



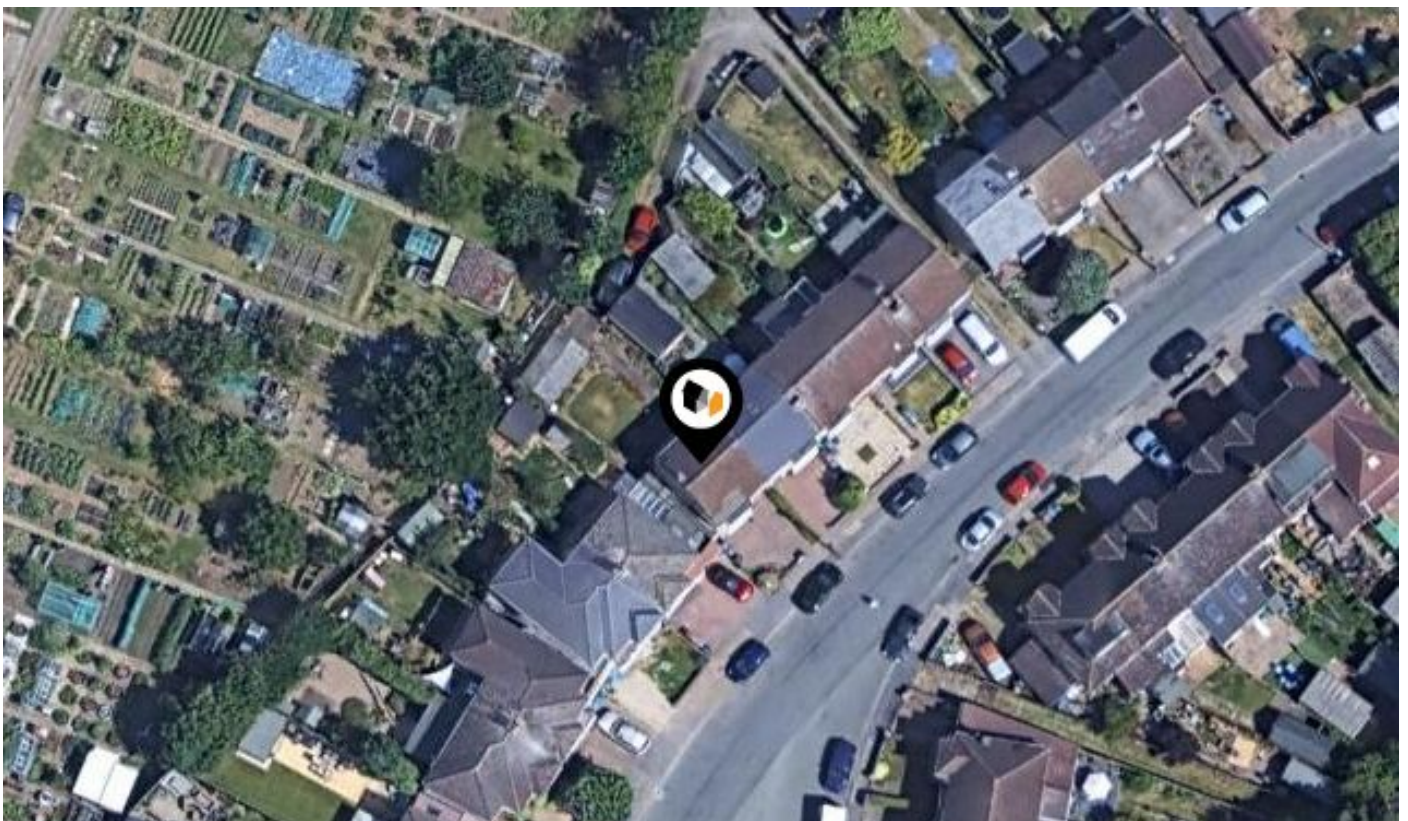
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 10th June 2026**



## OVERSLADE CRESCENT, COVENTRY, CV6

**Price Estimate :** £250,000

### 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



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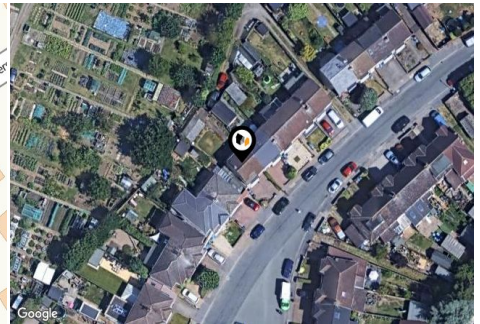
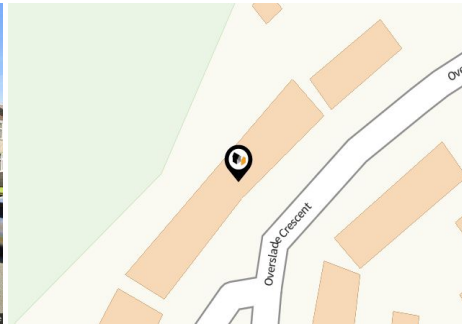
### Dear Buyers & Interested Parties

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

A spacious three bedroom end of terrace home  
Substantial, wide garden with garage & gated rear vehicular access  
Owned by the same family since first built  
Gas centrally heated & double glazed  
Through sitting dining room with doors to garden  
Kitchen with patio door to garden  
Modern first floor shower room  
EPC Rating, Total 1046 Sq.Ft or 97.2 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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

**Type:** Terraced  
**Bedrooms:** 3  
**Floor Area:** 1,046 ft<sup>2</sup> / 97 m<sup>2</sup>  
**Council Tax :** Band C  
**Annual Estimate:** £2,237

**Price Estimate:** £250,000

## Local Area

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

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

**9** mb/s

**1800** mb/s

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



**Satellite/Fibre TV Availability:**



# Market Sold in Street



<b>145, Overslade Crescent, Coventry, CV6 2AX</b>		Terraced House
Last Sold Date:	09/09/2020	
Last Sold Price:	£233,000	
<b>99, Overslade Crescent, Coventry, CV6 2AX</b>		Terraced House
Last Sold Date:	03/05/2018	
Last Sold Price:	£200,000	
<b>107, Overslade Crescent, Coventry, CV6 2AX</b>		Terraced House
Last Sold Date:	16/06/2017	27/05/1999
Last Sold Price:	£225,000	£64,950
<b>135, Overslade Crescent, Coventry, CV6 2AX</b>		Terraced House
Last Sold Date:	14/10/2016	
Last Sold Price:	£145,000	
<b>103, Overslade Crescent, Coventry, CV6 2AX</b>		Terraced House
Last Sold Date:	10/12/2015	20/12/2013
Last Sold Price:	£188,000	£150,000
<b>137, Overslade Crescent, Coventry, CV6 2AX</b>		Terraced House
Last Sold Date:	22/05/2015	28/05/2010
Last Sold Price:	£160,000	£132,500
<b>115, Overslade Crescent, Coventry, CV6 2AX</b>		Terraced House
Last Sold Date:	09/04/2014	
Last Sold Price:	£139,950	
<b>133, Overslade Crescent, Coventry, CV6 2AX</b>		Terraced House
Last Sold Date:	28/02/2014	
Last Sold Price:	£135,000	
<b>109, Overslade Crescent, Coventry, CV6 2AX</b>		Terraced House
Last Sold Date:	06/12/2013	
Last Sold Price:	£137,000	
<b>91, Overslade Crescent, Coventry, CV6 2AX</b>		Terraced House
Last Sold Date:	11/05/2007	04/06/1999
Last Sold Price:	£160,000	£57,000
<b>125, Overslade Crescent, Coventry, CV6 2AX</b>		Semi-detached House
Last Sold Date:	15/03/2007	
Last Sold Price:	£159,995	
<b>121, Overslade Crescent, Coventry, CV6 2AX</b>		Semi-detached House
Last Sold Date:	09/02/2007	08/05/1998
Last Sold Price:	£205,000	£63,500

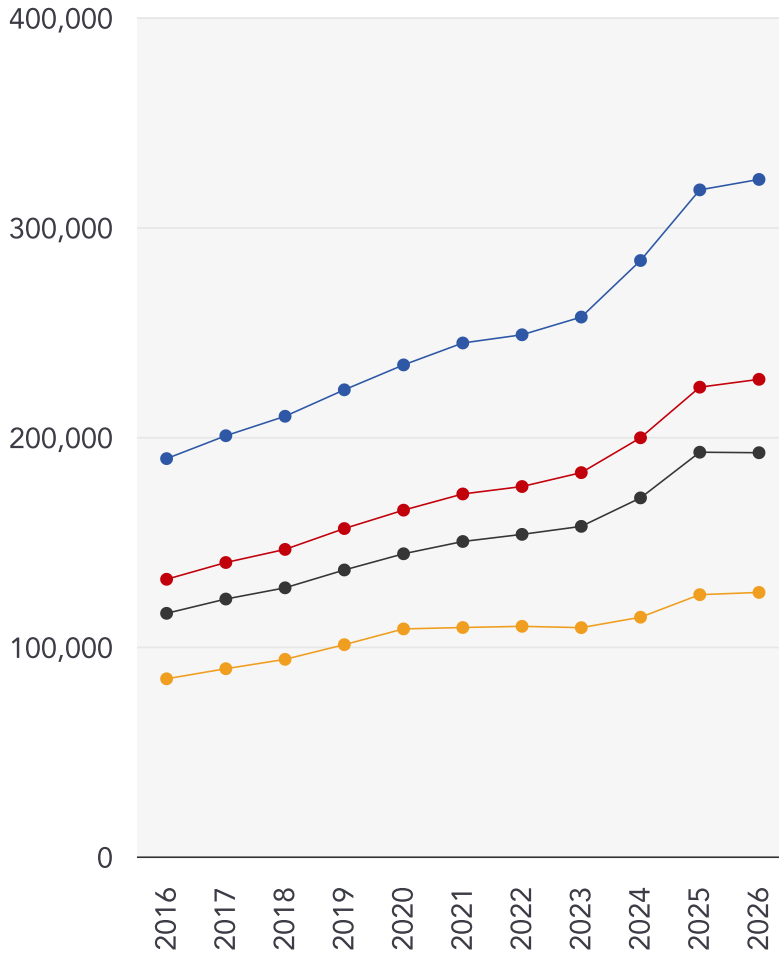
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

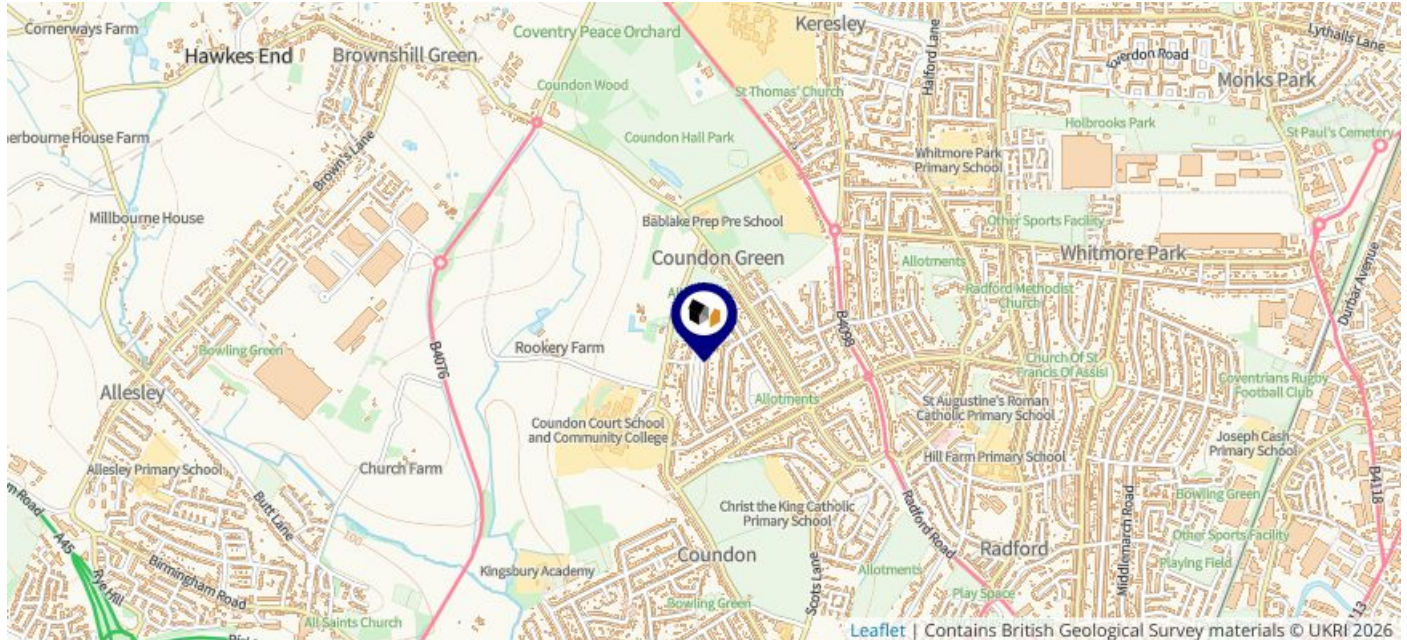
**+48.62%**

# 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.

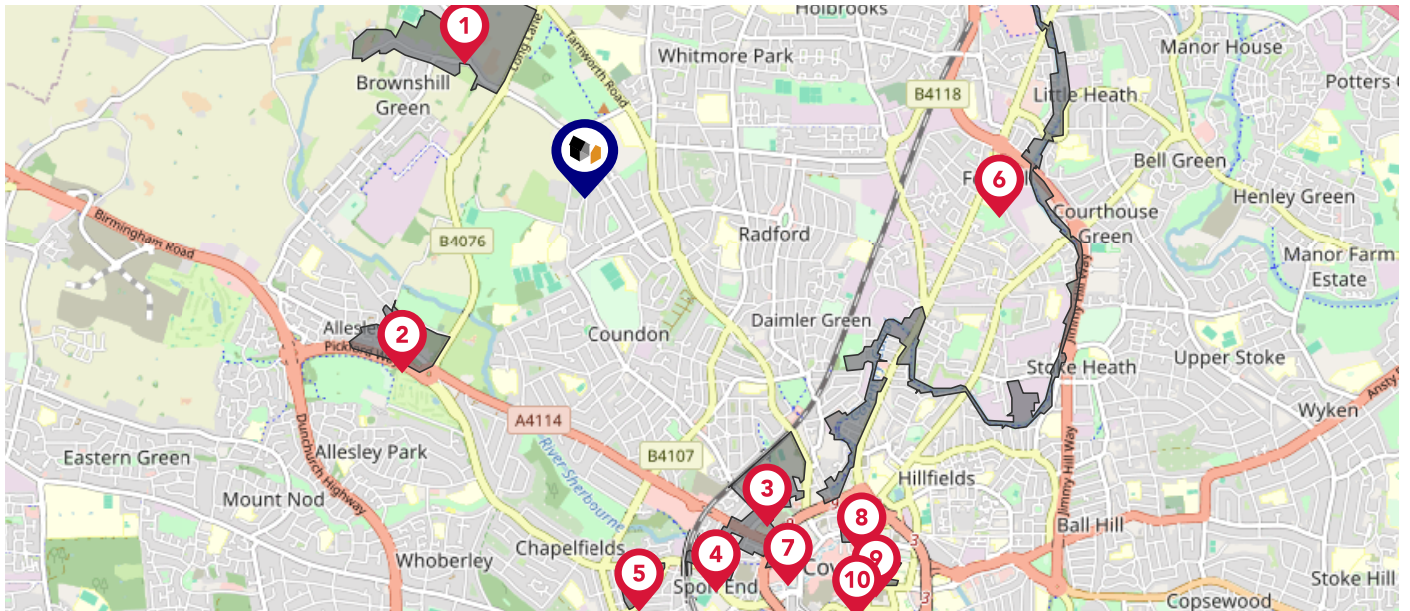
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

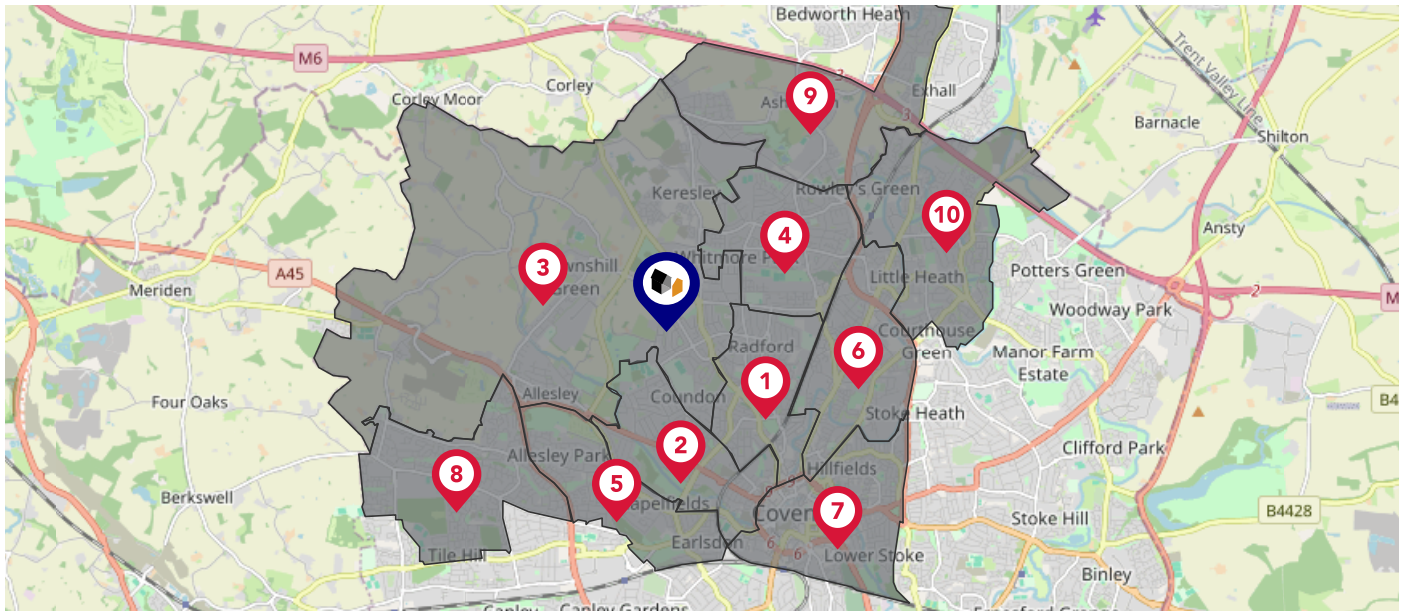
- 1 Brownhill Green
- 2 Allesley Village
- 3 Naul's Mill
- 4 Spon End
- 5 Chapelfields
- 6 Coventry Canal
- 7 Spon Street
- 8 Lady Herbert's Garden
- 9 Hill Top and Cathedral
- 10 High Street

# Maps

## Council Wards



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



### Nearby Council Wards

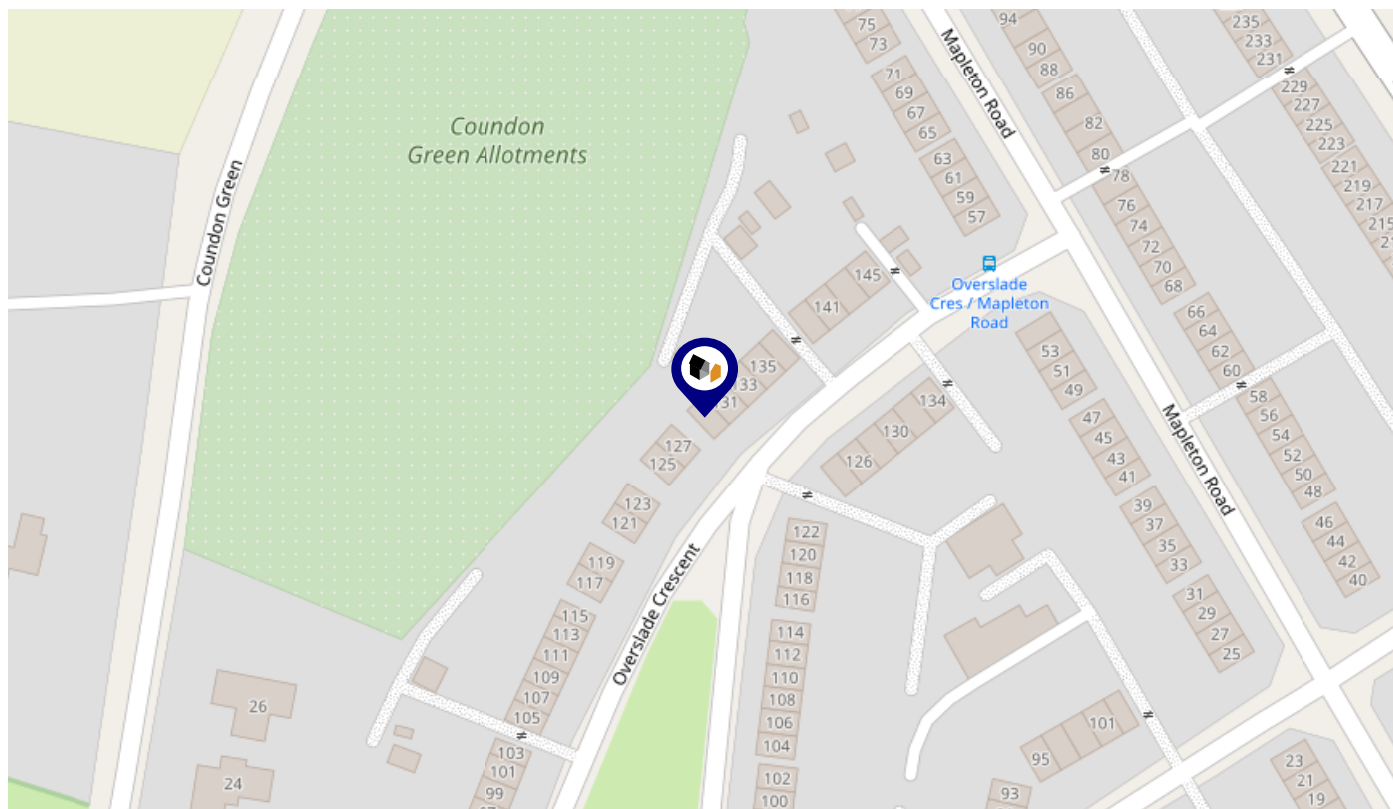
- 1 Radford Ward
- 2 Sherbourne Ward
- 3 Bablake Ward
- 4 Holbrook Ward
- 5 Whoberley Ward
- 6 Foleshill Ward
- 7 St. Michael's Ward
- 8 Woodlands Ward
- 9 Exhall Ward
- 10 Longford Ward

# 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:

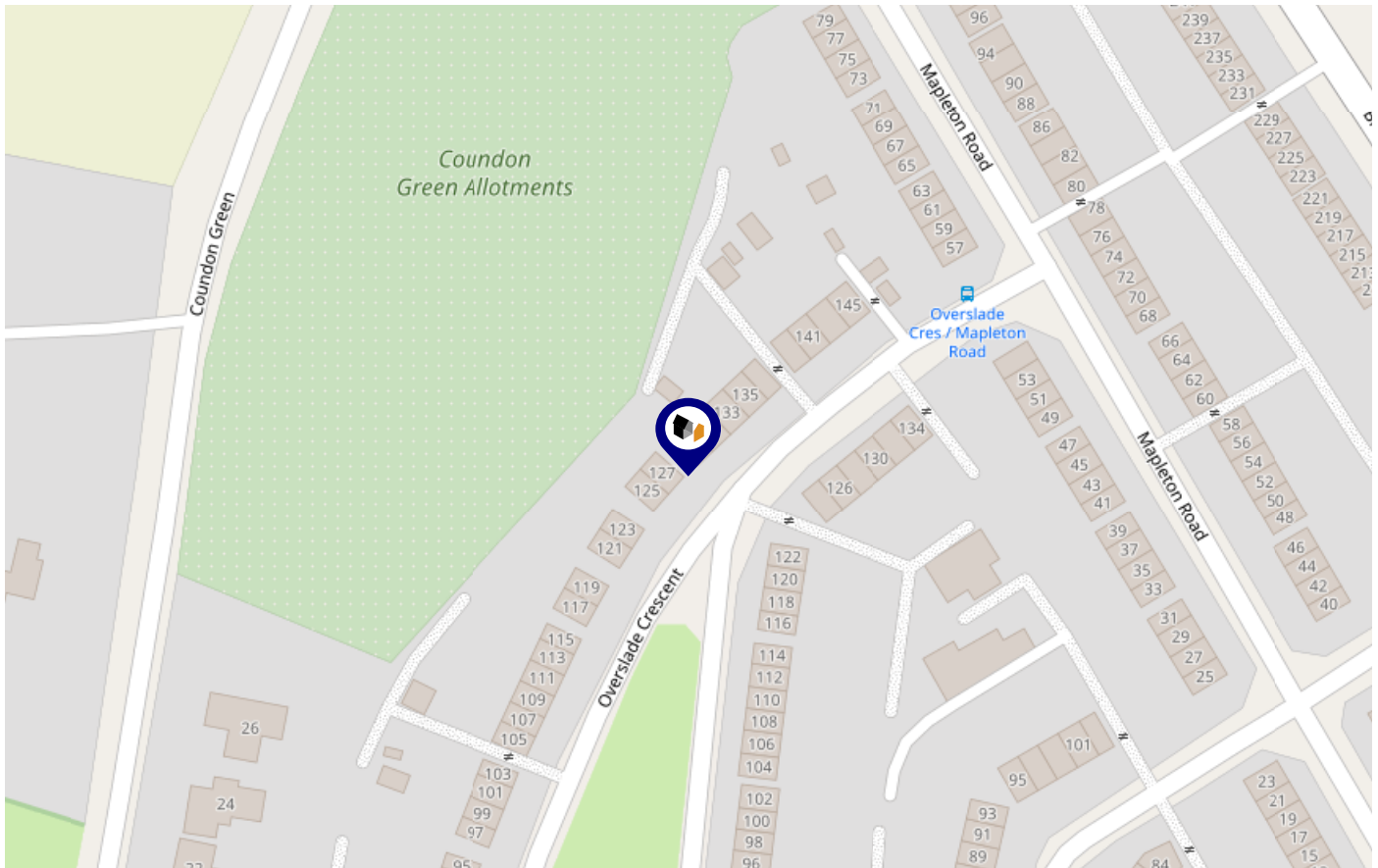
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

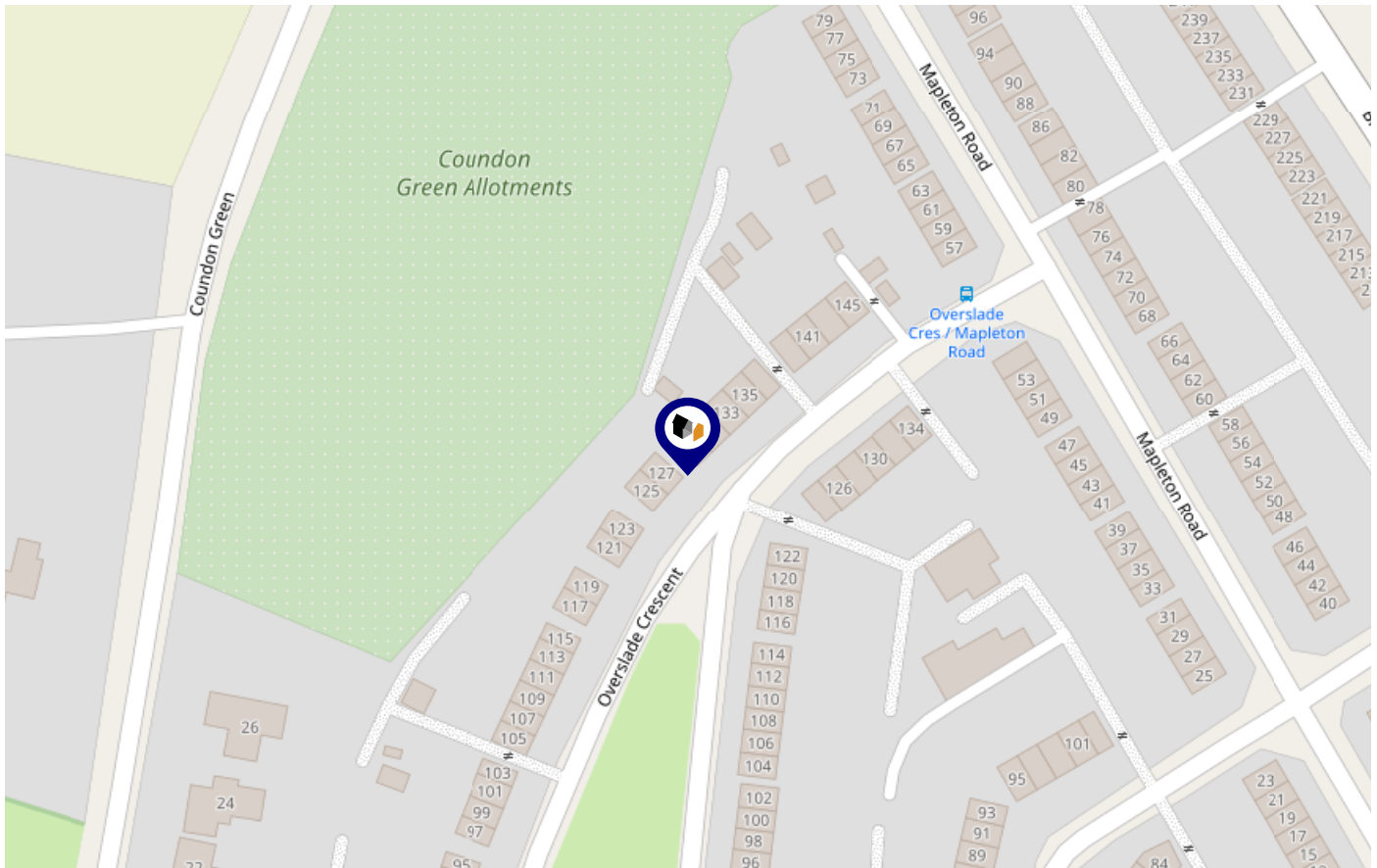


# Flood Risk

## 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:

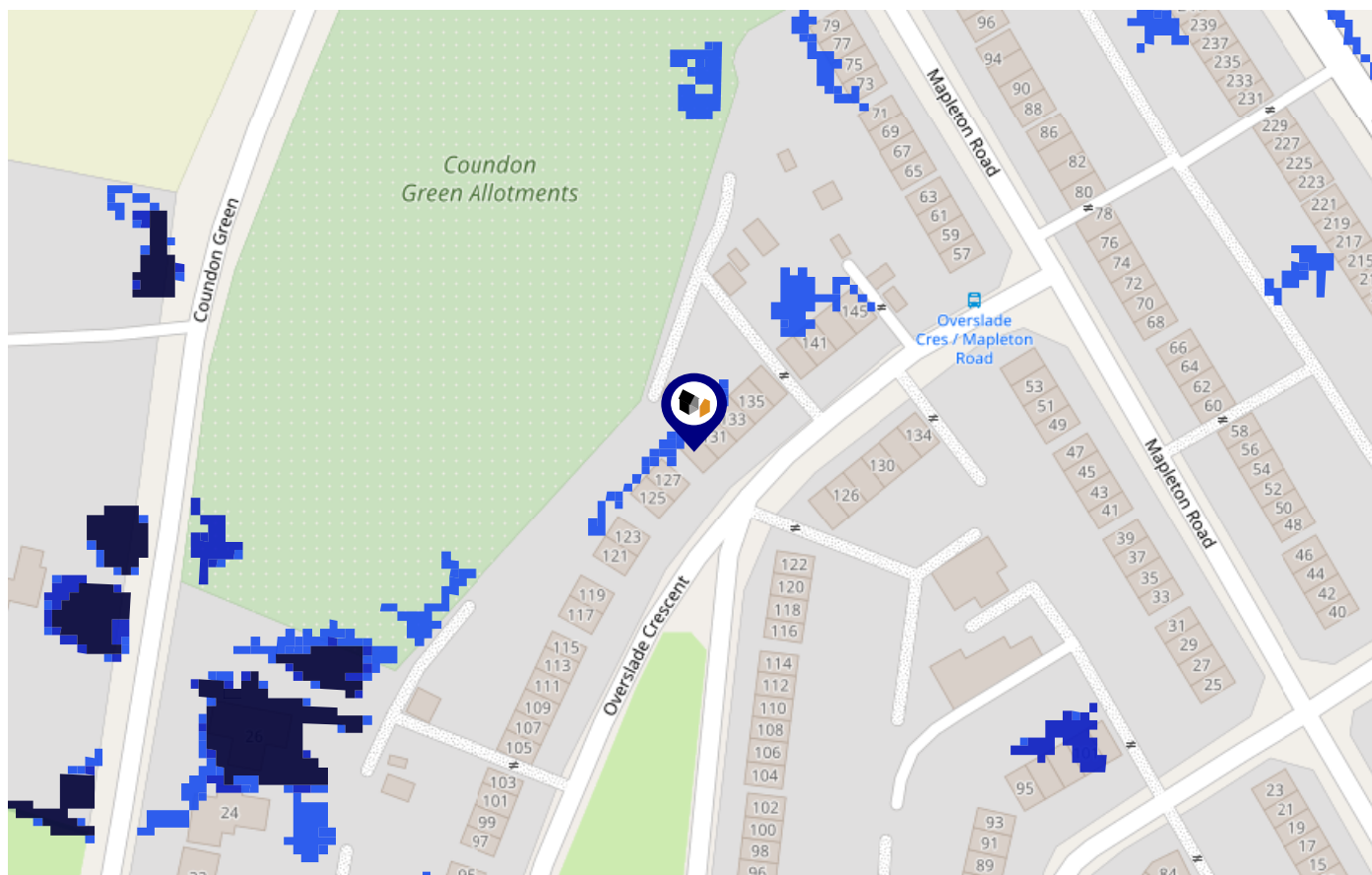


# Flood Risk

## 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.

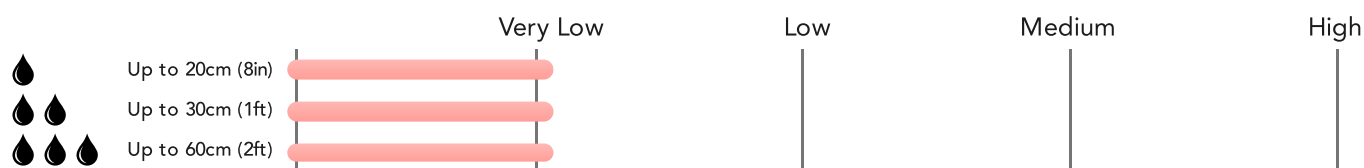


**Risk Rating: Very low**

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.

- 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:

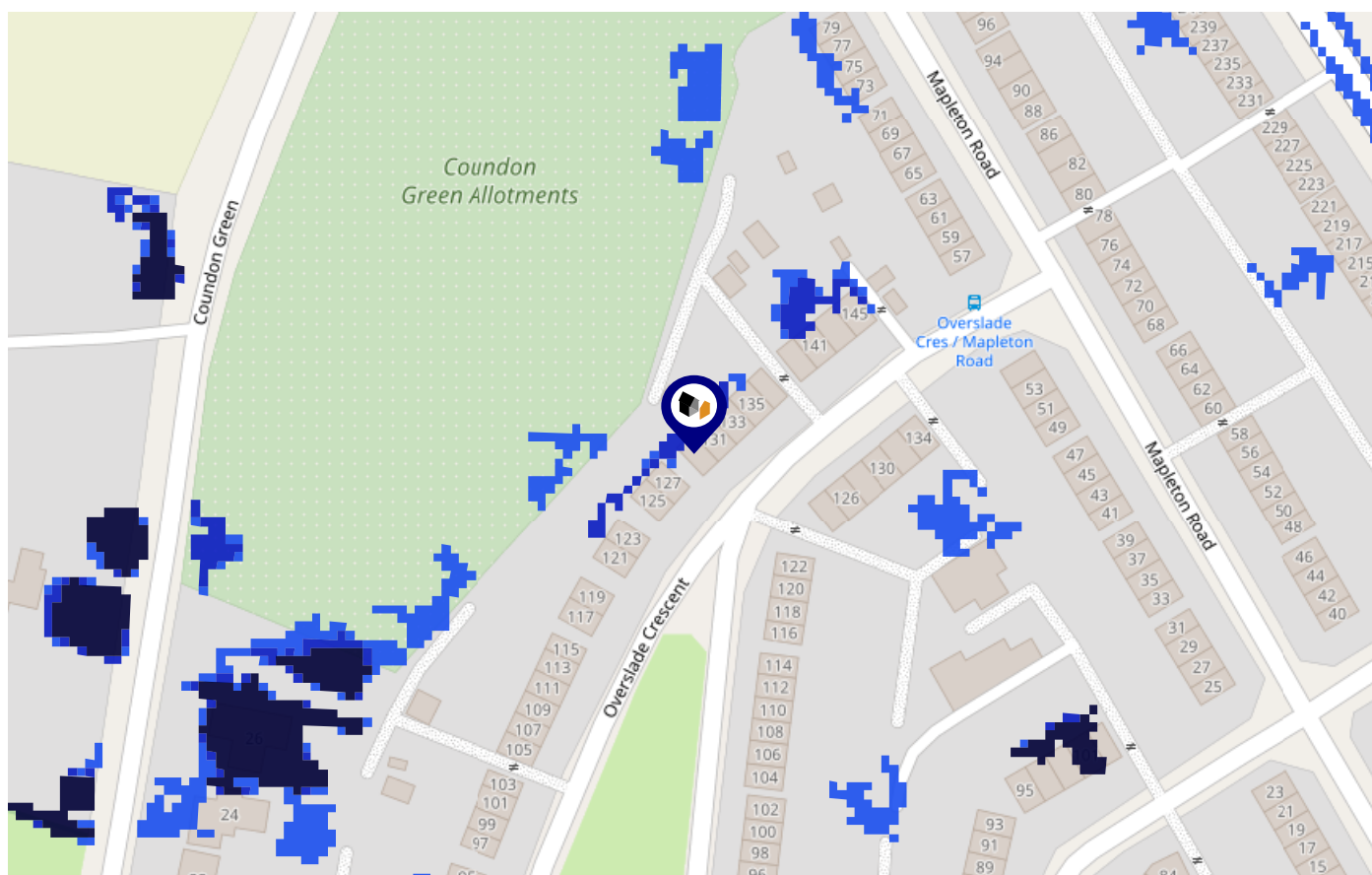


# Flood Risk

## Surface Water - 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.

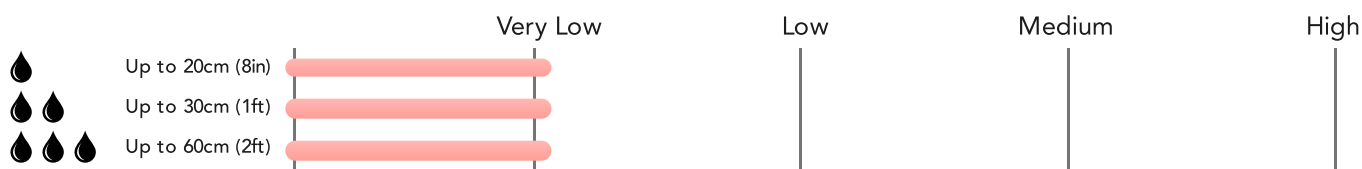


Risk Rating: Very low

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:

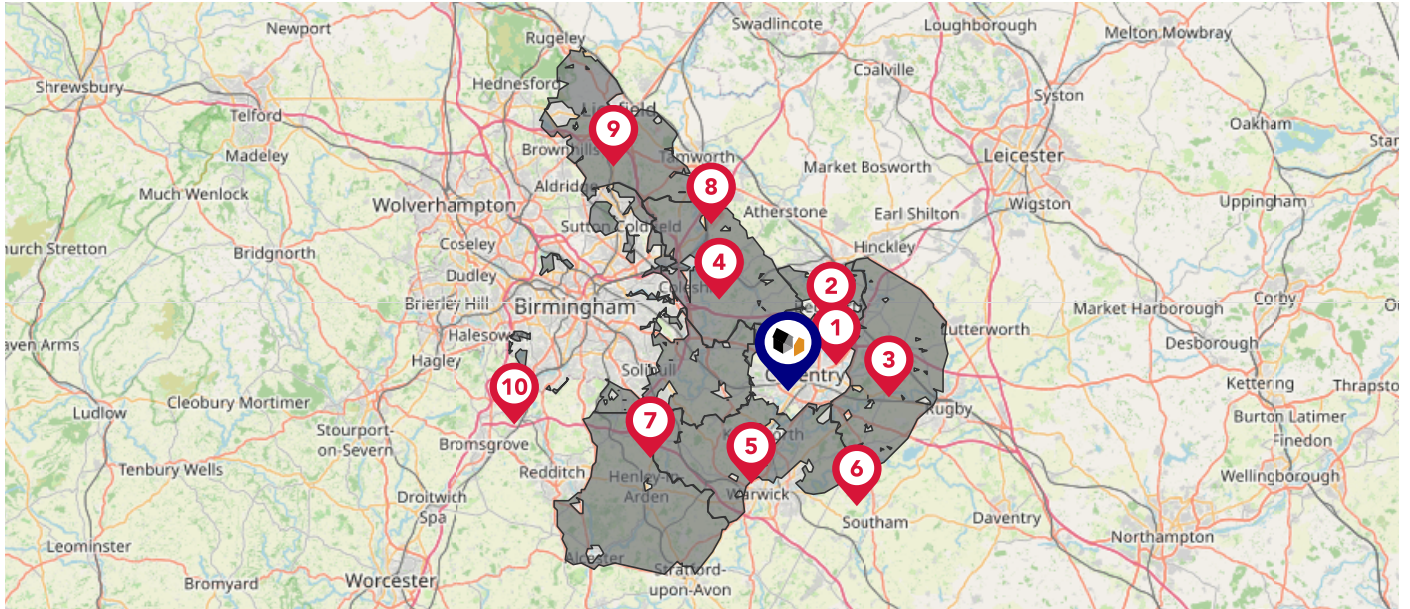


# Maps

## Green Belt



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



### Nearby Green Belt Land

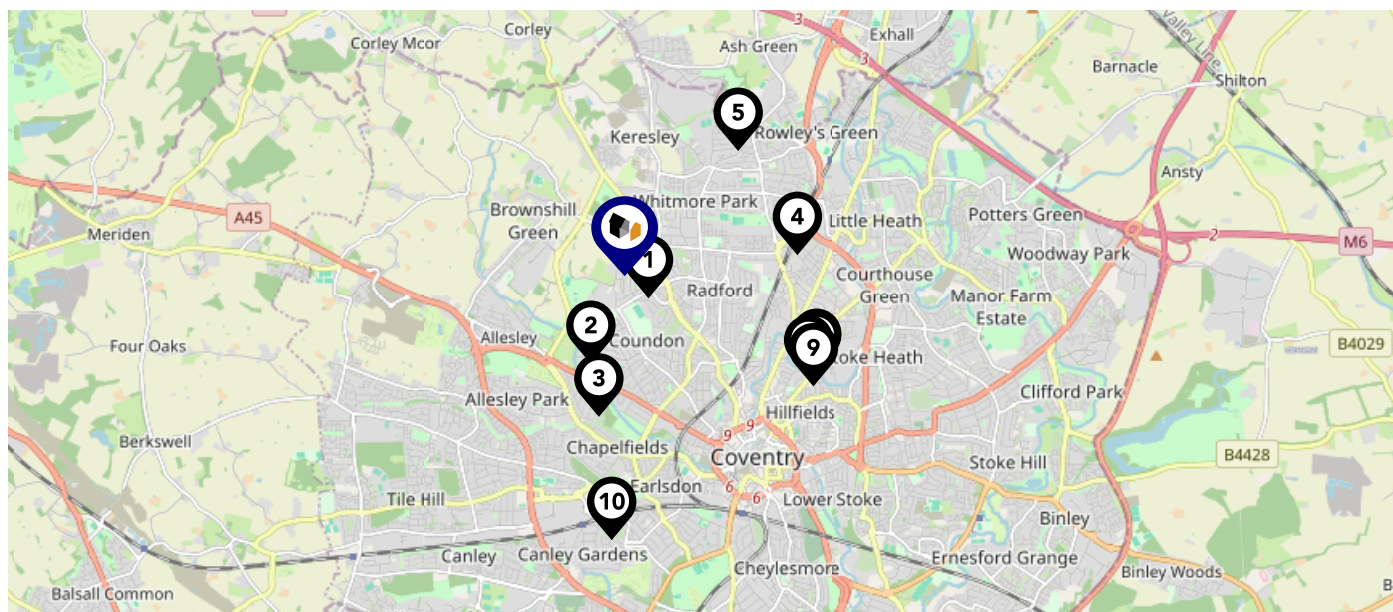
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - North Warwickshire
- 5 Birmingham Green Belt - Warwick
- 6 Birmingham Green Belt - Stratford-on-Avon
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

# Maps

## Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

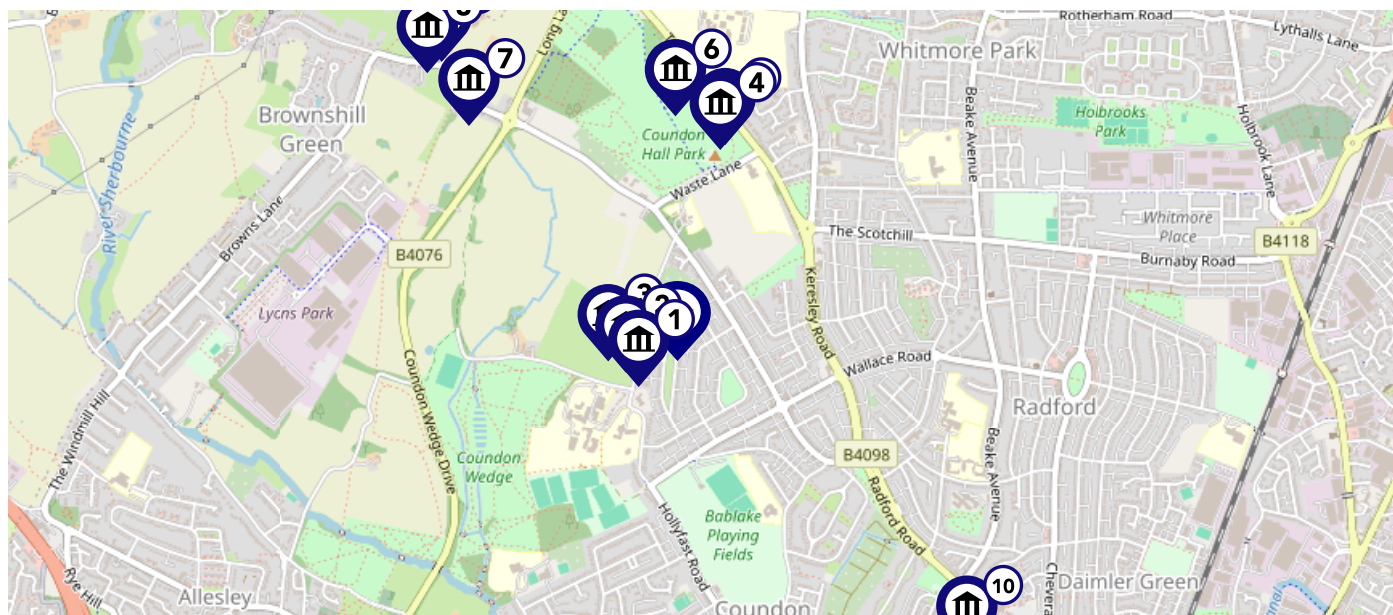
<b>1</b>	Kelmscote Road-Coudon, Coventry	Historic Landfill
<b>2</b>	Coundon Social Club-Coundon, Coventry	Historic Landfill
<b>3</b>	Holyhead Road-Coundon, Coventry	Historic Landfill
<b>4</b>	Railway Sidings-Three Spines Bridge	Historic Landfill
<b>5</b>	Bladberry Lane Tip-Holbrooks, Coventry	Historic Landfill
<b>6</b>	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
<b>7</b>	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
<b>8</b>	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
<b>9</b>	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
<b>10</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill











# Maps

## Listed Buildings

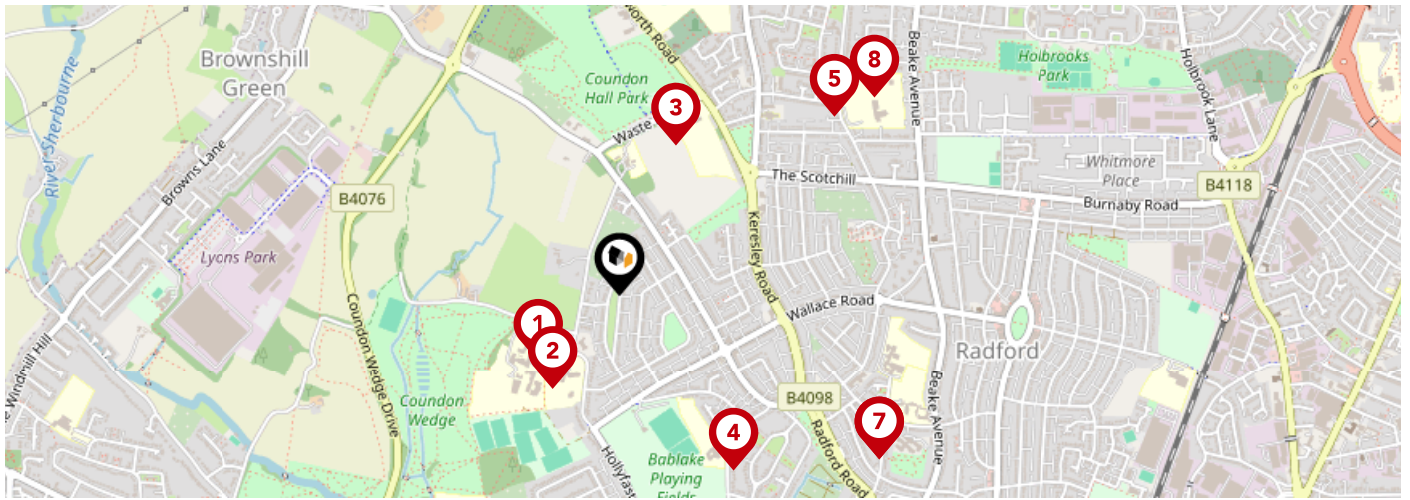


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



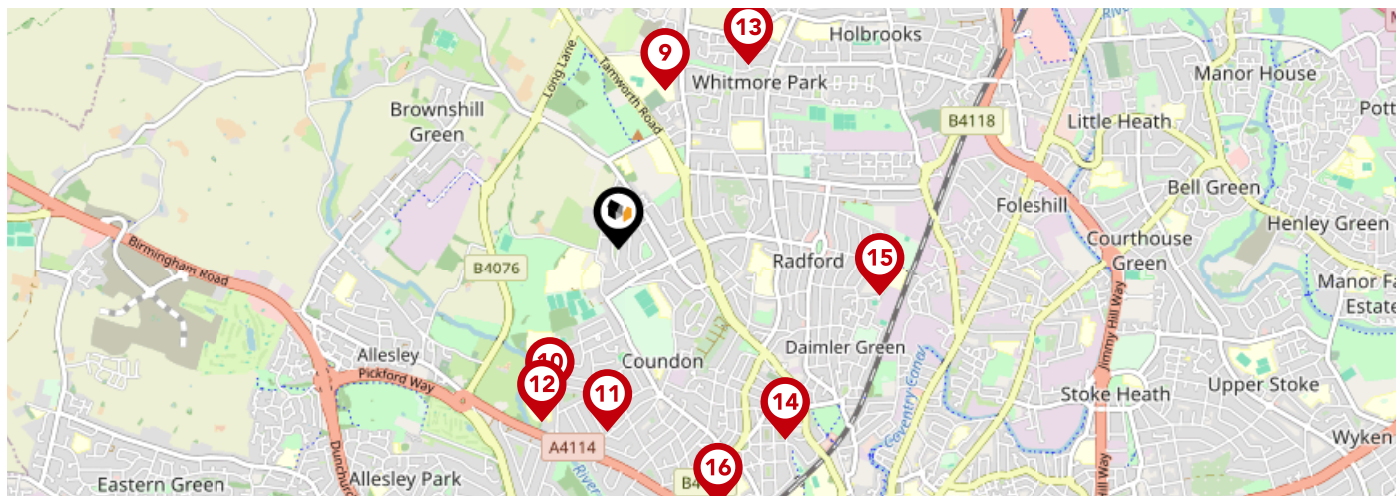
Listed Buildings in the local district	Grade	Distance
 1342925 - Four Winds	Grade II	0.1 miles
 1076641 - Alverston Cottage	Grade II	0.1 miles
 1320305 - Coundon Lodge	Grade II	0.1 miles
 1434931 - Keresley War Memorial	Grade II	0.5 miles
 1076609 - Church Of St Thomas	Grade II	0.5 miles
 1104876 - Coundon Hall (the Old Hall Inn)	Grade II	0.6 miles
 1076571 - Birch Tree Farmhouse	Grade II	0.7 miles
 1342932 - 112, Wall Hill Road	Grade II	0.9 miles
 1076572 - 110, Wall Hill Road	Grade II	0.9 miles
 1437712 - Radford St Nicholas War Memorial	Grade II	0.9 miles

# Area Schools



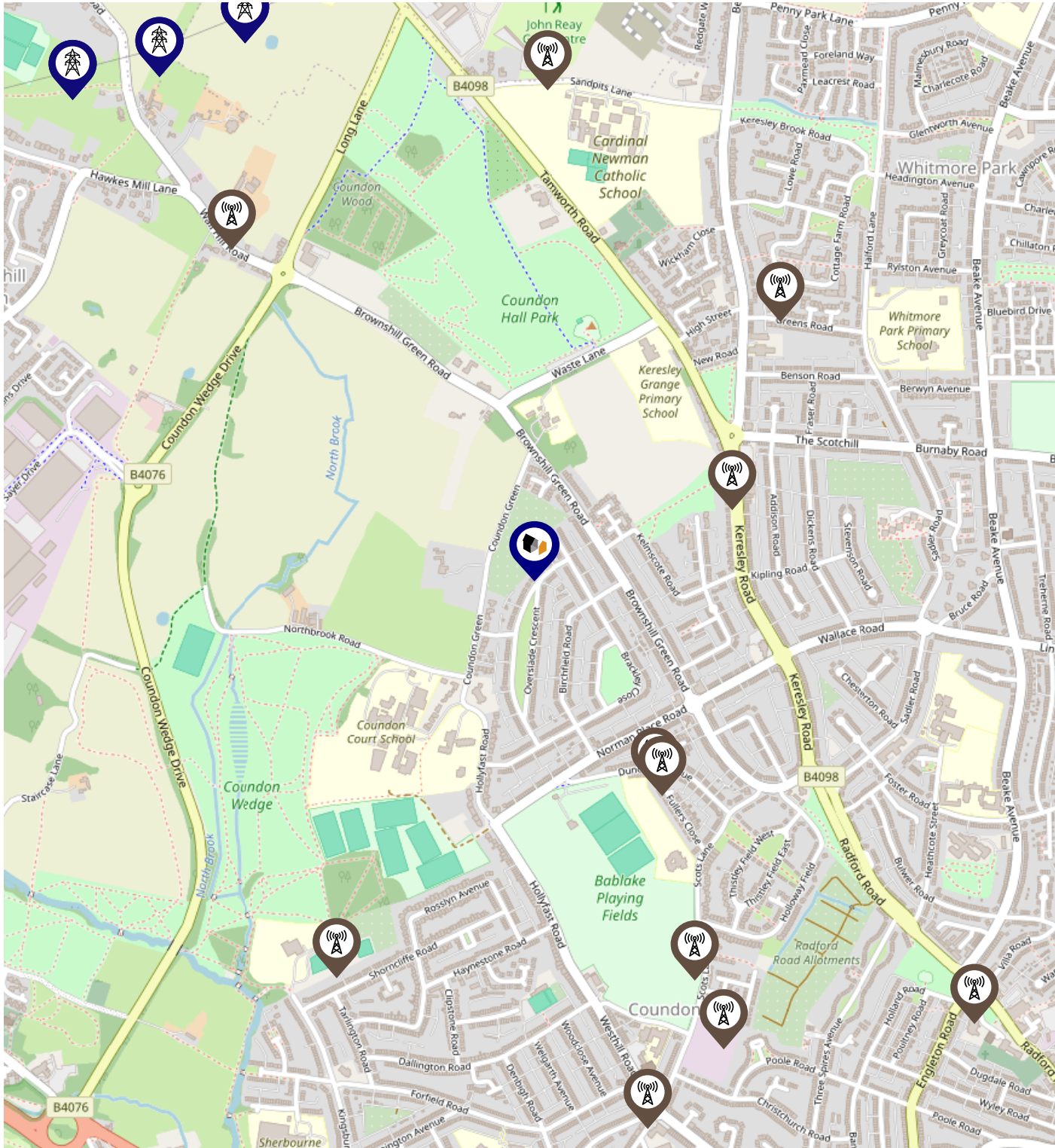
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Coundon Court</b> Ofsted Rating: Requires improvement   Pupils: 1919   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hollyfast Primary School</b> Ofsted Rating: Good   Pupils: 656   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Keresley Grange Primary School</b> Ofsted Rating: Good   Pupils: 307   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitmore Park Primary School</b> Ofsted Rating: Good   Pupils: 681   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hill Farm Academy</b> Ofsted Rating: Good   Pupils: 478   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hospital Education Service</b> Ofsted Rating: Good   Pupils: 2   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





	Nursery	Primary	Secondary	College	Private
<b>9</b> <b>Cardinal Newman Catholic School</b> Ofsted Rating: Good   Pupils: 1481   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b> <b>Kingsbury Academy</b> Ofsted Rating: Requires improvement   Pupils: 99   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b> <b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b> <b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b> <b>Holy Family Catholic Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b> <b>Radford Primary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b> <b>Joseph Cash Primary School</b> Ofsted Rating: Good   Pupils: 486   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b> <b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

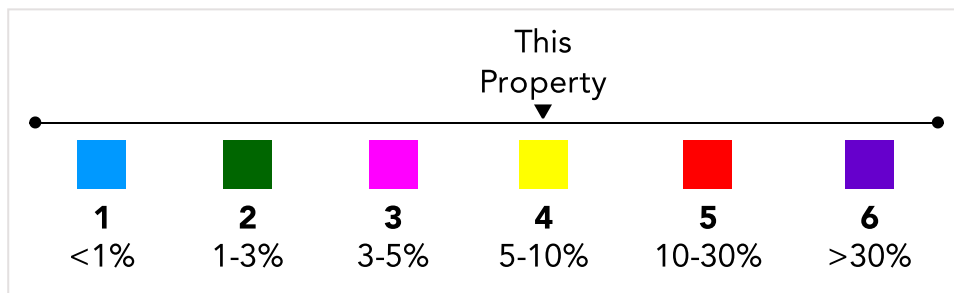
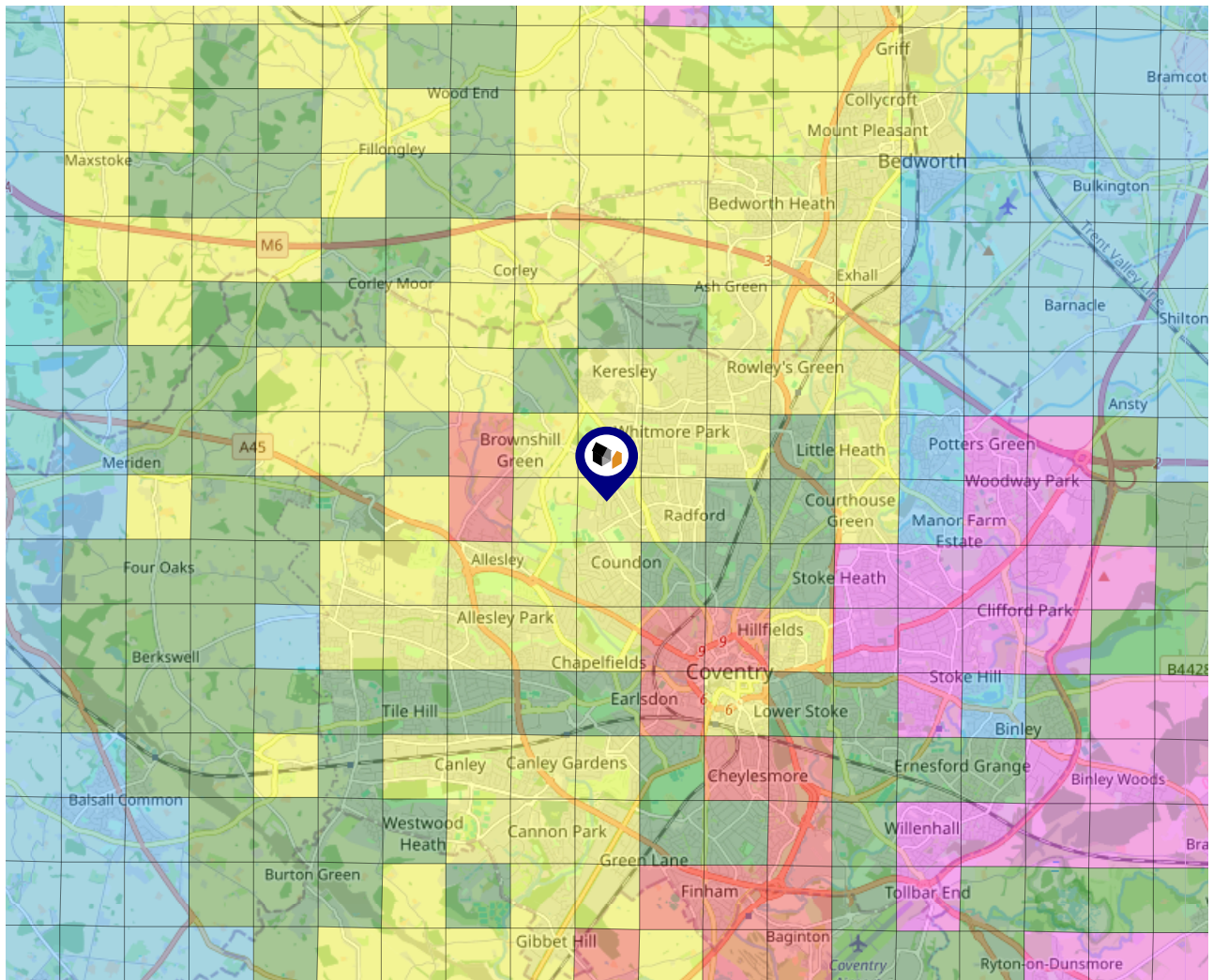
# Environment

## Radon Gas

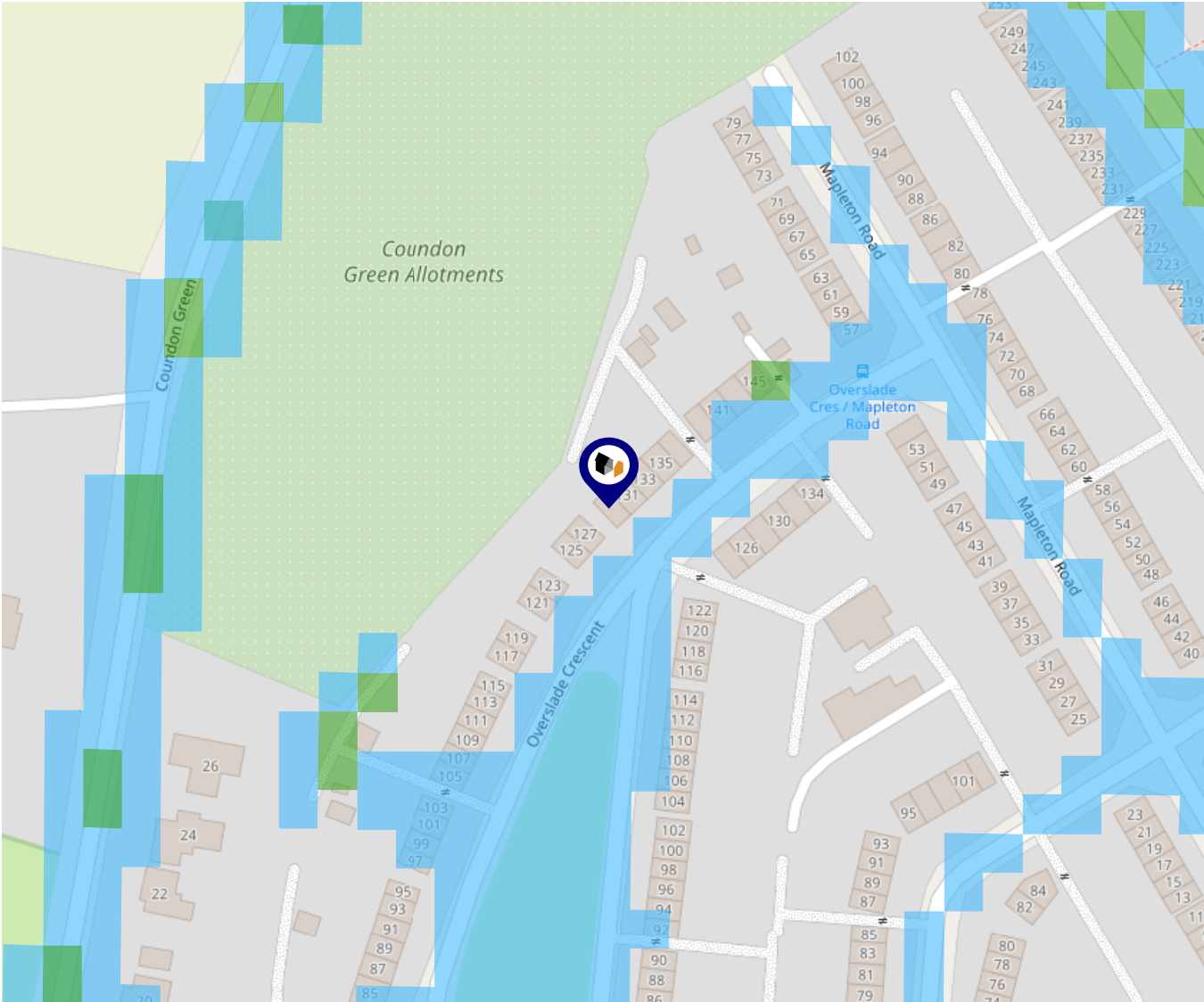


### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

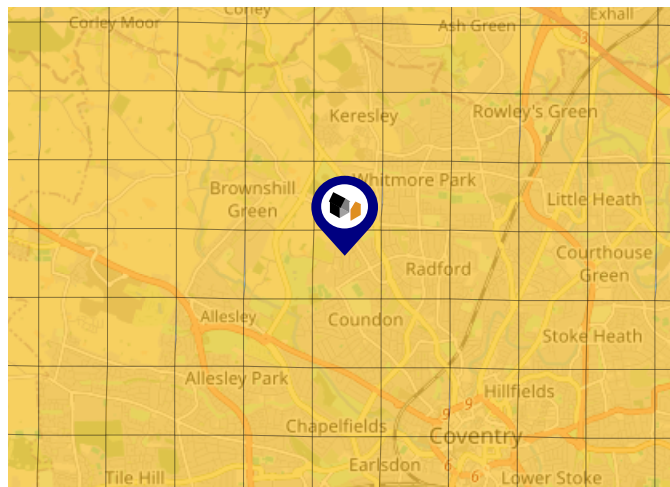


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

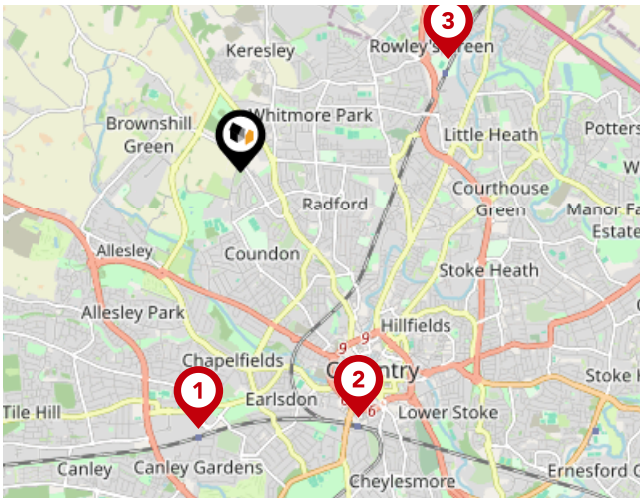


### Primary Classifications (Most Common Clay Types)

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

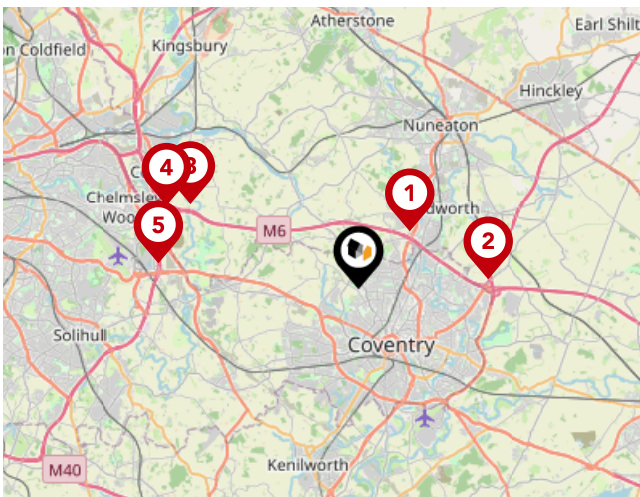
# Area

## Transport (National)



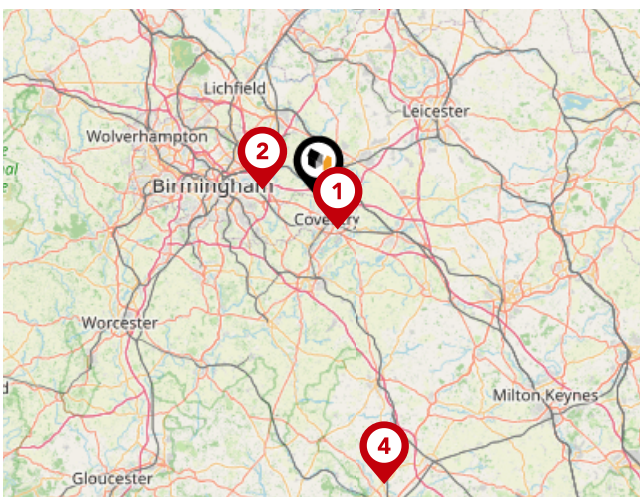
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	2.35 miles
2	Coventry Rail Station	2.45 miles
3	Coventry Arena Rail Station	2.15 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	2.82 miles
2	M6 J2	4.75 miles
3	M6 J3A	6.8 miles
4	M6 J4	7.56 miles
5	M42 J6	7.26 miles

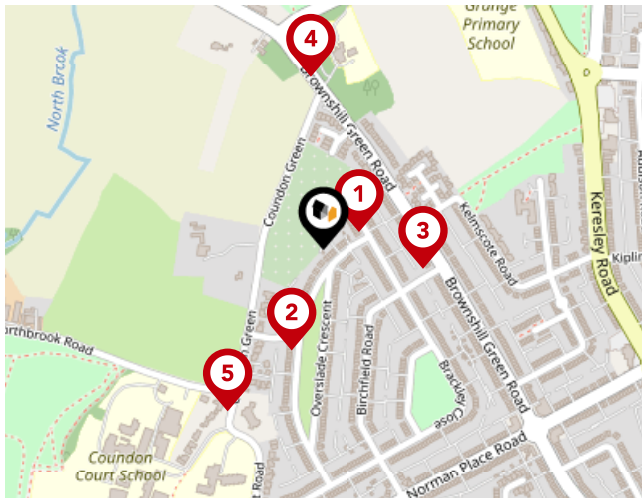


### Airports/Helipads

Pin	Name	Distance
1	Baginton	5.24 miles
2	Birmingham Airport	8.24 miles
3	East Mids Airport	28.61 miles
4	Kidlington	42.59 miles

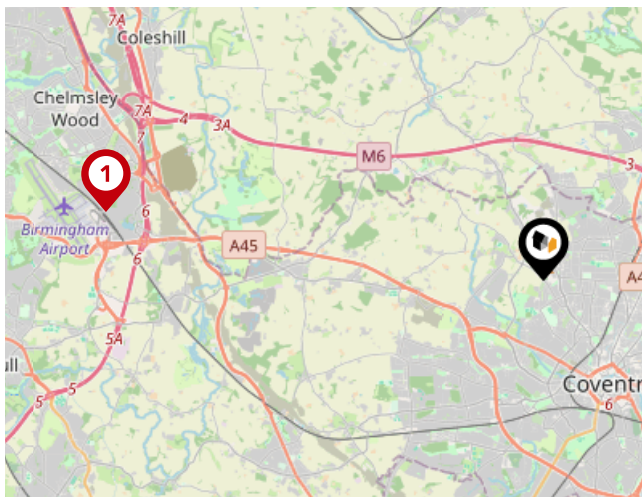
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mapleton Road	0.04 miles
2	Swallowdean Road	0.12 miles
3	Brownhill Green Rd	0.11 miles
4	Coundon Green	0.2 miles
5	Coundon Court School & Comm Coll	0.21 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8 miles

# Walmsley's The Way to Move Testimonials



## Testimonial 1



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

## Testimonial 2



"A pleasure to deal with." - LinkedIn

## Testimonial 3



"Great photography and video." - LinkedIn

## Testimonial 4



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



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# Agent Disclaimer



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## Important - Please Read

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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.



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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

