Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th January 2026
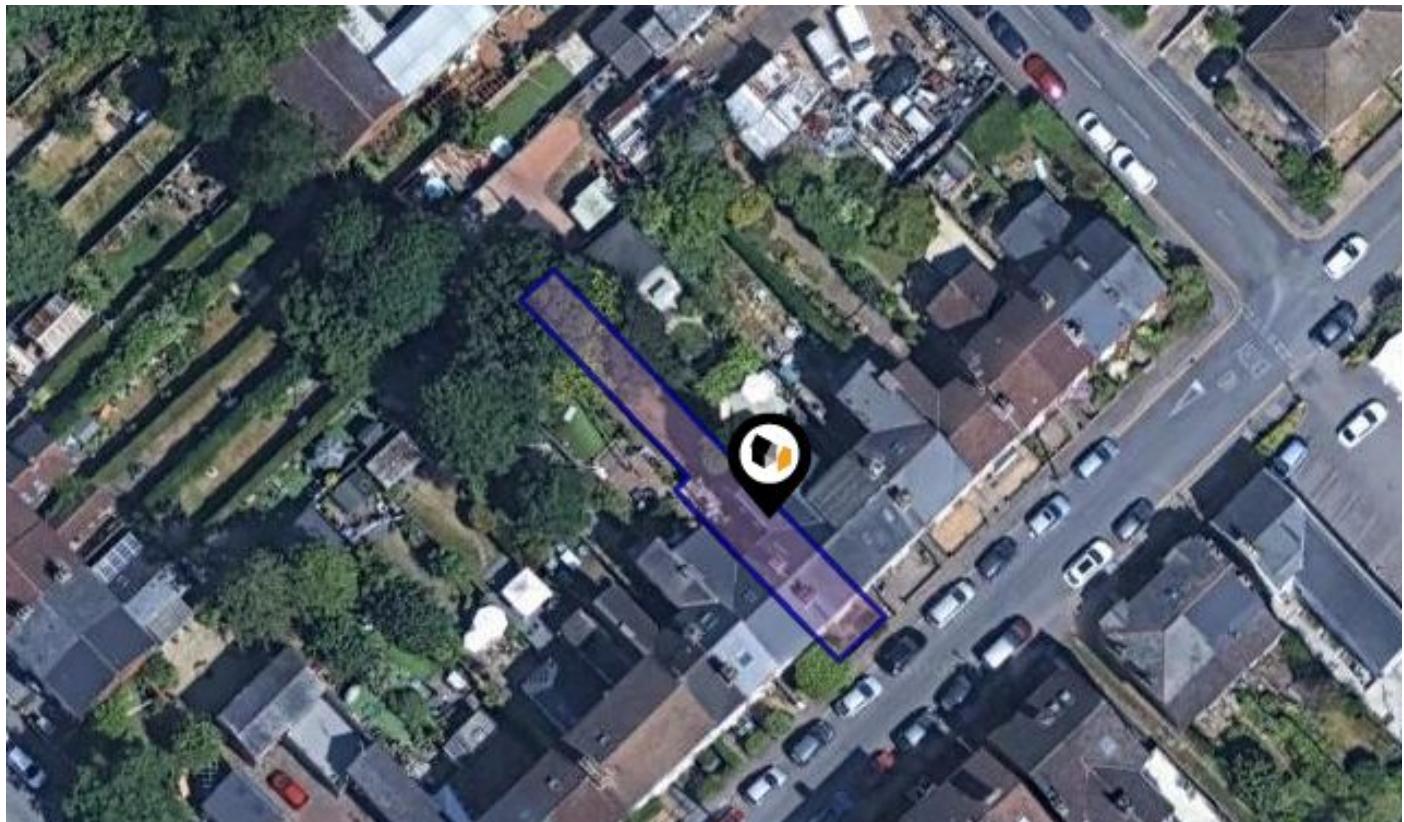
BERKELEY ROAD SOUTH, COVENTRY, CV5

OIRO : £285,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk
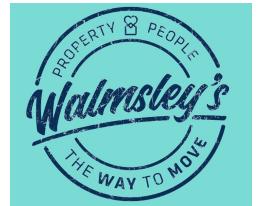
Dear Buyers & Interested Parties

Your property details in brief.......
A delightful Edwardian home with three first floor bedrooms
Kitchen breakfast room with walk in pantry & understairs storage
Two reception rooms & original hallway
Generous West facing rear gardens
Gas central heating & majority glazing throughout
1st floor bathroom & ground floor exterior WC
Ideal central Earlsdon locale
EPC Rating TBC, Total 1201 Sq.Ft or Total 111.7 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
Overview

Property
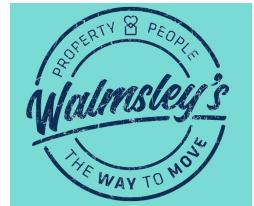
Type:	Terraced	**OIRO:**	£285,000
Bedrooms:	3	**Tenure:**	Freehold
Floor Area:	1,201 ft^2 / 111 m^2		
Plot Area:	0.04 acres		
Council Tax :	Band C		
Annual Estimate:	£2,145		
Title Number:	WM61148		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**80** mb/s	**2000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

Market
Sold in Street

72, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	28/10/2024	15/07/2022	24/11/2006	19/03/2004
Last Sold Price:	£175,000	£180,000	£125,000	£99,950

88, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	13/12/2022	25/02/2000	23/10/1995
Last Sold Price:	£275,000	£79,500	£49,000

92, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	28/02/2022	30/06/2014	09/08/2012
Last Sold Price:	£395,000	£297,500	£158,000

112, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	04/01/2018	12/11/2001
Last Sold Price:	£535,000	£129,000

98, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	30/09/2016	25/10/2012	21/10/2011	17/10/2003	18/04/2002	22/03/1996
Last Sold Price:	£191,000	£168,000	£167,500	£150,000	£115,000	£42,950

80, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	26/02/2016	23/06/2005
Last Sold Price:	£125,000	£114,000

78, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	02/02/2016
Last Sold Price:	£112,000

84, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	02/04/2015	26/06/2007	14/04/2004	29/05/1998
Last Sold Price:	£165,000	£169,950	£140,000	£49,950

106, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	23/10/2014	24/05/1996
Last Sold Price:	£305,000	£95,000

80a, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	01/10/2012	13/12/2002
Last Sold Price:	£112,000	£68,500

74a, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	19/08/2011	09/06/2000
Last Sold Price:	£90,000	£52,500

102, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	14/03/2003	27/02/1998
Last Sold Price:	£195,000	£30,000

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

Market
Sold in Street
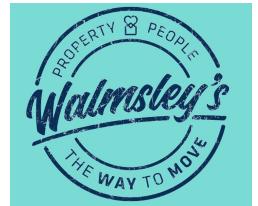
96, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	13/05/1999
Last Sold Price:	£92,500

100, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	22/07/1998
Last Sold Price:	£26,000

108, Berkeley Road South, Coventry, CV5 6EE

Last Sold Date:	19/06/1998
Last Sold Price:	£113,250

72a, Berkeley Road South, Coventry, CV5 6EE

|	
Last Sold Date:	29/11/1996
Last Sold Price:	£28,000

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 CV5
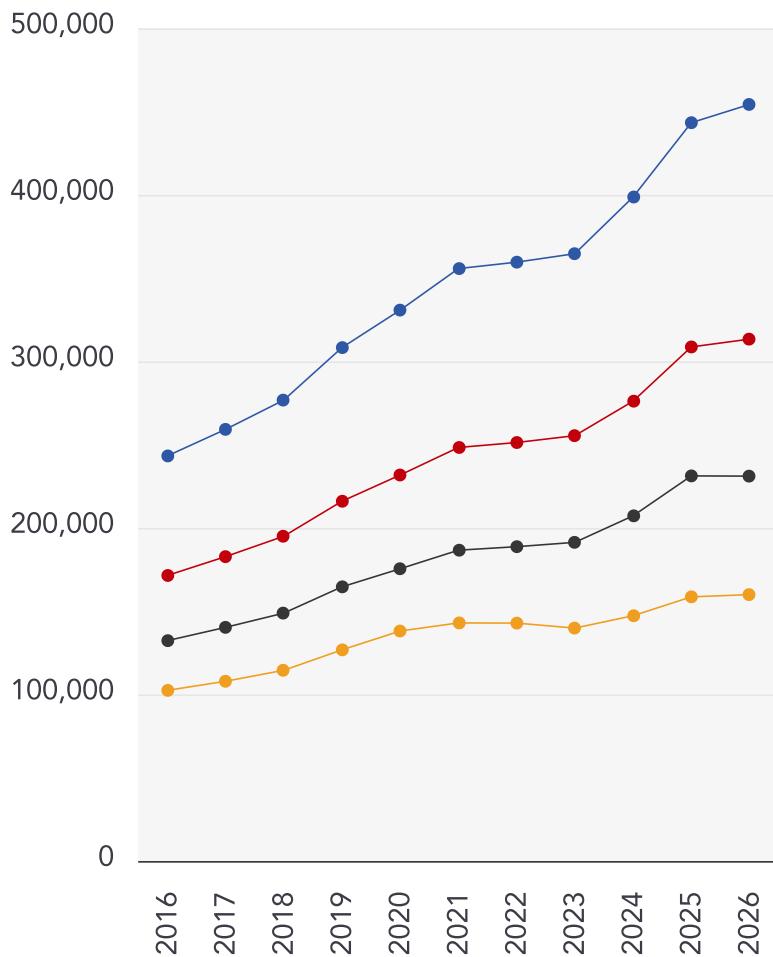
Detached	
+86.77%	
Semi-Detached	
+82.76%	
Terraced	
+74.65%	
Flat	
+56.09%	

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026
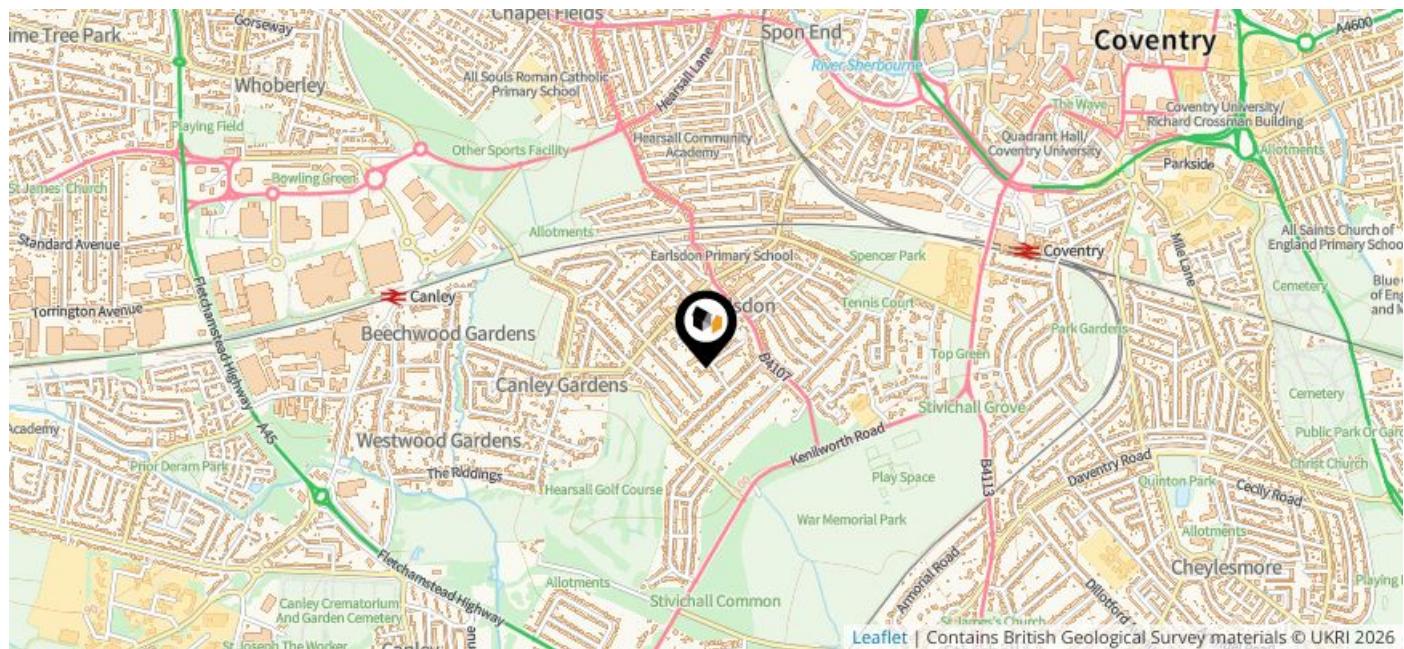
Mine Entry

✕   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.
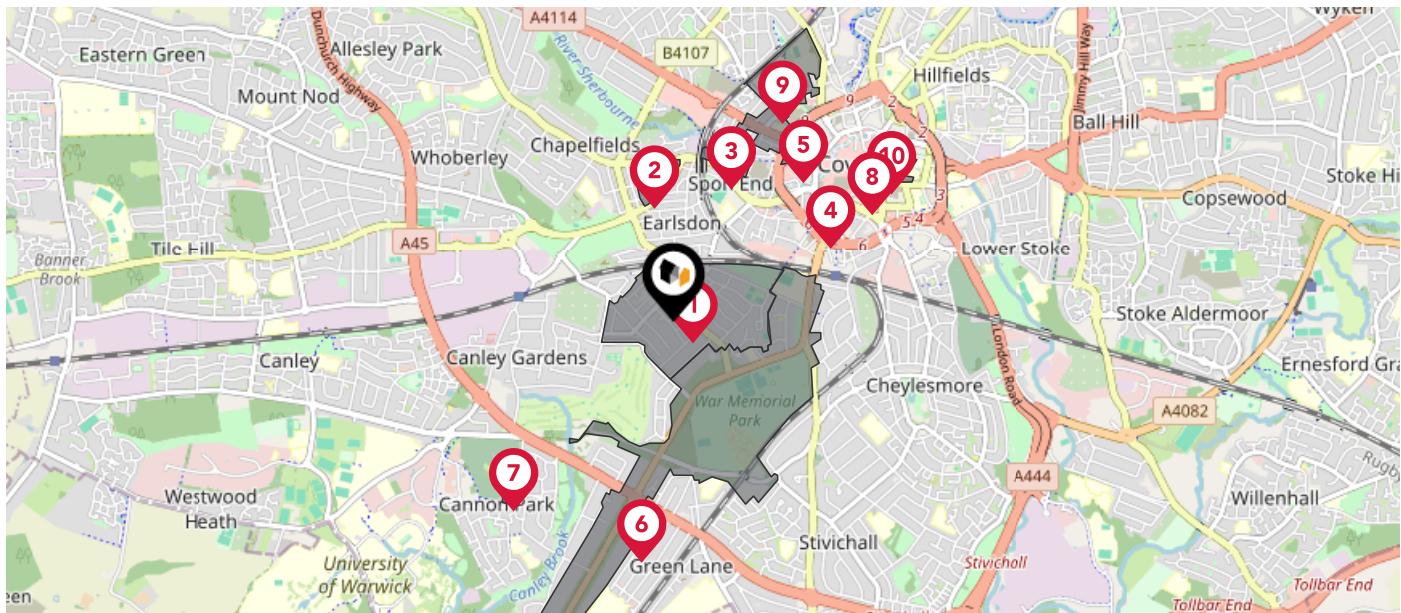
Nearby Conservation Areas	
1	Earlsdon
2	Chapelfields
3	Spon End
4	Greyfriars Green
5	Spon Street
6	Kenilworth Road
7	Ivy Farm Lane (Canley Hamlet)
8	High Street
9	Naul's Mill
10	Hill Top and Cathedral

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
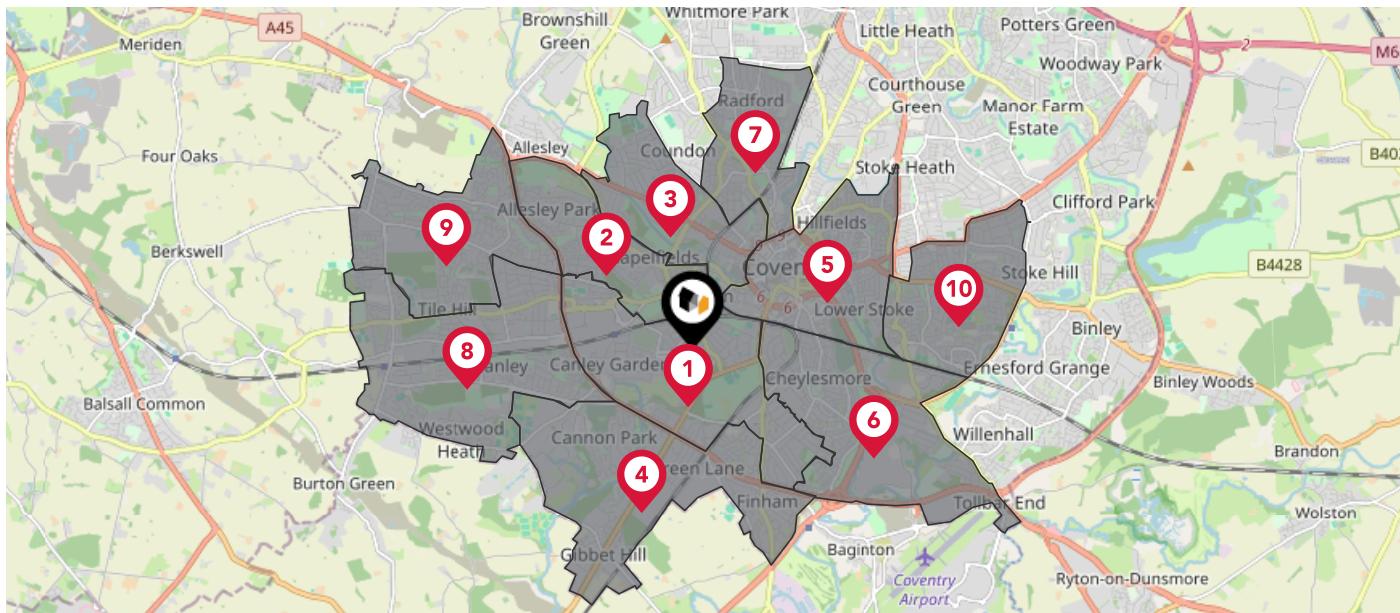
Nearby Council Wards	
1	Earlsdon Ward
2	Whoberley Ward
3	Sherbourne Ward
4	Wainbody Ward
5	St. Michael's Ward
6	Cheylesmore Ward
7	Radford Ward
8	Westwood Ward
9	Woodlands Ward
10	Lower Stoke Ward

Maps
Rail Noise

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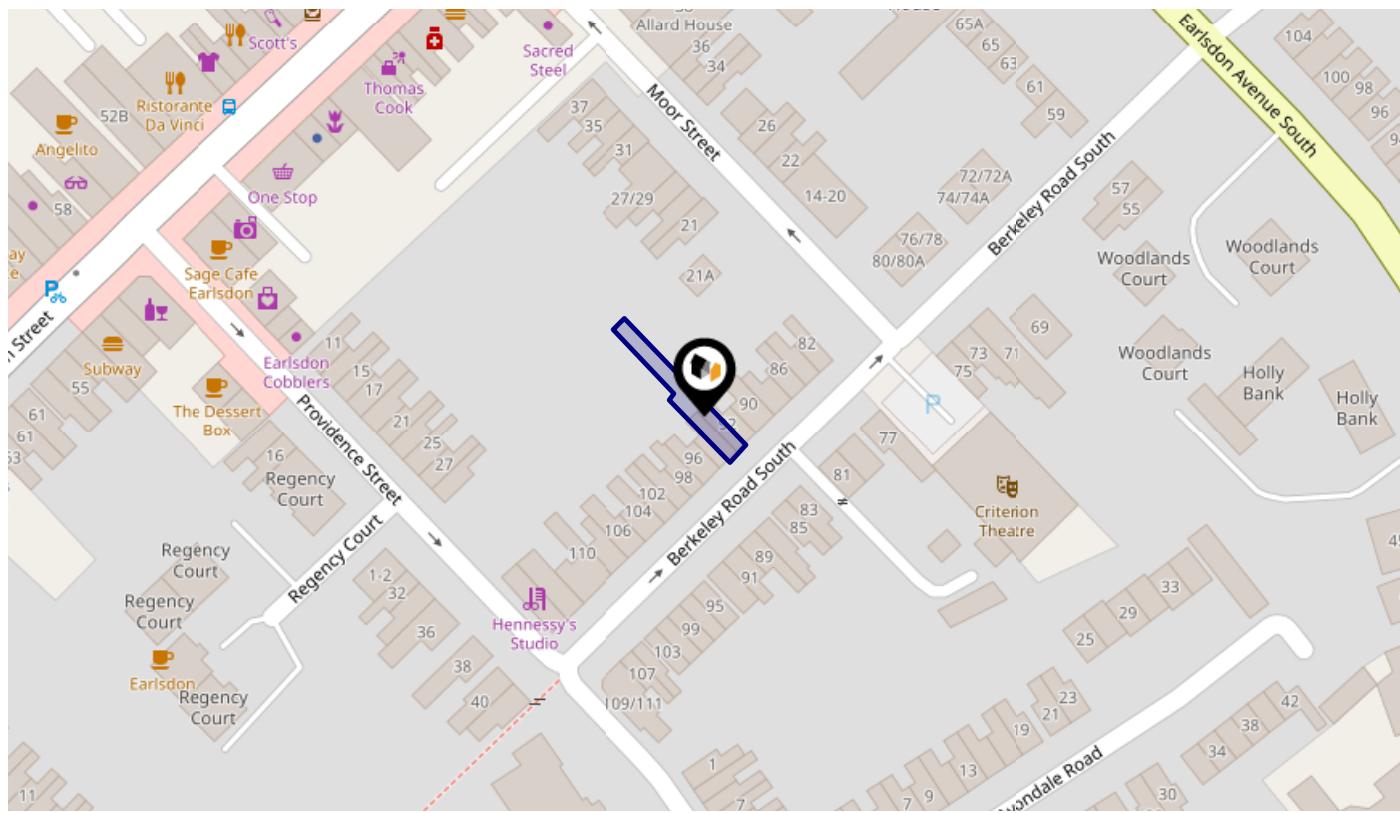
Rail Noise Data

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	🟦
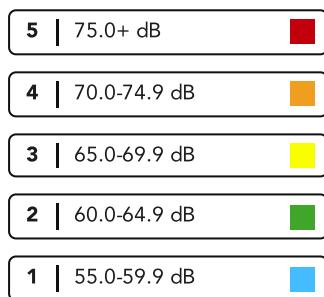
Flood Risk
Rivers & Seas - Flood Risk

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:

		Very Low	Low	Medium	High
🖤	Up to 20cm (8in)				
🖤🖤🖤	Up to 30cm (1ft)				
🖤🖤🖤	Up to 60cm (2ft)				

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
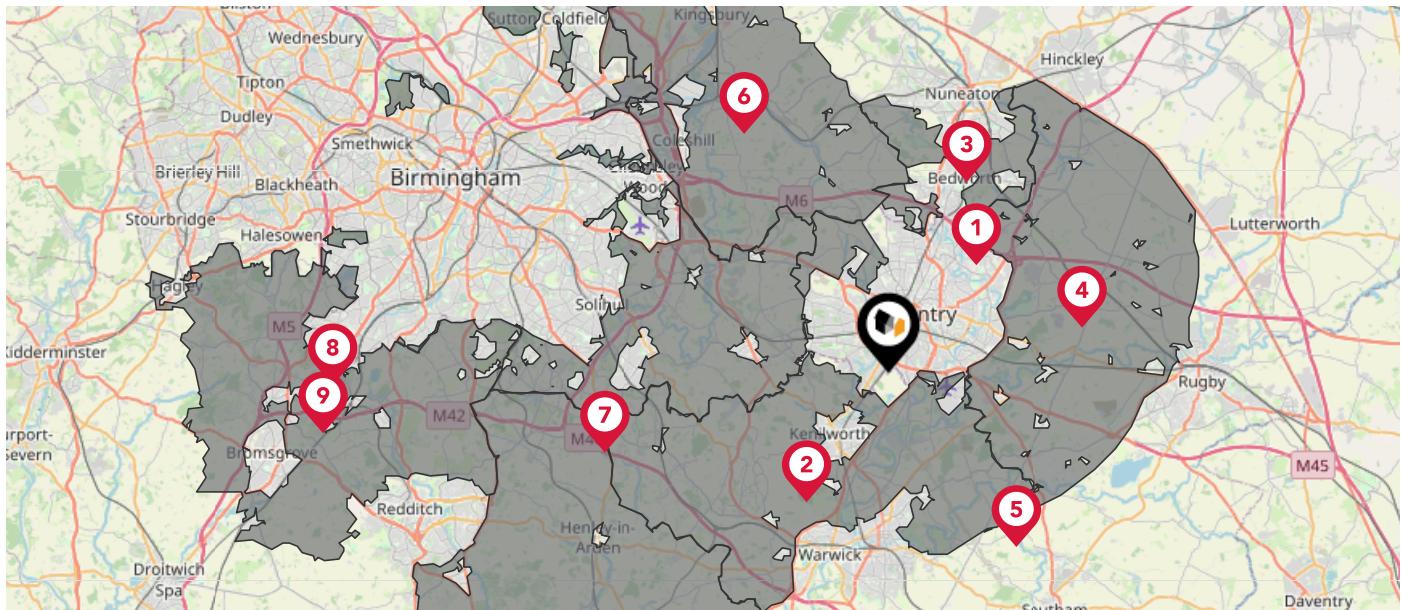
Nearby Green Belt Land	
1	Birmingham Green Belt - Coventry
2	Birmingham Green Belt - Warwick
3	Birmingham Green Belt - Nuneaton and Bedworth
4	Birmingham Green Belt - Rugby
5	Birmingham Green Belt - Stratford-on-Avon
6	Birmingham Green Belt - North Warwickshire
7	Birmingham Green Belt - Solihull
8	Birmingham 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.
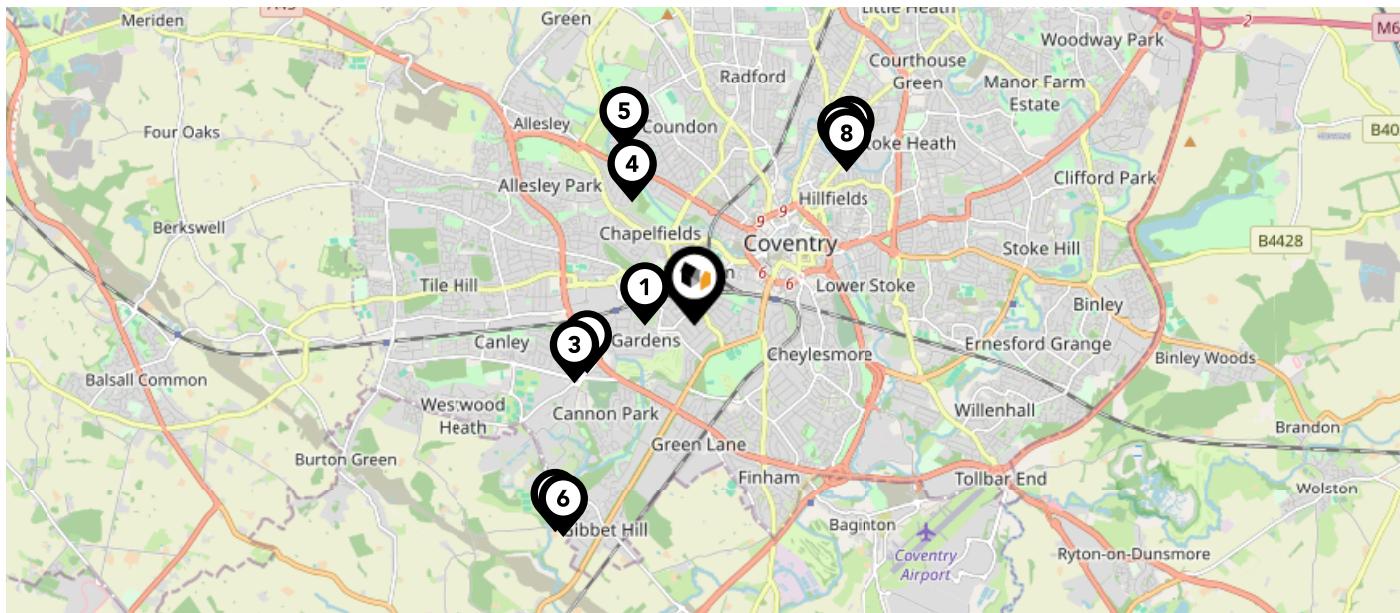
Nearby Landfill Sites

|		
1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill
3	Prior Deram Park-Canley, Coventry	Historic Landfill
4	Holyhead Road-Coundon, Coventry	Historic Landfill
5	Coundon Social Club-Coundon, Coventry	Historic Landfill
6	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
7	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
8	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
9	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
10	Webster's-Stony Stanton Road, Coventry, West Midlands	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...
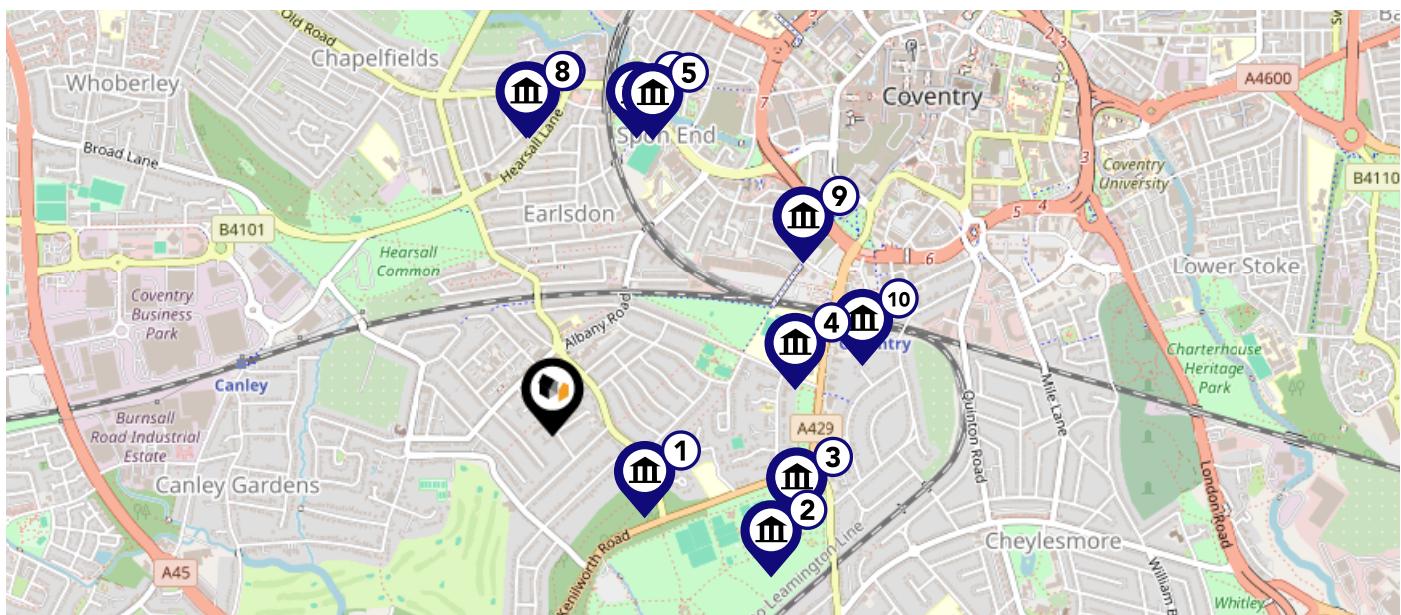

Listed Buildings in the local district	Grade	Distance
① 1443610 - Earlsdon Drinking Fountain	Grade II	0.3 miles
② 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.6 miles
③ 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.6 miles
④ 1342934 - Free Grammar School King Henry Viii School	Grade II	0.6 miles
⑤ 1076603 - Spon Bridge	Grade II	0.7 miles
⑥ 1335864 - 107-110, Spon End	Grade II	0.7 miles
⑦ 1076655 - 23, Allesley Old Road	Grade II	0.7 miles
⑧ 1076656 - 25-29, Allesley Old Road	Grade II	0.7 miles
⑨ 1335851 - Baptist Chapel	Grade II	0.7 miles
⑩ 1242849 - Coventry Station, Including Attached Platform Structures	Grade II	0.7 miles

Area
Schools
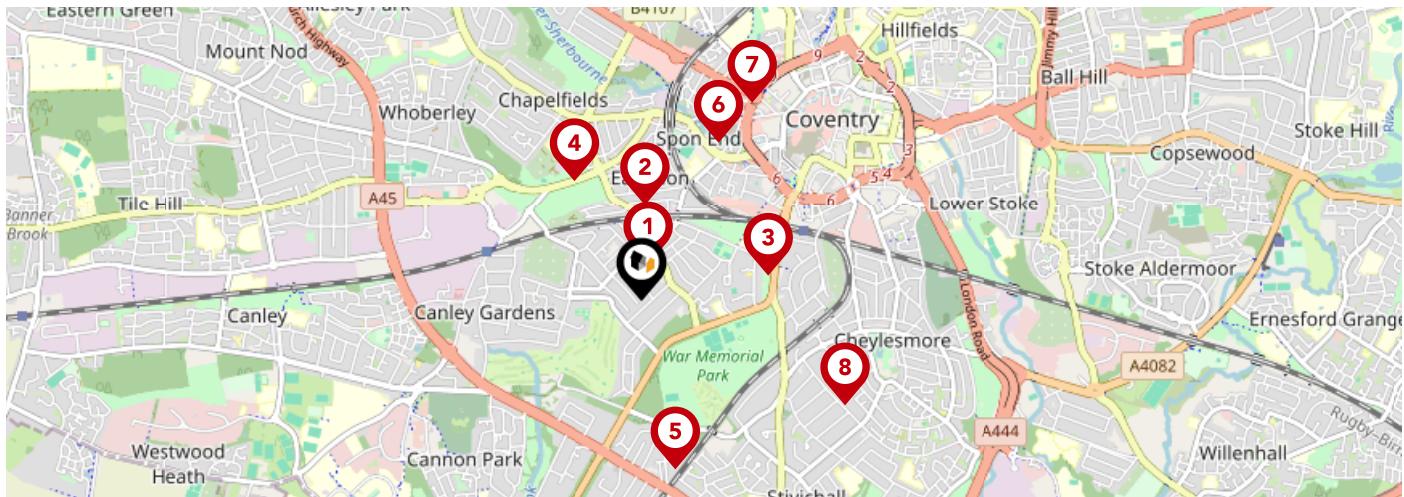
			Nursery	Primary	Secondary	College	Private
1	**Earlsdon Primary School** Ofsted Rating: Good | Pupils: 423 | Distance:0.16		☐	☑	☐	☐	☐
2	**Hearsall Community Academy** Ofsted Rating: Good | Pupils: 466 | Distance:0.43		☐	☑	☐	☐	☐
3	**King Henry VIII School** Ofsted Rating: Not Rated | Pupils: 802 | Distance:0.58		☐	☐	☑	☐	☐
4	**All Souls' Catholic Primary School** Ofsted Rating: Good | Pupils: 239 | Distance:0.62		☐	☑	☐	☐	☐
5	**Stivichall Primary School** Ofsted Rating: Good | Pupils: 534 | Distance:0.78		☐	☑	☐	☐	☐
6	**Spon Gate Primary School** Ofsted Rating: Good | Pupils: 260 | Distance:0.79		☐	☑	☐	☐	☐
7	**St Osburg's Catholic Primary School** Ofsted Rating: Good | Pupils: 228 | Distance:1.03		☐	☑	☐	☐	☐
8	**Manor Park Primary School** Ofsted Rating: Good | Pupils: 727 | Distance:1.04		☐	☑	☐	☐	☐

Area
Schools
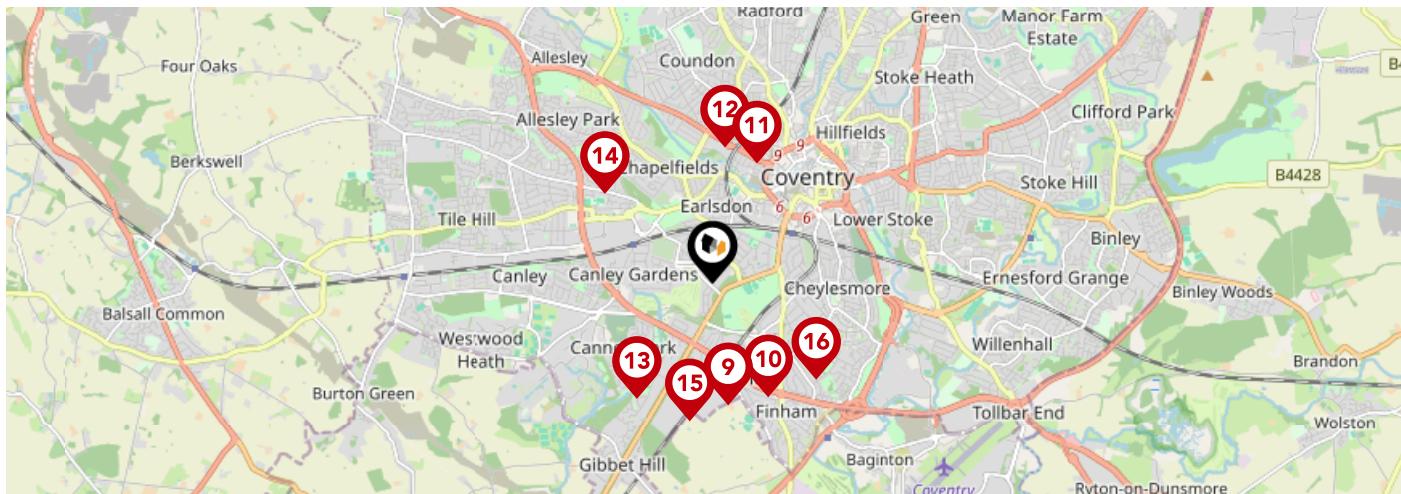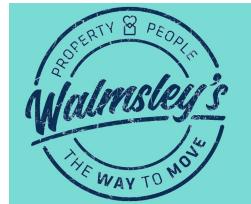
	Nursery	Primary	Secondary	College	Private
9 Finham Park School Ofsted Rating: Outstanding	Pupils: 1711	Distance:1.12	☐	☐	☑	☐	☐
10 Grange Farm Primary School Ofsted Rating: Good	Pupils: 421	Distance:1.15	☐	☑	☐	☐	☐
11 Bablake School Ofsted Rating: Not Rated	Pupils: 1048	Distance:1.16	☐	☐	☑	☐	☐
12 Moseley Primary School Ofsted Rating: Good	Pupils: 502	Distance:1.23	☐	☑	☐	☐	☐
13 Cannon Park Primary School Ofsted Rating: Good	Pupils: 204	Distance:1.25	☐	☑	☐	☐	☐
14 Whoberley Hall Primary School Ofsted Rating: Good	Pupils: 240	Distance:1.26	☐	☑	☐	☐	☐
15 Bishop Ullathorne Catholic School Ofsted Rating: Good	Pupils: 1140	Distance:1.27	☐	☐	☑	☐	☐
16 St Thomas More Catholic Primary School Ofsted Rating: Good	Pupils: 317	Distance:1.28	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
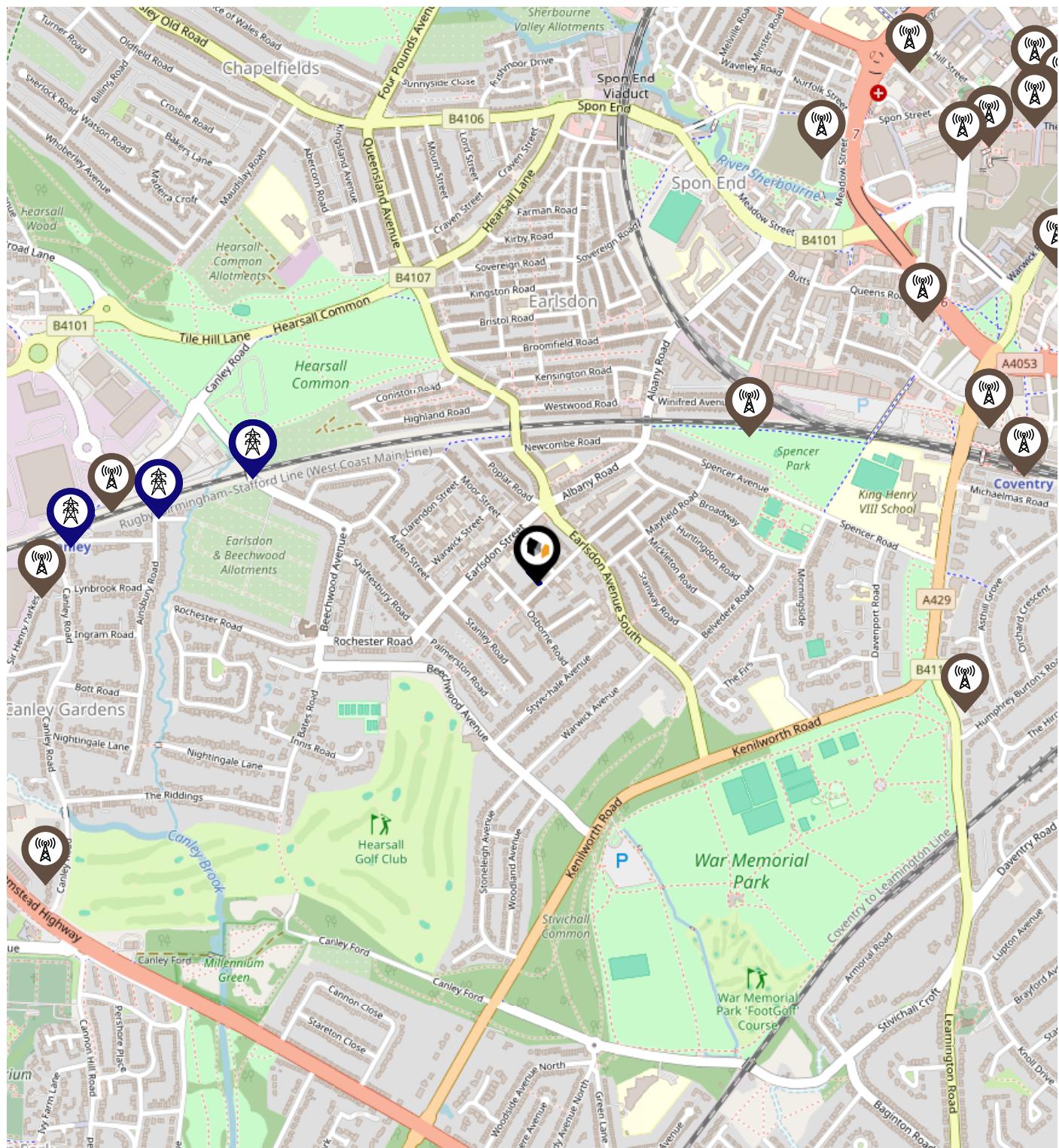
Key:

Power Pylons

Communication Masts

Environment
Radon Gas
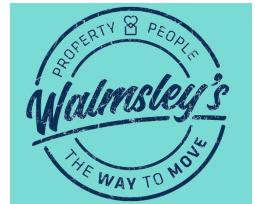
What is Radon?

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).
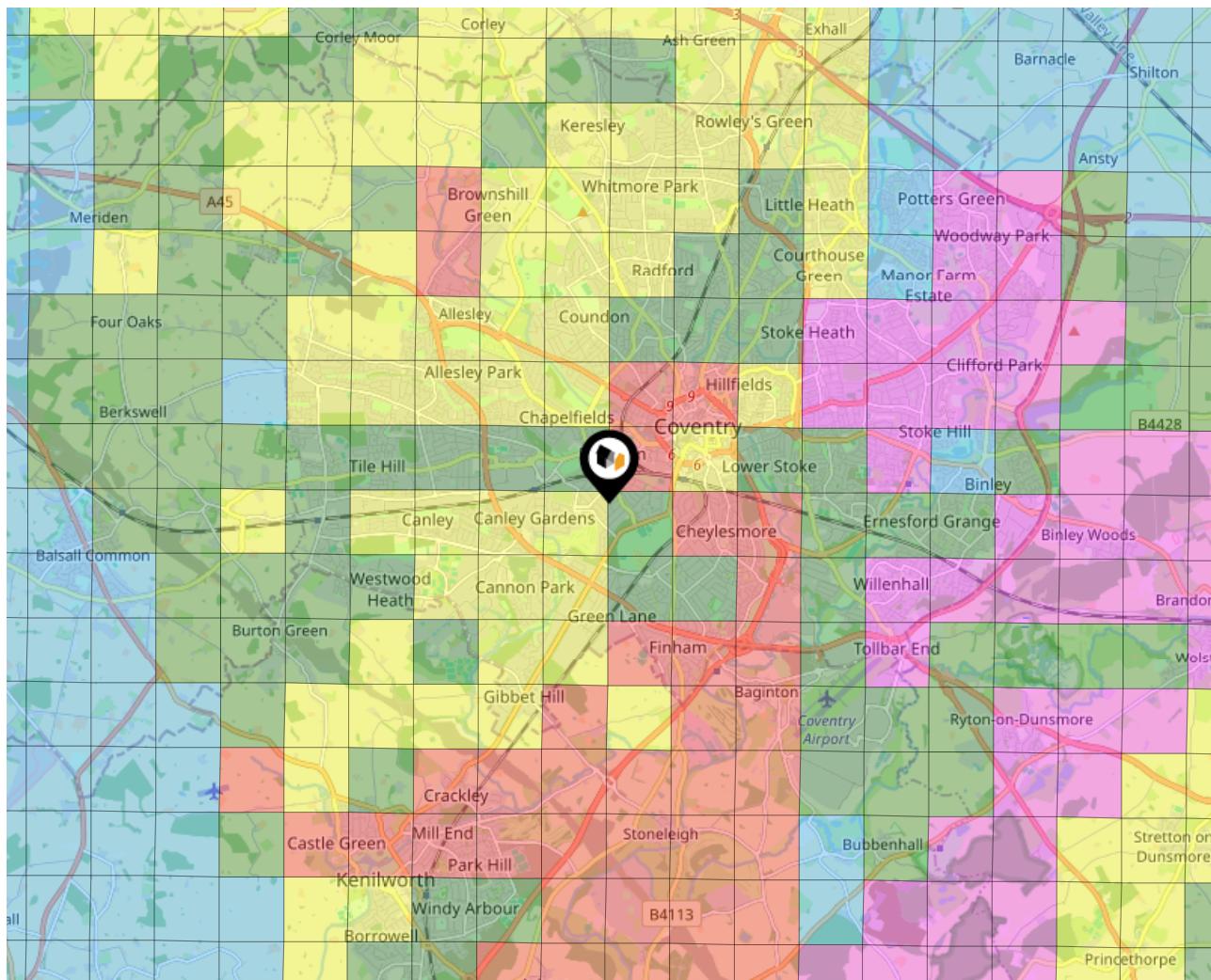
This Property					
🟦	🟩	🟪	🟨	🟥	🟪
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Local Area
Road Noise
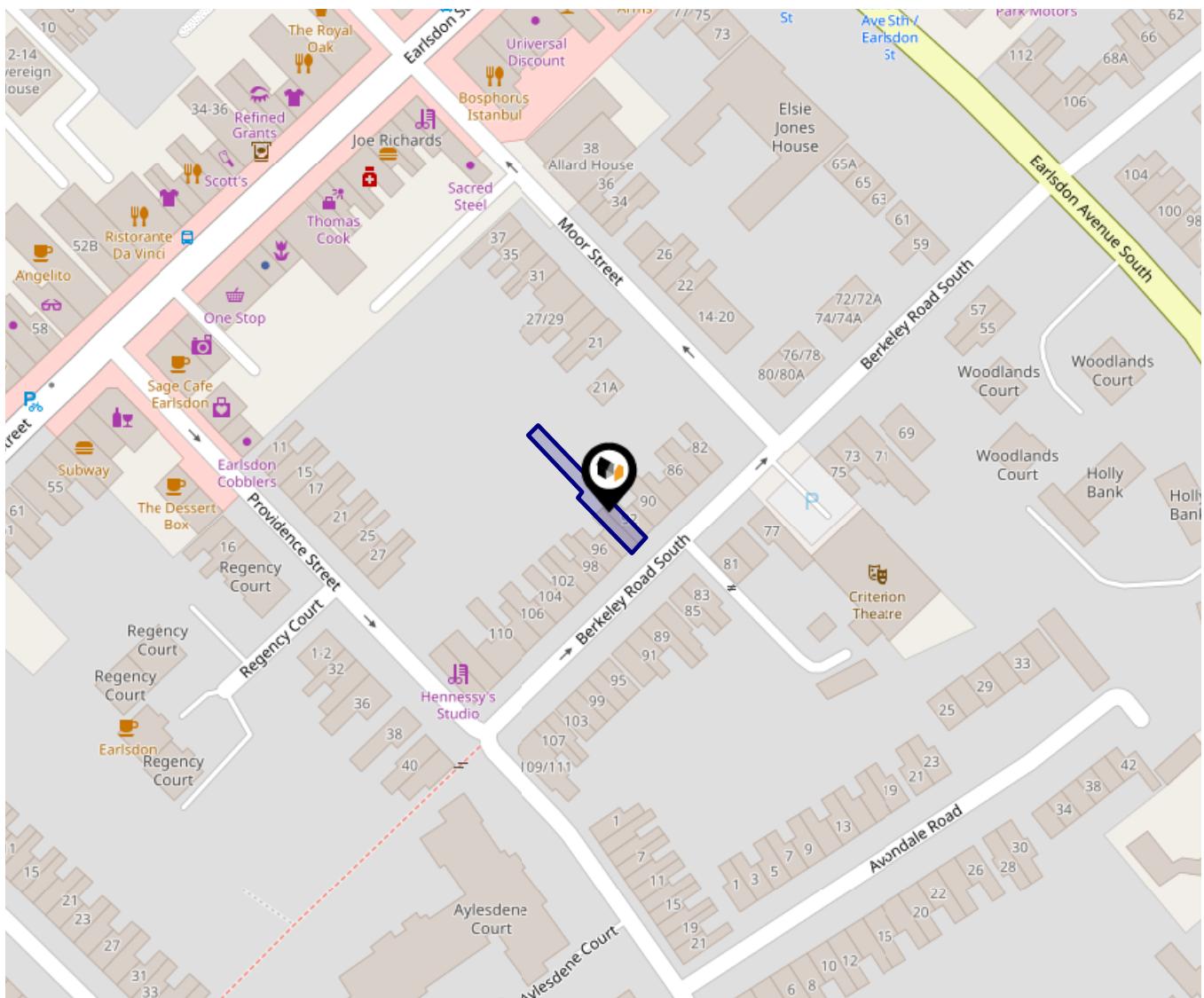
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 🟥 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

Parent Material Grain: ARGILLIC - ARENACEOUS

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: CLAYEY LOAM TO SANDY LOAM

Soil Depth: INTERMEDIATE-SHALLOW
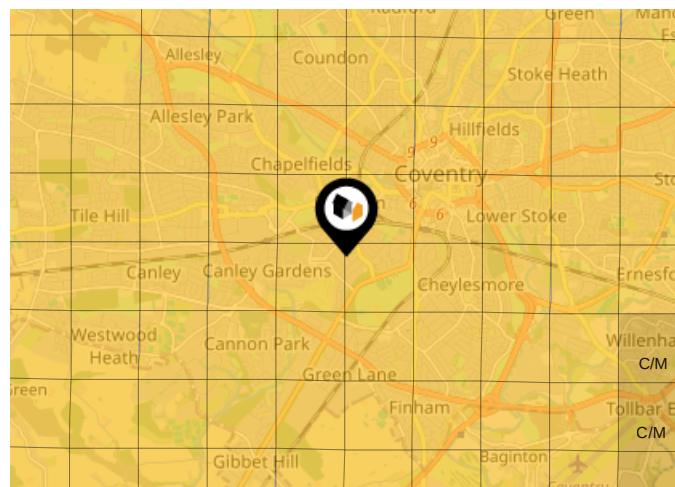
Primary Classifications (Most Common Clay Types)

|	
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)
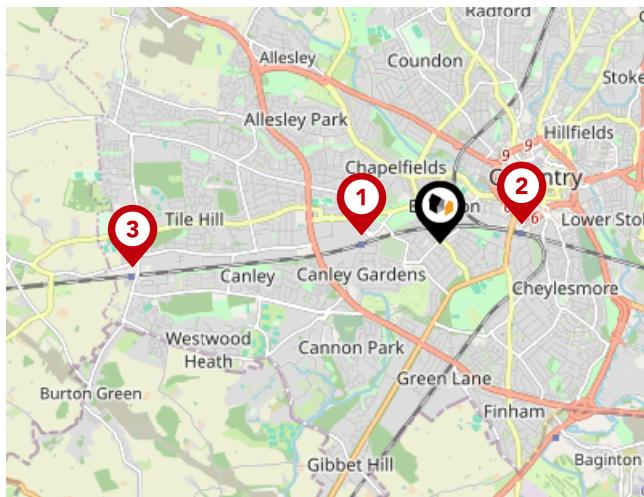
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.71 miles
2	Coventry Rail Station	0.76 miles
3	Tile Hill Rail Station	2.79 miles
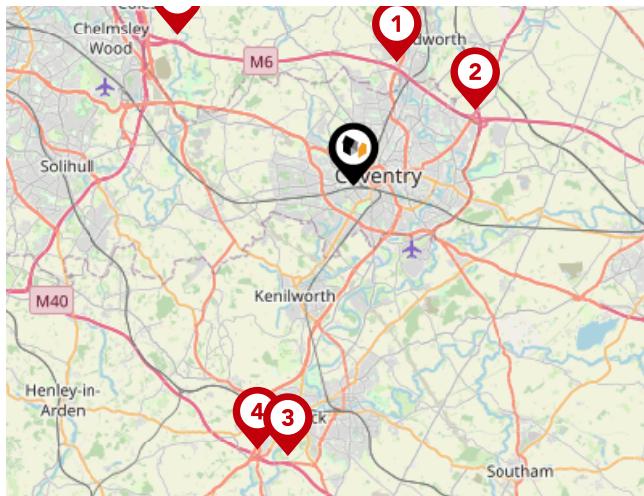
Trunk Roads/Motorways

| Pin	Name	Distance
1	M6 J3	4.75 miles
2	M6 J2	5.18 miles
3	M40 J14	10.08 miles
4	M40 J15	10.17 miles
5	M6 J3A	8.41 miles
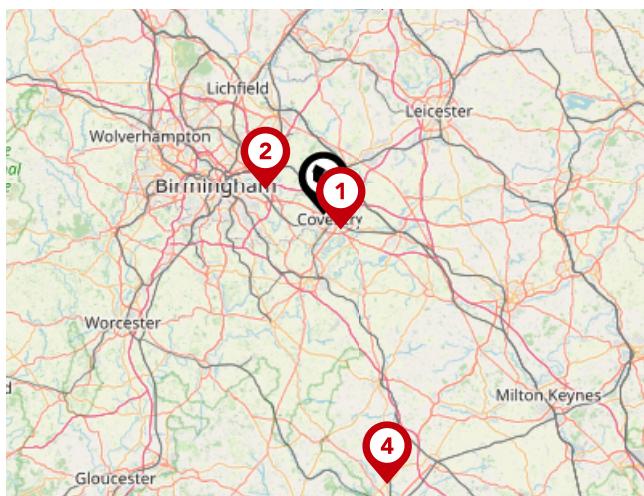
Airports/Helipads

Pin	Name	Distance
1	Baginton	3.17 miles
2	Birmingham Airport	9.26 miles
3	East Mids Airport	30.8 miles
4	Kidlington	40.2 miles

Area
Transport (Local)
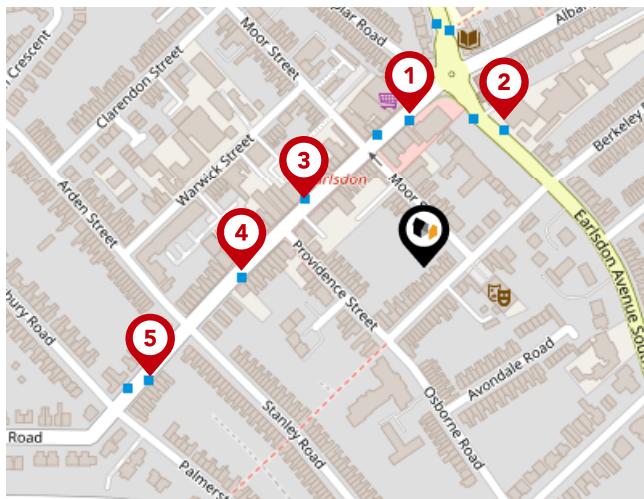
Bus Stops/Stations

Pin	Name	Distance
1	Poplar Road	0.09 miles
2	Elsie Jones House	0.09 miles
3	Providence St	0.08 miles
4	Providence St	0.1 miles
5	Palmerston Road	0.17 miles
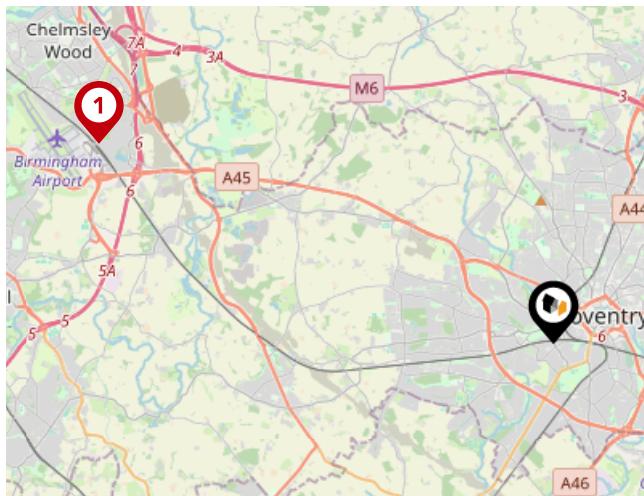
Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.99 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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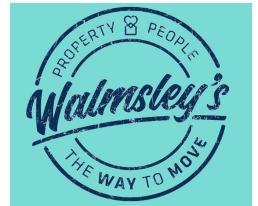
Important - Please Read

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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail