

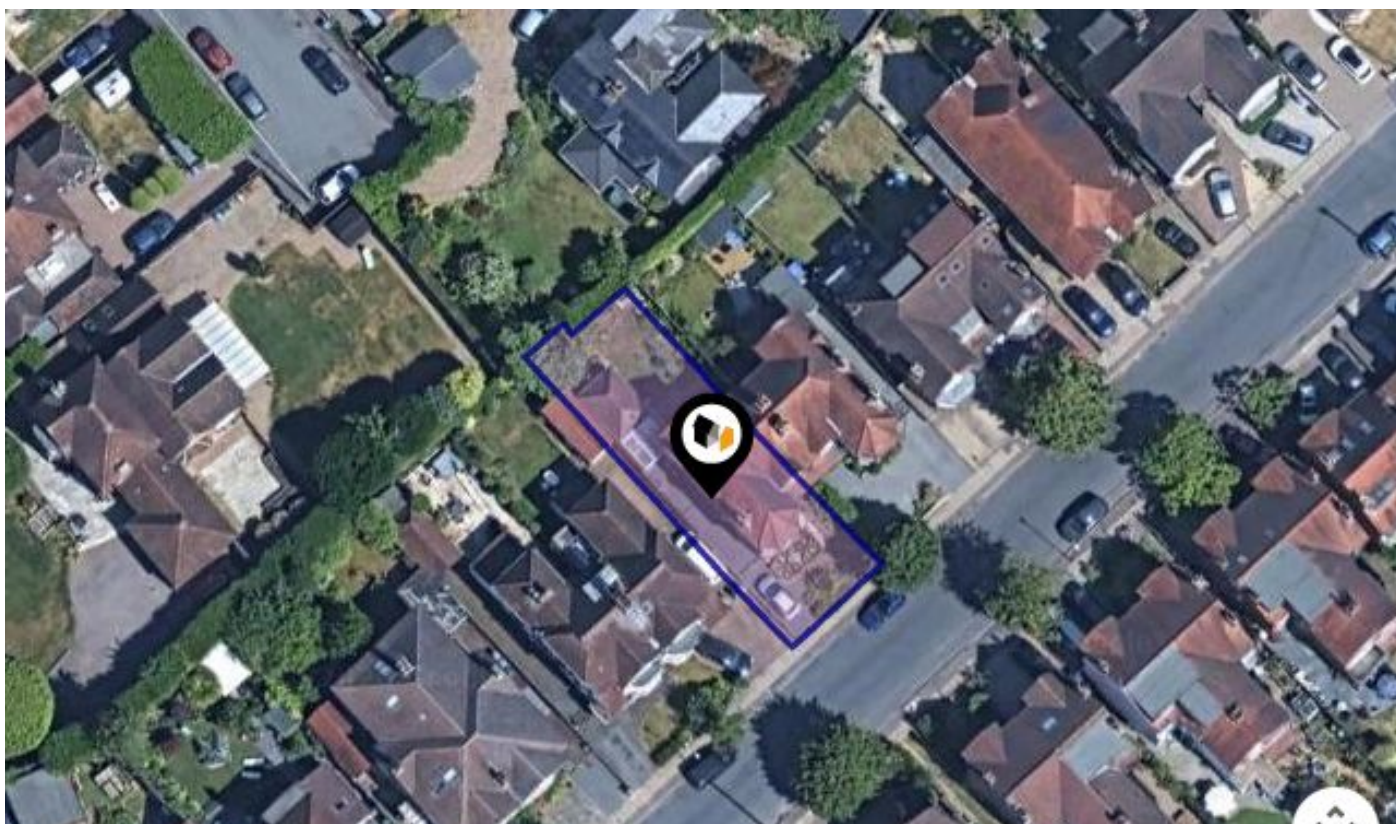


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12<sup>th</sup> March 2025



## STYVECHALE AVENUE, COVENTRY, CV5

OIRO : £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



# Introduction

## Our Comments

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### **Your property details in brief.....**

A much loved, substantial & grand semi detached period home

Four double bedrooms & family bathroom upon first floor

Stunning reception hallway & three further reception rooms

Kitchen breakfast room with direct garage access

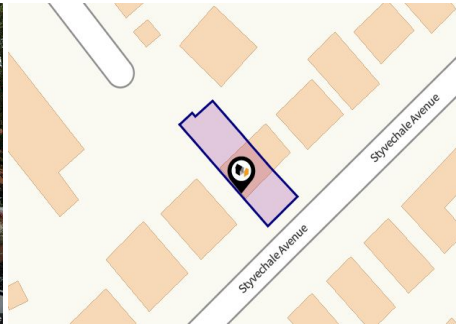
Substantial foregarden & driveway with generous garage

Gas central heating & majority double glazing

Ideal Earlsdon location close to War Memorial Park & main street

EPC Ordered & Total 2148 Sq.Ft or 200 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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

<b>Type:</b>	Semi-Detached	<b>OIRO:</b>	£625,000
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	2,148 ft <sup>2</sup> / 199 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,316		
<b>Title Number:</b>	WM6353		

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	Earlsdon
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>80</b> mb/s	<b>10000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Market Sold in Street



<b>8, Styvechale Avenue, Coventry, CV5 6DX</b>		Semi-detached House	
Last Sold Date:	04/12/2024		
Last Sold Price:	£575,000		
<b>82, Styvechale Avenue, Coventry, CV5 6DX</b>		Semi-detached House	
Last Sold Date:	21/10/2022		
Last Sold Price:	£530,000		
<b>32, Styvechale Avenue, Coventry, CV5 6DX</b>		Semi-detached House	
Last Sold Date:	17/06/2022	22/06/2007	17/03/2003
Last Sold Price:	£445,000	£350,000	£232,000
<b>44, Styvechale Avenue, Coventry, CV5 6DX</b>		Detached House	
Last Sold Date:	11/06/2021	01/06/2006	08/11/2002
Last Sold Price:	£425,000	£313,500	£207,000
<b>36, Styvechale Avenue, Coventry, CV5 6DX</b>		Semi-detached House	
Last Sold Date:	30/04/2021		
Last Sold Price:	£385,000		
<b>68, Styvechale Avenue, Coventry, CV5 6DX</b>		Semi-detached House	
Last Sold Date:	11/01/2021		
Last Sold Price:	£375,000		
<b>38, Styvechale Avenue, Coventry, CV5 6DX</b>		Semi-detached House	
Last Sold Date:	19/11/2020		
Last Sold Price:	£440,000		
<b>30, Styvechale Avenue, Coventry, CV5 6DX</b>		Semi-detached House	
Last Sold Date:	23/10/2020		
Last Sold Price:	£370,000		
<b>88, Styvechale Avenue, Coventry, CV5 6DX</b>		Semi-detached House	
Last Sold Date:	26/06/2020		
Last Sold Price:	£605,000		
<b>28, Styvechale Avenue, Coventry, CV5 6DX</b>		Semi-detached House	
Last Sold Date:	18/06/2020		
Last Sold Price:	£400,000		
<b>62, Styvechale Avenue, Coventry, CV5 6DX</b>		Semi-detached House	
Last Sold Date:	22/03/2017	26/07/2013	
Last Sold Price:	£436,000	£355,000	
<b>22, Styvechale Avenue, Coventry, CV5 6DX</b>		Semi-detached House	
Last Sold Date:	09/05/2014		
Last Sold Price:	£425,000		

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

# Market Sold in Street



<b>10, Styvechale Avenue, Coventry, CV5 6DX</b>	Semi-detached House		
Last Sold Date:	28/02/2014	23/10/2008	24/11/1995
Last Sold Price:	£480,000	£475,000	£131,000
<b>26, Styvechale Avenue, Coventry, CV5 6DX</b>	Semi-detached House		
Last Sold Date:	15/01/2014		
Last Sold Price:	£498,200		
<b>72, Styvechale Avenue, Coventry, CV5 6DX</b>	Semi-detached House		
Last Sold Date:	15/11/2013		
Last Sold Price:	£320,000		
<b>64, Styvechale Avenue, Coventry, CV5 6DX</b>	Semi-detached House		
Last Sold Date:	12/11/2012		
Last Sold Price:	£295,000		
<b>42, Styvechale Avenue, Coventry, CV5 6DX</b>	Semi-detached House		
Last Sold Date:	05/10/2010		
Last Sold Price:	£375,000		
<b>54, Styvechale Avenue, Coventry, CV5 6DX</b>	Semi-detached House		
Last Sold Date:	08/07/2010		
Last Sold Price:	£399,950		
<b>58, Styvechale Avenue, Coventry, CV5 6DX</b>	Detached House		
Last Sold Date:	02/03/2006		
Last Sold Price:	£420,000		
<b>56, Styvechale Avenue, Coventry, CV5 6DX</b>	Detached House		
Last Sold Date:	13/04/2005	08/10/2003	
Last Sold Price:	£350,000	£420,000	
<b>2, Styvechale Avenue, Coventry, CV5 6DX</b>	Flat-maisonette House		
Last Sold Date:	20/12/2004		
Last Sold Price:	£180,000		
<b>4, Styvechale Avenue, Coventry, CV5 6DX</b>	Flat-maisonette House		
Last Sold Date:	02/04/2004		
Last Sold Price:	£185,000		
<b>20, Styvechale Avenue, Coventry, CV5 6DX</b>	Semi-detached House		
Last Sold Date:	15/08/2002		
Last Sold Price:	£250,000		
<b>84, Styvechale Avenue, Coventry, CV5 6DX</b>	Semi-detached House		
Last Sold Date:	29/11/2001		
Last Sold Price:	£277,500		

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



# Market Sold in Street



<b>48, Styvechale Avenue, Coventry, CV5 6DX</b>				Semi-detached House
Last Sold Date:	10/08/2001	26/03/1999	01/03/1996	
Last Sold Price:	£187,500	£120,000	£79,000	
<b>86, Styvechale Avenue, Coventry, CV5 6DX</b>				Semi-detached House
Last Sold Date:	08/12/2000	18/08/1995		
Last Sold Price:	£279,950	£119,500		
<b>12, Styvechale Avenue, Coventry, CV5 6DX</b>				Semi-detached House
Last Sold Date:	30/11/2000			
Last Sold Price:	£222,500			
<b>50, Styvechale Avenue, Coventry, CV5 6DX</b>				Semi-detached House
Last Sold Date:	28/01/2000			
Last Sold Price:	£145,000			
<b>46, Styvechale Avenue, Coventry, CV5 6DX</b>				Semi-detached House
Last Sold Date:	14/05/1999	10/10/1996		
Last Sold Price:	£127,500	£115,000		
<b>74, Styvechale Avenue, Coventry, CV5 6DX</b>				Semi-detached House
Last Sold Date:	07/05/1999			
Last Sold Price:	£160,000			
<b>70, Styvechale Avenue, Coventry, CV5 6DX</b>				Semi-detached House
Last Sold Date:	22/07/1996			
Last Sold Price:	£95,000			

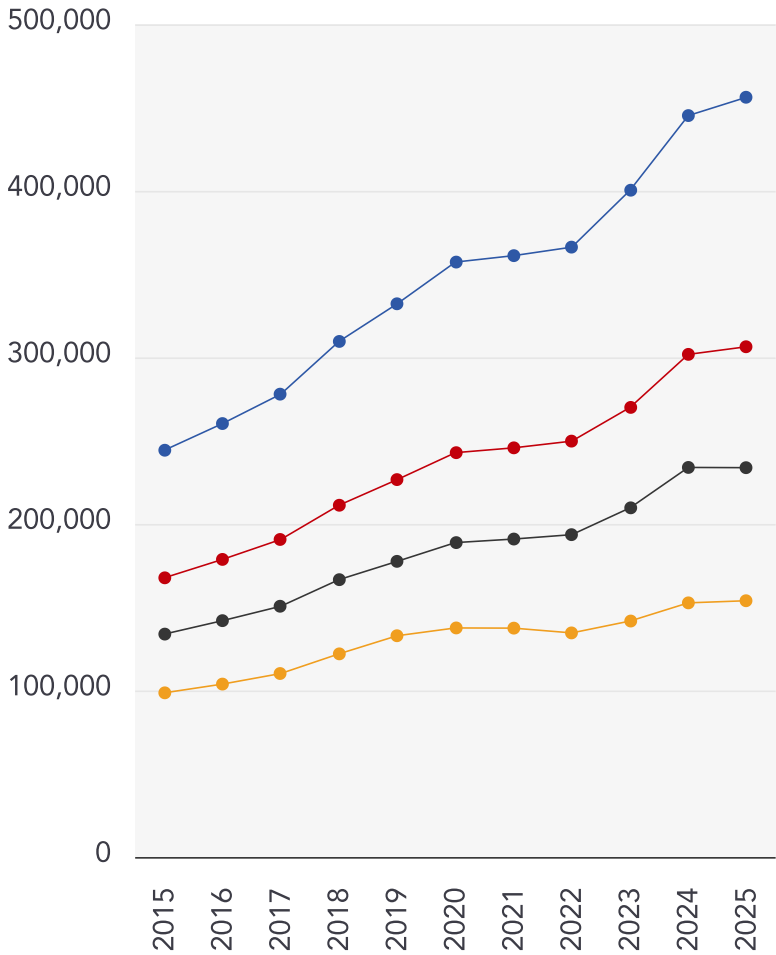
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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

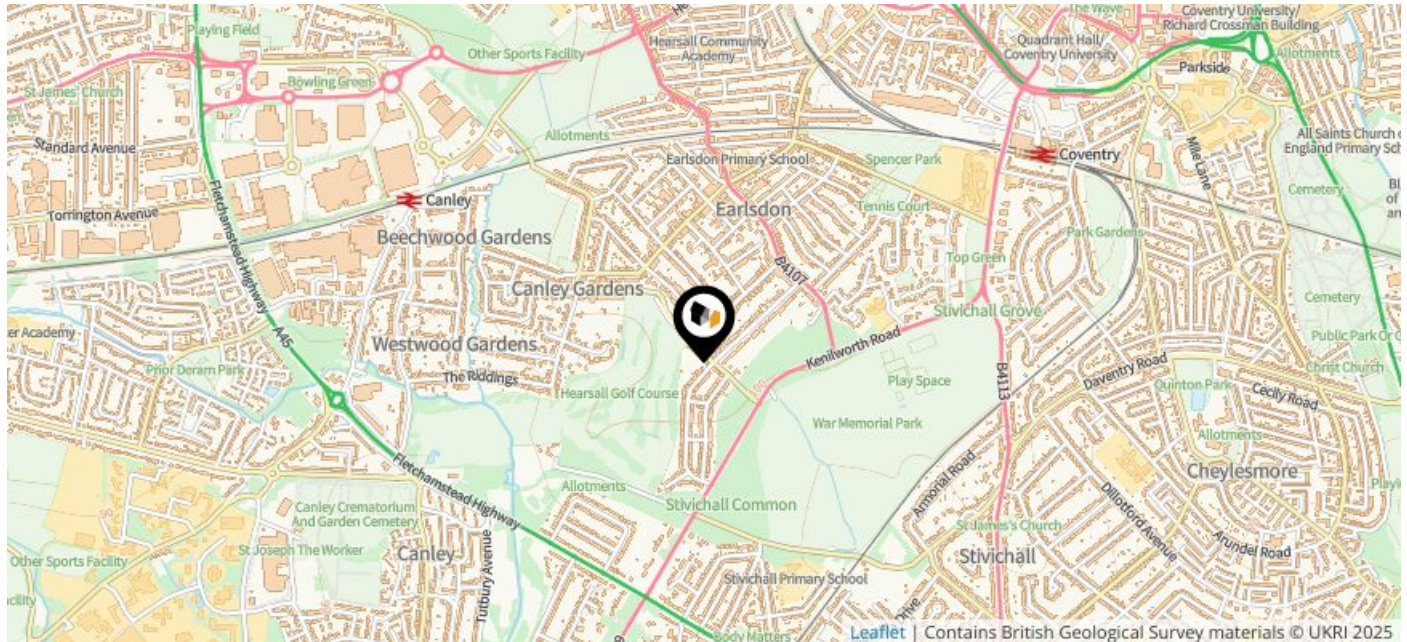
**+56.09%**

# 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.

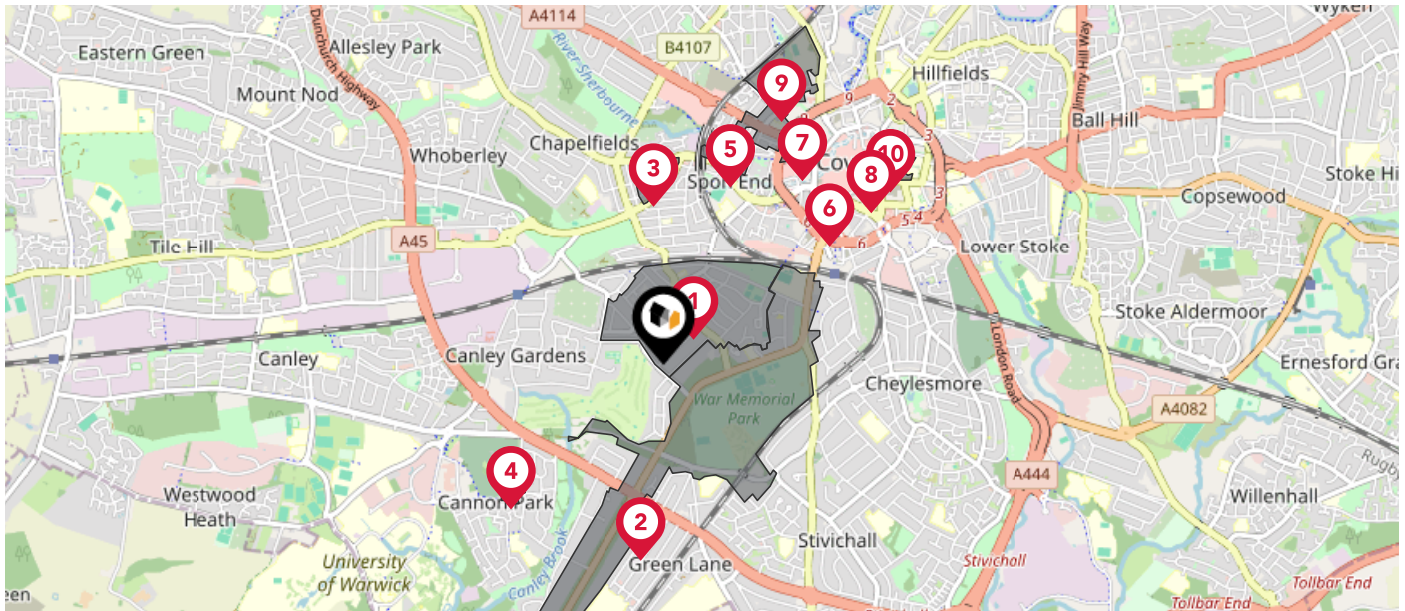


# Maps

## 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

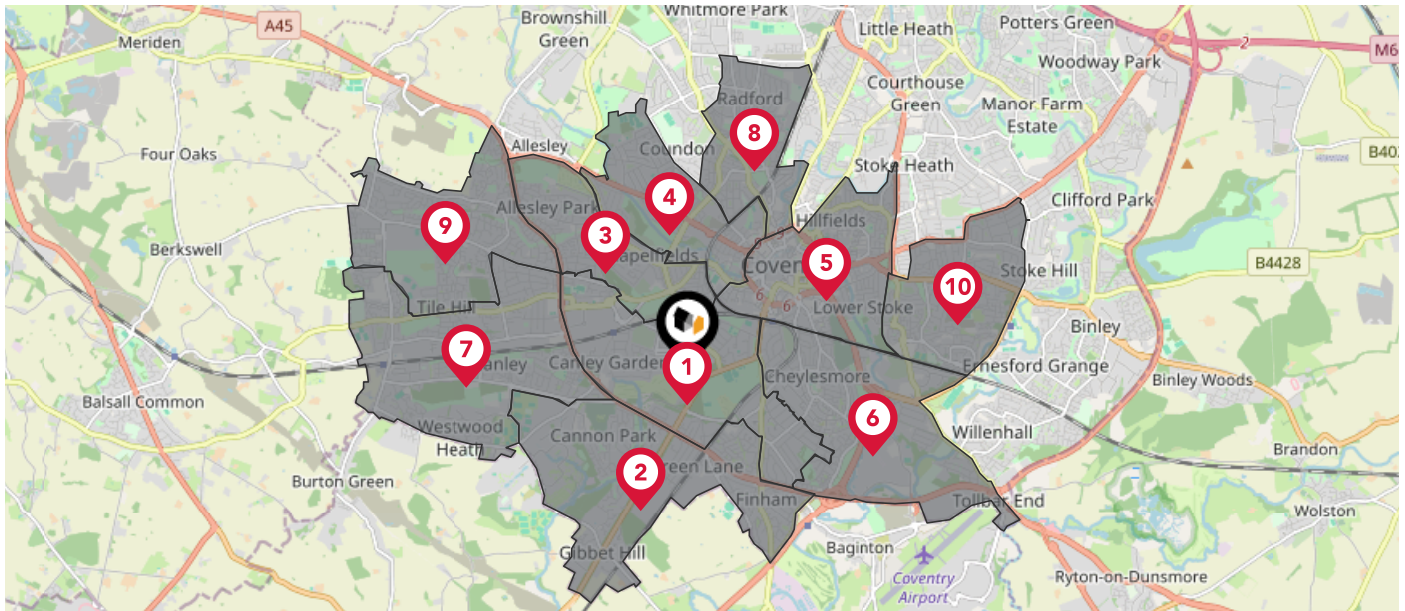
- 1 Earlsdon
- 2 Kenilworth Road
- 3 Chapelfields
- 4 Ivy Farm Lane (Canley Hamlet)
- 5 Spon End
- 6 Greyfriars Green
- 7 Spon Street
- 8 High Street
- 9 Naul's Mill
- 10 Hill Top and Cathedral

# 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

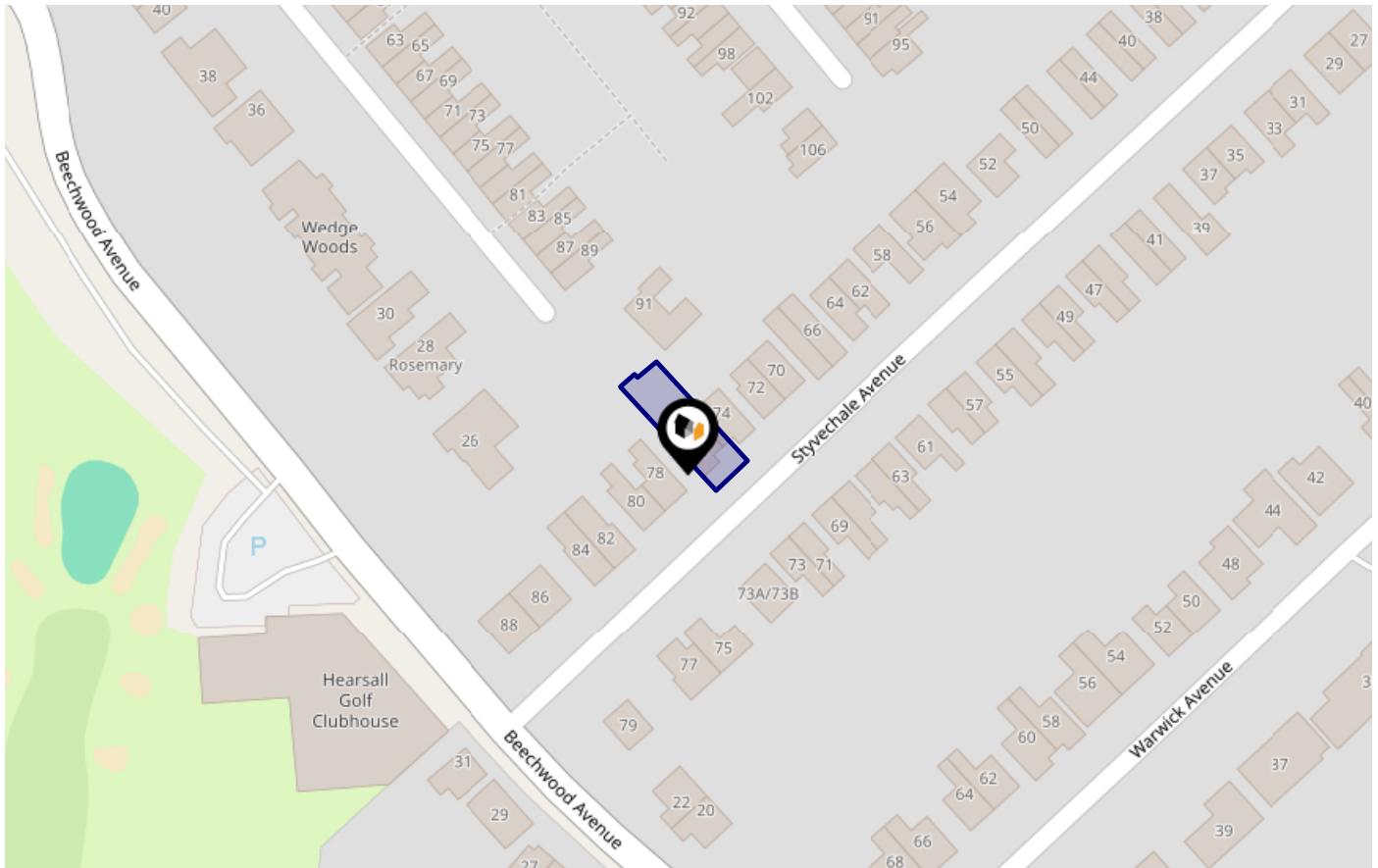
- 1 Earlsdon Ward
- 2 Wainbody Ward
- 3 Whoberley Ward
- 4 Sherbourne Ward
- 5 St. Michael's Ward
- 6 Cheylesmore Ward
- 7 Westwood Ward
- 8 Radford Ward
- 9 Woodlands Ward
- 10 Lower Stoke Ward

# Flood Risk

## Rivers & Seas - Flood Risk



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



**Risk Rating: Very low**

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

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

Chance of flooding to the following depths at this property:

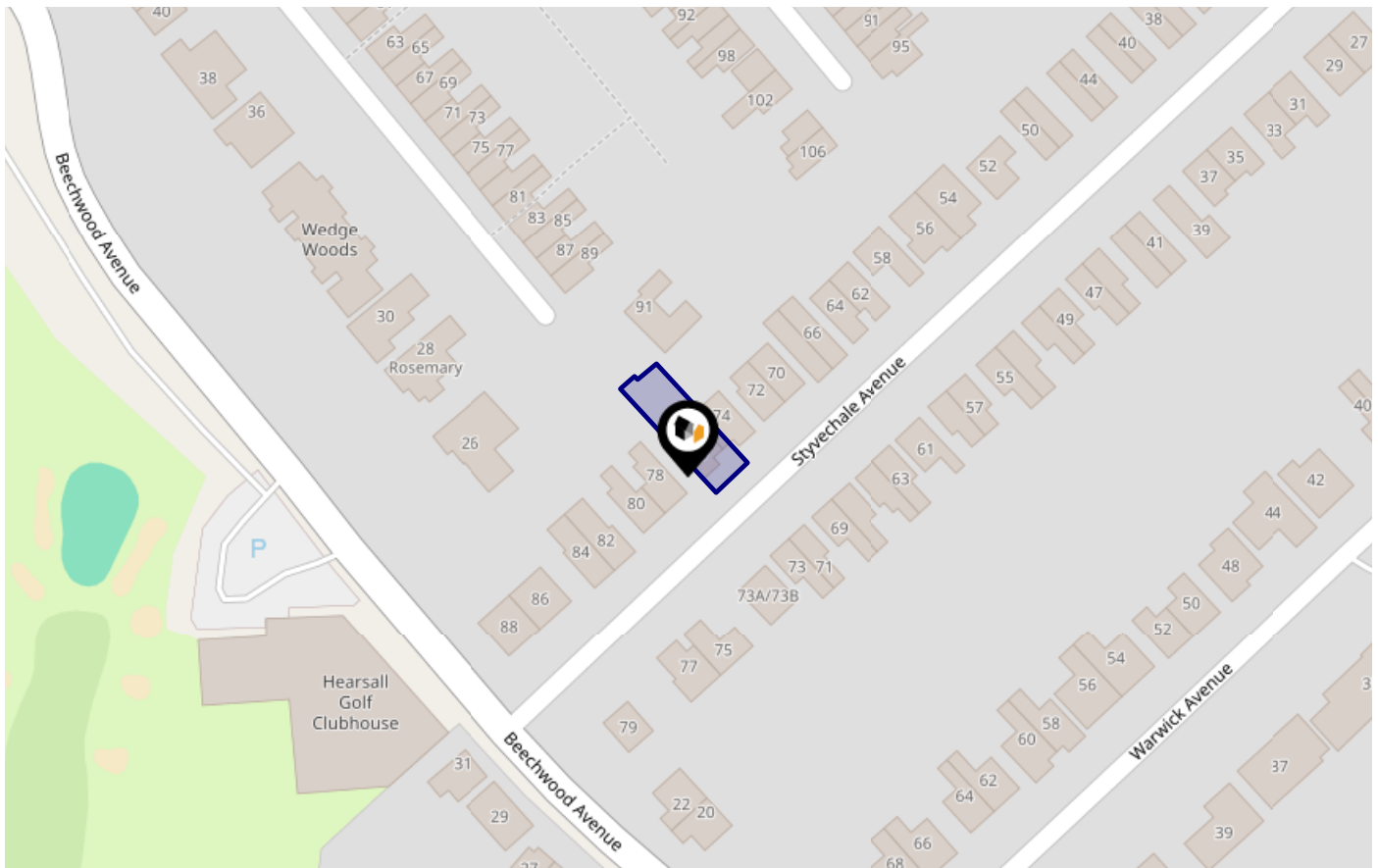


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Very low**

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



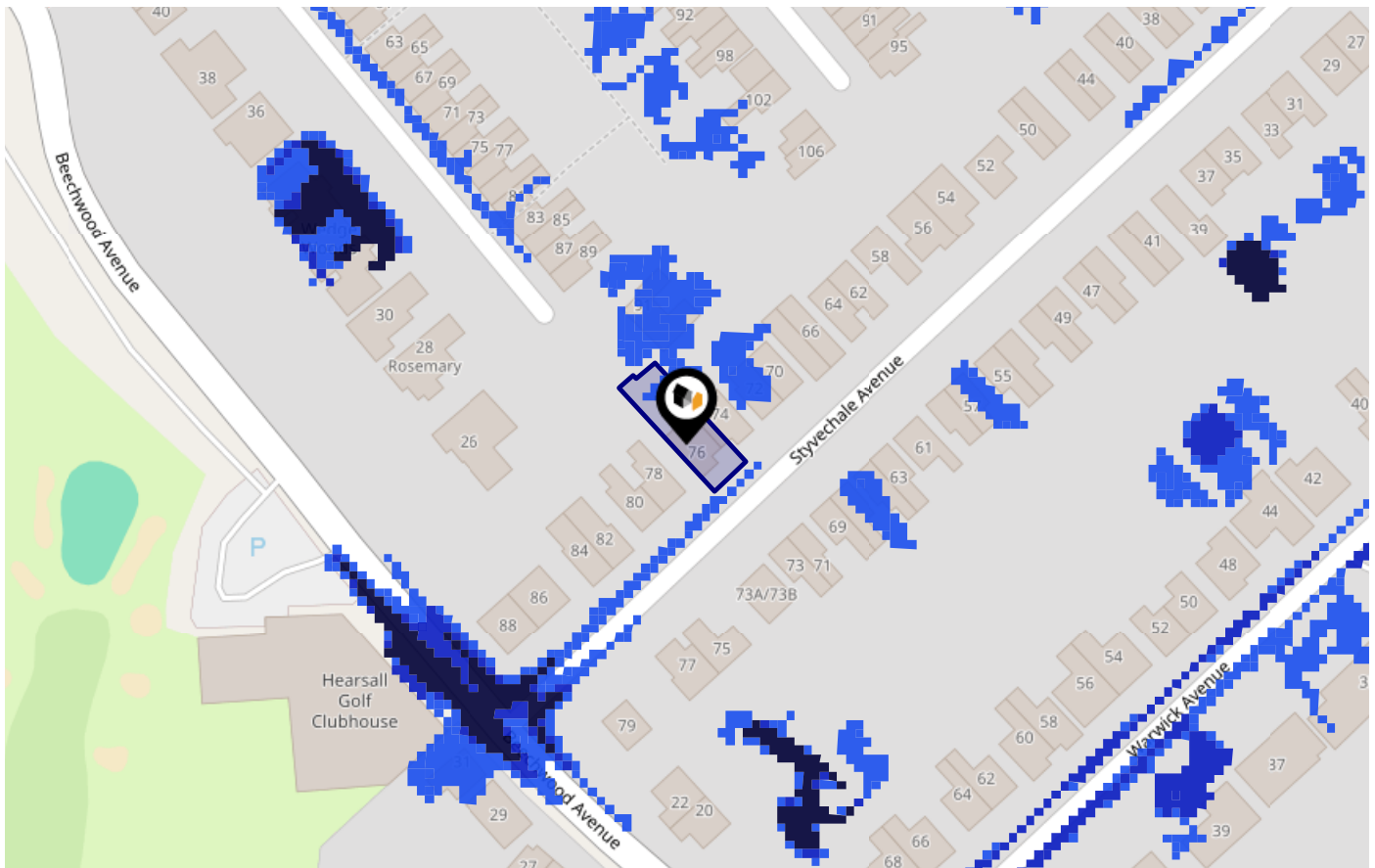


# Flood Risk

## Surface Water - Flood Risk



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



**Risk Rating: Very low**

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

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

## 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.

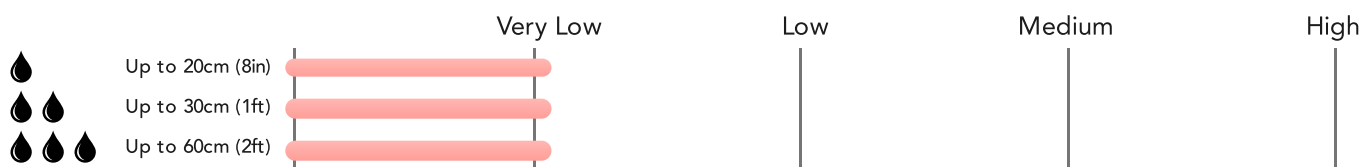


Risk Rating: Very low

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.
- 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:

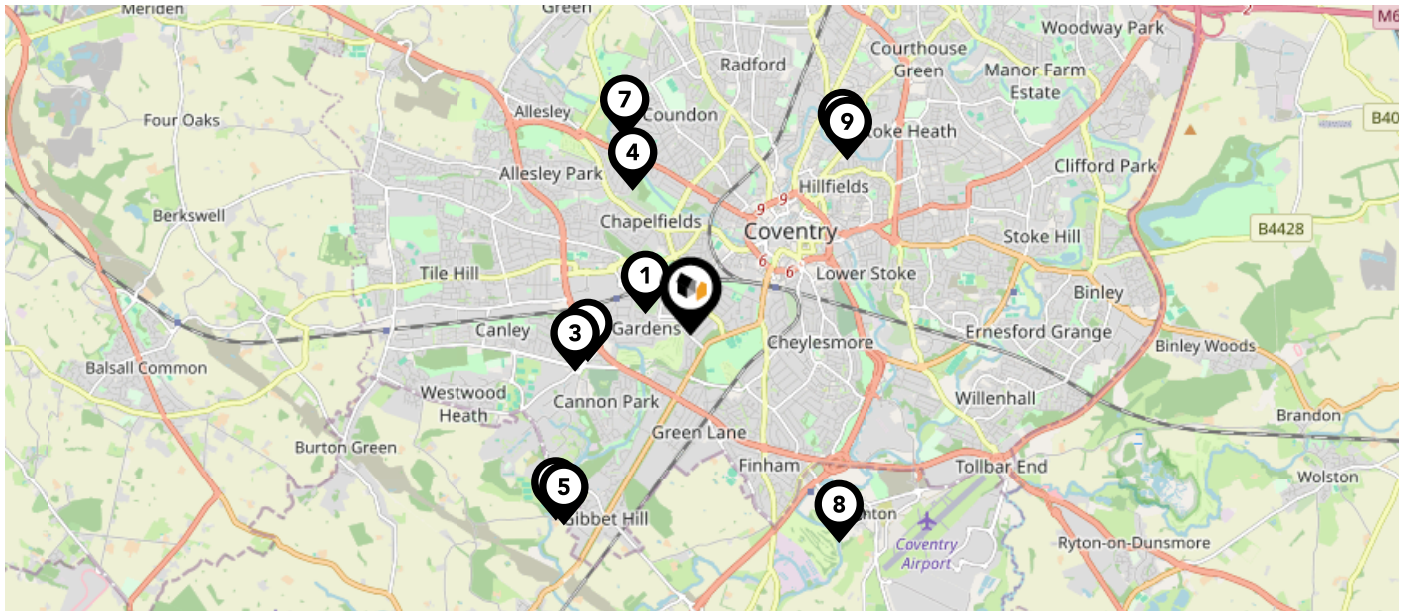


# Maps

## Landfill Sites



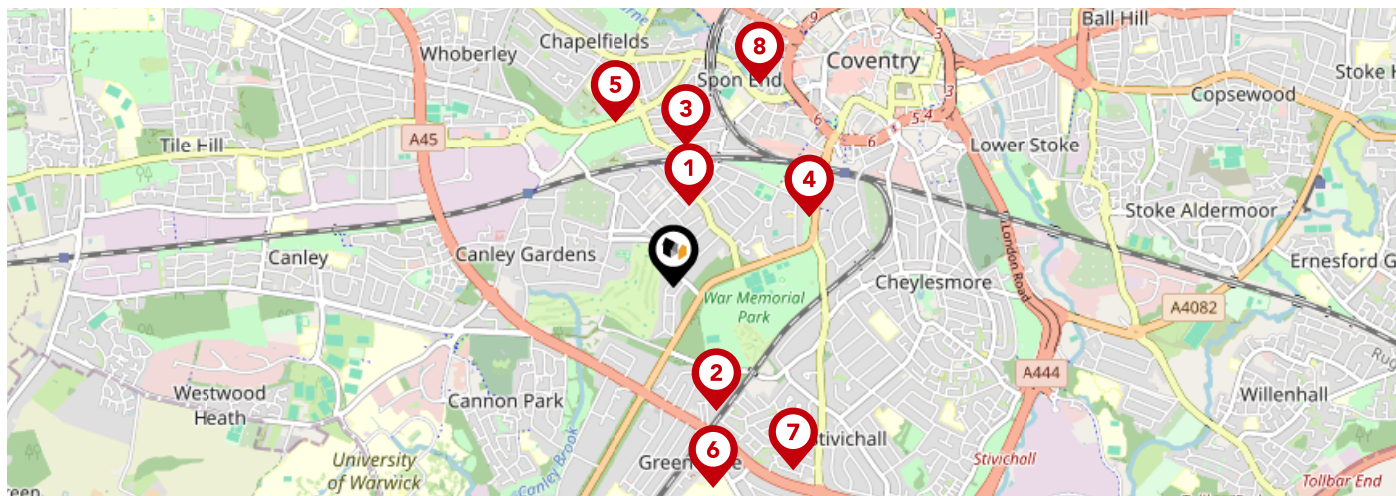
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.











### Nearby Landfill Sites

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

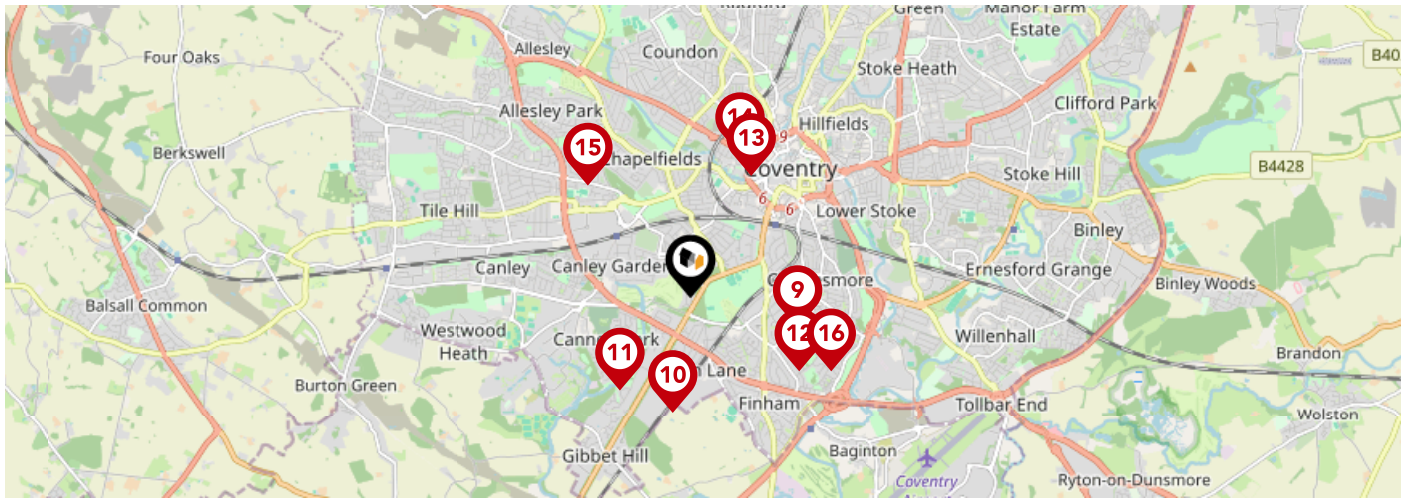
# Area Schools



		Nursery	Primary	Secondary	College	Private
 <b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.37		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.59		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.64		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.69		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.79		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:0.92		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.99		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:1		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

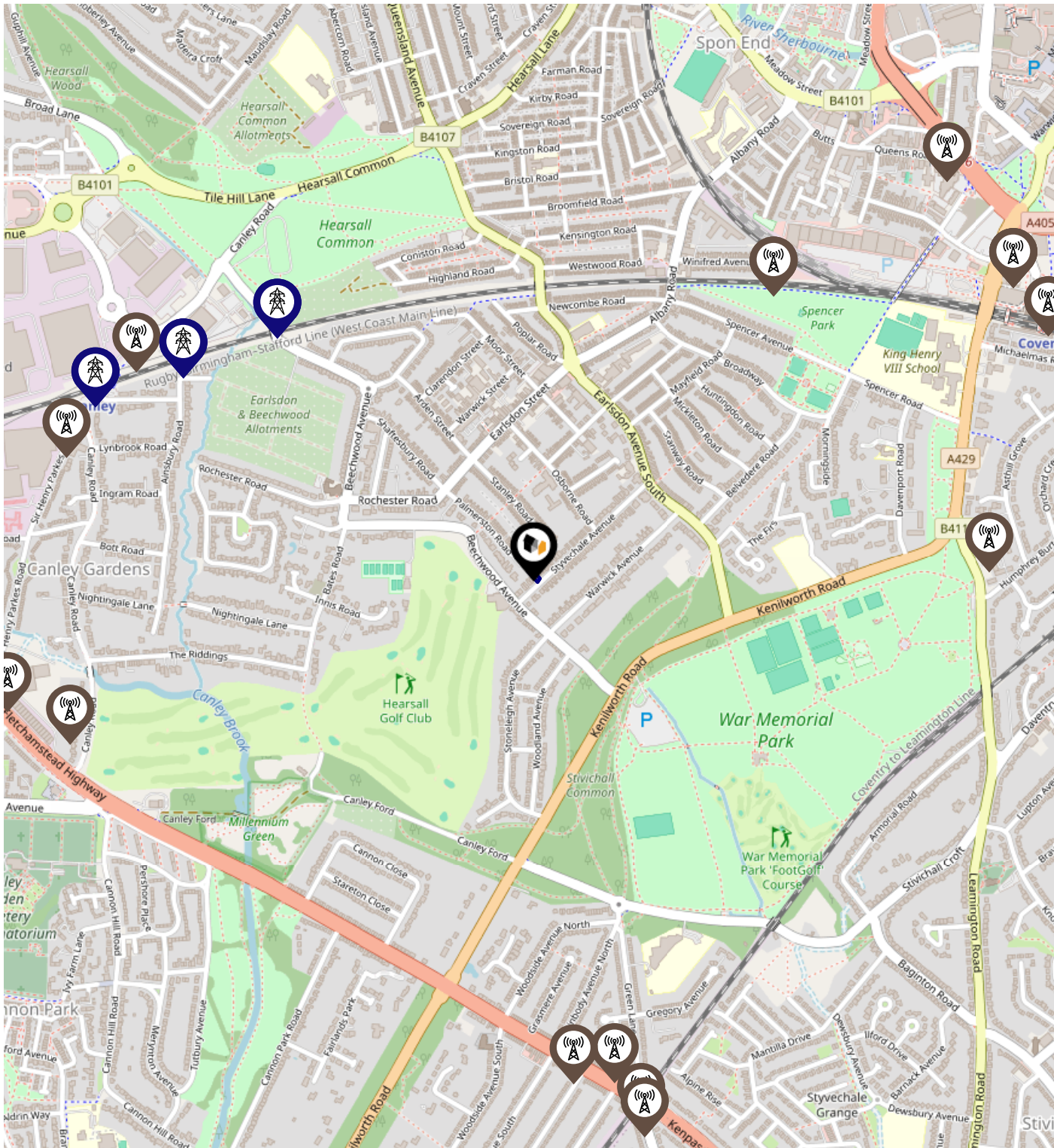


# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 1140   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cannon Park Primary School</b> Ofsted Rating: Good   Pupils: 204   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Howes Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 177   Distance:1.43	<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



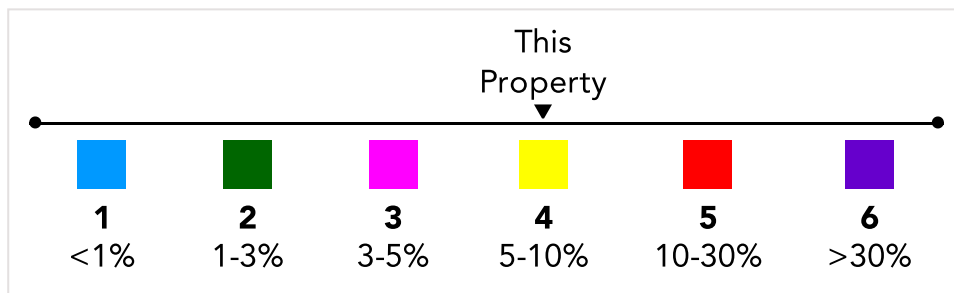
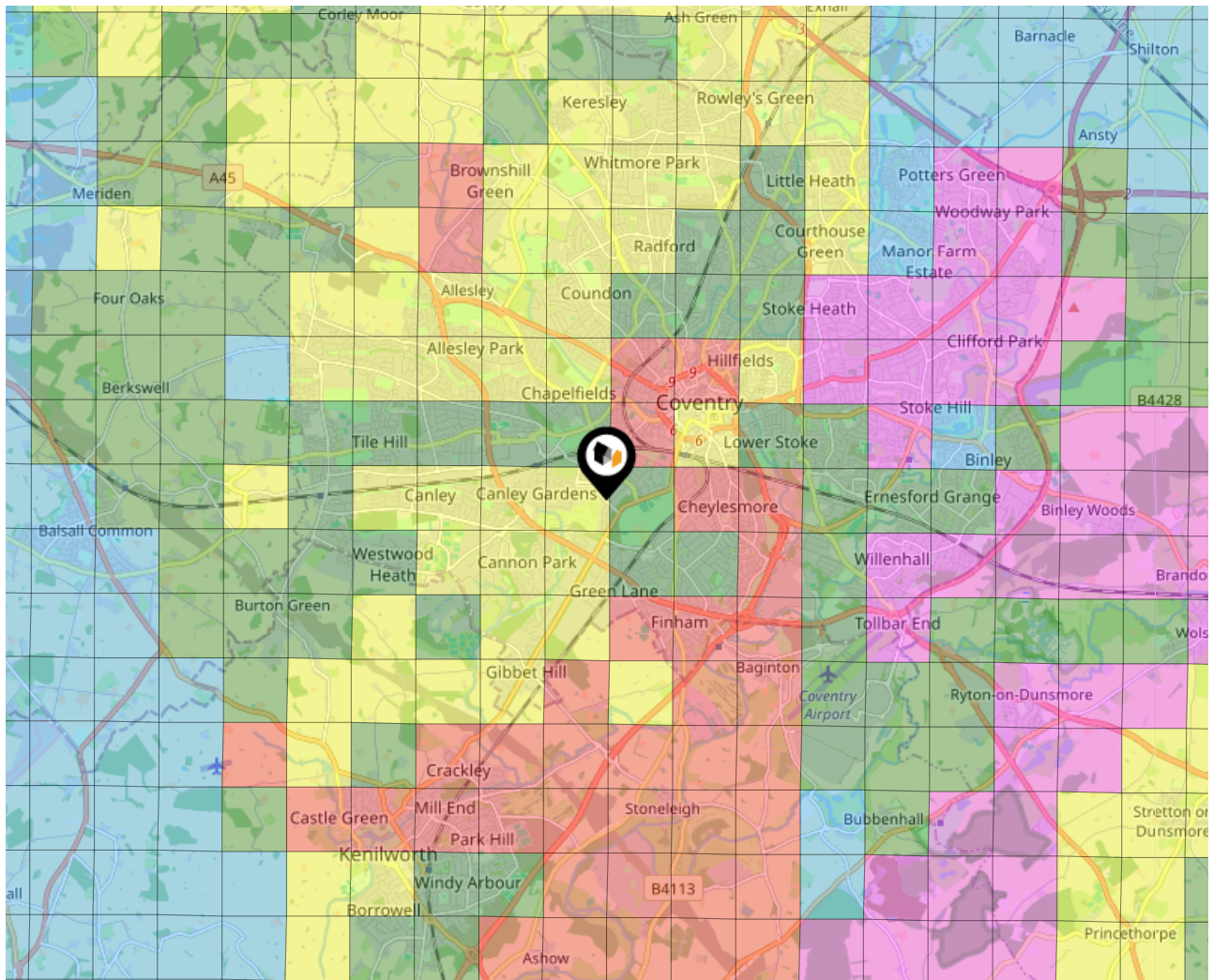
# Environment

## Radon Gas



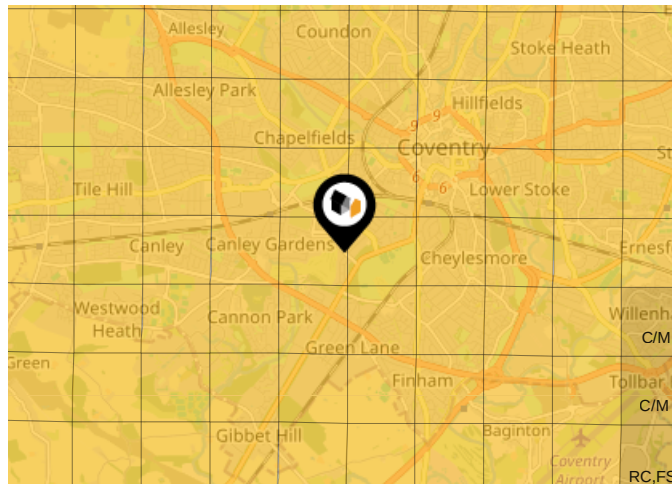
### What is Radon?

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/m<sup>3</sup>).



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

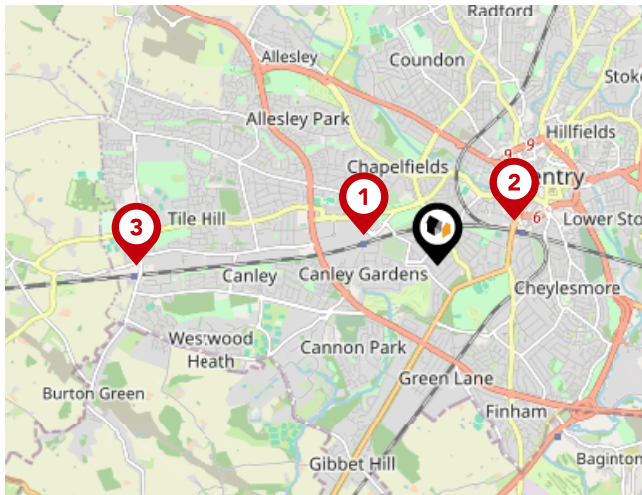
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

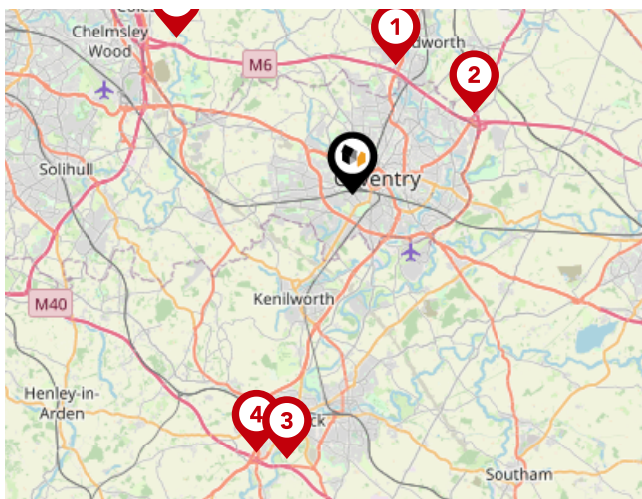
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



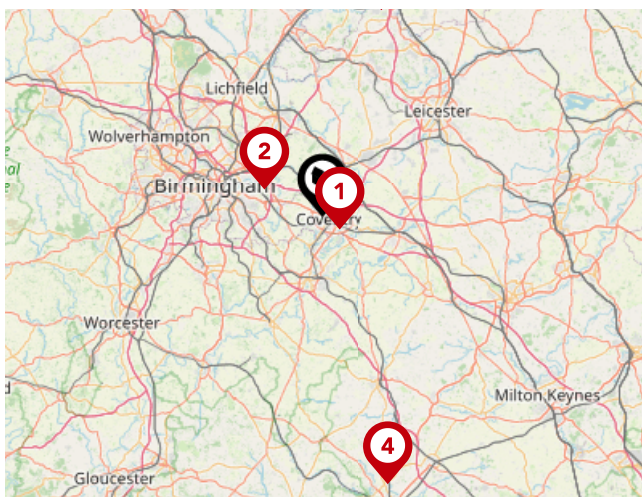
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.72 miles
2	Coventry Rail Station	0.8 miles
3	Tile Hill Rail Station	2.72 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.95 miles
2	M6 J2	5.32 miles
3	M40 J14	9.87 miles
4	M40 J15	9.97 miles
5	M6 J3A	8.52 miles



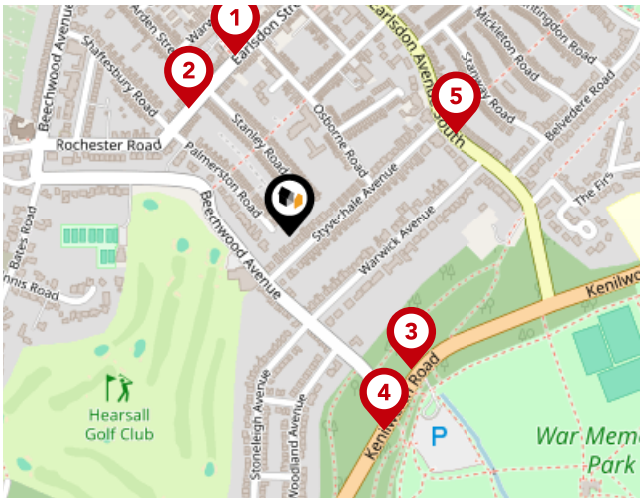
## Airports/Helipads

Pin	Name	Distance
1	Baginton	3.06 miles
2	Birmingham Airport	9.31 miles
3	East Mids Airport	31.01 miles
4	Kidlington	40.09 miles



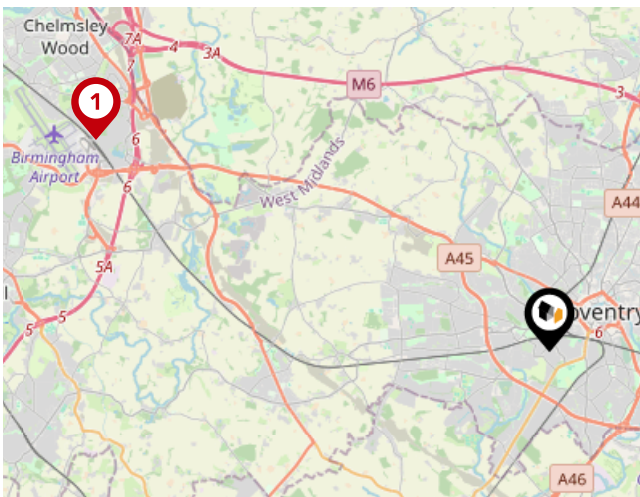
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Providence St	0.21 miles
2	Palmerston Road	0.19 miles
3	Beechwood Avenue	0.2 miles
4	Beechwood Avenue	0.24 miles
5	Warwick Avenue	0.22 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.04 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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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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

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

# Walmsley's The Way to Move Data Quality

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



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