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Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03rd July 2025

HEXWORTHY AVENUE, COVENTRY, CV3

Asking Price : £315,000

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 much loved two double bedroom semi detached bungalow
Quiet yet convenient Styvechale Grange location close to schooling
Well fitted kitchen with doorway to garage
Conservatory situated off dining area
Delightful, private & South facing gardens to rear
Sitting dining room with sliding doors to conservatory
Gas central heating & double glazing throughout
Built in wardrobes to both bedrooms
New driveway for multiple vehicles & single garage
NO CHAIN, EPC rating D, Approx total 889 Sq.Ft. or 82.6 Sq.M inc garage
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:**	£315,000
Bedrooms:	2	**Tenure:**	Freehold
Floor Area:	505 ft^2 / 47 m^2		
Plot Area:	0.06 acres		
Year Built :	1976-1982		
Council Tax :	Band D		
Annual Estimate:	£2,414		
Title Number:	WM71349		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Property
EPC - Certificate

Hexworthy Avenue, CV3

Energy rating

D

Valid until 23.01.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 | 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:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	47 m^2

Market
Sold in Street

2, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	23/07/2021
Last Sold Price:	£241,000

14, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	16/04/2021	01/03/2007
Last Sold Price:	£350,000	£244,000

68, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	14/04/2021	06/03/2015	23/08/2013	24/10/2003	14/10/1996
Last Sold Price:	£425,000	£330,000	£306,750	£205,000	£93,000

62, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	07/08/2020
Last Sold Price:	£227,000

20, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	28/10/2015
Last Sold Price:	£222,000

60, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	28/06/2013	07/12/2012	11/10/1996
Last Sold Price:	£176,000	£142,500	£65,000

24, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	30/11/2012
Last Sold Price:	£205,000

66, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	23/07/2010
Last Sold Price:	£282,500

4, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	02/08/2007	14/09/2001
Last Sold Price:	£175,000	£100,000

18, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	24/04/2007
Last Sold Price:	£228,000

16, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	30/07/2004	28/08/1998
Last Sold Price:	£195,000	£85,050

28, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	20/12/2002
Last Sold Price:	£133,500

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

Market
Sold in Street

64, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	22/09/2000
Last Sold Price:	£115,000

6, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	21/02/2000
Last Sold Price:	£95,000

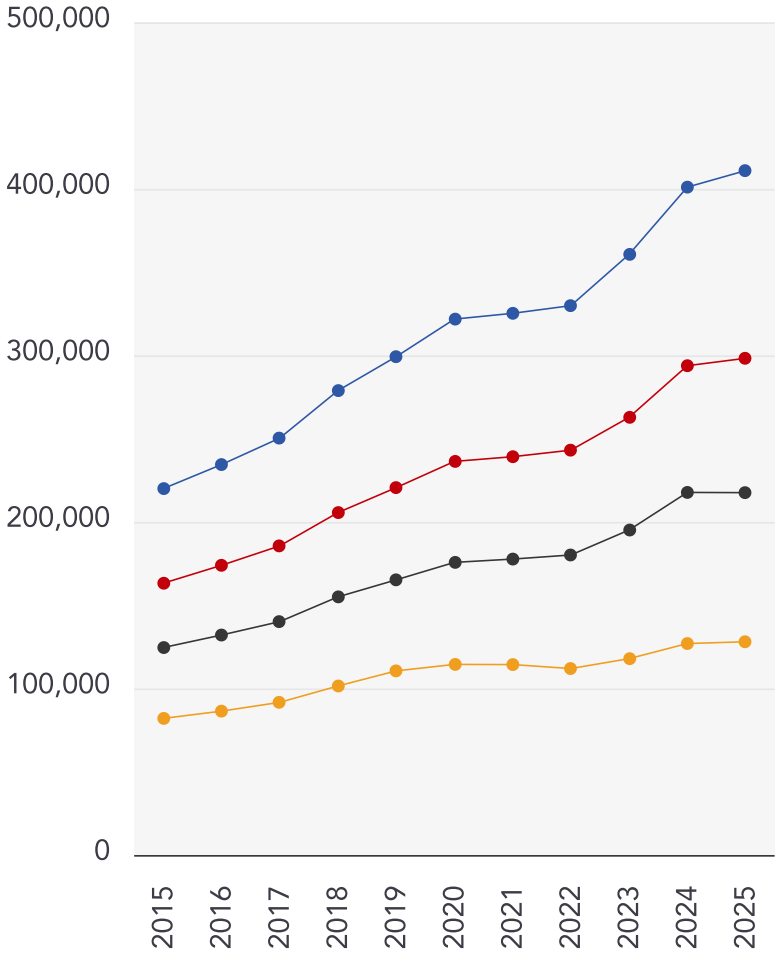
70, Hexworthy Avenue, Coventry, CV3 6LT

Last Sold Date:	12/02/1998
Last Sold Price:	£105,000

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

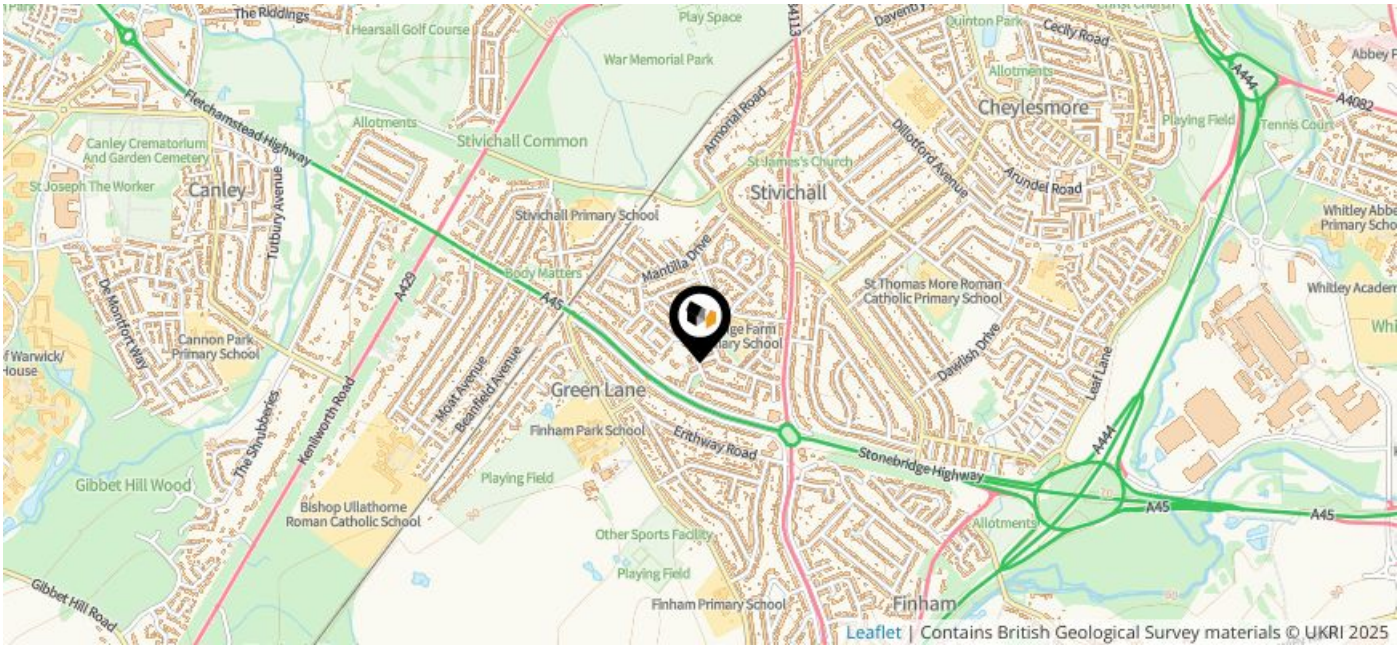
+74.65%

Flat

+56.09%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

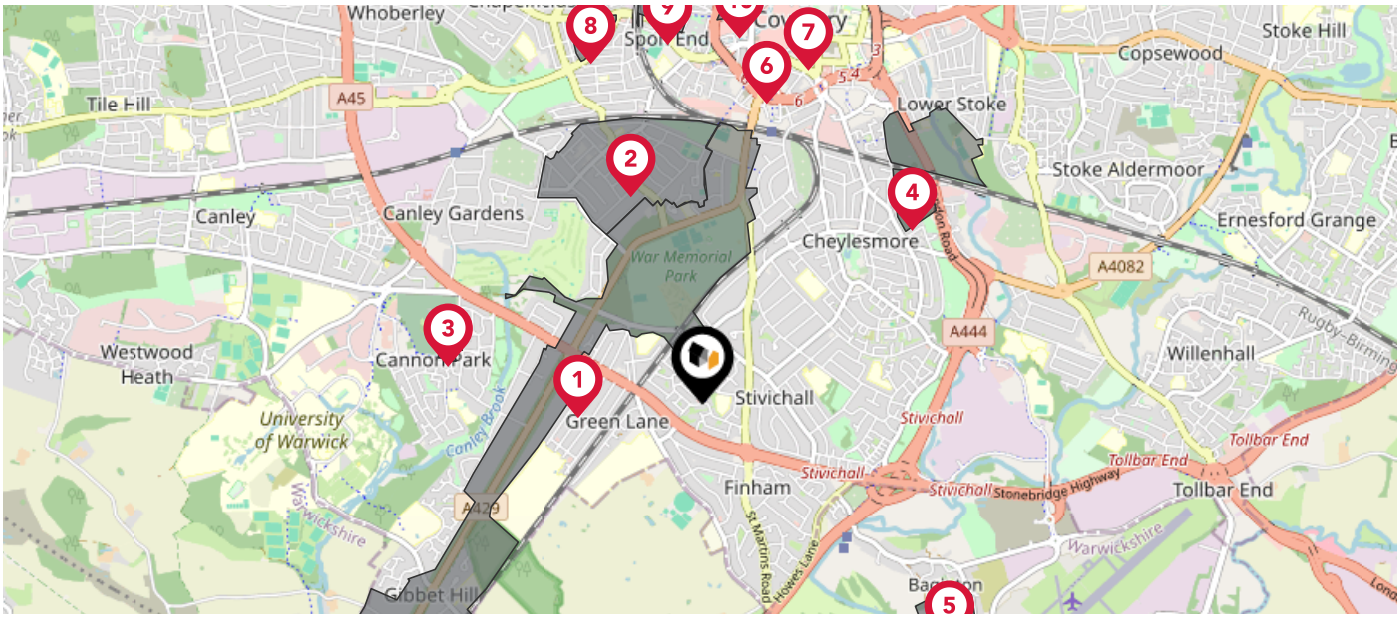
- Adit
- Gutter Pit
- Shaft

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

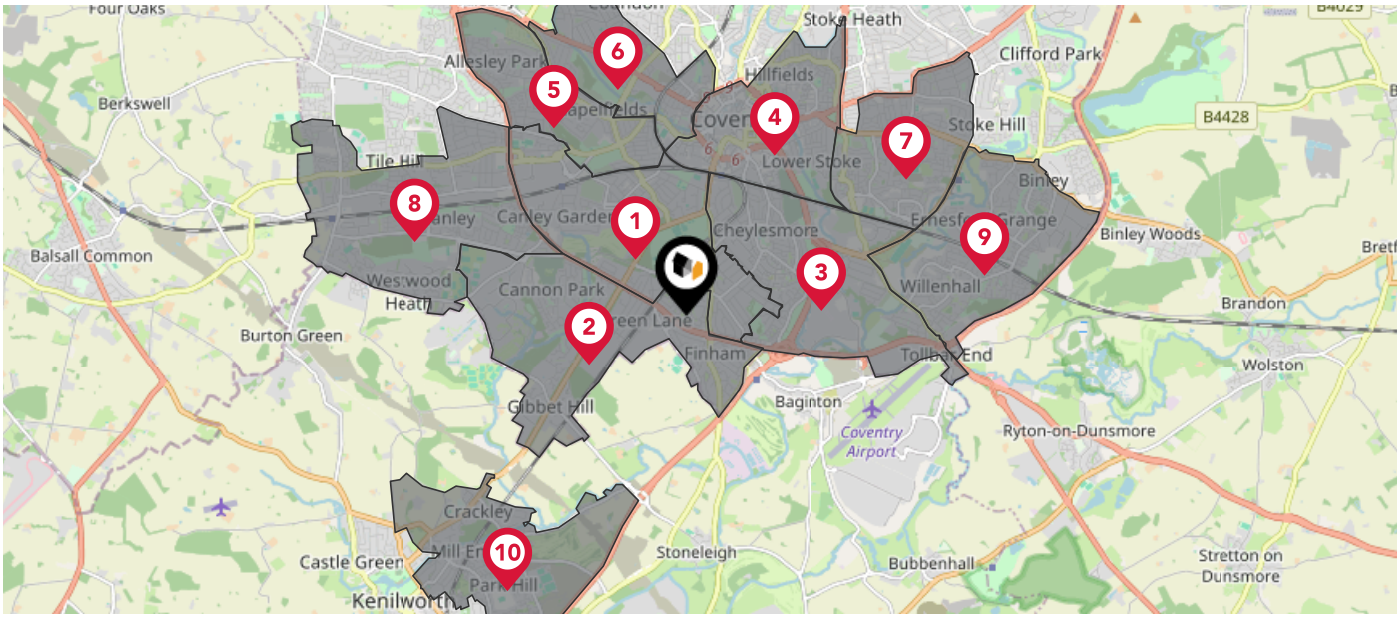
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

Maps
Council Wards

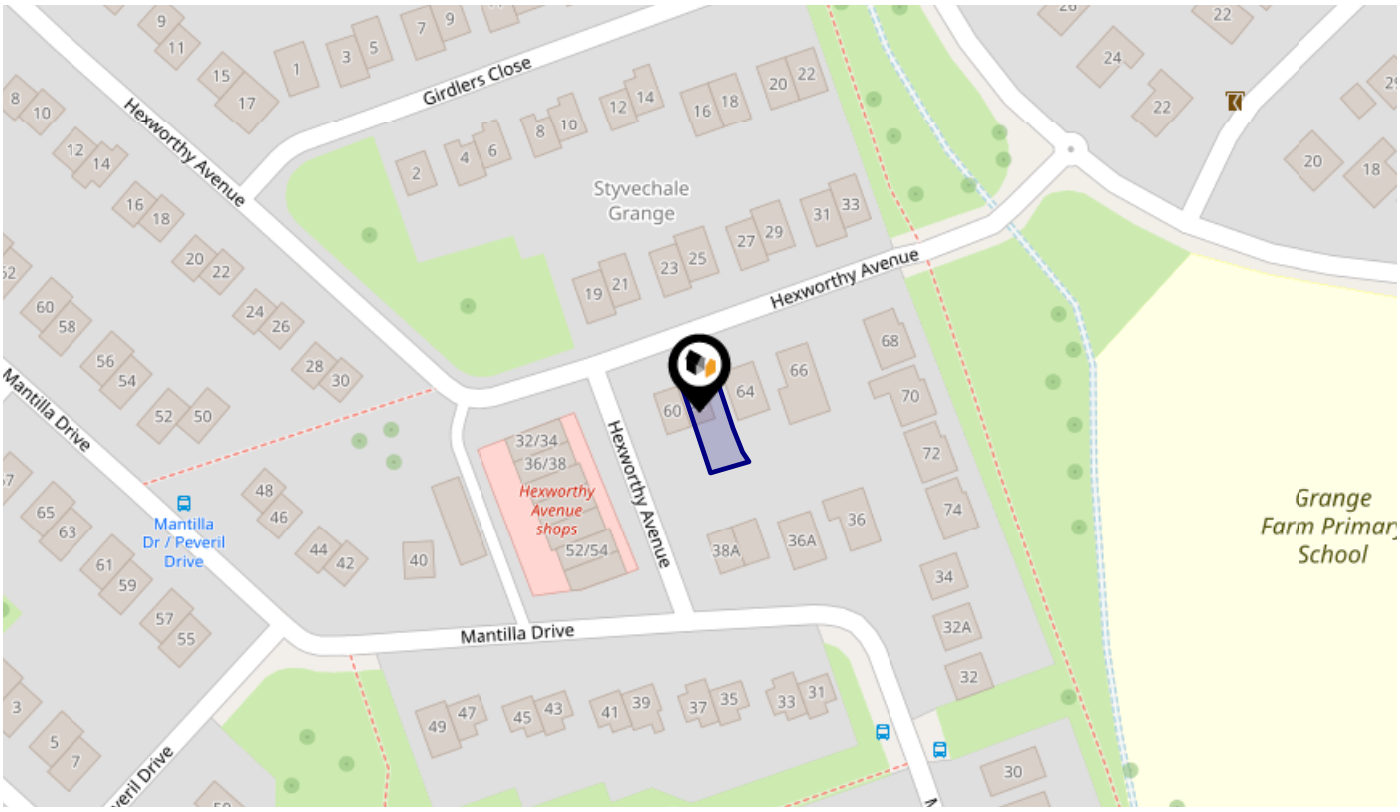
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Earlsdon Ward
2	Wainbody Ward
3	Cheylesmore Ward
4	St. Michael's Ward
5	Whoberley Ward
6	Sherbourne Ward
7	Lower Stoke Ward
8	Westwood Ward
9	Binley and Willenhall Ward
10	Kenilworth Park Hill 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.

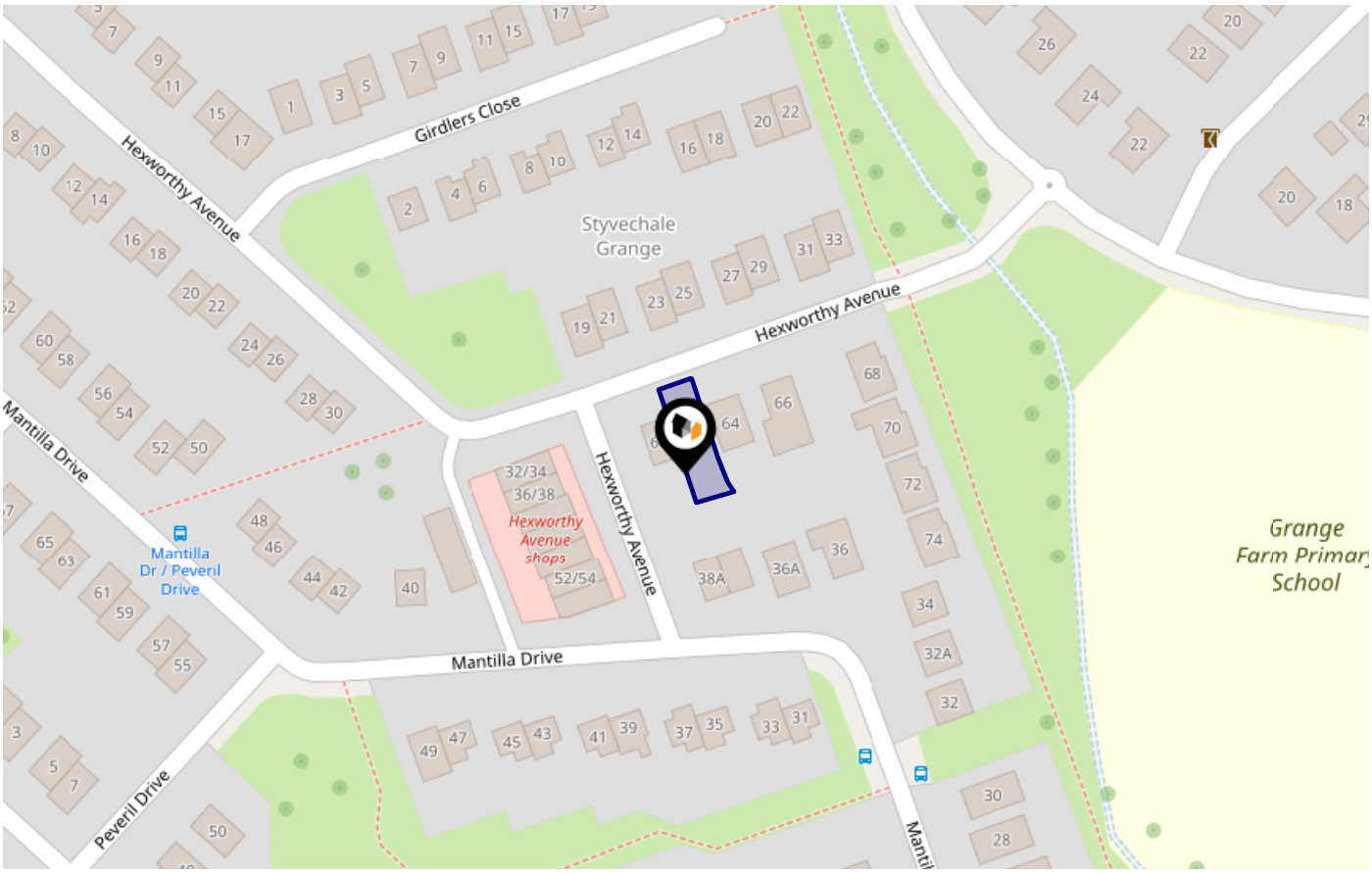
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

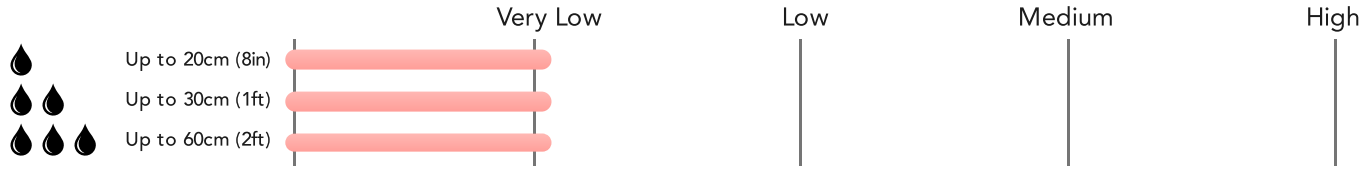


Risk Rating: Very low

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.

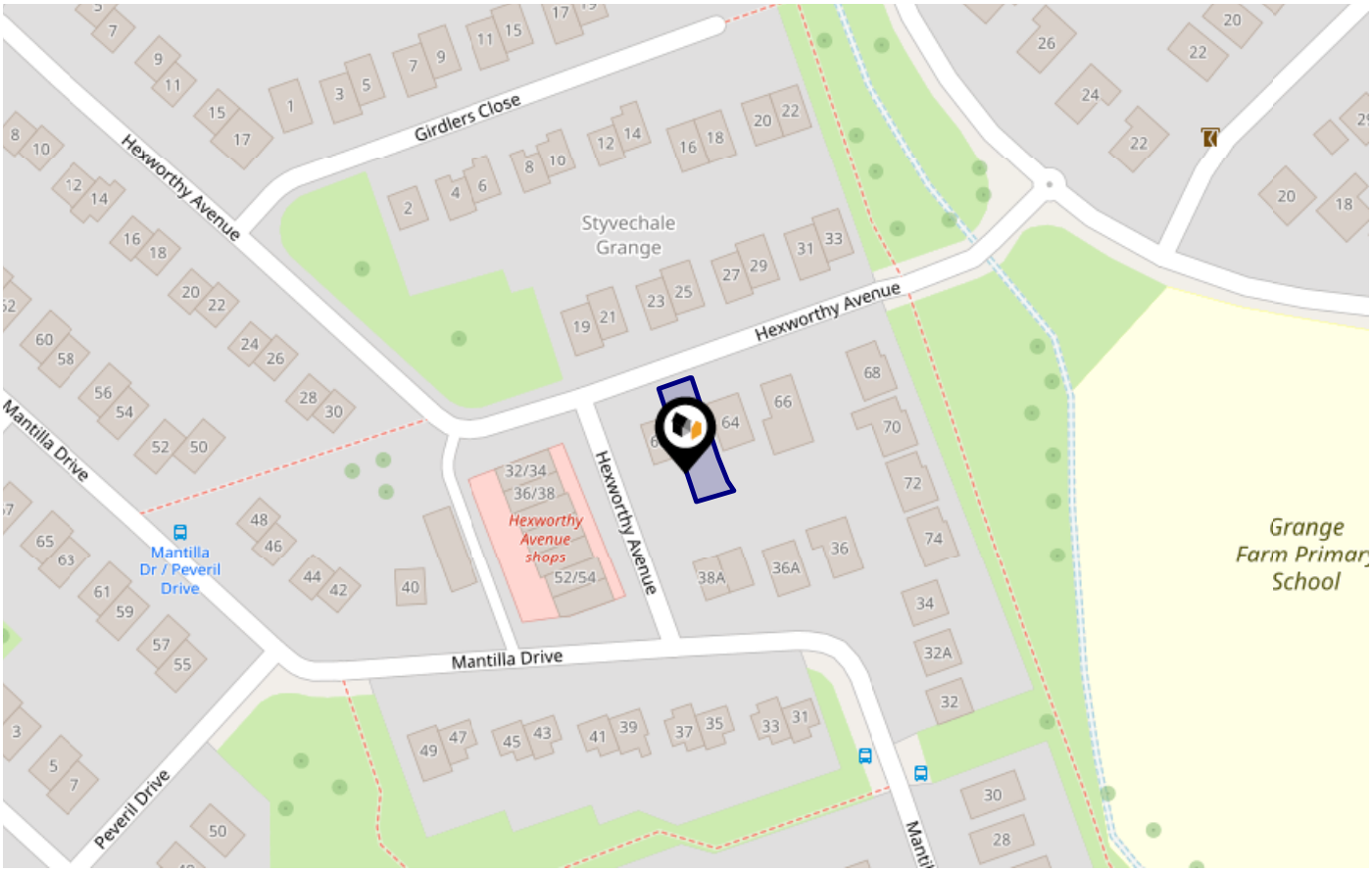
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **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:



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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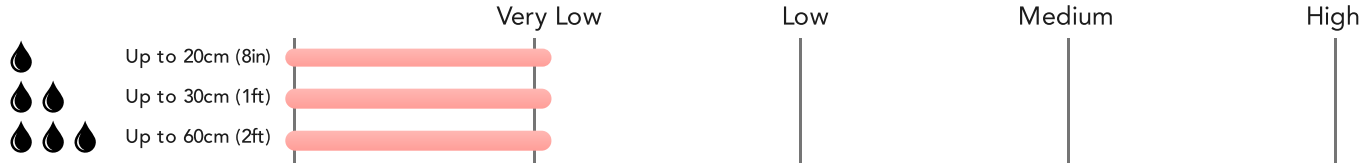
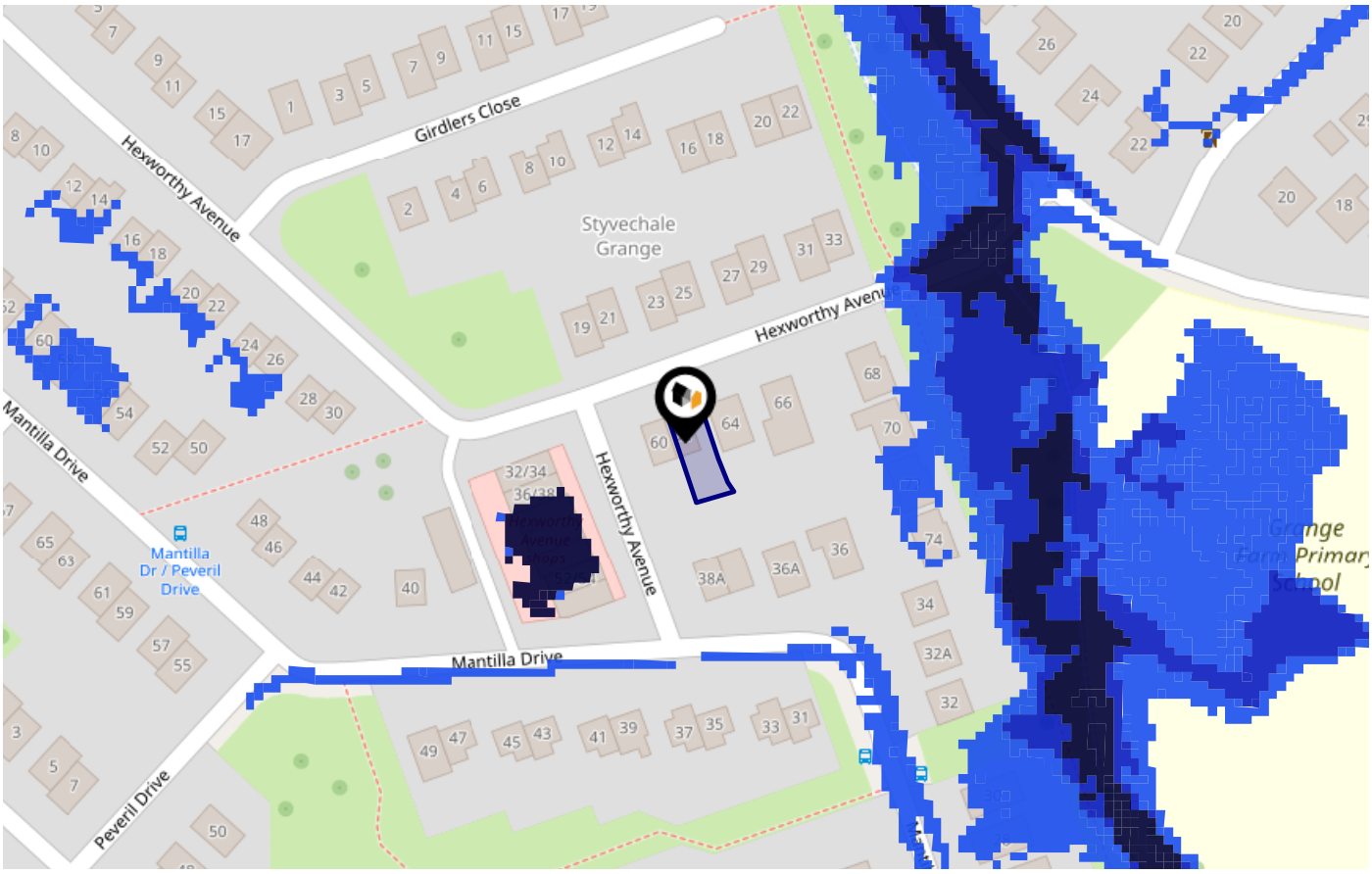


Flood Risk
Surface Water - Flood Risk

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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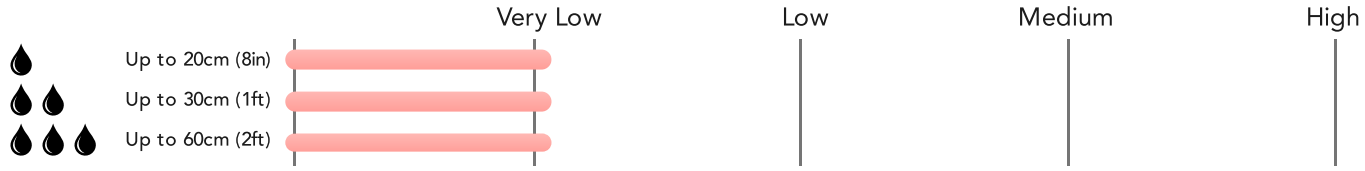
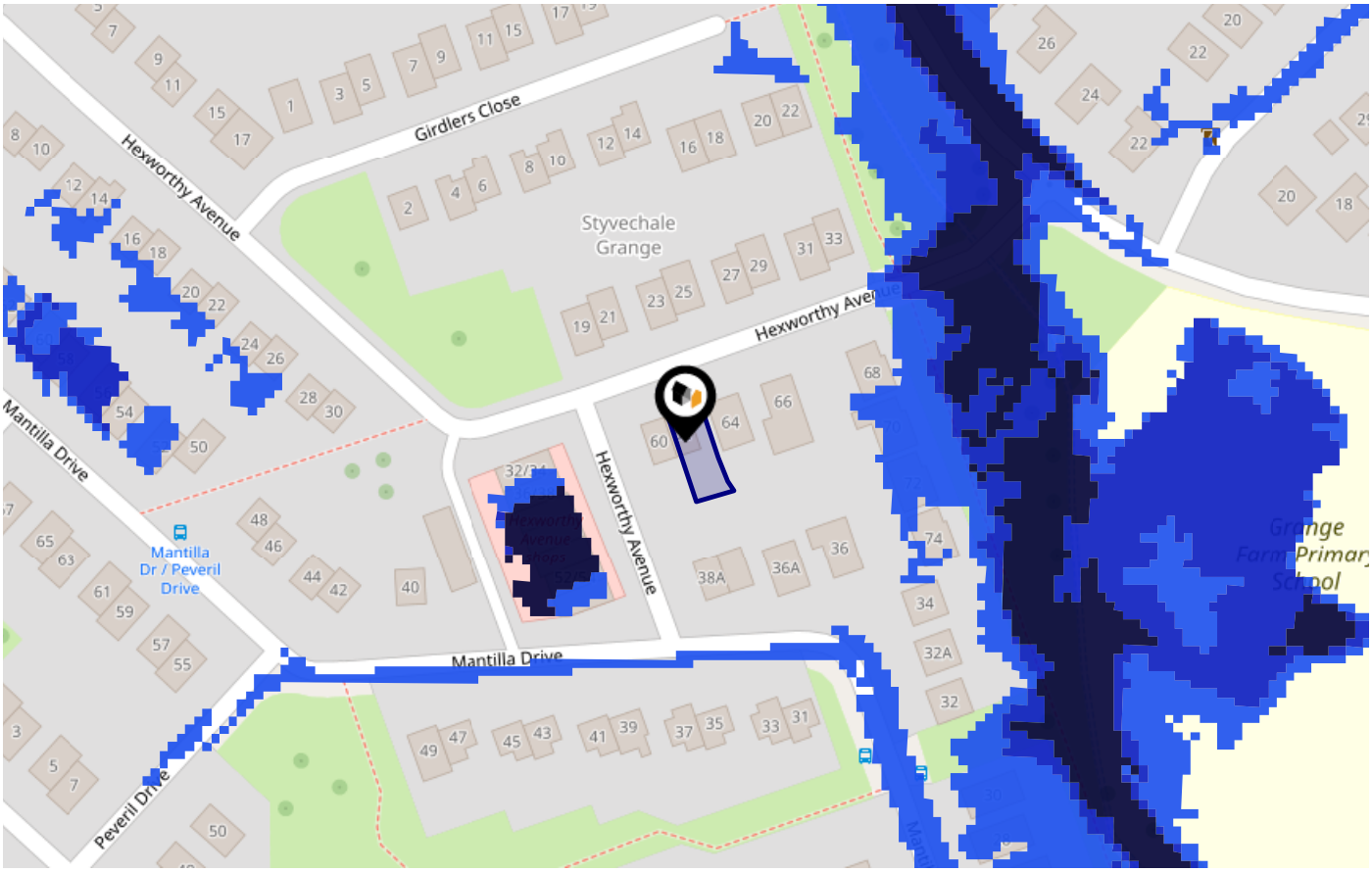


Flood Risk
Surface Water - Climate Change

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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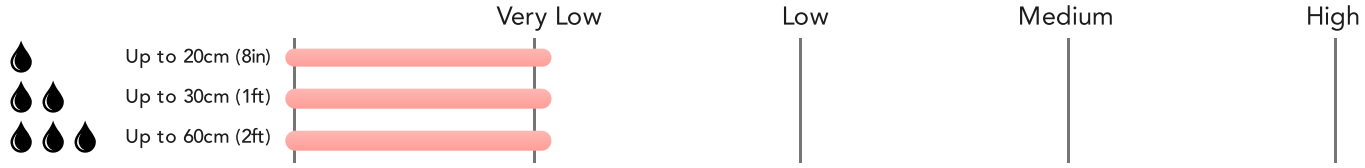
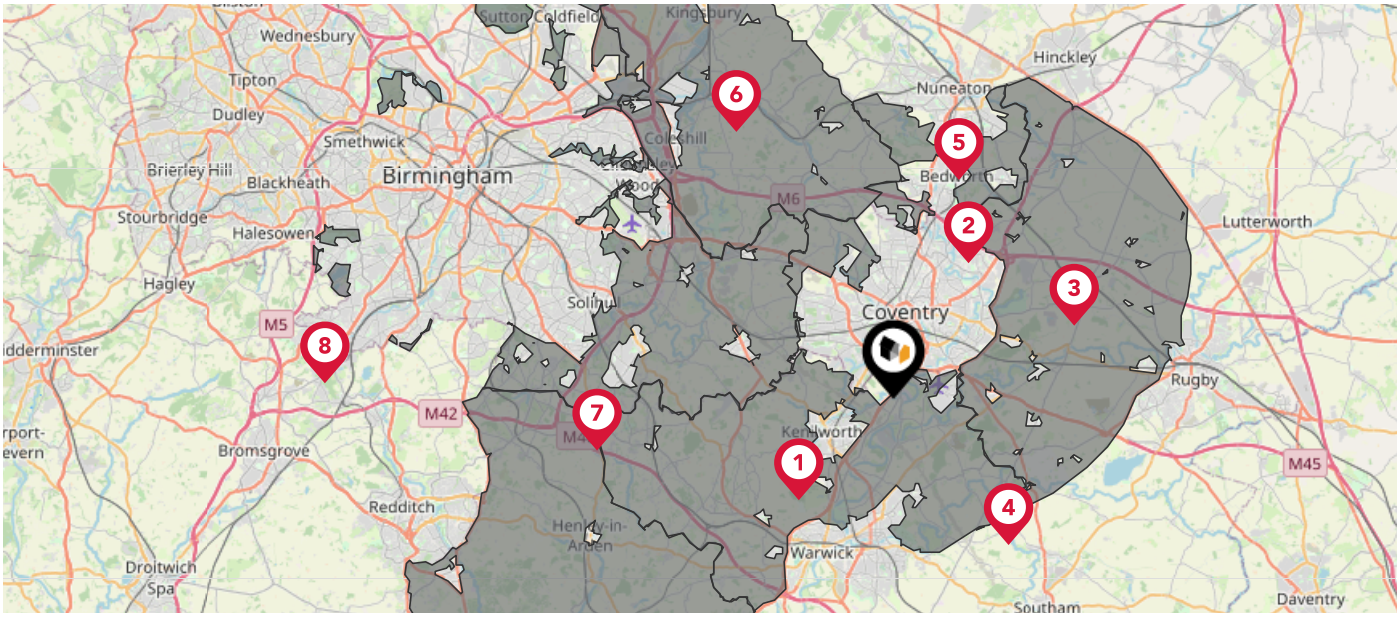


Maps
Green Belt

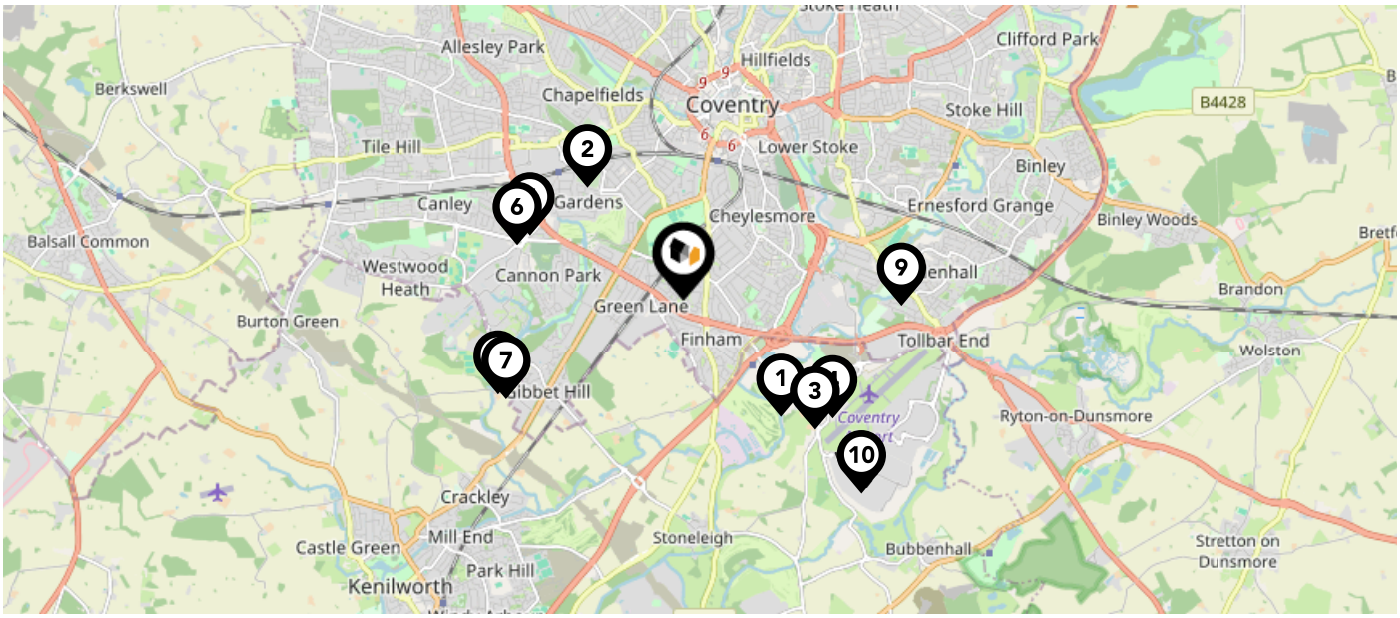
This map displays nearby areas that have been designated as Green Belt...



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

Maps
Landfill Sites

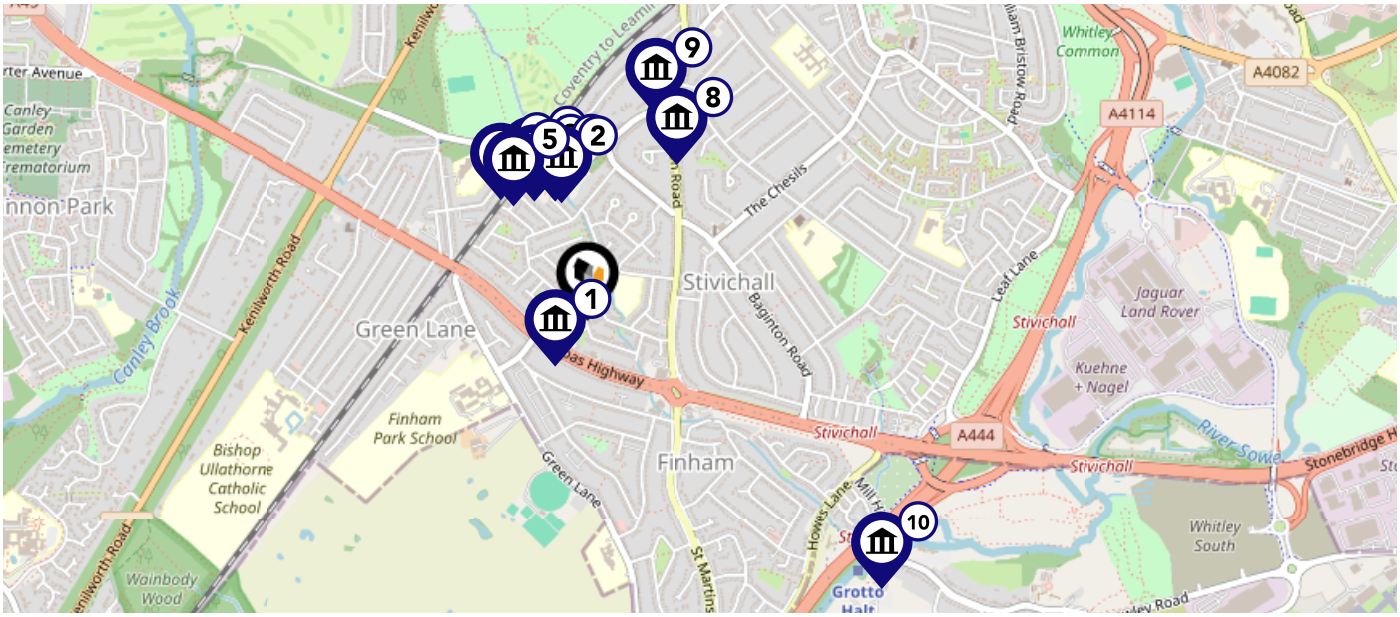
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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

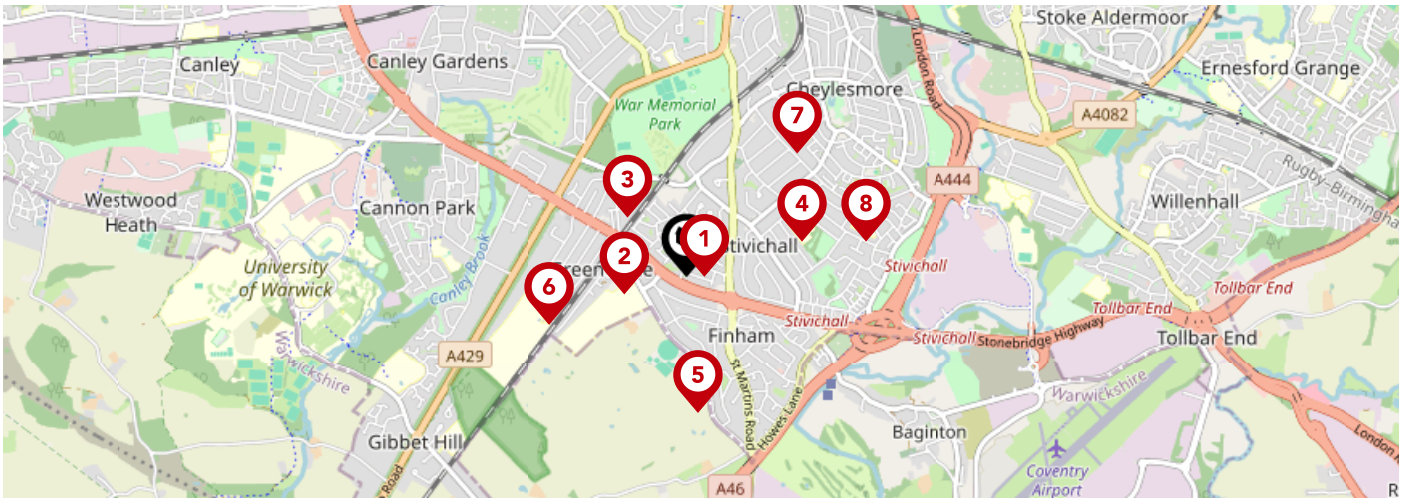
Maps
Listed Buildings

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



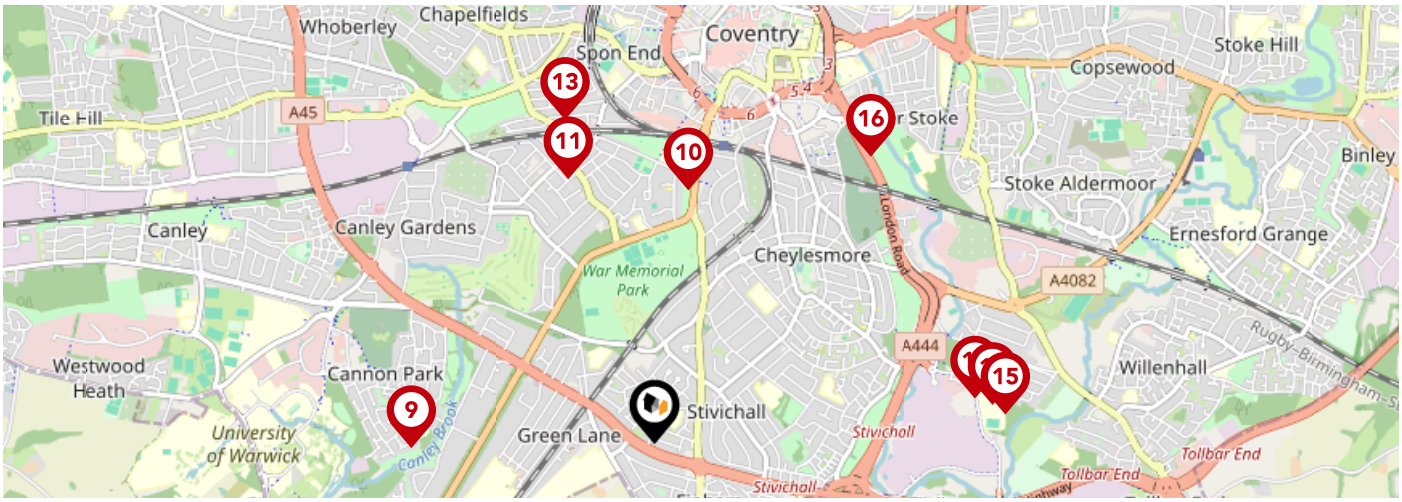
Listed Buildings in the local district	Grade	Distance
1 1342919 - Stivichall Grange	Grade II	0.1 miles
2 1104926 - The Smithy	Grade II	0.3 miles
3 1076608 - Bridge Cottage	Grade II	0.3 miles
4 1265651 - Stivichall Animal Pound	Grade II	0.3 miles
5 1320289 - The Cottage	Grade II	0.3 miles
6 1076607 - Smithy Cottage	Grade II	0.3 miles
7 1342924 - Coat Of Arms Bridge	Grade II	0.3 miles
8 1139458 - Church Of St James	Grade II	0.4 miles
9 1076620 - Bremond College	Grade II	0.5 miles
10 1035274 - Baginton Bridge	Grade II	0.9 miles

Area
Schools



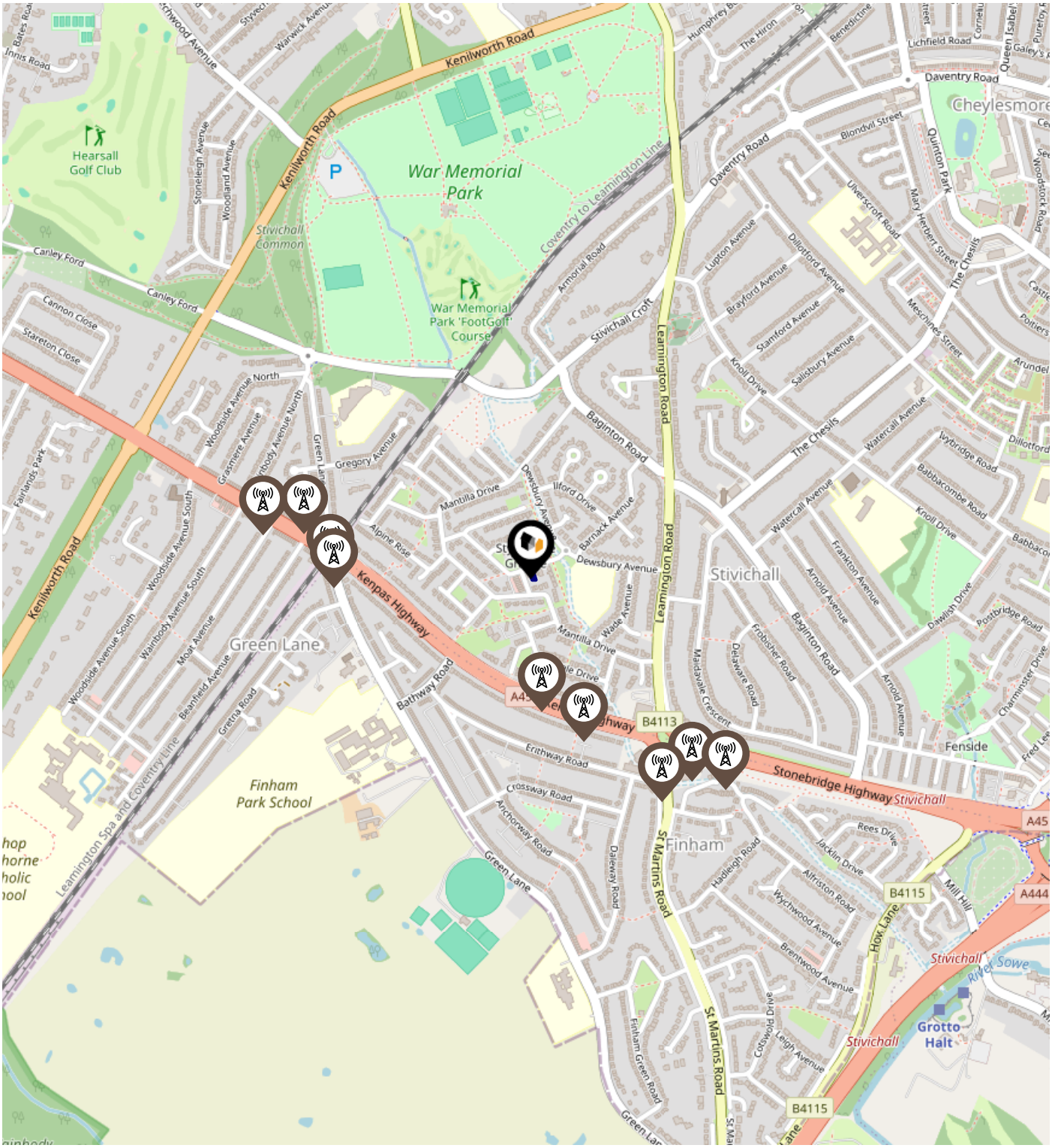
	Nursery	Primary	Secondary	College	Private
1 Grange Farm Primary School Ofsted Rating: Good | Pupils: 421 | Distance:0.08		✓			
2 Finham Park School Ofsted Rating: Outstanding | Pupils: 1711 | Distance:0.3			✓		
3 Stivichall Primary School Ofsted Rating: Good | Pupils: 534 | Distance:0.38		✓			
4 St Thomas More Catholic Primary School Ofsted Rating: Good | Pupils: 317 | Distance:0.54		✓			
5 Finham Primary School Ofsted Rating: Good | Pupils: 463 | Distance:0.62		✓			
6 Bishop Ullathorne Catholic School Ofsted Rating: Good | Pupils: 1140 | Distance:0.67			✓		
7 Manor Park Primary School Ofsted Rating: Good | Pupils: 727 | Distance:0.75		✓			
8 Howes Community Primary School Ofsted Rating: Requires improvement | Pupils: 177 | Distance:0.82		✓			

Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Cannon Park Primary School Ofsted Rating: Good | Pupils: 204 | Distance:1.1		✓			
10 King Henry VIII School Ofsted Rating: Not Rated | Pupils: 802 | Distance:1.15			✓		
11 Earlsdon Primary School Ofsted Rating: Good | Pupils: 423 | Distance:1.25		✓			
12 Meadow Park School Ofsted Rating: Requires improvement | Pupils: 783 | Distance:1.46			✓		
13 Hearsall Community Academy Ofsted Rating: Good | Pupils: 466 | Distance:1.52		✓			
14 Tiverton School Ofsted Rating: Good | Pupils: 119 | Distance:1.54		✓			
15 Whitley Abbey Primary School Ofsted Rating: Good | Pupils: 449 | Distance:1.59		✓			
16 All Saints Church of England Primary School Ofsted Rating: Good | Pupils: 249 | Distance:1.62		✓			

Local Area
Masts & Pylons



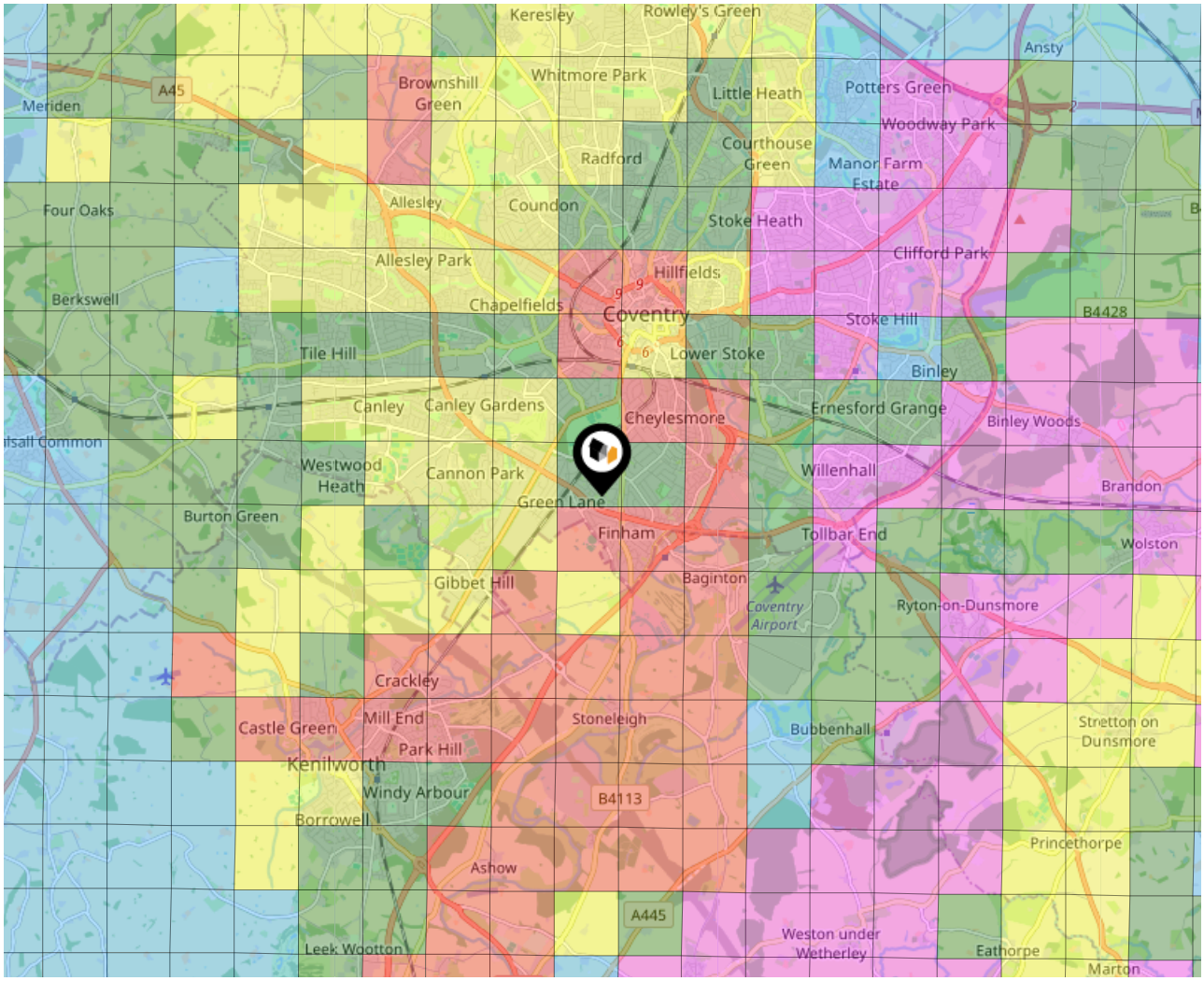
Key:

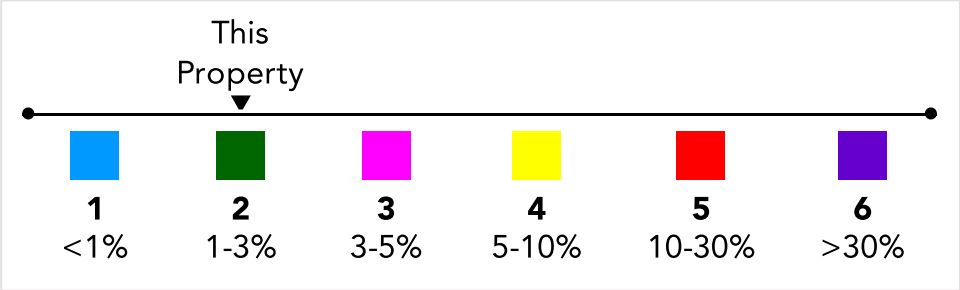
- Power Pylons
- Communication Masts

Environment
Radon Gas

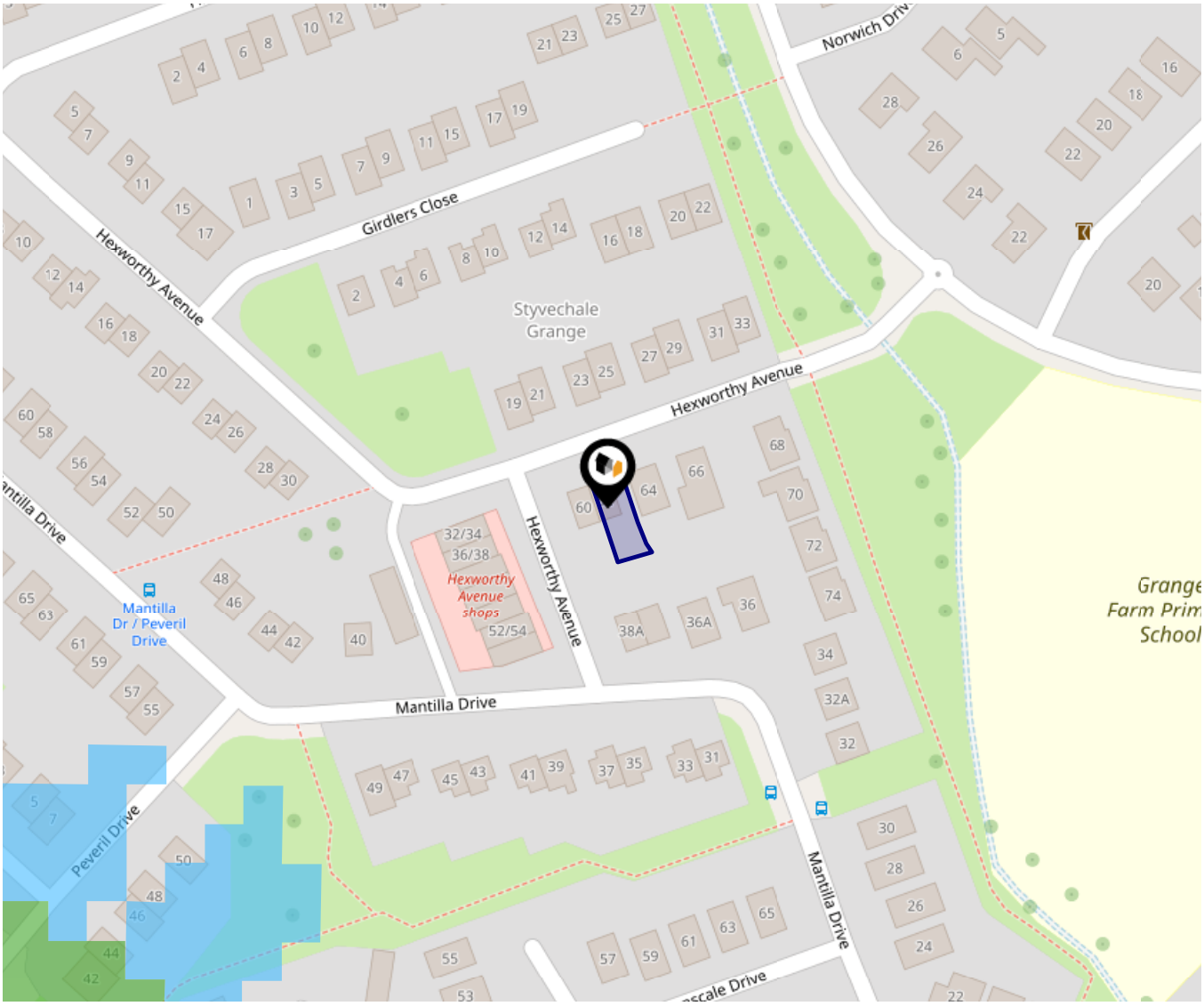
What is Radon?

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.

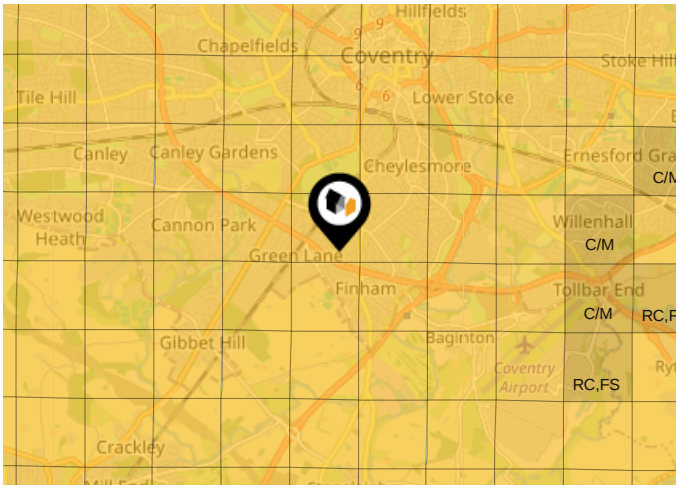
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

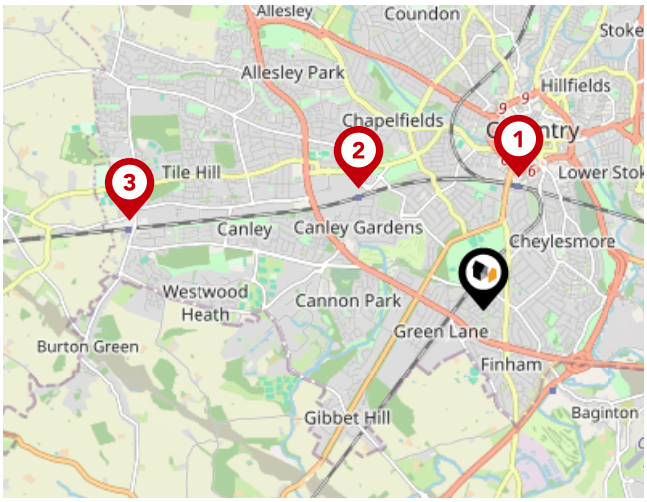
Carbon Content:	NONE	**Soil Texture:**	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

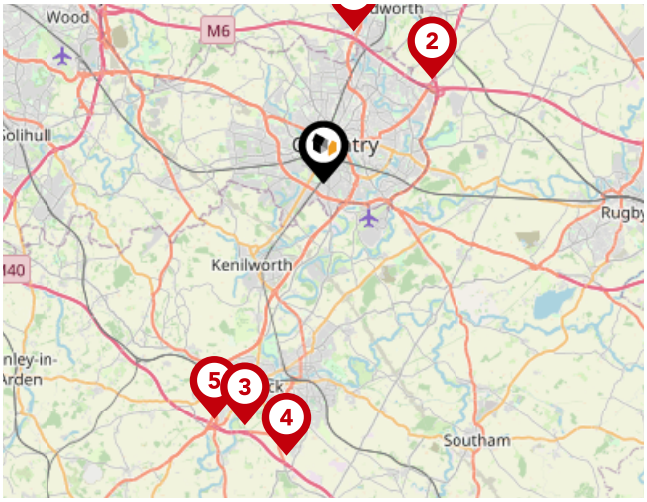
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



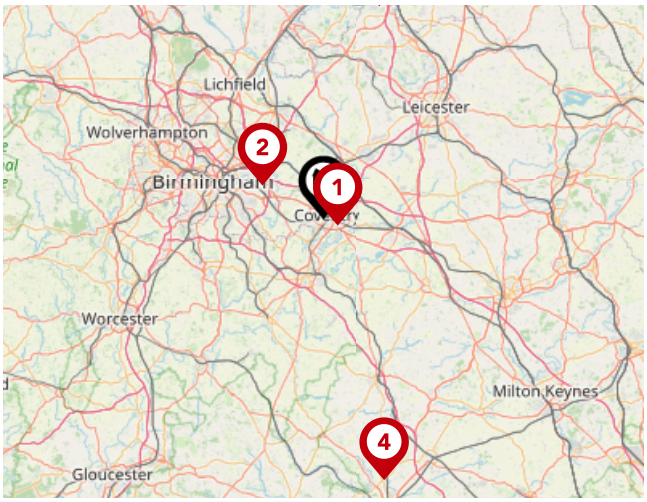
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.24 miles
2	Canley Rail Station	1.57 miles
3	Tile Hill Rail Station	3.31 miles



Trunk Roads/Motorways

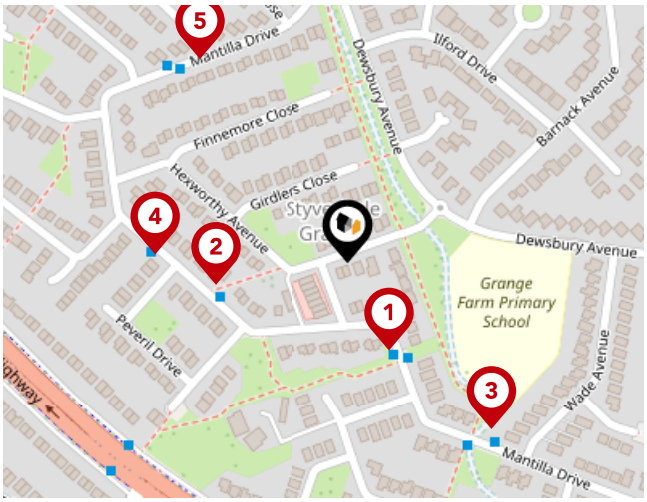
Pin	Name	Distance
1	M6 J3	5.63 miles
2	M6 J2	5.47 miles
3	M40 J14	9.21 miles
4	M40 J13	9.99 miles
5	M40 J15	9.38 miles



Airports/Helipads

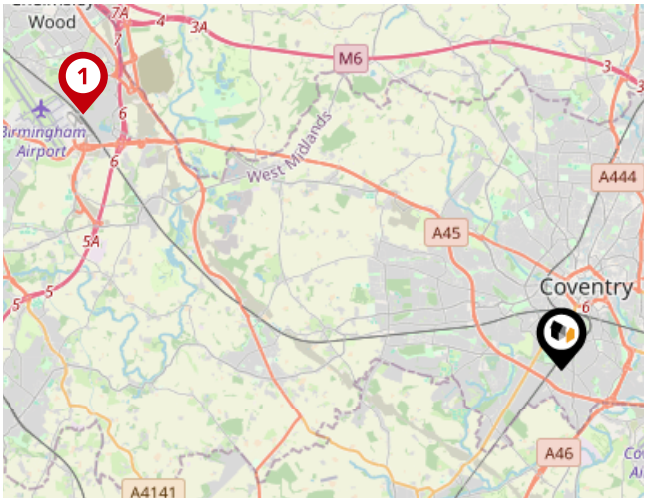
Pin	Name	Distance
1	Baginton	2.22 miles
2	Birmingham Airport	10.1 miles
3	East Mids Airport	31.68 miles
4	Kidlington	39.1 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hexworthy Avenue	0.05 miles
2	Peveril Drive	0.08 miles
3	Wade Avenue	0.12 miles
4	Peveril Drive	0.11 miles
5	Chideock Hill	0.14 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.83 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

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.

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Walmsley's The Way to Move
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Valuation Office Agency

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Royal Mail