



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29th May 2026



THE MOORINGS, COVENTRY, CV1

Asking Price : £365,000

Walmsley's The Way to Move

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

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



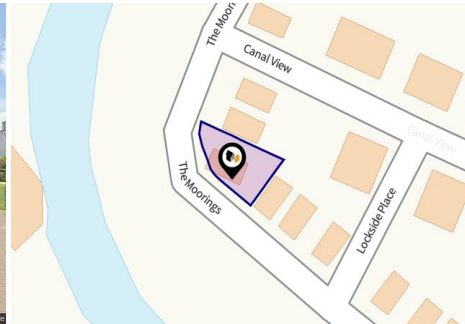
Dear Buyers & Interested Parties

Your property details in brief.....

A superb & quite unique three double bedroom detached home
Three bathrooms including stunning main bedroom ensuite
Delightful canalside views Gated driveway parking & private gardens
First floor kitchen dining room & sitting room
Two impressive balconies & spiral staircase to gardens
Gas central heating & double glazing throughout
EPC Rating C, Total 935 Sq.Ft or 87 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:	Detached
Bedrooms:	3
Floor Area:	935 ft ² / 86 m ²
Plot Area:	0.05 acres
Year Built :	2016
Council Tax :	Band D
Annual Estimate:	£2,517
Title Number:	MM73014

Asking Price:	£365,000
Tenure:	Freehold

Local Area

Local Authority:	Coventry
Conservation Area:	Coventry Canal
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	73 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



COVENTRY, CV1

Energy rating

C

Valid until 25.05.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	93 m ²

Market Sold in Street



19, The Moorings, Coventry, CV1 4LR				Detached House
Last Sold Date:	01/04/2025	24/06/2016		
Last Sold Price:	£350,000	£309,995		
31, The Moorings, Coventry, CV1 4LR				Detached House
Last Sold Date:	22/11/2024	28/06/2016		
Last Sold Price:	£315,000	£264,995		
23, The Moorings, Coventry, CV1 4LR				Terraced House
Last Sold Date:	05/09/2024	27/05/2016		
Last Sold Price:	£300,000	£243,995		
35, The Moorings, Coventry, CV1 4LR				Detached House
Last Sold Date:	09/12/2022	24/06/2016		
Last Sold Price:	£275,000	£261,995		
57, The Moorings, Coventry, CV1 4LR				Detached House
Last Sold Date:	30/09/2022	11/09/2017	27/03/2015	
Last Sold Price:	£315,000	£300,000	£249,995	
16, The Moorings, Coventry, CV1 4LR				Flat-maisonette House
Last Sold Date:	12/09/2022	25/11/2016		
Last Sold Price:	£158,000	£149,995		
50, The Moorings, Coventry, CV1 4LR				Detached House
Last Sold Date:	08/08/2022	09/11/2018	31/07/2015	
Last Sold Price:	£315,000	£265,000	£240,000	
1, The Moorings, Coventry, CV1 4LR				other House
Last Sold Date:	03/02/2017			
Last Sold Price:	£101,390			
2, The Moorings, Coventry, CV1 4LR				other House
Last Sold Date:	03/02/2017			
Last Sold Price:	£130,015			
7, The Moorings, Coventry, CV1 4LR				other House
Last Sold Date:	03/02/2017			
Last Sold Price:	£94,841			
14, The Moorings, Coventry, CV1 4LR				Flat-maisonette House
Last Sold Date:	25/11/2016			
Last Sold Price:	£149,995			
18, The Moorings, Coventry, CV1 4LR				Flat-maisonette House
Last Sold Date:	25/11/2016			
Last Sold Price:	£152,995			

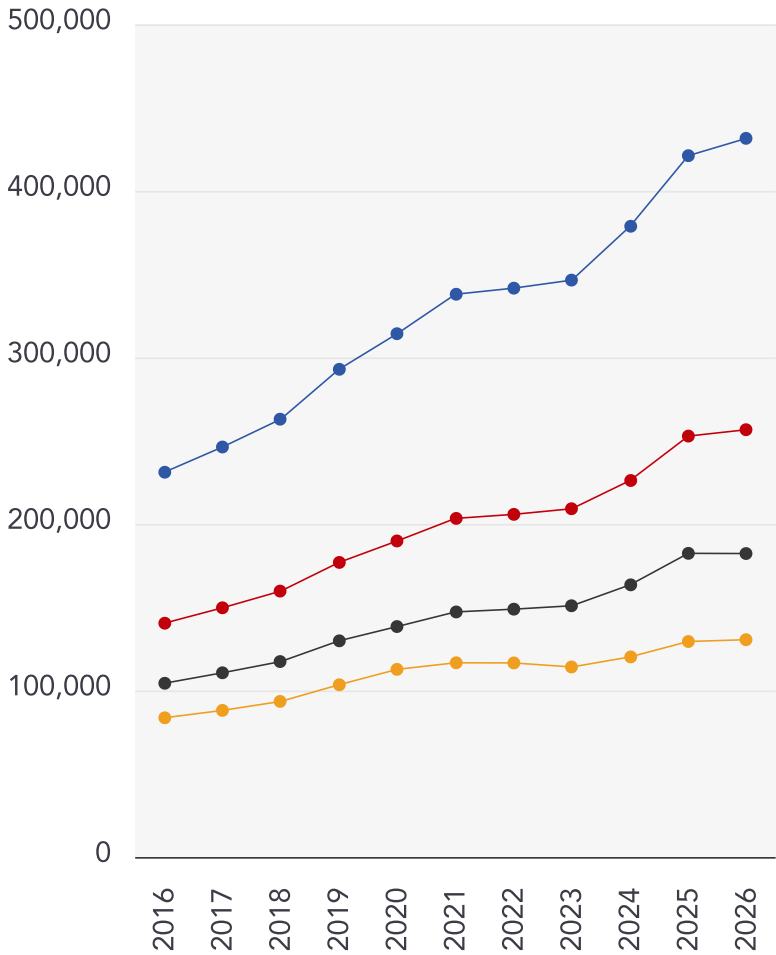
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV1



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

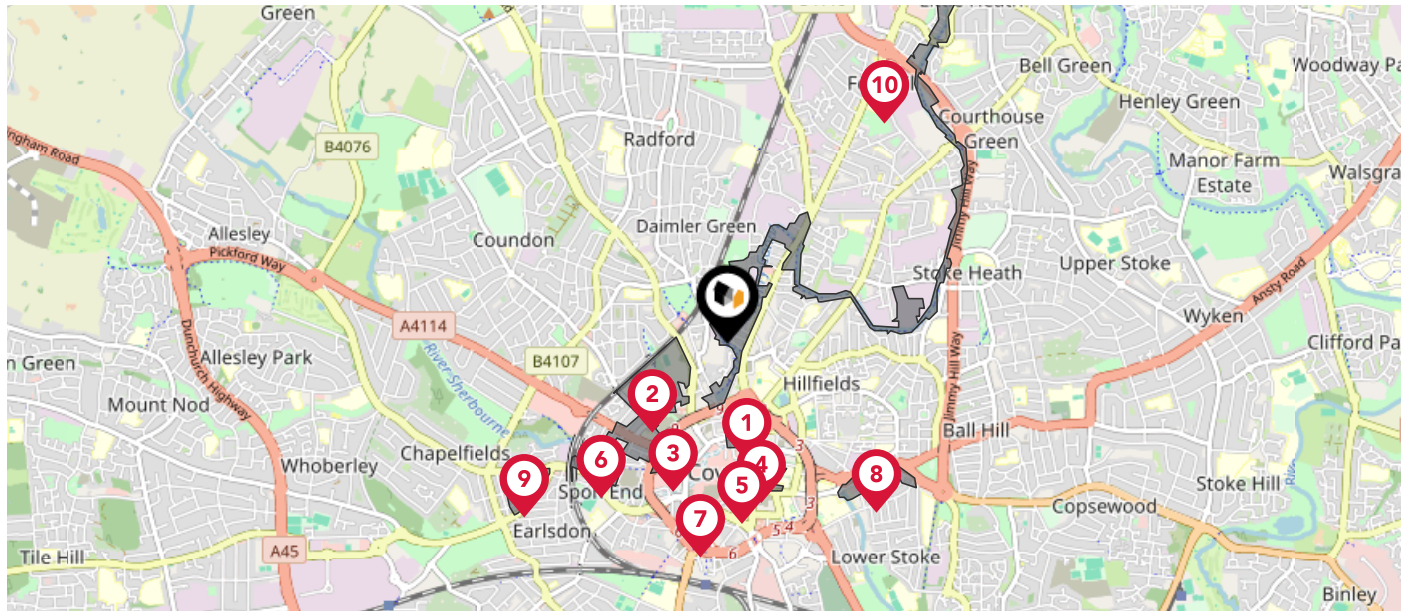
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



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



Nearby Conservation Areas

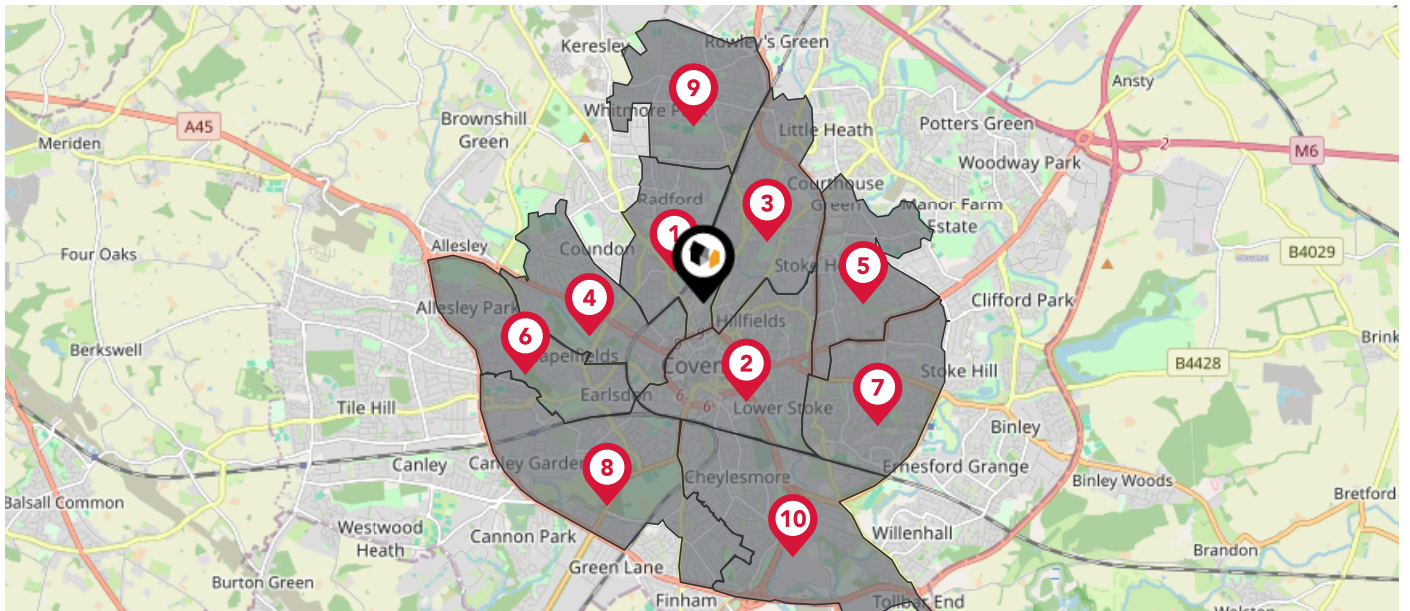
- 1 Lady Herbert's Garden
- 2 Naul's Mill
- 3 Spon Street
- 4 Hill Top and Cathedral
- 5 High Street
- 6 Spon End
- 7 Greyfriars Green
- 8 Far Gosford Street
- 9 Chapelfields
- 10 Coventry Canal

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

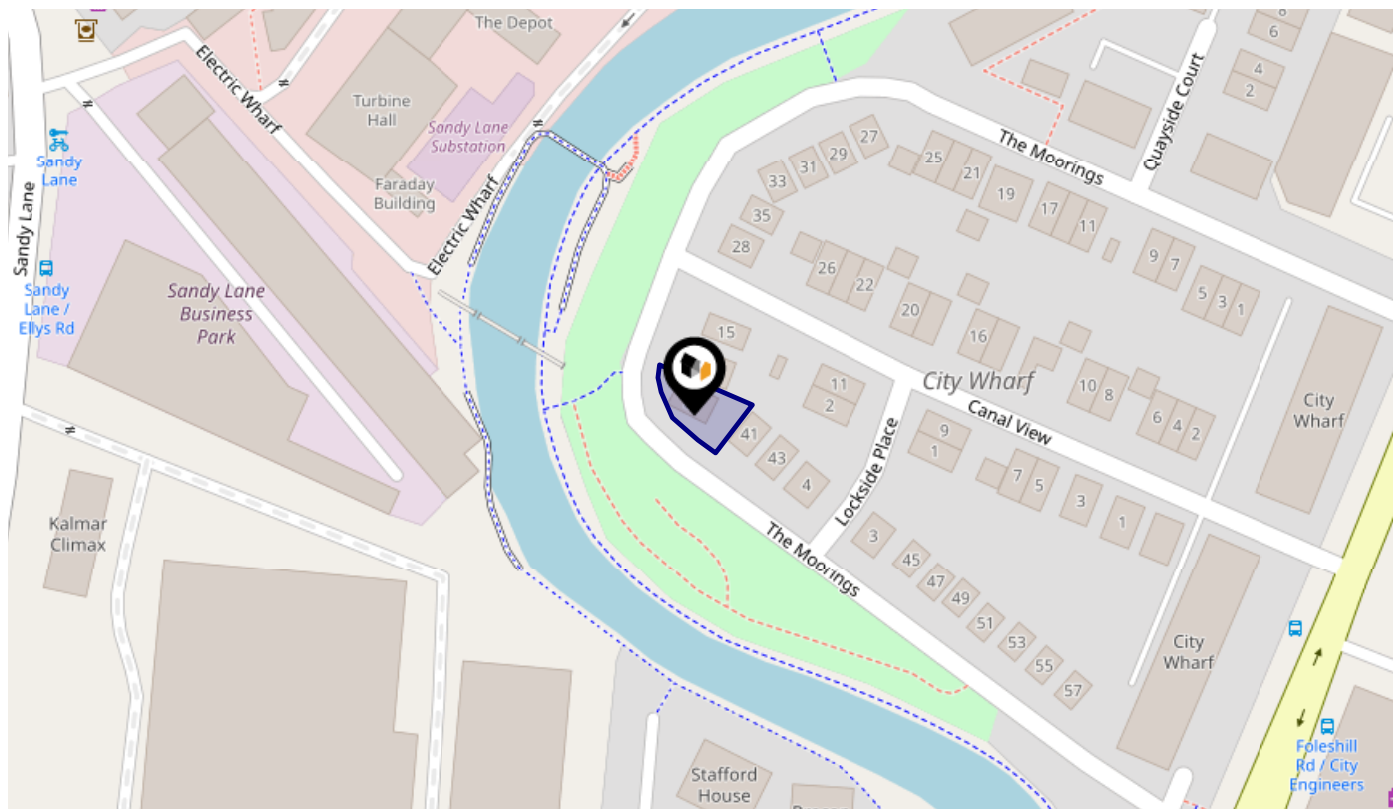
- 1 Radford Ward
- 2 St. Michael's Ward
- 3 Foleshill Ward
- 4 Sherbourne Ward
- 5 Upper Stoke Ward
- 6 Whoberley Ward
- 7 Lower Stoke Ward
- 8 Earlsdon Ward
- 9 Holbrook Ward
- 10 Cheylesmore Ward

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:

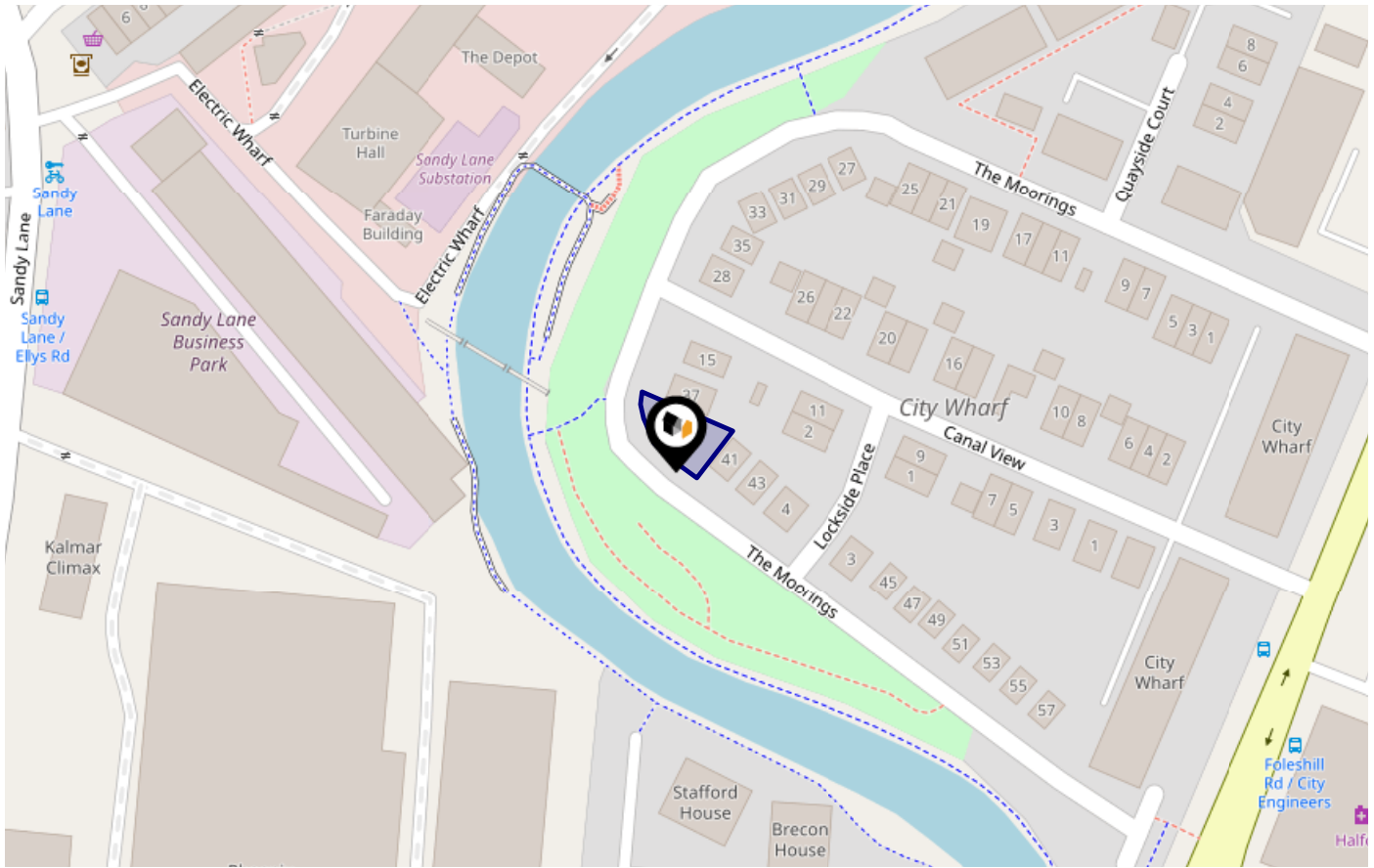
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

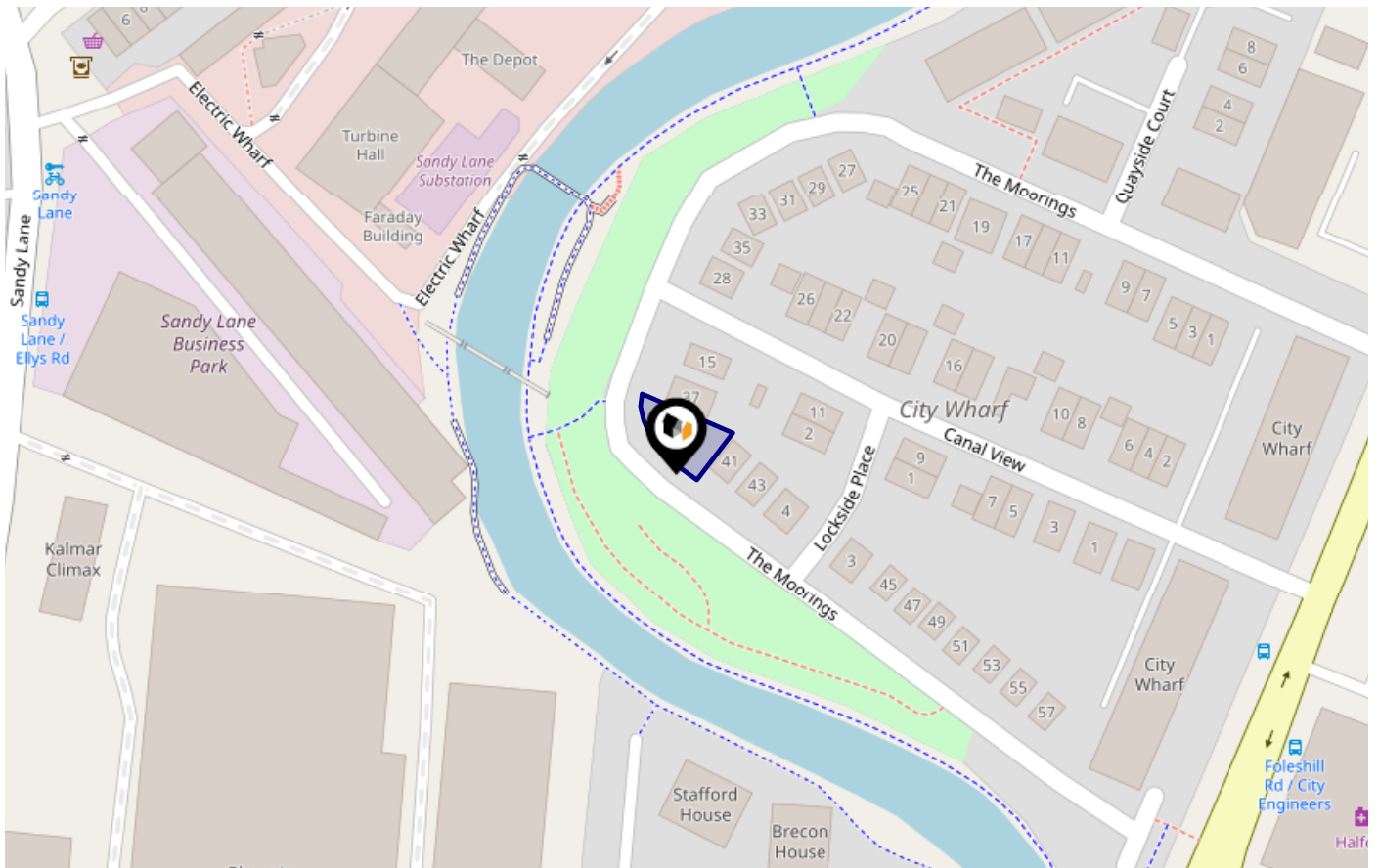


Flood Risk

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

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Chance of flooding to the following depths at this property:

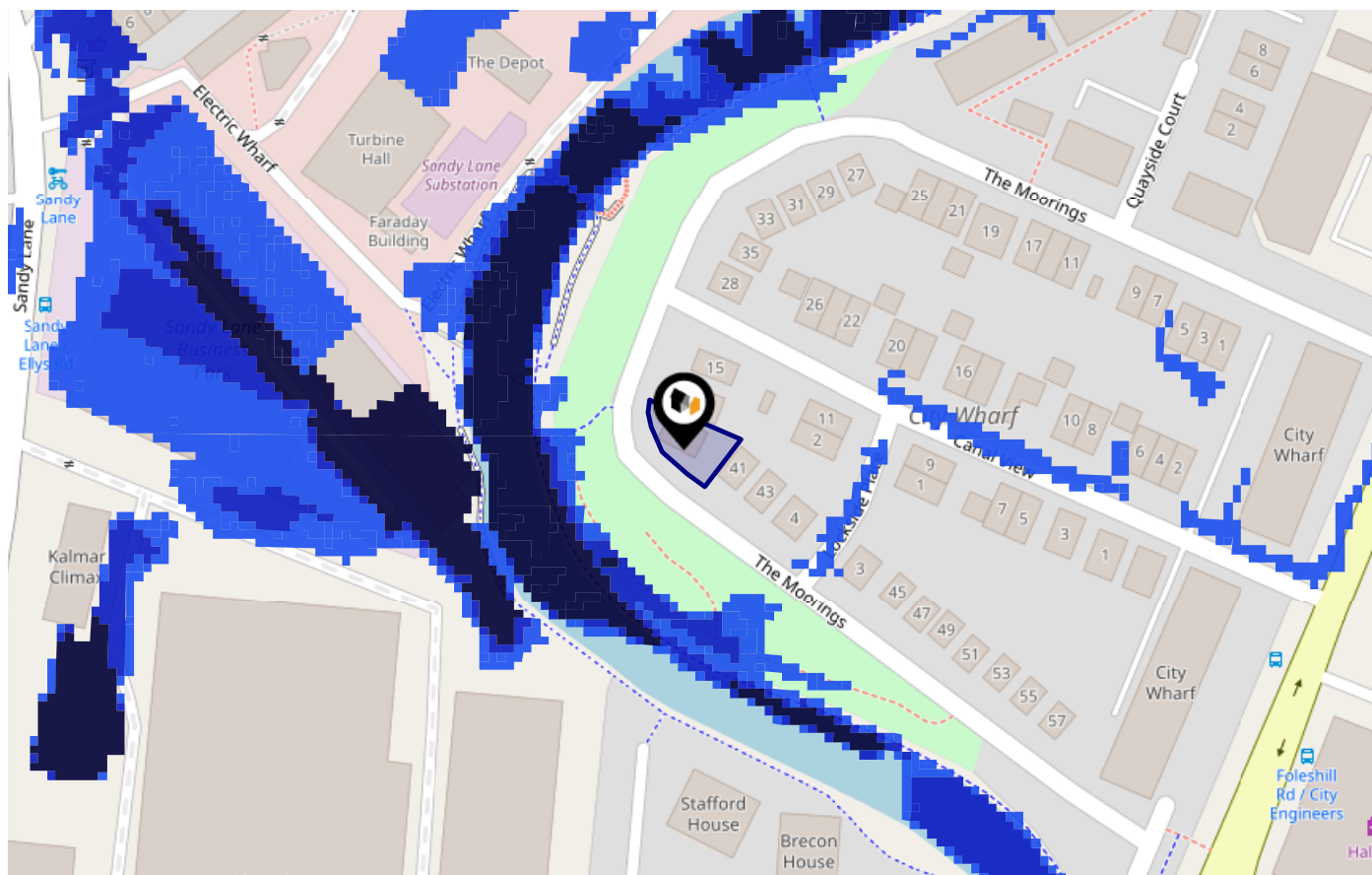


Flood Risk

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.

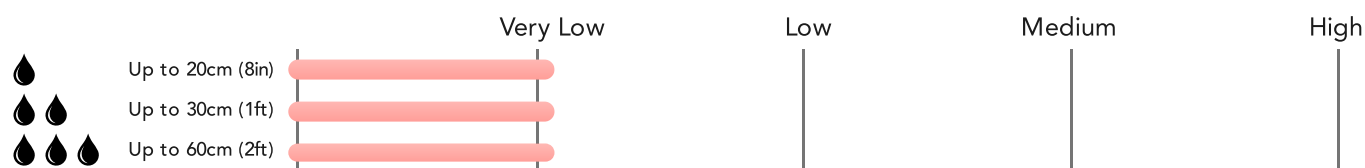


Risk Rating: Very low

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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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Chance of flooding to the following depths at this property:

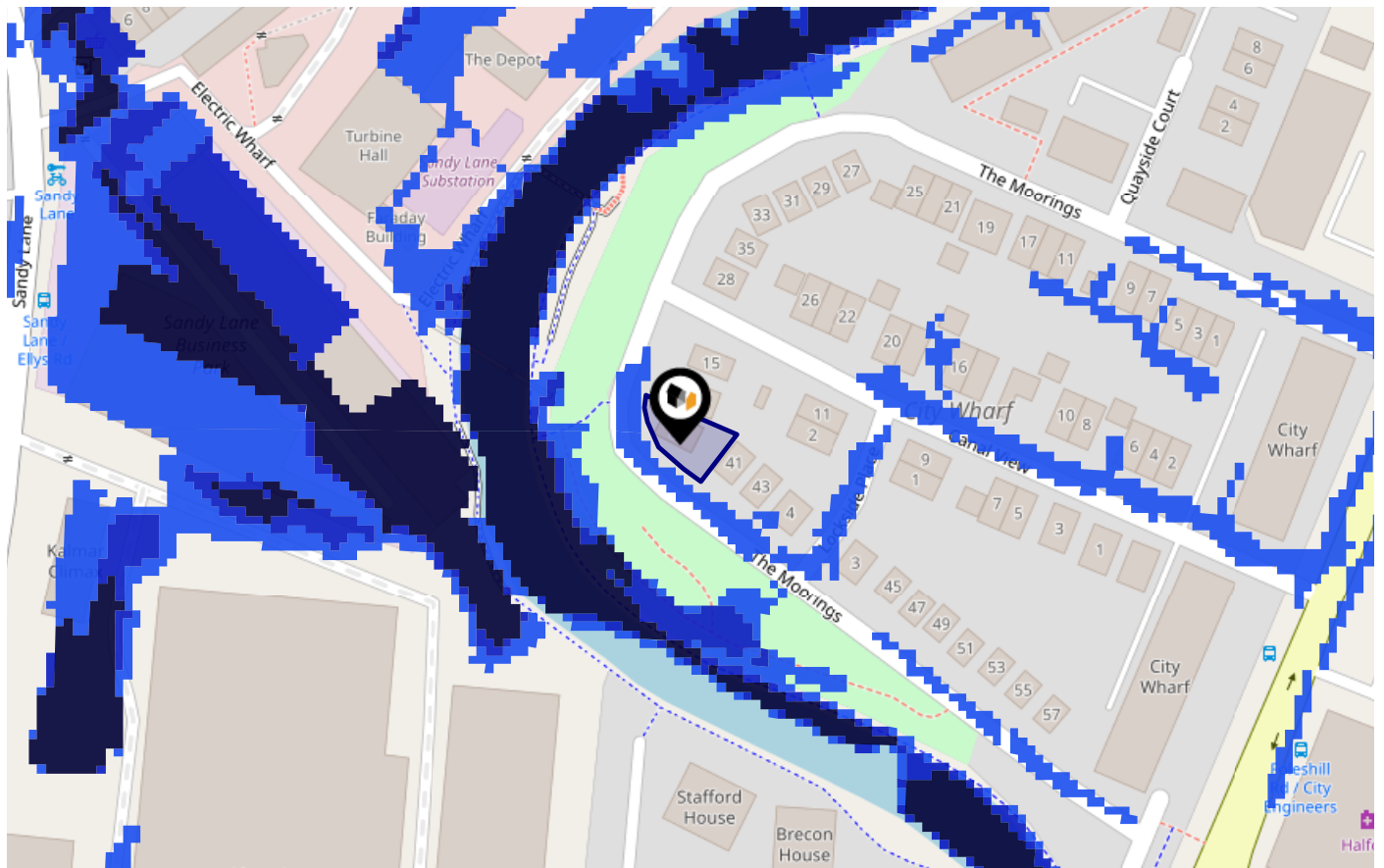


Flood Risk

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:

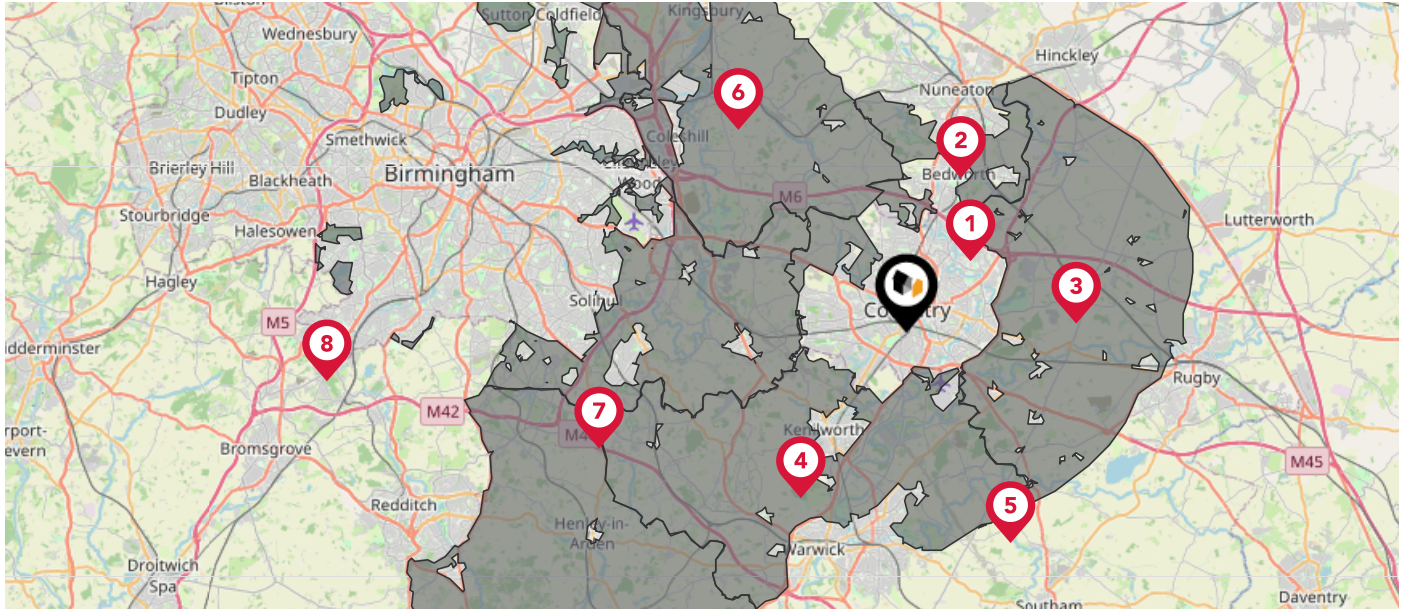


Maps

Green Belt



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



Nearby Green Belt Land

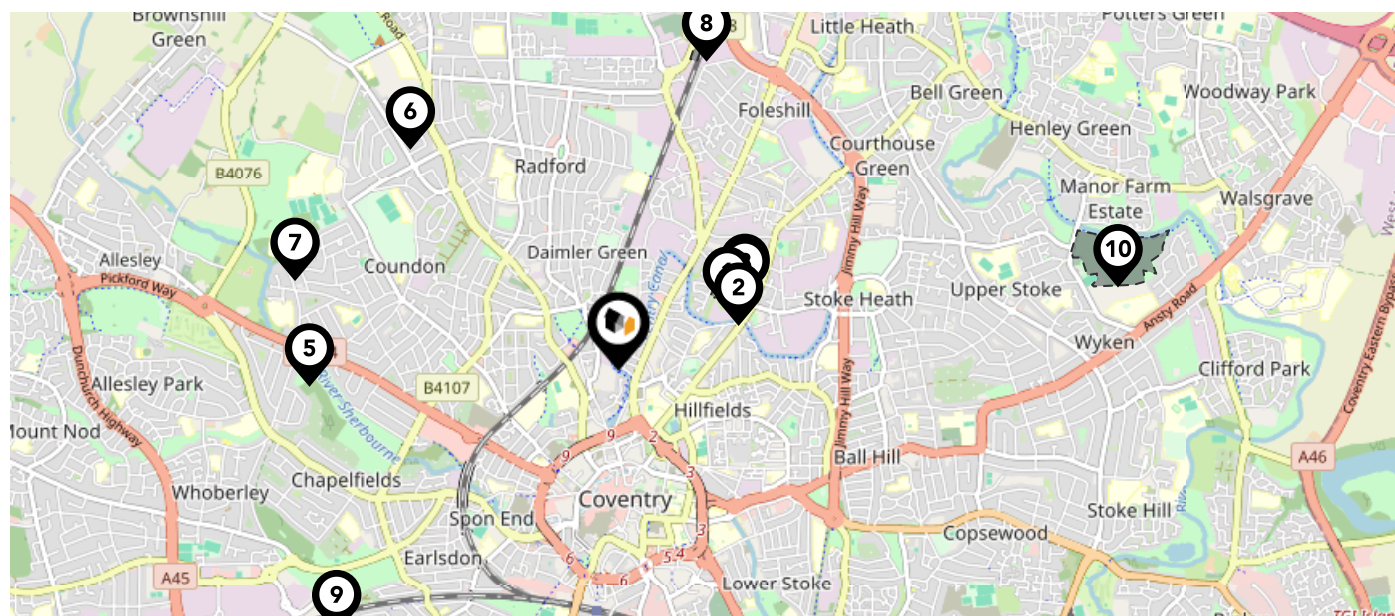
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Warwick
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

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

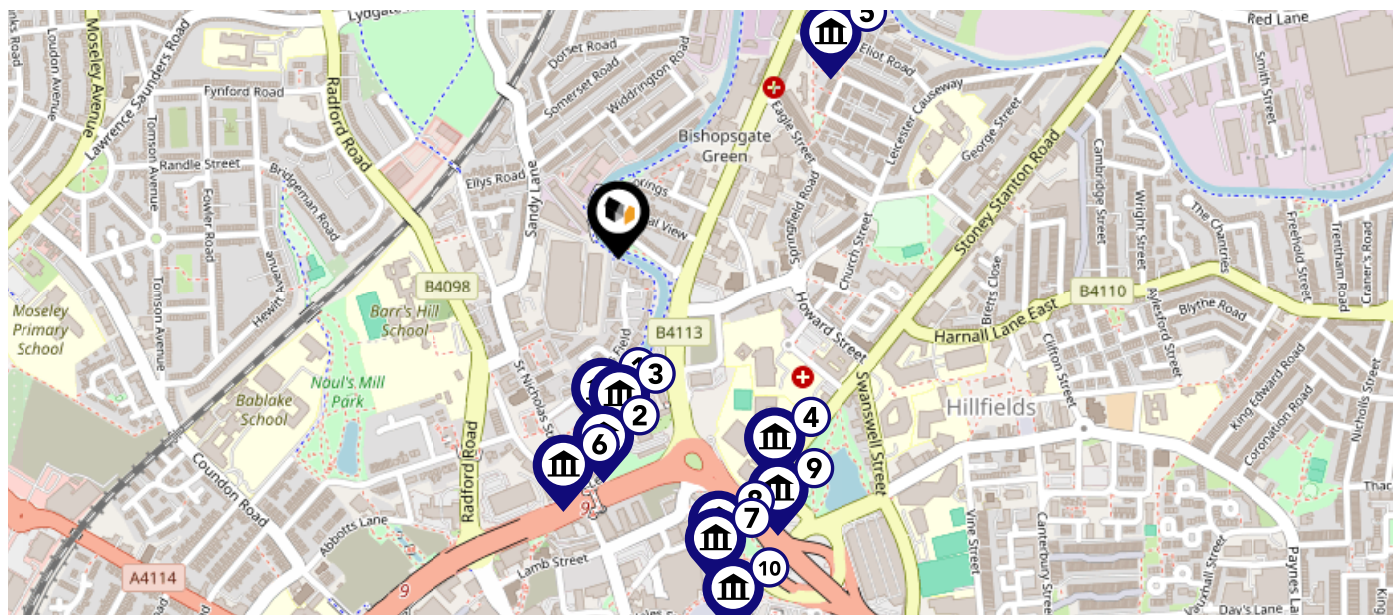
1	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
2	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
3	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
4	Webster Hemming Brickworks-Stoney Stanton Road, Coventry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











Maps

Listed Buildings

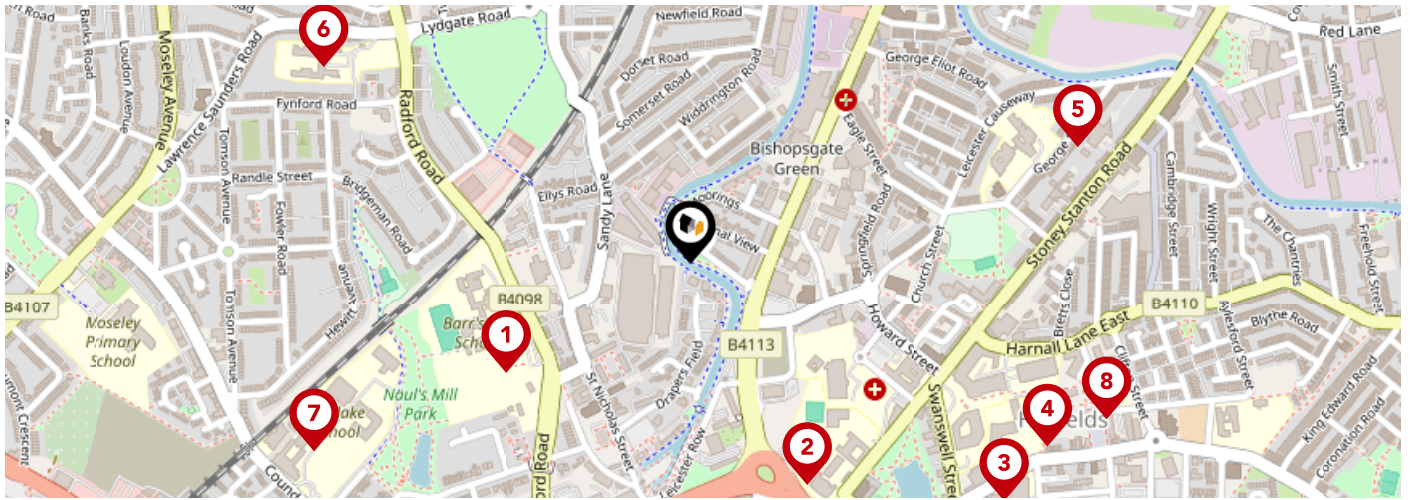


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



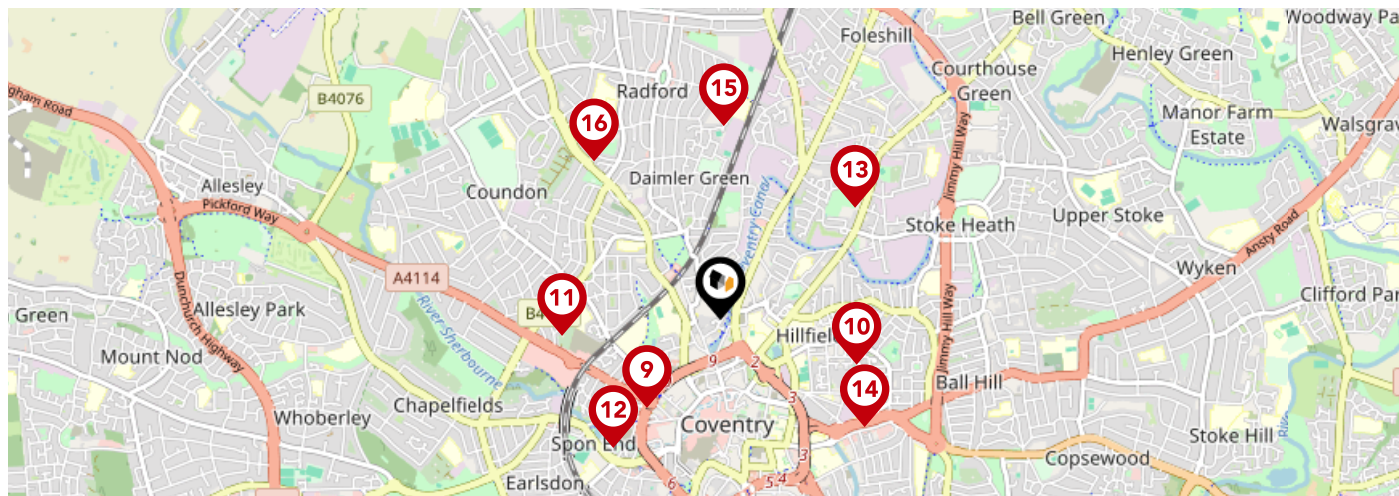
Listed Buildings in the local district	Grade	Distance
 1342940 - Canal House	Grade II	0.2 miles
 1076584 - Canal Warehouse	Grade II	0.2 miles
 1226365 - Bridge Number 1, Coventry Canal	Grade II	0.2 miles
 1033364 - Former Nurses' Home And Outpatients' Clinic At Coventry And Warwickshire Hospital	Grade II	0.3 miles
 1076646 - Bird Grove House	Grade II	0.3 miles
 1433094 - Weighbridge And Weighbridge Office At Coventry Canal Basin	Grade II	0.3 miles
 1271508 - Northern Block At Lady Herberts Homes	Grade II	0.4 miles
 1389324 - Gateway And Boundary Wall At Cook Street Entrance To Lady Herberts Garden	Grade II	0.4 miles
 1104904 - Church Of St Mark And Boundary Walls To Stoney Stanton Lane And Bird Street	Grade II	0.4 miles
 1271506 - Gateway And Boundary Wall At Swanswell Entrance To Lady Herberts Garden	Grade II	0.4 miles









Area Schools



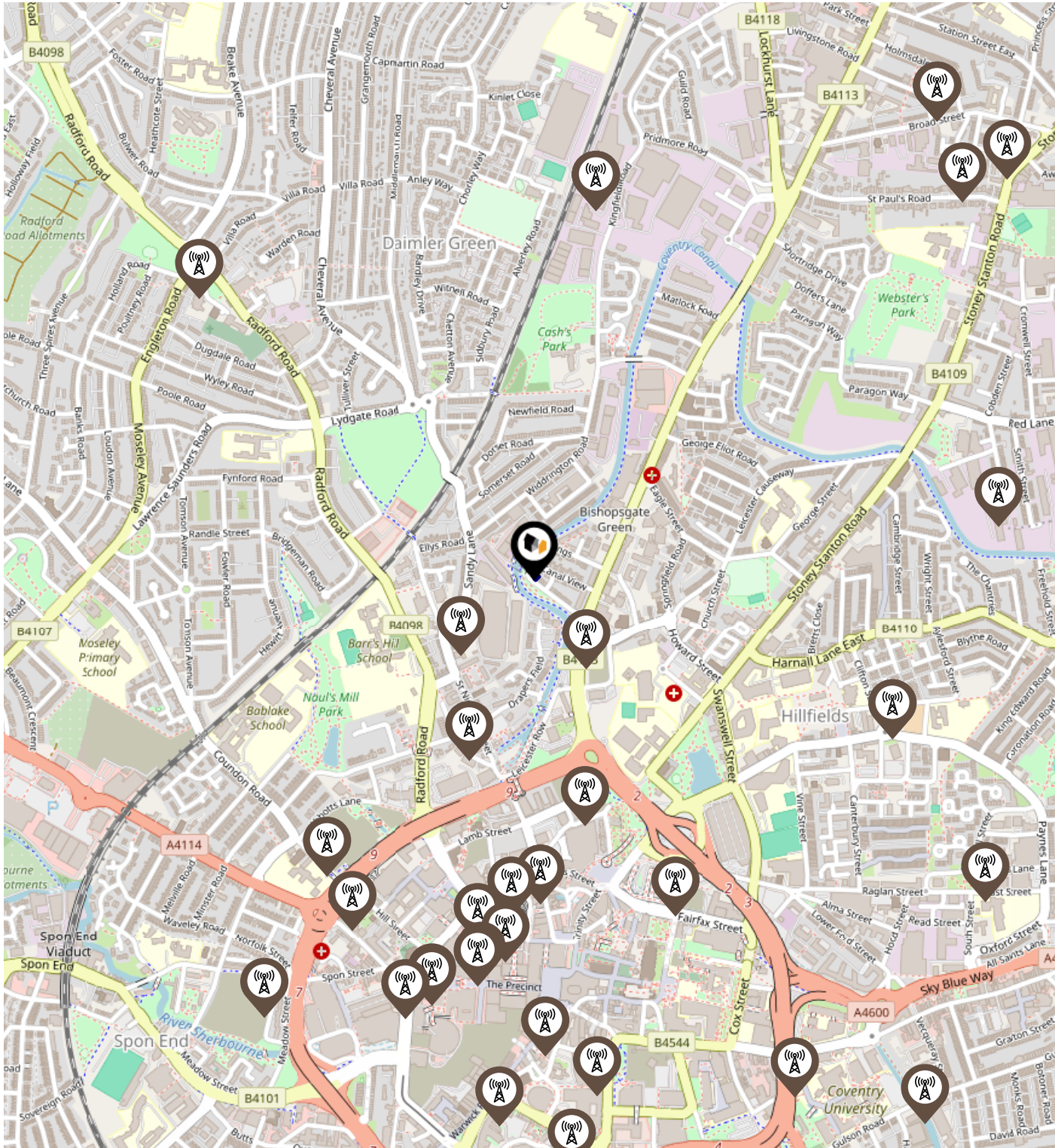
	Nursery	Primary	Secondary	College	Private
<p>1 Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:0.28</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:0.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Sidney Stringer Primary Academy Ofsted Rating: Outstanding Pupils: 425 Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 John Gulson Primary School Ofsted Rating: Requires improvement Pupils: 460 Distance:0.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.47</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Hillfields Nursery School Ofsted Rating: Outstanding Pupils: 160 Distance:0.5</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Mary and St Benedict Catholic Primary School Ofsted Rating: Good Pupils: 345 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.72	<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:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Broad Heath Community Primary School Ofsted Rating: Good Pupils: 687 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Joseph Cash Primary School Ofsted Rating: Good Pupils: 486 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.92	<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

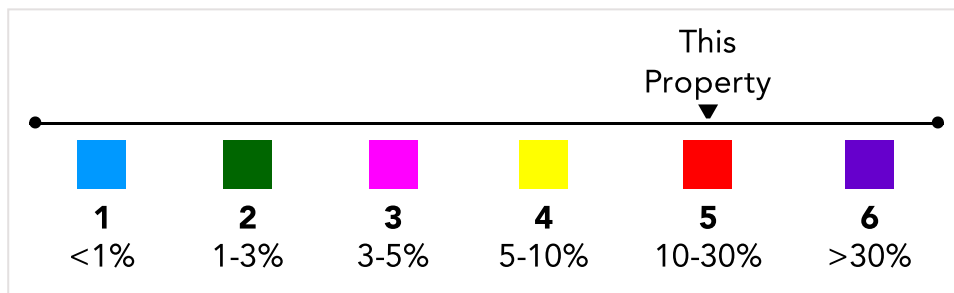
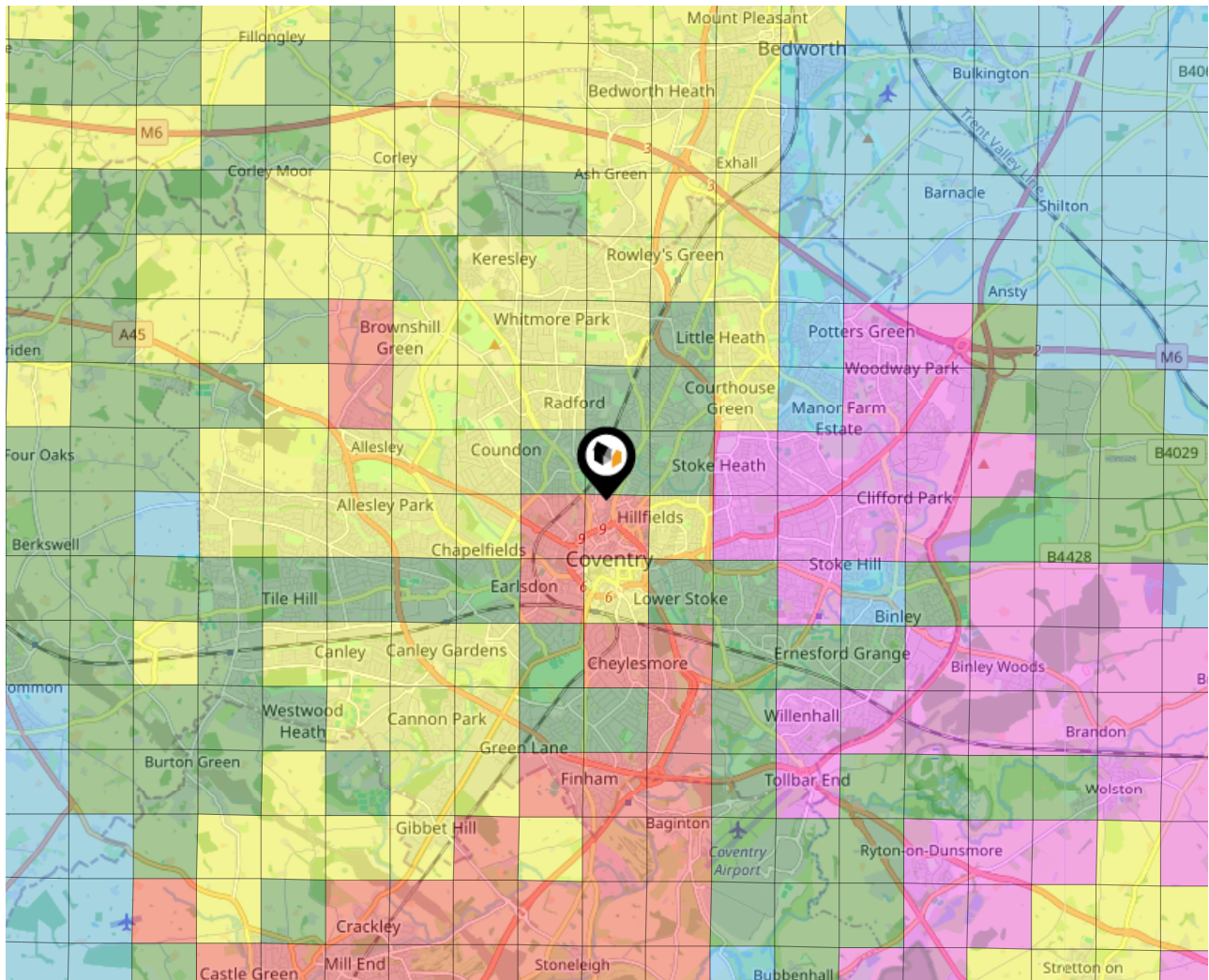
Environment

Radon Gas

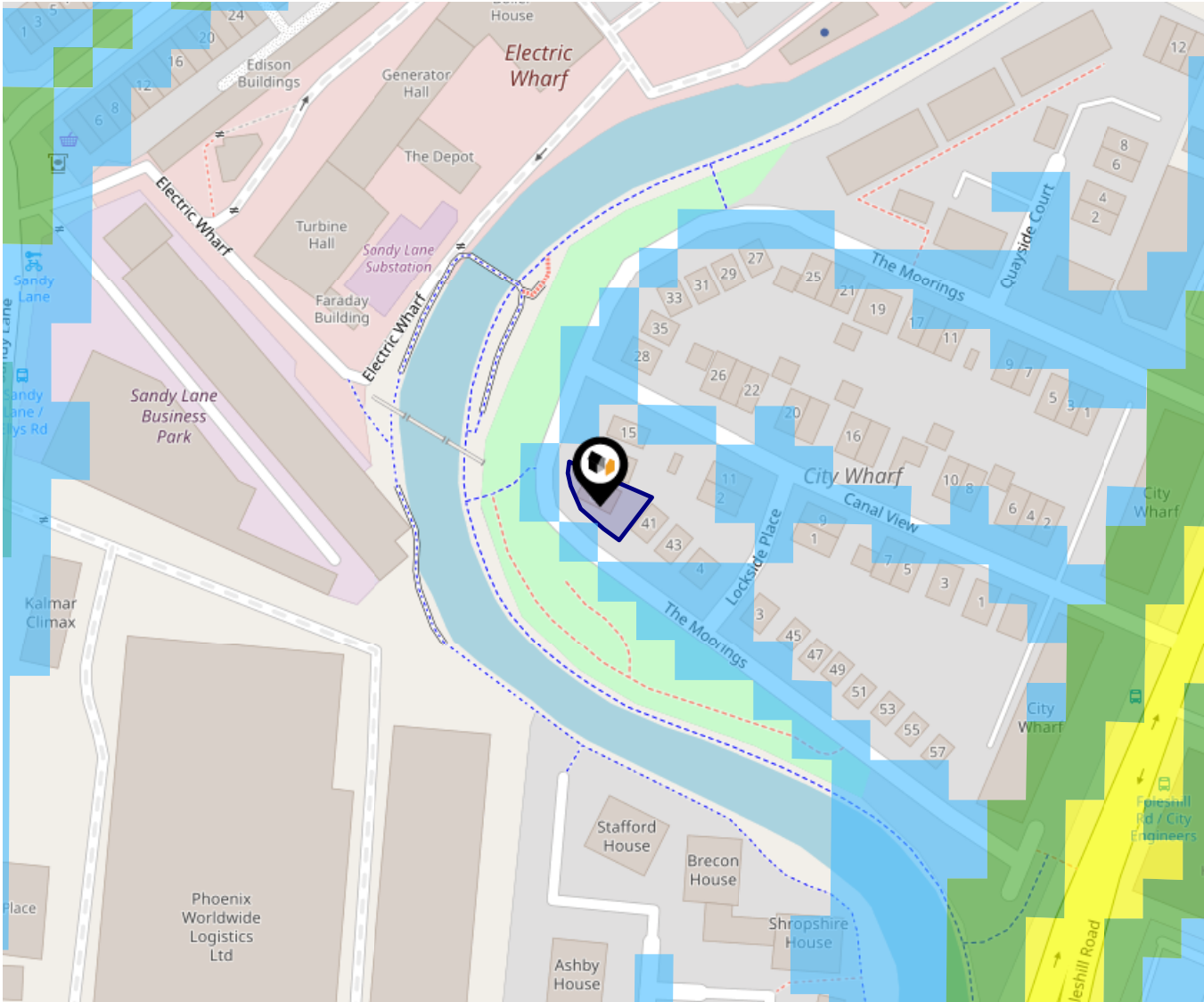


What is Radon?

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

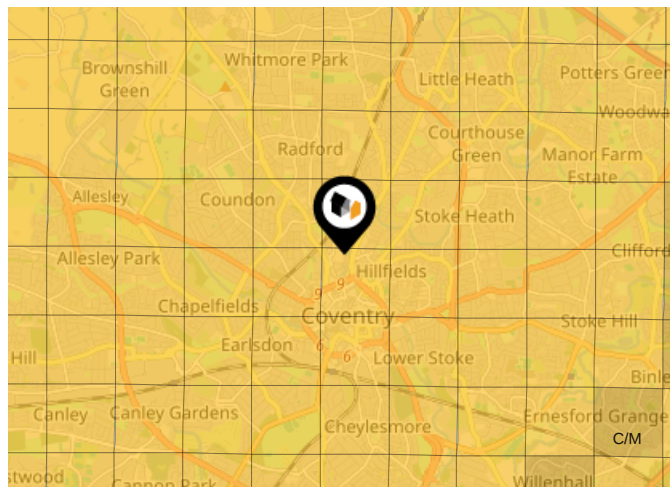


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

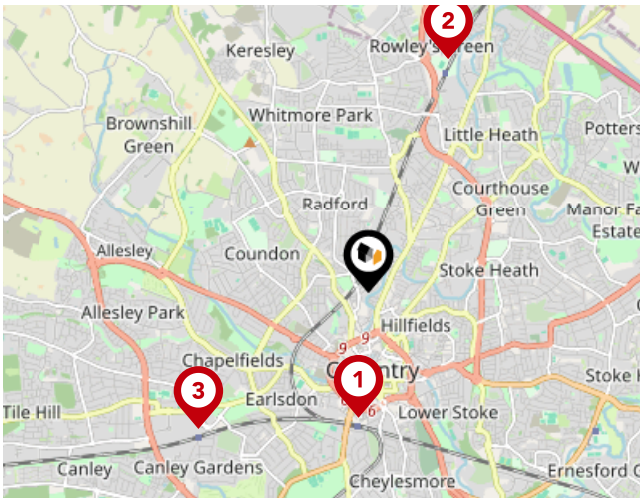


Primary Classifications (Most Common Clay Types)

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

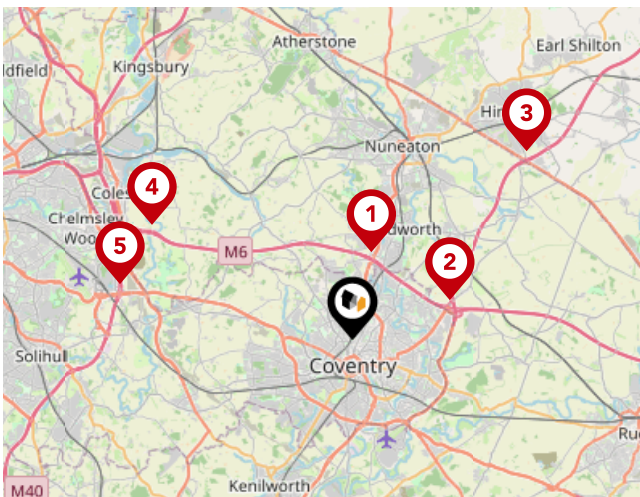
Area

Transport (National)



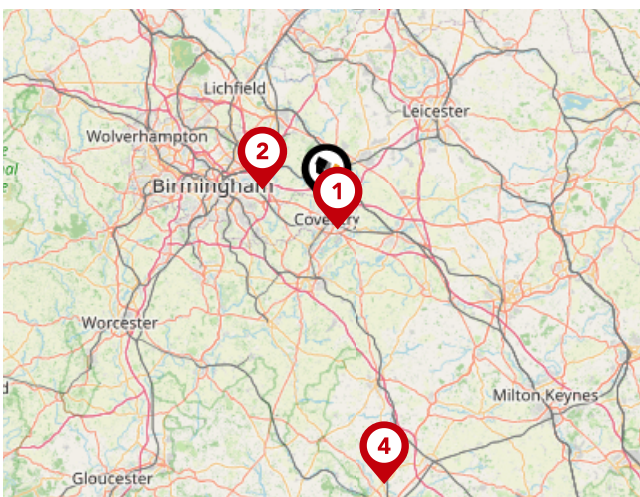
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.12 miles
2	Coventry Arena Rail Station	2.24 miles
3	Canley Rail Station	1.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.27 miles
2	M6 J2	3.85 miles
3	M69 J1	9.29 miles
4	M6 J3A	8.34 miles
5	M42 J6	8.6 miles



Airports/Helipads

Pin	Name	Distance
1	Baginton	3.73 miles
2	Birmingham Airport	9.61 miles
3	East Mids Airport	29.33 miles
4	Kidlington	41.28 miles

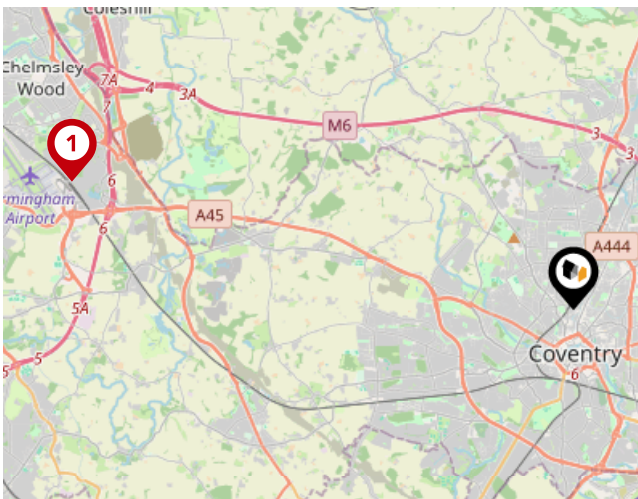
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ellys Rd	0.09 miles
2	City Engineers	0.1 miles
3	Ellys Rd	0.1 miles
4	Leicester Row	0.15 miles
5	Merrick Lodge Hotel	0.17 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.36 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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