



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28<sup>th</sup> July 2025



**MADEIRA CROFT, COVENTRY, CV5**

## iad UK

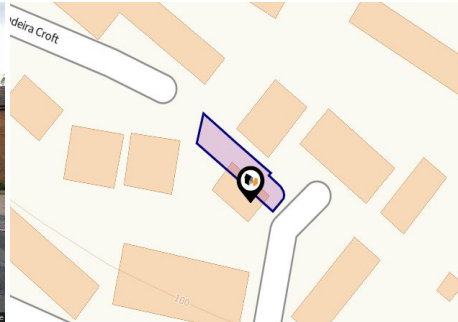
iad HQ 13E Church End Estate Church End Little Hadham SG11 2DY

07723 914580

denise.may@iad.uk.com

iadgroup.com





## Property

Type:	Semi-Detached
Bedrooms:	2
Plot Area:	0.04 acres
Council Tax :	Band C
Annual Estimate:	£2,145
Title Number:	WM396005

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)

7	80	1800
mb/s	mb/s	mb/s

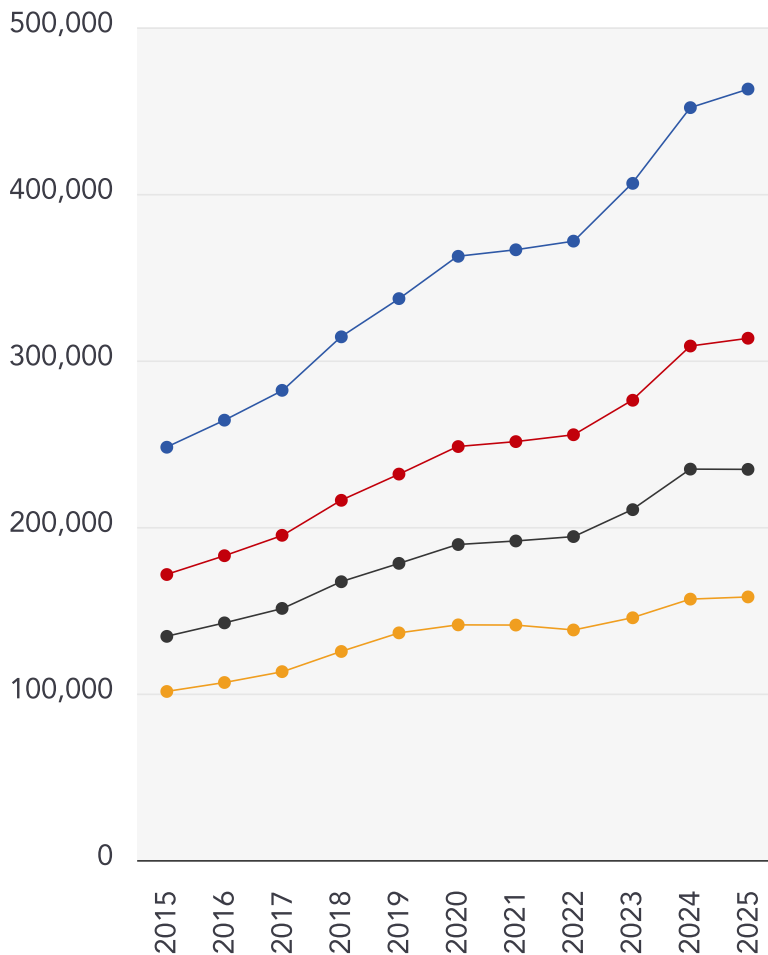
Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



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



Detached

**+86.77%**

Semi-Detached

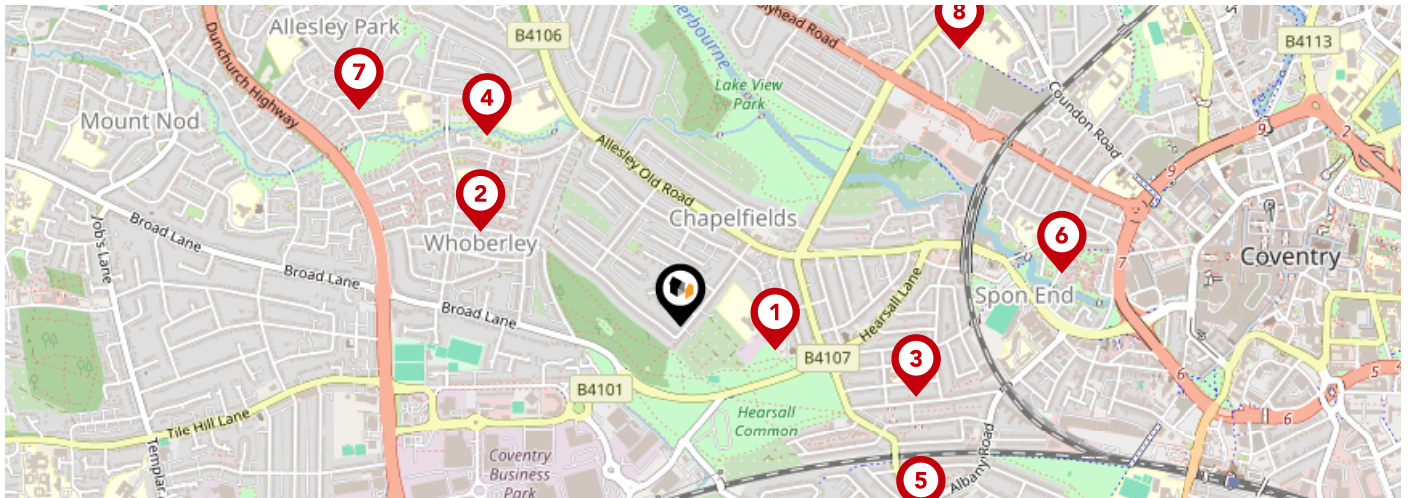
**+82.76%**

Terraced

**+74.65%**

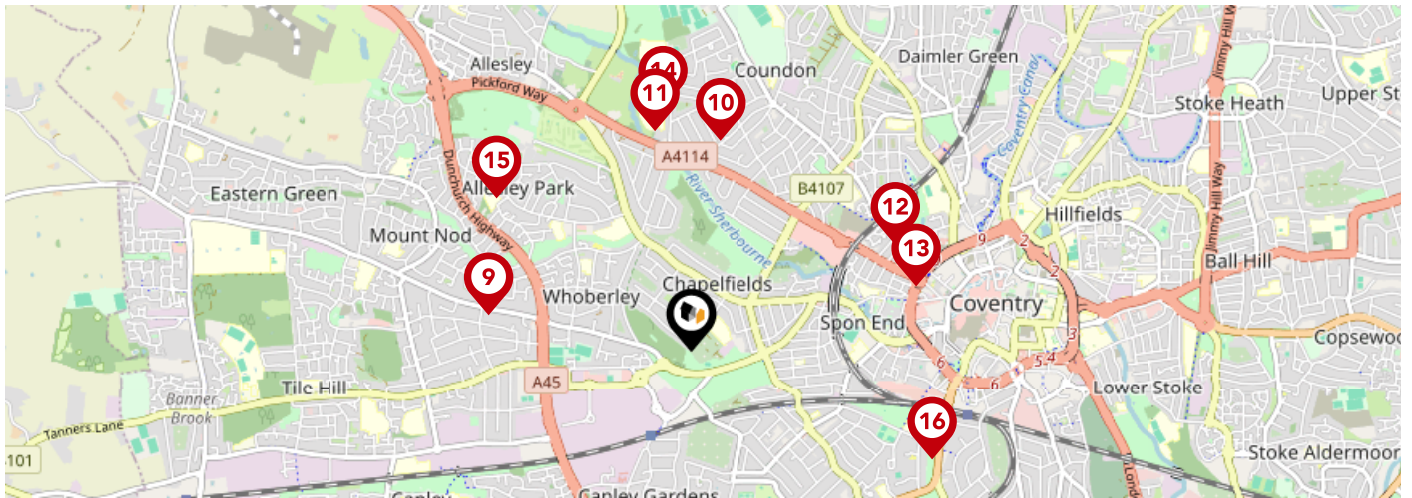
Flat

**+56.09%**



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

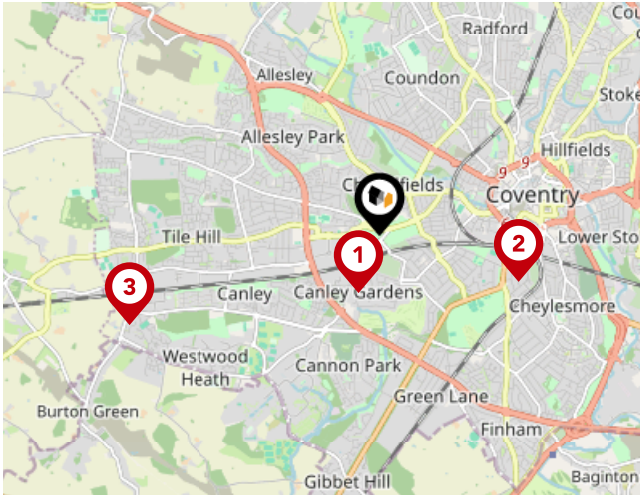




		Nursery	Primary	Secondary	College	Private
	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsbury Academy</b> Ofsted Rating: Requires improvement   Pupils: 99   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Allesley Hall Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:1.13	<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:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

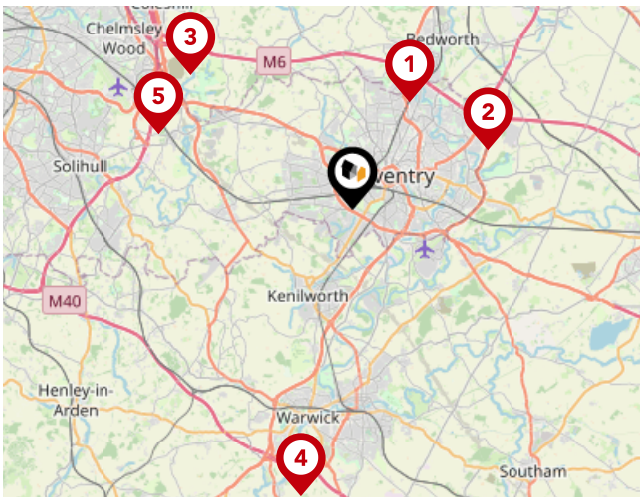
# Area

## Transport (National)



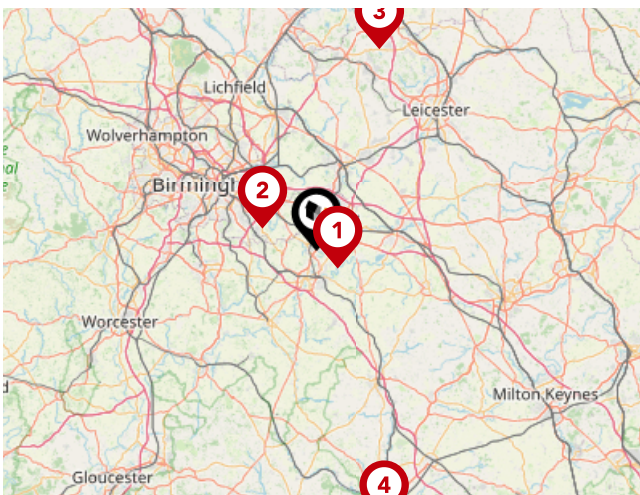
### National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.56 miles
	Coventry Rail Station	1.32 miles
	Tile Hill Rail Station	2.41 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.41 miles
	M6 J2	5.36 miles
	M6 J3A	7.63 miles
	M40 J14	10.56 miles
	M42 J6	7.52 miles

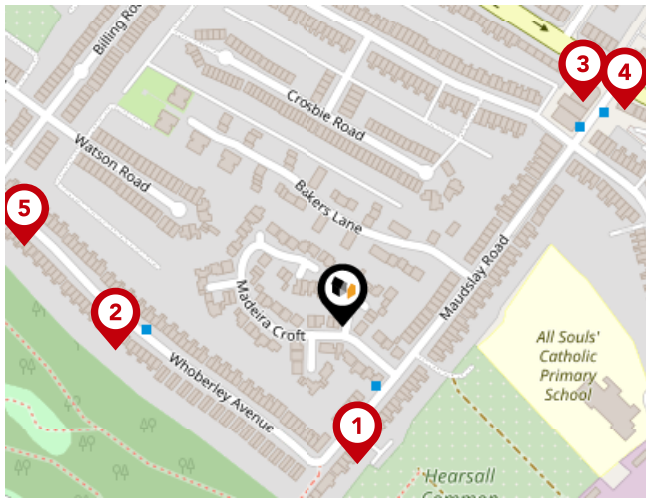


### Airports/Helipads






Pin	Name	Distance
	Baginton	3.95 miles
	Birmingham Airport	8.56 miles
	East Mids Airport	30.37 miles
	Kidlington	40.9 miles

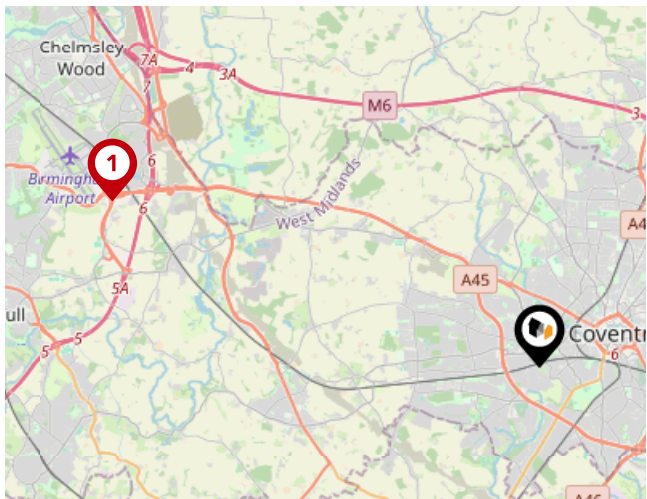
# Area

## Transport (Local)




### Bus Stops/Stations

Pin	Name	Distance
	Madeira Croft	0.08 miles
	Maudslay Rd	0.13 miles
	Merrivale Rd	0.19 miles
	Merrivale Rd	0.2 miles
	Billing Rd	0.19 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.29 miles





## **iad UK**

---

An international success story

iad is a new way to look at the property industry. Thanks to an innovative business model, everybody wins: the seller, the buyer and the consultant.

With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

---

### Testimonial 1



Huge thanks to Denise for an exceptional service provided throughout the process of the sale of our property. She is very professional and always guides you with very honest feedback. She has been a great support with clear communication and always on her toes to help you through any circumstances. A very big thank you Denise for all your help and support. Highly recommend her!

---

### Testimonial 2



Denise was amazing when we bought a property. She kept us updated about the progress. Some work was supposed to be completed in the property and she kindly agreed to liaise with the professional to get it arranged and completed. It was a smooth process all throughout and we fully recommend her.

---

### Testimonial 3



Our very first move after 58 years in one house. Denise made the experience very straight forward and easy. It was quite an emotional experience for us both but Denise understood and helped a lot. Her approach was very friendly and I knew we were in good hands. It was a quick sale with no problems. Highly recommend.

---

### Testimonial 4



Denise was very helpful and she makes things to be happening. She doesn't delays on things. She is very dedicated on her job. She makes sure buyers are in track and updated on their journey for purchase of their new properties. We had a look of a property in July and everything was completed and we got the keys handed over in October. It took 3 months to have everything sorted with their soliciotrs Davidsons. I had a good experience as she raised the bar.

---

### 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 iad UK 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 iad UK and therefore no warranties can be given as to their good working order.

# iad UK

## 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.



#### iad UK

iad HQ 13E Church End Estate Church End  
Little Hadham SG11 2DY  
07723 914580  
denise.may@iad.uk.com  
iadgroup.com

