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Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th August 2026



ENGLETON ROAD, COVENTRY, CV6

Asking Price : £300,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A spacious & versatile five bedroom terraced home
Generous driveway for multiple vehicles
Kitchen breakfast room, sitting room & hobby room
Ground floor cloakroom & first floor bathroom
Low maintenance & attractive sunny rear gardens
Gas centrally heated & double glazed throughout
Ideal school catchment area & accessible local amenities
EPC RATING D, Total Measurements: 1463 Sq.Ft or 140 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 or 0330 1180 062



Property

Type:	Terraced	Asking Price:	£300,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,506 ft ² / 140 m ²		
Plot Area:	0.06 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,957		
Title Number:	WK45288		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		8	46	5500
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	sky
				
				Virgin media

Planning History

This Address



Planning records for: **Engleton Road, Coventry, CV6**

Reference - HH/2021/1641	
Decision:	Decision Issued
Date:	14th May 2021
Description:	Proposed infill extension, re-roofing of existing rear extension and re rendering of house

Market Sold in Street



7, Engleton Road, Coventry, CV6 1JF						Terraced House
Last Sold Date:	29/10/2025	22/06/2021	30/11/2015	02/08/2013	02/02/1996	
Last Sold Price:	£200,000	£168,500	£123,000	£106,450	£25,000	
27, Engleton Road, Coventry, CV6 1JF						Terraced House
Last Sold Date:	11/12/2024	26/10/2018				
Last Sold Price:	£220,000	£173,000				
23, Engleton Road, Coventry, CV6 1JF						Terraced House
Last Sold Date:	06/06/2024	04/08/1995				
Last Sold Price:	£163,000	£36,000				
41, Engleton Road, Coventry, CV6 1JF						Terraced House
Last Sold Date:	12/04/2024	12/10/1999	16/09/1998			
Last Sold Price:	£193,000	£35,000	£35,000			
29, Engleton Road, Coventry, CV6 1JF						Terraced House
Last Sold Date:	17/11/2023	27/07/2018	18/03/2013	10/12/2010	25/03/2004	28/04/2000
Last Sold Price:	£199,500	£150,000	£117,500	£117,000	£113,500	£36,000
19, Engleton Road, Coventry, CV6 1JF						Terraced House
Last Sold Date:	11/04/2022	23/11/2018	30/05/2003	28/11/1997		
Last Sold Price:	£175,000	£144,000	£72,000	£40,000		
31, Engleton Road, Coventry, CV6 1JF						Semi-detached House
Last Sold Date:	20/12/2018	06/08/1999				
Last Sold Price:	£136,000	£59,000				
1, Engleton Road, Coventry, CV6 1JF						Terraced House
Last Sold Date:	30/04/2018	25/10/2013	16/05/2003	22/10/1999	12/09/1997	
Last Sold Price:	£160,000	£107,000	£87,000	£45,000	£35,000	
51, Engleton Road, Coventry, CV6 1JF						Terraced House
Last Sold Date:	28/04/2017	15/09/2003	19/06/1998			
Last Sold Price:	£170,000	£127,000	£64,000			
15, Engleton Road, Coventry, CV6 1JF						Terraced House
Last Sold Date:	31/03/2016					
Last Sold Price:	£157,000					
39, Engleton Road, Coventry, CV6 1JF						Terraced House
Last Sold Date:	05/01/2016	14/03/2014				
Last Sold Price:	£129,500	£108,000				
37, Engleton Road, Coventry, CV6 1JF						Terraced House
Last Sold Date:	01/09/2015					
Last Sold Price:	£143,000					

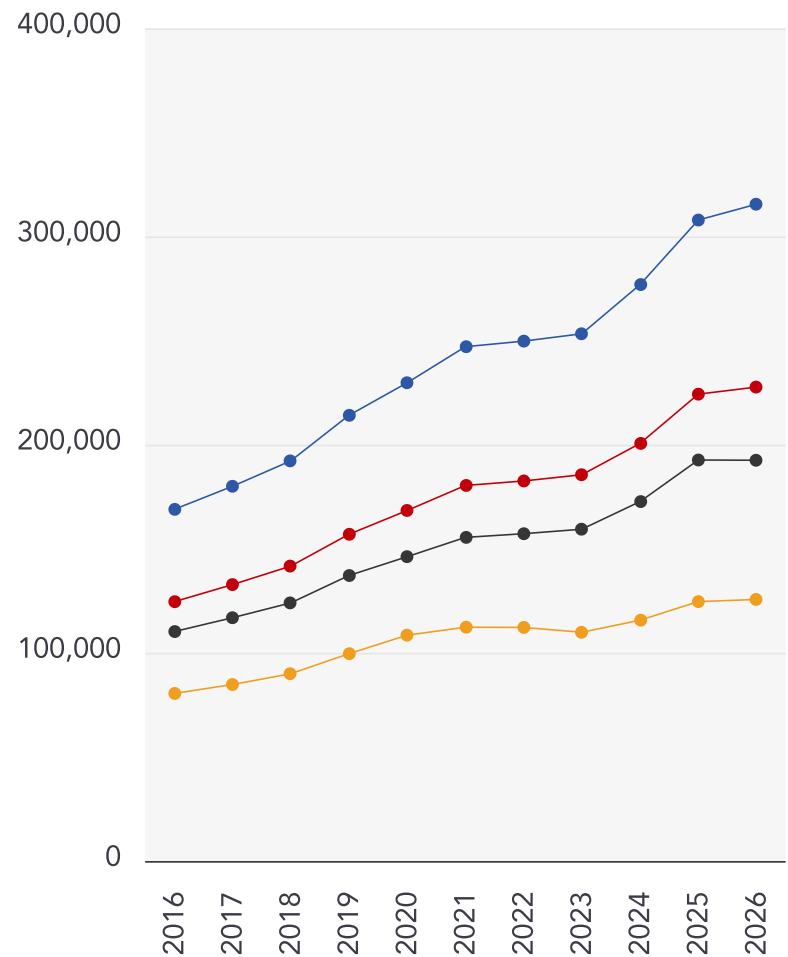
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

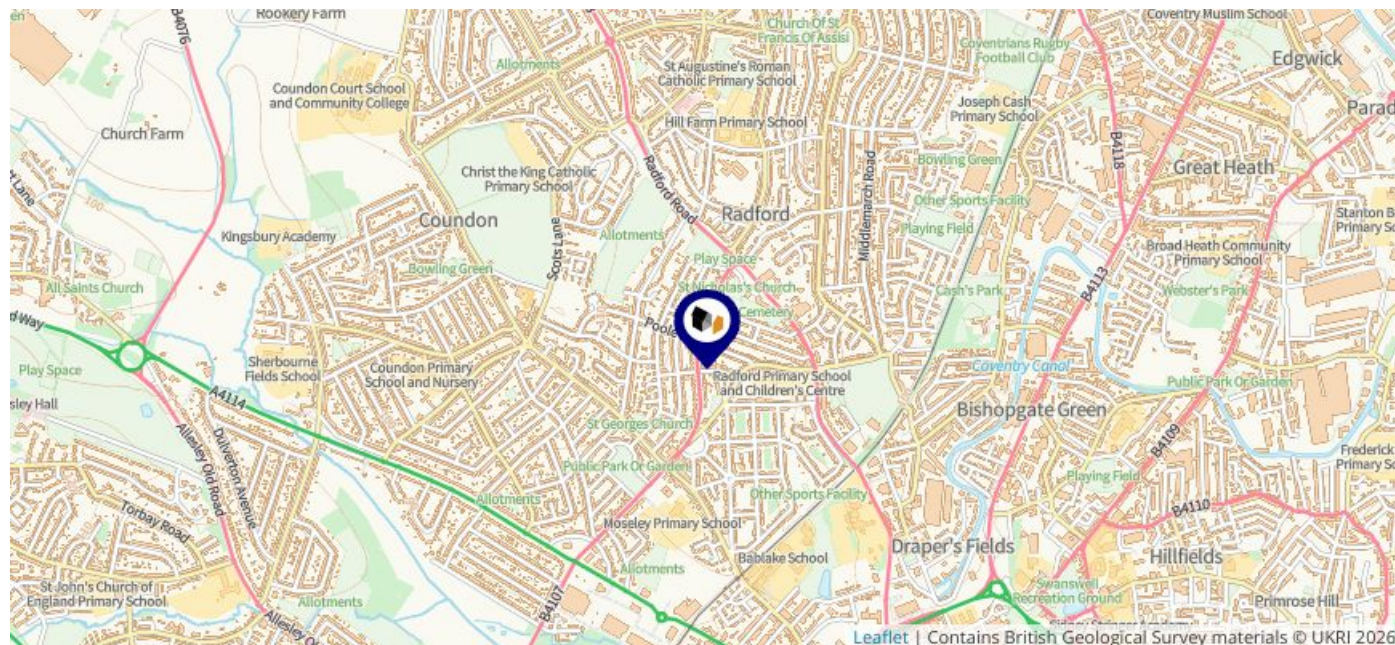
+56.09%

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.

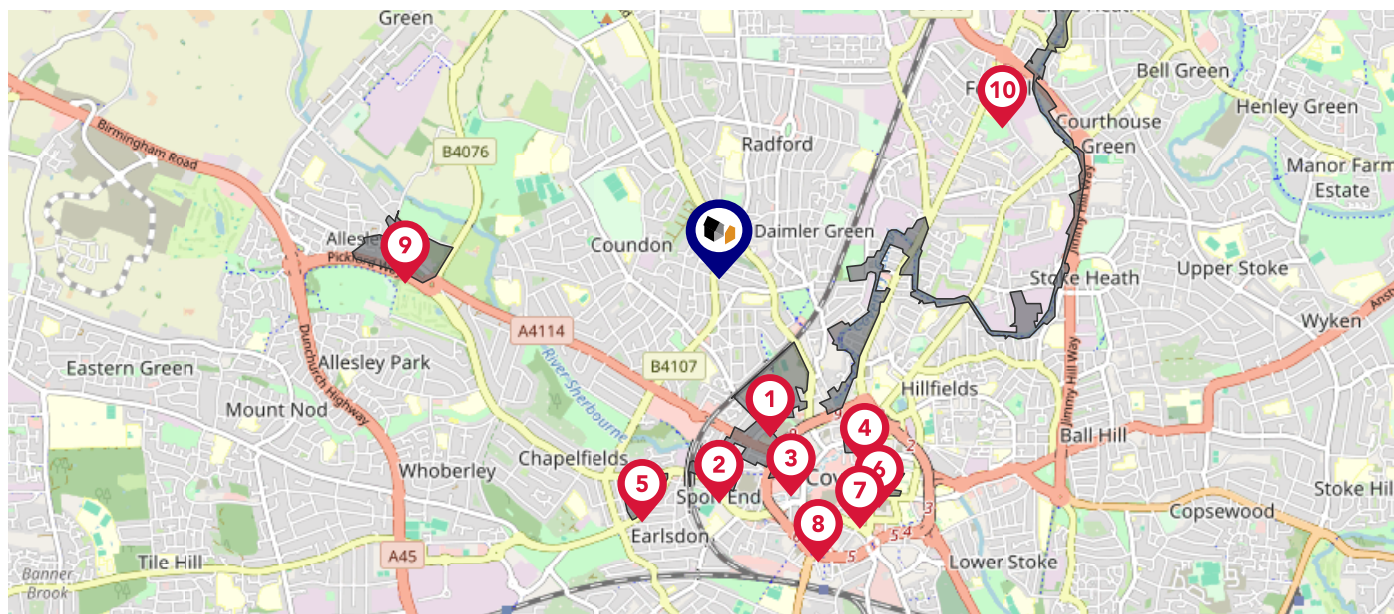
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Naul's Mill



Spon End



Spon Street



Lady Herbert's Garden



Chapelfields



Hill Top and Cathedral



High Street



Greyfriars Green



Allesley Village



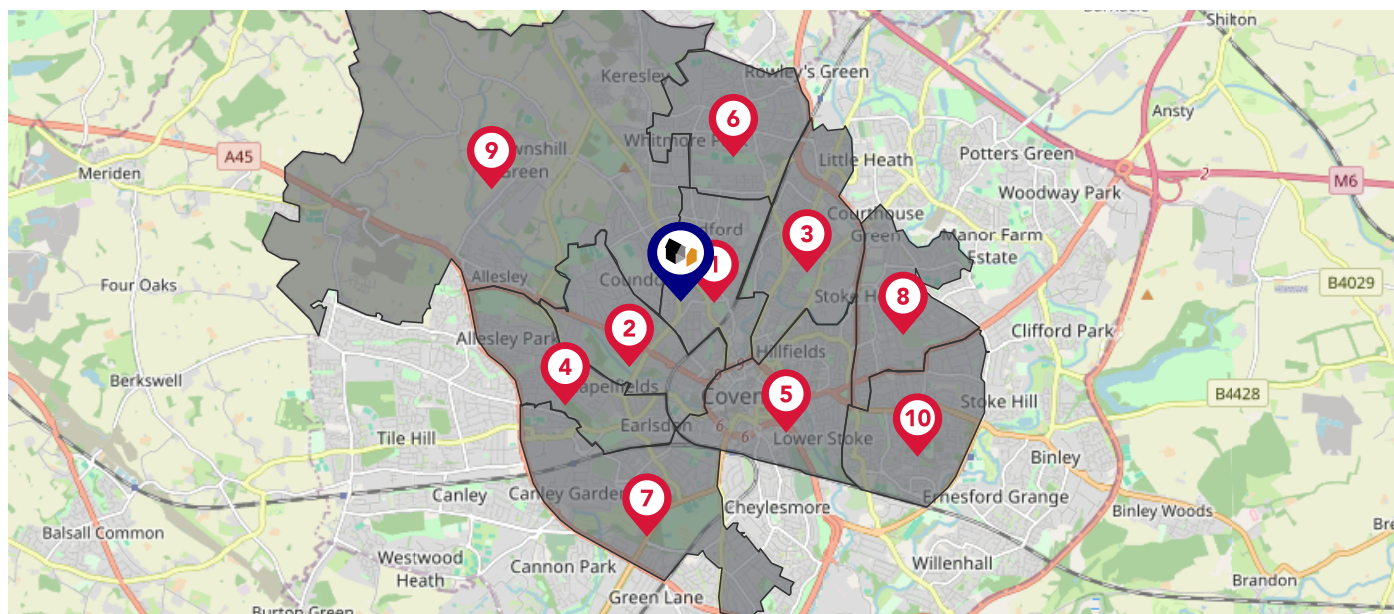
Coventry Canal

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

Sherbourne Ward

3

Foleshill Ward

4

Whoberley Ward

5

St. Michael's Ward

6

Holbrook Ward

7

Earlsdon Ward

8

Upper Stoke Ward

9

Bablake Ward

10

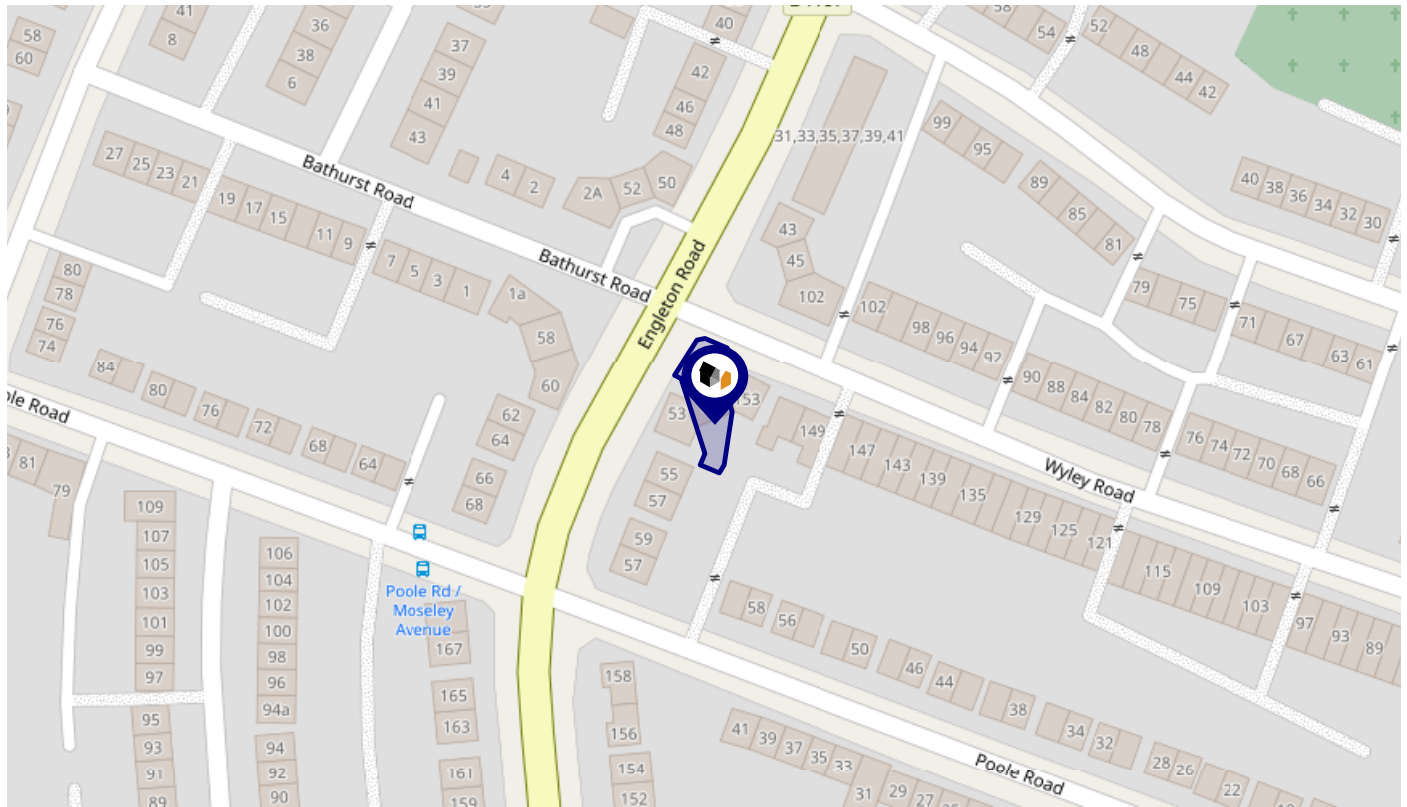
Lower Stoke Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

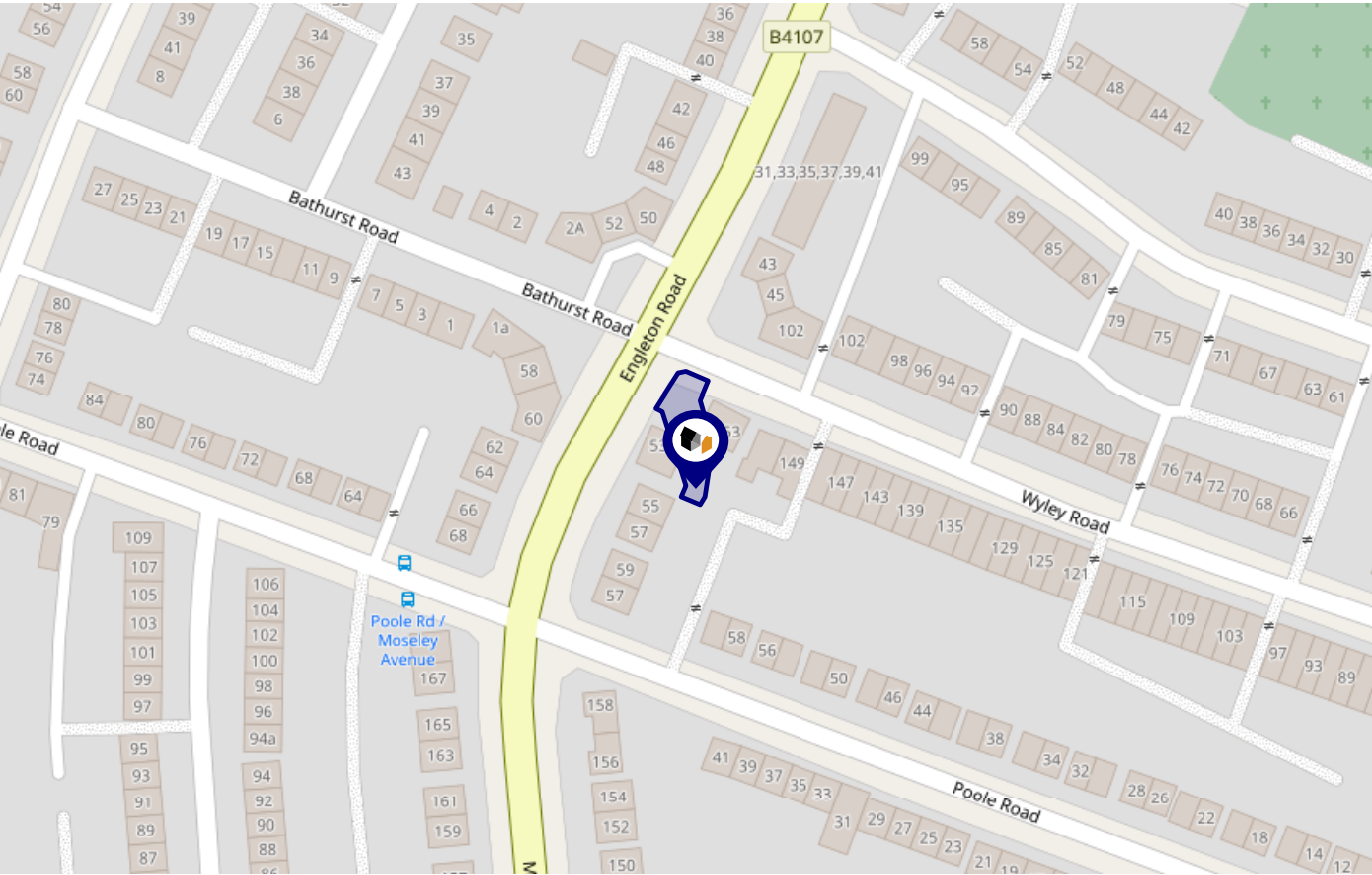
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

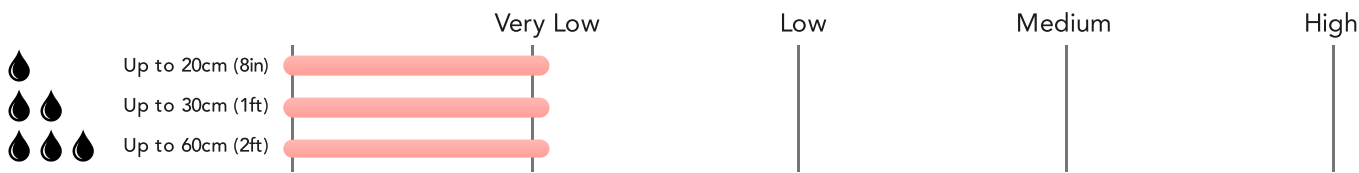


Risk Rating: Very low

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

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

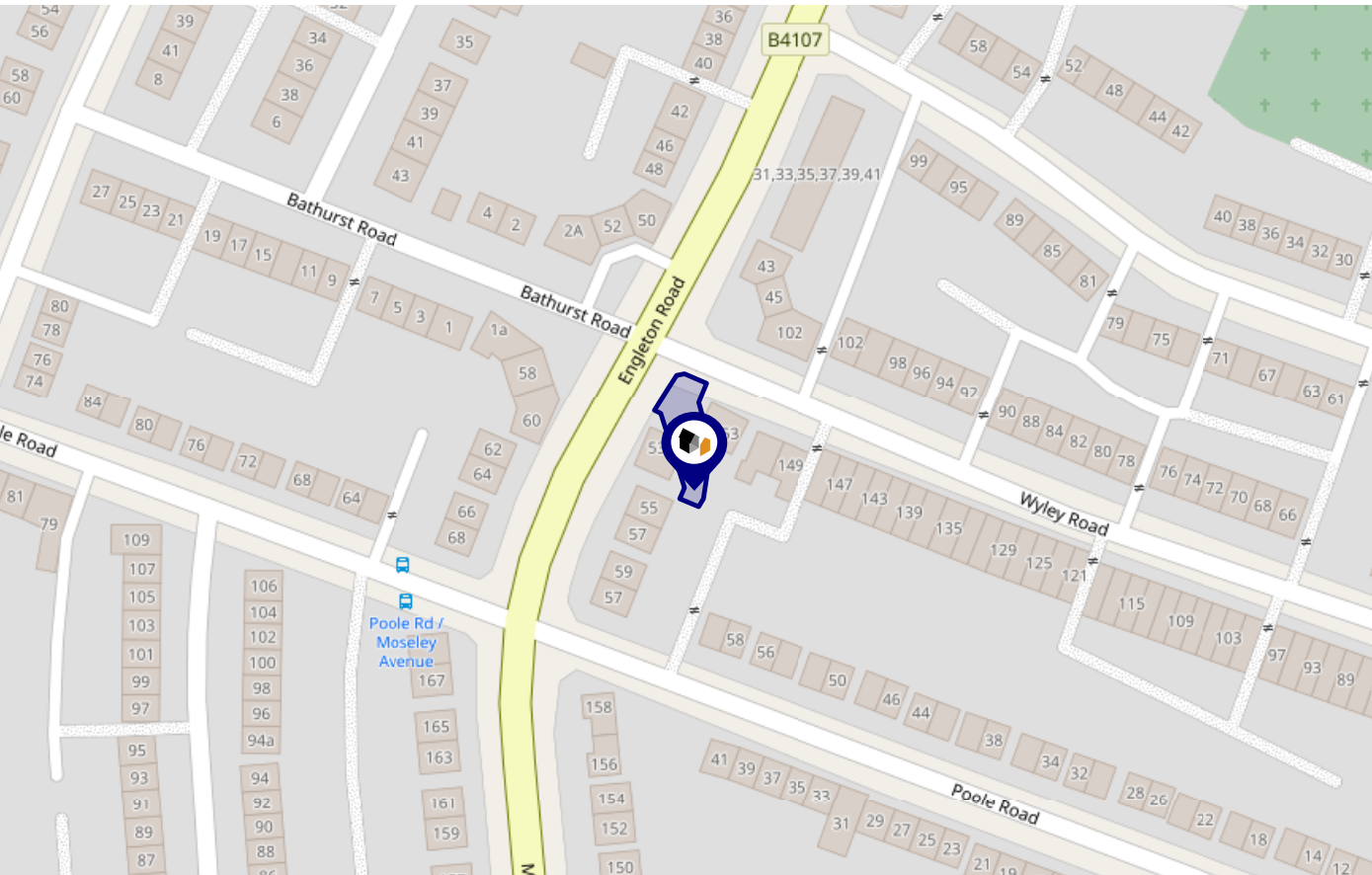
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

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

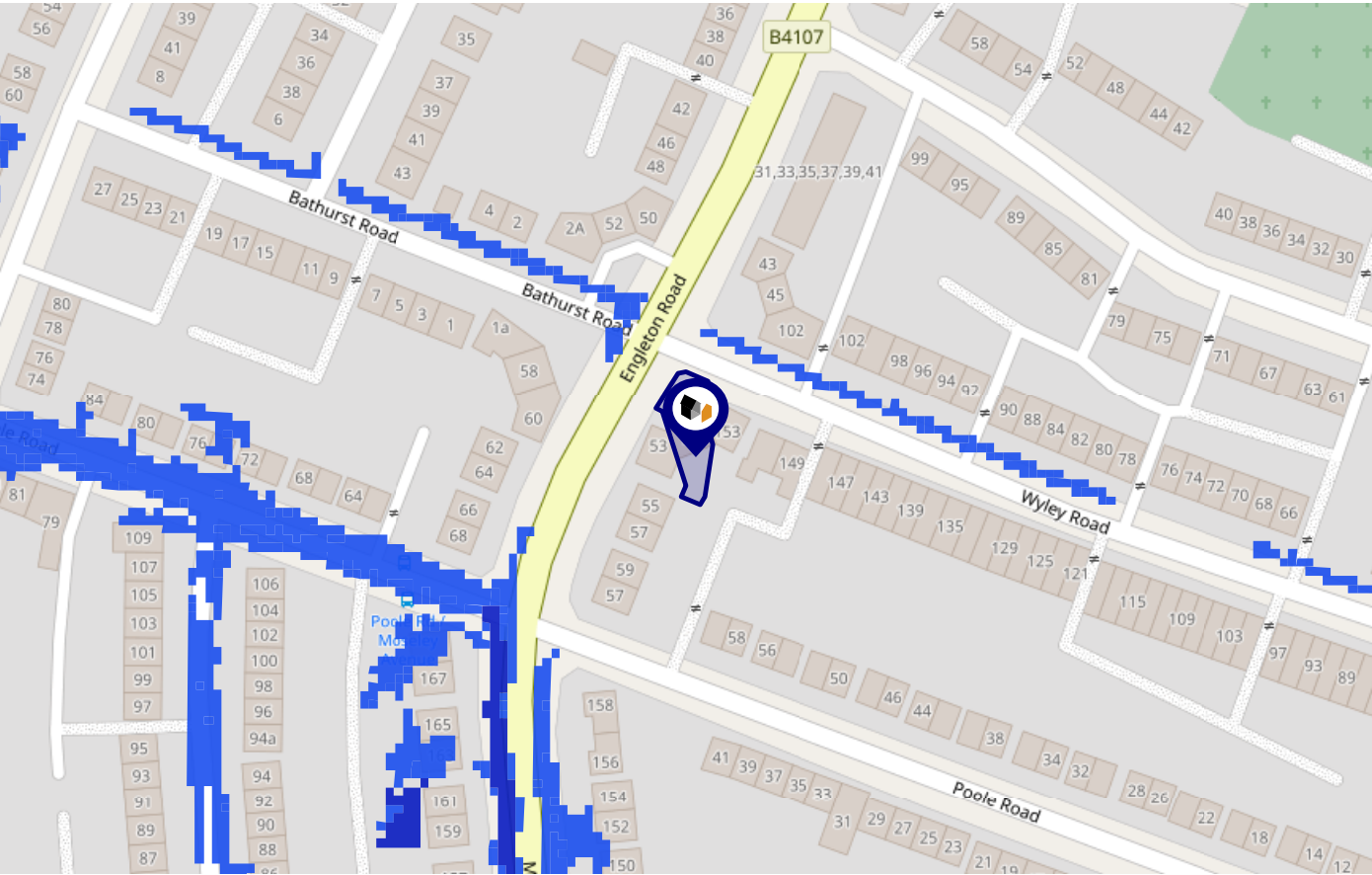
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

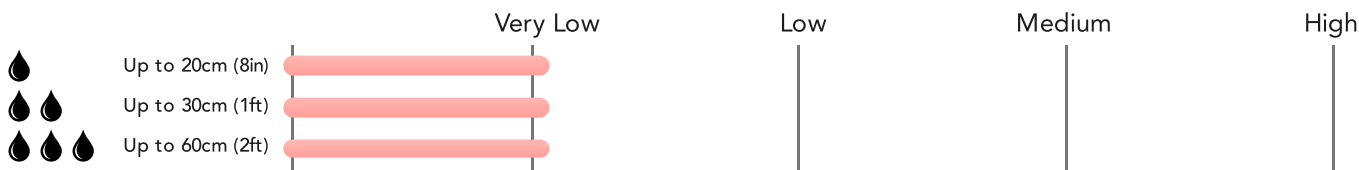


Risk Rating: Very low

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.

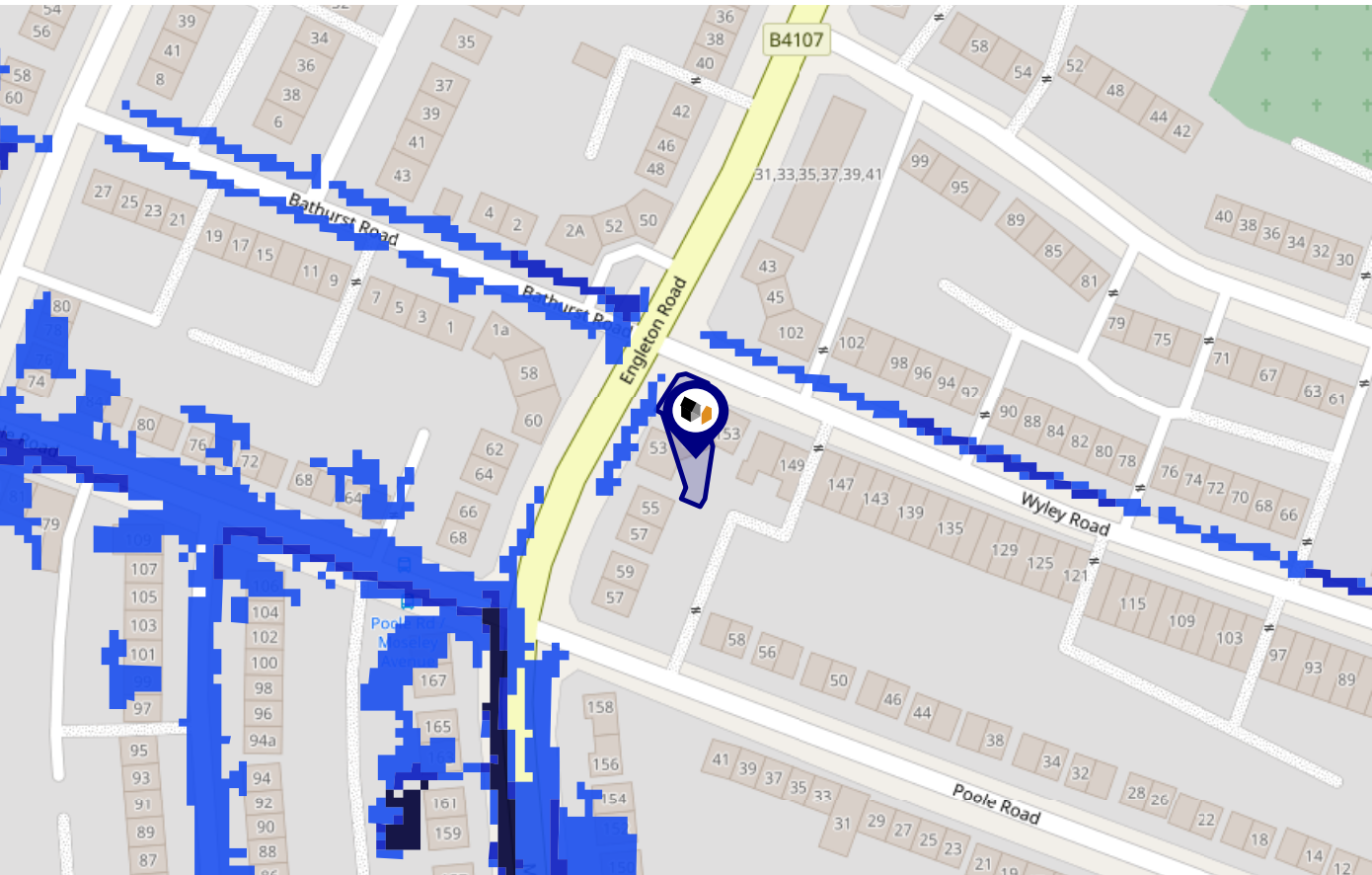
Chance of flooding to the following depths at this property:



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.

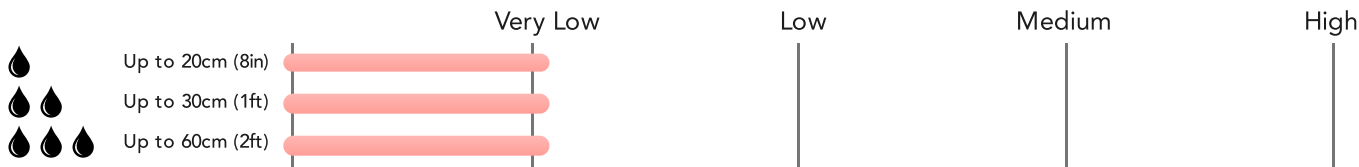


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

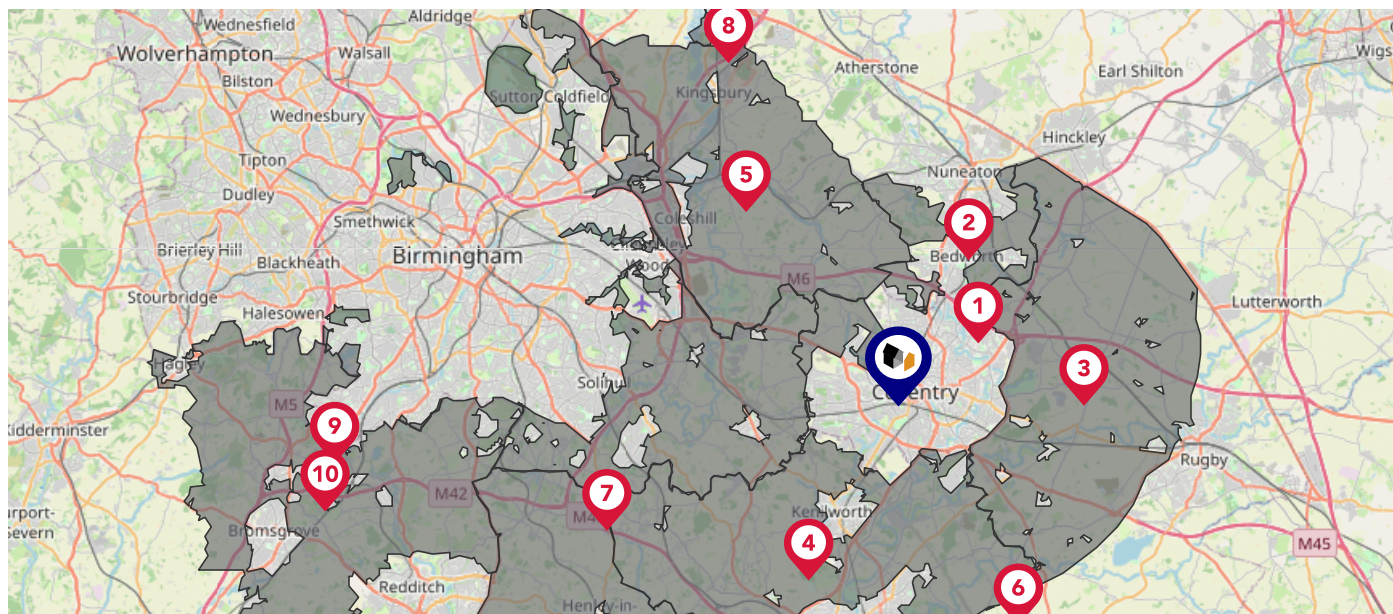


Maps

Green Belt



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



Nearby Green Belt Land

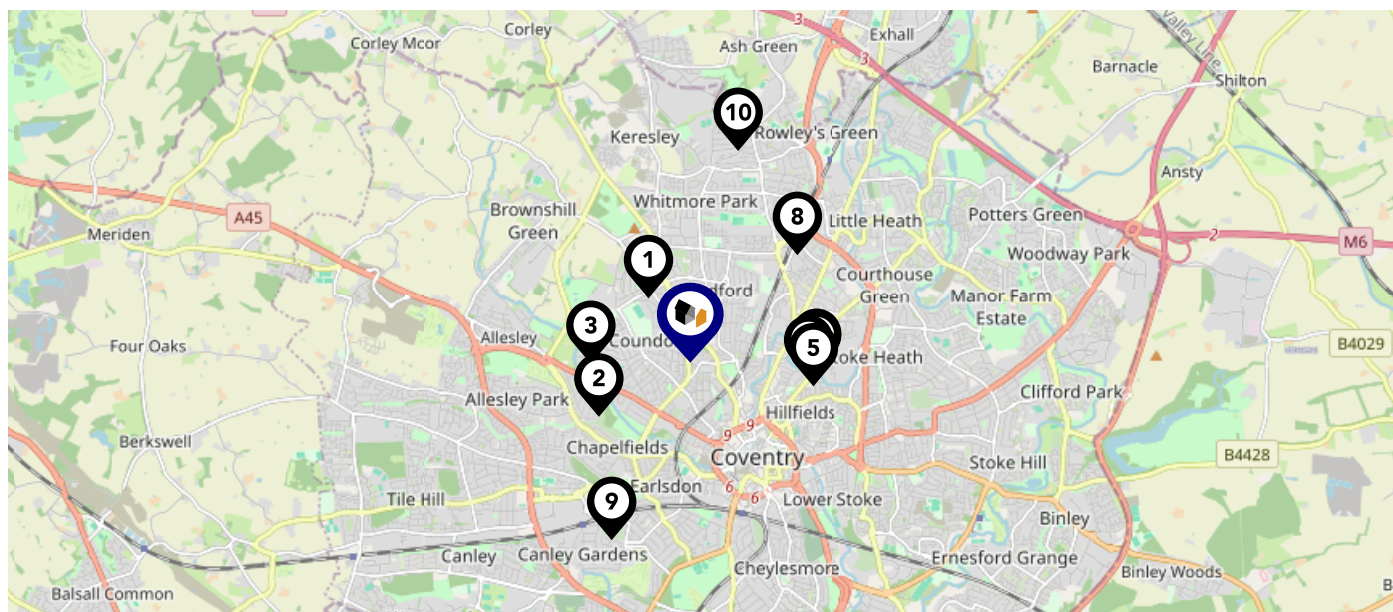
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Warwick
- 5 Birmingham Green Belt - North Warwickshire
- 6 Birmingham Green Belt - Stratford-on-Avon
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

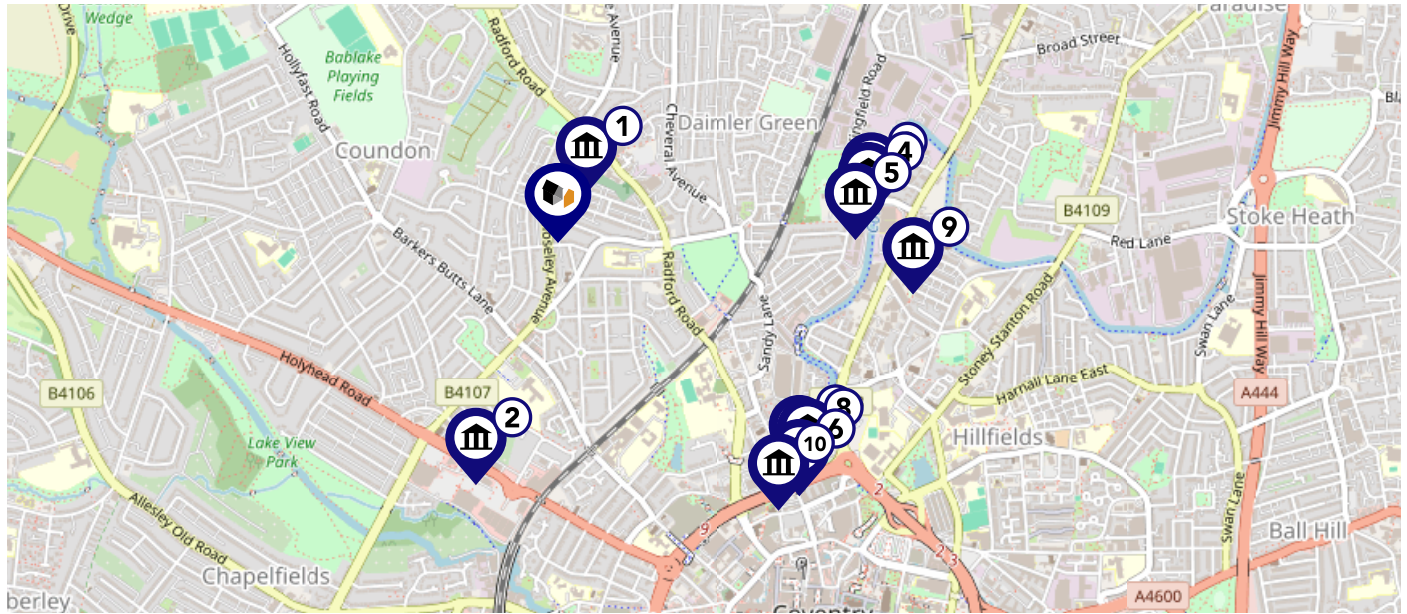
1	Kelmscote Road-Coudon, Coventry	Historic Landfill	
2	Holyhead Road-Coundon, Coventry	Historic Landfill	
3	Coundon Social Club-Coundon, Coventry	Historic Landfill	
4	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill	
5	Midland Brickworks-Stoney Stanton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

Maps

Listed Buildings

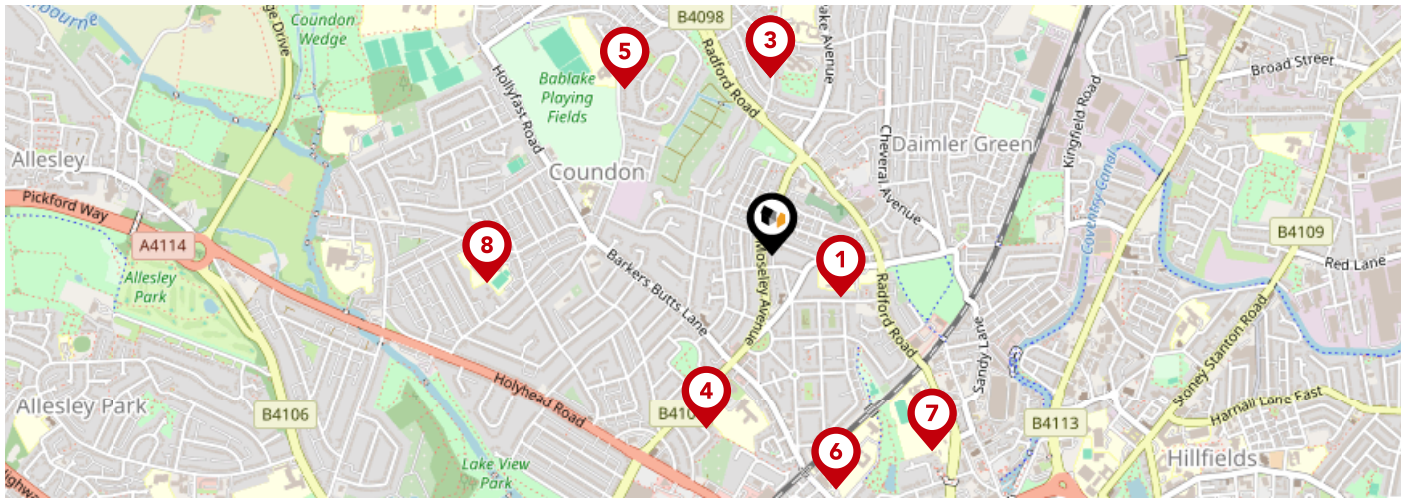


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



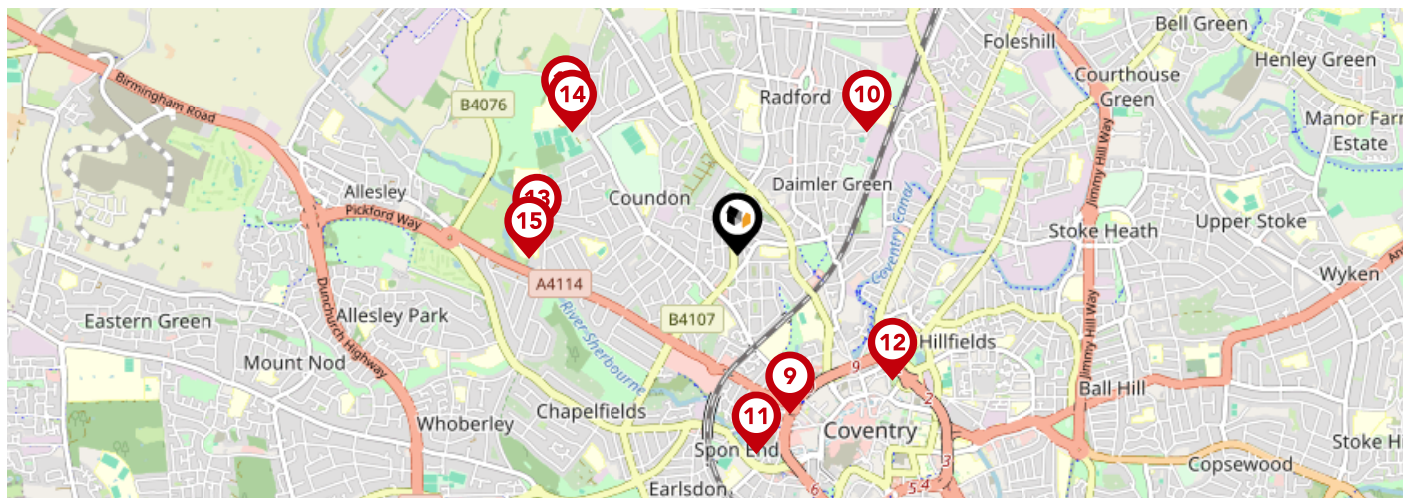
Listed Buildings in the local district		Grade	Distance
	1437712 - Radford St Nicholas War Memorial	Grade II	0.1 miles
	1076662 - St Catherine's Well	Grade II	0.6 miles
	1226779 - 52-58, Cash's Lane	Grade II	0.7 miles
	1342923 - 64 To 94, Cash's Lane	Grade II	0.7 miles
	1265693 - 112-140, Cash's Lane (see Details For Further Address Information)	Grade II	0.7 miles
	1076584 - Canal Warehouse	Grade II	0.8 miles
	1342940 - Canal House	Grade II	0.8 miles
	1226365 - Bridge Number 1, Coventry Canal	Grade II	0.8 miles
	1076646 - Bird Grove House	Grade II	0.8 miles
	1433094 - Weighbridge And Weighbridge Office At Coventry Canal Basin	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:0.18	☐	☒	☐	☐	☐
2	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.4	☐	☒	☐	☐	☐
3	Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:0.4	☐	☒	☐	☐	☐
4	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.42	☐	☒	☐	☐	☐
5	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:0.5	☐	☒	☐	☐	☐
6	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.55	☐	☐	☒	☐	☐
7	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.57	☐	☐	☒	☐	☐
8	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.65	☐	☒	☐	☐	☐

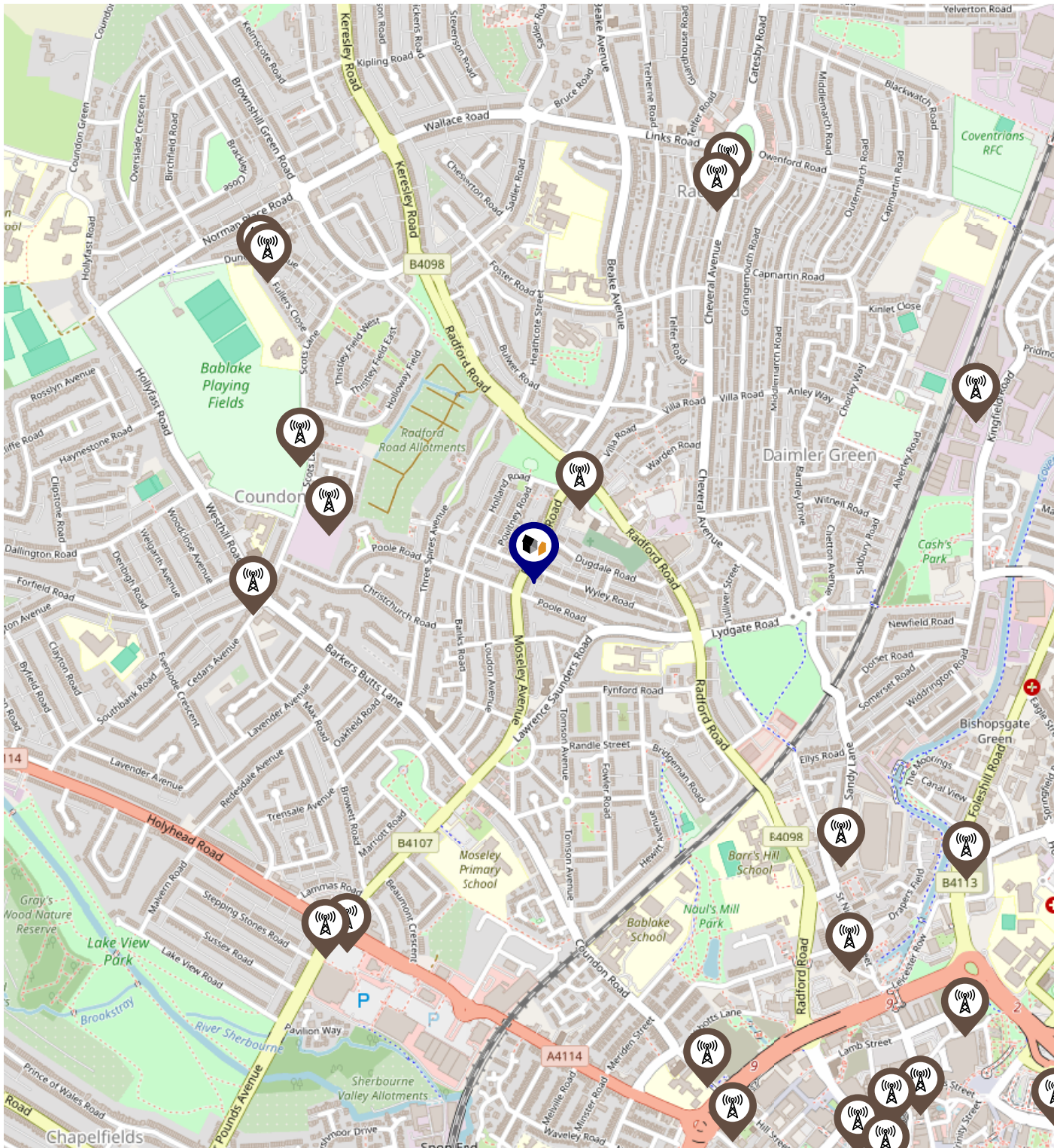
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.76	☐	☒	☐	☐	☐
	Joseph Cash Primary School Ofsted Rating: Good Pupils: 486 Distance:0.81	☐	☒	☐	☐	☐
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.9	☐	☒	☐	☐	☐
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:0.9	☐	☐	☒	☐	☐
	Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:0.91	☐	☒	☐	☐	☐
	Hollyfast Primary School Ofsted Rating: Good Pupils: 656 Distance:0.93	☐	☒	☐	☐	☐
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.94	☐	☐	☒	☐	☐
	Coundon Court Ofsted Rating: Requires improvement Pupils: 1919 Distance:0.99	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

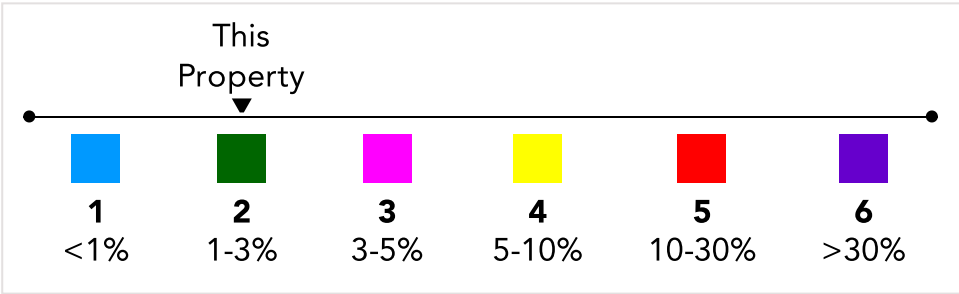
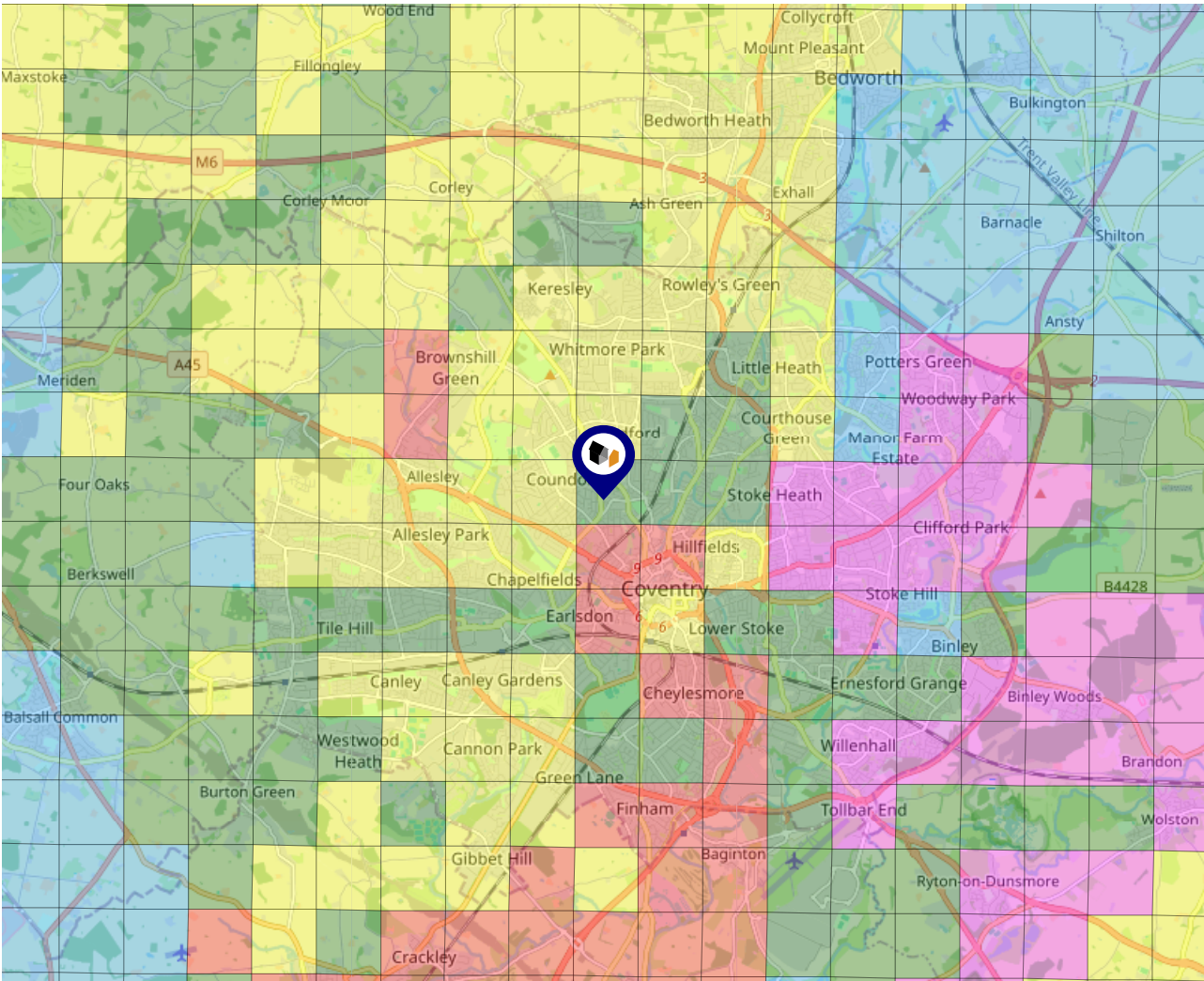


Key:

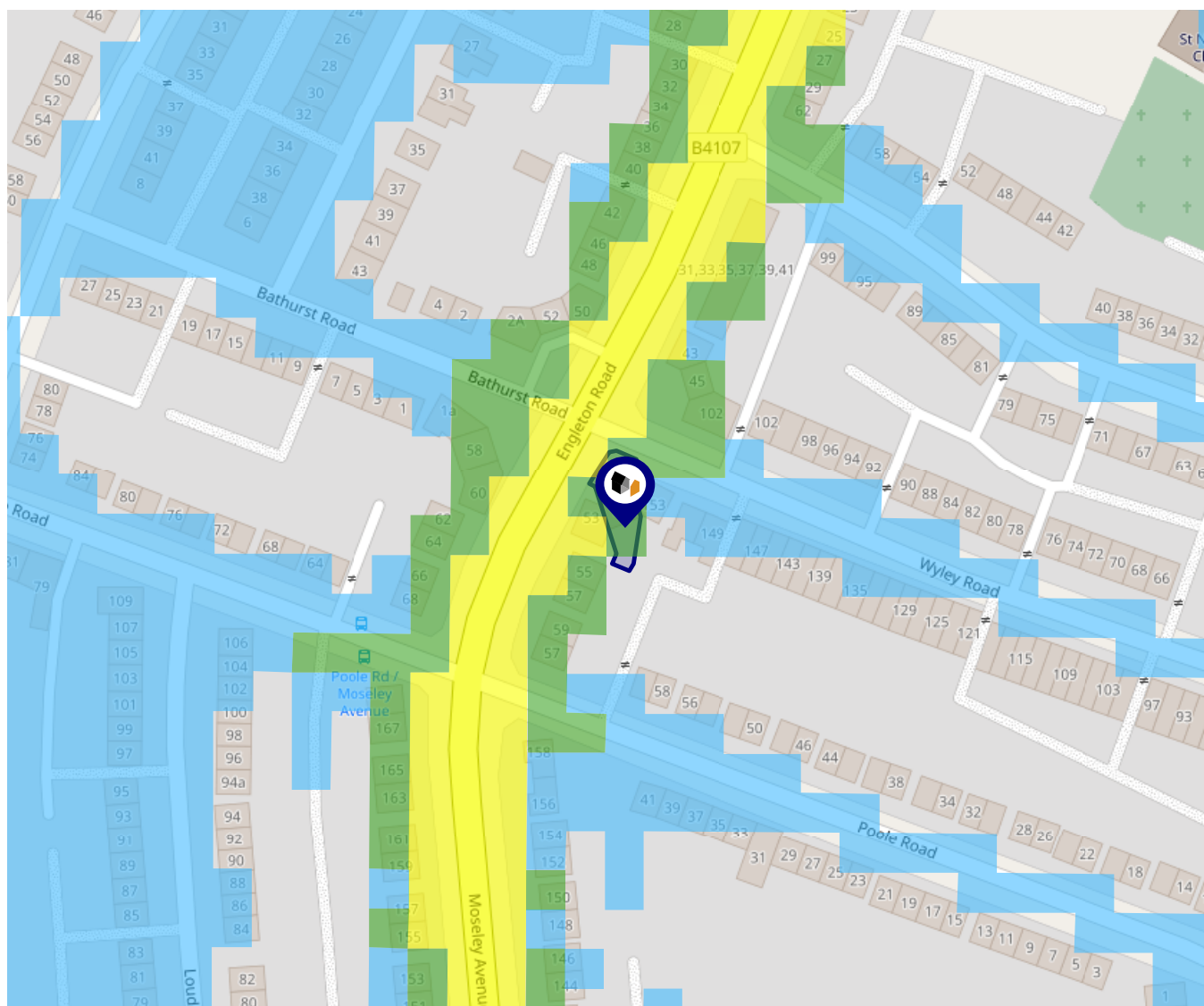
-  Power Pylons
-  Communication Masts

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

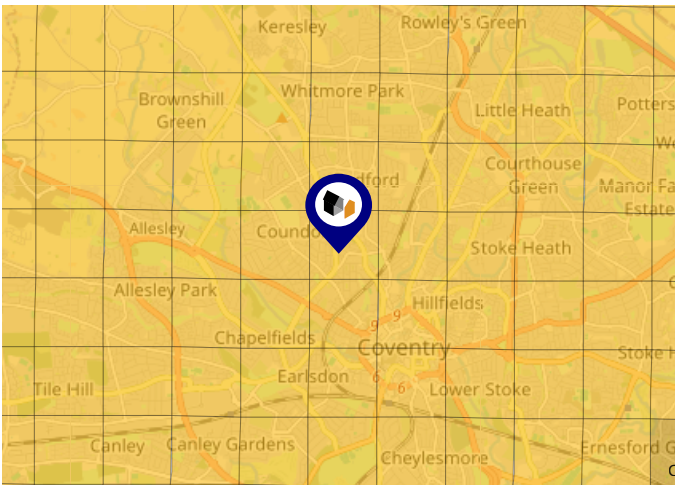


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

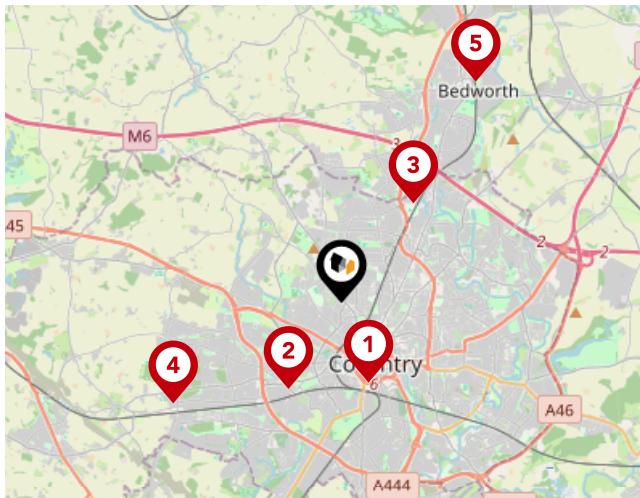


Primary Classifications (Most Common Clay Types)

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

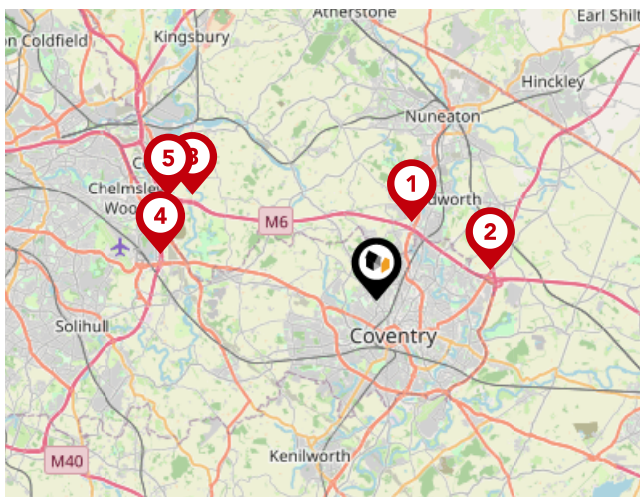
Area

Transport (National)



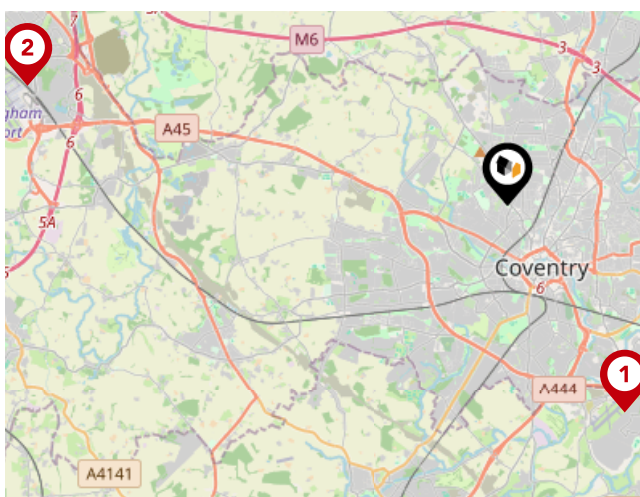
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.51 miles
2	Canley Rail Station	1.81 miles
3	Coventry Arena Rail Station	2.21 miles
4	Tile Hill Rail Station	3.54 miles
5	Bedworth Rail Station	4.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.14 miles
2	M6 J2	4.28 miles
3	M6 J3A	7.68 miles
4	M42 J6	7.96 miles
5	M6 J4	8.41 miles

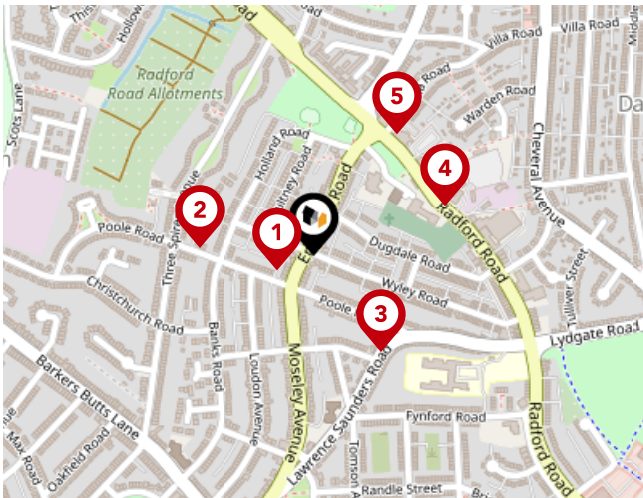


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.26 miles
2	Birmingham International Airport	8.96 miles

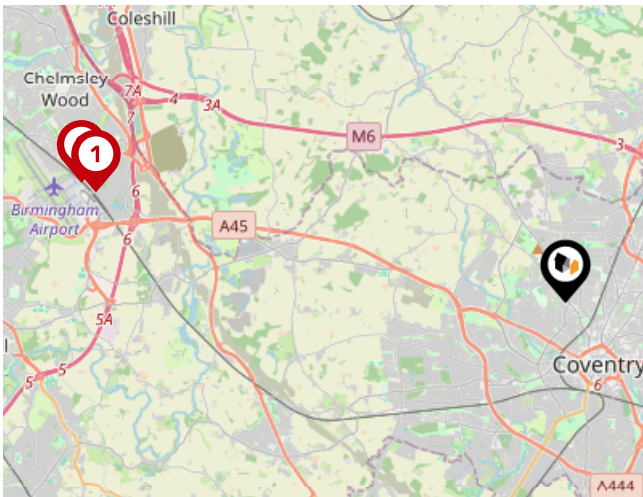
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Moseley Avenue	0.04 miles
2	Banks Road	0.12 miles
3	Matterson Rd	0.13 miles
4	Bingo Hall	0.15 miles
5	Engleton Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.71 miles
2	Birmingham International Airport (Air-Rail link)	9 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



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.



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