



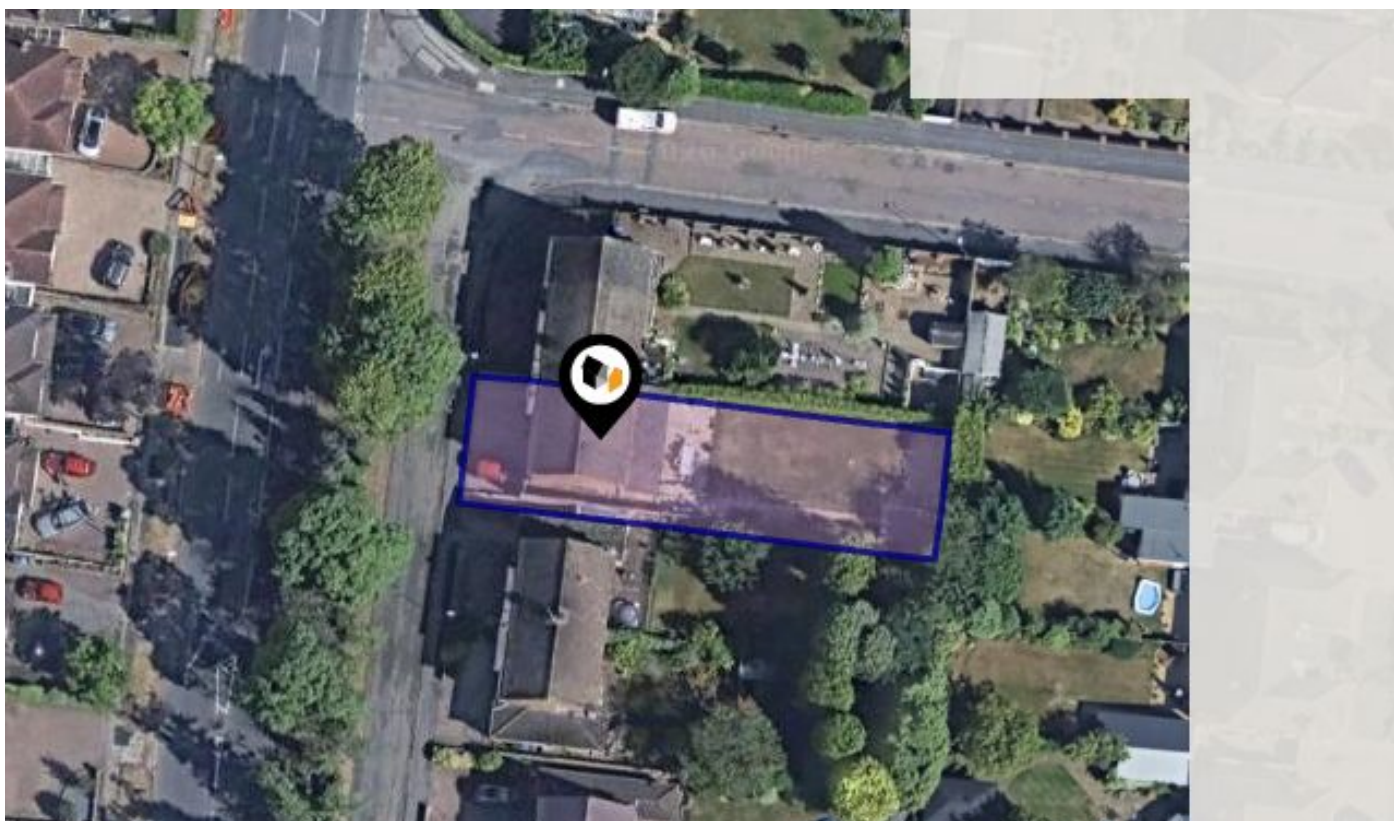
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th July 2026



LEAMINGTON ROAD, COVENTRY, CV3

Price Estimate : £525,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A superb, modern & extended four double bedroom semi detached home

Exceptional South East facing, landscaped private rear gardens

Driveway parking for three vehicles & integral garage

Open plan kitchen dining & family room with bifolding doors to garden

Separate sitting room to frontage

Generous utility boot room & cloakroom

Four piece family bathroom

Double glazed & gas centrally heated Ideal location for local schooling, train station & A45

EPC Rating C, Total 1365 Sq.Ft or 127 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@walmsleystheawaytomove.co.uk or 0330 1180 062



Property

Type:	Semi-Detached	Price Estimate:	£525,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,365 ft ² / 126 m ²		
Plot Area:	0.11 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,517		
Title Number:	MM12041		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	17	80	5500
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
O ₂	EE	3	Virgin Media
			

Planning History

This Address



Planning records for: *Leamington Road, Coventry, CV3*

Reference - FUL/2013/0165	
Decision:	FAPP
Date:	04th February 2013
Description:	First floor side and single storey rear extension, alteration to front including pitch roof and replacement bay window

Market Sold in Street



287, Leamington Road, Coventry, CV3 6NB			Semi-detached House
Last Sold Date:	05/02/2025	22/05/2024	
Last Sold Price:	£420,000	£267,000	
259, Leamington Road, Coventry, CV3 6NB			Semi-detached House
Last Sold Date:	04/08/2023		
Last Sold Price:	£370,000		
269, Leamington Road, Coventry, CV3 6NB			Semi-detached House
Last Sold Date:	10/02/2022		
Last Sold Price:	£360,000		
261, Leamington Road, Coventry, CV3 6NB			Semi-detached House
Last Sold Date:	02/09/2021		
Last Sold Price:	£300,000		
257, Leamington Road, Coventry, CV3 6NB			Semi-detached House
Last Sold Date:	23/03/2018		
Last Sold Price:	£347,500		
283, Leamington Road, Coventry, CV3 6NB			Semi-detached House
Last Sold Date:	31/03/2016	17/12/2013	
Last Sold Price:	£370,000	£250,000	
253, Leamington Road, Coventry, CV3 6NB			Semi-detached House
Last Sold Date:	12/12/2014	12/08/2010	
Last Sold Price:	£249,950	£242,000	
239, Leamington Road, Coventry, CV3 6NB			Semi-detached House
Last Sold Date:	12/09/2014		
Last Sold Price:	£280,000		
243, Leamington Road, Coventry, CV3 6NB			Semi-detached House
Last Sold Date:	25/07/2014		
Last Sold Price:	£272,500		
263, Leamington Road, Coventry, CV3 6NB			Semi-detached House
Last Sold Date:	30/11/2012		
Last Sold Price:	£240,000		
231, Leamington Road, Coventry, CV3 6NB			Semi-detached House
Last Sold Date:	31/10/2012		
Last Sold Price:	£238,000		
249, Leamington Road, Coventry, CV3 6NB			Semi-detached House
Last Sold Date:	16/10/2012		
Last Sold Price:	£220,000		

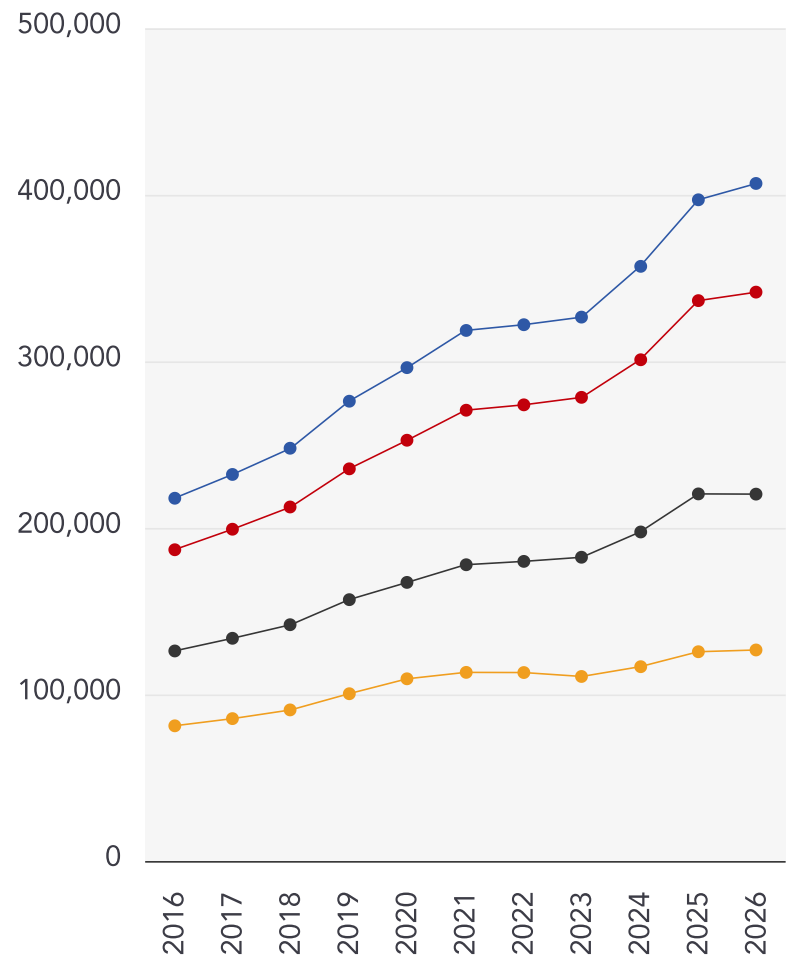
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

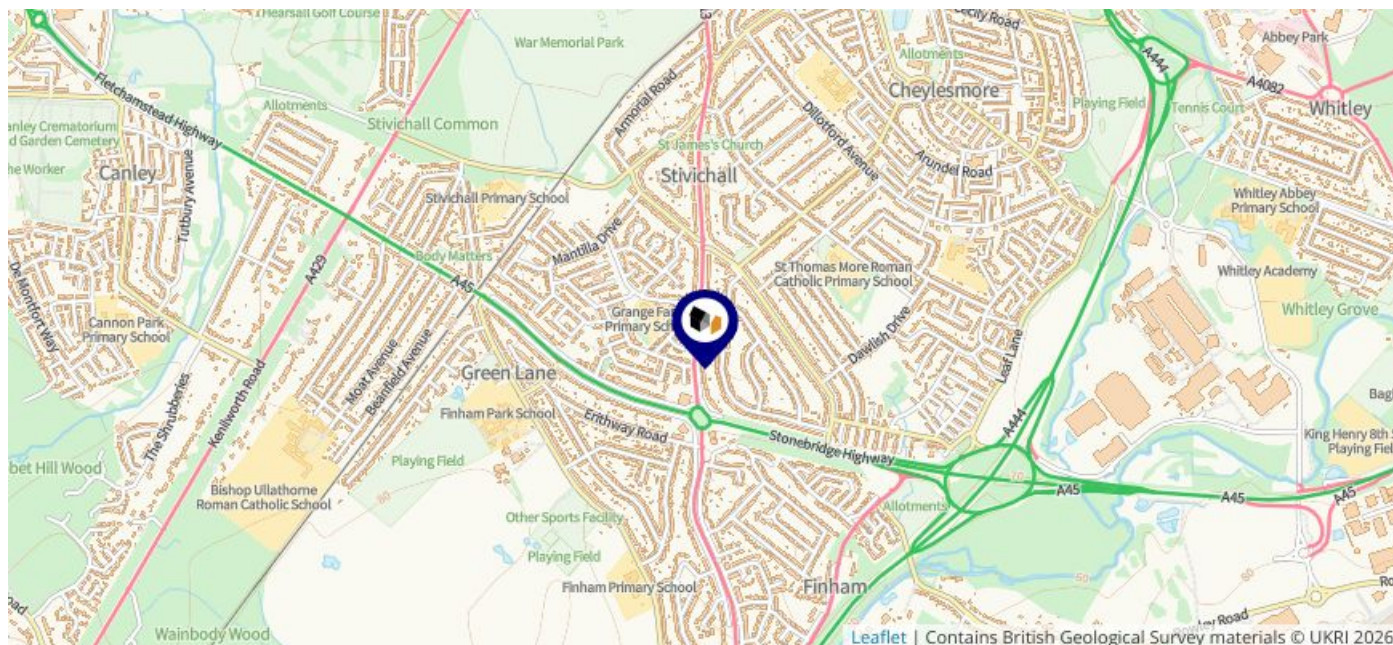
Terraced

+74.65%

Flat

+56.09%

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.

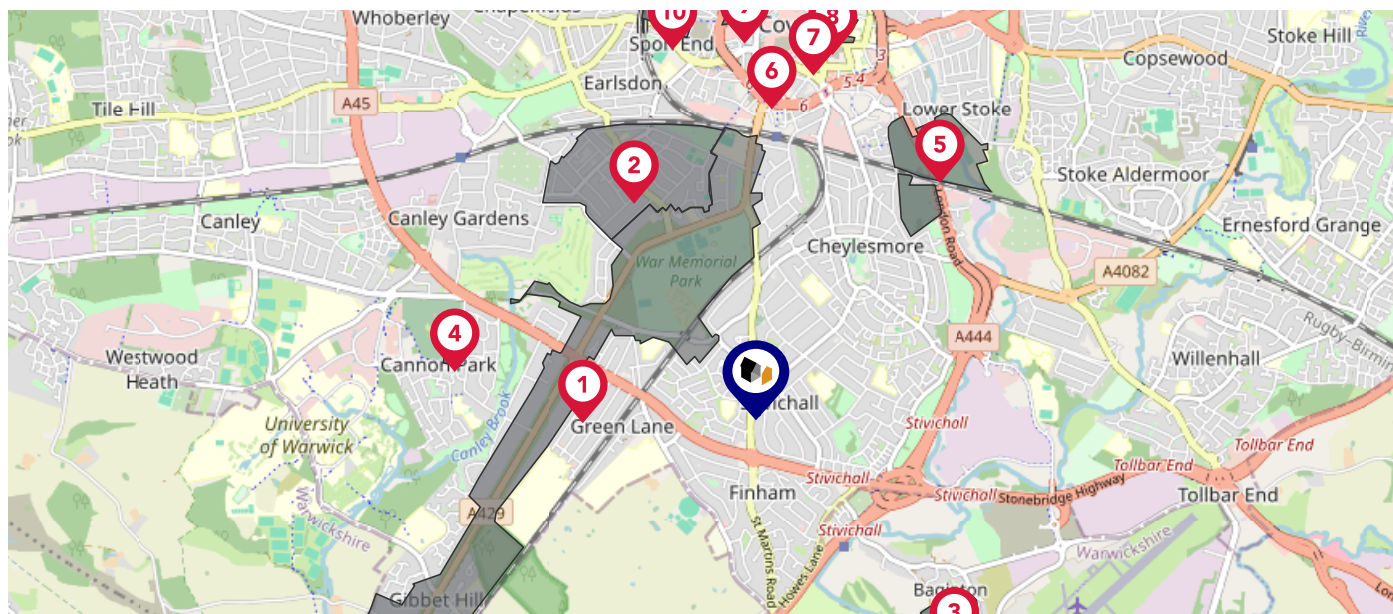
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Kenilworth Road



Earlsdon



Baginton



Ivy Farm Lane (Canley Hamlet)



London Road



Greyfriars Green



High Street



Hill Top and Cathedral



Spon Street



Spon End

[illegible]

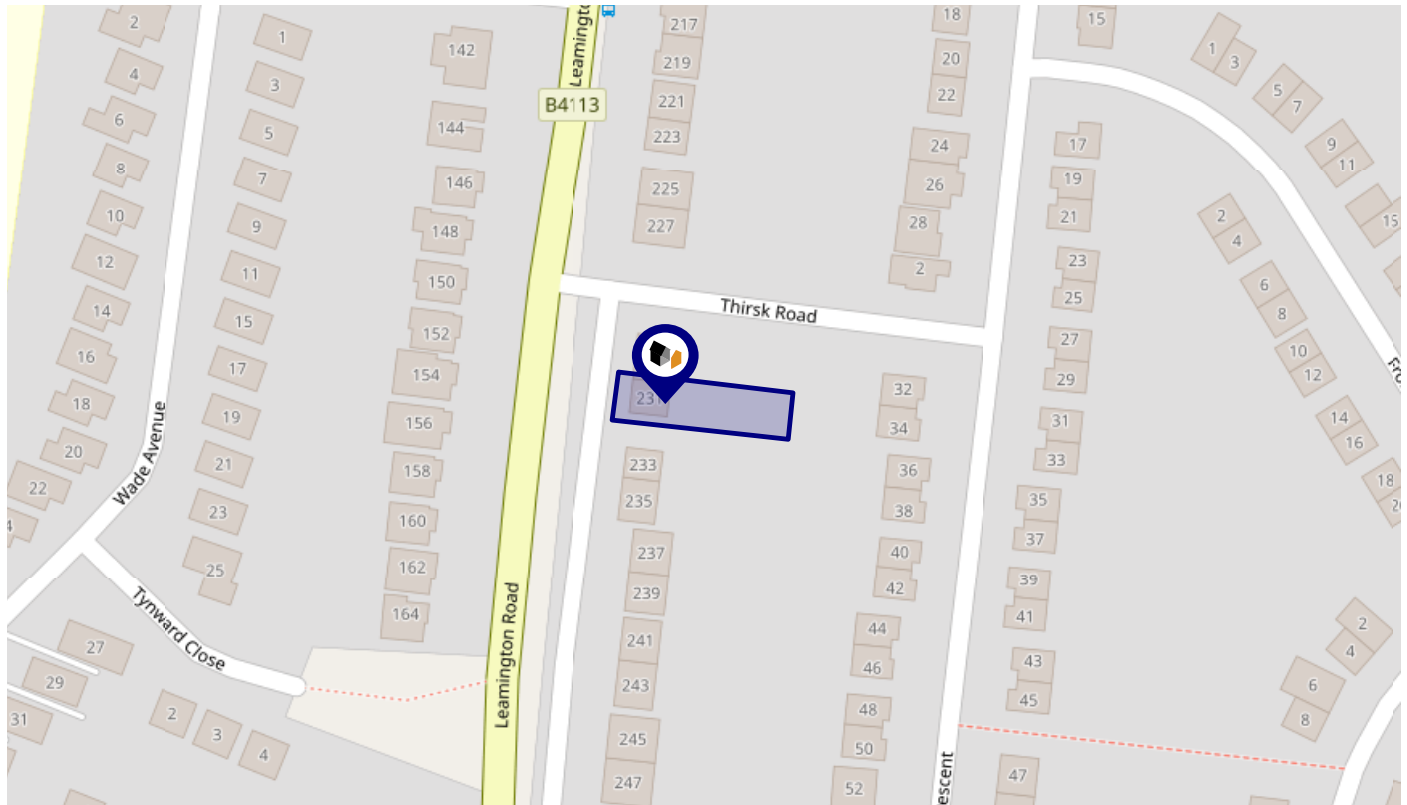
KFB - Key Facts For Buyers

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

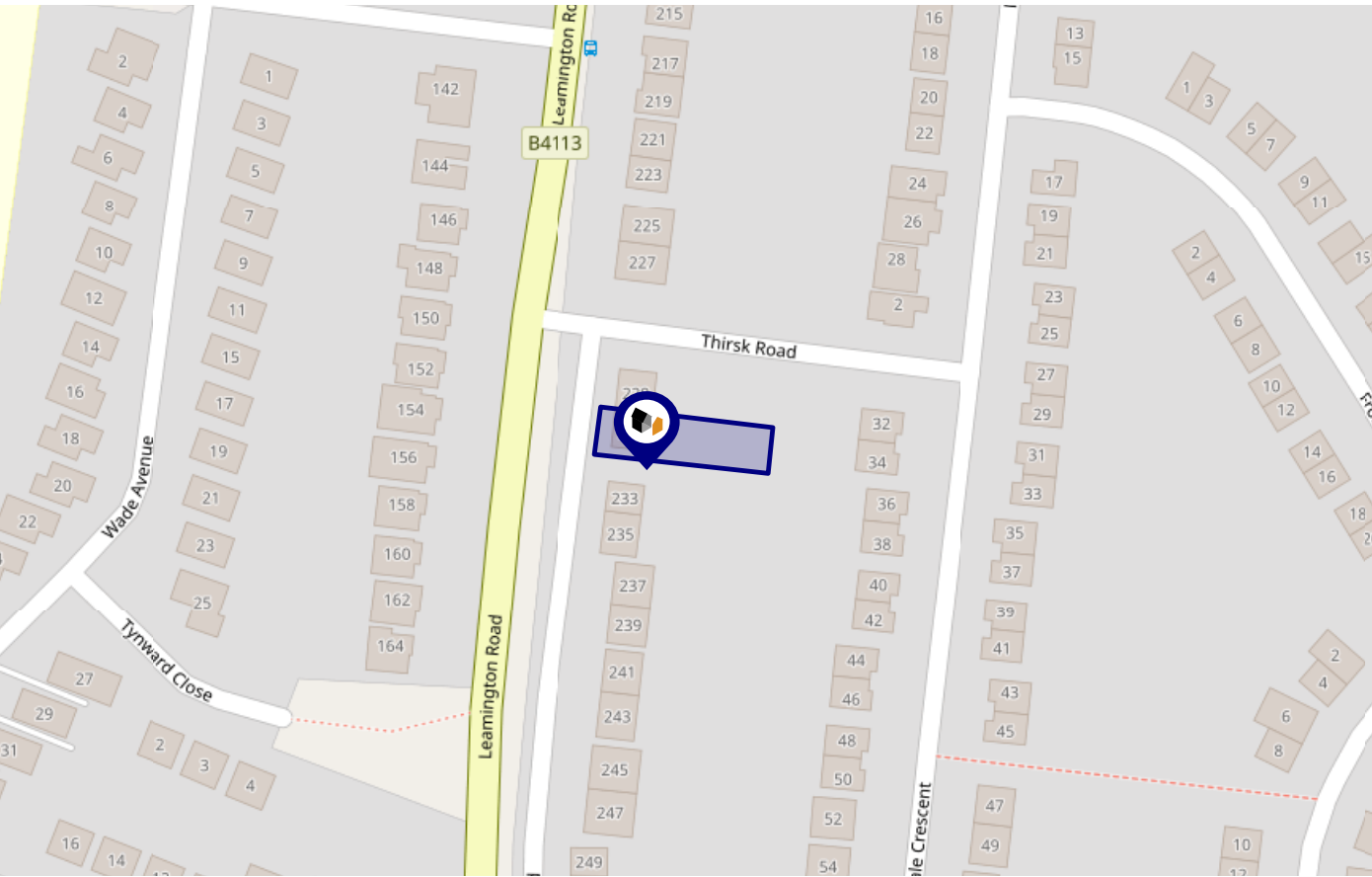
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

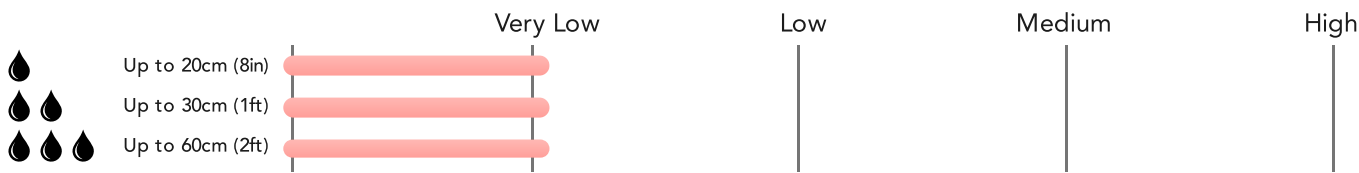


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

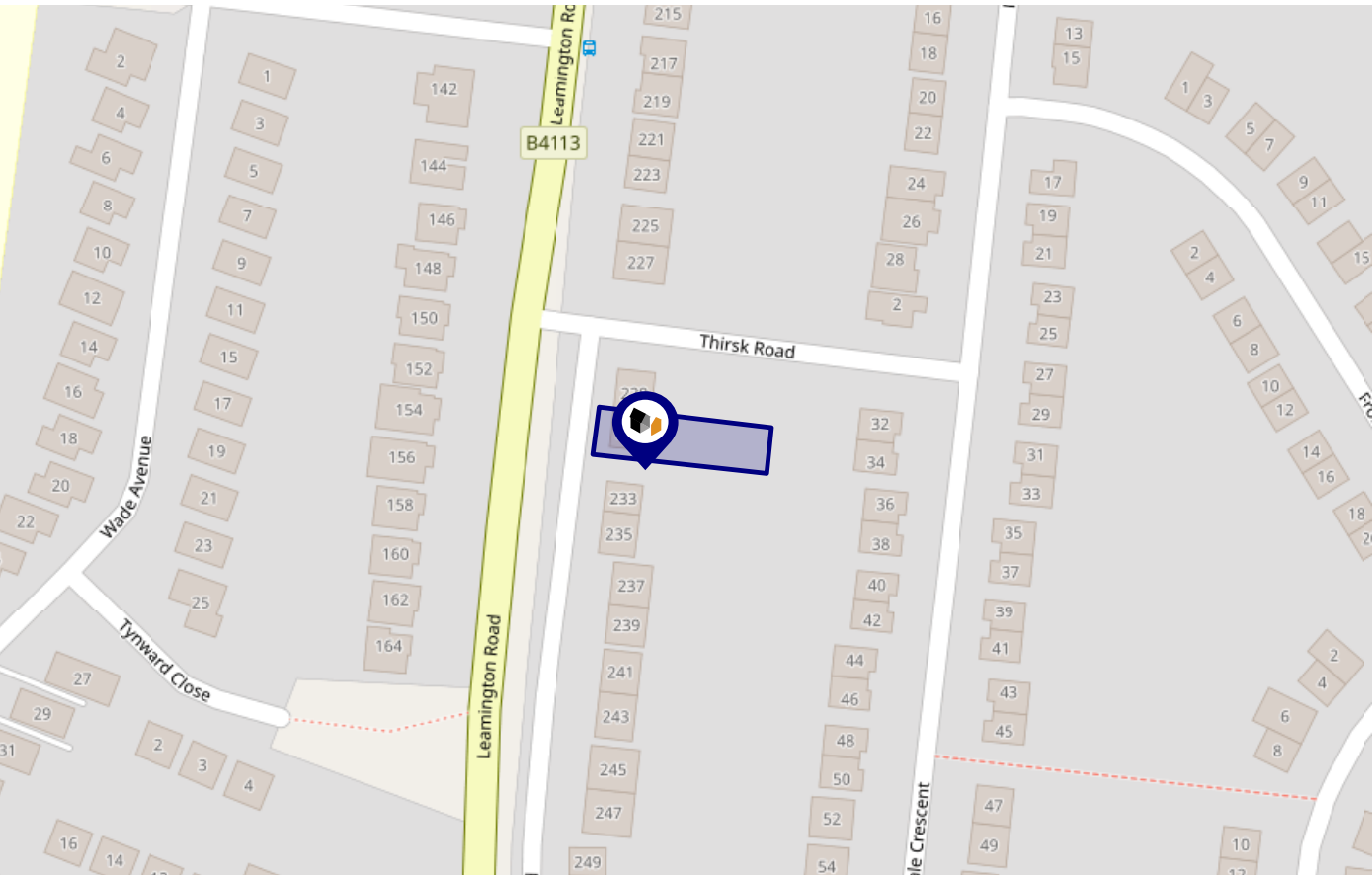
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

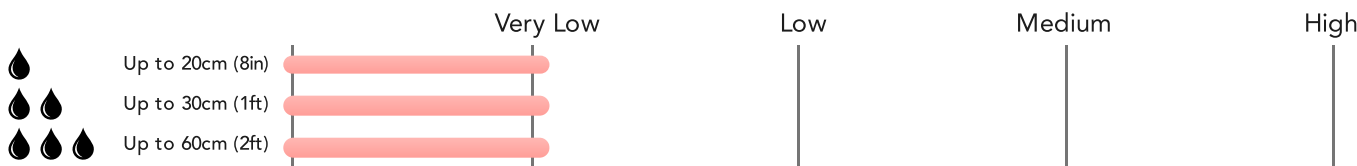


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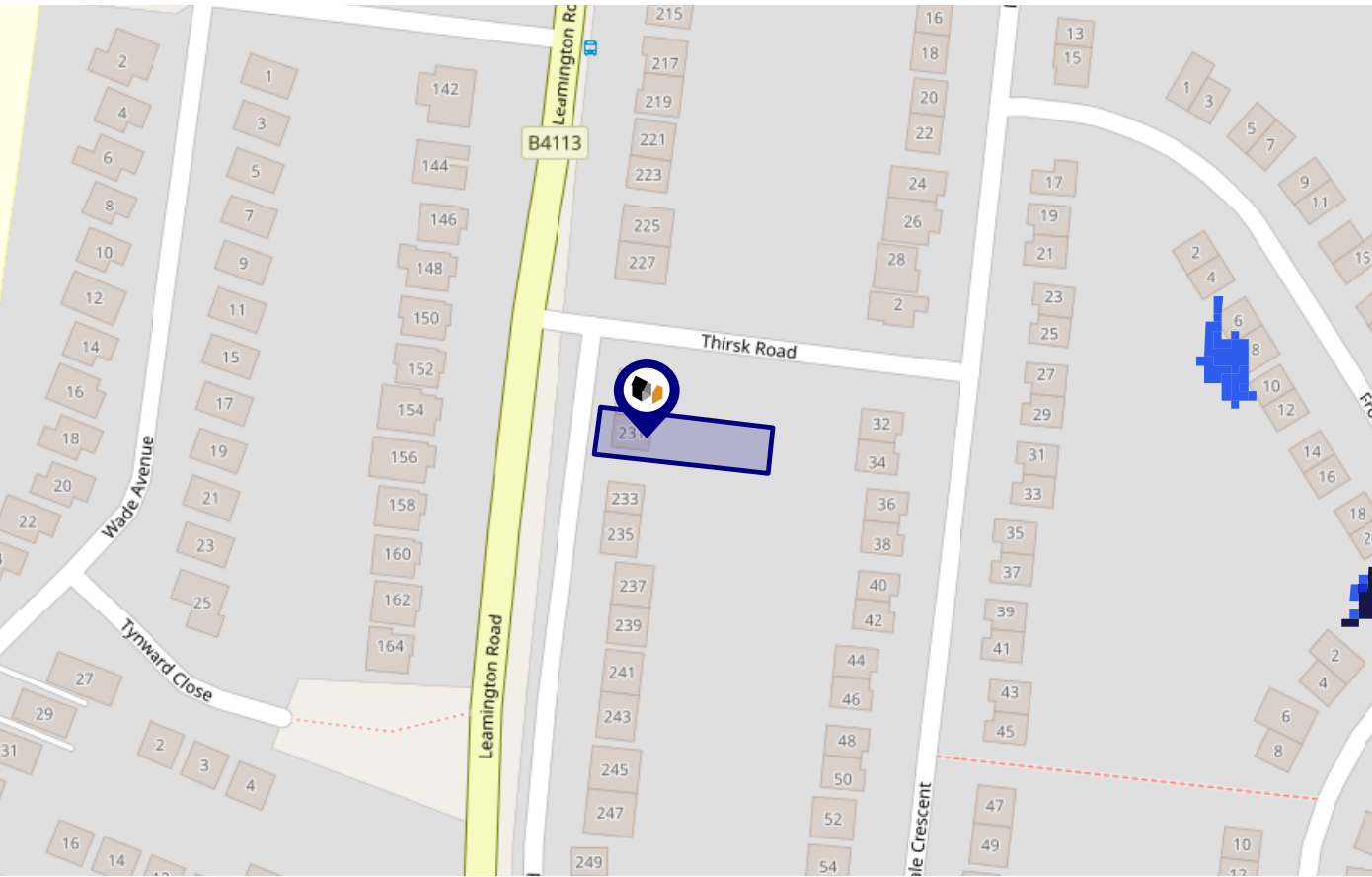
Chance of flooding to the following depths at this property:



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.

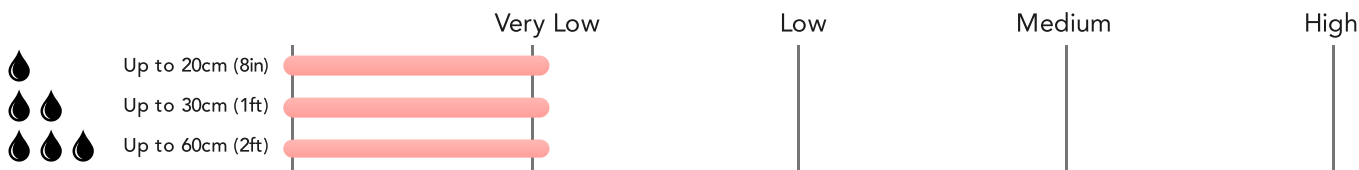


Risk Rating: Very low

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- 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:

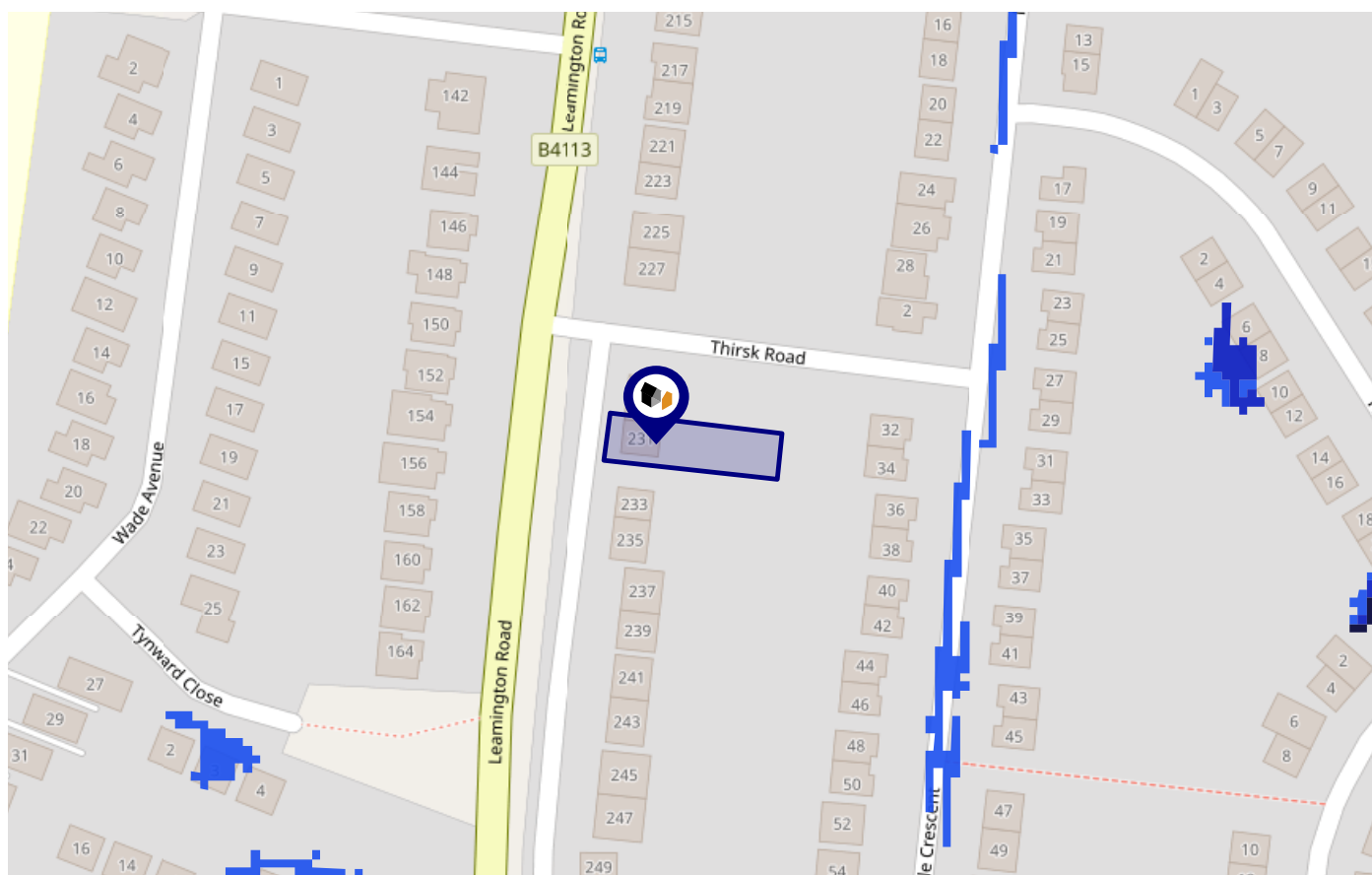


Flood Risk

Surface Water - 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.

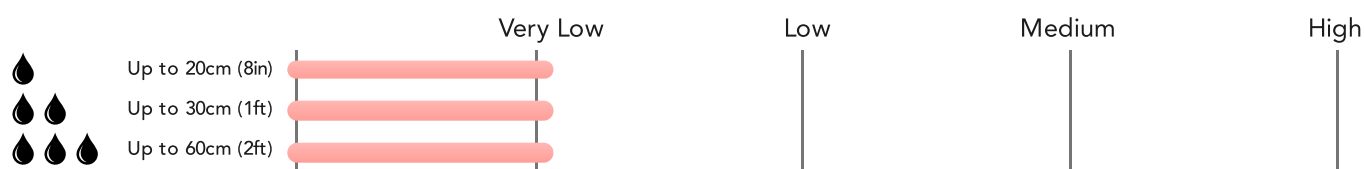


Risk Rating: Very low

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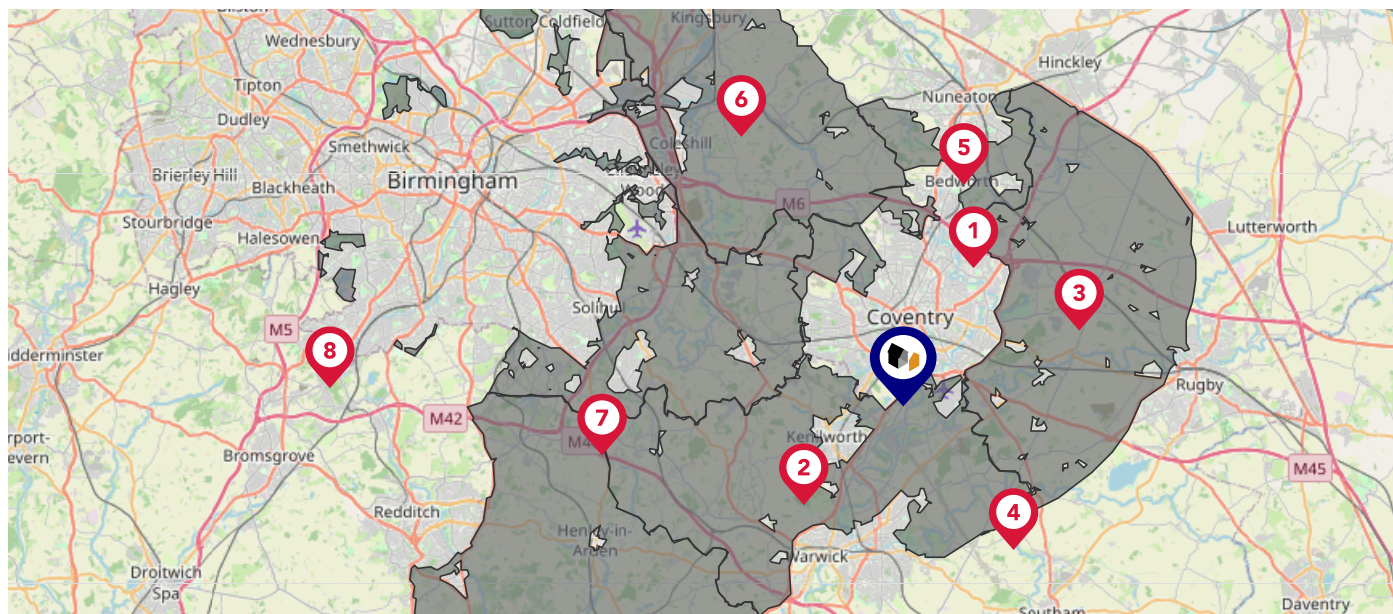


Maps

Green Belt



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



Nearby Green Belt Land

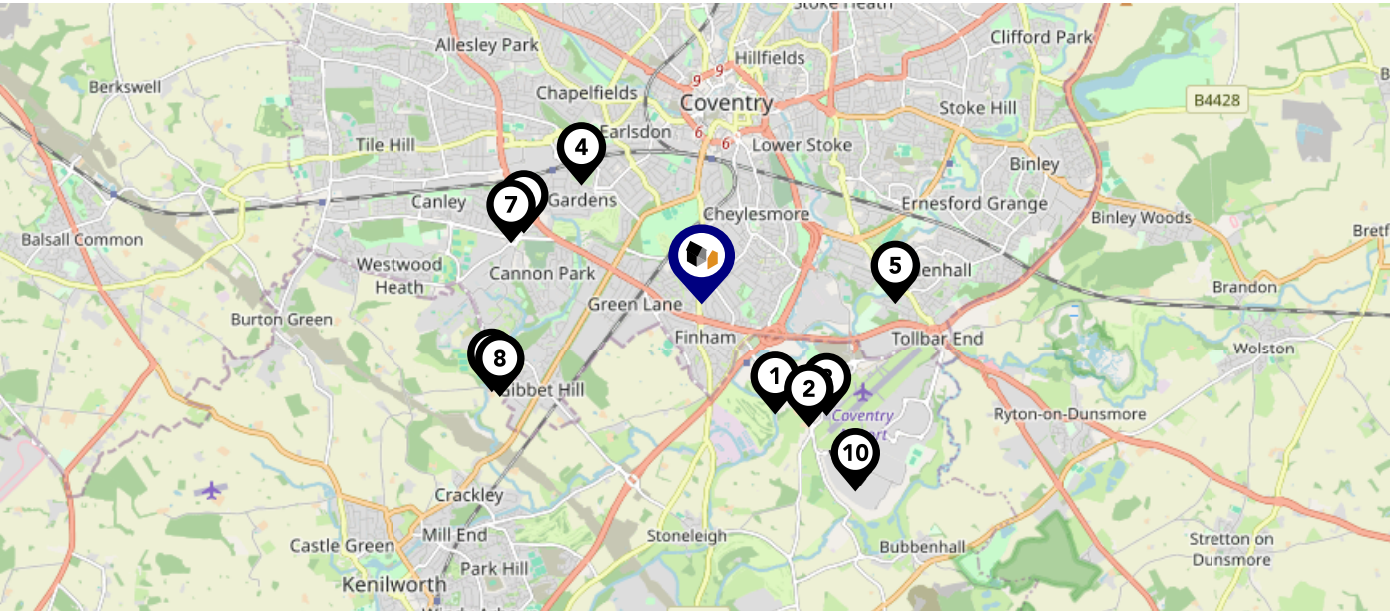
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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



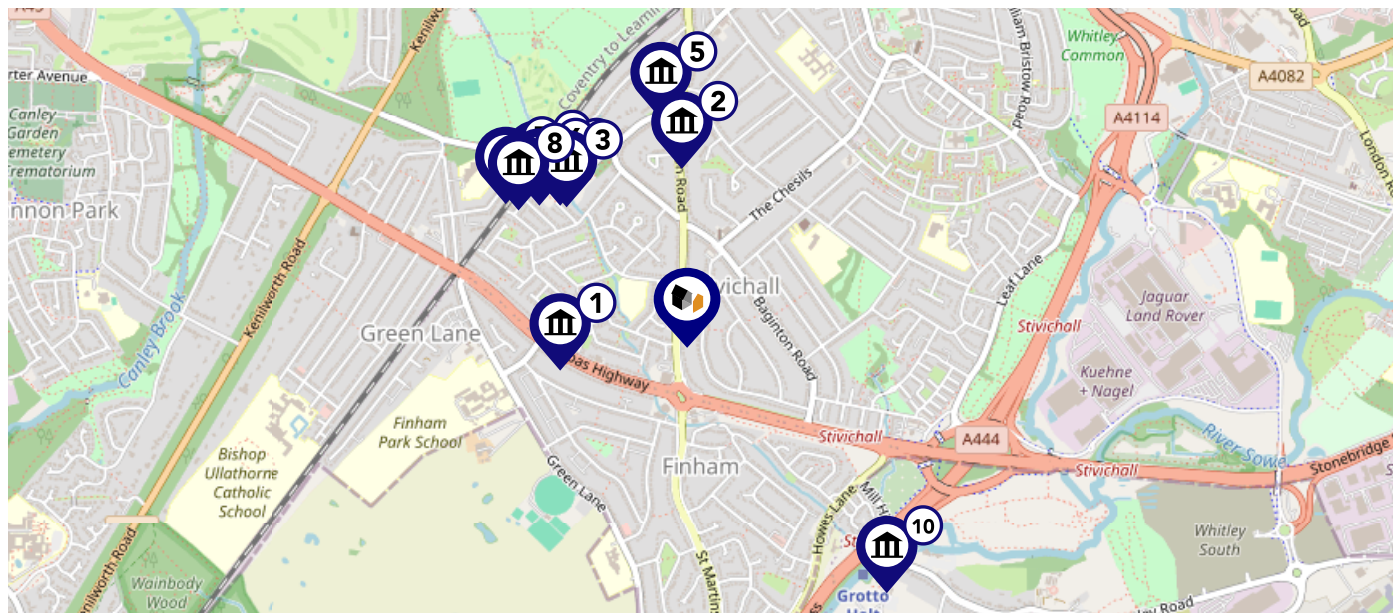
Nearby Landfill Sites		
1	Hall Drive-Baginton	Historic Landfill
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill
3	Rowley Road-Baginton	Historic Landfill
4	Hearsall Common-Whoberley, Coventry	Historic Landfill
5	London Road B-Willenhall, Coventry	Historic Landfill
6	Fletchampstead Highway-Canley, Coventry	Historic Landfill
7	Prior Deram Park-Canley, Coventry	Historic Landfill
8	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
9	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
10	Rock Farm Landfill-	Historic Landfill

Maps

Listed Buildings

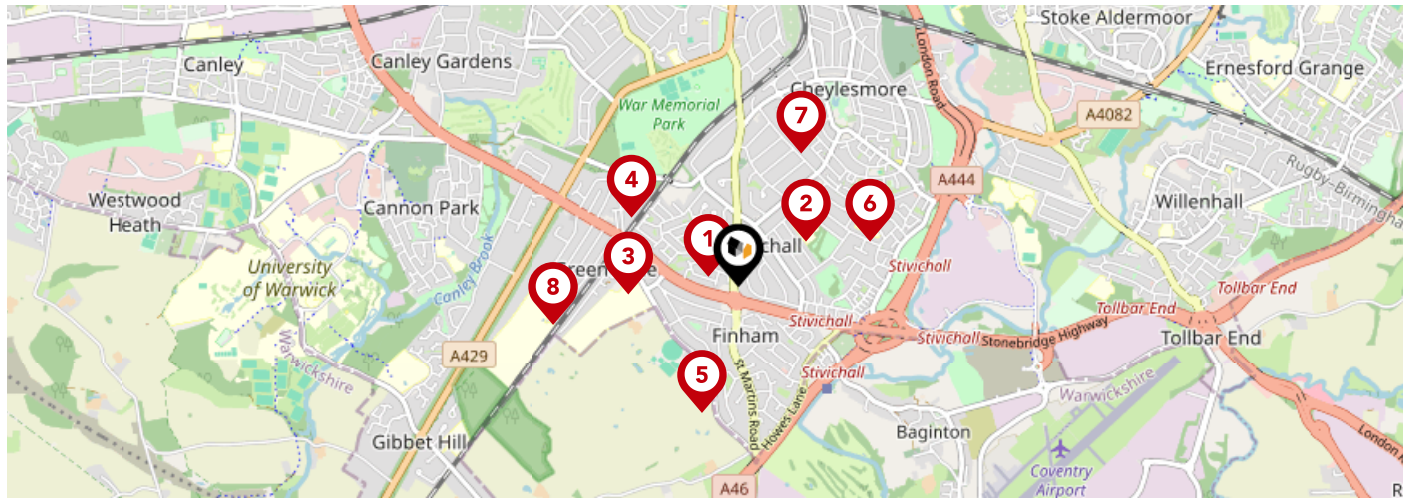


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



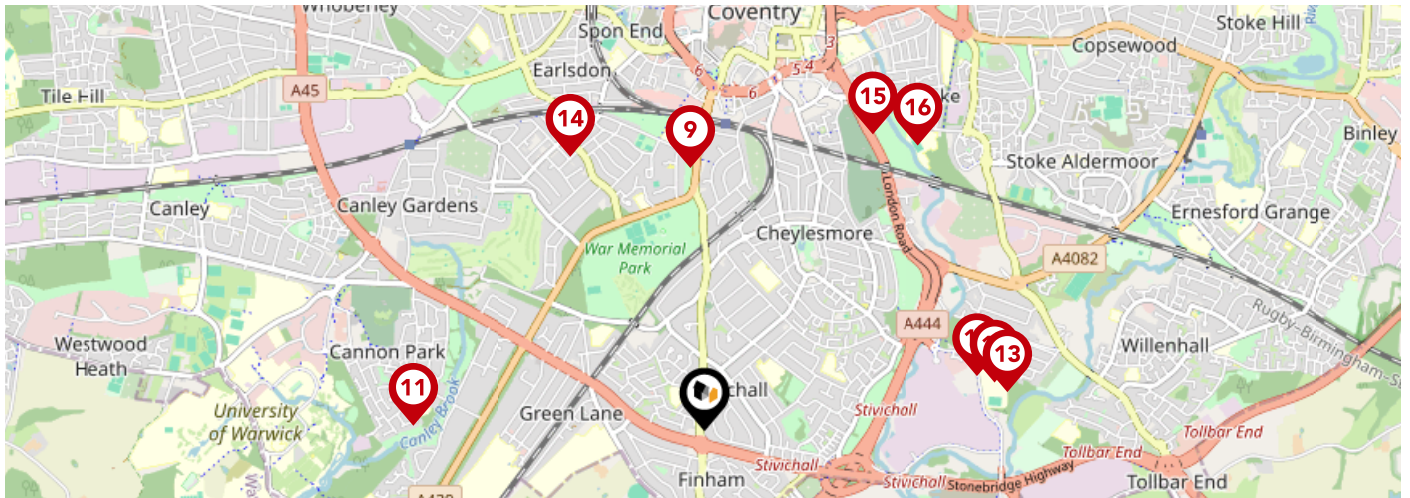
Listed Buildings in the local district		Grade	Distance
	1342919 - Stivichall Grange	Grade II	0.3 miles
	1139458 - Church Of St James	Grade II	0.4 miles
	1104926 - The Smithy	Grade II	0.4 miles
	1076607 - Smithy Cottage	Grade II	0.4 miles
	1076620 - Bremond College	Grade II	0.5 miles
	1076608 - Bridge Cottage	Grade II	0.5 miles
	1265651 - Stivichall Animal Pound	Grade II	0.5 miles
	1320289 - The Cottage	Grade II	0.5 miles
	1342924 - Coat Of Arms Bridge	Grade II	0.5 miles
	1035274 - Baginton Bridge	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.14	☐	☒	☐	☐	☐
2	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.37	☐	☒	☐	☐	☐
3	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.5	☐	☐	☒	☐	☐
4	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.58	☐	☒	☐	☐	☐
5	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.59	☐	☒	☐	☐	☐
6	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.63	☐	☒	☐	☐	☐
7	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.67	☐	☒	☐	☐	☐
8	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.86	☐	☐	☒	☐	☐

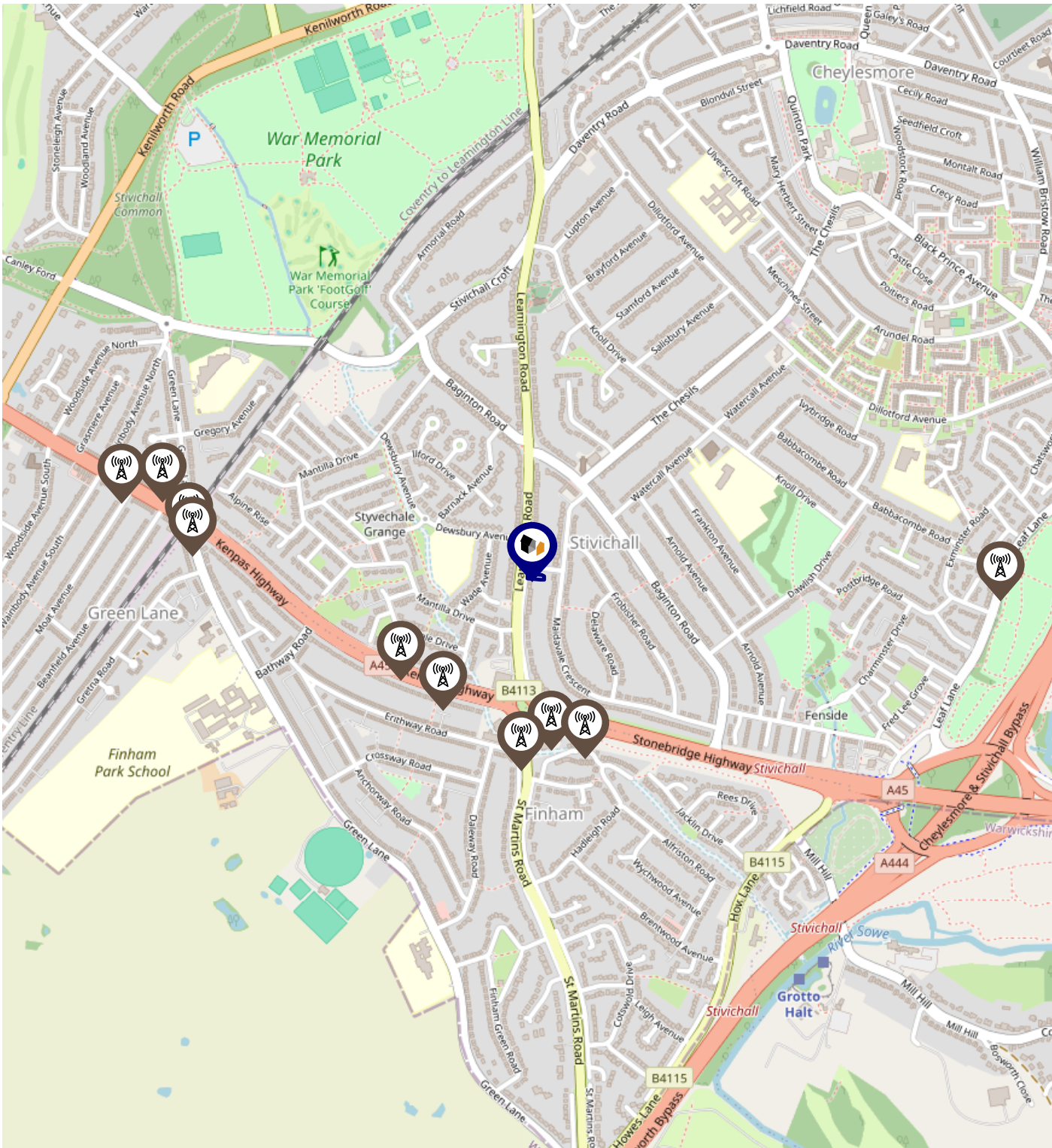
Area Schools



		Nursery	Primary	Secondary	College	Private
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.2	☐	☐	☒	☐	☐
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.26	☐	☐	☒	☐	☐
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.32	☐	☒	☐	☐	☐
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.33	☐	☒	☐	☐	☐
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.38	☐	☒	☐	☐	☐
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.38	☐	☒	☐	☐	☐
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.55	☐	☒	☐	☐	☐
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.61	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

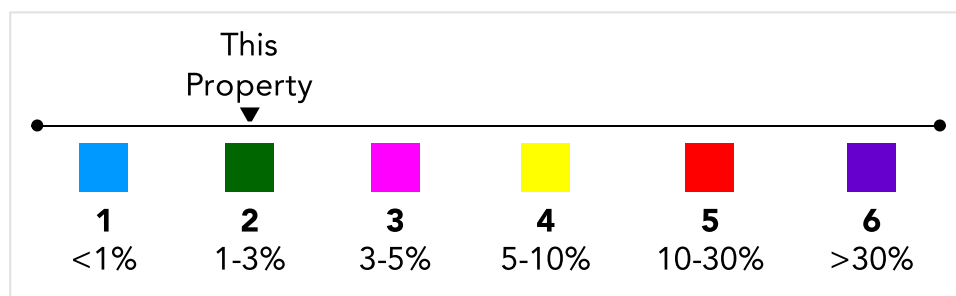
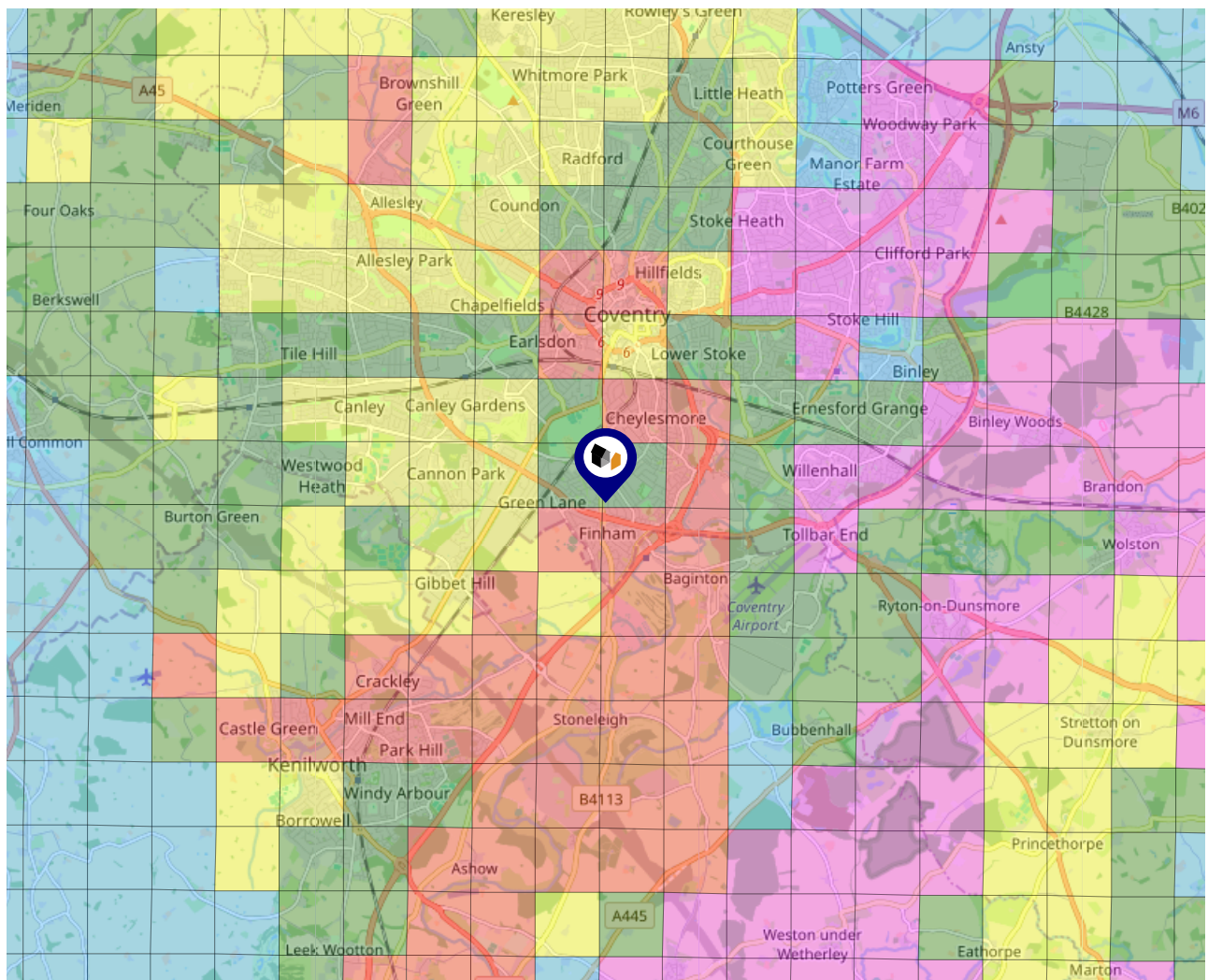
Environment

Radon Gas



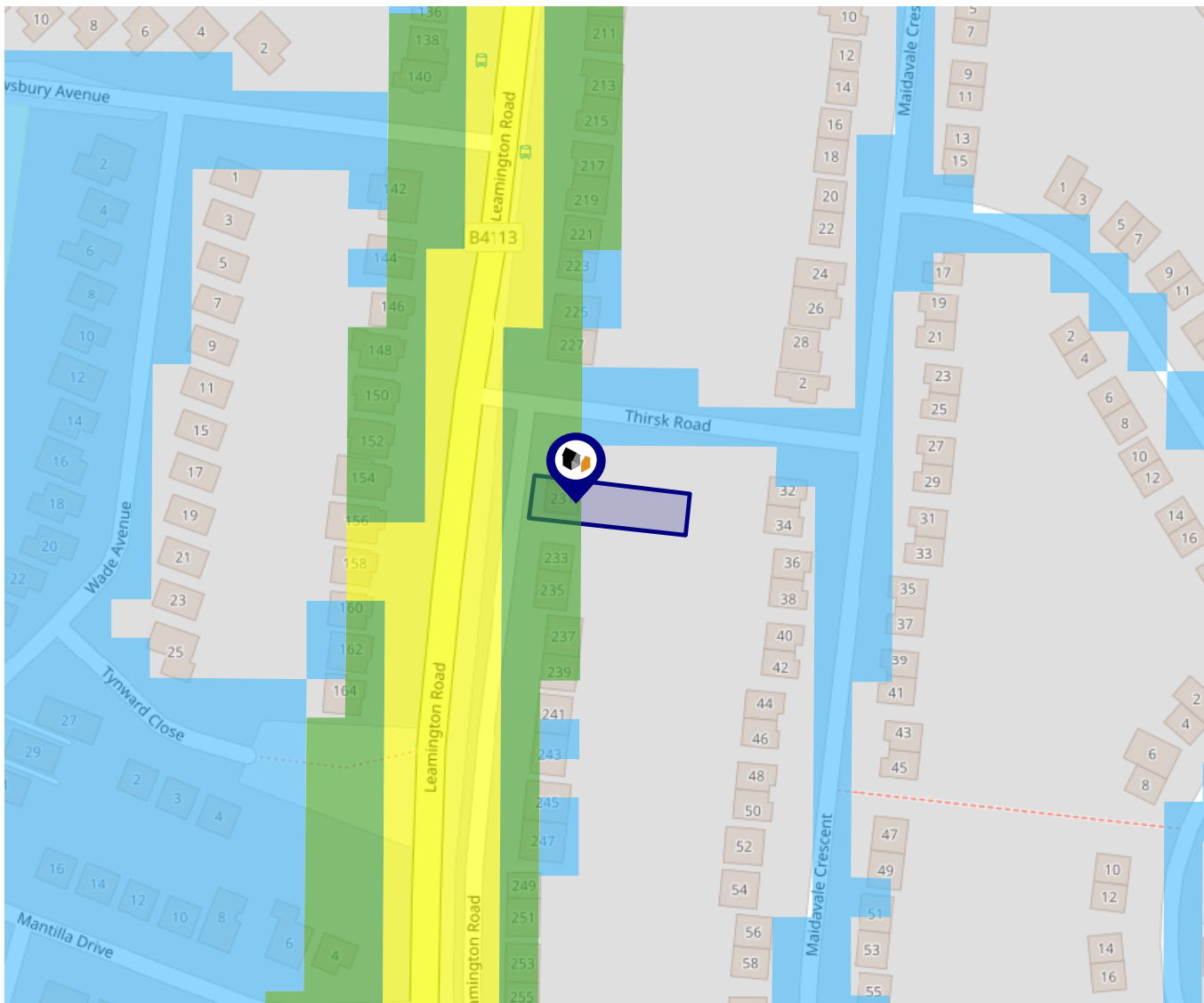
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise

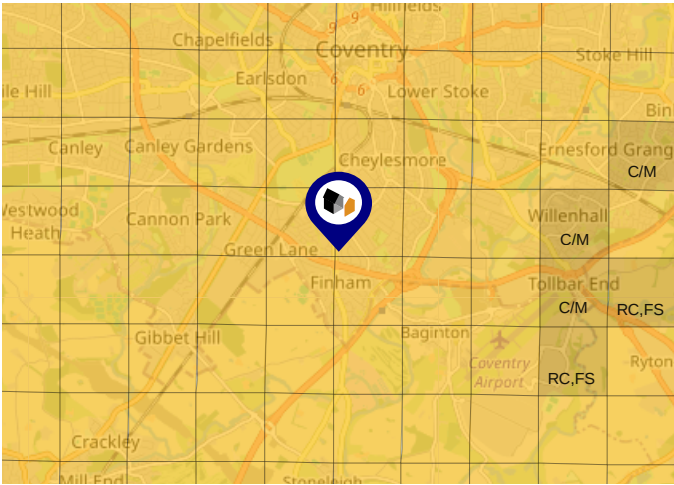


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

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

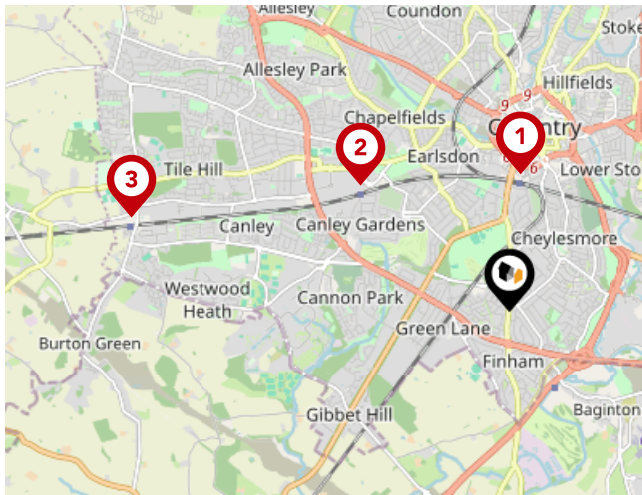


Primary Classifications (Most Common Clay Types)

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

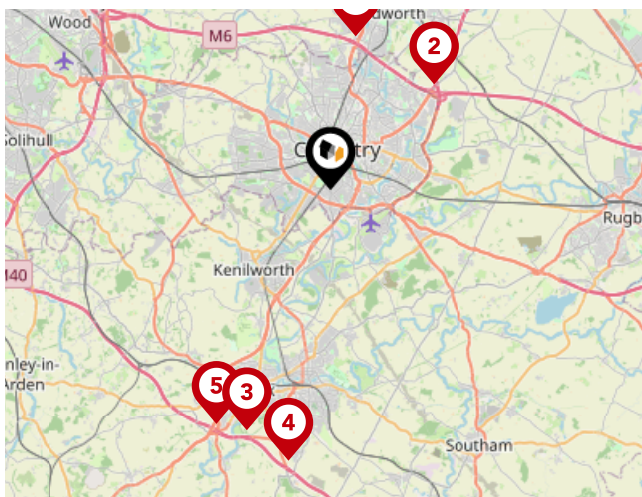
Area

Transport (National)



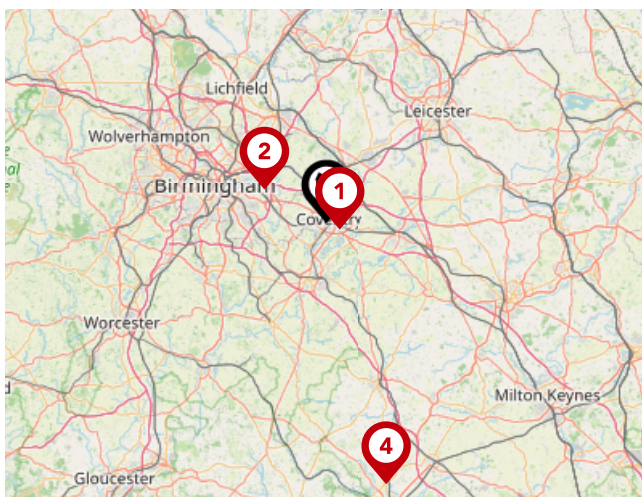
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.26 miles
2	Canley Rail Station	1.76 miles
3	Tile Hill Rail Station	3.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.64 miles
2	M6 J2	5.35 miles
3	M40 J14	9.23 miles
4	M40 J13	9.98 miles
5	M40 J15	9.43 miles

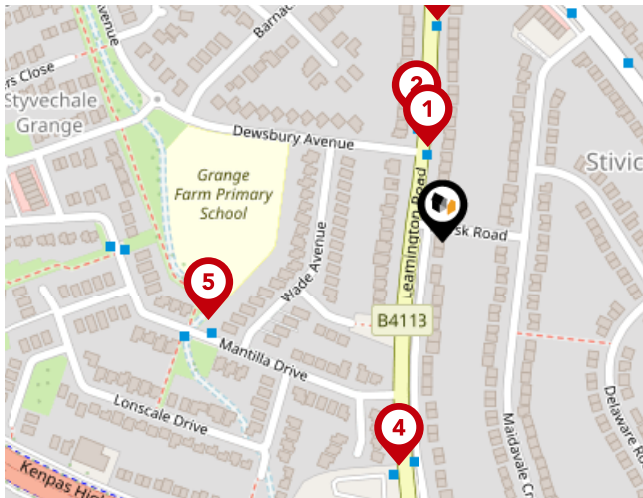


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.01 miles
2	Birmingham Airport	10.31 miles
3	East Mids Airport	31.67 miles
4	Kidlington	39 miles

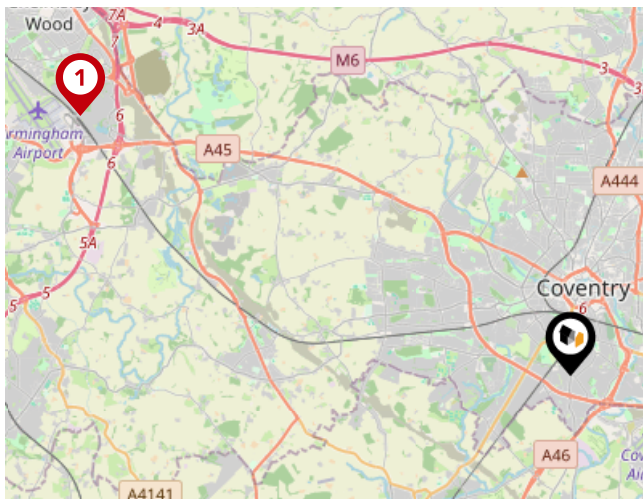
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Thirsk Road	0.05 miles
	Thirsk Road	0.07 miles
	Baginton Rd	0.13 miles
	Stonebridge Highway	0.13 miles
	Wade Avenue	0.14 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	10.04 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



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/walmsleysthewaytomove



Important - Please Read

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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.



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