



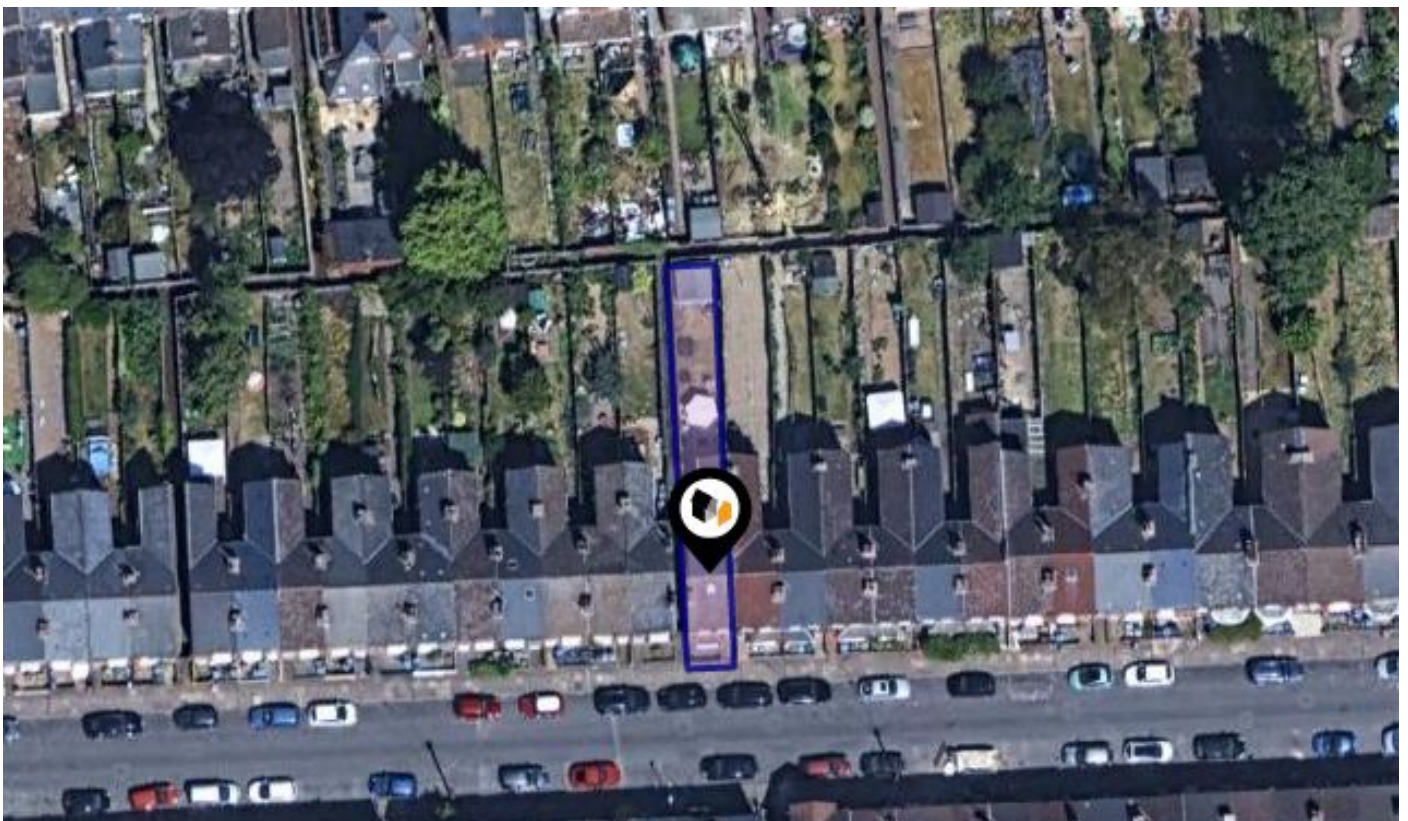
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03rd July 2026



WESTWOOD ROAD, COVENTRY, CV5

OIRO : £285,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A superb & quite unique four bedroom end of terrace home

Stunning ensuite loft conversion with fitted storage

Hallway & open plan sitting dining room

Modern kitchen with French doors to garden

Ground floor cloakroom & first floor family bathroom

Three first floor bedrooms & fully compliant loft conversion

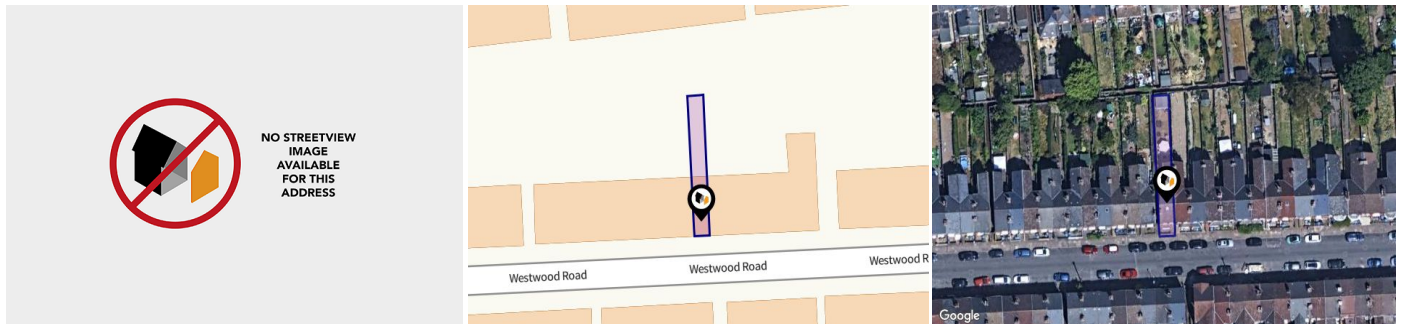
Landscaped rear gardens with patio, lawns & storage

Gas central heating & double glazing

Close to Earlsdon schooling & amenities

EPC Rating D, Total 1046 Sq.Ft or 97 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@walmsleysthehaytomove.co.uk or 0330 1180 062



Property

| | | | |
|-------------------------|---|----------------|----------|
| Type: | Terraced | OIRO: | £285,000 |
| Bedrooms: | 4 | Tenure: | Freehold |
| Floor Area: | 1,046 ft ² / 97 m ² | | |
| Plot Area: | 0.03 acres | | |
| Year Built : | 1900-1929 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,957 | | |
| Title Number: | WK99326 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 17 mb/s | 80 mb/s | 5500 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



| | | | | | | |
|---|------------|------------|------------|------------|------------|----------------|
| 26, Westwood Road, Coventry, CV5 6GE | | | | | | Terraced House |
| Last Sold Date: | 28/02/2025 | 27/03/2020 | 31/01/2020 | 13/02/2018 | 06/09/2001 | 17/10/1996 |
| Last Sold Price: | £190,000 | £170,000 | £170,000 | £173,000 | £69,000 | £30,000 |
| 2, Westwood Road, Coventry, CV5 6GE | | | | | | Terraced House |
| Last Sold Date: | 19/12/2024 | 09/05/2023 | 31/01/2017 | 26/03/2010 | | |
| Last Sold Price: | £205,000 | £195,000 | £147,500 | £102,000 | | |
| 44, Westwood Road, Coventry, CV5 6GE | | | | | | Terraced House |
| Last Sold Date: | 21/10/2024 | 31/10/2003 | 08/11/2000 | 09/01/1998 | | |
| Last Sold Price: | £260,000 | £133,000 | £88,250 | £59,950 | | |
| 40, Westwood Road, Coventry, CV5 6GE | | | | | | Terraced House |
| Last Sold Date: | 04/09/2024 | 30/06/2023 | 16/08/2005 | | | |
| Last Sold Price: | £295,000 | £210,000 | £119,995 | | | |
| 4, Westwood Road, Coventry, CV5 6GE | | | | | | Terraced House |
| Last Sold Date: | 13/06/2023 | 12/12/2006 | | | | |
| Last Sold Price: | £196,500 | £108,000 | | | | |
| 50, Westwood Road, Coventry, CV5 6GE | | | | | | Terraced House |
| Last Sold Date: | 12/04/2022 | 25/01/2019 | | | | |
| Last Sold Price: | £210,000 | £202,000 | | | | |
| 32, Westwood Road, Coventry, CV5 6GE | | | | | | Terraced House |
| Last Sold Date: | 30/04/2021 | 06/02/2004 | | | | |
| Last Sold Price: | £156,000 | £93,000 | | | | |
| 18, Westwood Road, Coventry, CV5 6GE | | | | | | Terraced House |
| Last Sold Date: | 04/03/2021 | 20/01/2020 | | | | |
| Last Sold Price: | £192,000 | £120,000 | | | | |
| 30, Westwood Road, Coventry, CV5 6GE | | | | | | Terraced House |
| Last Sold Date: | 09/12/2020 | | | | | |
| Last Sold Price: | £155,000 | | | | | |
| 66, Westwood Road, Coventry, CV5 6GE | | | | | | Terraced House |
| Last Sold Date: | 14/02/2020 | 31/03/2015 | 30/08/2013 | 21/09/2012 | 20/02/2004 | 01/08/2001 |
| Last Sold Price: | £215,000 | £160,000 | £148,984 | £145,000 | £125,000 | £76,000 |
| 14, Westwood Road, Coventry, CV5 6GE | | | | | | Terraced House |
| Last Sold Date: | 20/08/2019 | 16/01/2004 | 19/09/1997 | | | |
| Last Sold Price: | £172,000 | £102,500 | £36,250 | | | |
| 60, Westwood Road, Coventry, CV5 6GE | | | | | | Terraced House |
| Last Sold Date: | 02/07/2019 | 19/07/2013 | | | | |
| Last Sold Price: | £205,000 | £140,000 | | | | |

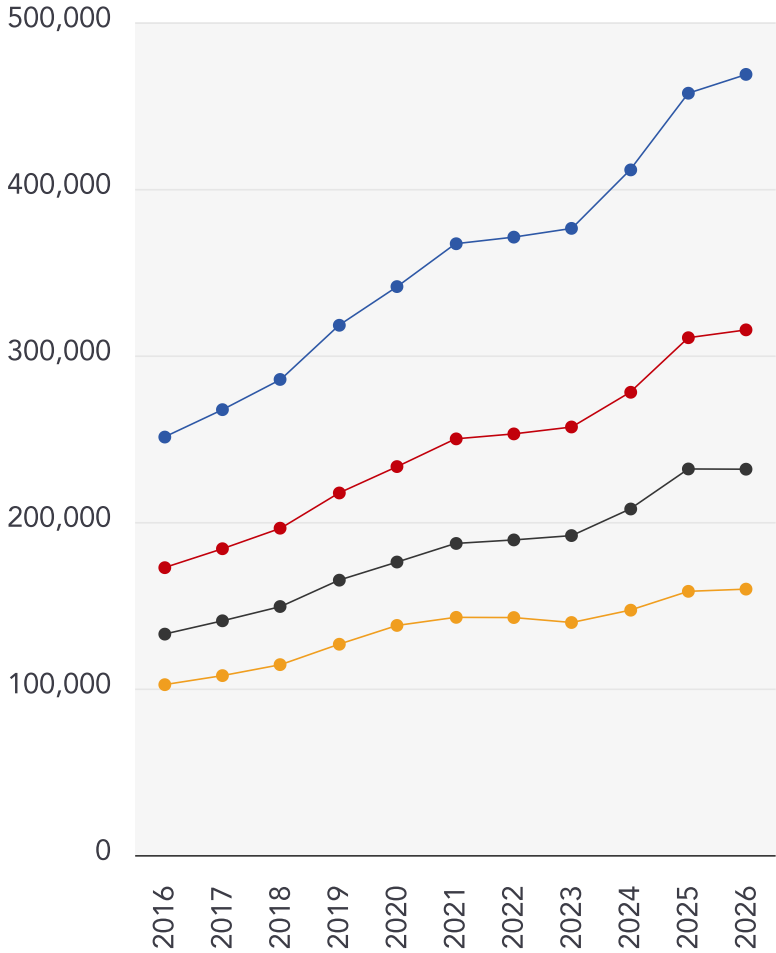
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

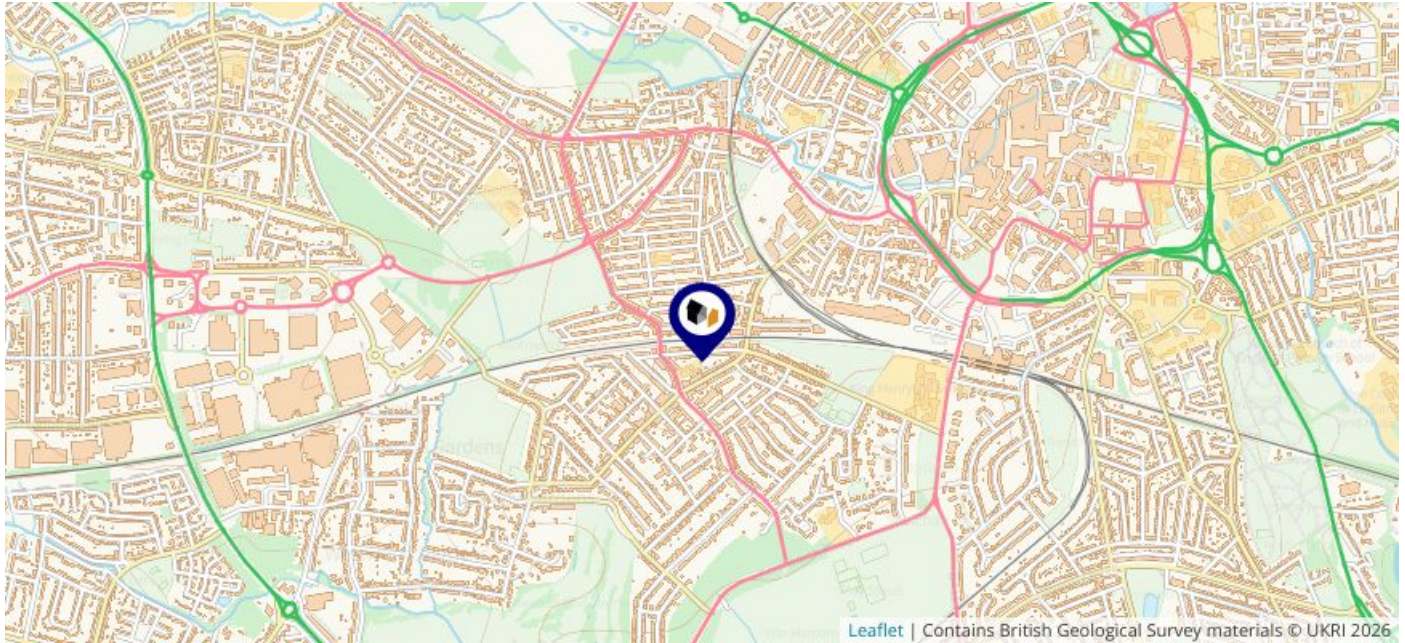
+56.09%

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.

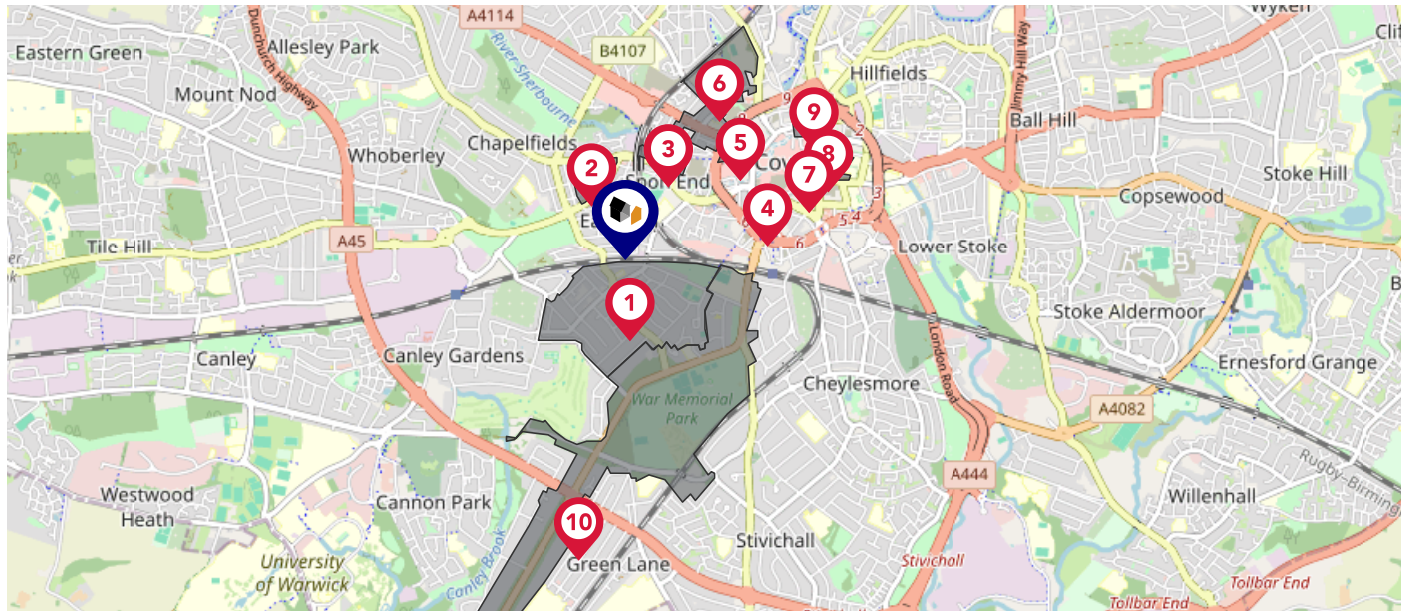
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

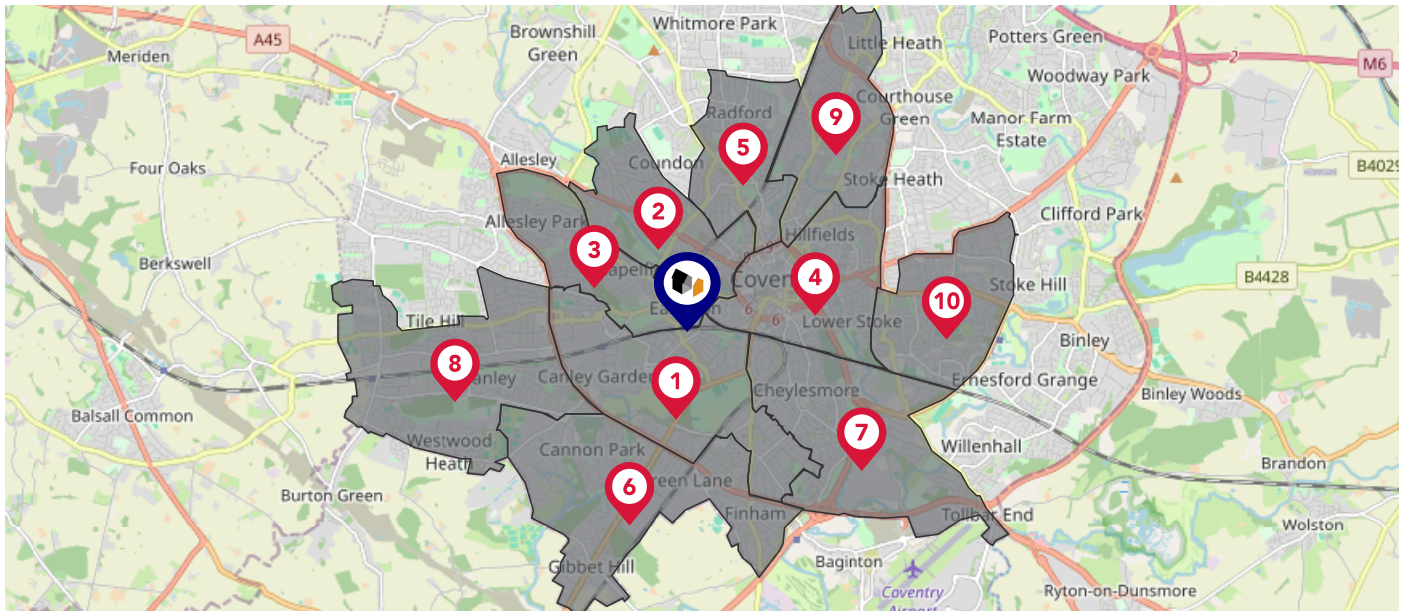
-  1 Earlsdon
-  2 Chapelfields
-  3 Spon End
-  4 Greyfriars Green
-  5 Spon Street
-  6 Naul's Mill
-  7 High Street
-  8 Hill Top and Cathedral
-  9 Lady Herbert's Garden
-  10 Kenilworth Road

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

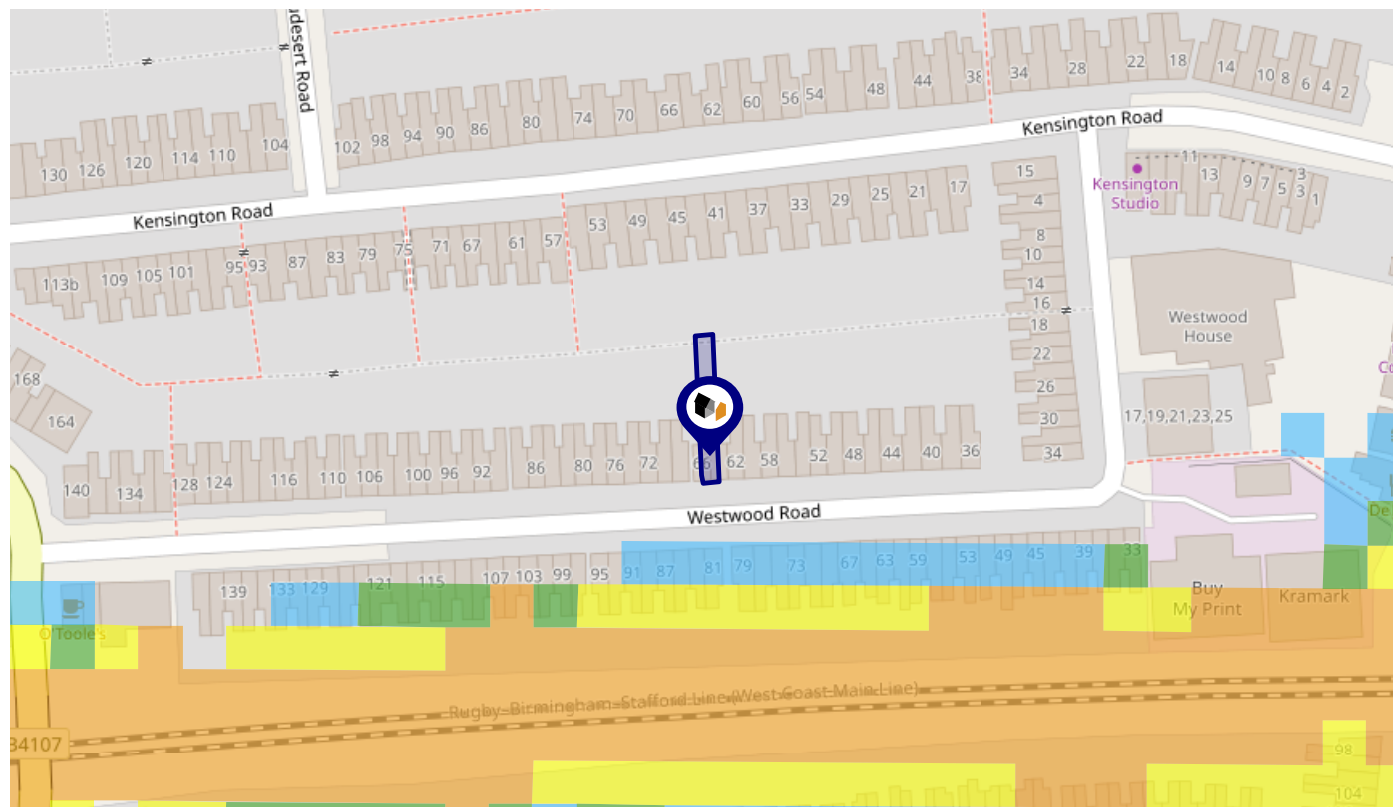
- 1 Earlsdon Ward
- 2 Sherbourne Ward
- 3 Whoberley Ward
- 4 St. Michael's Ward
- 5 Radford Ward
- 6 Wainbody Ward
- 7 Cheylesmore Ward
- 8 Westwood Ward
- 9 Foleshill Ward
- 10 Lower Stoke Ward

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:

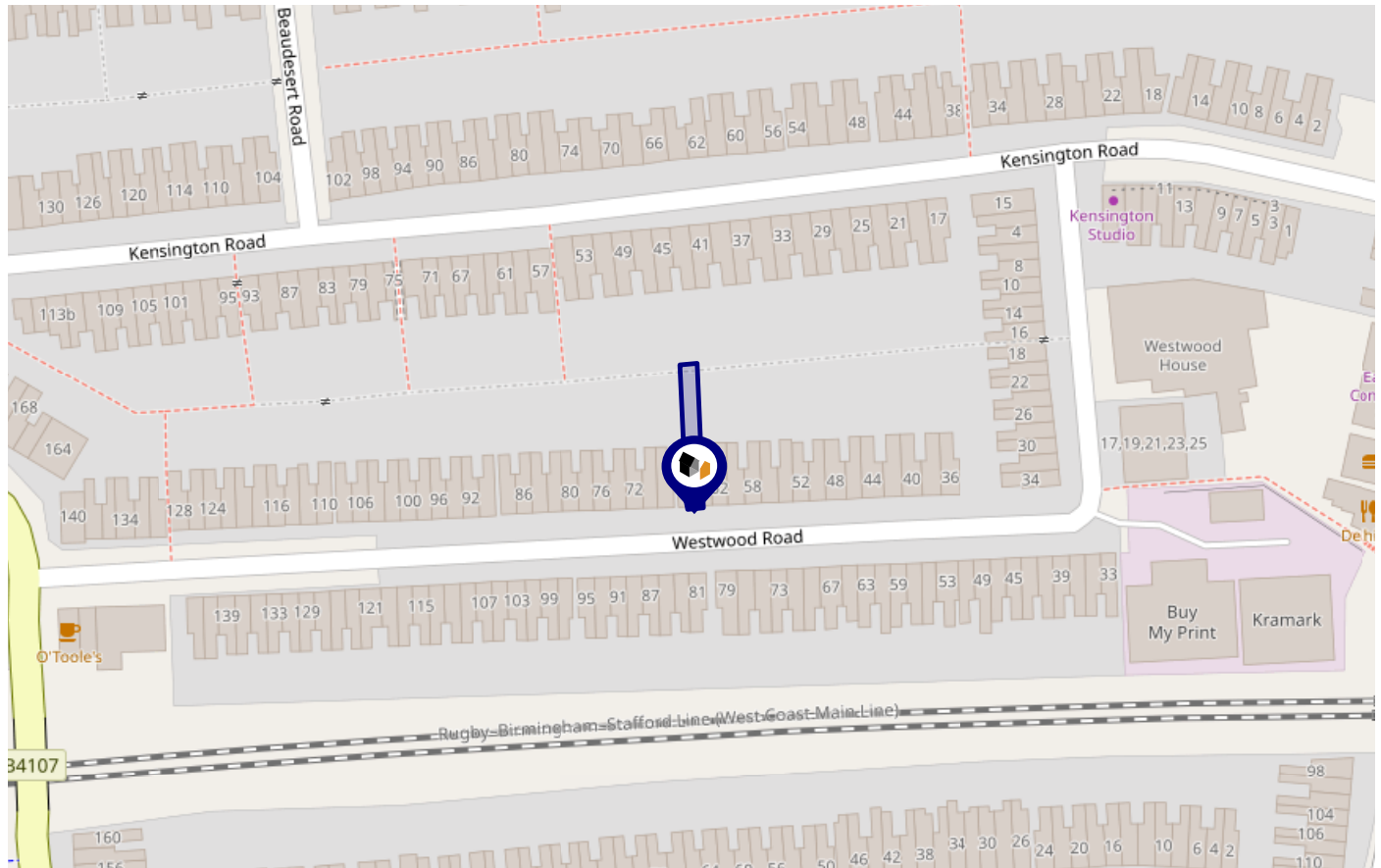
| | | | |
|---|--|--------------|---------------------------------------|
| 5 | | 75.0+ dB | ■ |
| 4 | | 70.0-74.9 dB | ■ |
| 3 | | 65.0-69.9 dB | ■ |
| 2 | | 60.0-64.9 dB | ■ |
| 1 | | 55.0-59.9 dB | ■ |

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:

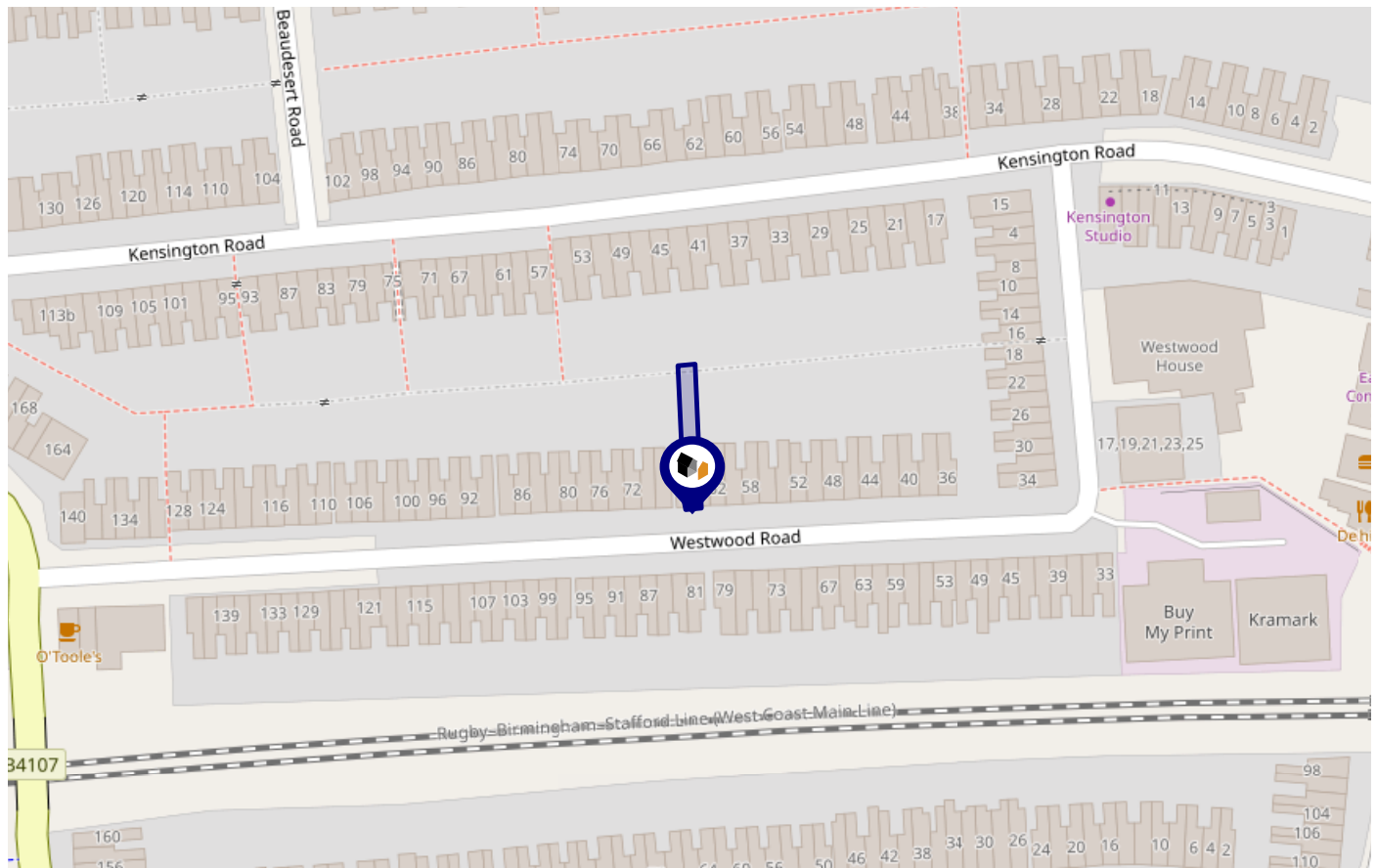


Flood Risk

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:

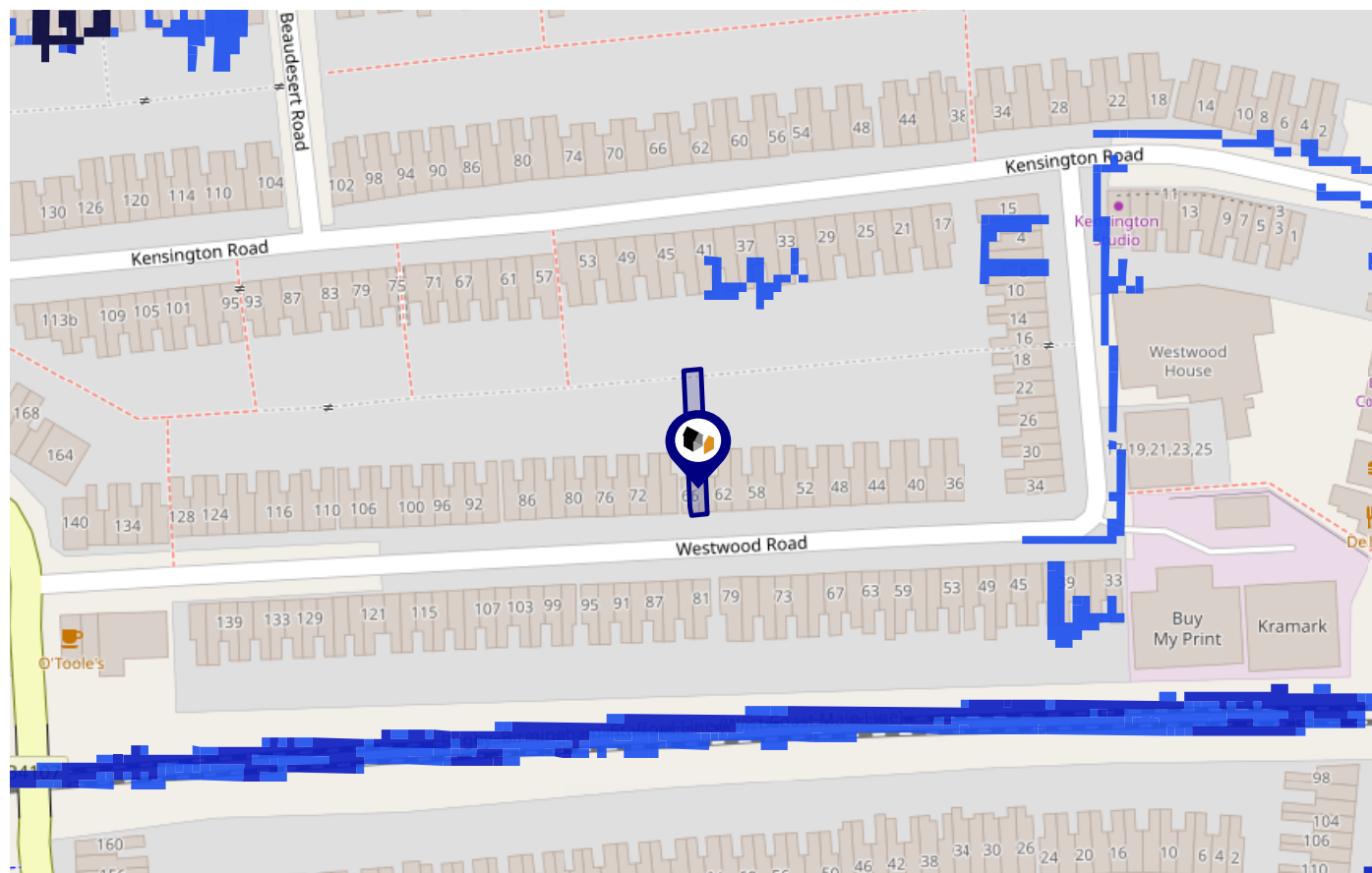


Flood Risk

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.

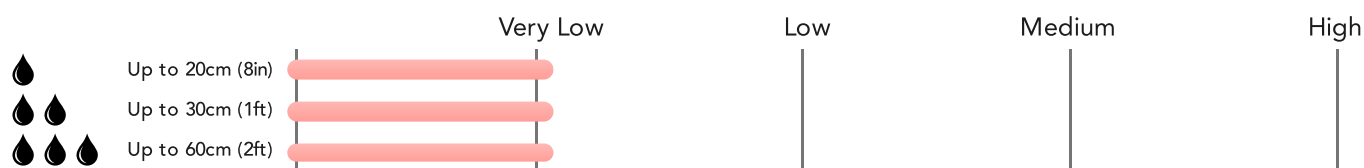


Risk Rating: Very low

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:

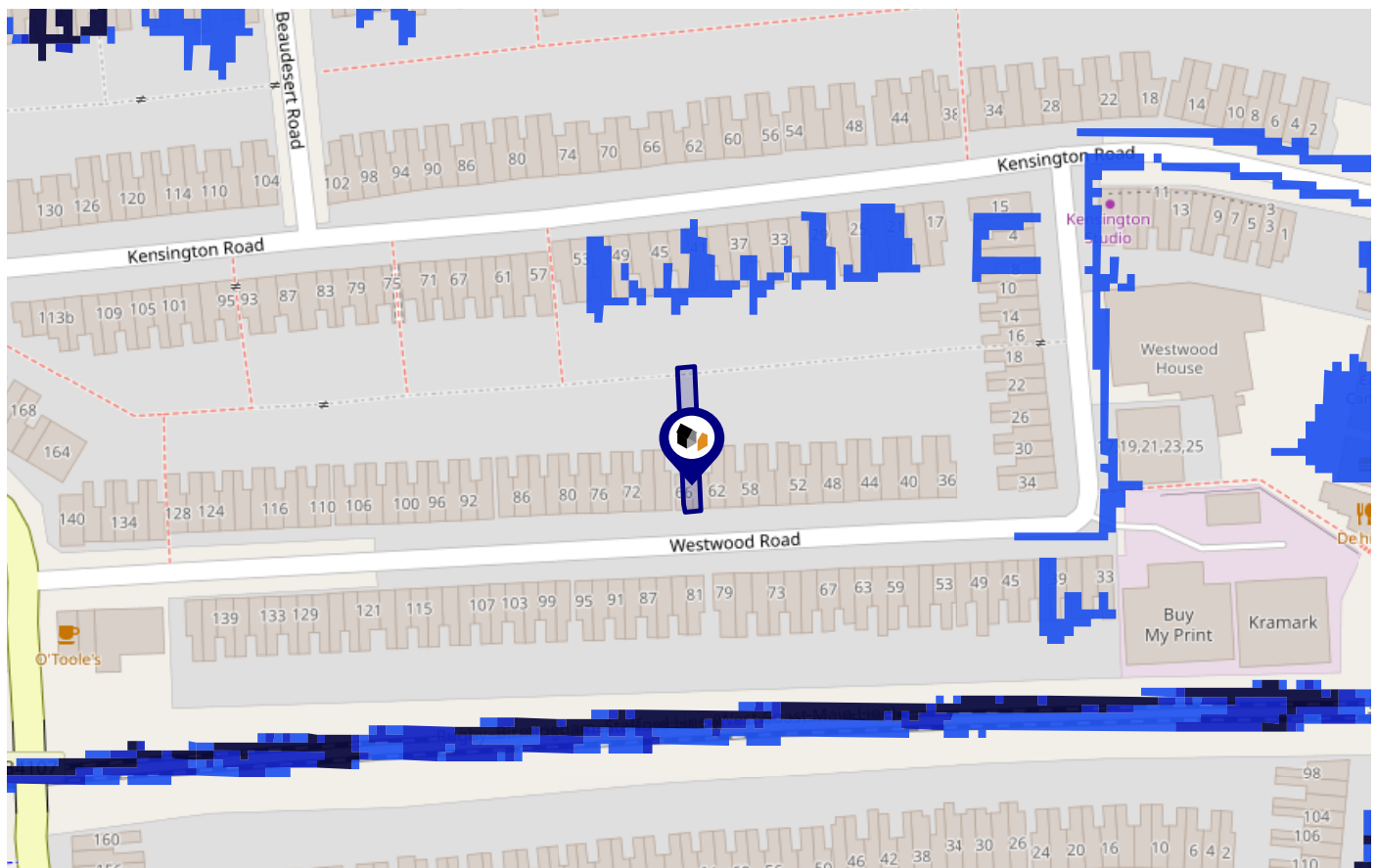


Flood Risk

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

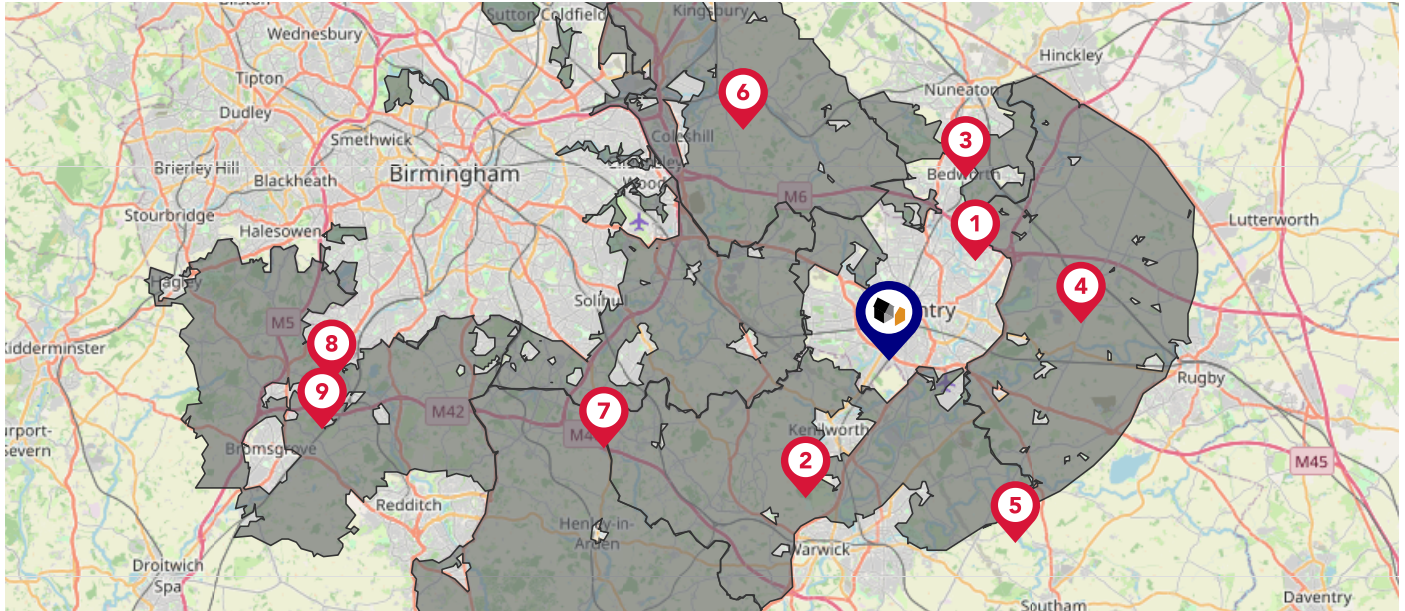


Maps

Green Belt



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



Nearby Green Belt Land

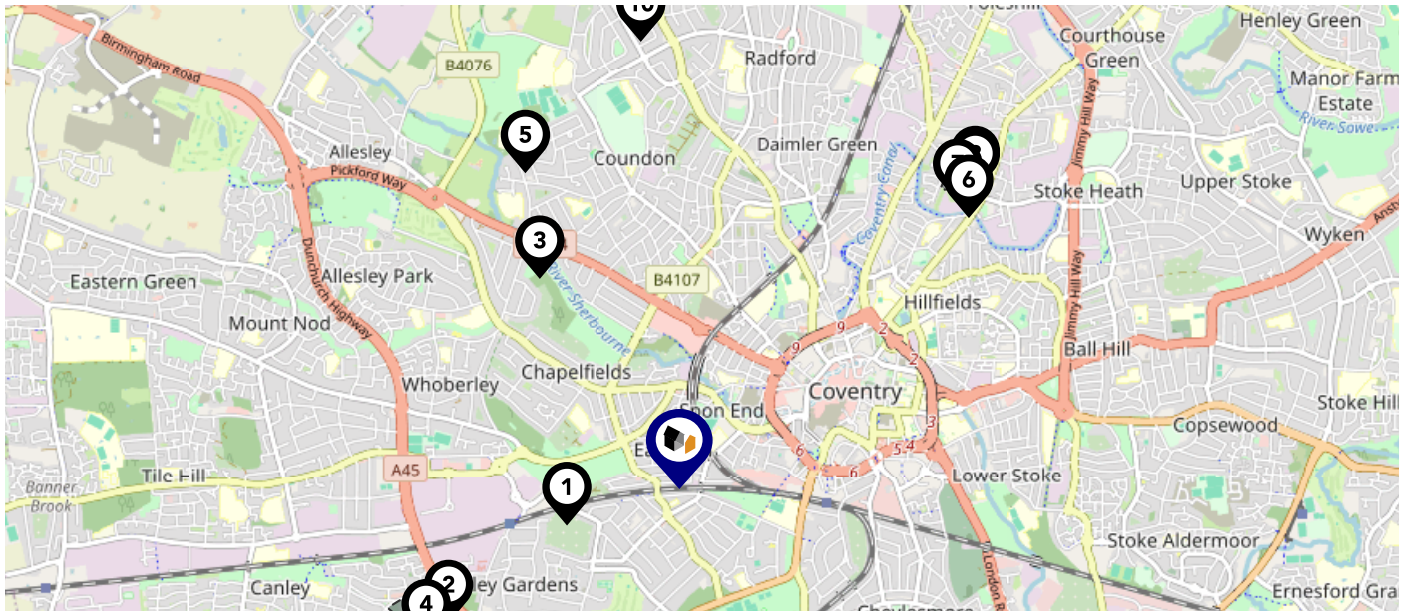
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

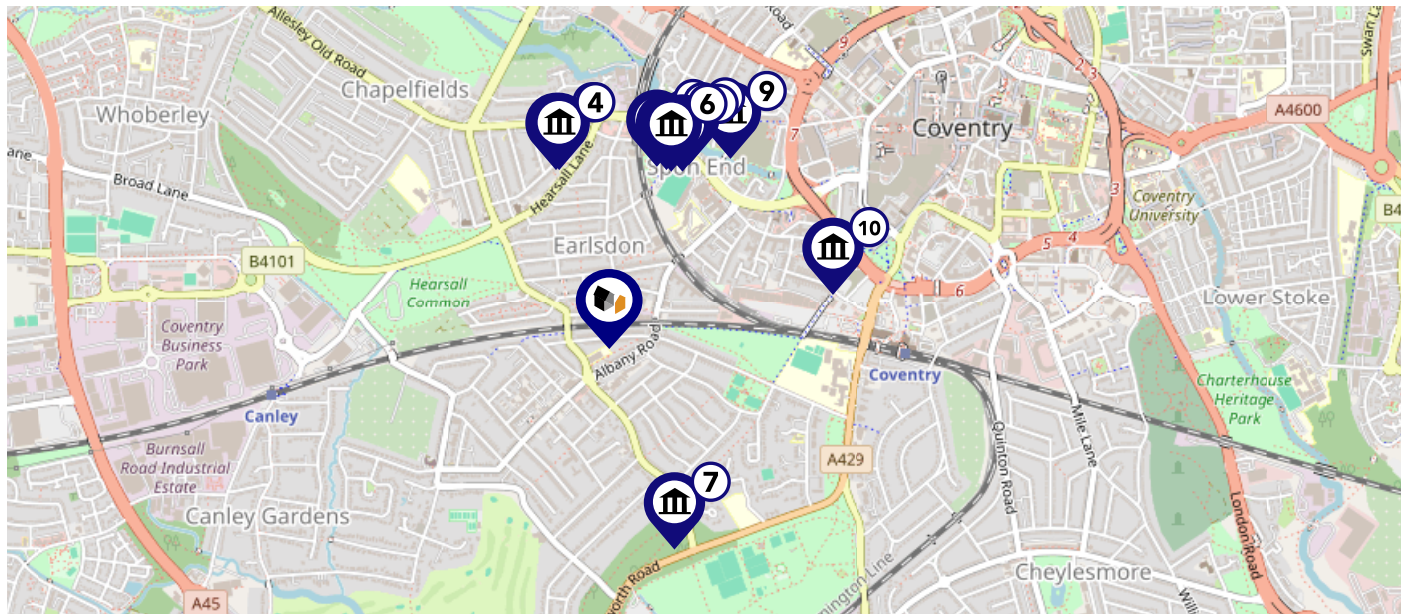
| | | |
|-----------|--|-------------------|
| 1 | Hearsall Common-Whoberley, Coventry | Historic Landfill |
| 2 | Fletchampstead Highway-Canley, Coventry | Historic Landfill |
| 3 | Holyhead Road-Coundon, Coventry | Historic Landfill |
| 4 | Prior Deram Park-Canley, Coventry | Historic Landfill |
|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











Maps

Listed Buildings

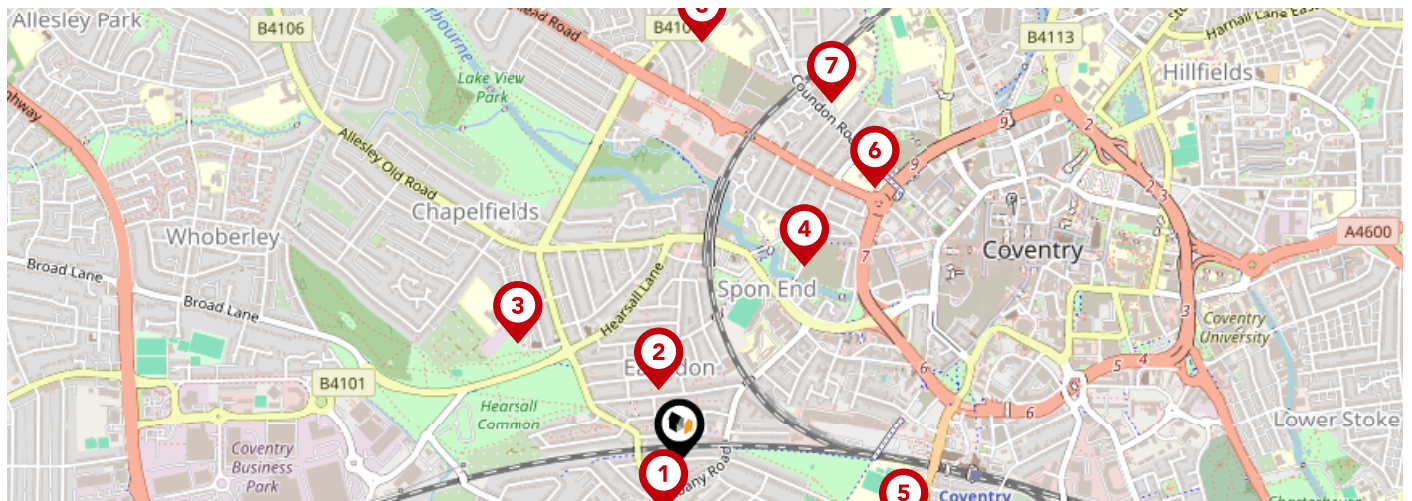


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



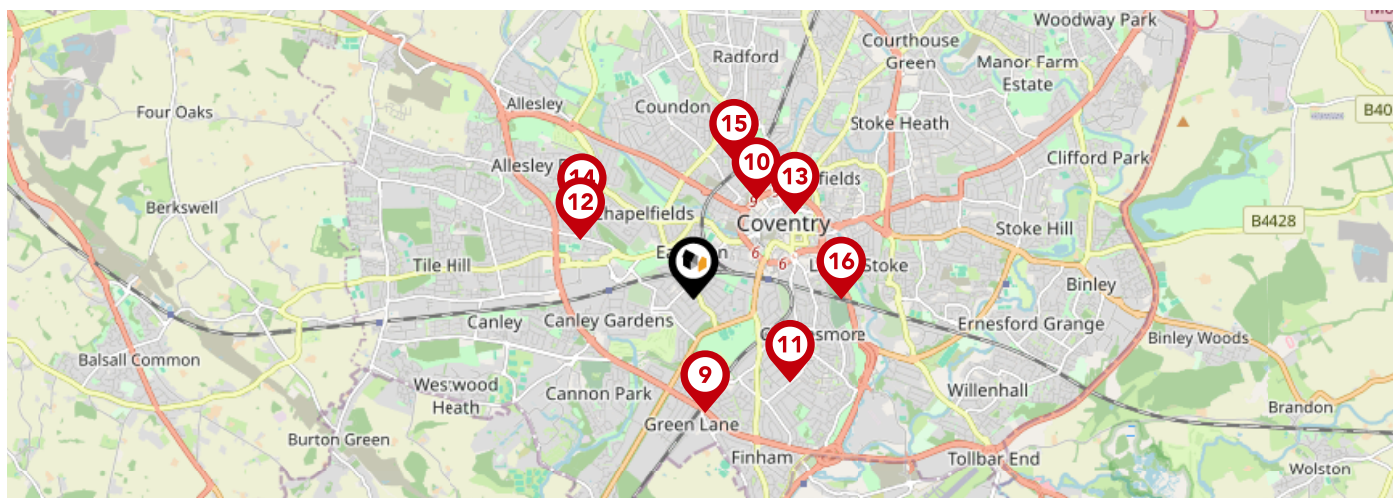
| Listed Buildings in the local district | Grade | Distance |
|---|----------|-----------|
|  1076603 - Spon Bridge | Grade II | 0.4 miles |
|  1335864 - 107-110, Spon End | Grade II | 0.4 miles |
|  1076656 - 25-29, Allesley Old Road | Grade II | 0.4 miles |
|  1076655 - 23, Allesley Old Road | Grade II | 0.4 miles |
|  1342946 - 97-100, Spon End | Grade II | 0.4 miles |
|  1076600 - 111-116, Spon End | Grade II | 0.4 miles |
|  1443610 - Earlsdon Drinking Fountain | Grade II | 0.5 miles |
|  1342909 - Chapel Of St James And St Christopher | Grade II | 0.5 miles |
|  1226523 - 119-123, Upper Spon Street | Grade II | 0.5 miles |
|  1335851 - Baptist Chapel | Grade II | 0.5 miles |









Area Schools



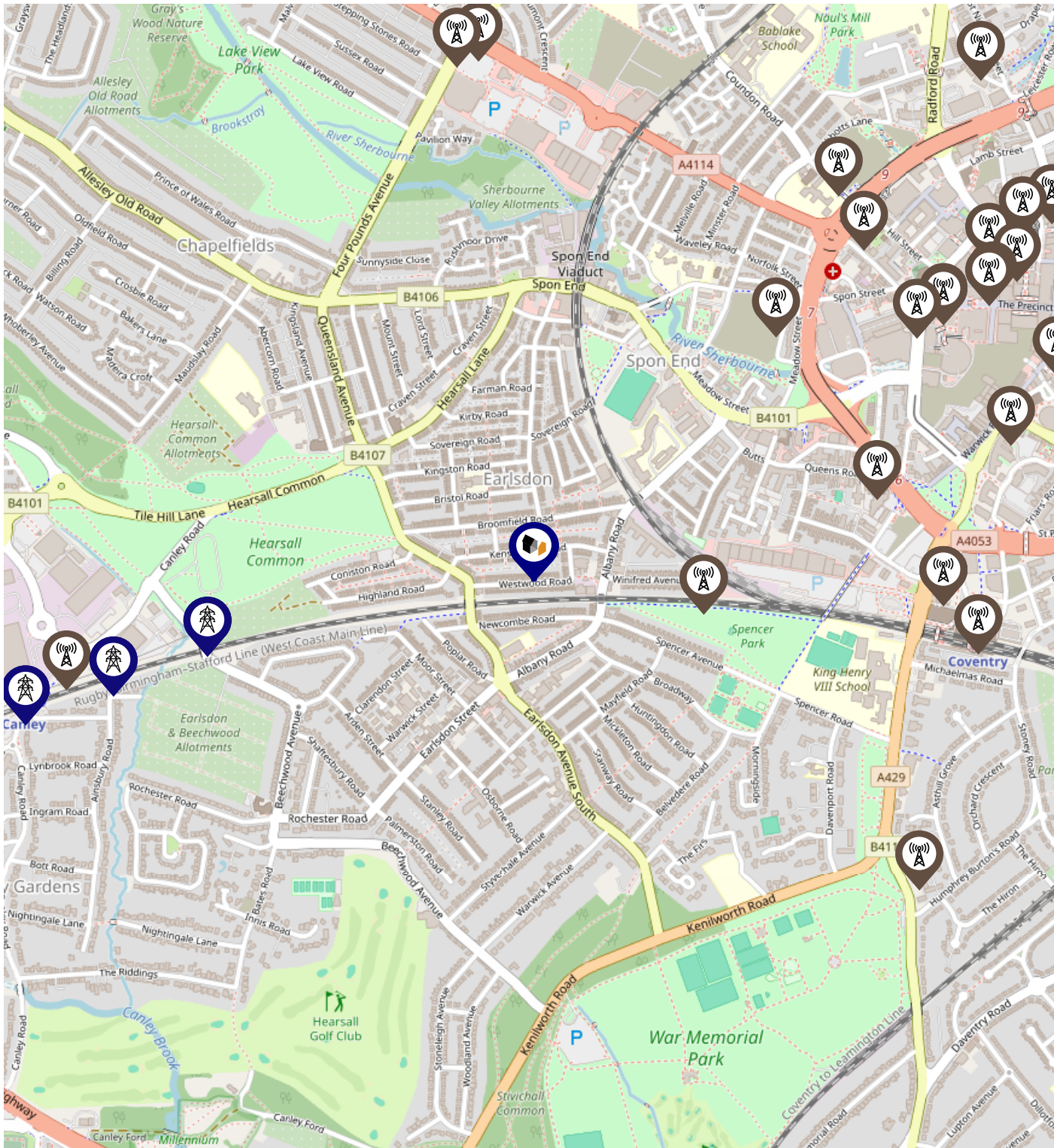
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.88 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools





| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.06 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:1.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.33 | <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

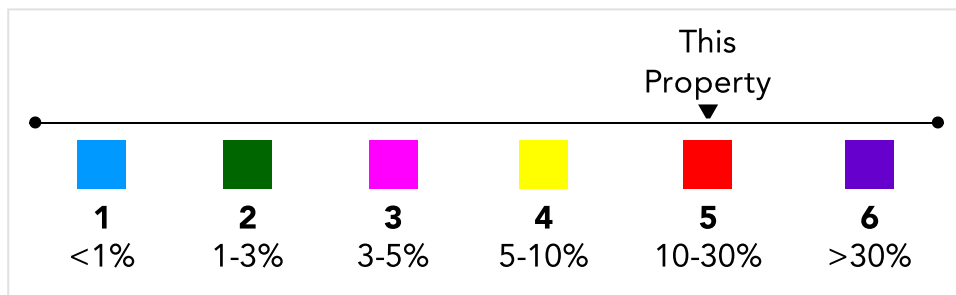
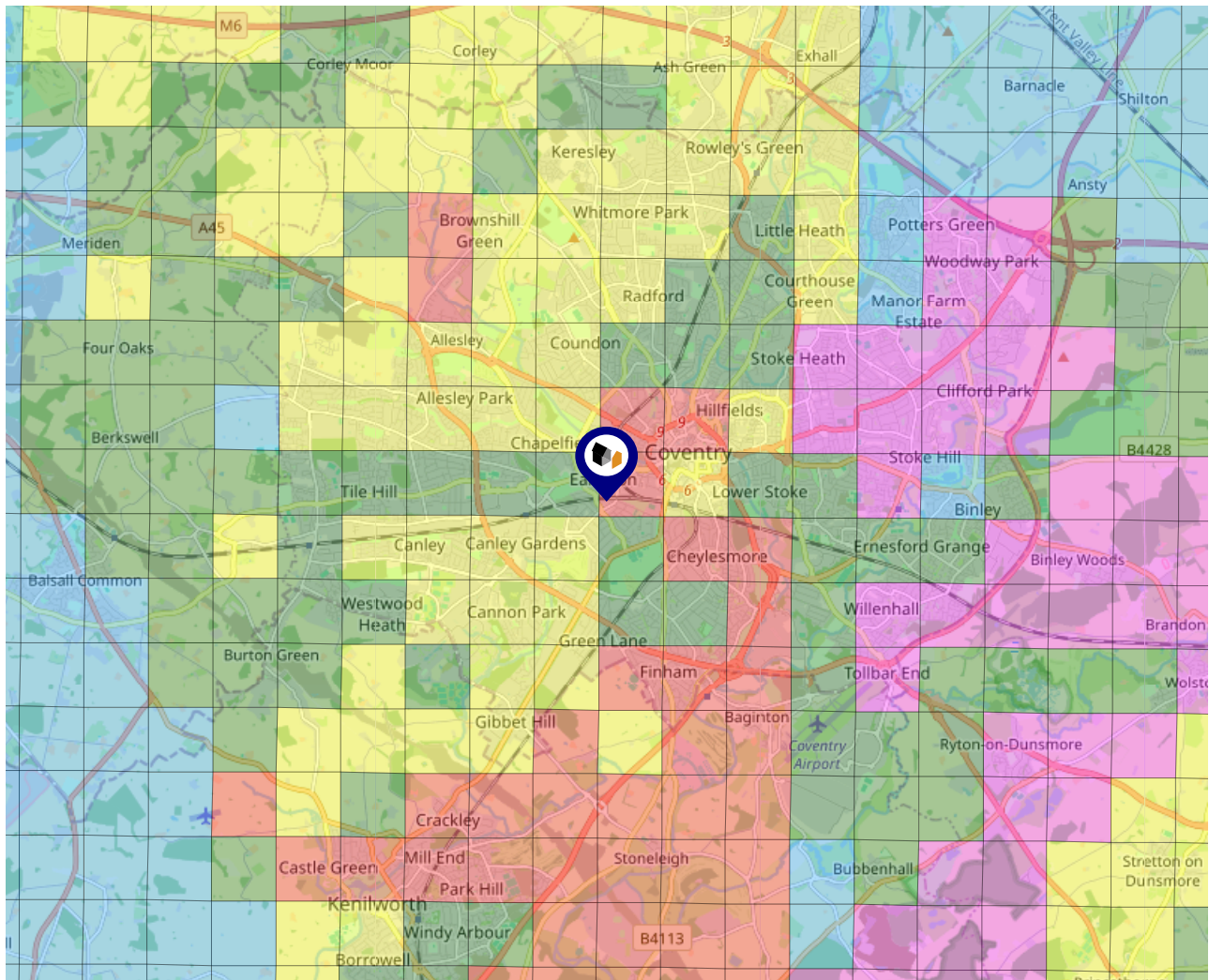
Environment

Radon Gas

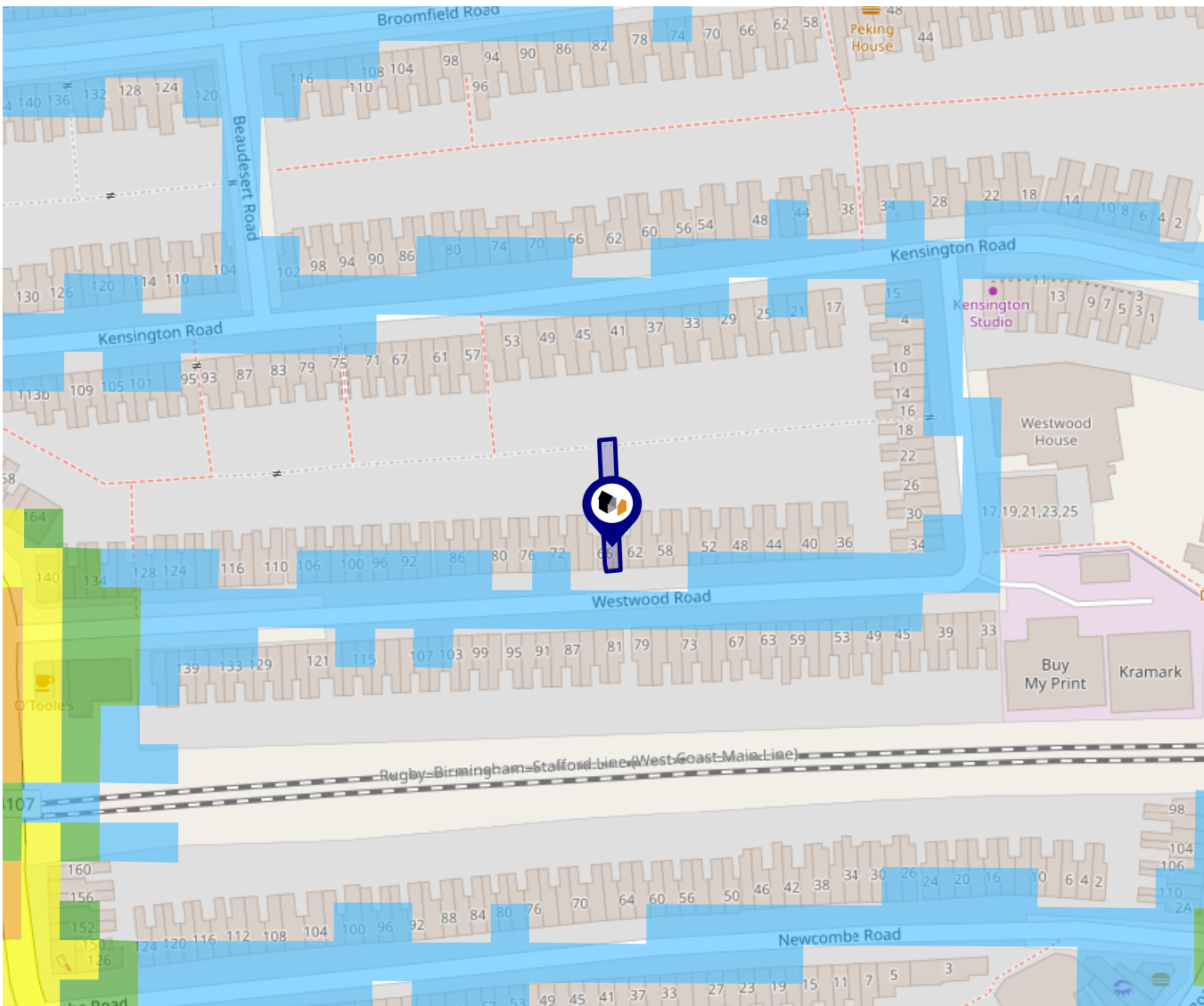


What is Radon?

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

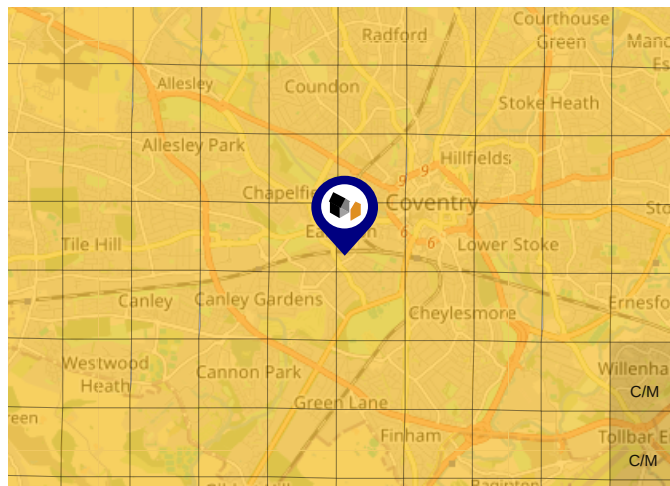


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

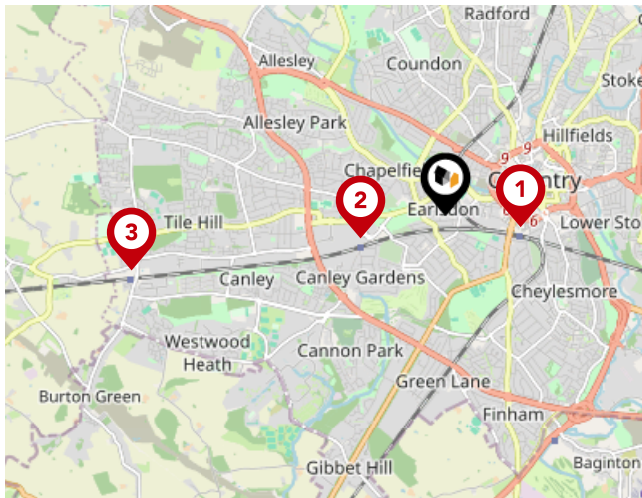


Primary Classifications (Most Common Clay Types)

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

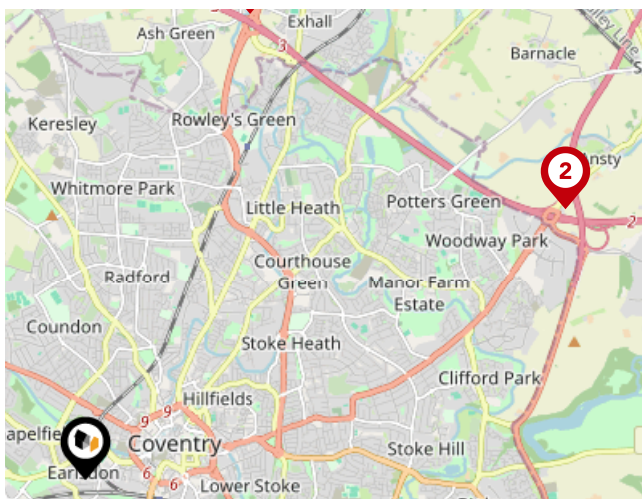
Area

Transport (National)



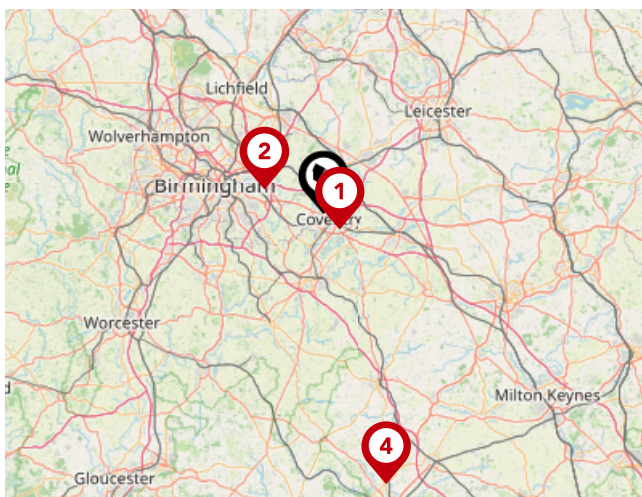
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Coventry Rail Station | 0.68 miles |
| 2 | Canley Rail Station | 0.79 miles |
| 3 | Tile Hill Rail Station | 2.89 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M6 J3 | 4.47 miles |
| 2 | M6 J2 | 4.99 miles |
| 3 | M40 J14 | 10.36 miles |
| 4 | M40 J15 | 10.45 miles |
| 5 | M6 J3A | 8.29 miles |

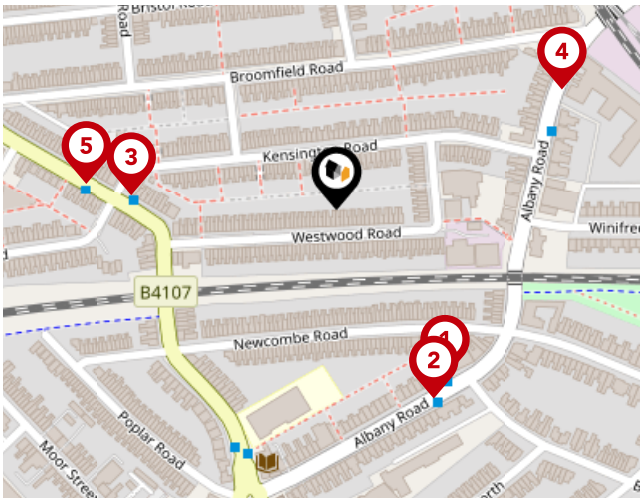


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Baginton | 3.31 miles |
| 2 | Birmingham Airport | 9.21 miles |
| 3 | East Mids Airport | 30.52 miles |
| 4 | Kidlington | 40.45 miles |

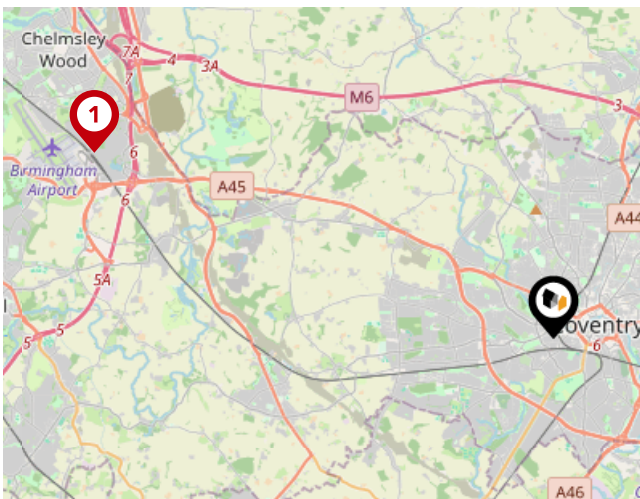
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------|------------|
| 1 | Broadway | 0.11 miles |
| 2 | Broadway | 0.12 miles |
| 3 | Highland Road | 0.12 miles |
| 4 | Broomfield Rd | 0.14 miles |
| 5 | Highland Road | 0.14 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Birmingham Intl Rail Station (Air-Rail Link) | 8.95 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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Agent Disclaimer



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.



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