



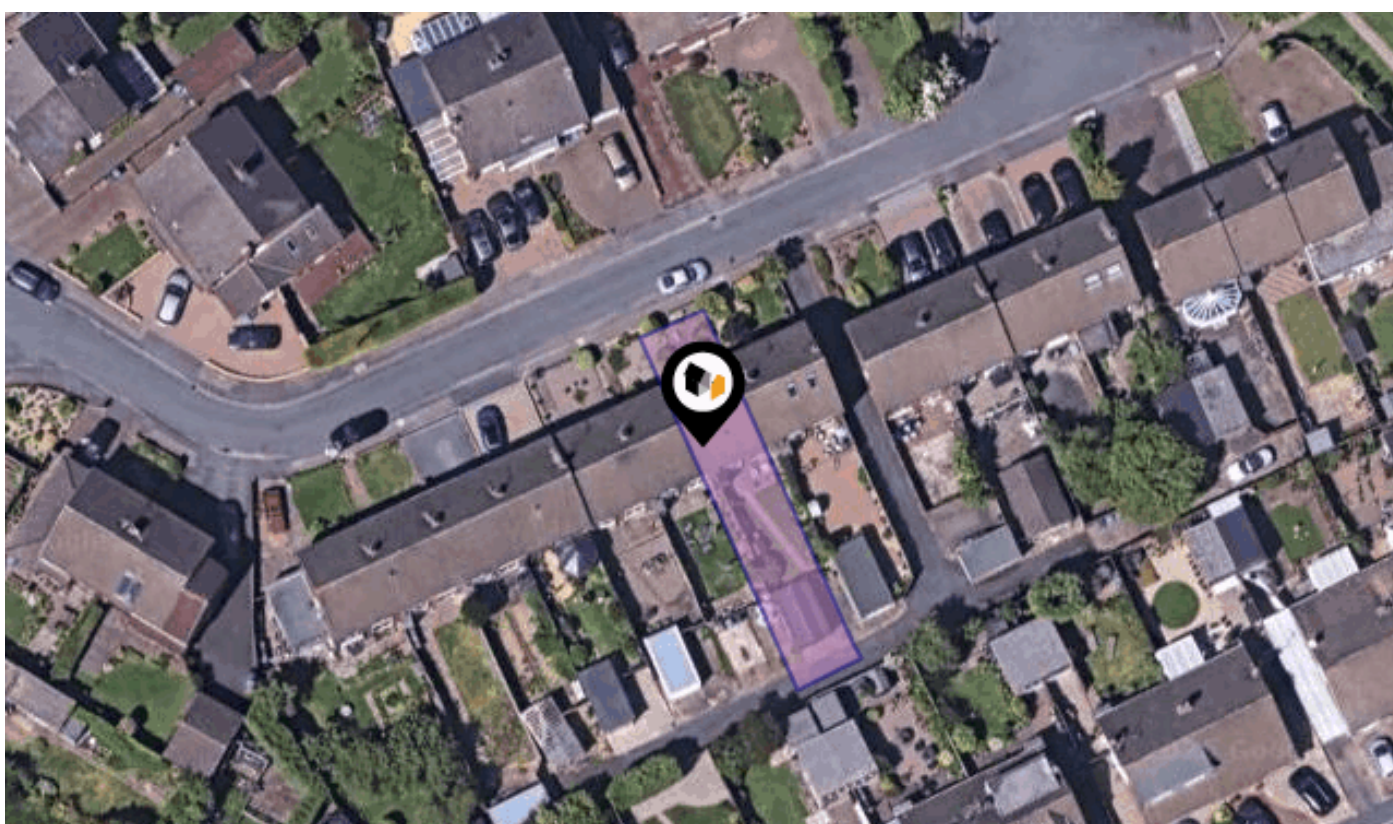
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th May 2025



AYNHO CLOSE, COVENTRY, CV5

Price Estimate : £260,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A very much loved terraced home

Three first floor bedrooms

Attractive rear gardens with garage & hardstanding

Bright, open plan sitting dining room with patio doors

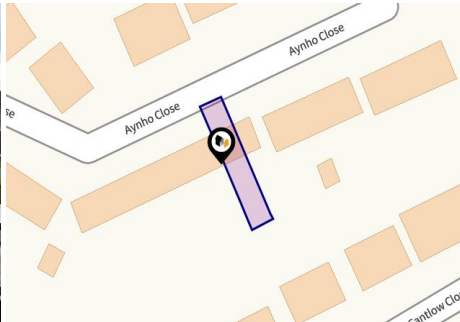
Well fitted kitchen with patio door & breakfast bar

Ideal location close to parkland & amenities

Double glazing & gas central heating throughout

EPC rating ordered, Approx Total dimensions 844 Sq. FT or Total 82Sq.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
Bedrooms:	3
Floor Area:	884 ft ² / 82 m ²
Plot Area:	0.05 acres
Council Tax :	Band B
Annual Estimate:	£1,877
Title Number:	WM292926

Price Estimate:	£260,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



17, Aynho Close, Coventry, CV5 7HH				
Last Sold Date:		24/05/2024		
Last Sold Price:		£278,000		
13, Aynho Close, Coventry, CV5 7HH				
Last Sold Date:		01/09/2023		
Last Sold Price:		£290,000		
9, Aynho Close, Coventry, CV5 7HH				
Last Sold Date:		31/07/2023	05/12/2019	
Last Sold Price:		£325,000	£250,000	
48, Aynho Close, Coventry, CV5 7HH				
Last Sold Date:		31/03/2023	30/06/2011	31/10/2001
Last Sold Price:		£270,000	£159,500	£88,000
5, Aynho Close, Coventry, CV5 7HH				
Last Sold Date:		30/09/2021	04/11/1996	
Last Sold Price:		£300,000	£69,000	
14, Aynho Close, Coventry, CV5 7HH				
Last Sold Date:		16/04/2021		
Last Sold Price:		£255,000		
19, Aynho Close, Coventry, CV5 7HH				
Last Sold Date:		14/12/2020	18/06/2010	18/07/2002
Last Sold Price:		£325,000	£209,950	£129,950
				04/09/1998
				£66,000
3, Aynho Close, Coventry, CV5 7HH				
Last Sold Date:		18/03/2020		
Last Sold Price:		£250,000		
21, Aynho Close, Coventry, CV5 7HH				
Last Sold Date:		06/11/2017	09/07/2004	
Last Sold Price:		£268,800	£166,000	
11, Aynho Close, Coventry, CV5 7HH				
Last Sold Date:		18/12/2015		
Last Sold Price:		£189,000		
10, Aynho Close, Coventry, CV5 7HH				
Last Sold Date:		20/11/2015		
Last Sold Price:		£215,000		
12, Aynho Close, Coventry, CV5 7HH				
Last Sold Date:		17/06/2015	26/03/2004	
Last Sold Price:		£232,000	£159,500	

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

Market Sold in Street



32, Aynho Close, Coventry, CV5 7HH			
Last Sold Date:	08/09/2006	14/01/2005	07/08/2000
Last Sold Price:	£165,000	£157,500	£81,500
35, Aynho Close, Coventry, CV5 7HH			
Last Sold Date:	04/06/2004	24/01/2003	
Last Sold Price:	£174,000	£150,000	
29, Aynho Close, Coventry, CV5 7HH			
Last Sold Date:	31/03/2004	29/05/1998	
Last Sold Price:	£165,000	£85,500	
40, Aynho Close, Coventry, CV5 7HH			
Last Sold Date:	09/06/2000		
Last Sold Price:	£67,000		
26, Aynho Close, Coventry, CV5 7HH			
Last Sold Date:	14/08/1998		
Last Sold Price:	£67,500		
36, Aynho Close, Coventry, CV5 7HH			
Last Sold Date:	12/09/1997		
Last Sold Price:	£59,950		
20, Aynho Close, Coventry, CV5 7HH			
Last Sold Date:	01/08/1997		
Last Sold Price:	£90,000		
1, Aynho Close, Coventry, CV5 7HH			
Last Sold Date:	30/04/1997		
Last Sold Price:	£86,000		
50, Aynho Close, Coventry, CV5 7HH			
Last Sold Date:	30/09/1996		
Last Sold Price:	£7,000		
44, Aynho Close, Coventry, CV5 7HH			
Last Sold Date:	11/08/1995		
Last Sold Price:	£68,000		

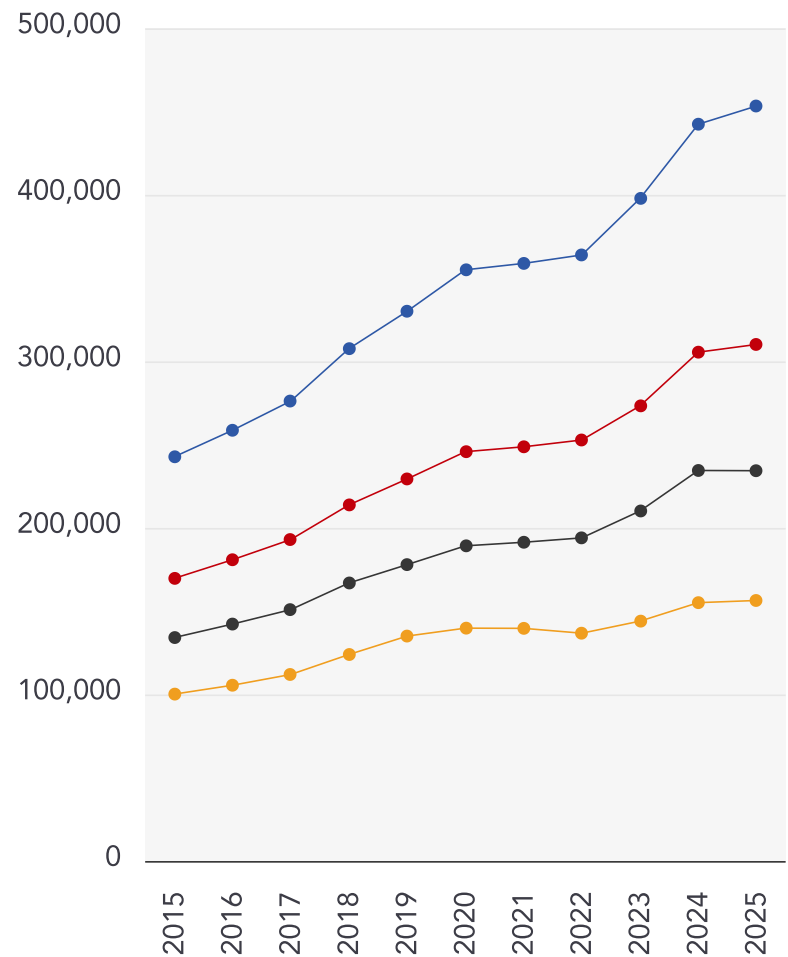
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

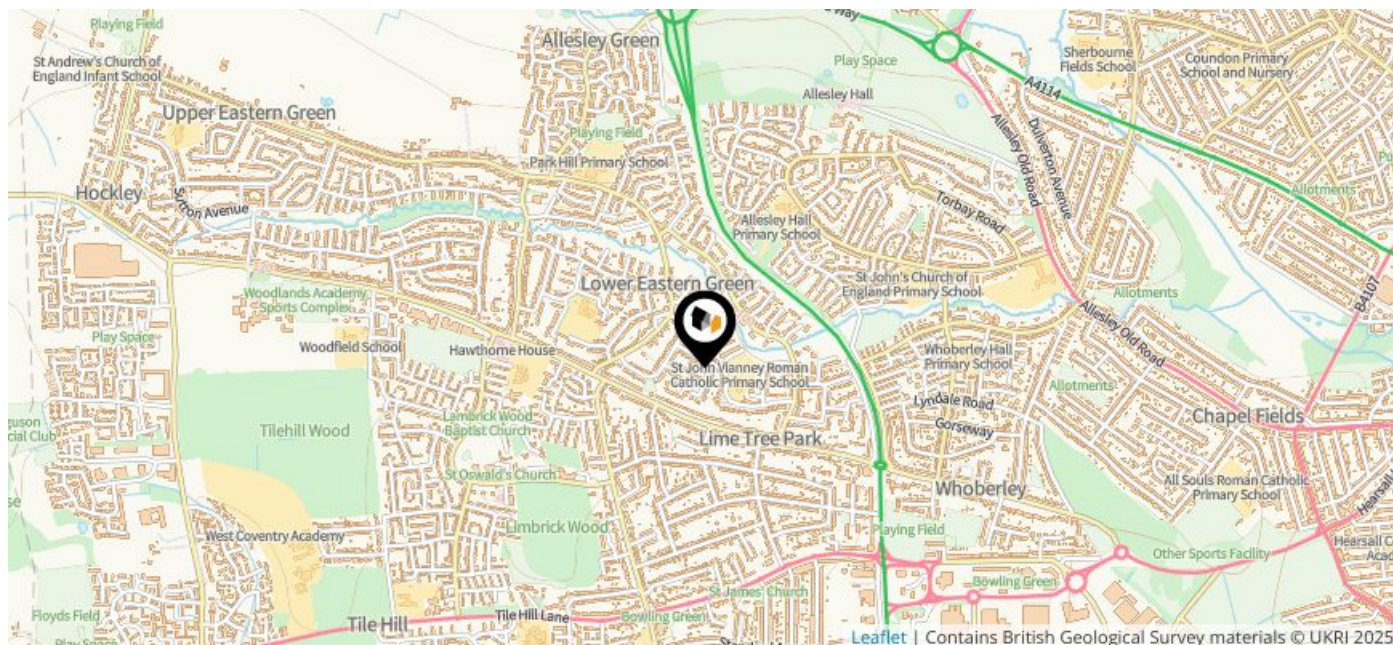
+56.09%

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.

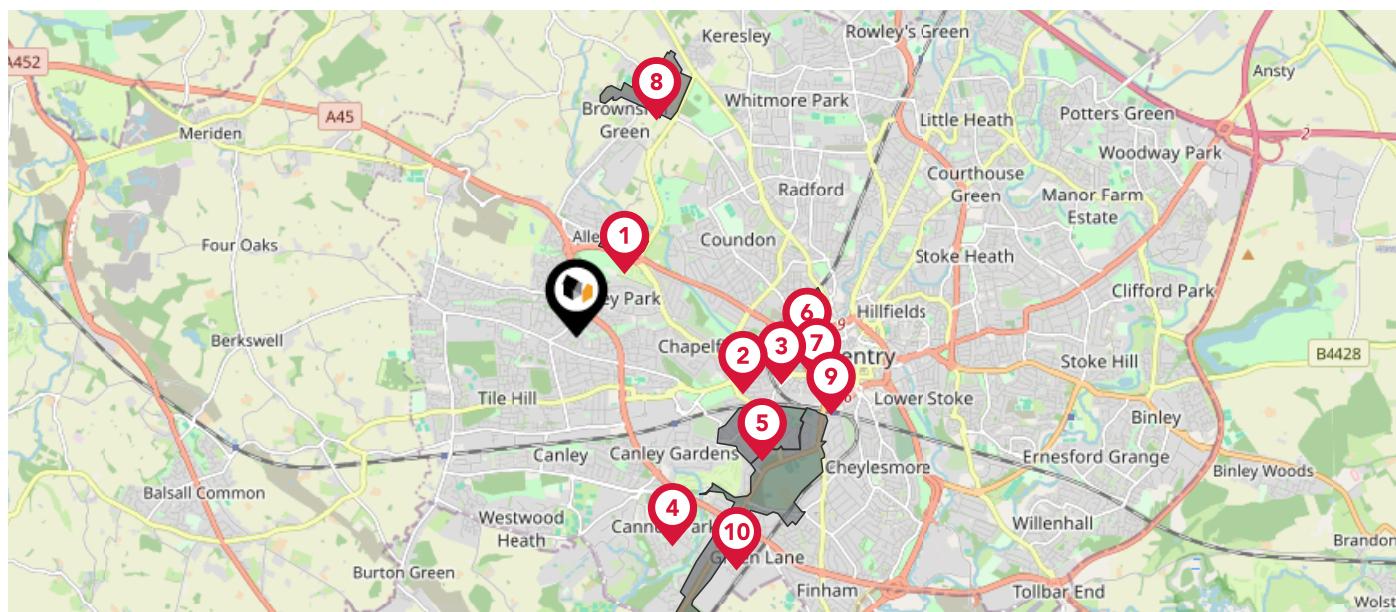
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Allesley Village

2

Chapelfields

3

Spon End

4

Ivy Farm Lane (Canley Hamlet)

5

Earlsdon

6

Naul's Mill

7

Spon Street

8

Brownhill Green

9

Greyfriars Green

10

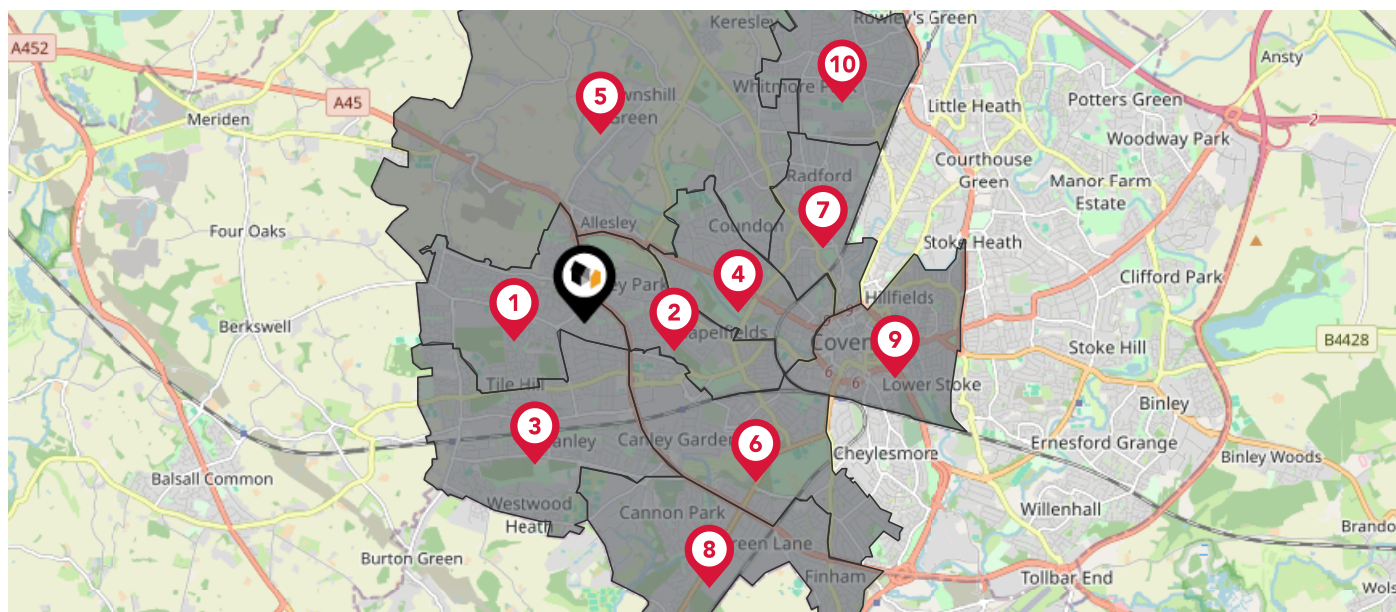
Kenilworth Road

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



Woodlands Ward



Whoberley Ward



Westwood Ward



Sherbourne Ward



Bablake Ward



Earlsdon Ward



Radford Ward



Wainbody Ward



St. Michael's Ward



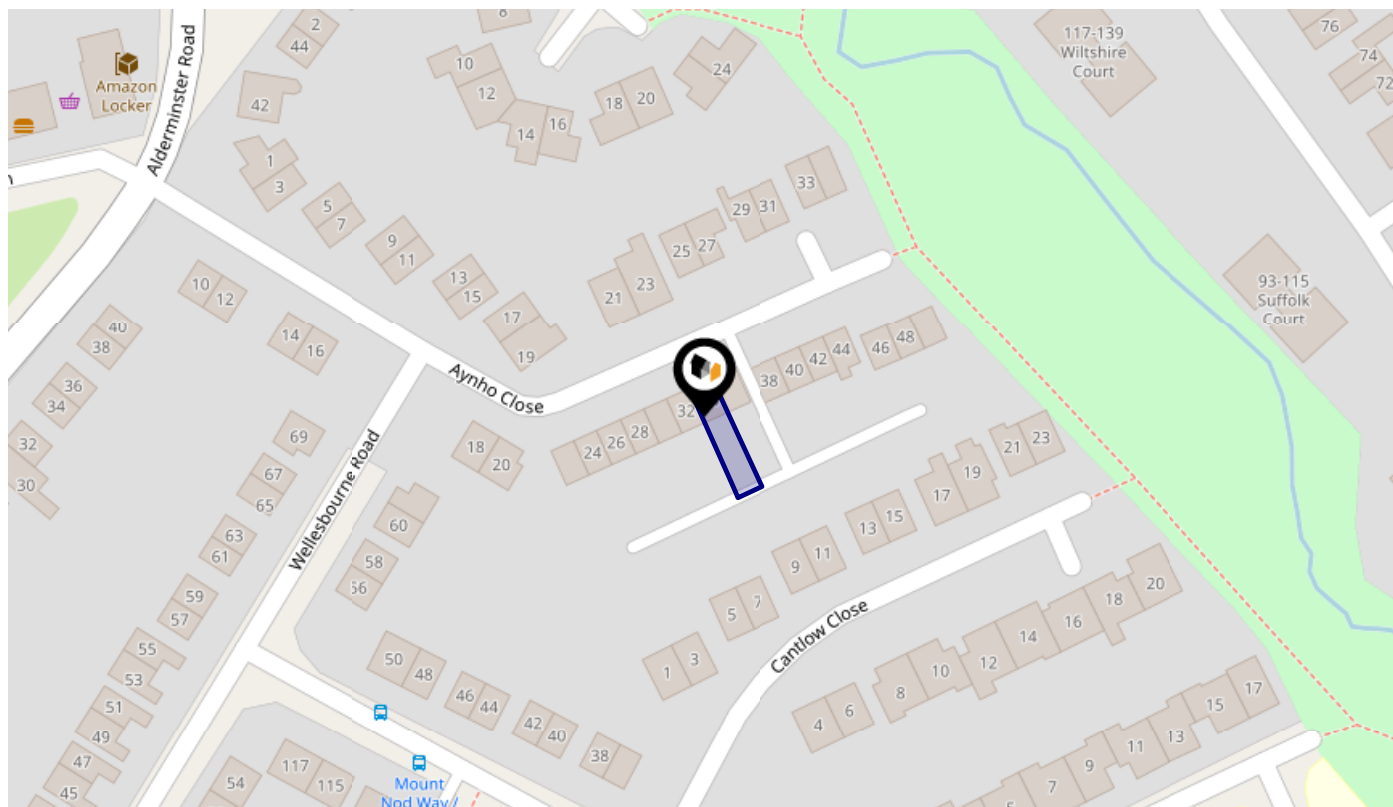
Holbrook Ward

Maps

Rail Noise



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



Rail Noise Data

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

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

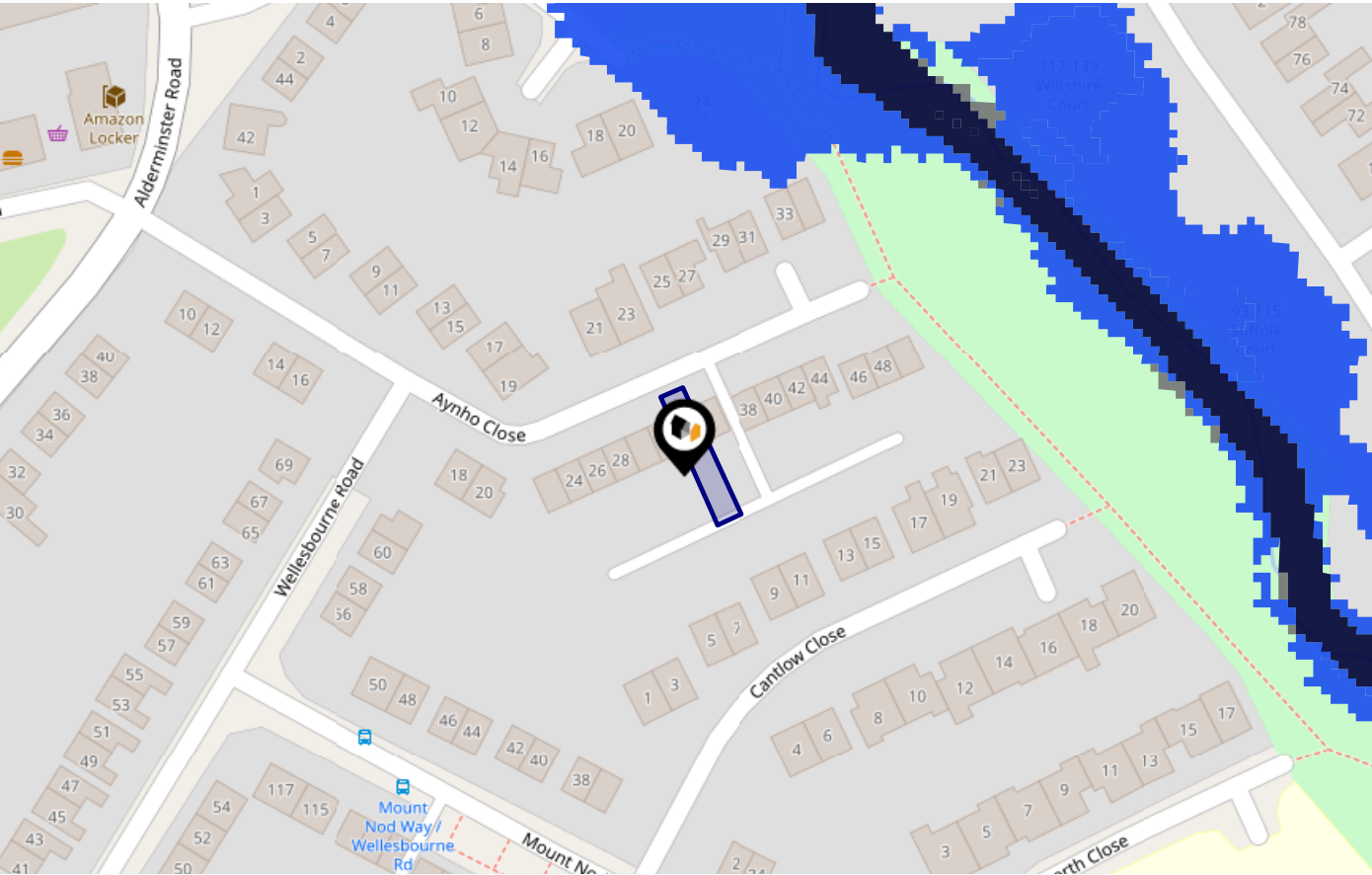
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk

Rivers & Seas - Flood Risk

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

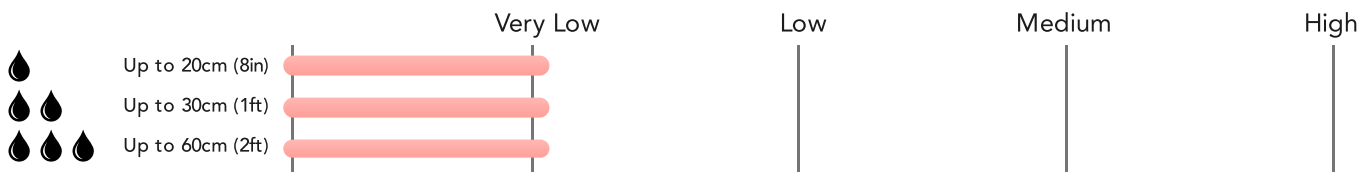


Risk Rating: Very low

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

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

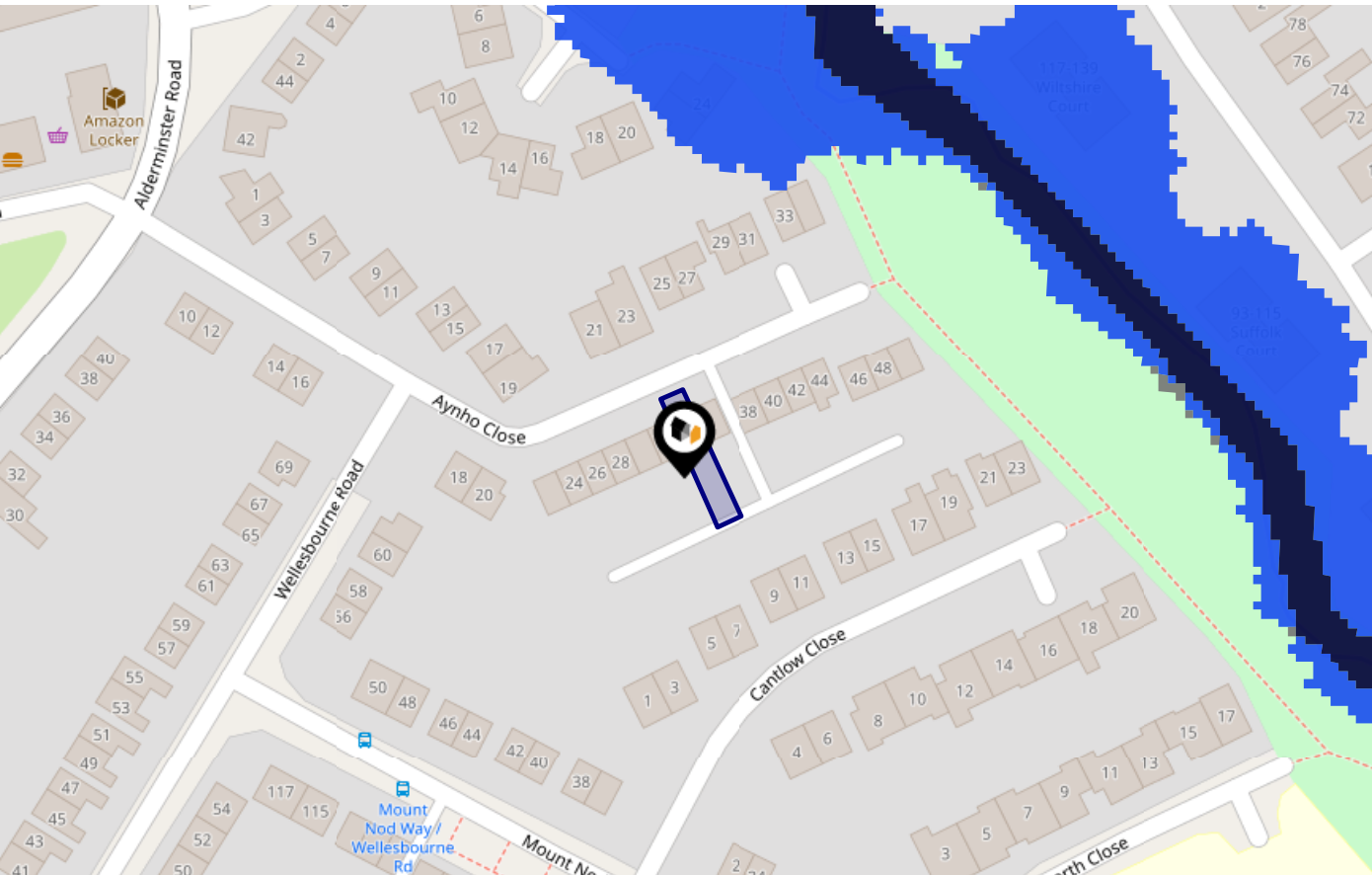
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

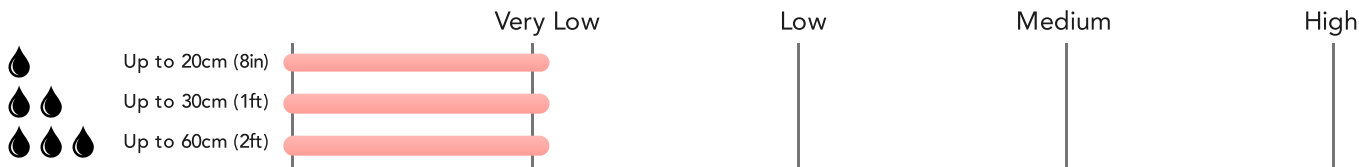


Risk Rating: Very low

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

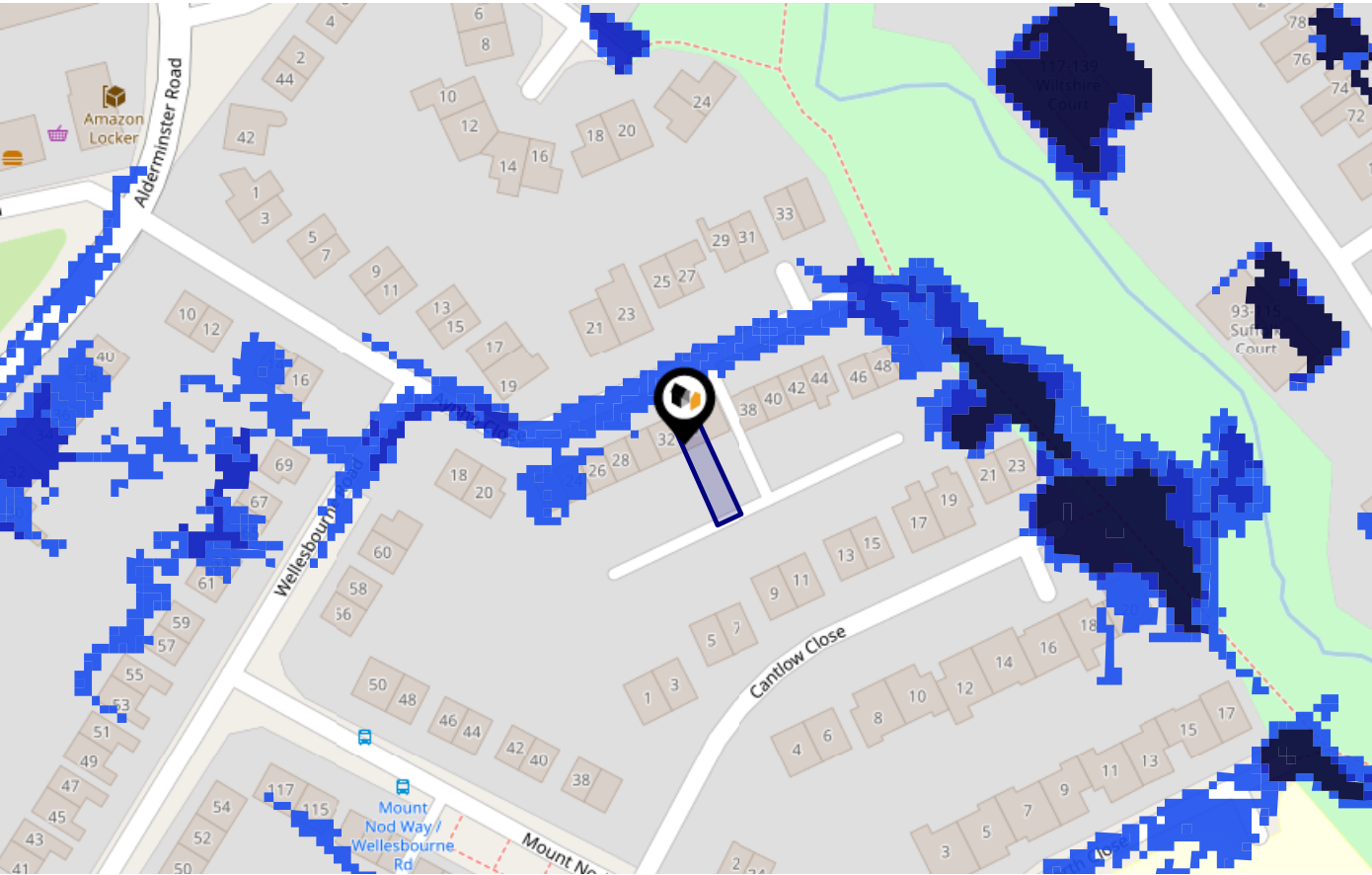
Chance of flooding to the following depths at this property:



Flood Risk

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.

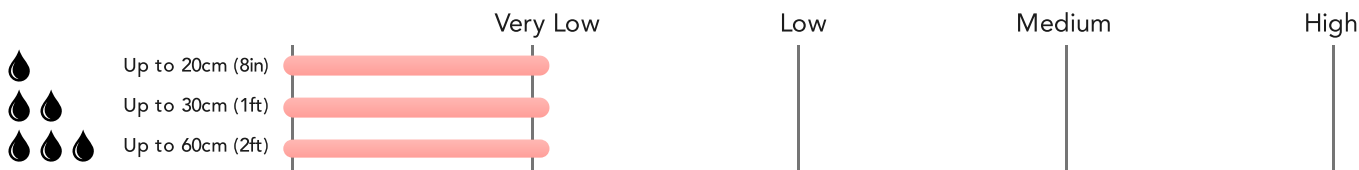


Risk Rating: Very low

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.

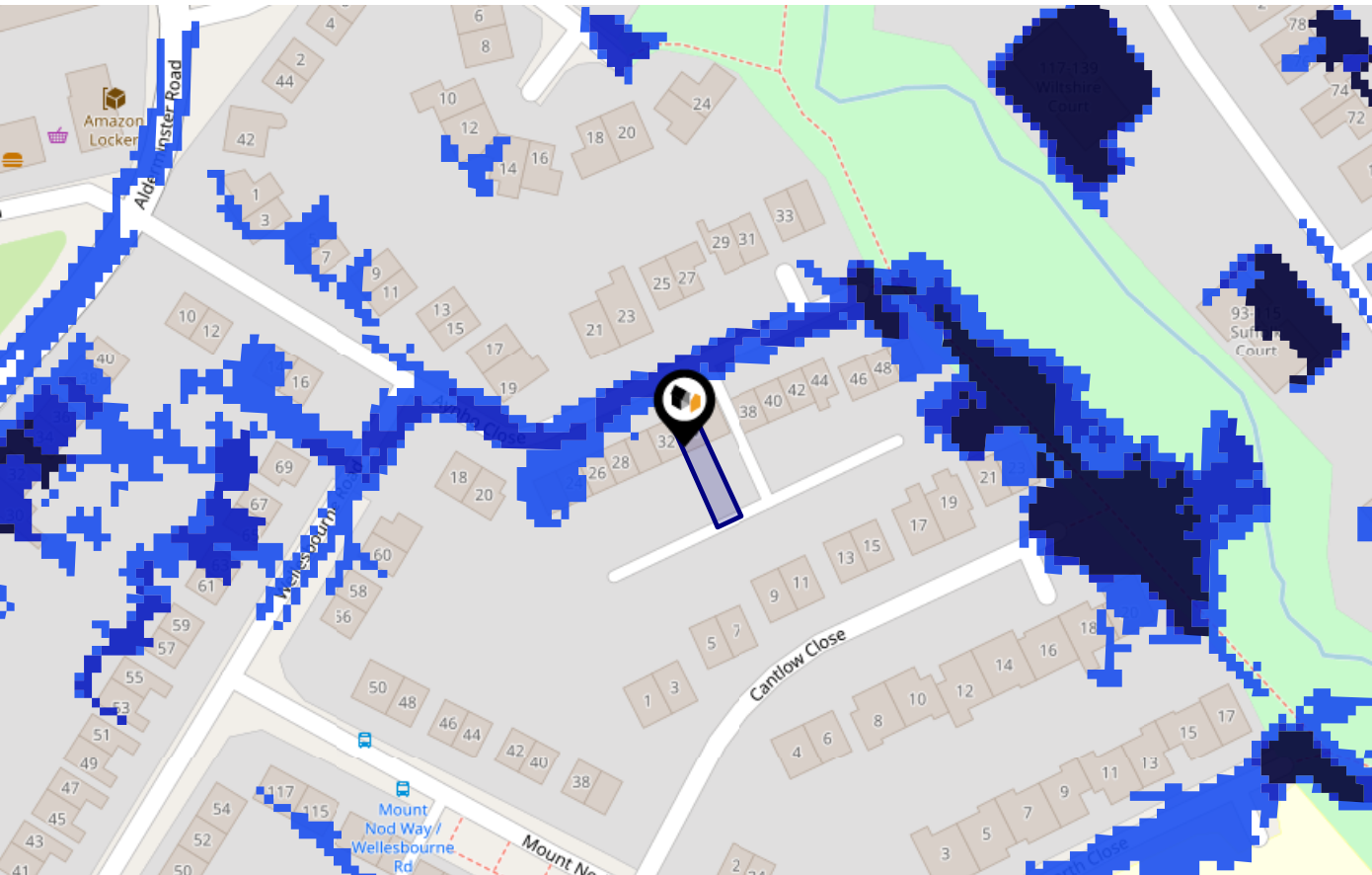
Chance of flooding to the following depths at this property:



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.

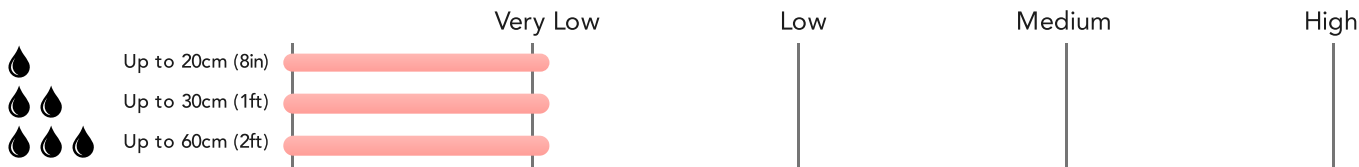


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

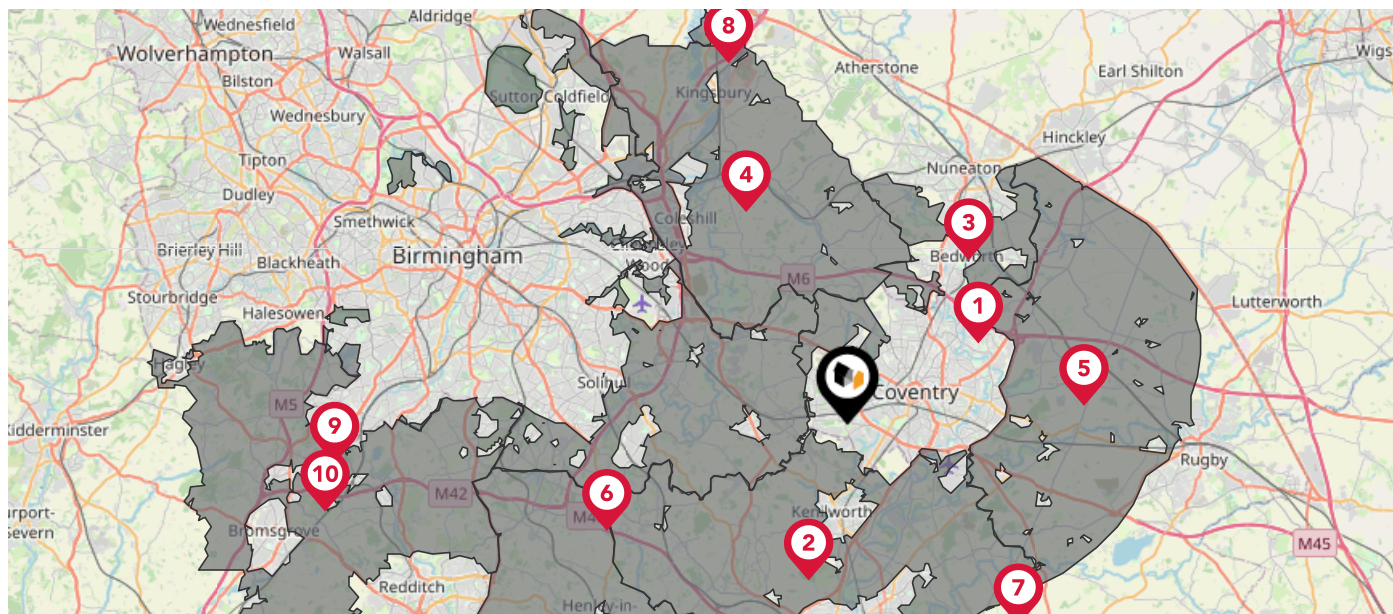


Maps

Green Belt



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



Nearby Green Belt Land

1

Birmingham Green Belt - Coventry

2

Birmingham Green Belt - Warwick

3

Birmingham Green Belt - Nuneaton and Bedworth

4

Birmingham Green Belt - North Warwickshire

5

Birmingham Green Belt - Rugby

6

Birmingham Green Belt - Solihull

7

Birmingham Green Belt - Stratford-on-Avon

8

Birmingham Green Belt - Tamworth

9

Birmingham Green Belt - Birmingham

10

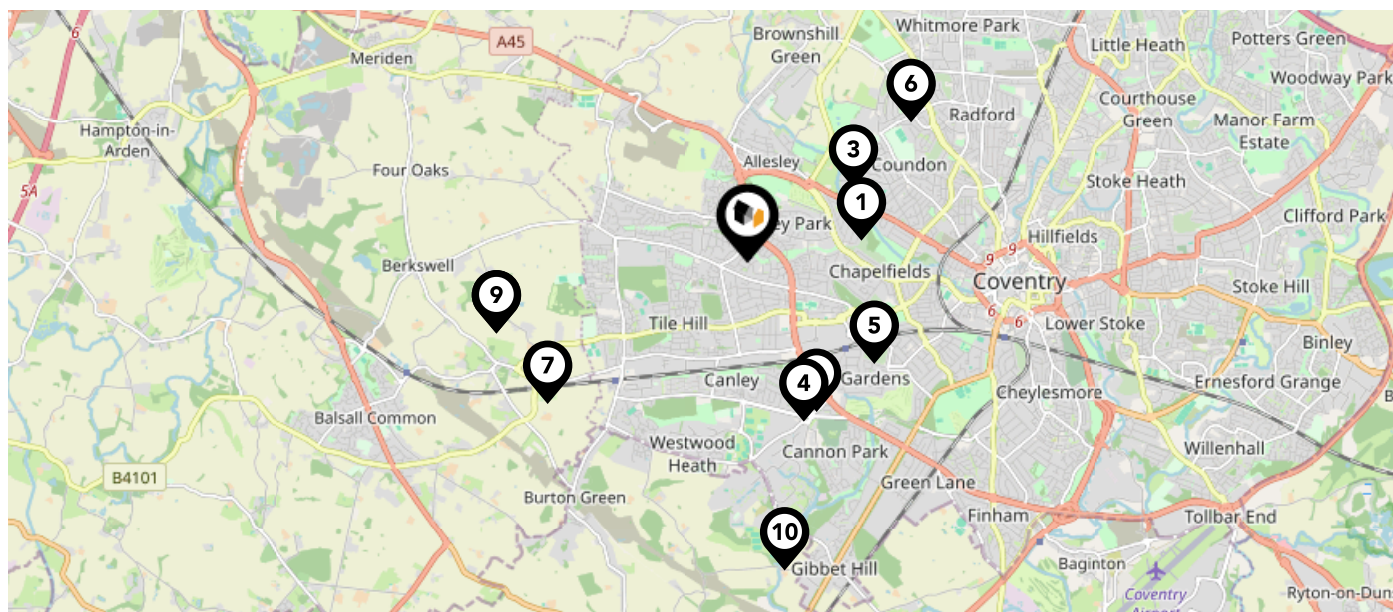
Birmingham Green Belt - Bromsgrove

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

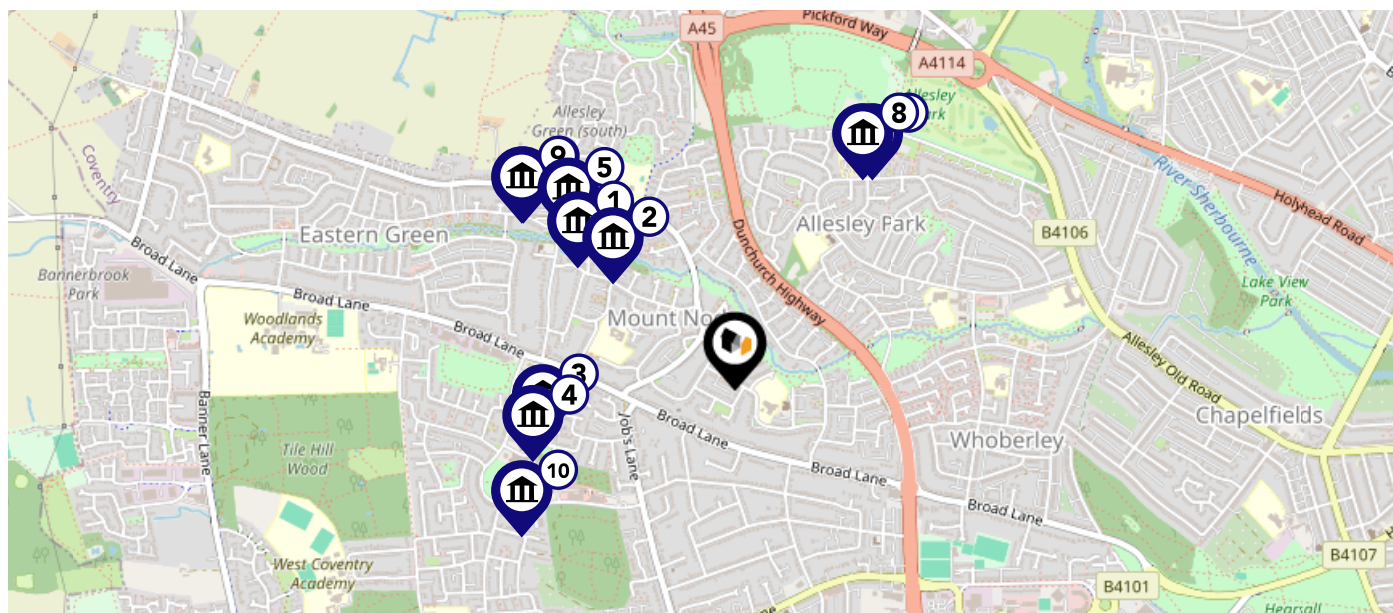
1	Holyhead Road-Coundon, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Coundon Social Club-Coundon, Coventry	Historic Landfill	
4	Prior Deram Park-Canley, Coventry	Historic Landfill	
5	Hearsall Common-Whoberley, Coventry	Historic Landfill	
6	Kelmescote Road-Coudon, Coventry	Historic Landfill	
7	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill	
8	Land At Benton Green Lane-Benton Green Lane, Balsall Common, Near Coventry, Solihull, West Midlands	Historic Landfill	
9	Opposite Victoria Farm-Benton Green Lane, Berkswell, Birmingham, West Midlands	Historic Landfill	
10	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	











Maps

Listed Buildings

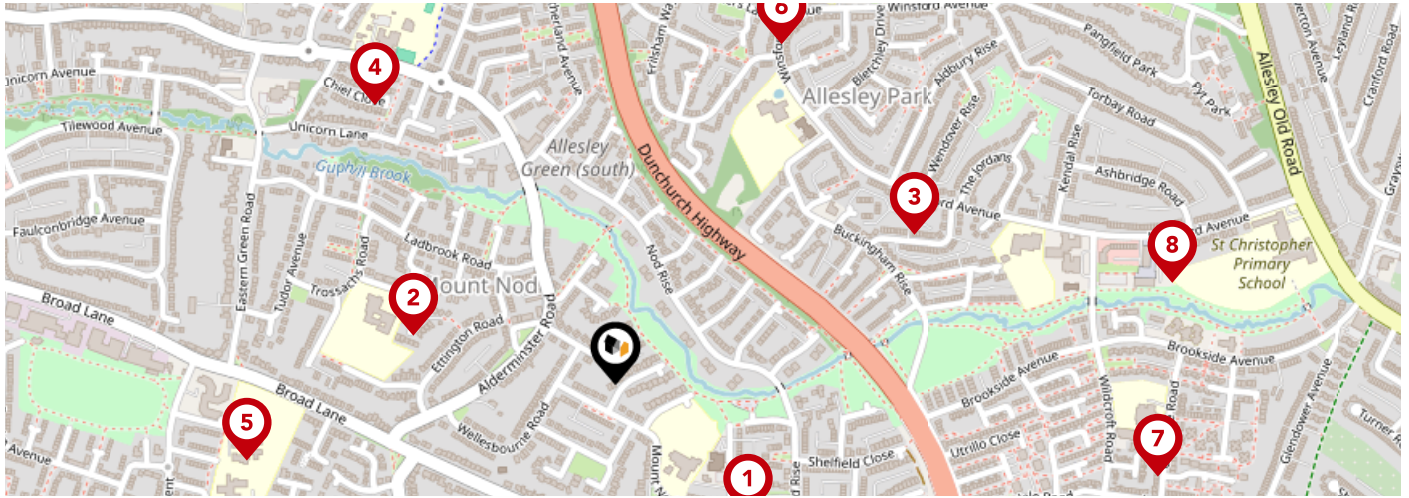


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



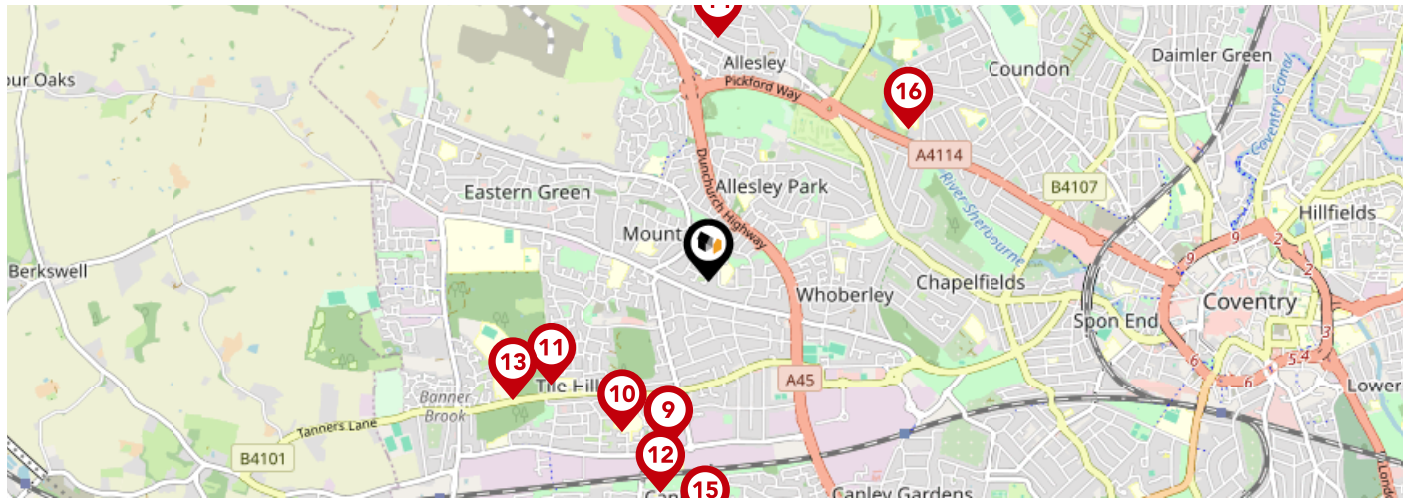
Listed Buildings in the local district	Grade	Distance
 1115631 - 10, 10a And 12, Dial House Lane	Grade II	0.4 miles
 1076570 - Lower Eastern Green Farmhouse	Grade II	0.4 miles
 1265681 - Limbrick Wood School (junior Block)	Grade II	0.4 miles
 1076550 - Limbrick Wood School (infants Block)	Grade II	0.5 miles
 1145908 - Dial House	Grade II	0.5 miles
 1076657 - Stable At Allesley Hall	Grade II	0.6 miles
 1076625 - Barn Cottage	Grade II	0.6 miles
 1342894 - Dovecote At Allesley Hall	Grade II	0.6 miles
 1145904 - Barn Farmhouse	Grade II	0.6 miles
 1417936 - Church Of St Oswald And Bell Tower, Tile Hill	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Park Hill Primary School Ofsted Rating: Good Pupils: 439 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Limbrick Wood Primary School Ofsted Rating: Good Pupils:0 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

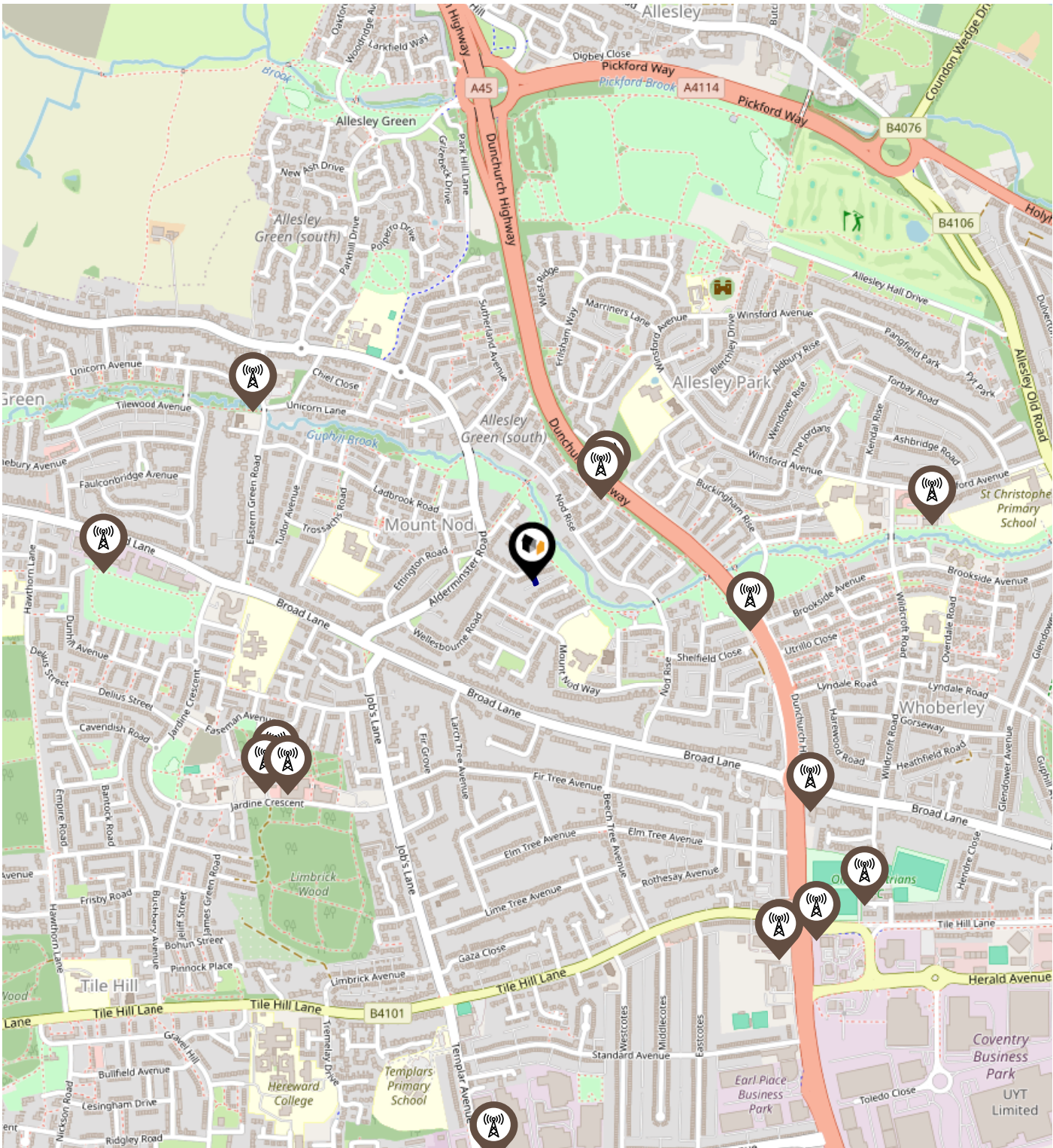
Area Schools





		Nursery	Primary	Secondary	College	Private
9	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	West Coventry Academy Ofsted Rating: Good Pupils: 1236 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Allesley Primary School Ofsted Rating: Good Pupils: 419 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

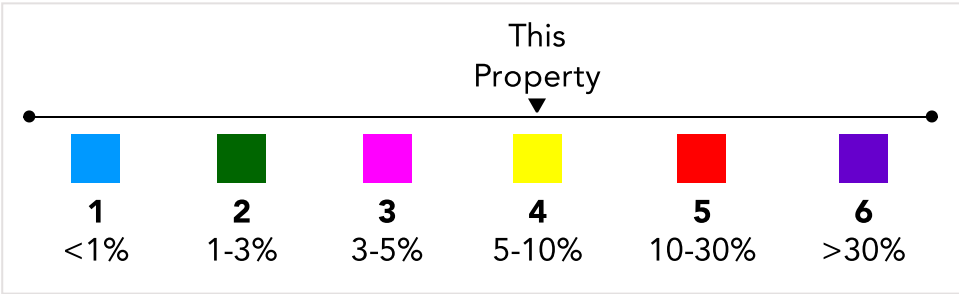
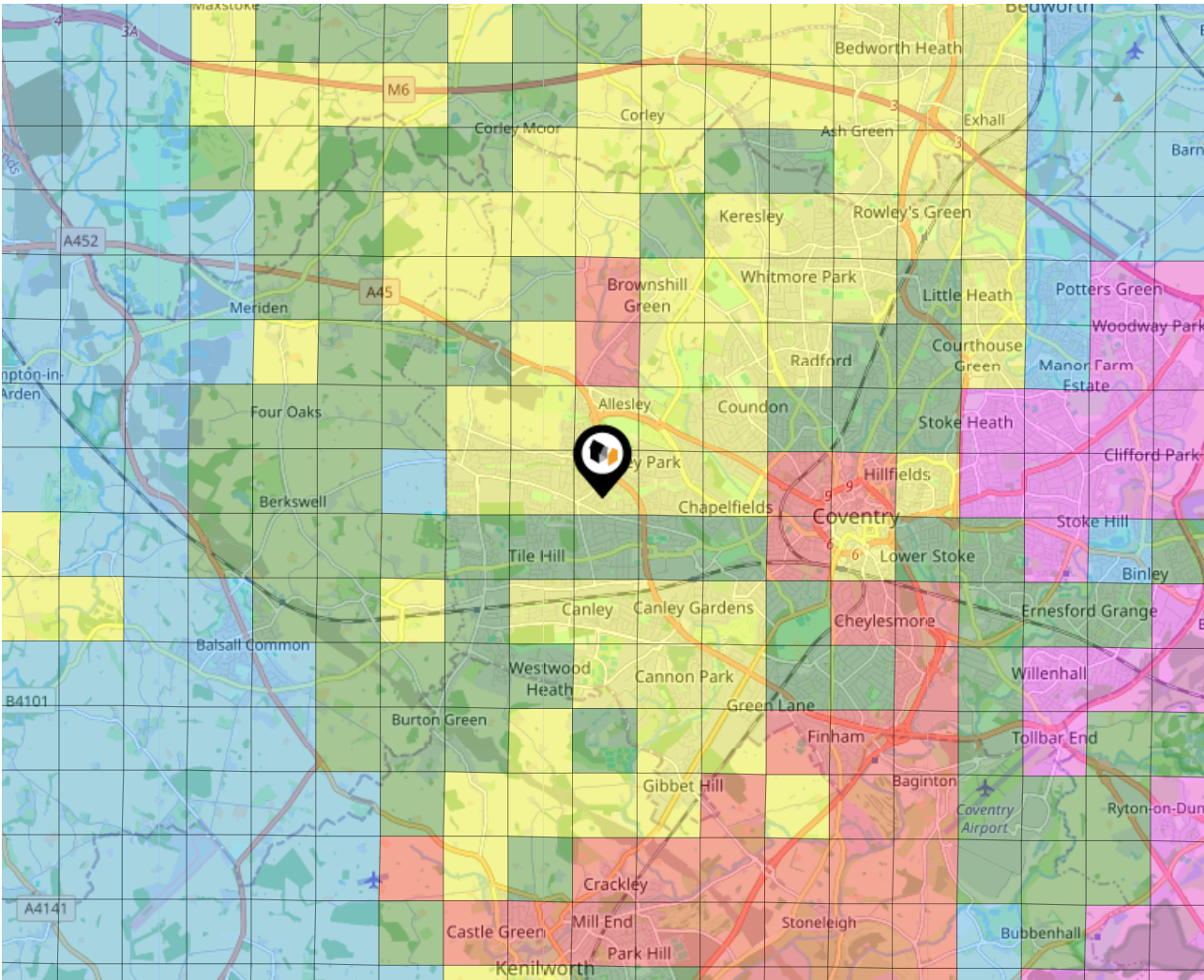


Key:

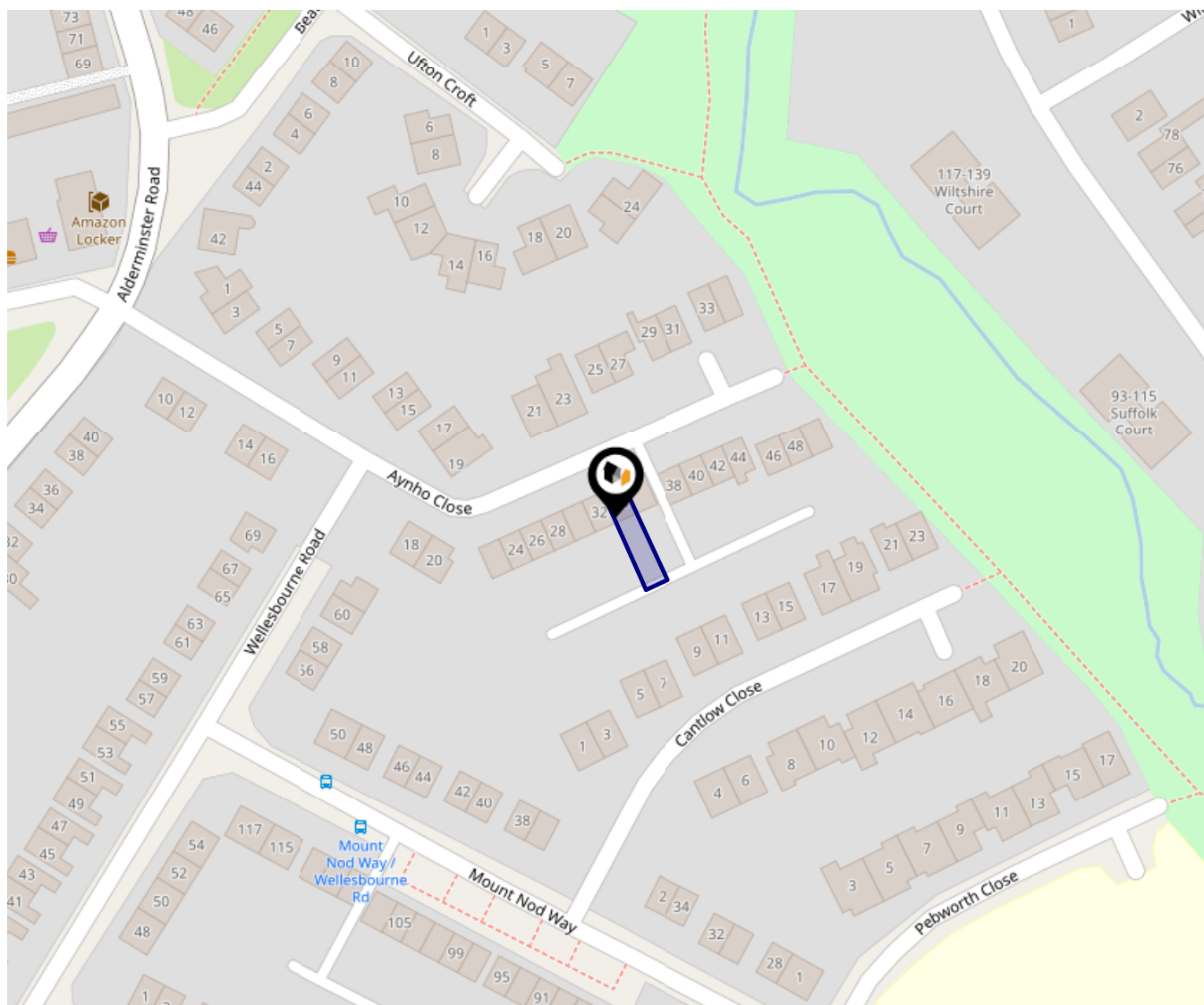
-  Power Pylons
-  Communication Masts

What is Radon?

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



Local Area Road Noise



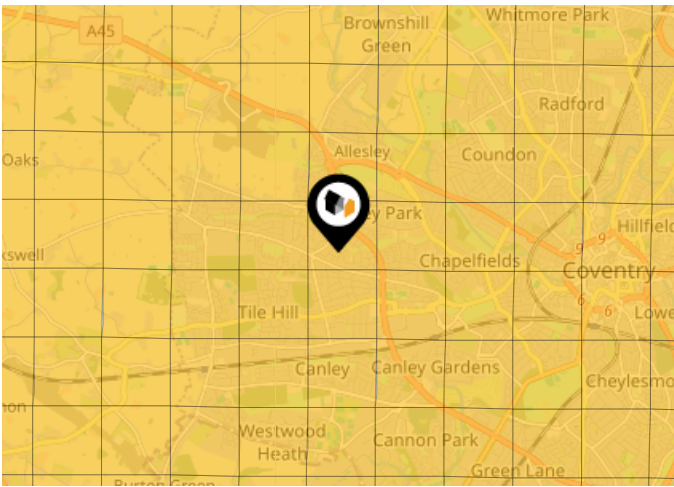
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

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

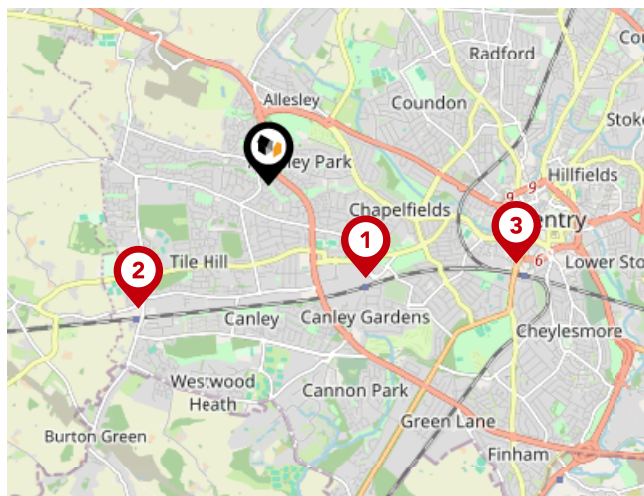


Primary Classifications (Most Common Clay Types)

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

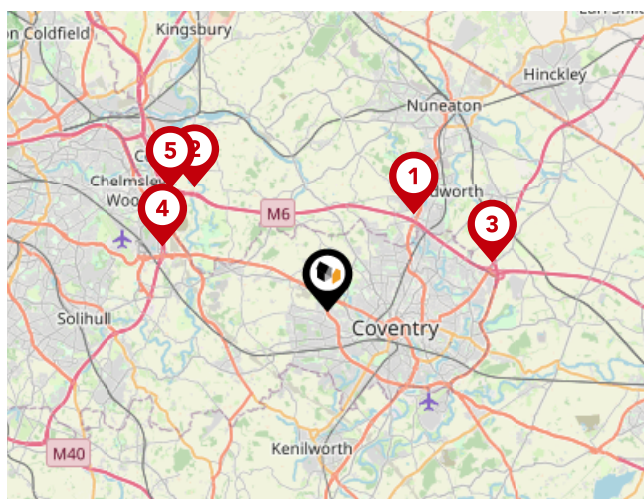
Area

Transport (National)



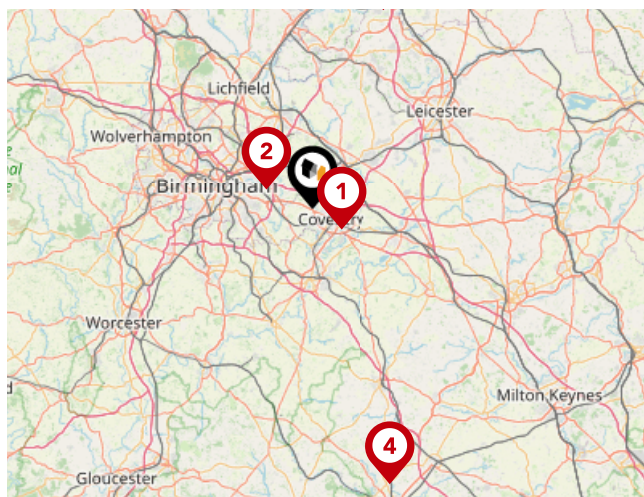
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.22 miles
2	Tile Hill Rail Station	1.62 miles
3	Coventry Rail Station	2.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.76 miles
2	M6 J3A	6.62 miles
3	M6 J2	6.26 miles
4	M42 J6	6.41 miles
5	M6 J4	7.24 miles

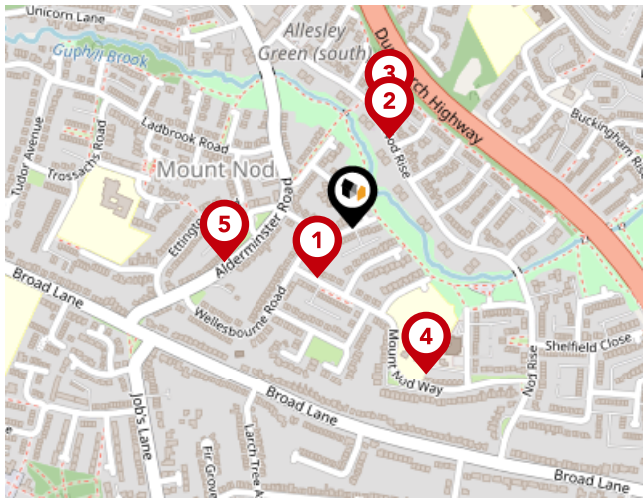


Airports/Helipads


Pin	Name	Distance
1	Baginton	4.97 miles
2	Birmingham Airport	7.44 miles
3	East Mids Airport	30.41 miles
4	Kidlington	41.56 miles

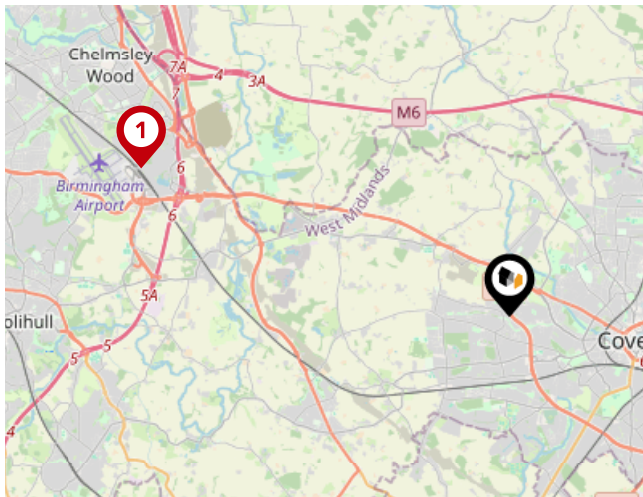
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Wellesbourne Rd	0.07 miles
	Berwick Close	0.11 miles
	Berwick Close	0.14 miles
	Bishopton Close	0.19 miles
	Wilmcote Green Shops	0.15 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	7.18 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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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.

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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Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

