



See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 20th August 2026**



## NEWCOMBE ROAD, COVENTRY, CV5

**Price Estimate :** £230,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthe waytomove.co.uk

www.walmsleysthe waytomove.co.uk



# Introduction

## Our Comments



---

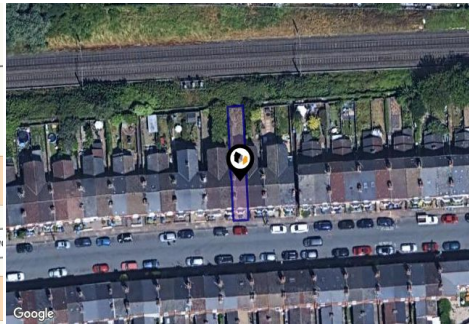
### Dear Buyers & interested parties

---

#### **Your property details in brief.....**

An Edwardian three double bedroom home  
Stylish modern kitchen with butchers block worksurfaces  
Fully tiled ground floor bathroom  
Two generous reception rooms & gentle staircase  
French doors to garden from rear sitting room  
Private rear gardens with gated rear access  
Easy access to local schooling (Finham Park/Earlsdon/Hearsall) & amenities  
EPC Rating Ordered, Total 875 Sq.Ft or 81.3 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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

|                  |                                         |                 |          |
|------------------|-----------------------------------------|-----------------|----------|
| Type:            | Terraced                                | Price Estimate: | £230,000 |
| Bedrooms:        | 3                                       | Tenure:         | Freehold |
| Floor Area:      | 875 ft <sup>2</sup> / 81 m <sup>2</sup> |                 |          |
| Plot Area:       | 0.03 acres                              |                 |          |
| Council Tax :    | Band B                                  |                 |          |
| Annual Estimate: | £1,957                                  |                 |          |
| Title Number:    | WK26794                                 |                 |          |

## Local Area

|                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:                                                                    | Coventry                                                                            | Estimated Broadband Speeds                                                          |                                                                                       |                                                                                       |
| Conservation Area:                                                                  | Earlsdon                                                                            | (Standard - Superfast - Ultrafast)                                                  |                                                                                       |                                                                                       |
| Flood Risk:                                                                         |                                                                                     | 17                                                                                  | 80                                                                                    | 10000                                                                                 |
| • 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 <sub>2</sub>                                                                      | EE                                                                                  | 3                                                                                   | O <sub>2</sub>                                                                        |  |
|                                                                                     |                                                                                     |                                                                                     |                                                                                       |  |

# Market Sold in Street



| 6, Newcombe Road, Coventry, CV5 6NN  |            |            |            |            |
|--------------------------------------|------------|------------|------------|------------|
| Last Sold Date:                      | 18/11/2025 | 12/11/2010 | 08/05/2008 |            |
| Last Sold Price:                     | £195,000   | £135,000   | £123,000   |            |
| 20, Newcombe Road, Coventry, CV5 6NN |            |            |            |            |
| Last Sold Date:                      | 24/09/2025 |            |            |            |
| Last Sold Price:                     | £221,000   |            |            |            |
| 58, Newcombe Road, Coventry, CV5 6NN |            |            |            |            |
| Last Sold Date:                      | 28/02/2025 | 24/06/2024 |            |            |
| Last Sold Price:                     | £263,500   | £170,000   |            |            |
| 14, Newcombe Road, Coventry, CV5 6NN |            |            |            |            |
| Last Sold Date:                      | 22/09/2023 | 12/09/2019 | 29/01/2010 | 22/01/1999 |
| Last Sold Price:                     | £207,500   | £180,000   | £125,000   | £57,000    |
| 52, Newcombe Road, Coventry, CV5 6NN |            |            |            |            |
| Last Sold Date:                      | 05/12/2022 | 02/08/2016 |            |            |
| Last Sold Price:                     | £240,000   | £155,000   |            |            |
| 44, Newcombe Road, Coventry, CV5 6NN |            |            |            |            |
| Last Sold Date:                      | 06/01/2022 |            |            |            |
| Last Sold Price:                     | £180,000   |            |            |            |
| 8, Newcombe Road, Coventry, CV5 6NN  |            |            |            |            |
| Last Sold Date:                      | 06/12/2021 | 19/04/2001 | 31/07/1998 |            |
| Last Sold Price:                     | £179,500   | £72,500    | £43,500    |            |
| 16, Newcombe Road, Coventry, CV5 6NN |            |            |            |            |
| Last Sold Date:                      | 18/02/2020 | 25/05/2007 | 15/09/2000 |            |
| Last Sold Price:                     | £170,000   | £132,000   | £64,000    |            |
| 34, Newcombe Road, Coventry, CV5 6NN |            |            |            |            |
| Last Sold Date:                      | 08/03/2019 | 12/06/1998 |            |            |
| Last Sold Price:                     | £188,000   | £43,500    |            |            |
| 18, Newcombe Road, Coventry, CV5 6NN |            |            |            |            |
| Last Sold Date:                      | 05/02/2018 |            |            |            |
| Last Sold Price:                     | £213,000   |            |            |            |
| 24, Newcombe Road, Coventry, CV5 6NN |            |            |            |            |
| Last Sold Date:                      | 28/07/2017 | 30/06/2006 |            |            |
| Last Sold Price:                     | £180,000   | £146,000   |            |            |
| 32, Newcombe Road, Coventry, CV5 6NN |            |            |            |            |
| Last Sold Date:                      | 31/07/2015 |            |            |            |
| Last Sold Price:                     | £155,000   |            |            |            |

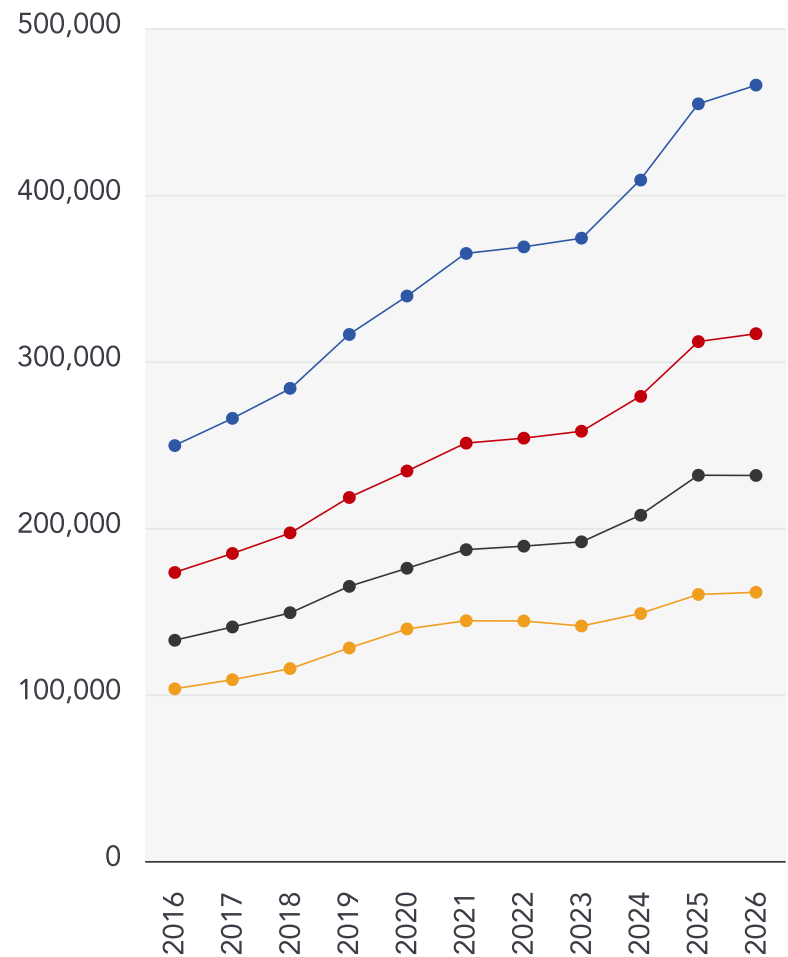
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

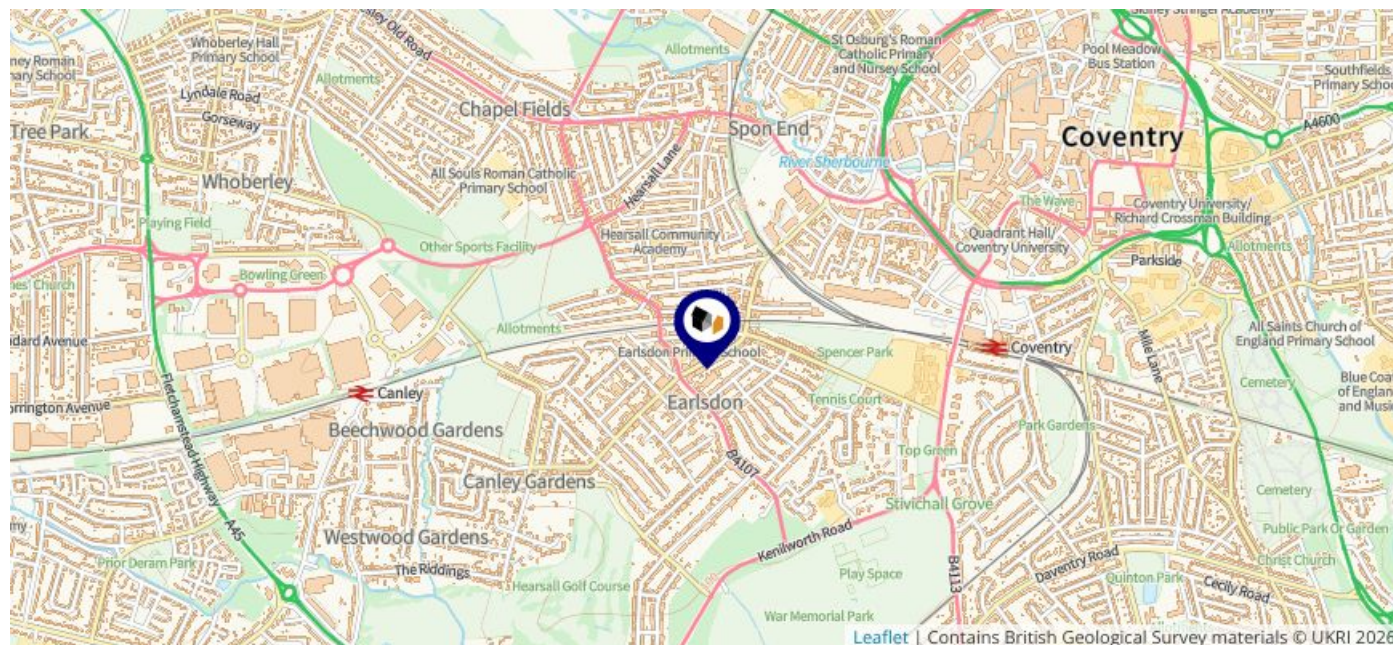
**+56.09%**

# 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.

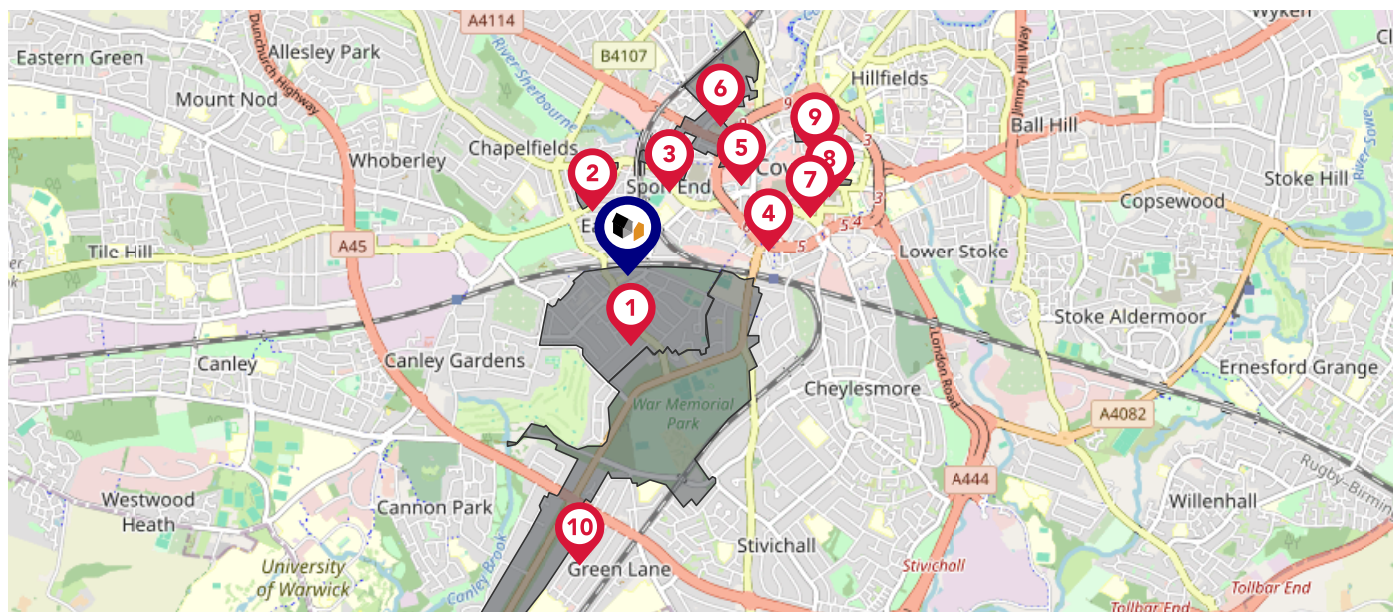
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Earlsdon



Chapelfields



Spon End



Greyfriars Green



Spon Street



Naul's Mill



High Street



Hill Top and Cathedral



Lady Herbert's Garden



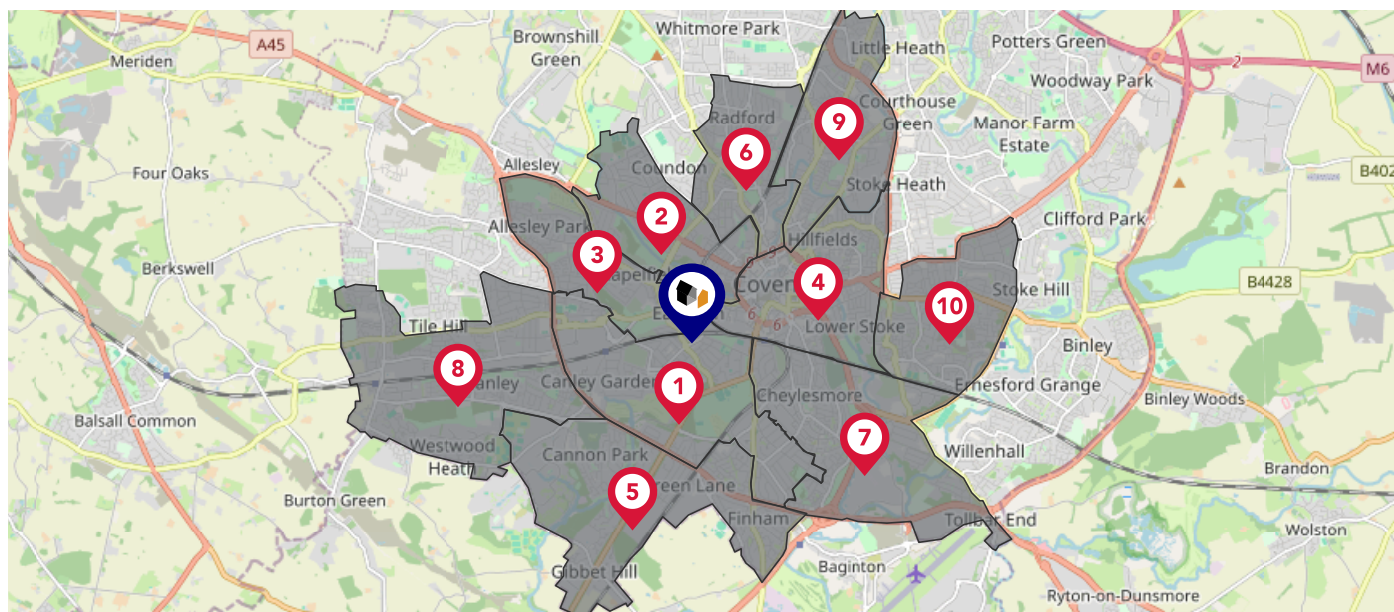
Kenilworth Road

# 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

Sherbourne Ward

3

Whoberley Ward

4

St. Michael's Ward

5

Wainbody Ward

6

Radford Ward

7

Cheylesmore Ward

8

Westwood Ward

9

Foleshill Ward

10

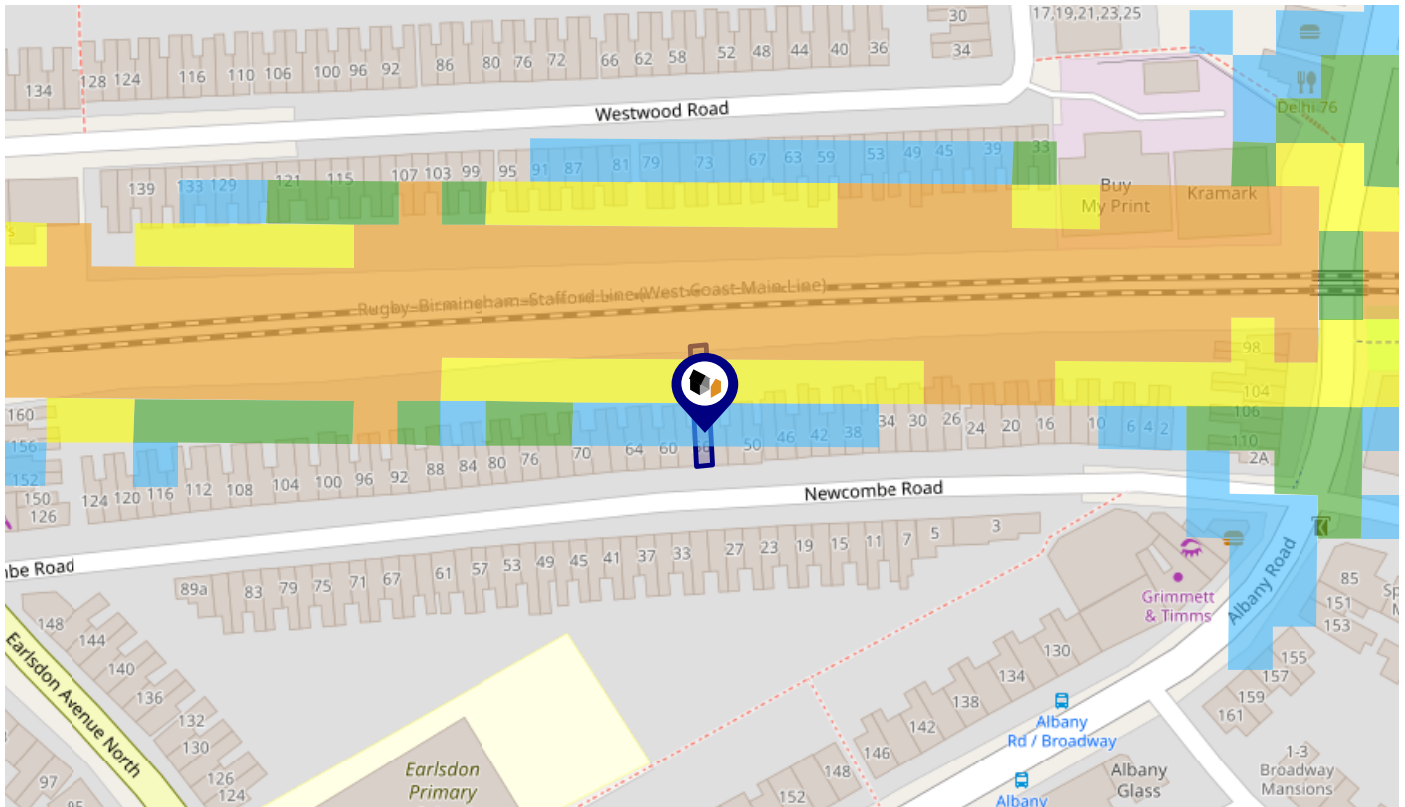
Lower Stoke Ward

# 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.

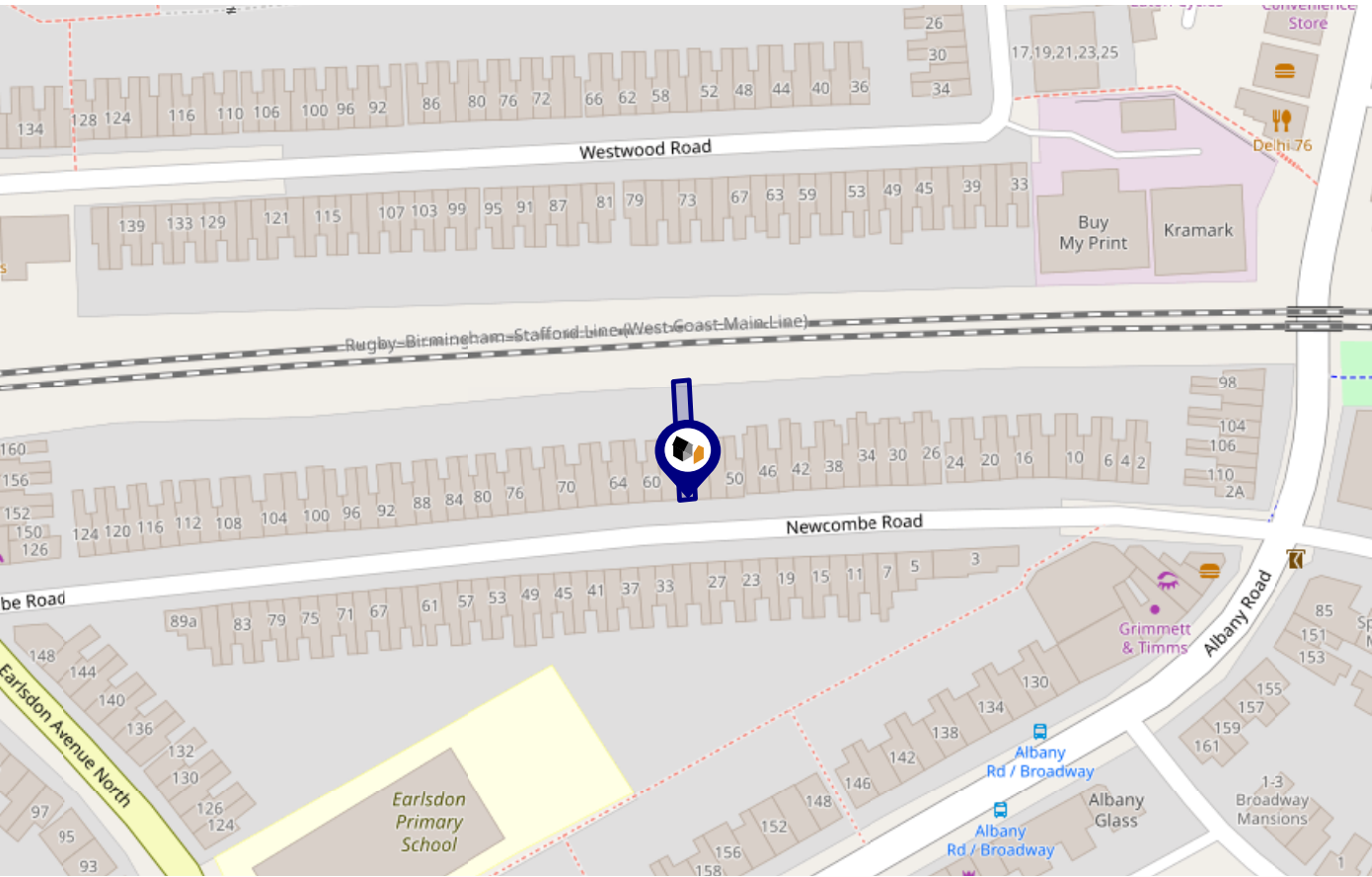
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

# 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.

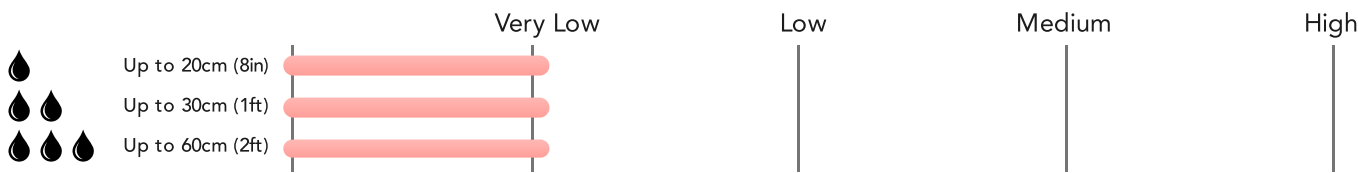


Risk Rating: Very low

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:

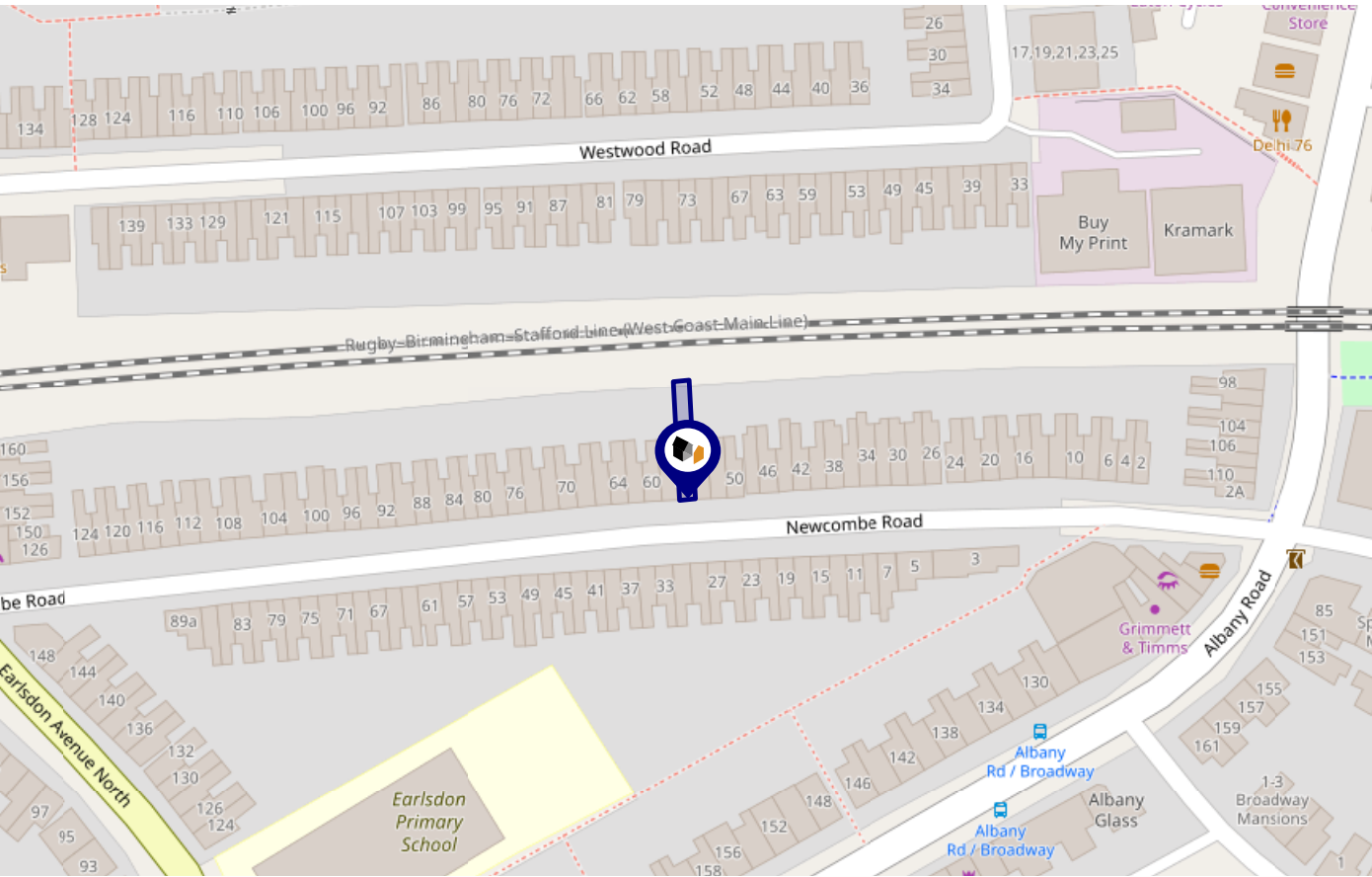


# Flood Risk

## 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.

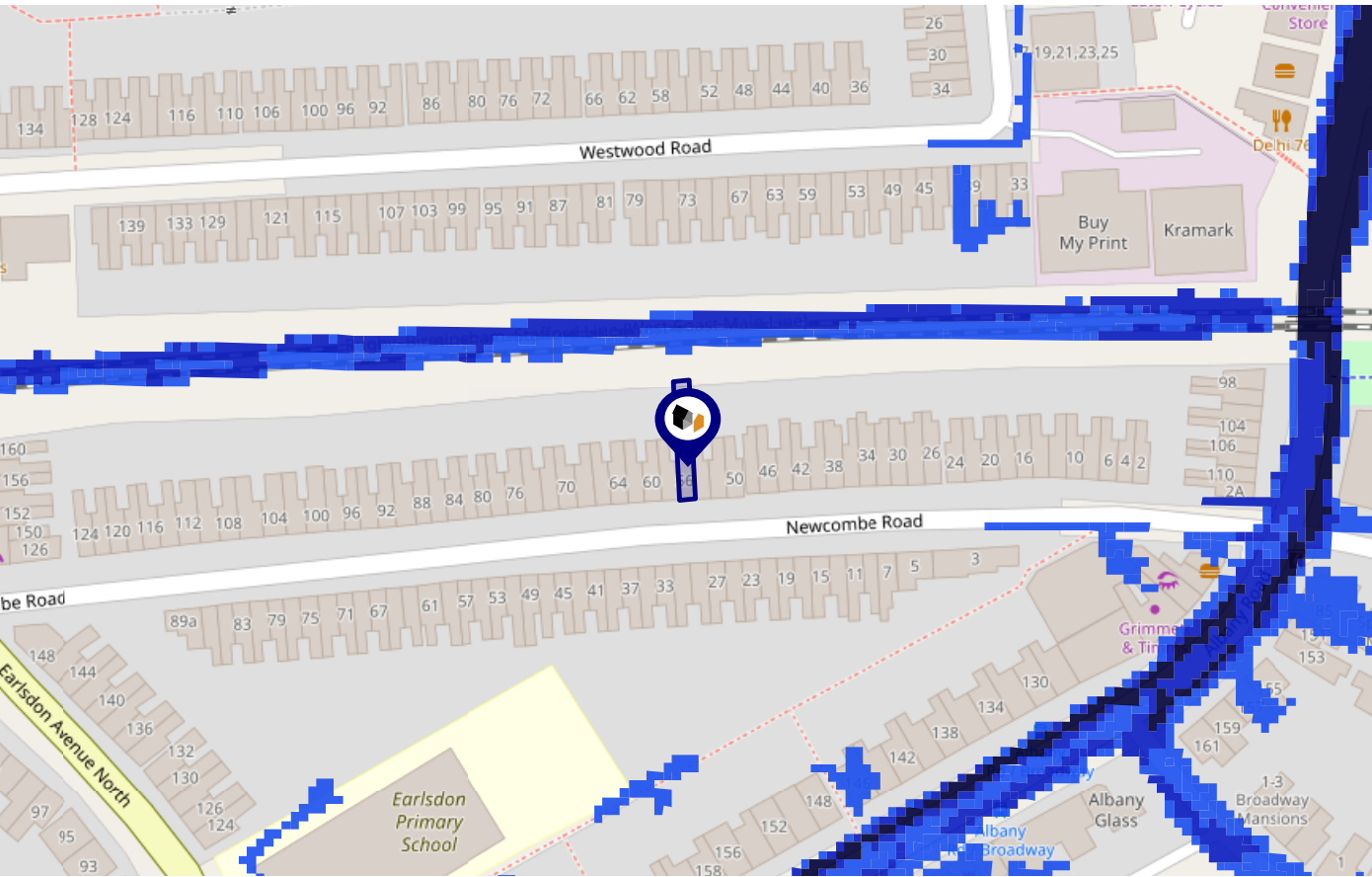
Chance of flooding to the following depths at this property:



# 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.

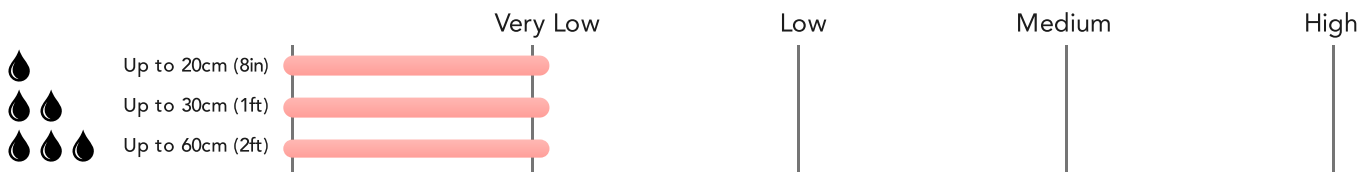


Risk Rating: Very low

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.

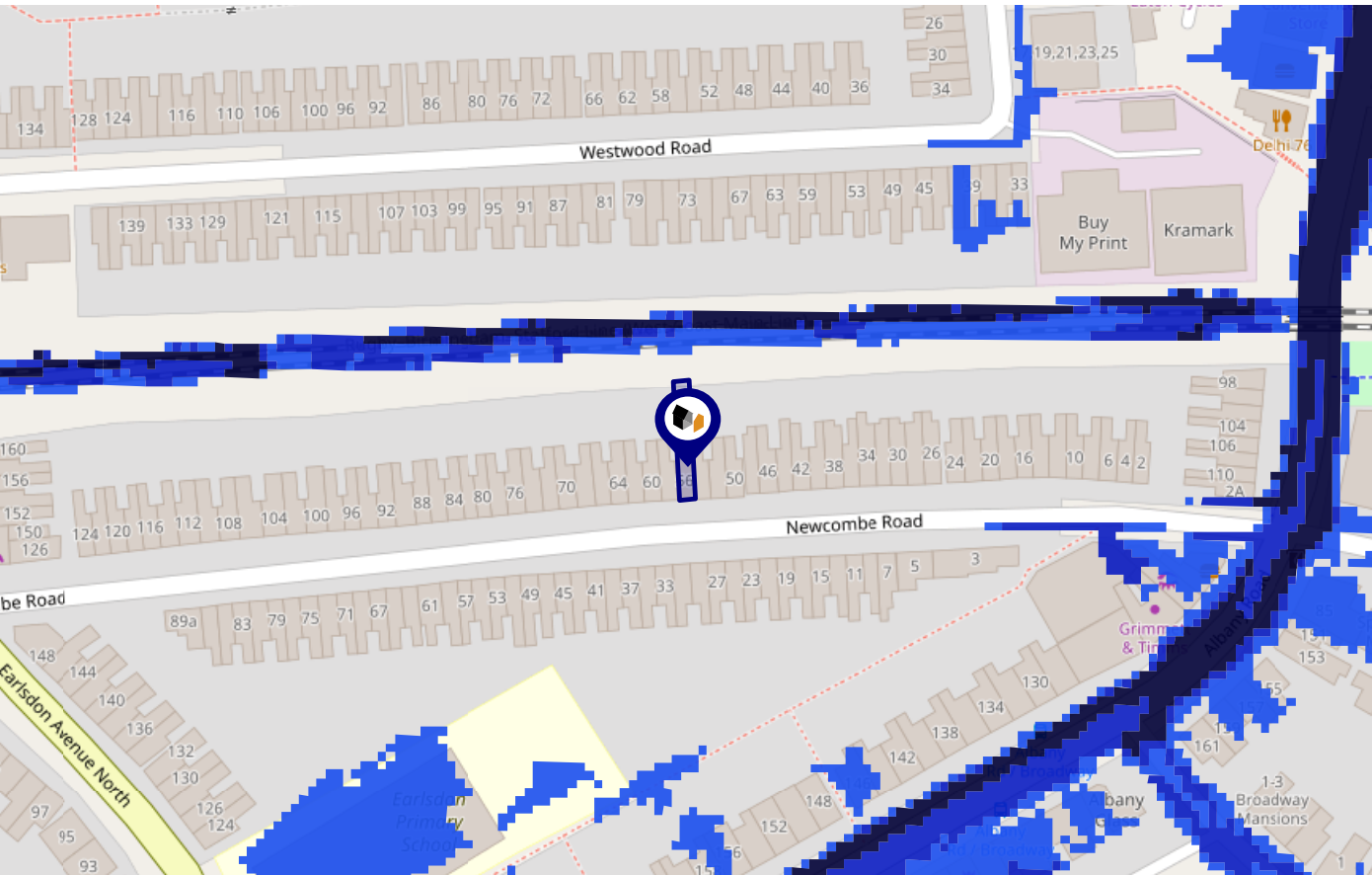
Chance of flooding to the following depths at this property:



# 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.

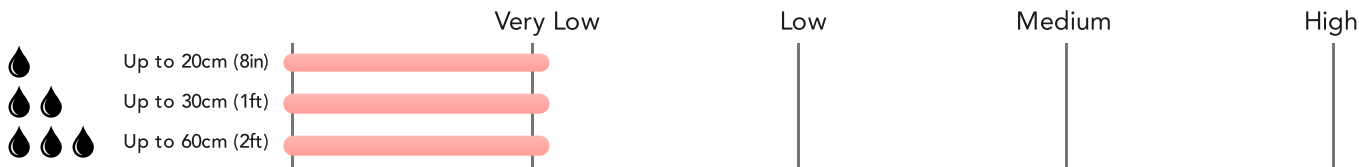


Risk Rating: Very low

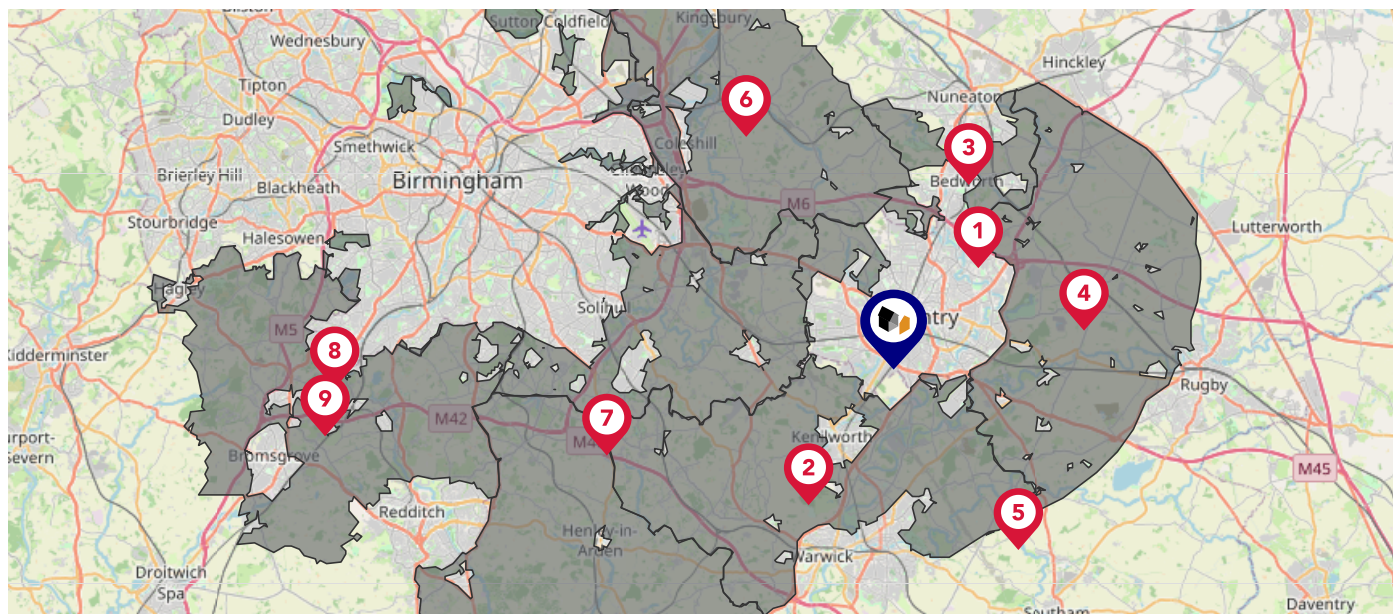
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



### Nearby Green Belt Land

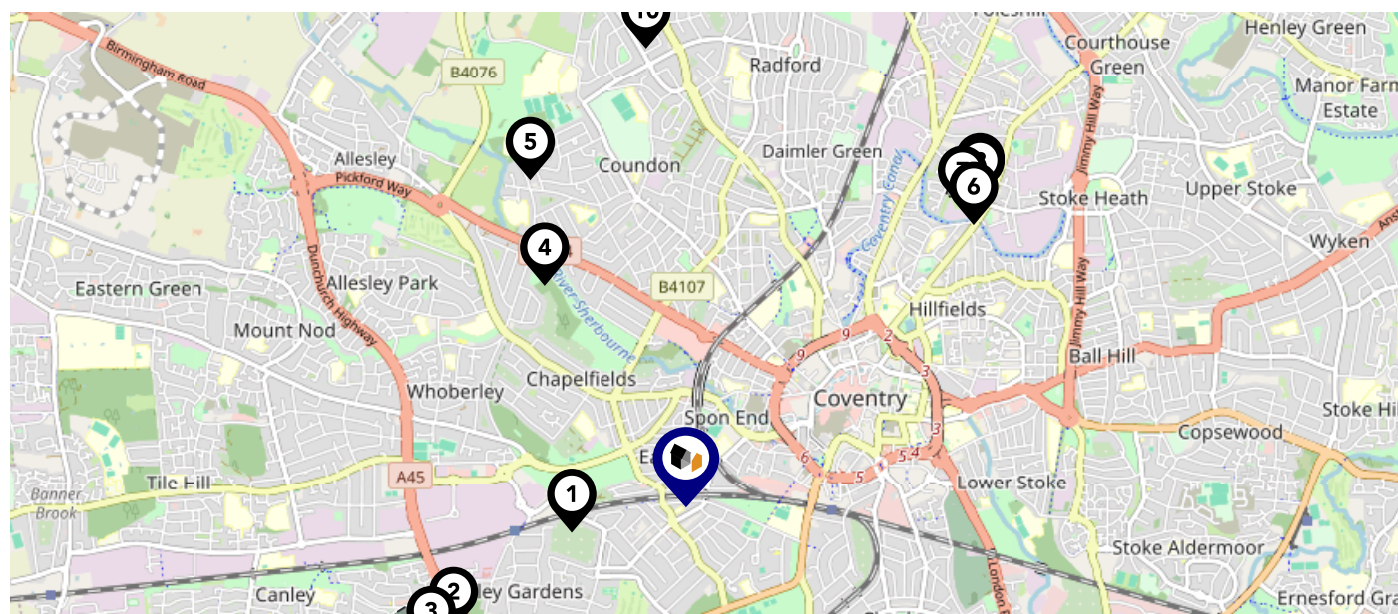
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt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

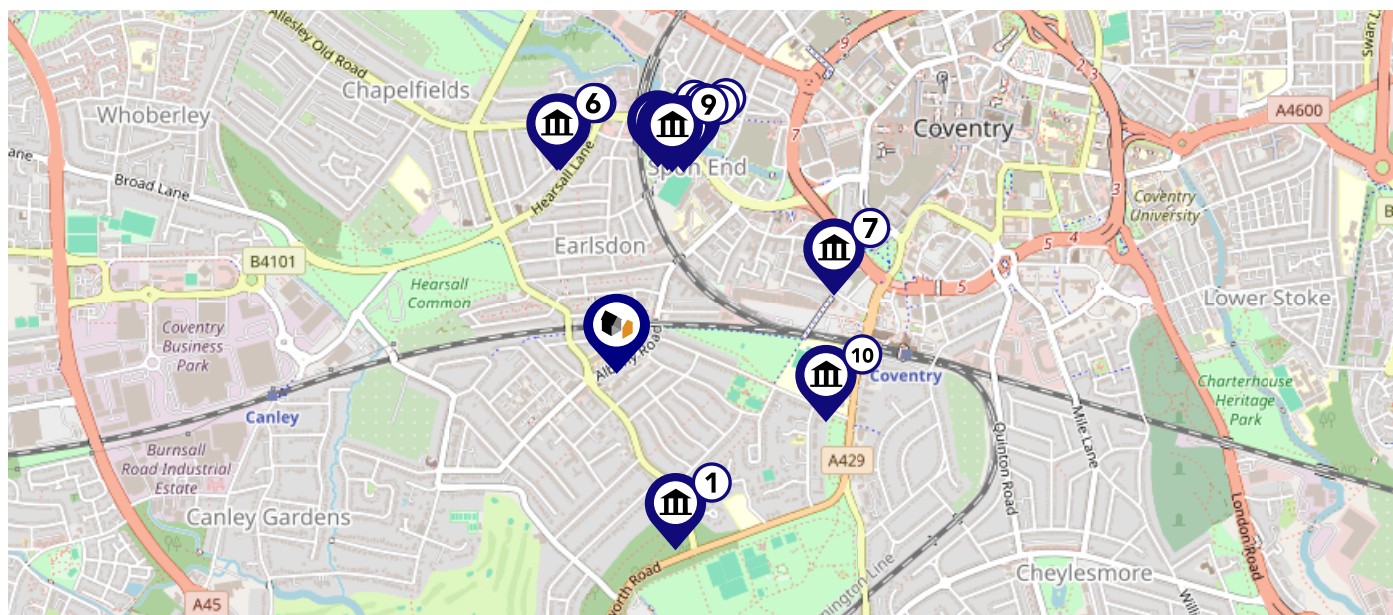
|           |                                                                                      |                   |                          |
|-----------|--------------------------------------------------------------------------------------|-------------------|--------------------------|
| <b>1</b>  | Hearsall Common-Whoberley, Coventry                                                  | Historic Landfill | <input type="checkbox"/> |
| <b>2</b>  | Fletchampstead Highway-Canley, Coventry                                              | Historic Landfill | <input type="checkbox"/> |
| <b>3</b>  | Prior Deram Park-Canley, Coventry                                                    | Historic Landfill | <input type="checkbox"/> |
| <b>4</b>  | Holyhead Road-Coundon, Coventry                                                      | Historic Landfill | <input type="checkbox"/> |
| <b>5</b>  | Coundon Social Club-Coundon, Coventry                                                | Historic Landfill | <input type="checkbox"/> |
| <b>6</b>  | Midland Brickworks-Stoney Stanton Road, Coventry                                     | Historic Landfill | <input type="checkbox"/> |
| <b>7</b>  | Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch | Historic Landfill | <input type="checkbox"/> |
| <b>8</b>  | Webster's-Stony Stanton Road, Coventry, West Midlands                                | Historic Landfill | <input type="checkbox"/> |
| <b>9</b>  | Webster Hemming Brickworks-Stoney Stanton Road, Coventry                             | Historic Landfill | <input type="checkbox"/> |
| <b>10</b> | Kelmescote Road-Coudon, Coventry                                                     | Historic Landfill | <input type="checkbox"/> |

# Maps

## Listed Buildings

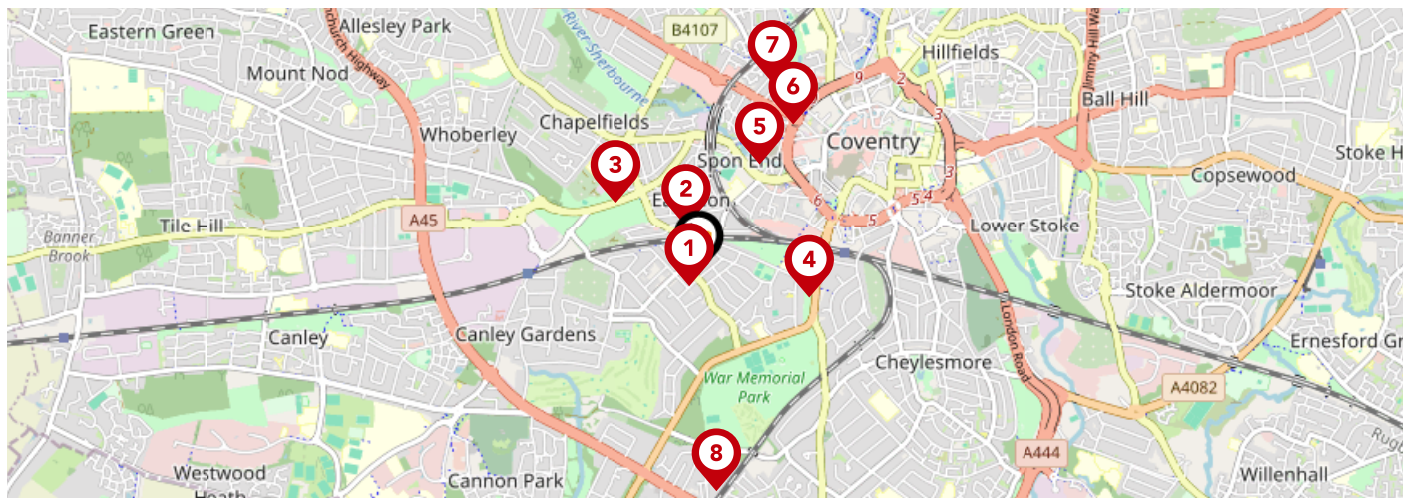


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



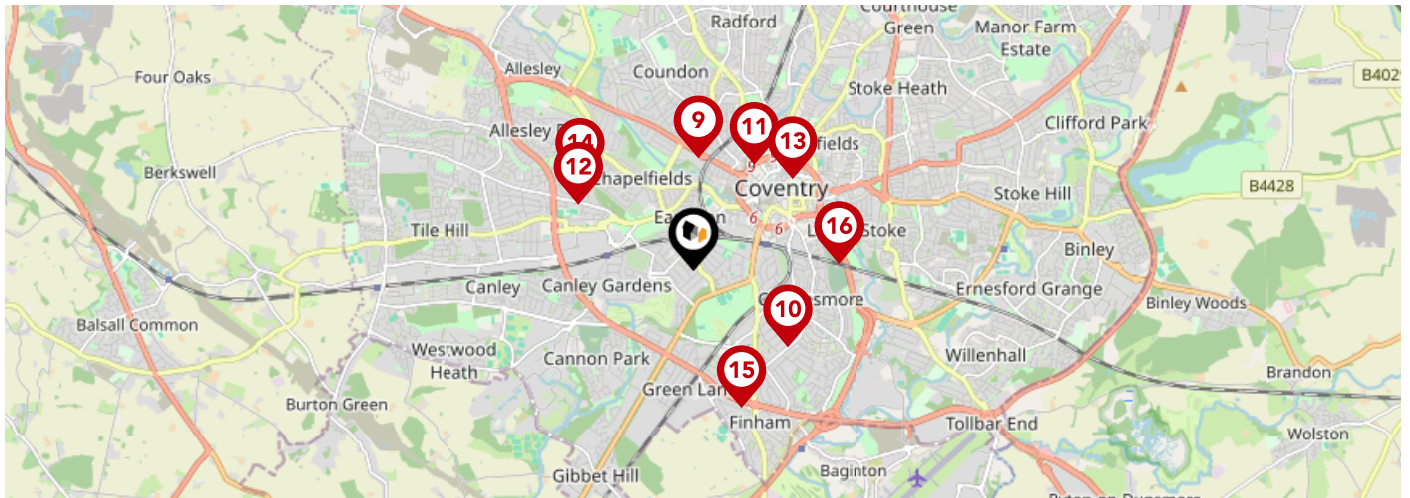
| Listed Buildings in the local district                                                                                                   | Grade    | Distance  |
|------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1443610 - Earlsdon Drinking Fountain                 | 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 |
|  1076655 - 23, Allesley Old Road                      | Grade II | 0.5 miles |
|  1076656 - 25-29, Allesley Old Road                   | Grade II | 0.5 miles |
|  1335851 - Baptist Chapel                             | Grade II | 0.5 miles |
|  1342946 - 97-100, Spon End                           | Grade II | 0.5 miles |
|  1076600 - 111-116, Spon End                          | Grade II | 0.5 miles |
|  1342934 - Free Grammar School King Henry Viii School | Grade II | 0.5 miles |

# Area Schools



|          |                                                                                                | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Earlsdon Primary School</b><br>Ofsted Rating: Good   Pupils: 423   Distance:0.08            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Hearsall Community Academy</b><br>Ofsted Rating: Good   Pupils: 466   Distance:0.22         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>All Souls' Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 239   Distance:0.5  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>King Henry VIII School</b><br>Ofsted Rating: Not Rated   Pupils: 802   Distance:0.51        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Spon Gate Primary School</b><br>Ofsted Rating: Good   Pupils: 260   Distance:0.56           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>St Osburg's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 228   Distance:0.8 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Bablake School</b><br>Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.93               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Stivichall Primary School</b><br>Ofsted Rating: Good   Pupils: 534   Distance:0.98          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

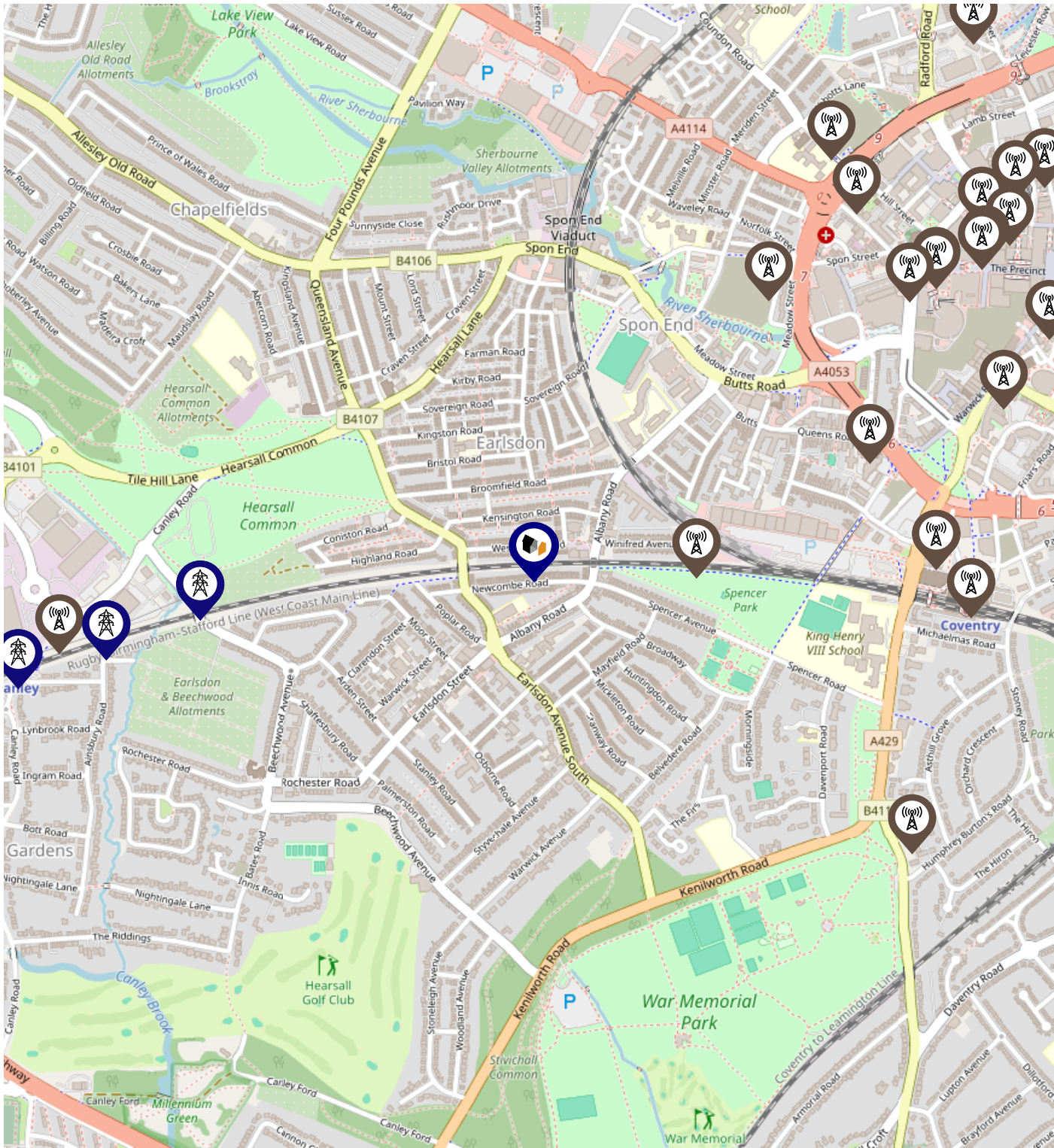
# Area Schools



|                                                                                     |                                                                                                         | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Moseley Primary School</b><br>Ofsted Rating: Good   Pupils: 502   Distance:1                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Manor Park Primary School</b><br>Ofsted Rating: Good   Pupils: 727   Distance:1.1                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Barr's Hill School</b><br>Ofsted Rating: Outstanding   Pupils: 995   Distance:1.1                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Whoberley Hall Primary School</b><br>Ofsted Rating: Good   Pupils: 240   Distance:1.2                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Eden Girls' School Coventry</b><br>Ofsted Rating: Outstanding   Pupils: 609   Distance:1.22          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Christopher Primary School</b><br>Ofsted Rating: Good   Pupils: 458   Distance:1.31               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Grange Farm Primary School</b><br>Ofsted Rating: Good   Pupils: 421   Distance:1.32                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>All Saints Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 249   Distance:1.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts

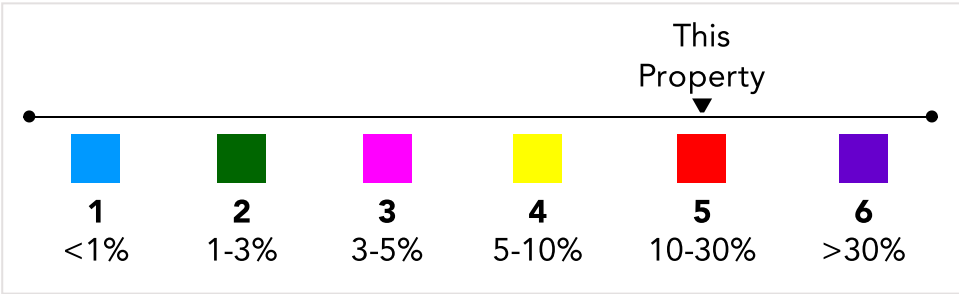
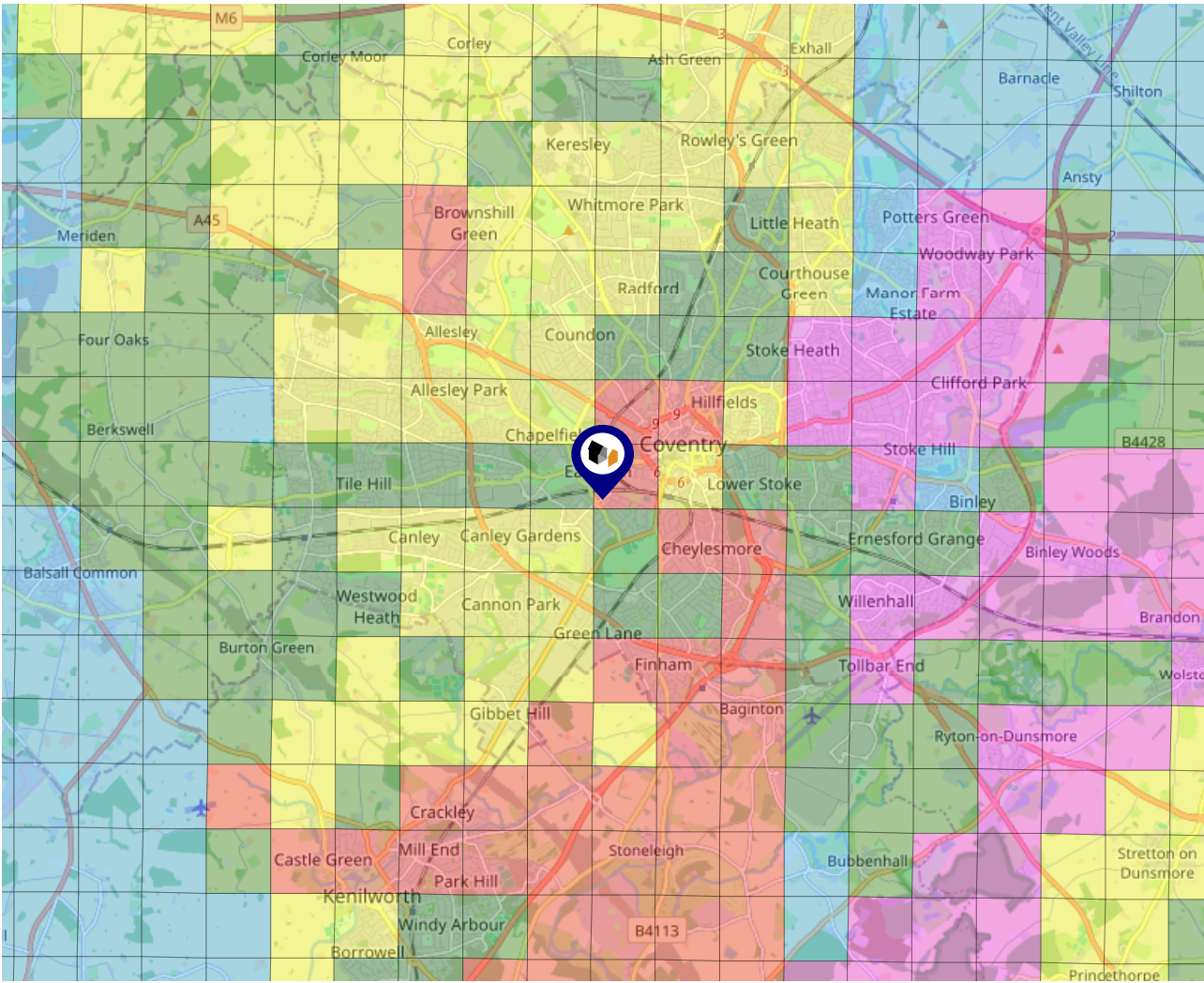
# Environment

## Radon Gas

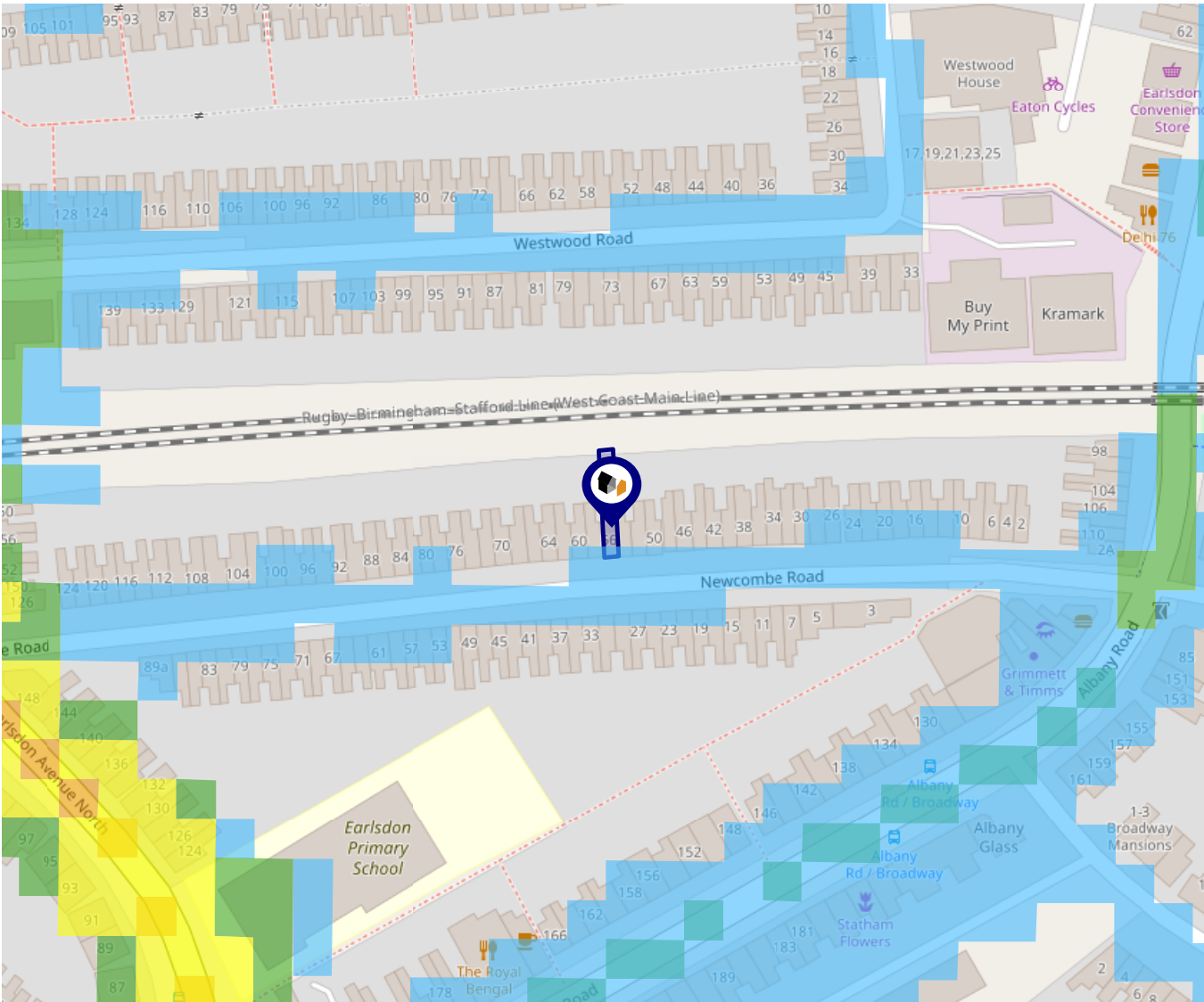


### What is Radon?

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

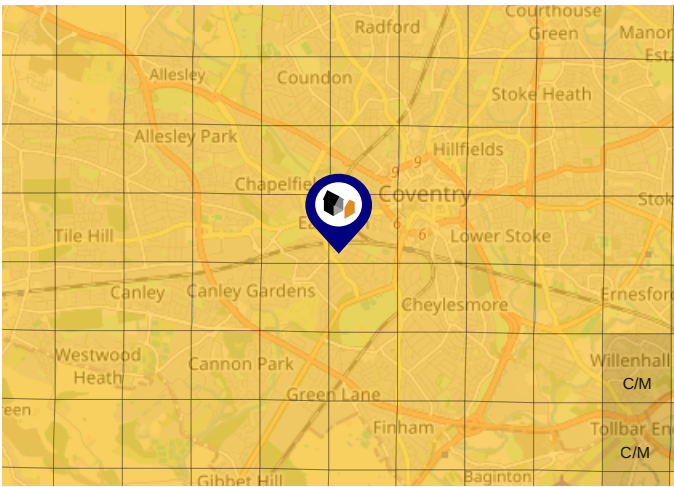


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

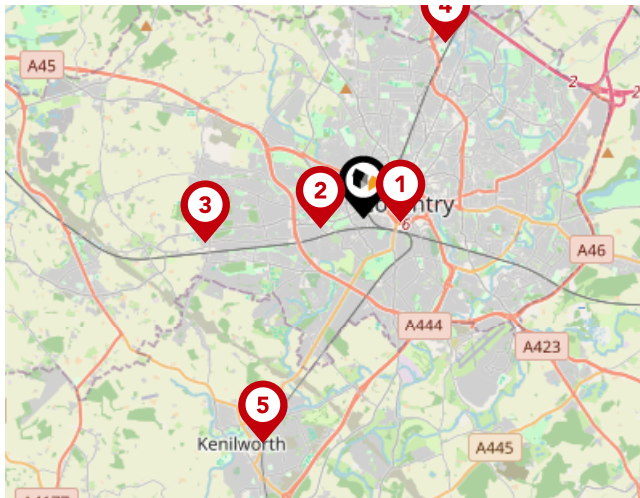


### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

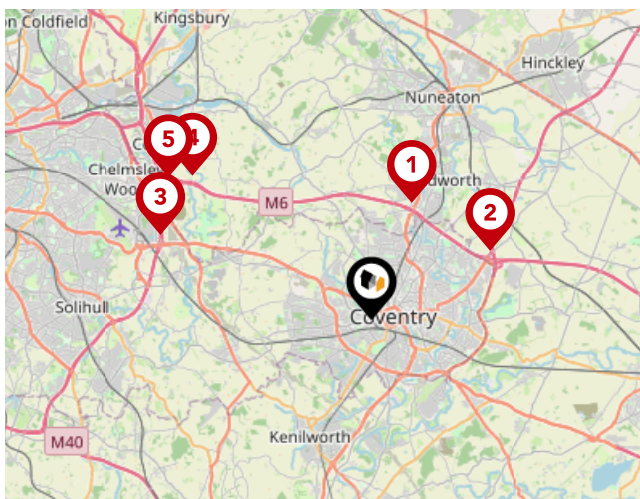
# Area

## Transport (National)



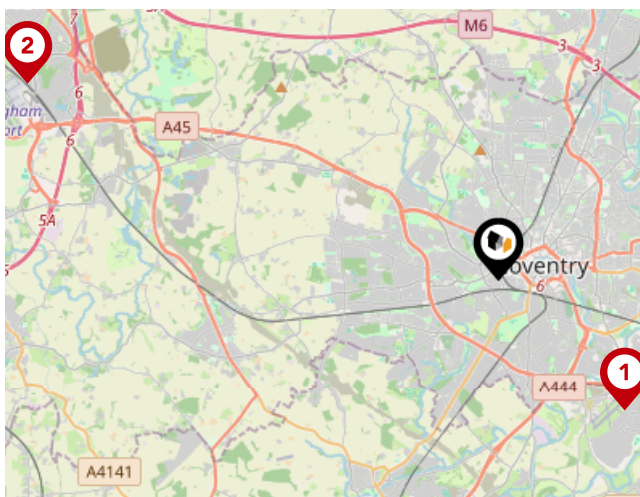
### National Rail Stations

| Pin | Name                        | Distance   |
|-----|-----------------------------|------------|
| 1   | Coventry Rail Station       | 0.66 miles |
| 2   | Canley Rail Station         | 0.79 miles |
| 3   | Tile Hill Rail Station      | 2.88 miles |
| 4   | Coventry Arena Rail Station | 3.52 miles |
| 5   | Kenilworth Rail Station     | 4.45 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance   |
|-----|--------|------------|
| 1   | M6 J3  | 4.5 miles  |
| 2   | M6 J2  | 4.99 miles |
| 3   | M42 J6 | 8.19 miles |
| 4   | M6 J3A | 8.31 miles |
| 5   | M6 J4  | 8.97 miles |

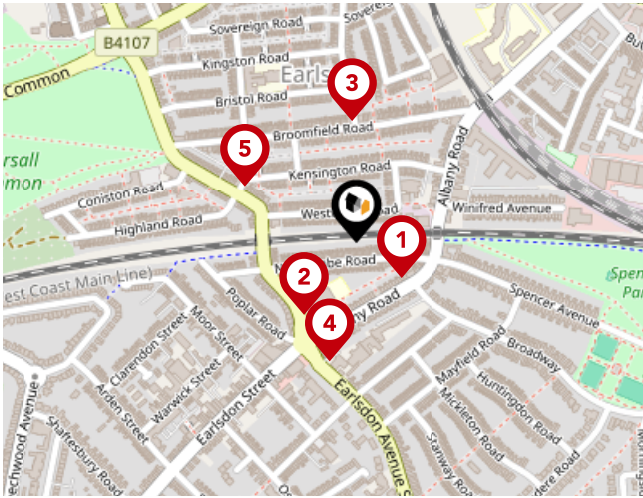


### Airports/Helipads

| Pin | Name                             | Distance   |
|-----|----------------------------------|------------|
| 1   | Coventry Airport                 | 3.25 miles |
| 2   | Birmingham International Airport | 9.23 miles |

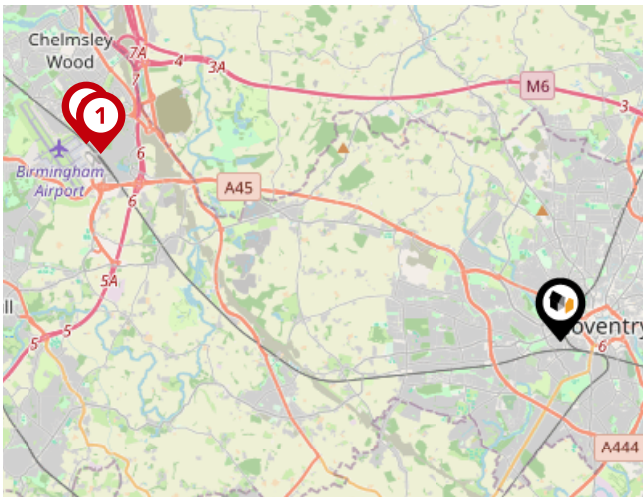
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name          | Distance   |
|-----|---------------|------------|
| 1   | Broadway      | 0.06 miles |
| 2   | Earlsdon St   | 0.1 miles  |
| 3   | Post Office   | 0.13 miles |
| 4   | Earlsdon St   | 0.13 miles |
| 5   | Kensington Rd | 0.14 miles |



### Local Connections

| Pin | Name                                             | Distance   |
|-----|--------------------------------------------------|------------|
| 1   | Birmingham Intl Rail Station (Air-Rail Link)     | 8.96 miles |
| 2   | Birmingham International Airport (Air-Rail link) | 9.27 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

[mark@walmsleysthewaytomove.co.uk](mailto:mark@walmsleysthewaytomove.co.uk)

[www.walmsleysthewaytomove.co.uk](http://www.walmsleysthewaytomove.co.uk)

