

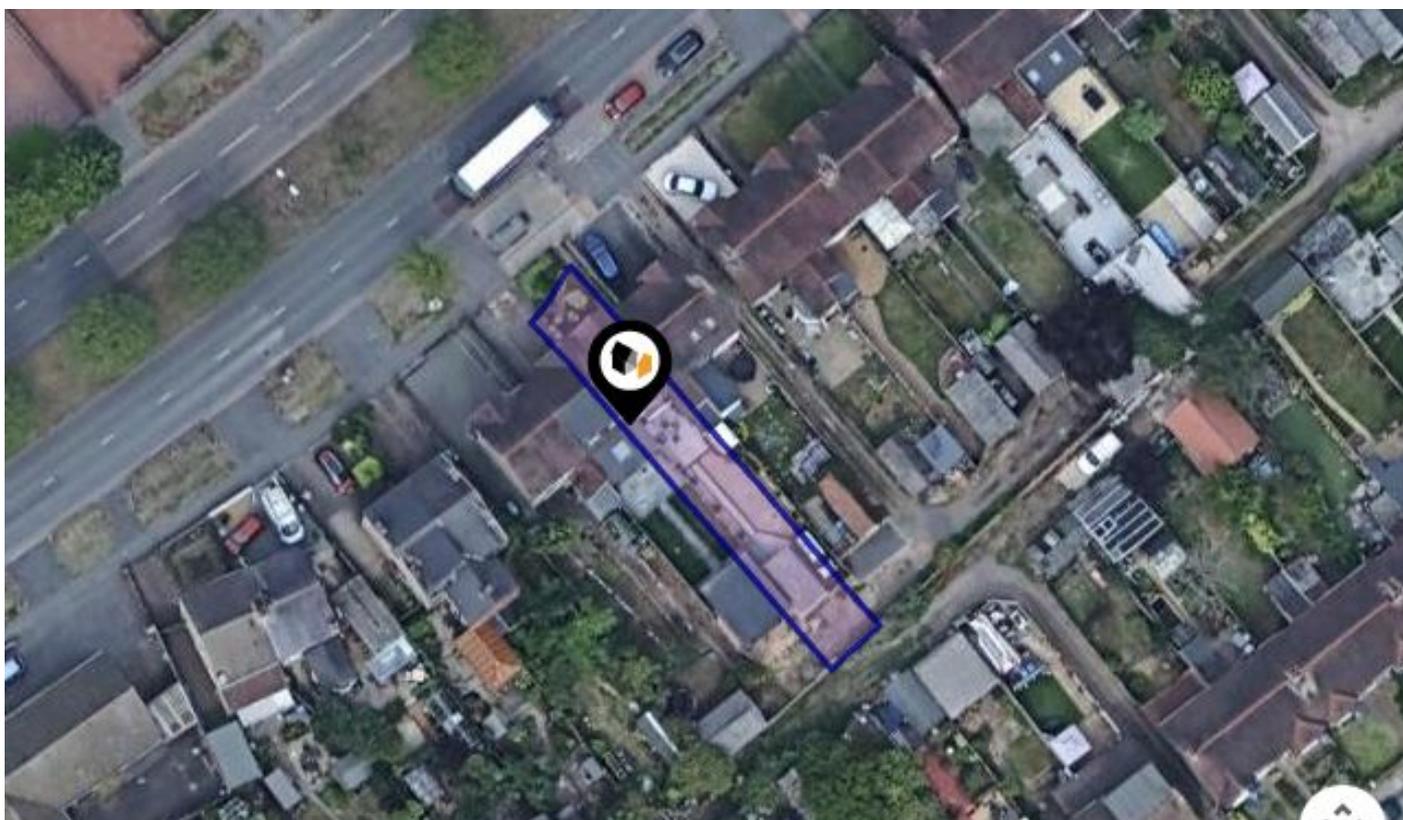
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 23rd April 2025



ANSTY ROAD, COVENTRY, CV2

OIRO : £230,000

Walmsley's The Way to Move

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

0330 1180062

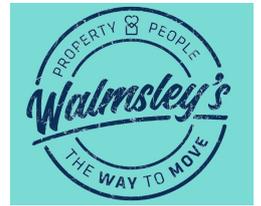
mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments

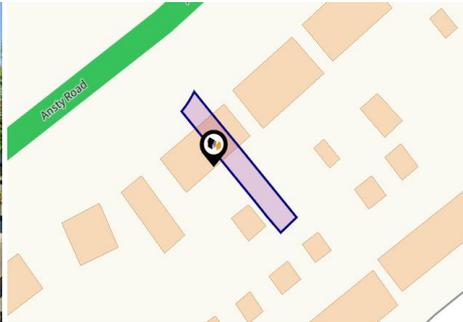


Dear Buyers & Interested Parties

Your property details in brief.....

A very much loved & cared for three bedroom home
South facing, sunny rear gardens with direct rear vehicular access
First floor bathroom & ground floor cloakroom
Two reception rooms & generous kitchen
Bay windows to ground floor front & rear
Gas central heating & double glazing
Close proximity to schooling & hospital
EPC Ordered, Total 1030 Sq.Ft or 96 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:	Terraced	OIRO:	£230,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,030 ft ² / 95 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WM902149		

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 mb/s	80 mb/s	1000 mb/s

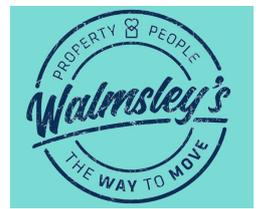
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



360, Ansty Road, Coventry, CV2 3FE

Last Sold Date:	30/08/2022	08/10/2010	05/02/1999
Last Sold Price:	£185,000	£125,000	£40,000

364, Ansty Road, Coventry, CV2 3FE

Last Sold Date:	30/09/2016
Last Sold Price:	£120,000

378, Ansty Road, Coventry, CV2 3FE

Last Sold Date:	18/03/2016	22/12/1997
Last Sold Price:	£153,000	£47,000

384, Ansty Road, Coventry, CV2 3FE

Last Sold Date:	15/07/2011
Last Sold Price:	£120,000

370, Ansty Road, Coventry, CV2 3FE

Last Sold Date:	15/09/2009
Last Sold Price:	£110,000

366, Ansty Road, Coventry, CV2 3FE

Last Sold Date:	23/02/2007
Last Sold Price:	£129,000

372, Ansty Road, Coventry, CV2 3FE

Last Sold Date:	24/03/2005
Last Sold Price:	£65,500

382, Ansty Road, Coventry, CV2 3FE

Last Sold Date:	10/03/2005
Last Sold Price:	£120,000

380, Ansty Road, Coventry, CV2 3FE

Last Sold Date:	29/06/2001	21/06/2000
Last Sold Price:	£65,000	£64,500

354, Ansty Road, Coventry, CV2 3FE

Last Sold Date:	18/06/1999
Last Sold Price:	£59,000

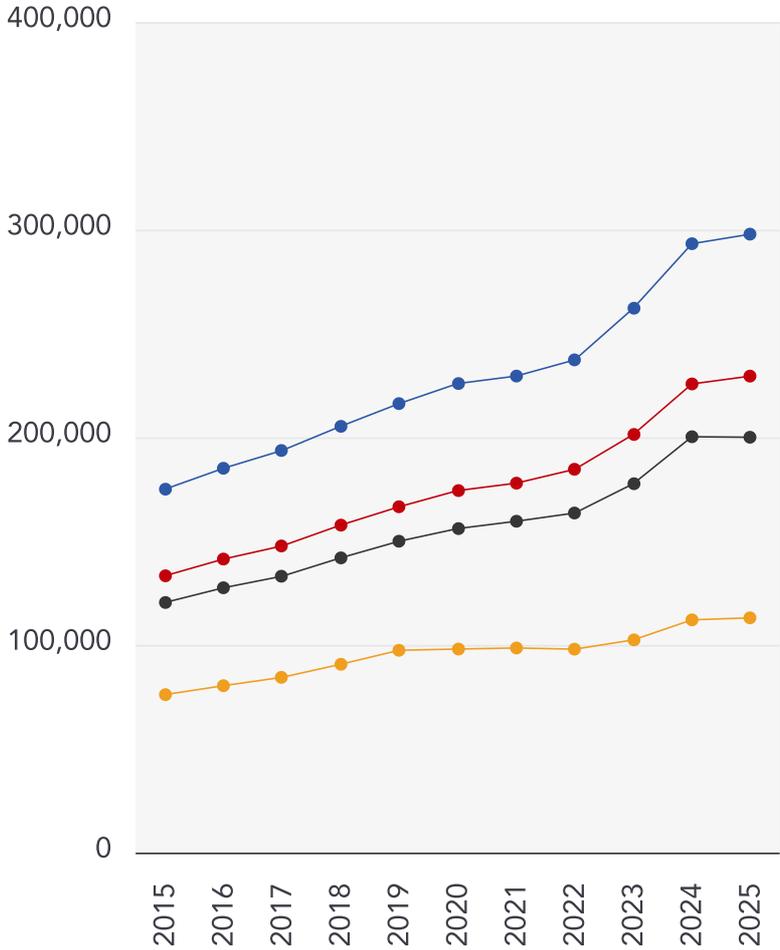
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV2



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

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.

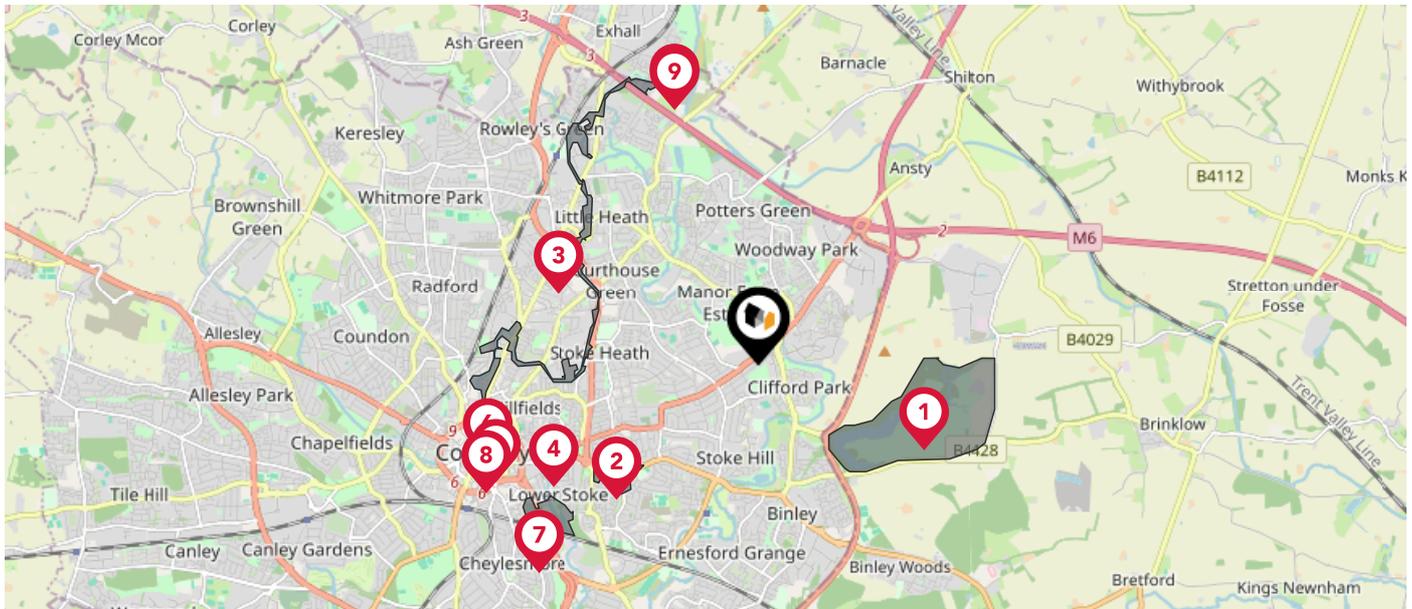
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

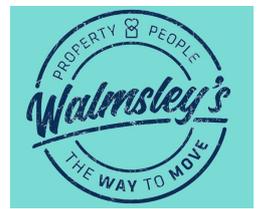


Nearby Conservation Areas

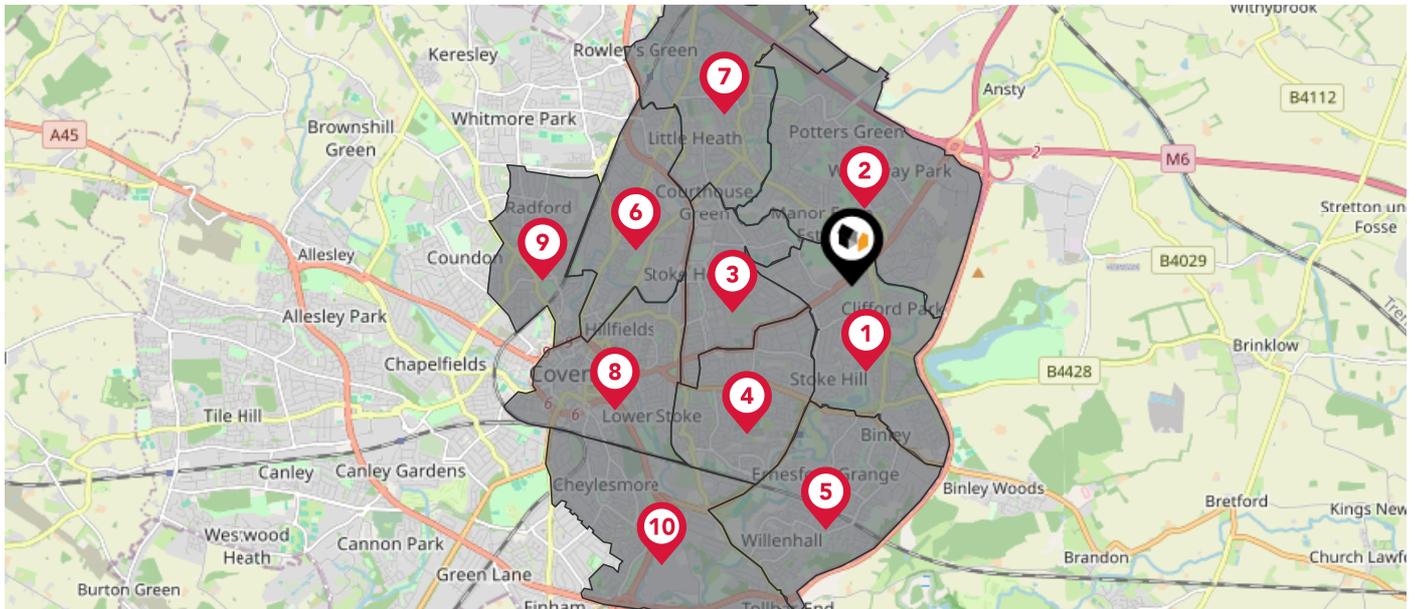
- 1 Combe Abbey
- 2 Stoke Green
- 3 Coventry Canal
- 4 Far Gosford Street
- 5 Hill Top and Cathedral
- 6 Lady Herbert's Garden
- 7 London Road
- 8 High Street
- 9 Hawkesbury Junction
- 10 Hawkesbury Junction

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

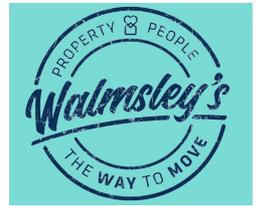


Nearby Council Wards

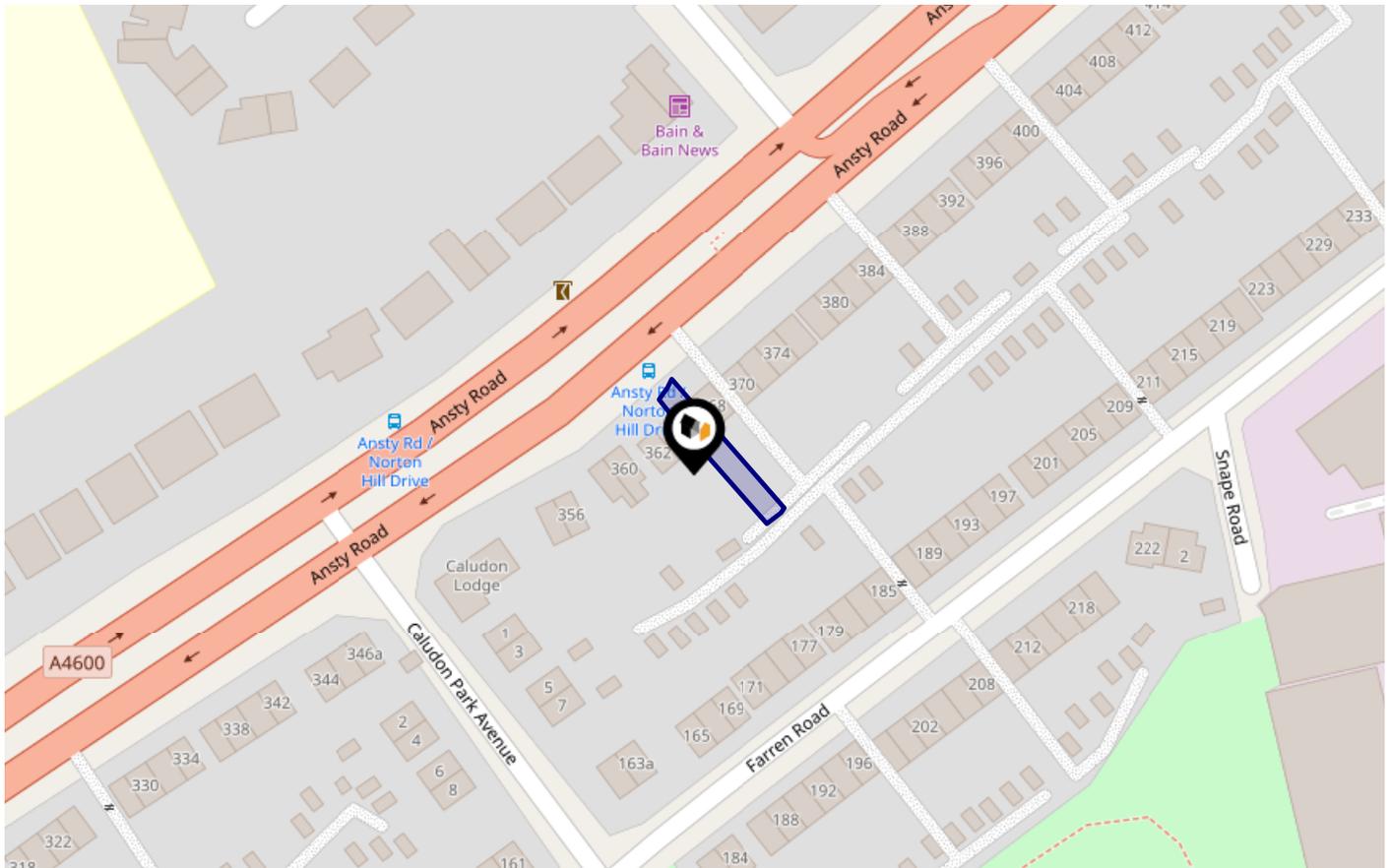
-  Wyken Ward
-  Henley Ward
-  Upper Stoke Ward
-  Lower Stoke Ward
-  Binley and Willenhall Ward
-  Foleshill Ward
-  Longford Ward
-  St. Michael's Ward
-  Radford Ward
-  Cheylesmore Ward

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:

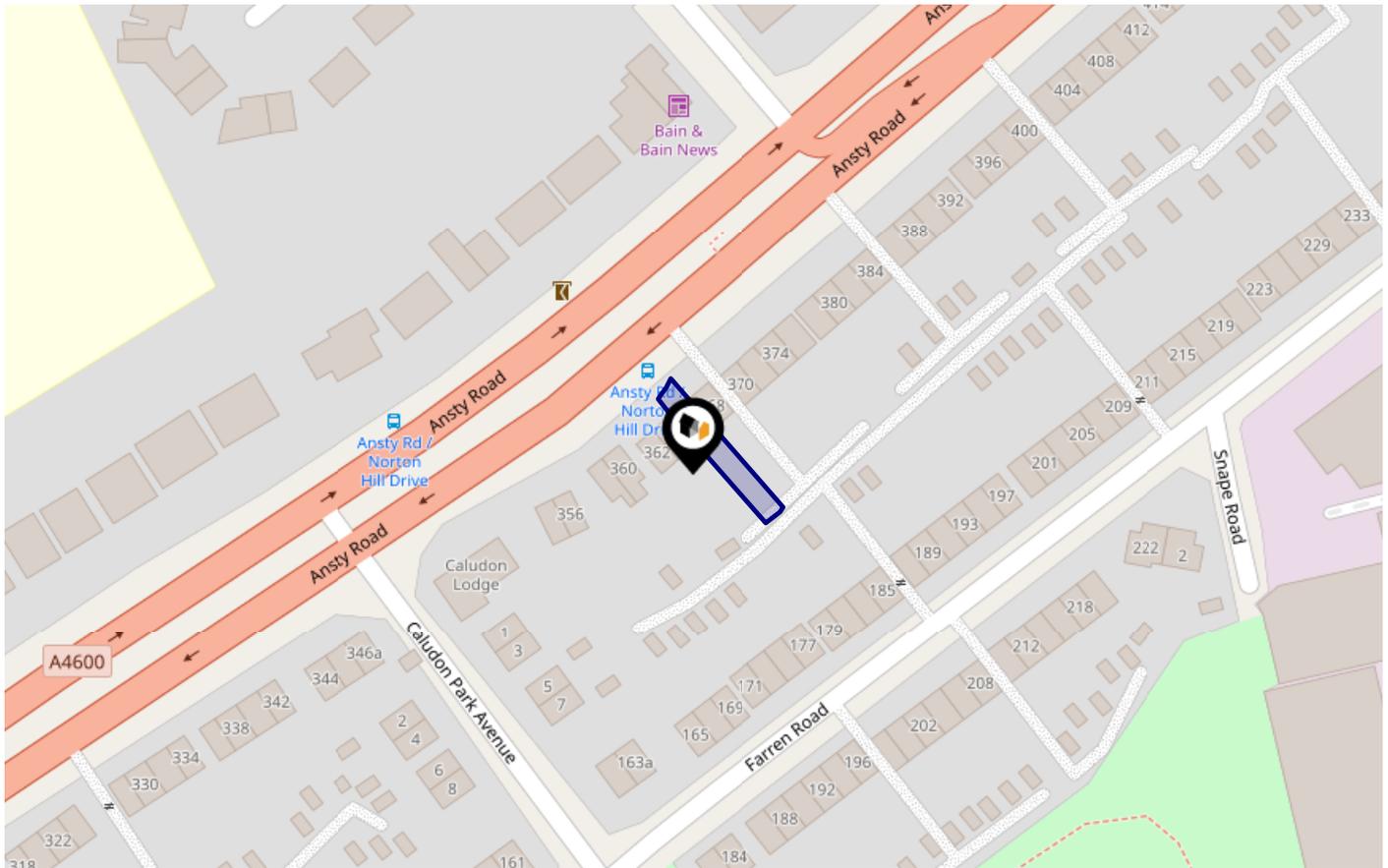


Flood Risk

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.

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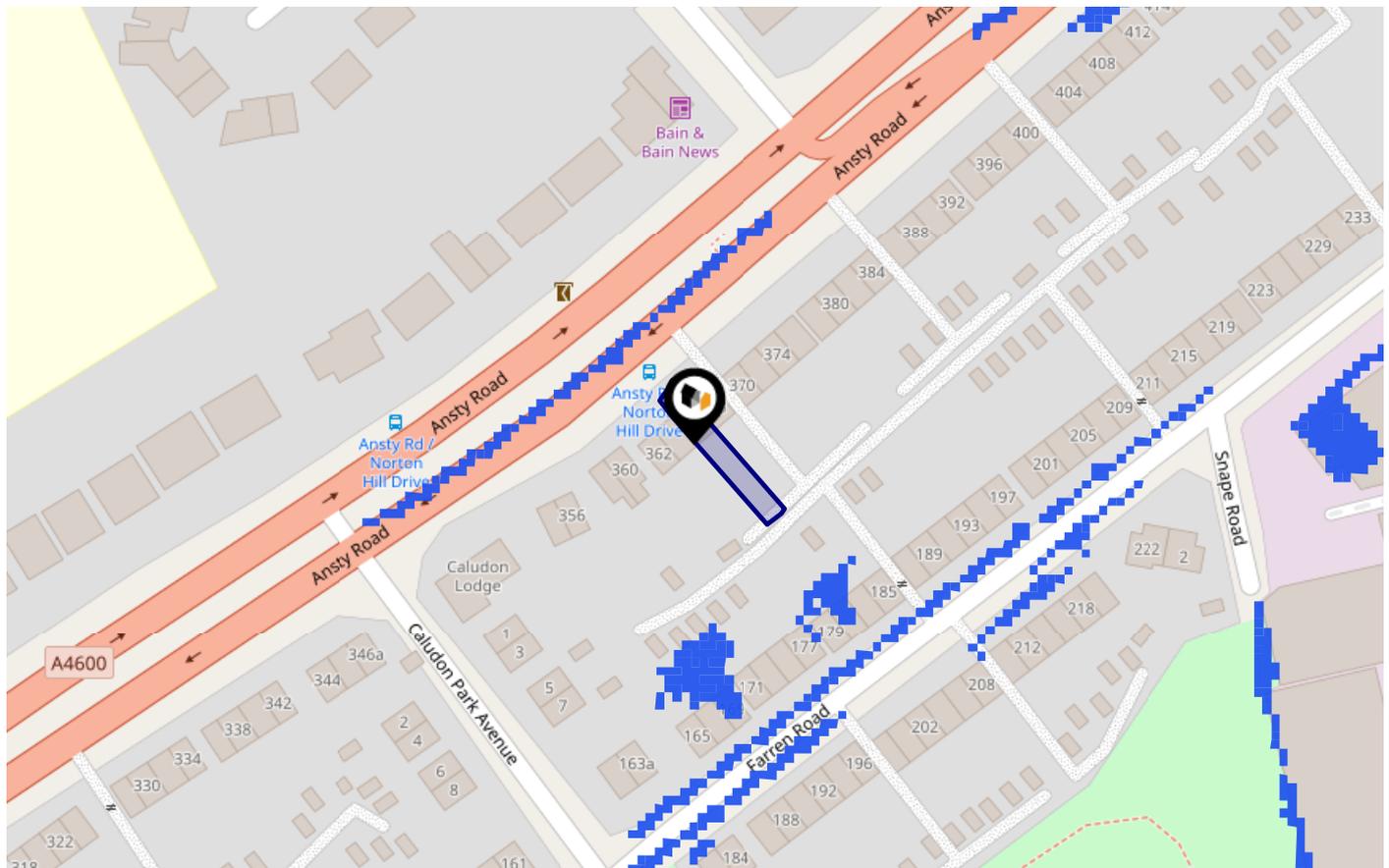


Flood Risk

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.



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.
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Chance of flooding to the following depths at this property:

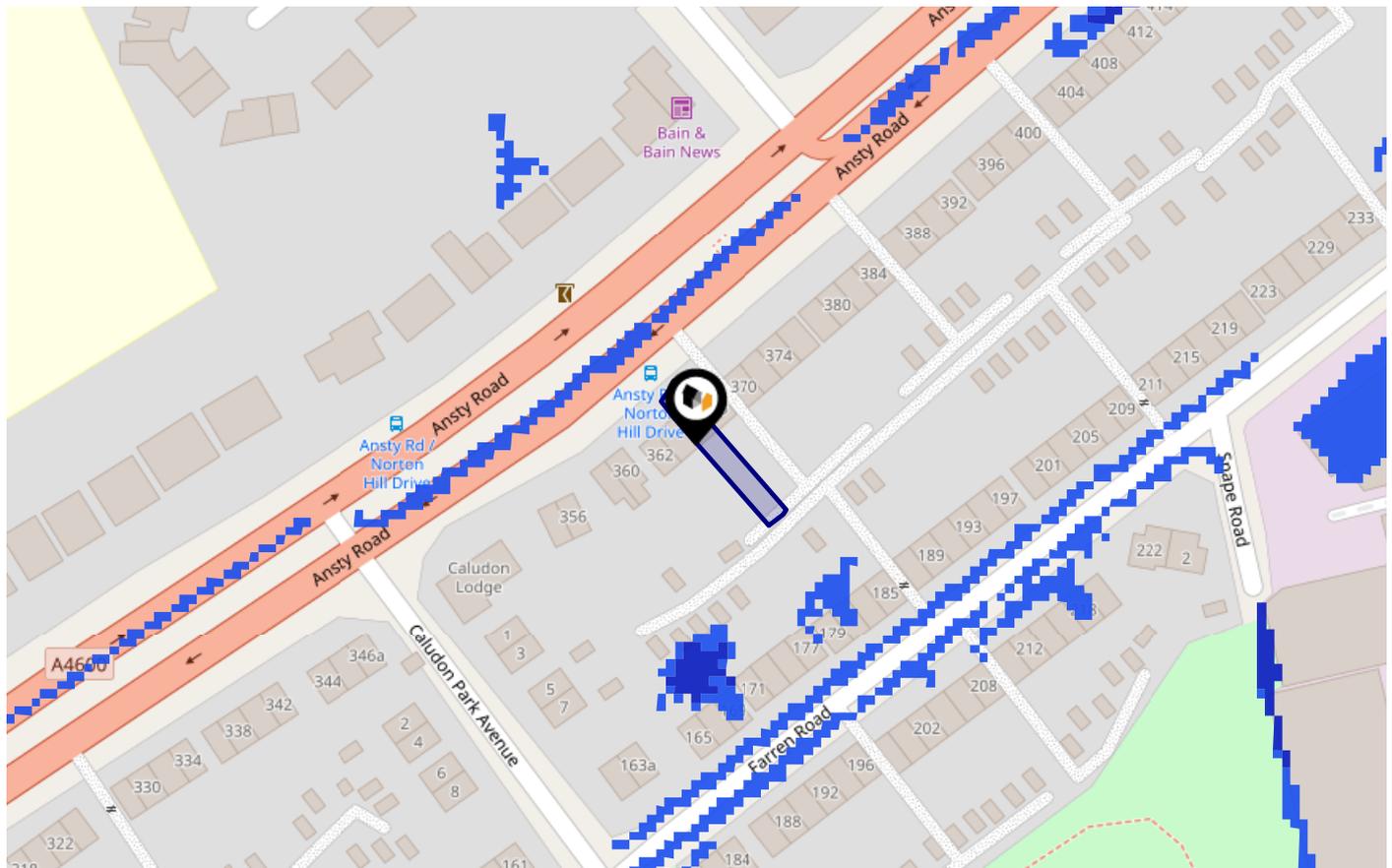


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

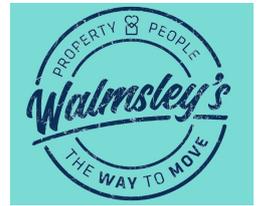
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Chance of flooding to the following depths at this property:

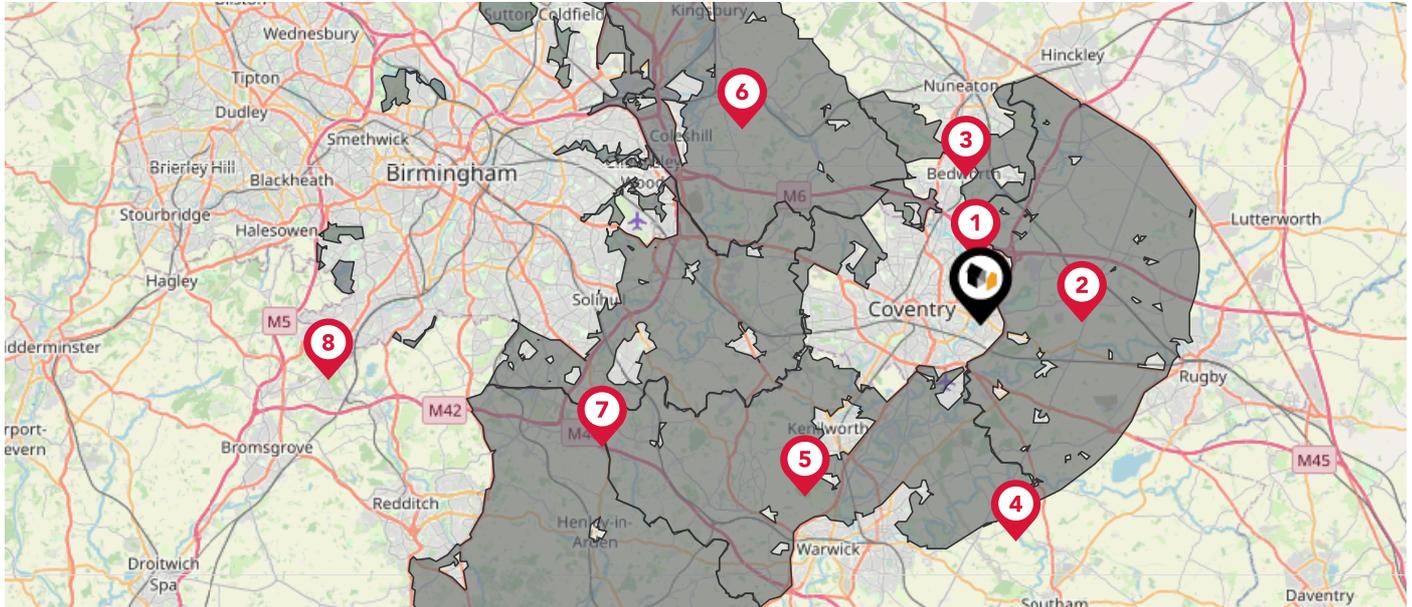


Maps

Green Belt



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

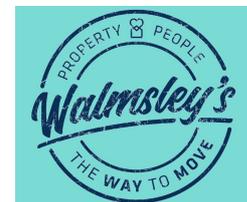


Nearby Green Belt Land

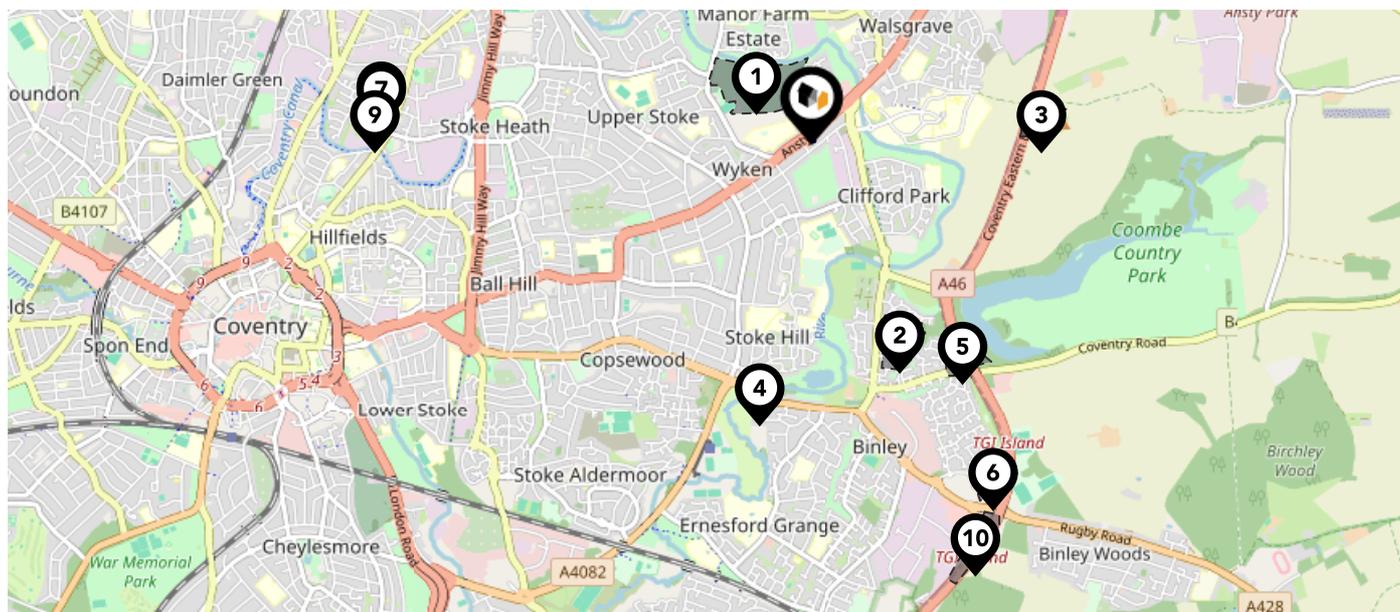
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Rugby
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Warwick
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

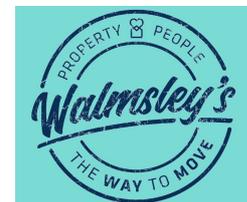


Nearby Landfill Sites

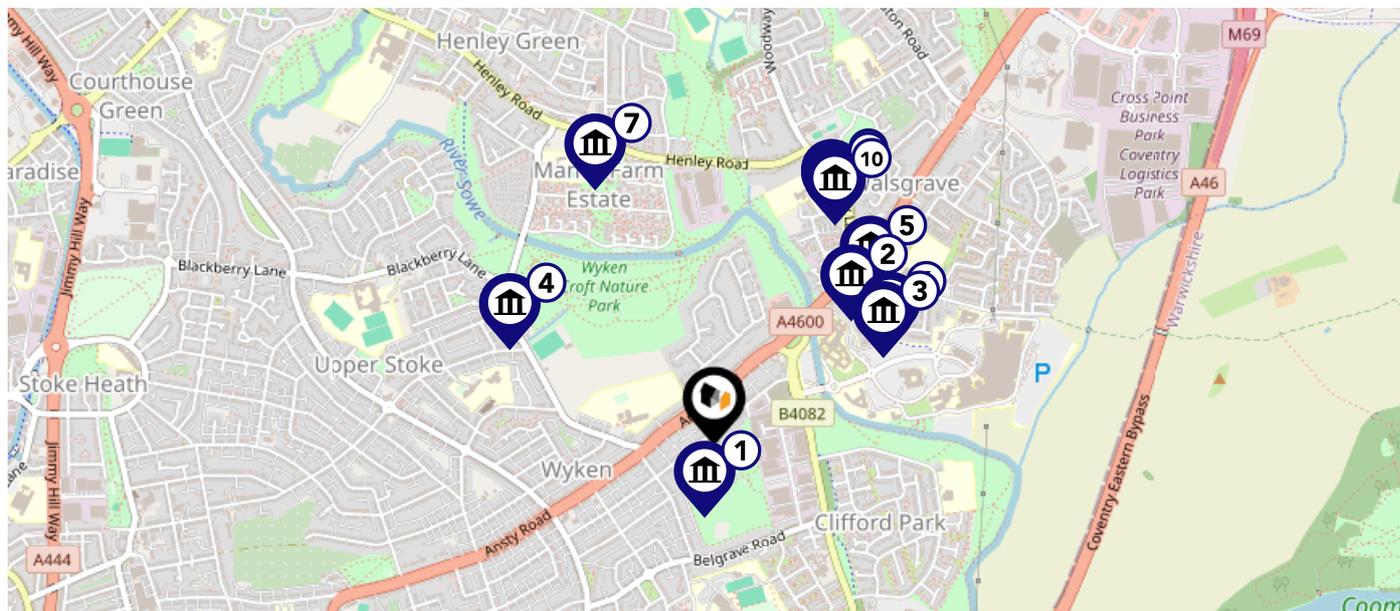
1	Wyken Croft-Wyken, Coventry	Historic Landfill
2	Coombe Estate-Binley, Coventry	Historic Landfill
3	Site No.4 Walsgrave Hill Borrow Pit-Walgrave Hill Farm, Coventry, Warwickshire	Historic Landfill
4	Binley Road A-Binley, Coventry	Historic Landfill
5	Coombe Fields-Binley, Coventry	Historic Landfill
6	Borrow Pit-North A428	Historic Landfill
7	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
8	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
9	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
10	A428 Borrow Pit-Binley, Coventry	Historic Landfill

Maps

Listed Buildings

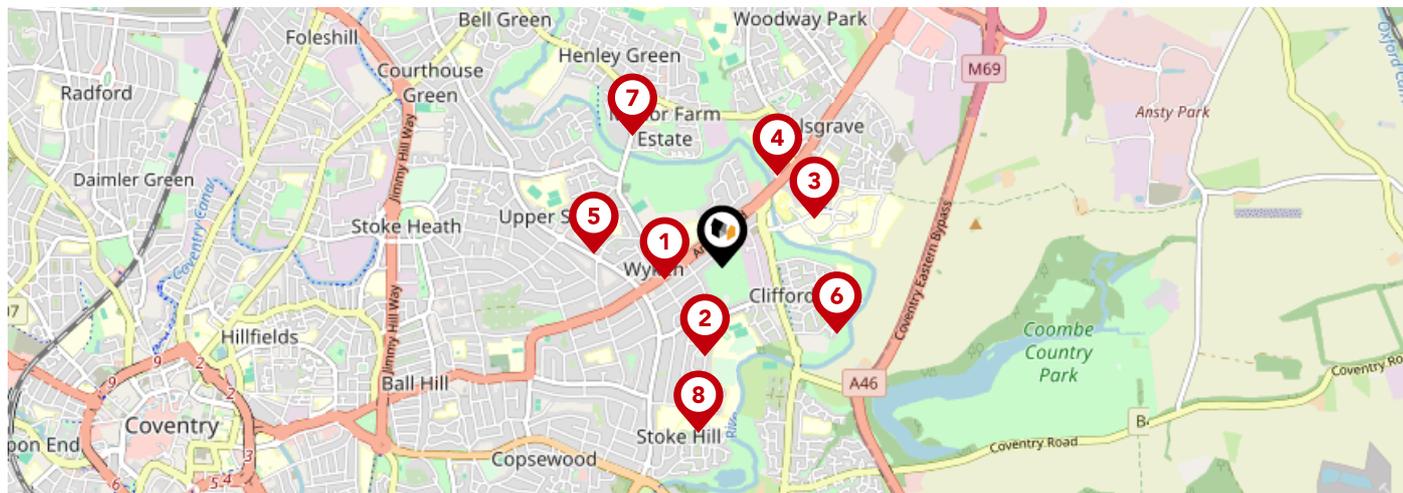


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



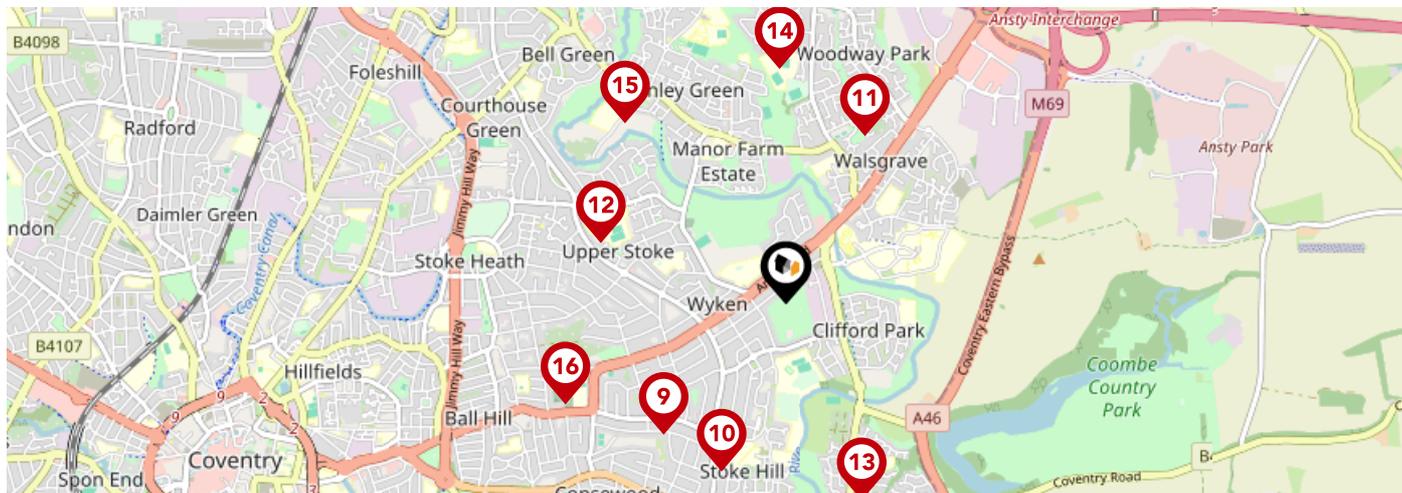
Listed Buildings in the local district	Grade	Distance
 1076645 - Remains Of Caludon Castle	Grade I	0.2 miles
 1115404 - Church Of St Mary The Virgin	Grade II	0.4 miles
 1342892 - White House	Grade II	0.4 miles
 1076583 - Church Of St Mary Magdalen	Grade I	0.5 miles
 1342913 - Cruck House	Grade II	0.5 miles
 1335842 - 14, School House Lane	Grade II	0.5 miles
 1076611 - Manor Farmhouse	Grade II	0.6 miles
 1342939 - 92, Woodway Lane	Grade II	0.6 miles
 1106320 - 94, Woodway Lane	Grade II	0.6 miles
 1106351 - 76 And 78, Woodway Lane	Grade II	0.6 miles

Area Schools



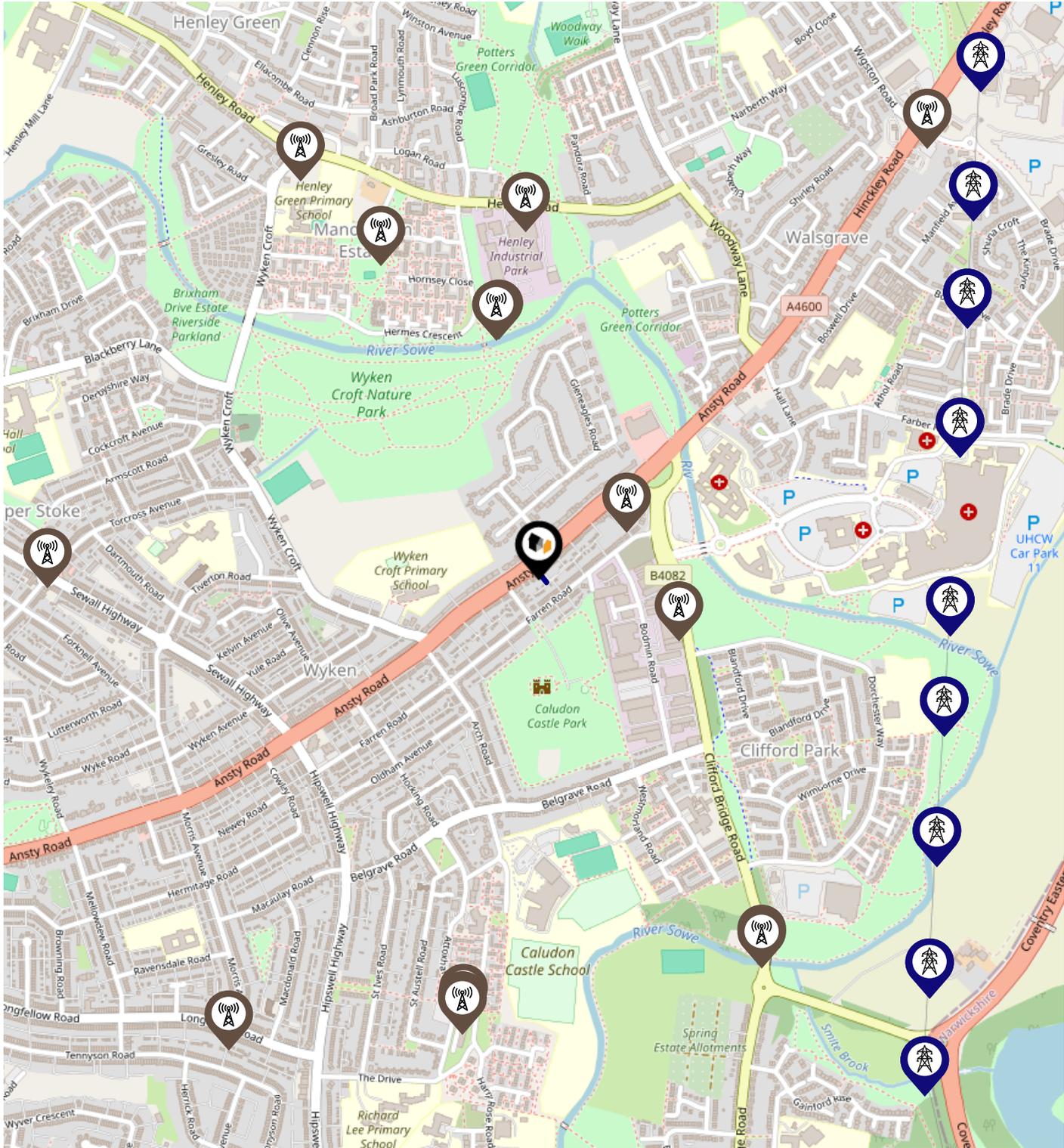
		Nursery	Primary	Secondary	College	Private
1	Wyken Croft Primary School Ofsted Rating: Good Pupils: 916 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Caludon Castle School Ofsted Rating: Good Pupils: 1556 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Walsgrave Church of England Academy Ofsted Rating: Good Pupils: 465 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	SS Peter and Paul Catholic Primary School Ofsted Rating: Good Pupils: 213 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 466 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pearl Hyde Community Primary School Ofsted Rating: Good Pupils: 285 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Henley Green Primary Ofsted Rating: Good Pupils: 478 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Ravensdale Primary School Ofsted Rating: Good Pupils: 452 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whittle Academy Ofsted Rating: Good Pupils: 253 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lyng Hall School Ofsted Rating: Good Pupils: 981 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clifford Bridge Academy Ofsted Rating: Good Pupils: 450 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardinal Wiseman Catholic School Ofsted Rating: Good Pupils: 1435 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry College Ofsted Rating: Requires improvement Pupils:0 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Park School Ofsted Rating: Good Pupils: 1071 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



- Key:**
-  Power Pylons
 -  Communication Masts

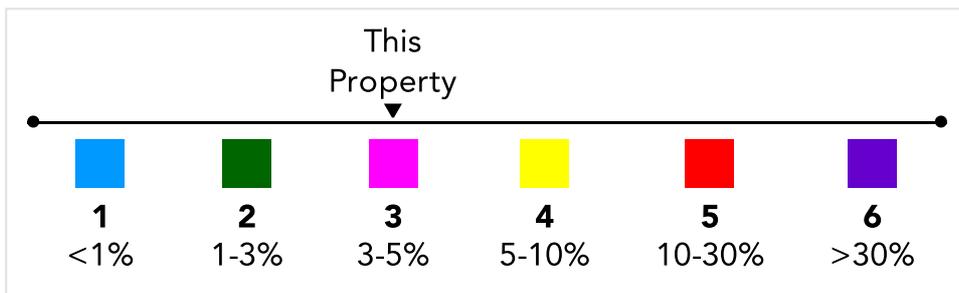
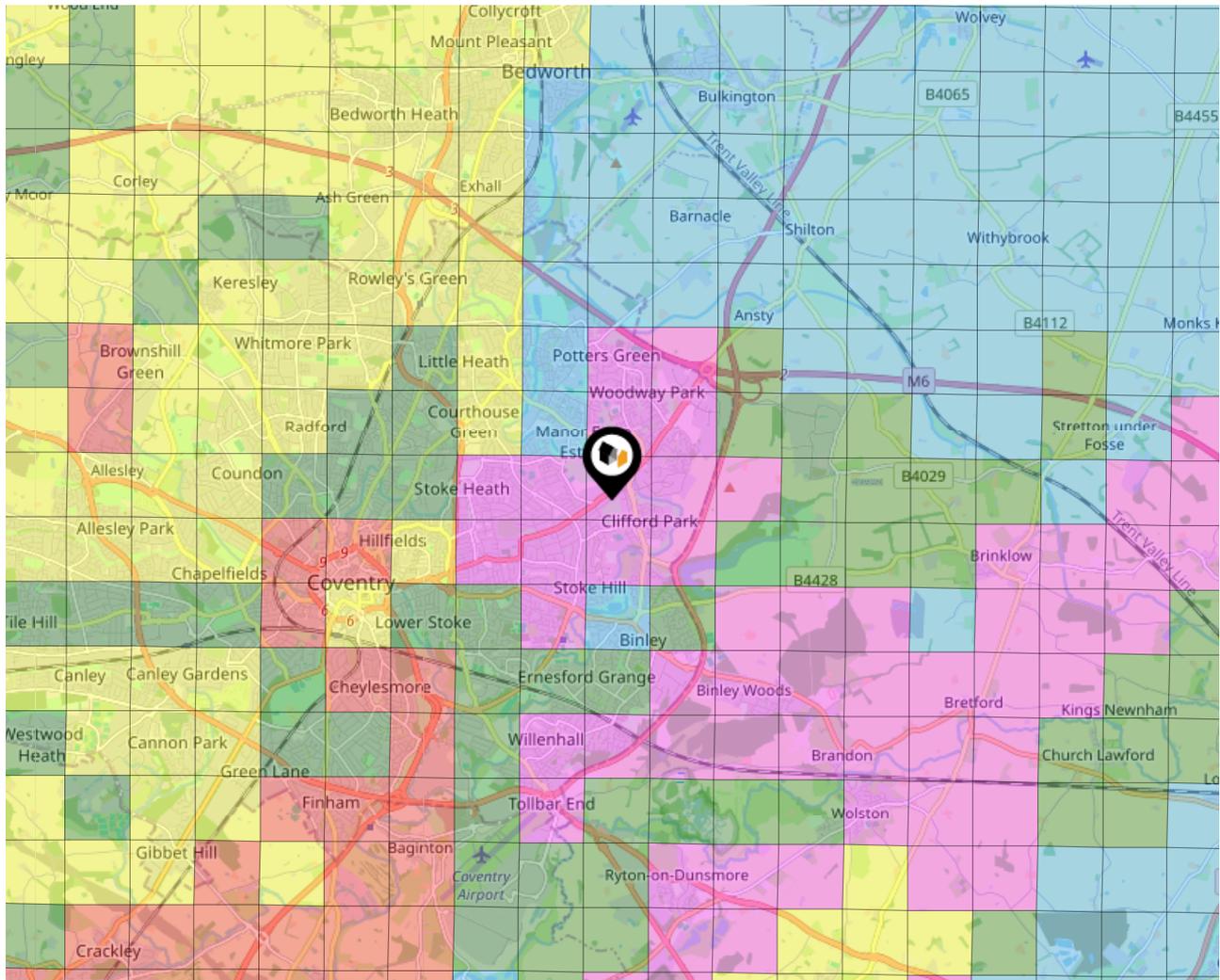
Environment

Radon Gas

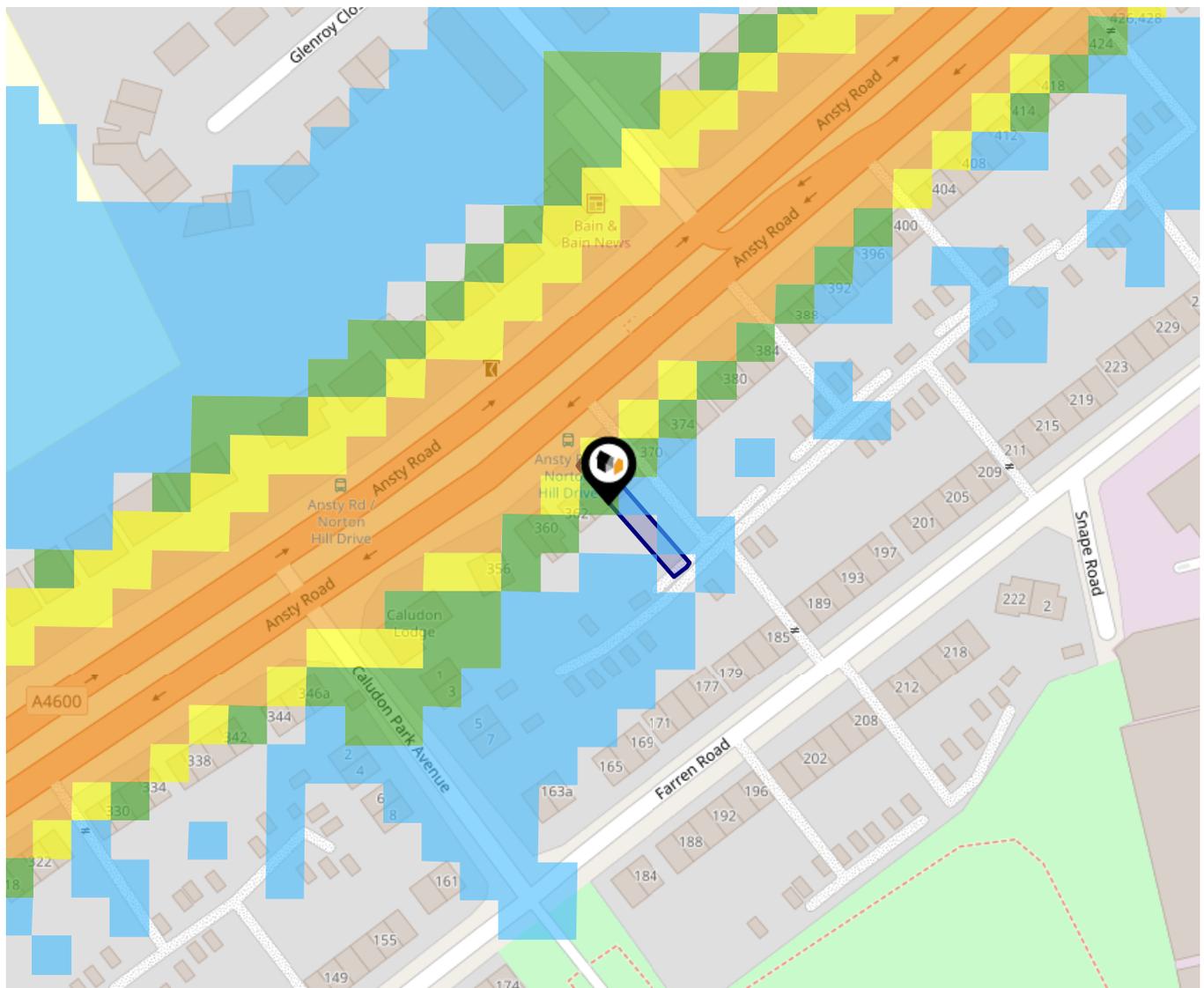
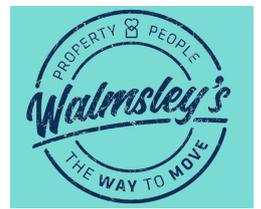


What is Radon?

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



Local Area Road Noise



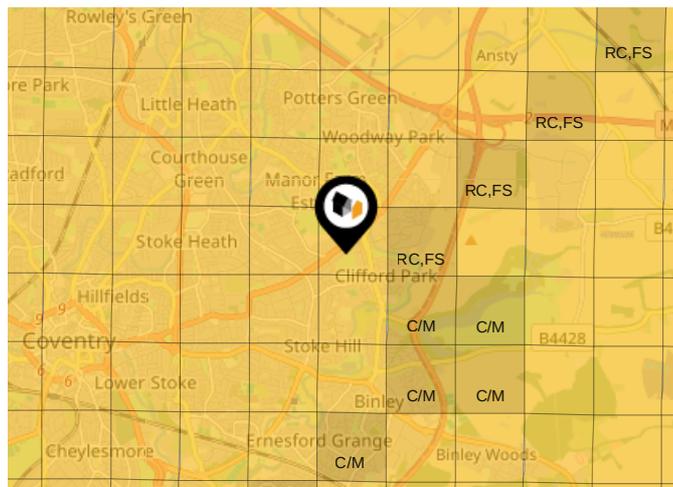
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

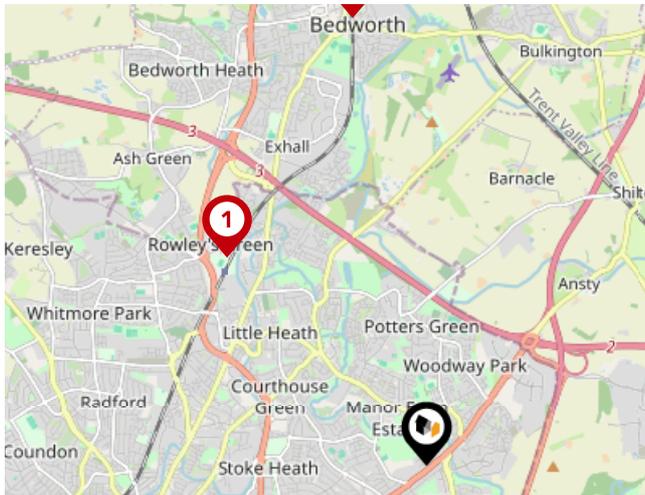
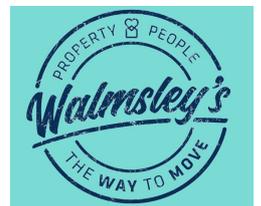


Primary Classifications (Most Common Clay Types)

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)



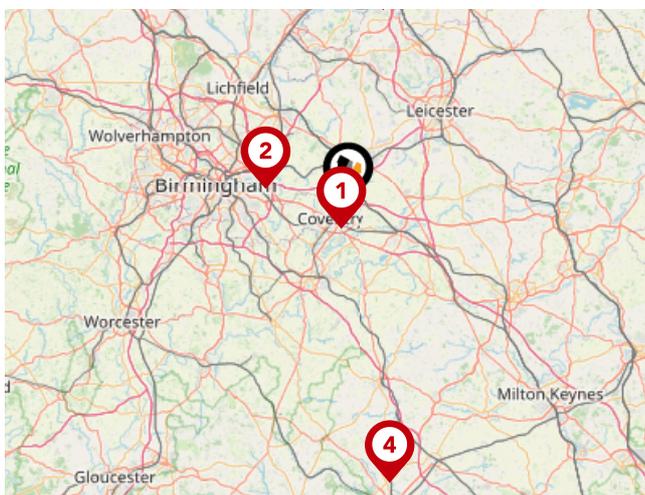
National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	2.6 miles
2	Bedworth Rail Station	4.1 miles
3	Coventry Rail Station	3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	1.6 miles
2	M6 J3	3.45 miles
3	M69 J1	7.59 miles
4	M69 J2	10.17 miles
5	M6 J1	8.7 miles

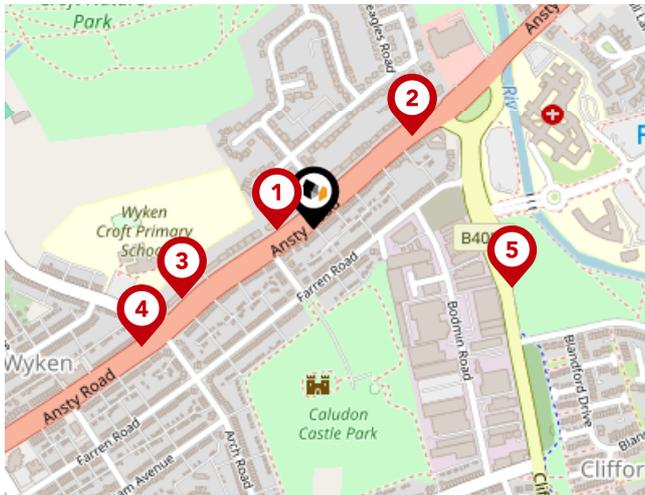
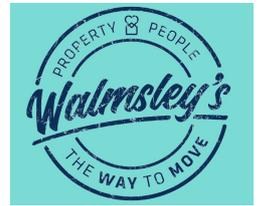


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.77 miles
2	Birmingham Airport	12 miles
3	East Mids Airport	28.55 miles
4	Kidlington	41.15 miles

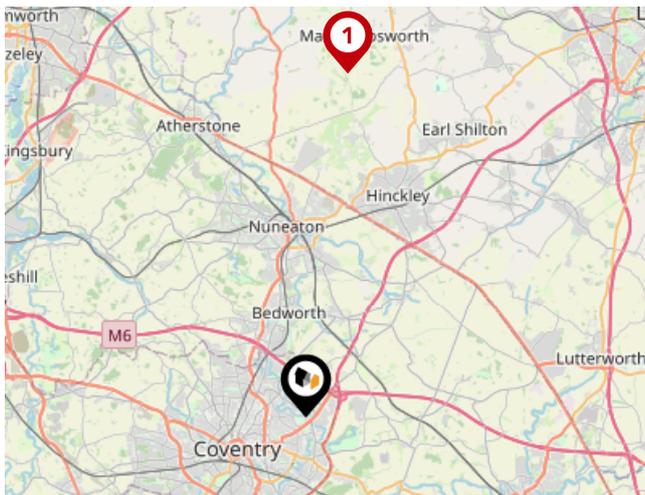
Area

Transport (Local)



Bus Stops/Stations

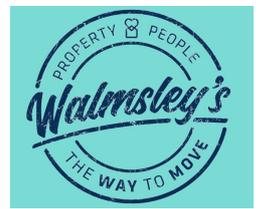
Pin	Name	Distance
1	Caludon Park Avenue	0.04 miles
2	Telephone Exchange	0.15 miles
3	Wyken Croft	0.17 miles
4	Wyken Croft	0.24 miles
5	Dorchester Way	0.23 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	12.49 miles

Walmsley's The Way to Move Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

Agent Disclaimer



Important - Please Read

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.

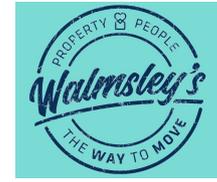


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