



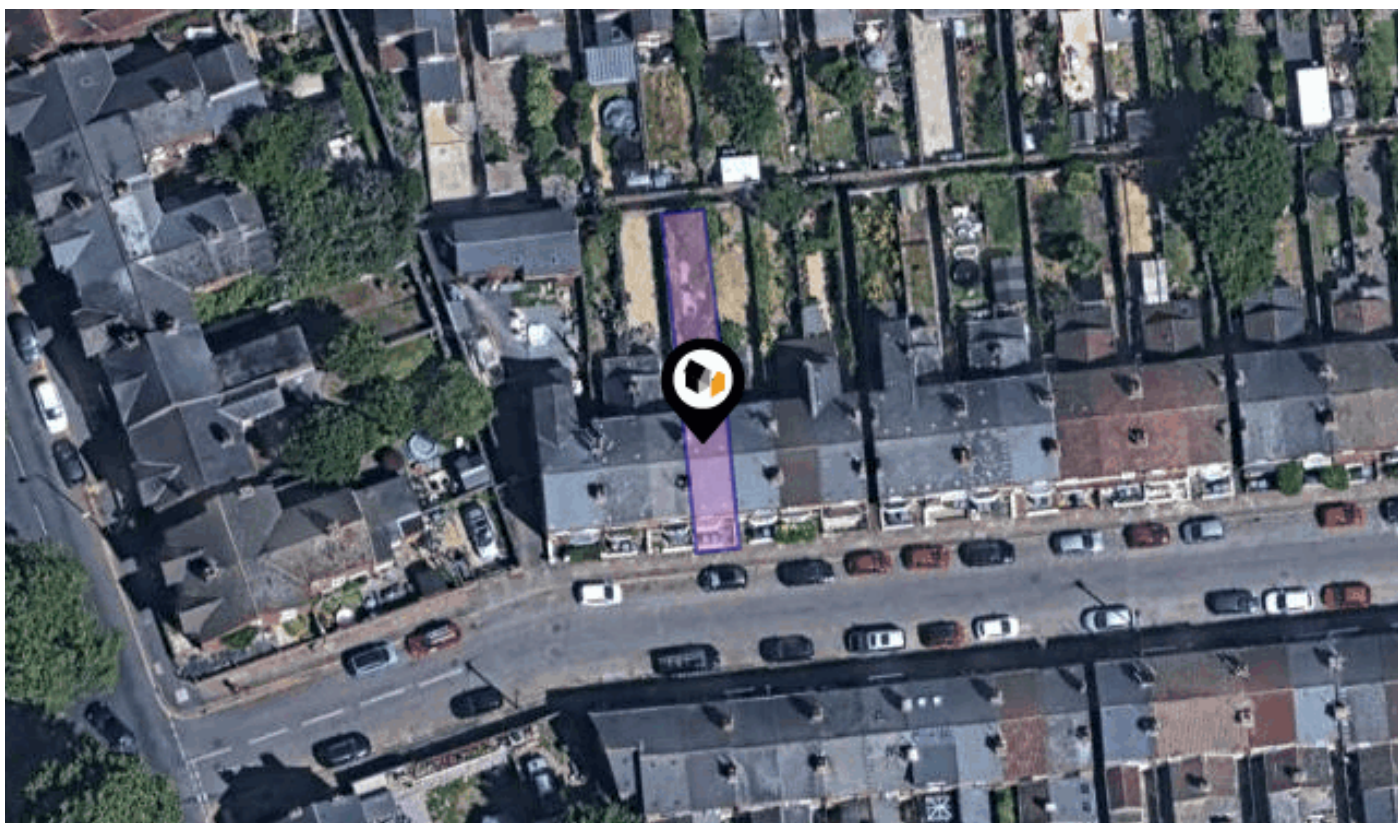
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 06th May 2026**



## BRISTOL ROAD, COVENTRY, CV5

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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#### **Your property details in brief.....**

A very well presented & sympathetic two double bedroom home

Open fire in bay fronted sitting room

Beautiful & mature cottage gardens

A stones throw to Hearsall Common at the end of the road

Modern ground floor shower room

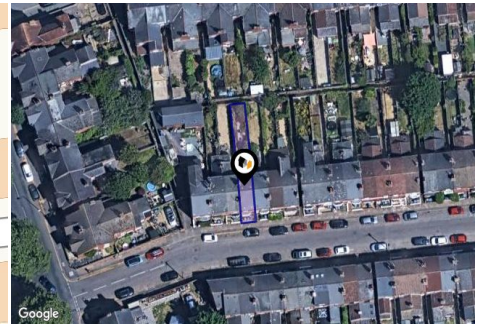
Kitchen with wooden units & inner lobby for white goods

Gas central heating & double glazing

EPC Rating D, NO CHAIN, Total 734 Sq.Ft or 68 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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**

# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	734 ft <sup>2</sup> / 68 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,678		
<b>Title Number:</b>	WM78804		

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



COVENTRY, CV5

Energy rating

# D

Valid until 05.05.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 175 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Mostly double glazing
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, coal
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	66 m <sup>2</sup>

# Market Sold in Street



<b>80, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	08/08/2025	12/02/2013	01/05/1996		
Last Sold Price:	£165,000	£119,000	£29,000		
<b>95, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	13/12/2024	07/04/2006	19/04/2002	01/08/1997	
Last Sold Price:	£184,495	£119,950	£75,000	£42,000	
<b>86, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	31/10/2024				
Last Sold Price:	£187,000				
<b>109, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	16/08/2024	20/08/2021	02/03/2017	06/11/2002	
Last Sold Price:	£271,000	£230,000	£214,000	£124,000	
<b>82, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	26/04/2024	30/06/2005	25/07/1997		
Last Sold Price:	£160,000	£117,000	£29,500		
<b>48, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	26/03/2024	14/06/2018			
Last Sold Price:	£223,000	£148,000			
<b>62, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	27/10/2023	27/11/2020	17/08/2010	11/07/2008	
Last Sold Price:	£200,500	£169,000	£129,000	£96,500	
<b>99, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	22/04/2022	29/08/2007	12/10/2001	29/01/2001	
Last Sold Price:	£178,000	£138,759	£73,500	£42,500	
<b>66, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	04/03/2022	04/04/2005			
Last Sold Price:	£200,000	£100,000			
<b>83, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	23/09/2021	29/04/2016	21/01/2000		
Last Sold Price:	£202,500	£112,000	£47,000		
<b>97, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	13/10/2020				
Last Sold Price:	£144,250				
<b>56, Bristol Road, Coventry, CV5 6LH</b>					Terraced House
Last Sold Date:	18/08/2020	03/04/2003			
Last Sold Price:	£180,000	£73,500			

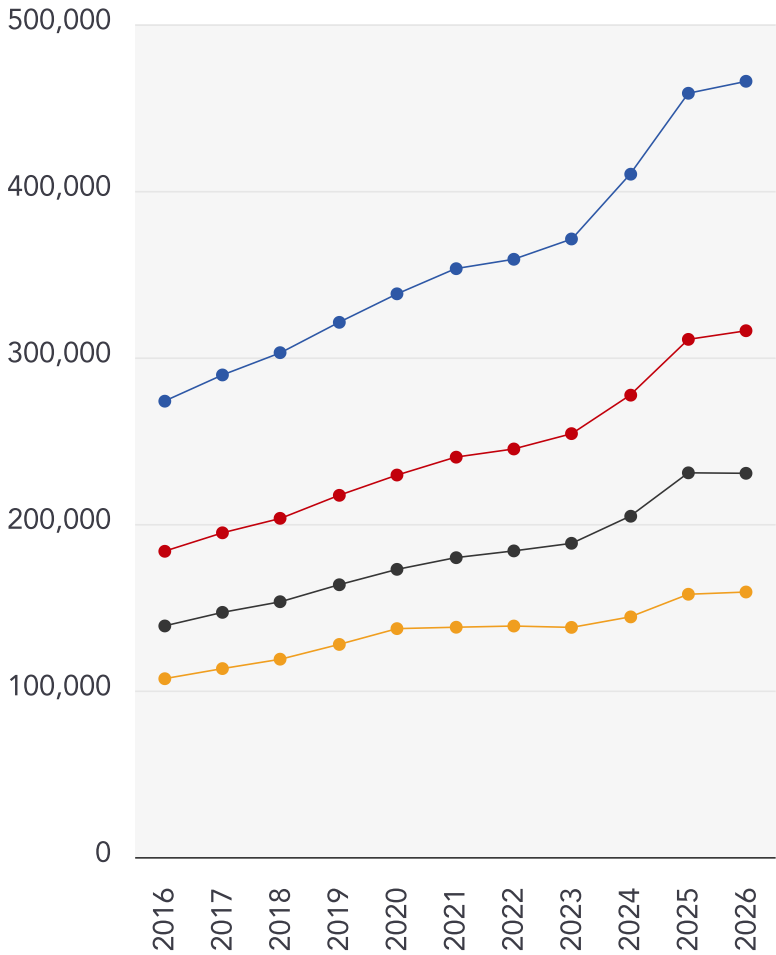
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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

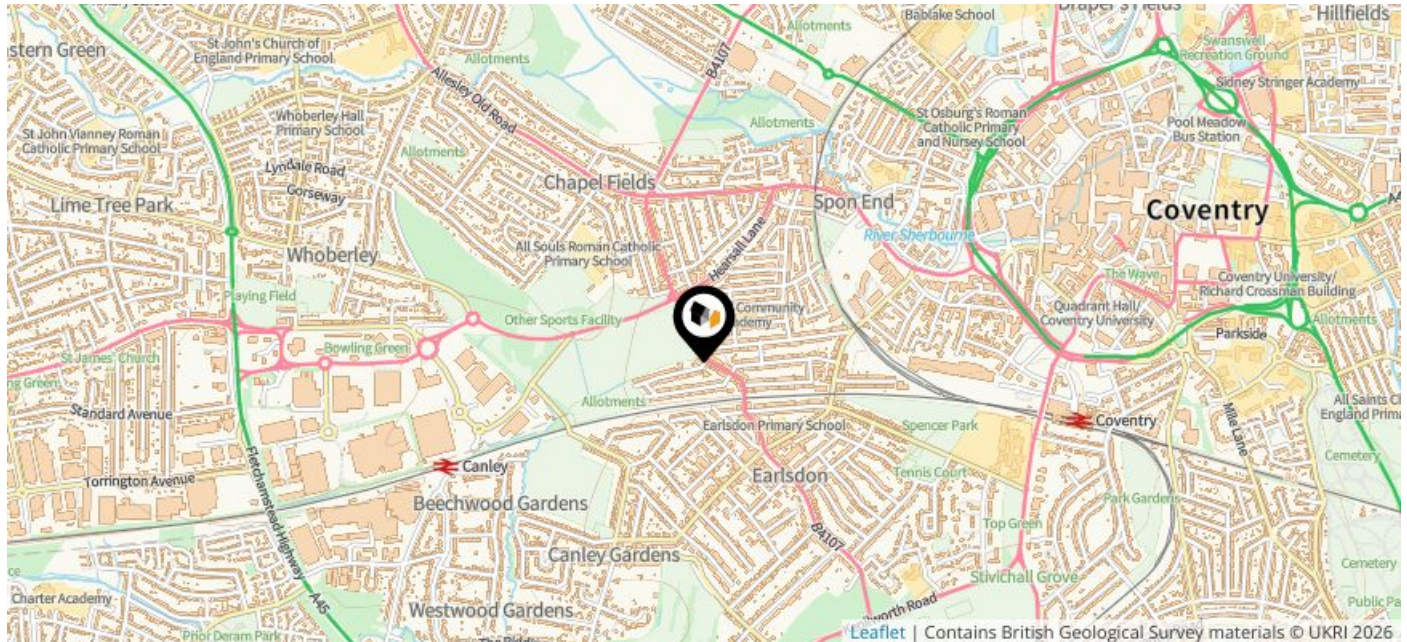
**+48.62%**

# 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.

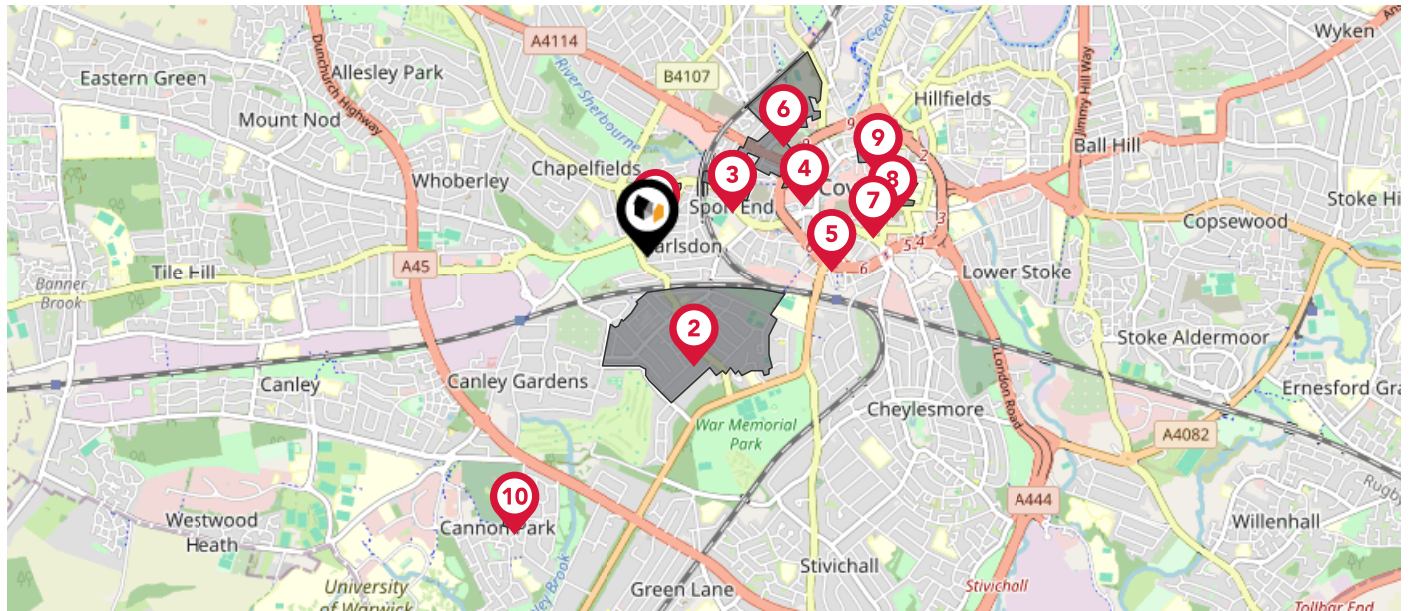
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

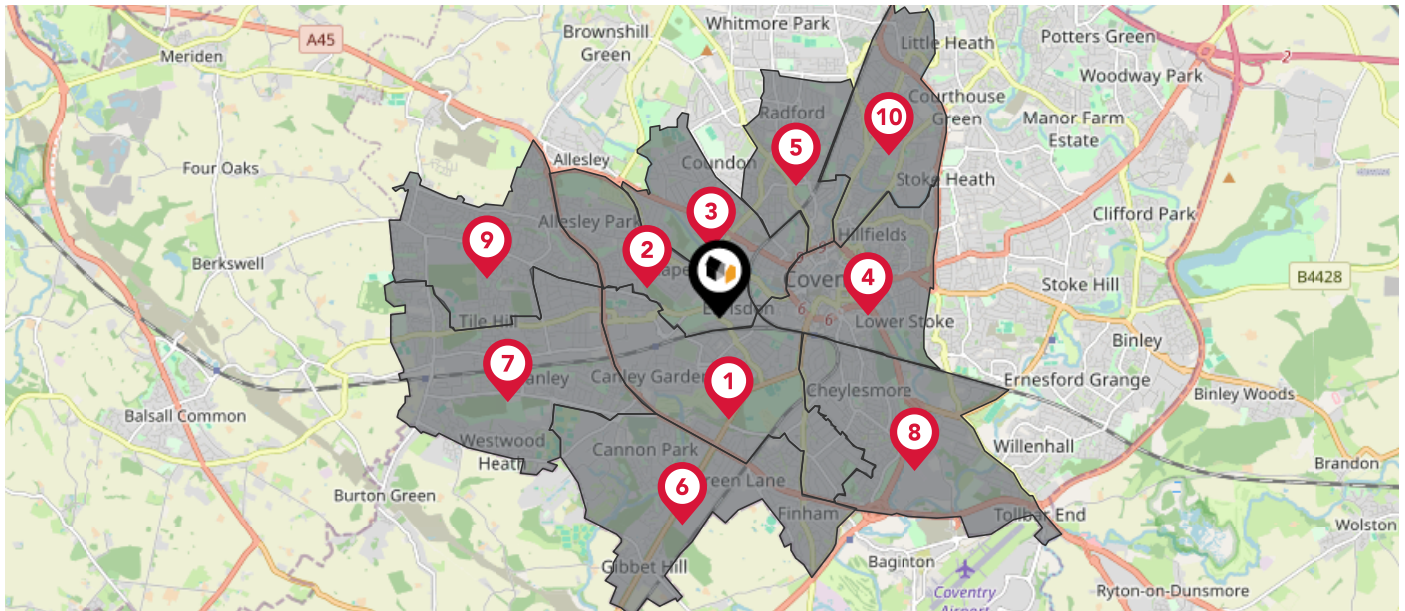
-  1 Chapelfields
-  2 Earlsdon
-  3 Spon End
-  4 Spon Street
-  5 Greyfriars Green
-  6 Naul's Mill
-  7 High Street
-  8 Hill Top and Cathedral
-  9 Lady Herbert's Garden
-  10 Ivy Farm Lane (Canley Hamlet)

# 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

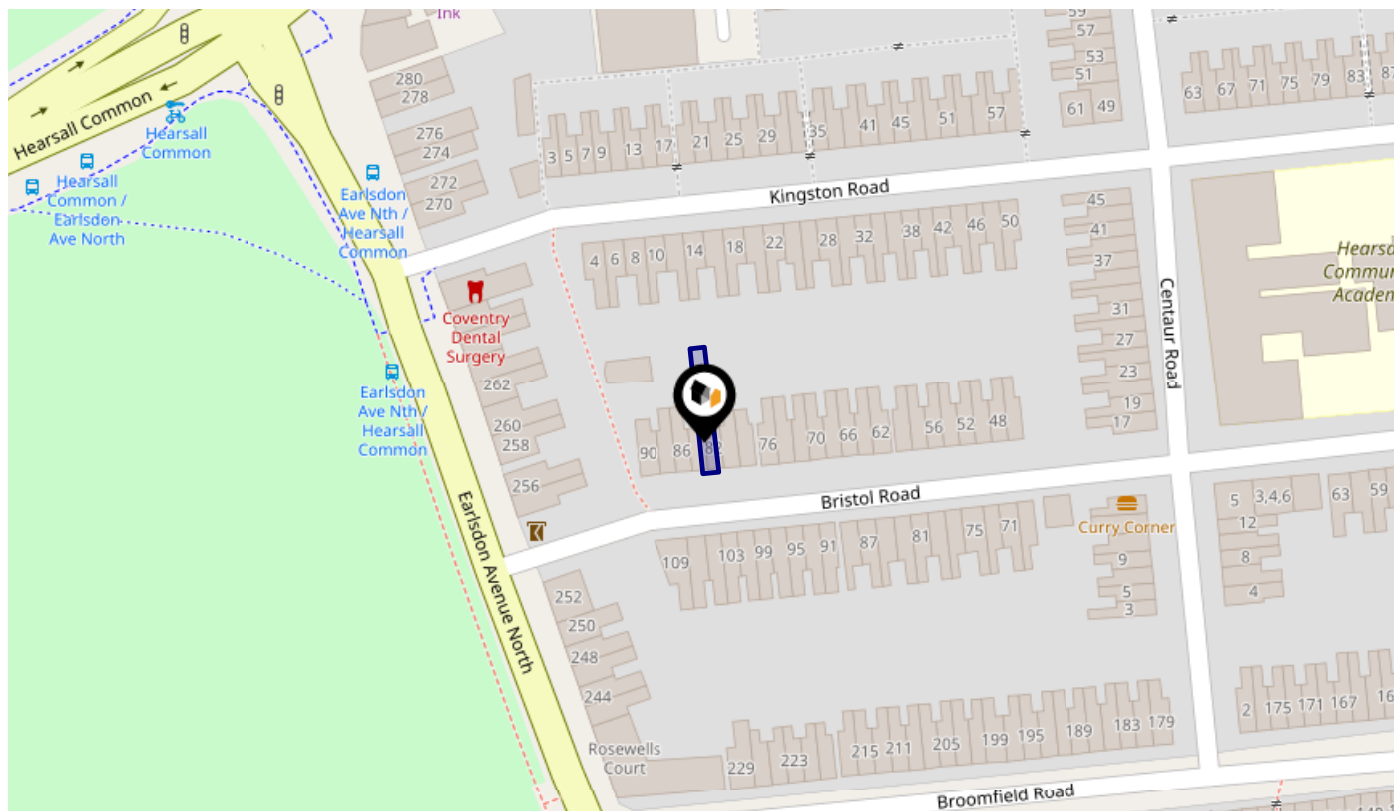
-  Earlsdon Ward
-  Whoberley Ward
-  Sherbourne Ward
-  St. Michael's Ward
-  Radford Ward
-  Wainbody Ward
-  Westwood Ward
-  Cheylesmore Ward
-  Woodlands Ward
-  Foleshill Ward

# 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:

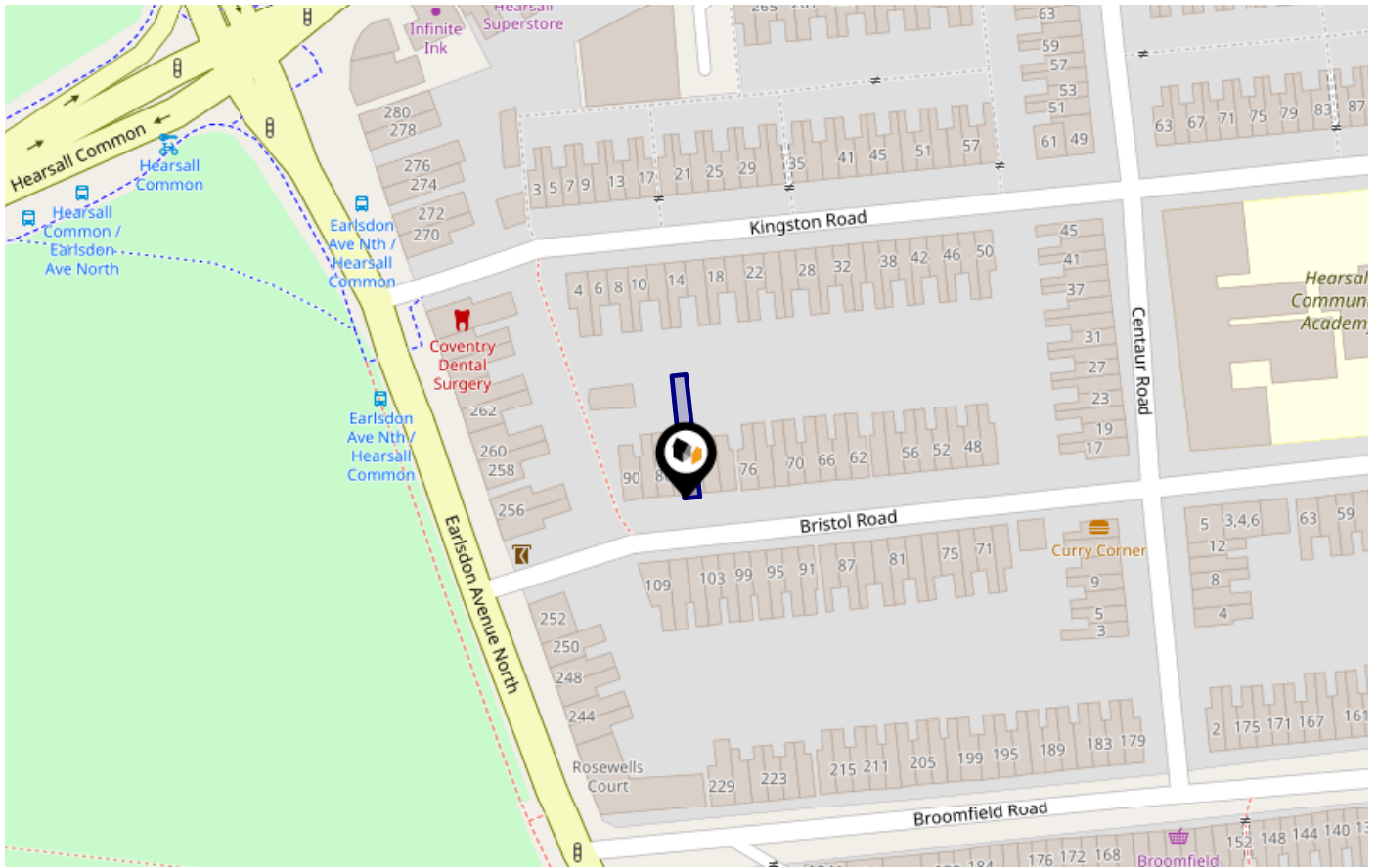
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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.

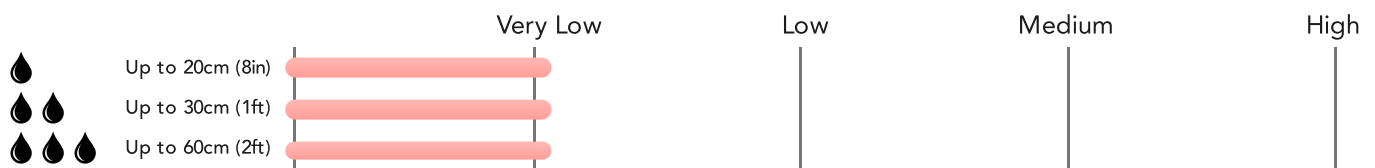


**Risk Rating: Very low**

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:

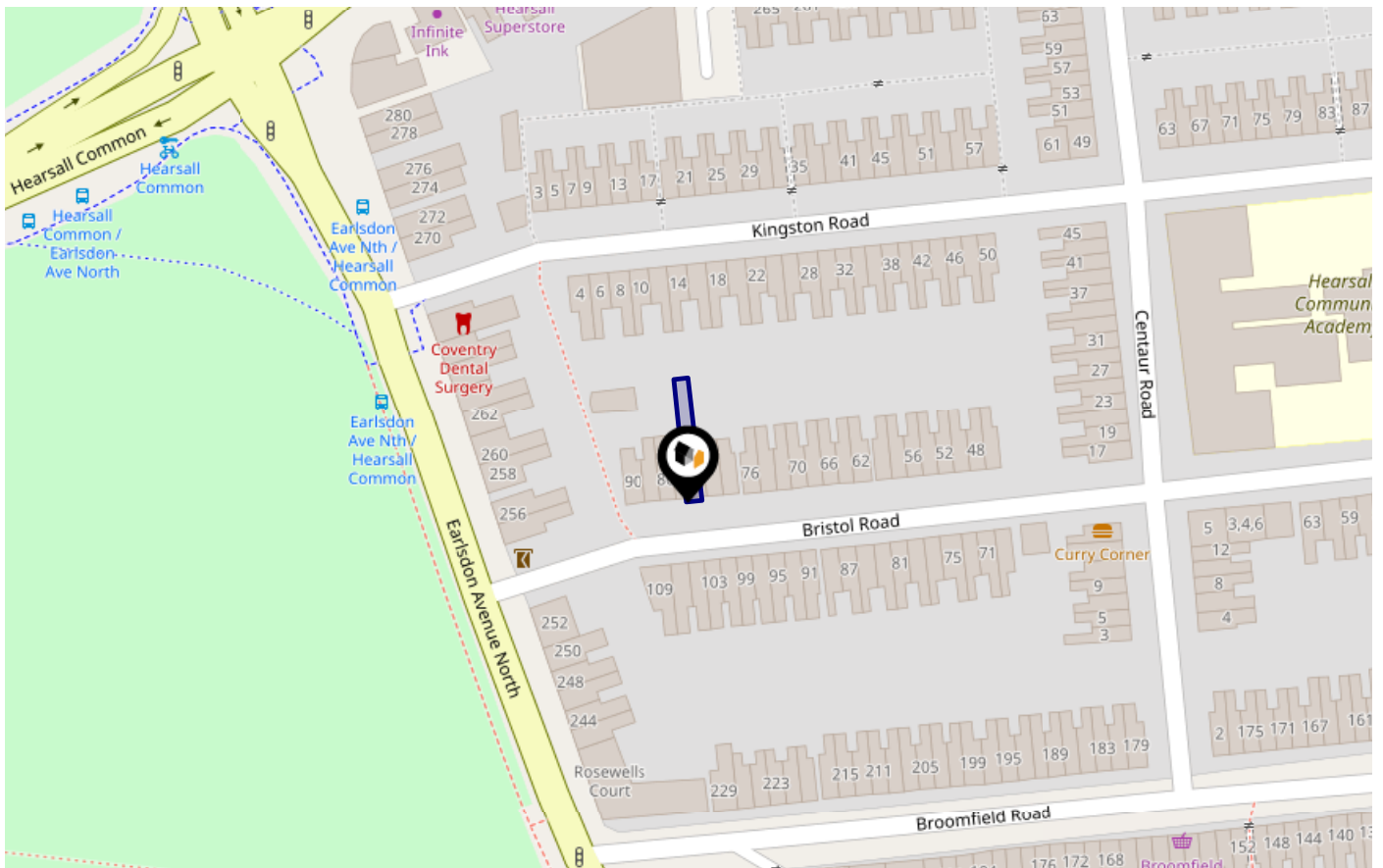


# Flood Risk

## 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.

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Chance of flooding to the following depths at this property:

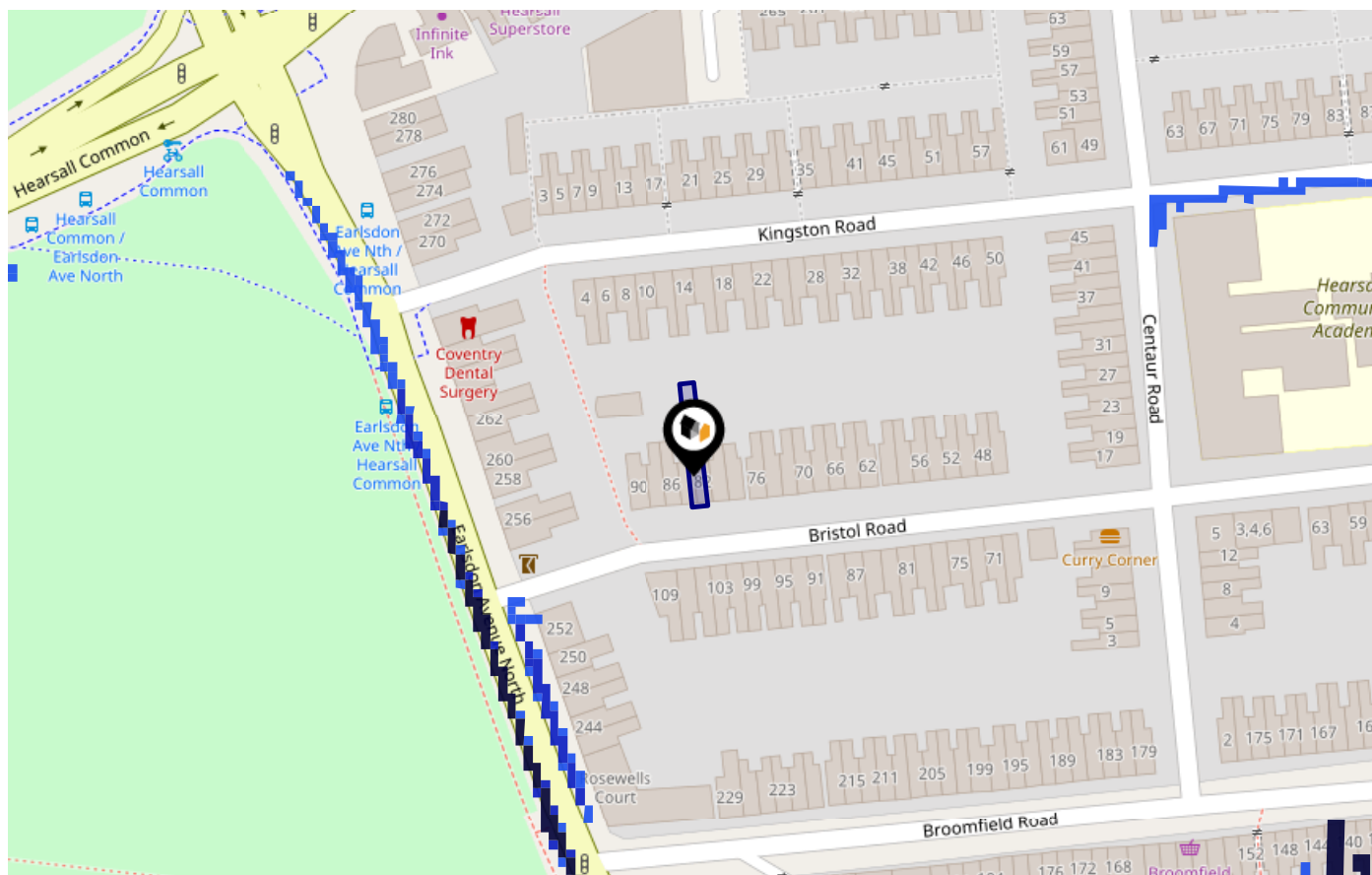


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

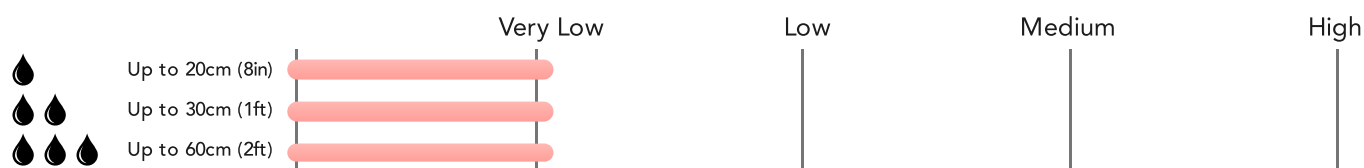


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:

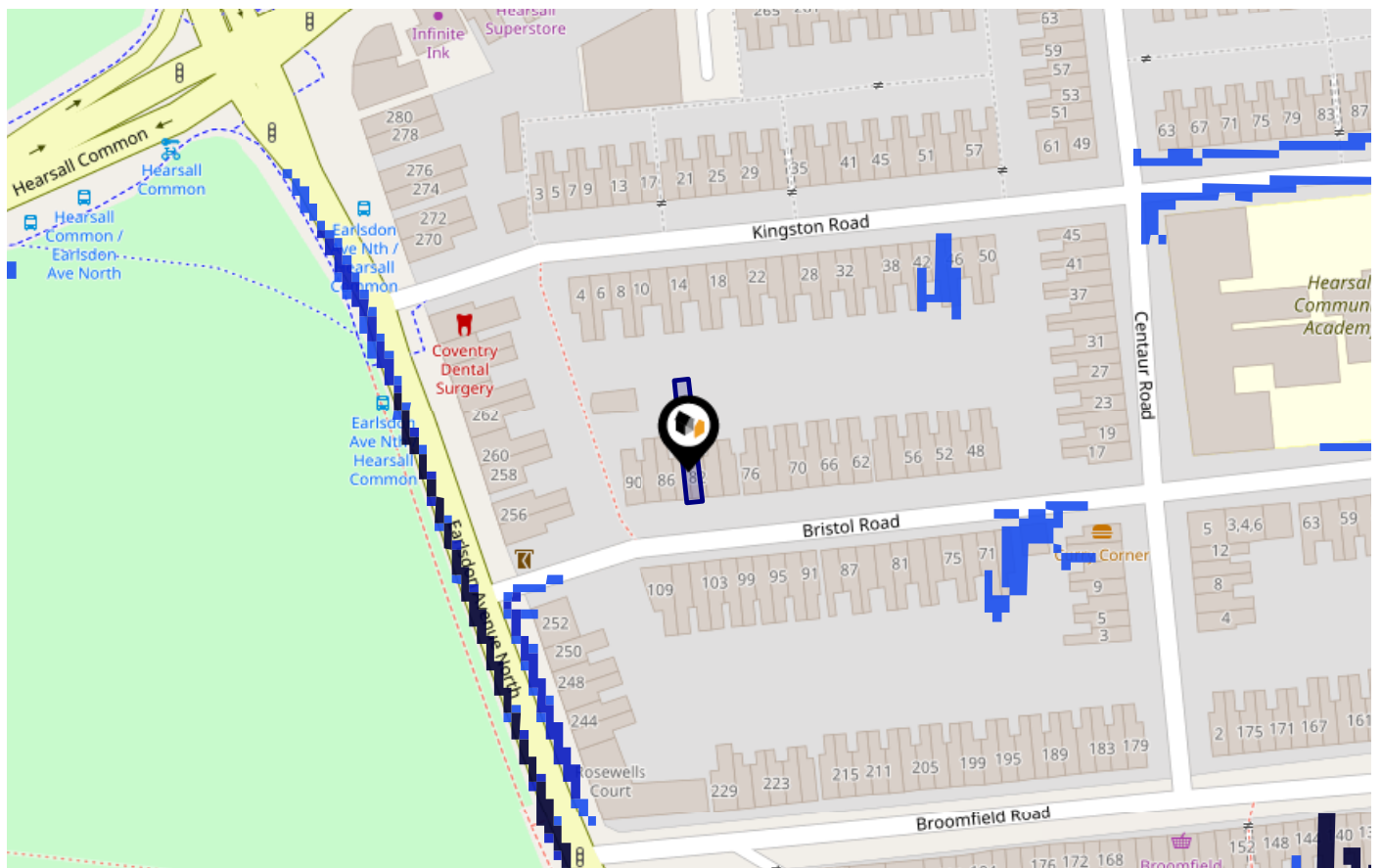


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

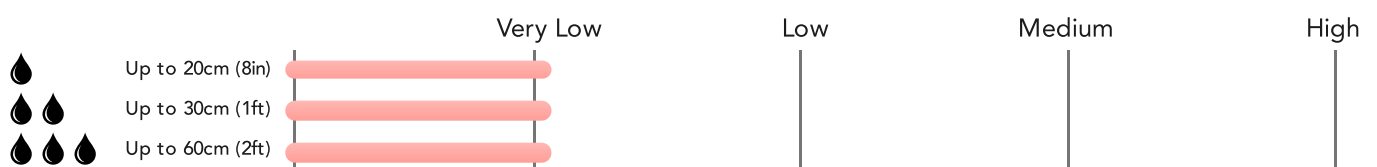


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:

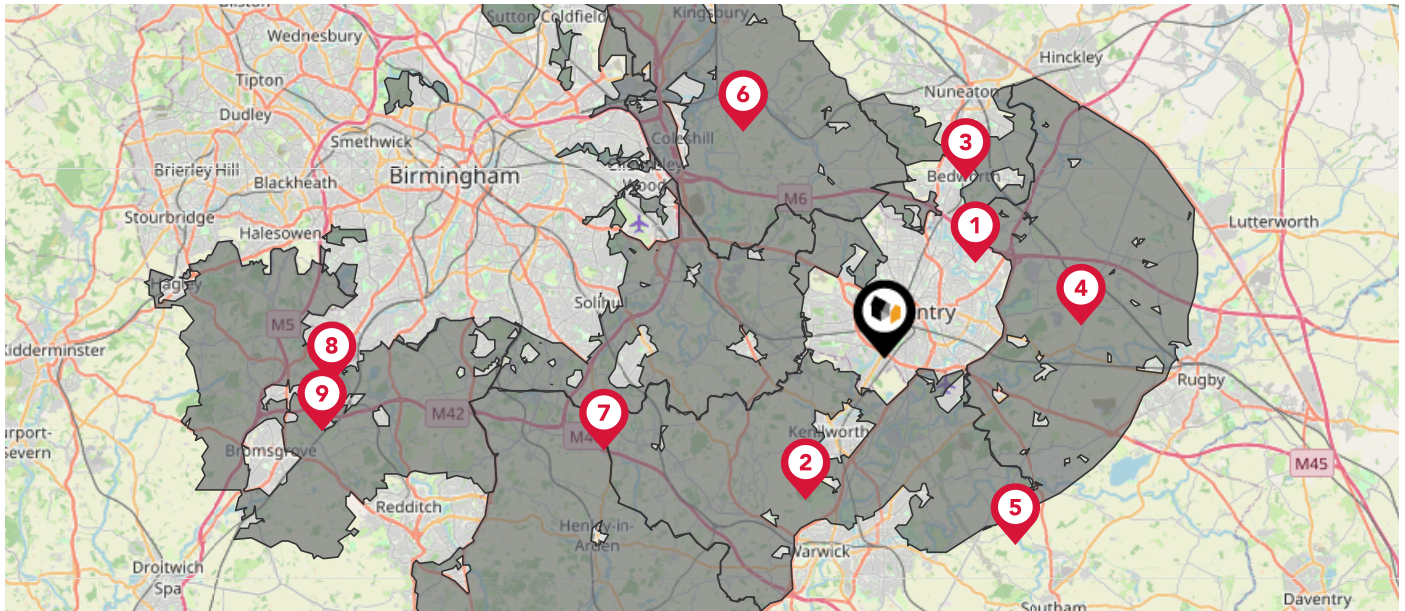


# Maps

## Green Belt



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



### Nearby Green Belt Land

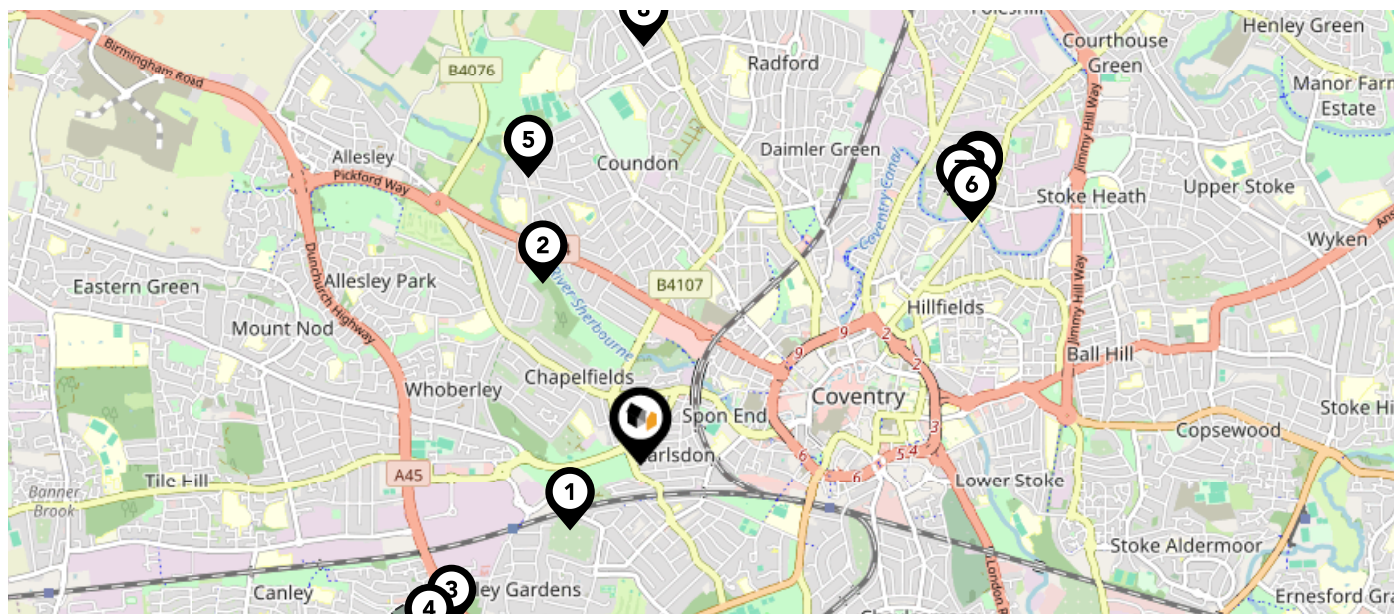
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

<b>1</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill
<b>2</b>	Holyhead Road-Coundon, Coventry	Historic Landfill
<b>3</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill
<b>4</b>	Prior Deram Park-Canley, Coventry	Historic Landfill
<b>5</b>	Coundon Social Club-Coundon, Coventry	Historic Landfill
<b>6</b>	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
<b>7</b>	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill
<b>8</b>	Kelmscote Road-Coudon, Coventry	Historic Landfill
<b>9</b>	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
<b>10</b>	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill

# Maps

## Listed Buildings

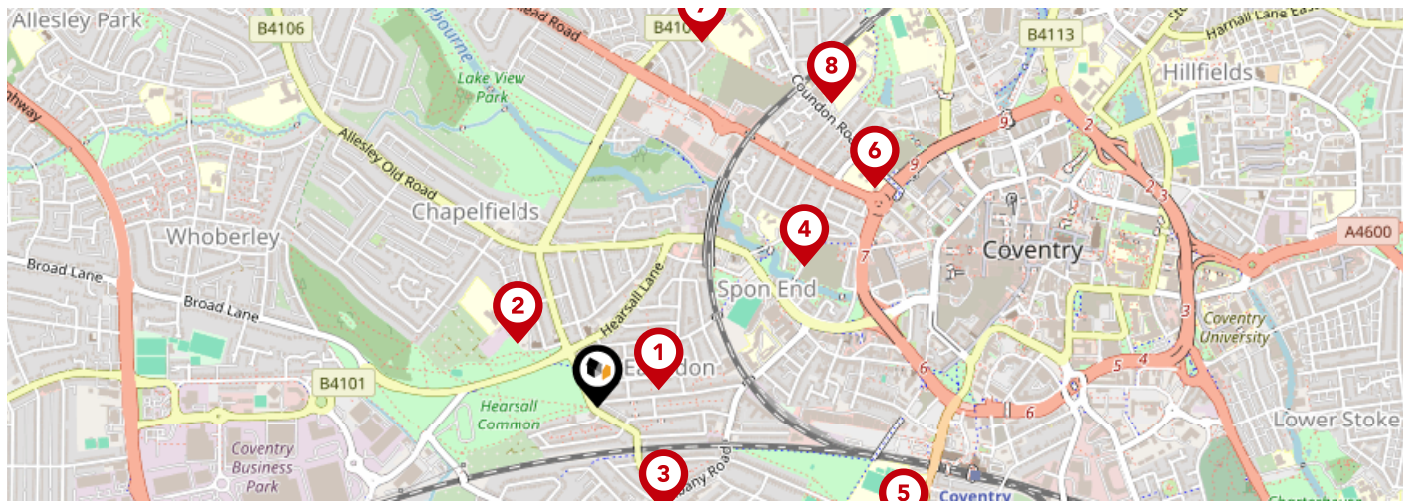


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



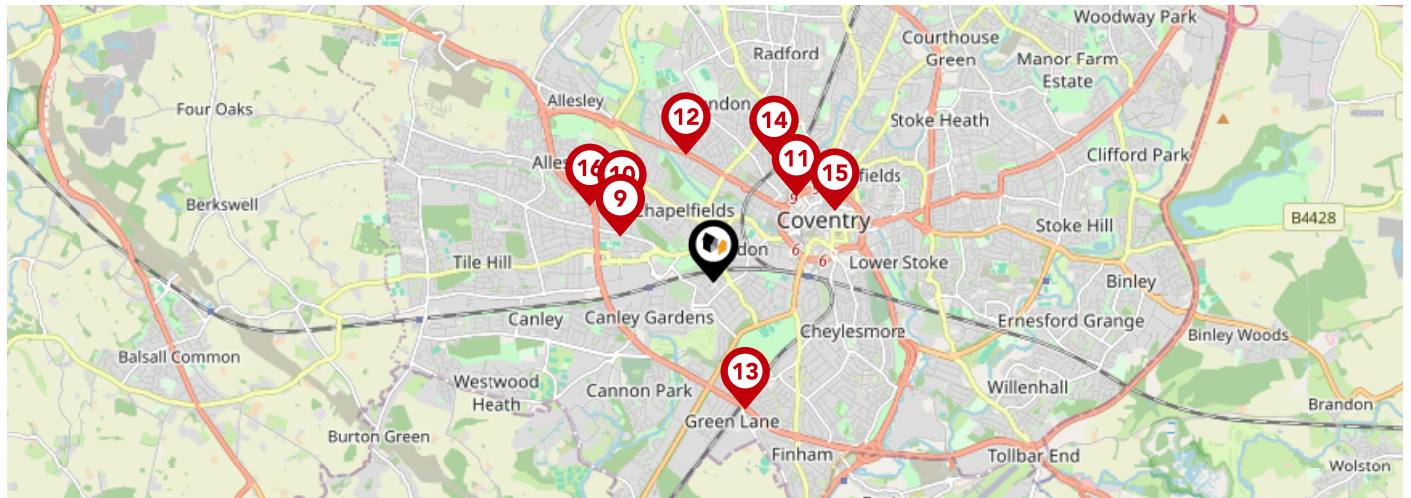
Listed Buildings in the local district	Grade	Distance
 1076656 - 25-29, Allesley Old Road	Grade II	0.3 miles
 1076655 - 23, Allesley Old Road	Grade II	0.3 miles
 1335864 - 107-110, Spon End	Grade II	0.4 miles
 1076600 - 111-116, Spon End	Grade II	0.4 miles
 1342946 - 97-100, Spon End	Grade II	0.4 miles
 1342909 - Chapel Of St James And St Christopher	Grade II	0.5 miles
 1076603 - Spon Bridge	Grade II	0.5 miles
 1226523 - 119-123, Upper Spon Street	Grade II	0.6 miles
 1443610 - Earlsdon Drinking Fountain	Grade II	0.7 miles
 1096851 - 169 Spon Street	Grade II	0.7 miles

# Area Schools



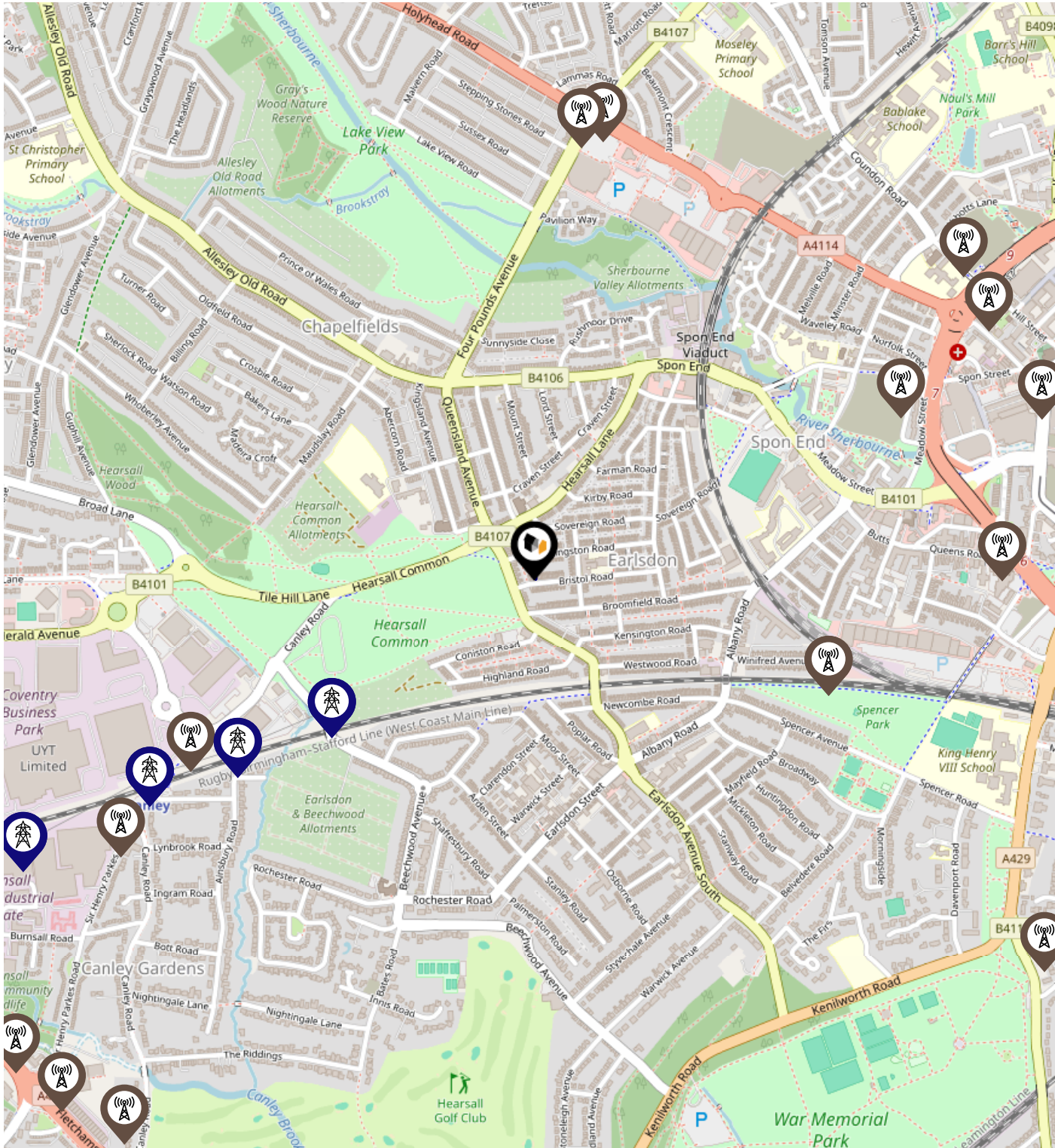
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Radford Primary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:1.32	<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

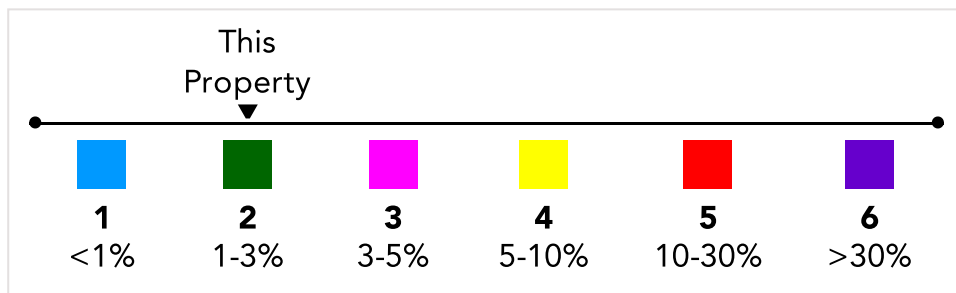
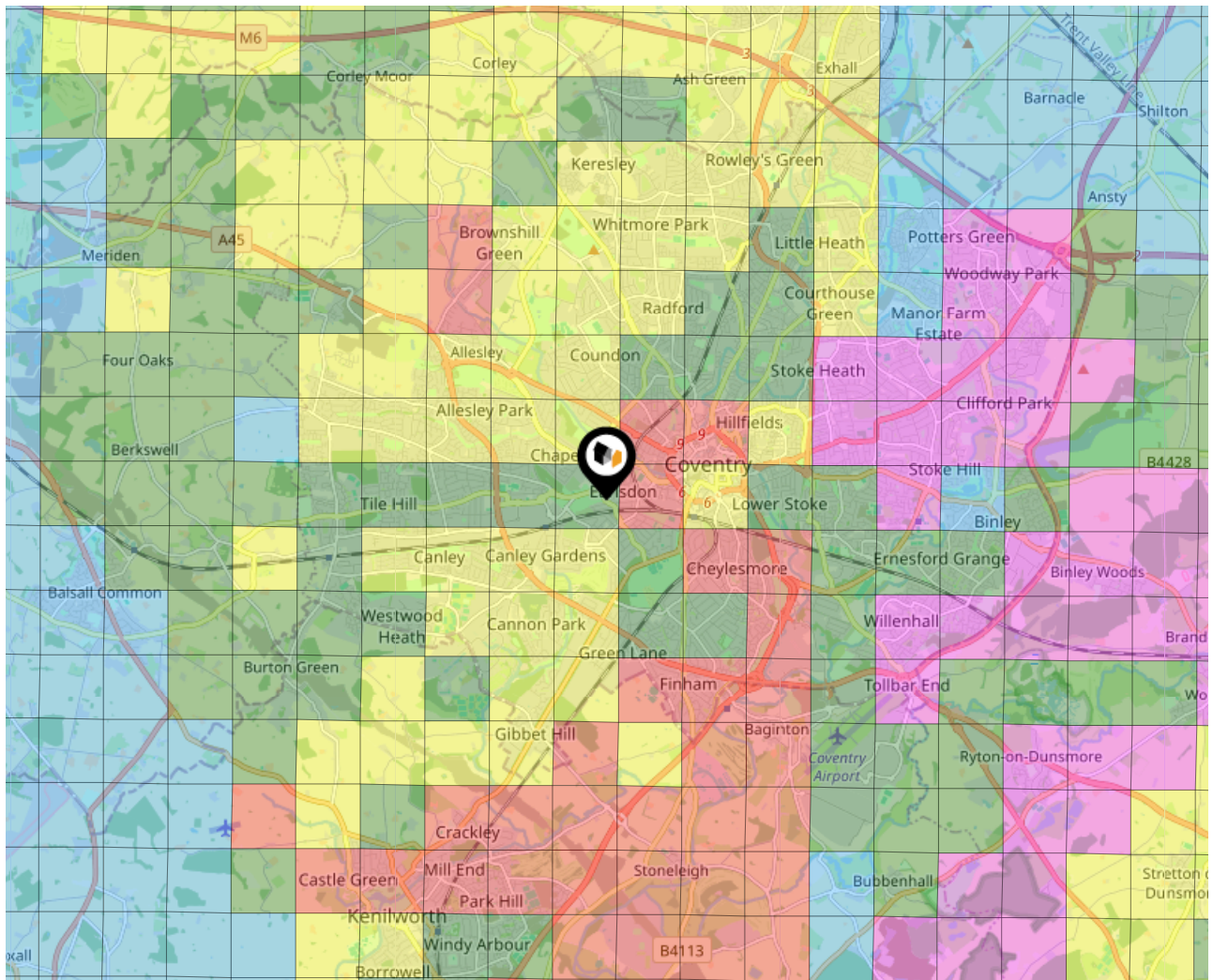
# Environment

## Radon Gas

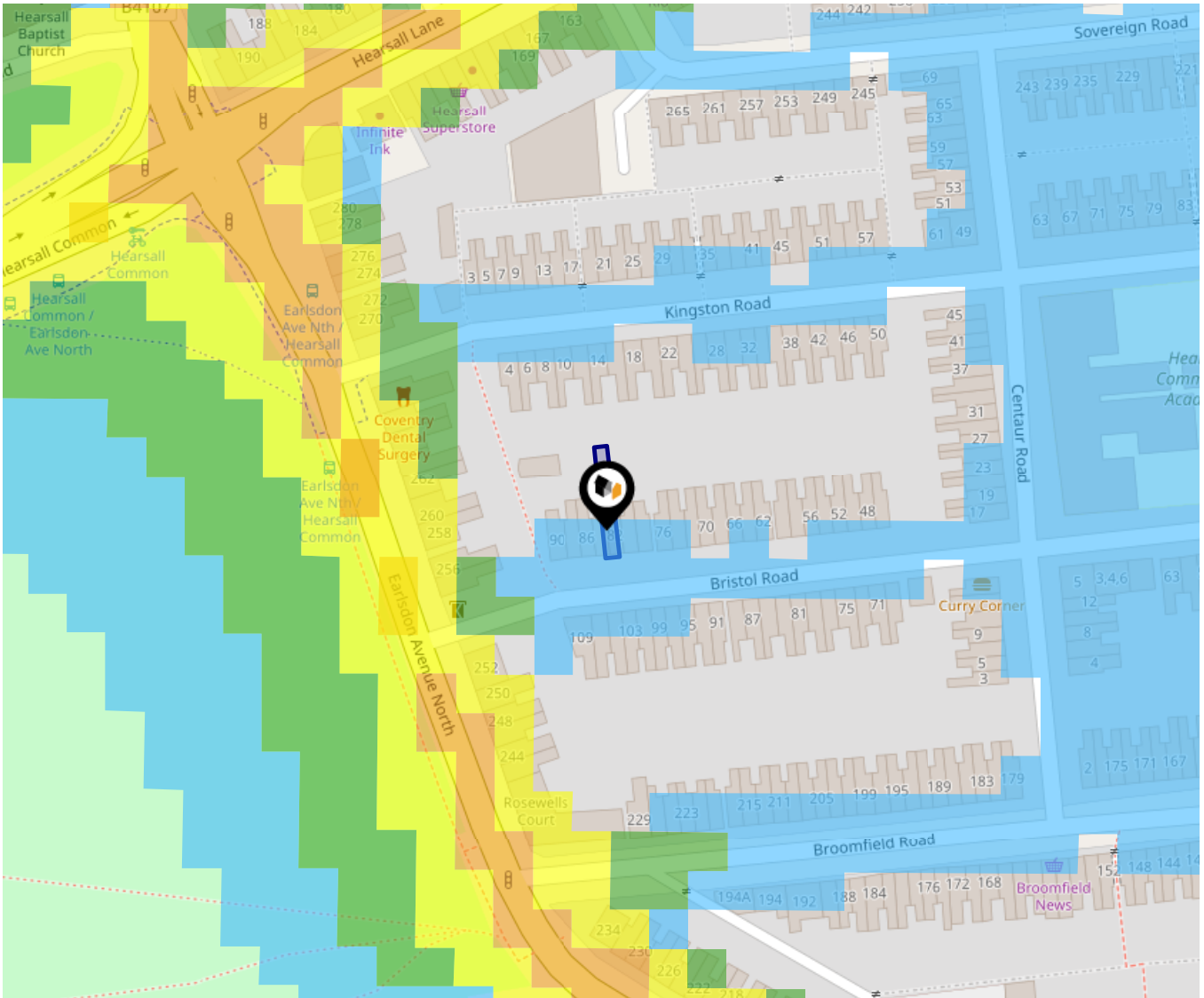


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise

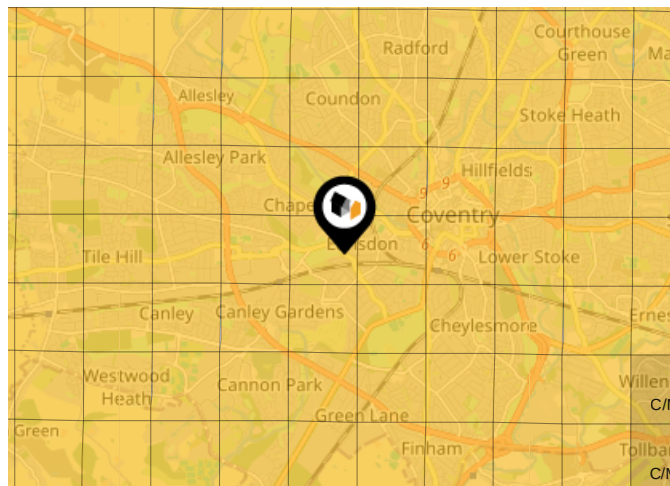


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

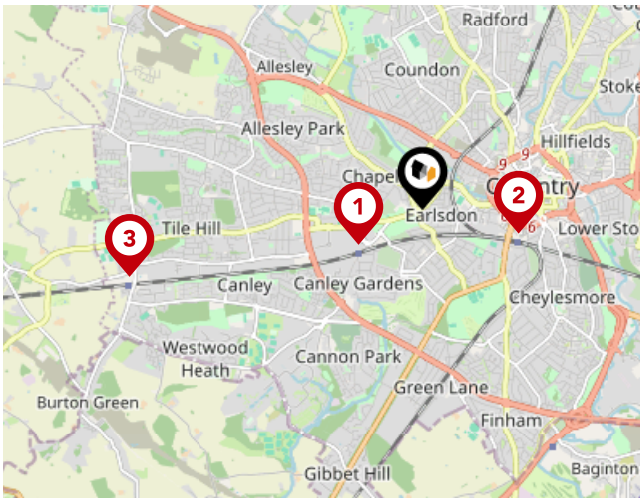
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



### Primary Classifications (Most Common Clay Types)

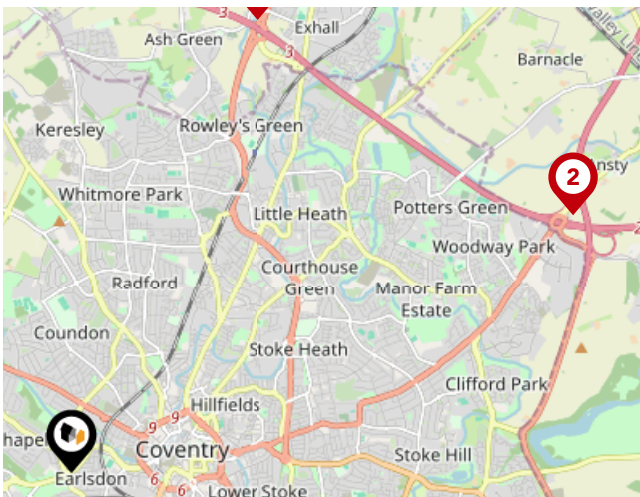
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



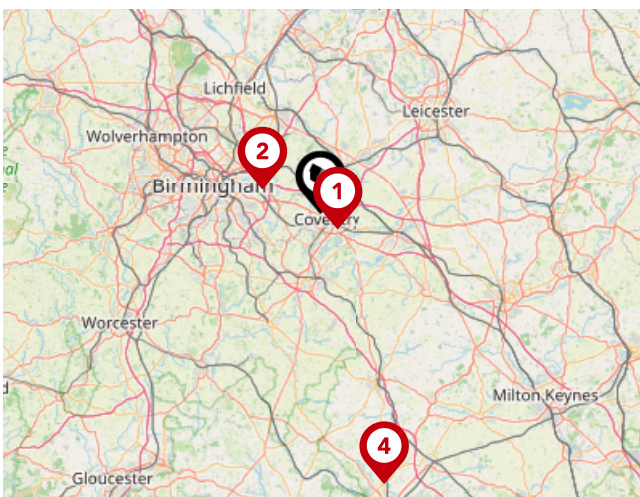
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.67 miles
2	Coventry Rail Station	0.89 miles
3	Tile Hill Rail Station	2.73 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.42 miles
2	M6 J2	5.09 miles
3	M40 J14	10.44 miles
4	M40 J15	10.51 miles
5	M6 J3A	8.06 miles

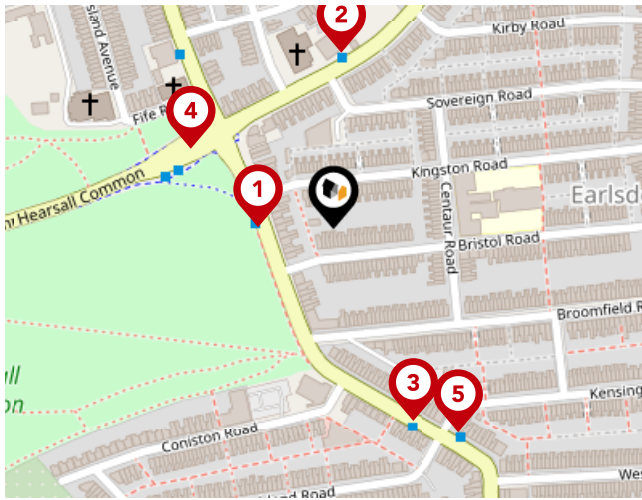


## Airports/Helipads

Pin	Name	Distance
1	Baginton	3.53 miles
2	Birmingham Airport	8.99 miles
3	East Mids Airport	30.45 miles
4	Kidlington	40.61 miles

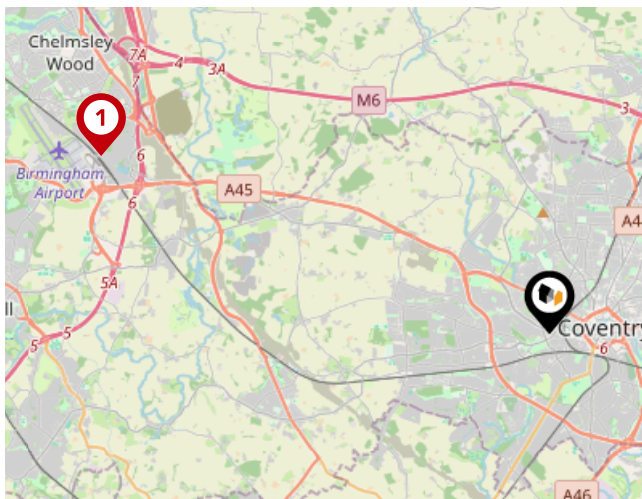
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kingston Road	0.04 miles
2	Sovereign Road	0.1 miles
3	Highland Road	0.12 miles
4	Queensland Ave	0.09 miles
5	Highland Road	0.14 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.73 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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