



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 17th August 2026



BRISTOL ROAD, COVENTRY, CV5

Price Estimate : £280,000

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A superb & quite unique three double bedroom extended home
Exceptional integral garage with electric roller door
Stylish modern interior with quality glazing & heating
Generous fitted kitchen with door to private gardens
Semi open plan family & sitting room
Modern first floor three piece family bathroom
Close to Hearsall Common, University of Warwick, schooling & amenities
EPC Rating TBC, TOTAL 1053 SQ.FT or 98 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	Price Estimate:	£280,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Title Number:	WM430730		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	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	O	sky
				
				Virgin media

Market Sold in Street



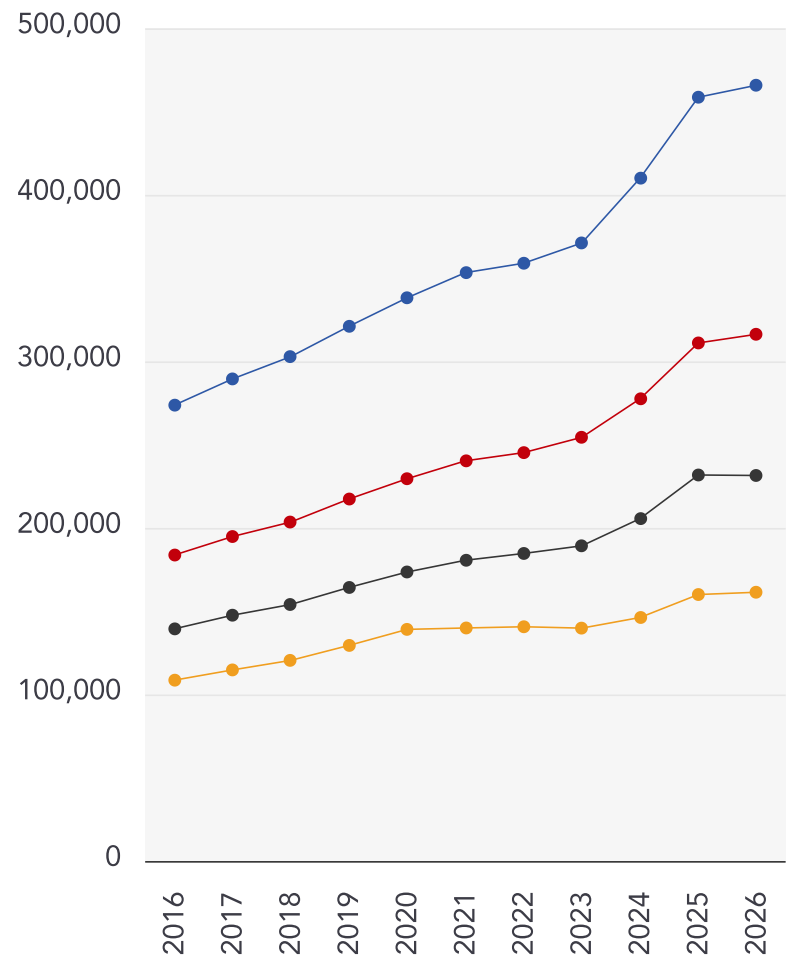
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%



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.

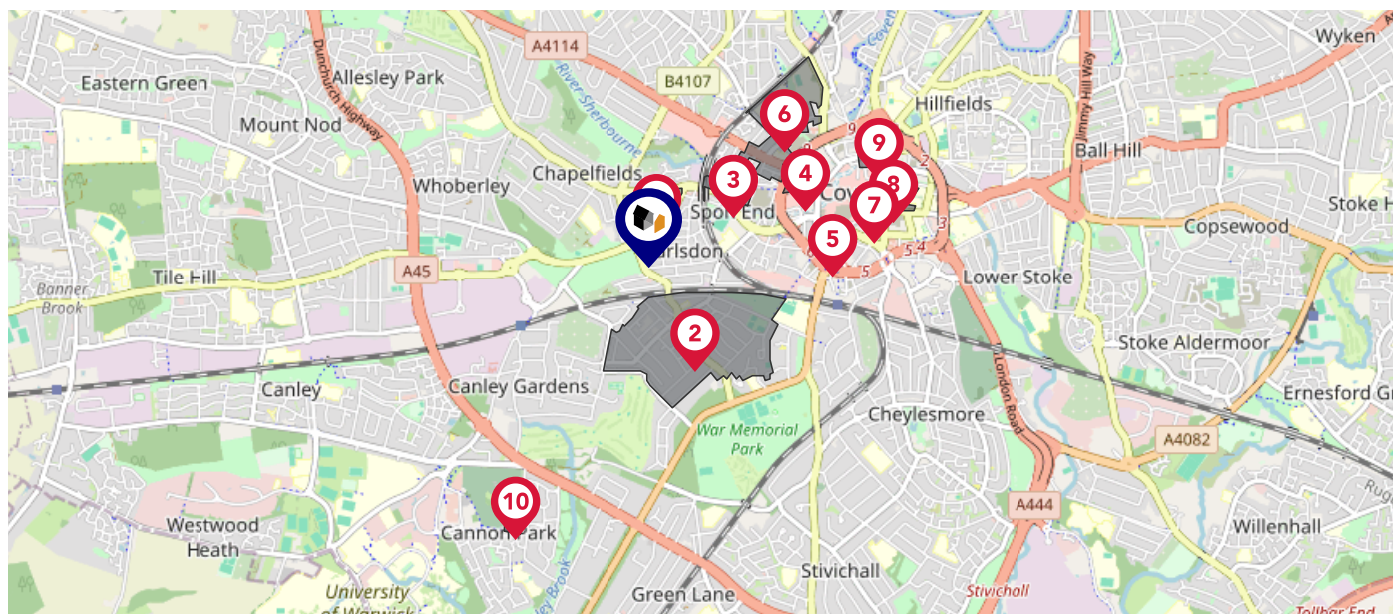
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Chapelfields



Earlsdon



Spon End



Spon Street



Greyfriars Green



Naul's Mill



High Street



Hill Top and Cathedral



Lady Herbert's Garden



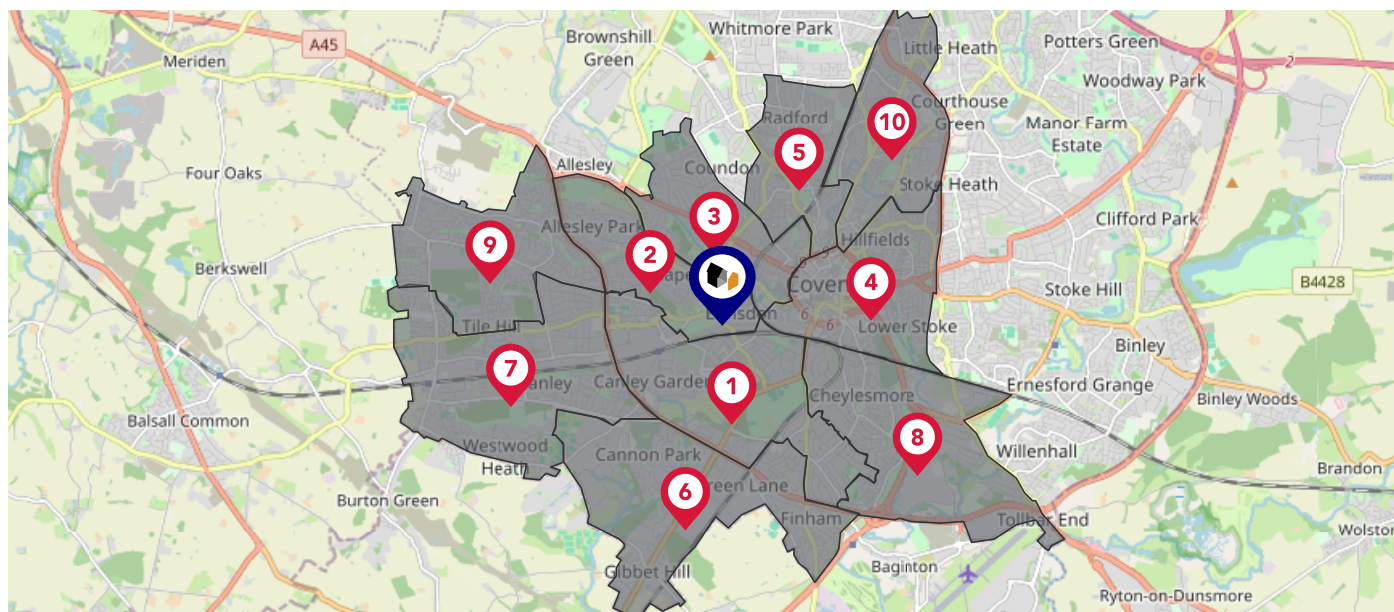
Ivy Farm Lane (Canley Hamlet)

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

Whoberley Ward

3

Sherbourne Ward

4

St. Michael's Ward

5

Radford Ward

6

Wainbody Ward

7

Westwood Ward

8

Cheylesmore Ward

9

Woodlands Ward

10

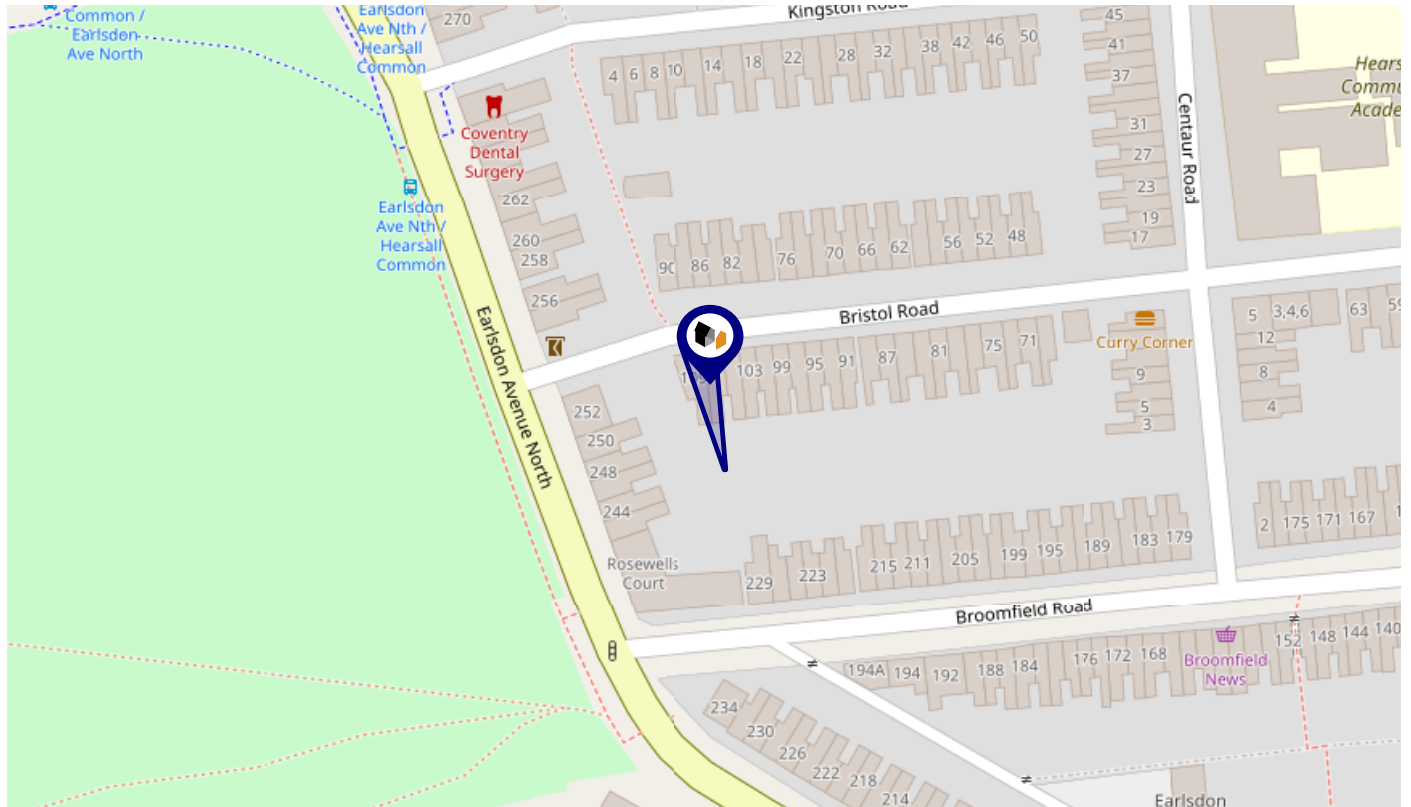
Foleshill Ward

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.

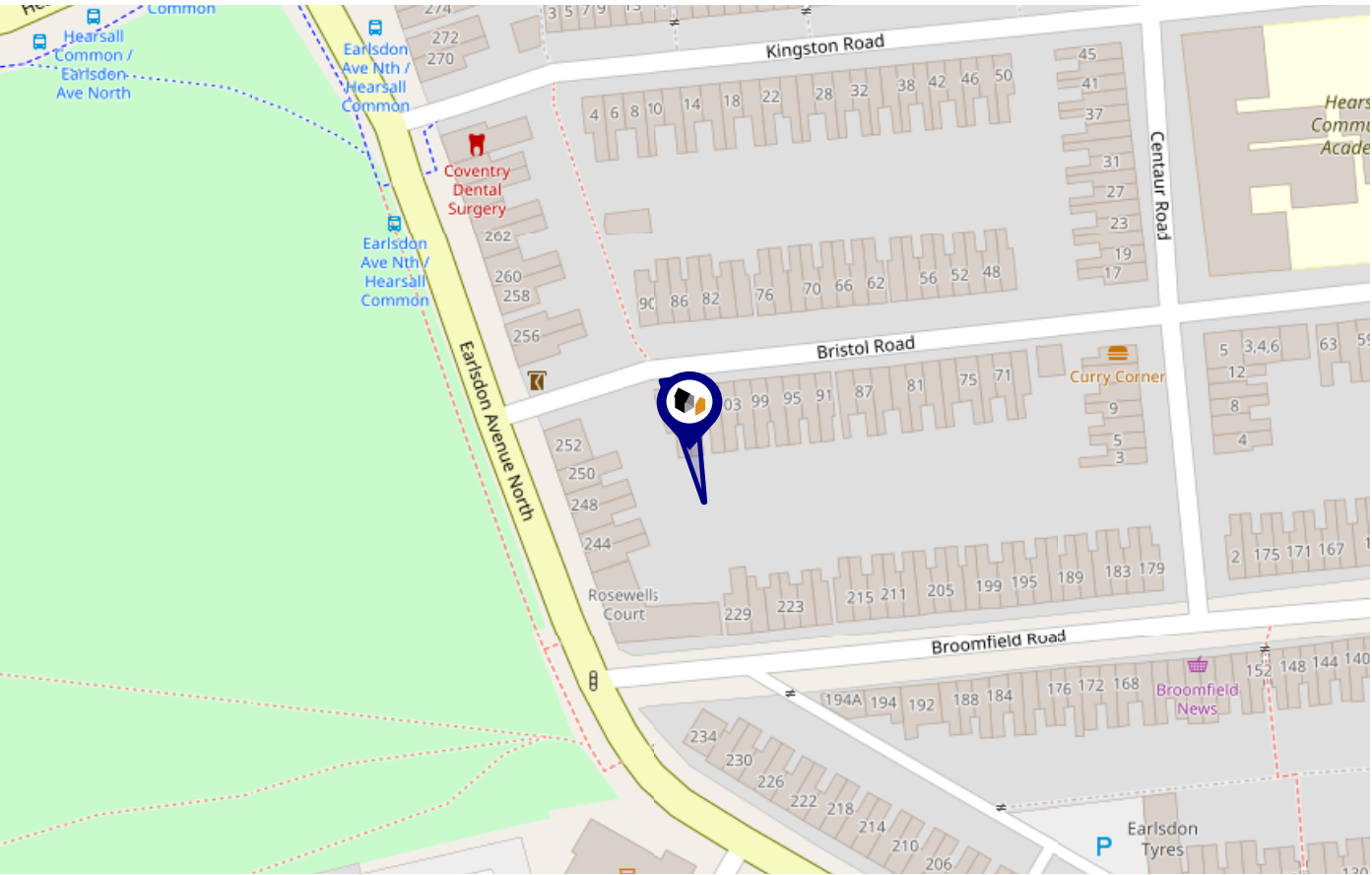
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
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.

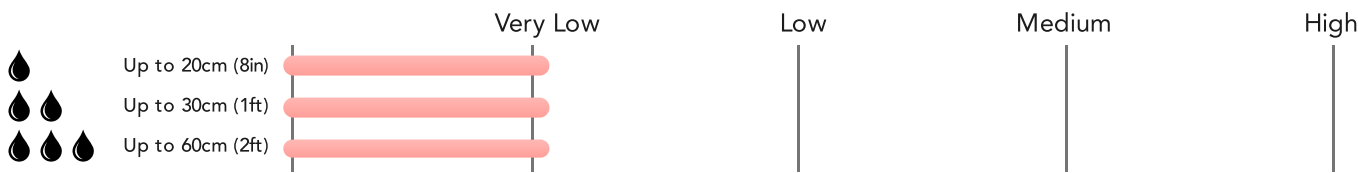


Risk Rating: Very low

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.

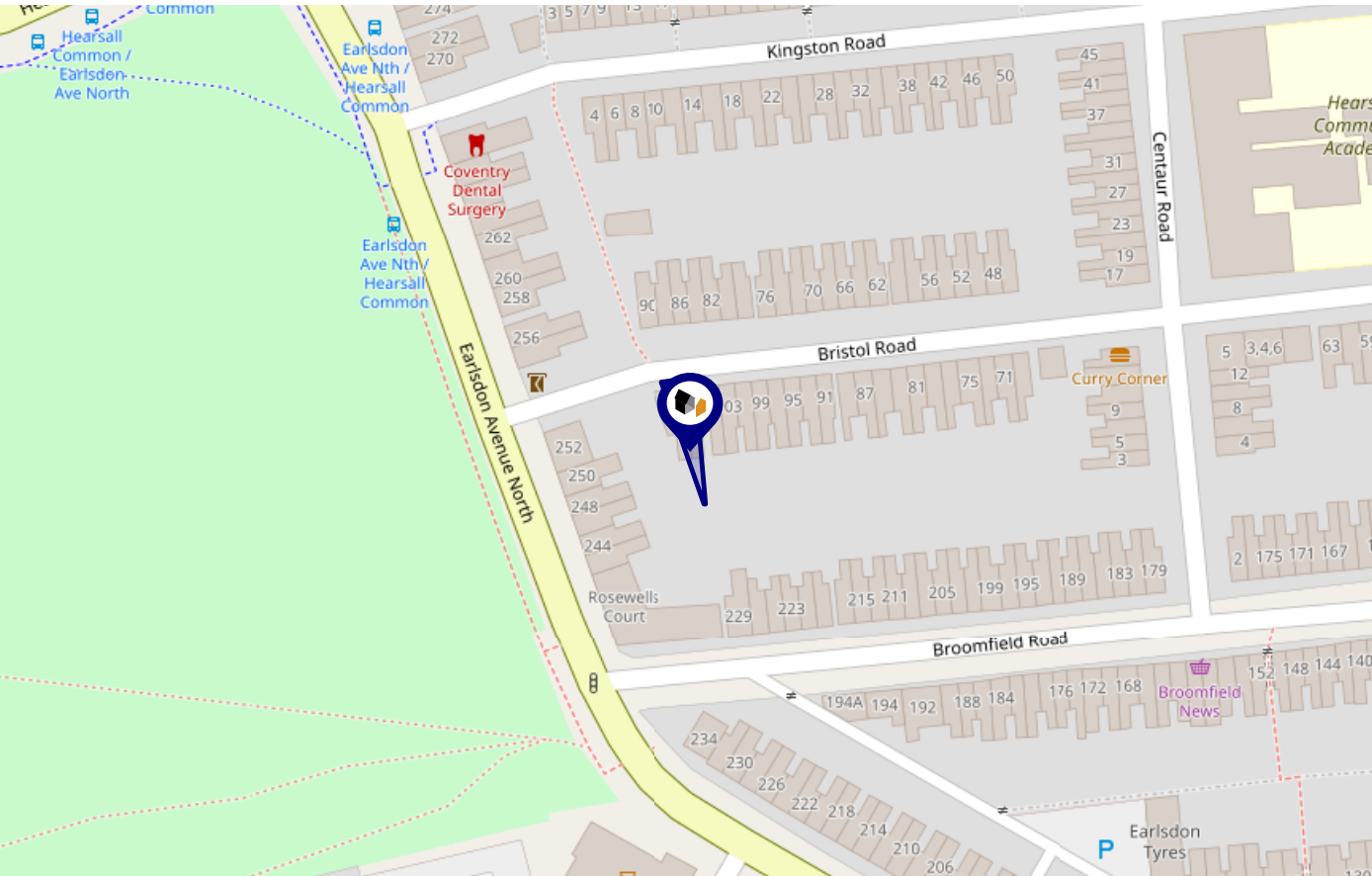
Chance of flooding to the following depths at this property:



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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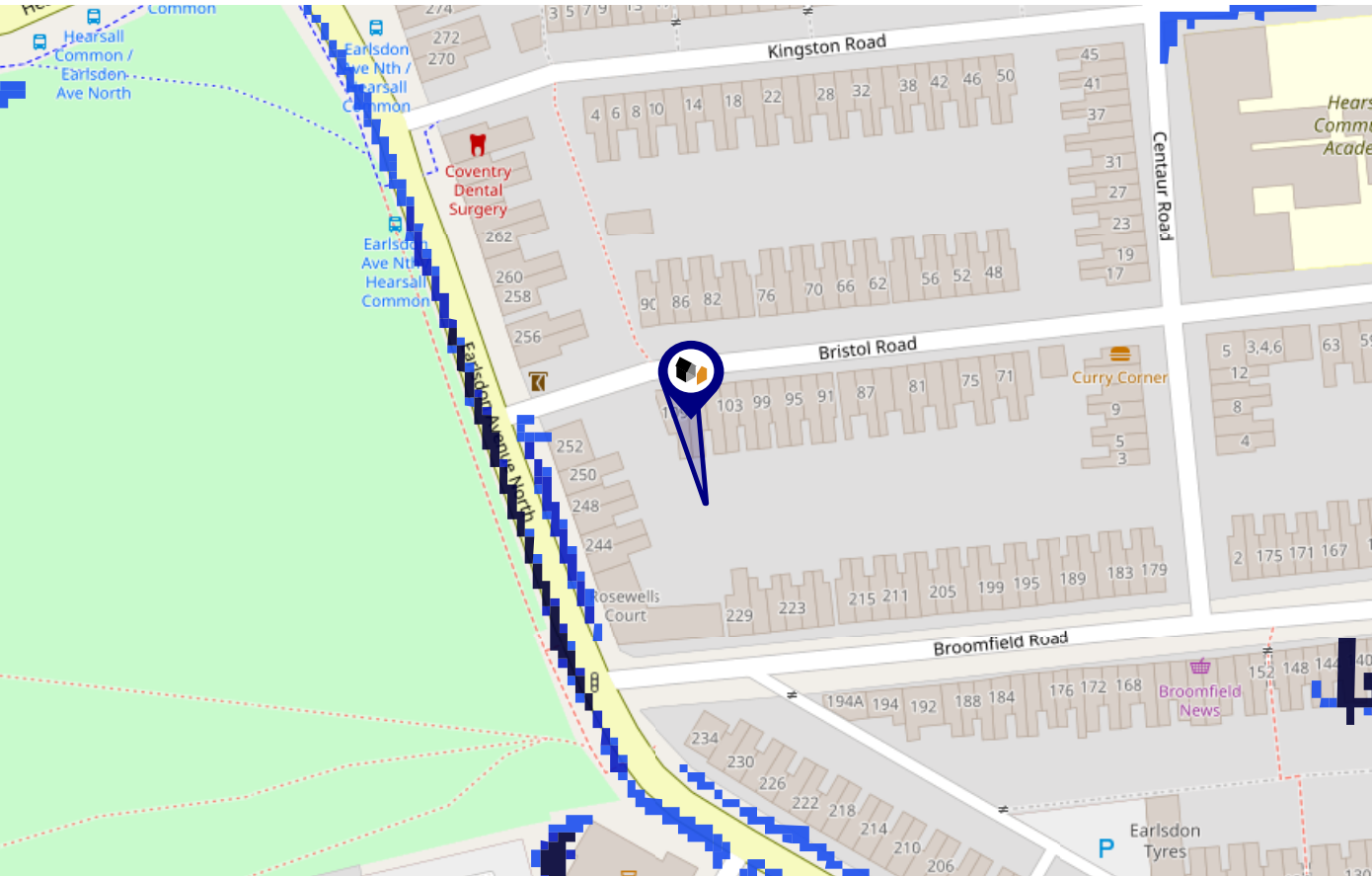
Chance of flooding to the following depths at this property:



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.

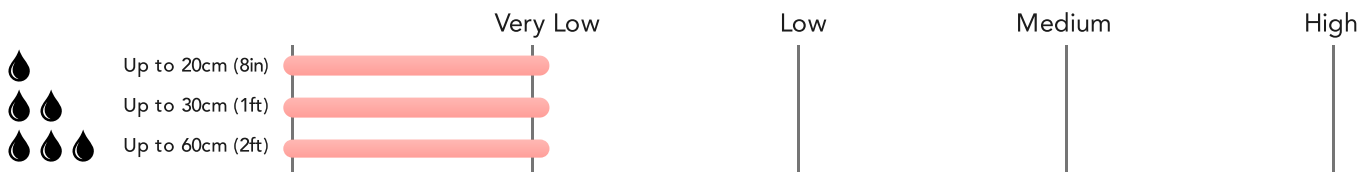


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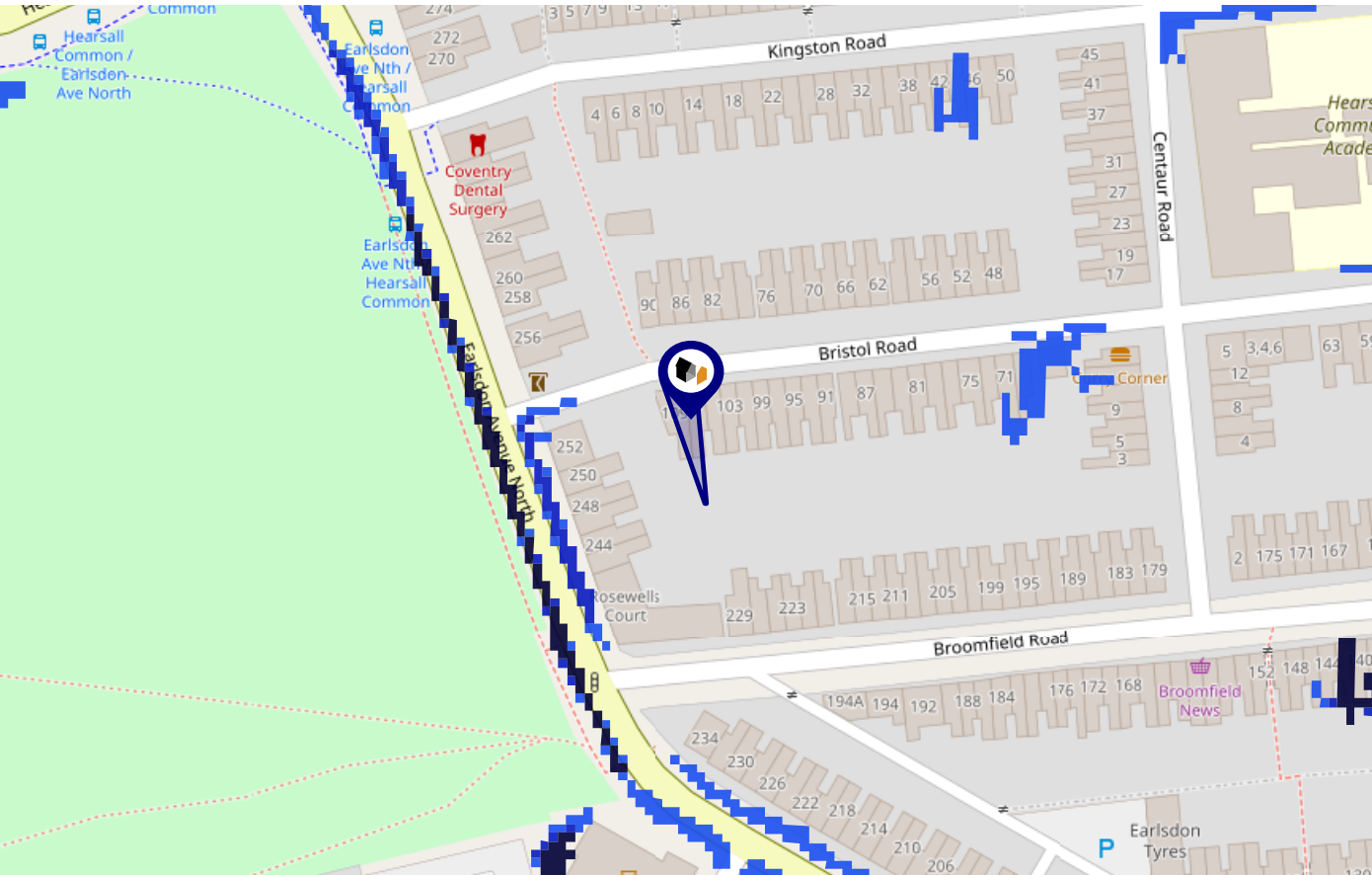
Chance of flooding to the following depths at this property:



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:

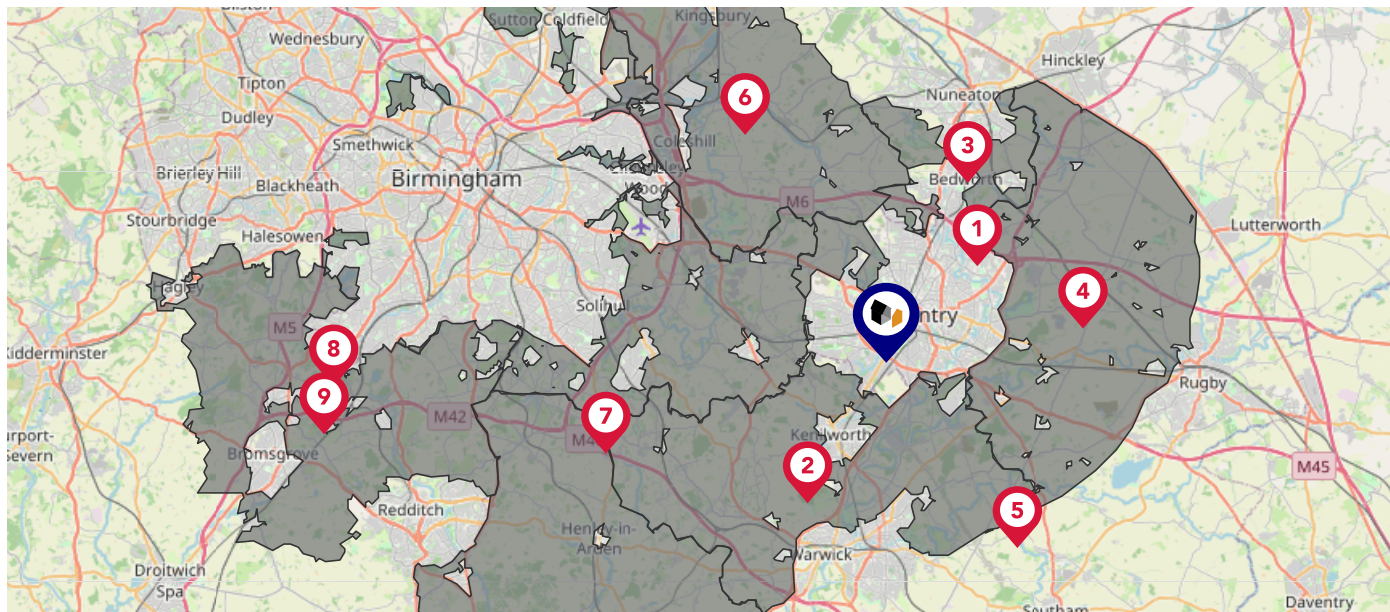


Maps

Green Belt



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



Nearby Green Belt Land



Birmingham Green Belt - Coventry



Birmingham Green Belt - Warwick



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Rugby



Birmingham Green Belt - Stratford-on-Avon



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Solihull



Birmingham Green Belt - Birmingham



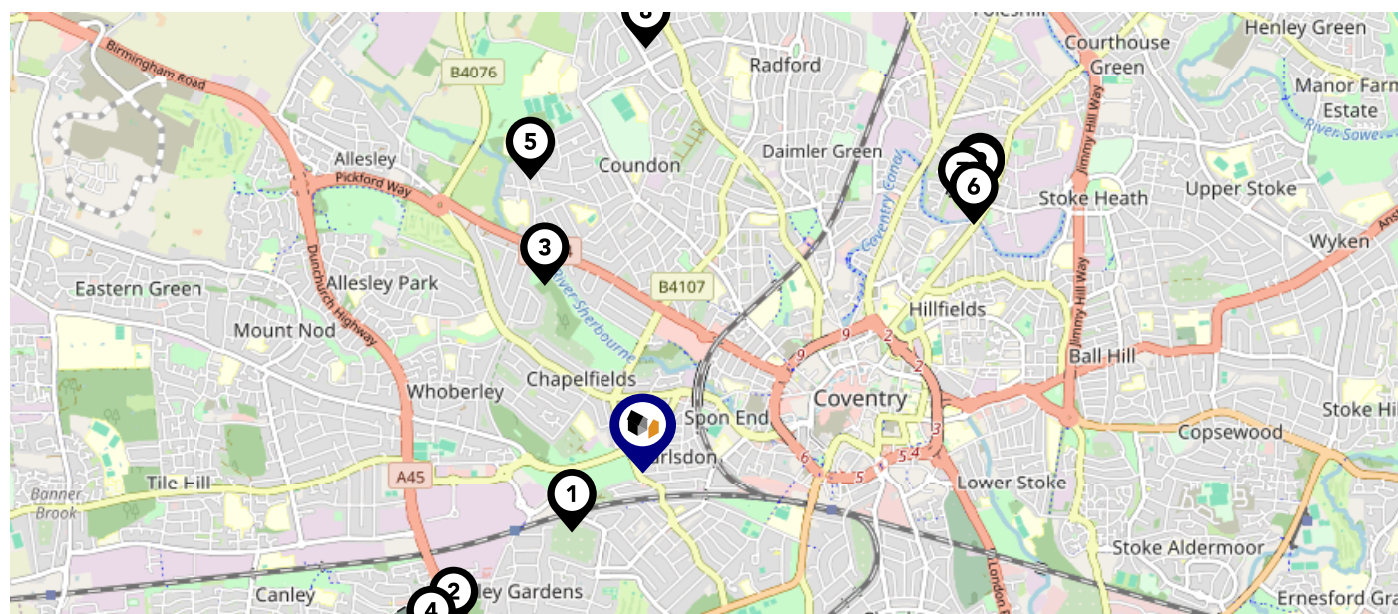
Birmingham Green Belt - Bromsgrove

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

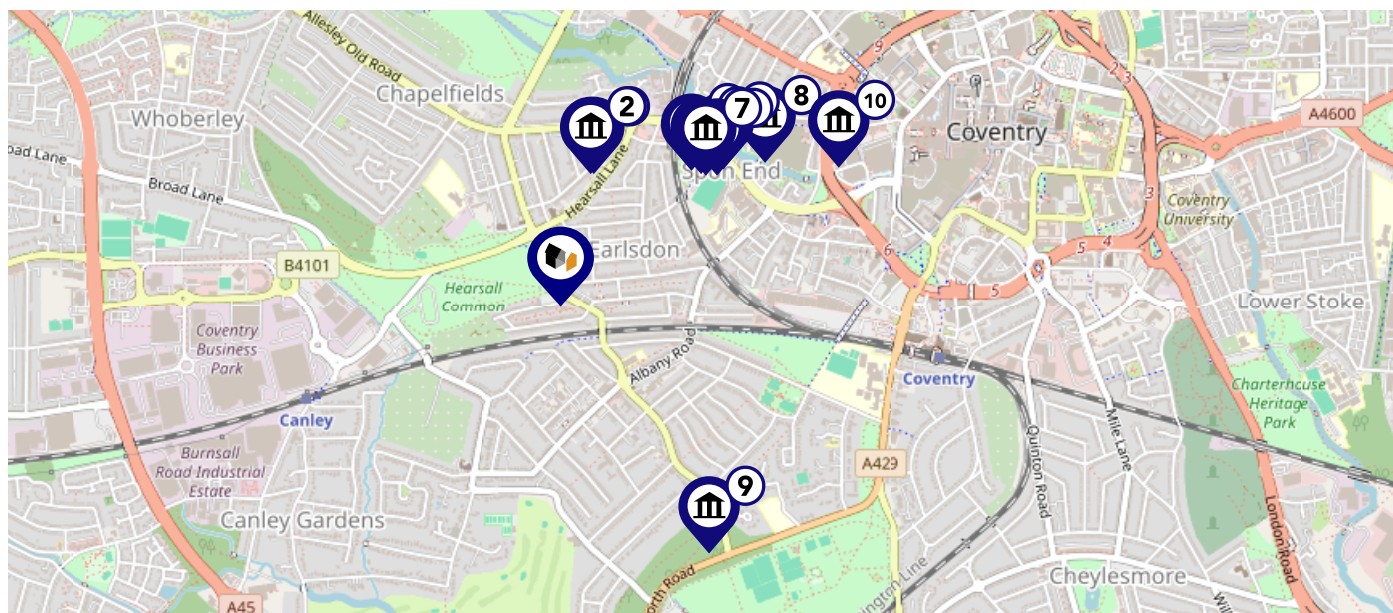
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	☐
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	☐
3	Holyhead Road-Coundon, Coventry	Historic Landfill	☐
4	Prior Deram Park-Canley, Coventry	Historic Landfill	☐
5	Coundon Social Club-Coundon, Coventry	Historic Landfill	☐
6	Midland Brickworks-Stoney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

Maps

Listed Buildings



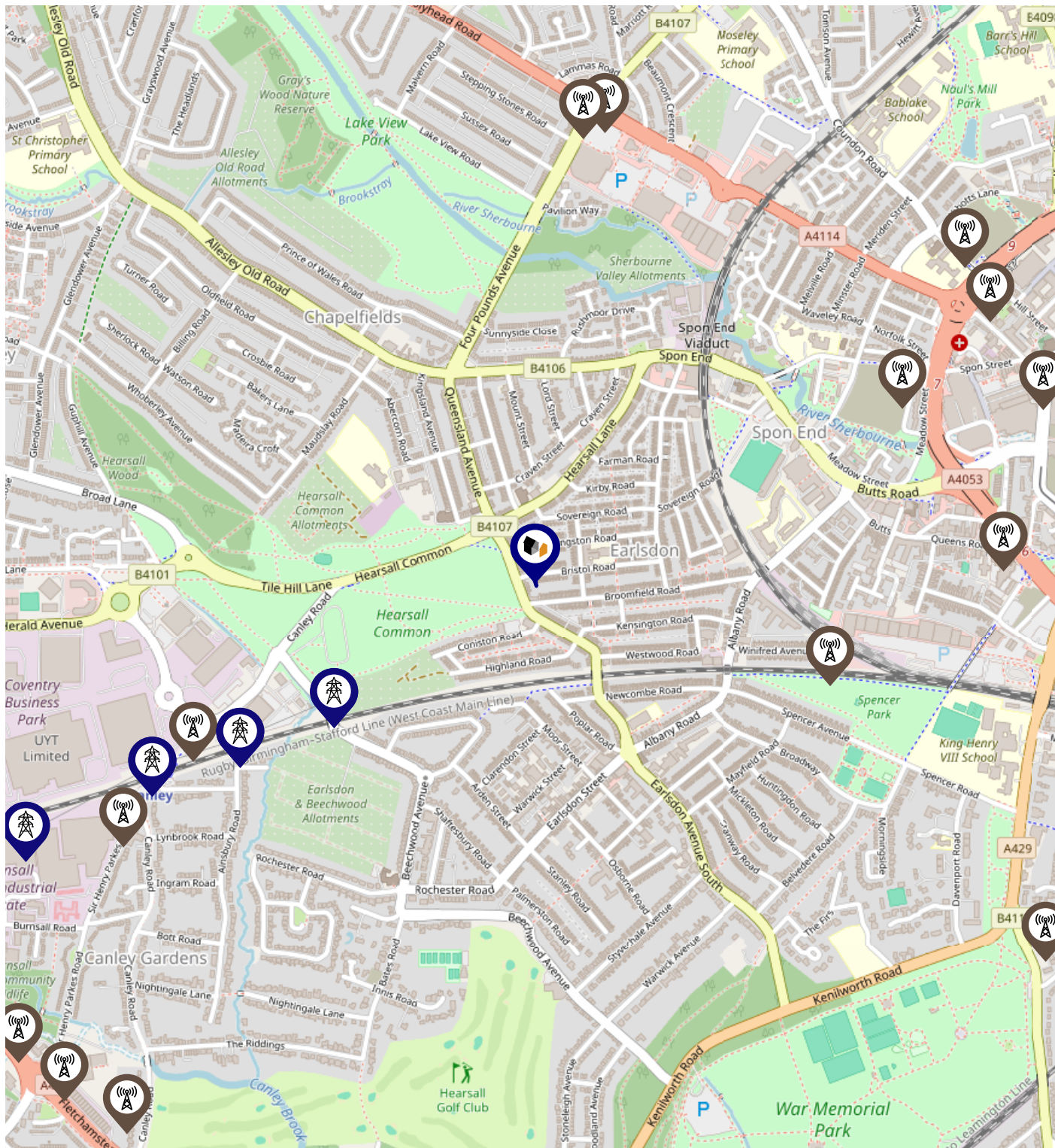
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1076655 - 23, Allesley Old Road	Grade II	0.3 miles
	1076656 - 25-29, Allesley Old Road	Grade II	0.3 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
	1335864 - 107-110, Spon End	Grade II	0.5 miles
	1076600 - 111-116, Spon End	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
	1226783 - 163 And 164 Spon Street	Grade II	0.7 miles

Local Area

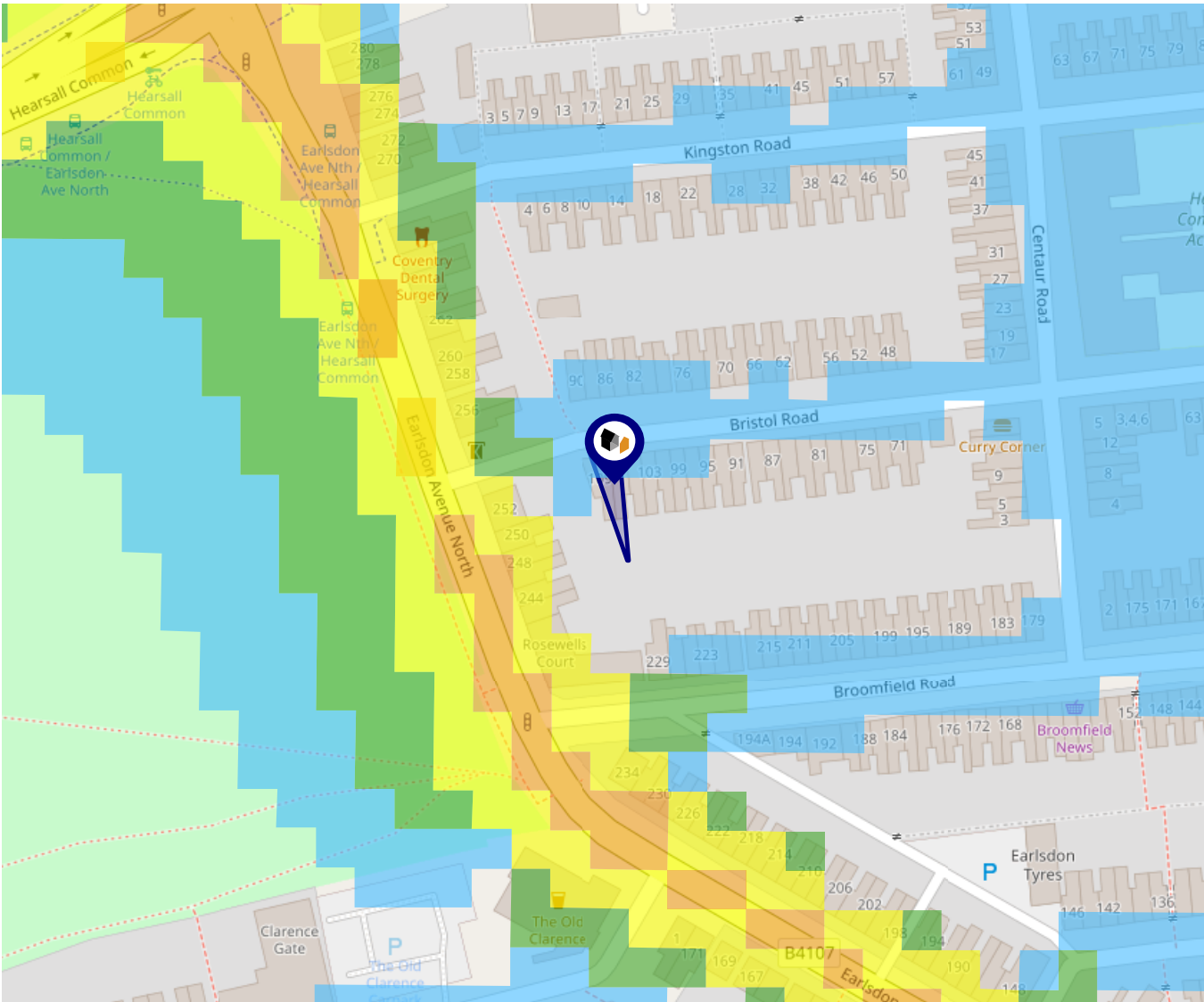
Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise

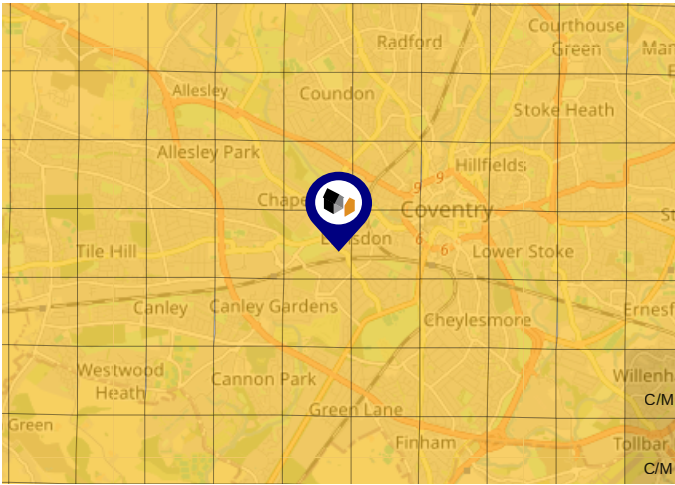


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

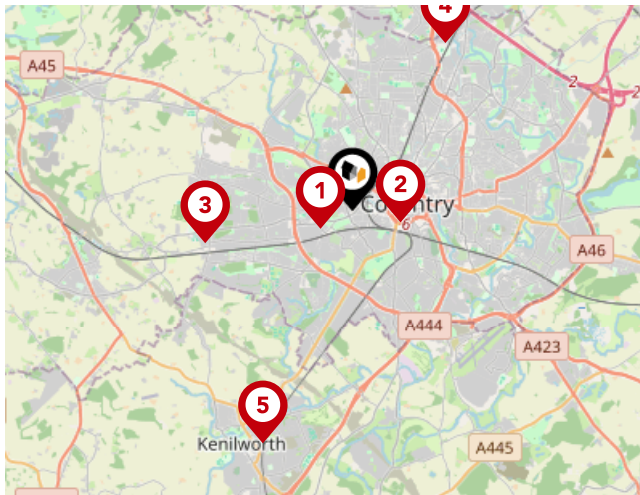


Primary Classifications (Most Common Clay Types)

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

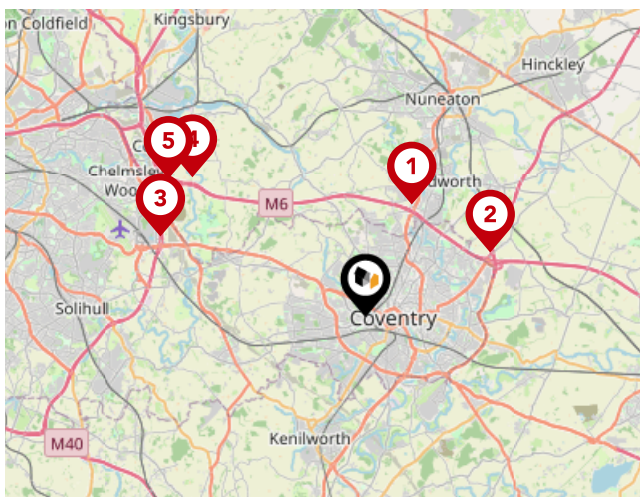
Area

Transport (National)



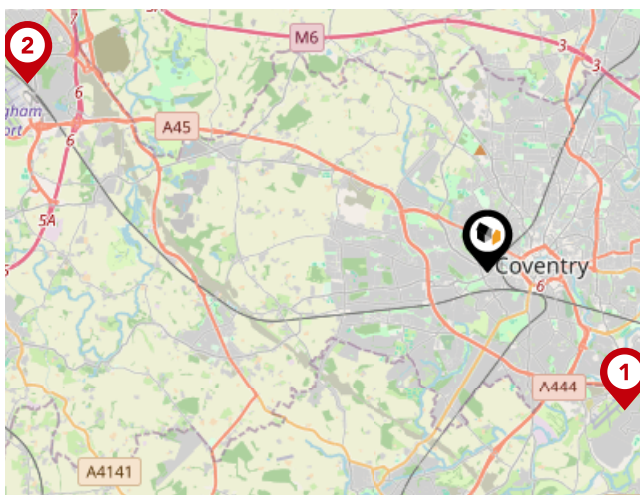
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.65 miles
2	Coventry Rail Station	0.88 miles
3	Tile Hill Rail Station	2.72 miles
4	Coventry Arena Rail Station	3.47 miles
5	Kenilworth Rail Station	4.52 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.43 miles
2	M6 J2	5.09 miles
3	M42 J6	7.95 miles
4	M6 J3A	8.06 miles
5	M6 J4	8.72 miles

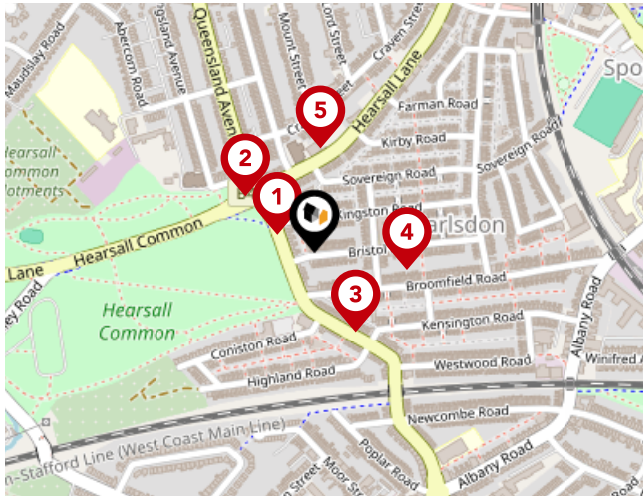


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.51 miles
2	Birmingham International Airport	8.98 miles

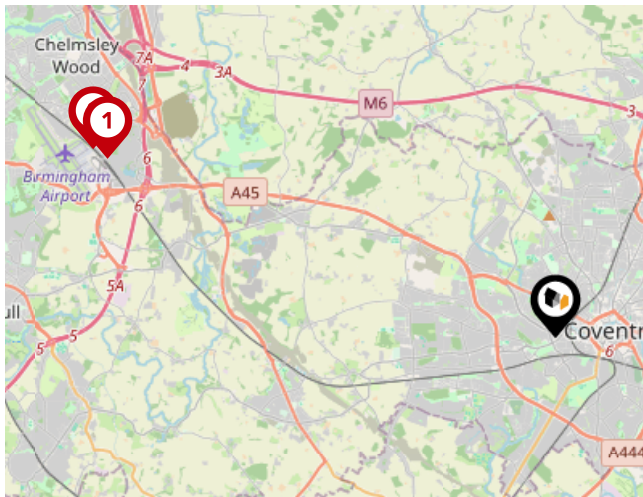
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hearsall Common	0.04 miles
2	Earlsdon Ave North	0.1 miles
3	Kensington Rd	0.1 miles
4	Post Office	0.1 miles
5	Queensland Avenue	0.11 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.72 miles
2	Birmingham International Airport (Air-Rail link)	9.02 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



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/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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