



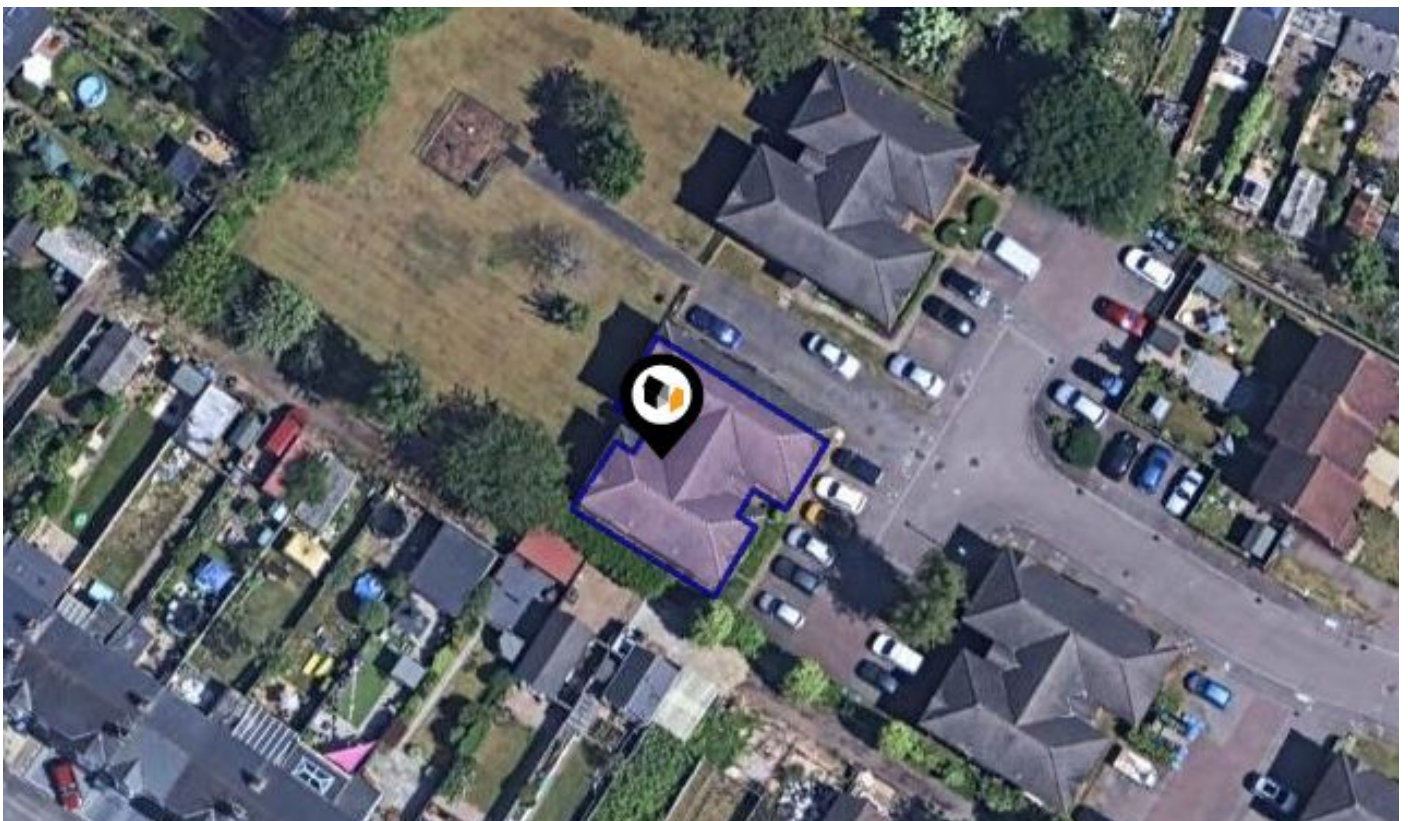
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29th May 2026



BAKERS LANE, COVENTRY, CV5

Price Estimate : £140,000

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



Dear Buyers & Interested Parties

Your property details in brief.....

A very well presented & tidy, two bedroom, ground floor apartment

Recently redecorated throughout

New kitchen & shower room installed

Electric heating & wooden framed double glazing

Allocated parking bays

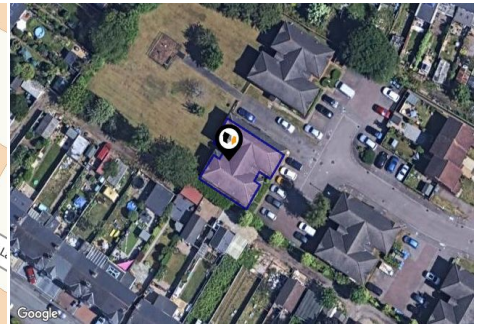
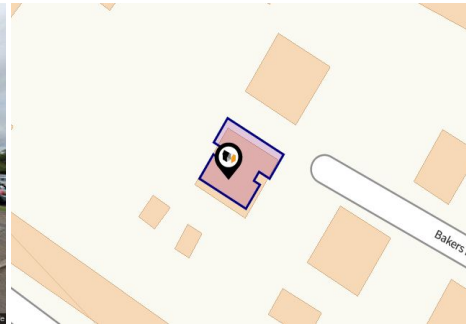
Sat overlooking local, private, parkland areas

Leasehold with over 90 years remaining

EPC Ordered (Previously D), Total 510 Sq.Ft or 47.4 Sq.M, No Chain

These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on sales@walmsleysthewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	510 ft ² / 47 m ²
Plot Area:	0.06 acres
Year Built :	1983-1990
Council Tax :	Band B
Annual Estimate:	£1,957
Title Number:	WM636432

Price Estimate:	£140,000
Tenure:	Leasehold

Local Area

Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	70 mb/s	1800 mb/s

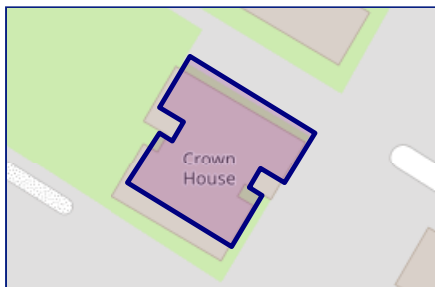
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

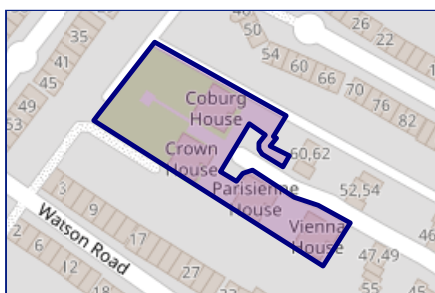


Multiple Freehold Title Plans Detected



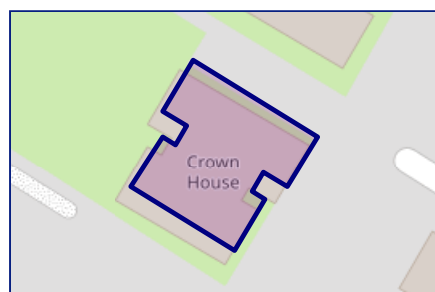
WM650858

Multiple Freehold Title Plans Detected



WM650858

Leasehold Title Plan



WM636432

Start Date: 22/02/1996
End Date: 25/03/2120
Lease Term: 125 years from 25 March 1995
Term Remaining: 93 years

Market Sold in Street



61, Bakers Lane, Coventry, CV5 8PP					Flat-maisonette House
Last Sold Date:	13/02/2026	29/07/2003	14/07/2000		
Last Sold Price:	£127,000	£86,000	£53,500		
79, Bakers Lane, Coventry, CV5 8PP					Flat-maisonette House
Last Sold Date:	19/06/2025	07/10/2019	31/01/2005	31/01/2003	29/06/2001
Last Sold Price:	£108,000	£99,950	£88,000	£69,000	£48,500
31, Bakers Lane, Coventry, CV5 8PP					Terraced House
Last Sold Date:	27/03/2025	05/08/2010	01/06/2001		
Last Sold Price:	£190,000	£122,000	£65,000		
35, Bakers Lane, Coventry, CV5 8PP					Terraced House
Last Sold Date:	25/02/2025	16/10/2017	30/06/2000		
Last Sold Price:	£216,000	£186,000	£72,000		
67, Bakers Lane, Coventry, CV5 8PP					Flat-maisonette House
Last Sold Date:	29/04/2024	18/01/2007	02/06/2000		
Last Sold Price:	£134,500	£115,000	£52,500		
87, Bakers Lane, Coventry, CV5 8PP					Flat-maisonette House
Last Sold Date:	18/09/2023	18/11/2011	21/03/2003	25/07/2000	
Last Sold Price:	£110,000	£73,000	£71,000	£44,500	
25, Bakers Lane, Coventry, CV5 8PP					Terraced House
Last Sold Date:	25/08/2023	03/08/2009	21/03/2003	12/01/2001	
Last Sold Price:	£180,000	£125,000	£97,950	£65,000	
89, Bakers Lane, Coventry, CV5 8PP					Flat-maisonette House
Last Sold Date:	28/04/2023	14/06/2002			
Last Sold Price:	£110,000	£54,950			
97, Bakers Lane, Coventry, CV5 8PP					Flat-maisonette House
Last Sold Date:	24/03/2023	01/04/2010			
Last Sold Price:	£120,000	£71,000			
1, Bakers Lane, Coventry, CV5 8PP					Terraced House
Last Sold Date:	24/06/2022	17/06/2005	24/10/2003		
Last Sold Price:	£240,000	£155,500	£130,000		
59, Bakers Lane, Coventry, CV5 8PP					Flat-maisonette House
Last Sold Date:	17/06/2022	22/10/2018	26/09/2003		
Last Sold Price:	£130,000	£105,000	£85,000		
75, Bakers Lane, Coventry, CV5 8PP					Terraced House
Last Sold Date:	30/05/2022	18/02/2005	13/10/2003	05/03/2001	25/01/2000
Last Sold Price:	£105,000	£104,000	£81,500	£52,000	£43,950

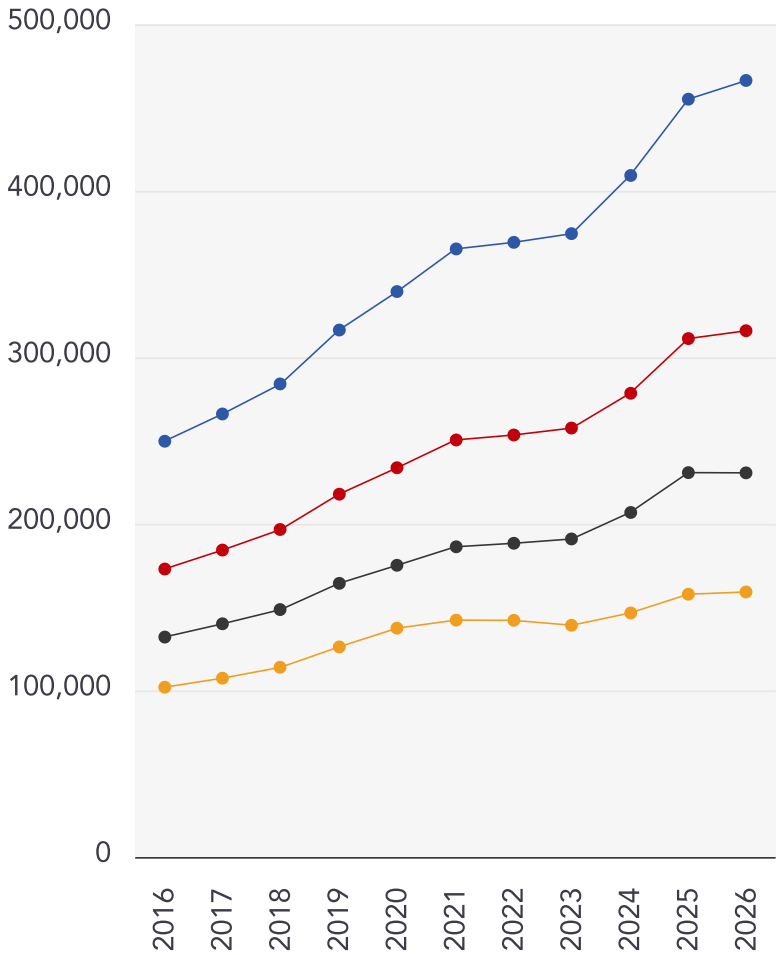
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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.

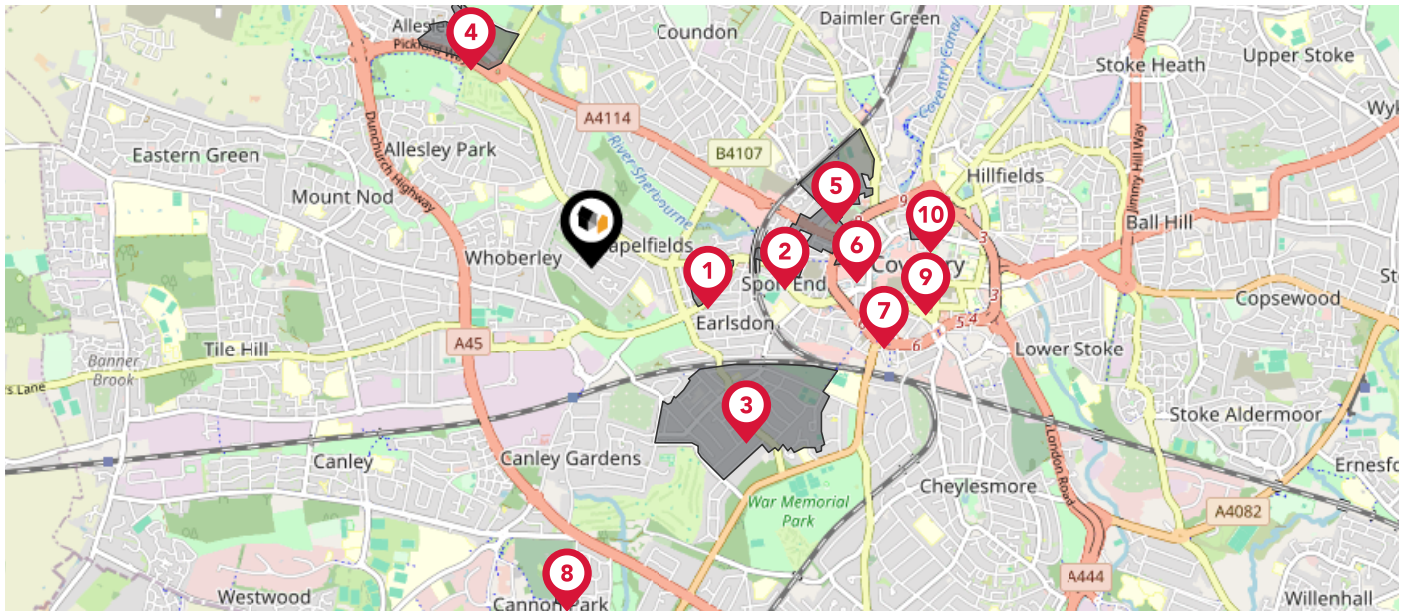
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

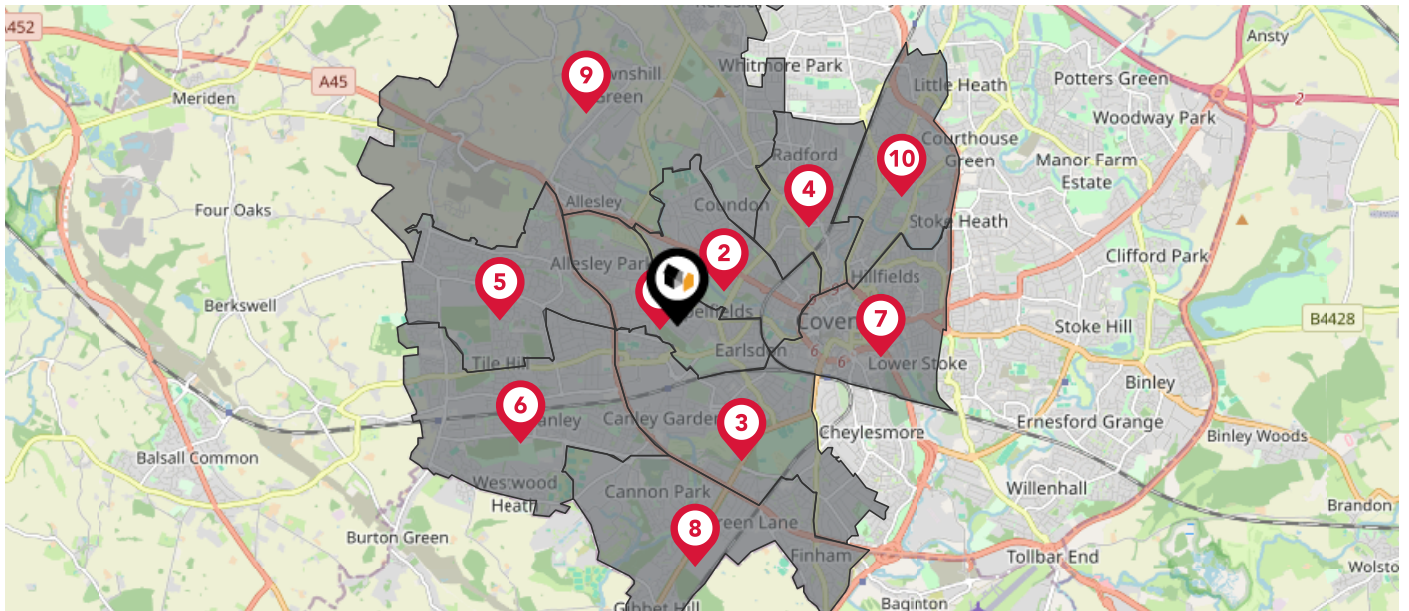
- 1 Chapelfields
- 2 Spon End
- 3 Earlsdon
- 4 Allesley Village
- 5 Naul's Mill
- 6 Spon Street
- 7 Greyfriars Green
- 8 Ivy Farm Lane (Canley Hamlet)
- 9 High Street
- 10 Lady Herbert's Garden

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

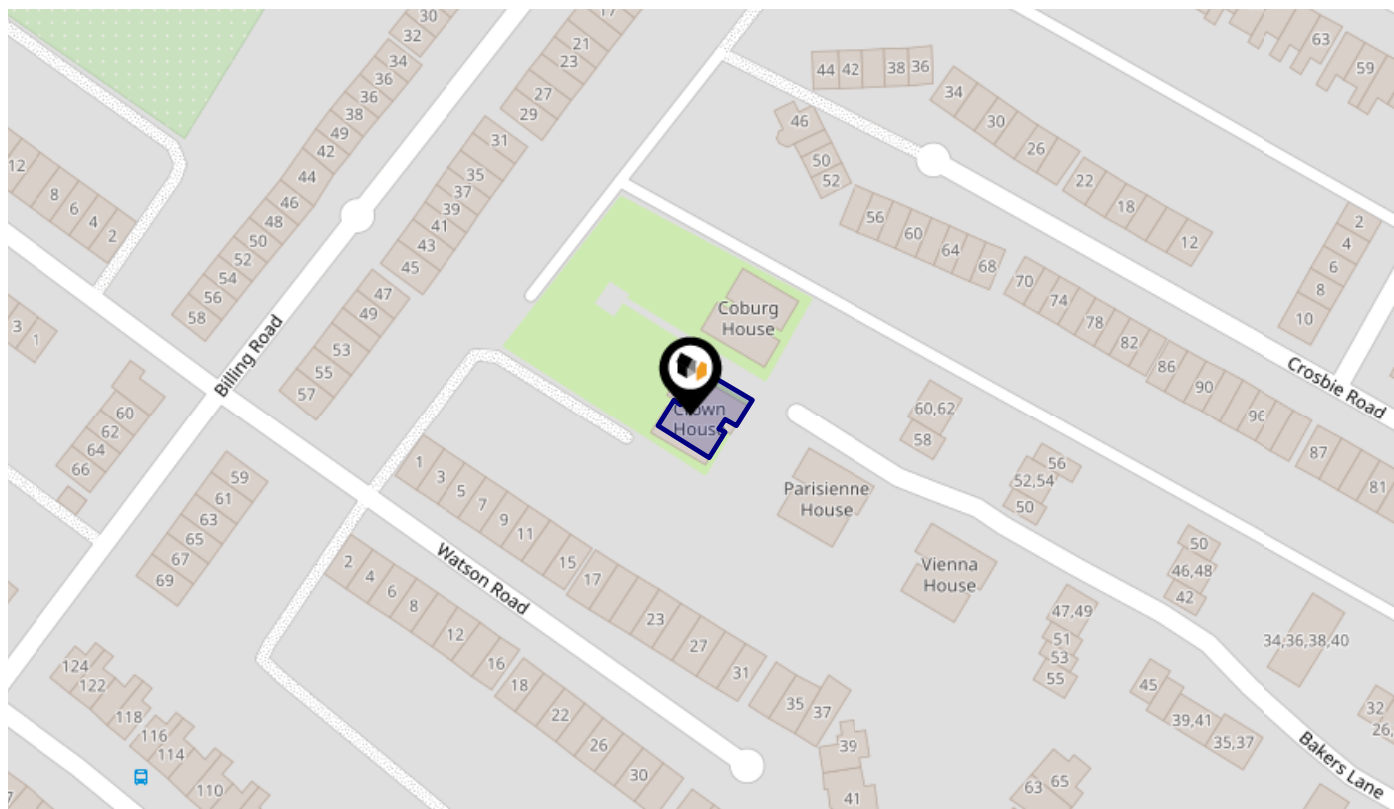
- 1 Whoberley Ward
- 2 Sherbourne Ward
- 3 Earlsdon Ward
- 4 Radford Ward
- 5 Woodlands Ward
- 6 Westwood Ward
- 7 St. Michael's Ward
- 8 Wainbody Ward
- 9 Bablake Ward
- 10 Foleshill Ward

Maps

Rail Noise



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

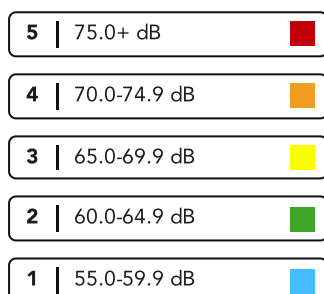


Rail Noise Data

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:

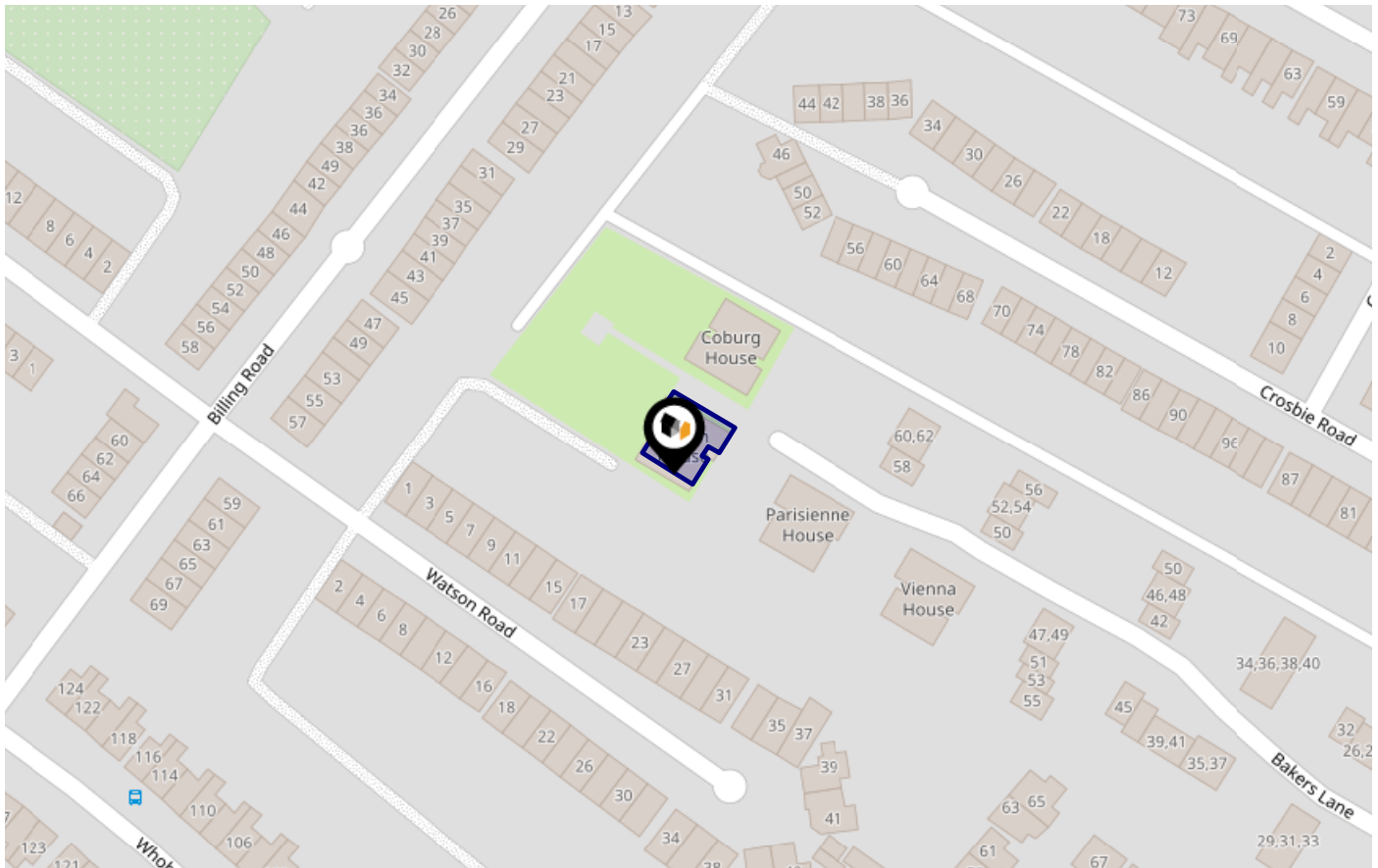


Flood Risk

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.

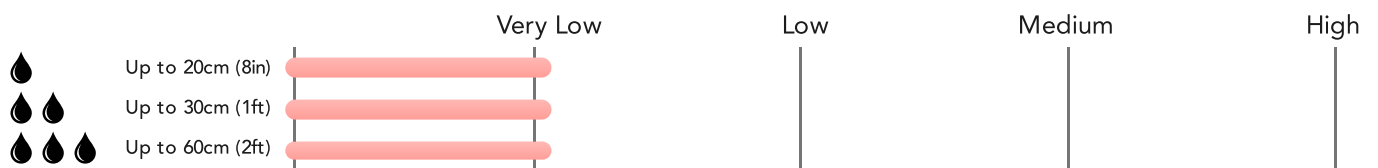


Risk Rating: Very low

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:

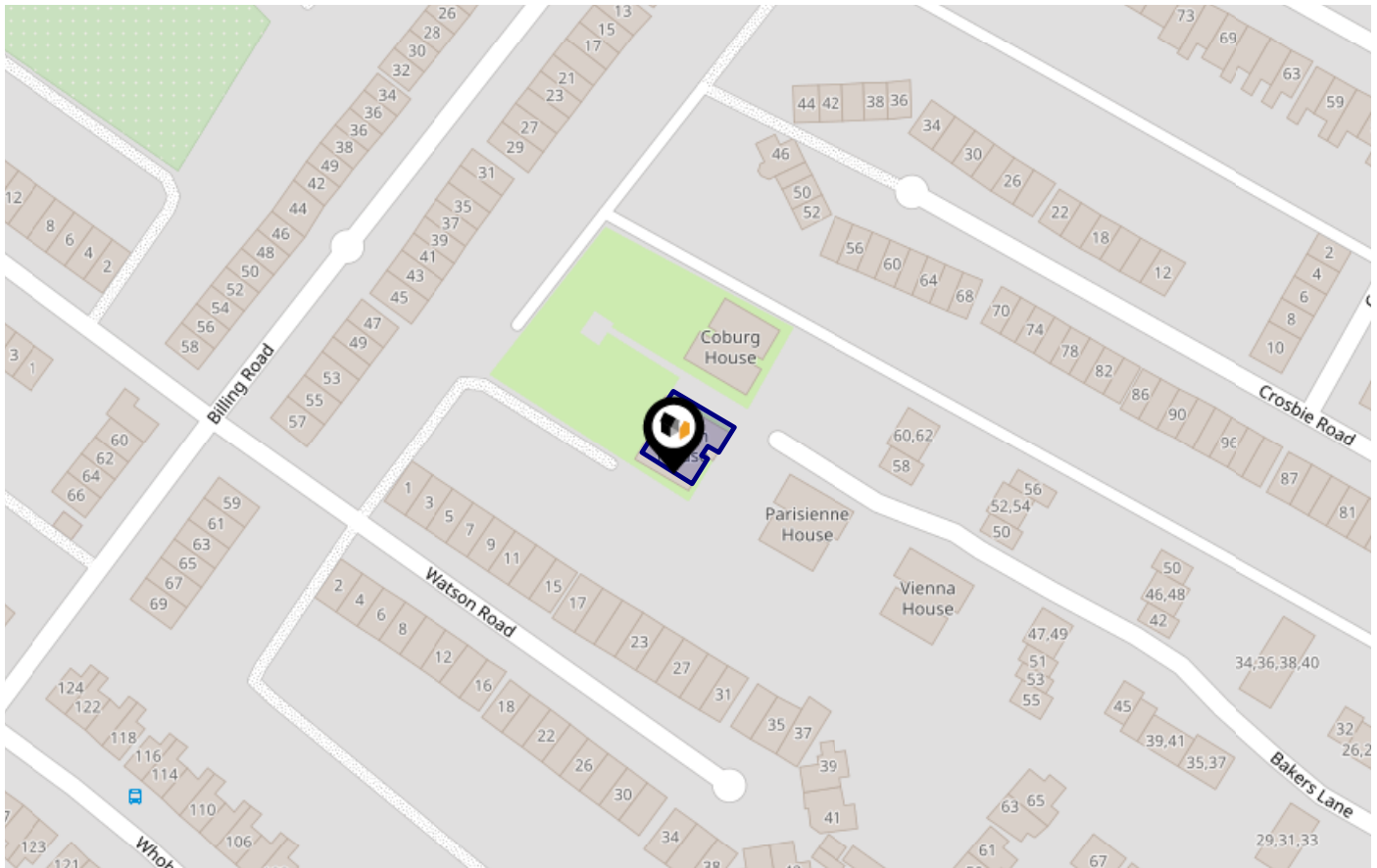


Flood Risk

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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Chance of flooding to the following depths at this property:

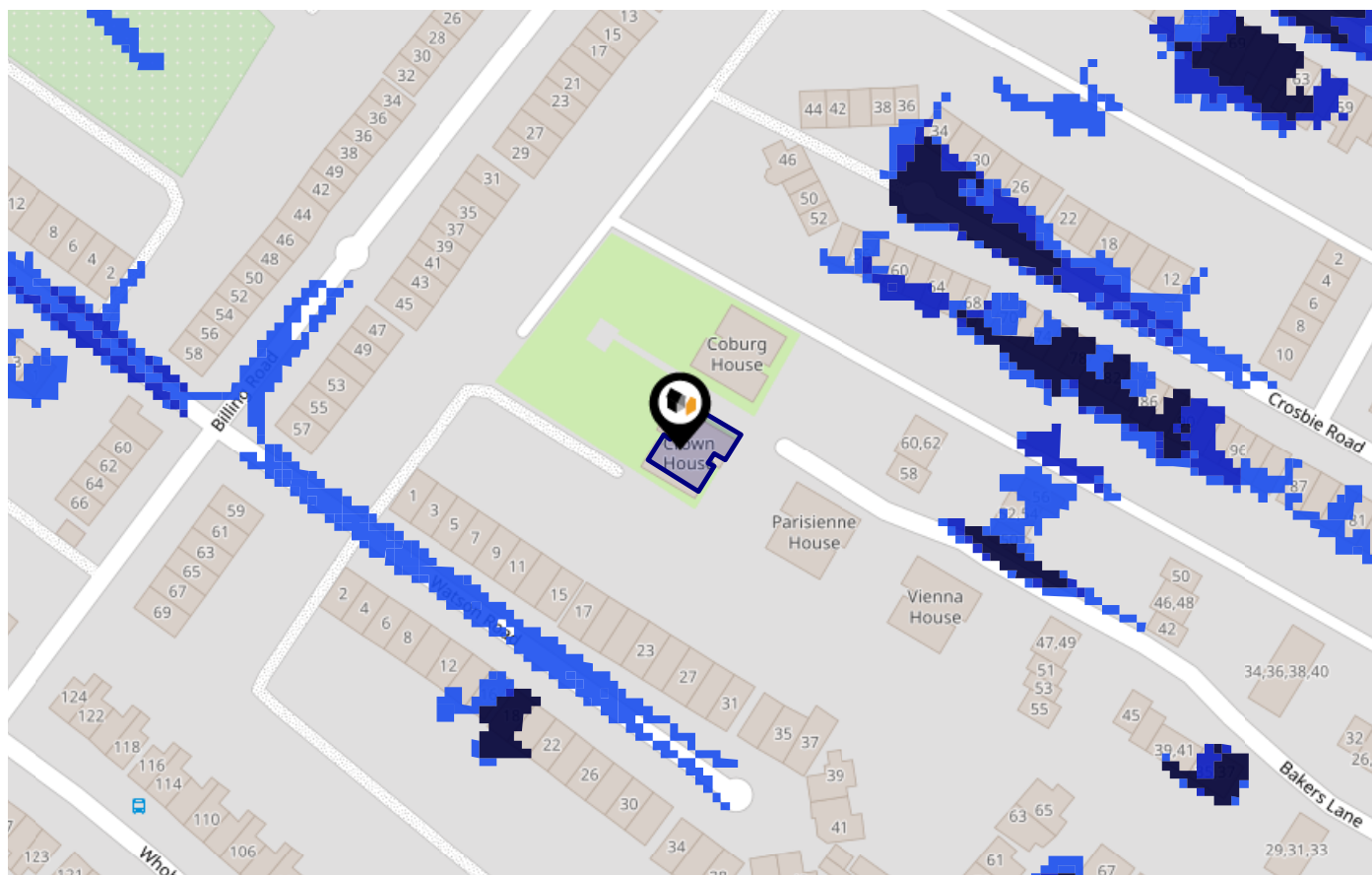


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

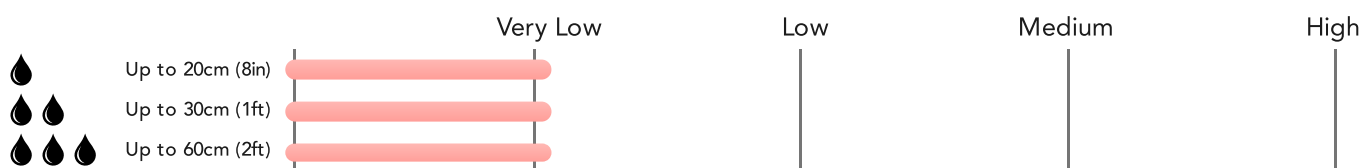


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

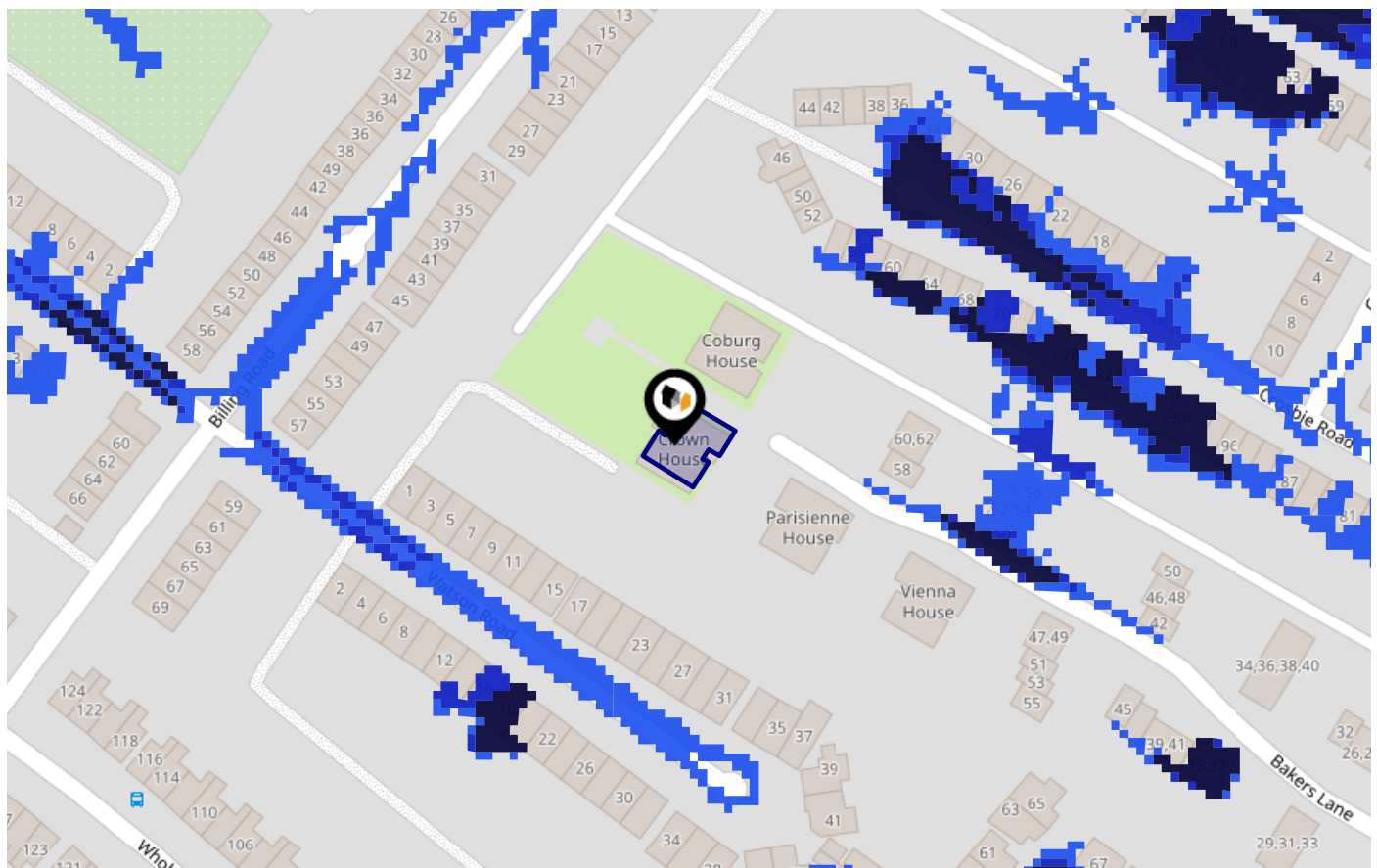


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

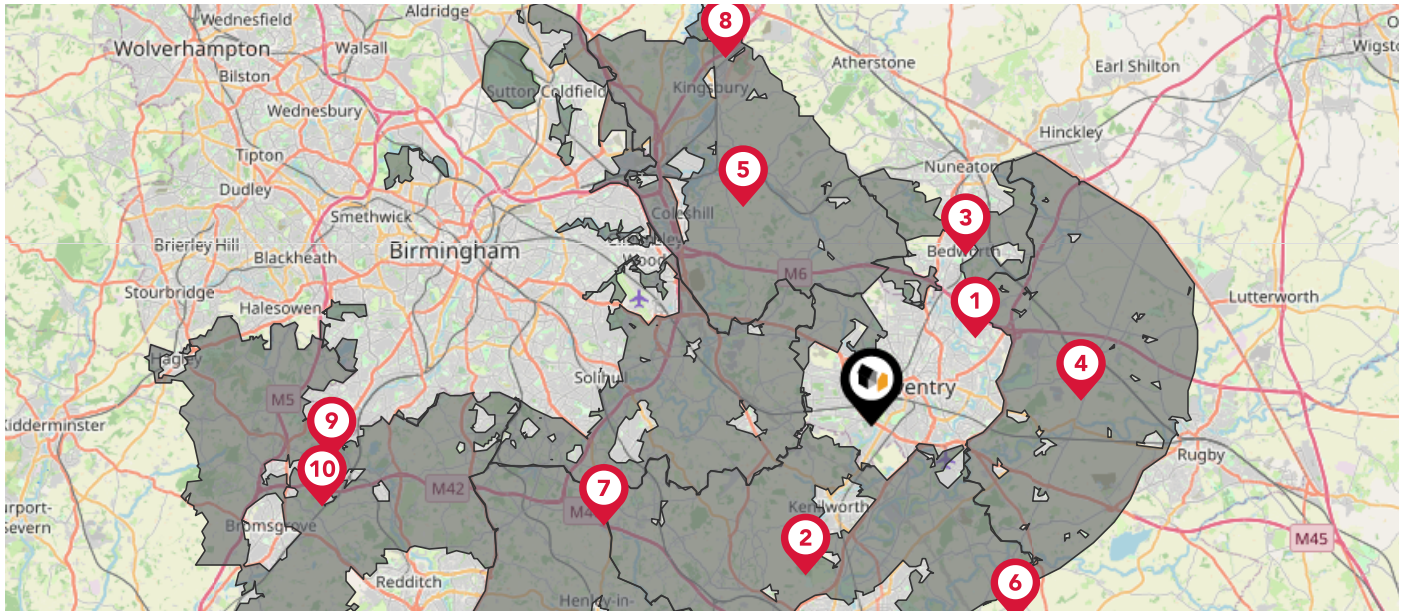


Maps

Green Belt



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



Nearby Green Belt Land

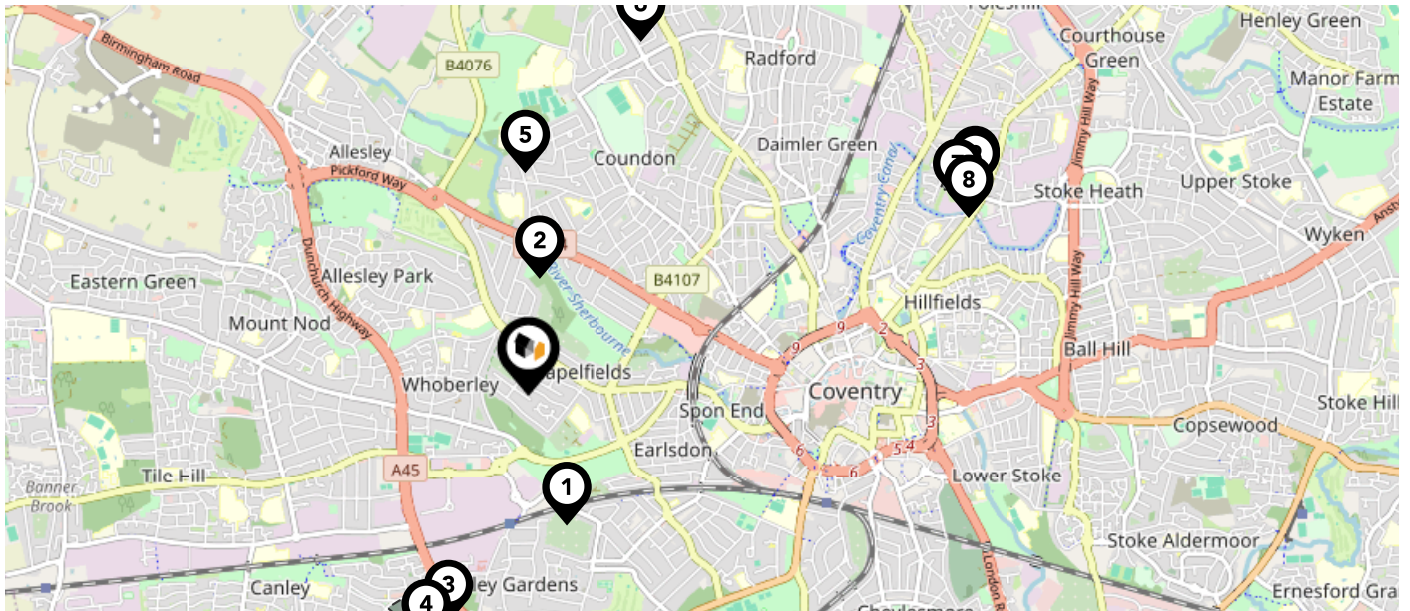
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - North Warwickshire
- 6 Birmingham Green Belt - Stratford-on-Avon
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

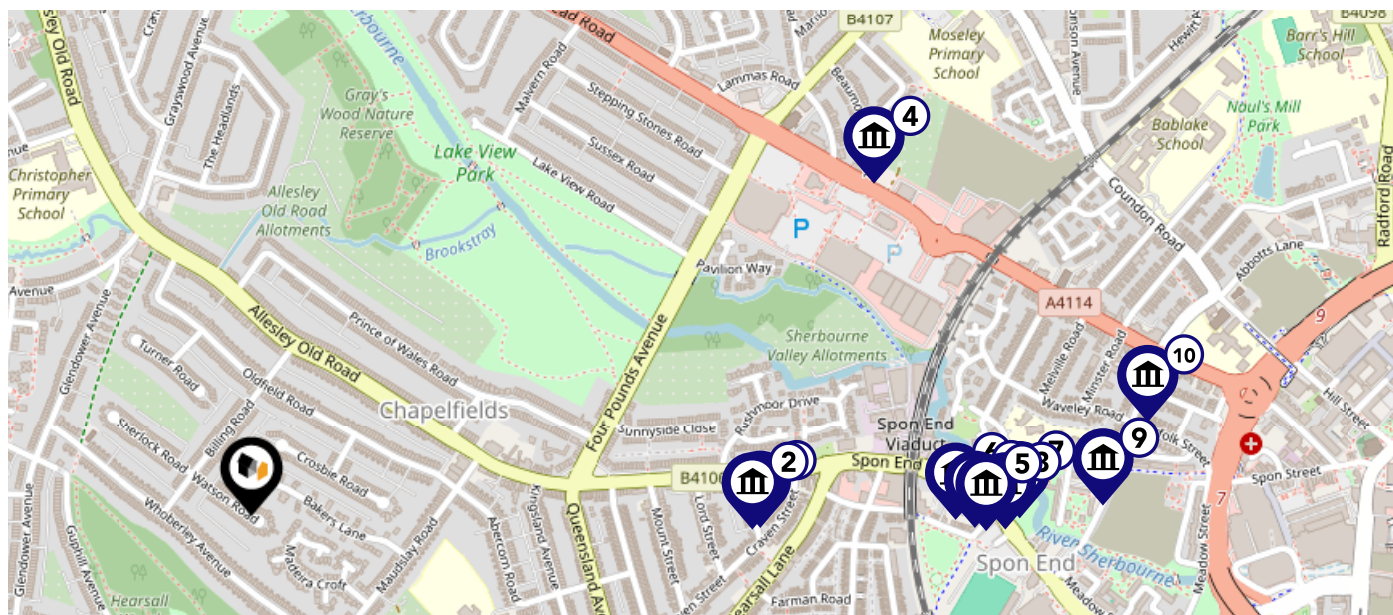
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
3	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Prior Deram Park-Canley, Coventry	Historic Landfill	<input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











Maps

Listed Buildings

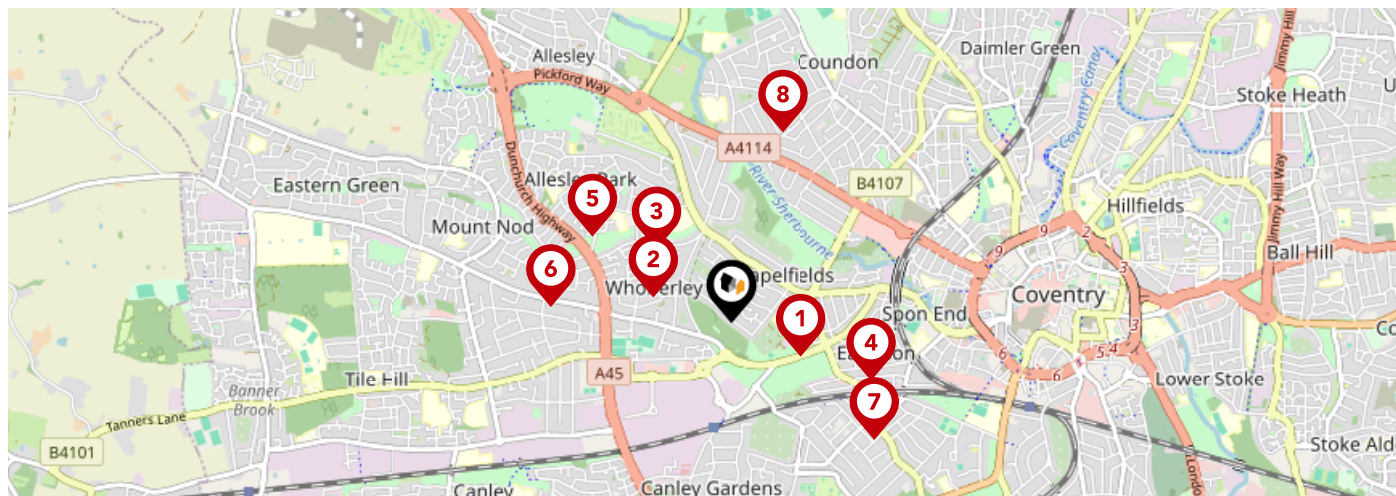


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



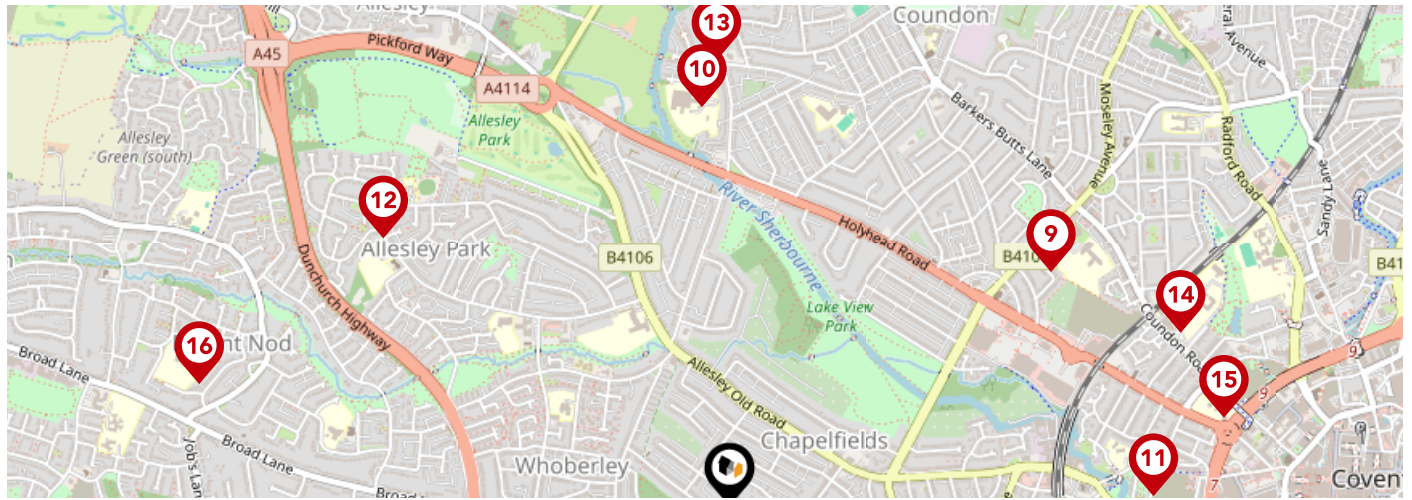
Listed Buildings in the local district	Grade	Distance
 1076655 - 23, Allesley Old Road	Grade II	0.6 miles
 1076656 - 25-29, Allesley Old Road	Grade II	0.6 miles
 1335864 - 107-110, Spon End	Grade II	0.8 miles
 1076662 - St Catherine's Well	Grade II	0.8 miles
 1076600 - 111-116, Spon End	Grade II	0.8 miles
 1342946 - 97-100, Spon End	Grade II	0.8 miles
 1342909 - Chapel Of St James And St Christopher	Grade II	0.9 miles
 1076603 - Spon Bridge	Grade II	0.9 miles
 1226523 - 119-123, Upper Spon Street	Grade II	1.0 miles
 1393332 - Coventry Synagogue And Rabbi's House	Grade II	1.0 miles









Area Schools



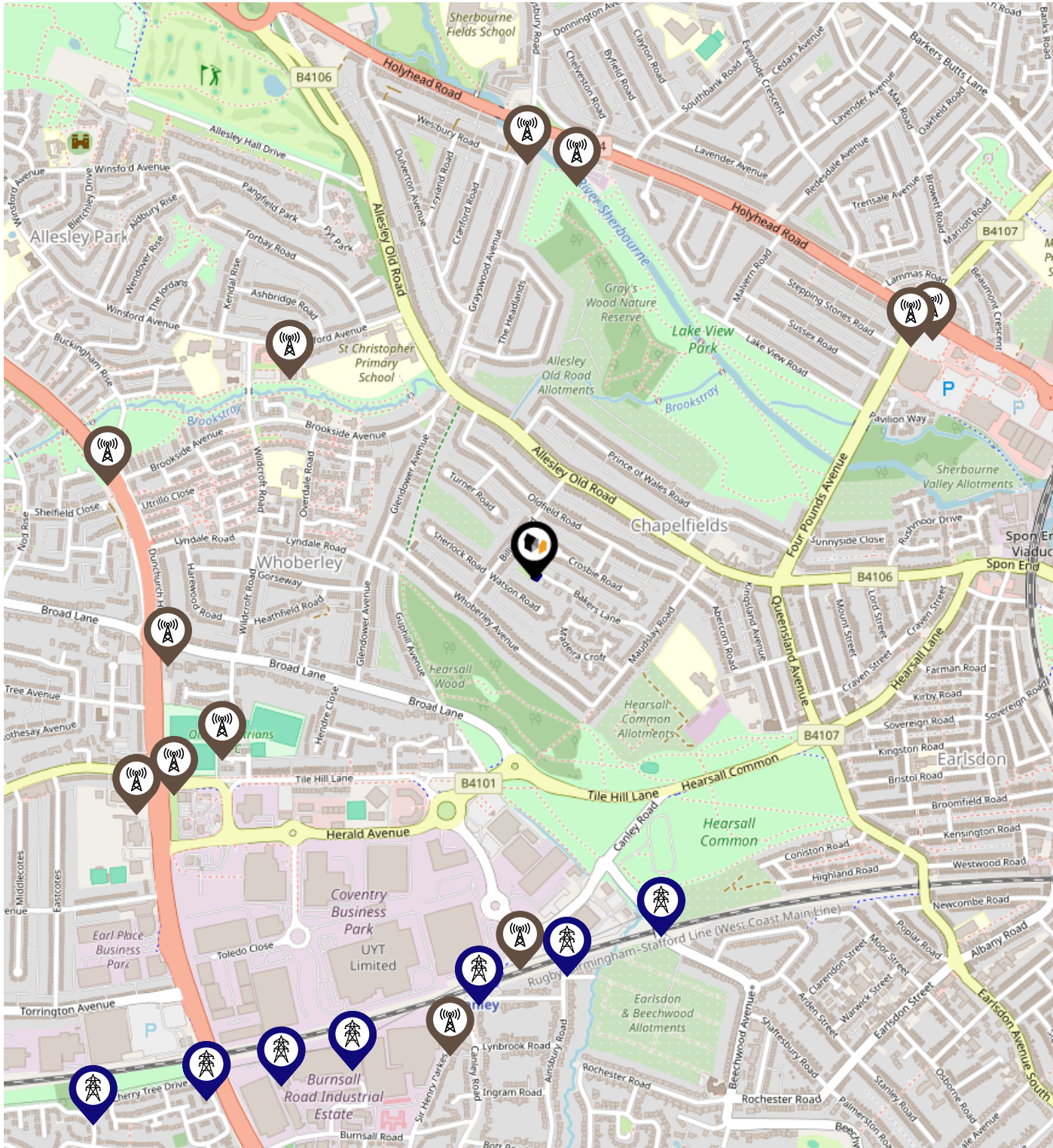
		Nursery	Primary	Secondary	College	Private
1	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
 Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



- Key:**
-  Power Pylons
 -  Communication Masts

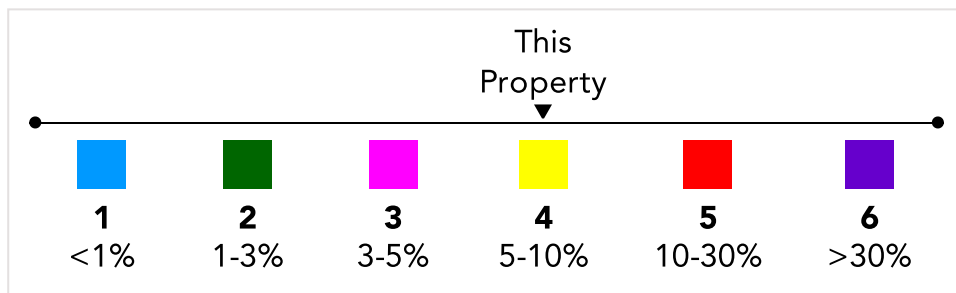
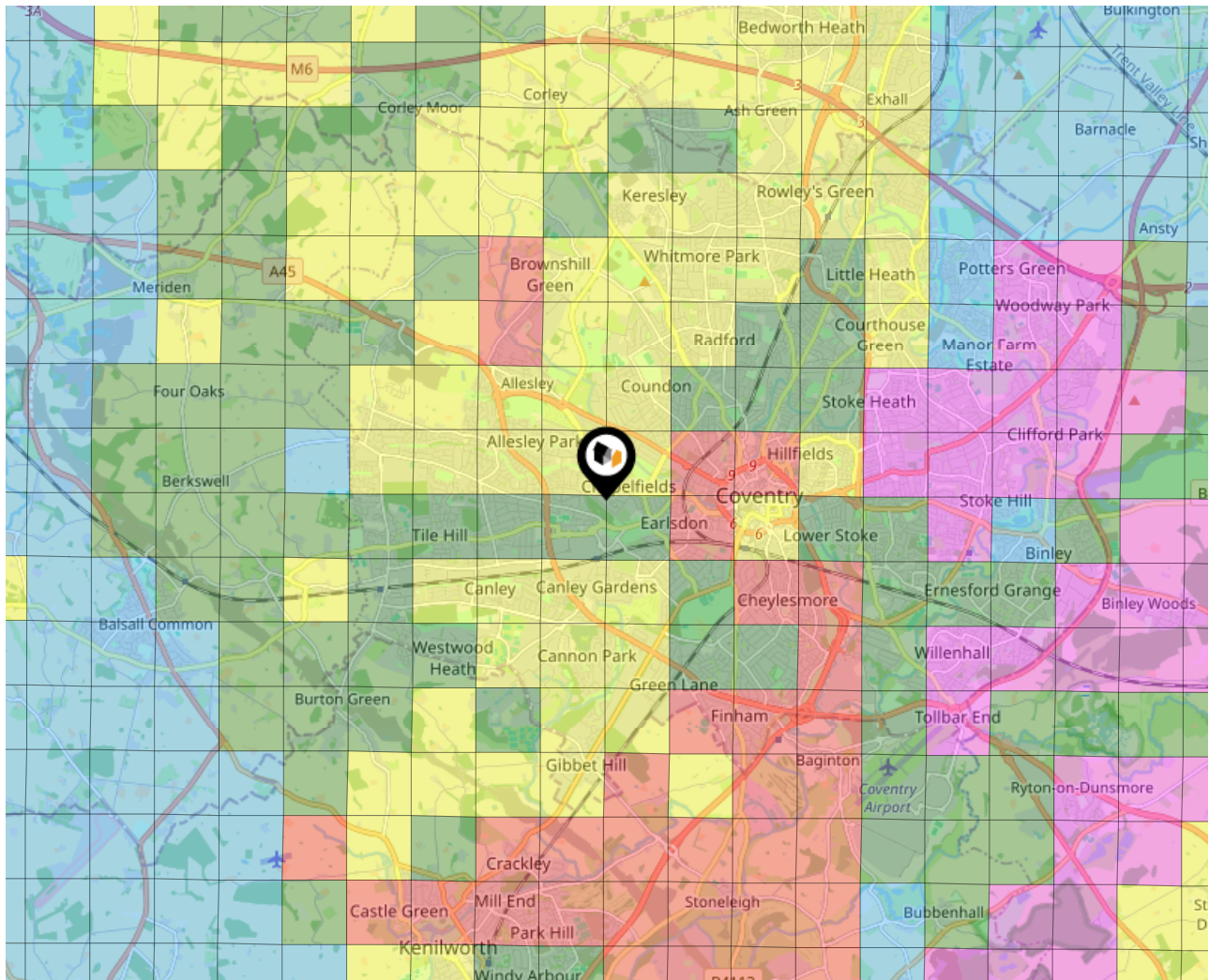
Environment

Radon Gas

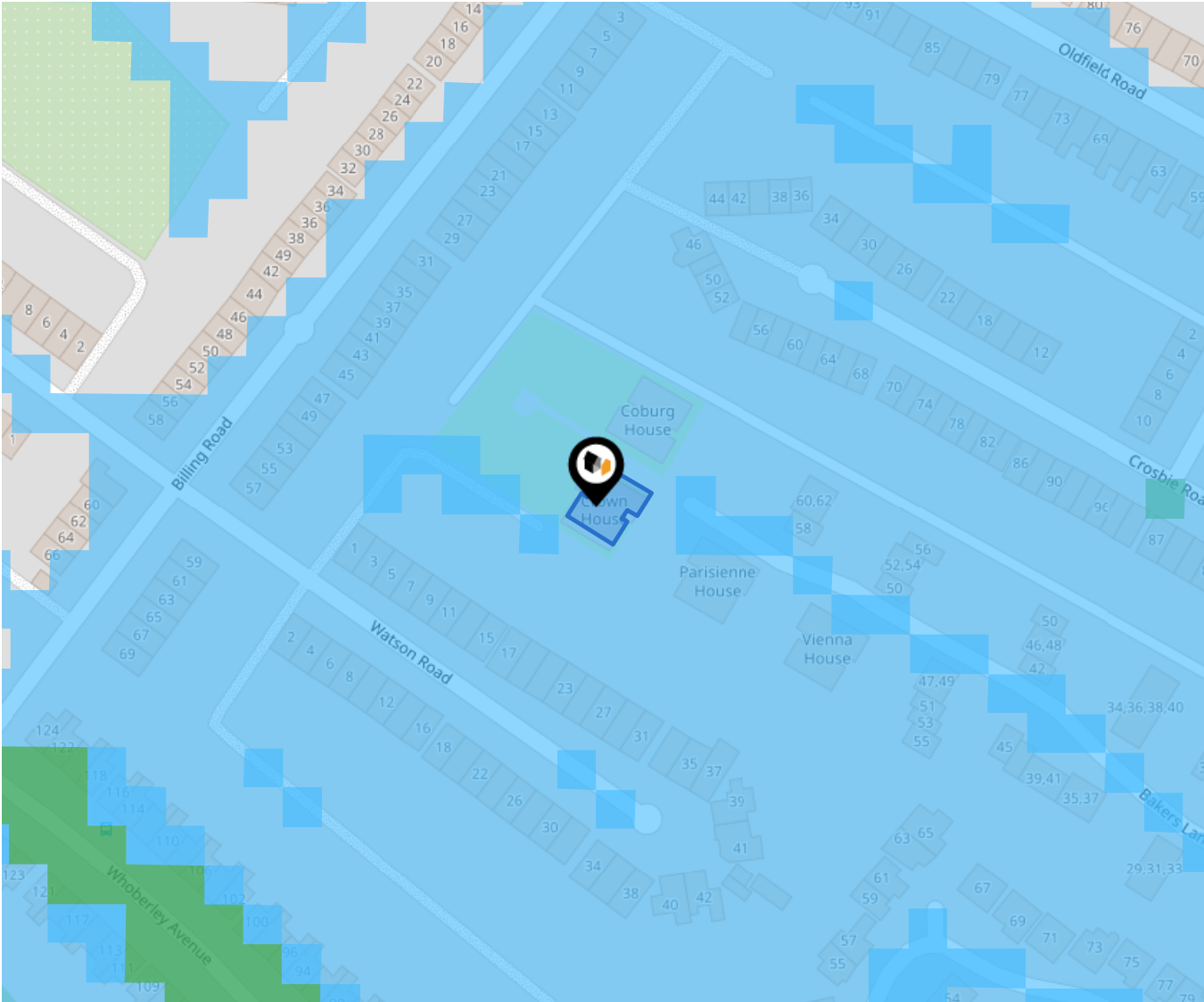


What is Radon?

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



Local Area Road Noise

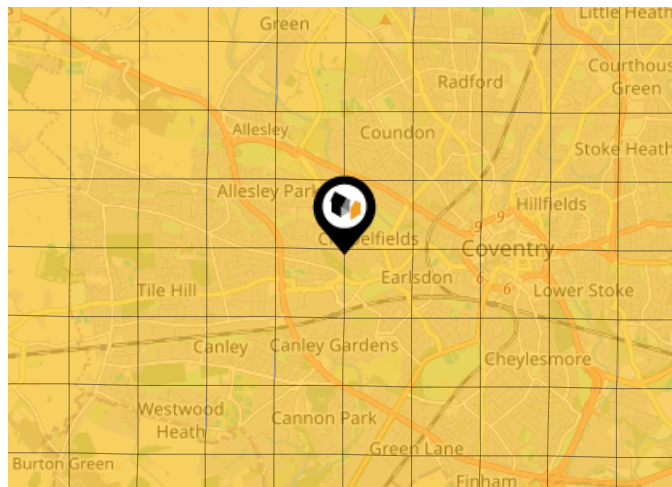


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

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

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

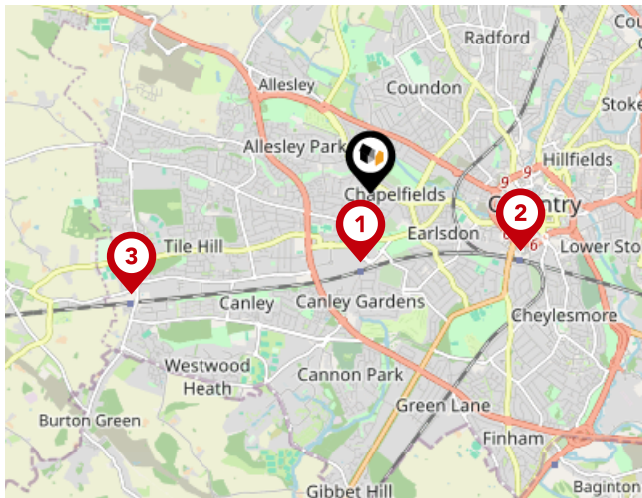


Primary Classifications (Most Common Clay Types)

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

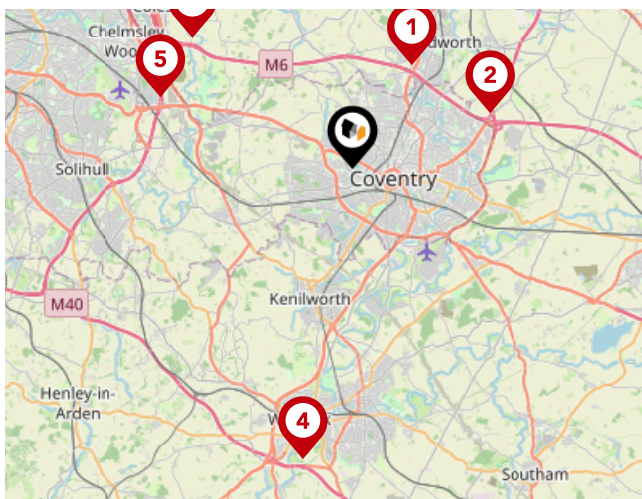
Area

Transport (National)



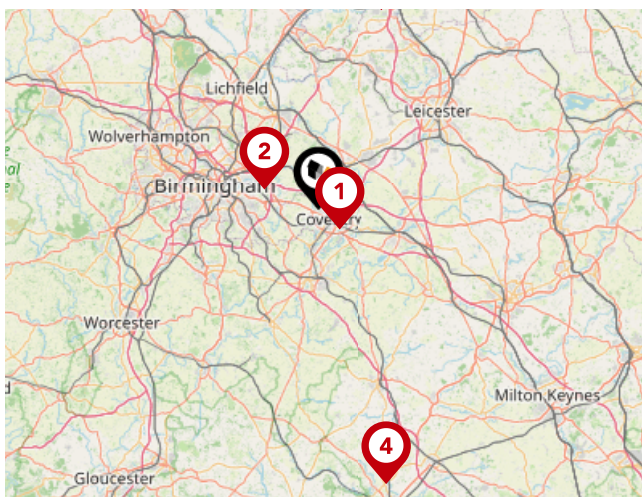
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.63 miles
2	Coventry Rail Station	1.45 miles
3	Tile Hill Rail Station	2.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.37 miles
2	M6 J2	5.42 miles
3	M6 J3A	7.49 miles
4	M40 J14	10.63 miles
5	M42 J6	7.39 miles

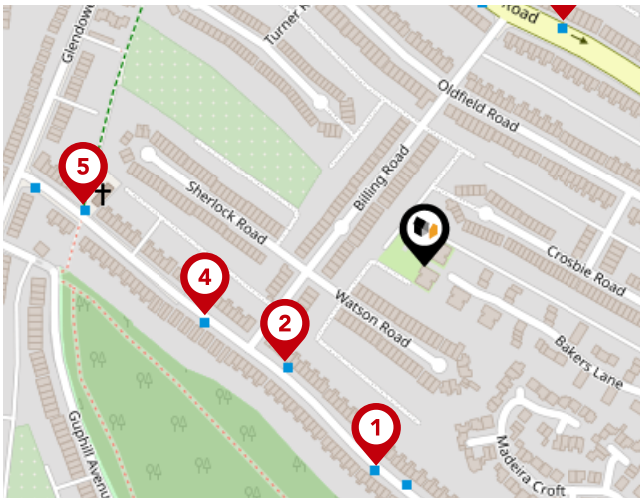


Airports/Helipads

Pin	Name	Distance
1	Baginton	4.09 miles
2	Birmingham Airport	8.42 miles
3	East Mids Airport	30.31 miles
4	Kidlington	41.02 miles

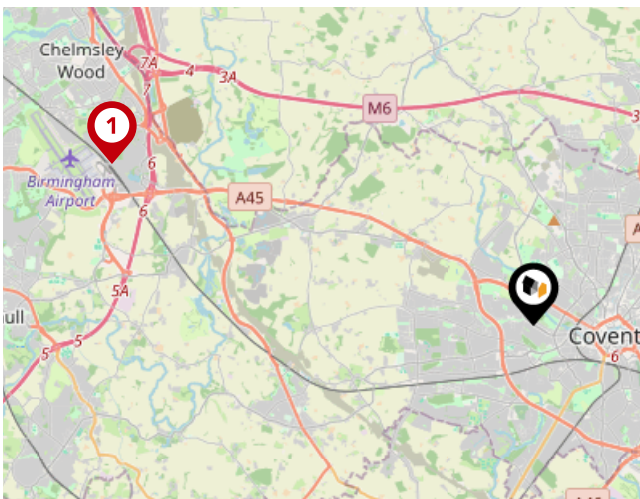
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Maudslay Rd	0.12 miles
2	Billing Rd	0.1 miles
3	Billing Rd	0.16 miles
4	Billing Rd	0.13 miles
5	Glendower Avenue	0.2 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.16 miles

Walmsley's The Way to Move Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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Walmsley's The Way to Move Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

