



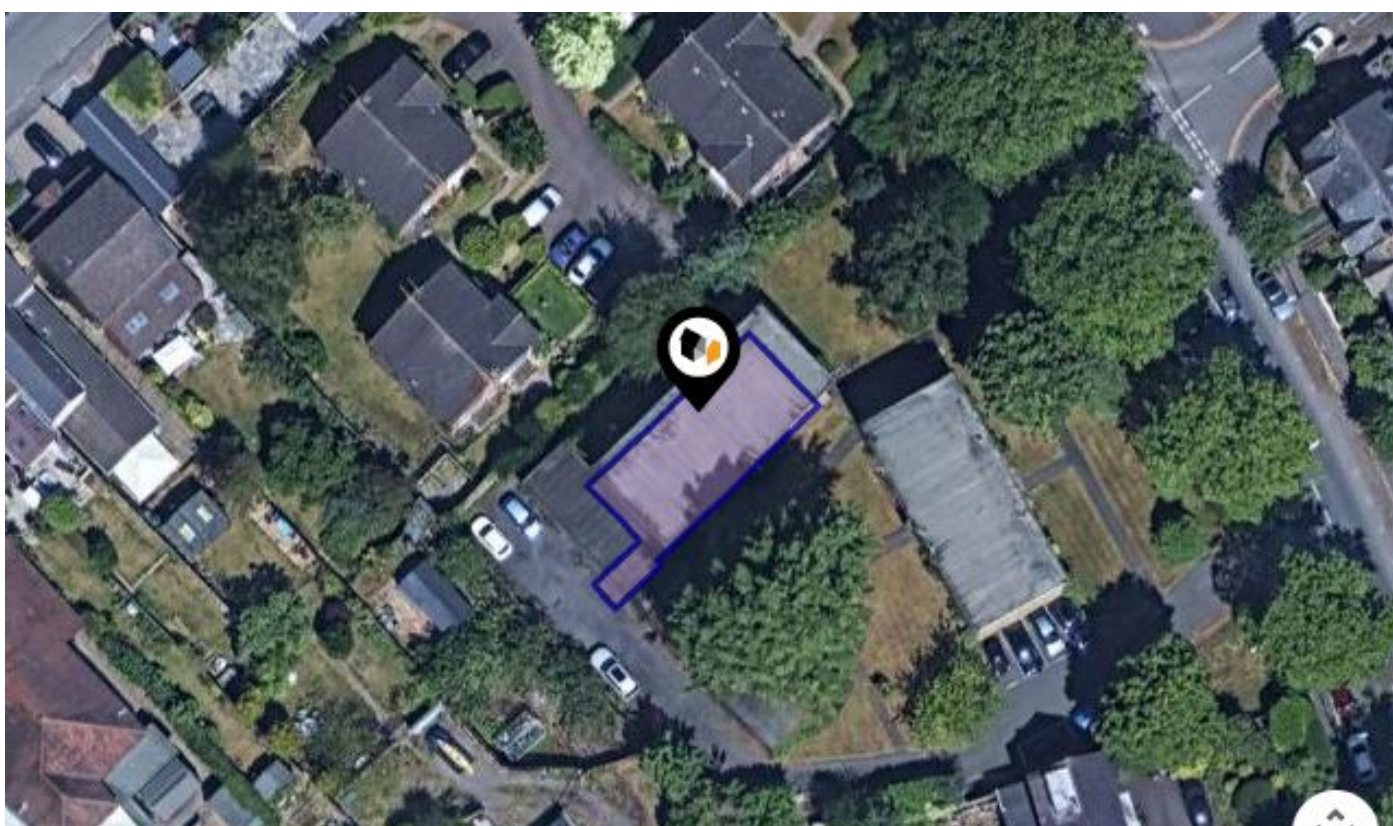
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th September 2025



EARLSDON AVENUE SOUTH, COVENTRY, CV5

OIRO : £220,000

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.....

Three bedroom middle floor apartment

Garage and unallocated parking areas

Spacious living dining room with french doors to balcony

Well equipped kitchen with integrated appliances

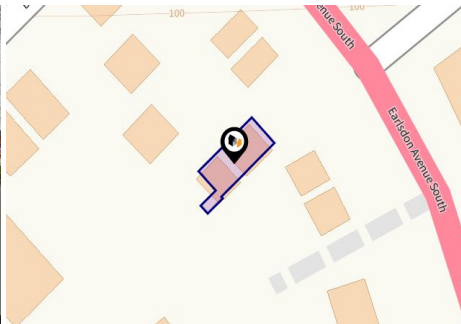
Modern shower room with vanity unit & heated towel rail

Ideal central Earlsdon location

TOTAL 70 SQ .M OR TOTAL 756 SQ. FT

EPC RATING C, Excellent lease of over 945 years & low service charges

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:	Flat / Maisonette	OIRO:	£220,000
Bedrooms:	3	Tenure:	Leasehold
Floor Area:	756 ft ² / 70 m ²	Start Date:	04/08/2006
Plot Area:	0.04 acres	End Date:	25/03/2971
Year Built :	1967-1975	Lease Term:	999 years from 25 March 1972
Council Tax :	Band B	Term Remaining:	946 years
Annual Estimate:	£1,877		
Title Number:	WM897428		

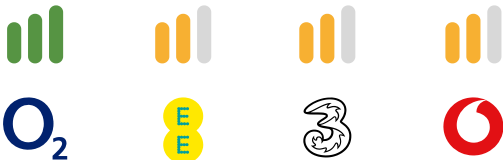
Local Area

Local Authority:	Coventry
Conservation Area:	Earlsdon
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	80	1800
mb/s	mb/s	mb/s
		

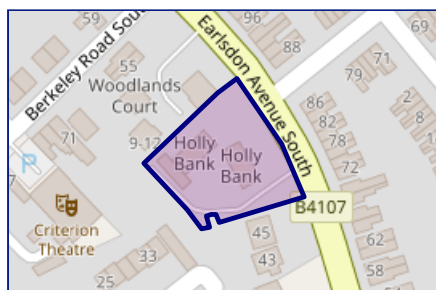
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

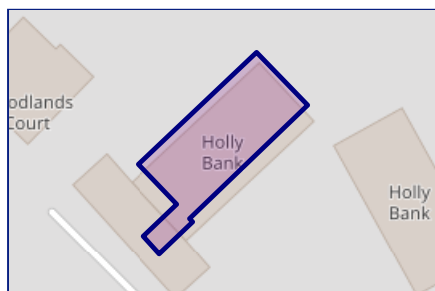


Freehold Title Plan



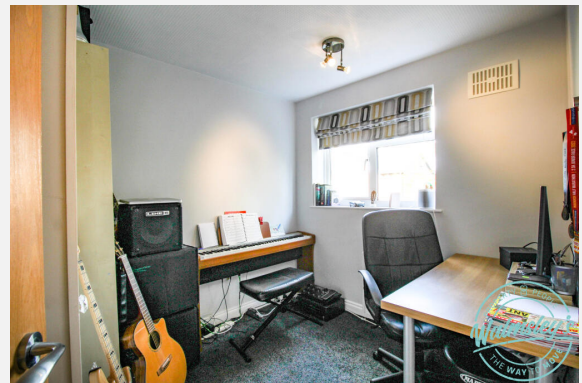
WK196637

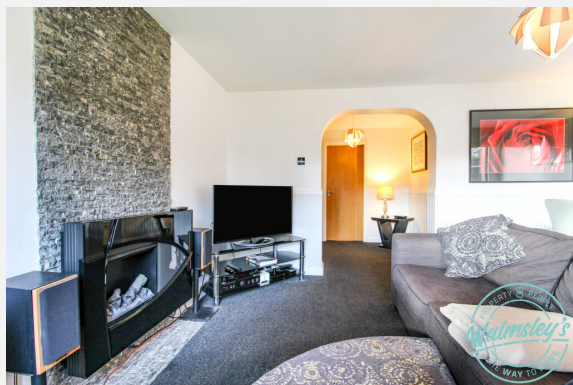
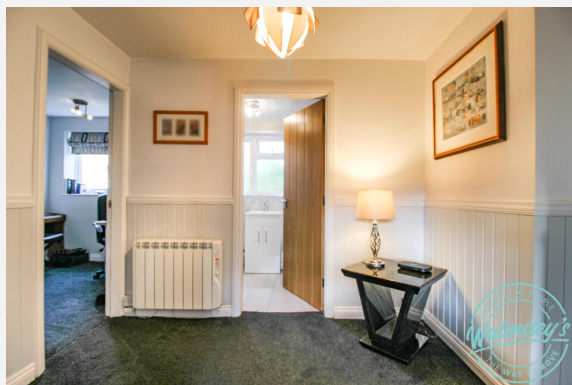
Leasehold Title Plan

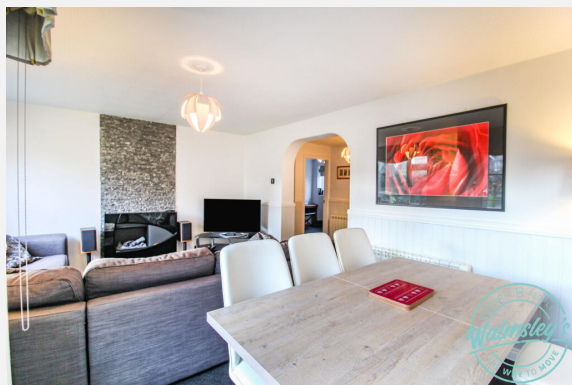
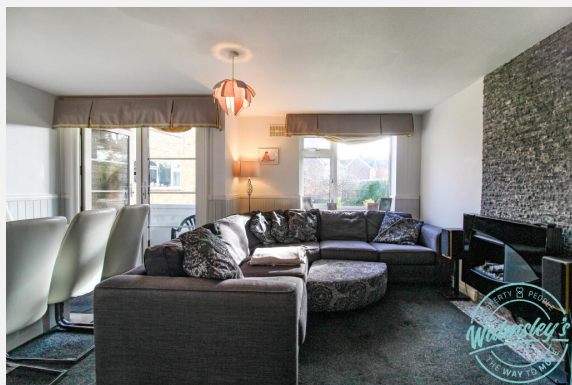


WM897428

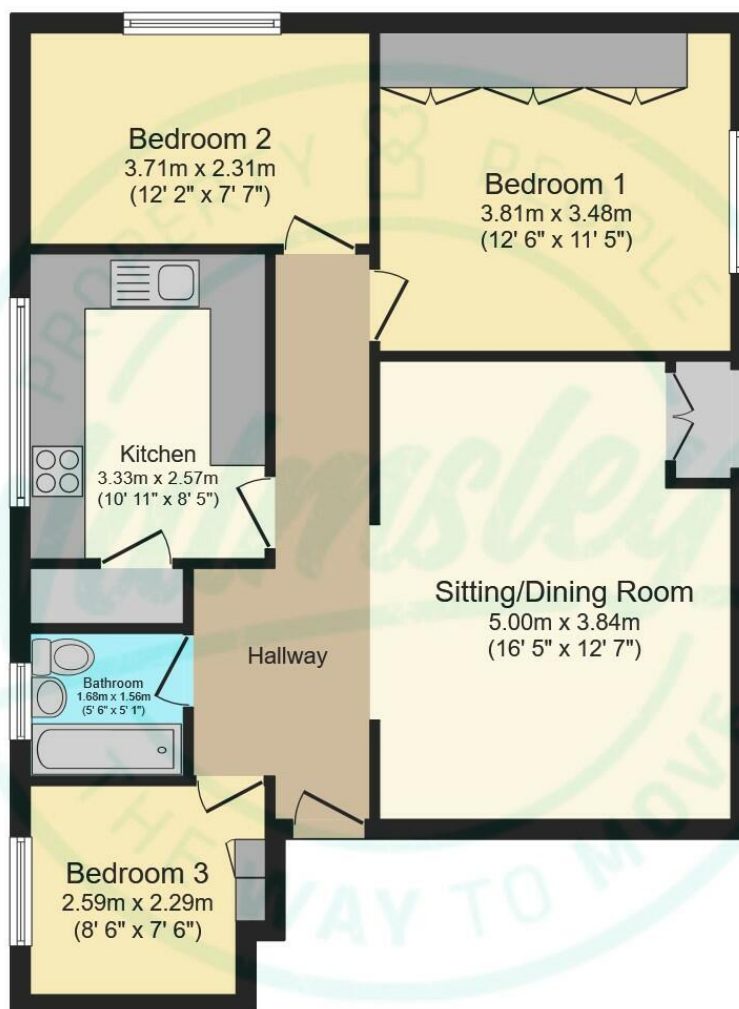
Start Date:	04/08/2006
End Date:	25/03/2971
Lease Term:	999 years from 25 March 1972
Term Remaining:	946 years







EARLSDON AVENUE SOUTH, COVENTRY, CV5



Floor Plan

Total floor area 70.3 sq.m. (756 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Property

EPC - Certificate



COVENTRY, CV5

Energy rating

C

Valid until 17.02.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Market Sold in Street



1, Holly Bank, Coventry, CV5 6DS					
Last Sold Date:	05/08/2024	03/02/2017			
Last Sold Price:	£160,000	£153,000			
8, Holly Bank, Coventry, CV5 6DS					
Last Sold Date:	23/01/2023	16/08/2021	12/04/2007	28/05/2004	22/09/1995
Last Sold Price:	£207,000	£227,000	£137,750	£135,000	£45,000
10, Holly Bank, Coventry, CV5 6DS					
Last Sold Date:	24/09/2020	15/11/2013	06/06/2006	16/12/2005	
Last Sold Price:	£165,000	£123,500	£130,000	£118,000	
9, Holly Bank, Coventry, CV5 6DS					
Last Sold Date:	10/12/2018				
Last Sold Price:	£205,000				
3, Holly Bank, Coventry, CV5 6DS					
Last Sold Date:	21/03/2014	01/07/2003	10/04/2001		
Last Sold Price:	£145,000	£102,500	£80,000		
4, Holly Bank, Coventry, CV5 6DS					
Last Sold Date:	25/10/2013				
Last Sold Price:	£125,000				
5, Holly Bank, Coventry, CV5 6DS					
Last Sold Date:	25/05/2007	13/10/2003	12/03/1999		
Last Sold Price:	£125,000	£96,000	£49,500		
11, Holly Bank, Coventry, CV5 6DS					
Last Sold Date:	12/09/1995				
Last Sold Price:	£44,000				

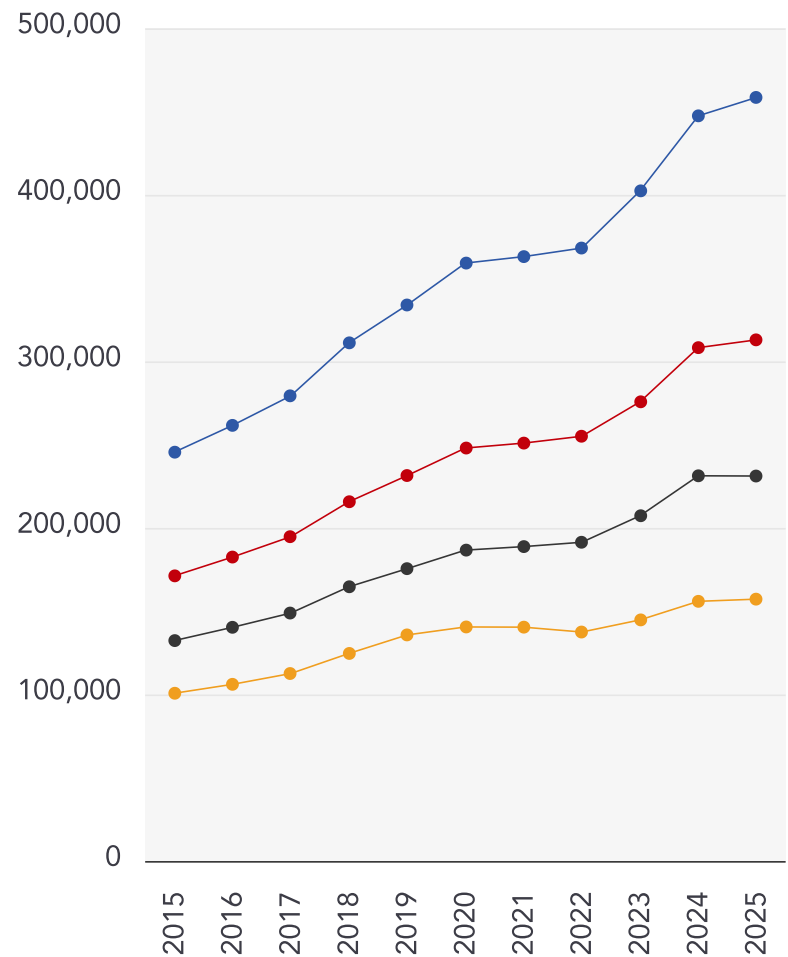
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

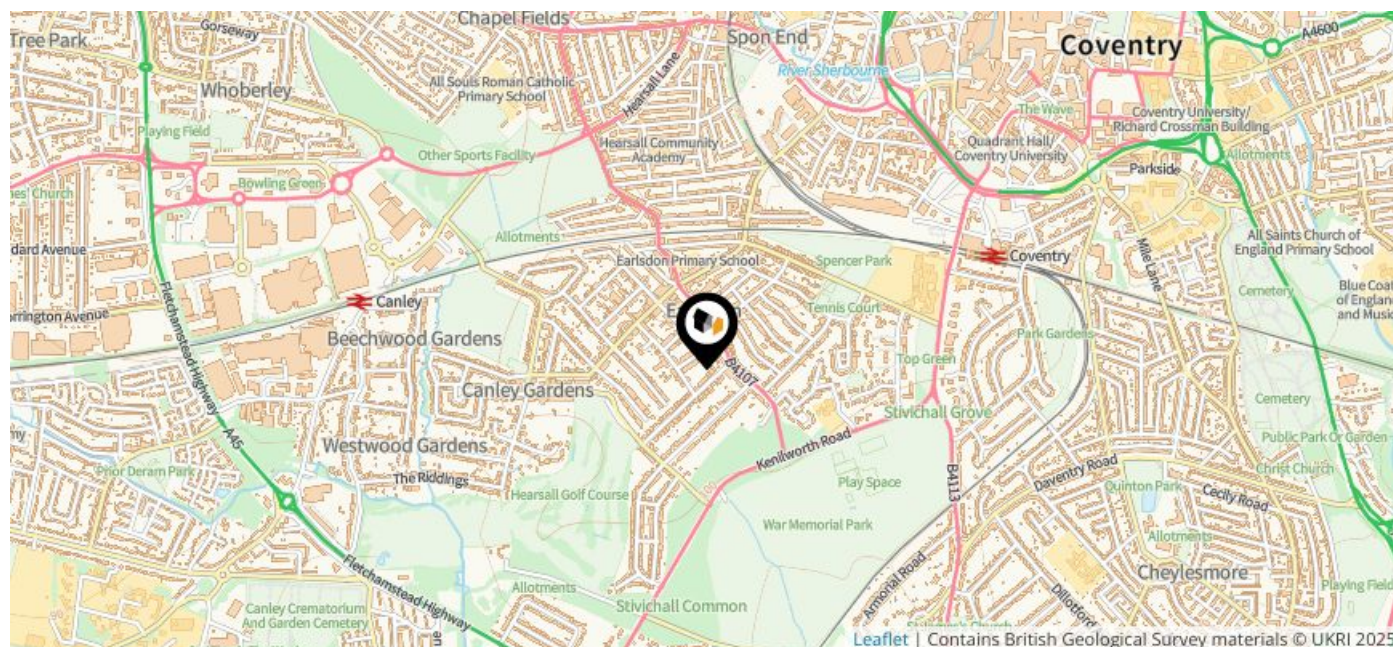
Terraced

+74.65%

Flat

+56.09%

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.

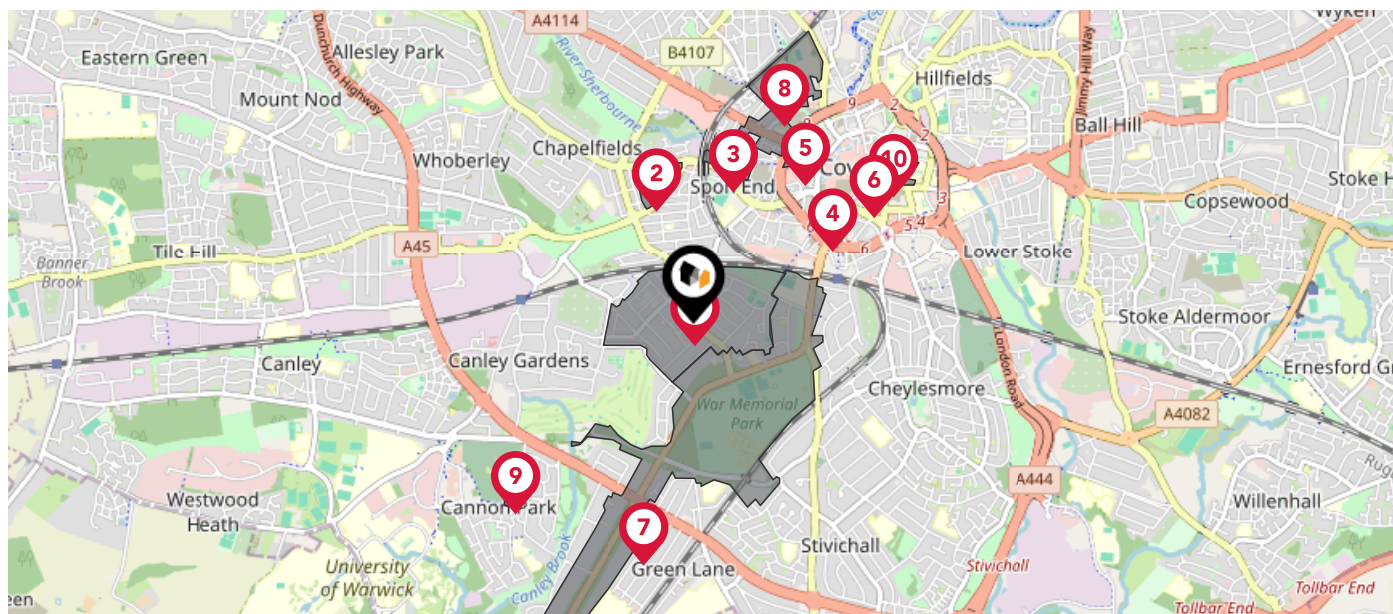
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

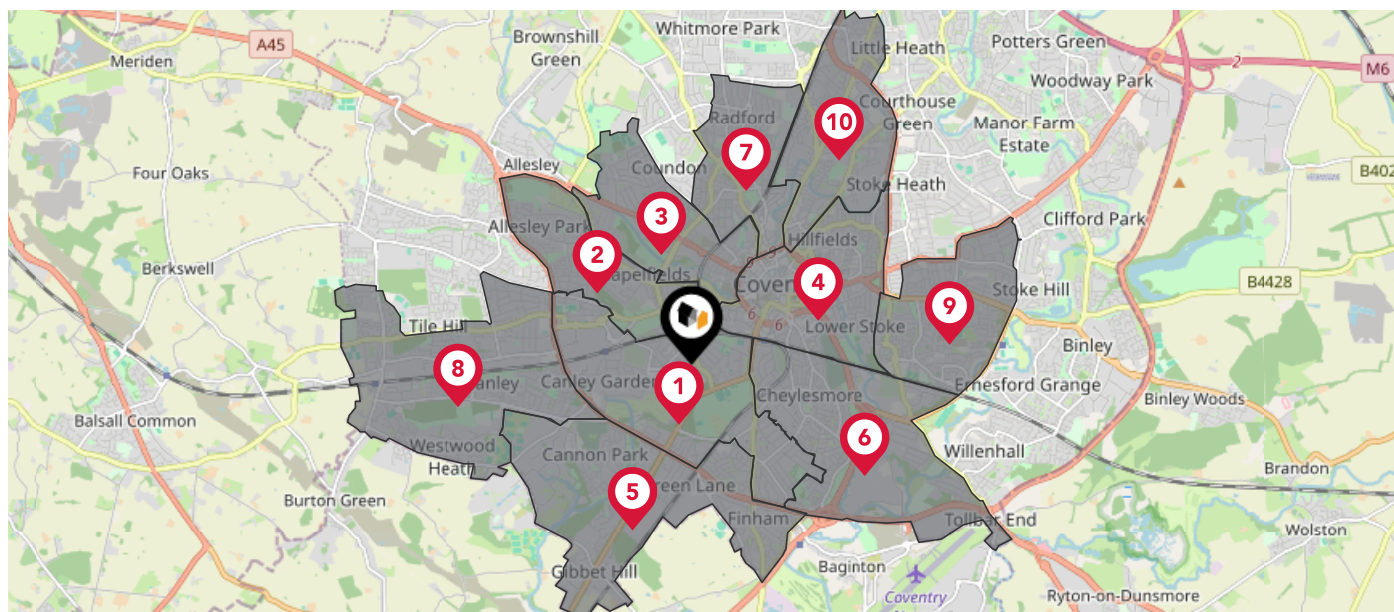
- | | |
|----|-------------------------------|
| 1 | Earlsdon |
| 2 | Chapelfields |
| 3 | Spon End |
| 4 | Greyfriars Green |
| 5 | Spon Street |
| 6 | High Street |
| 7 | Kenilworth Road |
| 8 | Naul's Mill |
| 9 | Ivy Farm Lane (Canley Hamlet) |
| 10 | Hill Top and Cathedral |

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



Earlsdon Ward



Whoberley Ward



Sherbourne Ward



St. Michael's Ward



Wainbody Ward



Cheylesmore Ward



Radford Ward



Westwood Ward

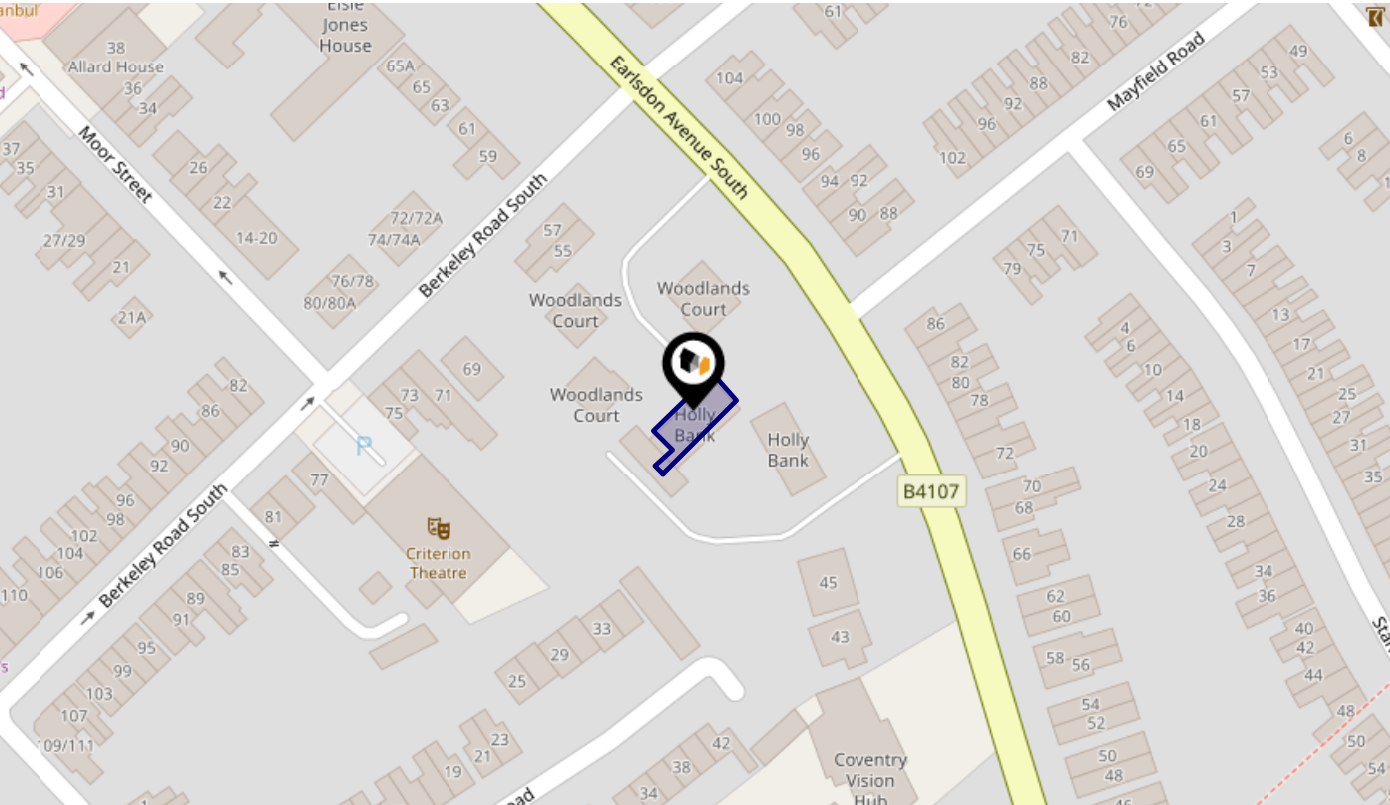


Lower Stoke Ward



Foleshill 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.

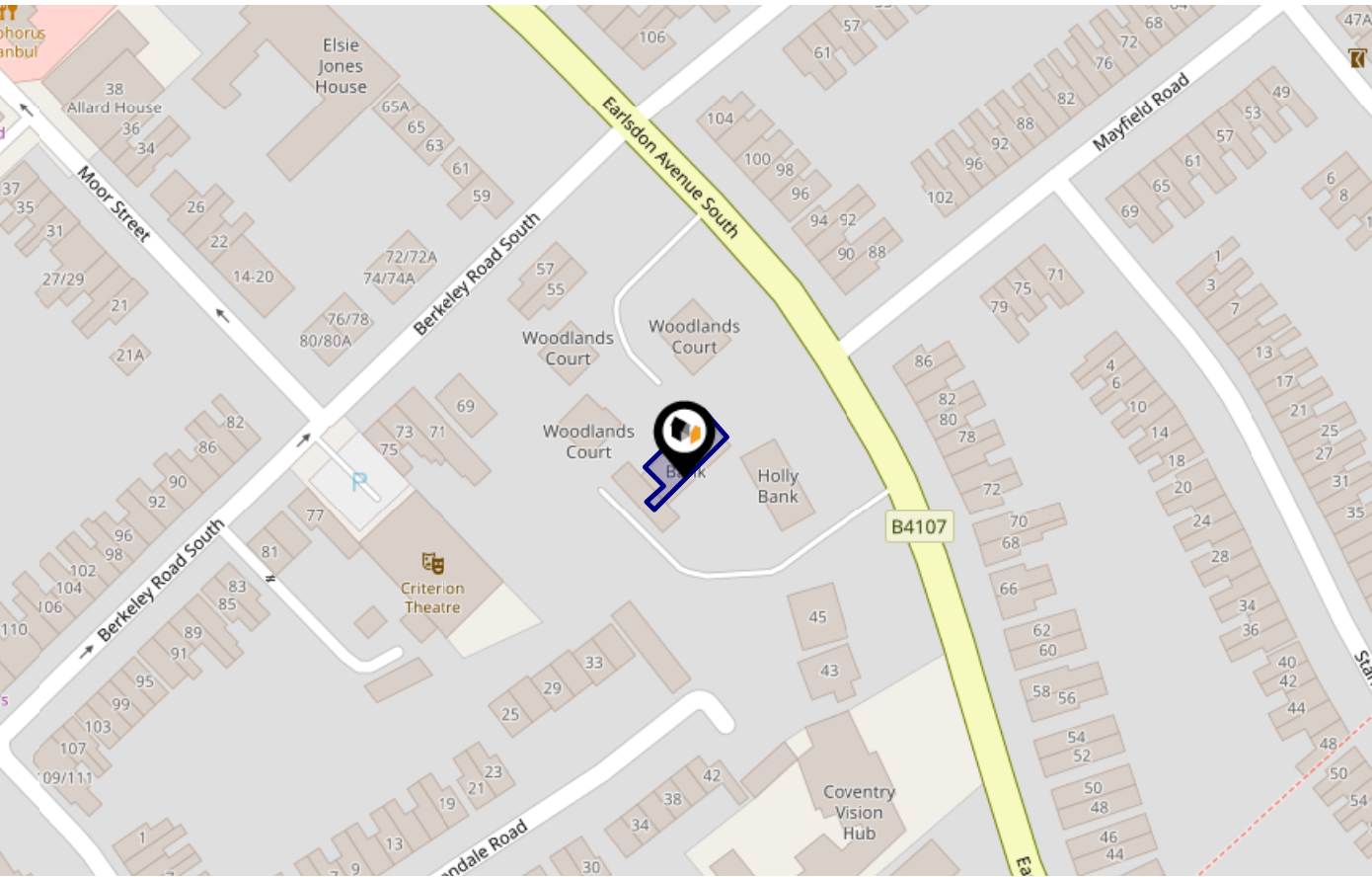
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- | | | | |
|---|--|--------------|---|
| 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.

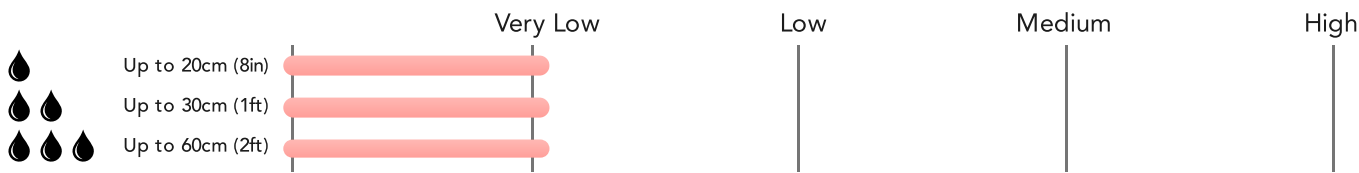


Risk Rating: Very low

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.

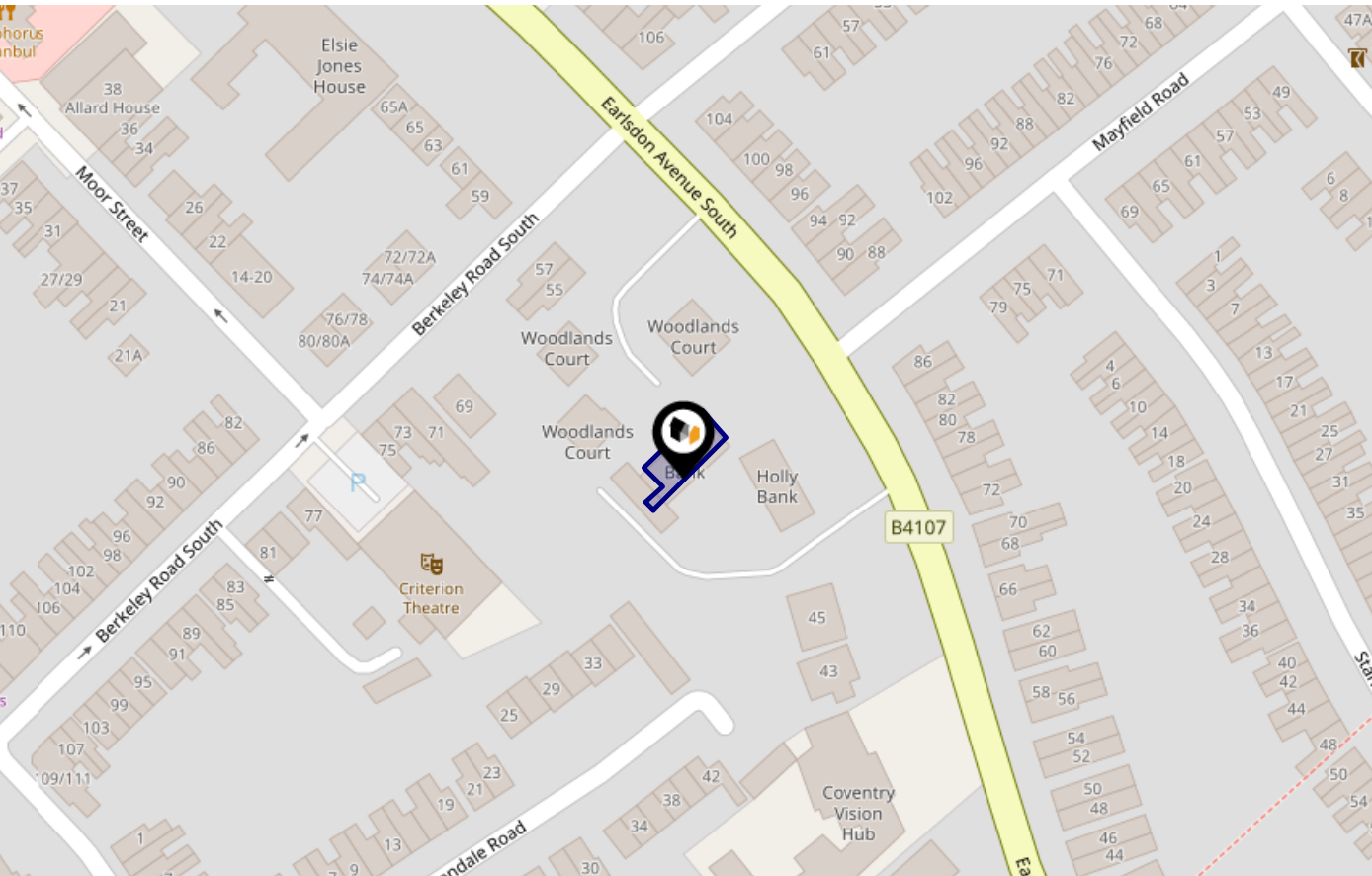
Chance of flooding to the following depths at this property:



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.

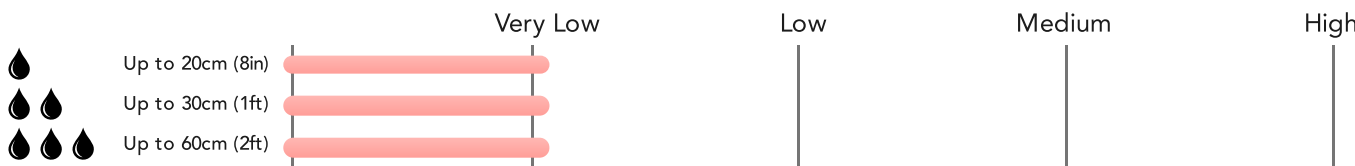


Risk Rating: Very low

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.

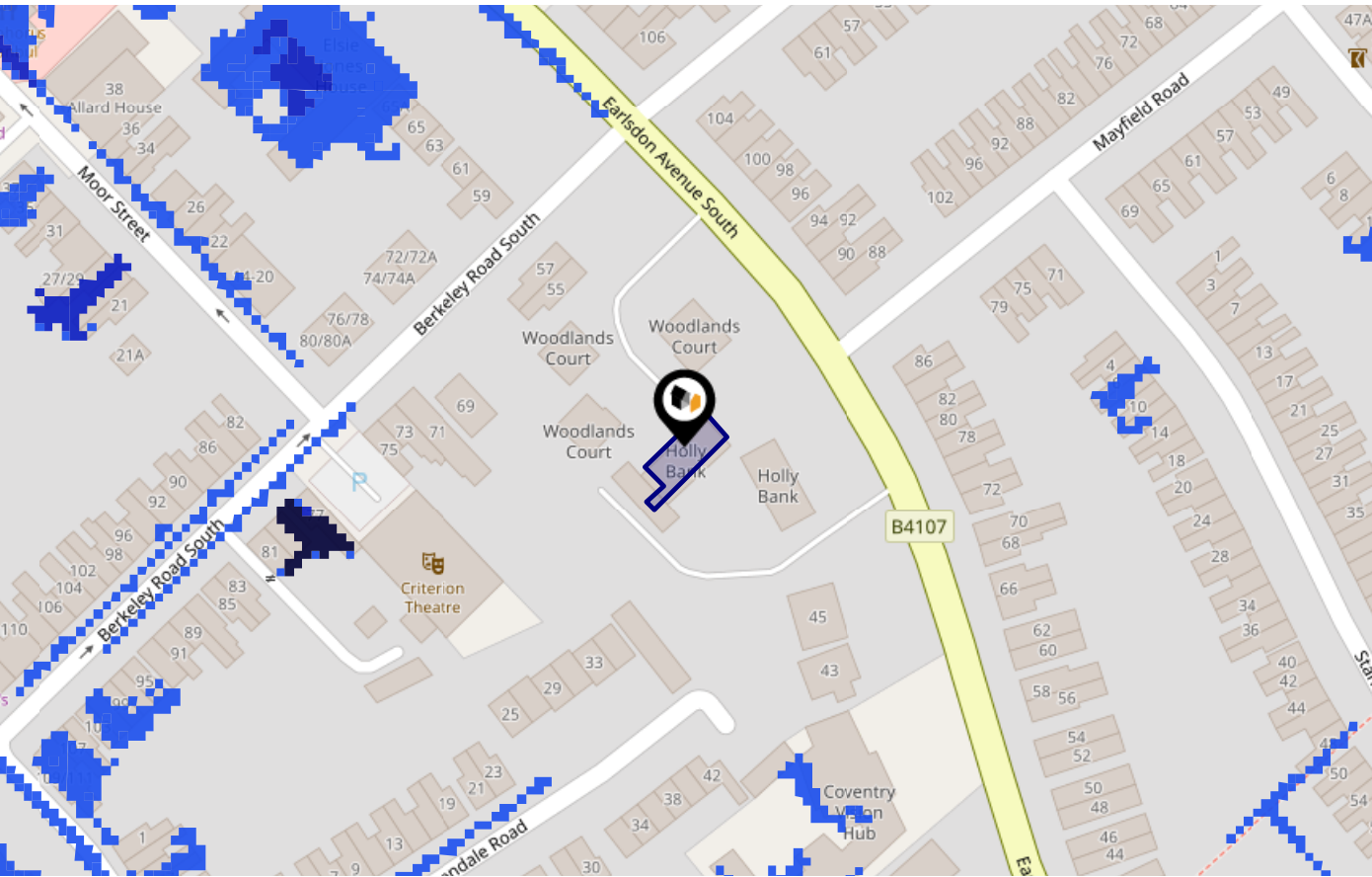
Chance of flooding to the following depths at this property:



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.

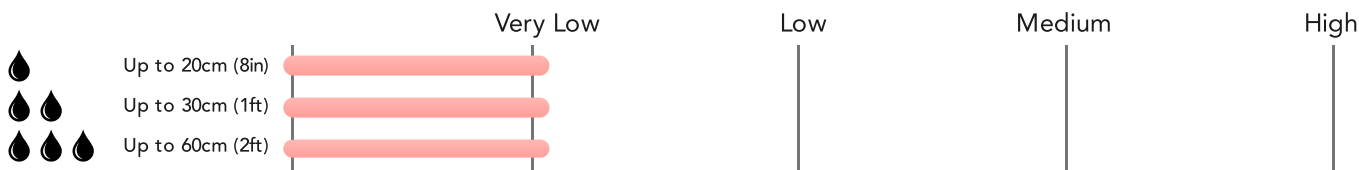


Risk Rating: Very low

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.
- 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:

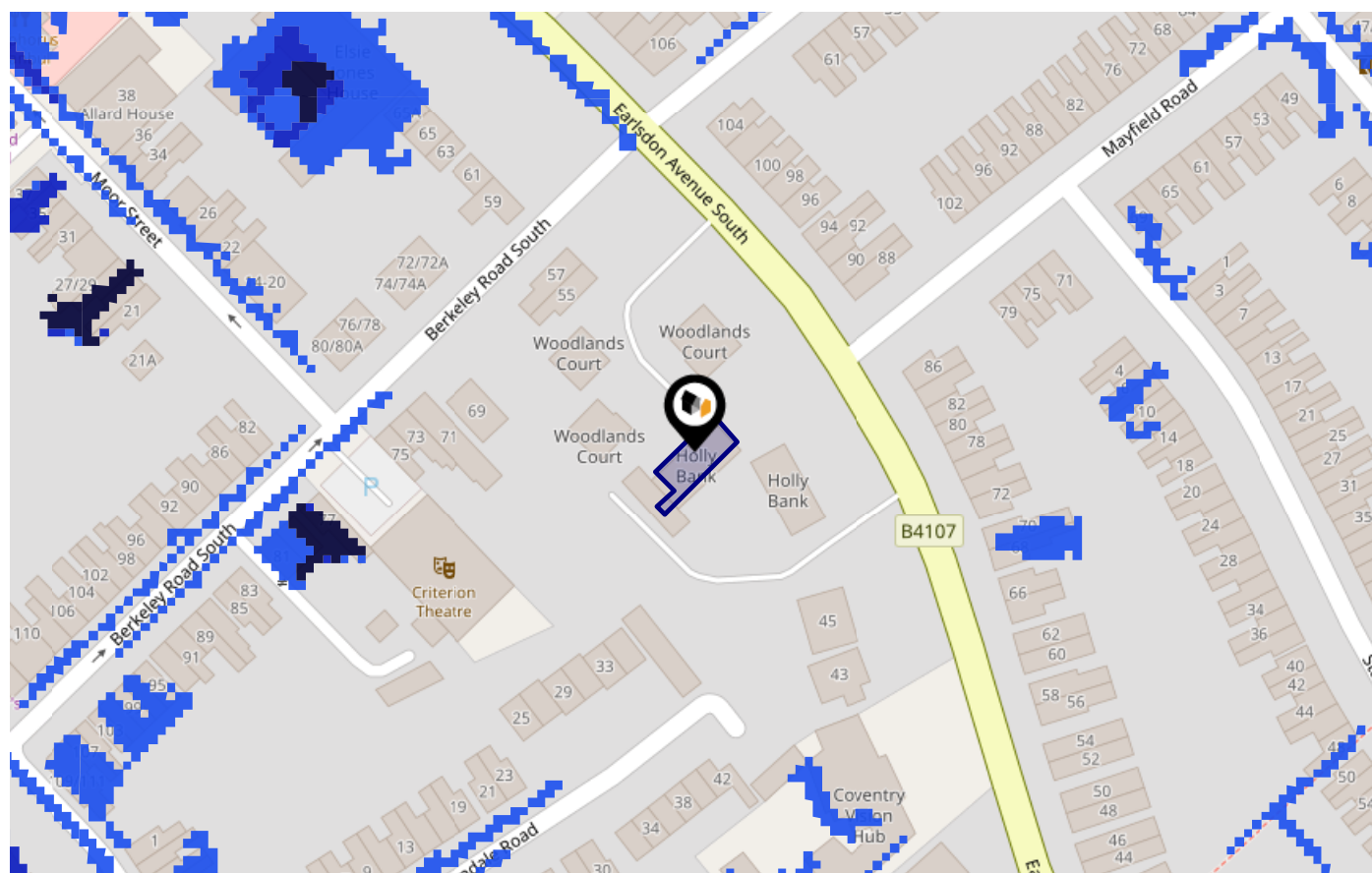


Flood Risk

Surface Water - 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.

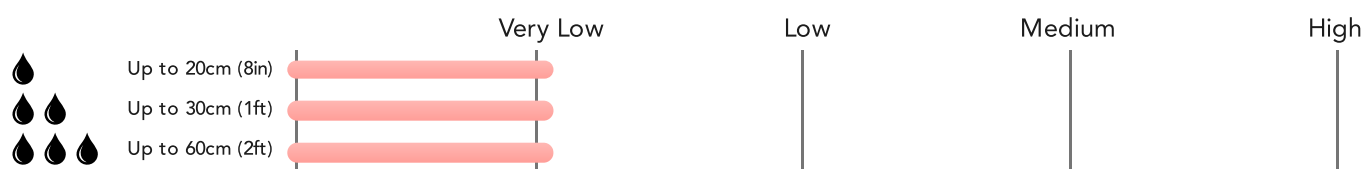


Risk Rating: Very low

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:

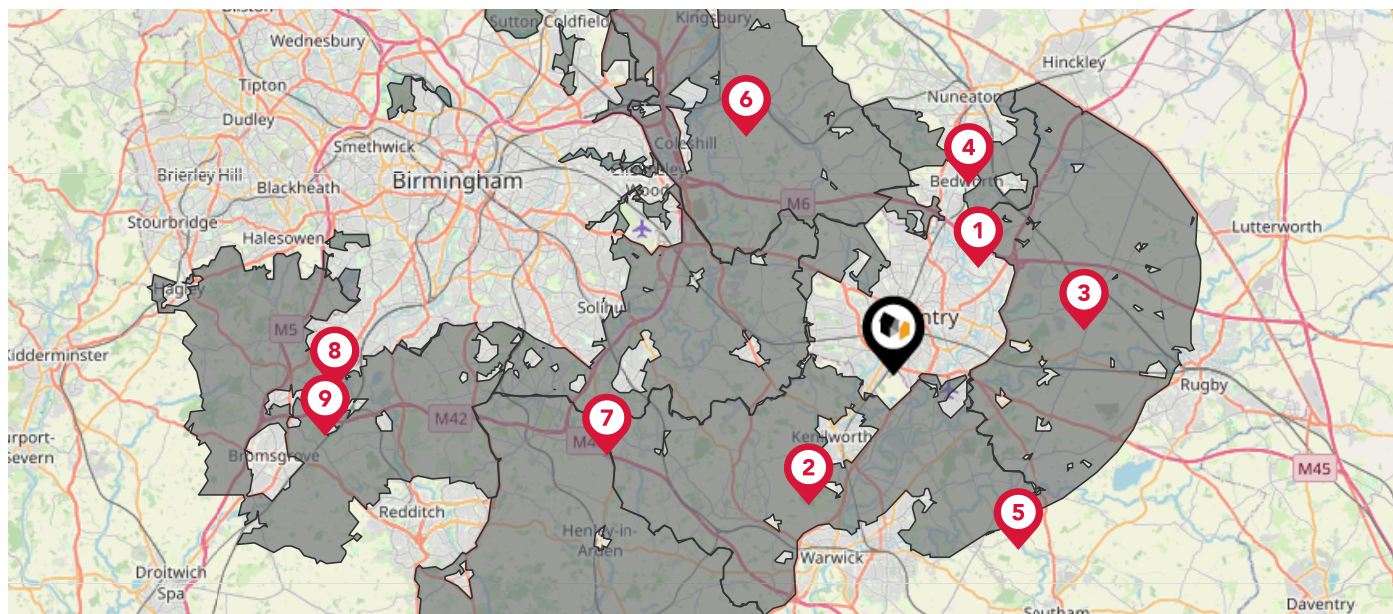


Maps

Green Belt



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



Nearby Green Belt Land

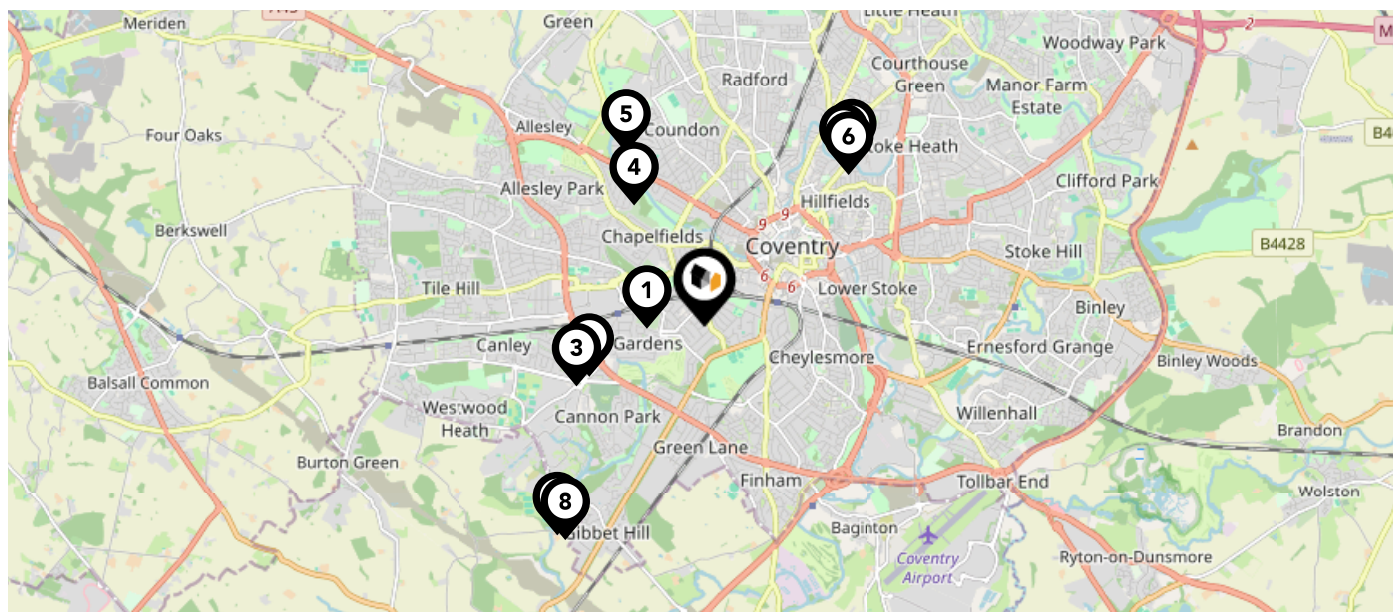
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt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

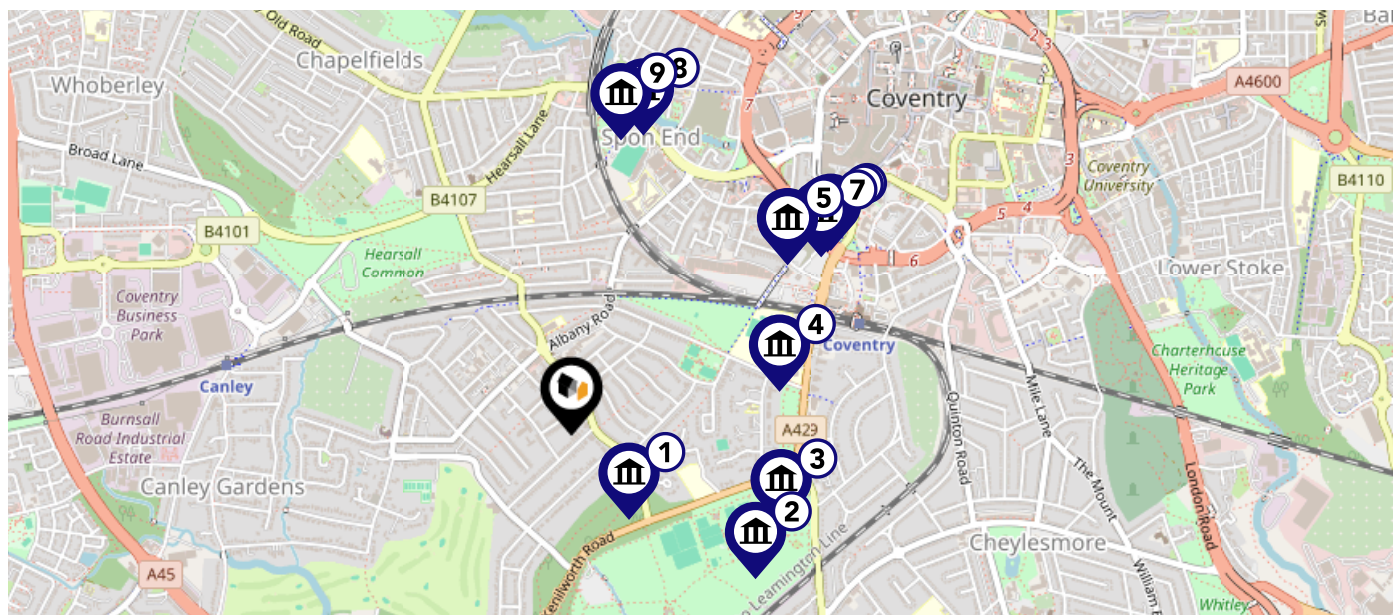
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Coundon Social Club-Coundon, Coventry	Historic Landfill	
6	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill	
8	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
9	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
10	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	

Maps

Listed Buildings

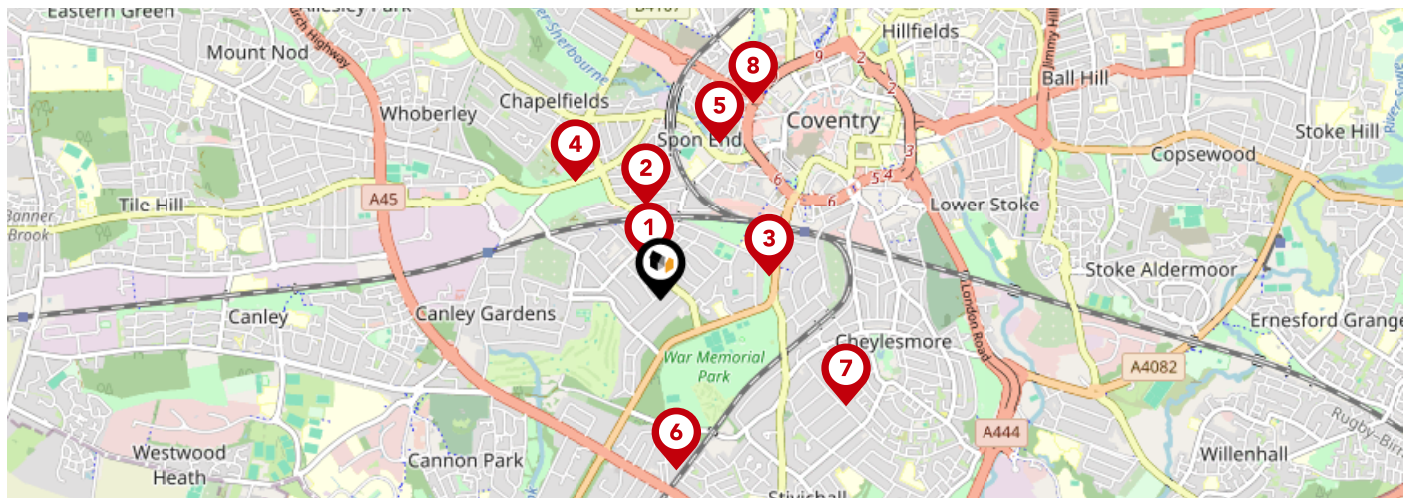


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



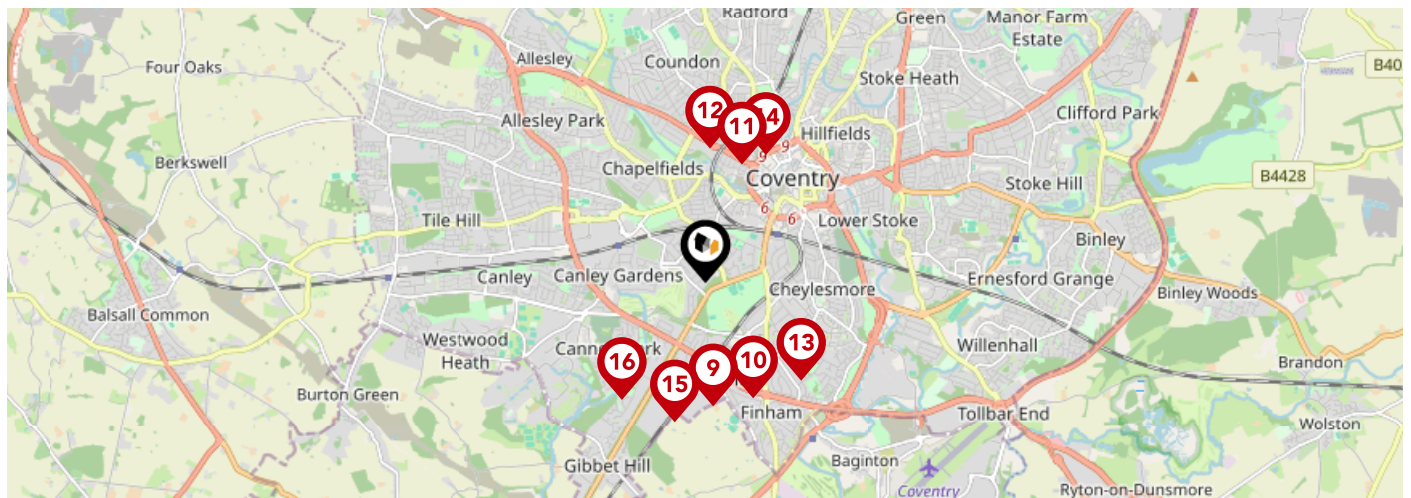
Listed Buildings in the local district		Grade	Distance
	1443610 - Earlsdon Drinking Fountain	Grade II	0.2 miles
	1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.5 miles
	1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.5 miles
	1342934 - Free Grammar School King Henry Viii School	Grade II	0.5 miles
	1335851 - Baptist Chapel	Grade II	0.6 miles
	1106366 - 23 Warwick Row	Grade II	0.7 miles
	1106339 - 28 Warwick Row	Grade II	0.7 miles
	1342909 - Chapel Of St James And St Christopher	Grade II	0.7 miles
	1335864 - 107-110, Spon End	Grade II	0.7 miles
	1342937 - 24 Warwick Row	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.16	☐	☒	☐	☐	☐
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.43	☐	☒	☐	☐	☐
3	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.5	☐	☐	☒	☐	☐
4	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.66	☐	☒	☐	☐	☐
5	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.75	☐	☒	☐	☐	☐
6	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.77	☐	☒	☐	☐	☐
7	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.97	☐	☒	☐	☐	☐
8	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.98	☐	☒	☐	☐	☐

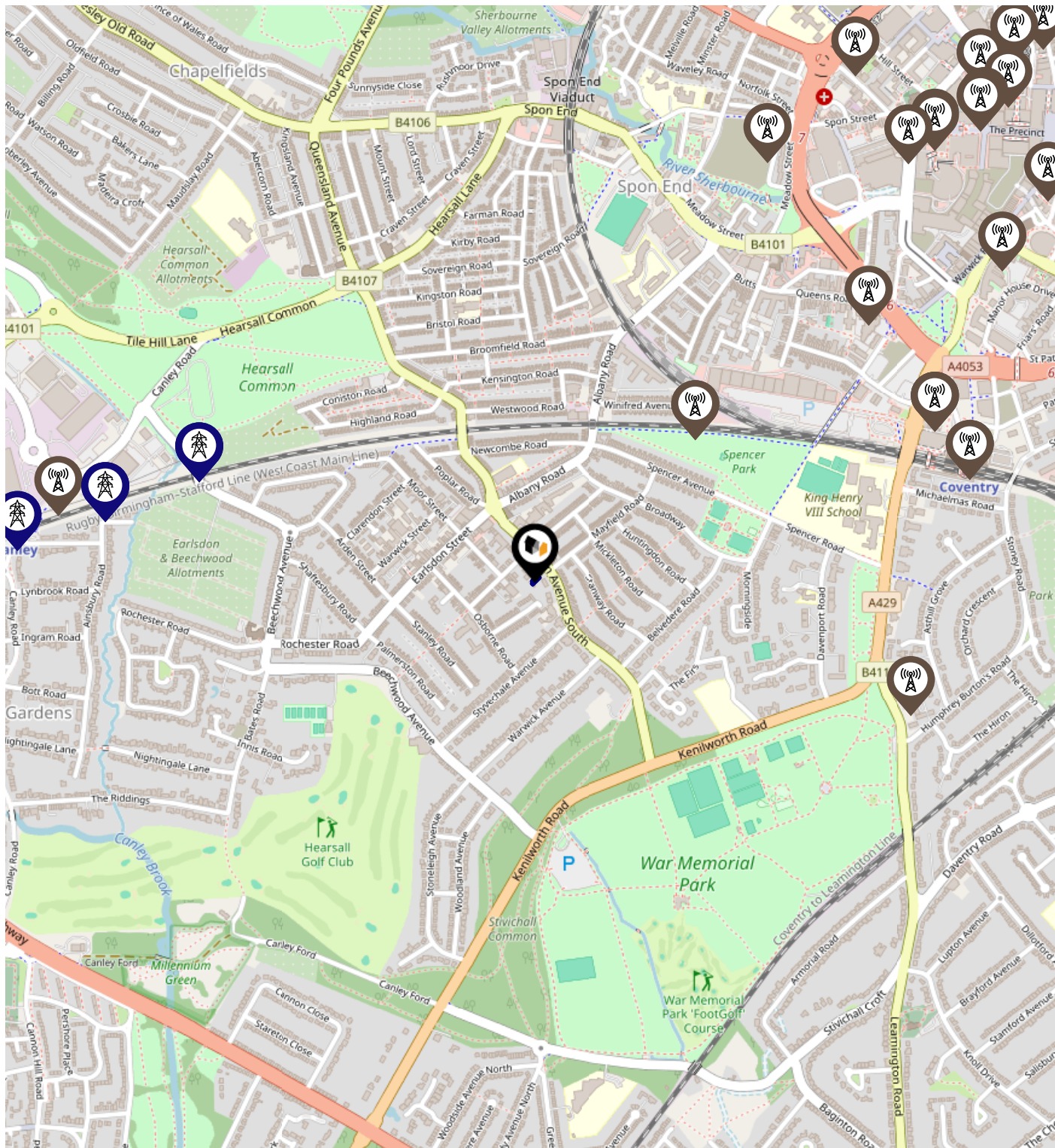
Area Schools



		Nursery	Primary	Secondary	College	Private
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance: 1.12	☐	☐	☒	☐	☐
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance: 1.12	☐	☒	☐	☐	☐
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance: 1.13	☐	☐	☒	☐	☐
	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance: 1.22	☐	☒	☐	☐	☐
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance: 1.23	☐	☒	☐	☐	☐
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance: 1.29	☐	☐	☒	☐	☐
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance: 1.29	☐	☐	☒	☐	☐
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.3	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

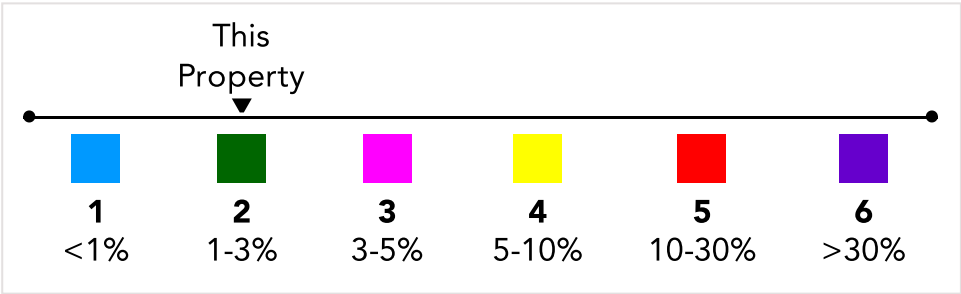
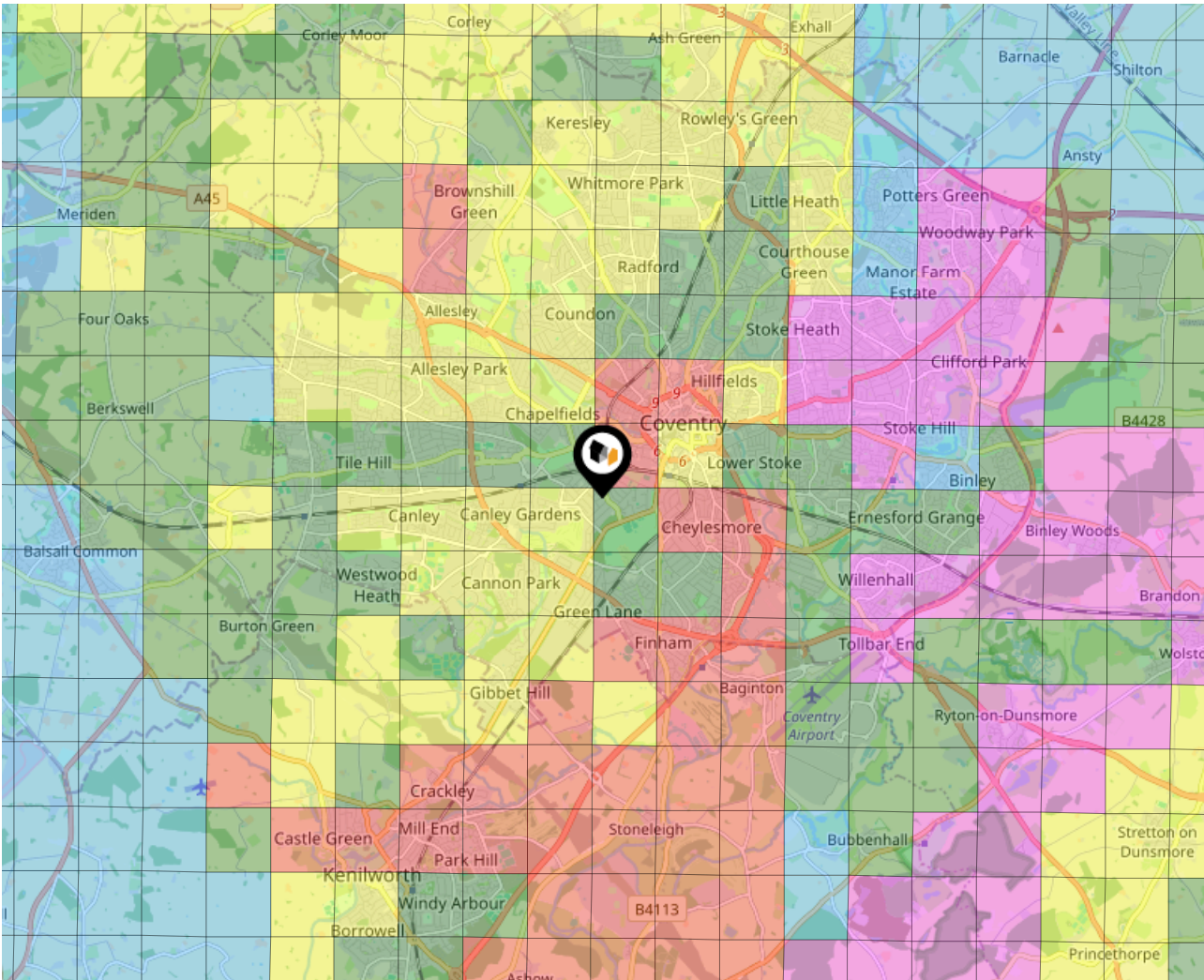


Key:

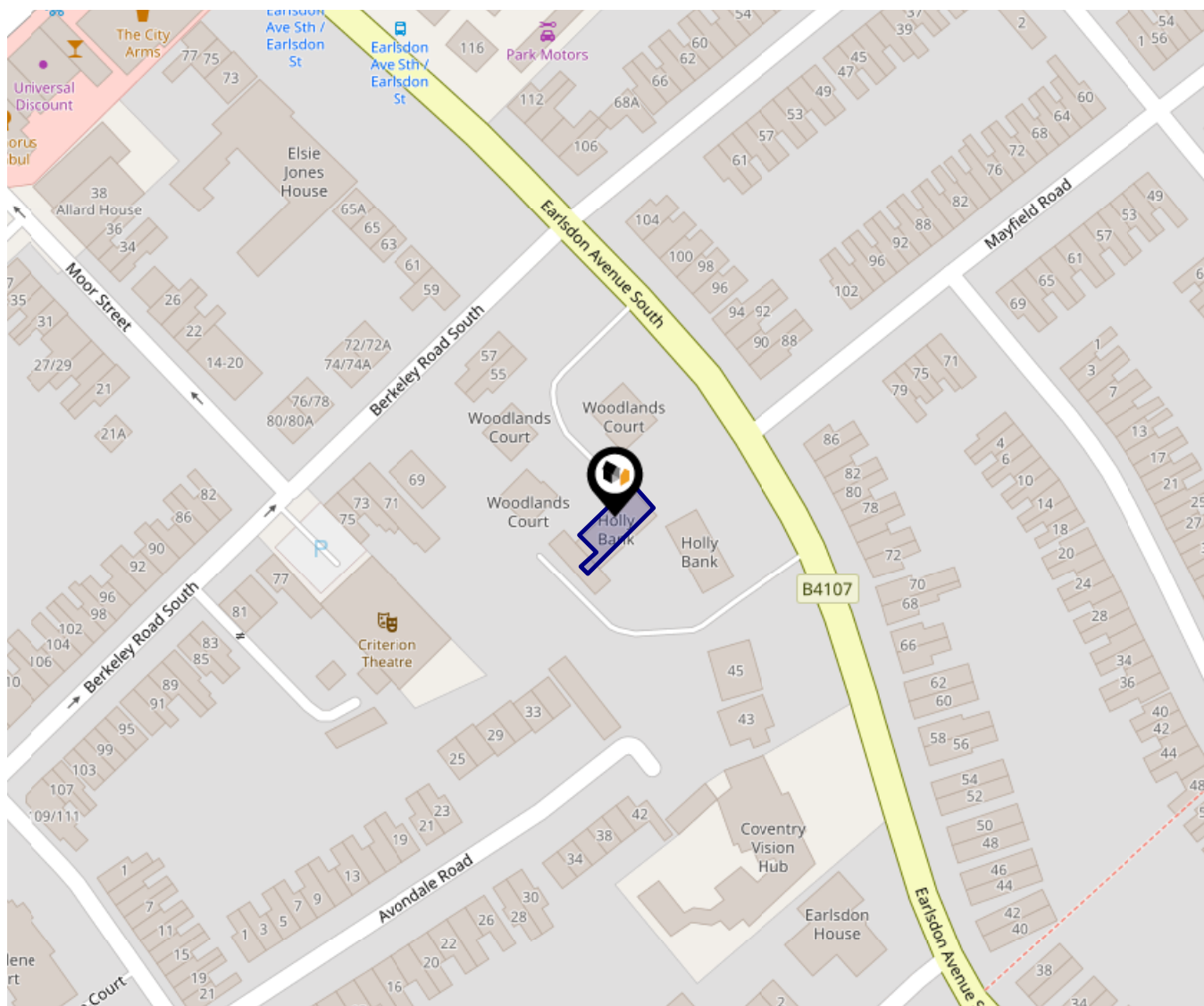
-  Power Pylons
-  Communication Masts

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



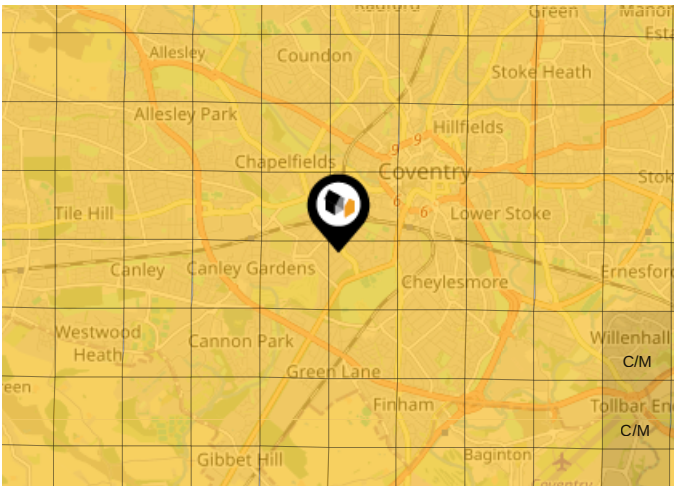
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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		

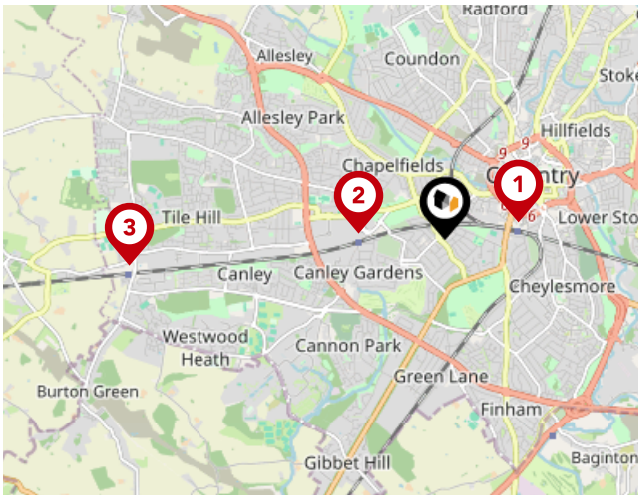


Primary Classifications (Most Common Clay Types)

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

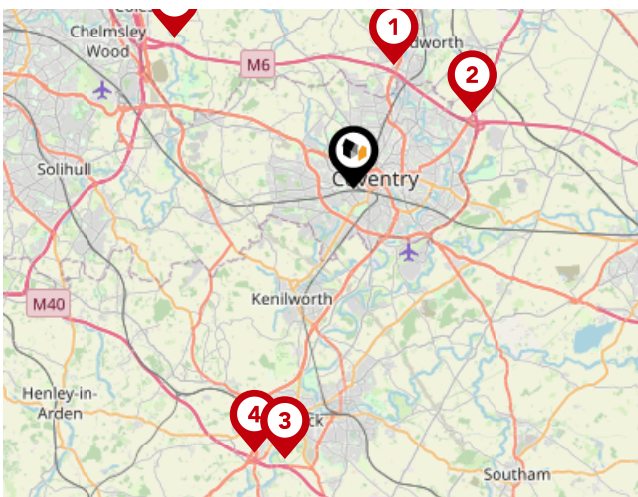
Area

Transport (National)



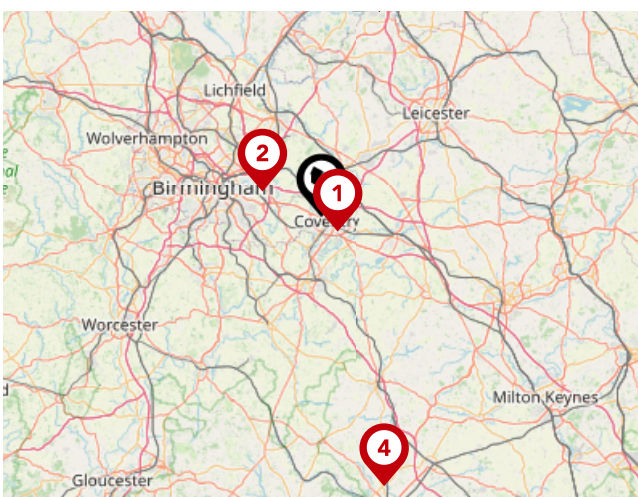
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	0.68 miles
	Canley Rail Station	0.79 miles
	Tile Hill Rail Station	2.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.71 miles
	M6 J2	5.11 miles
	M40 J14	10.11 miles
	M40 J15	10.21 miles
	M6 J3A	8.47 miles

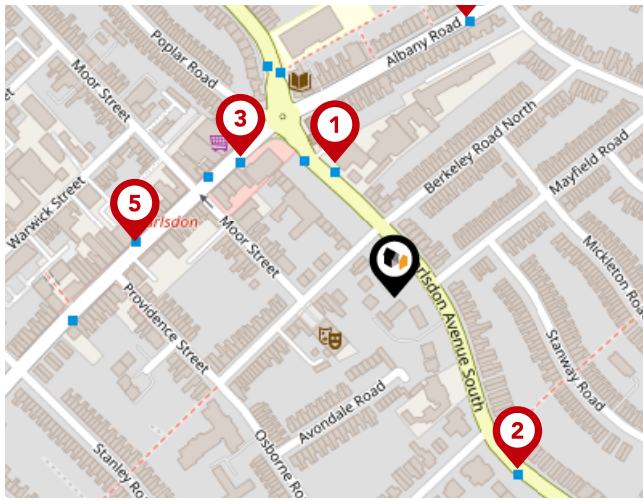


Airports/Helipads

Pin	Name	Distance
	Baginton	3.11 miles
	Birmingham Airport	9.33 miles
	East Mids Airport	30.77 miles
	Kidlington	40.18 miles

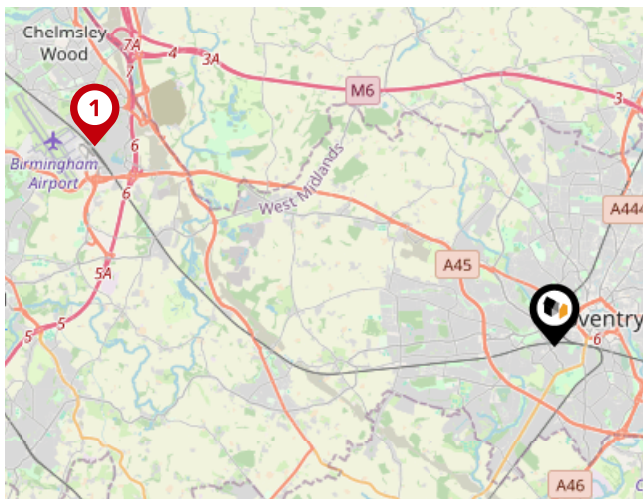
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Elsie Jones House	0.08 miles
	Warwick Avenue	0.12 miles
	Poplar Road	0.12 miles
	Broadway	0.16 miles
	Providence St	0.15 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.06 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.

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

