



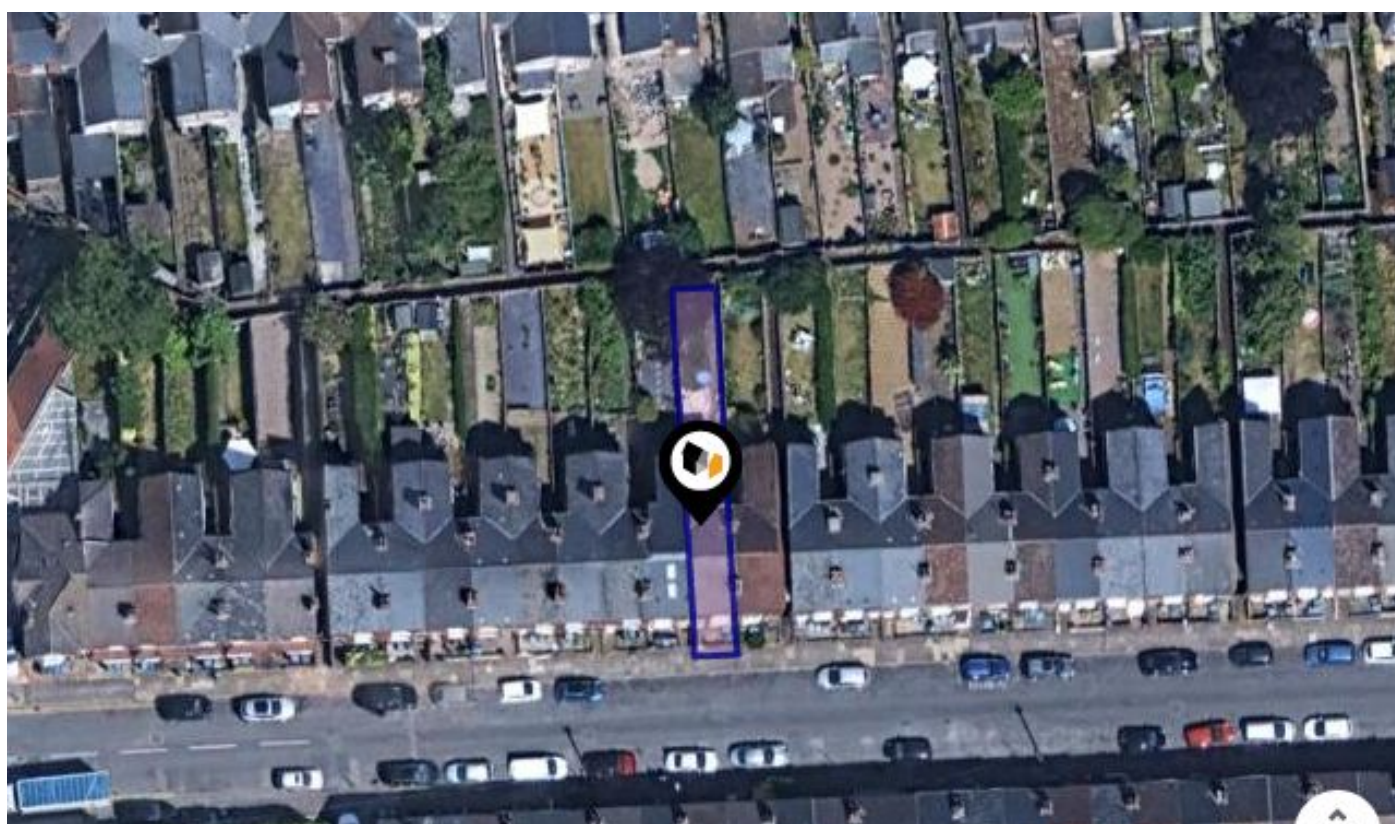
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19th November 2025



WESTWOOD ROAD, COVENTRY, CV5

Walmsley's The Way to Move

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

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Dear Buyers & Interested Parties

Your property details in brief.....

1. Location and Connectivity

Located on Westwood Road in Coventry, within close proximity to Coventry Rail Station (0.73 miles), providing direct rail links to surrounding areas.

Nearby motorway junctions include M6 J3 (4.49 miles), M6 J2 (5.03 miles), and M42 J6 (8.12 miles), facilitating road access.

Airports accessible within approximately 3.35 miles (Birmingham Airport) and 30.53 miles (East Midlands Airport).

Bus stops on Highland Road (0.06 and 0.09 miles) and Broadway (0.15 miles) offer local public transport options.

2. Property Attributes

Terraced house built circa 1900/1929, with a total floor space of 864 sq ft.

Three bedrooms are situated on the first floor with an adaptable fourth bedroom on the ground floor.

One bathroom is situated upon the ground floor and another, modern shower room, on the 1st

Plot size is approximately 0.03 acres.

Current estimated valuation is £235,000, with a last sale price of £225,000 in August 2018.

Heating is provided by a boiler and radiators, mains gas, with fully double-glazed windows.

Owner-occupied tenure and Council Tax Band B.

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

3. Schools and Amenities

Within walking distance of several primary schools, including Earlsdon Primary School, Hearsall Community Academy, and All Souls' Catholic Primary School, all rated Good by Ofsted.

Close to Coventry city centre, offering retail, leisure, and other amenities.

4. Practical Positives

Good digital infrastructure with maximum broadband speeds of up to 1800 Mbps.

Located in an area with a Radon rating of 10-30%, indicating moderate radon levels.

Typical time to sell for similar properties in the area is approximately 171 days.

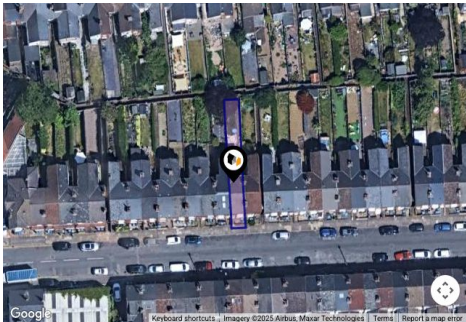
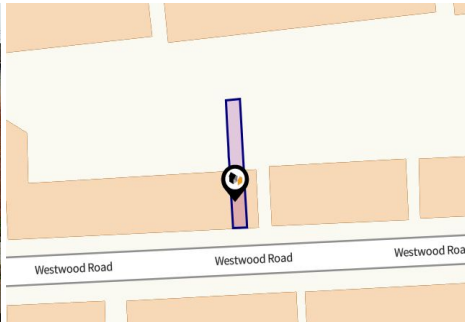
5. Market Context

The property is situated within a local authority area of Coventry, which has a diverse housing market.

Recent sale history shows an increase from £225,000 in 2018 to an estimated current value of £235,000.

The property features a traditional build with potential for further development or refurbishment, subject to permissions.

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

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	864 ft ² / 80 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WM195637		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O ₂	sky
				

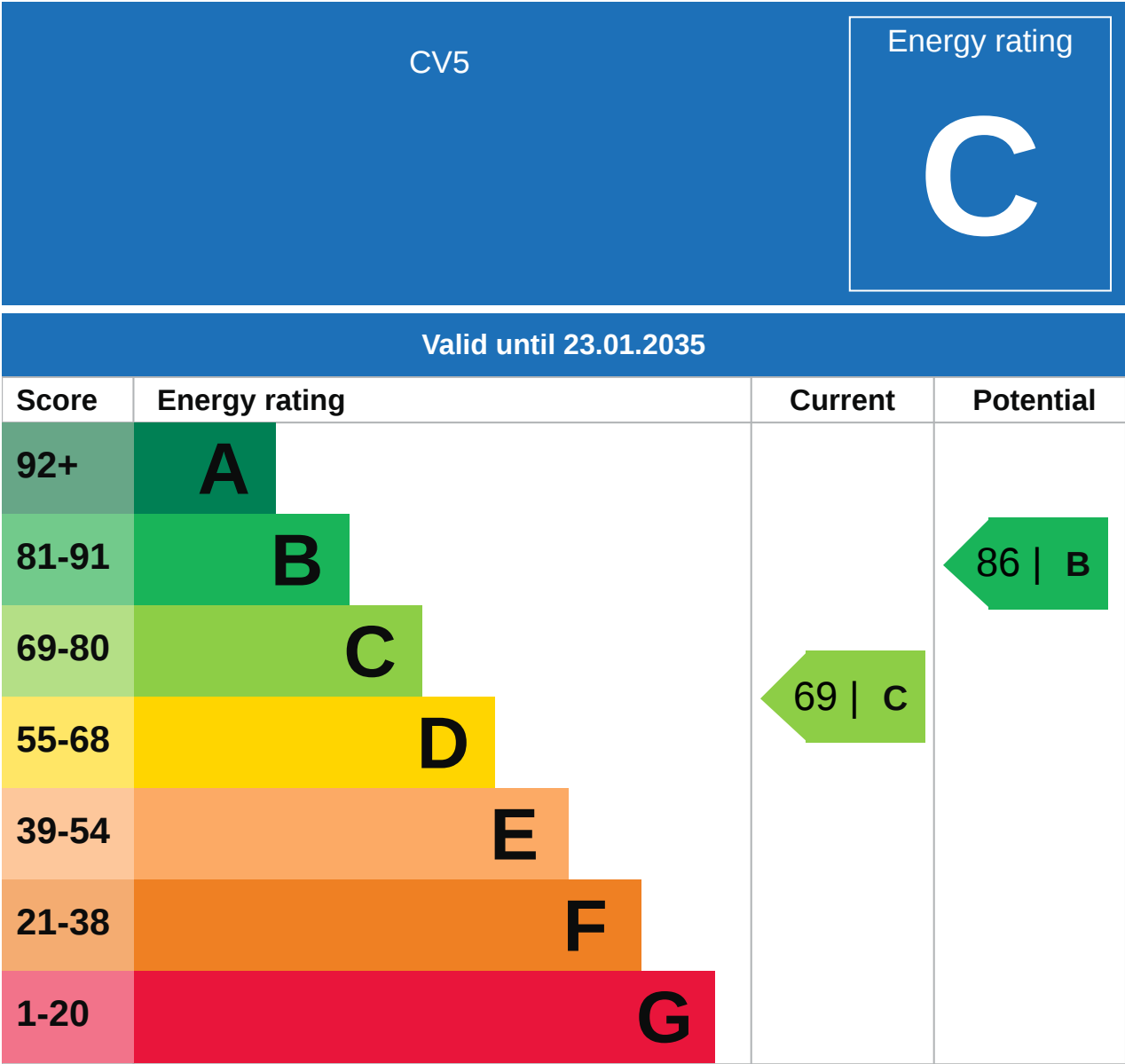




WESTWOOD ROAD, COVENTRY, CV5



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

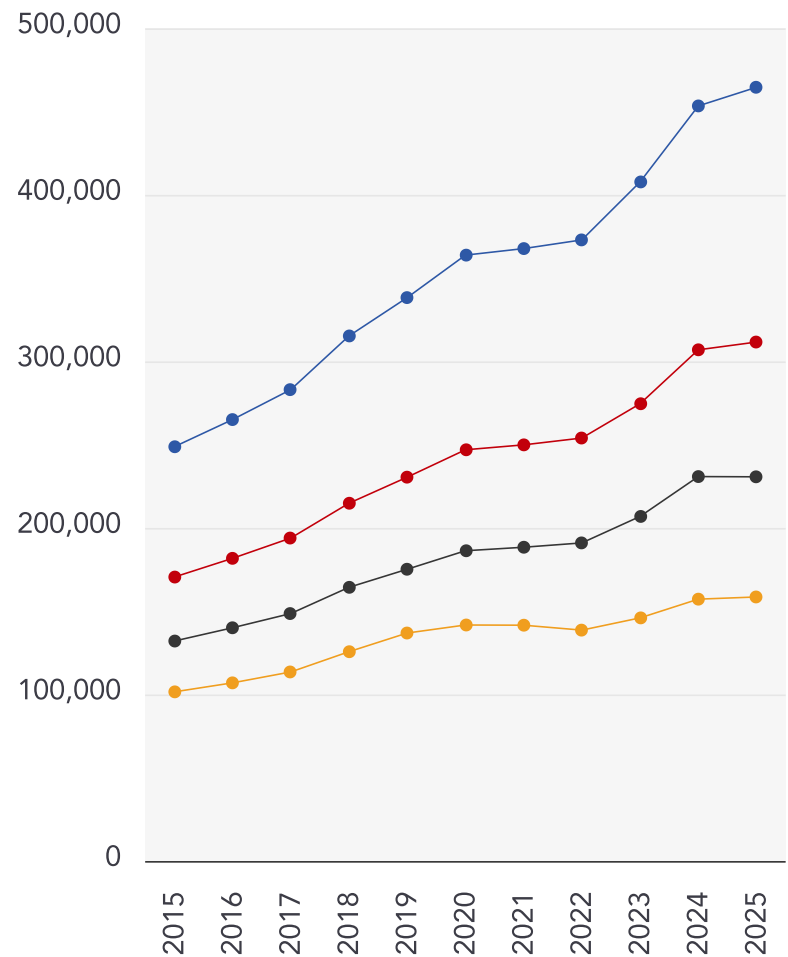
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	76 m ²

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

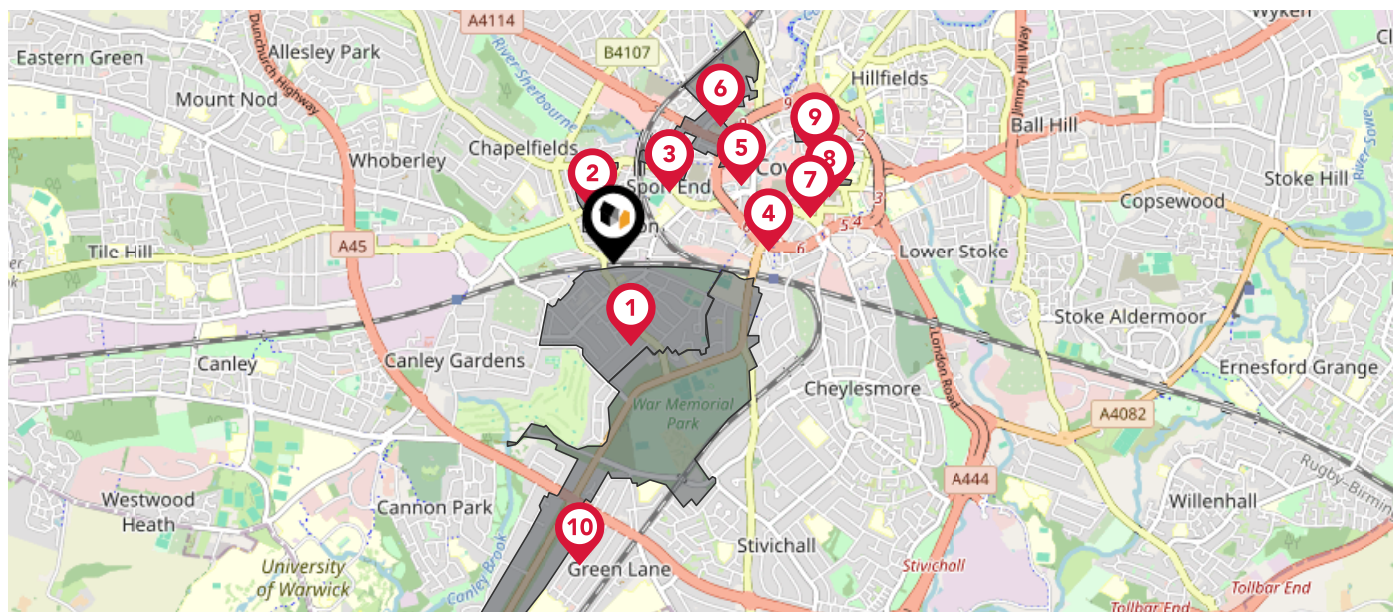
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Earlsdon



Chapelfields



Spon End



Greyfriars Green



Spon Street



Naul's Mill



High Street



Hill Top and Cathedral



Lady Herbert's Garden



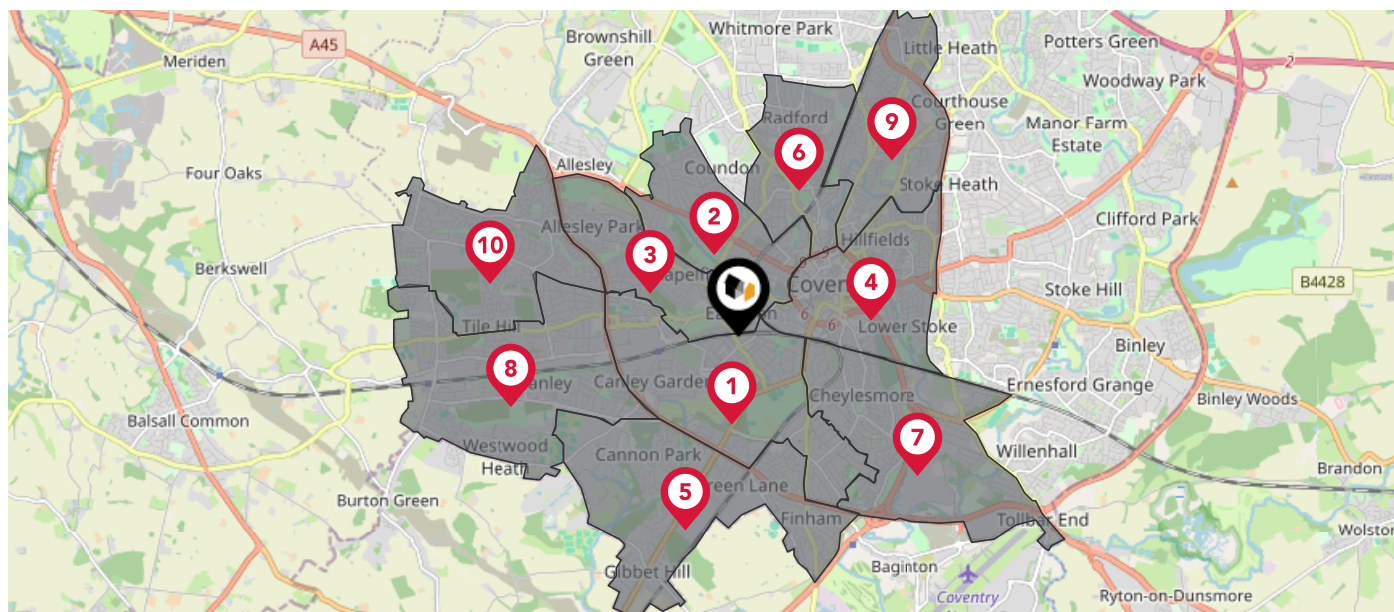
Kenilworth Road

Maps

Council Wards



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



Nearby Council Wards



Earlsdon Ward



Sherbourne Ward



Whoberley Ward



St. Michael's Ward



Wainbody Ward



Radford Ward



Cheylesmore Ward



Westwood Ward



Foleshill Ward



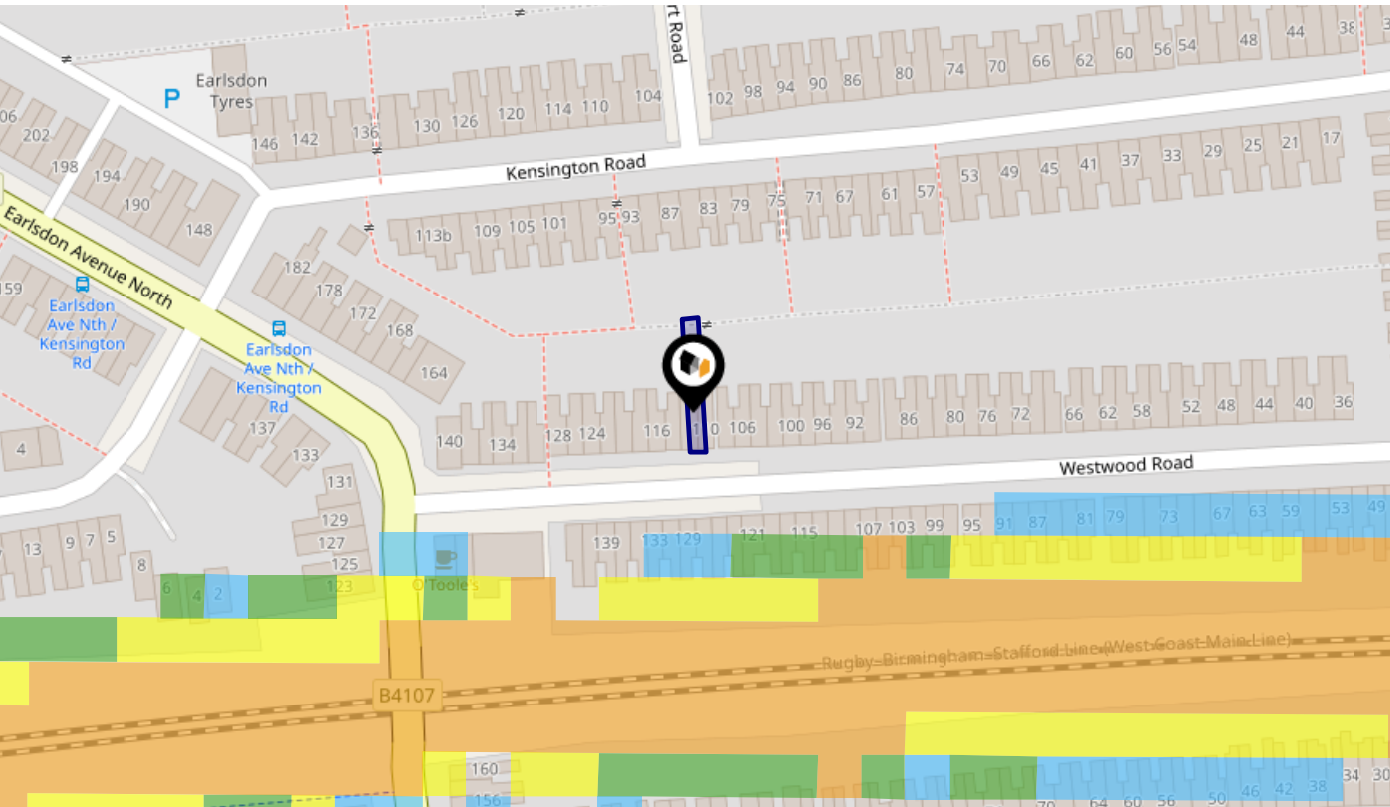
Woodlands Ward

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.

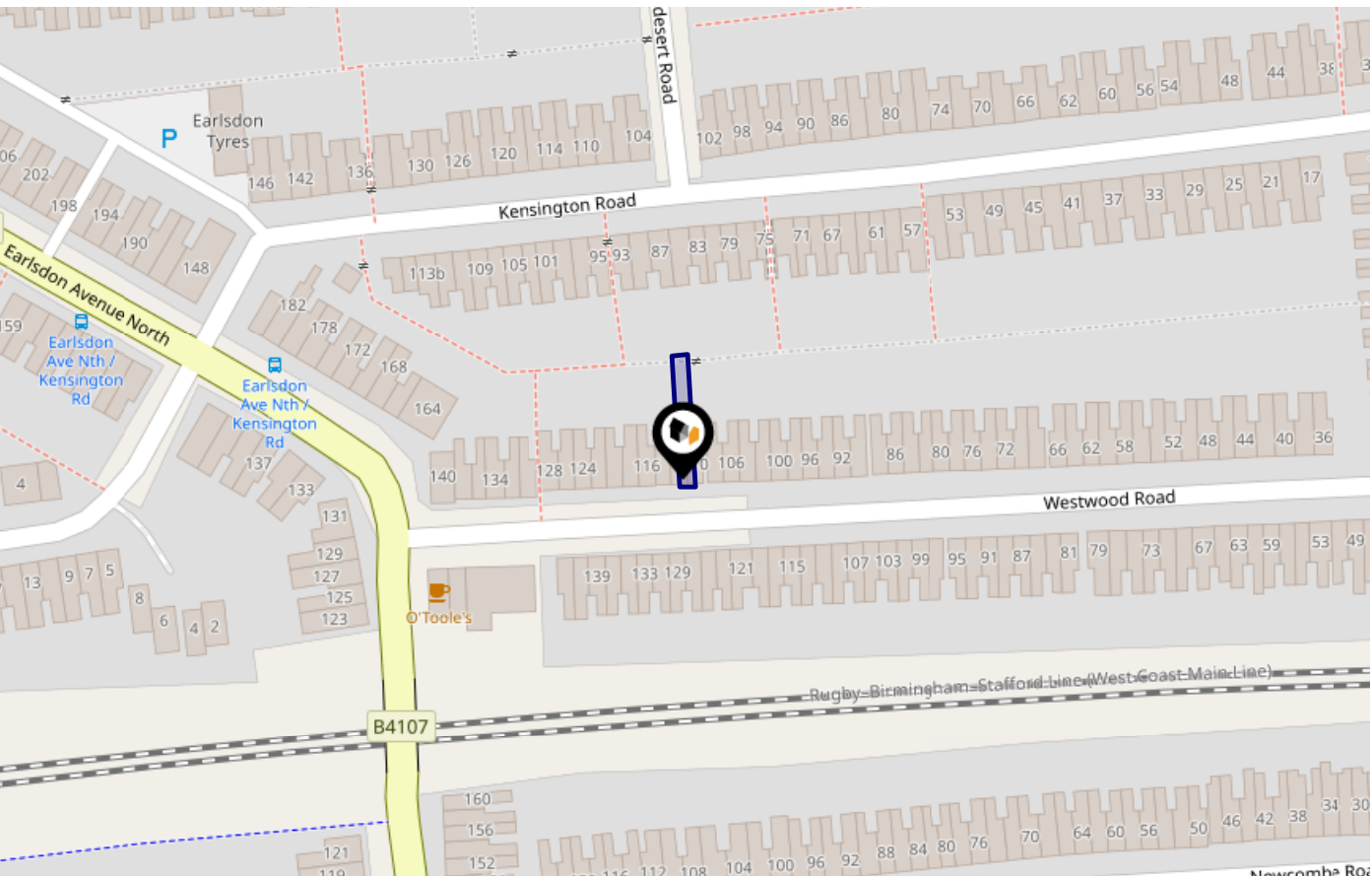
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- | | | | |
|---|--|--------------|---------------------------------------|
| 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.

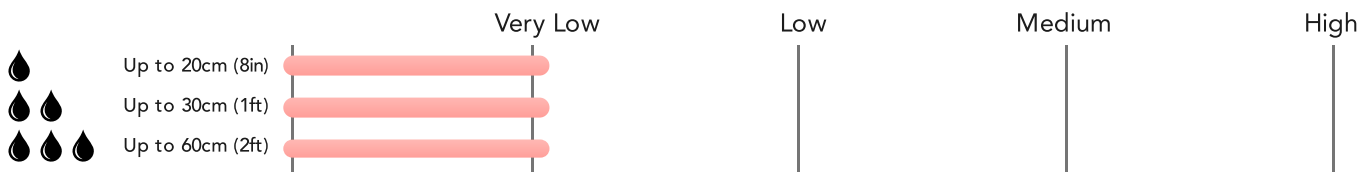


Risk Rating: Very low

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.

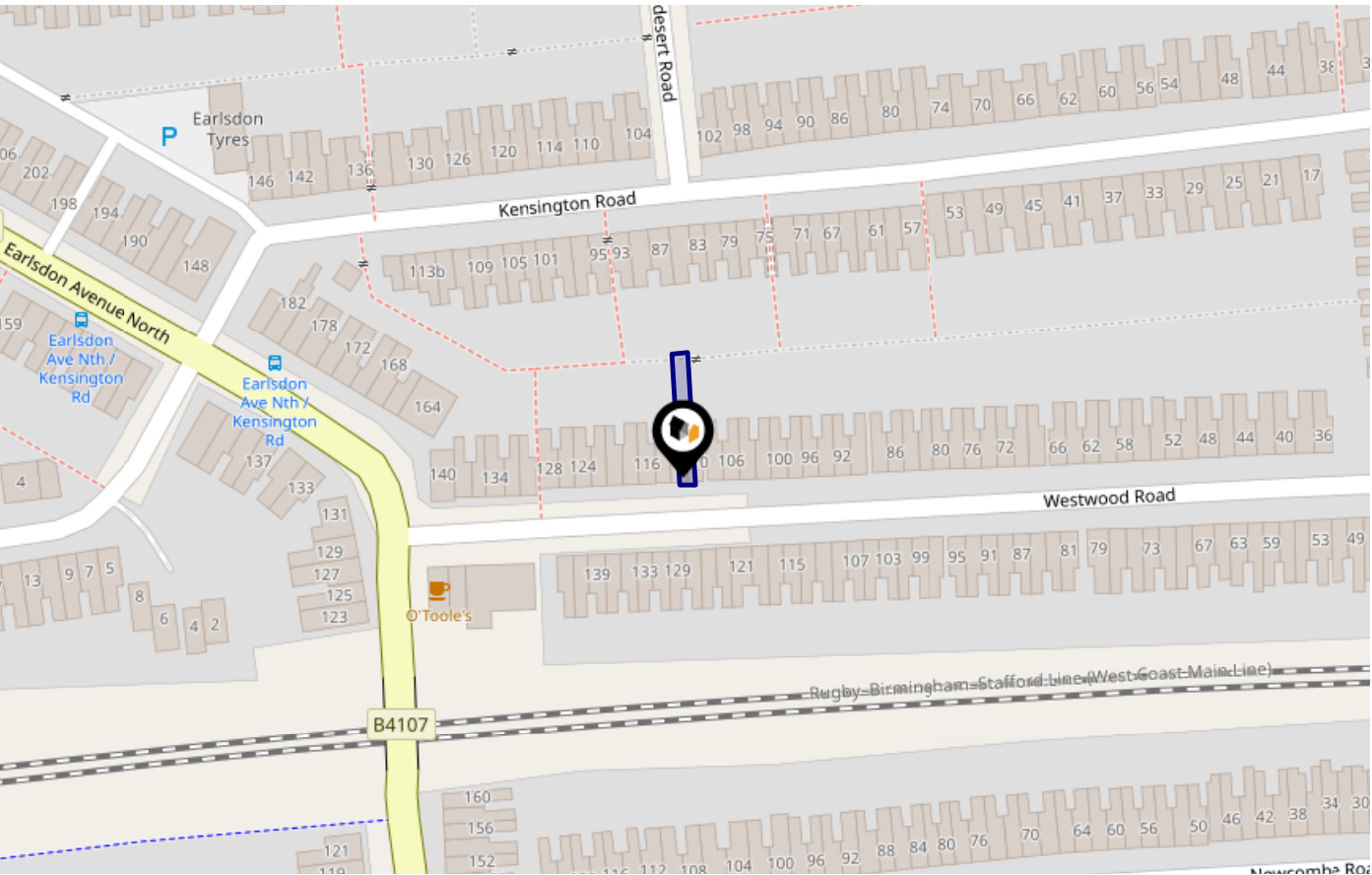
Chance of flooding to the following depths at this property:



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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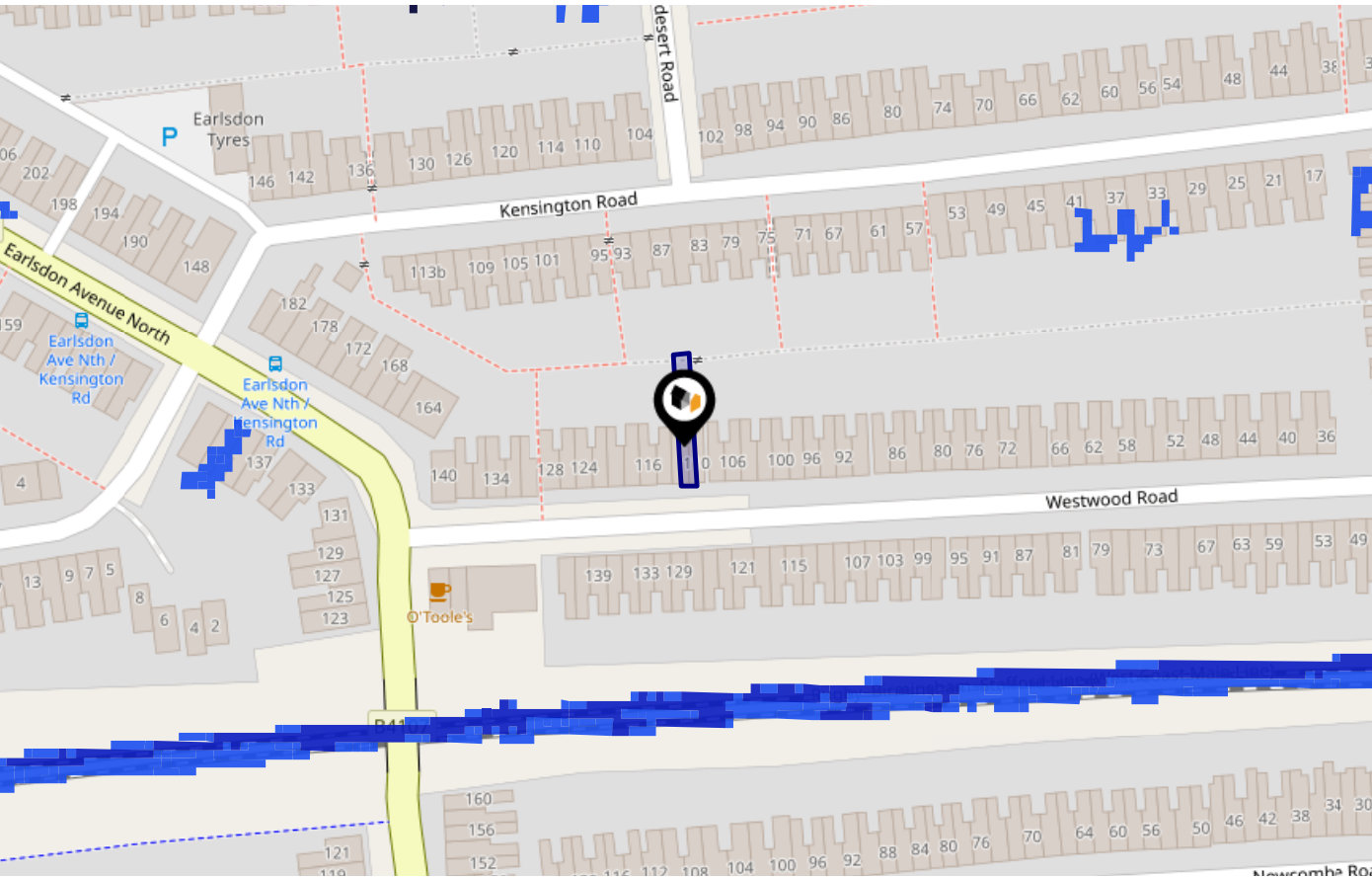
Chance of flooding to the following depths at this property:



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.

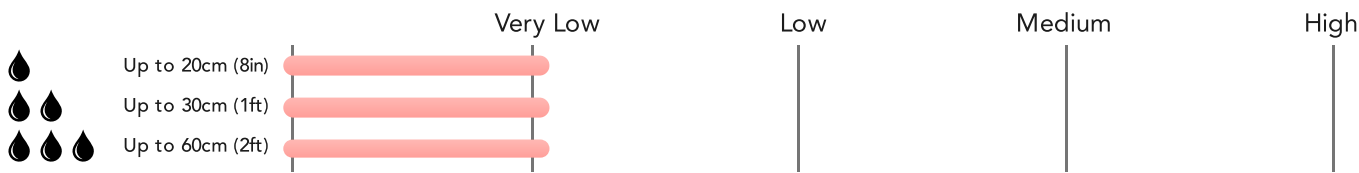


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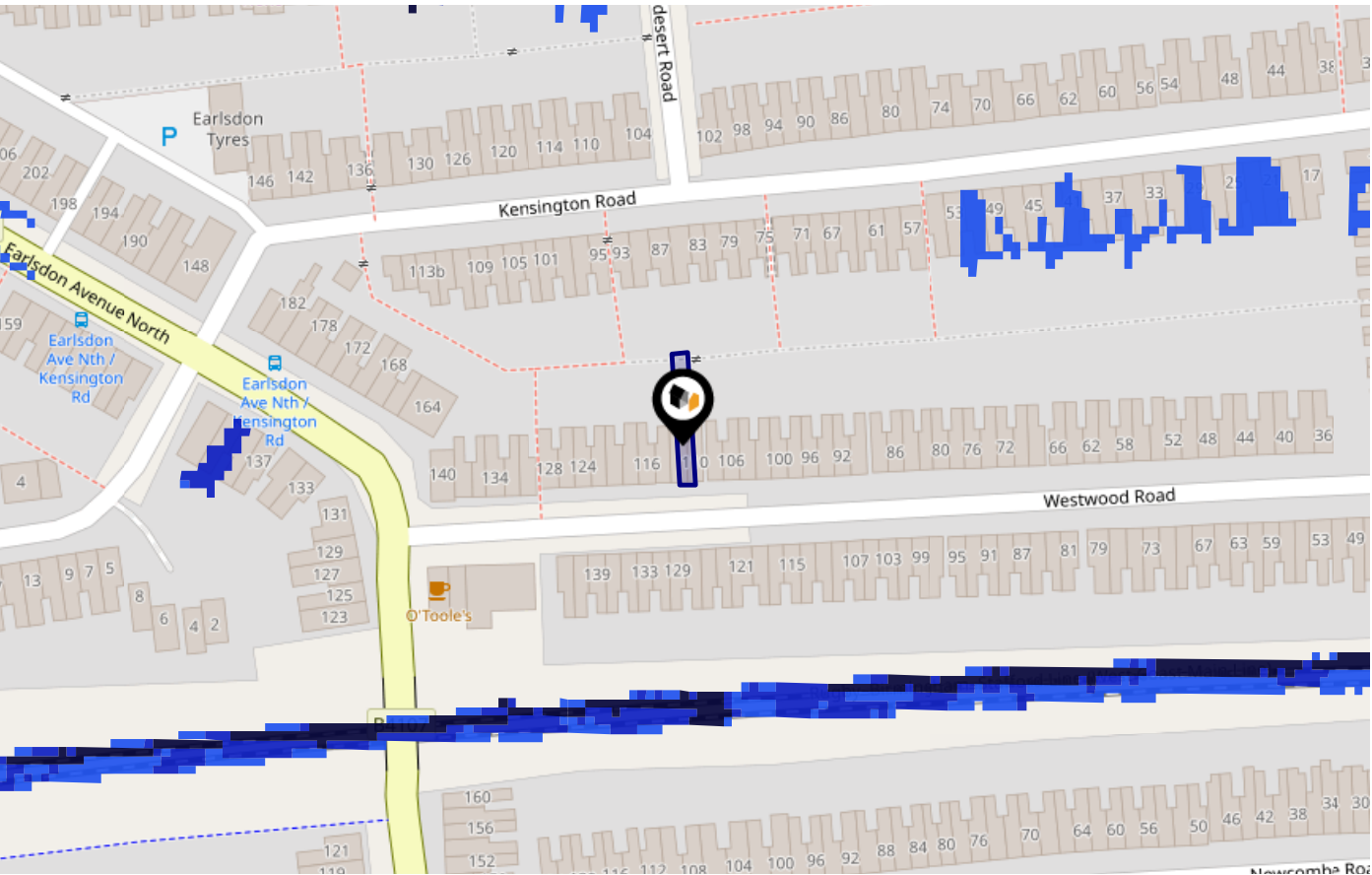
Chance of flooding to the following depths at this property:



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.

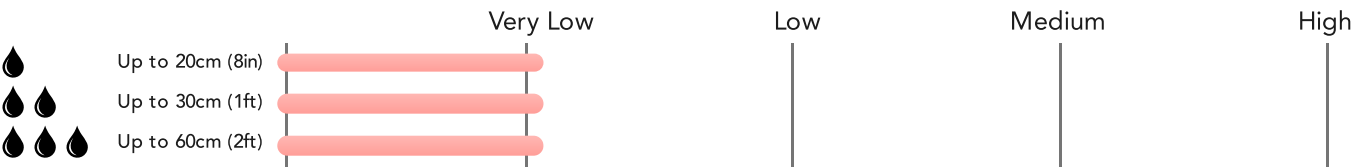


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

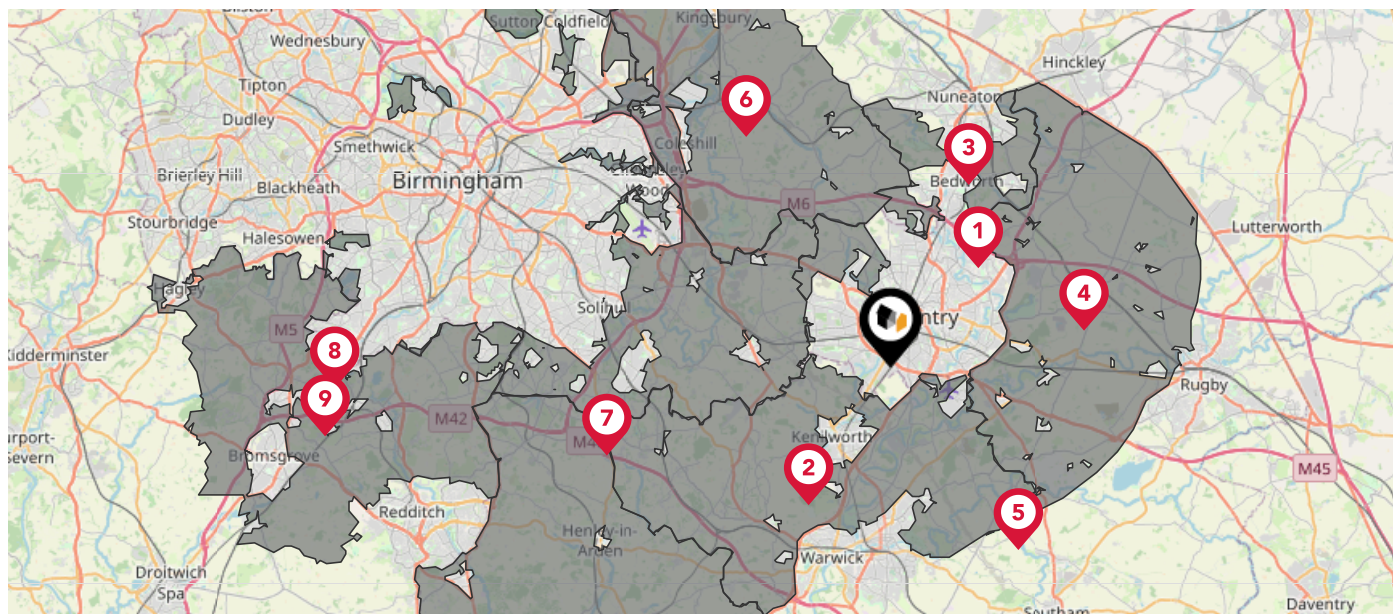


Maps

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 - Warwick



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

A map of Coventry, UK, showing the proposed Coventry to Birmingham Greenway route. The route is highlighted in orange and passes through areas like Allesley, Whoberley, and Stoke Heath. Numbered markers 1 through 6 indicate specific locations along the route. A black pin icon is also present near Spon End.

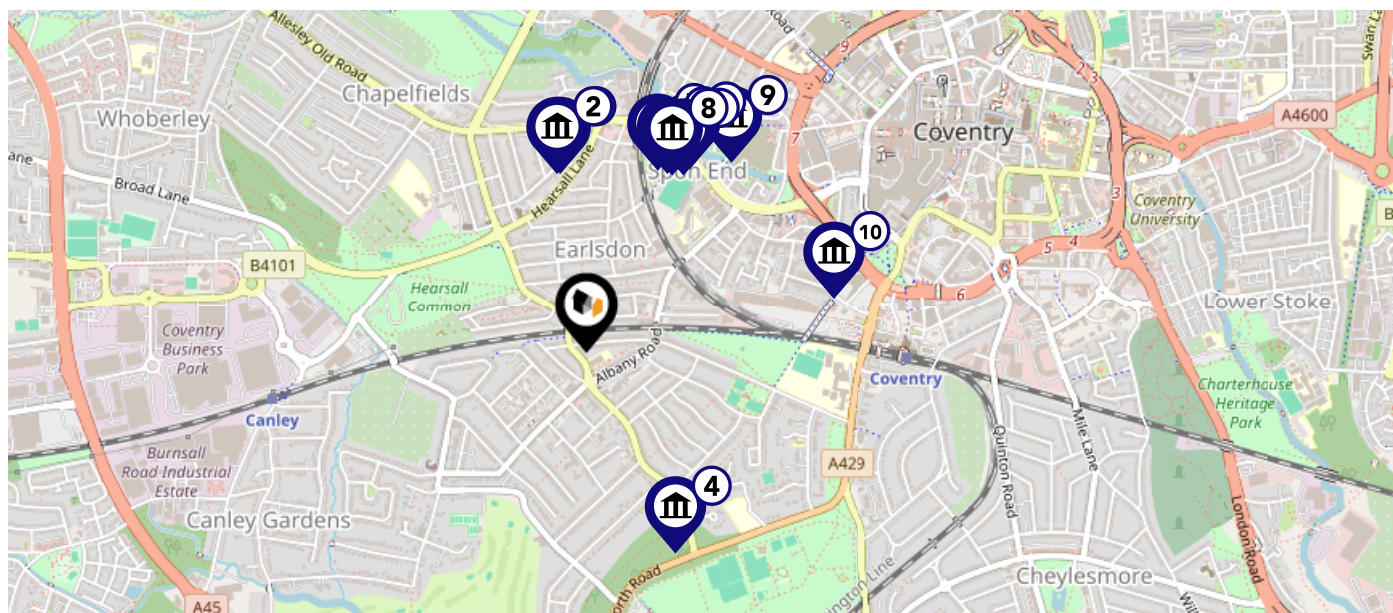
Nearby Landfill Sites		
1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill
3	Holyhead Road-Coundon, Coventry	Historic Landfill
4	Prior Deram Park-Canley, Coventry	Historic Landfill
5	Coundon Social Club-Coundon, Coventry	Historic Landfill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

Maps

Listed Buildings

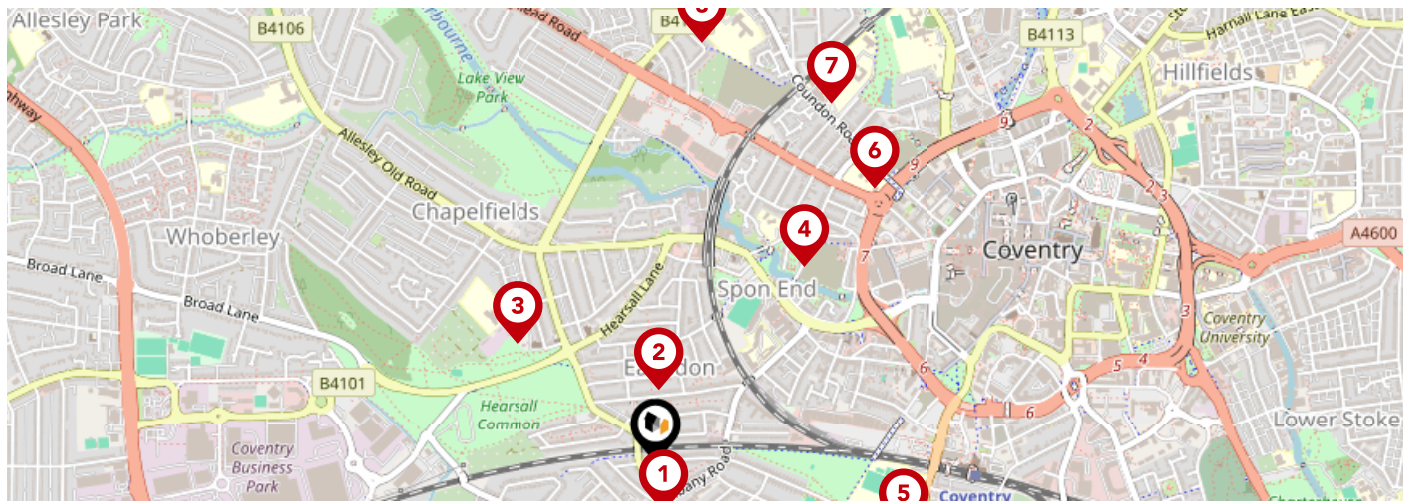


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



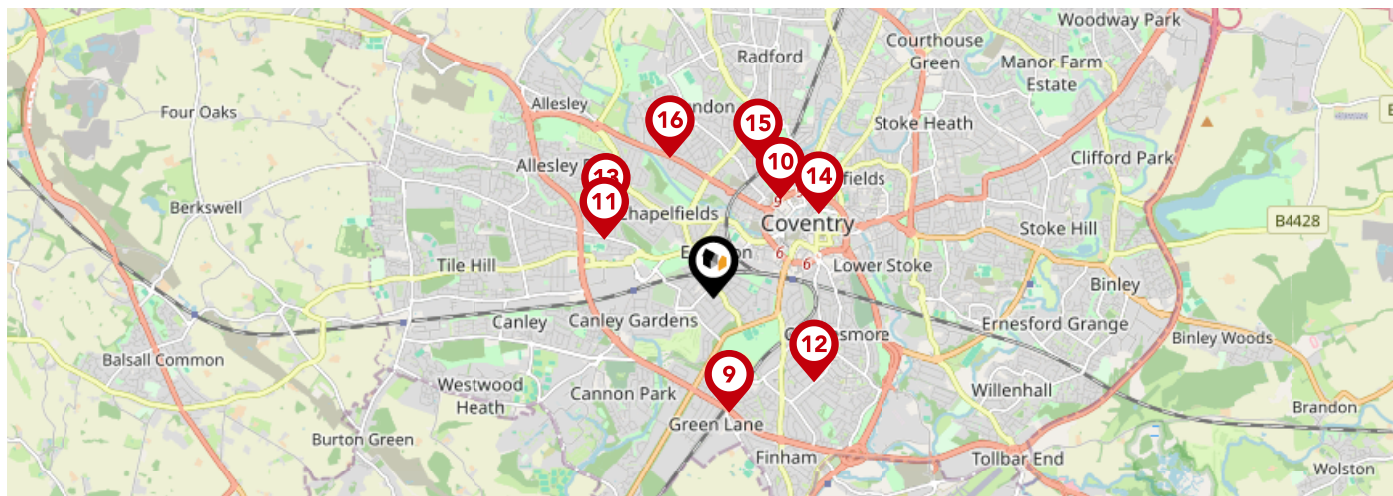
Listed Buildings in the local district	Grade	Distance
 1076655 - 23, Allesley Old Road	Grade II	0.4 miles
 1076656 - 25-29, Allesley Old Road	Grade II	0.4 miles
 1342909 - Chapel Of St James And St Christopher	Grade II	0.5 miles
 1443610 - Earlsdon Drinking Fountain	Grade II	0.5 miles
 1335864 - 107-110, Spon End	Grade II	0.5 miles
 1076603 - Spon Bridge	Grade II	0.5 miles
 1342946 - 97-100, Spon End	Grade II	0.5 miles
 1076600 - 111-116, Spon End	Grade II	0.5 miles
 1226523 - 119-123, Upper Spon Street	Grade II	0.6 miles
 1335851 - Baptist Chapel	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.11	☐	☒	☐	☐	☐
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.16	☐	☒	☐	☐	☐
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.41	☐	☒	☐	☐	☐
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.55	☐	☒	☐	☐	☐
5	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.58	☐	☐	☒	☐	☐
6	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.79	☐	☒	☐	☐	☐
7	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.91	☐	☐	☒	☐	☐
8	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.96	☐	☒	☐	☐	☐

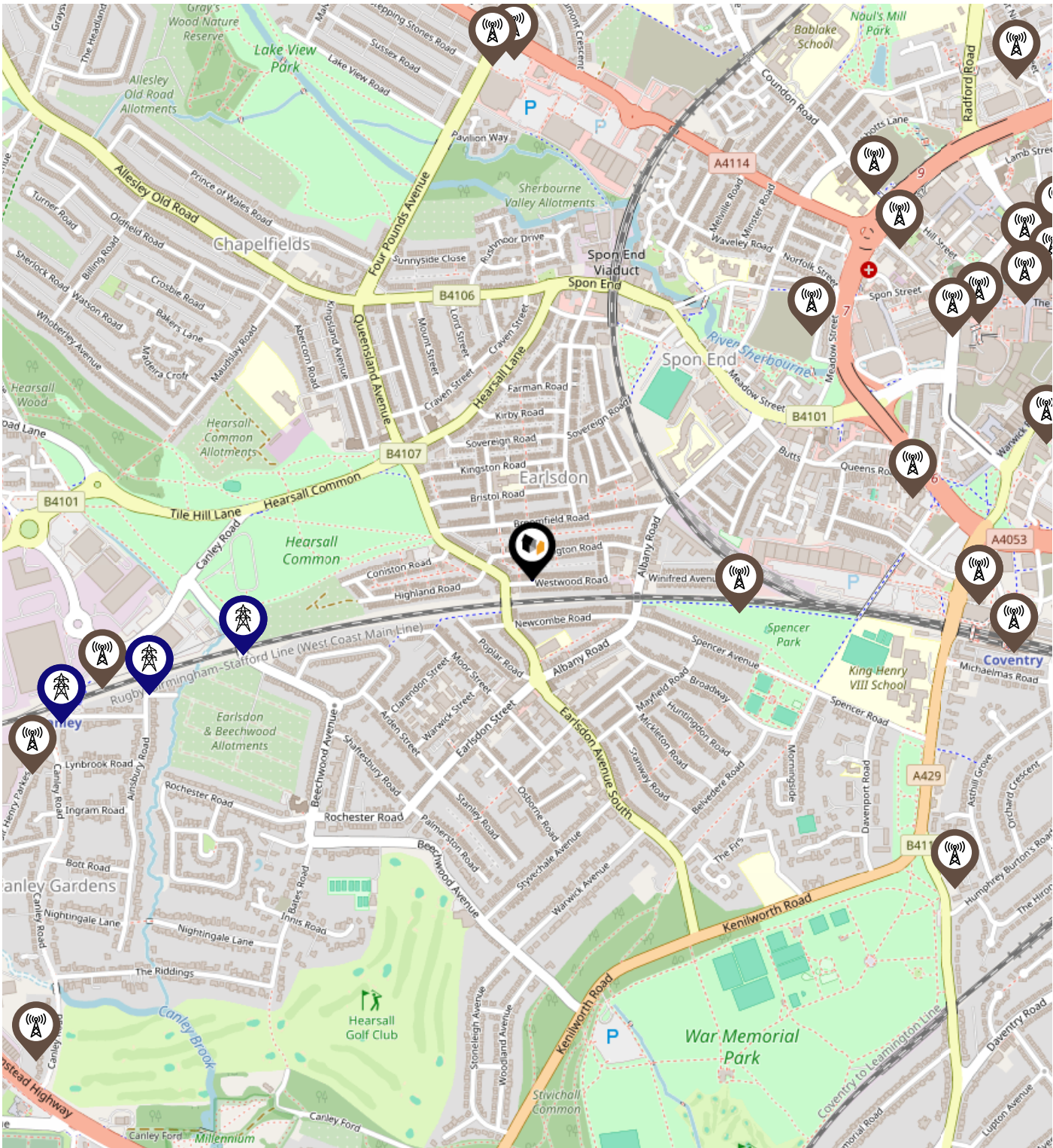
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.04	☐	☒	☐	☐	☐
10	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.09	☐	☐	☒	☐	☐
11	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.12	☐	☒	☐	☐	☐
12	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.18	☐	☒	☐	☐	☐
13	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.22	☐	☒	☐	☐	☐
14	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.23	☐	☐	☒	☐	☐
15	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:1.31	☐	☒	☐	☐	☐
16	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:1.34	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

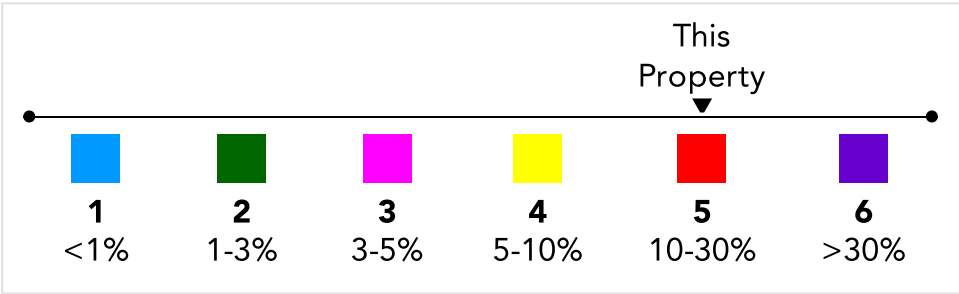
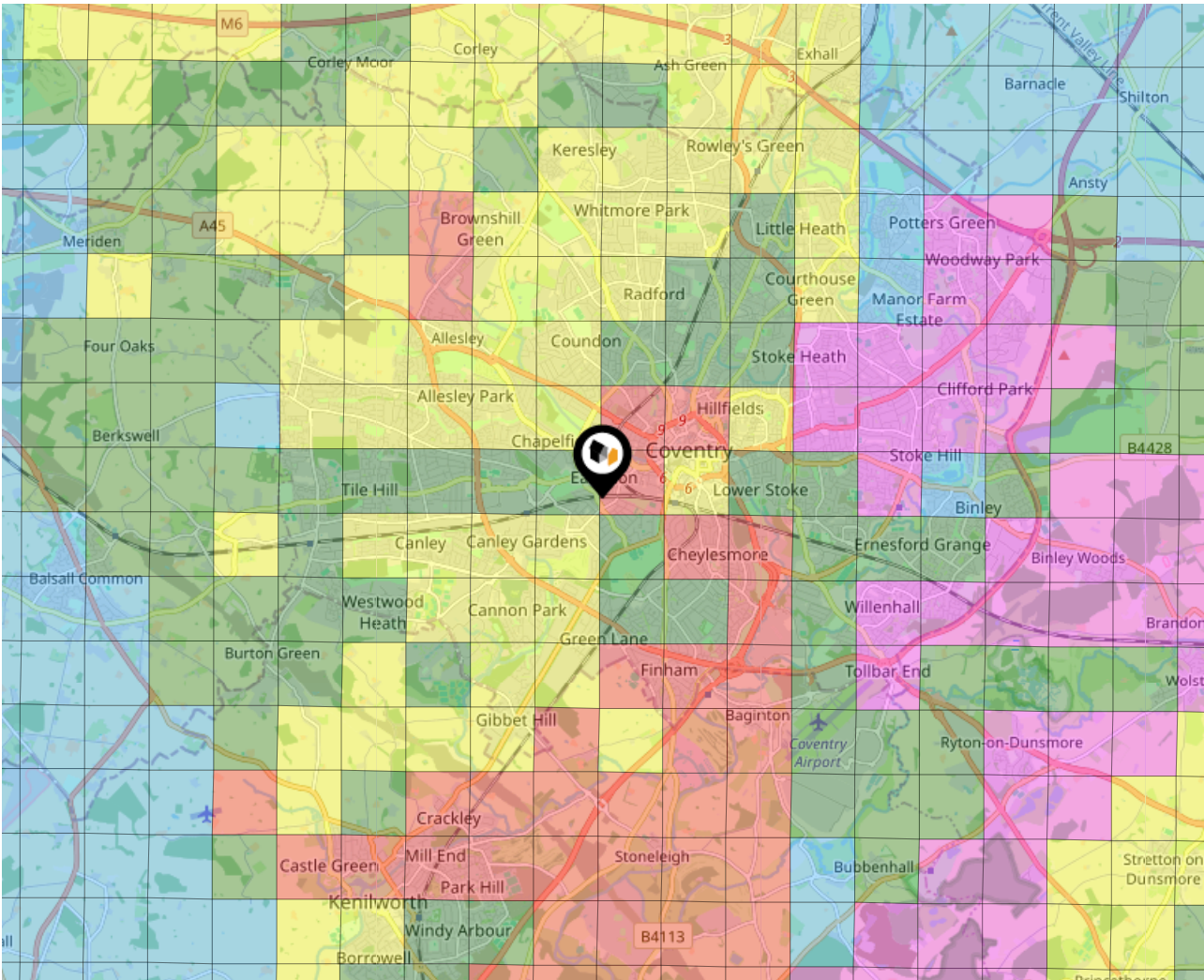
Environment

Radon Gas

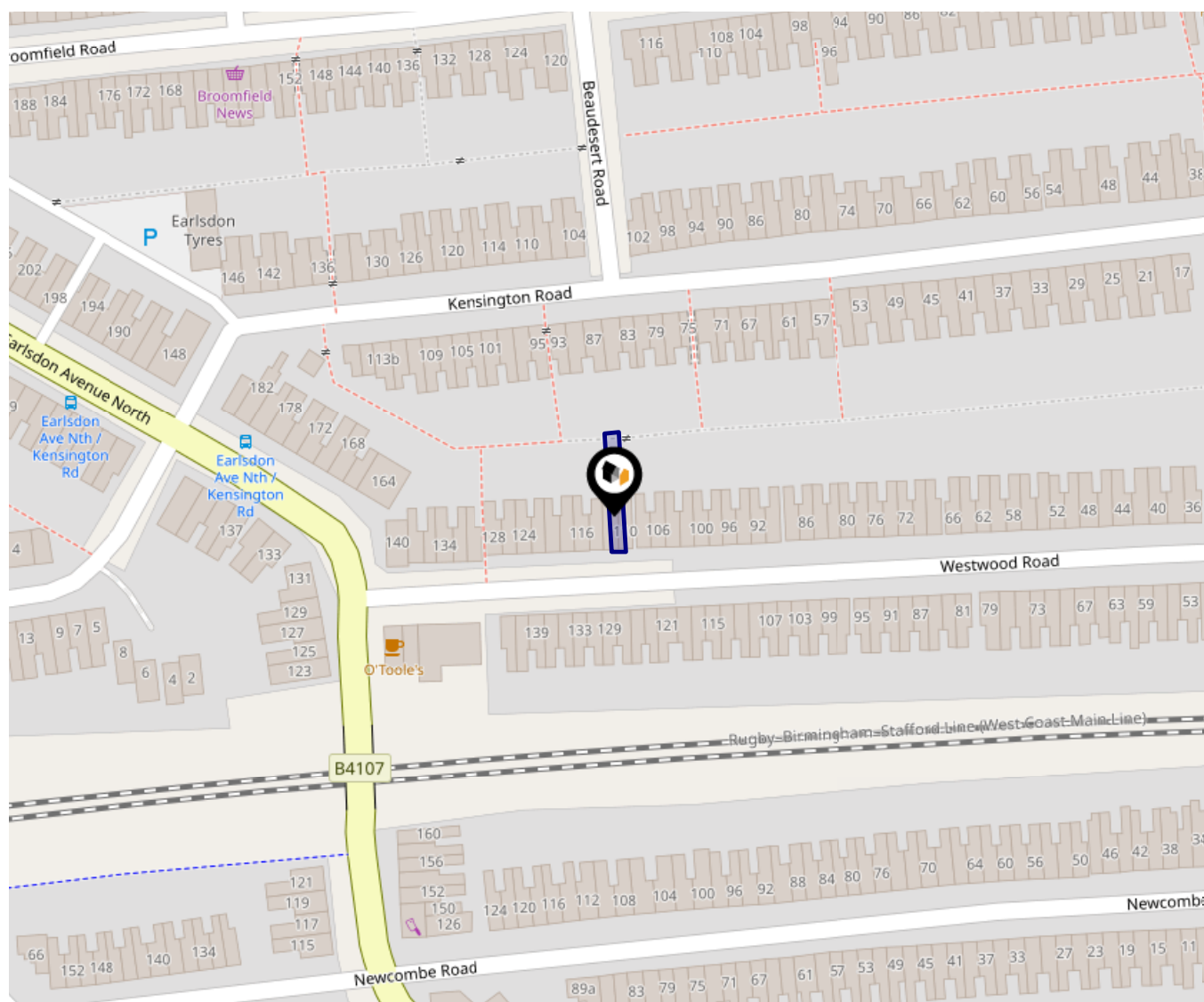


What is Radon?

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



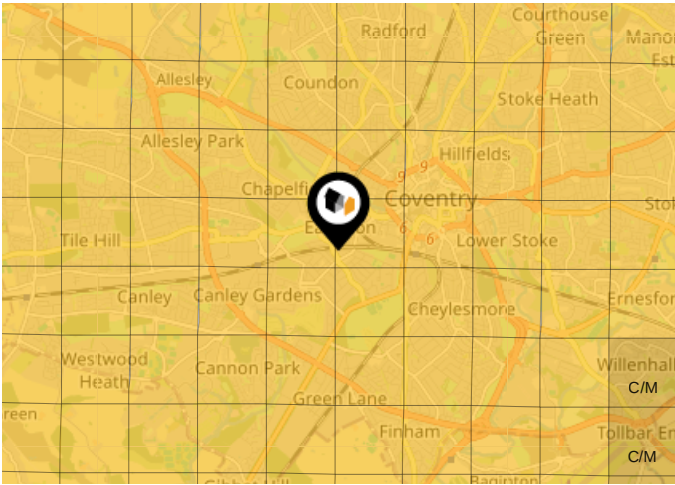
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

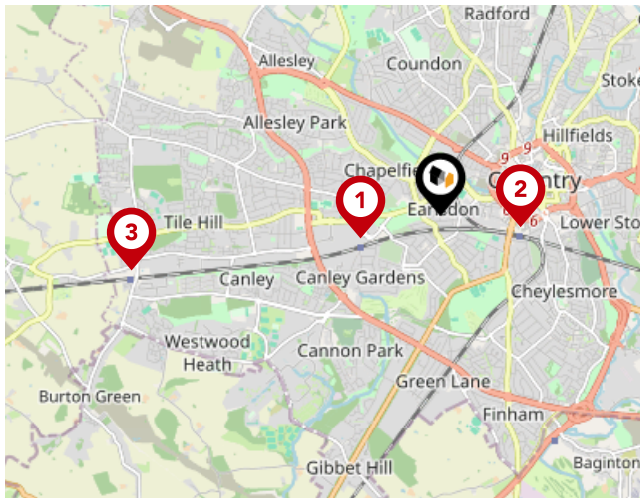


Primary Classifications (Most Common Clay Types)

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

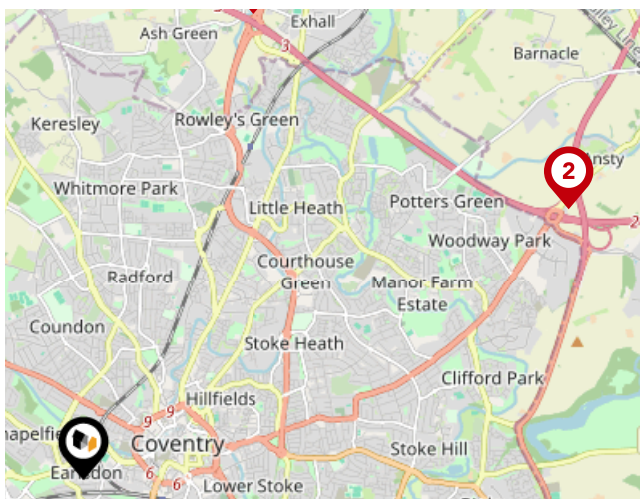
Area

Transport (National)



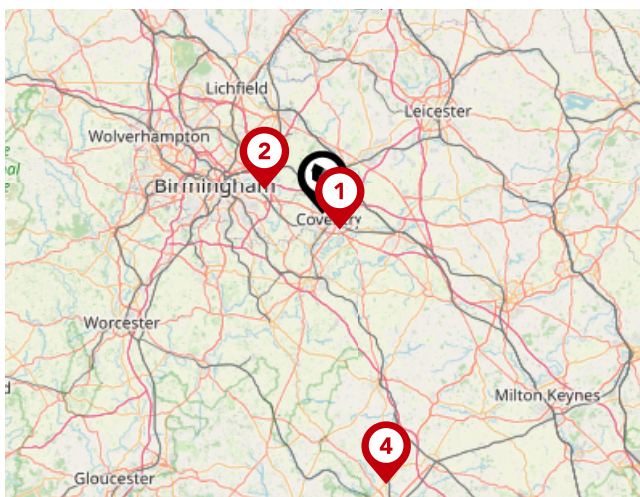
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.74 miles
	Coventry Rail Station	0.73 miles
	Tile Hill Rail Station	2.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.49 miles
	M6 J2	5.03 miles
	M40 J14	10.35 miles
	M40 J15	10.43 miles
	M6 J3A	8.24 miles

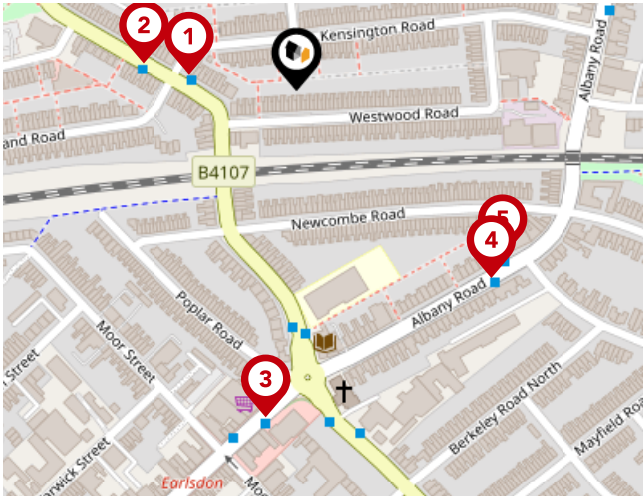


Airports/Helipads

Pin	Name	Distance
	Baginton	3.35 miles
	Birmingham Airport	9.16 miles
	East Mids Airport	30.53 miles
	Kidlington	40.46 miles

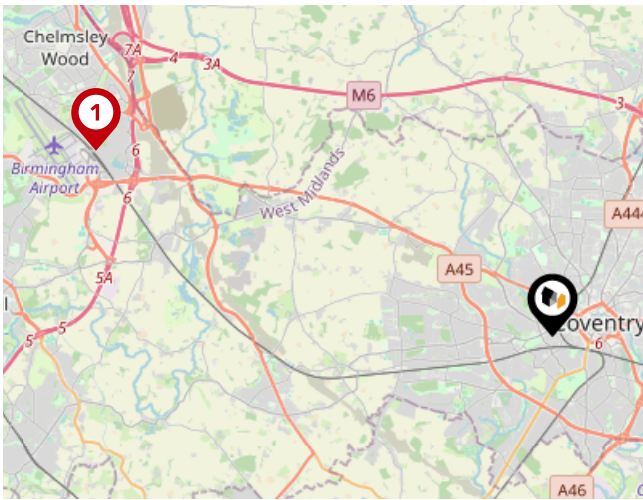
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Highland Road	0.06 miles
	Highland Road	0.09 miles
	Poplar Road	0.19 miles
	Broadway	0.15 miles
	Broadway	0.15 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.9 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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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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