



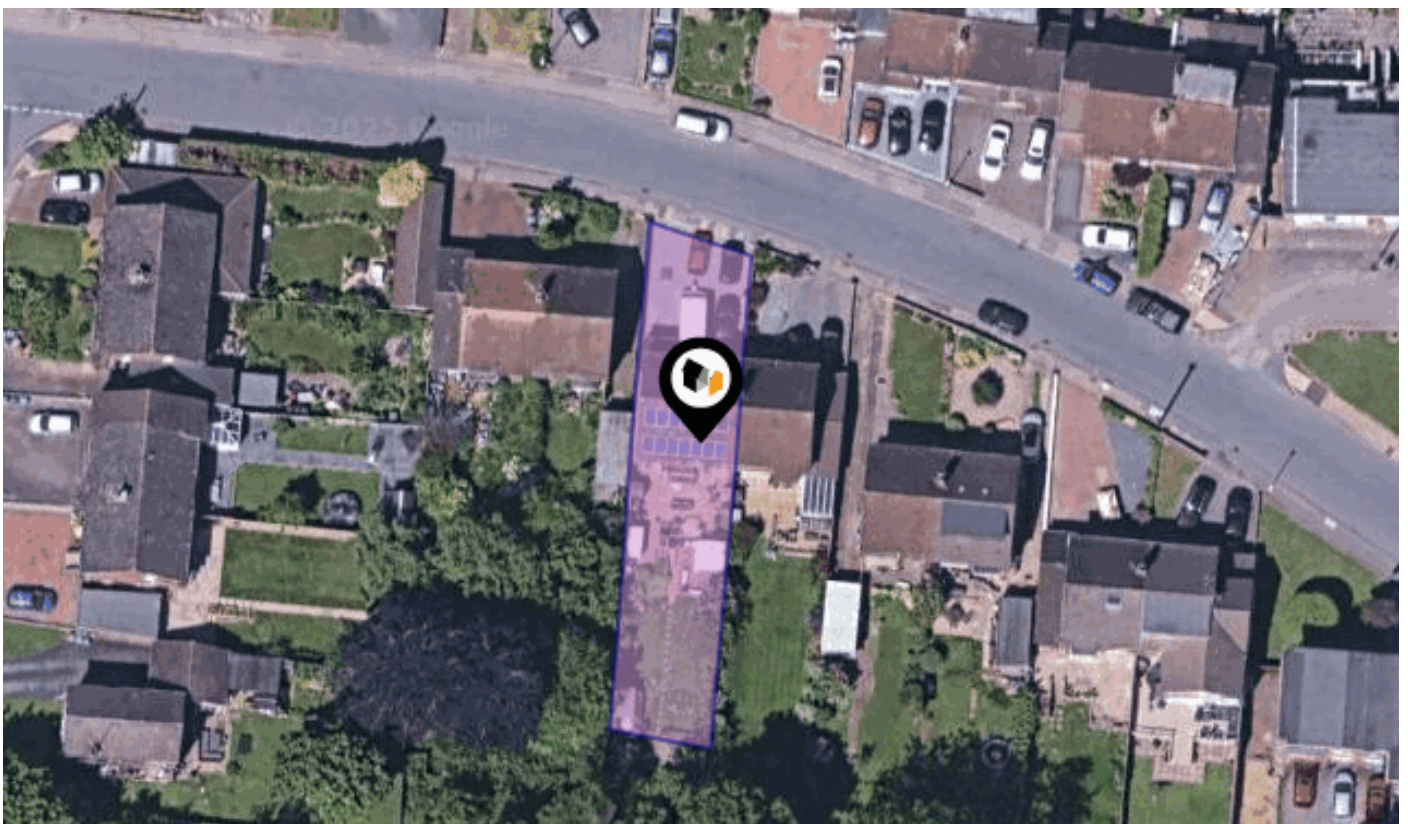
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th March 2025



UNICORN AVENUE, COVENTRY, CV5

OIRO : £425,000

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 spacious and extended semi detached five bedroom family home

Mature & private rear gardens with woodland back drop

Substantial block paved driveway & integral single garage

Welcoming & spacious entrance hallway

Kitchen dining & family room with direct garage access & French doors to the gardens

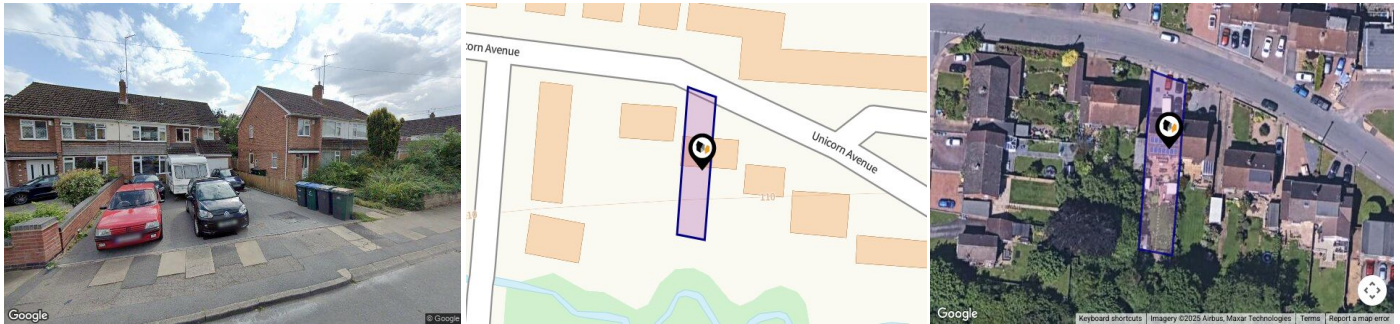
Gas central heating & double glazing throughout

Ideal & well regarded Eastern Green location close to local schooling

EPC Ordered & Total 1504 Sq.Ft or 140 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:	£425,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,506 ft ² / 140 m ²		
Plot Area:	0.09 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,041		
Title Number:	WM362666		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 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: *Unicorn Avenue, Coventry, CV5*

Reference - R/2006/1115	
Decision:	APPROVED
Date:	16th May 2006
Description:	First floor side extension

Market Sold in Street



Flat 3, Unicorn House, Unicorn Avenue, Coventry, CV5 7GJ						Flat-maisonette House	
Last Sold Date:	15/09/2023	31/05/2019	29/01/2014	02/11/2006	16/04/1999	08/08/1997	
Last Sold Price:	£165,000	£140,000	£116,000	£115,000	£41,950	£35,000	
53, Unicorn Avenue, Coventry, CV5 7GJ						Terraced House	
Last Sold Date:	31/10/2022	23/11/2007					
Last Sold Price:	£287,000	£149,000					
11, Unicorn Avenue, Coventry, CV5 7GJ						Semi-detached House	
Last Sold Date:	20/04/2022						
Last Sold Price:	£322,500						
43, Unicorn Avenue, Coventry, CV5 7GJ						Terraced House	
Last Sold Date:	12/11/2021	13/04/2006					
Last Sold Price:	£327,000	£176,000					
41, Unicorn Avenue, Coventry, CV5 7GJ						Terraced House	
Last Sold Date:	16/06/2020	12/10/2006	15/12/2000				
Last Sold Price:	£210,000	£155,000	£84,950				
Flat 1a, Unicorn House, Unicorn Avenue, Coventry, CV5 7GJ						Flat-maisonette House	
Last Sold Date:	29/11/2019						
Last Sold Price:	£155,000						
Flat 7, Unicorn House, Unicorn Avenue, Coventry, CV5 7GJ						Flat-maisonette House	
Last Sold Date:	25/09/2019	25/09/2015	30/07/2012				
Last Sold Price:	£155,000	£105,000	£79,000				
13, Unicorn Avenue, Coventry, CV5 7GJ						Semi-detached House	
Last Sold Date:	14/09/2018						
Last Sold Price:	£259,950						
Flat 1, Unicorn House, Unicorn Avenue, Coventry, CV5 7GJ						Flat-maisonette House	
Last Sold Date:	27/07/2018	31/07/2003	30/05/2002	04/05/2001			
Last Sold Price:	£143,000	£87,750	£70,000	£49,000			
35, Unicorn Avenue, Coventry, CV5 7GJ						Terraced House	
Last Sold Date:	07/12/2015	09/07/2010	03/08/2005				
Last Sold Price:	£179,950	£150,000	£146,000				
51, Unicorn Avenue, Coventry, CV5 7GJ						Terraced House	
Last Sold Date:	06/11/2014	16/02/2007	08/03/2006	16/12/2005			
Last Sold Price:	£166,500	£150,000	£165,000	£127,500			
57, Unicorn Avenue, Coventry, CV5 7GJ						Terraced House	
Last Sold Date:	07/05/2013	29/09/2006	20/06/2003				
Last Sold Price:	£140,750	£138,000	£96,000				

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

Market Sold in Street



39, Unicorn Avenue, Coventry, CV5 7GJ				Semi-detached House
Last Sold Date:	26/01/2012	28/11/2006	06/11/1998	
Last Sold Price:	£139,950	£149,300	£69,500	
Flat 2, Unicorn House, Unicorn Avenue, Coventry, CV5 7GJ				Flat-maisonette House
Last Sold Date:	19/12/2011			
Last Sold Price:	£86,000			
55, Unicorn Avenue, Coventry, CV5 7GJ				Semi-detached House
Last Sold Date:	02/09/2010	02/12/2005		
Last Sold Price:	£145,000	£155,000		
19, Unicorn Avenue, Coventry, CV5 7GJ				Semi-detached House
Last Sold Date:	15/06/2010			
Last Sold Price:	£210,000			
45, Unicorn Avenue, Coventry, CV5 7GJ				Terraced House
Last Sold Date:	10/11/2008	26/04/2002		
Last Sold Price:	£193,000	£132,950		
17, Unicorn Avenue, Coventry, CV5 7GJ				Semi-detached House
Last Sold Date:	26/10/2006			
Last Sold Price:	£180,000			
63, Unicorn Avenue, Coventry, CV5 7GJ				Terraced House
Last Sold Date:	26/05/2006			
Last Sold Price:	£170,000			
Flat 4, Unicorn House, Unicorn Avenue, Coventry, CV5 7GJ				Flat-maisonette House
Last Sold Date:	24/11/2005			
Last Sold Price:	£109,500			
27, Unicorn Avenue, Coventry, CV5 7GJ				Terraced House
Last Sold Date:	01/10/2004			
Last Sold Price:	£144,950			
31, Unicorn Avenue, Coventry, CV5 7GJ				Terraced House
Last Sold Date:	23/04/2004			
Last Sold Price:	£120,950			
47, Unicorn Avenue, Coventry, CV5 7GJ				Terraced House
Last Sold Date:	11/01/1999			
Last Sold Price:	£48,000			
Flat 5, Unicorn House, Unicorn Avenue, Coventry, CV5 7GJ				Flat-maisonette House
Last Sold Date:	24/05/1996			
Last Sold Price:	£42,000			

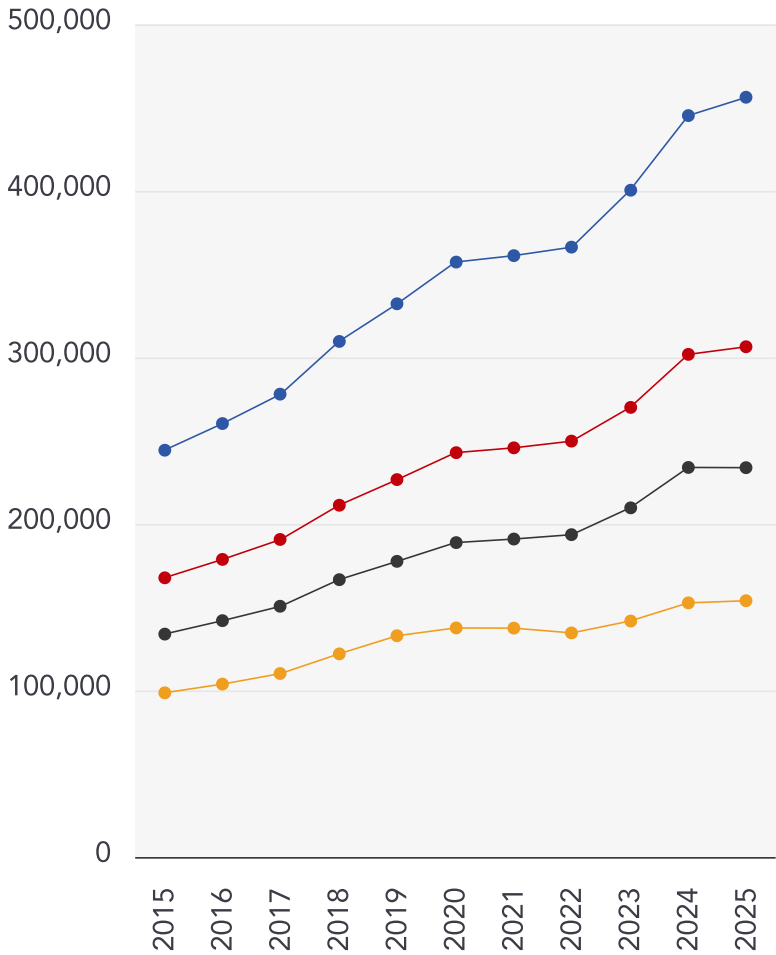
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

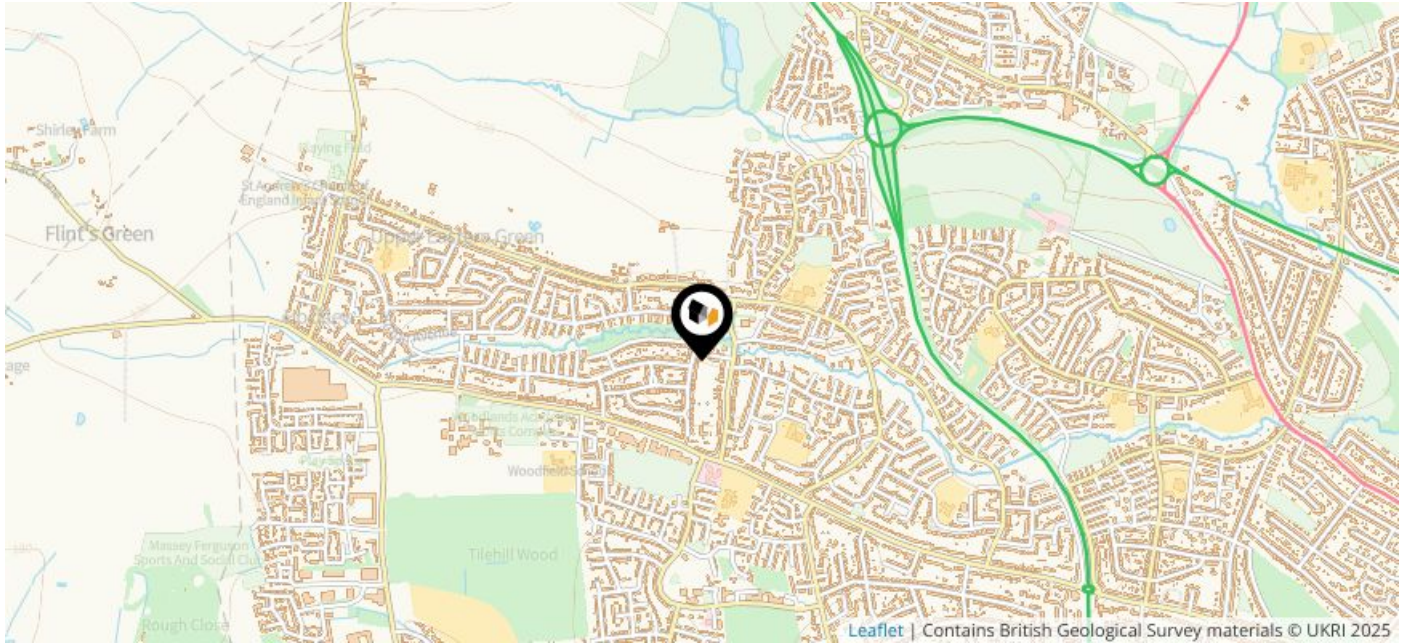
+56.09%

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.

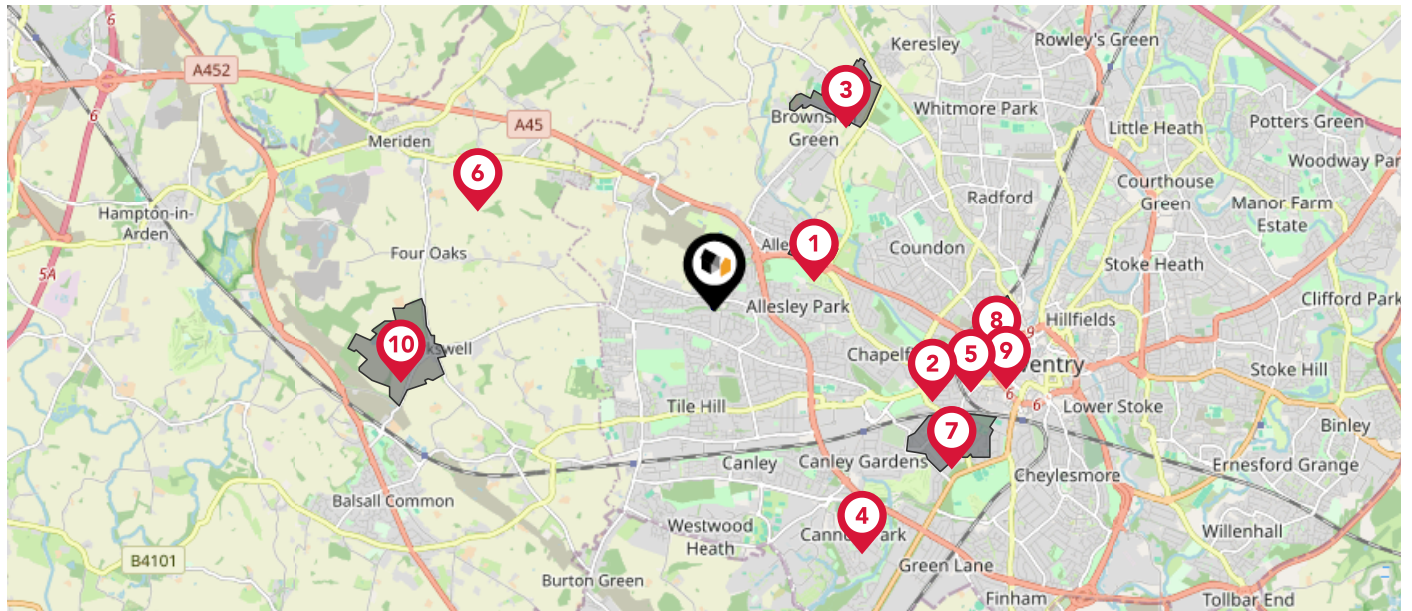
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

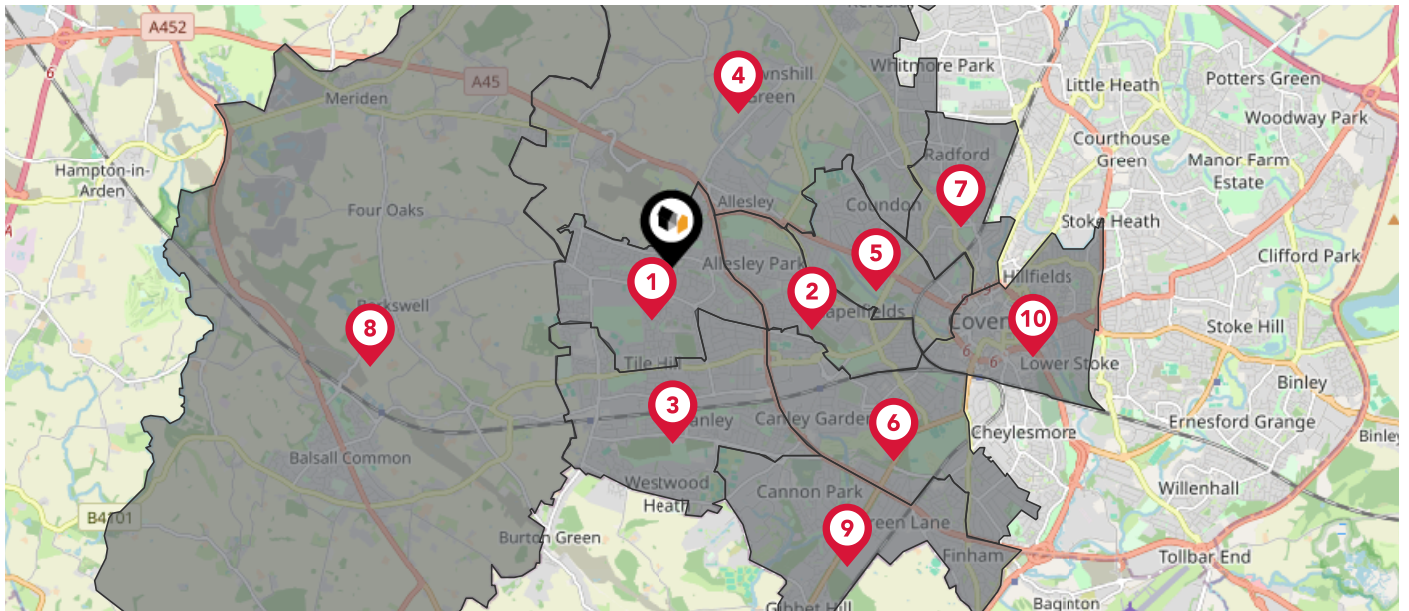
-  1 Allesley Village
-  2 Chapelfields
-  3 Brownhill Green
-  4 Ivy Farm Lane (Canley Hamlet)
-  5 Spon End
-  6 Conservation Area - Church Lane, Meriden
-  7 Earlsdon
-  8 Naul's Mill
-  9 Spon Street
-  10 Conservation Area - Berkswell

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

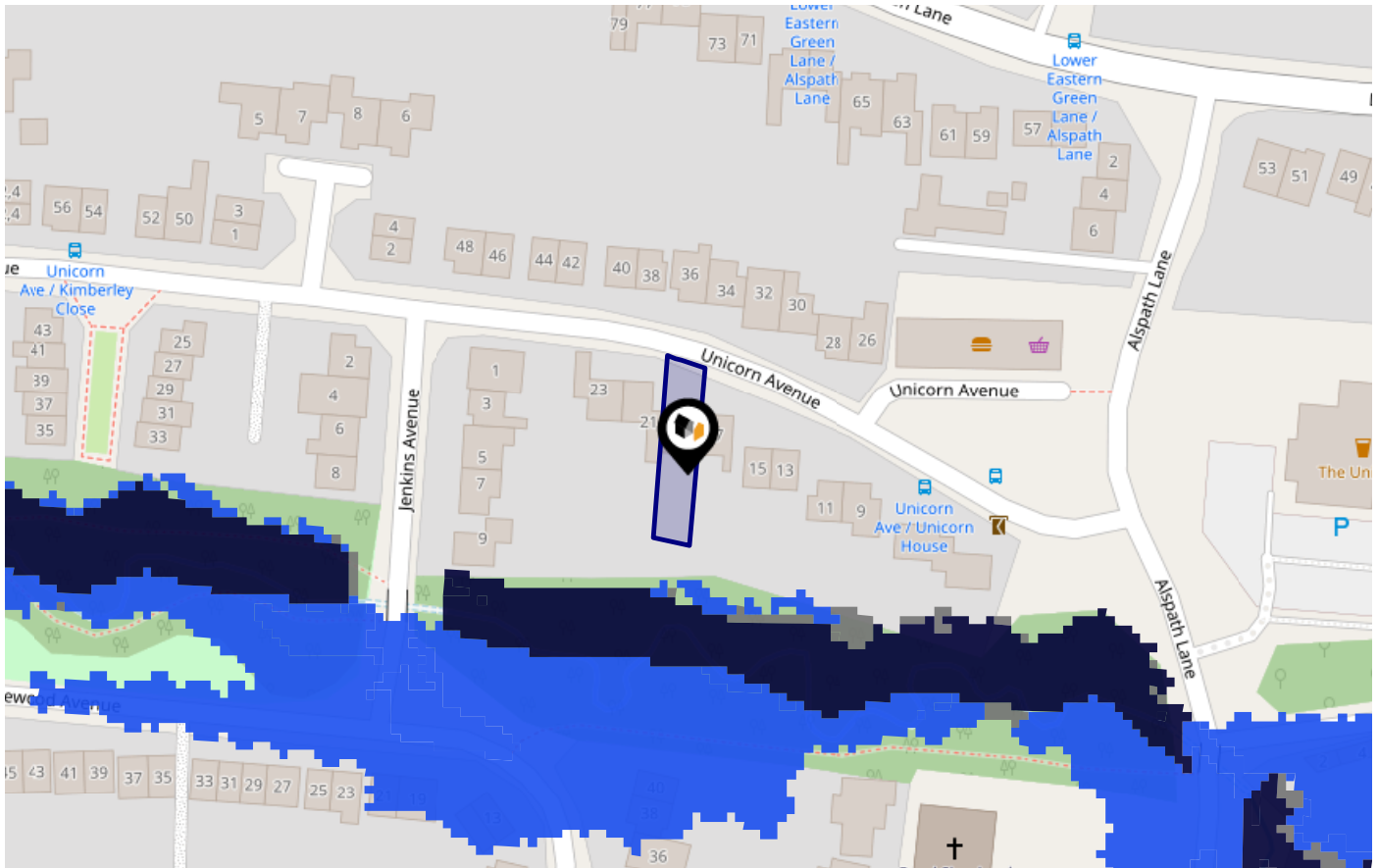
- 1 Woodlands Ward
- 2 Whoberley Ward
- 3 Westwood Ward
- 4 Bablake Ward
- 5 Sherbourne Ward
- 6 Earlsdon Ward
- 7 Radford Ward
- 8 Meriden Ward
- 9 Wainbody Ward
- 10 St. Michael's Ward

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:

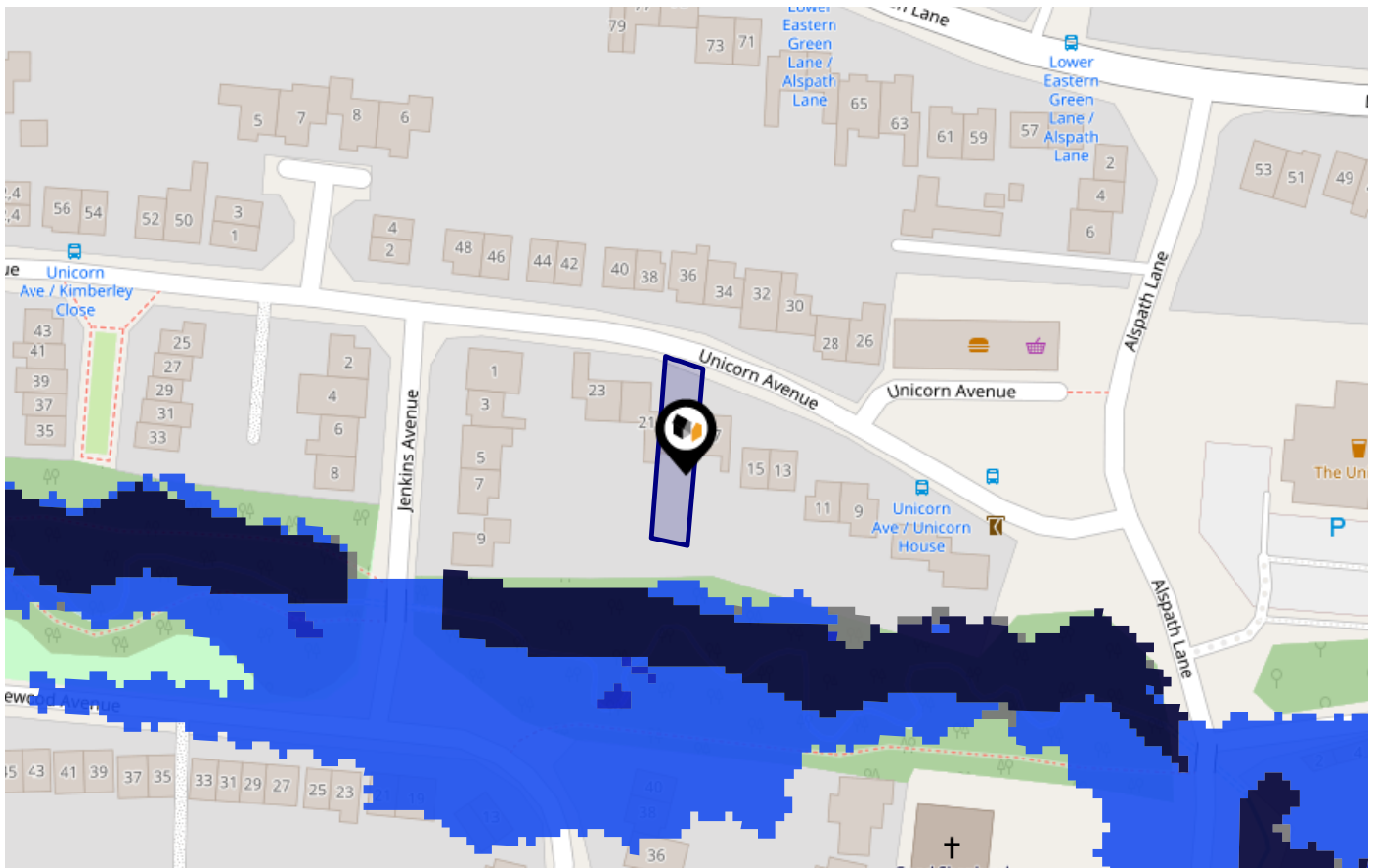


Flood Risk

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.

- 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:

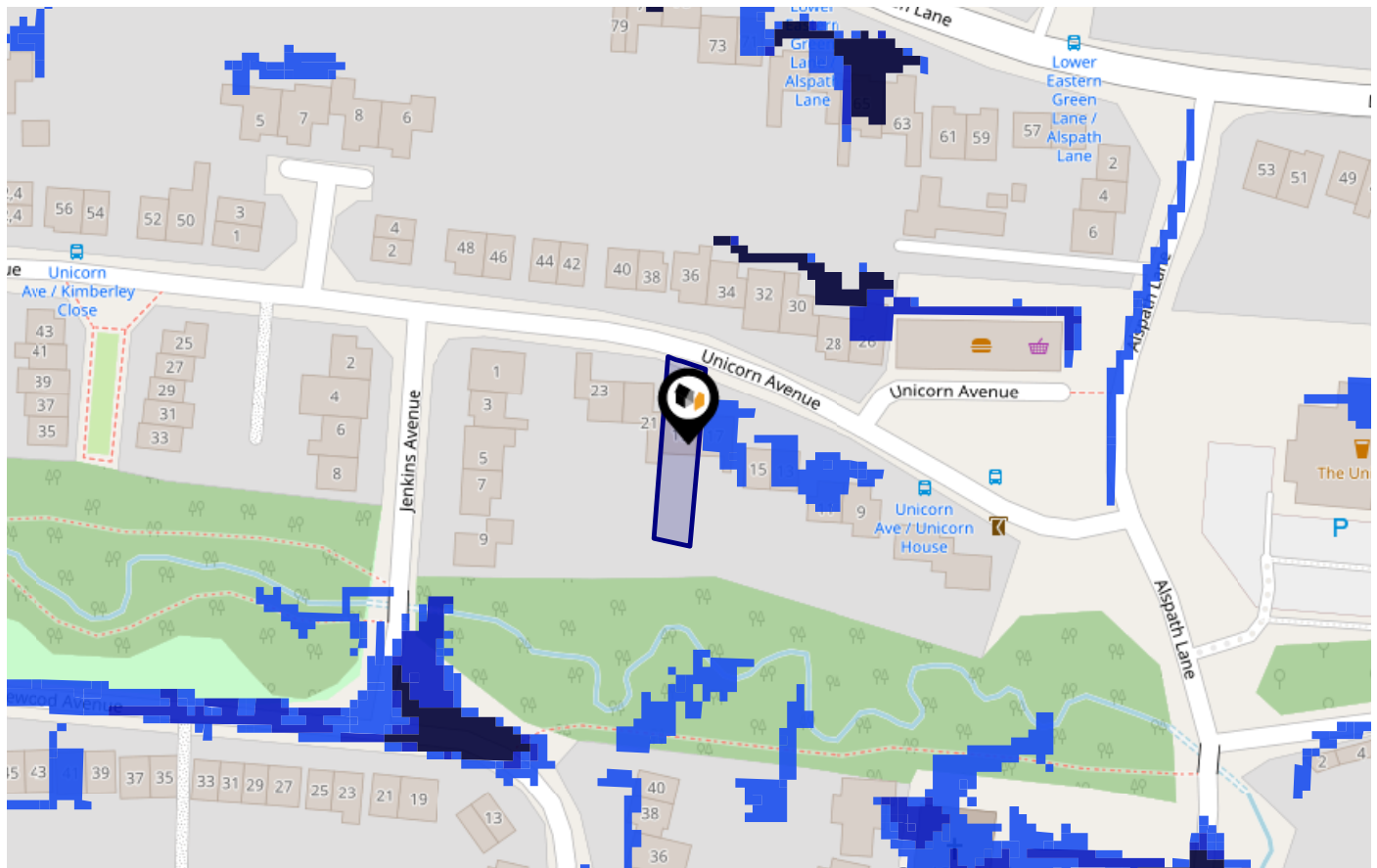


Flood Risk

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.

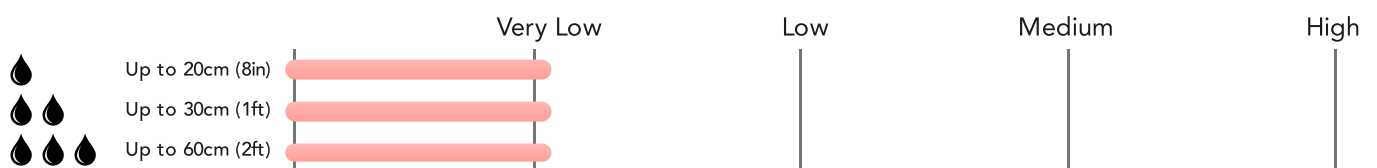


Risk Rating: Very low

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:

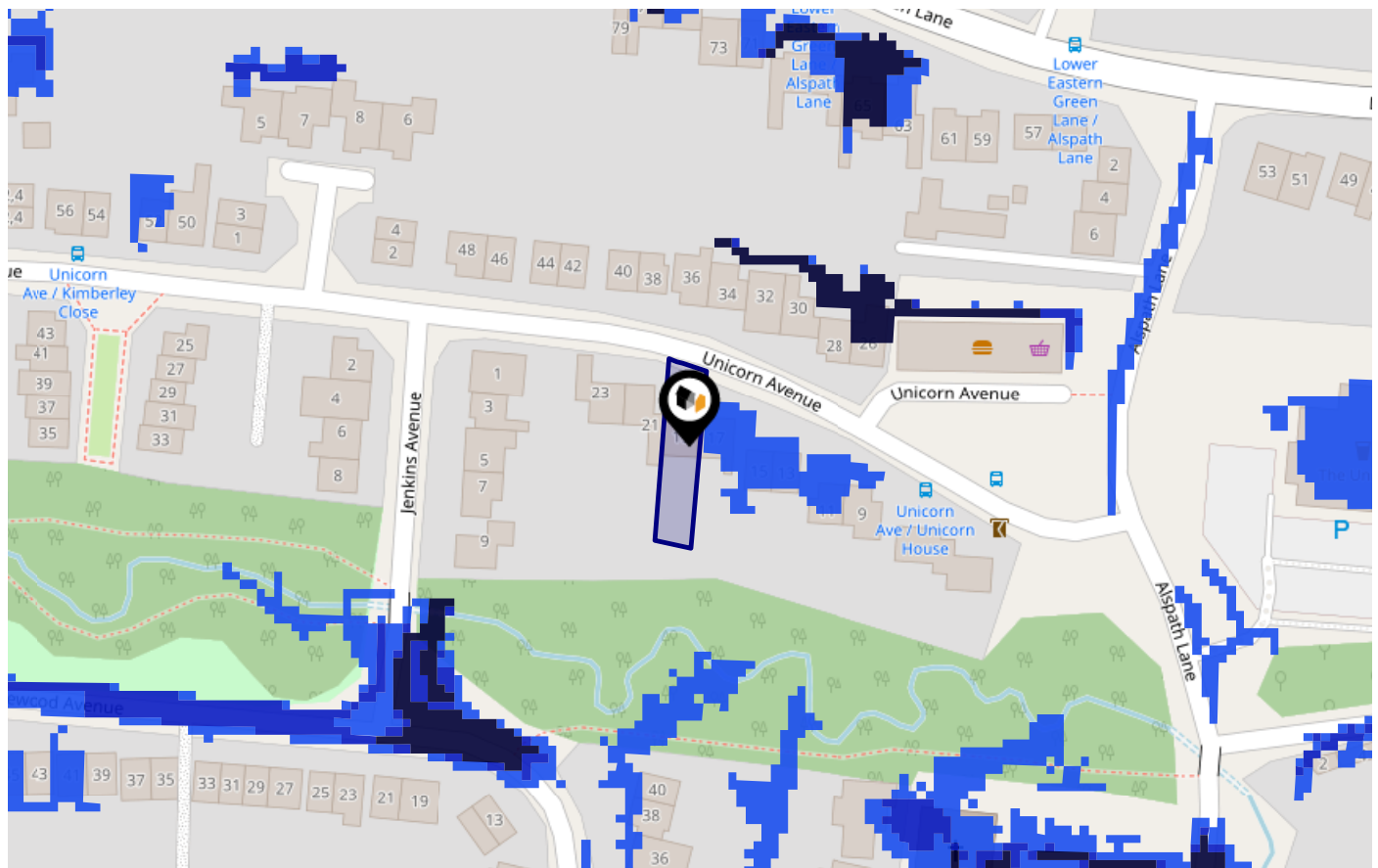


Flood Risk

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.
- 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 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

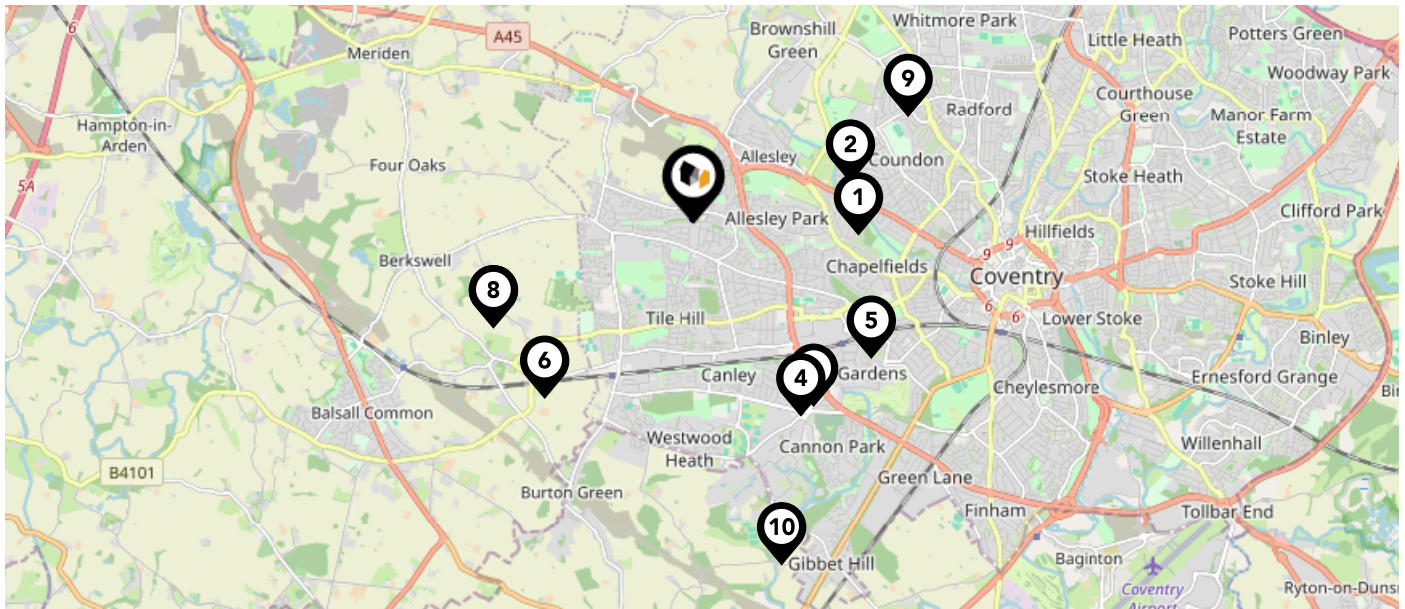


Maps

Landfill Sites



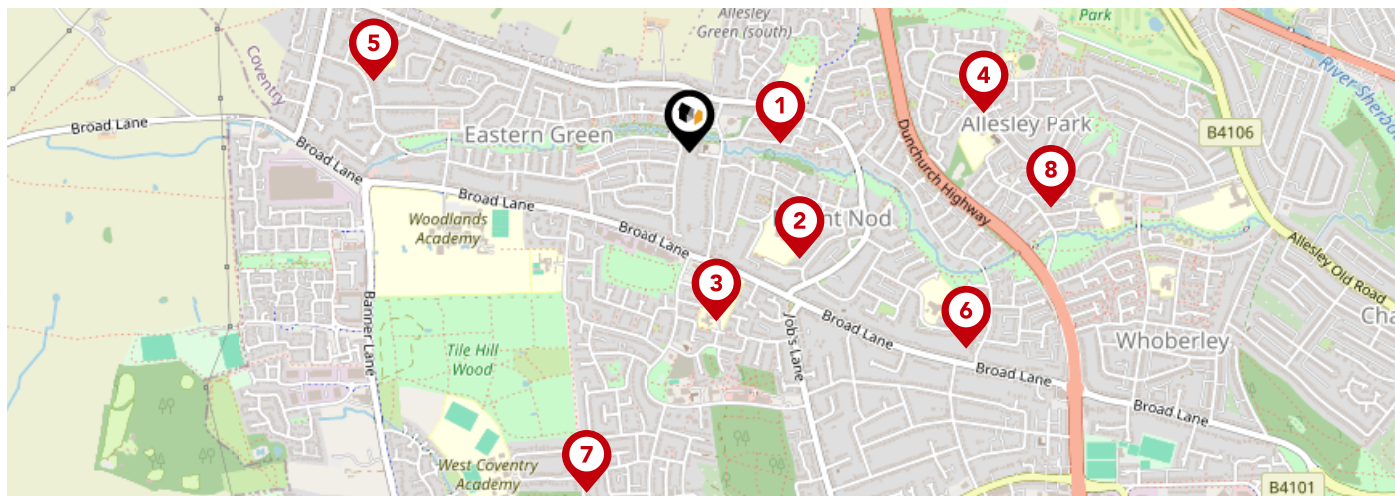
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

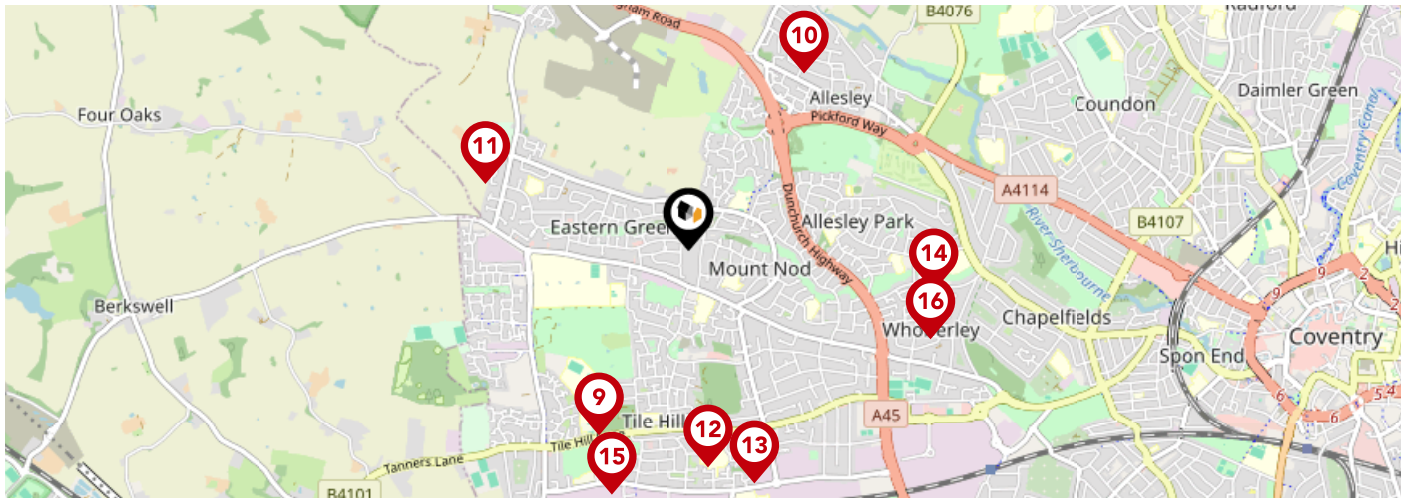
1	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
2	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
3	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
5	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
6	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill	<input type="checkbox"/>
7	Land At Benton Green Lane-Benton Green Lane, Balsall Common, Near Coventry, Solihull, West Midlands	Historic Landfill	<input type="checkbox"/>
8	Opposite Victoria Farm-Benton Green Lane, Berkswell, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
9	Kelmscote Road-Coudon, Coventry	Historic Landfill	<input type="checkbox"/>
10	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>

Area Schools



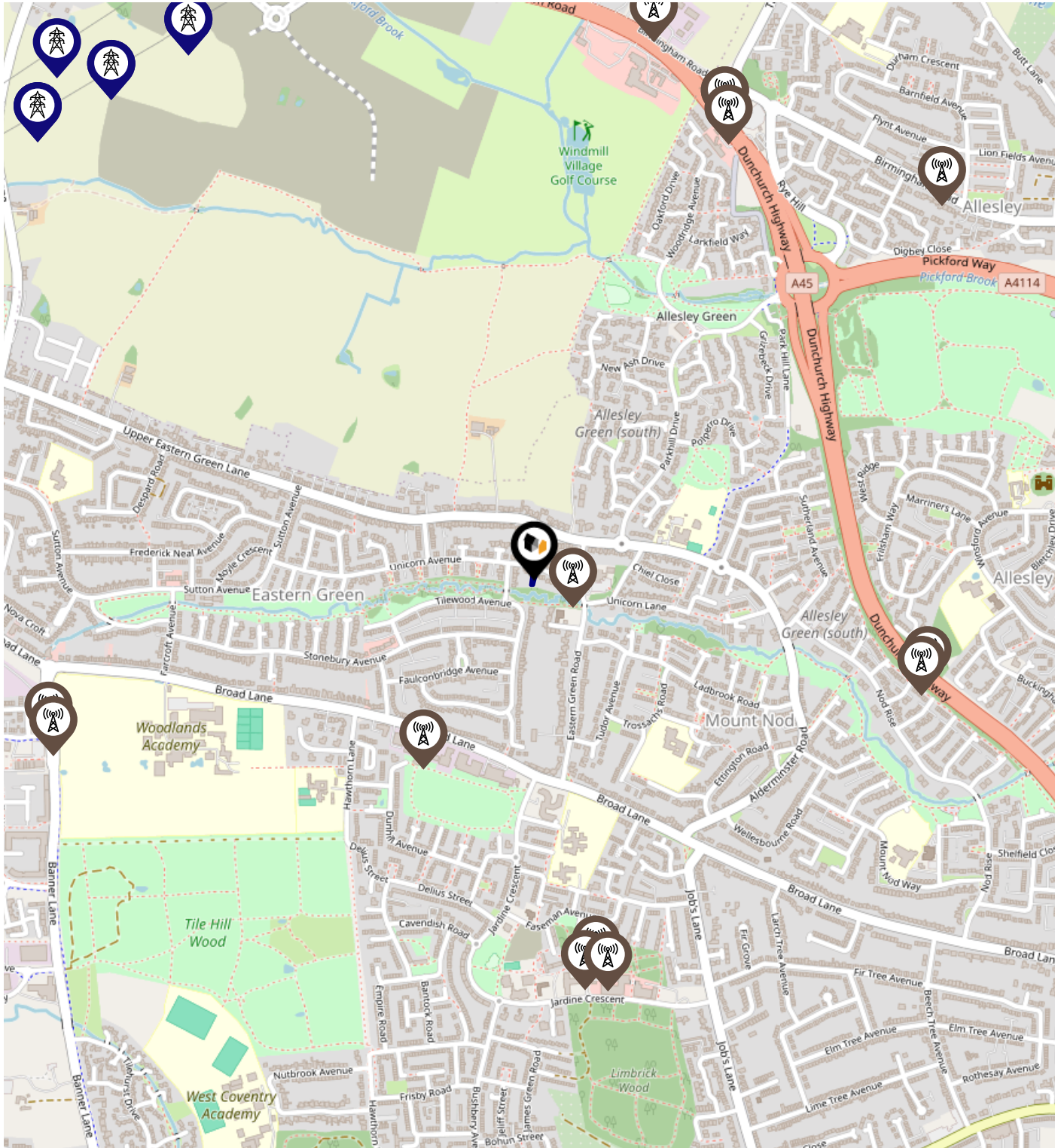
		Nursery	Primary	Secondary	College	Private
1	Park Hill Primary School Ofsted Rating: Good Pupils: 439 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Limbrick Wood Primary School Ofsted Rating: Good Pupils:0 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Eastern Green Junior School Ofsted Rating: Good Pupils: 240 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:0.83	<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 West Coventry Academy Ofsted Rating: Good Pupils: 1236 Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Allesley Primary School Ofsted Rating: Good Pupils: 419 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 168 Distance:0.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.98</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Leigh Church of England Academy Ofsted Rating: Good Pupils: 223 Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.16</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

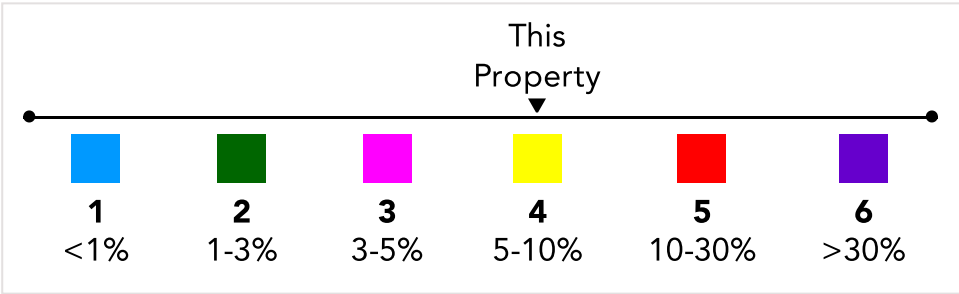
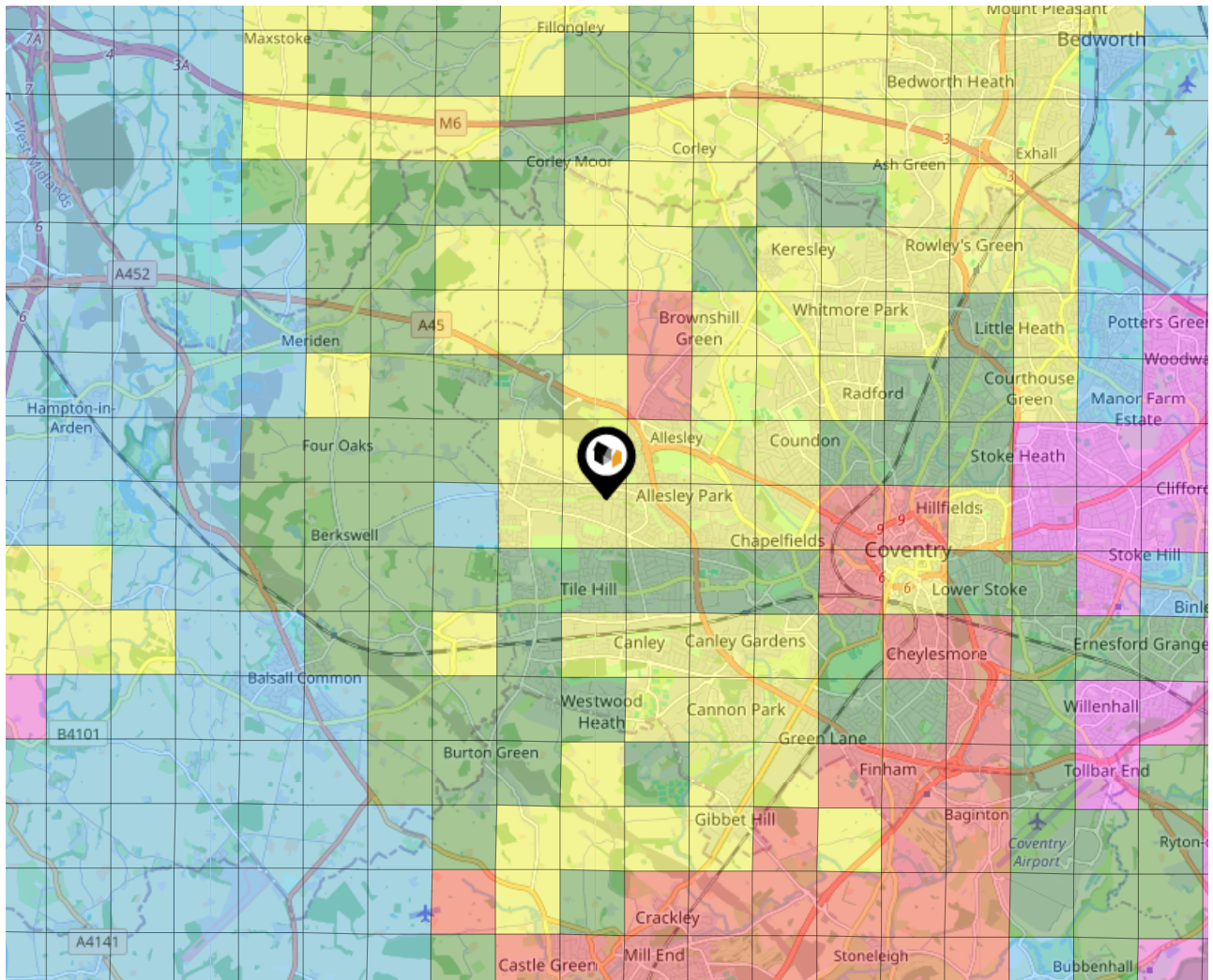
Environment

Radon Gas



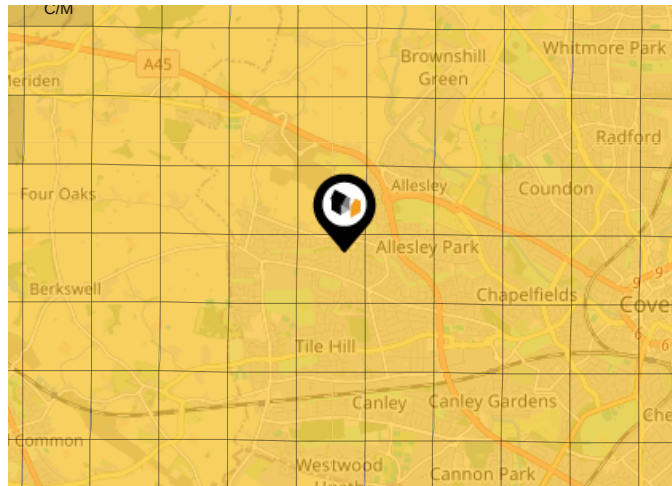
What is Radon?

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).



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

Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT		

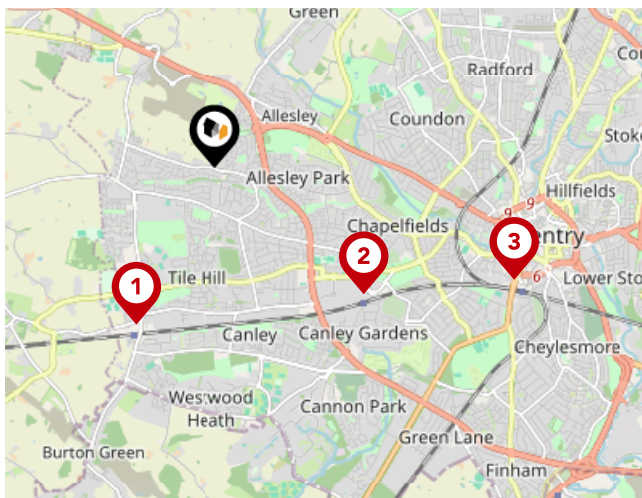


Primary Classifications (Most Common Clay Types)

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

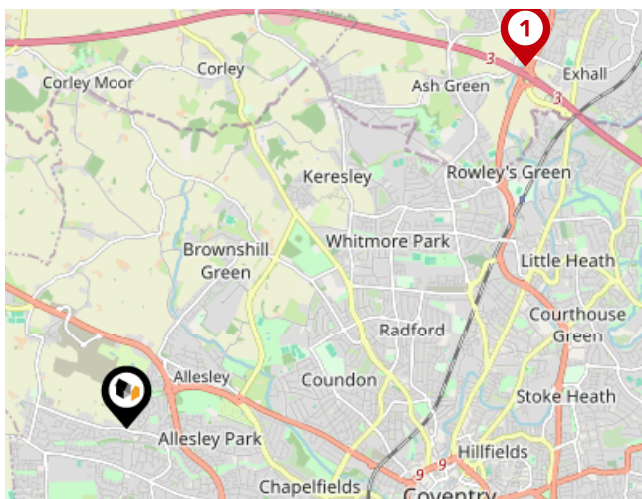
Area

Transport (National)



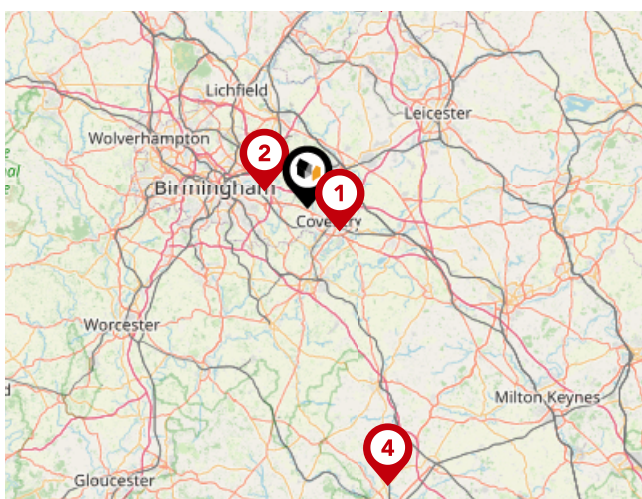
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	1.58 miles
2	Canley Rail Station	1.78 miles
3	Coventry Rail Station	2.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.88 miles
2	M6 J3A	6.07 miles
3	M42 J6	5.85 miles
4	M6 J4	6.69 miles
5	M42 J7	6.84 miles

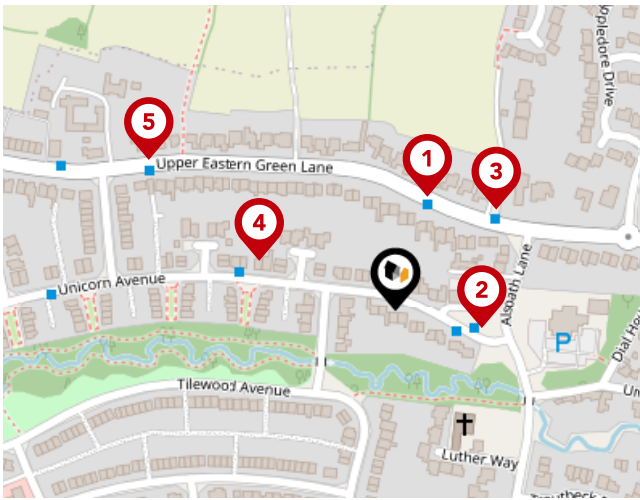


Airports/Helipads

Pin	Name	Distance
1	Baginton	5.53 miles
2	Birmingham Airport	6.89 miles
3	East Mids Airport	30.29 miles
4	Kidlington	41.98 miles

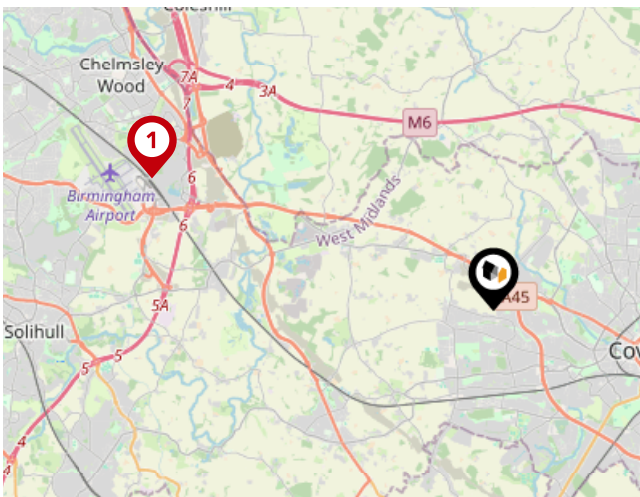
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alspath Lane	0.07 miles
2	Unicorn House	0.05 miles
3	Alspath Lane	0.08 miles
4	Kimberley Close	0.08 miles
5	Windermere Ave	0.16 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.62 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.



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