



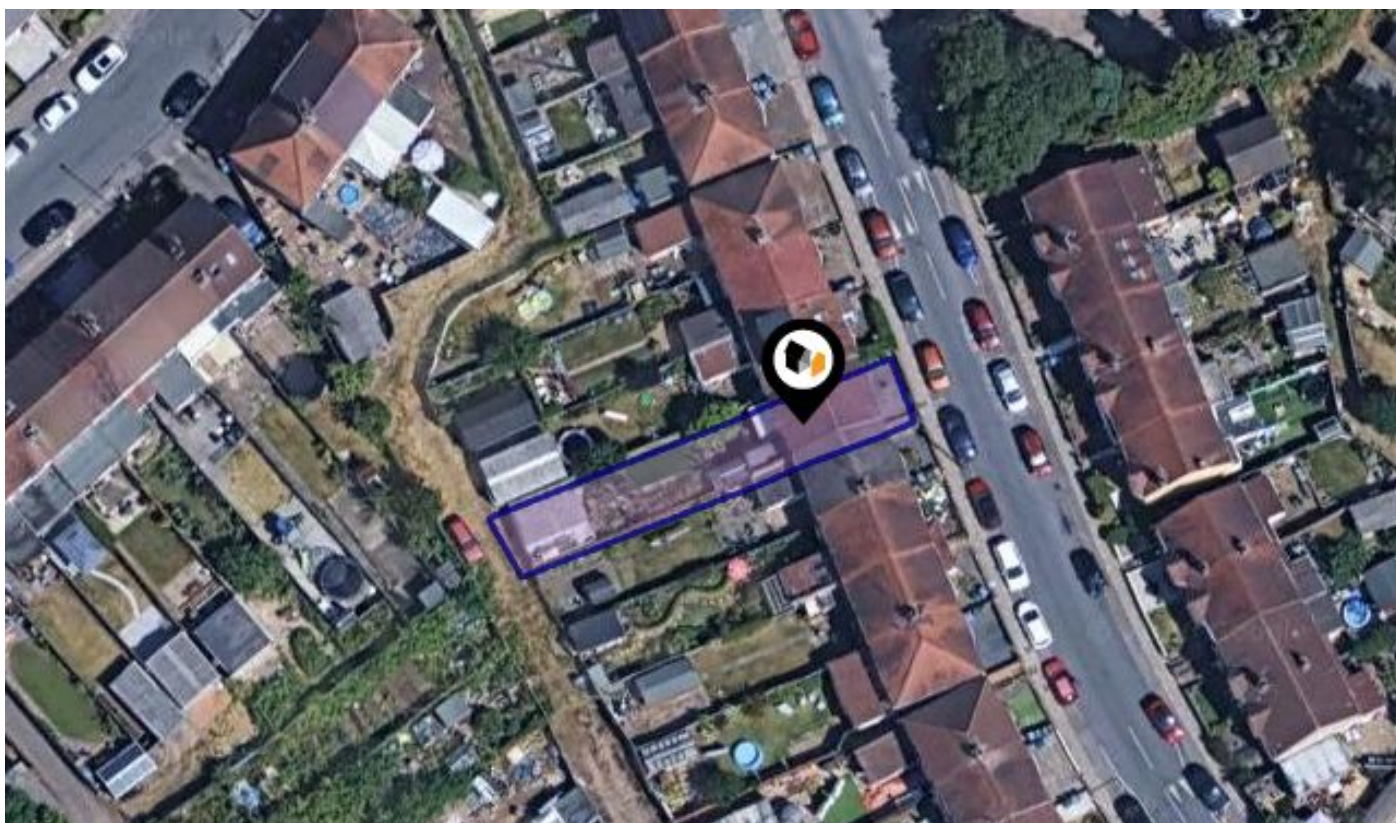
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 13th May 2026



MAX ROAD, COVENTRY, CV6

Price Estimate : £225,000

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 mid terraced three bedroom home In need of internal improvements

Private gardens with substantial garaging to rear

Gas centrally heated & double glazed

Welcoming entrance hallway

Two reception rooms & sun room

Extended kitchen with garden access

Modern first floor shower room

NO CHAIN, EPC Rating D, Total 1286 Sq.Ft or 119.5 Sq.M (inc garage)

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

Type:	Terraced
Bedrooms:	3
Floor Area:	1,286 ft ² / 119 m ²
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£1,957
Title Number:	WM13258

Price Estimate:	£225,000
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)

18 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



97, Max Road, Coventry, CV6 1EL							Terraced House
Last Sold Date:	28/11/2025	29/04/2005					
Last Sold Price:	£245,000	£149,950					
115, Max Road, Coventry, CV6 1EL							Terraced House
Last Sold Date:	26/07/2024	09/12/2021	02/06/2017				
Last Sold Price:	£230,000	£205,000	£195,000				
65, Max Road, Coventry, CV6 1EL							Terraced House
Last Sold Date:	28/02/2024	28/04/2017	30/07/2013	21/03/2007	12/06/2003	23/06/2000	
Last Sold Price:	£260,000	£193,600	£134,000	£145,500	£104,000	£62,500	
61, Max Road, Coventry, CV6 1EL							Terraced House
Last Sold Date:	25/06/2021						
Last Sold Price:	£175,000						
101, Max Road, Coventry, CV6 1EL							Terraced House
Last Sold Date:	21/02/2020	28/05/1999					
Last Sold Price:	£215,000	£44,000					
111, Max Road, Coventry, CV6 1EL							Terraced House
Last Sold Date:	24/11/2017	29/09/2016					
Last Sold Price:	£166,000	£145,000					
99, Max Road, Coventry, CV6 1EL							Terraced House
Last Sold Date:	17/10/2017	02/06/2016					
Last Sold Price:	£205,000	£135,000					
75, Max Road, Coventry, CV6 1EL							Terraced House
Last Sold Date:	27/11/2015	19/11/2007	07/02/2007				
Last Sold Price:	£212,000	£160,500	£125,000				
77, Max Road, Coventry, CV6 1EL							Terraced House
Last Sold Date:	16/10/2015						
Last Sold Price:	£188,500						
79, Max Road, Coventry, CV6 1EL							Terraced House
Last Sold Date:	23/01/2015						
Last Sold Price:	£137,950						
103, Max Road, Coventry, CV6 1EL							Terraced House
Last Sold Date:	28/02/2014						
Last Sold Price:	£115,000						
91, Max Road, Coventry, CV6 1EL							Terraced House
Last Sold Date:	05/11/2010						
Last Sold Price:	£145,000						

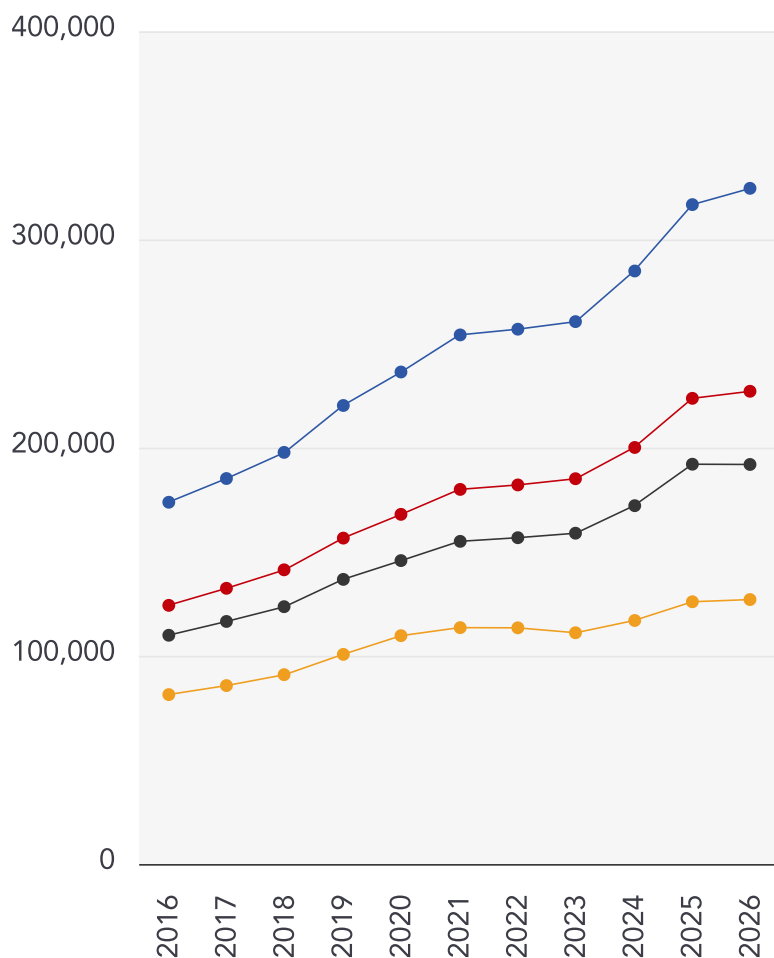
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

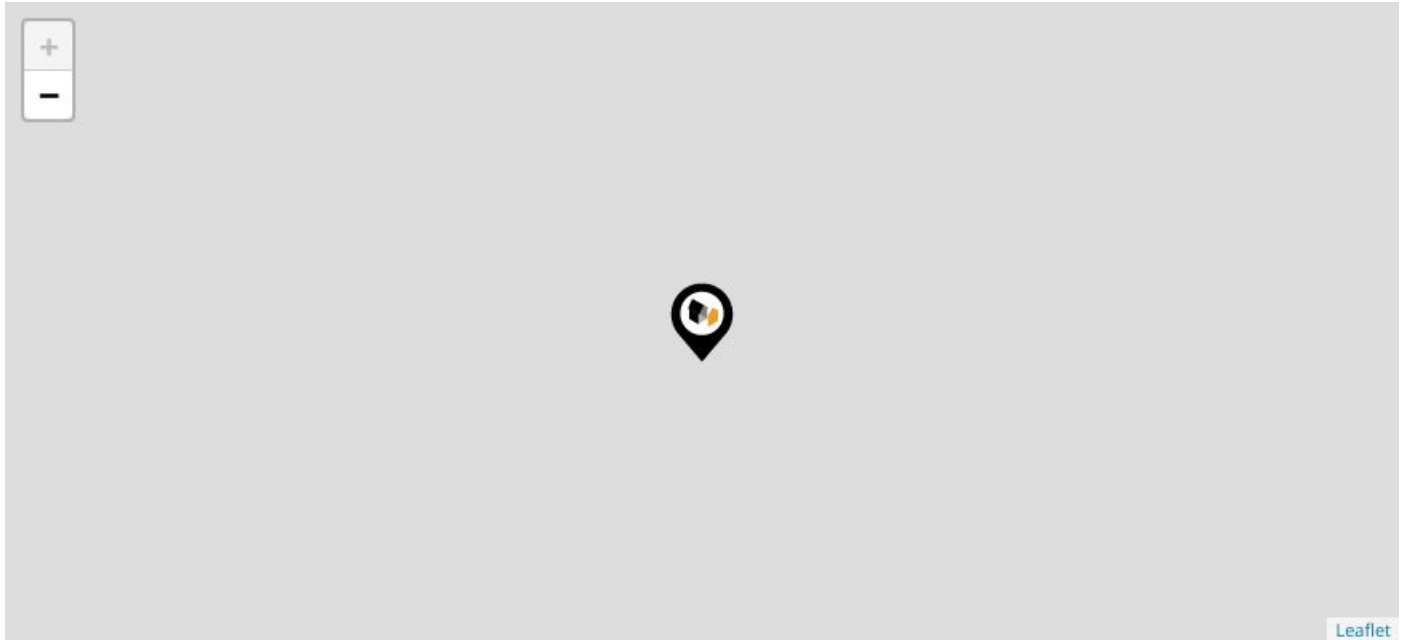
+74.65%

Flat

+56.09%



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.

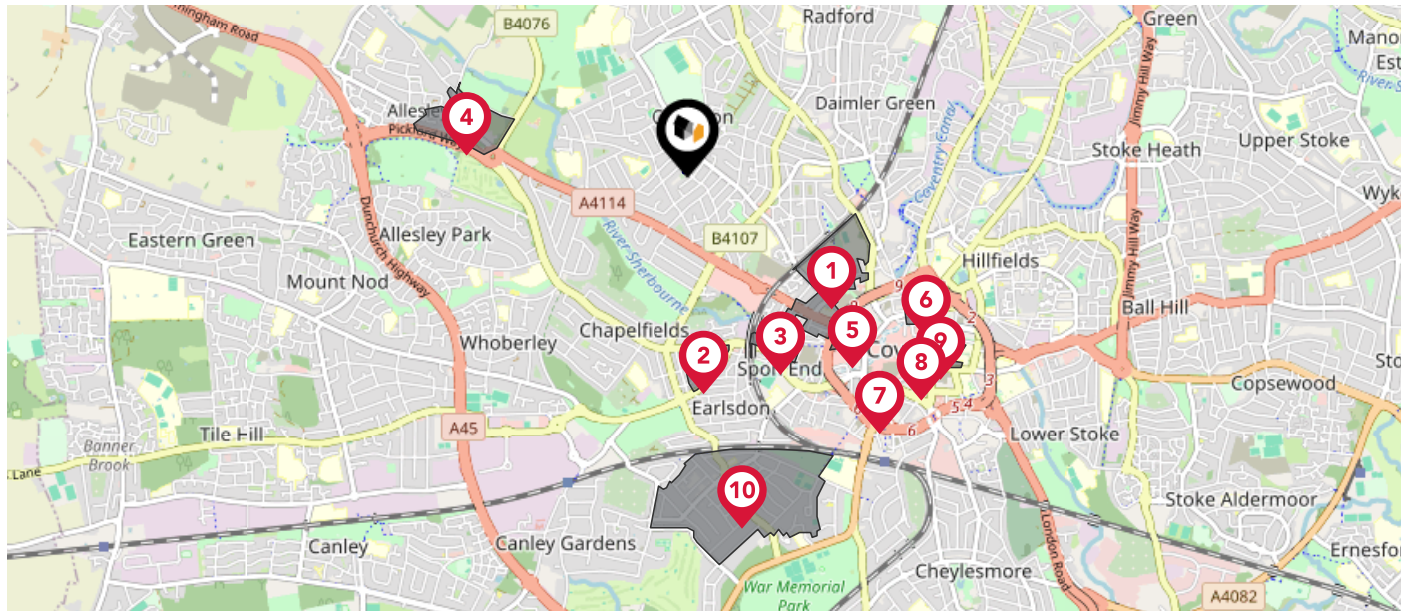
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

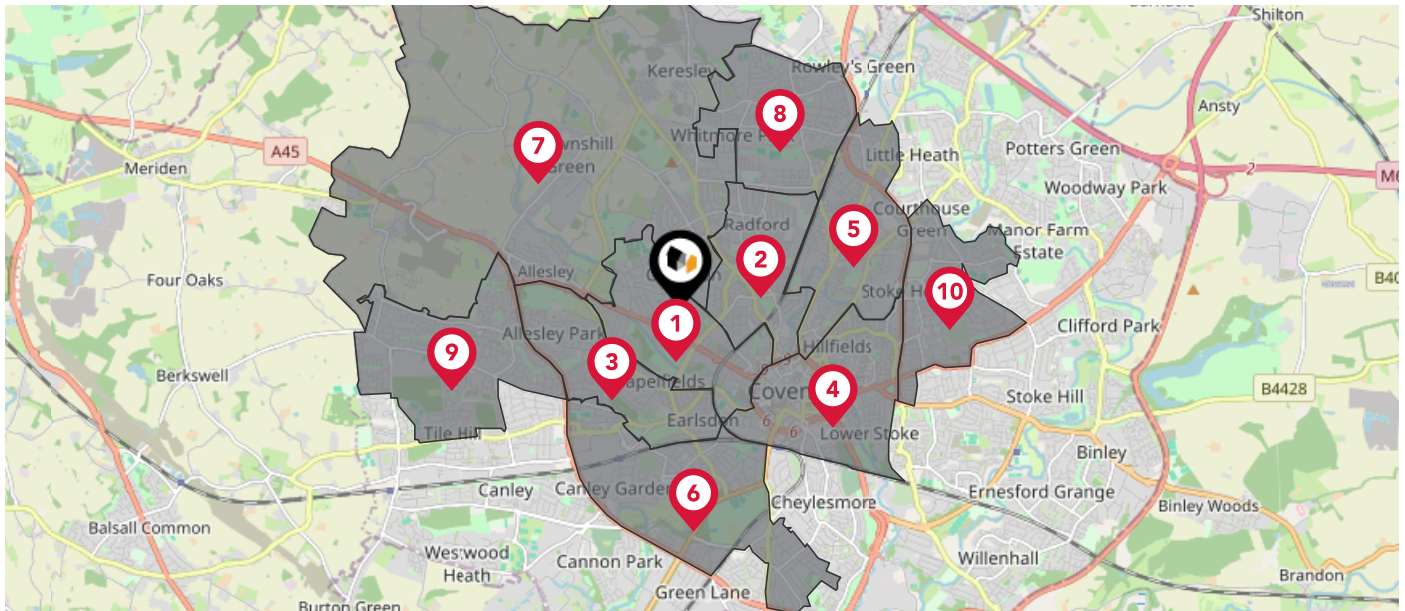
-  1 Naul's Mill
-  2 Chapelfields
-  3 Spon End
-  4 Allesley Village
-  5 Spon Street
-  6 Lady Herbert's Garden
-  7 Greyfriars Green
-  8 High Street
-  9 Hill Top and Cathedral
-  10 Earlsdon

Maps

Council Wards



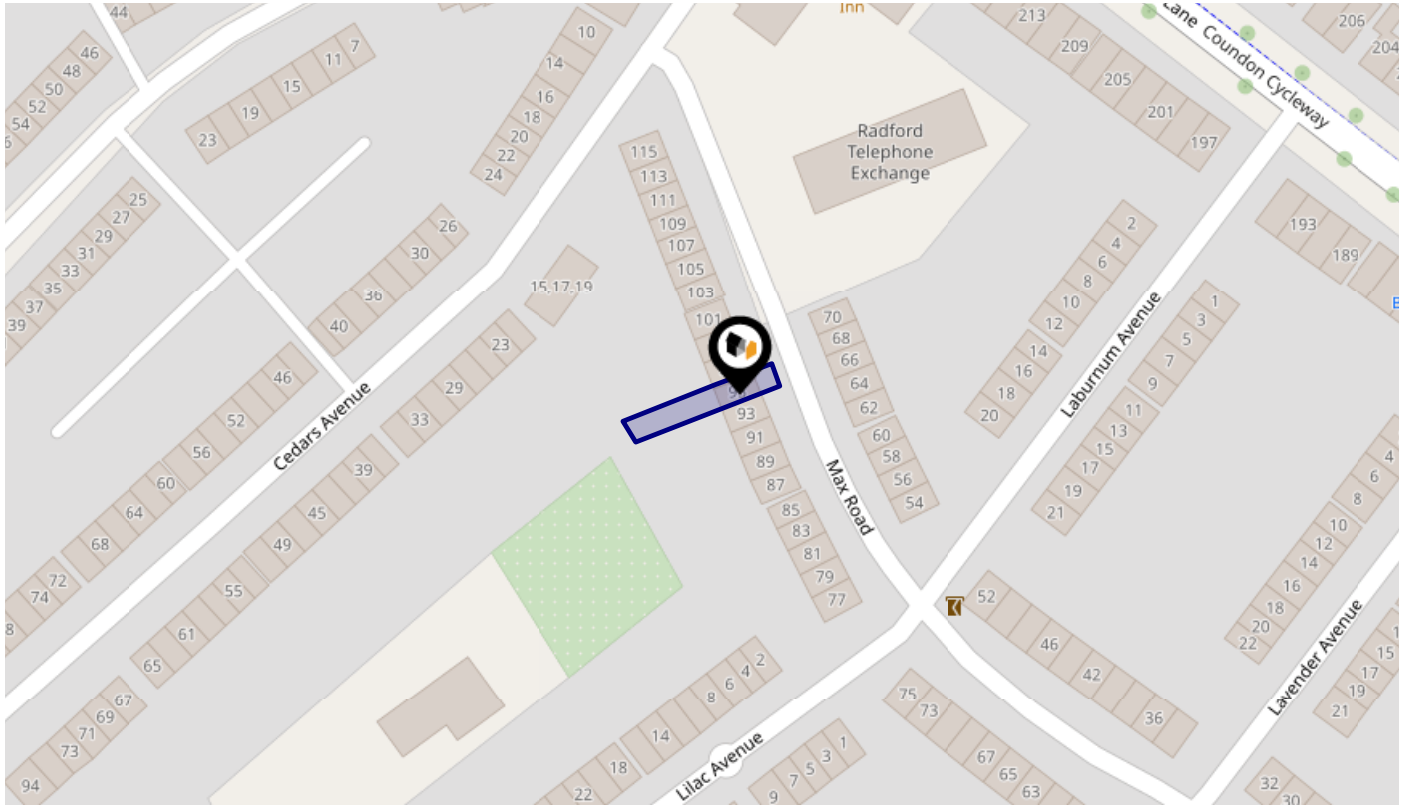
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Sherbourne Ward
- 2 Radford Ward
- 3 Whoberley Ward
- 4 St. Michael's Ward
- 5 Foleshill Ward
- 6 Earlsdon Ward
- 7 Bablake Ward
- 8 Holbrook Ward
- 9 Woodlands Ward
- 10 Upper Stoke Ward

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:

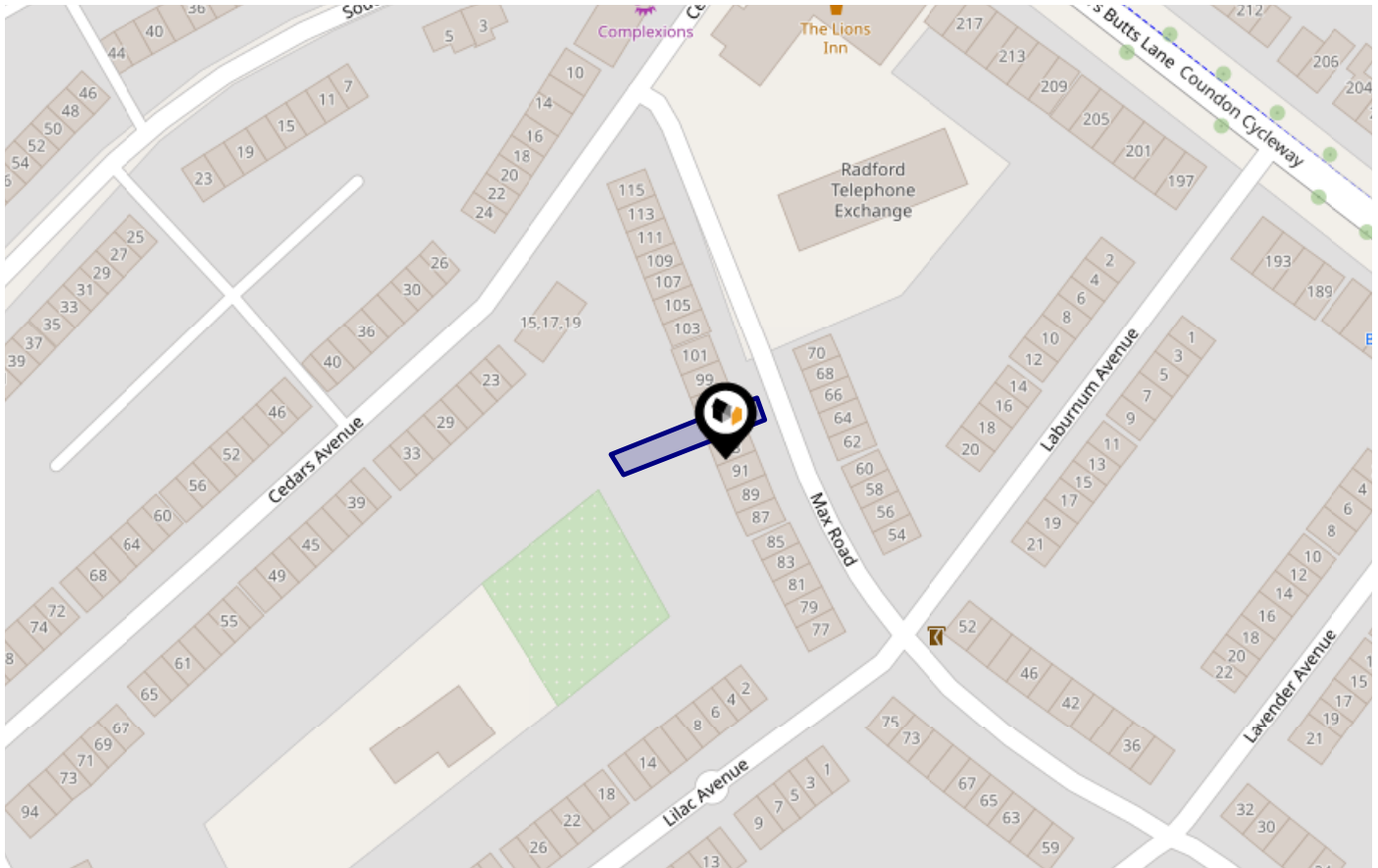
- 5 | 75.0+ dB ■
- 4 | 70.0-74.9 dB ■
- 3 | 65.0-69.9 dB ■
- 2 | 60.0-64.9 dB ■
- 1 | 55.0-59.9 dB ■

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:

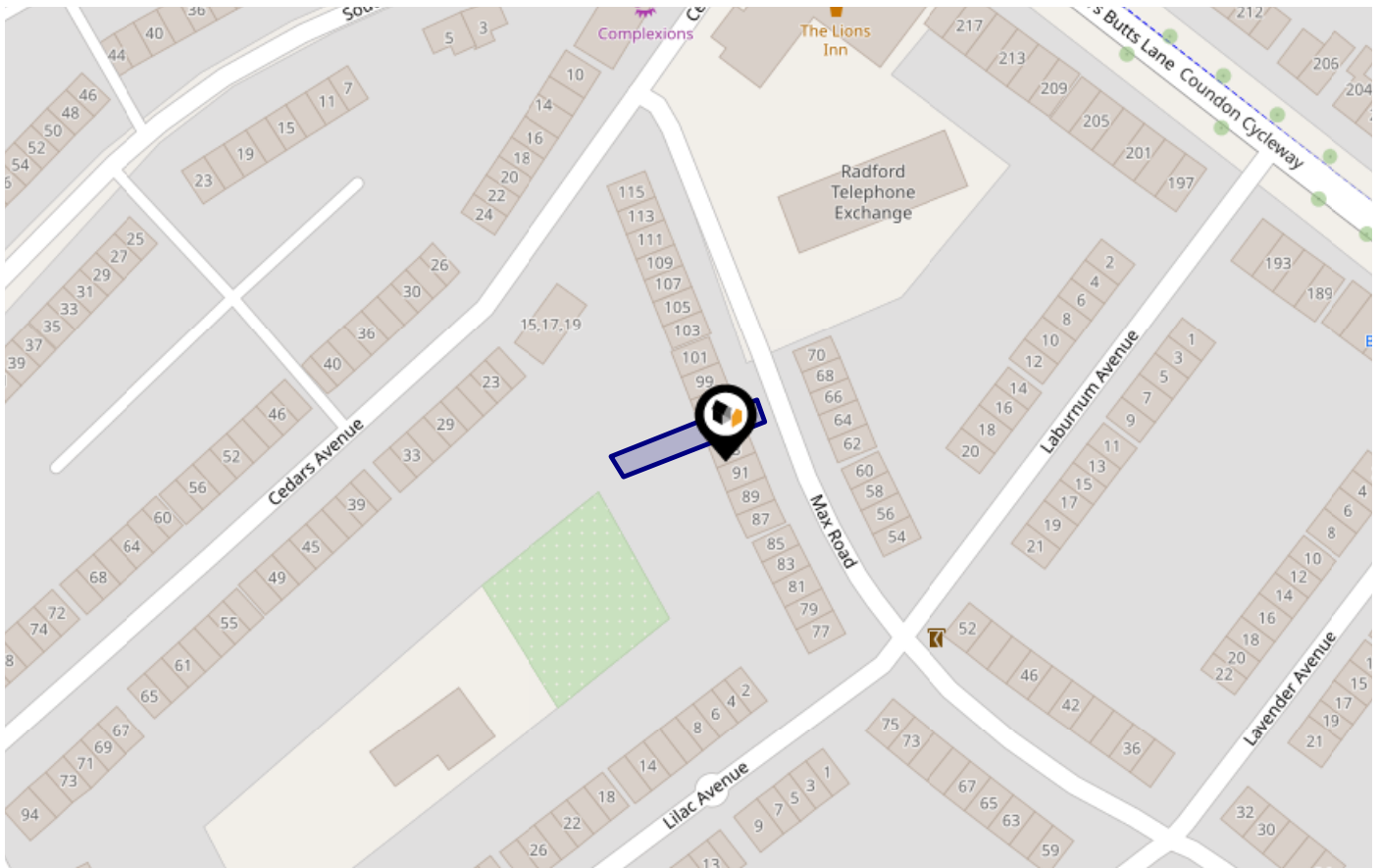


Flood Risk

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

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Chance of flooding to the following depths at this property:

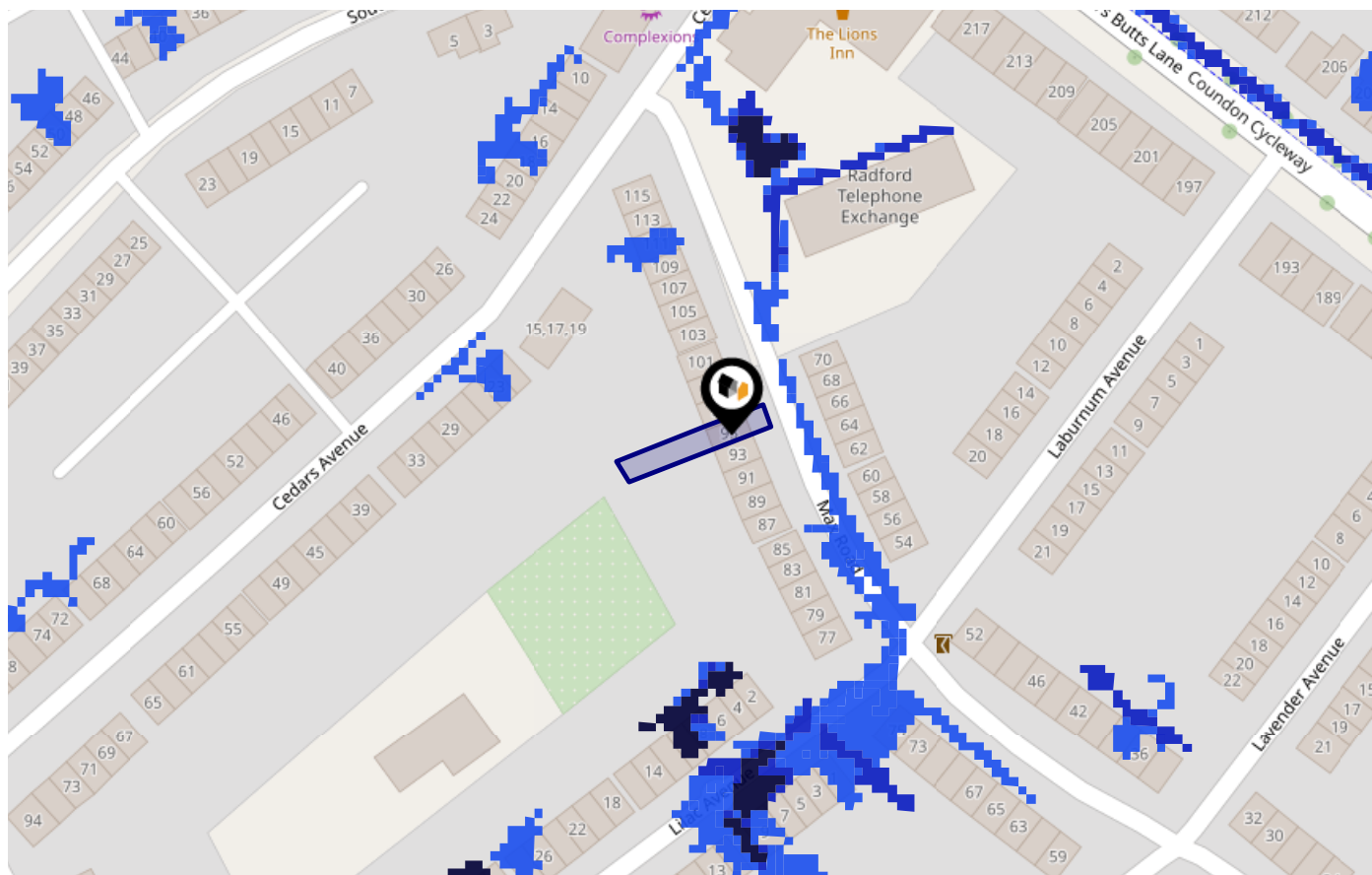


Flood Risk

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.

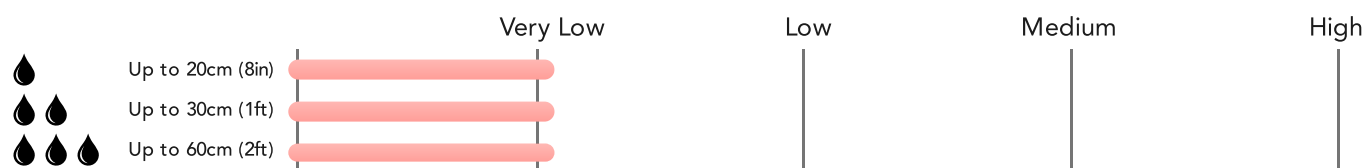


Risk Rating: Very low

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- 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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- 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:

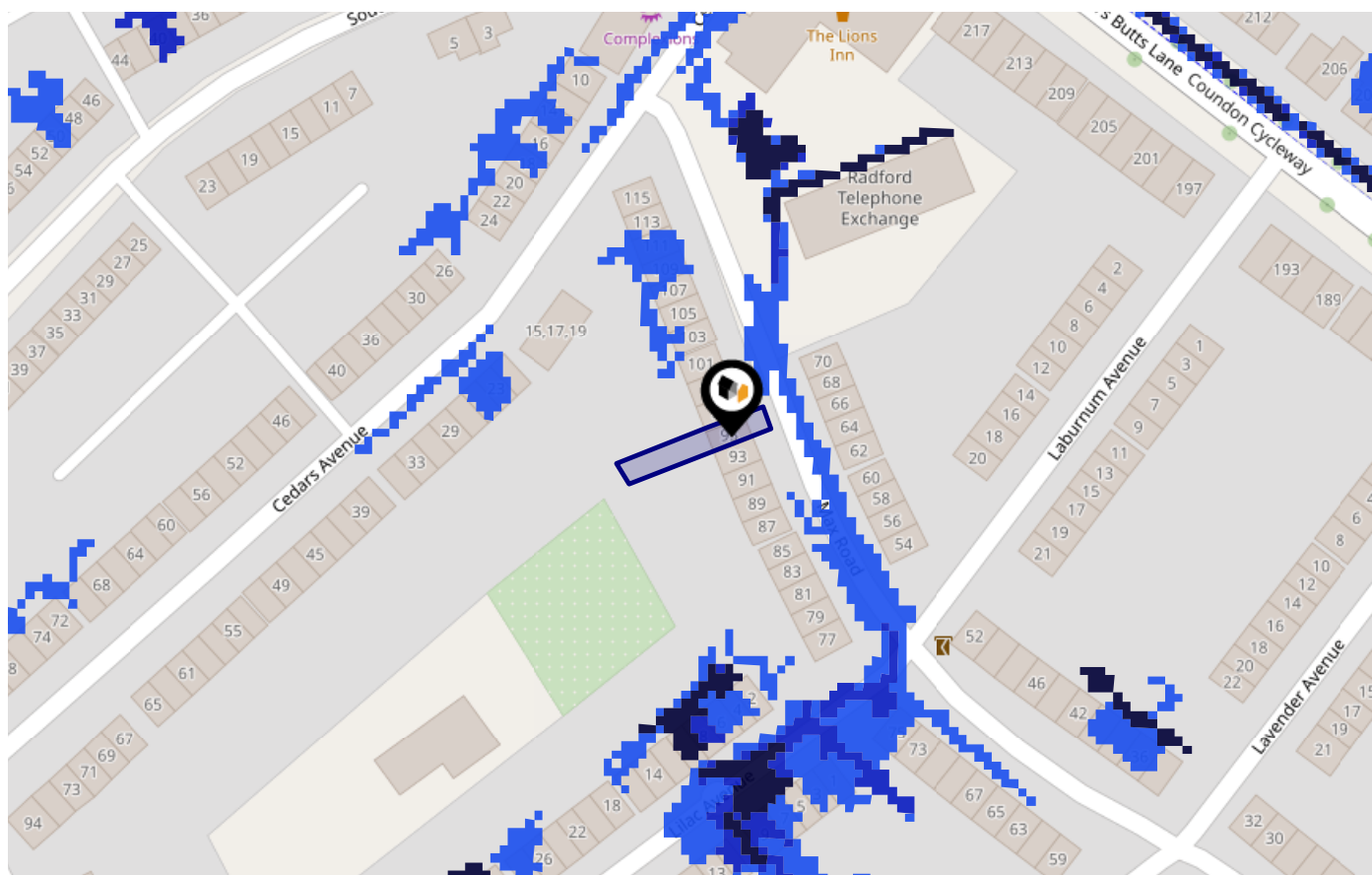


Flood Risk

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.

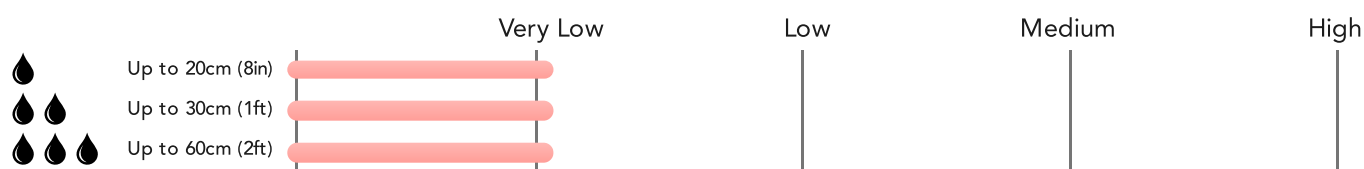


Risk Rating: Very low

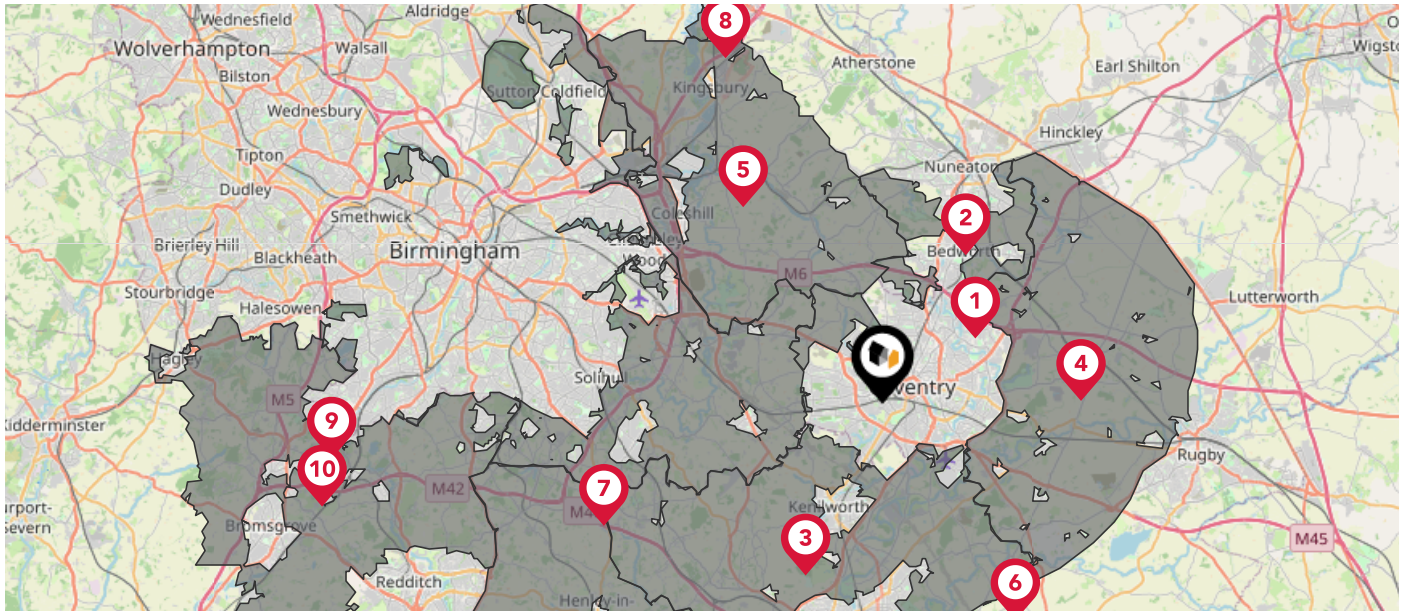
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

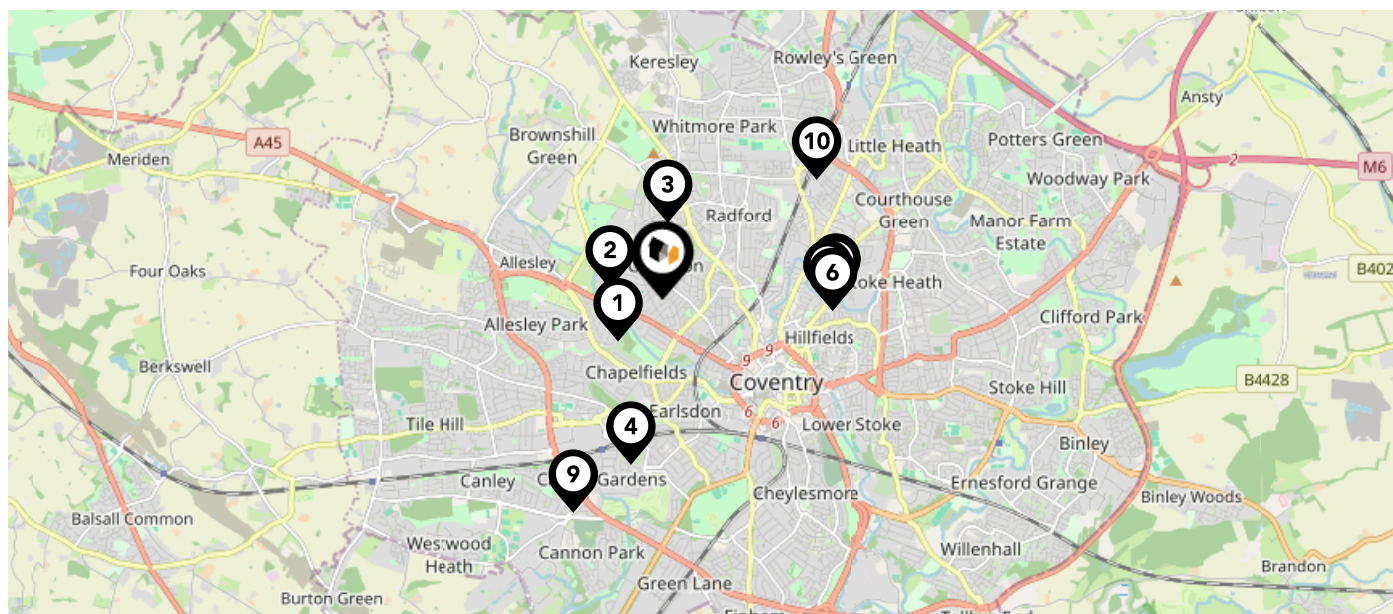
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Warwick
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - North Warwickshire
- 6 Birmingham Green Belt - Stratford-on-Avon
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

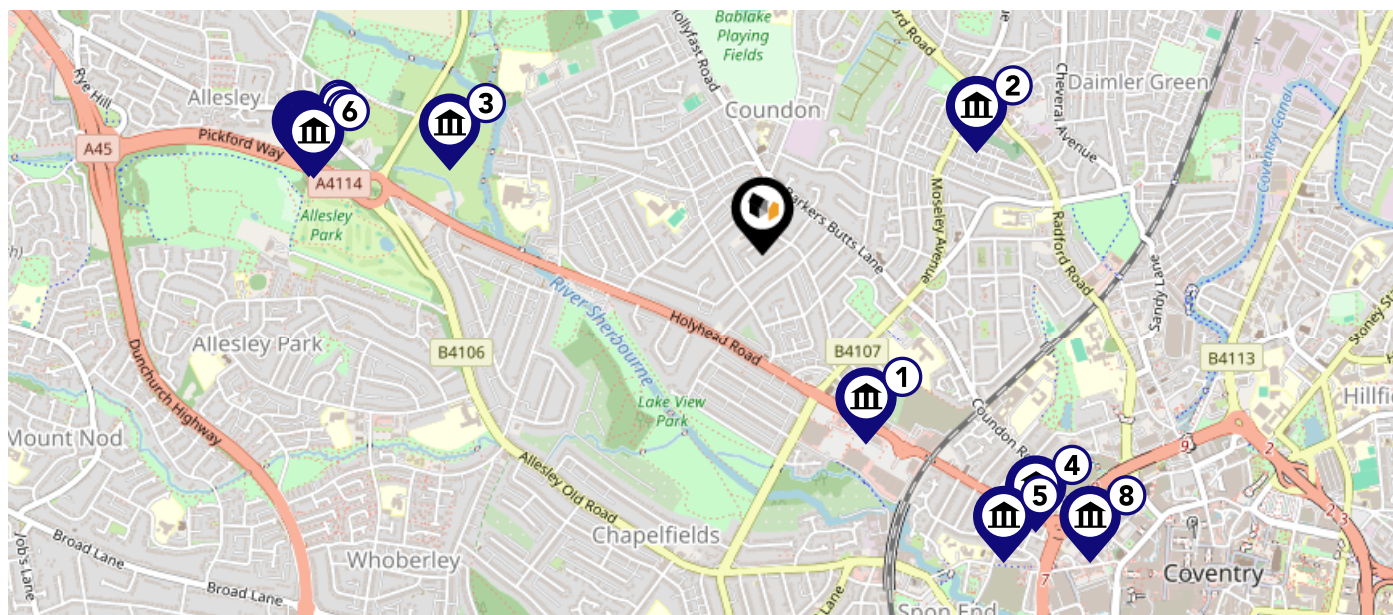
1	Holyhead Road-Coundon, Coventry	Historic Landfill
2	Coundon Social Club-Coundon, Coventry	Historic Landfill
3	Kelmscote Road-Coudon, Coventry	Historic Landfill
4	Hearsall Common-Whoberley, Coventry	Historic Landfill
5	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch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











Maps

Listed Buildings

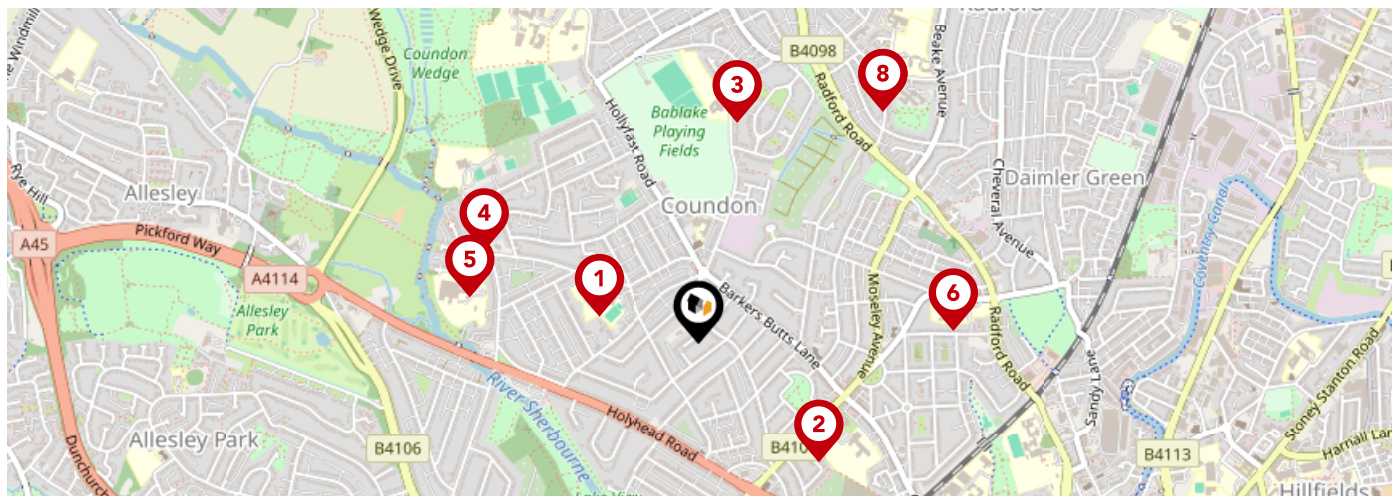


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



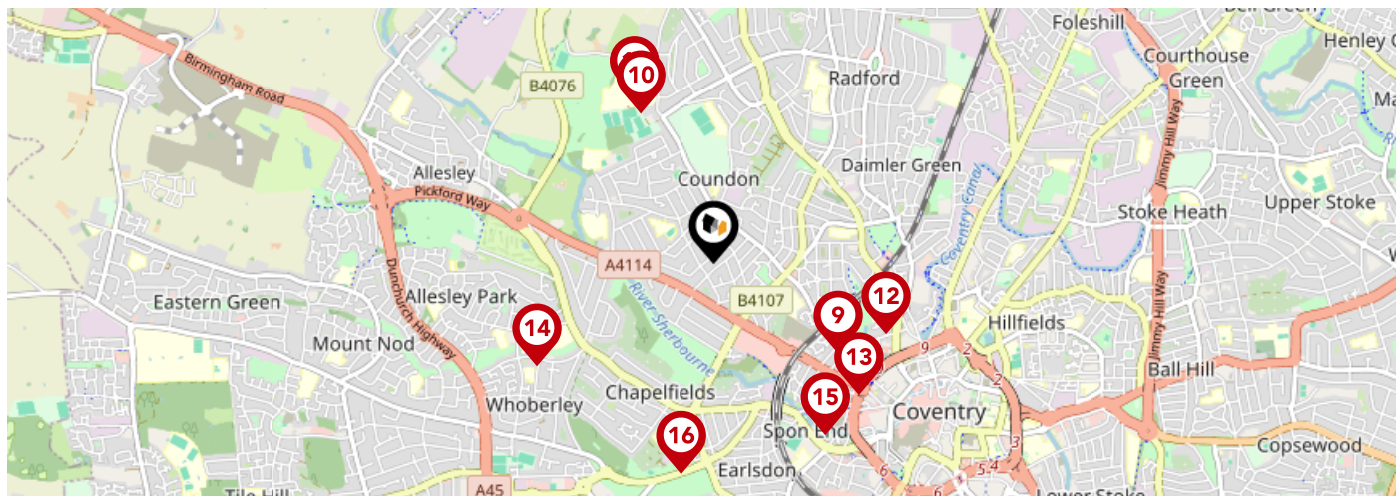
Listed Buildings in the local district		Grade	Distance
	1076662 - St Catherine's Well	Grade II	0.5 miles
	1437712 - Radford St Nicholas War Memorial	Grade II	0.6 miles
	1076639 - Church Lane Farmhouse	Grade II	0.7 miles
	1342912 - Roman Catholic Church Of St Osburg	Grade II	0.9 miles
	1393332 - Coventry Synagogue And Rabbi's House	Grade II	0.9 miles
	1116227 - 59, Birmingham Road	Grade II	1.0 miles
	1076663 - 65, Birmingham Road	Grade II	1.0 miles
	1076598 - 1 And 3 Ryley Street	Grade II	1.0 miles
	1116240 - 67, Birmingham Road	Grade II	1.0 miles
	1342898 - 69, Birmingham Road	Grade II	1.0 miles

Area Schools



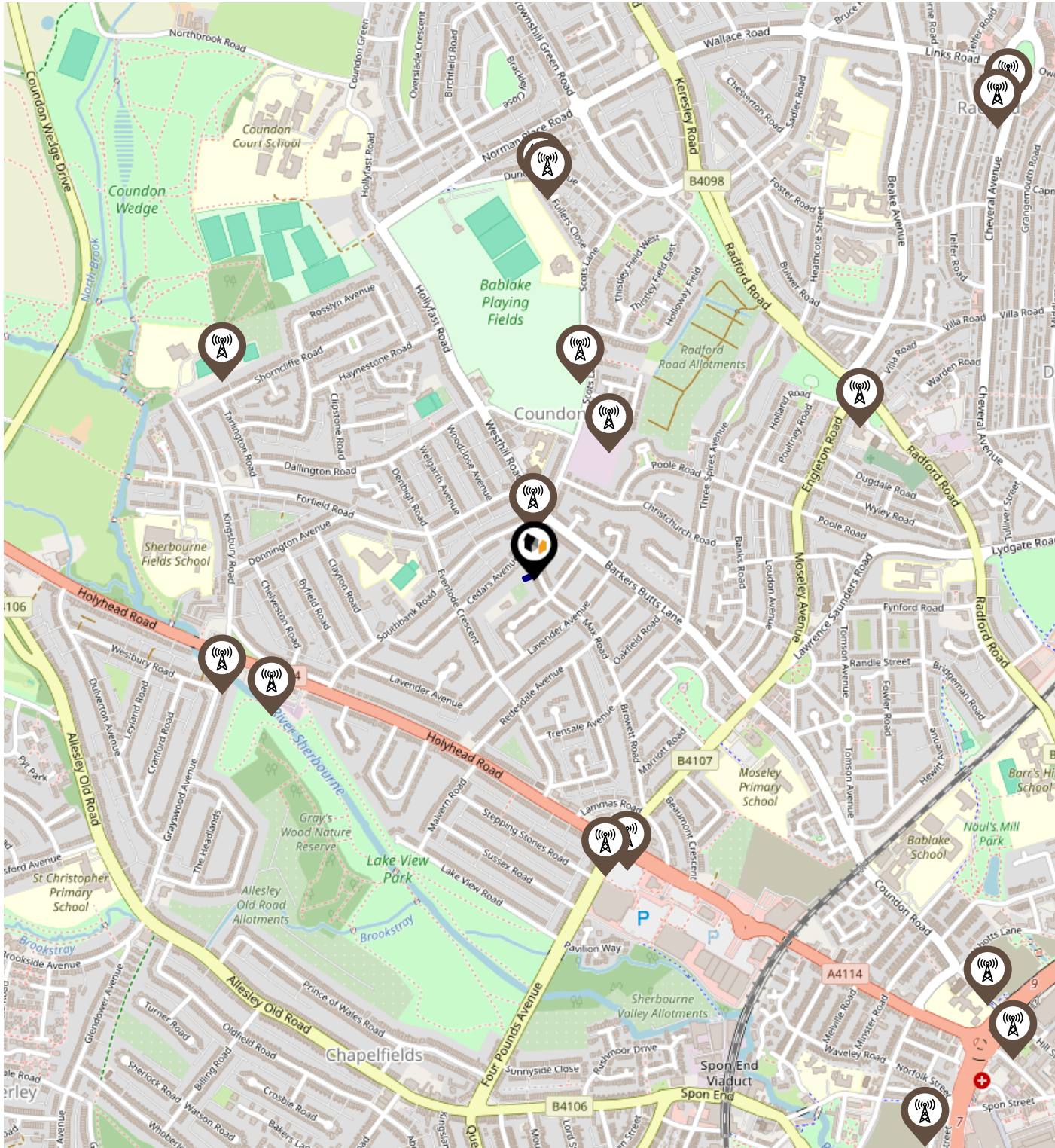
	Nursery	Primary	Secondary	College	Private
1 Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hollyfast Primary School Ofsted Rating: Good Pupils: 656 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Court Ofsted Rating: Requires improvement Pupils: 1919 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.89	<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:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.96	<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

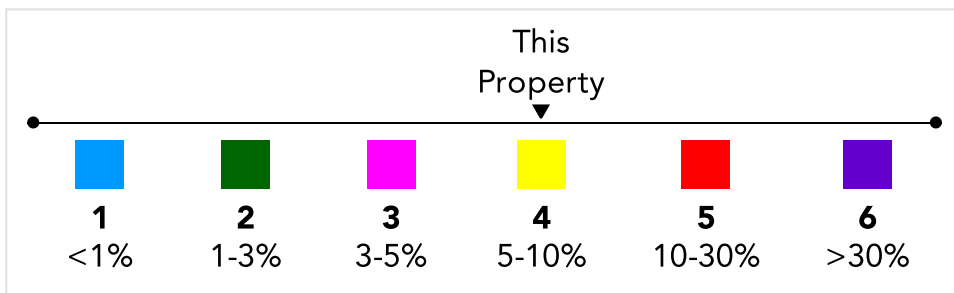
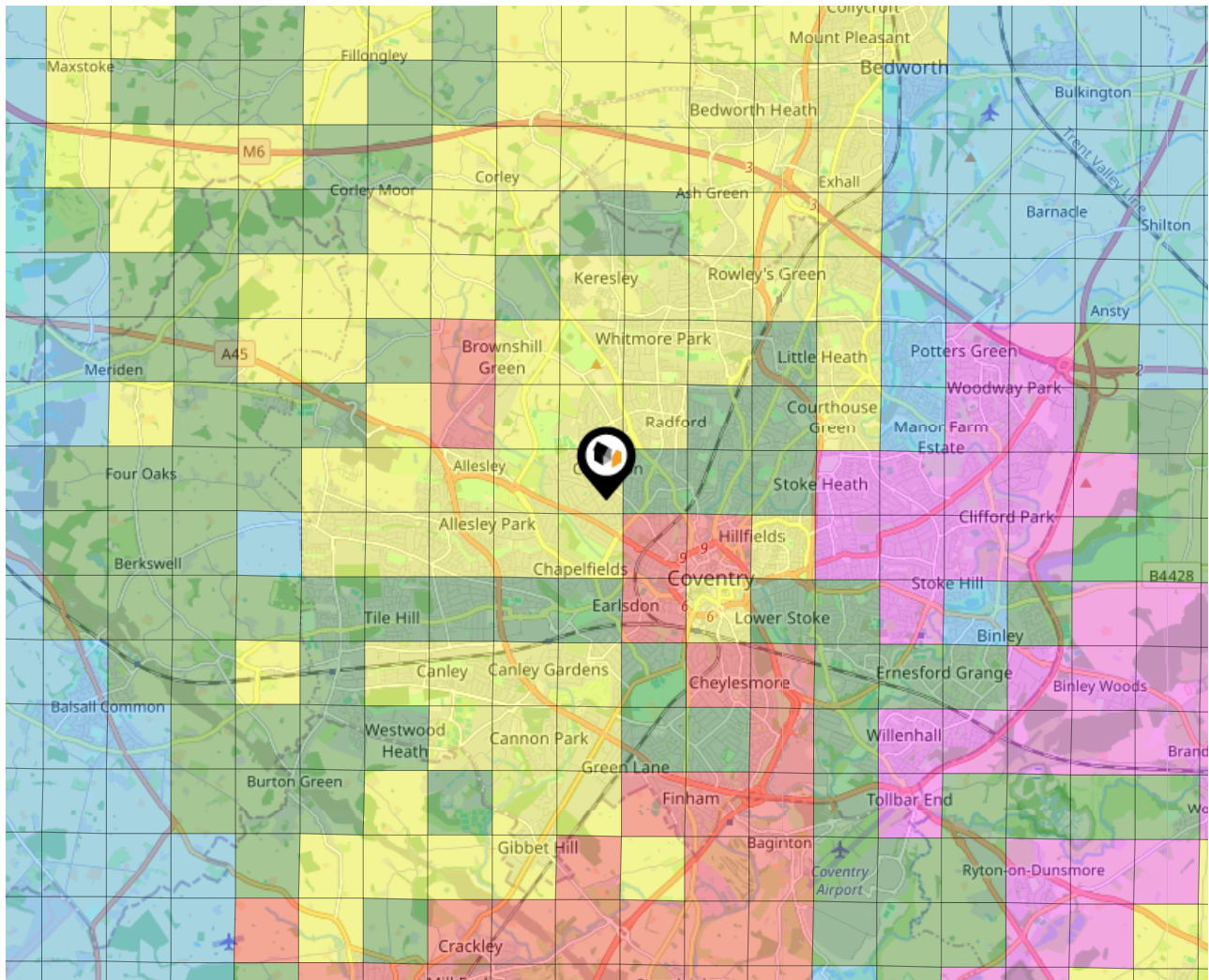
Environment

Radon Gas

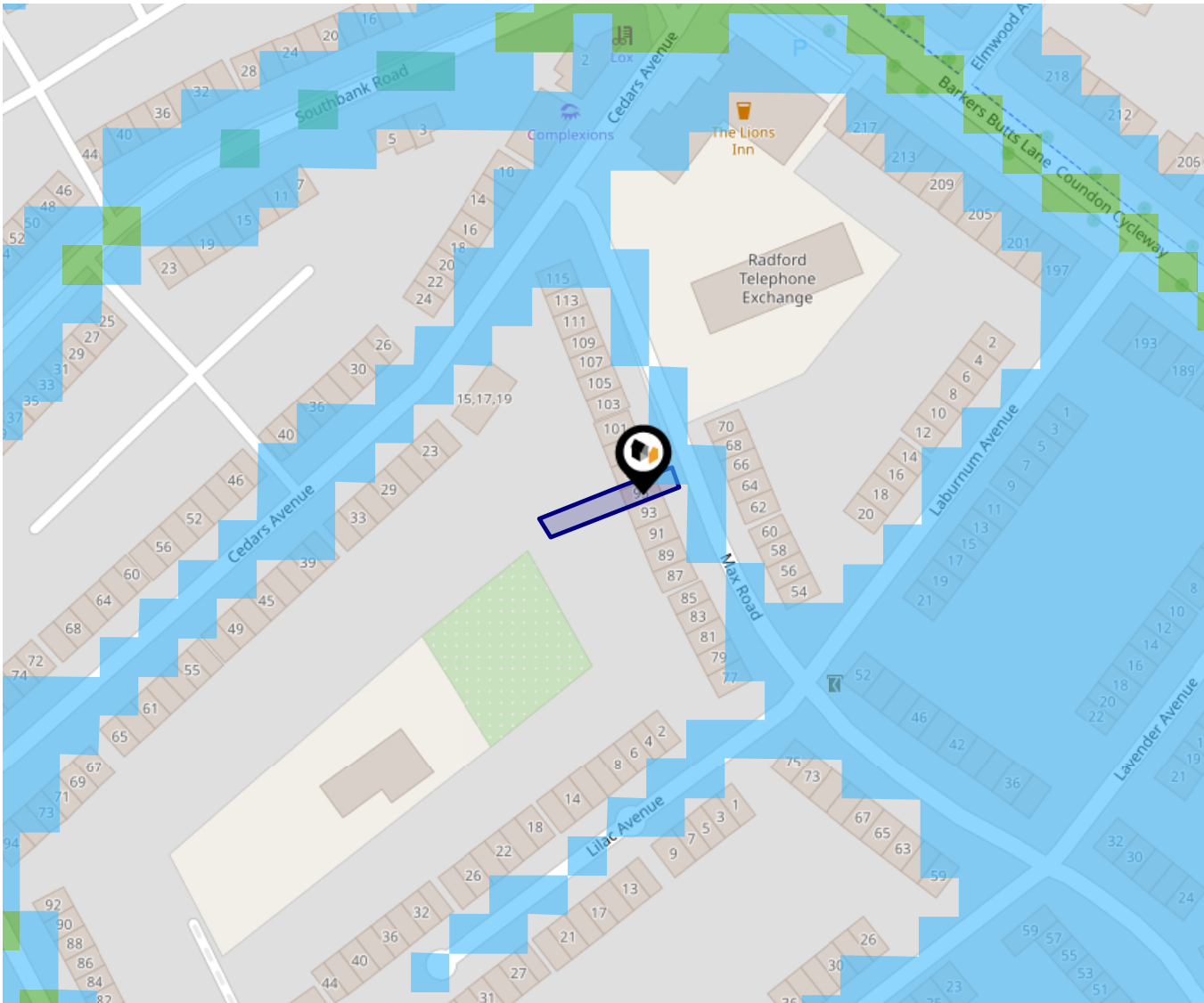


What is Radon?

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

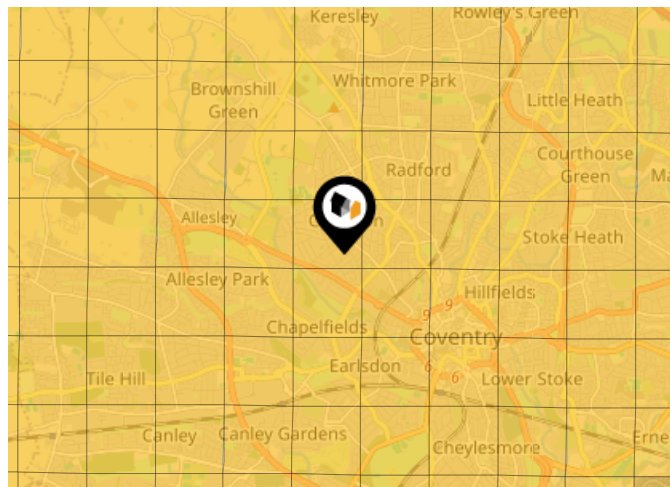


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		

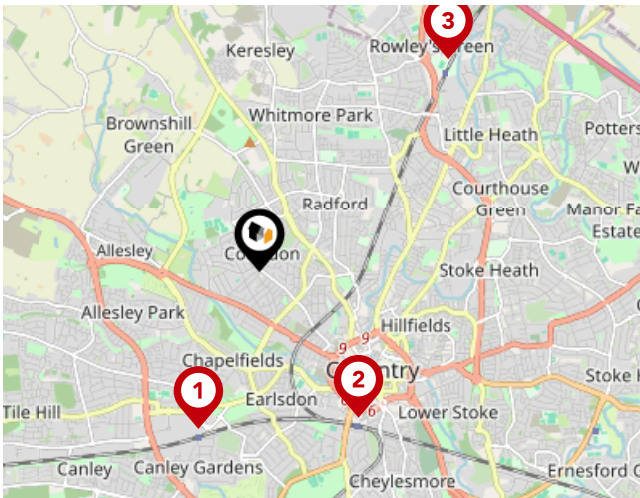


Primary Classifications (Most Common Clay Types)

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

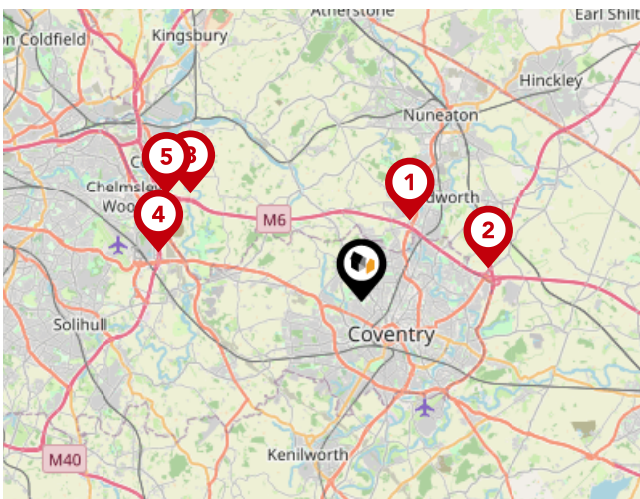
Area

Transport (National)



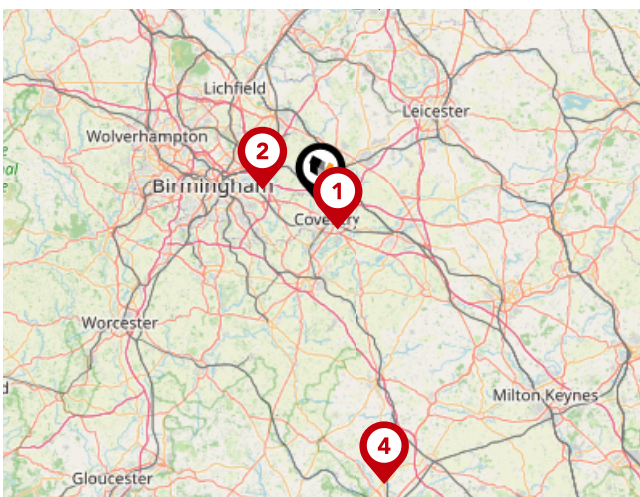
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.52 miles
2	Coventry Rail Station	1.59 miles
3	Coventry Arena Rail Station	2.58 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.45 miles
2	M6 J2	4.73 miles
3	M6 J3A	7.39 miles
4	M42 J6	7.59 miles
5	M6 J4	8.11 miles

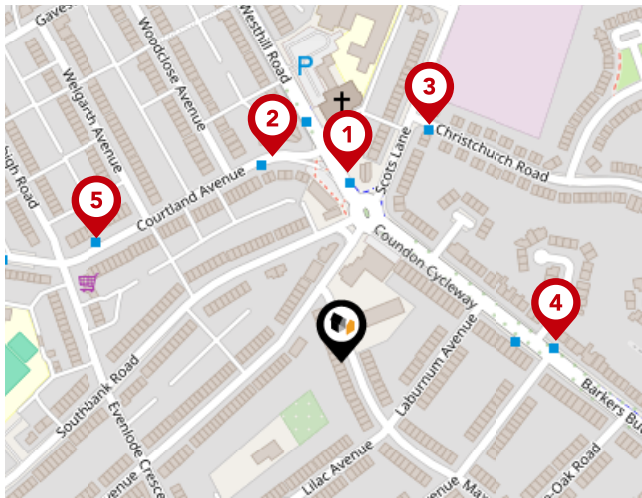


Airports/Helipads

Pin	Name	Distance
1	Baginton	4.39 miles
2	Birmingham Airport	8.6 miles
3	East Mids Airport	29.41 miles
4	Kidlington	41.68 miles

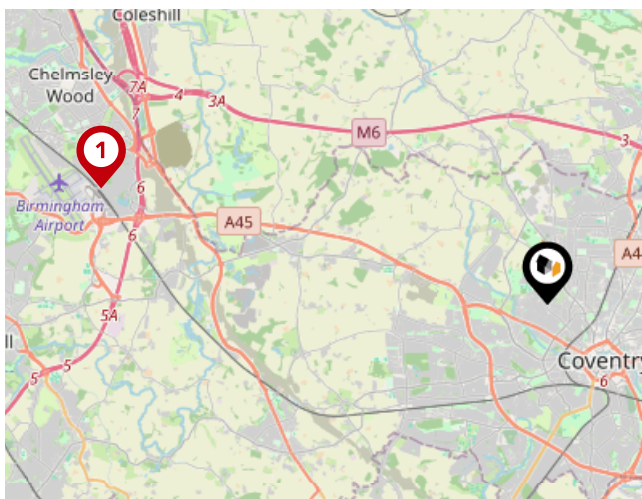
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Christ the King Church	0.11 miles
2	Woodclose Ave	0.12 miles
3	Scots Lane	0.14 miles
4	Ashwood Avenue	0.12 miles
5	Denbig Rd	0.16 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.35 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

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

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