See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th October 2026



ROCHESTER ROAD, COVENTRY, CV5

Price Estimate : £550,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

The Property Ombudsman

Powered by sprift Know any property instantly

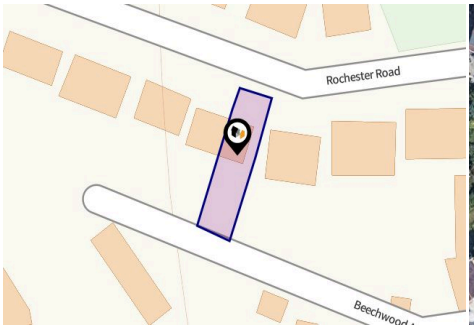
Introduction
Our Comments

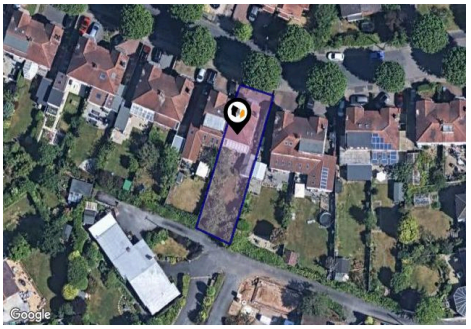
Dear Buyers & Interested Parties

Your property details in brief.....
A very attractive & improved four bedroom semi detached home
Mature South facing gardens, driveway & garage
Family bathroom & stunning ensuite shower room
Two spacious reception rooms & welcoming hallway
Quality kitchen with access to driveway & sun room at rear
Log burner in rear & open fire in front reception rooms
Even greater "future proof" potential to loft & rear
Ideal Earlsdon location close to amenities & schooling
Within easy reach of War Memorial Park & Train Stations
NO UPWARD CHAIN, Total 126 Sq.M or 1355 Sq.Ft, EPC Rating D
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:	Semi-Detached	**Price Estimate:**	£550,000
Bedrooms:	4	**Tenure:**	Freehold
Floor Area:	1,355 ft^2 / 125 m^2		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,517		
Title Number:	WK45295		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s **80** mb/s **10000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Market
Sold in Street

35, Rochester Road, Coventry, CV5 6AF	Semi-detached House			
Last Sold Date:	08/07/2025	31/05/2017	12/08/2011	
Last Sold Price:	£535,000	£425,000	£286,000	

43, Rochester Road, Coventry, CV5 6AF	Semi-detached House
Last Sold Date:	30/10/2024
Last Sold Price:	£525,000

41, Rochester Road, Coventry, CV5 6AF	Semi-detached House				
Last Sold Date:	27/03/2024	09/04/2013	01/05/2001	29/05/1997	05/02/1996
Last Sold Price:	£515,000	£335,000	£189,000	£108,000	£90,500

31, Rochester Road, Coventry, CV5 6AF	Semi-detached House
Last Sold Date:	30/10/2023
Last Sold Price:	£365,000

67, Rochester Road, Coventry, CV5 6AF	Semi-detached House	
Last Sold Date:	31/03/2023	24/03/2017
Last Sold Price:	£530,000	£362,000

81, Rochester Road, Coventry, CV5 6AF	Semi-detached House	
Last Sold Date:	13/05/2022	09/11/2018
Last Sold Price:	£415,000	£350,000

115, Rochester Road, Coventry, CV5 6AF	Detached House	
Last Sold Date:	23/07/2021	30/11/2005
Last Sold Price:	£450,000	£243,975

105, Rochester Road, Coventry, CV5 6AF	Detached House
Last Sold Date:	14/04/2021
Last Sold Price:	£449,000

37, Rochester Road, Coventry, CV5 6AF	Semi-detached House		
Last Sold Date:	29/10/2013	27/10/2000	22/05/1996
Last Sold Price:	£295,000	£185,000	£105,000

45, Rochester Road, Coventry, CV5 6AF	Semi-detached House	
Last Sold Date:	21/12/2010	22/02/2008
Last Sold Price:	£256,500	£320,000

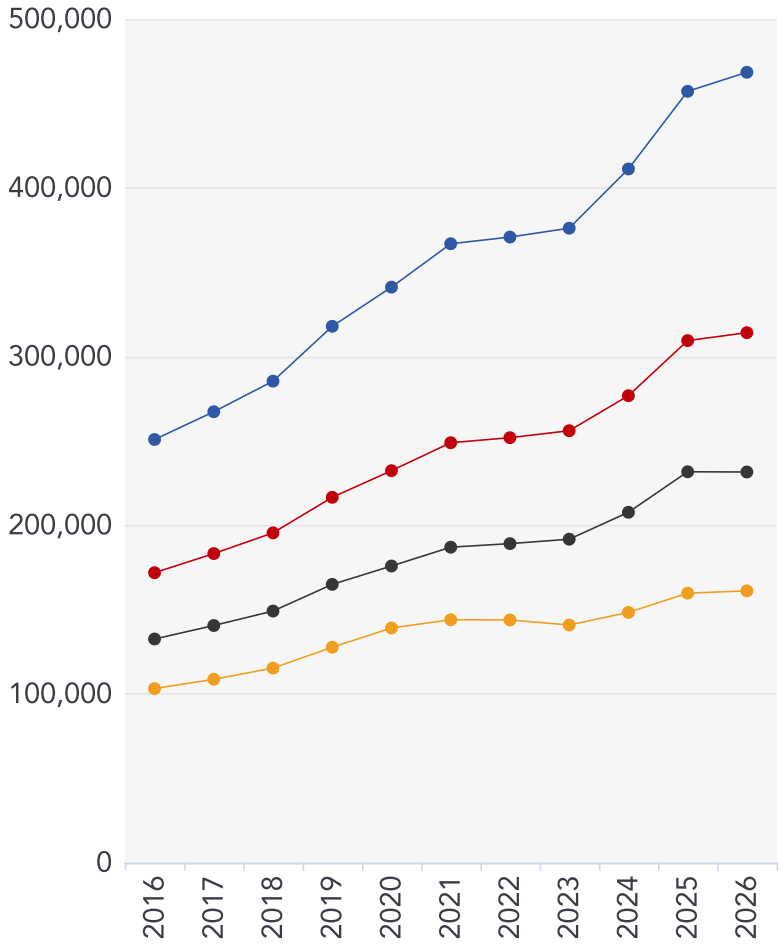
65, Rochester Road, Coventry, CV5 6AF	Semi-detached House
Last Sold Date:	26/08/2010
Last Sold Price:	£283,250

101, Rochester Road, Coventry, CV5 6AF	Terraced House
Last Sold Date:	16/11/2007
Last Sold Price:	£279,950

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

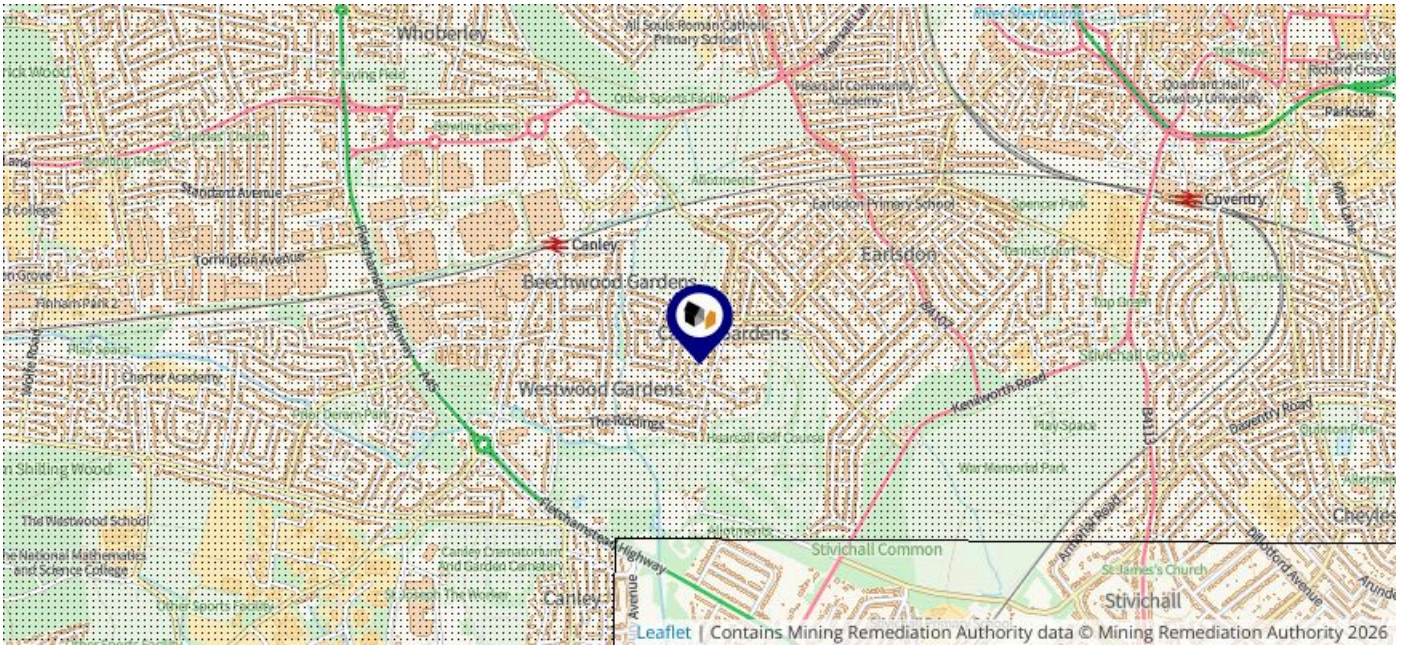
+74.65%

Flat

+56.09%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

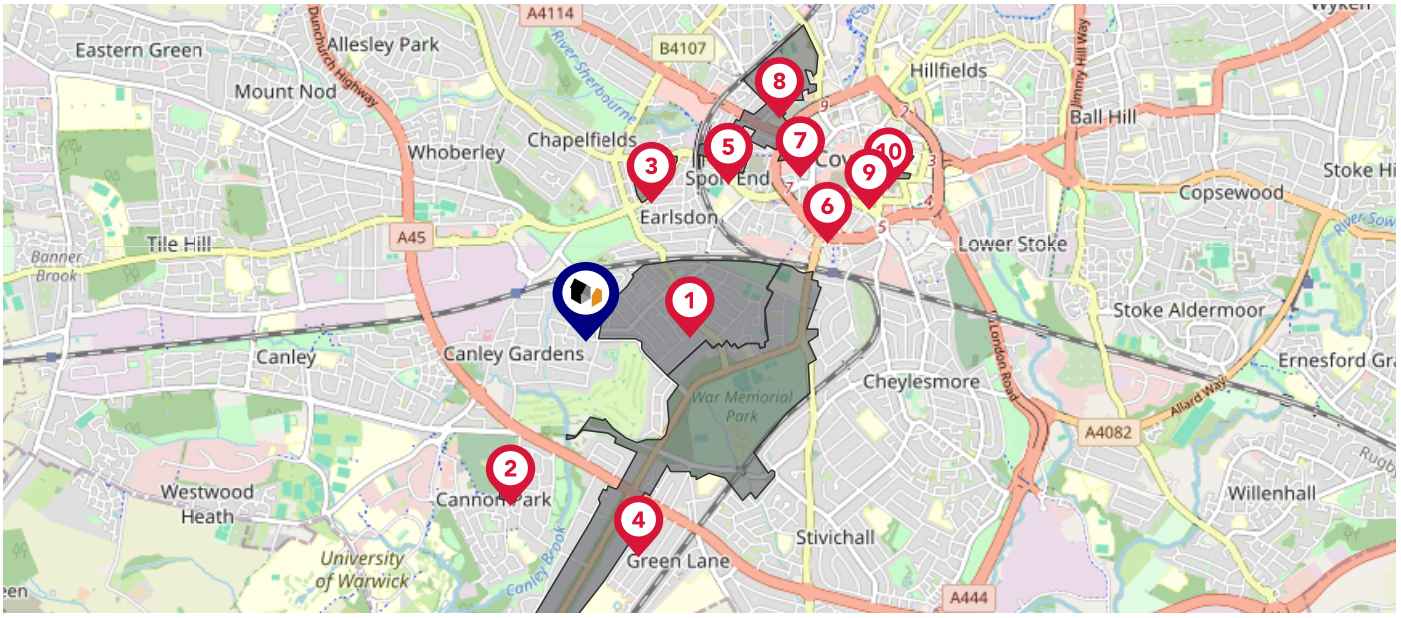
- Adit
- Gutter Pit
- Shaft

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

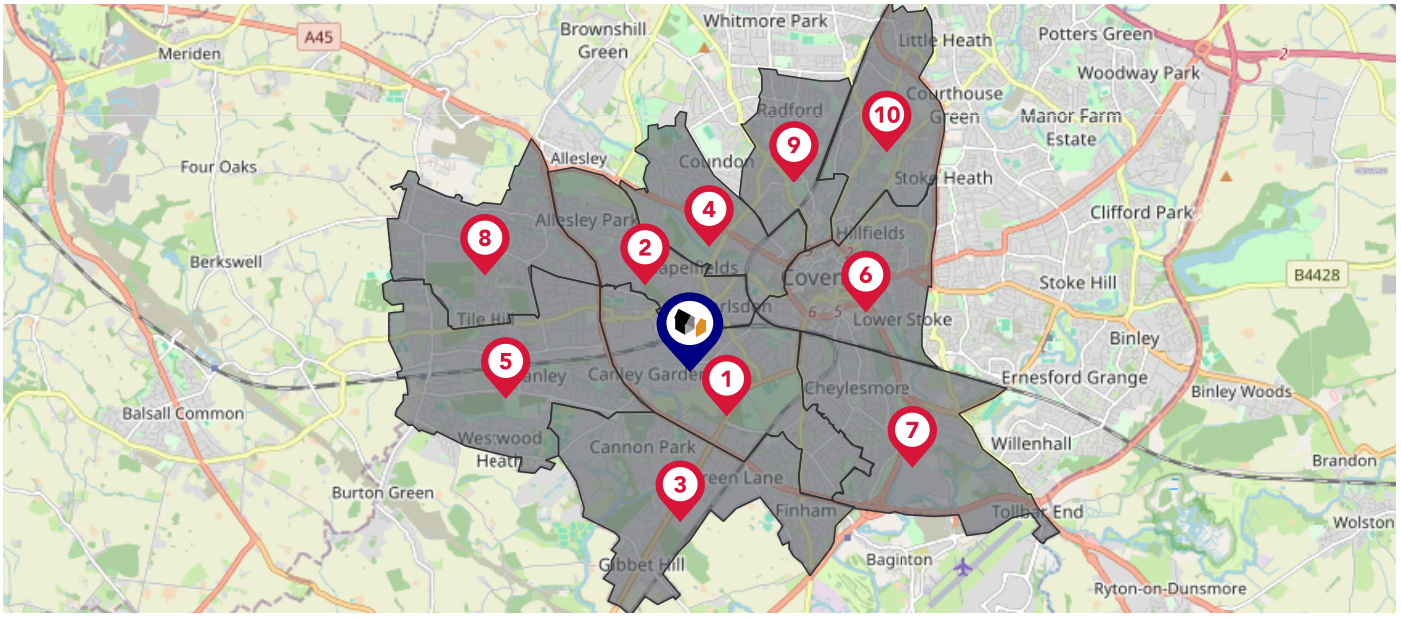
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

Maps
Council Wards

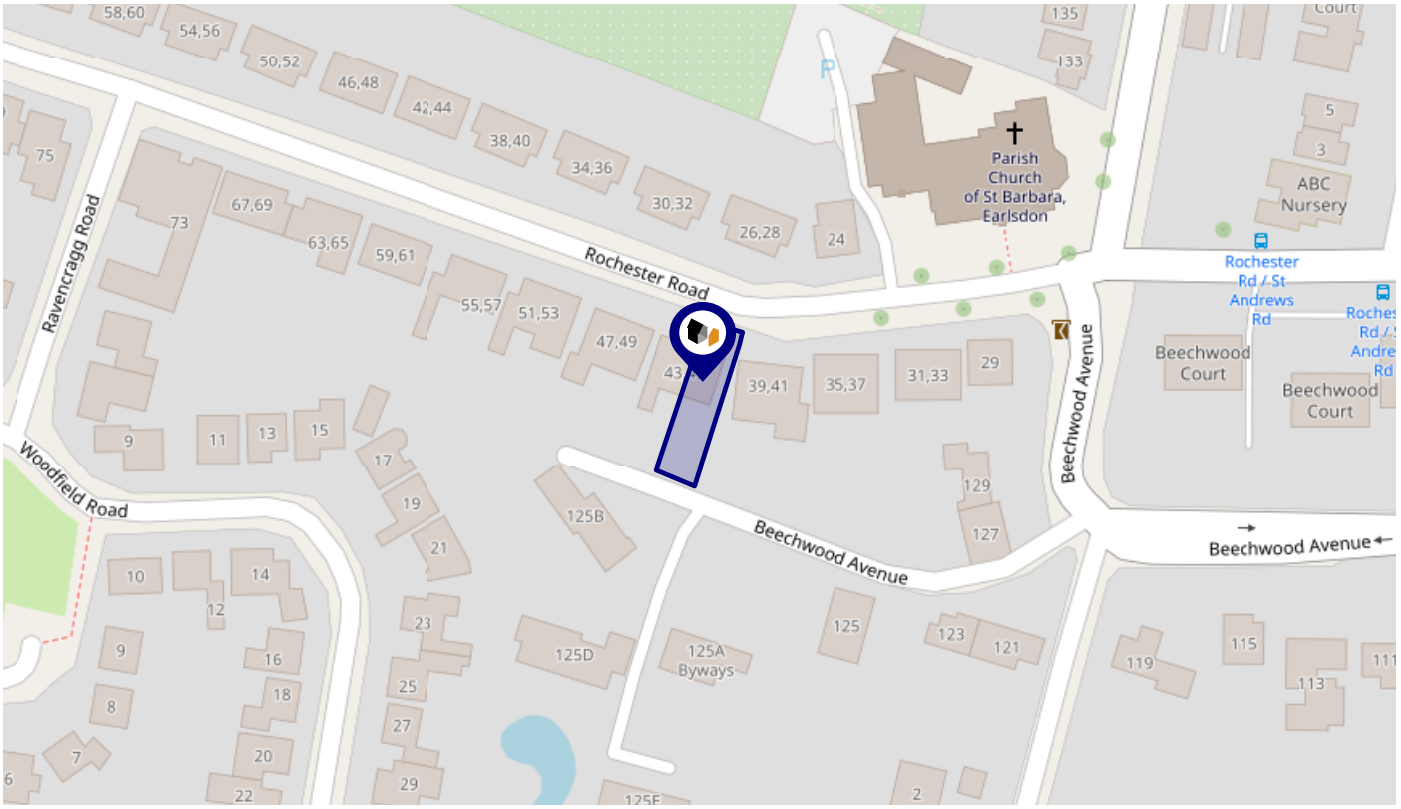
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

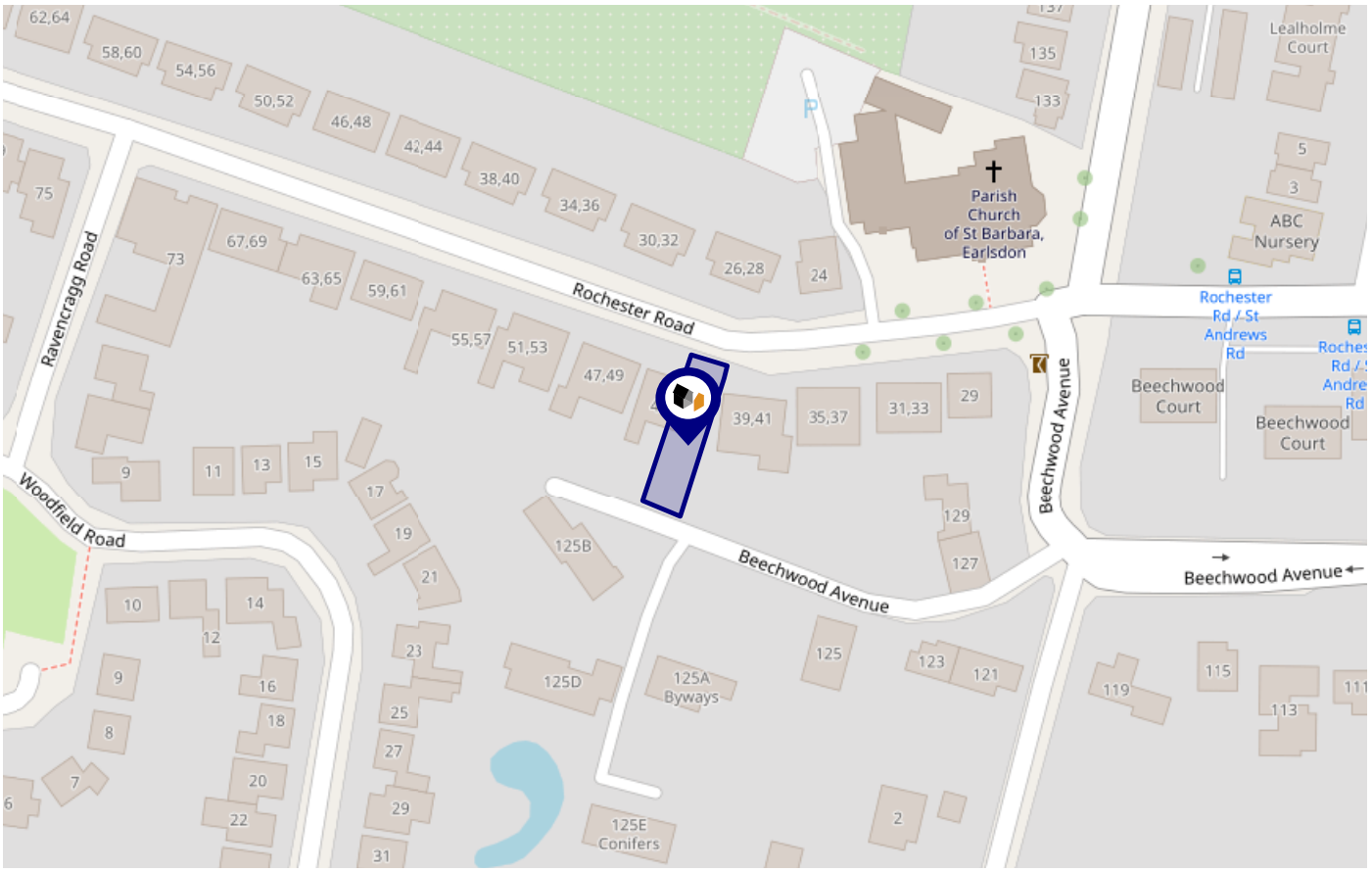
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

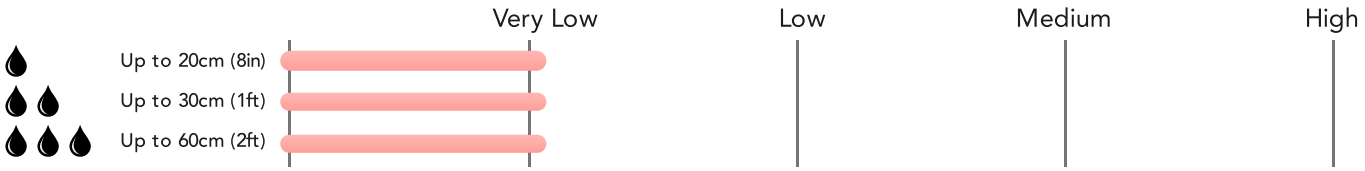


Risk Rating: Very low

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.

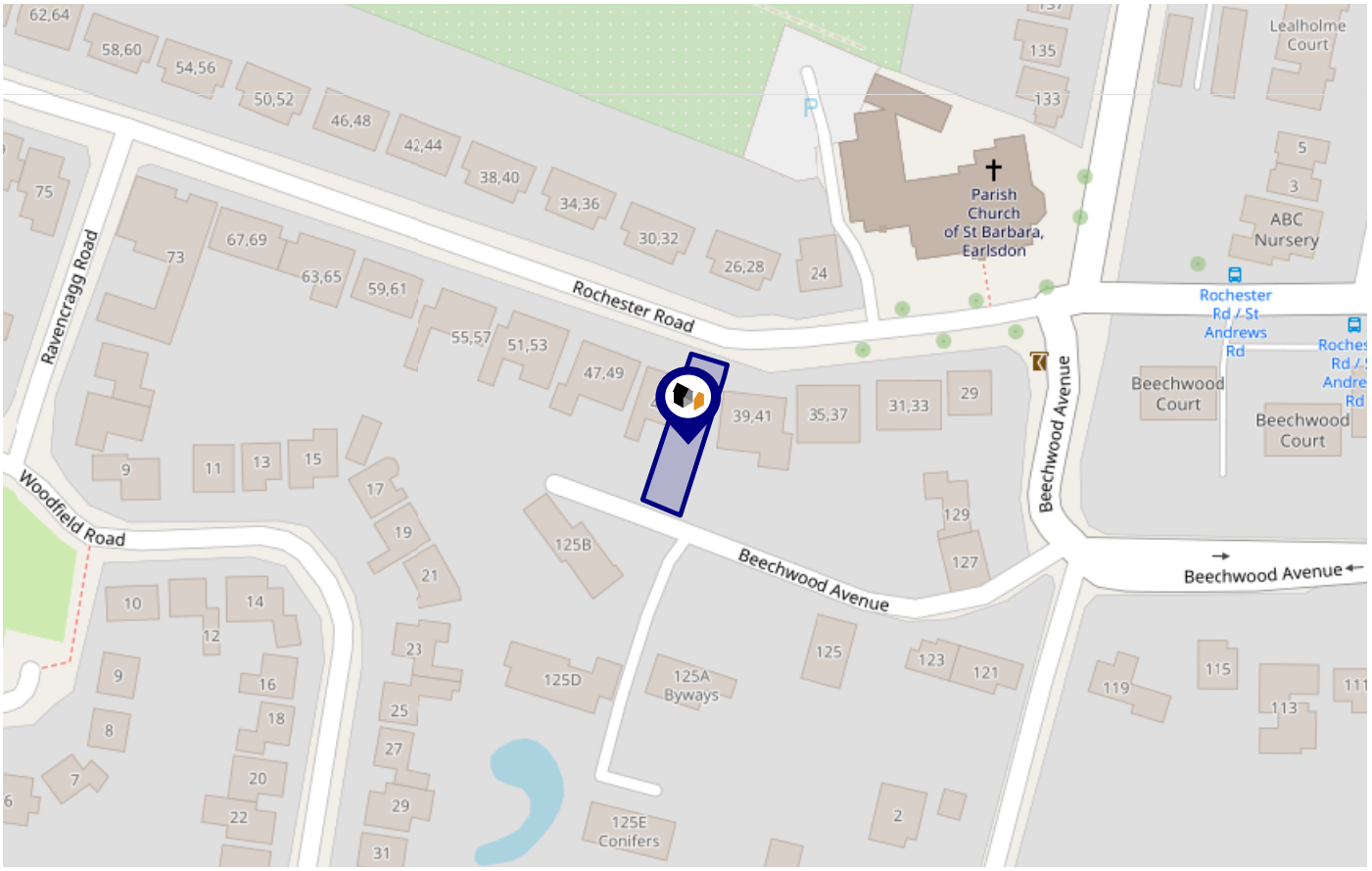
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

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.

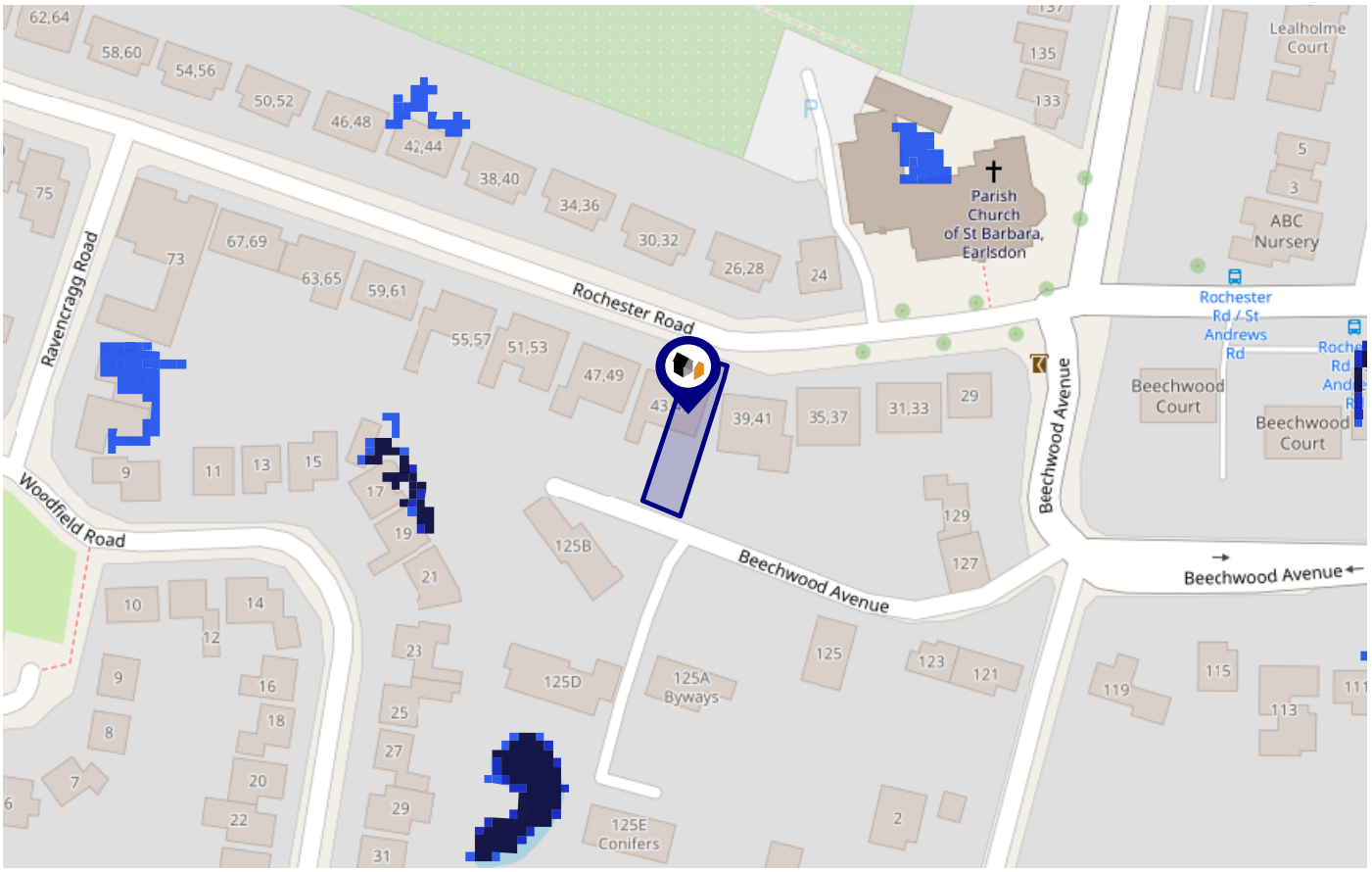
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

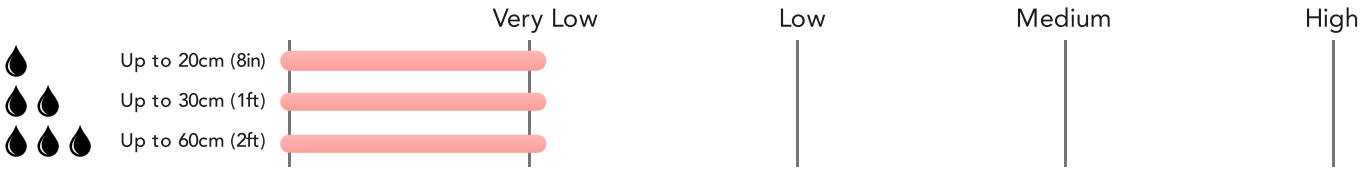


Risk Rating: Very low

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.

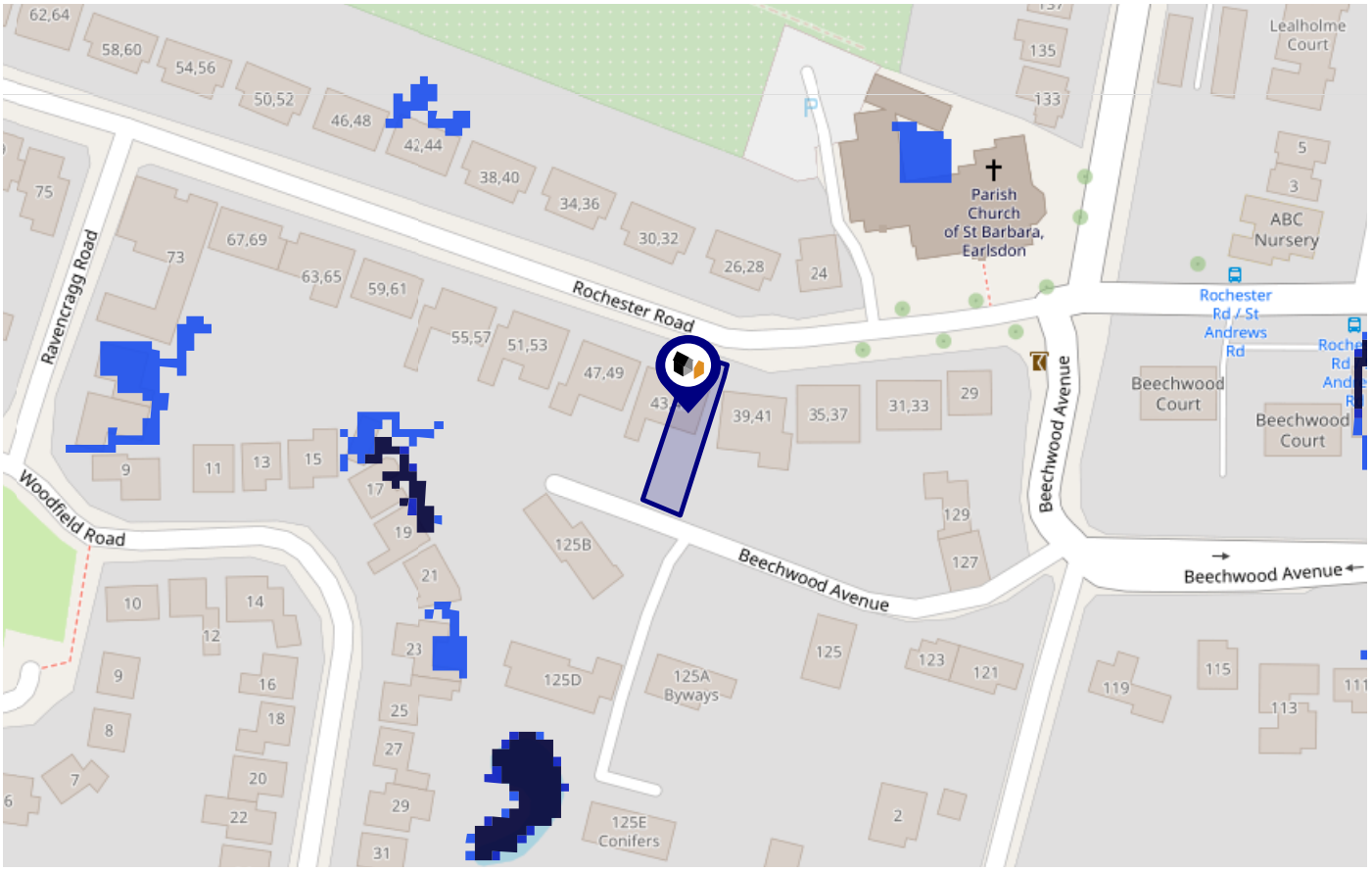
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

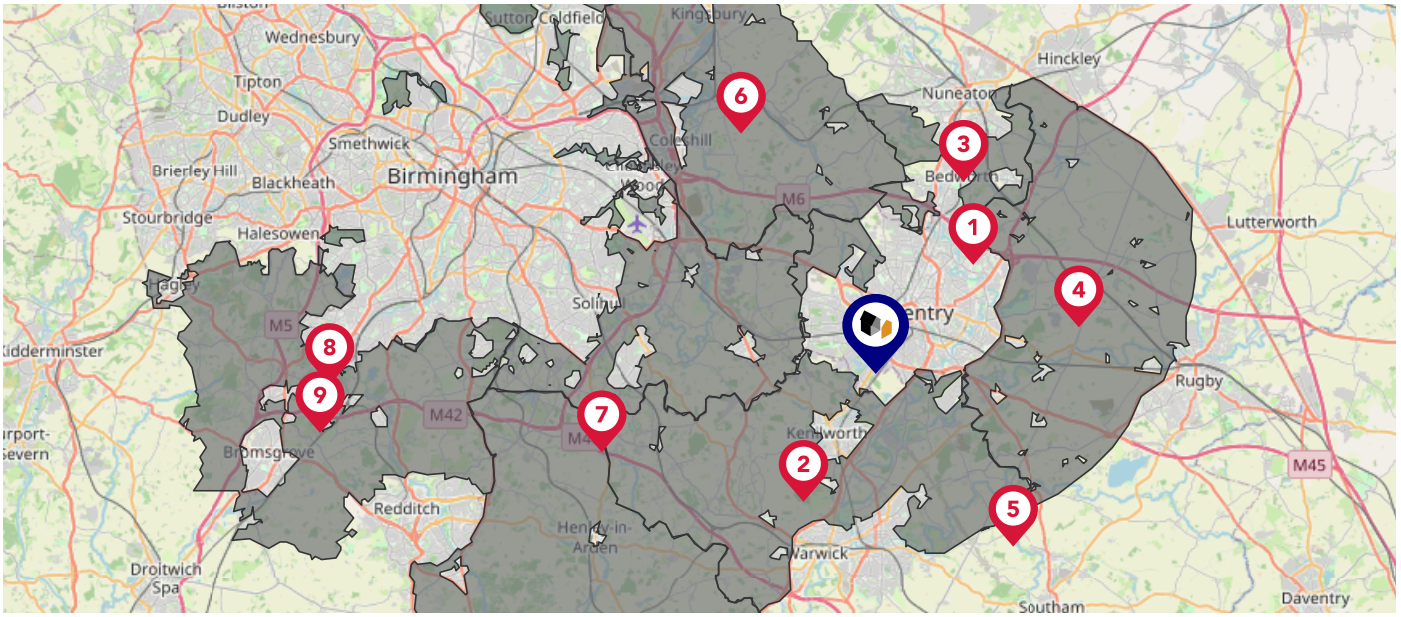
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Chance of flooding to the following depths at this property:



Maps
Green Belt

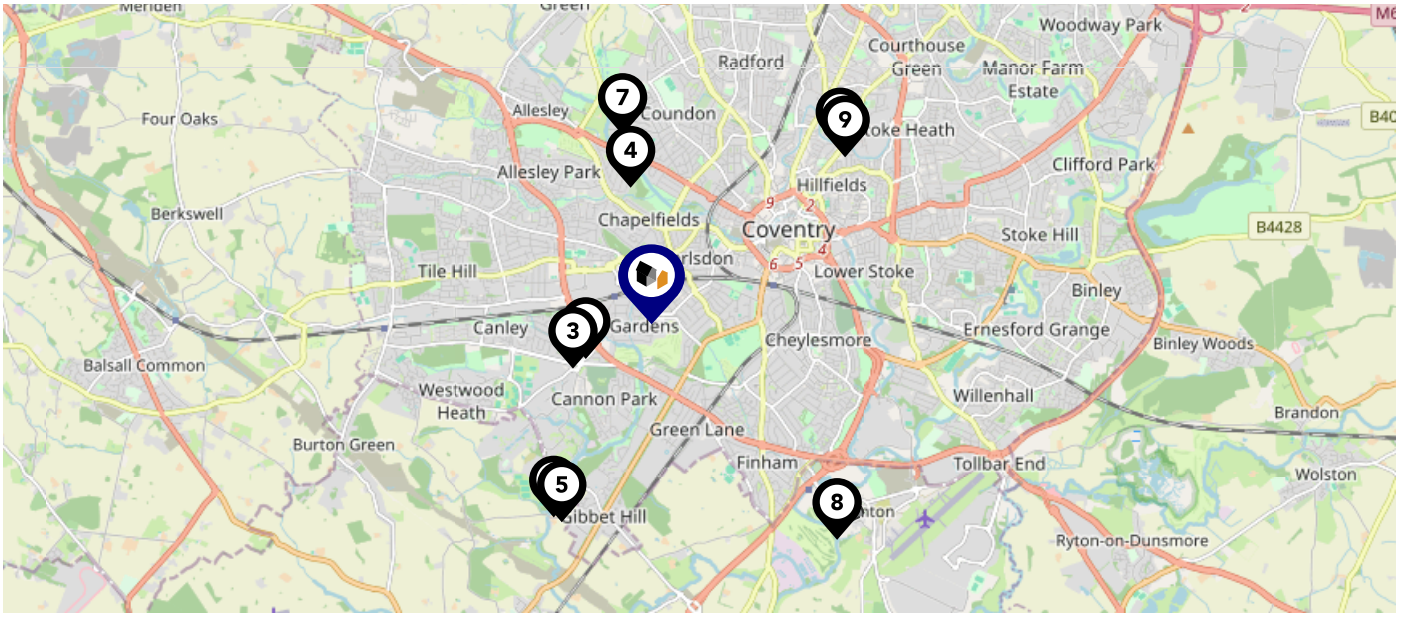
This map displays nearby areas that have been designated as Green Belt...



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.

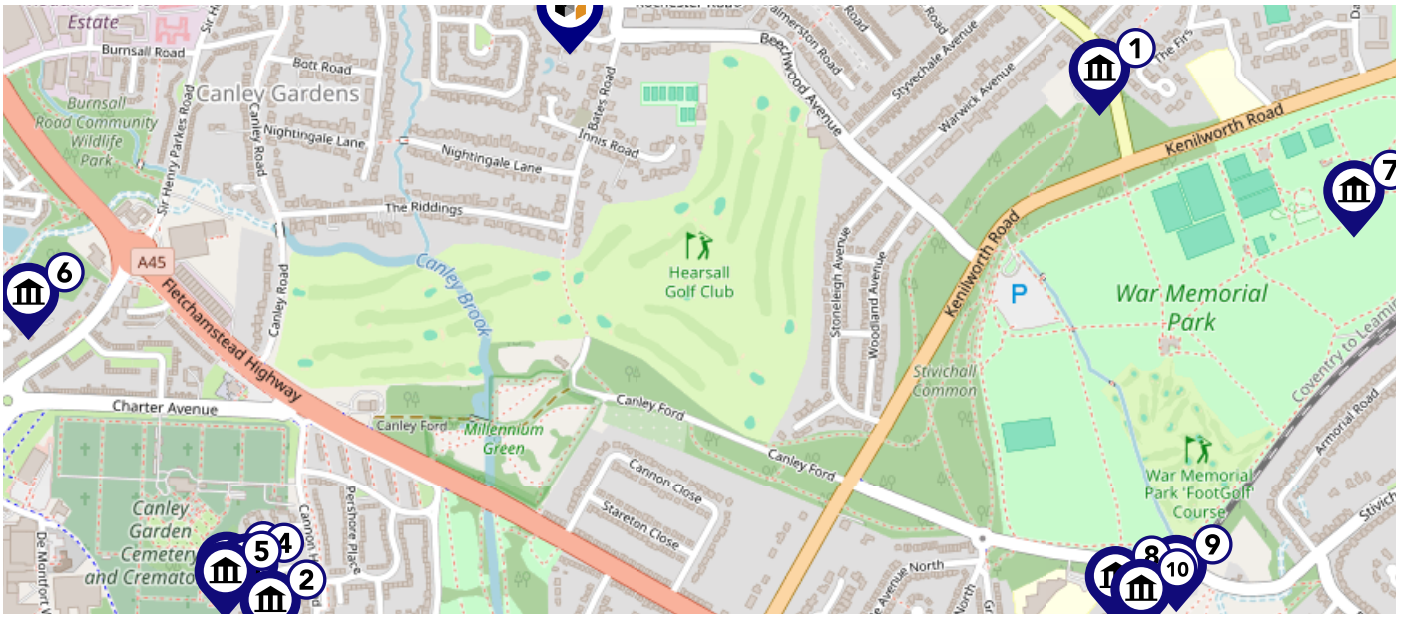


Nearby Landfill Sites

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	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
6	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
7	Coundon Social Club-Coundon, Coventry	Historic Landfill
8	Hall Drive-Baginton	Historic Landfill
9	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
10	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill

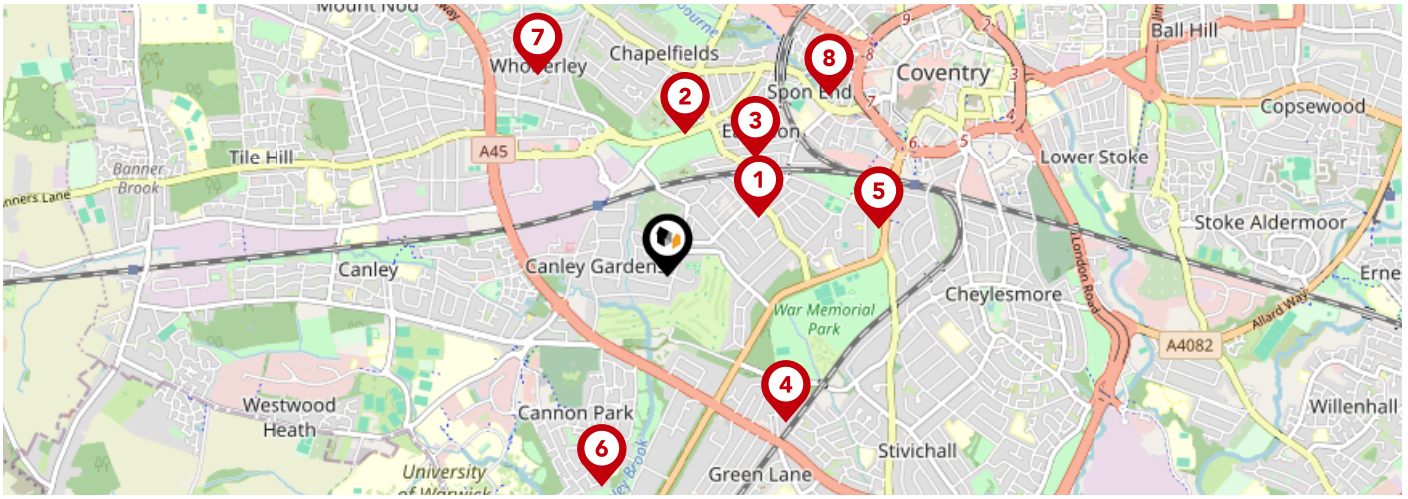
Maps
Listed Buildings

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



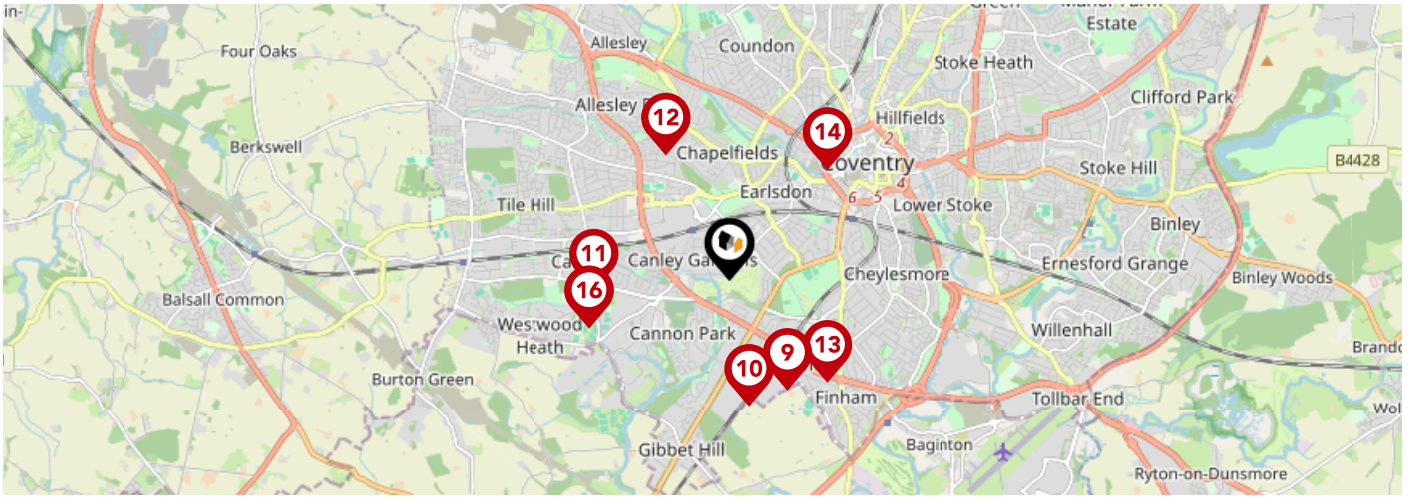
Listed Buildings in the local district	Grade	Distance
1 1443610 - Earlsdon Drinking Fountain	Grade II	0.6 miles
2 1342914 - Canley Hall Farmhouse	Grade II	0.7 miles
3 1138979 - Barn At Ivy Farm	Grade II	0.7 miles
4 1076618 - Ivy Farmhouse	Grade II	0.7 miles
5 1342915 - Stables At Ivy Farm	Grade II	0.7 miles
6 1076627 - The Moat House The Moat House And Barn	Grade II	0.7 miles
7 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.9 miles
8 1265651 - Stivichall Animal Pound	Grade II	0.9 miles
9 1342924 - Coat Of Arms Bridge	Grade II	0.9 miles
10 1320289 - The Cottage	Grade II	0.9 miles

Area
Schools



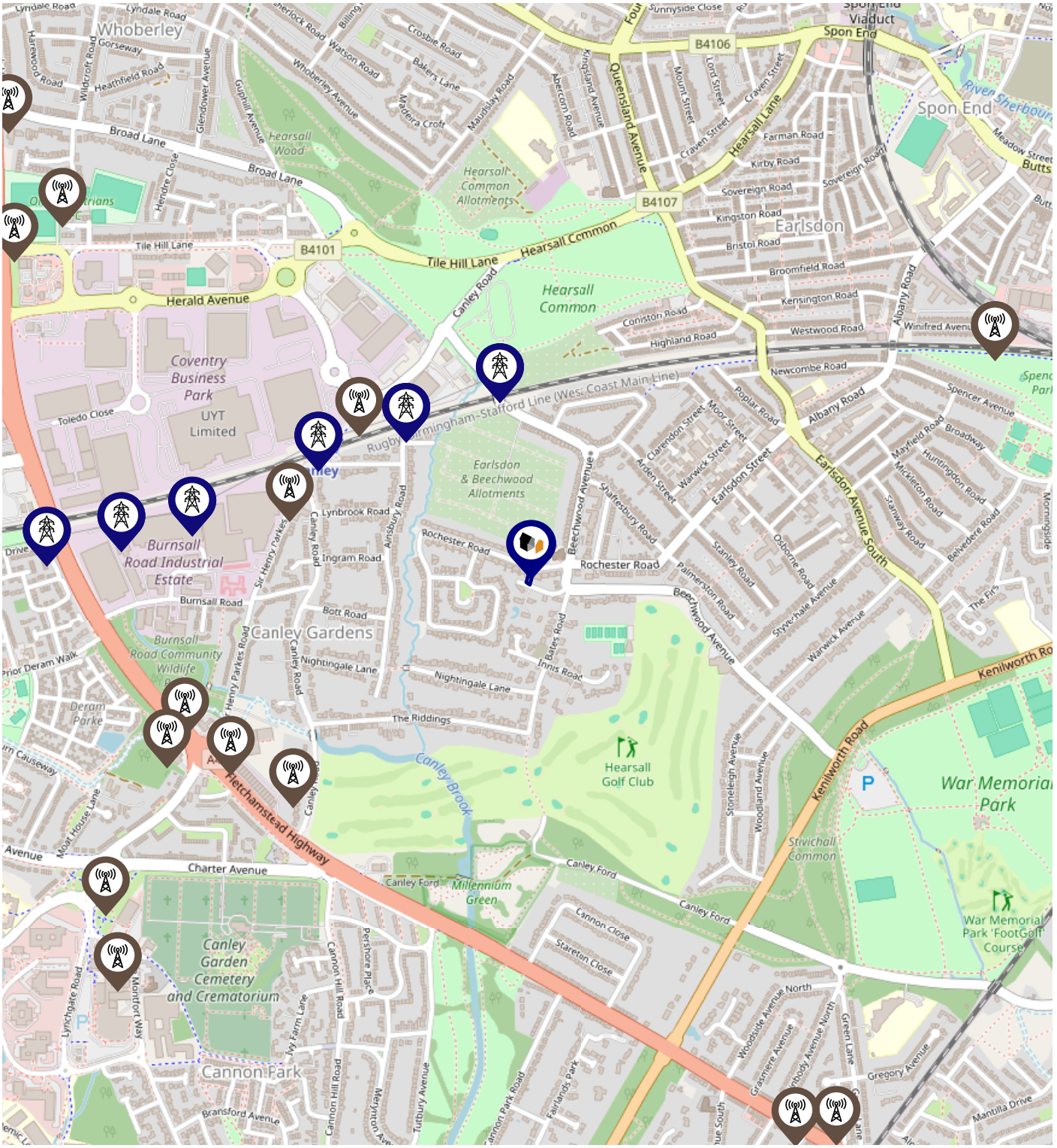
		Nursery	Primary	Secondary	College	Private
1	**Earlsdon Primary School** Ofsted Rating: Good | Pupils: 423 | Distance:0.49	☐	☑	☐	☐	☐
2	**All Souls' Catholic Primary School** Ofsted Rating: Good | Pupils: 239 | Distance:0.65	☐	☑	☐	☐	☐
3	**Hearsall Community Academy** Ofsted Rating: Good | Pupils: 466 | Distance:0.67	☐	☑	☐	☐	☐
4	**Stivichall Primary School** Ofsted Rating: Good | Pupils: 534 | Distance:0.85	☐	☑	☐	☐	☐
5	**King Henry VIII School** Ofsted Rating: Not Rated | Pupils: 802 | Distance:0.98	☐	☐	☑	☐	☐
6	**Cannon Park Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:0.99	☐	☑	☐	☐	☐
7	**Whoberley Hall Primary School** Ofsted Rating: Good | Pupils: 240 | Distance:1.09	☐	☑	☐	☐	☐
8	**Spon Gate Primary School** Ofsted Rating: Good | Pupils: 260 | Distance:1.09	☐	☑	☐	☐	☐

Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Finham Park School Ofsted Rating: Outstanding | Pupils: 1711 | Distance:1.13	☐	☐	☑	☐	☐
10 Bishop Ullathorne Catholic School Ofsted Rating: Good | Pupils: 1140 | Distance:1.16	☐	☐	☑	☐	☐
11 Charter Academy Ofsted Rating: Good | Pupils: 344 | Distance:1.23	☐	☑	☐	☐	☐
12 St Christopher Primary School Ofsted Rating: Good | Pupils: 458 | Distance:1.27	☐	☑	☐	☐	☐
13 Grange Farm Primary School Ofsted Rating: Good | Pupils: 421 | Distance:1.28	☐	☑	☐	☐	☐
14 St Osburg's Catholic Primary School Ofsted Rating: Good | Pupils: 228 | Distance:1.33	☐	☑	☐	☐	☐
15 WMG Academy for Young Engineers Ofsted Rating: Good | Pupils: 504 | Distance:1.34	☐	☐	☑	☐	☐
16 The Westwood Academy Ofsted Rating: Requires improvement | Pupils: 915 | Distance:1.34	☐	☐	☑	☐	☐

Local Area
Masts & Pylons



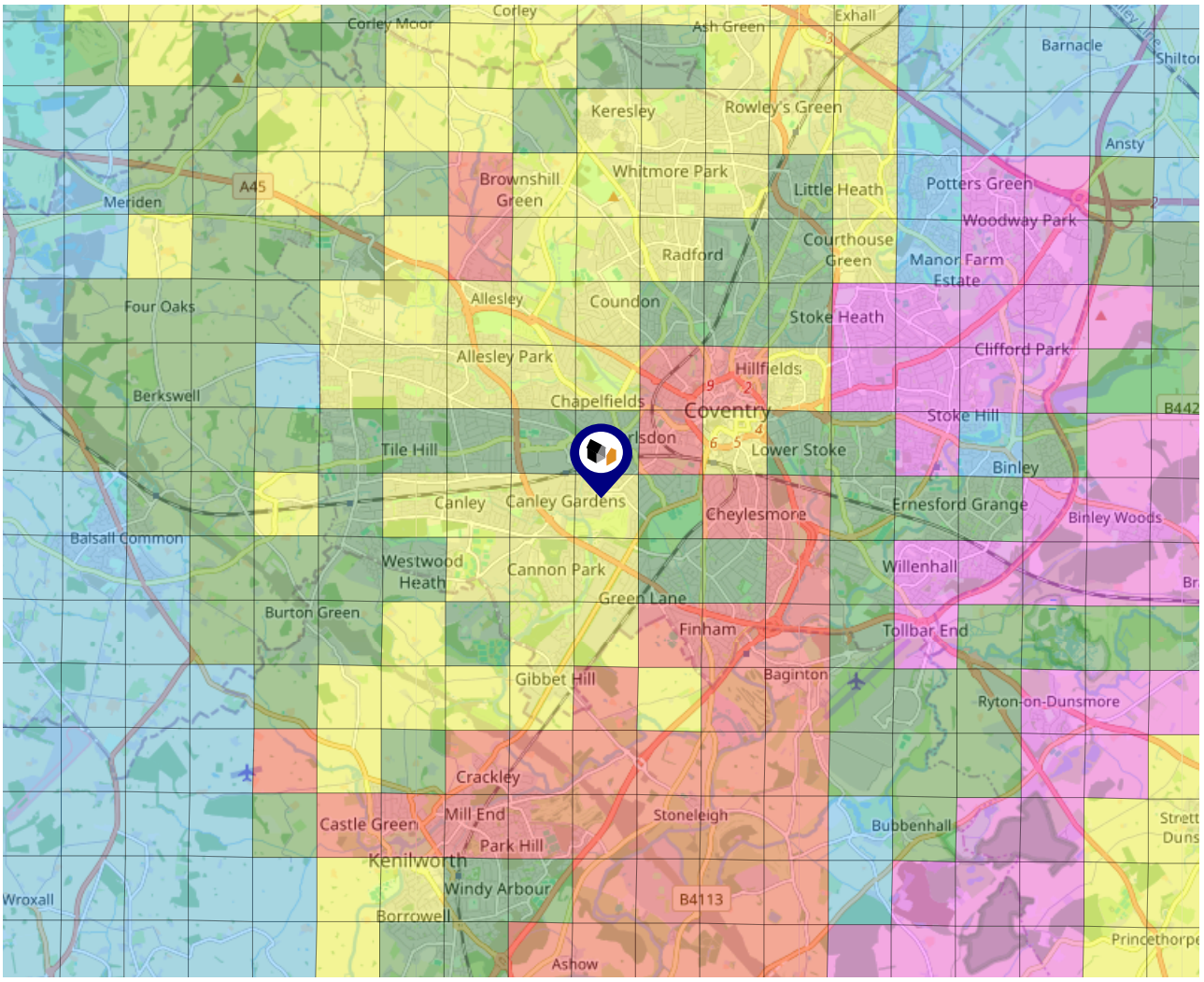
Key:

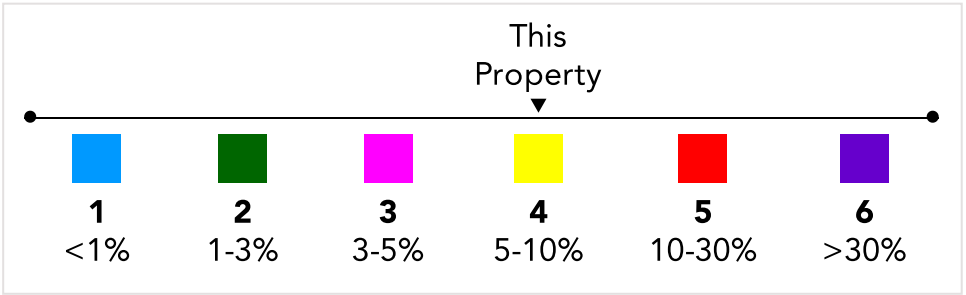
- Power Pylons
- Communication Masts

Environment
Radon Gas

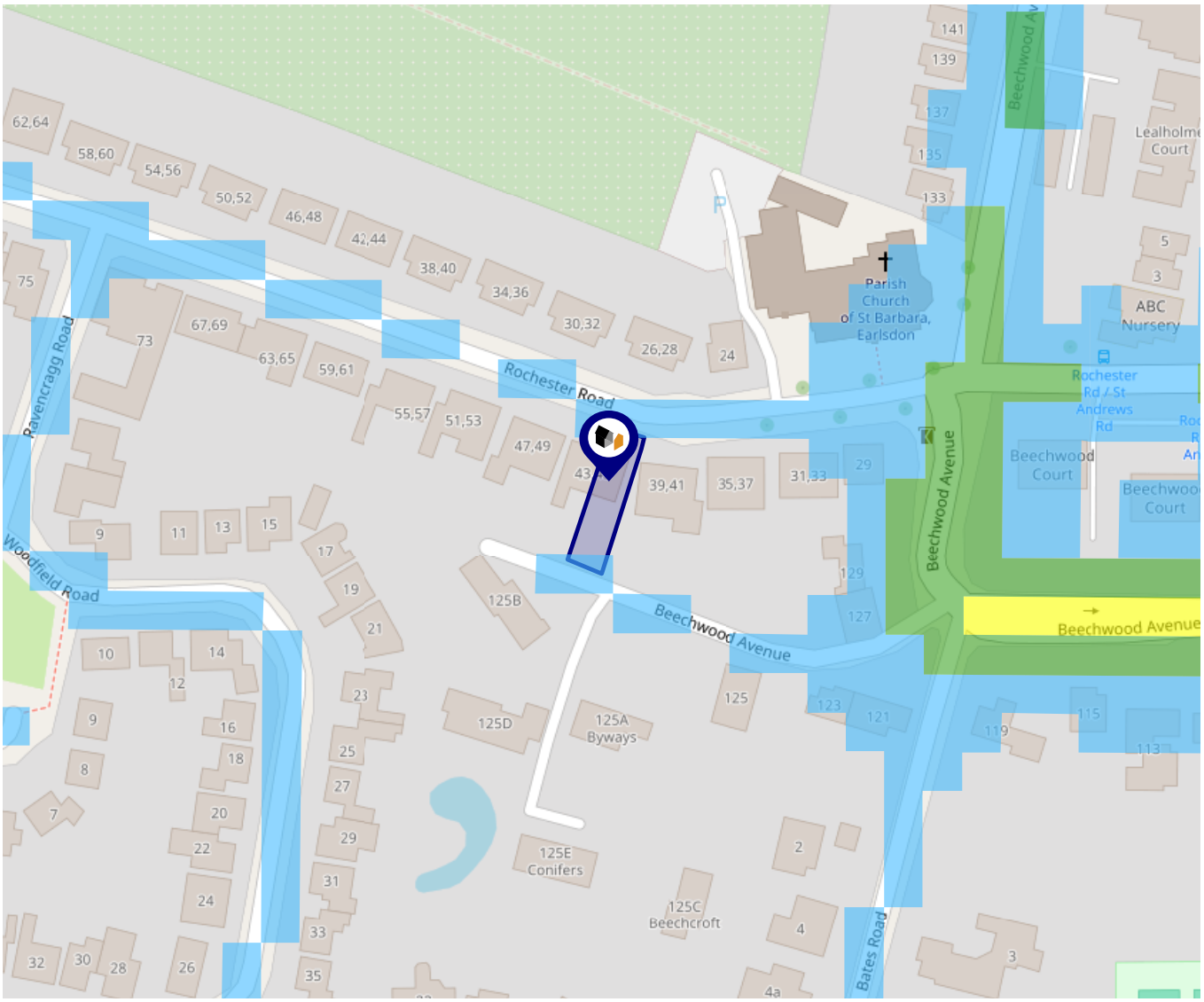
What is Radon?

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



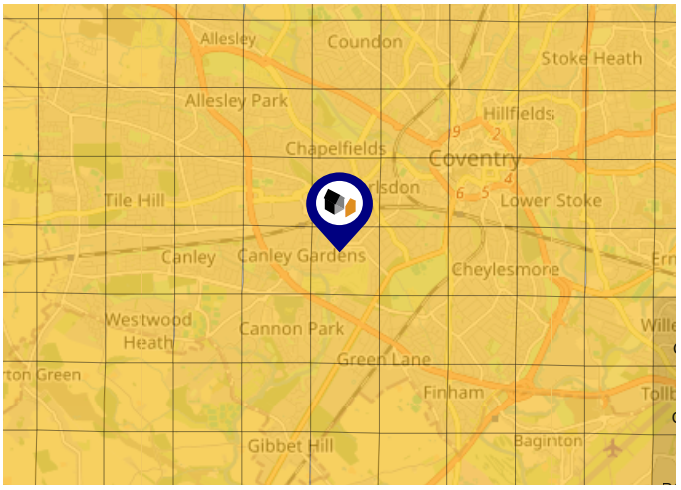
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

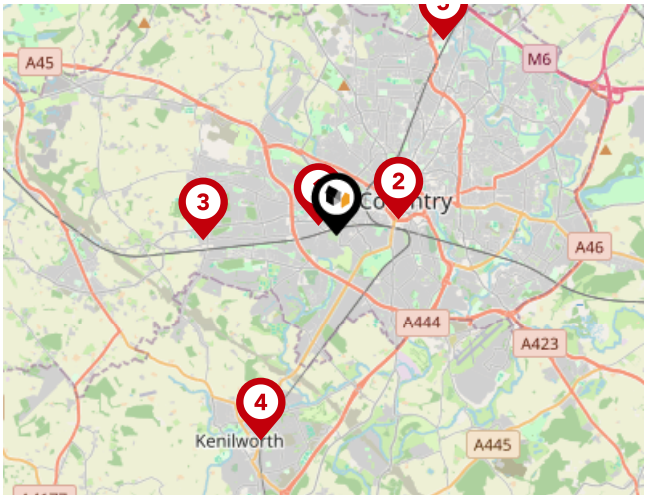
Carbon Content:	NONE	**Soil Texture:**	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

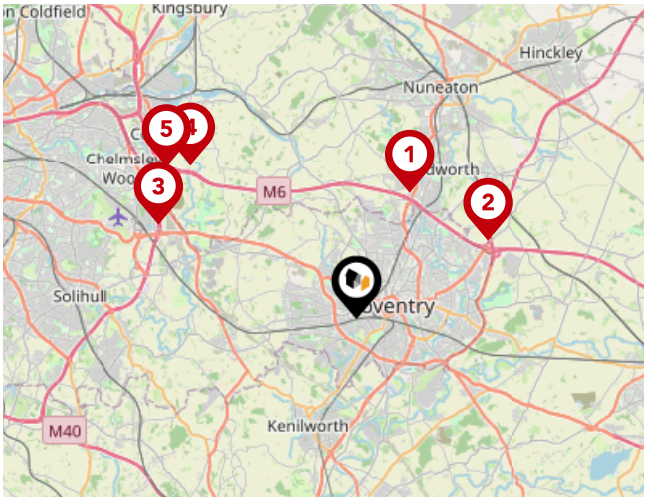
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



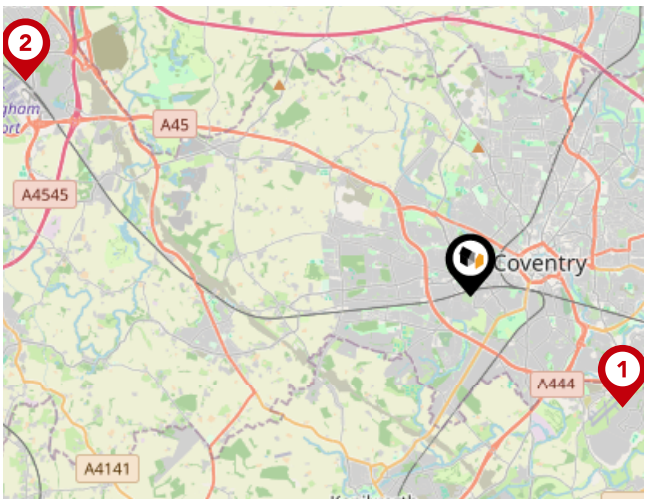
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.36 miles
2	Coventry Rail Station	1.14 miles
3	Tile Hill Rail Station	2.4 miles
4	Kenilworth Rail Station	3.98 miles
5	Coventry Arena Rail Station	4.01 miles



Trunk Roads/Motorways

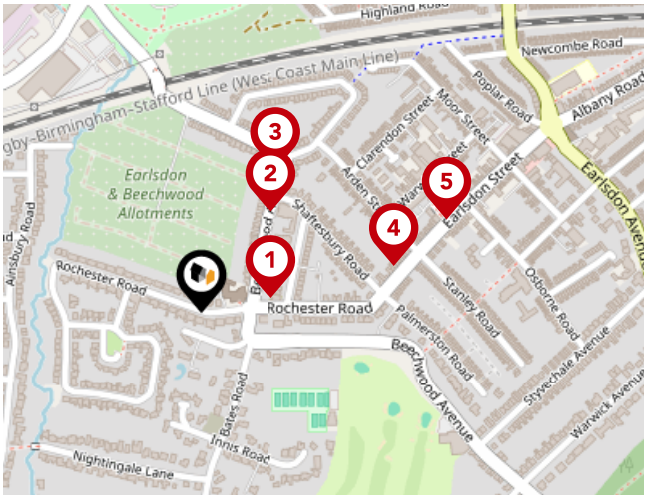
Pin	Name	Distance
1	M6 J3	4.97 miles
2	M6 J2	5.55 miles
3	M42 J6	7.9 miles
4	M6 J3A	8.18 miles
5	M6 J4	8.81 miles



Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.39 miles
2	Birmingham International Airport	8.95 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Andrews Rd	0.08 miles
2	Shaftesbury Rd	0.13 miles
3	Shaftesbury Rd	0.18 miles
4	Shaftesbury Rd	0.22 miles
5	Providence St	0.29 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.68 miles
2	Birmingham International Airport (Air-Rail link)	8.99 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

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Agent
Disclaimer

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.

Powered by sprift
Know any property instantly

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Office for National Statistics
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