



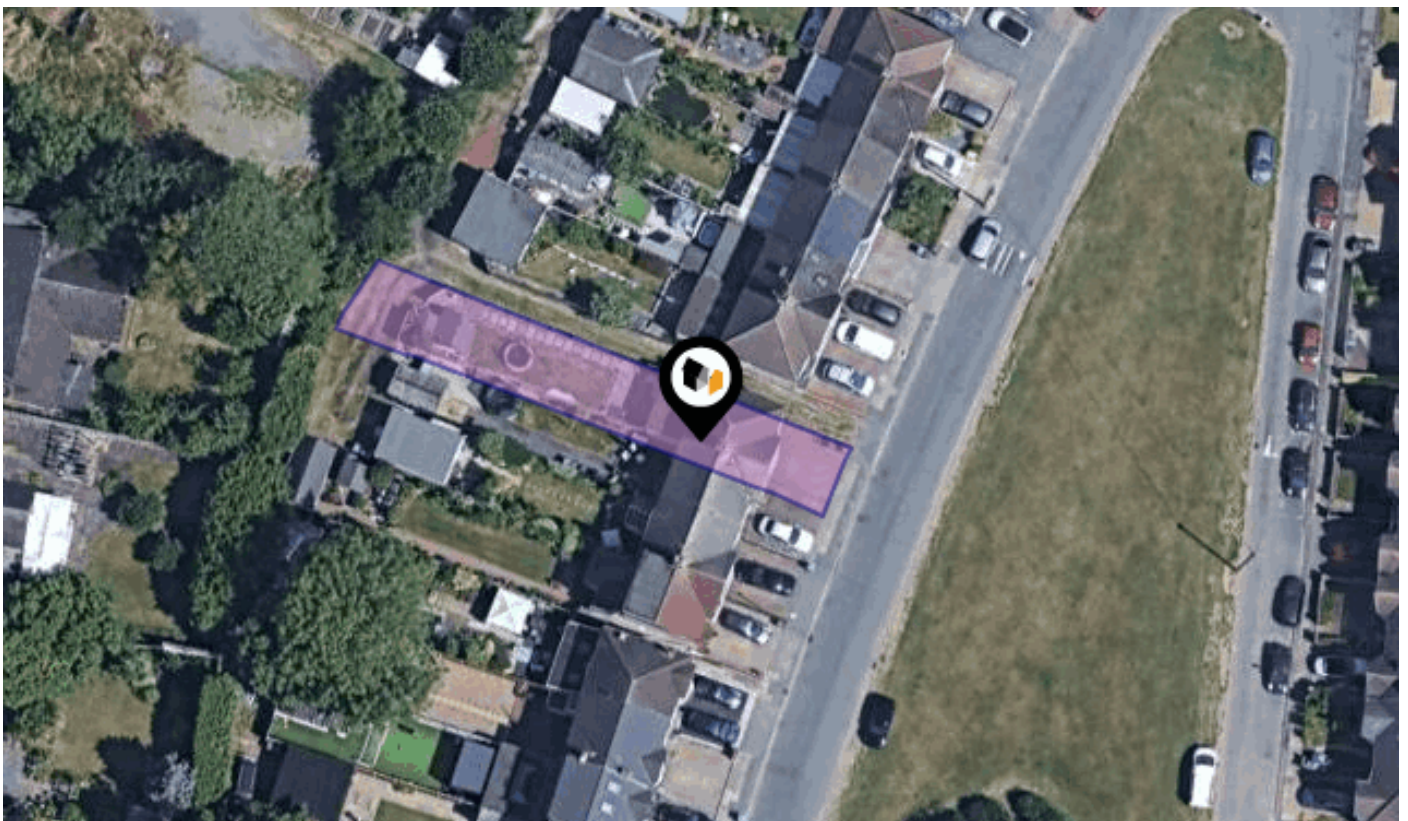
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 04th April 2026



OVERSLADE CRESCENT, COVENTRY, CV6

OIRO : £285,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



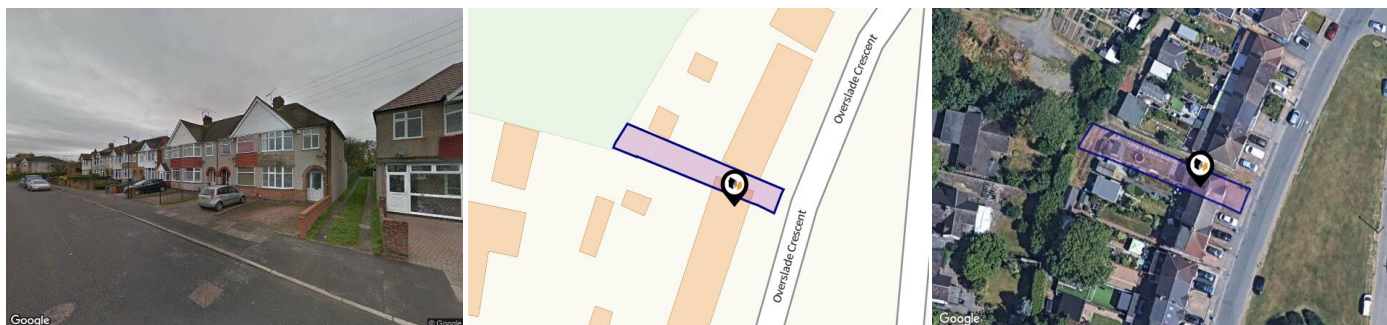
Dear Buyers & interested parties

Your property details in brief.....

An extended, three bedroom end of terrace family home
Kitchen family room extension to rear with French doors to gardens
Private, landscaped rear gardens with patio & rear access
Driveway parking for two vehicles
Separate sitting room with bay window
Modern first floor bathroom
Gas centrally heated & double glazed throughout
Close to amenities, parkland & popular local schooling
EPC Reordered, Total 870 Sq.Ft or 80.8 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:	870 ft ² / 80 m ²		
Plot Area:	0.07 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Title Number:	WM596662		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		9	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		



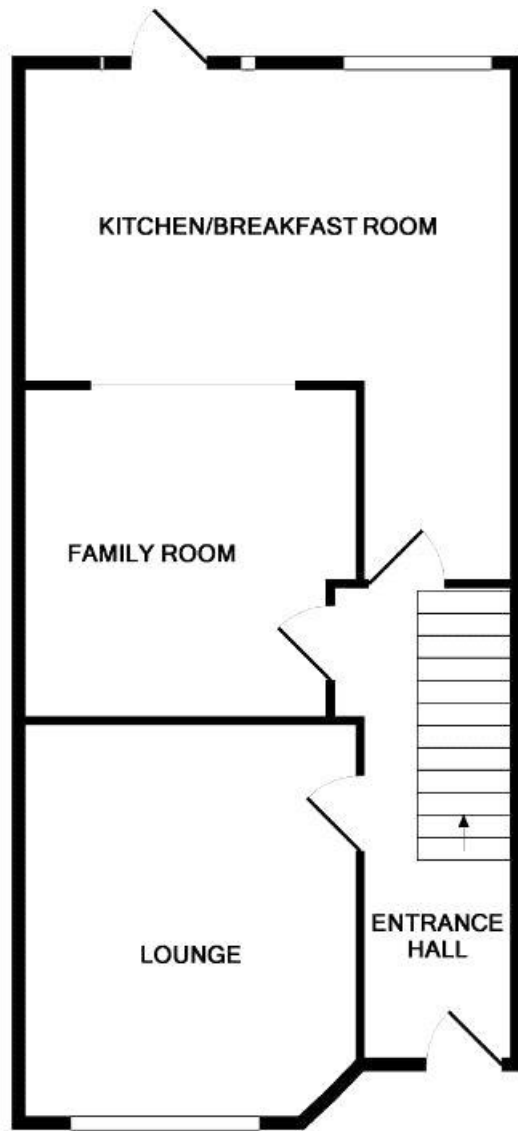
Mobile Coverage:
(based on calls indoors)



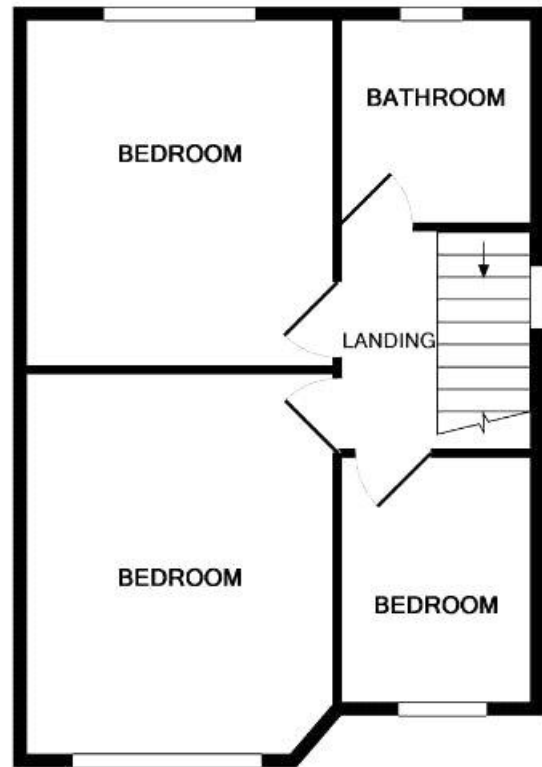
Satellite/Fibre TV Availability:



OVERSLADE CRESCENT, COVENTRY, CV6



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2015

Property EPC - Certificate



COVENTRY, CV6

Energy rating

E

Valid until 08.06.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	end-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 12 mm loft insulation
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Room thermostat only
Main Heating Controls Energy:	Poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	80 m ²

Market Sold in Street



145, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	09/09/2020	
Last Sold Price:	£233,000	
99, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	03/05/2018	
Last Sold Price:	£200,000	
107, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	16/06/2017	27/05/1999
Last Sold Price:	£225,000	£64,950
135, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	14/10/2016	
Last Sold Price:	£145,000	
103, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	10/12/2015	20/12/2013
Last Sold Price:	£188,000	£150,000
137, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	22/05/2015	28/05/2010
Last Sold Price:	£160,000	£132,500
115, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	09/04/2014	
Last Sold Price:	£139,950	
133, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	28/02/2014	
Last Sold Price:	£135,000	
109, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	06/12/2013	
Last Sold Price:	£137,000	
91, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	11/05/2007	04/06/1999
Last Sold Price:	£160,000	£57,000
125, Overslade Crescent, Coventry, CV6 2AX		Semi-detached House
Last Sold Date:	15/03/2007	
Last Sold Price:	£159,995	
121, Overslade Crescent, Coventry, CV6 2AX		Semi-detached House
Last Sold Date:	09/02/2007	08/05/1998
Last Sold Price:	£205,000	£63,500

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

Market Sold in Street



117, Overslade Crescent, Coventry, CV6 2AX		Semi-detached House
Last Sold Date:	28/07/2006	31/01/1997
Last Sold Price:	£167,000	£56,000
105, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	10/04/2006	19/04/1996
Last Sold Price:	£145,000	£54,000
143, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	31/08/2005	
Last Sold Price:	£139,000	
93, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	17/08/2005	
Last Sold Price:	£60,000	
87, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	10/12/1999	
Last Sold Price:	£67,000	
111, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	29/04/1998	
Last Sold Price:	£50,000	
123, Overslade Crescent, Coventry, CV6 2AX		Semi-detached House
Last Sold Date:	13/12/1996	
Last Sold Price:	£65,000	
89, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	07/06/1996	
Last Sold Price:	£49,000	
95, Overslade Crescent, Coventry, CV6 2AX		Terraced House
Last Sold Date:	28/02/1995	
Last Sold Price:	£38,500	

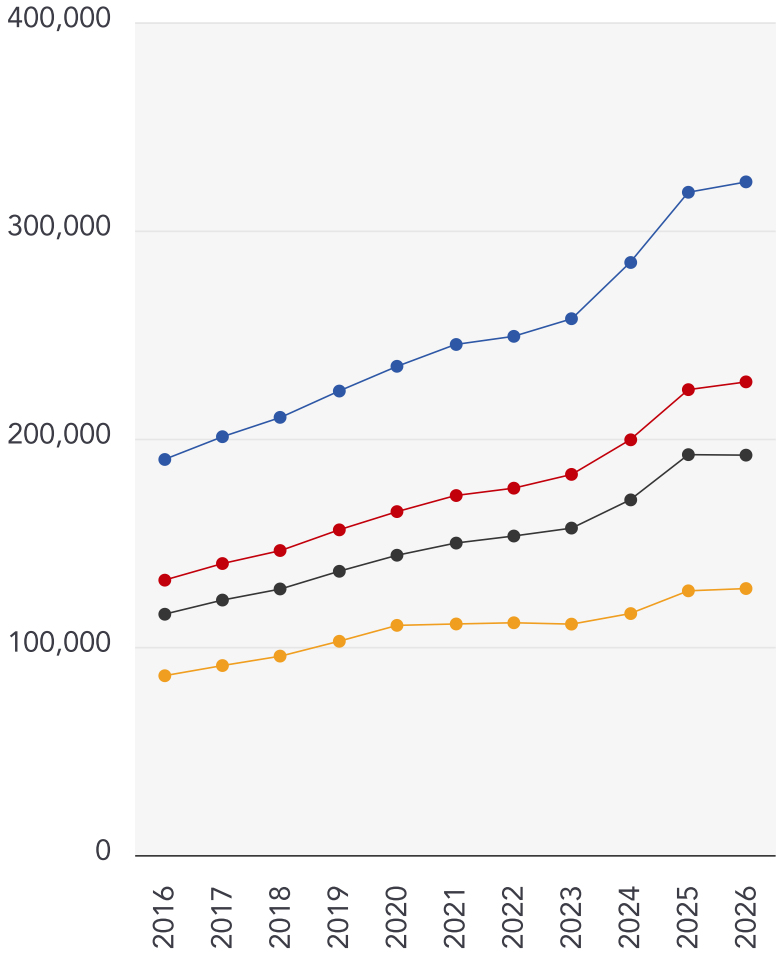
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

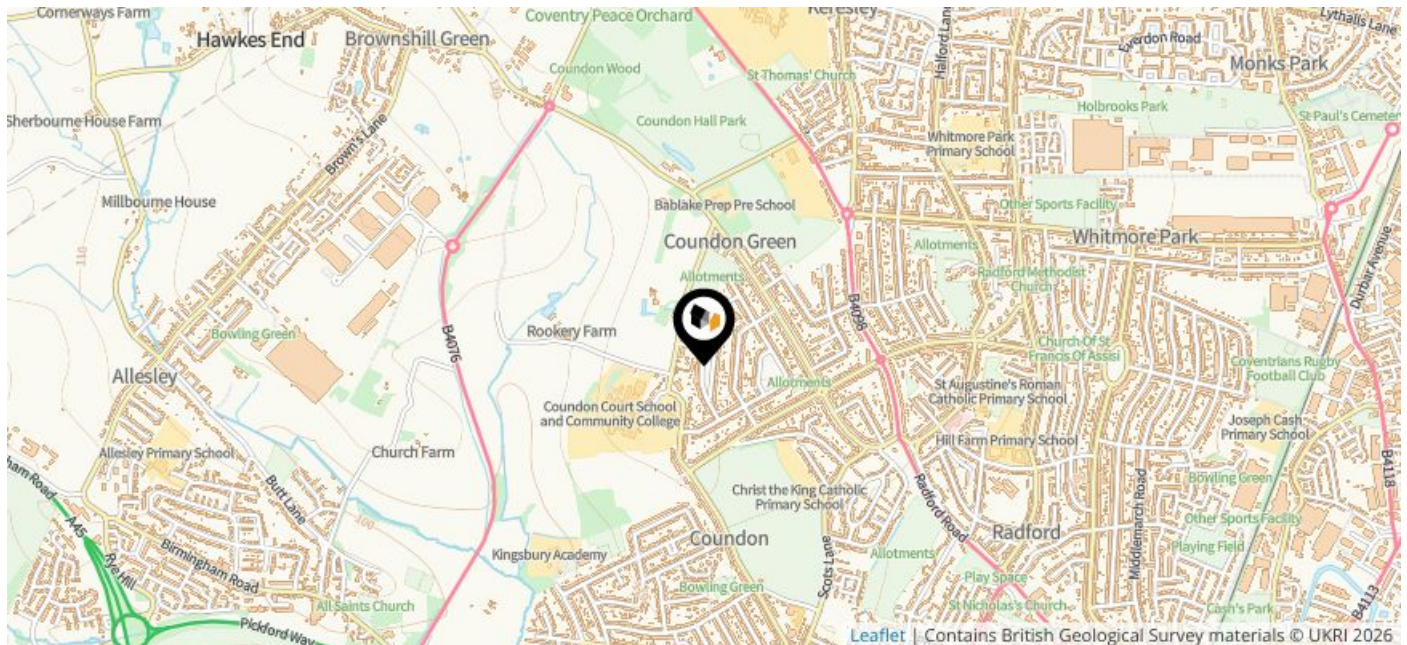
+48.62%

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.

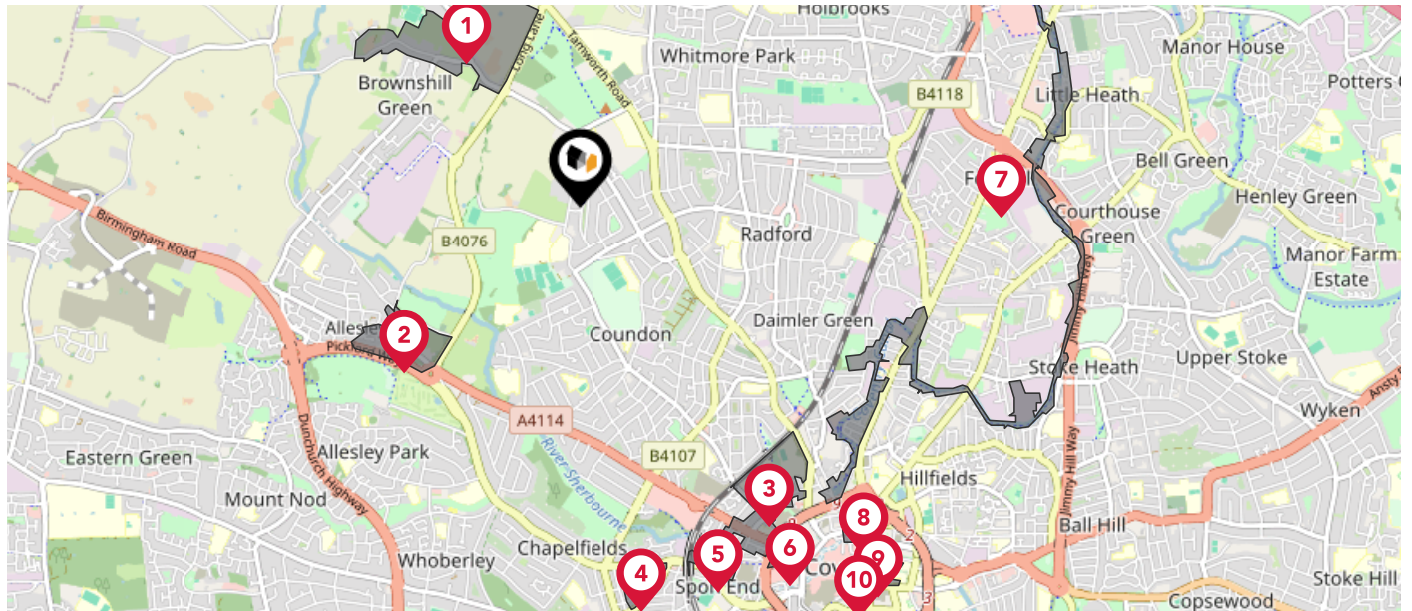
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

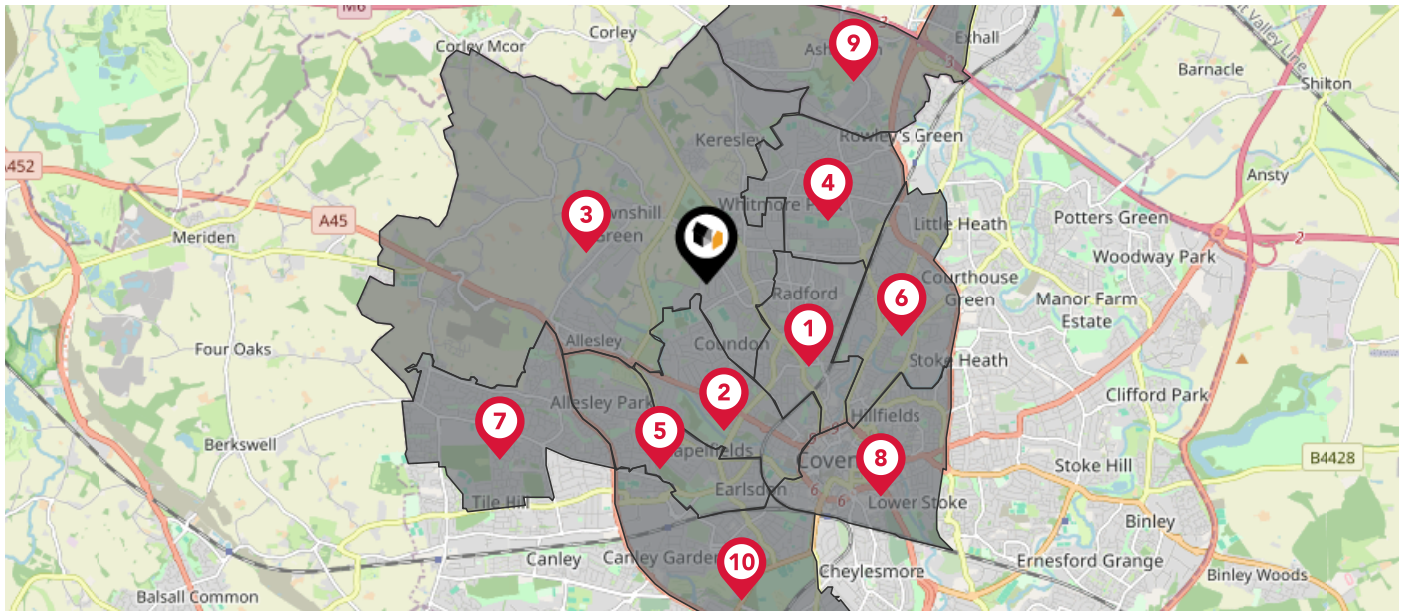
-  1 Brownshill Green
-  2 Allesley Village
-  3 Naul's Mill
-  4 Chapelfields
-  5 Spon End
-  6 Spon Street
-  7 Coventry Canal
-  8 Lady Herbert's Garden
-  9 Hill Top and Cathedral
-  10 High Street

Maps

Council Wards



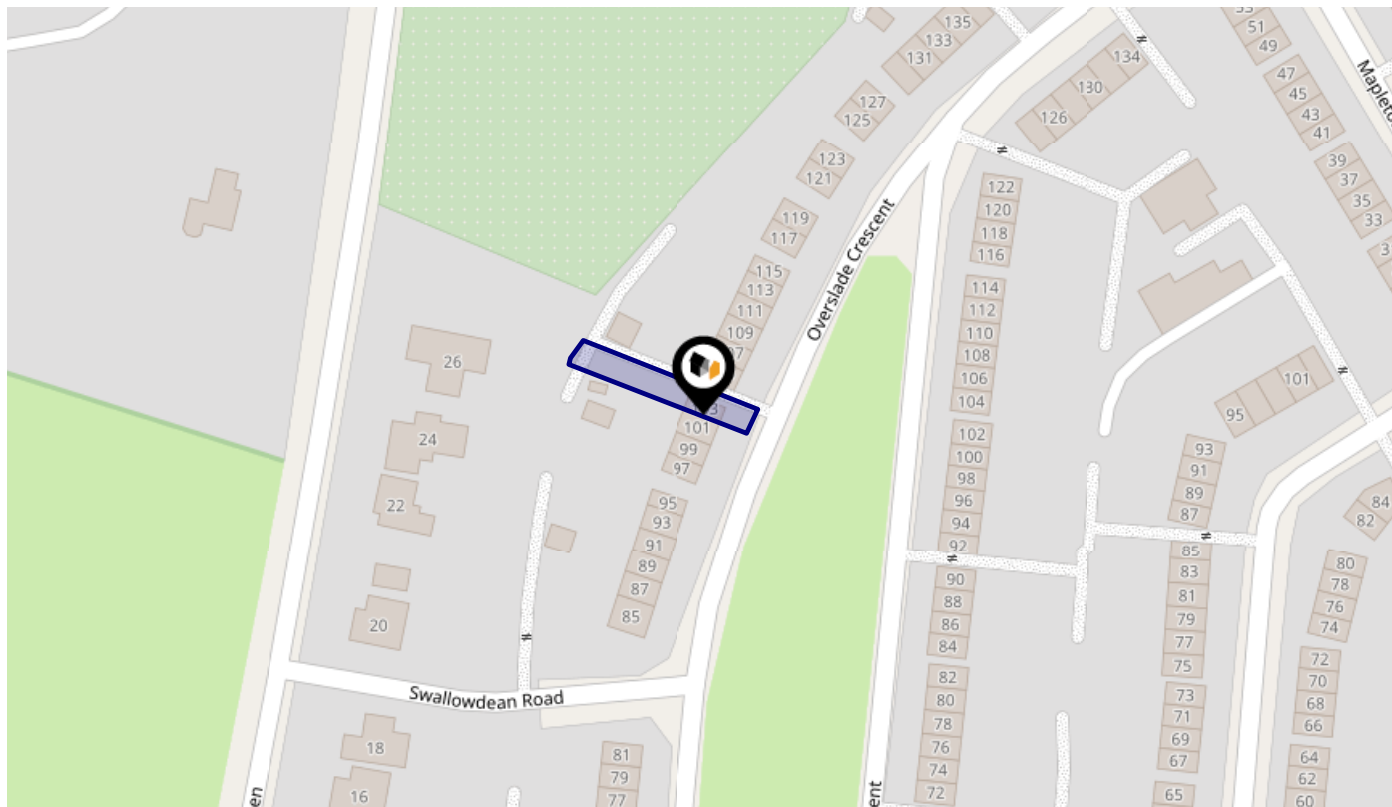
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Radford Ward
- 2 Sherbourne Ward
- 3 Bablake Ward
- 4 Holbrook Ward
- 5 Whoberley Ward
- 6 Foleshill Ward
- 7 Woodlands Ward
- 8 St. Michael's Ward
- 9 Exhall Ward
- 10 Earlsdon Ward

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:

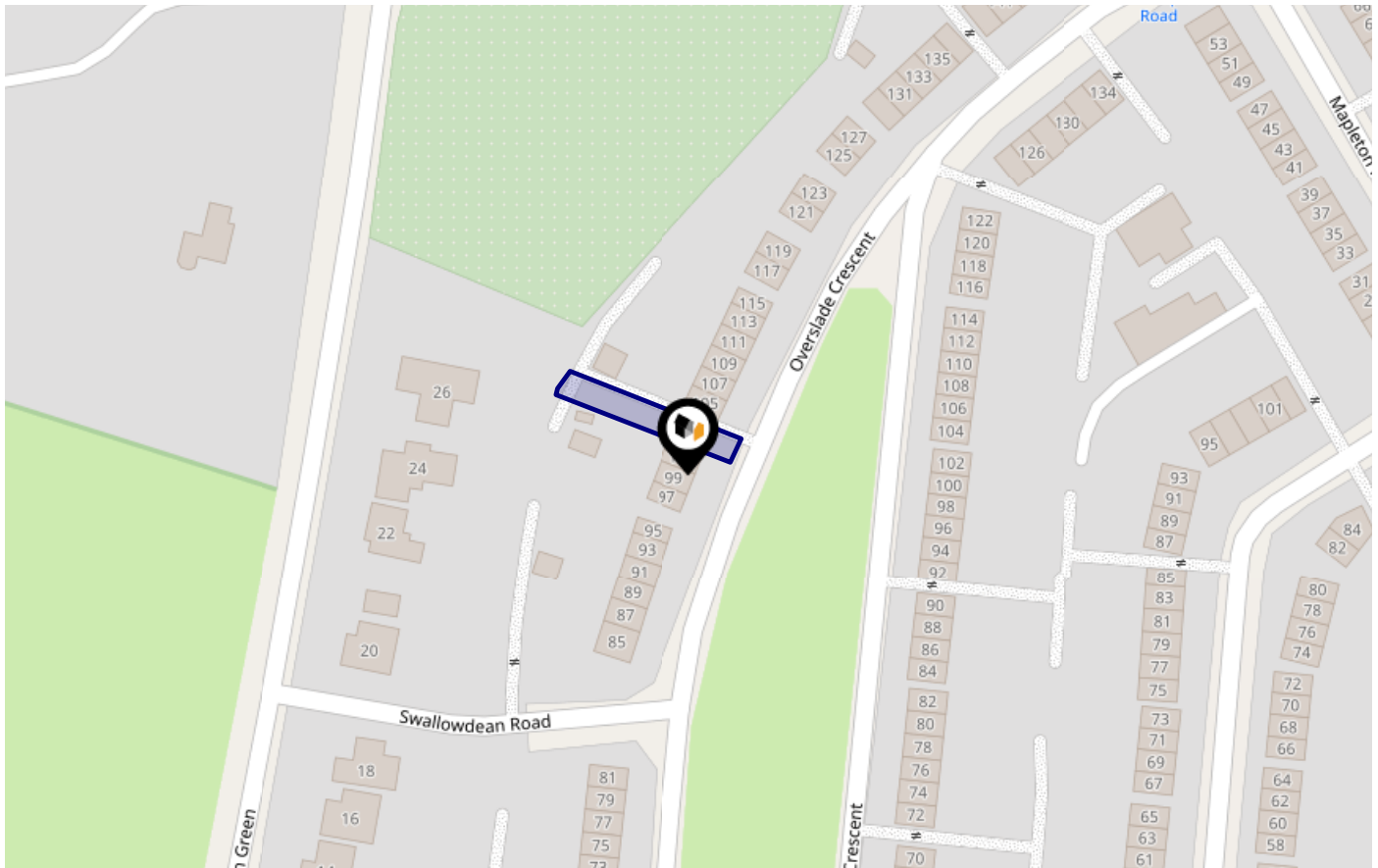
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

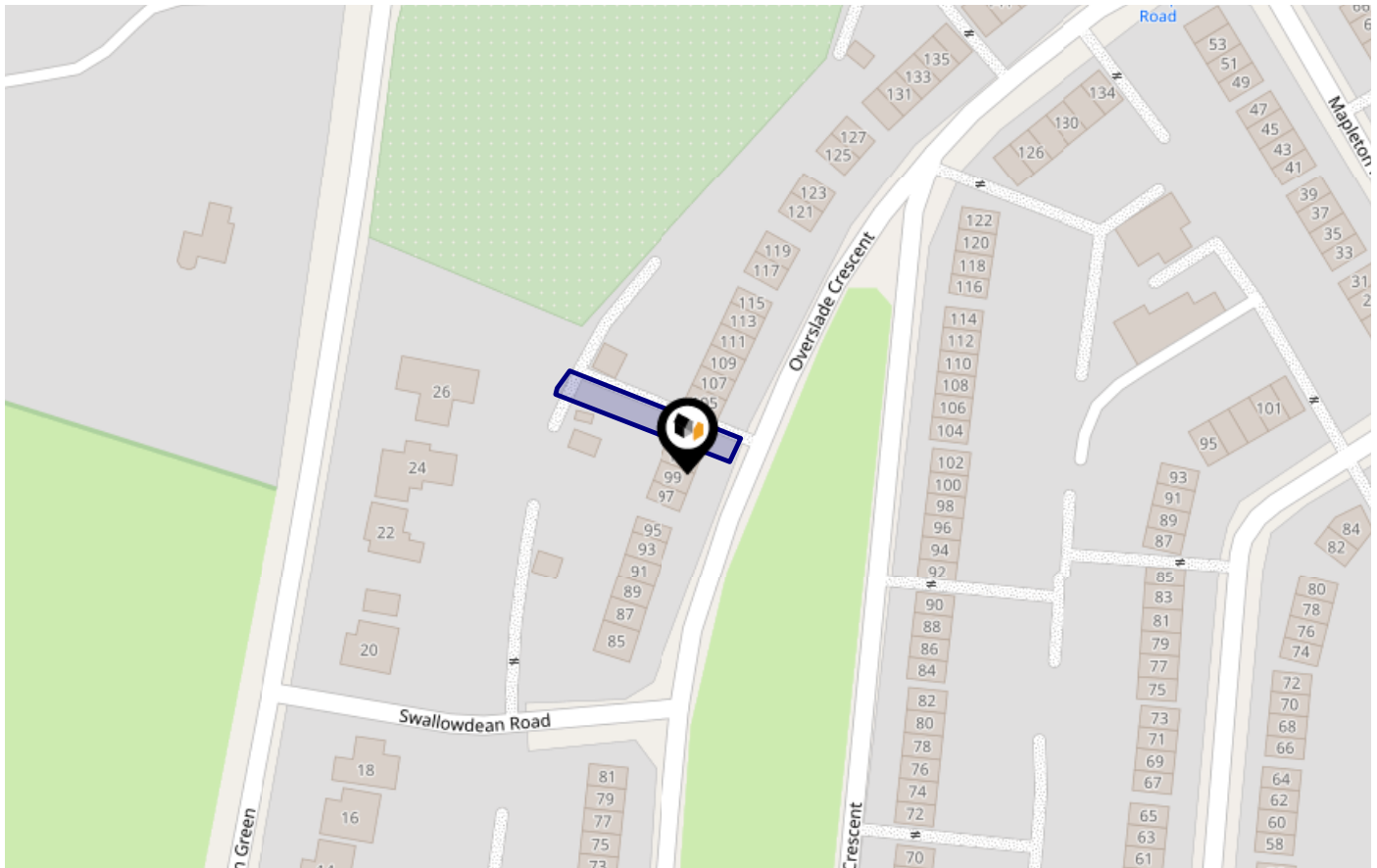


Flood Risk

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:

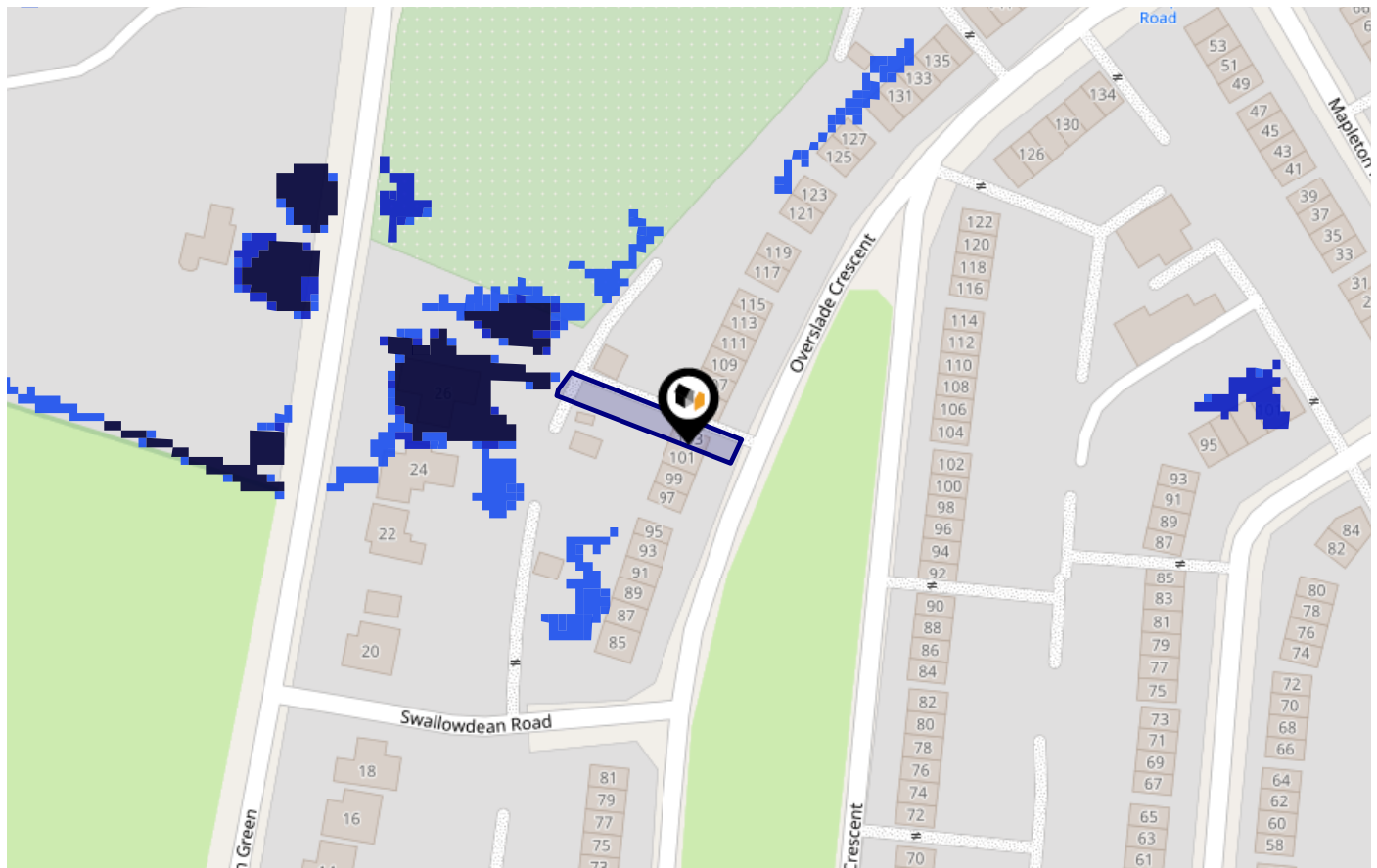


Flood Risk

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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Chance of flooding to the following depths at this property:

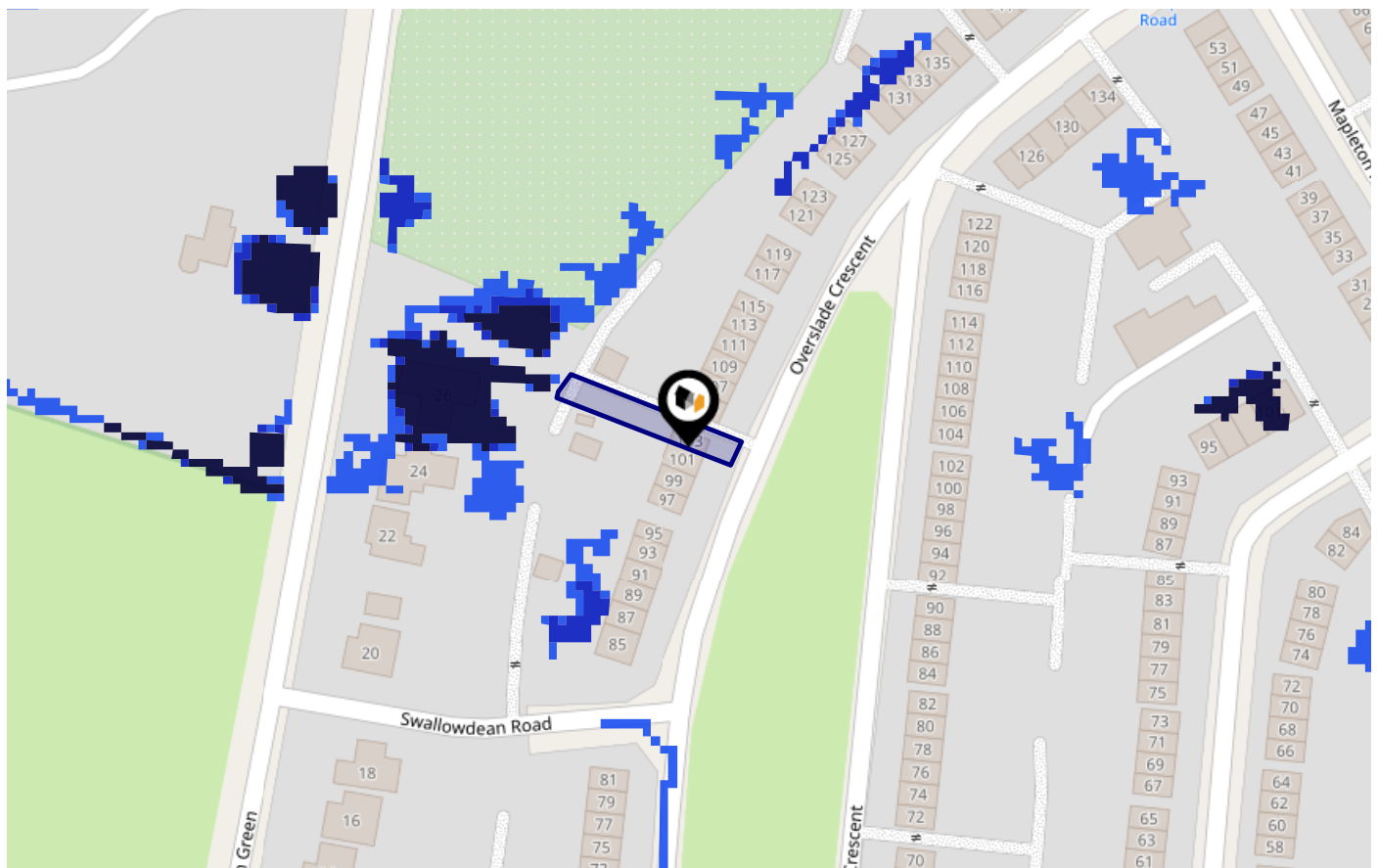


Flood Risk

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:

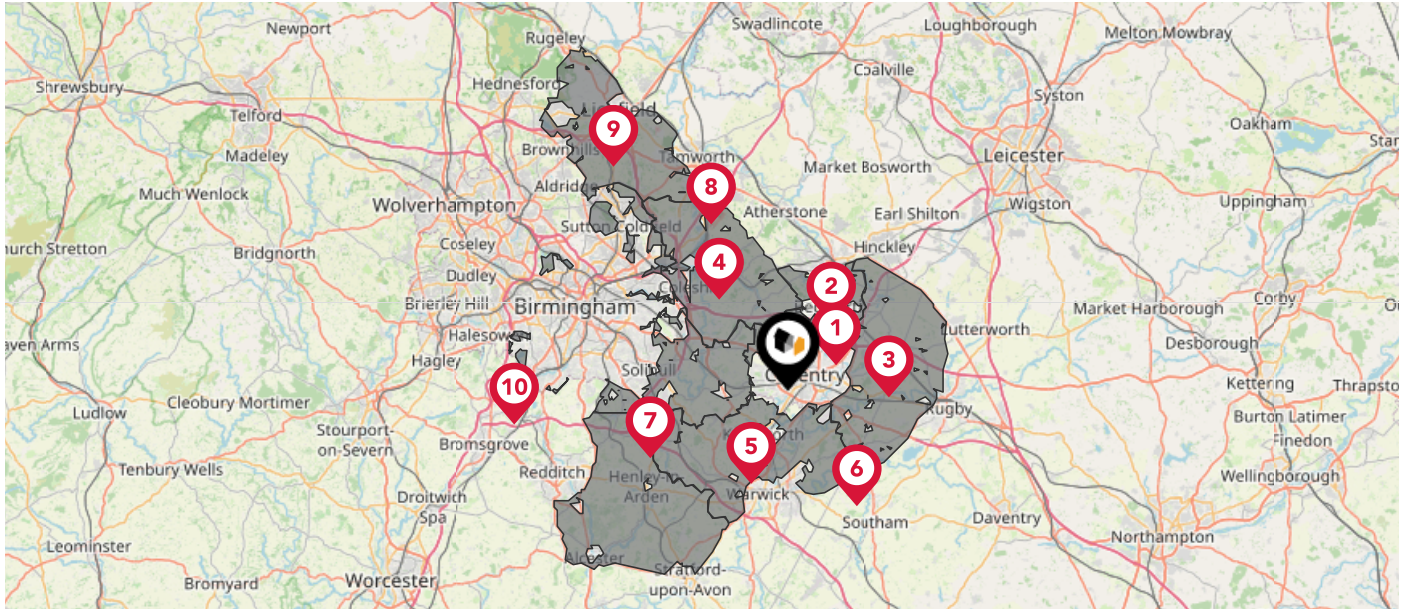


Maps

Green Belt



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



Nearby Green Belt Land

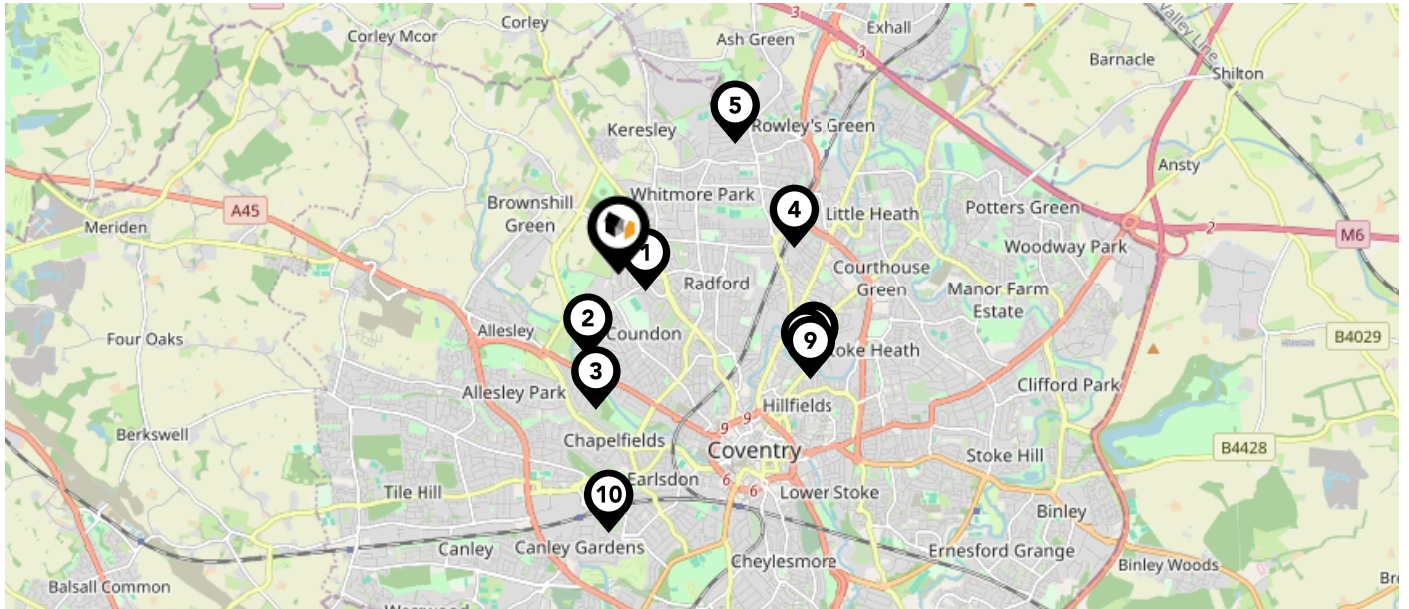
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - North Warwickshire
- 5 Birmingham Green Belt - Warwick
- 6 Birmingham Green Belt - Stratford-on-Avon
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham Green Belt - Tamworth
- 9 Birmingham Green Belt - Lichfield
- 10 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

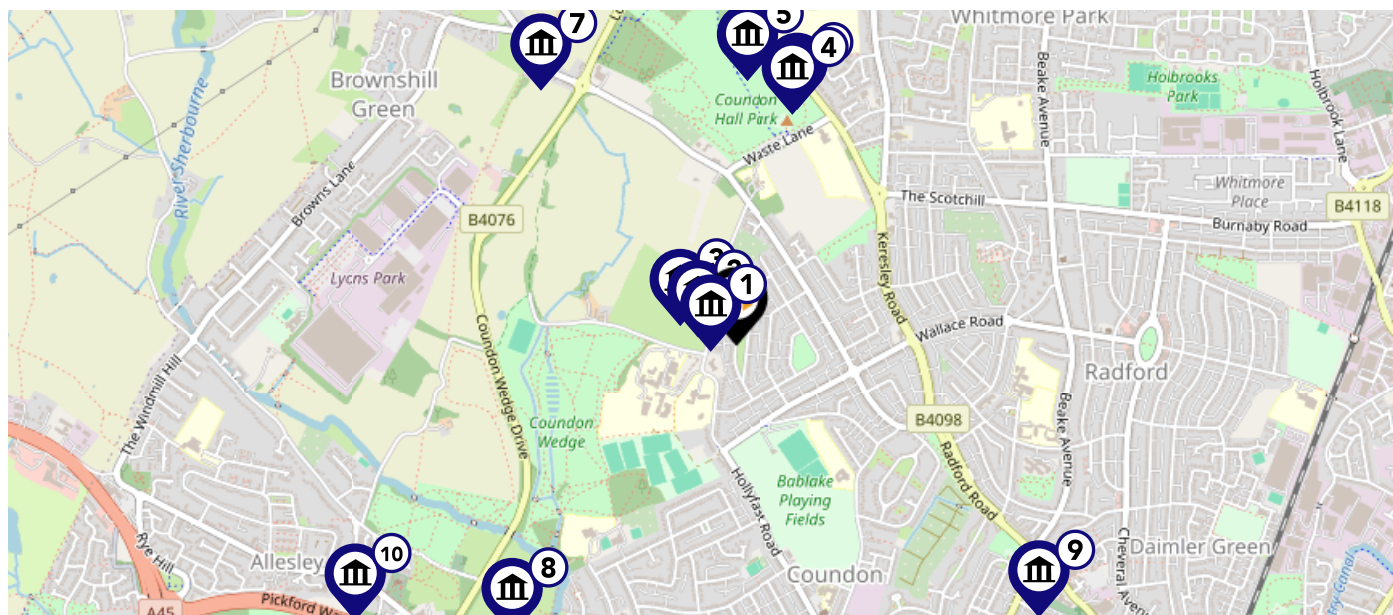
1	Kelmscote Road-Coundon, Coventry	Historic Landfill
2	Coundon Social Club-Coundon, Coventry	Historic Landfill
3	Holyhead Road-Coundon, Coventry	Historic Landfill
4	Railway Sidings-Three Spines Bridge	Historic Landfill
5	Bladberry Lane Tip-Holbrooks, Coventry	Historic Landfill
6	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
7	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
8	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
9	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
10	Hearsall Common-Whoberley, Coventry	Historic Landfill











Maps

Listed Buildings

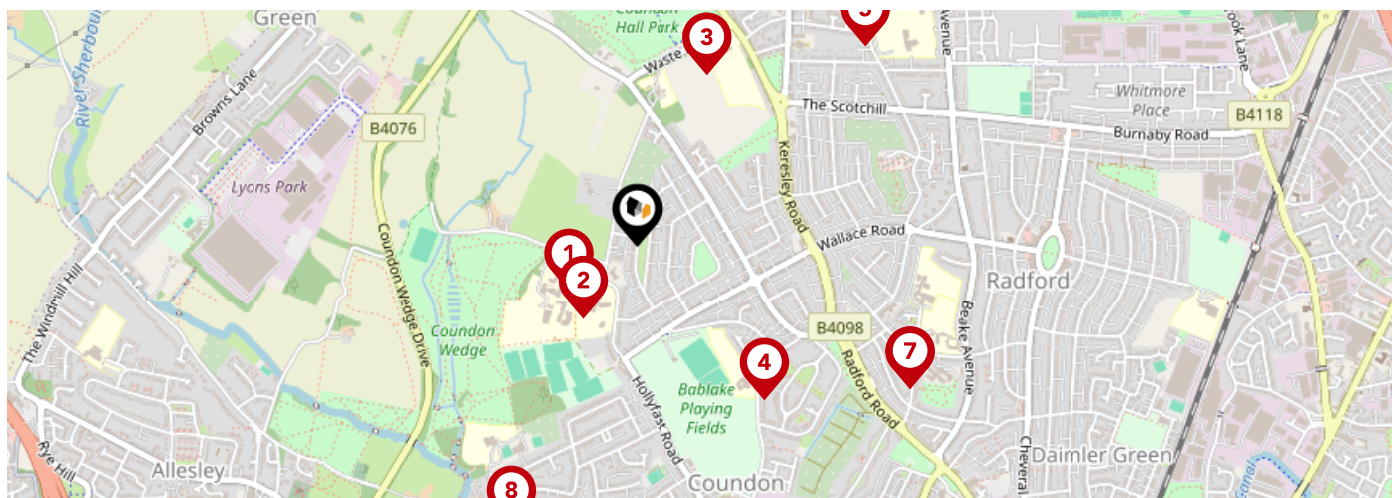


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



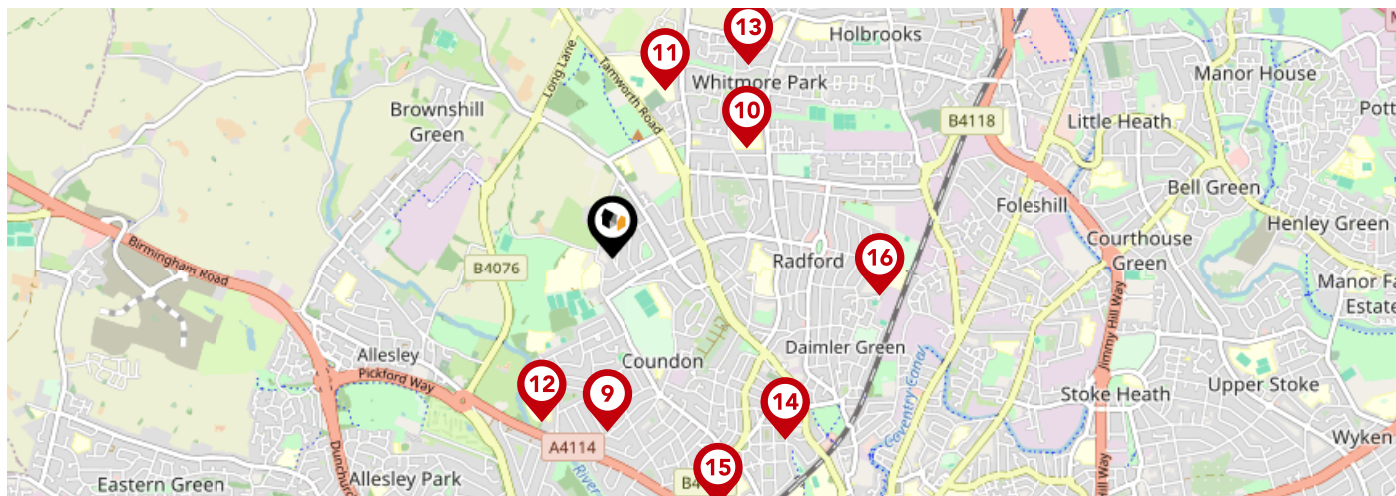
Listed Buildings in the local district	Grade	Distance
 1342925 - Four Winds	Grade II	0.0 miles
 1076641 - Alverston Cottage	Grade II	0.1 miles
 1320305 - Coundon Lodge	Grade II	0.1 miles
 1434931 - Keresley War Memorial	Grade II	0.6 miles
 1104876 - Coundon Hall (the Old Hall Inn)	Grade II	0.6 miles
 1076609 - Church Of St Thomas	Grade II	0.6 miles
 1076571 - Birch Tree Farmhouse	Grade II	0.7 miles
 1076639 - Church Lane Farmhouse	Grade II	0.8 miles
 1437712 - Radford St Nicholas War Memorial	Grade II	0.9 miles
 1116140 - 58 And 60, Birmingham Road	Grade II	1.0 miles









Area Schools



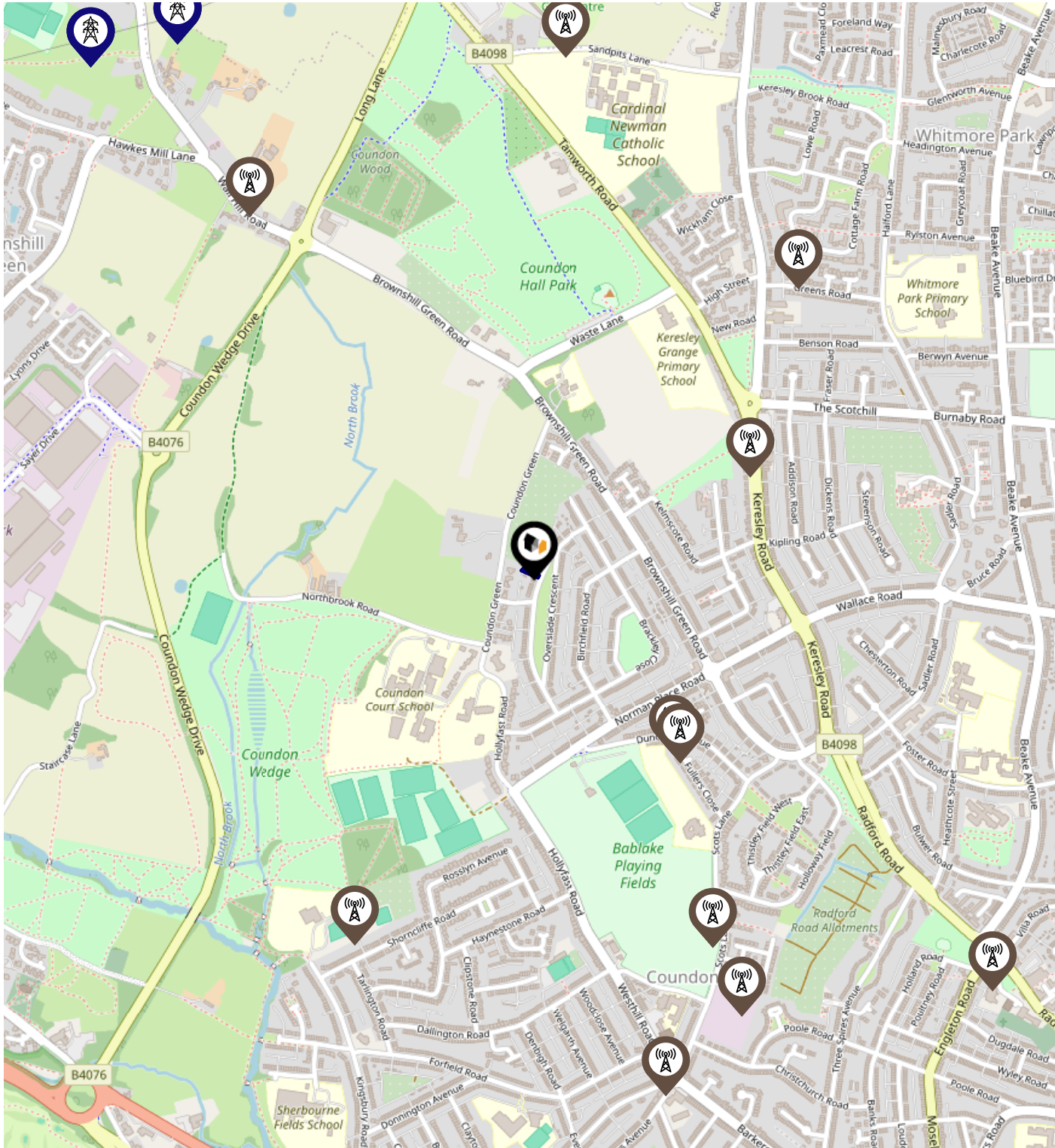
		Nursery	Primary	Secondary	College	Private
1	Coundon Court Ofsted Rating: Requires improvement Pupils: 1919 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hollyfast Primary School Ofsted Rating: Good Pupils: 656 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Keresley Grange Primary School Ofsted Rating: Good Pupils: 307 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitmore Park Primary School Ofsted Rating: Good Pupils: 681 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
 Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hospital Education Service Ofsted Rating: Good Pupils: 2 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cardinal Newman Catholic School Ofsted Rating: Good Pupils: 1481 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 449 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Joseph Cash Primary School Ofsted Rating: Good Pupils: 486 Distance:1.22	<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

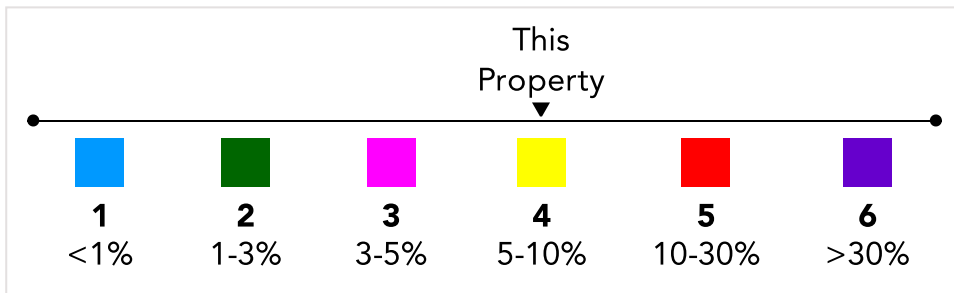
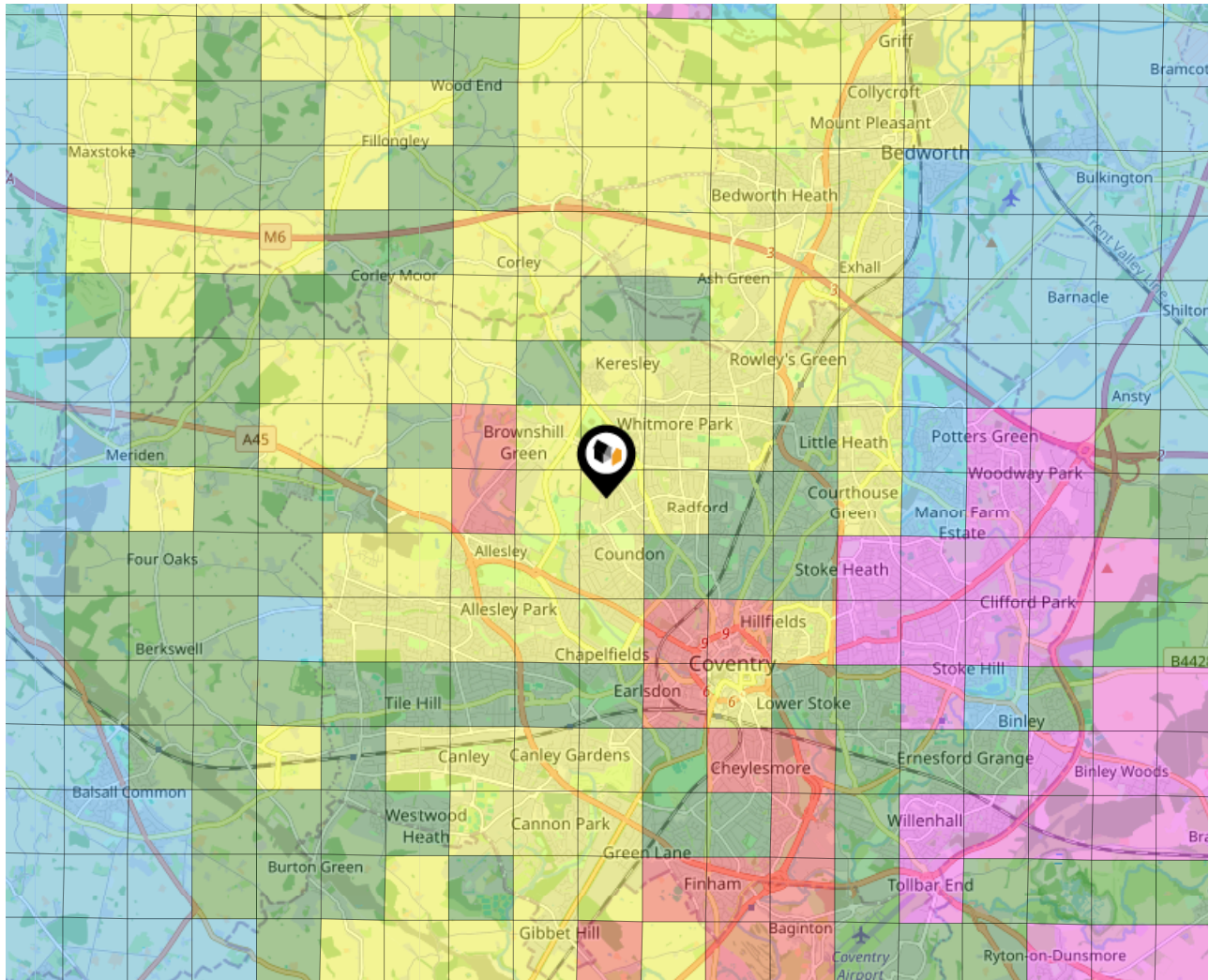
Environment

Radon Gas

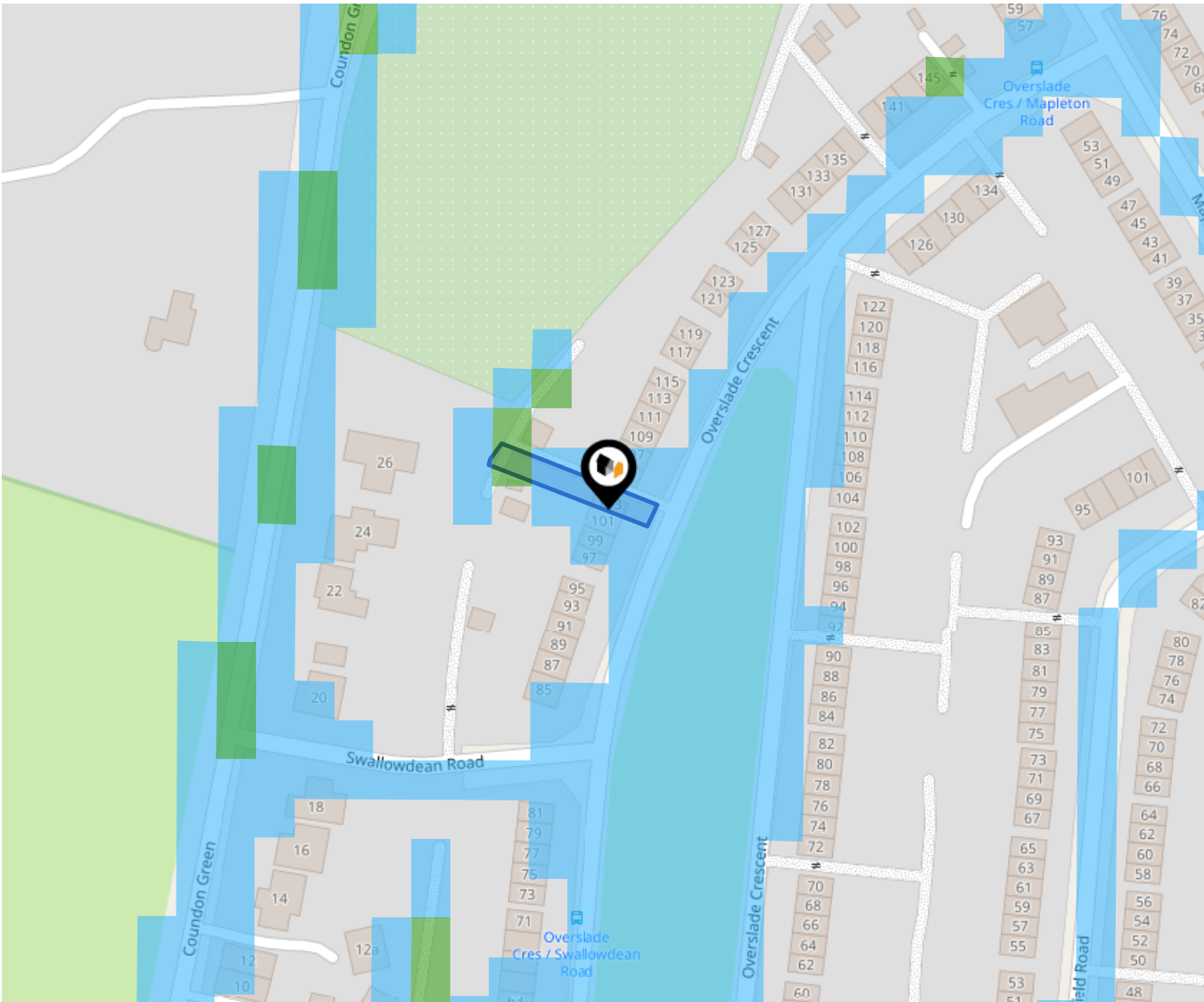


What is Radon?

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

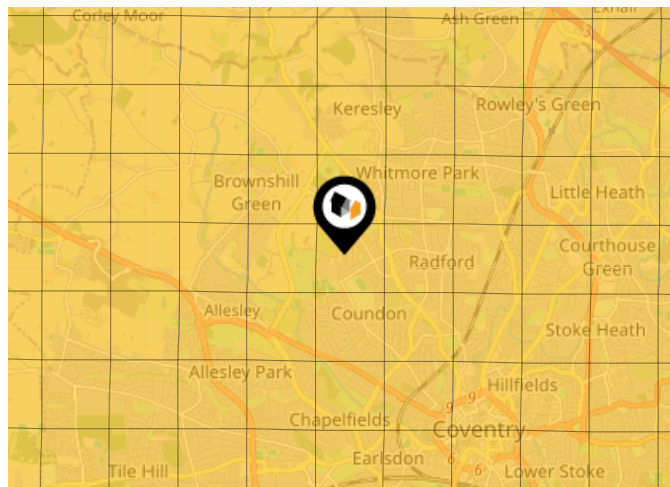


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

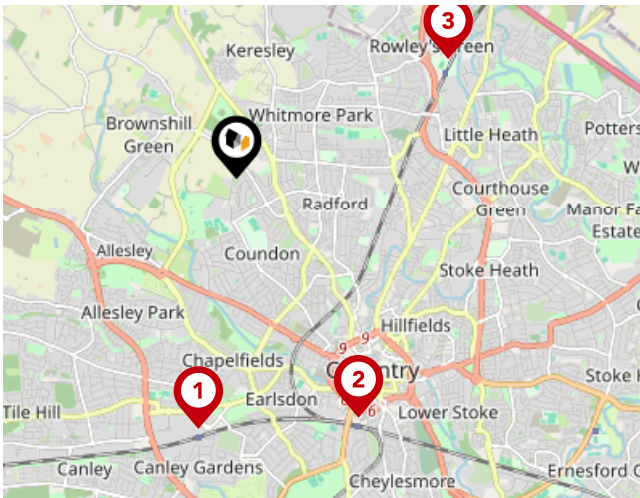


Primary Classifications (Most Common Clay Types)

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

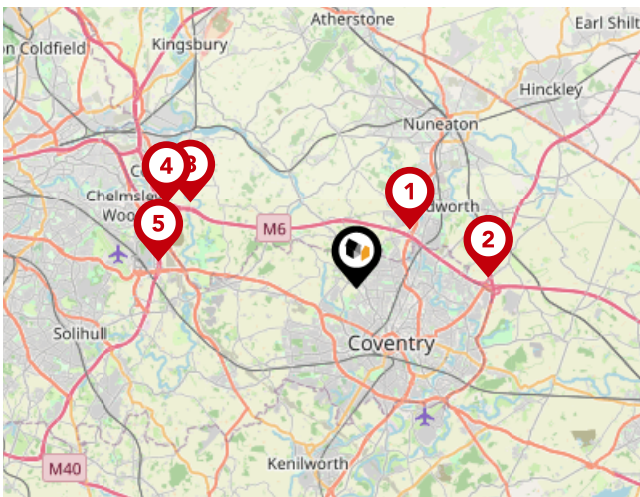
Area

Transport (National)



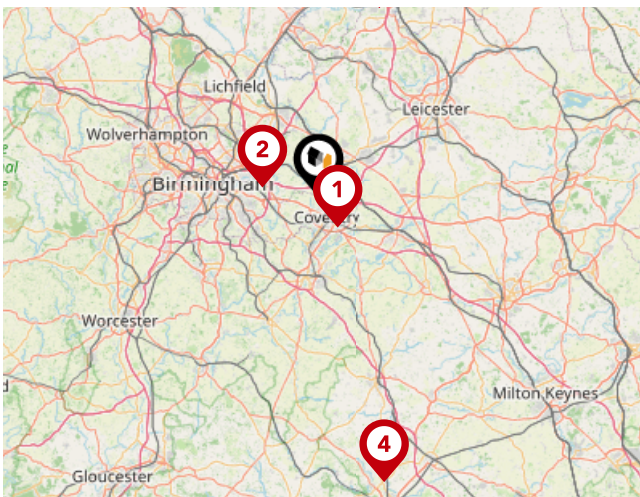
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	2.29 miles
2	Coventry Rail Station	2.42 miles
3	Coventry Arena Rail Station	2.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	2.88 miles
2	M6 J2	4.78 miles
3	M6 J3A	6.8 miles
4	M6 J4	7.56 miles
5	M42 J6	7.24 miles

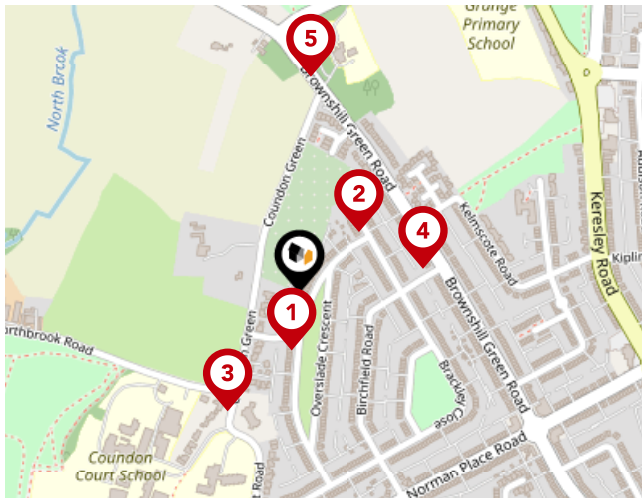


Airports/Helipads

Pin	Name	Distance
1	Baginton	5.21 miles
2	Birmingham Airport	8.22 miles
3	East Mids Airport	28.67 miles
4	Kidlington	42.55 miles

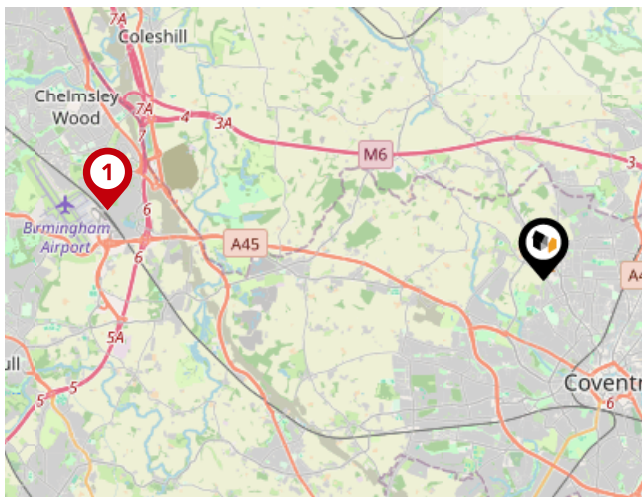
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Swallowdean Road	0.07 miles
2	Mapleton Road	0.1 miles
3	Coundon Court School & Comm Coll	0.16 miles
4	Brownhill Green Rd	0.14 miles
5	Coundon Green	0.24 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.98 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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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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