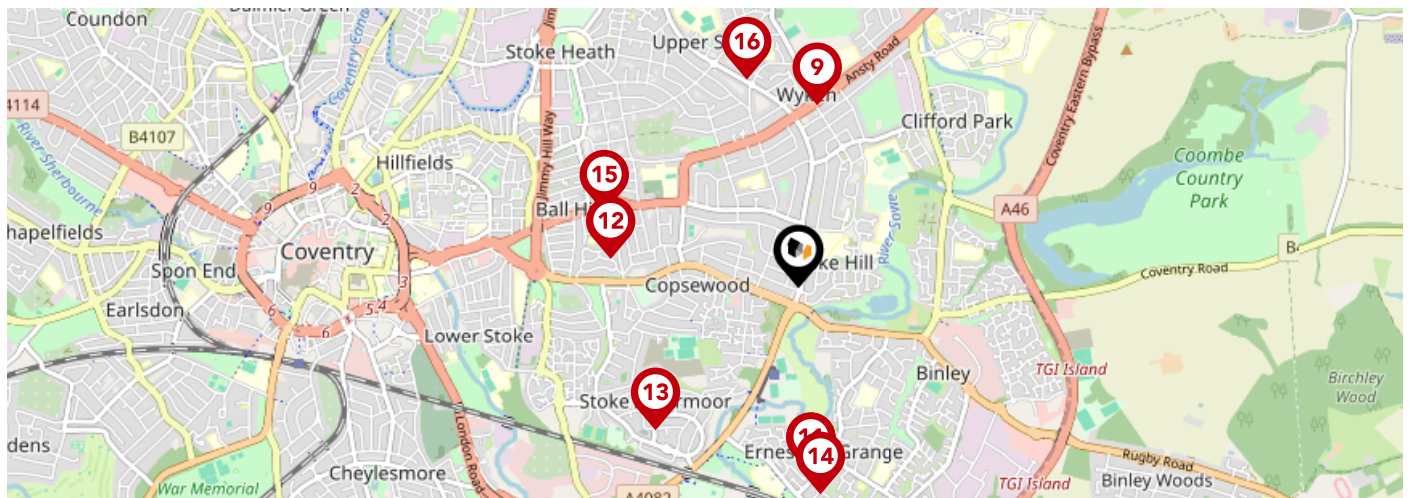
Listed Buildings in the local district		Grade	Distance
	1087021 - Stoke House	Grade II	0.2 miles
	1428176 - The Biggin Hall Hotel Public House	Grade II	0.5 miles
	1076629 - Church Of St Bartholomew	Grade I	0.6 miles
	1076630 - The Vicarage	Grade II	0.6 miles
	1076574 - Church Of St Michael	Grade II	0.7 miles
	1342904 - 22, Brandon Road	Grade II	0.7 miles
	1076631 - 1 And 2, Brinklow Road	Grade II	0.7 miles
	1342922 - 34, Brandon Road	Grade II	0.8 miles
	1076633 - 8, Brinklow Road	Grade II	0.8 miles
	1076632 - 6, Brinklow Road	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:0.13	☐	☒	☐	☐	☐
2	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.27	☐	☒	☐	☐	☐
3	Ravensdale Primary School Ofsted Rating: Good Pupils: 452 Distance:0.35	☐	☒	☐	☐	☐
4	Caludon Castle School Ofsted Rating: Good Pupils: 1556 Distance:0.55	☐	☐	☒	☐	☐
5	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 485 Distance:0.64	☐	☒	☐	☐	☐
6	Clifford Bridge Academy Ofsted Rating: Good Pupils: 450 Distance:0.68	☐	☒	☐	☐	☐
7	Stoke Park School Ofsted Rating: Good Pupils: 1071 Distance:0.77	☐	☐	☒	☐	☐
8	Pattison College Ofsted Rating: Not Rated Pupils: 162 Distance:0.83	☐	☐	☒	☐	☐

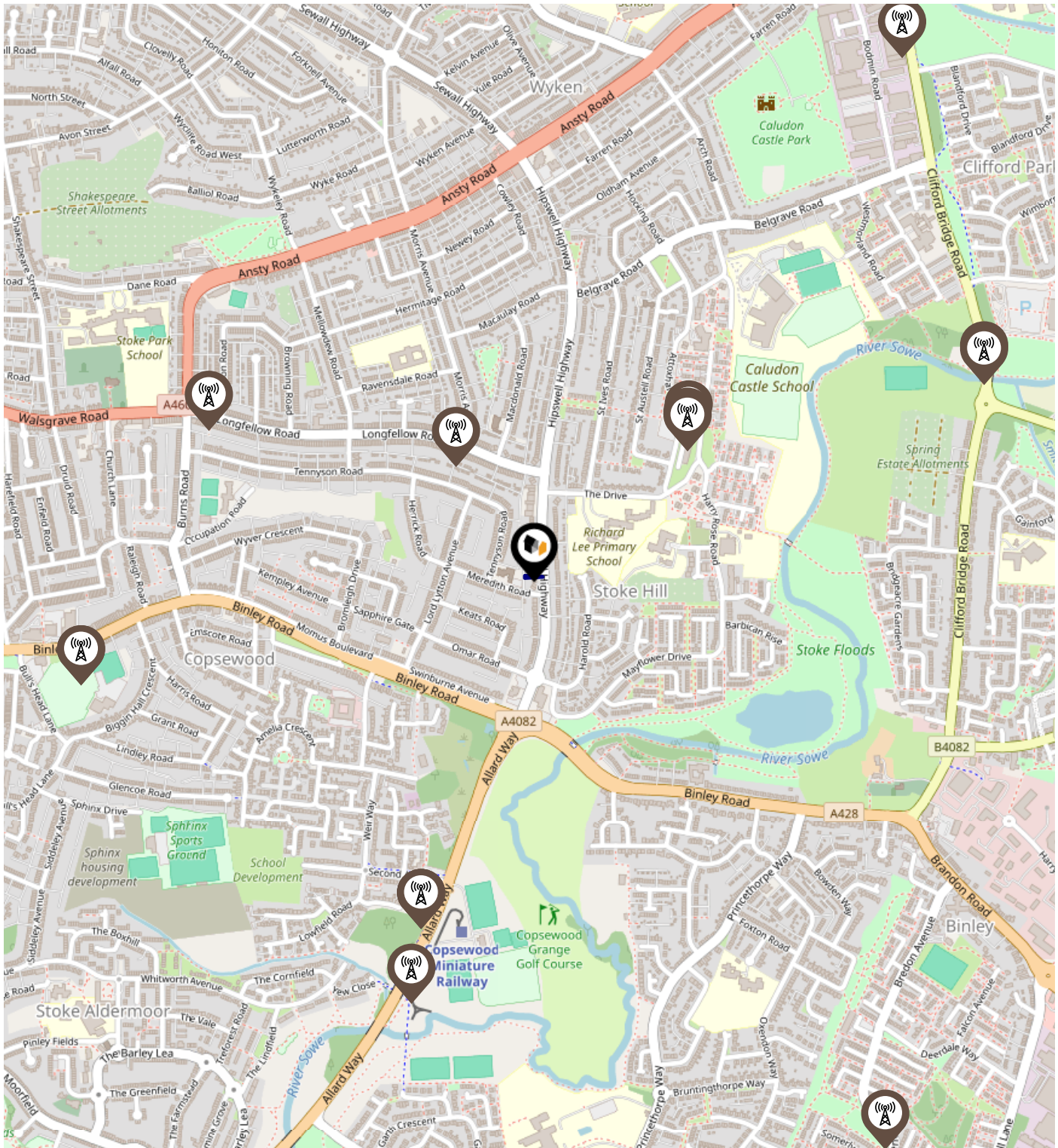
Area Schools



		Nursery	Primary	Secondary	College	Private
	Wyken Croft Primary School Ofsted Rating: Good Pupils: 916 Distance:0.83	☐	☒	☐	☐	☐
	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 1129 Distance:0.84	☐	☐	☒	☐	☐
	Riverbank School Ofsted Rating: Outstanding Pupils: 198 Distance:0.84	☐	☐	☒	☐	☐
	Sacred Heart Catholic Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:0.86	☐	☒	☐	☐	☐
	Aldermoor Farm Primary School Ofsted Rating: Good Pupils: 661 Distance:0.91	☐	☒	☐	☐	☐
	Sowe Valley Primary School Ofsted Rating: Good Pupils: 230 Distance:0.94	☐	☒	☐	☐	☐
	Stoke Primary School Ofsted Rating: Requires improvement Pupils: 451 Distance:0.95	☐	☒	☐	☐	☐
	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 466 Distance:0.97	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

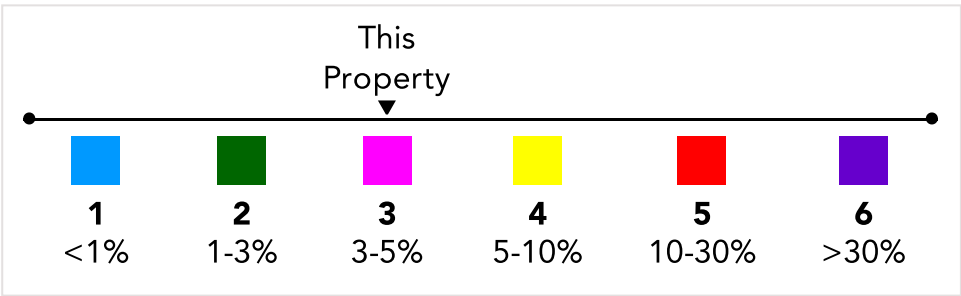
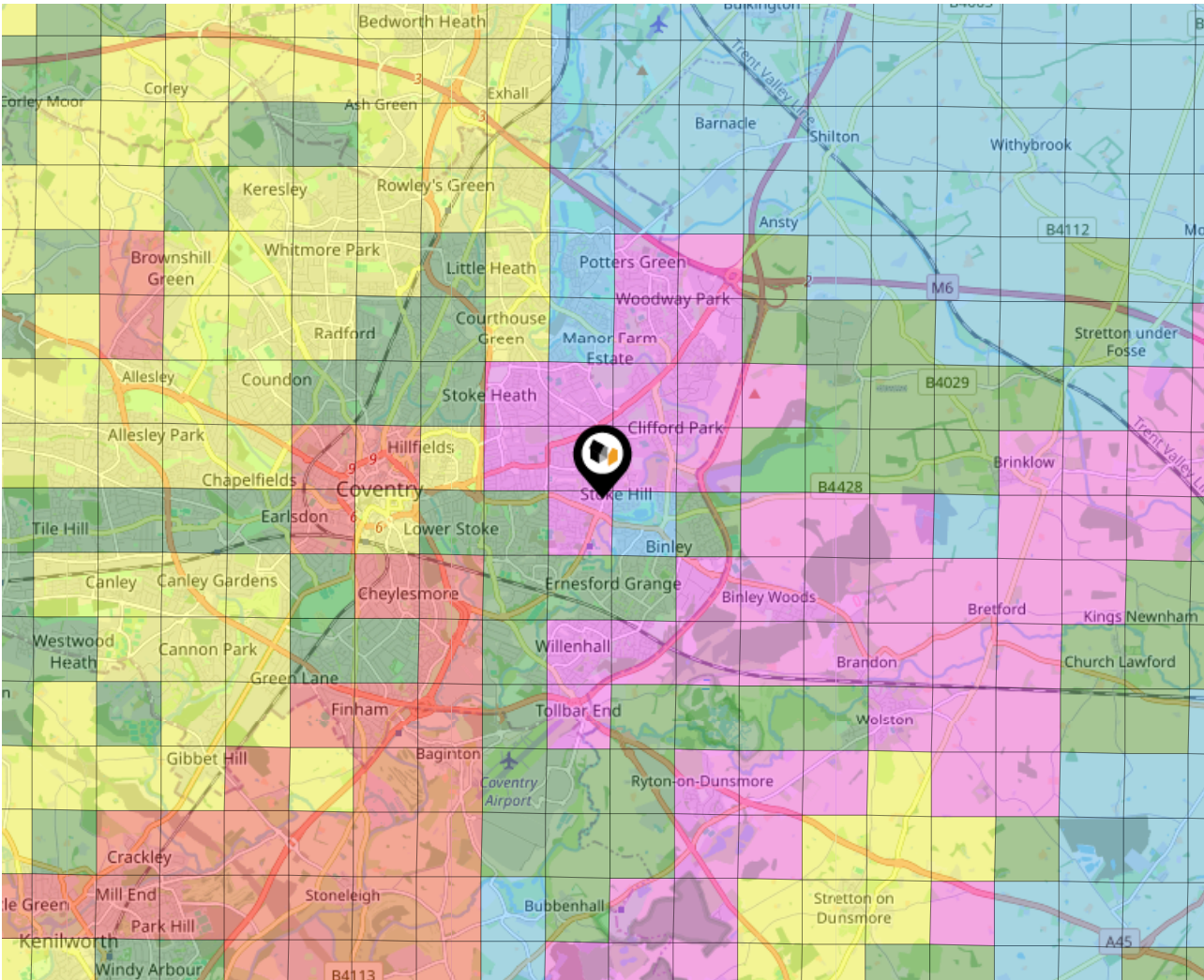
Environment

Radon Gas

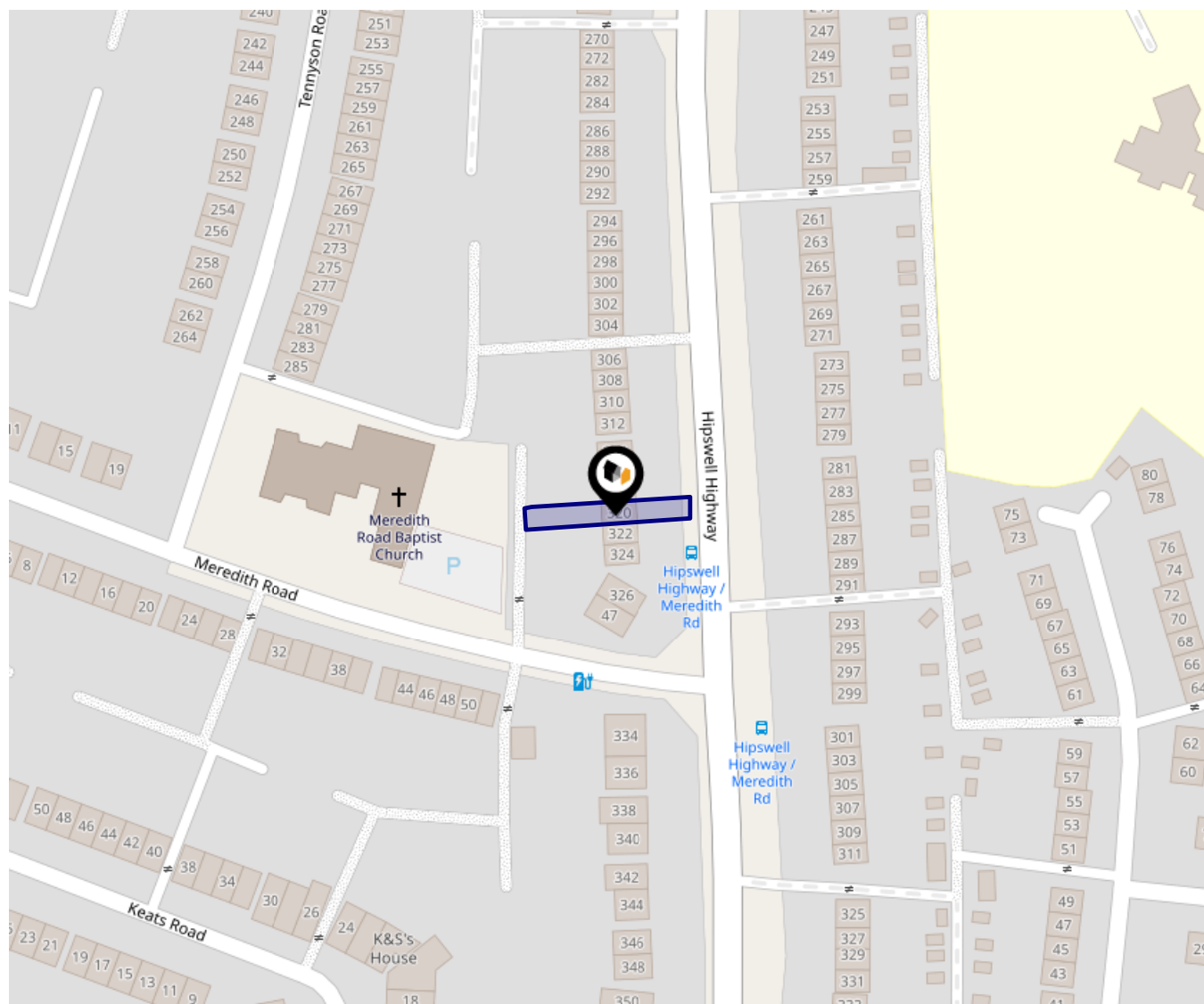


What is Radon?

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



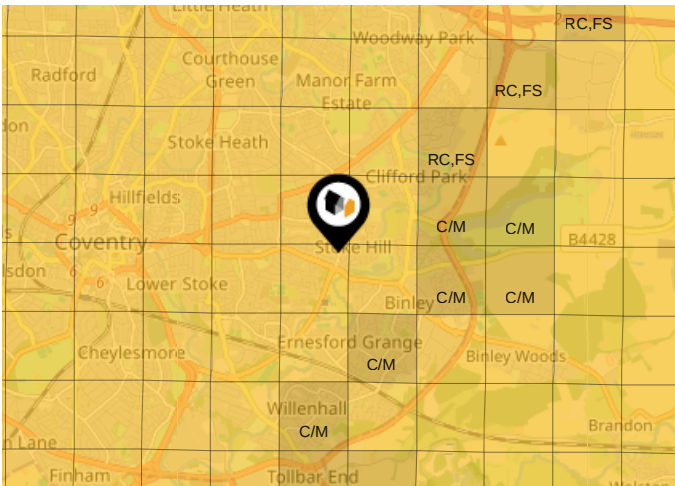
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

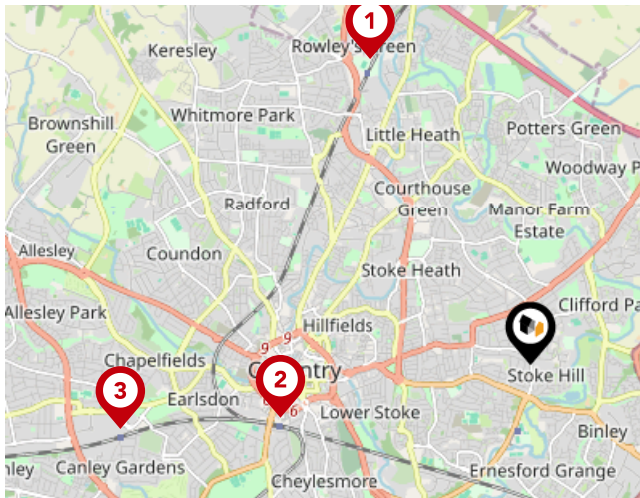


Primary Classifications (Most Common Clay Types)

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

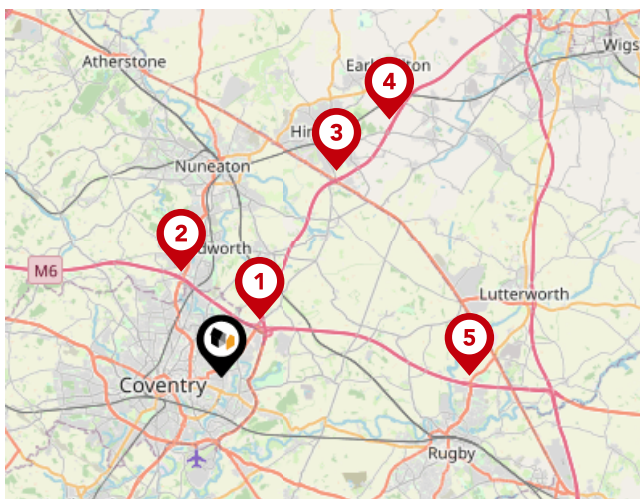
Area

Transport (National)



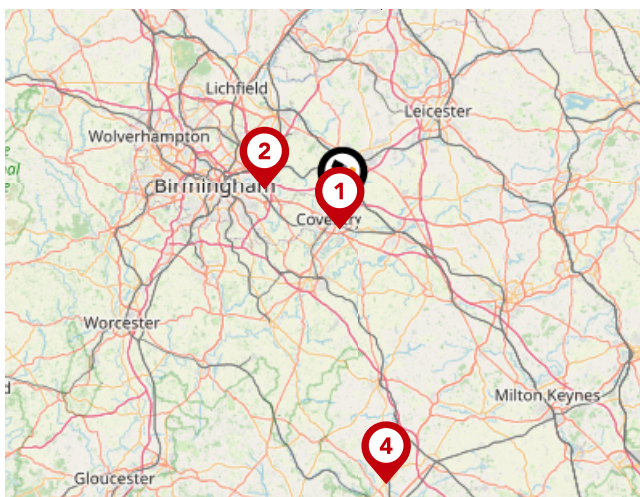
National Rail Stations

Pin	Name	Distance
	Coventry Arena Rail Station	3.12 miles
	Coventry Rail Station	2.31 miles
	Canley Rail Station	3.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J2	2.5 miles
	M6 J3	4.09 miles
	M69 J1	8.52 miles
	M69 J2	11.09 miles
	M6 J1	9.01 miles

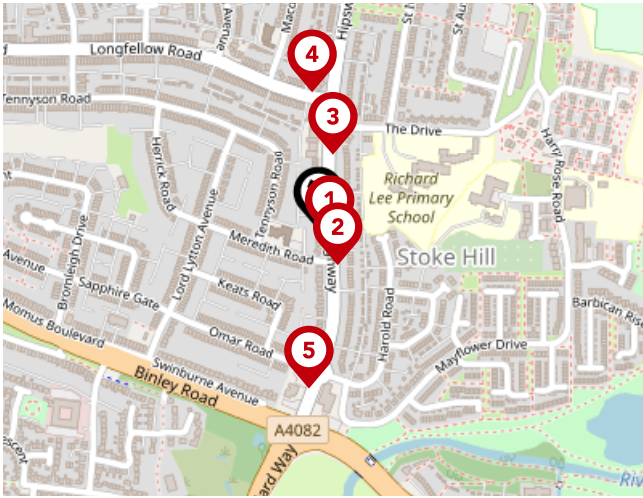


Airports/Helipads

Pin	Name	Distance
	Baginton	2.83 miles
	Birmingham Airport	11.87 miles
	East Mids Airport	29.47 miles
	Kidlington	40.26 miles

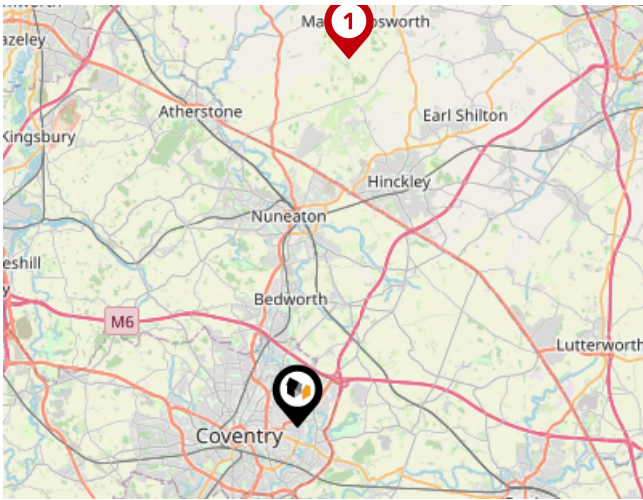
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Meredith Rd	0.02 miles
2	Meredith Rd	0.05 miles
3	Hipswell Shops	0.09 miles
4	MacDonald Road	0.16 miles
5	Binley Rd	0.18 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	13.41 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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