



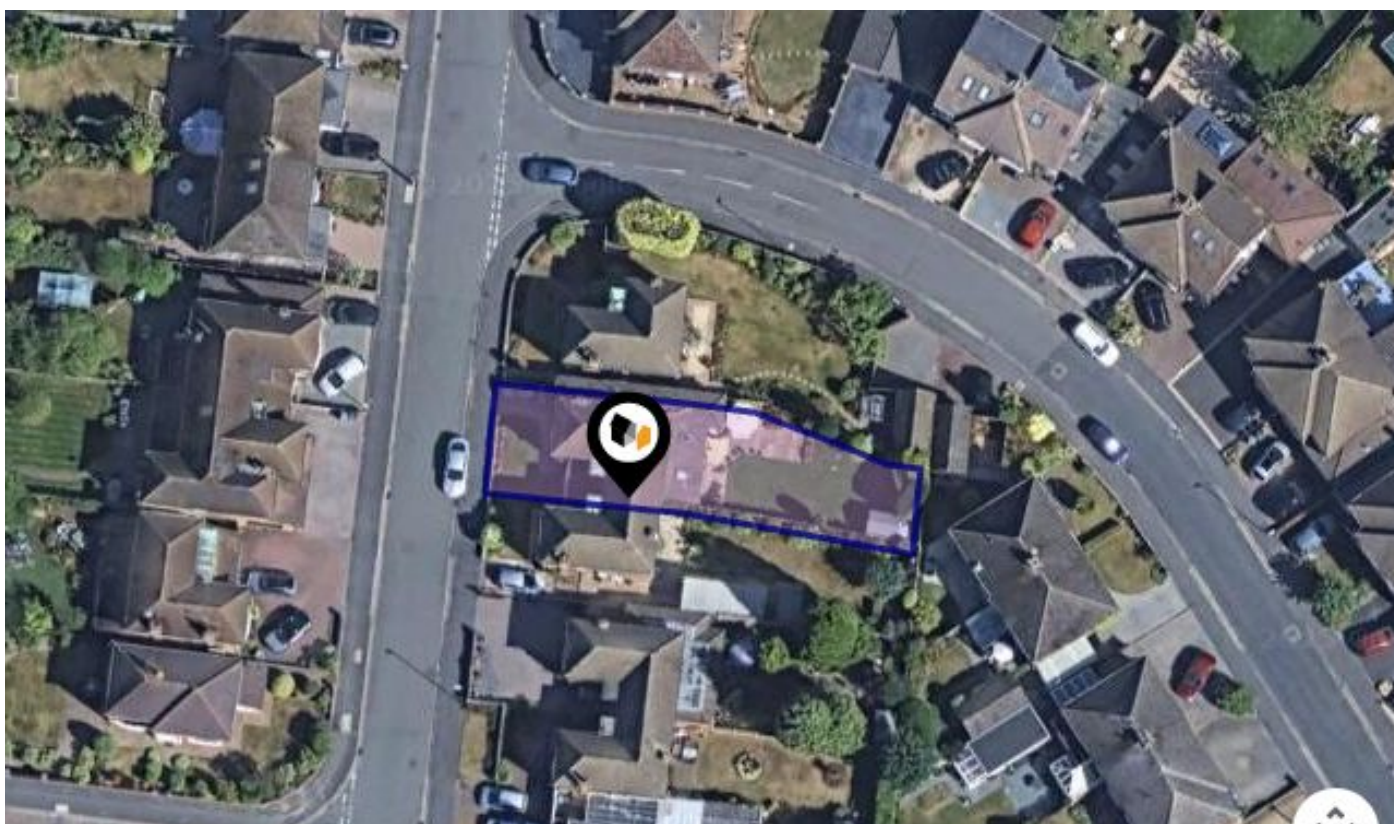
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th March 2025



MAIDAVALE CRESCENT, COVENTRY, CV3

OIRO : £535,000

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 and superb four bedroom semi detached home

Three first floor & one ground floor, en-suite bedroom

Four piece first floor bathroom & ground floor cloakroom

Four sitting areas as well as kitchen dining room

Delightful, landscaped & secure gardens

French doors to garden from sitting room & ground floor bedroom

Driveway and attractive foregardens

NO CHAIN, EPC Rating D, Total 1624 Sq.Ft or 151 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:	£535,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,624 ft ² / 150 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,296		
Title Number:	WM779328		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 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: *Maidavale Crescent, Coventry, CV3*

Reference - R/2010/0477
Decision: APPROVED
Date: 20th April 2010
Description: Erection of the single storey side and rear extensions and canopy to front. (Renewal of extant permission R/2007/545).
Reference - R/2007/0545
Decision: APPROVED
Date: 13th March 2007
Description: Erection of the single storey side and rear extensions and canopy to front.
Reference - R/2010/1068
Decision: APPROVED
Date: 04th August 2010
Description: Submission of amended details involving installation of bay window to front elevation and conversion of garage to habitable room to planning permission reference R/2010/0477 granted on 11th June 2010 for erection of single storey side and rear extensions and canopy to front.

Property EPC - Certificate



COVENTRY, CV3

Energy rating

D

Valid until 17.03.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	110 m ²

Market Sold in Street



16, Maidavale Crescent, Coventry, CV3 6FZ	Semi-detached House		
Last Sold Date:	26/04/2024		
Last Sold Price:	£415,000		
10, Maidavale Crescent, Coventry, CV3 6FZ	Detached House		
Last Sold Date:	17/12/2020		
Last Sold Price:	£472,000		
1, Maidavale Crescent, Coventry, CV3 6FZ	Semi-detached House		
Last Sold Date:	06/11/2020	30/10/2009	
Last Sold Price:	£370,000	£235,559	
7, Maidavale Crescent, Coventry, CV3 6FZ	Semi-detached House		
Last Sold Date:	09/10/2020	21/10/2016	
Last Sold Price:	£360,000	£271,295	
11, Maidavale Crescent, Coventry, CV3 6FZ	Semi-detached House		
Last Sold Date:	30/04/2019	10/11/2004	11/03/2003
Last Sold Price:	£324,000	£232,000	£179,950
2, Maidavale Crescent, Coventry, CV3 6FZ	Detached House		
Last Sold Date:	29/03/2018		
Last Sold Price:	£375,000		
18, Maidavale Crescent, Coventry, CV3 6FZ	Semi-detached House		
Last Sold Date:	25/01/2018	20/12/2007	
Last Sold Price:	£360,000	£250,000	
14, Maidavale Crescent, Coventry, CV3 6FZ	Semi-detached House		
Last Sold Date:	17/11/2017		
Last Sold Price:	£310,000		
12, Maidavale Crescent, Coventry, CV3 6FZ	Semi-detached House		
Last Sold Date:	13/07/2017	11/07/2014	06/01/2006
Last Sold Price:	£387,000	£300,000	£230,000
9, Maidavale Crescent, Coventry, CV3 6FZ	Semi-detached House		
Last Sold Date:	23/11/2016	16/10/2012	
Last Sold Price:	£310,000	£206,500	
8, Maidavale Crescent, Coventry, CV3 6FZ	Detached House		
Last Sold Date:	23/05/2013		
Last Sold Price:	£335,000		
3, Maidavale Crescent, Coventry, CV3 6FZ	Semi-detached House		
Last Sold Date:	08/05/2013		
Last Sold Price:	£220,000		

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

Market Sold in Street



27, Maidavale Crescent, Coventry, CV3 6FZ		Semi-detached House
Last Sold Date:	29/04/2009	
Last Sold Price:	£210,000	
20, Maidavale Crescent, Coventry, CV3 6FZ		Semi-detached House
Last Sold Date:	17/09/2008	10/09/1999
Last Sold Price:	£240,000	£100,000
19, Maidavale Crescent, Coventry, CV3 6FZ		Semi-detached House
Last Sold Date:	29/01/2004	29/07/2002
Last Sold Price:	£210,000	£165,000
15, Maidavale Crescent, Coventry, CV3 6FZ		Detached House
Last Sold Date:	14/05/2002	
Last Sold Price:	£193,000	
6, Maidavale Crescent, Coventry, CV3 6FZ		Detached House
Last Sold Date:	15/12/2000	11/07/1997
Last Sold Price:	£162,500	£117,000
13, Maidavale Crescent, Coventry, CV3 6FZ		Semi-detached House
Last Sold Date:	05/12/1997	
Last Sold Price:	£90,000	
28, Maidavale Crescent, Coventry, CV3 6FZ		Detached House
Last Sold Date:	09/08/1996	
Last Sold Price:	£125,000	

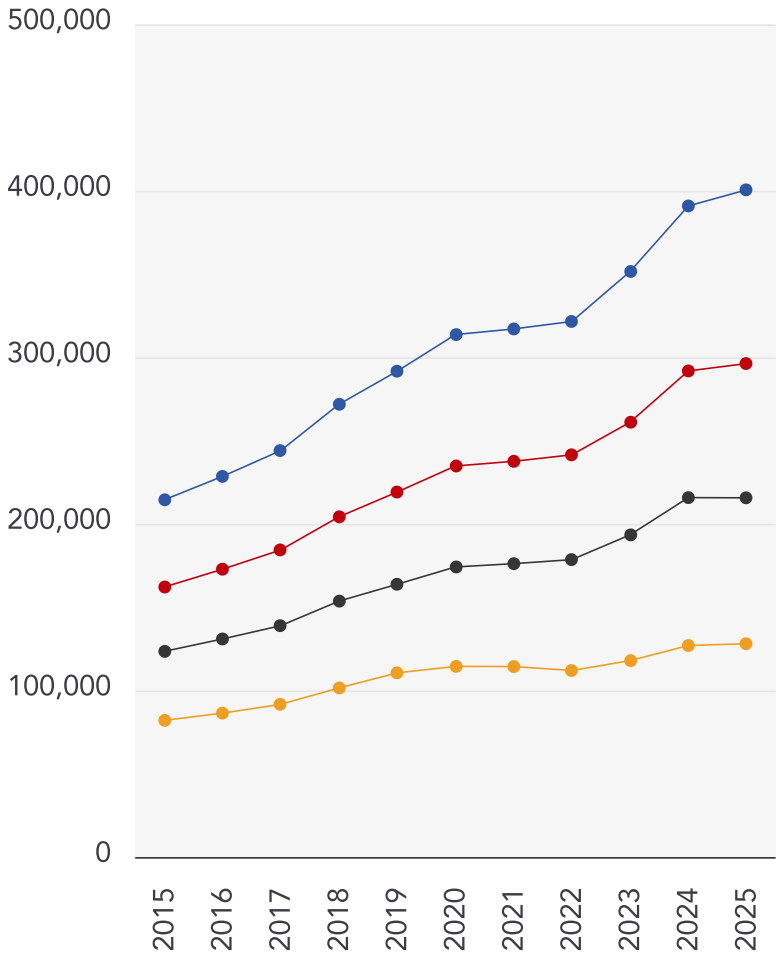
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

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.

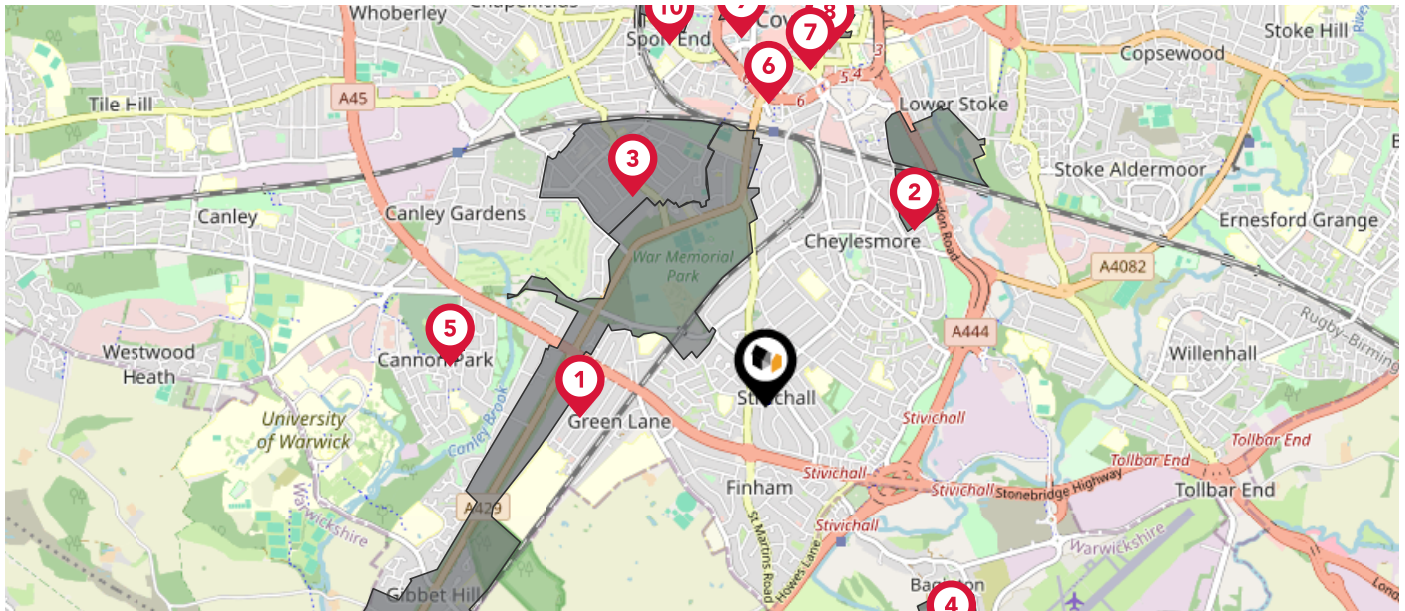
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

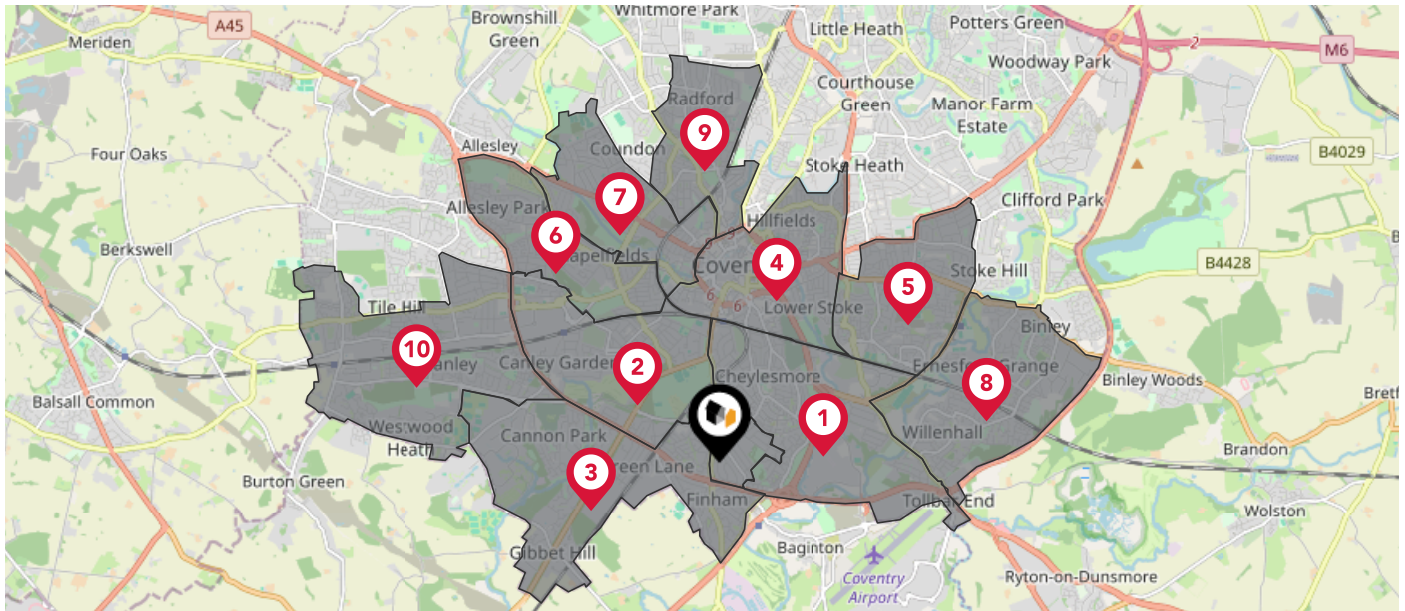
- 1 Kenilworth Road
- 2 London Road
- 3 Earlsdon
- 4 Baginton
- 5 Ivy Farm Lane (Canley Hamlet)
- 6 Greyfriars Green
- 7 High Street
- 8 Hill Top and Cathedral
- 9 Spon Street
- 10 Spon End

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

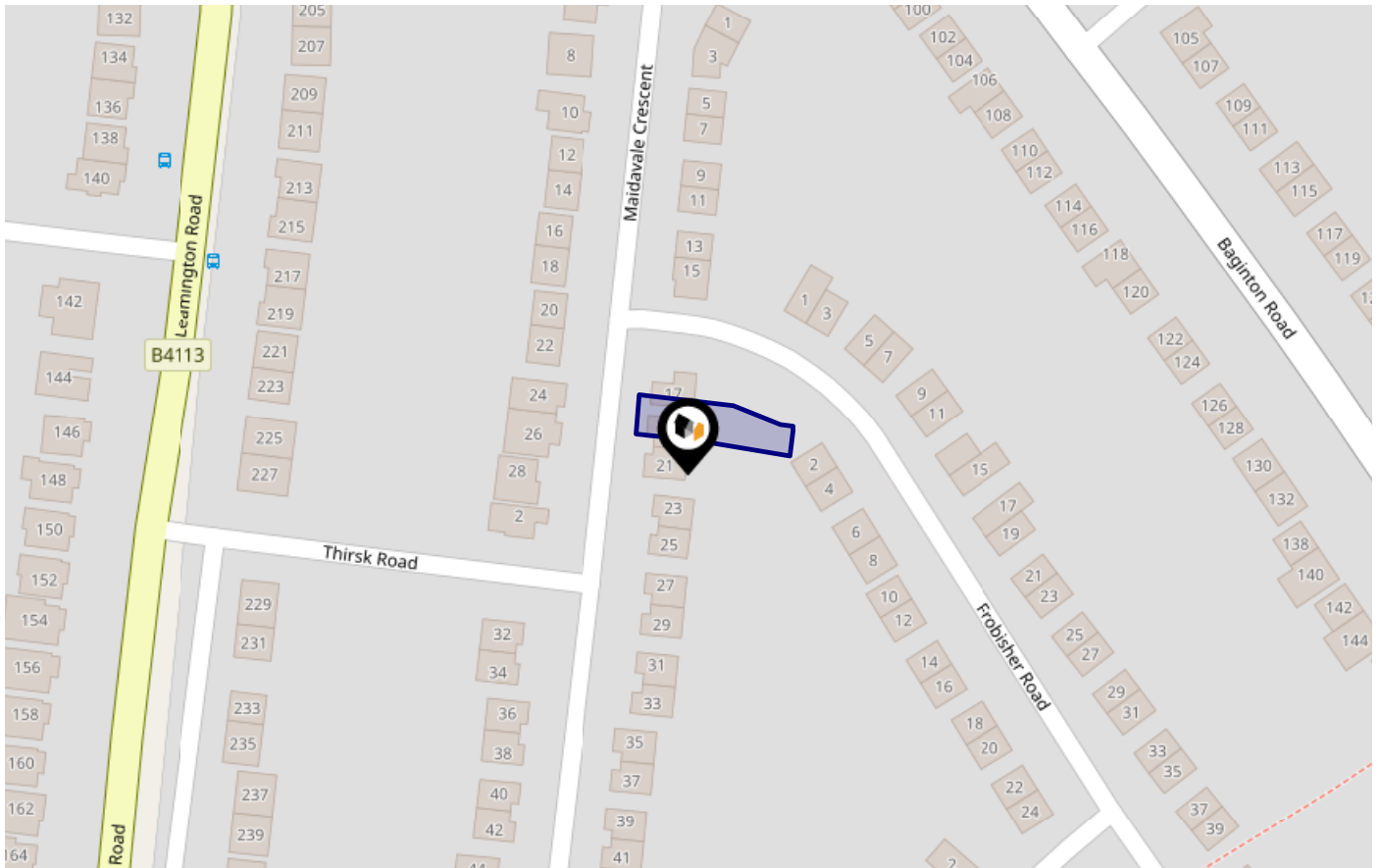
- 1 Cheylesmore Ward
- 2 Earlsdon Ward
- 3 Wainbody Ward
- 4 St. Michael's Ward
- 5 Lower Stoke Ward
- 6 Whoberley Ward
- 7 Sherbourne Ward
- 8 Binley and Willenhall Ward
- 9 Radford Ward
- 10 Westwood Ward

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:

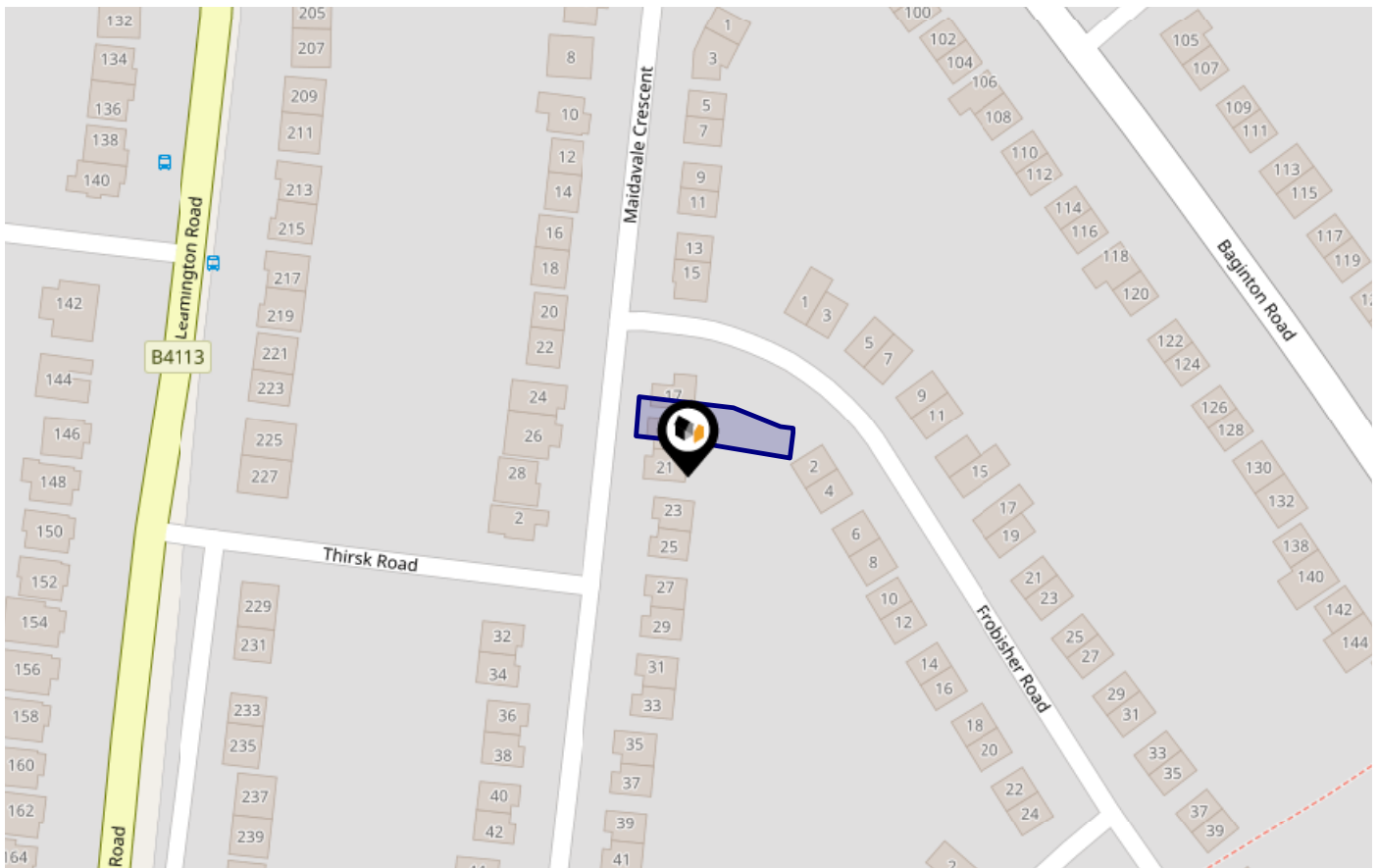


Flood Risk

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:

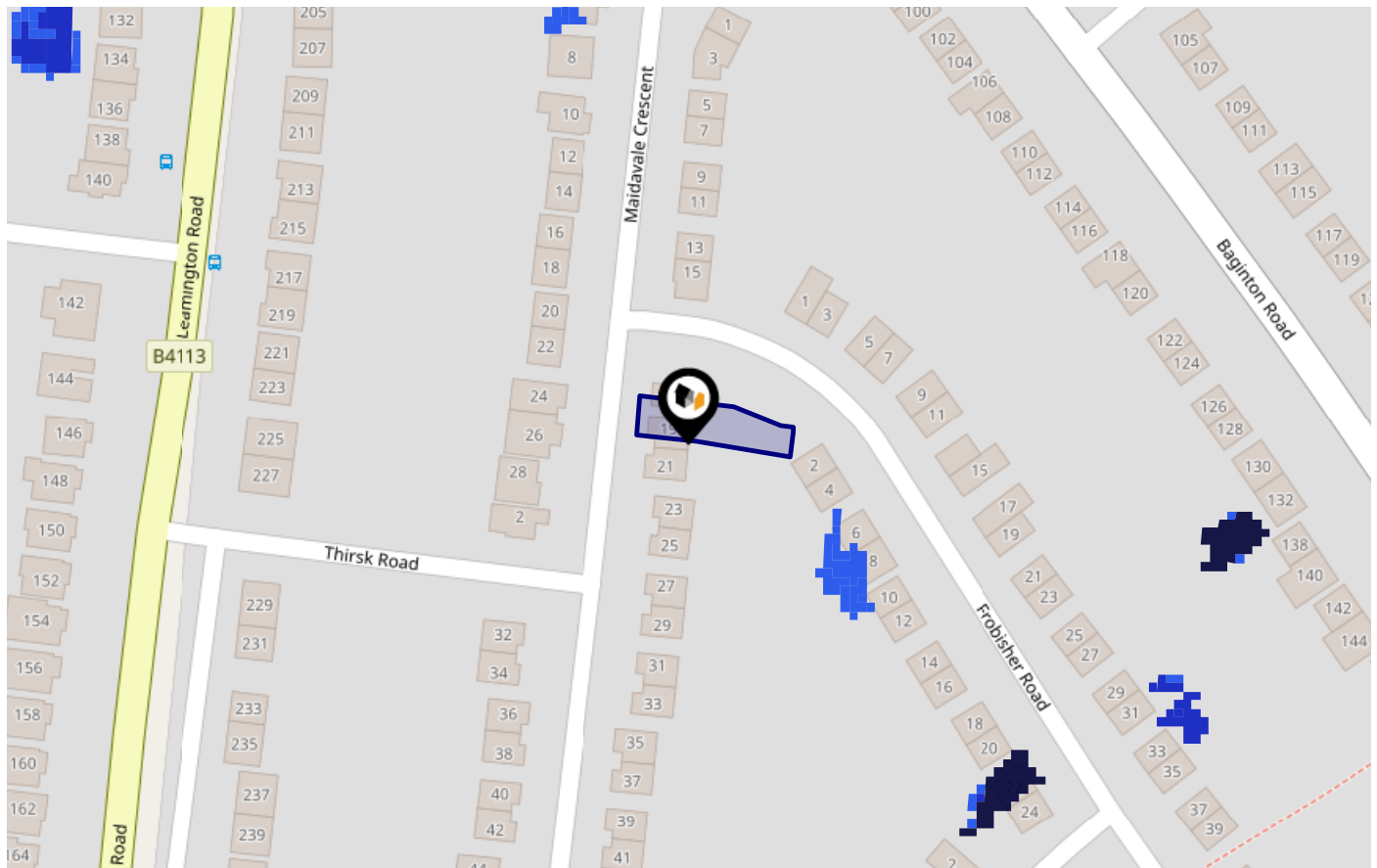


Flood Risk

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

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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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Chance of flooding to the following depths at this property:

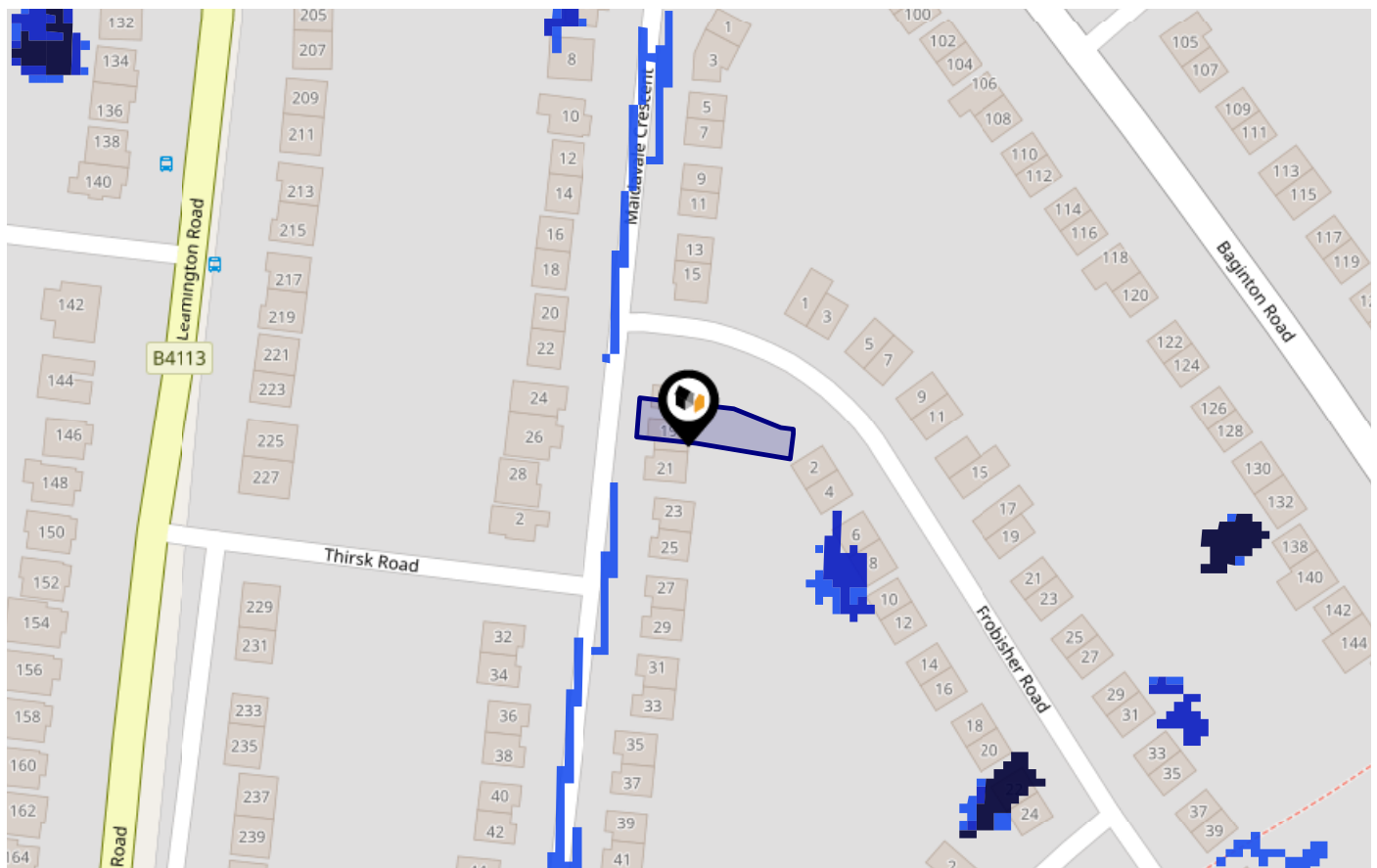


Flood Risk

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:

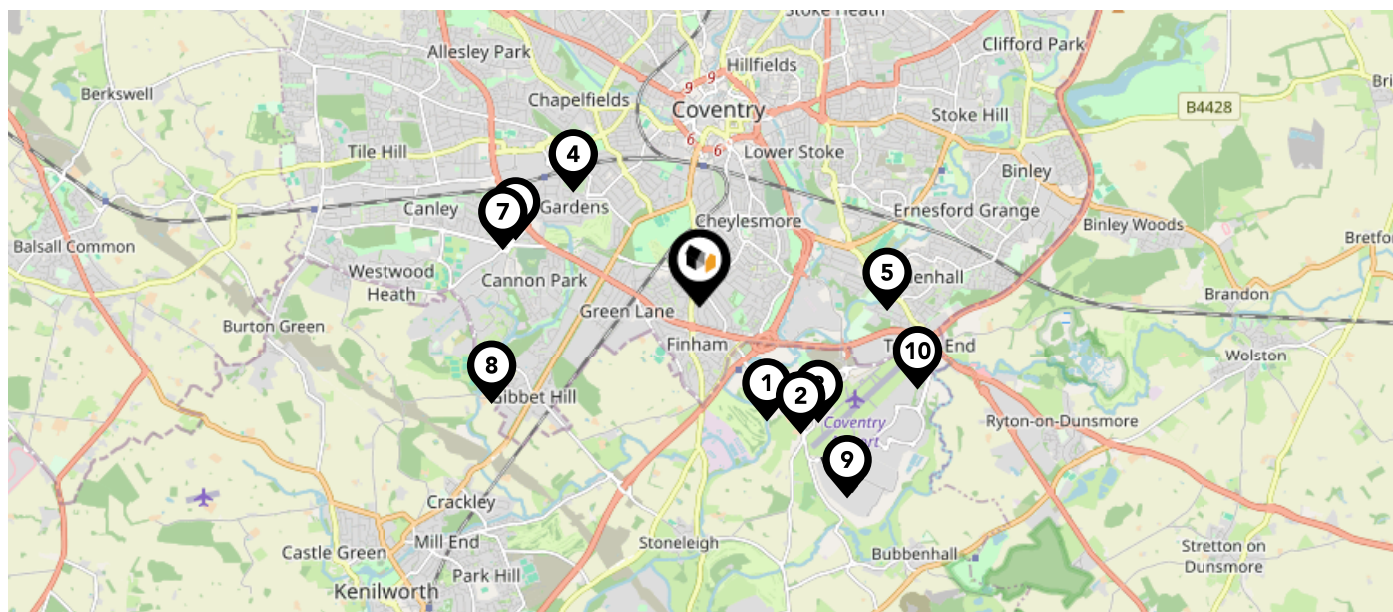


Maps

Landfill Sites



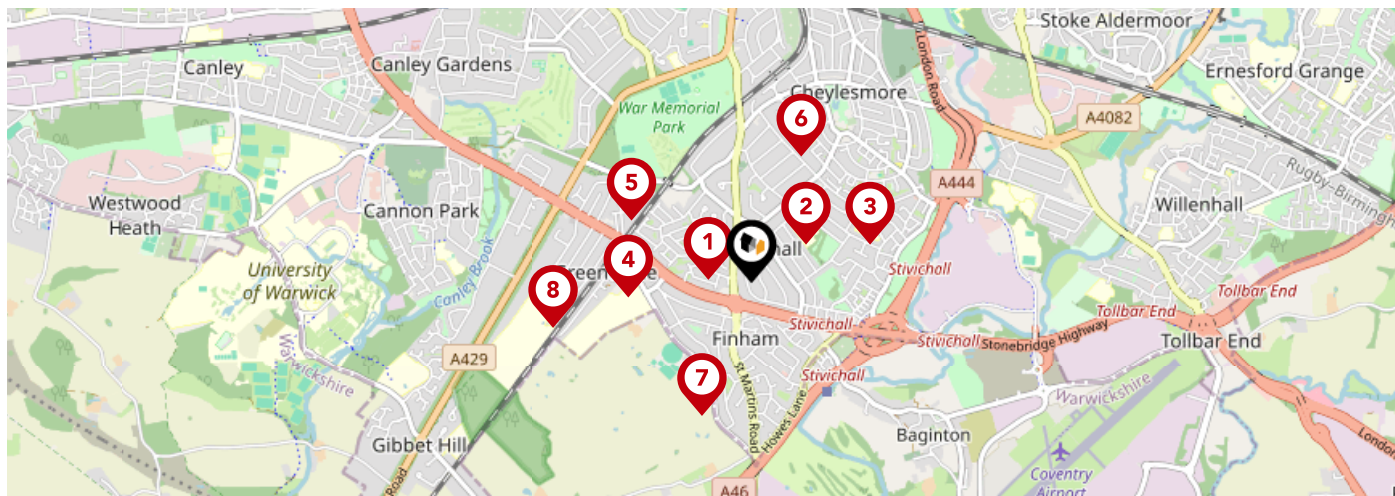
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

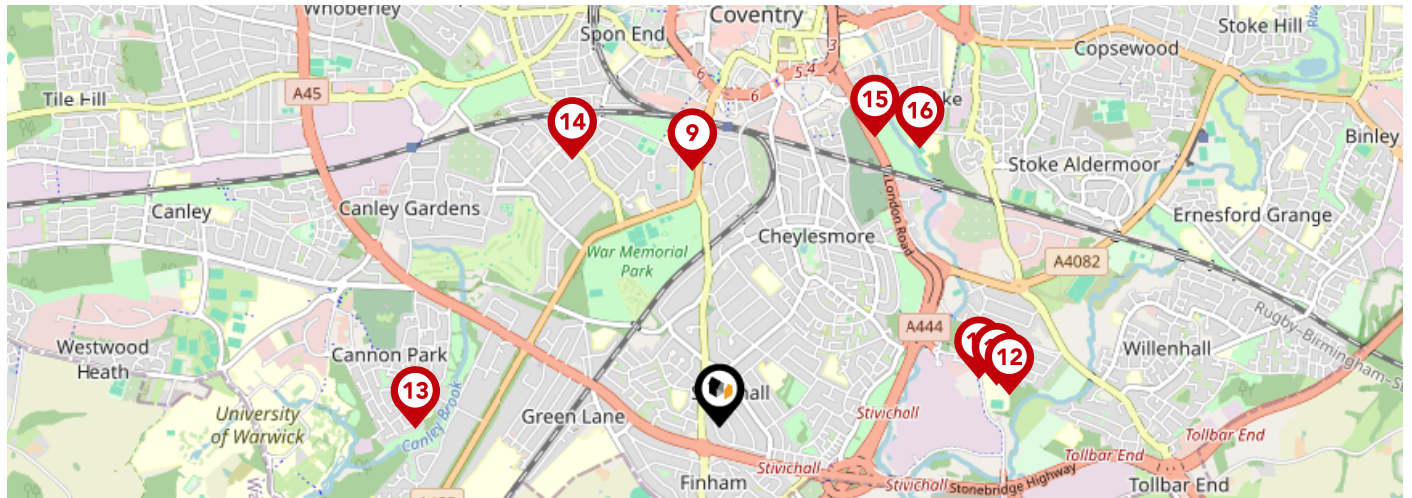
1	Hall Drive-Baginton	Historic Landfill
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill
3	Rowley Road-Baginton	Historic Landfill
4	Hearsall Common-Whoberley, Coventry	Historic Landfill
5	London Road B-Willenhall, Coventry	Historic Landfill
6	Fletchampstead Highway-Canley, Coventry	Historic Landfill
7	Prior Deram Park-Canley, Coventry	Historic Landfill
8	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
9	Rock Farm Landfill-	Historic Landfill
10	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill









Area Schools



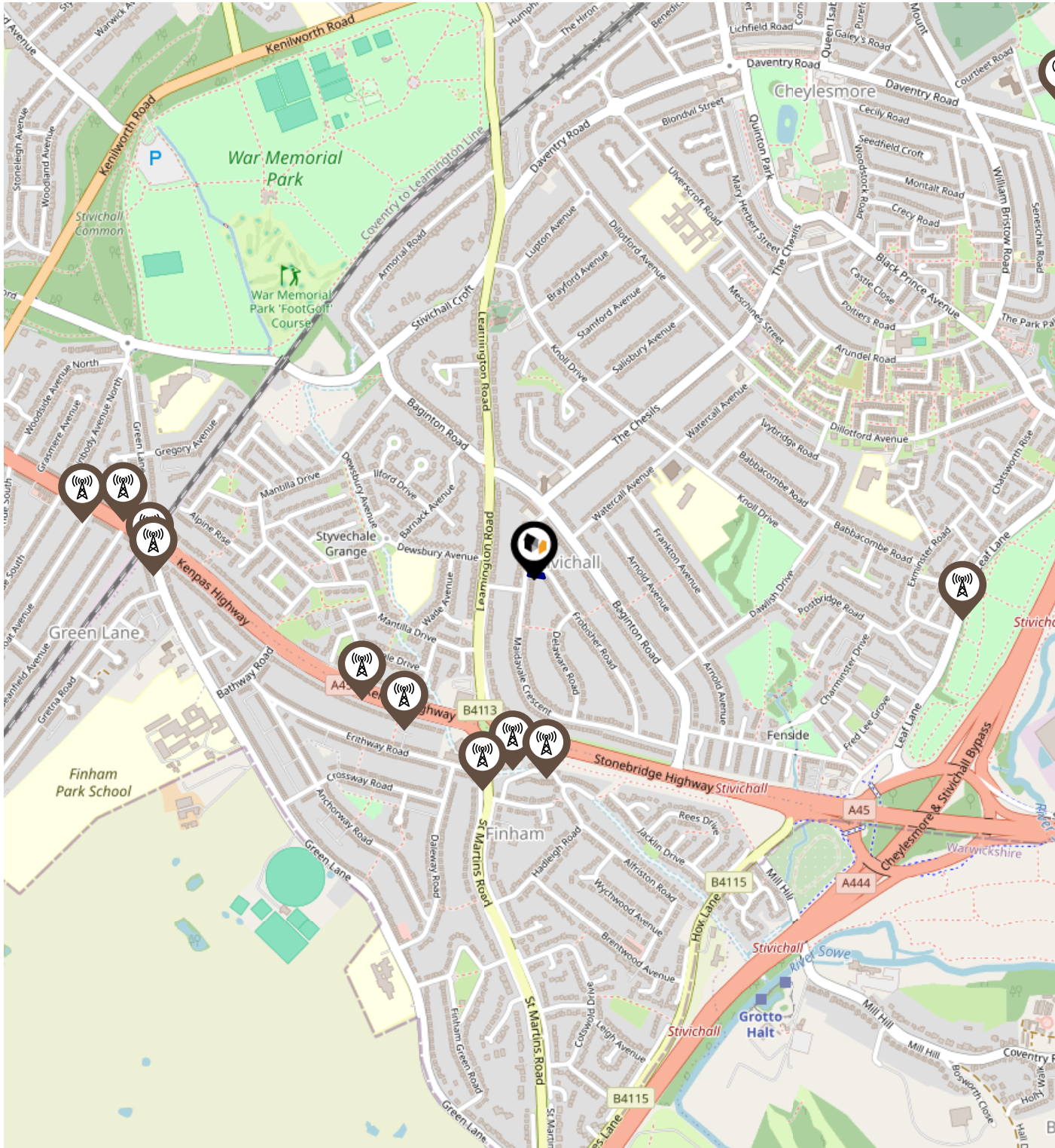
		Nursery	Primary	Secondary	College	Private
1	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

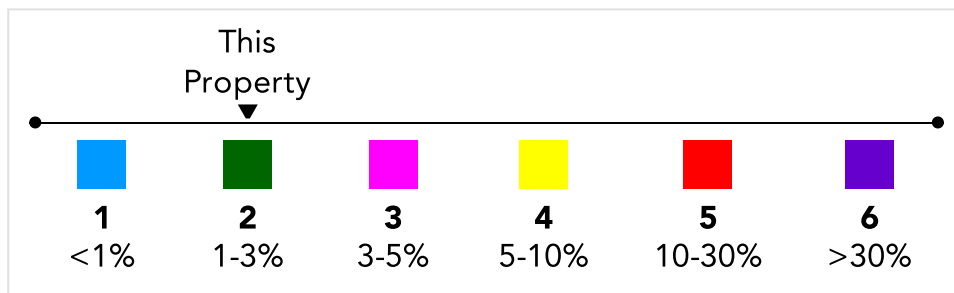
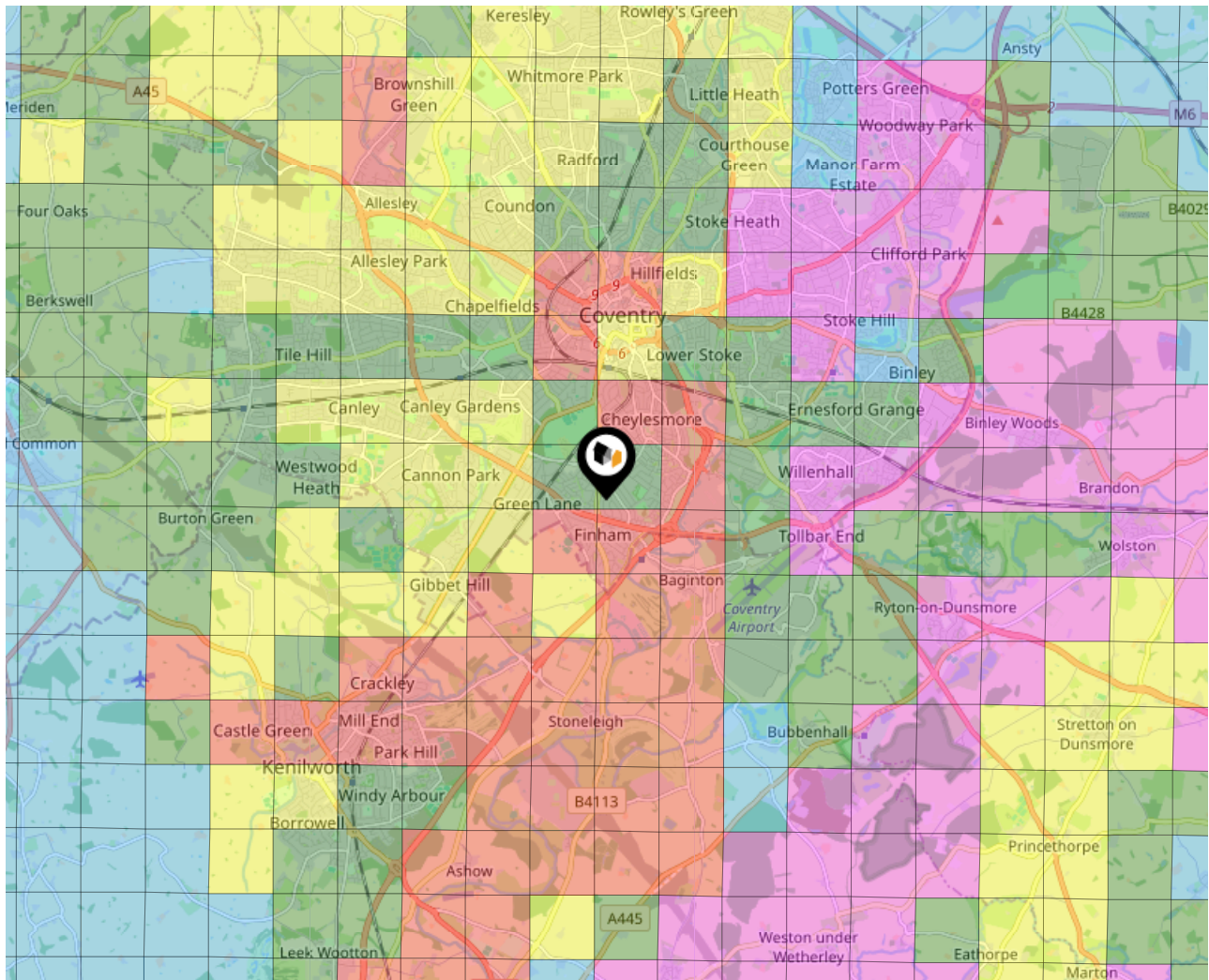
Environment

Radon Gas

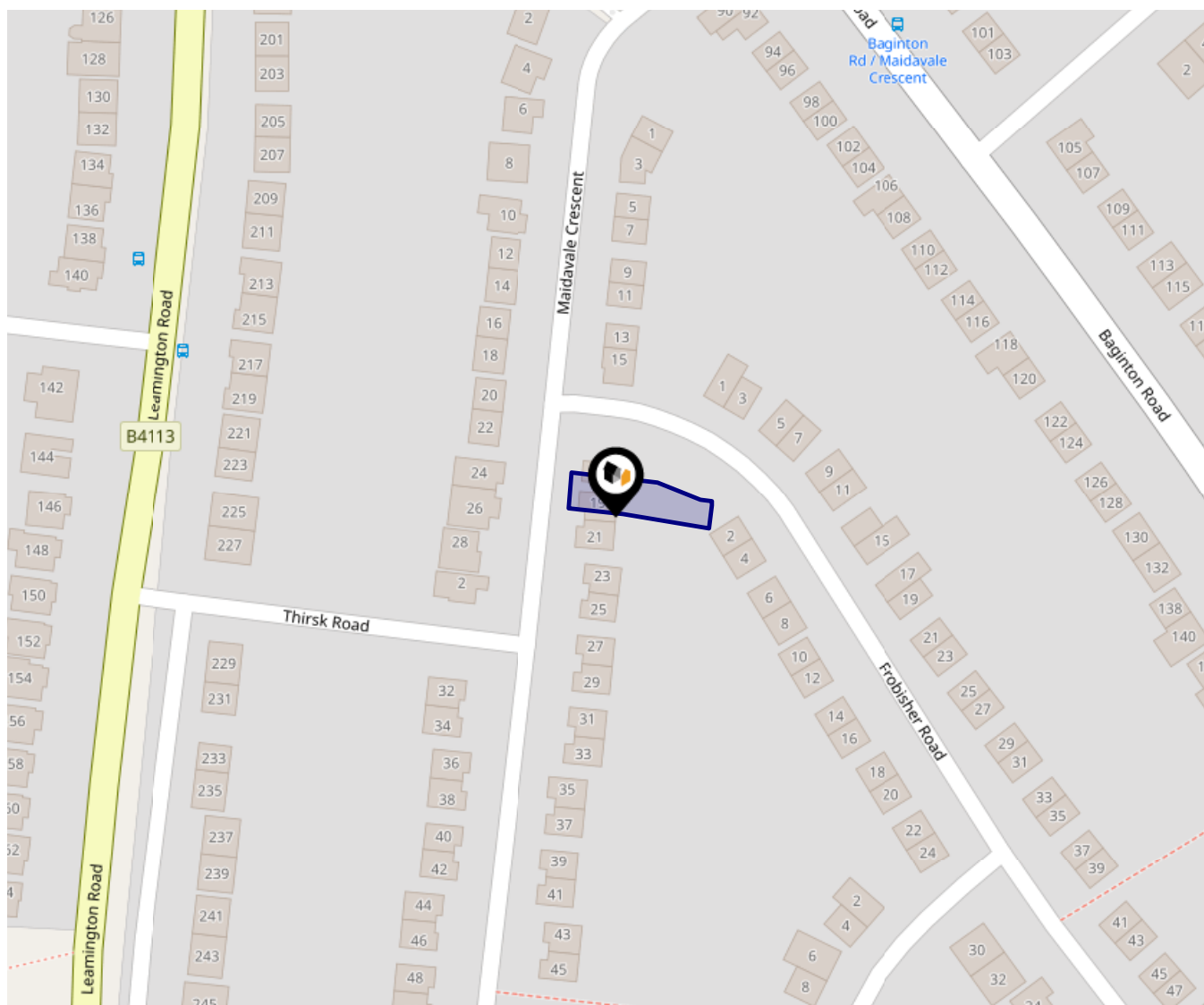


What is Radon?

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



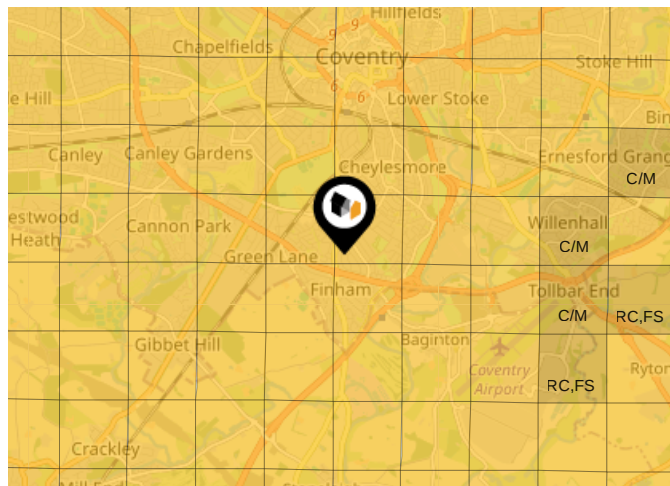
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

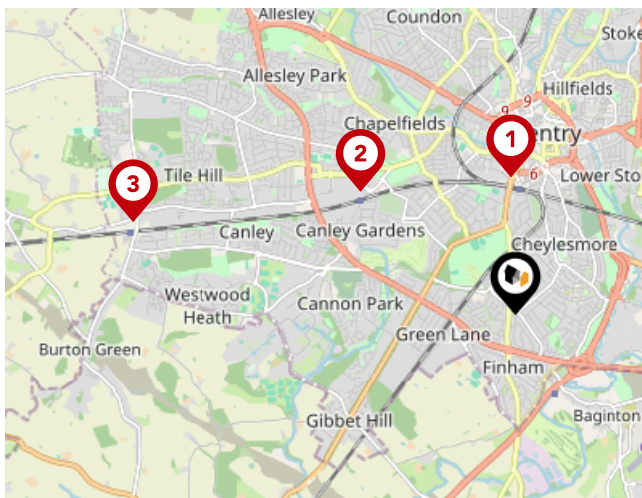


Primary Classifications (Most Common Clay Types)

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

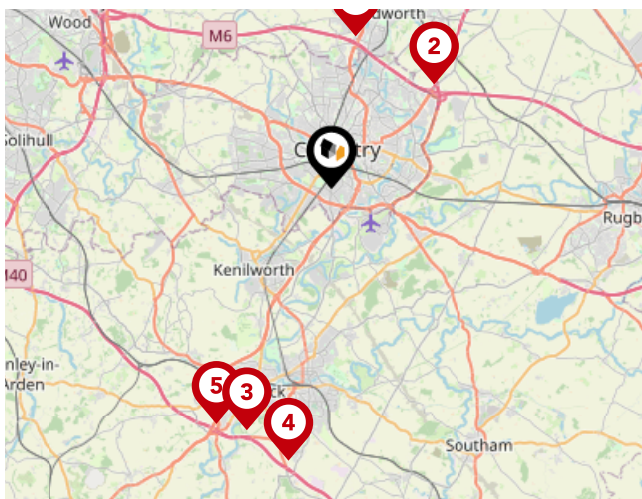
Area

Transport (National)



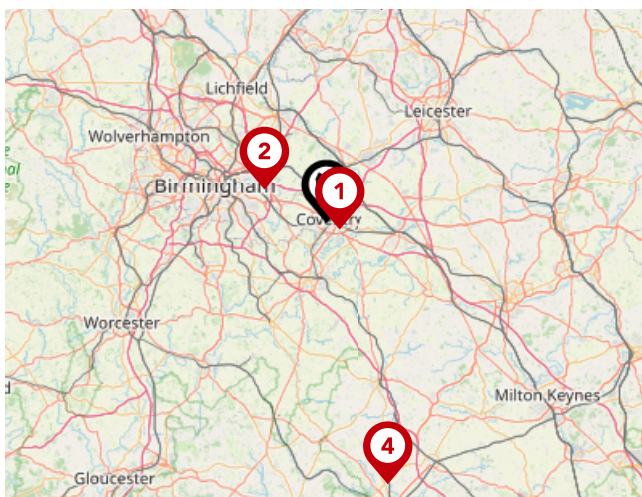
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	1.25 miles
	Canley Rail Station	1.79 miles
	Tile Hill Rail Station	3.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.6 miles
	M6 J2	5.29 miles
	M40 J14	9.28 miles
	M40 J13	10.01 miles
	M40 J15	9.48 miles

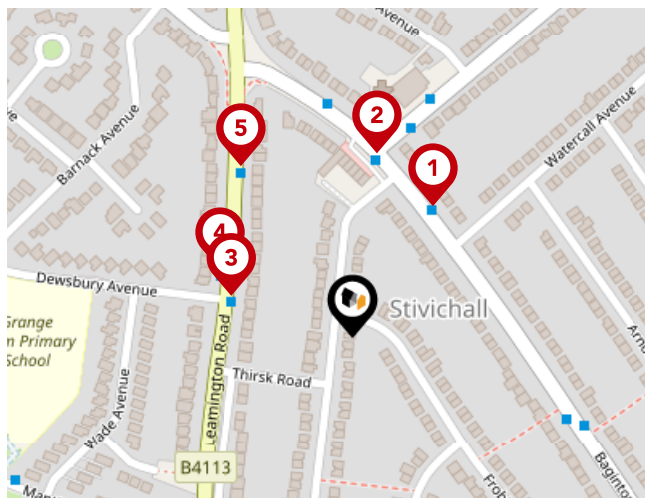


Airports/Helipads

Pin	Name	Distance
	Baginton	1.97 miles
	Birmingham Airport	10.35 miles
	East Mids Airport	31.63 miles
	Kidlington	39.1 miles

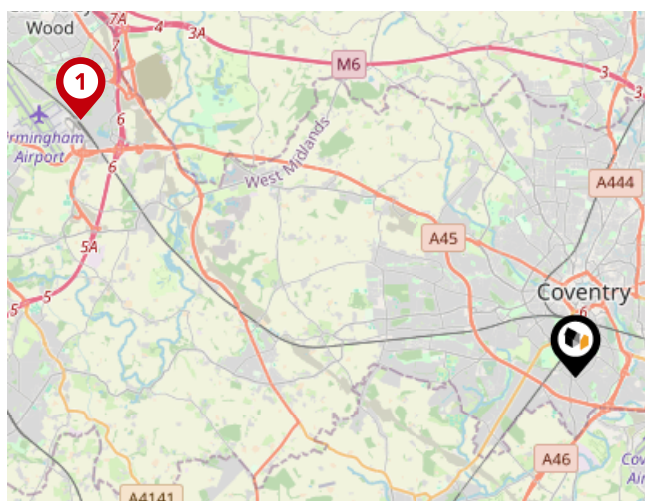
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Maidavale Crescent	0.09 miles
2	Maidavale Crescent	0.11 miles
3	Thirsk Road	0.07 miles
4	Thirsk Road	0.08 miles
5	Baginton Rd	0.12 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.08 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

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

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

Walmsley's The Way to Move Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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