

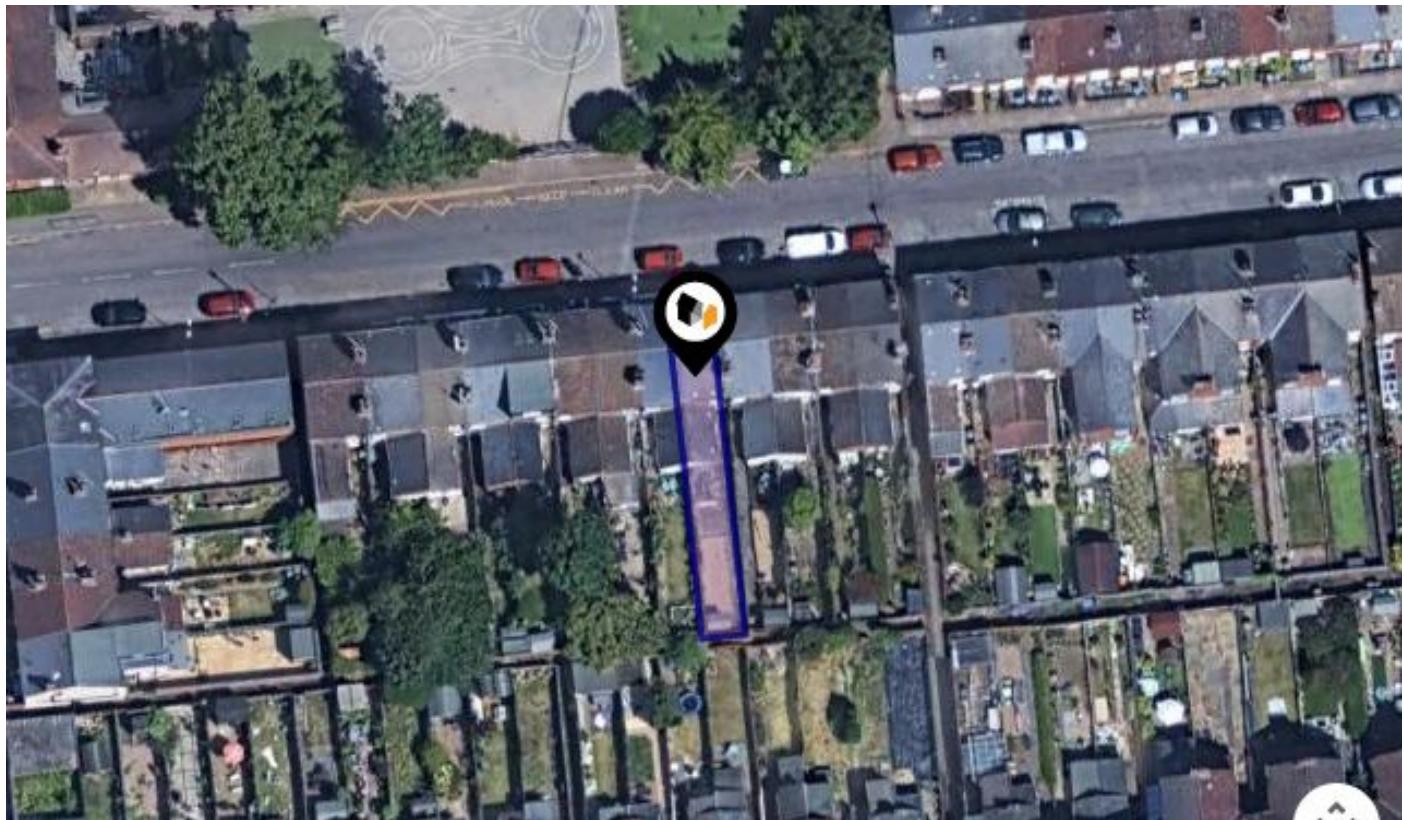
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08th December 2025



BRISTOL ROAD, COVENTRY, CV5

Walmsley's The Way to Move

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www.walmsleysthewaytomove.co.uk



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Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

1. Location and Connectivity

Situated near Coventry, with Coventry Rail Station approximately 0.78 miles away, providing rail links to regional destinations. Close to motorway junctions including M6 J3 (4.38 miles), M6 J2 (5 miles), and M42 J6 (8.06 miles), facilitating road travel. Nearest airports include Birmingham Airport at 9.1 miles and Baginton Airport at 3.45 miles. Bus stops on Highland Road are within 0.12 miles, offering local bus services.

2. Property Attributes

Three-bedroom (one on ground floor) property with one bathroom.

Extension to the ground floor creating larger kitchen

Floor space of approximately 724 sq ft.

Plot size of 0.03 acres.

Current estimated valuation of £195,000.

Energy Performance Certificate (EPC) rated D, with potential to improve to a C rating.

Maximum broadband speed available is up to 1,800 Mbps.

3. Schools and Amenities

Hearsall Community Academy (Good) located approximately 0.05 miles away.

Earlsdon Primary School (Good) approximately 0.23 miles away.

All Souls' Catholic Primary School (Good) around 0.33 miles distant.

Proximity to local retail, leisure, and service facilities within Coventry.

4. Practical Positives

Good digital infrastructure with broadband speeds up to 1,800 Mbps.

Relatively low EPC rating of D, with scope for energy efficiency improvements to C.

Accessible transport links via nearby rail stations and motorway junctions.

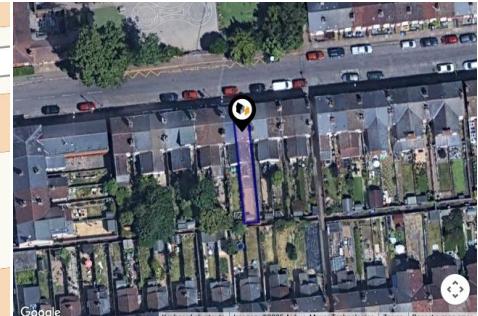
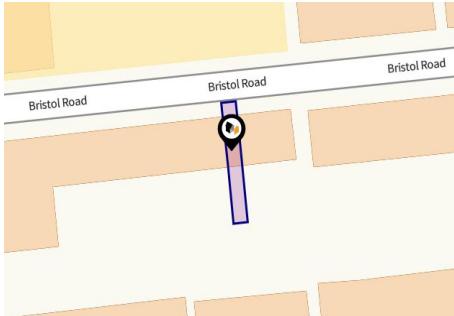
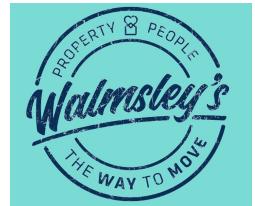
5. Market Context

The property is positioned within a market where similar homes have experienced capital appreciation.

Current valuation reflects area trends and regional property market conditions.

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: HMO Not Further Divided
Bedrooms: 3
Floor Area: 724 ft² / 67 m²
Plot Area: 0.03 acres
Year Built : Before 1900
Council Tax : Band A
Annual Estimate: £1,609
Title Number: WM110794

Tenure: Freehold

Local Area

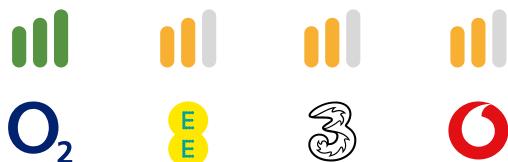
Local Authority: Coventry
Conservation Area: No
Flood Risk:
• Rivers & Seas
• Surface Water

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s **80**
mb/s **1800**
mb/s



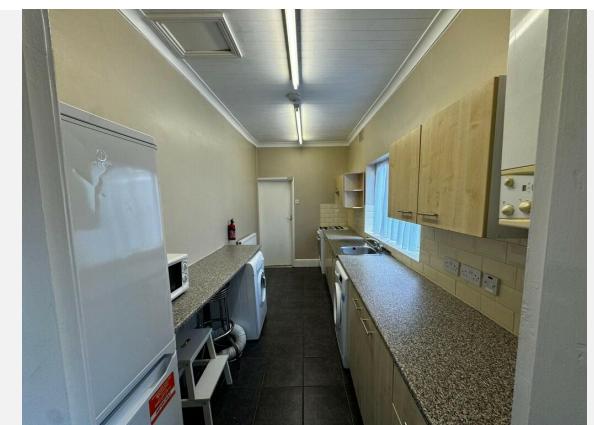
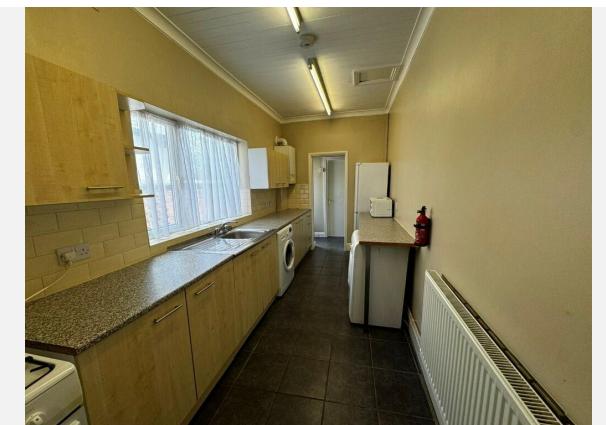
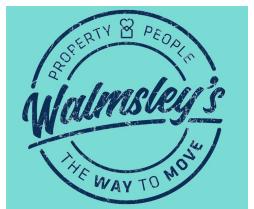
Mobile Coverage:
(based on calls indoors)



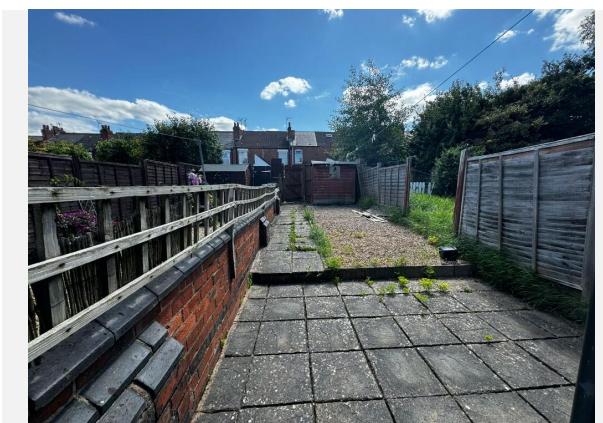
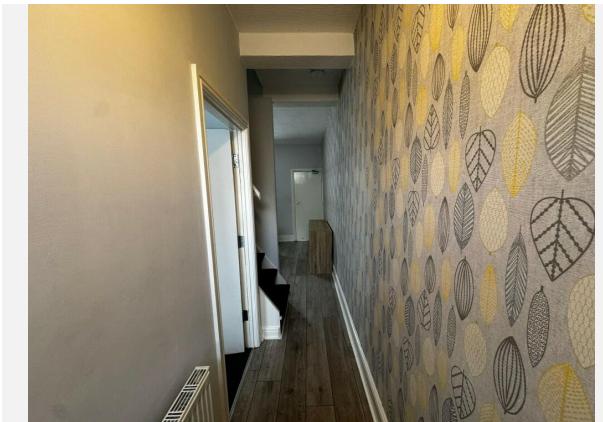
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos



Property EPC - Certificate



Bristol Road, CV5

Energy rating

D

Valid until 05.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



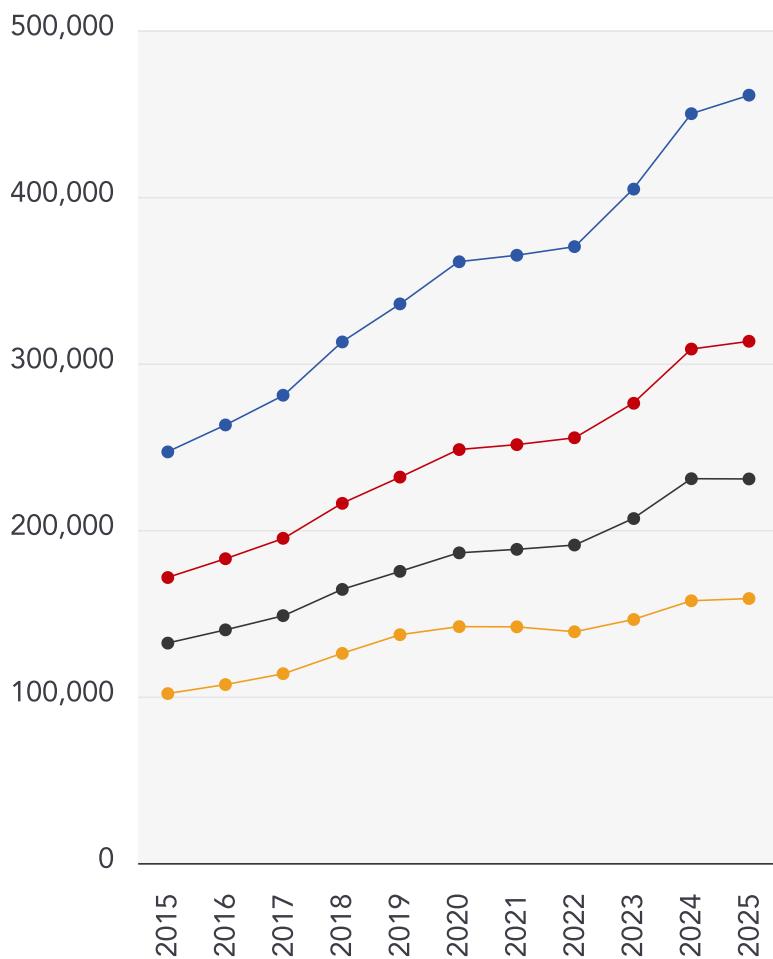
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	Solid, no insulation (assumed)
Total Floor Area:	68 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%

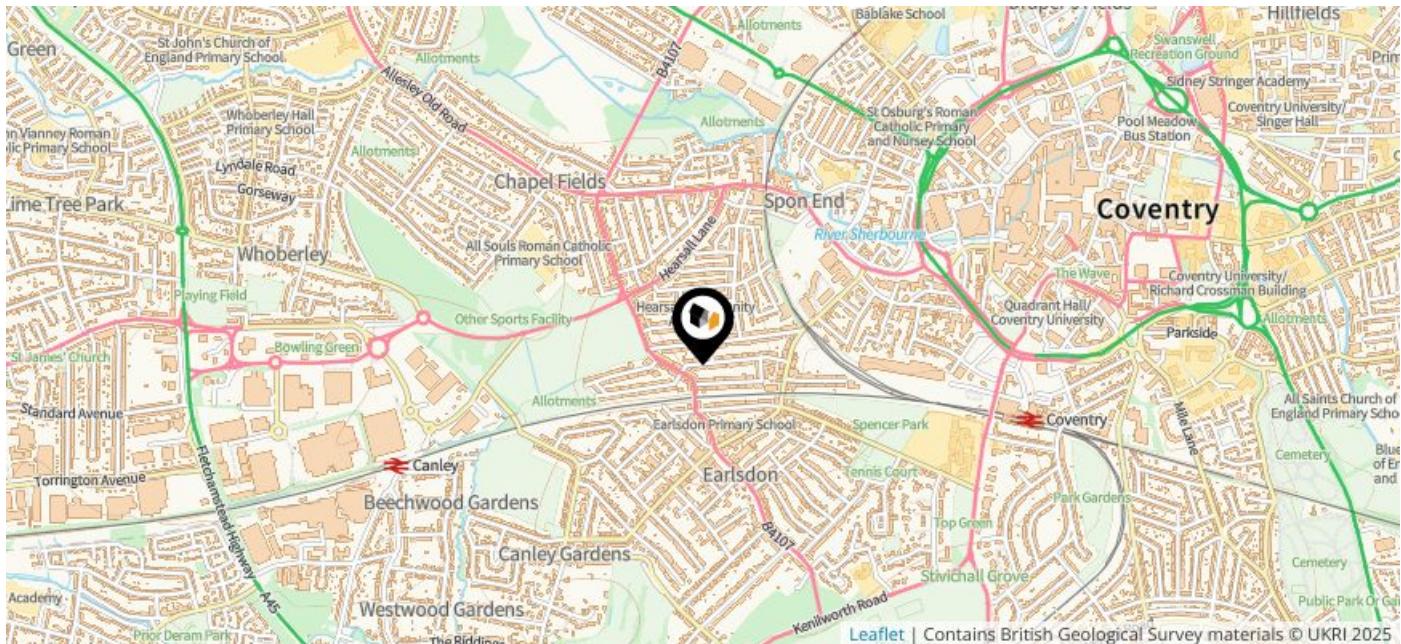
Flat

+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.

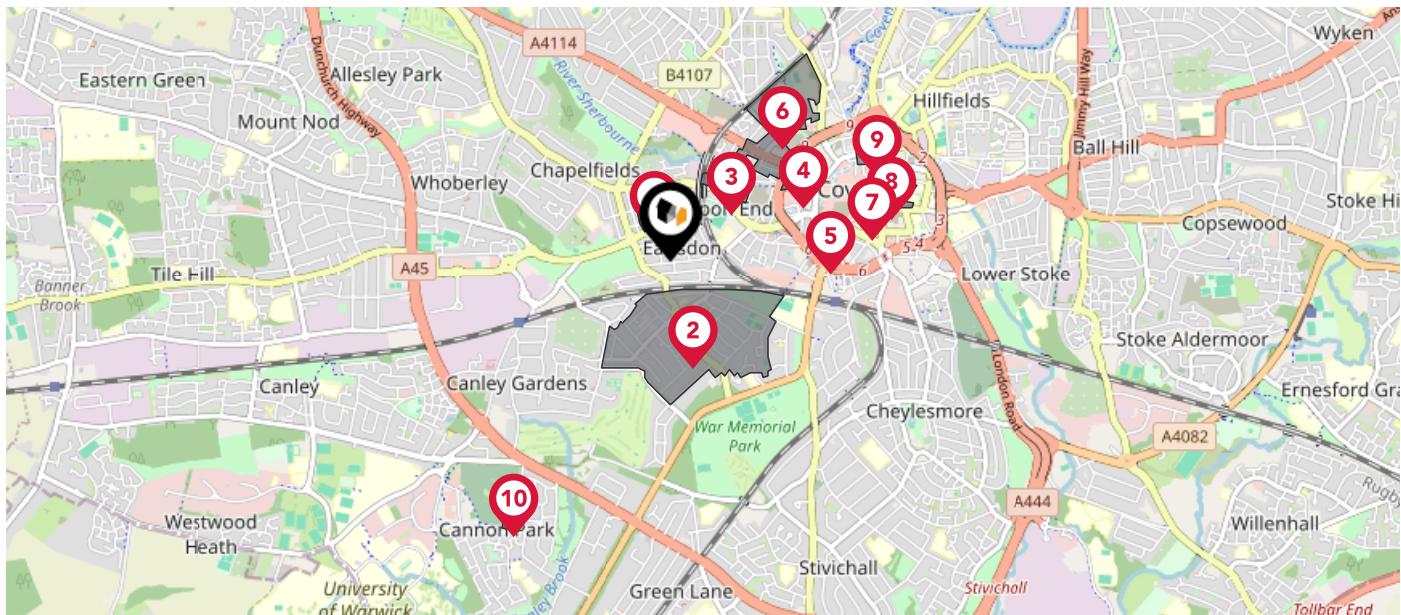
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

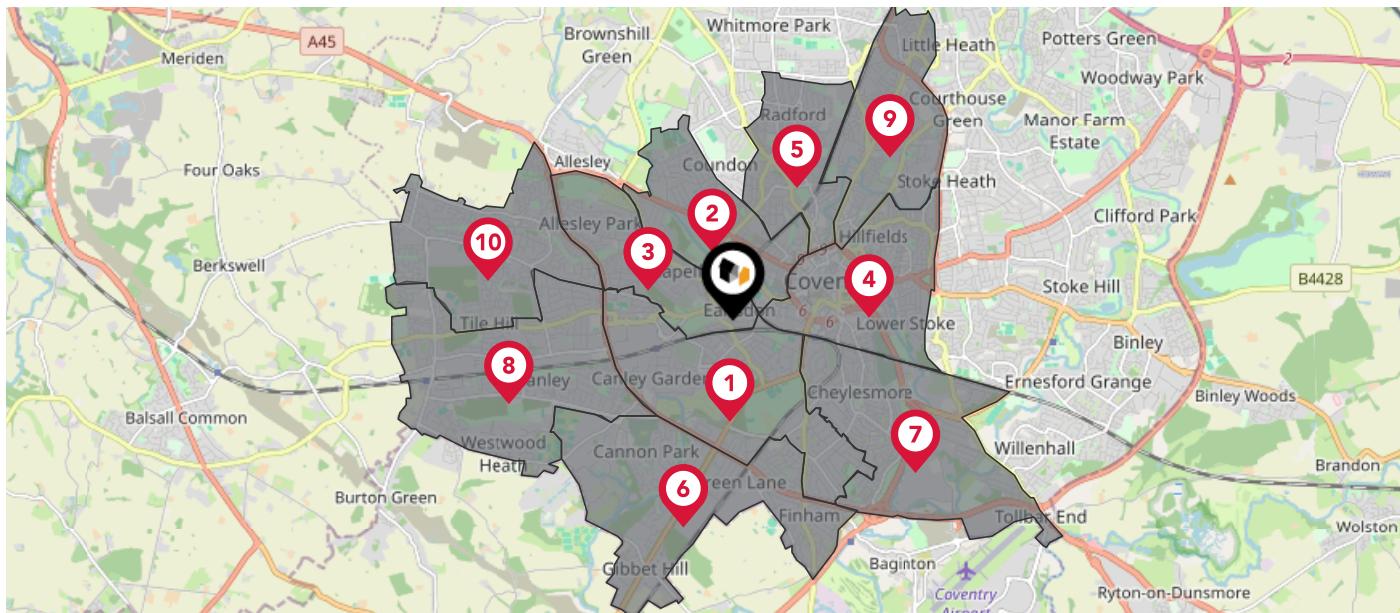
- 1 Chapelfields
- 2 Earlsdon
- 3 Spon End
- 4 Spon Street
- 5 Greyfriars Green
- 6 Naul's Mill
- 7 High Street
- 8 Hill Top and Cathedral
- 9 Lady Herbert's Garden
- 10 Ivy Farm Lane (Canley Hamlet)

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

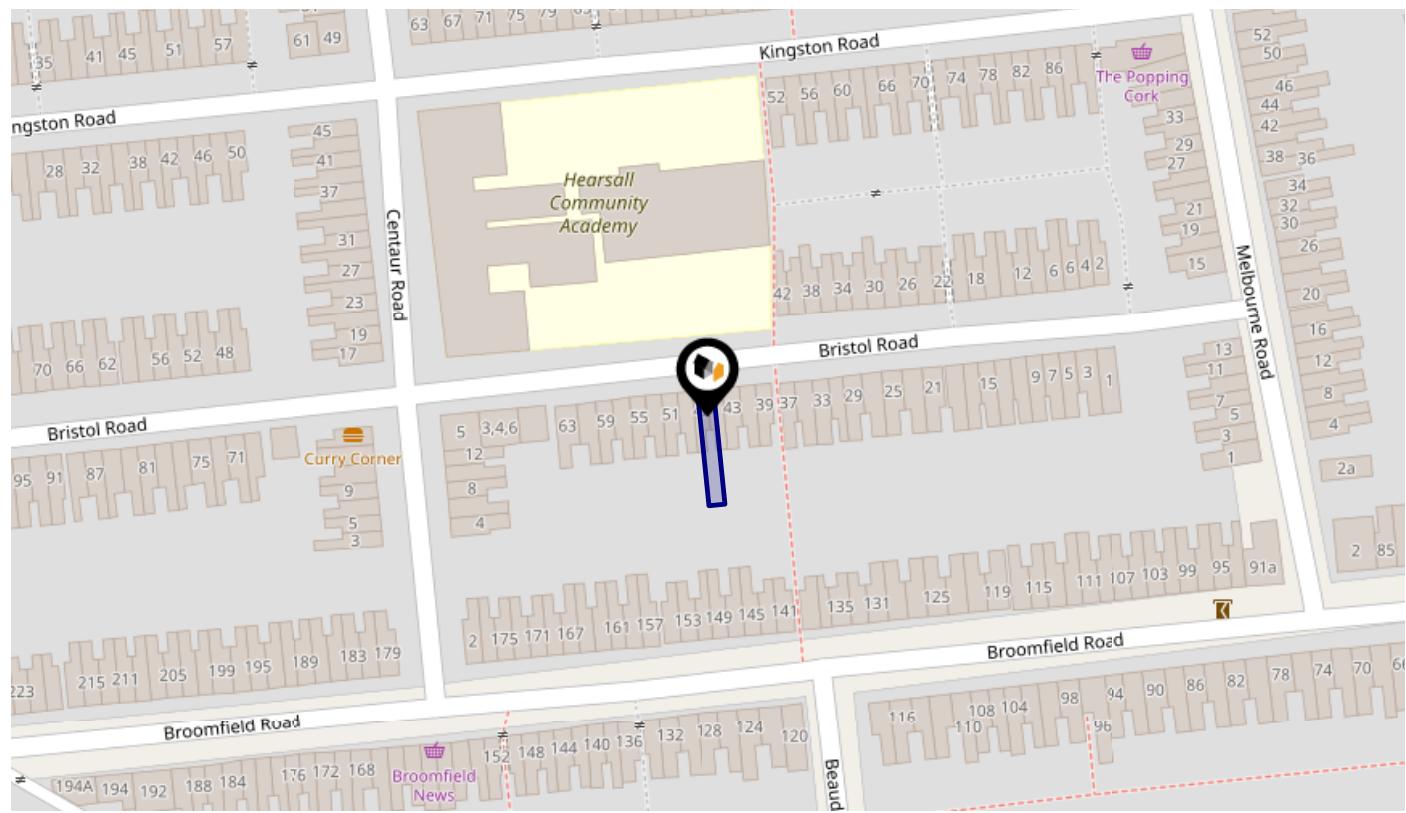
- 1 Earlsdon Ward
- 2 Sherbourne Ward
- 3 Whoberley Ward
- 4 St. Michael's Ward
- 5 Radford Ward
- 6 Wainbody Ward
- 7 Cheylesmore Ward
- 8 Westwood Ward
- 9 Foleshill Ward
- 10 Woodlands Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

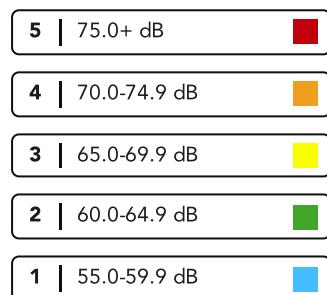


Rail Noise Data

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:

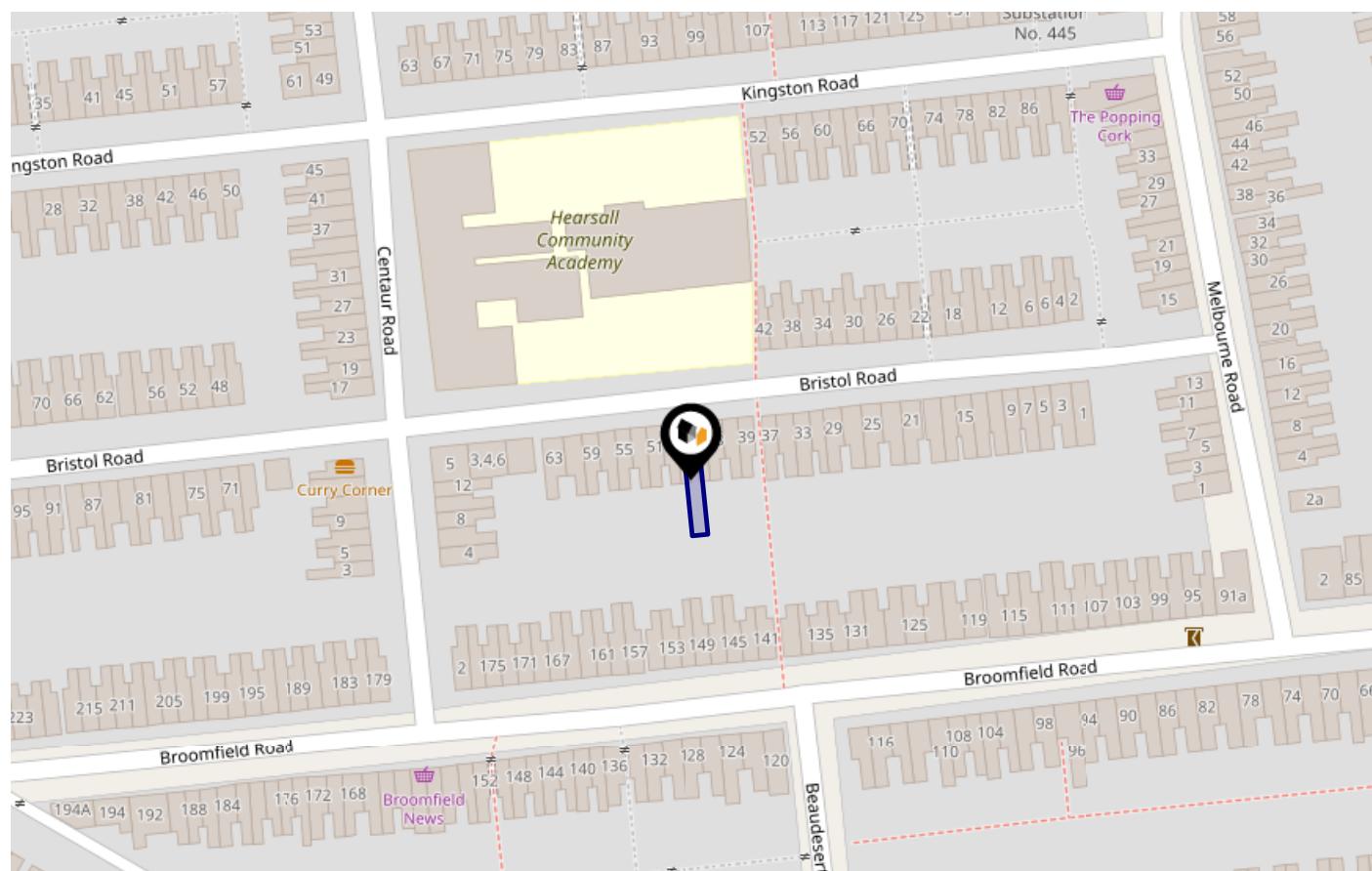


Flood Risk

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.

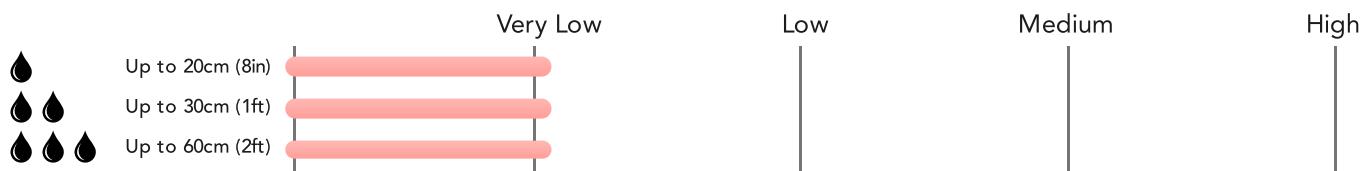


Risk Rating: Very low

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.

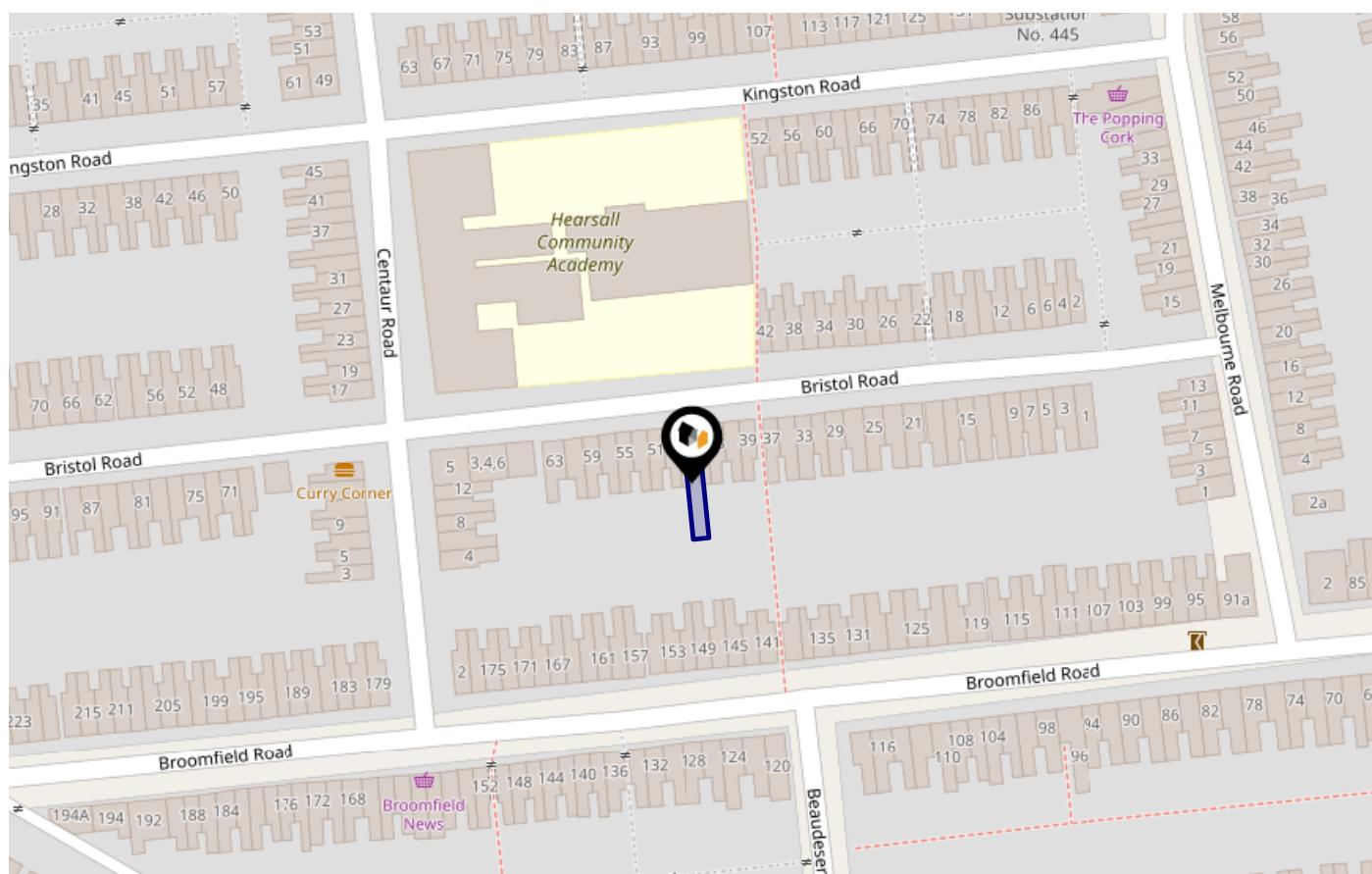
Chance of flooding to the following depths at this property:



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.

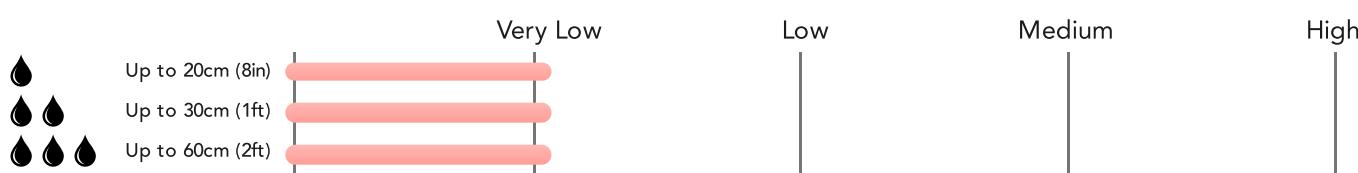


Risk Rating: Very low

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:

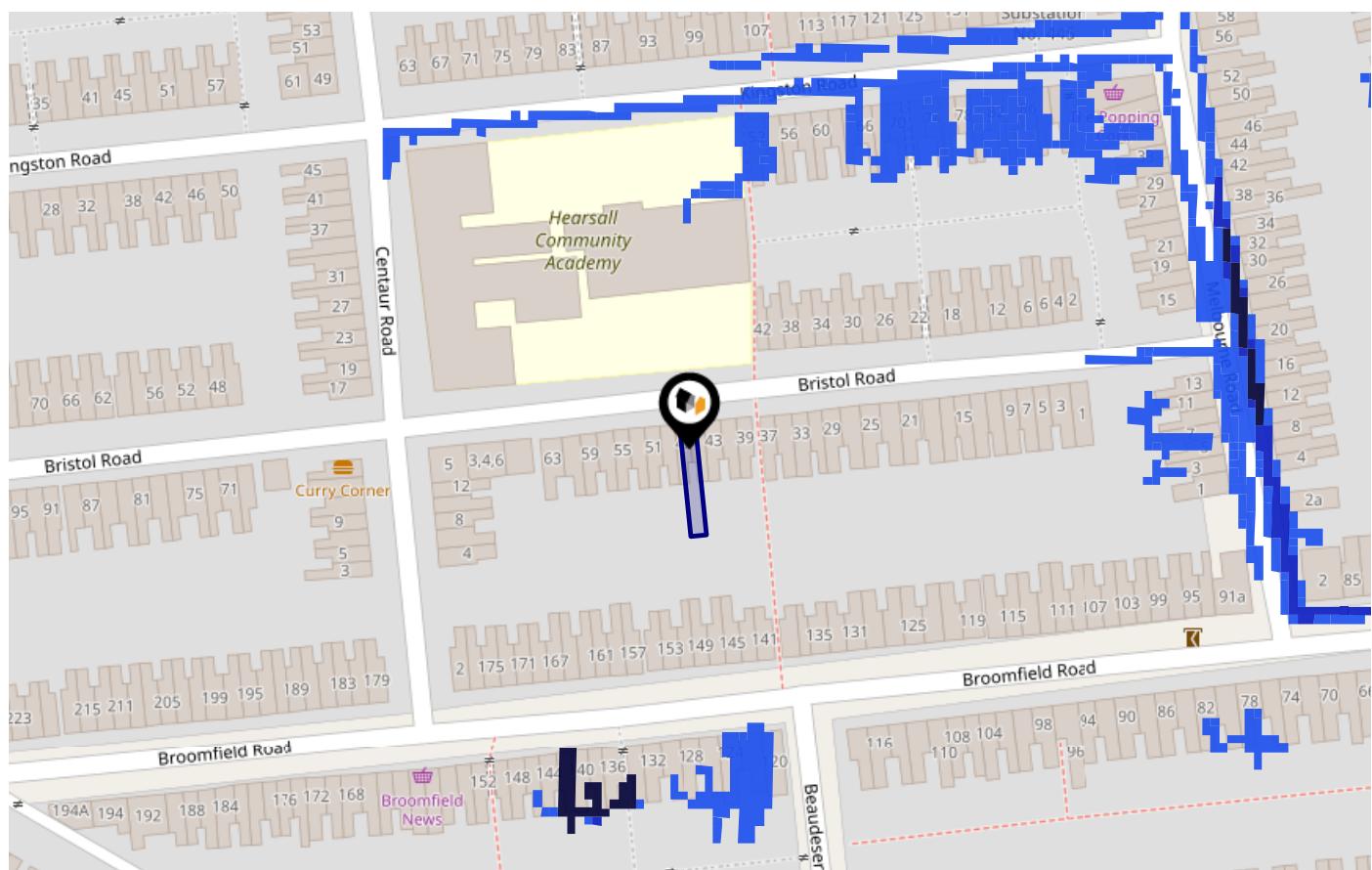


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

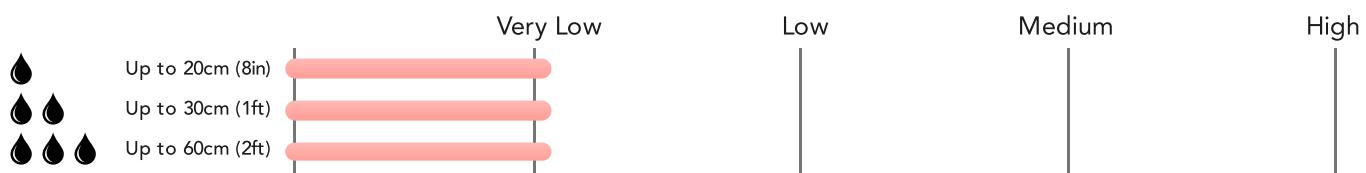


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- 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.

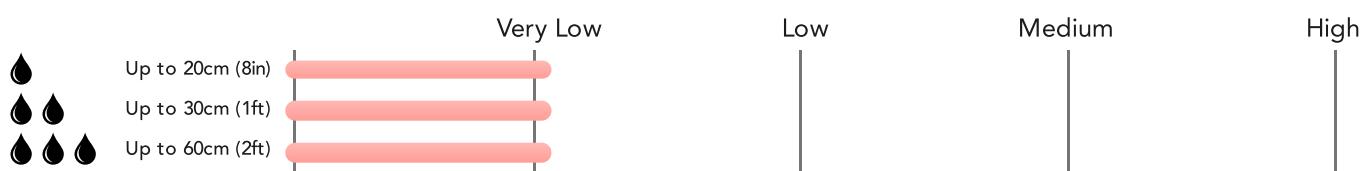


Risk Rating: Very low

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:

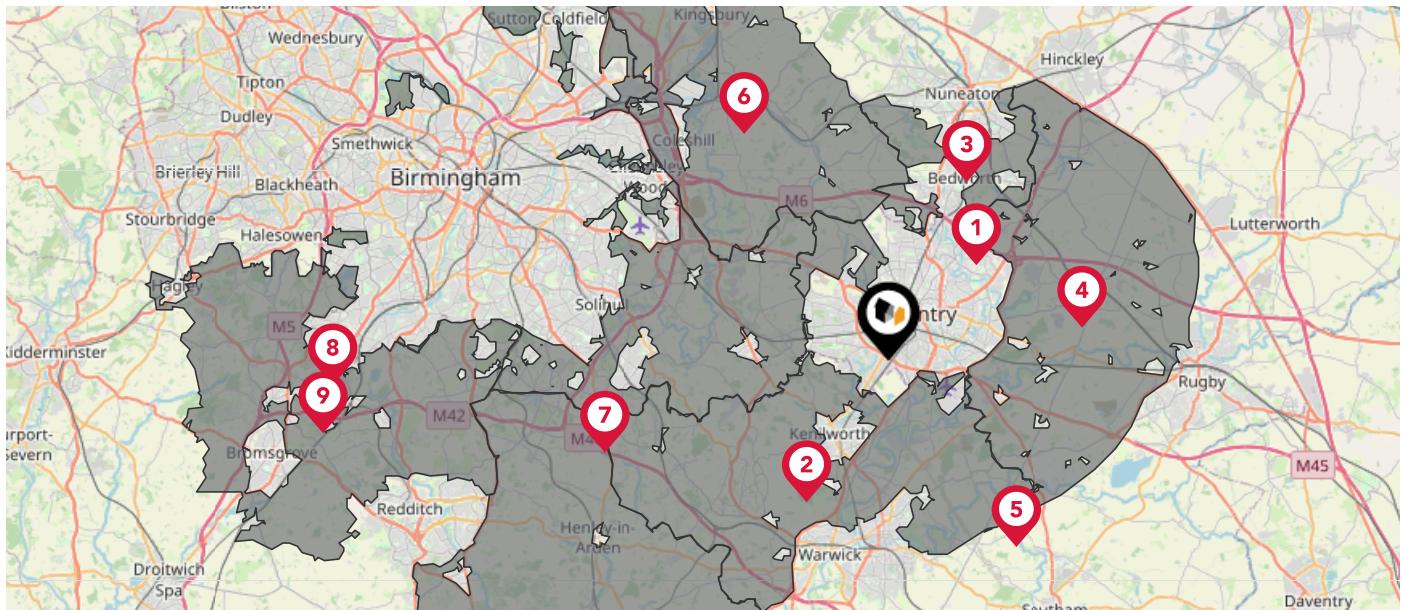


Maps

Green Belt



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



Nearby Green Belt Land

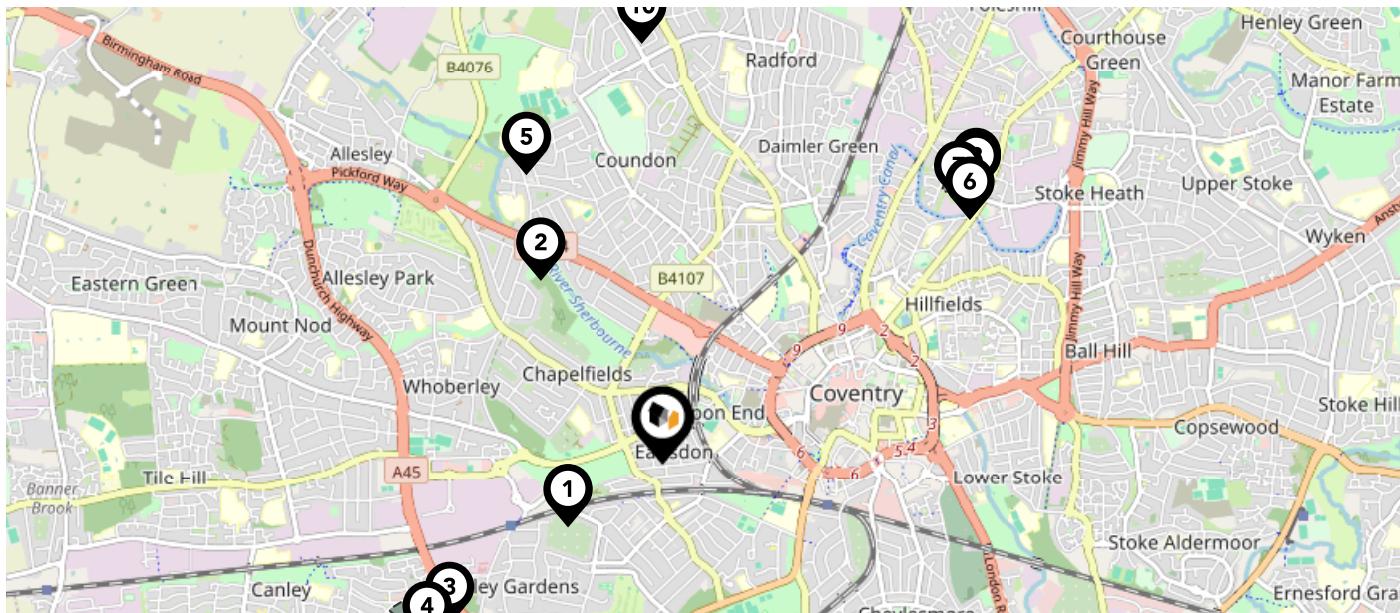
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

Maps

Landfill Sites



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



Nearby Landfill Sites

1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
3	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
5	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
6	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill	<input type="checkbox"/>
8	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	<input type="checkbox"/>
9	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>
10	Kelmscote Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

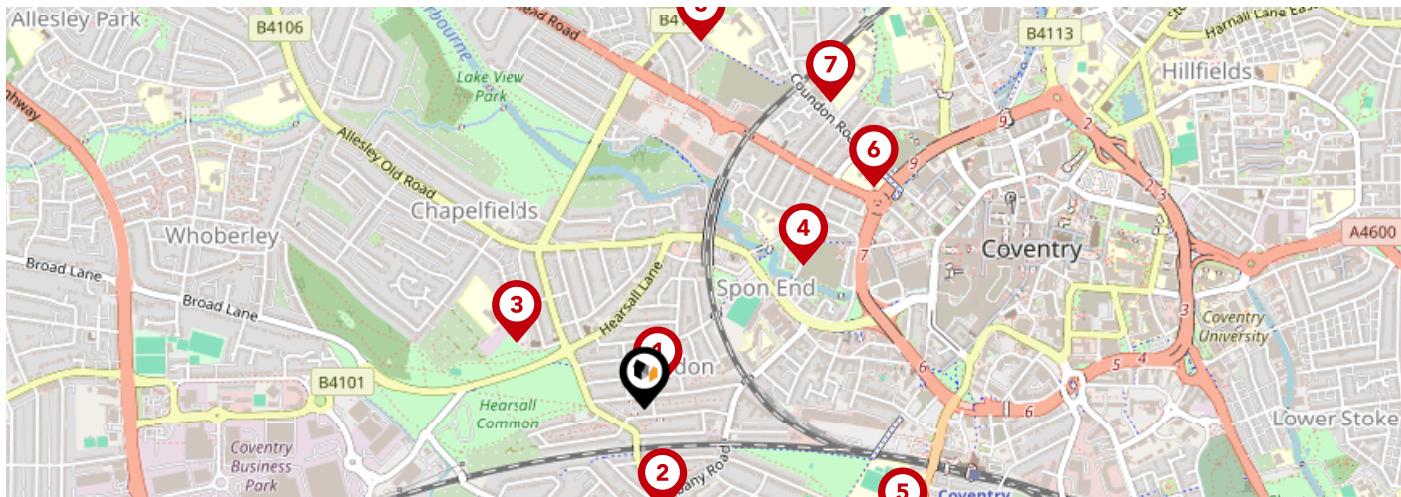
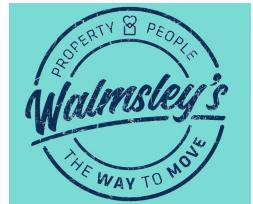


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1076656 - 25-29, Allesley Old Road	Grade II	0.3 miles
1076655 - 23, Allesley Old Road	Grade II	0.3 miles
1342909 - Chapel Of St James And St Christopher	Grade II	0.4 miles
1076603 - Spon Bridge	Grade II	0.4 miles
1335864 - 107-110, Spon End	Grade II	0.4 miles
1076600 - 111-116, Spon End	Grade II	0.4 miles
1342946 - 97-100, Spon End	Grade II	0.4 miles
1226523 - 119-123, Upper Spon Street	Grade II	0.5 miles
1226783 - 163 And 164 Spon Street	Grade II	0.6 miles
1443610 - Earlsdon Drinking Fountain	Grade II	0.6 miles

Area Schools



Nursery Primary Secondary College Private



Hearsall Community Academy

Ofsted Rating: Good | Pupils: 466 | Distance: 0.05



Earlsdon Primary School

Ofsted Rating: Good | Pupils: 423 | Distance: 0.23



All Souls' Catholic Primary School

Ofsted Rating: Good | Pupils: 239 | Distance: 0.33



Spon Gate Primary School

Ofsted Rating: Good | Pupils: 260 | Distance: 0.48



King Henry VIII School

Ofsted Rating: Not Rated | Pupils: 802 | Distance: 0.64



St Osburg's Catholic Primary School

Ofsted Rating: Good | Pupils: 228 | Distance: 0.72



Bablake School

Ofsted Rating: Not Rated | Pupils: 1048 | Distance: 0.81

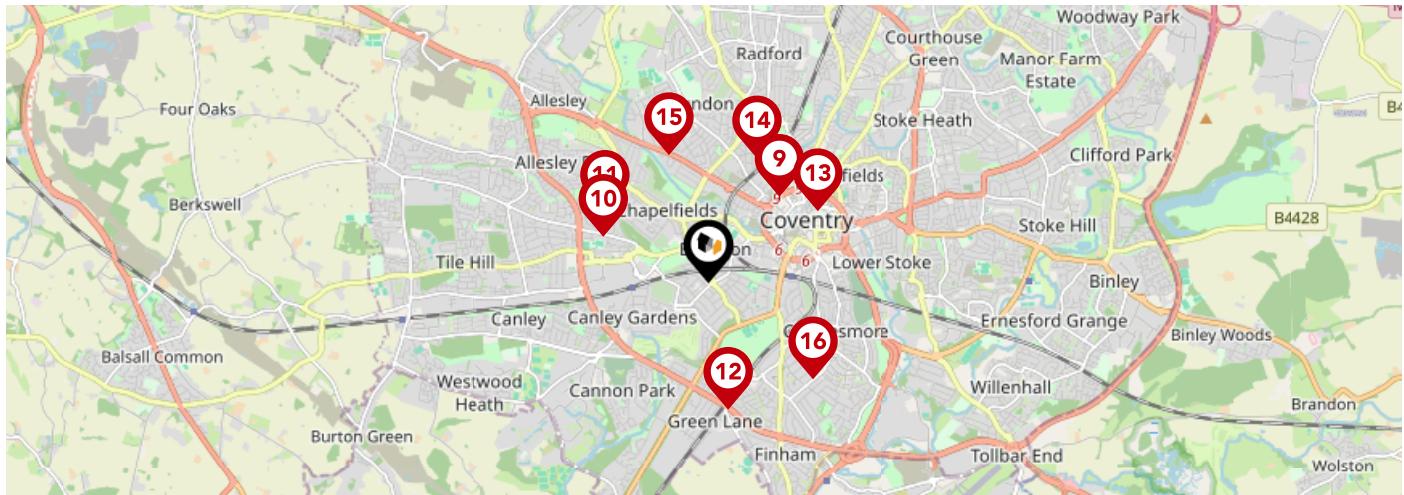
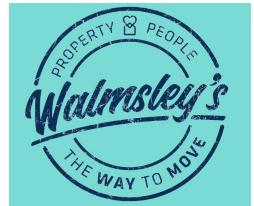


Moseley Primary School

Ofsted Rating: Good | Pupils: 502 | Distance: 0.84



Area Schools



Nursery Primary Secondary College Private



Barr's Hill School

Ofsted Rating: Outstanding | Pupils: 995 | Distance: 1.01



Whoberley Hall Primary School

Ofsted Rating: Good | Pupils: 240 | Distance: 1.05



St Christopher Primary School

Ofsted Rating: Good | Pupils: 458 | Distance: 1.14



Stivichall Primary School

Ofsted Rating: Good | Pupils: 534 | Distance: 1.16



Eden Girls' School Coventry

Ofsted Rating: Outstanding | Pupils: 609 | Distance: 1.18



Radford Primary Academy

Ofsted Rating: Good | Pupils: 236 | Distance: 1.21



Coundon Primary School

Ofsted Rating: Good | Pupils: 544 | Distance: 1.22

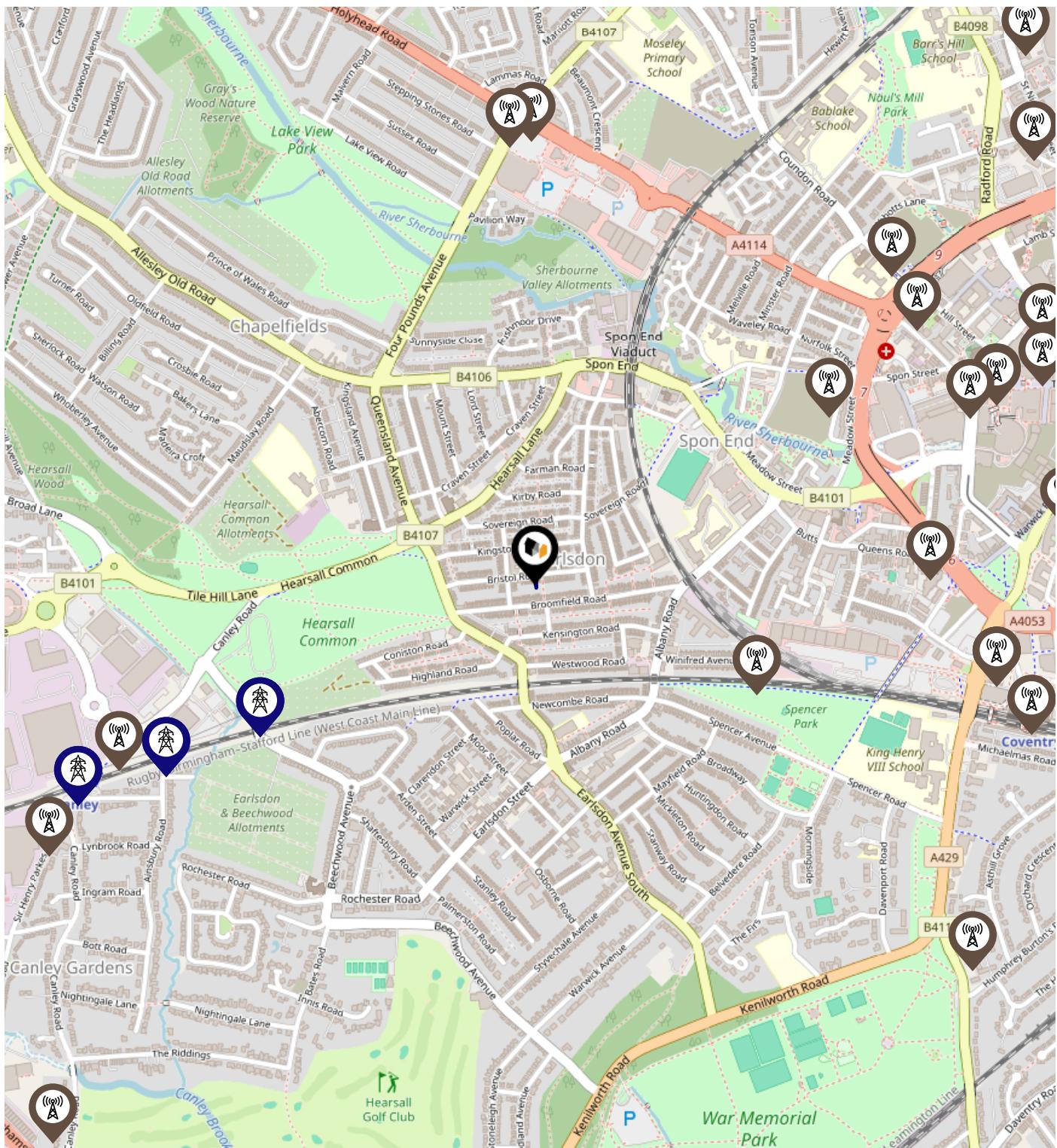


Manor Park Primary School

Ofsted Rating: Good | Pupils: 727 | Distance: 1.28



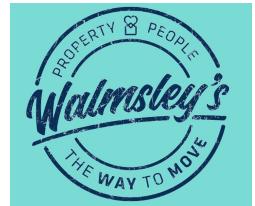
Local Area Masts & Pylons



Key:

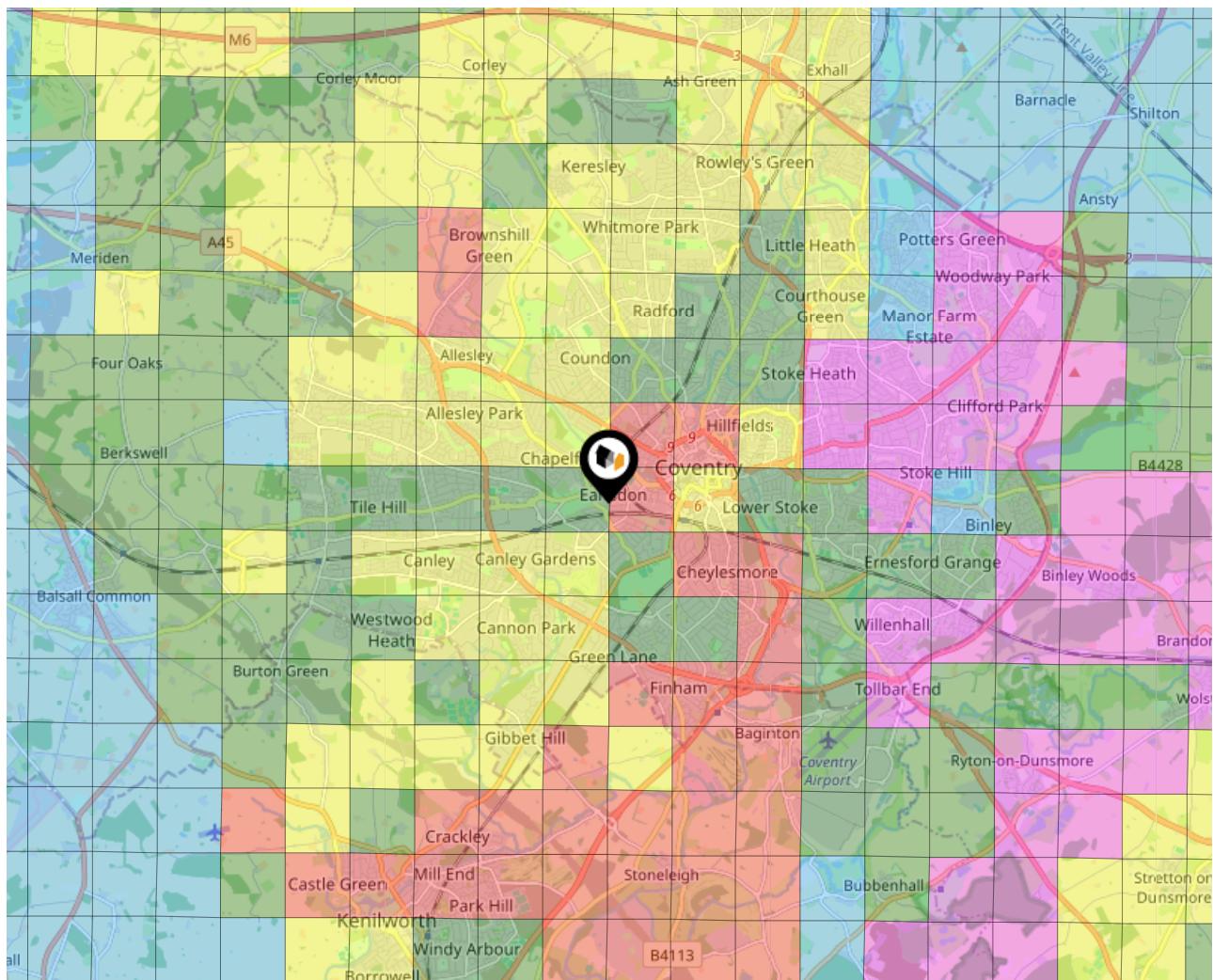
- Power Pylons
- Communication Masts

Environment Radon Gas



What is Radon?

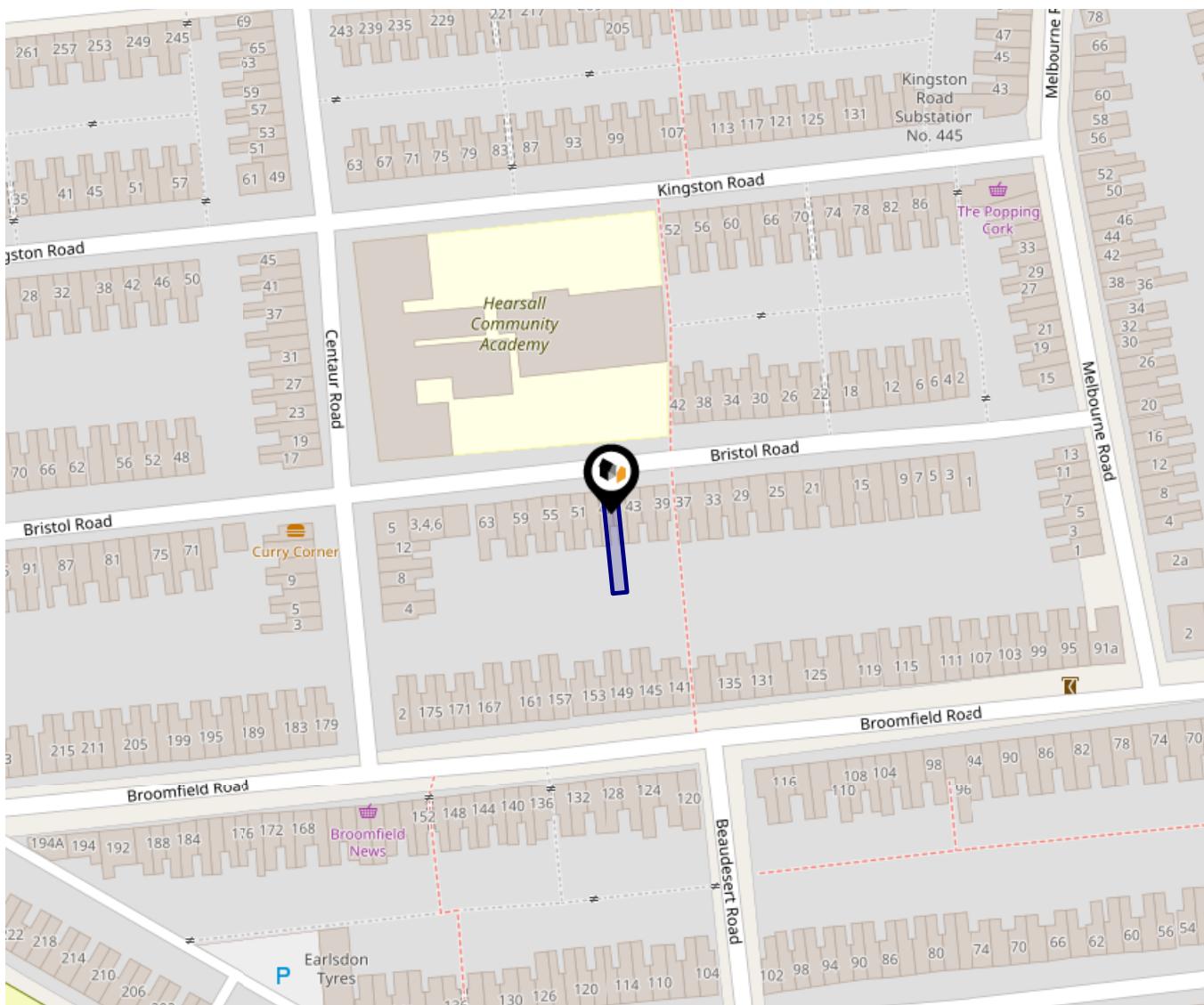
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



This
Property

1 <1% 2 1-3% 3 3-5% 4 5-10% 5 10-30% 6 >30%

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:

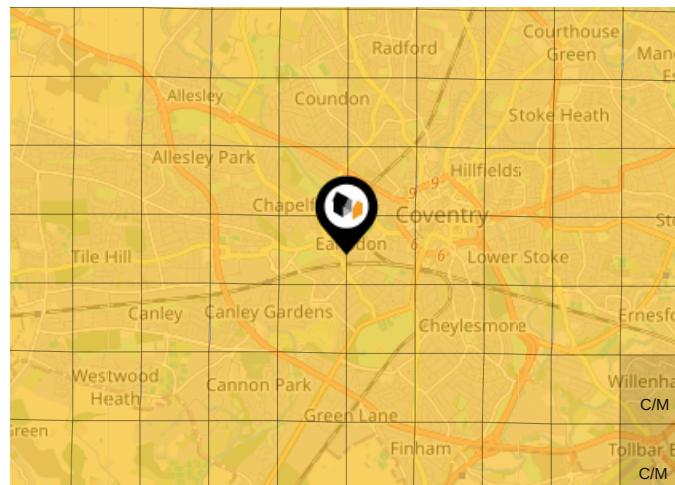
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

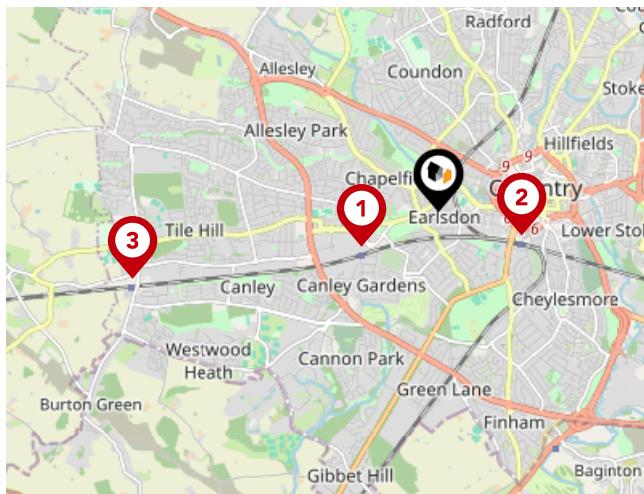
Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

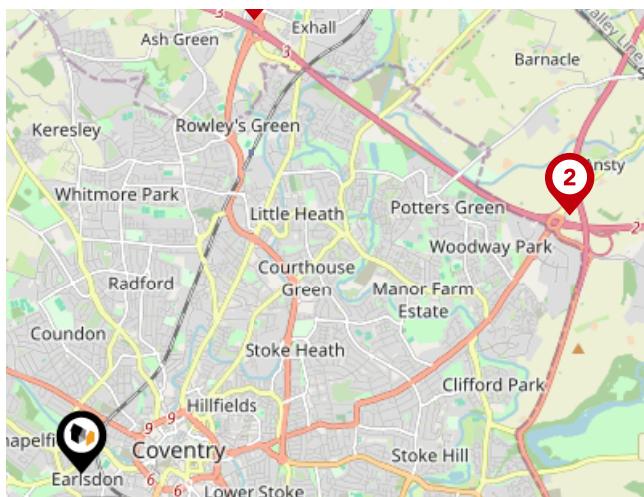
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area Transport (National)



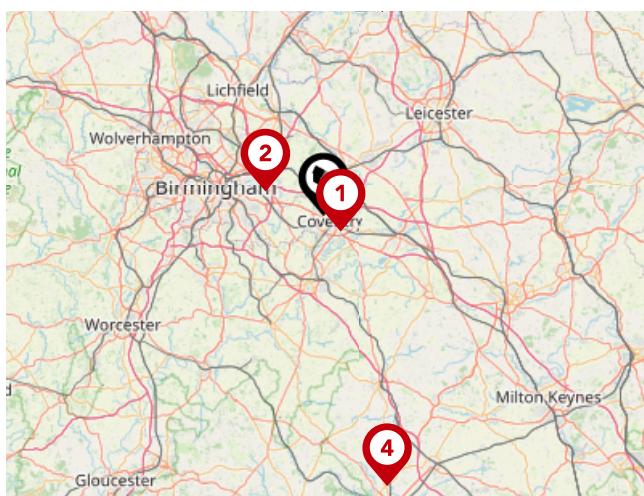
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.76 miles
2	Coventry Rail Station	0.78 miles
3	Tile Hill Rail Station	2.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.38 miles
2	M6 J2	5 miles
3	M40 J14	10.46 miles
4	M6 J3A	8.15 miles
5	M42 J6	8.06 miles



Airports/Helipads

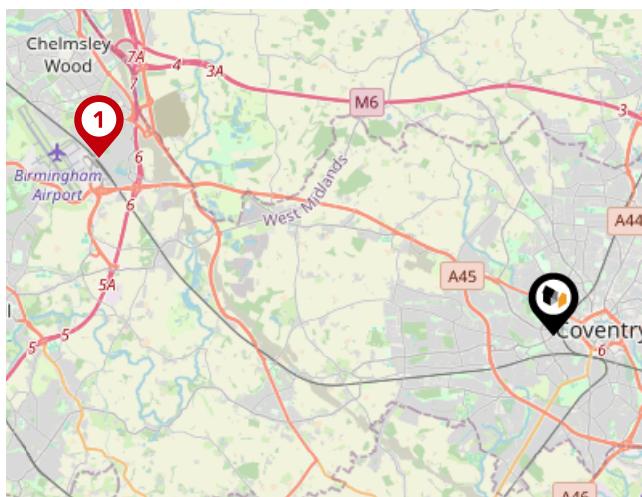
Pin	Name	Distance
1	Baginton	3.45 miles
2	Birmingham Airport	9.1 miles
3	East Mids Airport	30.43 miles
4	Kidlington	40.58 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Highland Road	0.11 miles
2	Highland Road	0.12 miles
3	Farman Rd	0.2 miles
4	Sovereign Road	0.15 miles
5	Kingston Road	0.15 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.83 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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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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