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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th May 2025



WINIFRED AVENUE, COVENTRY, CV5

Price Estimate : £300,000

Walmsley's The Way to Move

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

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www.walmsleystheawaytomove.co.uk



Introduction

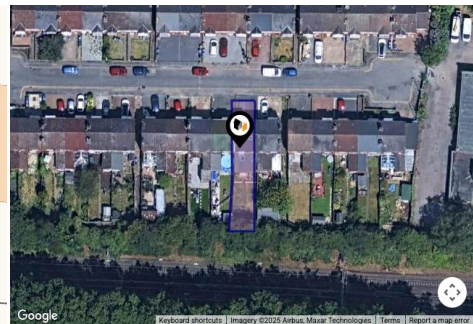
Our Comments



Your property details in brief.....

Exceptional period terraced family home
Three excellent bedrooms upon the 1st floor
Driveway parking for 2 vehicles
Rear extension creating kitchen dining room
Sitting room with square bay & rear lounge with log burner
Private & mature South facing lawned rear gardens
Ground floor cloakroom, utility & 1st floor bathroom
Unique Cul De Sac locale near train station & parkland
Multiple improvements made throughout
EPC Rating Re-ordered, Total 1080 Sq.Ft or Total 100 Sq.M










These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on sales@walmsleysthewaytomove.co.uk or 0330 1180 062



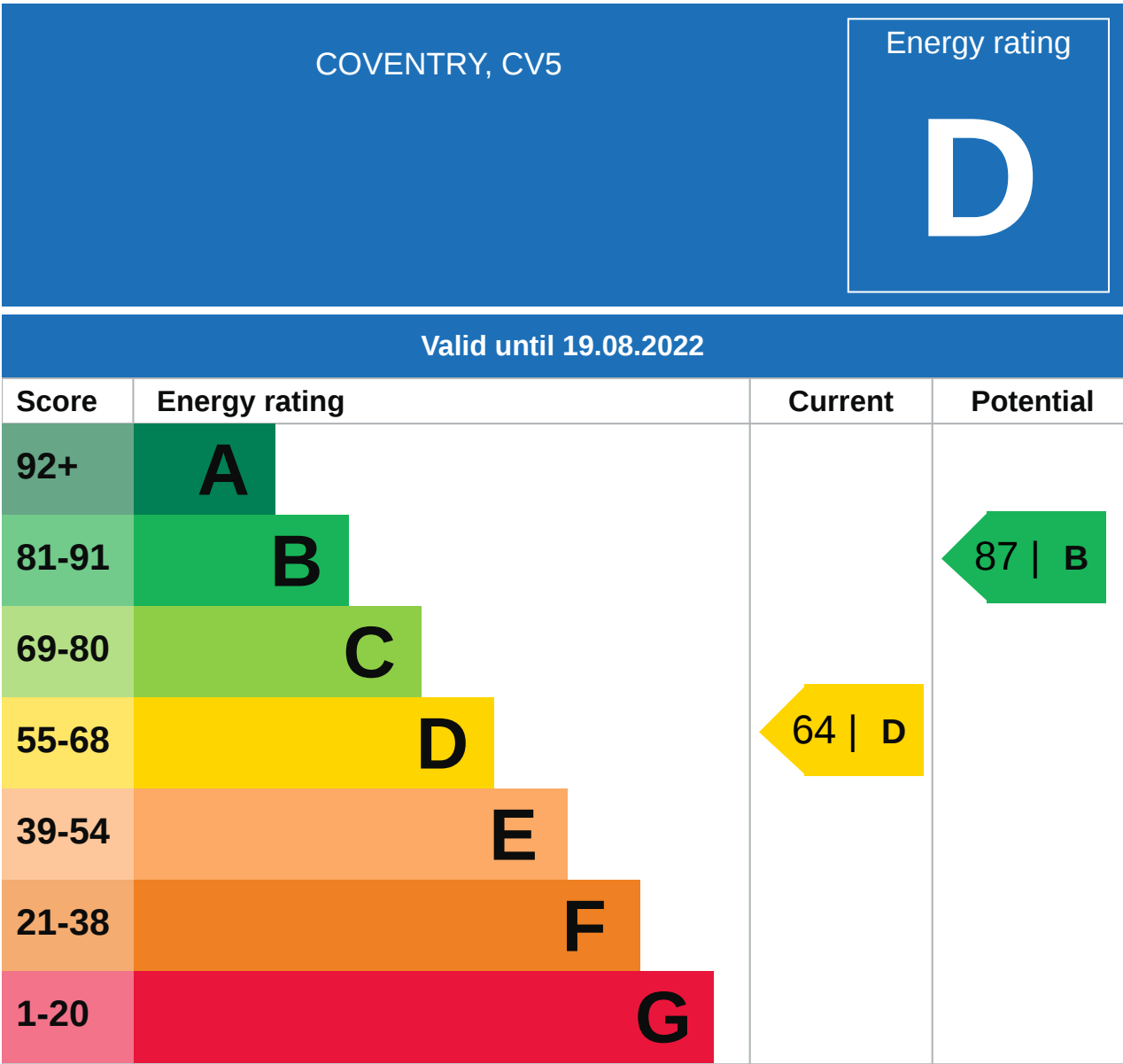
Property

Type:	Terraced	Price Estimate:	£300,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,076 ft ² / 100 m ²		
Plot Area:	0.04 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WM65641		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		23	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			
			
O ₂	EE		
			
3	O2		

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	101 m ²

Market Sold in Street



20, Winifred Avenue, Coventry, CV5 6JS						
Last Sold Date:	17/07/2023	06/06/2014	19/07/2011			
Last Sold Price:	£247,000	£157,500	£109,000			
38, Winifred Avenue, Coventry, CV5 6JS						
Last Sold Date:	19/08/2022	28/09/2007				
Last Sold Price:	£245,000	£130,000				
36, Winifred Avenue, Coventry, CV5 6JS						
Last Sold Date:	08/02/2022	18/03/2002				
Last Sold Price:	£235,000	£80,000				
26, Winifred Avenue, Coventry, CV5 6JS						
Last Sold Date:	19/02/2021	29/07/2016	01/12/2015	29/04/2005	28/05/2002	27/02/1998
Last Sold Price:	£205,000	£190,000	£125,000	£130,000	£92,500	£49,000
4, Winifred Avenue, Coventry, CV5 6JS						
Last Sold Date:	30/11/2020					
Last Sold Price:	£372,000					
46, Winifred Avenue, Coventry, CV5 6JS						
Last Sold Date:	30/11/2020	14/05/2004				
Last Sold Price:	£185,000	£125,000				
34, Winifred Avenue, Coventry, CV5 6JS						
Last Sold Date:	24/10/2018	20/07/2009	08/12/2006	13/11/1998		
Last Sold Price:	£233,657	£155,000	£140,000	£51,000		
22, Winifred Avenue, Coventry, CV5 6JS						
Last Sold Date:	25/05/2018	21/12/2007	27/02/2004	01/08/2002	27/02/2001	
Last Sold Price:	£227,500	£147,950	£124,950	£90,000	£80,500	
18, Winifred Avenue, Coventry, CV5 6JS						
Last Sold Date:	20/04/2018					
Last Sold Price:	£208,000					
58, Winifred Avenue, Coventry, CV5 6JS						
Last Sold Date:	25/11/2016					
Last Sold Price:	£170,000					
50, Winifred Avenue, Coventry, CV5 6JS						
Last Sold Date:	24/09/2015	16/02/2007				
Last Sold Price:	£178,000	£177,000				
44, Winifred Avenue, Coventry, CV5 6JS						
Last Sold Date:	26/06/2015	21/10/2014				
Last Sold Price:	£175,500	£106,000				

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

8, Winifred Avenue, Coventry, CV5 6JS			
Last Sold Date:	18/02/2015		
Last Sold Price:	£110,500		
40, Winifred Avenue, Coventry, CV5 6JS			
Last Sold Date:	06/11/2013	18/08/2004	08/03/2004
Last Sold Price:	£133,000	£139,995	£105,000
52, Winifred Avenue, Coventry, CV5 6JS			
Last Sold Date:	01/10/2010		
Last Sold Price:	£147,000		
12, Winifred Avenue, Coventry, CV5 6JS			
Last Sold Date:	26/06/2009		
Last Sold Price:	£115,000		
14, Winifred Avenue, Coventry, CV5 6JS			
Last Sold Date:	29/09/2004		
Last Sold Price:	£116,000		
16, Winifred Avenue, Coventry, CV5 6JS			
Last Sold Date:	06/07/2001		
Last Sold Price:	£78,500		
54, Winifred Avenue, Coventry, CV5 6JS			
Last Sold Date:	28/07/1995		
Last Sold Price:	£33,300		

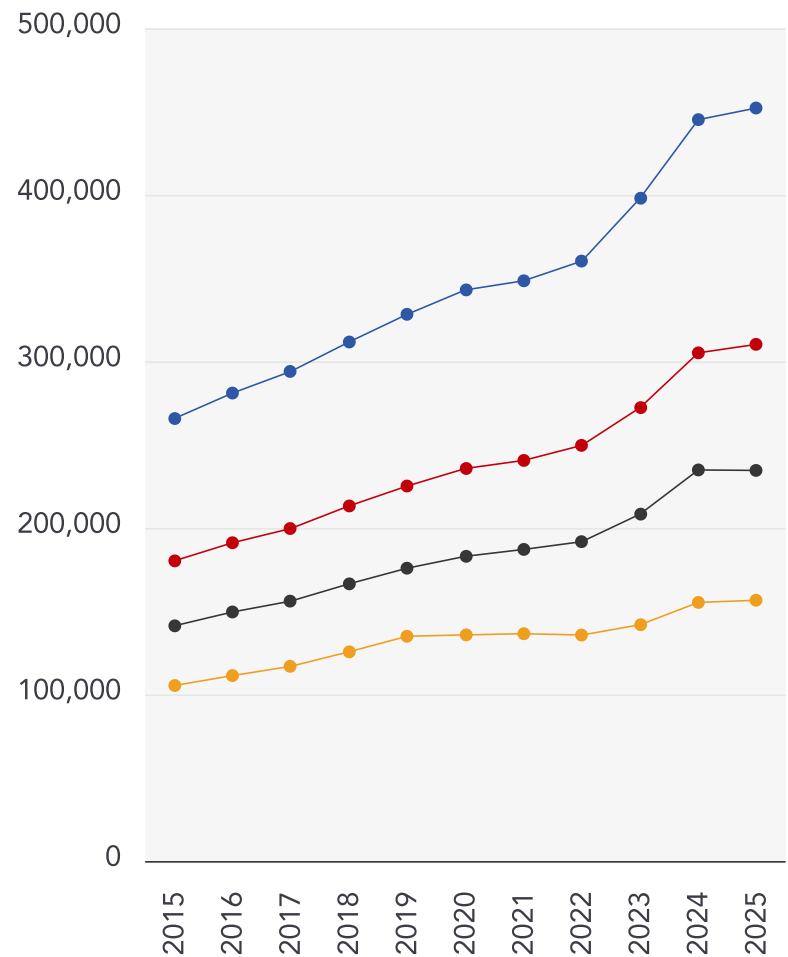
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

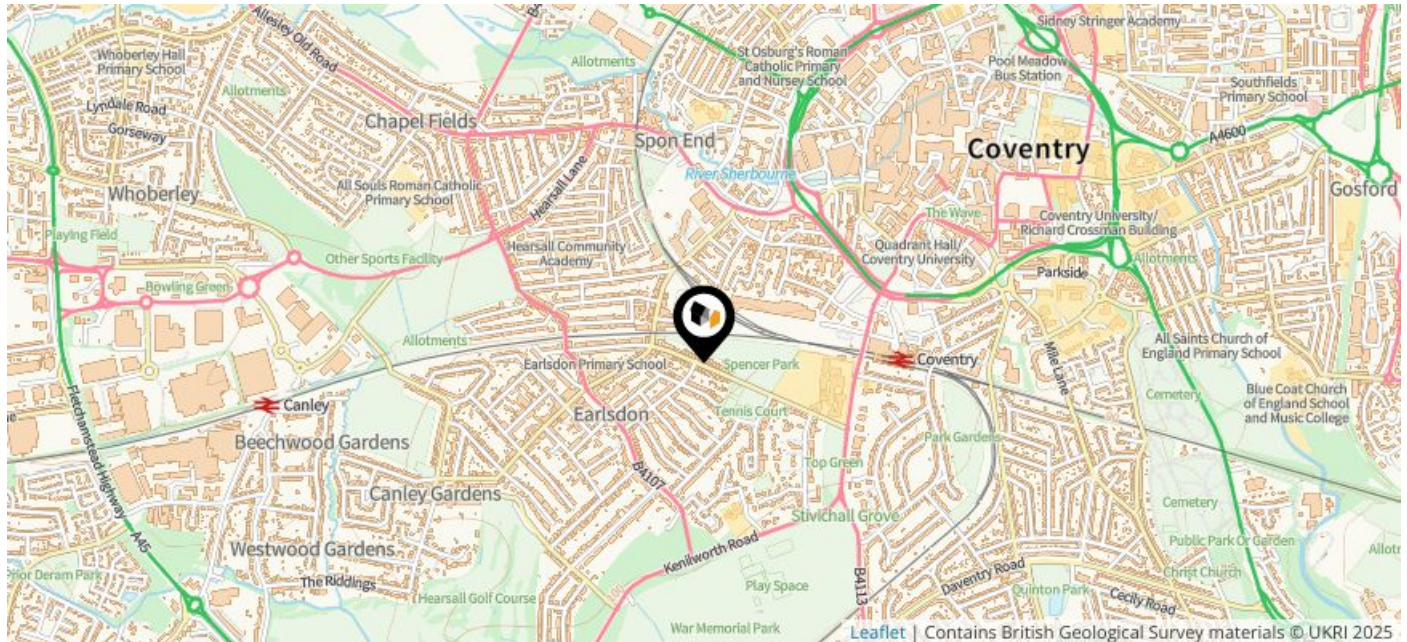
+48.62%

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.

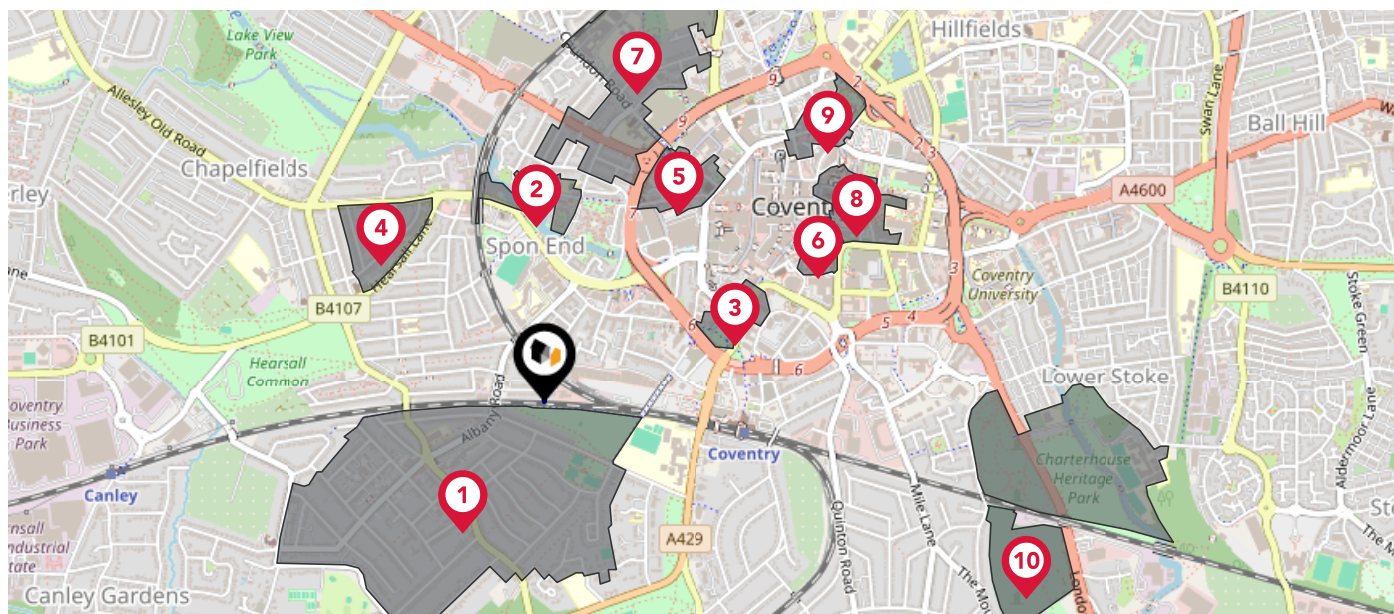
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

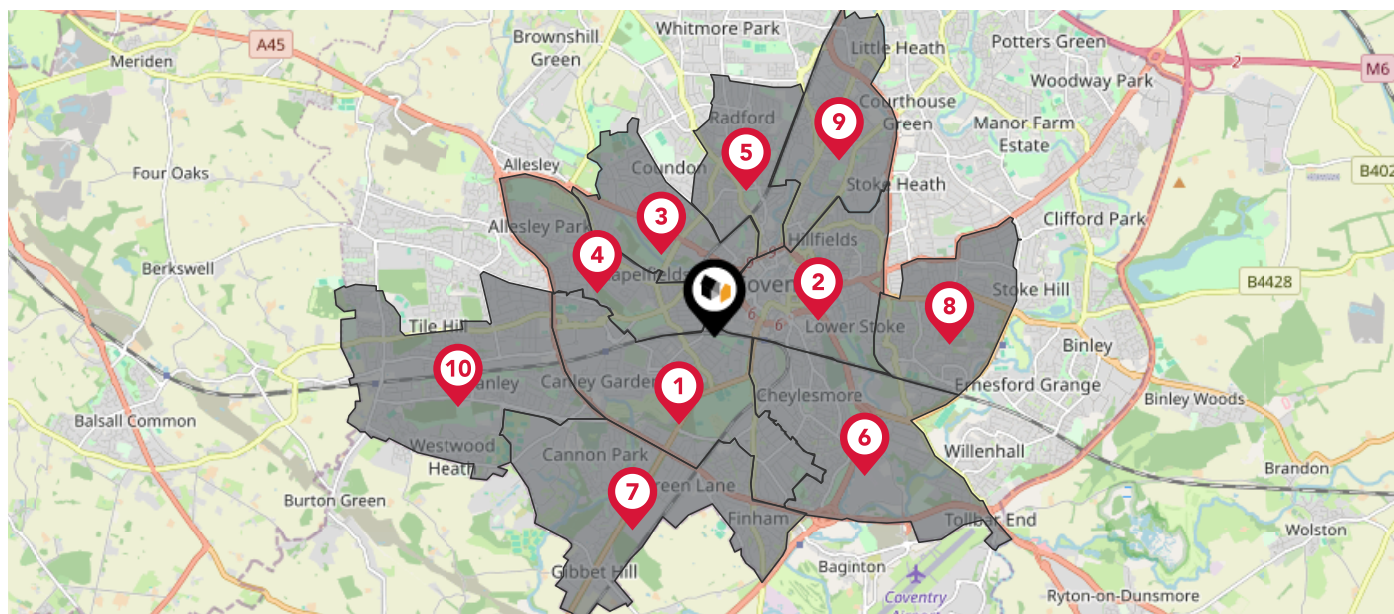
- | | |
|----|------------------------|
| 1 | Earlsdon |
| 2 | Spon End |
| 3 | Greyfriars Green |
| 4 | Chapelfields |
| 5 | Spon Street |
| 6 | High Street |
| 7 | Naul's Mill |
| 8 | Hill Top and Cathedral |
| 9 | Lady Herbert's Garden |
| 10 | London Road |

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

1

Earlsdon Ward

2

St. Michael's Ward

3

Sherbourne Ward

4

Whoberley Ward

5

Radford Ward

6

Cheylesmore Ward

7

Wainbody Ward

8

Lower Stoke Ward

9

Foleshill Ward

10

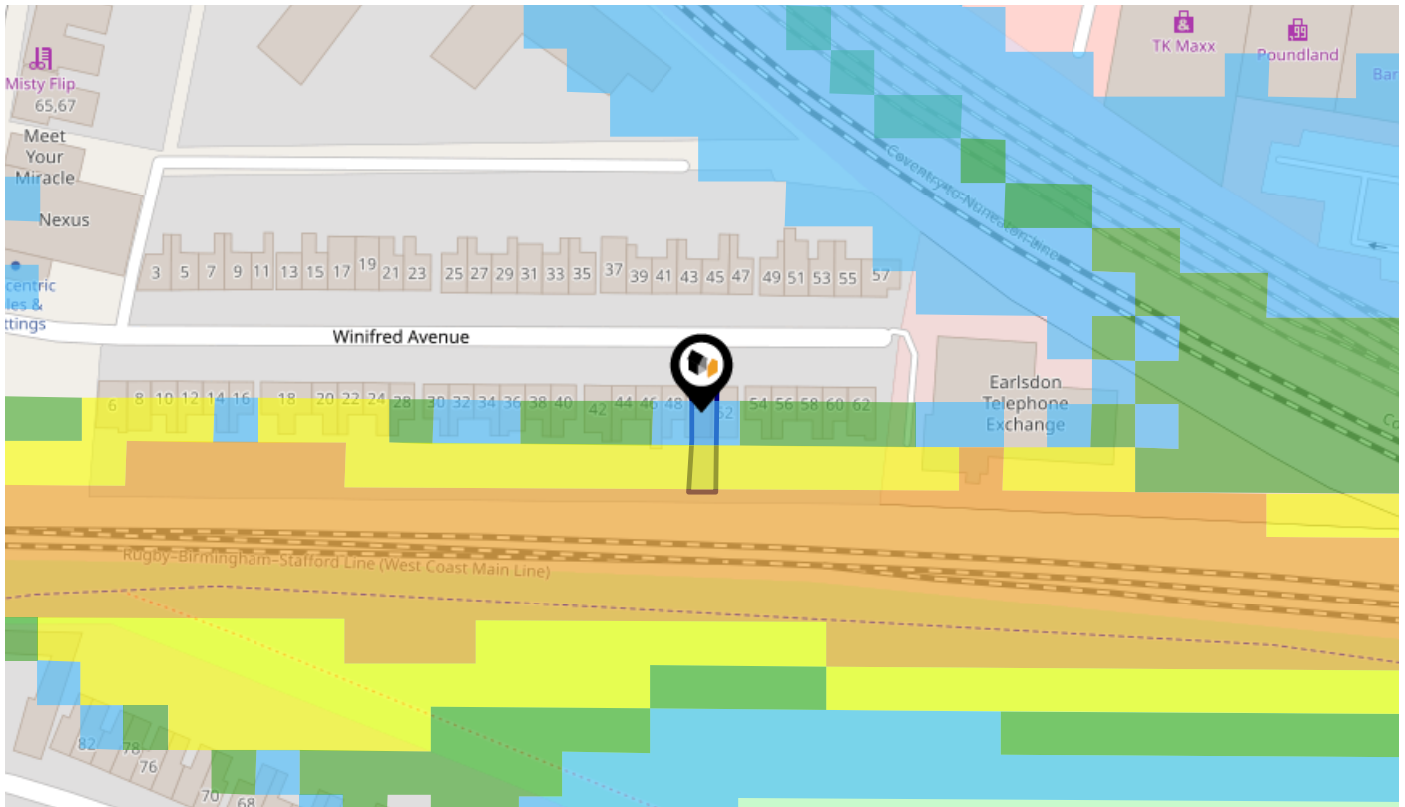
Westwood Ward

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.

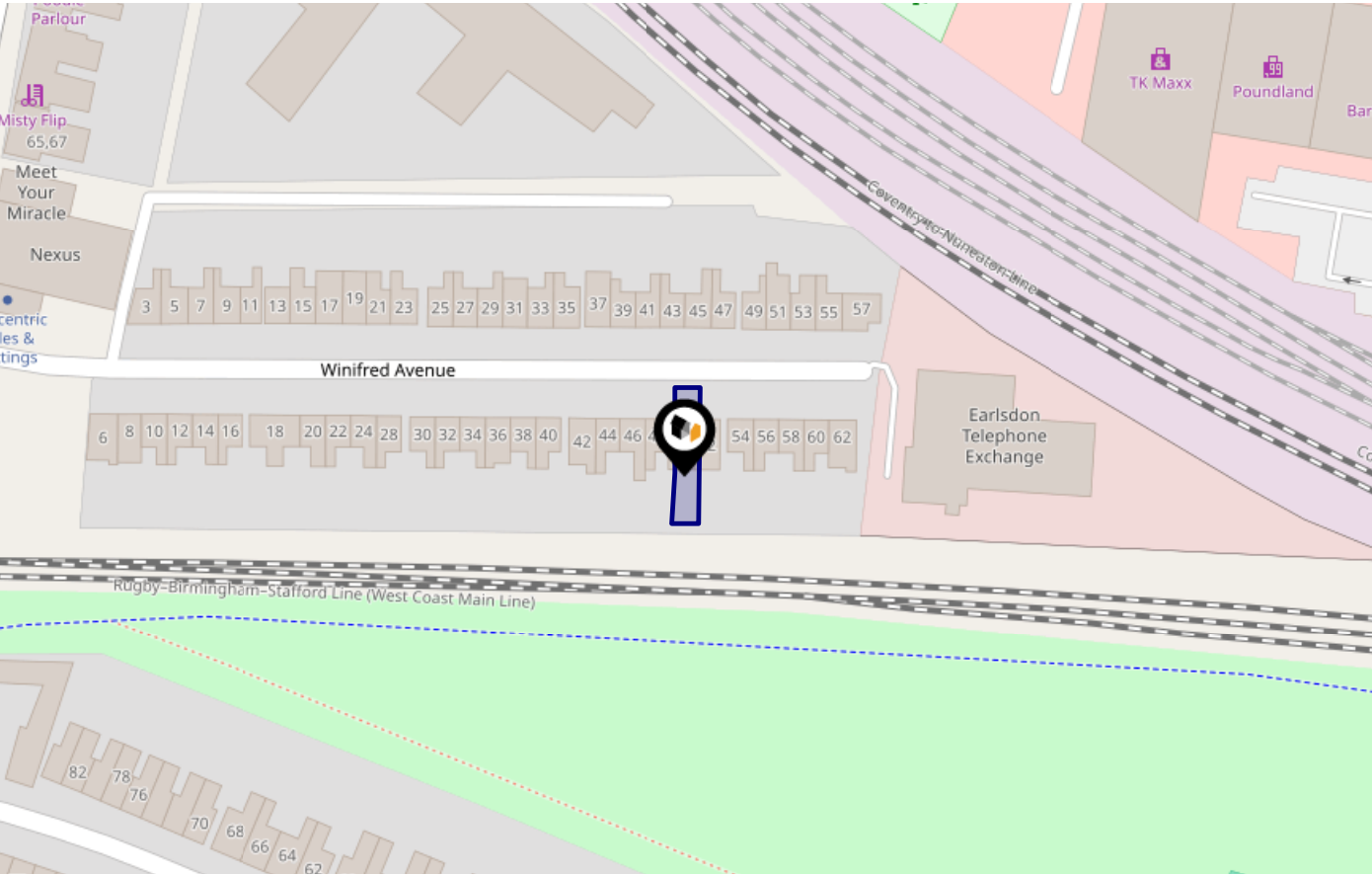
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

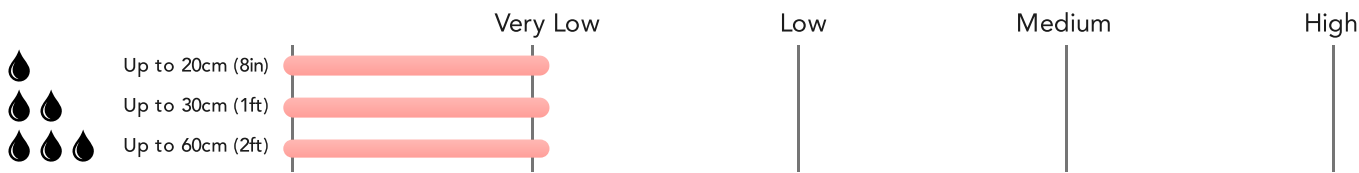


Risk Rating: Very low

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.

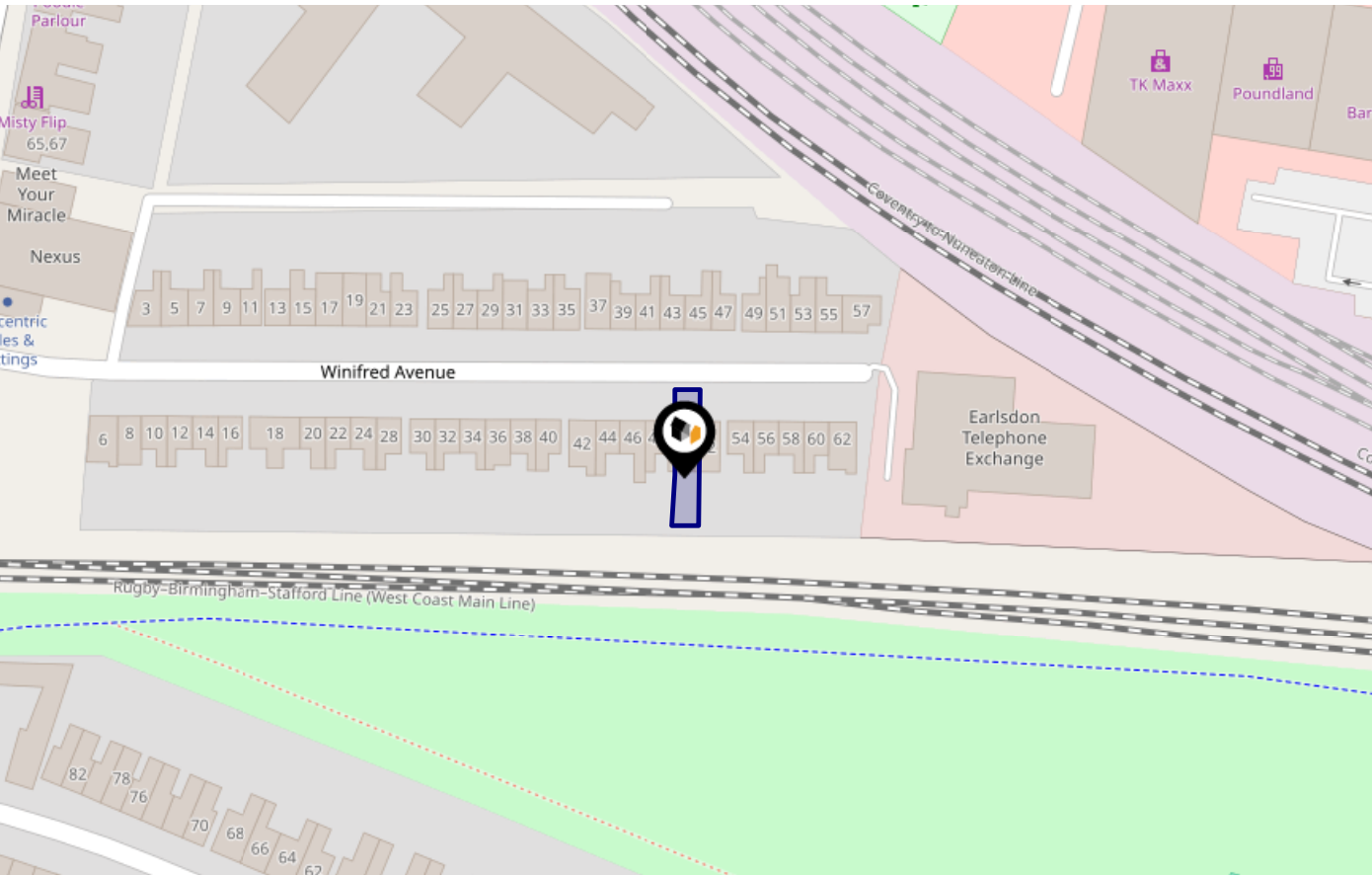
Chance of flooding to the following depths at this property:



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.

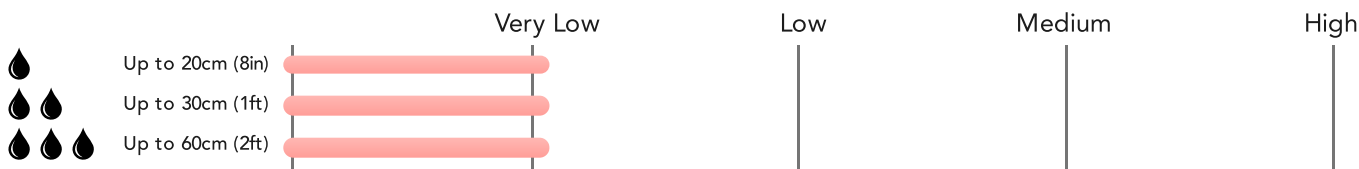


Risk Rating: Very low

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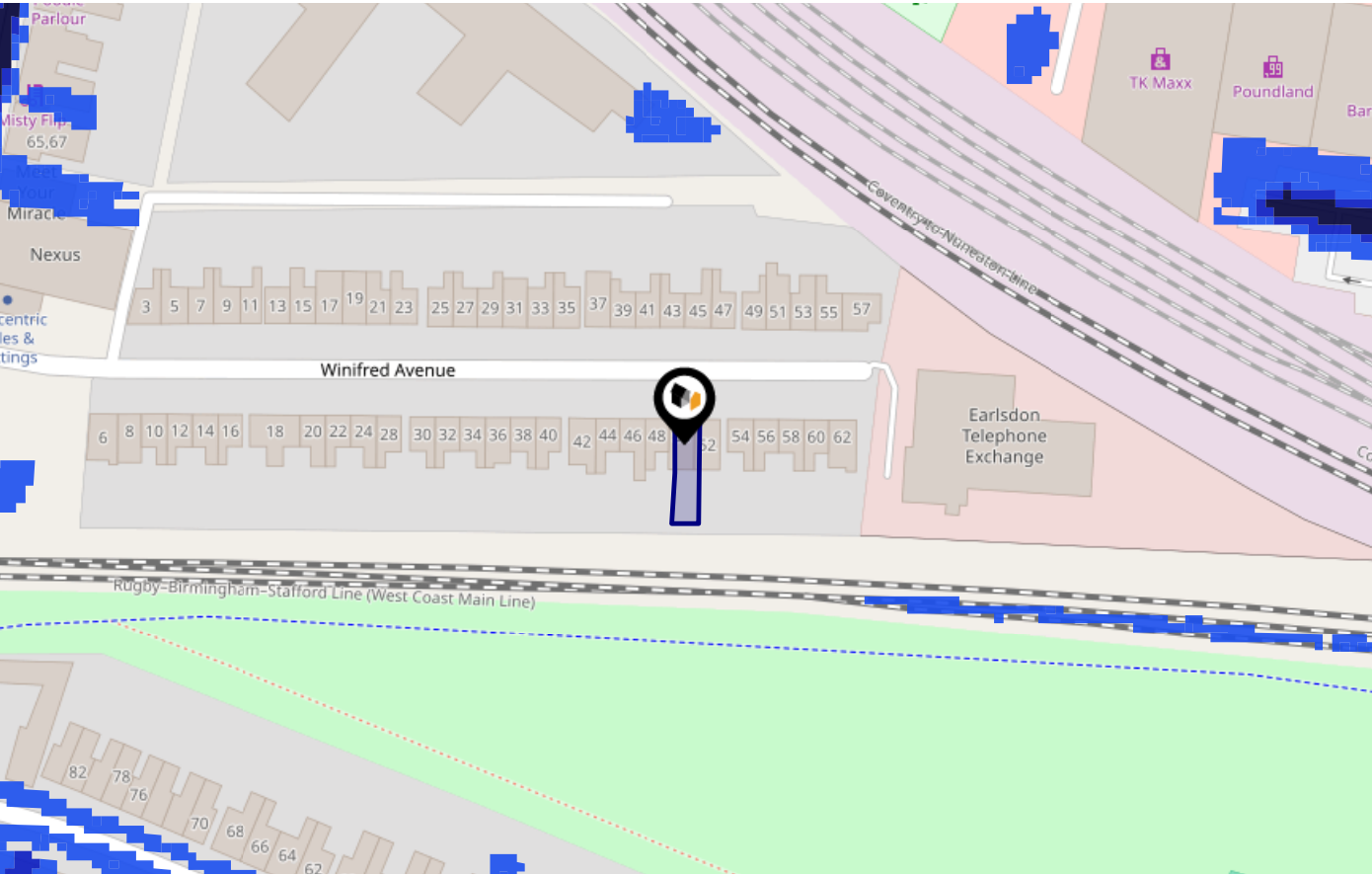
Chance of flooding to the following depths at this property:



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.

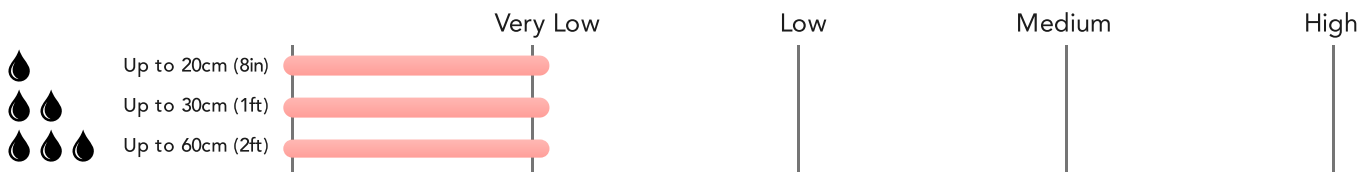


Risk Rating: Very low

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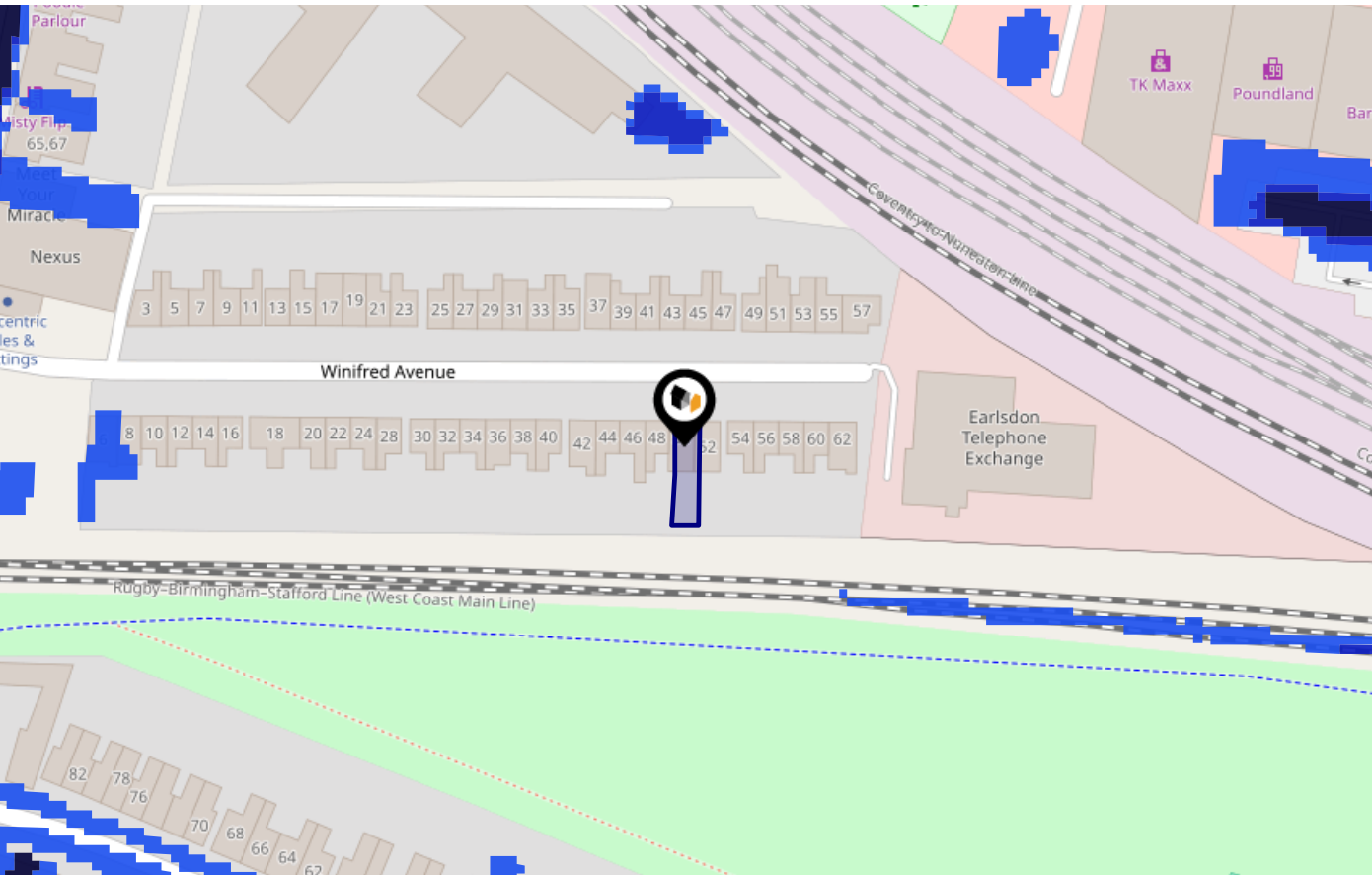
Chance of flooding to the following depths at this property:



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.

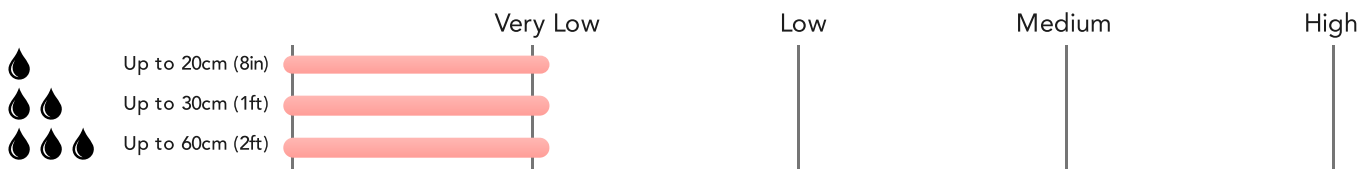


Risk Rating: Very low

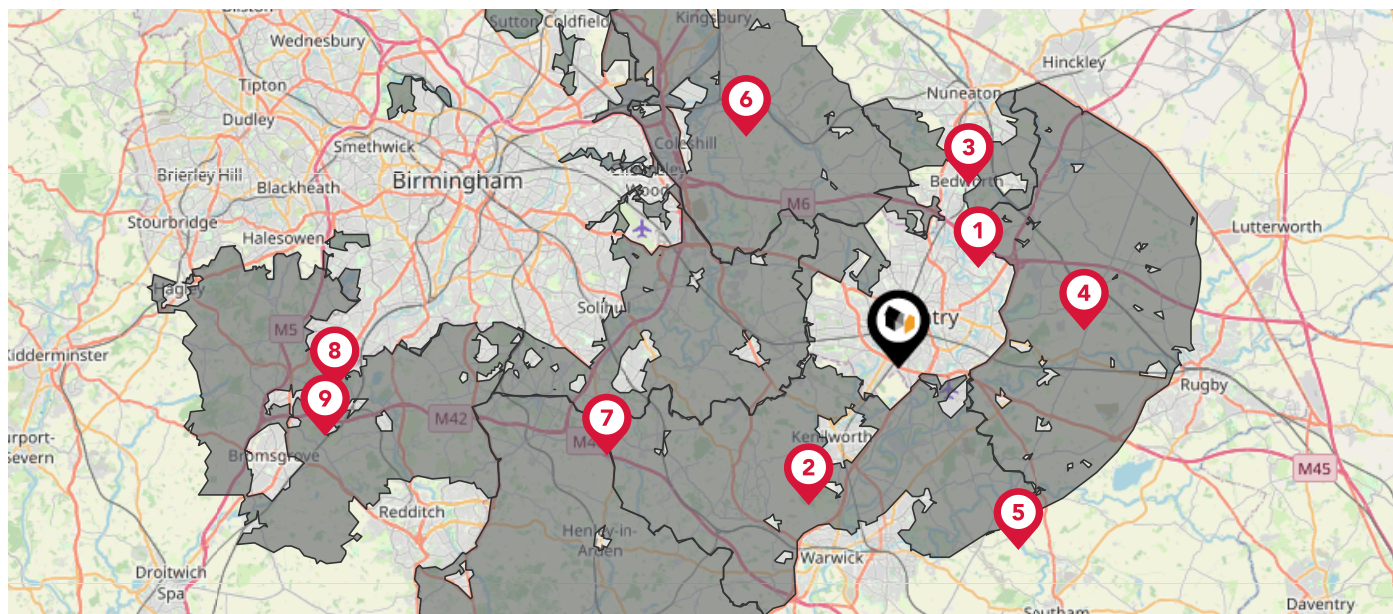
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.










Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

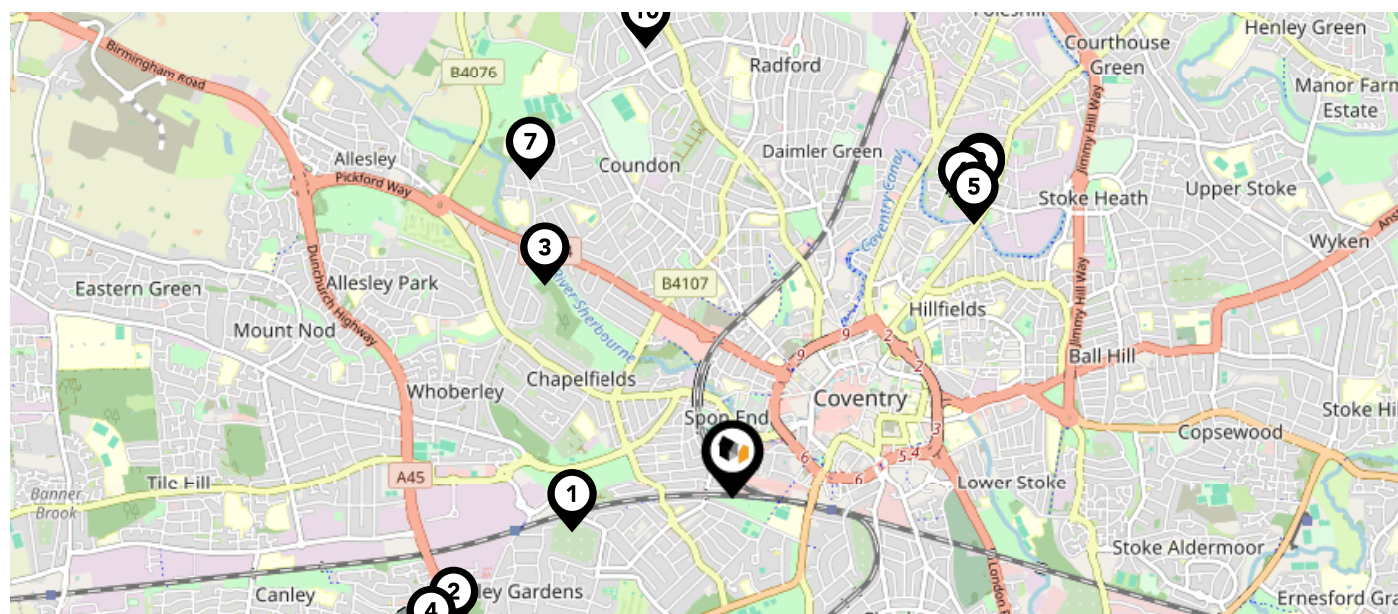
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt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

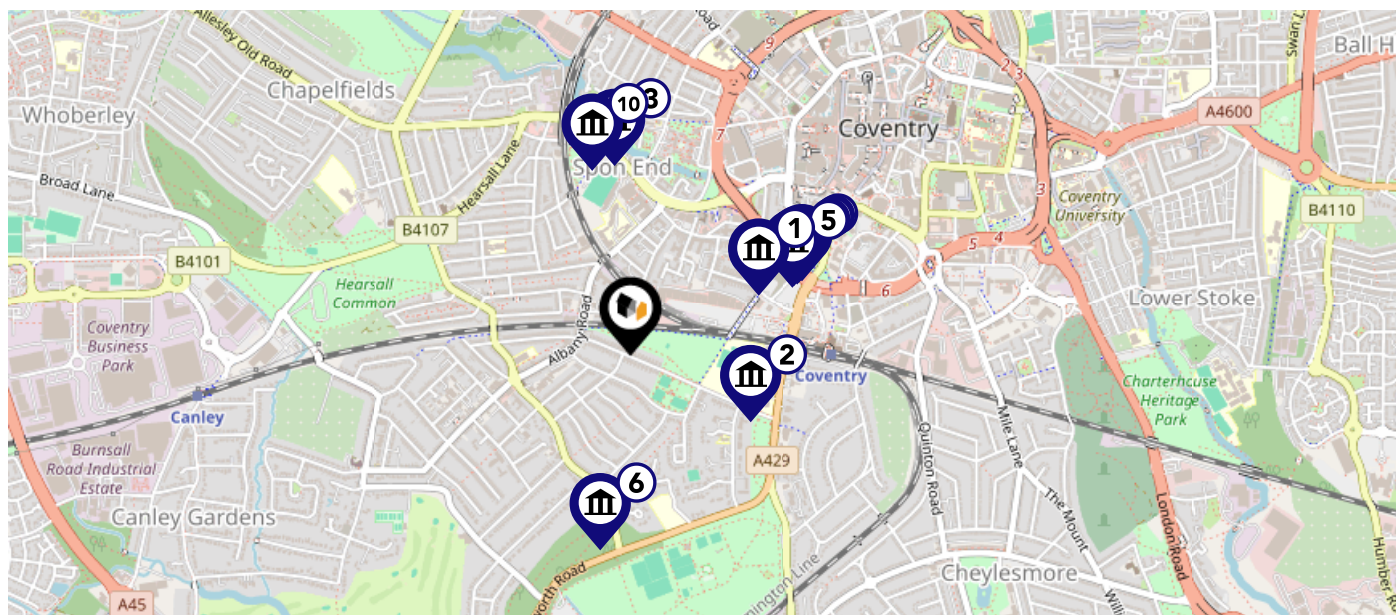
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
3	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
4	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
5	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>
6	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill	<input type="checkbox"/>
7	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
8	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	<input type="checkbox"/>
9	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>
10	Kelmscote Road-Coudon, Coventry	Historic Landfill	<input type="checkbox"/>











Maps

Listed Buildings

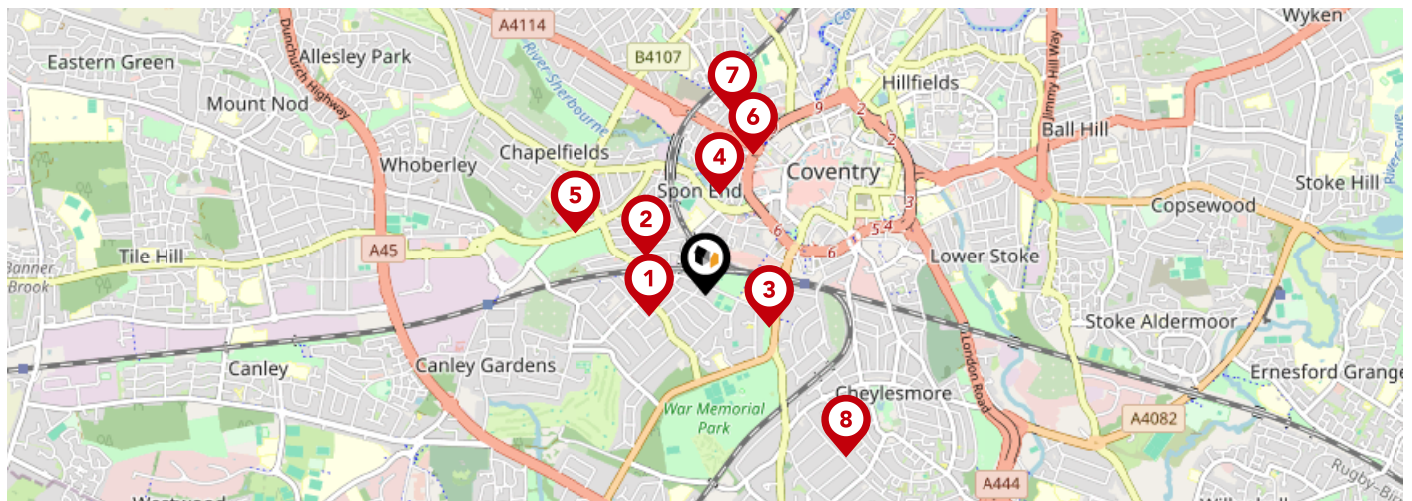


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



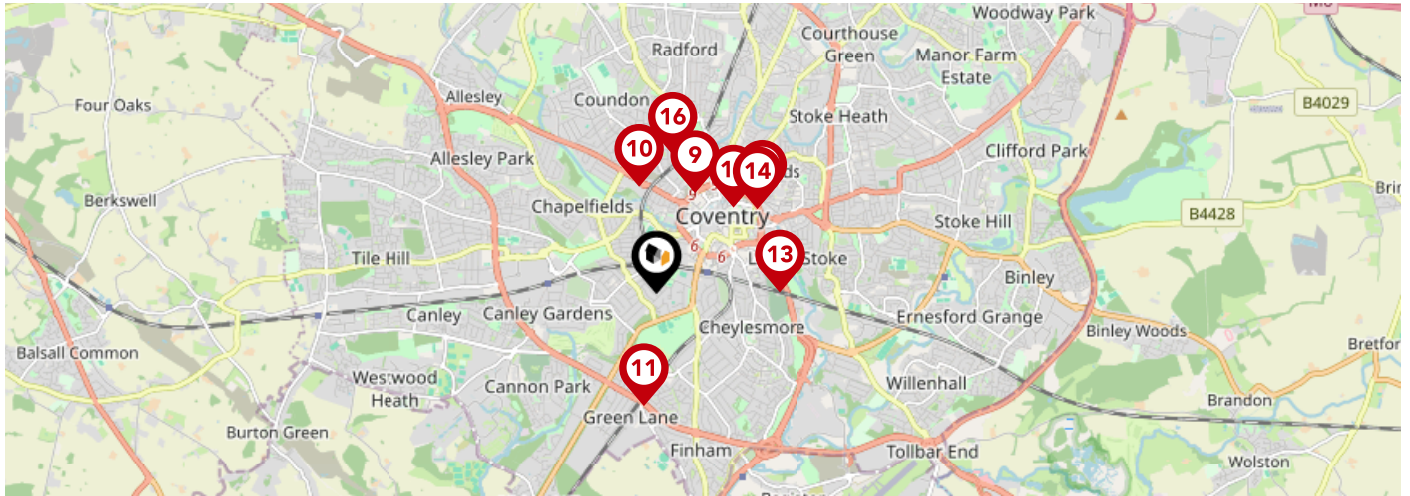
Listed Buildings in the local district		Grade	Distance
	1335851 - Baptist Chapel	Grade II	0.3 miles
	1342934 - Free Grammar School King Henry Viii School	Grade II	0.3 miles
	1342909 - Chapel Of St James And St Christopher	Grade II	0.4 miles
	1106366 - 23 Warwick Row	Grade II	0.4 miles
	1106339 - 28 Warwick Row	Grade II	0.4 miles
	1443610 - Earlsdon Drinking Fountain	Grade II	0.4 miles
	1342938 - 27 Warwick Row	Grade II	0.4 miles
	1342937 - 24 Warwick Row	Grade II	0.4 miles
	1106369 - 25 Warwick Row	Grade II	0.4 miles
	1335864 - 107-110, Spon End	Grade II	0.4 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

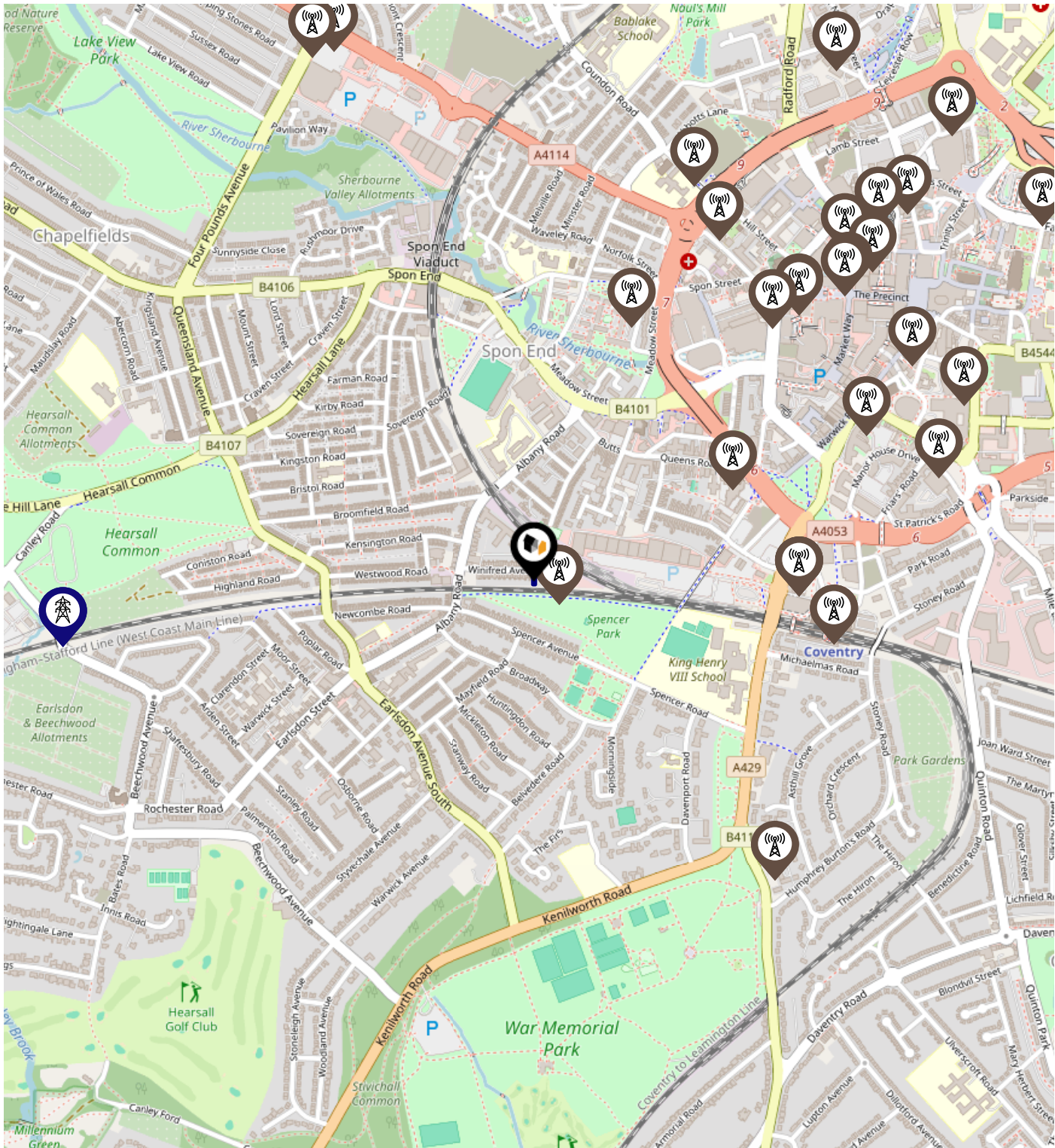
Area Schools





		Nursery	Primary	Secondary	College	Private
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eden Girls' School Coventry Ofsted Rating: Outstanding Pupils: 609 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidney Stringer Academy Ofsted Rating: Good Pupils: 1478 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sidney Stringer Primary Academy Ofsted Rating: Outstanding Pupils: 425 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:1.27	<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

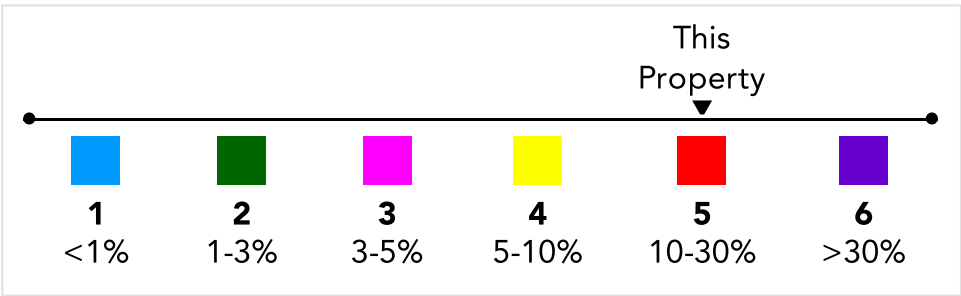
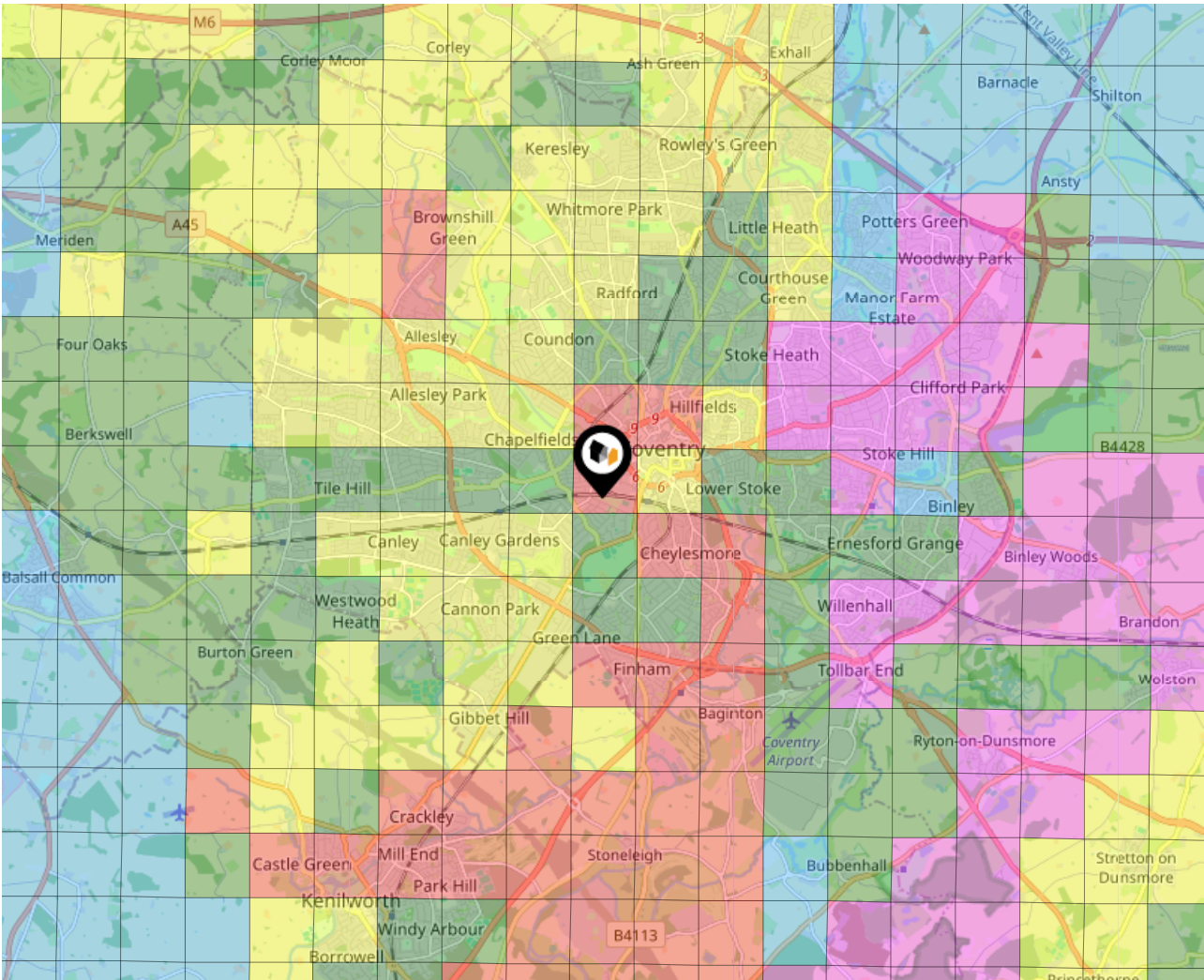
Environment

Radon Gas



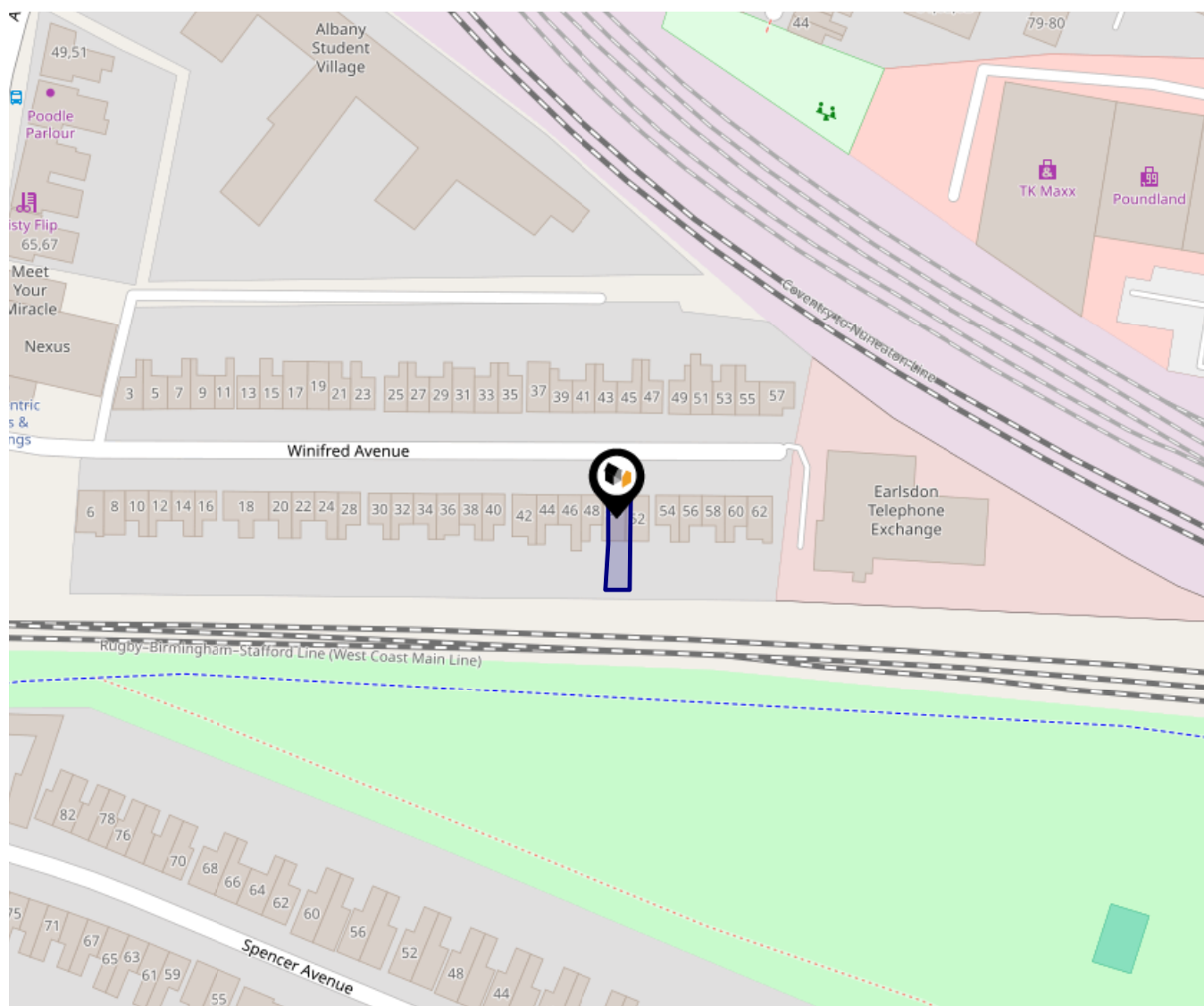
What is Radon?

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



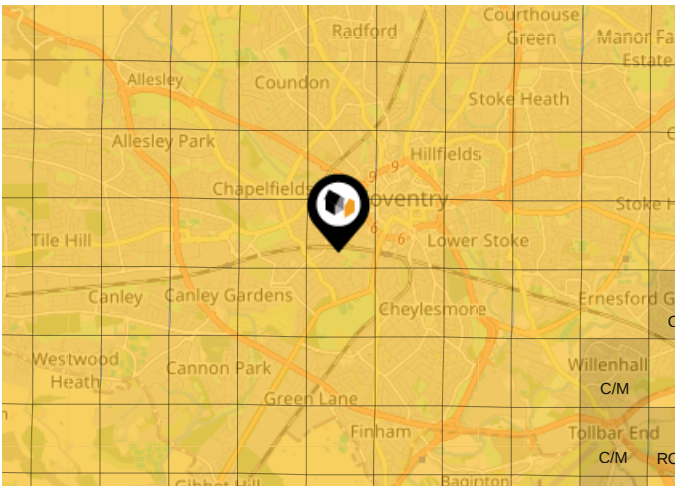
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

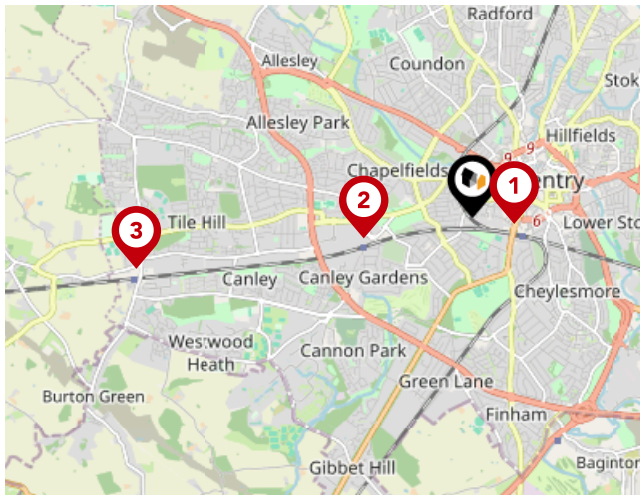


Primary Classifications (Most Common Clay Types)

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

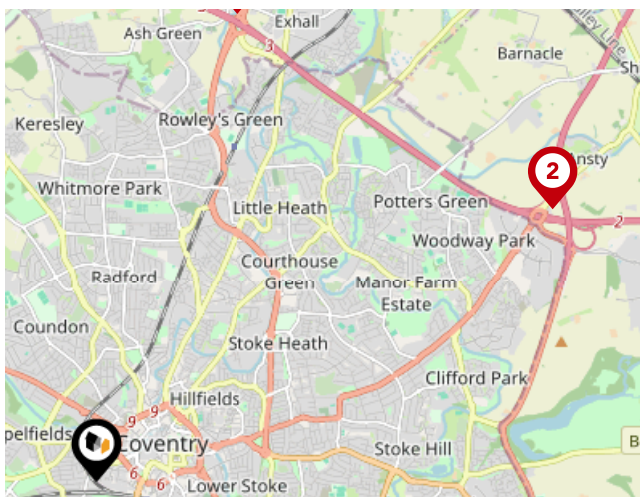
Area

Transport (National)



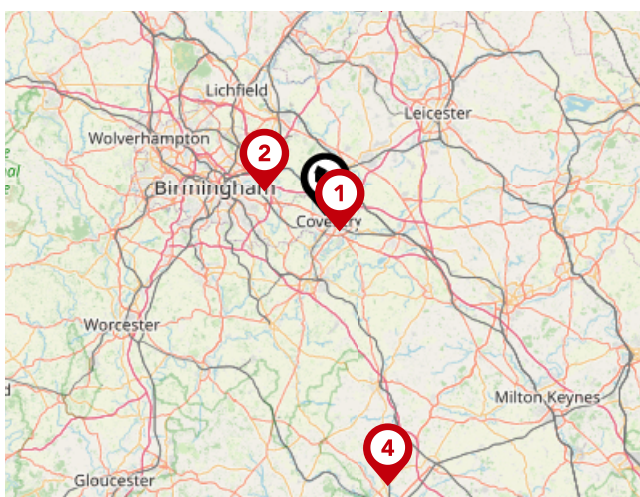
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.37 miles
	Canley Rail Station	1.01 miles
	Tile Hill Rail Station	3.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.41 miles
	M6 J2	4.81 miles
	M40 J14	10.4 miles
	M6 J3A	8.47 miles
	M42 J6	8.38 miles

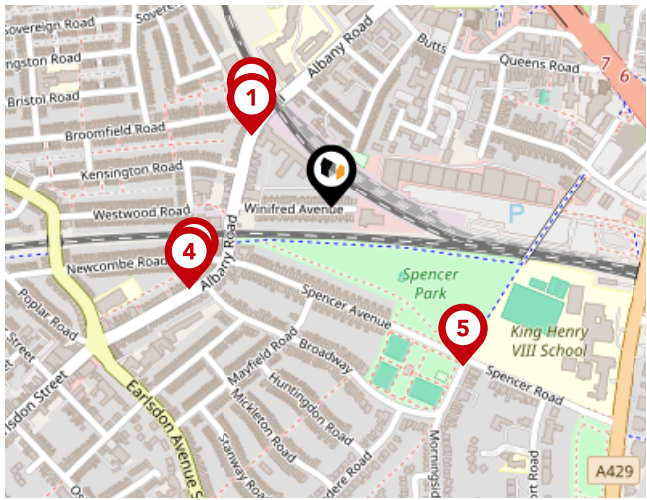


Airports/Helipads






Pin	Name	Distance
	Baginton	3.15 miles
	Birmingham Airport	9.42 miles
	East Mids Airport	30.47 miles
	Kidlington	40.47 miles

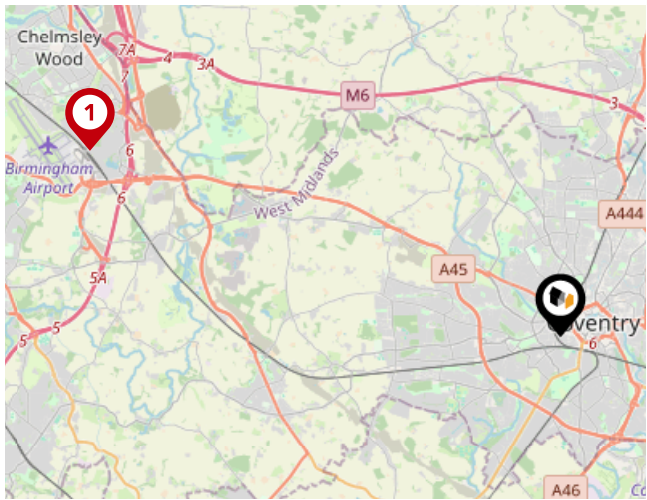
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Broomfield Rd	0.12 miles
	Broomfield Rd	0.14 miles
	Broadway	0.17 miles
	Broadway	0.19 miles
	Spencer Avenue	0.23 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.15 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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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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