



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 30th March 2026



HARBOROUGH ROAD, COVENTRY, CV6

Price Estimate : £225,000

Walmsley's The Way to Move

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

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Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A much loved end of terrace three bedroom family home
Welcoming entrance hallway & through living dining room
Modern 1st floor family shower room & ground floor cloakroom
Generous rear garden with vehicular access
"Lean to" garden room
Gas central heating & double glazing
Close to amenities & popular local schooling
NO CHAIN, Total 974 Sq.ft or 90.5 Sq.M, EPC Ordered

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
Bedrooms:	3
Floor Area:	974 ft ² / 90 m ²
Plot Area:	0.07 acres
Council Tax :	Band B
Annual Estimate:	£1,877
Title Number:	WM564709

Price Estimate:	£225,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



27, Harborough Road, Coventry, CV6 4FP		Semi-detached House	
Last Sold Date:	19/03/2025	07/07/2017	
Last Sold Price:	£310,000	£200,000	
3, Harborough Road, Coventry, CV6 4FP		Terraced House	
Last Sold Date:	02/11/2022		
Last Sold Price:	£230,000		
21, Harborough Road, Coventry, CV6 4FP		Terraced House	
Last Sold Date:	01/04/2022		
Last Sold Price:	£215,000		
16, Harborough Road, Coventry, CV6 4FP		Terraced House	
Last Sold Date:	18/06/2021		
Last Sold Price:	£215,000		
8, Harborough Road, Coventry, CV6 4FP		Terraced House	
Last Sold Date:	29/01/2021		
Last Sold Price:	£218,000		
31, Harborough Road, Coventry, CV6 4FP		Semi-detached House	
Last Sold Date:	12/01/2021		
Last Sold Price:	£200,000		
9, Harborough Road, Coventry, CV6 4FP		Terraced House	
Last Sold Date:	19/07/2019		
Last Sold Price:	£182,000		
14, Harborough Road, Coventry, CV6 4FP		Terraced House	
Last Sold Date:	26/10/2017	08/02/2002	
Last Sold Price:	£185,000	£93,000	
12, Harborough Road, Coventry, CV6 4FP		Terraced House	
Last Sold Date:	05/02/2016	18/12/2009	17/08/2004
Last Sold Price:	£158,500	£135,000	£122,000
			26/06/1998
			£53,000
15, Harborough Road, Coventry, CV6 4FP		Terraced House	
Last Sold Date:	11/09/2015	15/01/2007	
Last Sold Price:	£147,000	£135,000	
5, Harborough Road, Coventry, CV6 4FP		Terraced House	
Last Sold Date:	10/06/2013		
Last Sold Price:	£121,000		
23, Harborough Road, Coventry, CV6 4FP		Terraced House	
Last Sold Date:	16/11/2001		
Last Sold Price:	£77,000		

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

Market Sold in Street



10, Harborough Road, Coventry, CV6 4FP

Terraced House

Last Sold Date: 29/09/2000

Last Sold Price: £74,000

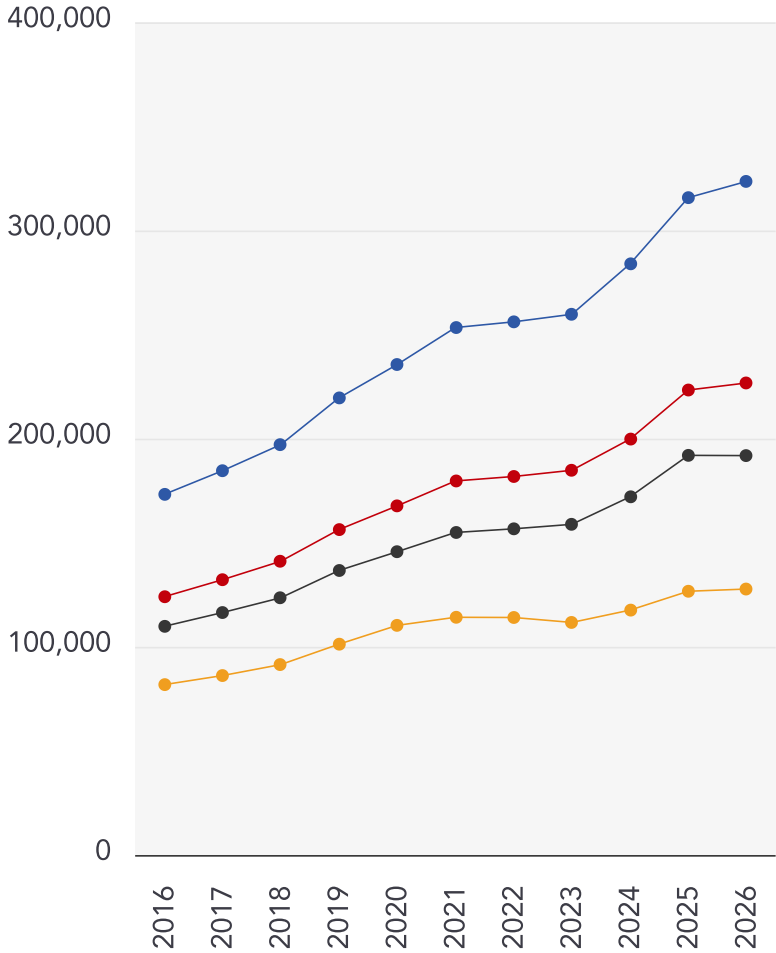
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

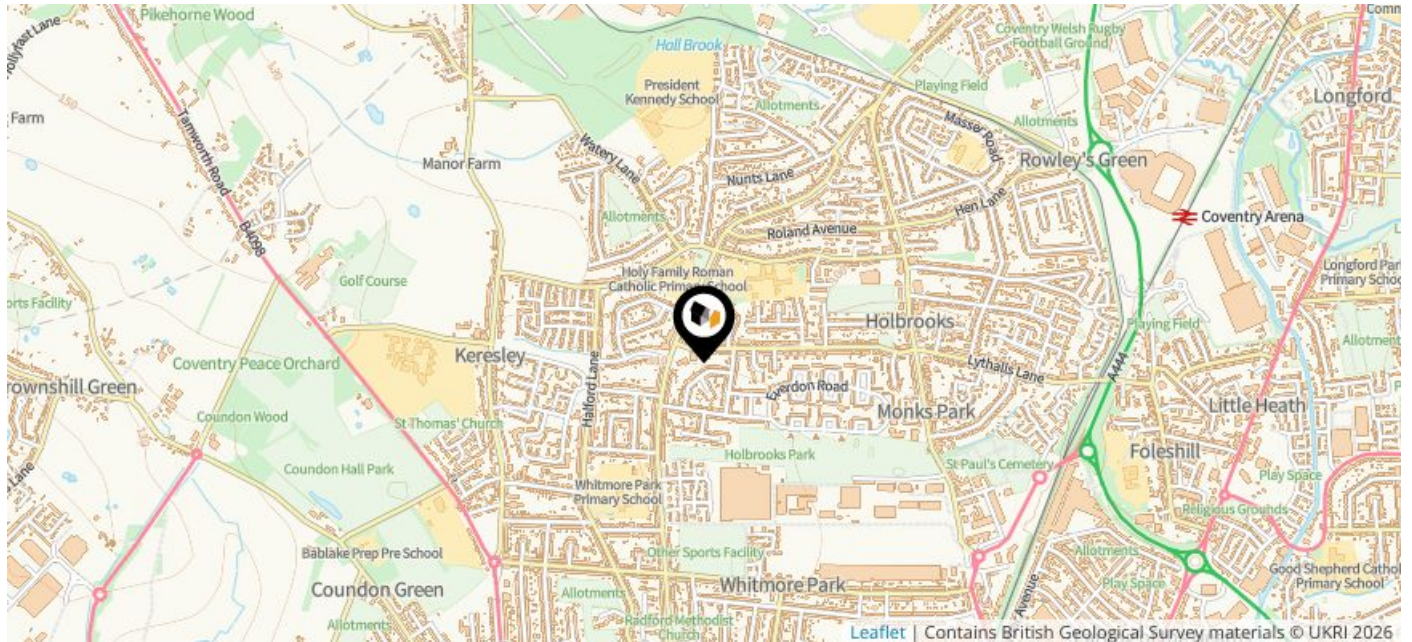
+56.09%

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.

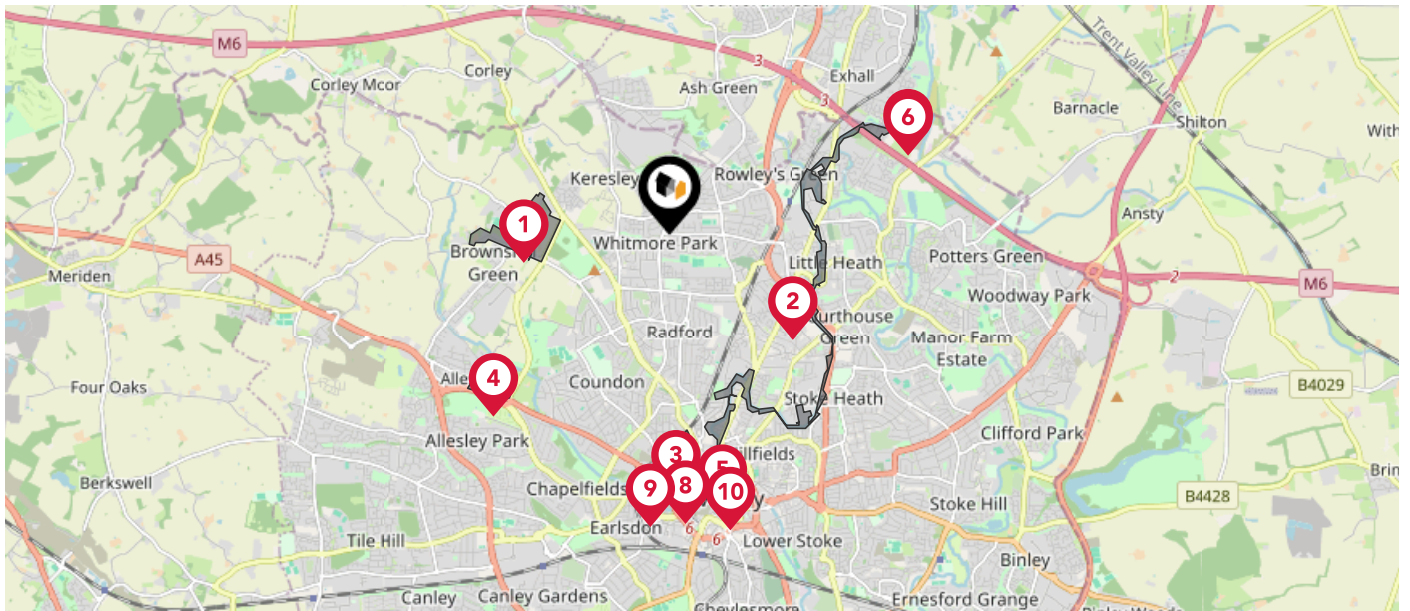
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

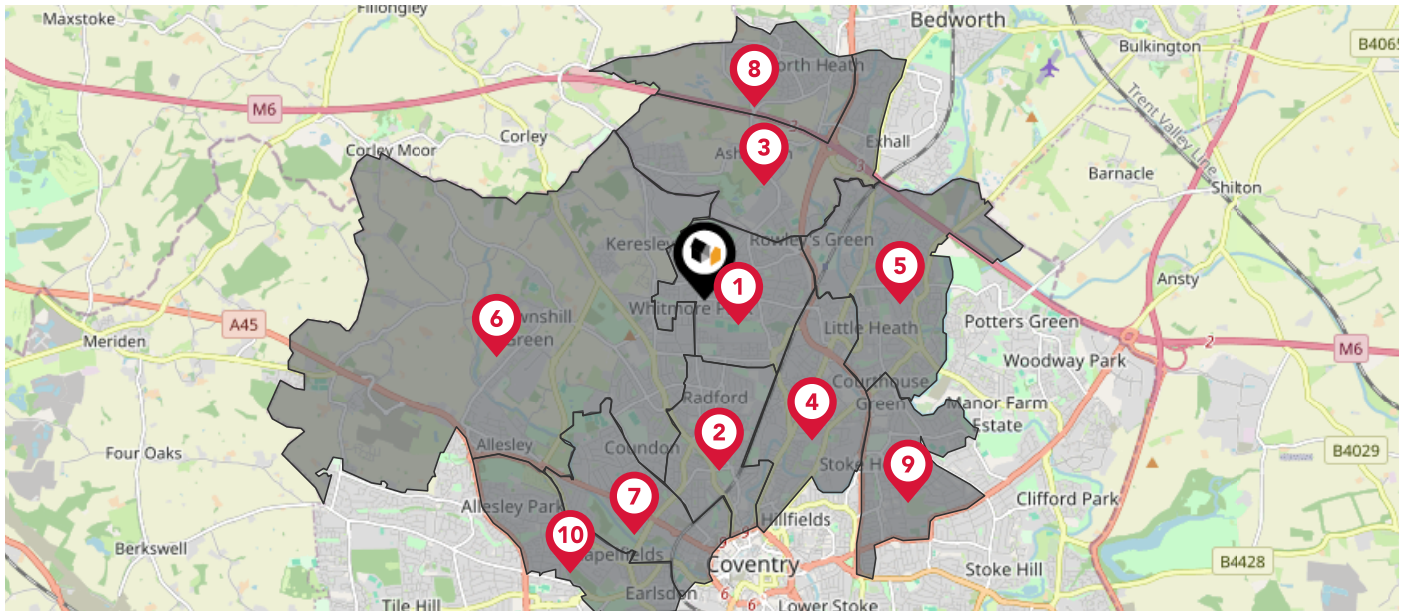
- 1 Browns Hill Green
- 2 Coventry Canal
- 3 Naul's Mill
- 4 Allesley Village
- 5 Lady Herbert's Garden
- 6 Hawkesbury Junction
- 7 Hawkesbury Junction
- 8 Spon Street
- 9 Spon End
- 10 Hill Top and Cathedral

Maps

Council Wards



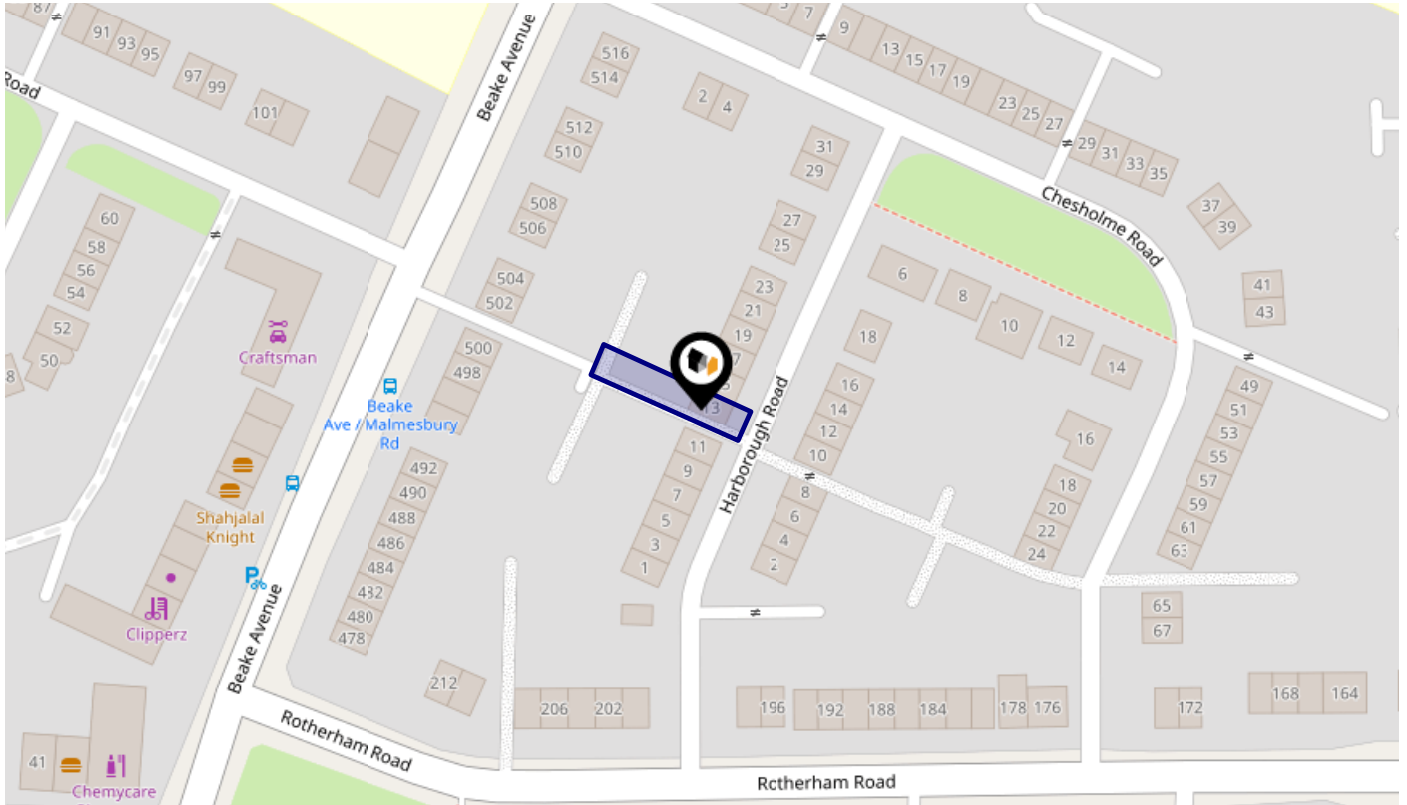
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Holbrook Ward
- 2 Radford Ward
- 3 Exhall Ward
- 4 Foleshill Ward
- 5 Longford Ward
- 6 Bablake Ward
- 7 Sherbourne Ward
- 8 Heath Ward
- 9 Upper Stoke Ward
- 10 Whoberley 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:

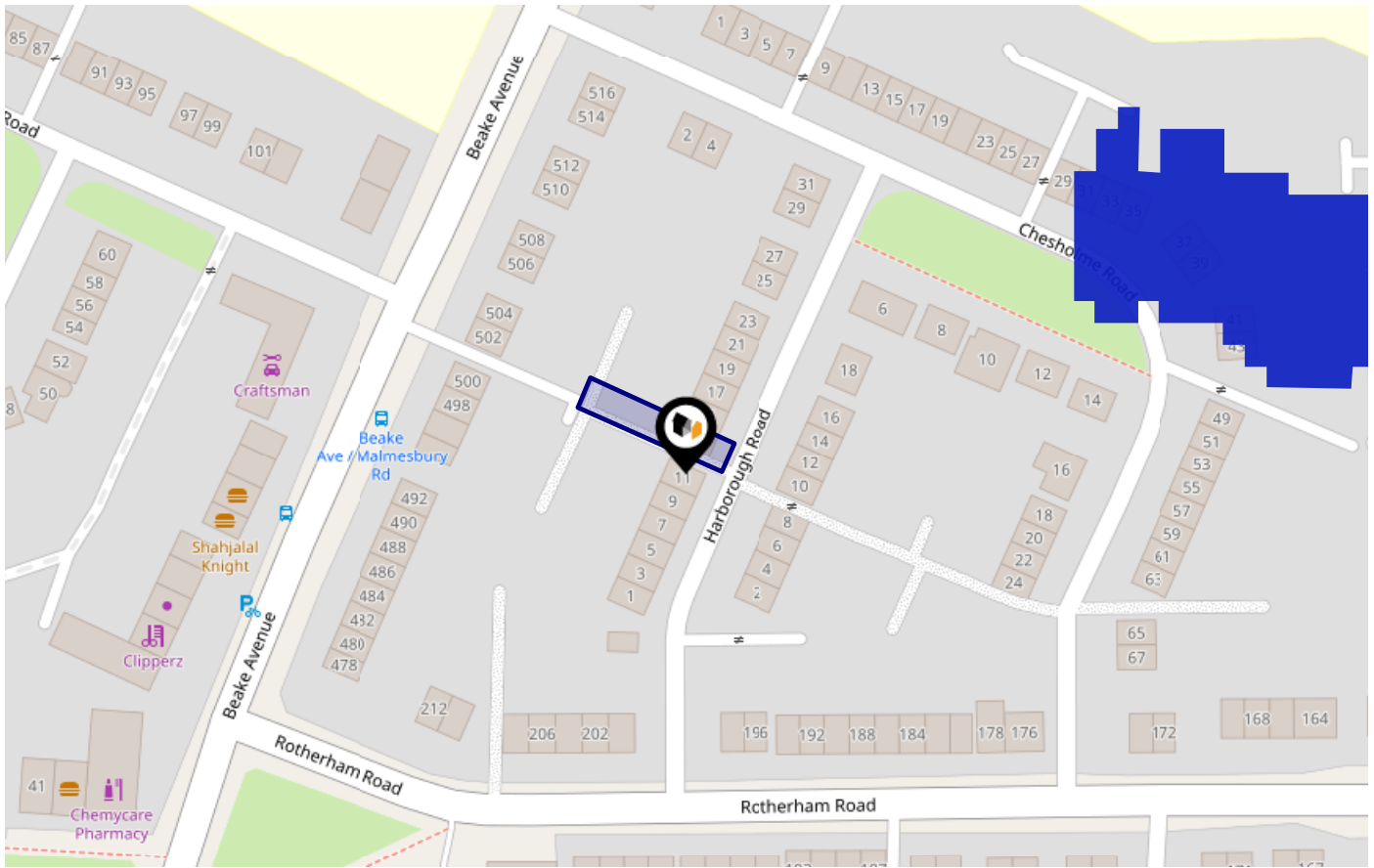
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

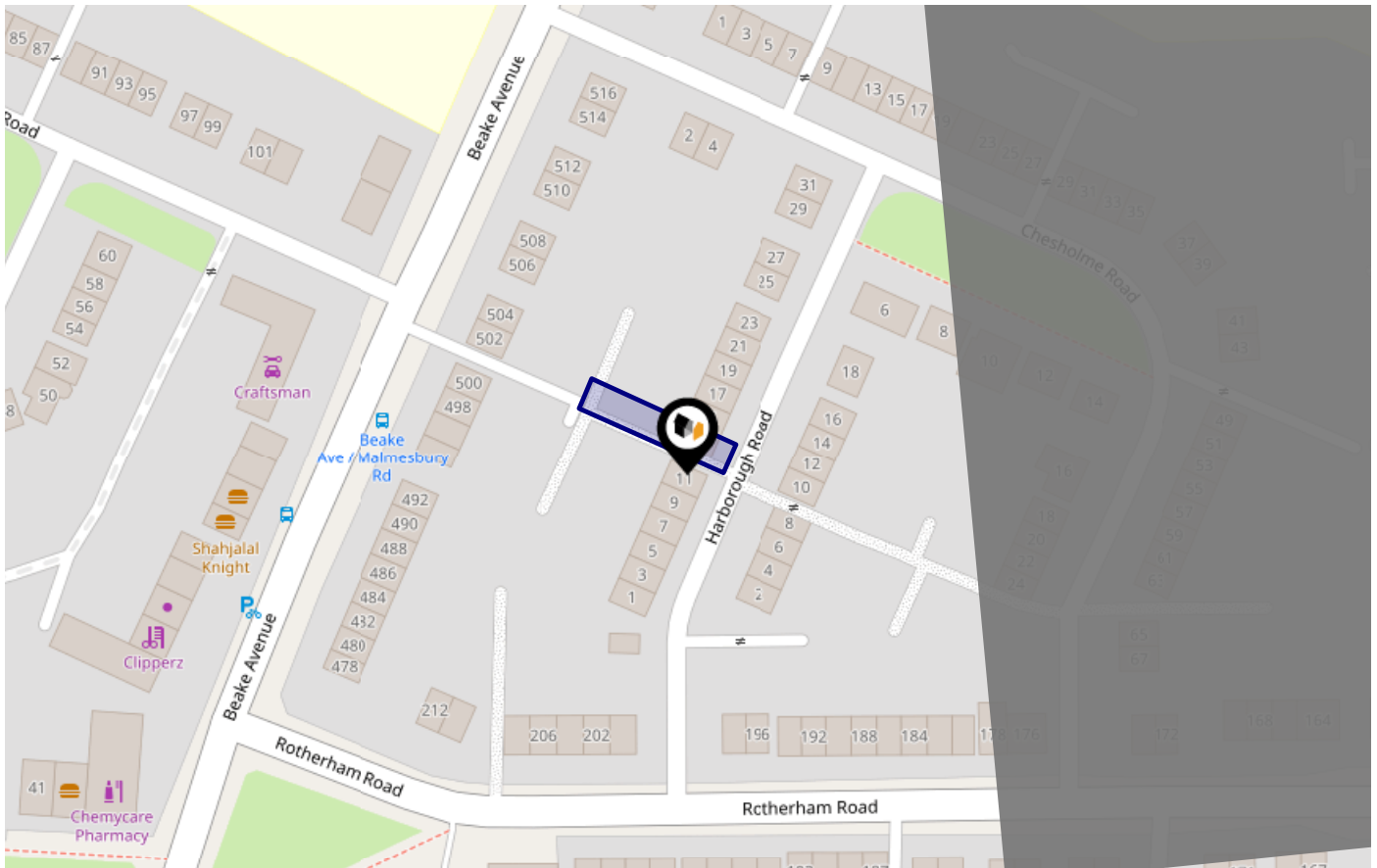


Flood Risk

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

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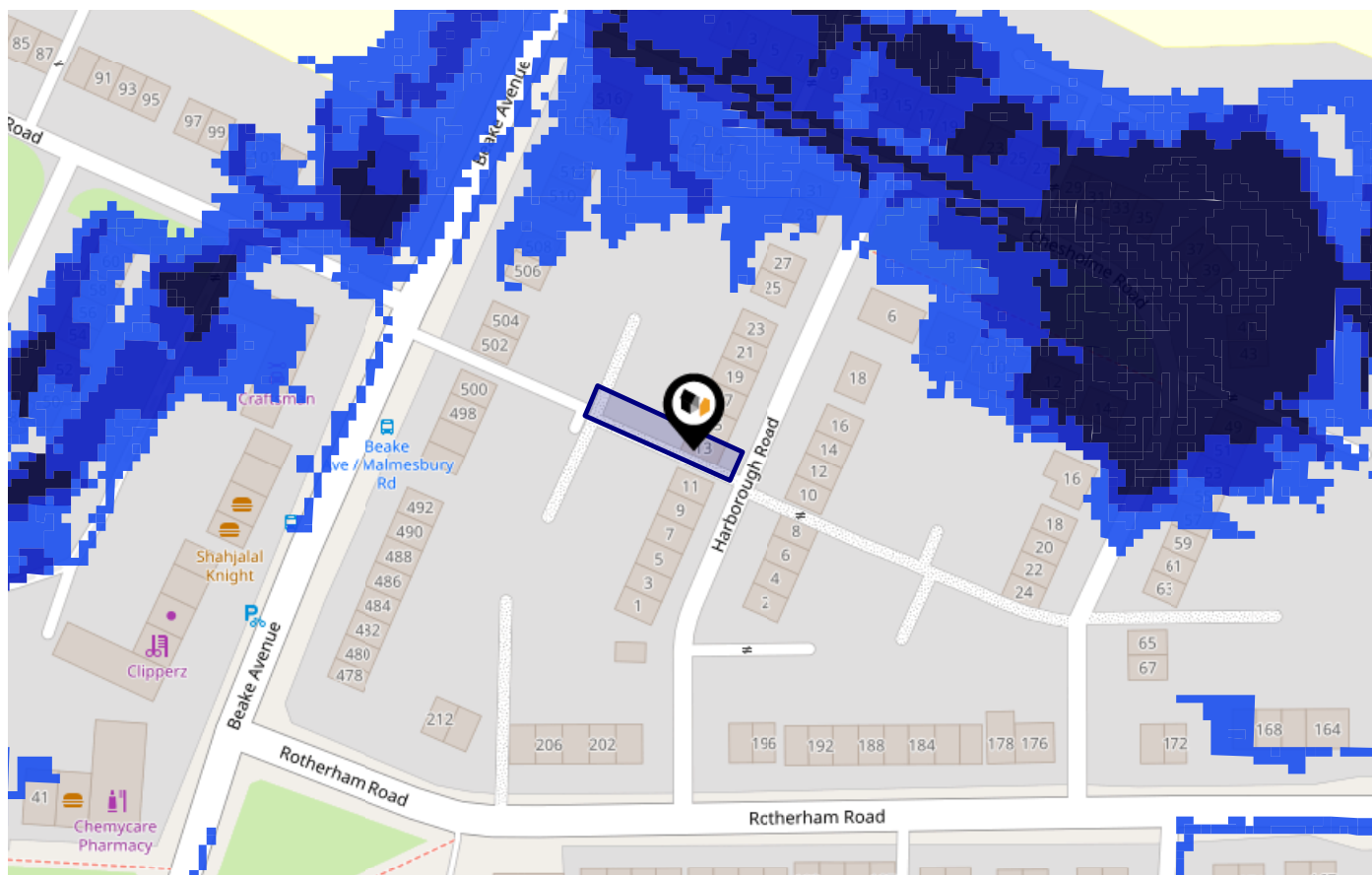


Flood Risk

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.

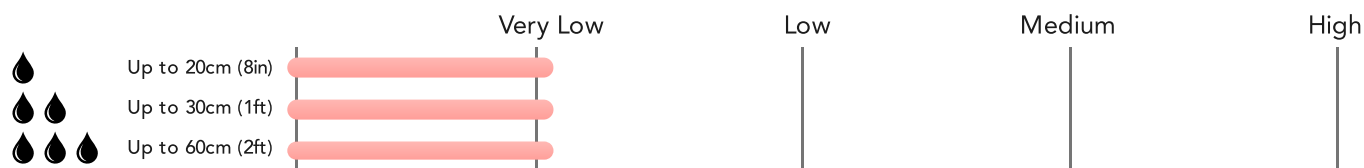


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

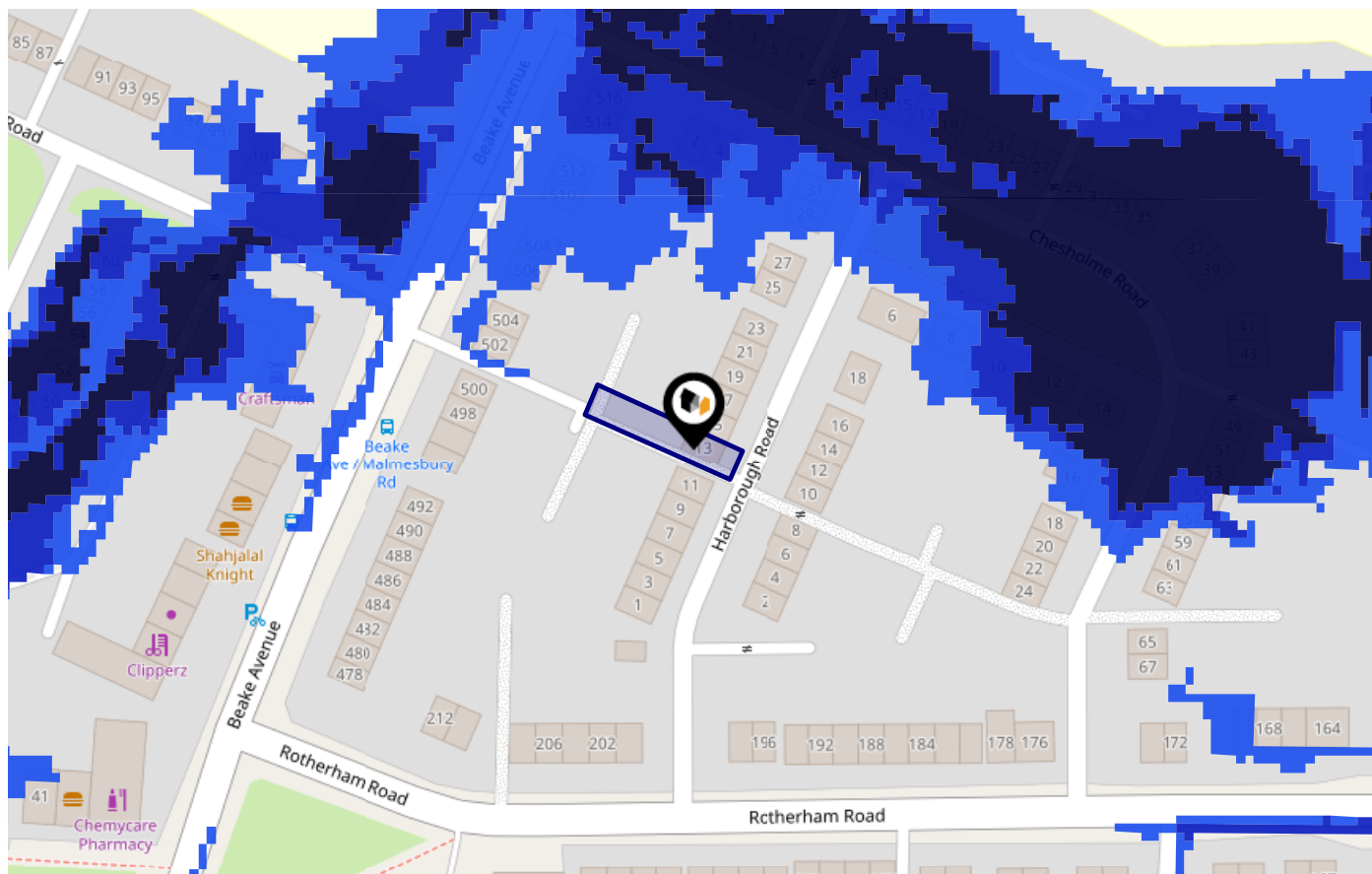


Flood Risk

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.

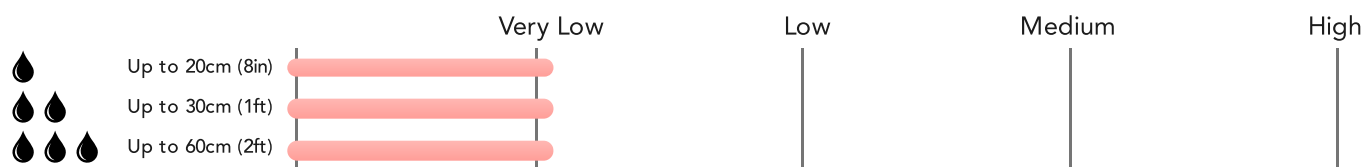


Risk Rating: Very low

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.

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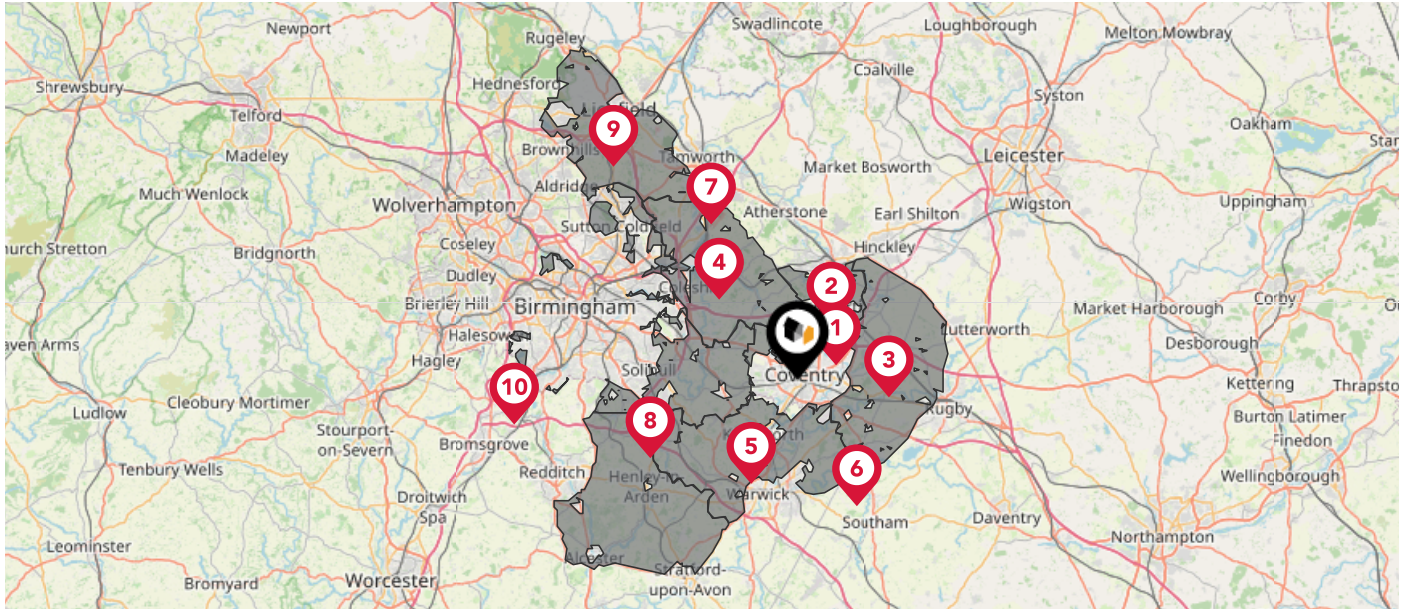


Maps

Green Belt



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



Nearby Green Belt Land

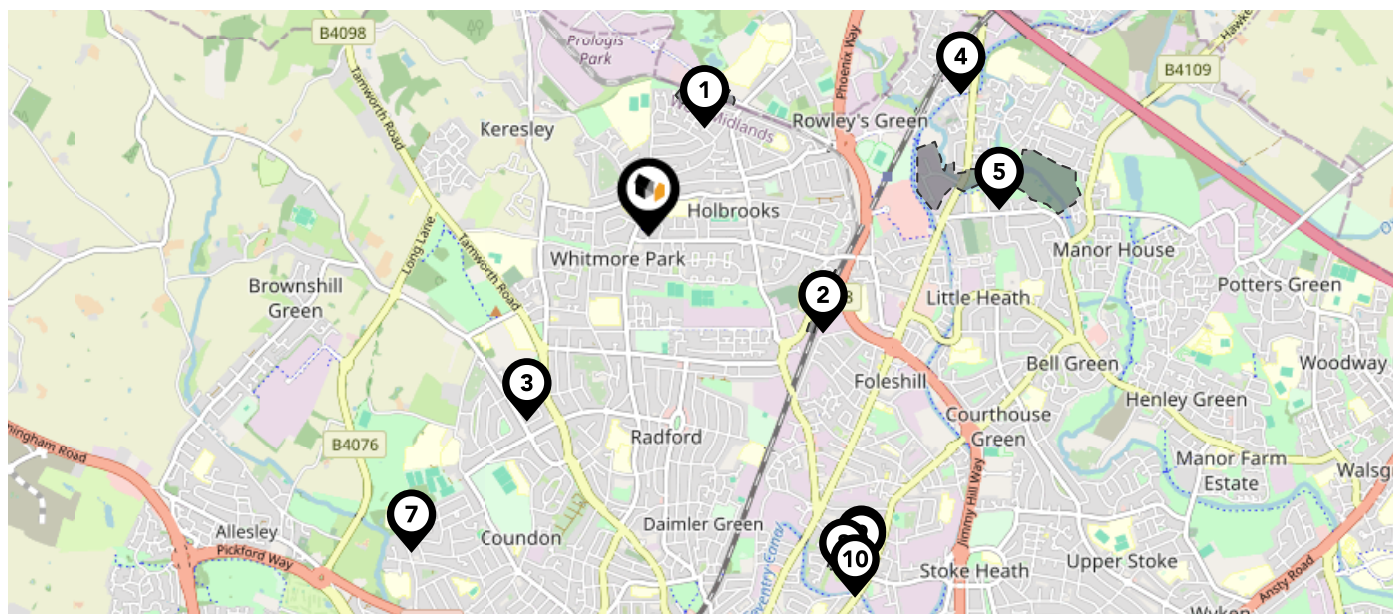
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - North Warwickshire
- 5 Birmingham Green Belt - Warwick
- 6 Birmingham Green Belt - Stratford-on-Avon
- 7 Birmingham Green Belt - Tamworth
- 8 Birmingham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

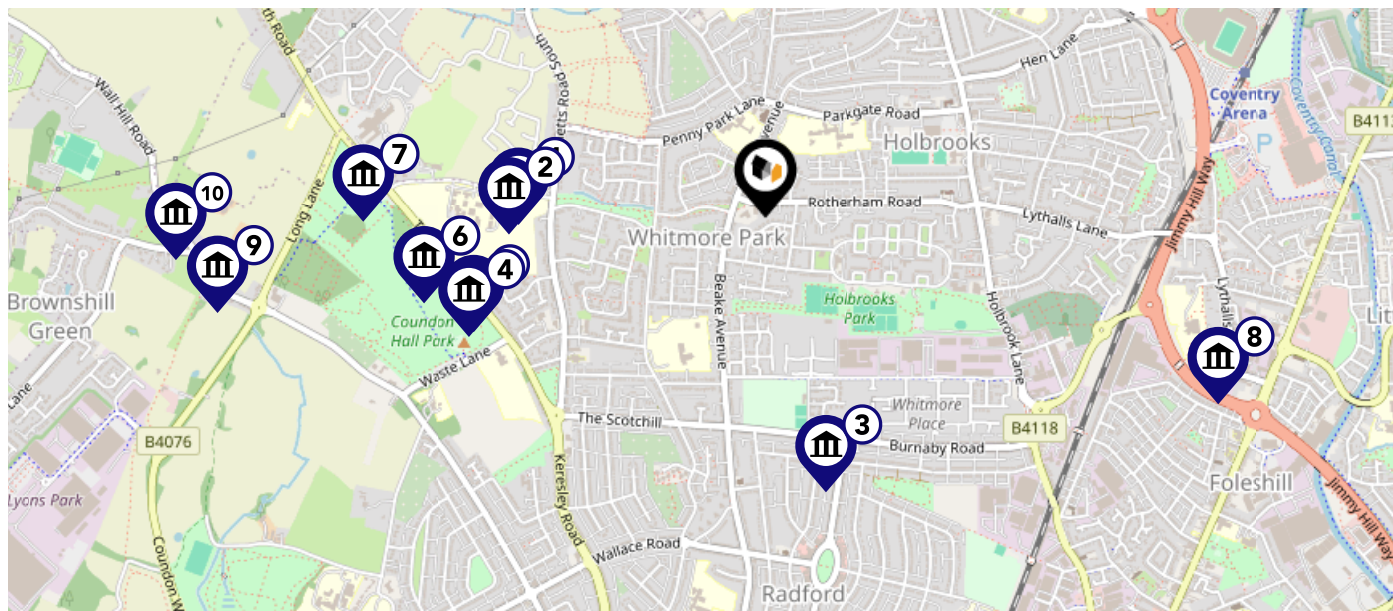
1	Bladberry Lane Tip-Holbrooks, Coventry	Historic Landfill
2	Railway Sidings-Three Spines Bridge	Historic Landfill
3	Kelmscote Road-Coudon, Coventry	Historic Landfill
4	Oban Road-Woodshires Green	Historic Landfill
5	Doyle Road-Longford	Historic Landfill
6	Webster Hemming Brickworks-Stoney Stanton Road,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











Maps

Listed Buildings

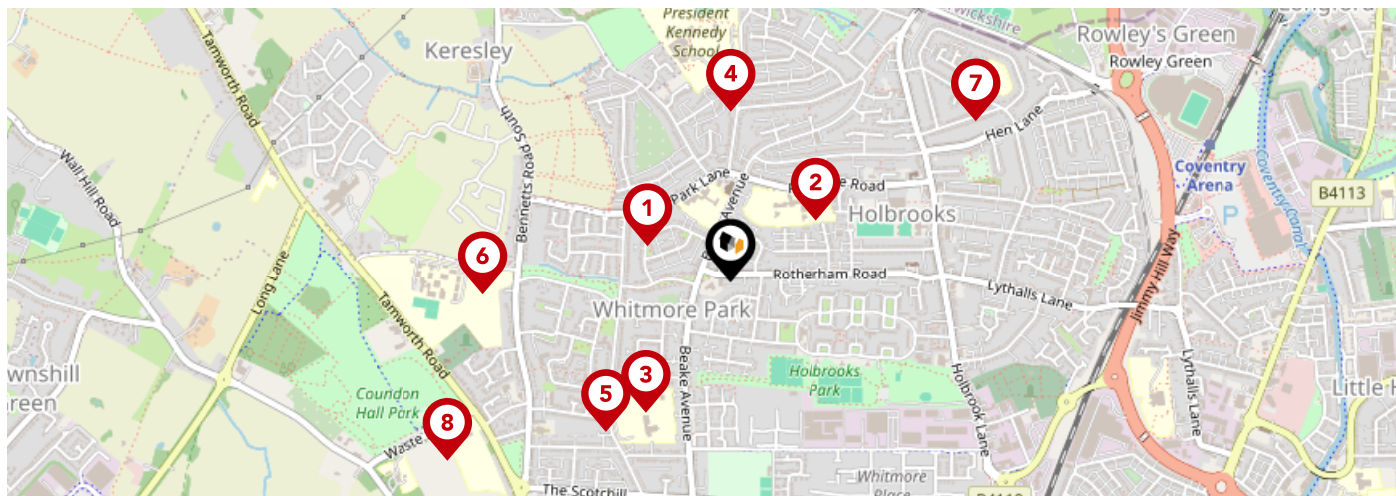


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



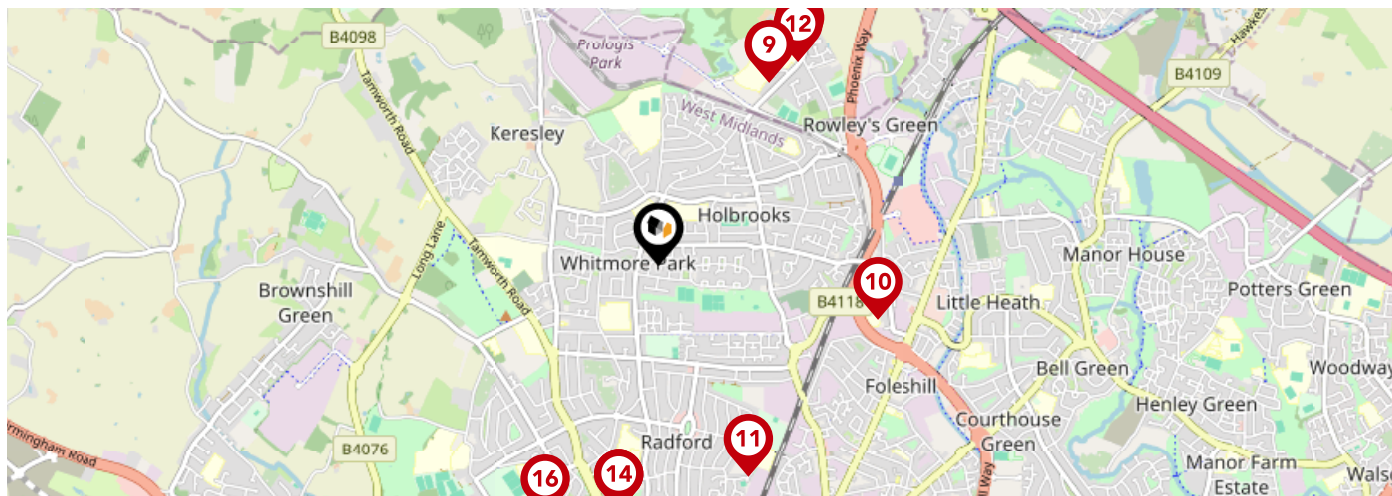
Listed Buildings in the local district		Grade	Distance
	1076599 - Beechwood Hotel	Grade II	0.5 miles
	1342945 - Akon House	Grade II	0.6 miles
	1380336 - The Pilot Public House	Grade II	0.6 miles
	1434931 - Keresley War Memorial	Grade II	0.7 miles
	1076609 - Church Of St Thomas	Grade II	0.7 miles
	1104876 - Coundon Hall (the Old Hall Inn)	Grade II	0.8 miles
	1076567 - Coundon Hall Farmhouse	Grade II	0.9 miles
	1342920 - 37 And 37a, Lythalls Lane	Grade II	1.1 miles
	1076571 - Birch Tree Farmhouse	Grade II	1.2 miles
	1342932 - 112, Wall Hill Road	Grade II	1.3 miles

Area Schools



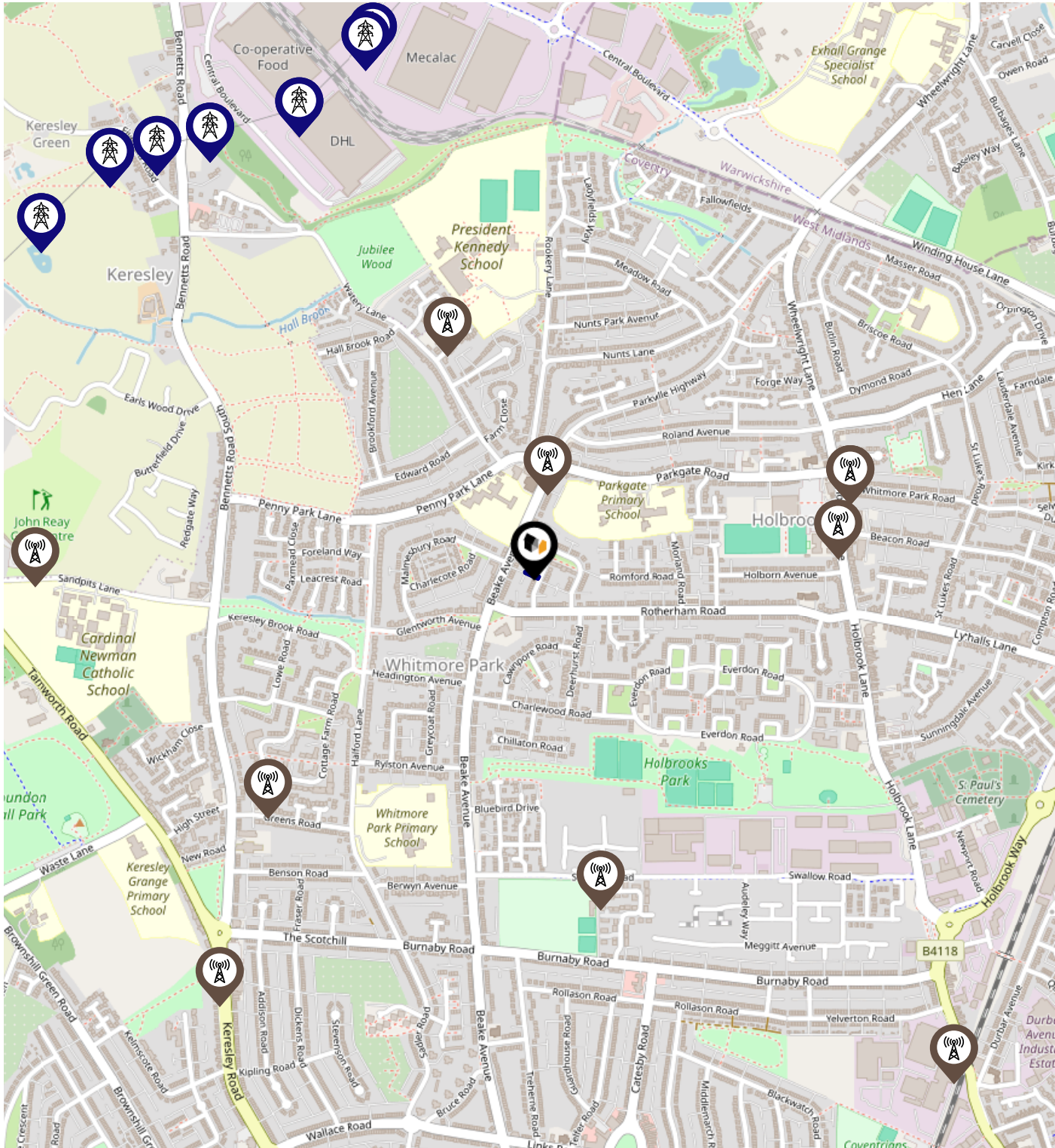
		Nursery	Primary	Secondary	College	Private
1	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 449 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Parkgate Primary School Ofsted Rating: Good Pupils: 688 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hospital Education Service Ofsted Rating: Good Pupils: 2 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	President Kennedy School Academy Ofsted Rating: Outstanding Pupils: 1827 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whitmore Park Primary School Ofsted Rating: Good Pupils: 681 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cardinal Newman Catholic School Ofsted Rating: Good Pupils: 1481 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	John Shelton Community Primary School Ofsted Rating: Good Pupils: 240 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Keresley Grange Primary School Ofsted Rating: Good Pupils: 307 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Exhall Grange Specialist School Ofsted Rating: Good Pupils: 277 Distance:0.97</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Holbrook Primary School Ofsted Rating: Good Pupils: 641 Distance:1.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Joseph Cash Primary School Ofsted Rating: Good Pupils: 486 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Warwickshire Academy Ofsted Rating: Not Rated Pupils: 51 Distance:1.12</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Wheelwright Lane Primary School Ofsted Rating: Good Pupils: 216 Distance:1.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:1.25</p>	<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

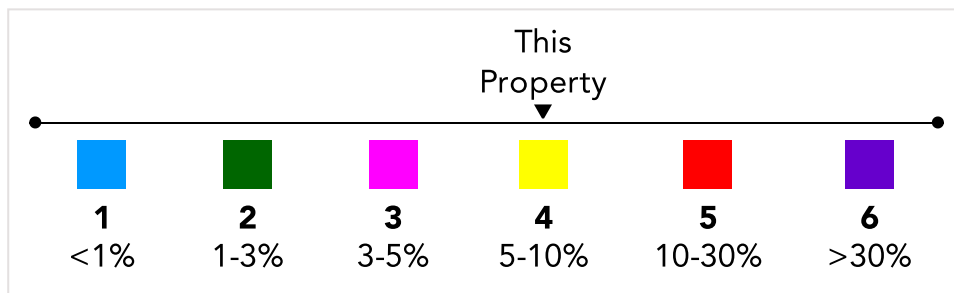
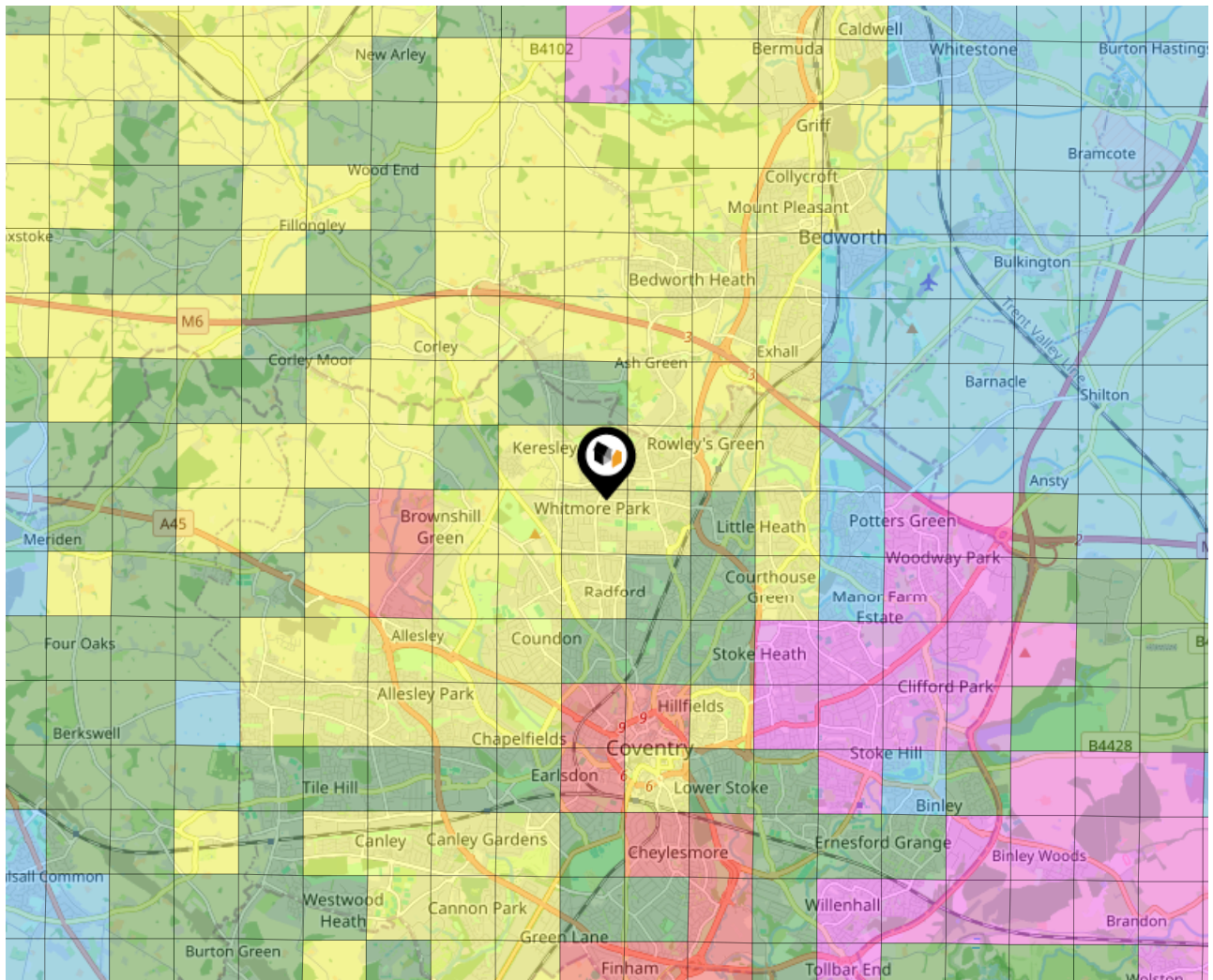
Environment

Radon Gas

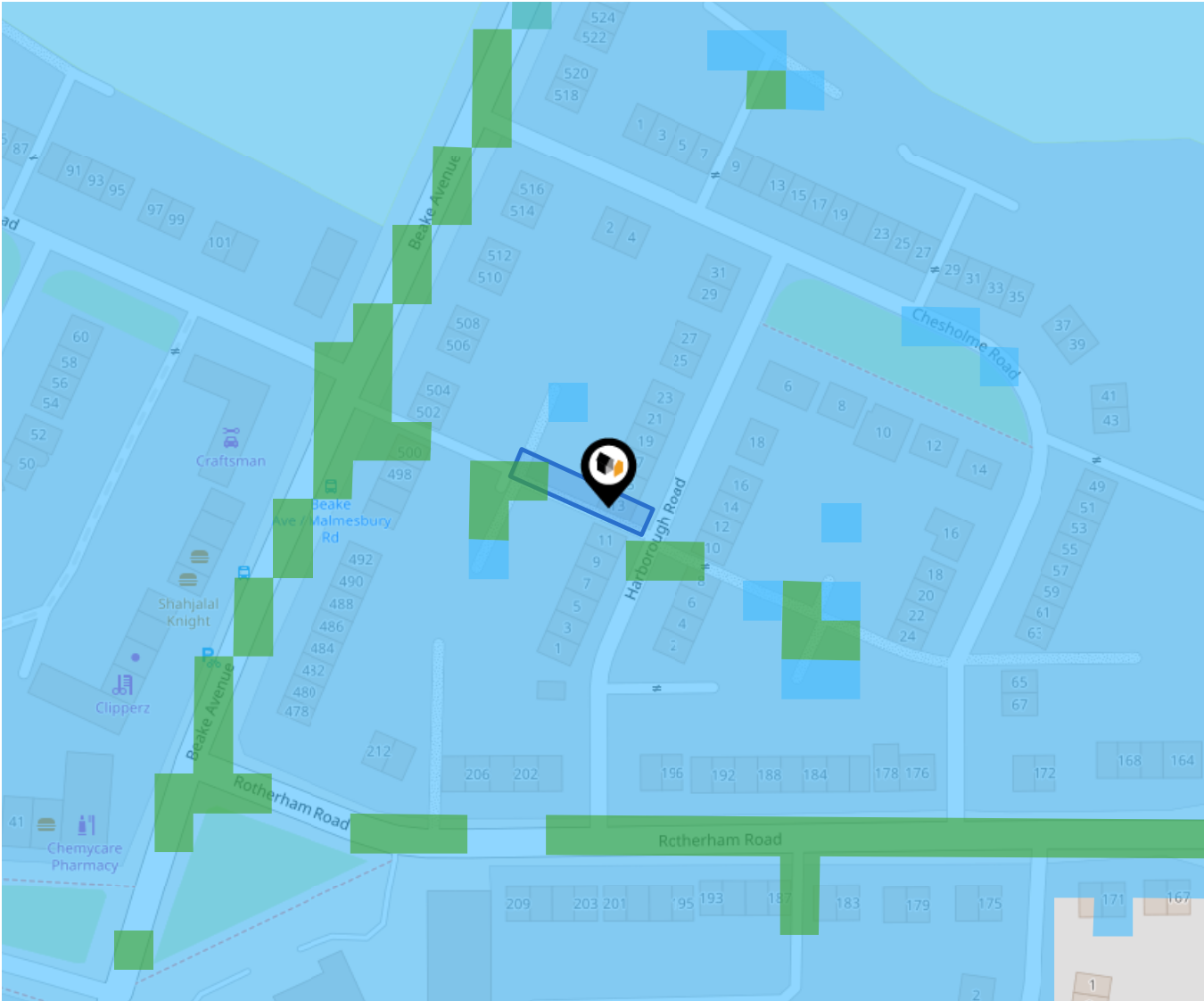


What is Radon?

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

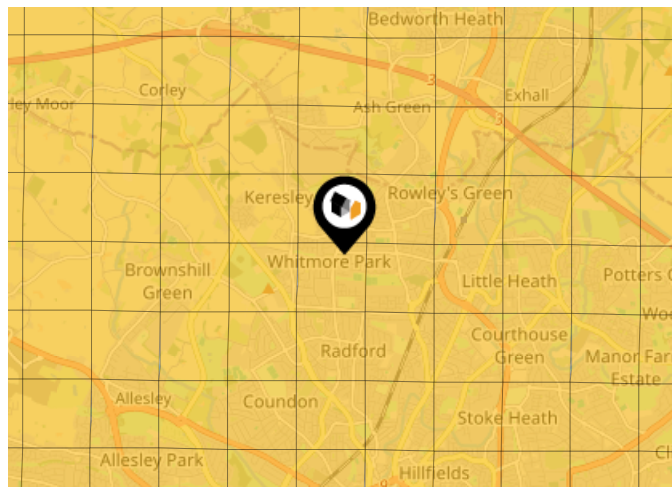


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

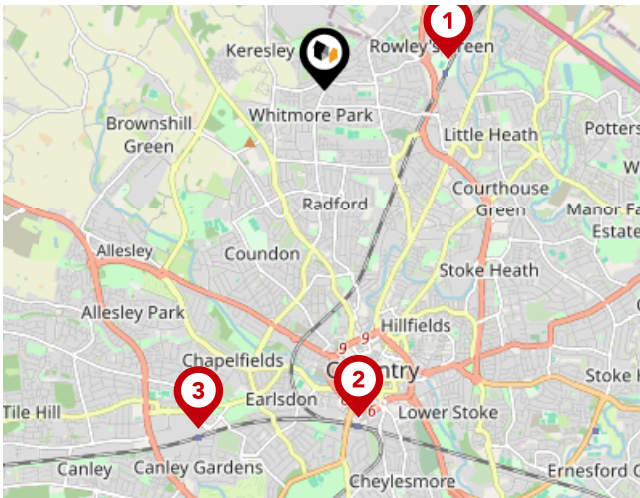
Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

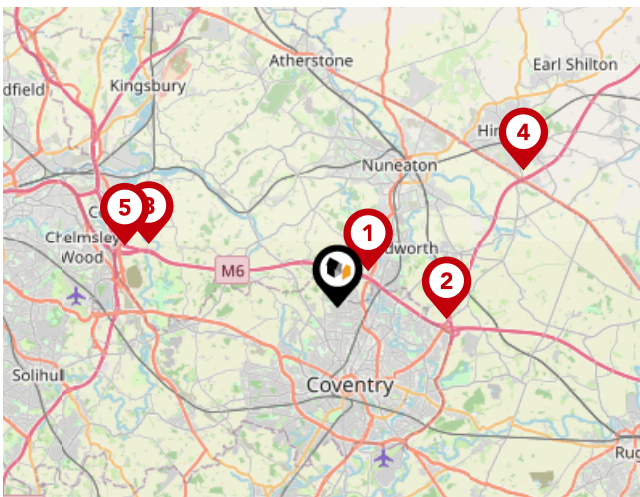
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



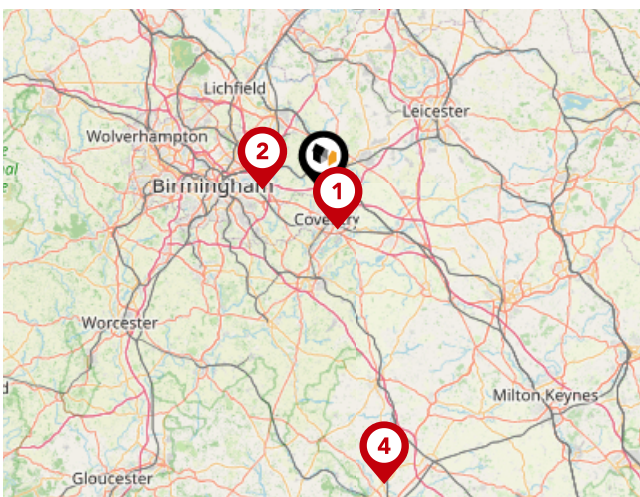
National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	1.15 miles
2	Coventry Rail Station	2.97 miles
3	Canley Rail Station	3.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	1.76 miles
2	M6 J2	3.99 miles
3	M6 J3A	7.22 miles
4	M69 J1	8.35 miles
5	M6 J4	8.03 miles



Airports/Helipads

Pin	Name	Distance
1	Baginton	5.58 miles
2	Birmingham Airport	8.91 miles
3	East Mids Airport	27.67 miles
4	Kidlington	43.15 miles

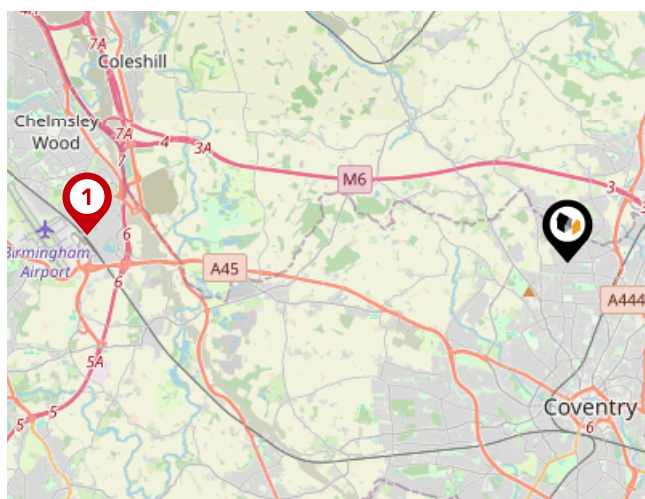
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Malmesbury Rd	0.04 miles
2	Malmesbury Rd	0.06 miles
3	Holy Family Church	0.11 miles
4	Holy Family Church	0.14 miles
5	Watery Lane	0.17 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.68 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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

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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