See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

## A Guide to This Property & the Local Area

**Monday 02nd November 2026**



## NEWCOMBE ROAD, COVENTRY, CV5

**Price Estimate :** £175,000


**Walmsley's The Way to Move**

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

0330 1180062

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www.walmsleysthewaytomove.co.uk



The Property Ombudsman

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# Introduction
## Our Comments

**Dear Buyers & interested parties**

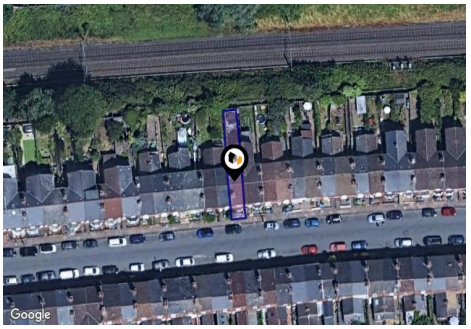
Your property details in brief.....
A spacious three bedroom home in need of refurbishment
Hallway & stud wall to front sitting room
Full width rear sitting room with door to kitchen
Ground floor shower room
Three first floor double bedrooms
Gas central heating & part double glazing
Rear gardens with open aspect (over train tracks beyond)
EPC Rating D, Total 890 Sq.Ft or 82.6 Sq.M, NO CHAIN
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 | **Price Estimate:** | £175,000 |
| **Bedrooms:** | 3 | **Tenure:** | Freehold |
| **Floor Area:** | 890 $ft^2$ / 82 $m^2$ | | |
| **Plot Area:** | 0.02 acres | | |
| **Year Built :** | 1900-1929 | | |
| **Council Tax :** | Band B | | |
| **Annual Estimate:** | £1,957 | | |
| **Title Number:** | WK113810 | | |

## Local Area

**Local Authority:** Coventry
**Conservation Area:** Earlsdon
**Flood Risk:**

- Rivers & Seas — Very low
- Surface Water — Very low

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

| 17 mb/s | 80 mb/s | 10000 mb/s |
|---|---|---|

**Mobile Coverage:**
(based on calls indoors)

**Satellite/Fibre TV Availability:**

# Market
## Sold in Street

| 112, Newcombe Road, Coventry, CV5 6NL | Terraced House | | | | |
|---|---|---|---|---|---|
| Last Sold Date: | 27/10/2025 | 20/07/2006 | | | |
| Last Sold Price: | £262,000 | £150,000 | | | |

| 124, Newcombe Road, Coventry, CV5 6NL | Terraced House | | | | |
|---|---|---|---|---|---|
| Last Sold Date: | 01/09/2025 | 19/05/2008 | 30/07/2004 | | |
| Last Sold Price: | £200,000 | £105,000 | £117,000 | | |

| 108, Newcombe Road, Coventry, CV5 6NL | Terraced House | | | | |
|---|---|---|---|---|---|
| Last Sold Date: | 20/06/2025 | 23/06/1999 | | | |
| Last Sold Price: | £250,000 | £69,000 | | | |

| 122, Newcombe Road, Coventry, CV5 6NL | Terraced House | | | | |
|---|---|---|---|---|---|
| Last Sold Date: | 26/01/2023 | 01/03/2017 | 26/11/1999 | | |
| Last Sold Price: | £167,000 | £135,000 | £46,000 | | |

| 82, Newcombe Road, Coventry, CV5 6NL | Terraced House | | | | |
|---|---|---|---|---|---|
| Last Sold Date: | 12/08/2022 | 16/11/2021 | 28/05/2014 | 19/01/2006 | 15/06/1998 |
| Last Sold Price: | £231,000 | £147,000 | £134,950 | £128,000 | £52,000 |

| 76, Newcombe Road, Coventry, CV5 6NL | Terraced House |
|---|---|
| Last Sold Date: | 29/11/2019 |
| Last Sold Price: | £140,000 |

| 92, Newcombe Road, Coventry, CV5 6NL | Terraced House | | | |
|---|---|---|---|---|
| Last Sold Date: | 18/04/2019 | 17/11/2014 | 05/09/2007 | 29/01/1999 |
| Last Sold Price: | £175,000 | £145,000 | £124,950 | £36,000 |

| 70, Newcombe Road, Coventry, CV5 6NL | Terraced House | |
|---|---|---|
| Last Sold Date: | 25/05/2018 | 29/06/2007 |
| Last Sold Price: | £195,000 | £115,500 |

| 114, Newcombe Road, Coventry, CV5 6NL | Terraced House | |
|---|---|---|
| Last Sold Date: | 01/03/2018 | 27/04/2017 |
| Last Sold Price: | £243,000 | £144,000 |

| 80, Newcombe Road, Coventry, CV5 6NL | Terraced House | | |
|---|---|---|---|
| Last Sold Date: | 26/01/2017 | 27/05/2005 | 12/09/1996 |
| Last Sold Price: | £152,500 | £115,500 | £36,500 |

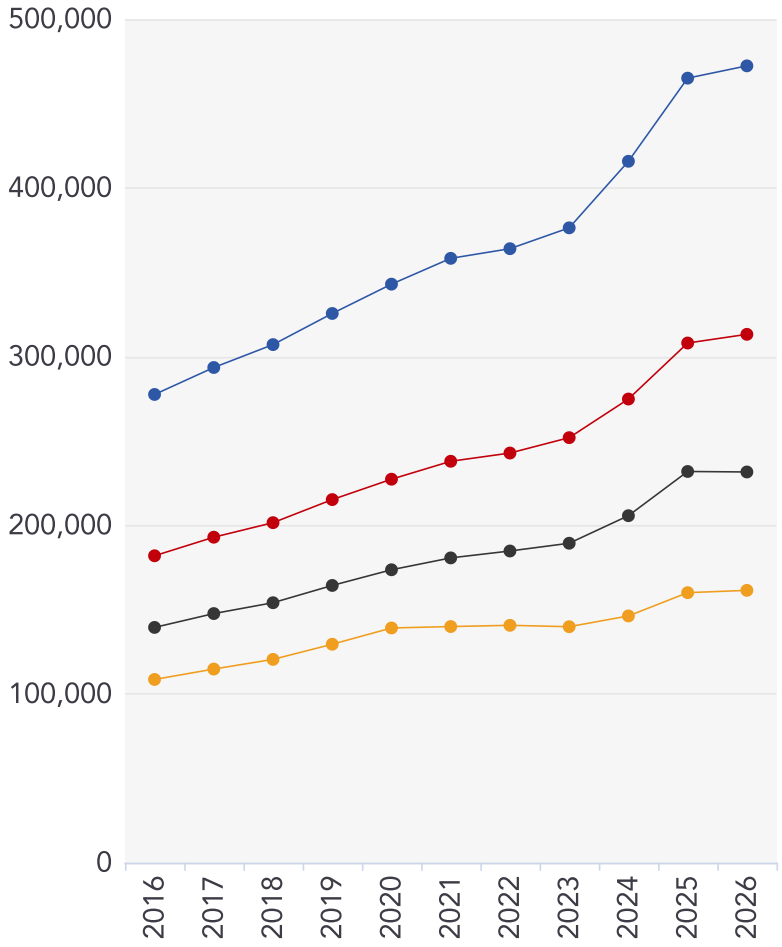
| 78, Newcombe Road, Coventry, CV5 6NL | Terraced House | | |
|---|---|---|---|
| Last Sold Date: | 29/01/2016 | 03/10/2008 | 18/09/2003 |
| Last Sold Price: | £150,000 | £122,150 | £87,950 |

| 68, Newcombe Road, Coventry, CV5 6NL | Terraced House | | |
|---|---|---|---|
| Last Sold Date: | 19/08/2014 | 18/07/2008 | 23/01/2004 |
| Last Sold Price: | £143,000 | £117,000 | £102,000 |

**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

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

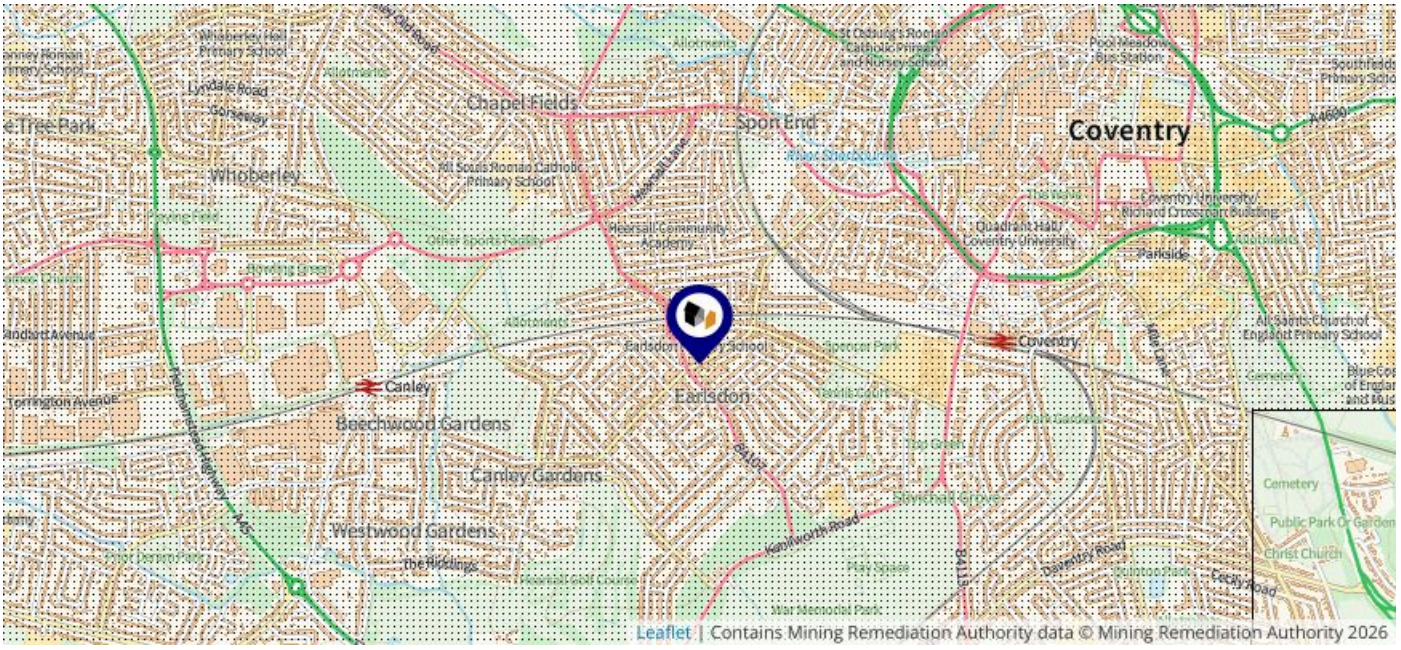
**+66.07%**

Flat

**+48.62%**

# Maps
## Coal Mining

This map displays nearby coal mine entrances and their classifications.




## Mine Entry

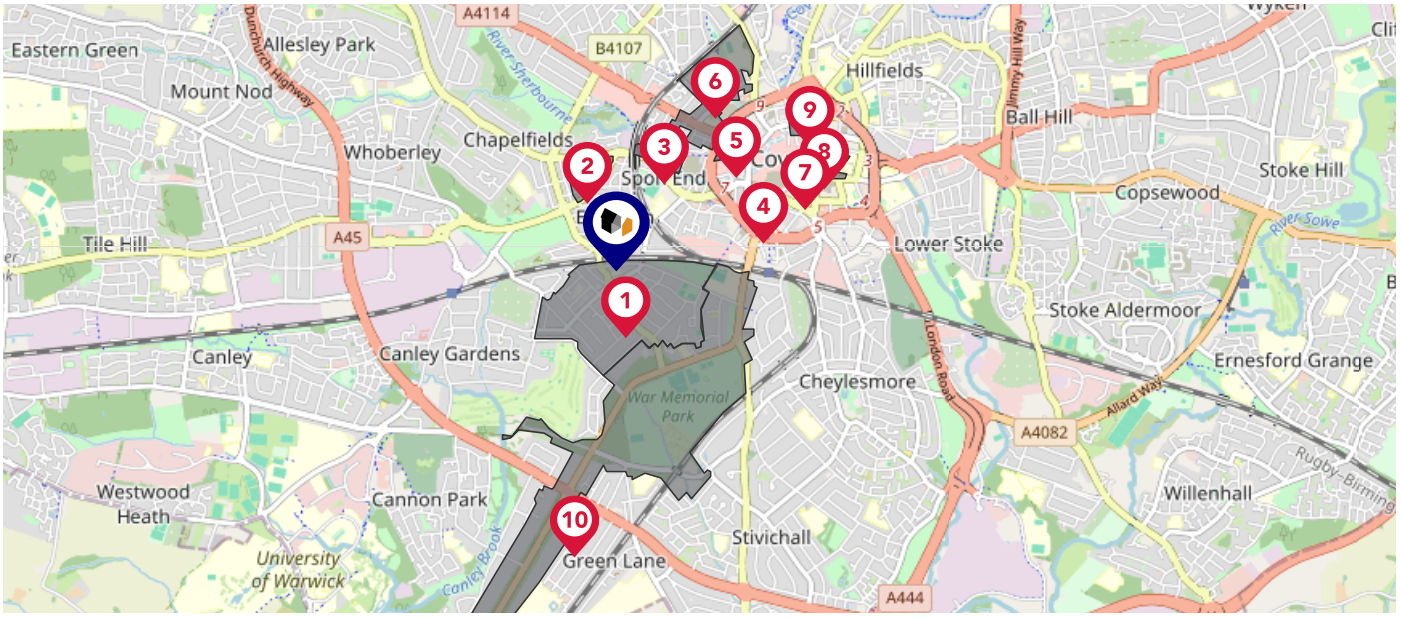
- Adit
- Gutter Pit
- Shaft

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

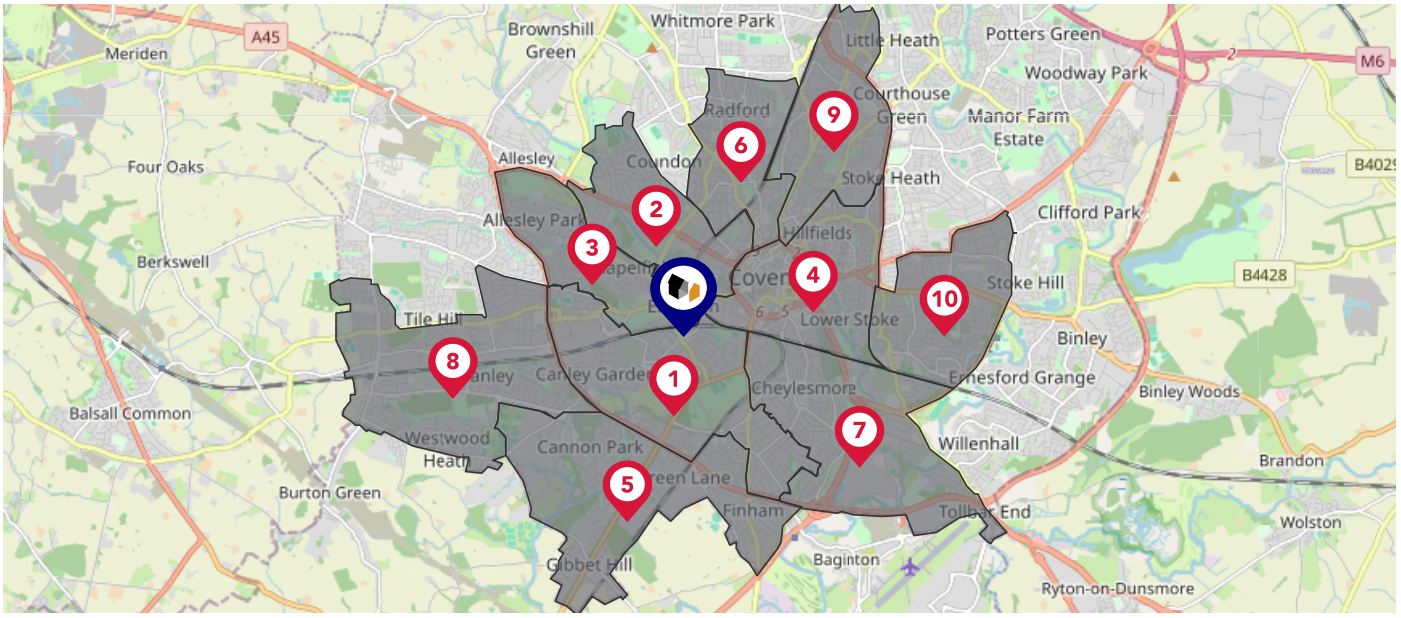
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.




| 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

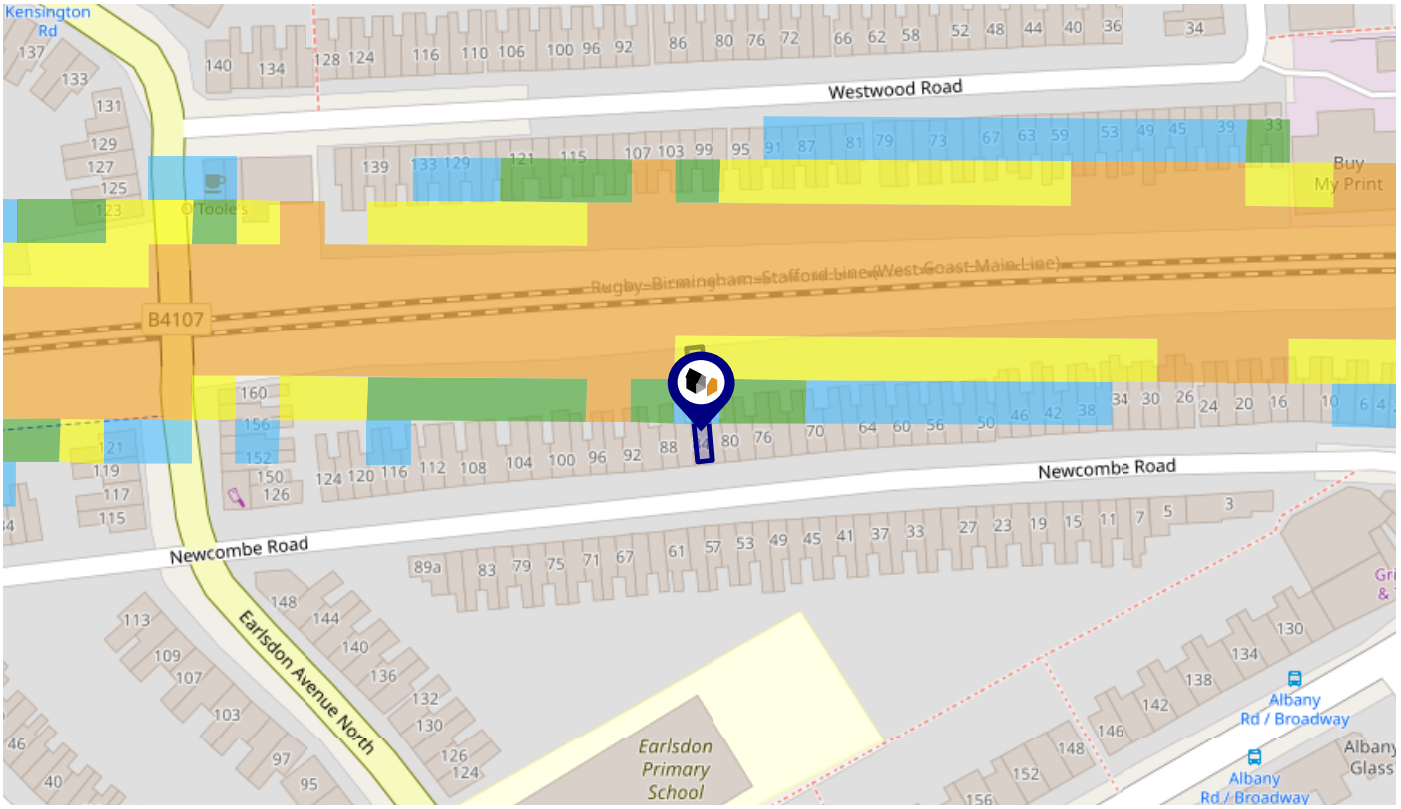
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500




| Nearby Council Wards | |
|---|---|
| 1 | Earlsdon Ward |
| 2 | Sherbourne Ward |
| 3 | Whoberley Ward |
| 4 | St. Michael's Ward |
| 5 | Wainbody Ward |
| 6 | Radford 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.

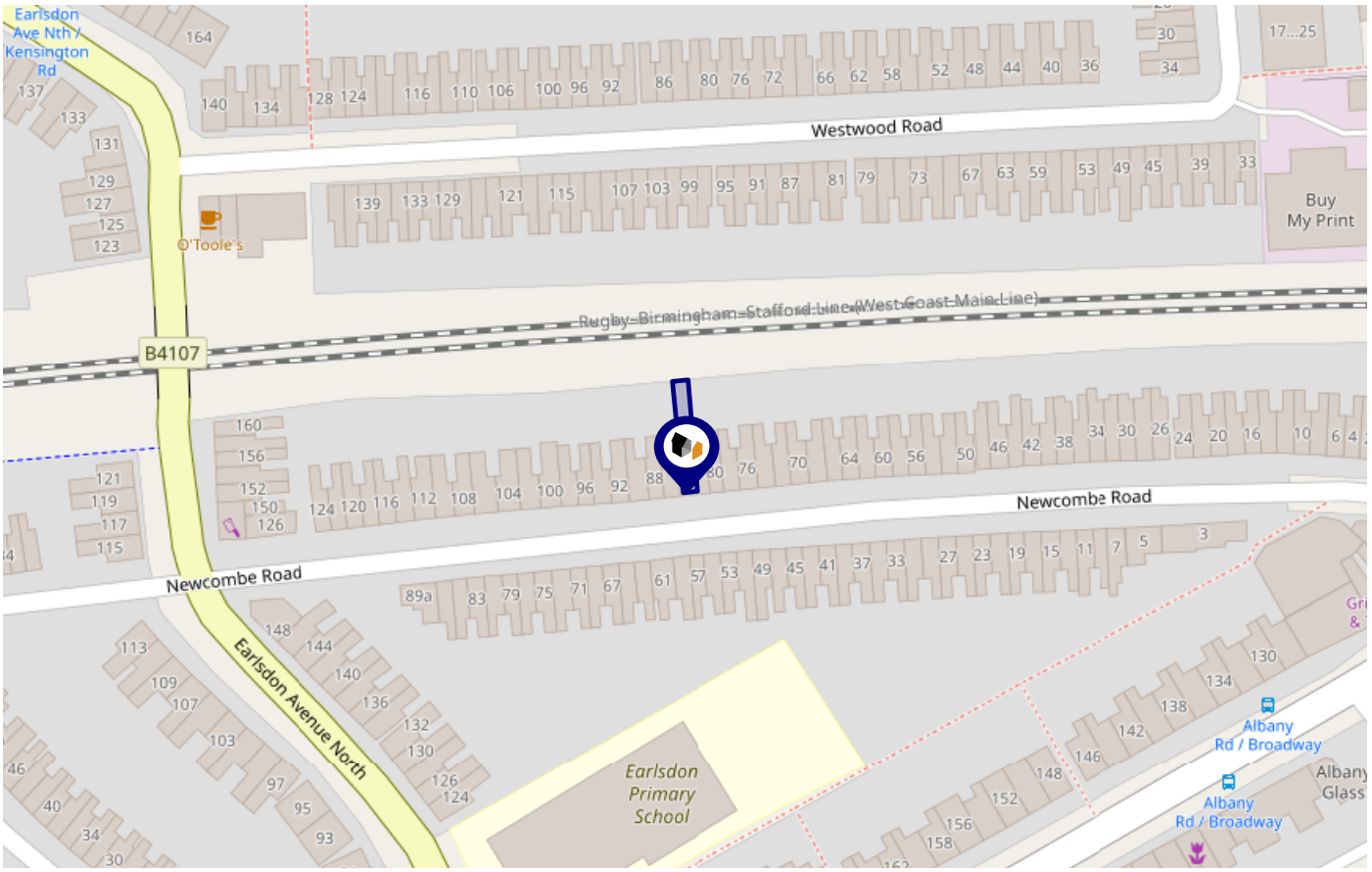
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

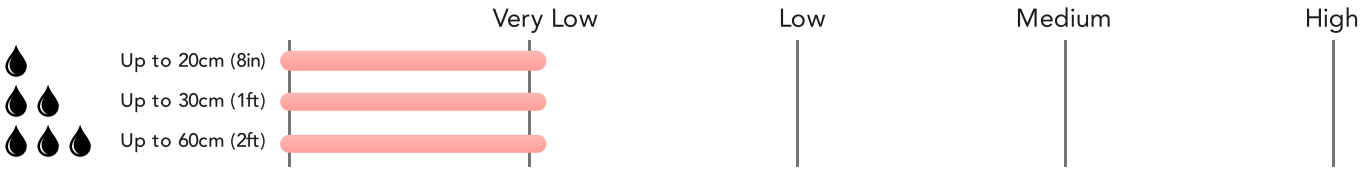



Risk Rating: Very low

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.

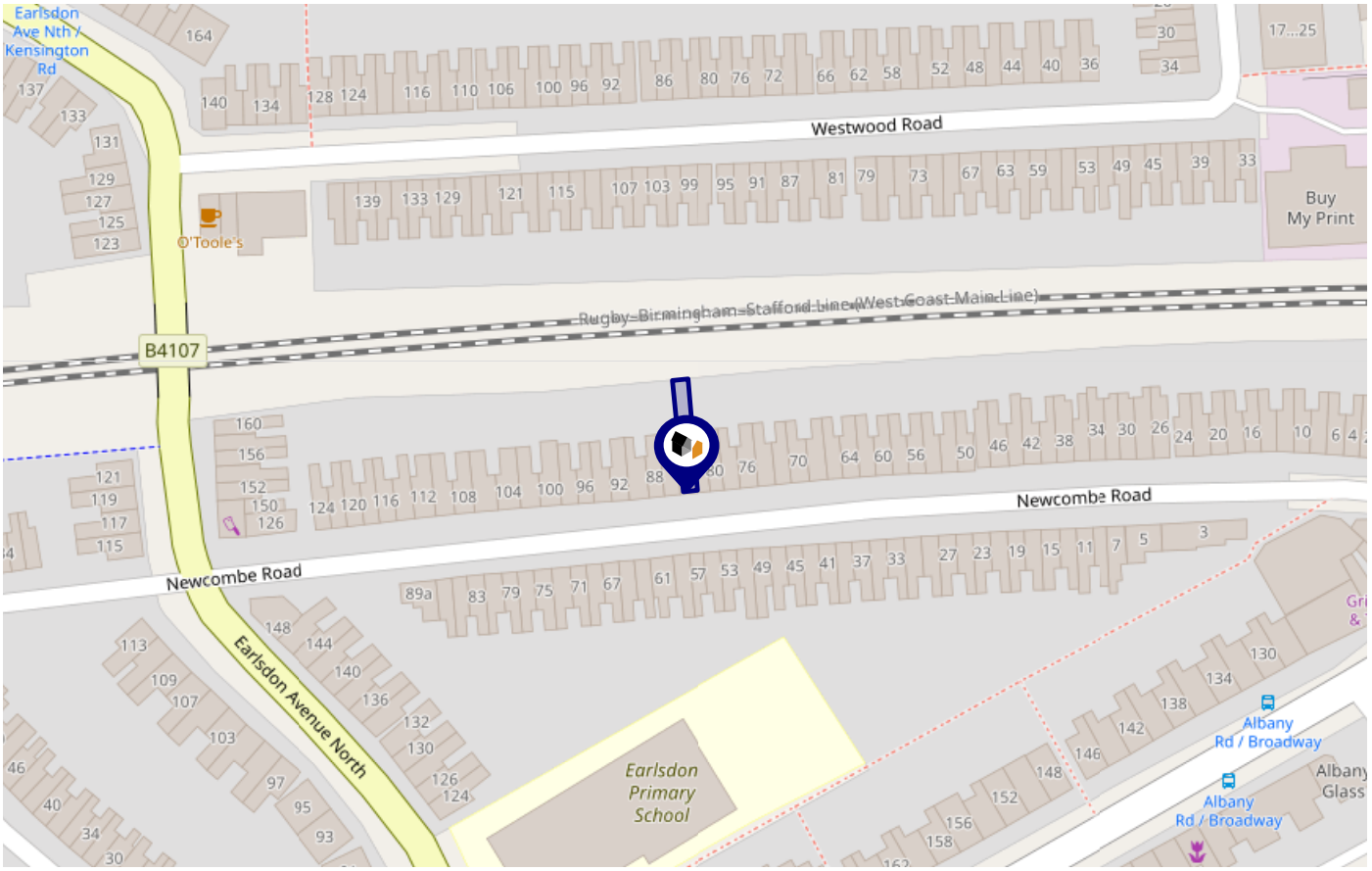
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (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.

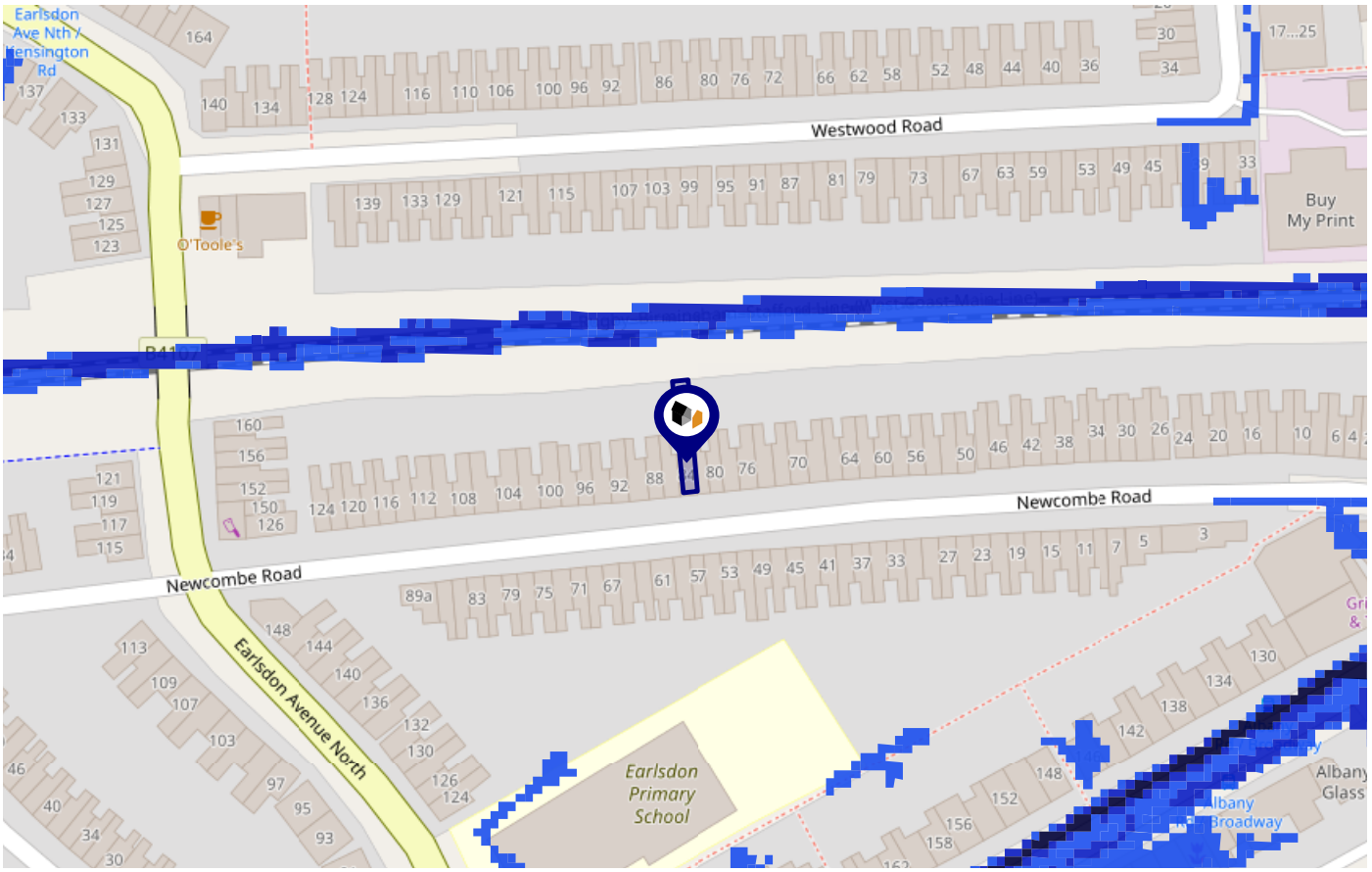
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (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.

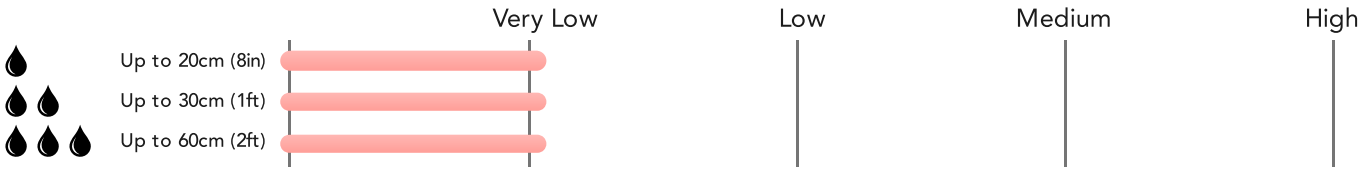



Risk Rating: Very low

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.

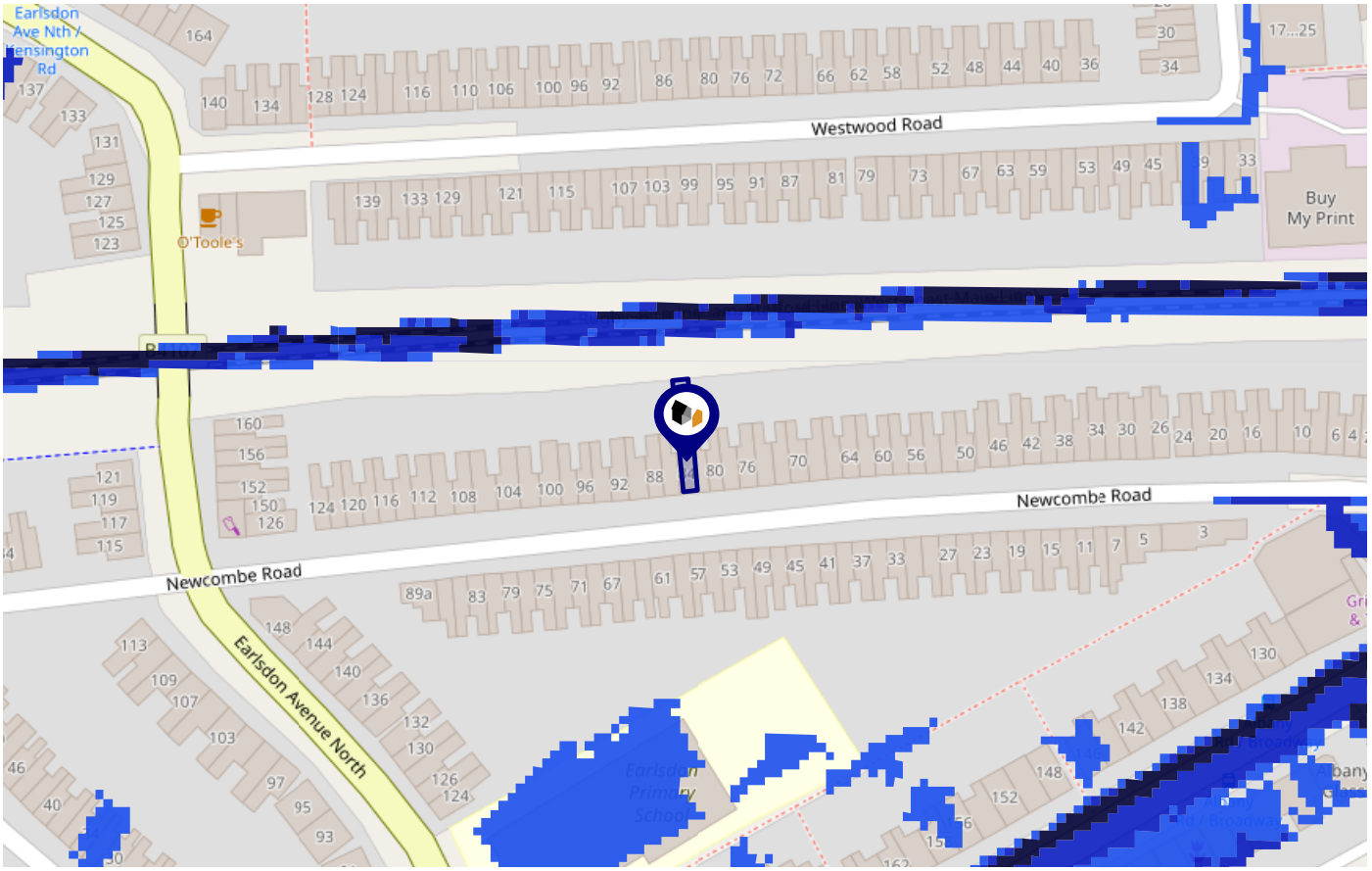
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (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.

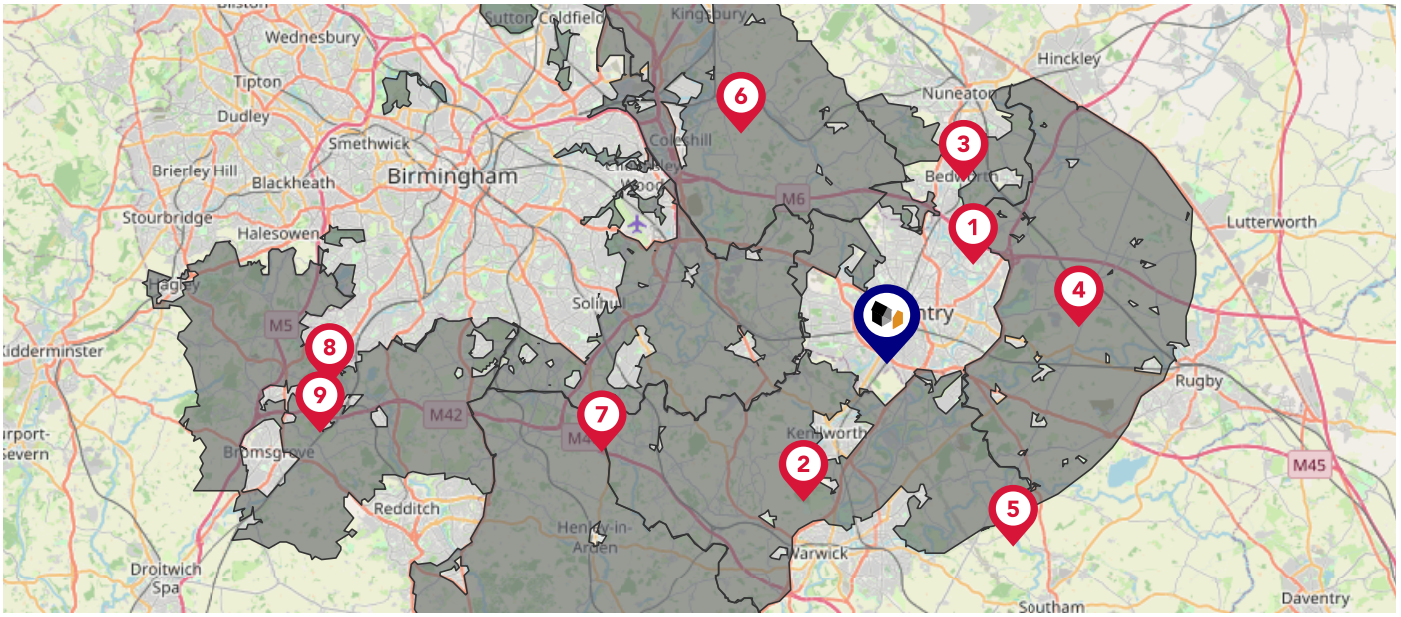
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **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

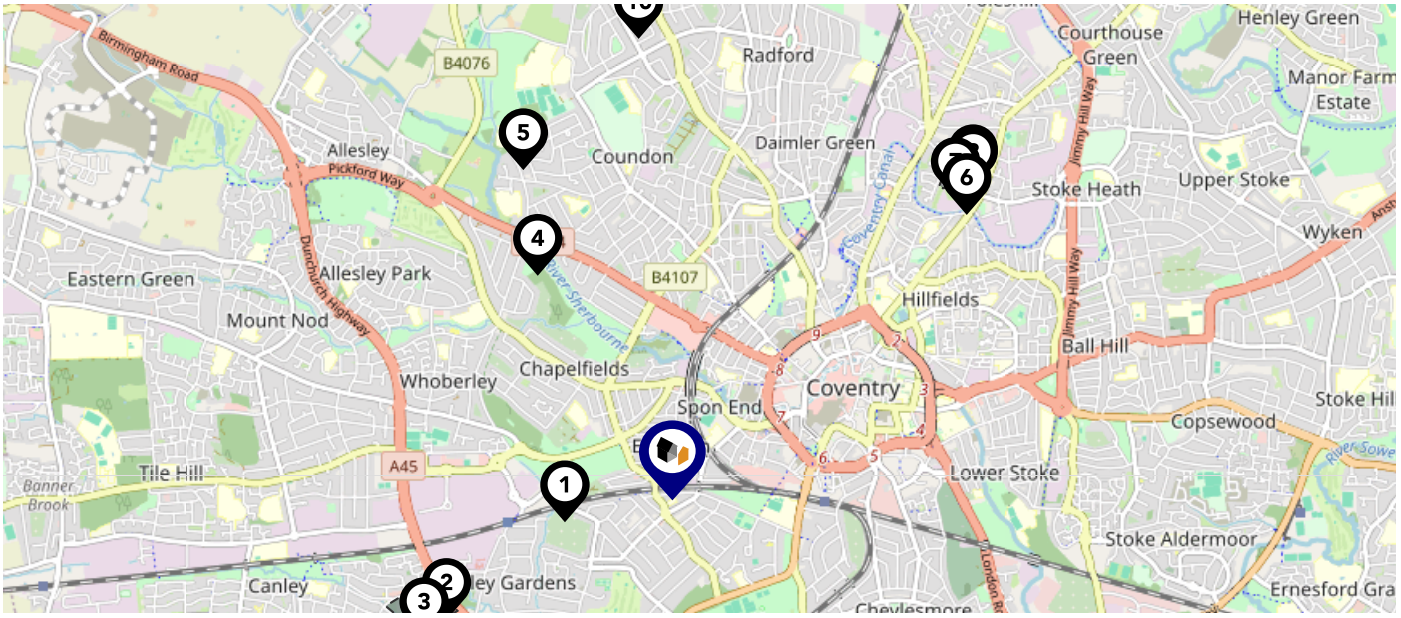
This map displays nearby areas that have been designated as Green Belt...




| 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.

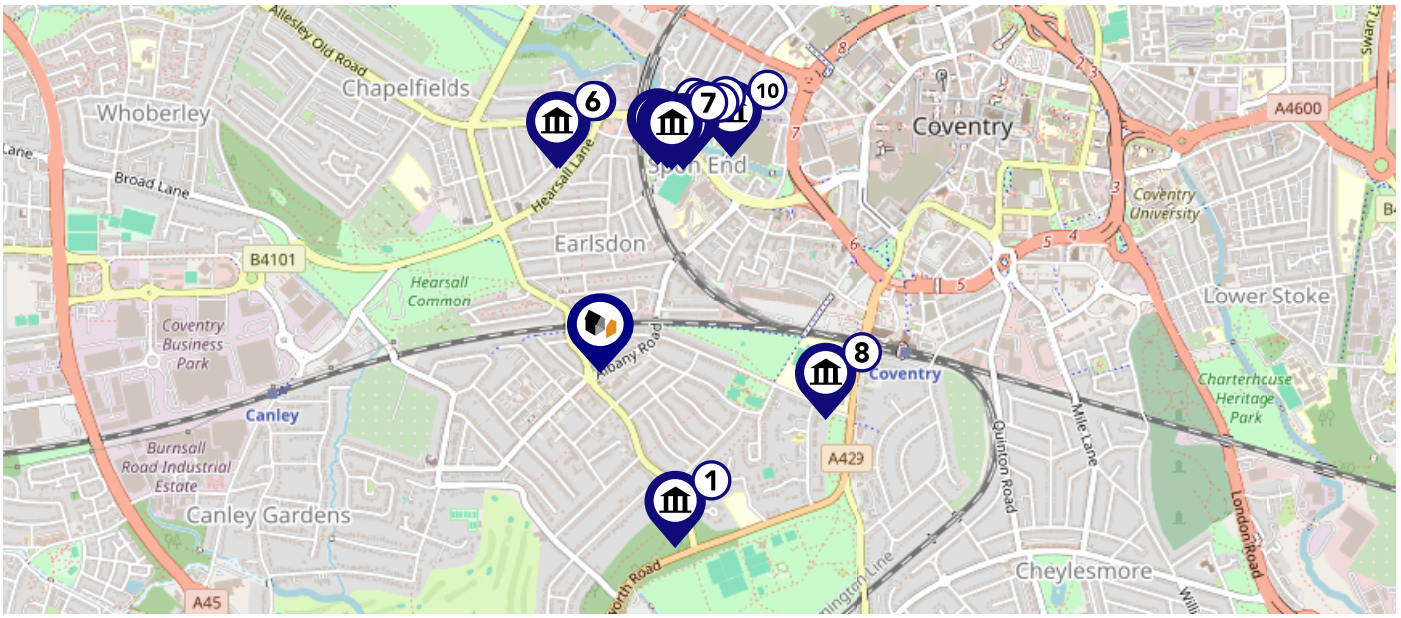



## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | Hearsall Common-Whoberley, Coventry | Historic Landfill |
| 2 | 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 | Midland Brickworks-Stoney Stanton Road, Coventry | Historic Landfill |
| 7 | Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, 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 |

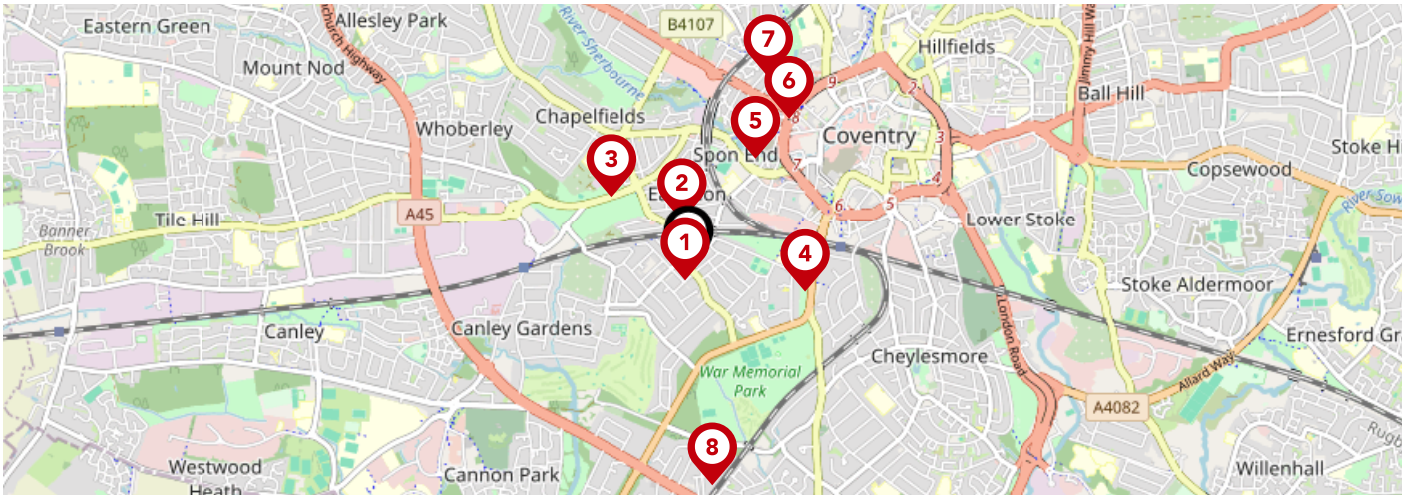
# Maps
## Listed Buildings

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



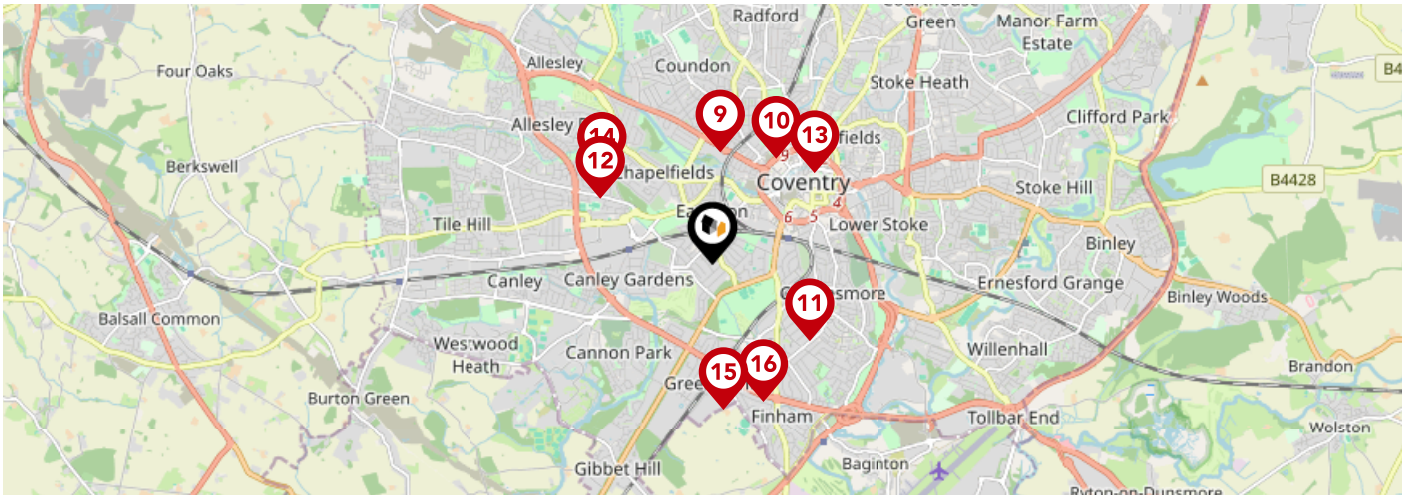

| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1 1443610 - Earlsdon Drinking Fountain | Grade II | 0.4 miles |
| 2 1342909 - Chapel Of St James And St Christopher | Grade II | 0.5 miles |
| 3 1076603 - Spon Bridge | Grade II | 0.5 miles |
| 4 1335864 - 107-110, Spon End | Grade II | 0.5 miles |
| 5 1076655 - 23, Allesley Old Road | Grade II | 0.5 miles |
| 6 1076656 - 25-29, Allesley Old Road | Grade II | 0.5 miles |
| 7 1076600 - 111-116, Spon End | Grade II | 0.5 miles |
| 8 1342934 - Free Grammar School King Henry Viii School | Grade II | 0.5 miles |
| 9 1342946 - 97-100, Spon End | Grade II | 0.5 miles |
| 10 1226523 - 119-123, Upper Spon Street | Grade II | 0.6 miles |

# Area
# Schools



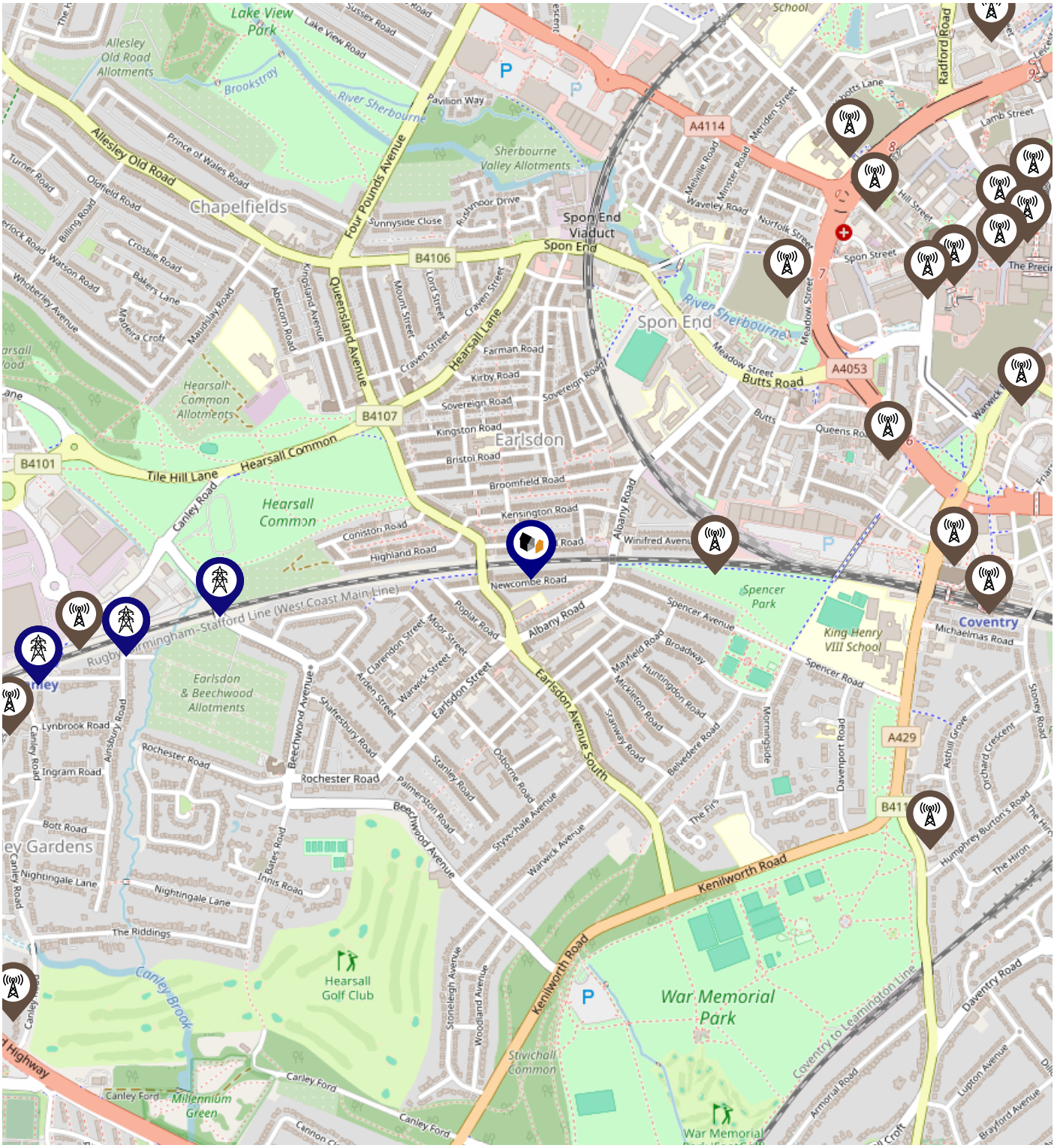

| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | **Earlsdon Primary School**<br>Ofsted Rating: Good \| Pupils: 423 \| Distance:0.06 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | **Hearsall Community Academy**<br>Ofsted Rating: Good \| Pupils: 466 \| Distance:0.22 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 3 | **All Souls' Catholic Primary School**<br>Ofsted Rating: Good \| Pupils: 239 \| Distance:0.47 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 | **King Henry VIII School**<br>Ofsted Rating: Not Rated \| Pupils: 802 \| Distance:0.54 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 5 | **Spon Gate Primary School**<br>Ofsted Rating: Good \| Pupils: 260 \| Distance:0.58 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 | **St Osburg's Catholic Primary School**<br>Ofsted Rating: Good \| Pupils: 228 \| Distance:0.82 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 7 | **Bablake School**<br>Ofsted Rating: Not Rated \| Pupils: 1048 \| Distance:0.94 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 8 | **Stivichall Primary School**<br>Ofsted Rating: Good \| Pupils: 534 \| Distance:0.98 | ☐ | ☑ | ☐ | ☐ | ☐ |

# Area
# Schools




| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9 Moseley Primary School**<br>Ofsted Rating: Good \| Pupils: 502 \| Distance:1.01 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10 Barr's Hill School**<br>Ofsted Rating: Outstanding \| Pupils: 995 \| Distance:1.12 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **11 Manor Park Primary School**<br>Ofsted Rating: Good \| Pupils: 727 \| Distance:1.12 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12 Whoberley Hall Primary School**<br>Ofsted Rating: Good \| Pupils: 240 \| Distance:1.17 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13 Eden Girls' School Coventry**<br>Ofsted Rating: Outstanding \| Pupils: 609 \| Distance:1.24 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **14 St Christopher Primary School**<br>Ofsted Rating: Good \| Pupils: 458 \| Distance:1.29 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15 Finham Park School**<br>Ofsted Rating: Outstanding \| Pupils: 1711 \| Distance:1.33 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **16 Grange Farm Primary School**<br>Ofsted Rating: Good \| Pupils: 421 \| Distance:1.33 | ☐ | ☑ | ☐ | ☐ | ☐ |

# Local Area
## Masts & Pylons



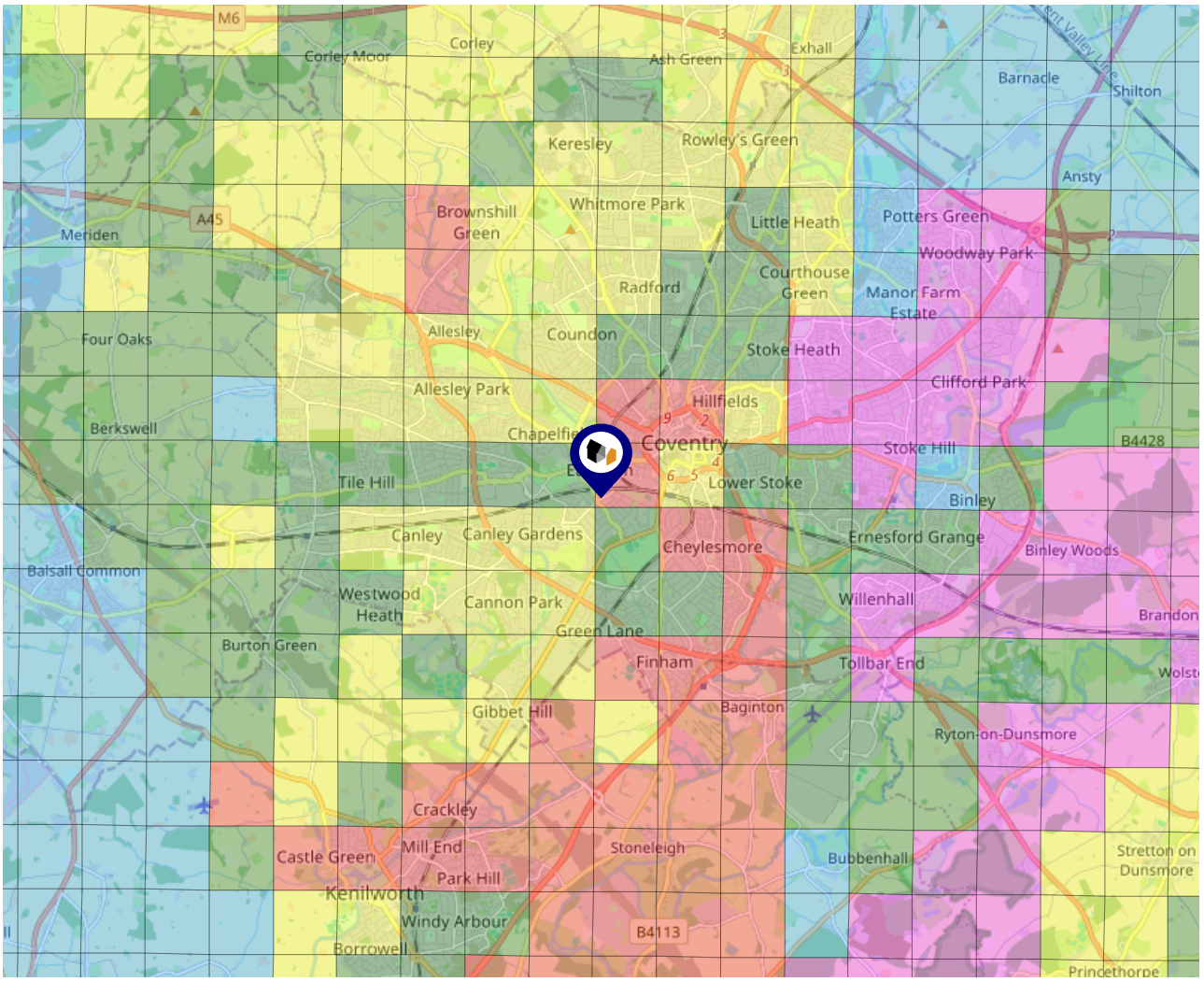

**Key:**

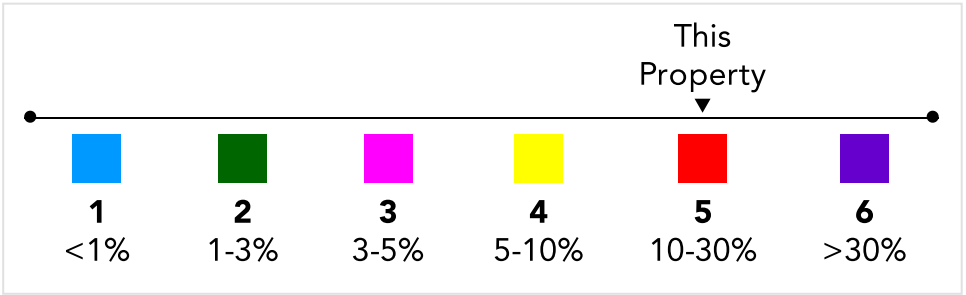
- Power Pylons
- Communication Masts

# Environment
## Radon Gas

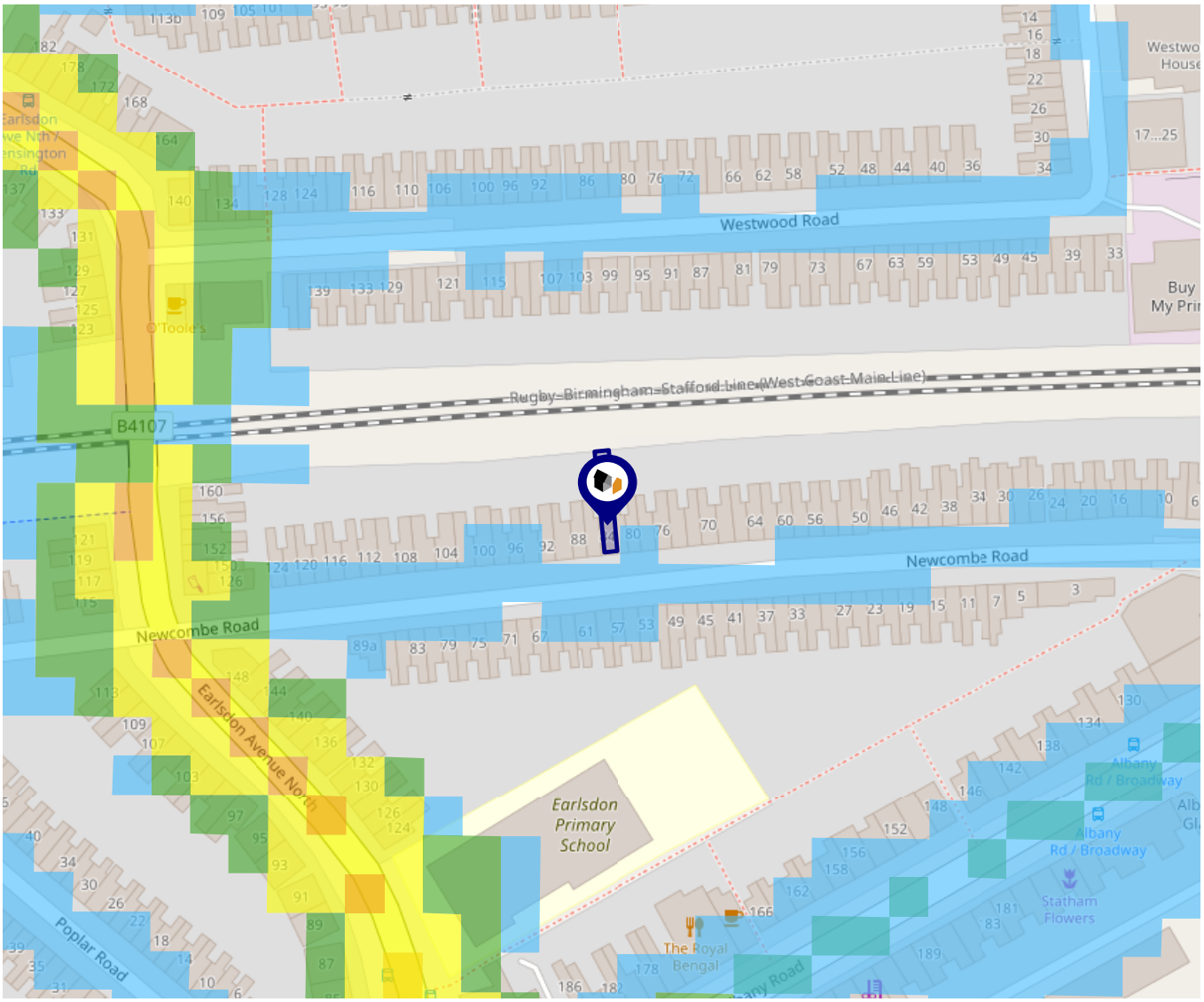
### What is Radon?

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



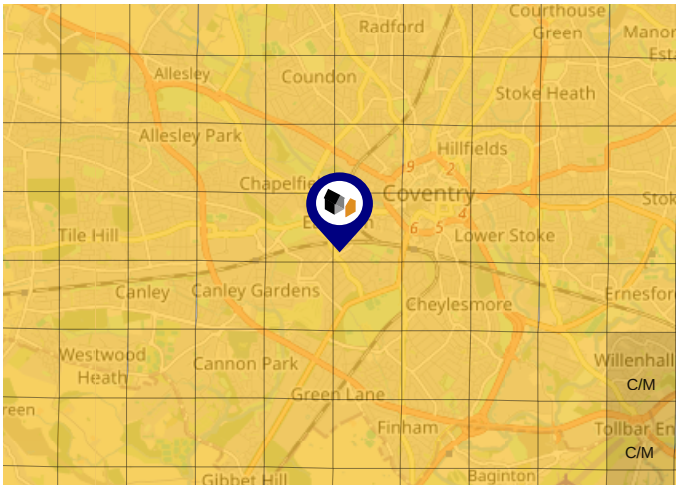

The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment
## Soils & Clay

### Ground Composition for this Address (Surrounding square kilometer zone around property)

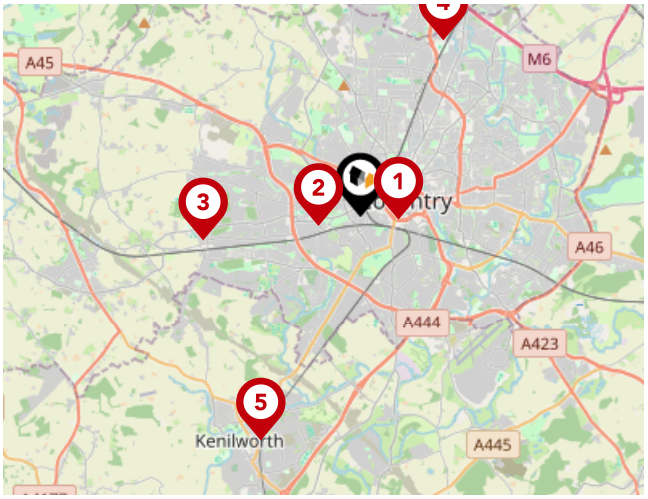
| | | | |
|---|---|---|---|
| **Carbon Content:** | NONE | **Soil Texture:** | CLAYEY LOAM TO SANDY LOAM |
| **Parent Material Grain:** | ARGILLIC - ARENACEOUS | **Soil Depth:** | INTERMEDIATE-SHALLOW |
| **Soil Group:** | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |




### Primary Classifications (Most Common Clay Types)

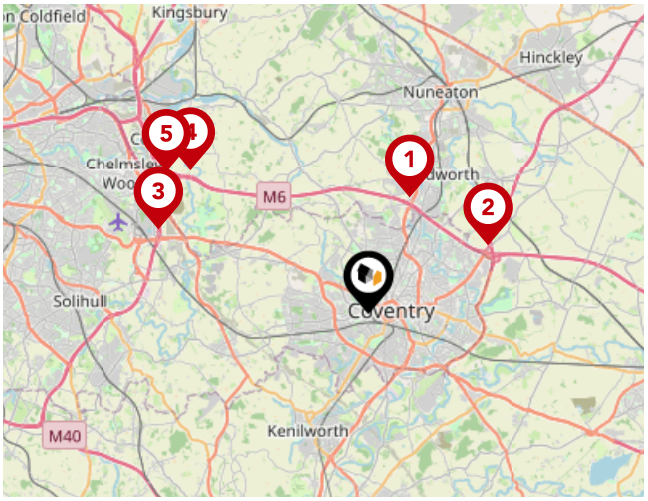
| | |
|---|---|
| **C/M** | Claystone / Mudstone |
| **FPC,S** | Floodplain Clay, Sand / Gravel |
| **FC,S** | Fluvial Clays & Silts |
| **FC,S,G** | Fluvial Clays, Silts, Sands & Gravel |
| **PM/EC** | Prequaternary Marine / Estuarine Clay / Silt |
| **QM/EC** | Quaternary Marine / Estuarine Clay /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



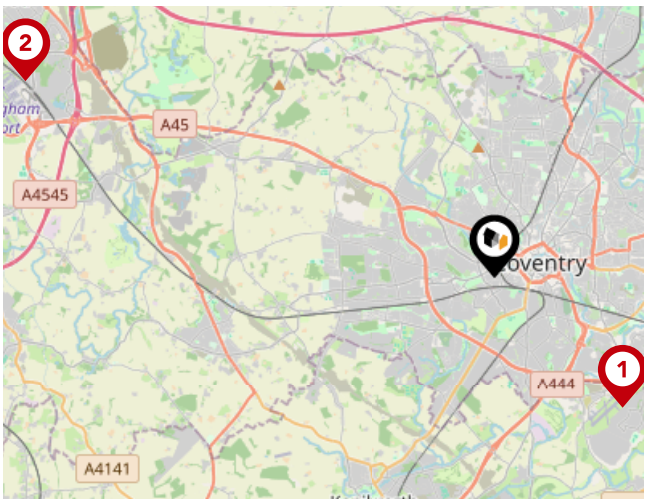

### National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Coventry Rail Station | 0.69 miles |
| 2 | Canley Rail Station | 0.76 miles |
| 3 | Tile Hill Rail Station | 2.85 miles |
| 4 | Coventry Arena Rail Station | 3.53 miles |
| 5 | Kenilworth Rail Station | 4.43 miles |




### Trunk Roads/Motorways

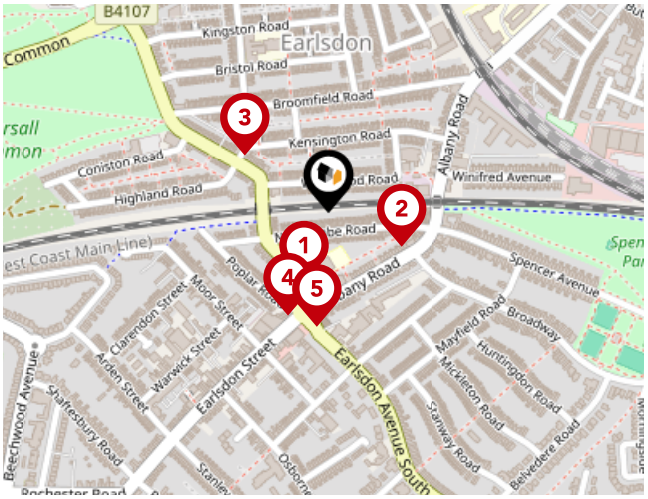
| Pin | Name | Distance |
|---|---|---|
| 1 | M6 J3 | 4.52 miles |
| 2 | M6 J2 | 5.02 miles |
| 3 | M42 J6 | 8.16 miles |
| 4 | M6 J3A | 8.29 miles |
| 5 | M6 J4 | 8.95 miles |




### Airports/Helipads

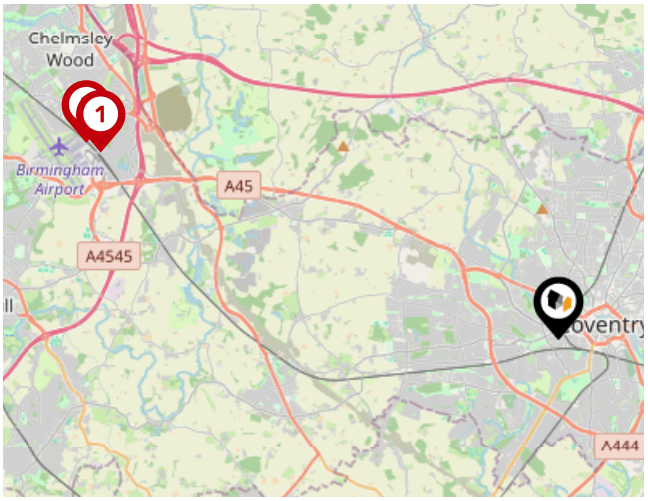
| Pin | Name | Distance |
|---|---|---|
| 1 | Coventry Airport | 3.27 miles |
| 2 | Birmingham International Airport | 9.2 miles |

# Area
## Transport (Local)




### Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Earlsdon St | 0.08 miles |
| 2 | Broadway | 0.09 miles |
| 3 | Kensington Rd | 0.11 miles |
| 4 | Earlsdon Avenue | 0.12 miles |
| 5 | Earlsdon St | 0.12 miles |




### Local Connections

| Pin | Name | Distance |
|---|---|---|
| 1 | Birmingham Intl Rail Station (Air-Rail Link) | 8.93 miles |
| 2 | Birmingham International Airport (Air-Rail link) | 9.24 miles |

### Ferry Terminals

No Ferry Terminals found within 60 km of this property.

# 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

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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.

Powered by sprift
Know any property instantly

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Ordnance Survey
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Environment Agency
Historic England
Office for National Statistics
Ofcom
Royal Mail