

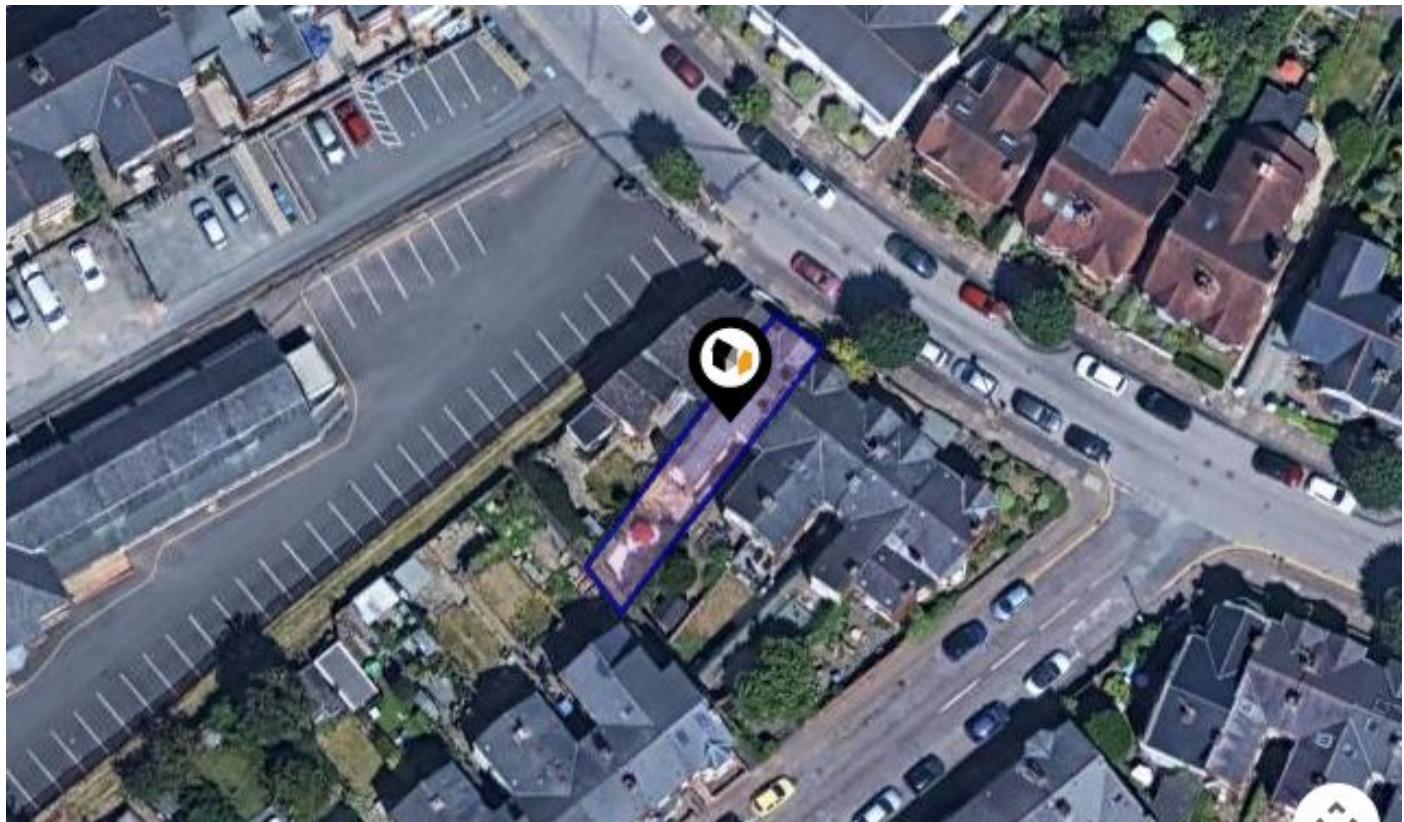
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 01st October 2025



BROADWAY, COVENTRY, CV5

Price Estimate : £400,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

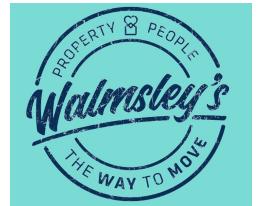
www.walmsleysthewaytomove.co.uk



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Introduction

Our Comments



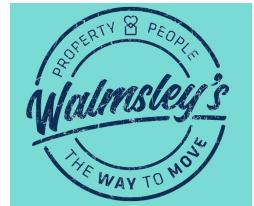
Dear Buyers & Interested Parties

Your property details in brief.....

A beautifully presented period terraced home
Three first floor bedrooms & modern bathroom
Kitchen breakfast room with additional ground floor cloakroom
Through sitting dining room with bespoke storage
Gas central heating & double glazing throughout
Mature tiered cottage style gardens & patio areas
Ideal Earlsdon location close to station, schooling & local parks
EPC Rating D, TOTAL 1088 Sq.Ft or 101 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@walmsleythewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,088 ft ² / 101 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£2,145
Title Number:	WK124009

Price Estimate: £400,000
Tenure: Freehold

Local Area

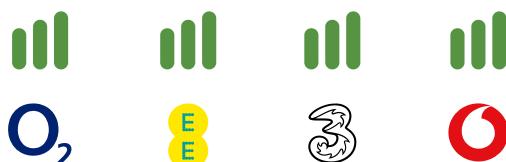
Local Authority:	Coventry
Conservation Area:	Earlsdon
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17
mb/s **80**
mb/s **10000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



COVENTRY, CV5

Energy rating

D

Valid until 15.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		 85 B
69-80	C		
55-68	D	 67 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:	Marketed sale
Energy Tariff:	Off-peak 7 hour
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:	Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	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:	Suspended, no insulation (assumed)
Total Floor Area:	98 m ²

Market Sold in Street



12, Broadway, Coventry, CV5 6NT

Last Sold Date:	22/08/2024	07/12/2000
Last Sold Price:	£391,500	£165,000

20, Broadway, Coventry, CV5 6NT

Last Sold Date:	05/12/2022	26/09/2014	26/07/2006	12/06/1995
Last Sold Price:	£395,000	£274,000	£248,500	£72,000

18, Broadway, Coventry, CV5 6NT

Last Sold Date:	30/09/2021	16/09/2005	08/11/2002	01/10/1997	21/08/1995
Last Sold Price:	£344,000	£220,000	£185,000	£86,500	£75,750

4, Broadway, Coventry, CV5 6NT

Last Sold Date:	27/08/2021	02/03/2018
Last Sold Price:	£355,000	£275,000

22, Broadway, Coventry, CV5 6NT

Last Sold Date:	29/08/2014
Last Sold Price:	£250,000

10, Broadway, Coventry, CV5 6NT

Last Sold Date:	25/03/2011
Last Sold Price:	£165,000

6, Broadway, Coventry, CV5 6NT

Last Sold Date:	27/11/2009	17/08/2001
Last Sold Price:	£225,000	£115,000

24a, Broadway, Coventry, CV5 6NT

Last Sold Date:	30/08/2001
Last Sold Price:	£199,000

14, Broadway, Coventry, CV5 6NT

Last Sold Date:	22/01/1999
Last Sold Price:	£97,000

2, Broadway, Coventry, CV5 6NT

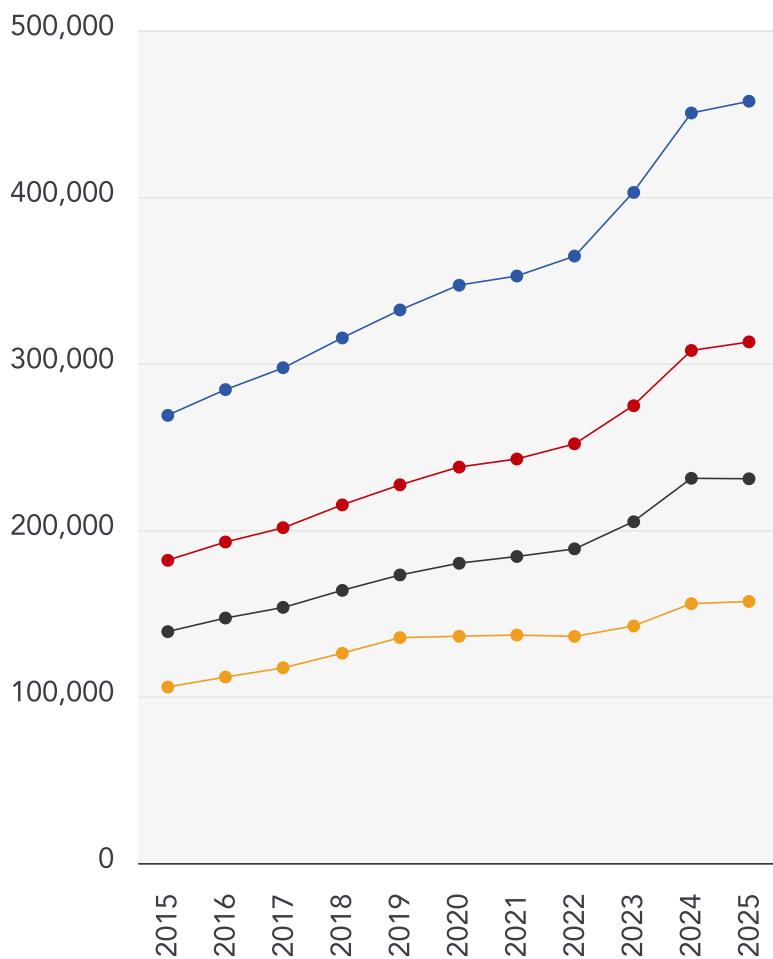
Last Sold Date:	12/09/1996
Last Sold Price:	£72,500

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

Market House Price Statistics



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



Detached

+70.17%

Semi-Detached

+72.14%

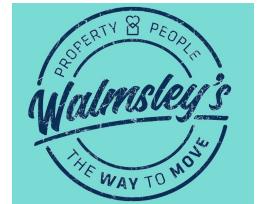
Terraced

+66.07%

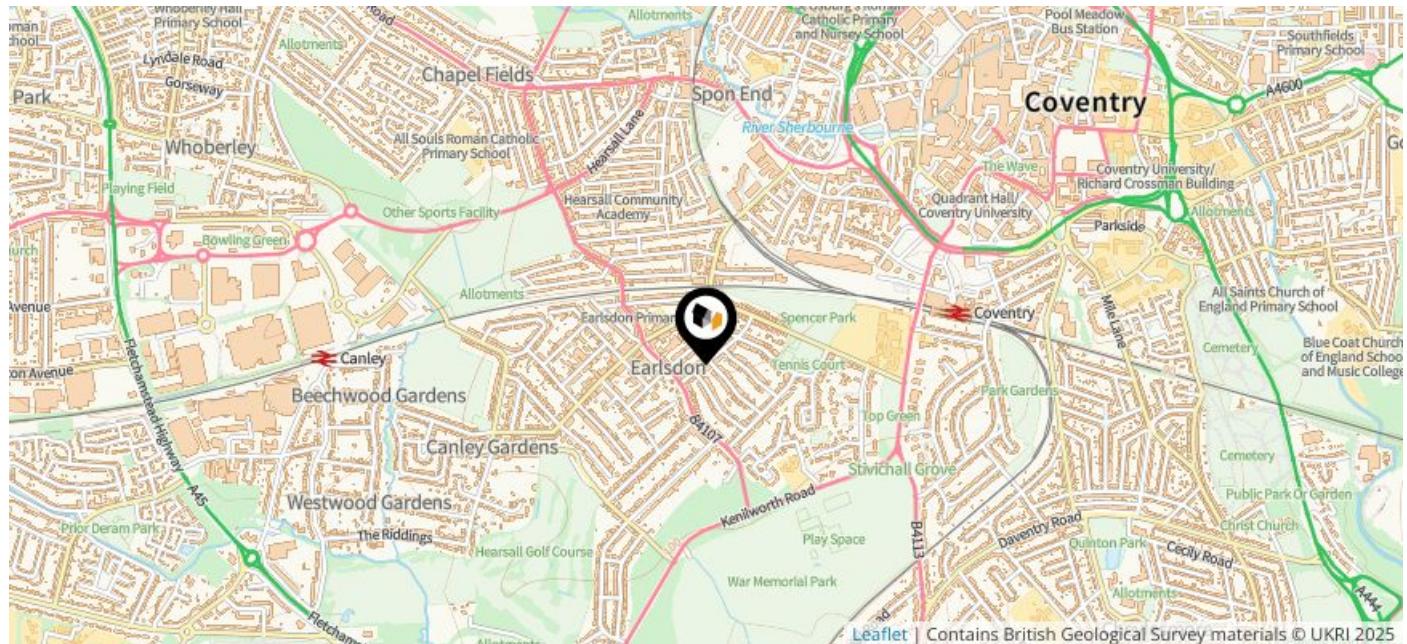
Flat

+48.62%

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

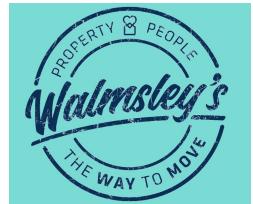
- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

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.

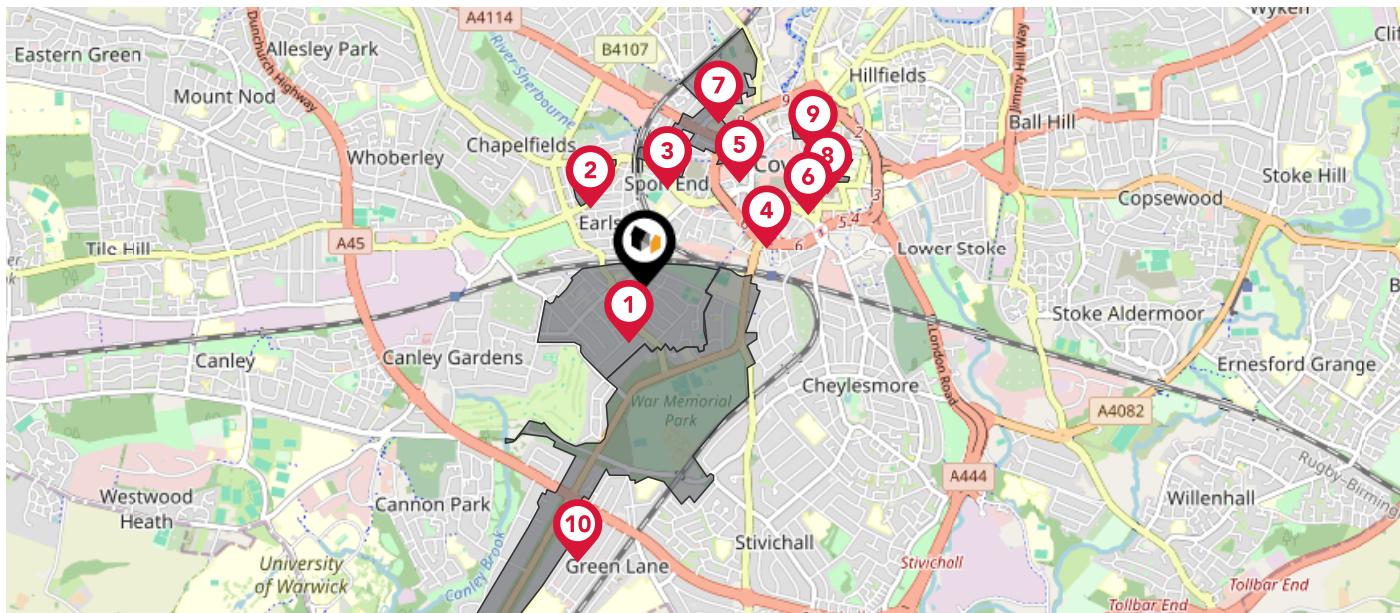
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

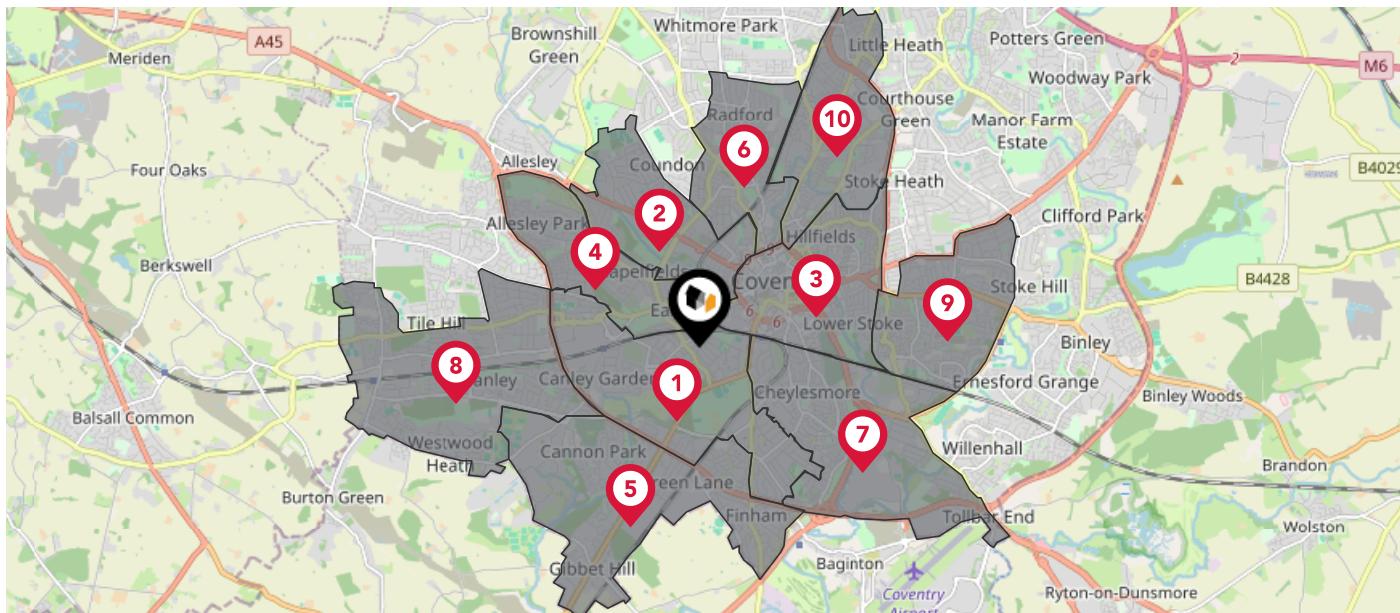
- 1 Earlsdon
- 2 Chapelfields
- 3 Spon End
- 4 Greyfriars Green
- 5 Spon Street
- 6 High Street
- 7 Naul's Mill
- 8 Hill Top and Cathedral
- 9 Lady Herbert's Garden
- 10 Kenilworth Road

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

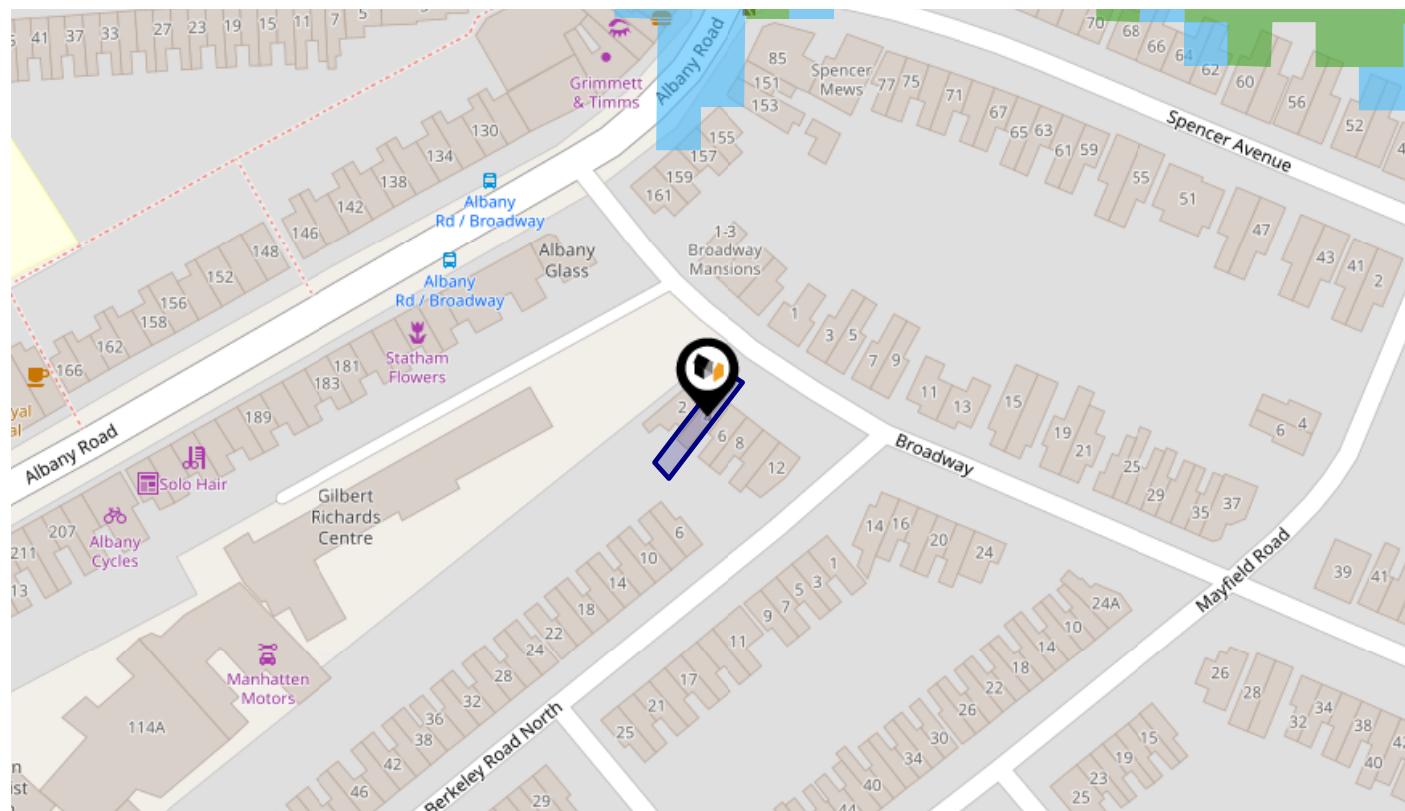
- 1 Earlsdon Ward
- 2 Sherbourne Ward
- 3 St. Michael's Ward
- 4 Whoberley Ward
- 5 Wainbody Ward
- 6 Radford Ward
- 7 Cheylesmore Ward
- 8 Westwood Ward
- 9 Lower Stoke Ward
- 10 Foleshill Ward

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:

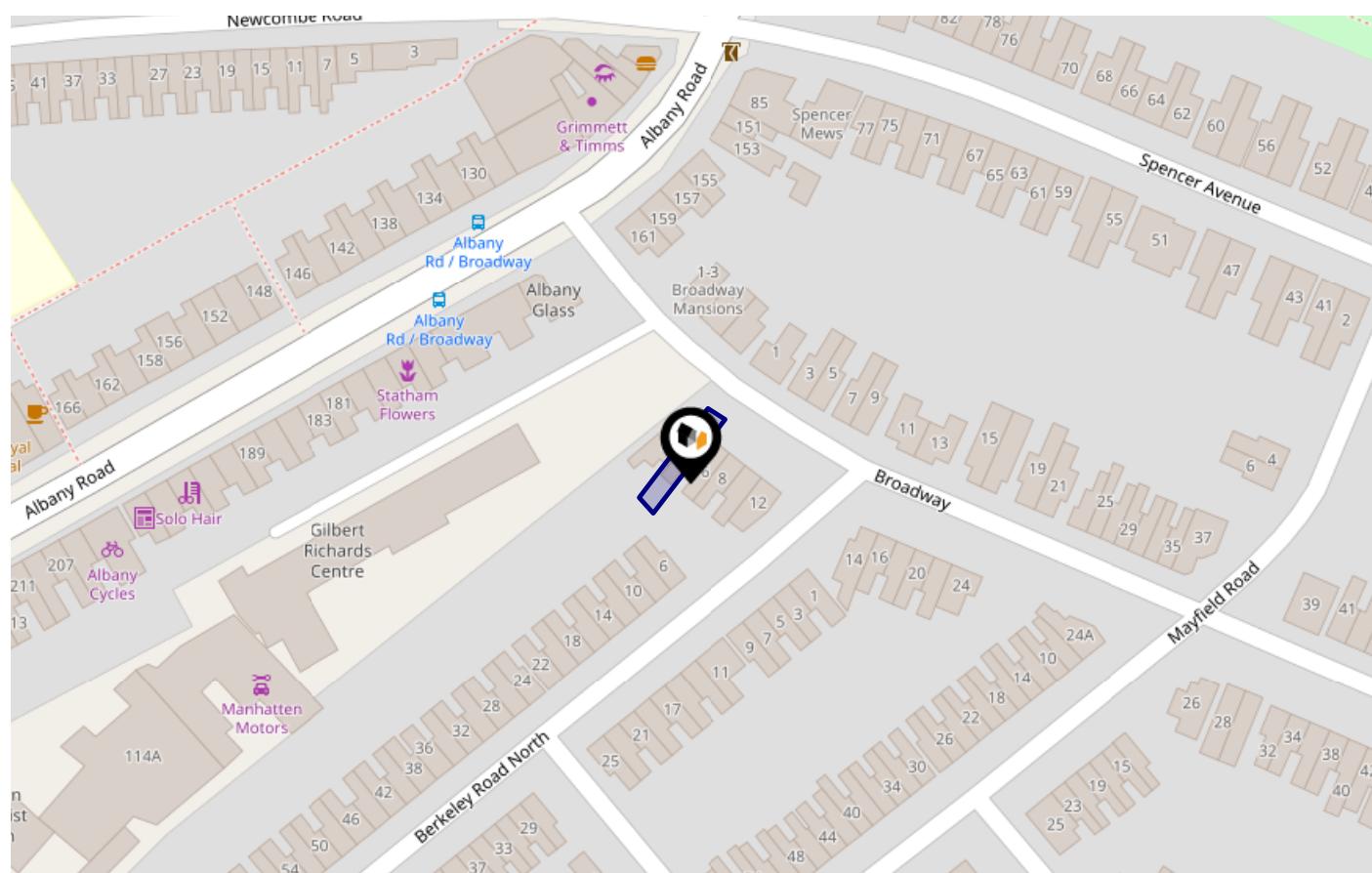


Flood Risk

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.

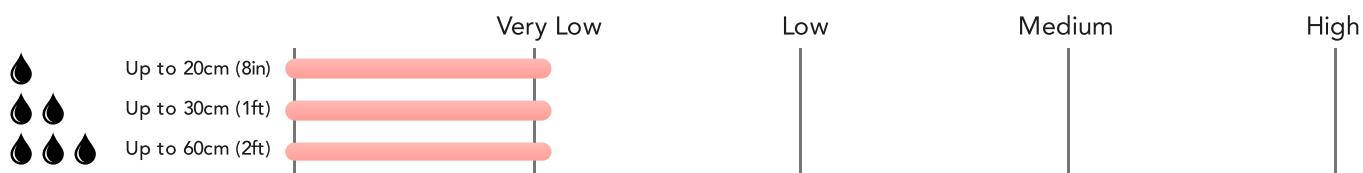


Risk Rating: Very low

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:

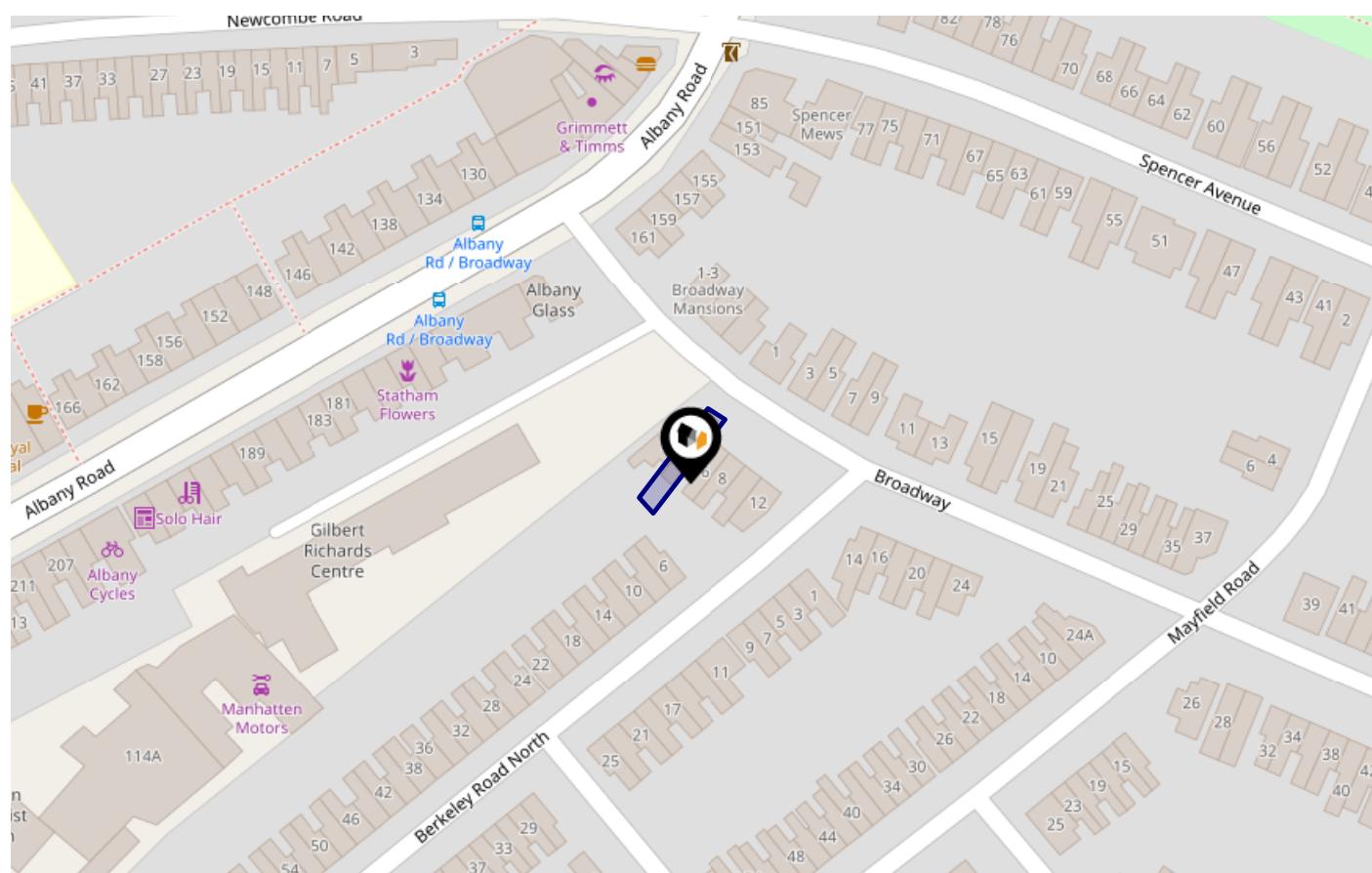


Flood Risk

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.

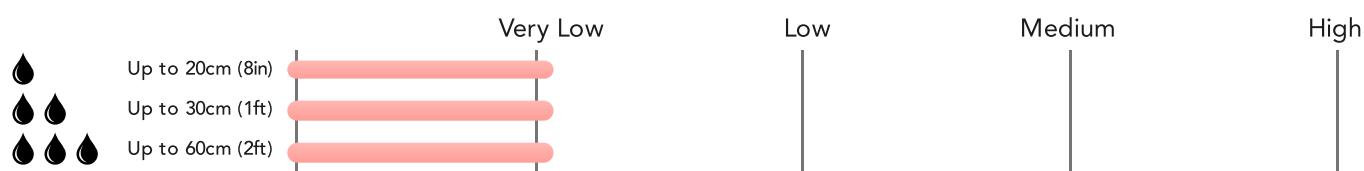


Risk Rating: Very low

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:

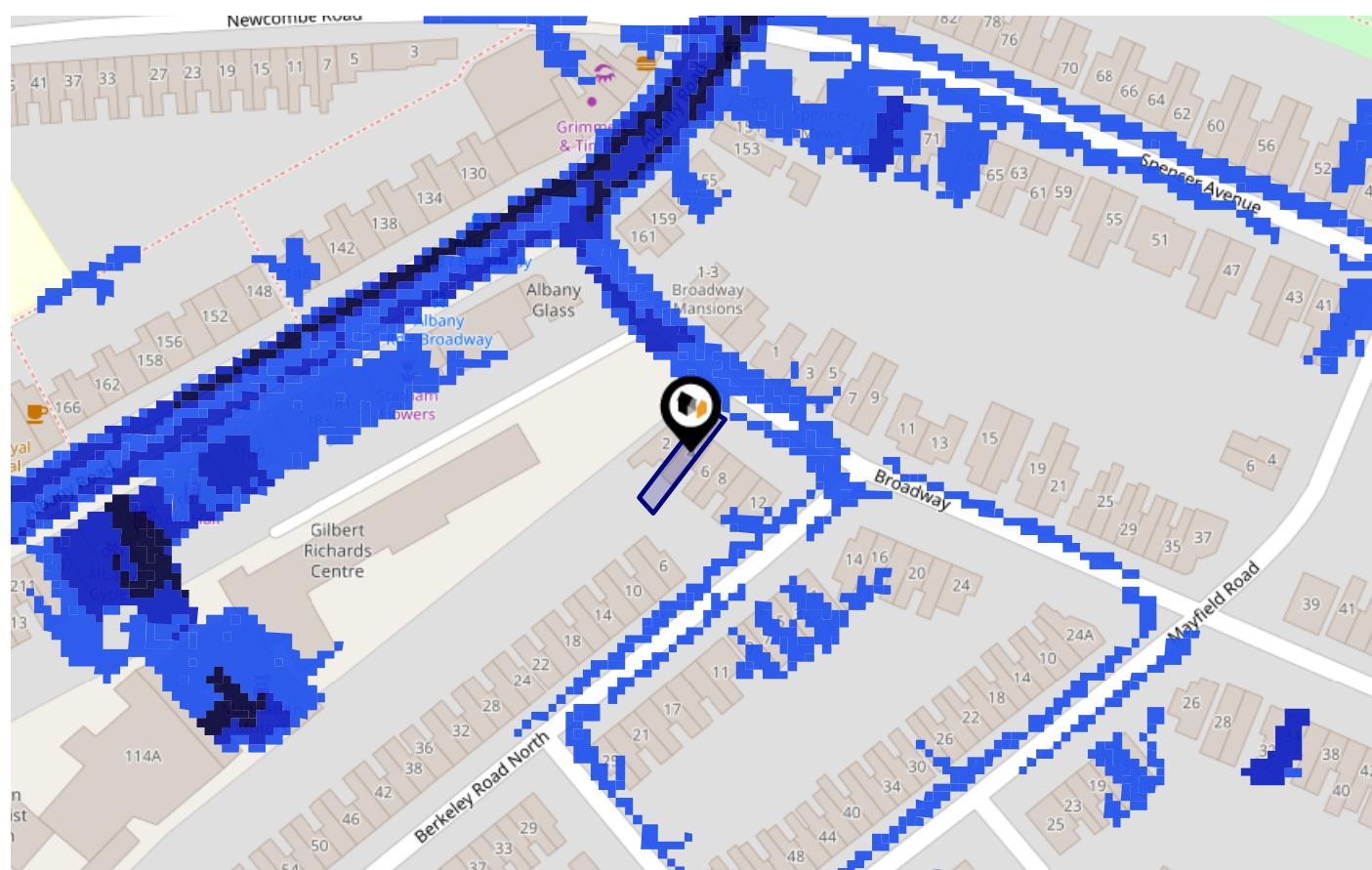


Flood Risk

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.

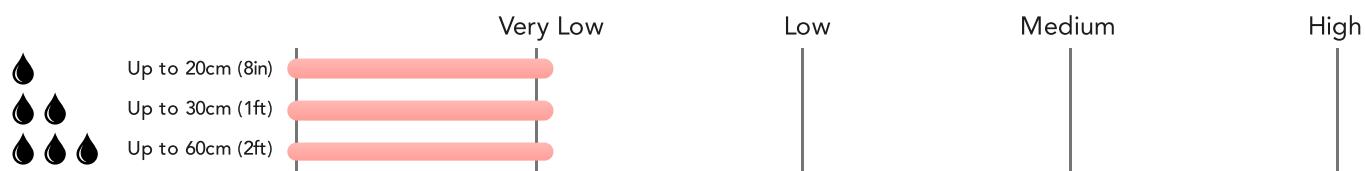


Risk Rating: Very low

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:

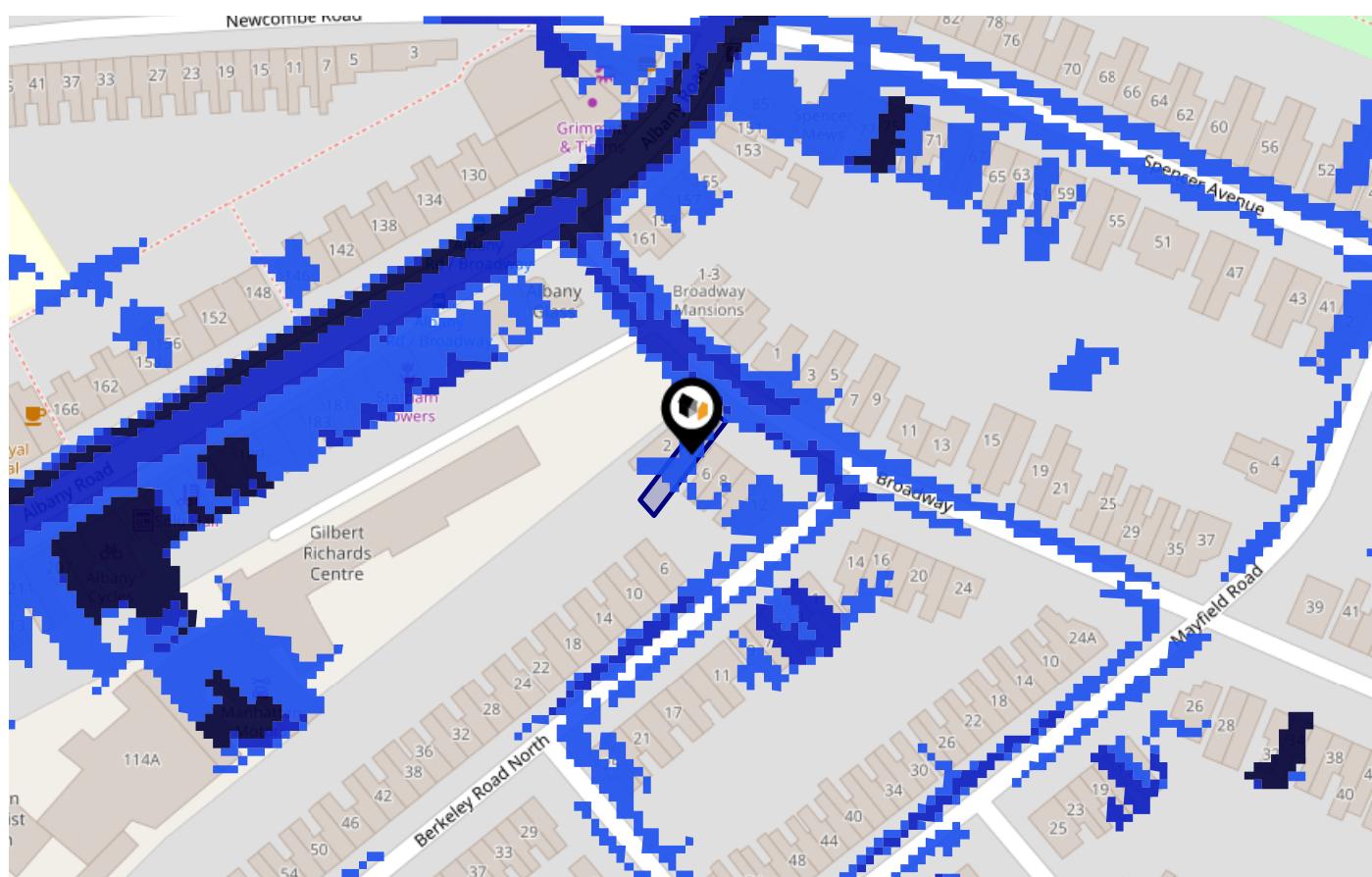


Flood Risk

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: 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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Chance of flooding to the following depths at this property:

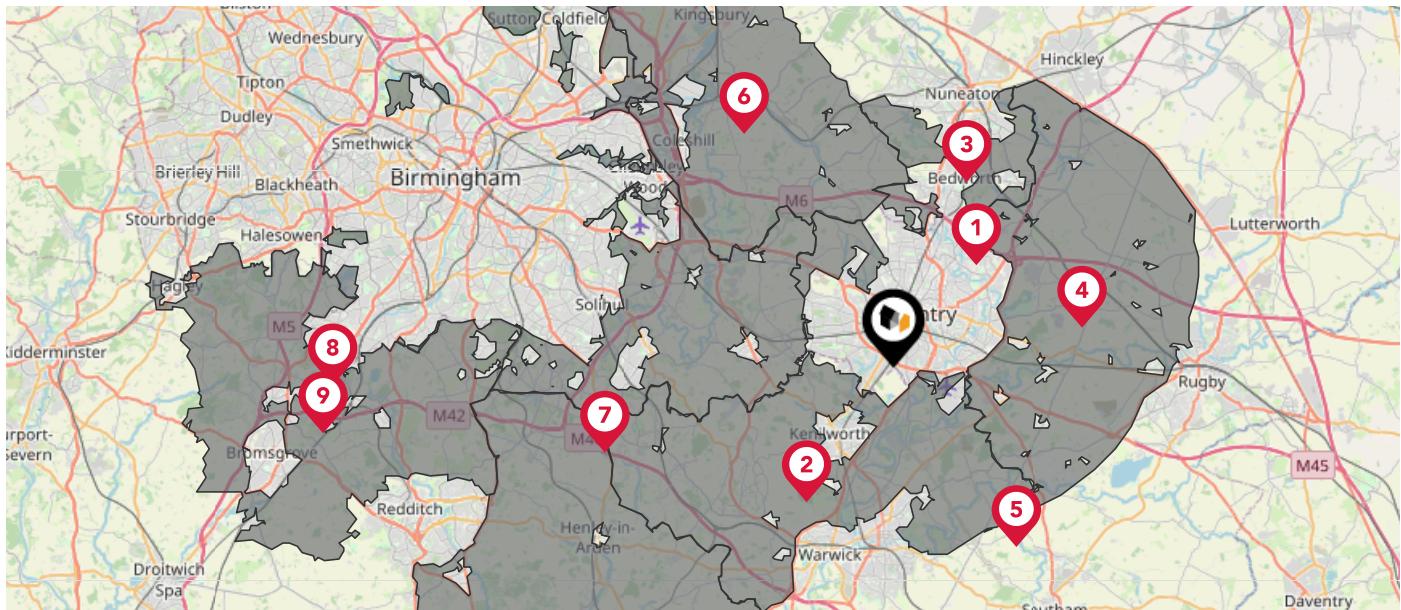


Maps

Green Belt



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



Nearby Green Belt Land

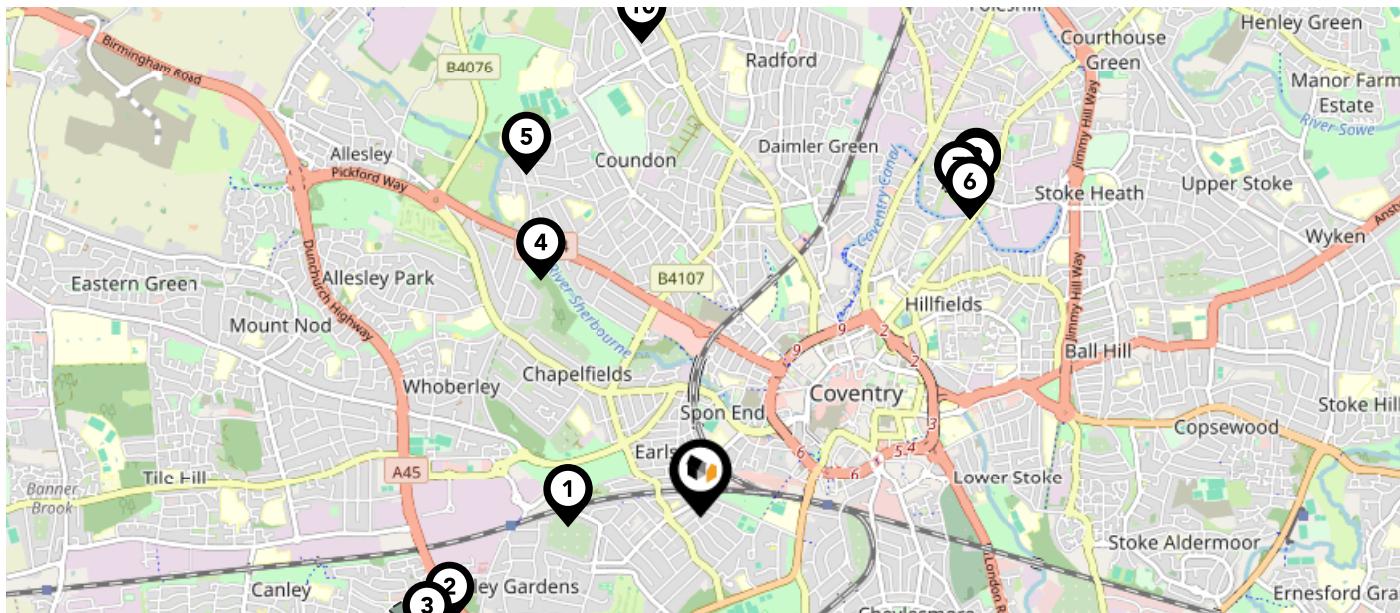
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

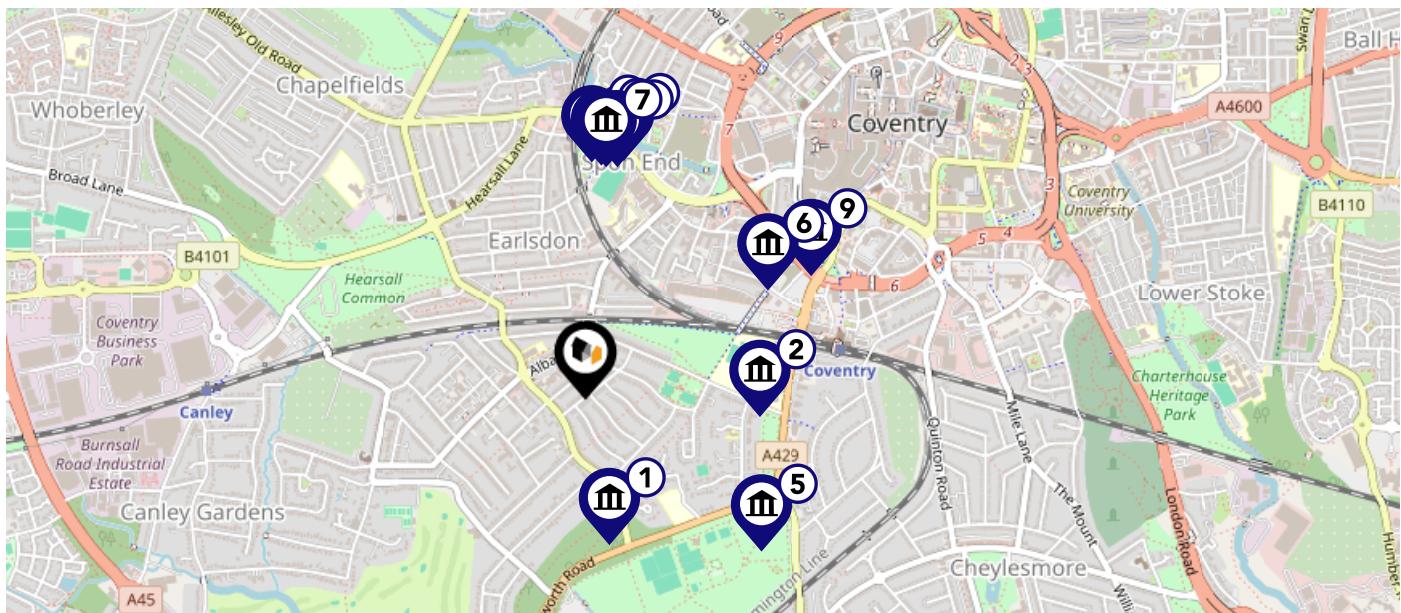
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
3	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Holyhead Road-Coundon, Coventry	Historic Landfill	<input 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, 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

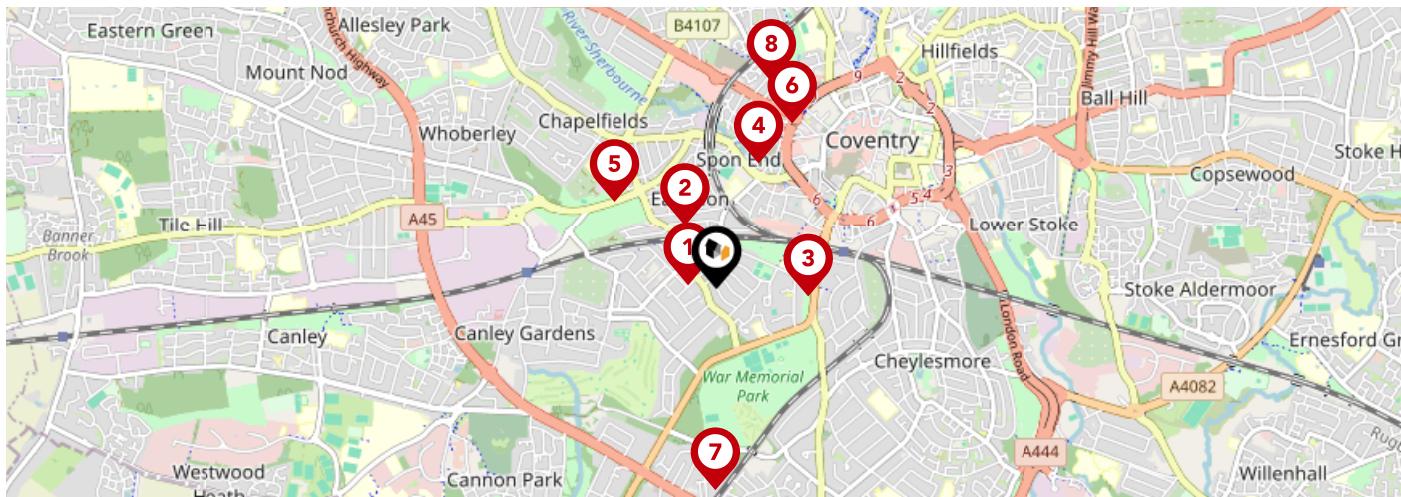


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1443610 - Earlsdon Drinking Fountain	Grade II	0.3 miles
 1342934 - Free Grammar School King Henry VIII School	Grade II	0.4 miles
 1076603 - Spon Bridge	Grade II	0.5 miles
 1335864 - 107-110, Spon End	Grade II	0.5 miles
 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.5 miles
 1335851 - Baptist Chapel	Grade II	0.5 miles
 1076600 - 111-116, Spon End	Grade II	0.5 miles
 1342946 - 97-100, Spon End	Grade II	0.5 miles
 1106366 - 23 Warwick Row	Grade II	0.6 miles
 1342909 - Chapel Of St James And St Christopher	Grade II	0.6 miles

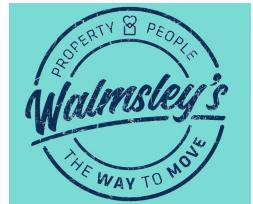
Area Schools



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School	Good	423	0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy	Good	466	0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Henry VIII School	Not Rated	802	0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School	Good	260	0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Souls' Catholic Primary School	Good	239	0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Osburg's Catholic Primary School	Good	228	0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School	Good	534	0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bablake School	Not Rated	1048	0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



Nursery Primary Secondary College Private



Manor Park Primary School

Ofsted Rating: Good | Pupils: 727 | Distance: 0.99



Moseley Primary School

Ofsted Rating: Good | Pupils: 502 | Distance: 1.08



Barr's Hill School

Ofsted Rating: Outstanding | Pupils: 995 | Distance: 1.13



Eden Girls' School Coventry

Ofsted Rating: Outstanding | Pupils: 609 | Distance: 1.21



Grange Farm Primary School

Ofsted Rating: Good | Pupils: 421 | Distance: 1.23



All Saints Church of England Primary School

Ofsted Rating: Good | Pupils: 249 | Distance: 1.25



Finham Park School

Ofsted Rating: Outstanding | Pupils: 1711 | Distance: 1.26

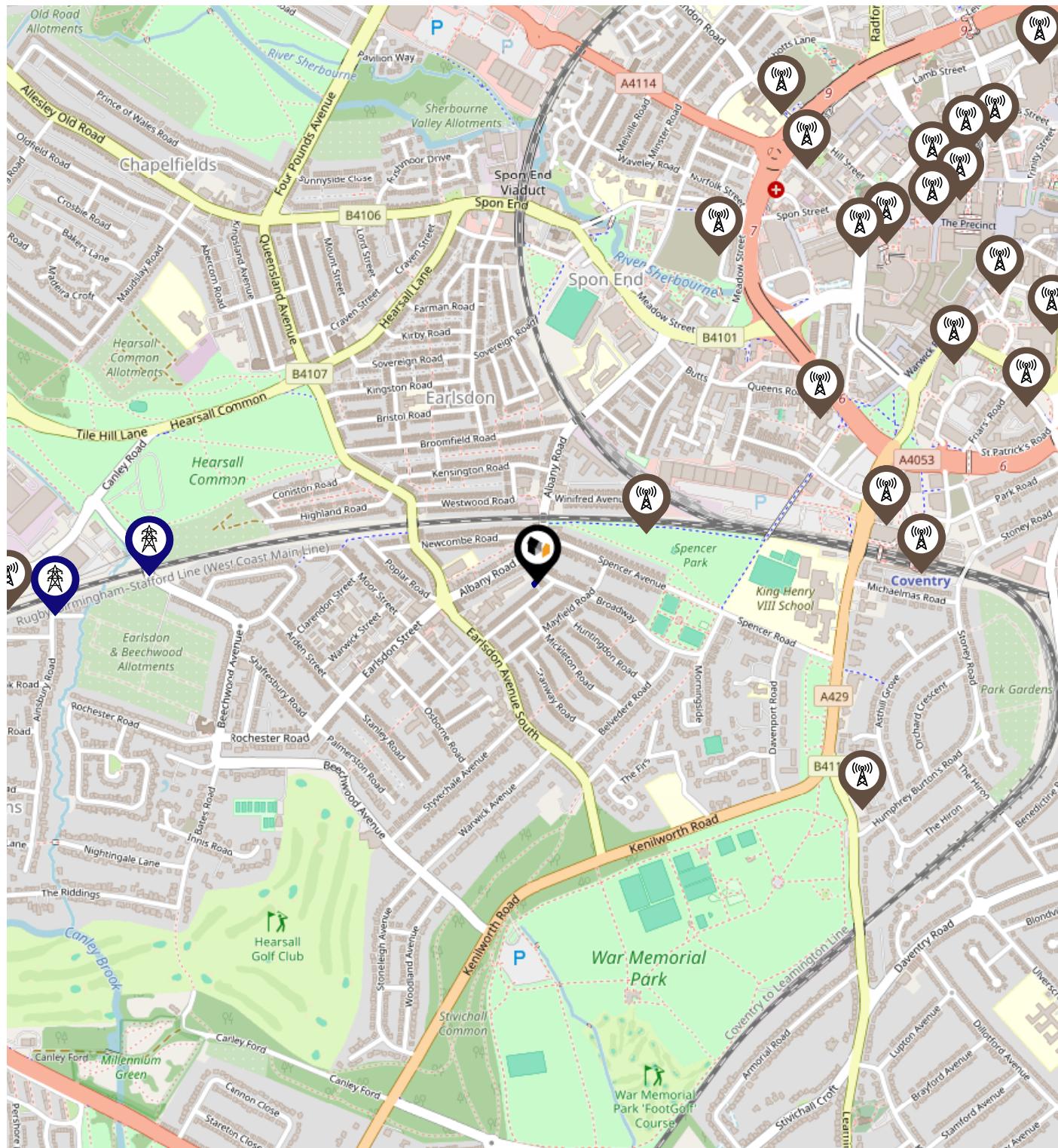


St Thomas More Catholic Primary School

Ofsted Rating: Good | Pupils: 317 | Distance: 1.28



Local Area Masts & Pylons



Key:

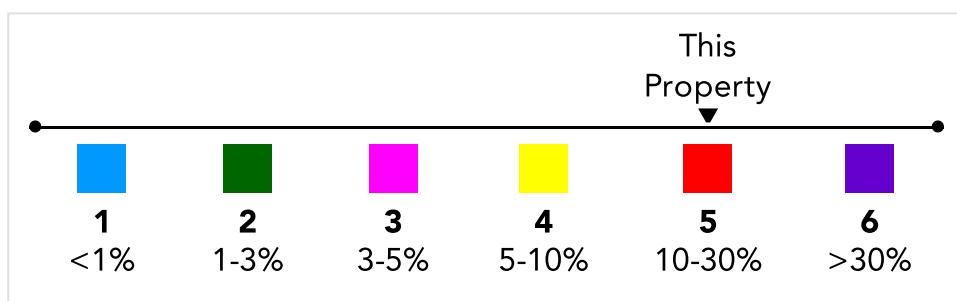
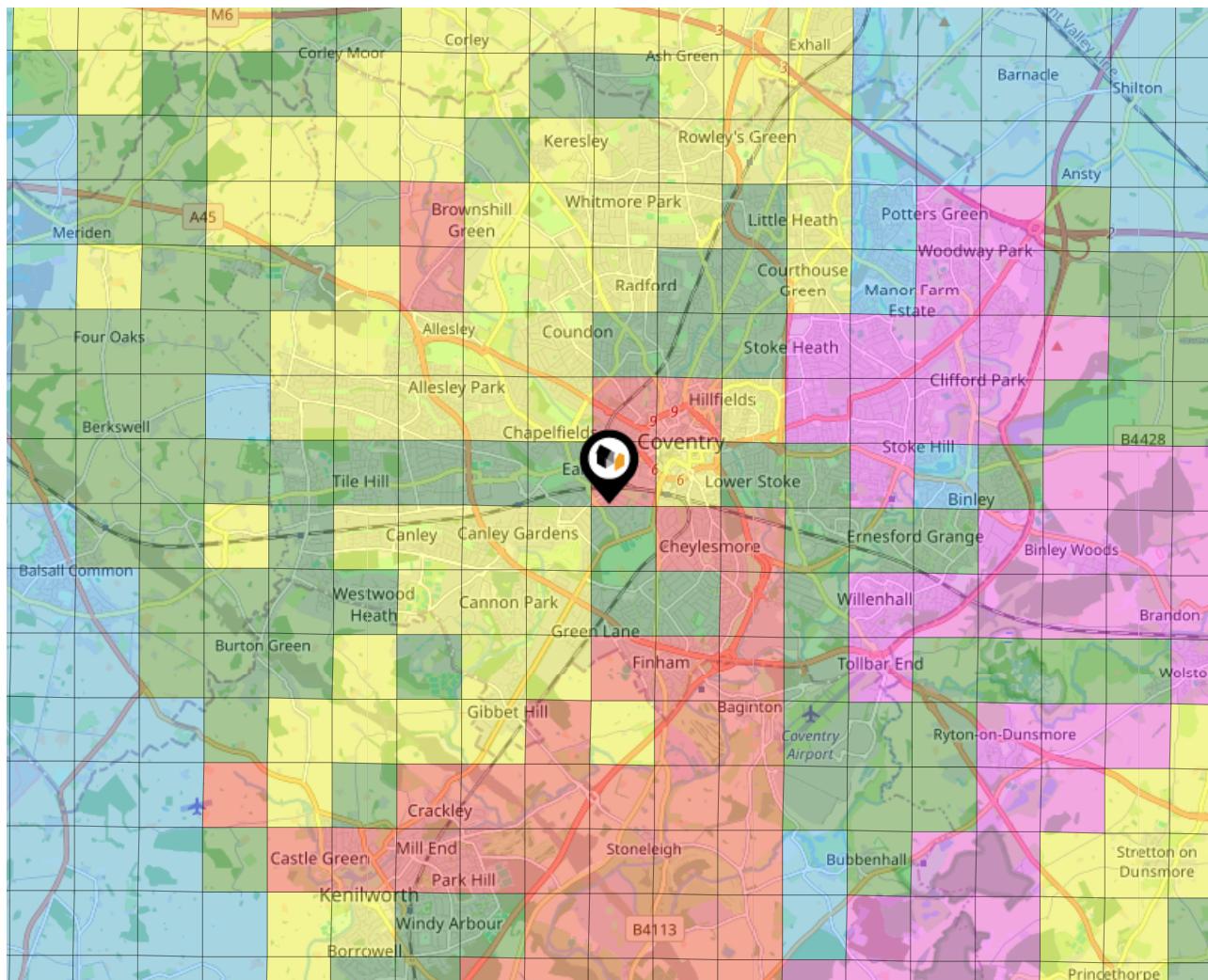
- Power Pylons
- Communication Masts

Environment Radon Gas

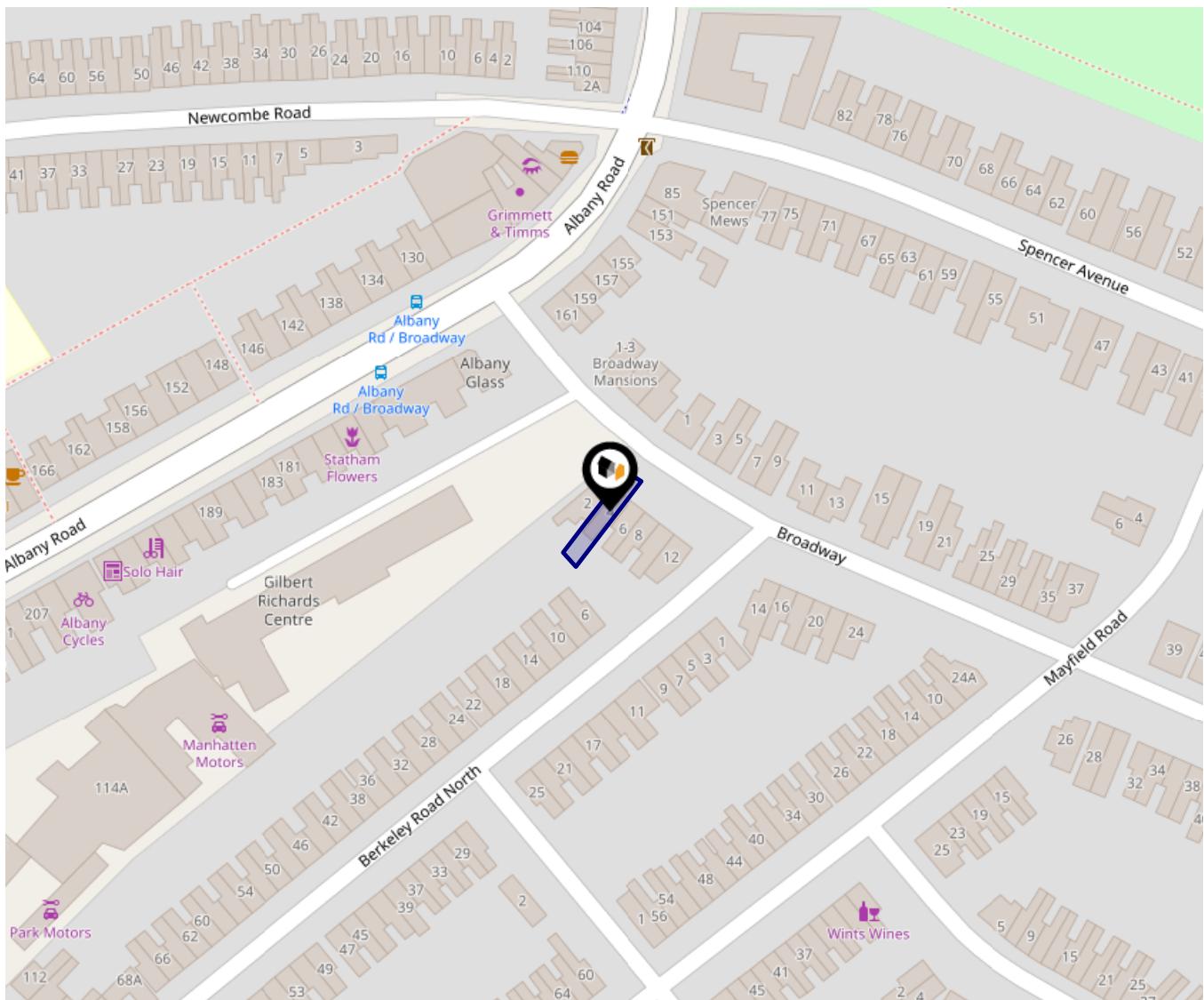


What is Radon?

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).



Local Area Road Noise

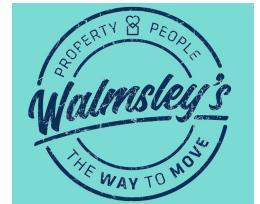


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

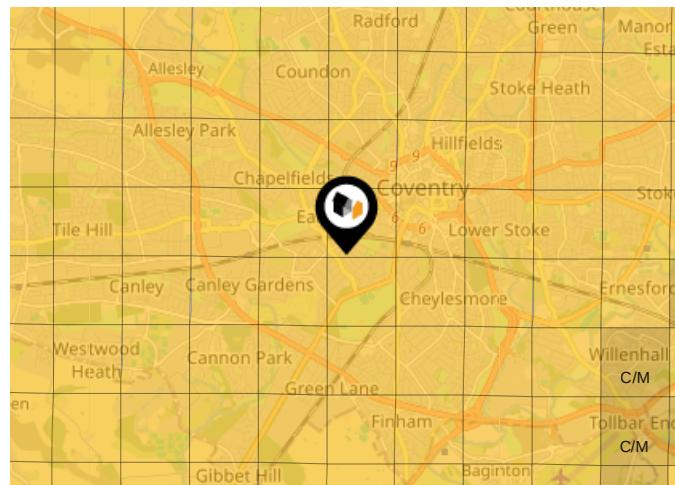
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment Soils & Clay



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

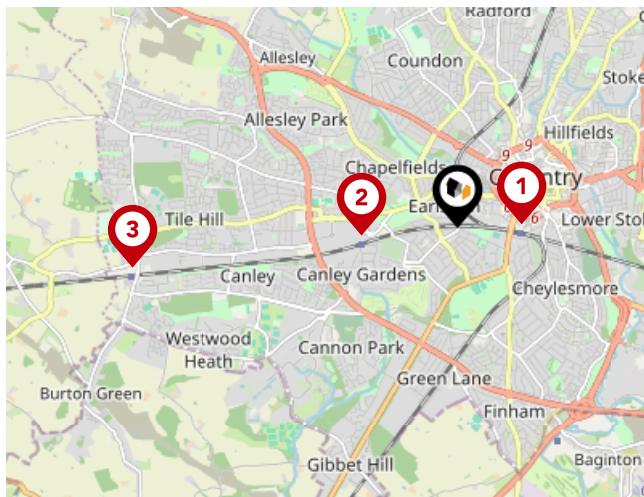
Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

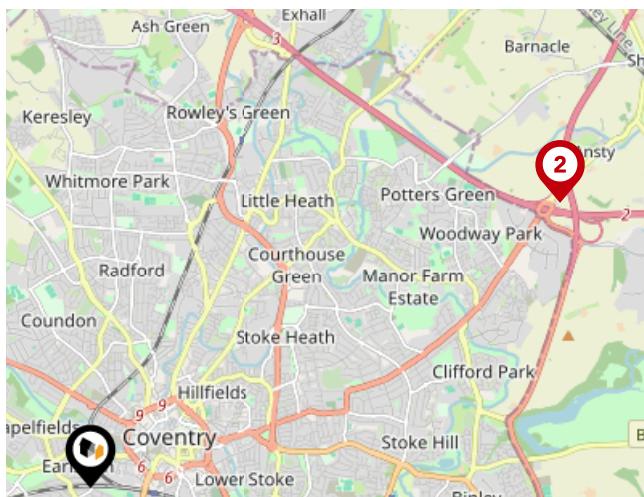
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



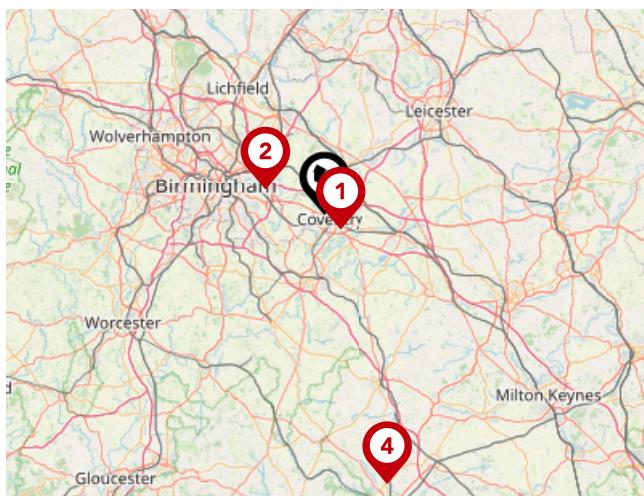
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.58 miles
2	Canley Rail Station	0.86 miles
3	Tile Hill Rail Station	2.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.56 miles
2	M6 J2	4.97 miles
3	M40 J14	10.26 miles
4	M40 J15	10.37 miles
5	M6 J3A	8.44 miles



Airports/Helipads

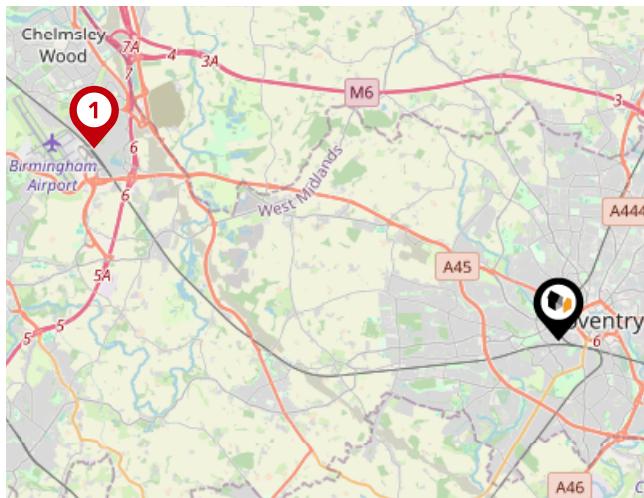
Pin	Name	Distance
1	Baginton	3.15 miles
2	Birmingham Airport	9.35 miles
3	East Mids Airport	30.61 miles
4	Kidlington	40.3 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broadway	0.04 miles
2	Broadway	0.04 miles
3	Elsie Jones House	0.13 miles
4	Broomfield Rd	0.2 miles
5	Poplar Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.08 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



/walmsleysthewaytomove

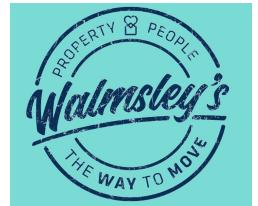


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Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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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