



See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 15th June 2026



ADARE DRIVE, COVENTRY, CV3

OIRO : £185,000

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

Well maintained top floor apartment

Two double bedrooms

En-bloc Garage included in sale

Modern shower room

Attractive & comprehensively fitted modern kitchen

Spacious sitting dining room with parkland views

Gas centrally heated & double glazed throughout

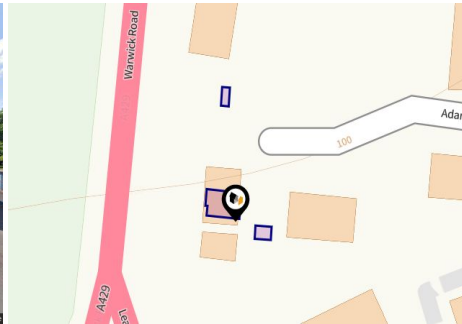
Built in storage throughout

Within very easy reach of Coventry Train Station & War Memorial Park

EPC Rating D, Total 734 Sq.Ft or 68 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:	Flat / Maisonette
Bedrooms:	2
Floor Area:	734 ft ² / 68 m ²
Plot Area:	0.02 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,237
Title Number:	MM182614

OIRO:	£185,000
Tenure:	Leasehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	48 mb/s	1800 mb/s

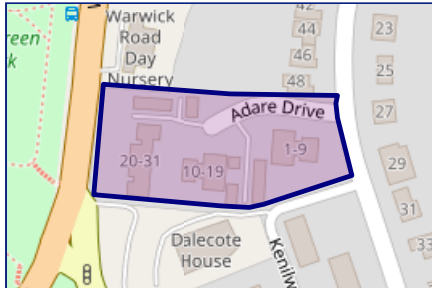
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

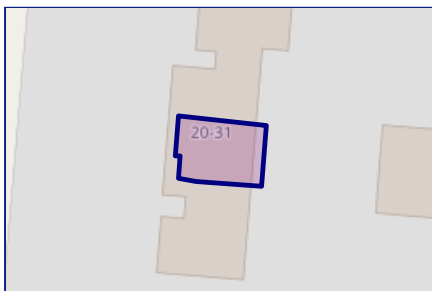


Freehold Title Plan



WK166561

Leasehold Title Plan



MM182614

Start Date: 08/03/2023
End Date: 31/03/2980
Lease Term: 999 years from 31 March 1981
Term Remaining: 954 years

Market Sold in Street



14, Adare Drive, Coventry, CV3 6AD				Flat-maisonette House
Last Sold Date:	05/02/2026	25/02/2022	18/11/2016	
Last Sold Price:	£195,000	£182,500	£146,000	
3, Adare Drive, Coventry, CV3 6AD				Flat-maisonette House
Last Sold Date:	22/03/2024	02/08/2002	04/08/2000	04/02/2000
Last Sold Price:	£167,500	£102,000	£78,000	£54,000
22, Adare Drive, Coventry, CV3 6AD				Flat-maisonette House
Last Sold Date:	22/03/2024	19/10/1999		
Last Sold Price:	£180,000	£68,000		
18, Adare Drive, Coventry, CV3 6AD				Flat-maisonette House
Last Sold Date:	15/09/2023			
Last Sold Price:	£100,000			
29, Adare Drive, Coventry, CV3 6AD				Flat-maisonette House
Last Sold Date:	28/10/2022			
Last Sold Price:	£159,000			
23, Adare Drive, Coventry, CV3 6AD				Flat-maisonette House
Last Sold Date:	23/03/2022	15/05/1998	04/12/1997	
Last Sold Price:	£150,000	£58,000	£50,600	
17, Adare Drive, Coventry, CV3 6AD				Flat-maisonette House
Last Sold Date:	18/02/2022	14/09/2012		
Last Sold Price:	£158,000	£108,000		
25, Adare Drive, Coventry, CV3 6AD				Flat-maisonette House
Last Sold Date:	29/10/2021	30/04/2004	02/05/2003	27/05/1999
Last Sold Price:	£170,000	£143,000	£108,000	£64,950
16, Adare Drive, Coventry, CV3 6AD				Flat-maisonette House
Last Sold Date:	30/09/2021	05/06/1998		
Last Sold Price:	£170,500	£54,000		
28, Adare Drive, Coventry, CV3 6AD				Flat-maisonette House
Last Sold Date:	17/12/2020	11/07/2018		
Last Sold Price:	£165,000	£162,500		
5, Adare Drive, Coventry, CV3 6AD				Flat-maisonette House
Last Sold Date:	09/10/2020	21/10/2015		
Last Sold Price:	£167,500	£135,000		
1, Adare Drive, Coventry, CV3 6AD				Flat-maisonette House
Last Sold Date:	03/08/2018			
Last Sold Price:	£155,000			

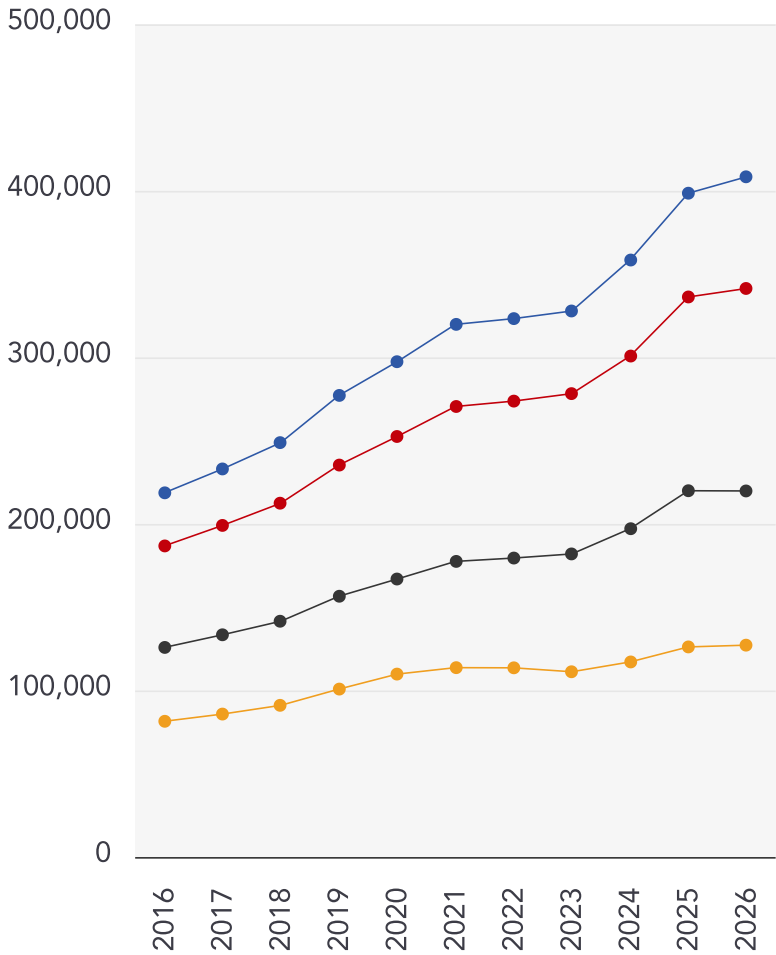
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



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.

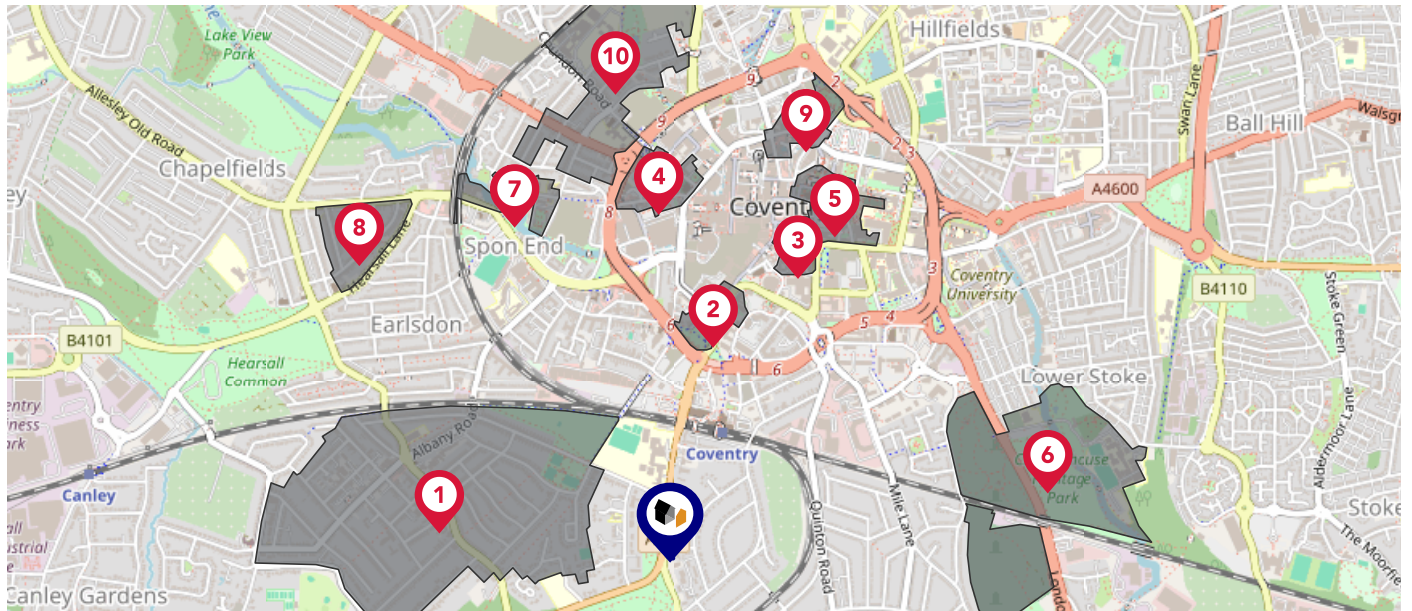
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

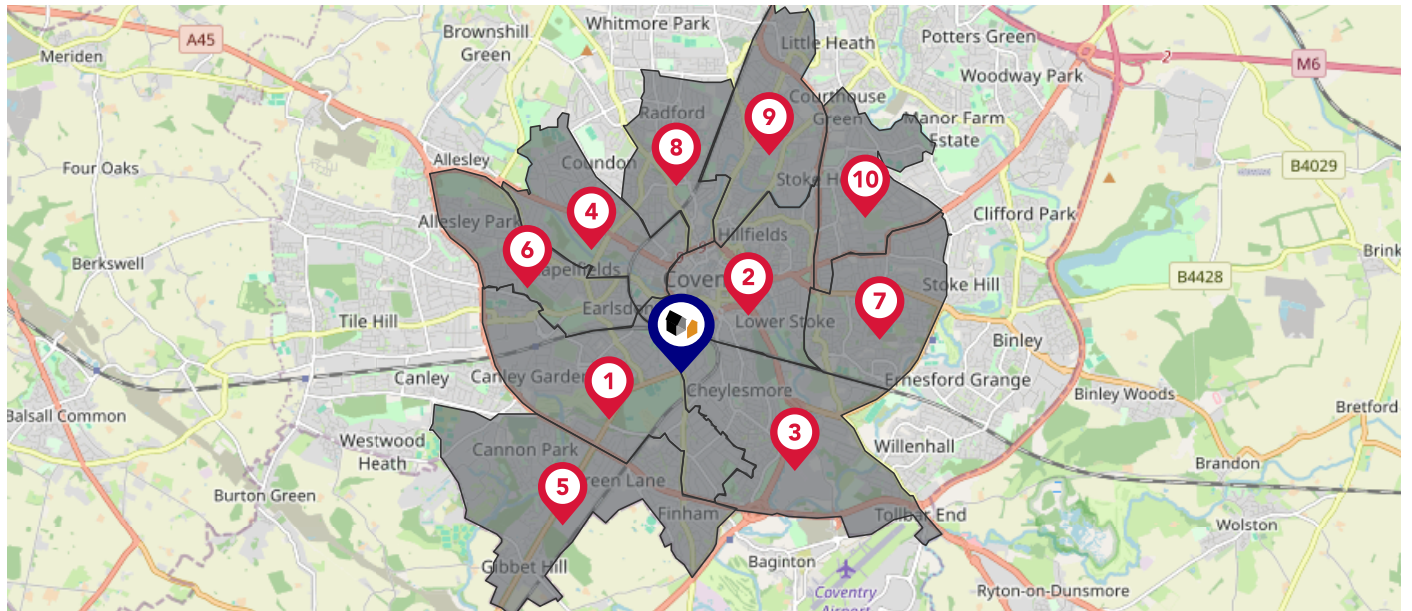
-  1 Earlsdon
-  2 Greyfriars Green
-  3 High Street
-  4 Spon Street
-  5 Hill Top and Cathedral
-  6 London Road
-  7 Spon End
-  8 Chapelfields
-  9 Lady Herbert's Garden
-  10 Naul's Mill

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

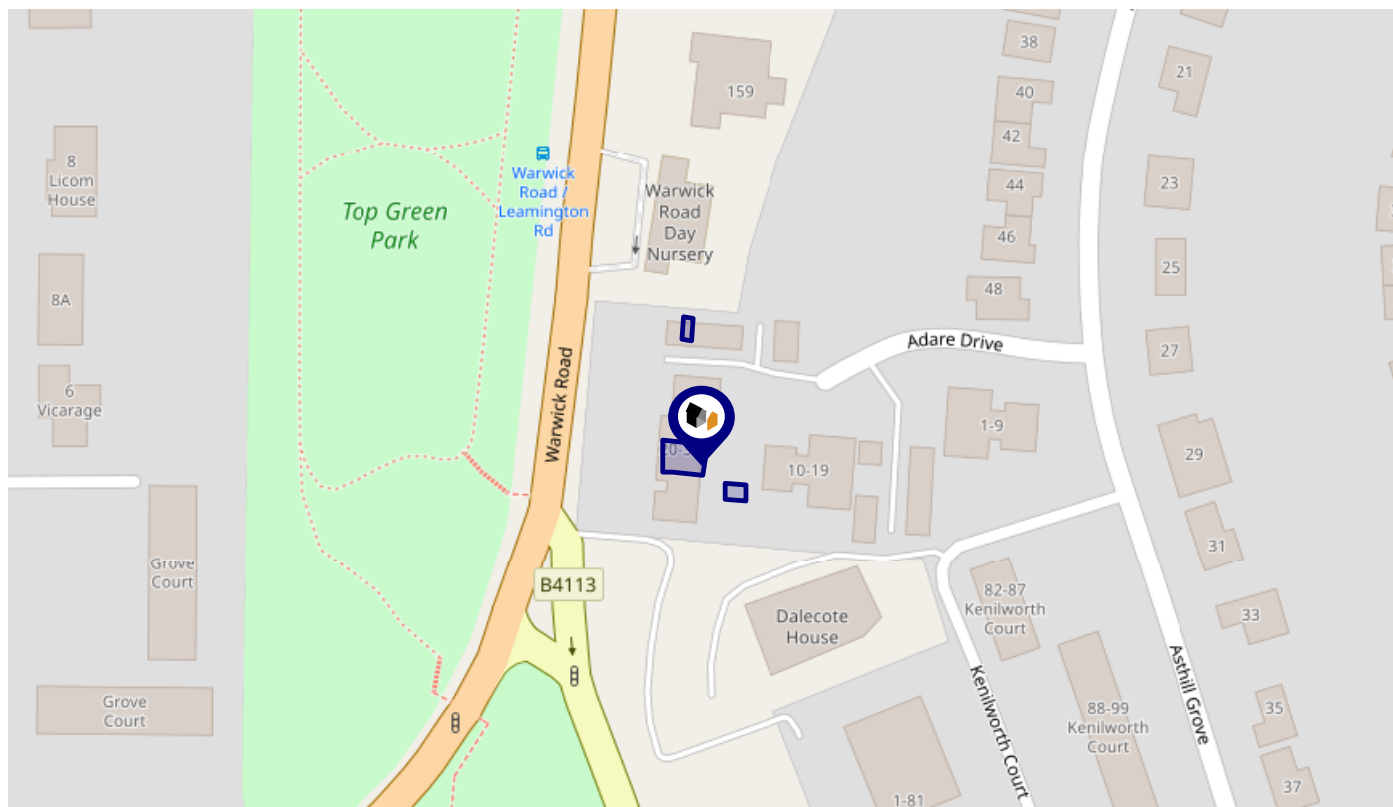
- 1 Earlsdon Ward
- 2 St. Michael's Ward
- 3 Cheylesmore Ward
- 4 Sherbourne Ward
- 5 Wainbody Ward
- 6 Whoberley Ward
- 7 Lower Stoke Ward
- 8 Radford Ward
- 9 Foleshill Ward
- 10 Upper Stoke Ward

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:

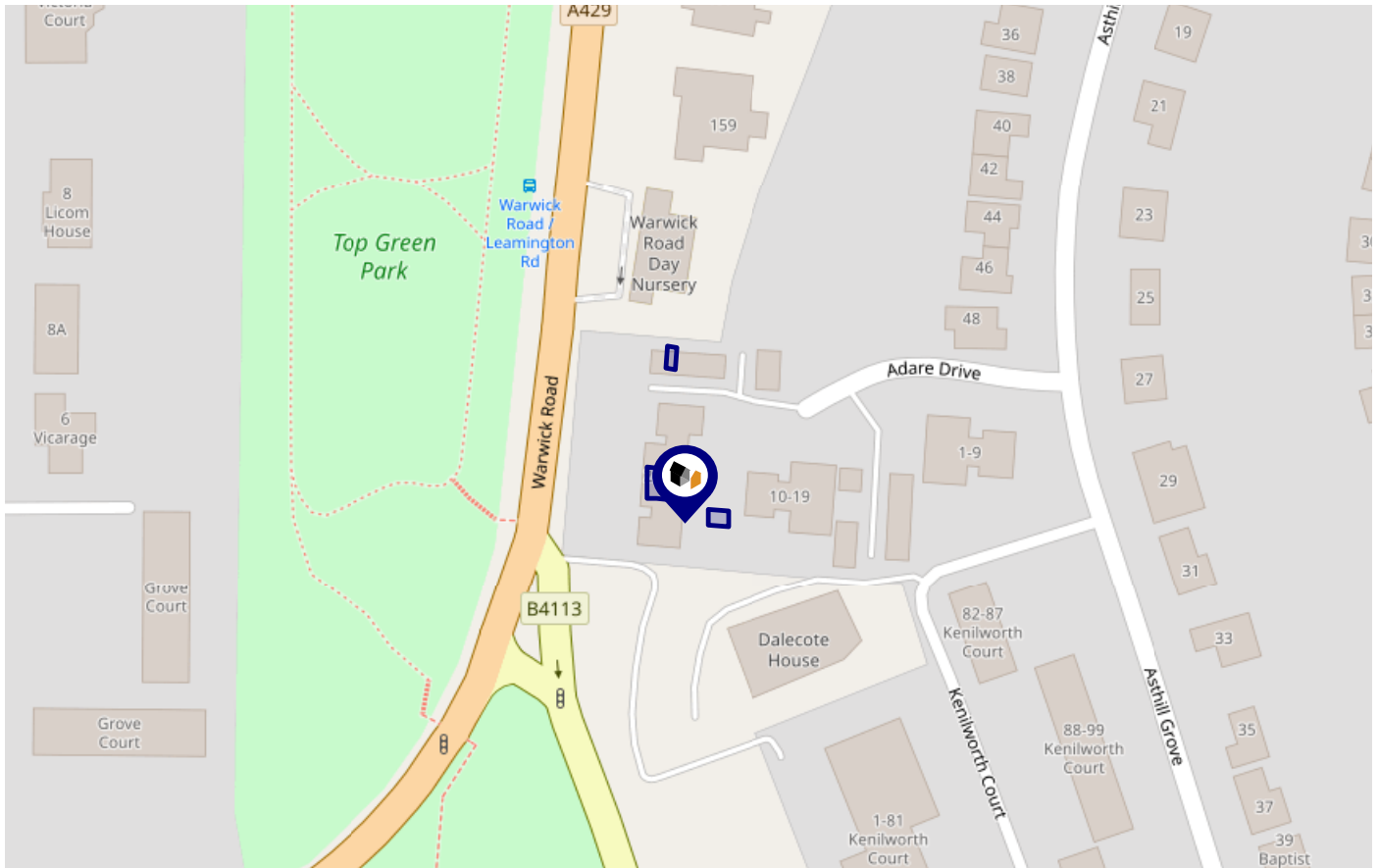
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

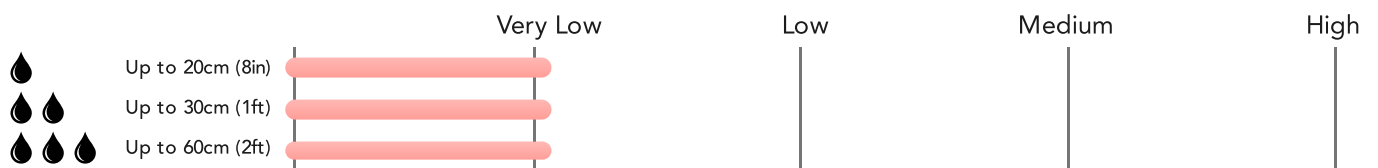


Risk Rating: Very low

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:

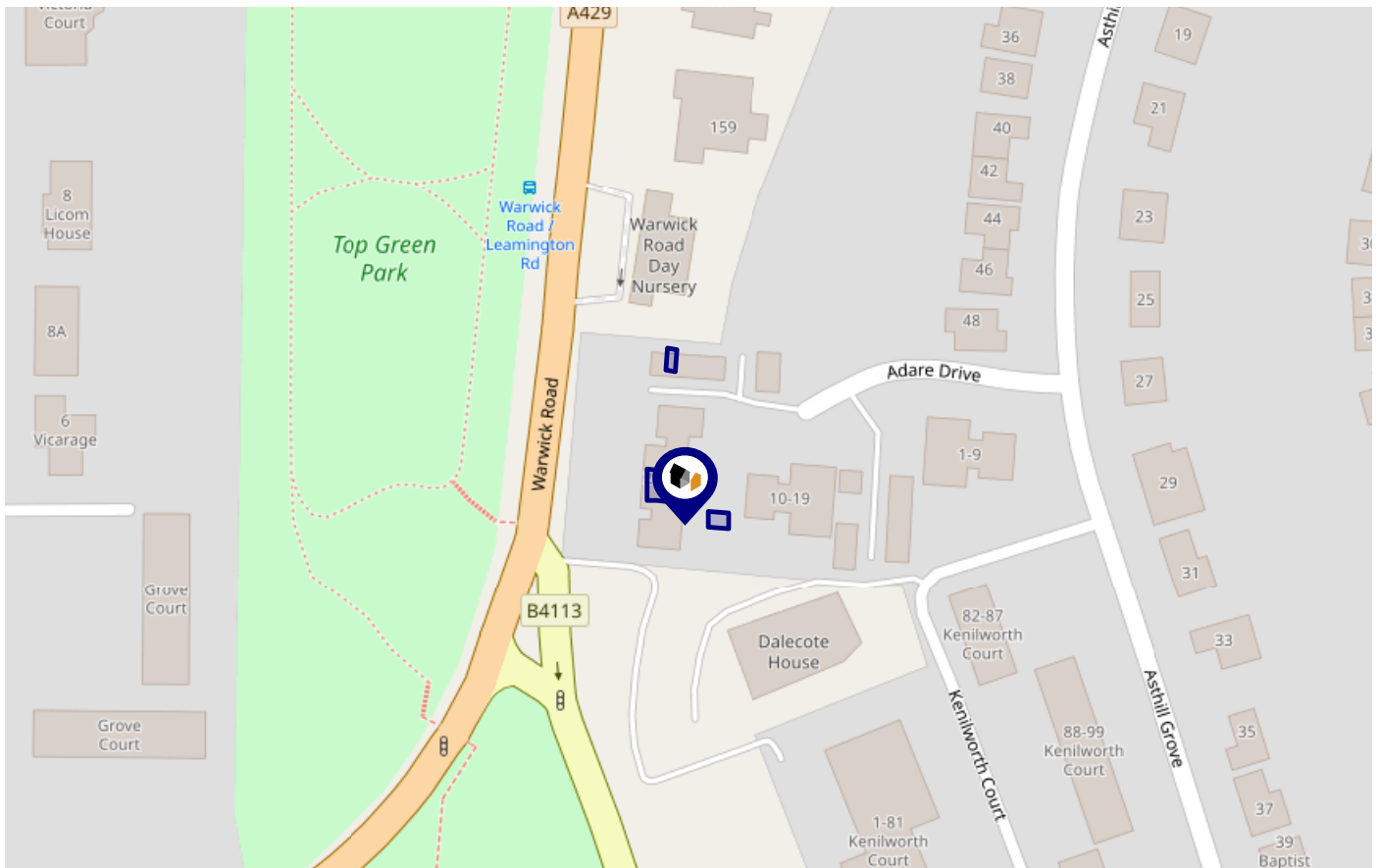


Flood Risk

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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Chance of flooding to the following depths at this property:

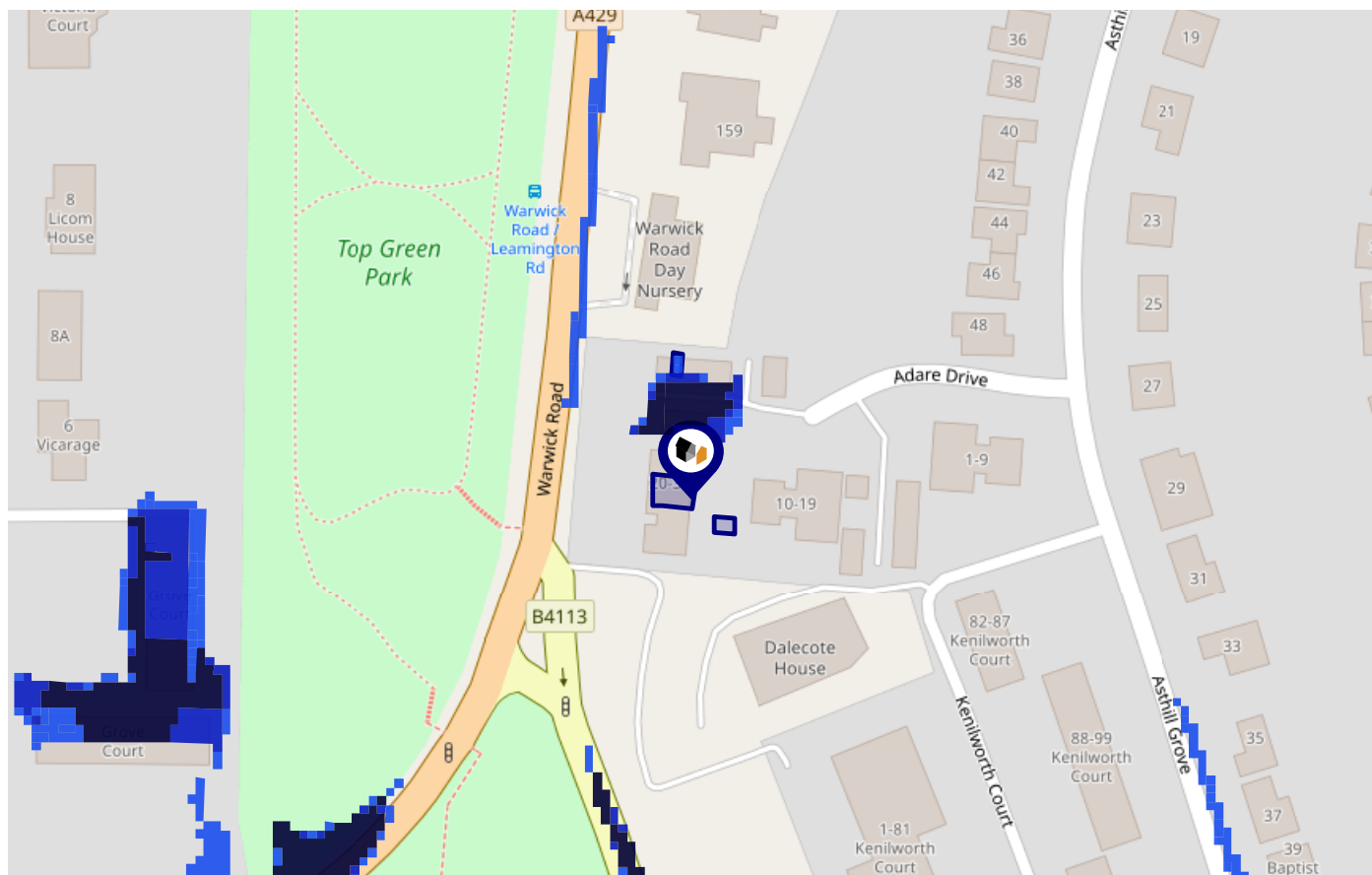


Flood Risk

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.

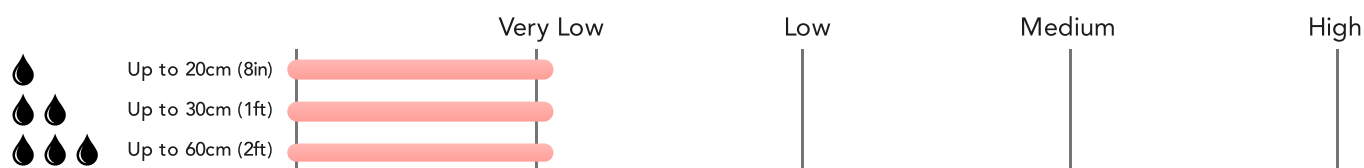


Risk Rating: Very low

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.
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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:

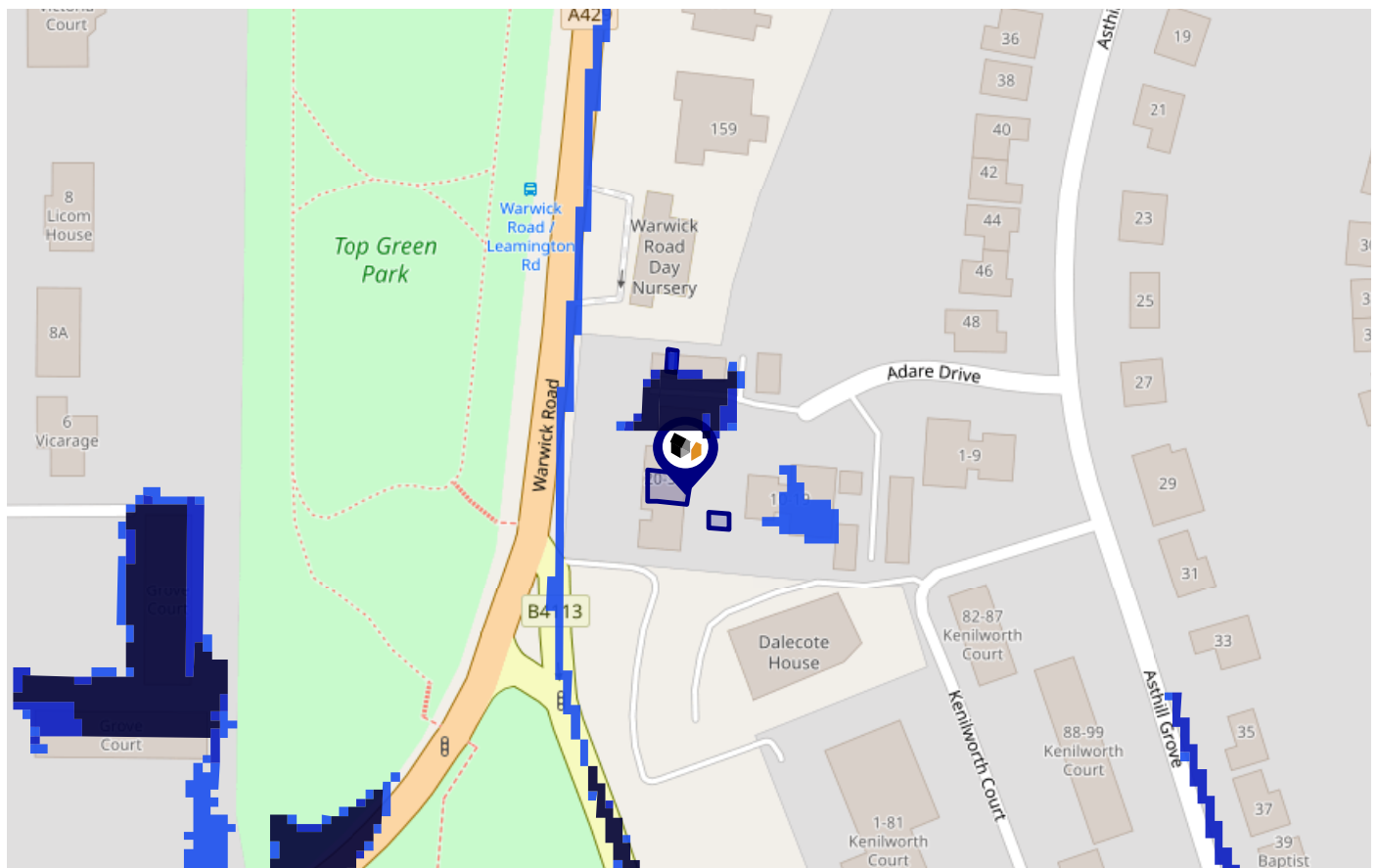


Flood Risk

Surface Water - 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

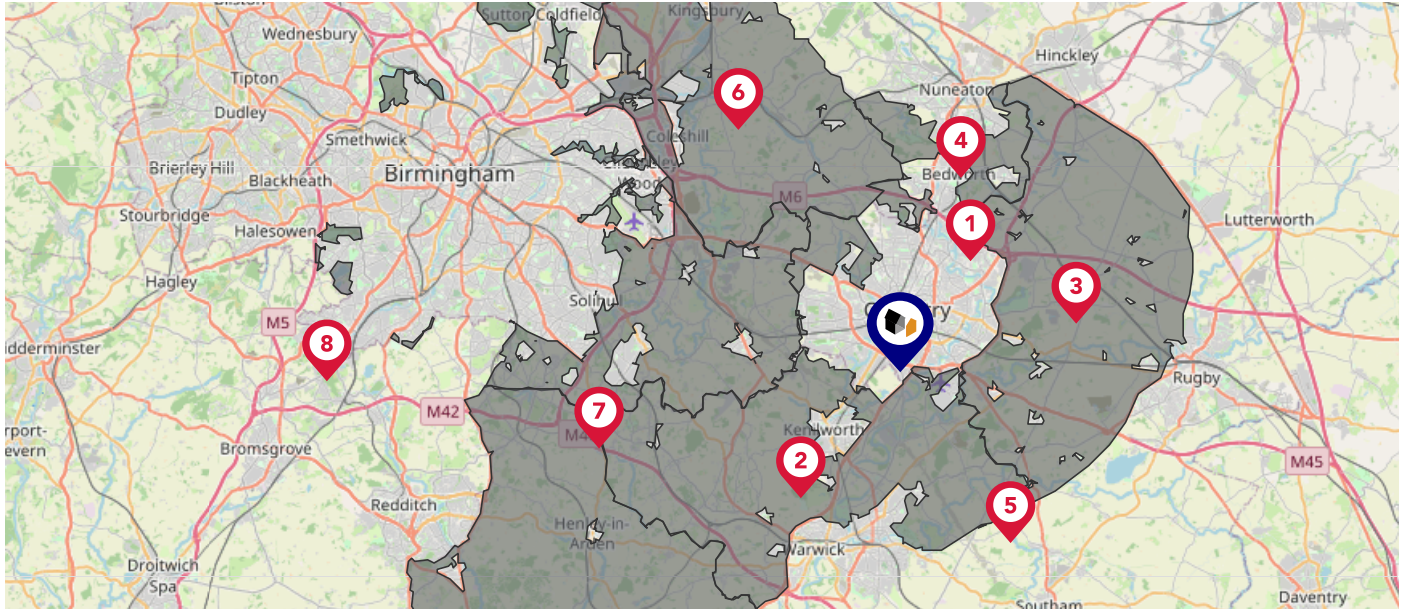
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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:



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



Nearby Green Belt Land

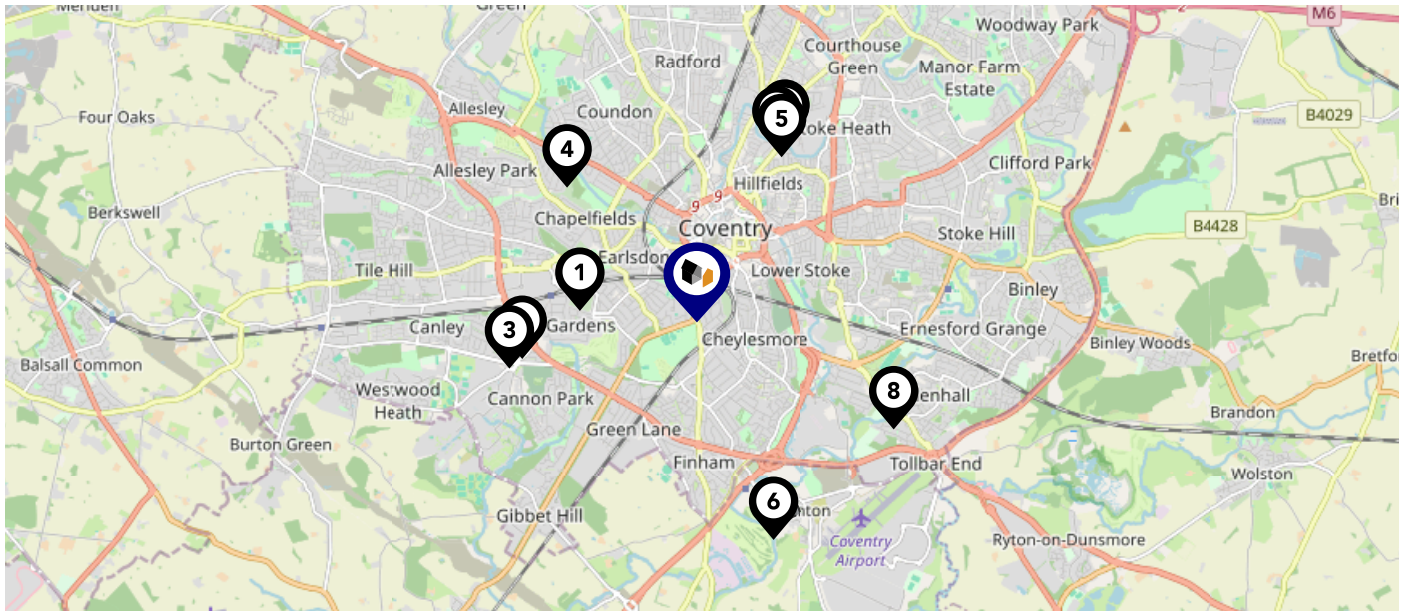
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - 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

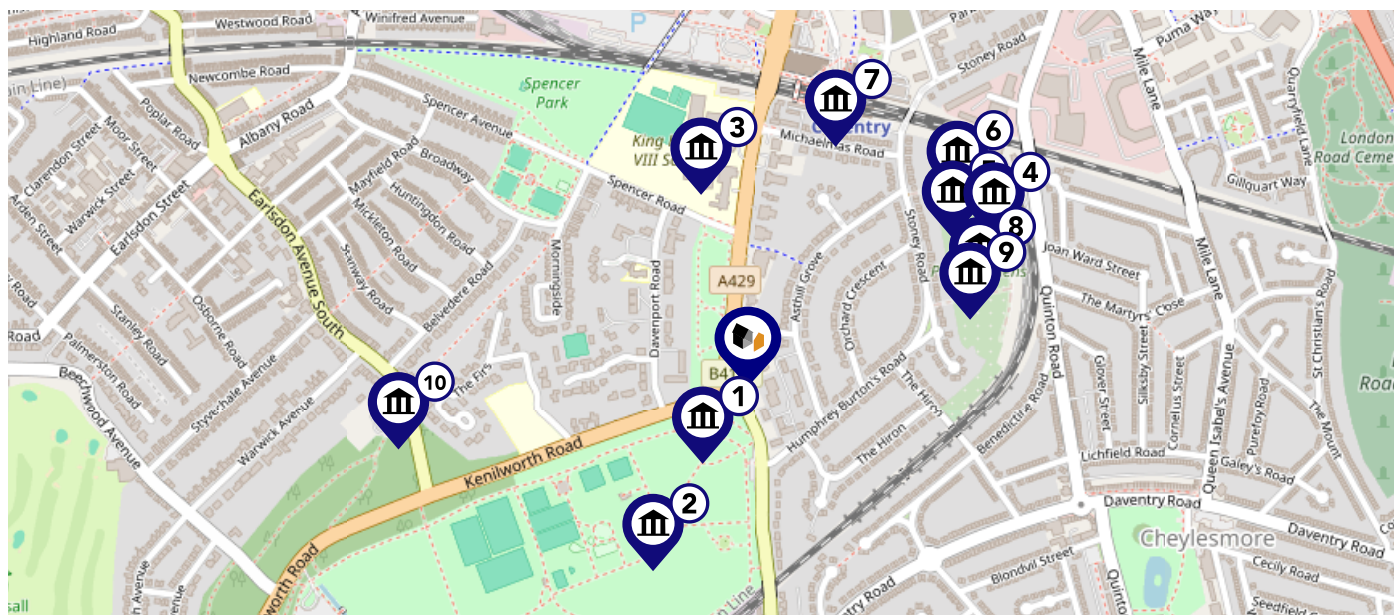
1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill
3	Prior Deram Park-Canley, Coventry	Historic Landfill
4	Holyhead Road-Coundon, Coventry	Historic Landfill
5	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
6	Hall Drive-Baginton	Historic Landfill
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill
8	London Road B-Willenhall, 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

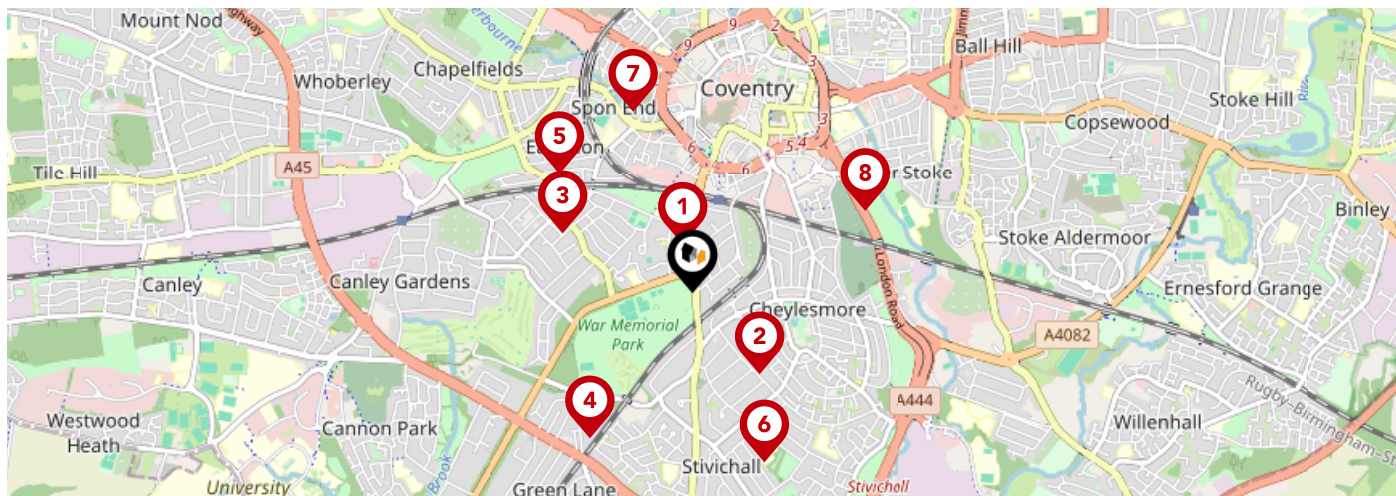


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



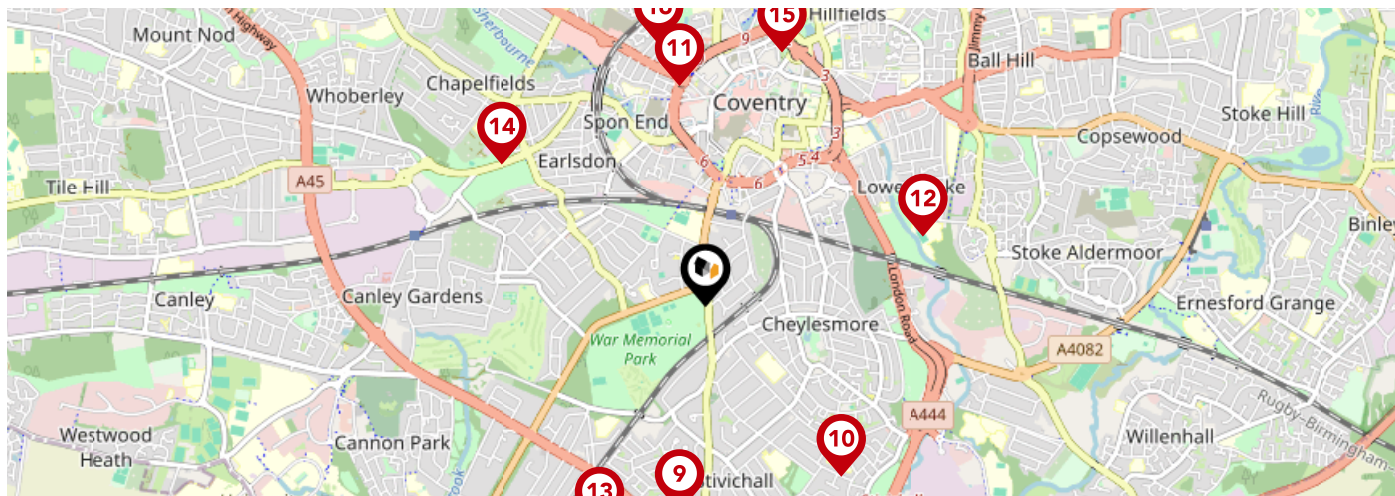
Listed Buildings in the local district	Grade	Distance
 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.1 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.2 miles
 1342934 - Free Grammar School King Henry Viii School	Grade II	0.2 miles
 1271405 - Summerhouse On Plot 25	Grade II	0.3 miles
 1271404 - Summerhouse On Plot 13	Grade II	0.3 miles
 1271403 - Summerhouse On Plot 9	Grade II	0.3 miles
 1242849 - Coventry Station, Including Attached Platform Structures	Grade II	0.3 miles
 1271406 - Summerhouse On Plot 39	Grade II	0.3 miles
 1271407 - Summerhouse On Plot 47	Grade II	0.3 miles
 1443610 - Earlsdon Drinking Fountain	Grade II	0.4 miles









Area Schools



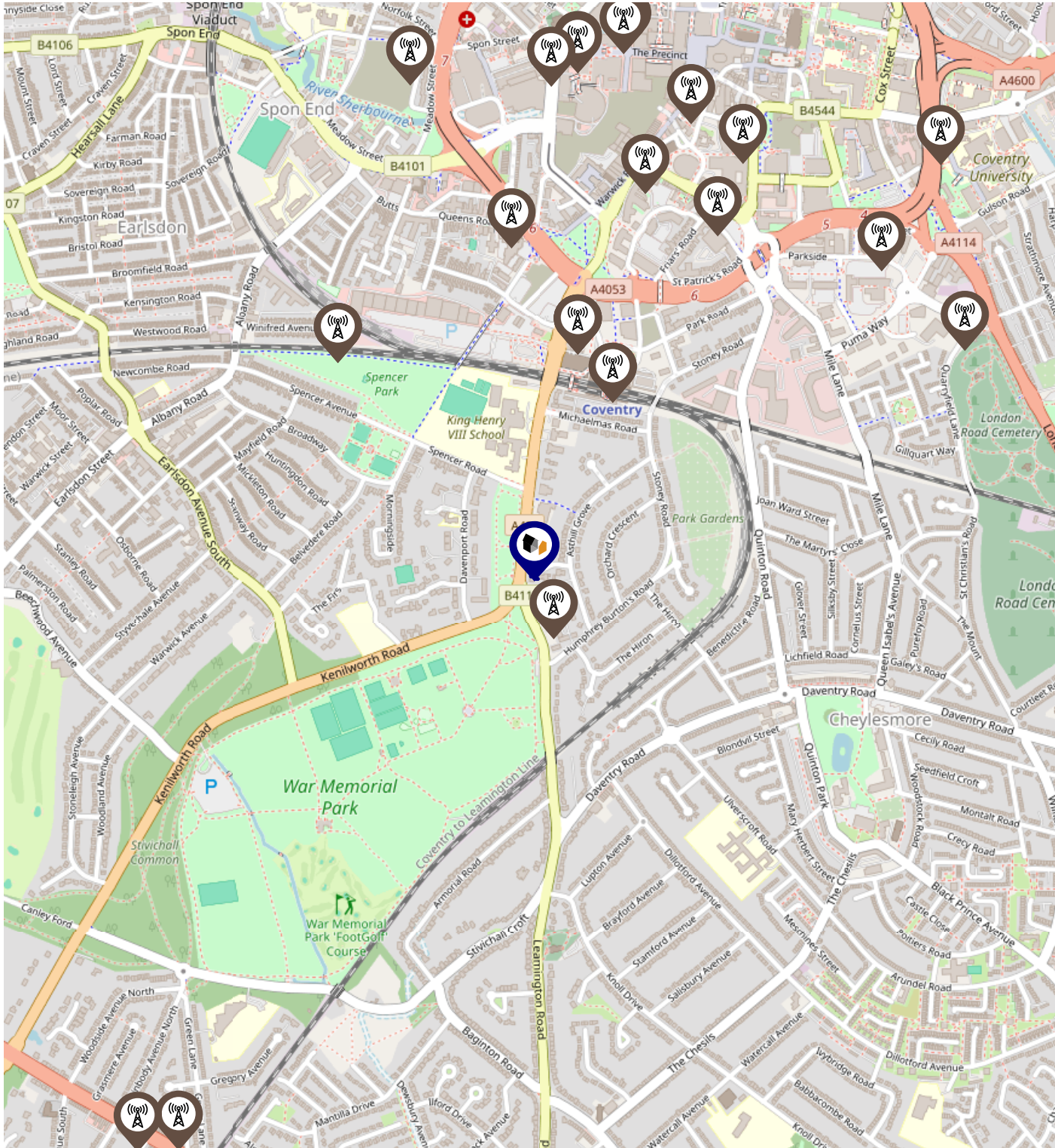
		Nursery	Primary	Secondary	College	Private
1	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



- Key:**
-  Power Pylons
 -  Communication Masts

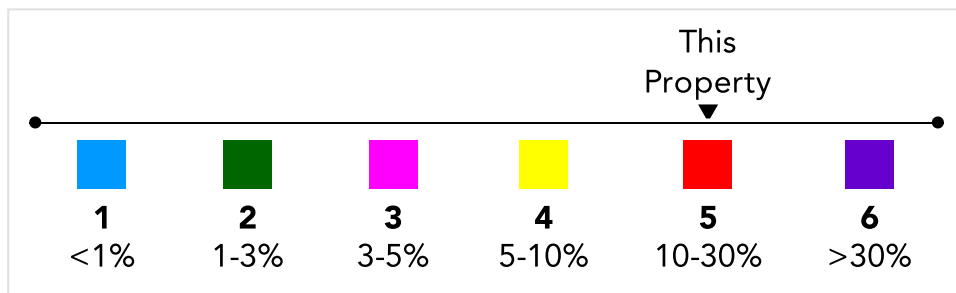
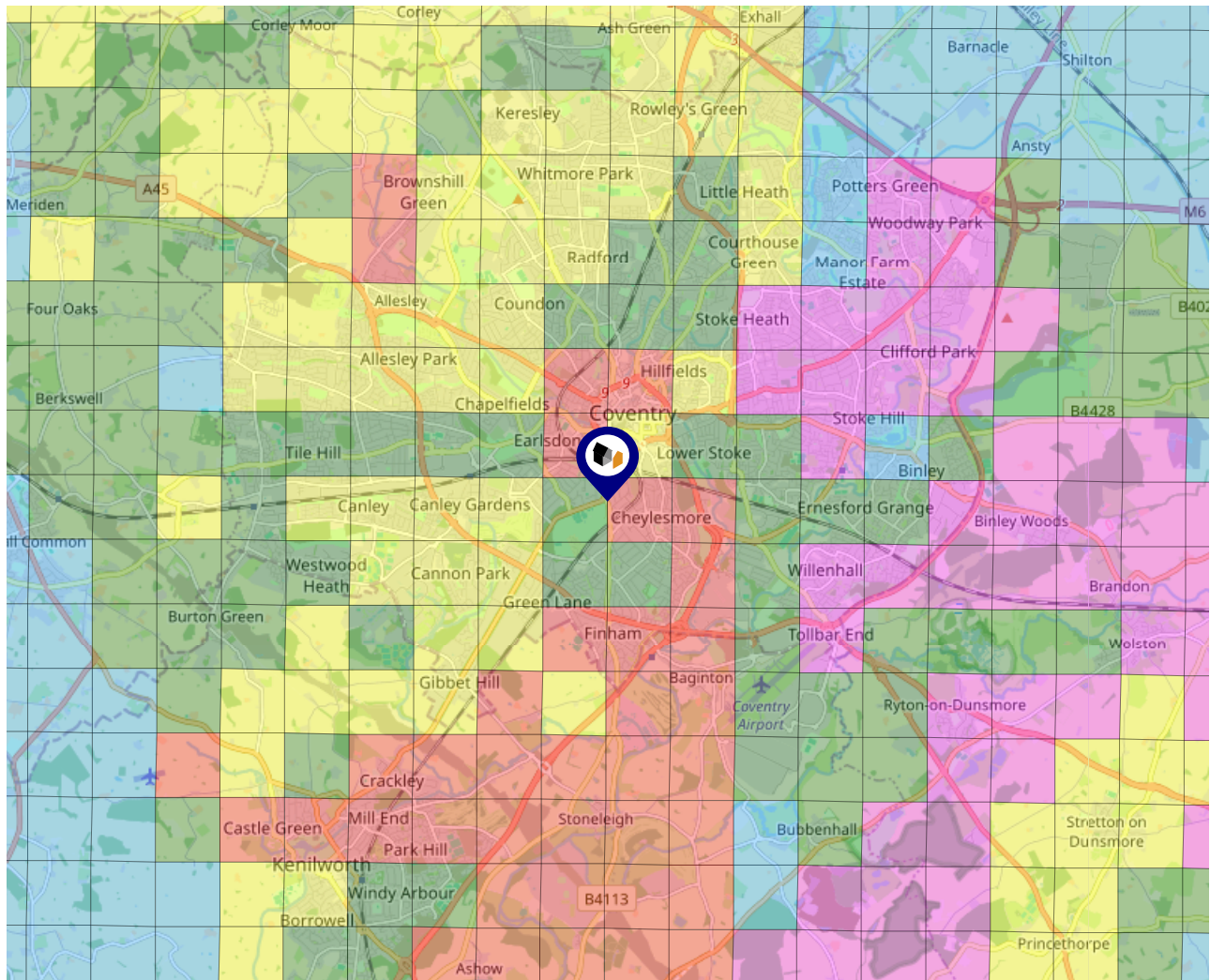
Environment

Radon Gas

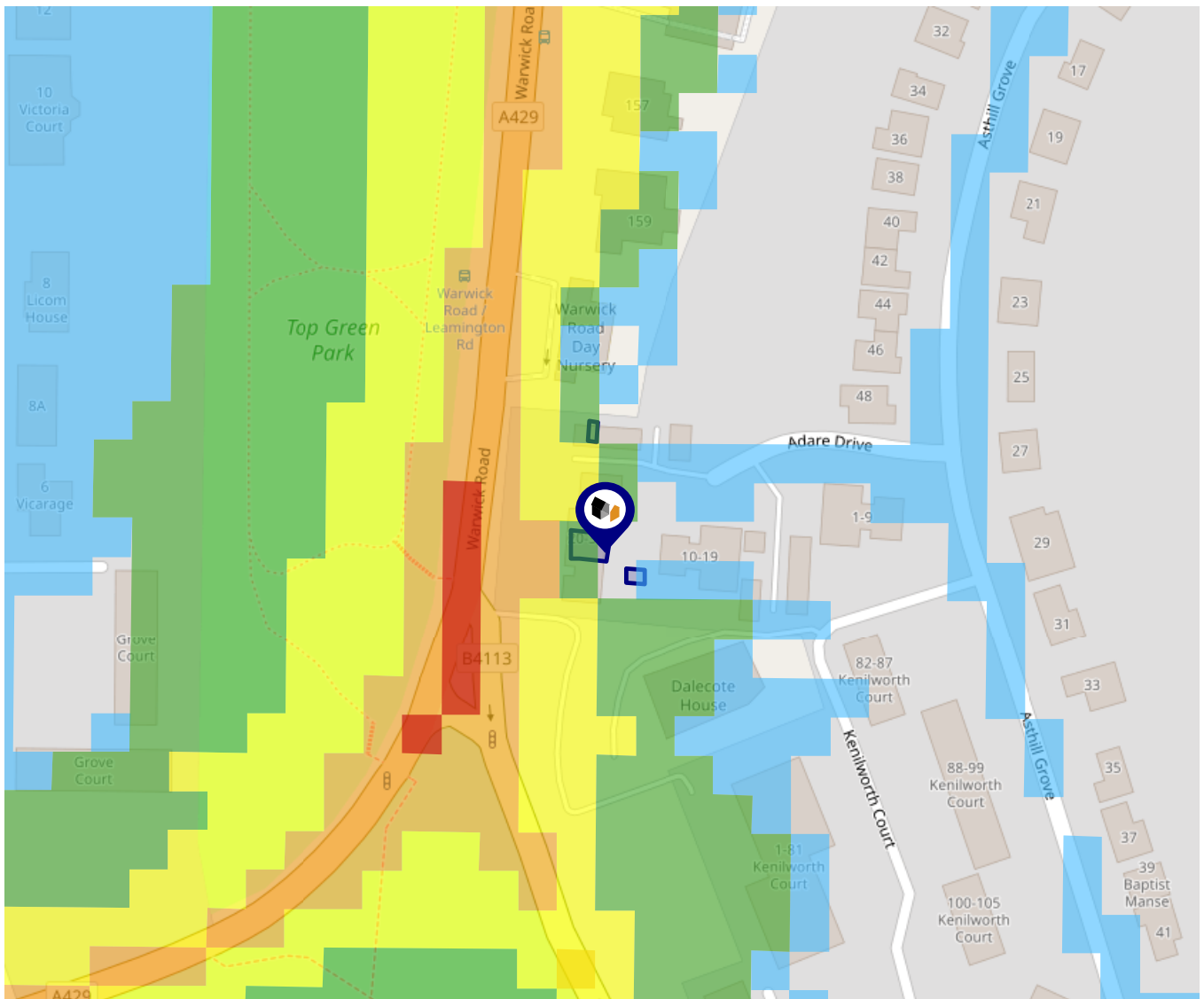


What is Radon?

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

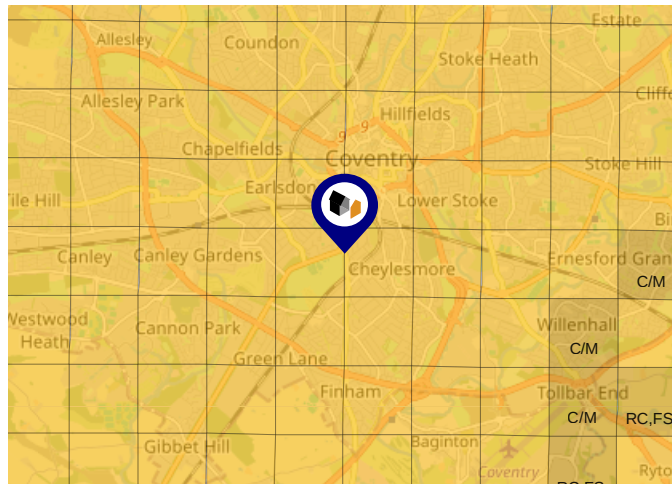


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

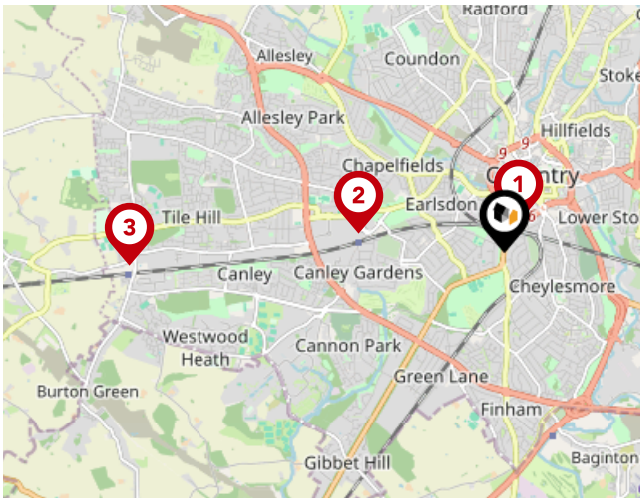
Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

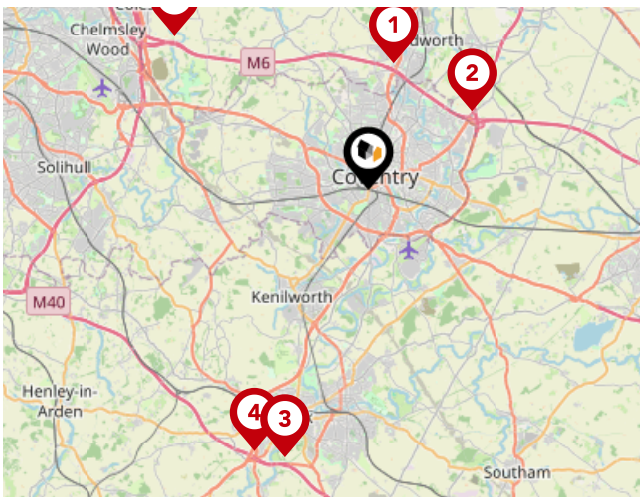
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



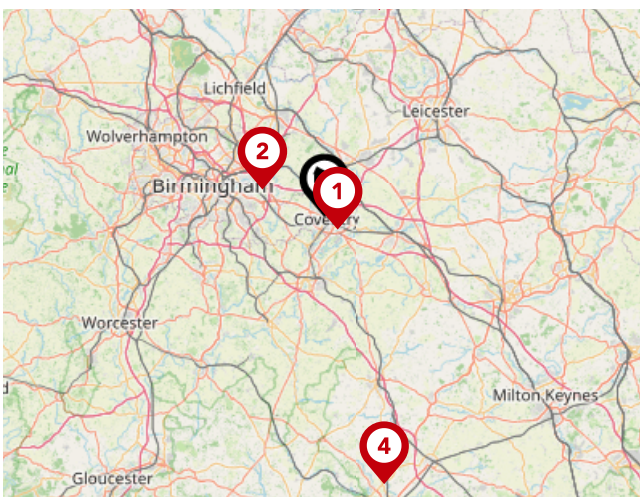
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.31 miles
2	Canley Rail Station	1.33 miles
3	Tile Hill Rail Station	3.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.68 miles
2	M6 J2	4.73 miles
3	M40 J14	10.15 miles
4	M40 J15	10.31 miles
5	M6 J3A	8.95 miles

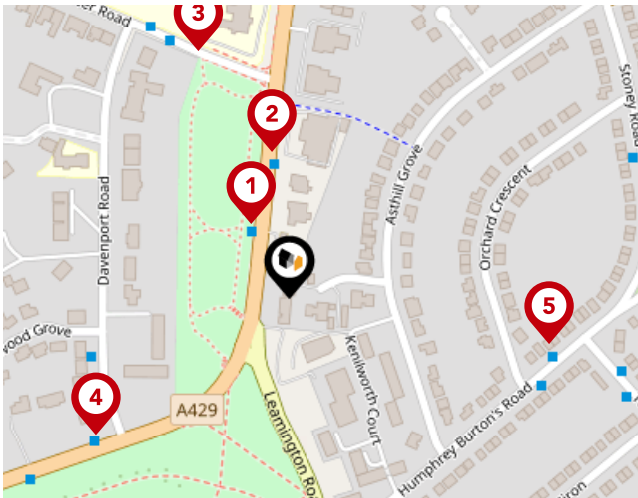


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.66 miles
2	Birmingham Airport	9.87 miles
3	East Mids Airport	30.74 miles
4	Kidlington	39.96 miles

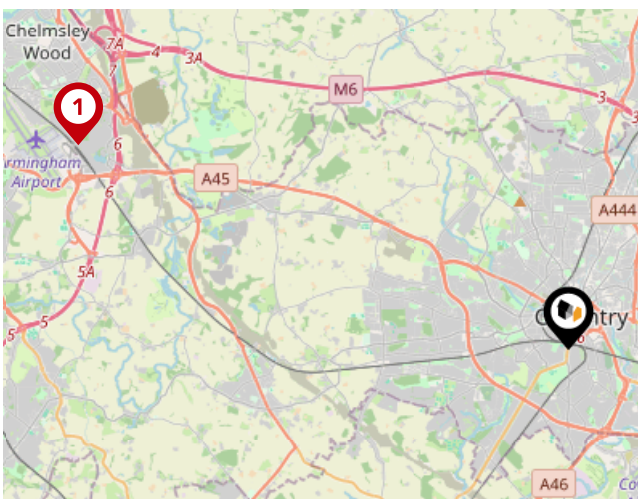
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Top Green Park	0.05 miles
2	Top Green Park	0.08 miles
3	King Henry VIII School	0.15 miles
4	Davenport Rd	0.13 miles
5	Orchard Crescent	0.15 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.6 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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Agent Disclaimer



Important - Please Read

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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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