



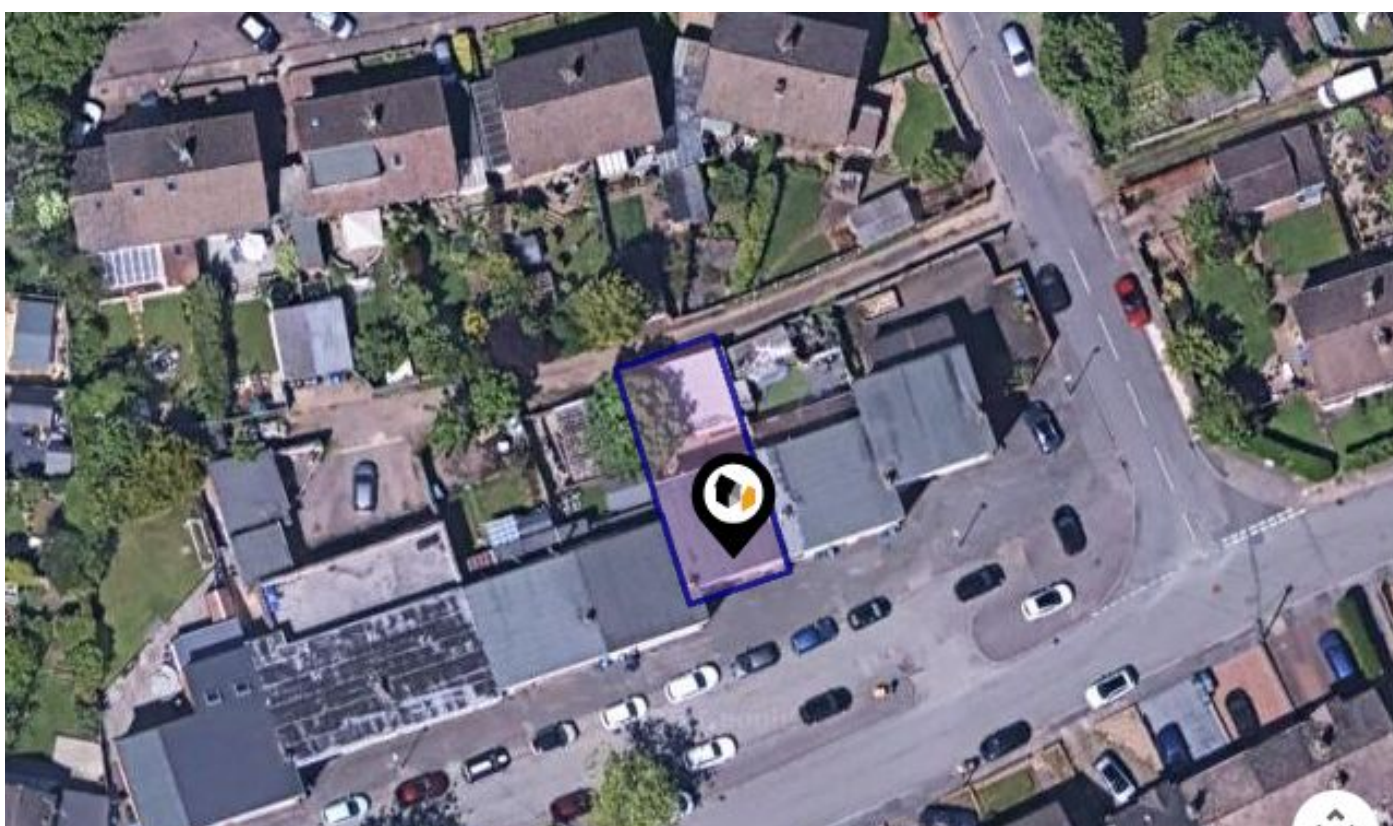
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th April 2025



STONEBURY AVENUE, COVENTRY, CV5

Price Estimate : £130,000

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 unique & substantial investment opportunity (Sold with 88)

Two apartments. 1x Bed ground floor & 2x Bed first floor

Independantly accessed & currently rented (tenants to remain or vacate)

Gas central heating & double glazed throughout

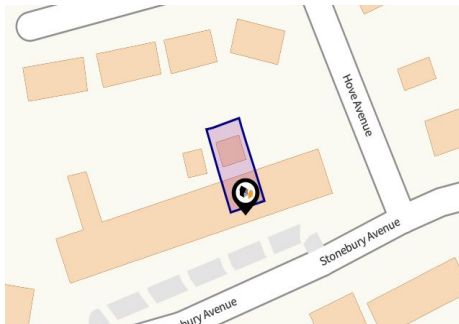
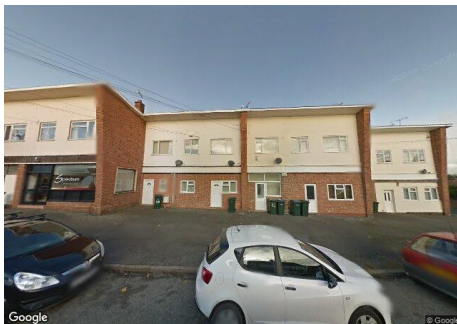
Communal gardens to rear

Both Freehold sales with excellent investment potential

Situated just off Broad Lane to the West of the city

EPC RATING C, Total 1398 Sq Ft or Total 130 Sq.M (NO CHAIN)










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	Price Estimate:	£130,000
Bedrooms:	1	Tenure:	Freehold
Floor Area:	505 ft ² / 47 m ²		
Plot Area:	0.04 acres		
Council Tax :	Band A		
Annual Estimate:	£1,609		
Title Number:	WM333544		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		8	80	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	sky
				

Planning History

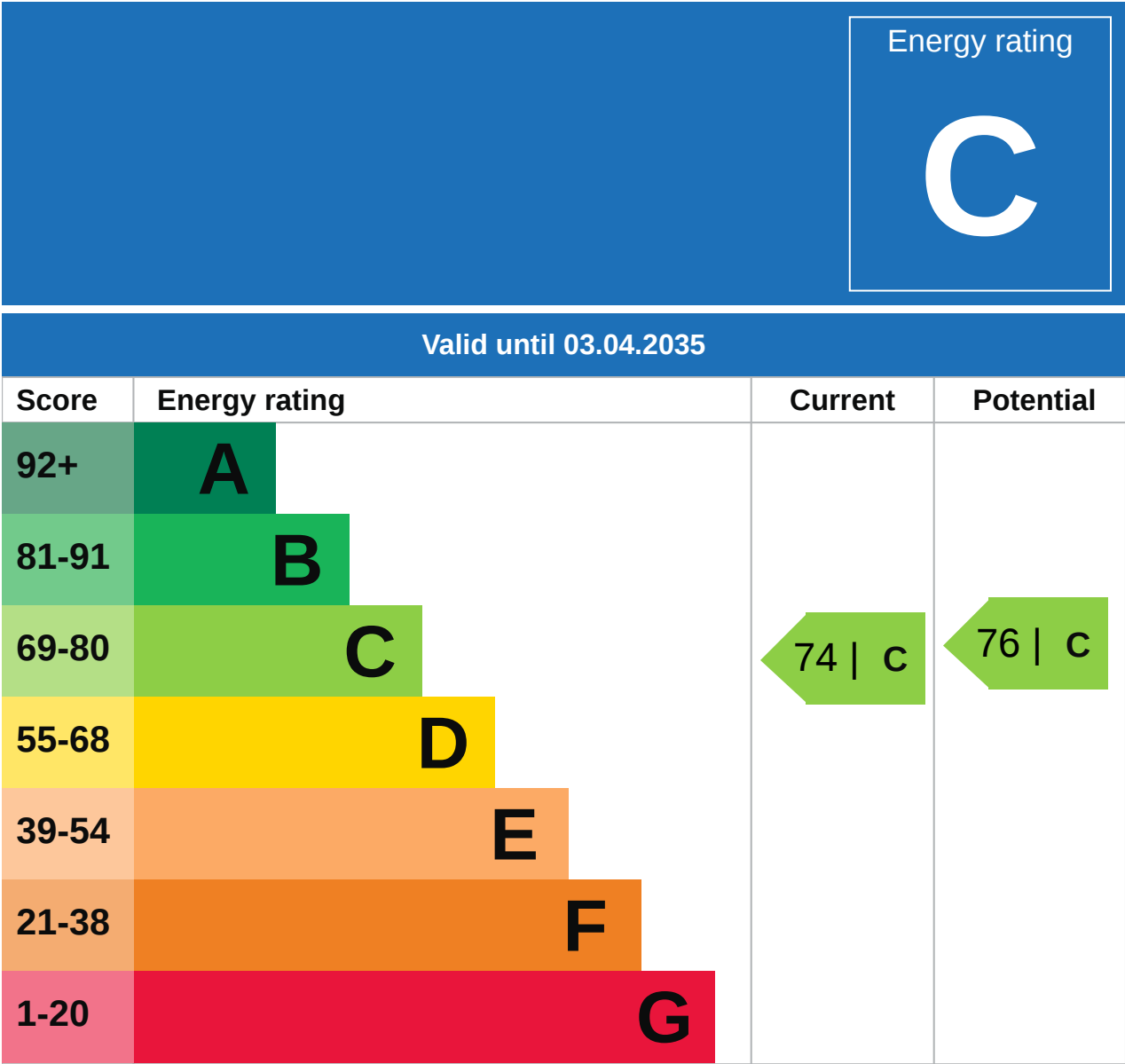
This Address



Planning records for: *Stonebury Avenue, Coventry, CV5*

Reference - R/2006/0637	
Decision:	APPROVED
Date:	22nd March 2006
Description:	Change of Use at ground floor from retail (A1) to residential (C3)

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Ground-floor maisonette
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	47 m ²

Market Sold in Street



29, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	12/12/2024	25/04/2016	06/12/1996	
Last Sold Price:	£230,000	£159,950	£44,500	
55, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	30/08/2024	01/10/2007	23/04/1999	
Last Sold Price:	£230,000	£152,500	£56,950	
96, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	30/06/2023	29/11/2019		
Last Sold Price:	£35,000	£7,000		
63, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	09/06/2023			
Last Sold Price:	£246,000			
78, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	11/03/2022			
Last Sold Price:	£152,500			
64, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	10/09/2021	22/06/2018	23/05/2013	10/05/2005
Last Sold Price:	£253,000	£225,000	£155,000	£146,000
65, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	04/03/2020			
Last Sold Price:	£238,000			
68, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	10/08/2018	12/09/2003	13/03/1997	
Last Sold Price:	£220,000	£131,000	£51,500	
57, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	07/06/2018			
Last Sold Price:	£180,000			
108, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	27/09/2017	12/03/1999		
Last Sold Price:	£275,000	£3,000		
53, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	15/06/2017			
Last Sold Price:	£197,500			
84, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	09/11/2015	30/11/2007	05/04/2005	15/02/1999
Last Sold Price:	£138,000	£124,000	£105,000	£36,000

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

Market Sold in Street



58, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	07/08/2015	16/08/1999		
Last Sold Price:	£186,500	£59,950		
72, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	24/04/2015	18/03/2011	20/12/2002	28/03/2002
Last Sold Price:	£197,000	£134,000	£133,000	£85,000
25, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	23/10/2014			
Last Sold Price:	£156,000			
82, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	11/07/2014			
Last Sold Price:	£70,000			
45, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	18/06/2014	05/09/2007	06/03/1998	
Last Sold Price:	£179,950	£185,000	£53,500	
51, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	18/10/2013			
Last Sold Price:	£166,000			
23, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	04/10/2013			
Last Sold Price:	£140,000			
60, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	06/12/2010			
Last Sold Price:	£138,500			
49, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	11/06/2010			
Last Sold Price:	£134,750			
31, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	26/10/2009			
Last Sold Price:	£140,000			
35, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	20/01/2006	22/10/1997		
Last Sold Price:	£108,000	£40,950		
48, Stonebury Avenue, Coventry, CV5 7FW				
Last Sold Date:	08/12/2005			
Last Sold Price:	£124,500			

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

41, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	11/04/2003	28/11/1997
Last Sold Price:	£119,995	£45,700

56, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	25/01/2002
Last Sold Price:	£120,000

33, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	16/03/2001
Last Sold Price:	£87,950

76, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	01/09/2000
Last Sold Price:	£97,500

47, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	28/01/2000
Last Sold Price:	£58,000

37, Stonebury Avenue, Coventry, CV5 7FW

Last Sold Date:	30/08/1996
Last Sold Price:	£42,000

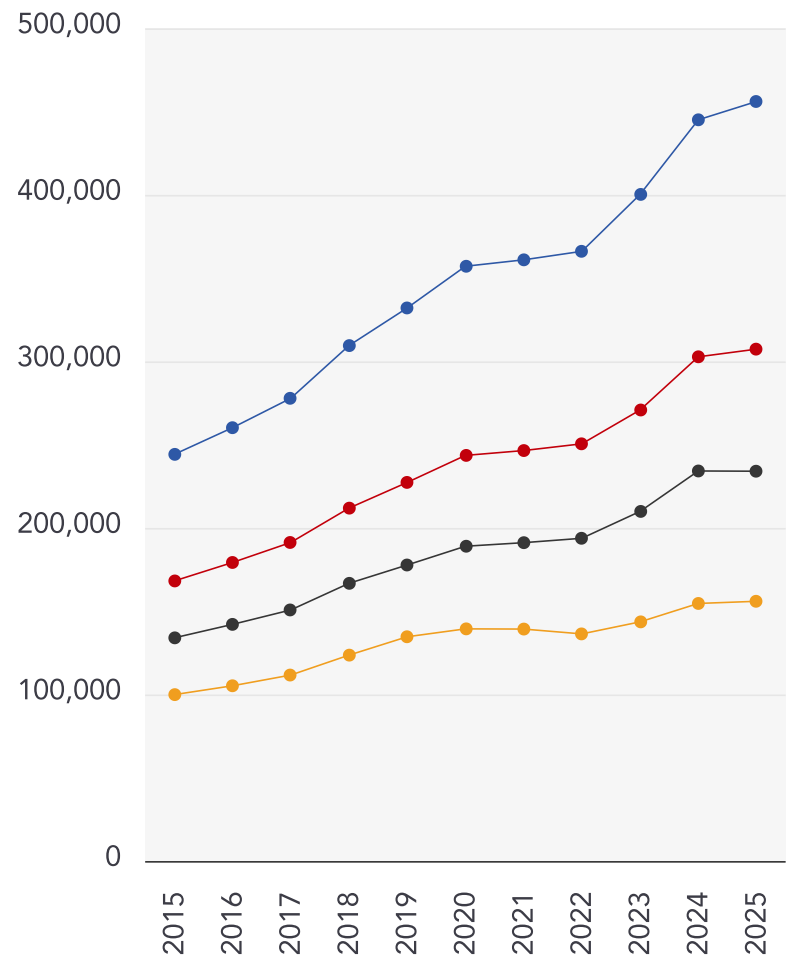
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

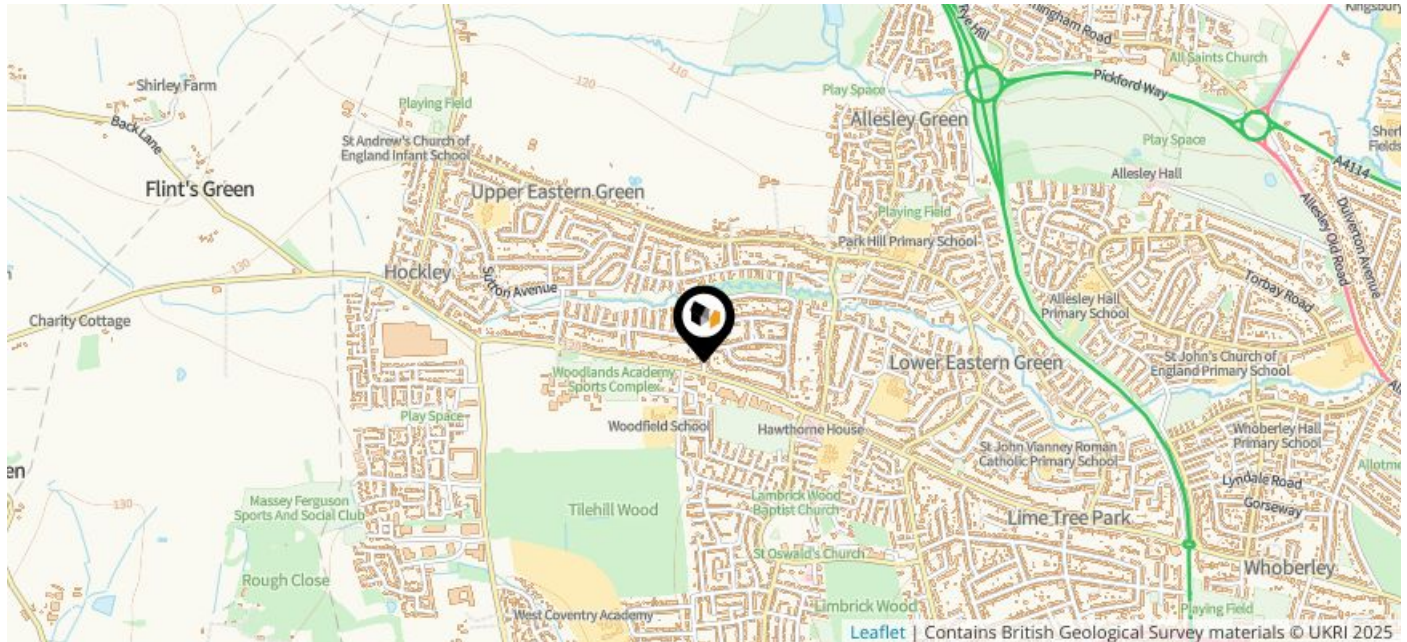
+56.09%

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.

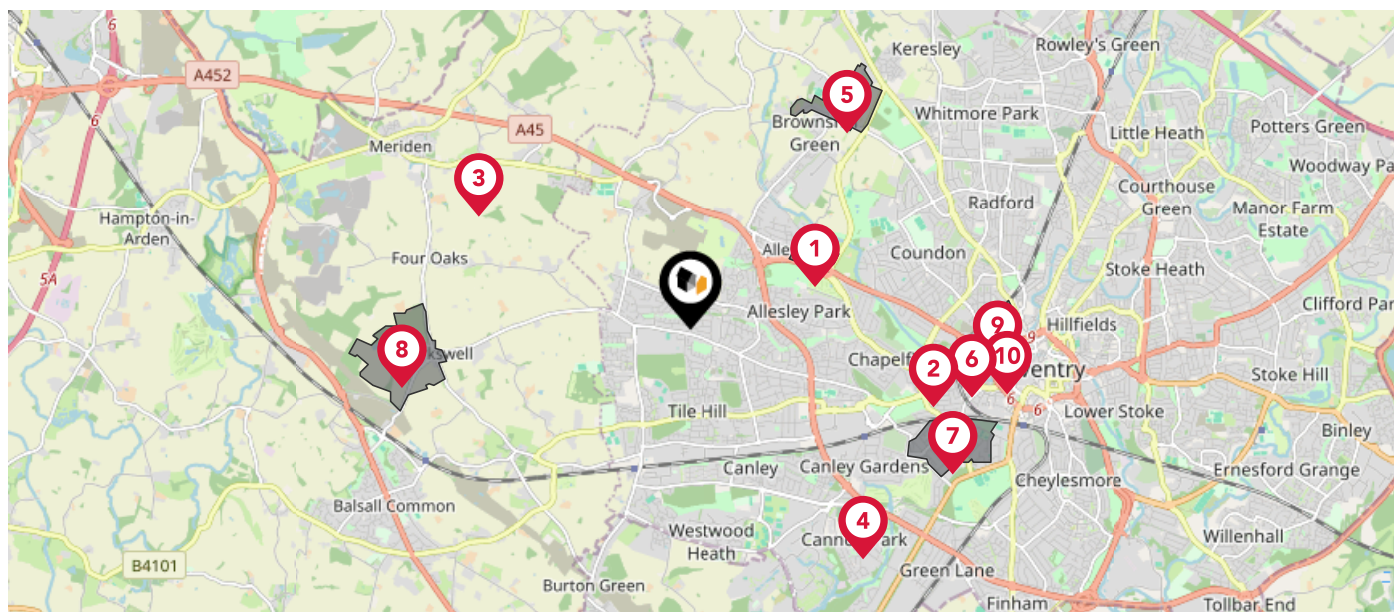
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Allesley Village



Chapelfields



Conservation Area - Church Lane, Meriden



Ivy Farm Lane (Canley Hamlet)



Brownhill Green



Spon End



Earlsdon



Conservation Area - Berkswell



Naul's Mill



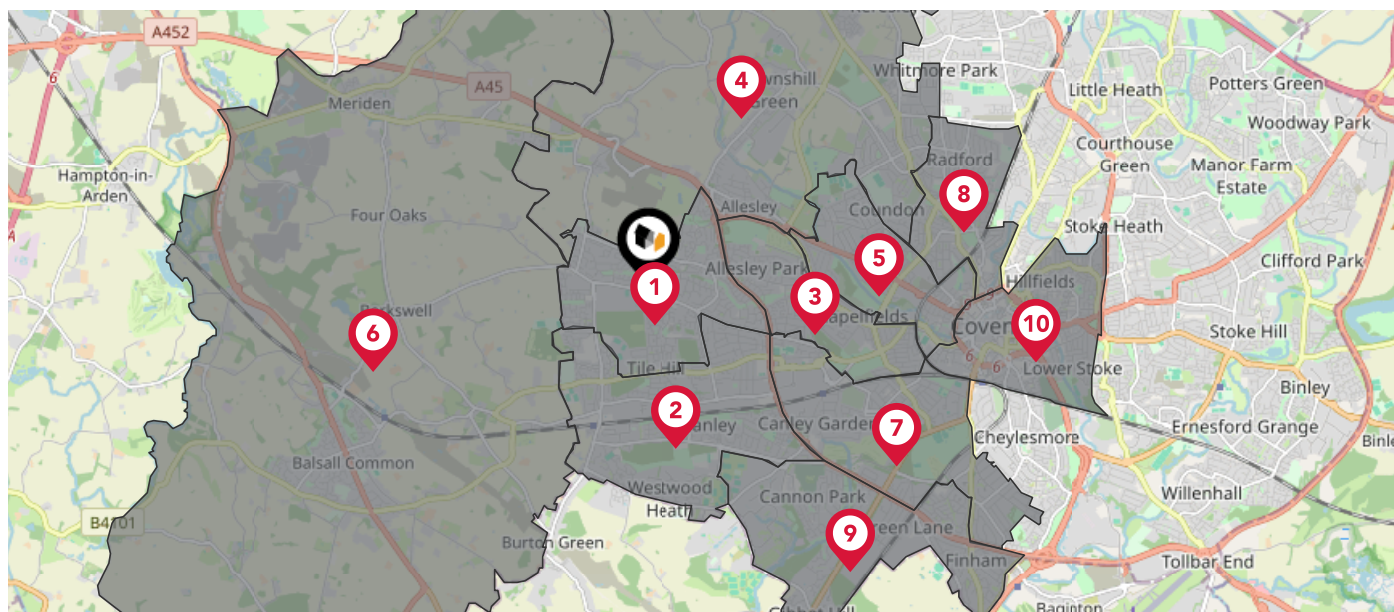
Spon Street

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

Woodlands Ward

2

Westwood Ward

3

Whoberley Ward

4

Bablake Ward

5

Sherbourne Ward

6

Meriden Ward

7

Earlsdon Ward

8

Radford Ward

9

Wainbody Ward

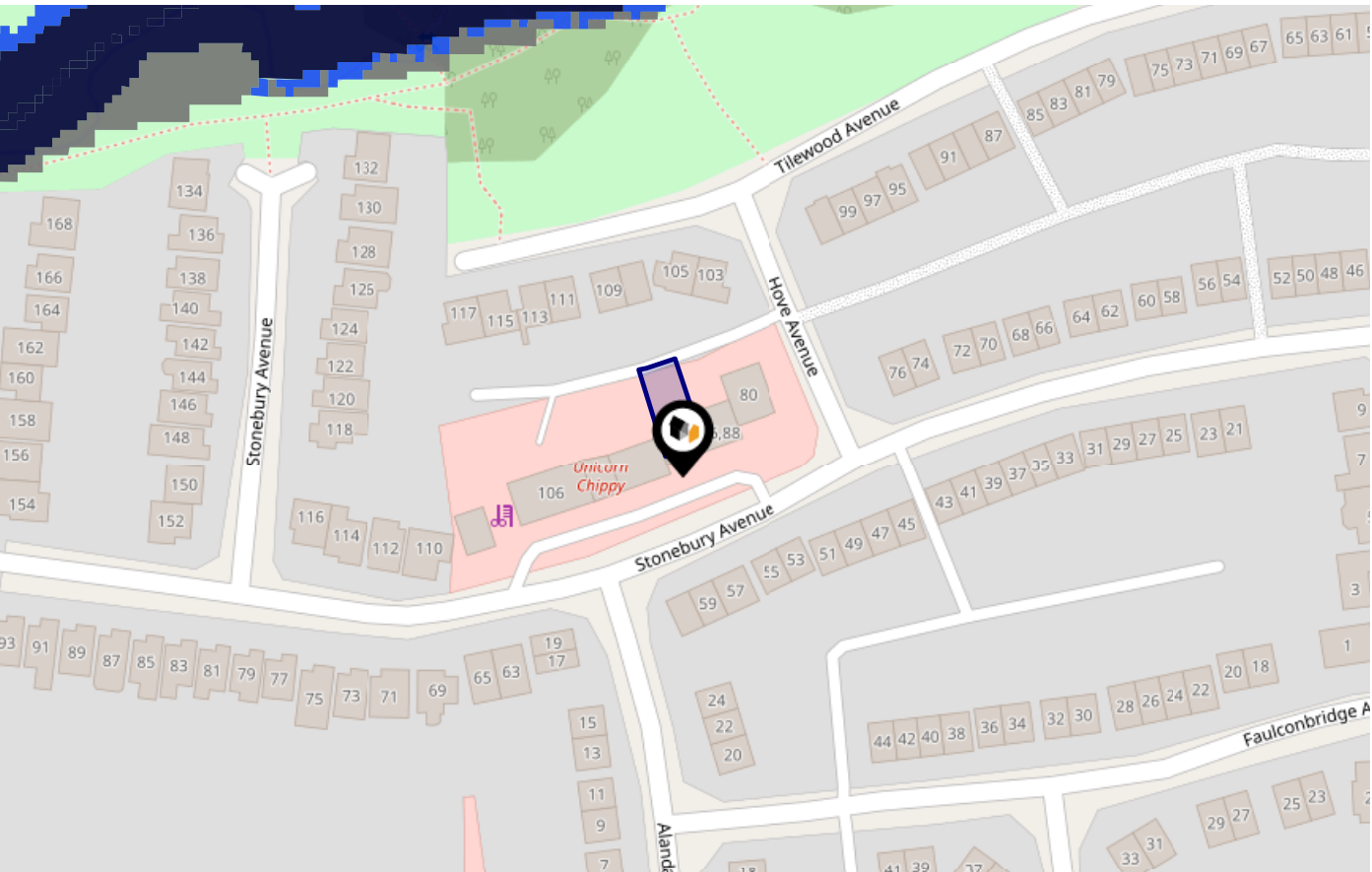
10

St. Michael's 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.

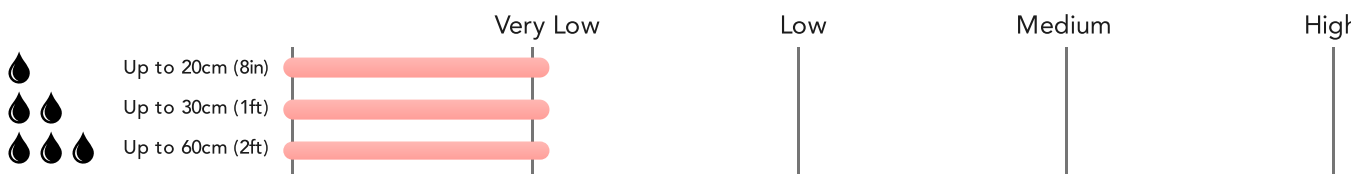


Risk Rating: Very low

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.

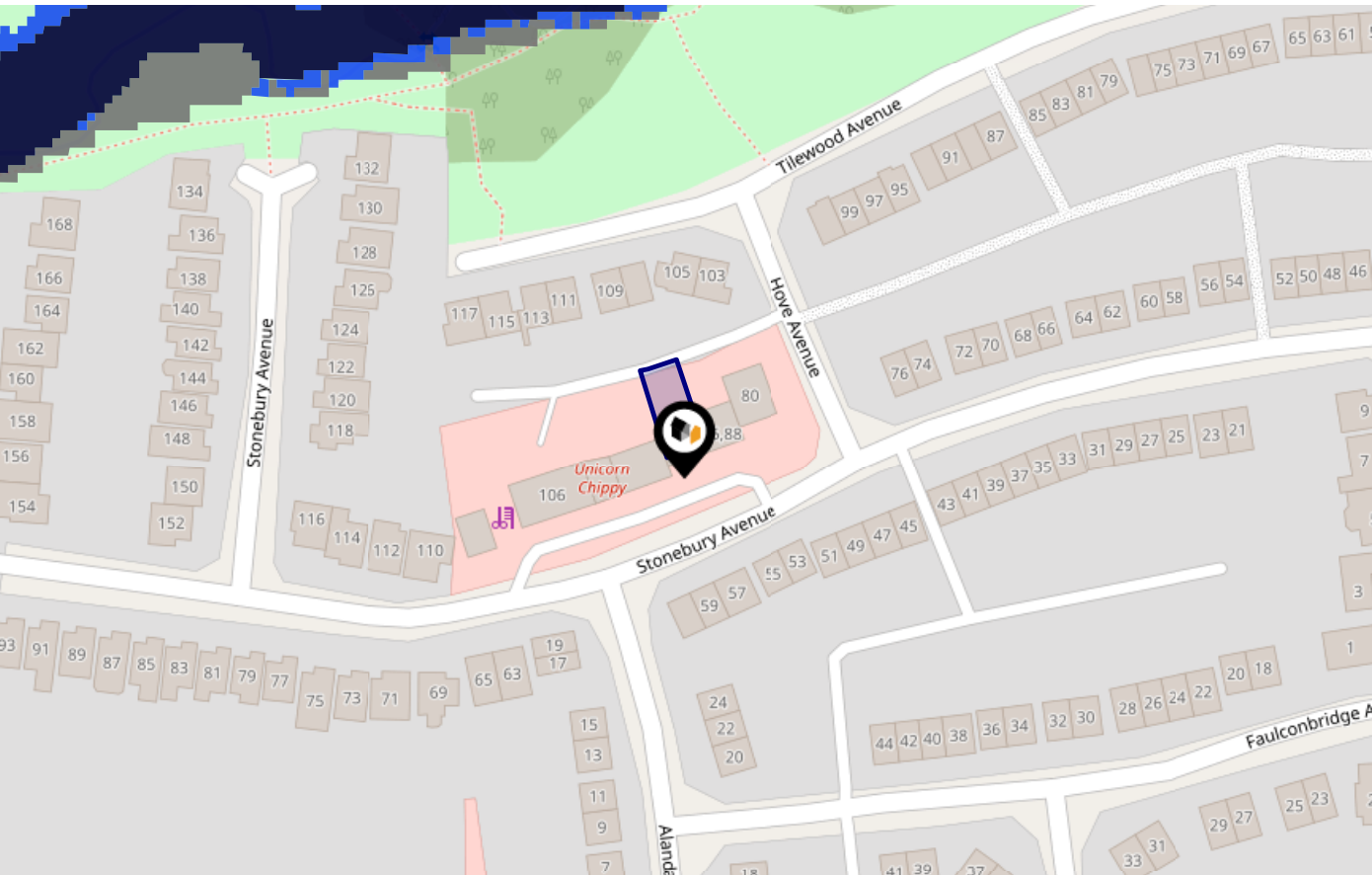
Chance of flooding to the following depths at this property:



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.

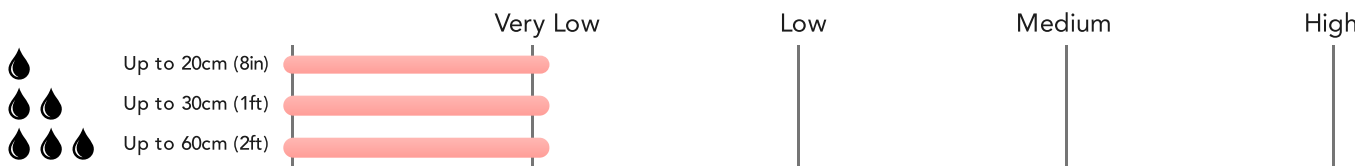


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

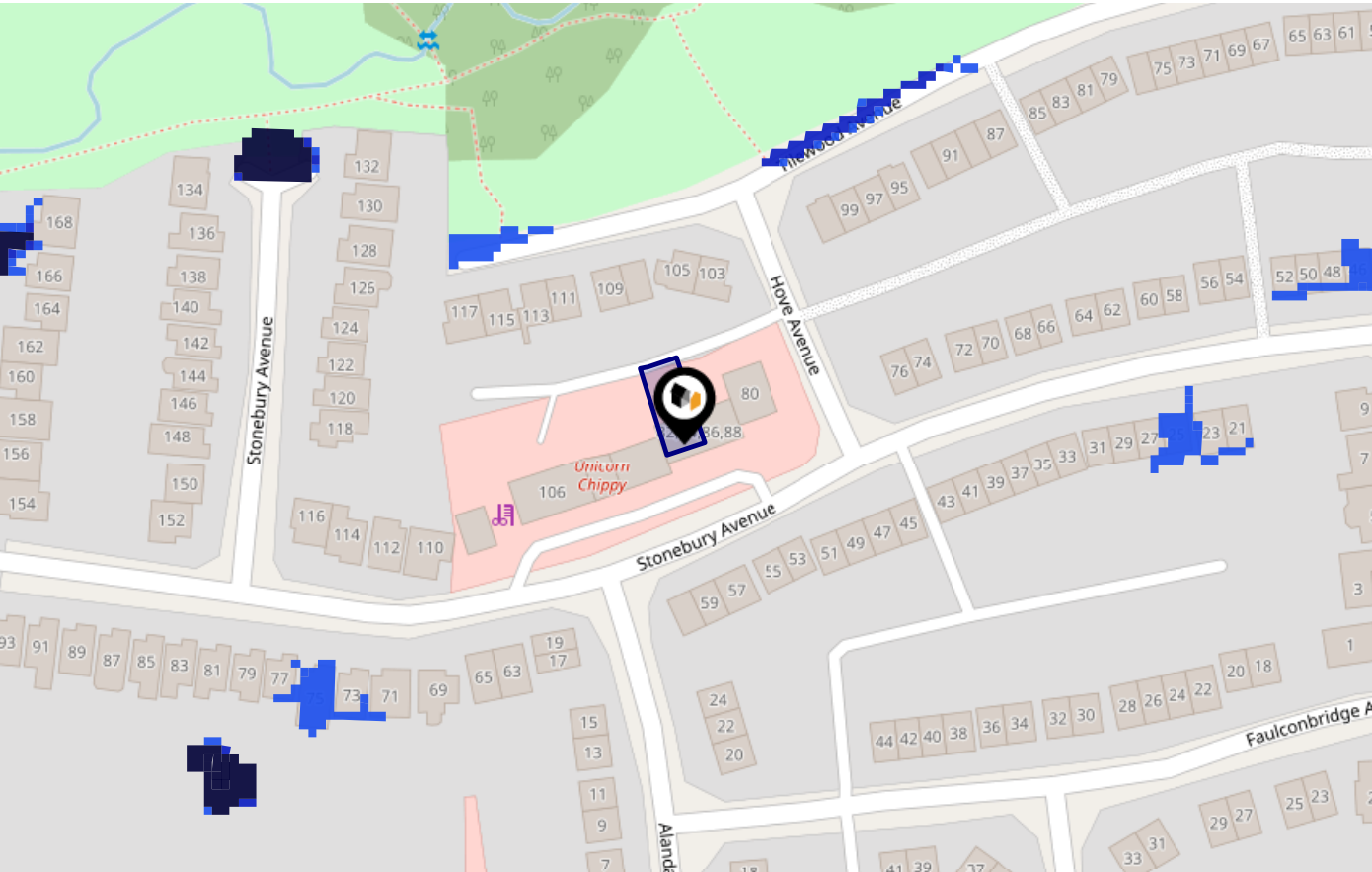
Chance of flooding to the following depths at this property:



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.

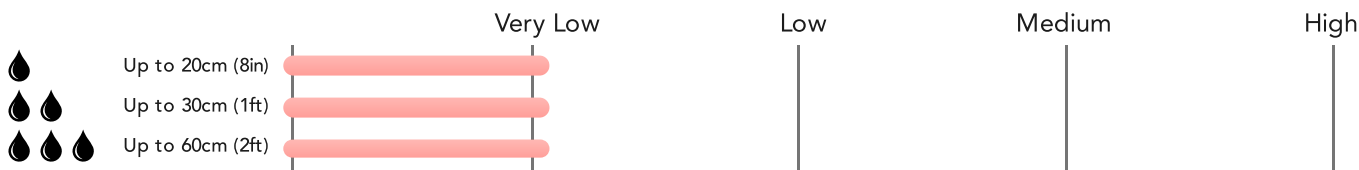


Risk Rating: Very low

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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.
- 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.

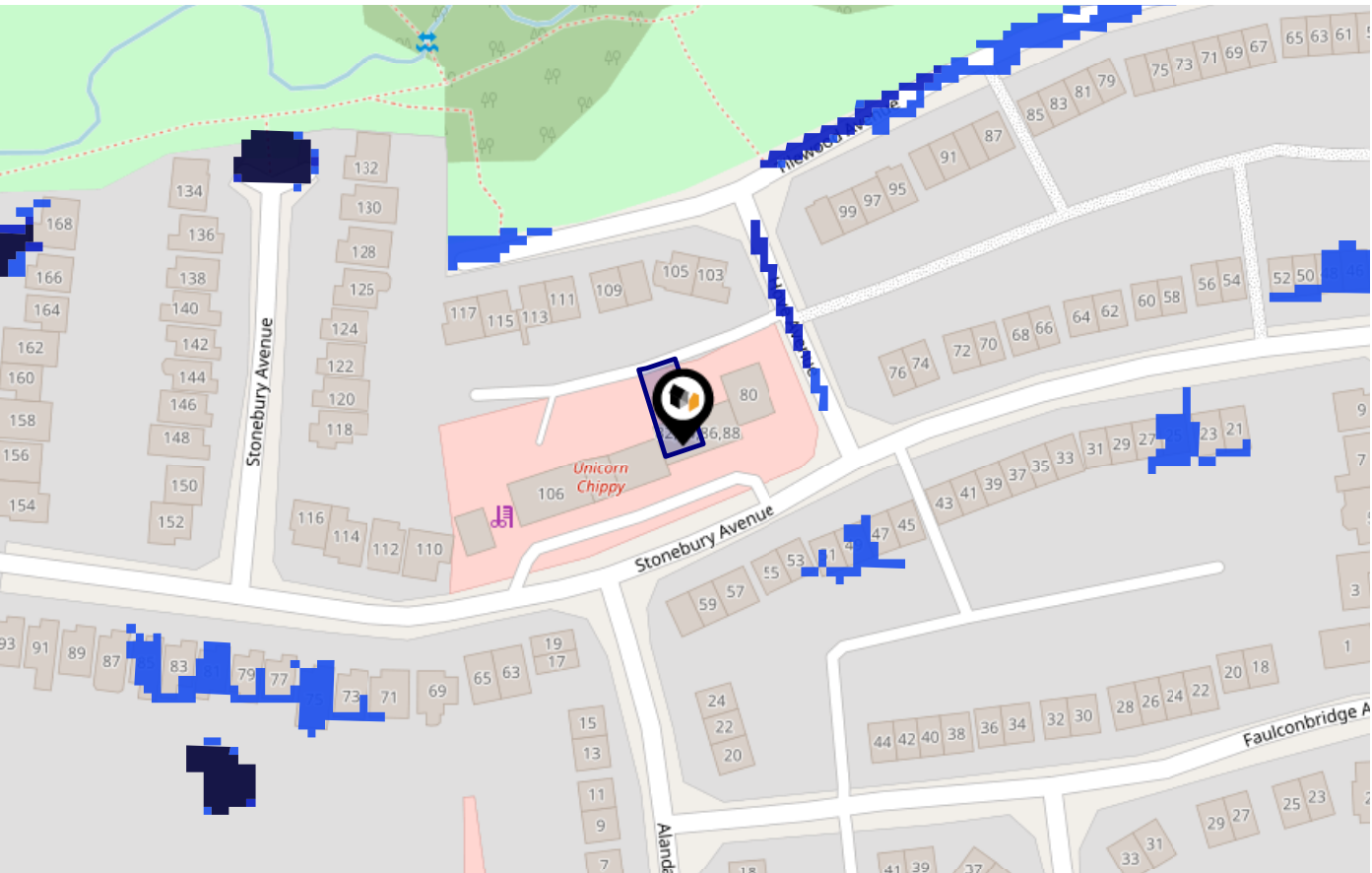
Chance of flooding to the following depths at this property:



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.

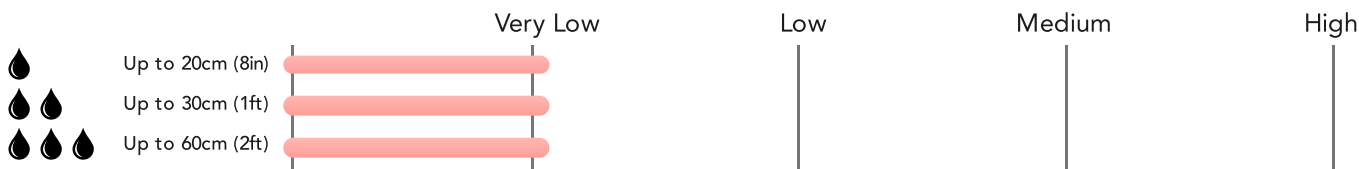


Risk Rating: Very low

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:

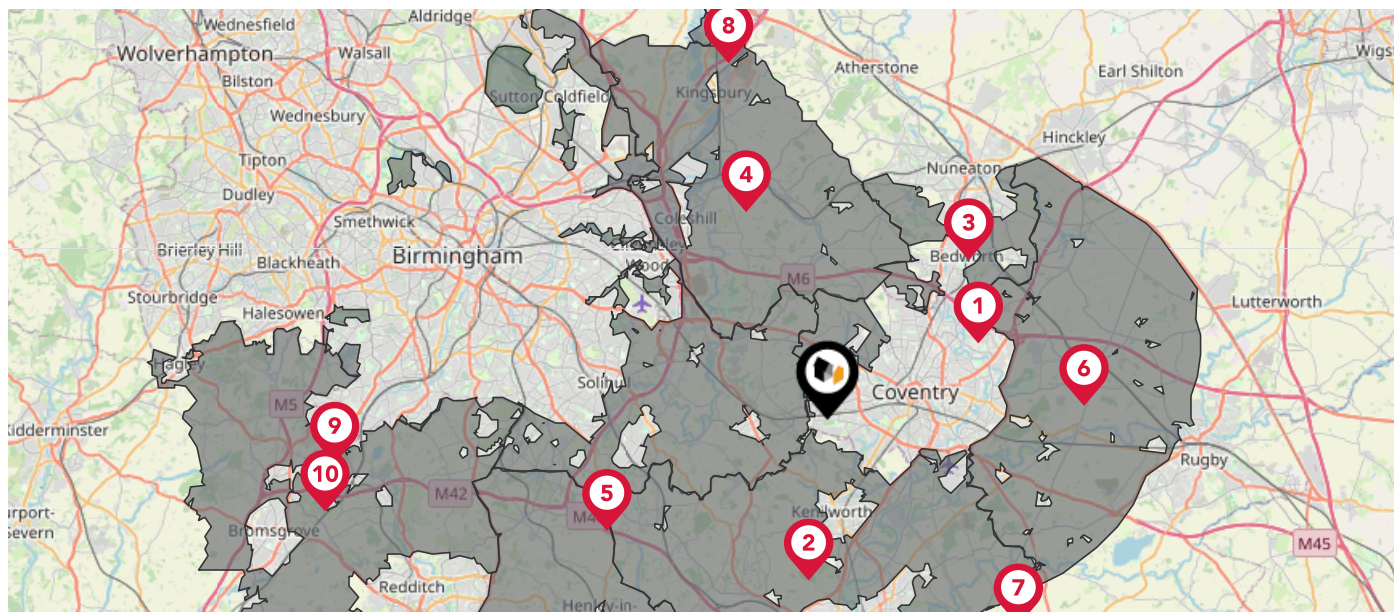


Maps











Green Belt



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



Nearby Green Belt Land

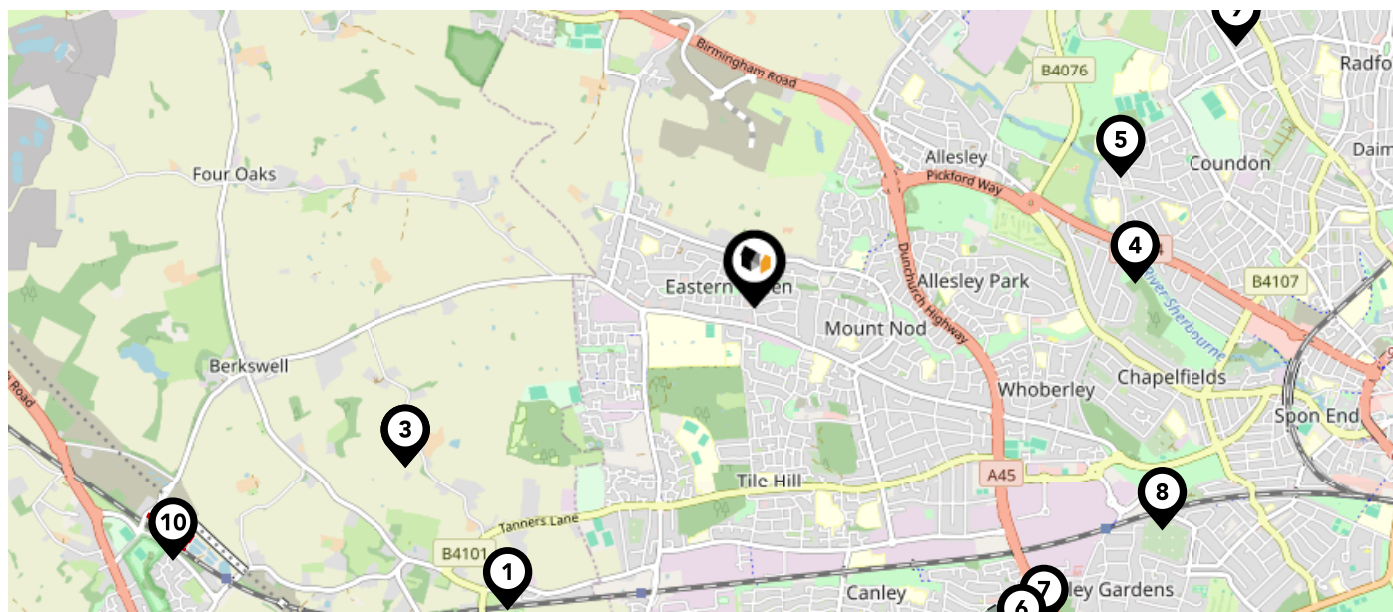
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Tamworth
-  Birmingham Green Belt - Birmingham
-  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

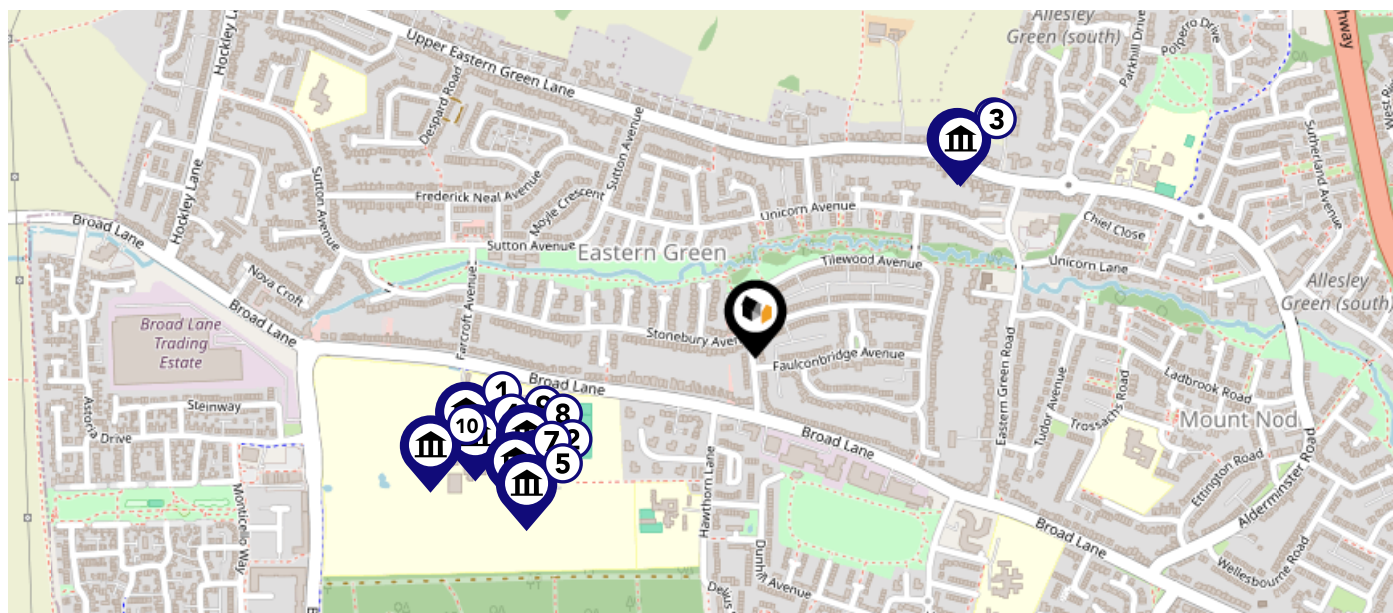
1	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill	
2	Land At Benton Green Lane-Benton Green Lane, Balsall Common, Near Coventry, Solihull, West Midlands	Historic Landfill	
3	Opposite Victoria Farm-Benton Green Lane, Berkswell, Birmingham, West Midlands	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Coundon Social Club-Coundon, Coventry	Historic Landfill	
6	Prior Deram Park-Canley, Coventry	Historic Landfill	
7	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
8	Hearsall Common-Whoberley, Coventry	Historic Landfill	
9	Kelmscote Road-Coudon, Coventry	Historic Landfill	
10	EA/EPR/SP3291FR/A001	Active Landfill	

Maps

Listed Buildings

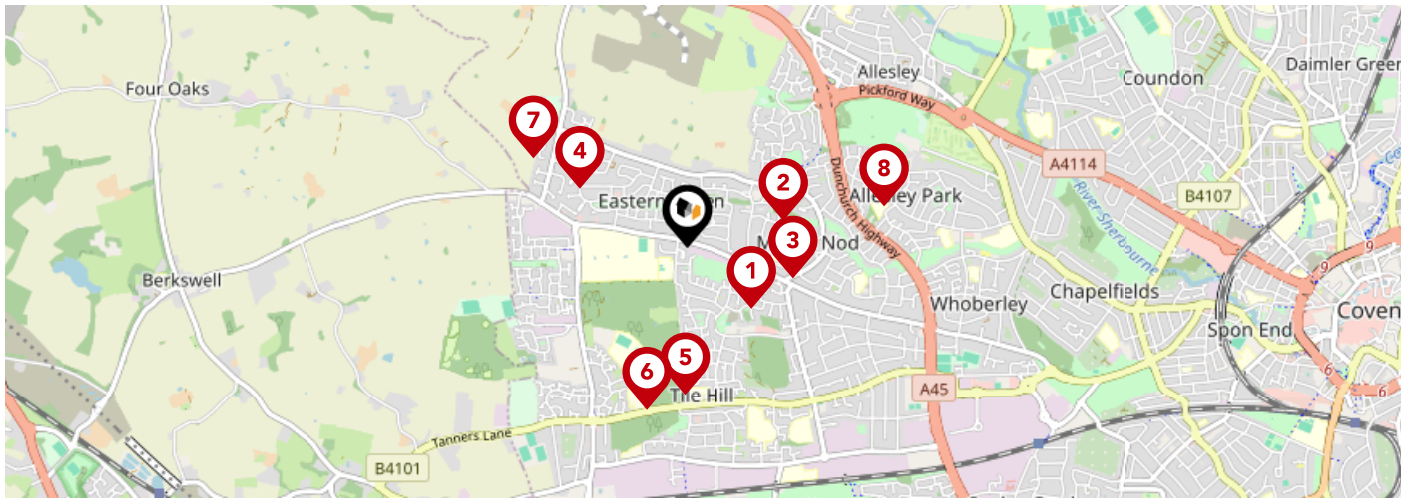


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



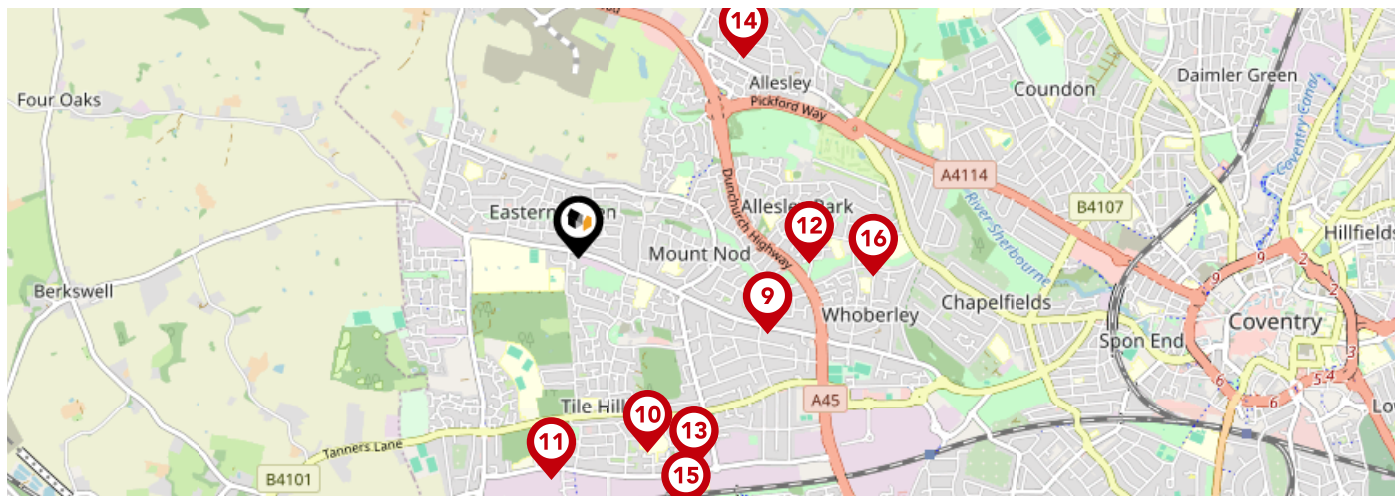
Listed Buildings in the local district		Grade	Distance
	1226690 - House Block To North Of Workshop And Science Block At Woodlands School	Grade II	0.3 miles
	1076548 - House Block East Of Teaching Block Lying Due East Of Main Block At Woodlands School	Grade II	0.3 miles
	1076625 - Barn Cottage	Grade II	0.3 miles
	1226681 - Workshop And Science Block To North Of Main Block At Woodlands School	Grade II	0.3 miles
	1226703 - House Block To South East Of Main Block At Woodlands School	Grade II	0.3 miles
	1145904 - Barn Farmhouse	Grade II	0.3 miles
	1076547 - Teaching Block Due East Of Main Block At Woodlands School	Grade II	0.3 miles
	1265707 - House Block To East Of Linked Teaching And Gymnasium Blocks, At Woodlands School	Grade II	0.3 miles
	1076546 - Teaching Block With Attached Gymnasium North East Of Main Block At Woodlands School	Grade II	0.3 miles
	1076586 - Arts And Crafts Block With Teaching Block And House Block To North West Of Main Block At Woodlands School	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Limbrick Wood Primary School Ofsted Rating: Good Pupils:0 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Park Hill Primary School Ofsted Rating: Good Pupils: 439 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Eastern Green Junior School Ofsted Rating: Good Pupils: 240 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	West Coventry Academy Ofsted Rating: Good Pupils: 1236 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 168 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

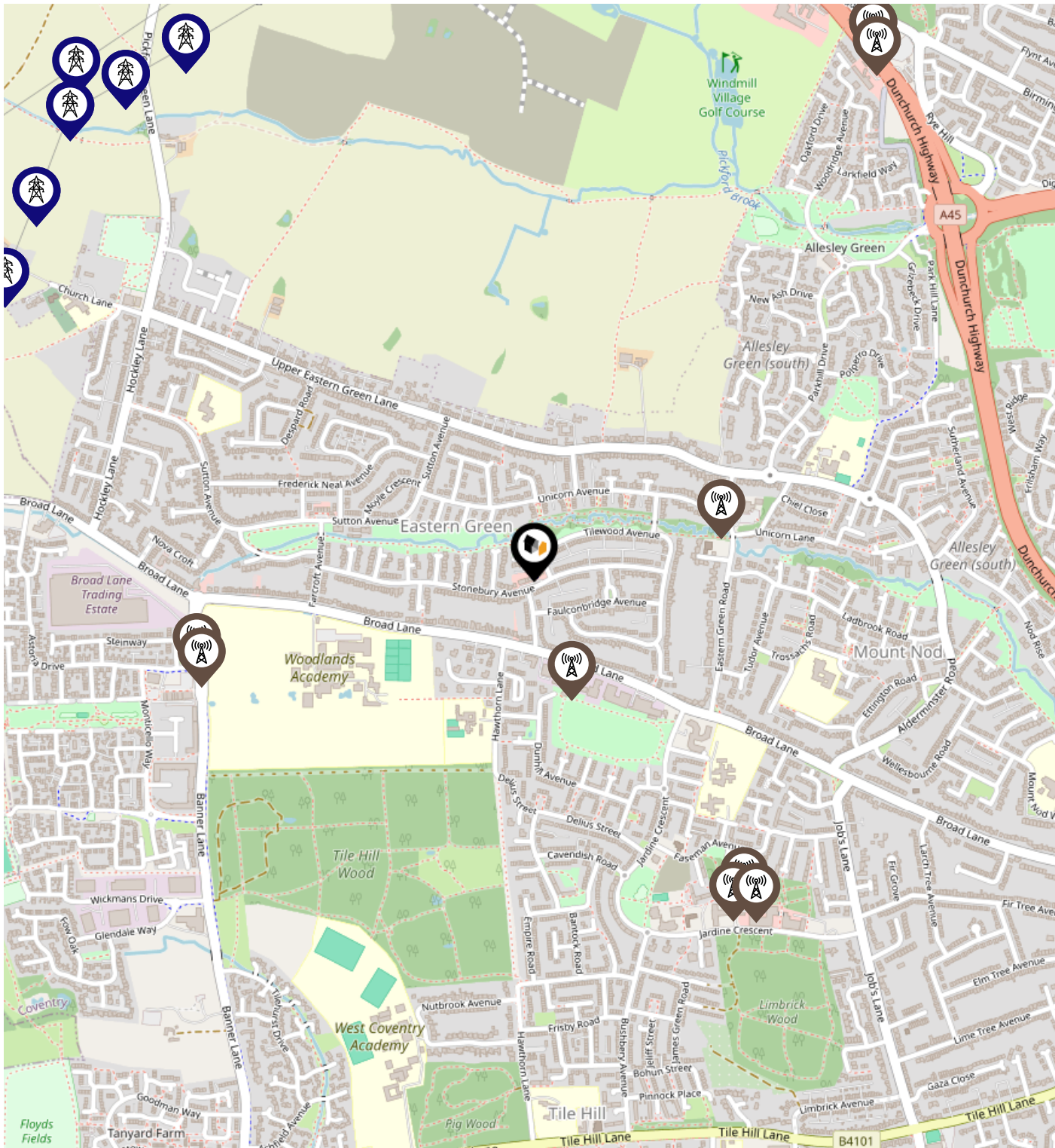
Area Schools





		Nursery	Primary	Secondary	College	Private
9	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.92	<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:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Leigh Church of England Academy Ofsted Rating: Good Pupils: 223 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Allesley Primary School Ofsted Rating: Good Pupils: 419 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.33	<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

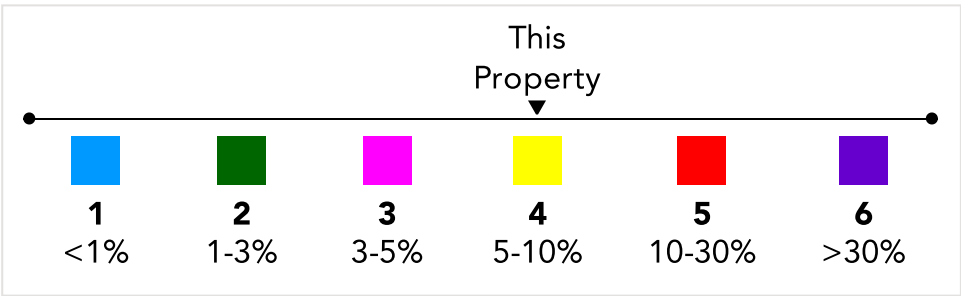
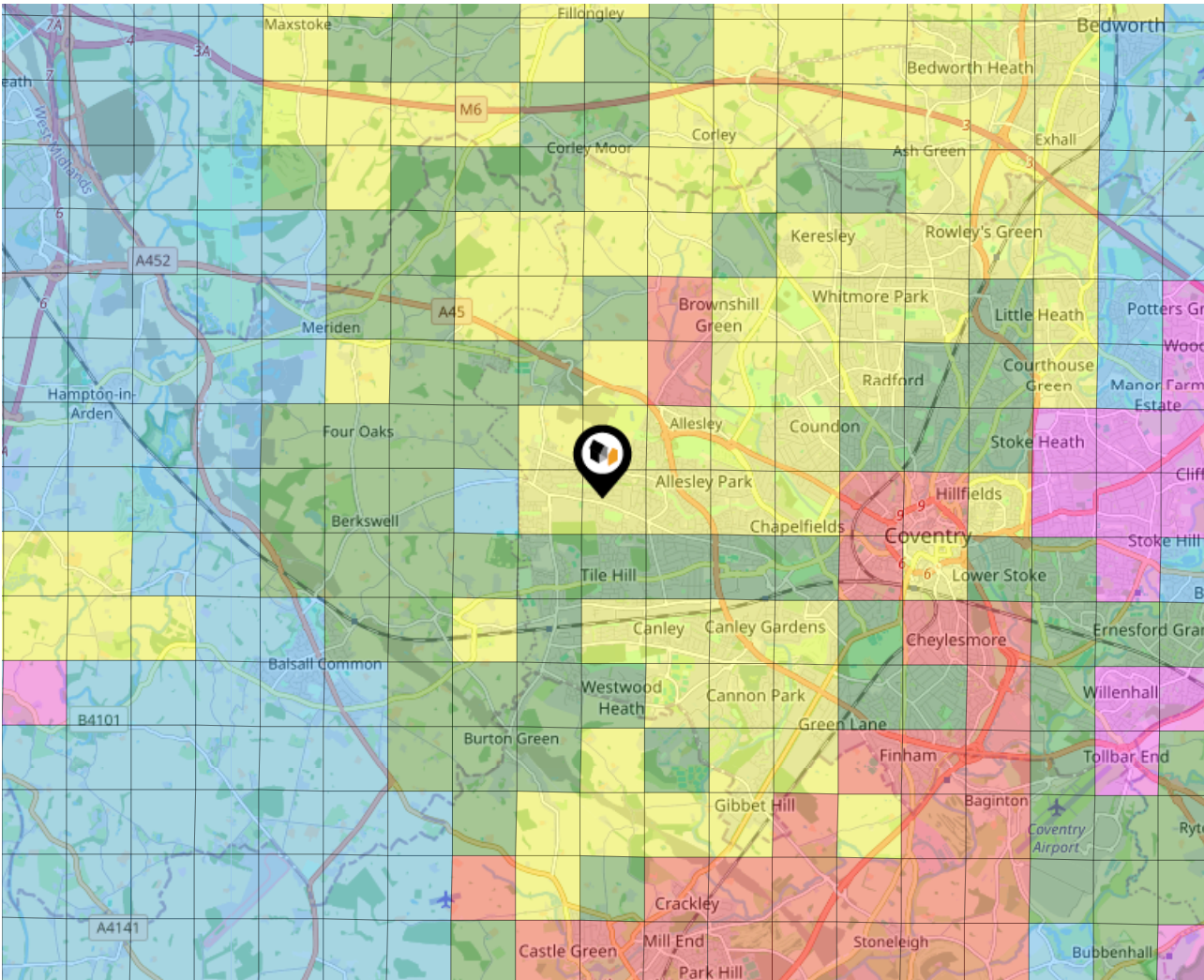
Environment

Radon Gas



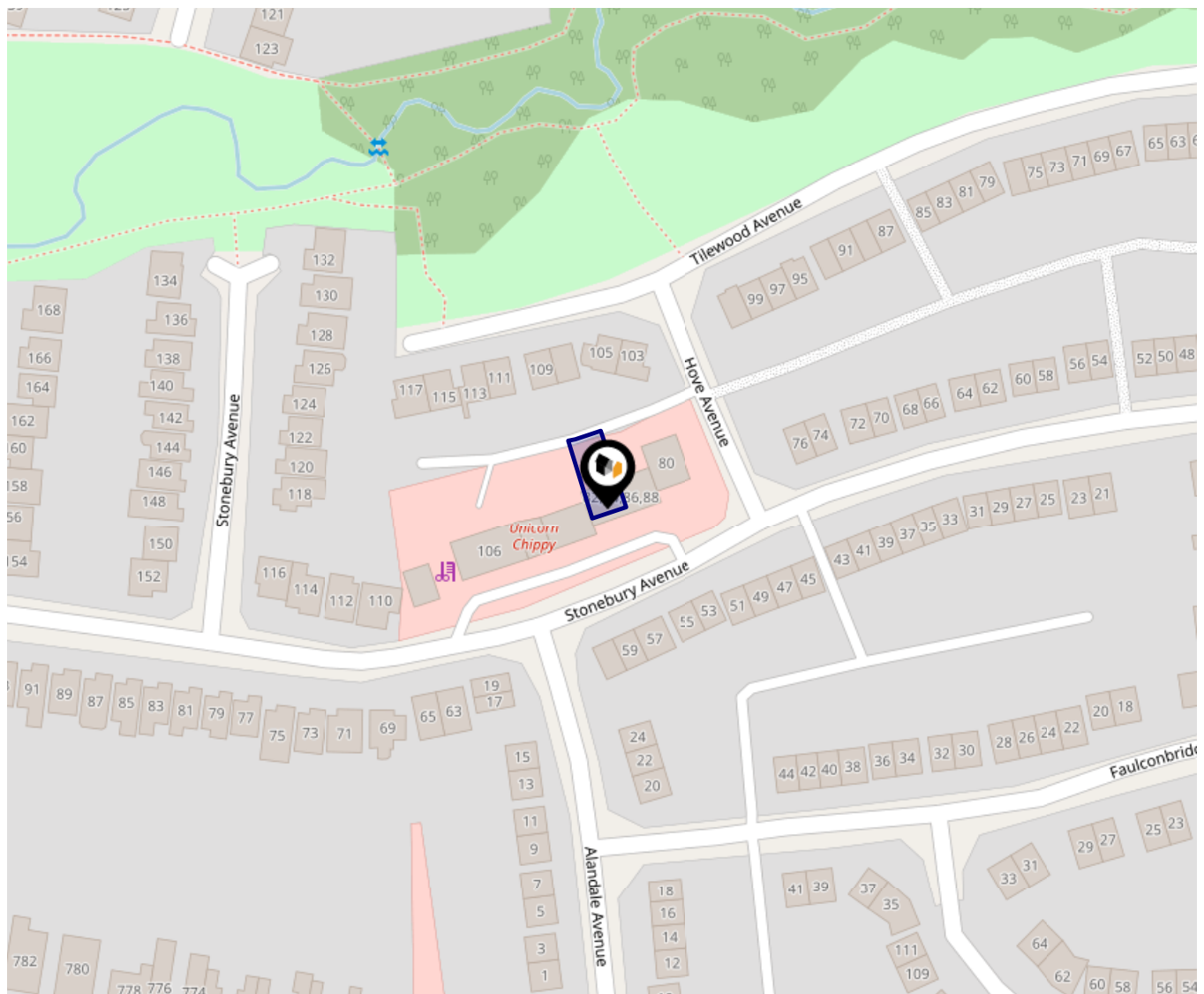
What is Radon?

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/m³).



Local Area

Road Noise



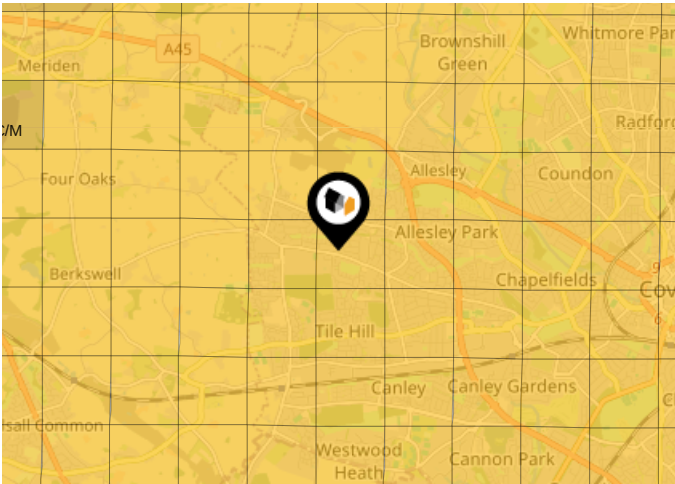
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)		LOAM
Soil Group:	MEDIUM TO LIGHT	Soil Depth:	DEEP

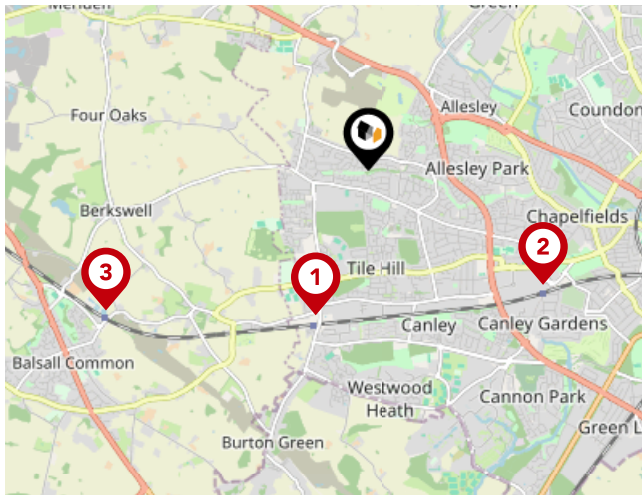


Primary Classifications (Most Common Clay Types)

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

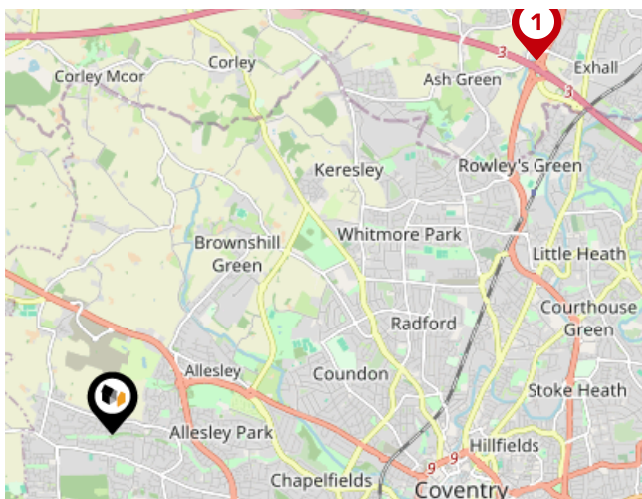
Area

Transport (National)



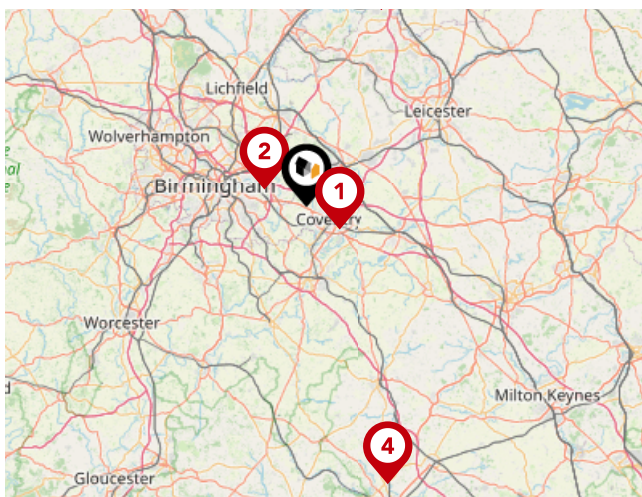
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	1.39 miles
2	Canley Rail Station	1.89 miles
3	Berkswell Rail Station	2.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.12 miles
2	M6 J3A	5.99 miles
3	M42 J6	5.69 miles
4	M6 J4	6.58 miles
5	M42 J7	6.72 miles

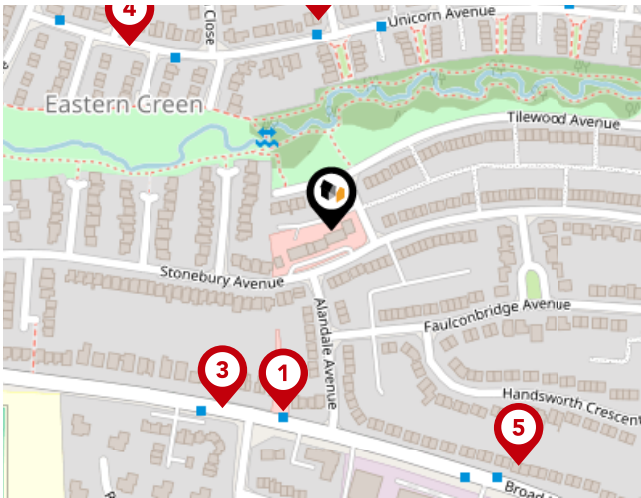


Airports/Helipads

Pin	Name	Distance
1	Baginton	5.65 miles
2	Birmingham Airport	6.73 miles
3	East Mids Airport	30.47 miles
4	Kidlington	41.94 miles

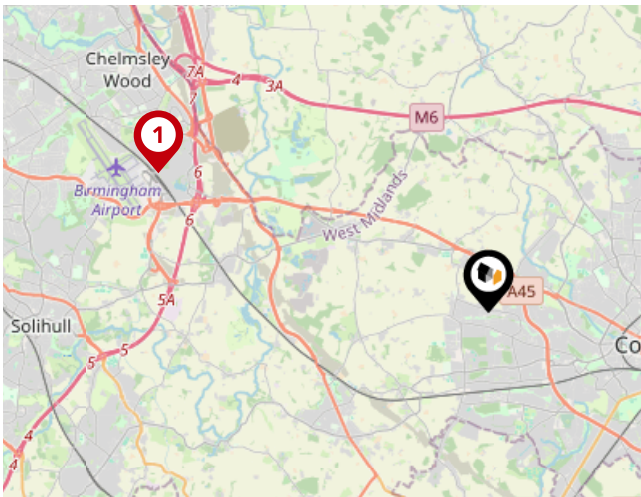
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hawthorn Lane	0.11 miles
2	Derwent Close	0.12 miles
3	Hawthorn Lane	0.12 miles
4	Sutton Avenue	0.15 miles
5	Alandale Avenue	0.17 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.46 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.

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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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Valuation Office
Agency

