

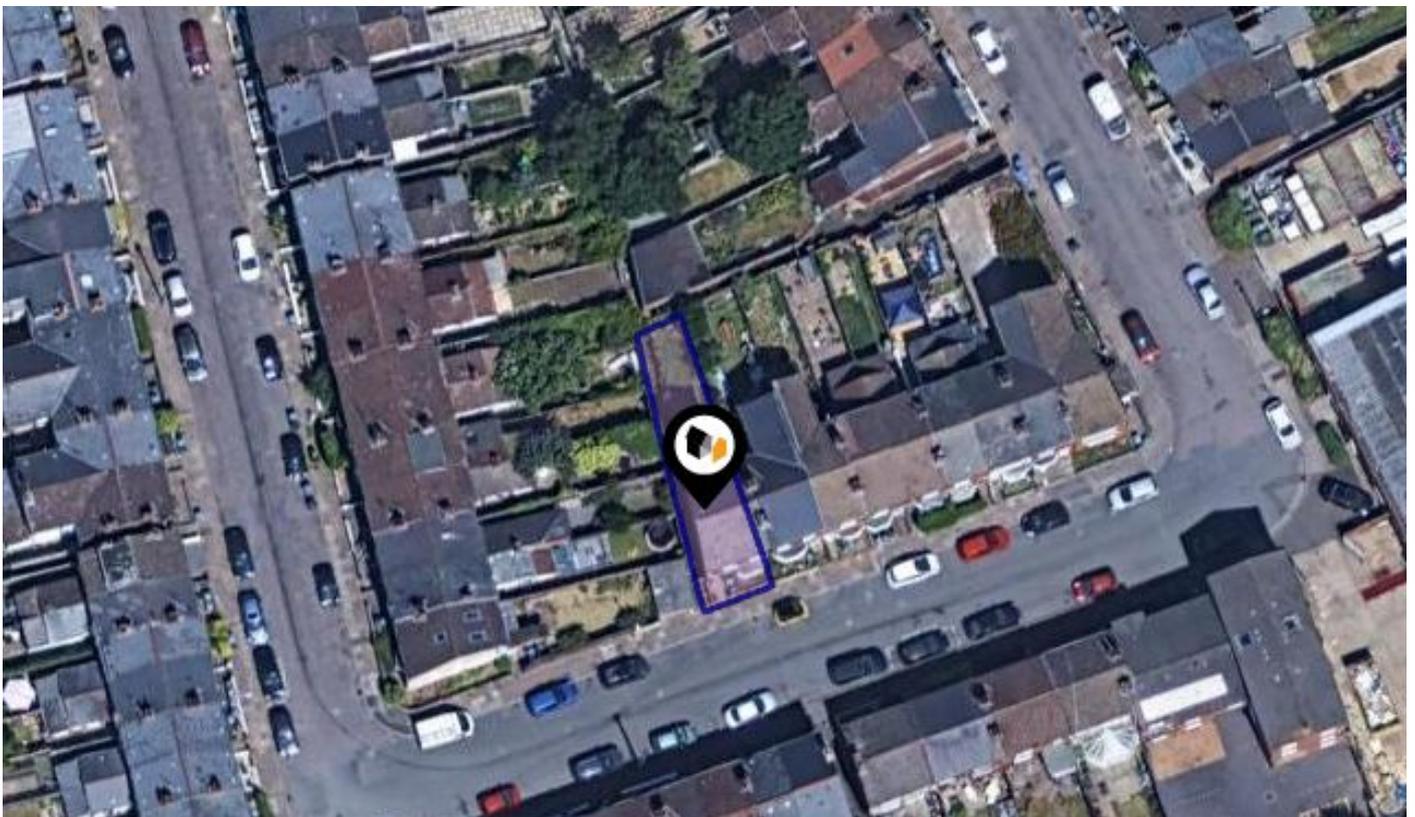
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 16th March 2026



HAWKINS ROAD, COVENTRY, CV5

Asking Price : £235,000

Walmsley's The Way to Move

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

0330 1180062

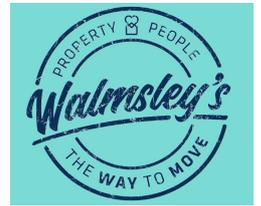
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A superb, three bedroom end of terrace period home

Delightful original features throughout

Impressive, refitted kitchen with patio door to garden

Bright & light hallway & sitting dining room

First floor bathroom with shower over bath

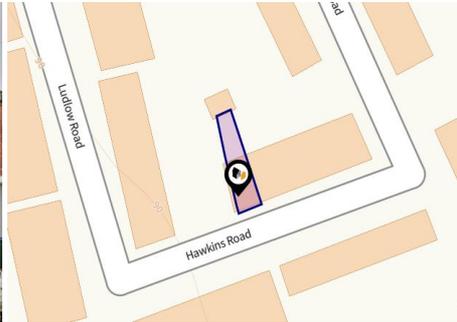
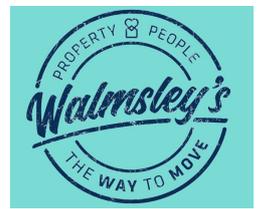
Private & mature gardens

Gas central heating & double glazing throughout

EPC Rating D, Total 977 Sq.ft or Total 90.8 Sq.ft

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:	Terraced
Bedrooms:	3
Floor Area:	977 ft ² / 90 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,877
Title Number:	WM528096

Asking Price:	£235,000
Tenure:	Freehold

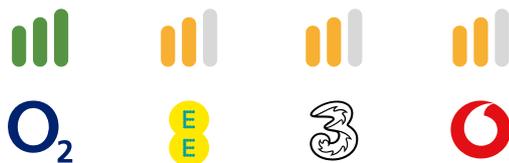
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



COVENTRY, CV5

Energy rating

E

Valid until 17.04.2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	49 E
21-38	F		
1-20	G		

Property

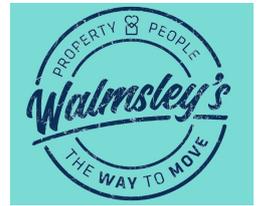
EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Lightning:	Low energy lighting in 27% of fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Floors:	Suspended, no insulation (assumed)
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Total Floor Area:	90.5 m ²

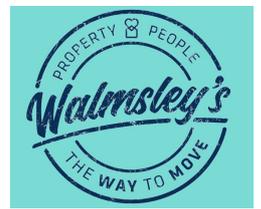
Market Sold in Street



8, Hawkins Road, Coventry, CV5 6HZ					Terraced House
Last Sold Date:	22/04/2025	07/01/2022	03/06/2011	24/11/2006	
Last Sold Price:	£205,000	£195,000	£114,000	£100,400	
27, Hawkins Road, Coventry, CV5 6HZ					Terraced House
Last Sold Date:	22/01/2025	30/10/1998			
Last Sold Price:	£188,000	£42,950			
10, Hawkins Road, Coventry, CV5 6HZ					Terraced House
Last Sold Date:	30/06/2023	28/09/2018	20/12/2013	13/07/2000	28/07/1999
Last Sold Price:	£194,500	£176,000	£118,000	£56,500	£42,500
25, Hawkins Road, Coventry, CV5 6HZ					Terraced House
Last Sold Date:	31/01/2023	13/05/2013	25/09/2009	09/07/2004	29/07/2002
Last Sold Price:	£97,500	£112,000	£111,000	£119,950	£83,000
					31/07/1998
					£44,950
31, Hawkins Road, Coventry, CV5 6HZ					Terraced House
Last Sold Date:	31/01/2023	15/06/2017	27/08/2010	25/01/2000	26/09/1997
Last Sold Price:	£191,500	£149,950	£121,000	£49,950	£39,000
12, Hawkins Road, Coventry, CV5 6HZ					Terraced House
Last Sold Date:	14/11/2022	13/11/2006	23/07/1999		
Last Sold Price:	£192,000	£112,000	£38,500		
45, Hawkins Road, Coventry, CV5 6HZ					Terraced House
Last Sold Date:	14/02/2020				
Last Sold Price:	£130,000				
23, Hawkins Road, Coventry, CV5 6HZ					Terraced House
Last Sold Date:	23/11/2017	20/09/2013	06/04/2001	08/01/1999	
Last Sold Price:	£160,000	£100,000	£63,750	£42,750	
41, Hawkins Road, Coventry, CV5 6HZ					Terraced House
Last Sold Date:	26/01/2016				
Last Sold Price:	£116,000				
14, Hawkins Road, Coventry, CV5 6HZ					Terraced House
Last Sold Date:	23/10/2015				
Last Sold Price:	£141,000				
33, Hawkins Road, Coventry, CV5 6HZ					Terraced House
Last Sold Date:	21/11/2014	21/05/2010	18/08/2006	20/09/2001	
Last Sold Price:	£134,000	£127,000	£125,000	£59,950	
43, Hawkins Road, Coventry, CV5 6HZ					Terraced House
Last Sold Date:	07/06/2012	31/05/2007	29/08/2003		
Last Sold Price:	£105,000	£127,500	£91,500		

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

Market Sold in Street



18, Hawkins Road, Coventry, CV5 6HZ		Terraced House	
Last Sold Date:	24/08/2011	08/12/2000	
Last Sold Price:	£156,000	£82,000	
21, Hawkins Road, Coventry, CV5 6HZ		Semi-detached House	
Last Sold Date:	12/12/2007	13/04/2004	07/08/1996
Last Sold Price:	£137,500	£78,000	£41,500
39, Hawkins Road, Coventry, CV5 6HZ		Terraced House	
Last Sold Date:	15/06/2007	26/11/1999	
Last Sold Price:	£124,000	£47,950	
35, Hawkins Road, Coventry, CV5 6HZ		Terraced House	
Last Sold Date:	07/07/2006	15/10/2001	
Last Sold Price:	£118,500	£59,999	
17, Hawkins Road, Coventry, CV5 6HZ		Terraced House	
Last Sold Date:	19/09/2003		
Last Sold Price:	£22,000		

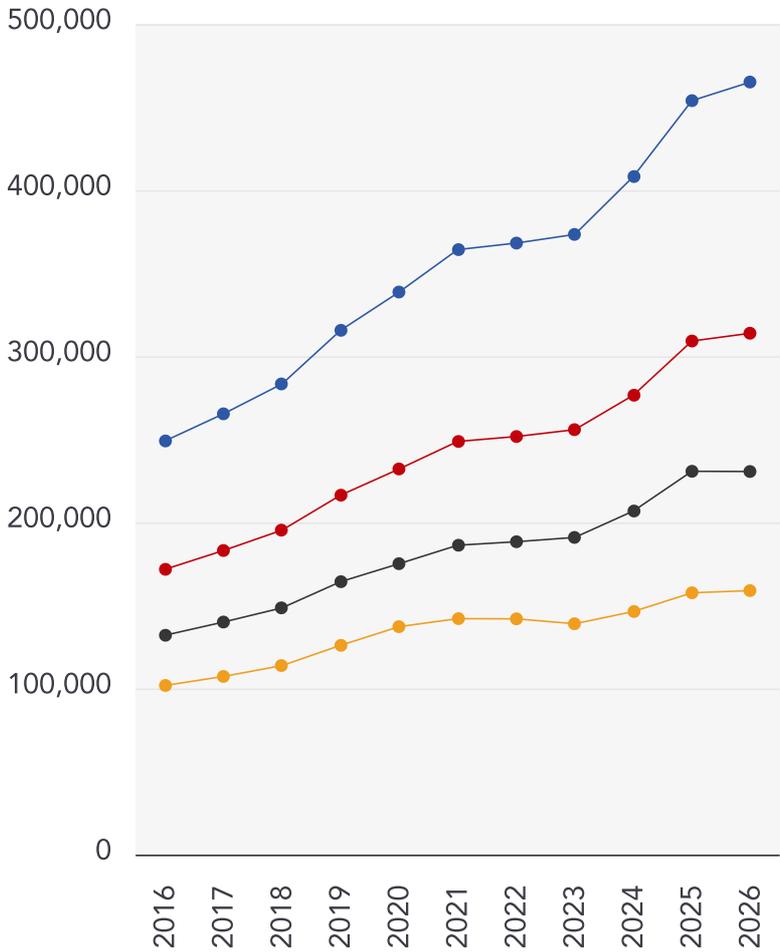
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

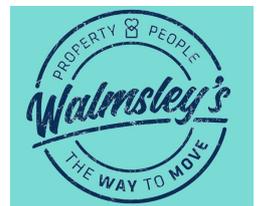
+74.65%

Flat

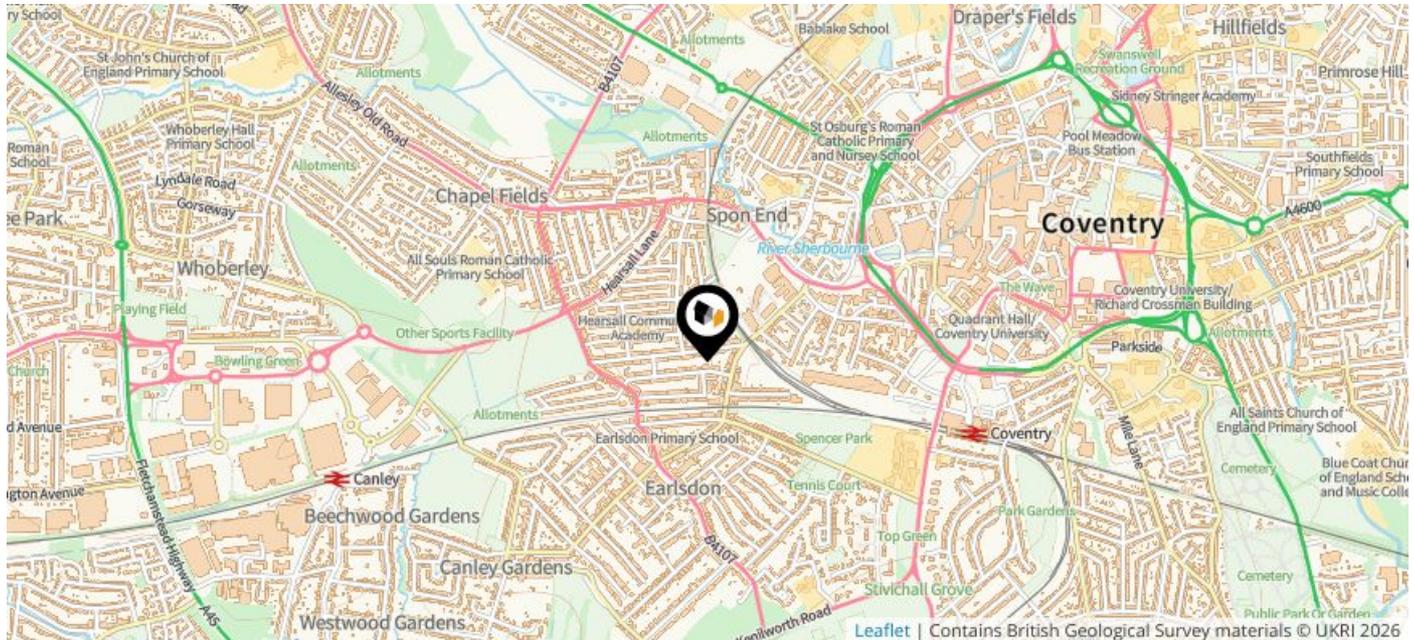
+56.09%

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.

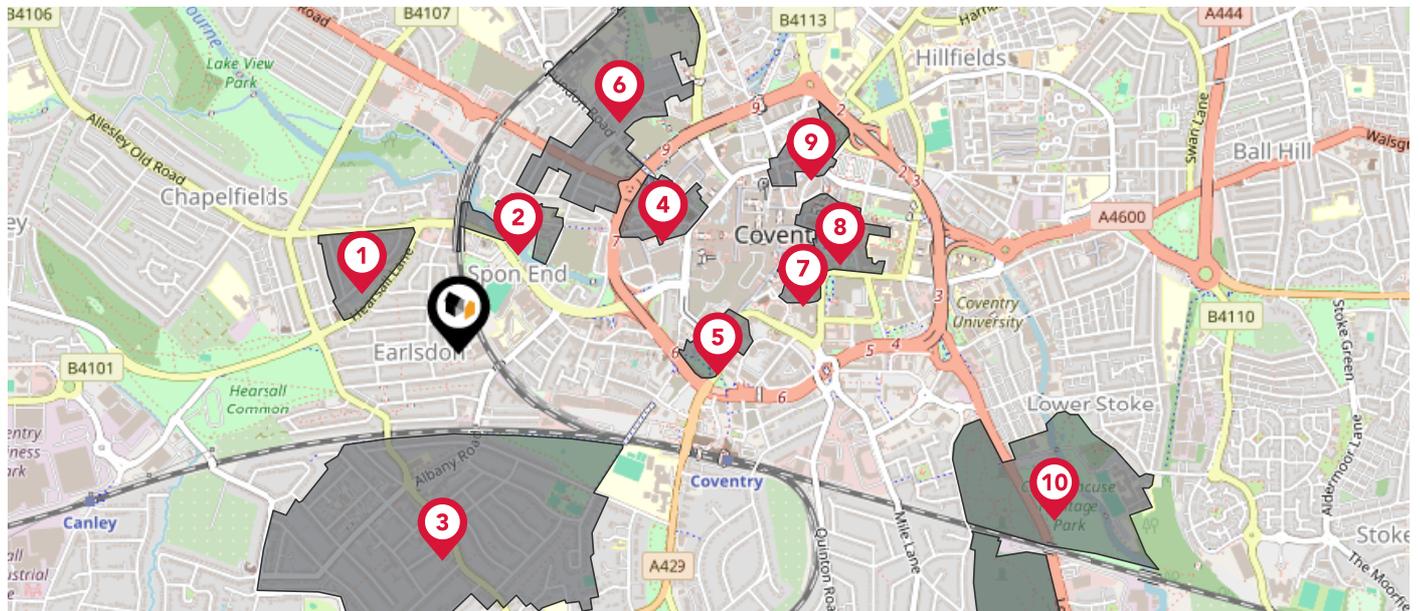
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

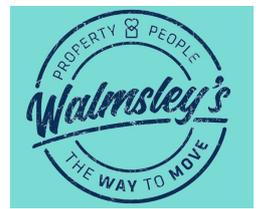


Nearby Conservation Areas

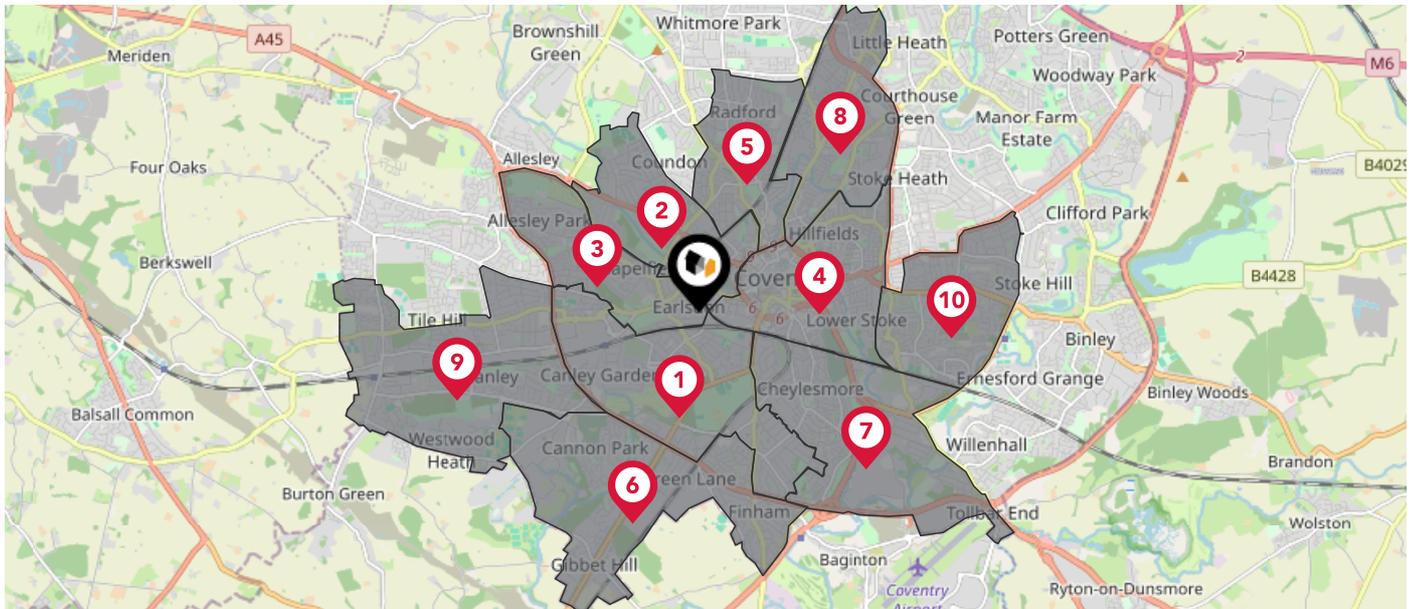
- 1 Chapelfields
- 2 Spon End
- 3 Earlsdon
- 4 Spon Street
- 5 Greyfriars Green
- 6 Naul's Mill
- 7 High Street
- 8 Hill Top and Cathedral
- 9 Lady Herbert's Garden
- 10 London Road

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

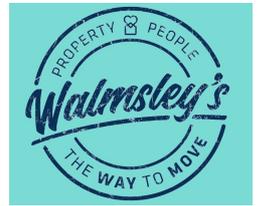


Nearby Council Wards

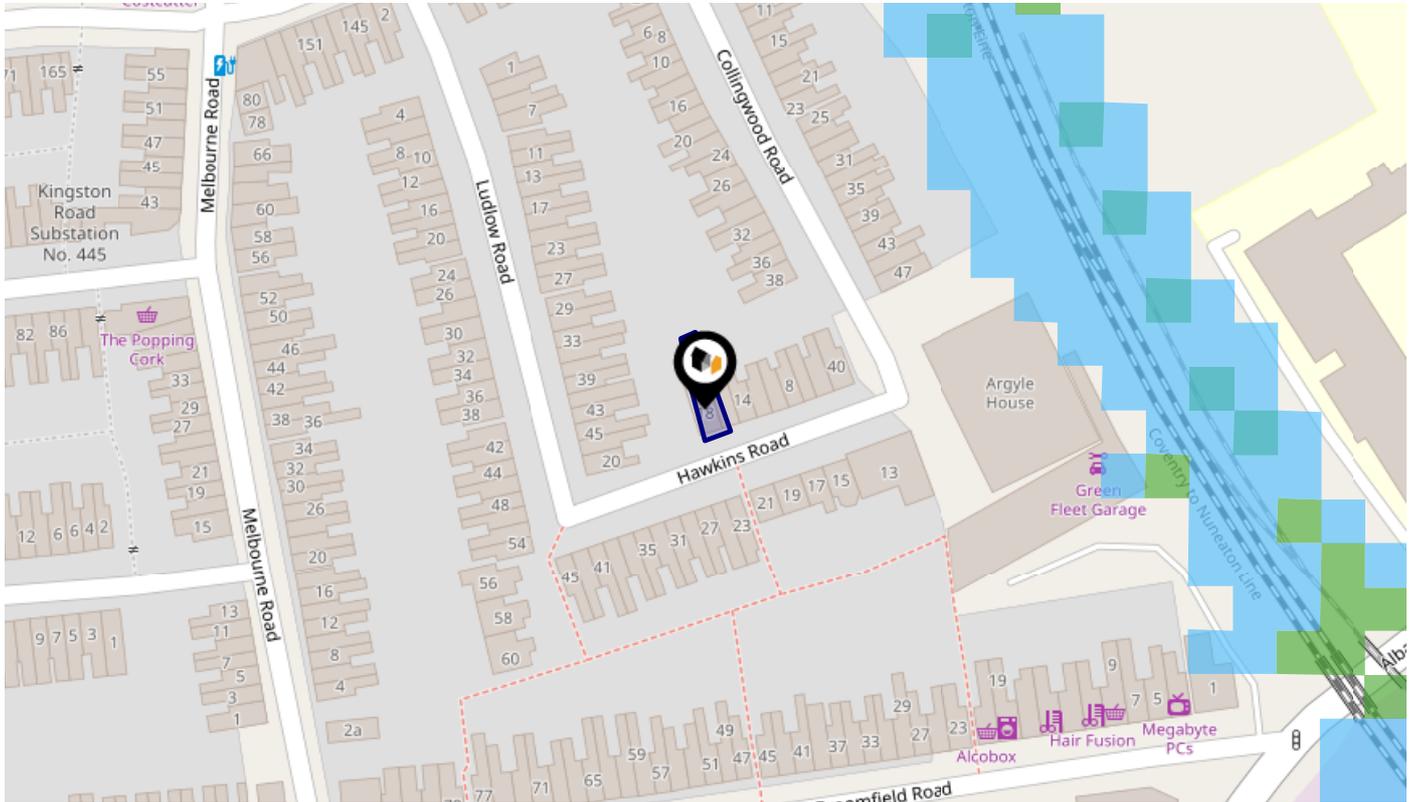
- 1 Earlsdon Ward
- 2 Sherbourne Ward
- 3 Whoberley Ward
- 4 St. Michael's Ward
- 5 Radford Ward
- 6 Wainbody Ward
- 7 Cheylesmore Ward
- 8 Foleshill Ward
- 9 Westwood Ward
- 10 Lower Stoke Ward

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.

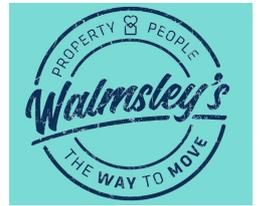
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

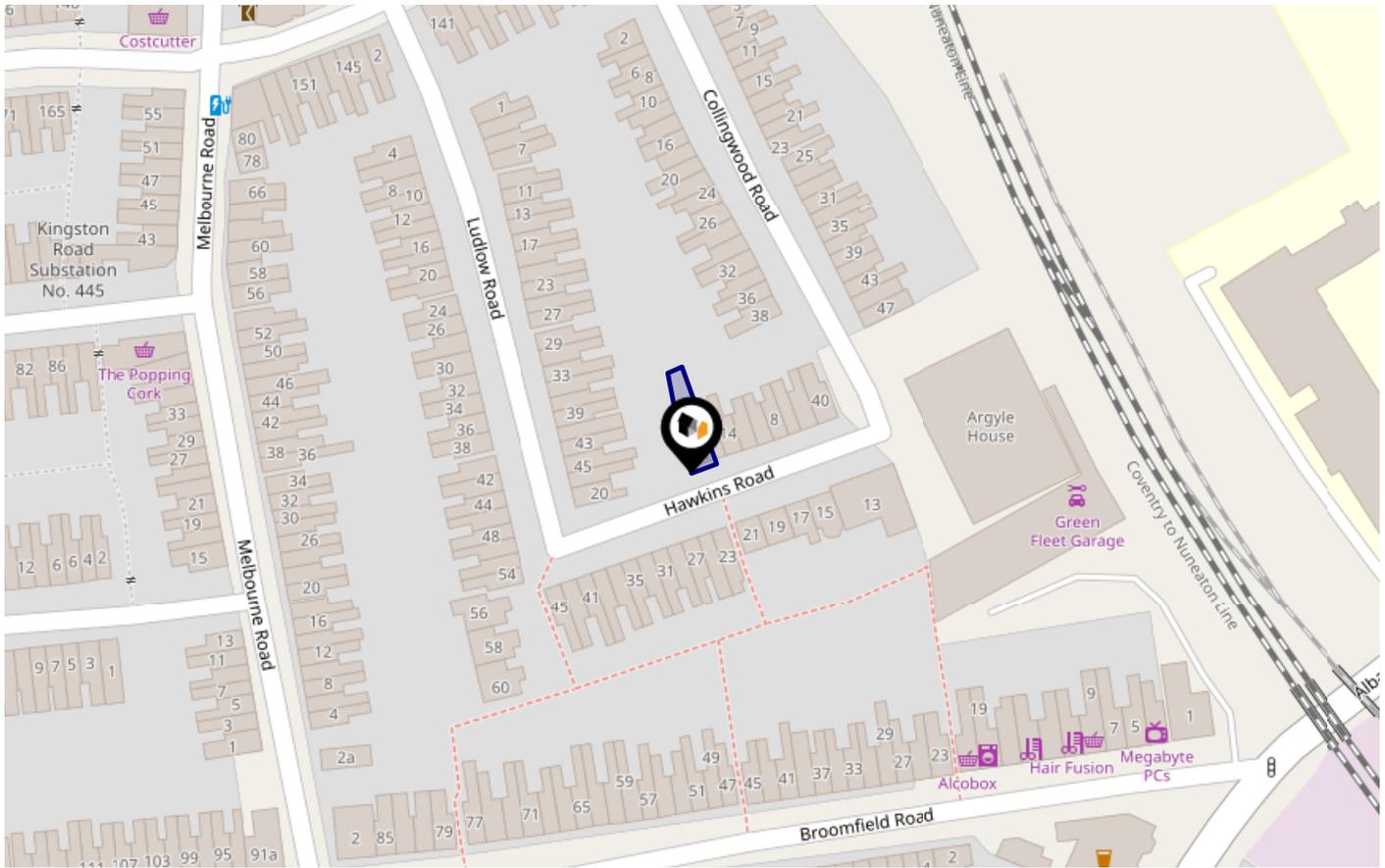
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

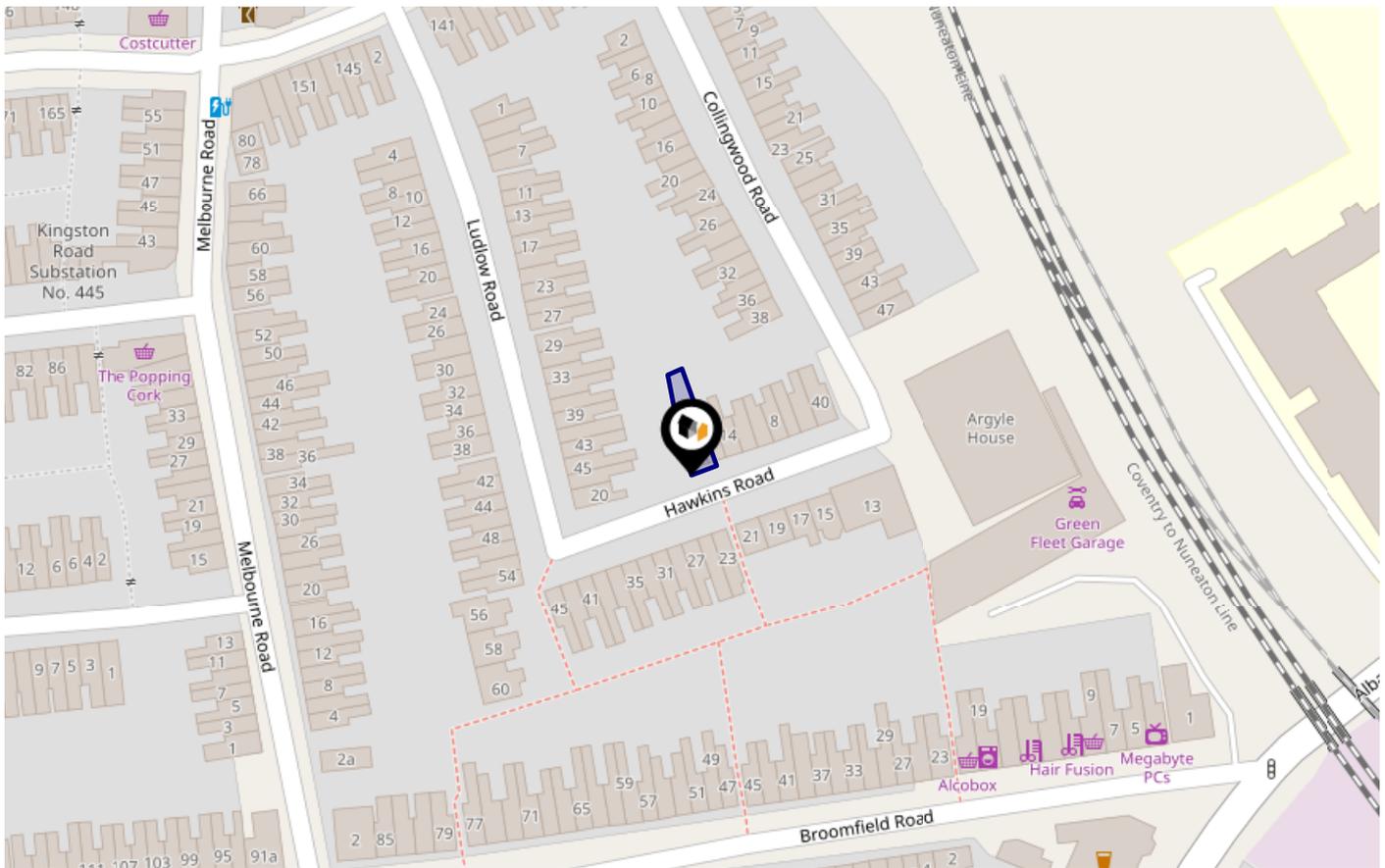


Flood Risk

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

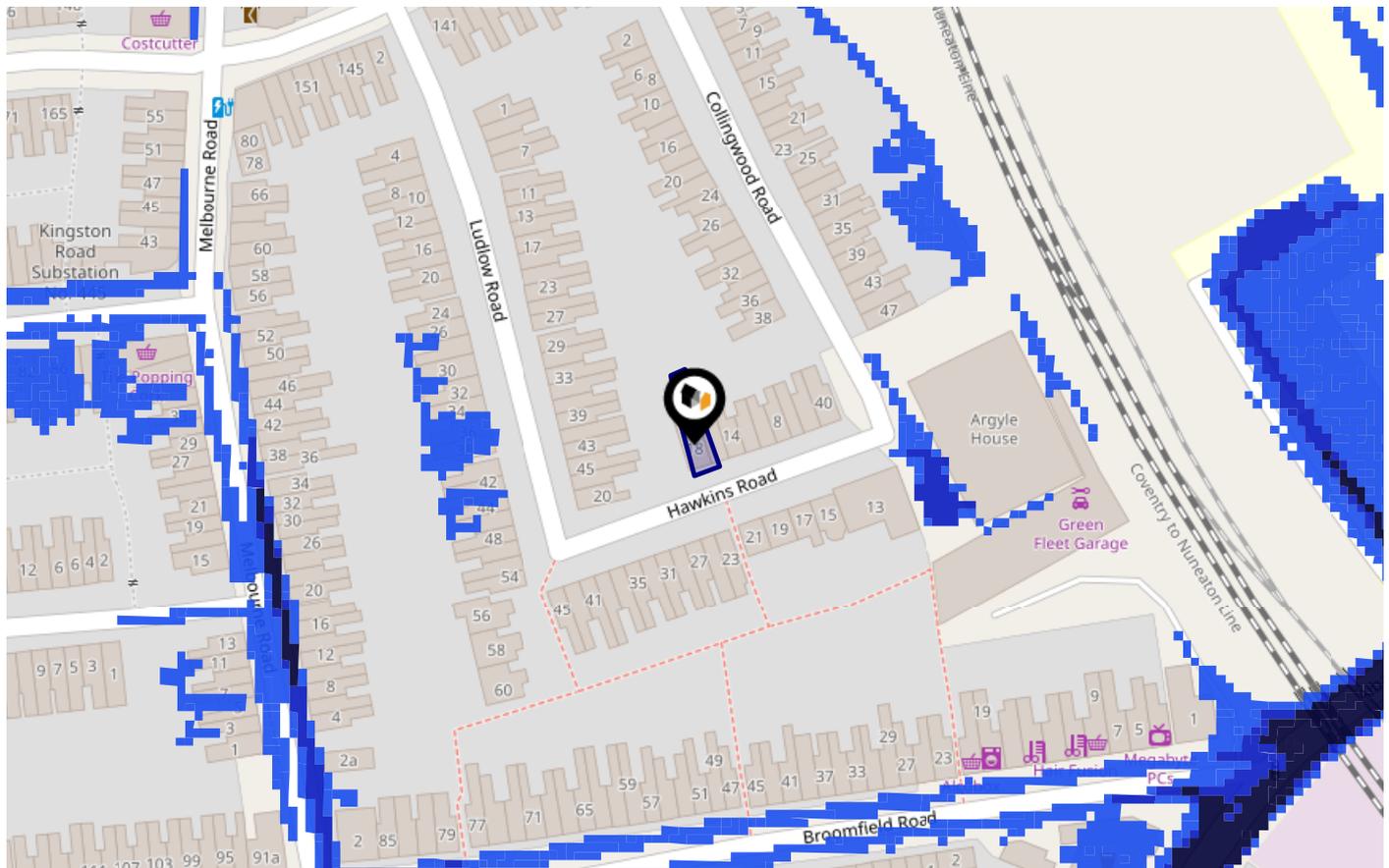


Flood Risk

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.
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- 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:

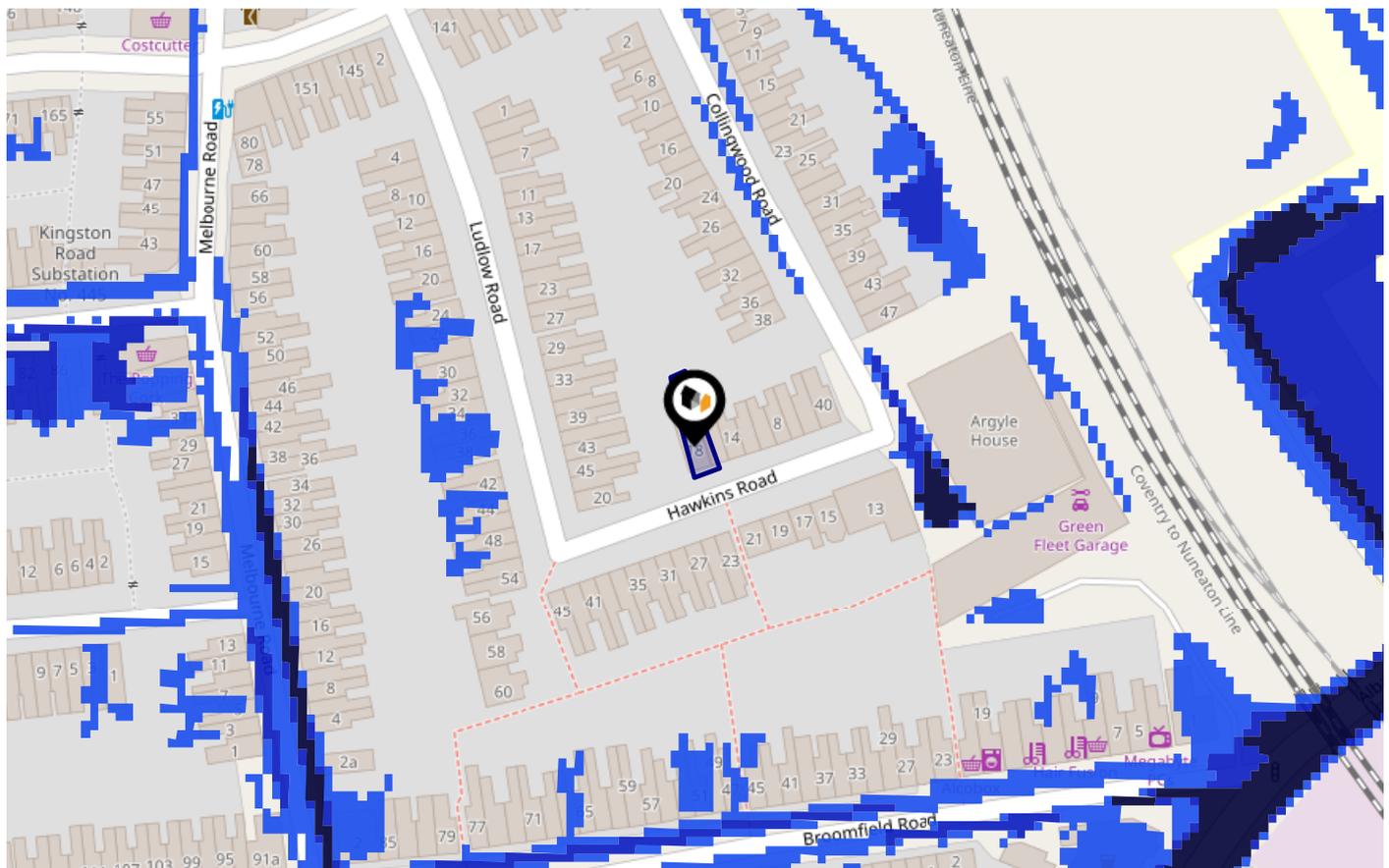


Flood Risk

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.

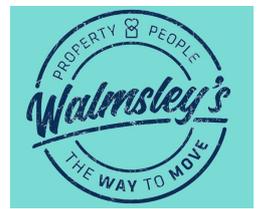
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

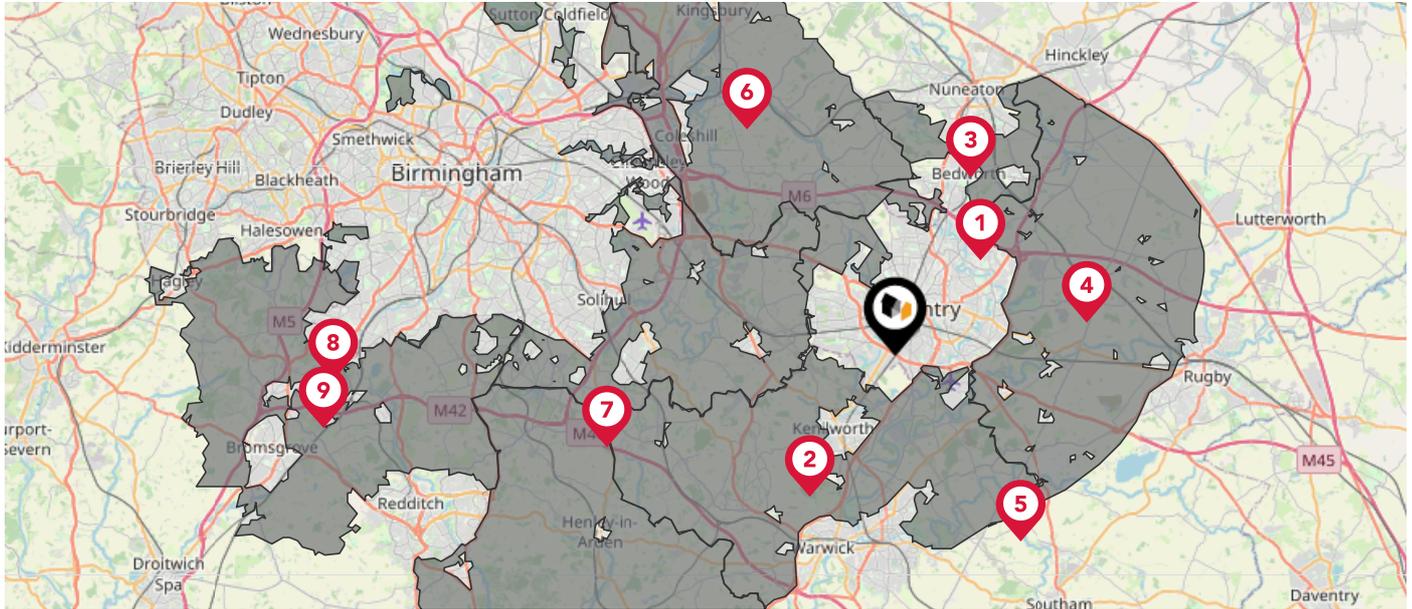


Maps

Green Belt



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



Nearby Green Belt Land

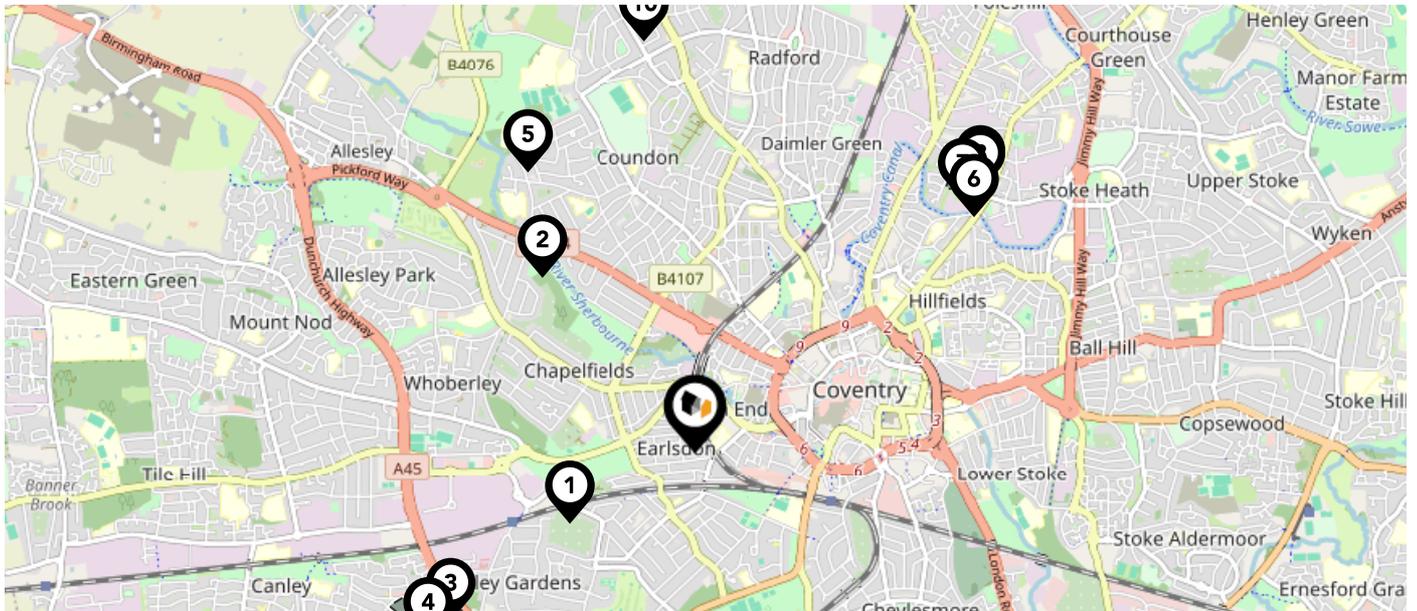
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

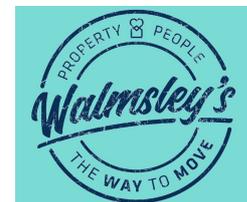


Nearby Landfill Sites

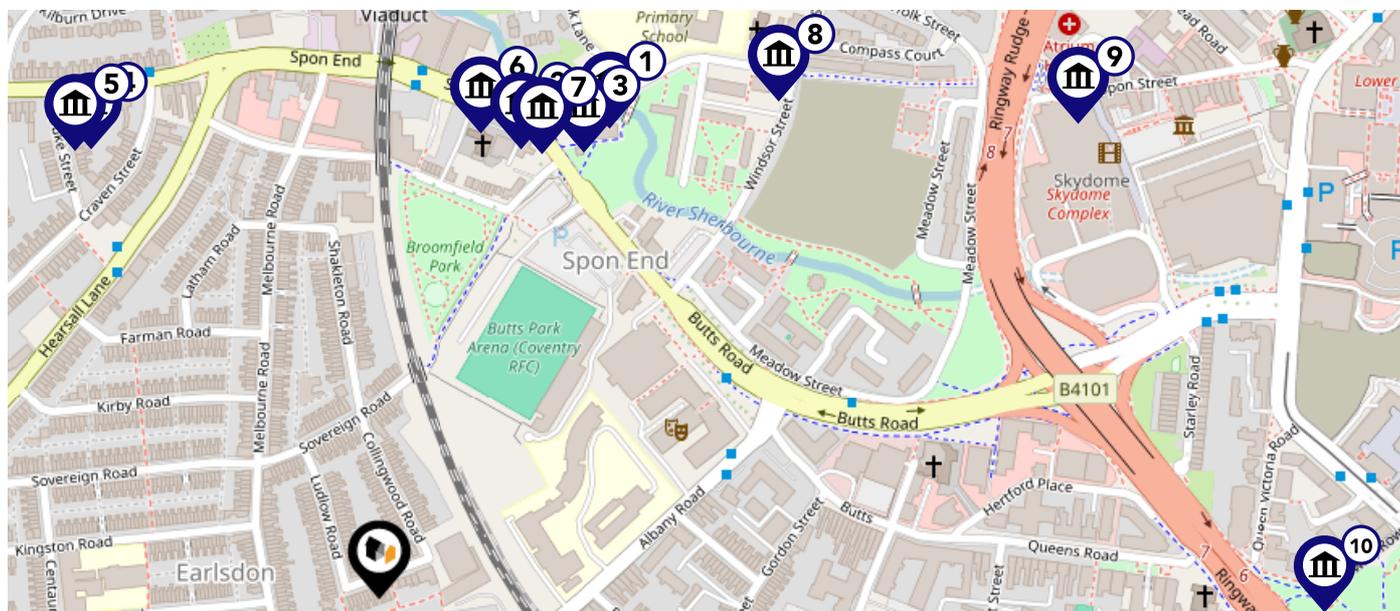
1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	Holyhead Road-Coundon, Coventry	Historic Landfill
3	Fletchampstead Highway-Canley, Coventry	Historic Landfill
4	Prior Deram Park-Canley, Coventry	Historic Landfill
5	Coundon Social Club-Coundon, Coventry	Historic Landfill
6	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Boldersley, 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...



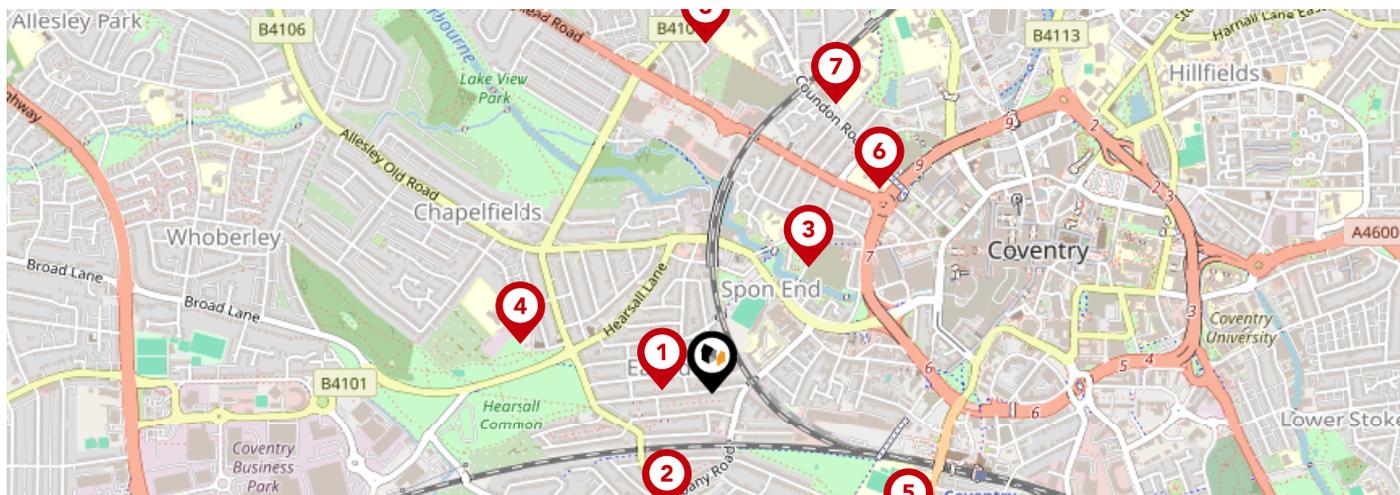
Listed Buildings in the local district

Grade

Distance

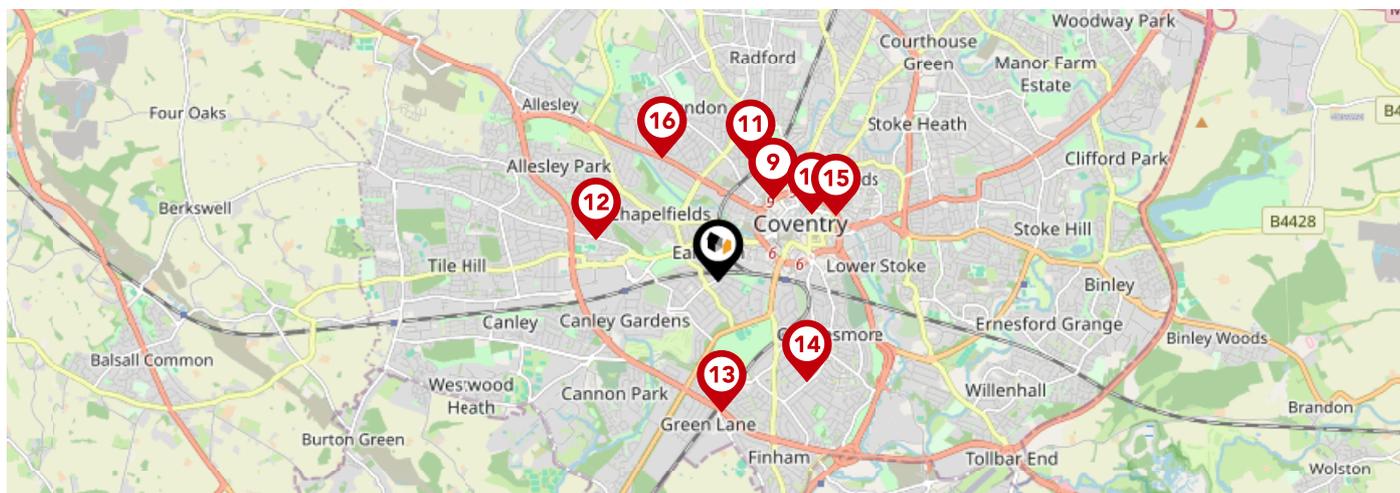
	1342909 - Chapel Of St James And St Christopher	Grade II	0.3 miles
	1335864 - 107-110, Spon End	Grade II	0.3 miles
	1076603 - Spon Bridge	Grade II	0.3 miles
	1076655 - 23, Allesley Old Road	Grade II	0.3 miles
	1076656 - 25-29, Allesley Old Road	Grade II	0.3 miles
	1342946 - 97-100, Spon End	Grade II	0.3 miles
	1076600 - 111-116, Spon End	Grade II	0.3 miles
	1226523 - 119-123, Upper Spon Street	Grade II	0.4 miles
	1226783 - 163 And 164 Spon Street	Grade II	0.5 miles
	1106339 - 28 Warwick Row	Grade II	0.5 miles

Area Schools



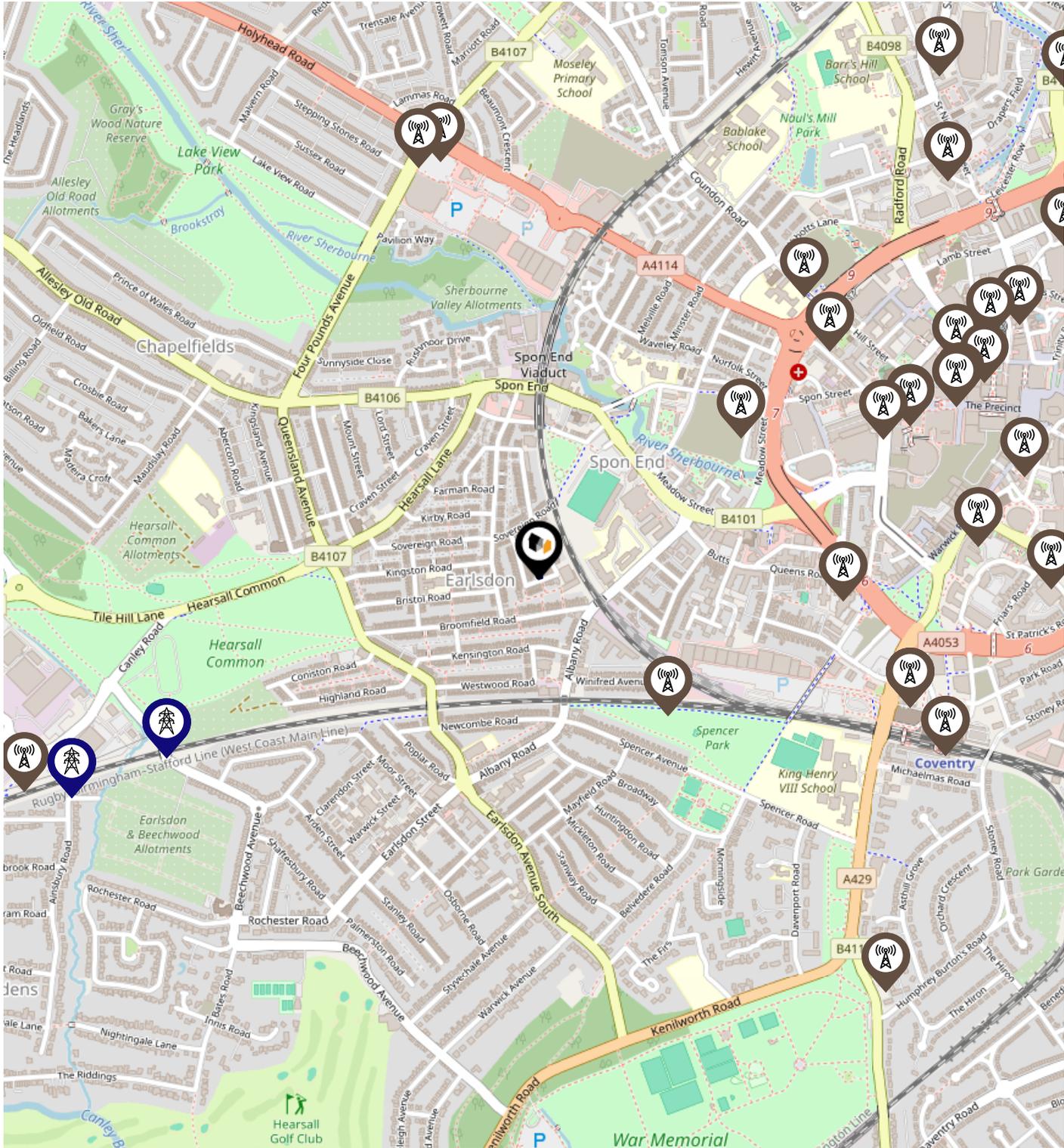
	Nursery	Primary	Secondary	College	Private
1 Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.45	<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:0.54	<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:0.6	<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:0.72	<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:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:1.13	<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:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:1.23	<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

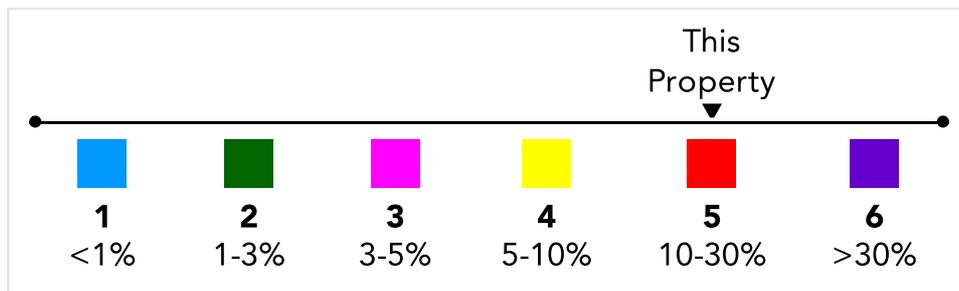
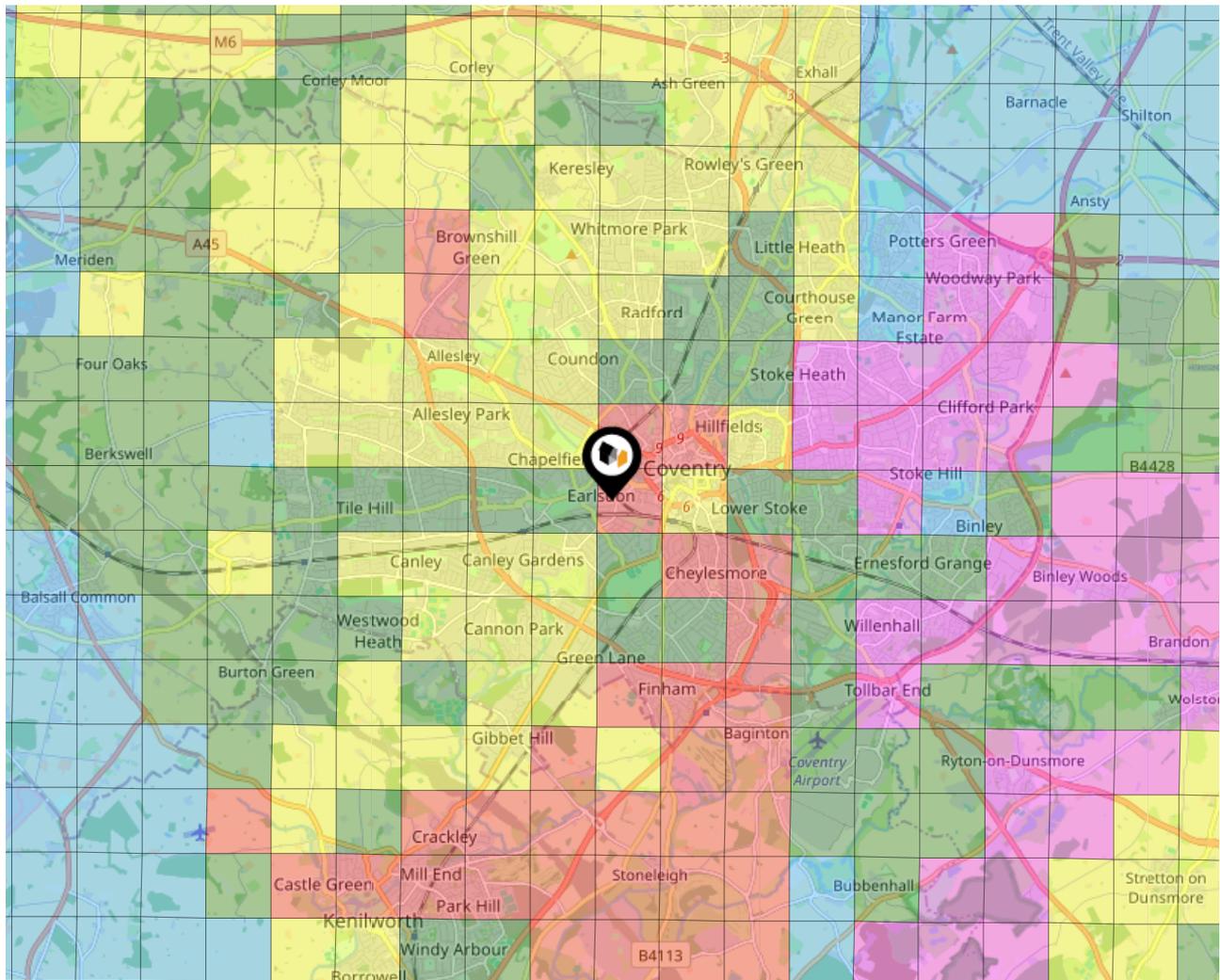
Environment

Radon Gas

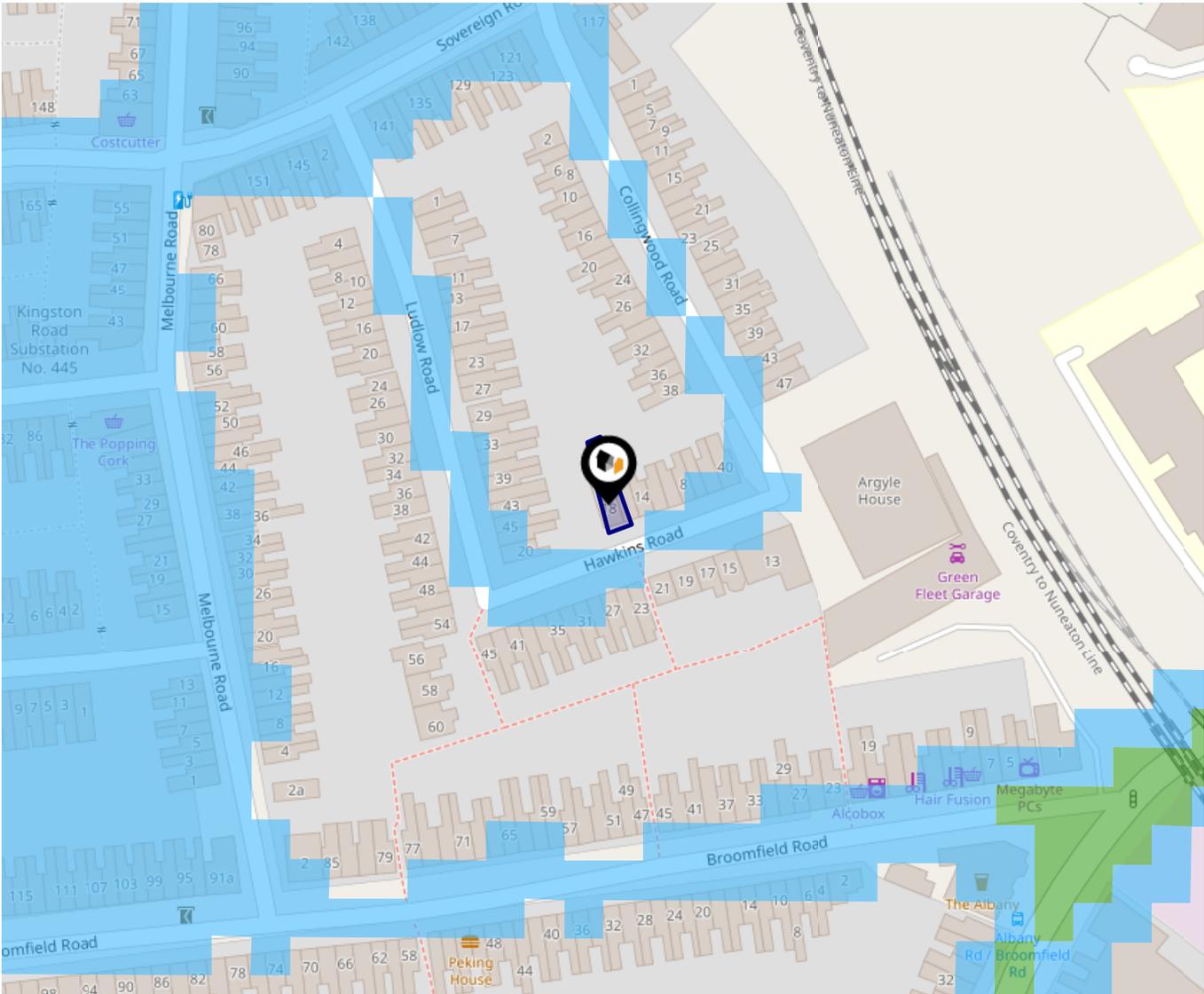


What is Radon?

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

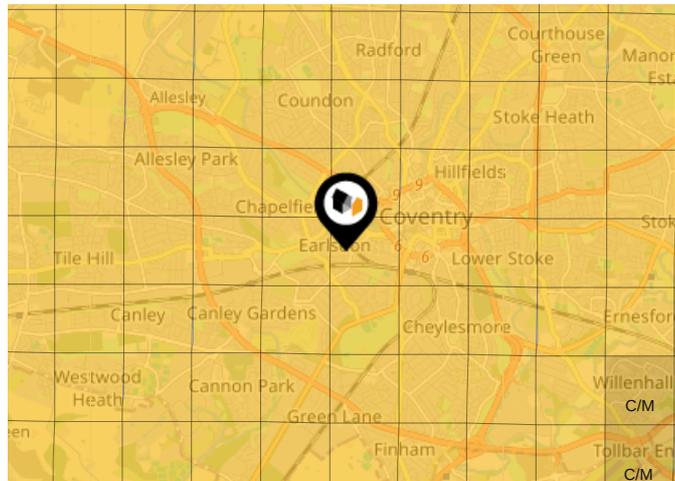


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

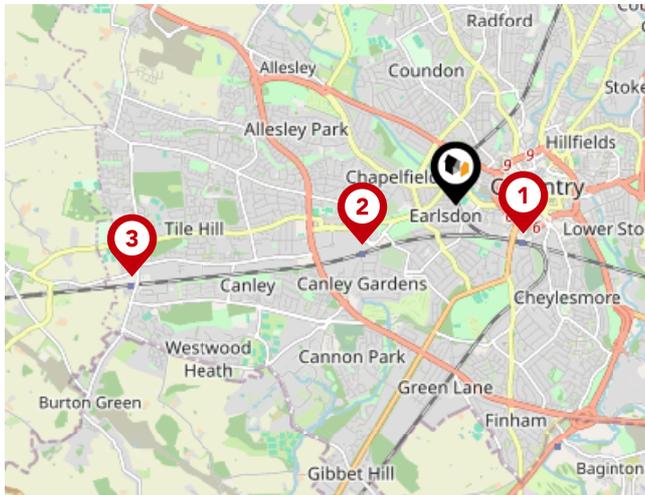
Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

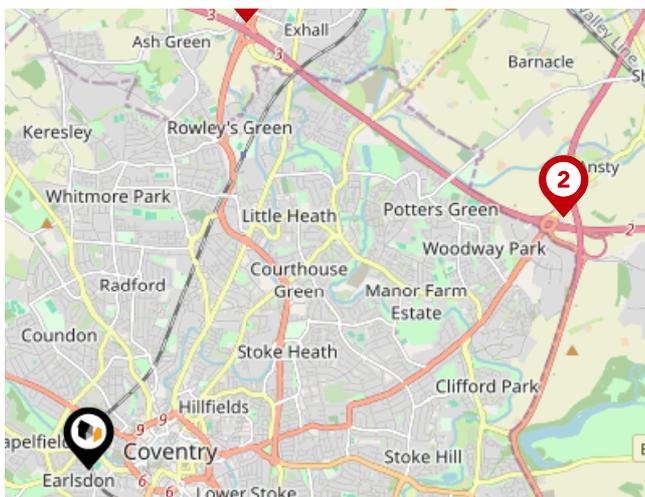
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



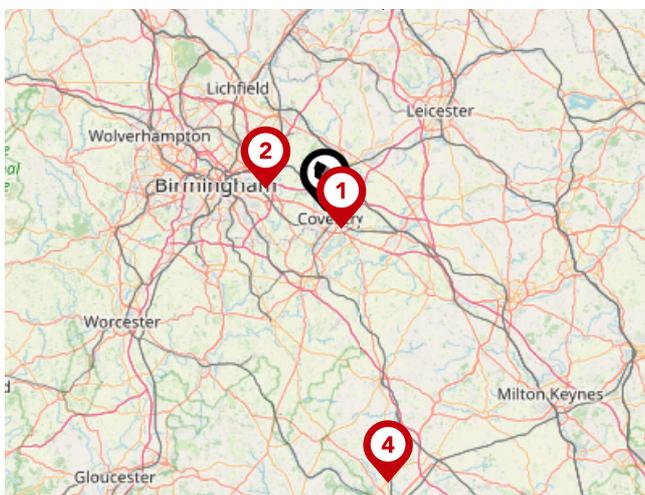
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.66 miles
2	Canley Rail Station	0.91 miles
3	Tile Hill Rail Station	2.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.3 miles
2	M6 J2	4.86 miles
3	M40 J14	10.53 miles
4	M6 J3A	8.24 miles
5	M42 J6	8.18 miles

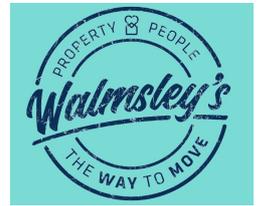


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.38 miles
2	Birmingham Airport	9.21 miles
3	East Mids Airport	30.35 miles
4	Kidlington	40.58 miles

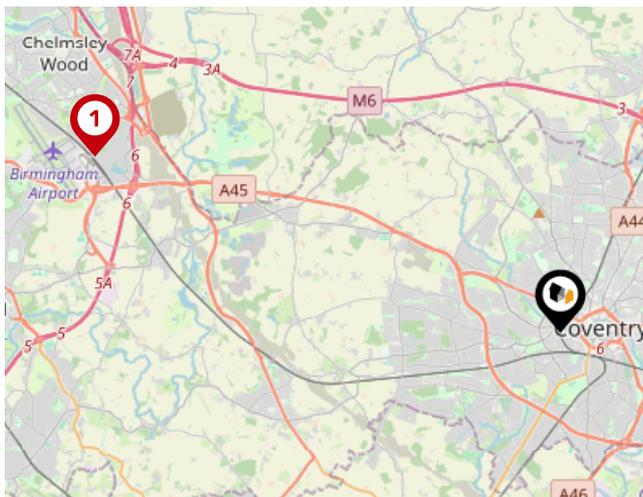
Area

Transport (Local)



Bus Stops/Stations

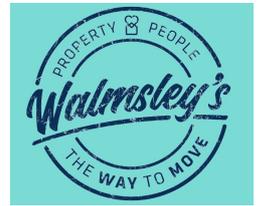
Pin	Name	Distance
1	Broomfield Rd	0.09 miles
2	Broomfield Rd	0.11 miles
3	Farman Rd	0.22 miles
4	Highland Road	0.23 miles
5	Vincent St	0.22 miles



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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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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