

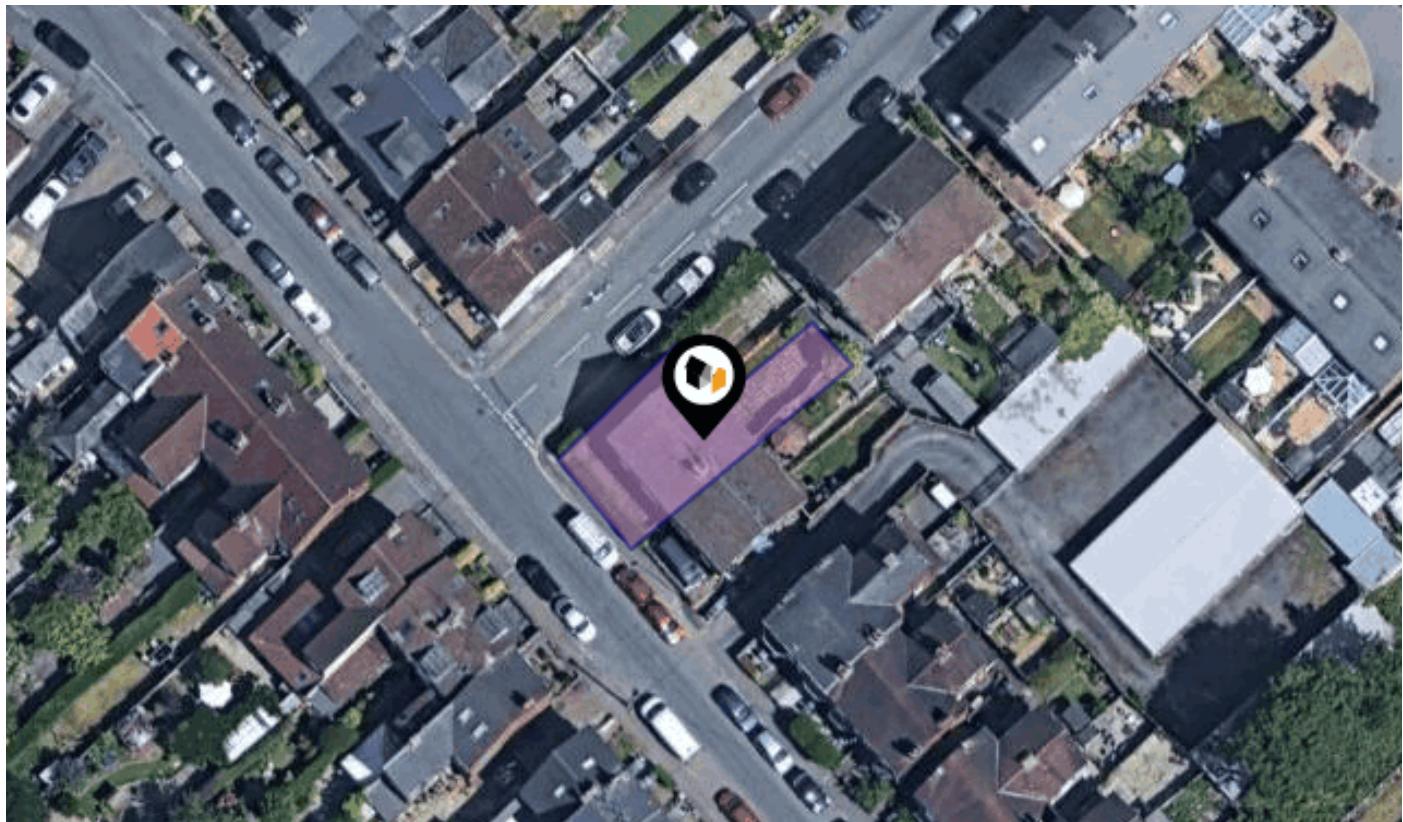
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd January 2026



CLARENDON STREET, COVENTRY, CV5

Price Estimate : £185,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

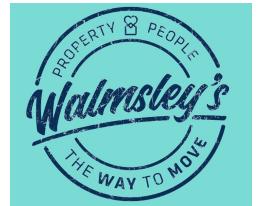
www.walmsleysthewaytomove.co.uk



Powered by
sprint
Know any property instantly

Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

An ideally situated two bedroom ground floor maisonette

Refitted modern bathroom & kitchen

Spacious sitting dining room

Hallway with excellent storage

Gas central heating & double glazing throughout

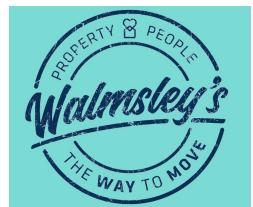
Low maintenance & private rear gardens

Within easy reach of amenities & schooling

EPC Rating C, TOTAL 54.2 SQ.M or 583 SQ.FT, NO CHAIN

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	Price Estimate:	£185,000
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	585 ft ² / 54 m ²	Start Date:	24/10/1999
Plot Area:	0.05 acres	End Date:	25/10/2998
Year Built :	1950-1966	Lease Term:	999 years from 25 October 1999
Council Tax :	Band A	Term Remaining:	973 years
Annual Estimate:	£1,609		
Title Number:	WM709014		

Local Area

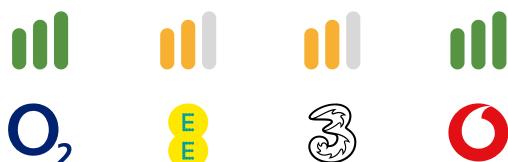
Local Authority:	Coventry
Conservation Area:	Earlsdon
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s **1800**
mb/s



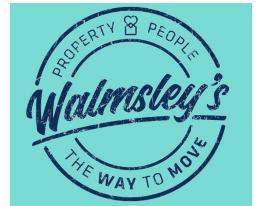
Mobile Coverage:
(based on calls indoors)



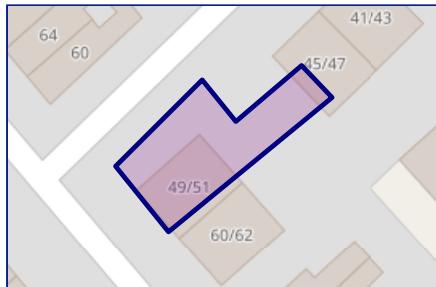
Satellite/Fibre TV Availability:



Property Multiple Title Plans

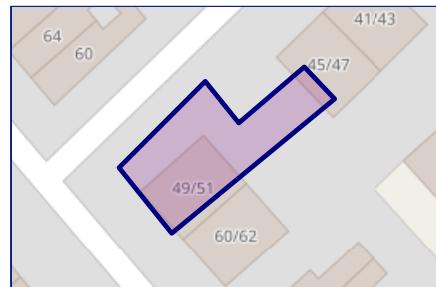


Freehold Title Plan



WM74070

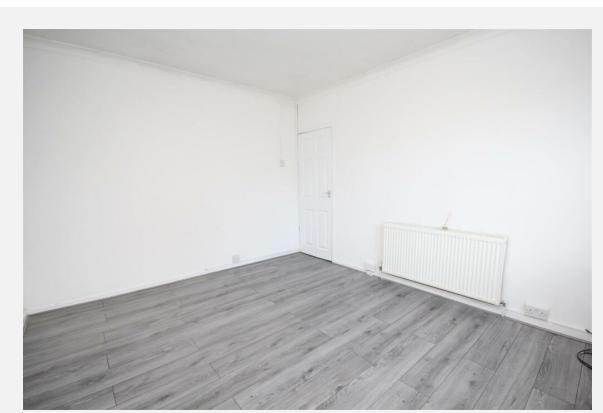
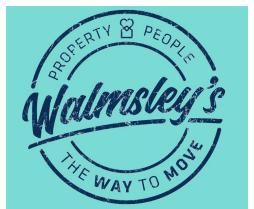
Leasehold Title Plan



WM709014

Start Date: 24/10/1999
End Date: 25/10/2998
Lease Term: 999 years from 25 October 1999
Term Remaining: 973 years

Gallery Photos



Gallery Photos



Property EPC - Certificate



COVENTRY, CV5

Energy rating

C

Valid until 21.02.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	(another dwelling above)
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:	60 m ²

Market Sold in Street



23, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	26/03/2024	29/05/2020
Last Sold Price:	£282,500	£187,500

13, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	08/08/2023
Last Sold Price:	£256,000

11, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	14/02/2023
Last Sold Price:	£568,500

39, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	27/08/2021	02/09/2016	26/04/2013
Last Sold Price:	£340,000	£275,000	£209,950

19, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	24/06/2021	30/07/2015	11/04/2013	12/05/2006	23/06/2005
Last Sold Price:	£375,000	£280,000	£248,000	£247,000	£166,000

47, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	27/11/2019
Last Sold Price:	£161,000

49, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	19/11/2018	28/01/2005	20/05/2004
Last Sold Price:	£146,000	£104,000	£99,000

33, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	15/03/2017	22/03/2013
Last Sold Price:	£320,000	£205,000

35, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	08/04/2013
Last Sold Price:	£228,950

37, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	25/01/2013
Last Sold Price:	£229,950

31, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	14/12/2012
Last Sold Price:	£212,500

45, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	13/03/2012
Last Sold Price:	£95,000

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

Market Sold in Street



21, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	26/10/2007	25/07/2003
Last Sold Price:	£210,000	£95,000

51, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	20/05/2004
Last Sold Price:	£99,000

15, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	05/07/2000
Last Sold Price:	£195,000

25, Clarendon Street, Coventry, CV5 6EW

Last Sold Date:	23/01/1998
Last Sold Price:	£45,000

43, Clarendon Street, Coventry, CV5 6EW

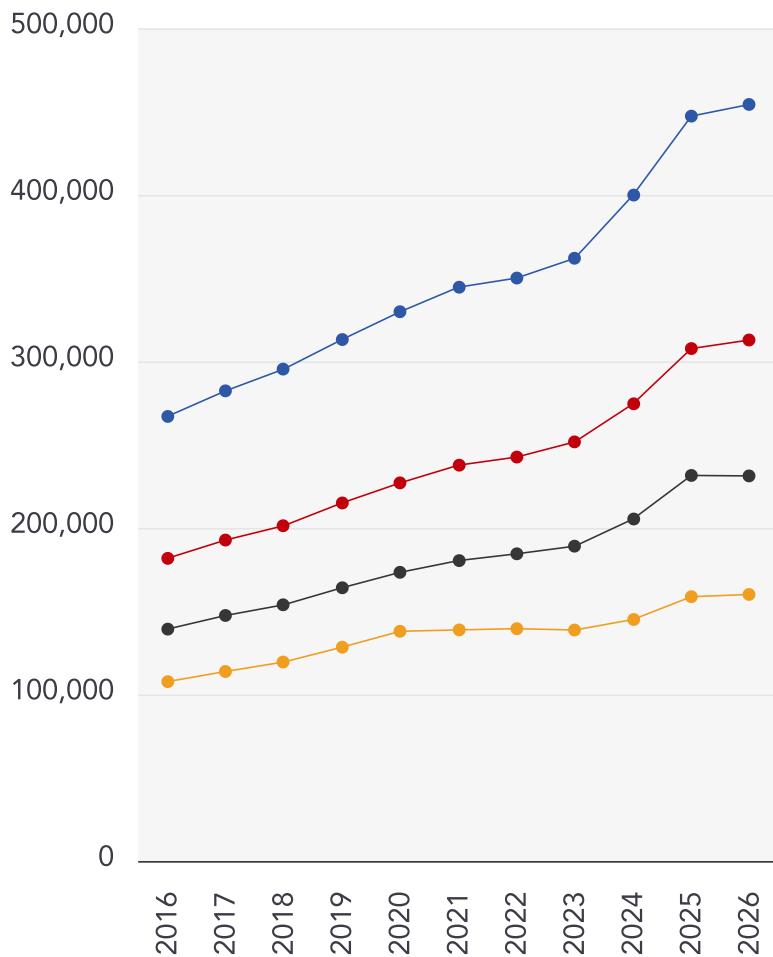
Last Sold Date:	30/06/1997
Last Sold Price:	£33,000

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

Market House Price Statistics



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



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

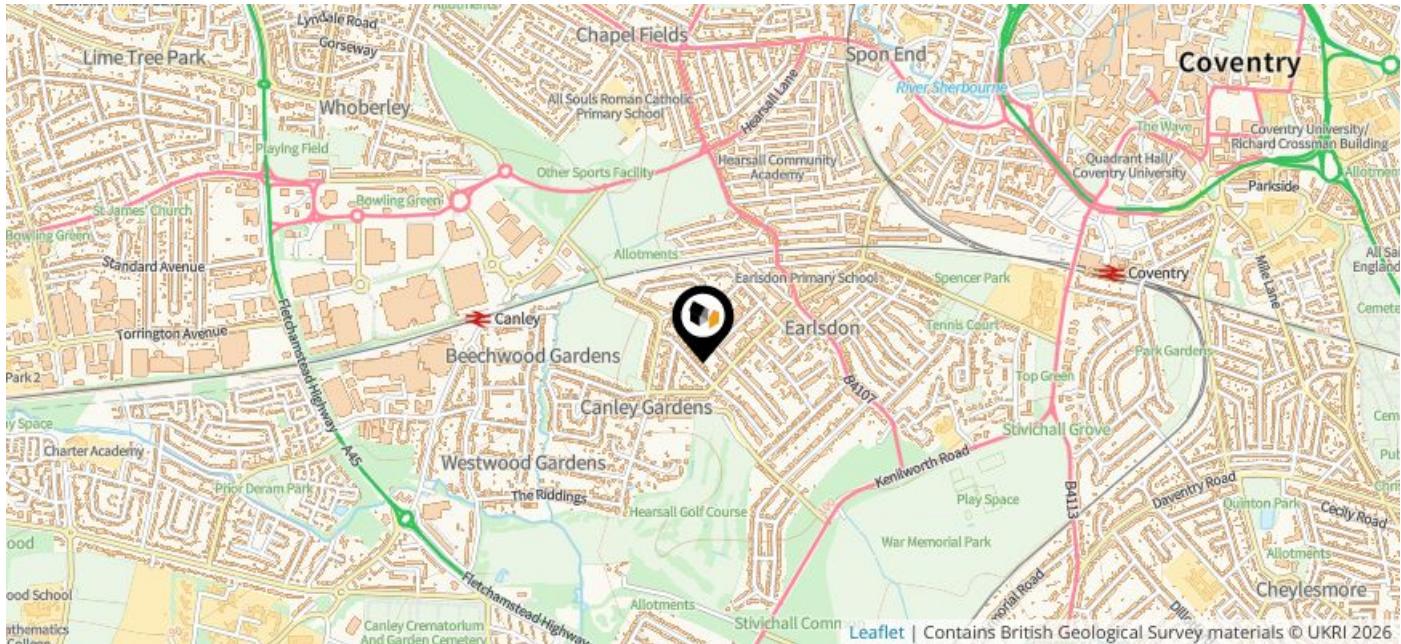
Flat

+48.62%

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

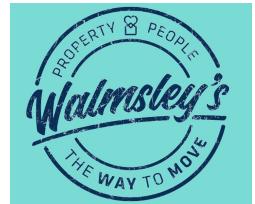
- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

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.

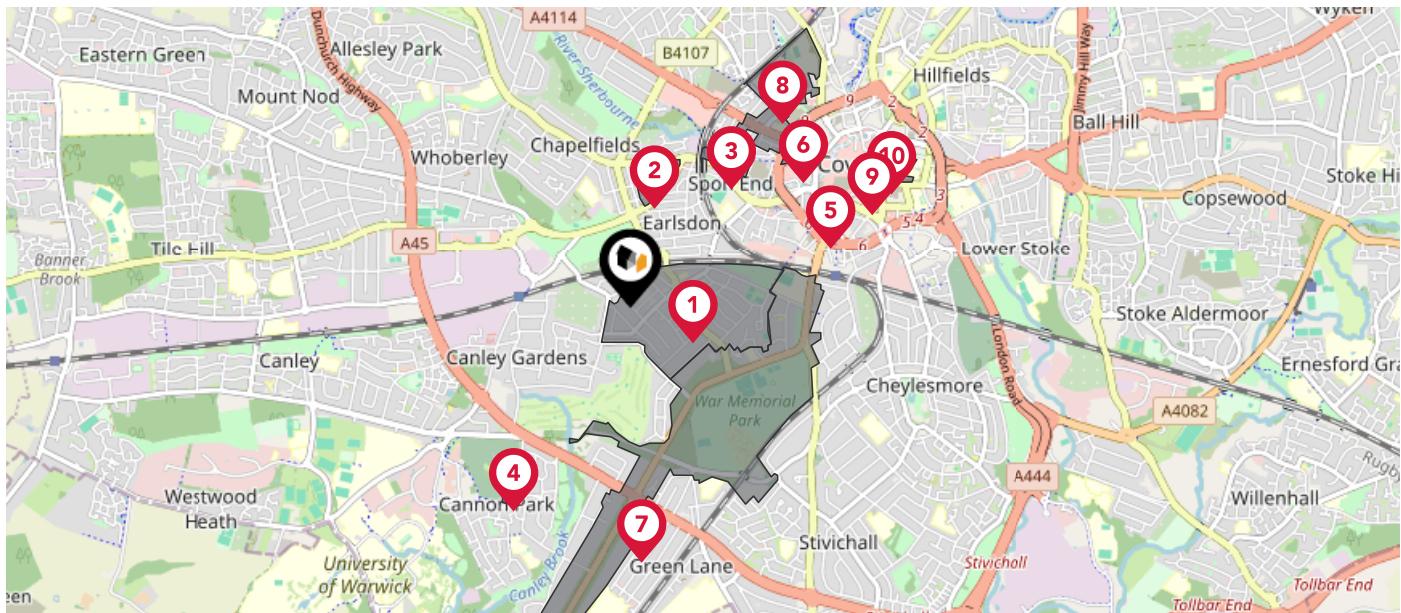
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

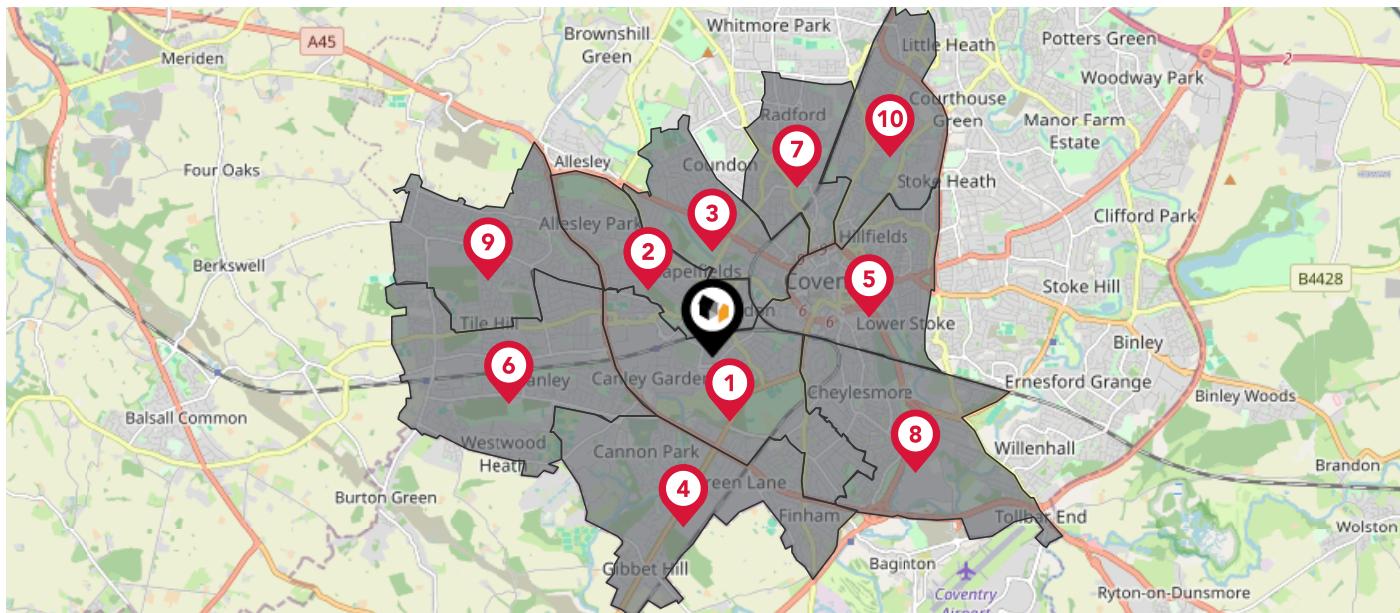
- 1 Earlsdon
- 2 Chapelfields
- 3 Spon End
- 4 Ivy Farm Lane (Canley Hamlet)
- 5 Greyfriars Green
- 6 Spon Street
- 7 Kenilworth Road
- 8 Naul's Mill
- 9 High Street
- 10 Hill Top and Cathedral

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



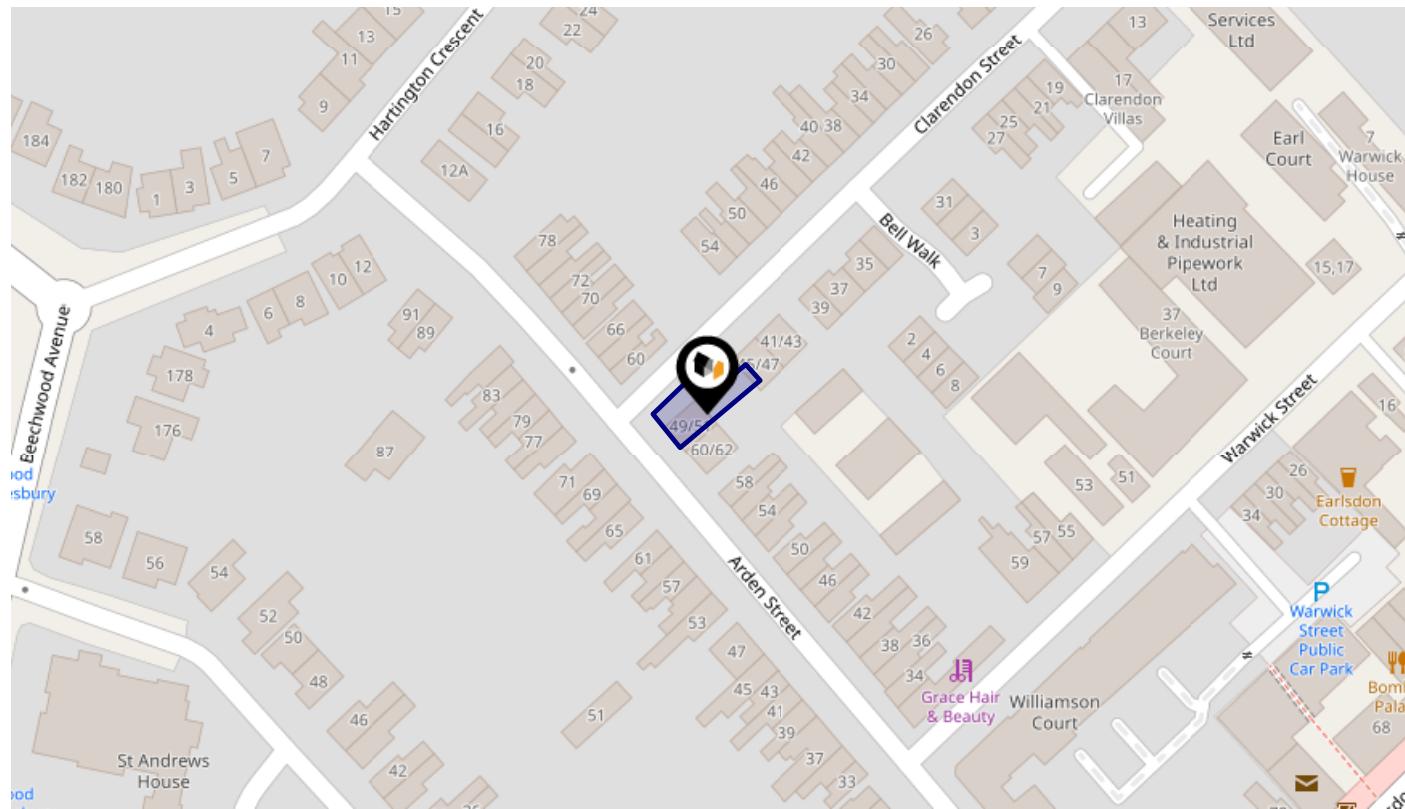
Nearby Council Wards

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

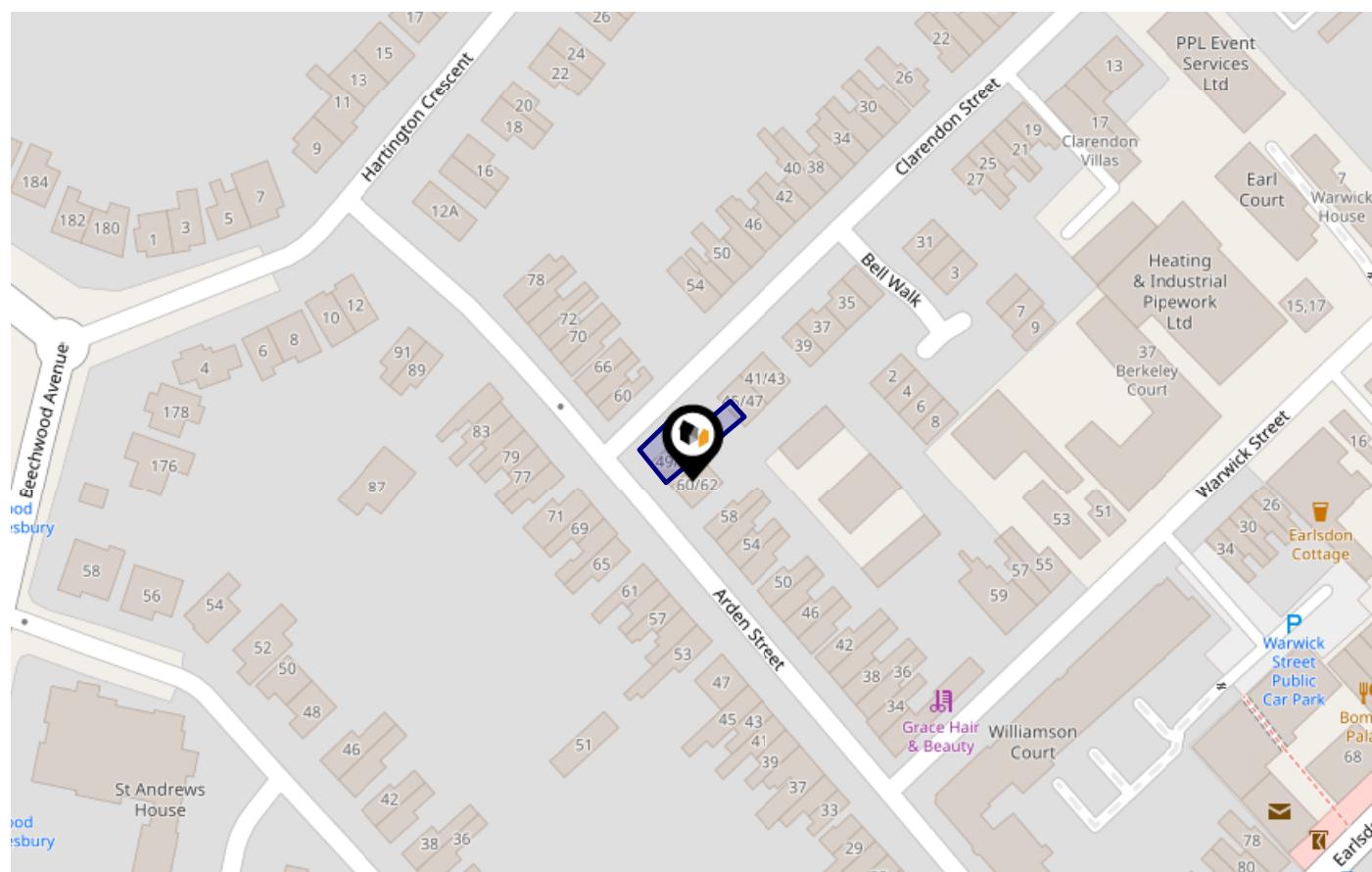


Flood Risk

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.

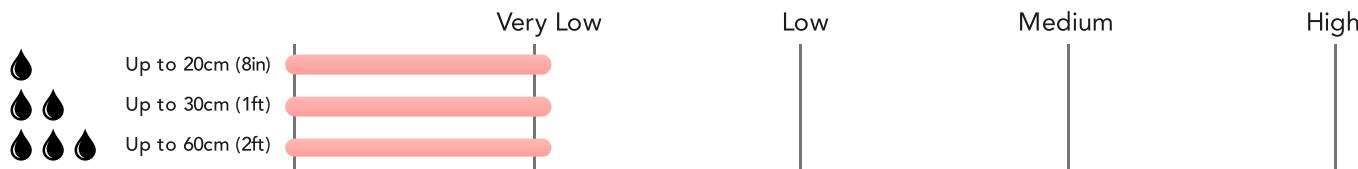


Risk Rating: Very low

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.

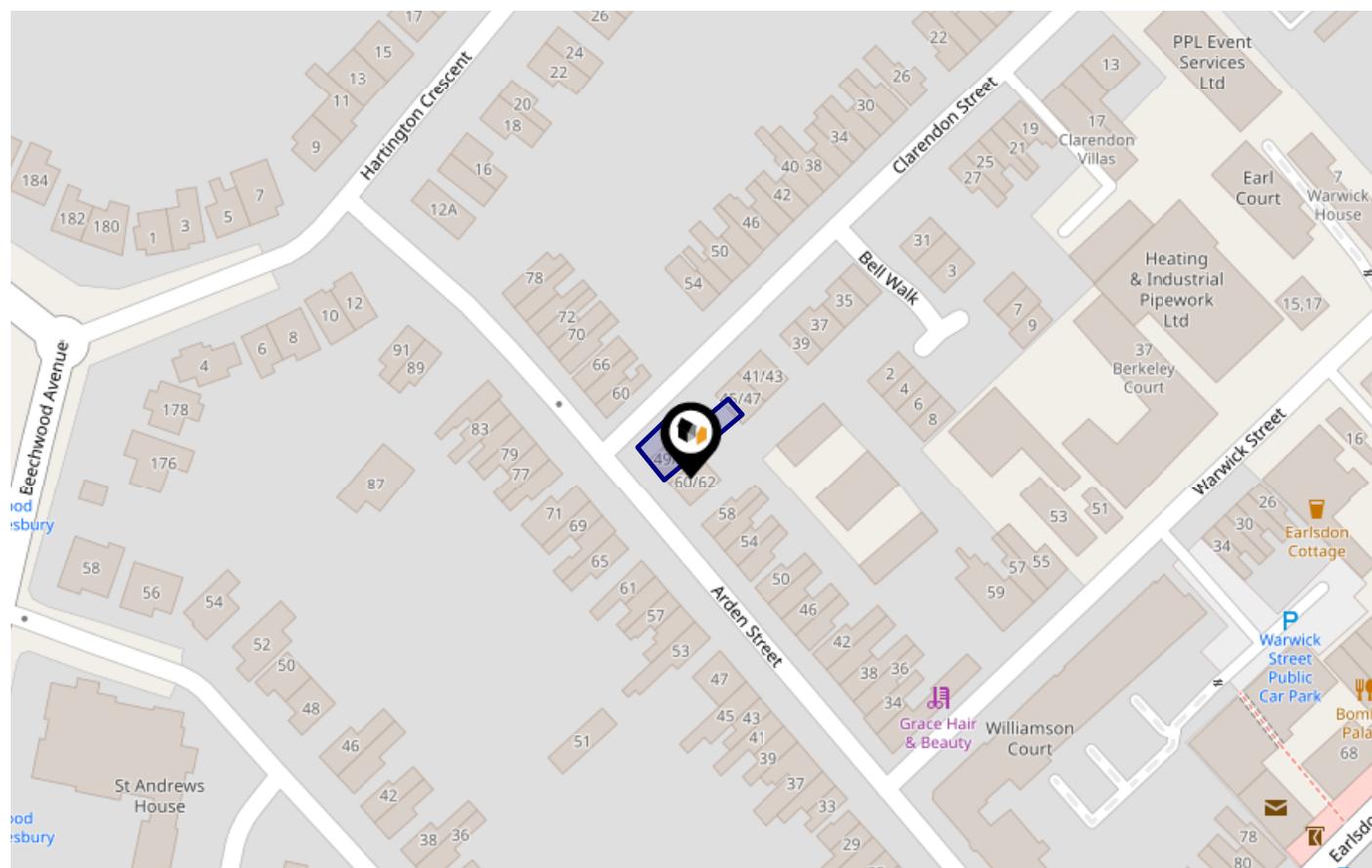
Chance of flooding to the following depths at this property:



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.

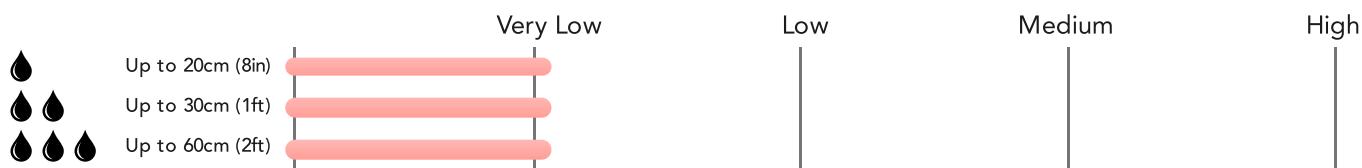


Risk Rating: Very low

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:

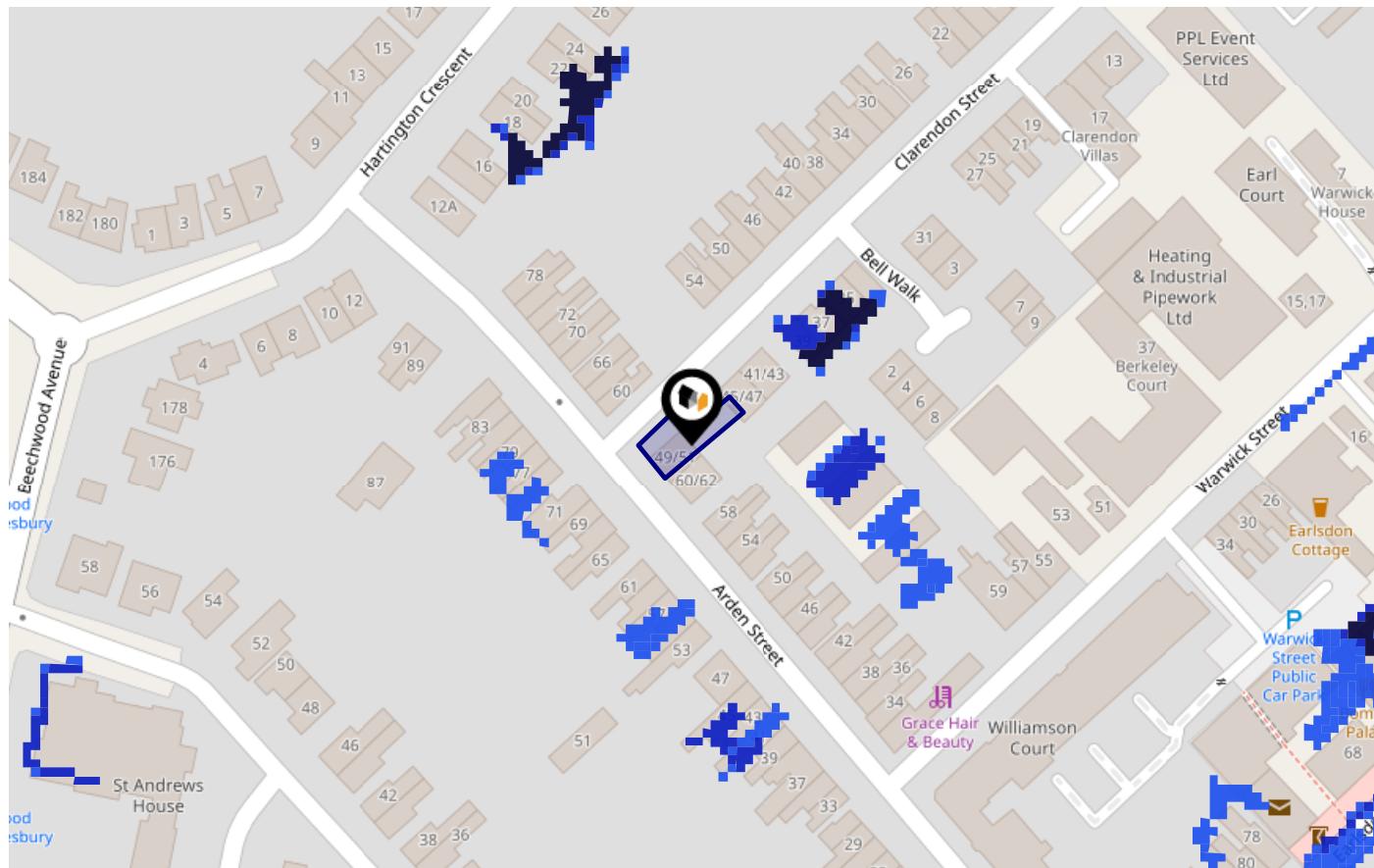


Flood Risk

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.

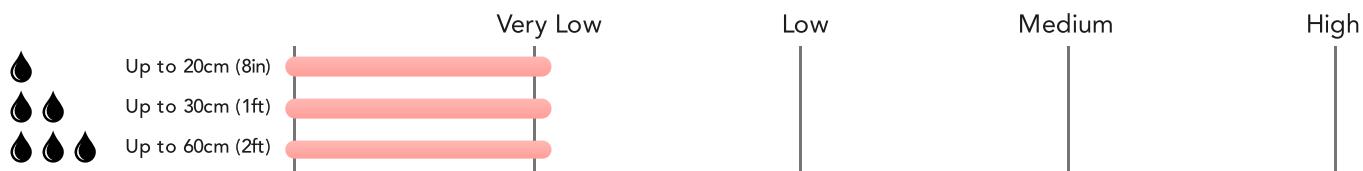


Risk Rating: Very low

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:

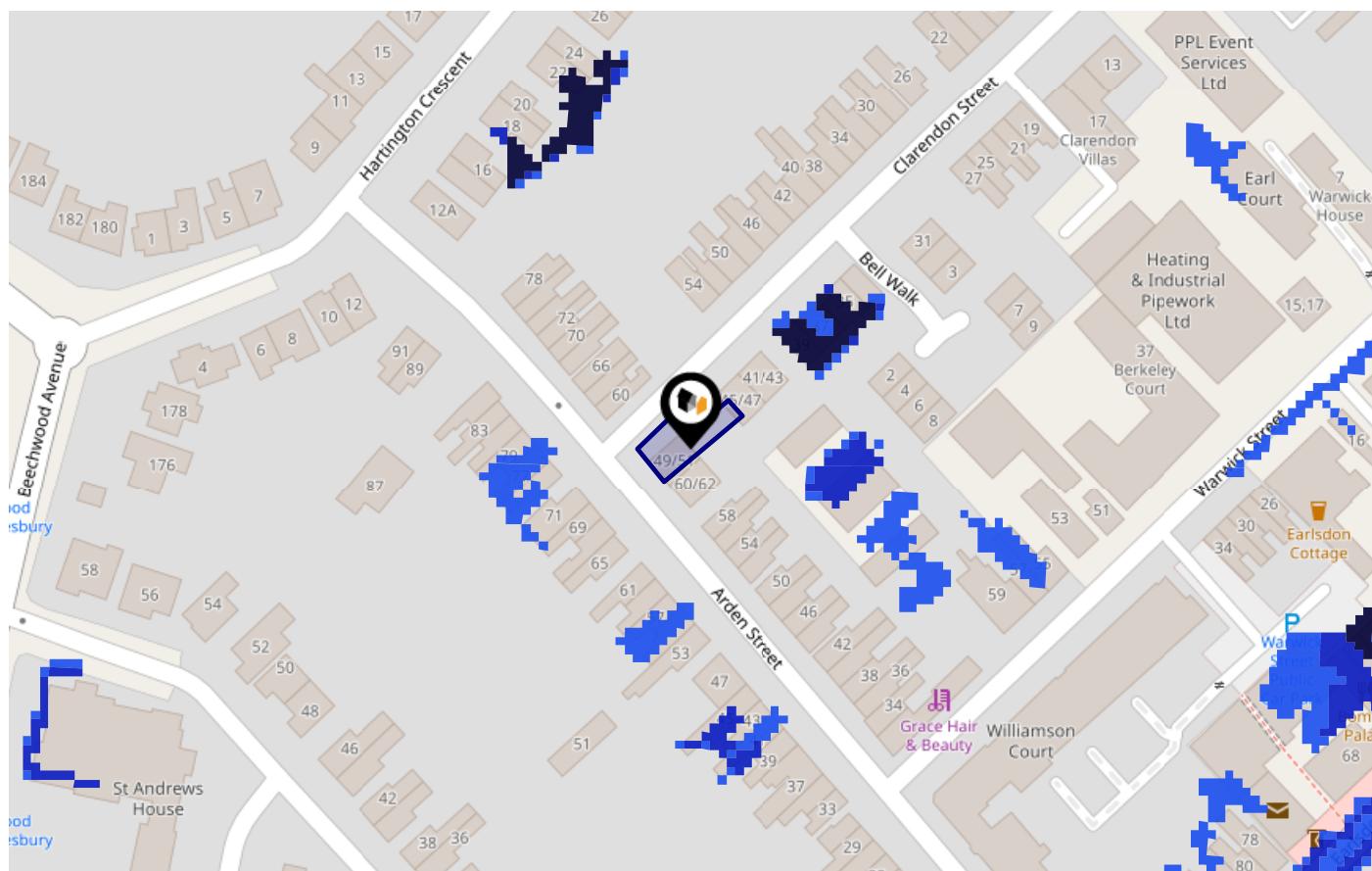


Flood Risk

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.

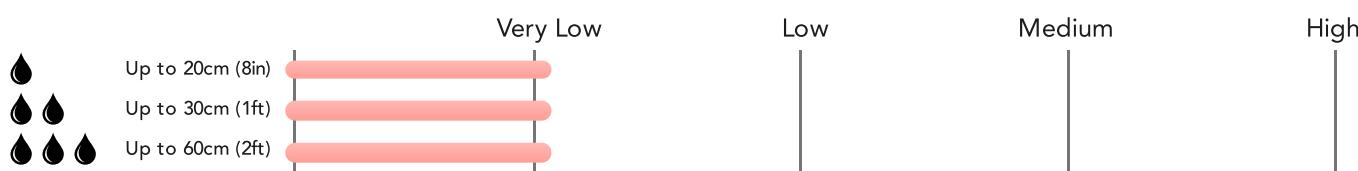


Risk Rating: Very low

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:

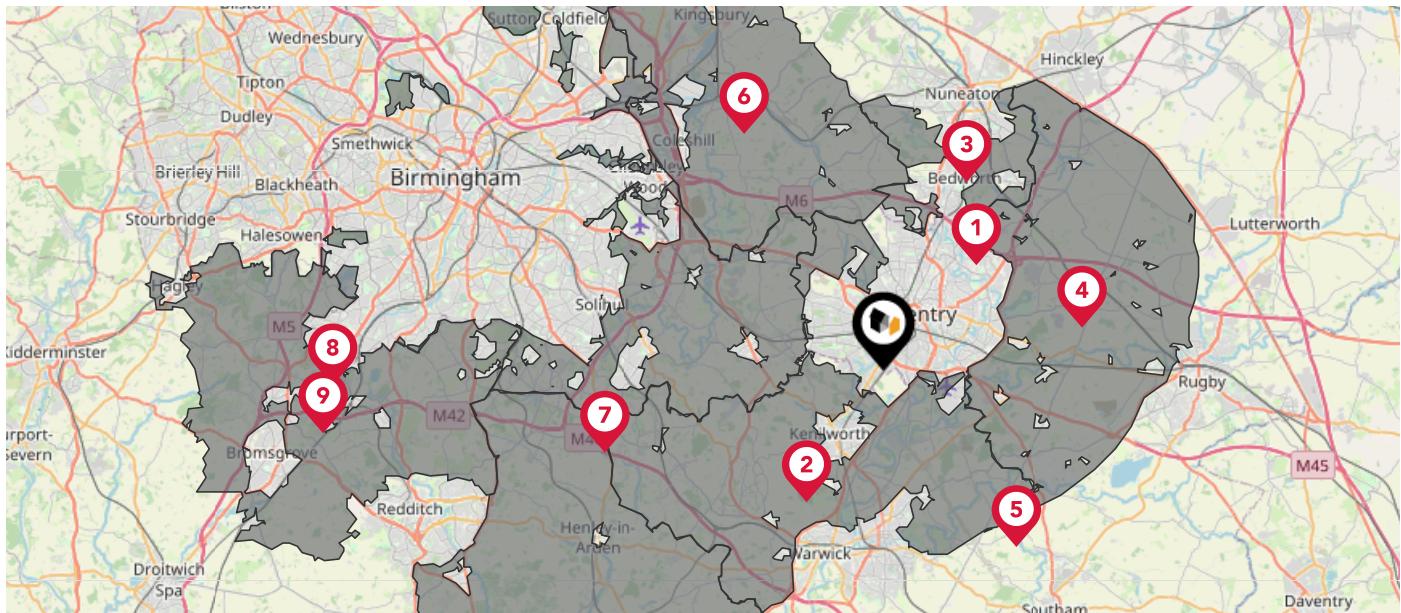


Maps

Green Belt



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



Nearby Green Belt Land

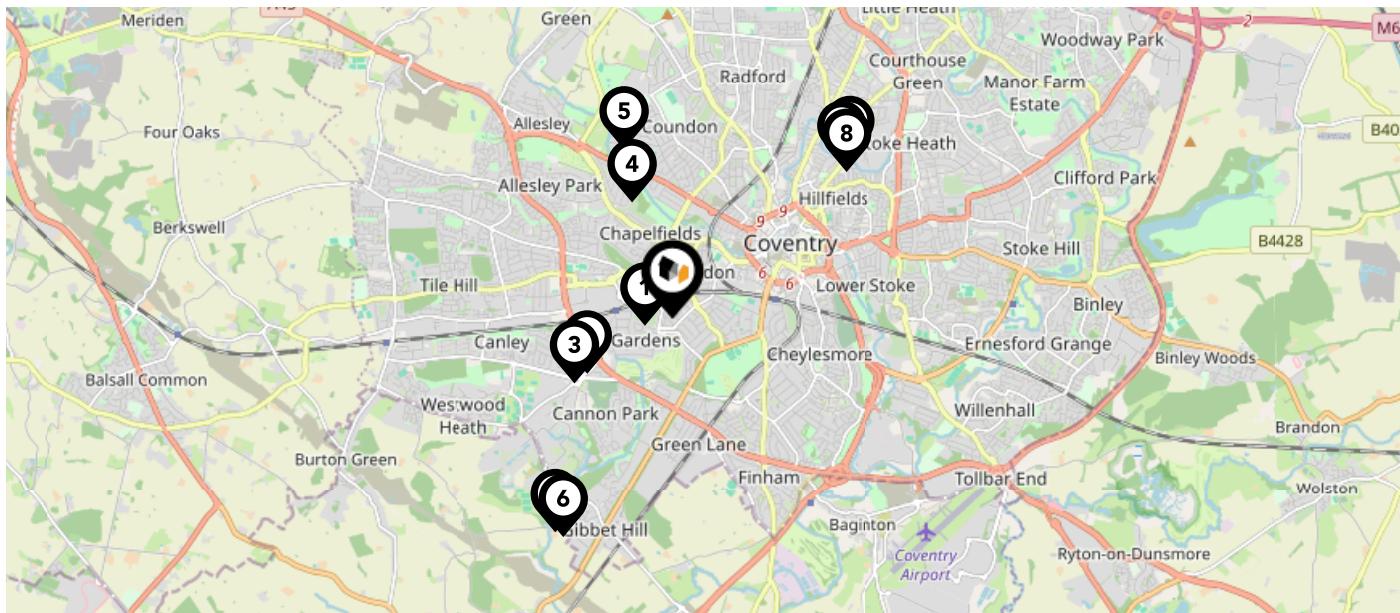
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

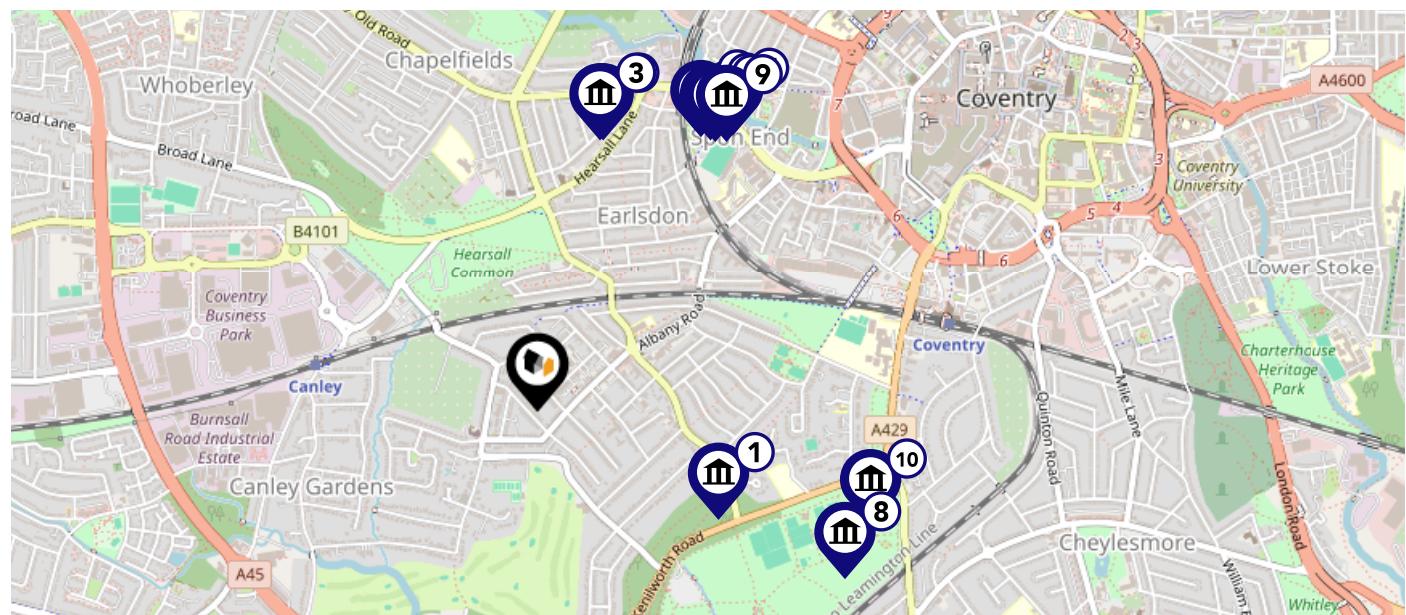
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
3	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Holyhead Road-Coundon, Coventry	Historic Landfill	<input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

Maps

Listed Buildings

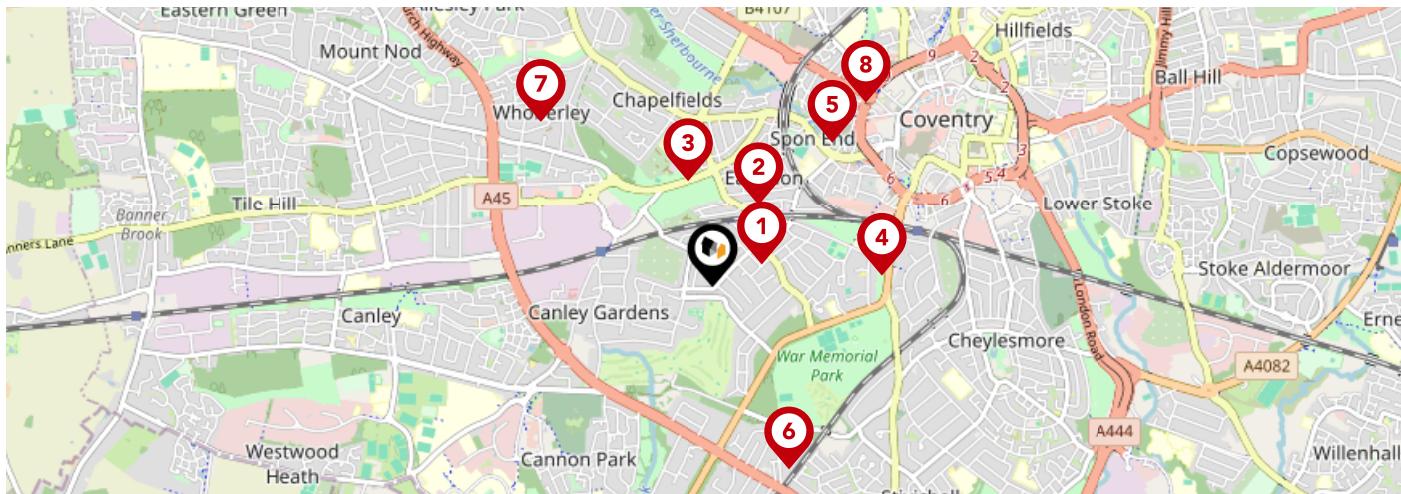


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1443610 - Earlsdon Drinking Fountain	Grade II	0.5 miles
 1076655 - 23, Allesley Old Road	Grade II	0.6 miles
 1076656 - 25-29, Allesley Old Road	Grade II	0.6 miles
 1335864 - 107-110, Spon End	Grade II	0.7 miles
 1342946 - 97-100, Spon End	Grade II	0.7 miles
 1076600 - 111-116, Spon End	Grade II	0.7 miles
 1342909 - Chapel Of St James And St Christopher	Grade II	0.8 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.8 miles
 1076603 - Spon Bridge	Grade II	0.8 miles
 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.8 miles

Area Schools



Nursery Primary Secondary College Private



Earlsdon Primary School

Ofsted Rating: Good | Pupils: 423 | Distance: 0.25



Hearsall Community Academy

Ofsted Rating: Good | Pupils: 466 | Distance: 0.43



All Souls' Catholic Primary School

Ofsted Rating: Good | Pupils: 239 | Distance: 0.49



King Henry VIII School

Ofsted Rating: Not Rated | Pupils: 802 | Distance: 0.77



Spon Gate Primary School

Ofsted Rating: Good | Pupils: 260 | Distance: 0.85



Stivichall Primary School

Ofsted Rating: Good | Pupils: 534 | Distance: 0.9



Whoberley Hall Primary School

Ofsted Rating: Good | Pupils: 240 | Distance: 1.07

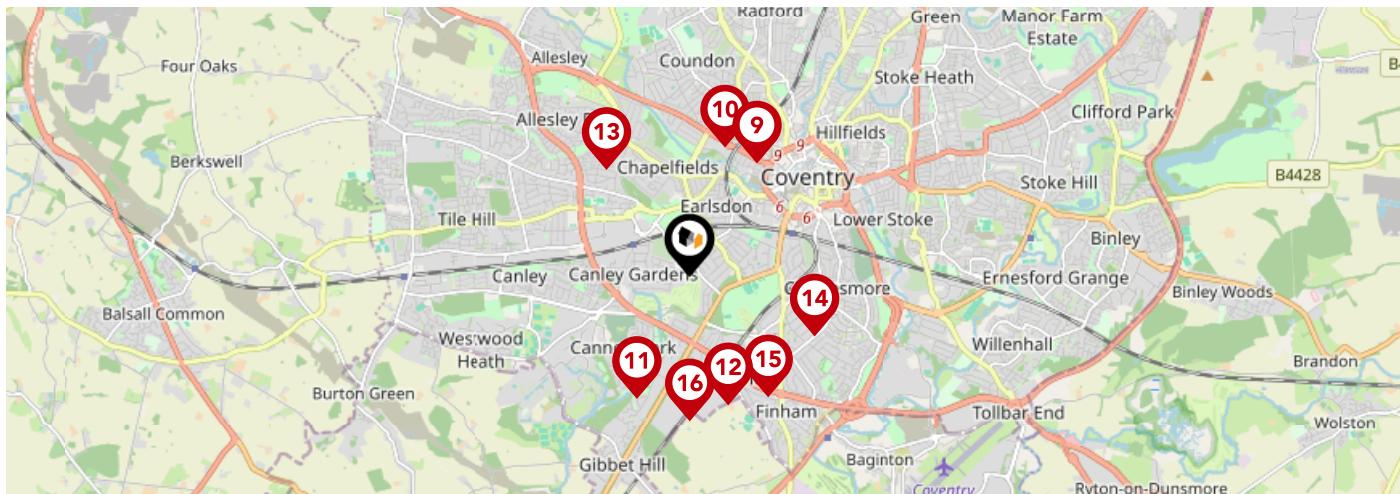


St Osburg's Catholic Primary School

Ofsted Rating: Good | Pupils: 228 | Distance: 1.09



Area Schools



Nursery Primary Secondary College Private



Bablake School

Ofsted Rating: Not Rated | Pupils: 1048 | Distance: 1.19



Moseley Primary School

Ofsted Rating: Good | Pupils: 502 | Distance: 1.2



Cannon Park Primary School

Ofsted Rating: Good | Pupils: 204 | Distance: 1.21



Finham Park School

Ofsted Rating: Outstanding | Pupils: 1711 | Distance: 1.22



St Christopher Primary School

Ofsted Rating: Good | Pupils: 458 | Distance: 1.23



Manor Park Primary School

Ofsted Rating: Good | Pupils: 727 | Distance: 1.24



Grange Farm Primary School

Ofsted Rating: Good | Pupils: 421 | Distance: 1.3

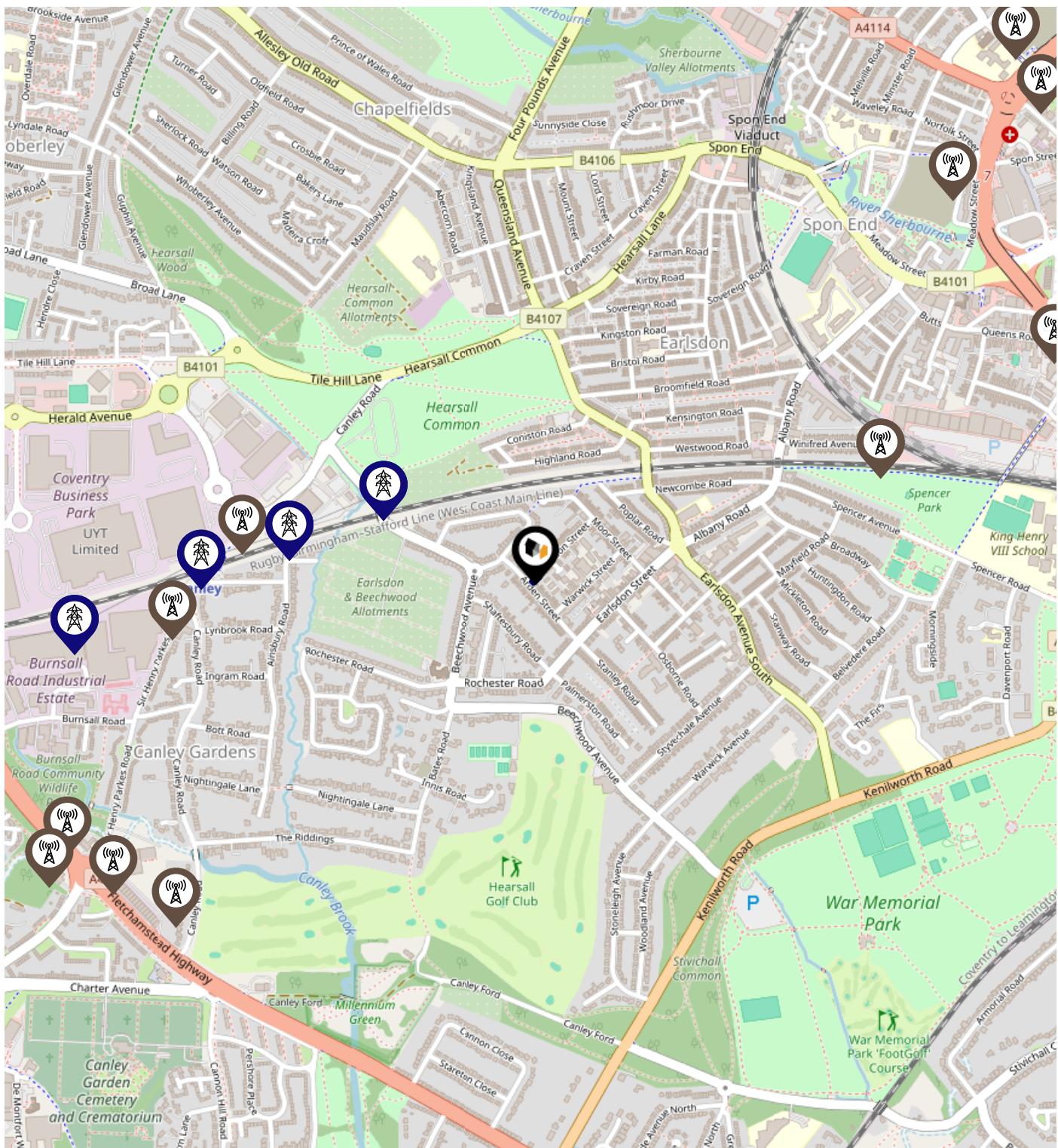


Bishop Ullathorne Catholic School

Ofsted Rating: Good | Pupils: 1140 | Distance: 1.31



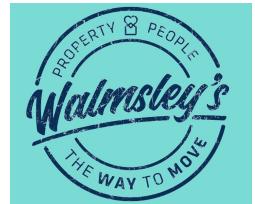
Local Area Masts & Pylons



Key:

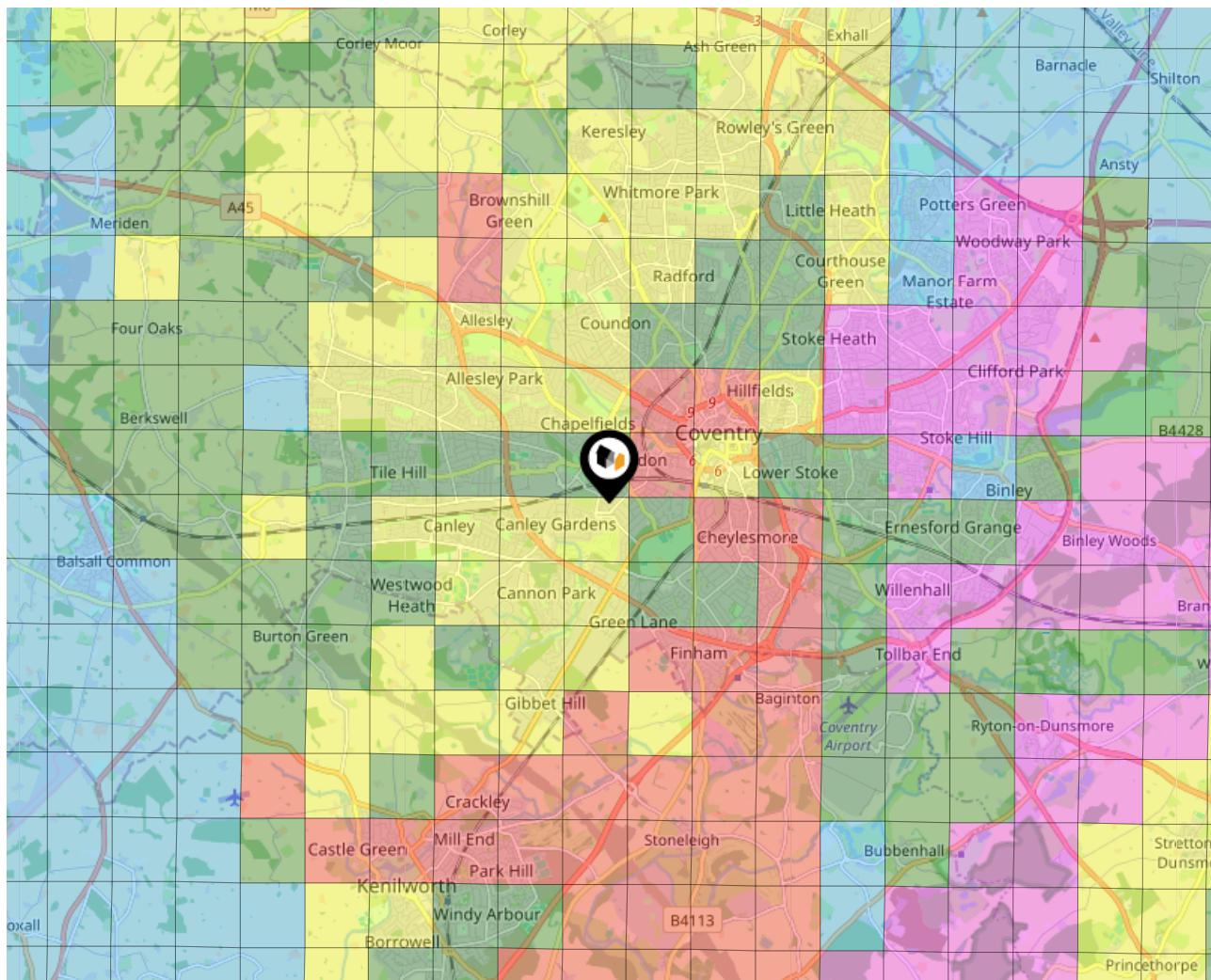
- Power Pylons
- Communication Masts

Environment Radon Gas



What is Radon?

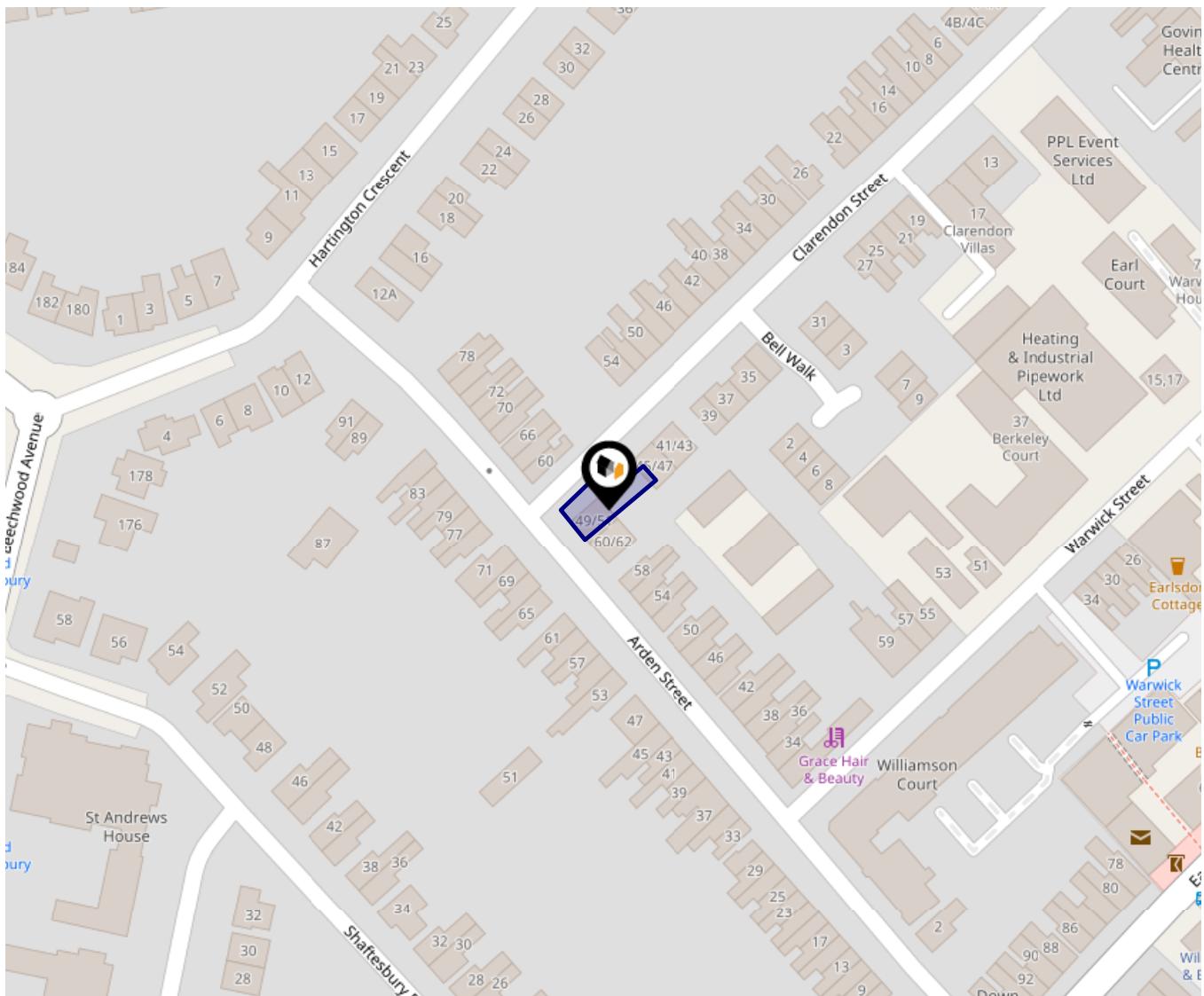
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

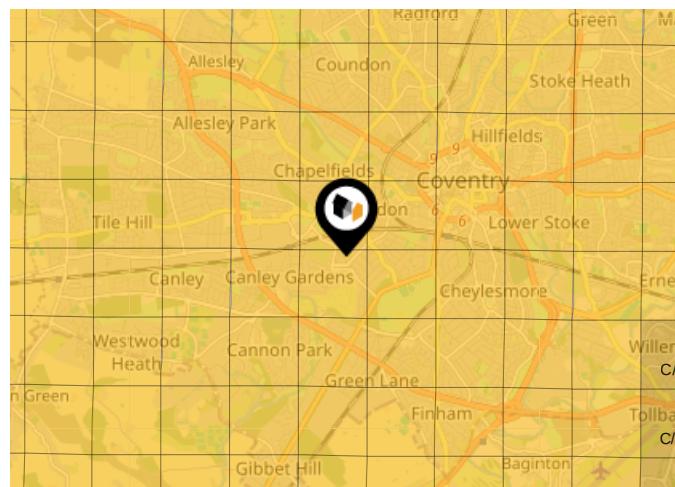
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment Soils & Clay



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

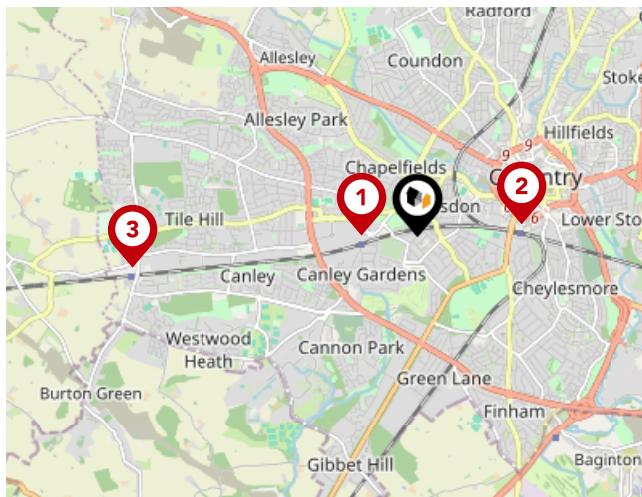
Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

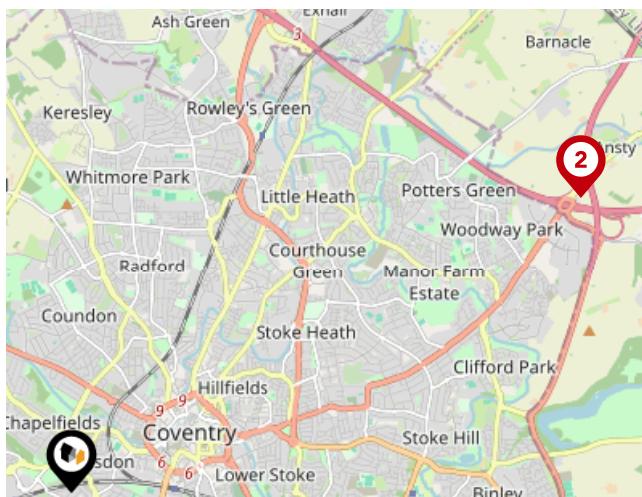
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



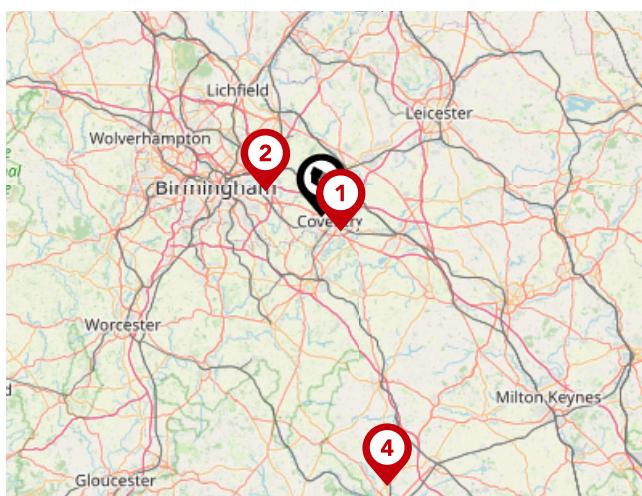
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.51 miles
2	Coventry Rail Station	0.94 miles
3	Tile Hill Rail Station	2.6 miles



Trunk Roads/Motorways

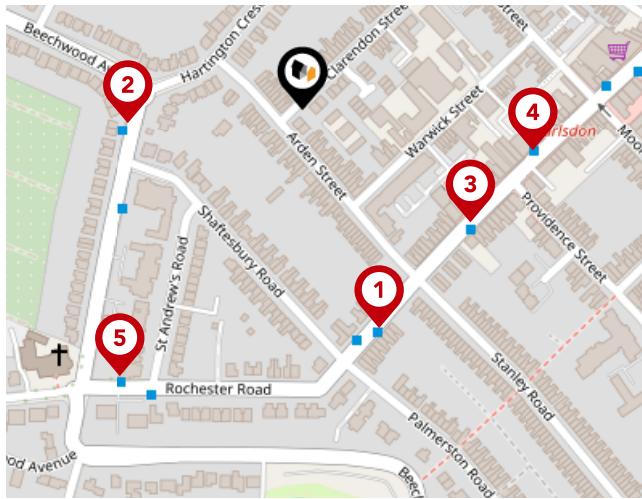
Pin	Name	Distance
1	M6 J3	4.76 miles
2	M6 J2	5.32 miles
3	M40 J14	10.1 miles
4	M40 J15	10.17 miles
5	M6 J3A	8.22 miles



Airports/Helipads

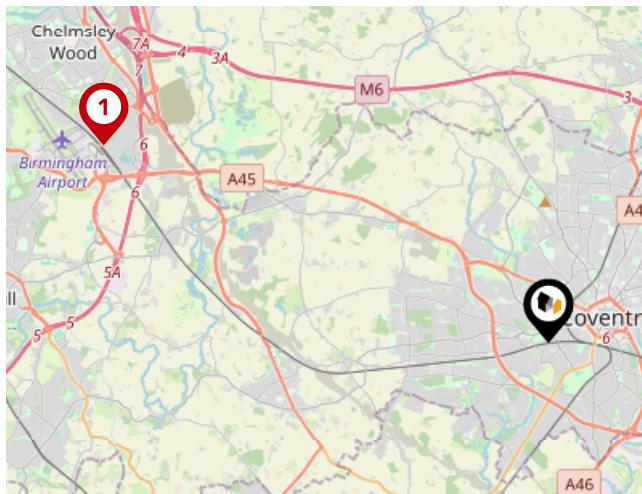
Pin	Name	Distance
1	Baginton	3.36 miles
2	Birmingham Airport	9.06 miles
3	East Mids Airport	30.79 miles
4	Kidlington	40.3 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Palmerston Road	0.13 miles
2	Montes Court	0.1 miles
3	Providence St	0.11 miles
4	Providence St	0.13 miles
5	Beechwood Court	0.18 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.79 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

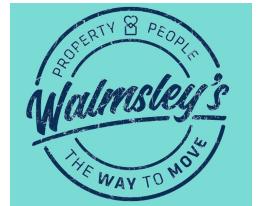


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Agent Disclaimer



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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Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,
CV5 6EG
0330 1180062
mark@walmsleysthewaytomove.co.uk
www.walmsleysthewaytomove.co.uk

