



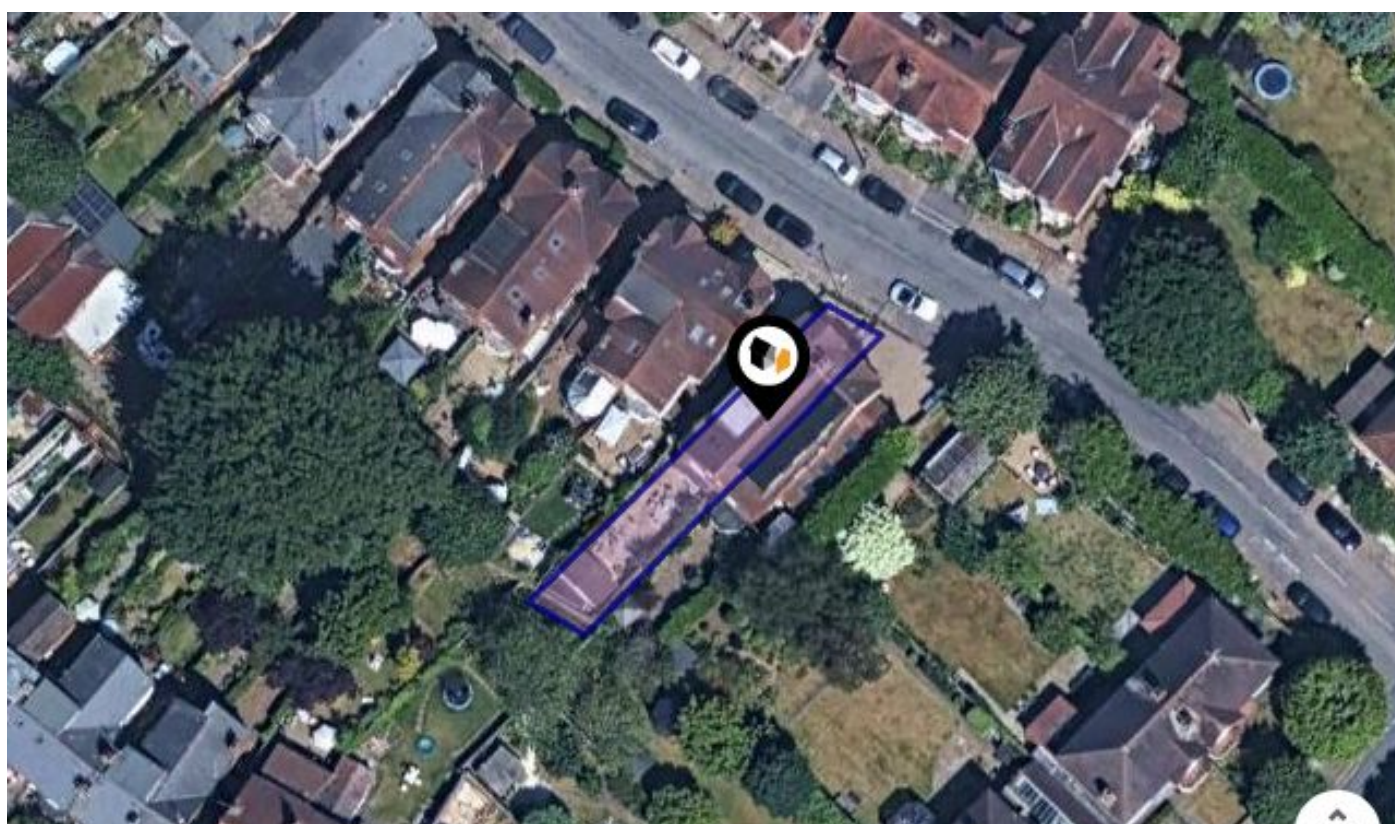
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 01<sup>st</sup> September 2025**



## MICKLETON ROAD, COVENTRY, CV5

**Asking Price :** £500,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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#### **Your property details in brief.....**

A superb & beautifully presented five bedroom semi detached home

All improvements undertaken by current owners

South facing landscaped gardens with bespoke cabin

Two reception rooms & ground floor bootroom/cloakroom

Stunning loft conversion with ensuite bedroom & bedroom five

Contemporary 4 piece family bathroom

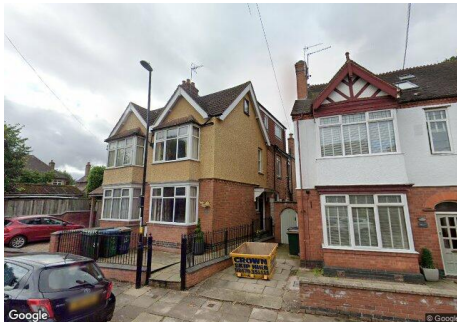
Well fitted modern kitchen with side access

Gas central heating & double glazing throughout

Ideal Earlsdon locale near Station & Memorial Park

EPC RATING D, TOTAL 163 SQ.M OR 1763 SQ.FT

**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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



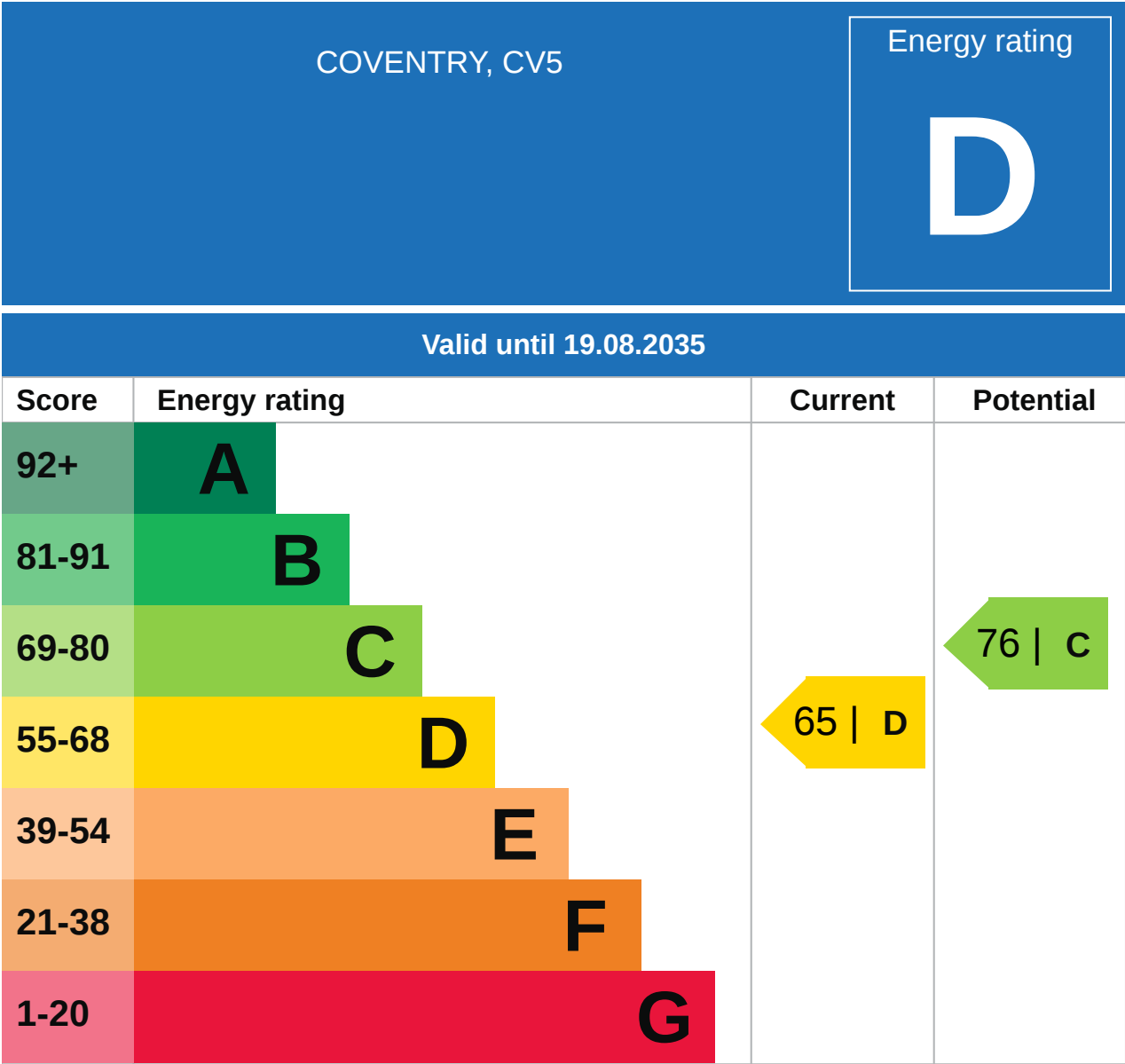
## Property

|                  |  |               |          |
|------------------|--|---------------|----------|
| Type:            | Semi-Detached                              | Asking Price: | £500,000 |
| Bedrooms:        | 5  | Tenure:       | Freehold |
| Floor Area:      | 1,763 ft <sup>2</sup> / 163 m <sup>2</sup> |               |          |
| Plot Area:       | 0.05 acres                                 |               |          |
| Year Built :     | 1900-1929                                  |               |          |
| Council Tax :    | Band D                                     |               |          |
| Annual Estimate: | £2,414                                     |               |          |
| Title Number:    | WM71102                                    |               |          |

## Local Area

|                          |          |                                    |      |       |
|--------------------------|----------|------------------------------------|------|-------|
| Local Authority:         | Coventry | Estimated Broadband Speeds         |      |       |
| Conservation Area:       | Earlsdon | (Standard - Superfast - Ultrafast) |      |       |
| Flood Risk:              |          |                                    |      |       |
| • Rivers & Seas          | Very low | 16                                 | 80   | 10000 |
| • Surface Water          | Very low | mb/s                               | mb/s | mb/s  |
|                          |          |                                    |      |       |
| Mobile Coverage:         |          | Satellite/Fibre TV Availability:   |      |       |
| (based on calls indoors) |          |                                    |      |       |
|                          |          |                                    |      |       |
|                          |          |                                    |      |       |
|                          |          |                                    |      |       |
|                          |          |                                    |      |       |

Property  
**EPC - Certificate**





### Additional EPC Data

|                                      |  |
|--------------------------------------|--|
| <b>Property Type:</b>                | Semi-detached house                            |
| <b>Walls:</b>                        | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                 | Poor   |
| <b>Roof:</b>                         | Pitched, insulated (assumed)                   |
| <b>Roof Energy:</b>                  | Average  |
| <b>Window:</b>                       | Fully double glazed                            |
| <b>Window Energy:</b>                | Average  |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas                |
| <b>Main Heating Energy:</b>          | Good   |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs           |
| <b>Main Heating Controls Energy:</b> | Good   |
| <b>Hot Water System:</b>             | From main system                               |
| <b>Hot Water Energy Efficiency:</b>  | Good   |
| <b>Lighting:</b>                     | Below average lighting efficiency              |
| <b>Lighting Energy:</b>              | Average  |
| <b>Floors:</b>                       | Suspended, no insulation (assumed)             |
| <b>Secondary Heating:</b>            | Room heaters, mains gas                        |
| <b>Air Tightness:</b>                | (not tested)                                   |
| <b>Total Floor Area:</b>             | 160 m <sup>2</sup>                             |

## 48, Mickleton Road, Coventry, CV5 6PQ

|                  |            |            |            |
|------------------|------------|------------|------------|
| Last Sold Date:  | 10/03/2025 | 20/06/2022 | 23/06/2006 |
| Last Sold Price: | £375,000   | £350,000   | £198,000   |

## 30, Mickleton Road, Coventry, CV5 6PQ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 07/03/2025 | 24/11/2000 |
| Last Sold Price: | £235,000   | £67,000    |

## 44, Mickleton Road, Coventry, CV5 6PQ

|                  |            |            |            |            |
|------------------|------------|------------|------------|------------|
| Last Sold Date:  | 17/05/2024 | 17/07/2009 | 02/01/2002 | 08/12/1995 |
| Last Sold Price: | £260,500   | £149,900   | £91,000    | £36,500    |

## 16, Mickleton Road, Coventry, CV5 6PQ

|                  |            |
|------------------|------------|
| Last Sold Date:  | 22/09/2023 |
| Last Sold Price: | £240,000   |

## 20, Mickleton Road, Coventry, CV5 6PQ

|                  |            |
|------------------|------------|
| Last Sold Date:  | 14/11/2022 |
| Last Sold Price: | £269,500   |

## 10, Mickleton Road, Coventry, CV5 6PQ

|                  |            |            |            |            |
|------------------|------------|------------|------------|------------|
| Last Sold Date:  | 05/08/2022 | 03/09/2004 | 31/05/2001 | 03/12/1999 |
| Last Sold Price: | £295,000   | £158,000   | £60,000    | £64,000    |

## 12, Mickleton Road, Coventry, CV5 6PQ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 25/03/2022 | 02/05/2000 |
| Last Sold Price: | £308,000   | £25,000    |

## 18, Mickleton Road, Coventry, CV5 6PQ

|                  |            |
|------------------|------------|
| Last Sold Date:  | 03/09/2021 |
| Last Sold Price: | £243,000   |

## 60, Mickleton Road, Coventry, CV5 6PQ

|                  |            |
|------------------|------------|
| Last Sold Date:  | 17/12/2020 |
| Last Sold Price: | £325,000   |

## 34, Mickleton Road, Coventry, CV5 6PQ

|                  |            |            |            |            |
|------------------|------------|------------|------------|------------|
| Last Sold Date:  | 11/08/2020 | 17/03/2017 | 26/10/2007 | 08/01/2007 |
| Last Sold Price: | £247,500   | £208,000   | £187,000   | £122,250   |

## 58, Mickleton Road, Coventry, CV5 6PQ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 29/11/2019 | 14/12/1995 |
| Last Sold Price: | £355,000   | £60,000    |

## 38, Mickleton Road, Coventry, CV5 6PQ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 01/02/2017 | 01/05/2009 |
| Last Sold Price: | £187,500   | £121,000   |

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



| 36, Mickleton Road, Coventry, CV5 6PQ |            |            |            |            |
|---------------------------------------|------------|------------|------------|------------|
| Last Sold Date:                       | 22/12/2016 | 26/04/2013 | 15/12/2006 | 29/03/2004 |
| Last Sold Price:                      | £205,000   | £158,000   | £146,000   | £116,500   |
| 40, Mickleton Road, Coventry, CV5 6PQ |            |            |            |            |
| Last Sold Date:                       | 14/06/2016 | 10/11/2006 | 19/01/1996 |            |
| Last Sold Price:                      | £199,950   | £142,500   | £43,000    |            |
| 32, Mickleton Road, Coventry, CV5 6PQ |            |            |            |            |
| Last Sold Date:                       | 22/01/2016 | 24/01/2007 | 14/06/2002 | 29/09/2000 |
| Last Sold Price:                      | £157,600   | £147,000   | £92,000    | £73,000    |
| 70, Mickleton Road, Coventry, CV5 6PQ |            |            |            |            |
| Last Sold Date:                       | 08/01/2016 | 21/12/2011 |            |            |
| Last Sold Price:                      | £290,000   | £240,000   |            |            |
| 72, Mickleton Road, Coventry, CV5 6PQ |            |            |            |            |
| Last Sold Date:                       | 05/01/2015 |            |            |            |
| Last Sold Price:                      | £267,500   |            |            |            |
| 22, Mickleton Road, Coventry, CV5 6PQ |            |            |            |            |
| Last Sold Date:                       | 12/12/2014 | 14/03/2002 | 21/12/1998 |            |
| Last Sold Price:                      | £224,600   | £134,500   | £59,950    |            |
| 24, Mickleton Road, Coventry, CV5 6PQ |            |            |            |            |
| Last Sold Date:                       | 14/04/2014 | 21/01/2008 |            |            |
| Last Sold Price:                      | £225,000   | £220,000   |            |            |
| 76, Mickleton Road, Coventry, CV5 6PQ |            |            |            |            |
| Last Sold Date:                       | 20/08/2013 | 04/01/2010 | 14/11/2002 |            |
| Last Sold Price:                      | £310,000   | £318,000   | £222,000   |            |
| 82, Mickleton Road, Coventry, CV5 6PQ |            |            |            |            |
| Last Sold Date:                       | 20/12/2011 | 18/10/2002 | 22/04/1997 |            |
| Last Sold Price:                      | £320,000   | £198,000   | £92,500    |            |
| 26, Mickleton Road, Coventry, CV5 6PQ |            |            |            |            |
| Last Sold Date:                       | 30/09/2010 | 27/11/2003 |            |            |
| Last Sold Price:                      | £142,000   | £114,000   |            |            |
| 80, Mickleton Road, Coventry, CV5 6PQ |            |            |            |            |
| Last Sold Date:                       | 14/05/2010 |            |            |            |
| Last Sold Price:                      | £245,000   |            |            |            |
| 74, Mickleton Road, Coventry, CV5 6PQ |            |            |            |            |
| Last Sold Date:                       | 09/11/2007 |            |            |            |
| Last Sold Price:                      | £325,000   |            |            |            |

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

## 28, Mickleton Road, Coventry, CV5 6PQ

|                  |            |            |            |
|------------------|------------|------------|------------|
| Last Sold Date:  | 26/06/2007 | 10/04/2002 | 13/06/1997 |
| Last Sold Price: | £147,950   | £66,000    | £41,500    |

## 62, Mickleton Road, Coventry, CV5 6PQ

|                  |            |
|------------------|------------|
| Last Sold Date:  | 28/02/2003 |
| Last Sold Price: | £146,000   |

## 8, Mickleton Road, Coventry, CV5 6PQ

|                  |            |
|------------------|------------|
| Last Sold Date:  | 31/05/2002 |
| Last Sold Price: | £115,000   |

## 14, Mickleton Road, Coventry, CV5 6PQ

|                  |            |            |
|------------------|------------|------------|
| Last Sold Date:  | 16/07/1999 | 23/03/1995 |
| Last Sold Price: | £52,000    | £39,000    |

## 6, Mickleton Road, Coventry, CV5 6PQ

|                  |            |
|------------------|------------|
| Last Sold Date:  | 16/04/1998 |
| Last Sold Price: | £53,000    |

## 42, Mickleton Road, Coventry, CV5 6PQ

|                  |            |
|------------------|------------|
| Last Sold Date:  | 31/03/1995 |
| Last Sold Price: | £42,000    |

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

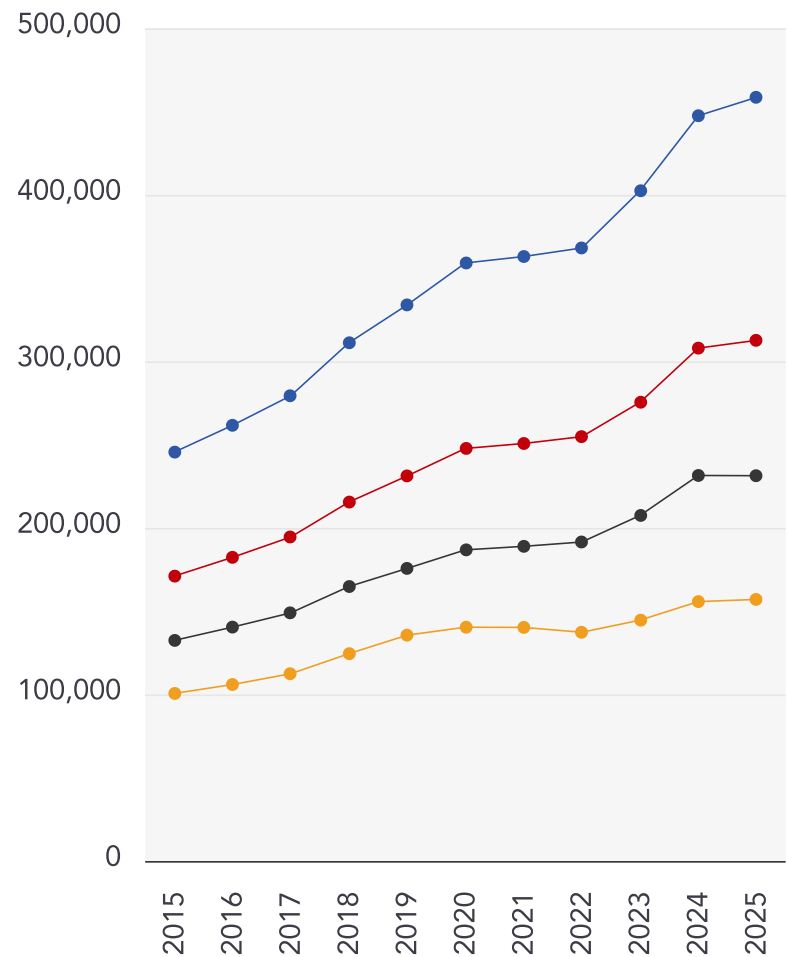


# Market

## House Price Statistics



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



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

**+56.09%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

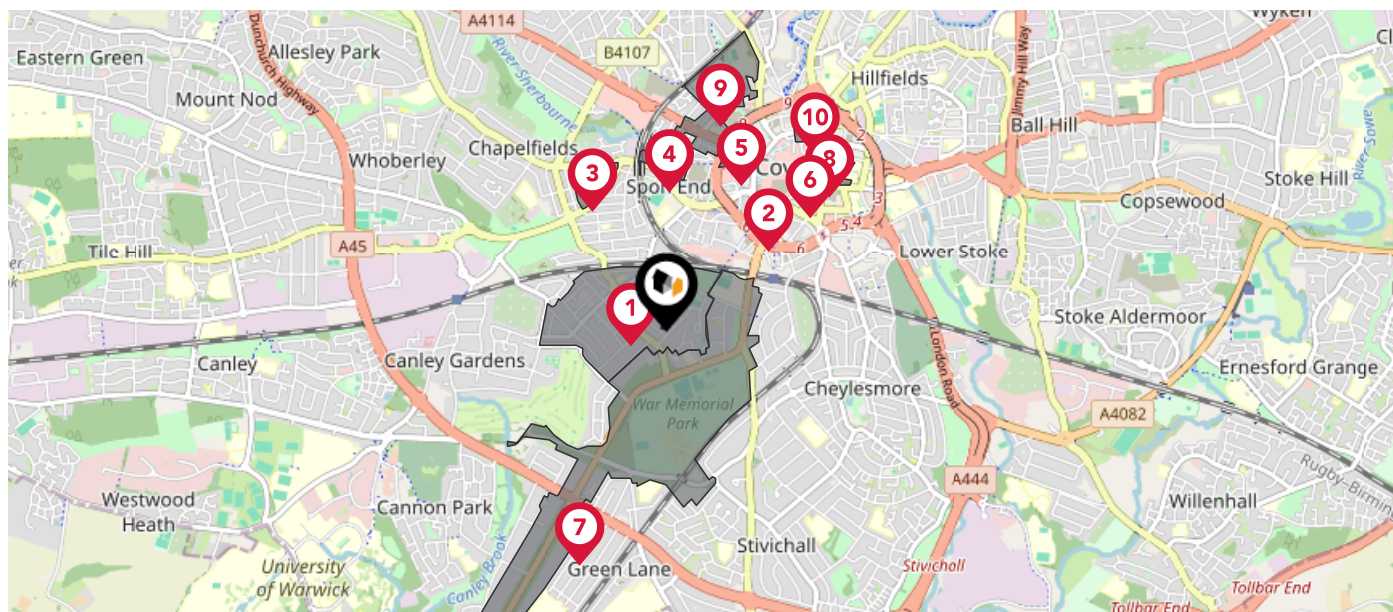
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas



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



### Nearby Conservation Areas



Earlsdon



Greyfriars Green



Chapelfields



Spon End



Spon Street



High Street



Kenilworth Road



Hill Top and Cathedral



Naul's Mill



Lady Herbert's Garden

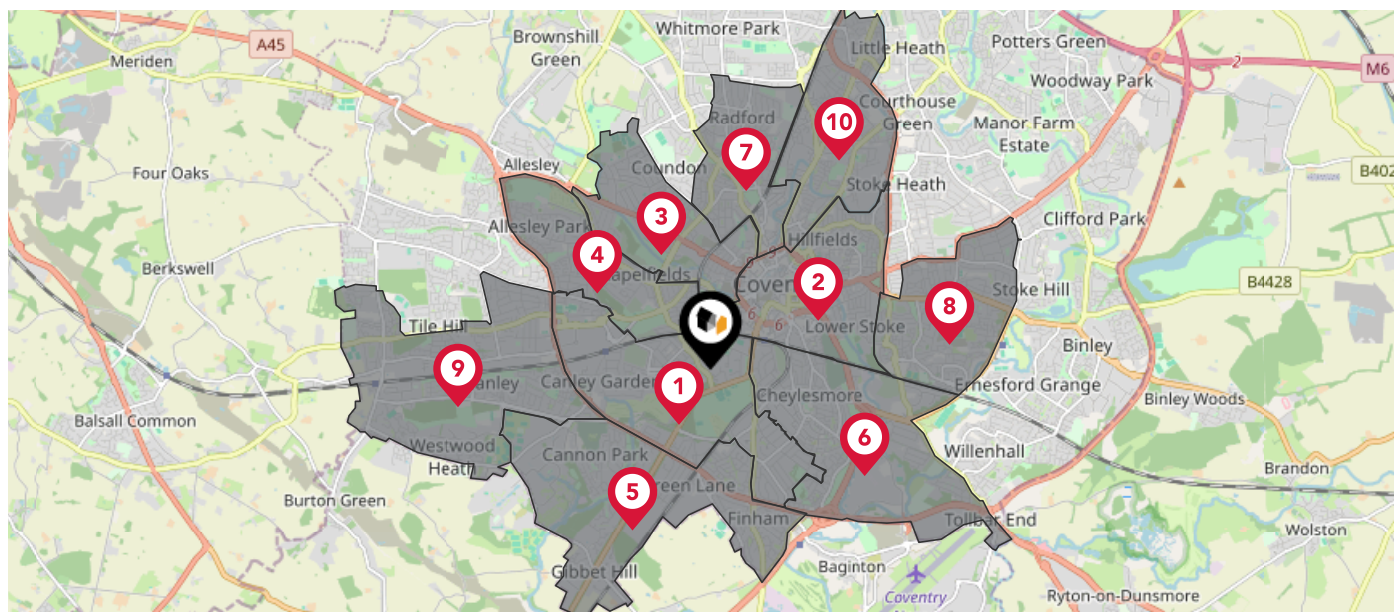


# Maps

## 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

St. Michael's Ward

3

Sherbourne Ward

4

Whoberley Ward

5

Wainbody Ward

6

Cheylesmore Ward

7

Radford Ward

8

Lower Stoke Ward

9

Westwood Ward

10

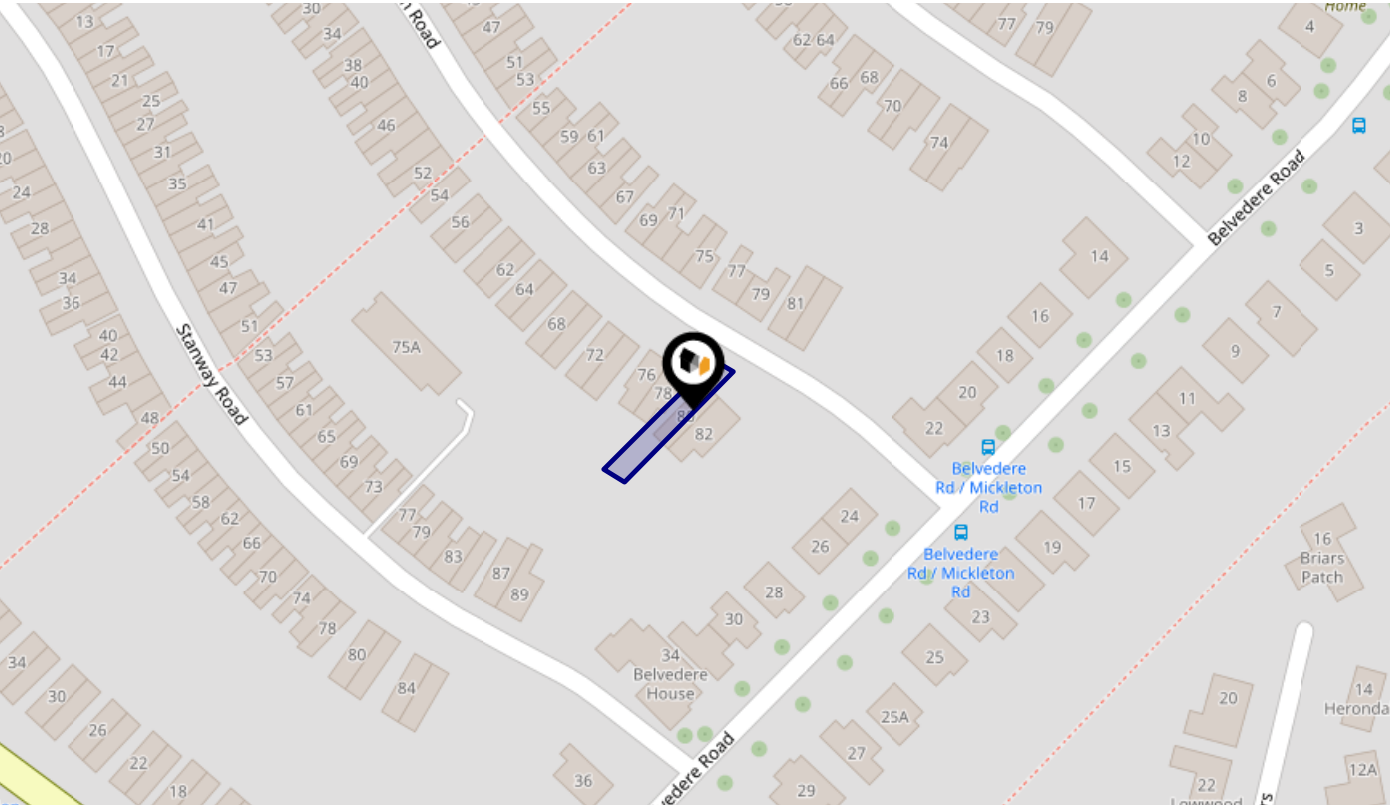
Foleshill Ward

# 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:

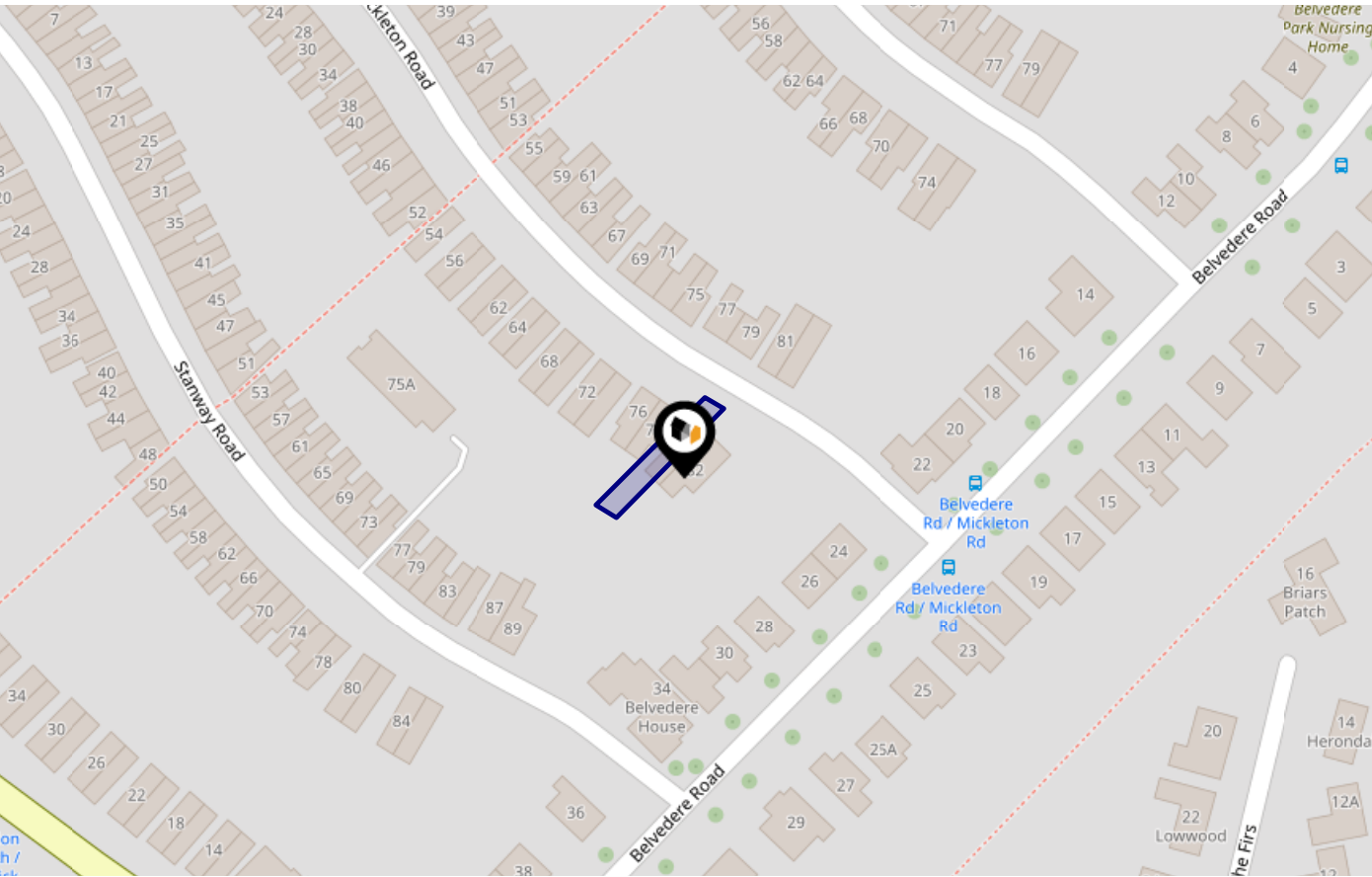
|   |  |              |             |
|---|--|--------------|-------------|
| 5 |  | 75.0+ dB     | <div></div> |
| 4 |  | 70.0-74.9 dB | <div></div> |
| 3 |  | 65.0-69.9 dB | <div></div> |
| 2 |  | 60.0-64.9 dB | <div></div> |
| 1 |  | 55.0-59.9 dB | <div></div> |



# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

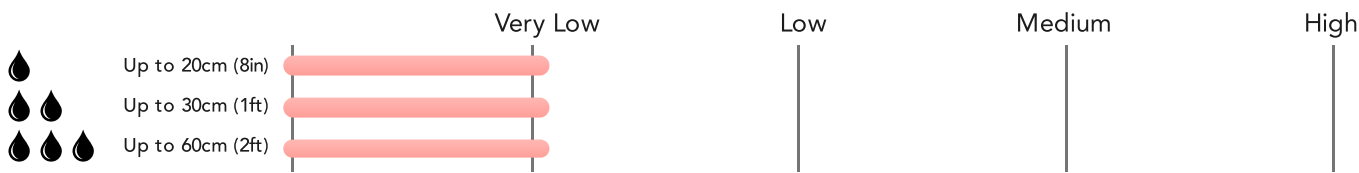


**Risk Rating: Very low**

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

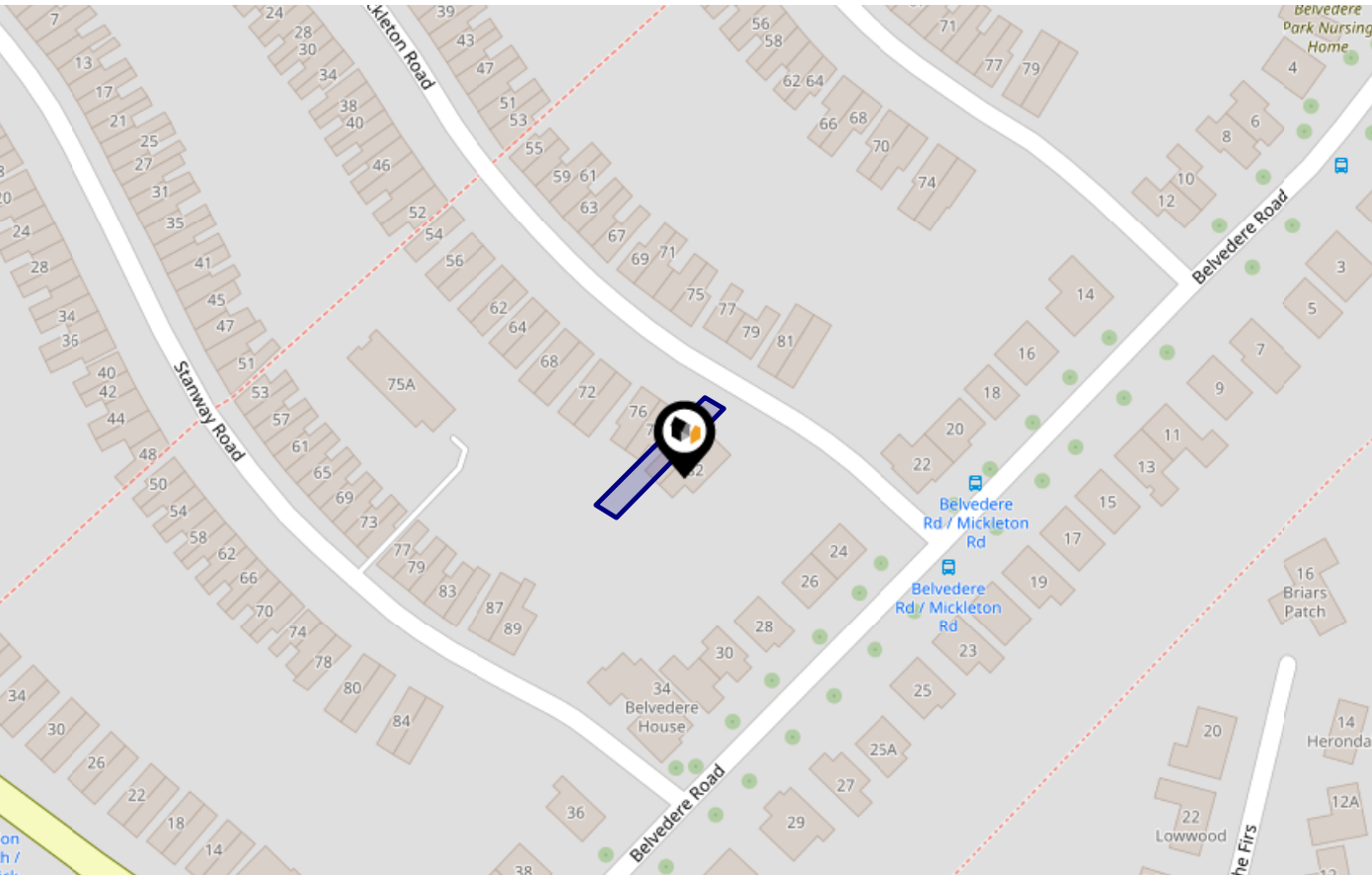




# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

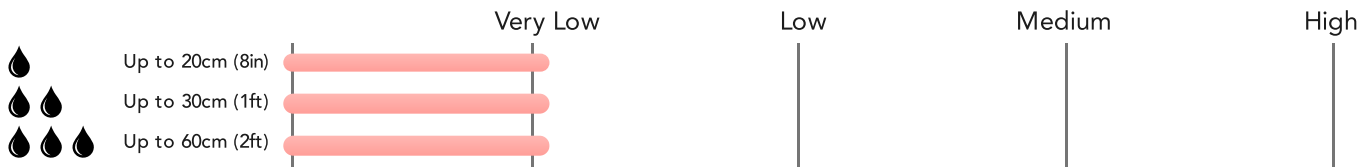


**Risk Rating:** Very low

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- 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:

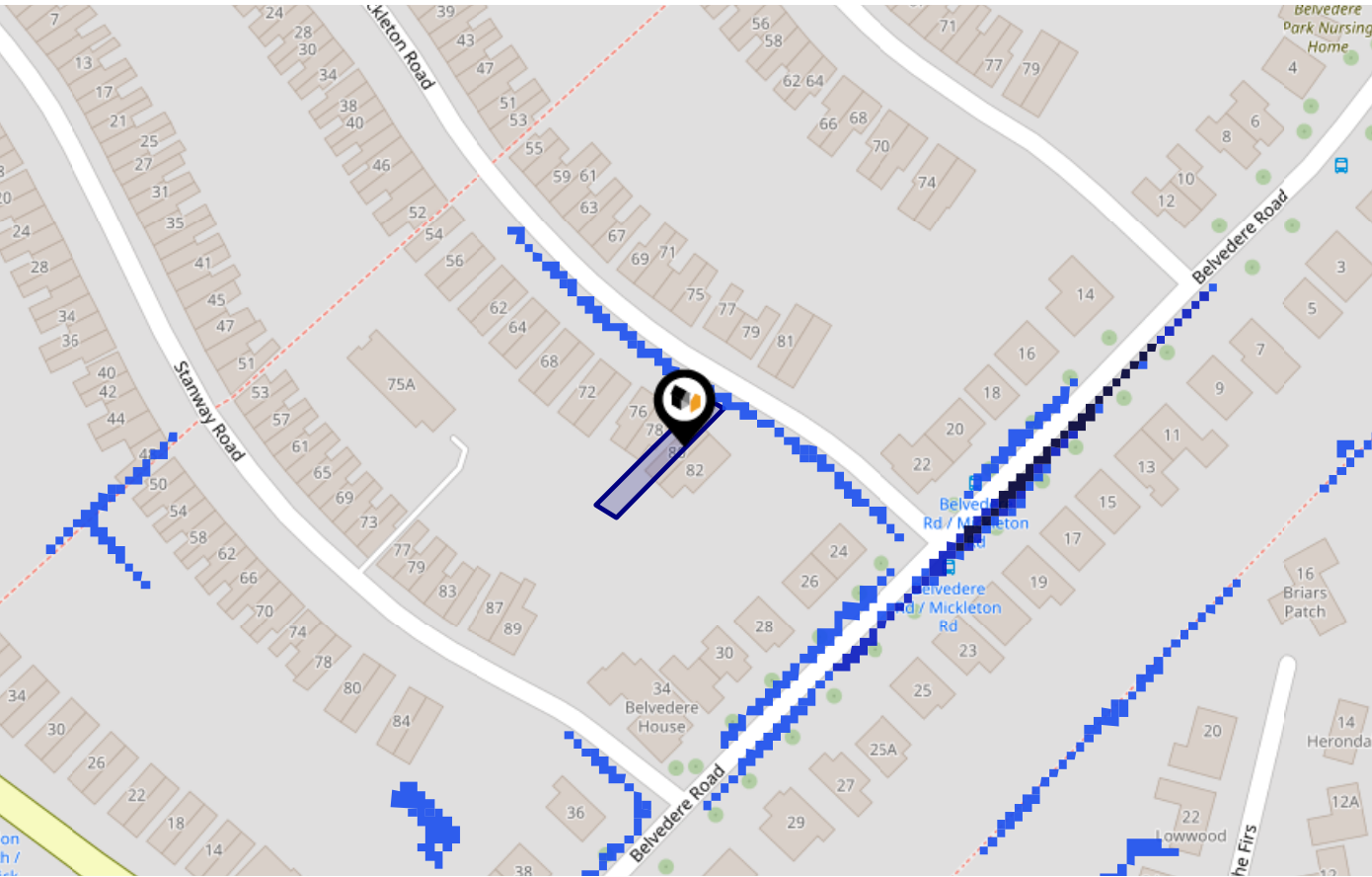




# Flood Risk

## 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.

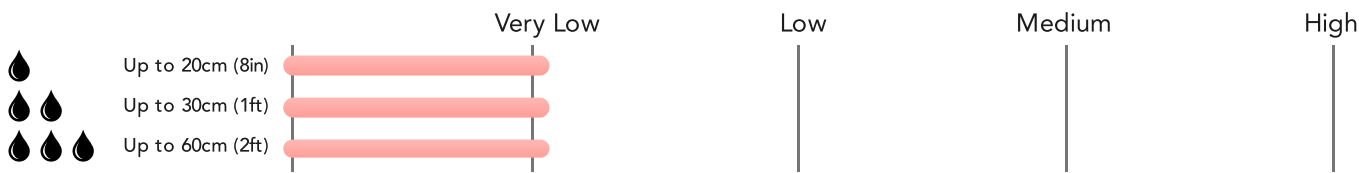


Risk Rating: Very low

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:

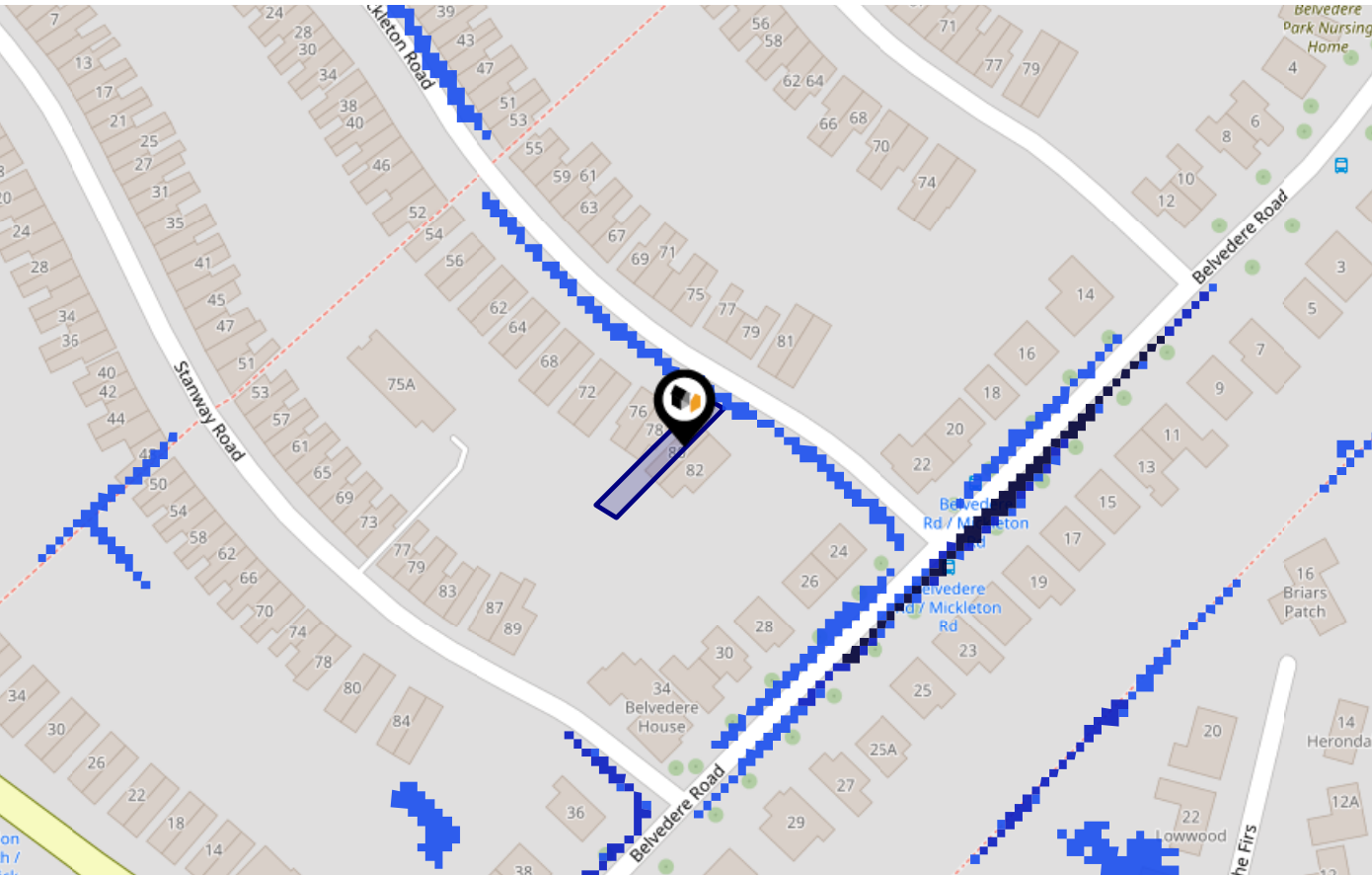




# Flood Risk

## 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.

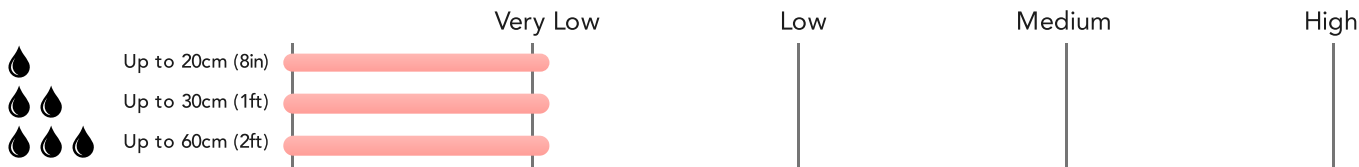


Risk Rating: Very low

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



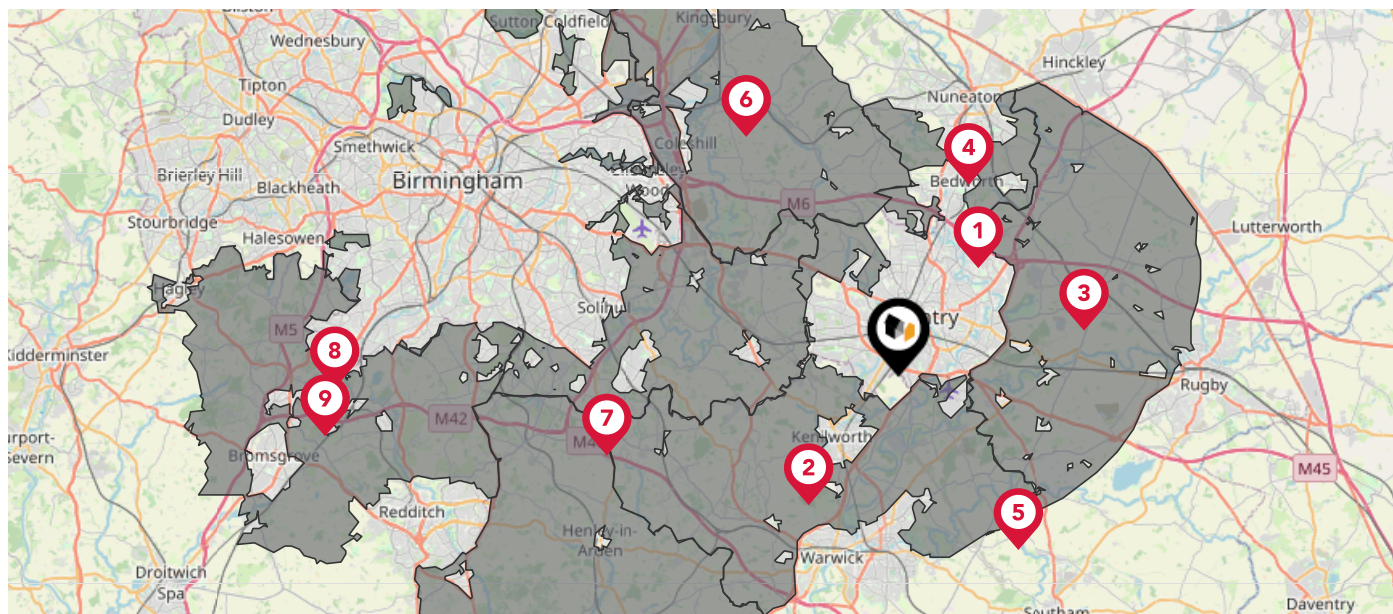


# Maps

## Green Belt



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



### Nearby Green Belt Land



Birmingham Green Belt - Coventry



Birmingham Green Belt - Warwick



Birmingham Green Belt - Rugby



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Stratford-on-Avon



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Solihull



Birmingham Green Belt - Birmingham



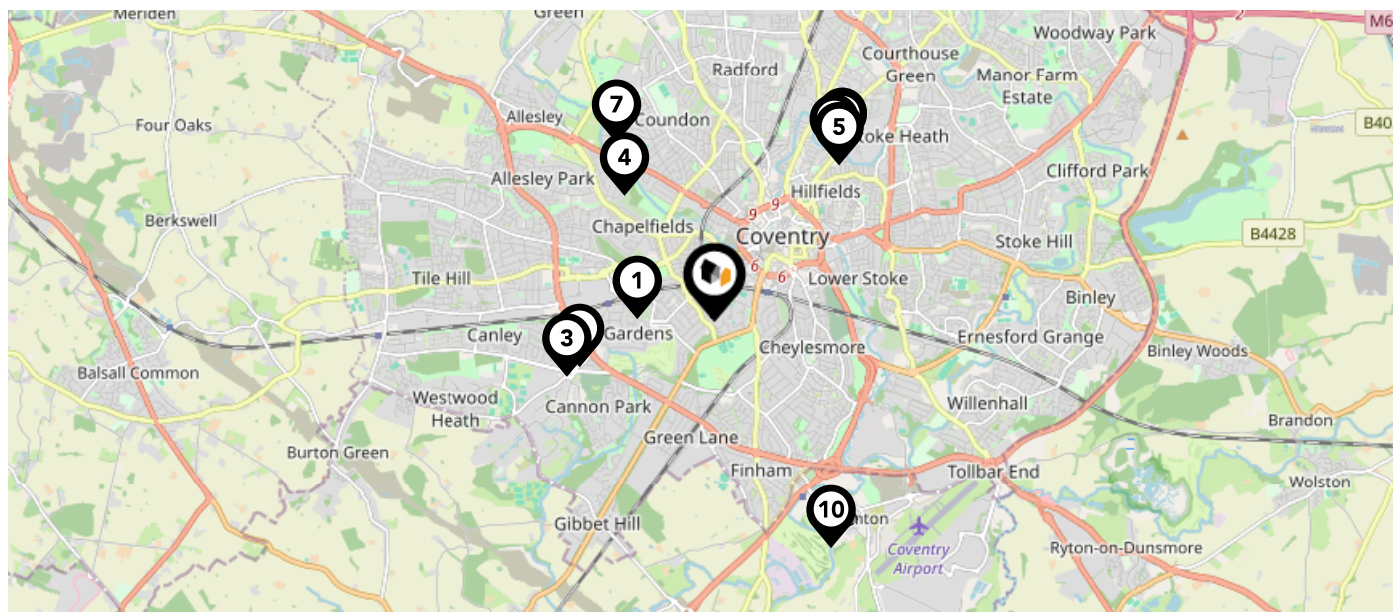
Birmingham Green Belt - Bromsgrove

# 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

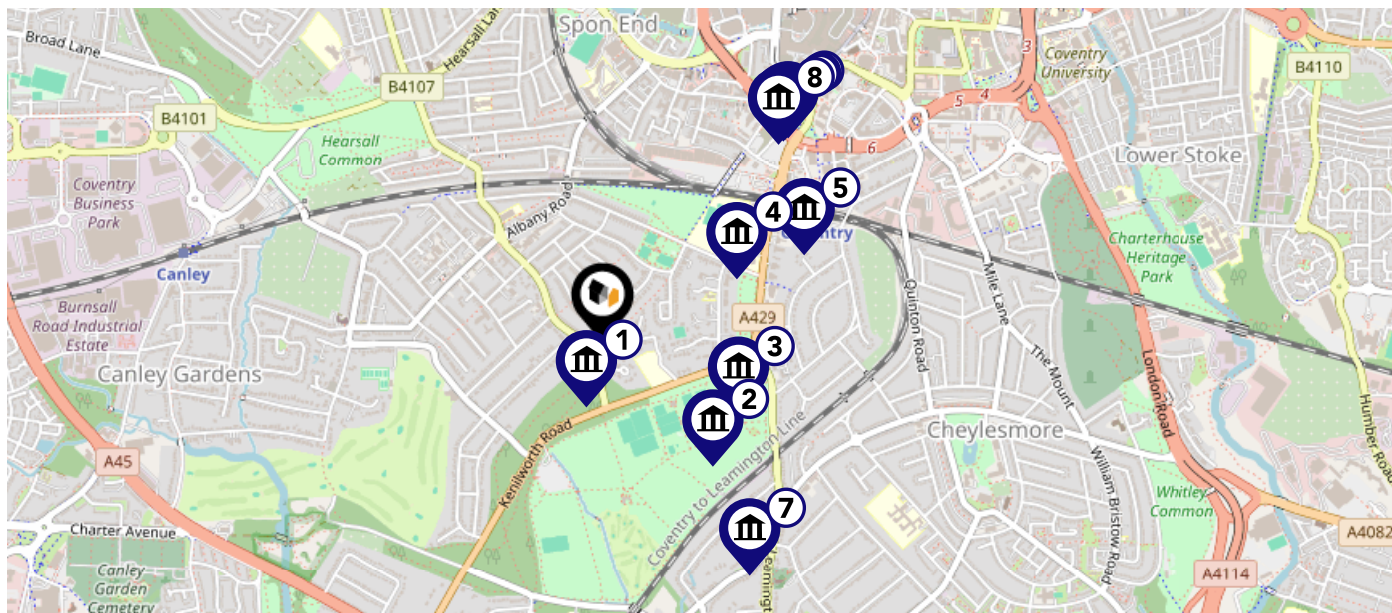
|           |   |                   |  |
|-----------|---|-------------------|--|
| <b>1</b>  | Hearsall Common-Whoberley, Coventry   | Historic Landfill |  |
| <b>2</b>  | Fletchampstead Highway-Canley, Coventry   | Historic Landfill |  |
| <b>3</b>  | Prior Deram Park-Canley, Coventry   | Historic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











# Maps

## Listed Buildings



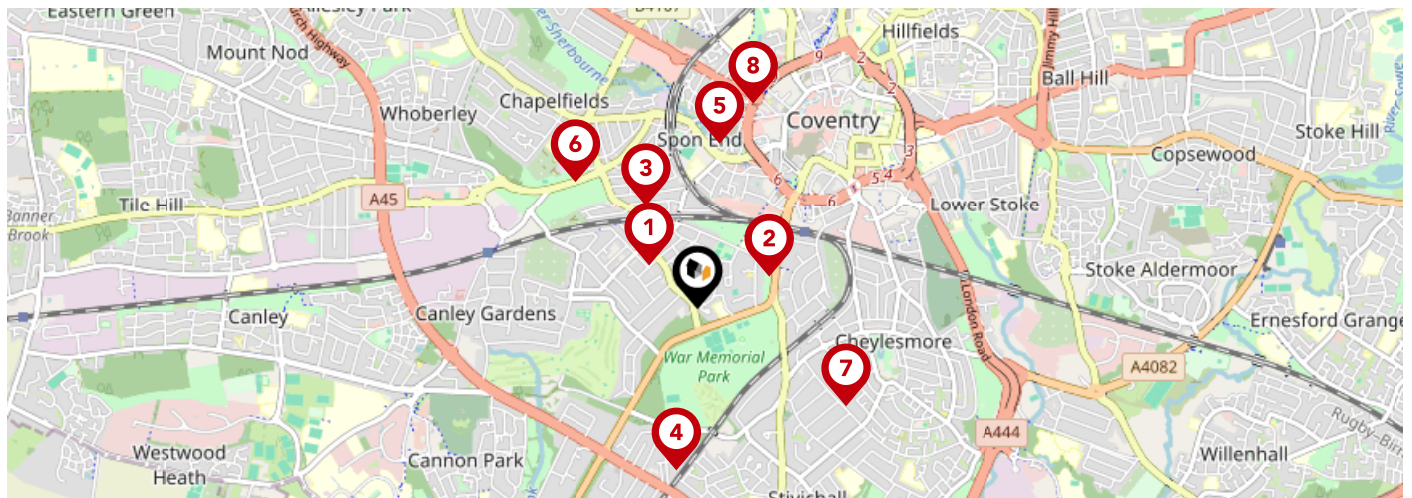
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district  |  | Grade    | Distance  |
|---|--|----------|-----------|
|  | 1443610 - Earlsdon Drinking Fountain                               | Grade II | 0.1 miles |
|  | 1410358 - War Memorial In Coventry War Memorial Park               | Grade II | 0.4 miles |
|  | 1410356 - Entrance Gates And Piers To Coventry War Memorial Park   | Grade II | 0.4 miles |
|  | 1342934 - Free Grammar School King Henry Viii School               | Grade II | 0.4 miles |
|  | 1242849 - Coventry Station, Including Attached Platform Structures | Grade II | 0.5 miles |
|  | 1106366 - 23 Warwick Row   | Grade II | 0.6 miles |
|  | 1076620 - Bremond College  | Grade II | 0.6 miles |
|  | 1106339 - 28 Warwick Row   | Grade II | 0.6 miles |
|  | 1342937 - 24 Warwick Row   | Grade II | 0.6 miles |
|  | 1106369 - 25 Warwick Row   | Grade II | 0.6 miles |

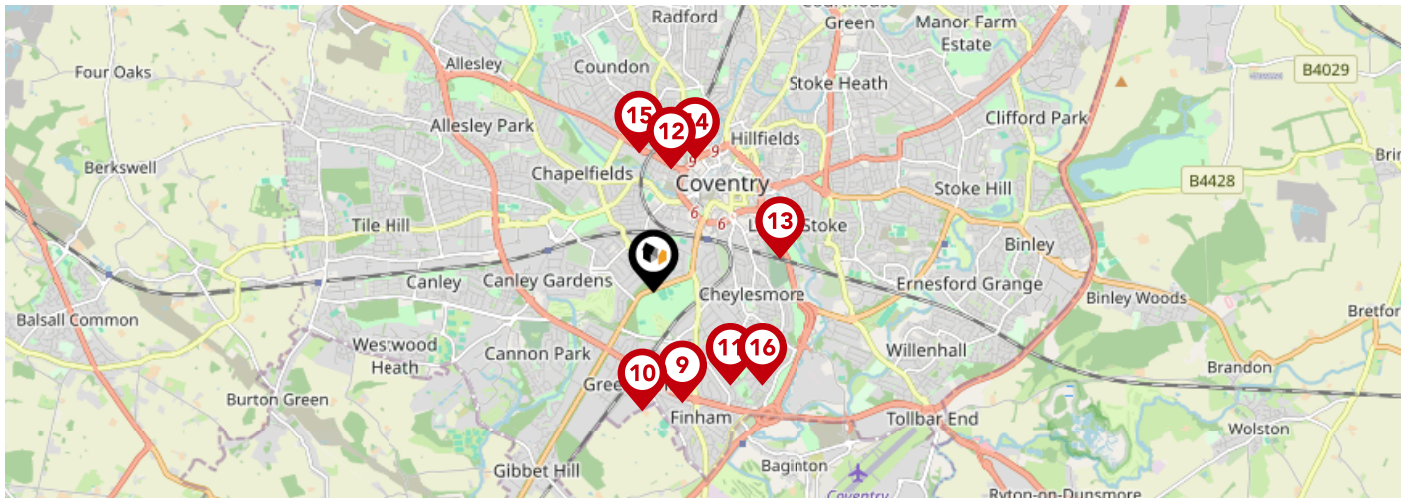










# Area Schools



|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Earlsdon Primary School</b><br>Ofsted Rating: Good   Pupils: 423   Distance:0.3              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>King Henry VIII School</b><br>Ofsted Rating: Not Rated   Pupils: 802   Distance:0.36         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Hearsall Community Academy</b><br>Ofsted Rating: Good   Pupils: 466   Distance:0.52          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Stivichall Primary School</b><br>Ofsted Rating: Good   Pupils: 534   Distance:0.73           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Spon Gate Primary School</b><br>Ofsted Rating: Good   Pupils: 260   Distance:0.75            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>All Souls' Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 239   Distance:0.8   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Manor Park Primary School</b><br>Ofsted Rating: Good   Pupils: 727   Distance:0.81           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Osburg's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 228   Distance:0.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

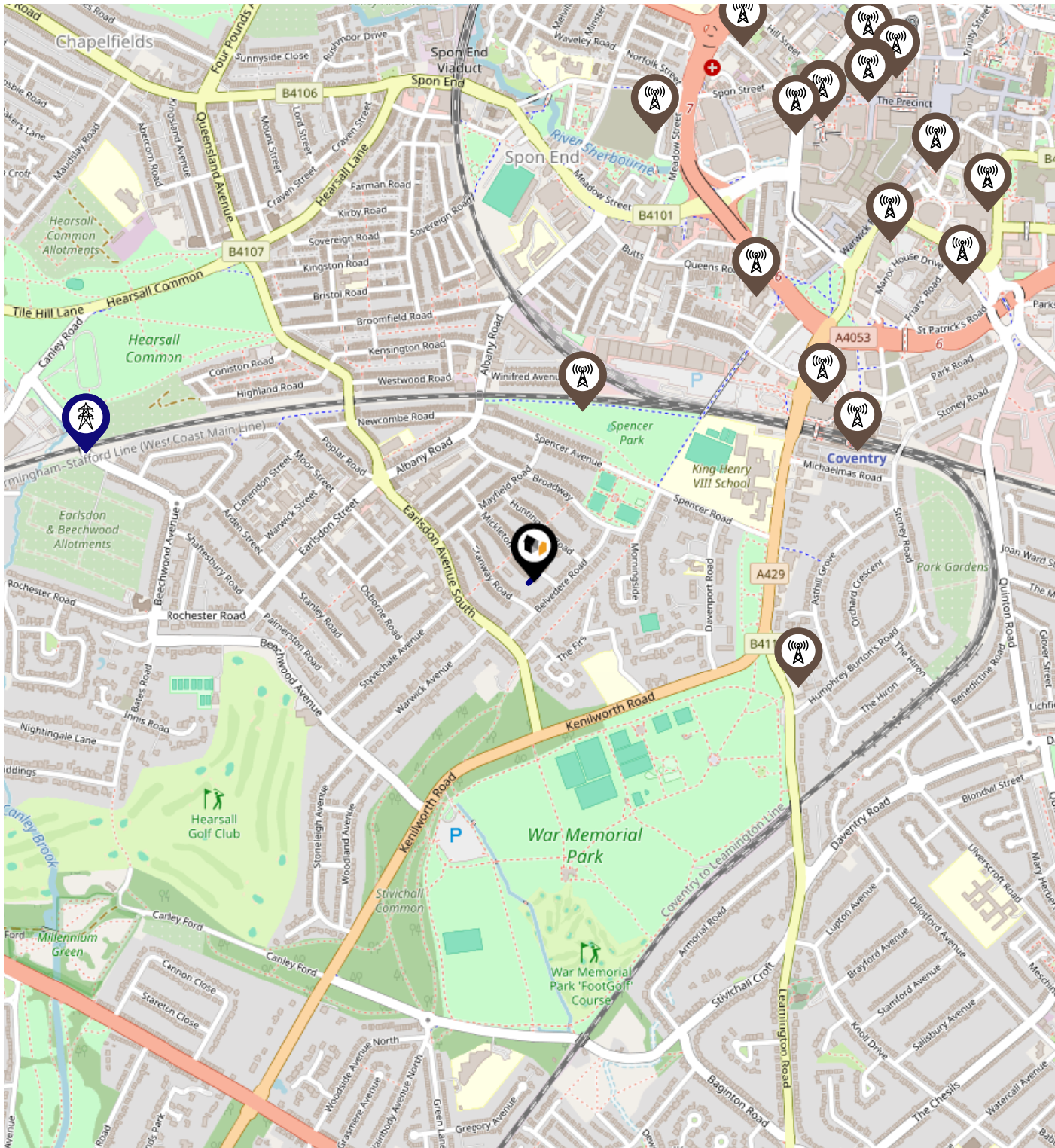


|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Grange Farm Primary School</b><br>Ofsted Rating: Good   Pupils: 421   Distance: 1.03                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Finham Park School</b><br>Ofsted Rating: Outstanding   Pupils: 1711   Distance: 1.08                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Thomas More Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 317   Distance: 1.08         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bablake School</b><br>Ofsted Rating: Not Rated   Pupils: 1048   Distance: 1.13                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>All Saints Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 249   Distance: 1.19    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Barr's Hill School</b><br>Ofsted Rating: Outstanding   Pupils: 995   Distance: 1.26                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Moseley Primary School</b><br>Ofsted Rating: Good   Pupils: 502   Distance: 1.26                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Howes Community Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 177   Distance: 1.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |





# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts



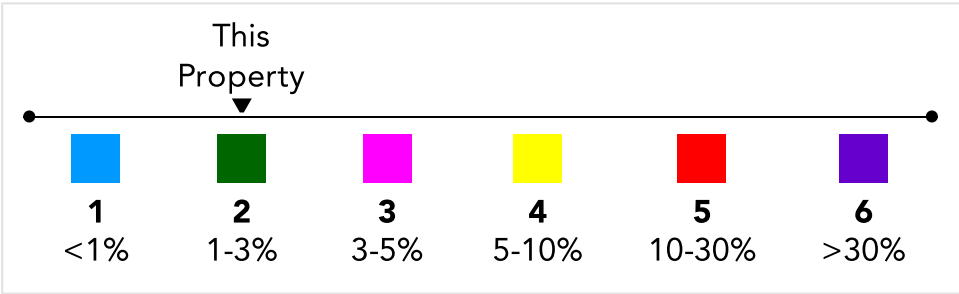
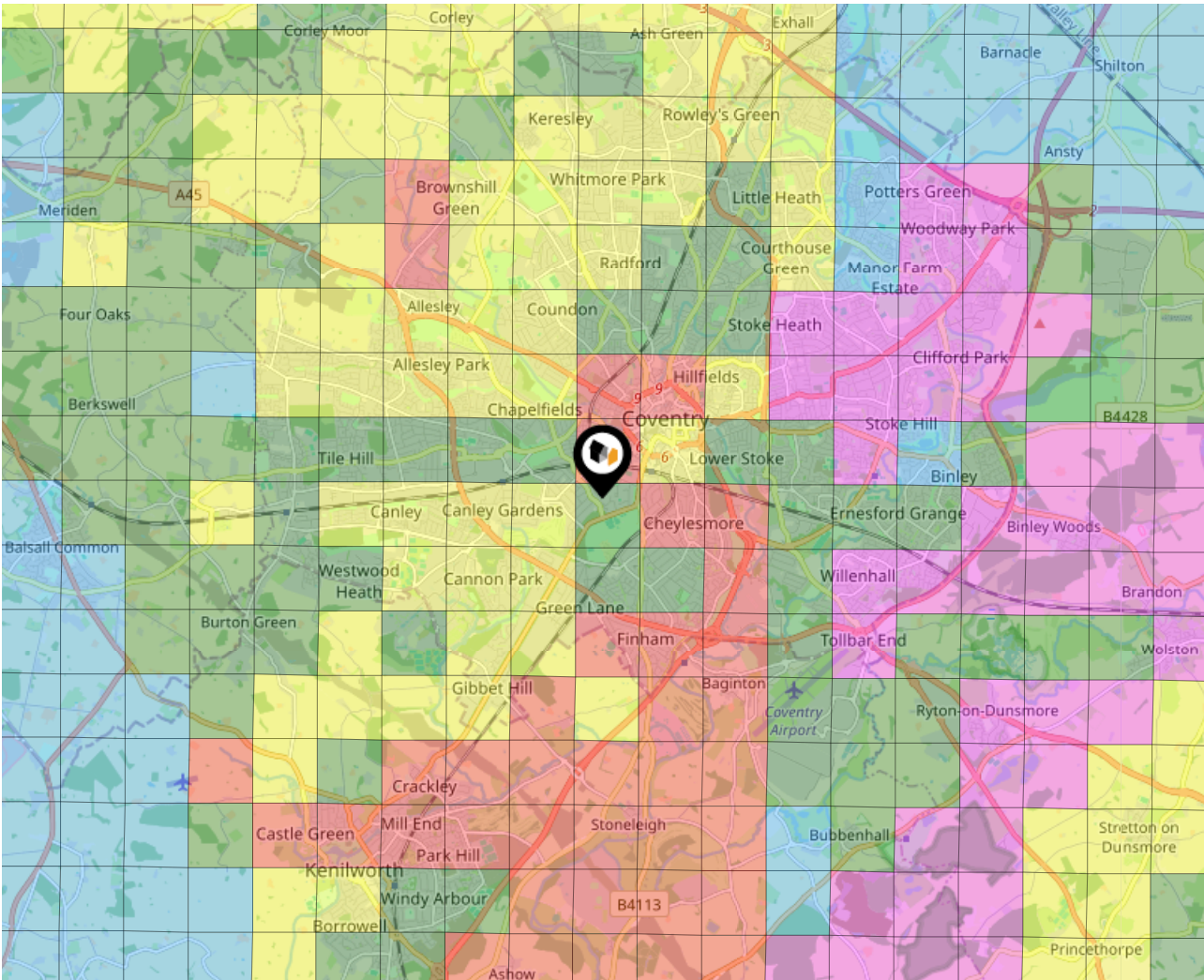
# Environment

## Radon Gas

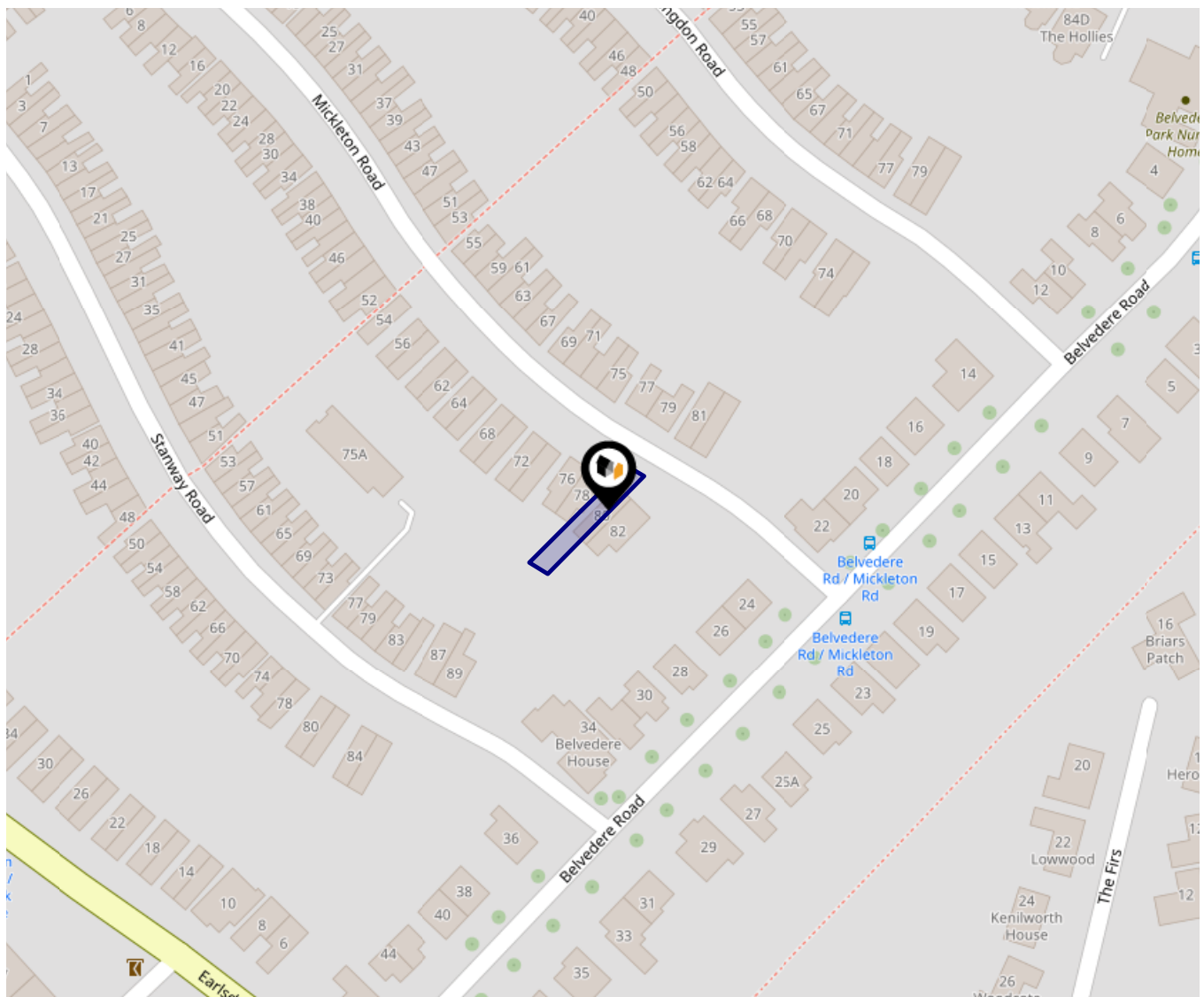


### What is Radon?

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



# Local Area Road Noise



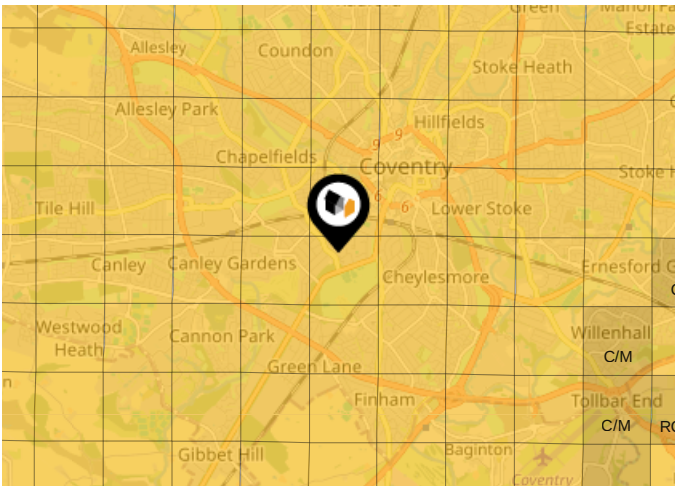
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

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



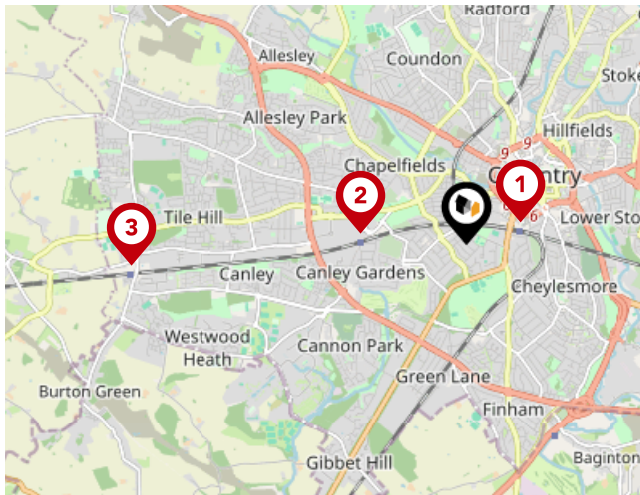
### Primary Classifications (Most Common Clay Types)

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



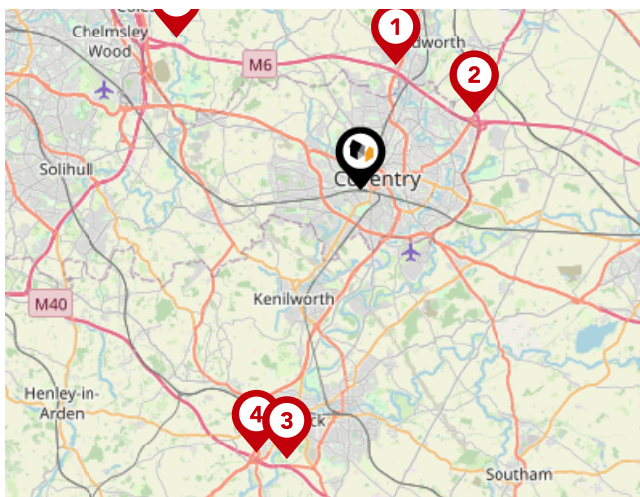
# Area

## Transport (National)



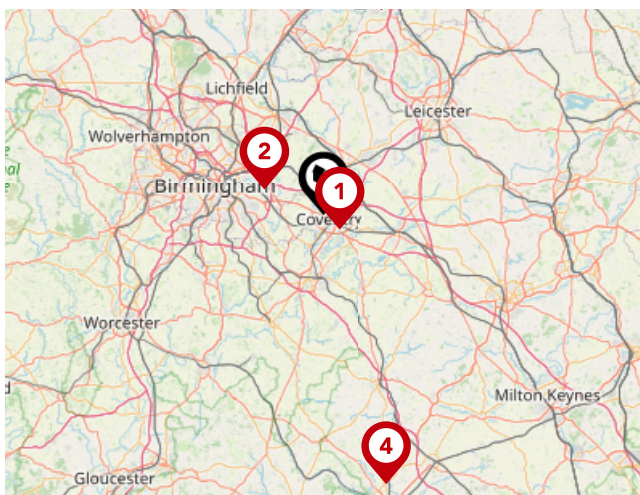
### National Rail Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Coventry Rail Station  | 0.53 miles |
| 2   | Canley Rail Station    | 0.96 miles |
| 3   | Tile Hill Rail Station | 3.04 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M6 J3   | 4.7 miles   |
| 2   | M6 J2   | 4.99 miles  |
| 3   | M40 J14 | 10.11 miles |
| 4   | M40 J15 | 10.23 miles |
| 5   | M6 J3A  | 8.62 miles  |

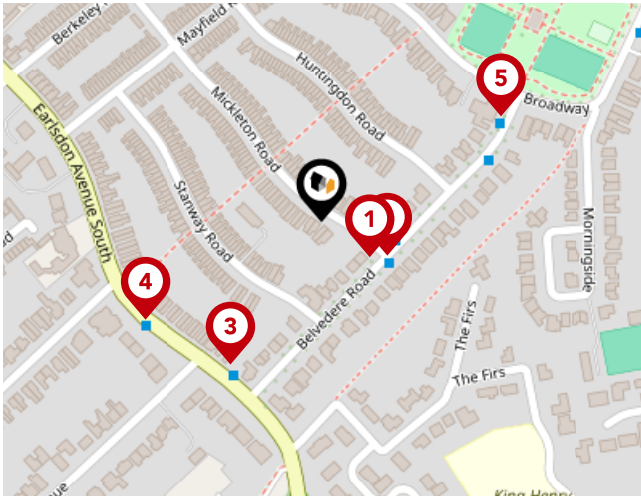


### Airports/Helipads






| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Baginton           | 2.96 miles  |
| 2   | Birmingham Airport | 9.5 miles   |
| 3   | East Mids Airport  | 30.76 miles |
| 4   | Kidlington         | 40.11 miles |

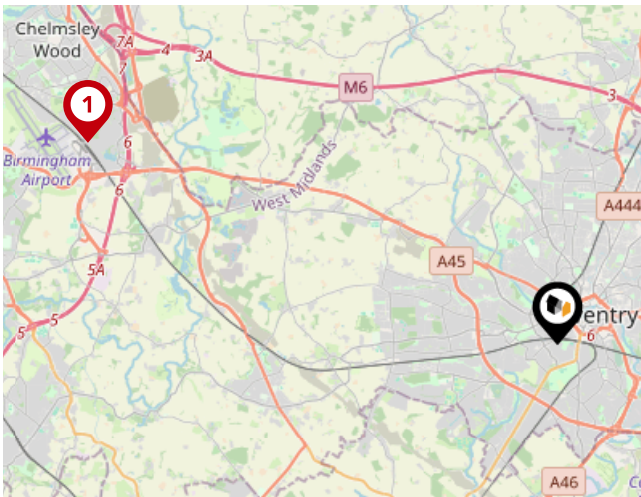
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin   | Name           | Distance   |
|---|----------------|------------|
|  | Mickleton Rd   | 0.03 miles |
|  | Mickleton Rd   | 0.04 miles |
|  | Warwick Avenue | 0.1 miles  |
|  | Warwick Avenue | 0.11 miles |
|  | Huntingdon Rd  | 0.12 miles |



### Local Connections

| Pin   | Name   | Distance   |
|---|--|------------|
|  | Birmingham Intl Rail Station (Air-Rail Link) | 9.23 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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## 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.

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# Walmsley's The Way to Move

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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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