



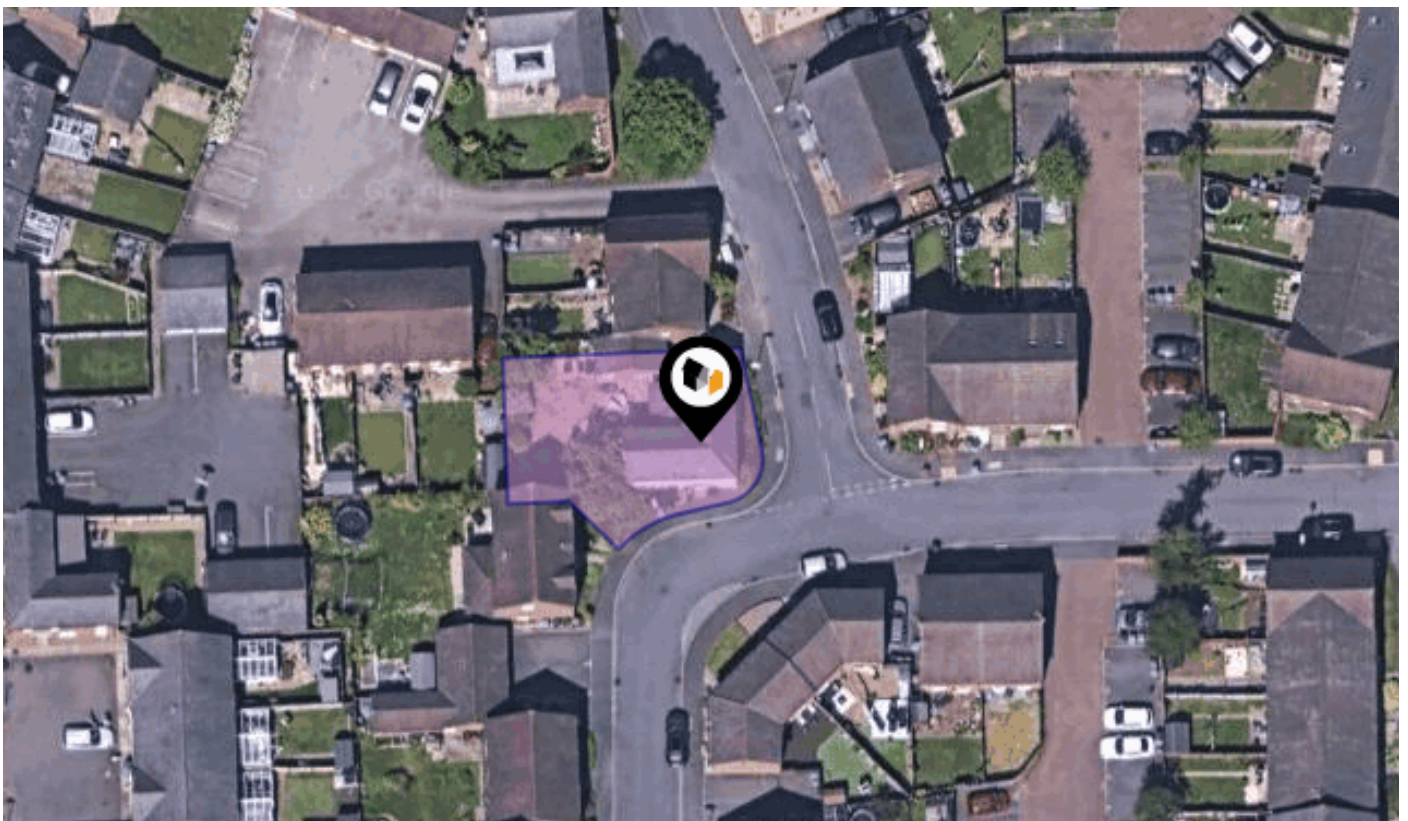
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th June 2026



MOHAWK BEND, COVENTRY, CV4

OIRO : £370,000

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 superb & immaculate detached three bedroom home
Refitted kitchen dining room & bathrooms
Ground floor cloakroom, ensuite shower room & family bathroom
Private & impressive rear gardens, garage & driveway
Spacious hallway with attractive dog leg staircase
All year round "Garden room" with French doors
Beautifully presented throughout, NO UPWARD CHAIN
EPC Rating C, Total 1402 Sq.Ft or 130 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 or 0330 1180 062

Property Overview



Property

Type:	Detached	OIRO:	£370,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,402 ft ² / 130 m ²		
Plot Area:	0.07 acres		
Year Built :	2008		
Council Tax :	Band E		
Annual Estimate:	£3,076		
Title Number:	WM925424		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	5500 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



16, Mohawk Bend, Coventry, CV4 9AH				Semi-detached House
Last Sold Date:	07/06/2023	29/10/2019	21/04/2017	
Last Sold Price:	£265,000	£235,000	£105,000	
22, Mohawk Bend, Coventry, CV4 9AH				Semi-detached House
Last Sold Date:	29/07/2022			
Last Sold Price:	£96,000			
14, Mohawk Bend, Coventry, CV4 9AH				Semi-detached House
Last Sold Date:	02/10/2019			
Last Sold Price:	£230,000			
15, Mohawk Bend, Coventry, CV4 9AH				Detached House
Last Sold Date:	28/10/2016	08/02/2008		
Last Sold Price:	£260,000	£240,000		
7, Mohawk Bend, Coventry, CV4 9AH				Detached House
Last Sold Date:	19/03/2015	17/04/2013	19/11/2008	
Last Sold Price:	£375,000	£290,000	£299,995	
12, Mohawk Bend, Coventry, CV4 9AH				Terraced House
Last Sold Date:	05/11/2013			
Last Sold Price:	£64,950			
21, Mohawk Bend, Coventry, CV4 9AH				Terraced House
Last Sold Date:	26/11/2010			
Last Sold Price:	£73,000			
1, Mohawk Bend, Coventry, CV4 9AH				Semi-detached House
Last Sold Date:	13/08/2010			
Last Sold Price:	£184,995			
2, Mohawk Bend, Coventry, CV4 9AH				Semi-detached House
Last Sold Date:	17/10/2008			
Last Sold Price:	£166,245			
9, Mohawk Bend, Coventry, CV4 9AH				Detached House
Last Sold Date:	27/06/2008			
Last Sold Price:	£299,950			
5, Mohawk Bend, Coventry, CV4 9AH				Detached House
Last Sold Date:	15/02/2008			
Last Sold Price:	£343,000			
11, Mohawk Bend, Coventry, CV4 9AH				Detached House
Last Sold Date:	14/12/2007			
Last Sold Price:	£360,000			

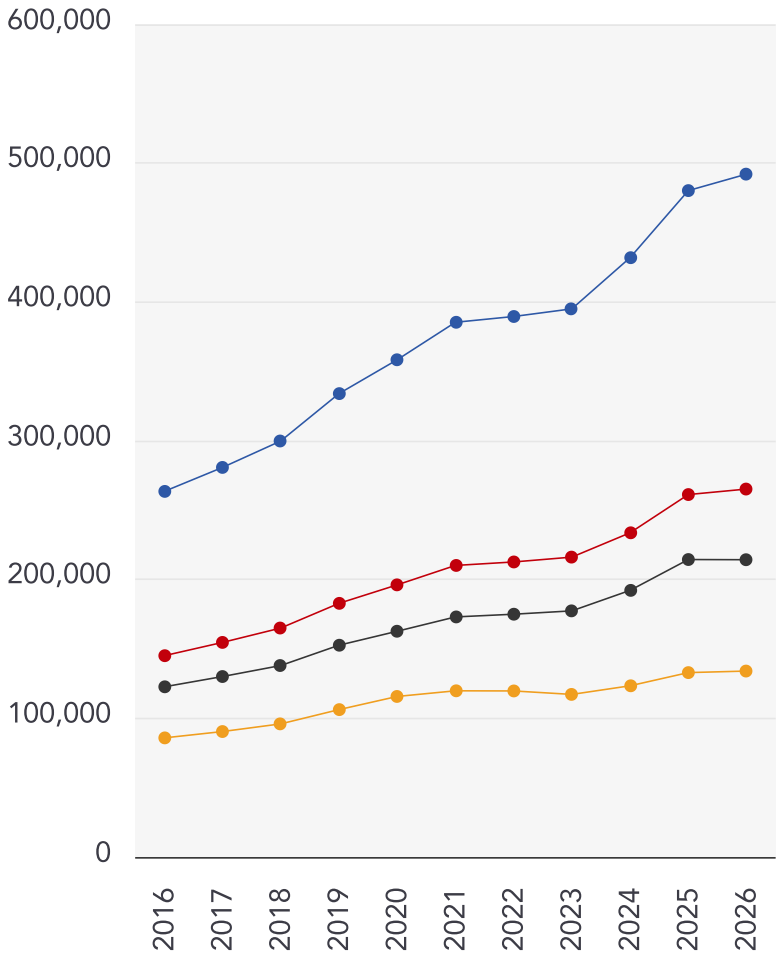
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV4



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

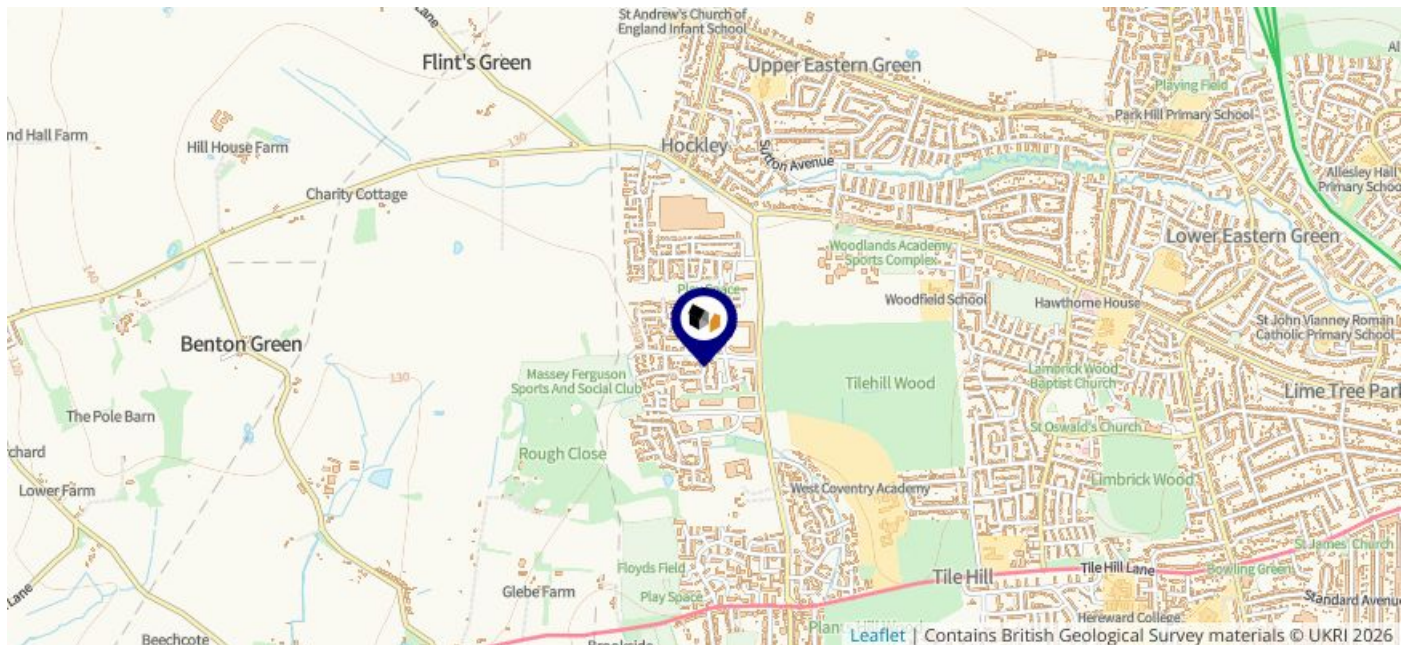
+56.09%

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.

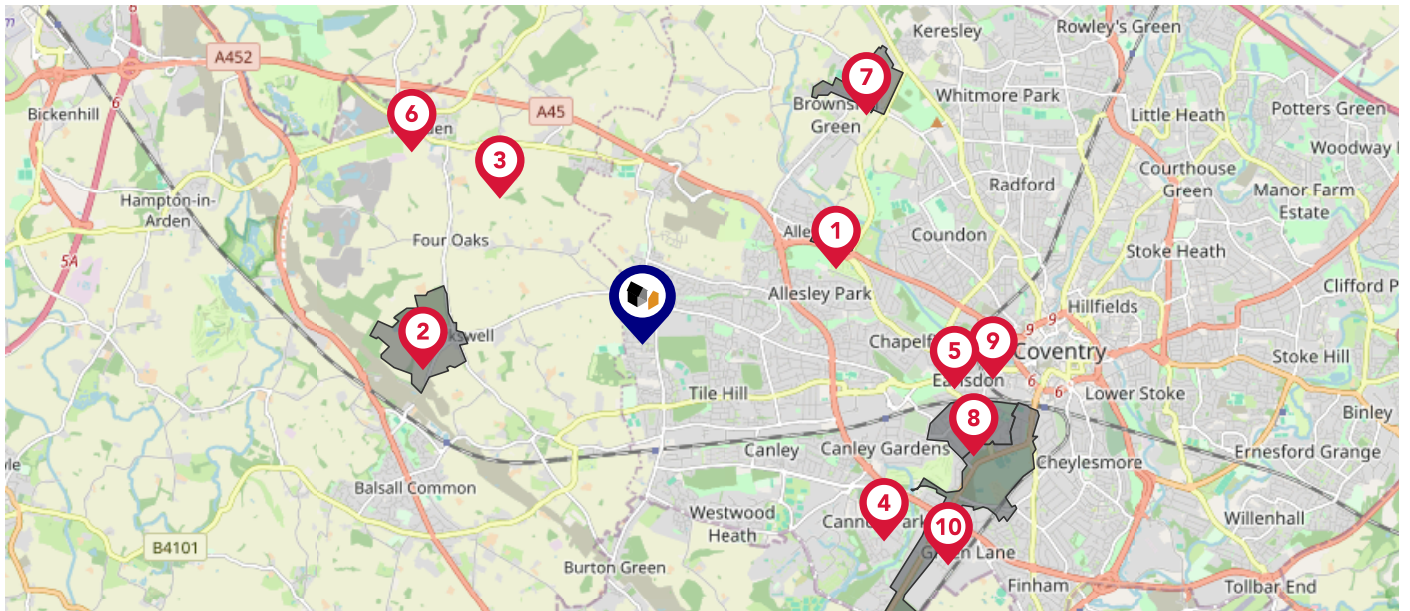
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

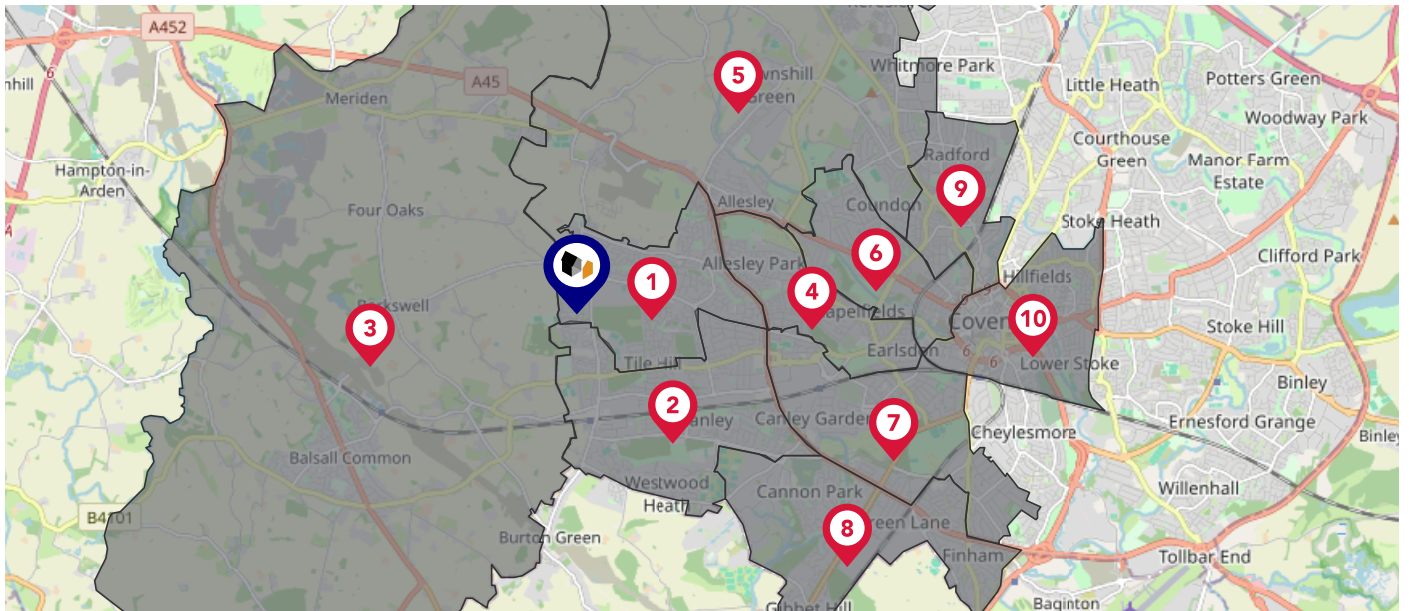
- 1 Allesley Village
- 2 Conservation Area - Berkswell
- 3 Conservation Area - Church Lane, Meriden
- 4 Ivy Farm Lane (Canley Hamlet)
- 5 Chapelfields
- 6 Conservation Area - The Green, Meriden
- 7 Brownhill Green
- 8 Earlsdon
- 9 Spon End
- 10 Kenilworth Road

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

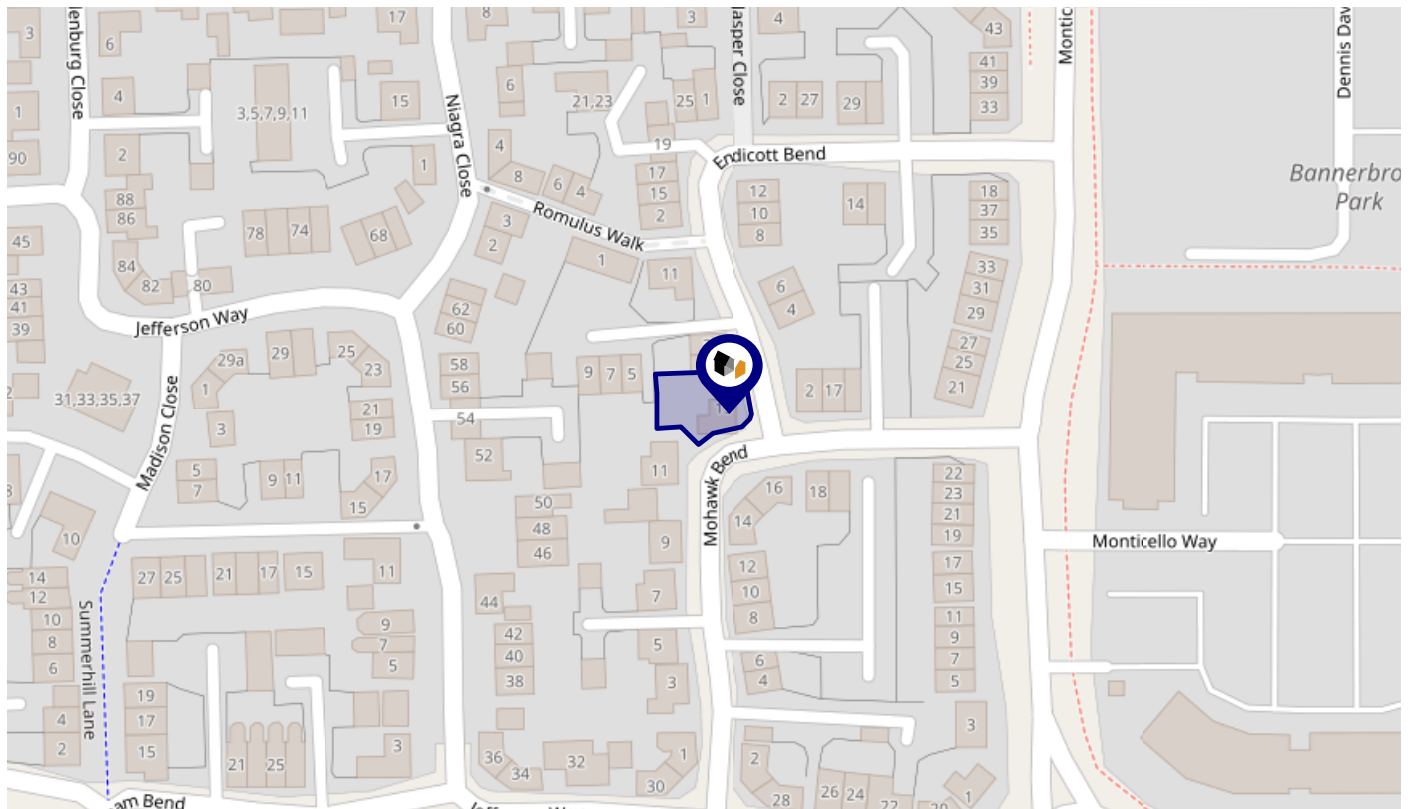
-  Woodlands Ward
-  Westwood Ward
-  Meriden Ward
-  Whoberley Ward
-  Bablake Ward
-  Sherbourne Ward
-  Earlsdon Ward
-  Wainbody Ward
-  Radford Ward
-  St. Michael's Ward

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:

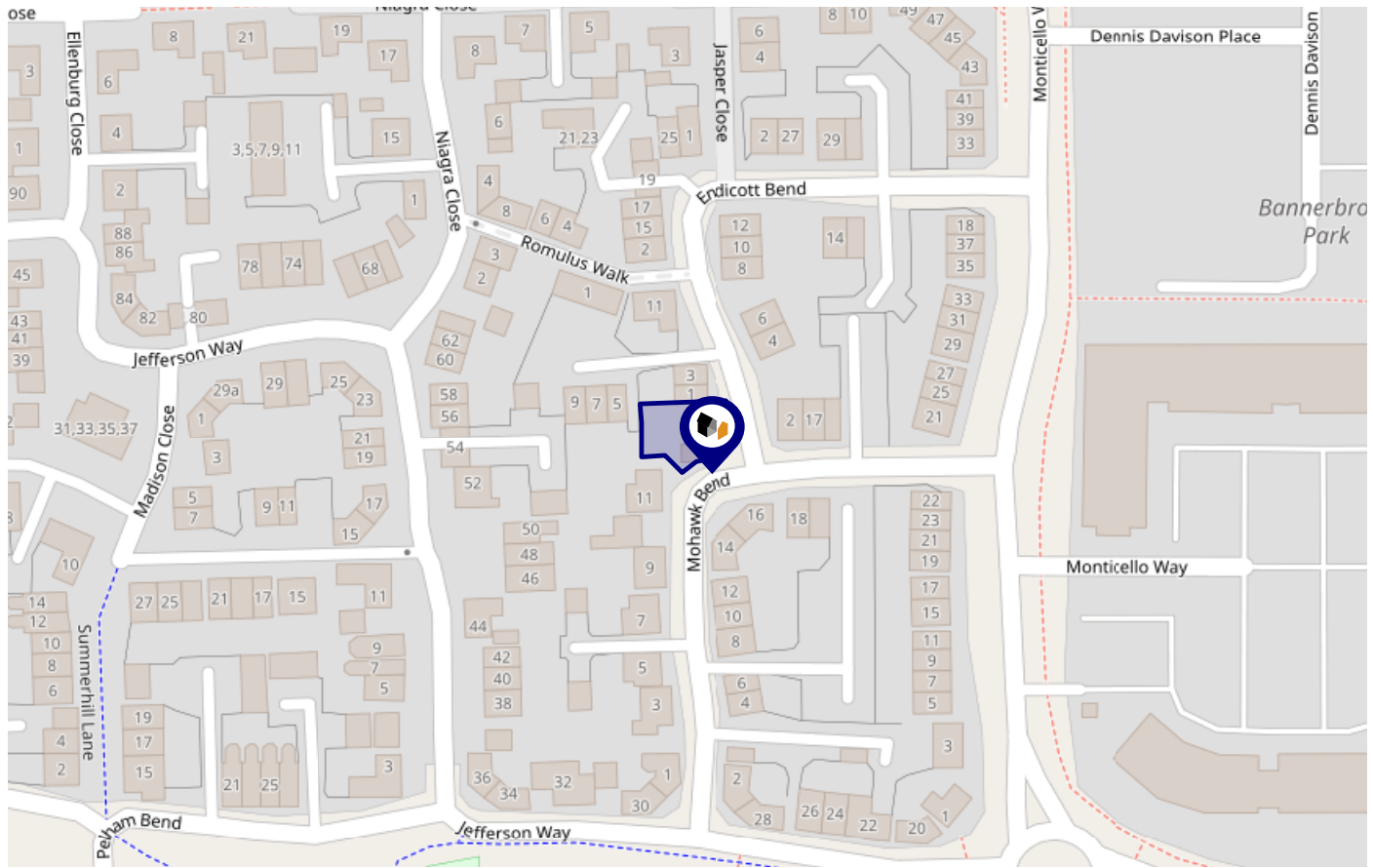
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

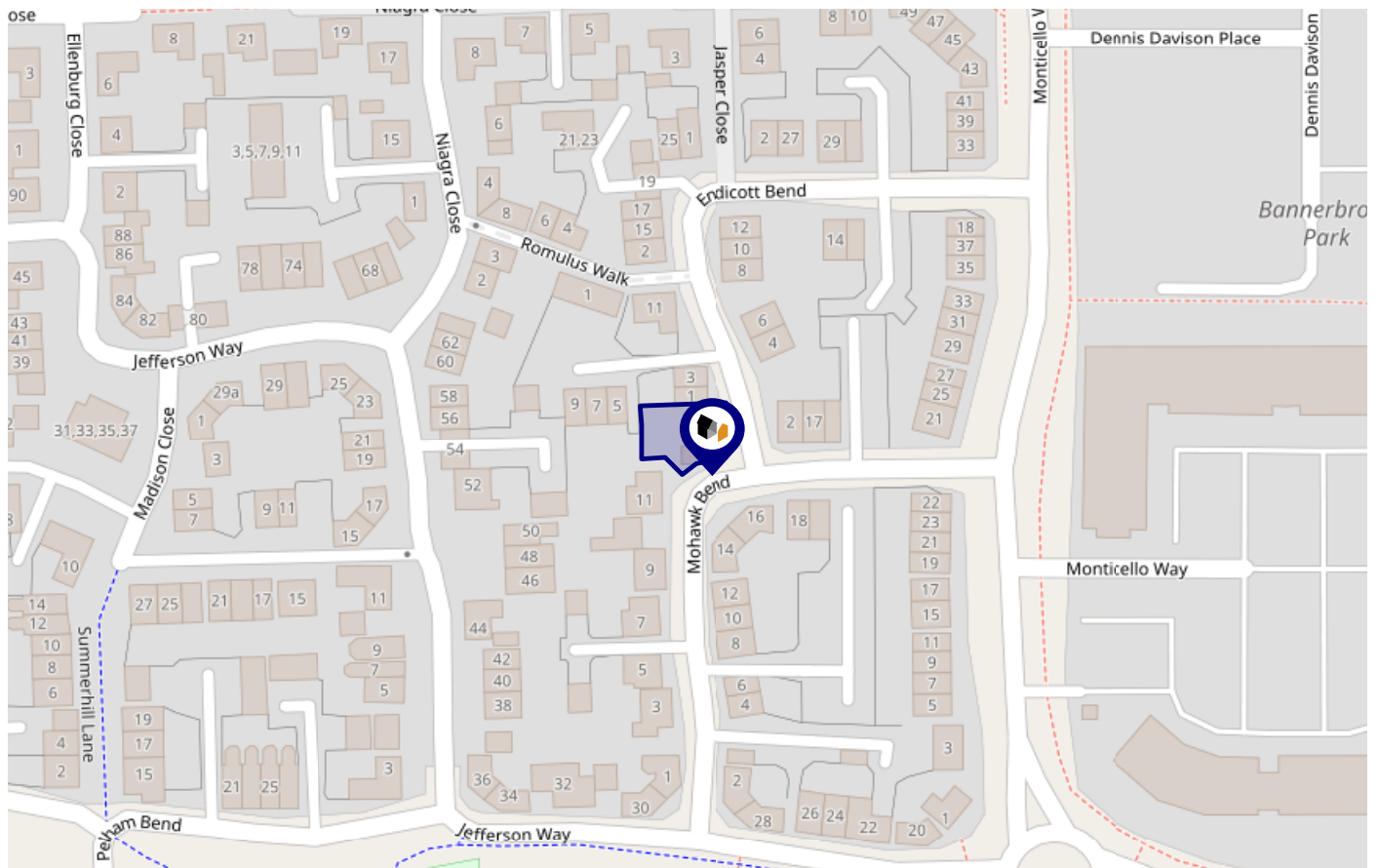


Flood Risk

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:

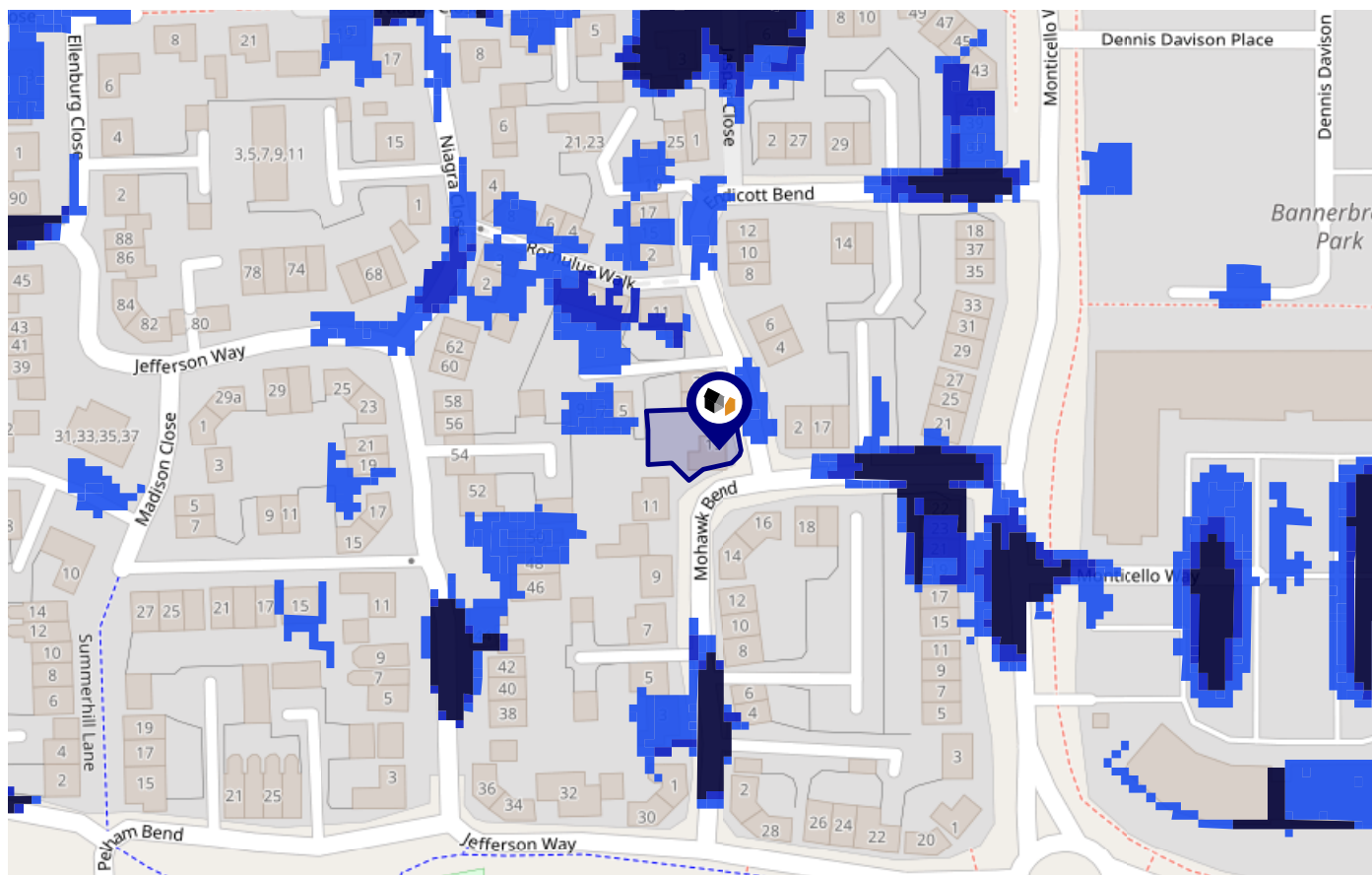


Flood Risk

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.

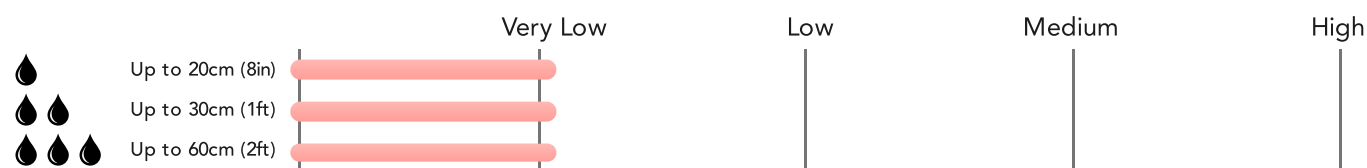


Risk Rating: Very low

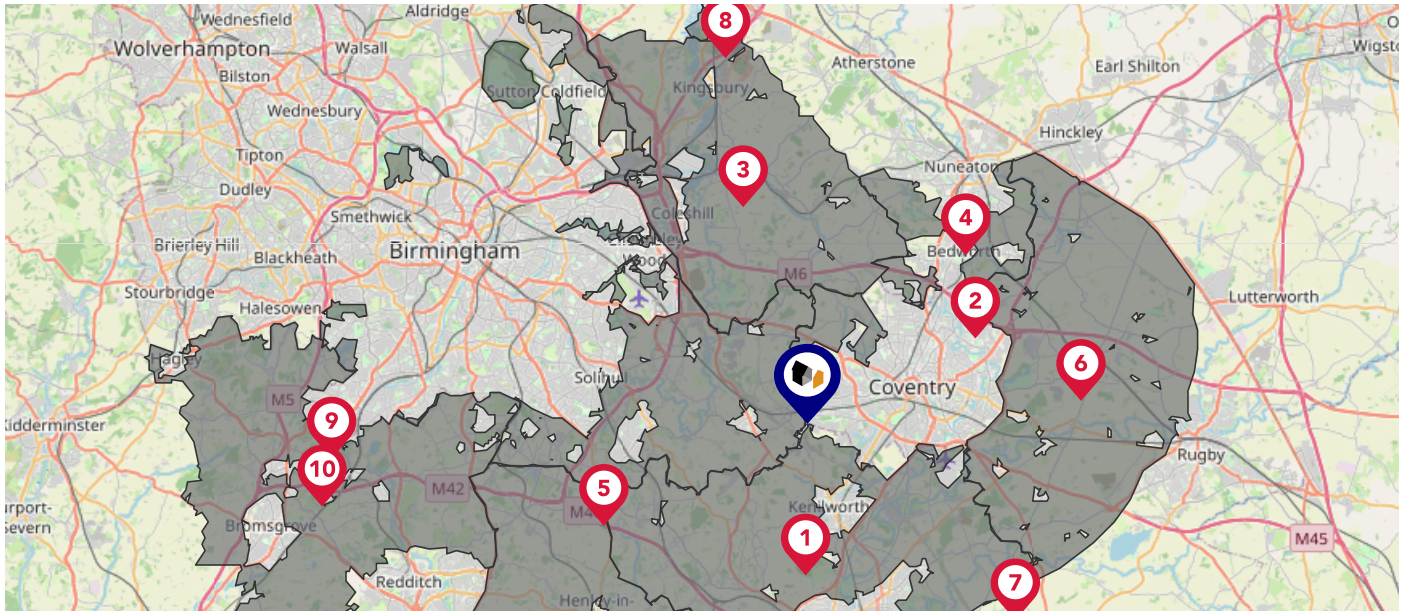
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

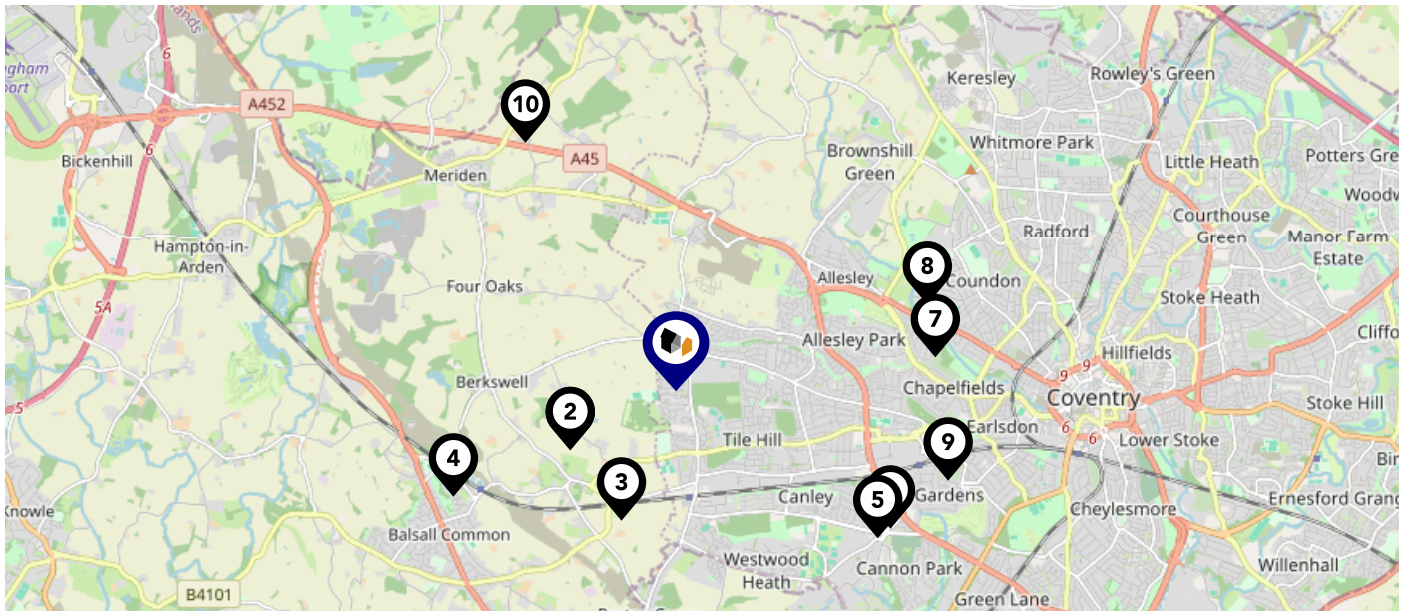
- 1 Birmingham Green Belt - Warwick
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - North Warwickshire
- 4 Birmingham Green Belt - Nuneaton and Bedworth
- 5 Birmingham Green Belt - Solihull
- 6 Birmingham Green Belt - Rugby
- 7 Birmingham Green Belt - Stratford-on-Avon
- 8 Birmingham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

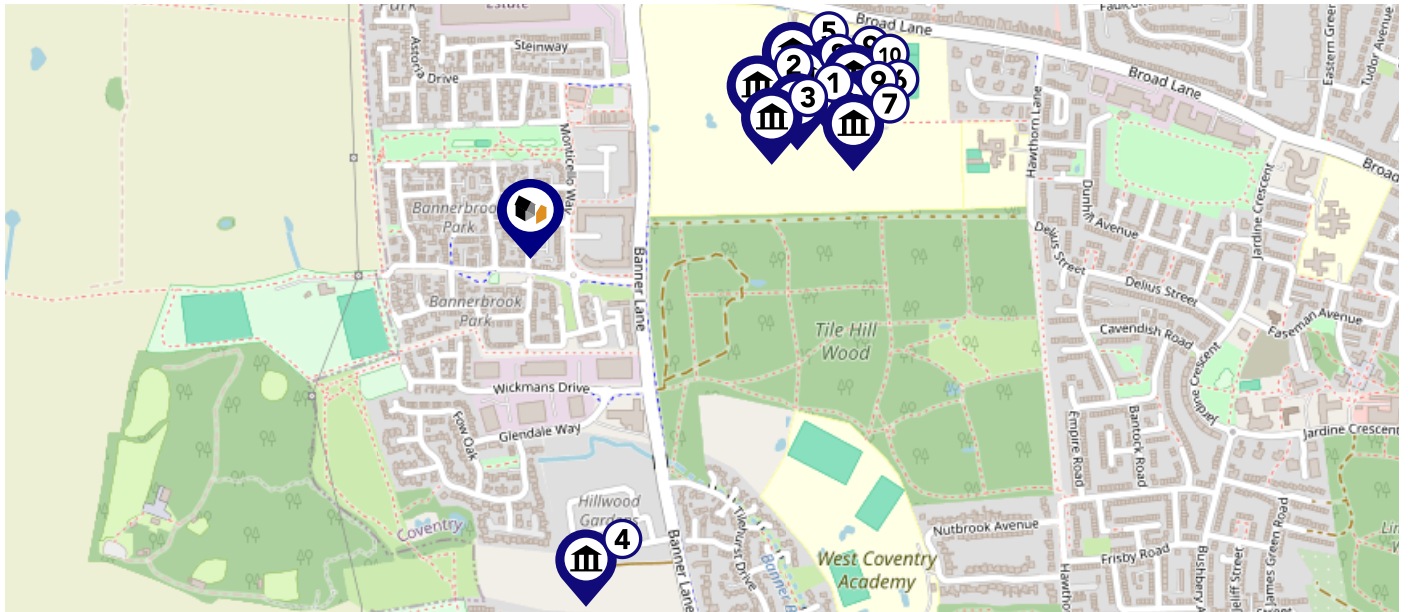
1	Land At Benton Green Lane-Benton Green Lane, Balsall Common, Near Coventry, Solihull, West Midlands	Historic Landfill	<input type="checkbox"/>
2	Opposite Victoria Farm-Benton Green Lane, Berkswell, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
3	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill	<input type="checkbox"/>
4	EA/EPR/SP3291FR/A001	Active Landfill	<input checked="" type="checkbox"/>
5	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
6	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
7	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
8	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
9	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
10	Fillongley Road-Meriden, Solihull	Historic Landfill	<input type="checkbox"/>












Maps

Listed Buildings

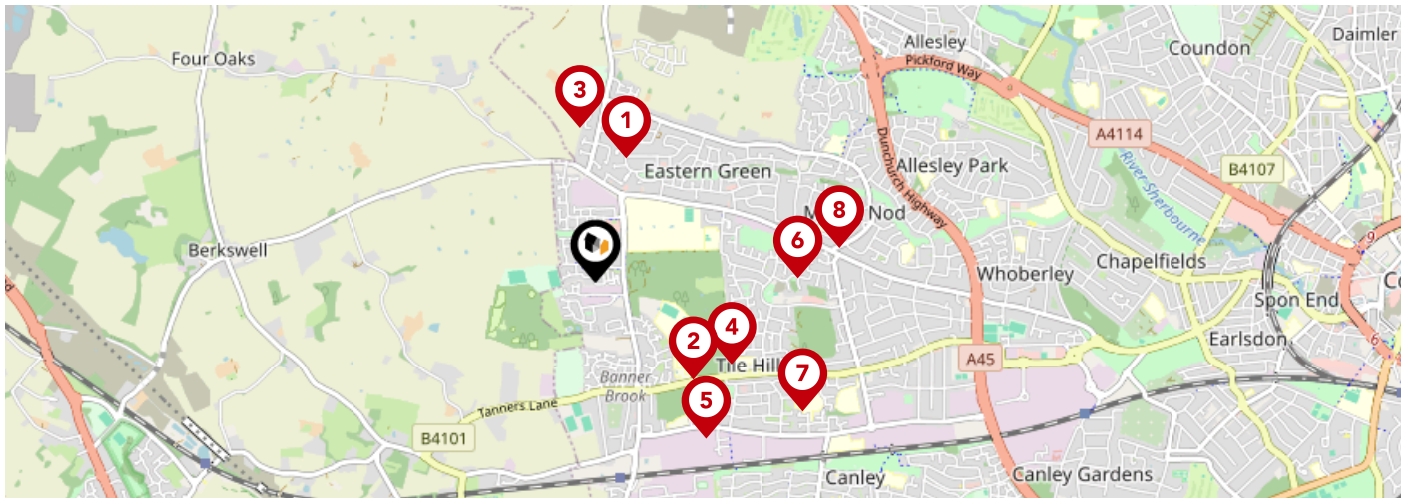


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



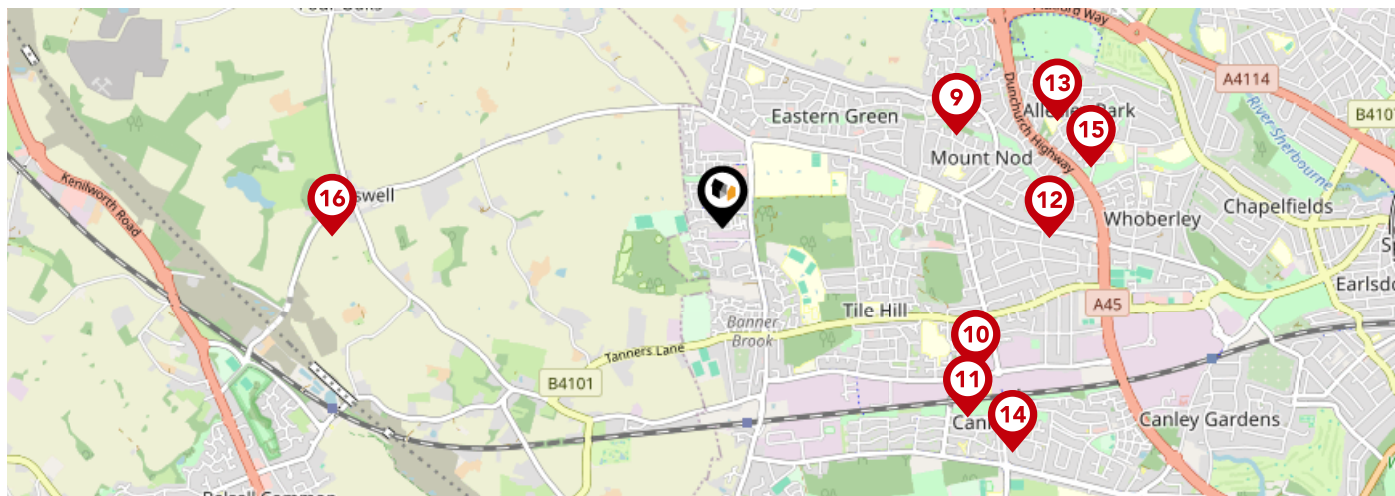
Listed Buildings in the local district	Grade	Distance
 1076585 - Main Block At Woodlands School Including Administration And Main Entrance, Main And Small Hall, Gym And Library	Grade II	0.3 miles
 1076586 - Arts And Crafts Block With Teaching Block And House Block To North West Of Main Block At Woodlands School	Grade II	0.3 miles
 1265775 - Block Of Two Gymnasia To South Of Main Block At Woodlands School	Grade II	0.3 miles
 1342895 - Barn At Conways Farm	Grade II	0.4 miles
 1226690 - House Block To North Of Workshop And Science Block At Woodlands School	Grade II	0.4 miles
 1076548 - House Block East Of Teaching Block Lying Due East Of Main Block At Woodlands School	Grade II	0.4 miles
 1226703 - House Block To South East Of Main Block At Woodlands School	Grade II	0.4 miles
 1226681 - Workshop And Science Block To North Of Main Block At Woodlands School	Grade II	0.4 miles
 1076547 - Teaching Block Due East Of Main Block At Woodlands School	Grade II	0.4 miles
 1265707 - House Block To East Of Linked Teaching And Gymnasium Blocks, At Woodlands School	Grade II	0.4 miles
 1076546 - Teaching Block With Attached Gymnasium North East Of Main Block At Woodlands School	Grade II	0.4 miles









Area Schools



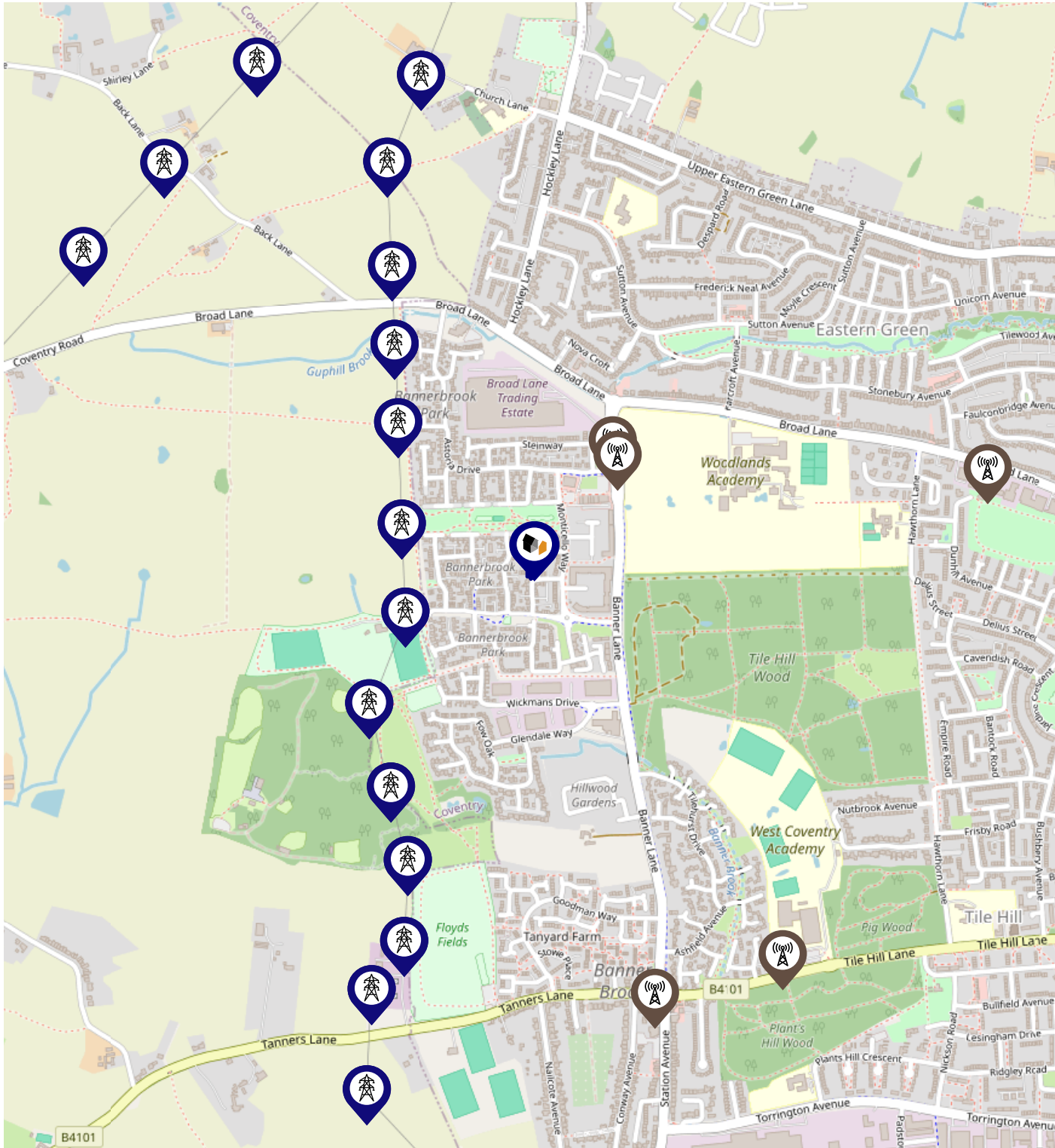
		Nursery	Primary	Secondary	College	Private
1	Eastern Green Junior School Ofsted Rating: Good Pupils: 240 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	West Coventry Academy Ofsted Rating: Good Pupils: 1236 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 168 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Leigh Church of England Academy Ofsted Rating: Good Pupils: 223 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Limbrick Wood Primary School Ofsted Rating: Good Pupils:0 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
 Park Hill Primary School Ofsted Rating: Good Pupils: 439 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Berkswell Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 242 Distance:1.76	<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

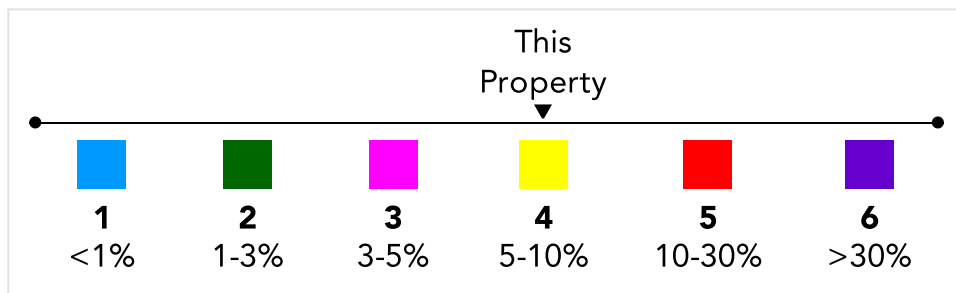
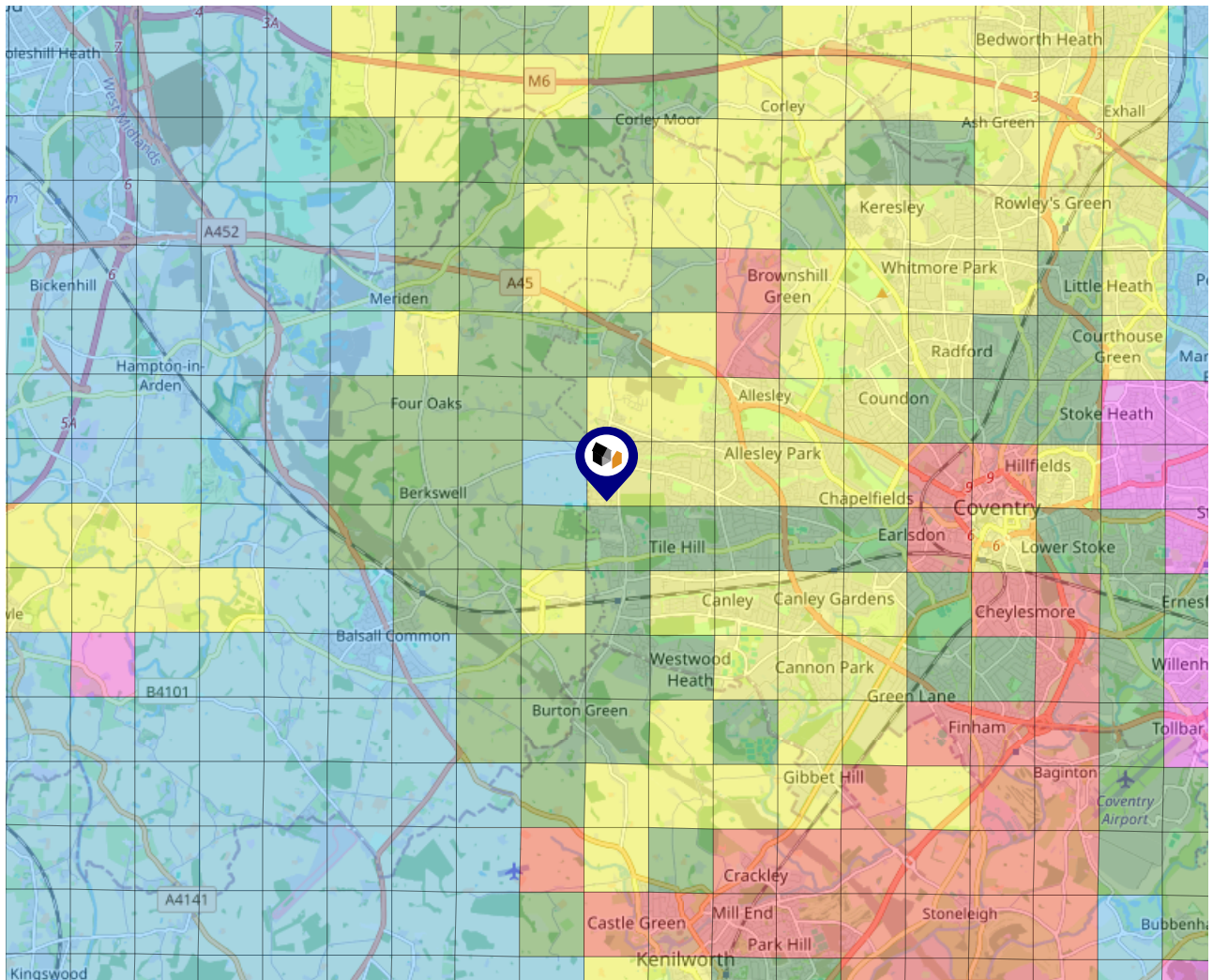
Environment

Radon Gas

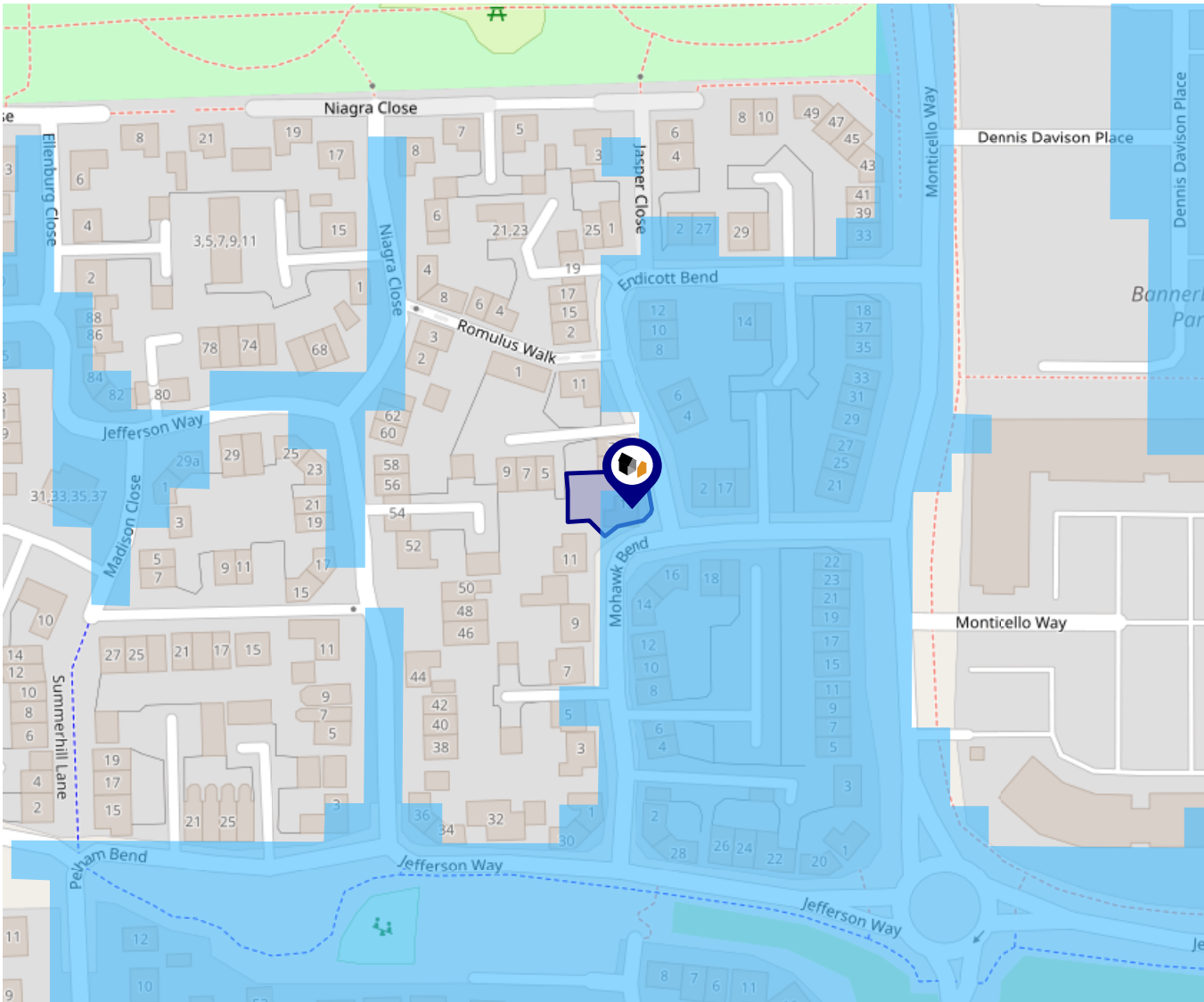


What is Radon?

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

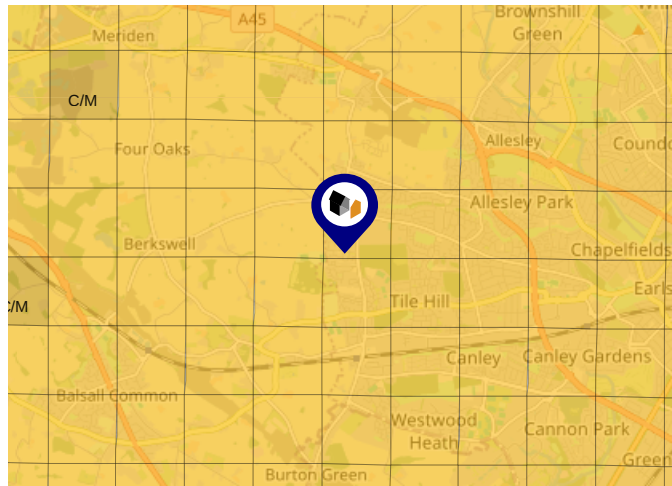


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)		LOAM
Soil Group:	MEDIUM TO LIGHT	Soil Depth:	DEEP

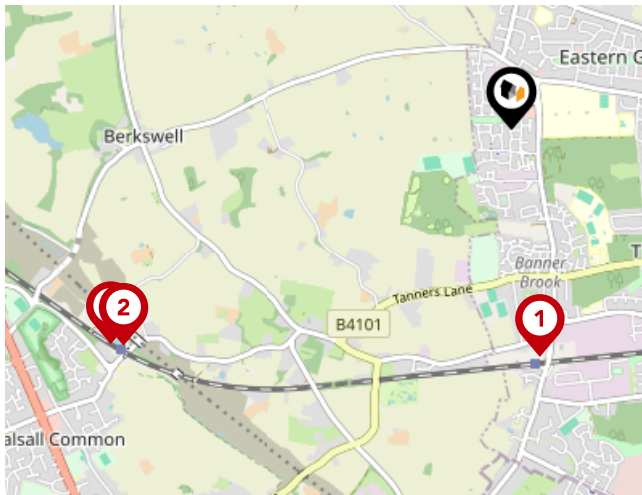


Primary Classifications (Most Common Clay Types)

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

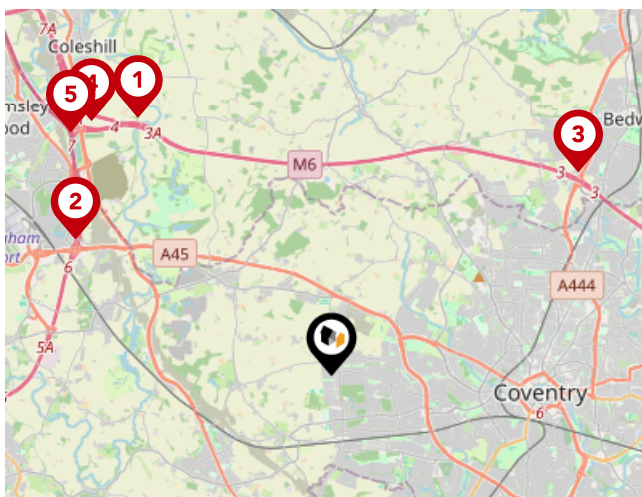
Area

Transport (National)



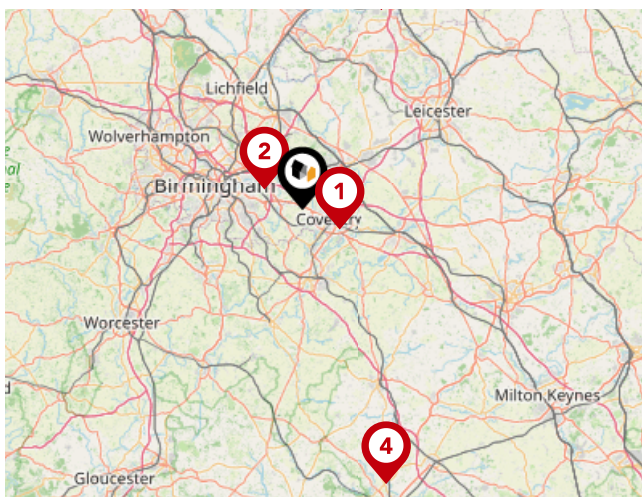
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	1.04 miles
2	Berkswell Rail Station	2 miles
3	Berkswell Rail Station	2.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3A	5.81 miles
2	M42 J6	5.24 miles
3	M6 J3	5.78 miles
4	M6 J4	6.33 miles
5	M42 J7	6.43 miles

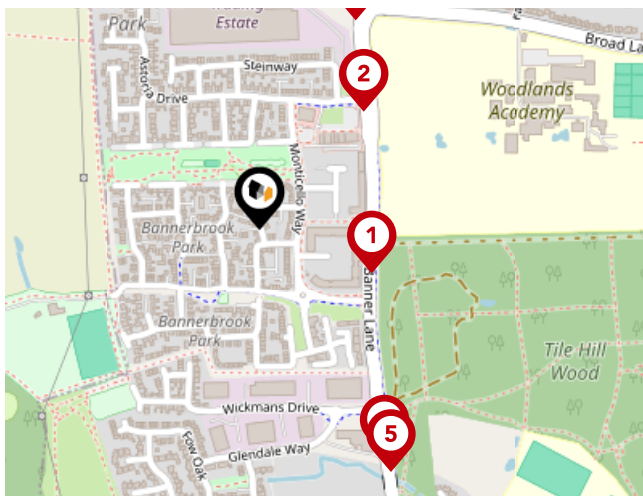


Airports/Helipads

Pin	Name	Distance
1	Baginton	6.03 miles
2	Birmingham Airport	6.29 miles
3	East Mids Airport	30.96 miles
4	Kidlington	41.74 miles

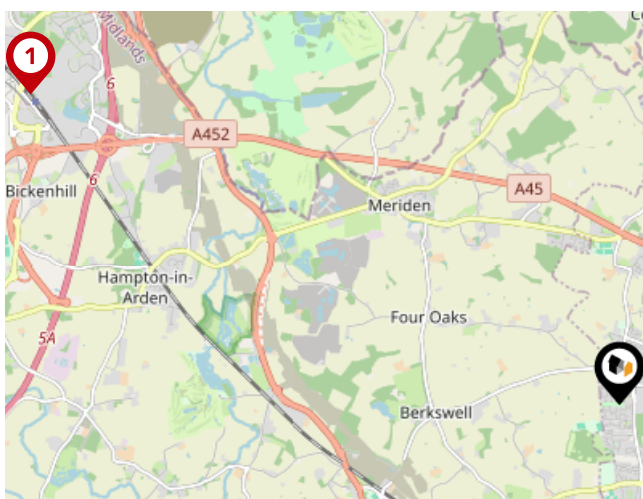
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Venue	0.14 miles
2	Bannerbrook Park	0.18 miles
3	Astoria Drive	0.26 miles
4	Avalon Court	0.29 miles
5	Avalon Court	0.31 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.02 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

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.



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@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk

