

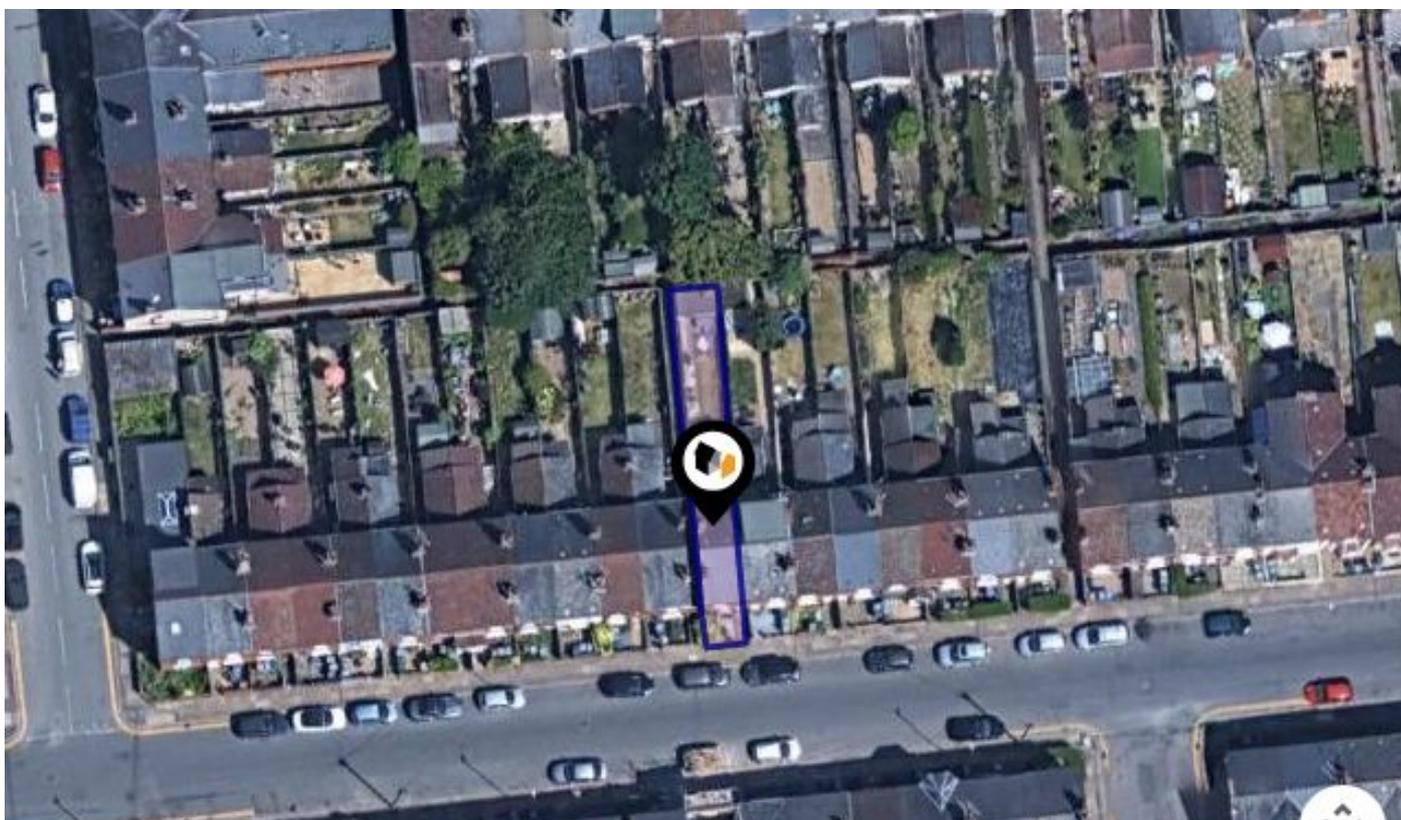
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th September 2025



BROOMFIELD ROAD, COVENTRY, CV5

OIRO : £225,000

Walmsley's The Way to Move

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

0330 1180062

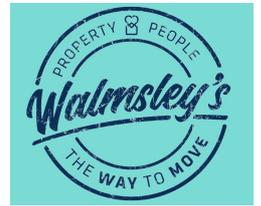
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A beautifully presented two double bedroom home

Two well balanced reception rooms

Stylish yet sympathetic kitchen & modern ground floor shower room

Beautiful rear gardens with substantial brick built shed

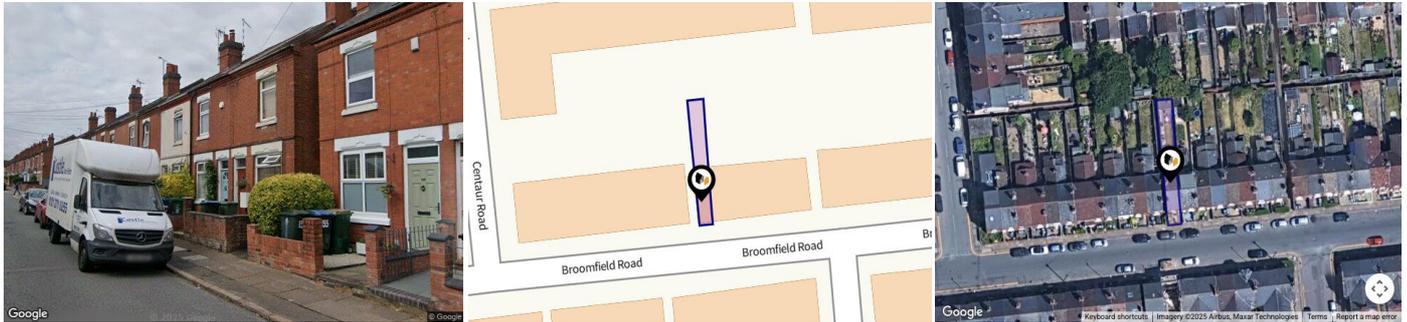
Recently fitted boiler, full DPC, roof improvement & boarded loft

French doors to garden from rear sitting room

Close to amenities, schooling, parkland & bus routes

EPC RATING, TOTAL 701SQ.FT OR 65 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 or 0330 1180 062



Property

Type:	Terraced	OIRO:	£225,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	701 ft ² / 65 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Title Number:	WM14835		

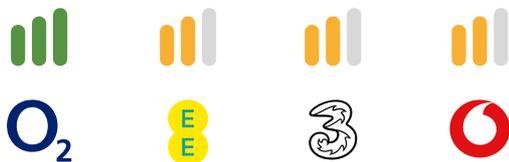
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

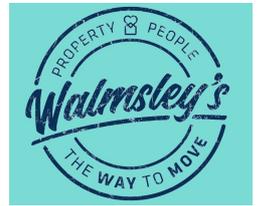
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Broomfield Road, CV5

Energy rating

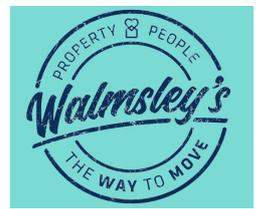
E

Valid until 02.03.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #6aa84f; color: white; padding: 5px; display: inline-block;"> 80 c </div>
55-68	D		
39-54	E	<div style="background-color: #f4a460; color: white; padding: 5px; display: inline-block;"> 47 E </div>	
21-38	F		
1-20	G		

Property

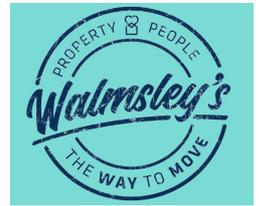
EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	66 m ²

Market Sold in Street



97, Broomfield Road, Coventry, CV5 6LA

Last Sold Date: 06/02/2025
Last Sold Price: £230,000

91, Broomfield Road, Coventry, CV5 6LA

Last Sold Date: 23/08/2024
Last Sold Price: £241,000

133, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	22/08/2024	20/04/2007
Last Sold Price:	£180,000	£118,500

95 - 97, Broomfield Road, Coventry, CV5 6LA

Last Sold Date: 06/03/2024
Last Sold Price: £310,000

107, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	20/12/2023	11/10/2002
Last Sold Price:	£172,000	£94,500

113a, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	28/10/2022	31/07/1997
Last Sold Price:	£215,000	£35,500

161, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	17/10/2022	27/11/2017	29/08/2014	04/08/2010	04/11/2005	29/09/2000
Last Sold Price:	£188,700	£167,500	£133,000	£126,950	£119,950	£59,995

155, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	25/08/2022	05/07/2019	05/07/2017	06/04/2006
Last Sold Price:	£215,000	£191,000	£162,500	£119,950

109, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	22/07/2022	31/07/2020	07/10/2009
Last Sold Price:	£187,000	£168,000	£135,000

147, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	27/04/2022	07/07/2015	25/04/2013	11/06/2012
Last Sold Price:	£206,500	£146,000	£135,000	£106,000

159, Broomfield Road, Coventry, CV5 6LA

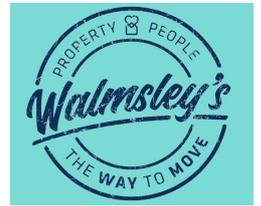
Last Sold Date:	02/08/2021	21/12/2016	13/09/2006	07/02/2003	14/12/2000	03/10/1997
Last Sold Price:	£160,700	£155,000	£121,000	£77,000	£55,000	£40,750

129, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	24/02/2020	06/04/2010	01/06/2009	09/03/2001	25/08/2000
Last Sold Price:	£178,000	£148,500	£149,995	£79,000	£47,000

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

Market Sold in Street



173, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	31/01/2020	12/02/2016	30/11/2012	19/08/2005	13/10/2000
Last Sold Price:	£177,000	£150,000	£125,000	£119,950	£47,000

105, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	25/10/2018	09/05/2006
Last Sold Price:	£178,000	£139,500

131, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	20/05/2016	30/09/2005	25/09/2000
Last Sold Price:	£180,000	£140,000	£52,500

113, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	17/01/2014
Last Sold Price:	£112,250

153, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	30/07/2013	24/05/2011	08/12/2000
Last Sold Price:	£144,000	£143,950	£52,850

151, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	19/04/2013	17/05/2005	16/02/2001	05/05/2000
Last Sold Price:	£108,000	£115,000	£59,995	£58,000

115, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	17/10/2011	21/08/2003	16/05/1996
Last Sold Price:	£138,000	£115,000	£42,500

157, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	17/12/2009	28/02/2003	12/10/2001	24/11/2000	23/02/1996
Last Sold Price:	£112,000	£76,000	£59,950	£55,500	£35,000

167, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	14/06/2007
Last Sold Price:	£122,500

177, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	05/05/2006	28/06/2002	30/03/2001	12/12/1997	13/04/1995
Last Sold Price:	£118,000	£70,250	£56,950	£38,000	£37,500

123, Broomfield Road, Coventry, CV5 6LA

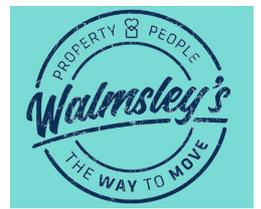
Last Sold Date:	24/10/2003	23/11/1998
Last Sold Price:	£113,000	£44,000

175, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	04/04/2003	07/12/2001	16/11/2000
Last Sold Price:	£73,000	£65,000	£54,000

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

Market Sold in Street



149, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	22/02/2002	18/12/1998
Last Sold Price:	£69,000	£45,500

143, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	14/09/2001	24/01/1997
Last Sold Price:	£67,000	£40,000

127, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	07/09/2001
Last Sold Price:	£86,950

169, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	13/07/2001
Last Sold Price:	£57,500

145, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	17/05/1999	15/03/1995
Last Sold Price:	£22,500	£12,000

141, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	27/11/1998
Last Sold Price:	£40,000

119, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	13/02/1998
Last Sold Price:	£38,750

135, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	23/01/1998
Last Sold Price:	£38,500

103, Broomfield Road, Coventry, CV5 6LA

Last Sold Date:	27/09/1995
Last Sold Price:	£40,000

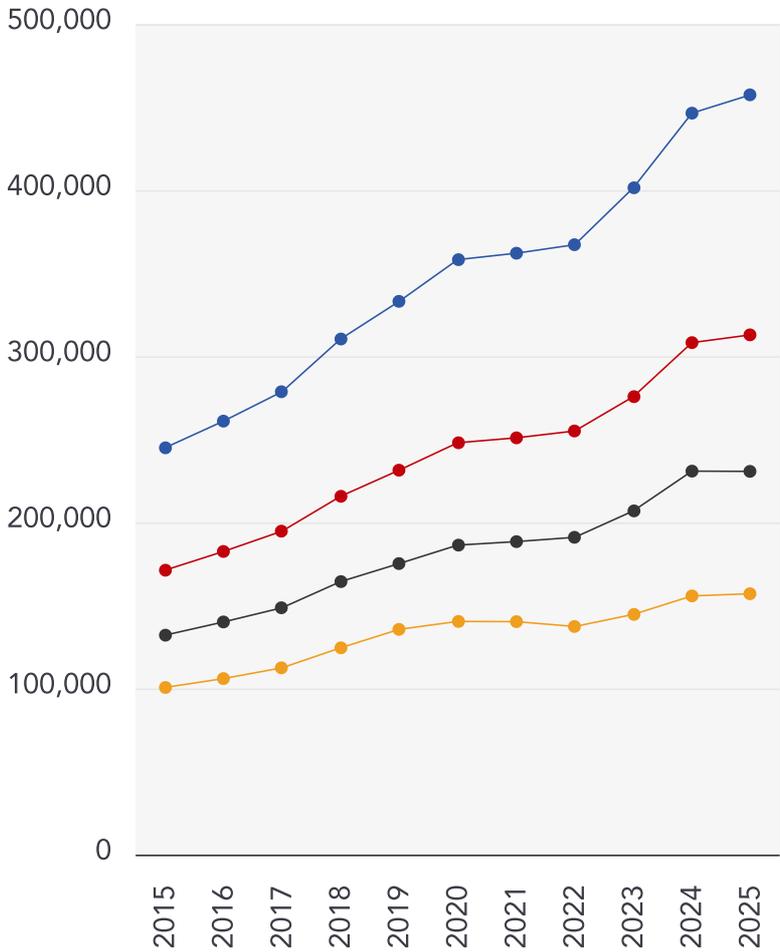
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

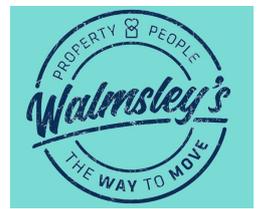
+74.65%

Flat

+56.09%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

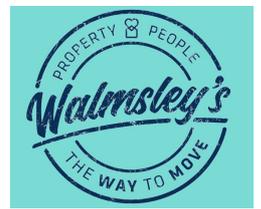
- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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.

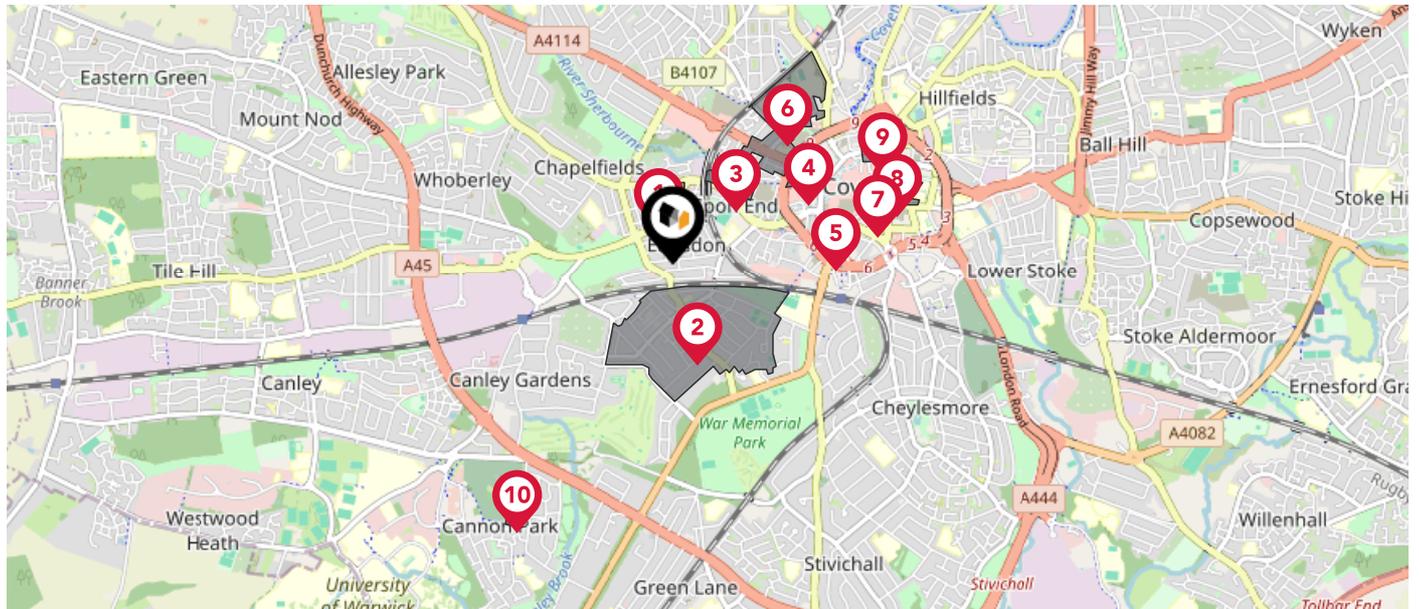
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

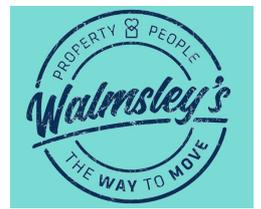


Nearby Conservation Areas

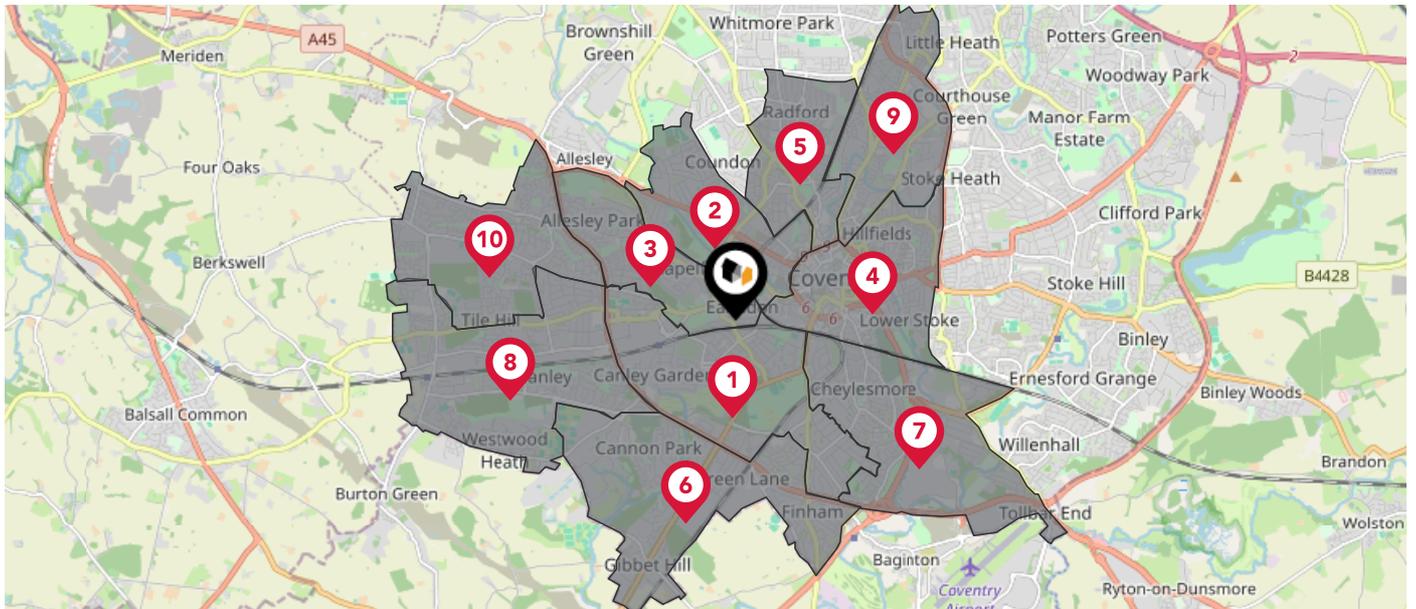
- 1 Chapelfields
- 2 Earlsdon
- 3 Spon End
- 4 Spon Street
- 5 Greyfriars Green
- 6 Naul's Mill
- 7 High Street
- 8 Hill Top and Cathedral
- 9 Lady Herbert's Garden
- 10 Ivy Farm Lane (Canley Hamlet)

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

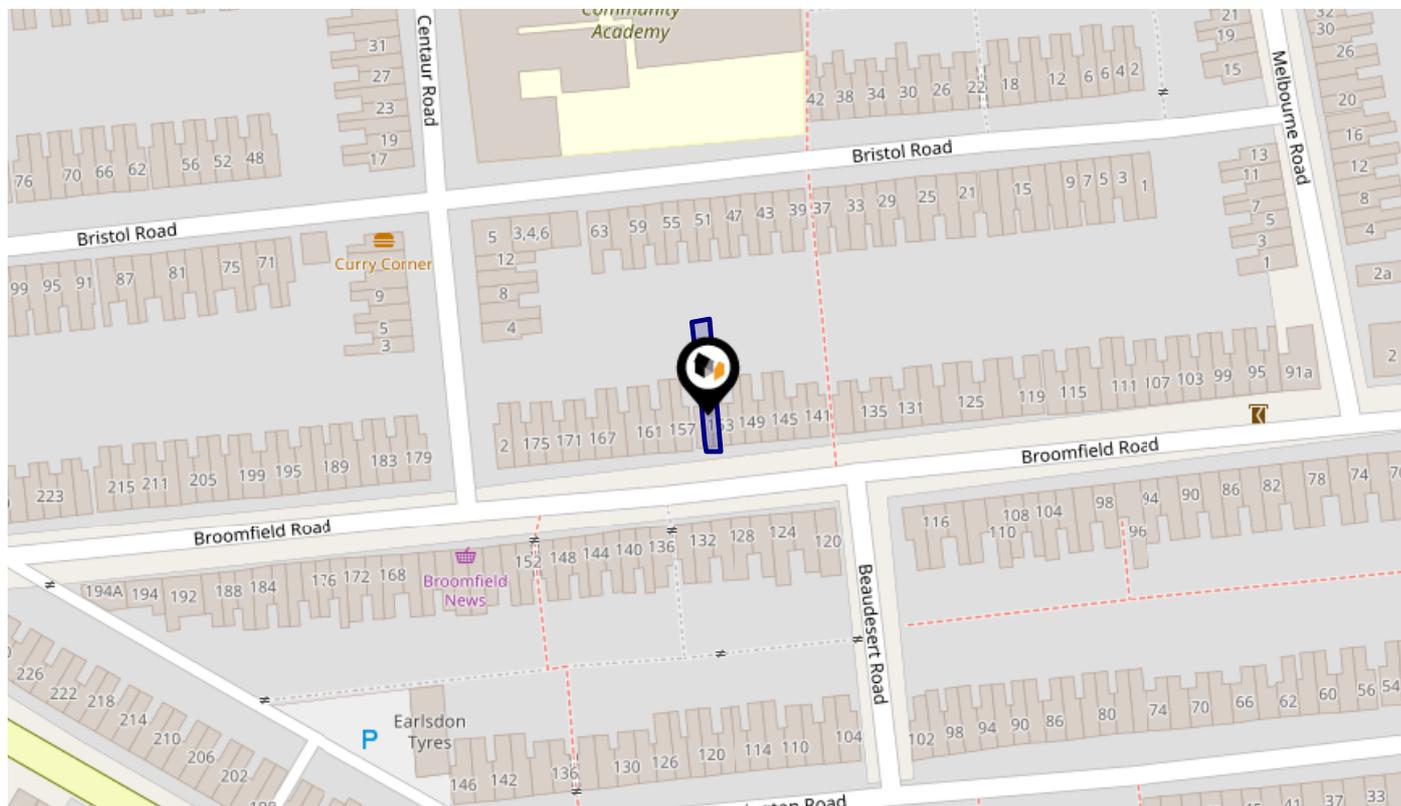
-  Earlsdon Ward
-  Sherbourne Ward
-  Whoberley Ward
-  St. Michael's Ward
-  Radford Ward
-  Wainbody Ward
-  Cheylesmore Ward
-  Westwood Ward
-  Foleshill Ward
-  Woodlands Ward

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.

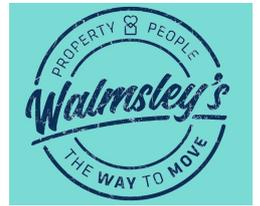
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

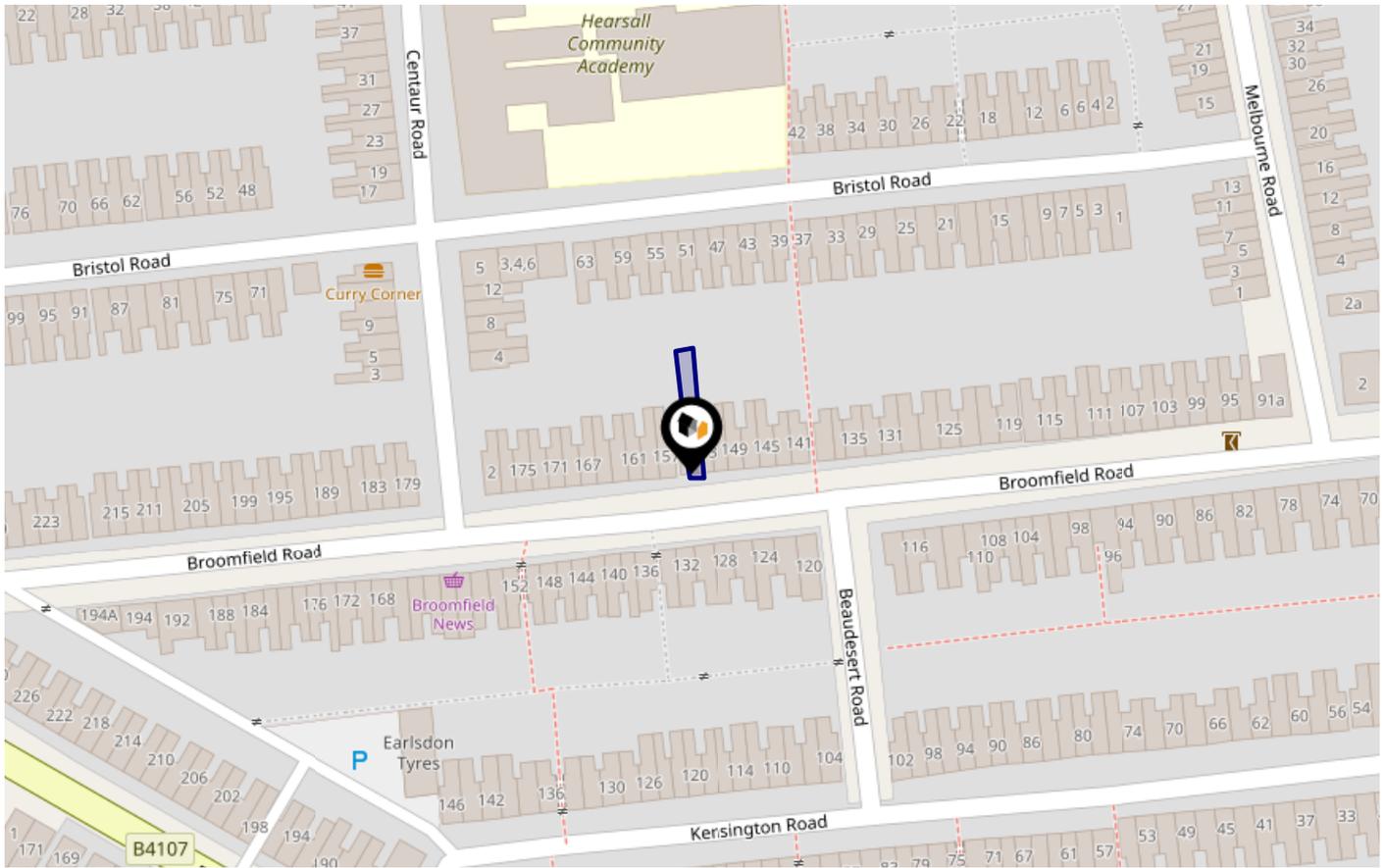
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

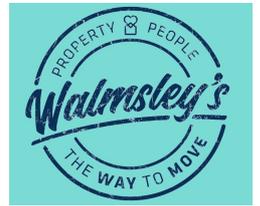
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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

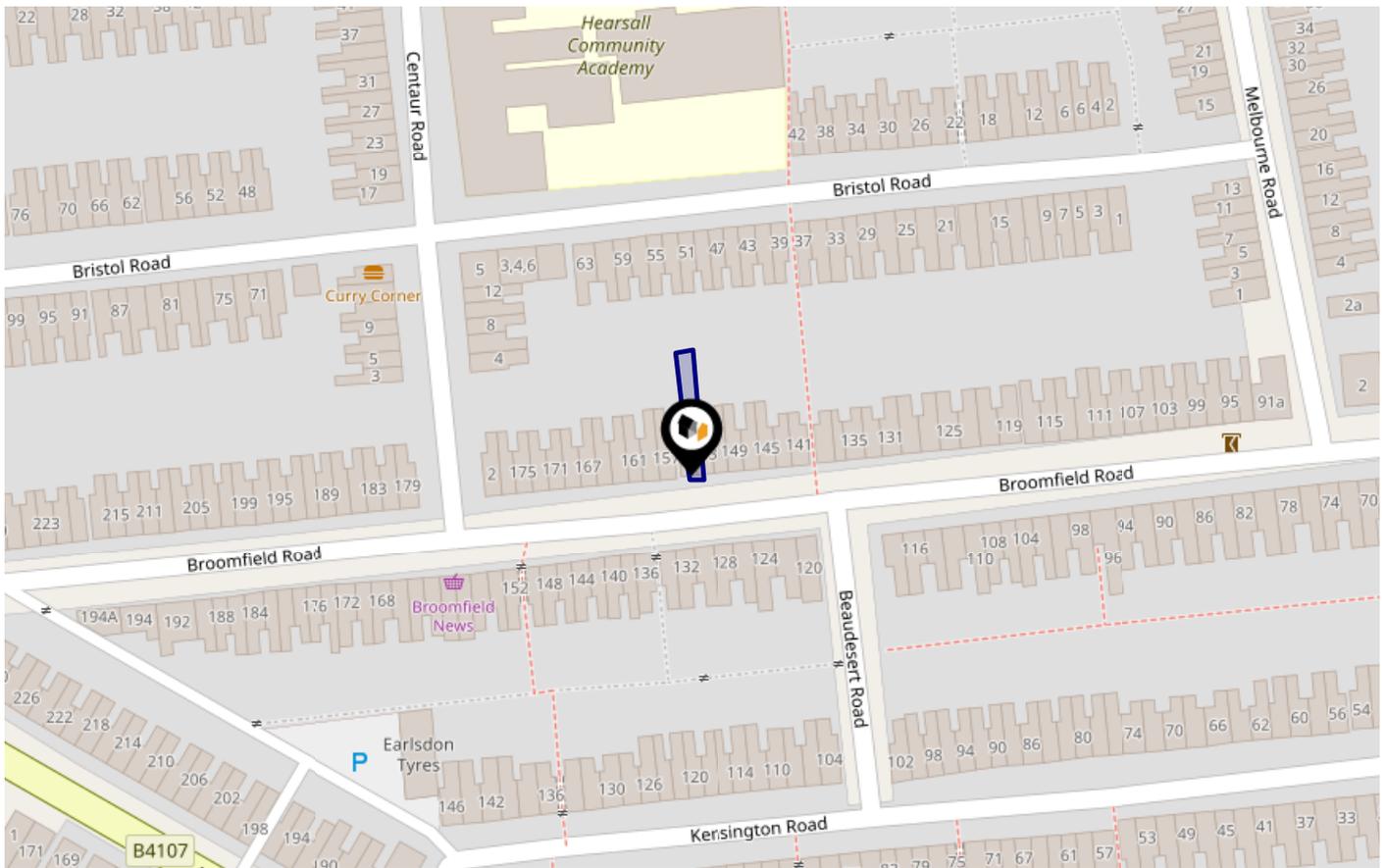


Flood Risk

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.



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:

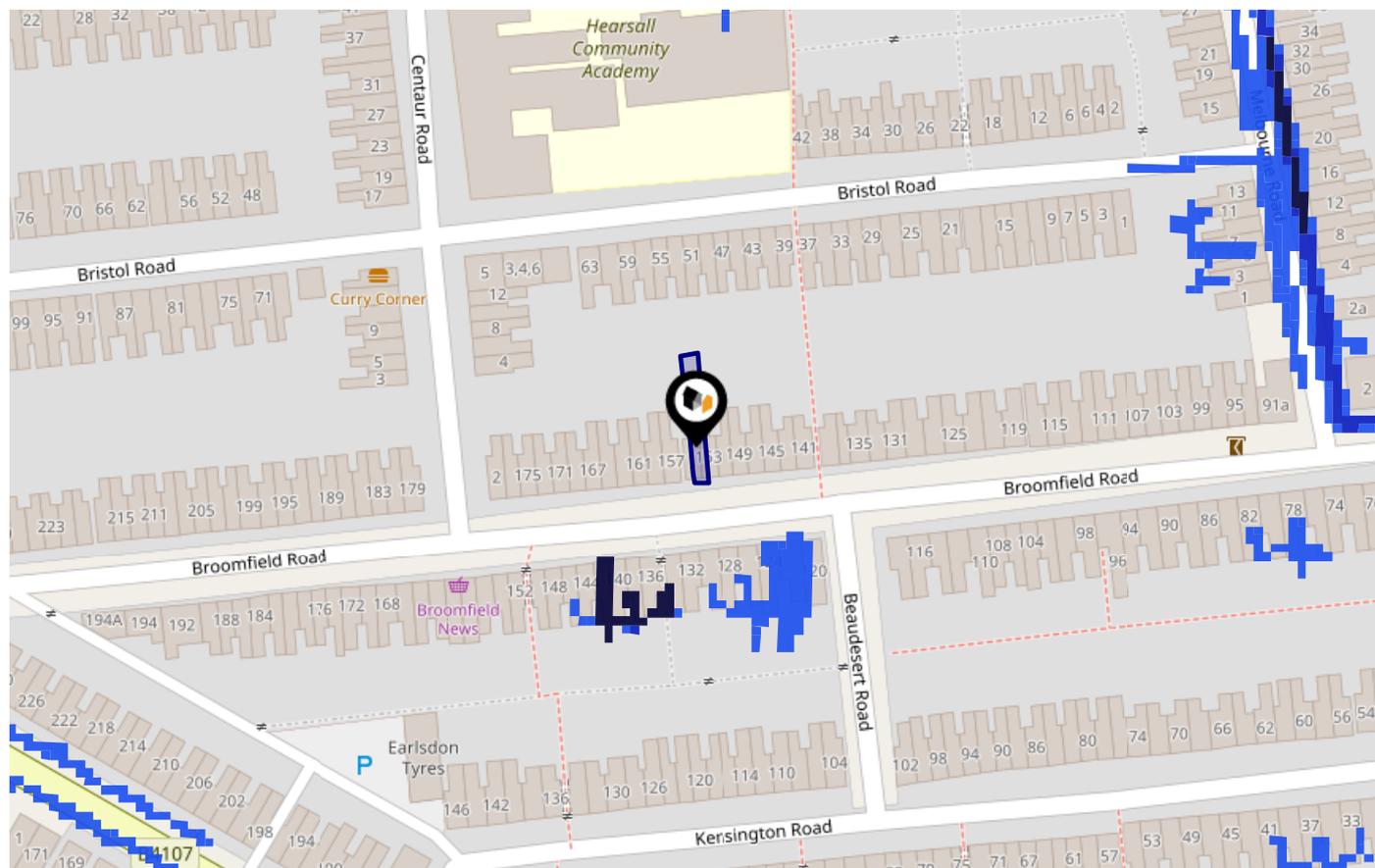


Flood Risk

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.

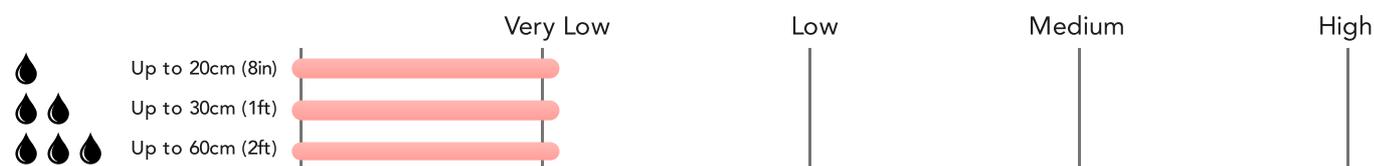


Risk Rating: Very low

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.

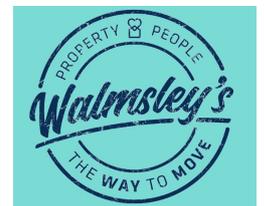
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- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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Chance of flooding to the following depths at this property:

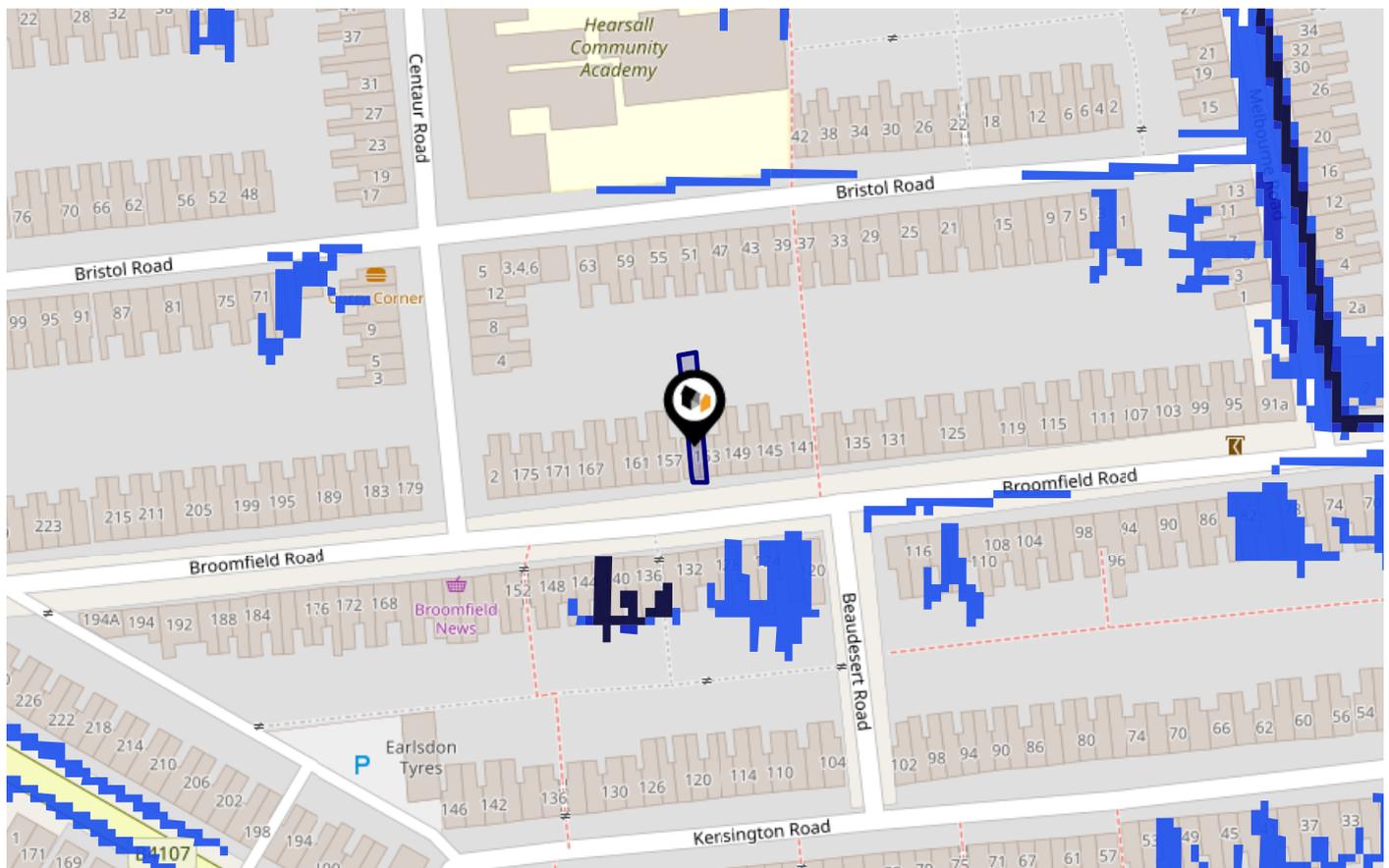


Flood Risk

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.

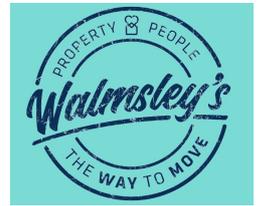
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

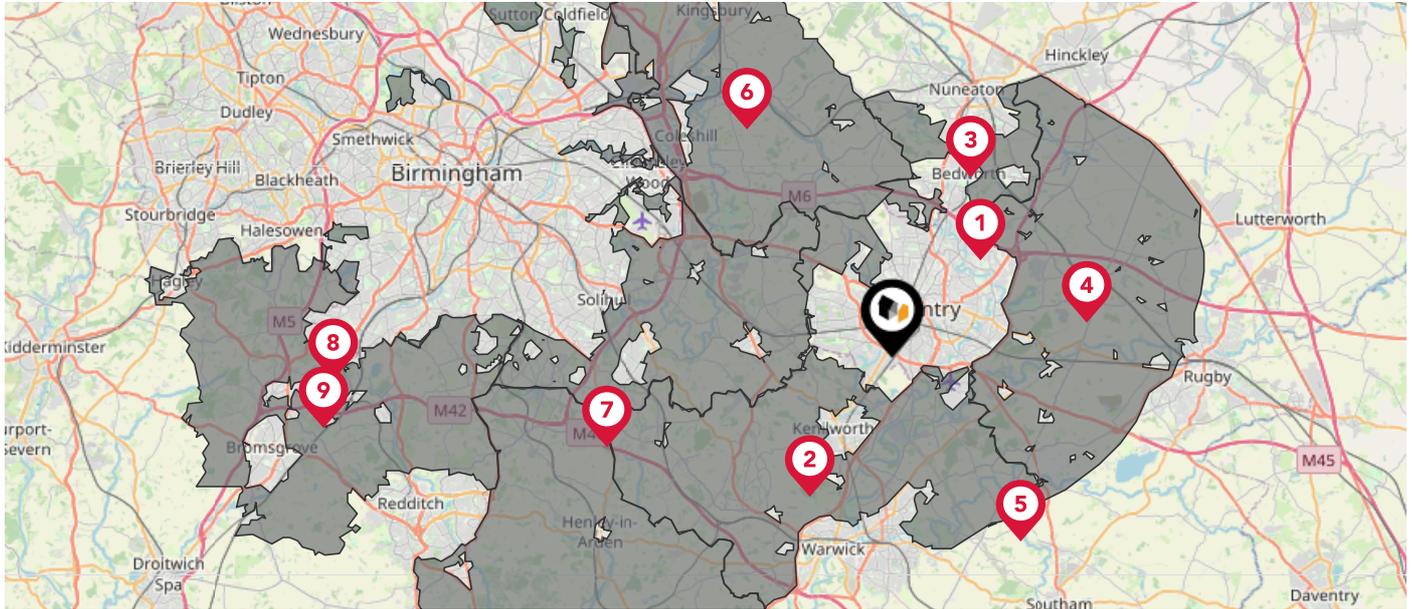


Maps

Green Belt



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



Nearby Green Belt Land

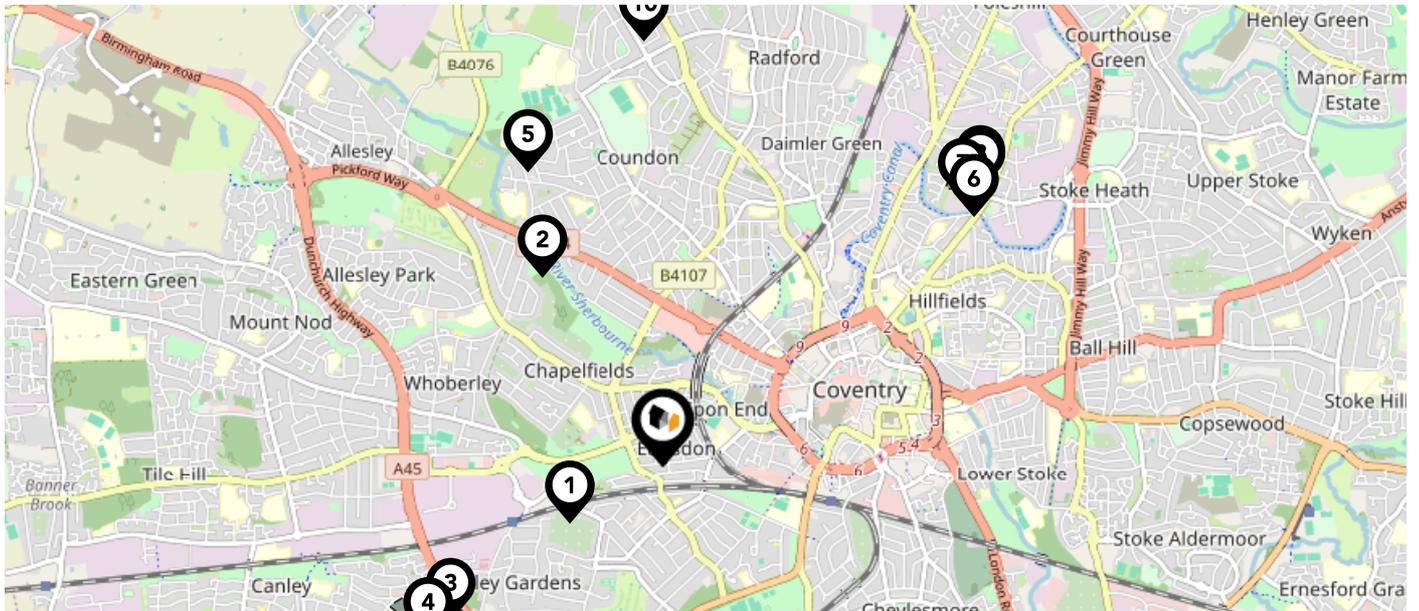
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

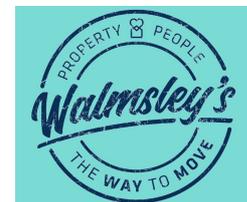


Nearby Landfill Sites

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

Maps

Listed Buildings

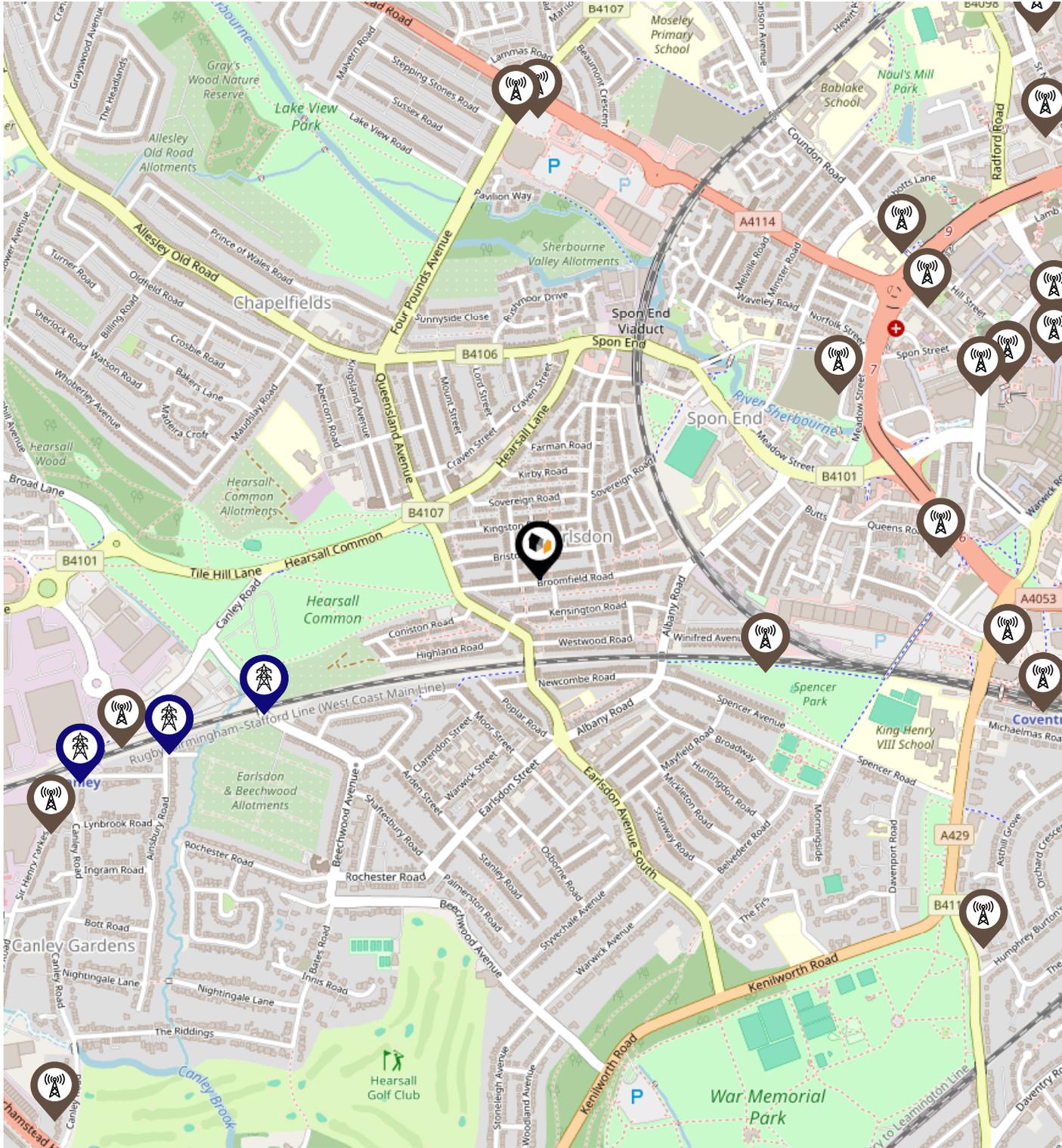


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1076655 - 23, Allesley Old Road	Grade II	0.3 miles
 1076656 - 25-29, Allesley Old Road	Grade II	0.3 miles
 1342909 - Chapel Of St James And St Christopher	Grade II	0.4 miles
 1076603 - Spon Bridge	Grade II	0.4 miles
 1335864 - 107-110, Spon End	Grade II	0.4 miles
 1076600 - 111-116, Spon End	Grade II	0.4 miles
 1342946 - 97-100, Spon End	Grade II	0.4 miles
 1226523 - 119-123, Upper Spon Street	Grade II	0.5 miles
 1443610 - Earlsdon Drinking Fountain	Grade II	0.6 miles
 1226783 - 163 And 164 Spon Street	Grade II	0.6 miles

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

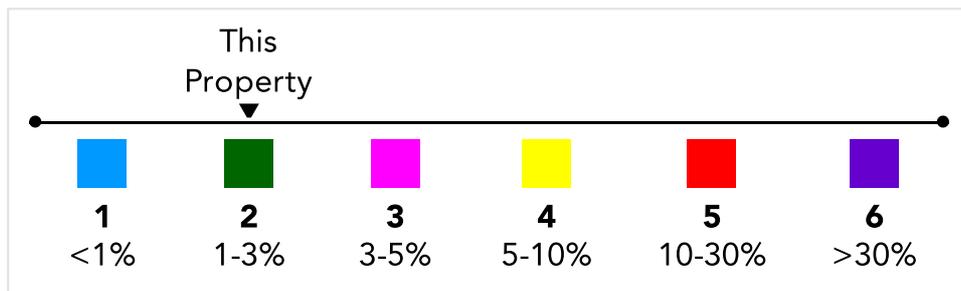
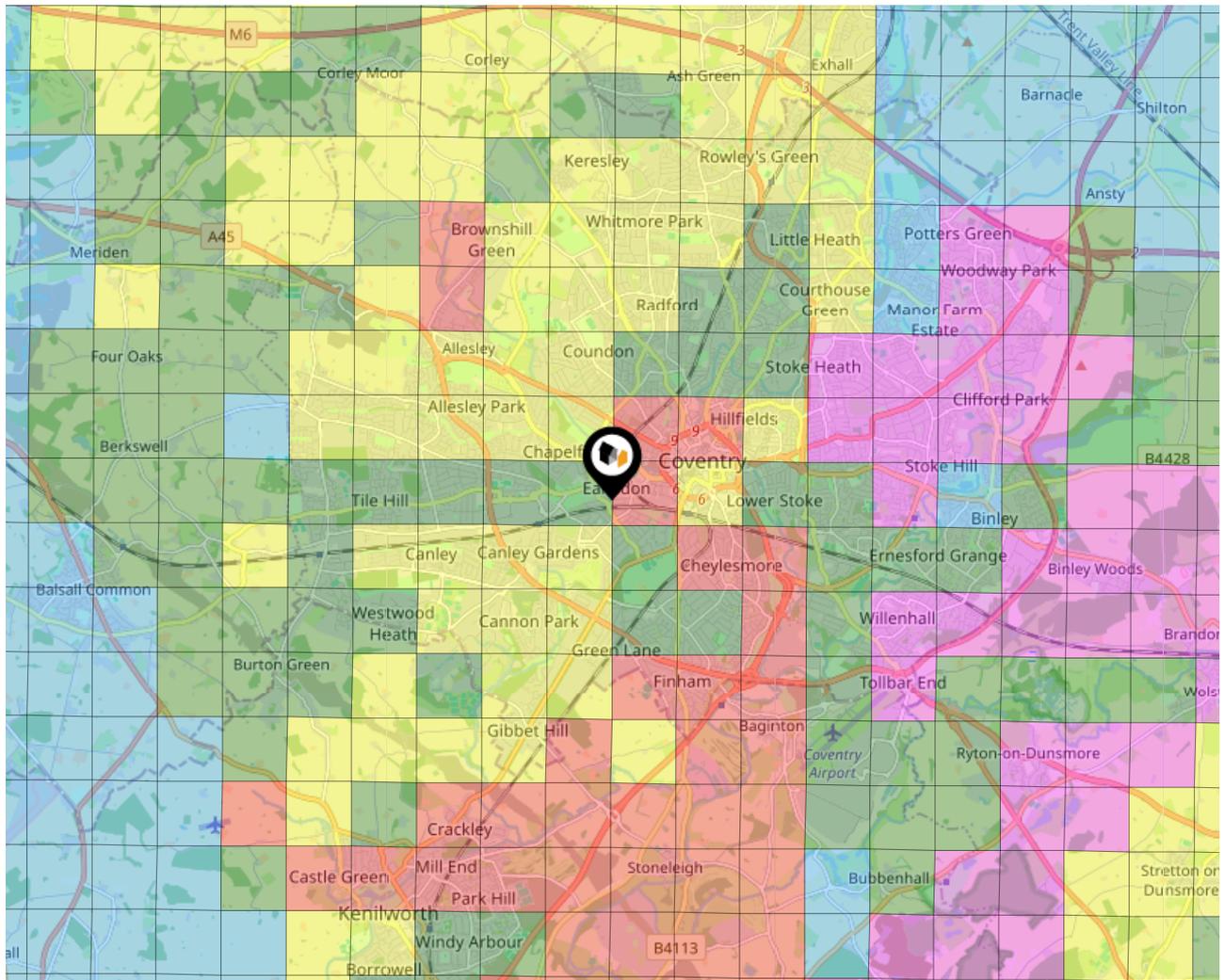
Environment

Radon Gas

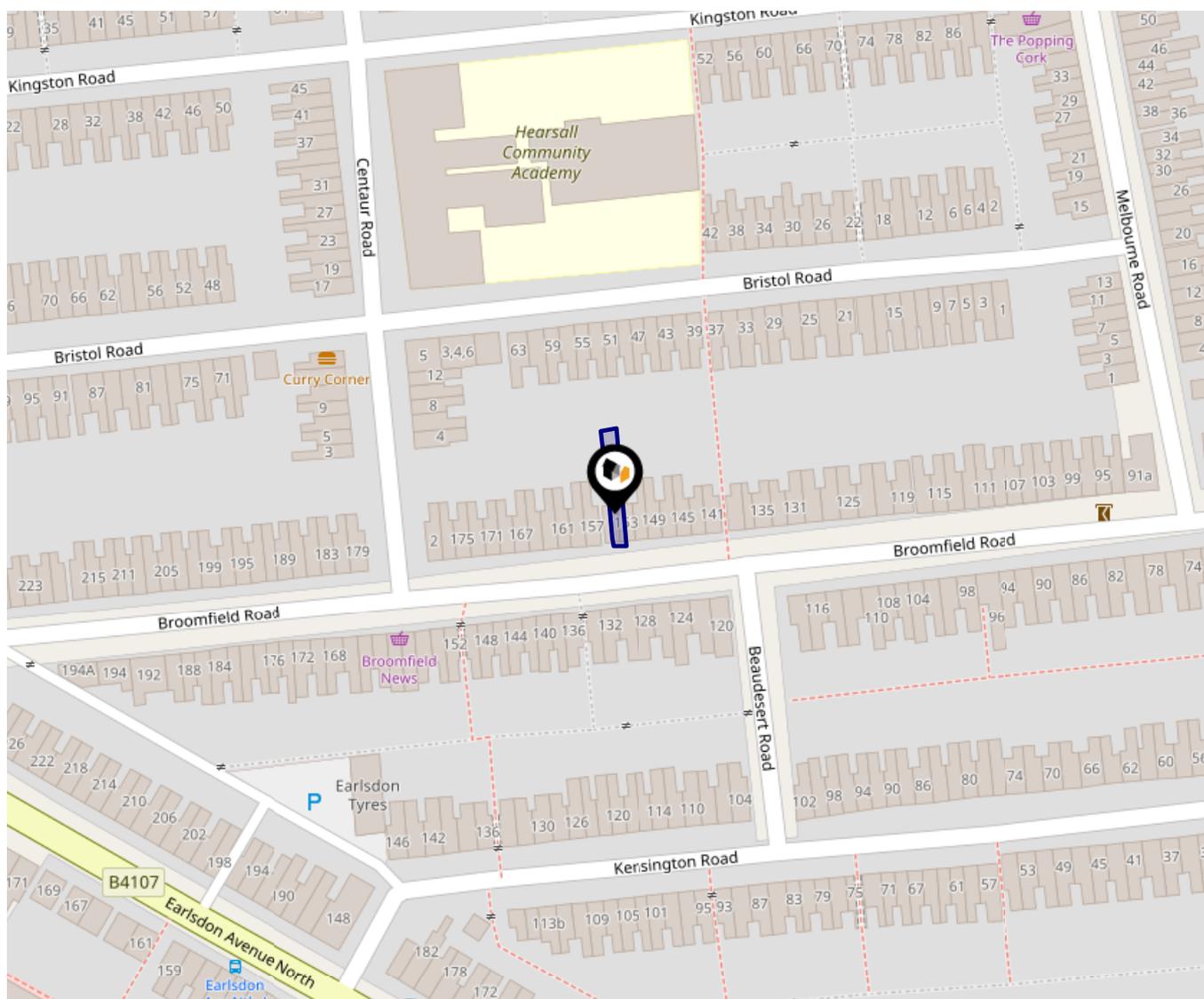
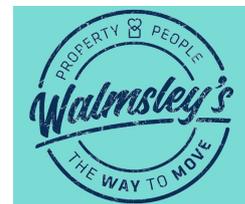


What is Radon?

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



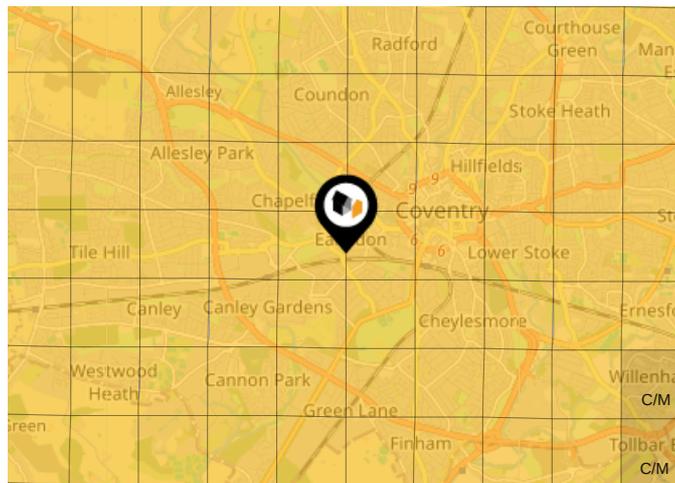
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

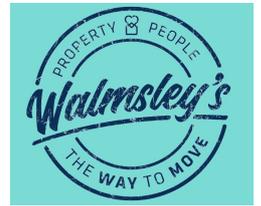
Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

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

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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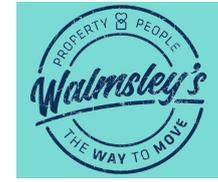


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