



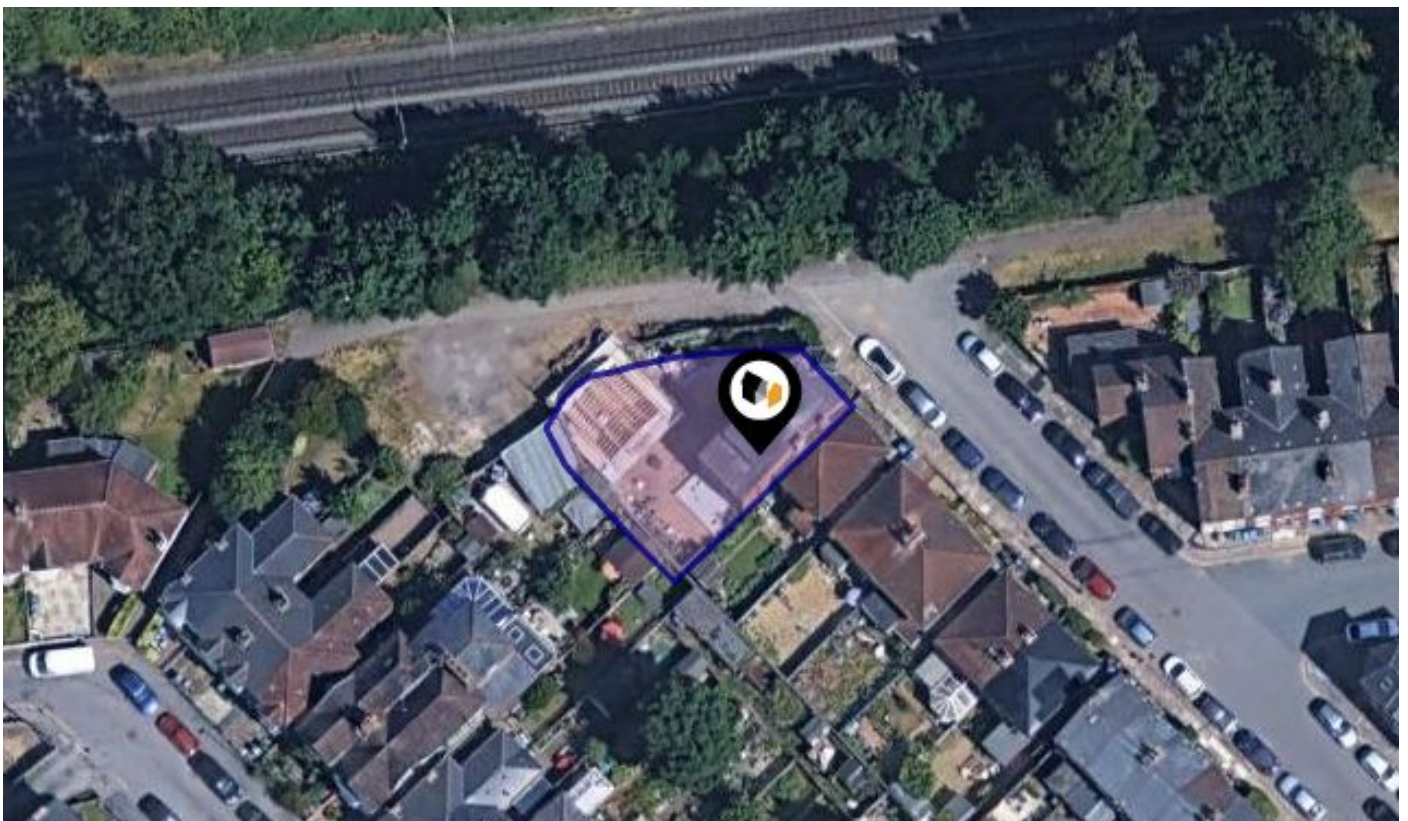
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 11th June 2026



POPLAR ROAD, COVENTRY, CV5

OIRO : £595,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



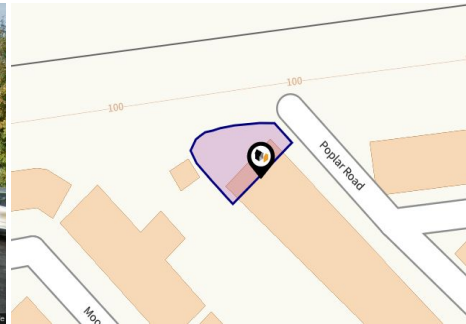
Dear Buyers & interested parties

Your property details in brief.....

A unique four double bedroom semi detached home
Double garage & driveway & sunny wraparound gardens
Sympathetic & exceptional quality of fixtures & fittings throughout
Superb loft conversion with en-suite bathroom
Stunning kitchen dining room with patio doors to gardens
Formal lounge with double bay & dining area
Four piece family bathroom, cloakroom & ensuite bathroom
Gas central heating & quality double glazing
Plumbed garage with versatile usage
EPC rating ordered, Total 198.5 Sq.M or 2136 Sq.Ft

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:	Semi-Detached
Bedrooms:	4
Floor Area:	2,136 ft ² / 198 m ²
Plot Area:	0.07 acres
Year Built :	1900-1929
Council Tax :	Band E
Annual Estimate:	£3,076
Title Number:	WK86004

OIRO:	£595,000
Tenure:	Freehold

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	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Poplar Road, Coventry, CV5*

Reference - PA/2022/1299
Decision: -
Date: 20th May 2022
Description: Application under Prior Approval for single storey rear extension. The extension will be 3.9 metres away from the original rear wall of the building with a height of 4.0 metres at the highest point and 2.9 metres to the eaves
Reference - HH/2021/3146
Decision: Recommendation entered - Pending decision
Date: 20th October 2021
Description: Erection of detached rear garage
Reference - HH/2022/0198
Decision: FAPP
Date: 25th January 2022
Description: Erection of detached garage at the rear.

Market Sold in Street



65, Poplar Road, Coventry, CV5 6FX							Terraced House
Last Sold Date:	23/01/2026						
Last Sold Price:	£147,500						
47, Poplar Road, Coventry, CV5 6FX							Terraced House
Last Sold Date:	09/09/2025	03/10/2003	20/11/1998				
Last Sold Price:	£168,500	£112,500	£39,000				
37, Poplar Road, Coventry, CV5 6FX							Terraced House
Last Sold Date:	30/01/2025						
Last Sold Price:	£170,000						
25, Poplar Road, Coventry, CV5 6FX							Terraced House
Last Sold Date:	10/01/2025	23/09/2009	28/02/2007	20/10/1995			
Last Sold Price:	£205,000	£124,000	£137,000	£19,750			
75, Poplar Road, Coventry, CV5 6FX							Terraced House
Last Sold Date:	28/03/2024	29/07/2005	06/10/2000				
Last Sold Price:	£166,000	£105,000	£47,000				
95, Poplar Road, Coventry, CV5 6FX							Semi-detached House
Last Sold Date:	17/02/2023	07/09/2018	26/06/2009	12/01/2005	14/06/2004		
Last Sold Price:	£284,500	£230,000	£129,500	£170,000	£82,500		
15, Poplar Road, Coventry, CV5 6FX							Terraced House
Last Sold Date:	25/11/2022	11/02/2008	14/10/2005	02/08/2002			
Last Sold Price:	£190,000	£154,000	£137,500	£39,000			
55, Poplar Road, Coventry, CV5 6FX							Terraced House
Last Sold Date:	11/11/2022	20/10/2006	12/12/1997				
Last Sold Price:	£172,000	£124,950	£38,500				
29, Poplar Road, Coventry, CV5 6FX							Semi-detached House
Last Sold Date:	11/07/2022	02/10/2020	19/06/1997				
Last Sold Price:	£190,000	£175,000	£45,500				
49, Poplar Road, Coventry, CV5 6FX							Terraced House
Last Sold Date:	04/06/2021	30/06/2005	25/04/1997	10/04/1995			
Last Sold Price:	£154,000	£109,950	£41,500	£26,000			
97, Poplar Road, Coventry, CV5 6FX							Semi-detached House
Last Sold Date:	10/08/2017	06/08/2010	14/09/2001				
Last Sold Price:	£373,000	£245,000	£95,000				
45, Poplar Road, Coventry, CV5 6FX							Terraced House
Last Sold Date:	25/07/2014	17/03/2006	25/07/2003	26/04/2002	30/11/1995	28/07/1995	
Last Sold Price:	£125,000	£119,500	£87,500	£52,500	£38,000	£20,000	

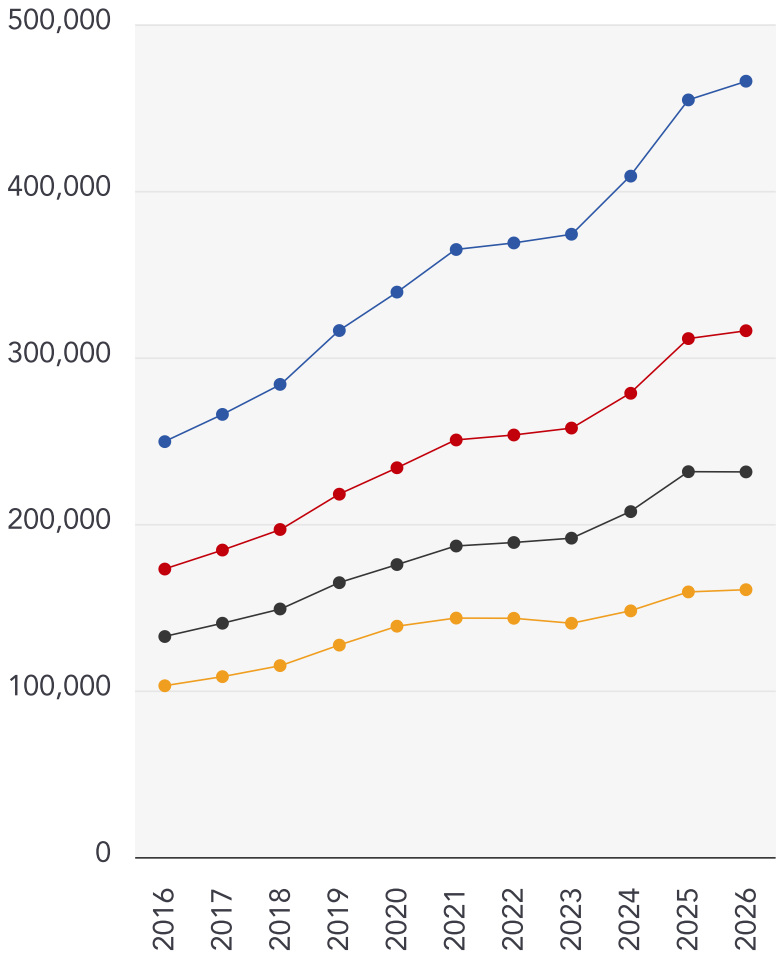
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

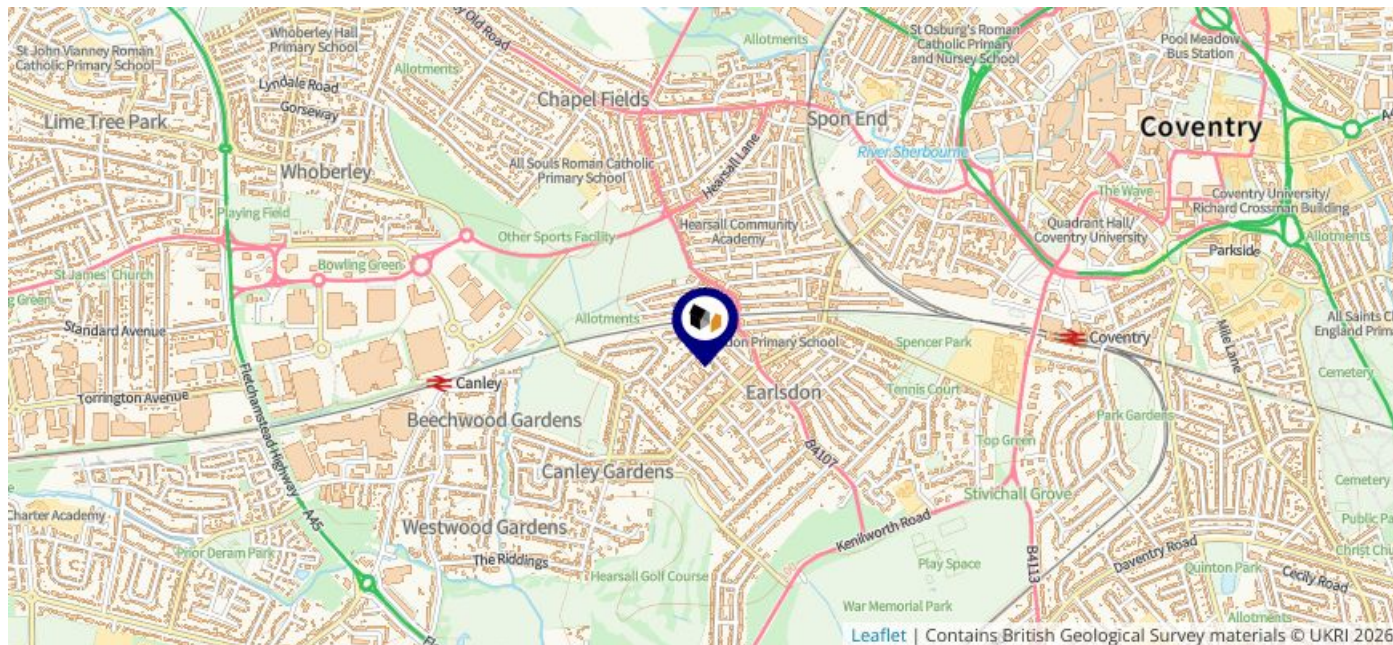
+56.09%

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.

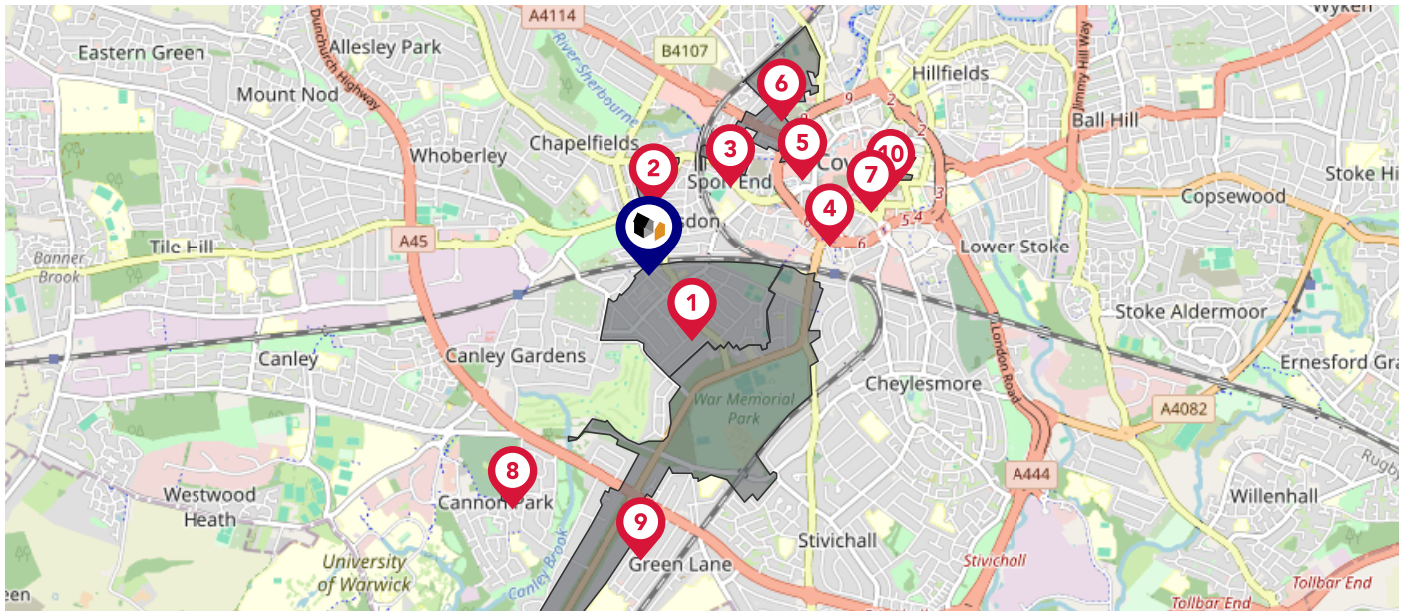
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

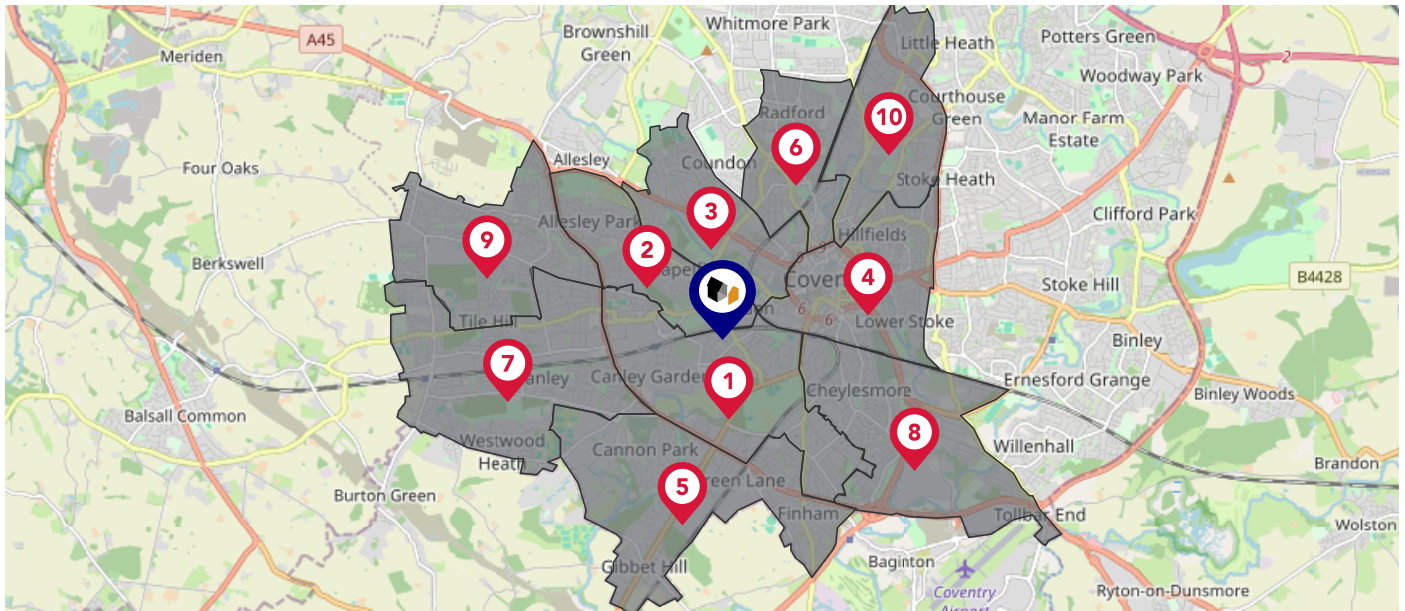
- 1 Earlsdon
- 2 Chapelfields
- 3 Spon End
- 4 Greyfriars Green
- 5 Spon Street
- 6 Naul's Mill
- 7 High Street
- 8 Ivy Farm Lane (Canley Hamlet)
- 9 Kenilworth Road
- 10 Hill Top and Cathedral

Maps











Council Wards



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



Nearby Council Wards

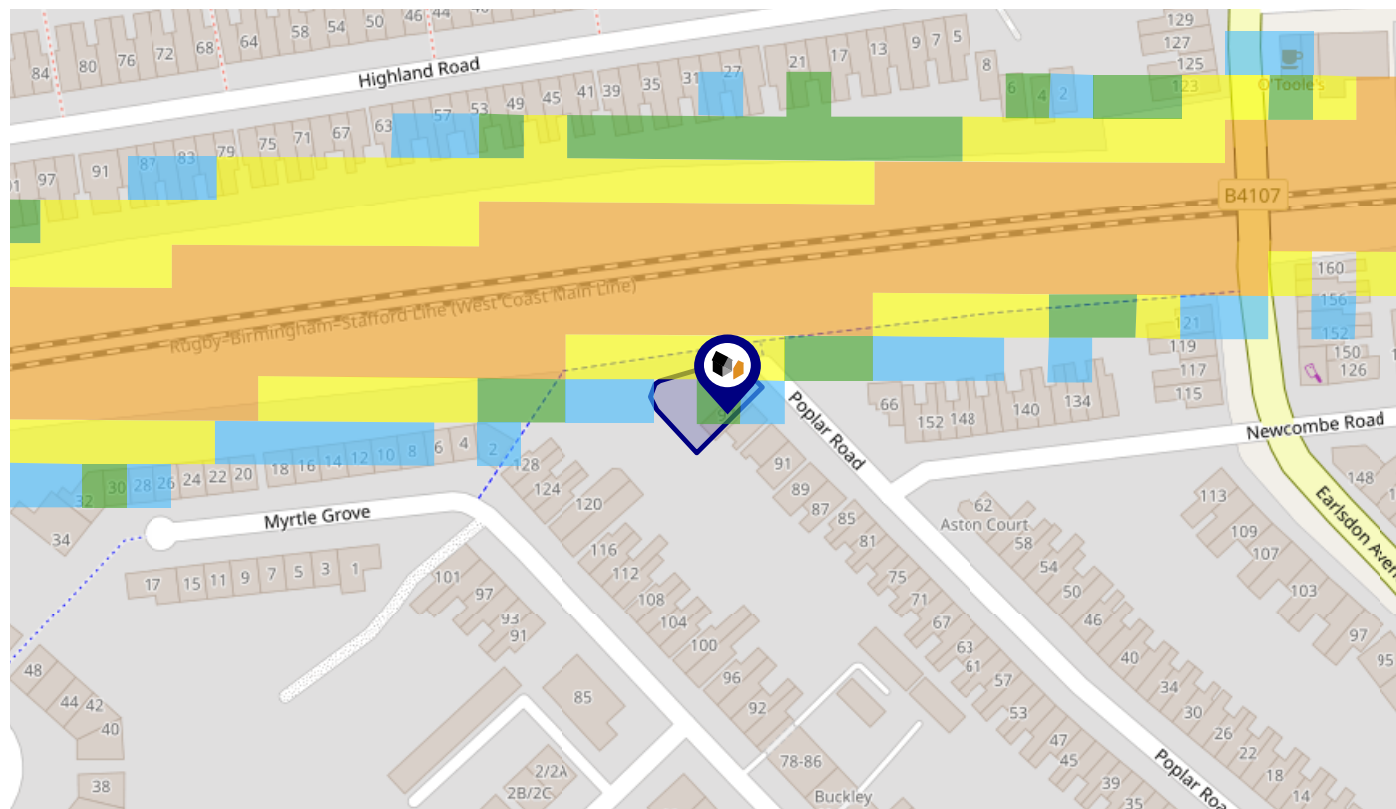
-  Earlsdon Ward
-  Whoberley Ward
-  Sherbourne Ward
-  St. Michael's Ward
-  Wainbody Ward
-  Radford Ward
-  Westwood Ward
-  Cheylesmore Ward
-  Woodlands Ward
-  Foleshill Ward

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:

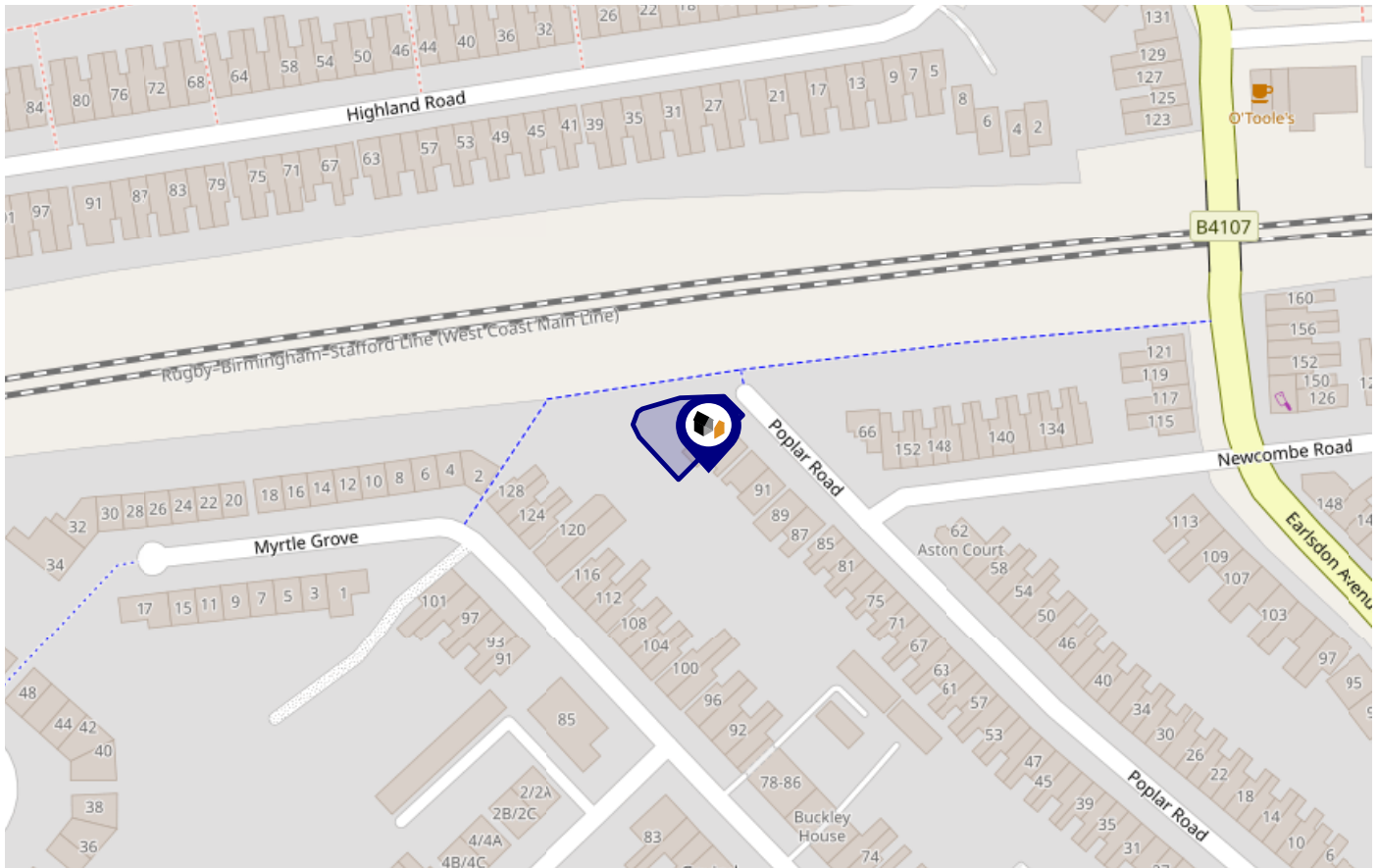
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

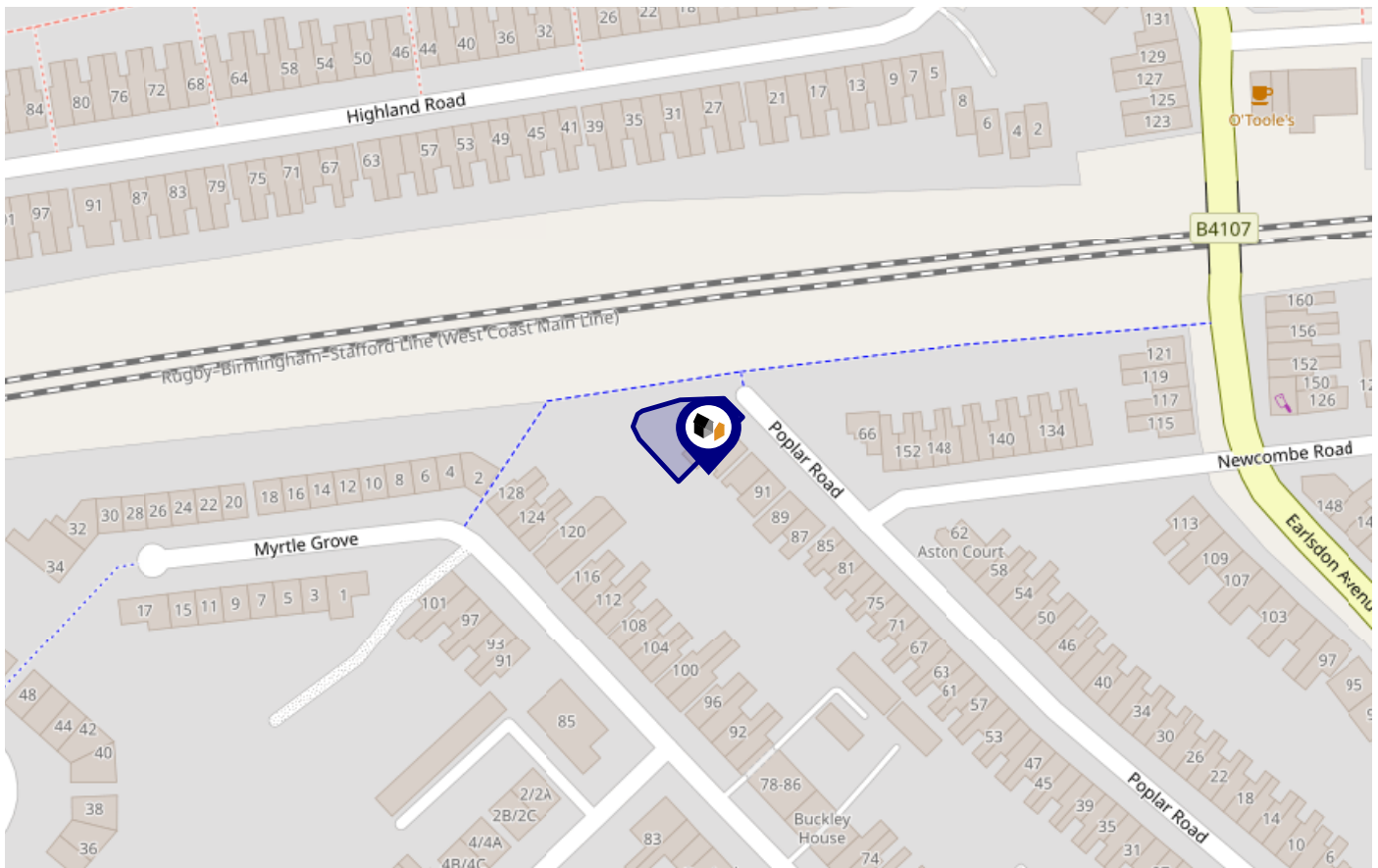


Flood Risk

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.
- 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:

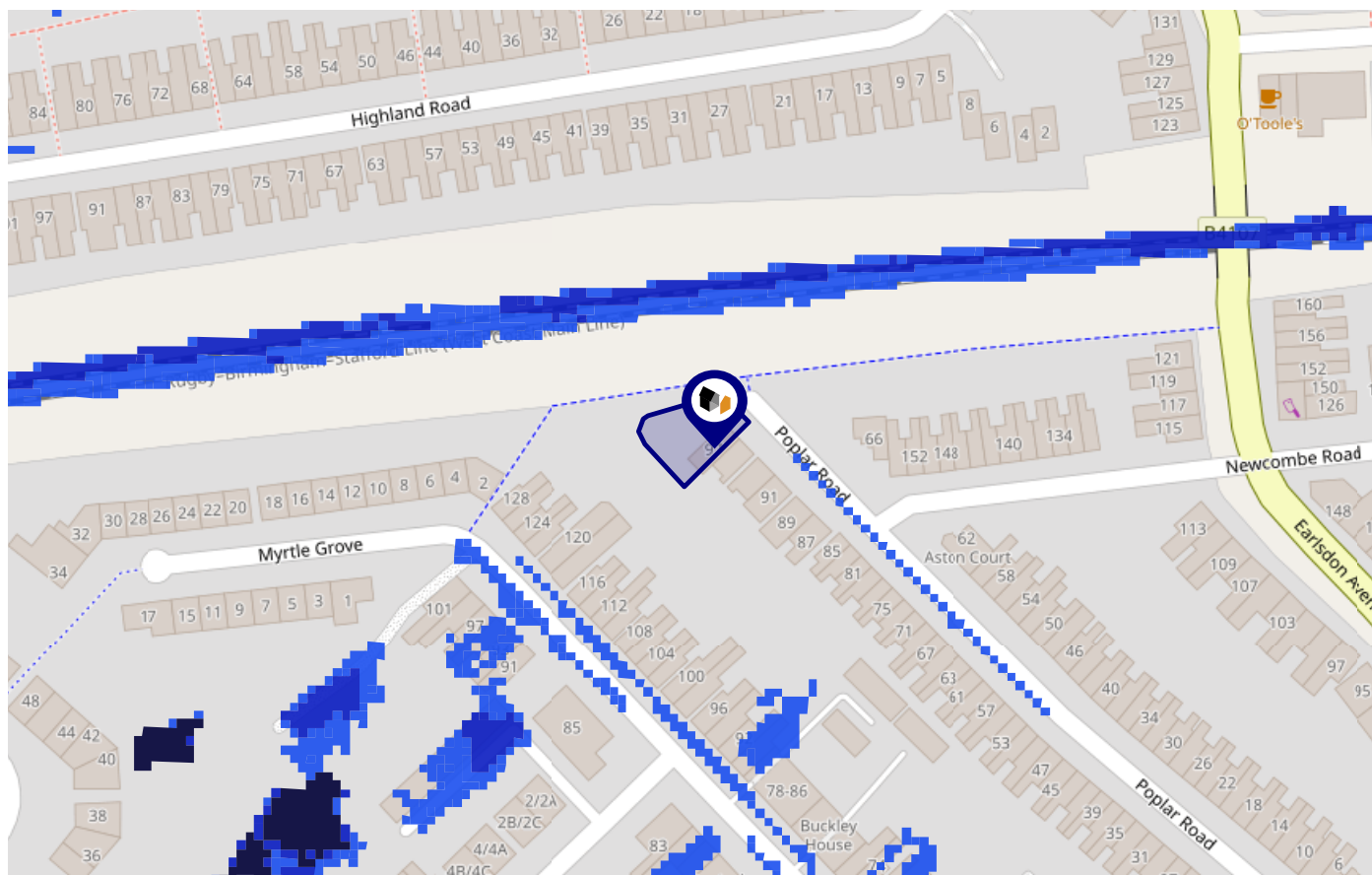


Flood Risk

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.

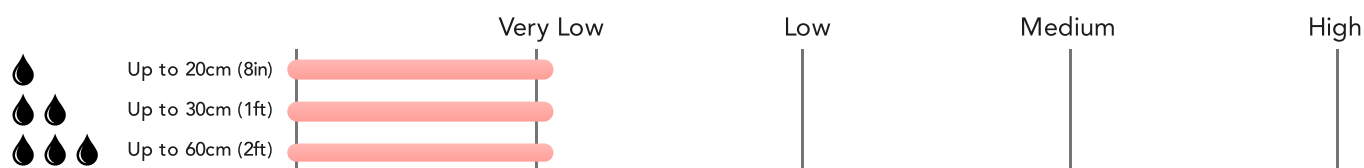


Risk Rating: Very low

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:

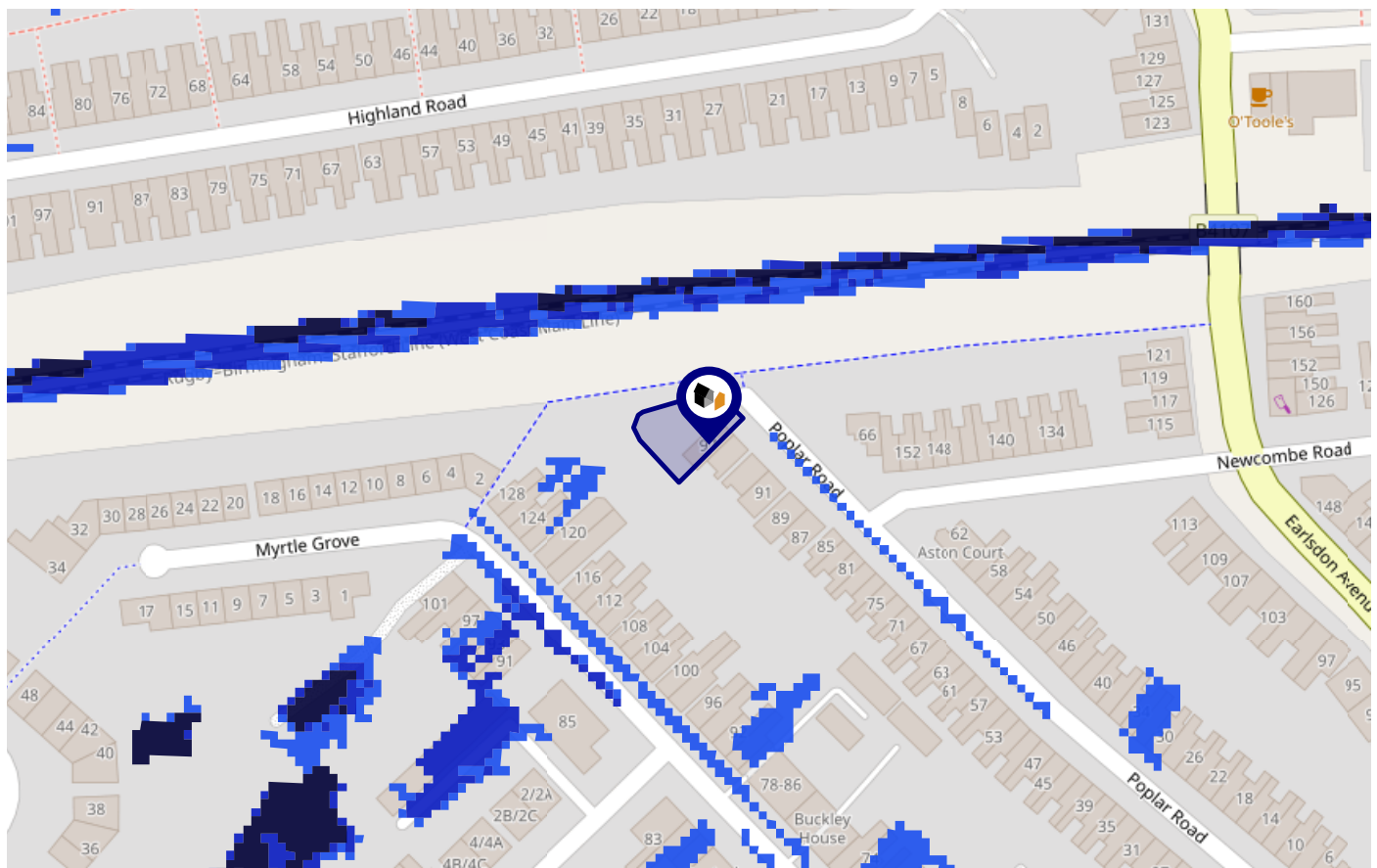


Flood Risk

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.



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:

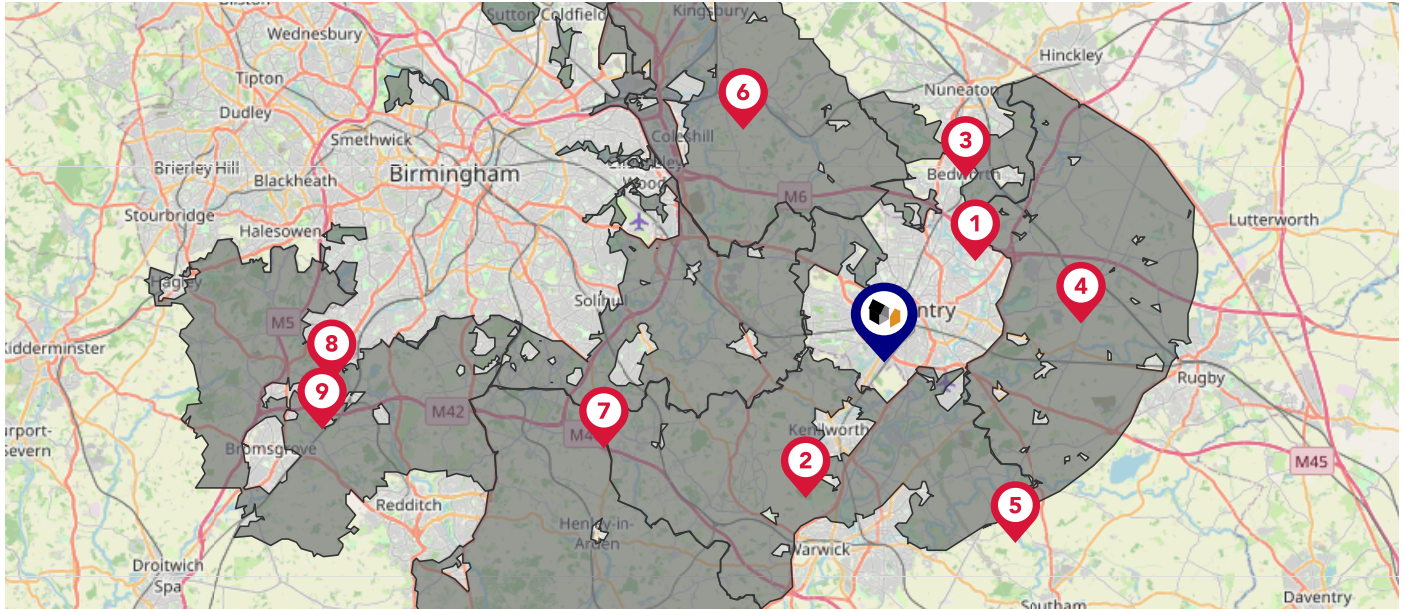


Maps

Green Belt



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



Nearby Green Belt Land

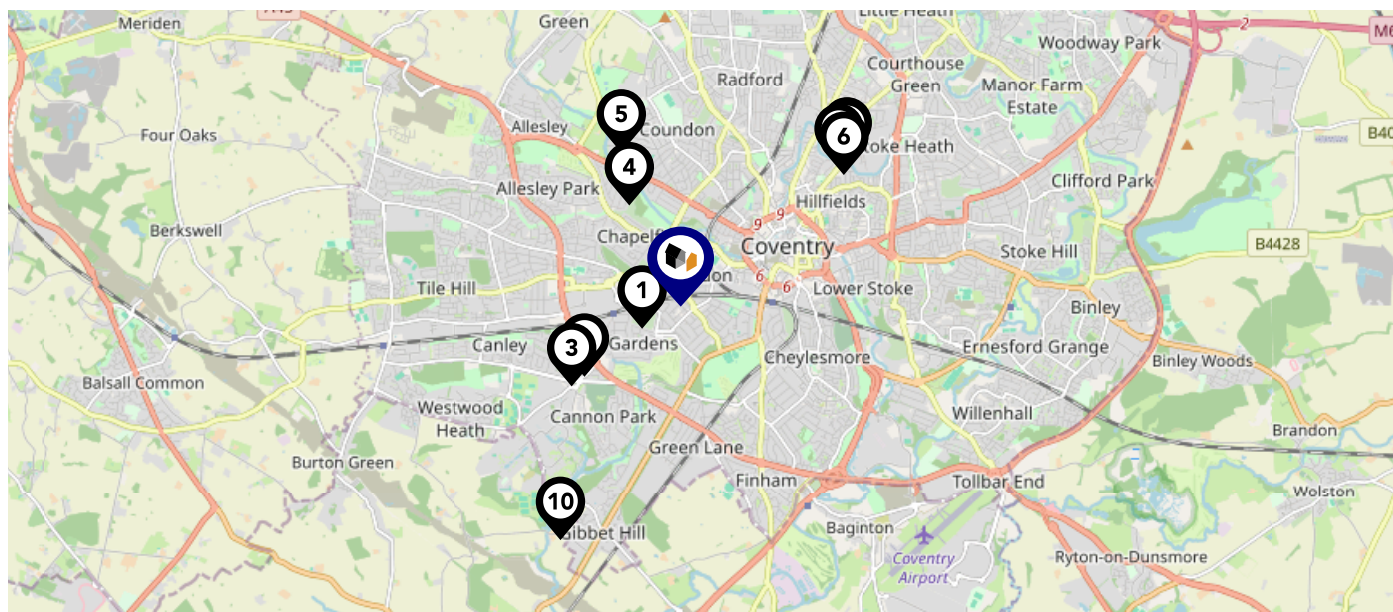
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

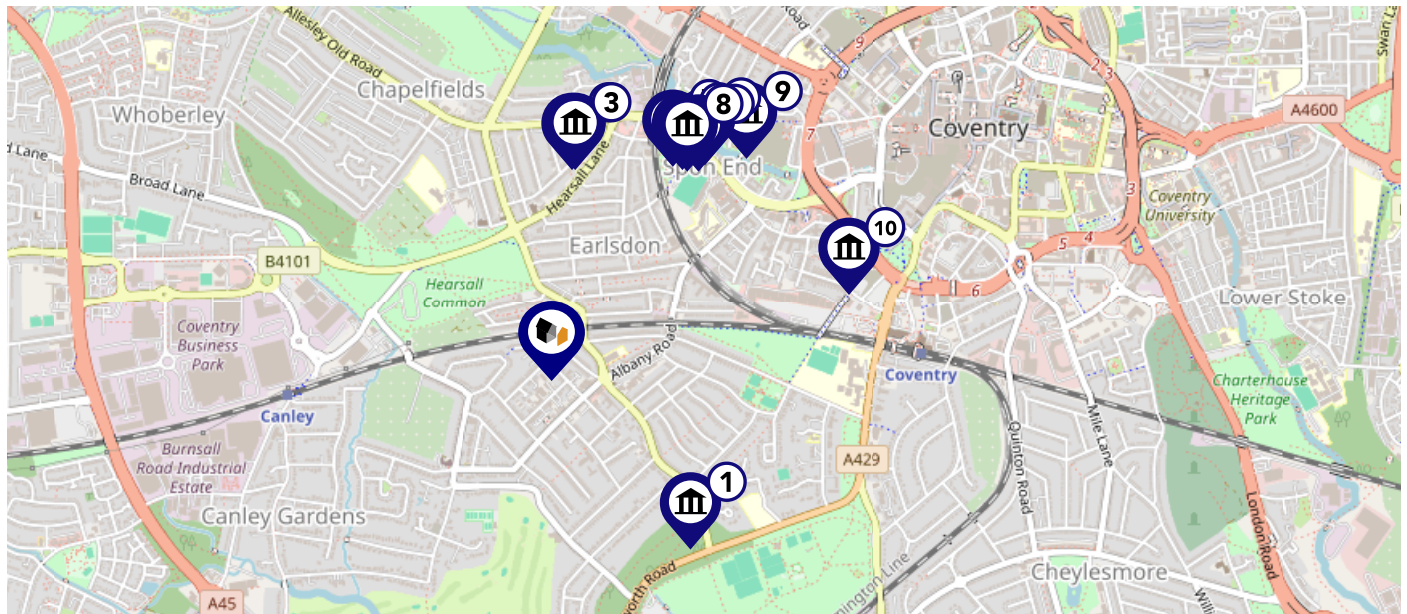
1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill
3	Prior Deram Park-Canley, Coventry	Historic Landfill
4	Holyhead Road-Coundon, Coventry	Historic Landfill
5	Coundon Social Club-Coundon, Coventry	Historic Landfill
6	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, 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	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill











Maps

Listed Buildings

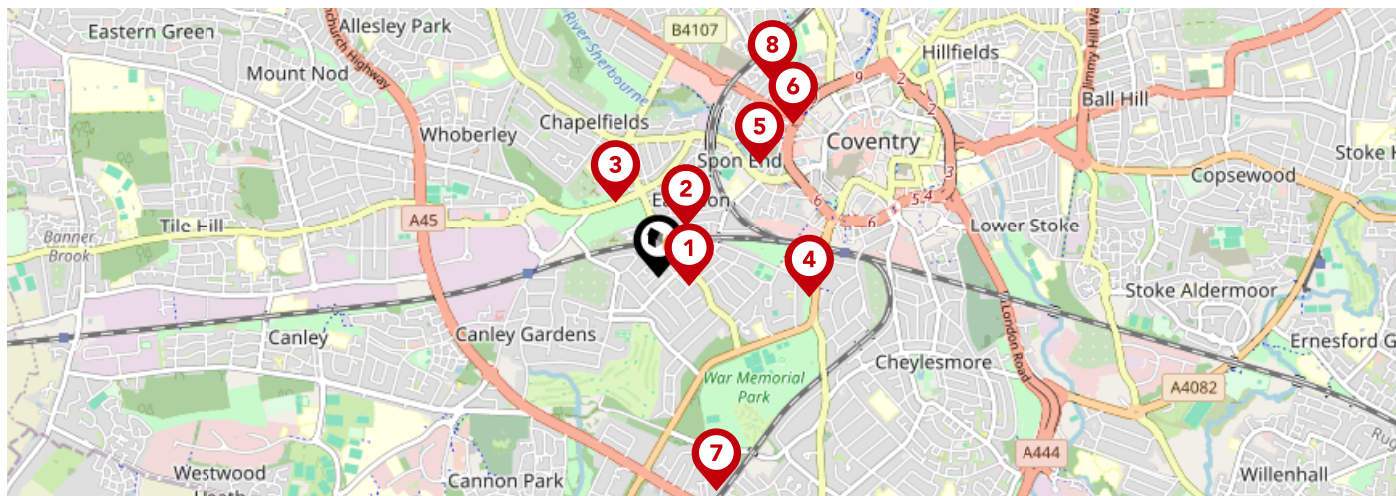


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



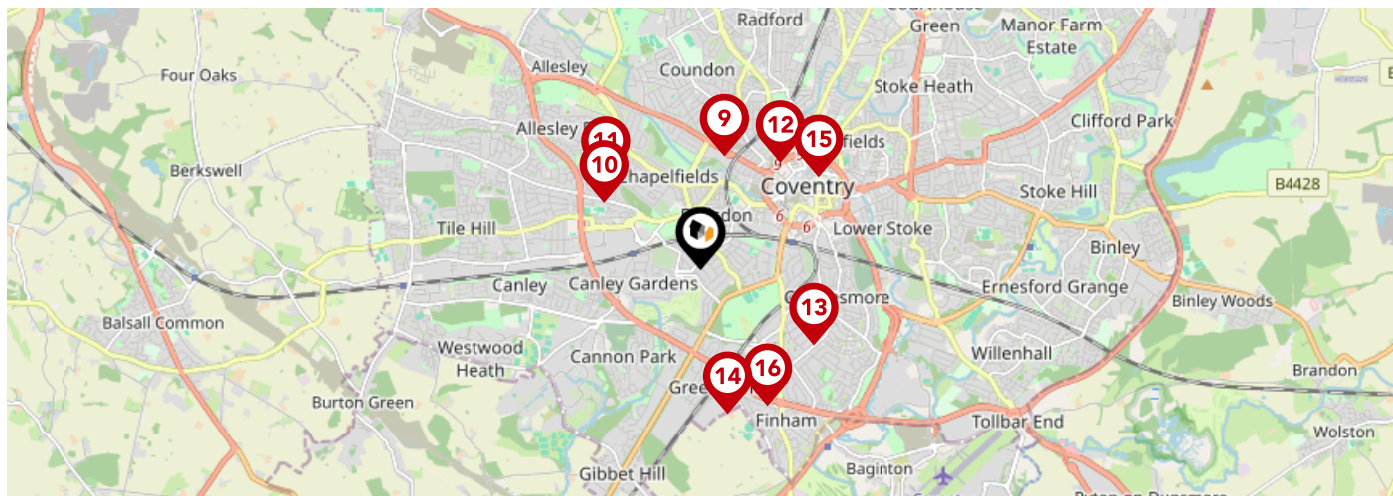
Listed Buildings in the local district	Grade	Distance
 1443610 - Earlsdon Drinking Fountain	Grade II	0.5 miles
 1076656 - 25-29, Allesley Old Road	Grade II	0.5 miles
 1076655 - 23, Allesley Old Road	Grade II	0.5 miles
 1342909 - Chapel Of St James And St Christopher	Grade II	0.6 miles
 1335864 - 107-110, Spon End	Grade II	0.6 miles
 1076603 - Spon Bridge	Grade II	0.6 miles
 1342946 - 97-100, Spon End	Grade II	0.6 miles
 1076600 - 111-116, Spon End	Grade II	0.6 miles
 1226523 - 119-123, Upper Spon Street	Grade II	0.7 miles
 1335851 - Baptist Chapel	Grade II	0.7 miles

Area Schools



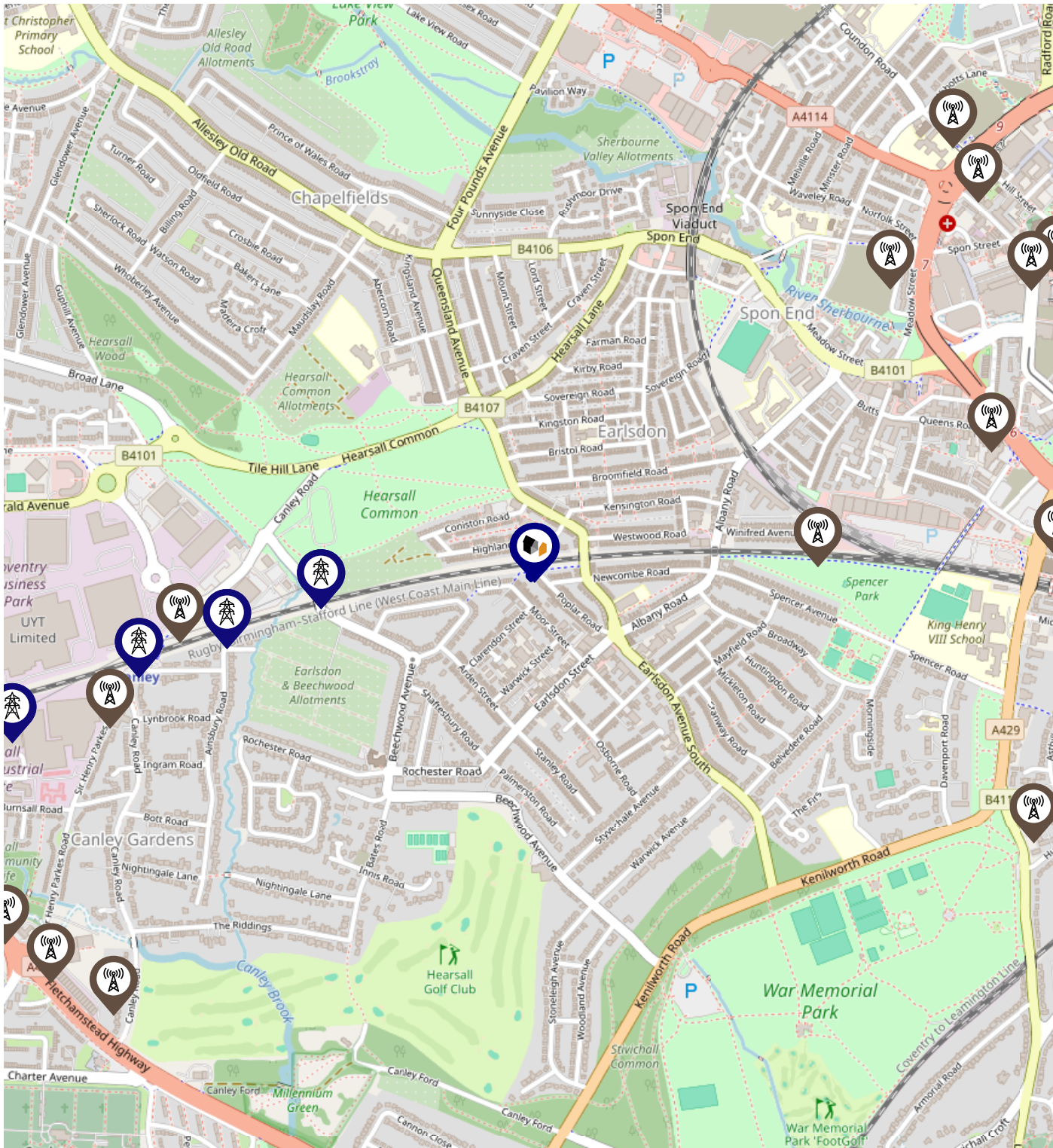
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:1.05</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.18</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.23</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.33</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.37</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.37</p>	<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

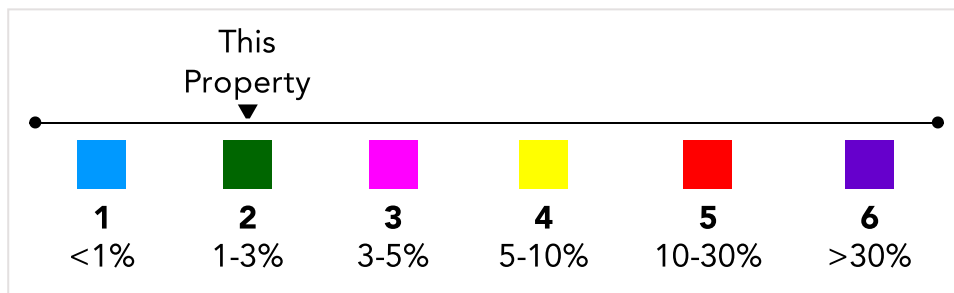
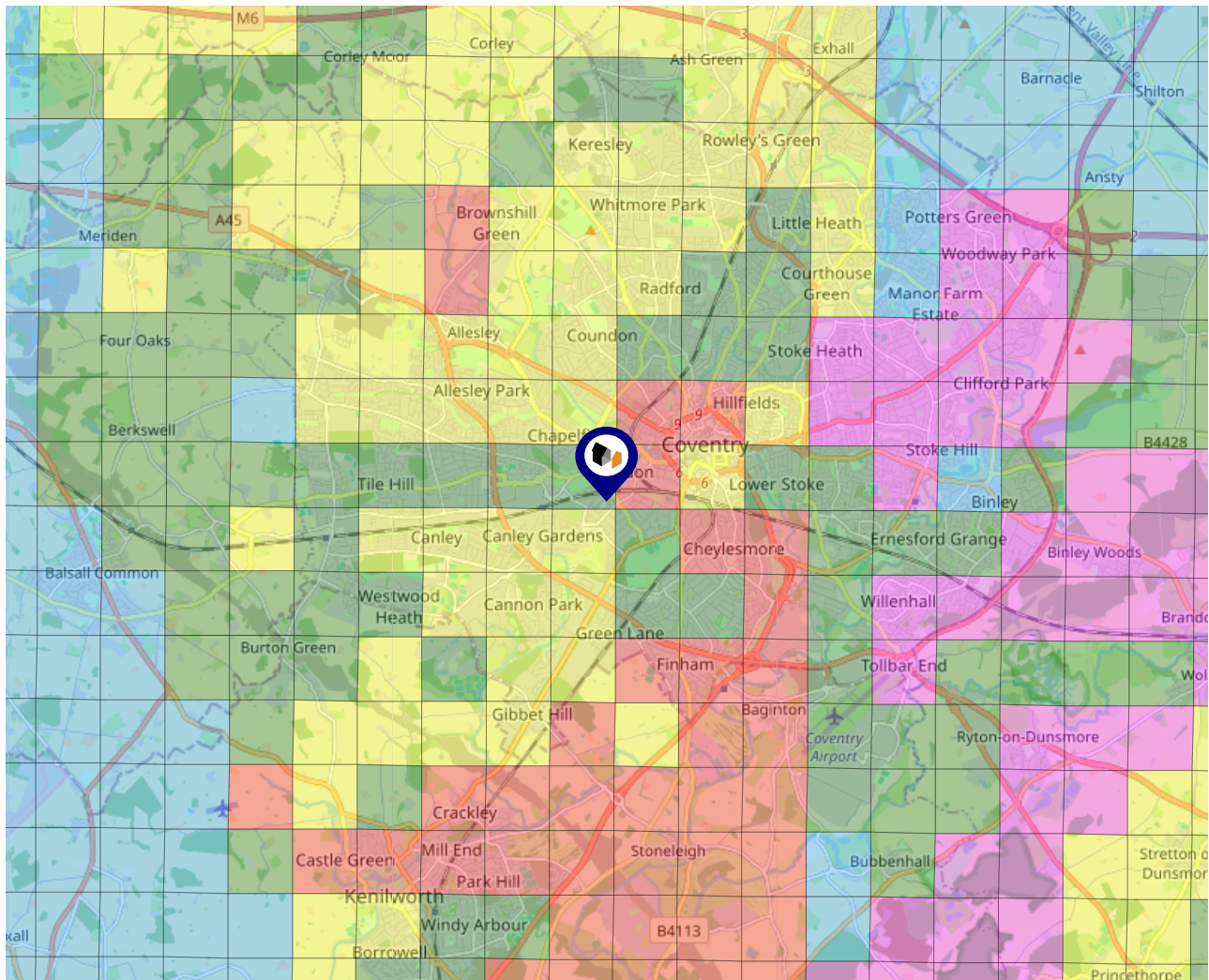
Environment

Radon Gas

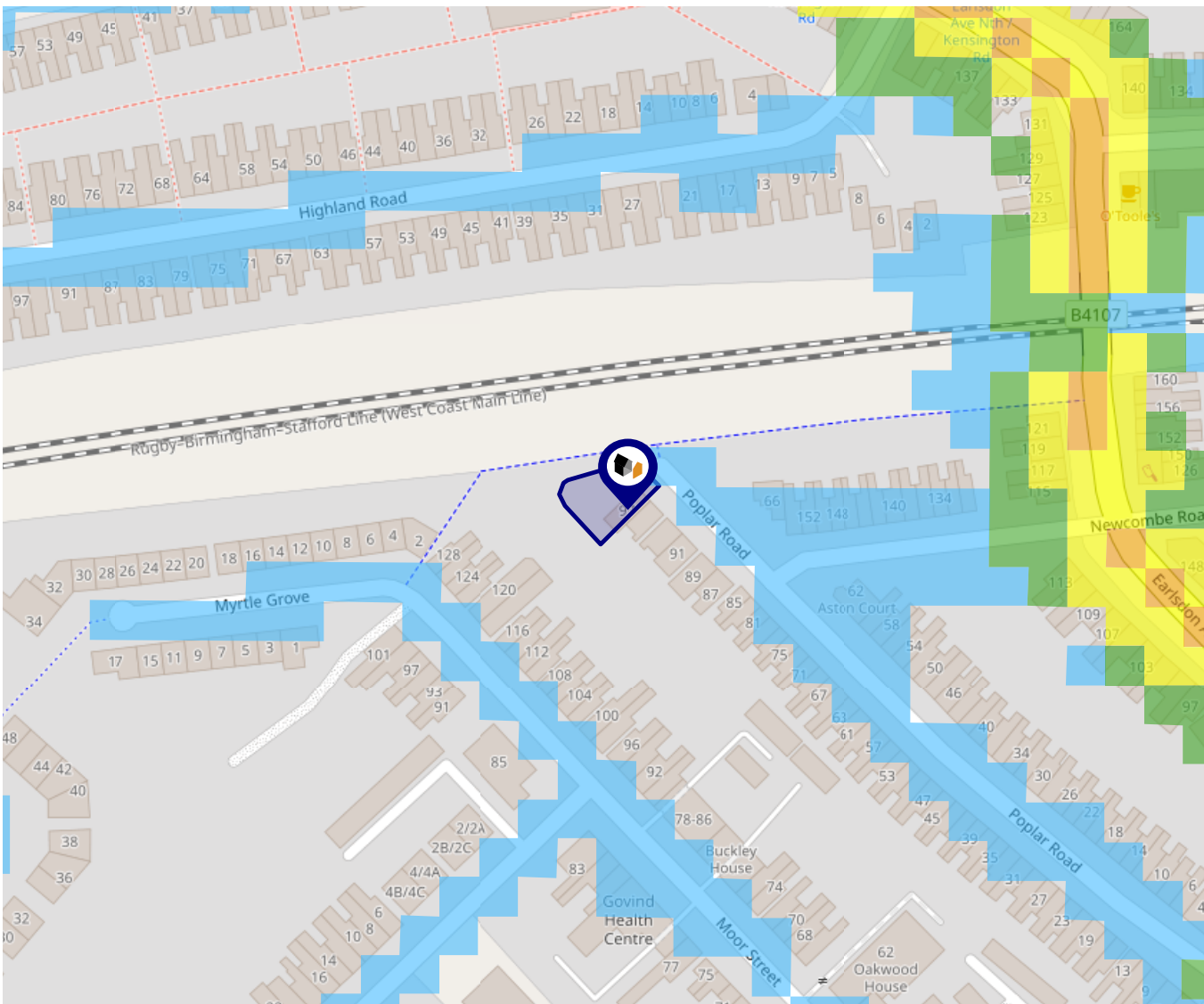


What is Radon?

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

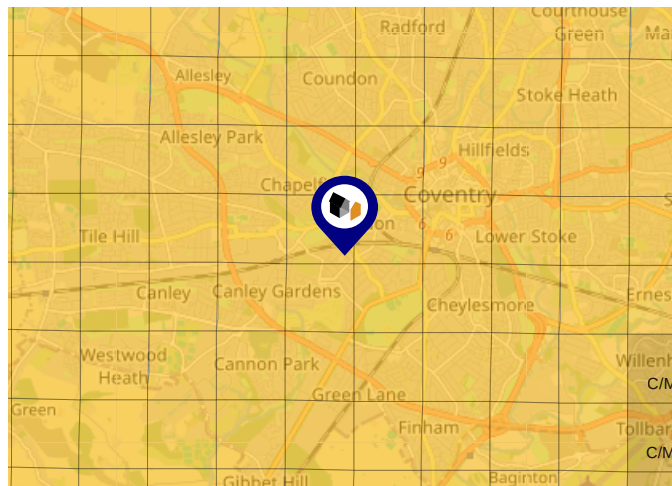


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

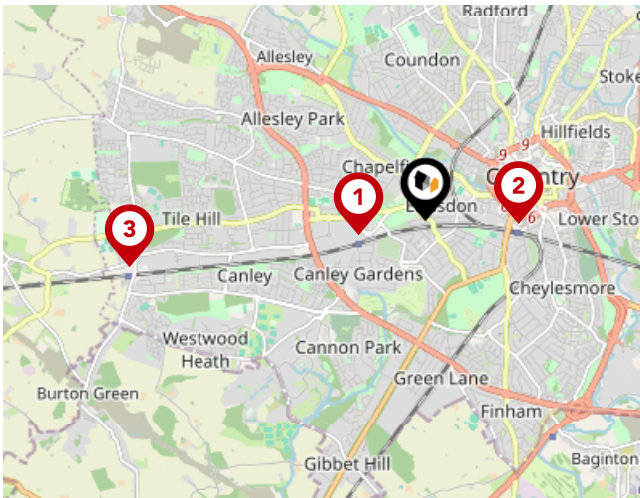


Primary Classifications (Most Common Clay Types)

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

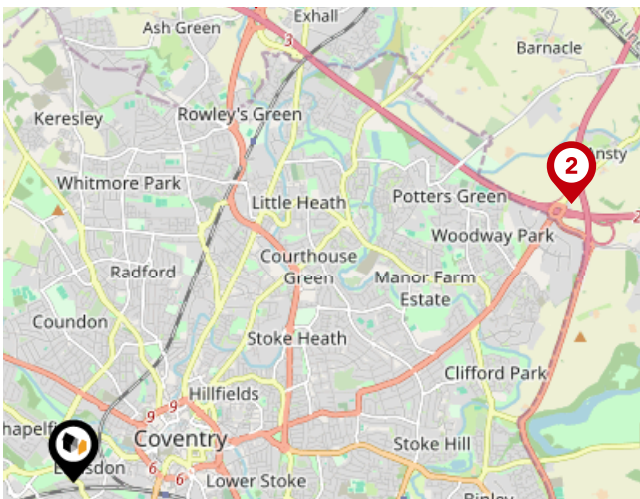
Area

Transport (National)



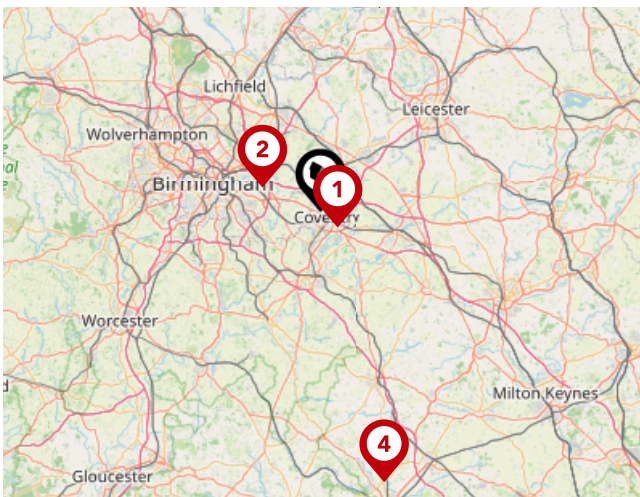
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.61 miles
2	Coventry Rail Station	0.84 miles
3	Tile Hill Rail Station	2.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.59 miles
2	M6 J2	5.17 miles
3	M40 J14	10.25 miles
4	M40 J15	10.33 miles
5	M6 J3A	8.2 miles



Airports/Helipads

Pin	Name	Distance
1	Baginton	3.38 miles
2	Birmingham Airport	9.09 miles
3	East Mids Airport	30.63 miles
4	Kidlington	40.42 miles

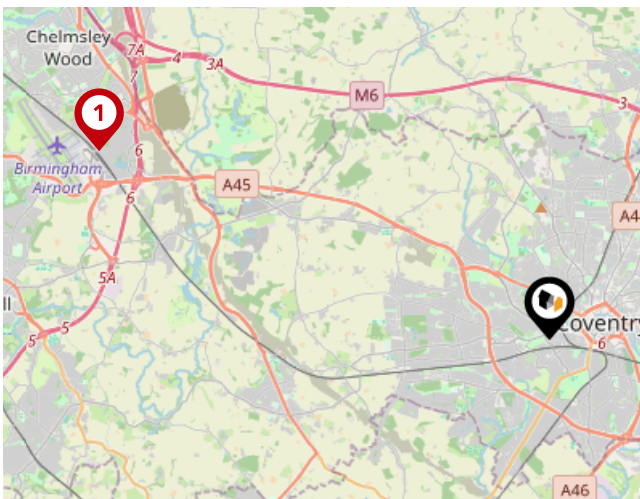
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Highland Road	0.09 miles
2	Highland Road	0.1 miles
3	Providence St	0.17 miles
4	Poplar Road	0.15 miles
5	Elsie Jones House	0.19 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.82 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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk

