



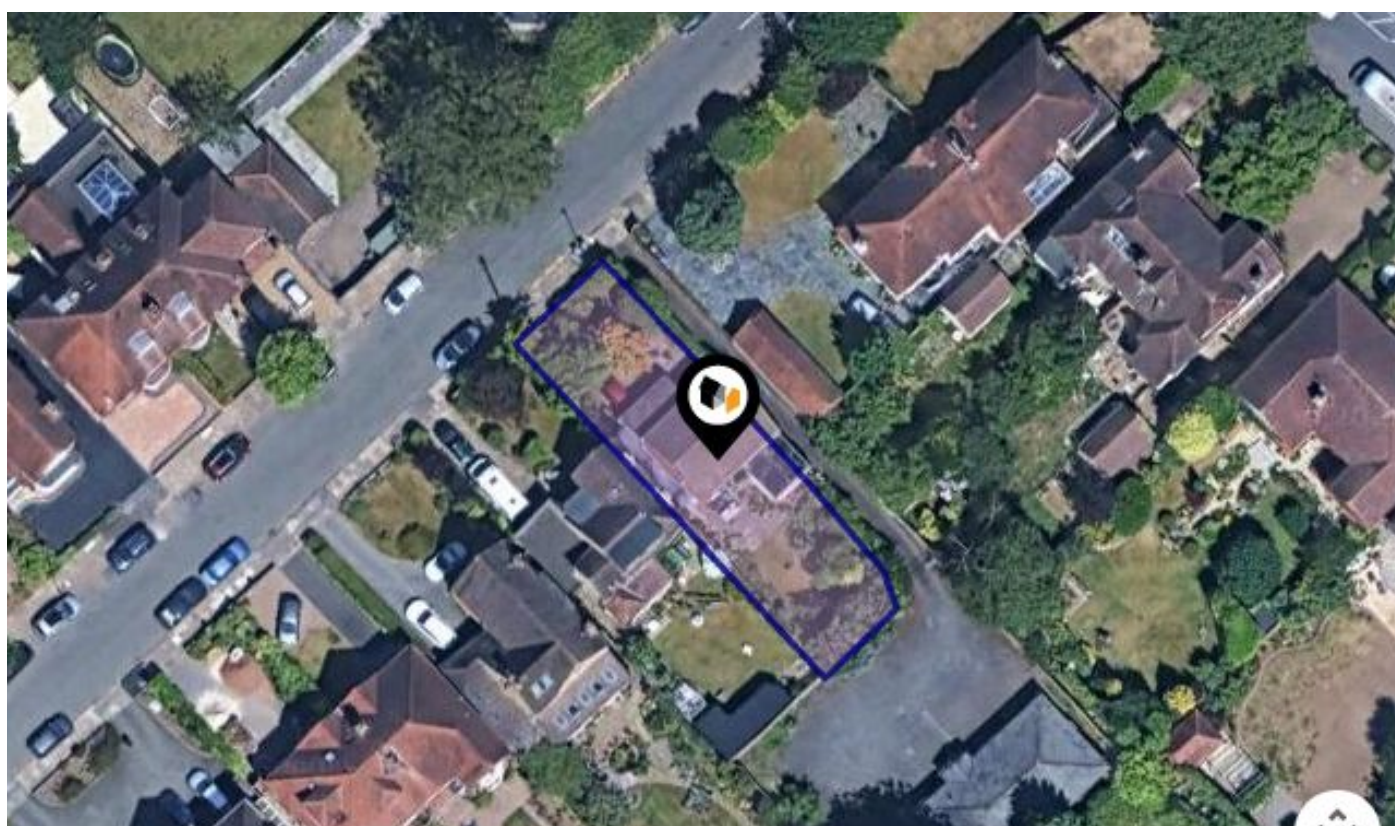
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd May 2025



WARWICK AVENUE, COVENTRY, CV5

Price Estimate : £650,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A wonderful opportunity to purchase on Warwick Avenue

A much loved four double bedroom detached family home

Substantial driveway & single garage with side access

Mature and private South facing rear gardens

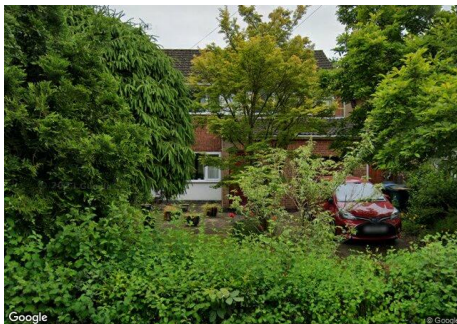
Sitting dining room & garden room extension

Ground floor shower room & first floor bathroom

Spacious kitchen with landscape window overlooking gardens

NO UPWARD CHAIN, EPC rating TBC, Total 1448 Sq.Ft or 134 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

Type:	Detached	Price Estimate:	£650,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,442 ft ² / 134 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band F		
Annual Estimate:	£3,486		
Title Number:	WK19854		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	Kenilworth Road	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	10000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	
				

15, Warwick Avenue, Coventry, CV5 6DJ		
Last Sold Date:	23/10/2020	
Last Sold Price:	£1,000,051	
41, Warwick Avenue, Coventry, CV5 6DJ		
Last Sold Date:	25/06/2020	27/08/1999
Last Sold Price:	£1,375,000	£375,000
17, Warwick Avenue, Coventry, CV5 6DJ		
Last Sold Date:	31/05/2017	18/06/2010
Last Sold Price:	£965,000	£600,000
37, Warwick Avenue, Coventry, CV5 6DJ		
Last Sold Date:	05/06/2015	
Last Sold Price:	£786,000	
43, Warwick Avenue, Coventry, CV5 6DJ		
Last Sold Date:	03/10/2014	
Last Sold Price:	£815,000	
11, Warwick Avenue, Coventry, CV5 6DJ		
Last Sold Date:	08/09/2014	
Last Sold Price:	£435,000	
25a, Warwick Avenue, Coventry, CV5 6DJ		
Last Sold Date:	09/10/2009	07/12/2007
Last Sold Price:	£645,000	£250,000
35, Warwick Avenue, Coventry, CV5 6DJ		
Last Sold Date:	01/05/2009	
Last Sold Price:	£720,000	
25, Warwick Avenue, Coventry, CV5 6DJ		
Last Sold Date:	30/08/2006	
Last Sold Price:	£705,000	
23, Warwick Avenue, Coventry, CV5 6DJ		
Last Sold Date:	22/04/2005	19/06/1998
Last Sold Price:	£700,000	£285,000
39, Warwick Avenue, Coventry, CV5 6DJ		
Last Sold Date:	04/12/2003	
Last Sold Price:	£800,000	
19, Warwick Avenue, Coventry, CV5 6DJ		
Last Sold Date:	12/02/2003	
Last Sold Price:	£590,000	

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

Market Sold in Street



1, Warwick Avenue, Coventry, CV5 6DJ

Last Sold Date:	20/03/2002
Last Sold Price:	£240,000

9, Warwick Avenue, Coventry, CV5 6DJ

Last Sold Date:	26/02/1999	30/09/1996
Last Sold Price:	£200,000	£150,000

7, Warwick Avenue, Coventry, CV5 6DJ

Last Sold Date:	19/06/1998
Last Sold Price:	£204,500

21, Warwick Avenue, Coventry, CV5 6DJ

Last Sold Date:	22/07/1996
Last Sold Price:	£265,000

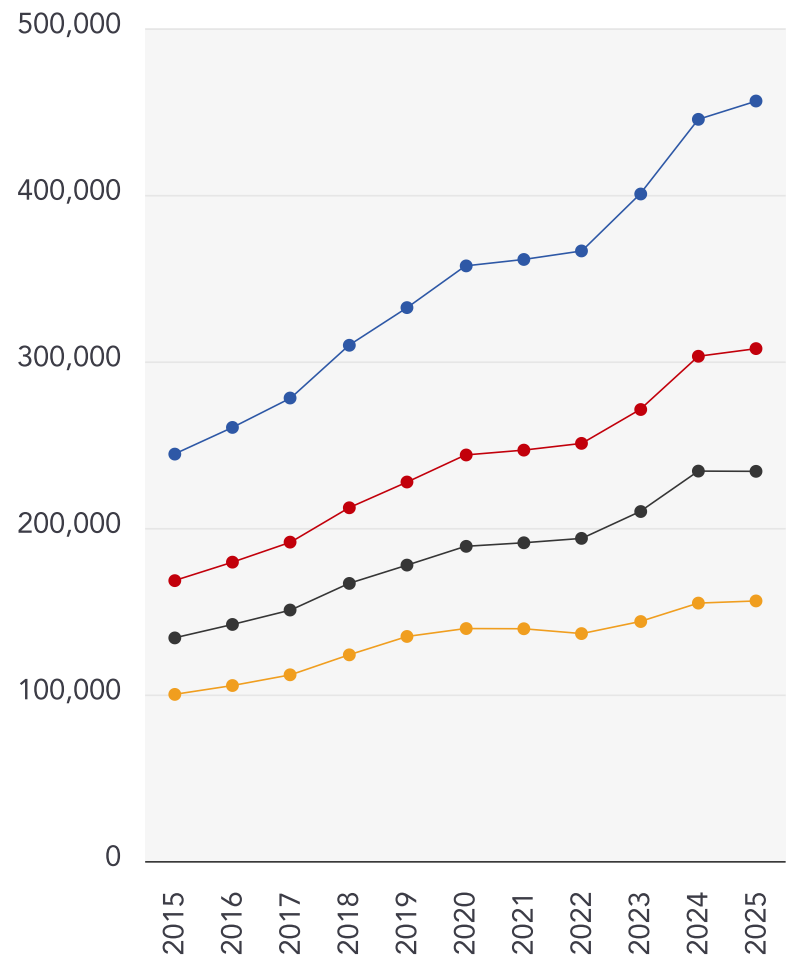
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

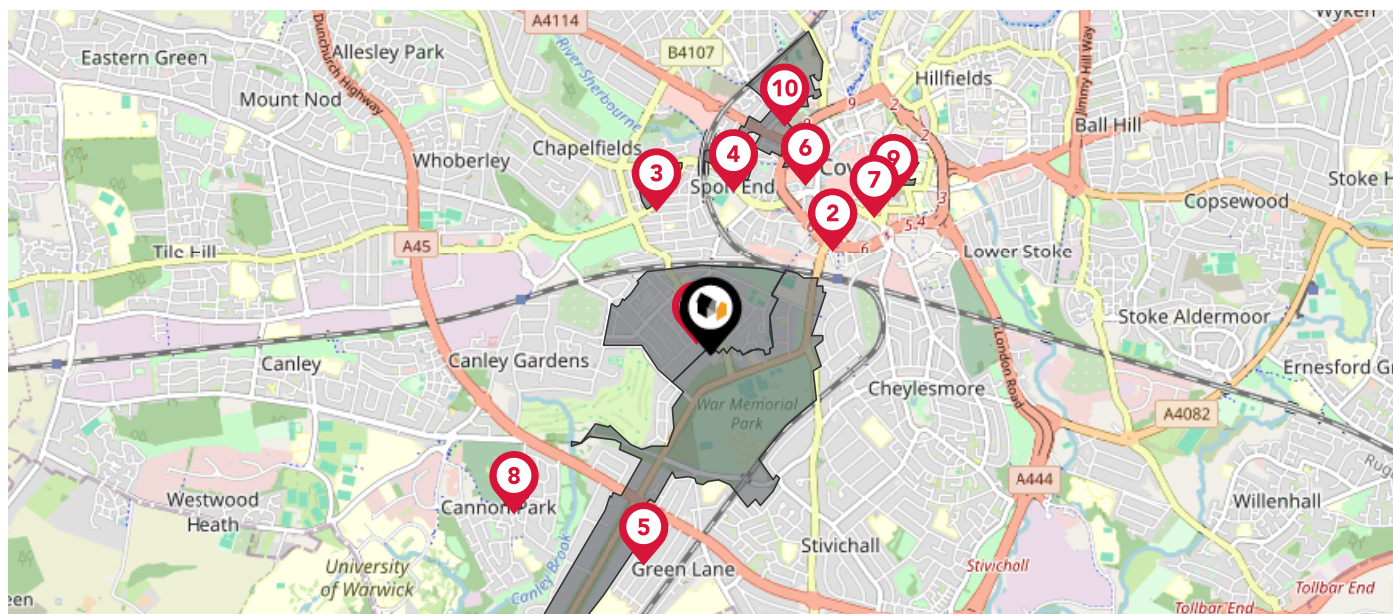
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

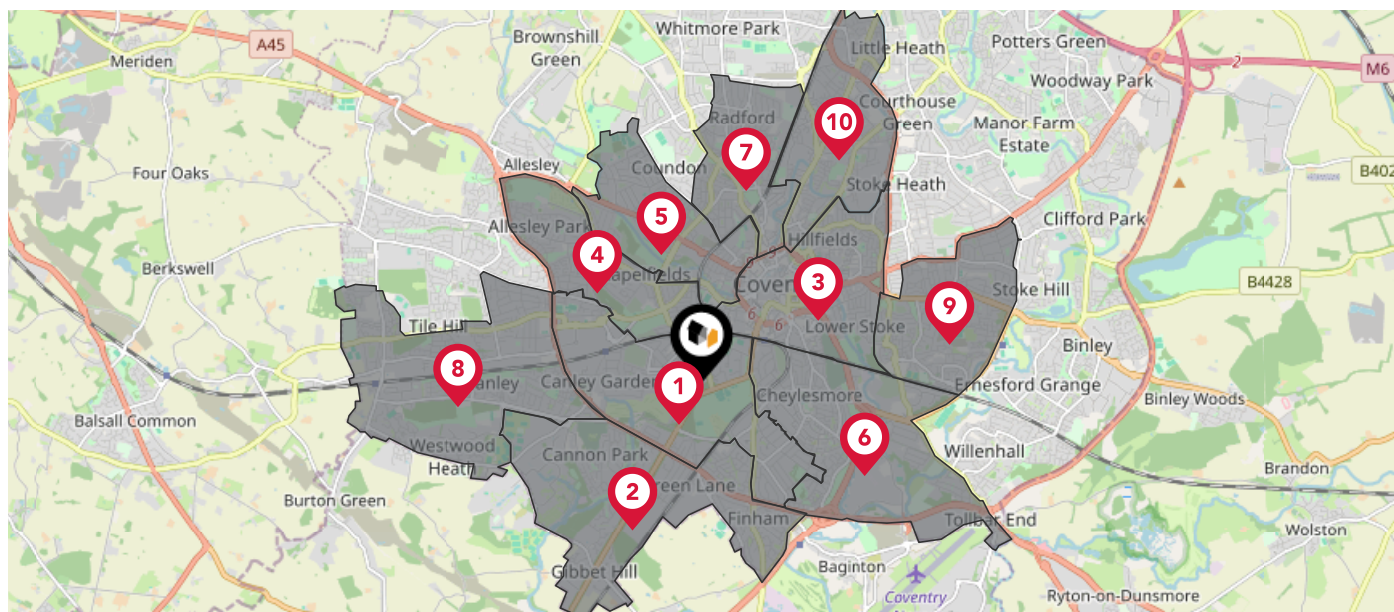
- | | |
|----|-------------------------------|
| 1 | Earlsdon |
| 2 | Greyfriars Green |
| 3 | Chapelfields |
| 4 | Spon End |
| 5 | Kenilworth Road |
| 6 | Spon Street |
| 7 | High Street |
| 8 | Ivy Farm Lane (Canley Hamlet) |
| 9 | Hill Top and Cathedral |
| 10 | Naul's Mill |

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

Earlsdon Ward

2

Wainbody Ward

3

St. Michael's Ward

4

Whoberley Ward

5

Sherbourne Ward

6

Cheylesmore Ward

7

Radford Ward

8

Westwood Ward

9

Lower Stoke Ward

10

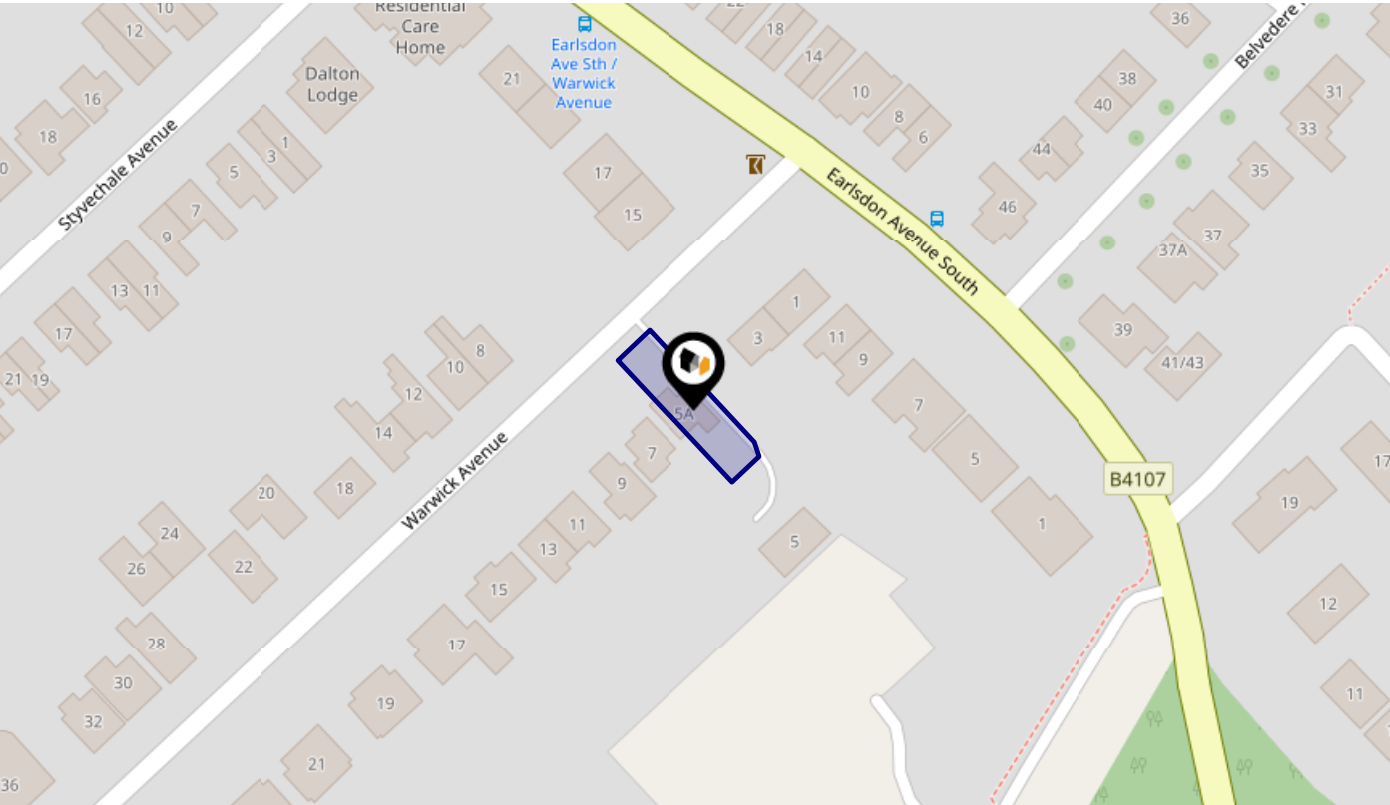
Foleshill Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

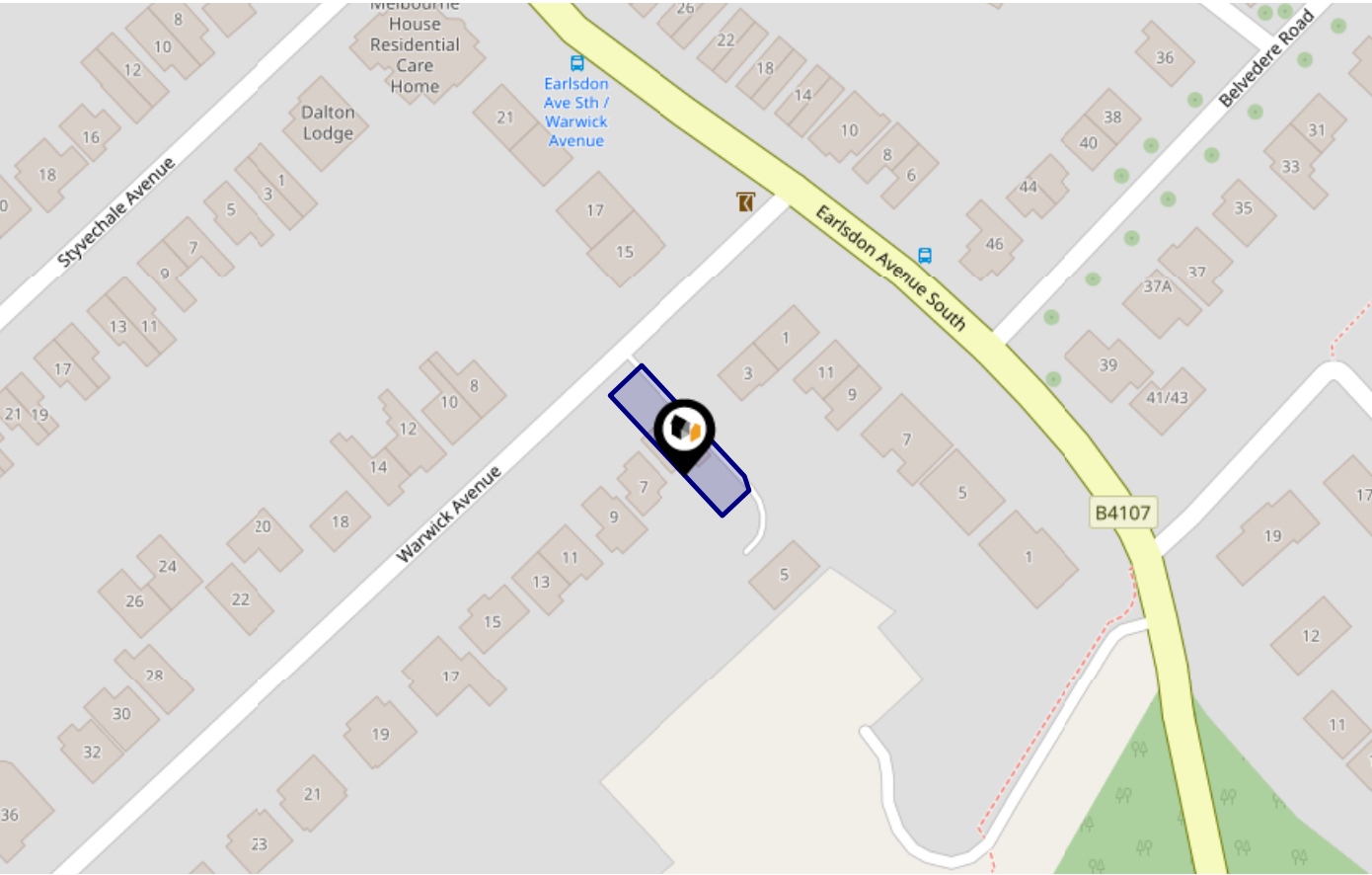
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

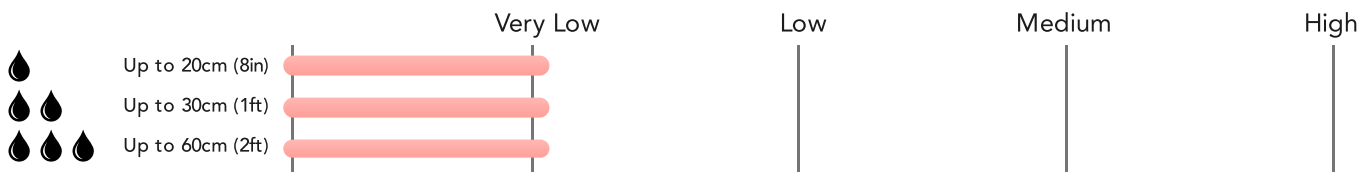


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

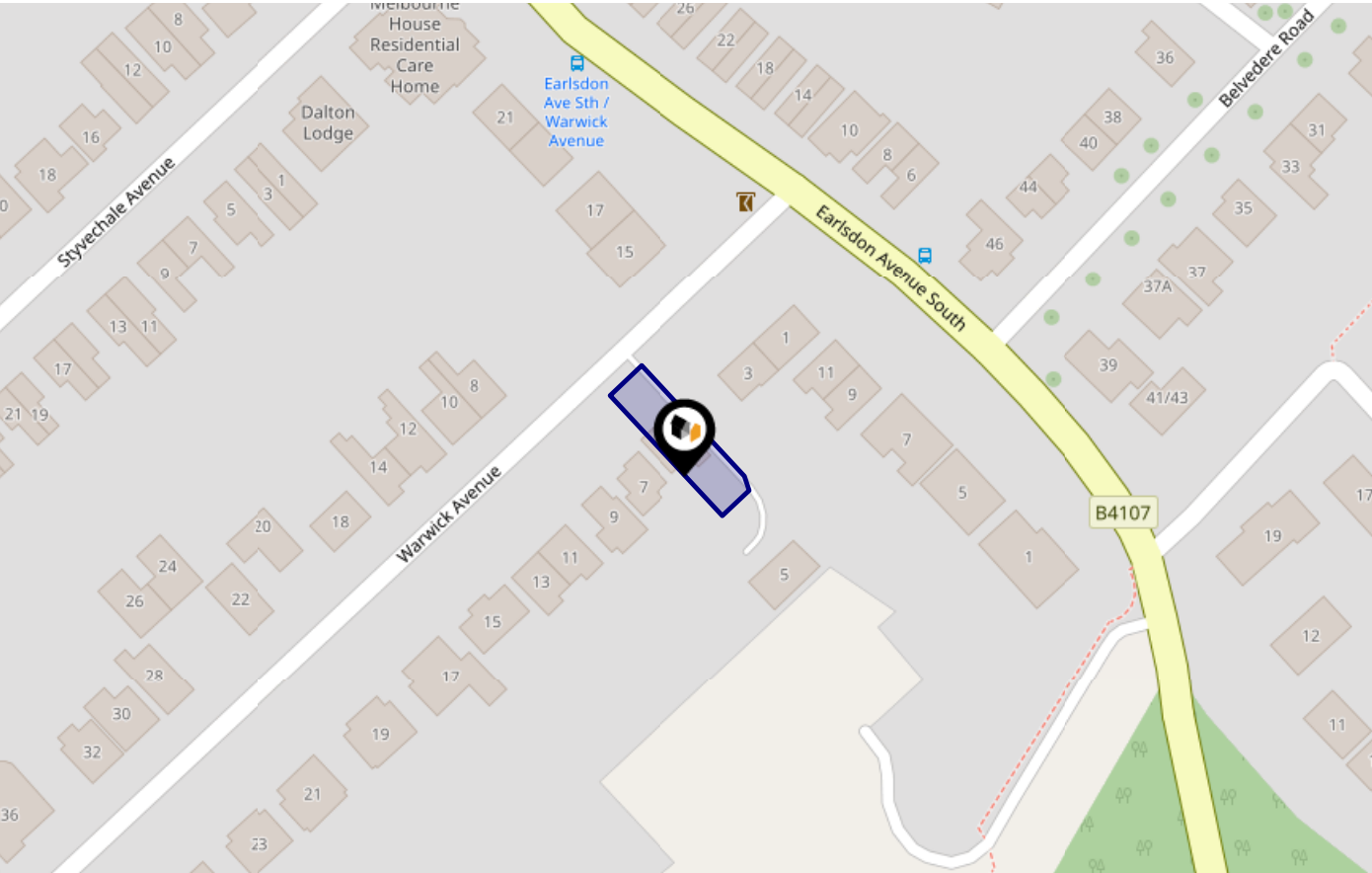
Chance of flooding to the following depths at this property:



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.

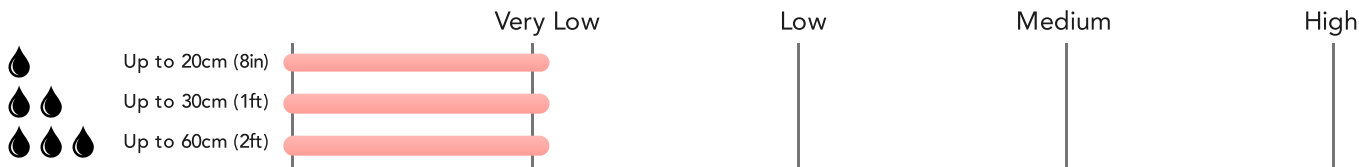


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

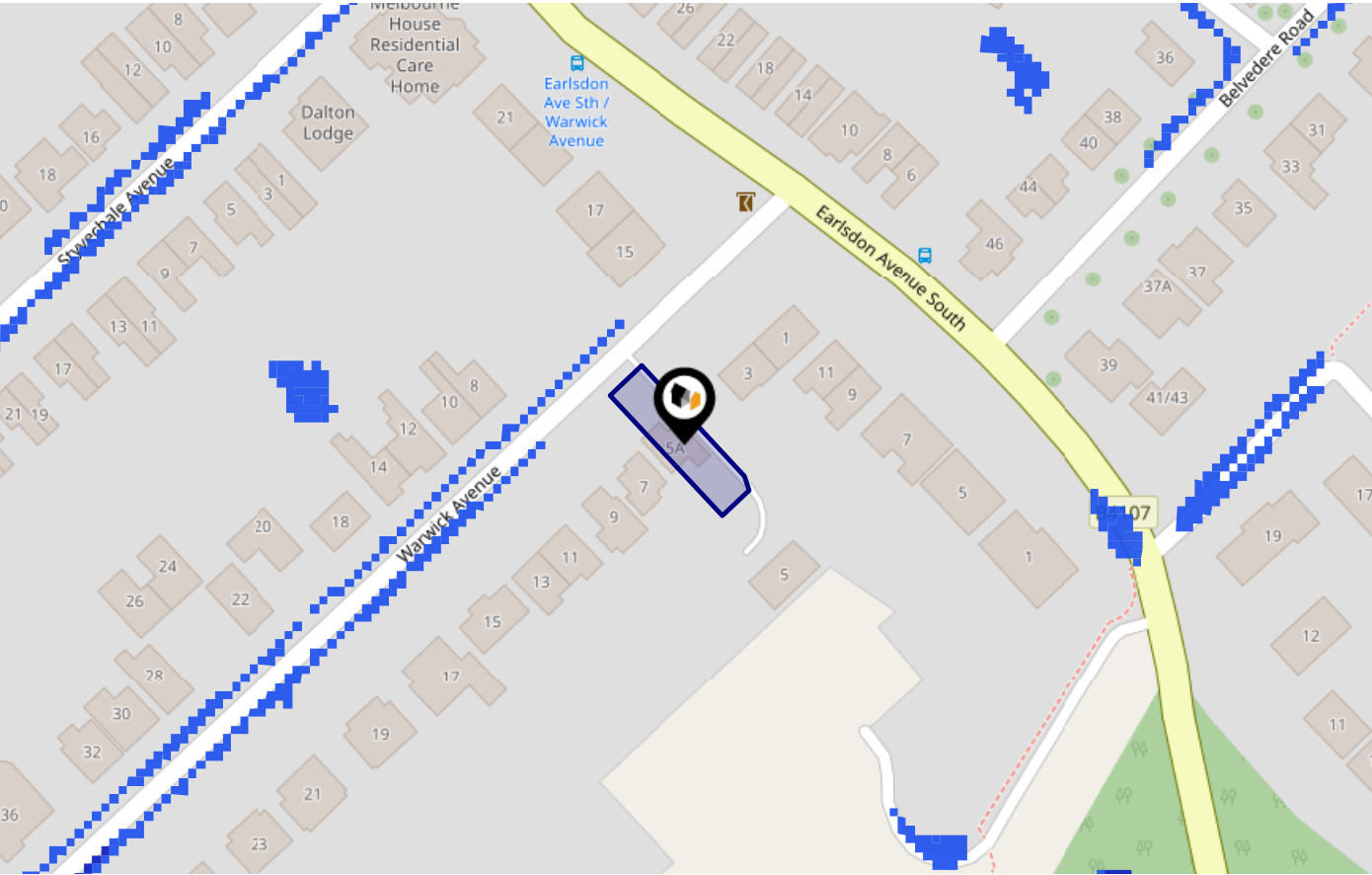




Flood Risk

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.

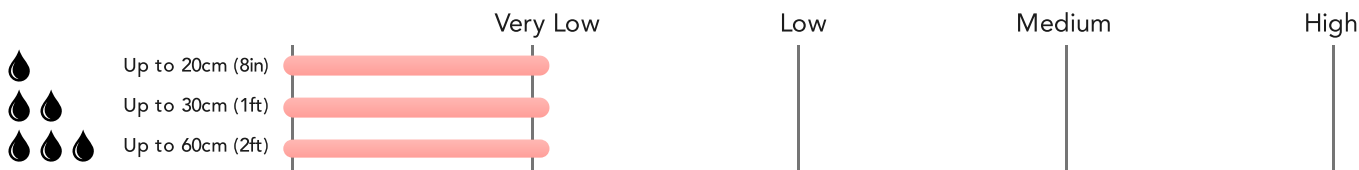


Risk Rating: Very low

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

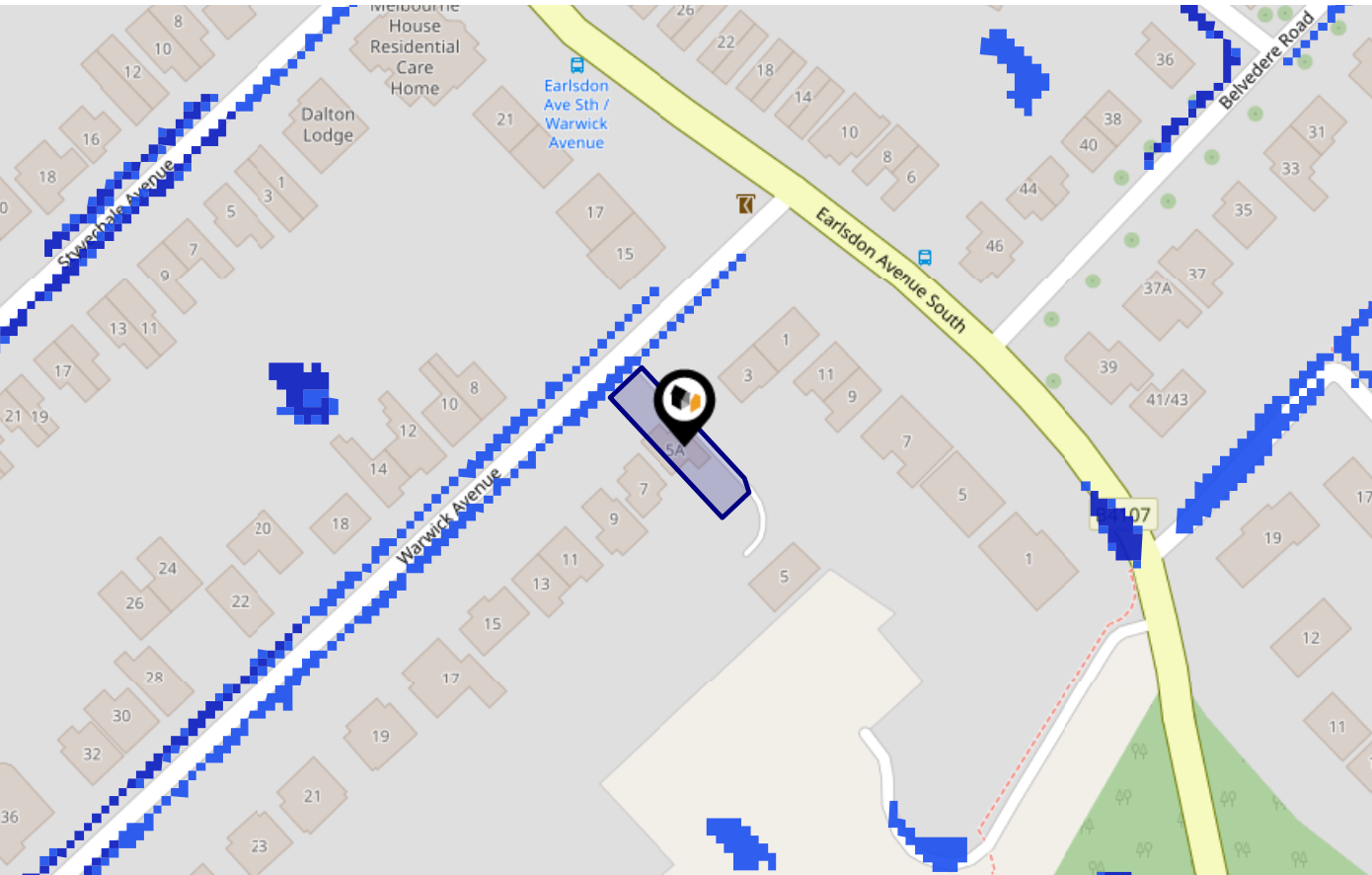
Chance of flooding to the following depths at this property:



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.

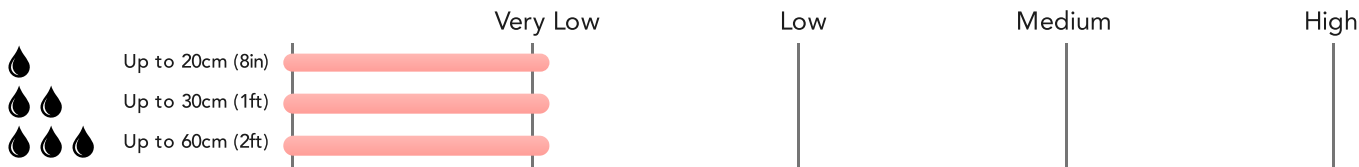


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

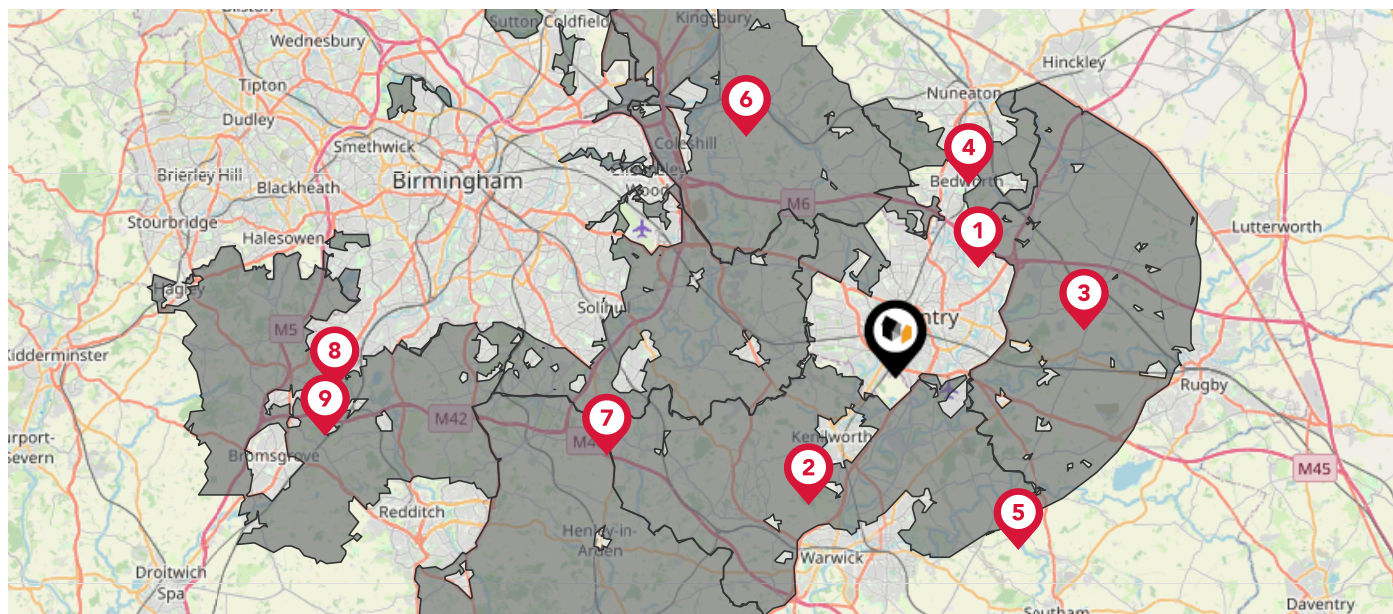


Maps

Green Belt



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



Nearby Green Belt Land

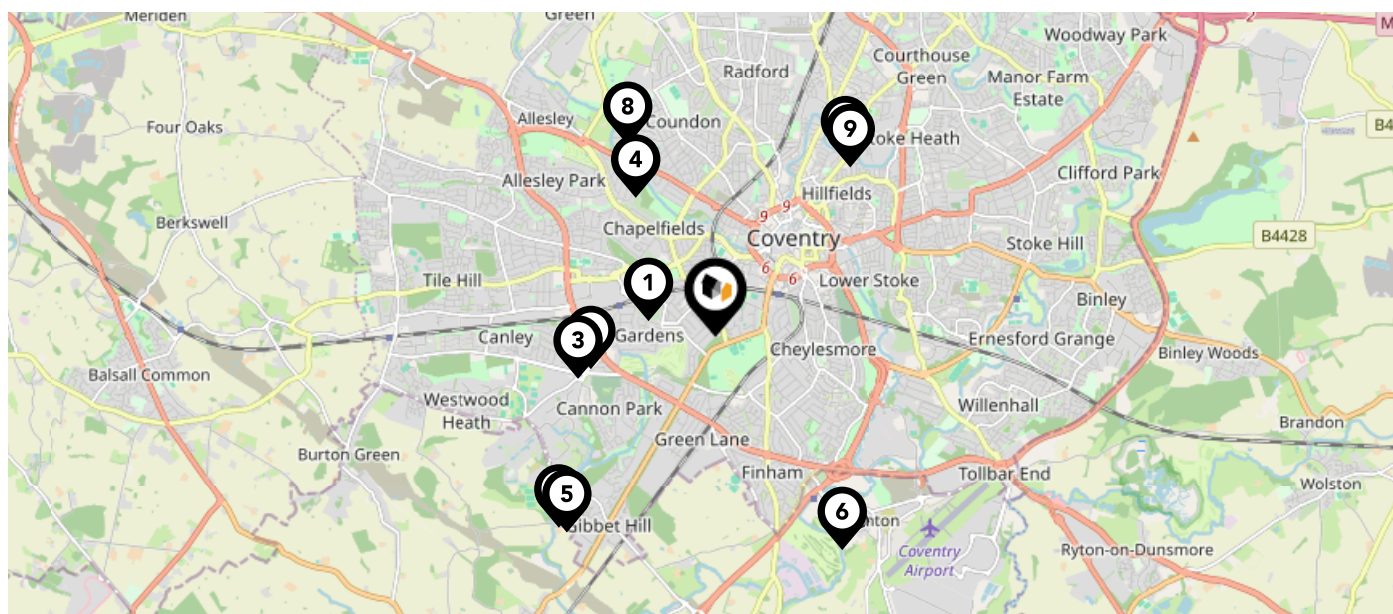
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Nuneaton and Bedworth
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

Maps

Landfill Sites



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



Nearby Landfill Sites

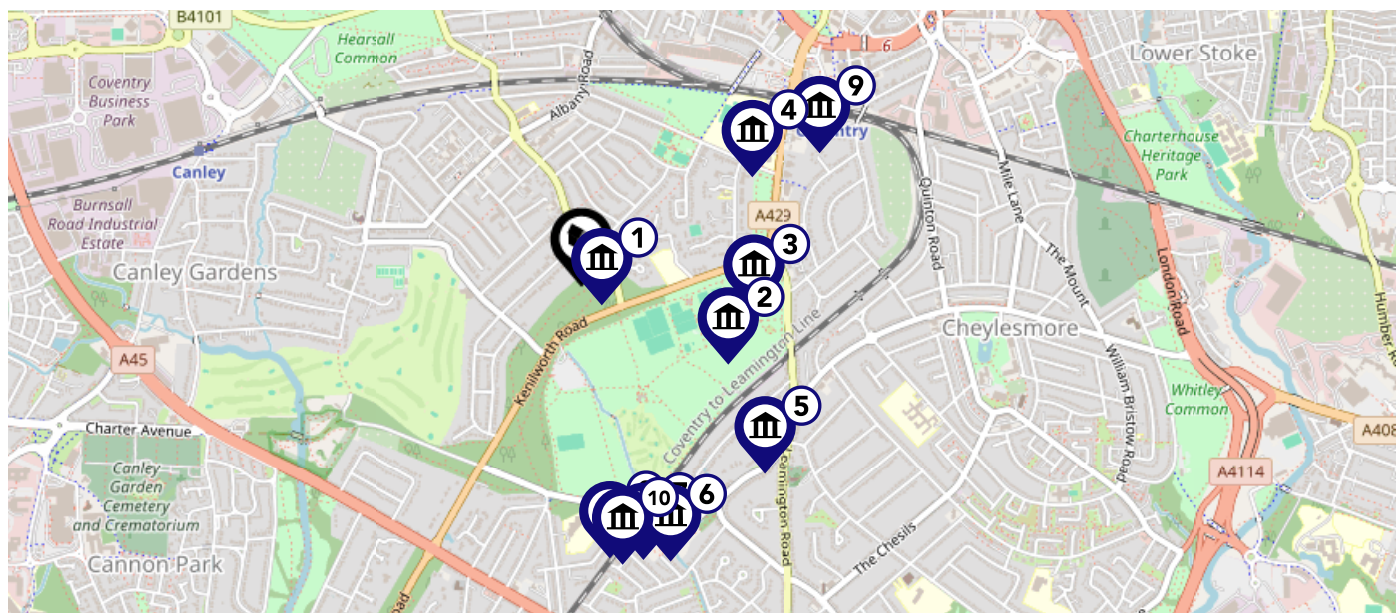
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire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











Maps

Listed Buildings

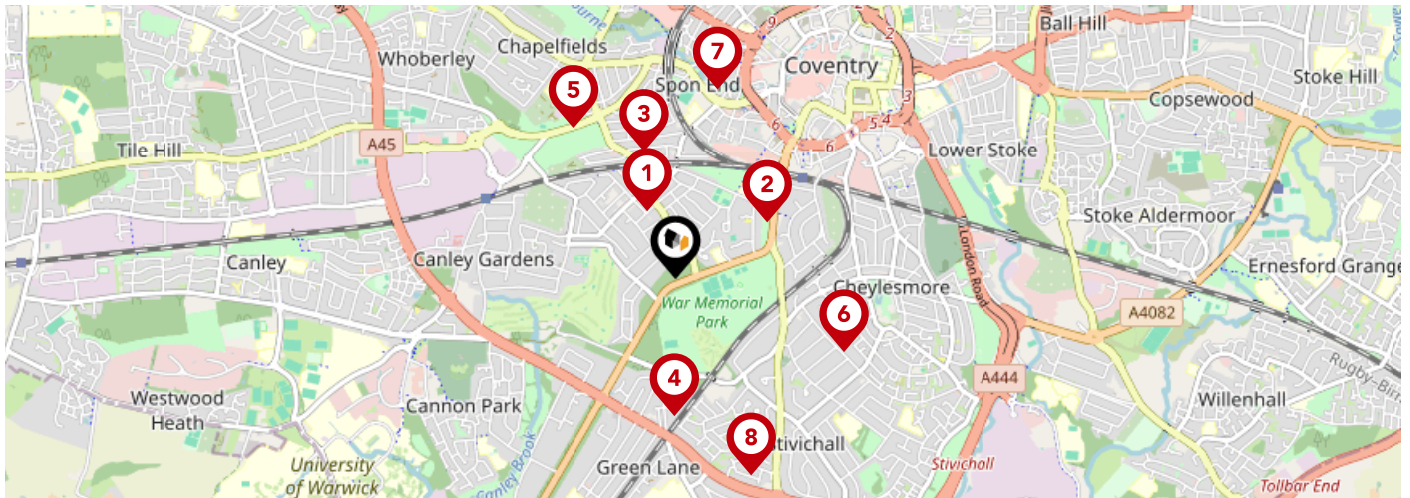


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



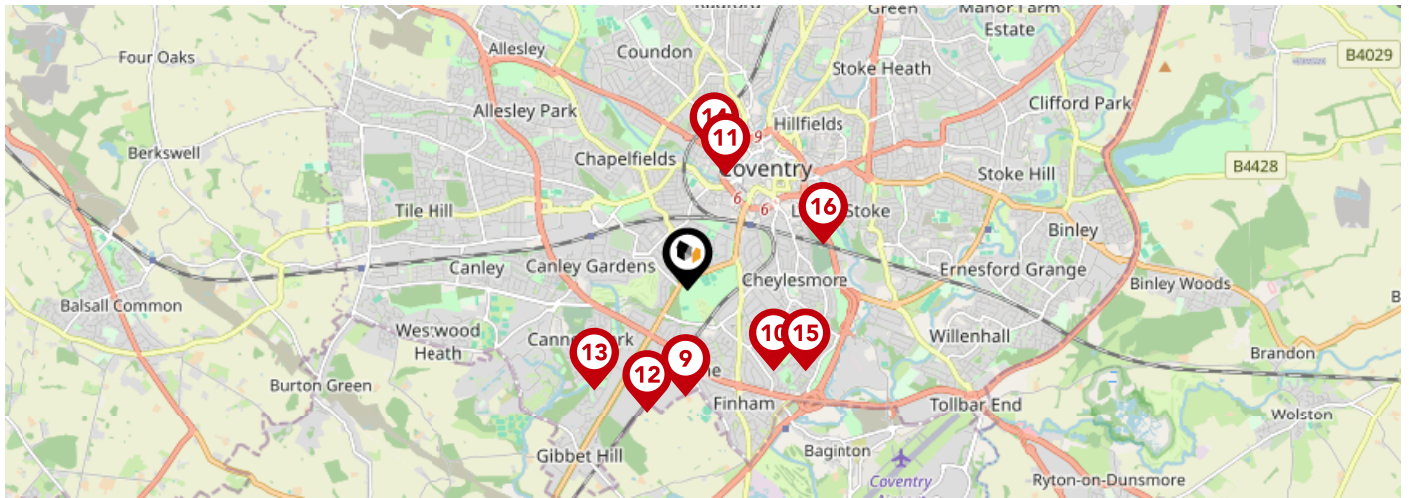
Listed Buildings in the local district	Grade	Distance
 1443610 - Earlsdon Drinking Fountain	Grade II	0.1 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.4 miles
 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.4 miles
 1342934 - Free Grammar School King Henry Viii School	Grade II	0.5 miles
 1076620 - Bremond College	Grade II	0.6 miles
 1104926 - The Smithy	Grade II	0.6 miles
 1076608 - Bridge Cottage	Grade II	0.6 miles
 1265651 - Stivichall Animal Pound	Grade II	0.6 miles
 1242849 - Coventry Station, Including Attached Platform Structures	Grade II	0.6 miles
 1320289 - The Cottage	Grade II	0.6 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.83	<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:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

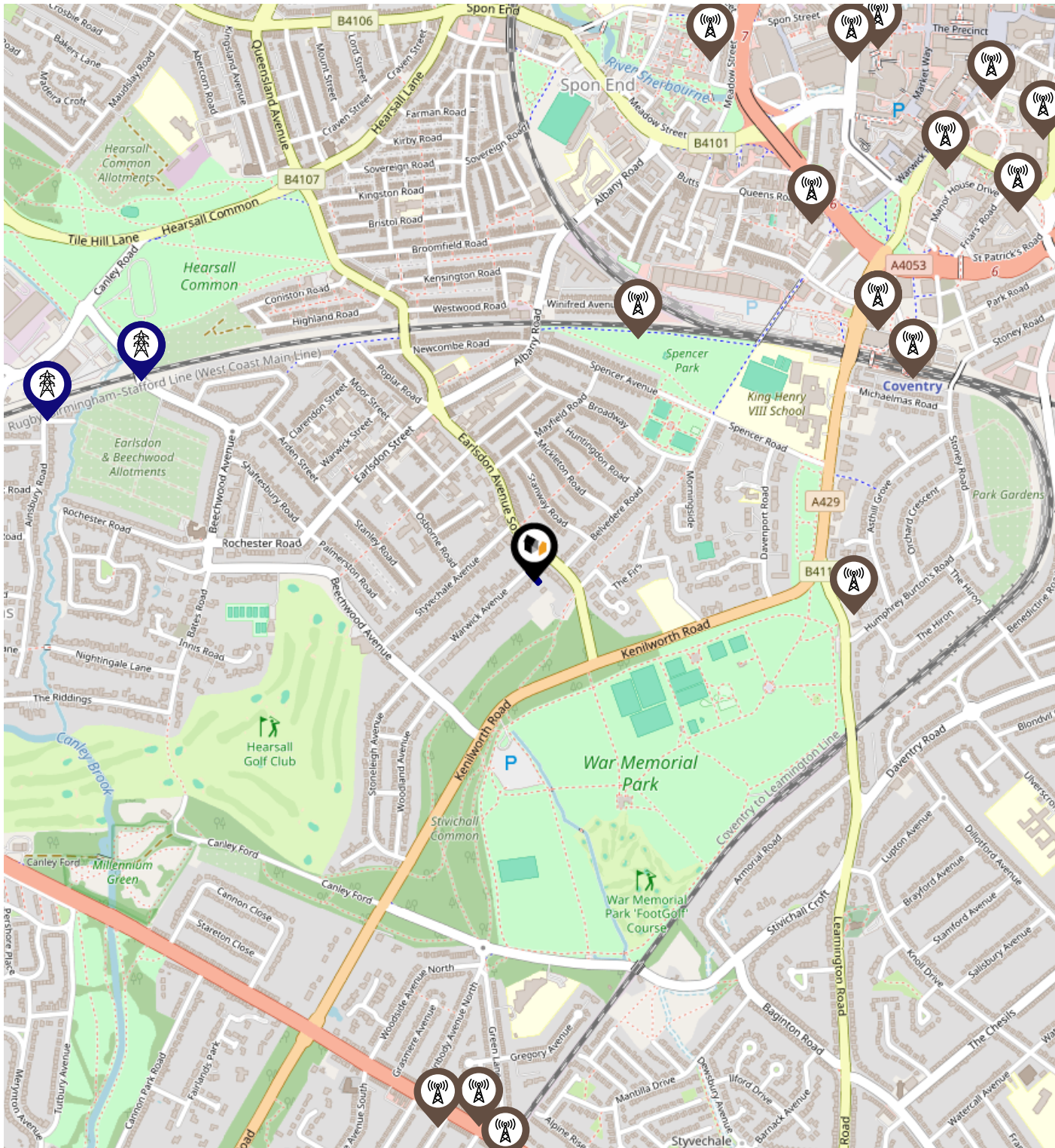
Area Schools





		Nursery	Primary	Secondary	College	Private
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:1.29	<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:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

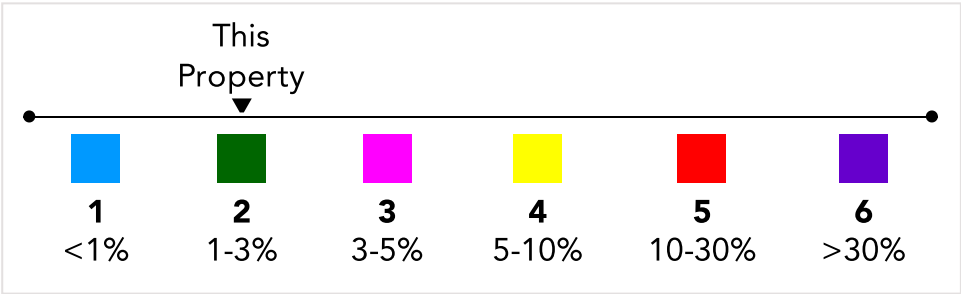
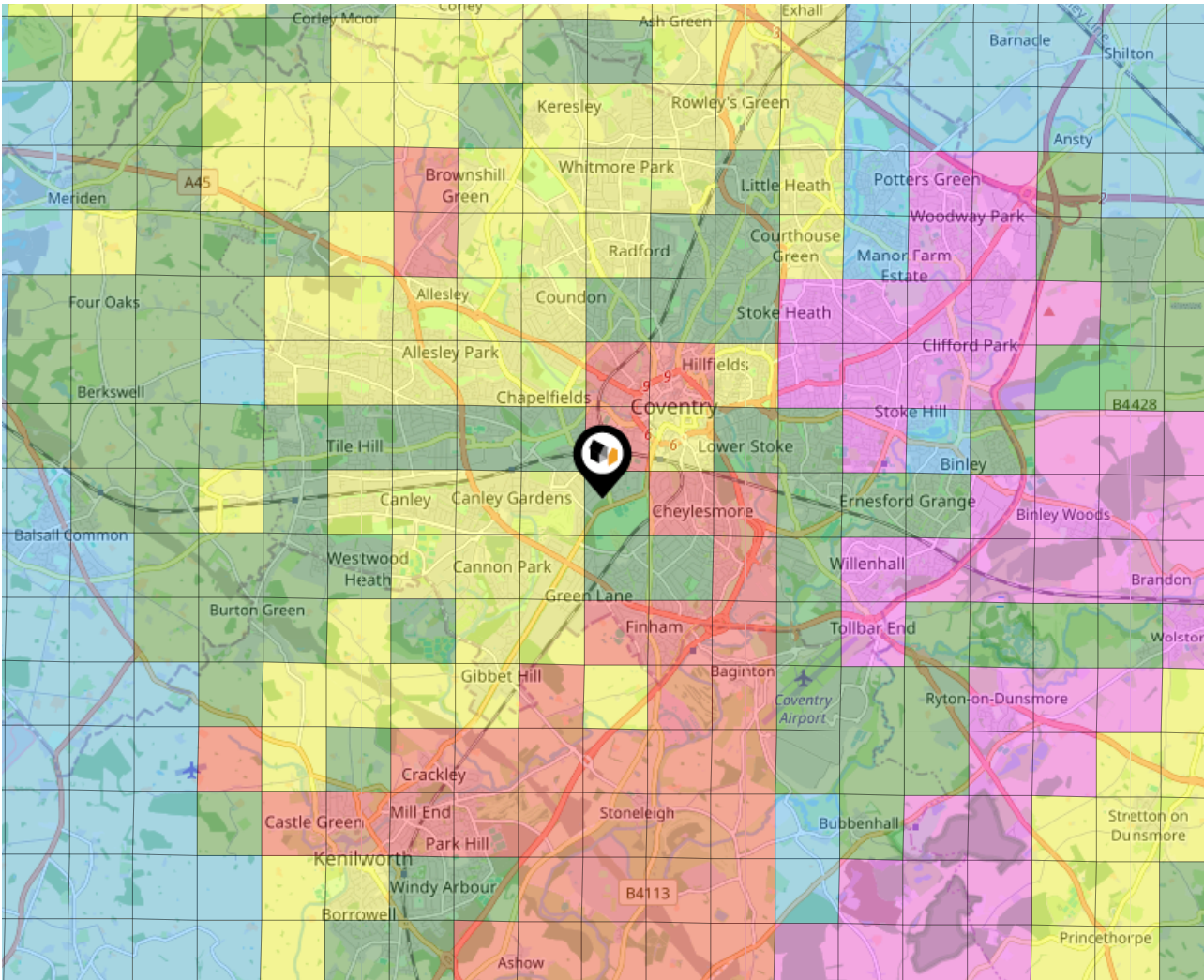
Environment

Radon Gas



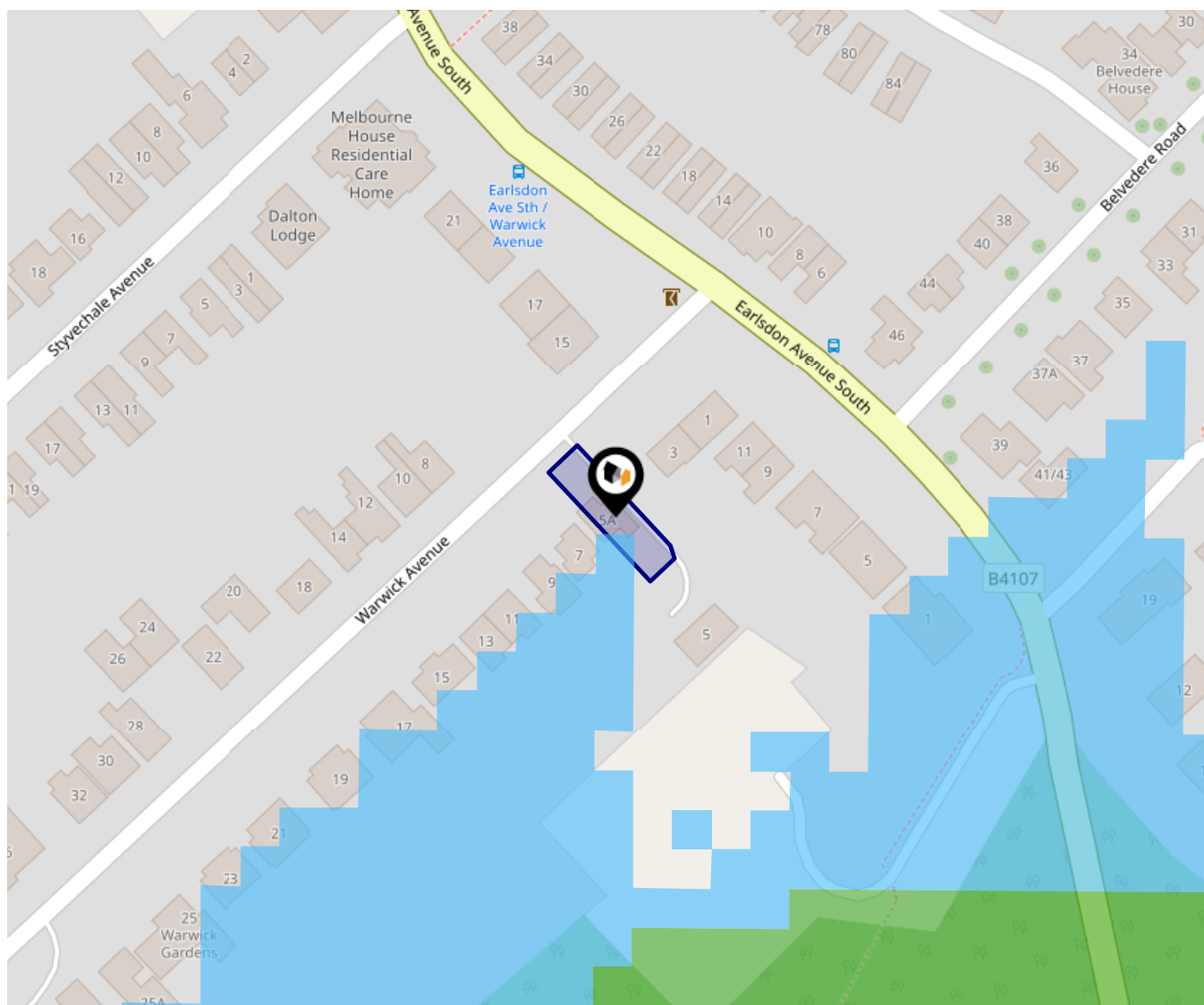
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area

Road Noise



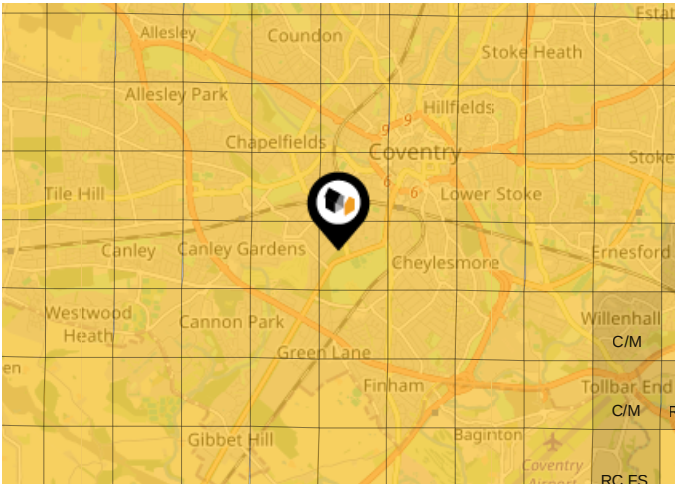
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

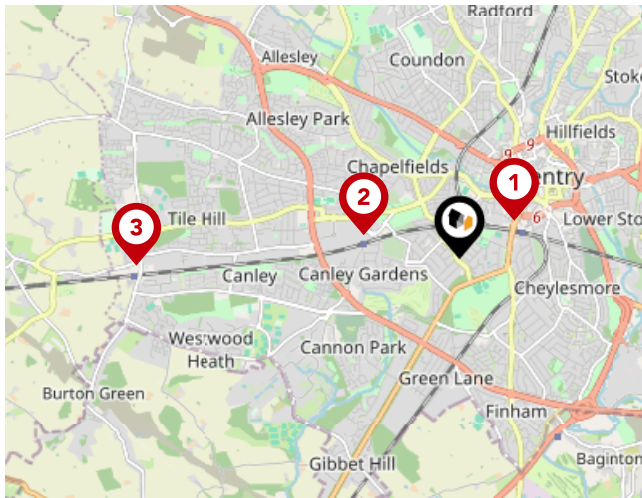


Primary Classifications (Most Common Clay Types)




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

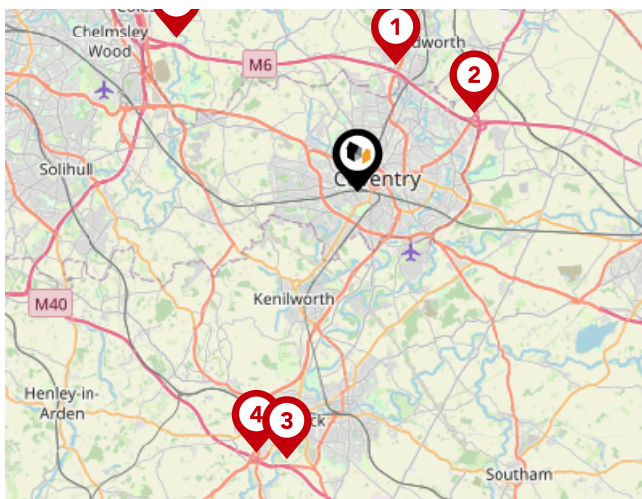
Area

Transport (National)








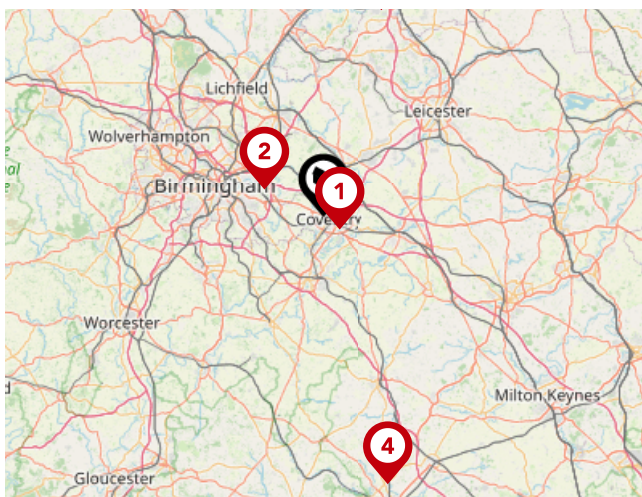
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.59 miles
	Canley Rail Station	0.89 miles
	Tile Hill Rail Station	2.93 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.83 miles
	M6 J2	5.12 miles
	M40 J14	9.98 miles
	M40 J15	10.1 miles
	M6 J3A	8.63 miles

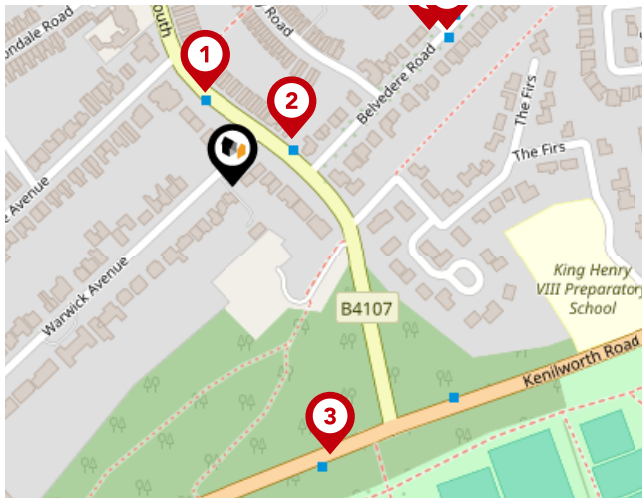


Airports/Helipads






Pin	Name	Distance
	Baginton	2.95 miles
	Birmingham Airport	9.47 miles
	East Mids Airport	30.89 miles
	Kidlington	40.11 miles

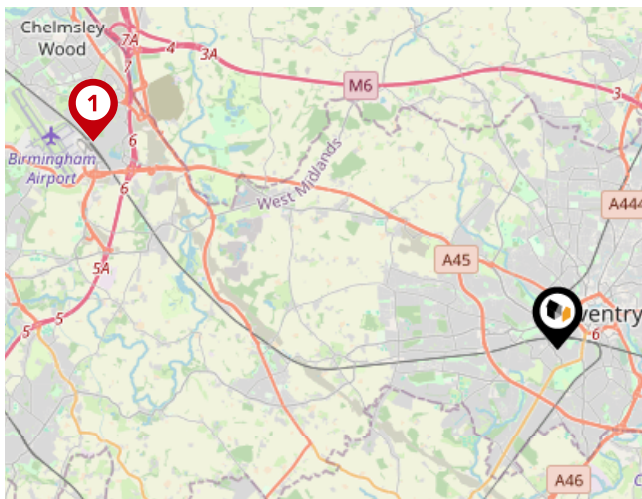
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Warwick Avenue	0.05 miles
	Warwick Avenue	0.04 miles
	Earlsdon Avenue South	0.16 miles
	Mickleton Rd	0.14 miles
	Mickleton Rd	0.15 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.2 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



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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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