



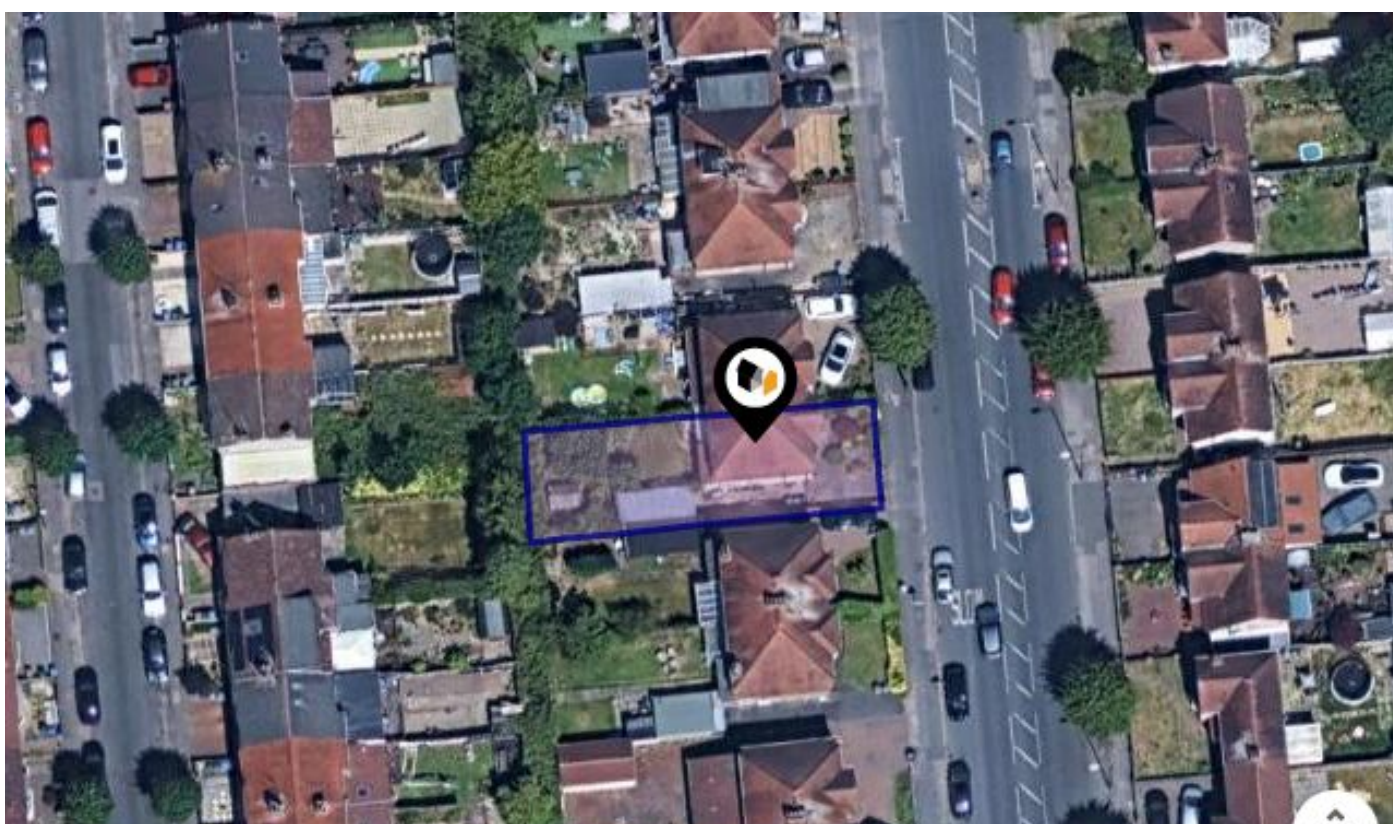
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 17th June 2025



MOSELEY AVENUE, COVENTRY, CV6

Price Estimate : £265,000

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 delightful, spacious & much loved three bedroom semi detached home

Driveway & garage with walled foregarden

Welcoming hallway & generous proportions throughout

Sitting room with bay & dining room with picture window to garden

Mature, private & substantial rear gardens

Ground floor cloakroom & well proportioned kitchen

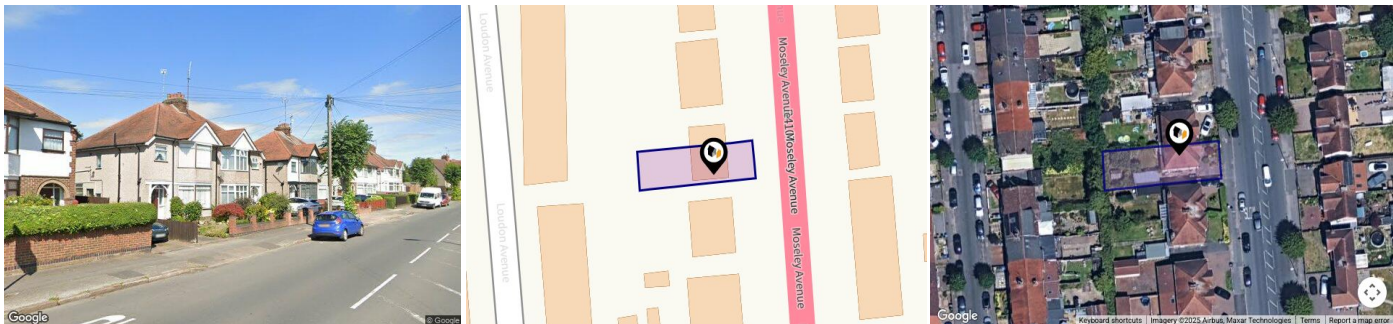
Superb & characterful dog leg staircase

Gas central heating & double glazing

Ideal Coundon locale close to amenities & schooling

NO CHAIN, EPC RATING D, Total 1279 Sq.Ft or 118 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:	Semi-Detached
Bedrooms:	3
Floor Area:	1,279 ft ² / 118 m ²
Plot Area:	0.07 acres
Council Tax :	Band C
Annual Estimate:	£2,145
Title Number:	MM97016

Price Estimate:	£265,000
Tenure:	Freehold

Local Area

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

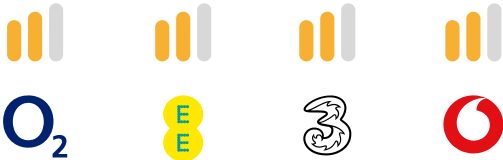
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15	80	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

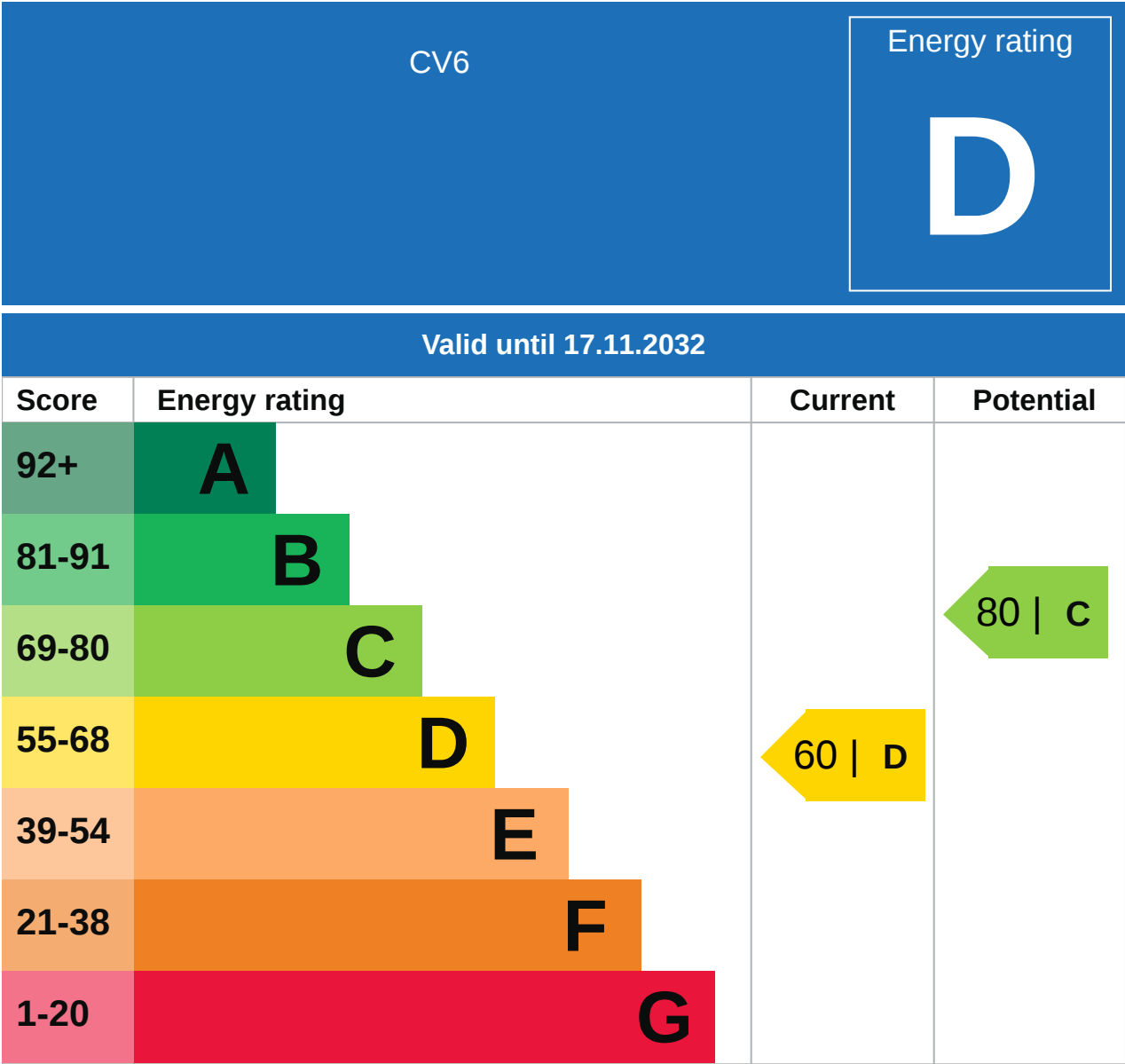
(based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	95 m ²

Market Sold in Street



115, Moseley Avenue, Coventry, CV6 1HS			
Last Sold Date:	13/10/2023	03/08/2012	29/04/1996
Last Sold Price:	£240,000	£144,000	£59,950
151, Moseley Avenue, Coventry, CV6 1HS			
Last Sold Date:	19/05/2023	17/12/2010	
Last Sold Price:	£260,000	£150,000	
135, Moseley Avenue, Coventry, CV6 1HS			
Last Sold Date:	09/03/2020		
Last Sold Price:	£196,000		
129, Moseley Avenue, Coventry, CV6 1HS			
Last Sold Date:	28/11/2019	21/02/2012	
Last Sold Price:	£245,000	£163,000	
149, Moseley Avenue, Coventry, CV6 1HS			
Last Sold Date:	10/05/2017		
Last Sold Price:	£132,849		
159, Moseley Avenue, Coventry, CV6 1HS			
Last Sold Date:	24/03/2016		
Last Sold Price:	£185,000		
117, Moseley Avenue, Coventry, CV6 1HS			
Last Sold Date:	04/09/2015	23/07/2001	
Last Sold Price:	£150,000	£80,000	
111, Moseley Avenue, Coventry, CV6 1HS			
Last Sold Date:	26/05/2015		
Last Sold Price:	£170,000		
141, Moseley Avenue, Coventry, CV6 1HS			
Last Sold Date:	19/09/2014		
Last Sold Price:	£172,500		
119, Moseley Avenue, Coventry, CV6 1HS			
Last Sold Date:	17/04/2014		
Last Sold Price:	£140,000		
113, Moseley Avenue, Coventry, CV6 1HS			
Last Sold Date:	30/08/2013	28/03/2008	
Last Sold Price:	£146,000	£160,000	
145, Moseley Avenue, Coventry, CV6 1HS			
Last Sold Date:	17/11/2008		
Last Sold Price:	£145,000		

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

Market Sold in Street



161, Moseley Avenue, Coventry, CV6 1HS

Last Sold Date:	23/10/2001
Last Sold Price:	£118,000

123, Moseley Avenue, Coventry, CV6 1HS

Last Sold Date:	20/09/2000	25/01/2000
Last Sold Price:	£93,000	£55,000

157, Moseley Avenue, Coventry, CV6 1HS

Last Sold Date:	20/11/1998
Last Sold Price:	£74,500

163, Moseley Avenue, Coventry, CV6 1HS

Last Sold Date:	12/05/1997
Last Sold Price:	£52,000

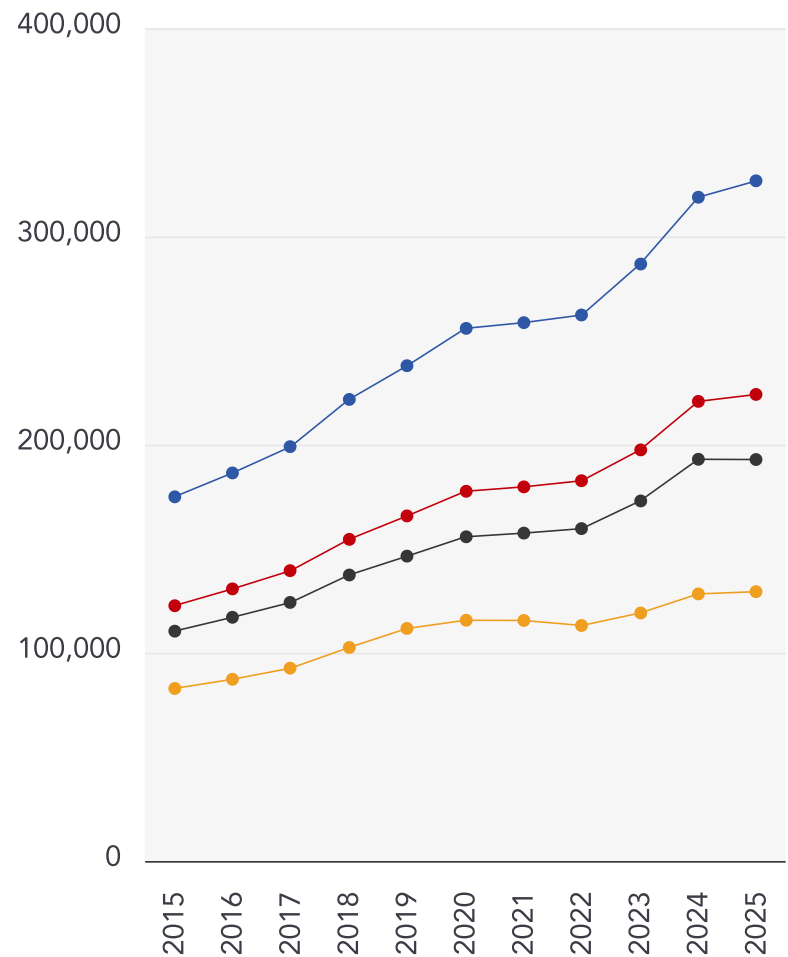
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

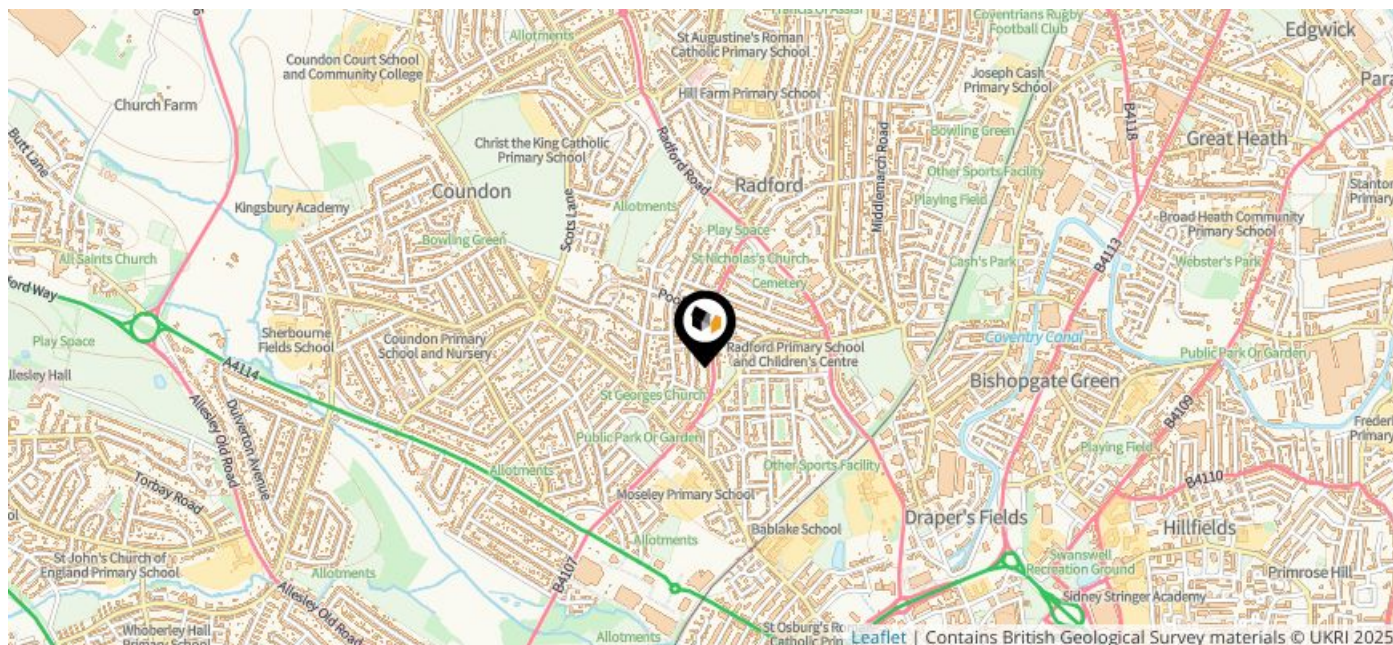
+56.09%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

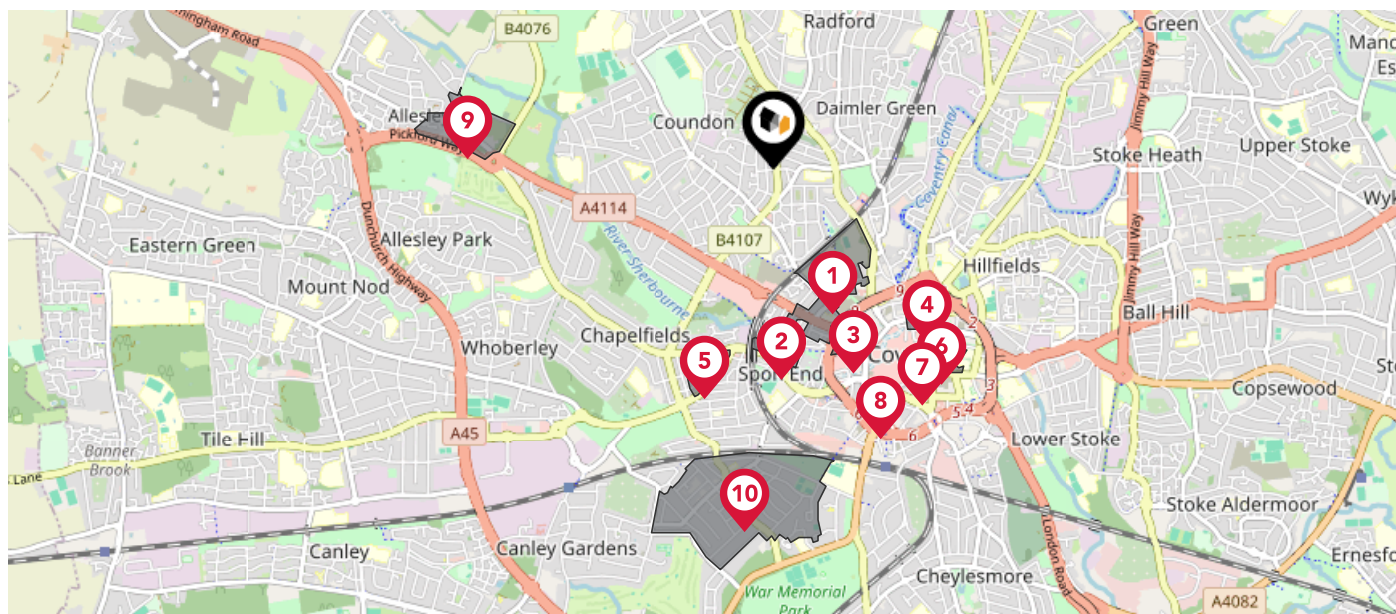
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Naul's Mill

2

Spon End

3

Spon Street

4

Lady Herbert's Garden

5

Chapel Fields

6

Hill Top and Cathedral

7

High Street

8

Greyfriars Green

9

Allesley Village

10

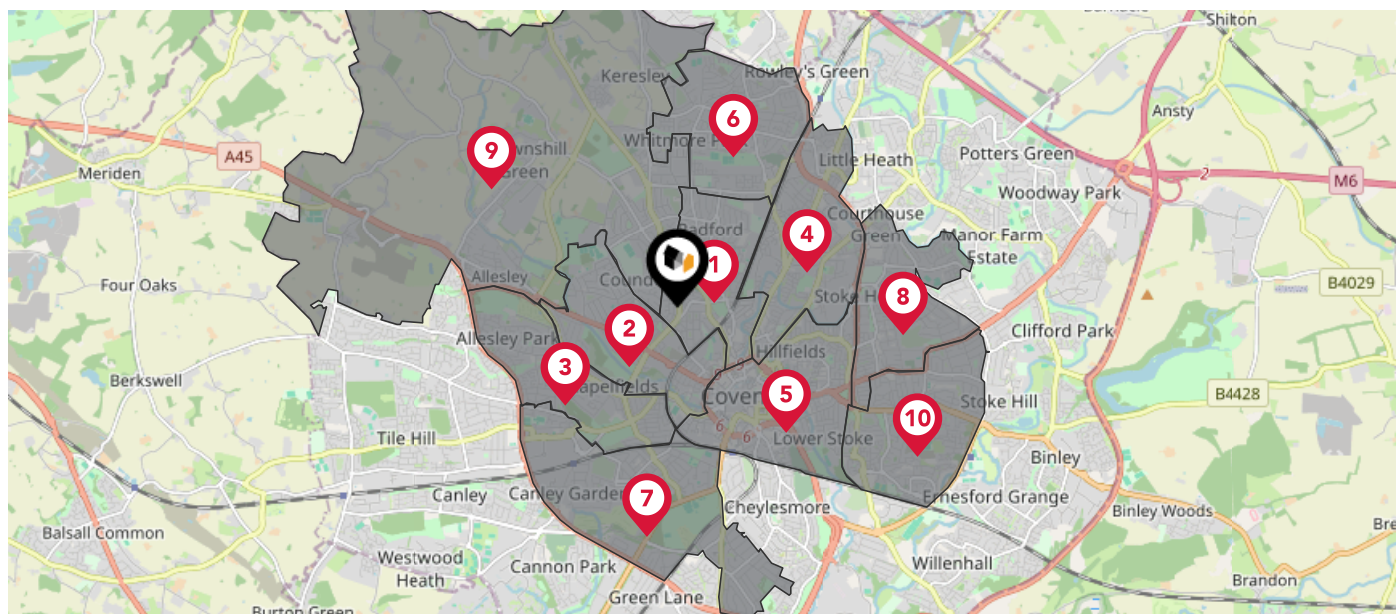
Earlsdon

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

Radford Ward

2

Sherbourne Ward

3

Whoberley Ward

4

Foleshill Ward

5

St. Michael's Ward

6

Holbrook Ward

7

Earlsdon Ward

8

Upper Stoke Ward

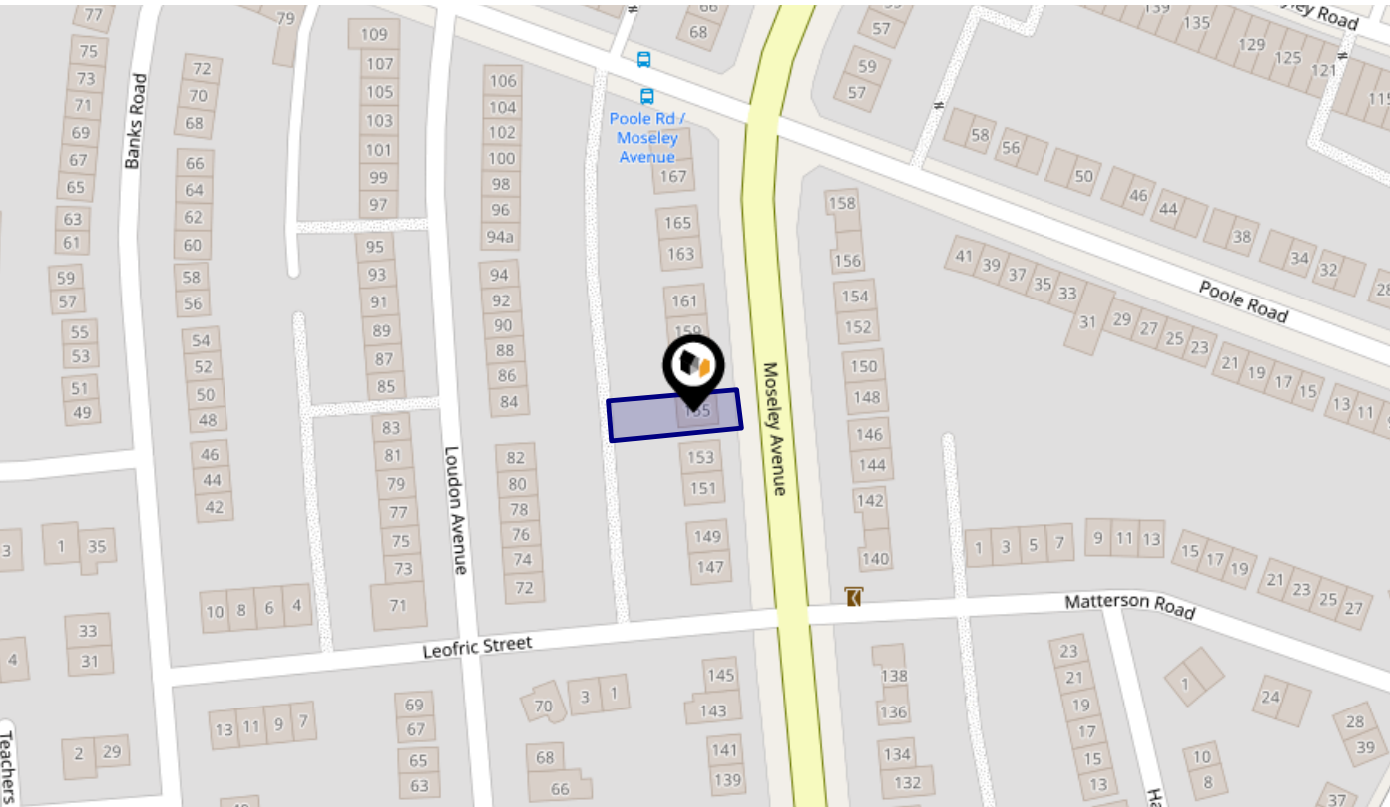
9

Bablake Ward

10

Lower Stoke Ward

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.

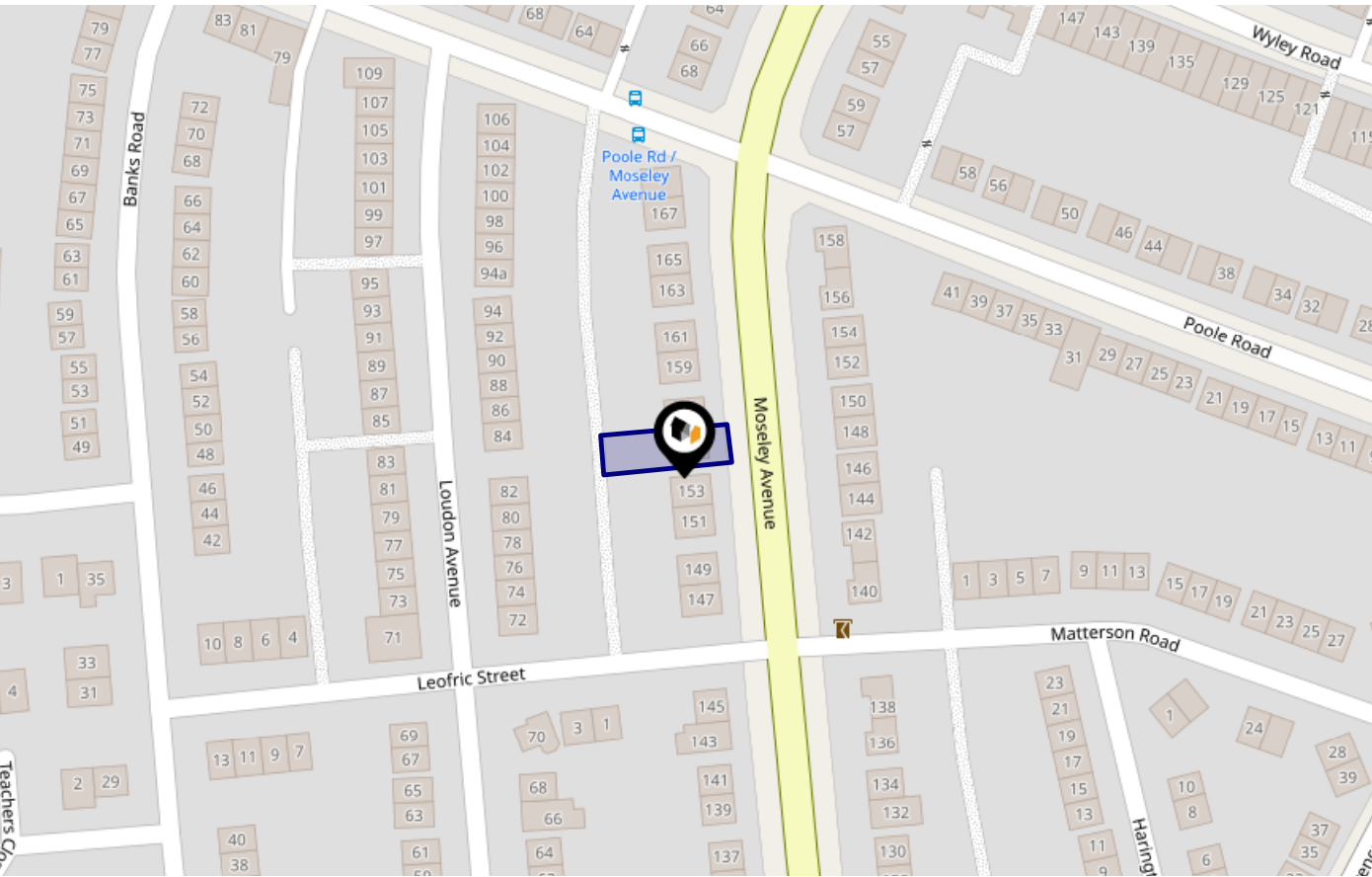
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

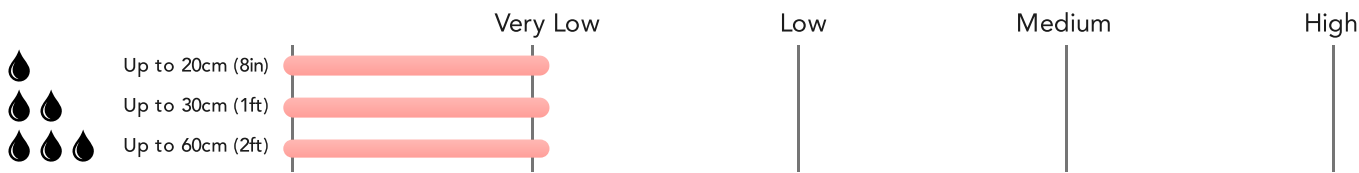


Risk Rating: Very low

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 (0.1%) 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:

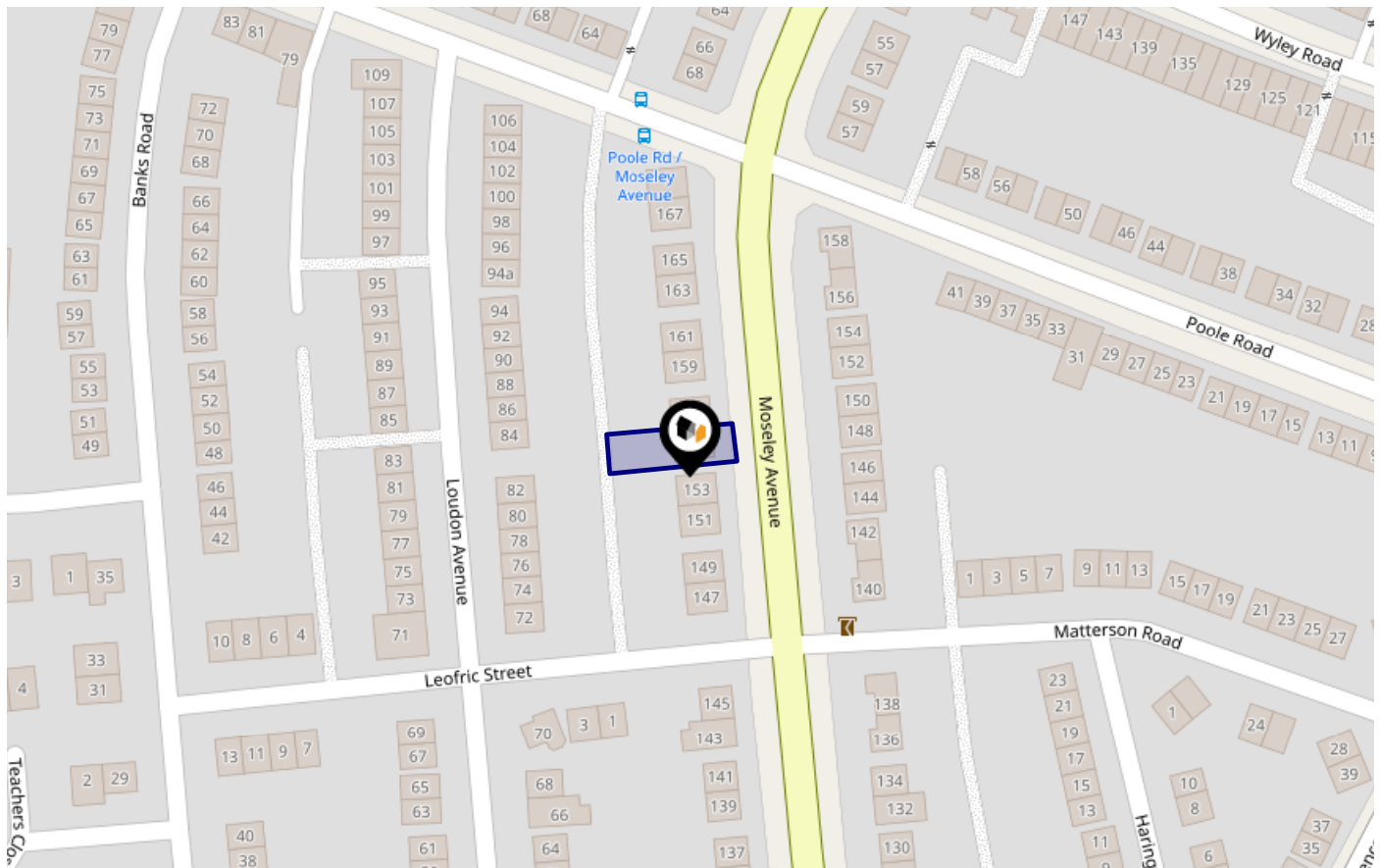


Flood Risk

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.

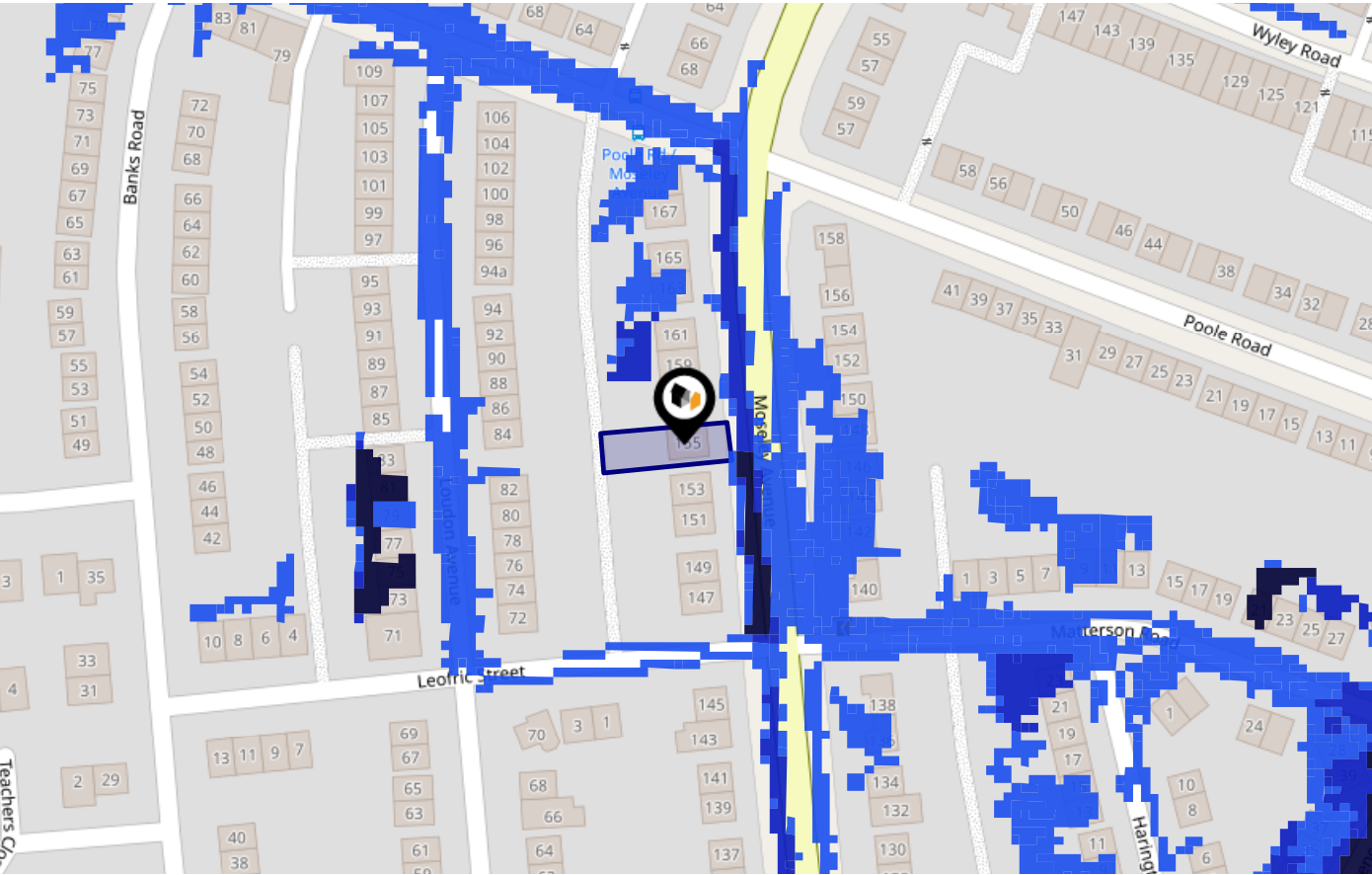
Chance of flooding to the following depths at this property:



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.

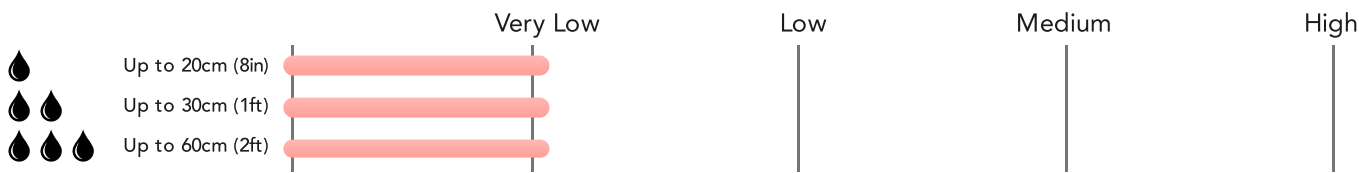


Risk Rating: Very low

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.
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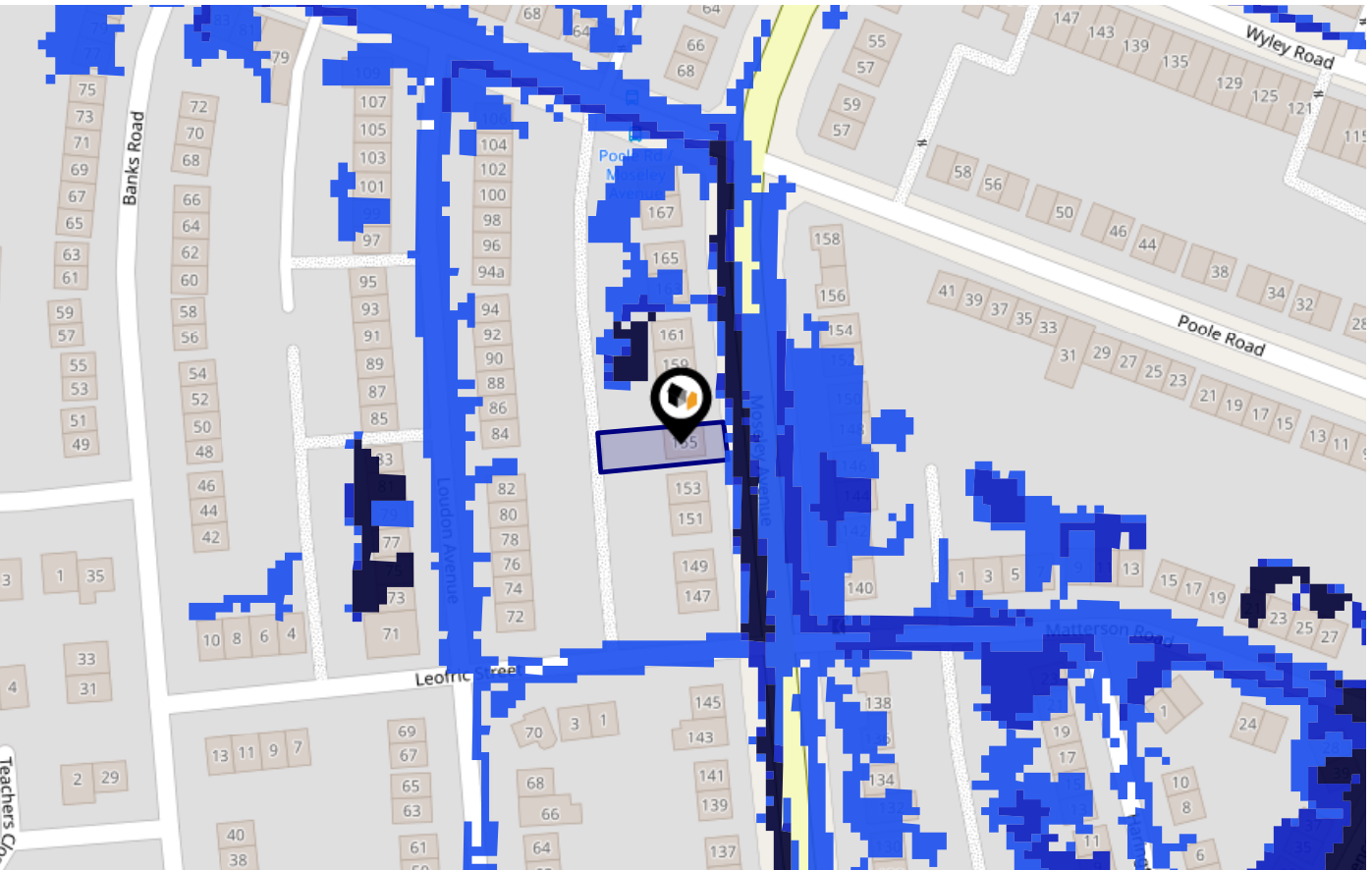
Chance of flooding to the following depths at this property:



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.

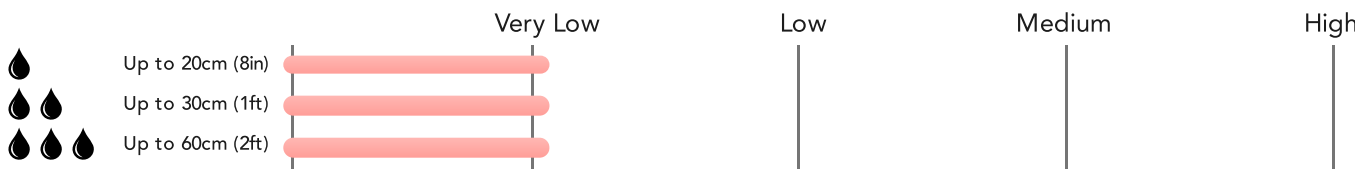


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

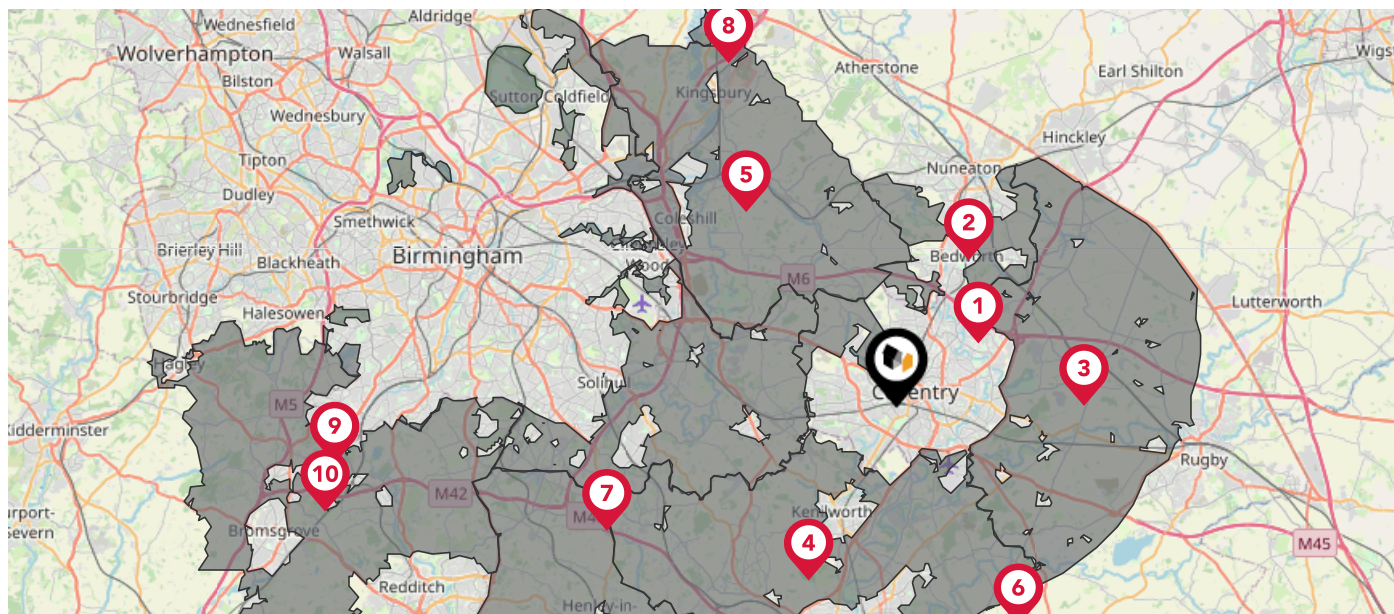


Maps

Green Belt



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



Nearby Green Belt Land

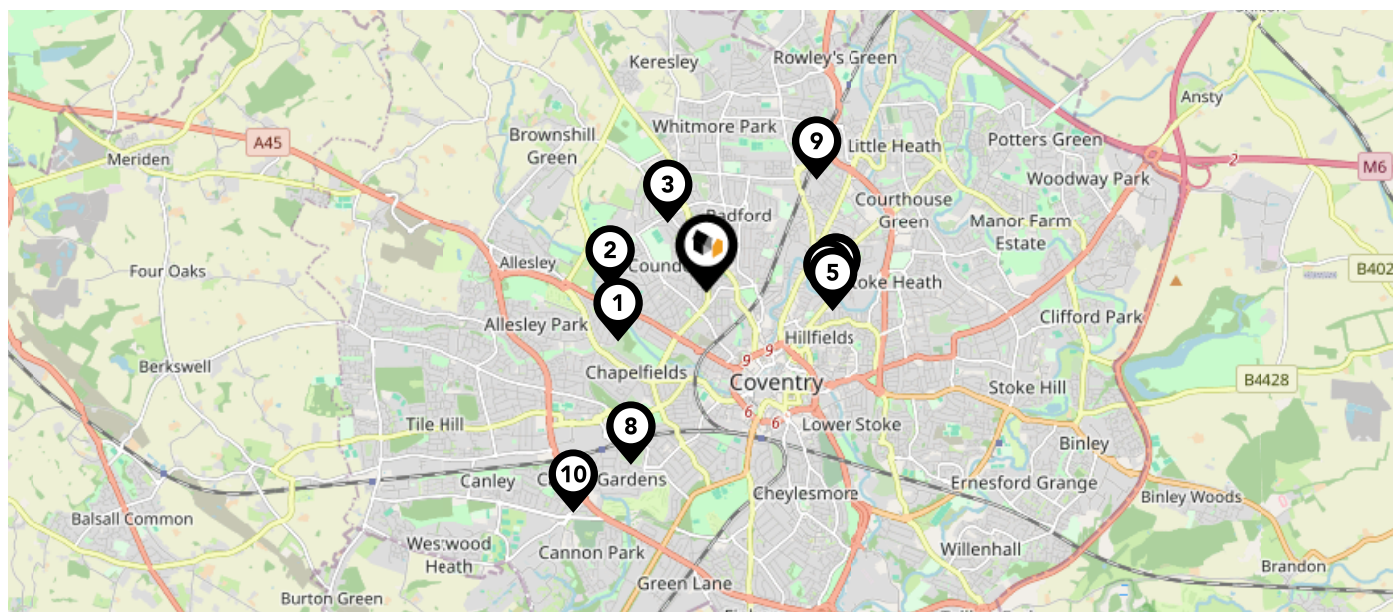
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Warwick
- 5 Birmingham Green Belt - North Warwickshire
- 6 Birmingham Green Belt - Stratford-on-Avon
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham Green Belt - Tamworth
- 9 Birmingham Green Belt - Birmingham
- 10 Birmingham Green Belt - Bromsgrove

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

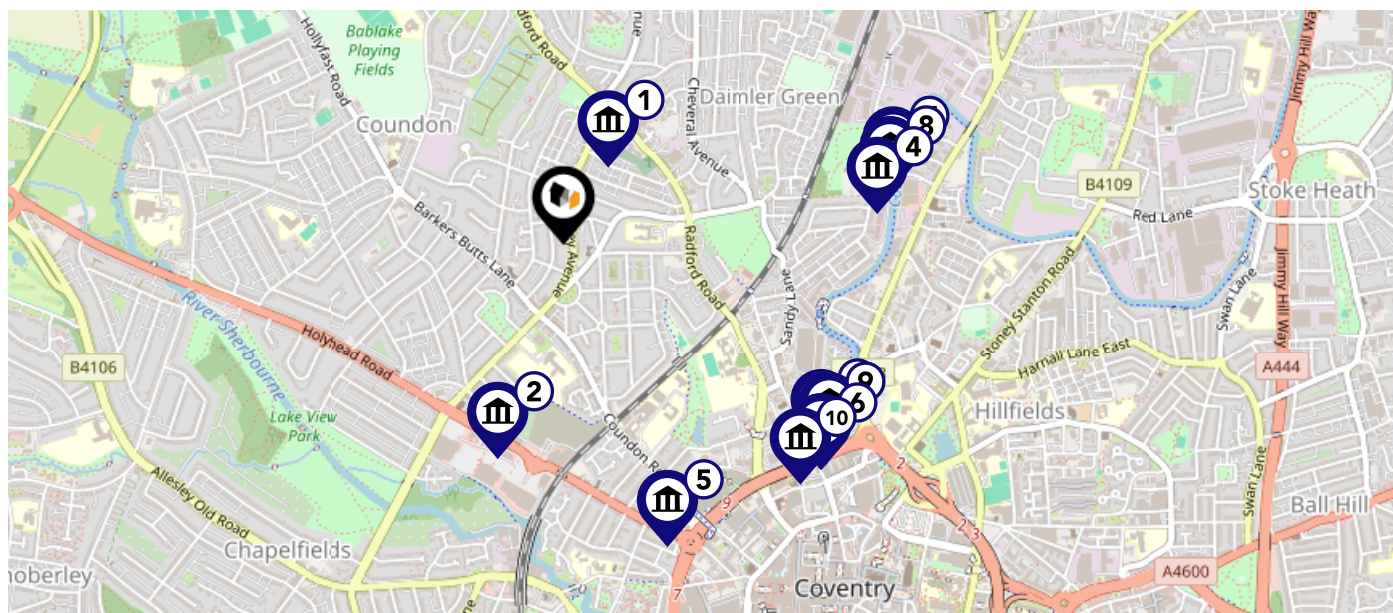
1	Holyhead Road-Coundon, Coventry	Historic Landfill	
2	Coundon Social Club-Coundon, Coventry	Historic Landfill	
3	Kelmscote Road-Coudon, Coventry	Historic Landfill	
4	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill	
5	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
6	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
7	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	
8	Hearsall Common-Whoberley, Coventry	Historic Landfill	
9	Railway Sidings-Three Spines Bridge	Historic Landfill	
10	Fletchampstead Highway-Canley, Coventry	Historic Landfill	











Maps

Listed Buildings

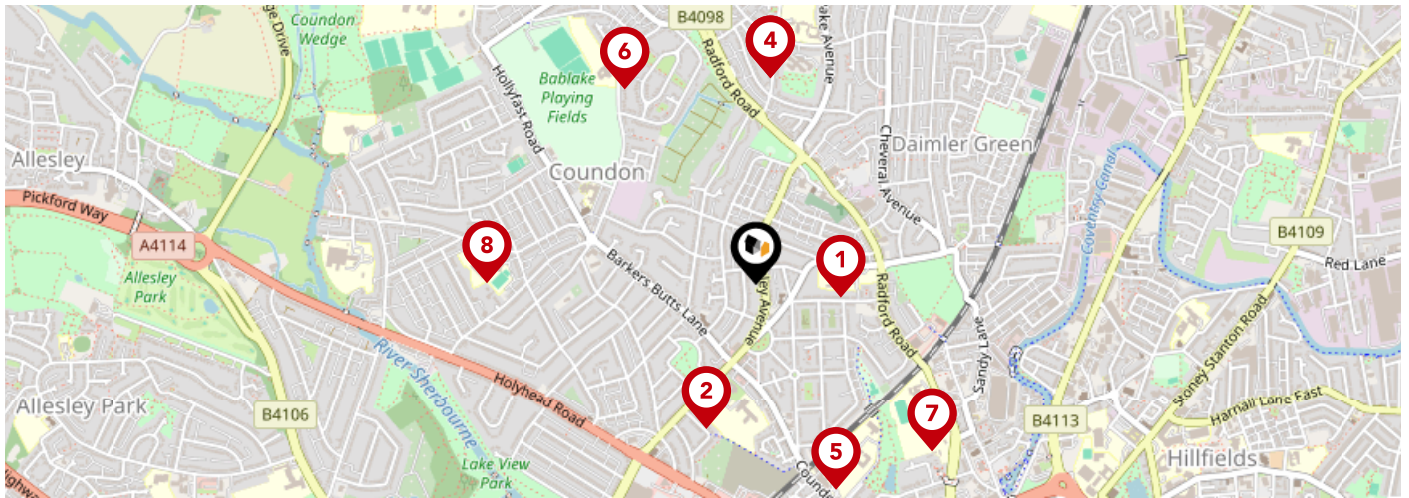


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



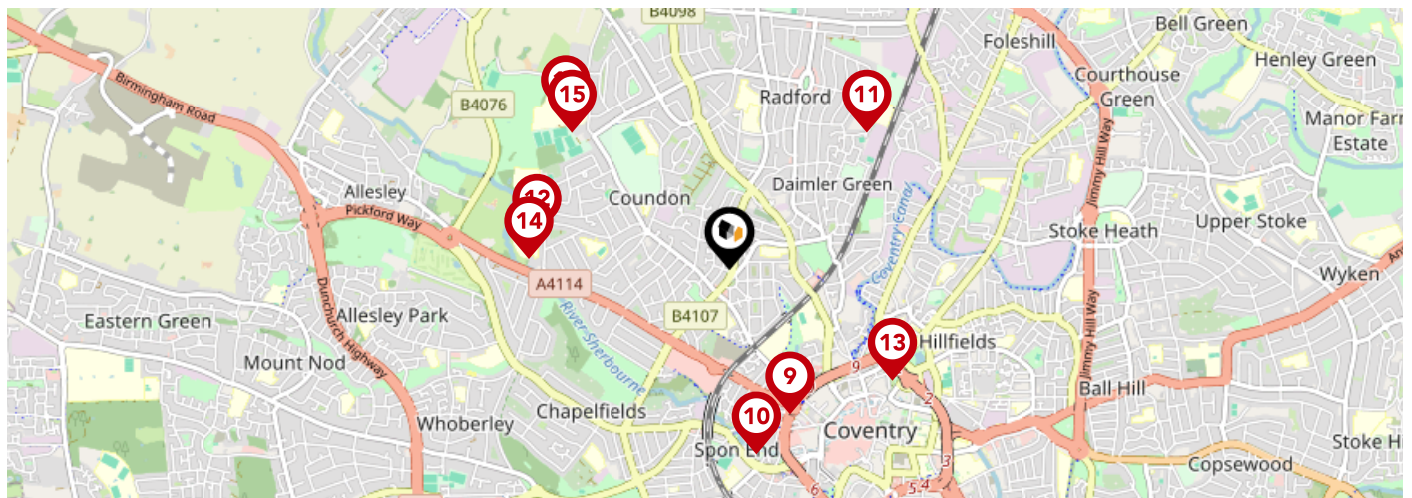
Listed Buildings in the local district	Grade	Distance
 1437712 - Radford St Nicholas War Memorial	Grade II	0.2 miles
 1076662 - St Catherine's Well	Grade II	0.5 miles
 1342940 - Canal House	Grade II	0.7 miles
 1265693 - 112-140, Cash's Lane (see Details For Further Address Information)	Grade II	0.7 miles
 1342912 - Roman Catholic Church Of St Osburg	Grade II	0.7 miles
 1076584 - Canal Warehouse	Grade II	0.8 miles
 1226779 - 52-58, Cash's Lane	Grade II	0.8 miles
 1342923 - 64 To 94, Cash's Lane	Grade II	0.8 miles
 1226365 - Bridge Number 1, Coventry Canal	Grade II	0.8 miles
 1433094 - Weighbridge And Weighbridge Office At Coventry Canal Basin	Grade II	0.8 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Christ The King Catholic Primary School Ofsted Rating: Good Pupils: 457 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

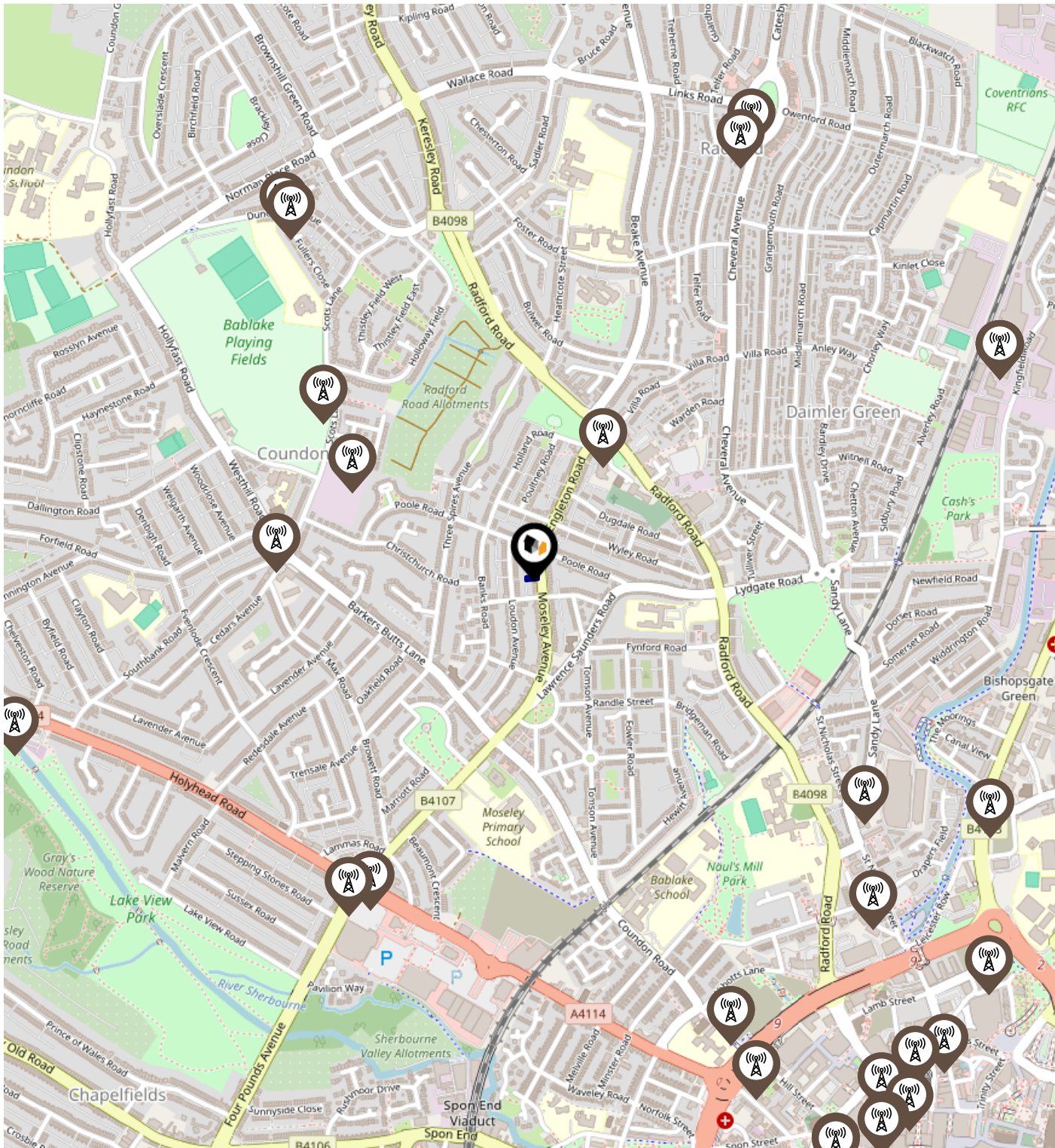
Area Schools





		Nursery	Primary	Secondary	College	Private
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Joseph Cash Primary School Ofsted Rating: Good Pupils: 486 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:0.88	<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:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hollyfast Primary School Ofsted Rating: Good Pupils: 656 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Court Ofsted Rating: Requires improvement Pupils: 1919 Distance:1.01	<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

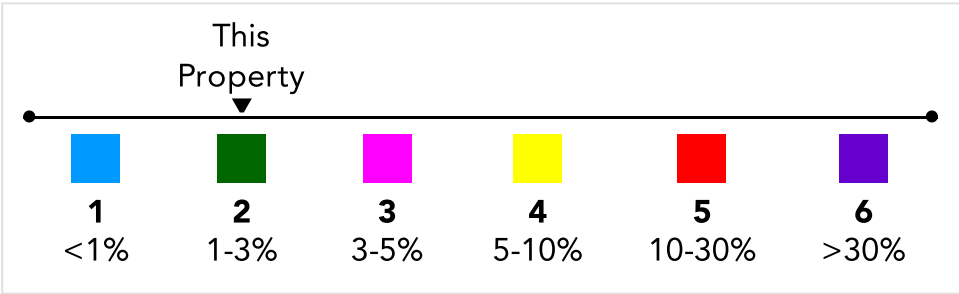
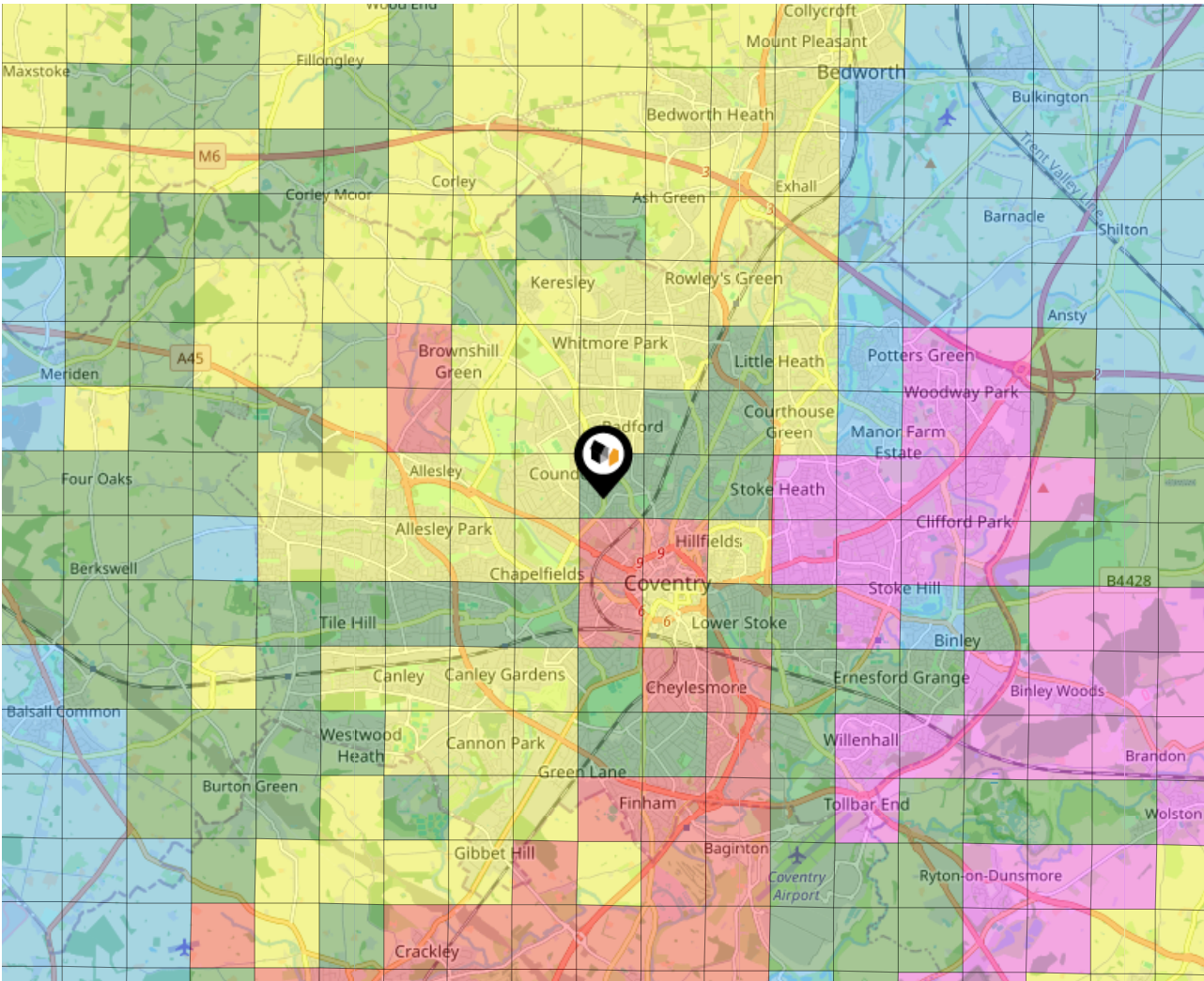
Environment

Radon Gas

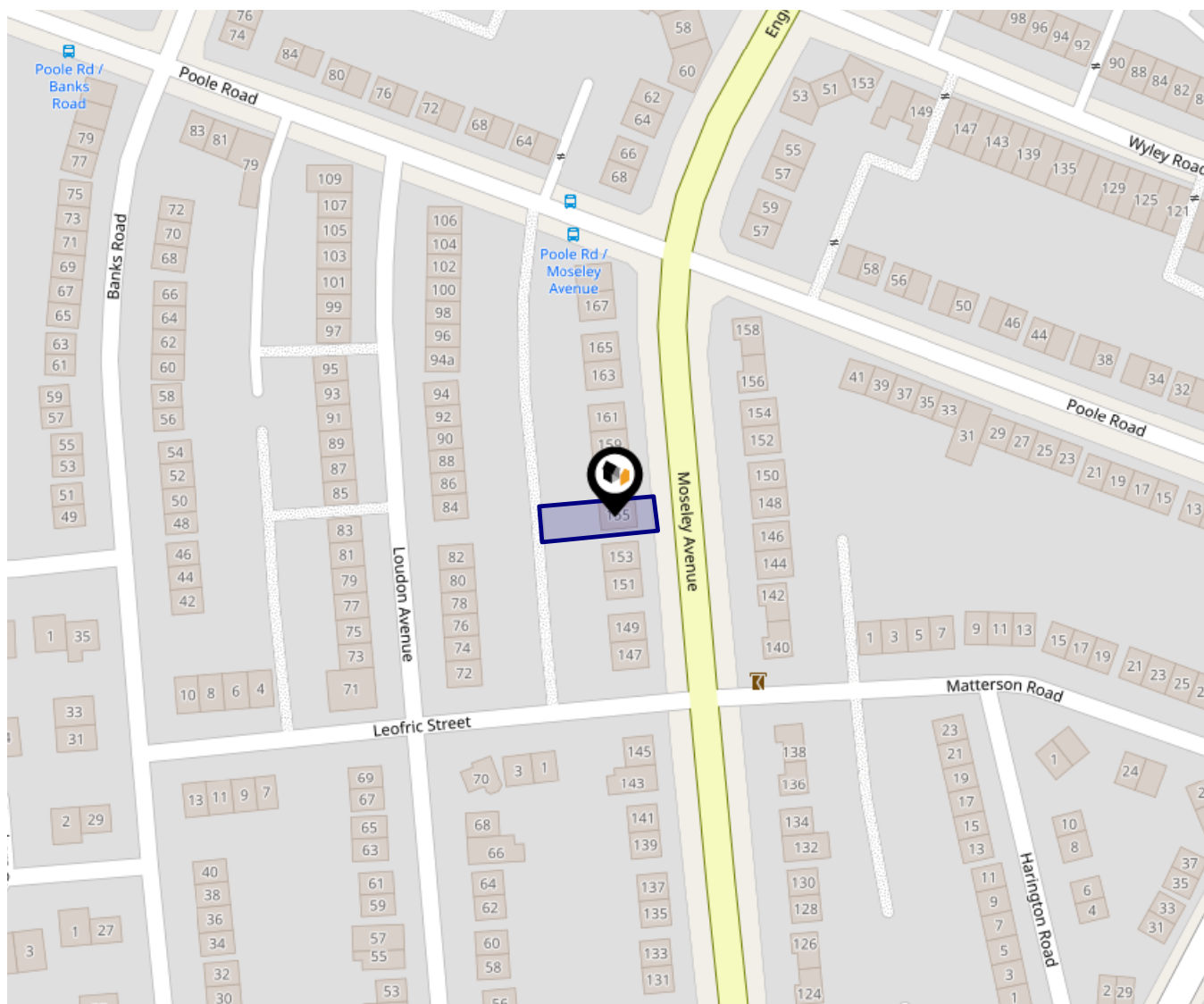


What is Radon?

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



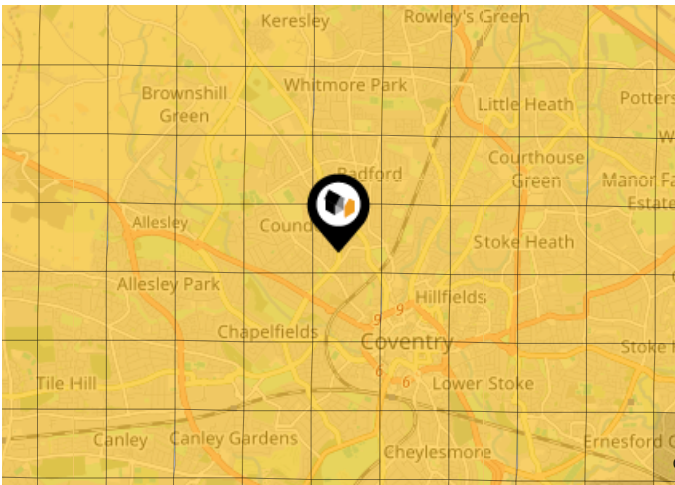
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

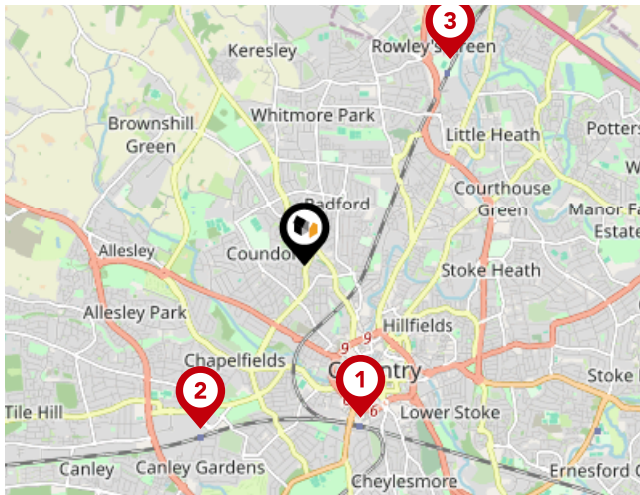


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

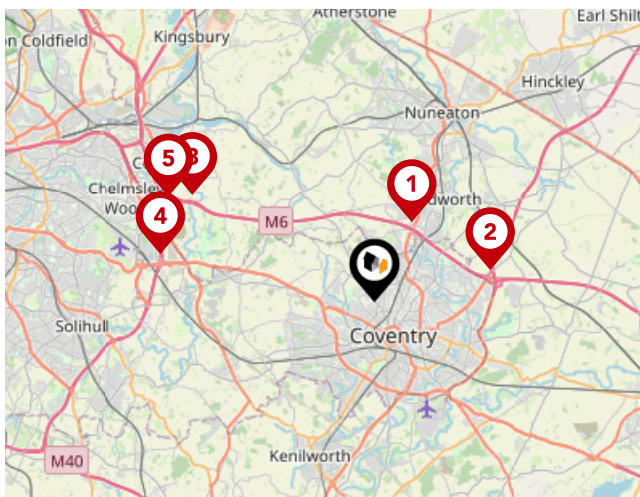
Area

Transport (National)



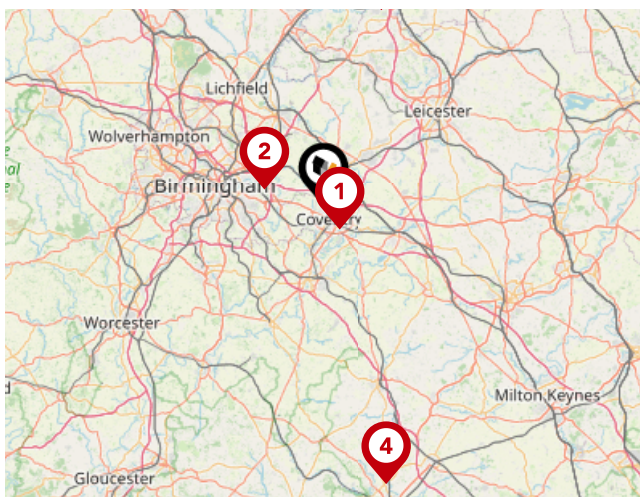
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	1.46 miles
	Canley Rail Station	1.75 miles
	Coventry Arena Rail Station	2.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	3.22 miles
	M6 J2	4.34 miles
	M6 J3A	7.69 miles
	M42 J6	7.95 miles
	M6 J4	8.43 miles

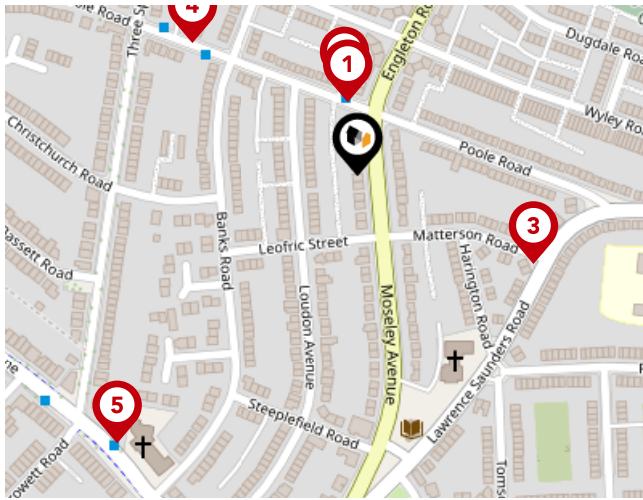


Airports/Helipads

Pin	Name	Distance
	Baginton	4.23 miles
	Birmingham Airport	8.96 miles
	East Mids Airport	29.25 miles
	Kidlington	41.65 miles

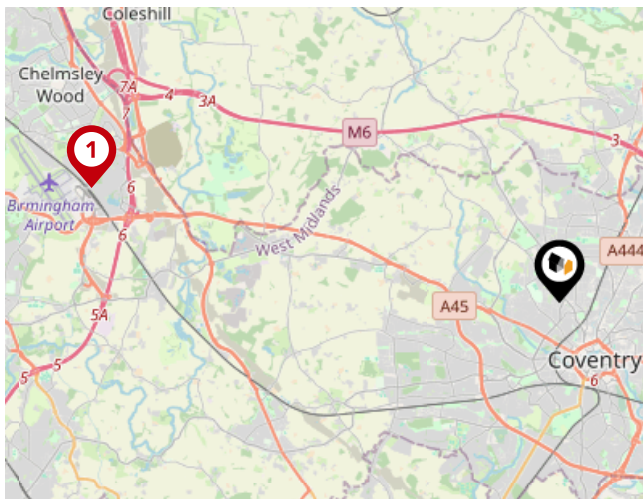
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Moseley Avenue	0.04 miles
2	Moseley Avenue	0.05 miles
3	Matterson Rd	0.11 miles
4	Banks Road	0.12 miles
5	Browett Rd	0.2 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.71 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

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.



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