



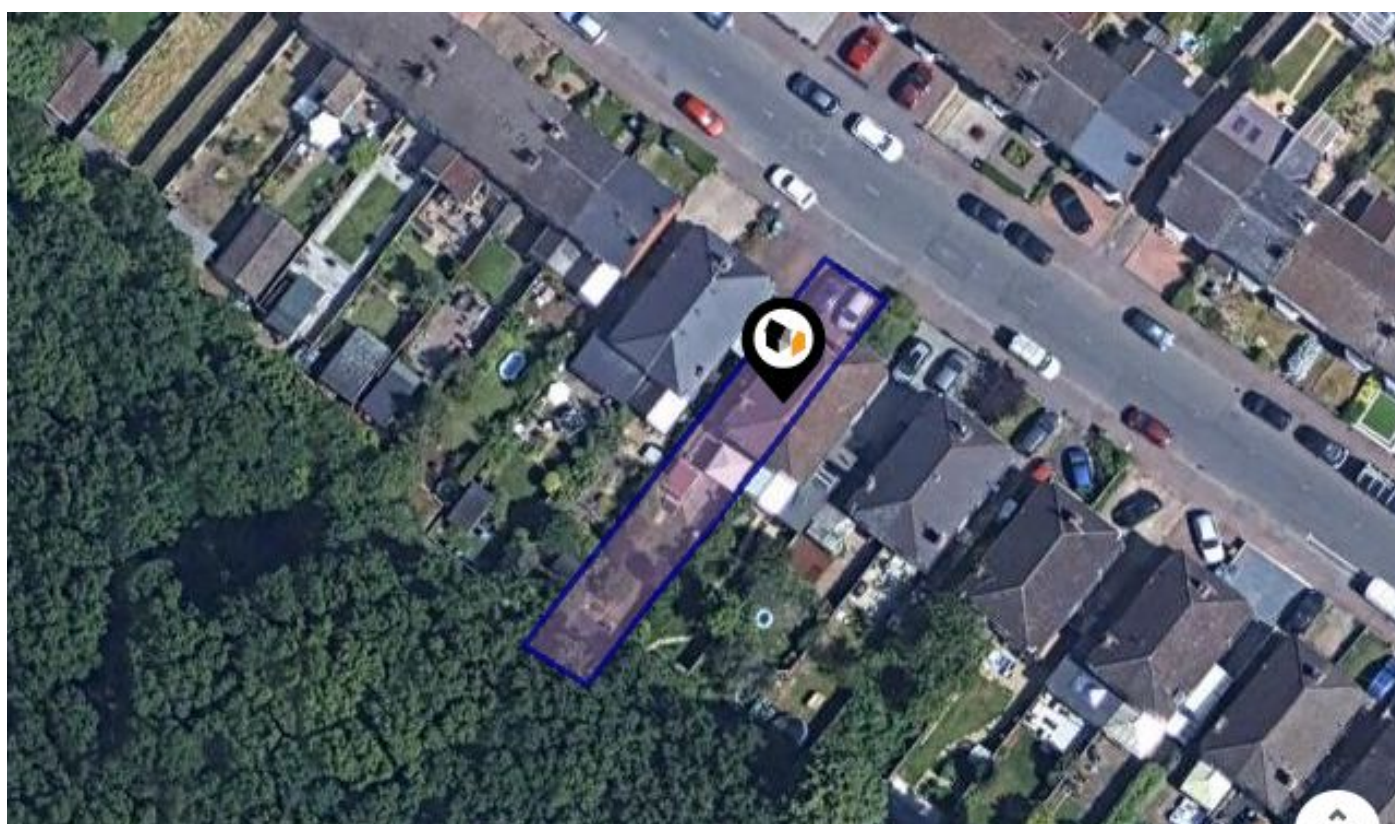
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



WHOBERLEY AVENUE, COVENTRY, CV5

Asking Price : £270,000

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.....

An attractive & ideally situated three bedroom semi detached home

Three excellent bedrooms & first floor family bathroom

Driveway for two vehicles & private & mature South facing gardens

Welcoming, side entrance & bright hallway

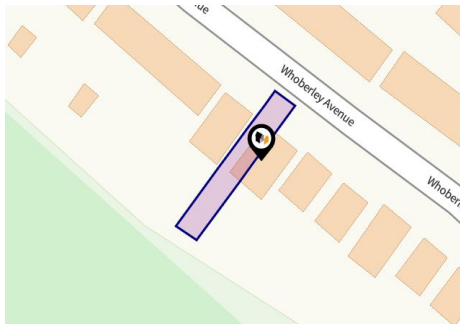
Dining room with bay & sitting room with French doors to garden

Well equipped fitted kitchen

Generous garden storage with outhouse & large workshop

EPC Reordered, NO UPWARD CHAIN, Total 937 Sq.Ft or 87 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	Asking Price:	£270,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	937 ft ² / 87 m ²		
Plot Area:	0.06 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,145		
Title Number:	WK179388		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	7	80	1800
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				

Market Sold in Street



47, Whoberley Avenue, Coventry, CV5 8ER				
Last Sold Date:	17/04/2024			
Last Sold Price:	£176,000			
71, Whoberley Avenue, Coventry, CV5 8ER				
Last Sold Date:	14/04/2023			
Last Sold Price:	£215,000			
67, Whoberley Avenue, Coventry, CV5 8ER				
Last Sold Date:	27/01/2023	22/11/2017		
Last Sold Price:	£253,000	£180,000		
41, Whoberley Avenue, Coventry, CV5 8ER				
Last Sold Date:	12/12/2022	08/07/2014	23/07/2004	08/11/1996
Last Sold Price:	£282,000	£179,950	£164,950	£47,950
57, Whoberley Avenue, Coventry, CV5 8ER				
Last Sold Date:	19/01/2021	25/08/2020		
Last Sold Price:	£230,000	£235,000		
51, Whoberley Avenue, Coventry, CV5 8ER				
Last Sold Date:	25/09/2020	16/08/2017	16/08/2002	31/07/1996
Last Sold Price:	£232,000	£205,700	£97,000	£56,500
25, Whoberley Avenue, Coventry, CV5 8ER				
Last Sold Date:	20/03/2020	01/06/2018		
Last Sold Price:	£247,500	£170,000		
69, Whoberley Avenue, Coventry, CV5 8ER				
Last Sold Date:	09/12/2019	16/05/2014	12/04/2001	
Last Sold Price:	£205,000	£139,000	£72,000	
7, Whoberley Avenue, Coventry, CV5 8ER				
Last Sold Date:	11/01/2019	08/12/2000		
Last Sold Price:	£205,000	£66,000		
45, Whoberley Avenue, Coventry, CV5 8ER				
Last Sold Date:	06/12/2018	03/02/2006		
Last Sold Price:	£202,500	£128,000		
55, Whoberley Avenue, Coventry, CV5 8ER				
Last Sold Date:	27/04/2018			
Last Sold Price:	£210,000			
27, Whoberley Avenue, Coventry, CV5 8ER				
Last Sold Date:	06/10/2017	27/11/2007	24/04/1998	
Last Sold Price:	£175,000	£132,000	£67,000	

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

63, Whoberley Avenue, Coventry, CV5 8ER						
Last Sold Date:	01/09/2017	06/11/2009				
Last Sold Price:	£173,500	£140,000				
17, Whoberley Avenue, Coventry, CV5 8ER						
Last Sold Date:	01/08/2014	15/12/1995				
Last Sold Price:	£151,100	£49,000				
29, Whoberley Avenue, Coventry, CV5 8ER						
Last Sold Date:	12/07/2013					
Last Sold Price:	£140,000					
33, Whoberley Avenue, Coventry, CV5 8ER						
Last Sold Date:	08/02/2013					
Last Sold Price:	£135,000					
61, Whoberley Avenue, Coventry, CV5 8ER						
Last Sold Date:	08/02/2013	31/07/1998				
Last Sold Price:	£140,000	£53,282				
65, Whoberley Avenue, Coventry, CV5 8ER						
Last Sold Date:	01/03/2012					
Last Sold Price:	£126,000					
31, Whoberley Avenue, Coventry, CV5 8ER						
Last Sold Date:	18/03/2009					
Last Sold Price:	£150,000					
35, Whoberley Avenue, Coventry, CV5 8ER						
Last Sold Date:	22/01/2008	05/09/2003	12/03/2002	21/10/1997	27/08/1997	19/01/1996
Last Sold Price:	£167,000	£130,000	£95,000	£59,995	£28,000	£20,000
5, Whoberley Avenue, Coventry, CV5 8ER						
Last Sold Date:	21/09/2007	24/06/2005	03/07/2003	20/03/1997		
Last Sold Price:	£199,950	£160,000	£128,500	£58,000		
39, Whoberley Avenue, Coventry, CV5 8ER						
Last Sold Date:	22/04/2005	14/03/2001	24/07/1998			
Last Sold Price:	£142,000	£75,000	£59,995			
13, Whoberley Avenue, Coventry, CV5 8ER						
Last Sold Date:	31/01/2003					
Last Sold Price:	£89,000					
59, Whoberley Avenue, Coventry, CV5 8ER						
Last Sold Date:	17/06/1999					
Last Sold Price:	£68,500					

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

Market Sold in Street



43, Whoberley Avenue, Coventry, CV5 8ER	
Last Sold Date:	24/08/1998
Last Sold Price:	£54,500

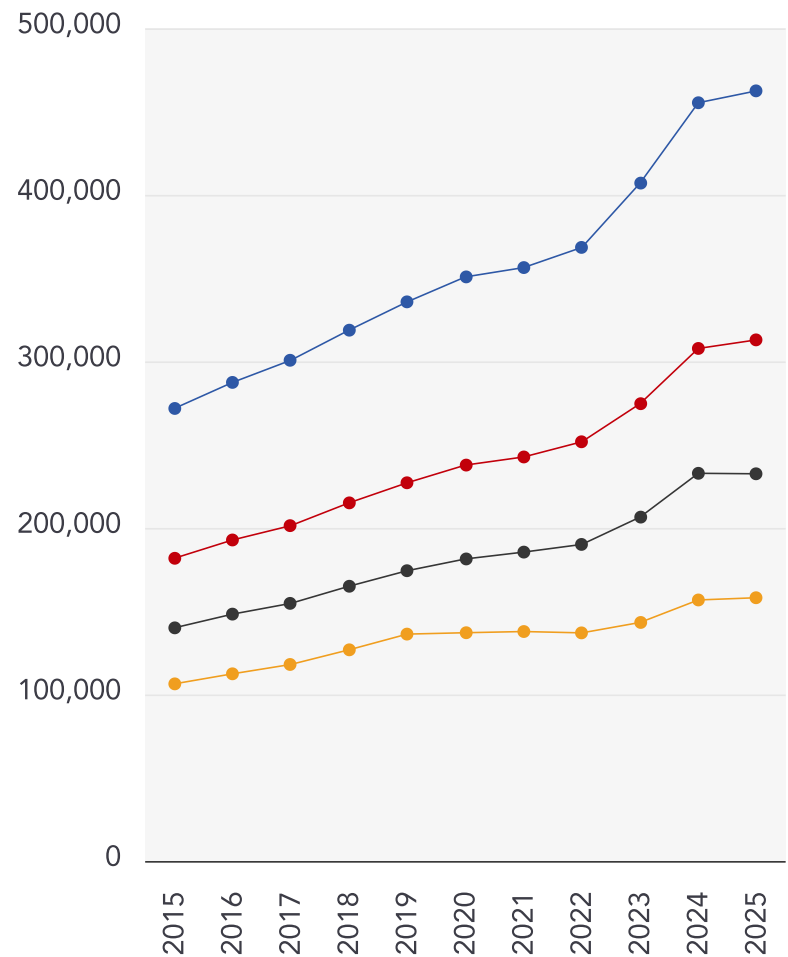
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

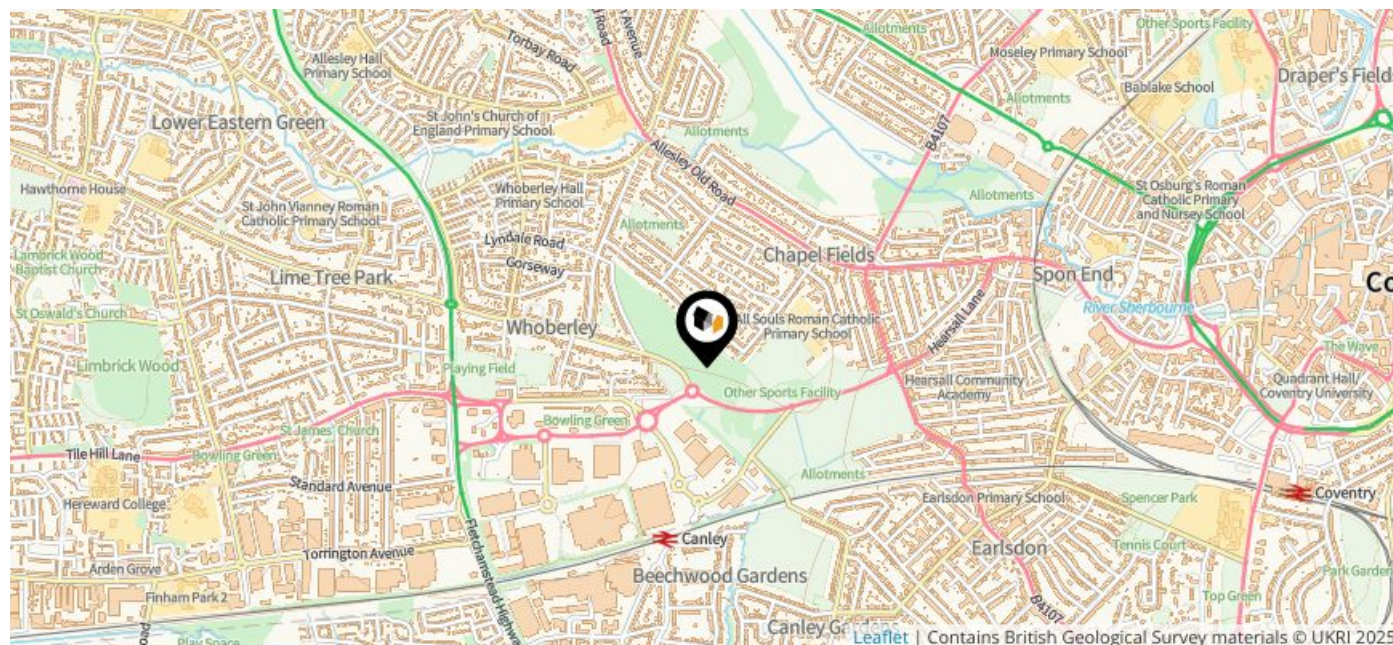
+48.62%

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.

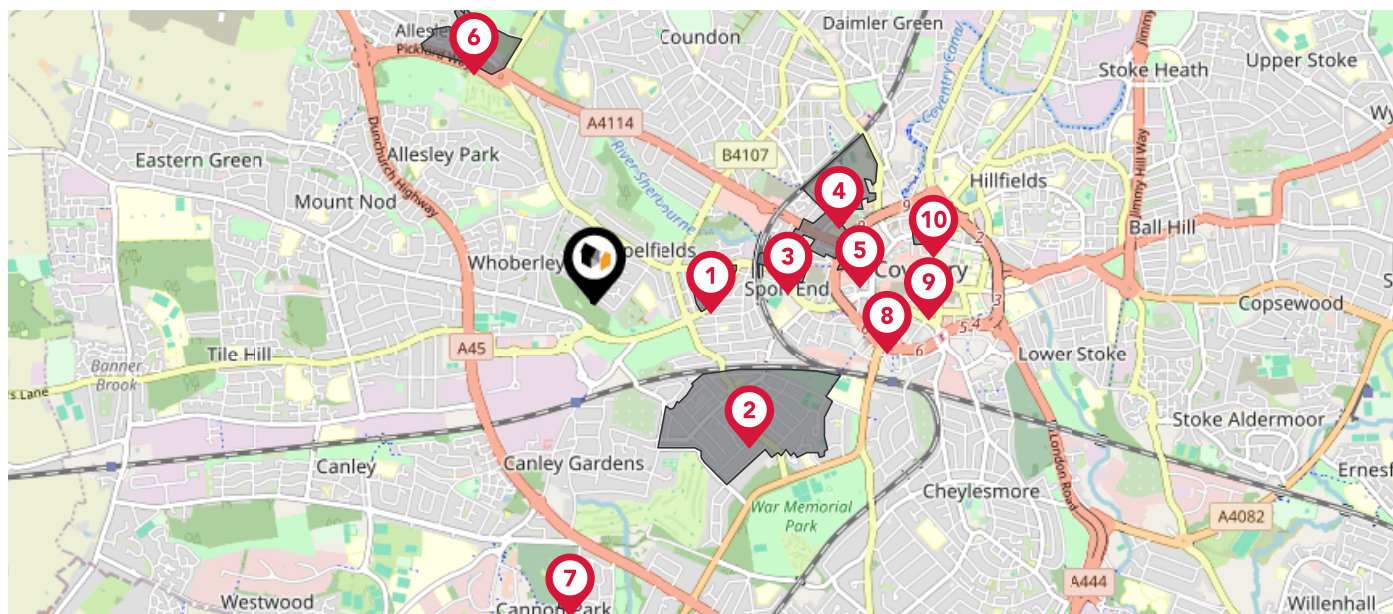
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Chapelfields

2

Earlsdon

3

Spon End

4

Naul's Mill

5

Spon Street

6

Allesley Village

7

Ivy Farm Lane (Canley Hamlet)

8

Greyfriars Green

9

High Street

10

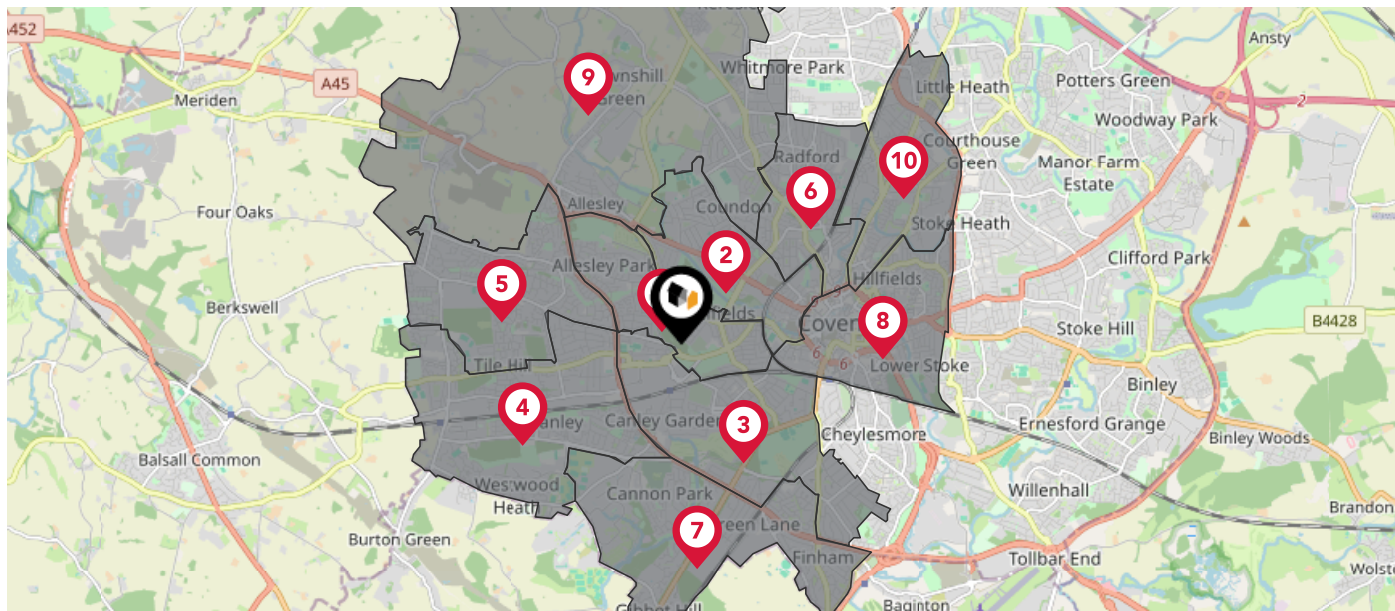
Lady Herbert's Garden

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



Whoberley Ward



Sherbourne Ward



Earlsdon Ward



Westwood Ward



Woodlands Ward



Radford Ward



Wainbody Ward



St. Michael's Ward



Bablake Ward



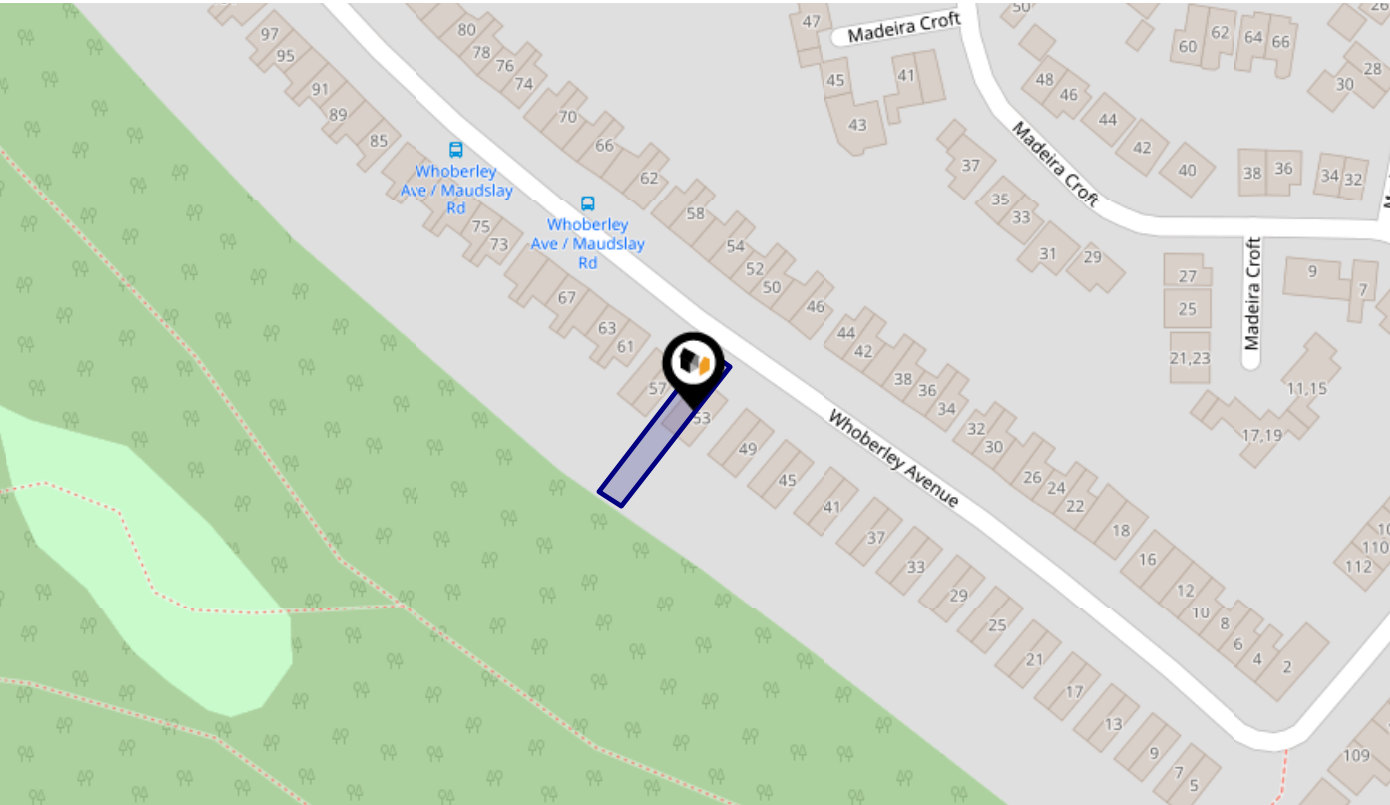
Foleshill Ward

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.

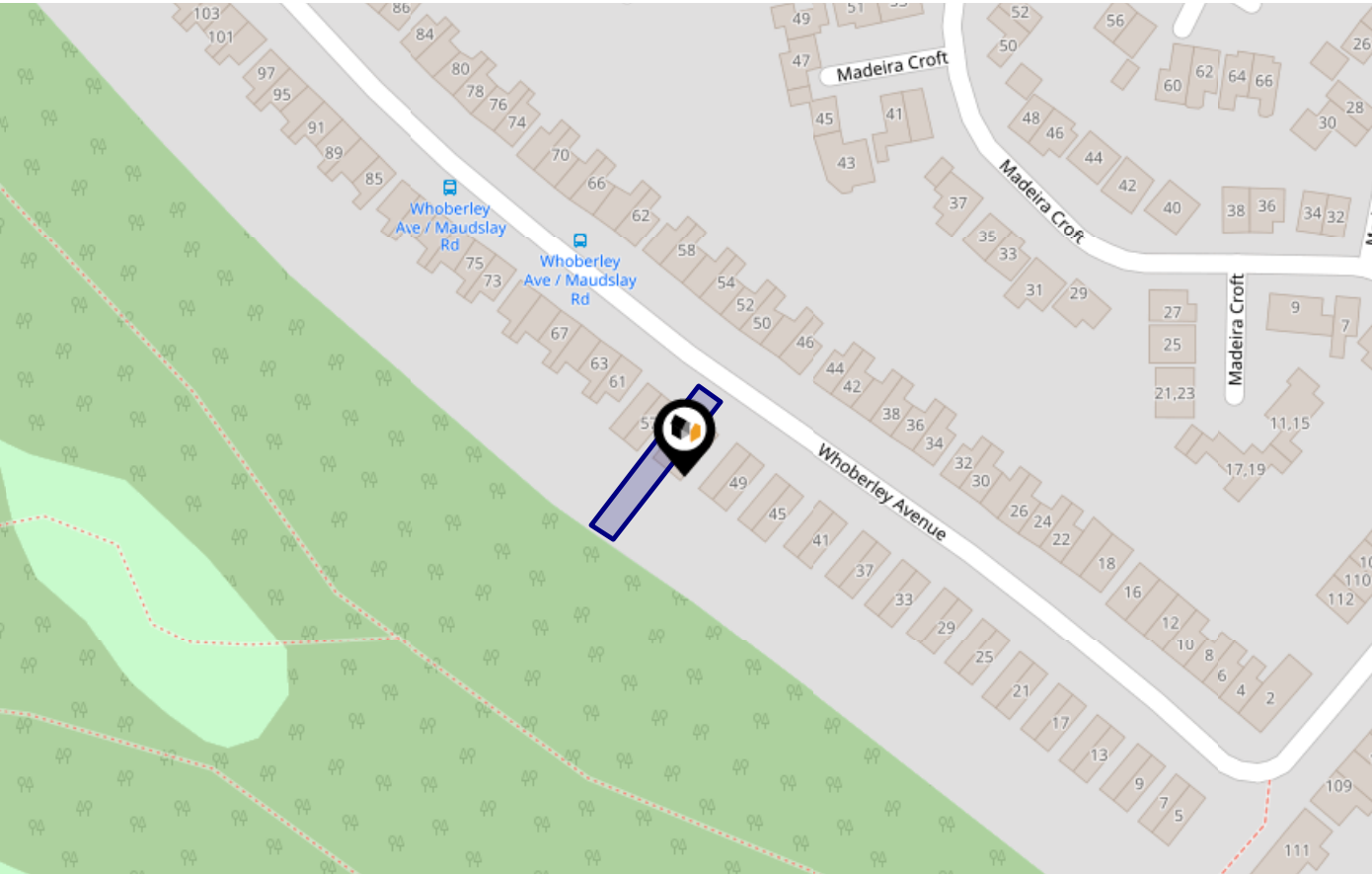
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

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.

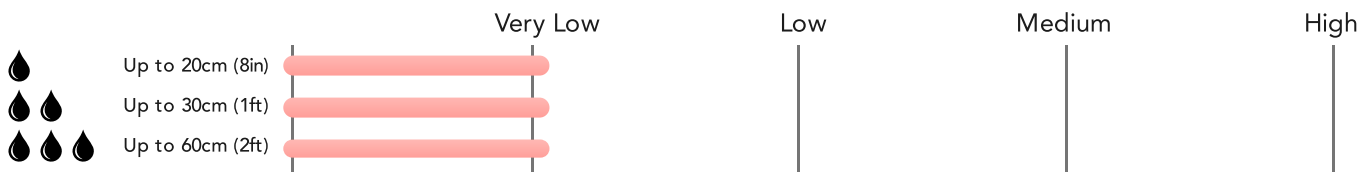


Risk Rating: Very low

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.

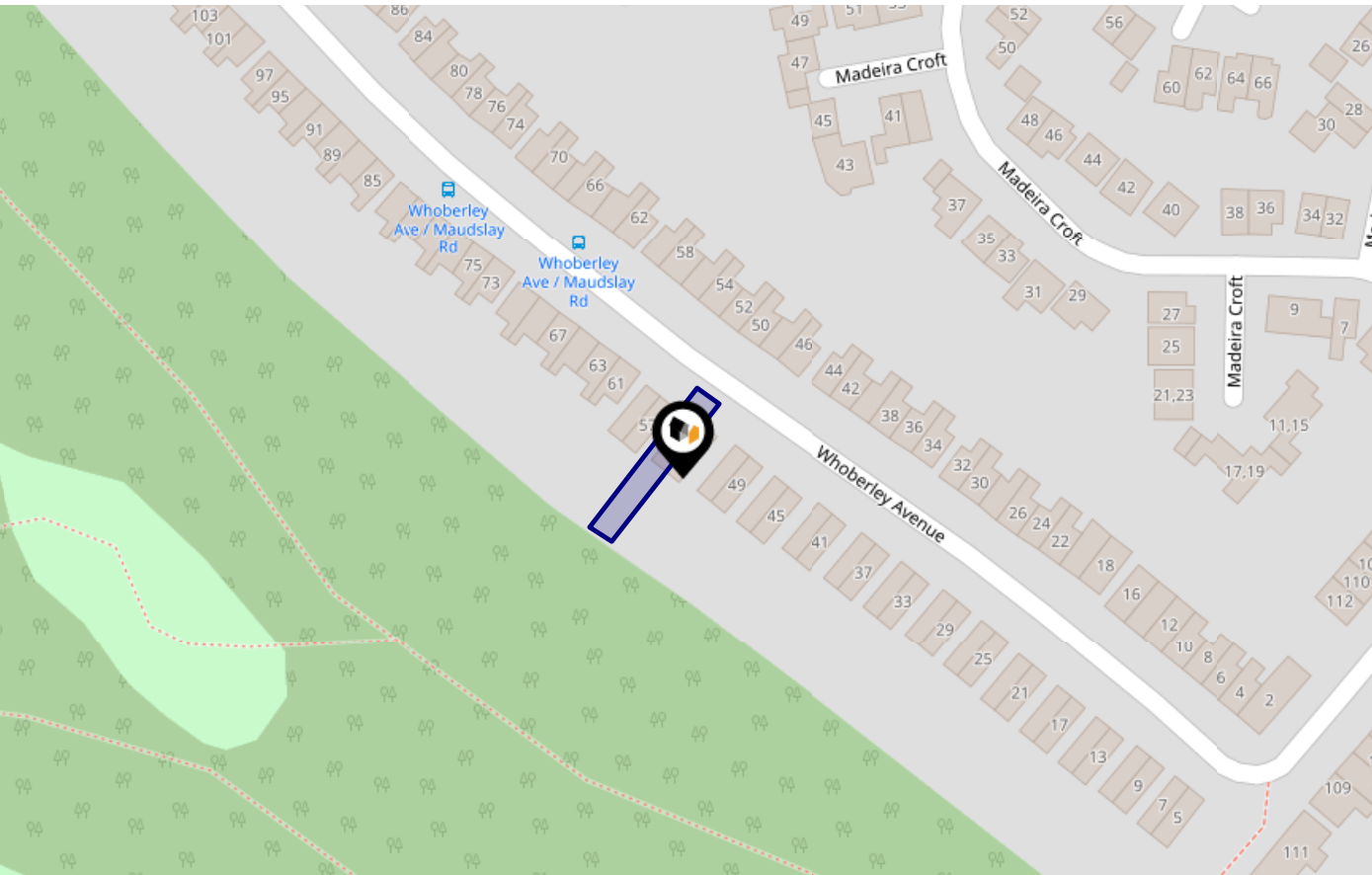
Chance of flooding to the following depths at this property:



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.

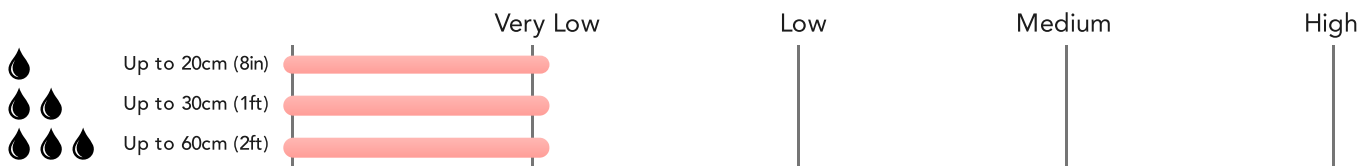


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

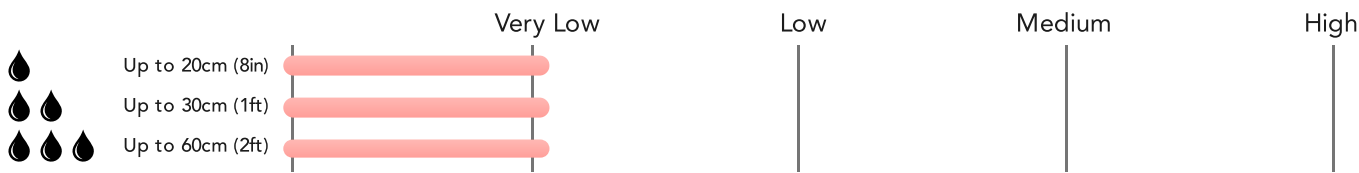


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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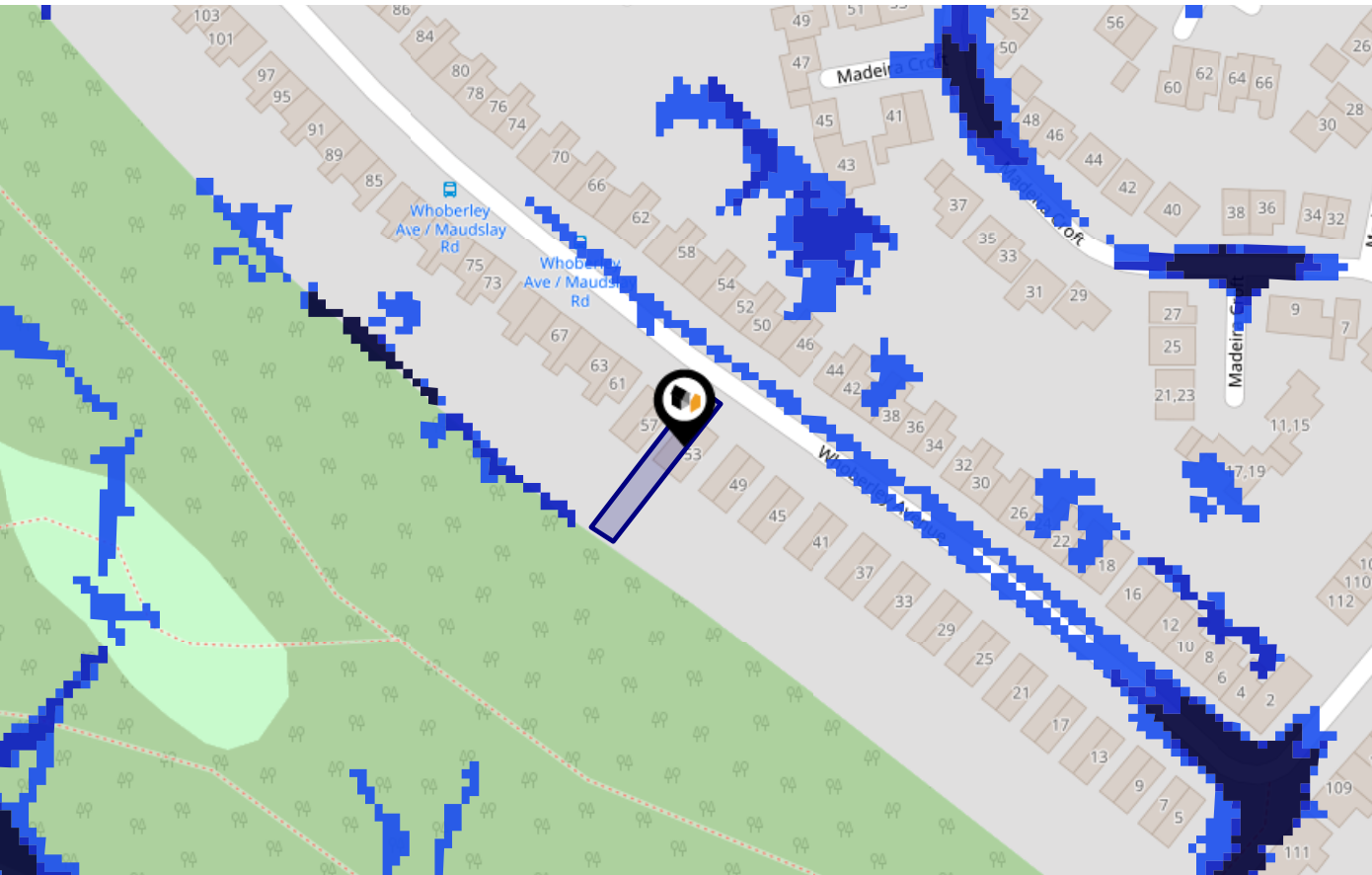
Chance of flooding to the following depths at this property:



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.

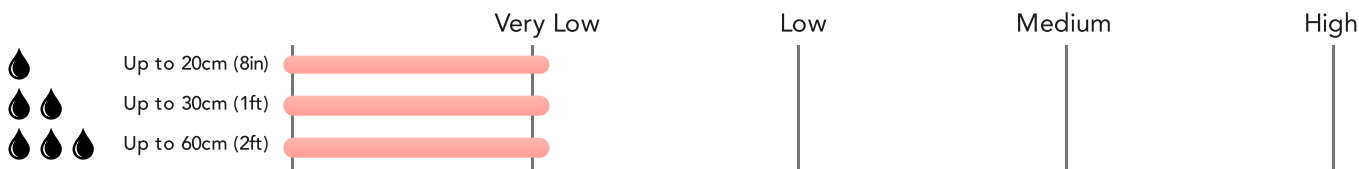


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

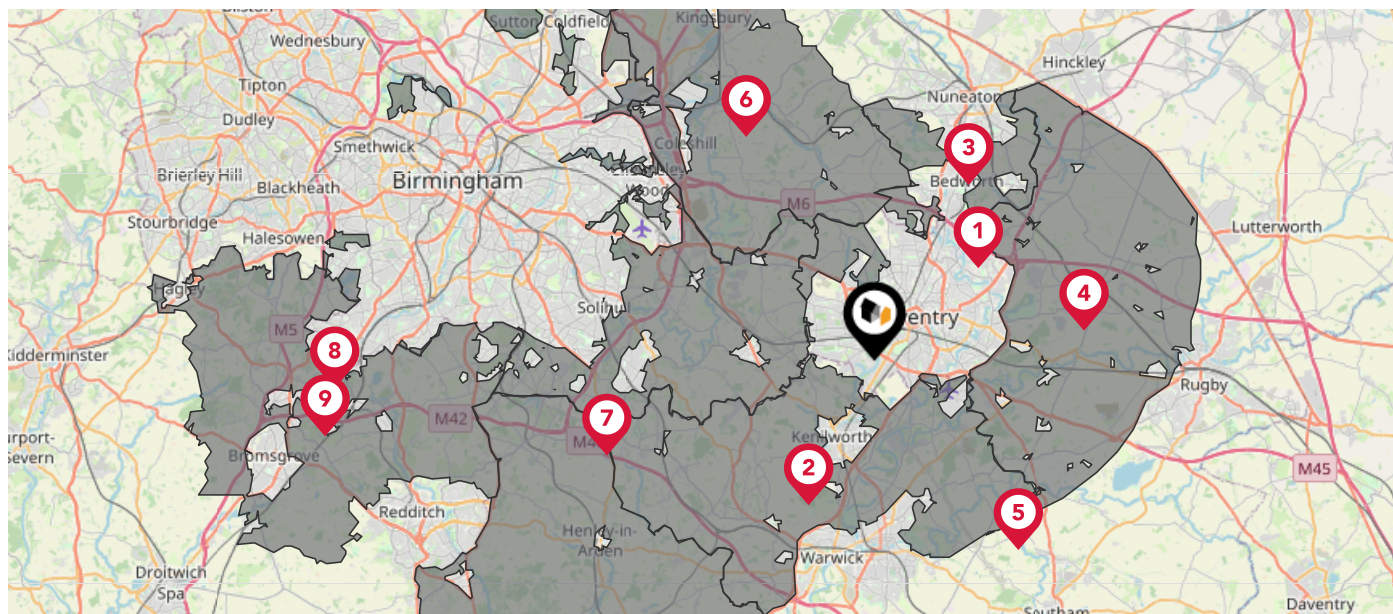


Maps










Green Belt



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



Nearby Green Belt Land

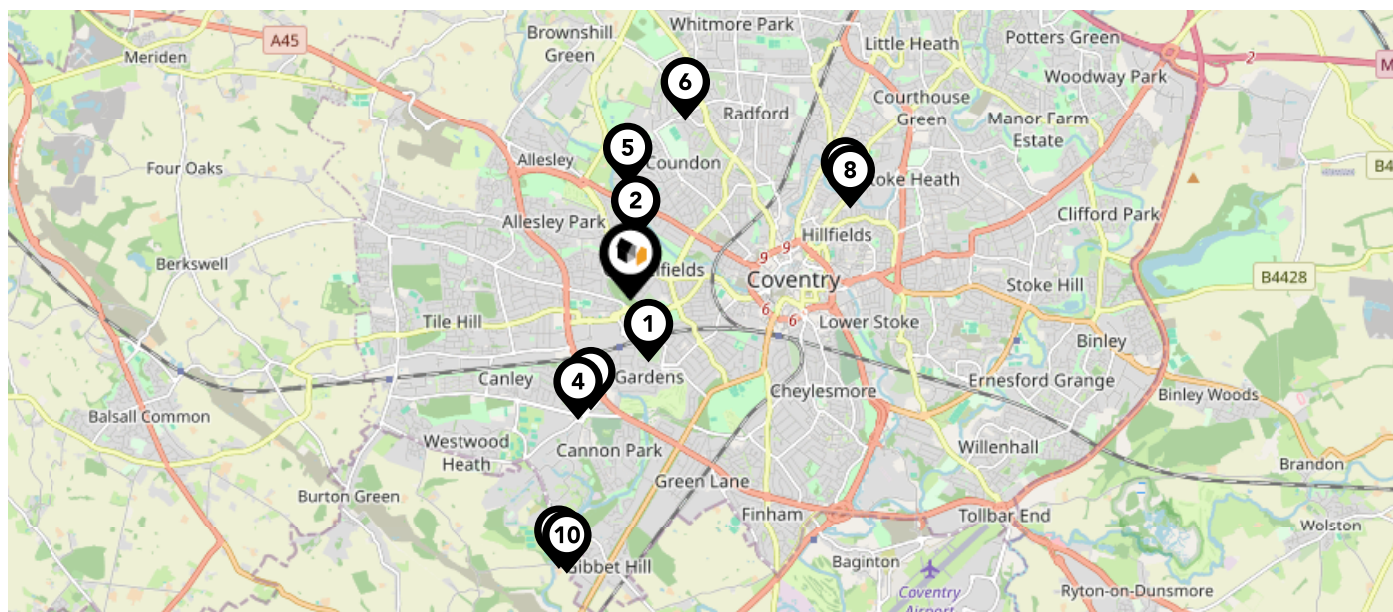
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt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

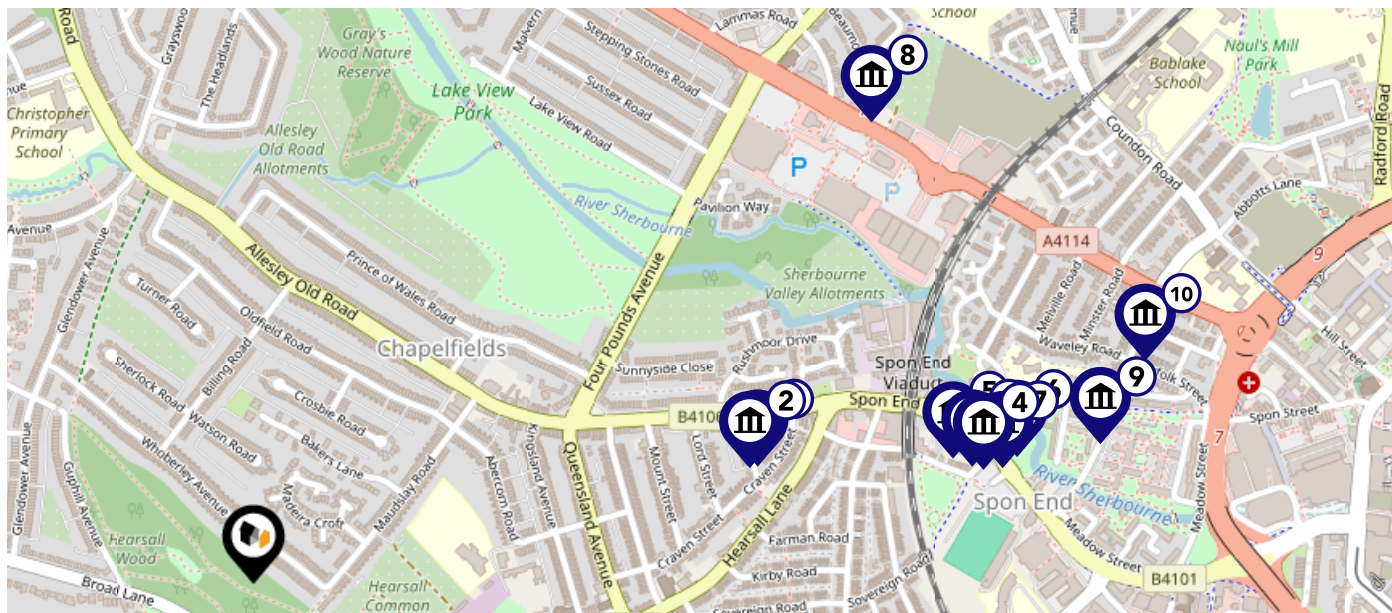
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
3	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
5	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
6	Kelmescote Road-Coudon, Coventry	Historic Landfill	<input type="checkbox"/>
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill	<input type="checkbox"/>
8	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>
9	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
10	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>







Maps

Listed Buildings

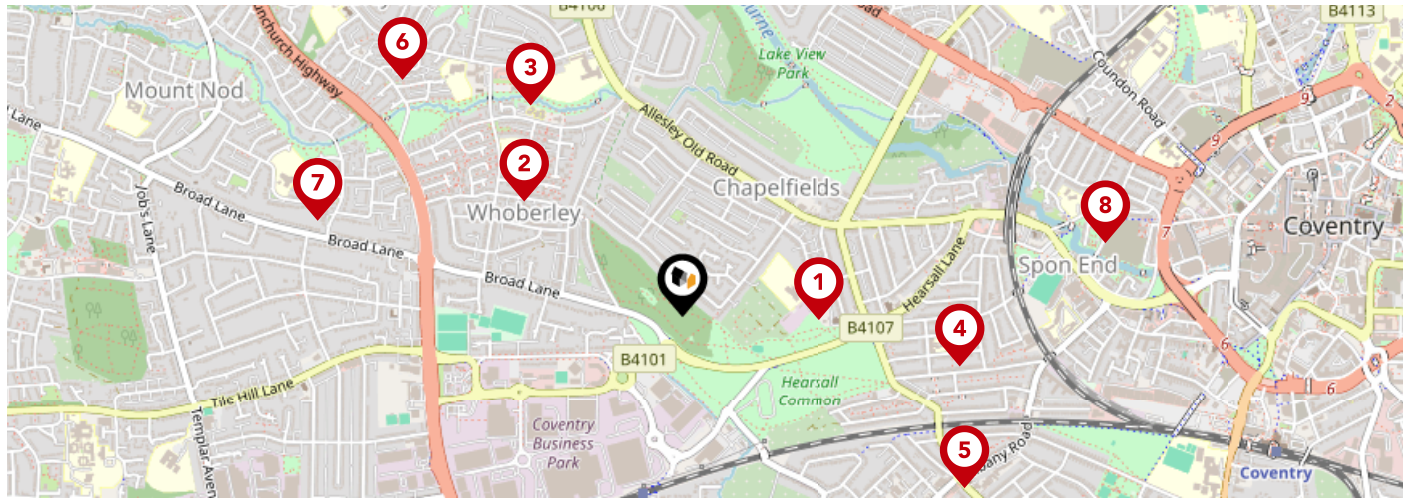


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



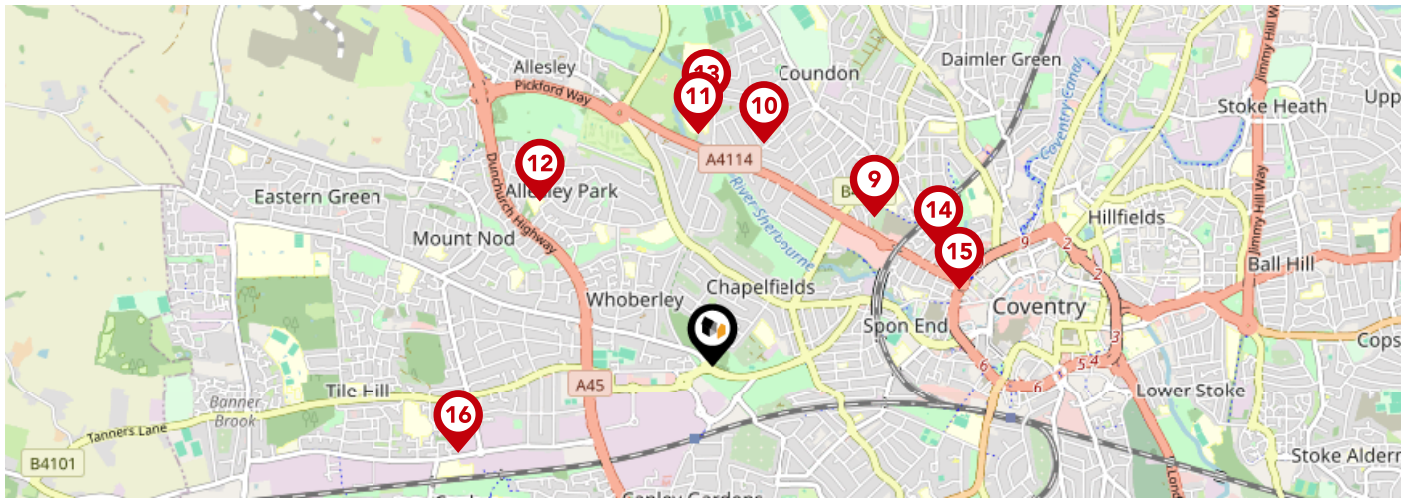
Listed Buildings in the local district	Grade	Distance
 1076655 - 23, Allesley Old Road	Grade II	0.6 miles
 1076656 - 25-29, Allesley Old Road	Grade II	0.6 miles
 1335864 - 107-110, Spon End	Grade II	0.8 miles
 1076600 - 111-116, Spon End	Grade II	0.8 miles
 1342946 - 97-100, Spon End	Grade II	0.8 miles
 1342909 - Chapel Of St James And St Christopher	Grade II	0.9 miles
 1076603 - Spon Bridge	Grade II	0.9 miles
 1076662 - St Catherine's Well	Grade II	0.9 miles
 1226523 - 119-123, Upper Spon Street	Grade II	1.0 miles
 1393332 - Coventry Synagogue And Rabbi's House	Grade II	1.0 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

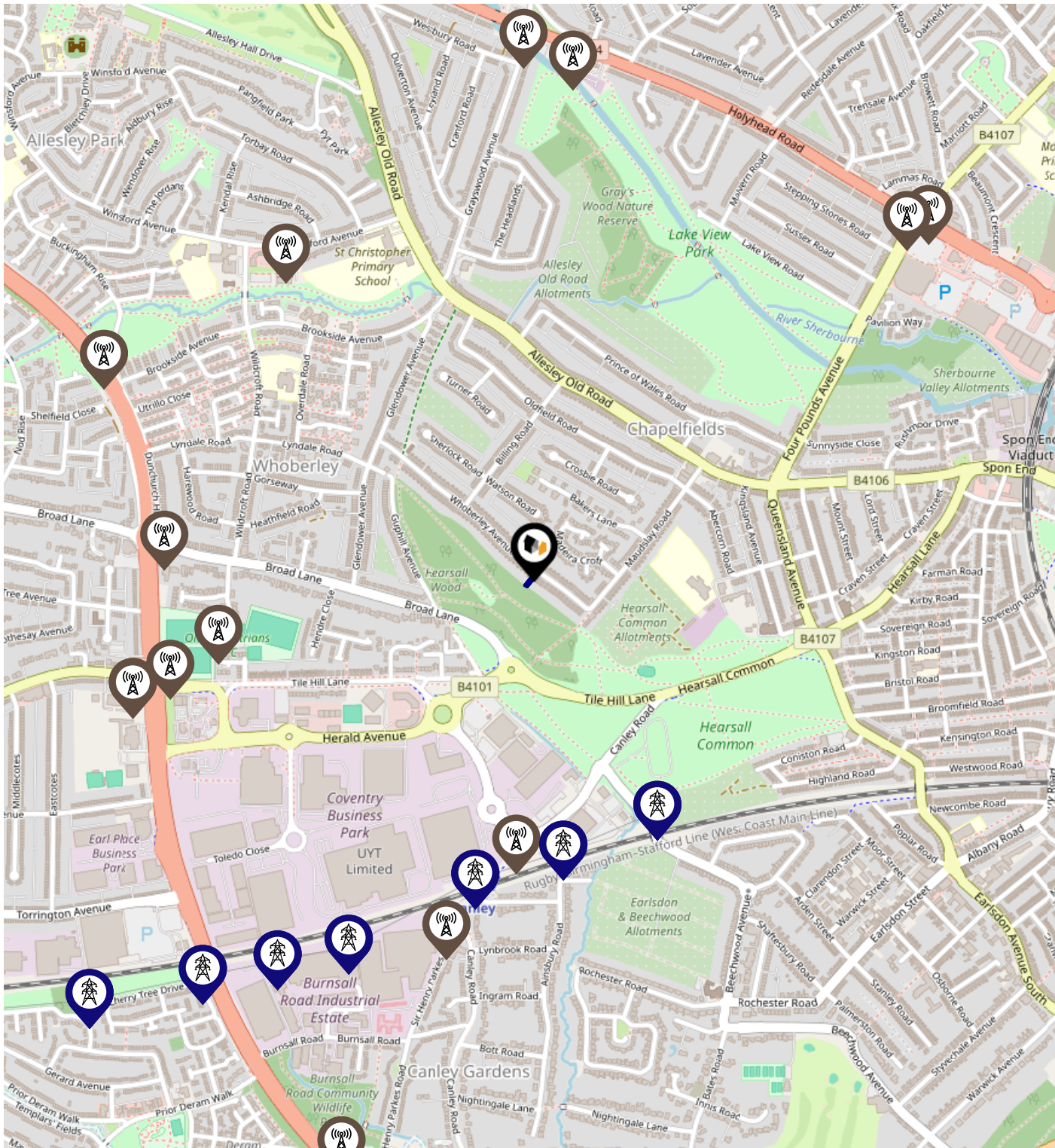
Area Schools





		Nursery	Primary	Secondary	College	Private
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance:1.09	<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:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.22	<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

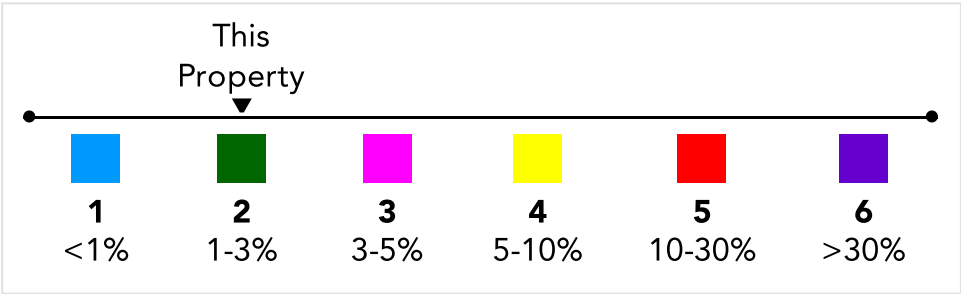
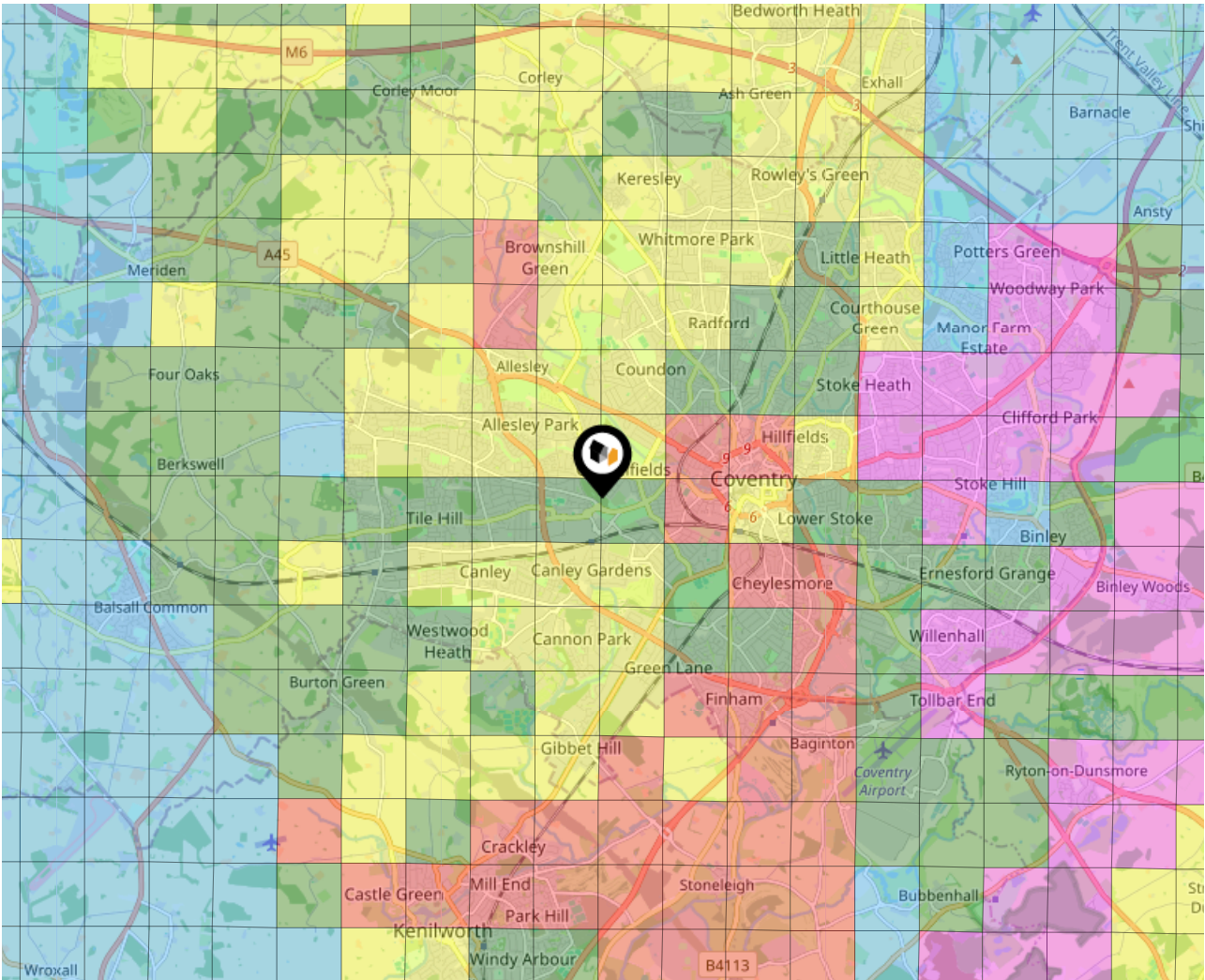
Environment

Radon Gas

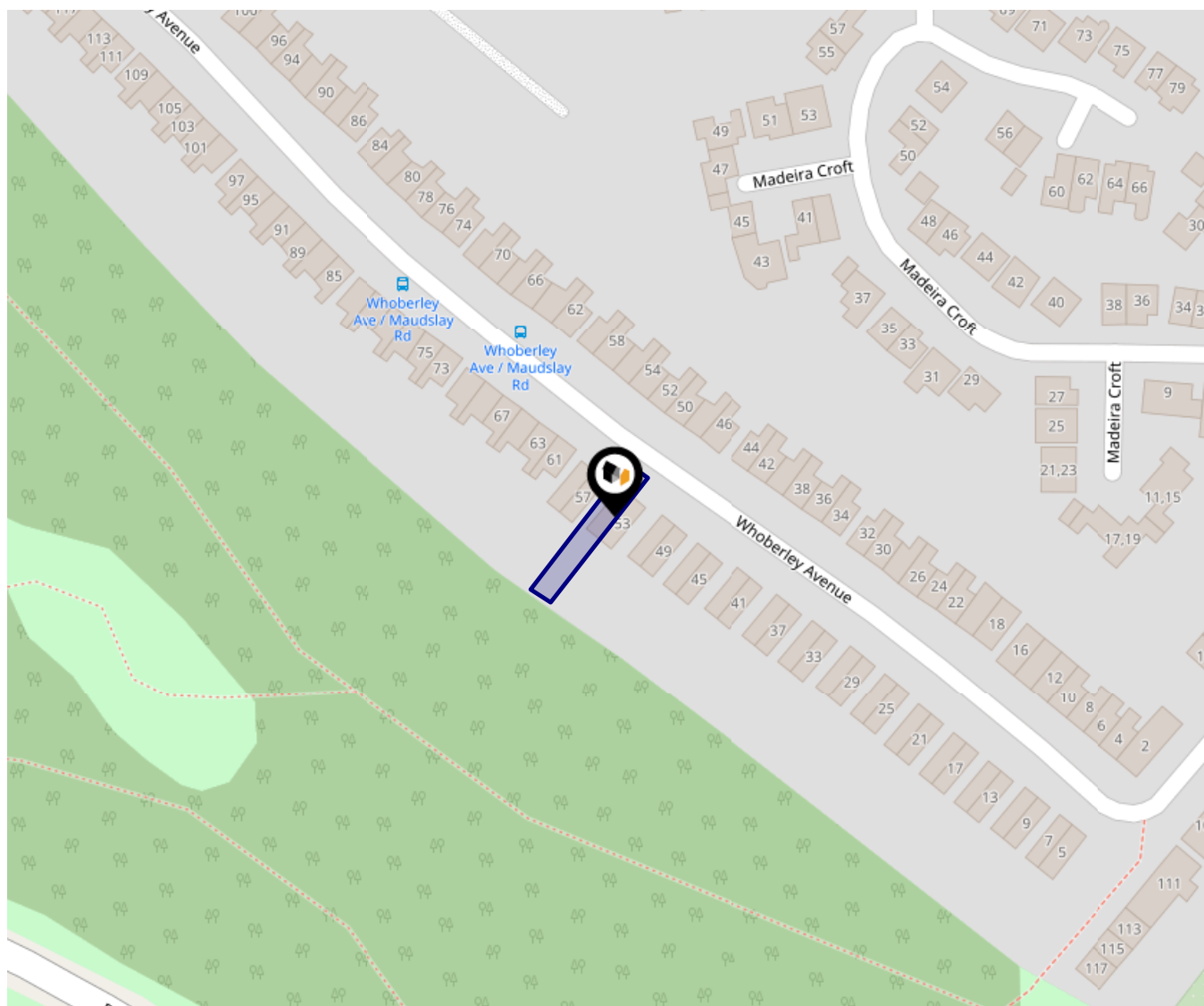


What is Radon?

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



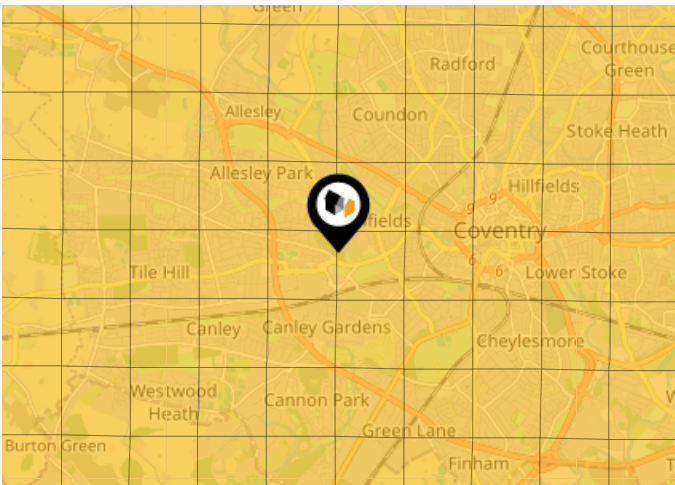
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

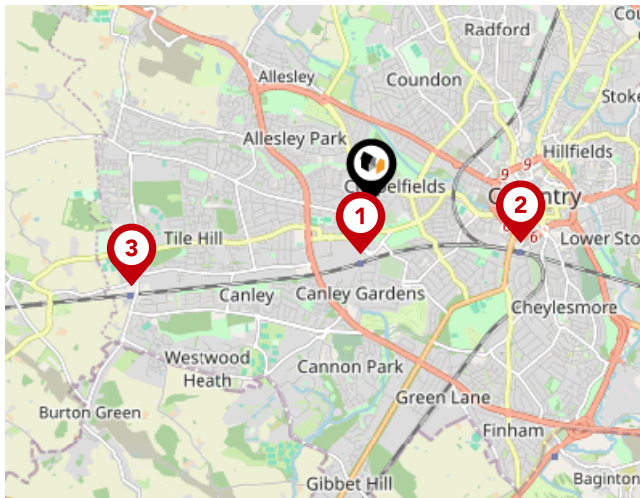


Primary Classifications (Most Common Clay Types)

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

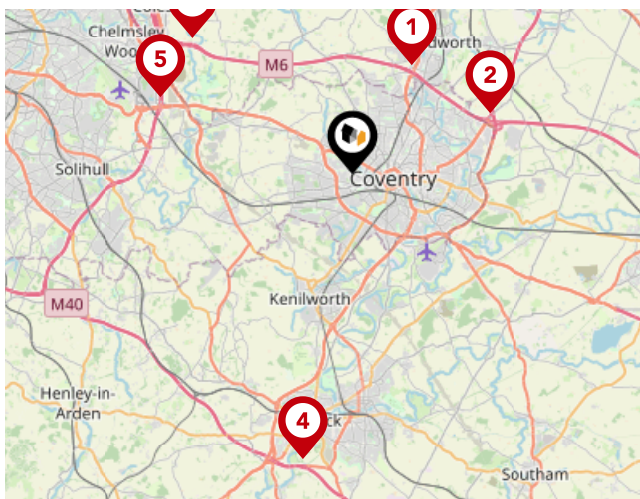
Area

Transport (National)



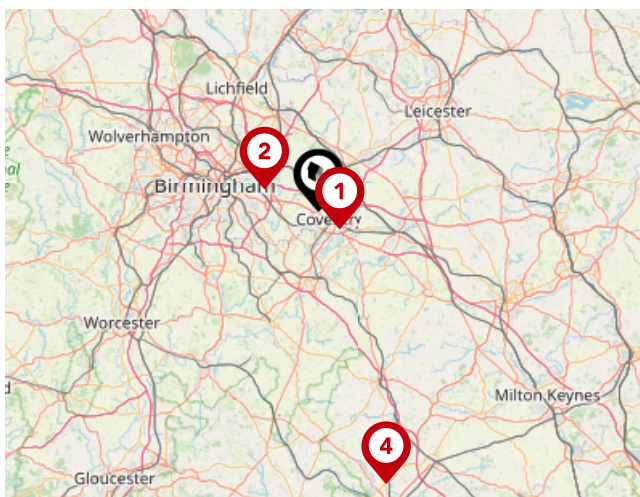
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.49 miles
	Coventry Rail Station	1.4 miles
	Tile Hill Rail Station	2.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.49 miles
	M6 J2	5.47 miles
	M6 J3A	7.59 miles
	M40 J14	10.49 miles
	M42 J6	7.45 miles

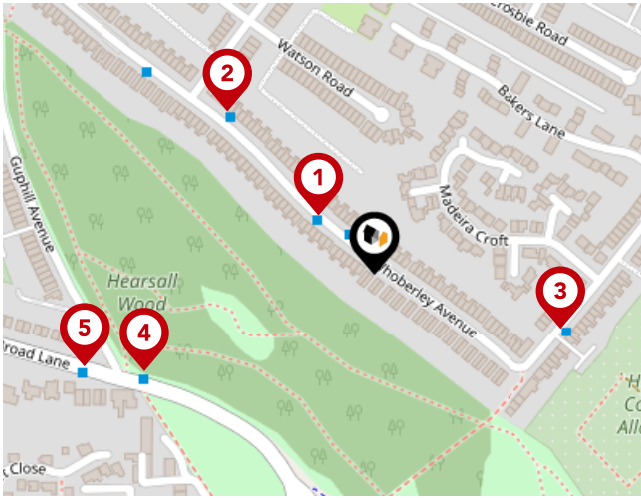


Airports/Helipads






Pin	Name	Distance
	Baginton	3.99 miles
	Birmingham Airport	8.48 miles
	East Mids Airport	30.45 miles
	Kidlington	40.87 miles

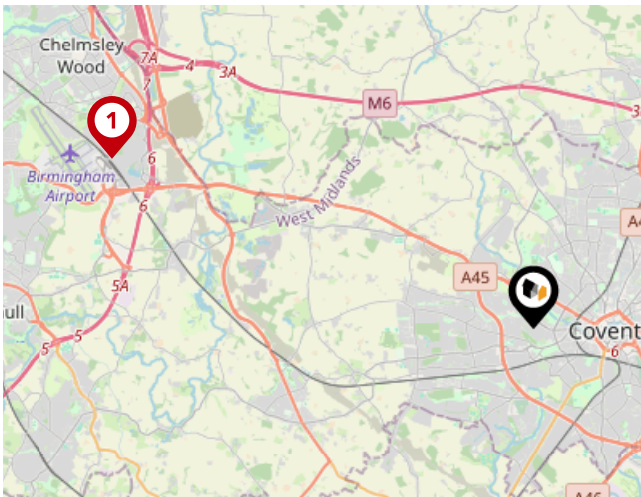
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Maudslay Rd	0.05 miles
	Billing Rd	0.12 miles
	Madeira Croft	0.11 miles
	Guphill Avenue	0.14 miles
	Guphill Avenue	0.17 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.22 miles

Walmsley's The Way to Move

Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



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Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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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