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Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th June 2025

STONELEIGH AVENUE, EARLSDON, COVENTRY, CV5

Asking Price : £625,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

The Property Ombudsman

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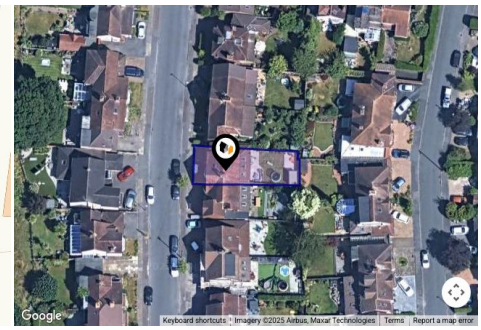
Introduction
Our Comments

Dear Buyers & Interested Parties

Your property details in brief.....
A cleverly extended four bedroom family semi detached home
Family bathroom and two en-suite bedrooms
Exceptional kitchen dining and family space with bi-folding doors
South facing gardens with lawn, storage & a composite decked terrace
Separate sitting room & further, versatile home office/snugGround floor cloakroom
Loft bedroom with plumbing in place for ensuite shower room
Driveway parking to frontage
Ideal Earlsdon location with easy access to Parks & Schooling
EPC Rating TBC, Total 1703 Sq.Ft or 158 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	**Asking Price:**	£625,000
Bedrooms:	4	**Tenure:**	Freehold
Floor Area:	1,700 ft^2 / 158 m^2		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,950		
Title Number:	WK190243		

Local Area

Local Authority: Coventry

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s **44** mb/s **10000** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History
This Address

Planning records for: ***Stoneleigh Avenue, Earlsdon, Coventry, CV5***

Reference - FUL/2014/2079	
Decision:	APPROVED
Date:	25th June 2014
Description:	
Two storey side extension and loft conversion.	

Market
Sold in Street

69, Stoneleigh Avenue, Coventry, CV5 6DA		
Last Sold Date:	13/06/2023	26/04/2002
Last Sold Price:	£520,000	£172,500

57, Stoneleigh Avenue, Coventry, CV5 6DA		
Last Sold Date:	29/06/2021	29/05/1996
Last Sold Price:	£400,000	£83,000

47, Stoneleigh Avenue, Coventry, CV5 6DA	
Last Sold Date:	11/06/2021
Last Sold Price:	£535,000

65, Stoneleigh Avenue, Coventry, CV5 6DA	
Last Sold Date:	10/11/2017
Last Sold Price:	£425,000

13, Stoneleigh Avenue, Coventry, CV5 6DA	
Last Sold Date:	21/09/2017
Last Sold Price:	£390,000

35, Stoneleigh Avenue, Coventry, CV5 6DA		
Last Sold Date:	11/09/2017	23/08/2013
Last Sold Price:	£420,000	£280,000

45, Stoneleigh Avenue, Coventry, CV5 6DA		
Last Sold Date:	11/08/2017	03/09/1999
Last Sold Price:	£420,000	£147,000

73, Stoneleigh Avenue, Coventry, CV5 6DA	
Last Sold Date:	28/07/2017
Last Sold Price:	£460,000

41, Stoneleigh Avenue, Coventry, CV5 6DA				
Last Sold Date:	15/07/2016	29/09/2004	30/07/2003	30/11/2000
Last Sold Price:	£420,000	£284,000	£243,000	£145,250

51, Stoneleigh Avenue, Coventry, CV5 6DA	
Last Sold Date:	08/03/2016
Last Sold Price:	£170,000

39, Stoneleigh Avenue, Coventry, CV5 6DA	
Last Sold Date:	21/08/2015
Last Sold Price:	£300,000

19, Stoneleigh Avenue, Coventry, CV5 6DA	
Last Sold Date:	21/01/2014
Last Sold Price:	£277,000

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

Market
Sold in Street

33, Stoneleigh Avenue, Coventry, CV5 6DA

Last Sold Date:	15/11/2013
Last Sold Price:	£270,000

37, Stoneleigh Avenue, Coventry, CV5 6DA

Last Sold Date:	05/08/2011	22/11/1996	03/03/1995
Last Sold Price:	£270,000	£93,500	£57,000

67, Stoneleigh Avenue, Coventry, CV5 6DA

Last Sold Date:	31/03/2010	09/08/2002	31/07/1998
Last Sold Price:	£325,000	£187,500	£127,500

49, Stoneleigh Avenue, Coventry, CV5 6DA

Last Sold Date:	09/12/2009
Last Sold Price:	£344,000

29, Stoneleigh Avenue, Coventry, CV5 6DA

Last Sold Date:	28/08/2009	02/10/2002
Last Sold Price:	£250,000	£210,000

59, Stoneleigh Avenue, Coventry, CV5 6DA

Last Sold Date:	16/05/2008
Last Sold Price:	£275,000

27, Stoneleigh Avenue, Coventry, CV5 6DA

Last Sold Date:	20/10/2006
Last Sold Price:	£370,000

5, Stoneleigh Avenue, Coventry, CV5 6DA

Last Sold Date:	20/03/2002
Last Sold Price:	£230,000

63, Stoneleigh Avenue, Coventry, CV5 6DA

Last Sold Date:	01/09/2000
Last Sold Price:	£180,000

71, Stoneleigh Avenue, Coventry, CV5 6DA

Last Sold Date:	12/06/2000
Last Sold Price:	£150,000

61, Stoneleigh Avenue, Coventry, CV5 6DA

Last Sold Date:	06/08/1999	16/05/1996
Last Sold Price:	£127,300	£85,000

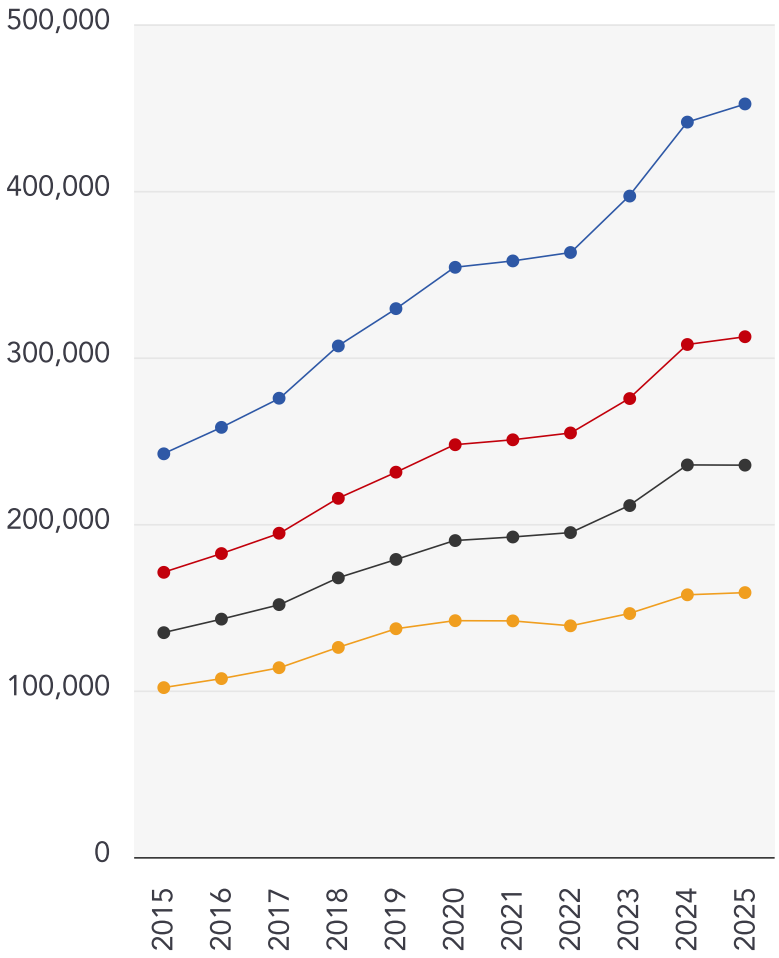
55, Stoneleigh Avenue, Coventry, CV5 6DA

Last Sold Date:	18/12/1995
Last Sold Price:	£73,000

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

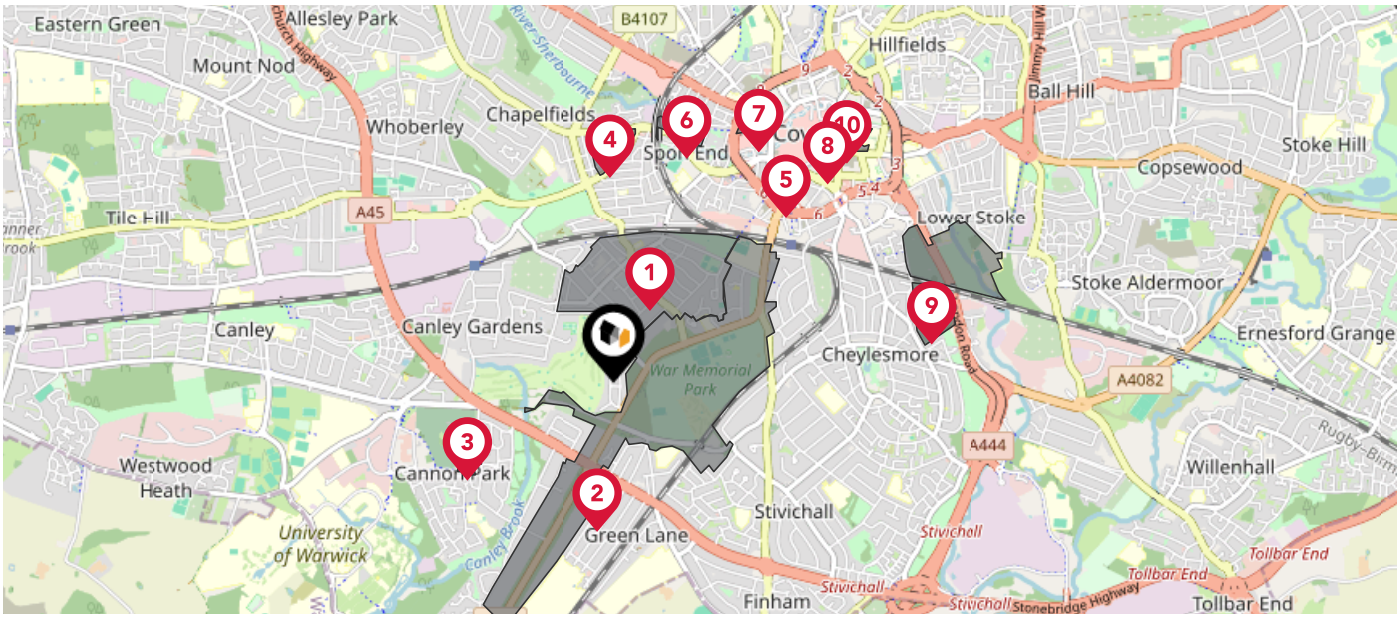
- Adit
- Gutter Pit
- Shaft

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

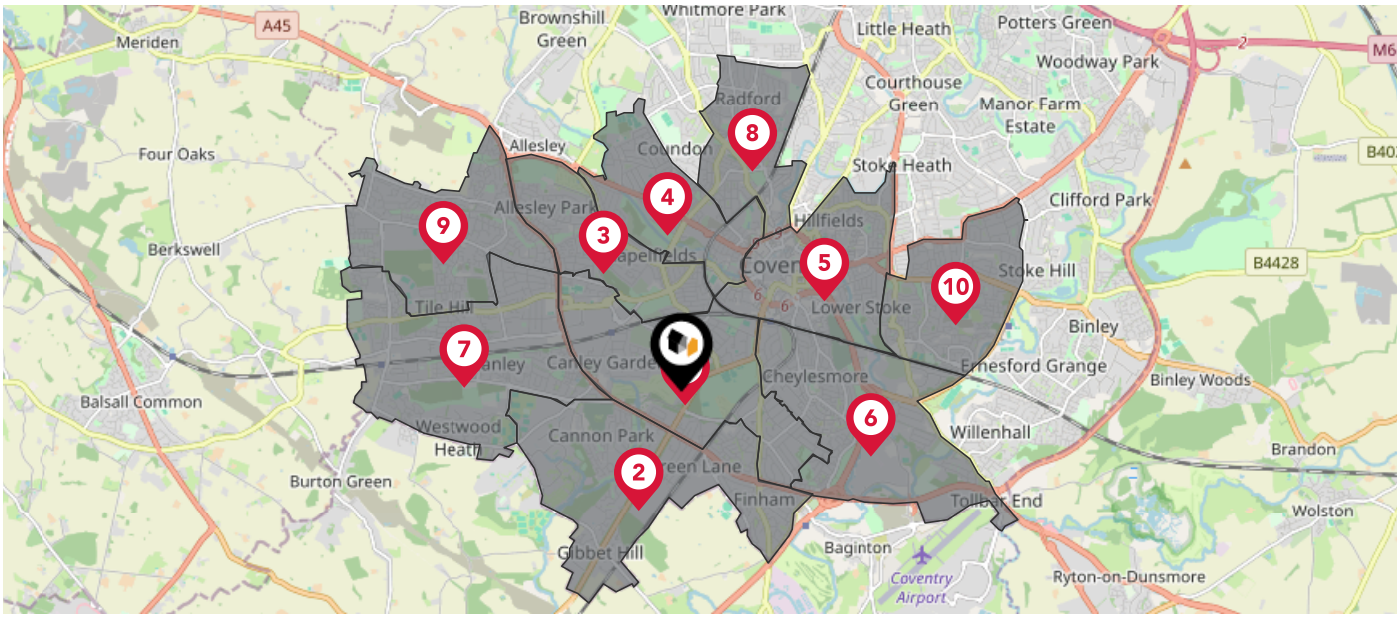
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

Maps
Council Wards

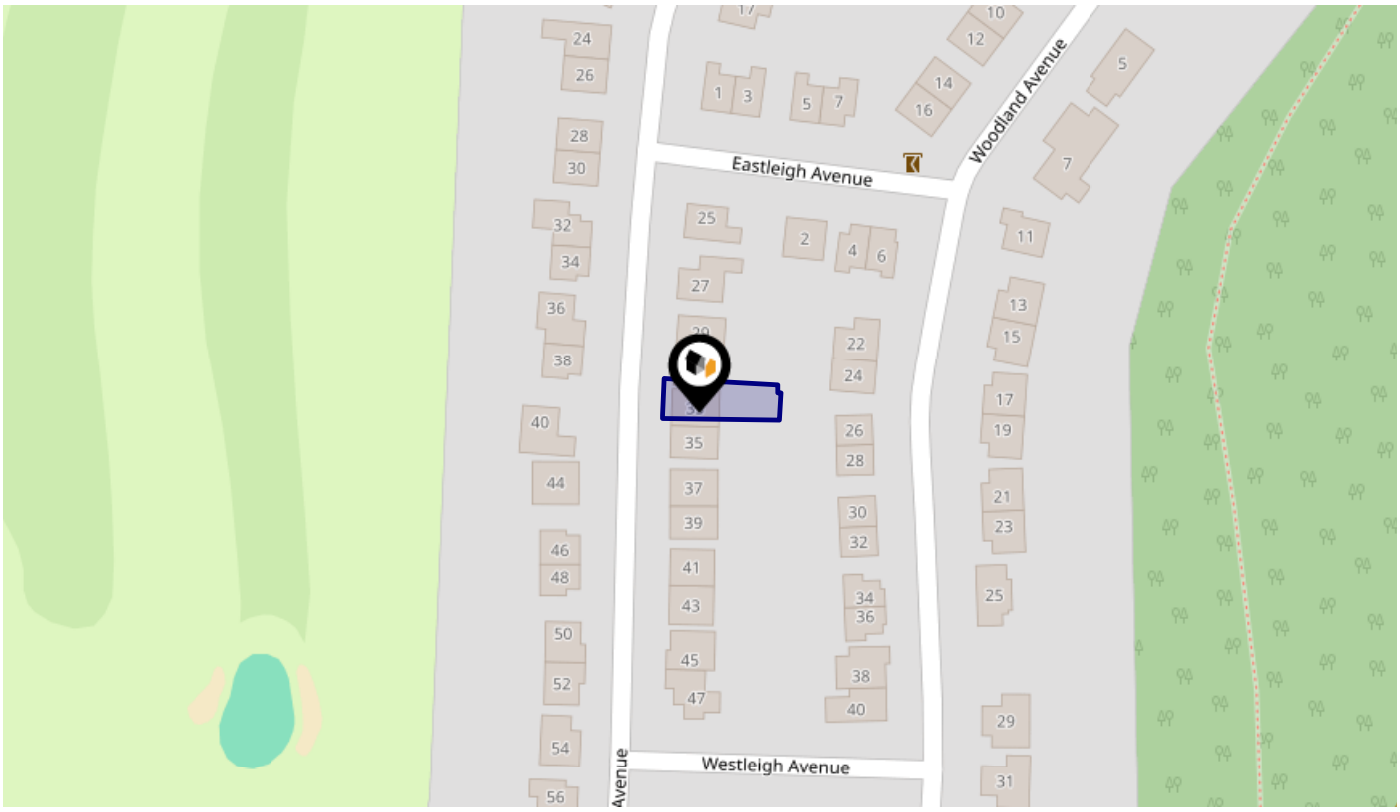
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Earlsdon Ward
2	Wainbody Ward
3	Whoberley Ward
4	Sherbourne Ward
5	St. Michael's Ward
6	Cheylesmore Ward
7	Westwood Ward
8	Radford Ward
9	Woodlands Ward
10	Lower Stoke 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.

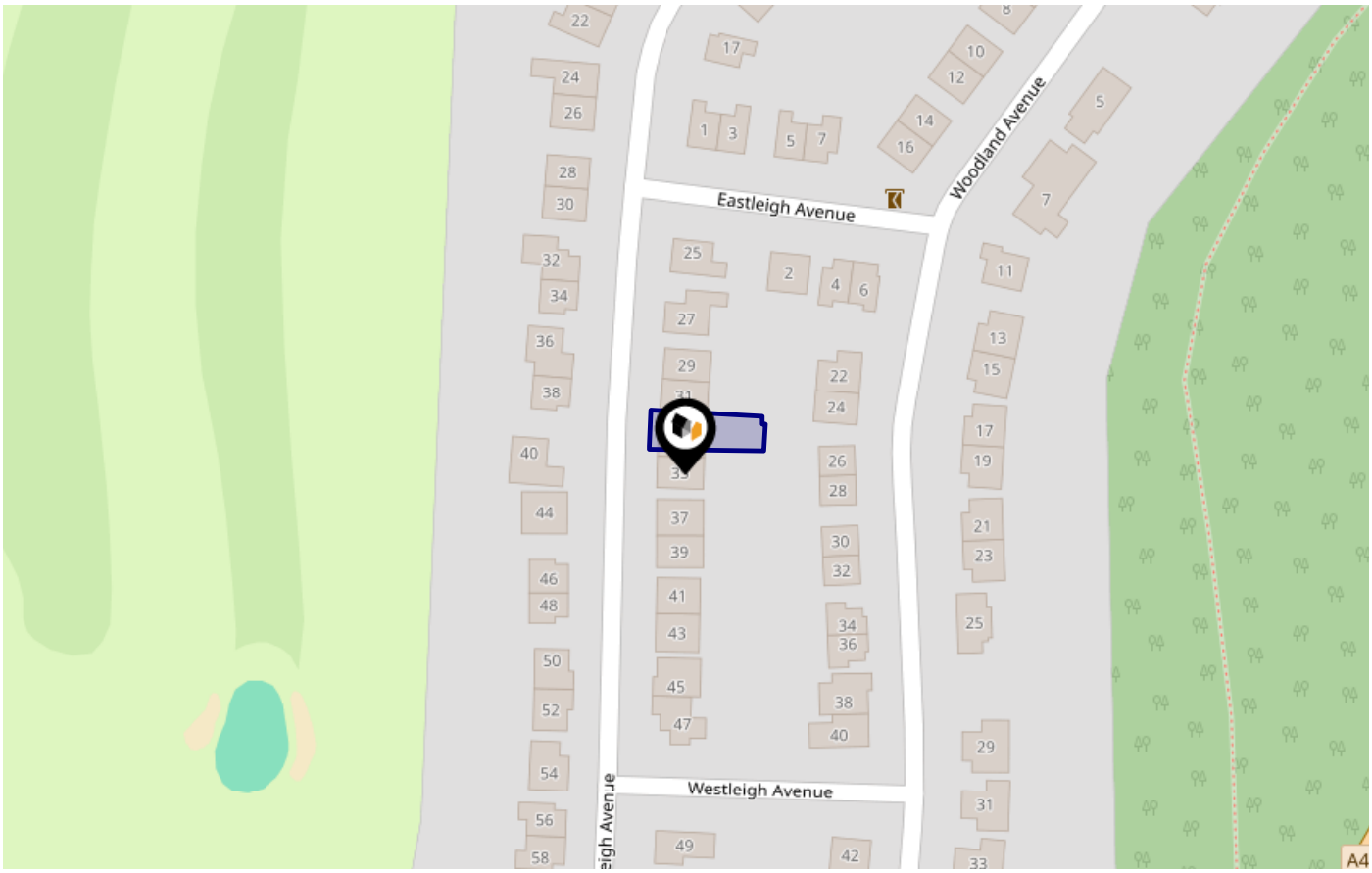
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

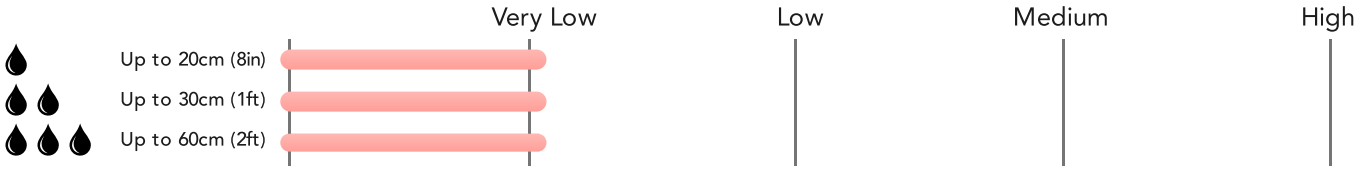


Risk Rating: Very low

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.

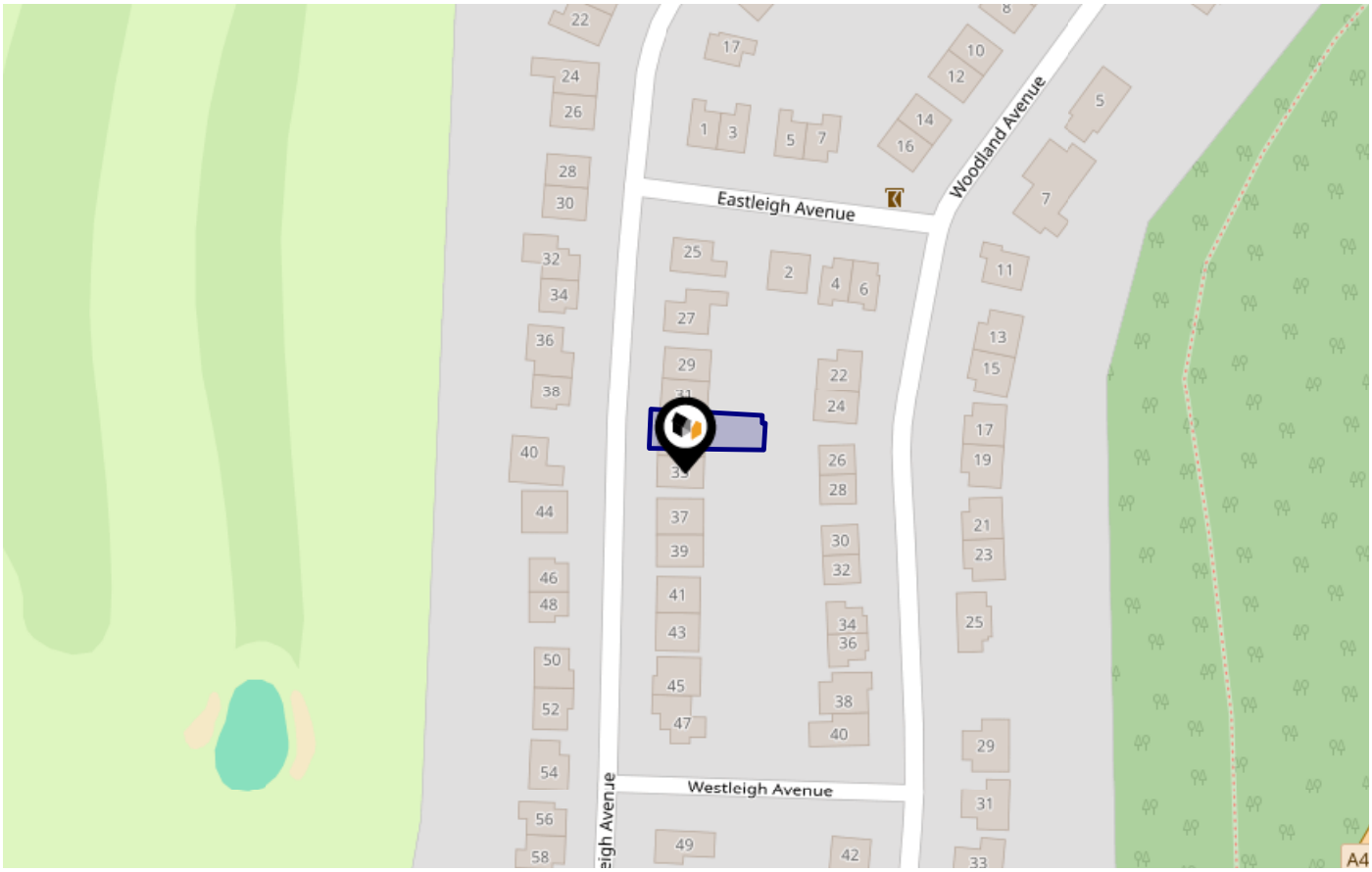
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.25%)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



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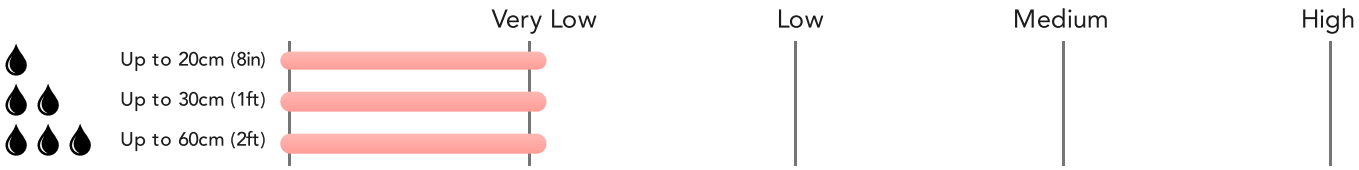
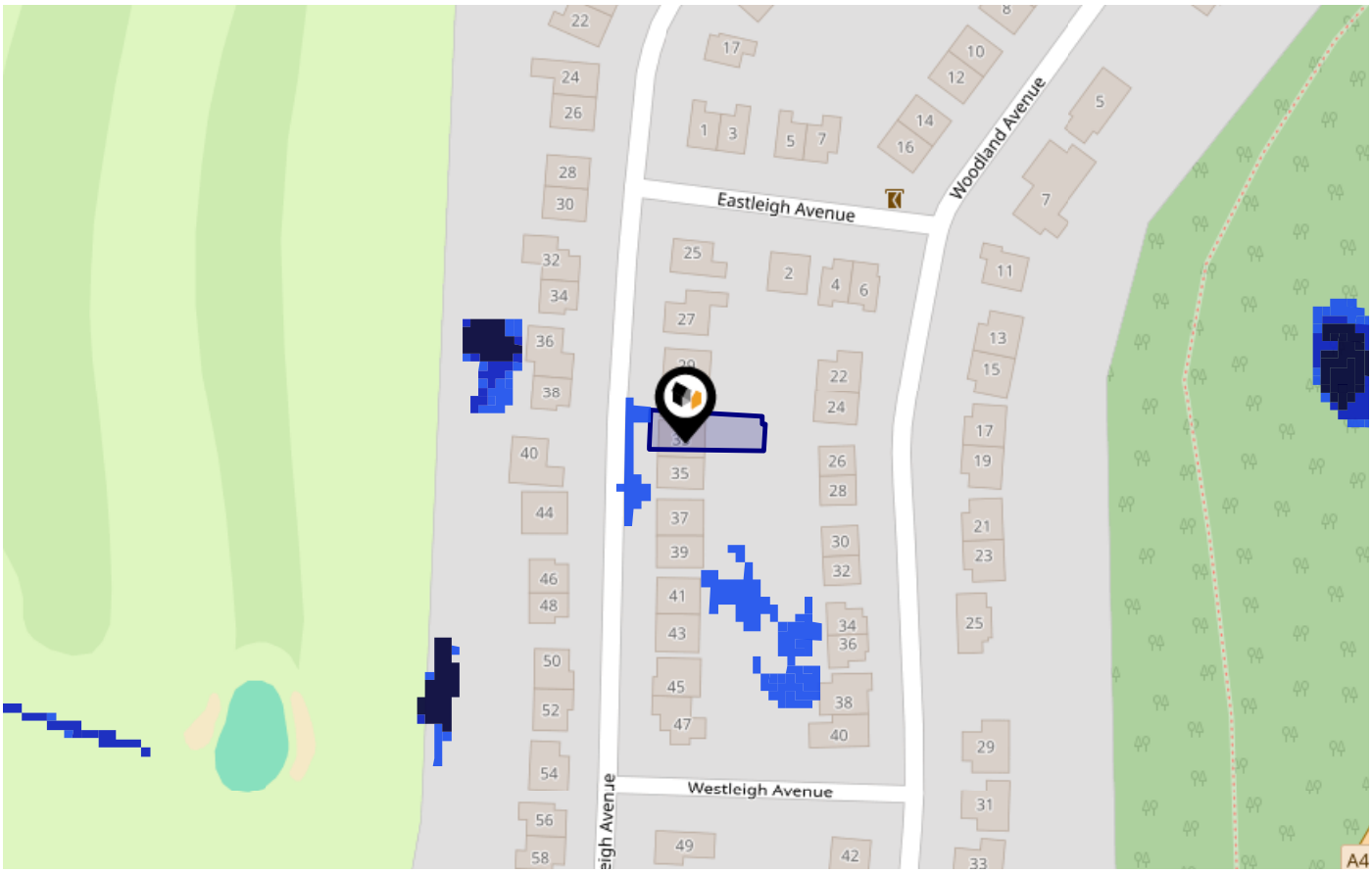


Flood Risk
Surface Water - Flood Risk

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



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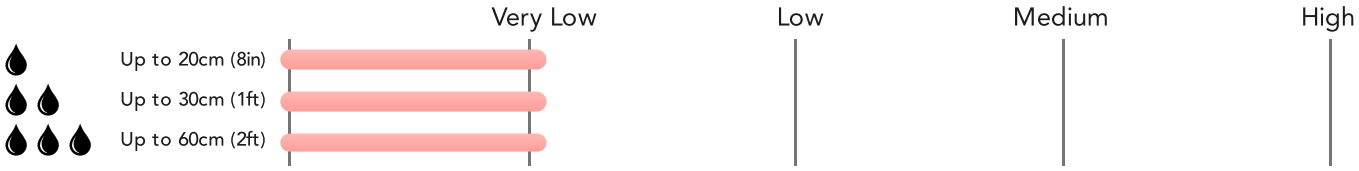
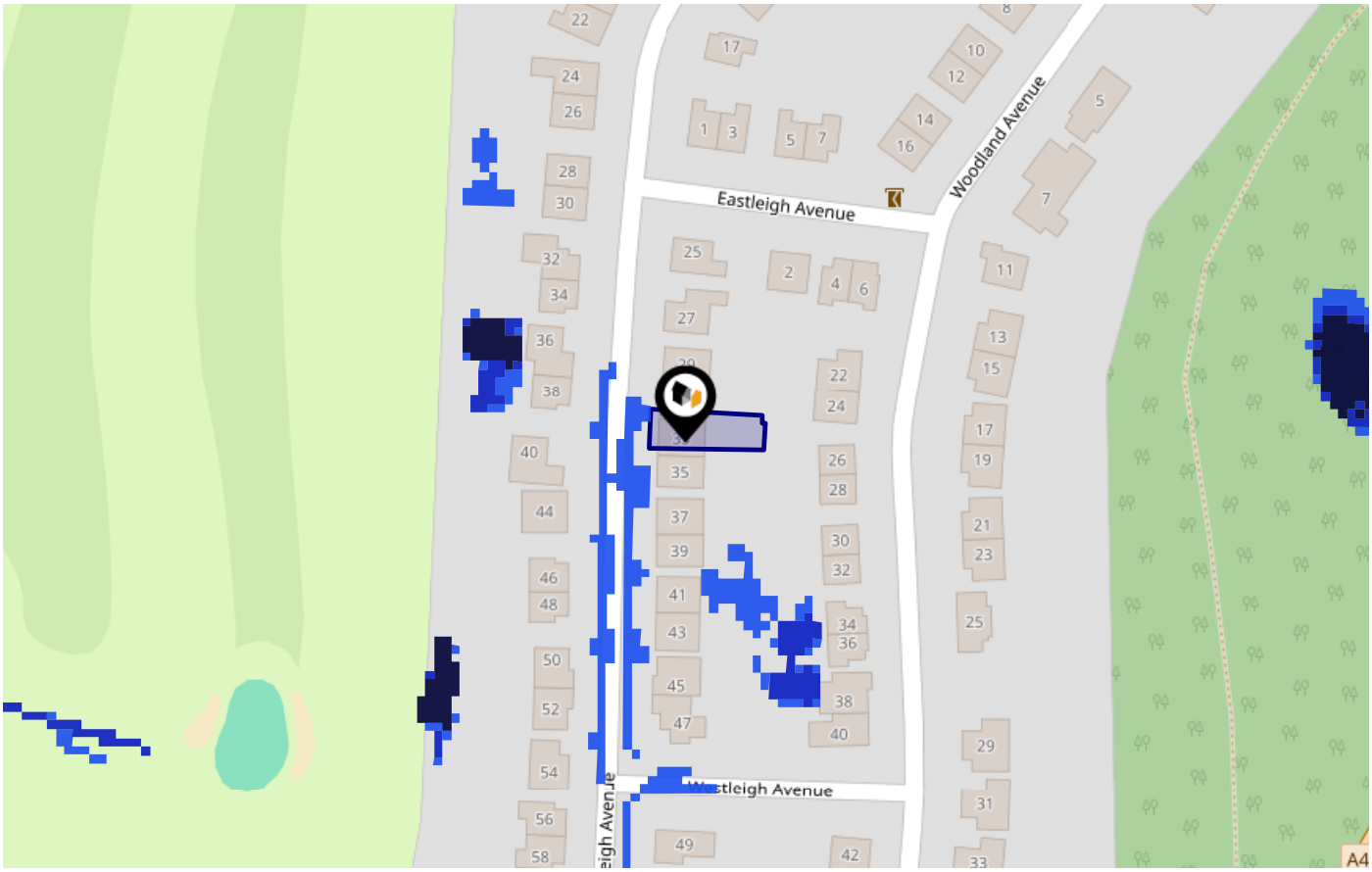


Flood Risk
Surface Water - Climate Change

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.



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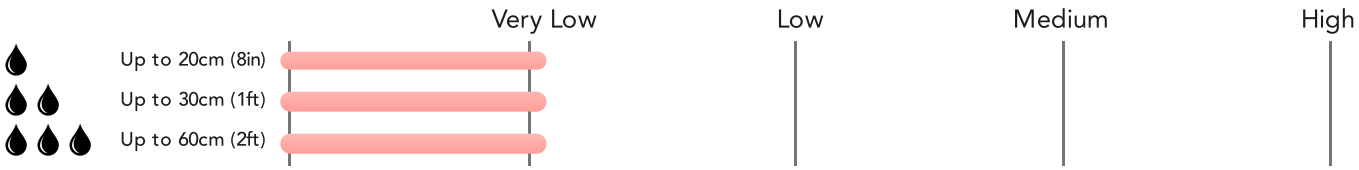
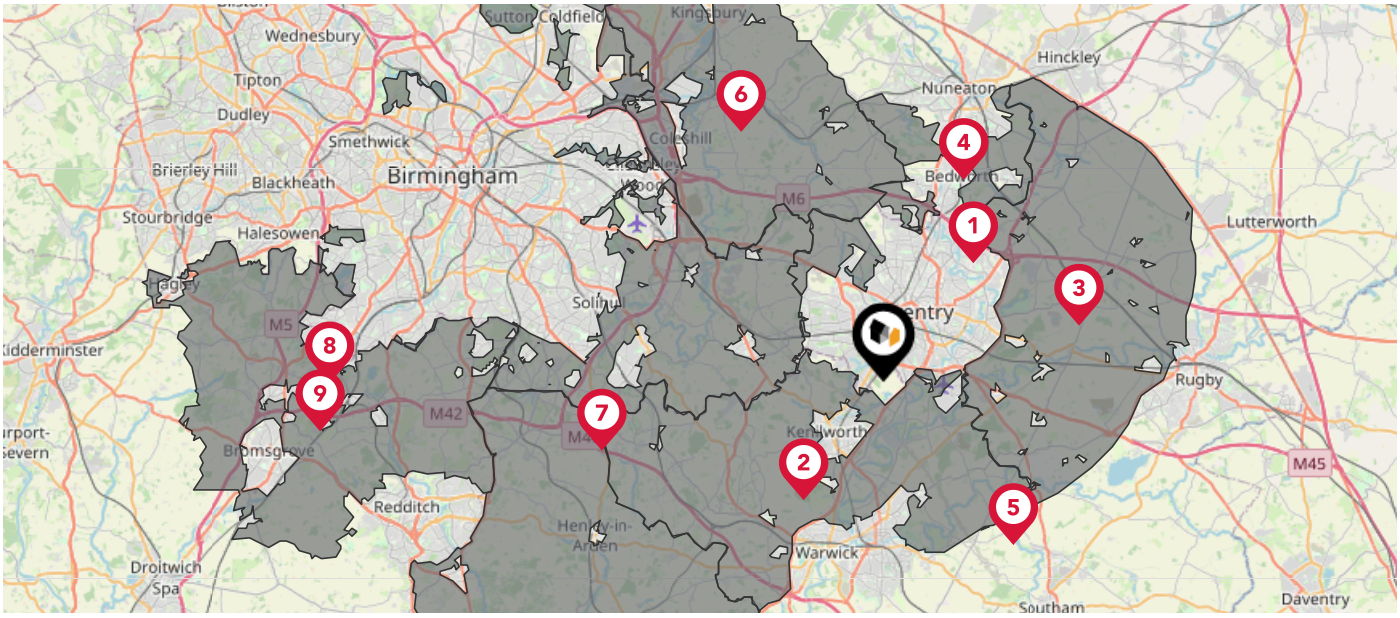


Maps
Green Belt

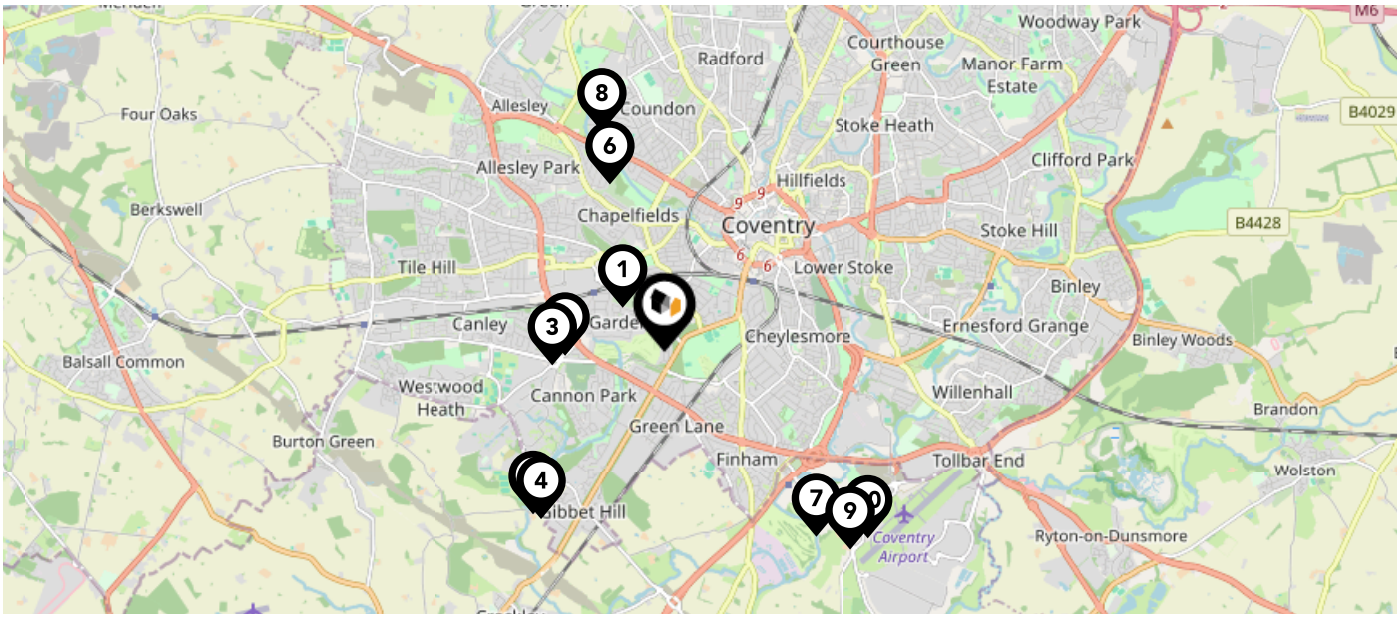
This map displays nearby areas that have been designated as Green Belt...



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.

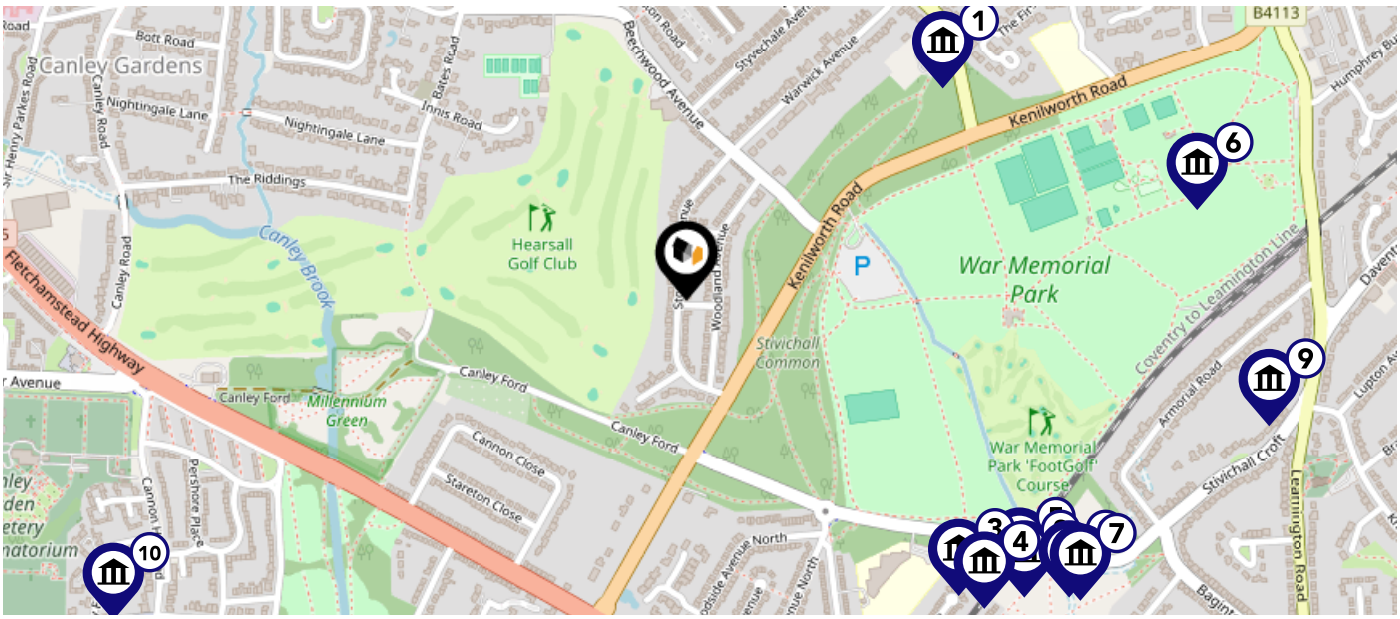


Nearby Landfill Sites

1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill
3	Prior Deram Park-Canley, Coventry	Historic Landfill
4	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
6	Holyhead Road-Coundon, Coventry	Historic Landfill
7	Hall Drive-Baginton	Historic Landfill
8	Coundon Social Club-Coundon, Coventry	Historic Landfill
9	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill
10	Rowley Road-Baginton	Historic Landfill

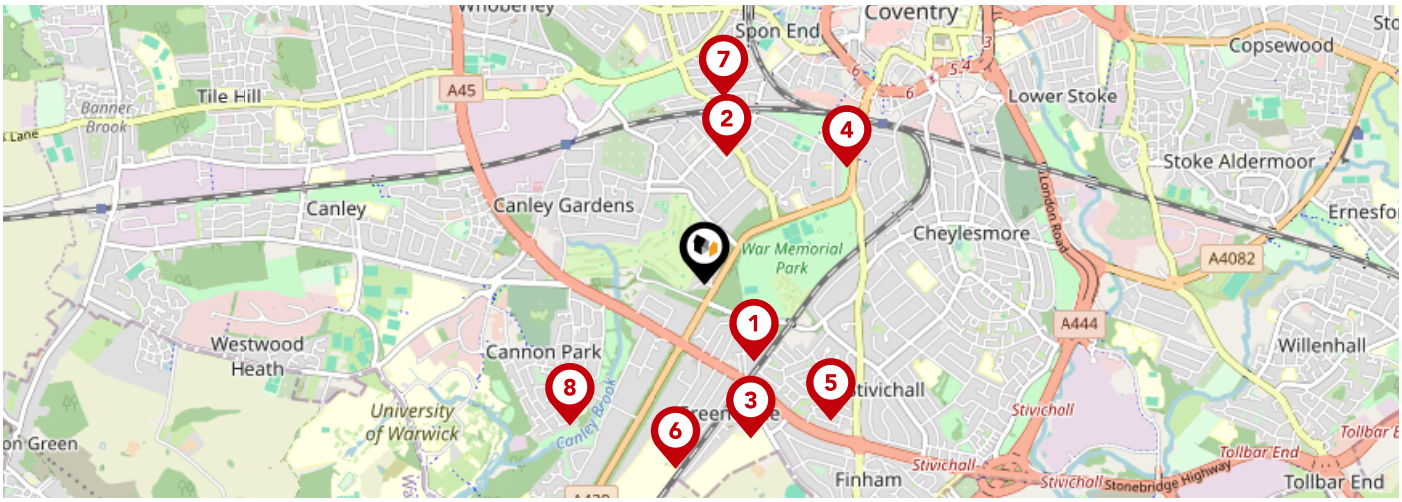
Maps
Listed Buildings

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



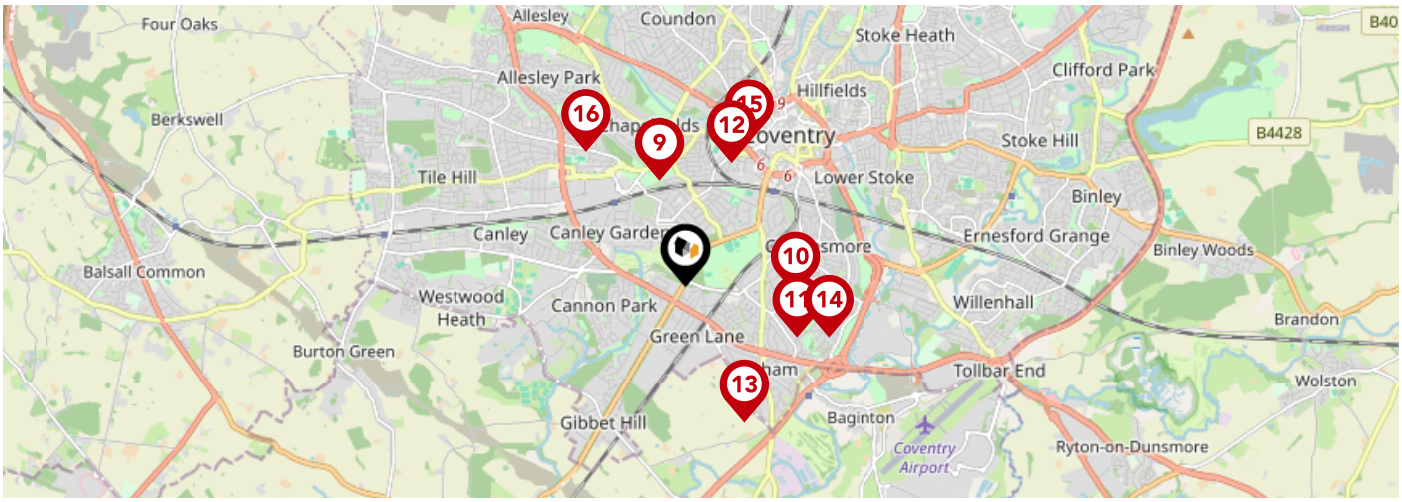
Listed Buildings in the local district	Grade	Distance
1 1443610 - Earlsdon Drinking Fountain	Grade II	0.4 miles
2 1076608 - Bridge Cottage	Grade II	0.5 miles
3 1265651 - Stivichall Animal Pound	Grade II	0.5 miles
4 1320289 - The Cottage	Grade II	0.5 miles
5 1342924 - Coat Of Arms Bridge	Grade II	0.5 miles
6 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.6 miles
7 1104926 - The Smithy	Grade II	0.6 miles
8 1076607 - Smithy Cottage	Grade II	0.6 miles
9 1076620 - Bremond College	Grade II	0.7 miles
10 1342914 - Canley Hall Farmhouse	Grade II	0.7 miles

Area
Schools



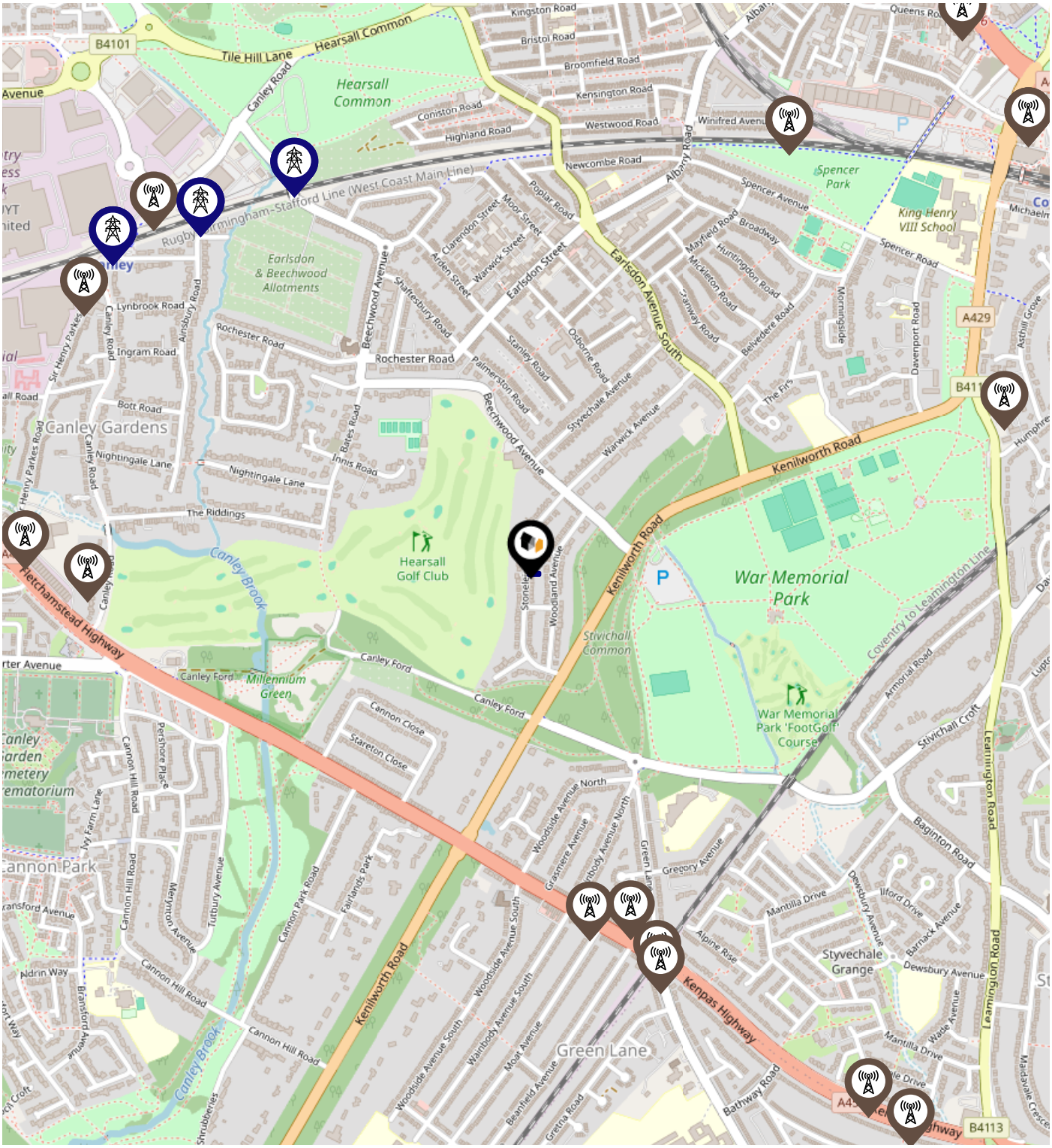
		Nursery	Primary	Secondary	College	Private
1	**Stivichall Primary School** Ofsted Rating: Good | Pupils: 534 | Distance:0.41	☐	☑	☐	☐	☐
2	**Earlsdon Primary School** Ofsted Rating: Good | Pupils: 423 | Distance:0.59	☐	☑	☐	☐	☐
3	**Finham Park School** Ofsted Rating: Outstanding | Pupils: 1711 | Distance:0.72	☐	☐	☑	☐	☐
4	**King Henry VIII School** Ofsted Rating: Not Rated | Pupils: 802 | Distance:0.83	☐	☐	☑	☐	☐
5	**Grange Farm Primary School** Ofsted Rating: Good | Pupils: 421 | Distance:0.84	☐	☑	☐	☐	☐
6	**Bishop Ullathorne Catholic School** Ofsted Rating: Good | Pupils: 1140 | Distance:0.85	☐	☐	☑	☐	☐
7	**Hearsall Community Academy** Ofsted Rating: Good | Pupils: 466 | Distance:0.85	☐	☑	☐	☐	☐
8	**Cannon Park Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:0.88	☐	☑	☐	☐	☐

Area
Schools



	Nursery	Primary	Secondary	College	Private
9 All Souls' Catholic Primary School Ofsted Rating: Good | Pupils: 239 | Distance:0.98	☐	☑	☐	☐	☐
10 Manor Park Primary School Ofsted Rating: Good | Pupils: 727 | Distance:0.99	☐	☑	☐	☐	☐
11 St Thomas More Catholic Primary School Ofsted Rating: Good | Pupils: 317 | Distance:1.11	☐	☑	☐	☐	☐
12 Spon Gate Primary School Ofsted Rating: Good | Pupils: 260 | Distance:1.2	☐	☑	☐	☐	☐
13 Finham Primary School Ofsted Rating: Good | Pupils: 463 | Distance:1.34	☐	☑	☐	☐	☐
14 Howes Community Primary School Ofsted Rating: Requires improvement | Pupils: 177 | Distance:1.38	☐	☑	☐	☐	☐
15 St Osburg's Catholic Primary School Ofsted Rating: Good | Pupils: 228 | Distance:1.43	☐	☑	☐	☐	☐
16 Whoberley Hall Primary School Ofsted Rating: Good | Pupils: 240 | Distance:1.52	☐	☑	☐	☐	☐

Local Area
Masts & Pylons



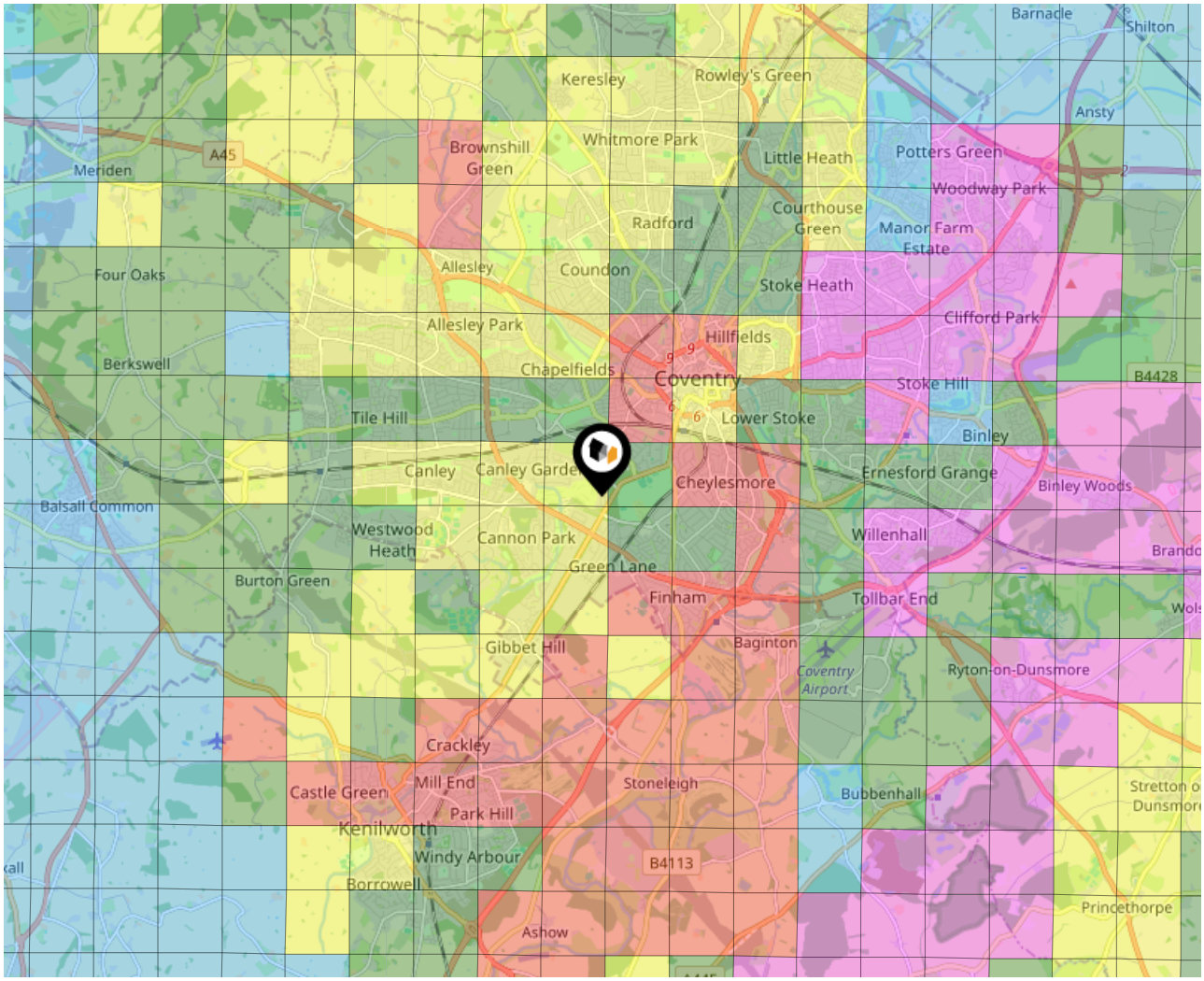
Key:

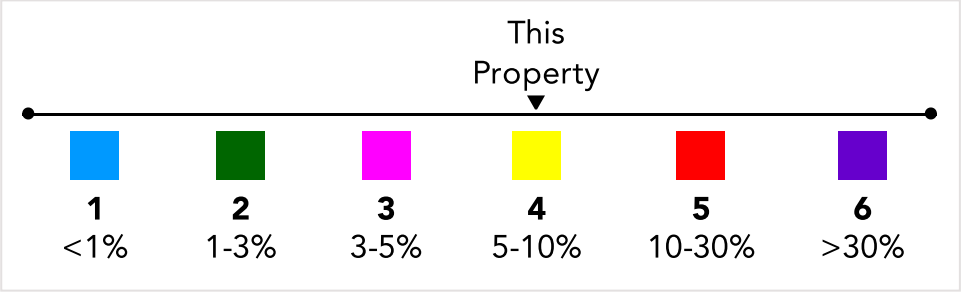
- Power Pylons
- Communication Masts

Environment
Radon Gas

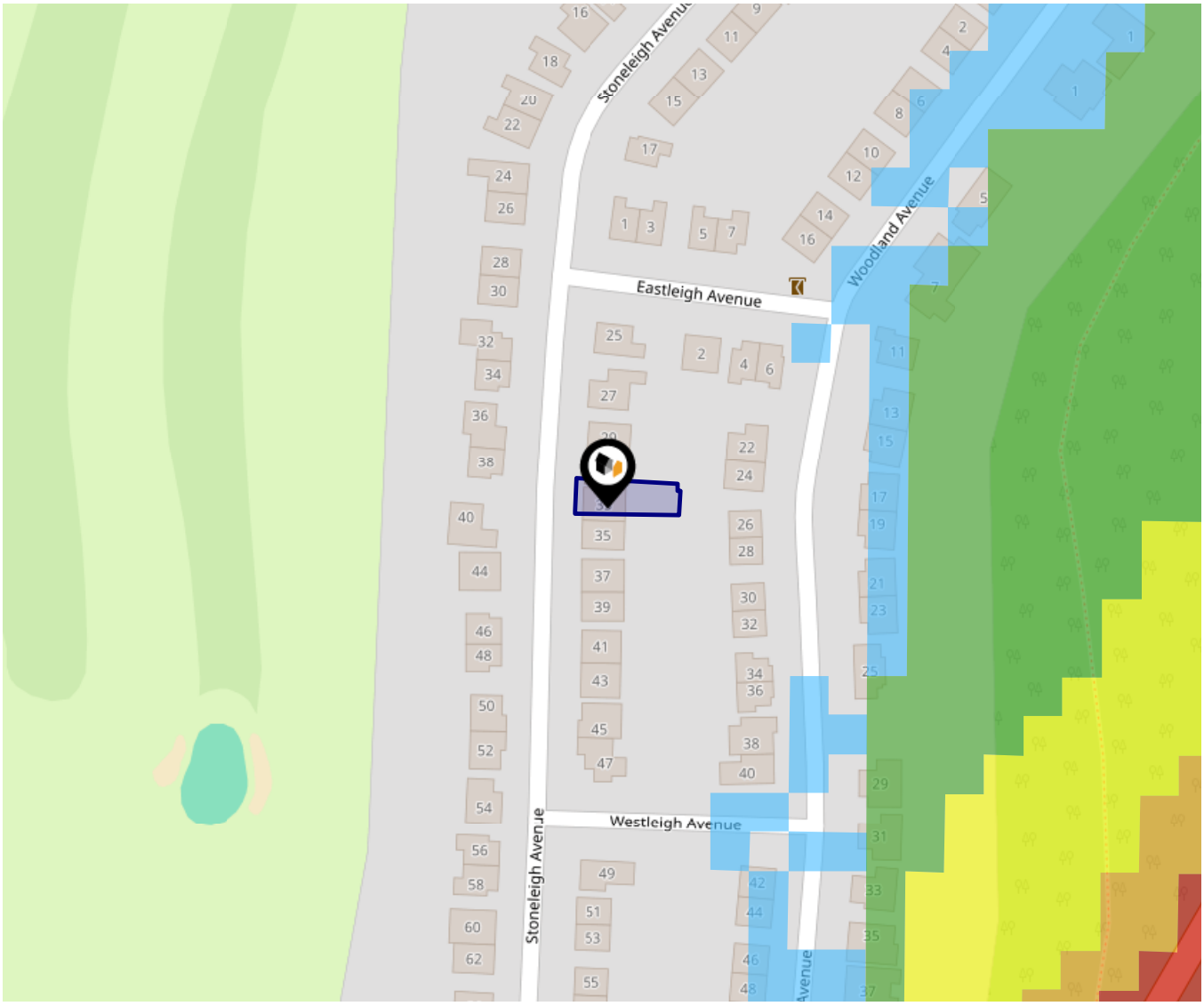
What is Radon?

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.

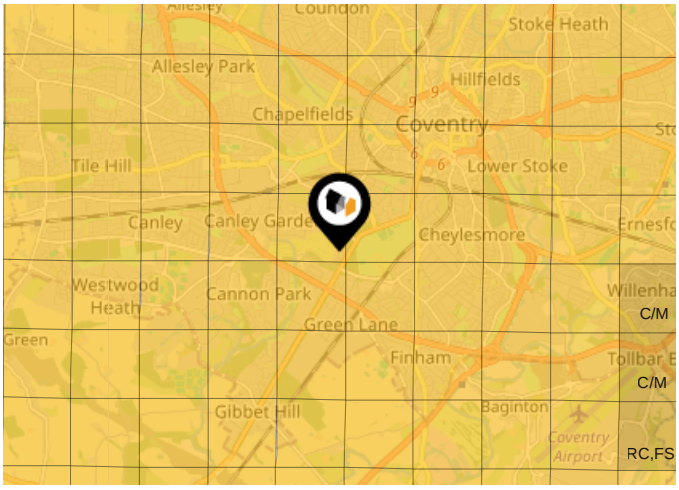
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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

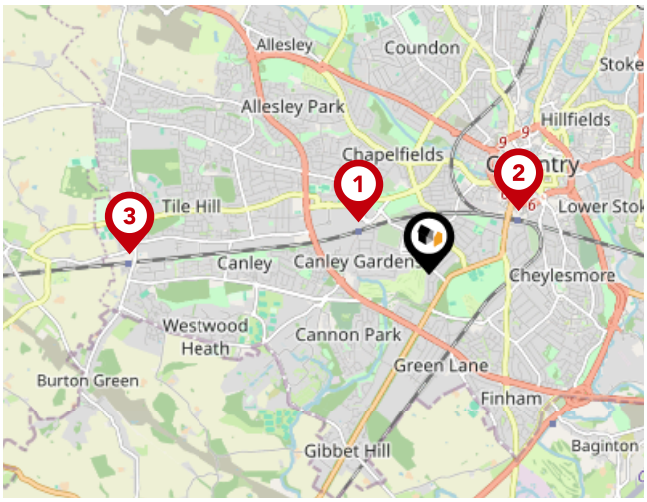
Carbon Content:	NONE	**Soil Texture:**	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

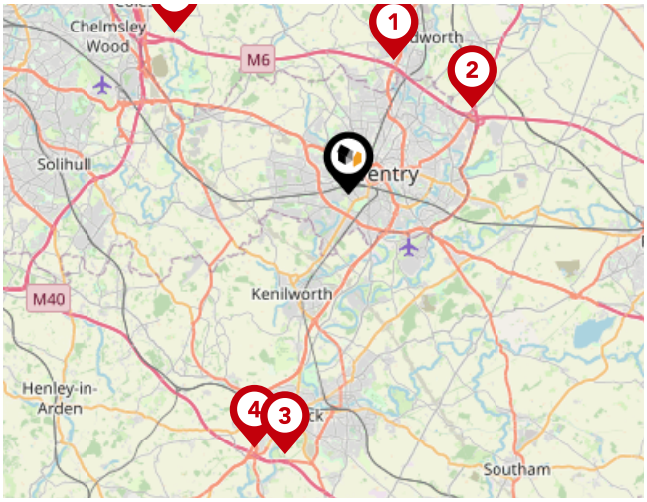
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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)



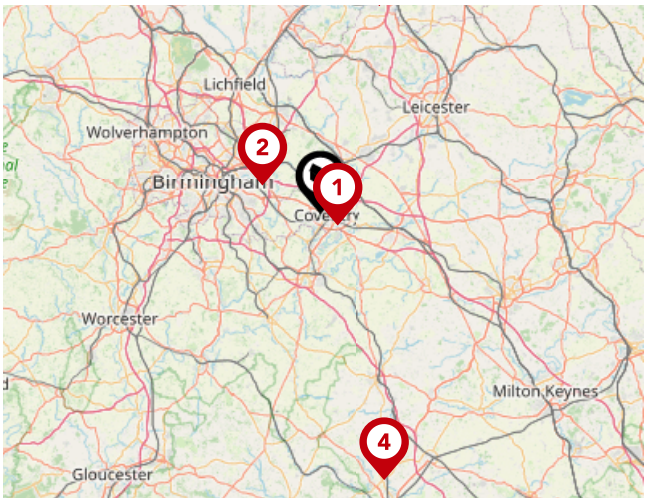
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.8 miles
2	Coventry Rail Station	1 miles
3	Tile Hill Rail Station	2.72 miles



Trunk Roads/Motorways

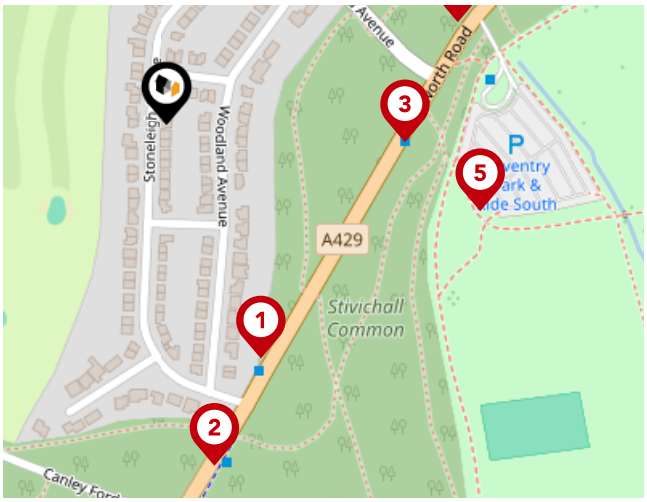
Pin	Name	Distance
1	M6 J3	5.16 miles
2	M6 J2	5.46 miles
3	M40 J14	9.66 miles
4	M40 J15	9.76 miles
5	M6 J3A	8.64 miles



Airports/Helipads

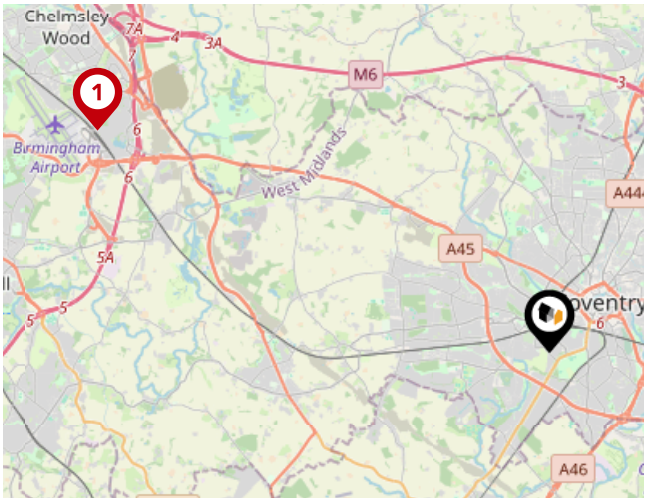
Pin	Name	Distance
1	Baginton	2.96 miles
2	Birmingham Airport	9.38 miles
3	East Mids Airport	31.22 miles
4	Kidlington	39.81 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stoneleigh Ave	0.14 miles
2	Stoneleigh Ave	0.19 miles
3	Beechwood Ave	0.14 miles
4	Beechwood Ave	0.17 miles
5	Park and Ride Car Park	0.18 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.11 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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Walmsley's The Way to Move
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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

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