



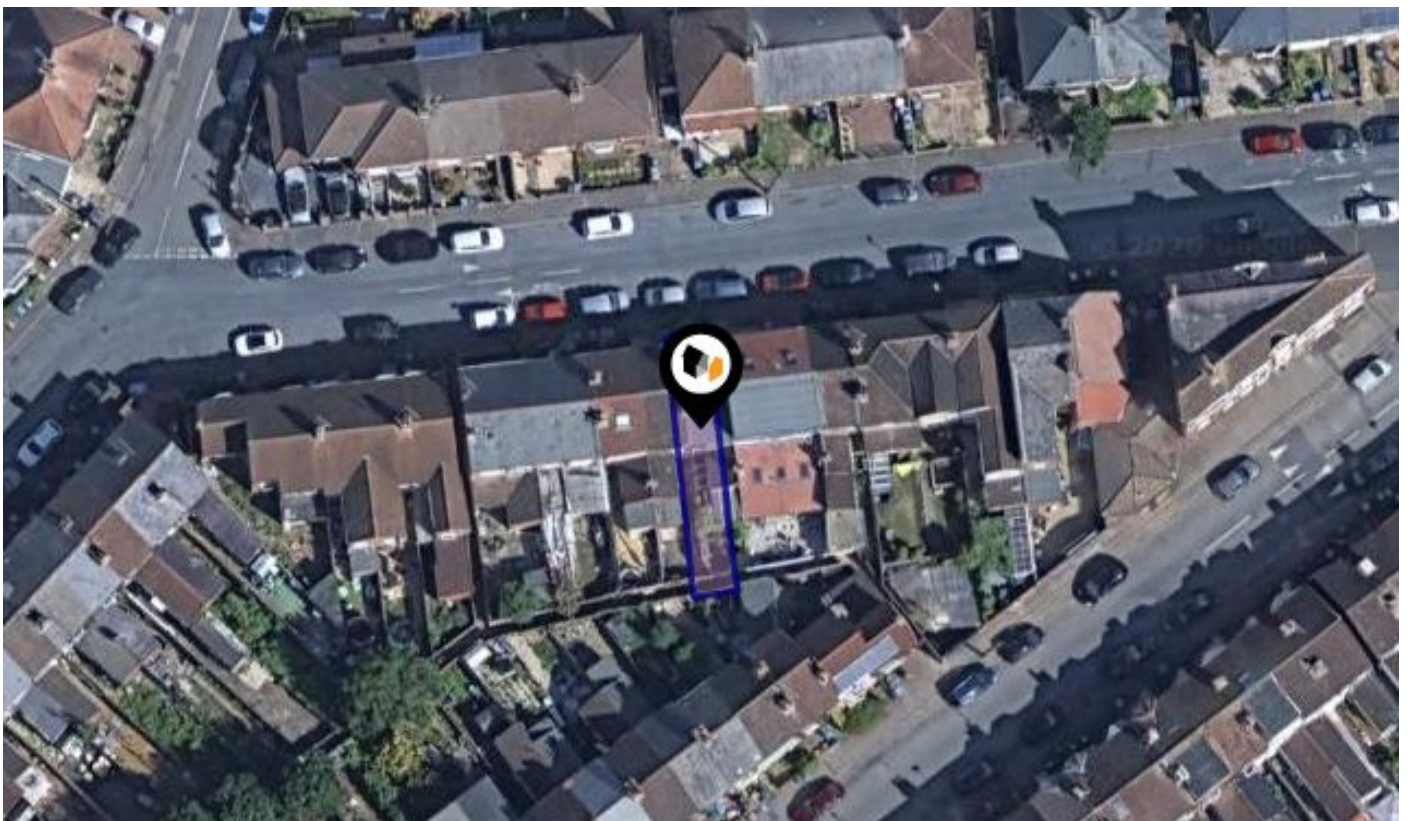
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 27th April 2026



DORSET ROAD, COVENTRY, CV1

Asking Price : £165,000

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



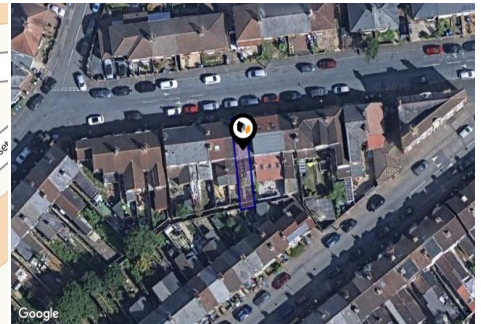
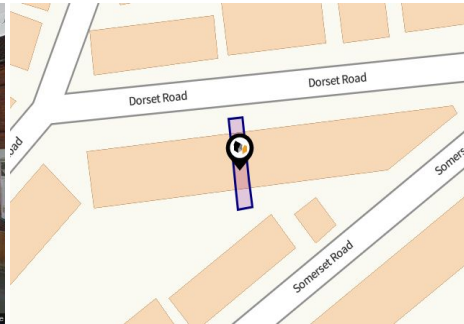
Dear Buyers & Interested Parties

Your property details in brief.....

A characterful two double bedroom Edwardian home
Private walled foregarden & South facing rear gardens
Two ground floor reception rooms
Solid flooring to the ground floor
Sympathetic kitchen & ground floor bathroom
Versatile converted loft (used as music studio)
Electric heating throughout & double glazed windows
EPC Rating E (B potential), Total 858 Sq.Ft or 79.8 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:	Terraced
Bedrooms:	2
Floor Area:	858 ft ² / 79 m ²
Plot Area:	0.02 acres
Council Tax :	Band A
Annual Estimate:	£1,678
Title Number:	WK101516

Asking Price:	£165,000
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)

7 mb/s	78 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Energy rating
CV1

E

Valid until 02.06.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	ECO assessment
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Room heaters, electric
Main Heating Controls:	Appliance thermostats
Hot Water System:	Gas multipoint
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	65 m ²

Market Sold in Street



93, Dorset Road, Coventry, CV1 4ED				Terraced House
Last Sold Date:	31/07/2025	16/07/2004		
Last Sold Price:	£147,000	£78,500		
105, Dorset Road, Coventry, CV1 4ED				Detached House
Last Sold Date:	18/10/2024	28/08/1998		
Last Sold Price:	£178,000	£35,000		
73, Dorset Road, Coventry, CV1 4ED				Terraced House
Last Sold Date:	24/05/2024			
Last Sold Price:	£137,000			
63, Dorset Road, Coventry, CV1 4ED				Terraced House
Last Sold Date:	19/04/2024	30/06/2005		
Last Sold Price:	£173,000	£27,000		
103, Dorset Road, Coventry, CV1 4ED				Terraced House
Last Sold Date:	03/06/2021	21/08/2014	30/04/2004	
Last Sold Price:	£183,000	£93,000	£81,000	
95, Dorset Road, Coventry, CV1 4ED				Terraced House
Last Sold Date:	13/12/2019	12/04/2019	31/07/2003	
Last Sold Price:	£135,000	£90,000	£51,500	
31, Dorset Road, Coventry, CV1 4ED				other House
Last Sold Date:	20/09/2019			
Last Sold Price:	£573,000			
35, Dorset Road, Coventry, CV1 4ED				other House
Last Sold Date:	20/09/2019			
Last Sold Price:	£72,000			
89, Dorset Road, Coventry, CV1 4ED				Terraced House
Last Sold Date:	22/03/2019	26/05/2005	30/06/1999	
Last Sold Price:	£120,000	£79,950	£25,500	
87, Dorset Road, Coventry, CV1 4ED				Terraced House
Last Sold Date:	13/07/2018	29/11/2002		
Last Sold Price:	£125,000	£61,750		
65, Dorset Road, Coventry, CV1 4ED				Terraced House
Last Sold Date:	19/10/2016	01/06/2001		
Last Sold Price:	£110,000	£51,000		
85, Dorset Road, Coventry, CV1 4ED				Terraced House
Last Sold Date:	26/08/2016	31/10/1997		
Last Sold Price:	£115,000	£29,800		

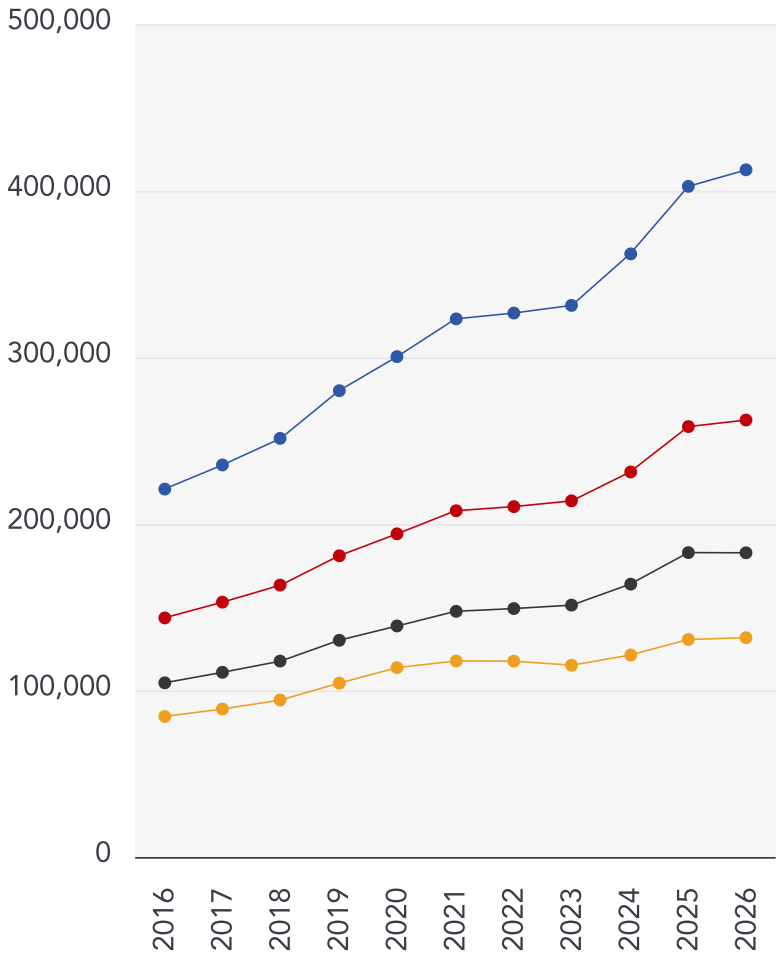
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV1



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

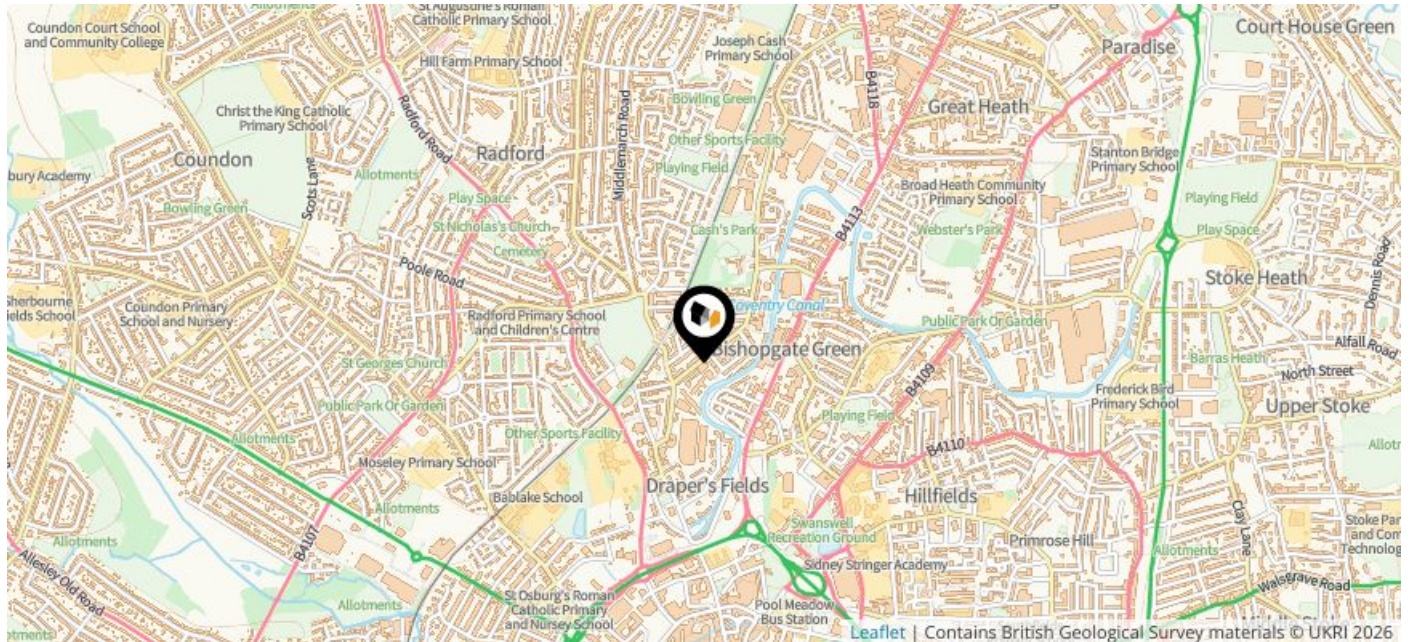
+56.09%

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.

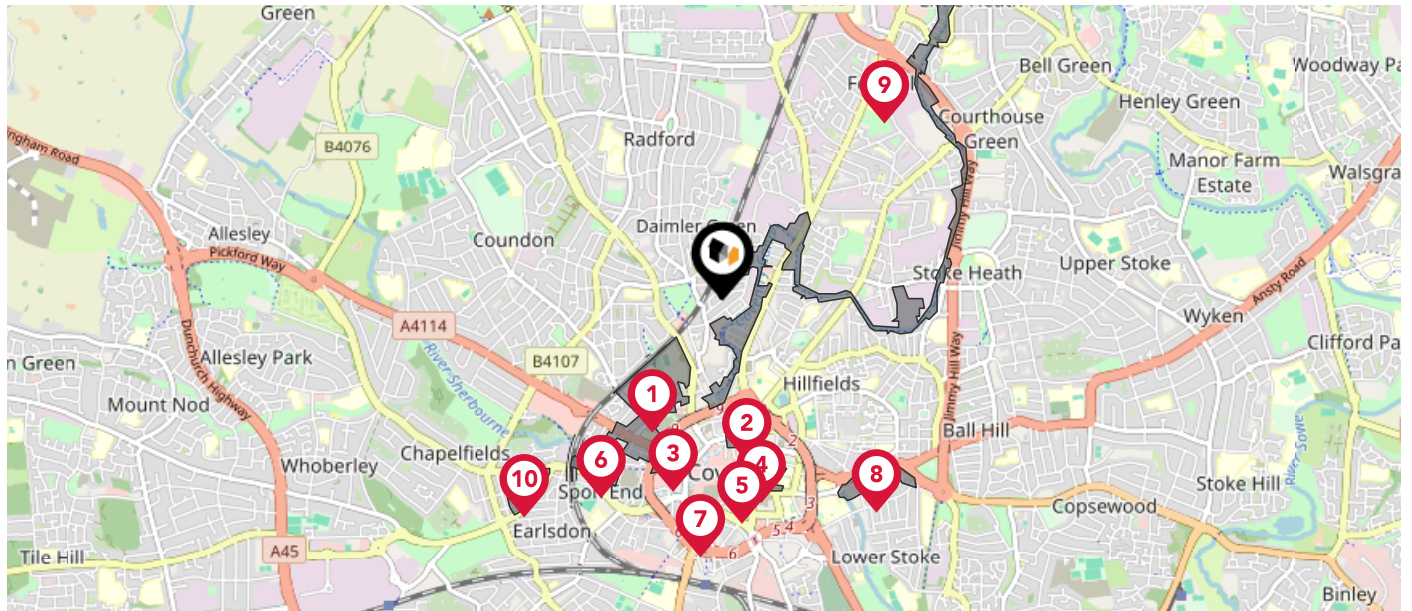
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

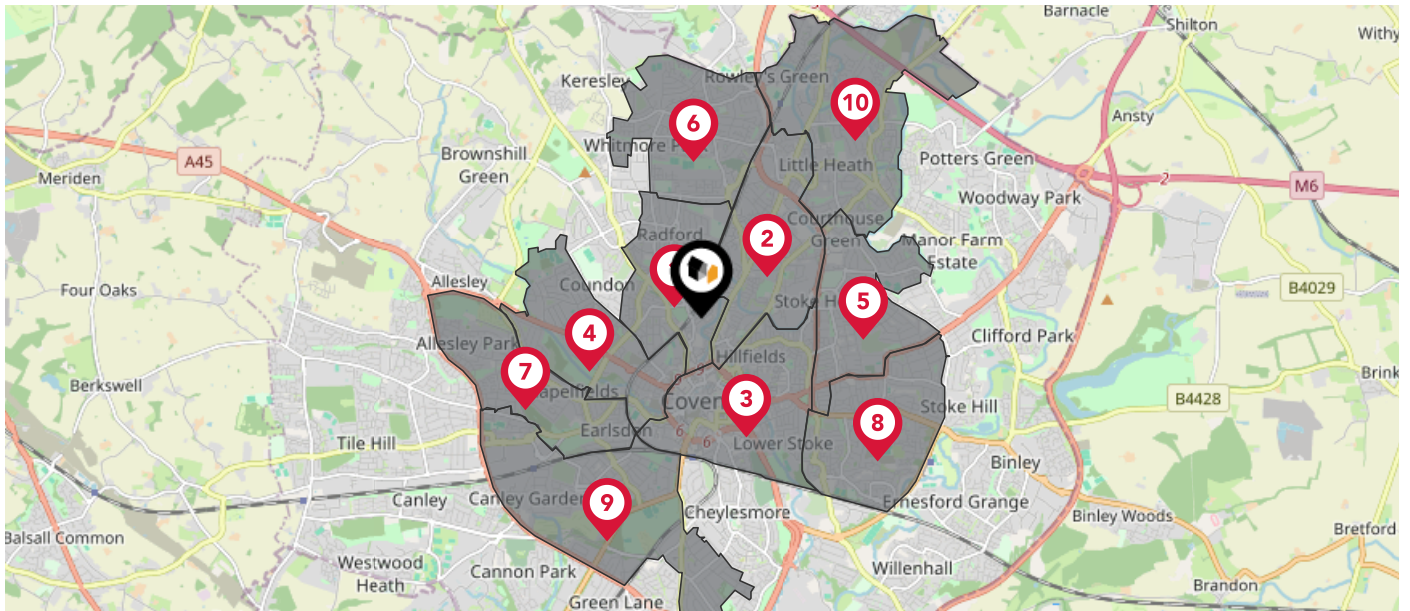
- 1 Naul's Mill
- 2 Lady Herbert's Garden
- 3 Spon Street
- 4 Hill Top and Cathedral
- 5 High Street
- 6 Spon End
- 7 Greyfriars Green
- 8 Far Gosford Street
- 9 Coventry Canal
- 10 Chapelfields

Maps

Council Wards



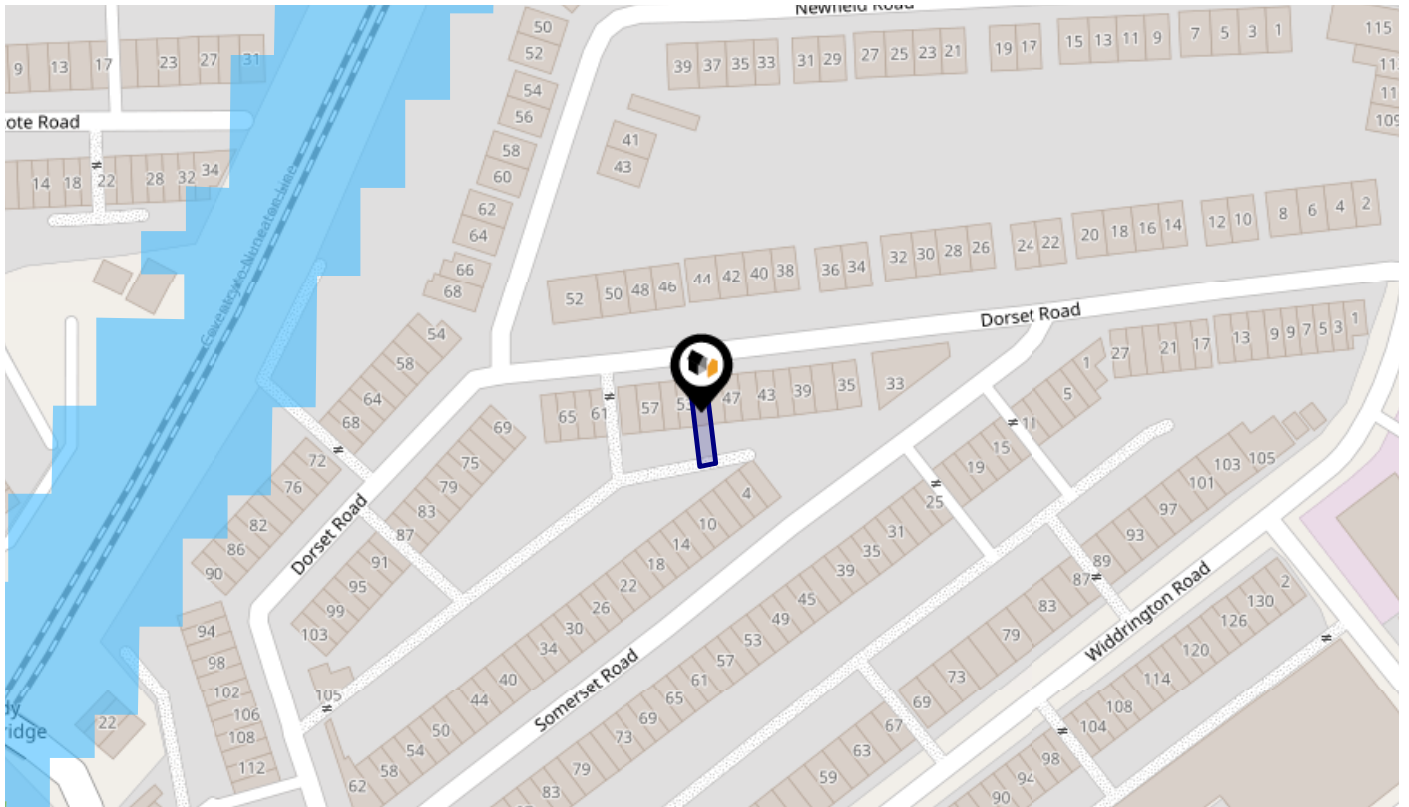
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

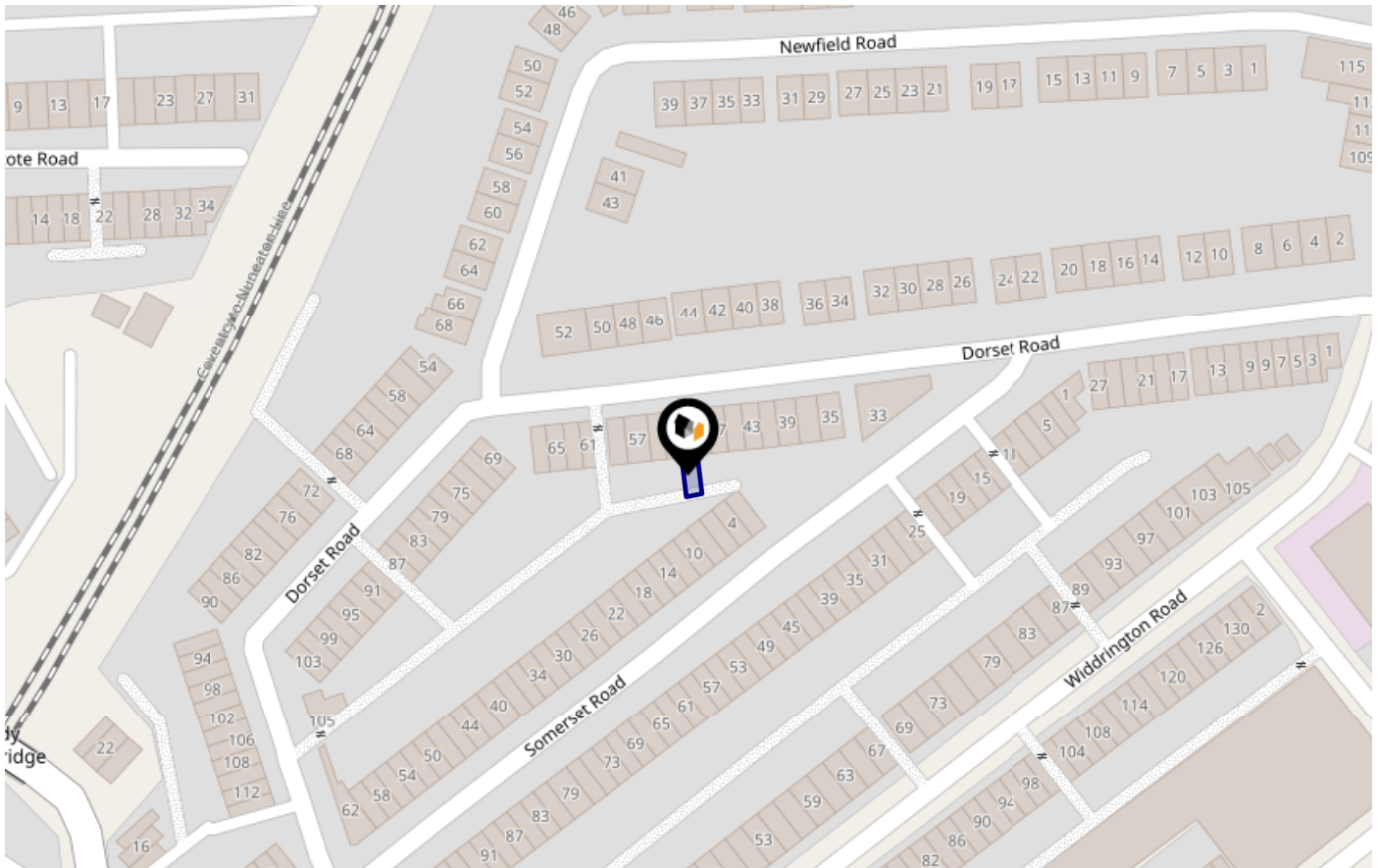
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

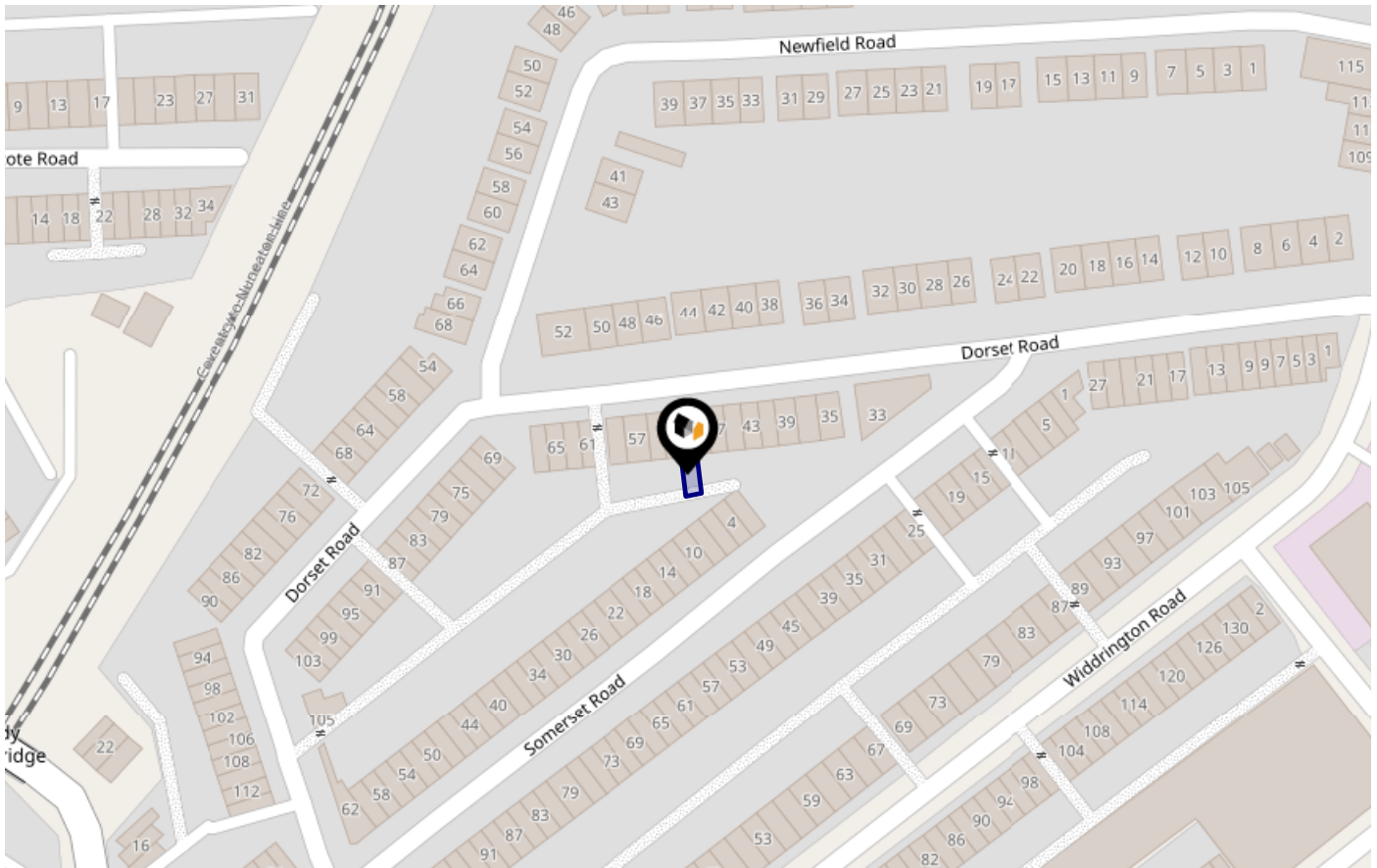


Flood Risk

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:

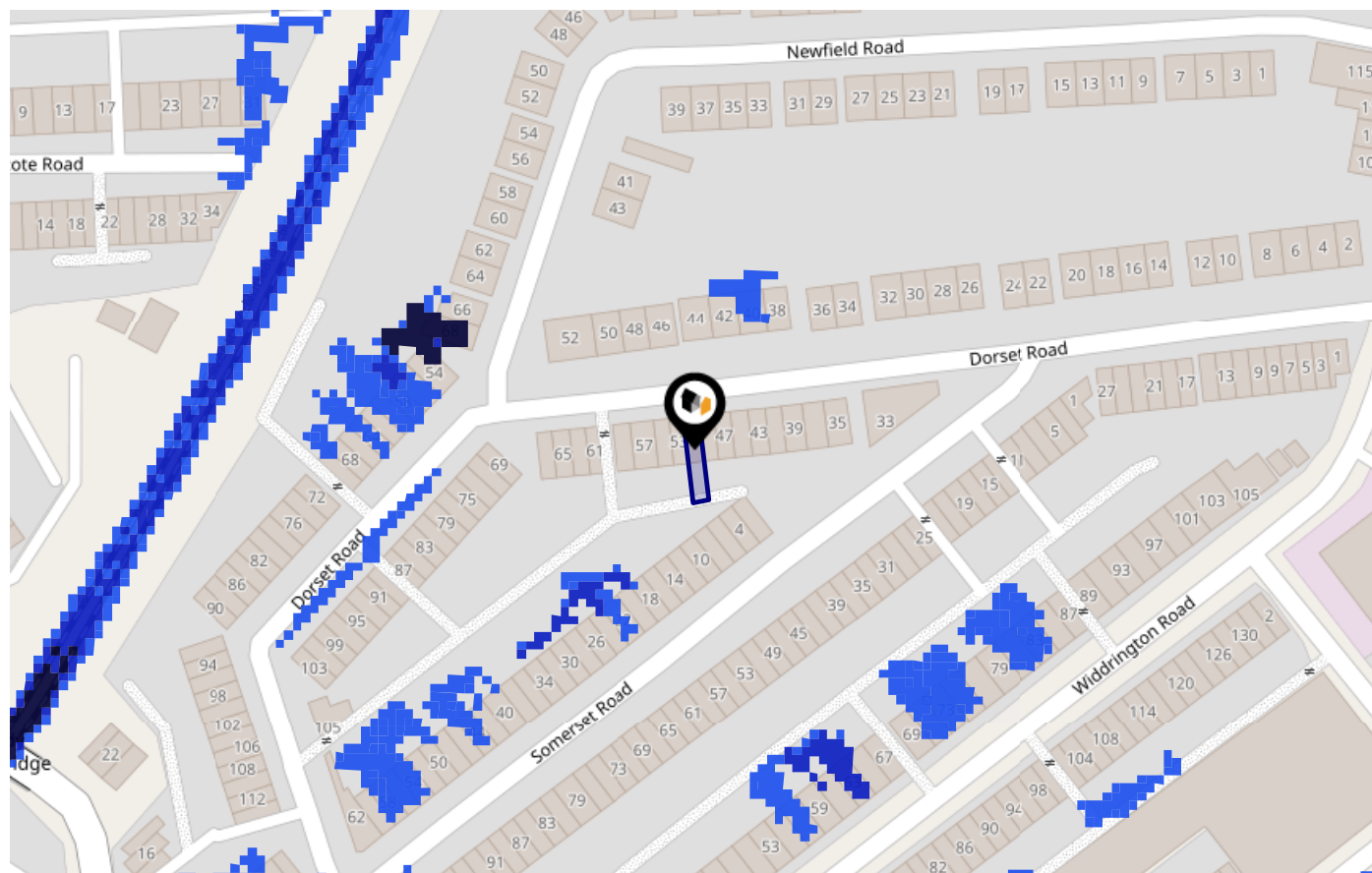


Flood Risk

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.

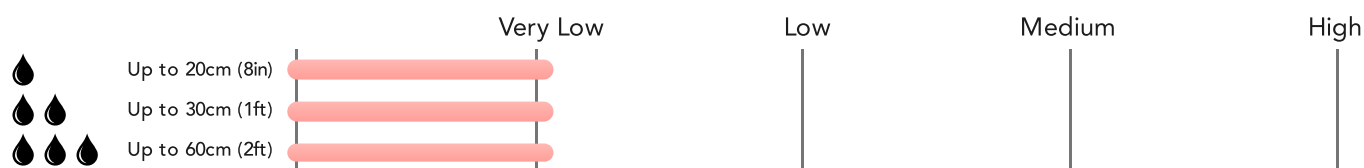


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

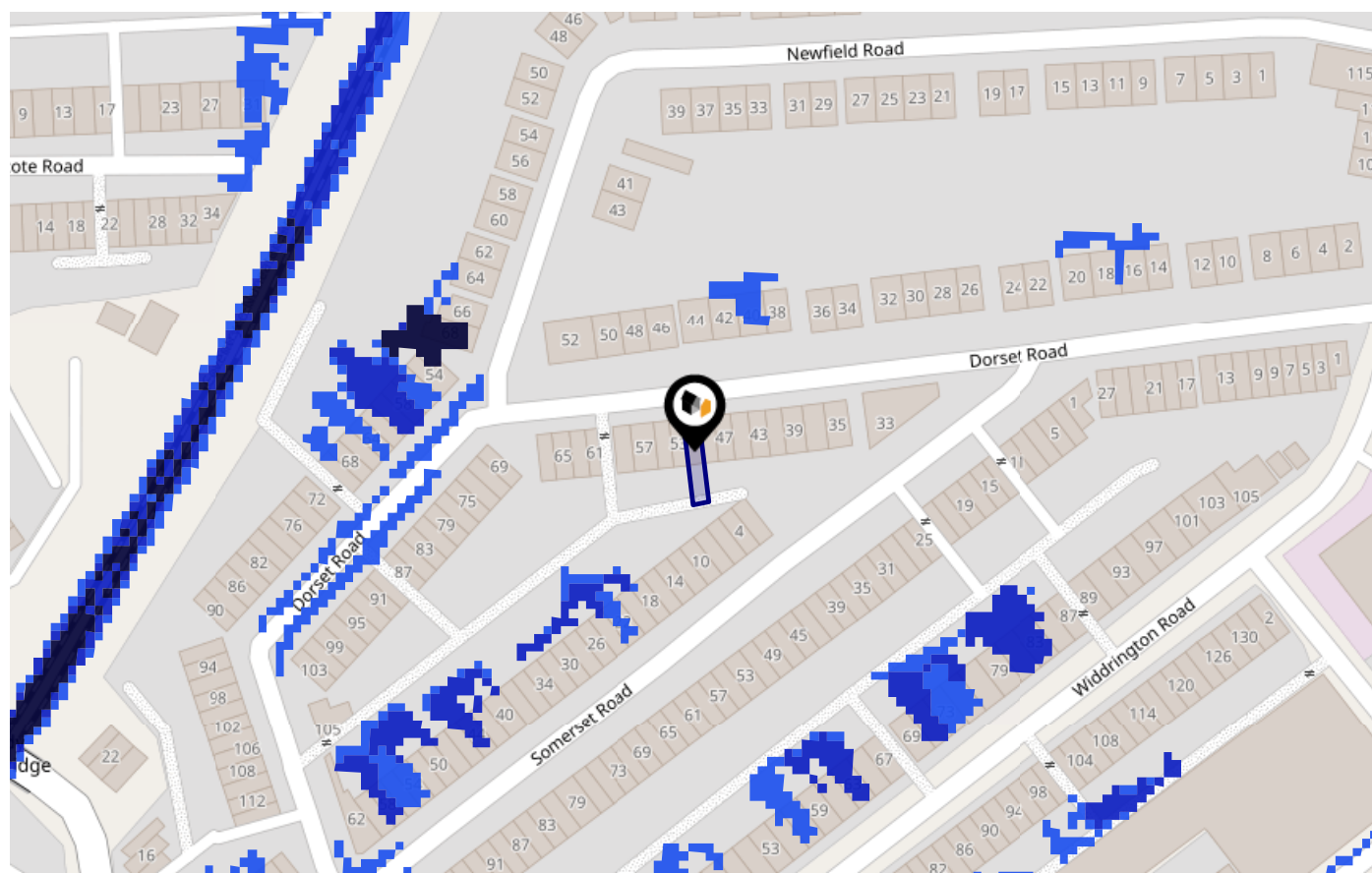


Flood Risk

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.

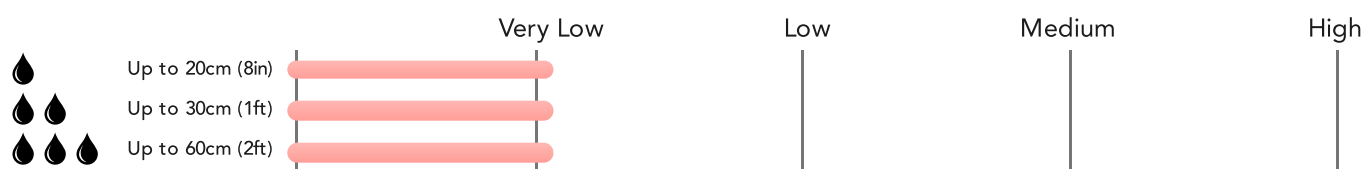


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

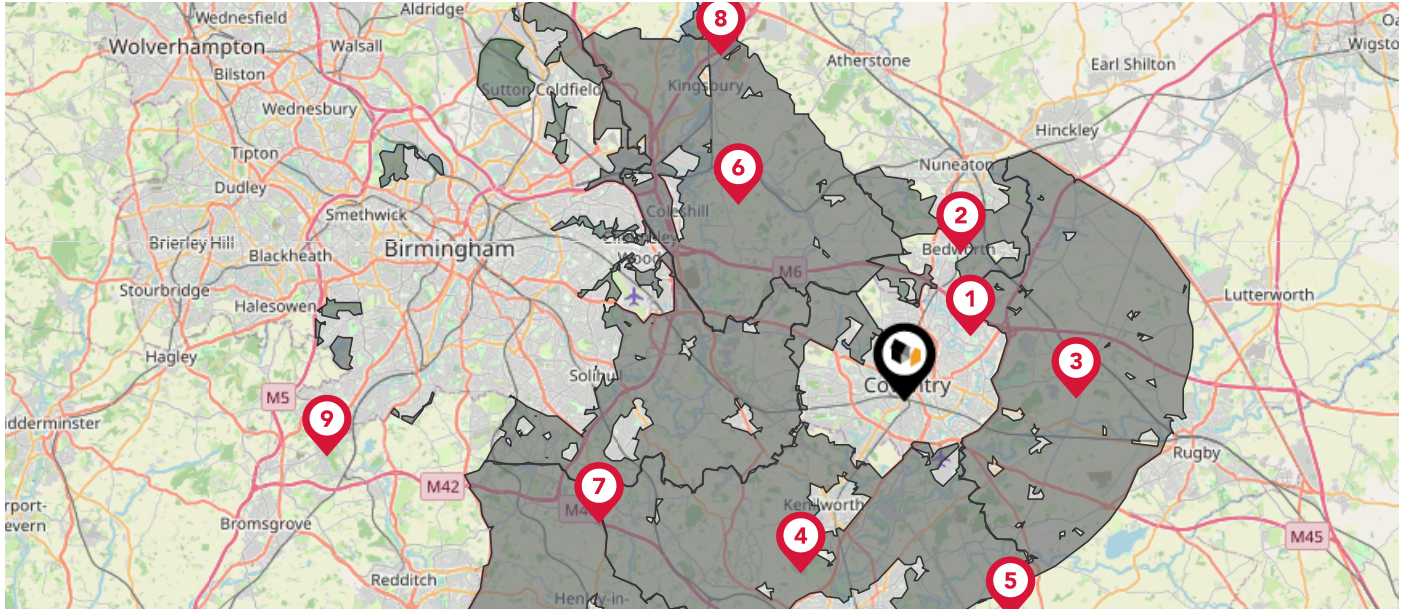


Maps

Green Belt



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



Nearby Green Belt Land

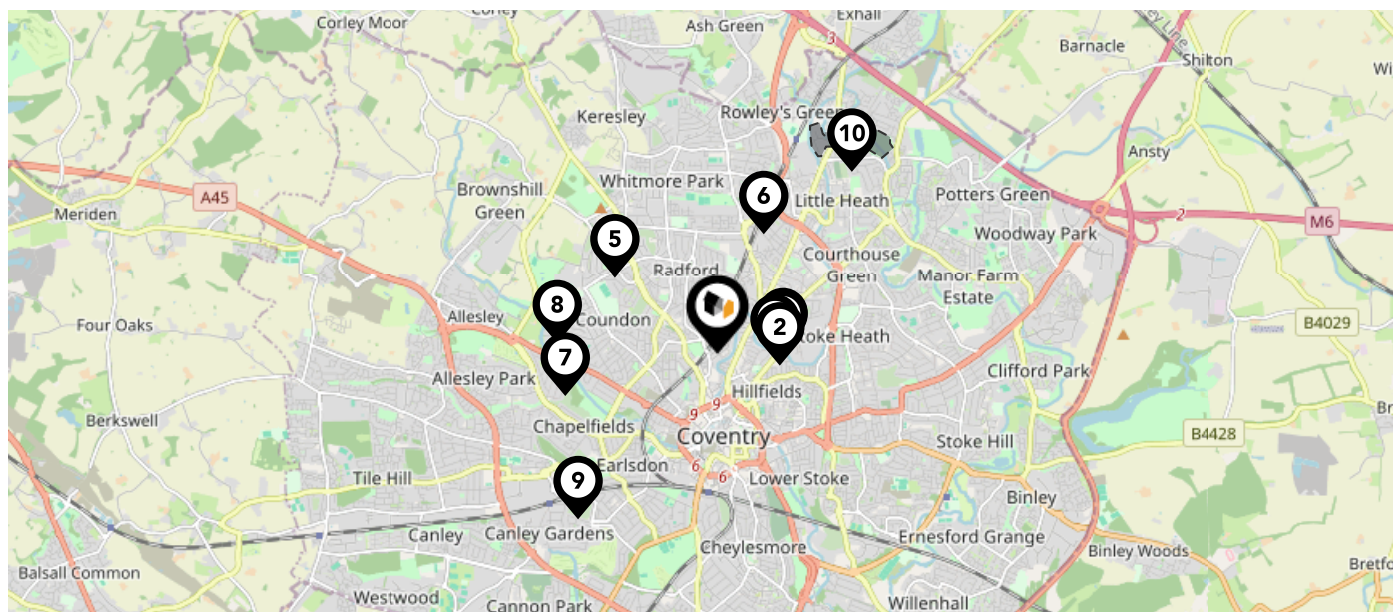
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Warwick
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

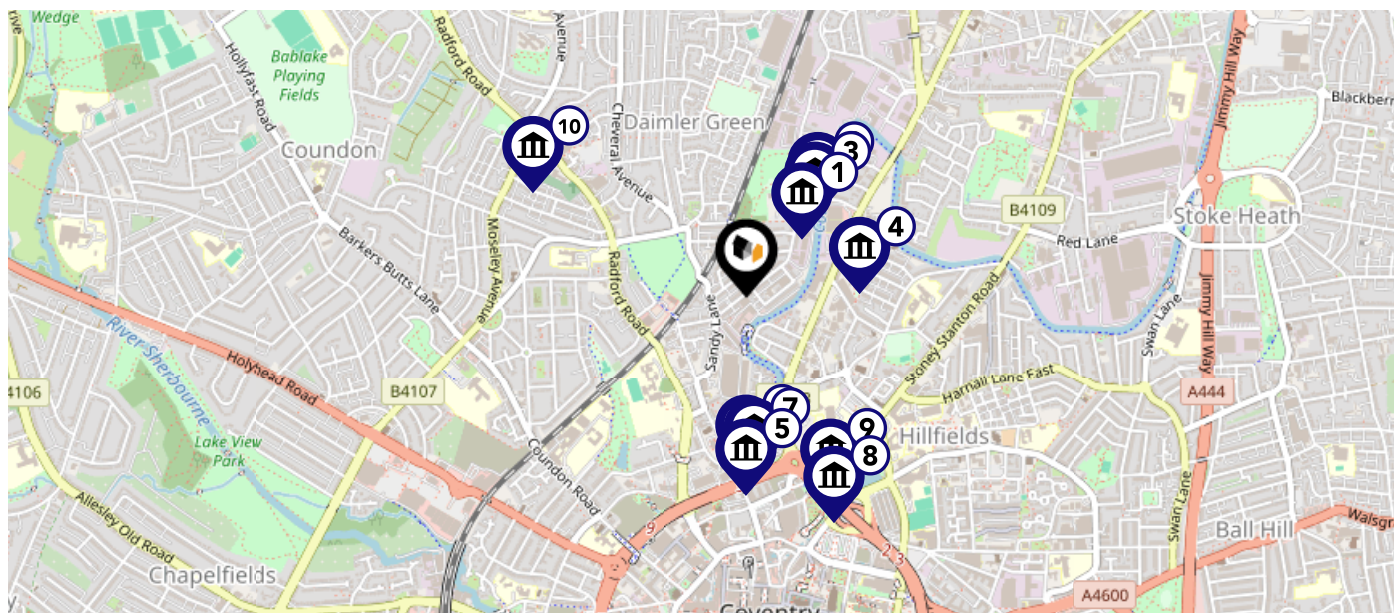
1	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
2	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
3	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
4	Webster Hemming Brickworks-Stoney Stanton Road, Coventry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







Maps

Listed Buildings

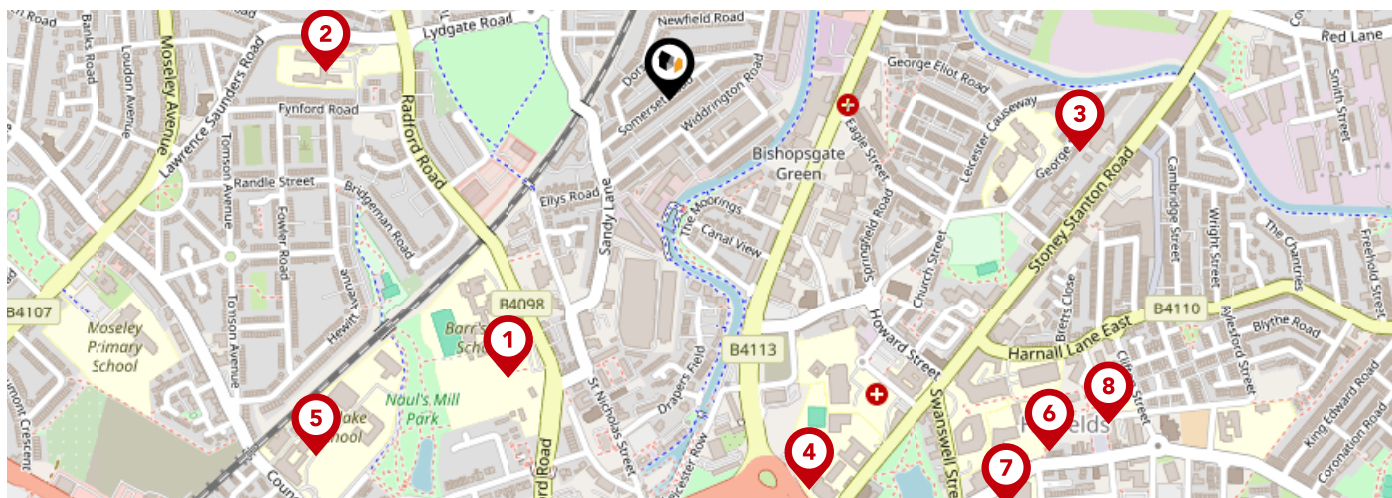


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



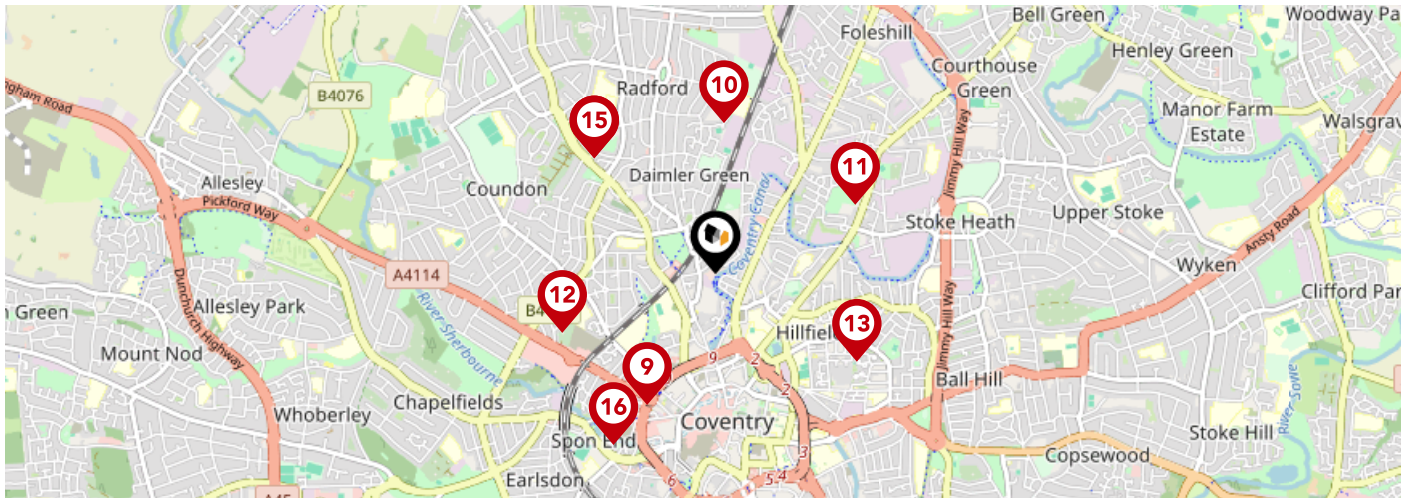
Listed Buildings in the local district	Grade	Distance
 1265693 - 112-140, Cash's Lane (see Details For Further Address Information)	Grade II	0.2 miles
 1226779 - 52-58, Cash's Lane	Grade II	0.3 miles
 1342923 - 64 To 94, Cash's Lane	Grade II	0.3 miles
 1076646 - Bird Grove House	Grade II	0.3 miles
 1076584 - Canal Warehouse	Grade II	0.4 miles
 1342940 - Canal House	Grade II	0.4 miles
 1226365 - Bridge Number 1, Coventry Canal	Grade II	0.4 miles
 1104904 - Church Of St Mark And Boundary Walls To Stoney Stanton Lane And Bird Street	Grade II	0.5 miles
 1033364 - Former Nurses' Home And Outpatients' Clinic At Coventry And Warwickshire Hospital	Grade II	0.5 miles
 1437712 - Radford St Nicholas War Memorial	Grade II	0.5 miles









Area Schools



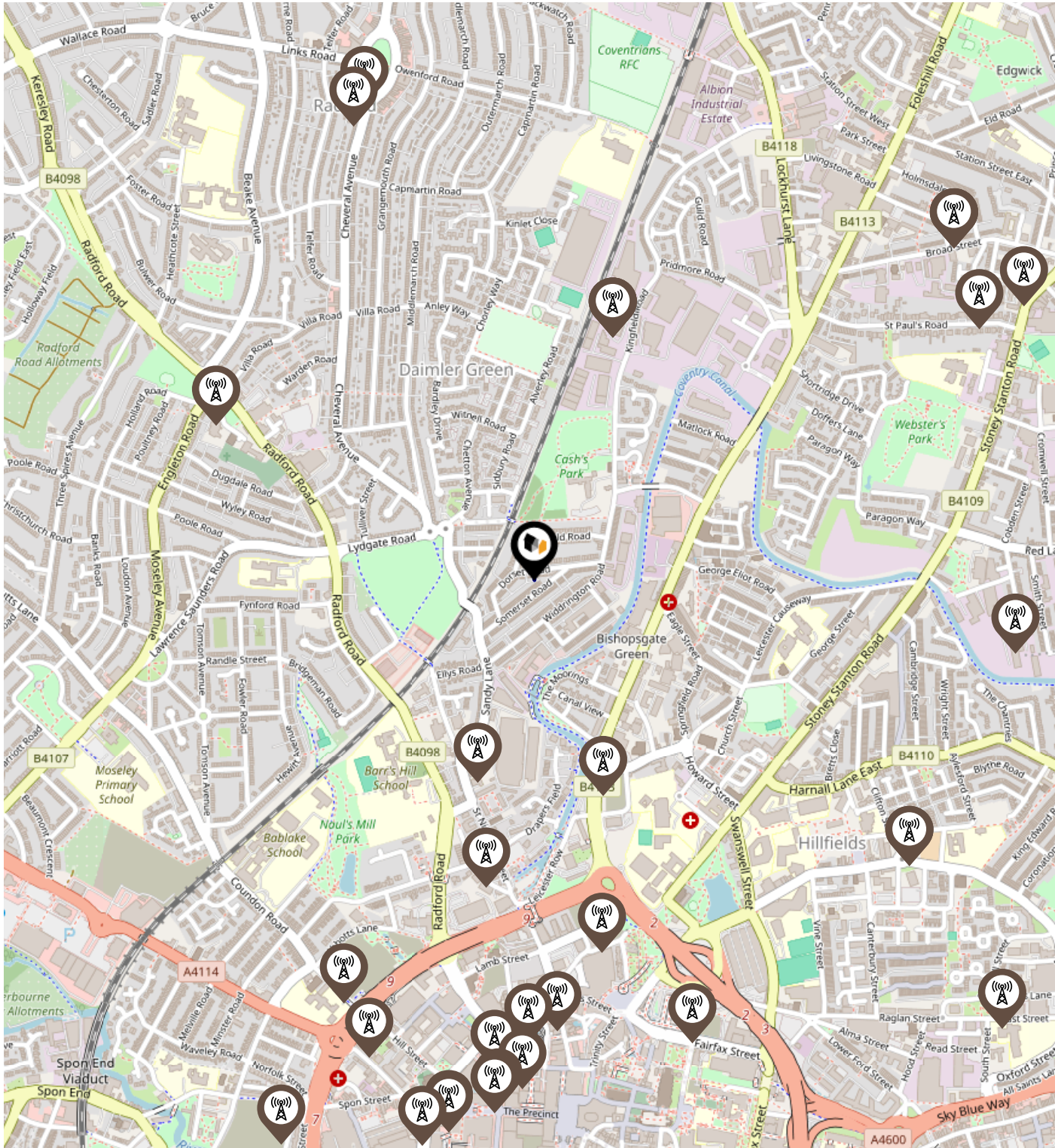
	Nursery	Primary	Secondary	College	Private
1 Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 John Gulson Primary School Ofsted Rating: Requires improvement Pupils: 460 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Sidney Stringer Primary Academy Ofsted Rating: Outstanding Pupils: 425 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Hillfields Nursery School Ofsted Rating: Outstanding Pupils: 160 Distance:0.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.67	<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:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broad Heath Community Primary School Ofsted Rating: Good Pupils: 687 Distance:0.7	<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:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary and St Benedict Catholic Primary School Ofsted Rating: Good Pupils: 345 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.9	<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

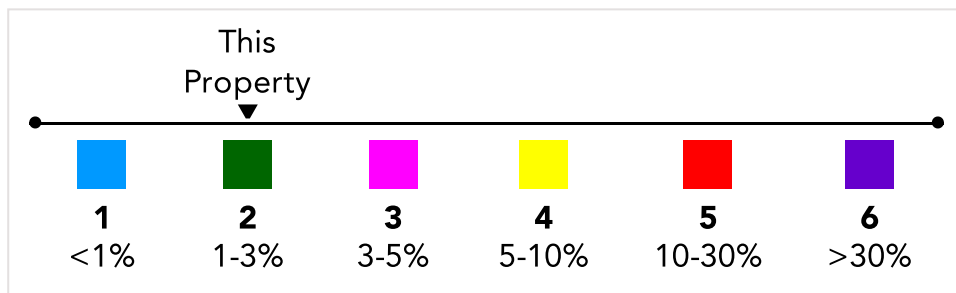
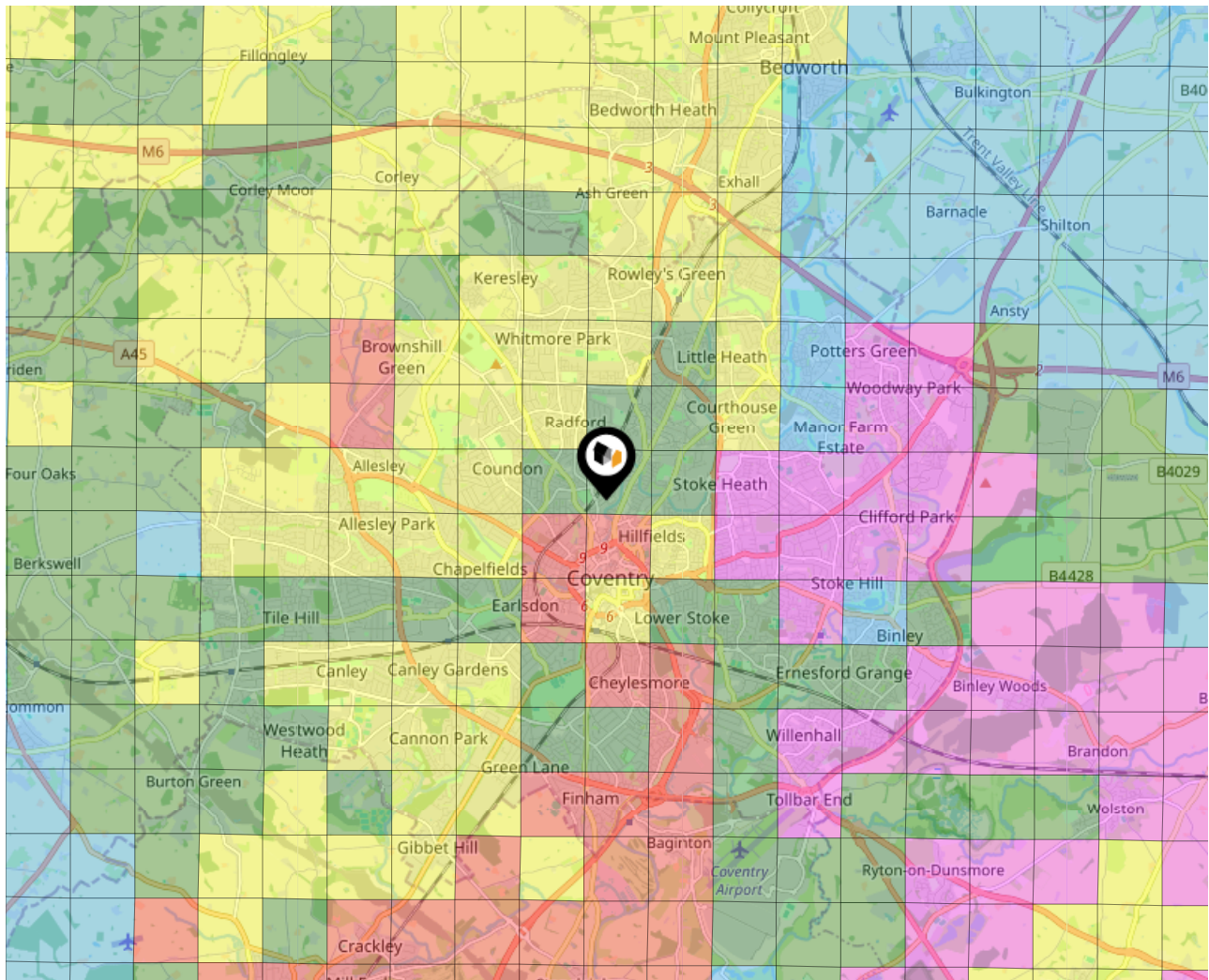
Environment

Radon Gas

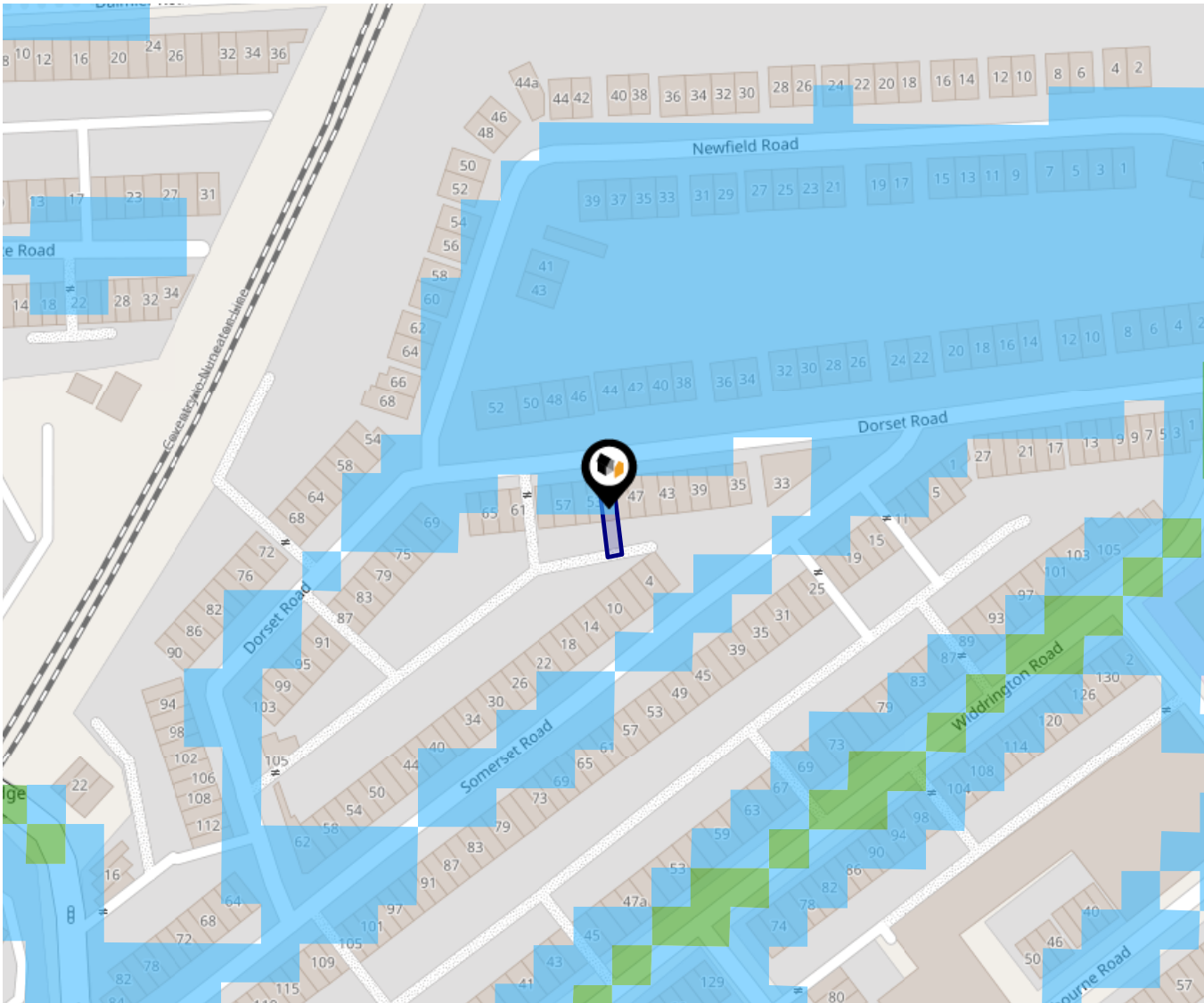


What is Radon?

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

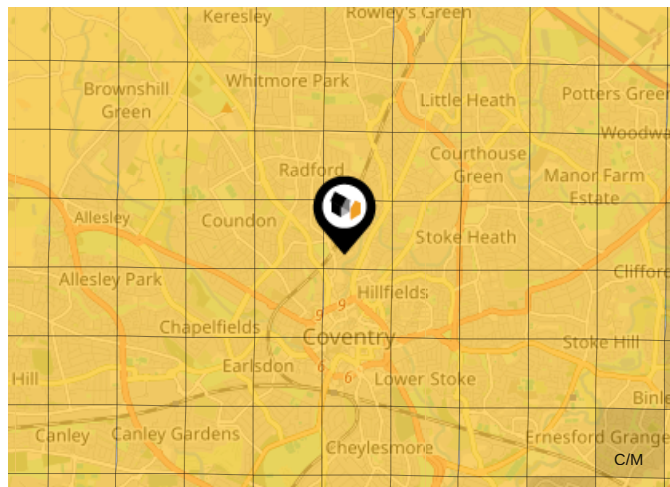


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

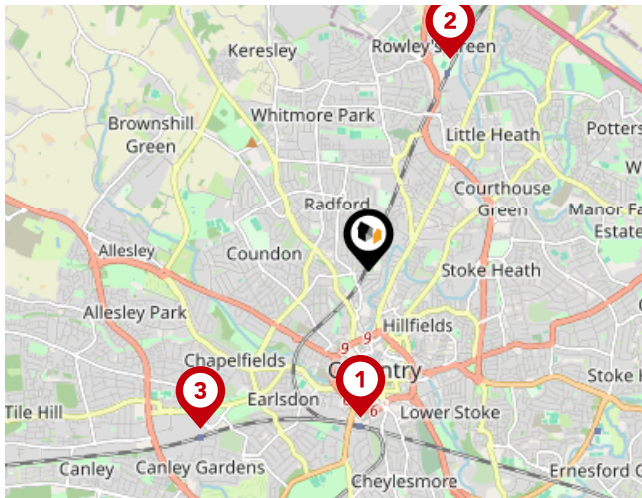


Primary Classifications (Most Common Clay Types)

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

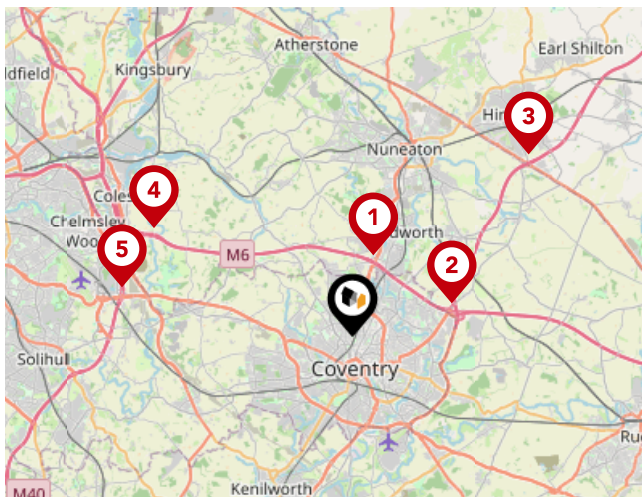
Area

Transport (National)



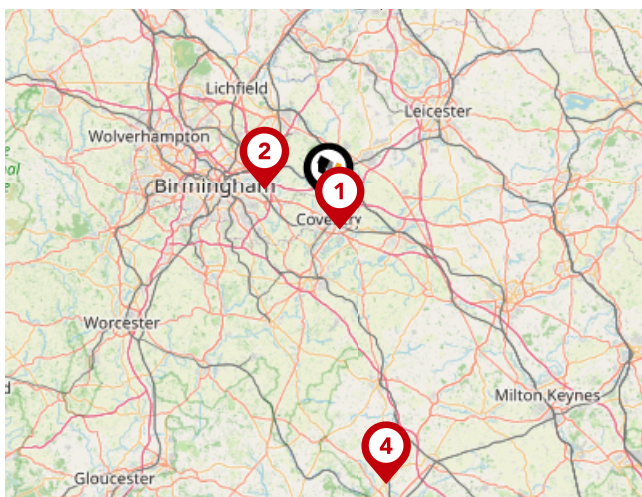
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.31 miles
2	Coventry Arena Rail Station	2.07 miles
3	Canley Rail Station	2.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.09 miles
2	M6 J2	3.8 miles
3	M69 J1	9.16 miles
4	M6 J3A	8.23 miles
5	M42 J6	8.54 miles

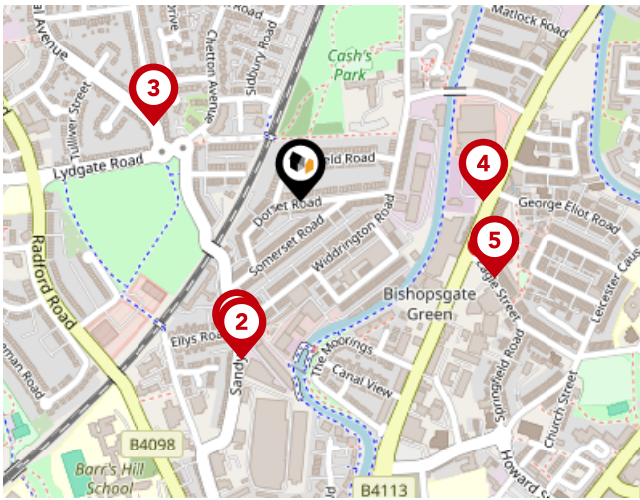


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.91 miles
2	Birmingham Airport	9.54 miles
3	East Mids Airport	29.15 miles
4	Kidlington	41.47 miles

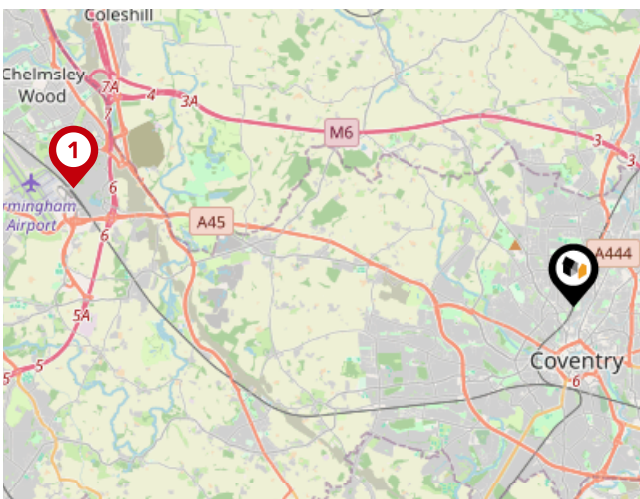
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ellys Rd	0.18 miles
2	Ellys Rd	0.19 miles
3	Lydgate Road	0.19 miles
4	Eagle St	0.21 miles
5	Foleshill Rd	0.23 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.29 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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