



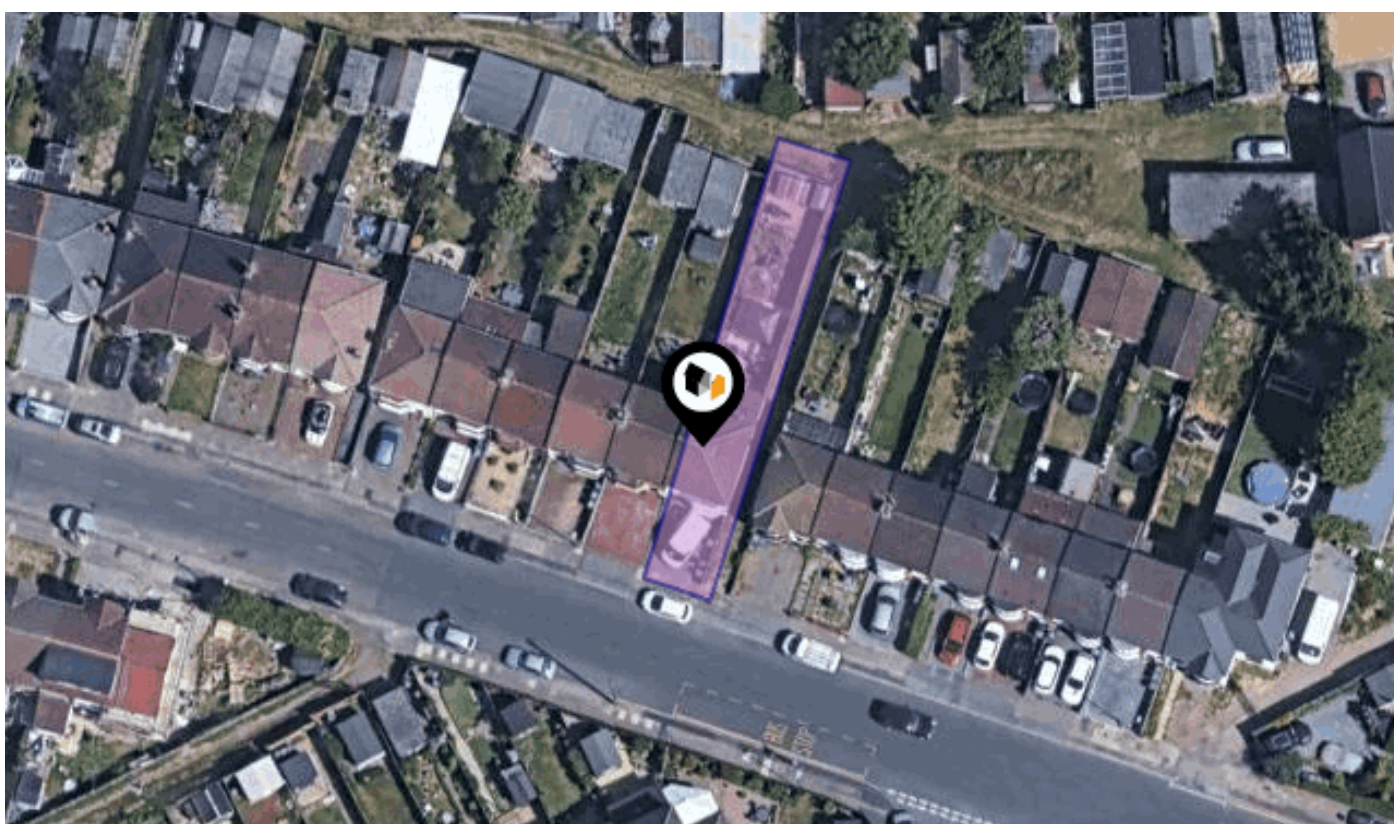
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 15th July 2026**



## FORFIELD ROAD, COVENTRY, CV6

**Price Estimate :** £275,000

### Walmsley's The Way to Move

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

0330 1180062

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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 three bedroom extended end of terrace home

Full width open plan kitchen dining room with breakfast bar & patio door

Impressive sitting room with bay to frontage

Drop down ladder to super useful loft/hobby room

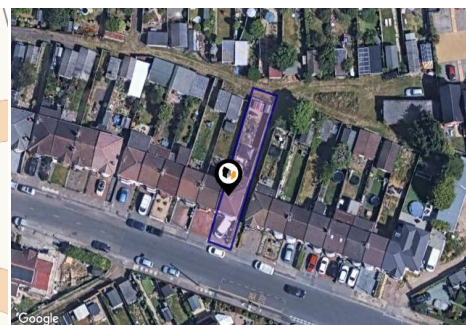
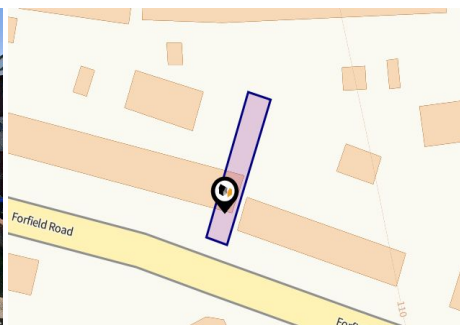
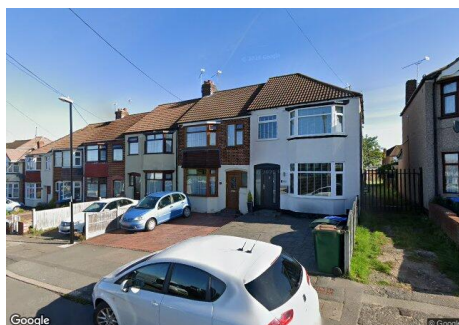
Attractive rear gardens with sitting & working areas & storage & rear access

Paved frontage for potential easy parking

Close to local schooling & Coundon Wedge

EPC RATING D, Total 868 Sq.Ft or 80.7 Sq.M

**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                                |
| Bedrooms:        | 3                                       |
| Floor Area:      | 868 ft <sup>2</sup> / 80 m <sup>2</sup> |
| Plot Area:       | 0.06 acres                              |
| Year Built :     | 1930-1949                               |
| Council Tax :    | Band B                                  |
| Annual Estimate: | £1,957                                  |
| Title Number:    | WM280020                                |

|                 |          |
|-----------------|----------|
| Price Estimate: | £275,000 |
| 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)

|                                                                                     |                                                                                      |                                                                                       |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 14                                                                                  | 46                                                                                   | 1800                                                                                  |
| mb/s                                                                                | mb/s                                                                                 | mb/s                                                                                  |
|  |  |  |

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Market Sold in Street



|                                       |            |            |            |            |                |
|---------------------------------------|------------|------------|------------|------------|----------------|
| 80, Forfield Road, Coventry, CV6 1FS  |            |            |            |            | Terraced House |
| Last Sold Date:                       | 28/02/2025 | 09/02/2024 |            |            |                |
| Last Sold Price:                      | £250,000   | £180,000   |            |            |                |
|                                       |            |            |            |            |                |
| 62, Forfield Road, Coventry, CV6 1FS  |            |            |            |            | Terraced House |
| Last Sold Date:                       | 15/04/2024 |            |            |            |                |
| Last Sold Price:                      | £195,000   |            |            |            |                |
|                                       |            |            |            |            |                |
| 116, Forfield Road, Coventry, CV6 1FS |            |            |            |            | Terraced House |
| Last Sold Date:                       | 30/06/2023 | 24/11/2021 |            |            |                |
| Last Sold Price:                      | £290,000   | £180,000   |            |            |                |
|                                       |            |            |            |            |                |
| 100, Forfield Road, Coventry, CV6 1FS |            |            |            |            | Terraced House |
| Last Sold Date:                       | 02/03/2022 | 07/04/2000 |            |            |                |
| Last Sold Price:                      | £232,000   | £70,000    |            |            |                |
|                                       |            |            |            |            |                |
| 88, Forfield Road, Coventry, CV6 1FS  |            |            |            |            | Terraced House |
| Last Sold Date:                       | 30/09/2021 |            |            |            |                |
| Last Sold Price:                      | £221,000   |            |            |            |                |
|                                       |            |            |            |            |                |
| 120, Forfield Road, Coventry, CV6 1FS |            |            |            |            | Terraced House |
| Last Sold Date:                       | 10/02/2021 |            |            |            |                |
| Last Sold Price:                      | £338,000   |            |            |            |                |
|                                       |            |            |            |            |                |
| 70, Forfield Road, Coventry, CV6 1FS  |            |            |            |            | Terraced House |
| Last Sold Date:                       | 14/02/2020 | 14/12/2001 | 26/05/1995 |            |                |
| Last Sold Price:                      | £195,000   | £69,500    | £46,000    |            |                |
|                                       |            |            |            |            |                |
| 52, Forfield Road, Coventry, CV6 1FS  |            |            |            |            | Terraced House |
| Last Sold Date:                       | 28/10/2019 | 14/11/2018 |            |            |                |
| Last Sold Price:                      | £195,000   | £140,000   |            |            |                |
|                                       |            |            |            |            |                |
| 50, Forfield Road, Coventry, CV6 1FS  |            |            |            |            | Terraced House |
| Last Sold Date:                       | 12/07/2019 | 12/10/2001 |            |            |                |
| Last Sold Price:                      | £200,000   | £93,000    |            |            |                |
|                                       |            |            |            |            |                |
| 108, Forfield Road, Coventry, CV6 1FS |            |            |            |            | Terraced House |
| Last Sold Date:                       | 19/05/2017 | 29/06/2007 |            |            |                |
| Last Sold Price:                      | £170,000   | £145,000   |            |            |                |
|                                       |            |            |            |            |                |
| 66, Forfield Road, Coventry, CV6 1FS  |            |            |            |            | Terraced House |
| Last Sold Date:                       | 07/10/2016 | 21/09/2009 | 10/05/2002 |            |                |
| Last Sold Price:                      | £188,000   | £155,000   | £79,000    |            |                |
|                                       |            |            |            |            |                |
| 94, Forfield Road, Coventry, CV6 1FS  |            |            |            |            | Terraced House |
| Last Sold Date:                       | 28/08/2015 | 17/11/2014 | 09/07/1999 | 24/01/1997 |                |
| Last Sold Price:                      | £165,000   | £135,000   | £63,500    | £49,950    |                |

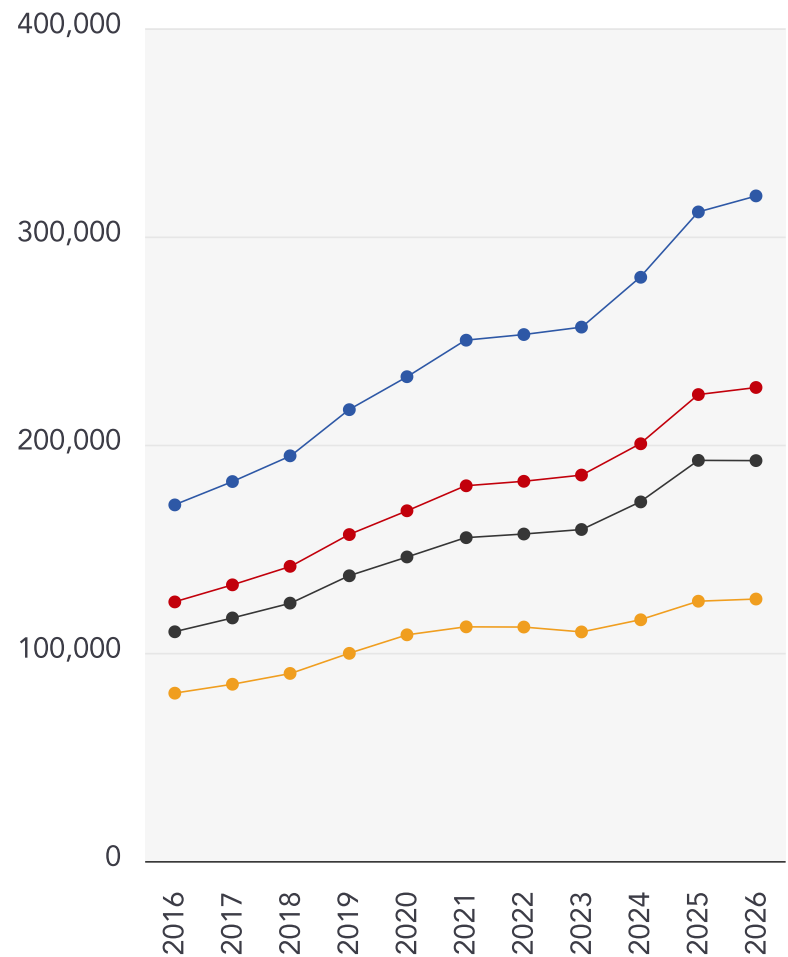
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

**+56.09%**

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.

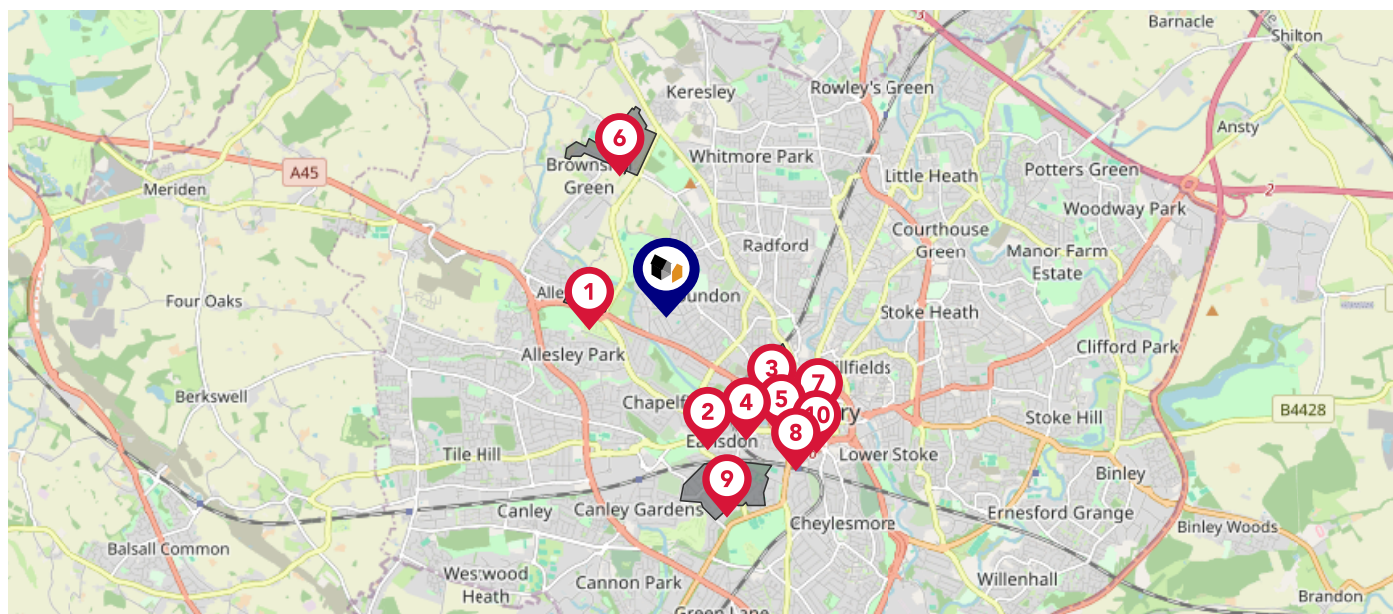


# Maps

## 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



Allesley Village



Chapelfields



Naul's Mill



Spon End



Spon Street



Brownhill Green



Lady Herbert's Garden



Greyfriars Green



Earlsdon



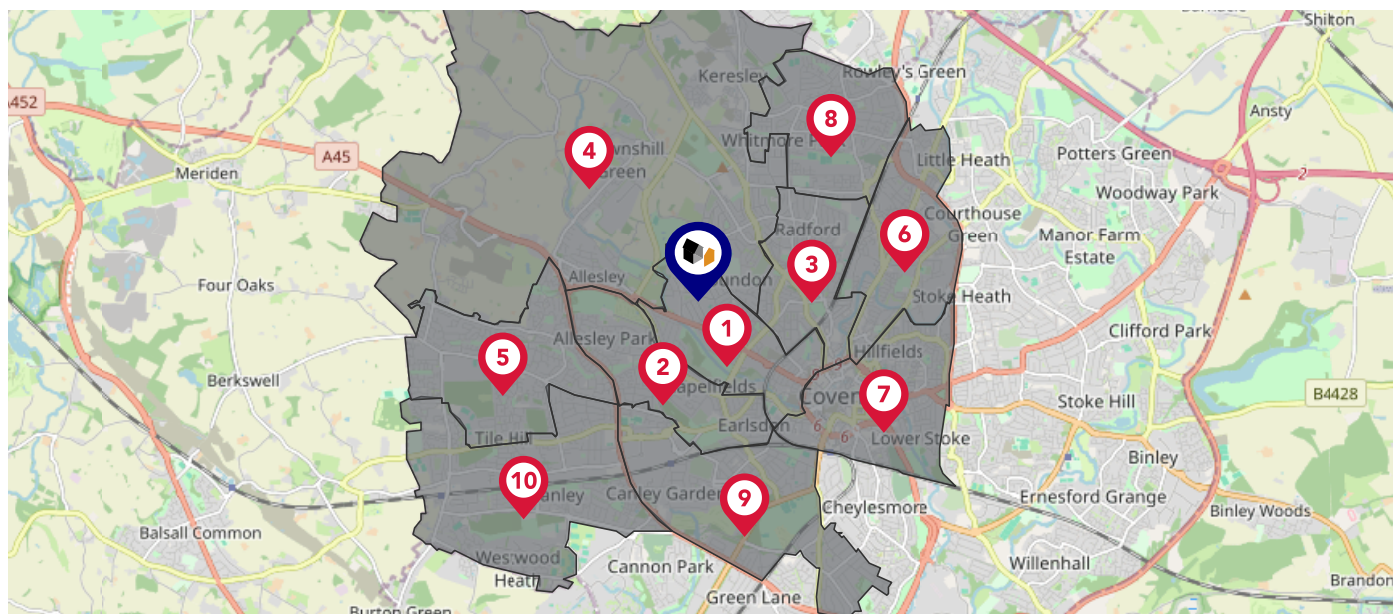
High Street

# 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

- |    |                    |
|----|--------------------|
| 1  | Sherbourne Ward    |
| 2  | Whoberley Ward     |
| 3  | Radford Ward       |
| 4  | Bablake Ward       |
| 5  | Woodlands Ward     |
| 6  | Foleshill Ward     |
| 7  | St. Michael's Ward |
| 8  | Holbrook Ward      |
| 9  | Earlsdon Ward      |
| 10 | Westwood Ward      |

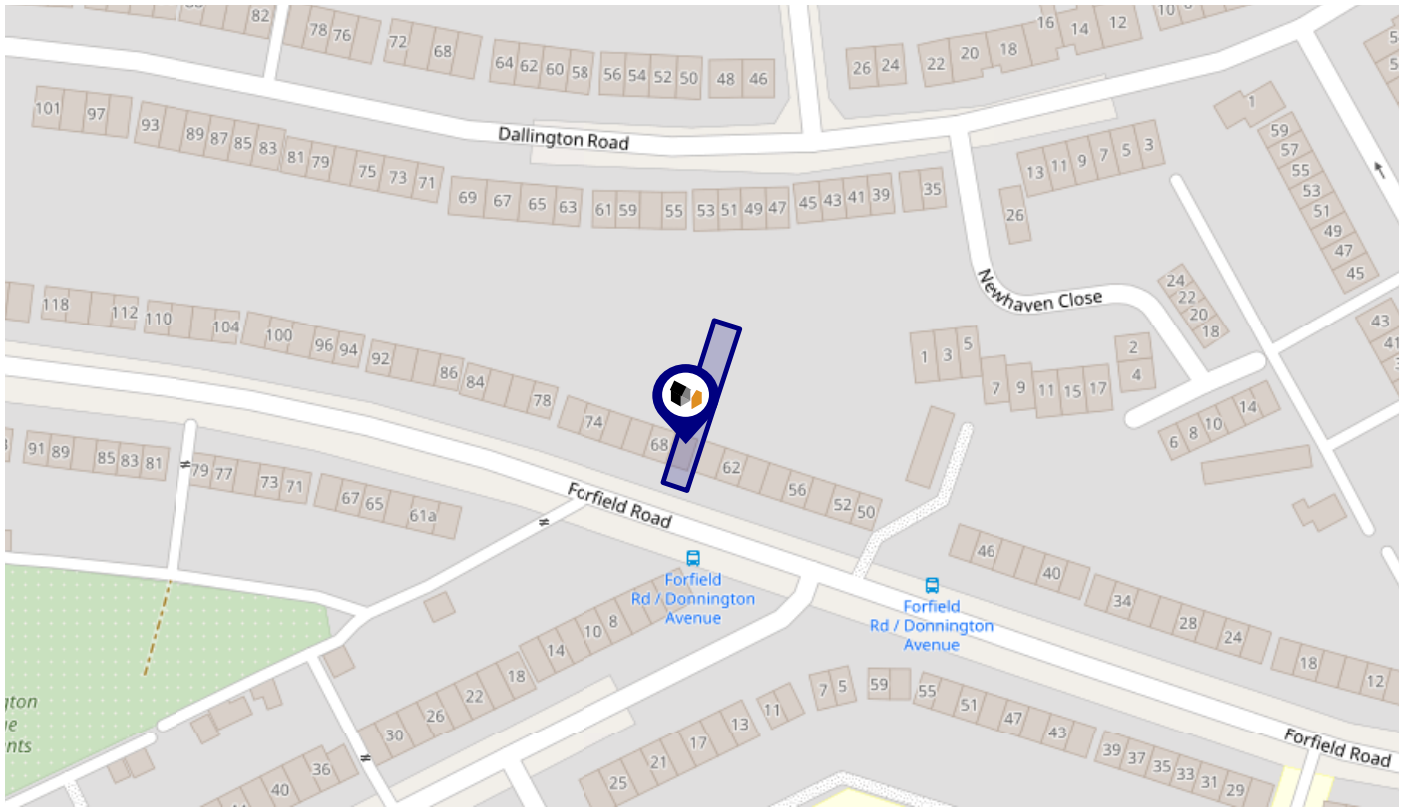


# Maps

## 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.

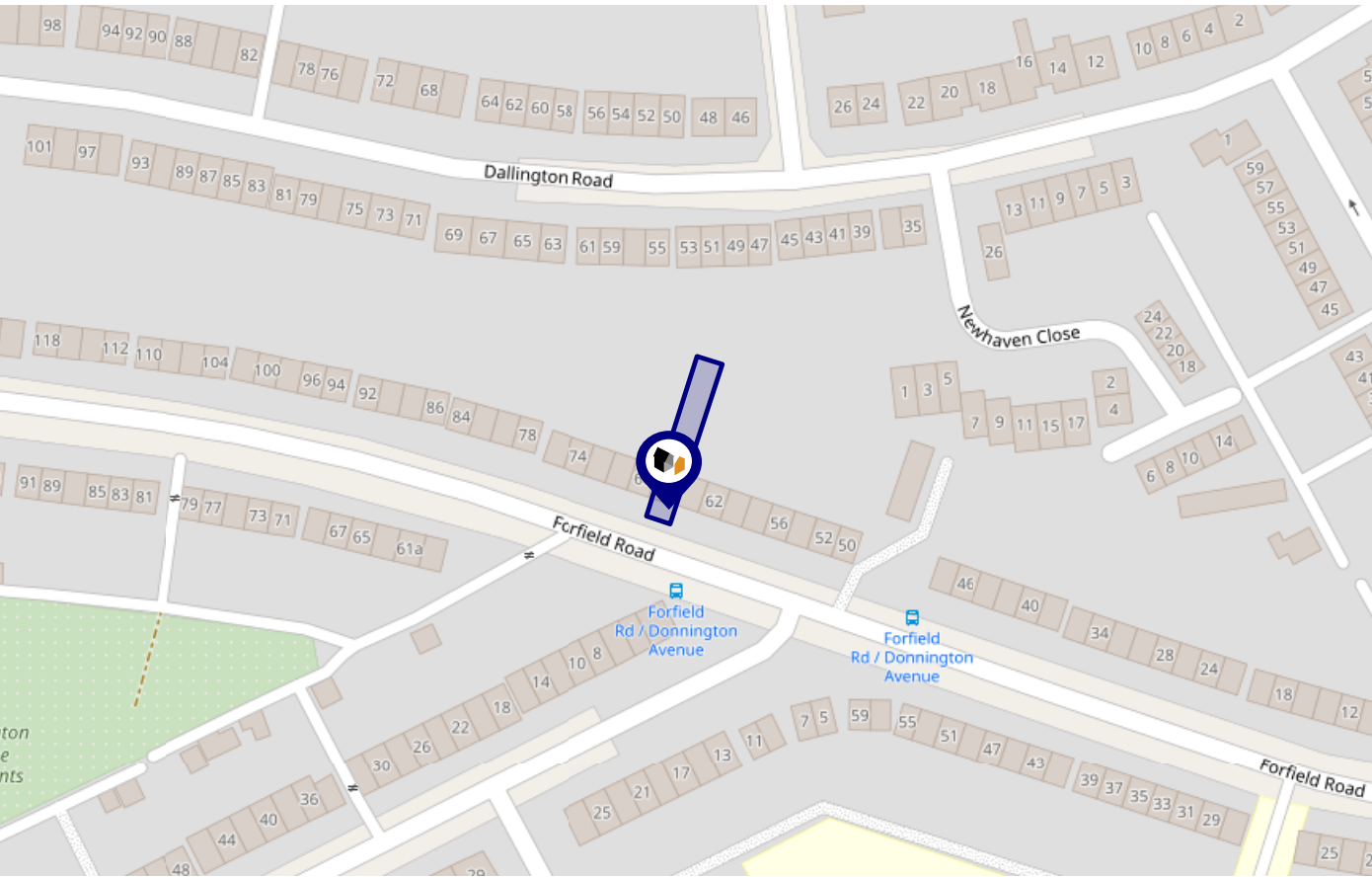
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

# 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.

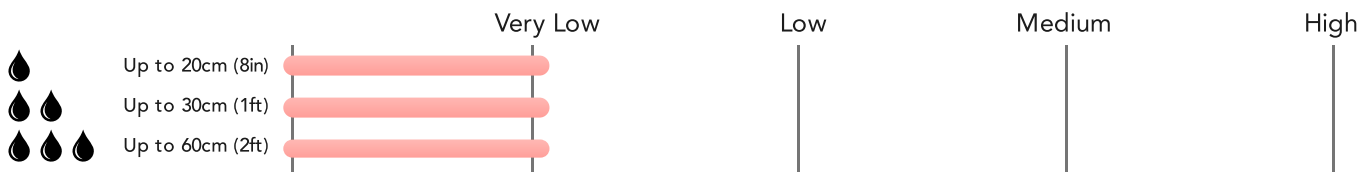


**Risk Rating:** Very low

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.

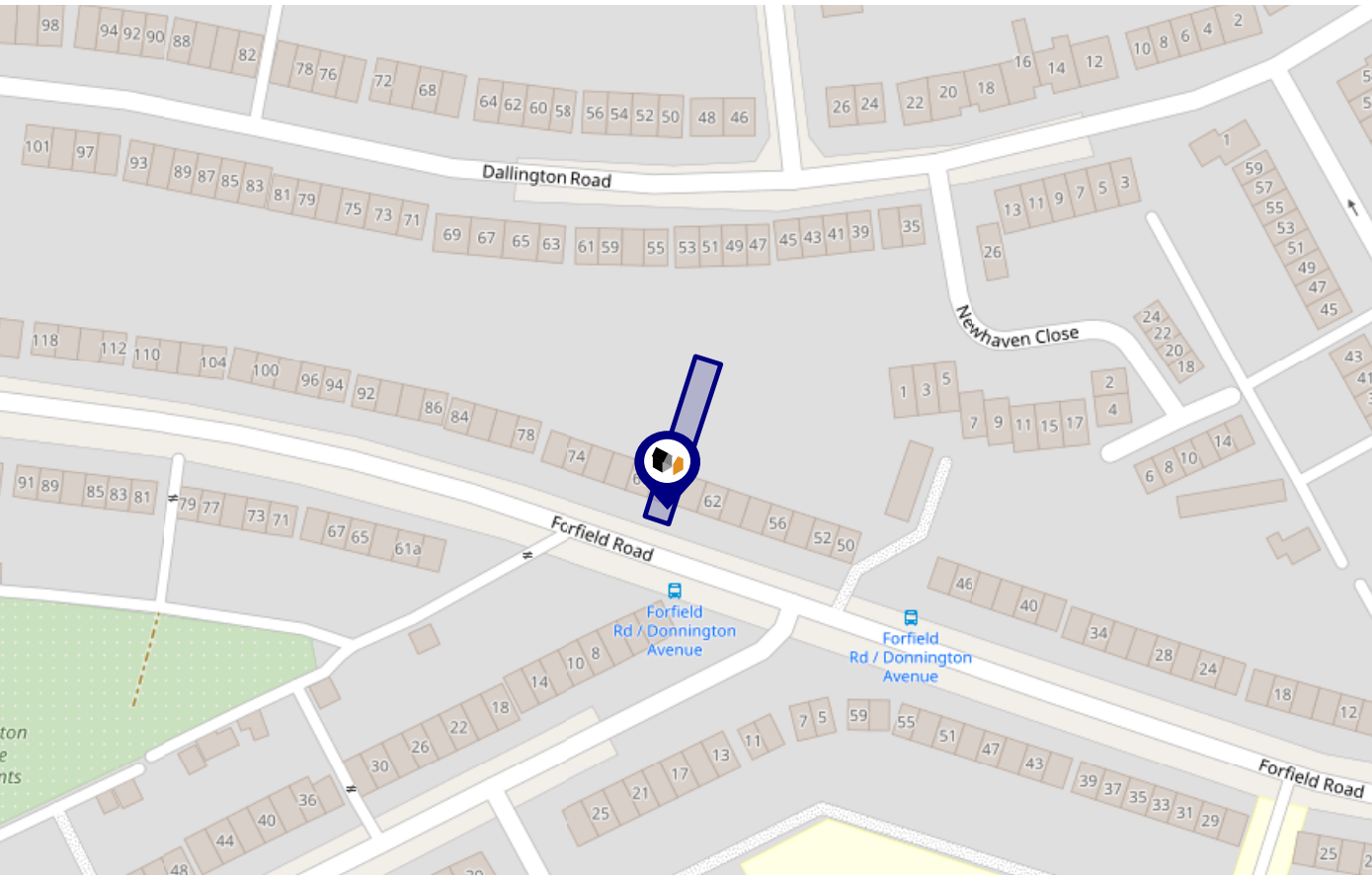
Chance of flooding to the following depths at this property:



# 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.

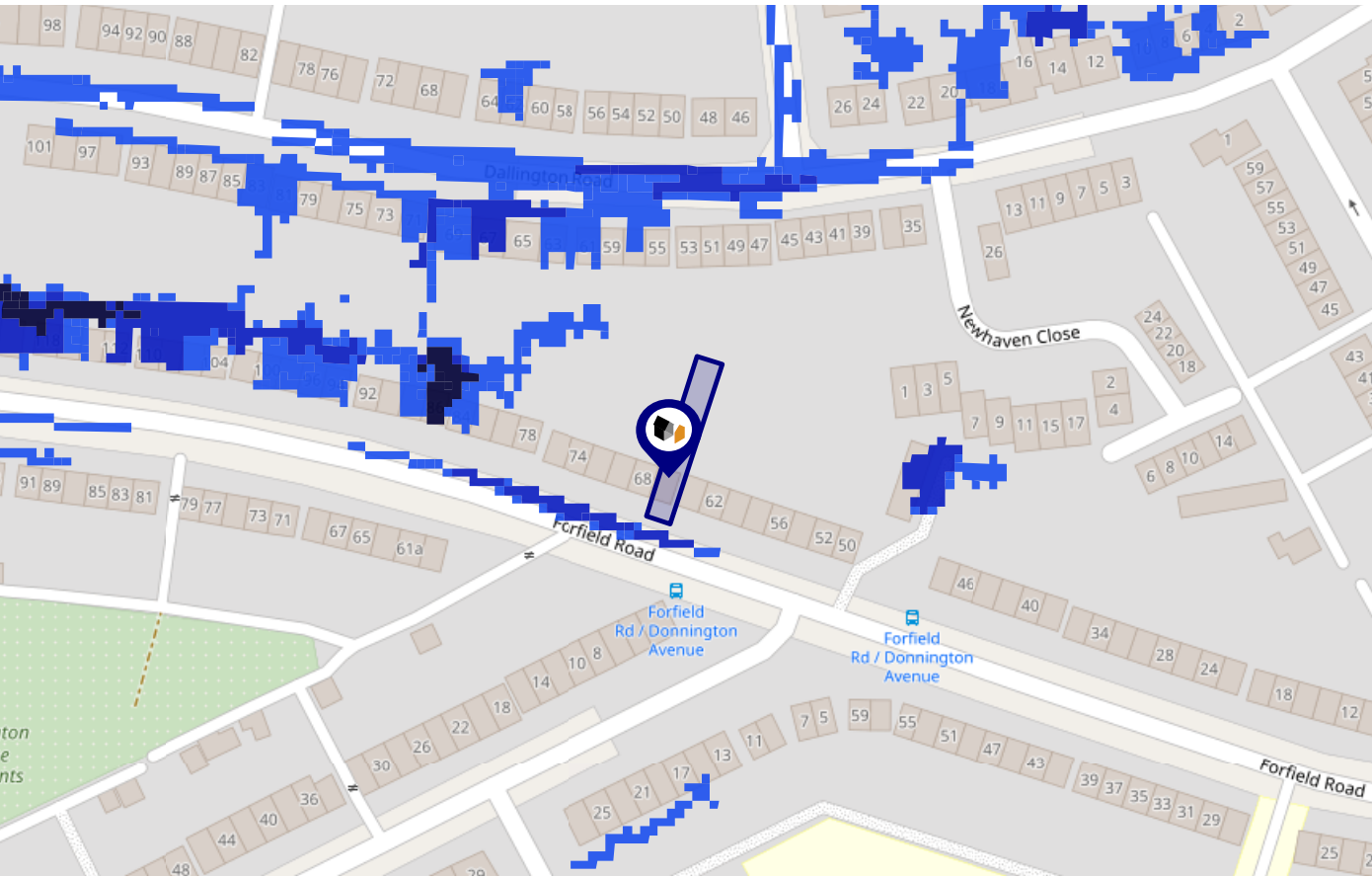
Chance of flooding to the following depths at this property:



# 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.

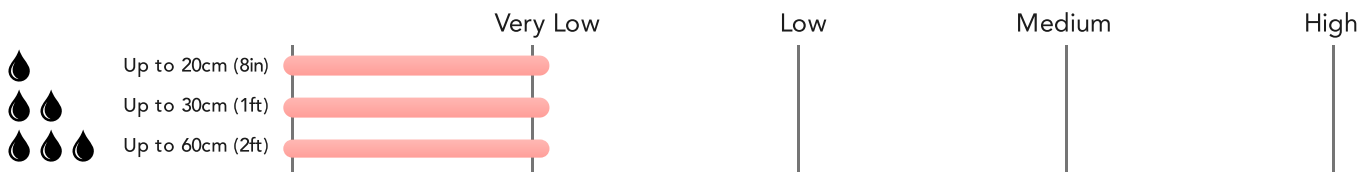


Risk Rating: Very low

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:

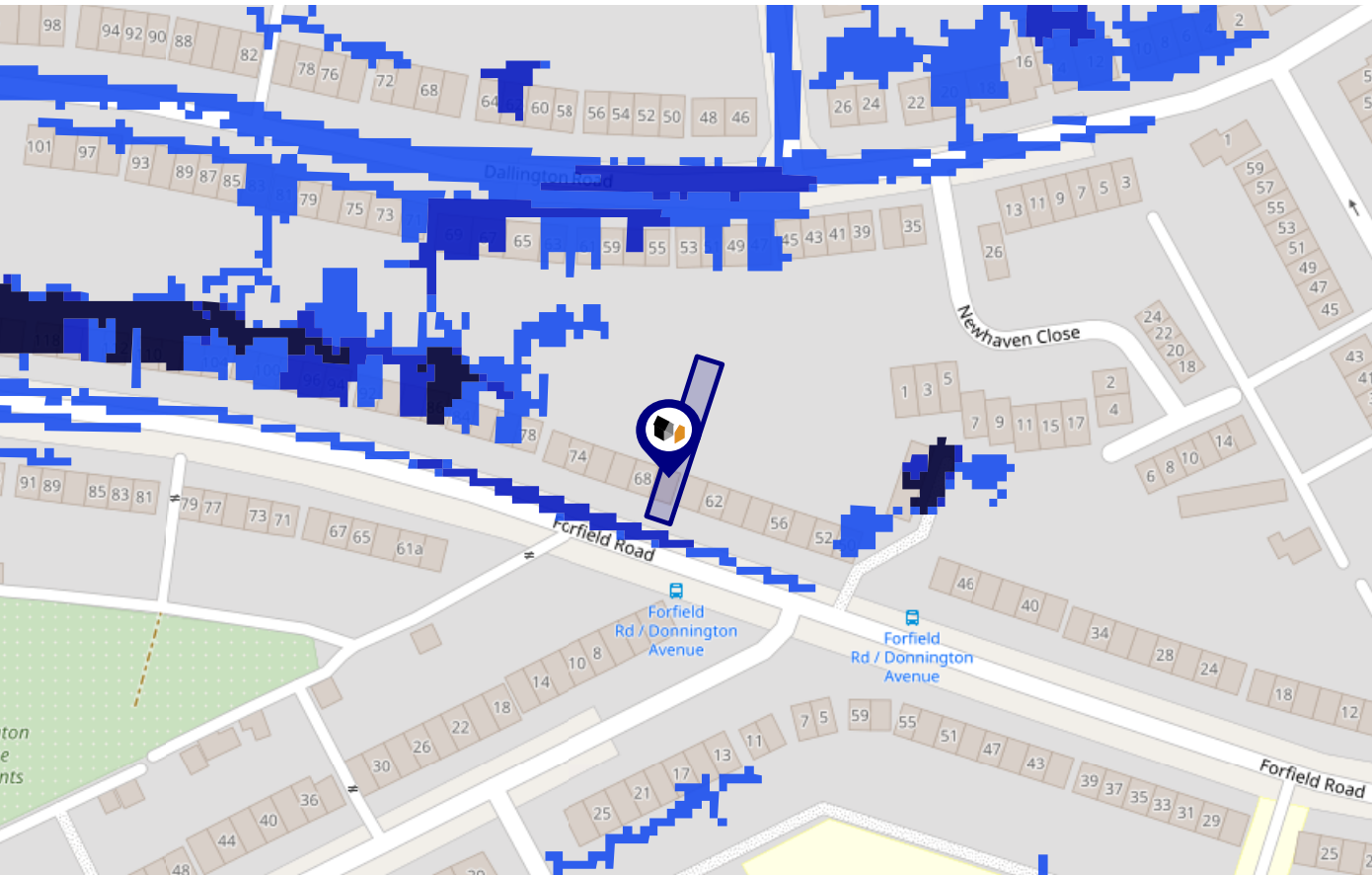




# Flood Risk

## 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.

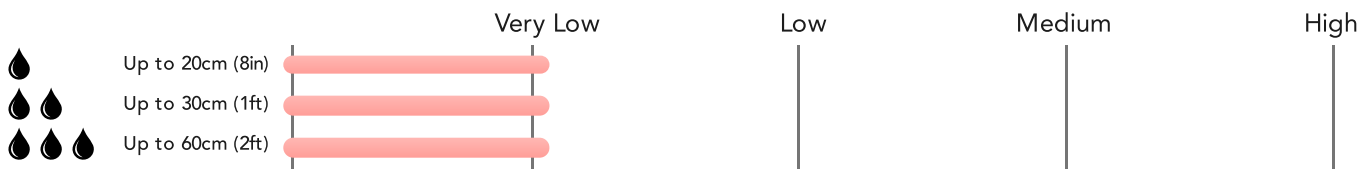


**Risk Rating:** Very low

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



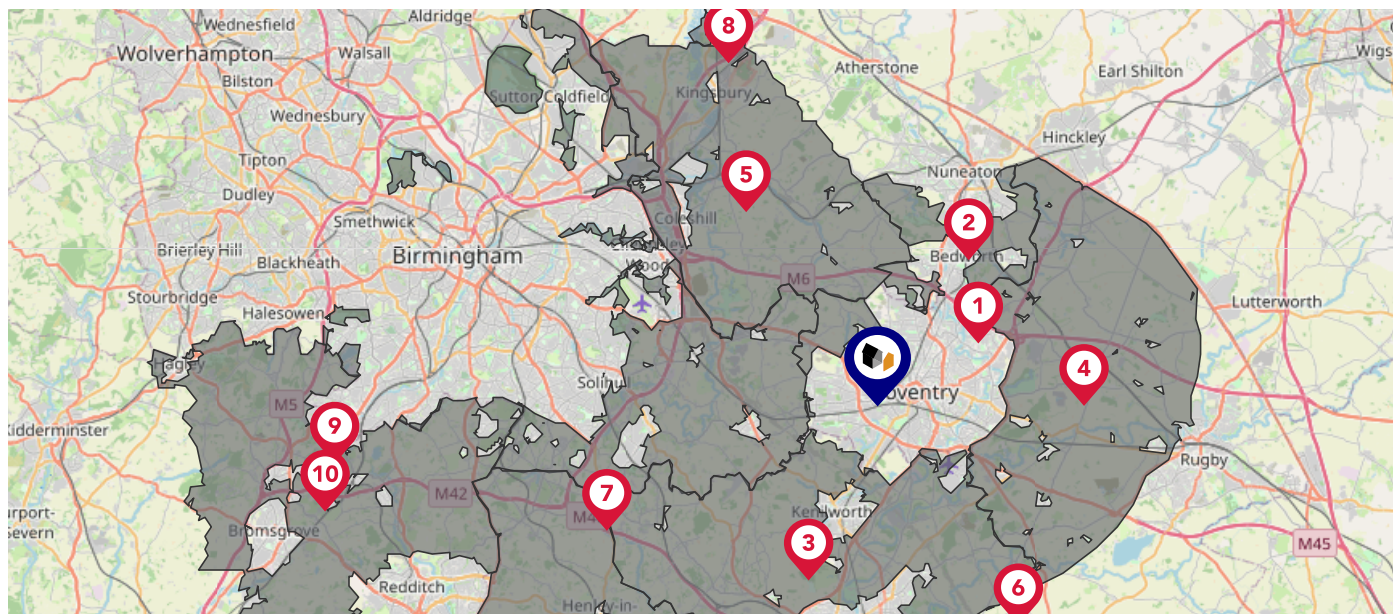


# Maps

## Green Belt



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



### Nearby Green Belt Land

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



A map of Coventry, UK, with 10 numbered locations marked for a tour. The locations are: 1. A blue icon with a white building, located near Coundon. 2. A black icon with a white number 2, located on the A45 road near Whoberley. 3. A black icon with a white number 3, located near Radford. 4. A black icon with a white number 4, located near Earlsdon. 5. A black icon with a white number 5, located near Hillfields. 6. A black icon with a white number 6, located near Stoke Heath. 7. A black icon with a white number 7, located near Hillfields. 8. A black icon with a white number 8, located near Hillfields. 9. A black icon with a white number 9, located near Tile Hill. 10. A black icon with a white number 10, located near Tile Hill. The map shows major roads like the A45, A46, and A47, and landmarks like the River Sowe and the Coventry Canal.

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

# Maps

## Listed Buildings



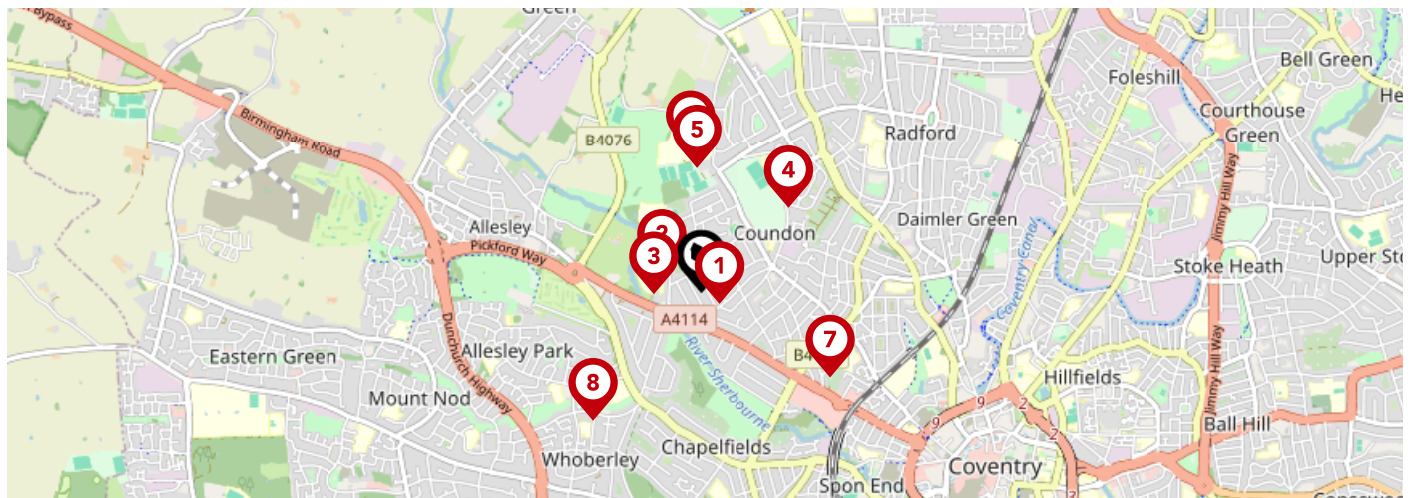
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district                                              |                                      | Grade    | Distance  |
|-------------------------------------------------------------------------------------|--------------------------------------|----------|-----------|
|  | 1076639 - Church Lane Farmhouse      | Grade II | 0.4 miles |
|  | 1076665 - 75 And 77, Birmingham Road | Grade II | 0.7 miles |
|  | 1116140 - 58 And 60, Birmingham Road | Grade II | 0.7 miles |
|  | 1116227 - 59, Birmingham Road        | Grade II | 0.7 miles |
|  | 1076663 - 65, Birmingham Road        | Grade II | 0.7 miles |
|  | 1116240 - 67, Birmingham Road        | Grade II | 0.7 miles |
|  | 1342898 - 69, Birmingham Road        | Grade II | 0.7 miles |
|  | 1342900 - Church Of All Saints       | Grade I  | 0.7 miles |
|  | 1076667 - The Lodge                  | Grade II | 0.7 miles |
|  | 1320095 - 42, Birmingham Road        | Grade II | 0.7 miles |

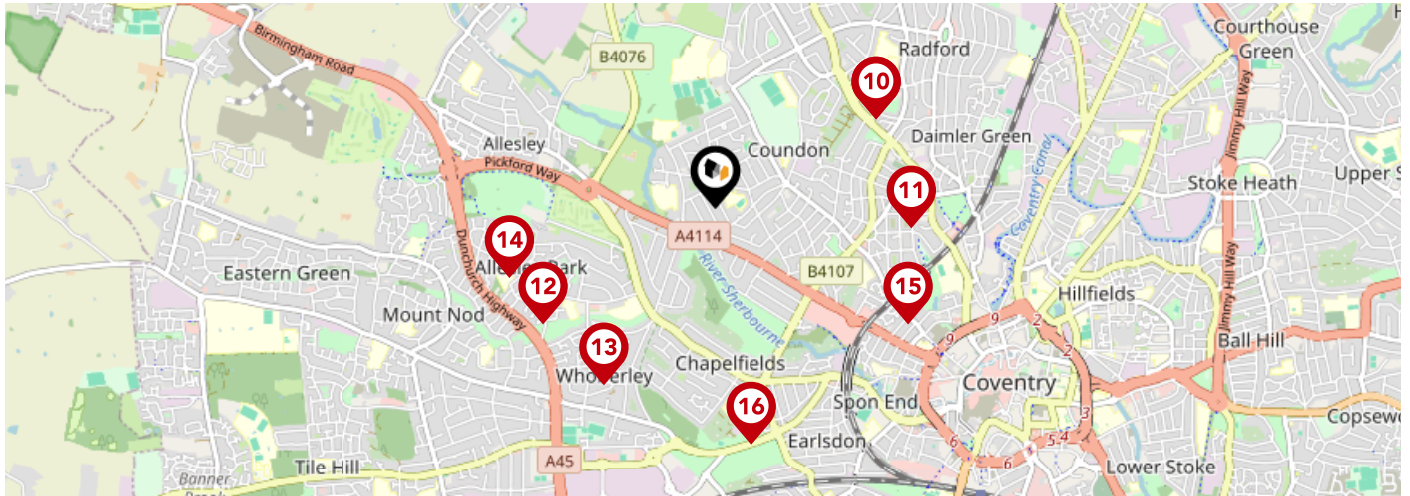


# Area Schools



|          |                                                                                                     | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-----------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Coundon Primary School</b><br>Ofsted Rating: Good   Pupils: 544   Distance:0.1                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Kingsbury Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 99   Distance:0.21        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Sherbourne Fields School</b><br>Ofsted Rating: Outstanding   Pupils: 255   Distance:0.21         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Christ The King Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 457   Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Hollyfast Primary School</b><br>Ofsted Rating: Good   Pupils: 656   Distance:0.57                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Coundon Court</b><br>Ofsted Rating: Requires improvement   Pupils: 1919   Distance:0.63          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Moseley Primary School</b><br>Ofsted Rating: Good   Pupils: 502   Distance:0.69                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Christopher Primary School</b><br>Ofsted Rating: Good   Pupils: 458   Distance:0.76           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

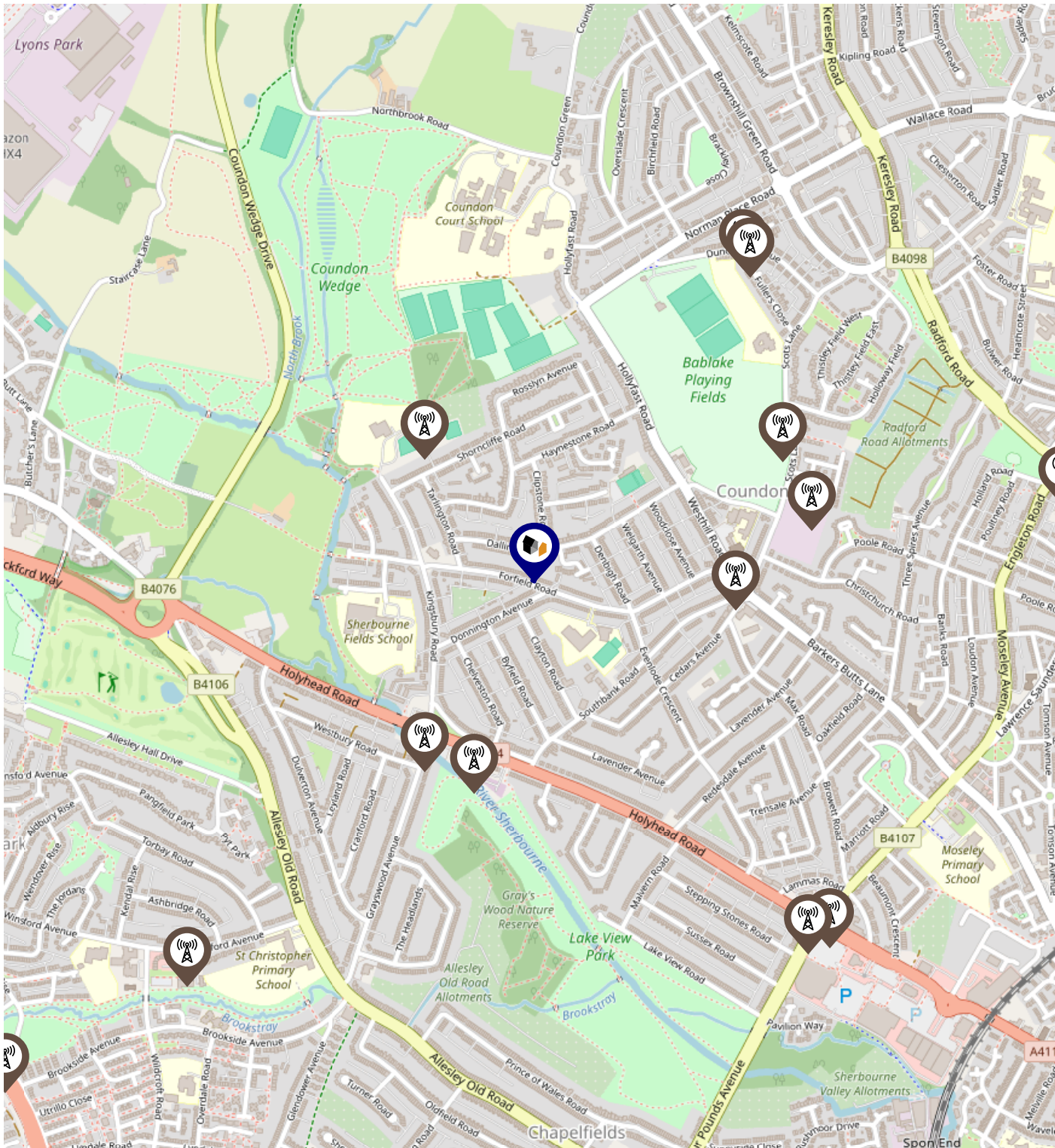


|                                                                                     |                                                                                                    | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>St Augustine's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 370   Distance:0.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hill Farm Academy</b><br>Ofsted Rating: Good   Pupils: 478   Distance:0.83                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Radford Primary Academy</b><br>Ofsted Rating: Good   Pupils: 236   Distance:0.89                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St John's Church of England Academy</b><br>Ofsted Rating: Good   Pupils: 206   Distance:0.94    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Whoberley Hall Primary School</b><br>Ofsted Rating: Good   Pupils: 240   Distance:0.94          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Allesley Hall Primary School</b><br>Ofsted Rating: Good   Pupils: 198   Distance:0.98           | <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:1.01                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>All Souls' Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 239   Distance:1.07     | <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



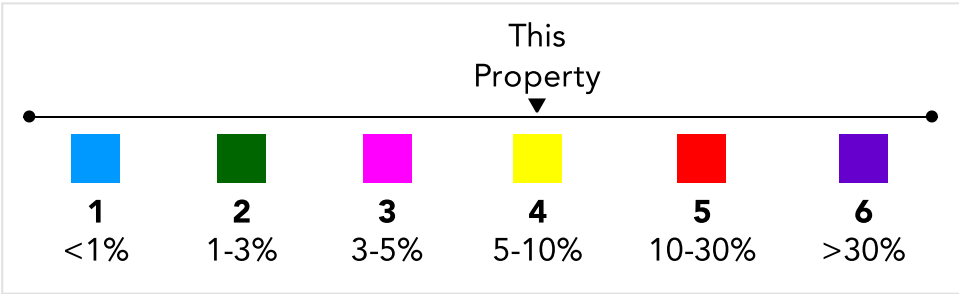
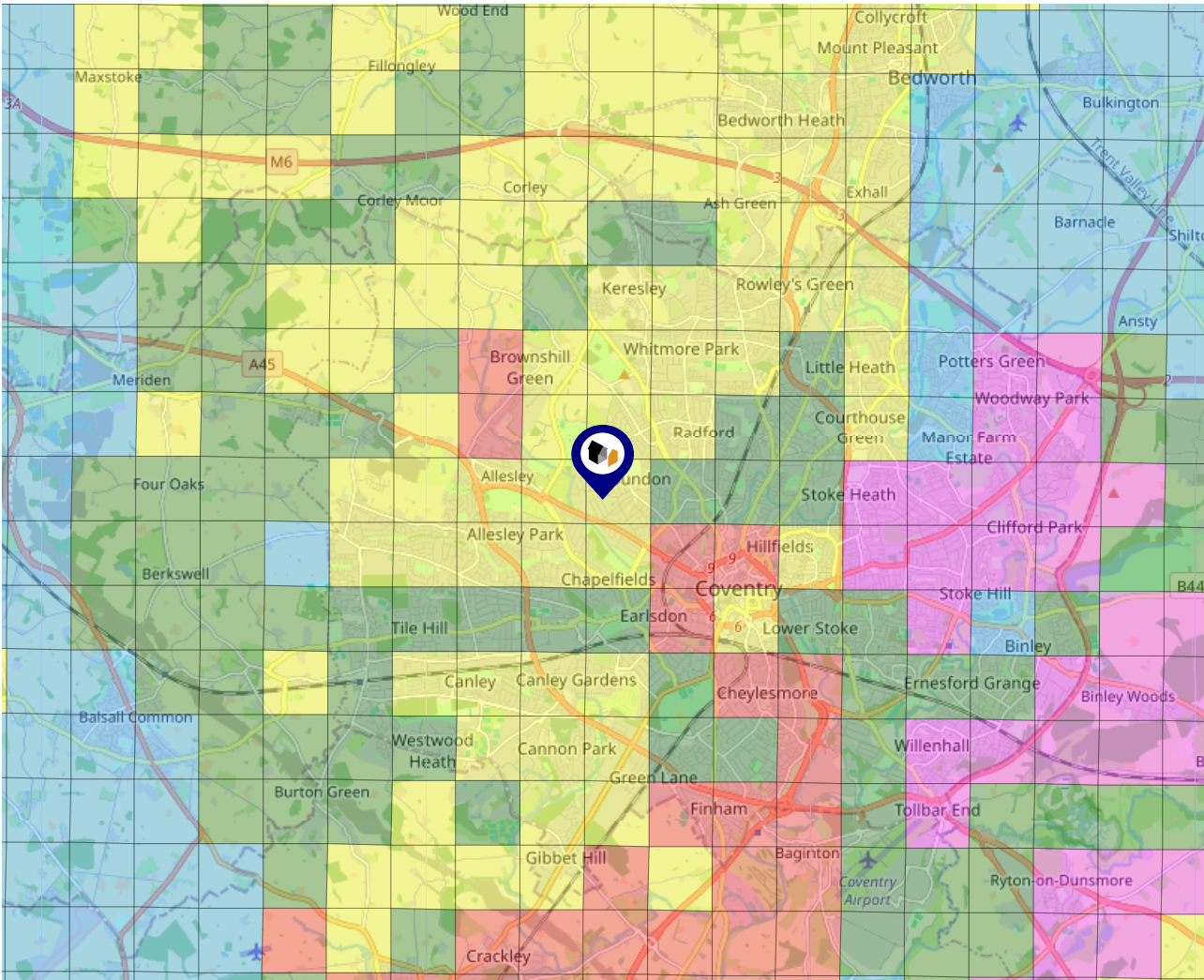
# Environment

## Radon Gas

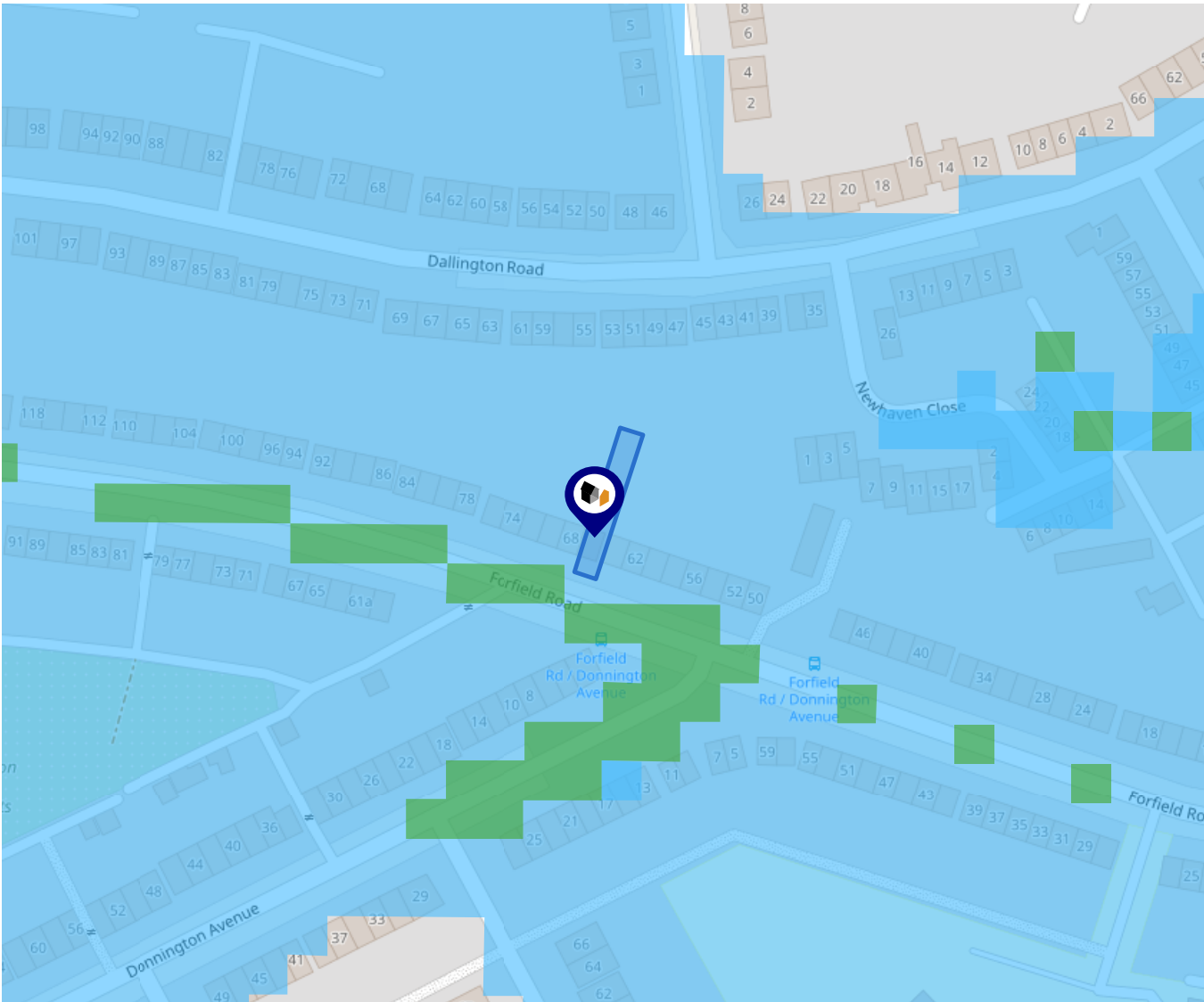


### What is Radon?

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

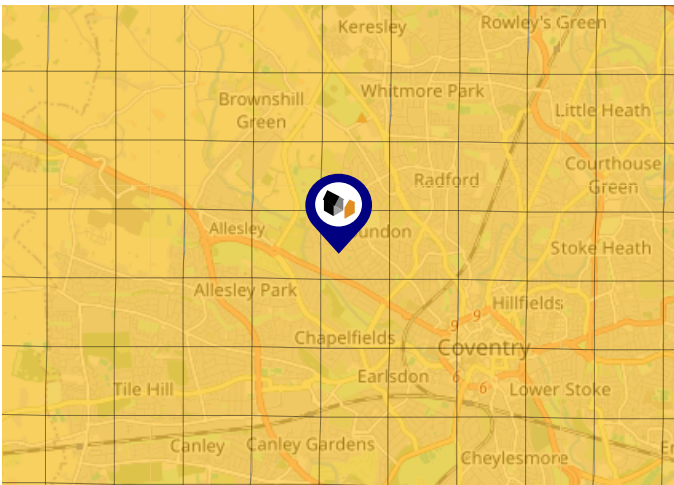


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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> | LOAM TO SANDY LOAM   |
| <b>Parent Material Grain:</b> | ARENACEOUS                                   | <b>Soil Depth:</b>   | INTERMEDIATE-SHALLOW |
| <b>Soil Group:</b>            | LIGHT(SILTY) TO<br>MEDIUM(SILTY) TO<br>HEAVY |                      |                      |



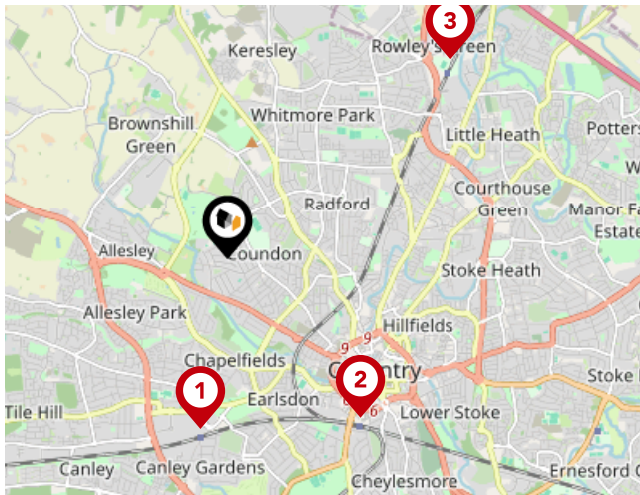
### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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                   |



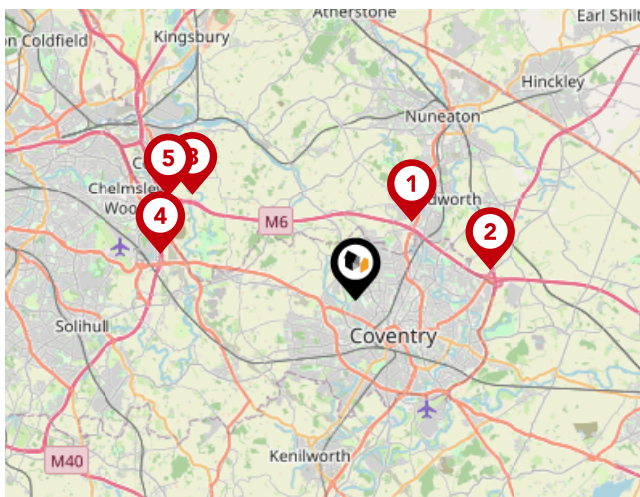
# Area

## Transport (National)



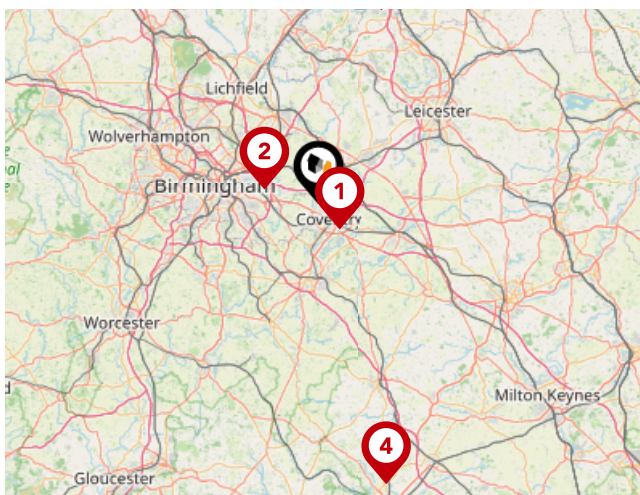
### National Rail Stations

| Pin | Name                        | Distance   |
|-----|-----------------------------|------------|
|     | Canley Rail Station         | 1.56 miles |
|     | Coventry Rail Station       | 1.86 miles |
|     | Coventry Arena Rail Station | 2.71 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance   |
|-----|--------|------------|
|     | M6 J3  | 3.52 miles |
|     | M6 J2  | 5 miles    |
|     | M6 J3A | 7.08 miles |
|     | M42 J6 | 7.27 miles |
|     | M6 J4  | 7.79 miles |

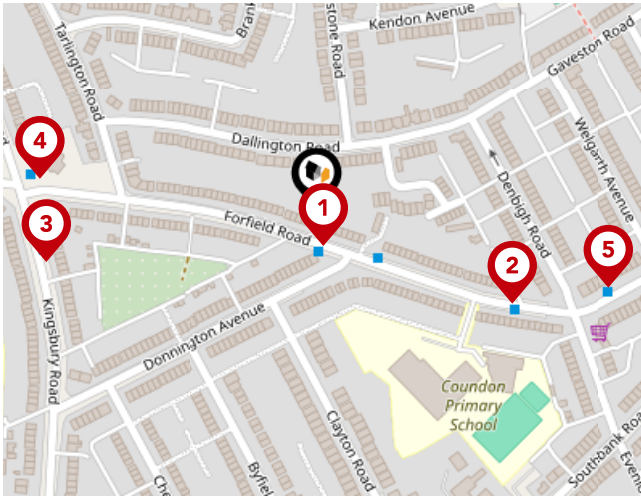


### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
|     | Baginton           | 4.66 miles  |
|     | Birmingham Airport | 8.28 miles  |
|     | East Mids Airport  | 29.4 miles  |
|     | Kidlington         | 41.86 miles |

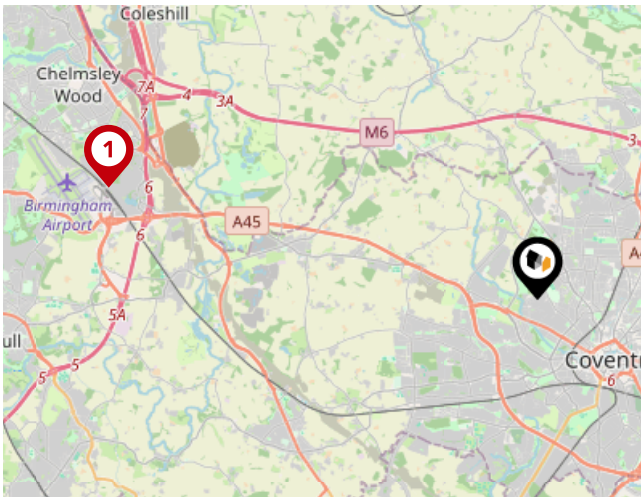
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin                                                                               | Name                   | Distance   |
|-----------------------------------------------------------------------------------|------------------------|------------|
|  | Donnington Avenue      | 0.02 miles |
|  | Coundon Primary School | 0.12 miles |
|  | Newington Close        | 0.16 miles |
|  | Tarlington Road        | 0.16 miles |
|  | Denbigh Rd             | 0.17 miles |



### Local Connections

| Pin                                                                                 | Name                                         | Distance   |
|-------------------------------------------------------------------------------------|----------------------------------------------|------------|
|  | Birmingham Intl Rail Station (Air-Rail Link) | 8.03 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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# 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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