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Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd January 2026



KENPAS HIGHWAY, COVENTRY, CV3

Price Estimate : £250,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

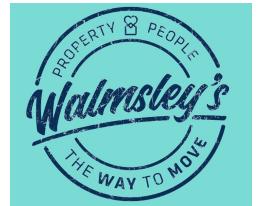
www.walmsleysthewaytomove.co.uk



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Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A spacious, terraced, three bedroom home

Garage & private gardens to rear

Within close proximity of popular local schooling & Memorial Park

Wide welcoming hallway & two reception rooms

Well equipped kitchen with garden views

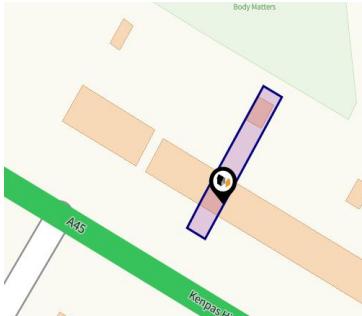
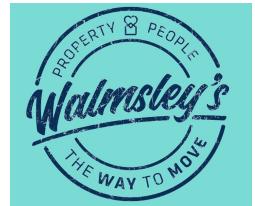
Gas centrally heated & double glazed throughout

Massive further potential to rear & loft space (subject to permissions)

EPC re-ordered, TOTAL 101.4 SQ.M or 1091 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@walmsleysthewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Terraced
Bedrooms:	3
Plot Area:	0.06 acres
Year Built :	1930-1949
Council Tax :	Band C
Annual Estimate:	£2,145
Title Number:	WK171784

Price Estimate: £250,000
Tenure: Freehold

Local Area

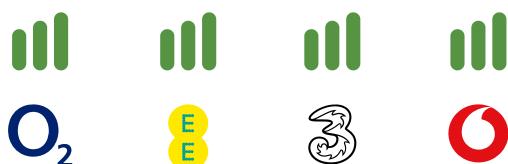
Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



51, Kenpas Highway, Coventry, CV3 6AW

Last Sold Date:	26/02/2021	09/05/1997
Last Sold Price:	£210,000	£46,500

67, Kenpas Highway, Coventry, CV3 6AW

Last Sold Date:	13/09/2019	10/12/2004	31/05/2002	30/07/1999
Last Sold Price:	£230,000	£165,000	£91,000	£66,000

77, Kenpas Highway, Coventry, CV3 6AW

Last Sold Date:	29/03/2018	05/10/2001
Last Sold Price:	£260,000	£82,500

69, Kenpas Highway, Coventry, CV3 6AW

Last Sold Date:	11/07/2016
Last Sold Price:	£179,000

71, Kenpas Highway, Coventry, CV3 6AW

Last Sold Date:	14/12/2007	31/07/2000
Last Sold Price:	£159,950	£59,950

53, Kenpas Highway, Coventry, CV3 6AW

Last Sold Date:	25/10/2006	01/03/1996
Last Sold Price:	£120,000	£42,500

55, Kenpas Highway, Coventry, CV3 6AW

Last Sold Date:	06/09/2005	11/01/2002	15/09/1998
Last Sold Price:	£125,000	£74,000	£59,500

63, Kenpas Highway, Coventry, CV3 6AW

Last Sold Date:	27/05/2005	28/02/2003
Last Sold Price:	£125,000	£52,000

59, Kenpas Highway, Coventry, CV3 6AW

Last Sold Date:	19/02/2004	12/12/2003	23/02/1996
Last Sold Price:	£136,000	£130,000	£53,000

57, Kenpas Highway, Coventry, CV3 6AW

Last Sold Date:	05/12/2003	20/07/1998
Last Sold Price:	£133,000	£42,500

65, Kenpas Highway, Coventry, CV3 6AW

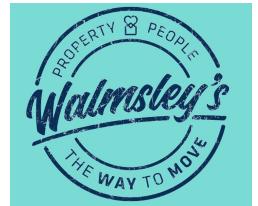
Last Sold Date:	20/06/2003	20/11/1995
Last Sold Price:	£111,000	£55,000

79, Kenpas Highway, Coventry, CV3 6AW

Last Sold Date:	06/07/2001
Last Sold Price:	£117,950

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

Market Sold in Street



61, Kenpas Highway, Coventry, CV3 6AW

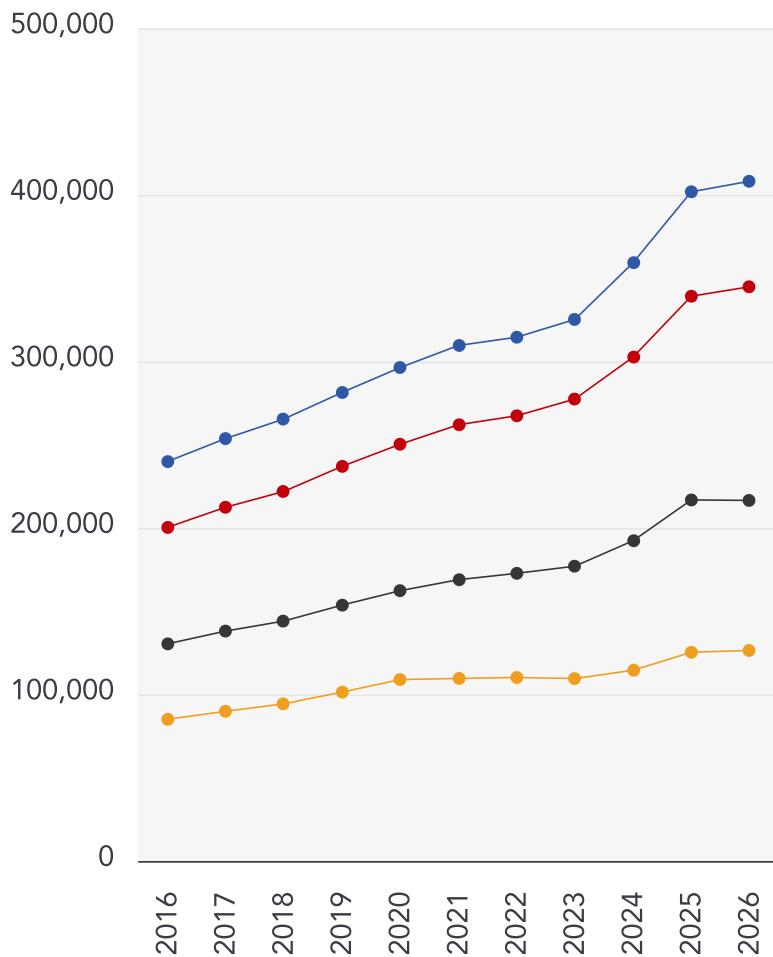
Last Sold Date:	25/02/2000	26/05/1995
Last Sold Price:	£69,950	£48,000

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 CV3



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

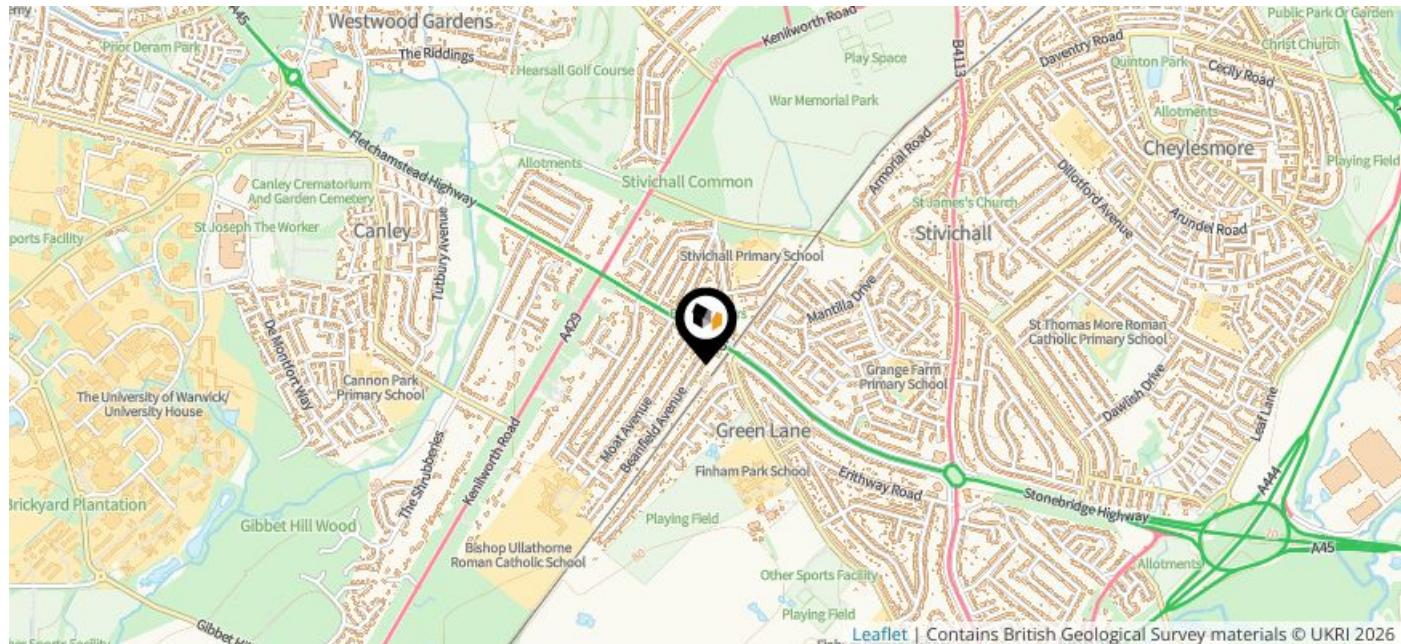
Flat

+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.

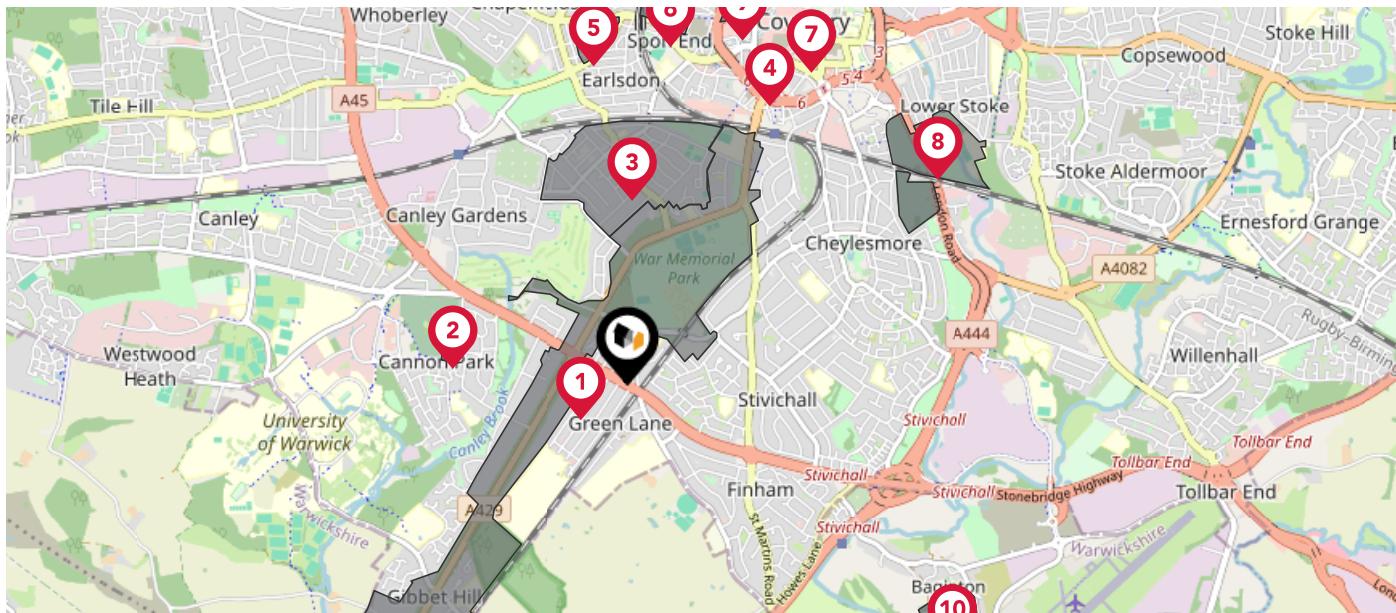
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

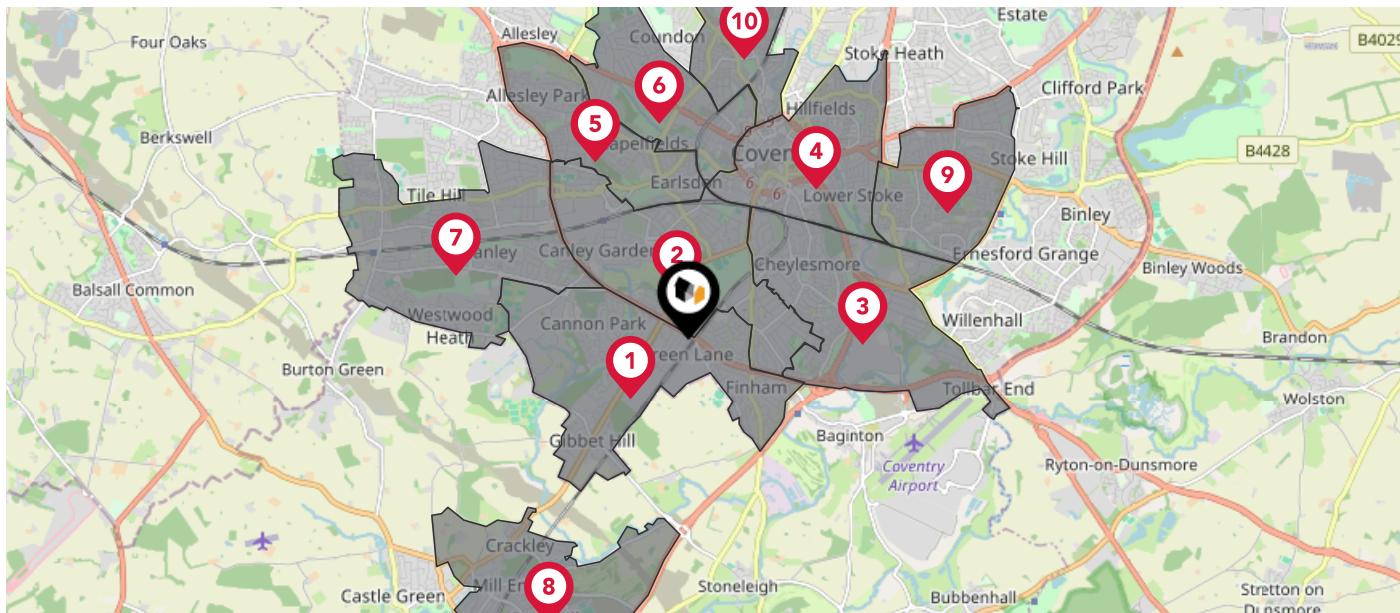
- 1 Kenilworth Road
- 2 Ivy Farm Lane (Canley Hamlet)
- 3 Earlsdon
- 4 Greyfriars Green
- 5 Chapelfields
- 6 Spon End
- 7 High Street
- 8 London Road
- 9 Spon Street
- 10 Baginton

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

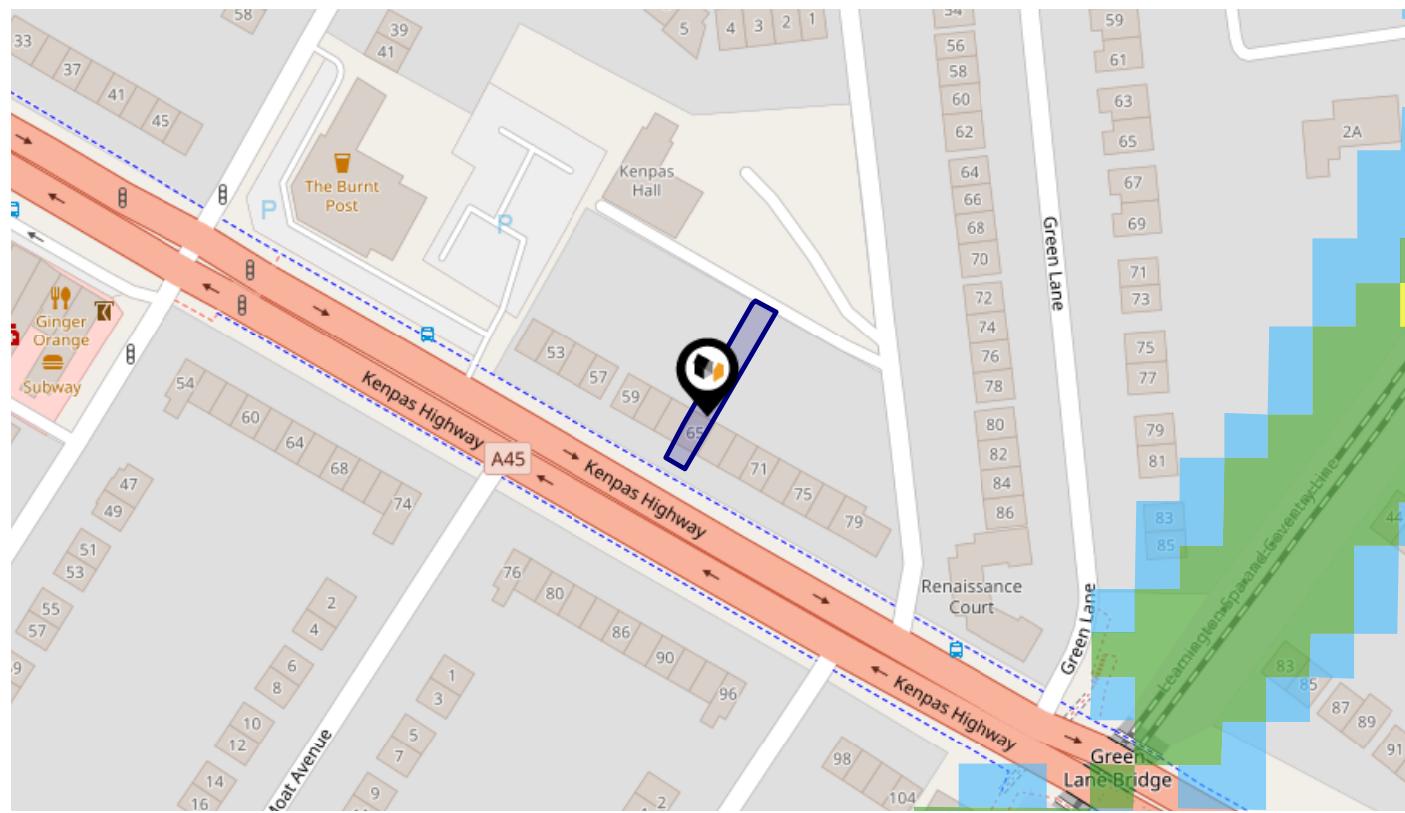
- 1 Wainbody Ward
- 2 Earlsdon Ward
- 3 Cheylesmore Ward
- 4 St. Michael's Ward
- 5 Whoberley Ward
- 6 Sherbourne Ward
- 7 Westwood Ward
- 8 Kenilworth Park Hill Ward
- 9 Lower Stoke Ward
- 10 Radford Ward

Maps

Rail Noise



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

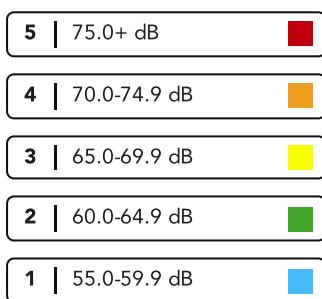


Rail Noise Data

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:

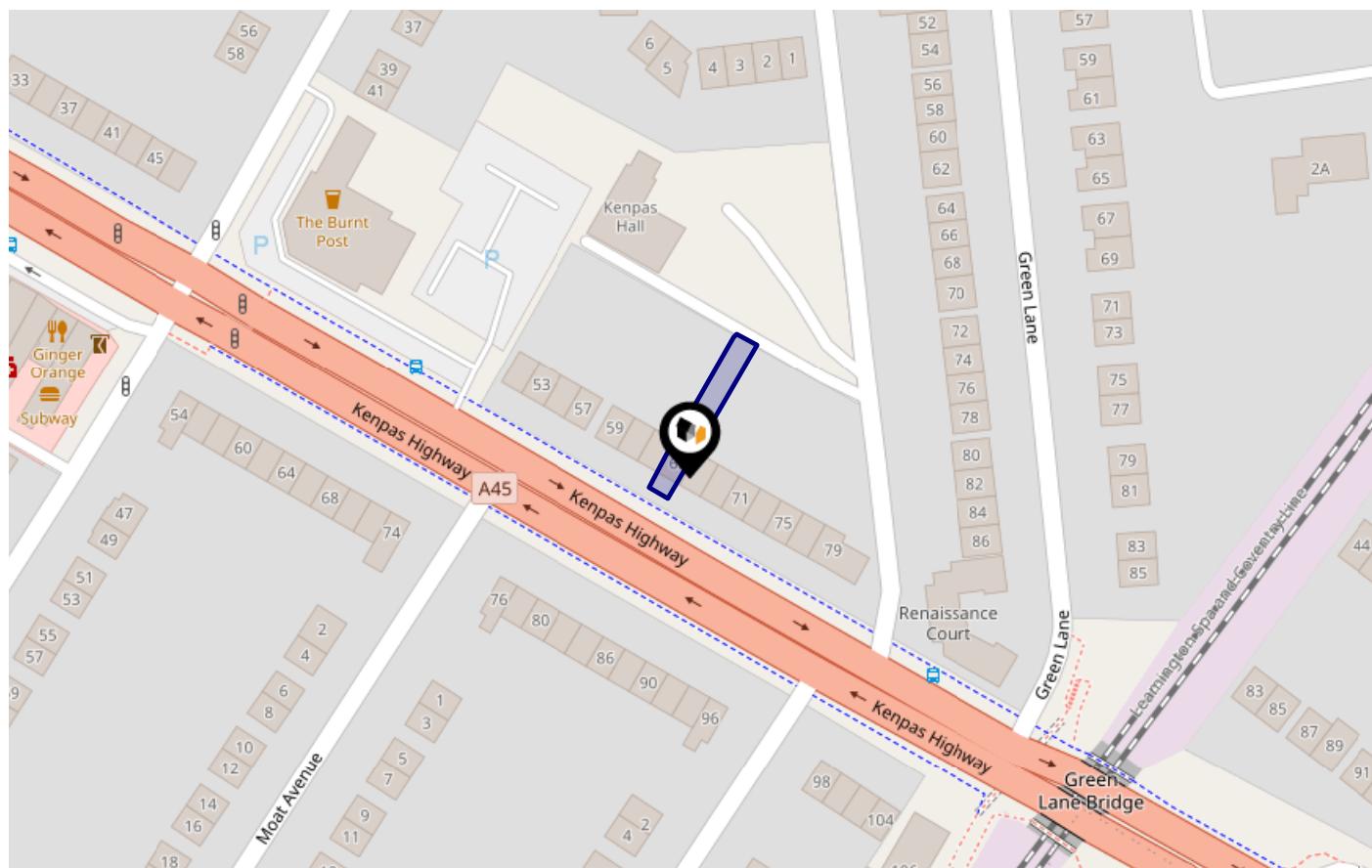


Flood Risk

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.

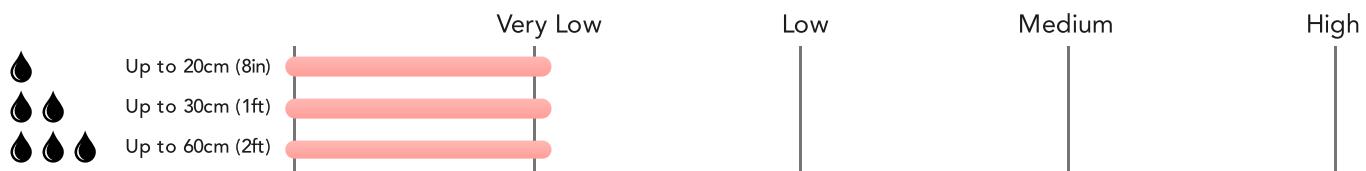


Risk Rating: Very low

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:

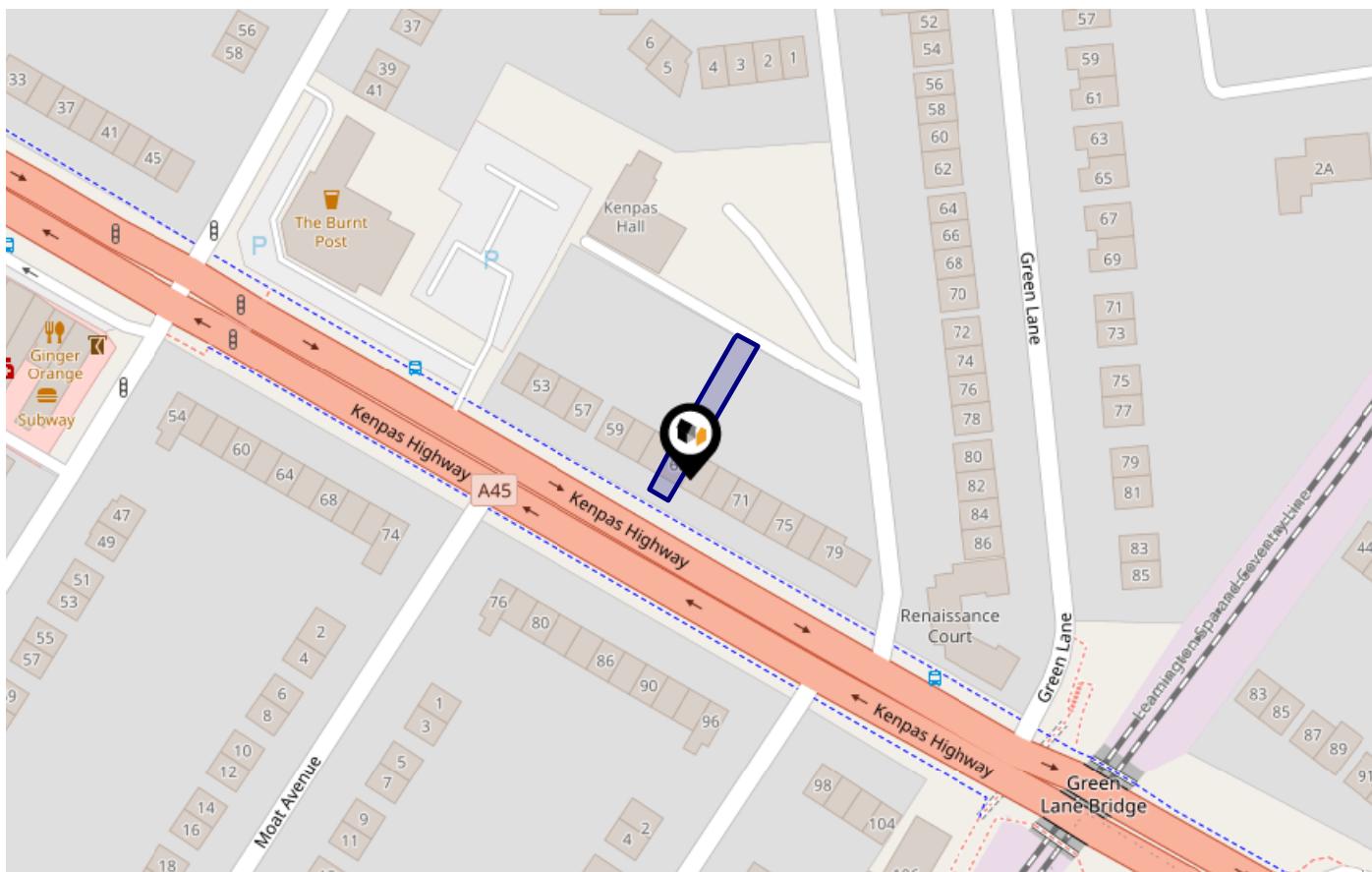


Flood Risk

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.

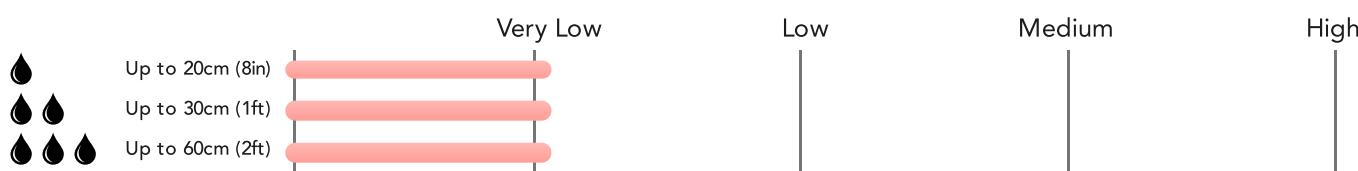


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- █ **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
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Chance of flooding to the following depths at this property:

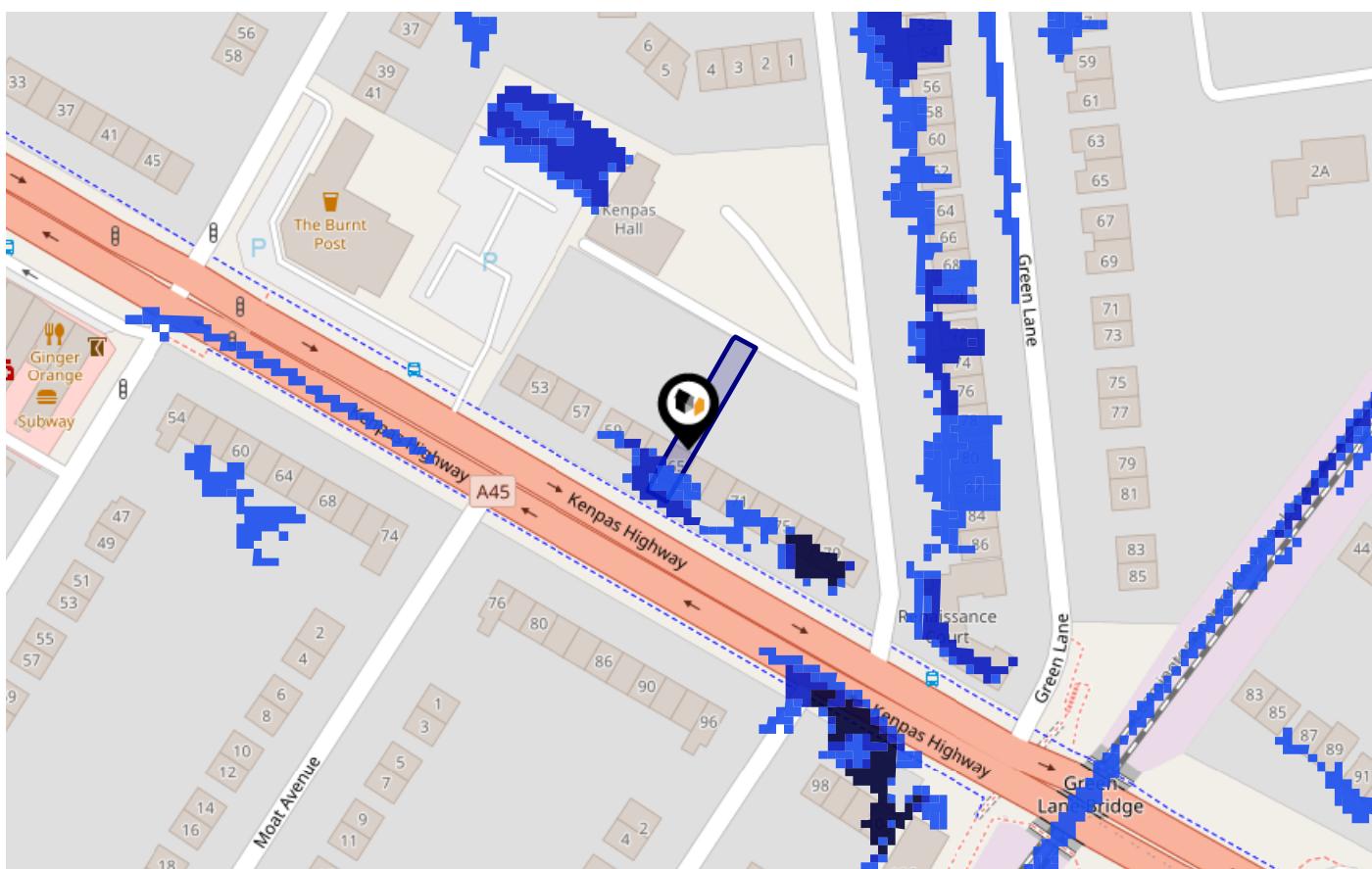


Flood Risk

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.

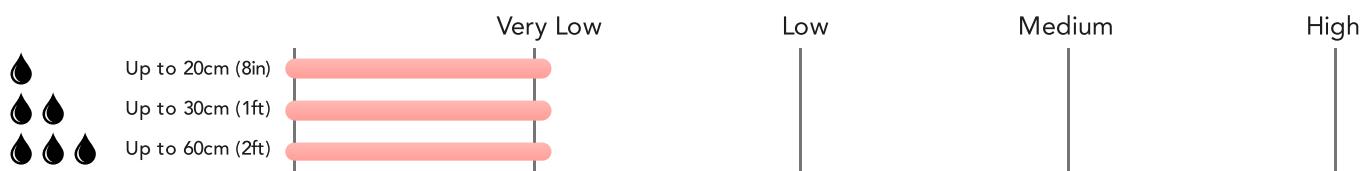


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- █ **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- █ **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

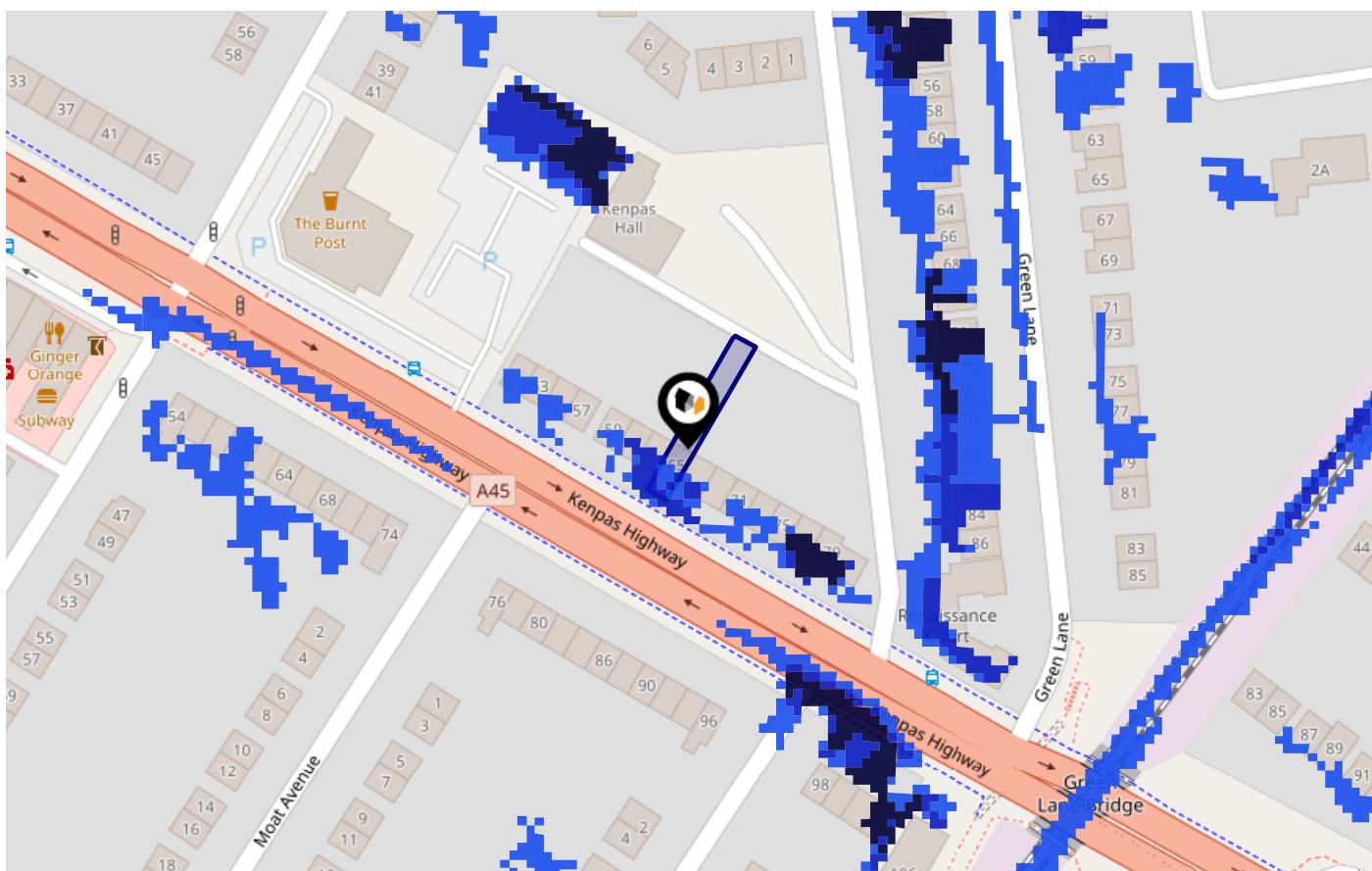


Flood Risk

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.

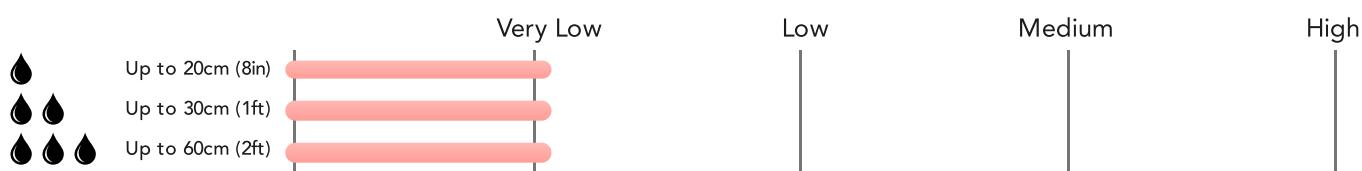


Risk Rating: Very low

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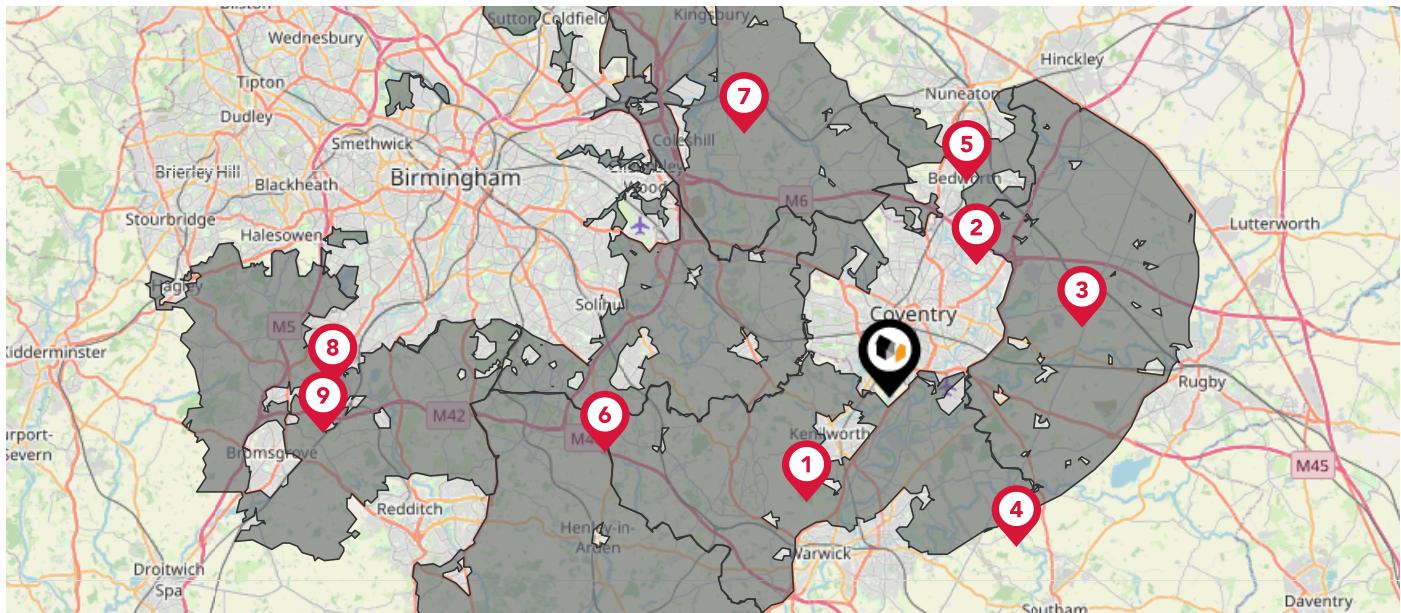


Maps

Green Belt



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



Nearby Green Belt Land

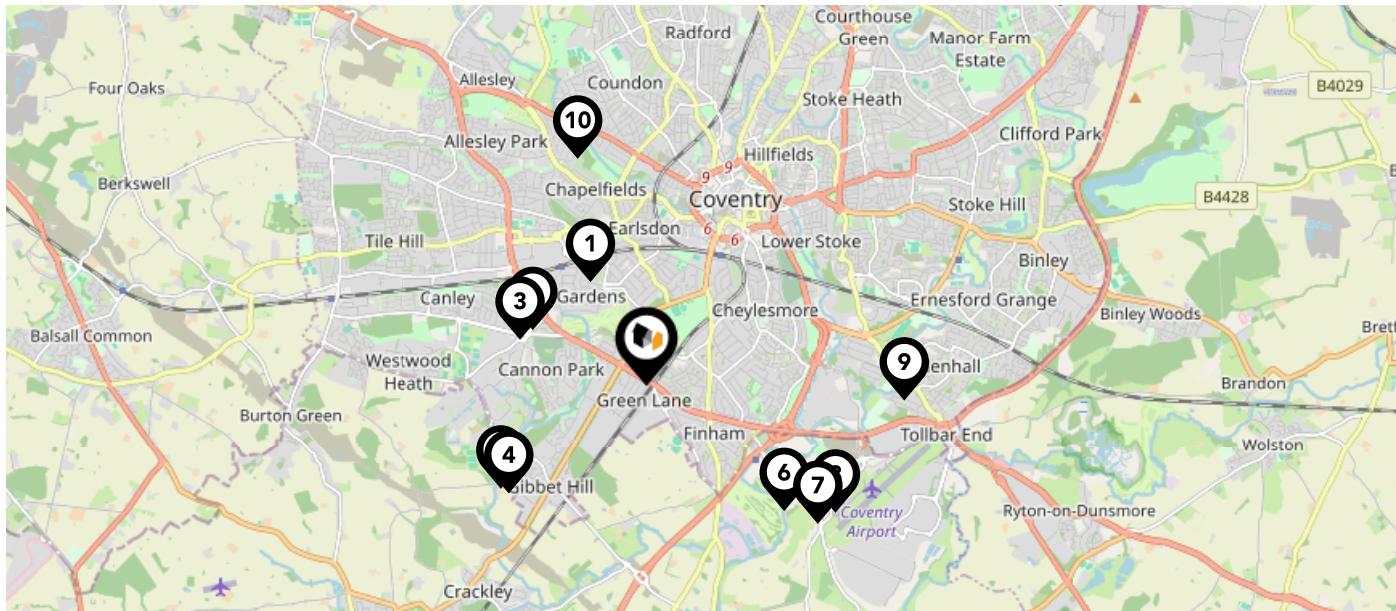
- 1 Birmingham Green Belt - Warwick
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - Solihull
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham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

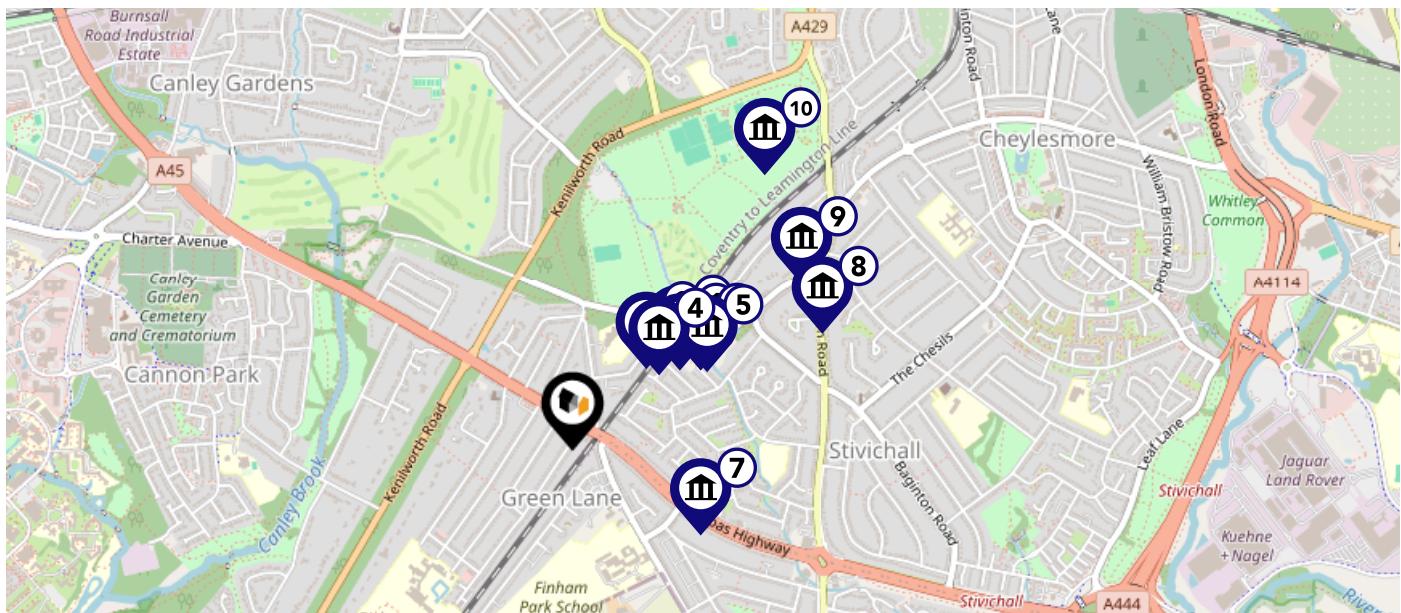
 1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
 2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
 3	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
 4	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
 5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
 6	Hall Drive-Baginton	Historic Landfill	<input type="checkbox"/>
 7	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
 8	Rowley Road-Baginton	Historic Landfill	<input type="checkbox"/>
 9	London Road B-Willenhall, Coventry	Historic Landfill	<input type="checkbox"/>
 10	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

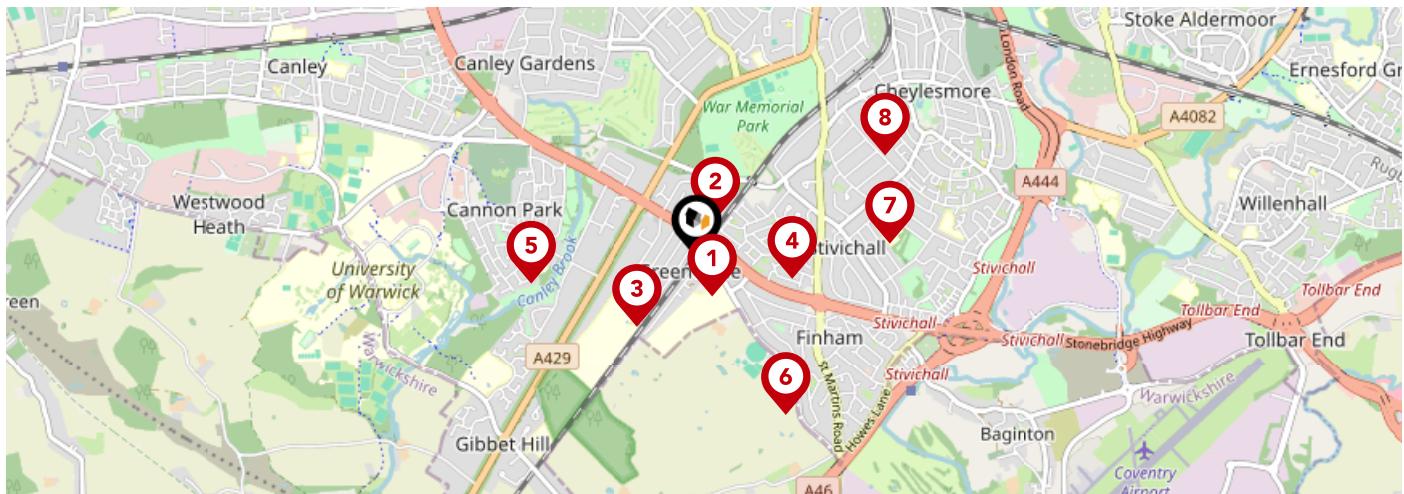


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1076608 - Bridge Cottage	Grade II	0.3 miles
1265651 - Stivichall Animal Pound	Grade II	0.3 miles
1342924 - Coat Of Arms Bridge	Grade II	0.3 miles
1320289 - The Cottage	Grade II	0.3 miles
1104926 - The Smithy	Grade II	0.4 miles
1076607 - Smithy Cottage	Grade II	0.4 miles
1342919 - Stivichall Grange	Grade II	0.4 miles
1139458 - Church Of St James	Grade II	0.6 miles
1076620 - Bremond College	Grade II	0.7 miles
1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.8 miles

Area Schools



Nursery Primary Secondary College Private



Finham Park School

Ofsted Rating: Outstanding | Pupils: 1711 | Distance: 0.18



Stivichall Primary School

Ofsted Rating: Good | Pupils: 534 | Distance: 0.2



Bishop Ullathorne Catholic School

Ofsted Rating: Good | Pupils: 1140 | Distance: 0.41



Grange Farm Primary School

Ofsted Rating: Good | Pupils: 421 | Distance: 0.45



Cannon Park Primary School

Ofsted Rating: Good | Pupils: 204 | Distance: 0.75



Finham Primary School

Ofsted Rating: Good | Pupils: 463 | Distance: 0.81



St Thomas More Catholic Primary School

Ofsted Rating: Good | Pupils: 317 | Distance: 0.88

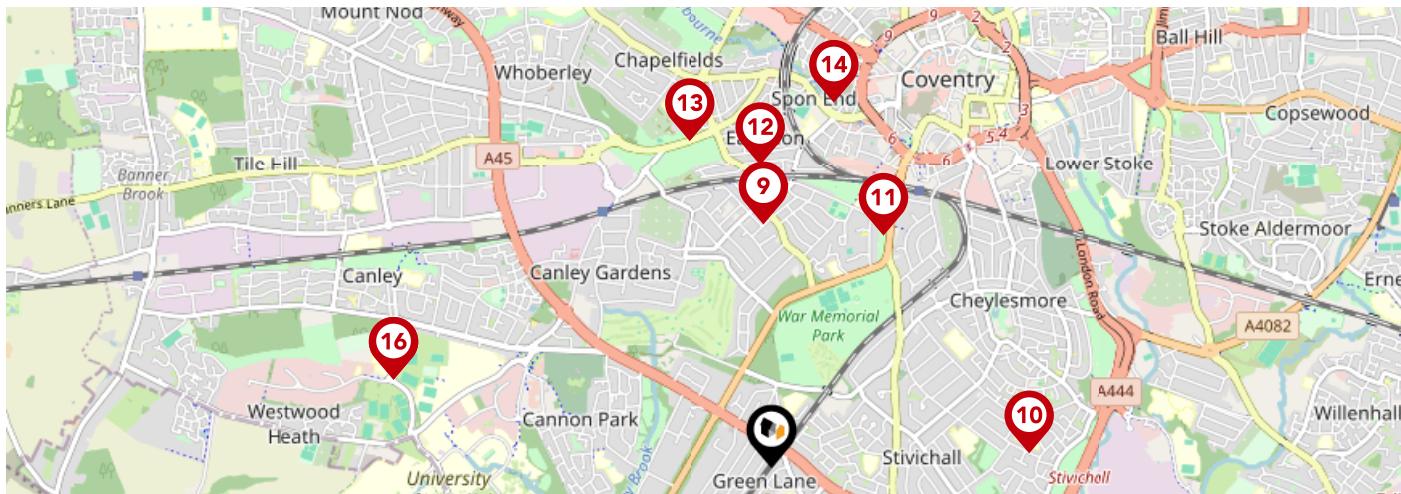


Manor Park Primary School

Ofsted Rating: Good | Pupils: 727 | Distance: 0.98



Area Schools



Nursery Primary Secondary College Private



Earlsdon Primary School

Ofsted Rating: Good | Pupils: 423 | Distance: 1.1



Howes Community Primary School

Ofsted Rating: Requires improvement | Pupils: 177 | Distance: 1.17



King Henry VIII School

Ofsted Rating: Not Rated | Pupils: 802 | Distance: 1.17



Hearsall Community Academy

Ofsted Rating: Good | Pupils: 466 | Distance: 1.38



All Souls' Catholic Primary School

Ofsted Rating: Good | Pupils: 239 | Distance: 1.53



Spon Gate Primary School

Ofsted Rating: Good | Pupils: 260 | Distance: 1.68



WMG Academy for Young Engineers

Ofsted Rating: Good | Pupils: 504 | Distance: 1.76

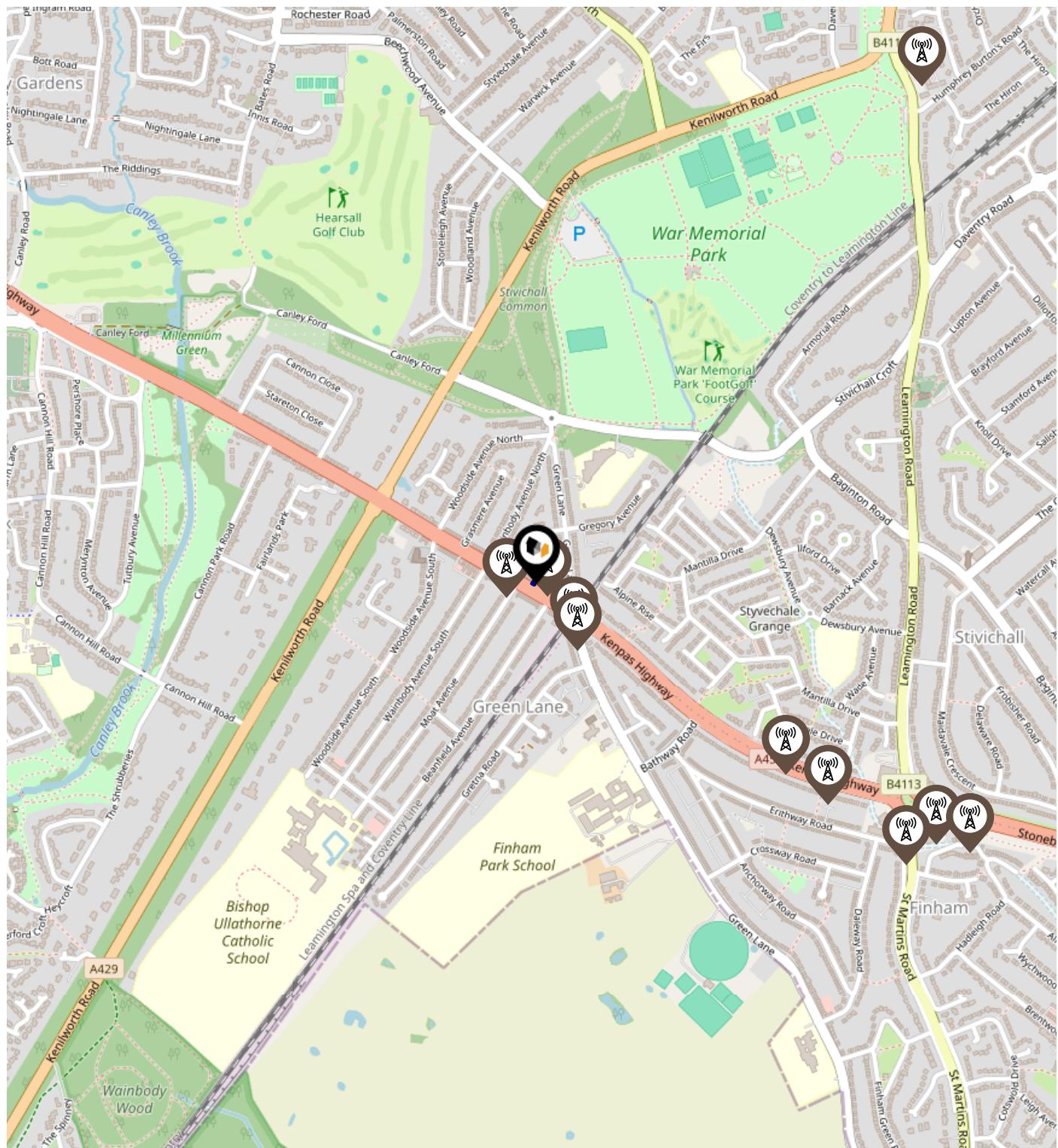


The Westwood Academy

Ofsted Rating: Requires improvement | Pupils: 915 | Distance: 1.76



Local Area Masts & Pylons



Key:

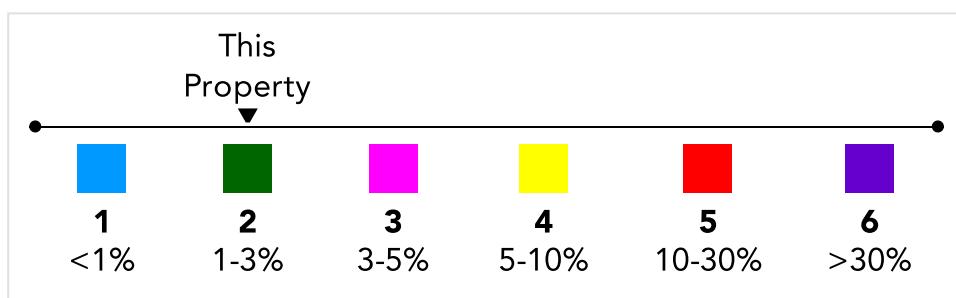
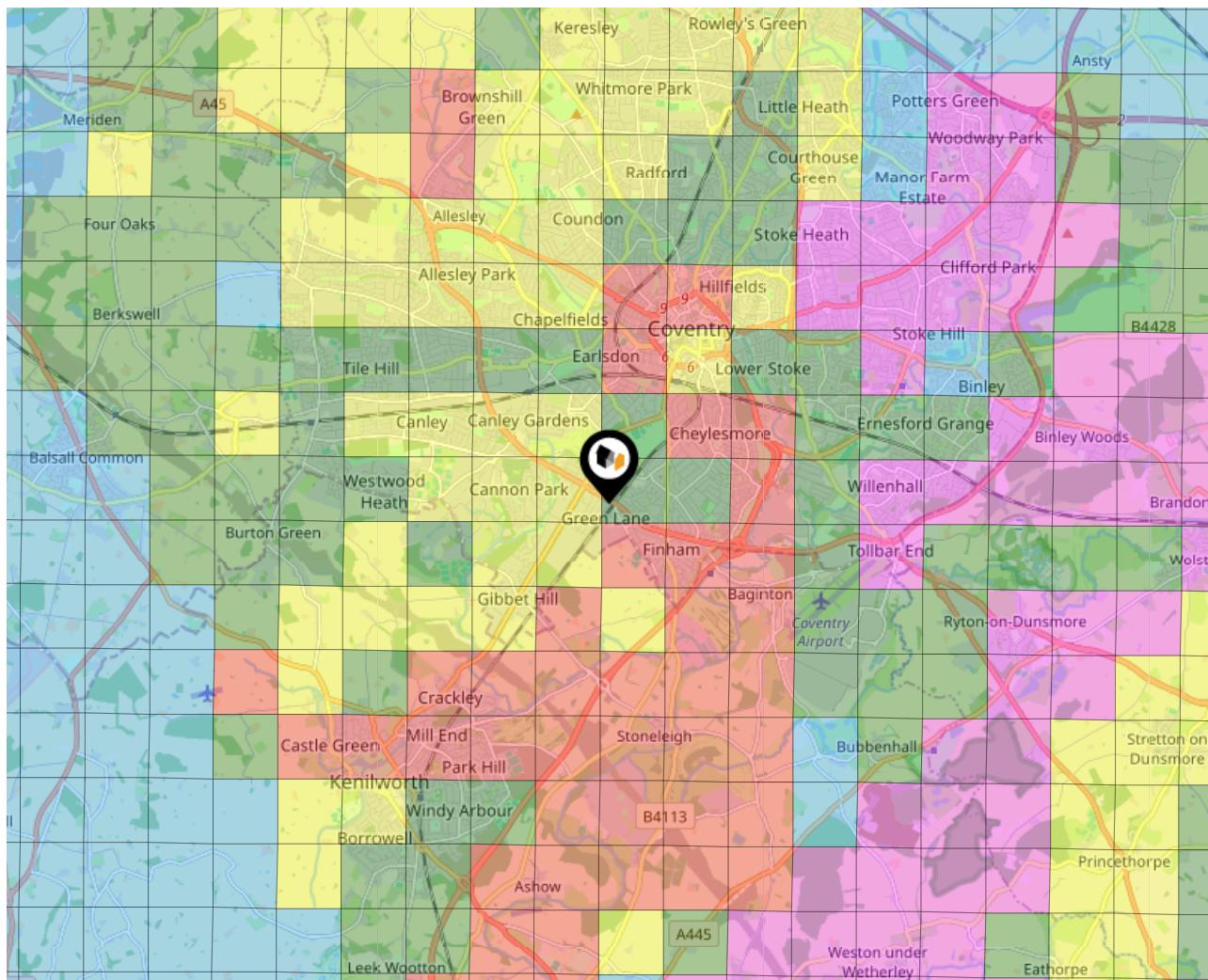
- Power Pylons
- Communication Masts

Environment Radon Gas

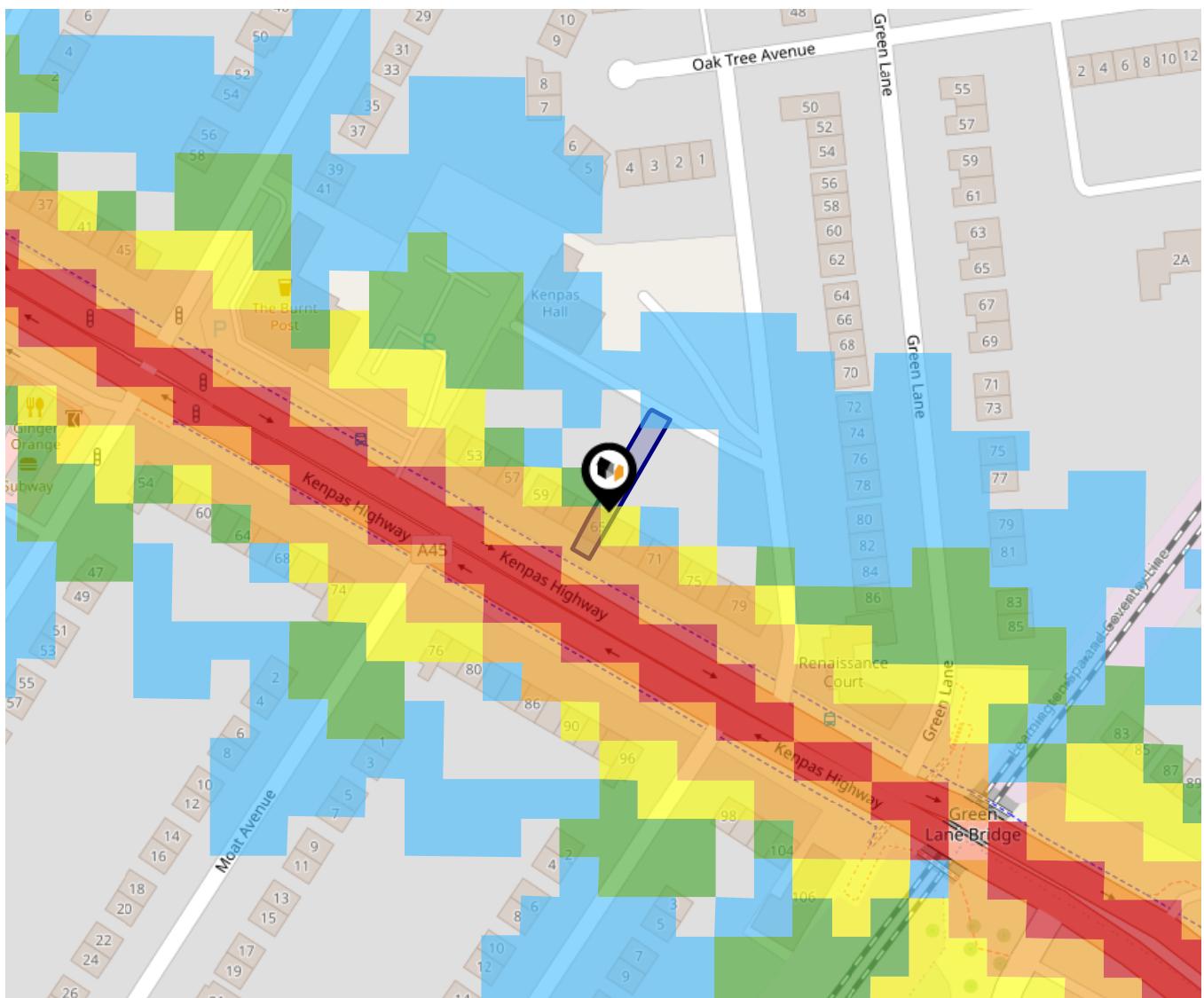
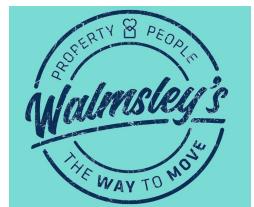


What is Radon?

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

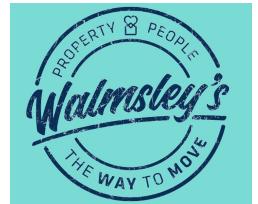


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

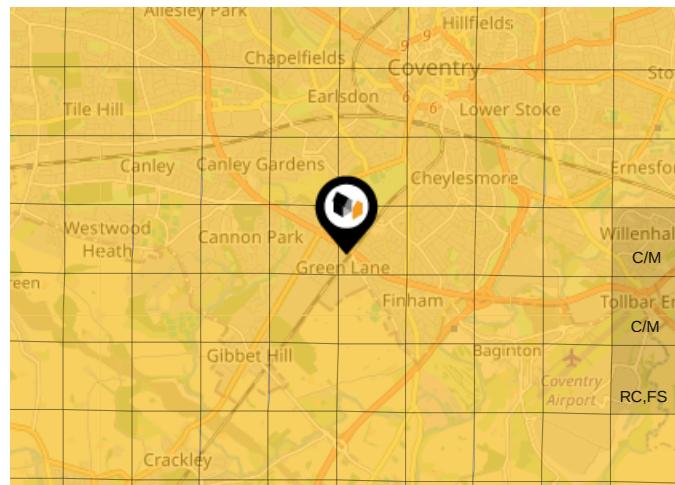
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment Soils & Clay



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

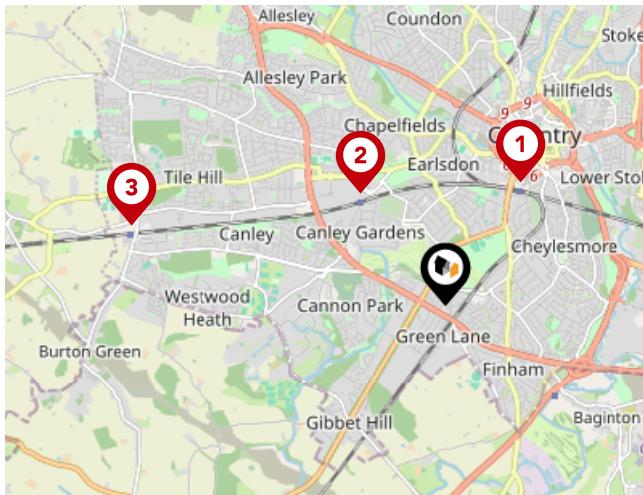
Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

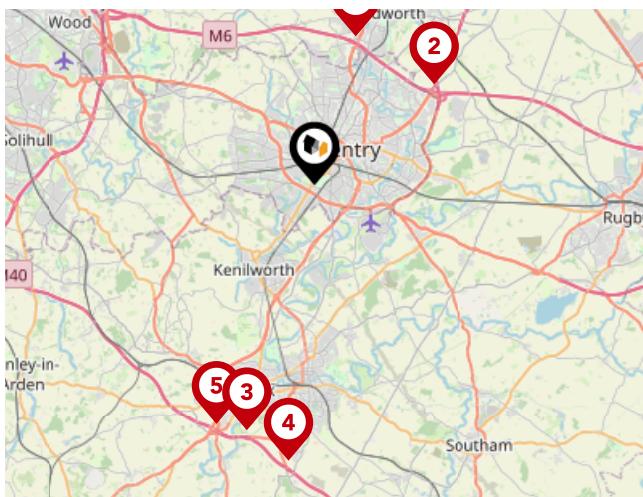
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



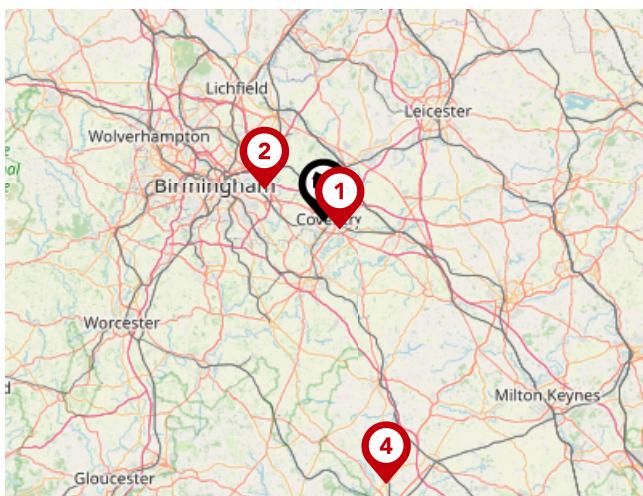
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.3 miles
2	Canley Rail Station	1.27 miles
3	Tile Hill Rail Station	2.94 miles



Trunk Roads/Motorways

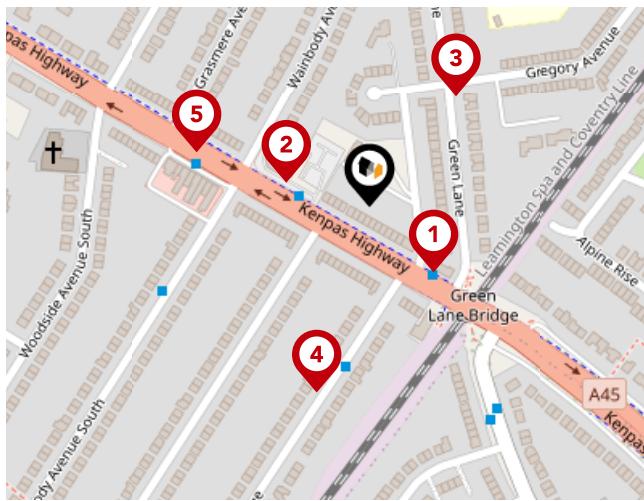
Pin	Name	Distance
1	M6 J3	5.63 miles
2	M6 J2	5.68 miles
3	M40 J14	9.19 miles
4	M40 J13	10.04 miles
5	M40 J15	9.32 miles



Airports/Helipads

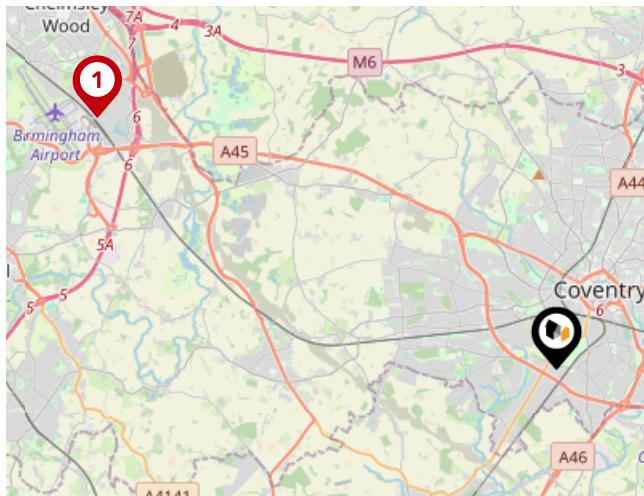
Pin	Name	Distance
1	Baginton	2.58 miles
2	Birmingham Airport	9.74 miles
3	East Mids Airport	31.69 miles
4	Kidlington	39.27 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Renaissance Court	0.05 miles
2	Burnt Post	0.05 miles
3	Gregory Avenue	0.08 miles
4	Kenpas Highway	0.11 miles
5	Burnt Post	0.1 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.47 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

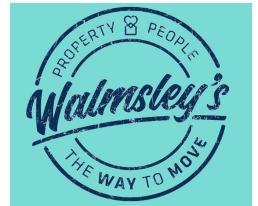


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Agent Disclaimer



Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

Walmsley's The Way to Move

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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