See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 10th November 2026



PARK VIEW FLATS, 10, SPENCER ROAD, COVENTRY, CV5

Price Estimate : £275,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

The Property Ombudsman

Powered by sprift Know any property instantly

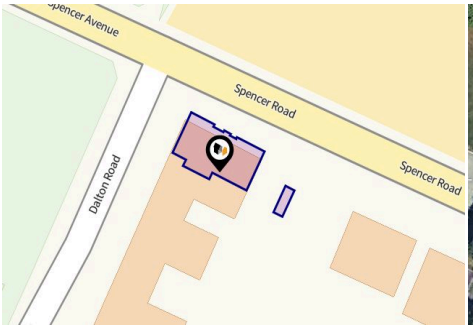
Introduction
Our Comments

Dear Buyers & interested parties

Your property details in brief.....
A spacious & very well presented two double bedroom apartment
Garage & parking bay
Impressive four piece family bathroom & separate cloakroom
Impressive sitting room & separate dining room or office
Modern kitchen with breakfast bar
Bright & light with delightful views
Gas central heated and double glazed
Long lease & sensible service charge
Ideal Earlsdon location near parkland & train station
EPC Rating D, Total 1066 Sq.Ft or 99 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	**Price Estimate:**	£275,000
Bedrooms:	2	**Tenure:**	Leasehold
Floor Area:	1,065 ft^2 / 99 m^2		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,517		
Title Number:	MM66244		

Local Area

Local Authority: Coventry

Conservation Area: Earlsdon

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s | **80** mb/s | **5500** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

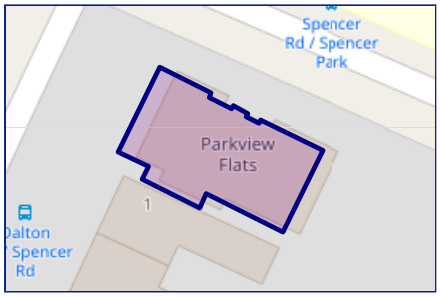
Property
Multiple Title Plans

Freehold Title Plan



WK158999

Leasehold Title Plan



MM66244

Start Date:	25/01/2016
End Date:	24/06/2984
Lease Term:	999 years from 24 June 1985
Term Remaining:	958 years

Market
Sold in Street

10c, Spencer Road, Coventry, CV5 6PA				Flat-maisonette House
Last Sold Date:	21/10/2024	02/11/2011		
Last Sold Price:	£270,000	£170,000		

10e, Spencer Road, Coventry, CV5 6PA				Flat-maisonette House
Last Sold Date:	30/06/2021	03/02/2016		
Last Sold Price:	£233,000	£210,000		

10b, Spencer Road, Coventry, CV5 6PA				Flat-maisonette House
Last Sold Date:	22/09/2020	02/07/2004	07/11/2003	
Last Sold Price:	£192,500	£145,000	£112,500	

6, Spencer Road, Coventry, CV5 6PA				Semi-detached House
Last Sold Date:	10/05/2006	21/07/1997		
Last Sold Price:	£450,000	£113,000		

7, Spencer Road, Coventry, CV5 6PA				Semi-detached House
Last Sold Date:	10/05/2006			
Last Sold Price:	£500,000			

6, Park View Flats, 10, Spencer Road, Coventry, CV5 6PA				Flat-maisonette House
Last Sold Date:	24/02/2006	20/12/1996		
Last Sold Price:	£150,000	£66,000		

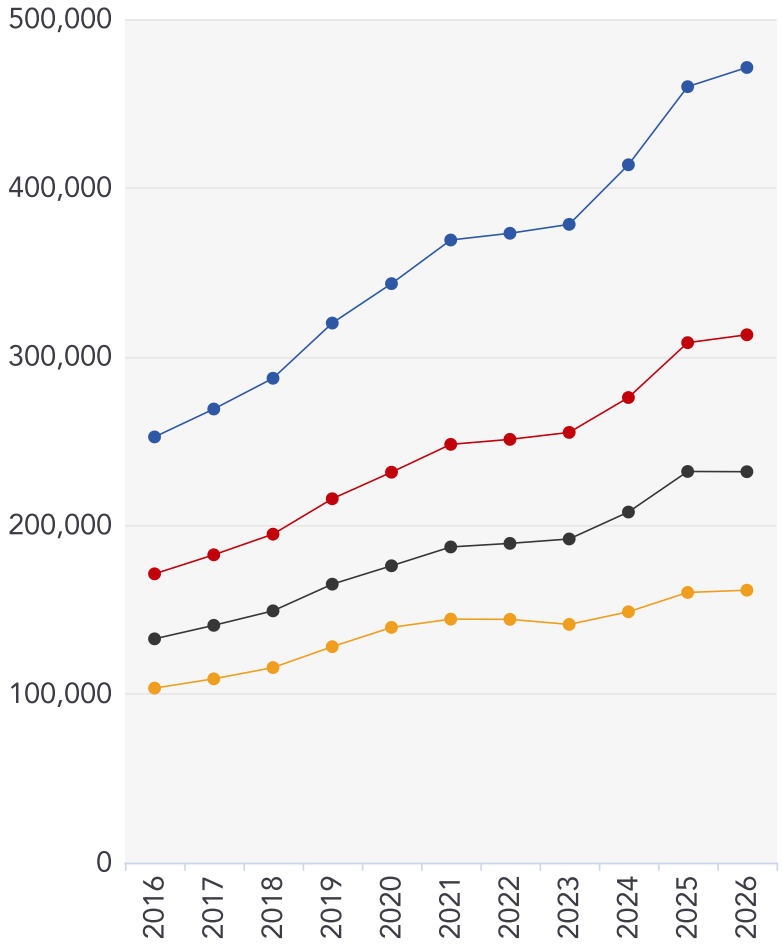
10a, Spencer Road, Coventry, CV5 6PA				
Last Sold Date:	11/05/2005	22/03/2002	06/10/2000	21/07/1999
Last Sold Price:	£164,950	£122,000	£107,500	£89,000

10d, Spencer Road, Coventry, CV5 6PA		Flat-maisonette House
Last Sold Date:	16/11/2001	
Last Sold Price:	£88,000	

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

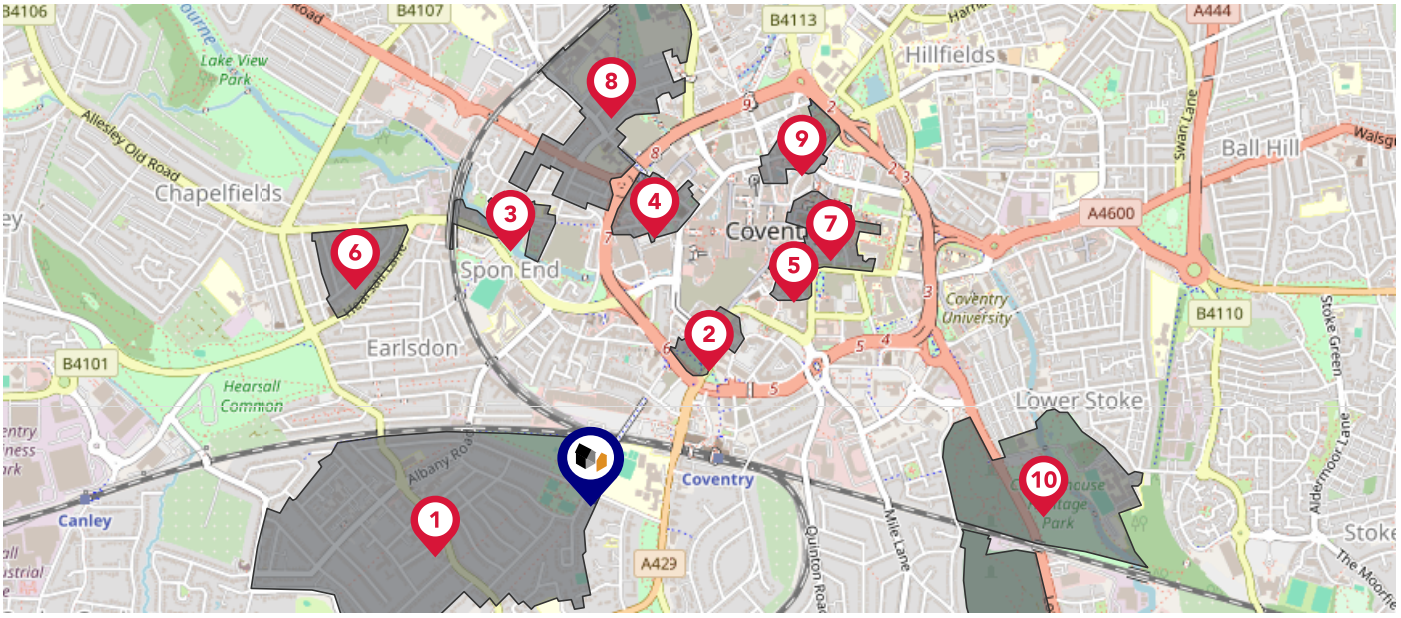
- Adit
- Gutter Pit
- Shaft

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

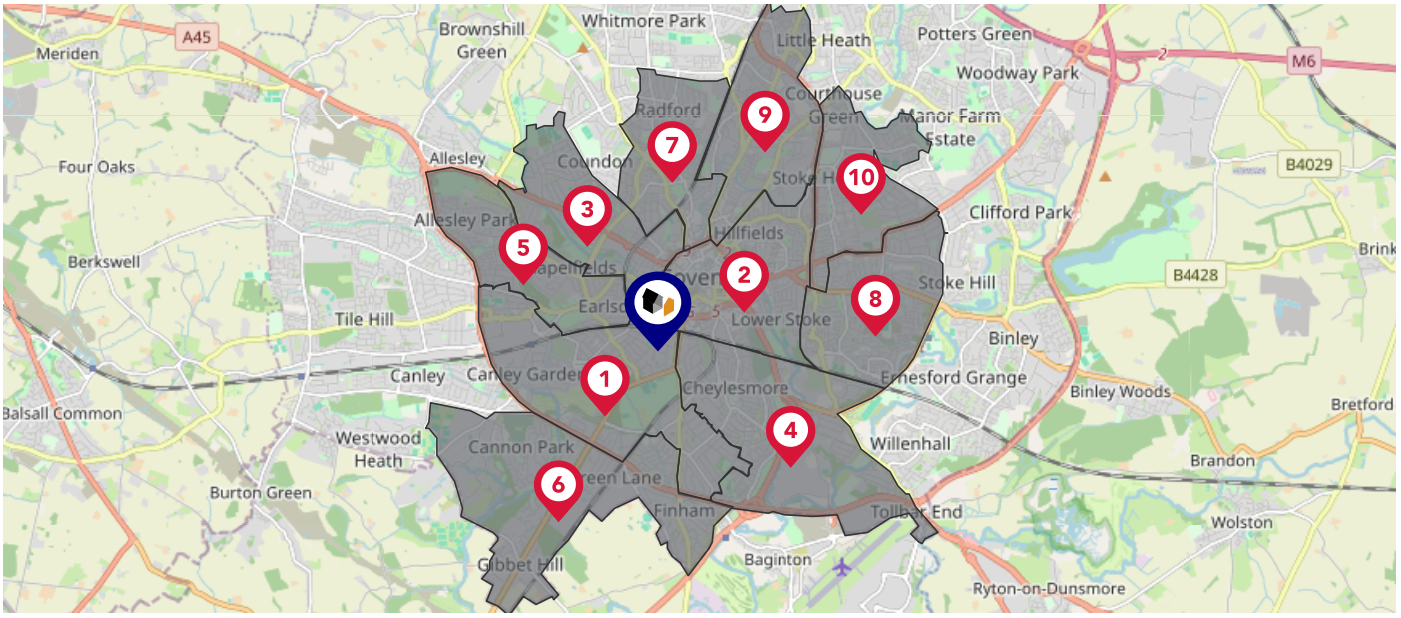
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Earlsdon
2	Greyfriars Green
3	Spon End
4	Spon Street
5	High Street
6	Chapelfields
7	Hill Top and Cathedral
8	Naul's Mill
9	Lady Herbert's Garden
10	London Road

Maps
Council Wards

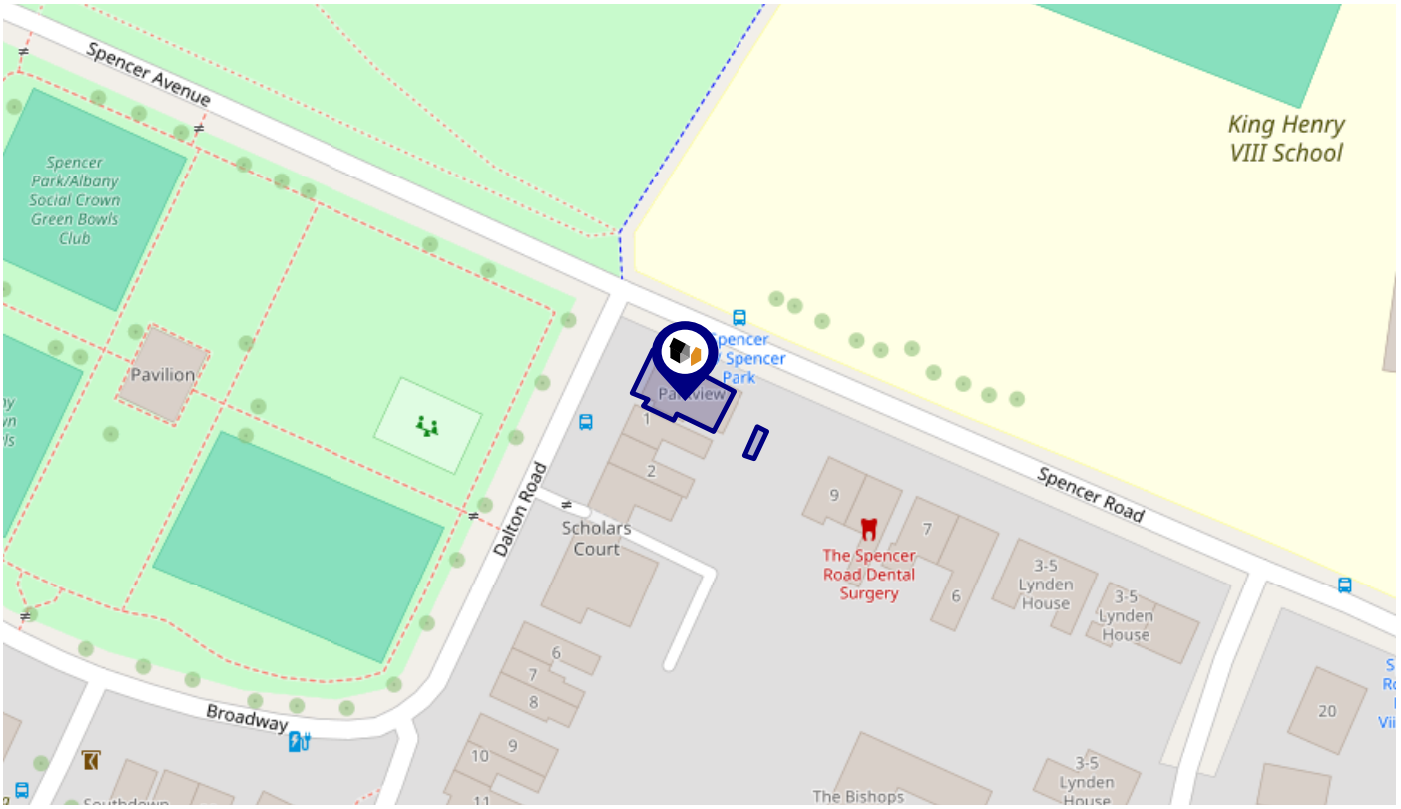
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



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

Maps
Rail Noise

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



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

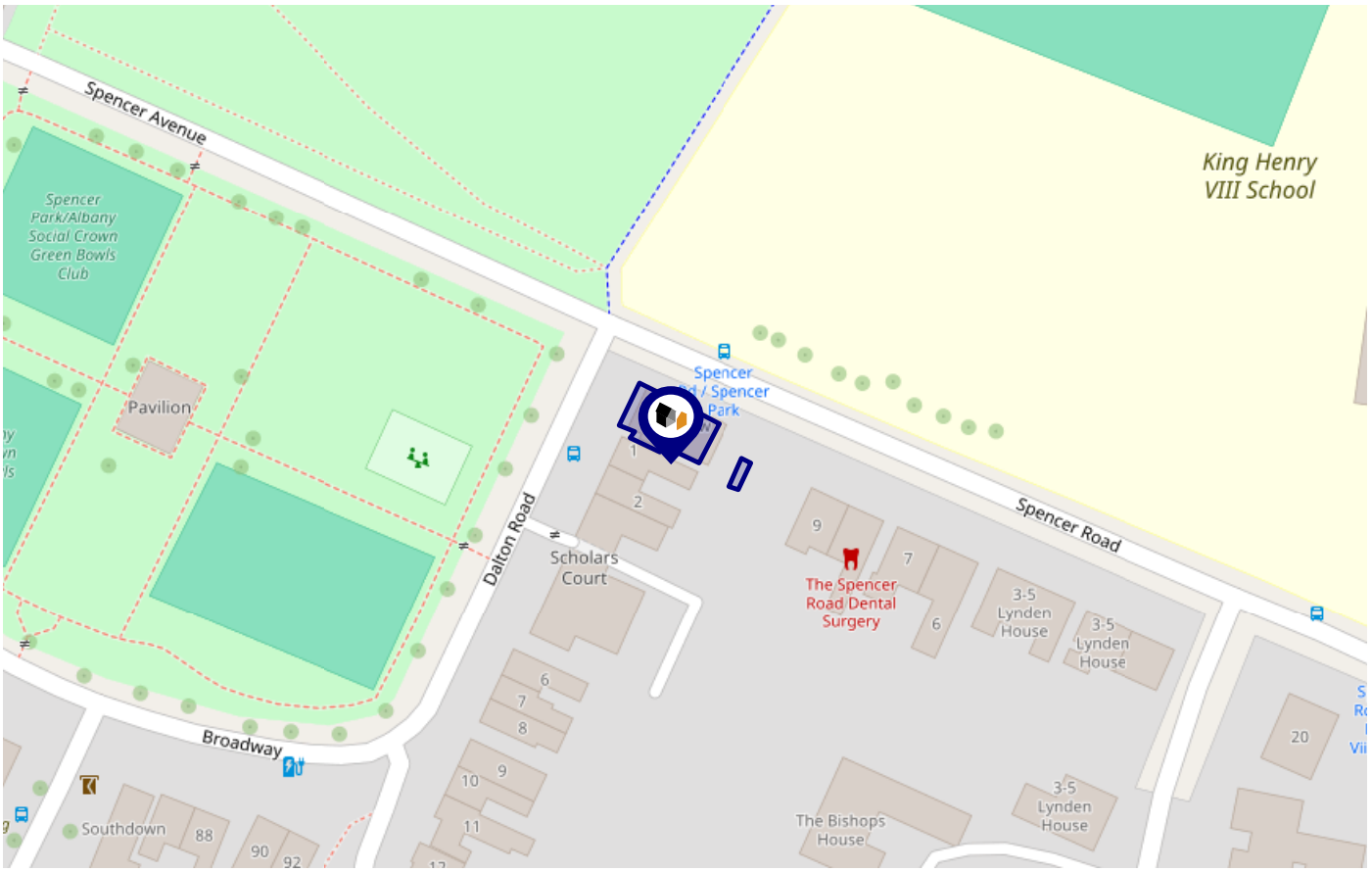
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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.

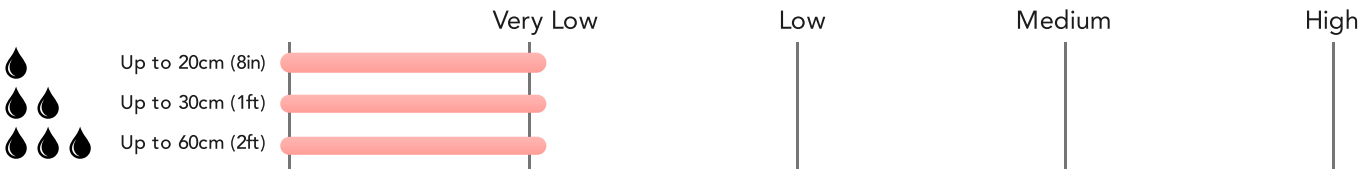


Risk Rating: Very low

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.

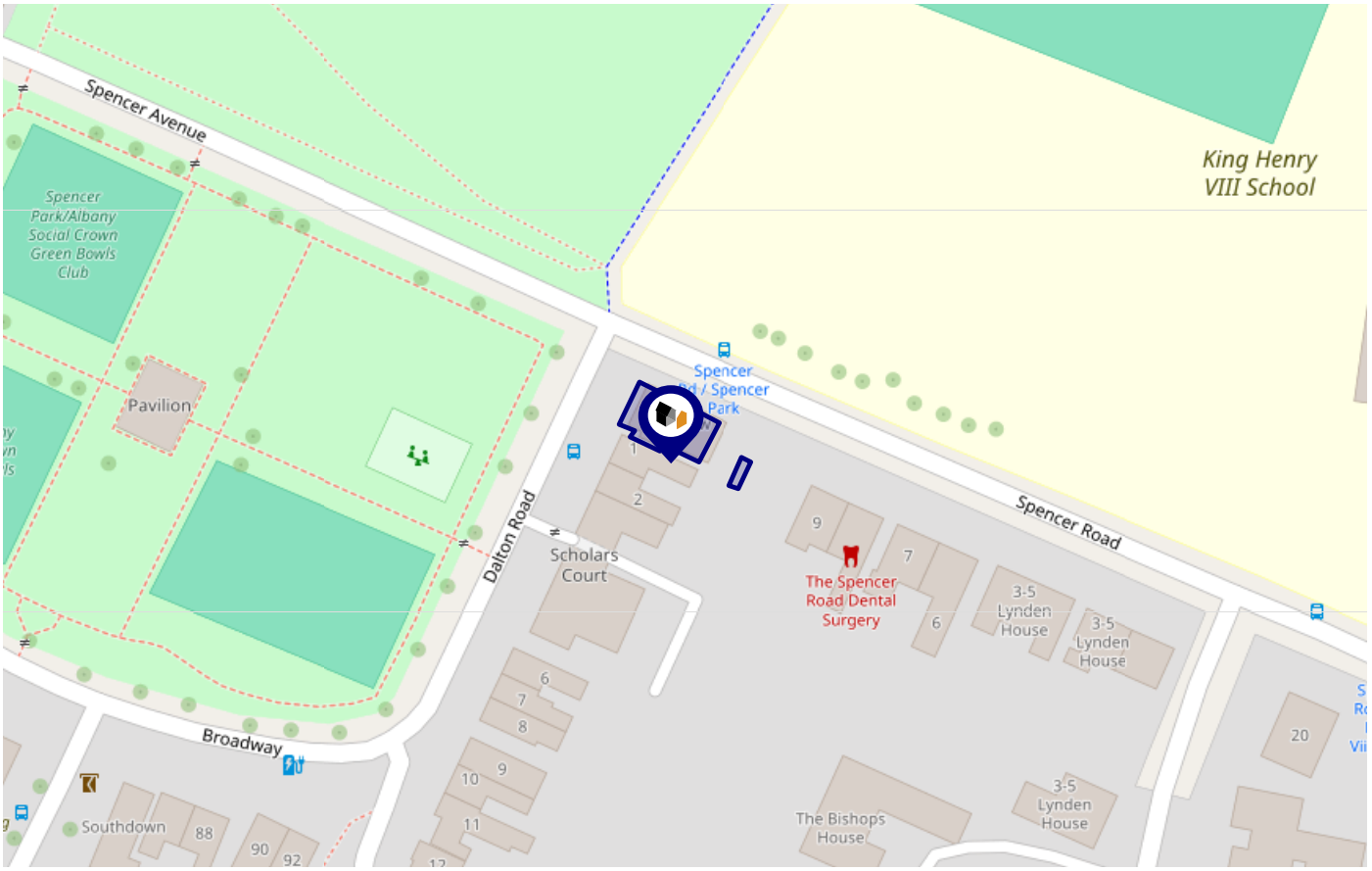
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

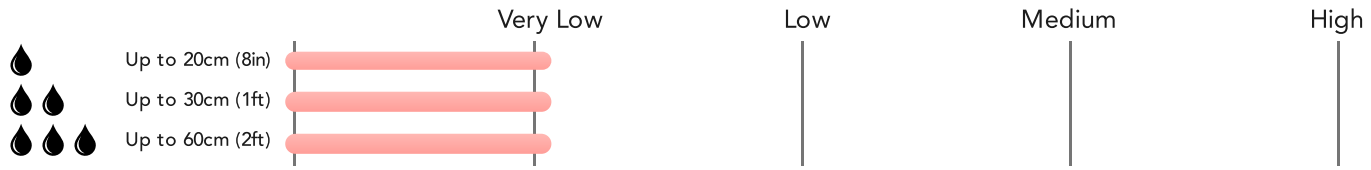


Risk Rating: Very low

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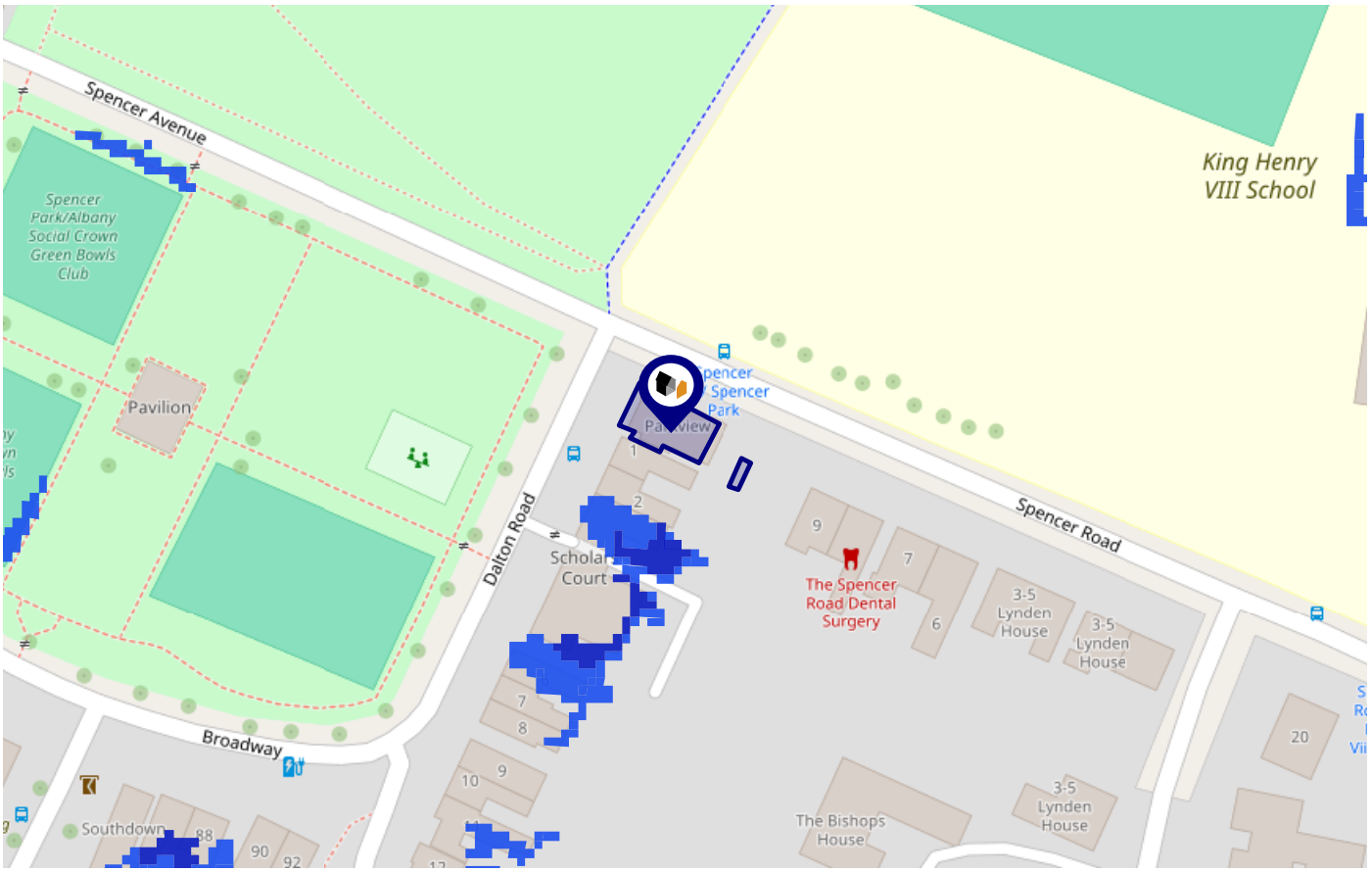
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%)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

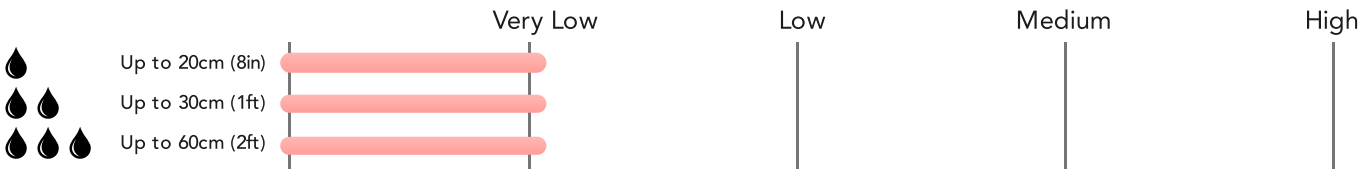


Risk Rating: Very low

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.

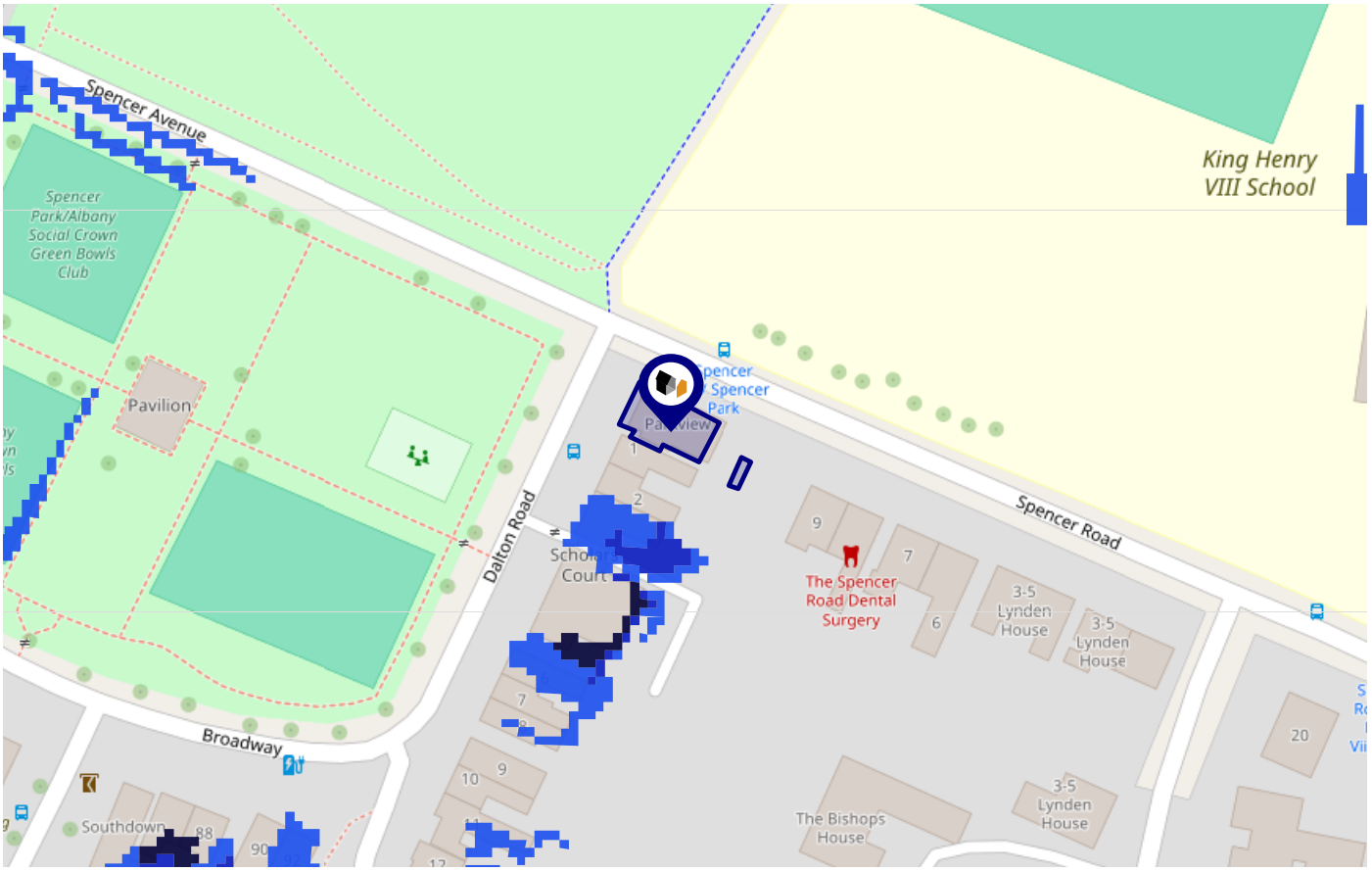
- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000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

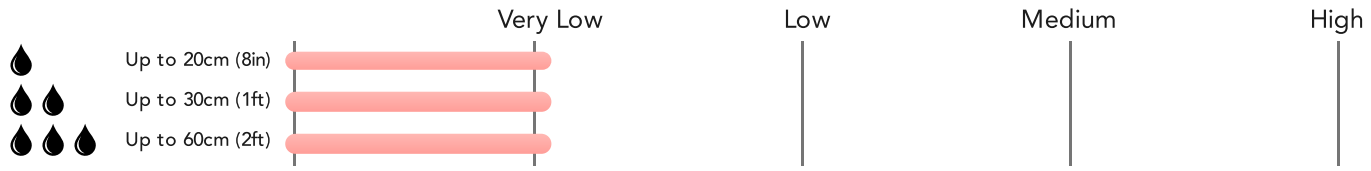


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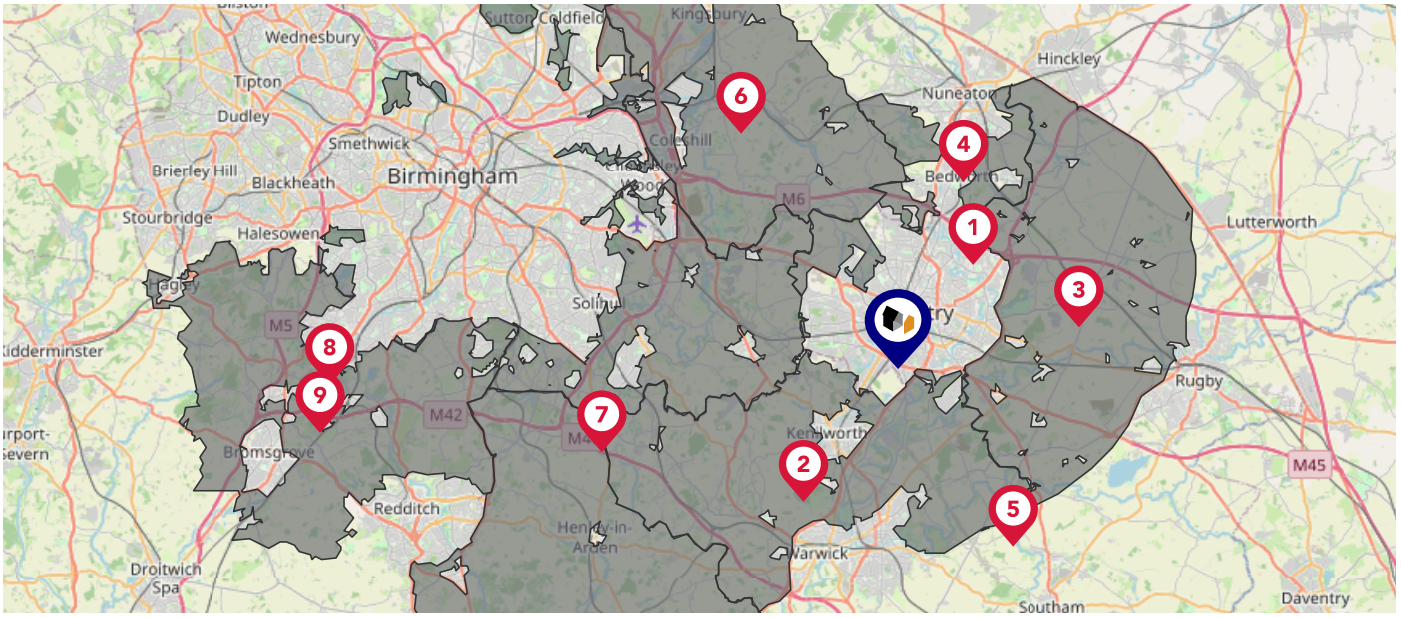
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- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:



Maps
Green Belt

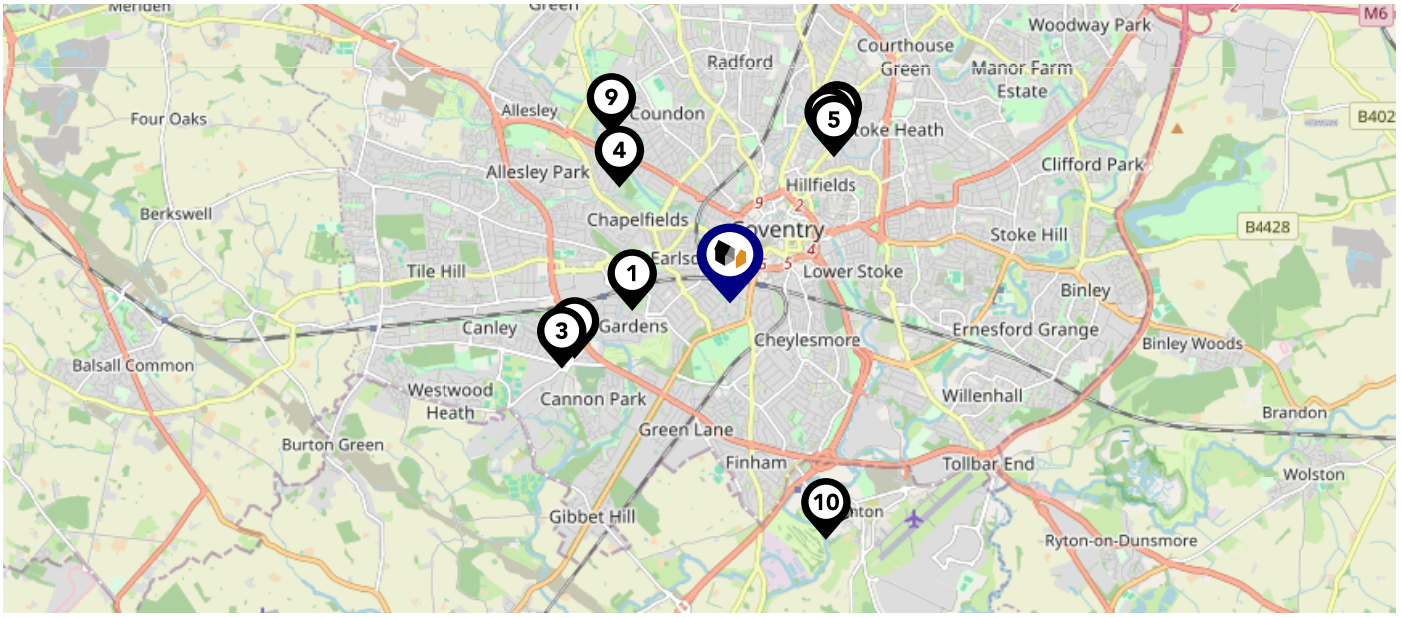
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Birmingham Green Belt - Coventry
2	Birmingham Green Belt - Warwick
3	Birmingham Green Belt - 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.

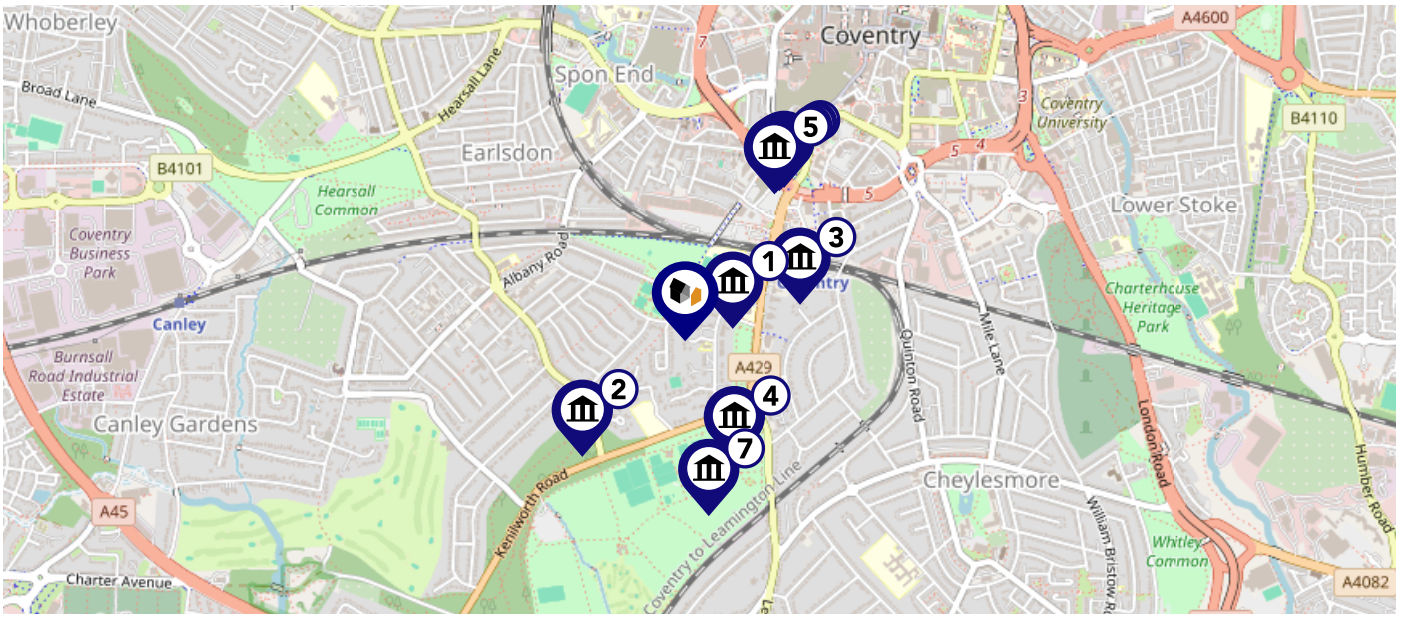


Nearby Landfill Sites

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	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
6	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
7	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
8	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
9	Coundon Social Club-Coundon, Coventry	Historic Landfill
10	Hall Drive-Baginton	Historic Landfill

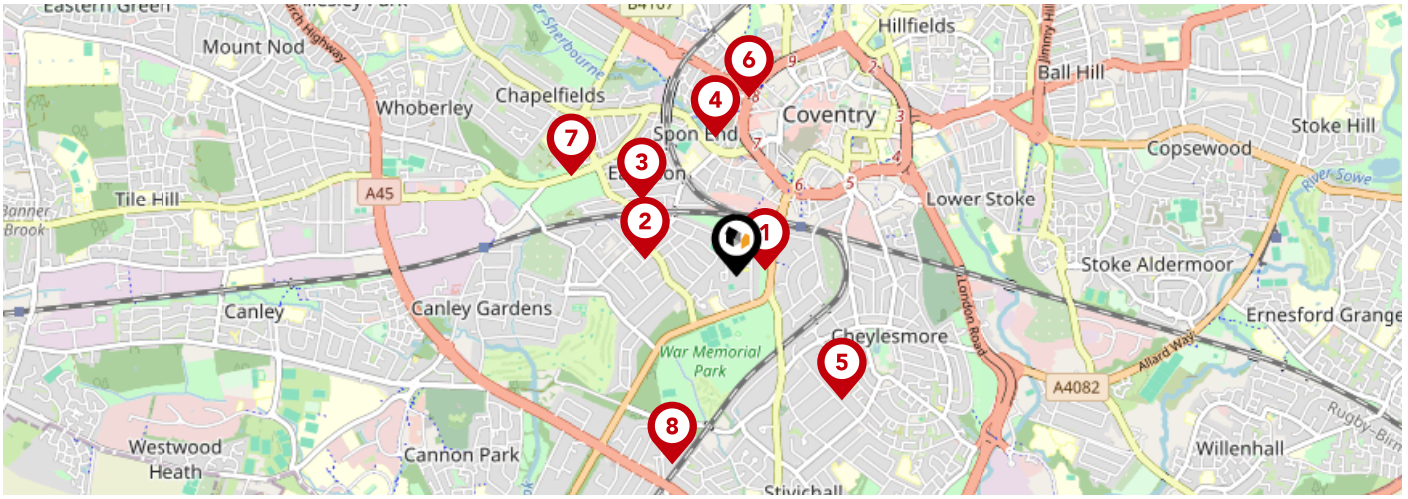
Maps
Listed Buildings

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



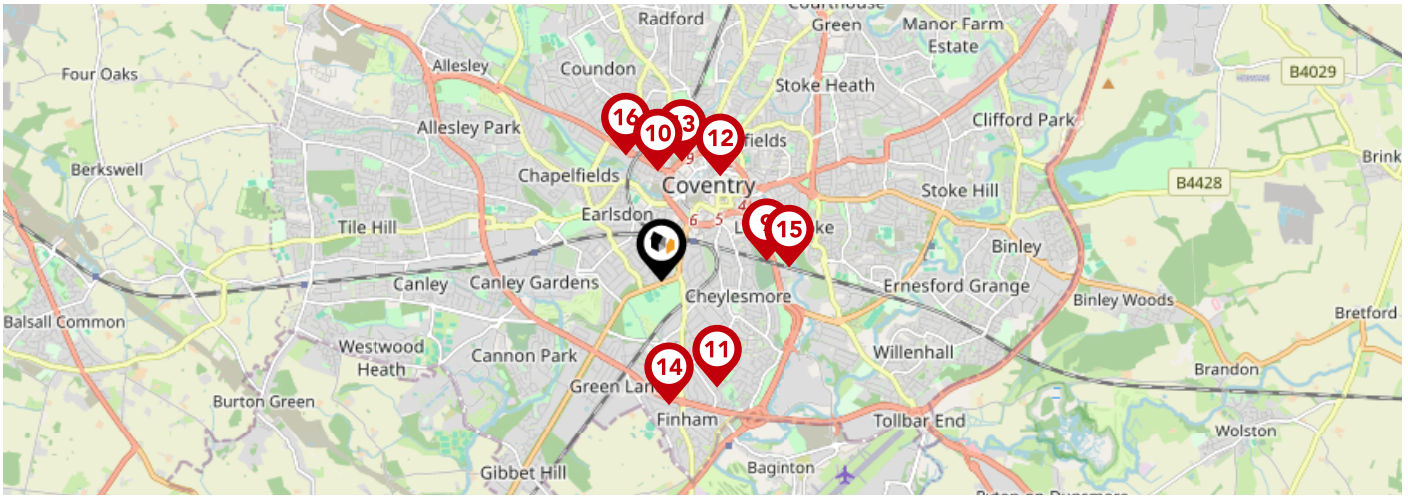
Listed Buildings in the local district	Grade	Distance
1 1342934 - Free Grammar School King Henry Viii School	Grade II	0.1 miles
2 1443610 - Earlsdon Drinking Fountain	Grade II	0.3 miles
3 1242849 - Coventry Station, Including Attached Platform Structures	Grade II	0.3 miles
4 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.3 miles
5 1106339 - 28 Warwick Row	Grade II	0.4 miles
6 1106366 - 23 Warwick Row	Grade II	0.4 miles
7 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.4 miles
8 1342937 - 24 Warwick Row	Grade II	0.4 miles
9 1106369 - 25 Warwick Row	Grade II	0.4 miles
10 1342938 - 27 Warwick Row	Grade II	0.4 miles

Area
Schools



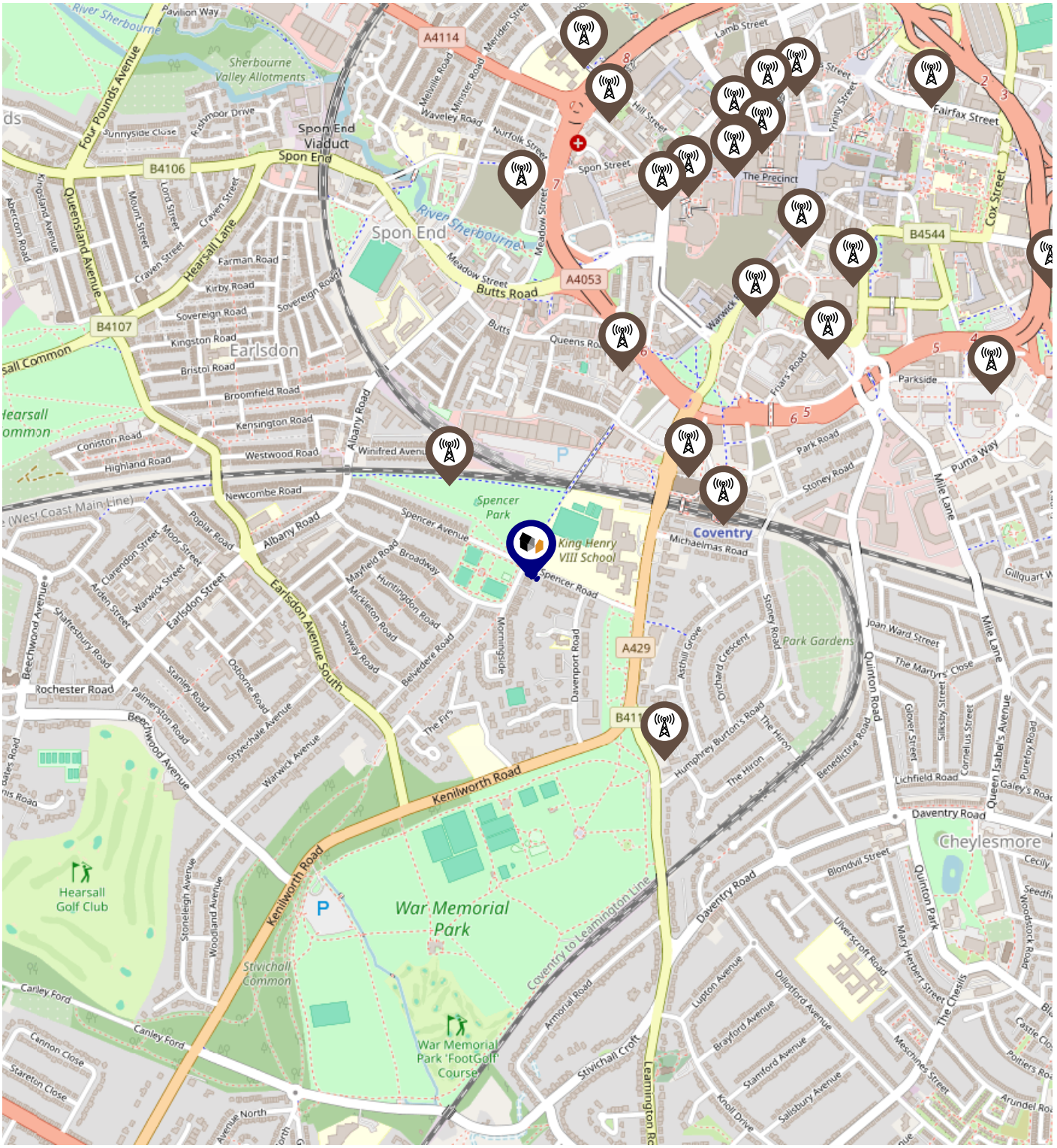
		Nursery	Primary	Secondary	College	Private
1	**King Henry VIII School** Ofsted Rating: Not Rated | Pupils: 802 | Distance:0.13	☐	☐	☑	☐	☐
2	**Earlsdon Primary School** Ofsted Rating: Good | Pupils: 423 | Distance:0.42	☐	☑	☐	☐	☐
3	**Hearsall Community Academy** Ofsted Rating: Good | Pupils: 466 | Distance:0.55	☐	☑	☐	☐	☐
4	**Spon Gate Primary School** Ofsted Rating: Good | Pupils: 260 | Distance:0.64	☐	☑	☐	☐	☐
5	**Manor Park Primary School** Ofsted Rating: Good | Pupils: 727 | Distance:0.74	☐	☑	☐	☐	☐
6	**St Osburg's Catholic Primary School** Ofsted Rating: Good | Pupils: 228 | Distance:0.81	☐	☑	☐	☐	☐
7	**All Souls' Catholic Primary School** Ofsted Rating: Good | Pupils: 239 | Distance:0.88	☐	☑	☐	☐	☐
8	**Stivichall Primary School** Ofsted Rating: Good | Pupils: 534 | Distance:0.89	☐	☑	☐	☐	☐

Area
Schools



	Nursery	Primary	Secondary	College	Private
9 All Saints Church of England Primary School Ofsted Rating: Good | Pupils: 249 | Distance:0.97	☐	☑	☐	☐	☐
10 Bablake School Ofsted Rating: Not Rated | Pupils: 1048 | Distance:1	☐	☐	☑	☐	☐
11 St Thomas More Catholic Primary School Ofsted Rating: Good | Pupils: 317 | Distance:1.07	☐	☑	☐	☐	☐
12 Eden Girls' School Coventry Ofsted Rating: Outstanding | Pupils: 609 | Distance:1.1	☐	☐	☑	☐	☐
13 Barr's Hill School Ofsted Rating: Outstanding | Pupils: 995 | Distance:1.11	☐	☐	☑	☐	☐
14 Grange Farm Primary School Ofsted Rating: Good | Pupils: 421 | Distance:1.12	☐	☑	☐	☐	☐
15 Blue Coat Church of England School and Music College Ofsted Rating: Good | Pupils: 1724 | Distance:1.17	☐	☐	☑	☐	☐
16 Moseley Primary School Ofsted Rating: Good | Pupils: 502 | Distance:1.19	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



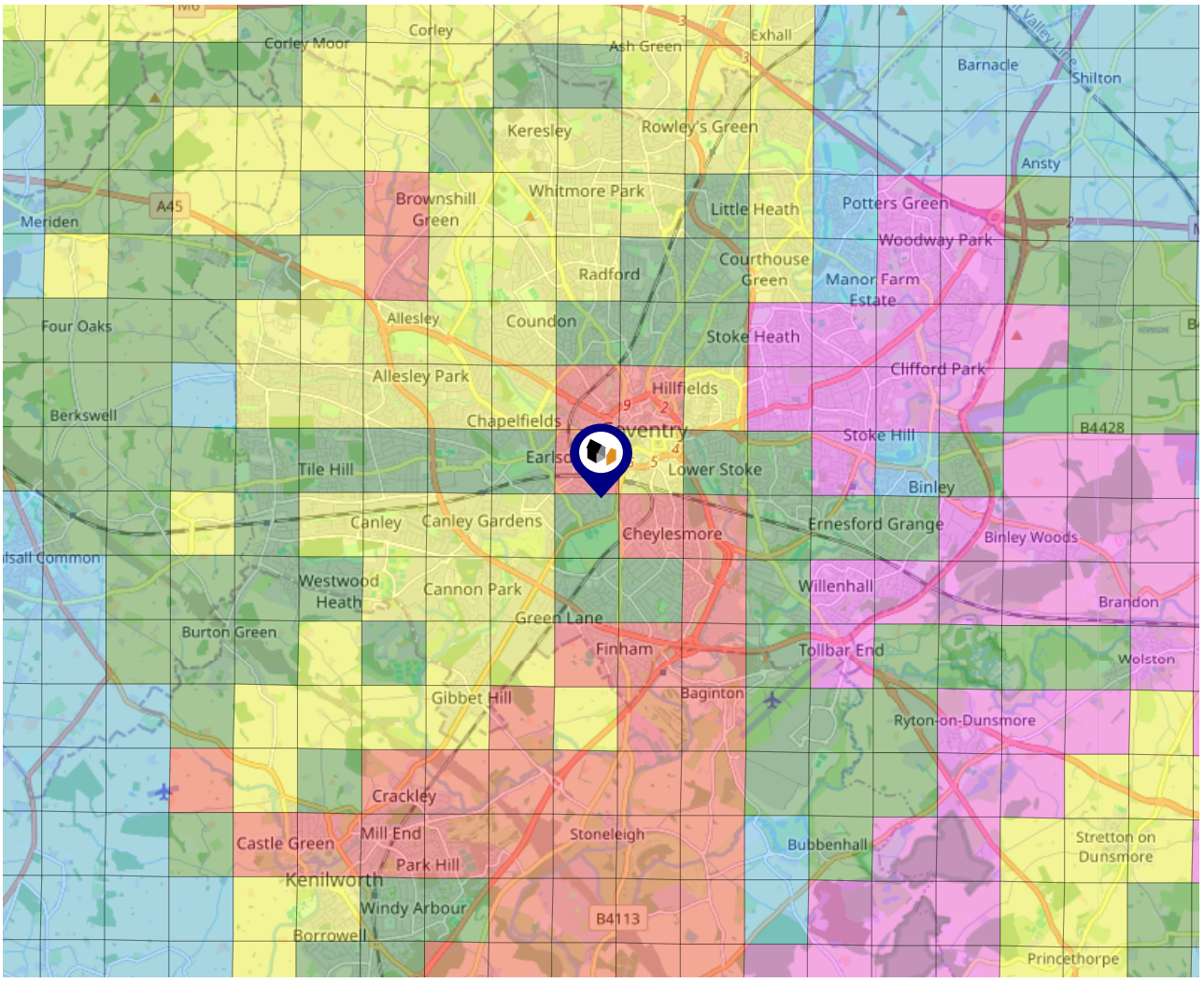
Key:

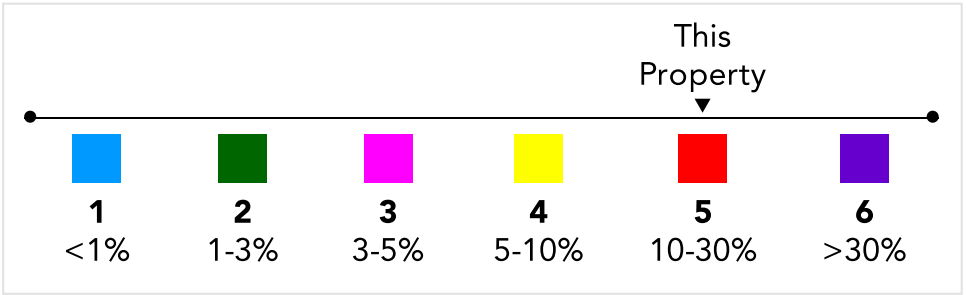
- Power Pylons
- Communication Masts

Environment
Radon Gas

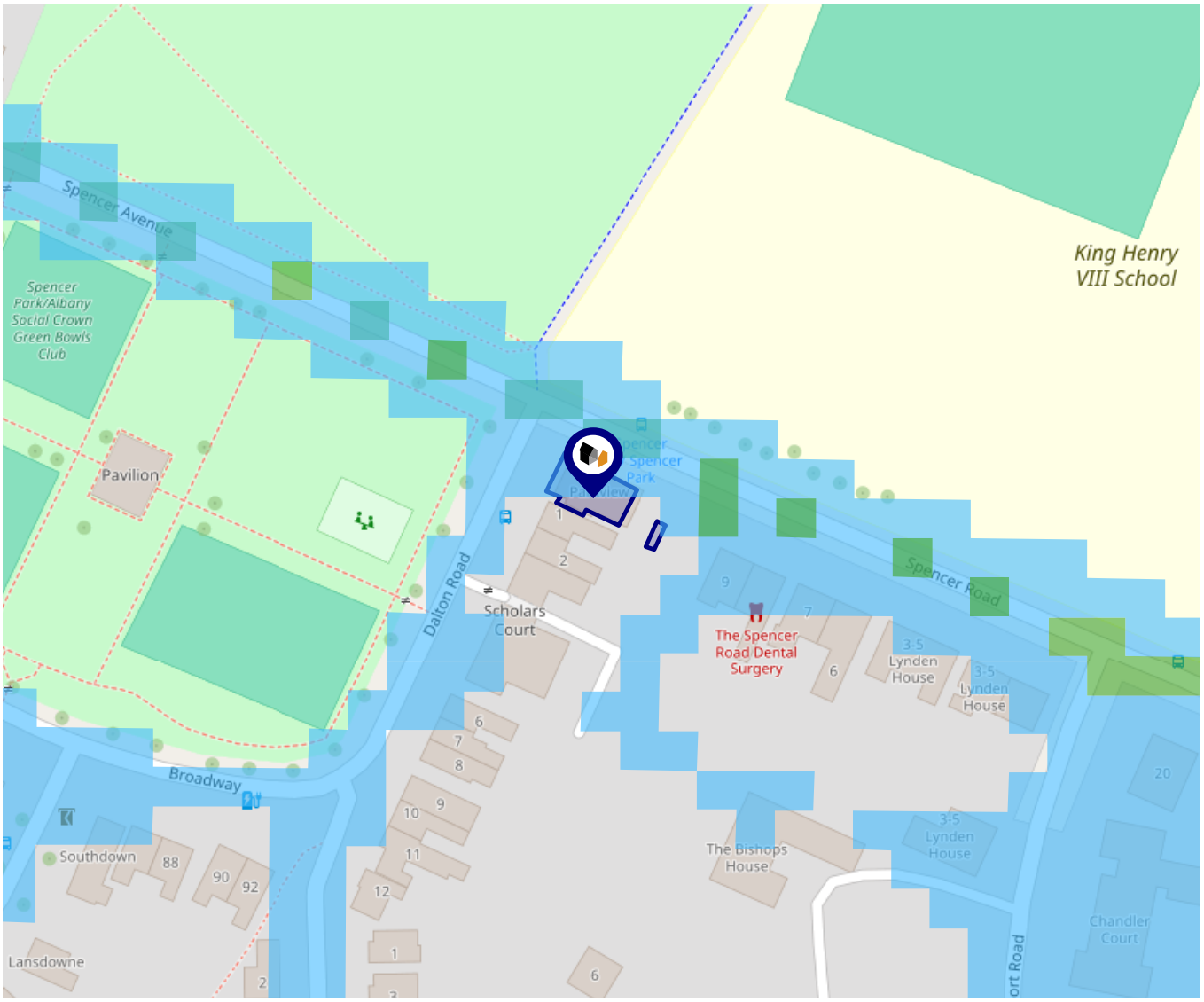
What is Radon?

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



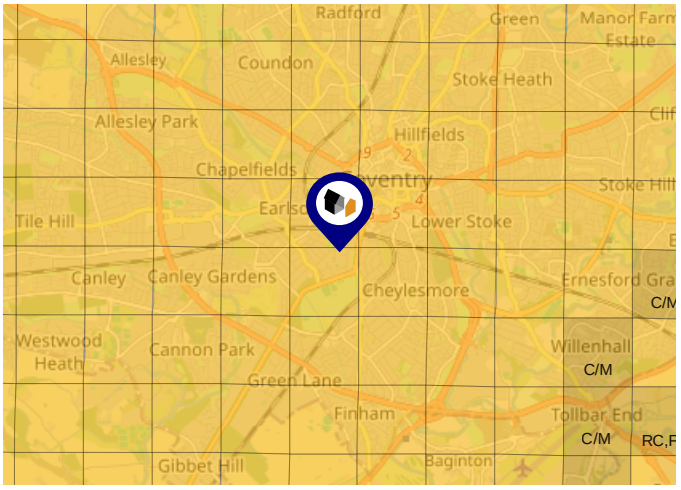
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

Environment
Soils & Clay

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

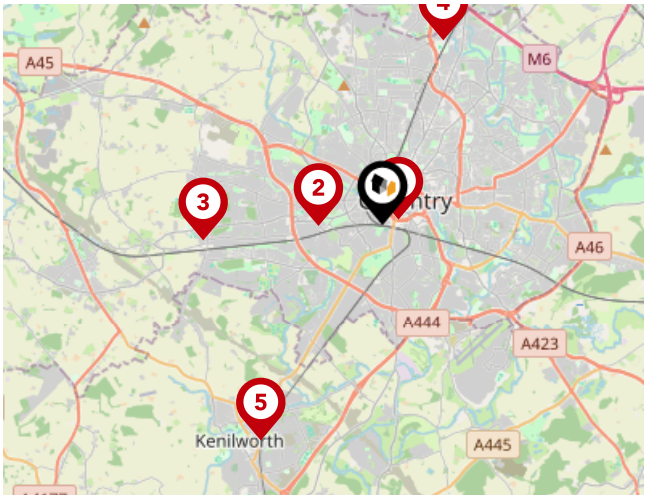
Carbon Content:	NONE	**Soil Texture:**	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

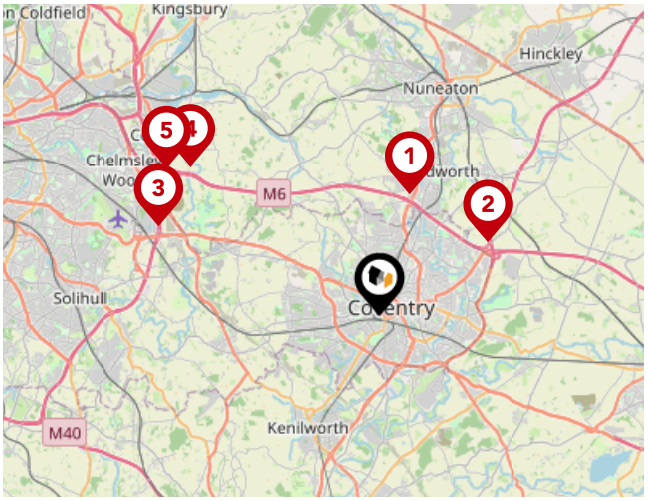
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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

Area
Transport (National)



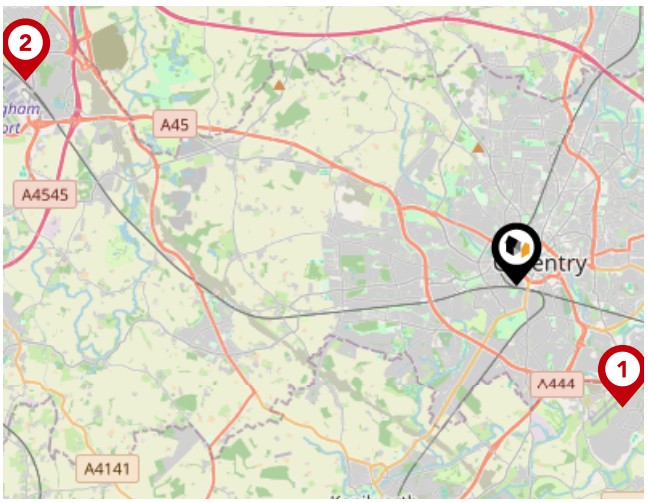
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.3 miles
2	Canley Rail Station	1.14 miles
3	Tile Hill Rail Station	3.23 miles
4	Coventry Arena Rail Station	3.51 miles
5	Kenilworth Rail Station	4.49 miles



Trunk Roads/Motorways

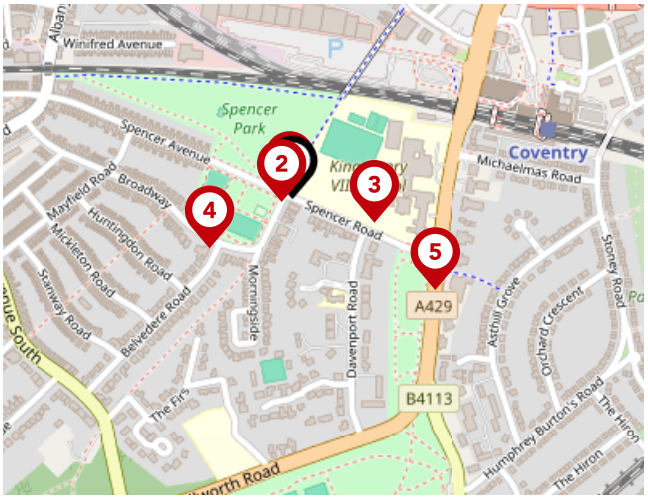
Pin	Name	Distance
1	M6 J3	4.53 miles
2	M6 J2	4.75 miles
3	M42 J6	8.58 miles
4	M6 J3A	8.69 miles
5	M6 J4	9.35 miles



Airports/Helipads

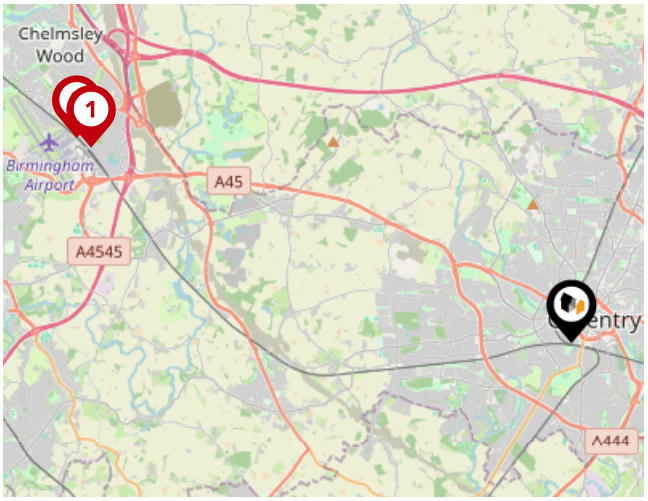
Pin	Name	Distance
1	Coventry Airport	2.9 miles
2	Birmingham International Airport	9.62 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Spencer Park	0 miles
2	Spencer Rd	0.01 miles
3	King Henry VIII School	0.09 miles
4	Huntingdon Rd	0.1 miles
5	Leamington Rd	0.19 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.35 miles
2	Birmingham International Airport (Air-Rail link)	9.66 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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Agent
Disclaimer

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

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.

Powered by sprift
Know any property instantly

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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

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail