See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th November 2026



KENSINGTON ROAD, COVENTRY, CV5

Price Estimate : £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

The Property Ombudsman

Powered by sprift Know any property instantly

Introduction
Our Comments

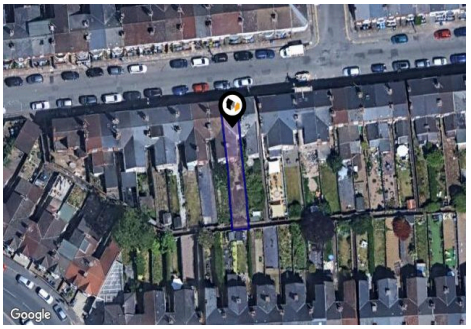
Dear Buyers & Interested Parties

Your property details in brief.....
A unique three bedroom terraced period home
Kitchen breakfast room with twin French doors to gardens
First floor shower room & ground floor cloakroom
Two spacious reception rooms
Gas central heating & double glazing (inc some sash windows)
Generous rear gardens with a South facing aspect
Ideal Earlsdon locale near amenities & parkland
EPC Rating D, Total 77.4 Sq.M or 833 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	**Price Estimate:**	£235,000
Bedrooms:	3	**Tenure:**	Freehold
Floor Area:	833 ft^2 / 77 m^2		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,957		
Title Number:	WK205206		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17	80	5500
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Market
Sold in Street

99, Kensington Road, Coventry, CV5 6GJ					Terraced House
Last Sold Date:	25/11/2024	28/11/2023	03/09/2012	09/04/1999	18/10/1996
Last Sold Price:	£215,000	£168,000	£130,000	£63,500	£34,000

117, Kensington Road, Coventry, CV5 6GJ			Terraced House
Last Sold Date:	21/12/2022	25/03/2004	
Last Sold Price:	£230,000	£135,000	

87, Kensington Road, Coventry, CV5 6GJ		Terraced House
Last Sold Date:	14/02/2022	
Last Sold Price:	£170,000	

103, Kensington Road, Coventry, CV5 6GJ			Terraced House
Last Sold Date:	19/11/2021	30/04/1999	
Last Sold Price:	£170,000	£46,000	

109, Kensington Road, Coventry, CV5 6GJ		Terraced House
Last Sold Date:	30/09/2021	
Last Sold Price:	£190,000	

91, Kensington Road, Coventry, CV5 6GJ			Terraced House
Last Sold Date:	03/07/2015	21/11/2014	
Last Sold Price:	£180,000	£141,750	

113, Kensington Road, Coventry, CV5 6GJ		Terraced House
Last Sold Date:	13/11/2014	
Last Sold Price:	£137,500	

97, Kensington Road, Coventry, CV5 6GJ		Terraced House
Last Sold Date:	22/10/2014	
Last Sold Price:	£152,000	

119, Kensington Road, Coventry, CV5 6GJ			Terraced House
Last Sold Date:	14/06/2013	07/04/1995	
Last Sold Price:	£205,000	£45,000	

101, Kensington Road, Coventry, CV5 6GJ			Terraced House
Last Sold Date:	14/11/2012	20/12/2002	
Last Sold Price:	£130,000	£85,500	

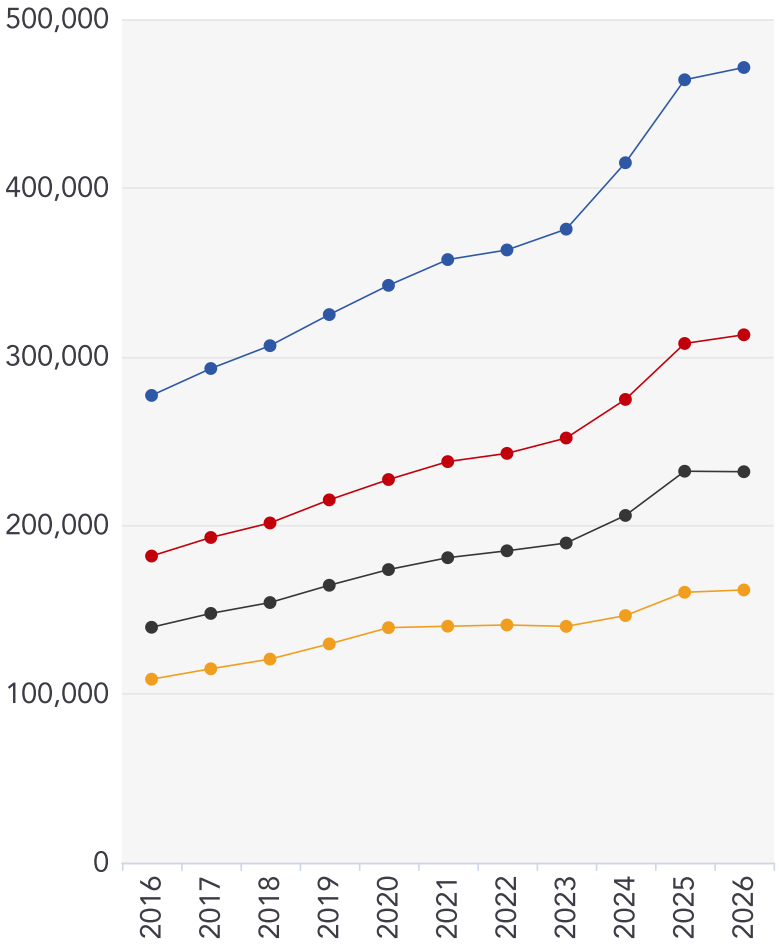
115, Kensington Road, Coventry, CV5 6GJ		Terraced House
Last Sold Date:	23/02/2006	
Last Sold Price:	£70,000	

95, Kensington Road, Coventry, CV5 6GJ		Terraced House
Last Sold Date:	31/01/1997	
Last Sold Price:	£46,500	

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

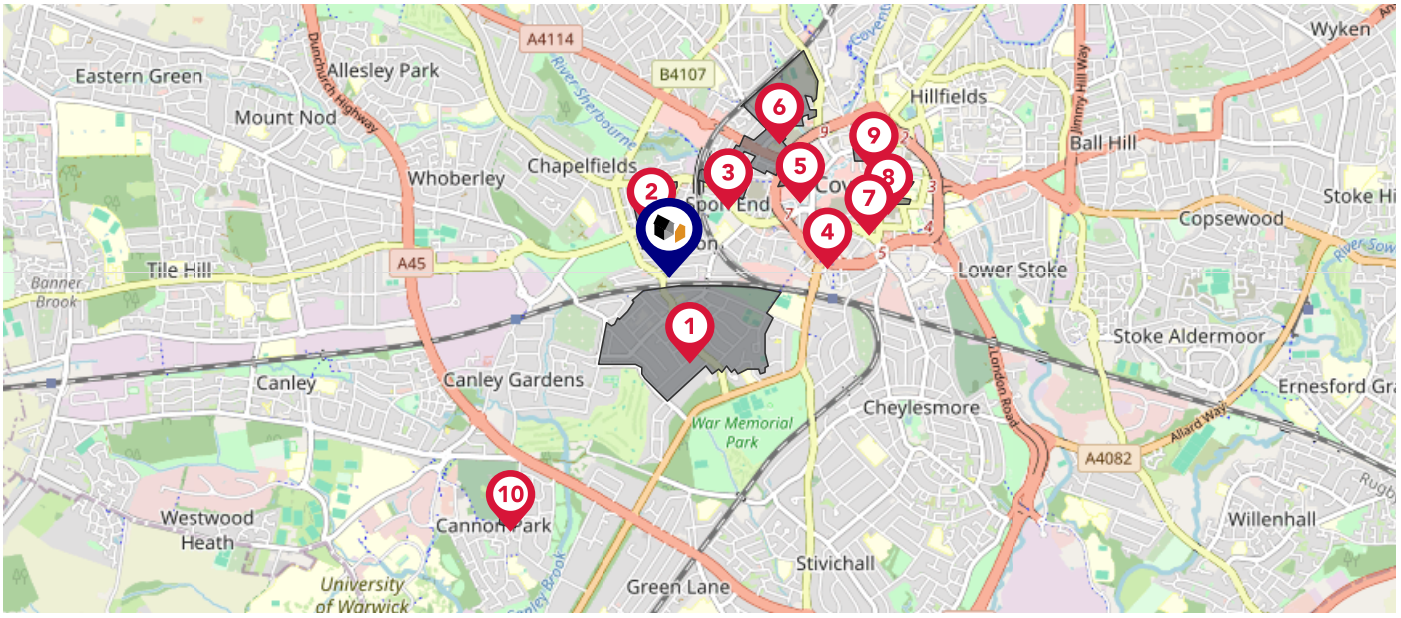
- Adit
- Gutter Pit
- Shaft

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

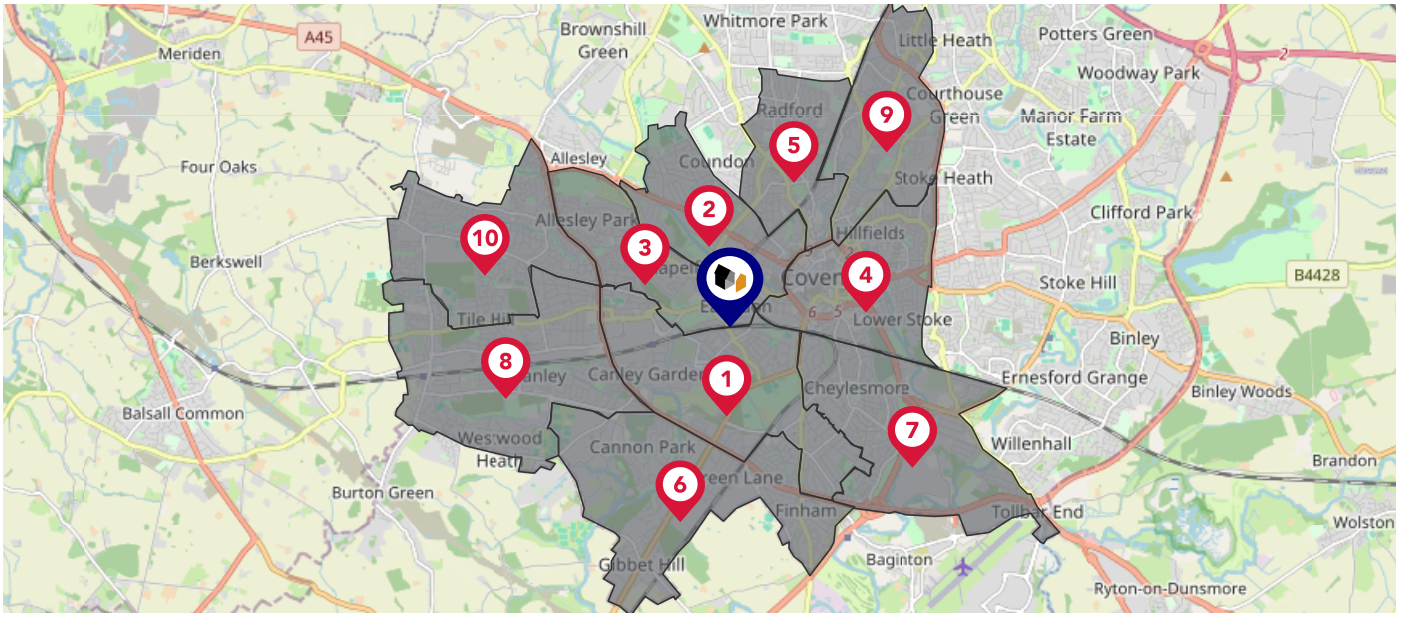
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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	Ivy Farm Lane (Canley Hamlet)

Maps
Council Wards

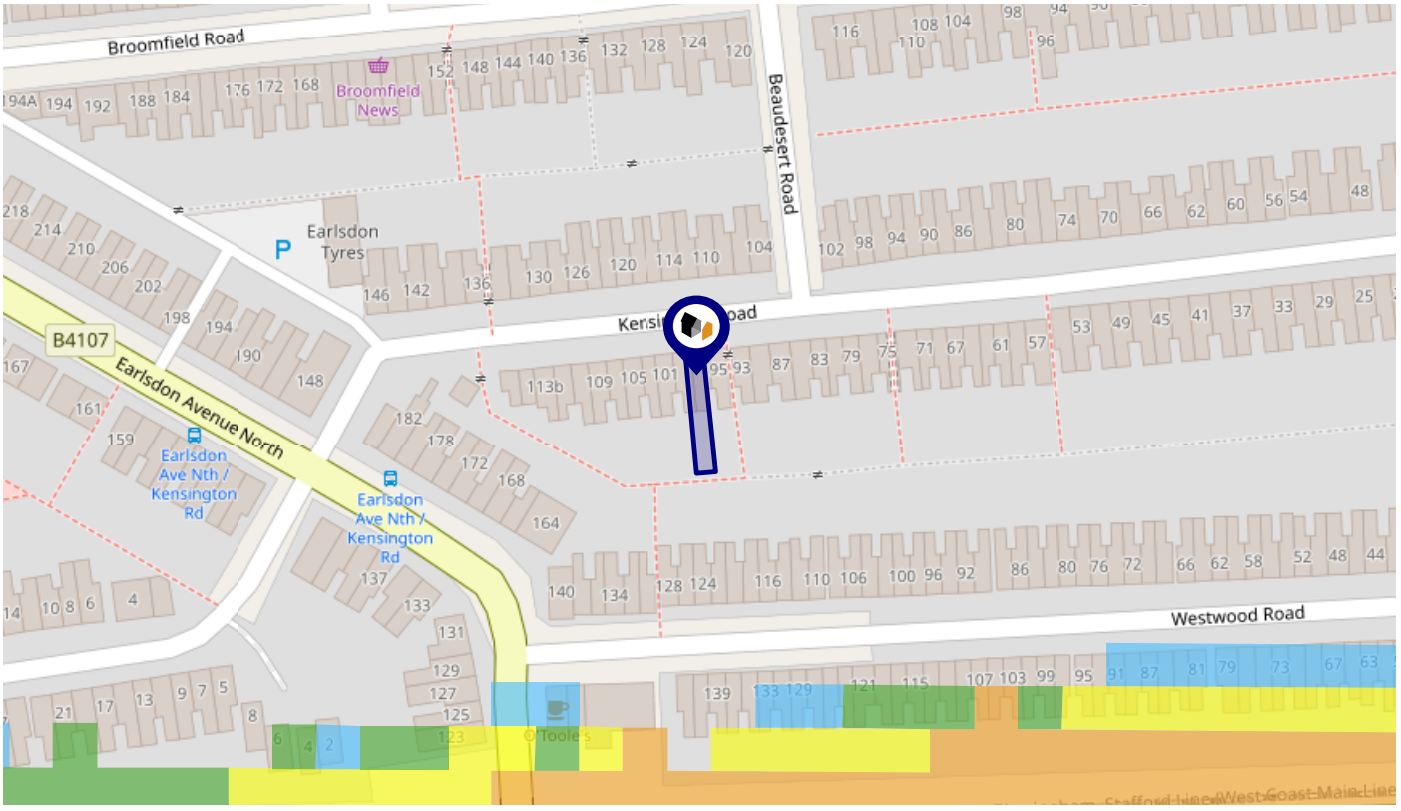
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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	Westwood Ward
9	Foleshill Ward
10	Woodlands 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.

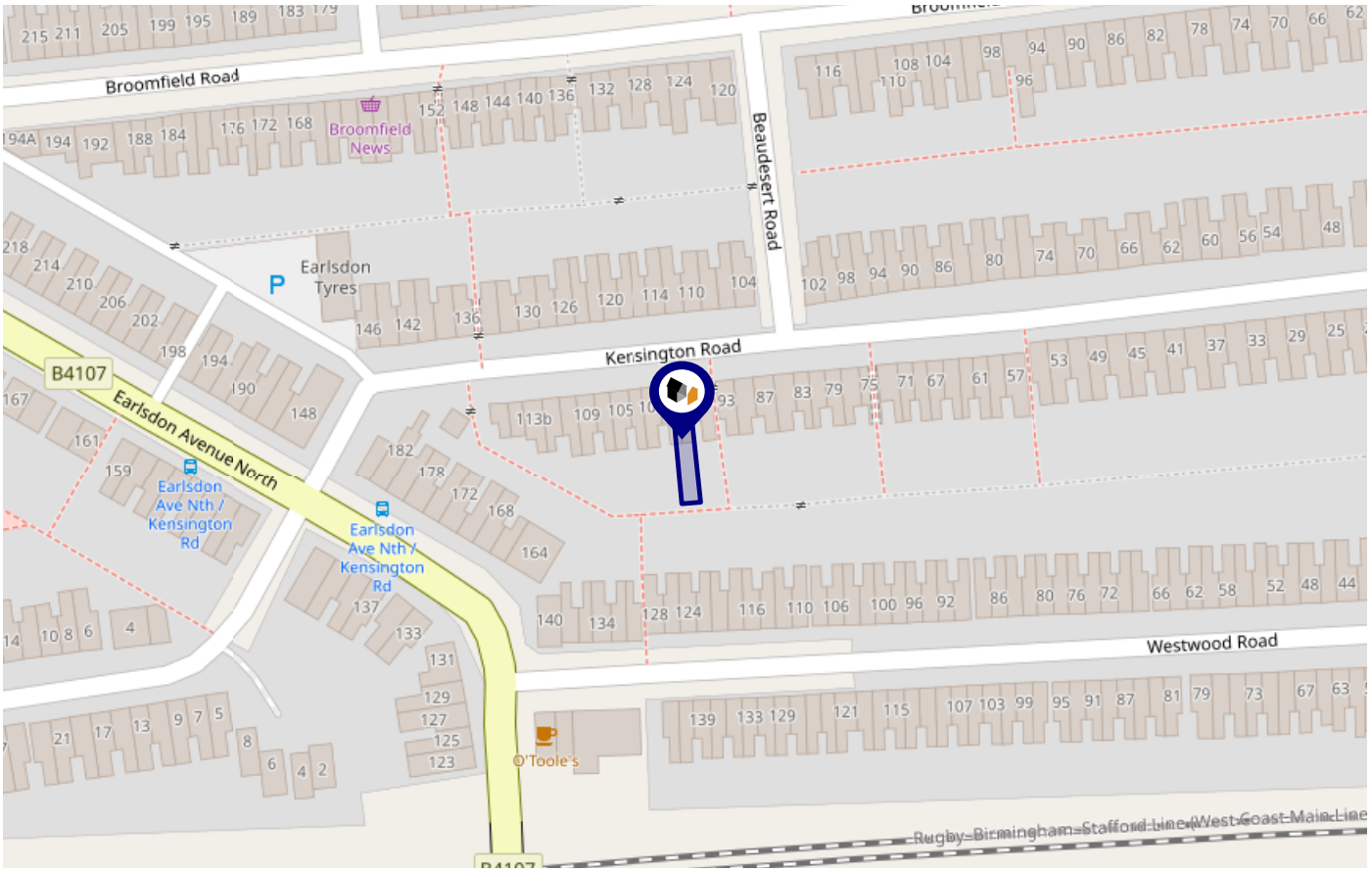
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

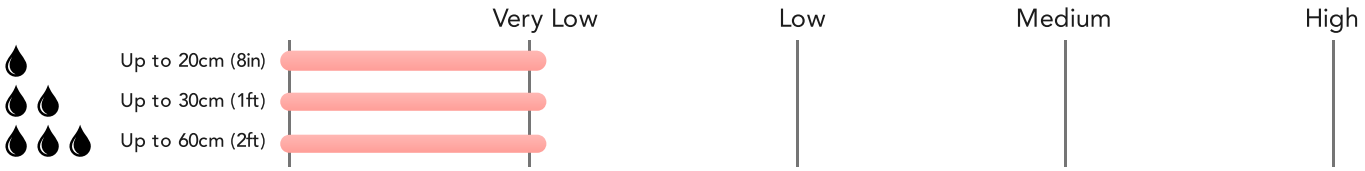


Risk Rating: Very low

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.

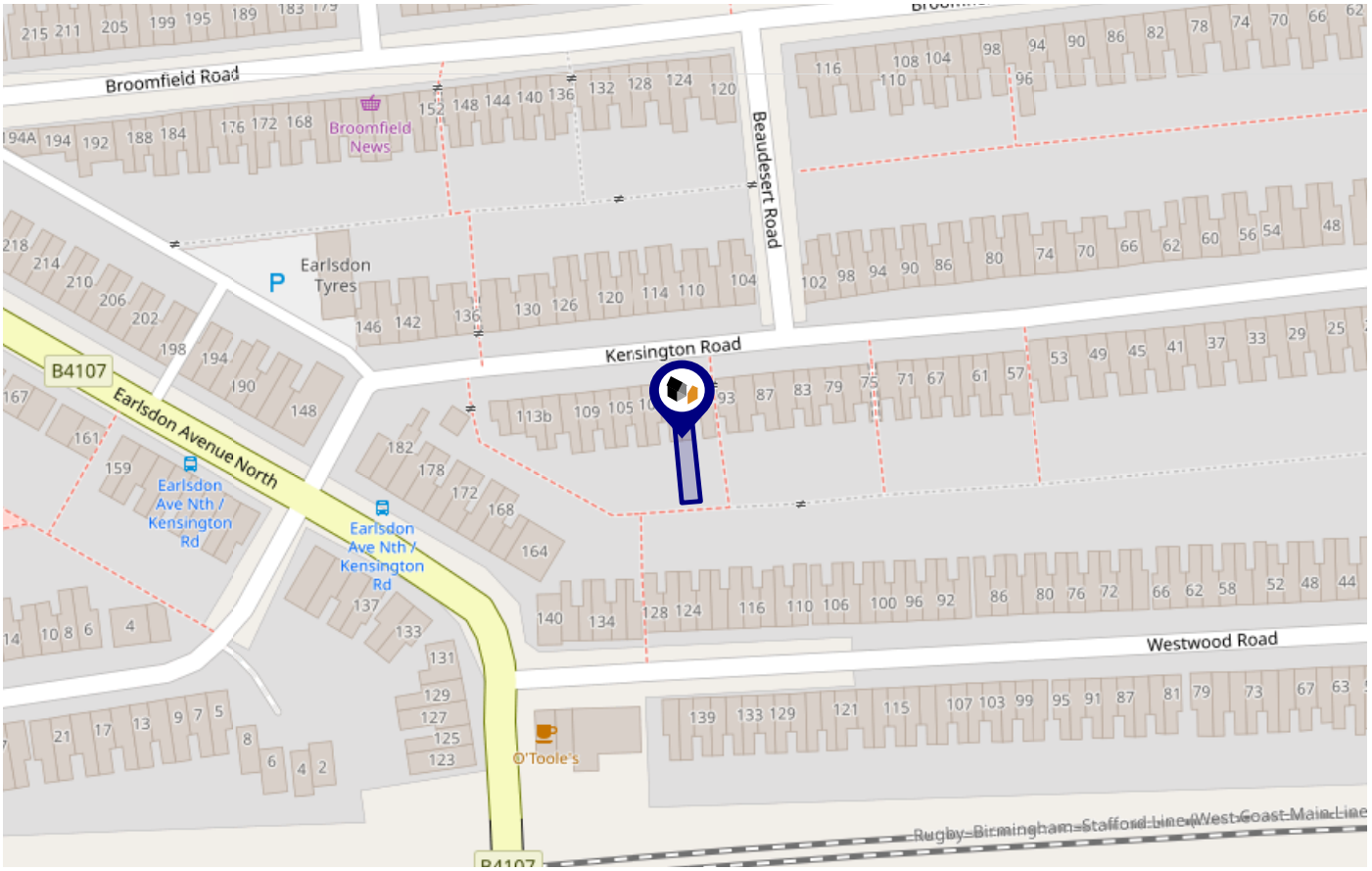
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000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

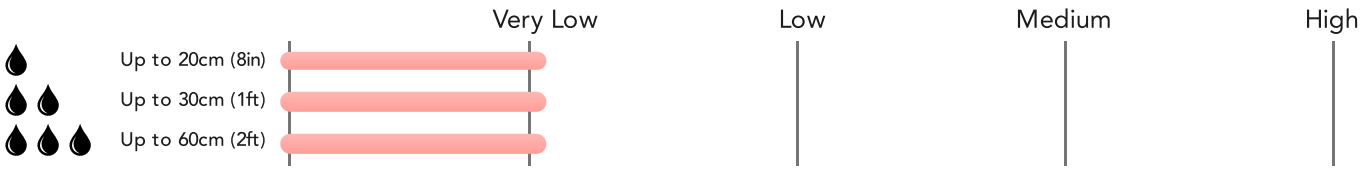


Risk Rating: Very low

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.

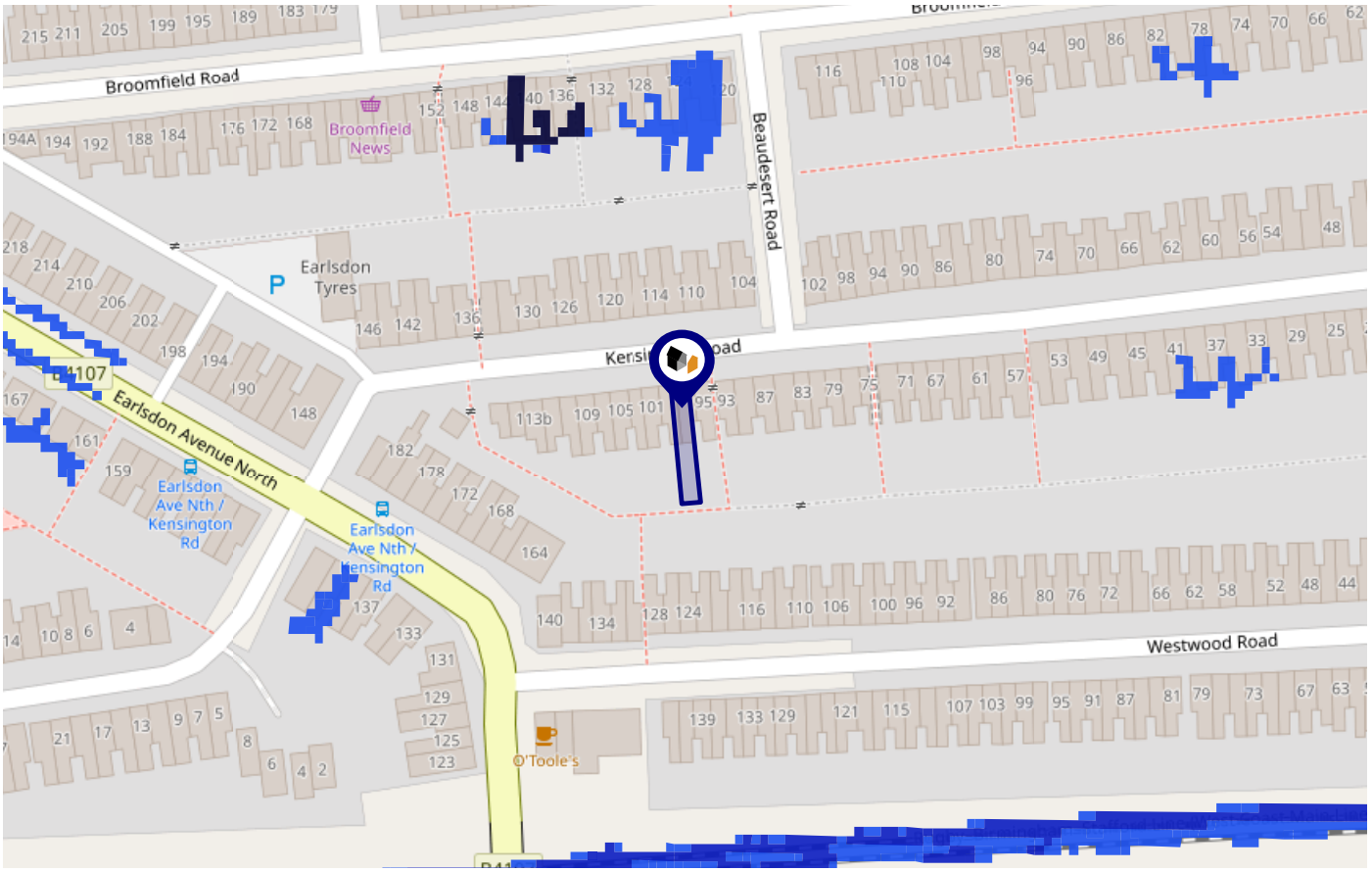
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000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

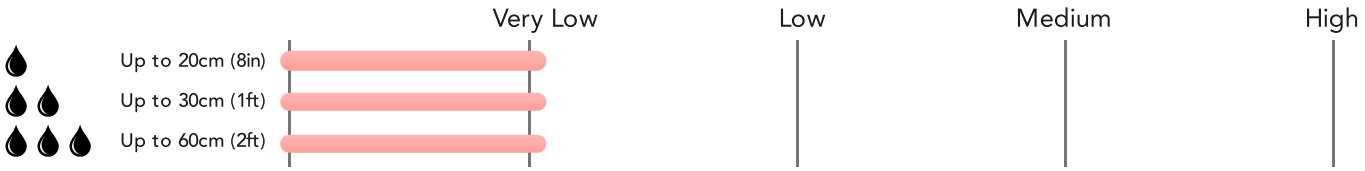


Risk Rating: Very low

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.

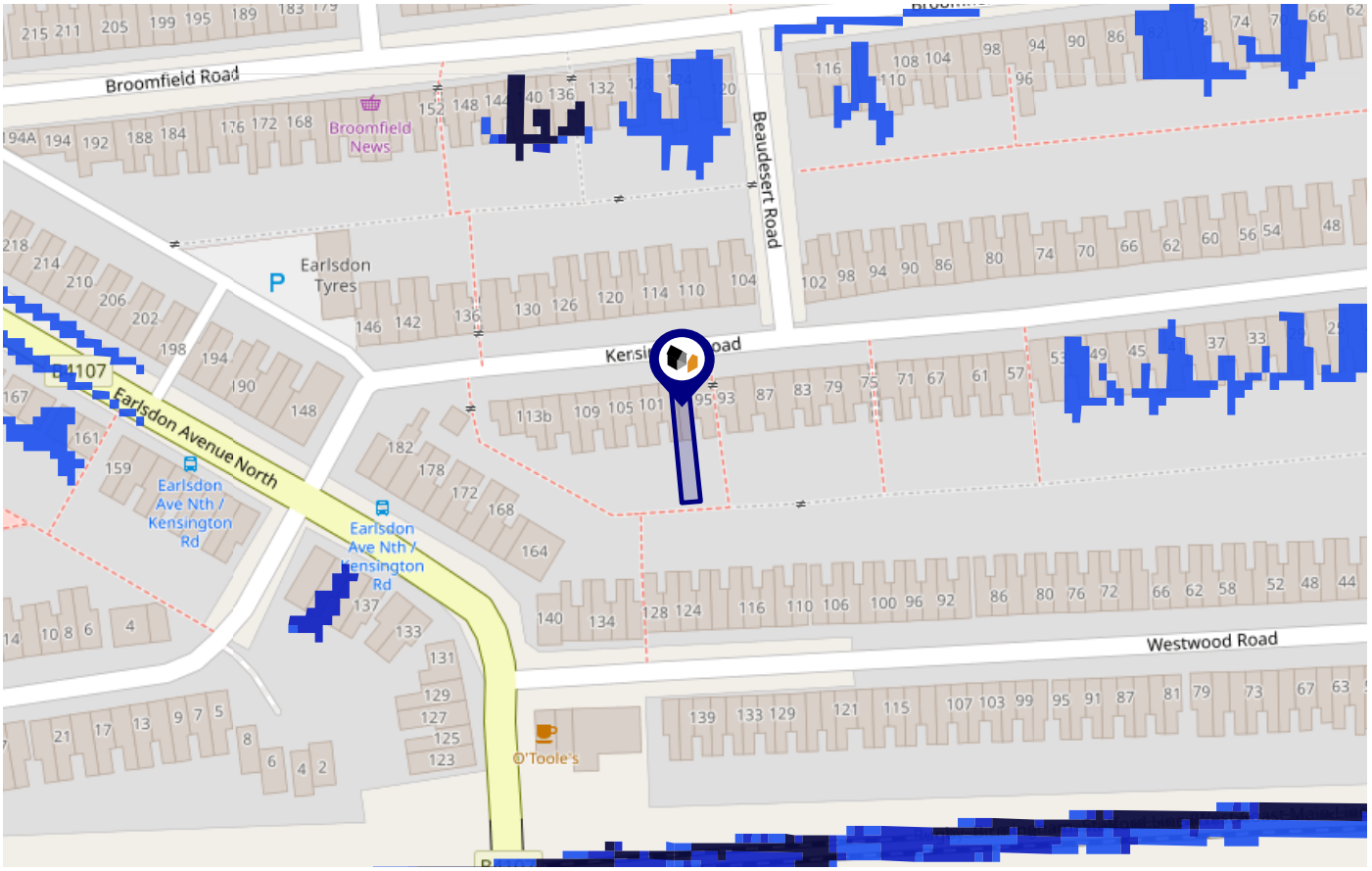
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000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

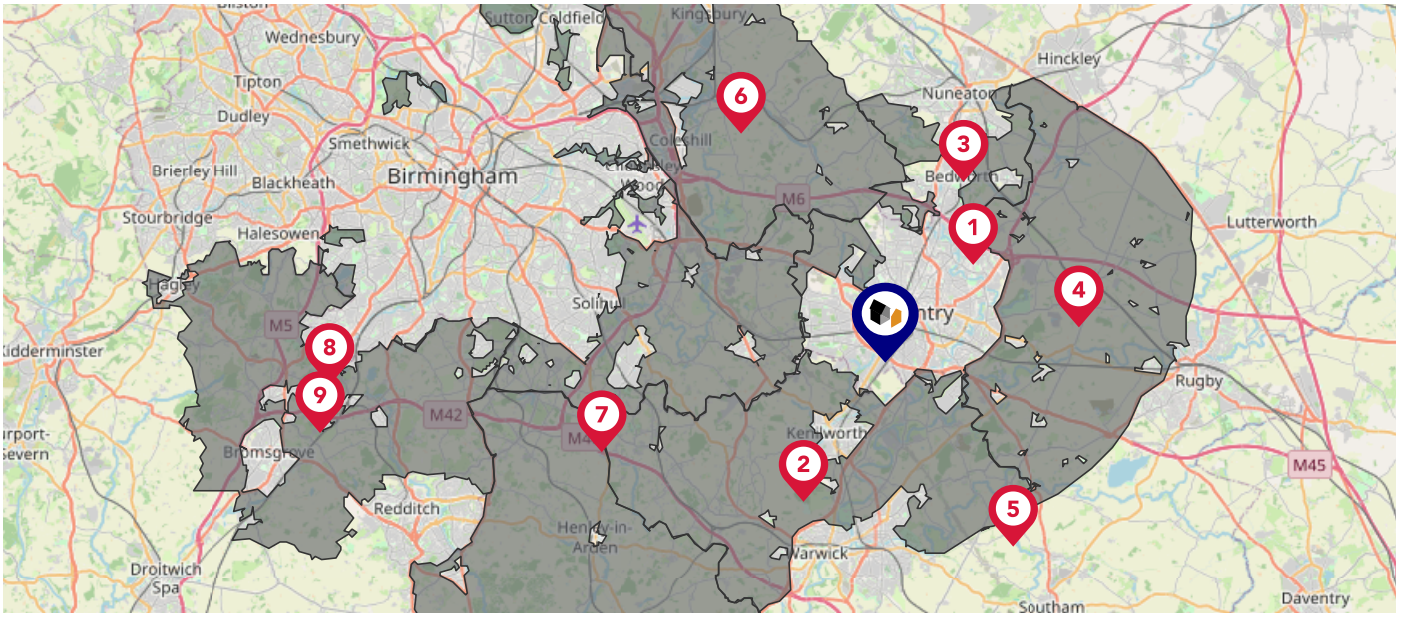
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000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

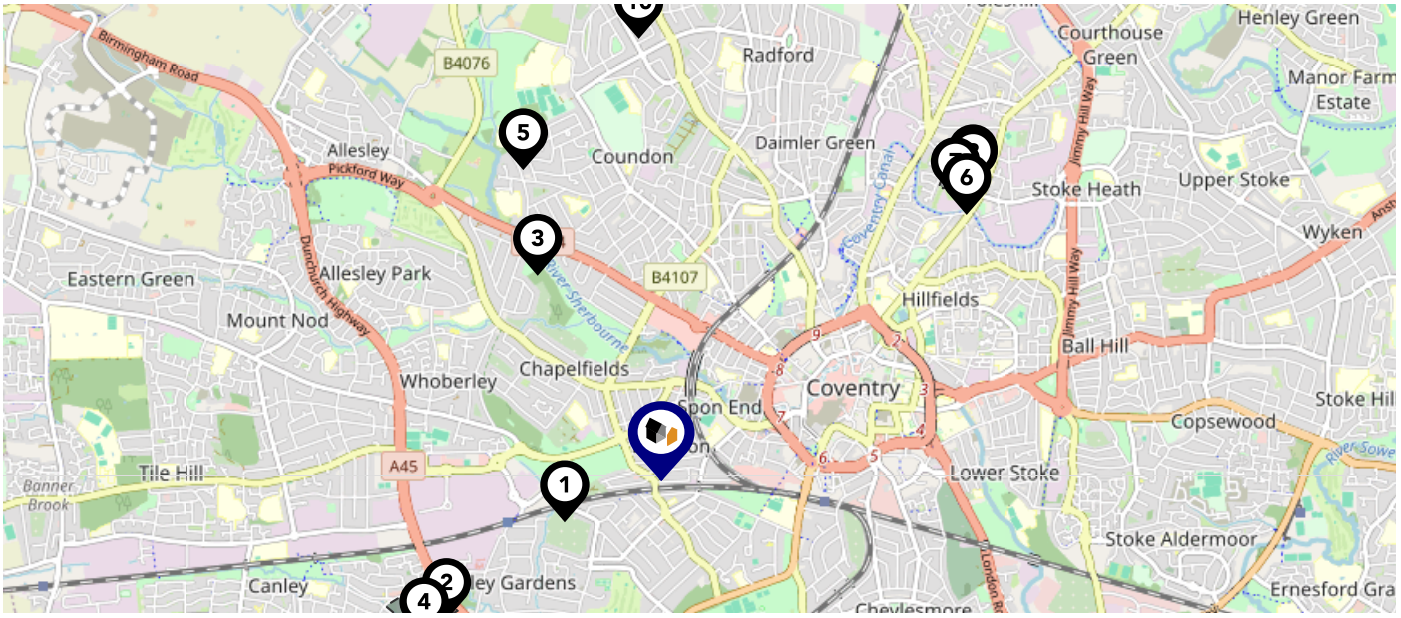
This map displays nearby areas that have been designated as Green Belt...



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.

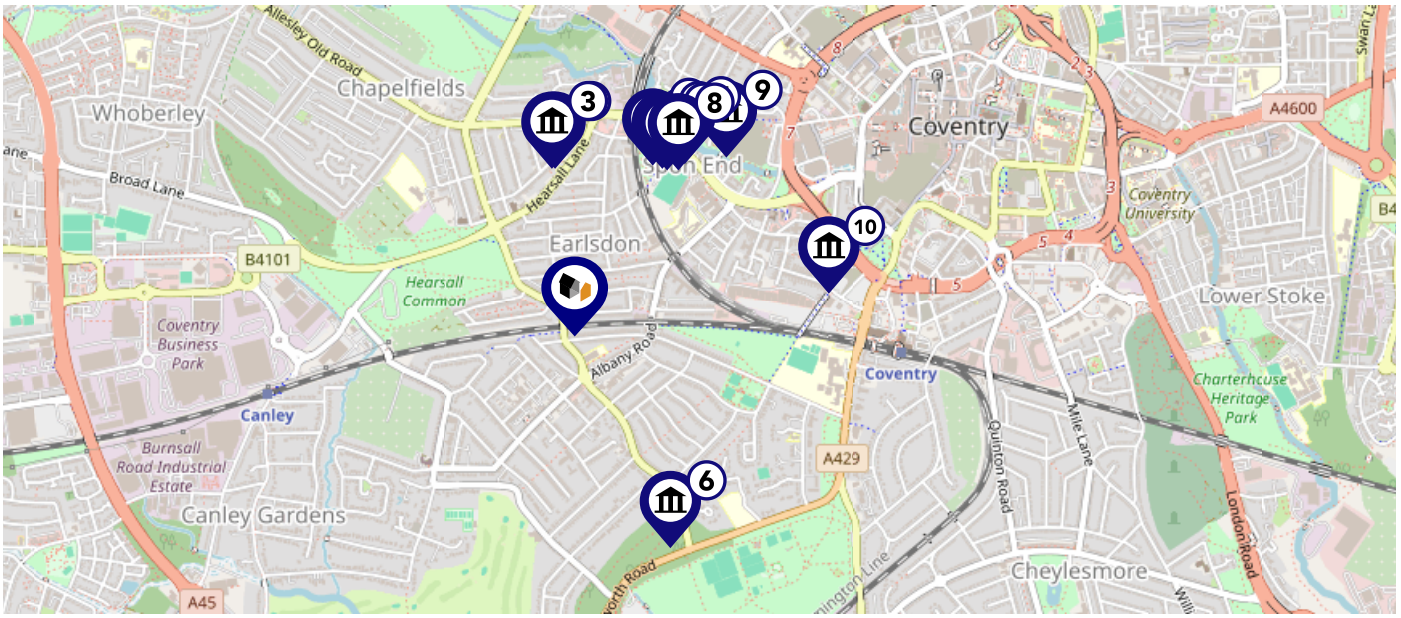


Nearby Landfill Sites

1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill
3	Holyhead Road-Coundon, 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, 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

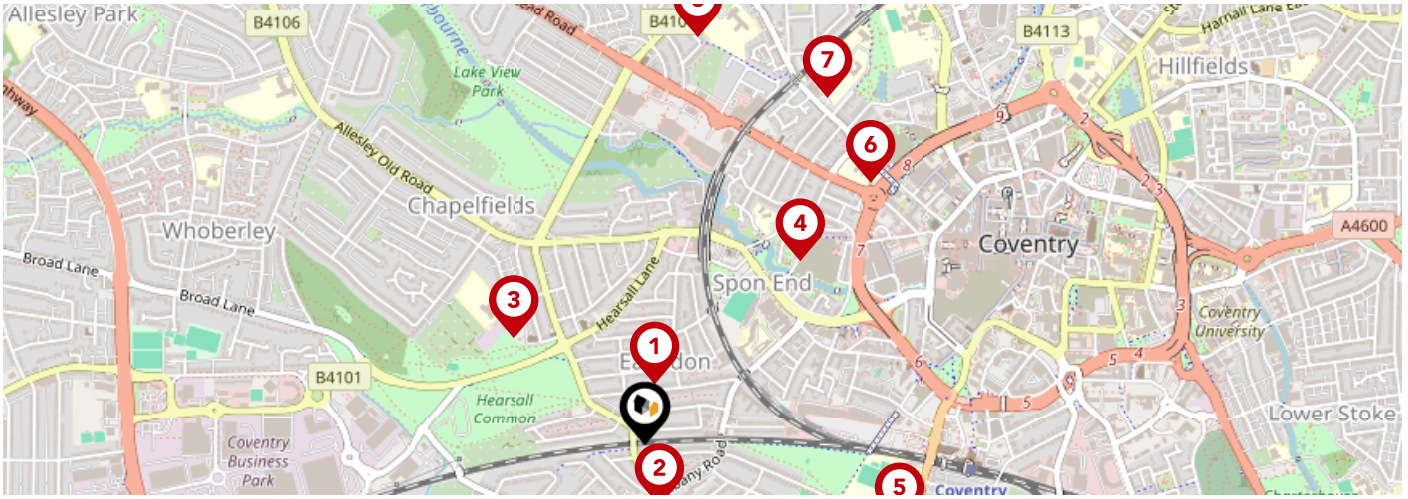
Maps
Listed Buildings

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



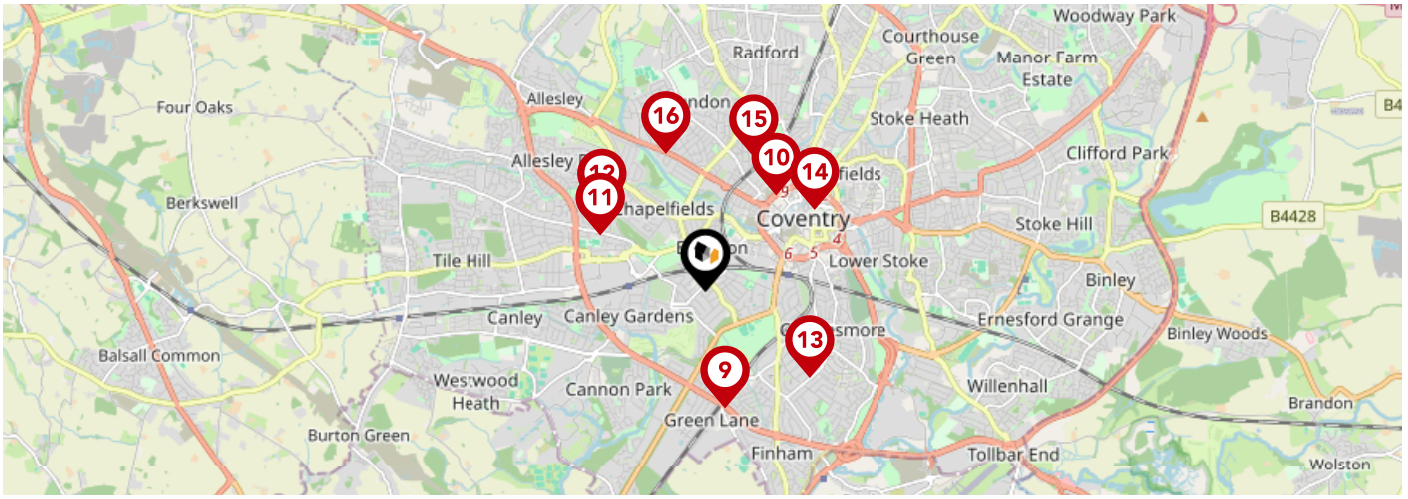
Listed Buildings in the local district	Grade	Distance
1 1335864 - 107-110, Spon End	Grade II	0.4 miles
2 1076655 - 23, Allesley Old Road	Grade II	0.4 miles
3 1076656 - 25-29, Allesley Old Road	Grade II	0.4 miles
4 1076600 - 111-116, Spon End	Grade II	0.4 miles
5 1342946 - 97-100, Spon End	Grade II	0.4 miles
6 1443610 - Earlsdon Drinking Fountain	Grade II	0.5 miles
7 1342909 - Chapel Of St James And St Christopher	Grade II	0.5 miles
8 1076603 - Spon Bridge	Grade II	0.5 miles
9 1226523 - 119-123, Upper Spon Street	Grade II	0.5 miles
10 1335851 - Baptist Chapel	Grade II	0.6 miles

Area
Schools



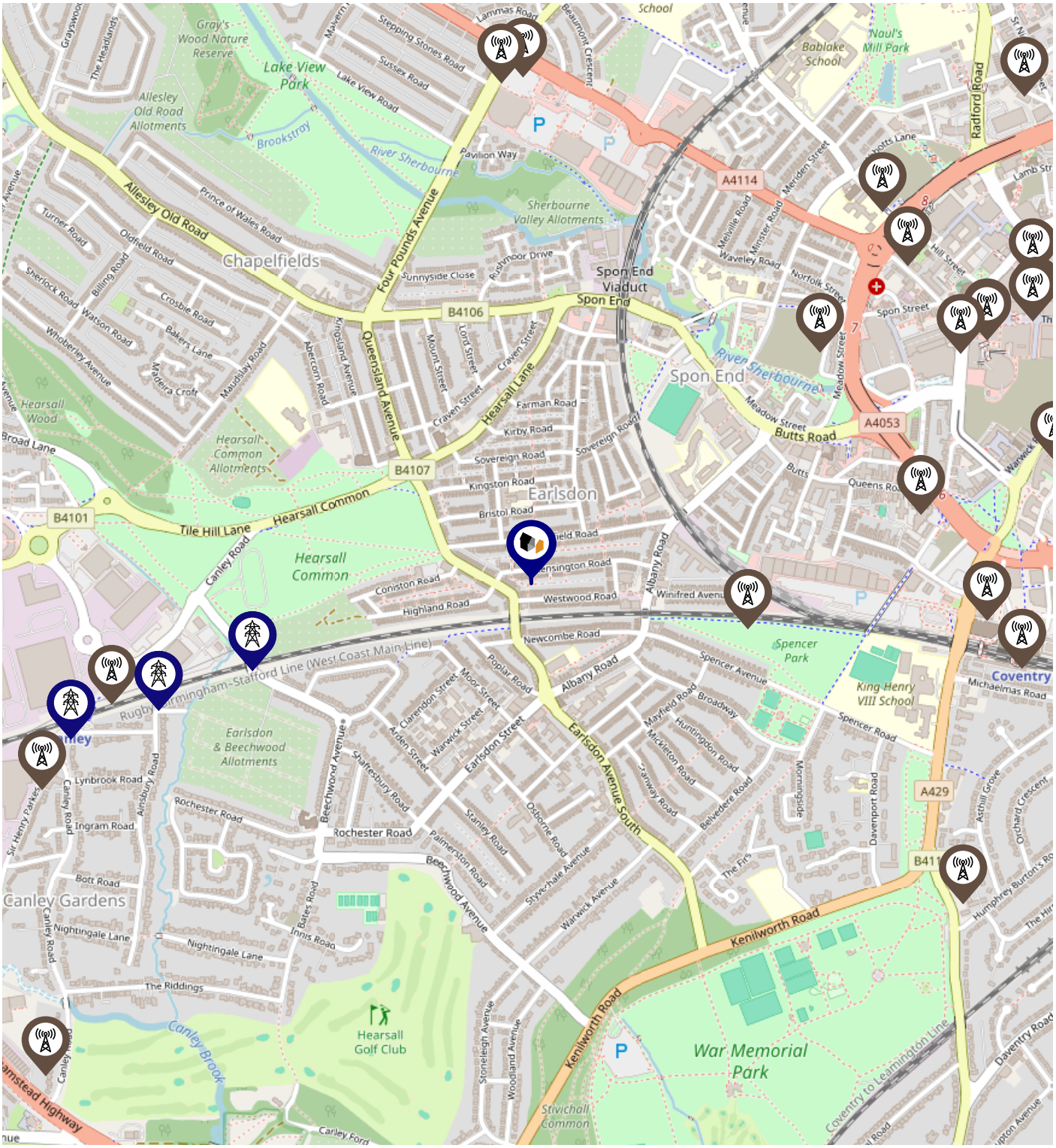
	Nursery	Primary	Secondary	College	Private
1 Hearsall Community Academy Ofsted Rating: Good | Pupils: 466 | Distance:0.14	☐	☑	☐	☐	☐
2 Earlsdon Primary School Ofsted Rating: Good | Pupils: 423 | Distance:0.14	☐	☑	☐	☐	☐
3 All Souls' Catholic Primary School Ofsted Rating: Good | Pupils: 239 | Distance:0.38	☐	☑	☐	☐	☐
4 Spon Gate Primary School Ofsted Rating: Good | Pupils: 260 | Distance:0.54	☐	☑	☐	☐	☐
5 King Henry VIII School Ofsted Rating: Not Rated | Pupils: 802 | Distance:0.61	☐	☐	☑	☐	☐
6 St Osburg's Catholic Primary School Ofsted Rating: Good | Pupils: 228 | Distance:0.78	☐	☑	☐	☐	☐
7 Bablake School Ofsted Rating: Not Rated | Pupils: 1048 | Distance:0.89	☐	☐	☑	☐	☐
8 Moseley Primary School Ofsted Rating: Good | Pupils: 502 | Distance:0.93	☐	☑	☐	☐	☐

Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Stivichall Primary School Ofsted Rating: Good | Pupils: 534 | Distance:1.07	☐	☑	☐	☐	☐
10 Barr's Hill School Ofsted Rating: Outstanding | Pupils: 995 | Distance:1.08	☐	☐	☑	☐	☐
11 Whoberley Hall Primary School Ofsted Rating: Good | Pupils: 240 | Distance:1.09	☐	☑	☐	☐	☐
12 St Christopher Primary School Ofsted Rating: Good | Pupils: 458 | Distance:1.2	☐	☑	☐	☐	☐
13 Manor Park Primary School Ofsted Rating: Good | Pupils: 727 | Distance:1.21	☐	☑	☐	☐	☐
14 Eden Girls' School Coventry Ofsted Rating: Outstanding | Pupils: 609 | Distance:1.23	☐	☐	☑	☐	☐
15 Radford Primary Academy Ofsted Rating: Good | Pupils: 236 | Distance:1.29	☐	☑	☐	☐	☐
16 Coundon Primary School Ofsted Rating: Good | Pupils: 544 | Distance:1.31	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



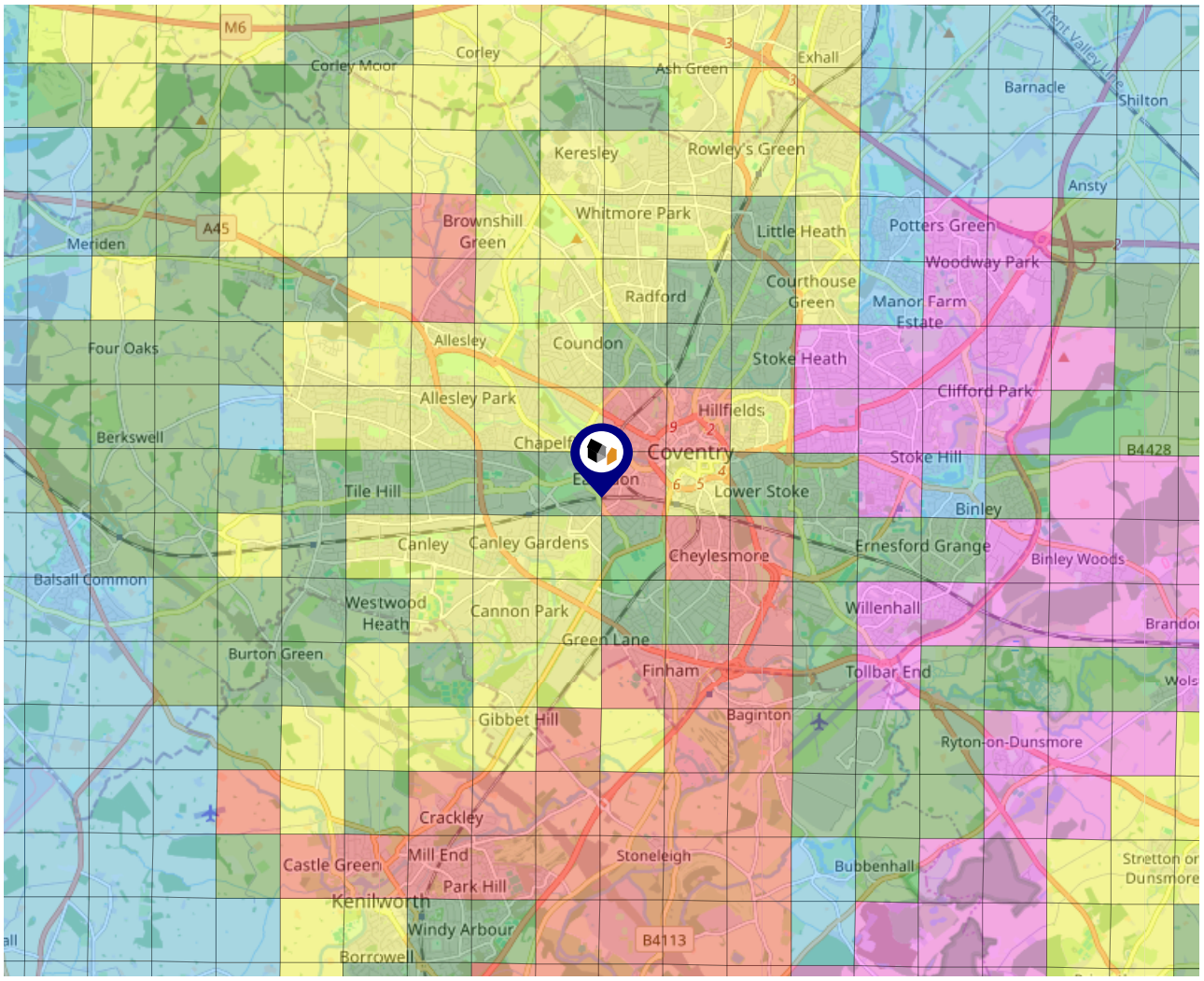
Key:

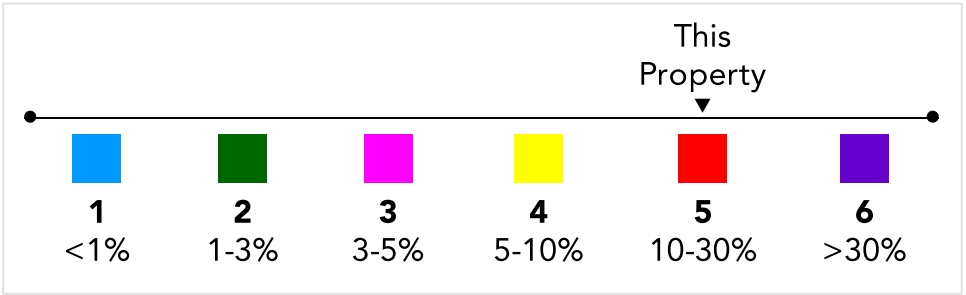
- Power Pylons
- Communication Masts

Environment
Radon Gas

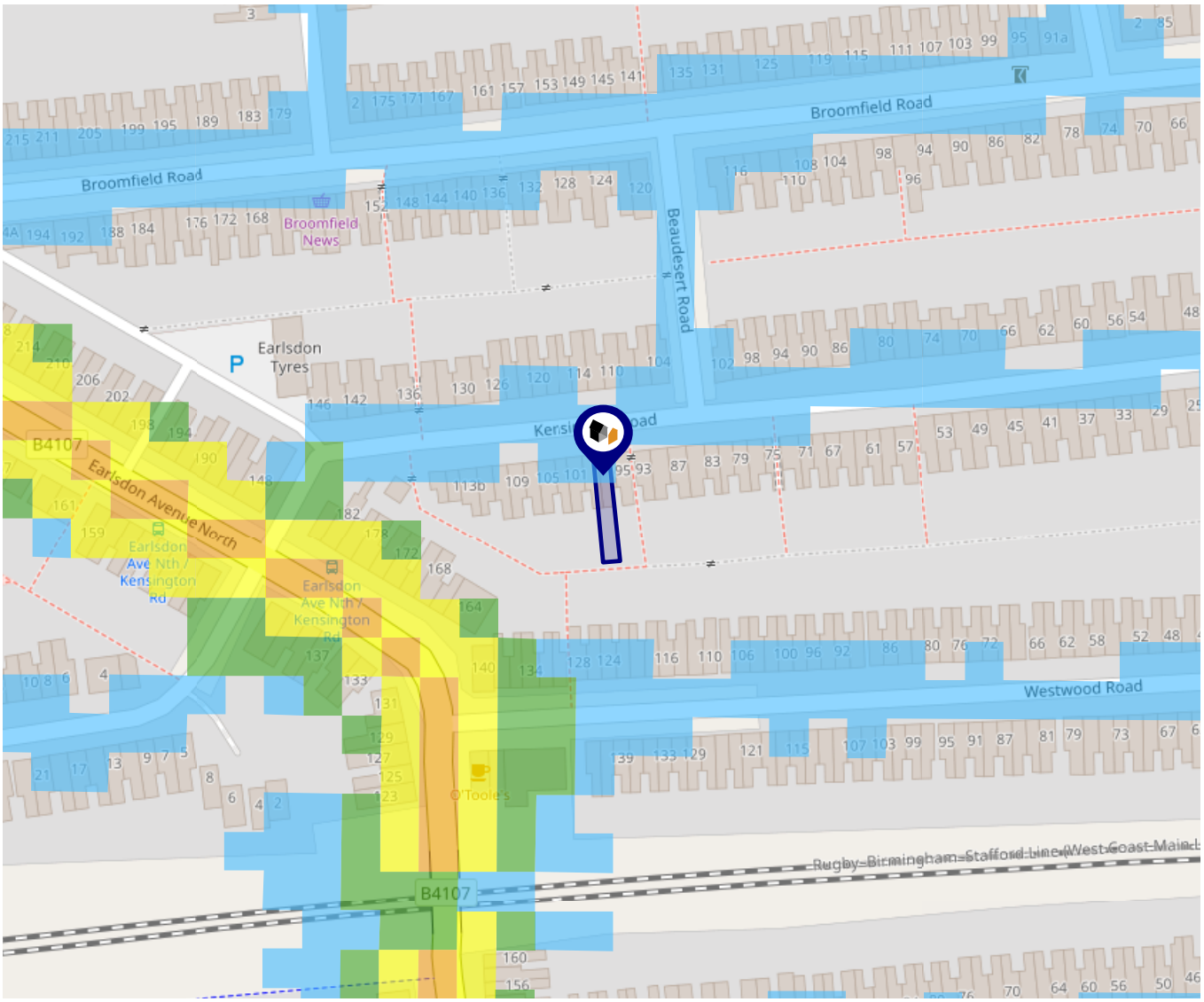
What is Radon?

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



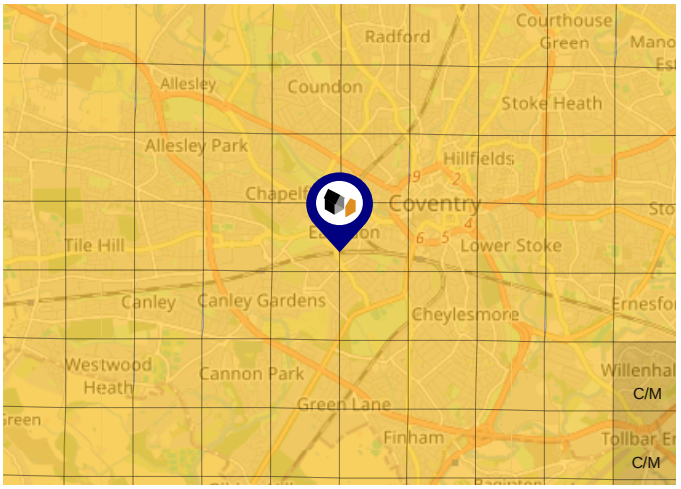
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

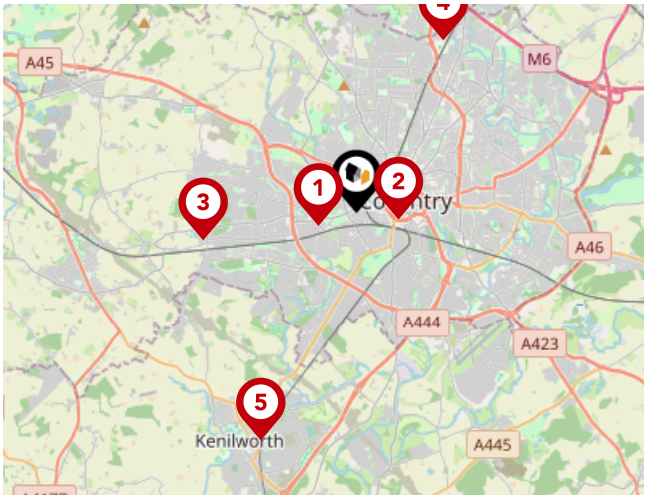
Carbon Content:	NONE	**Soil Texture:**	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

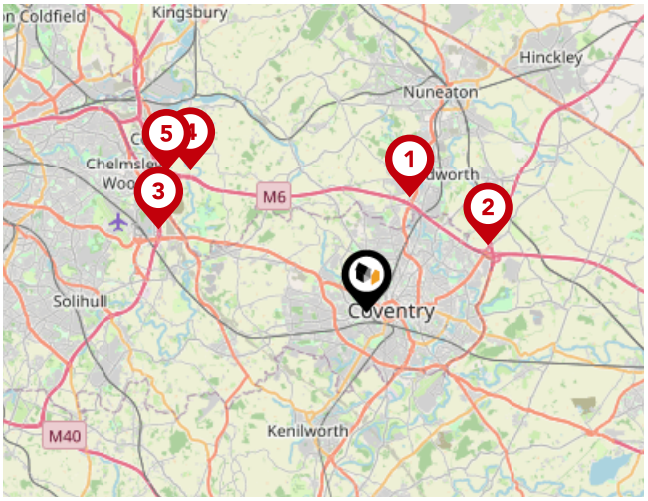
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



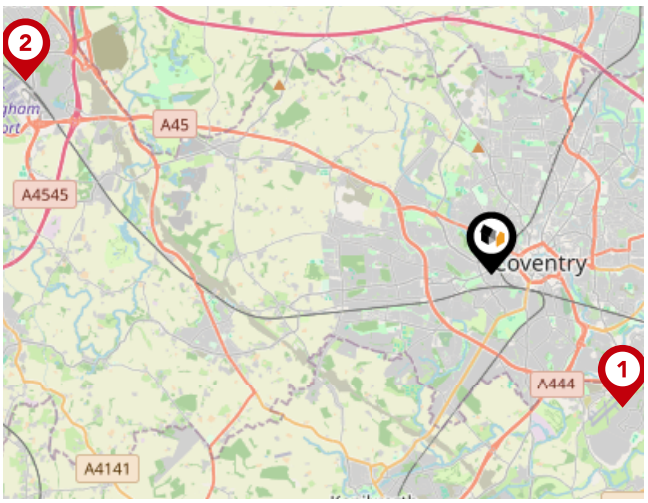
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.73 miles
2	Coventry Rail Station	0.75 miles
3	Tile Hill Rail Station	2.82 miles
4	Coventry Arena Rail Station	3.48 miles
5	Kenilworth Rail Station	4.49 miles



Trunk Roads/Motorways

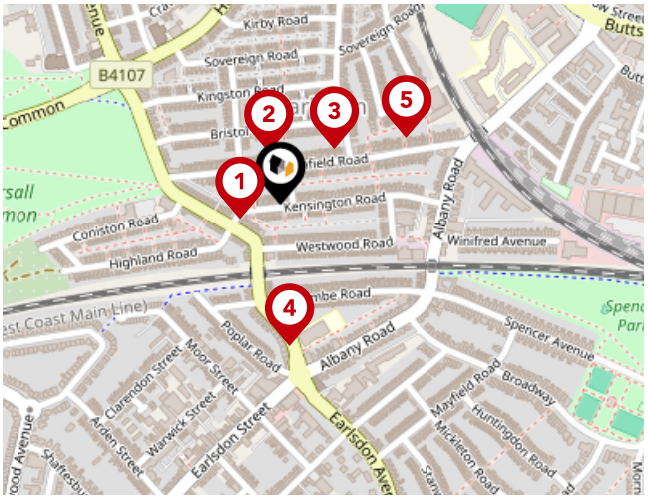
Pin	Name	Distance
1	M6 J3	4.46 miles
2	M6 J2	5.02 miles
3	M42 J6	8.09 miles
4	M6 J3A	8.2 miles
5	M6 J4	8.86 miles



Airports/Helipads

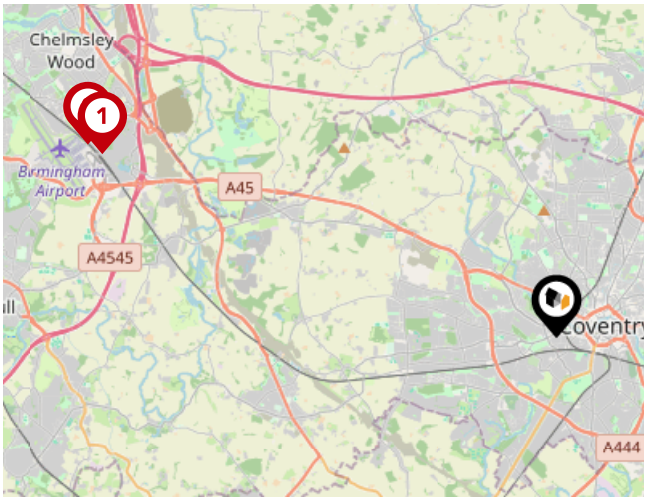
Pin	Name	Distance
1	Coventry Airport	3.37 miles
2	Birmingham International Airport	9.12 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kensington Rd	0.04 miles
2	Post Office	0.06 miles
3	Post Office	0.08 miles
4	Earlsdon St	0.15 miles
5	Albany Rd	0.16 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.86 miles
2	Birmingham International Airport (Air-Rail link)	9.16 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

/walmsleysthewaytomove

/walmsleysthewaytomove/

/walmsleysthewaytomove

Agent
Disclaimer

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

Walmsley's The Way to Move
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

Powered by sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG
0330 1180062
mark@walmsleysthewaytomove.co.uk
www.walmsleysthewaytomove.co.uk

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