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Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 13th February 2026**



## **BIRMINGHAM ROAD, ALLESLEY, COVENTRY, CV5**

**OIRO** : £215,000

### **Walmsley's The Way to Move**

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

0330 1180062

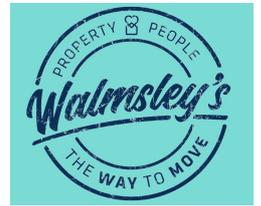
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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

A delightful, characterful & quite unique end of terrace cottage

West facing cottage gardens with patio & mature borders

Delightful sitting room with exposed beams

Open staircase to first floor double bedroom

Kitchen with fitted storage & appliances

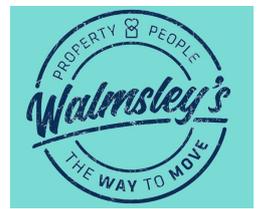
Spacious ground floor shower room

Gas central heating from Combi boiler

Grade II listed, EPC Rating E (C potential), NO CHAIN, 591 Sq.Ft or 55 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

<b>Type:</b>	Terraced	<b>OIRO:</b>	£215,000
<b>Bedrooms:</b>	1	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	592 ft <sup>2</sup> / 55 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,877		
<b>Title Number:</b>	WM807684		

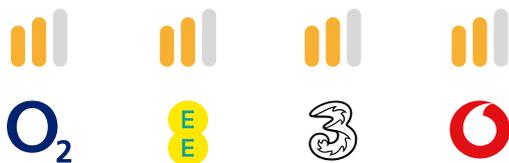
## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	Allesley Village
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

<b>19</b> mb/s	<b>1800</b> mb/s

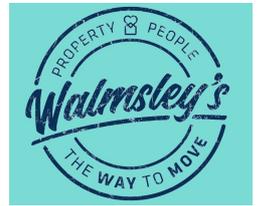
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



ALLESLEY, CV5

Energy rating

# E

Valid until 20.06.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

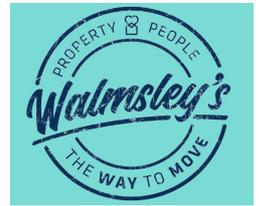


### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<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 83% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	50 m <sup>2</sup>

# Market Sold in Street



<b>46, Birmingham Road, Coventry, CV5 9GU</b>				other House
Last Sold Date:	31/07/2024	13/04/2012	11/04/2008	15/06/2004
Last Sold Price:	£245,000	£170,000	£195,000	£187,000
<b>62, Birmingham Road, Coventry, CV5 9GU</b>				Detached House
Last Sold Date:	22/02/2022			
Last Sold Price:	£460,000			
<b>54, Birmingham Road, Coventry, CV5 9GU</b>				Terraced House
Last Sold Date:	13/09/2021	15/04/2016	16/08/2001	12/02/1998
Last Sold Price:	£215,000	£130,000	£102,500	£59,000
<b>50, Birmingham Road, Coventry, CV5 9GU</b>				Terraced House
Last Sold Date:	01/08/2019	10/05/2013	21/07/2008	08/02/2002
Last Sold Price:	£187,750	£150,000	£147,000	£105,000
<b>56, Birmingham Road, Coventry, CV5 9GU</b>				Terraced House
Last Sold Date:	03/01/2018	07/03/2003		
Last Sold Price:	£174,000	£125,000		
<b>58, Birmingham Road, Coventry, CV5 9GU</b>				Terraced House
Last Sold Date:	25/08/2016	19/09/2003	04/05/2001	
Last Sold Price:	£195,000	£159,950	£125,000	
<b>52, Birmingham Road, Coventry, CV5 9GU</b>				Terraced House
Last Sold Date:	06/07/2012	22/12/2006		
Last Sold Price:	£150,000	£156,000		
<b>The Lodge, Birmingham Road, Coventry, CV5 9GU</b>				Detached House
Last Sold Date:	28/10/2004			
Last Sold Price:	£401,000			
<b>42, Birmingham Road, Coventry, CV5 9GU</b>				Terraced House
Last Sold Date:	09/07/2004	31/07/2003	04/05/2001	
Last Sold Price:	£144,650	£120,500	£85,000	

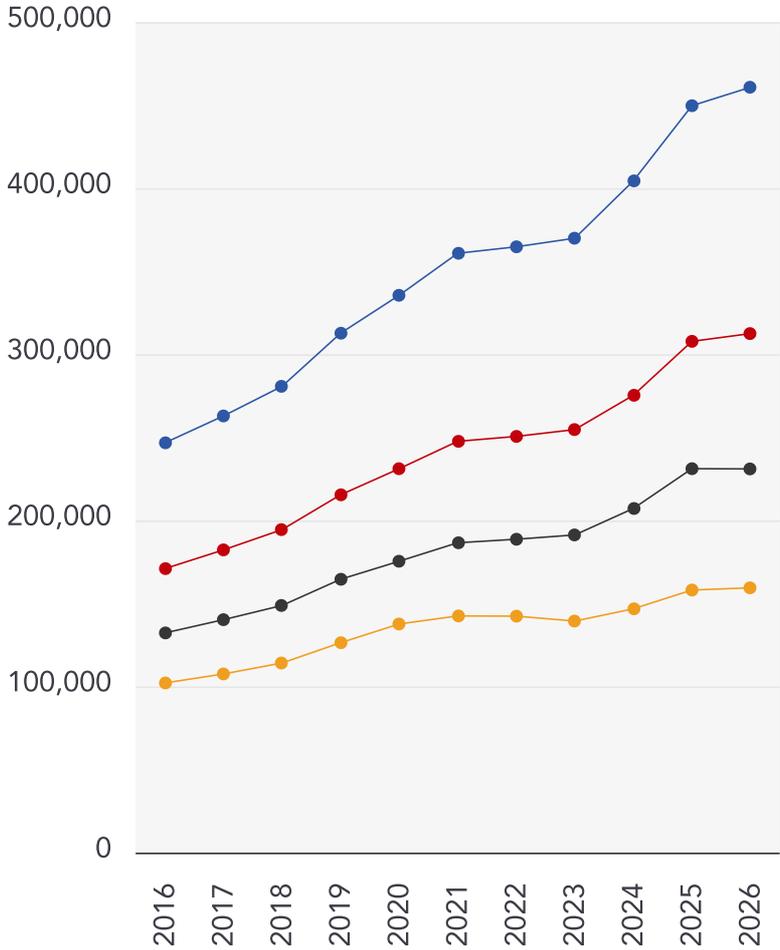
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

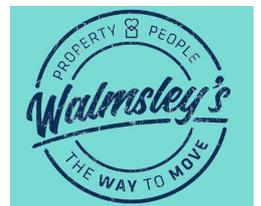
**+74.65%**

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.

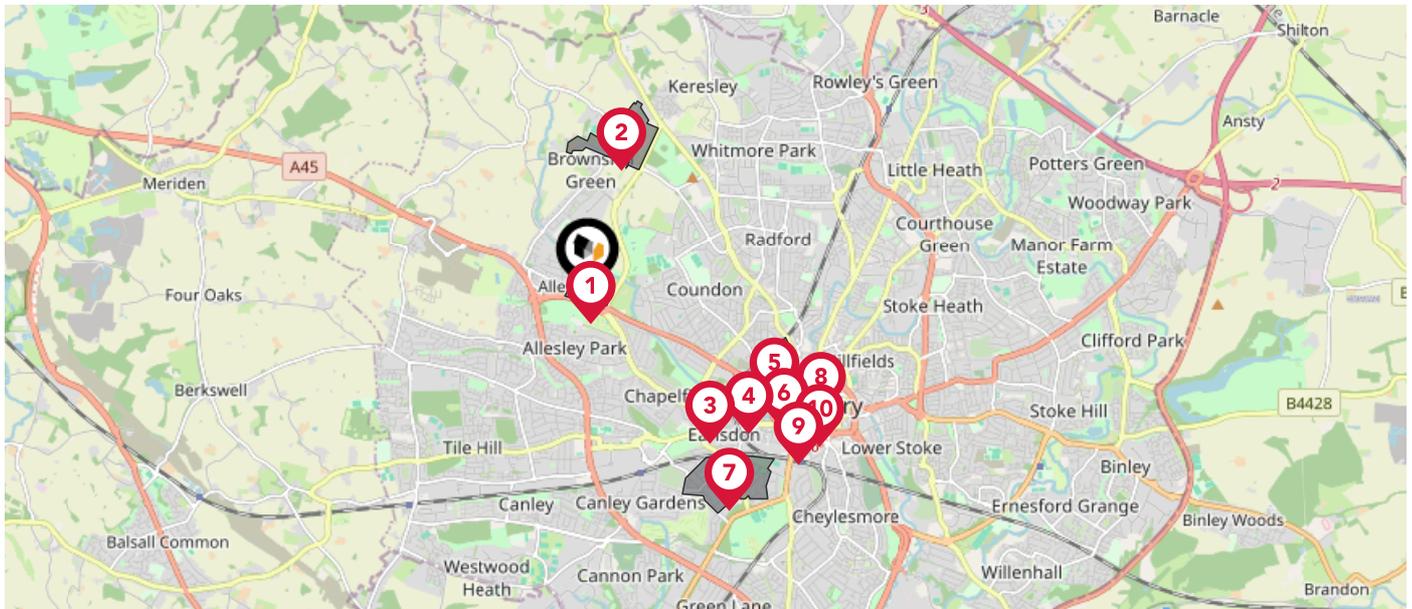
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

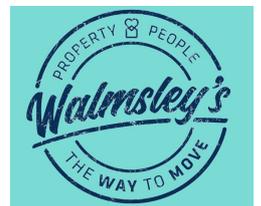


### Nearby Conservation Areas

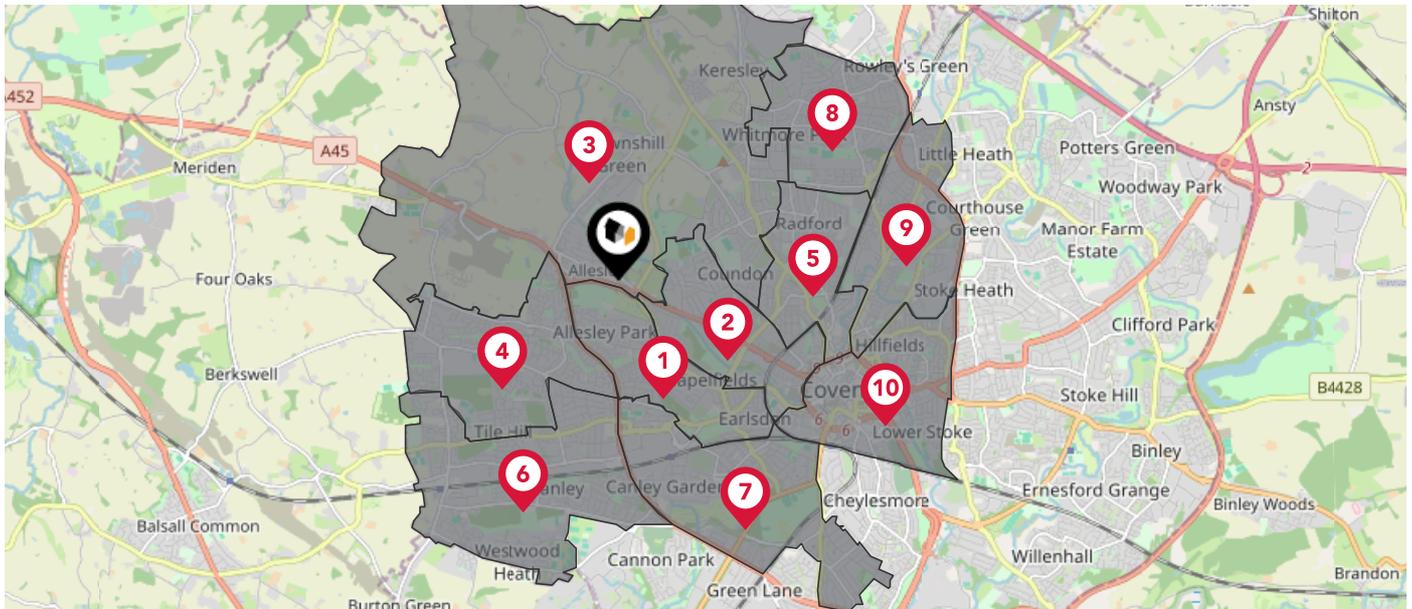
- 1 Allesley Village
- 2 Brownshill Green
- 3 Chapelfields
- 4 Spon End
- 5 Naul's Mill
- 6 Spon Street
- 7 Earlsdon
- 8 Lady Herbert's Garden
- 9 Greyfriars Green
- 10 High Street

# 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

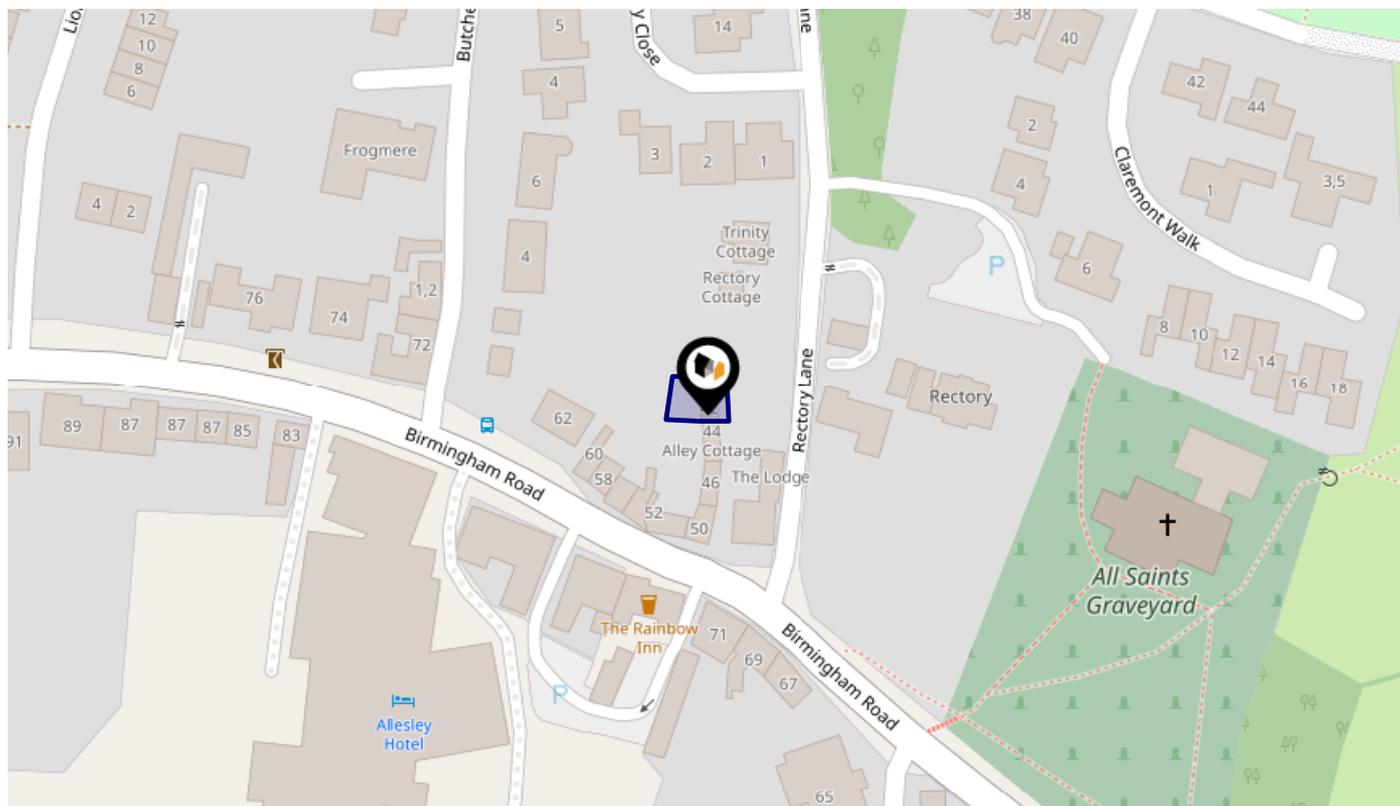
-  Whoberley Ward
-  Sherbourne Ward
-  Bablake Ward
-  Woodlands Ward
-  Radford Ward
-  Westwood Ward
-  Earlsdon Ward
-  Holbrook Ward
-  Foleshill Ward
-  St. Michael's Ward

# 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.

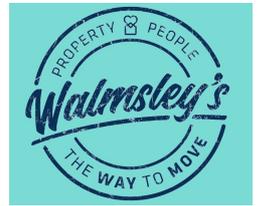
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

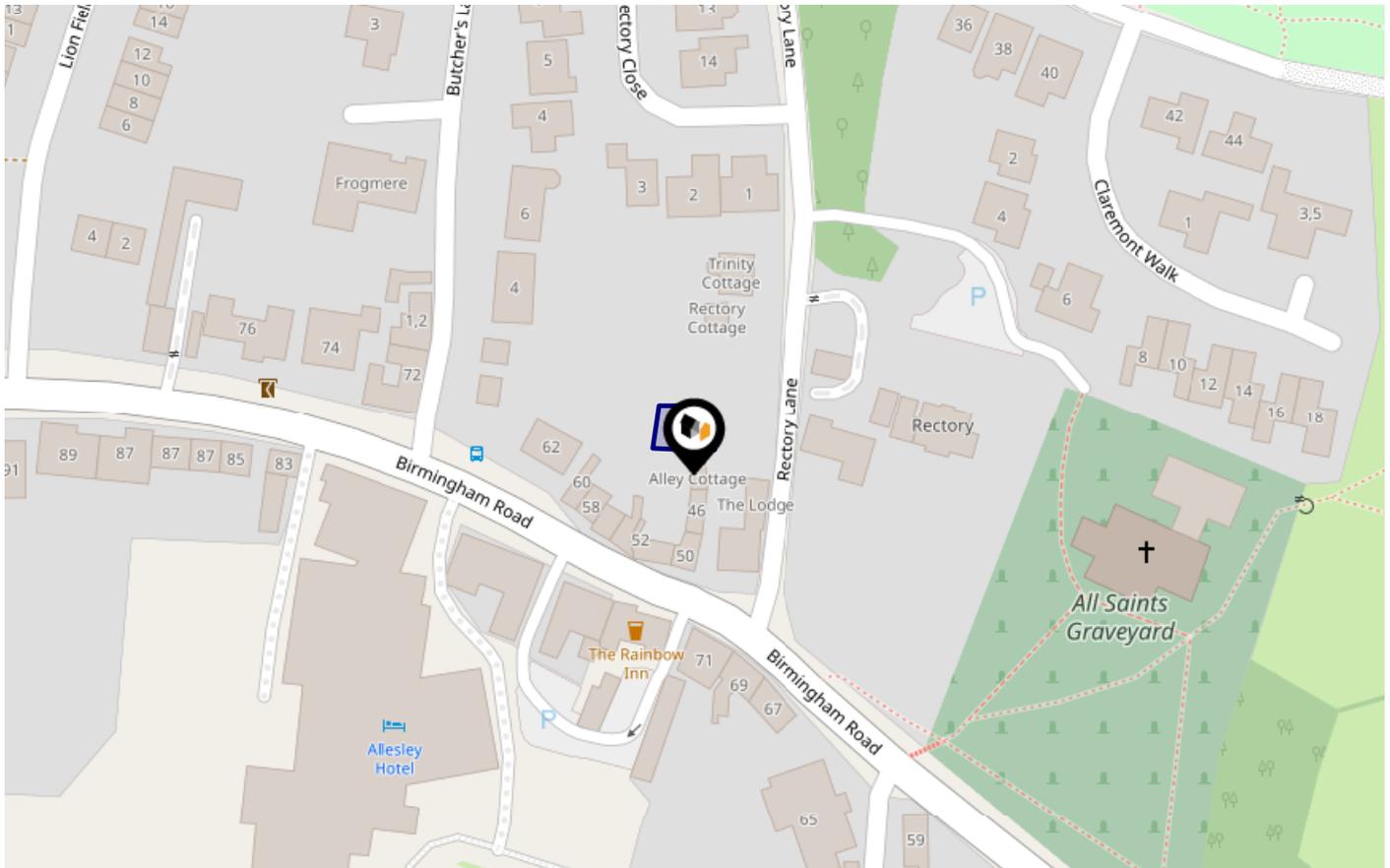


# Flood Risk

## 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:

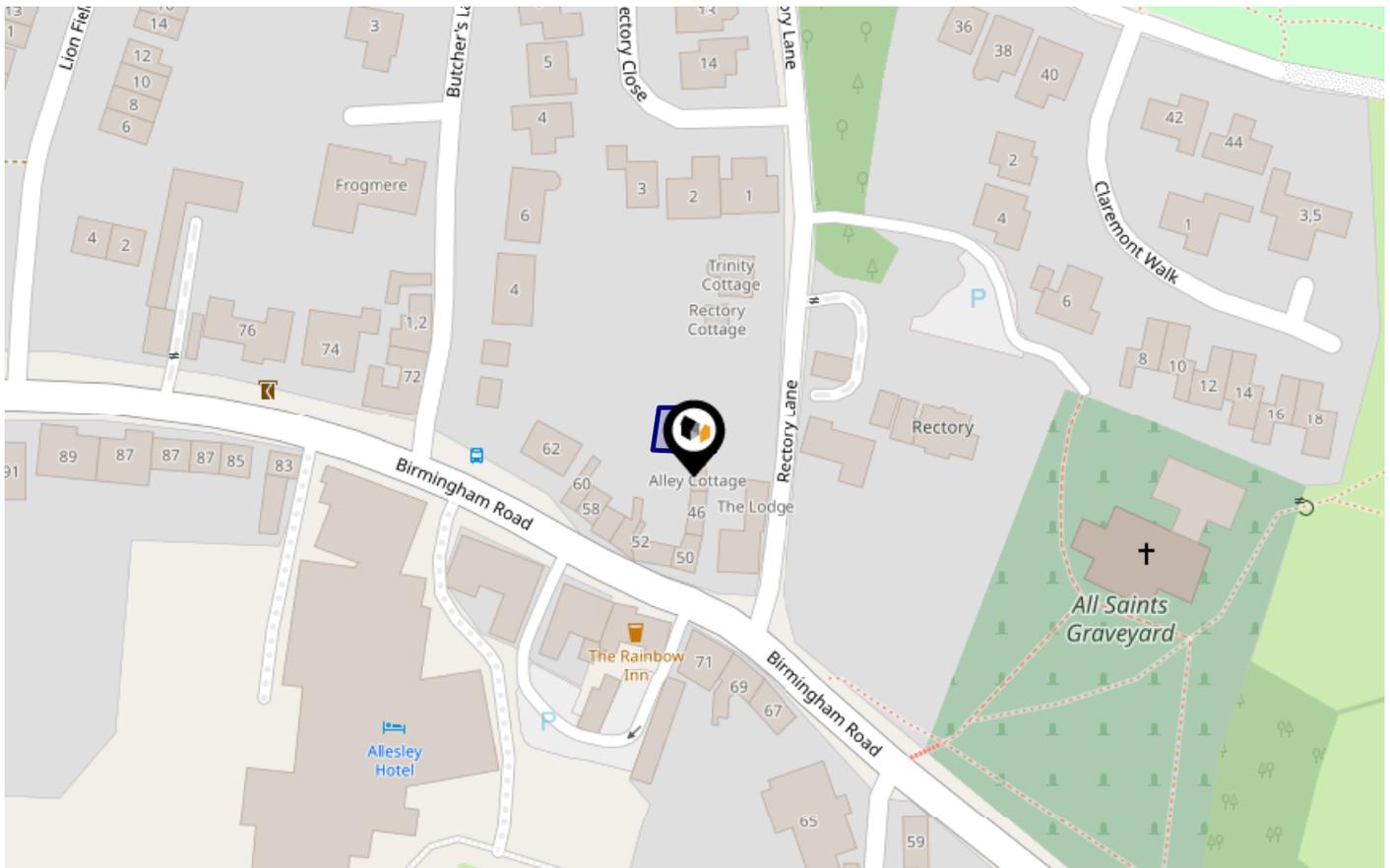


# Flood Risk

## 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**

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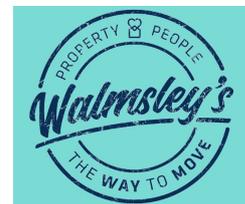
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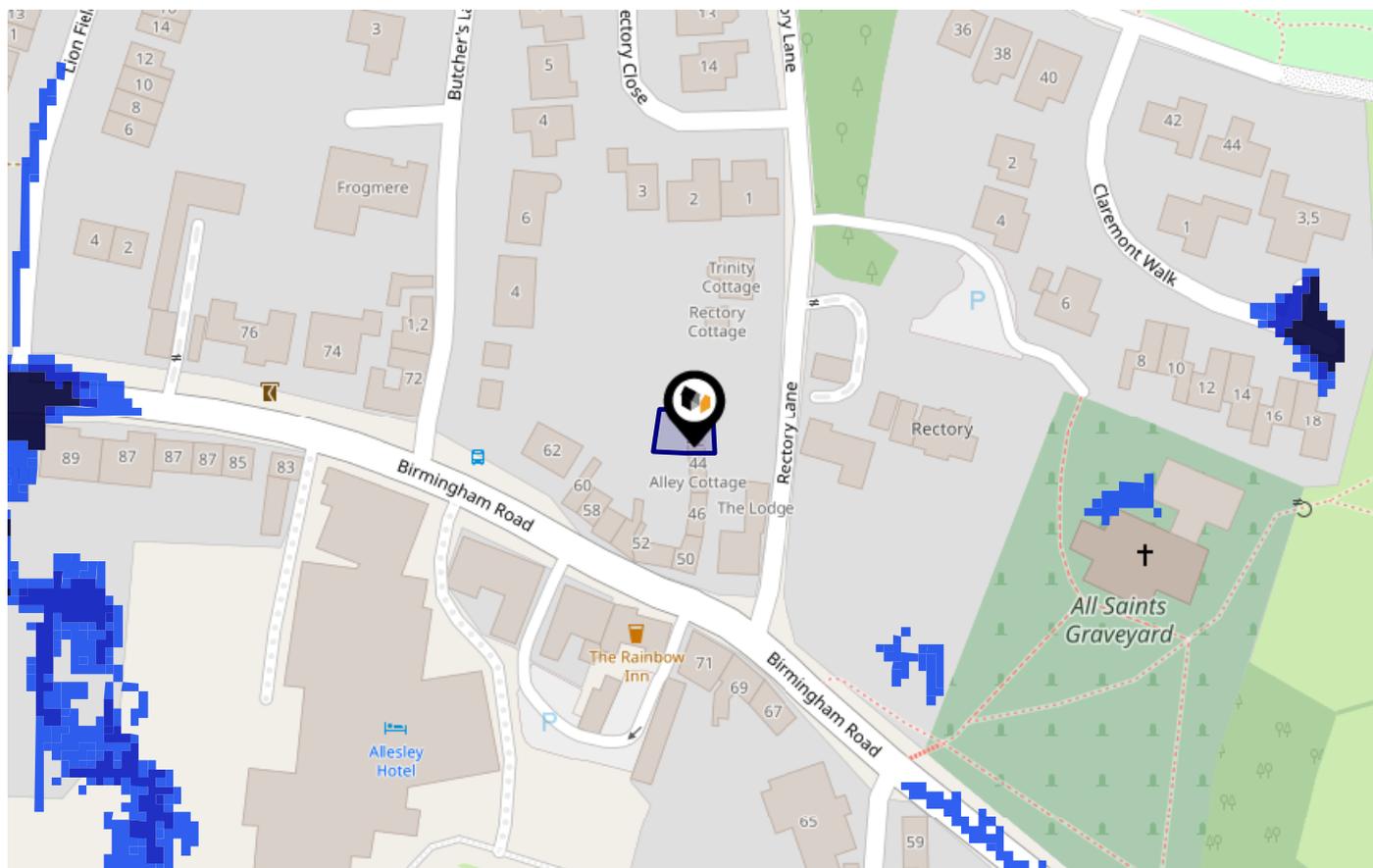


# Flood Risk

## 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.

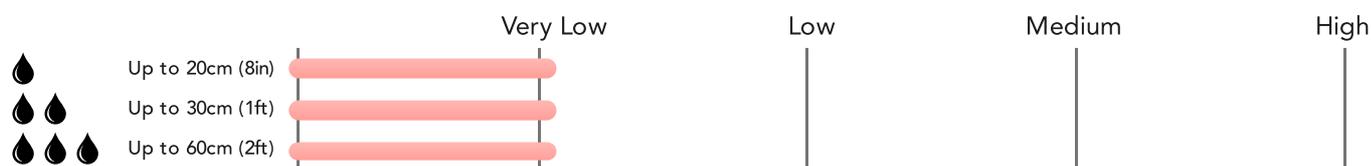


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Chance of flooding to the following depths at this property:

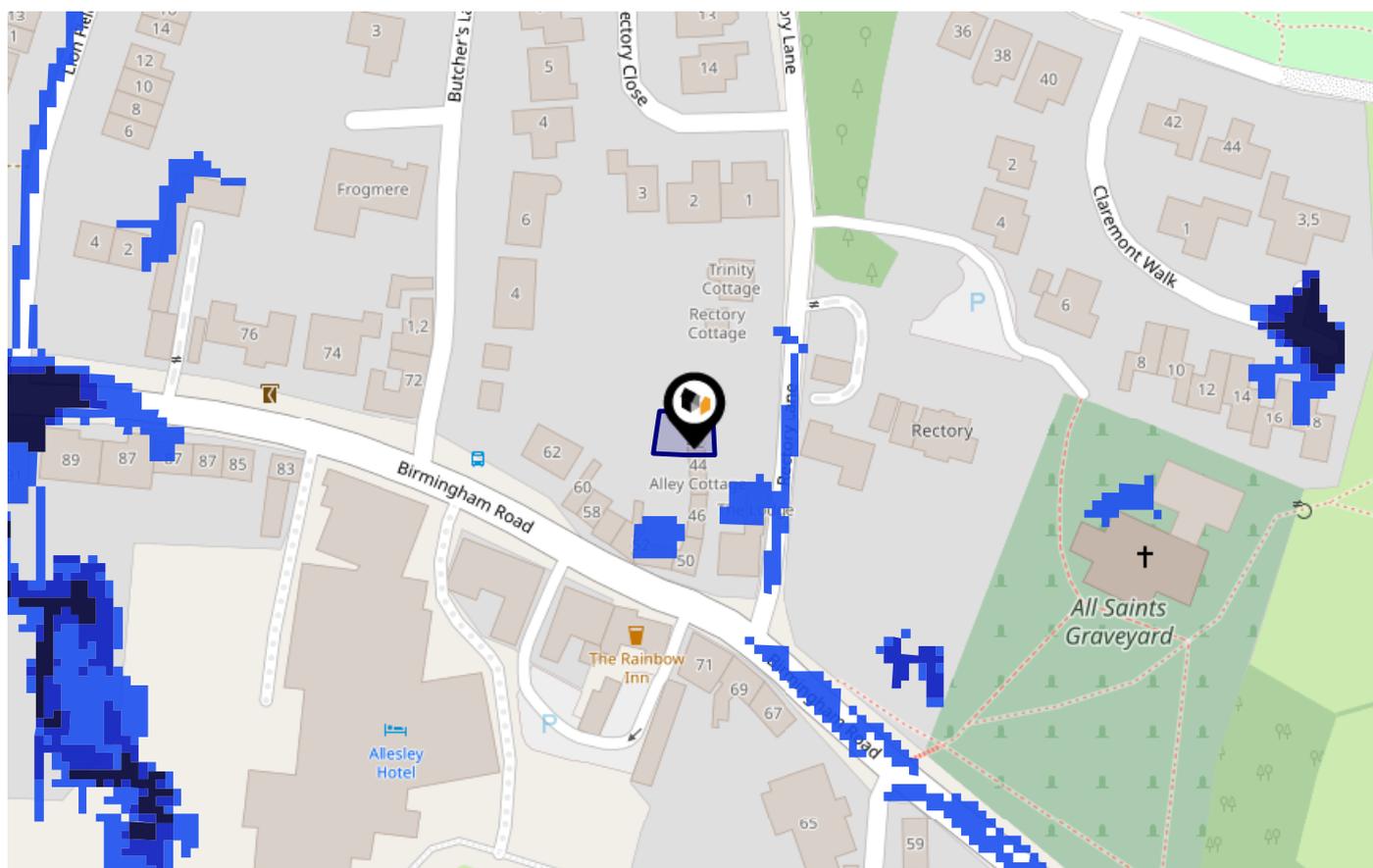


# Flood Risk

## 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.

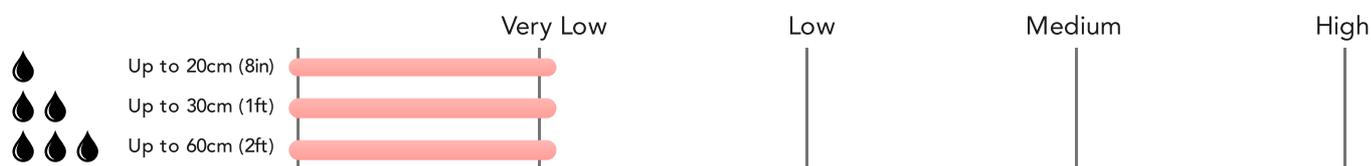


Risk Rating: Very low

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.

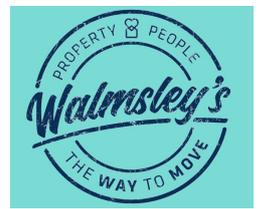
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Chance of flooding to the following depths at this property:

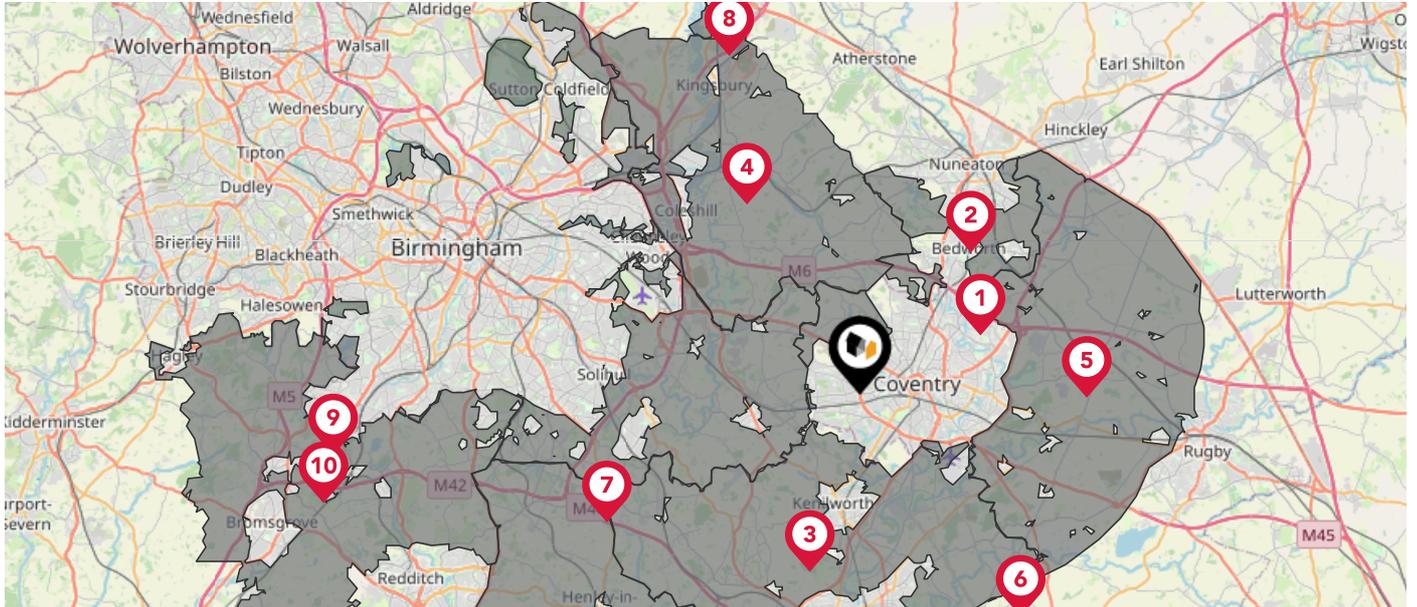


# Maps

## Green Belt



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

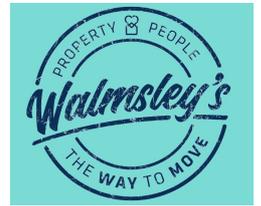


### Nearby Green Belt Land

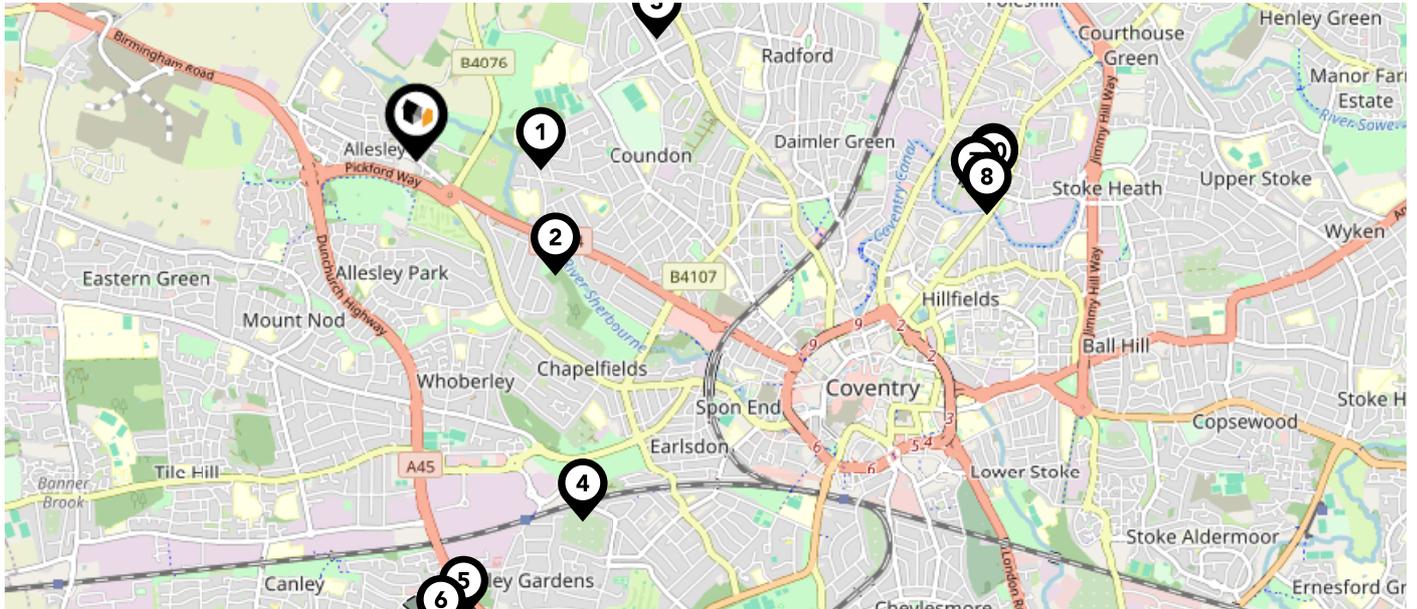
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Warwick
- 4 Birmingham Green Belt - North Warwickshire
- 5 Birmingham Green Belt - Rugby
- 6 Birmingham Green Belt - Stratford-on-Avon
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham Green Belt - Tamworth
- 9 Birmingham Green Belt - Birmingham
- 10 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

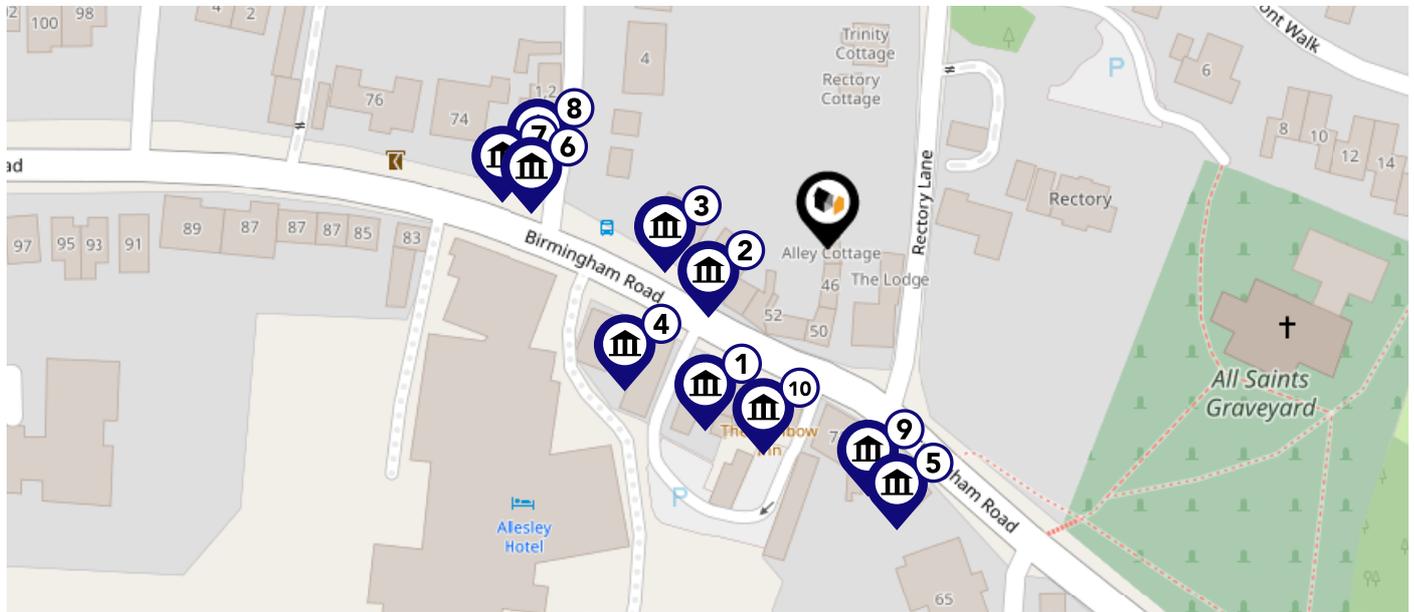
<b>1</b>	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Kelmscote Road-Coudon, Coventry	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Hearsall Common-Whoberley, Coventry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

# Maps

## Listed Buildings

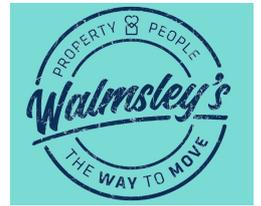


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



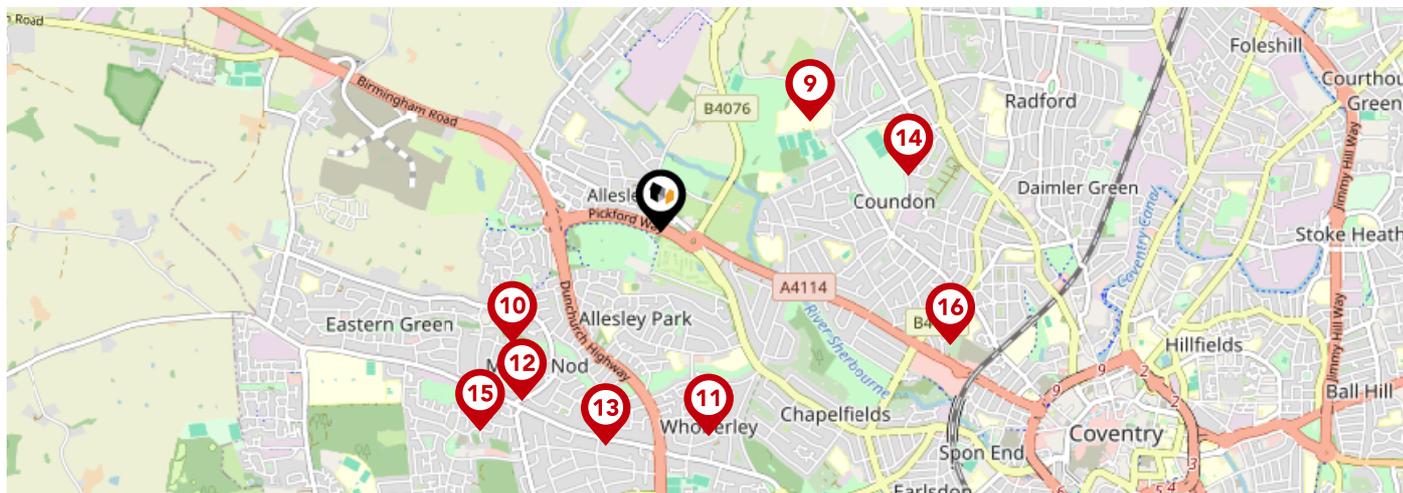
Listed Buildings in the local district	Grade	Distance
 1076665 - 75 And 77, Birmingham Road	Grade II	0.0 miles
 1116140 - 58 And 60, Birmingham Road	Grade II	0.0 miles
 1342902 - 62 And 64, Birmingham Road	Grade II	0.0 miles
 1320066 - 79, Birmingham Road	Grade II	0.0 miles
 1116240 - 67, Birmingham Road	Grade II	0.0 miles
 1076635 - 1, Butcher's Lane	Grade II	0.0 miles
 1320090 - 72, Birmingham Road	Grade II	0.0 miles
 1076636 - 2 And 3, Butchers Lane	Grade II	0.0 miles
 1342898 - 69, Birmingham Road	Grade II	0.0 miles
 1116210 - The Rainbow Inn	Grade II	0.0 miles

# Area Schools



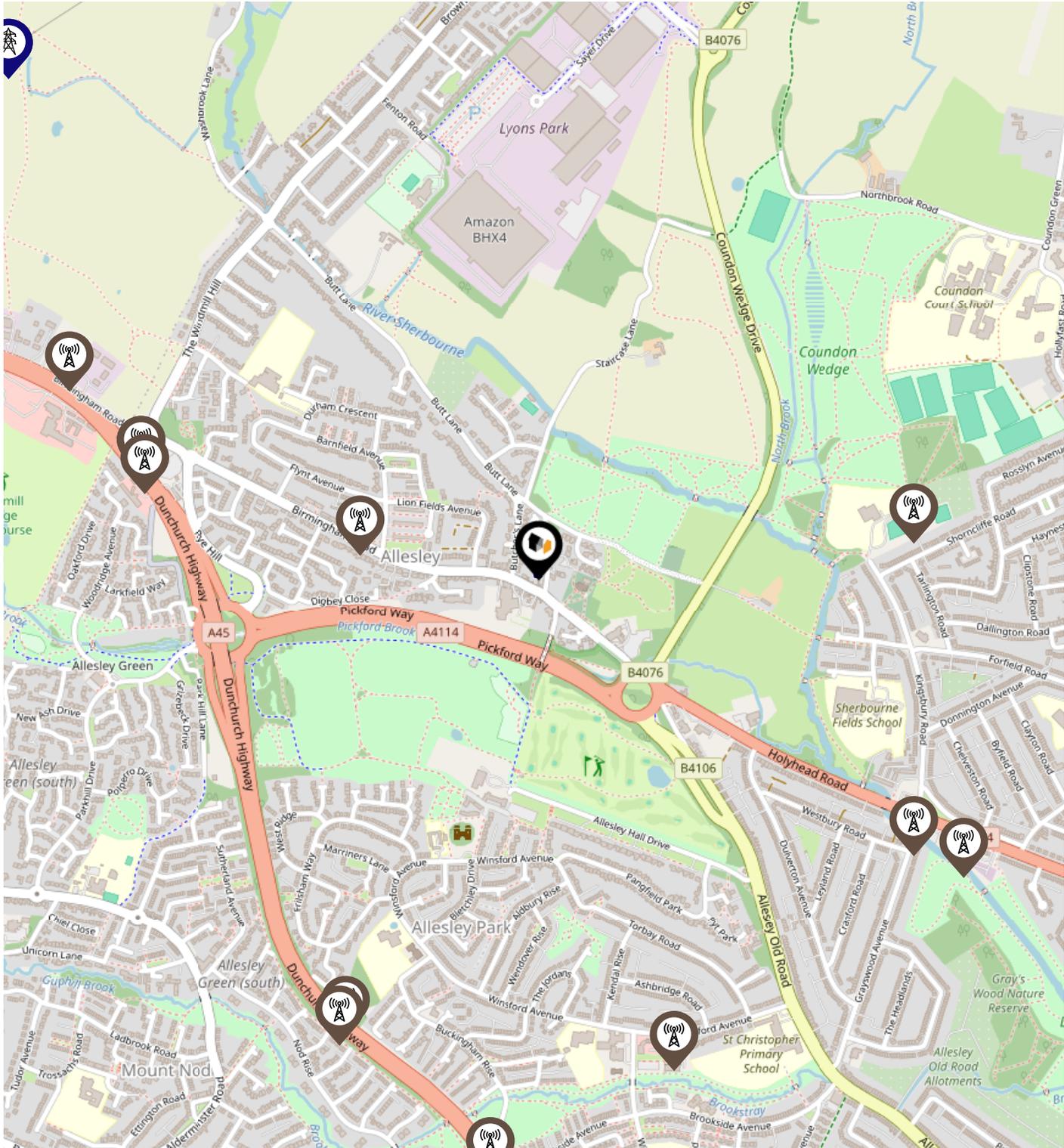
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Allesley Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Allesley Hall Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Kingsbury Academy</b> Ofsted Rating: Requires improvement   Pupils: 99   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hollyfast Primary School</b> Ofsted Rating: Good   Pupils: 656   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Coundon Court</b> Ofsted Rating: Requires improvement   Pupils: 1919   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 321   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Limbrick Wood Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:1.39	<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

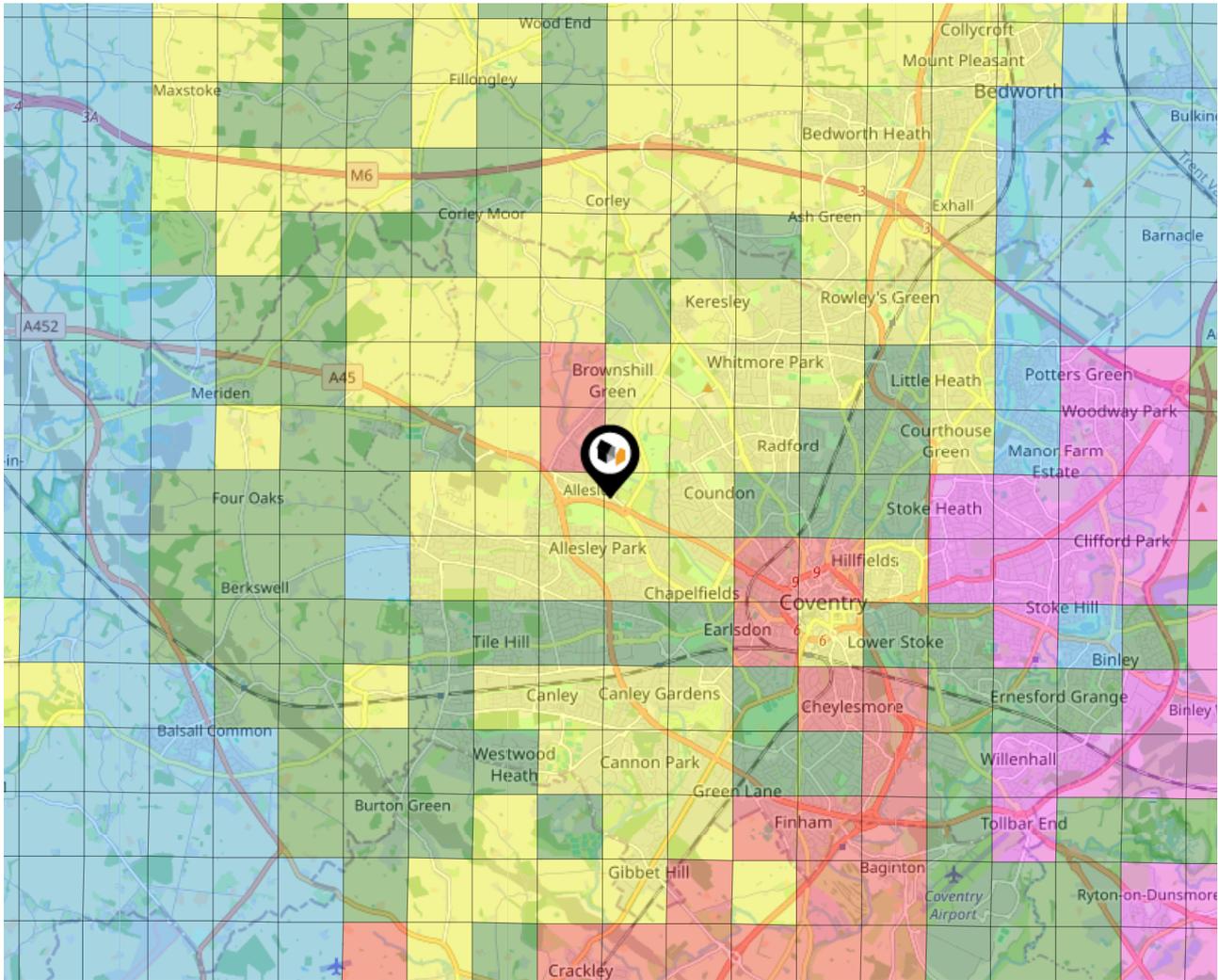
# Environment

## Radon Gas

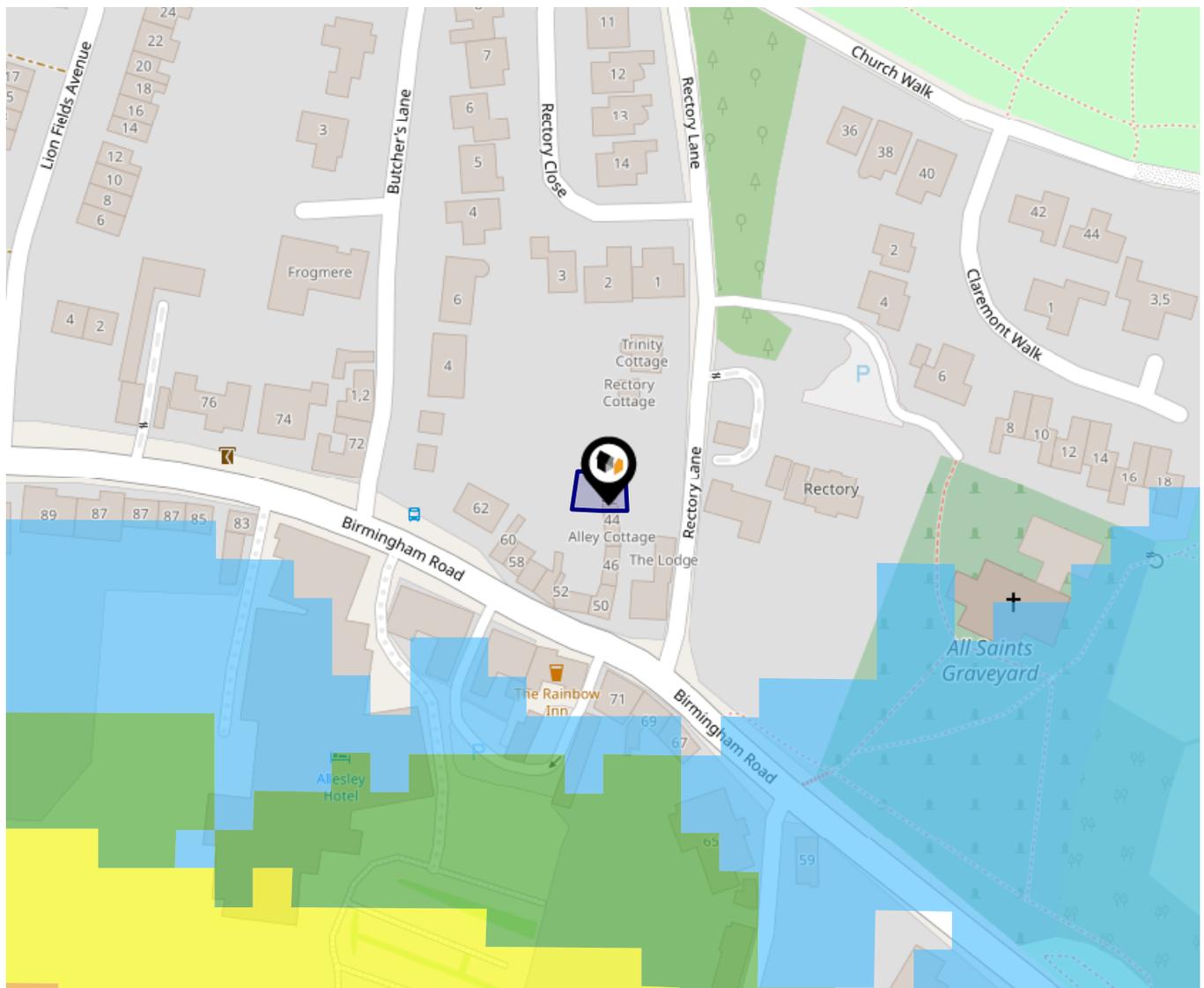
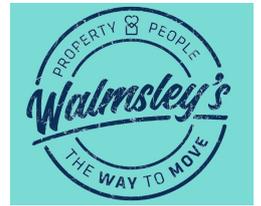


### What is Radon?

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



# Local Area Road Noise



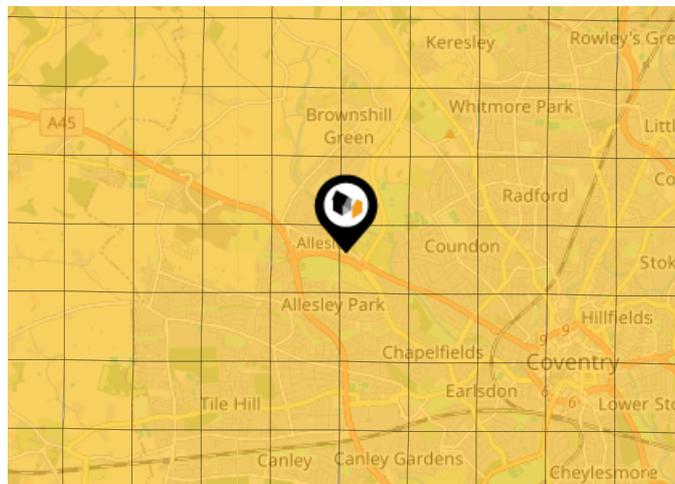
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

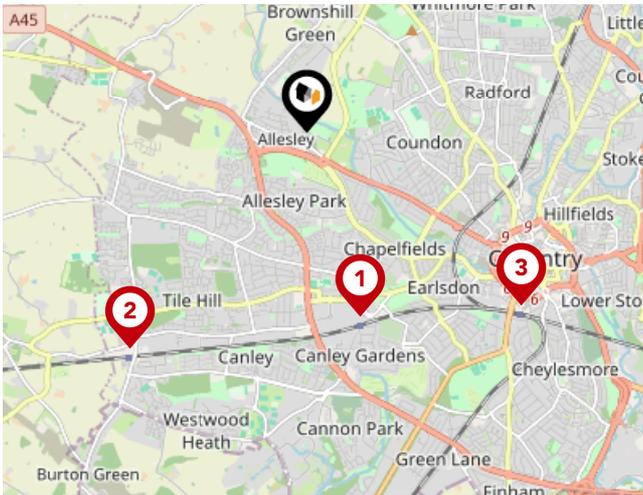
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

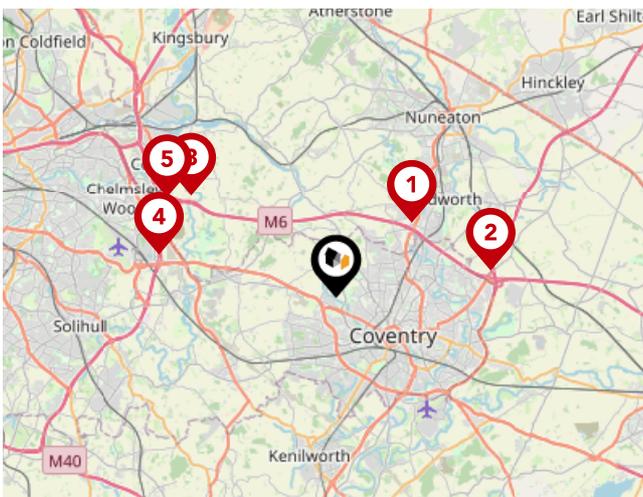
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

# Area Transport (National)



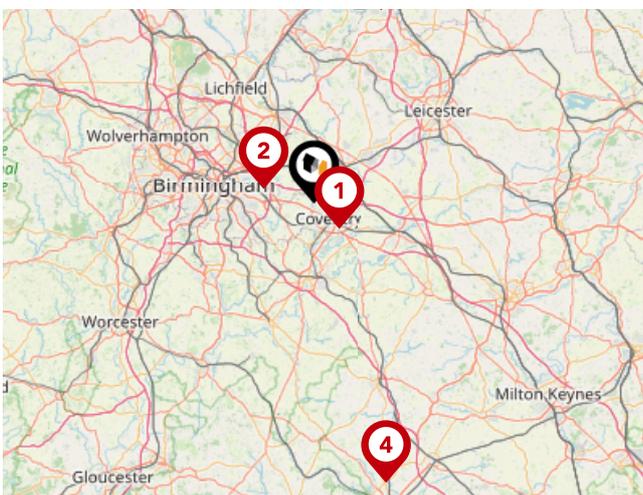
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.73 miles
2	Tile Hill Rail Station	2.52 miles
3	Coventry Rail Station	2.47 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.88 miles
2	M6 J2	5.68 miles
3	M6 J3A	6.41 miles
4	M42 J6	6.54 miles
5	M6 J4	7.1 miles

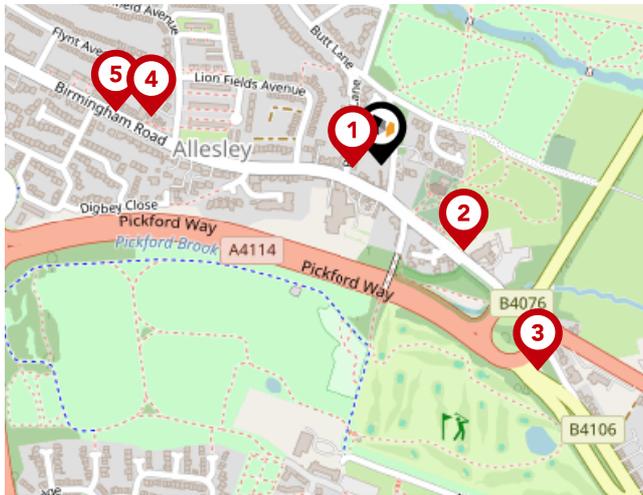
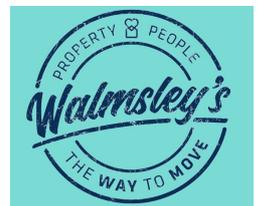


## Airports/Helipads

Pin	Name	Distance
1	Baginton	5.23 miles
2	Birmingham Airport	7.55 miles
3	East Mids Airport	29.5 miles
4	Kidlington	42.16 miles

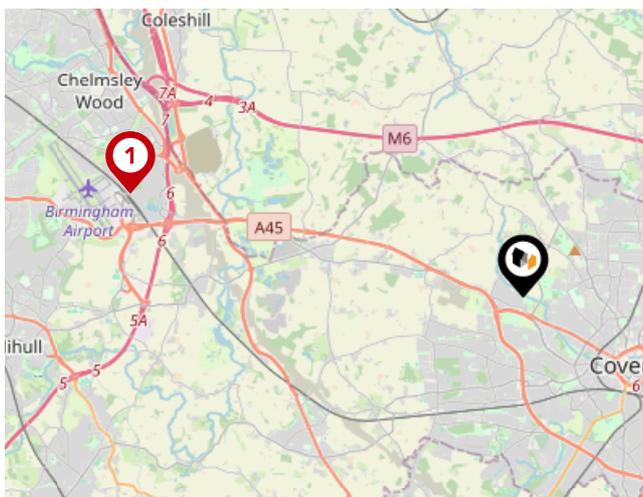
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lion Fields Avenue	0.03 miles
2	Norton Grange	0.13 miles
3	Pickford Way	0.29 miles
4	Allesley Post Office	0.26 miles
5	Allesley Post Office	0.3 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.3 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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# Agent Disclaimer



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## Important - Please Read

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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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