



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 29th March 2025



MEDLAND AVENUE, COVENTRY, CV3

OIRO : £450,000

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.....

An extended & very well presented four bedroom semi detached family home

Delightful South facing gardens to three sides

Gated driveway & detached garage

Modern kitchen breakfast room & ground floor cloakroom

Sitting dining room with French doors to gardens

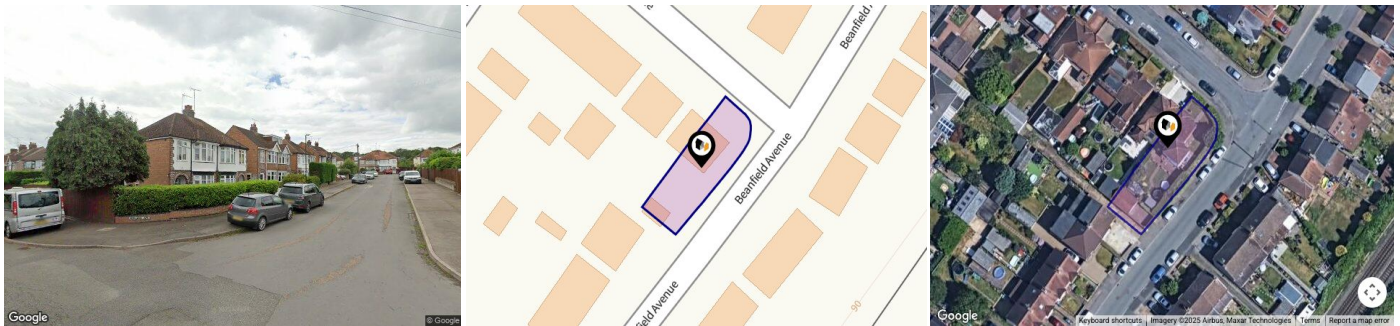
All bedrooms complemented by a 4 piece bathroom

Excellent local schooling within walking distance

EPC Ordered, Total 1436 Sq.Ft or Total 133 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 Overview



Property

Type:	Semi-Detached	OIRO:	£450,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,436 ft ² / 133 m ²		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,041		
Title Number:	WK48273		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	18 mb/s	1800 mb/s
Flood Risk:			
• Rivers & Seas	Very low		
• Surface Water	Very low		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Medland Avenue, Coventry, CV3*

Reference - L/1989/1421	
Decision:	APPROVED
Date:	10th July 1989
Description:	Kitchen extension

Property EPC - Certificate



CV3

Energy rating

D

Valid until 24.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Not sale or rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	97 m ²

Market Sold in Street



4, Medland Avenue, Coventry, CV3 6NW

Last Sold Date:	25/11/2016	24/11/2006	31/07/2001	17/07/2000	08/09/1997
Last Sold Price:	£265,000	£197,000	£108,000	£101,000	£69,000

10, Medland Avenue, Coventry, CV3 6NW

Last Sold Date:	29/04/2016	07/09/2010	01/03/2002	30/08/1995
Last Sold Price:	£245,000	£205,000	£107,500	£59,950

6, Medland Avenue, Coventry, CV3 6NW

Last Sold Date:	11/04/2014	16/06/2000
Last Sold Price:	£185,000	£90,000

16, Medland Avenue, Coventry, CV3 6NW

Last Sold Date:	13/02/2014	21/10/2011	25/05/1999
Last Sold Price:	£188,000	£175,000	£70,000

14, Medland Avenue, Coventry, CV3 6NW

Last Sold Date:	13/12/2013
Last Sold Price:	£160,000

2, Medland Avenue, Coventry, CV3 6NW

Last Sold Date:	02/09/2010
Last Sold Price:	£115,000

12, Medland Avenue, Coventry, CV3 6NW

Last Sold Date:	09/11/2006
Last Sold Price:	£195,000

8, Medland Avenue, Coventry, CV3 6NW

Last Sold Date:	20/07/2005
Last Sold Price:	£205,000

18, Medland Avenue, Coventry, CV3 6NW

Last Sold Date:	29/06/2001
Last Sold Price:	£135,000

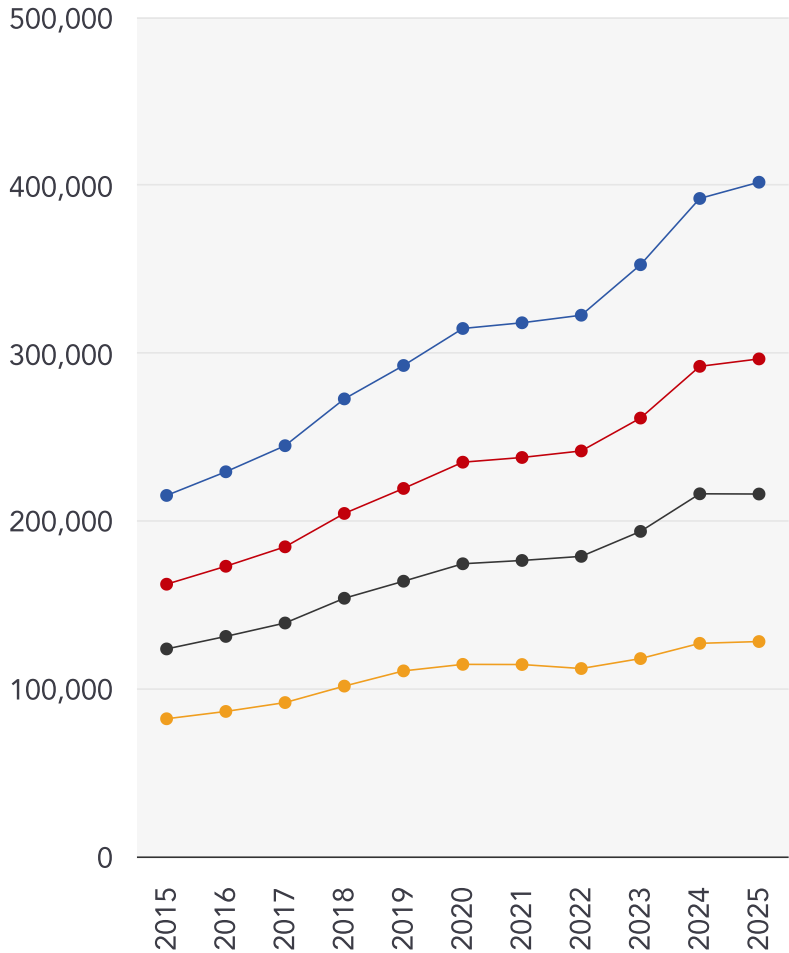
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

+86.77%

Semi-Detached

+82.76%

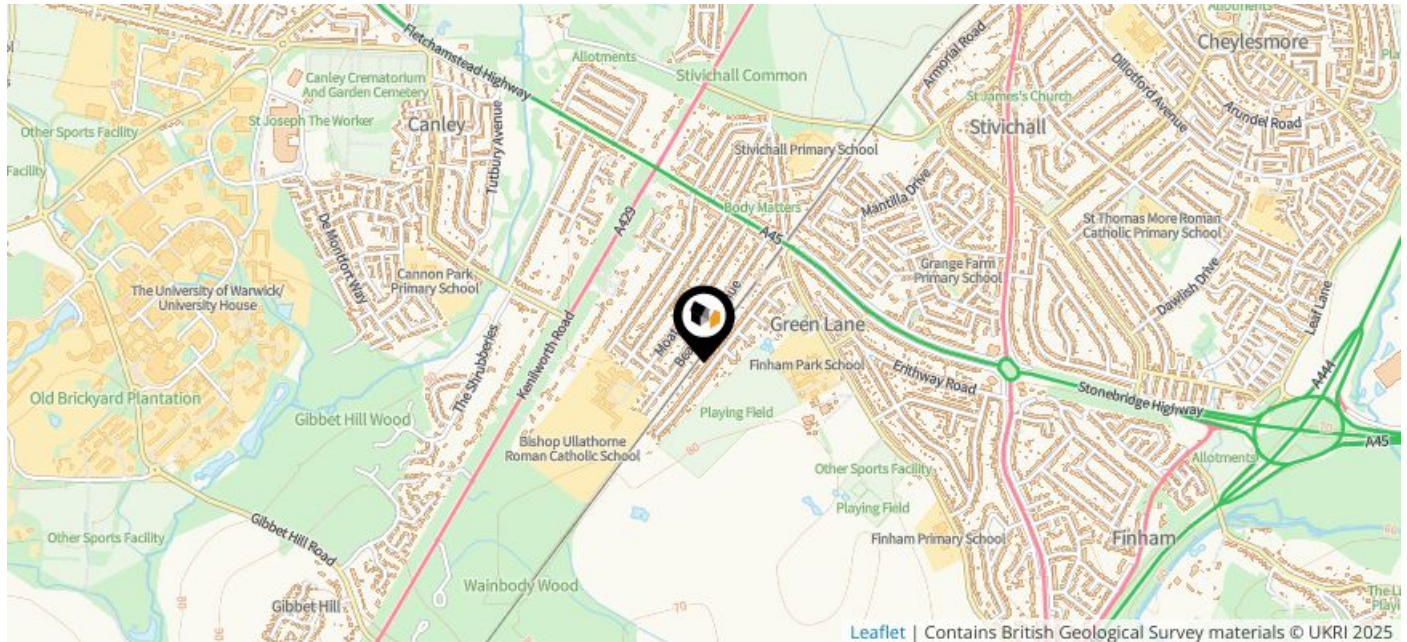
Terraced

+74.65%

Flat

+56.09%

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.

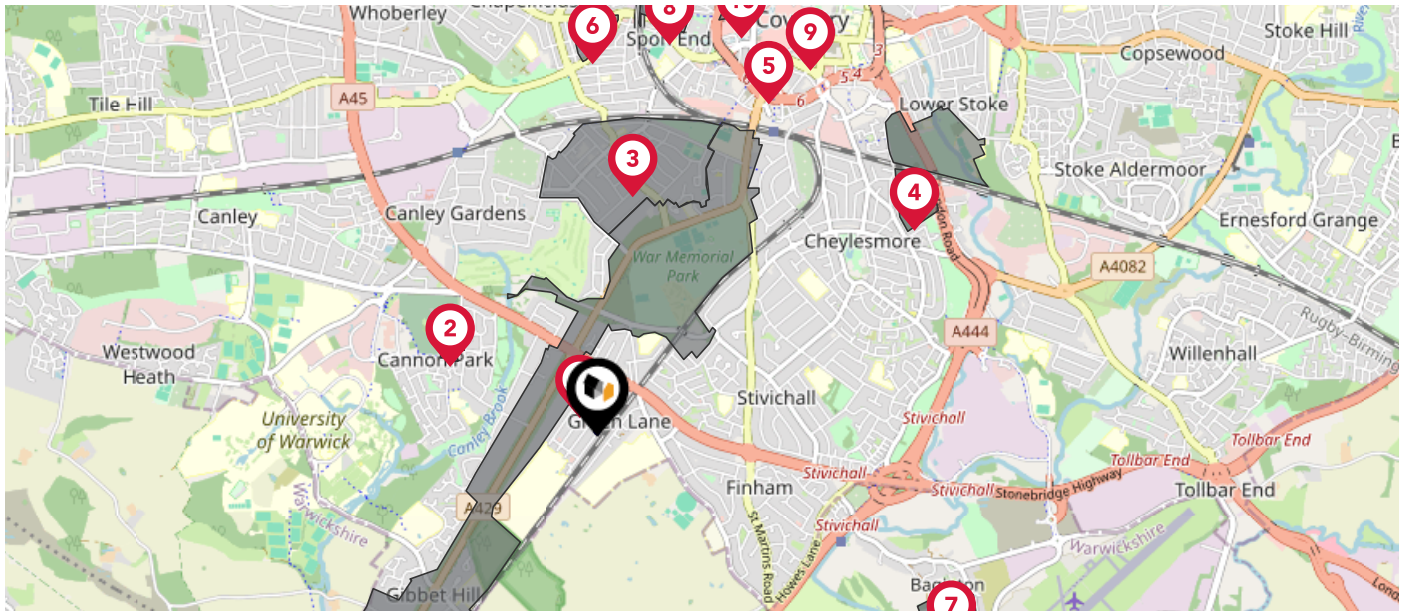
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

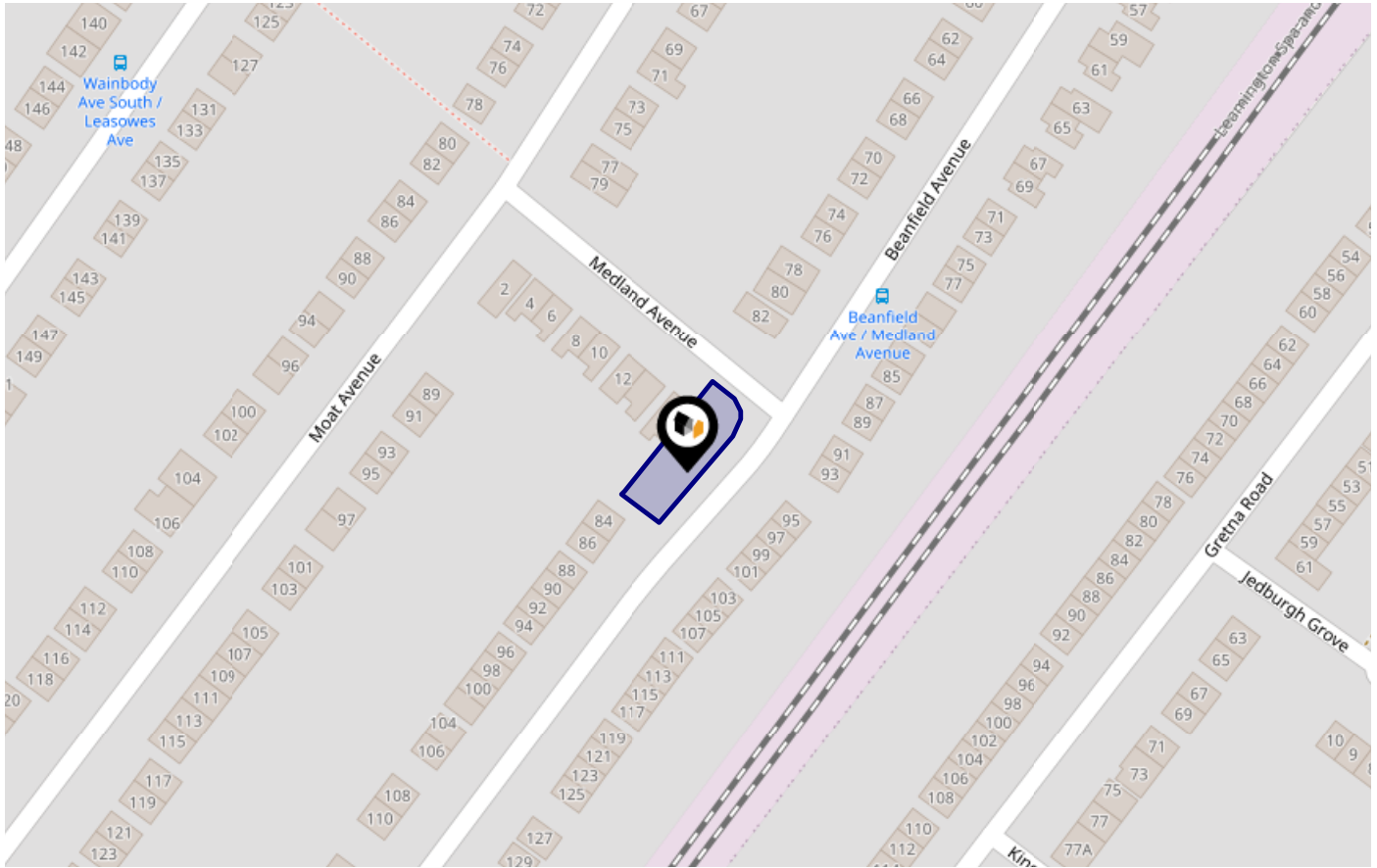
- 1 Kenilworth Road
- 2 Ivy Farm Lane (Canley Hamlet)
- 3 Earlsdon
- 4 London Road
- 5 Greyfriars Green
- 6 Chapelfields
- 7 Baginton
- 8 Spon End
- 9 High Street
- 10 Spon Street

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.

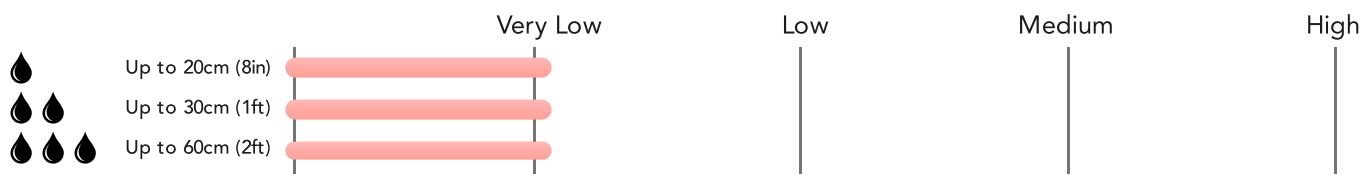


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

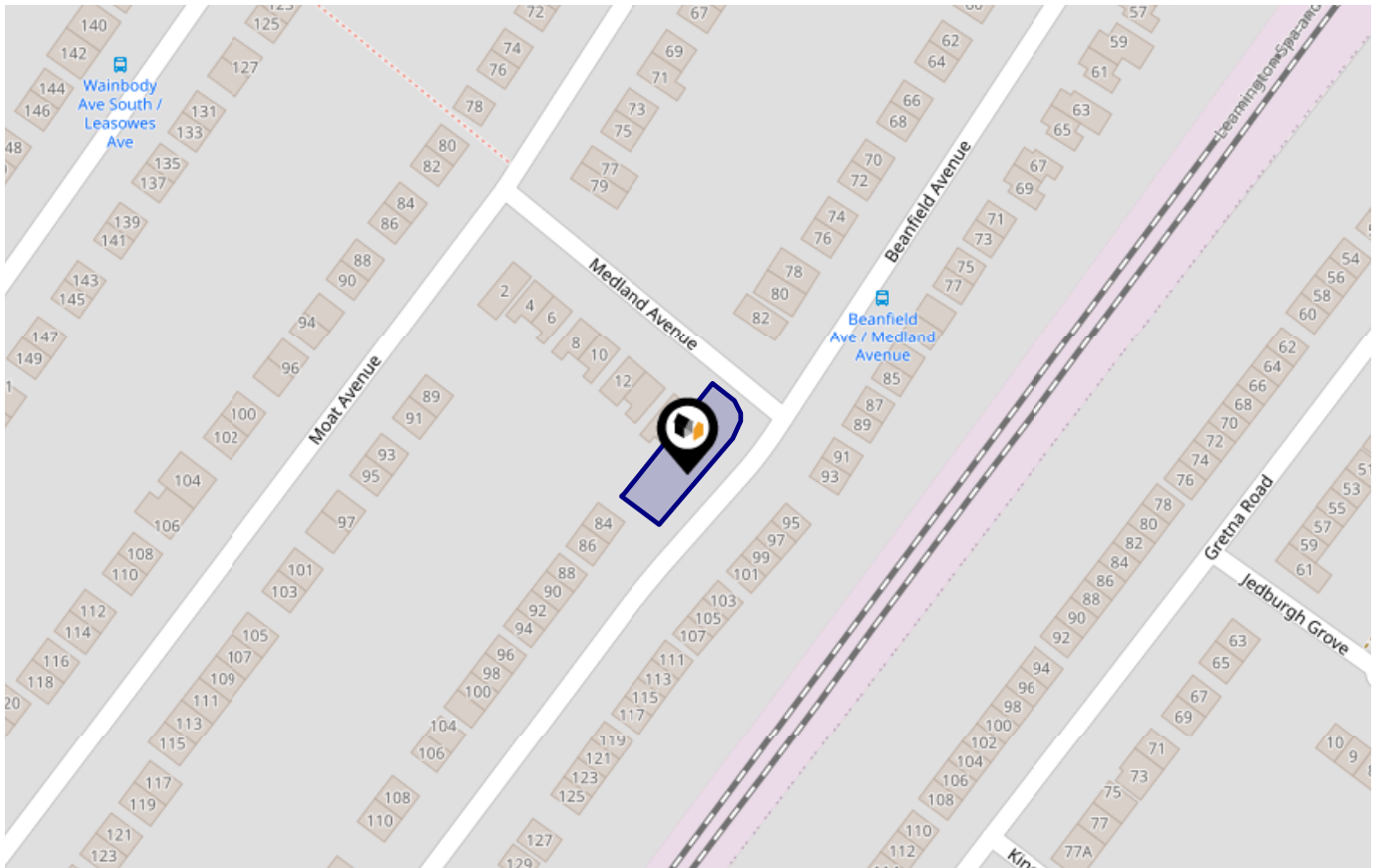


Flood Risk

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.

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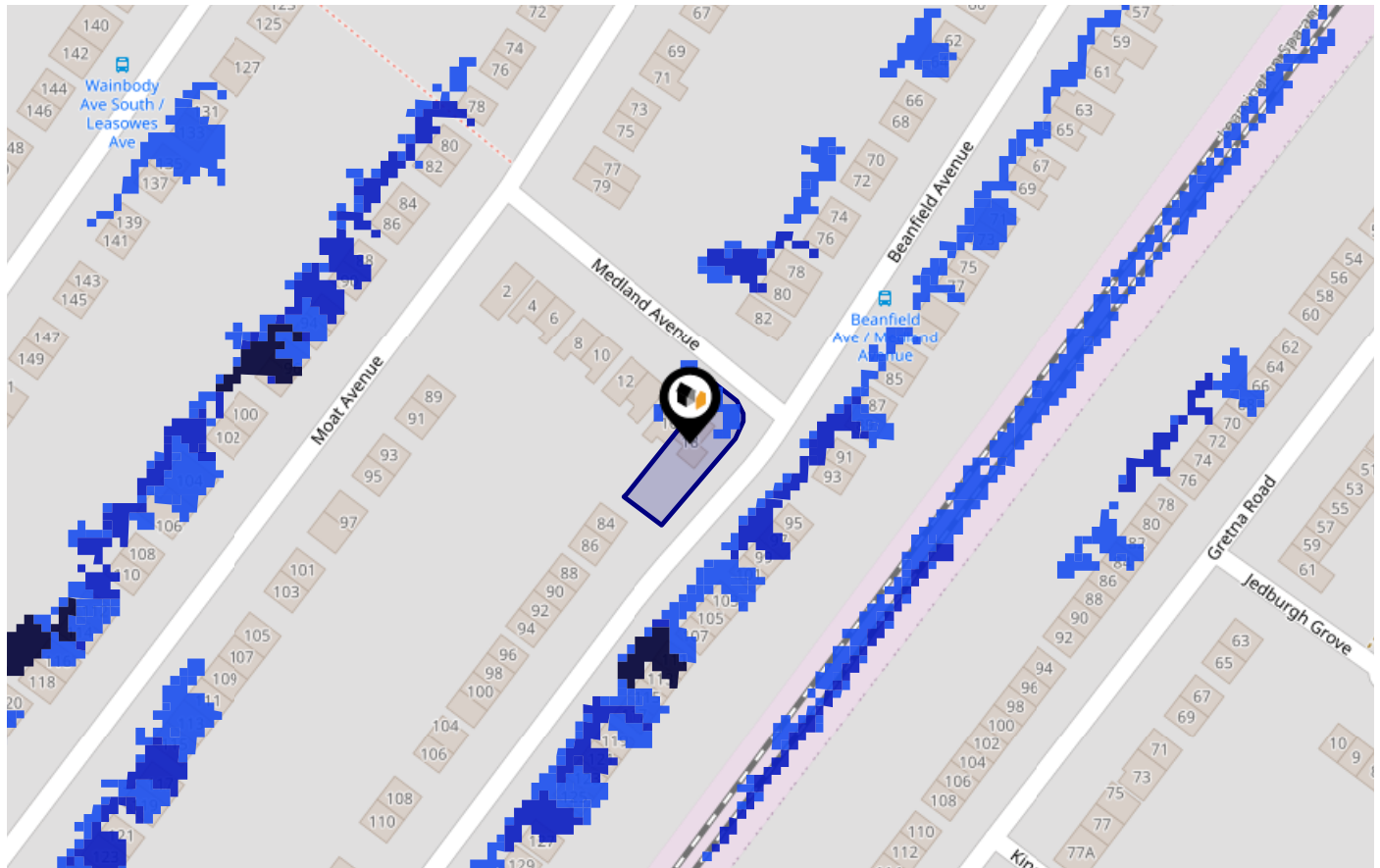


Flood Risk

Surface Water - Flood Risk



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



Risk Rating: Very low

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- 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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

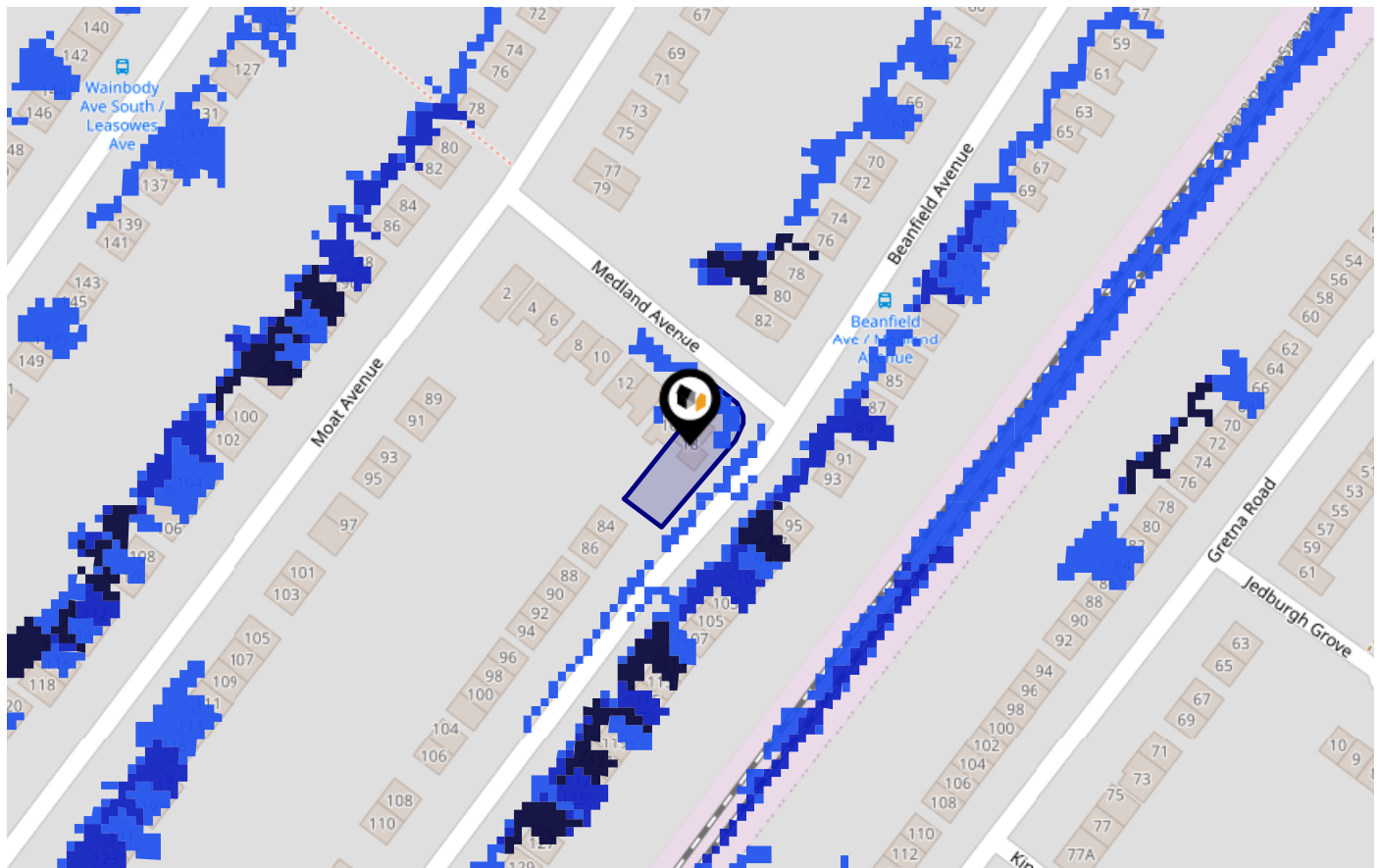


Flood Risk

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.
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Chance of flooding to the following depths at this property:

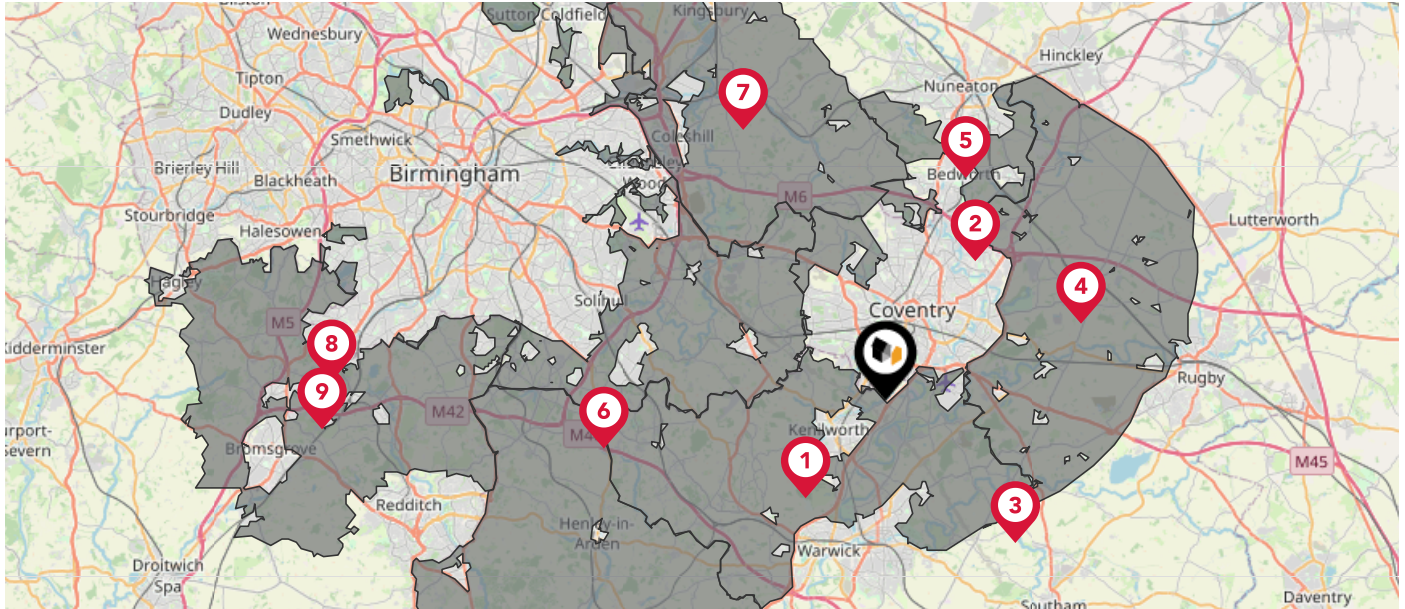


Maps

Green Belt



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



Nearby Green Belt Land

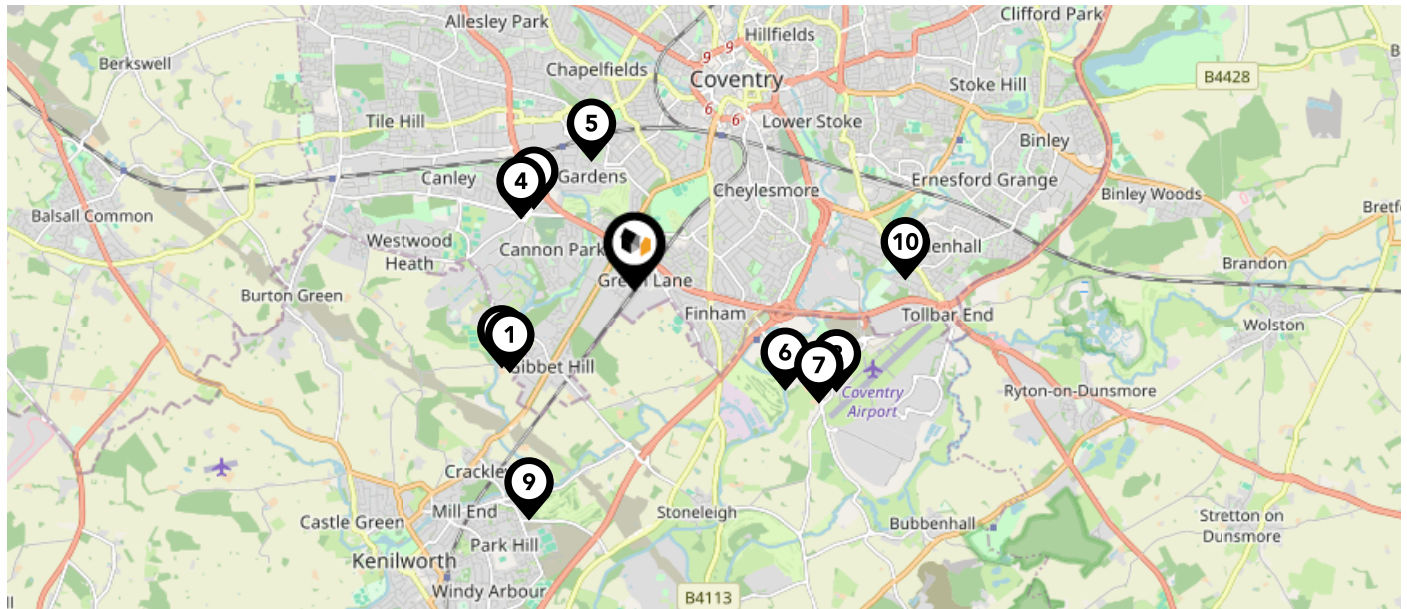
- 1 Birmingham Green Belt - Warwick
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - Stratford-on-Avon
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - Solihull
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham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

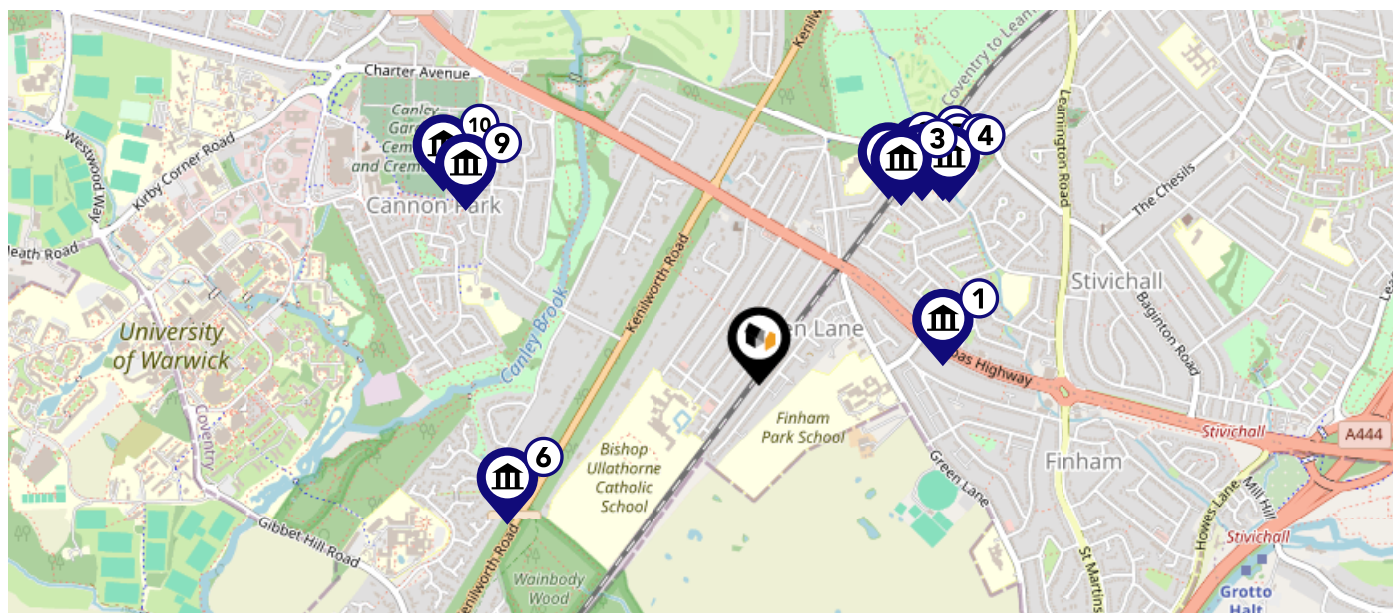
1	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
2	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
3	Fletchampstead Highway-Canley, Coventry	Historic Landfill
4	Prior Deram Park-Canley, Coventry	Historic Landfill
5	Hearsall Common-Whoberley, Coventry	Historic Landfill
6	Hall Drive-Baginton	Historic Landfill
7	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill
8	Rowley Road-Baginton	Historic Landfill
9	The Old Sewerage Works, Off Dalehouse Lane, Kenilworth-Old Sewerage Works, Dalehouse Lane, Kenilworth, Warwickshire	Historic Landfill
10	London Road B-Willenhall, Coventry	Historic Landfill

Maps

Listed Buildings

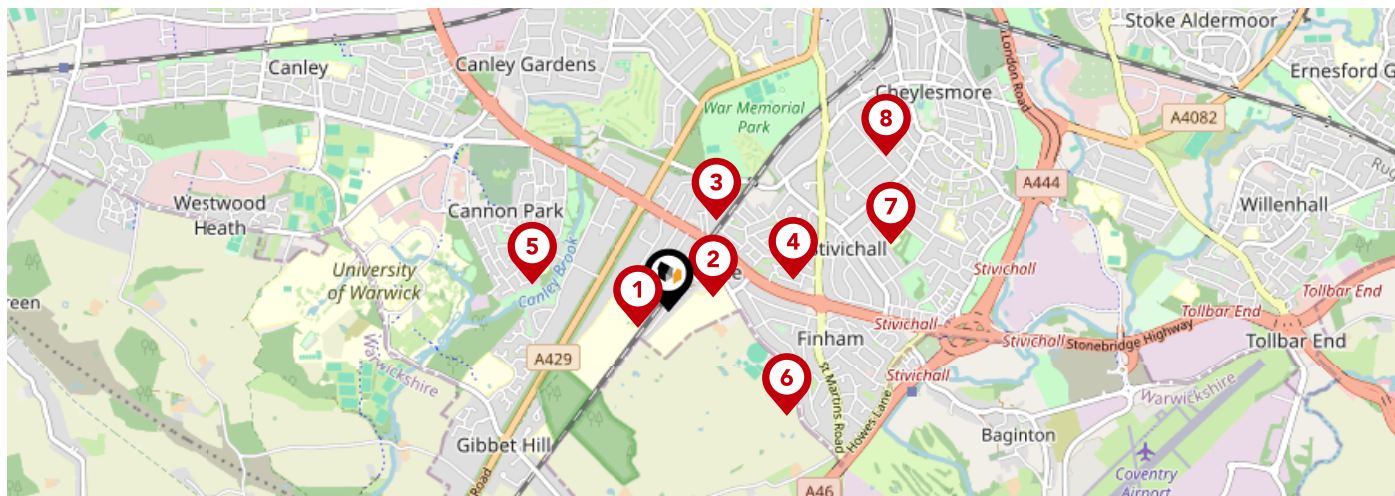


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



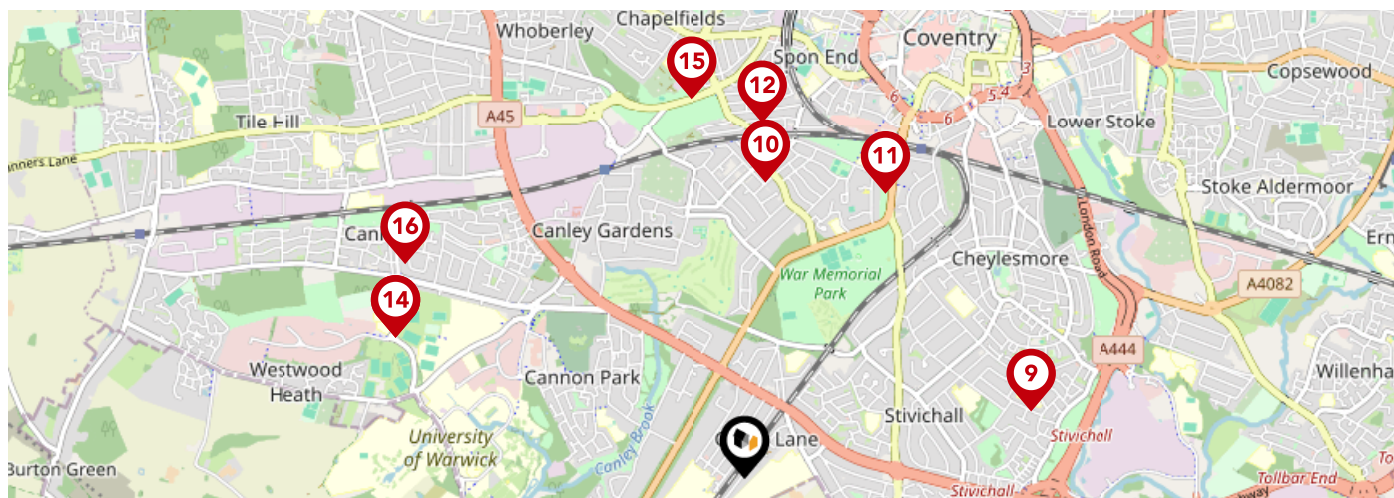
Listed Buildings in the local district		Grade	Distance
	1342919 - Stivichall Grange	Grade II	0.4 miles
	1265651 - Stivichall Animal Pound	Grade II	0.5 miles
	1320289 - The Cottage	Grade II	0.5 miles
	1104926 - The Smithy	Grade II	0.6 miles
	1076608 - Bridge Cottage	Grade II	0.6 miles
	1391207 - House With Garage, Raised Terrace And Plant Boxes	Grade II	0.6 miles
	1076607 - Smithy Cottage	Grade II	0.6 miles
	1342924 - Coat Of Arms Bridge	Grade II	0.6 miles
	1342914 - Canley Hall Farmhouse	Grade II	0.8 miles
	1138979 - Barn At Ivy Farm	Grade II	0.8 miles

Area Schools



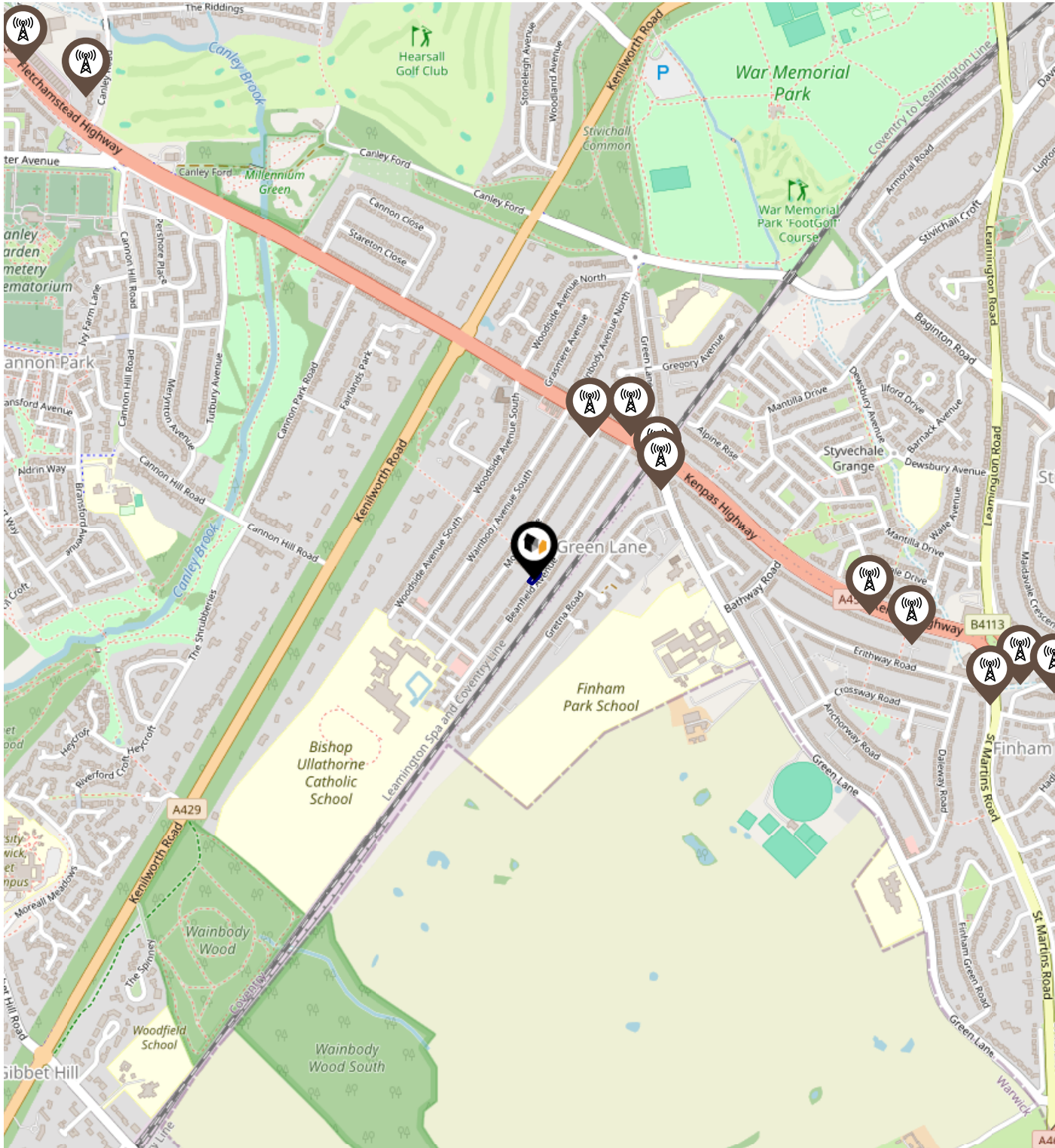
		Nursery	Primary	Secondary	College	Private
1	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
<p>9 Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:1.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:1.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

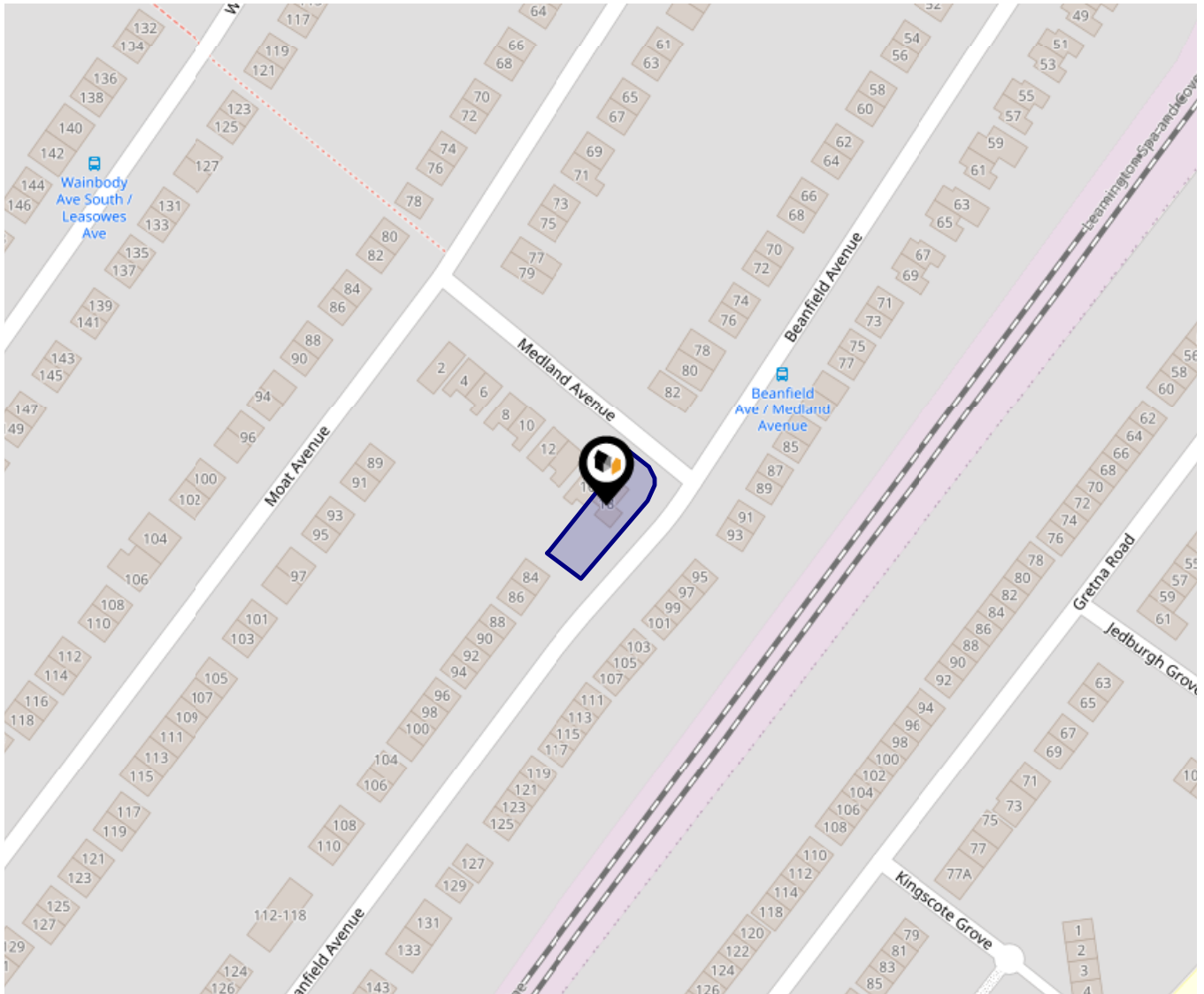
Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Local Area Road Noise



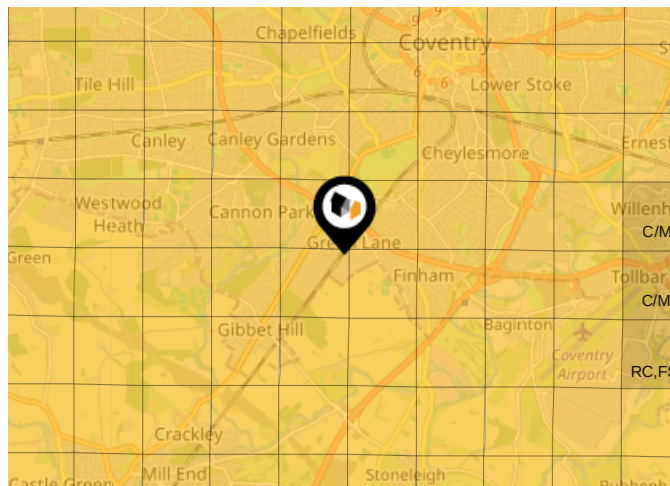
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

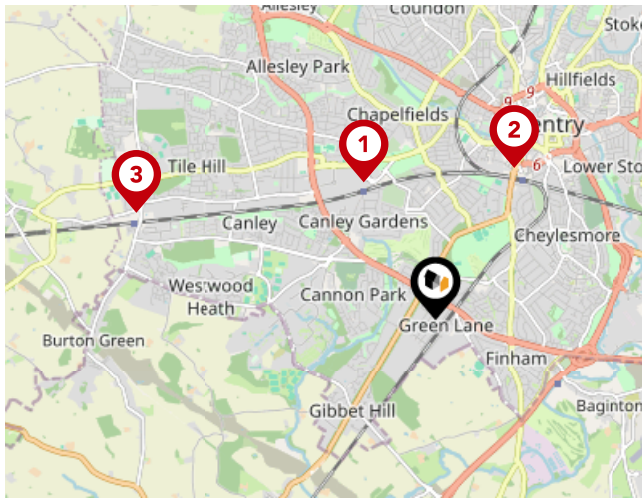


Primary Classifications (Most Common Clay Types)

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

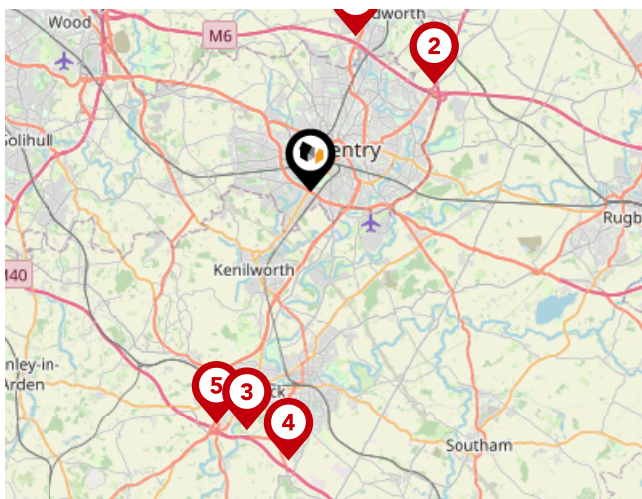
Area

Transport (National)



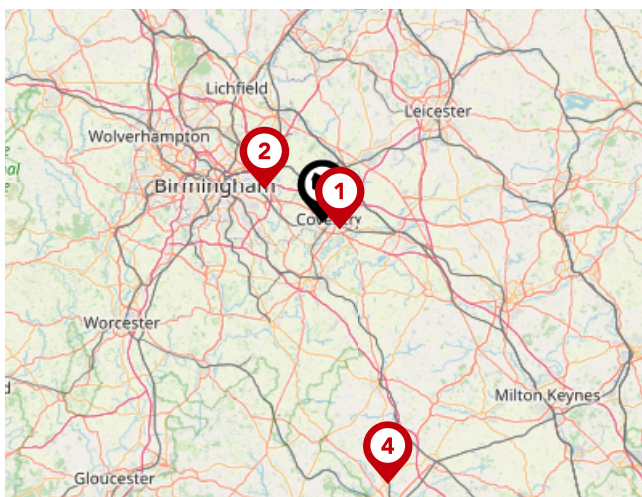
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.4 miles
2	Coventry Rail Station	1.55 miles
3	Tile Hill Rail Station	2.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.89 miles
2	M6 J2	5.93 miles
3	M40 J14	8.93 miles
4	M40 J13	9.79 miles
5	M40 J15	9.05 miles

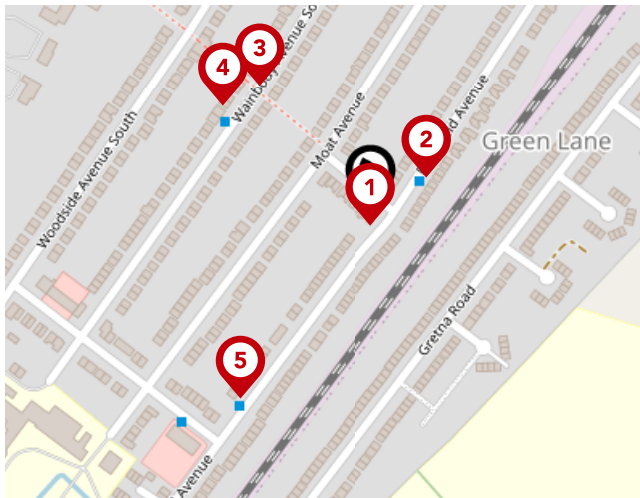


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.6 miles
2	Birmingham Airport	9.75 miles
3	East Mids Airport	31.95 miles
4	Kidlington	39.15 miles

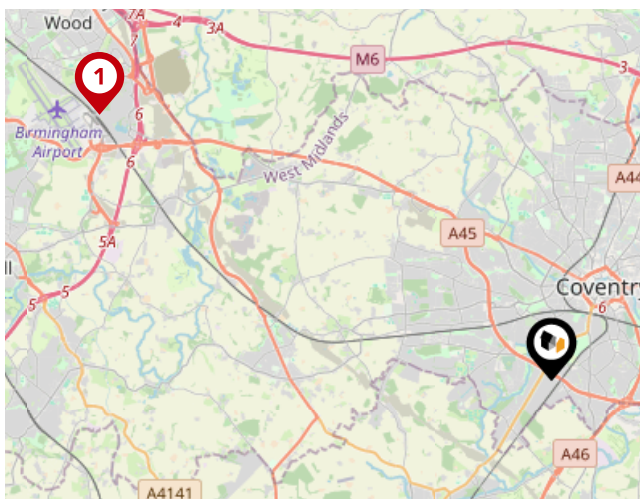
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Medland Avenue	0.01 miles
2	Medland Avenue	0.04 miles
3	Moat Ave	0.09 miles
4	Moat Ave	0.1 miles
5	Leasowe's Avenue	0.13 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.47 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/



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Agent Disclaimer



Important - Please Read

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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

