



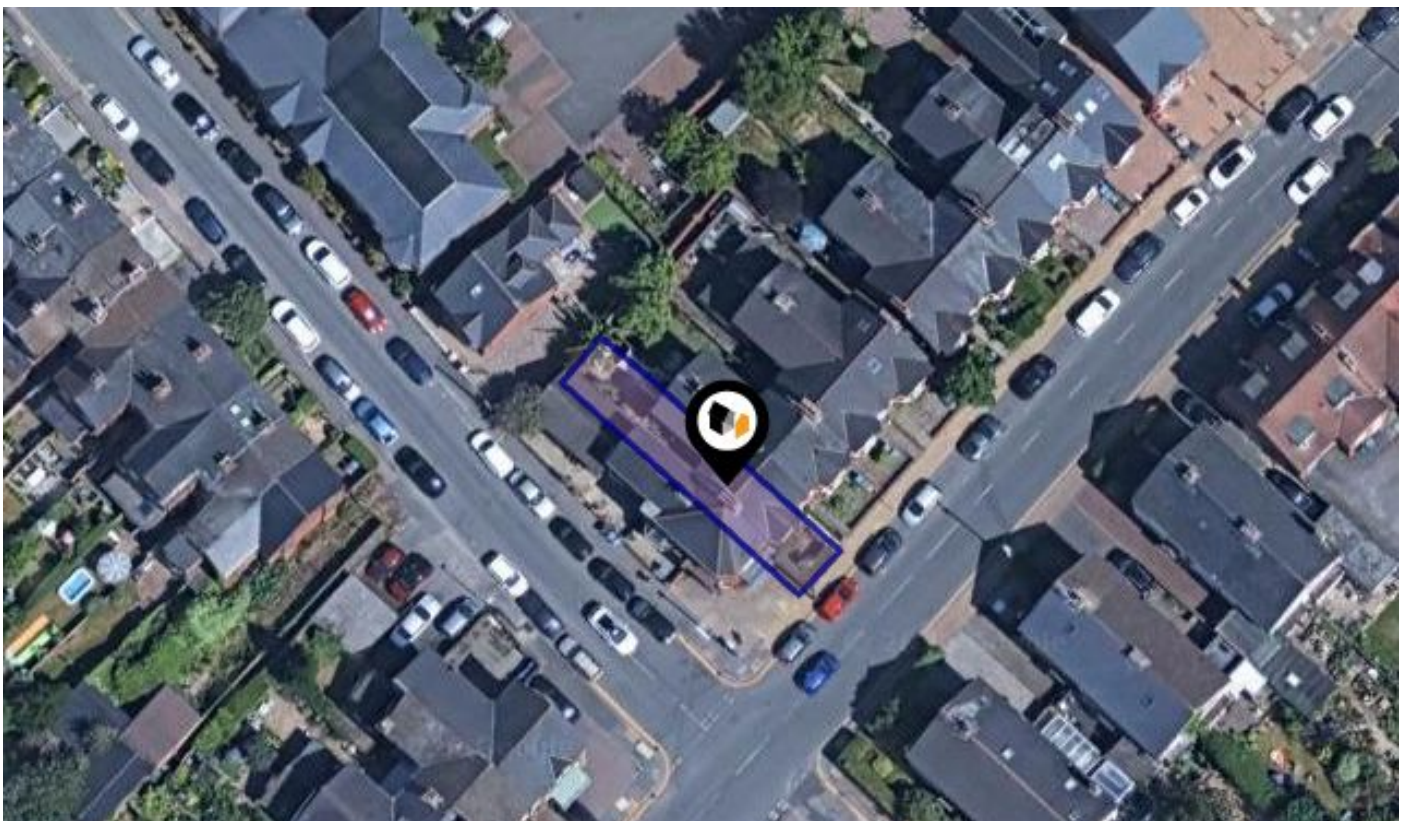
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 22nd April 2026



EARLSDON STREET, COVENTRY, CV5

Price Estimate : £465,000

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 & very well presented three double bedroom period home

Two spacious reception rooms off Minton tiled hallway

Kitchen breakfast room with doorway to gardens

Concealed ground floor cloakroom off kitchen

Sympathetic family bathroom to first floor

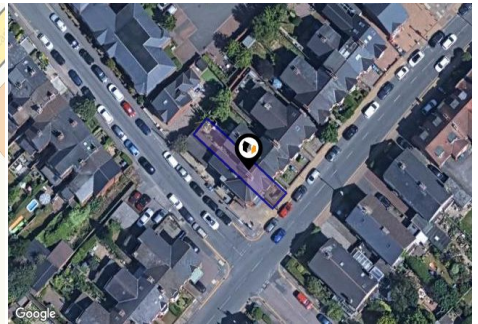
Gas central heating & double glazing

"Tropical", private, rear gardens with Victorian glazed tile facing wall

EPC Rating D, Total 1205 Sq.Ft or 112 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: | Terraced |
| Bedrooms: | 3 |
| Floor Area: | 1,205 ft ² / 112 m ² |
| Plot Area: | 0.03 acres |
| Council Tax : | Band C |
| Annual Estimate: | £2,237 |
| Title Number: | WK125207 |

| | |
|------------------------|----------|
| Price Estimate: | £465,000 |
| Tenure: | Freehold |

Local Area

| | |
|---------------------------|----------|
| Local Authority: | Coventry |
| Conservation Area: | Earlsdon |
| 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



CV5

Energy rating

D

Valid until 29.07.2035

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data



Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Previous Extension: | 2 |
| Open Fireplace: | 3 |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| 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 |
| Lighting: | Excellent lighting efficiency |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 104 m ² |

Market Sold in Street



| | | | | |
|--|------------|------------|------------|-----------------------|
| 44, Earlsdon Street, Coventry, CV5 6EJ | | | | Terraced House |
| Last Sold Date: | 11/10/2024 | 30/11/1999 | | |
| Last Sold Price: | £300,000 | £54,000 | | |
| 38, Earlsdon Street, Coventry, CV5 6EJ | | | | Terraced House |
| Last Sold Date: | 19/07/2022 | 12/09/1997 | | |
| Last Sold Price: | £205,000 | £50,000 | | |
| 28a, Earlsdon Street, Coventry, CV5 6EJ | | | | Flat-maisonette House |
| Last Sold Date: | 31/03/2022 | 22/06/2001 | 11/03/1999 | |
| Last Sold Price: | £178,000 | £75,000 | £45,000 | |
| 58, Earlsdon Street, Coventry, CV5 6EJ | | | | Terraced House |
| Last Sold Date: | 05/05/2021 | | | |
| Last Sold Price: | £330,000 | | | |
| 36, Earlsdon Street, Coventry, CV5 6EJ | | | | Terraced House |
| Last Sold Date: | 18/03/2021 | | | |
| Last Sold Price: | £238,000 | | | |
| Stoneleigh House, 66 - 70, Earlsdon Street, Coventry, CV5 6EJ | | | | other House |
| Last Sold Date: | 23/09/2020 | | | |
| Last Sold Price: | £570,000 | | | |
| 60, Earlsdon Street, Coventry, CV5 6EJ | | | | Terraced House |
| Last Sold Date: | 01/05/2020 | 31/03/2005 | 09/05/2003 | |
| Last Sold Price: | £375,000 | £225,000 | £117,500 | |
| 48, Earlsdon Street, Coventry, CV5 6EJ | | | | other House |
| Last Sold Date: | 28/02/2020 | | | |
| Last Sold Price: | £710,000 | | | |
| 52a, Earlsdon Street, Coventry, CV5 6EJ | | | | other House |
| Last Sold Date: | 30/01/2018 | 01/04/1997 | | |
| Last Sold Price: | £200,000 | £95,000 | | |
| 28, Earlsdon Street, Coventry, CV5 6EJ | | | | other House |
| Last Sold Date: | 16/08/2017 | | | |
| Last Sold Price: | £130,000 | | | |
| 64, Earlsdon Street, Coventry, CV5 6EJ | | | | other House |
| Last Sold Date: | 06/06/2016 | 11/08/2006 | | |
| Last Sold Price: | £300,000 | £100,000 | | |
| 80, Earlsdon Street, Coventry, CV5 6EJ | | | | Terraced House |
| Last Sold Date: | 11/09/2015 | 05/03/2004 | | |
| Last Sold Price: | £215,000 | £200,000 | | |

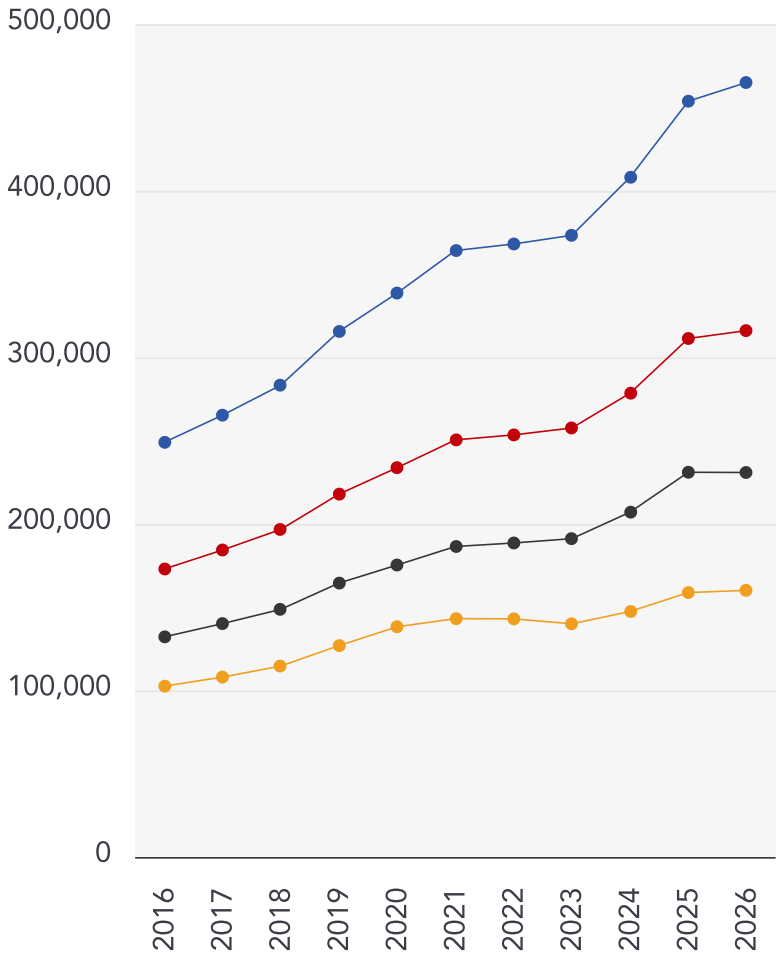
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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.

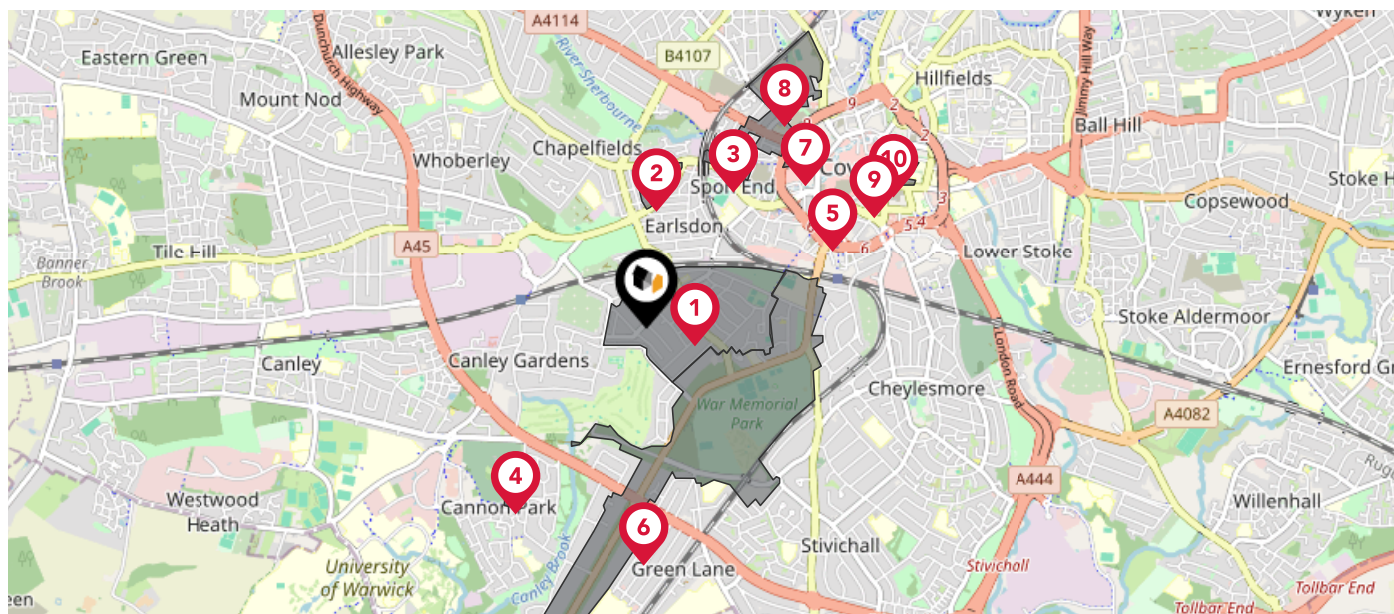
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

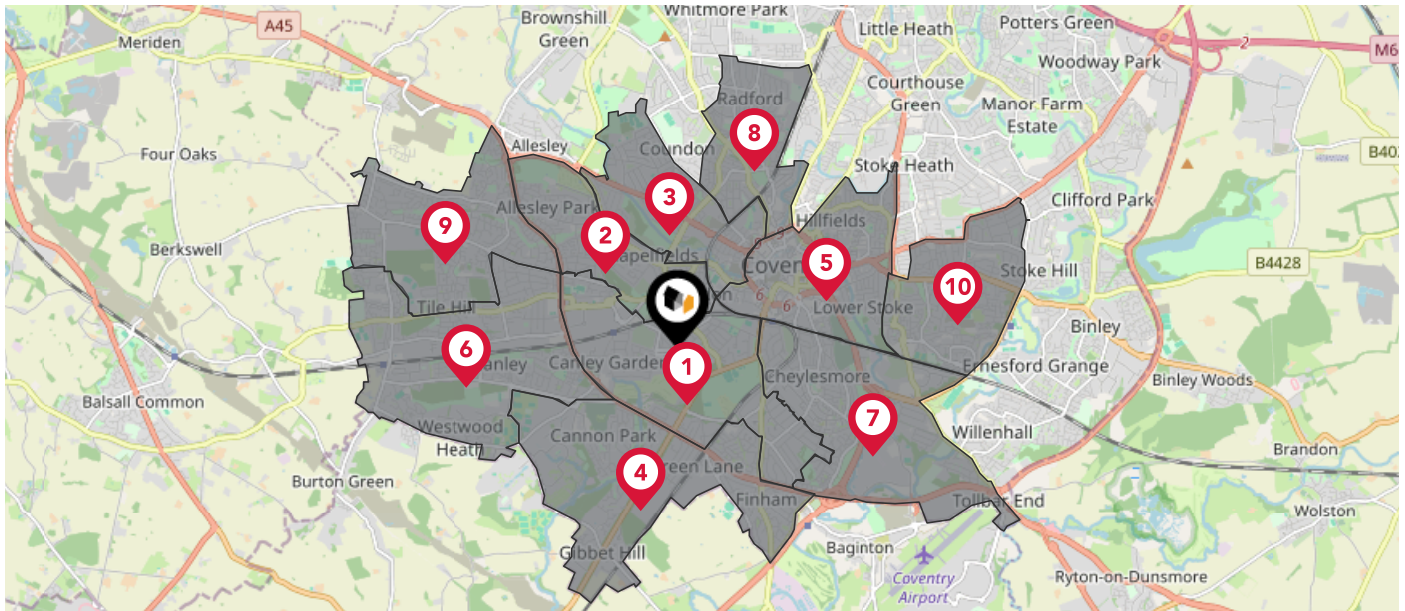
- 1 Earlsdon
- 2 Chapelfields
- 3 Spon End
- 4 Ivy Farm Lane (Canley Hamlet)
- 5 Greyfriars Green
- 6 Kenilworth Road
- 7 Spon Street
- 8 Naul's Mill
- 9 High Street
- 10 Hill Top and Cathedral

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

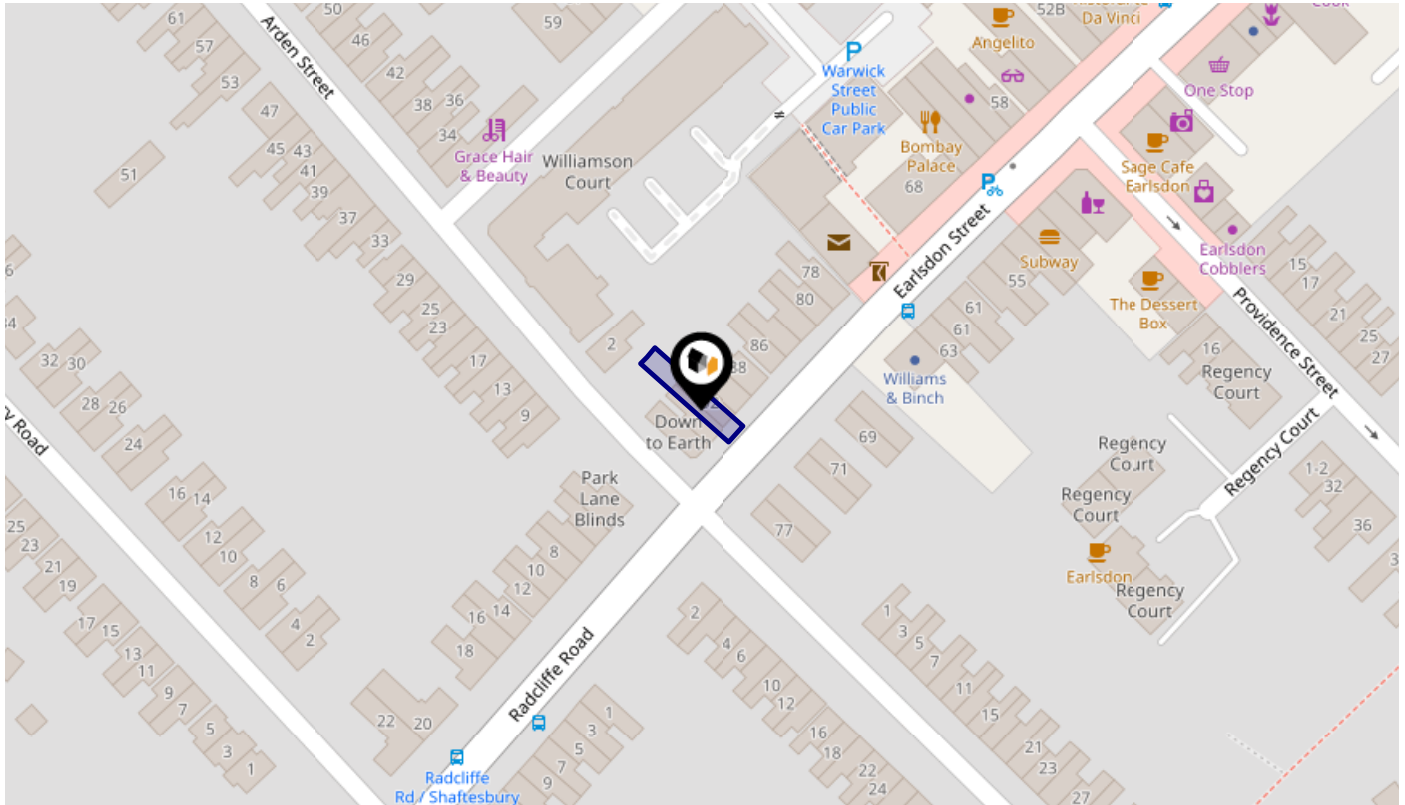
-  Earlsdon Ward
-  Whoberley Ward
-  Sherbourne Ward
-  Wainbody Ward
-  St. Michael's Ward
-  Westwood Ward
-  Cheylesmore Ward
-  Radford Ward
-  Woodlands Ward
-  Lower Stoke Ward

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:

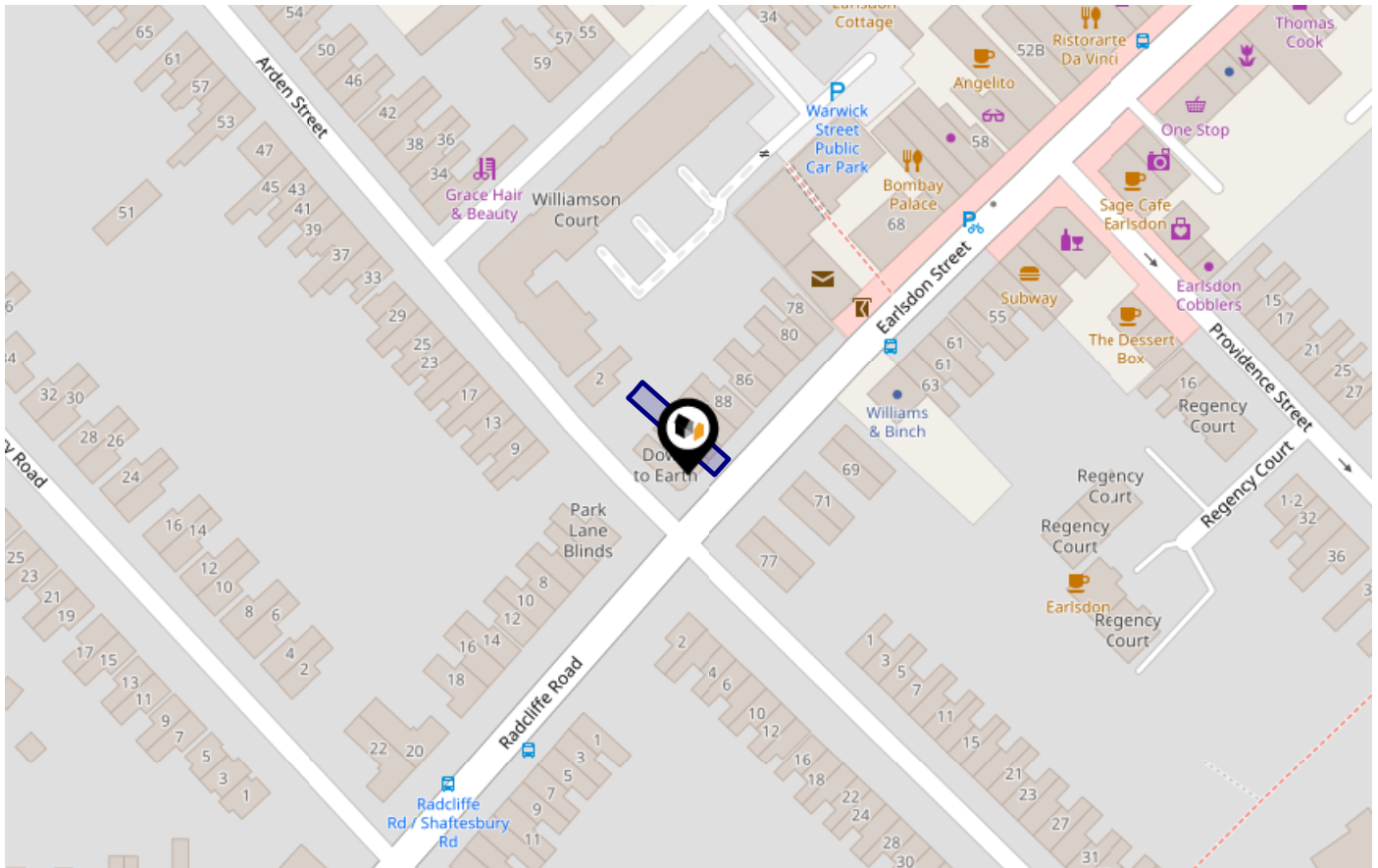
| | | | |
|---|--|--------------|---------------------------------------|
| 5 | | 75.0+ dB | ■ |
| 4 | | 70.0-74.9 dB | ■ |
| 3 | | 65.0-69.9 dB | ■ |
| 2 | | 60.0-64.9 dB | ■ |
| 1 | | 55.0-59.9 dB | ■ |

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.

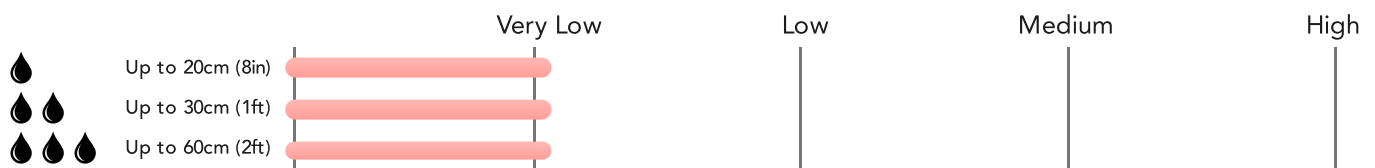


Risk Rating: Very low

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:

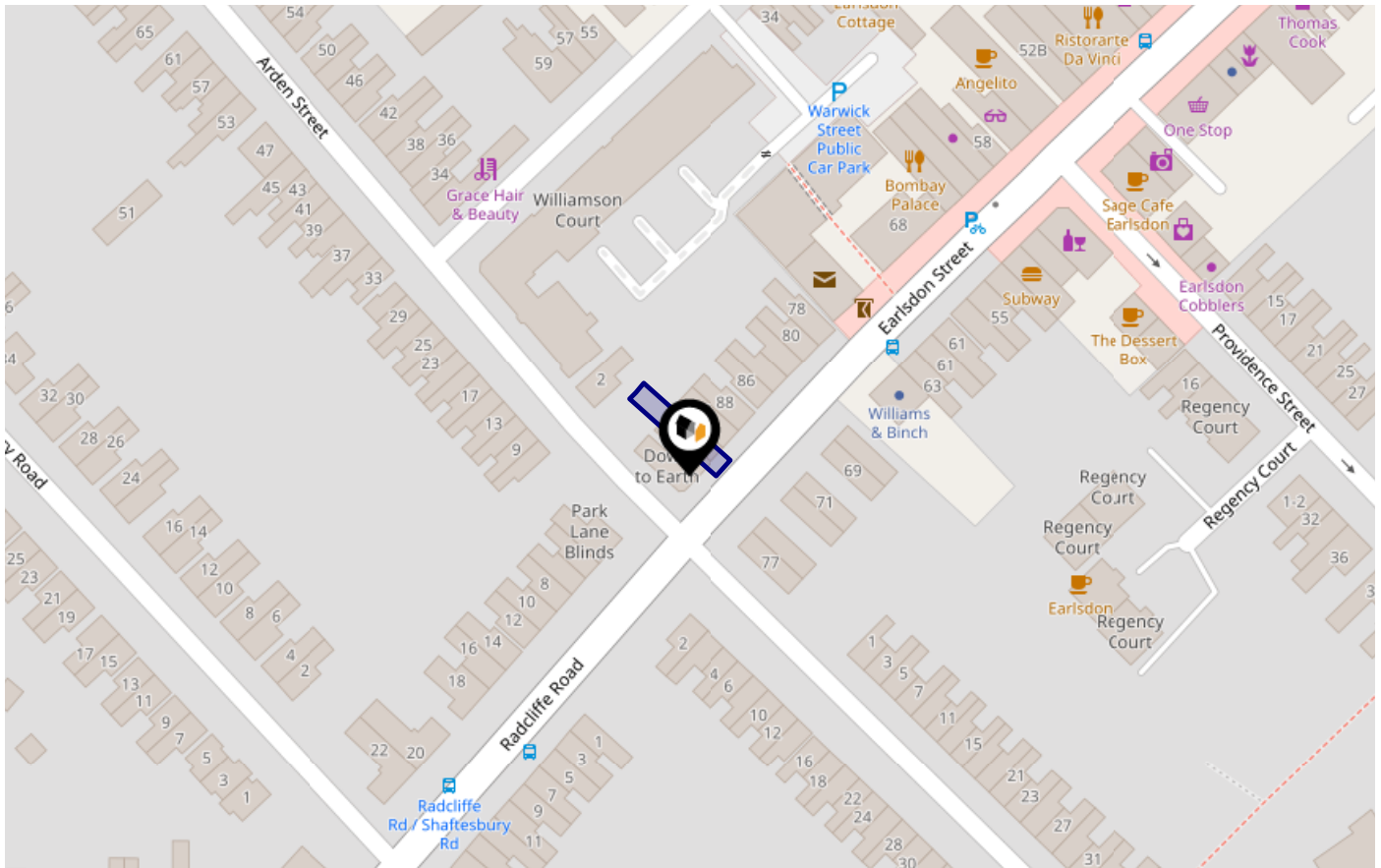


Flood Risk

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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- 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:

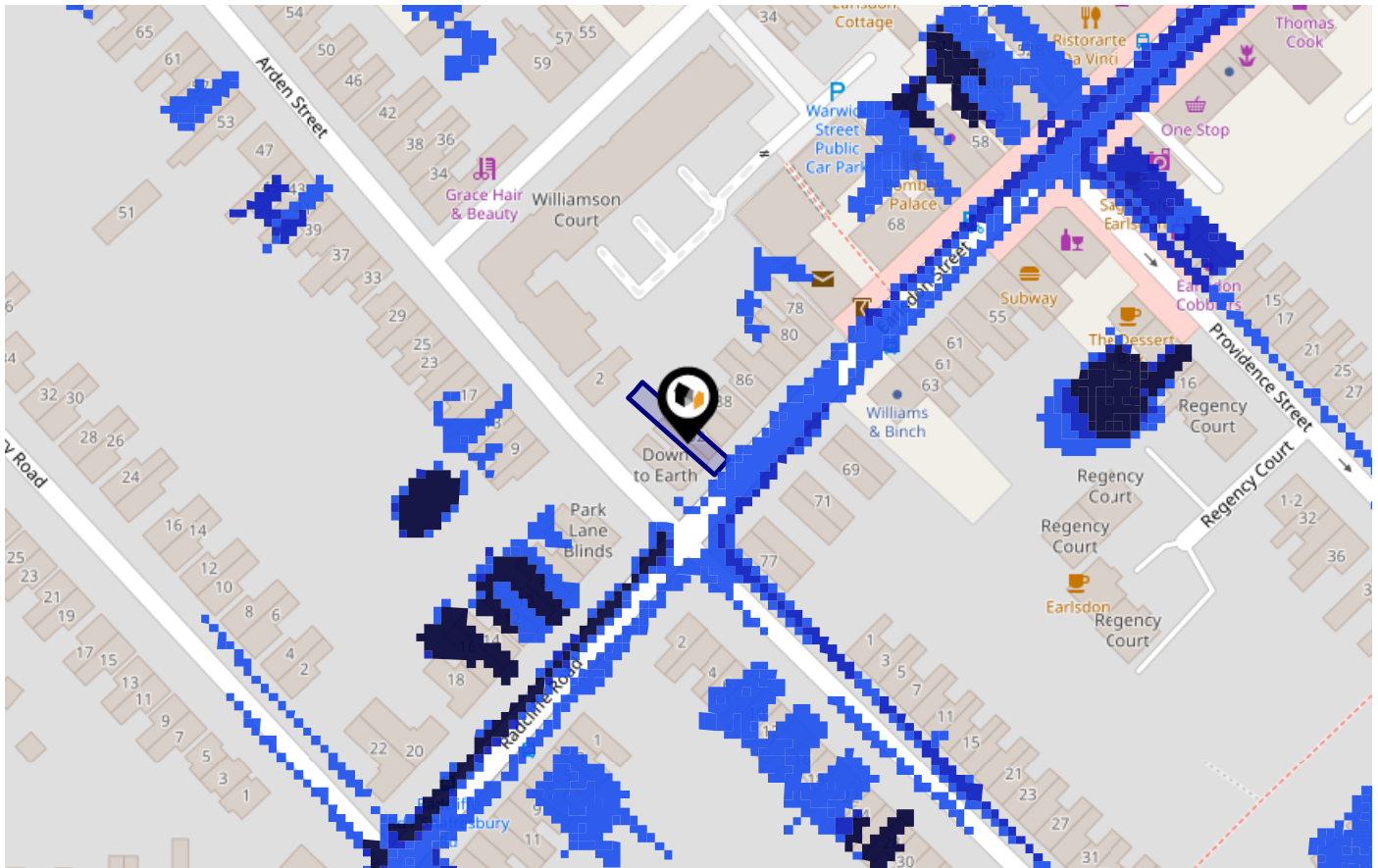


Flood Risk

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:

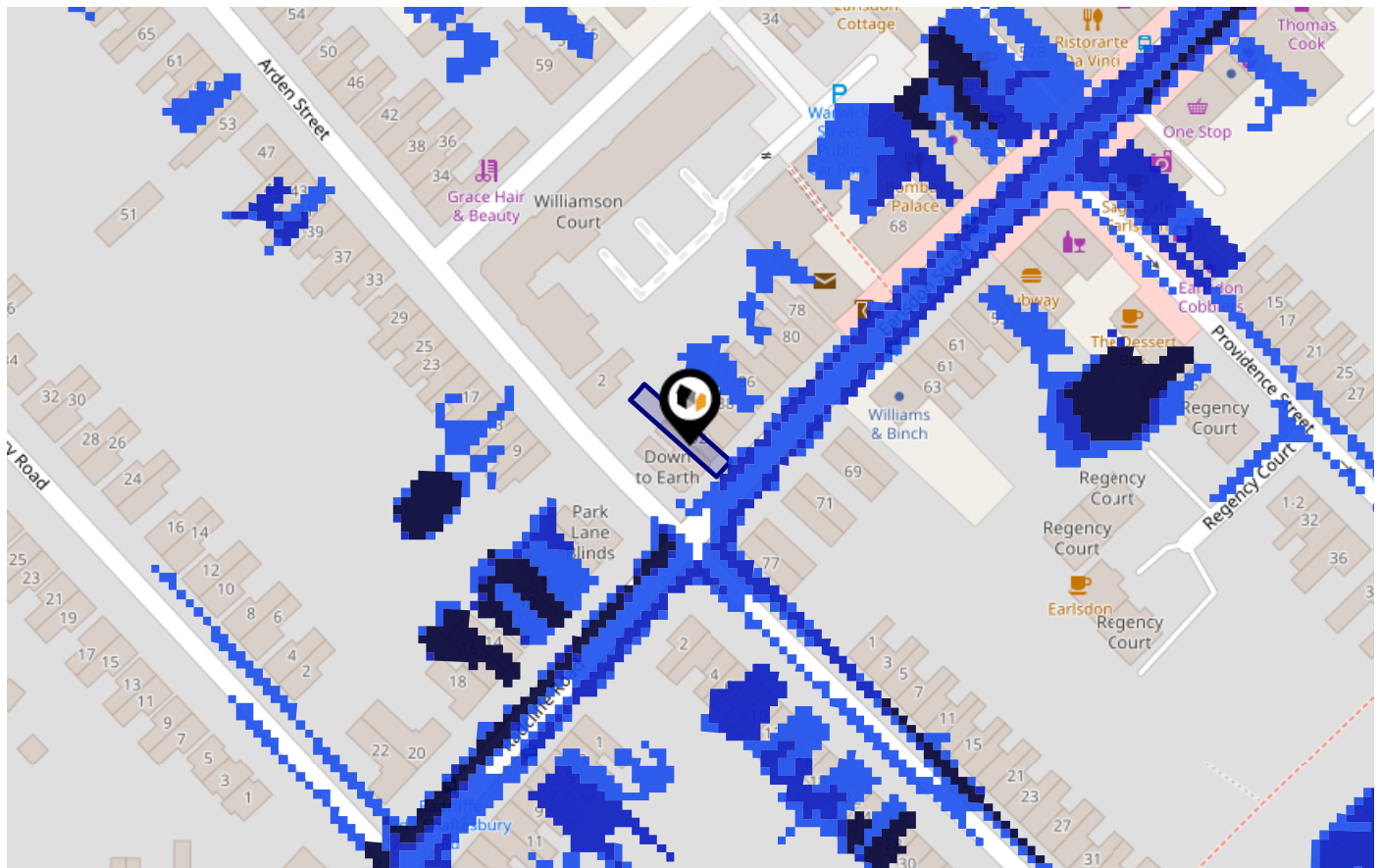


Flood Risk

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.

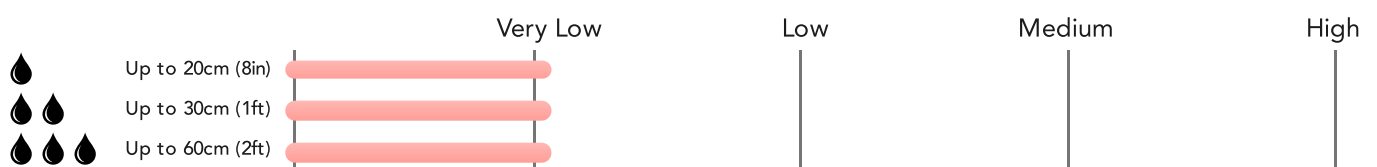


Risk Rating: Very low

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:

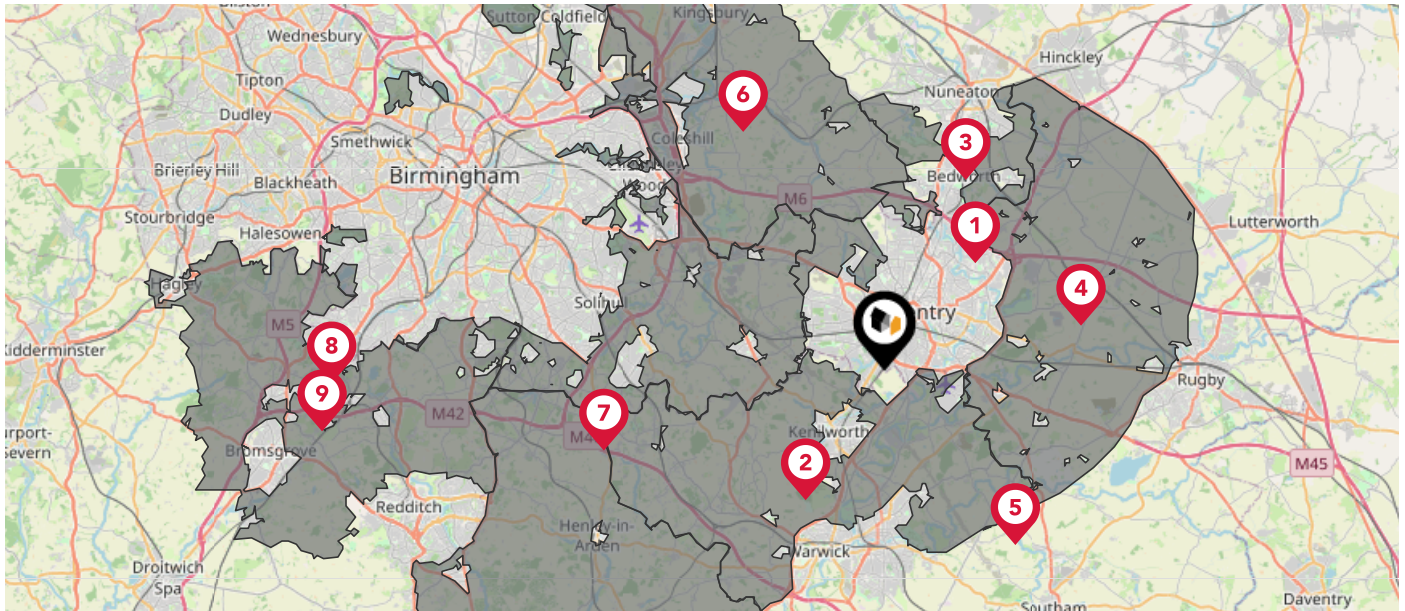


Maps

Green Belt



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



Nearby Green Belt Land

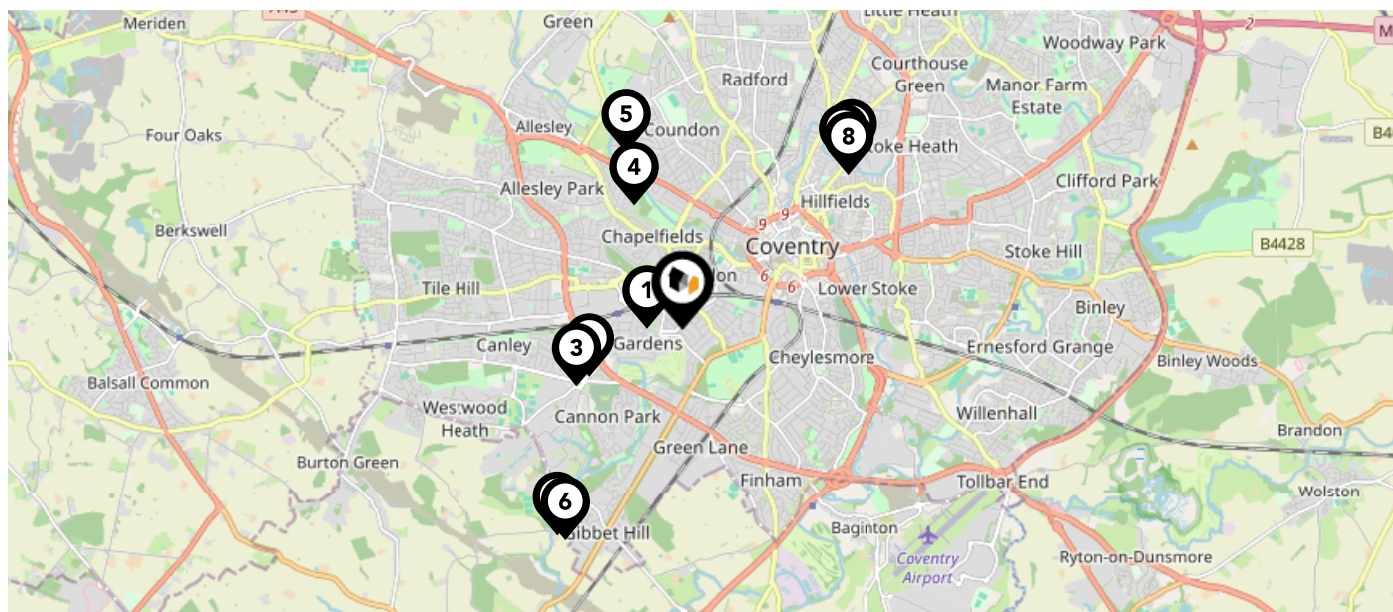
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

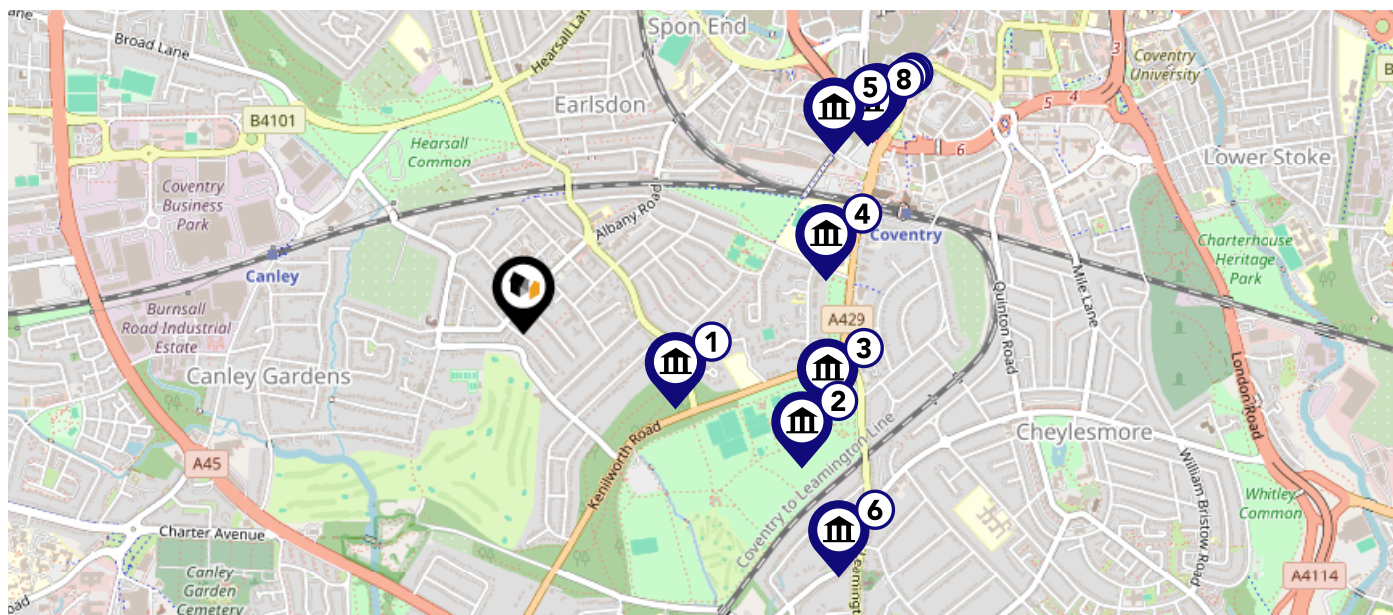
| | | |
|-----------|---|-------------------|
| 1 | Hearsall Common-Whoberley, Coventry | Historic Landfill |
| 2 | Fletchampstead Highway-Canley, Coventry | Historic Landfill |
| 3 | Prior Deram Park-Canley, Coventry | Historic Landfill |
| 4 | Holyhead Road-Coundon, Coventry | Historic Landfill |
|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











Maps

Listed Buildings

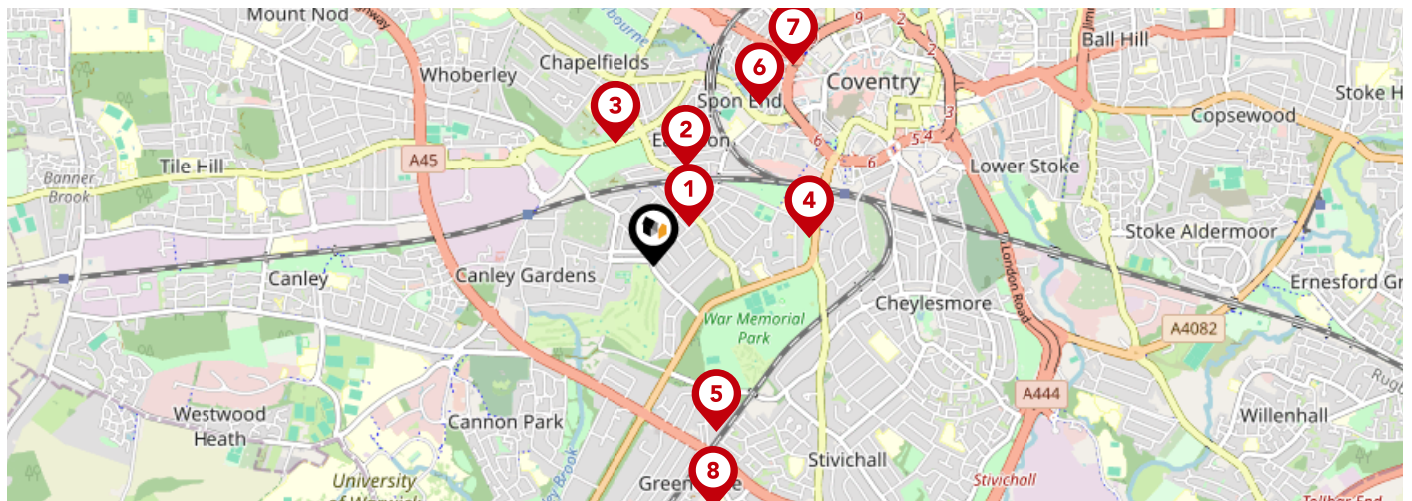


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



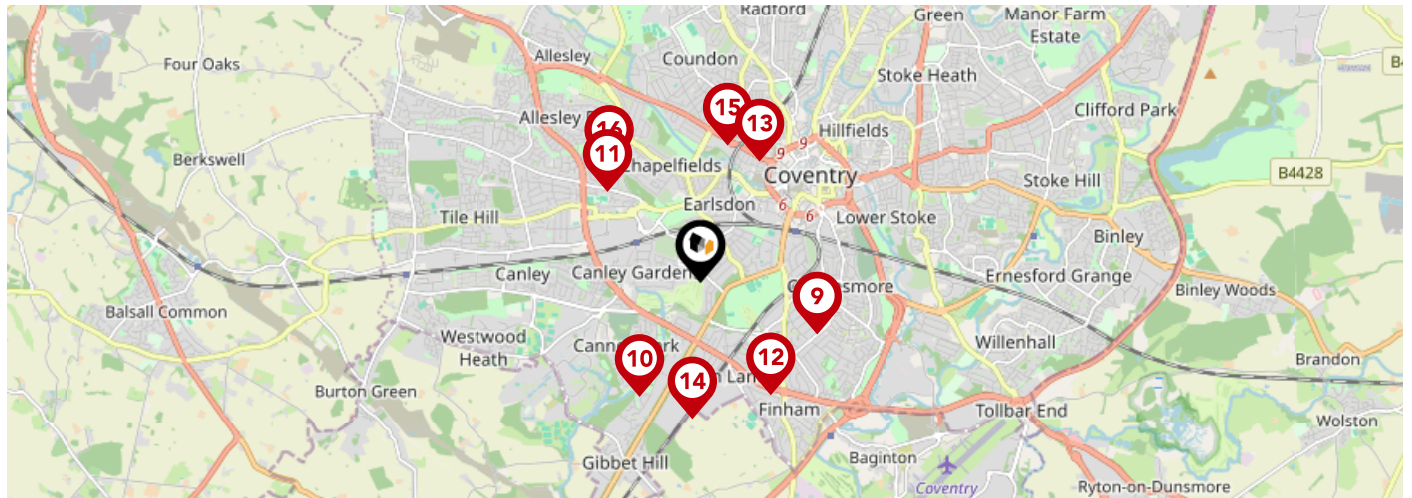
| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1443610 - Earlsdon Drinking Fountain | Grade II | 0.4 miles |
|  1410358 - War Memorial In Coventry War Memorial Park | Grade II | 0.7 miles |
|  1410356 - Entrance Gates And Piers To Coventry War Memorial Park | Grade II | 0.7 miles |
|  1342934 - Free Grammar School King Henry Viii School | Grade II | 0.7 miles |
|  1335851 - Baptist Chapel | Grade II | 0.8 miles |
|  1076620 - Bremond College | Grade II | 0.9 miles |
|  1106366 - 23 Warwick Row | Grade II | 0.9 miles |
|  1106339 - 28 Warwick Row | Grade II | 0.9 miles |
|  1342937 - 24 Warwick Row | Grade II | 0.9 miles |
|  1106369 - 25 Warwick Row | Grade II | 0.9 miles |









Area Schools



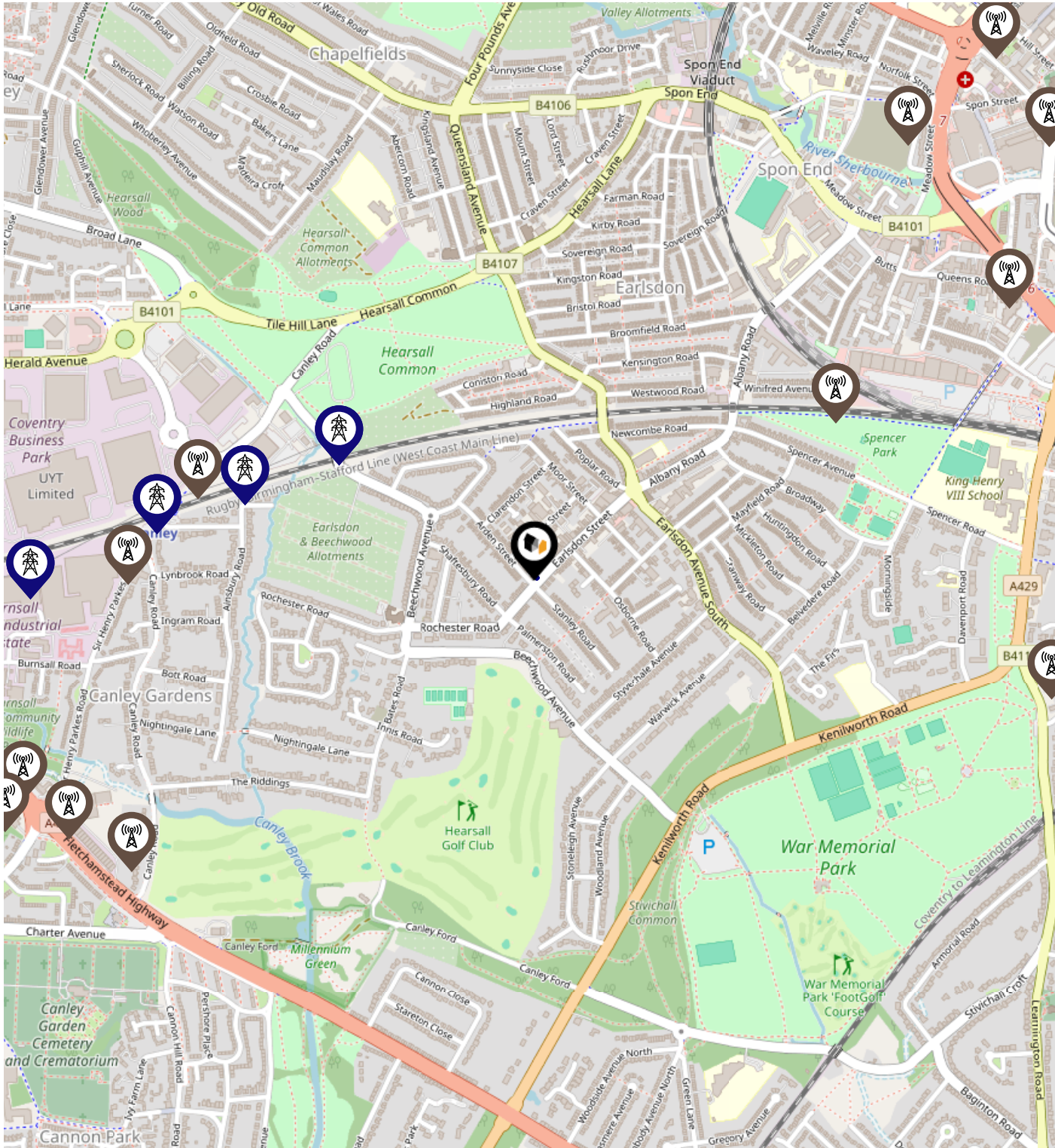
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.24 | <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:0.47 | <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:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.72 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.13 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.17 | <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"/> |
|  | Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.22 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.24 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Christopher Primary School Ofsted Rating: Good Pupils: 458 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

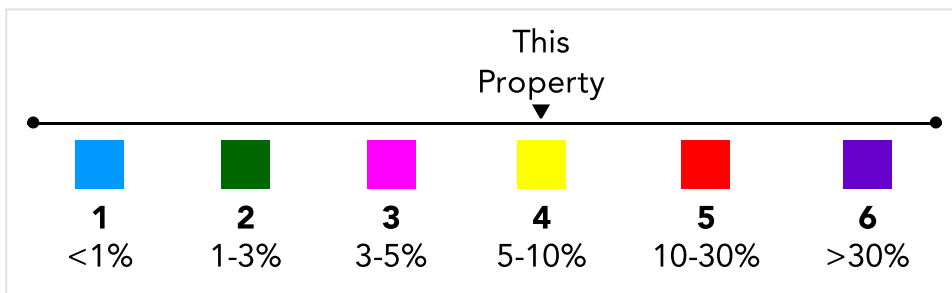
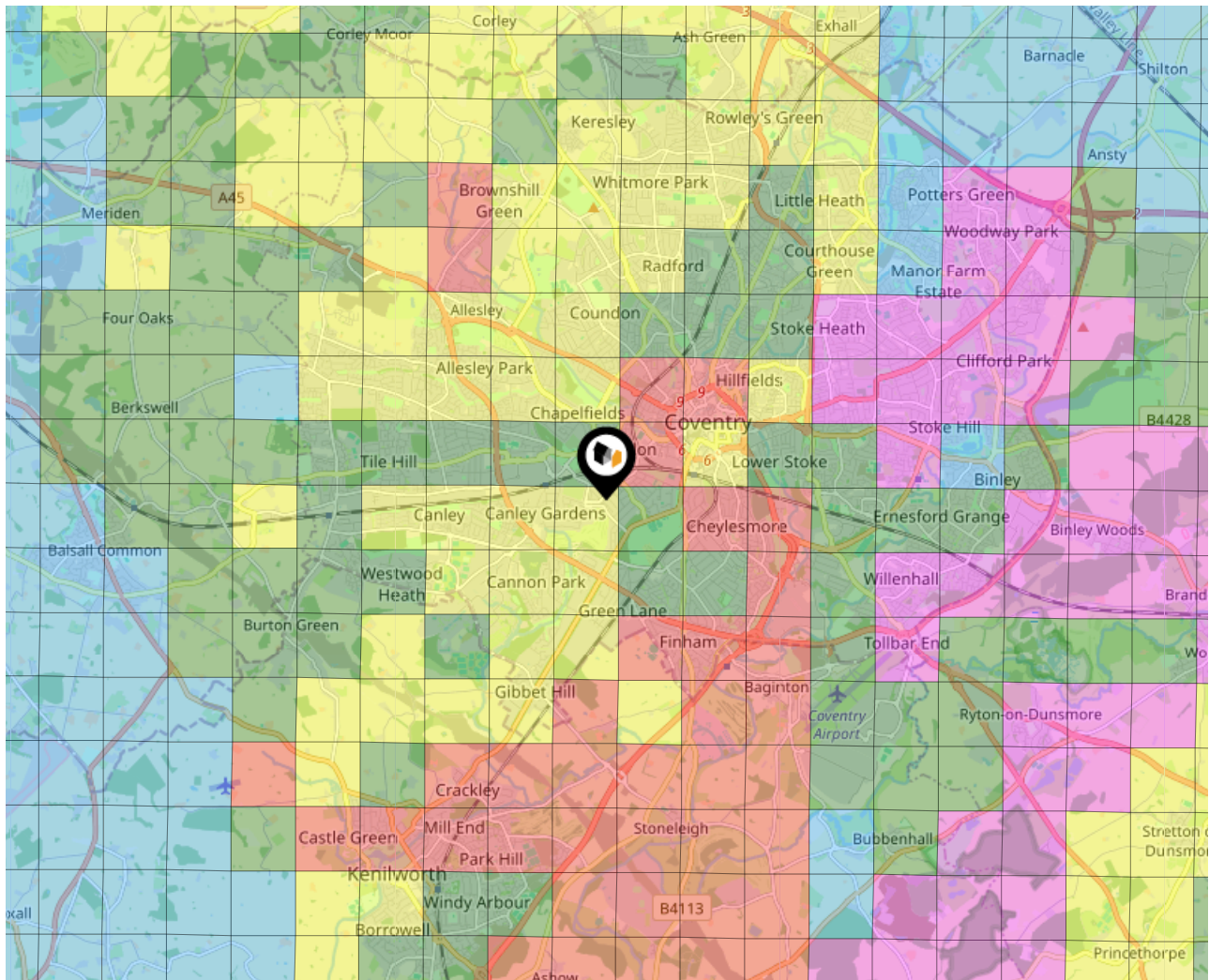
Environment

Radon Gas

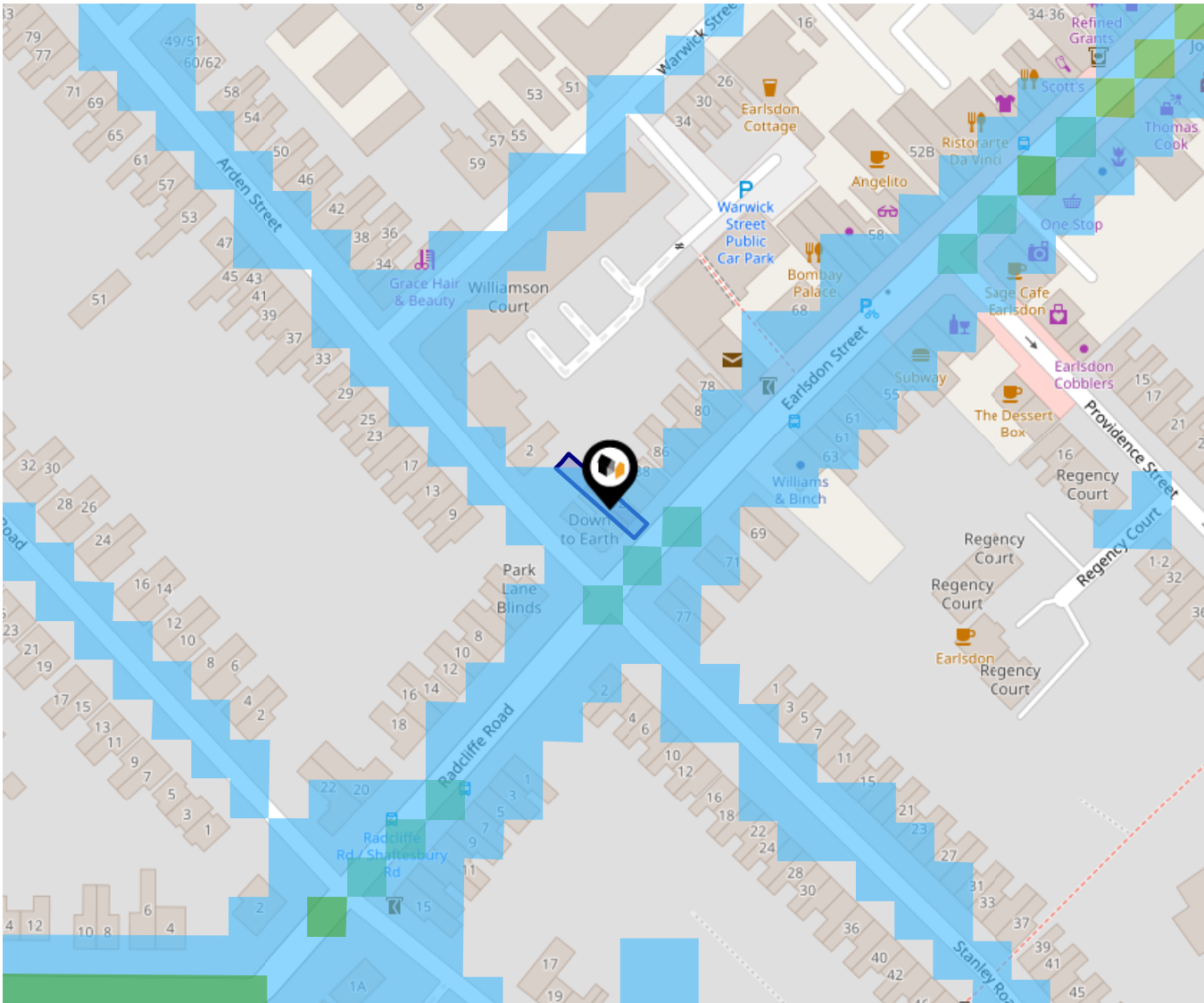


What is Radon?

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

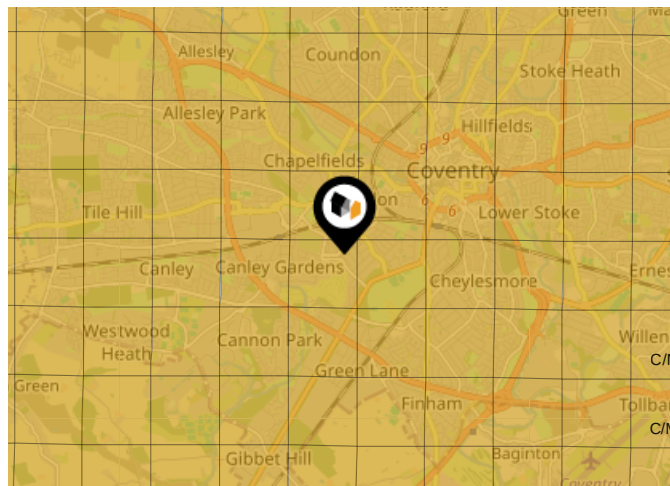


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

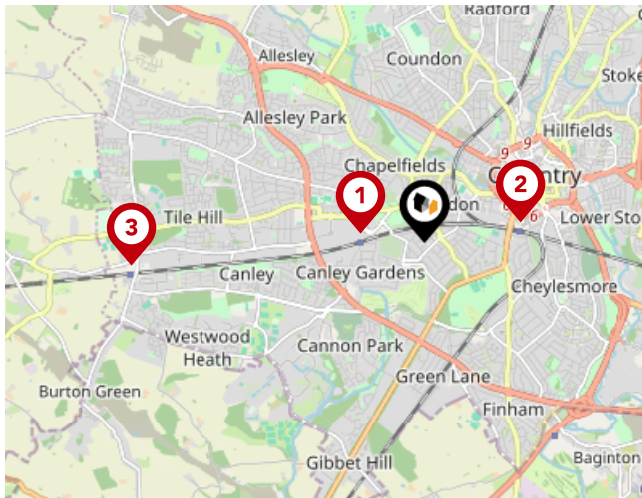
| | | | |
|-------------------------------|---------------------------------|----------------------|---------------------------|
| Carbon Content: | NONE | Soil Texture: | CLAYEY LOAM TO SANDY LOAM |
| Parent Material Grain: | ARGILLIC - ARENACEOUS | Soil Depth: | INTERMEDIATE-SHALLOW |
| Soil Group: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



Primary Classifications (Most Common Clay Types)

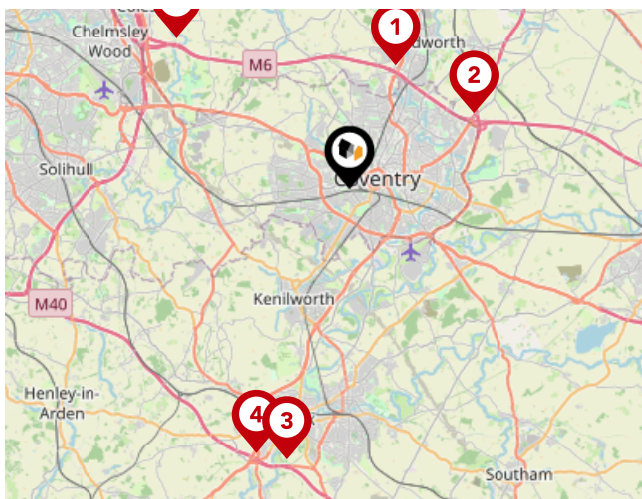
| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC |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



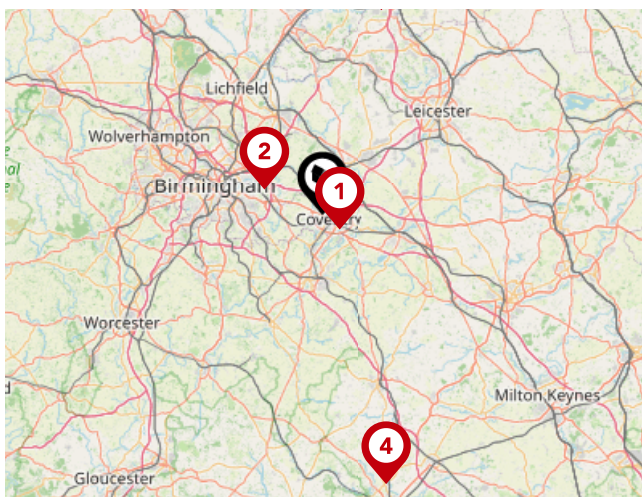
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Canley Rail Station | 0.58 miles |
| 2 | Coventry Rail Station | 0.89 miles |
| 3 | Tile Hill Rail Station | 2.66 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M6 J3 | 4.8 miles |
| 2 | M6 J2 | 5.3 miles |
| 3 | M40 J14 | 10.04 miles |
| 4 | M40 J15 | 10.12 miles |
| 5 | M6 J3A | 8.32 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Baginton | 3.26 miles |
| 2 | Birmingham Airport | 9.15 miles |
| 3 | East Mids Airport | 30.85 miles |
| 4 | Kidlington | 40.21 miles |

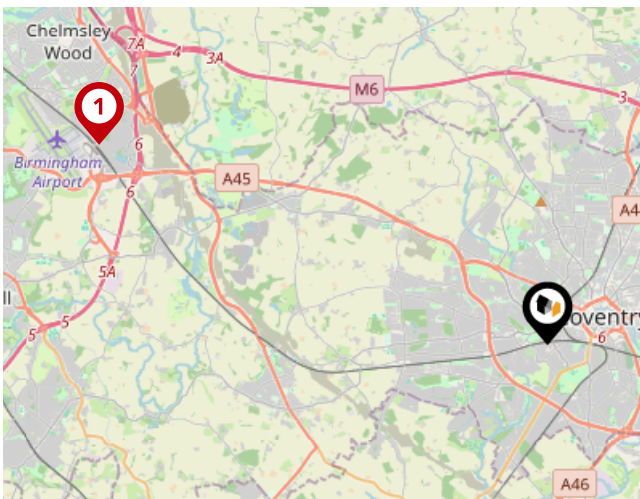
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Providence St | 0.03 miles |
| 2 | Palmerston Road | 0.05 miles |
| 3 | Providence St | 0.08 miles |
| 4 | Poplar Road | 0.16 miles |
| 5 | Montes Court | 0.18 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Birmingham Intl Rail Station (Air-Rail Link) | 8.88 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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Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

