

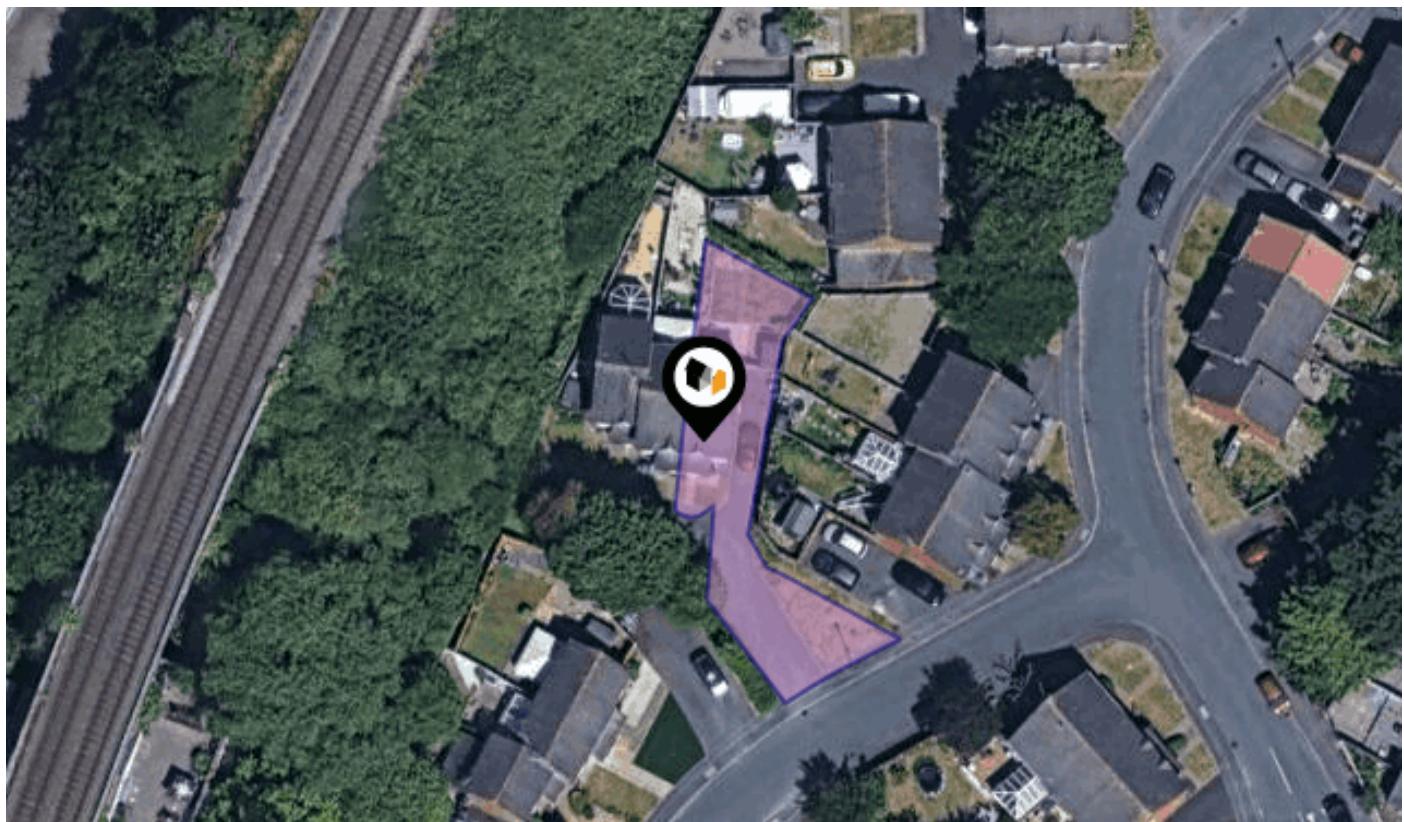
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 19<sup>th</sup> December 2025**



## CUMBRIA CLOSE, COVENTRY, CV1

**Price Estimate :** £200,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



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# Introduction

## Our Comments



### Dear Buyers & Interested Parties

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

A modern & beautifully presented end of terrace home

Two double bedrooms upon the 1st floor

Driveway parking for multiple vehicles

Impressive, landscaped rear gardens with gated access & sitting areas

Refitted, contemporary kitchen breakfast room with patio door to gardens

Modern first floor bathroom with bath & shower over

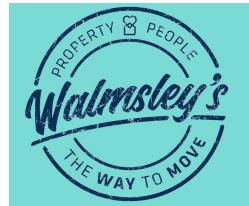
Sitting dining room & integral hall/porchway

UPVC glazing & combination boiler

EPC Rating C, TOTAL 615 SQ.FT or 57.3 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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	615 ft <sup>2</sup> / 57 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	1996-2002
Council Tax :	Band B
Annual Estimate:	£1,877
Title Number:	WM567566

**Price Estimate:** £200,000  
**Tenure:** Freehold

## Local Area

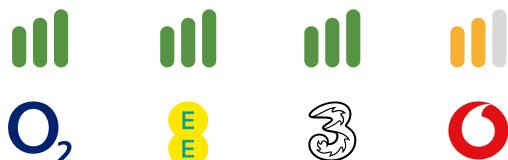
<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**13**  
mb/s      **60**  
mb/s      **1800**  
mb/s



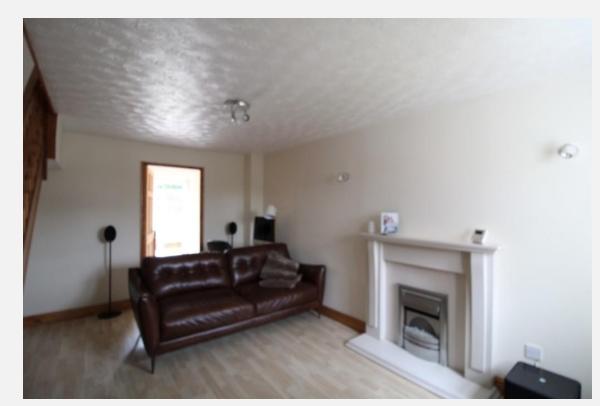
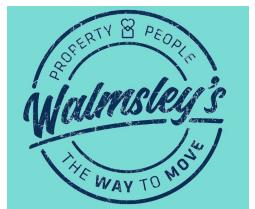
**Mobile Coverage:**  
(based on calls indoors)



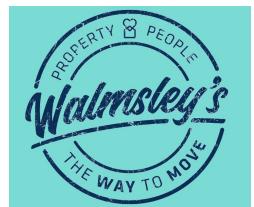
**Satellite/Fibre TV Availability:**



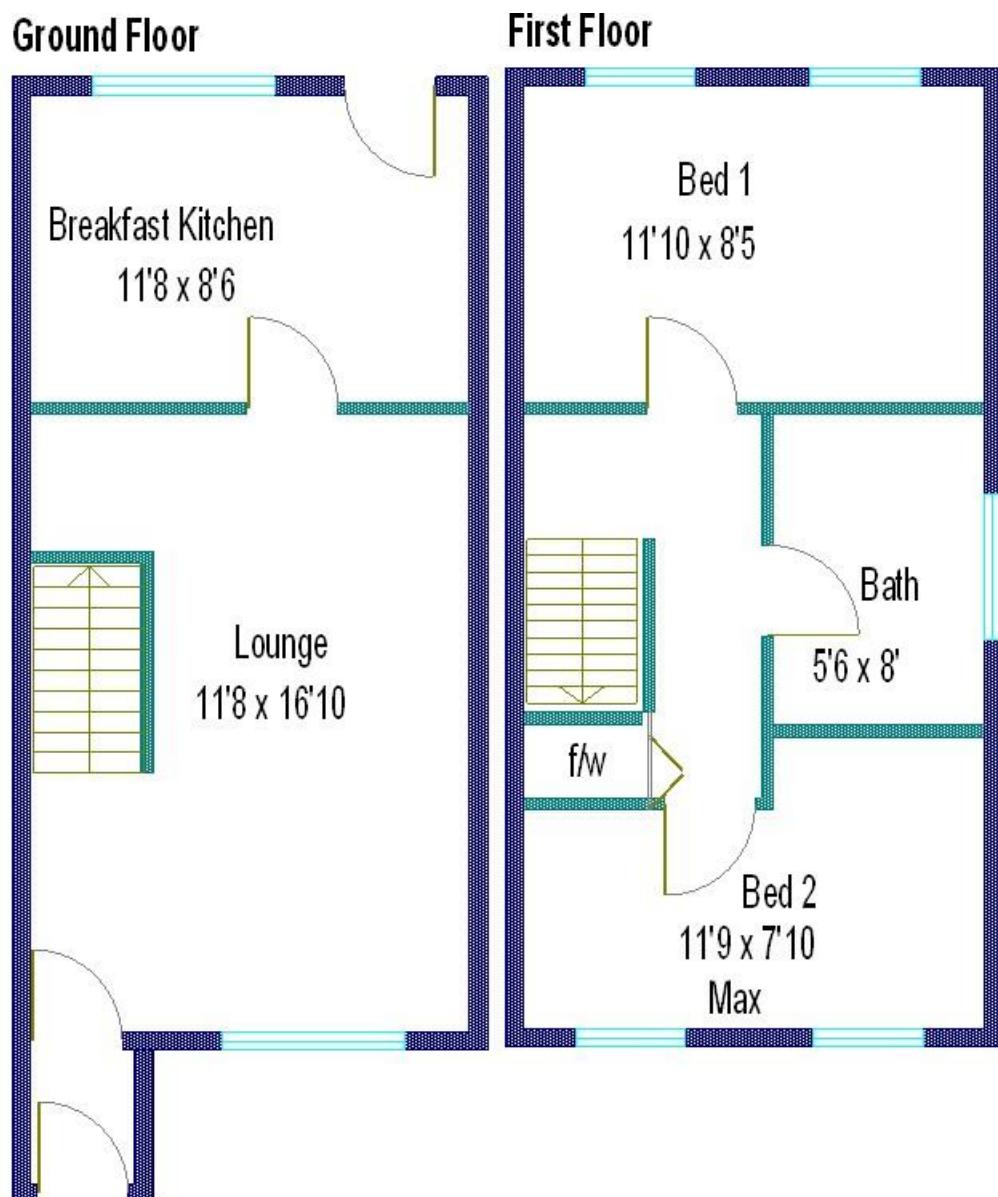
# Gallery Photos



# Gallery Photos



## CUMBRIA CLOSE, COVENTRY, CV1



# Property EPC - Certificate



COVENTRY, CV1

Energy rating

**C**

Valid until 22.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		69   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 78% of fixed outlets
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Total Floor Area:</b>	55 m <sup>2</sup>

# Market Sold in Street



## 17, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	11/04/2025	20/11/2015	18/06/1999	20/02/1998
Last Sold Price:	£188,000	£120,000	£51,200	£50,000

## 44, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	22/10/2024	28/06/2002	15/09/1995
Last Sold Price:	£192,500	£78,000	£43,000

## 7, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	19/04/2024
Last Sold Price:	£185,000

## 46, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	29/06/2023	18/08/2006	21/06/1999	10/07/1998
Last Sold Price:	£180,000	£116,500	£54,000	£55,000

## 34, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	25/02/2022	05/02/2008	27/06/2003	02/11/2001	01/08/1997
Last Sold Price:	£155,000	£113,000	£73,000	£59,995	£37,300

## 6, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	25/06/2021
Last Sold Price:	£165,000

## 52, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	18/06/2021	09/05/2017	24/08/2001
Last Sold Price:	£159,950	£124,000	£67,000

## 32, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	07/12/2020	18/03/2011
Last Sold Price:	£150,000	£95,000

## 15, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	25/10/2019
Last Sold Price:	£197,000

## 14, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	18/04/2019	19/08/2005	15/07/2002
Last Sold Price:	£125,000	£86,500	£54,700

## 5, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	05/05/2017	20/08/1999
Last Sold Price:	£143,000	£52,000

## 1, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	27/05/2015	02/06/2006
Last Sold Price:	£129,000	£118,000

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

# Market Sold in Street



## 12, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	18/02/2014	17/03/2003	05/10/2001
Last Sold Price:	£96,000	£73,500	£58,000

## 48, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	24/01/2013	10/04/2006	16/07/2002
Last Sold Price:	£114,950	£125,500	£76,000

## 40, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	10/02/2012	17/12/2004
Last Sold Price:	£113,000	£104,000

## 8, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	30/07/2010	05/03/2004
Last Sold Price:	£105,000	£95,500

## 38, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	30/10/2009	26/01/2001
Last Sold Price:	£105,000	£60,000

## 2, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	06/06/2008
Last Sold Price:	£114,250

## 16, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	18/09/2007	09/06/2005	27/03/1997
Last Sold Price:	£80,000	£98,000	£36,500

## 50, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	31/03/2006	27/02/2006	30/08/2002	22/06/2000
Last Sold Price:	£122,000	£119,000	£74,000	£59,950

## 3, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	24/01/2006	21/12/2000	07/04/1997
Last Sold Price:	£112,000	£62,950	£51,000

## 4, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	21/01/2005	11/02/2000	21/07/1997
Last Sold Price:	£118,500	£57,000	£49,000

## 54, Cumbria Close, Coventry, CV1 3PG

Last Sold Date:	28/03/2003	25/06/1999
Last Sold Price:	£85,950	£52,000

## 36, Cumbria Close, Coventry, CV1 3PG

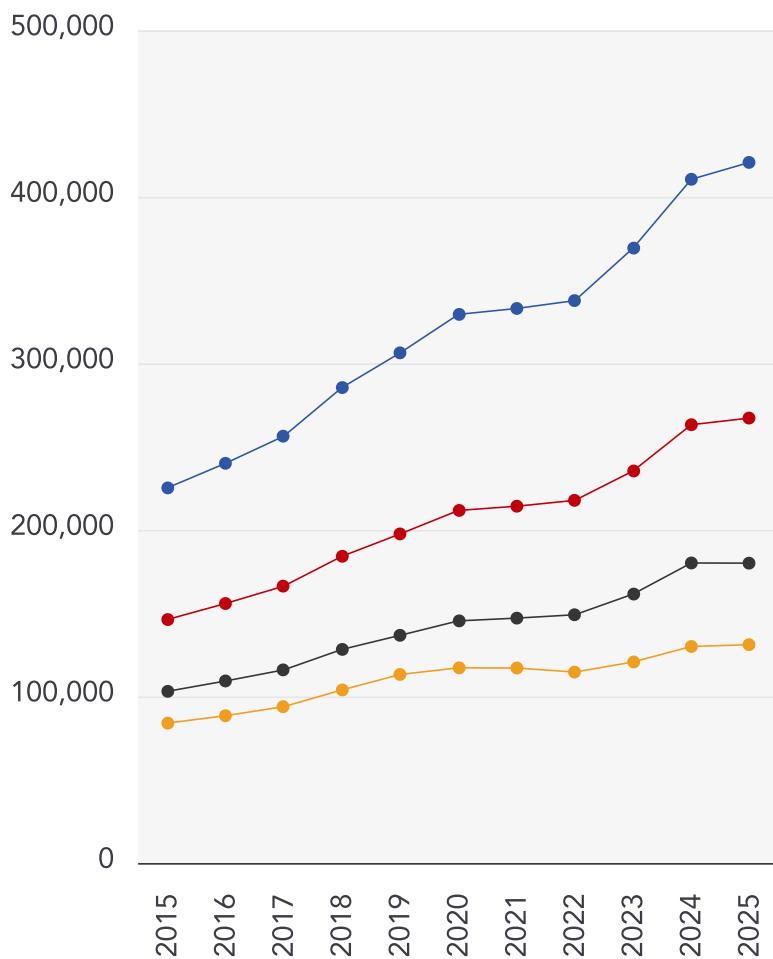
Last Sold Date:	10/12/1999	27/06/1997
Last Sold Price:	£42,950	£37,995

**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%**

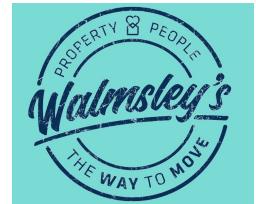
Terraced

**+74.65%**

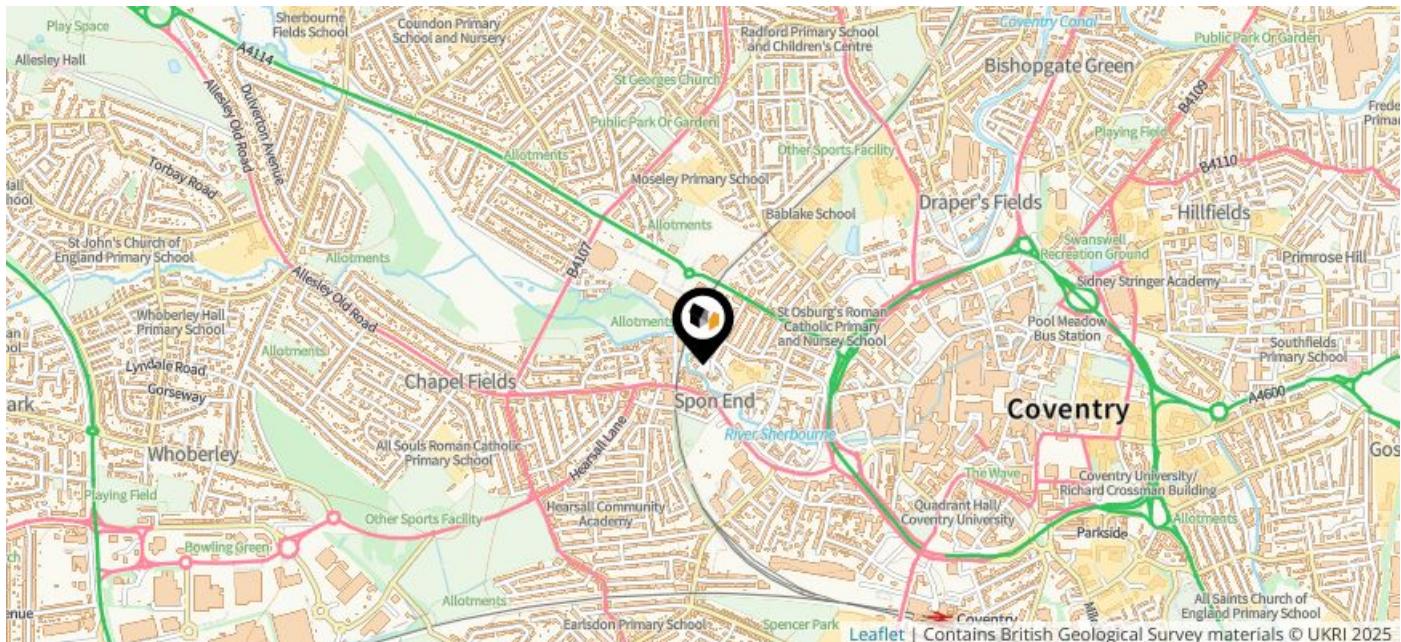
Flat

**+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.

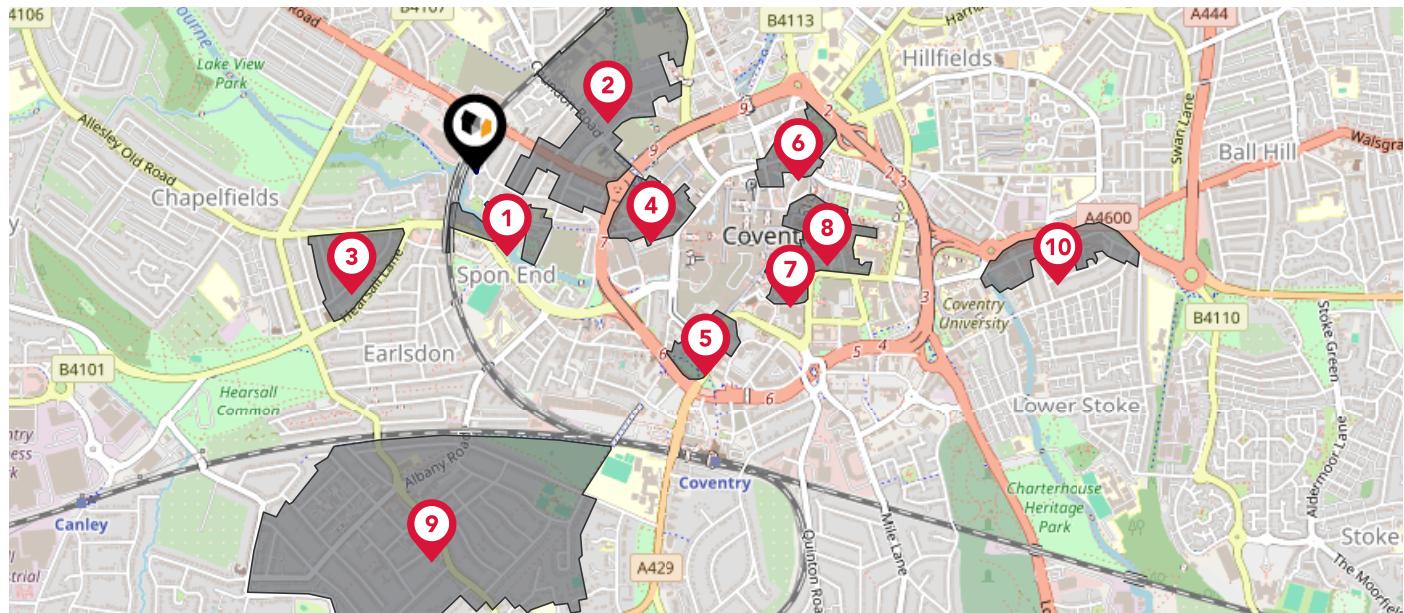
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

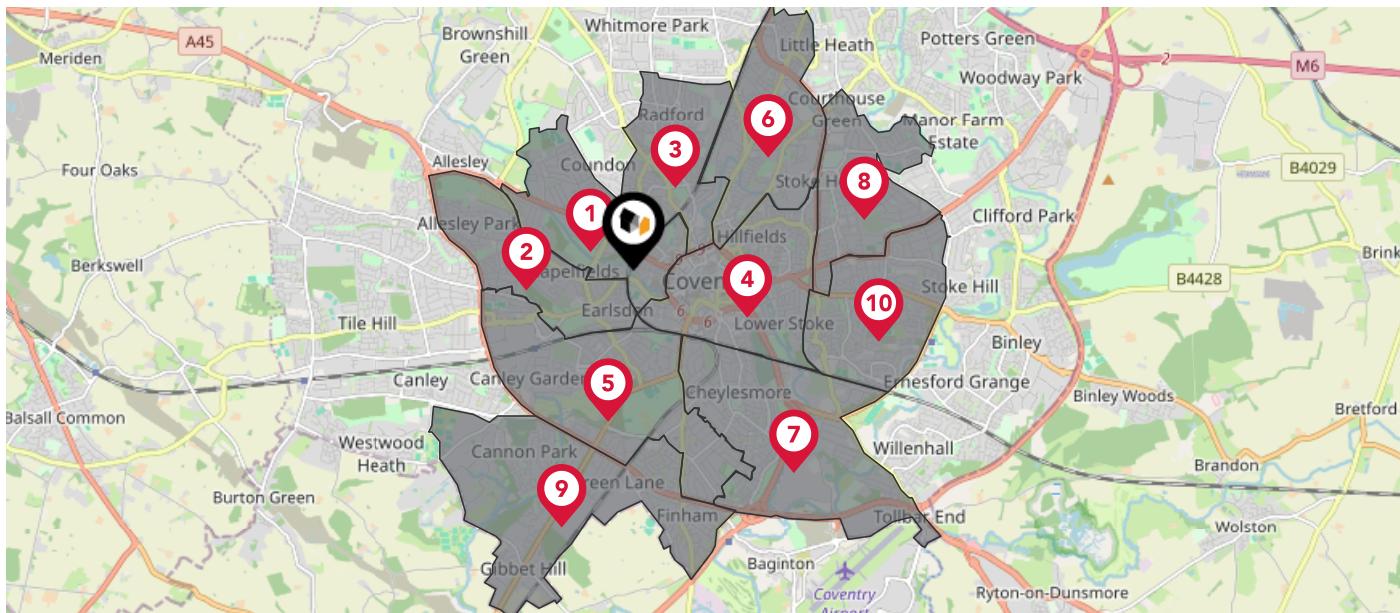
- 1 Spon End
- 2 Naul's Mill
- 3 Chapelfields
- 4 Spon Street
- 5 Greyfriars Green
- 6 Lady Herbert's Garden
- 7 High Street
- 8 Hill Top and Cathedral
- 9 Earlsdon
- 10 Far Gosford Street

# 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

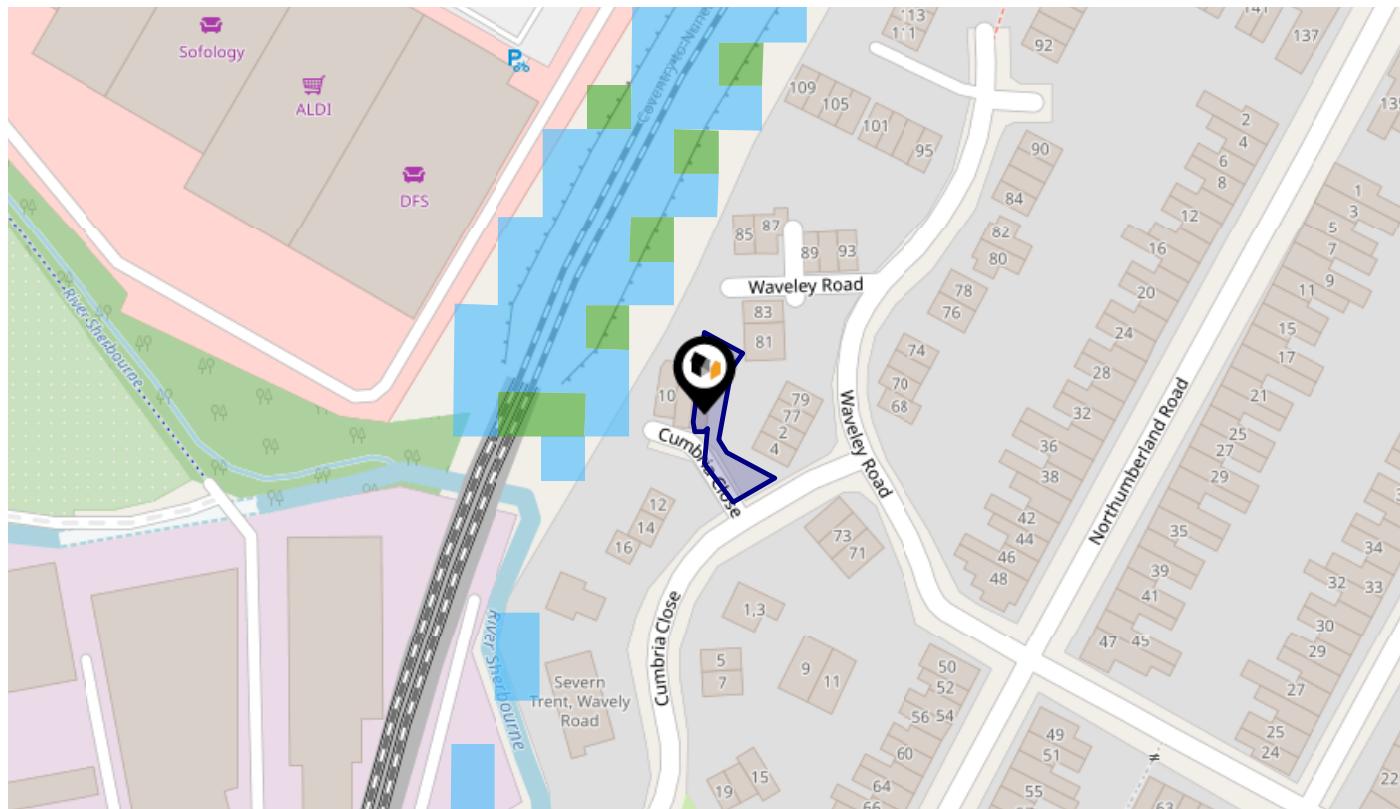
- 1 Sherbourne Ward
- 2 Whoberley Ward
- 3 Radford Ward
- 4 St. Michael's Ward
- 5 Earlsdon Ward
- 6 Foleshill Ward
- 7 Cheylesmore Ward
- 8 Upper Stoke Ward
- 9 Wainbody Ward
- 10 Lower Stoke Ward

# Maps

## Rail Noise



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

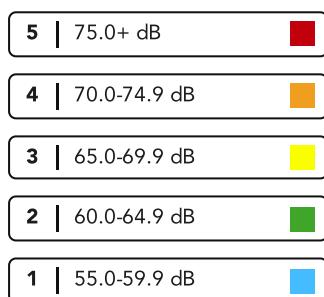


### Rail Noise Data

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:

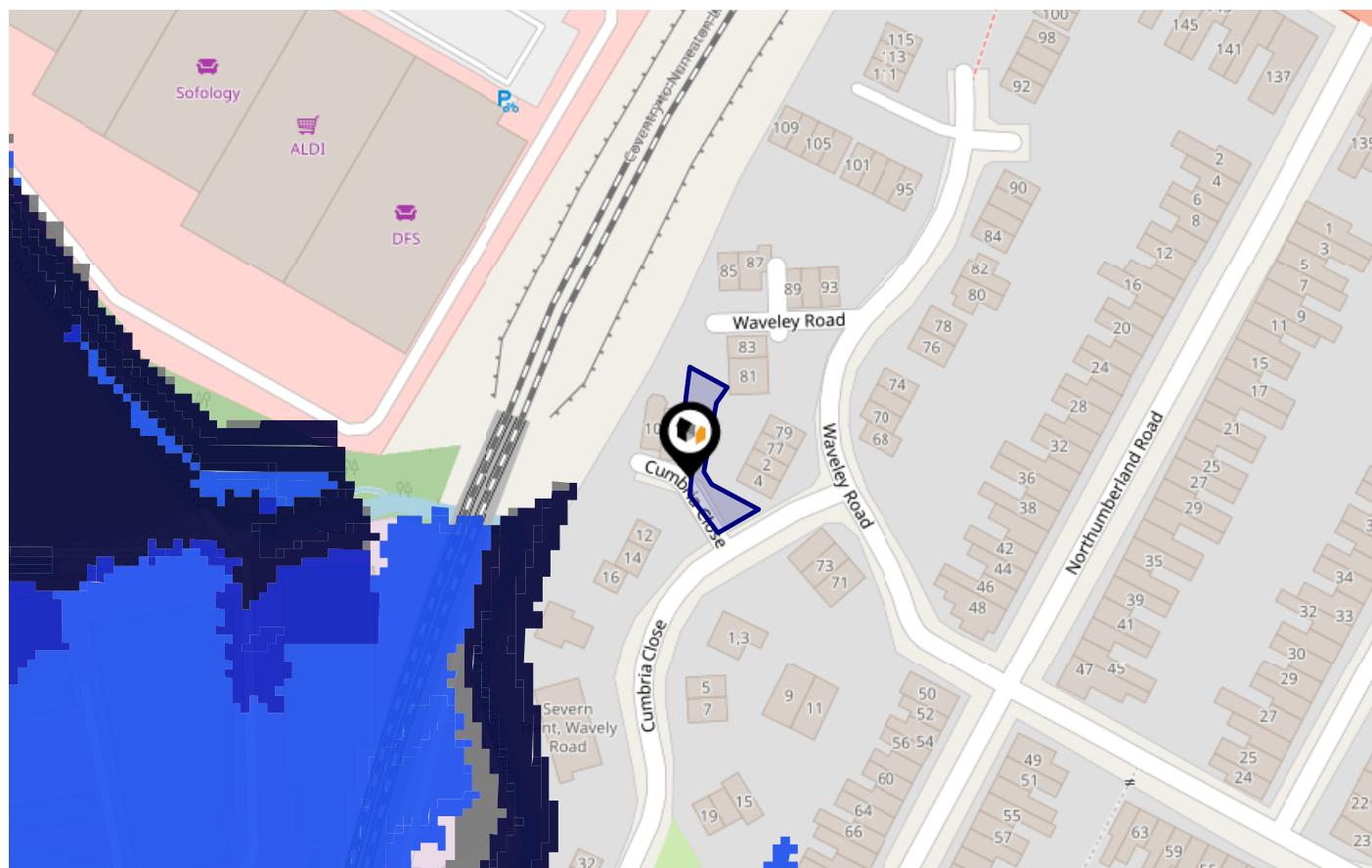


# Flood Risk

## 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.

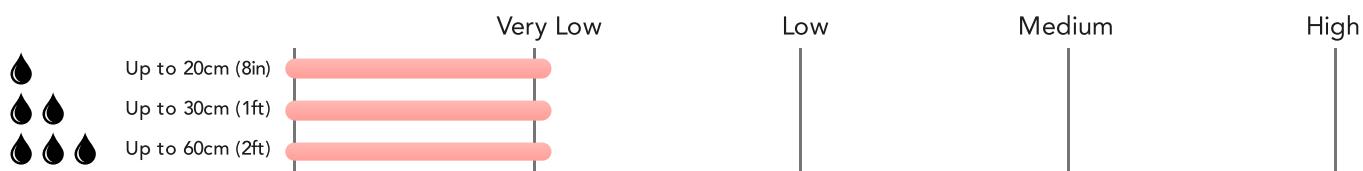


**Risk Rating: Very low**

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:

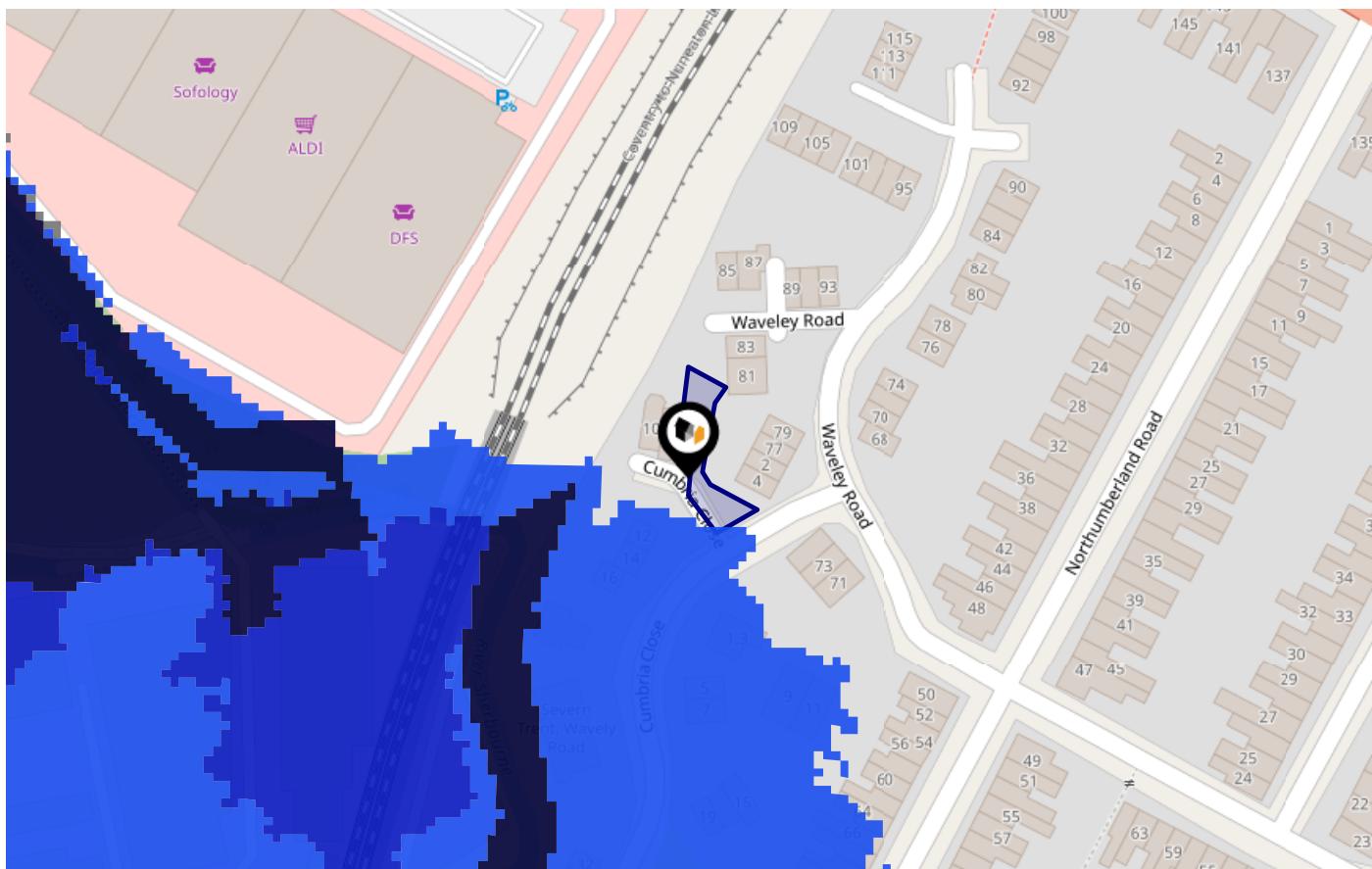


# Flood Risk

## 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.

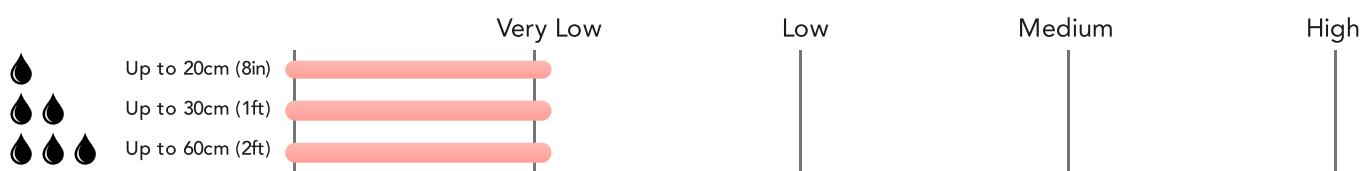


**Risk Rating: Very low**

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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- 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:

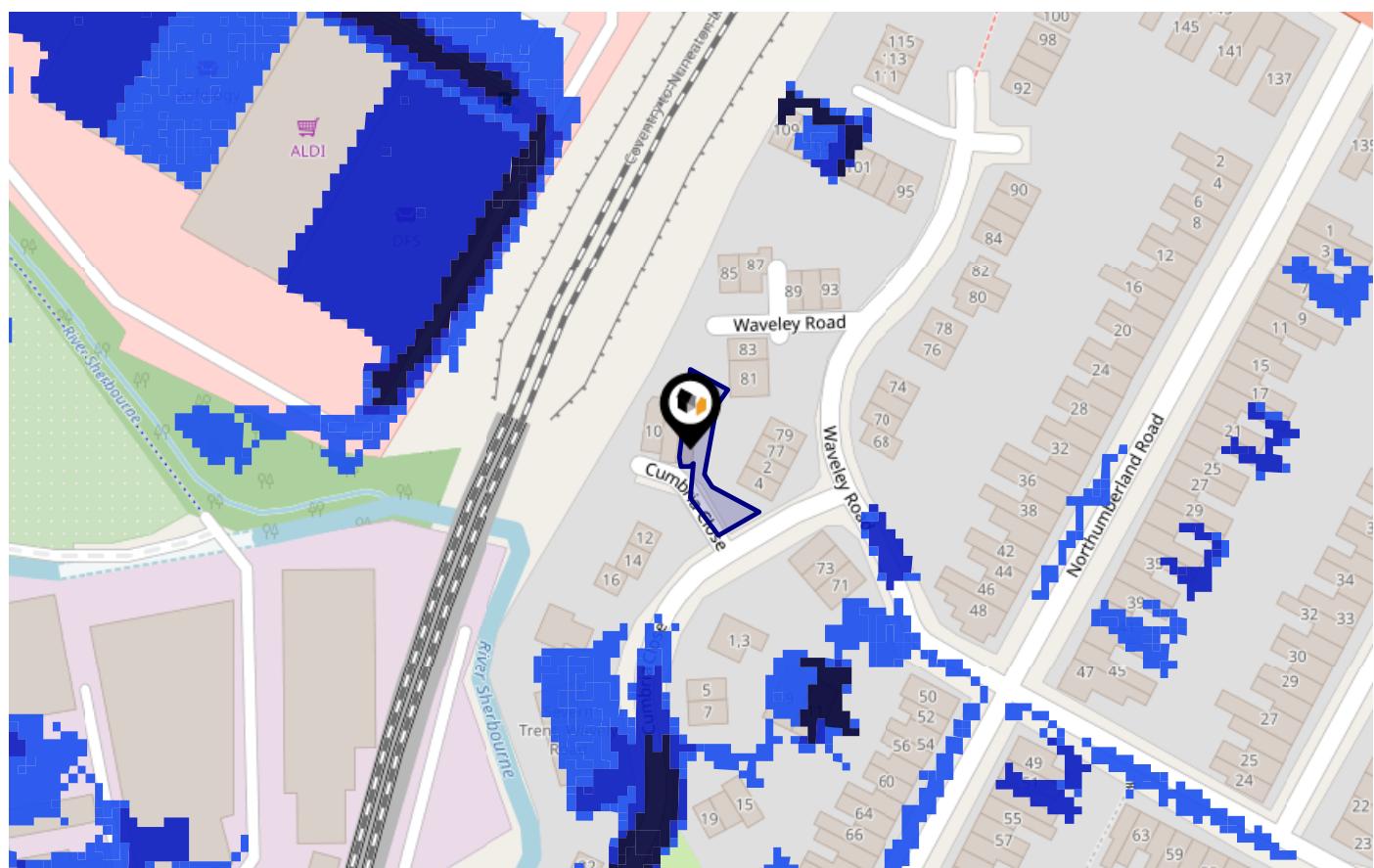


# Flood Risk

## 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.

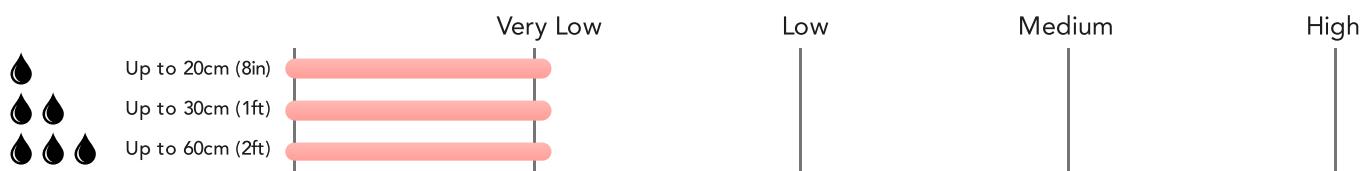


**Risk Rating: Very low**

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- 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:

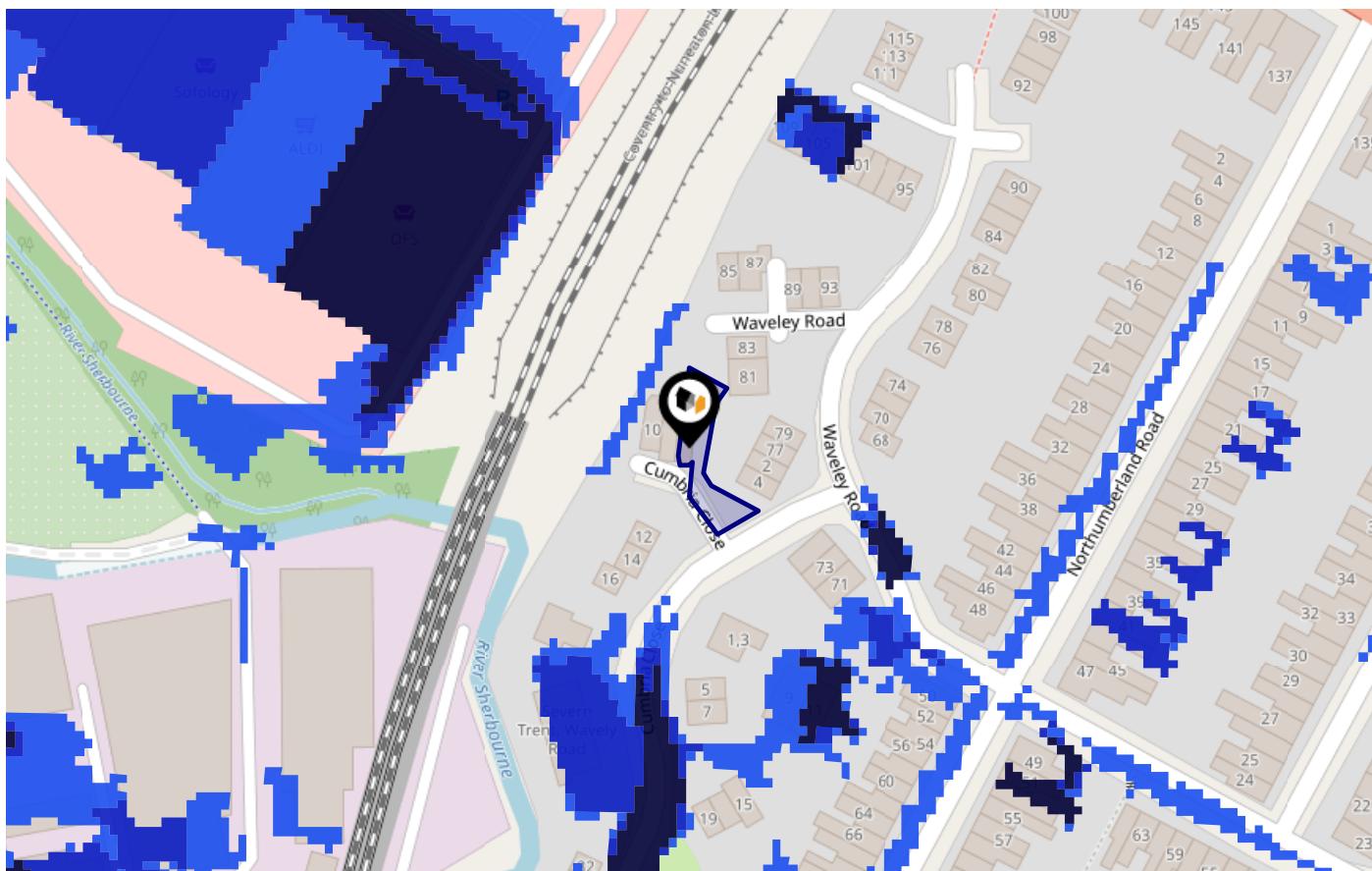


# Flood Risk

## 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.

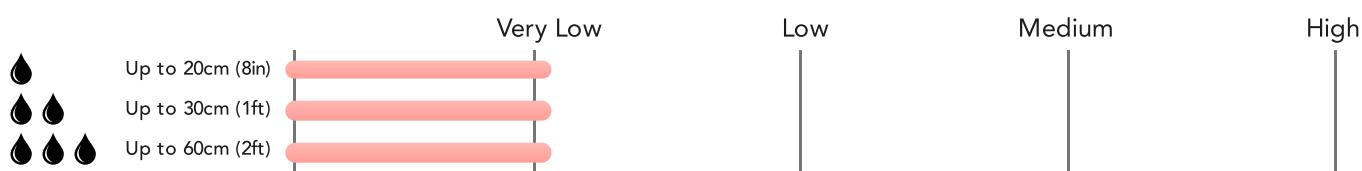


**Risk Rating: Very low**

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

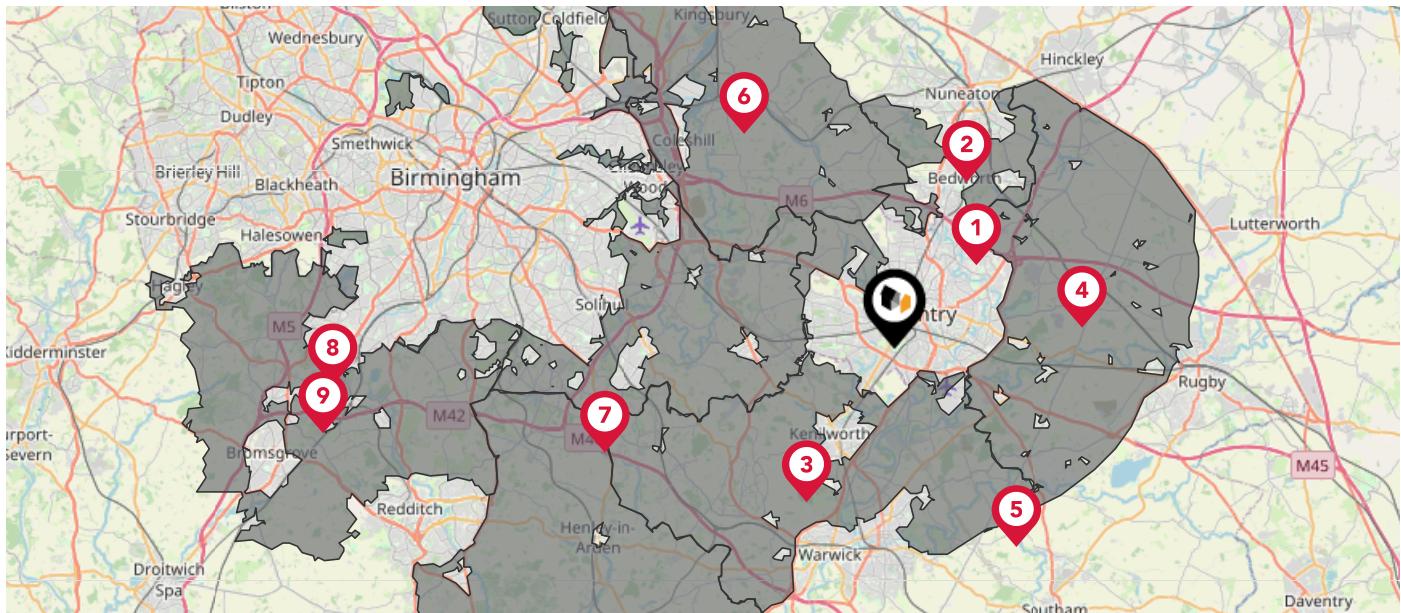


# Maps

## Green Belt



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



### Nearby Green Belt Land

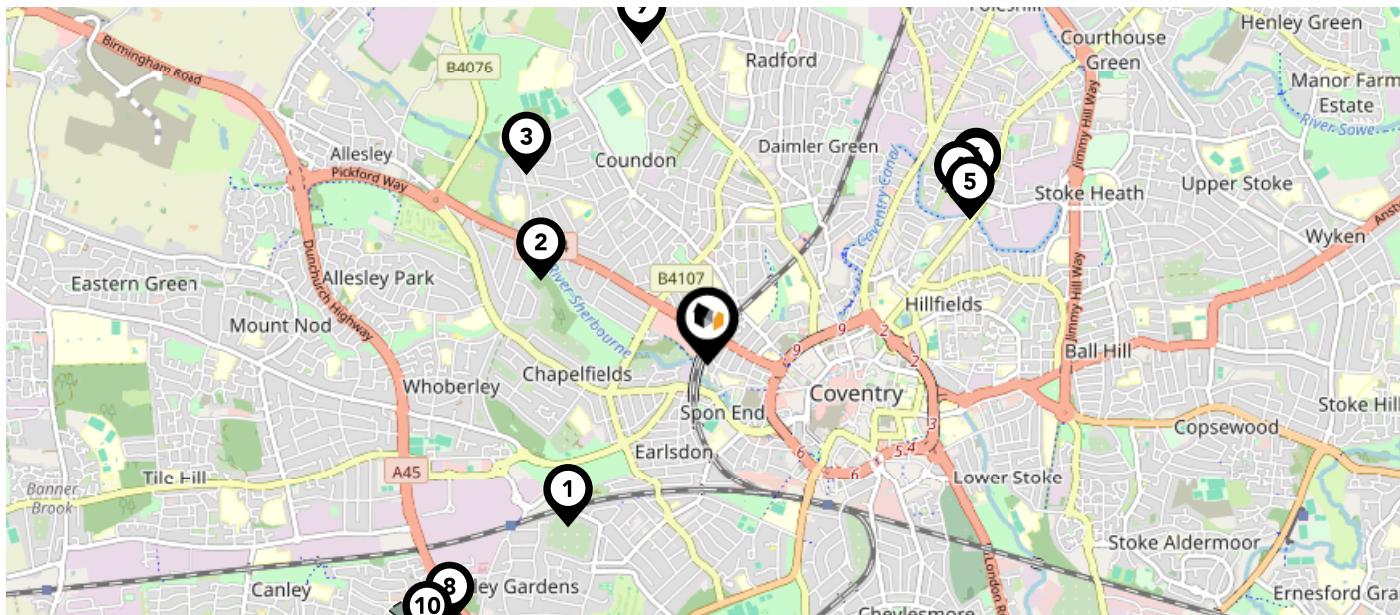
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Warwick
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

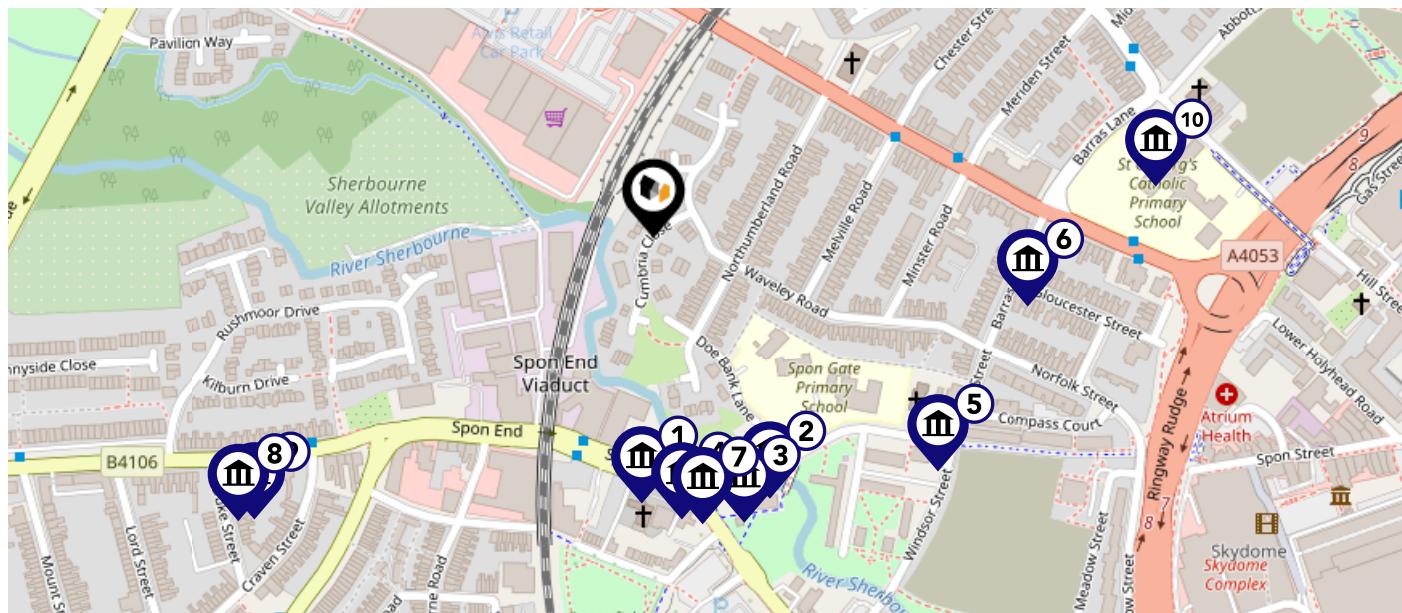
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
3	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
4	Webster Hemmings Brickworks Landfill-Weights Farm, Weights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

# Maps

## Listed Buildings

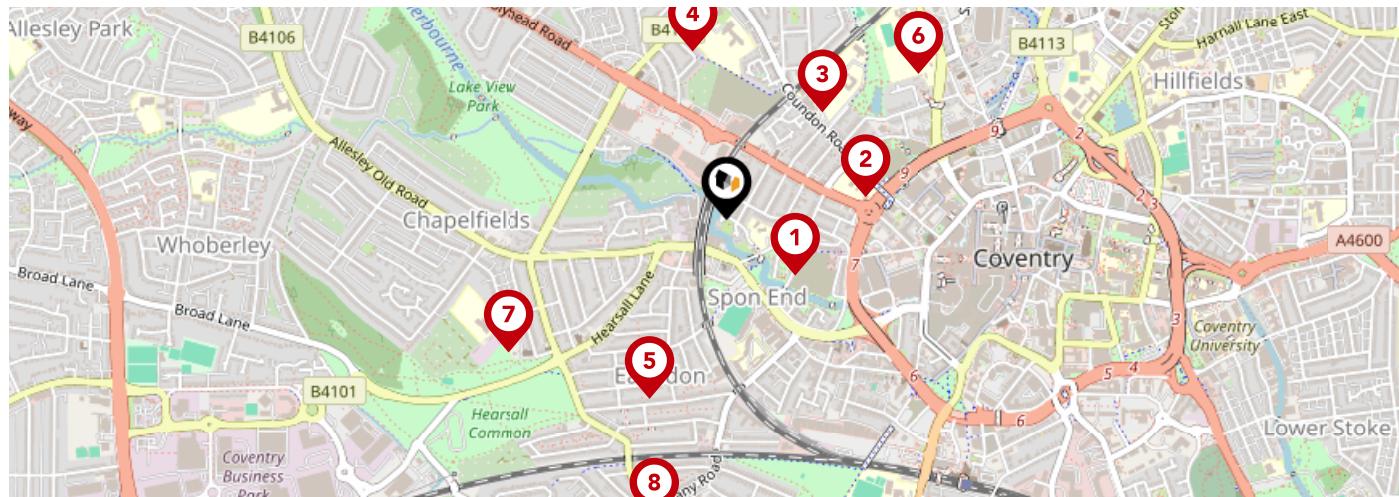


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1342946 - 97-100, Spon End	Grade II	0.1 miles
1342909 - Chapel Of St James And St Christopher	Grade II	0.2 miles
1076603 - Spon Bridge	Grade II	0.2 miles
1335864 - 107-110, Spon End	Grade II	0.2 miles
1226523 - 119-123, Upper Spon Street	Grade II	0.2 miles
1393332 - Coventry Synagogue And Rabbi's House	Grade II	0.2 miles
1076600 - 111-116, Spon End	Grade II	0.2 miles
1076656 - 25-29, Allesley Old Road	Grade II	0.3 miles
1076655 - 23, Allesley Old Road	Grade II	0.3 miles
1342912 - Roman Catholic Church Of St Osburg	Grade II	0.3 miles

# Area Schools



Nursery Primary Secondary College Private



## Spon Gate Primary School

Ofsted Rating: Good | Pupils: 260 | Distance:0.2



## St Osburg's Catholic Primary School

Ofsted Rating: Good | Pupils: 228 | Distance:0.32



## Bablake School

Ofsted Rating: Not Rated | Pupils: 1048 | Distance:0.33



## Moseley Primary School

Ofsted Rating: Good | Pupils: 502 | Distance:0.39



## Hearsall Community Academy

Ofsted Rating: Good | Pupils: 466 | Distance:0.44



## Barr's Hill School

Ofsted Rating: Outstanding | Pupils: 995 | Distance:0.55



## All Souls' Catholic Primary School

Ofsted Rating: Good | Pupils: 239 | Distance:0.58

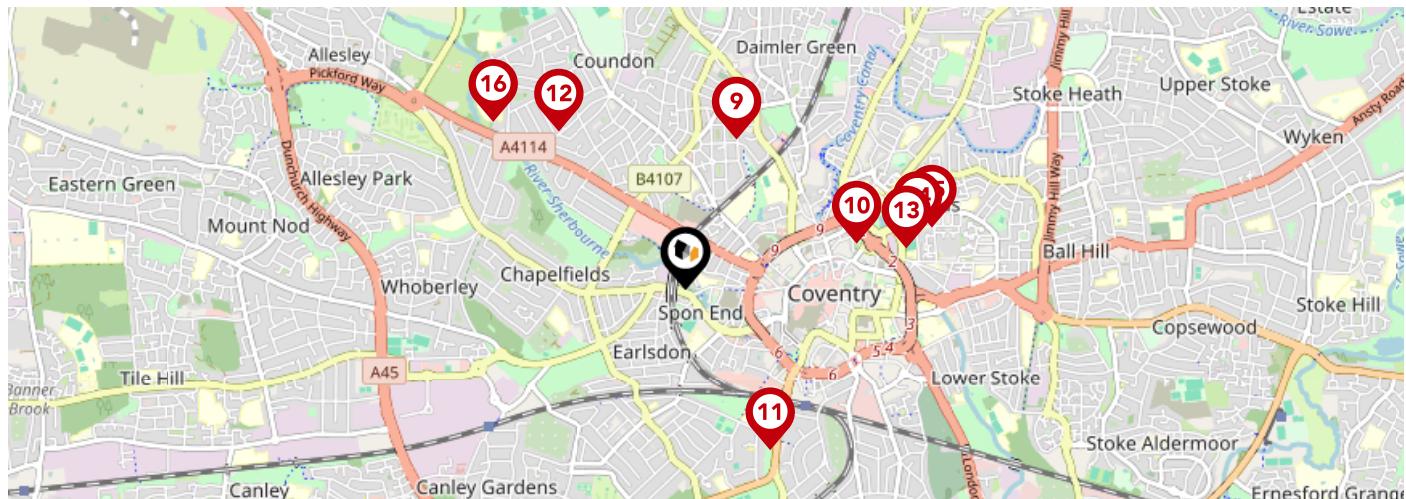


## Earlsdon Primary School

Ofsted Rating: Good | Pupils: 423 | Distance:0.7



# Area Schools



Nursery Primary Secondary College Private



## Radford Primary Academy

Ofsted Rating: Good | Pupils: 236 | Distance: 0.72



## Eden Girls' School Coventry

Ofsted Rating: Outstanding | Pupils: 609 | Distance: 0.8



## King Henry VIII School

Ofsted Rating: Not Rated | Pupils: 802 | Distance: 0.82



## Coundon Primary School

Ofsted Rating: Good | Pupils: 544 | Distance: 0.91



## Sidney Stringer Academy

Ofsted Rating: Good | Pupils: 1478 | Distance: 1.02



## Sidney Stringer Primary Academy

Ofsted Rating: Outstanding | Pupils: 425 | Distance: 1.08



## Hillfields Nursery School

Ofsted Rating: Outstanding | Pupils: 160 | Distance: 1.15

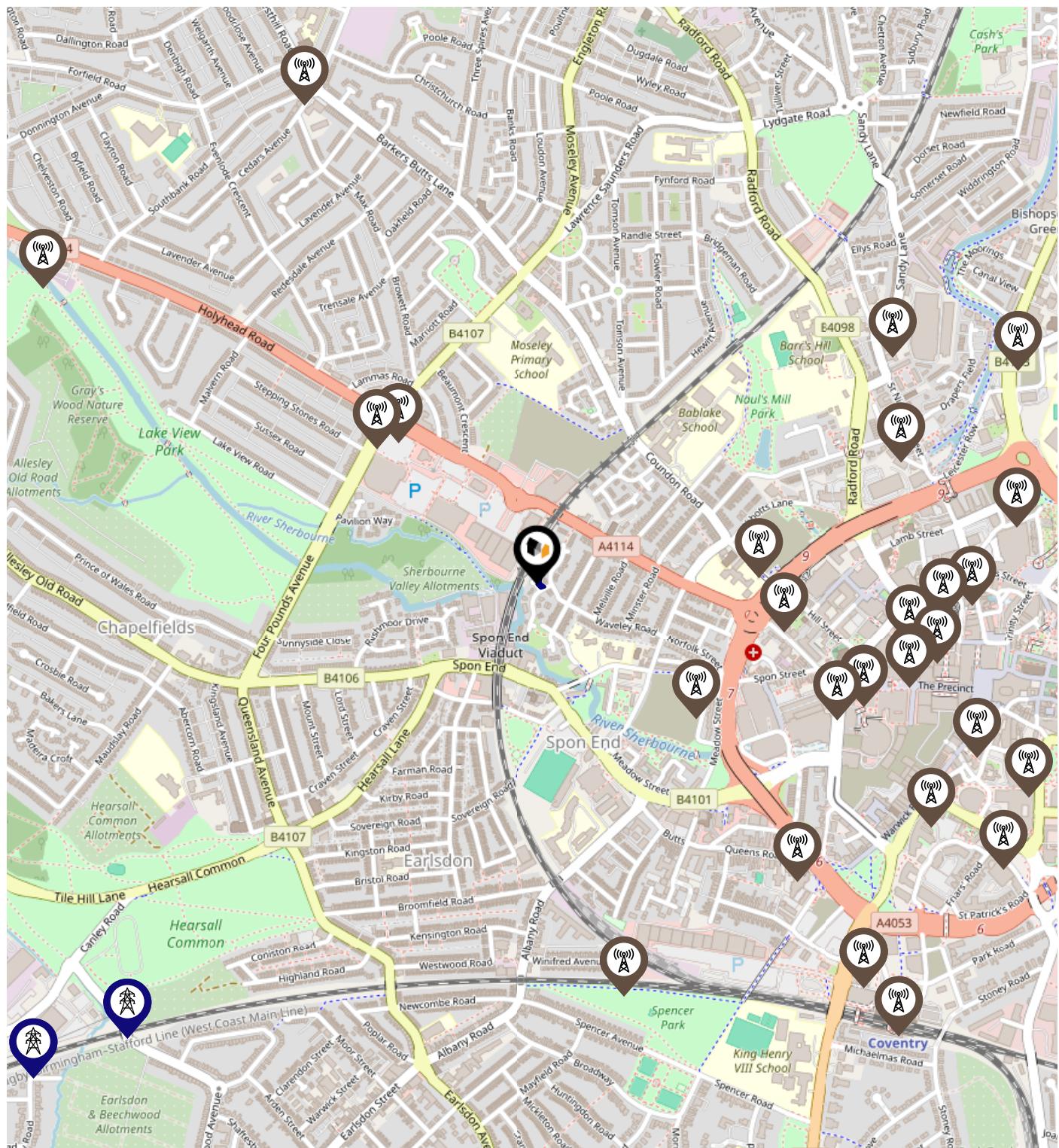


## Sherbourne Fields School

Ofsted Rating: Outstanding | Pupils: 255 | Distance: 1.15



# Local Area Masts & Pylons



## Key:

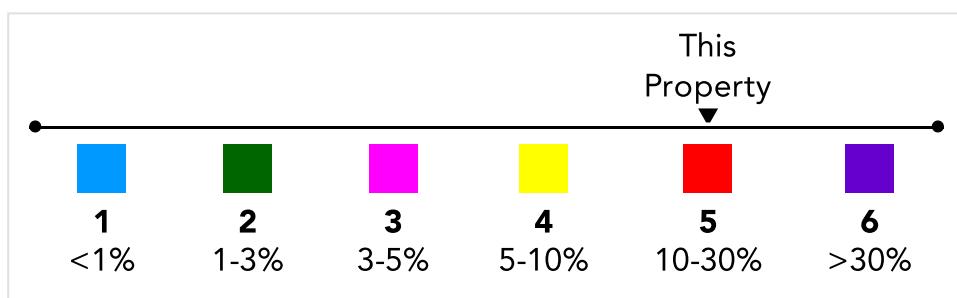
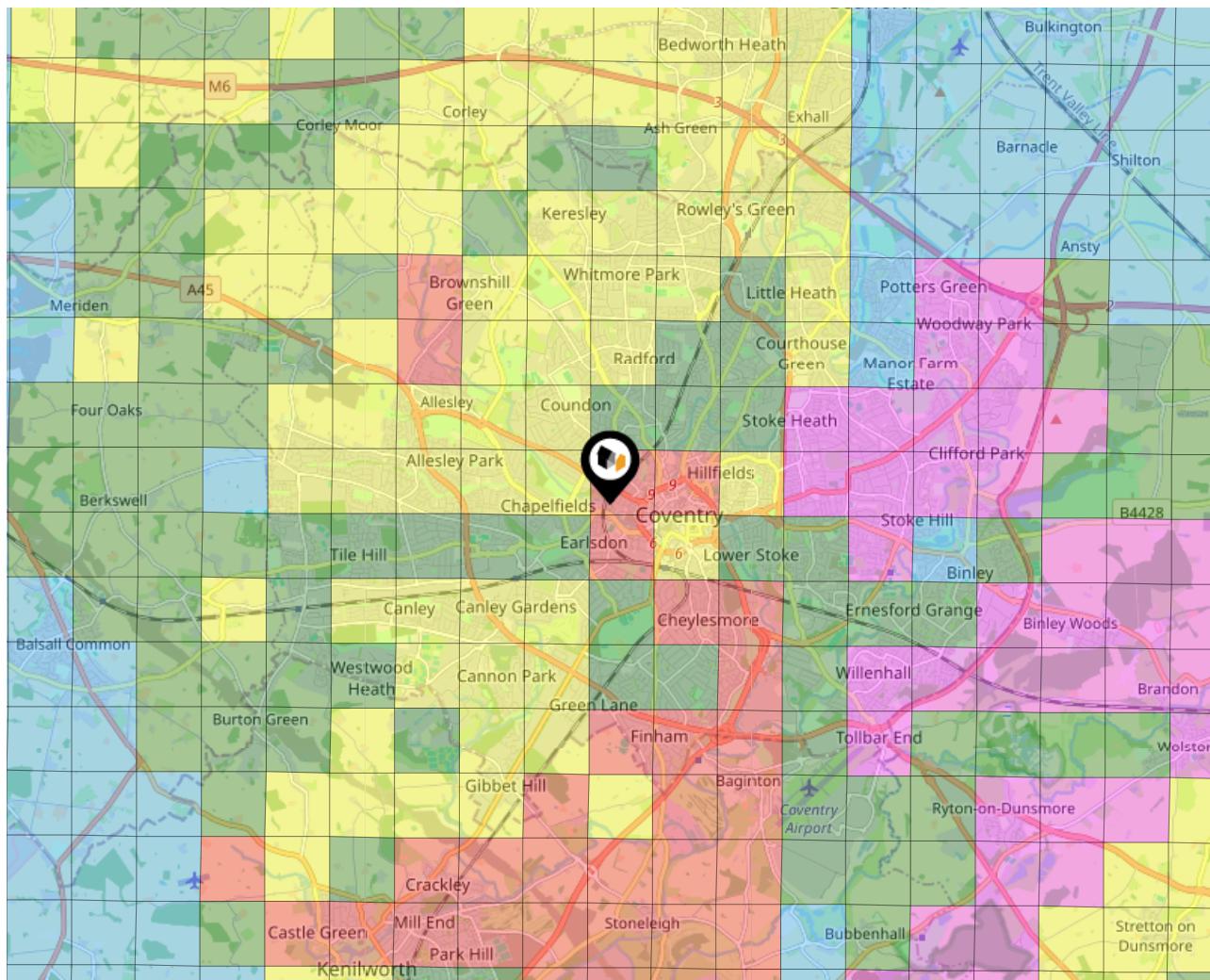
- Power Pylons
- Communication Masts

# Environment Radon Gas

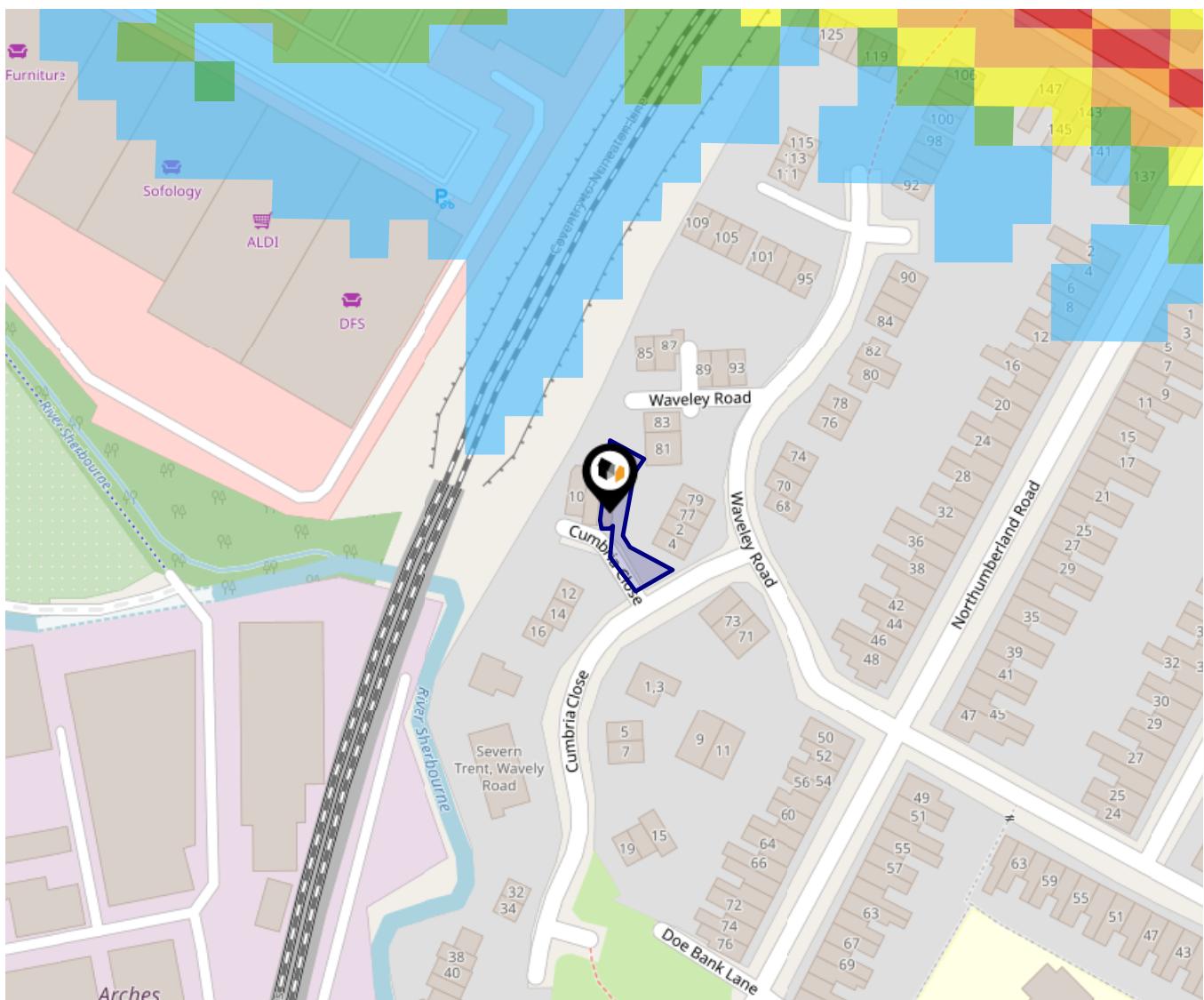


## What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

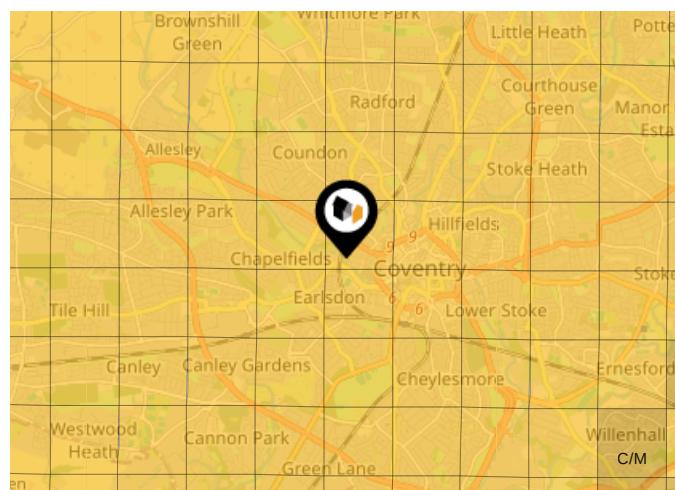
- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

# Environment Soils & Clay



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)

<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

# 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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### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,  
CV5 6EG  
0330 1180062  
mark@walmsleysthewaytomove.co.uk  
www.walmsleysthewaytomove.co.uk

