



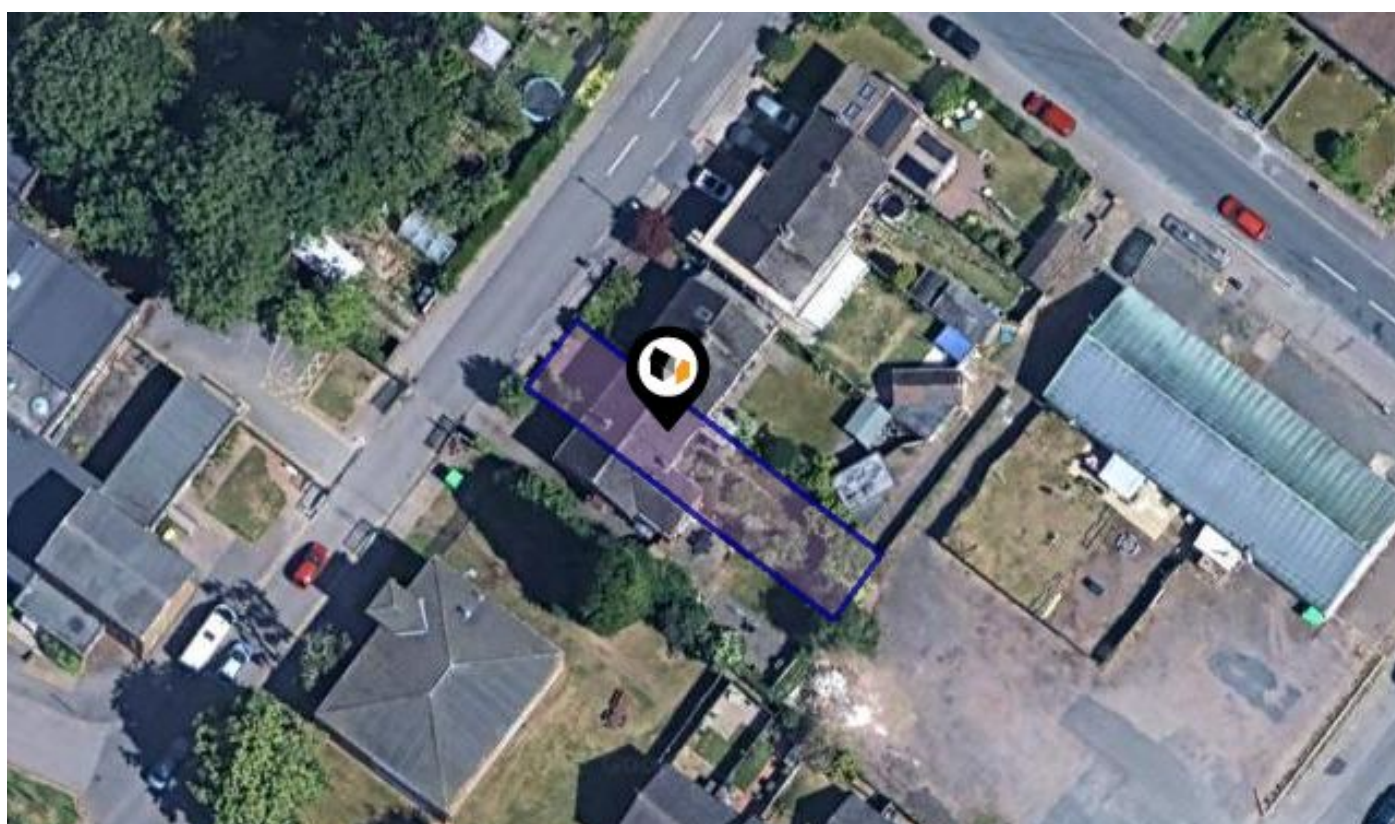
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09<sup>th</sup> January 2026



## MOAT AVENUE, COVENTRY, CV3

OIRO : £290,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



# Introduction

## Our Comments



---

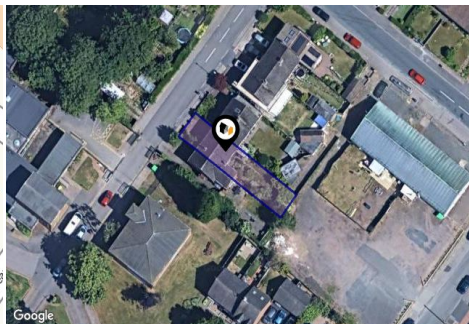
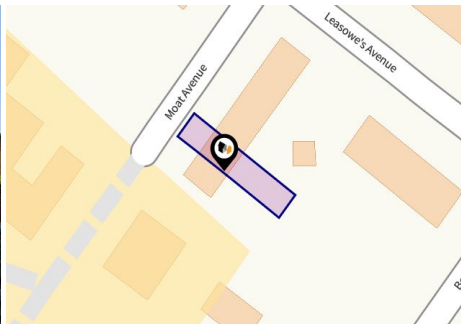
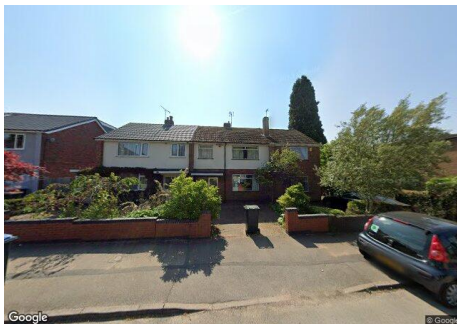
### Dear Buyers & interested parties

---

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

A terraced three bedroom family home  
Paved driveway, private gardens & garage to rear  
Spacious entrance hallway & two reception rooms  
Kitchen breakfast room with utility extension  
Fitted wardrobes to two bedrooms  
First floor, three piece bathroom  
Ideal location for local schooling & local amenities  
EPC Rating C, Total 1072 Sq.Ft or 99.6 Sq.M, 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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

Type:	Terraced	OIRO:	£290,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,072 ft <sup>2</sup> / 99 m <sup>2</sup>		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£2,145		
Title Number:	MM14185		

## Local Area

Local Authority:	Coventry	<b>Estimated Broadband Speeds</b>	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		<b>17</b>	<b>1800</b>
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		



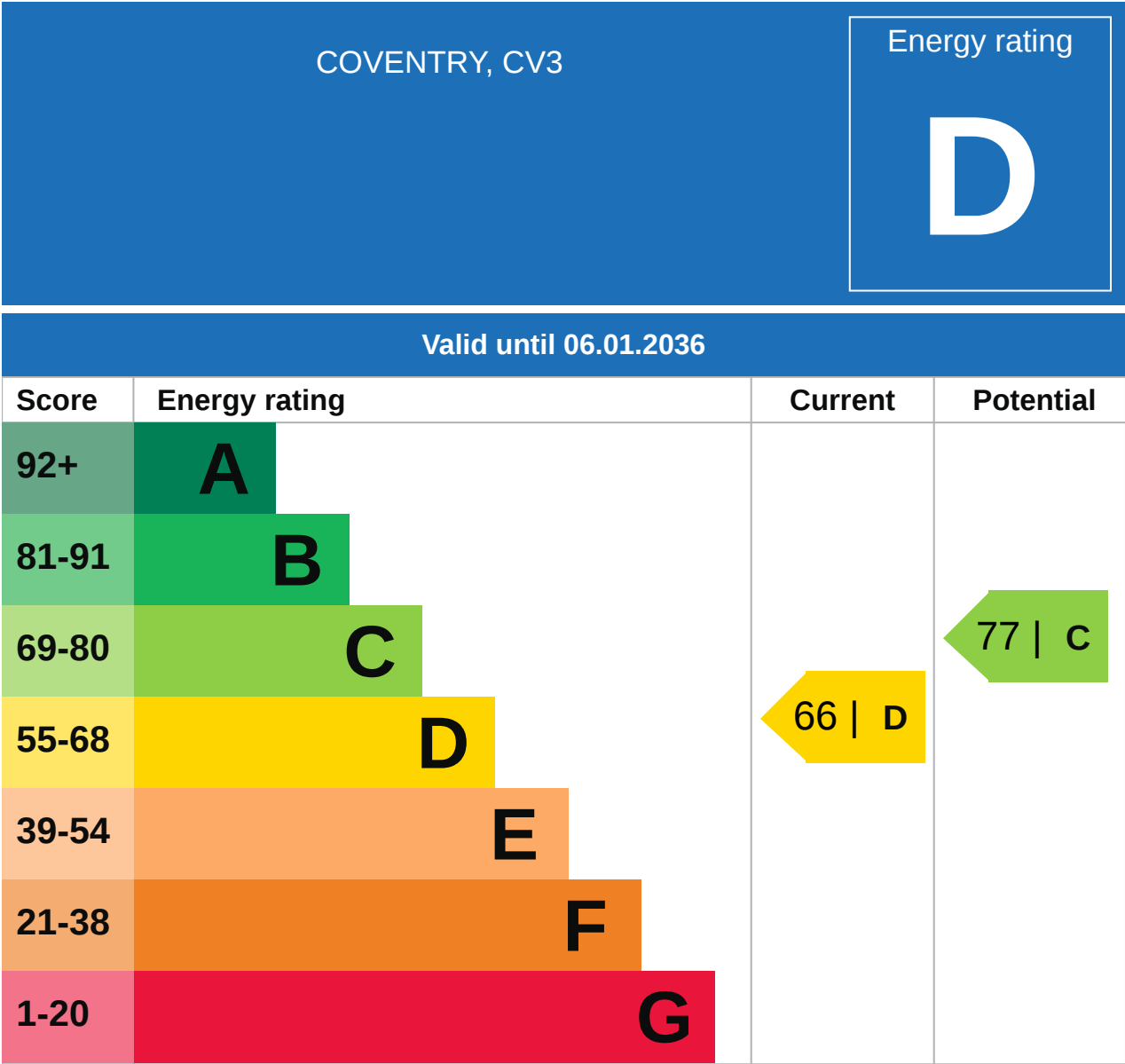
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



Property  
**EPC - Certificate**





### Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, 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>	Poor
<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>	Poor
<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>	97 m <sup>2</sup>

117, Moat Avenue, Coventry, CV3 6BW						
Last Sold Date:	21/08/2023	25/05/2018				
Last Sold Price:	£293,500	£266,000				
129, Moat Avenue, Coventry, CV3 6BW						
Last Sold Date:	22/03/2023					
Last Sold Price:	£275,000					
89, Moat Avenue, Coventry, CV3 6BW						
Last Sold Date:	07/10/2022					
Last Sold Price:	£310,000					
115, Moat Avenue, Coventry, CV3 6BW						
Last Sold Date:	24/06/2022					
Last Sold Price:	£310,000					
107, Moat Avenue, Coventry, CV3 6BW						
Last Sold Date:	15/07/2021					
Last Sold Price:	£250,000					
123, Moat Avenue, Coventry, CV3 6BW						
Last Sold Date:	06/08/2020					
Last Sold Price:	£262,000					
127, Moat Avenue, Coventry, CV3 6BW						
Last Sold Date:	10/01/2020	05/07/2002				
Last Sold Price:	£232,000	£93,000				
97, Moat Avenue, Coventry, CV3 6BW						
Last Sold Date:	17/12/2018	13/06/2018	14/07/2014	20/02/2004	23/08/2002	24/01/1997
Last Sold Price:	£275,000	£290,000	£193,400	£179,950	£147,950	£74,000
139, Moat Avenue, Coventry, CV3 6BW						
Last Sold Date:	08/09/2017	13/03/2003	21/06/2002			
Last Sold Price:	£233,000	£148,500	£82,500			
137, Moat Avenue, Coventry, CV3 6BW						
Last Sold Date:	24/08/2017	06/12/2013	28/06/2010	09/12/2005		
Last Sold Price:	£212,000	£155,000	£158,000	£145,000		
93, Moat Avenue, Coventry, CV3 6BW						
Last Sold Date:	15/01/2016					
Last Sold Price:	£220,000					
121, Moat Avenue, Coventry, CV3 6BW						
Last Sold Date:	10/05/2011					
Last Sold Price:	£150,000					

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

131, Moat Avenue, Coventry, CV3 6BW				
Last Sold Date:		07/12/2007		
Last Sold Price:		£158,500		
105, Moat Avenue, Coventry, CV3 6BW				
Last Sold Date:		11/04/2007	03/09/1999	
Last Sold Price:		£190,000	£76,000	
101, Moat Avenue, Coventry, CV3 6BW				
Last Sold Date:		08/06/2005		
Last Sold Price:		£160,000		
135, Moat Avenue, Coventry, CV3 6BW				
Last Sold Date:		28/07/2000	02/02/1996	
Last Sold Price:		£72,000	£43,000	
109, Moat Avenue, Coventry, CV3 6BW				
Last Sold Date:		27/03/2000		
Last Sold Price:		£59,950		
133, Moat Avenue, Coventry, CV3 6BW				
Last Sold Date:		29/02/2000		
Last Sold Price:		£63,000		
145, Moat Avenue, Coventry, CV3 6BW				
Last Sold Date:		12/12/1997	29/11/1996	10/04/1996
Last Sold Price:		£68,000	£52,950	£55,000
103, Moat Avenue, Coventry, CV3 6BW				
Last Sold Date:		26/09/1997		
Last Sold Price:		£73,950		
125, Moat Avenue, Coventry, CV3 6BW				
Last Sold Date:		29/09/1995		
Last Sold Price:		£52,000		

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

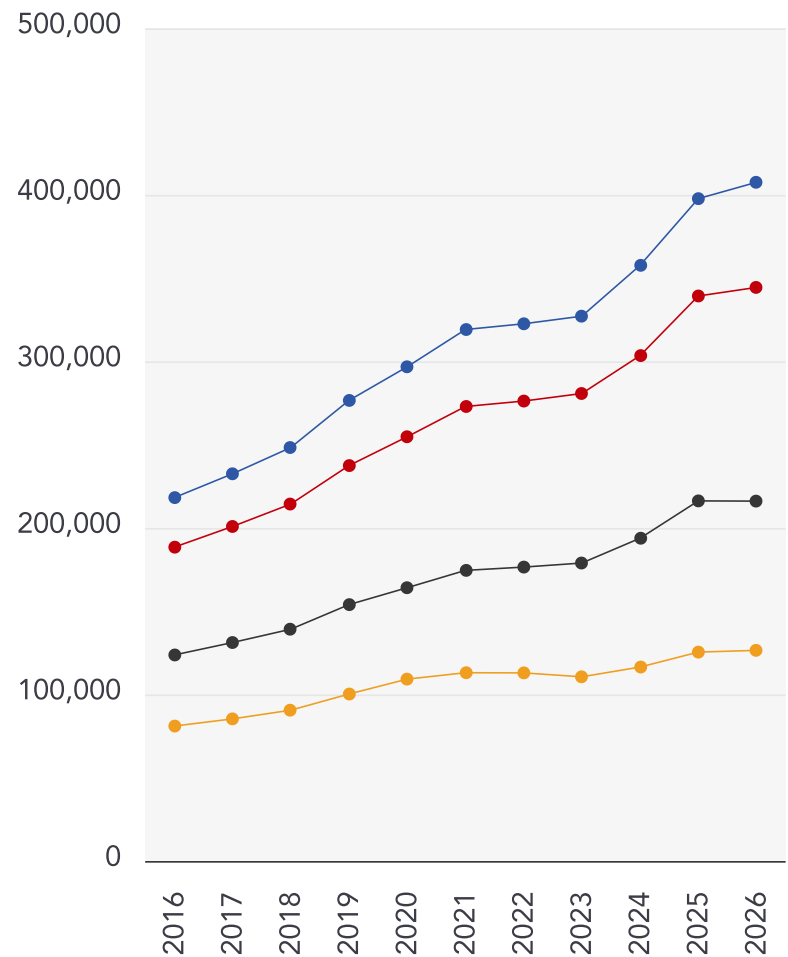


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

**+56.09%**

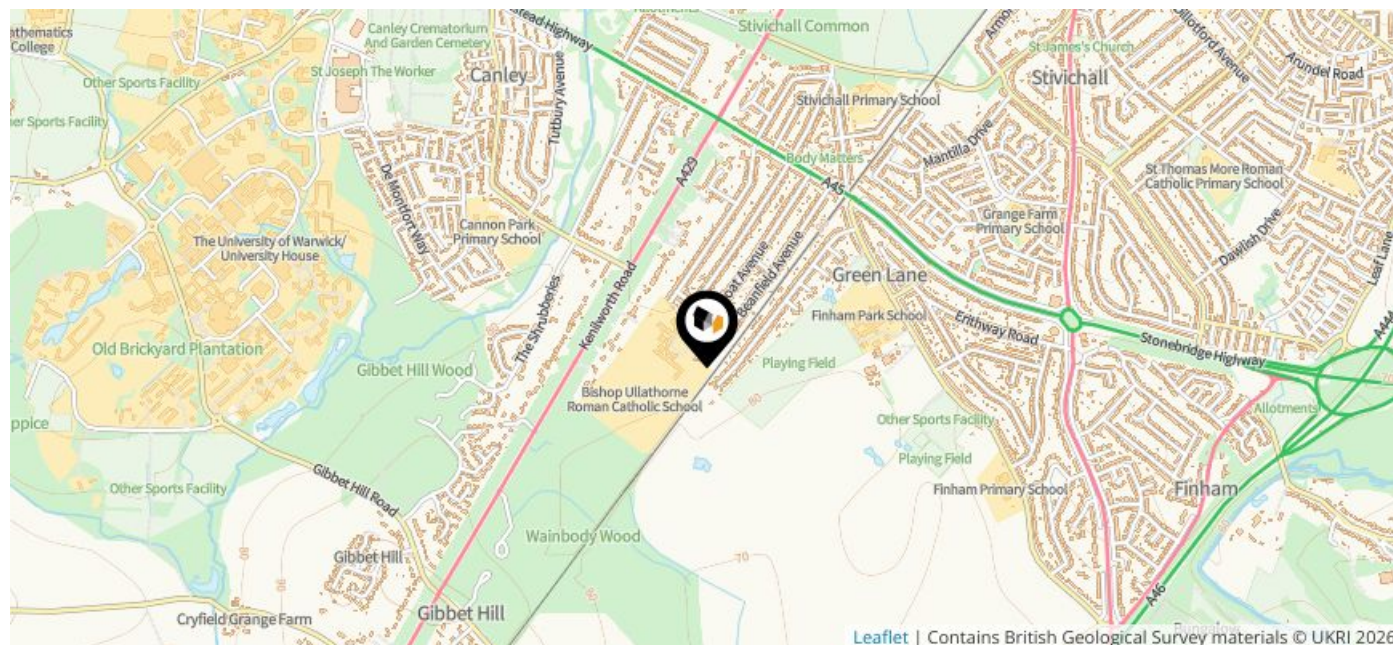


# Maps

## 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.

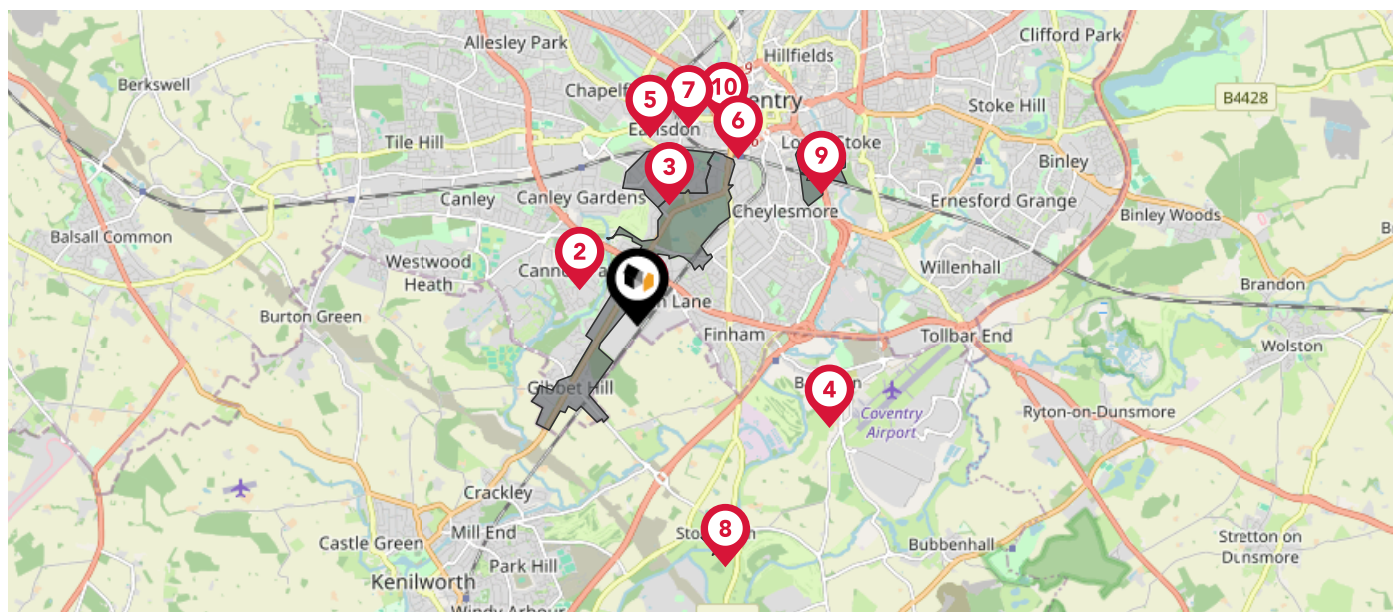
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Kenilworth Road



Ivy Farm Lane (Canley Hamlet)



Earlsdon



Baginton



Chapelfields



Greyfriars Green



Spon End



Stoneleigh



London Road



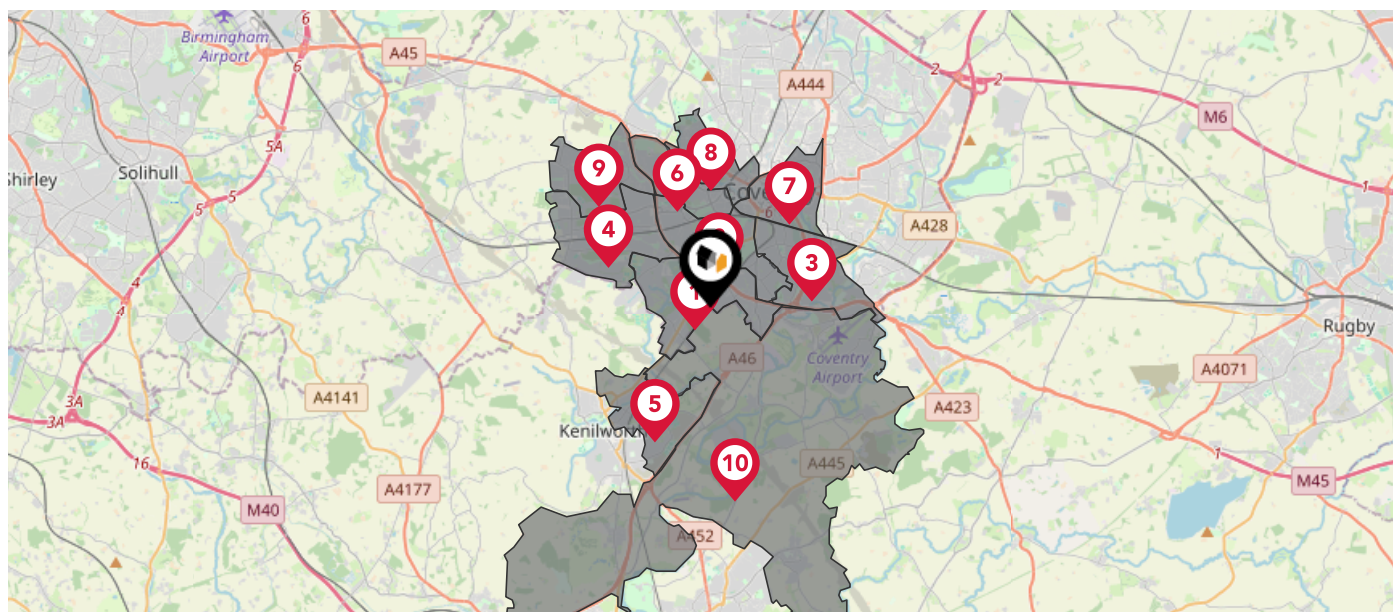
Spon Street

# 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



Wainbody Ward



Earlsdon Ward



Cheylesmore Ward



Westwood Ward



Kenilworth Park Hill Ward



Whoberley Ward



St. Michael's Ward



Sherbourne Ward



Woodlands Ward



Cubbington & Leek Wootton Ward

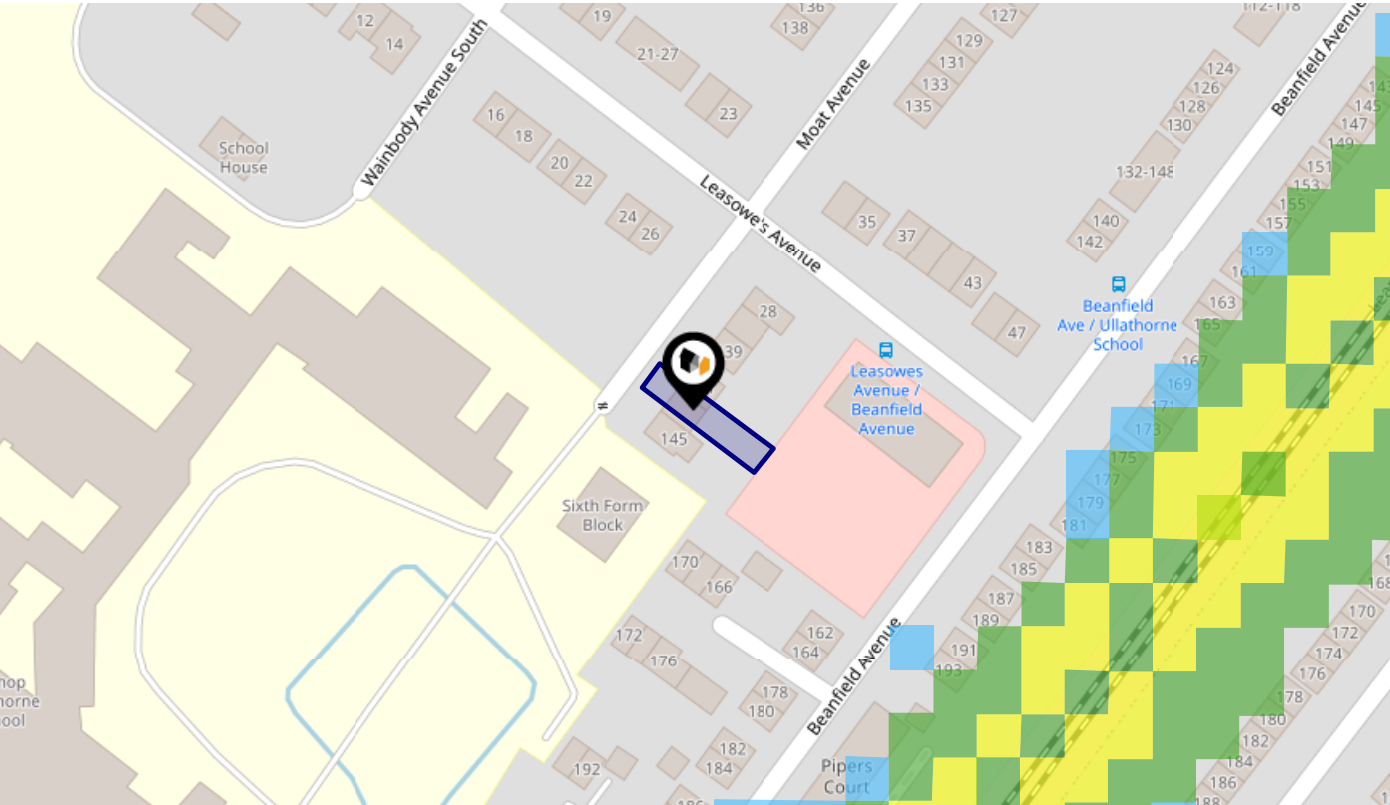


# Maps

## 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.

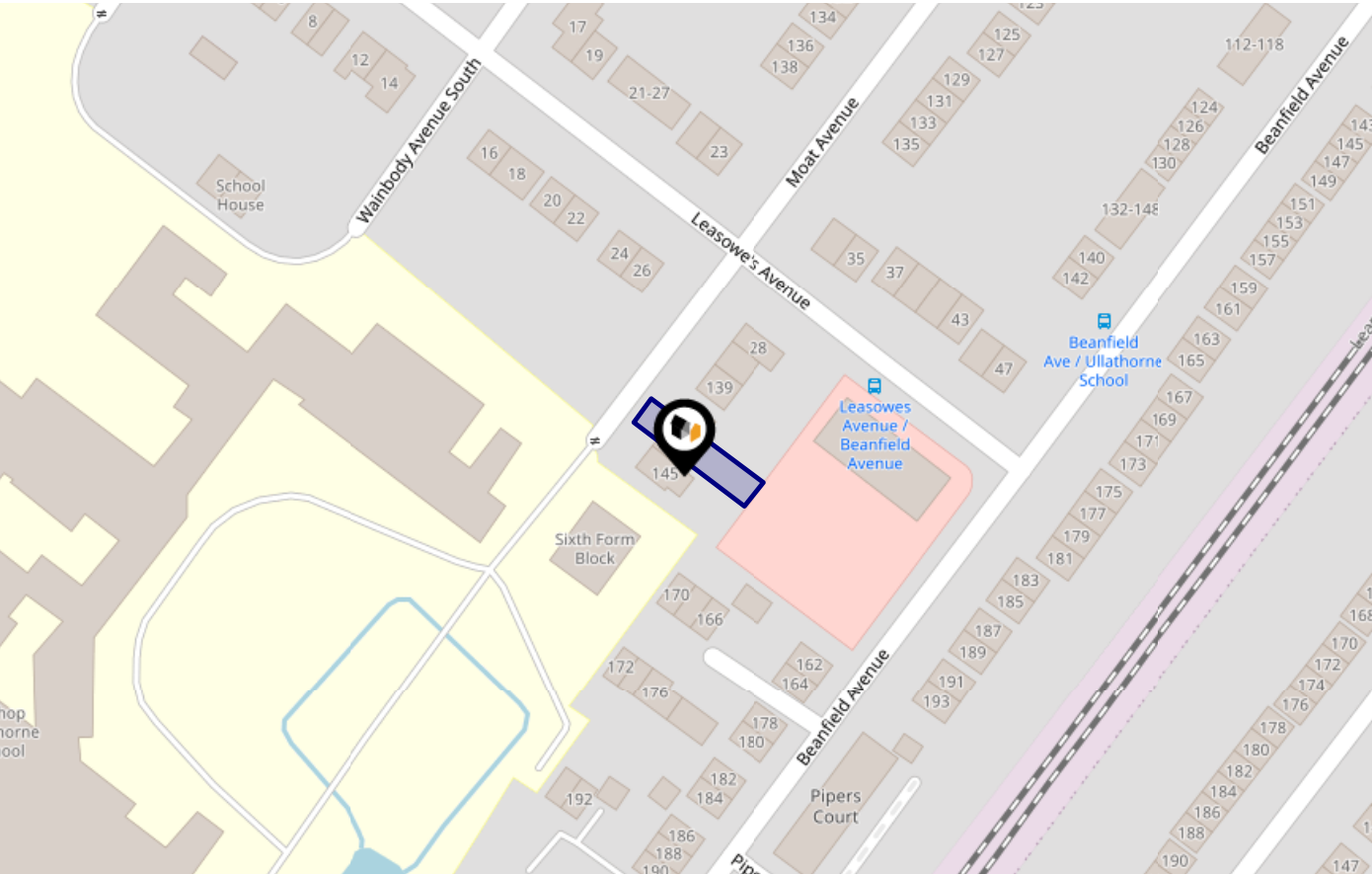
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

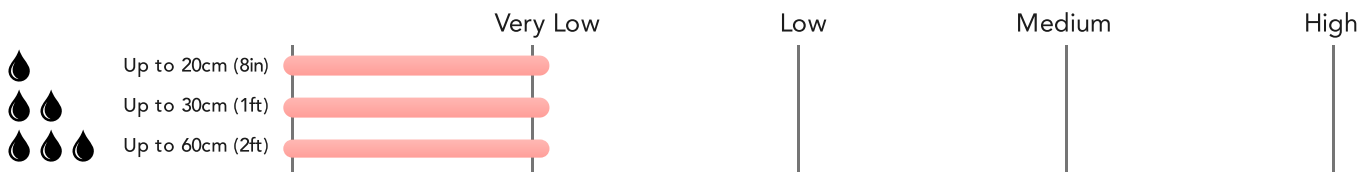


**Risk Rating:** Very low

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.

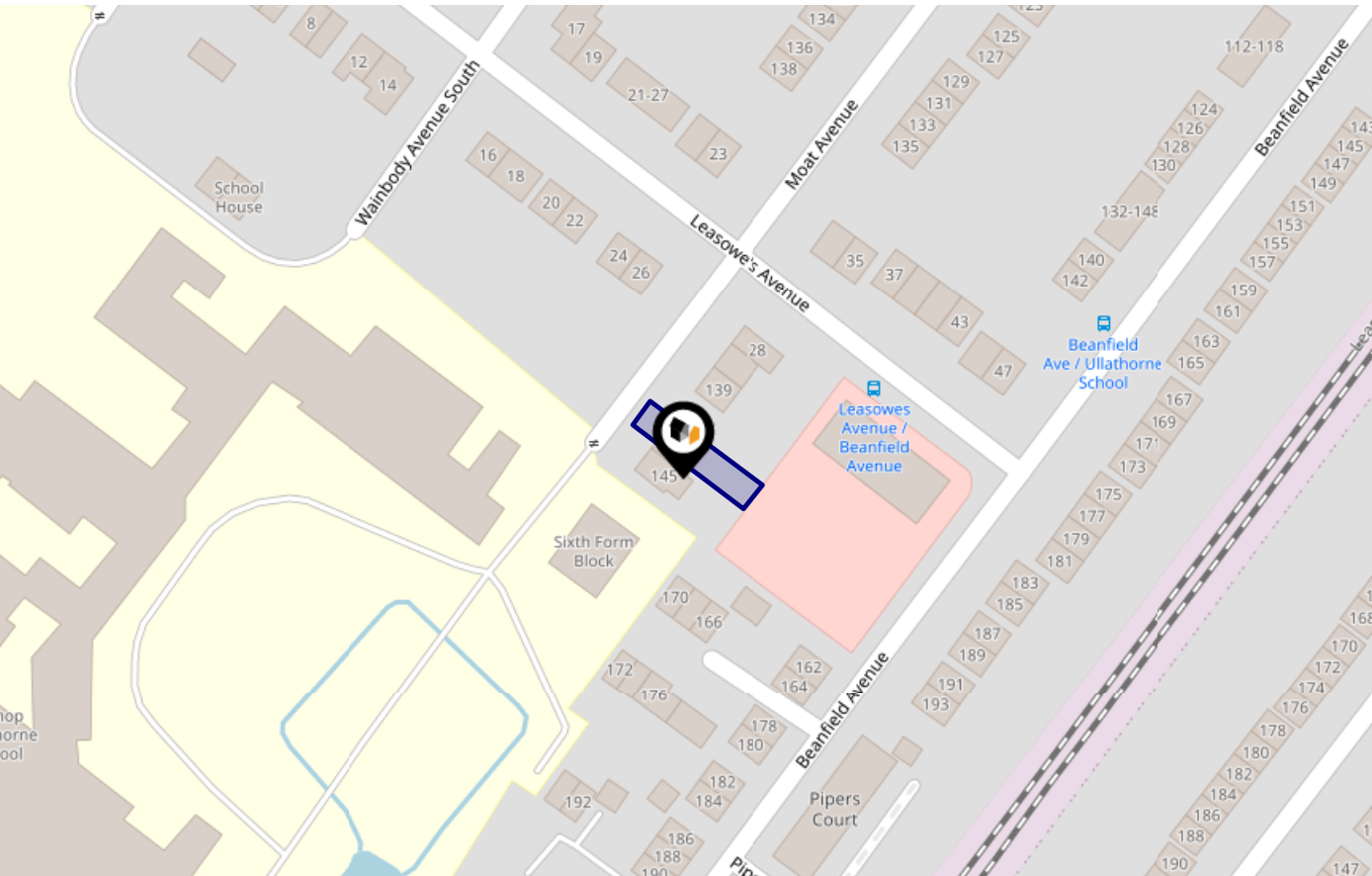
Chance of flooding to the following depths at this property:



# 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

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.

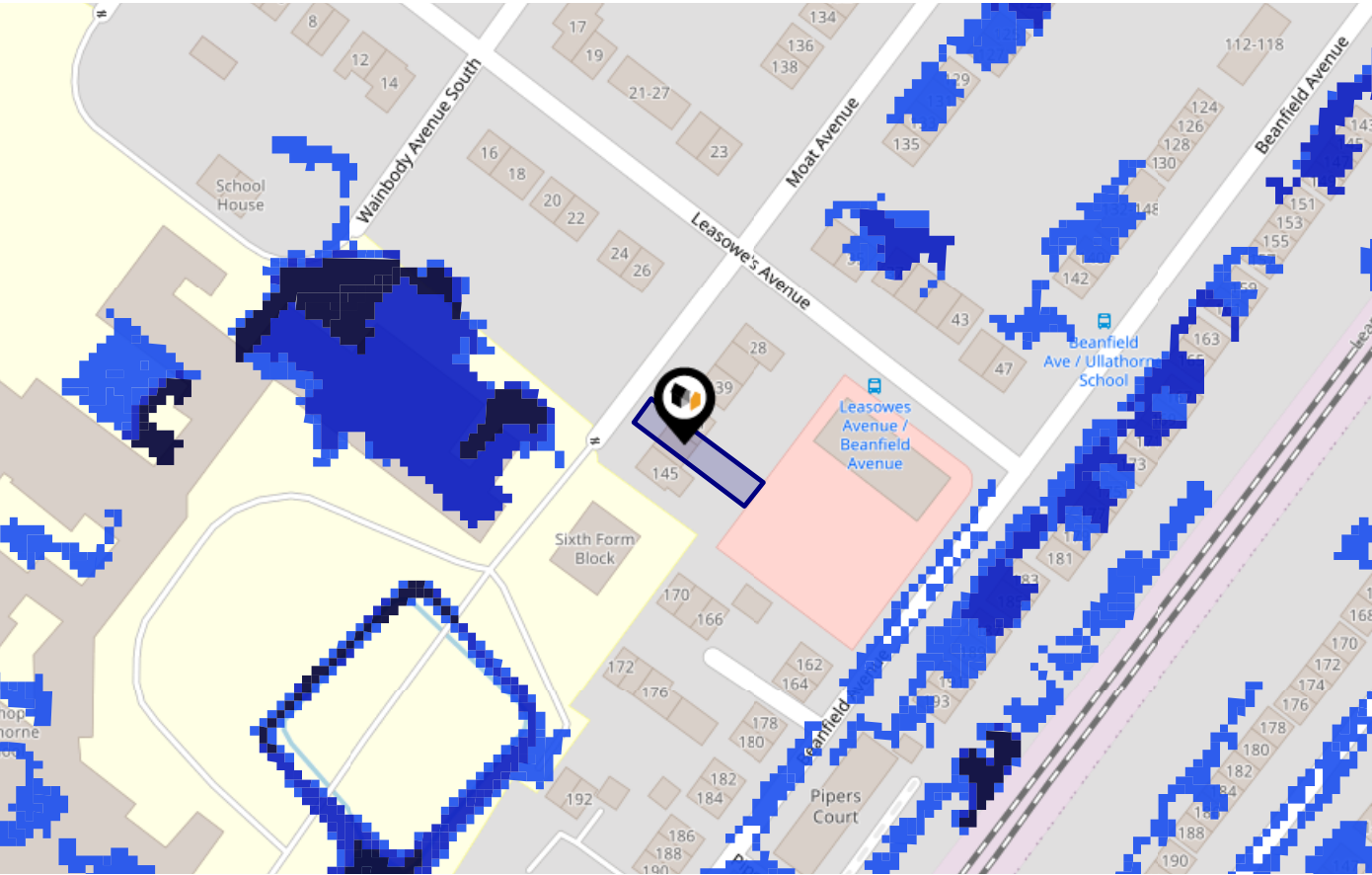
Chance of flooding to the following depths at this property:



# 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.

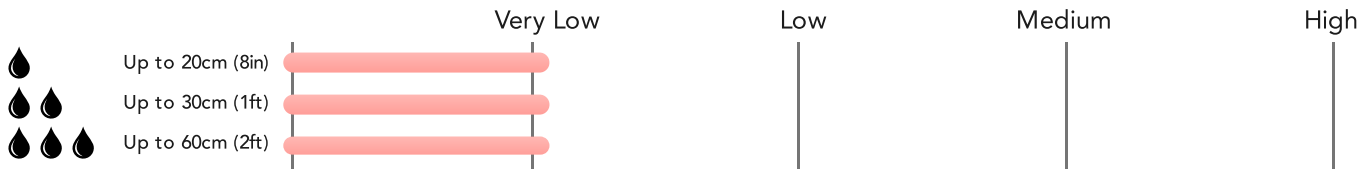


Risk Rating: Very low

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:

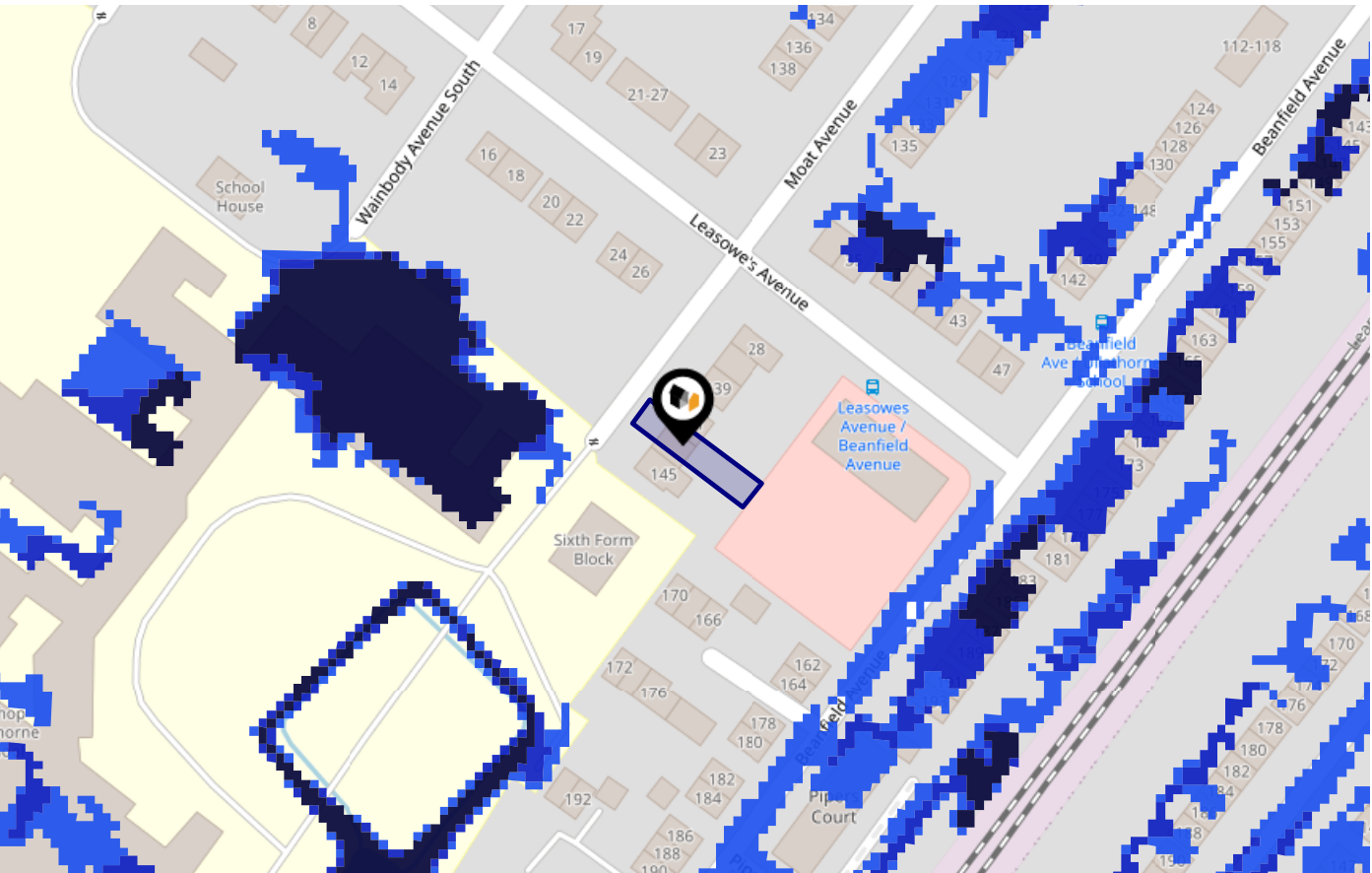




# Flood Risk

## 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.

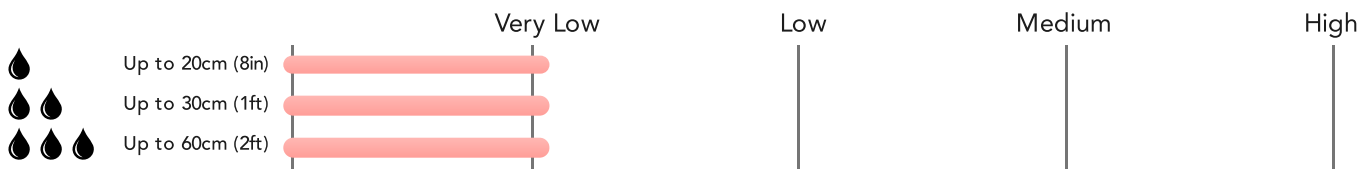


Risk Rating: Very low

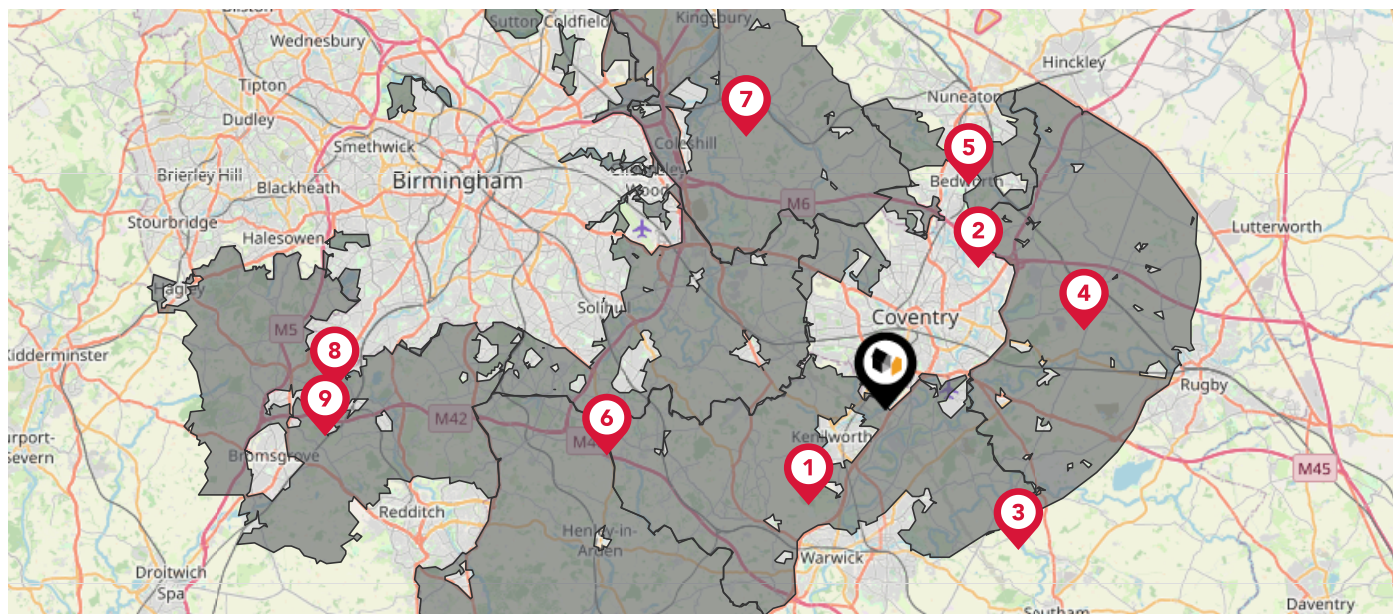
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



### Nearby Green Belt Land

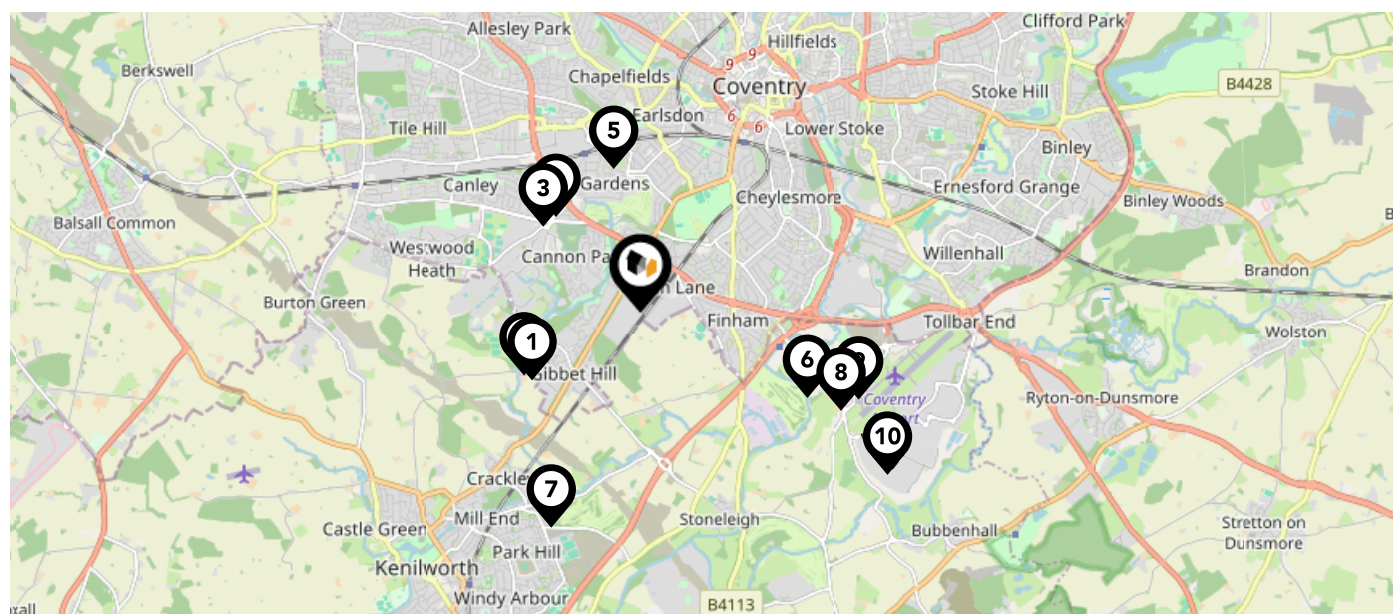
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - 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>	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
<b>2</b>	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
<b>3</b>	Prior Deram Park-Canley, Coventry	Historic Landfill	
<b>4</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
<b>5</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill	
<b>6</b>	Hall Drive-Baginton	Historic Landfill	
<b>7</b>	The Old Sewerage Works, Off Dalehouse Lane, Kenilworth-Old Sewerage Works, Dalehouse Lane, Kenilworth, Warwickshire	Historic Landfill	
<b>8</b>	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	
<b>9</b>	Rowley Road-Baginton	Historic Landfill	
<b>10</b>	Rock Farm Landfill-	Historic Landfill	

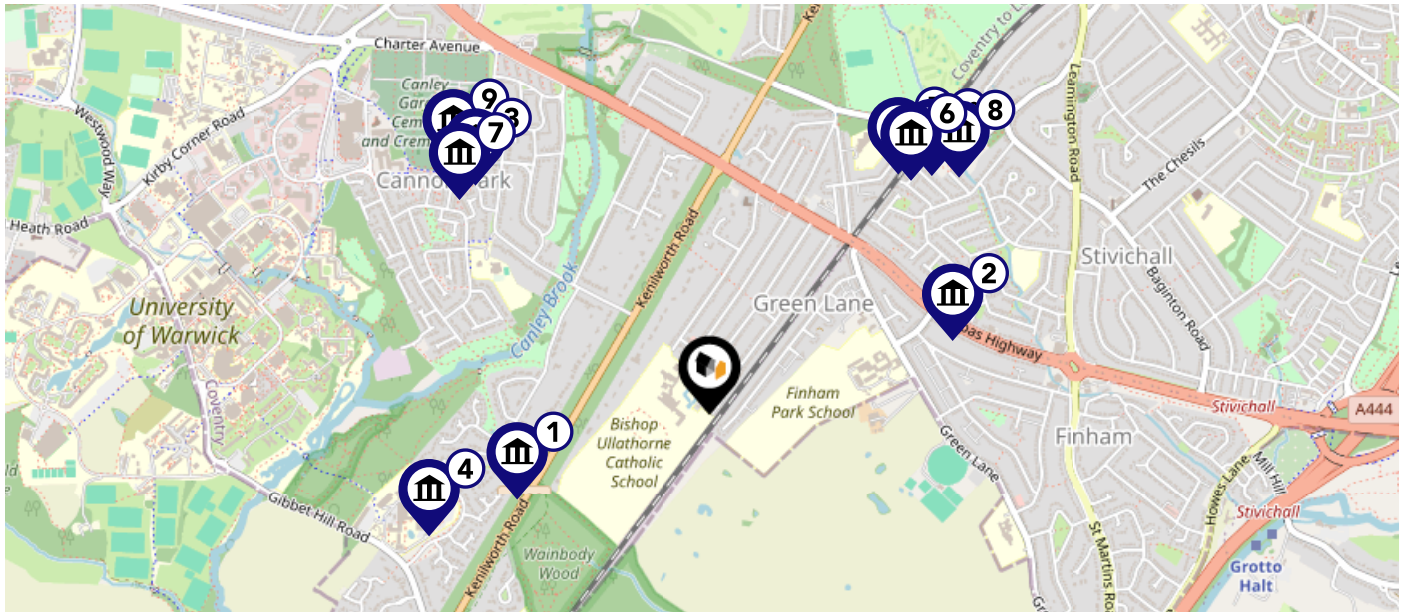


# Maps

## Listed Buildings

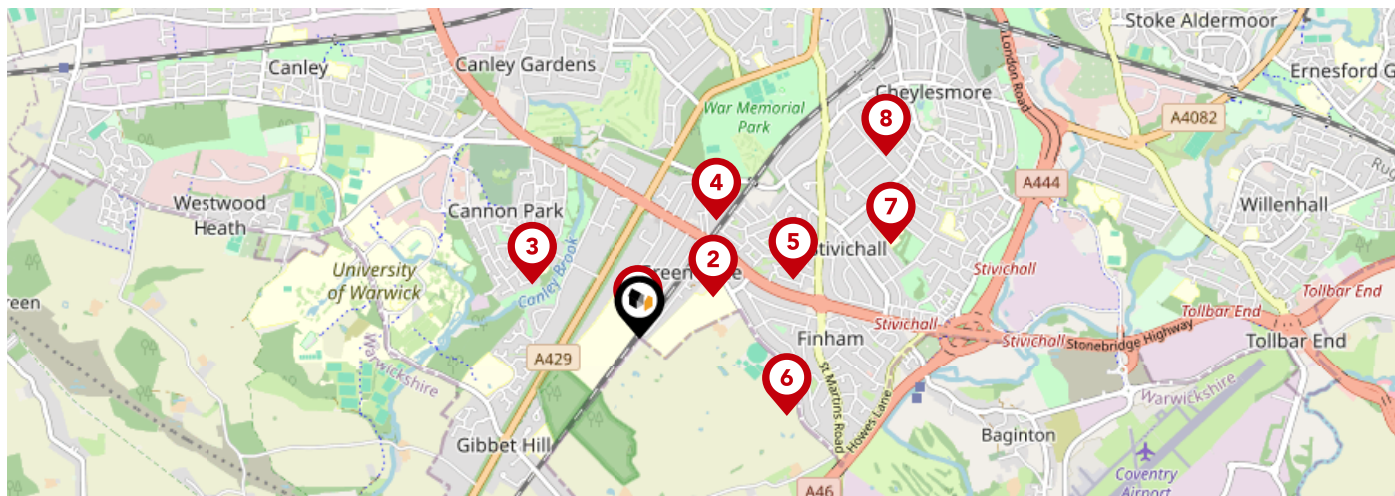


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



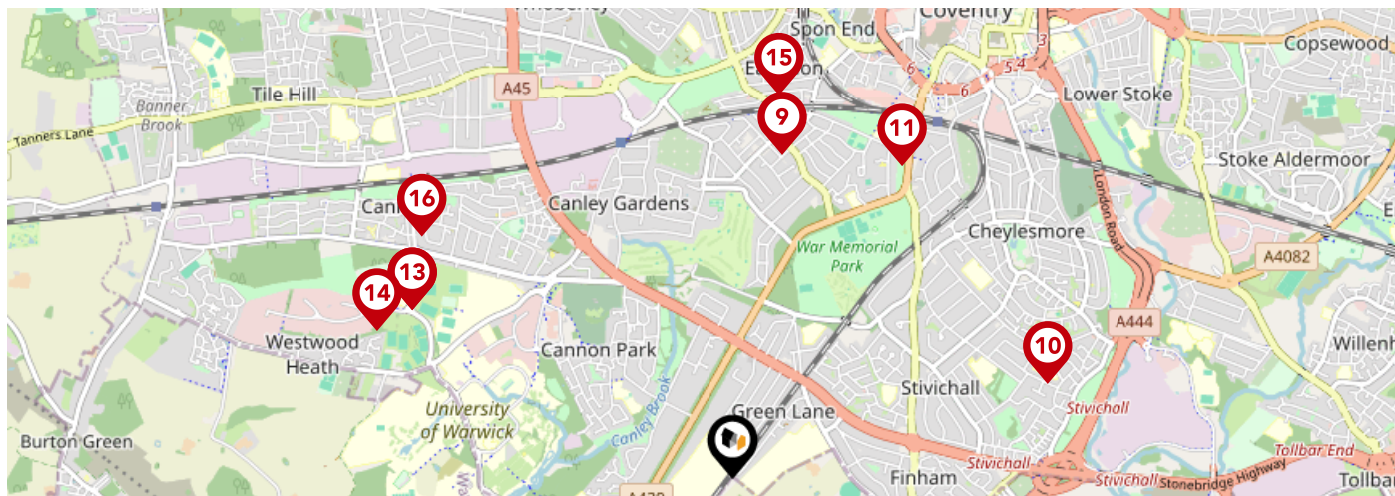
Listed Buildings in the local district		Grade	Distance
	1391207 - House With Garage, Raised Terrace And Plant Boxes	Grade II	0.5 miles
	1342919 - Stivichall Grange	Grade II	0.6 miles
	1342914 - Canley Hall Farmhouse	Grade II	0.7 miles
	1392017 - Houses For Visiting Mathematicians Warwick University	Grade II	0.7 miles
	1265651 - Stivichall Animal Pound	Grade II	0.7 miles
	1320289 - The Cottage	Grade II	0.7 miles
	1076619 - Canley Hall Farmhouses	Grade II	0.7 miles
	1104926 - The Smithy	Grade II	0.8 miles
	1138979 - Barn At Ivy Farm	Grade II	0.8 miles
	1076608 - Bridge Cottage	Grade II	0.8 miles









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 1140   Distance:0.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

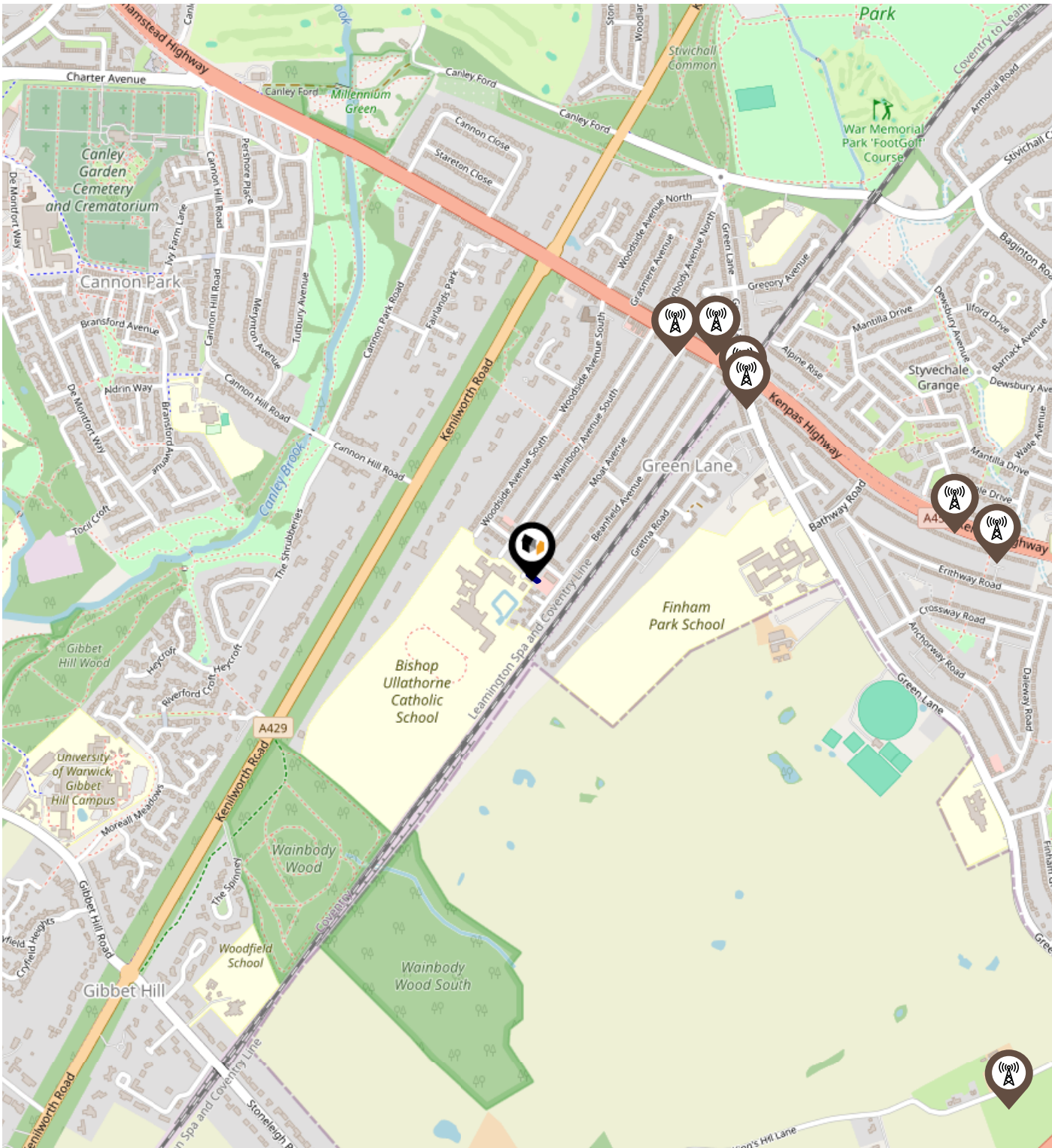


		Nursery	Primary	Secondary	College	Private
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howes Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 177   Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance: 1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>WMG Academy for Young Engineers</b> Ofsted Rating: Good   Pupils: 504   Distance: 1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Westwood Academy</b> Ofsted Rating: Requires improvement   Pupils: 915   Distance: 1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The National Mathematics and Science College</b> Ofsted Rating: Not Rated   Pupils: 137   Distance: 1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance: 1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charter Academy</b> Ofsted Rating: Good   Pupils: 344   Distance: 1.78	<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



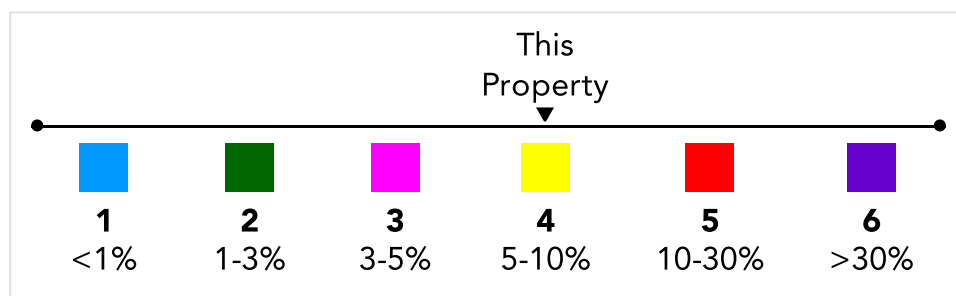
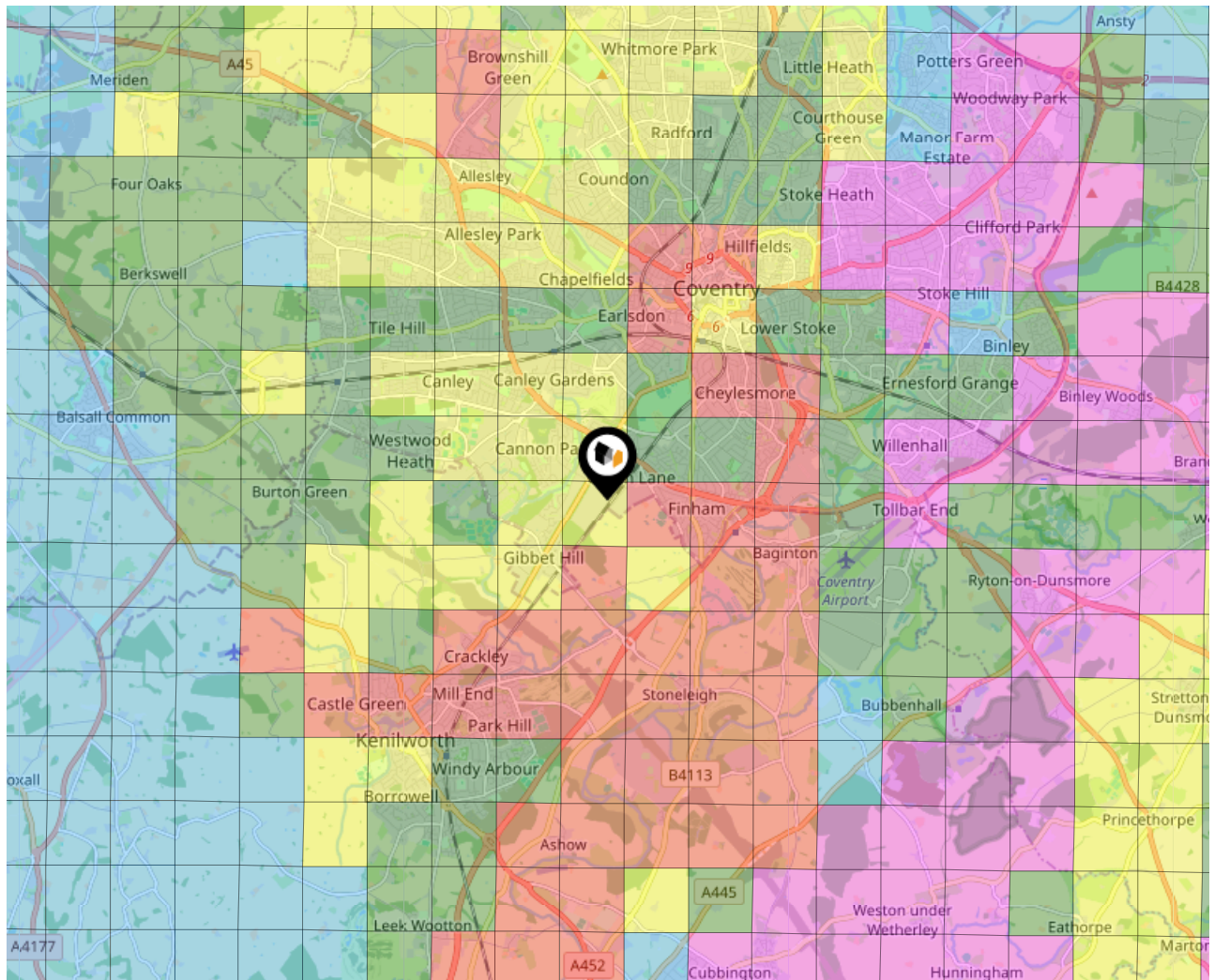
# Environment

## Radon Gas

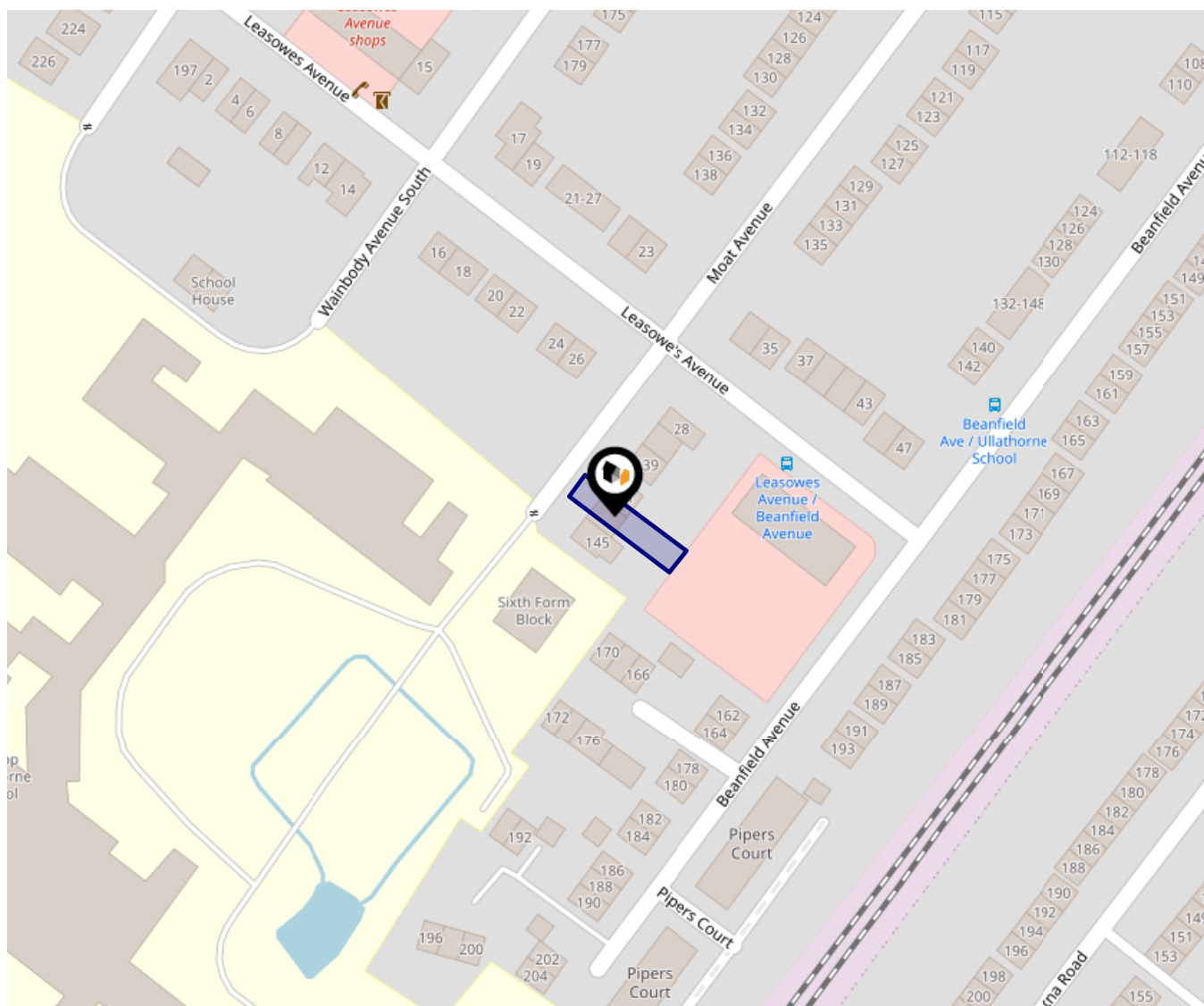


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



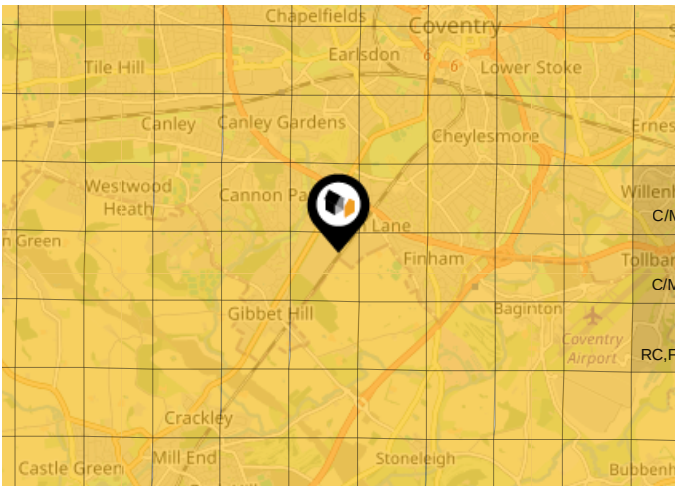
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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 - ARENACEOUS	<b>Soil Depth:</b>	LOAM INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



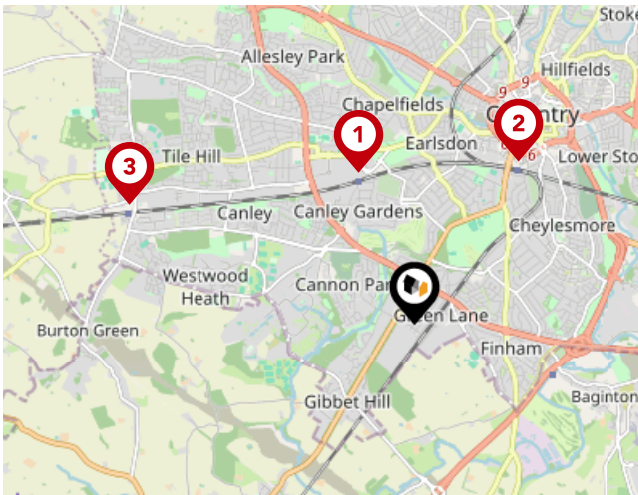
### Primary Classifications (Most Common Clay Types)

<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



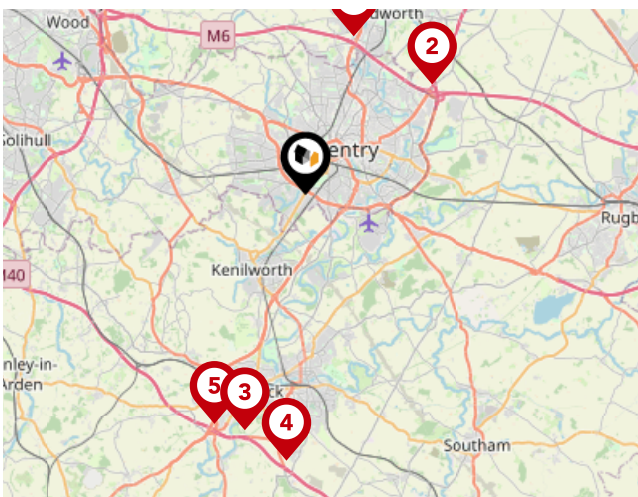
# Area

## Transport (National)



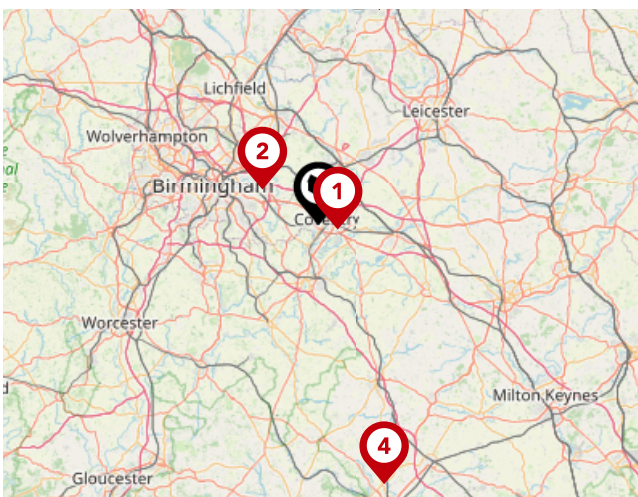
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.46 miles
2	Coventry Rail Station	1.75 miles
3	Tile Hill Rail Station	2.8 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	6.04 miles
2	M6 J2	6.11 miles
3	M40 J14	8.77 miles
4	M40 J13	9.66 miles
5	M40 J15	8.89 miles

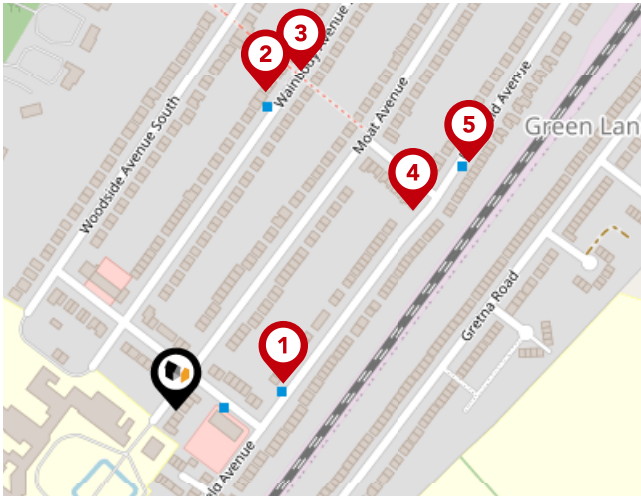


### Airports/Helipads






Pin	Name	Distance
1	Baginton	2.69 miles
2	Birmingham Airport	9.7 miles
3	East Mids Airport	32.1 miles
4	Kidlington	38.98 miles

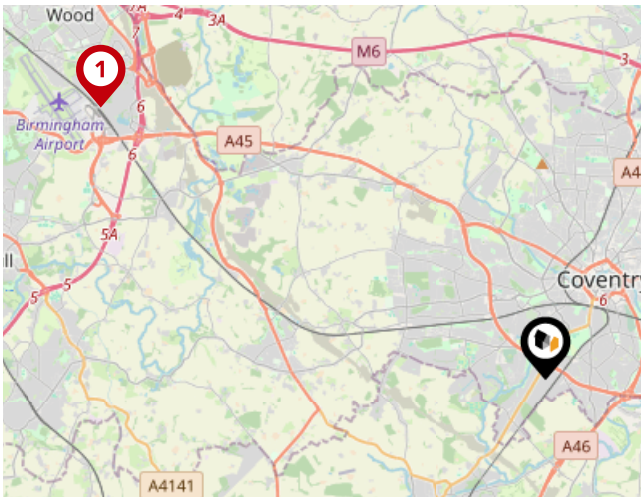
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Leasowe's Avenue	0.06 miles
	Moat Ave	0.19 miles
	Moat Ave	0.2 miles
	Medland Avenue	0.18 miles
	Medland Avenue	0.22 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.42 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



/walmsleysthewaytomove/



/walmsleysthewaytomove



---

## 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

[mark@walmsleysthewaytomove.co.uk](mailto:mark@walmsleysthewaytomove.co.uk)

[www.walmsleysthewaytomove.co.uk](http://www.walmsleysthewaytomove.co.uk)

