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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 : £158,000

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



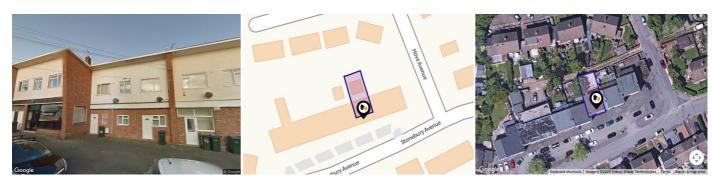
Dear Buyers & Interested Parties

Your property details in brief......

A unique & substantial investment opportunity (Sold with 86) 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 Overview





Property

Туре:	Flat / Maisonette	Price Estimate:	£158,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.04 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WM333544		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)







(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



		Ene	ergy rating
	Valid until 03.04.2035		
Score	Energy rating	Current	Potential
92+	Α		
81-91	B		
69-80	С	73 c	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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 64% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 m ²

Market Sold in Street



29, Stonebury Ave	nue, Coventry, C	V5 7FW			
Last Sold Date:	12/12/2024	25/04/2016	06/12/1996		
Last Sold Price:	£230,000	£159,950	£44,500		
55, Stonebury Ave	nue, Coventry, C	V5 7FW			
Last Sold Date:	30/08/2024	01/10/2007	23/04/1999		
Last Sold Price:	£230,000	£152,500	£56,950		
96, Stonebury Ave	nue, Coventry, C	V5 7FW			
Last Sold Date:	30/06/2023	29/11/2019			
Last Sold Price:	£35,000	£7,000			
63, Stonebury Ave	nue, Coventry, C	V5 7FW			
Last Sold Date:	09/06/2023				
Last Sold Price:	£246,000				
78, Stonebury Ave	nue, Coventry, C	V5 7FW			
Last Sold Date:	11/03/2022				
Last Sold Price:	£152,500				
64, Stonebury Ave	nue, Coventry, C	V5 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 Ave	nue, Coventry, C	V5 7FW			
Last Sold Date:	04/03/2020				
Last Sold Price:	£238,000				
68, Stonebury Ave	nue, Coventry, C	V5 7FW			
Last Sold Date:	10/08/2018	12/09/2003	13/03/1997		
Last Sold Price:	£220,000	£131,000	£51,500		
57, Stonebury Ave	nue, Coventry, C	V5 7FW			
Last Sold Date:	07/06/2018				
Last Sold Price:	£180,000				
108, Stonebury Av	enue, Coventry,	CV5 7FW			
Last Sold Date:	27/09/2017	12/03/1999			
Last Sold Price:	£275,000	£3,000			
53, Stonebury Ave	nue, Coventry, C	V5 7FW			
Last Sold Date:	15/06/2017				
Last Sold Price:	£197,500				
84, Stonebury Ave	nue, Coventry, C	V5 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 Ave		1		
Last Sold Date:	07/08/2015	16/08/1999		
Last Sold Price:	£186,500	£59,950		
72, Stonebury Ave	nue, Coventry, C	V5 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 Ave	nue, Coventry, C	V5 7FW		
Last Sold Date:	23/10/2014			
Last Sold Price:	£156,000			
32, Stonebury Ave	nue, Coventry, C	V5 7FW		
Last Sold Date:	11/07/2014			
Last Sold Price:	£70,000			
I5, Stonebury Ave	nue, Coventry, C	V5 7FW		
Last Sold Date:	18/06/2014	05/09/2007	06/03/1998	
Last Sold Price:	£179,950	£185,000	£53,500	
51, Stonebury Ave	nue, Coventry, C	V5 7FW		
Last Sold Date:	18/10/2013			
Last Sold Price:	£166,000			
23, Stonebury Ave	nue, Coventry, C	V5 7FW		
Last Sold Date:	04/10/2013			
Last Sold Price:	£140,000			
0, Stonebury Ave	nue. Coventrv. C	V5 7FW		
Last Sold Date:	06/12/2010			
Last Sold Price:	£138,500			
19, Stonebury Ave	nue Coventry C	V5 7EW		
Last Sold Date:	11/06/2010			
Last Sold Date:	£134,750			
31, Stonebury Ave	J	W5 /FW		
Last Sold Date:	26/10/2009			
Last Sold Price:	£140,000			
35, Stonebury Ave		1		
Last Sold Date:	20/01/2006	22/10/1997		
Last Sold Price:	£108,000	£40,950		
48, Stonebury Ave	nue, Coventry, C	V5 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.

Market Sold in Street

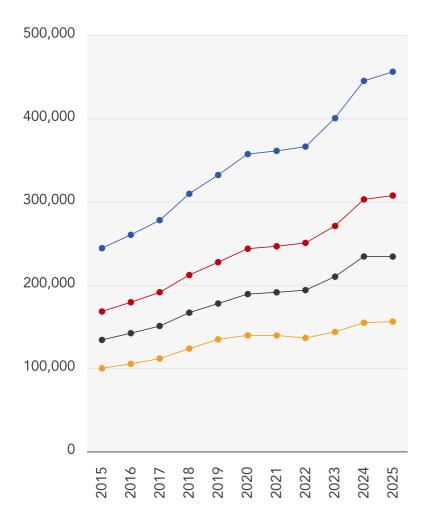


41, Stonebury Ave	enue, Coventry, C	V5 7FW		
Last Sold Date:	11/04/2003	28/11/1997		
Last Sold Price:	£119,995	£45,700		
56, Stonebury Ave	enue, Coventry, C	V5 7FW		
Last Sold Date:	25/01/2002			
Last Sold Price:	£120,000			
33, Stonebury Ave	enue, Coventry, C	V5 7FW		
Last Sold Date:	16/03/2001			
Last Sold Price:	£87,950			
76, Stonebury Ave	enue, Coventry, C	V5 7FW		
Last Sold Date:	01/09/2000			
Last Sold Price:	£97,500			
47, Stonebury Ave	enue, Coventry, C	V5 7FW		
Last Sold Date:	28/01/2000			
Last Sold Price:	£58,000			
37, Stonebury Ave	enue, Coventry, C	V5 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

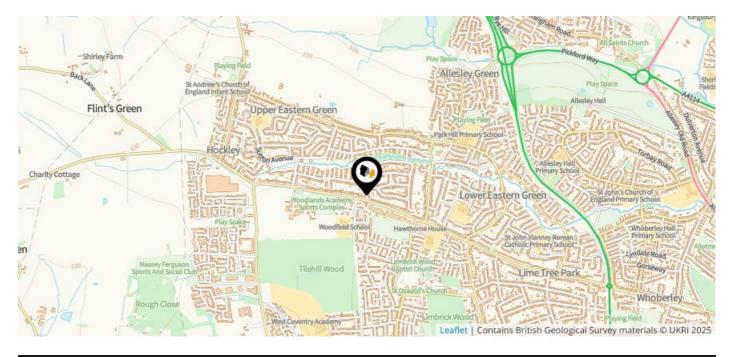
+74.65%

Flat

+56.09%

Maps Coal Mining





This map displays nearby coal mine entrances and their classifications.

Mine	Entry
wine	

× Adit × Gutter Pit × Shaft

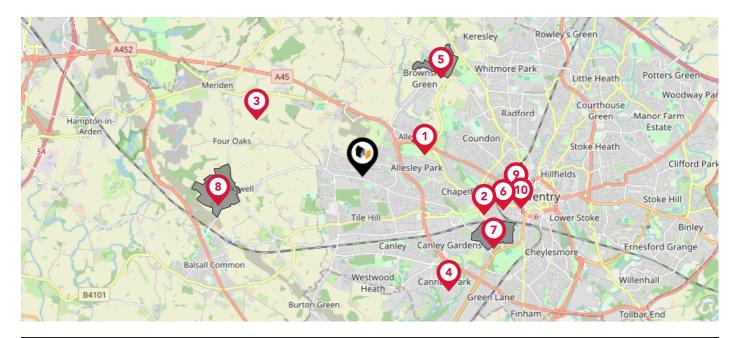
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

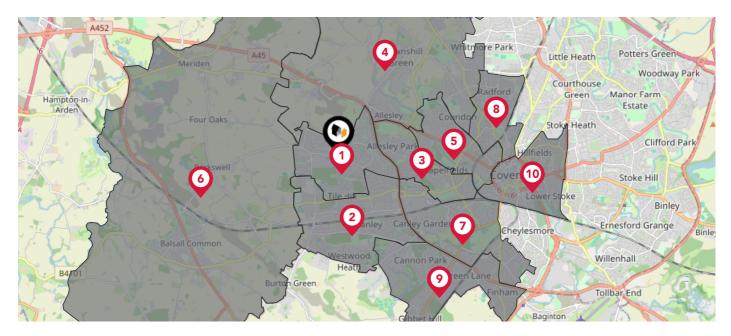


Nearby Cons	ervation Areas
1	Allesley Village
2	Chapelfields
3	Conservation Area - Church Lane, Meriden
4	Ivy Farm Lane (Canley Hamlet)
5	Brownshill Green
6	Spon End
Ø	Earlsdon
3	Conservation Area - Berkswell
Ø	Naul's Mill
10	Spon Street

Maps Council Wards



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



Nearby Cou	ncil 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

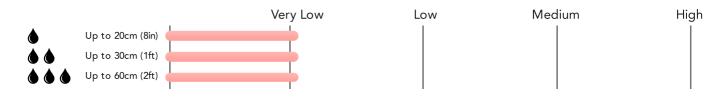
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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.

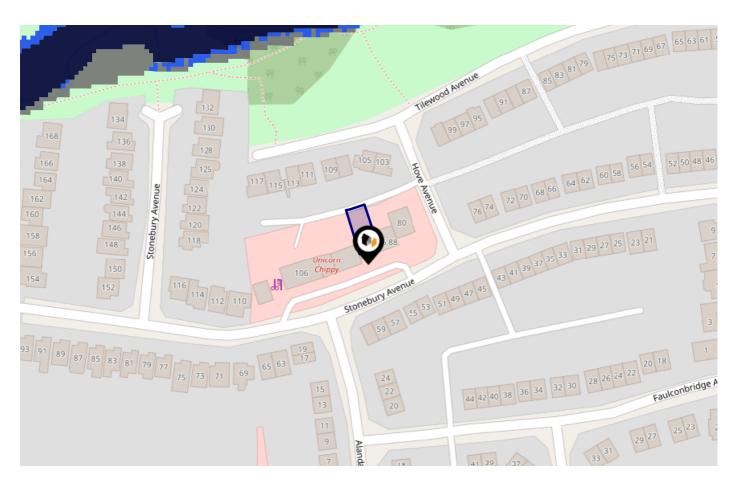
Very Low Risk - an area in which the risk is below 1 in 1000 (0.25%) in any one year.



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.

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.

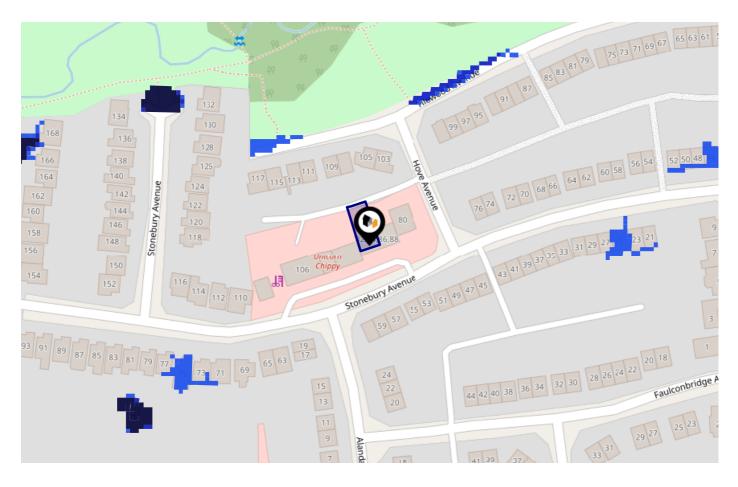
Very Low Risk - an area in which the risk is below 1 in 1000 (0.1%) in any one year.



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.

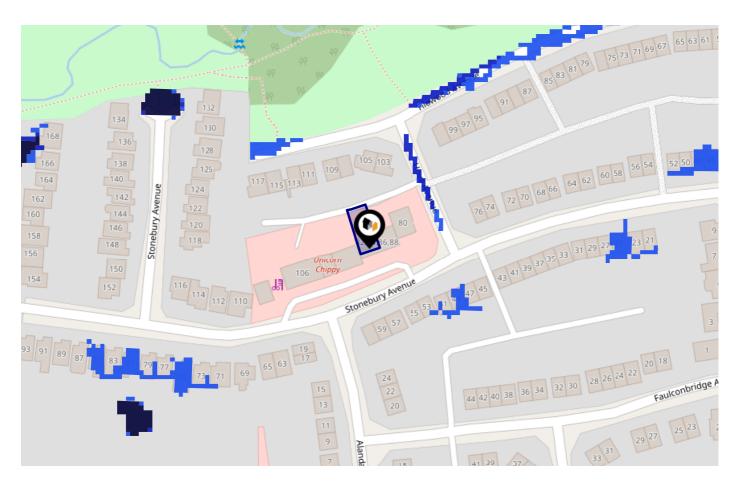
Very Low Risk - an area in which the risk is below 1 in 1000 (0.25%) in any one year.



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.



Maps Green Belt



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



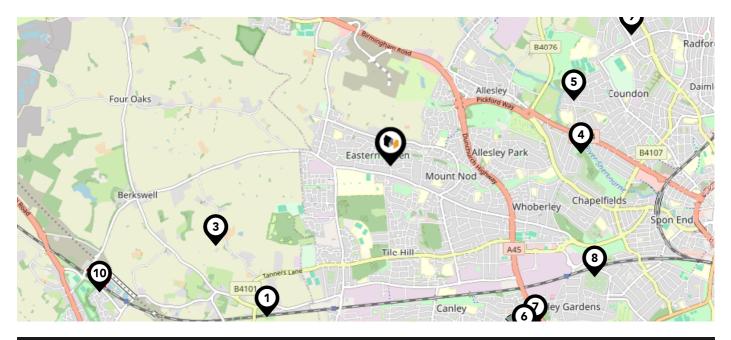
Nearby Green Belt Land

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 - Solihull
6	Birmingham Green Belt - Rugby
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.

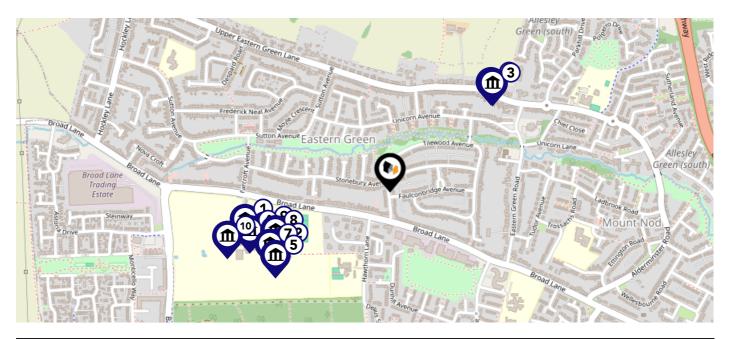


Nearby Landfill Sites (1)Duggins Lane-Berkswell, Solihull, West Midlands Historic Landfill 🔛 Land At Benton Green Lane-Benton Green Lane, Balsall Common, Near Coventry, Solihull, West Historic Landfill Midlands 3 Opposite Victoria Farm-Benton Green Lane, Historic Landfill 🔛 Berkswell, Birmingham, West Midlands Holyhead Road-Coundon, Coventry Historic Landfill 🔛 5 Coundon Social Club-Coundon, Coventry Historic Landfill 6 Prior Deram Park-Canley, Coventry Historic Landfill Ø Fletchampstead Highway-Canley, Coventry Historic Landfill 8 Hearsall Common-Whoberley, Coventry Historic Landfill 🔛 0 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 B	uildings 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
(1) ⁵	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
(1) ⁸	1265707 - House Block To East Of Linked Teaching And Gymnasium Blocks, At Woodlands School	Grade II	0.3 miles
(1)	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



Four Oaks 2 4 Easterron	Allesley Pictore Way 2 8 Alleyley Park 3 Nod 3 N
Berkswell	Whoberley Chapelfields Spon End
Tanners Lane B4101	A45

		Nursery	Primary	Secondary	College	Private
•	Limbrick Wood Primary School Ofsted Rating: Good Pupils:0 Distance:0.4					
2	Park Hill Primary School Ofsted Rating: Good Pupils: 439 Distance:0.45					
3	Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:0.49					
4	Eastern Green Junior School Ofsted Rating: Good Pupils: 240 Distance:0.56					
5	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:0.66					
6	West Coventry Academy Ofsted Rating: Good Pupils: 1236 Distance:0.75			\checkmark		
Ø	St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 168 Distance:0.81					
3	Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:0.91					

Area Schools

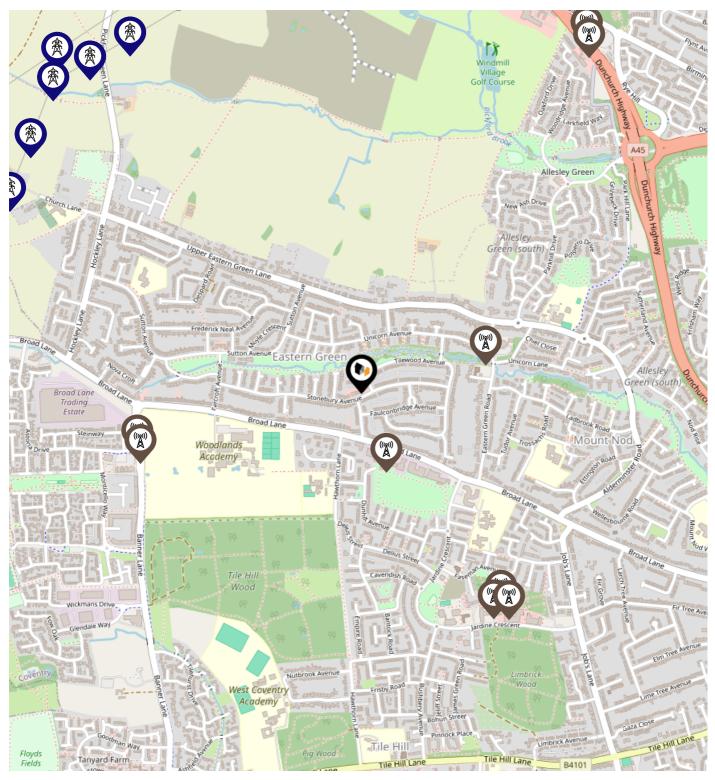


Four Oaks	Allesley Pickforg Wap	Coundon Daimler Green
Berkswell	Allesie 12 ark t Nod 12 13 Whoberley	
Tile Hill 10 B4101 B4101	A45	Spon End 6 55 Lov

		Nursery	Primary	Secondary	College	Private
9	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.92					
10	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.93					
1	Leigh Church of England Academy Ofsted Rating: Good Pupils: 223 Distance:1					
12	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:1.04					
13	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.08					
14	Allesley Primary School Ofsted Rating: Good Pupils: 419 Distance:1.18					
15	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:1.25					
16	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.33					

Local Area Masts & Pylons





Key:



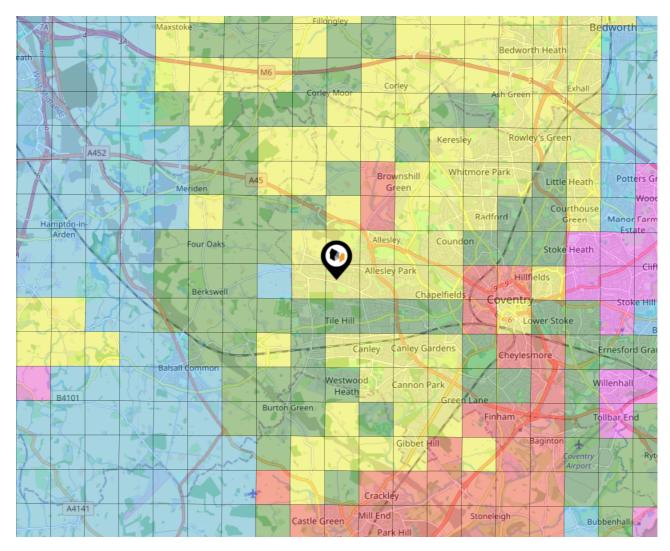
Communication Masts

Environment Radon Gas



What is Radon?

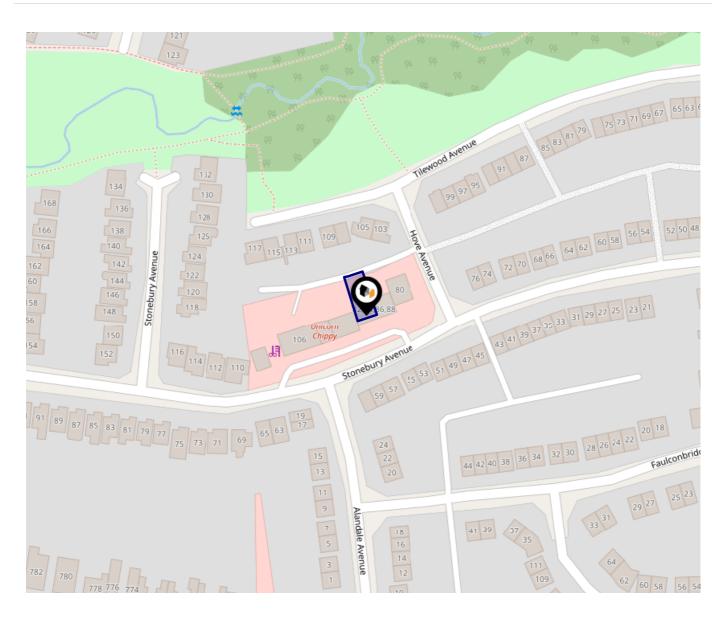
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Environment Soils & Clay



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

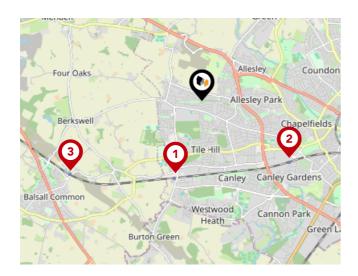
Carbon Content: Parent Material Grain: Soil Group:	VARIABLE(LOW) MIXED (ARGILLIC- RUDACEOUS) MEDIUM TO LIGHT	Soil Texture: Soil Depth:	CLAYEY LOAM TO SANDY LOAM DEEP
	Meriden A45 JM Four Oaks Berkswell sall Common	Brownshill Green Allesley Allesley Park Chapelfiel Tile Hill Canley Canley Gardens Westwood Cannon Park	ds Cov

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
тс	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

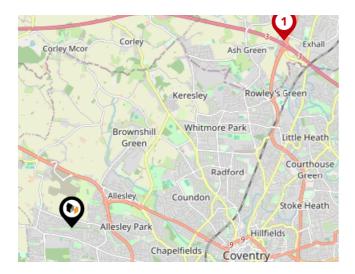
Area Transport (National)





National Rail Stations

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



Lichfield Wolverhämpton Bir Hilligha th Covery Worcester d Gloucester

Trunk Roads/Motorways

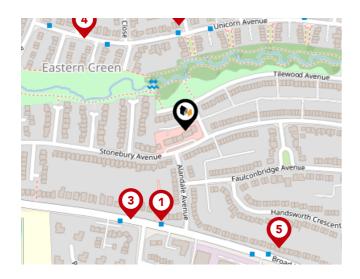
Pin	Name	Distance
1	M6 J3	5.12 miles
2	M6 J3A	5.99 miles
3	M42 J6	5.69 miles
4	M6 J4	6.58 miles
5	M42 J7	6.72 miles

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
	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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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 propertyspecific 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















Office for National Statistics





Valuation Office Agency

