



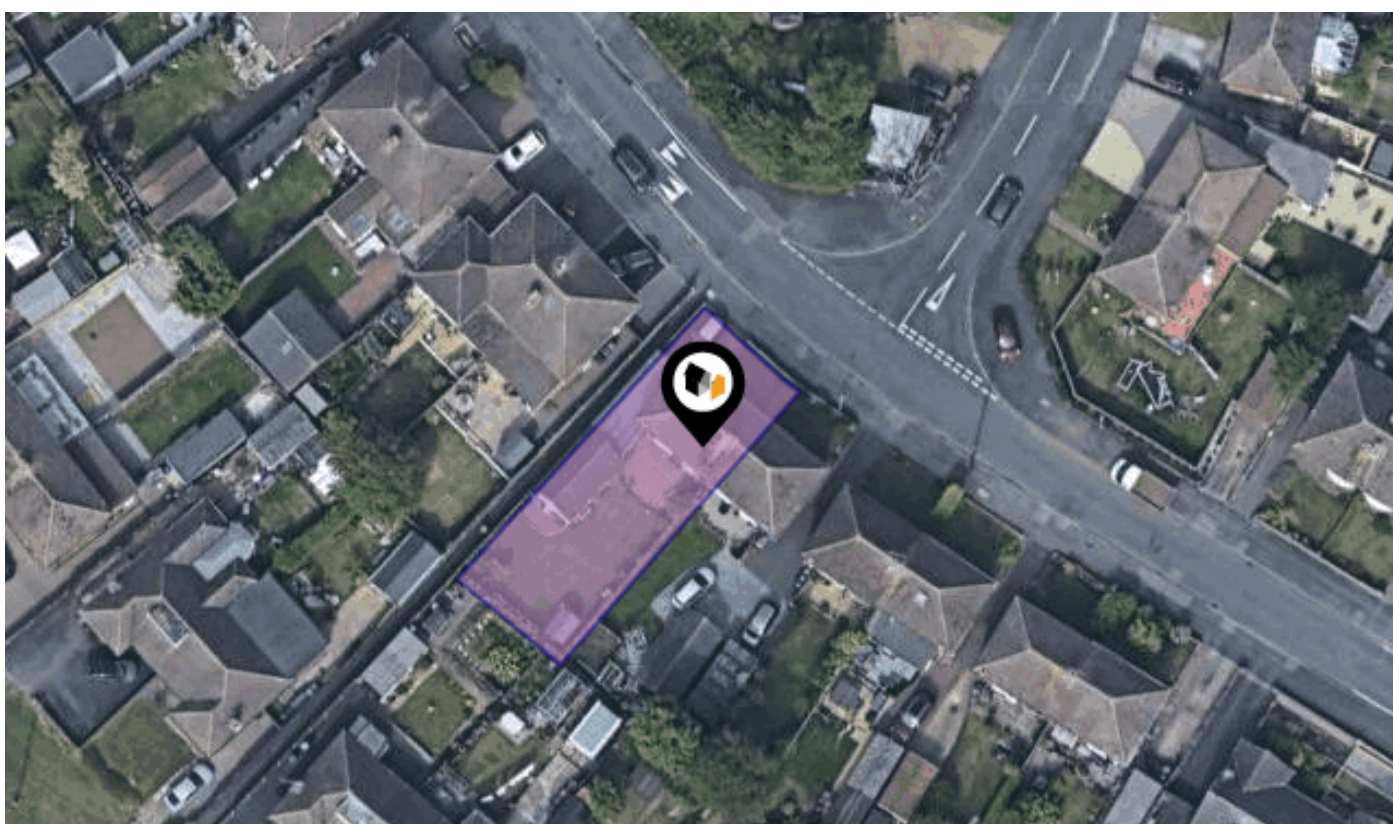
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 07th April 2025



AMBERLEY AVENUE, BULKINGTON, BEDWORTH, CV12

OIRO : £295,000

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

A key facts guide for buyers & interested parties

A spacious three bedroom semi detached home

Beautifully presented throughout with exceptional plot

South facing gardens, driveway, car port & substantial garage

Welcoming hallway, sitting dining room & kitchen breakfast room

Refitted modern 1st floor bathroom & WC

Gas central heating & double glazing throughout

Delightful village location

EPC Rating Ordered, Total 869 Sq.Ft or Total 80 Sq.M

"This information is provided as a guide and all information should be counter checked by your conveyancer during the legal process".



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	869 ft ² / 80 m ²
Plot Area:	0.08 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,132
Title Number:	WK4292


OIRO:	£295,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

2	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)

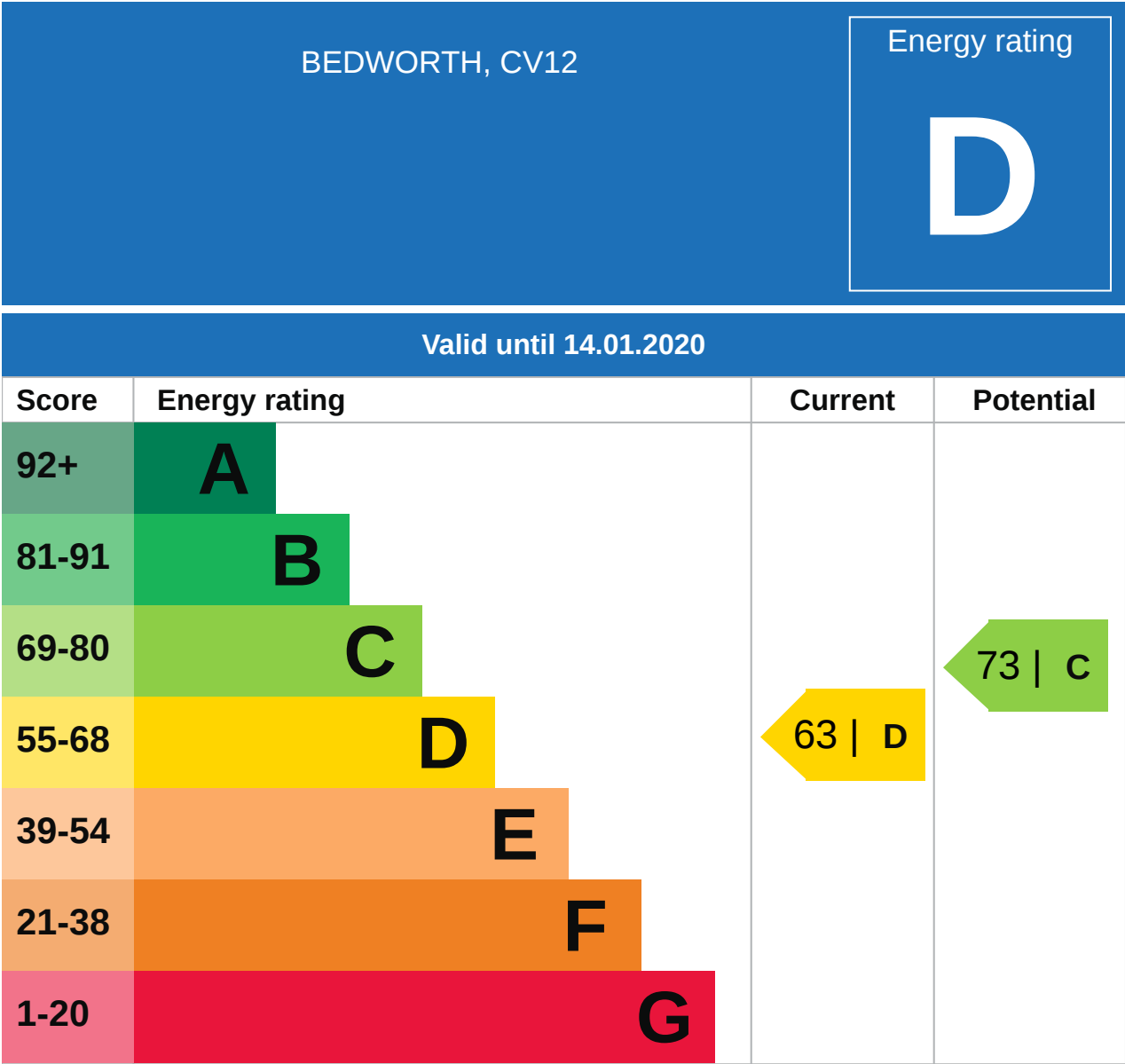


Satellite/Fibre TV Availability:



Property

EPC - Certificate



Market Sold in Street



15, Amberley Avenue, Bedworth, CV12 9QZ				
Last Sold Date:	19/12/2024	28/08/2009	28/02/2003	
Last Sold Price:	£300,000	£167,500	£120,000	
31, Amberley Avenue, Bedworth, CV12 9QZ				
Last Sold Date:	03/05/2024			
Last Sold Price:	£255,750			
9, Amberley Avenue, Bedworth, CV12 9QZ				
Last Sold Date:	15/12/2023			
Last Sold Price:	£270,750			
25, Amberley Avenue, Bedworth, CV12 9QZ				
Last Sold Date:	09/07/2021	30/04/2010		
Last Sold Price:	£270,000	£148,000		
8, Amberley Avenue, Bedworth, CV12 9QZ				
Last Sold Date:	25/06/2021	29/07/2016	08/07/2015	
Last Sold Price:	£235,000	£173,500	£155,000	
12, Amberley Avenue, Bedworth, CV12 9QZ				
Last Sold Date:	27/11/2020			
Last Sold Price:	£230,000			
10, Amberley Avenue, Bedworth, CV12 9QZ				
Last Sold Date:	18/11/2020			
Last Sold Price:	£157,000			
7, Amberley Avenue, Bedworth, CV12 9QZ				
Last Sold Date:	29/10/2019			
Last Sold Price:	£205,000			
27, Amberley Avenue, Bedworth, CV12 9QZ				
Last Sold Date:	17/07/2017			
Last Sold Price:	£183,000			
30, Amberley Avenue, Bedworth, CV12 9QZ				
Last Sold Date:	15/07/2016	28/05/2010	29/07/2004	18/08/2003
Last Sold Price:	£188,795	£159,000	£154,950	£134,000
19, Amberley Avenue, Bedworth, CV12 9QZ				
Last Sold Date:	03/06/2016			
Last Sold Price:	£222,000			
24, Amberley Avenue, Bedworth, CV12 9QZ				
Last Sold Date:	28/03/2014	27/10/2006		
Last Sold Price:	£161,000	£165,000		

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

Market Sold in Street



1, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	01/03/2013
Last Sold Price:	£170,000

14, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	20/01/2012
Last Sold Price:	£147,000

13, Amberley Avenue, Bedworth, CV12 9QZ

Last Sold Date:	07/12/2011	10/02/2004
Last Sold Price:	£172,500	£149,950

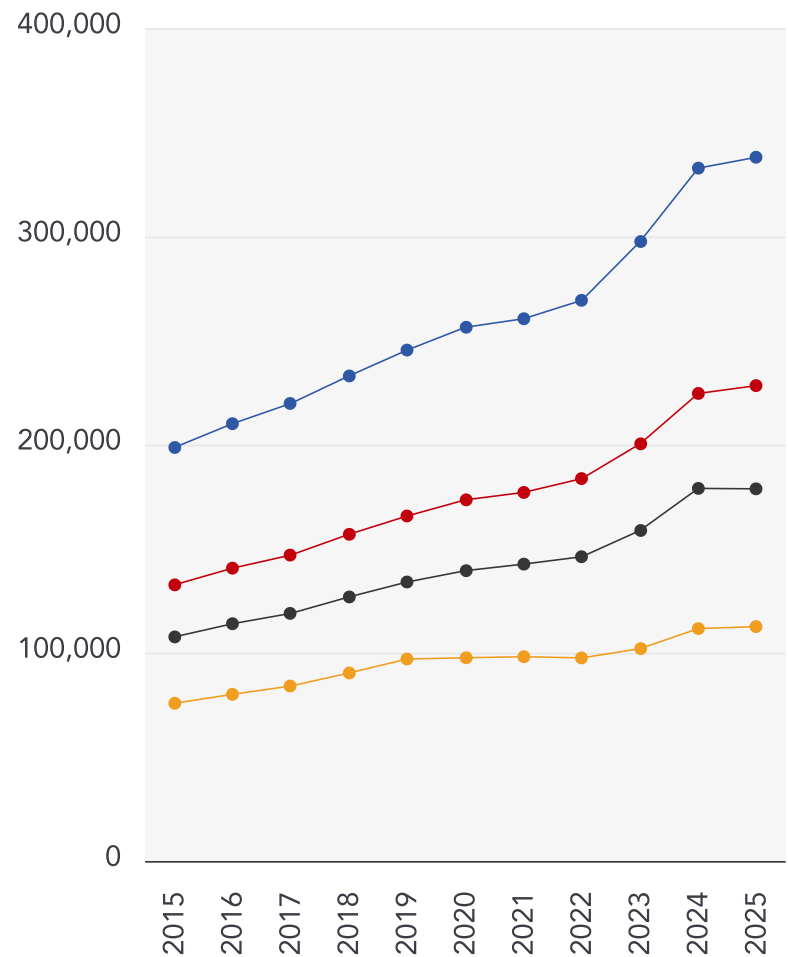
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV12



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

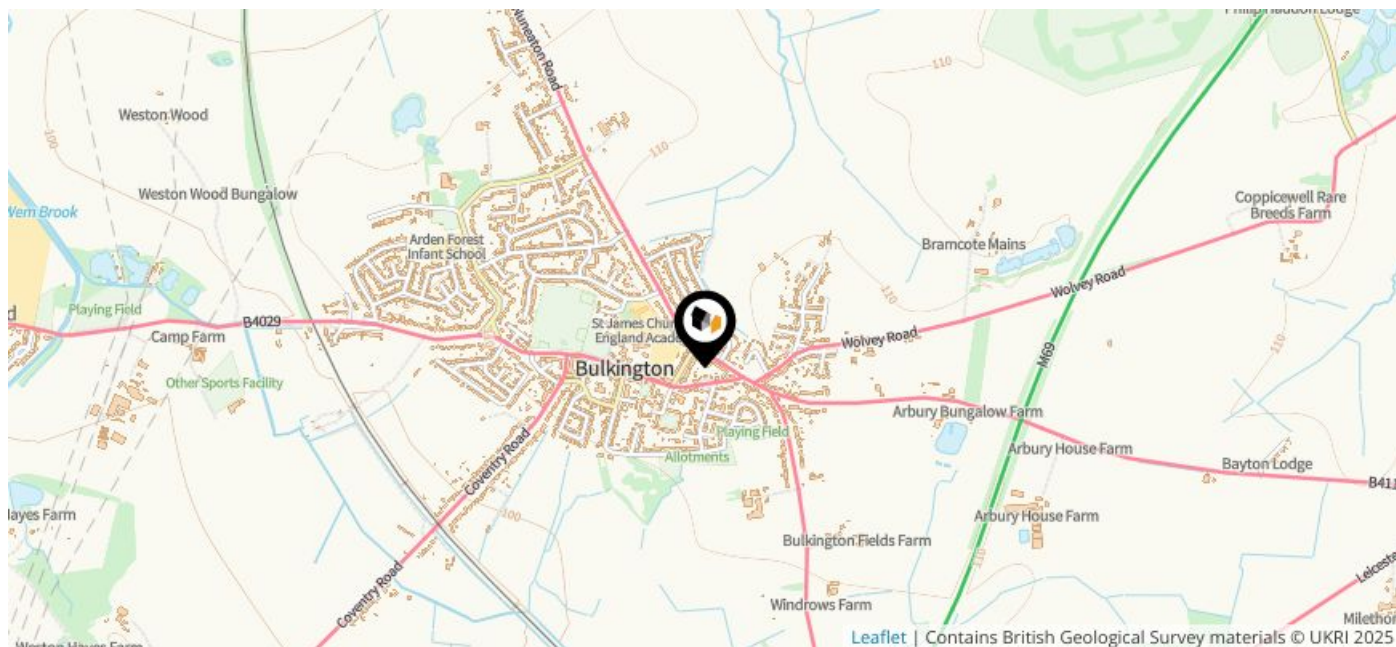
+48.62%

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.

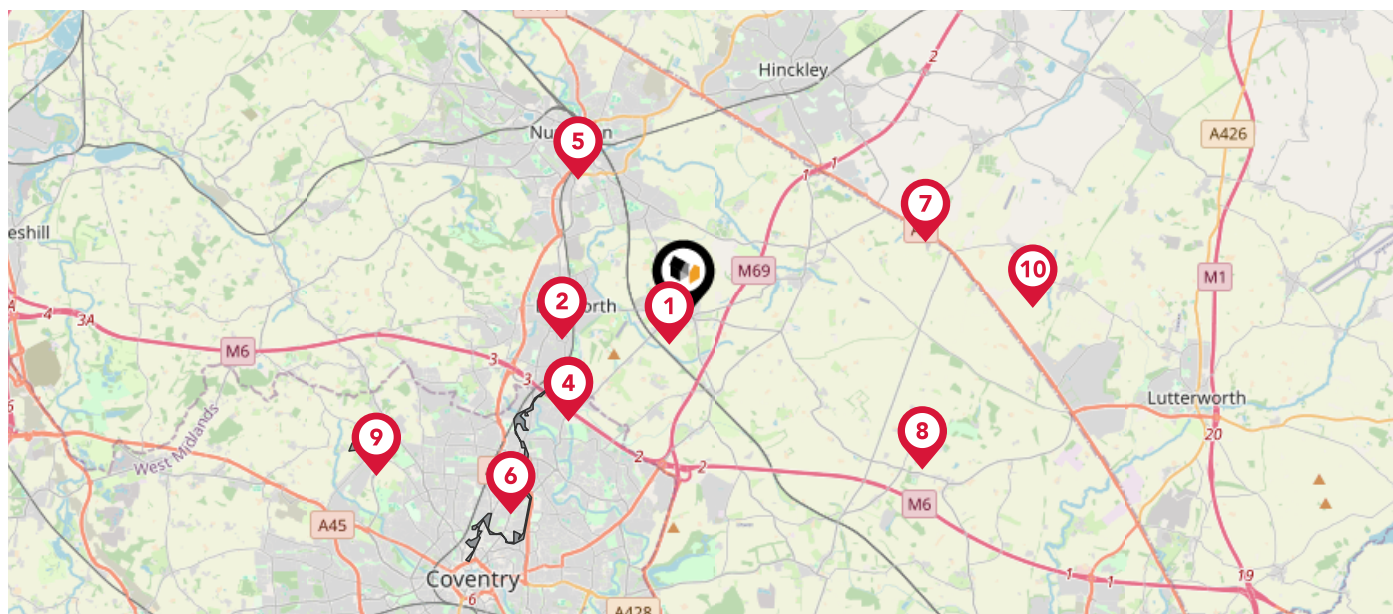
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Bulkington



Bedworth Town Centre



Hawkesbury Junction



Hawkesbury Junction



Nuneaton Town Centre



Coventry Canal



Wigston Parva



Monks Kirby



Brownhill Green



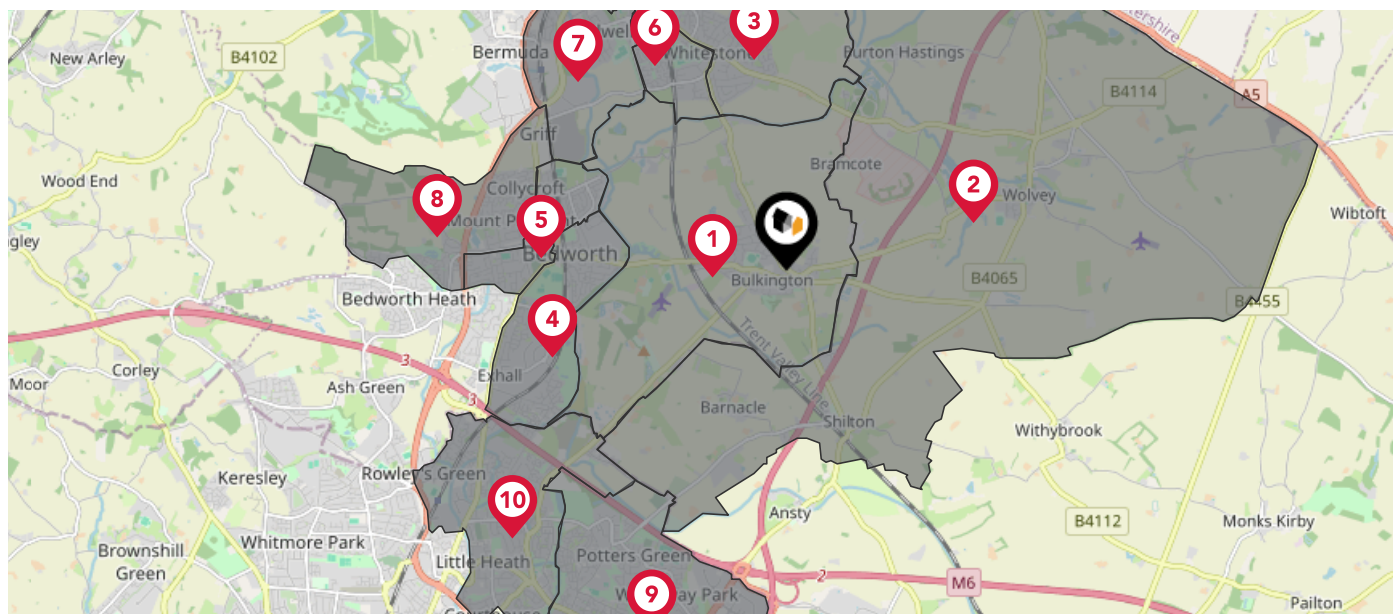
Claybrooke Parva

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

Bulkington Ward

2

Wolvey and Shilton Ward

3

Whitestone Ward

4

Poplar Ward

5

Bede Ward

6

Attleborough Ward

7

Wem Brook Ward

8

Slough Ward

9

Henley Ward

10

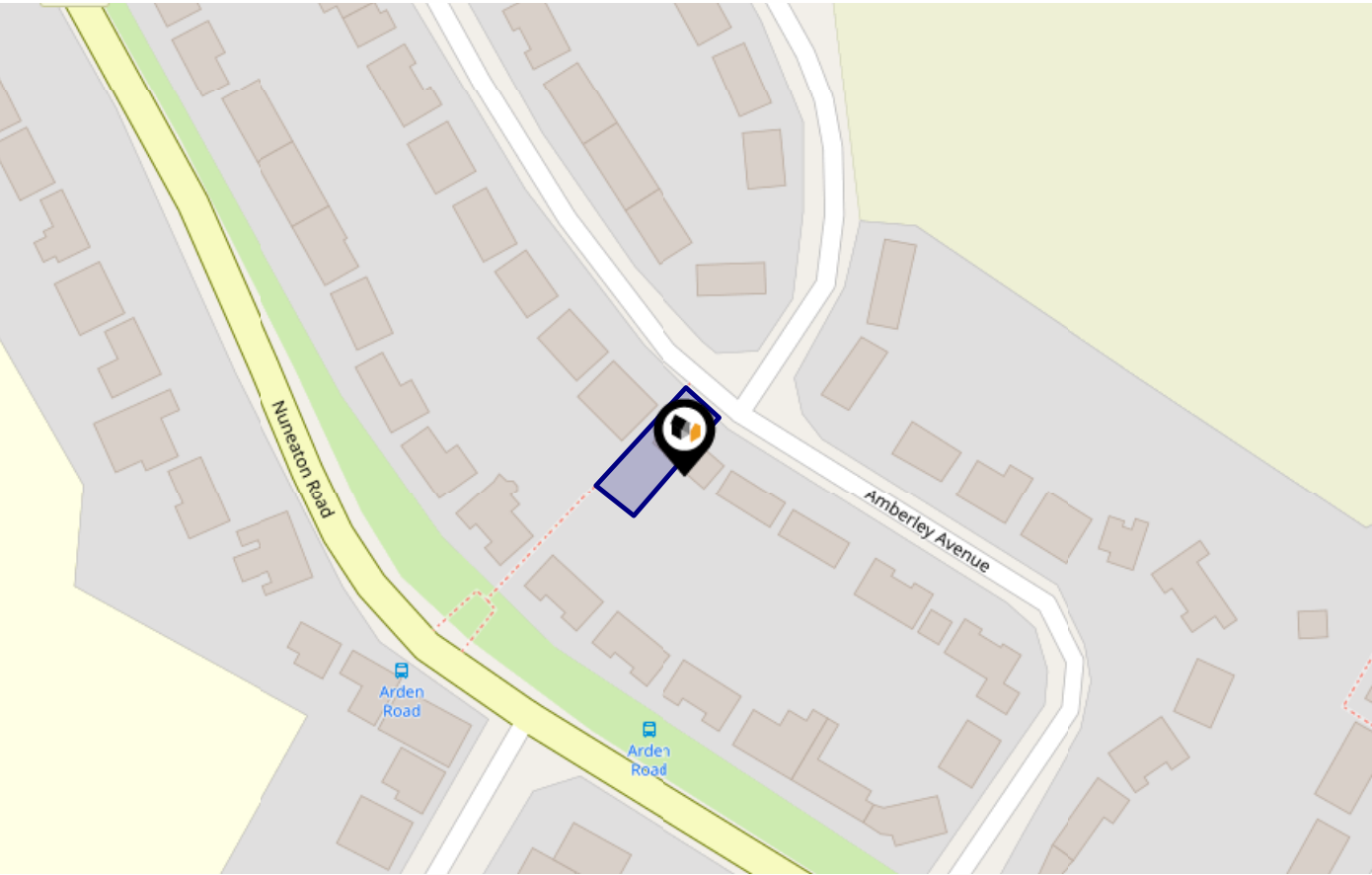
Longford Ward



Flood Risk

Rivers & Seas - Flood Risk

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

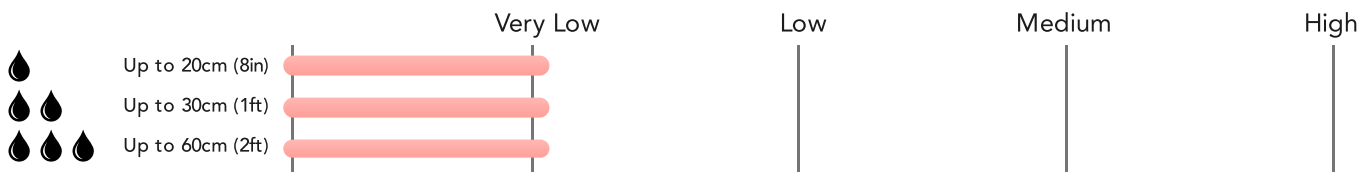


Risk Rating: Very low

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

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

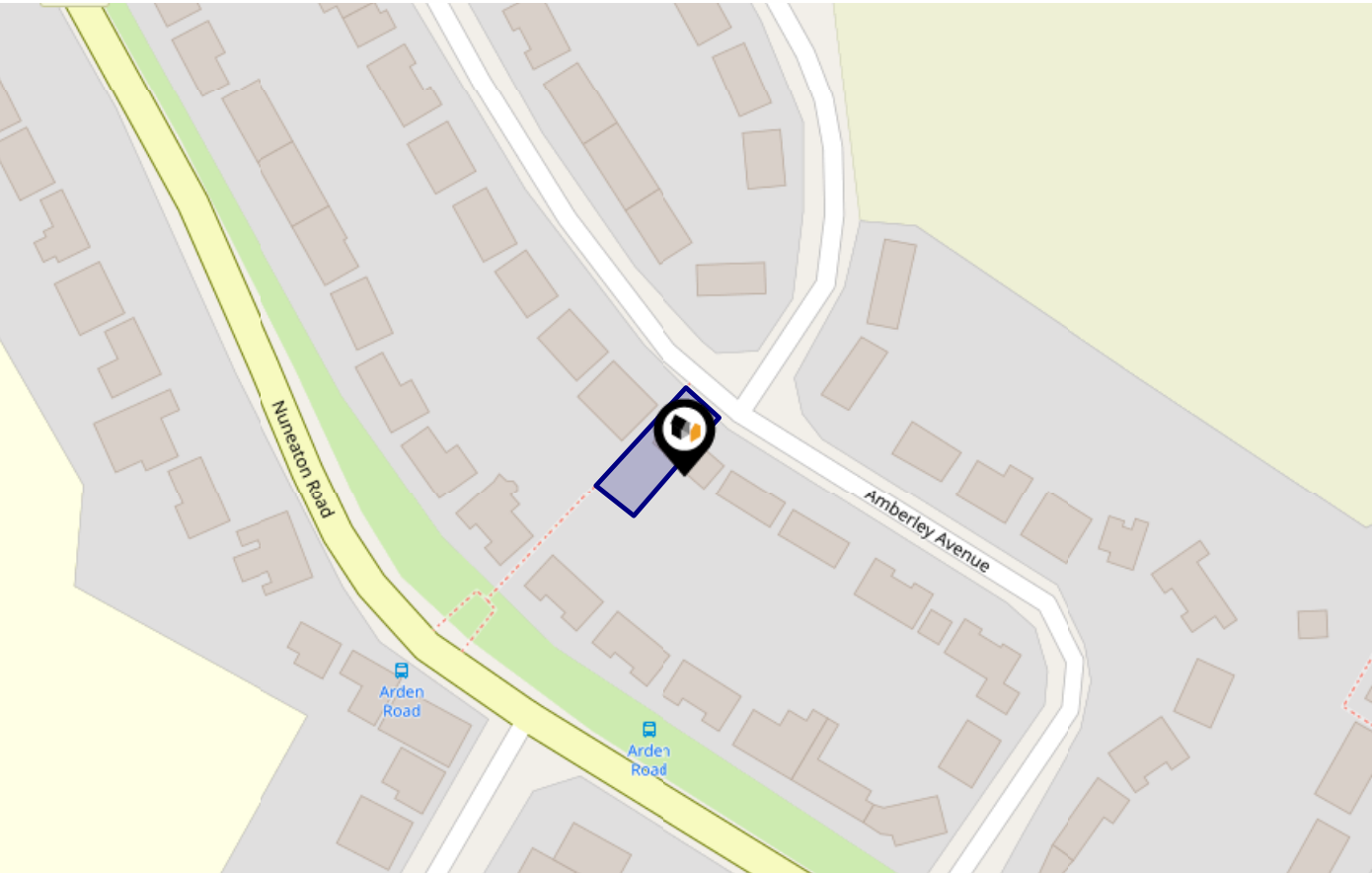
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

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

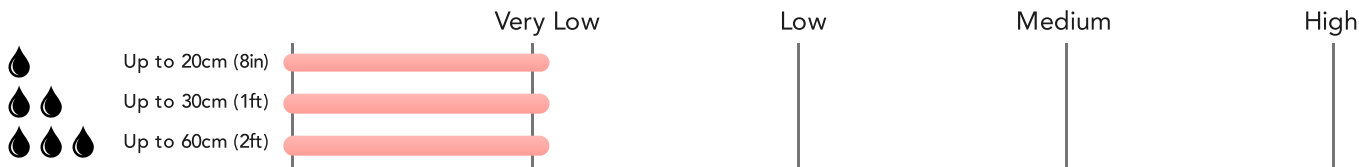


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

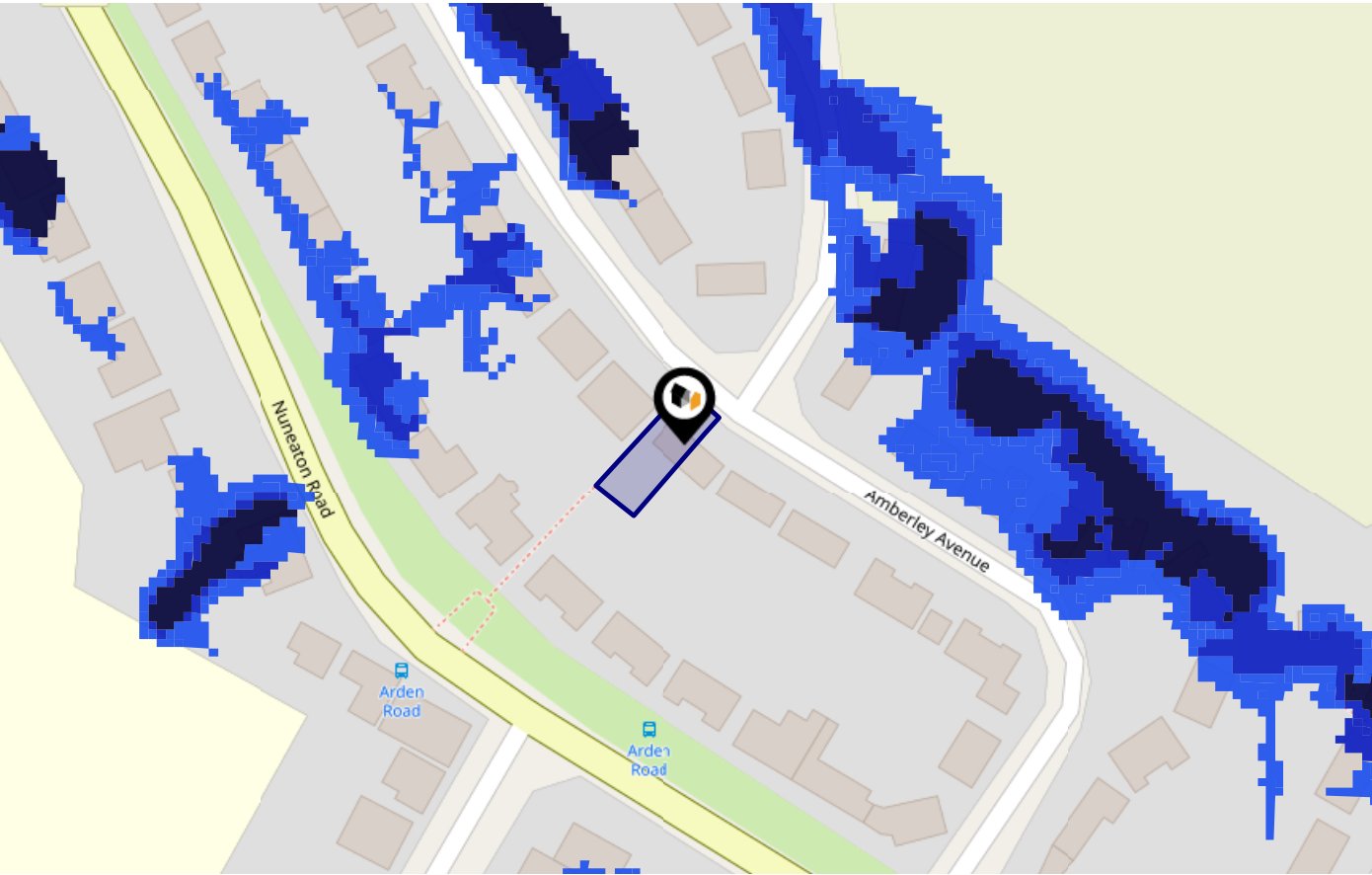
Chance of flooding to the following depths at this property:



Flood Risk





Surface Water - Flood Risk

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

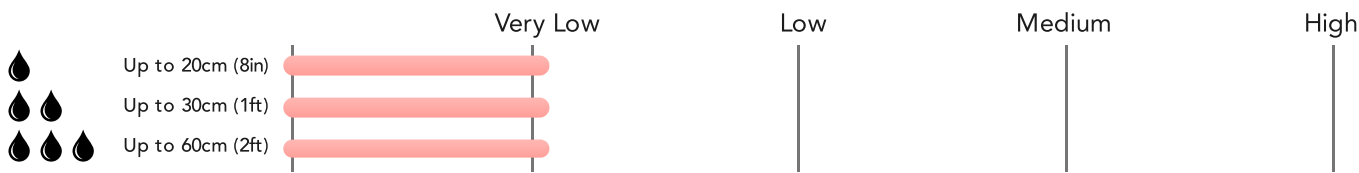


Risk Rating: Very low

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

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

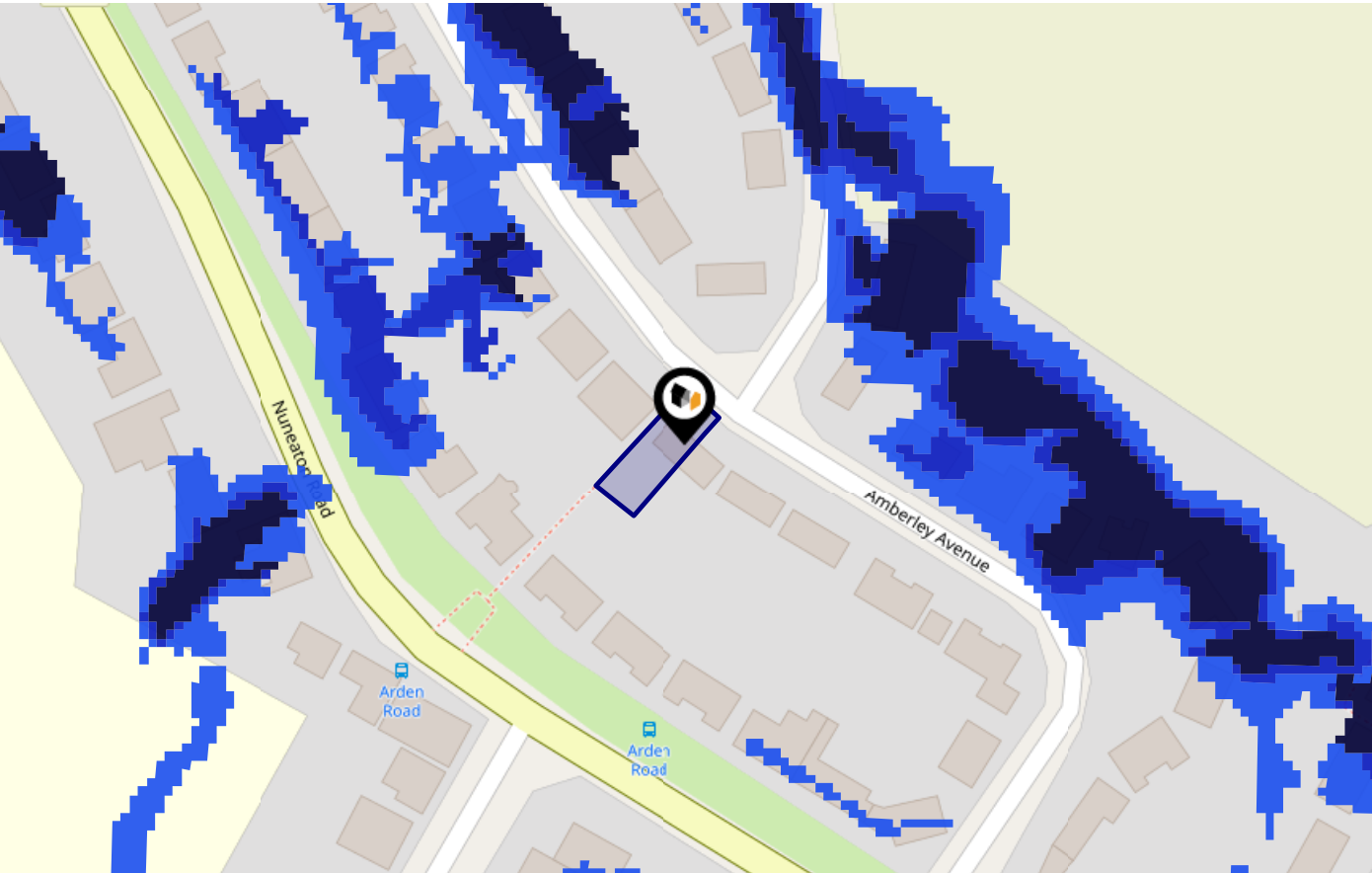
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

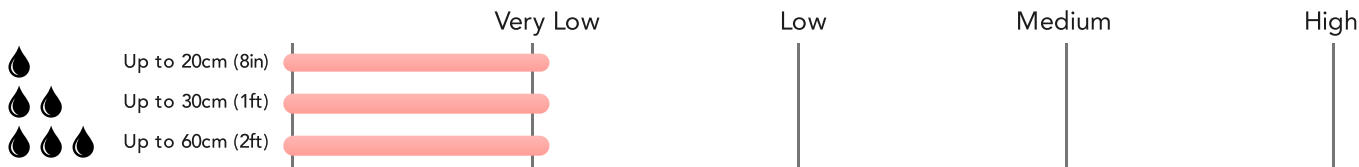


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

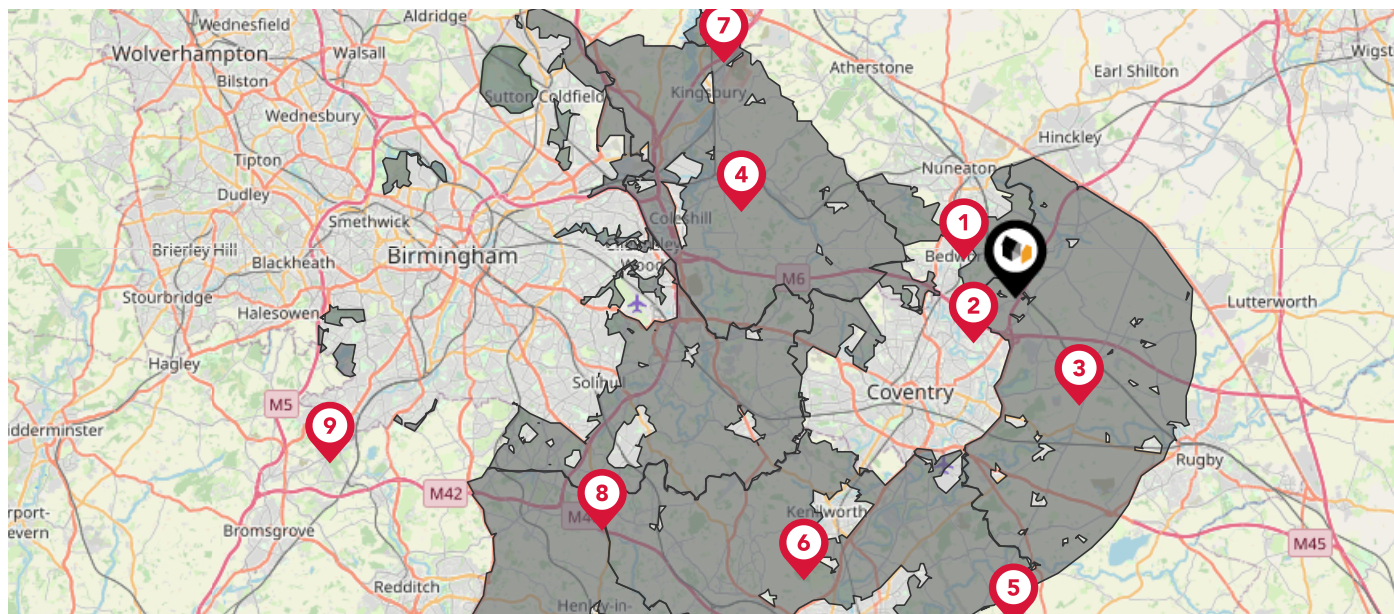


Maps

Green Belt



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



Nearby Green Belt Land



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Coventry



Birmingham Green Belt - Rugby



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Stratford-on-Avon



Birmingham Green Belt - Warwick



Birmingham Green Belt - Tamworth



Birmingham Green Belt - Solihull



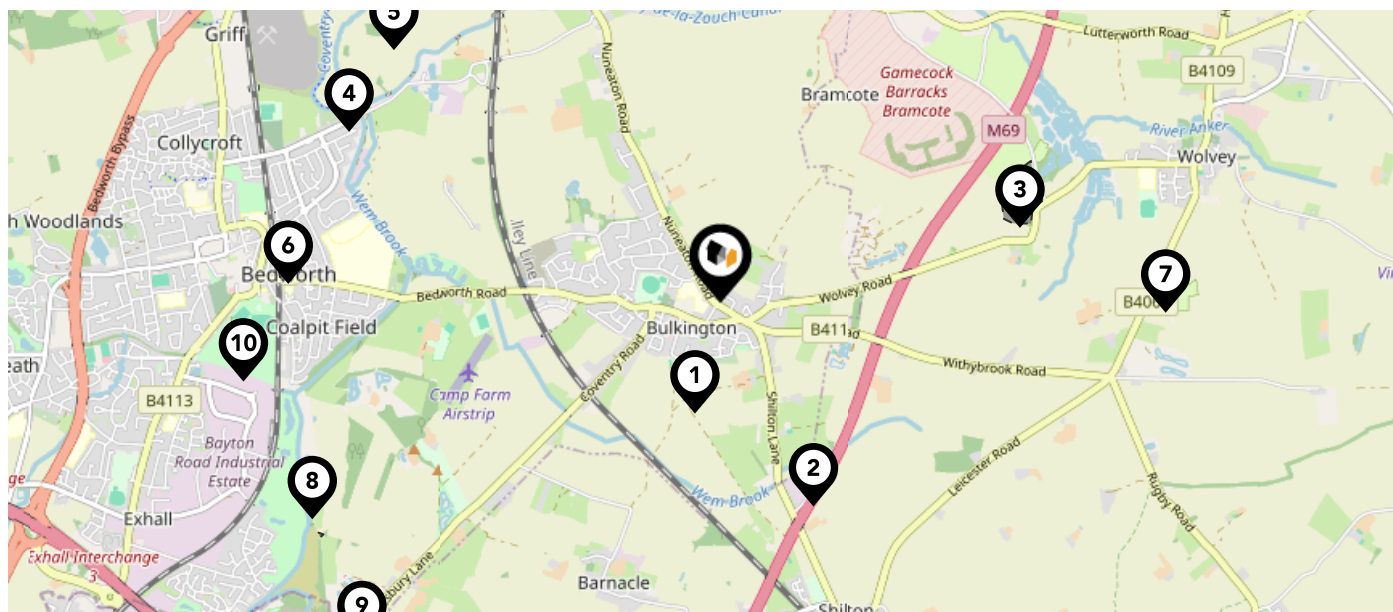
Birmingham Green Belt - Birmingham

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

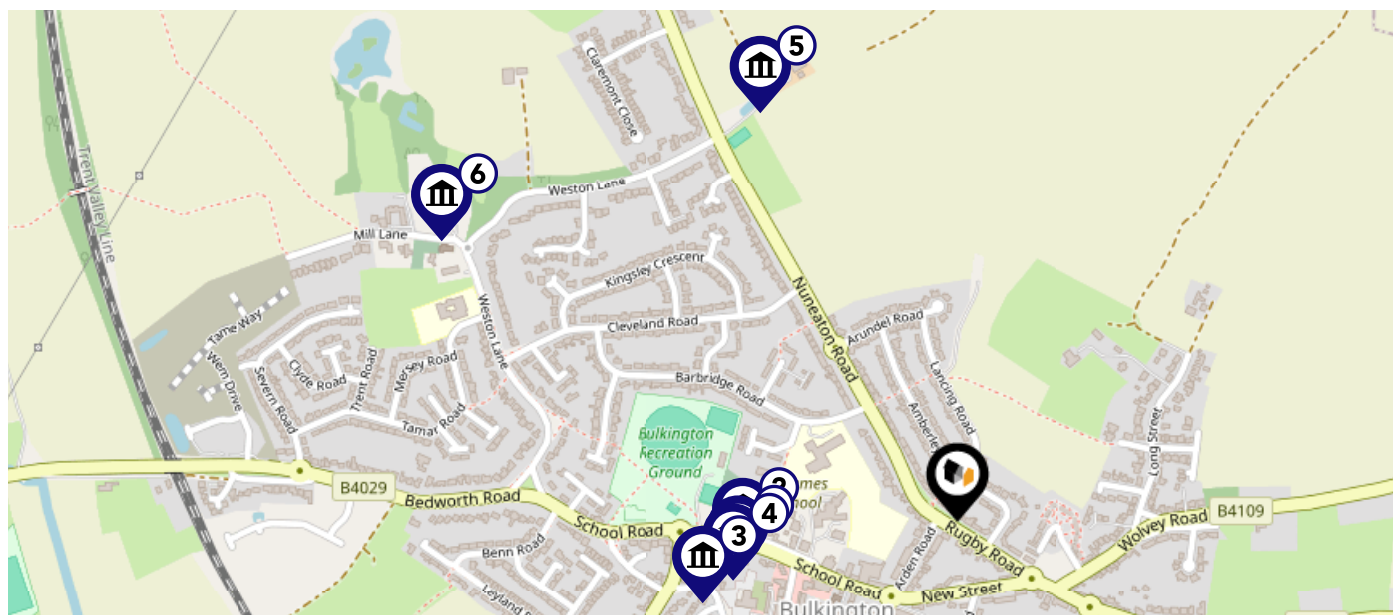
1	Barnacle Lane-Off Barnacle Lane, Bulkington, Bedworth, Warwickshire	Historic Landfill
2	Shilton Industrial Estate-Rugby, Warwickshire	Historic Landfill
3	Bramcote Road-Wolvey, Warwickshire	Historic Landfill
4	Marston Junction-Marston Lane, Bedworth, Warwickshire	Historic Landfill
5	Perch Hill Quarry-Gypsy Lane, Nuneaton, Warwickshire	Historic Landfill
6	Trent Valley Club-Johnson Road, Bedworth, Warwickshire	Historic Landfill
7	Villa Farm-Coventry Road, Wolvey, Warwickshire	Historic Landfill
8	Hawkesbury Hall Farm-Off Parrotts Grove, Aldermans Green, Bedworth, Warwickshire	Historic Landfill
9	Hawkesbury Farm-Hawkesbury Lane, Hawkesbury, Warwickshire	Historic Landfill
10	Miners Welfare Park-Coventry Road, Springfield, Bedworth, Warwickshire	Historic Landfill

Maps

Listed Buildings

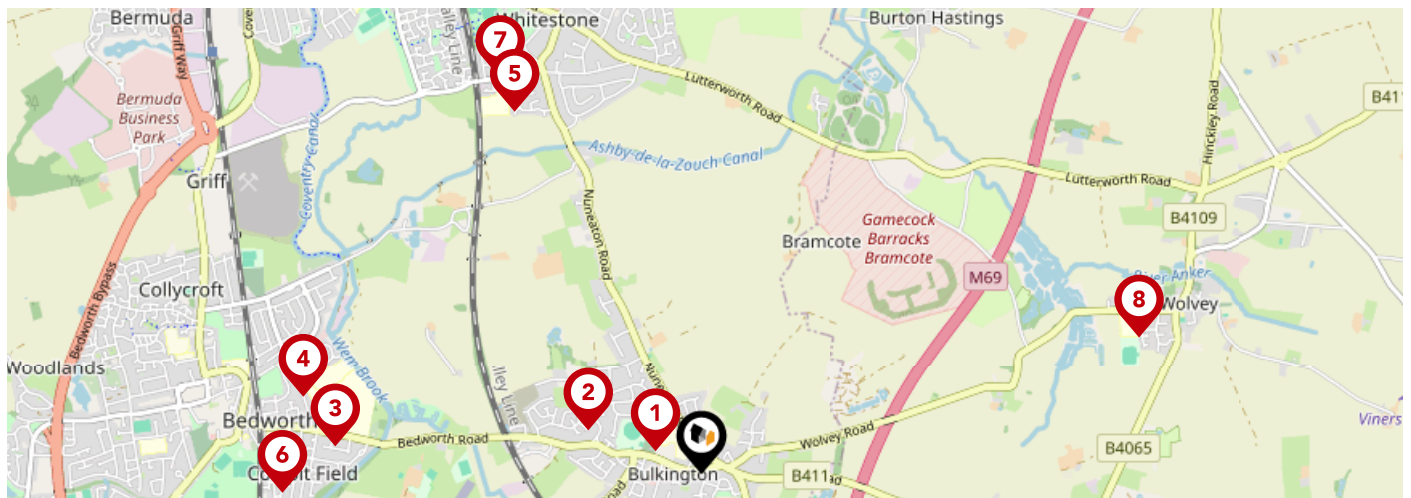


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

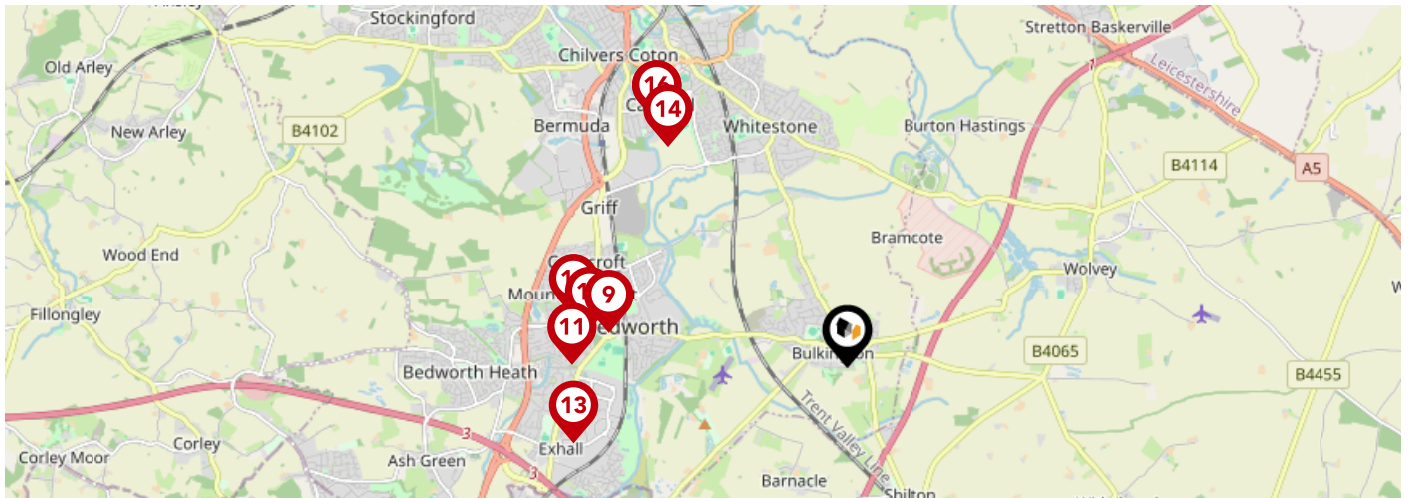










Listed Buildings in the local district		Grade	Distance
	1186141 - 2 Chest Tombs Approximately 30 Metres South Of Chancel Of Church Of St James	Grade II	0.2 miles
	1365054 - Church Of St James	Grade II	0.2 miles
	1365050 - 3 And 4, Church Street	Grade II	0.3 miles
	1034988 - Railings Bounding Churchyard To South And West Of Church Of St James	Grade II	0.3 miles
	1299373 - Weston Hill Farmhouse	Grade II	0.5 miles
	1034950 - Weston Hall Hotel And Attached Gatepiers	Grade II	0.7 miles

Area Schools



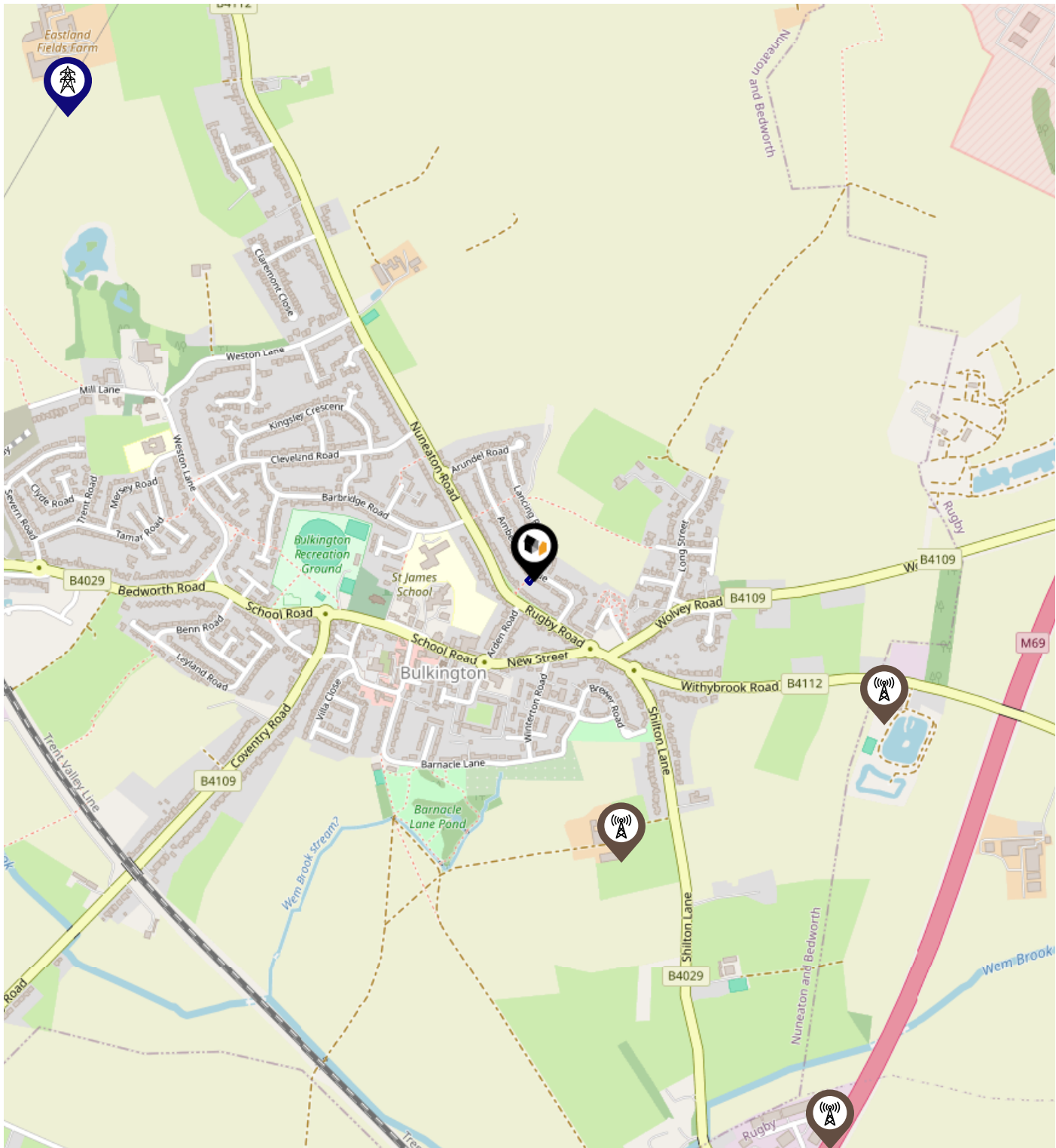
		Nursery	Primary	Secondary	College	Private
1	St James' CofE Academy Ofsted Rating: Good Pupils: 208 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Arden Forest Infant School Ofsted Rating: Good Pupils: 170 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Nicholas Chamberlaine School Ofsted Rating: Good Pupils: 1348 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Michael's Church of England Academy Ofsted Rating: Good Pupils: 430 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chetwynd Junior School Ofsted Rating: Good Pupils: 362 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Saints Bedworth CofE Academy Ofsted Rating: Good Pupils: 199 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whitestone Infant School Ofsted Rating: Good Pupils: 268 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wolvey CofE Primary School Ofsted Rating: Good Pupils: 179 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St Francis Catholic Academy Ofsted Rating: Good Pupils: 210 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Race Leys Infant School Ofsted Rating: Requires improvement Pupils: 145 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Canons C of E Primary School Ofsted Rating: Outstanding Pupils: 629 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Race Leys Junior School Ofsted Rating: Good Pupils: 236 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Exhall Cedars Infant School Ofsted Rating: Requires improvement Pupils: 125 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	George Eliot Academy Ofsted Rating: Good Pupils: 805 Distance:2.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oak Wood Primary School Ofsted Rating: Good Pupils: 140 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oak Wood Secondary School Ofsted Rating: Good Pupils: 167 Distance:2.8	<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

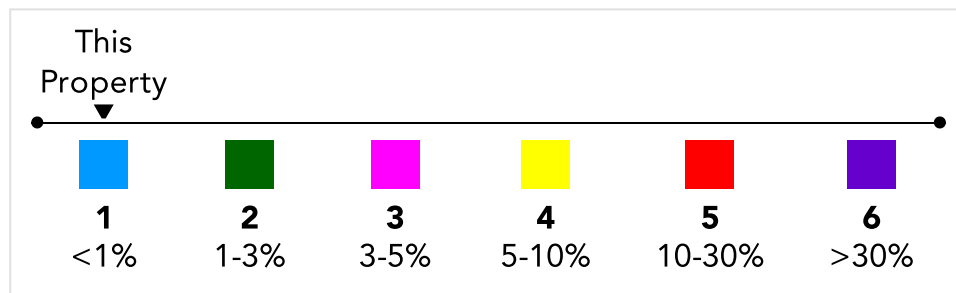
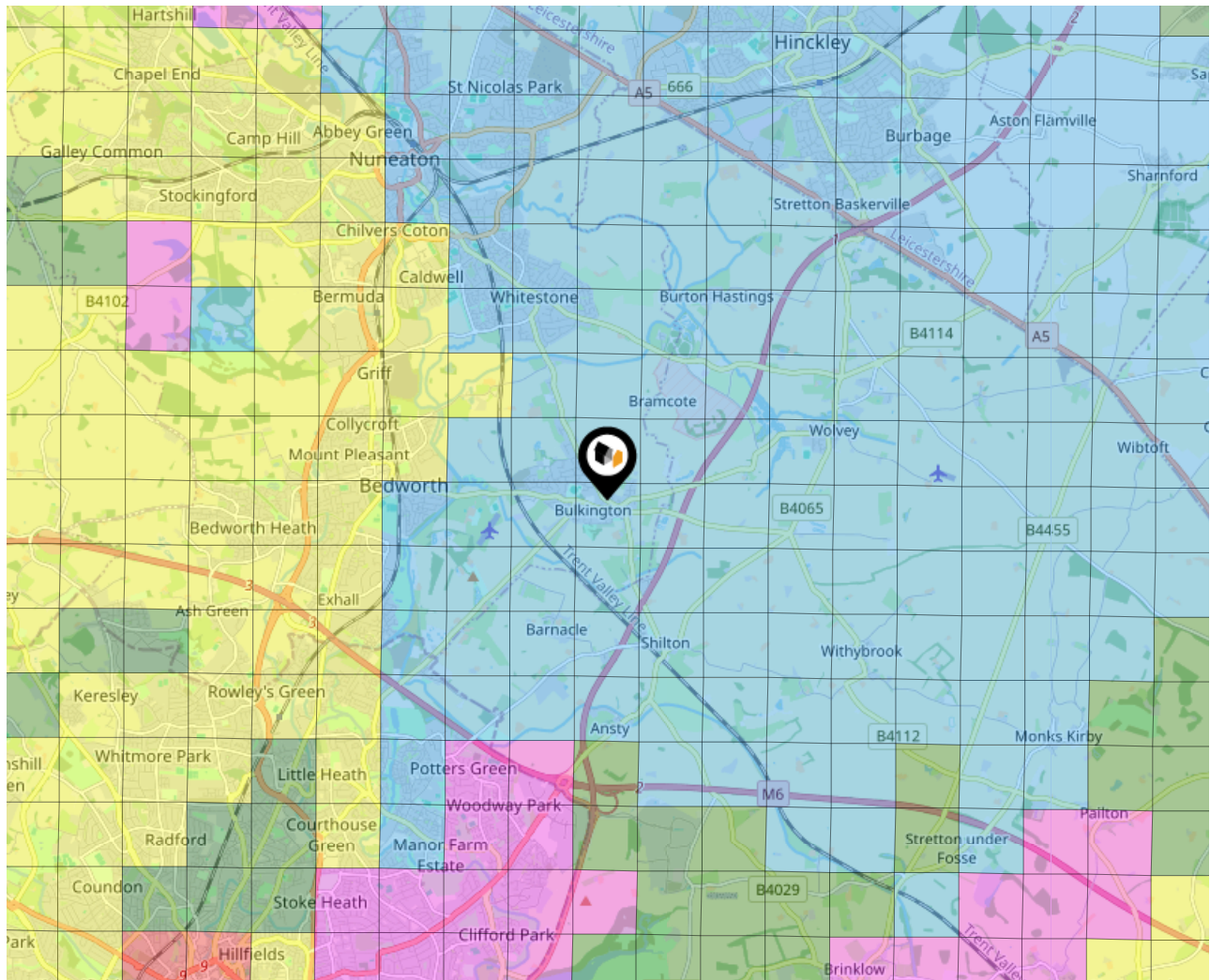
Environment

Radon Gas



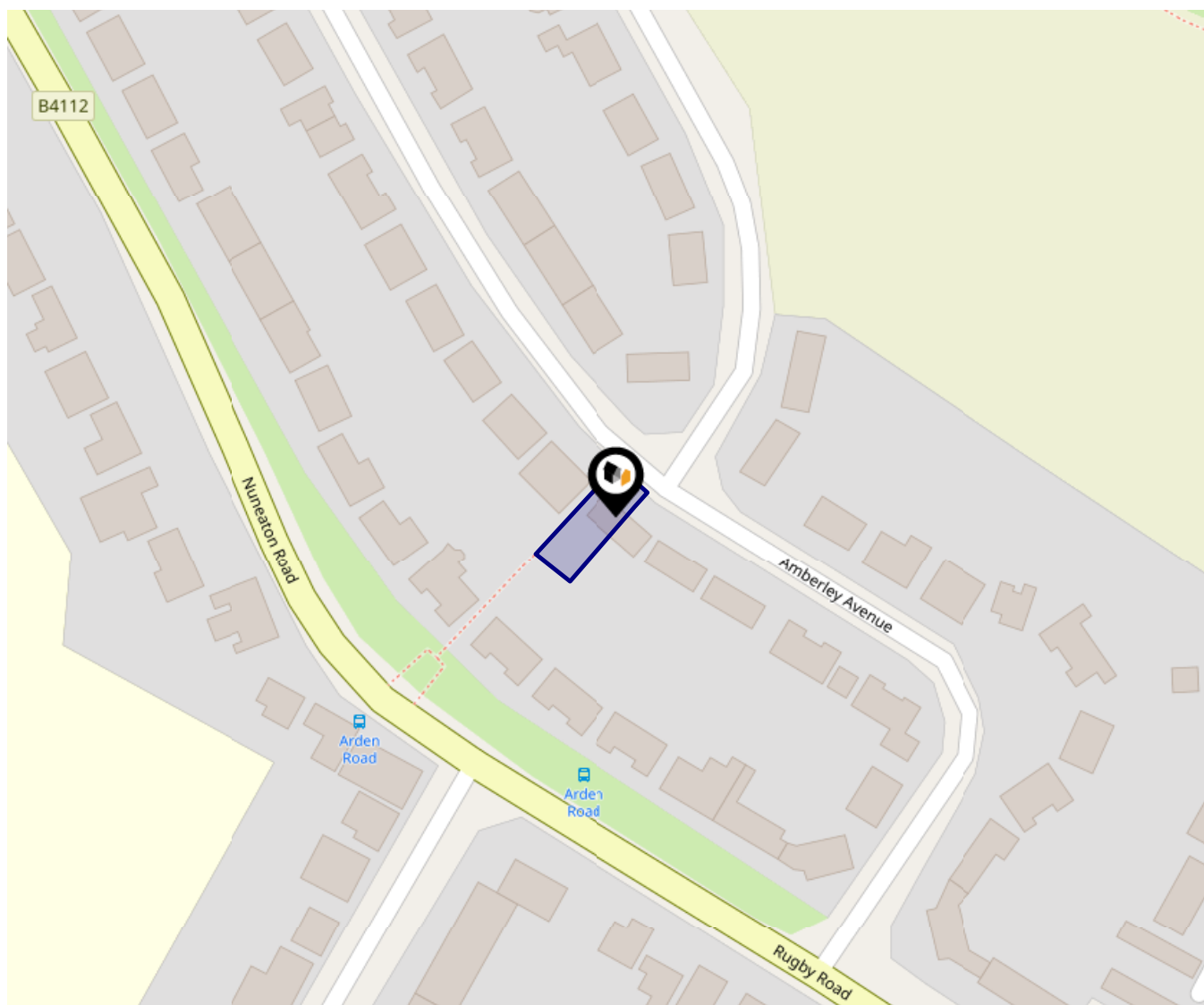
What is Radon?

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



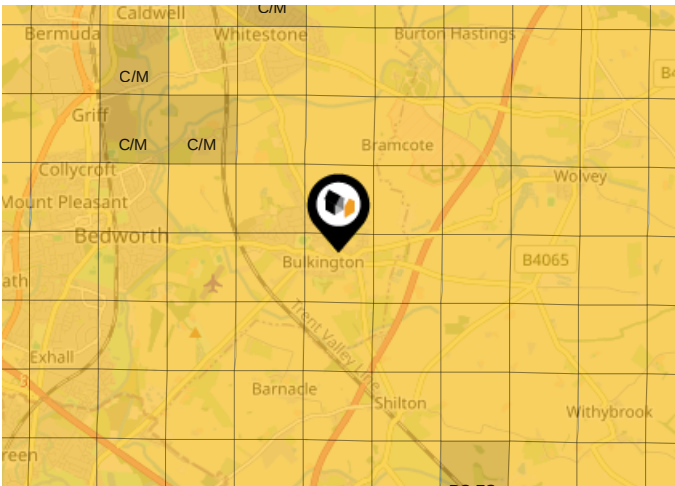
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

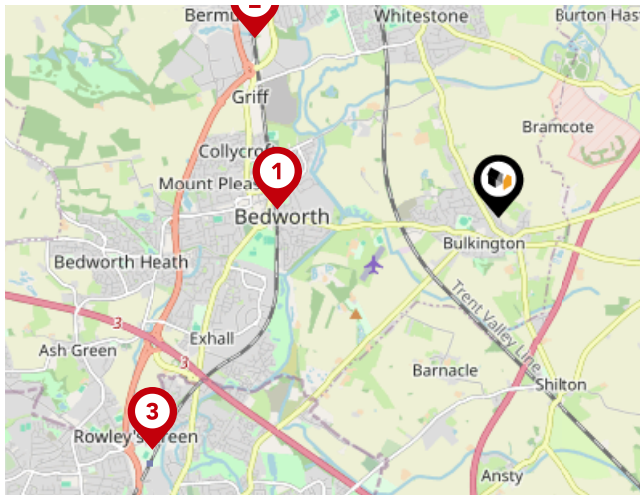


Primary Classifications (Most Common Clay Types)

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

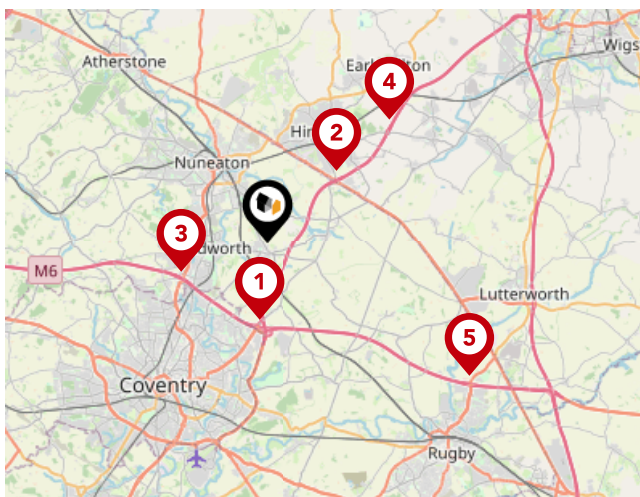
Area

Transport (National)



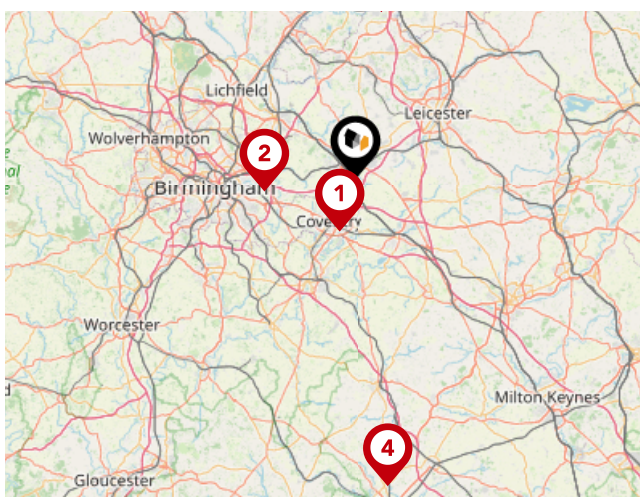
National Rail Stations

Pin	Name	Distance
1	Bedworth Rail Station	2.01 miles
2	Bermuda Park Rail Station	2.74 miles
3	Coventry Arena Rail Station	3.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	2.8 miles
2	M69 J1	3.58 miles
3	M6 J3	3.28 miles
4	M69 J2	6.24 miles
5	M6 J1	8.76 miles

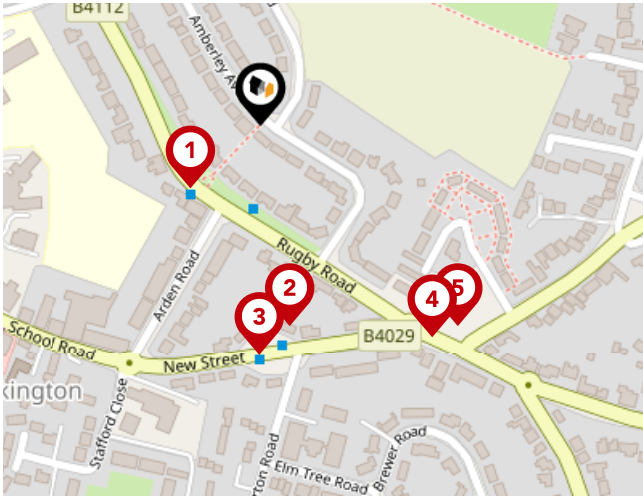


Airports/Helipads






Pin	Name	Distance
1	Baginton	7.96 miles
2	Birmingham Airport	13.23 miles
3	East Mids Airport	24.4 miles
4	Kidlington	44.92 miles

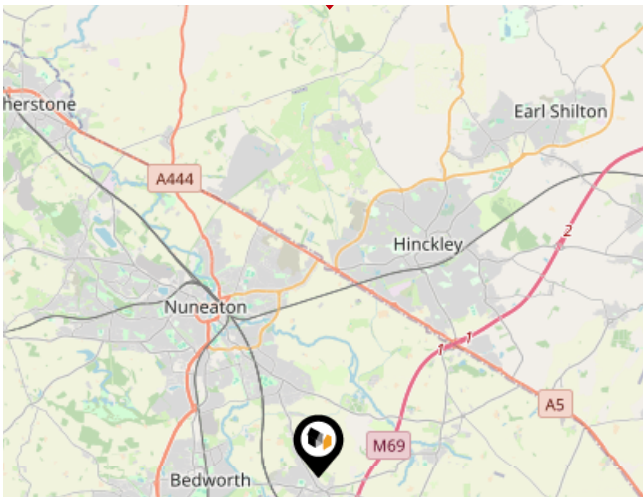
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Arden Road	0.05 miles
	Winterton Road	0.11 miles
	Winterton Road	0.13 miles
	Ryton Methodist Church	0.15 miles
	New Inn	0.16 miles



Local Connections

Pin	Name	Distance
	Shenton Rail Station (Battlefield Line)	8.43 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



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

