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Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th September 2026



BERKELEY ROAD SOUTH, COVENTRY, CV5

Walmsley's The Way to Move

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Introduction

Our Comments



Dear Buyers & Interested Parties

KEY FACTS FOR BUYERS & INTERESTED PARTIES

A unique, extended, two double bedroom Edwardian cottage

Full width kitchen dining room & 1st floor & side extension

Welcoming entrance hallway

Spacious ensuite utility/wet room & ground floor wet room

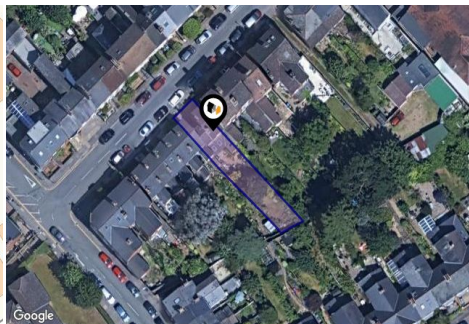
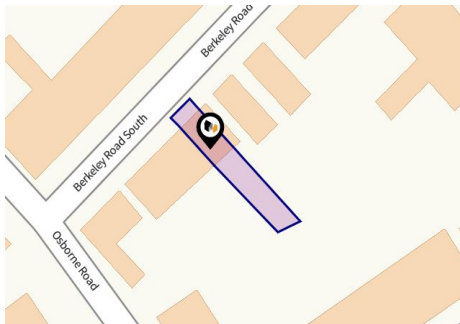
Two sitting rooms including one with log burner

Impressive, mature, South facing gardens & patio

Gas central heating & sympathetic double glazing

EPC RATING D, Total 957 Sq.Ft or 89 Sq.M, NO CHAIN

These property details have been produced to the best of our ability and with the information garnered by external sources. They should be checked before purchase by conveyancers and independant professional parties.



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	957 ft ² / 89 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band B		
Annual Estimate:	£1,957		
Title Number:	WM762581		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	Earlsdon	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	10000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	sky
				
				Virgin media

Planning History

This Address

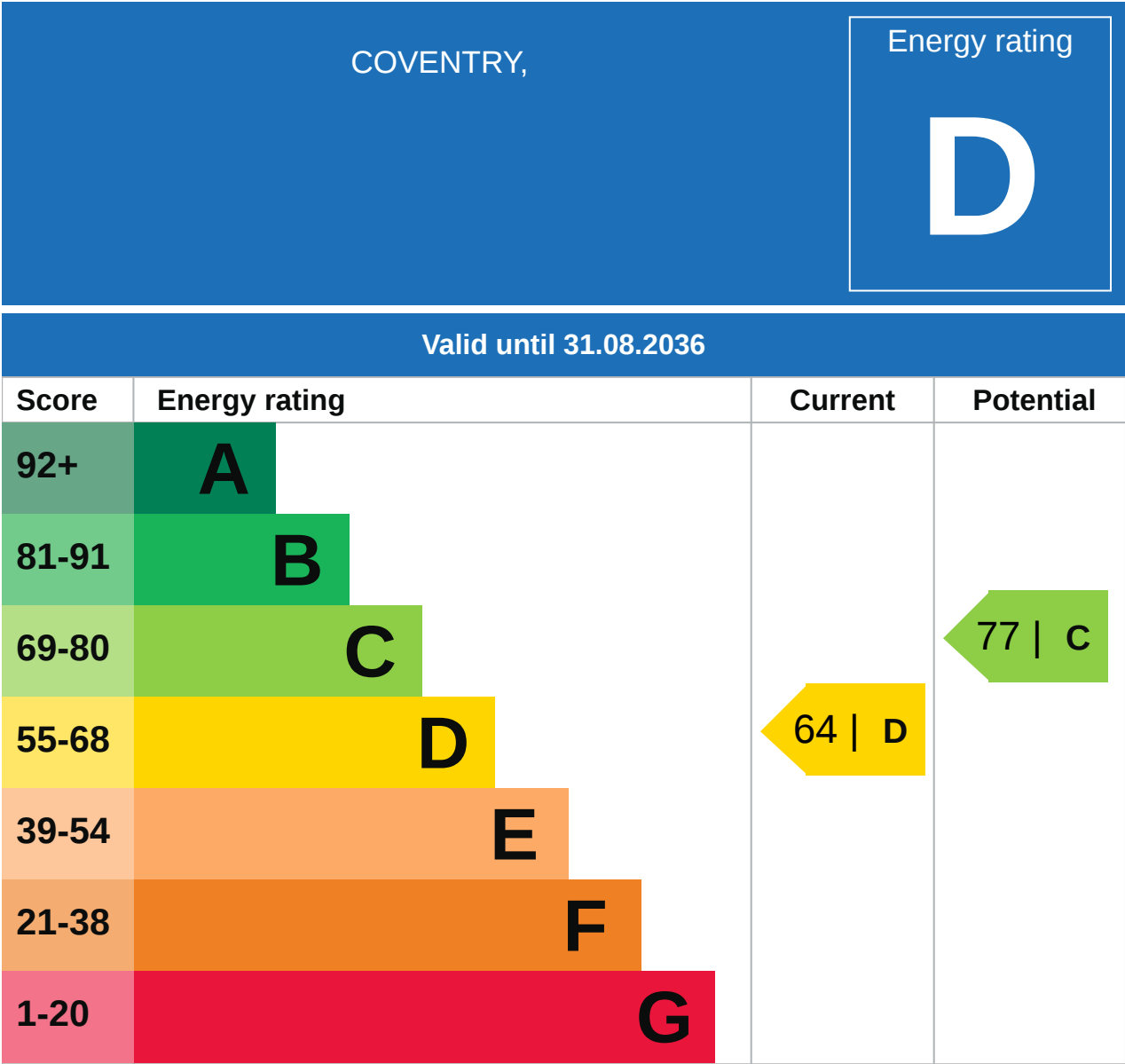


Planning records for: ***Berkeley Road South, Coventry, CV5***

Reference - R/2001/4970	
Decision:	Recommendation entered - Pending decision
Date:	29th October 2001
Description:	Ground floor rear and two storey side extensions

Reference - PL/2026/0000220/TCA	
Decision:	-
Date:	13th February 2026
Description:	T1 Silver Birch - Reduce crown in height and width by 3m

Property
EPC - Certificate





Additional EPC Data

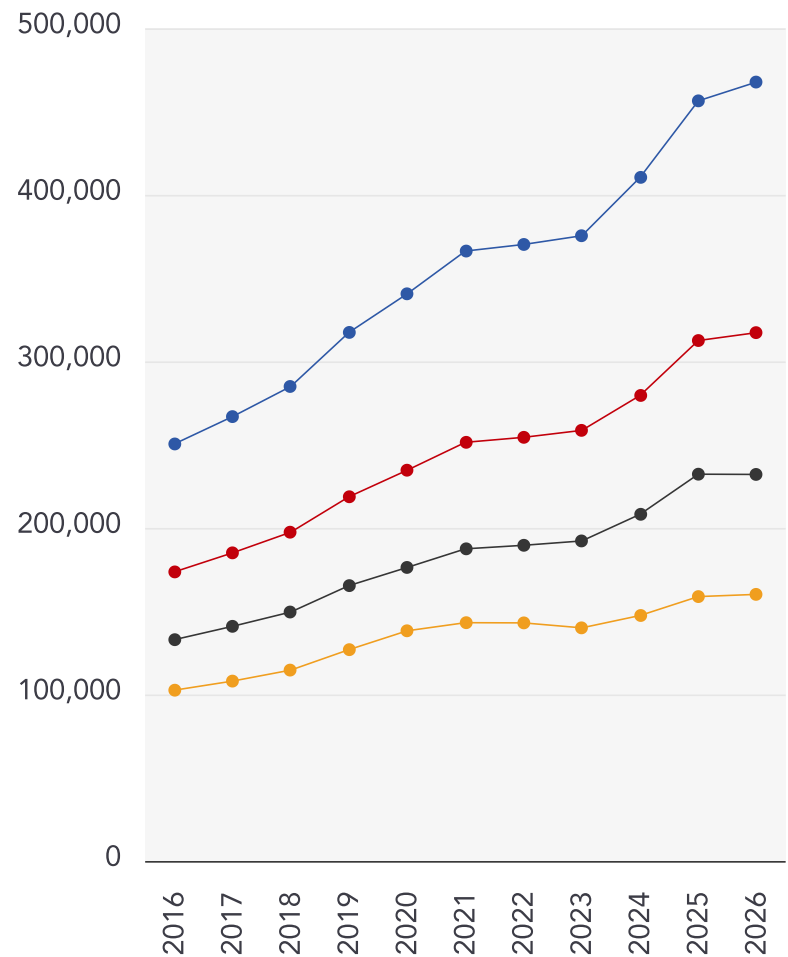
Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, anthracite
Air Tightness:	(not tested)
Total Floor Area:	89 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



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.

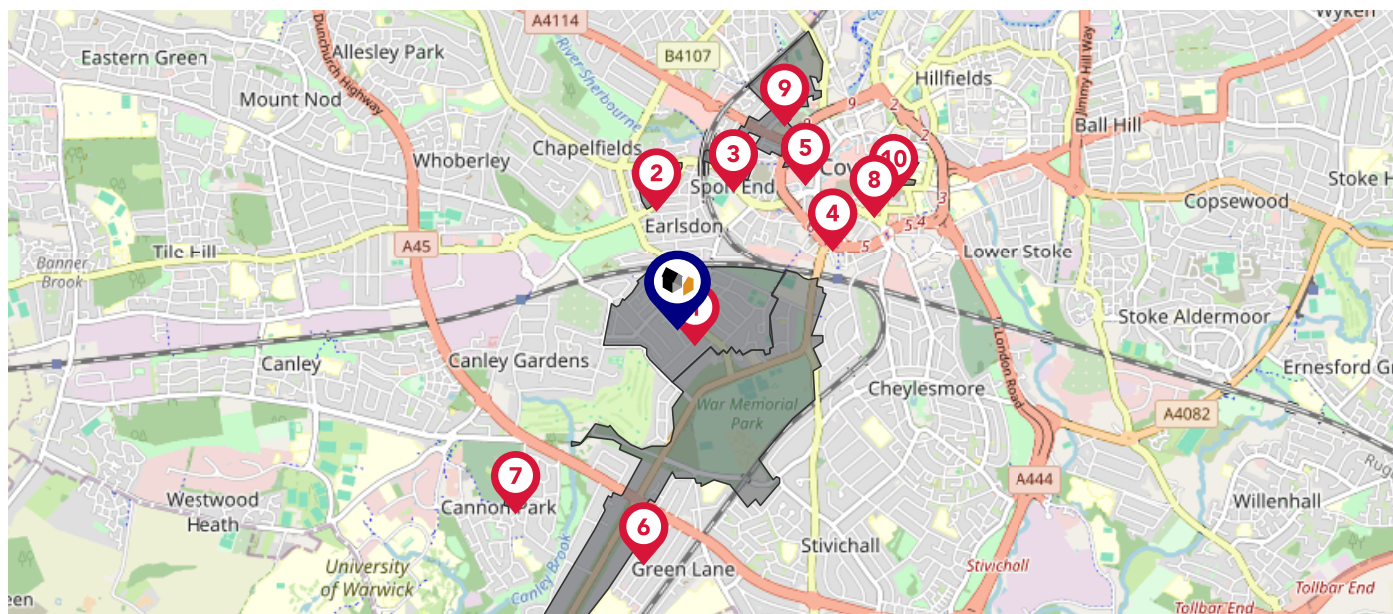
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Earlsdon



Chapelfields



Spon End



Greyfriars Green



Spon Street



Kenilworth Road



Ivy Farm Lane (Canley Hamlet)



High Street



Naul's Mill



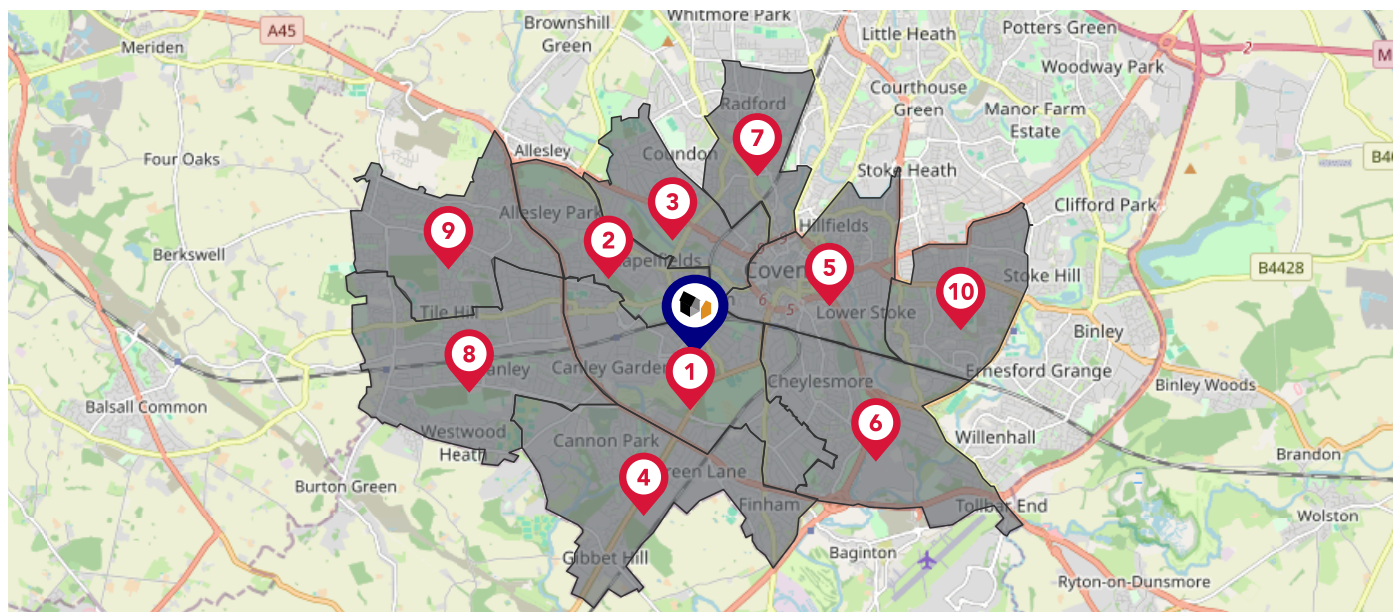
Hill Top and Cathedral

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

Earlsdon Ward

2

Whoberley Ward

3

Sherbourne Ward

4

Wainbody Ward

5

St. Michael's Ward

6

Cheylesmore Ward

7

Radford Ward

8

Westwood Ward

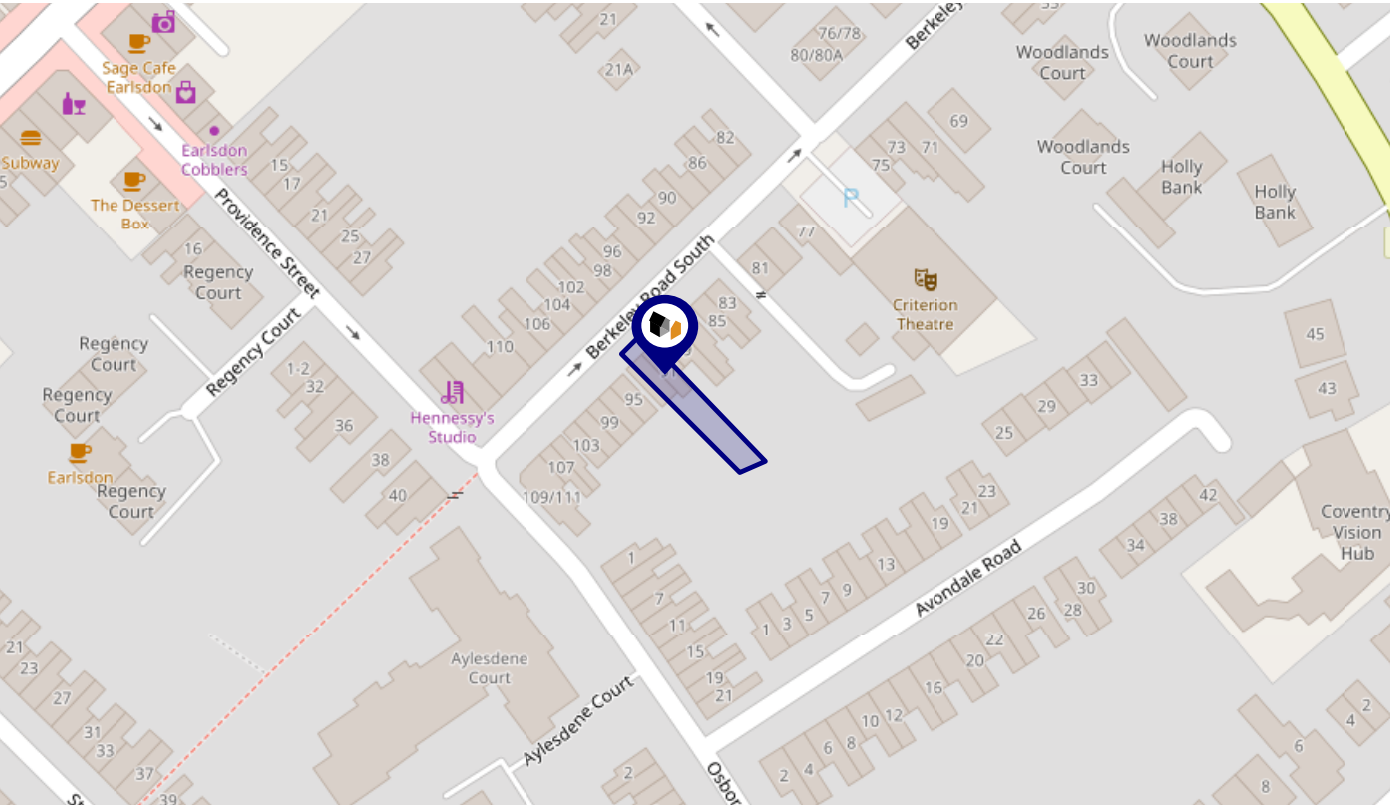
9

Woodlands Ward

10

Lower Stoke 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.

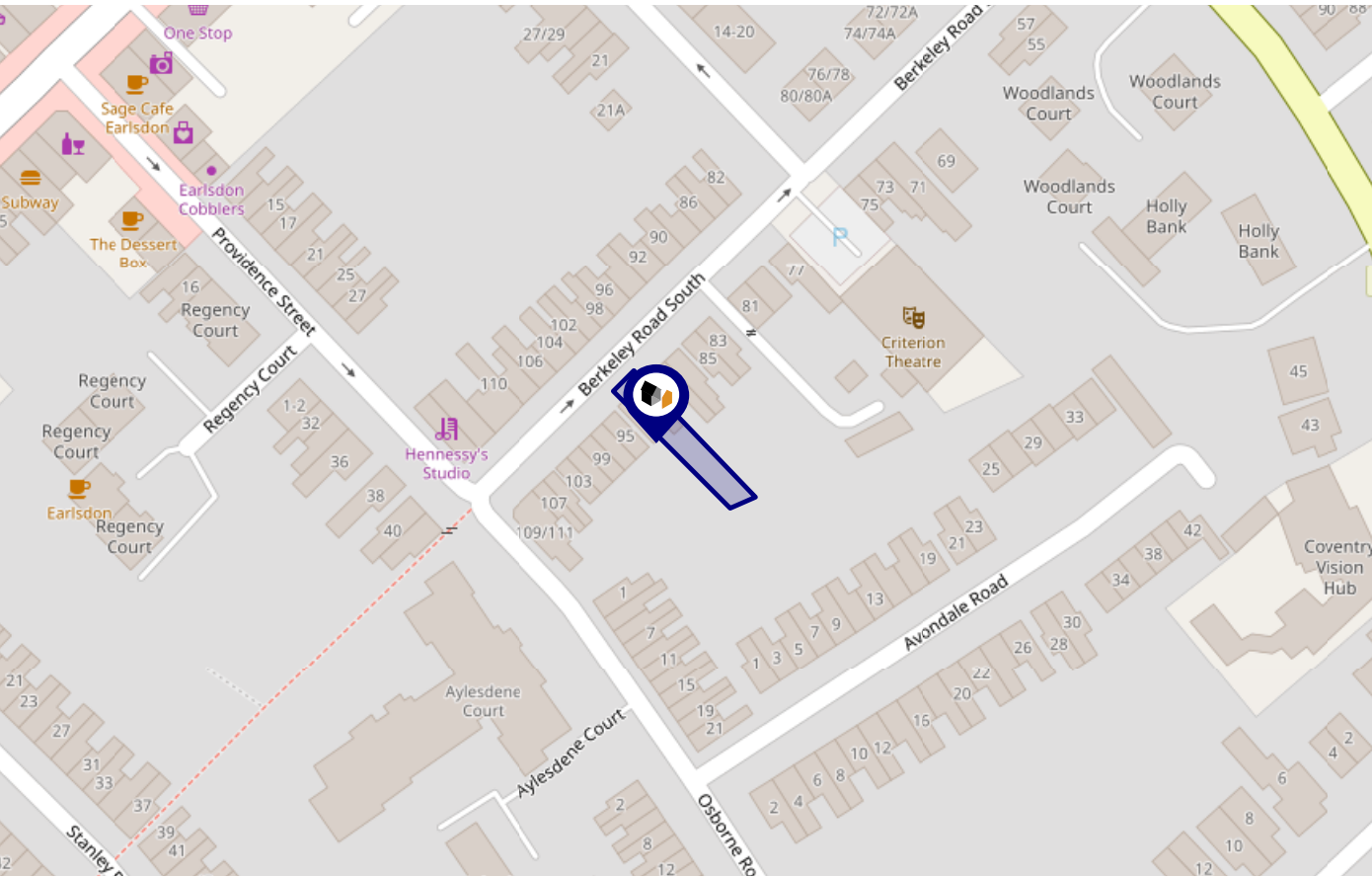
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

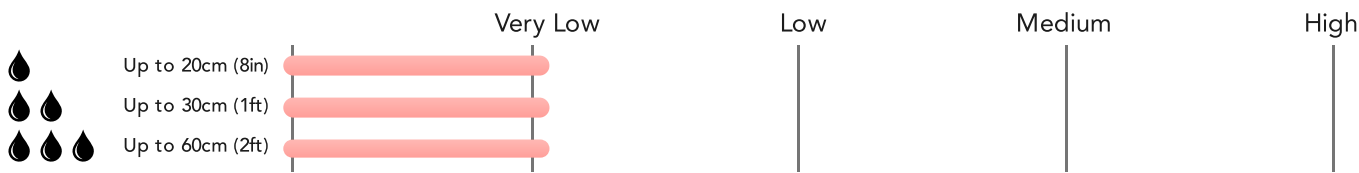


Risk Rating: Very low

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.

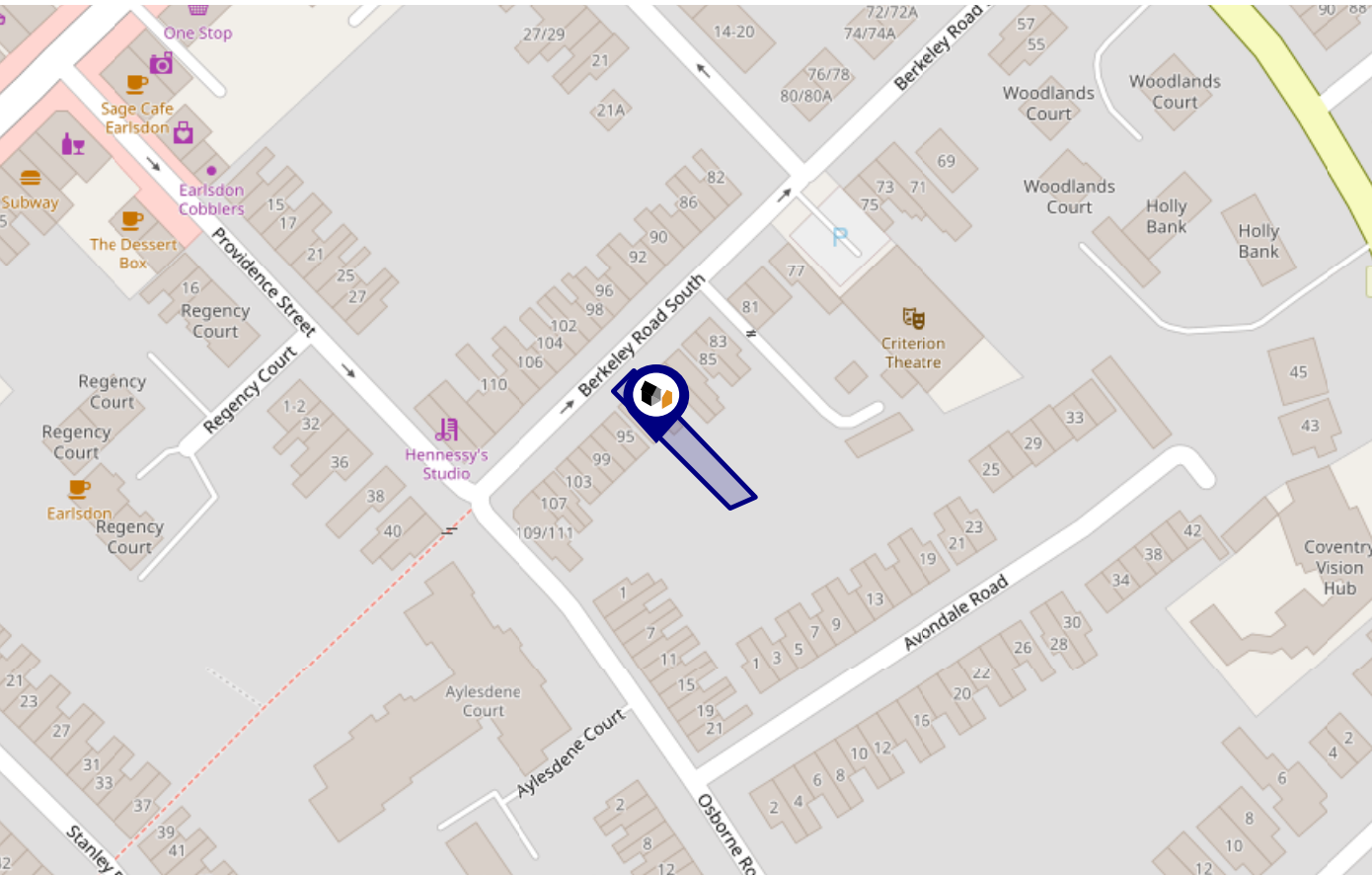
Chance of flooding to the following depths at this property:



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.

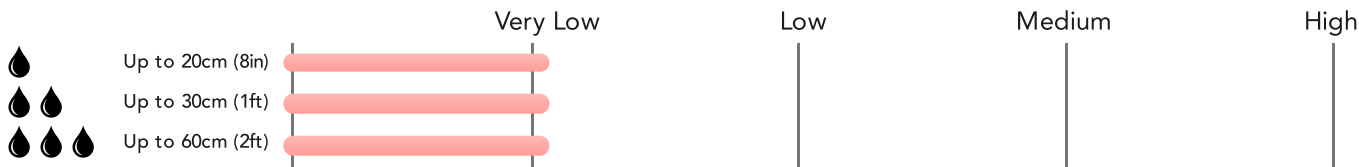


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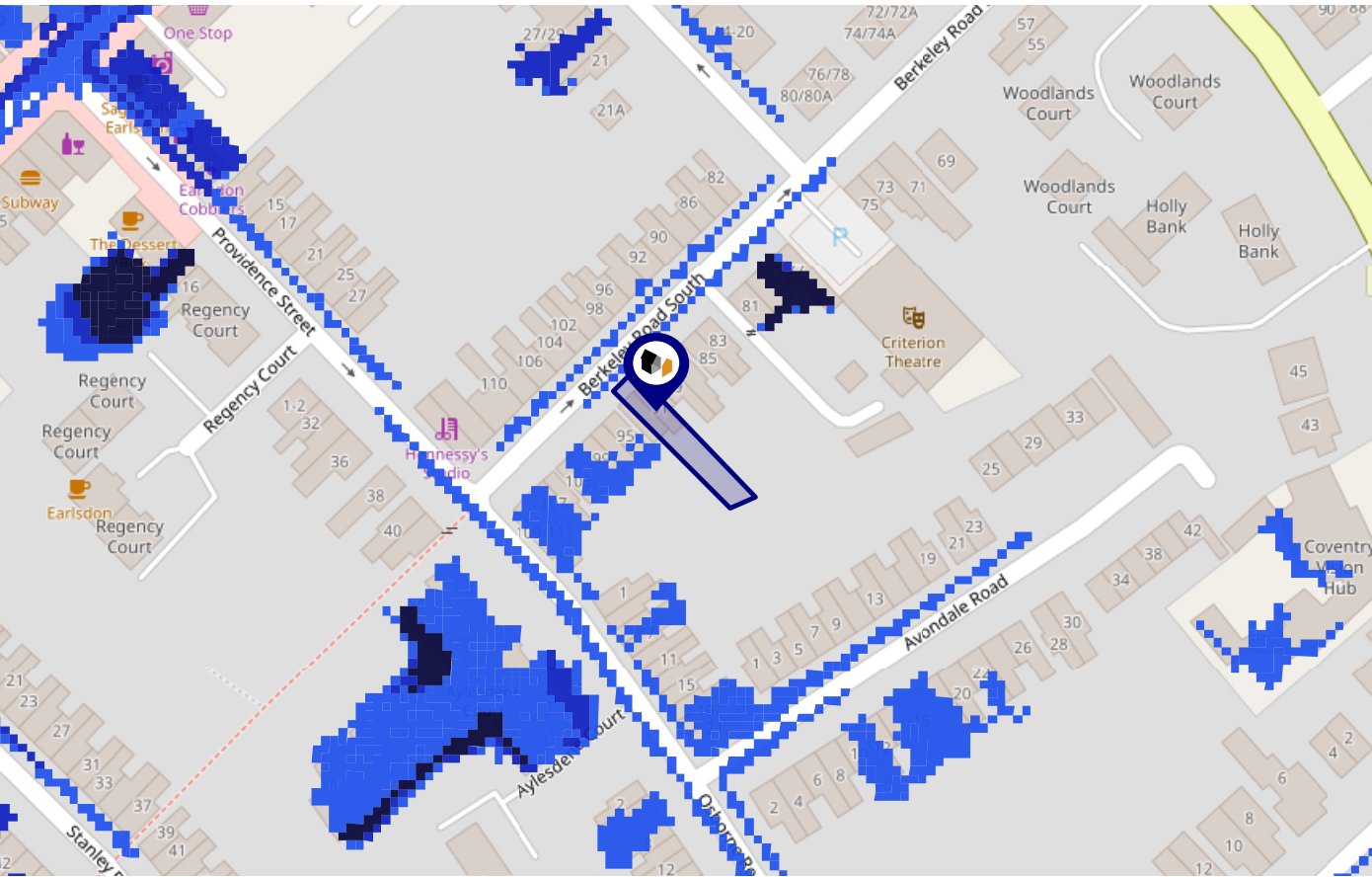
Chance of flooding to the following depths at this property:



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.

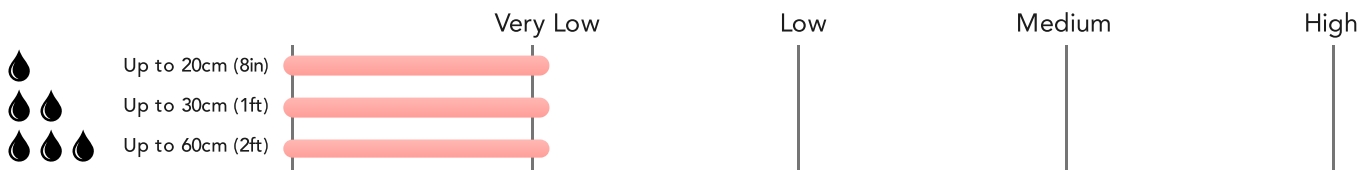


Risk Rating: Very low

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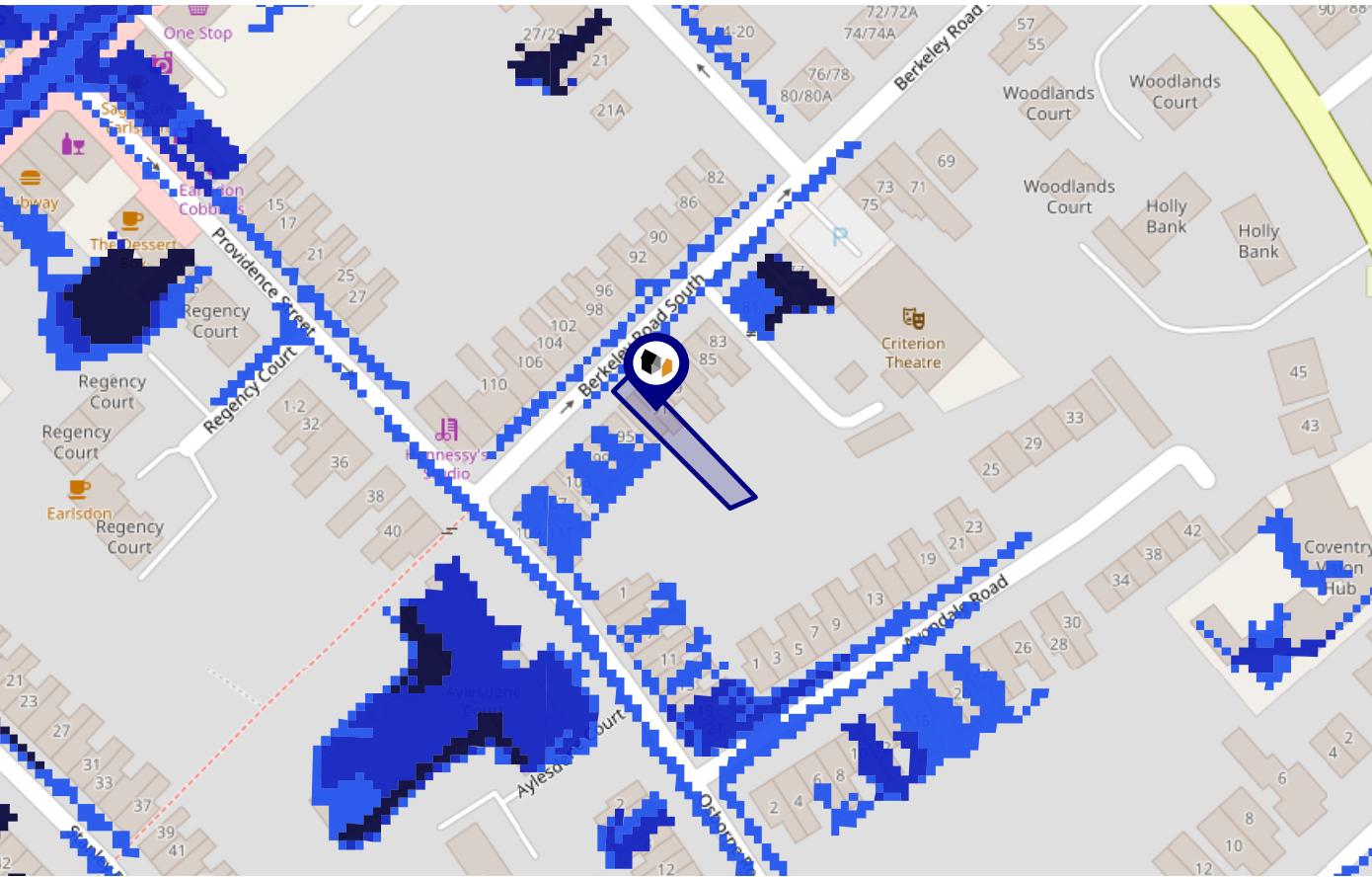
Chance of flooding to the following depths at this property:



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.

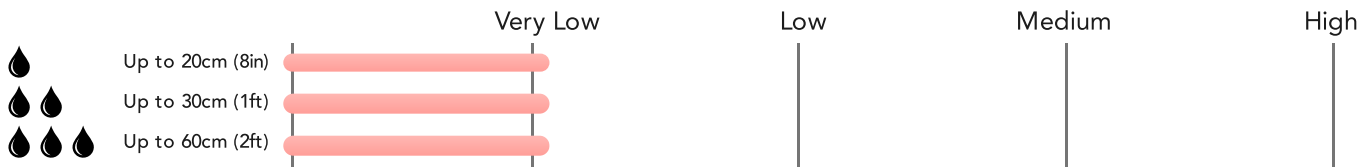


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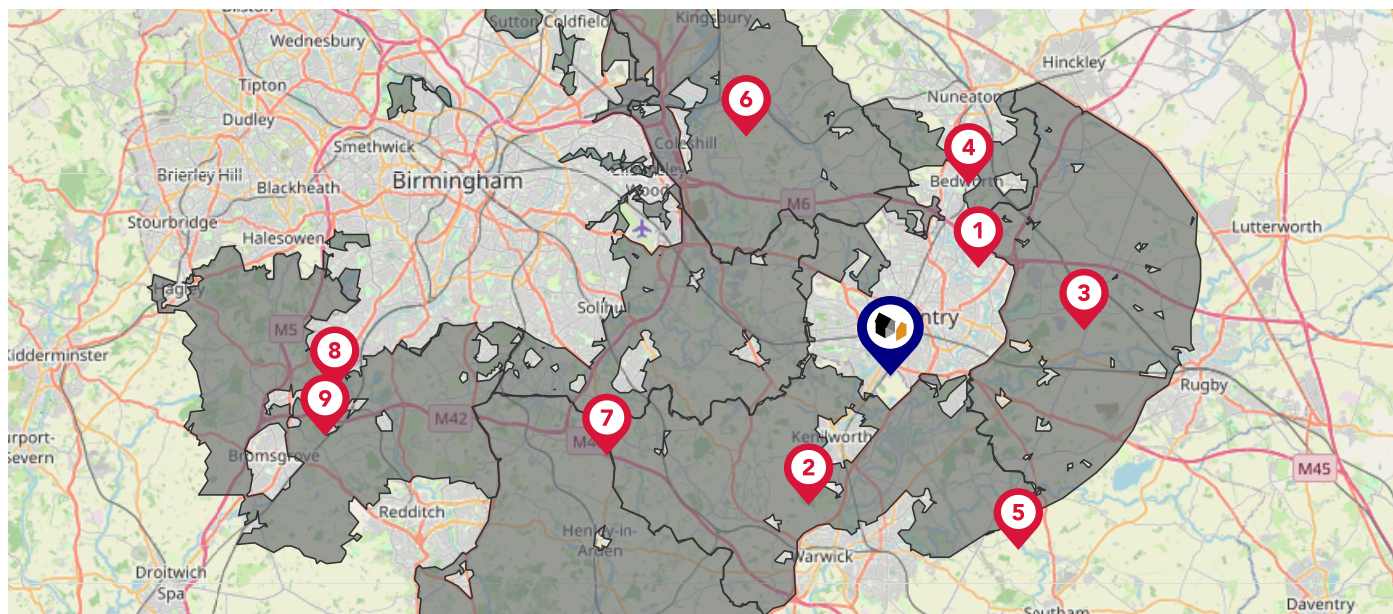


Maps

Green Belt



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



Nearby Green Belt Land

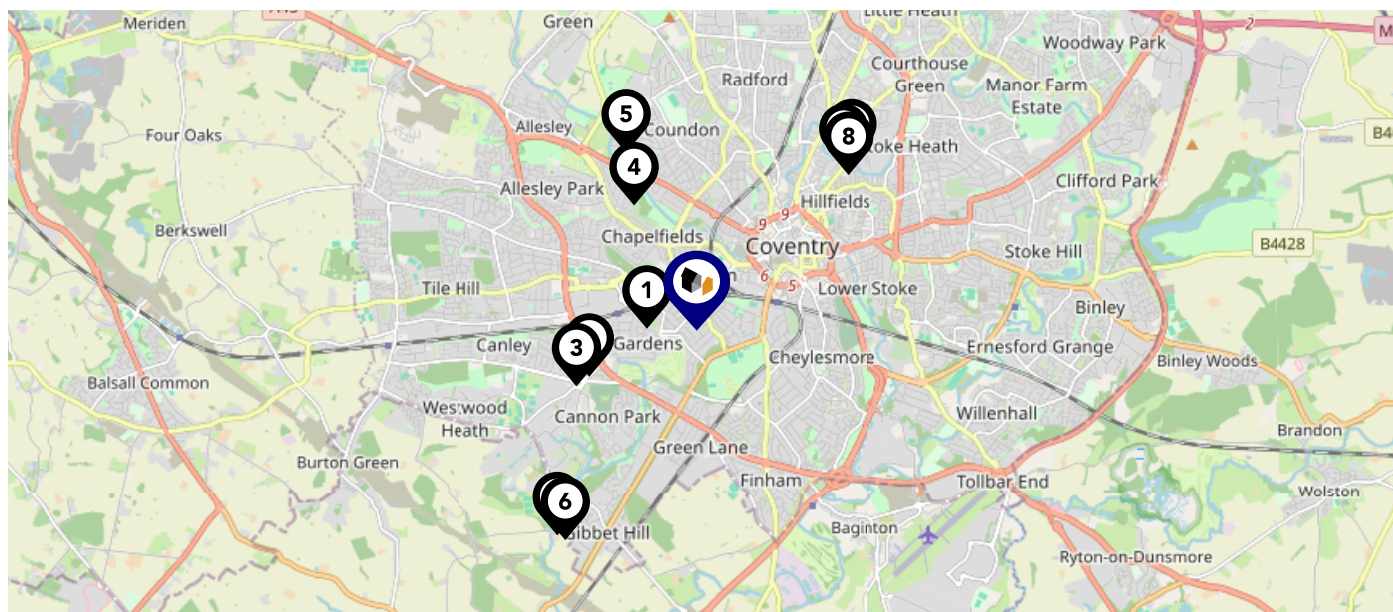
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Nuneaton and Bedworth
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

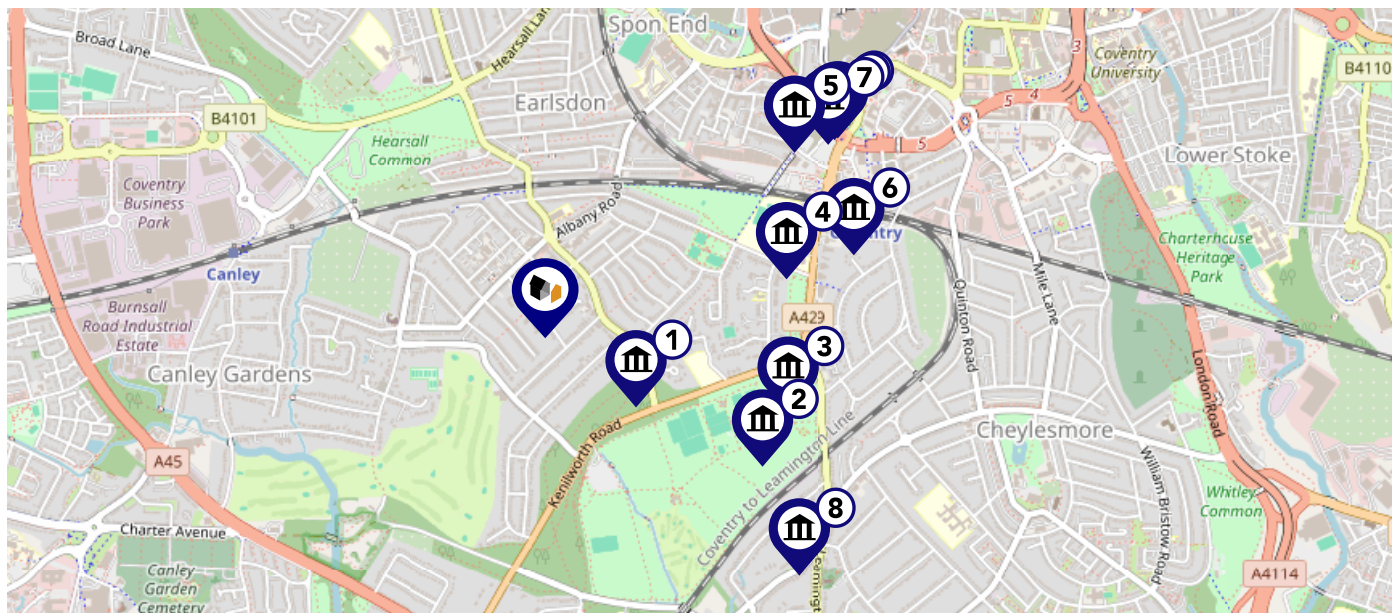
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Coundon Social Club-Coundon, Coventry	Historic Landfill	
6	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
7	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
8	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
9	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill	
10	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	

Maps

Listed Buildings

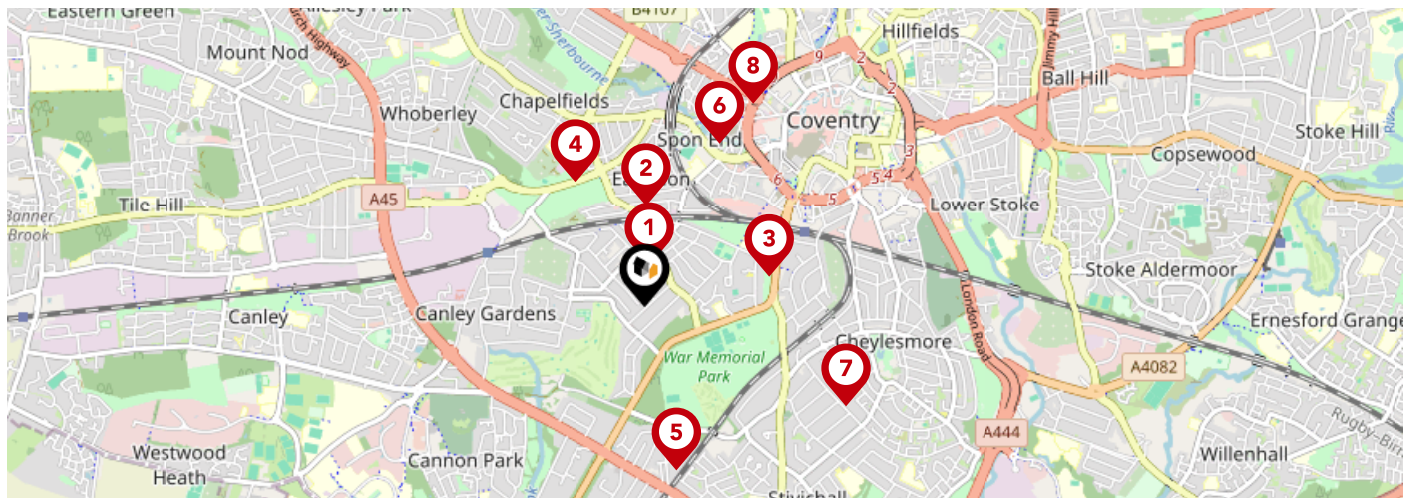


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



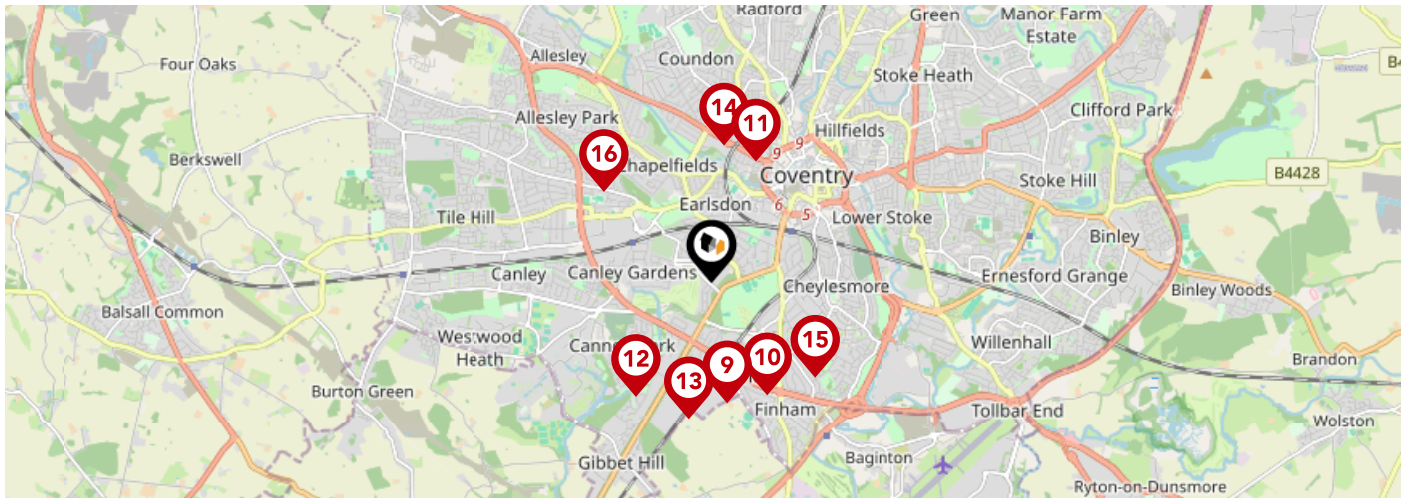
Listed Buildings in the local district		Grade	Distance
	1443610 - Earlsdon Drinking Fountain	Grade II	0.3 miles
	1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.6 miles
	1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.6 miles
	1342934 - Free Grammar School King Henry Viii School	Grade II	0.6 miles
	1335851 - Baptist Chapel	Grade II	0.7 miles
	1242849 - Coventry Station, Including Attached Platform Structures	Grade II	0.7 miles
	1106339 - 28 Warwick Row	Grade II	0.8 miles
	1076620 - Bremond College	Grade II	0.8 miles
	1106366 - 23 Warwick Row	Grade II	0.8 miles
	1342937 - 24 Warwick Row	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.19	☐	☒	☐	☐	☐
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.46	☐	☒	☐	☐	☐
3	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.58	☐	☐	☒	☐	☐
4	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.64	☐	☒	☐	☐	☐
5	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.75	☐	☒	☐	☐	☐
6	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.81	☐	☒	☐	☐	☐
7	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.02	☐	☒	☐	☐	☐
8	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.04	☐	☒	☐	☐	☐

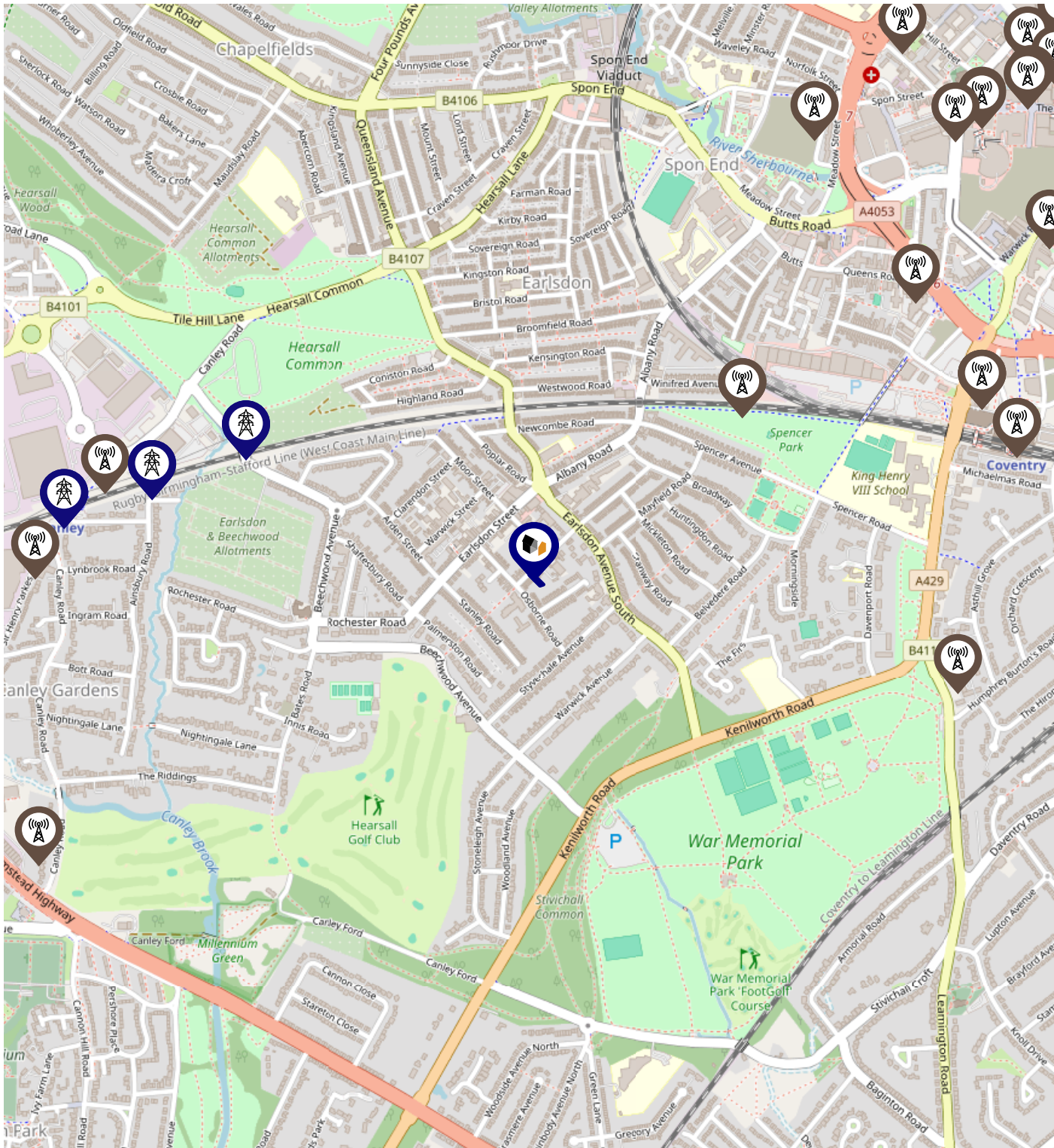
Area Schools



		Nursery	Primary	Secondary	College	Private
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.09	☐	☐	☒	☐	☐
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.12	☐	☒	☐	☐	☐
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.18	☐	☐	☒	☐	☐
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.24	☐	☒	☐	☐	☐
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.24	☐	☐	☒	☐	☐
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.25	☐	☒	☐	☐	☐
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:1.26	☐	☒	☐	☐	☐
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.28	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

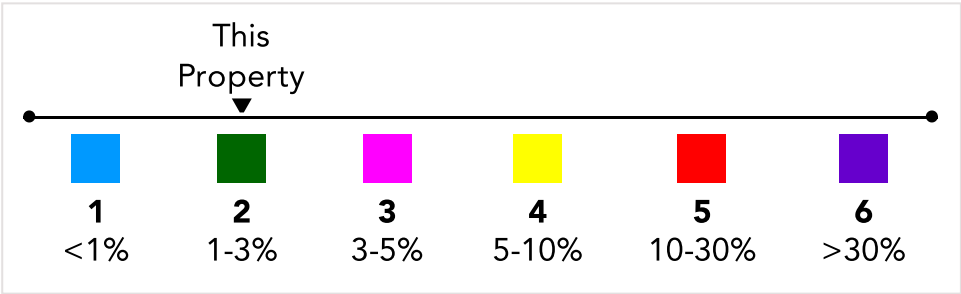
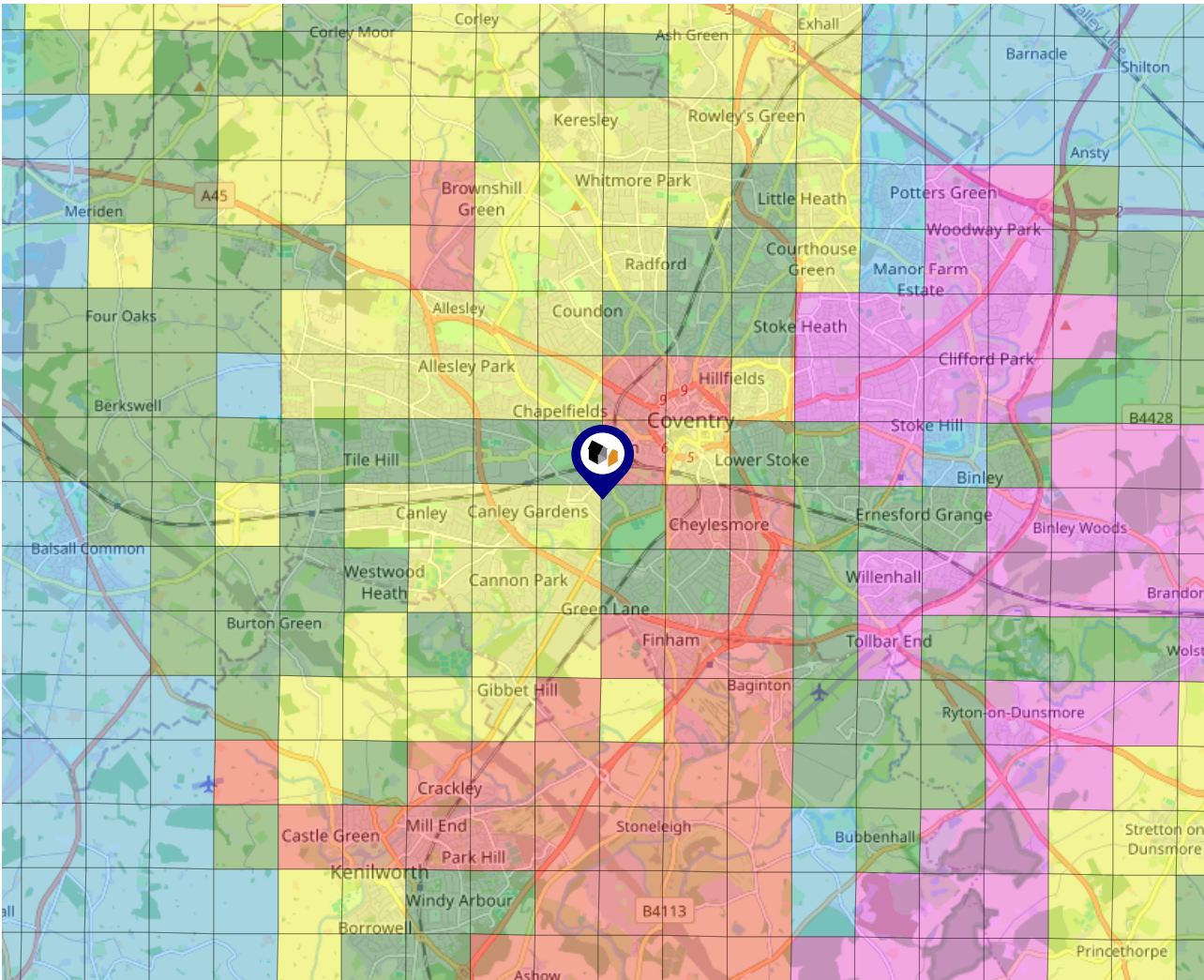
Environment

Radon Gas



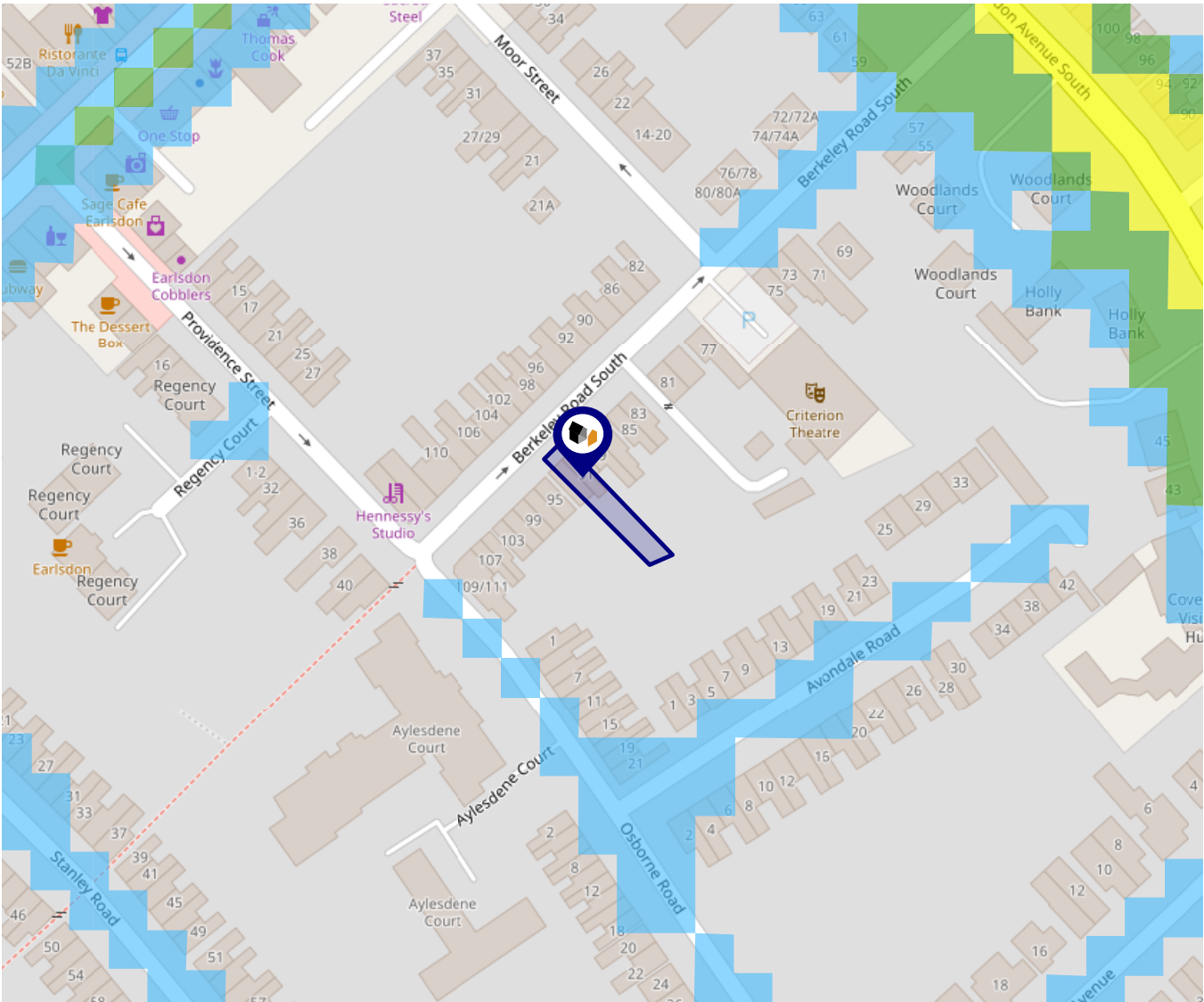
What is Radon?

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

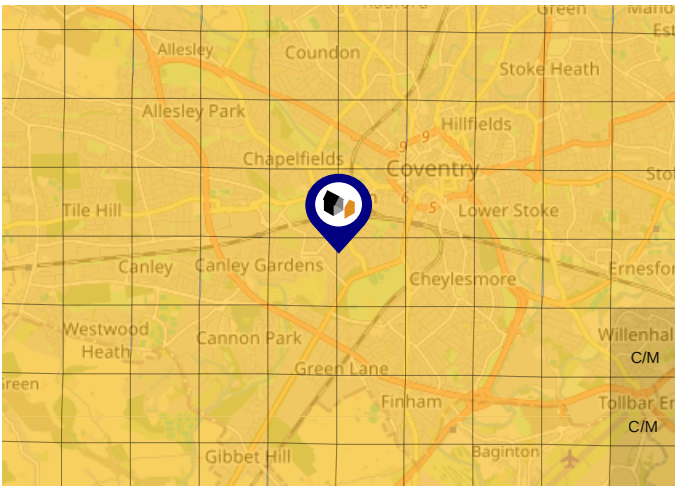


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

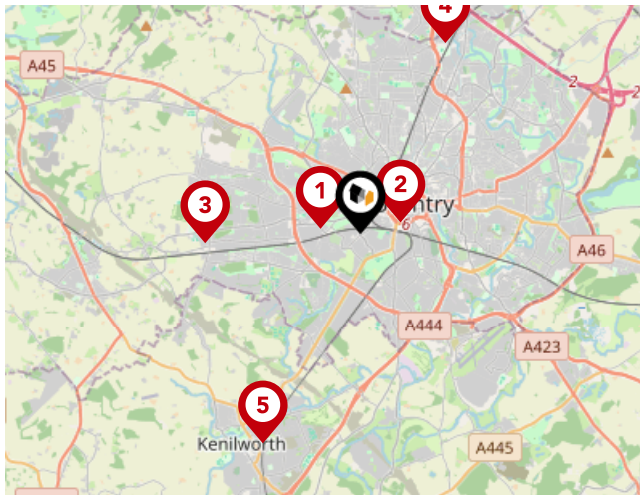


Primary Classifications (Most Common Clay Types)

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

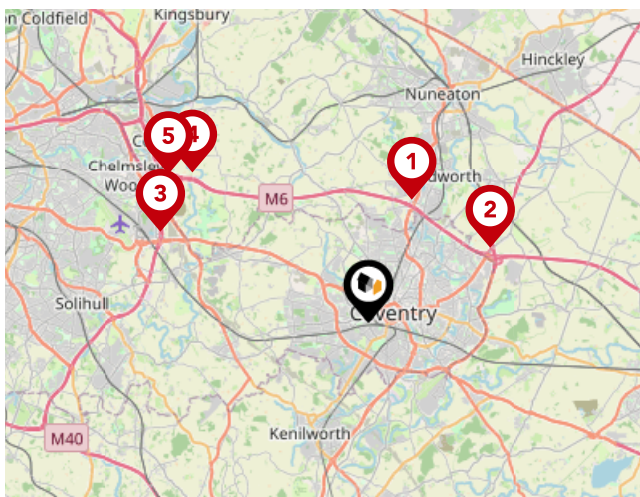
Area

Transport (National)



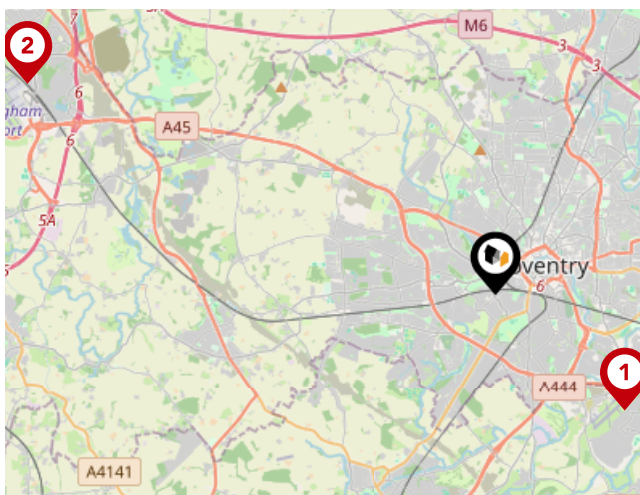
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.71 miles
2	Coventry Rail Station	0.75 miles
3	Tile Hill Rail Station	2.79 miles
4	Coventry Arena Rail Station	3.77 miles
5	Kenilworth Rail Station	4.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.75 miles
2	M6 J2	5.17 miles
3	M42 J6	8.22 miles
4	M6 J3A	8.42 miles
5	M6 J4	9.06 miles

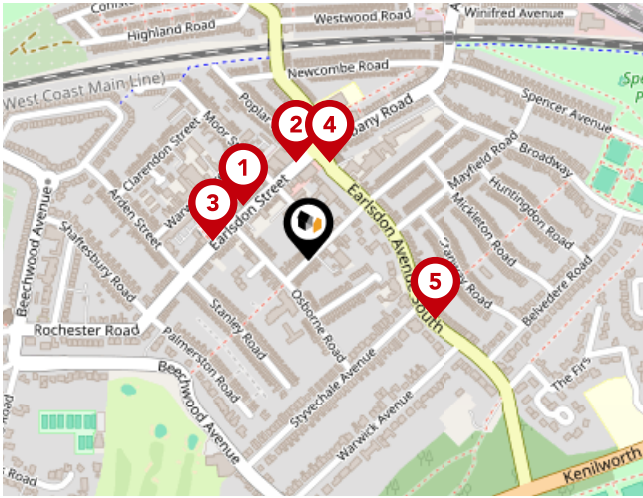


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.14 miles
2	Birmingham International Airport	9.26 miles

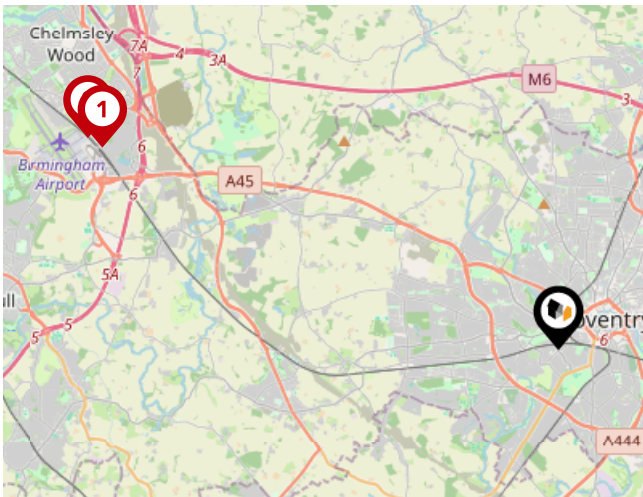
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Providence St	0.09 miles
2	Earlsdon Avenue	0.11 miles
3	Providence St	0.11 miles
4	Earlsdon St	0.11 miles
5	Warwick Avenue	0.15 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.99 miles
2	Birmingham International Airport (Air-Rail link)	9.3 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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