

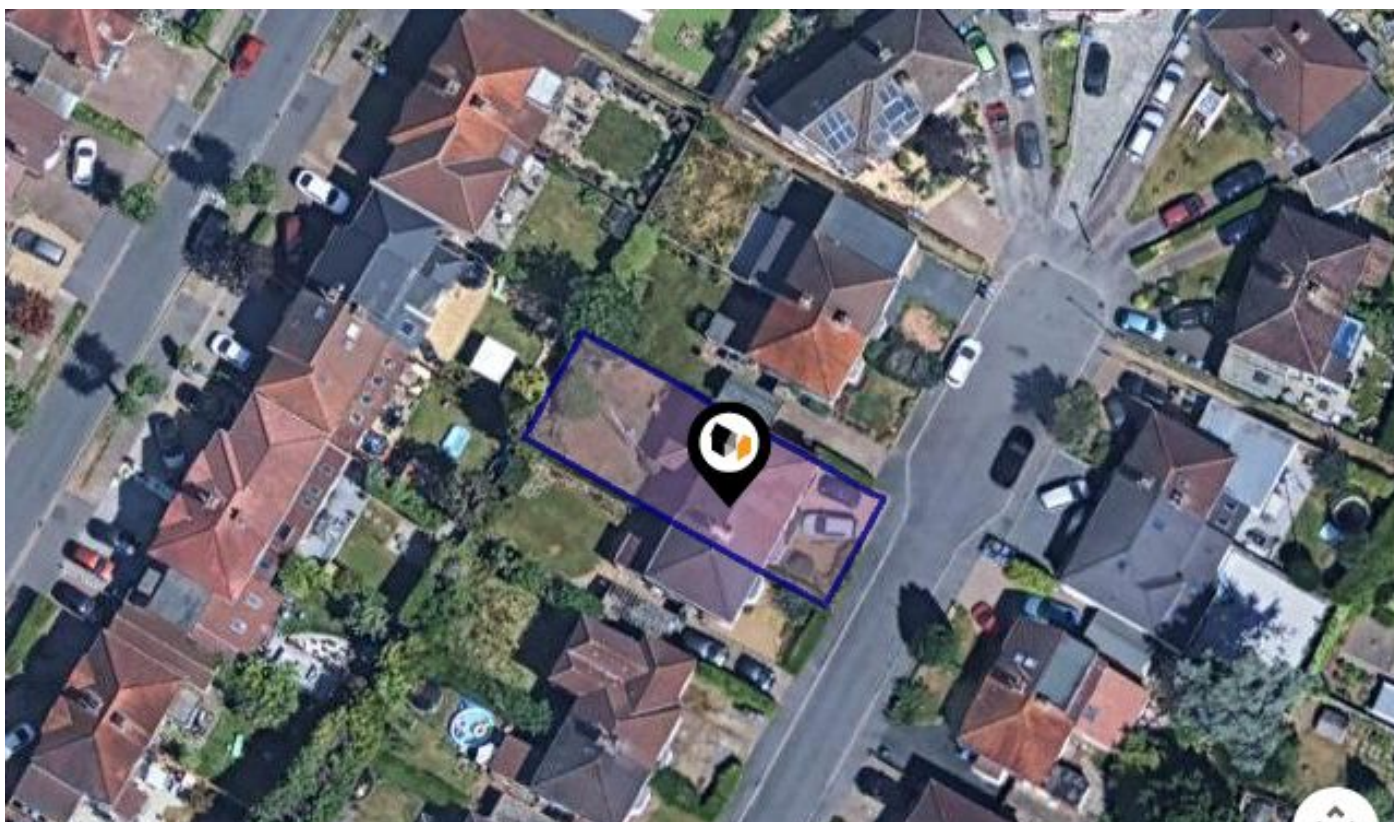


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th November 2025



GRASMERE AVENUE, COVENTRY, CV3

OIRO : £500,000

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



Your property details in brief.....

1. Location and Connectivity

Situated on Grasmere Avenue in Coventry, within close proximity to local schools and amenities.

Approximately 1.1 miles from Canley Rail Station and 1.2 miles from Coventry Rail Station, providing rail links to surrounding areas.

Accessible motorway junctions include M6 J3 (5.5 miles), M6 J2 (5.64 miles), and M42 J6 (8.57 miles).

Nearest airports are Birmingham Airport (9.61 miles) and Baginton (2.71 miles).

Bus stops Wainbody Ave North and Burnt Post are within 0.15 miles, offering local bus services.

2. Property Attributes

Semi detached house with five bedrooms, two bathrooms, a kitchen family room & two spacious sitting rooms.

Floor area of approximately 1,862 sq ft on a 0.07-acre plot.

Current estimated valuation of £500,000, with a last sale price of £136,000 in October 2001.

Surface water flood risk is medium currently, with a high risk projected under climate change conditions.

Council Tax Band C.

3. Schools and Amenities

Nearby schools include Stivichall Primary School (Good rating, 0.16 miles), Finham Park School (Outstanding, 0.35 miles), and Bishop Ullathorne Catholic School (Good, 0.5 miles).

Local amenities and retail facilities are accessible within Coventry town centre.

4. Practical Positives

Good transport links via rail stations and motorway junctions.

Broadband speeds reach up to 1,800 Mbps, supporting digital connectivity.

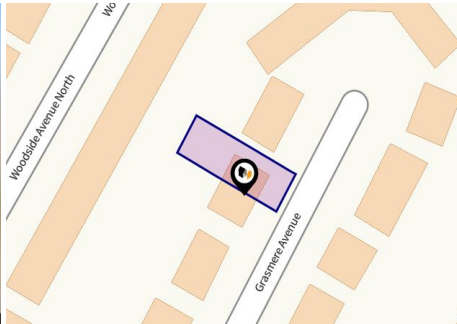
Property is within a reasonable timeframe for sale, with an average of 194 days on the market for similar properties.

5. Market Context

The property has appreciated significantly since last sold, reflecting local market trends.

Estimated current value is approximately £500,000, indicating potential for capital growth.

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@walmsleystheawaytomove.co.uk or 0330 1180 062



Property

Type:	Semi-Detached	OIRO:	£500,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,862 ft ² / 172 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£2,145		
Title Number:	WK184563		

Local Area

Local Authority:

Coventry

Conservation Area:

No

Flood Risk:

Rivers & Seas

Very low

Surface Water

Medium

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17

mb/s



1800

mb/s



Mobile Coverage:

(based on calls indoors)



O₂



EE



3



O2

Satellite/Fibre TV Availability:













Planning History

This Address



Planning records for: **Grasmere Avenue, Coventry, CV3**

Reference - FUL/2011/0850	
Decision:	APPROVED
Date:	01st June 2011
Description:	Erection of a first floor side and rear extension.

32, Grasmere Avenue, Coventry, CV3 6AY

Last Sold Date:	01/04/2025	21/10/2016	27/09/2013	13/12/2005
Last Sold Price:	£530,000	£289,000	£249,950	£150,000

33, Grasmere Avenue, Coventry, CV3 6AY

Last Sold Date:	31/10/2022	07/04/2021
Last Sold Price:	£445,000	£300,000

25, Grasmere Avenue, Coventry, CV3 6AY

Last Sold Date:	18/02/2022
Last Sold Price:	£340,000

15, Grasmere Avenue, Coventry, CV3 6AY

Last Sold Date:	17/09/2021	17/11/2006	29/07/2005
Last Sold Price:	£355,000	£219,000	£170,500

1, Grasmere Avenue, Coventry, CV3 6AY

Last Sold Date:	22/06/2021	18/08/1995
Last Sold Price:	£395,000	£84,000

14, Grasmere Avenue, Coventry, CV3 6AY

Last Sold Date:	16/06/2021	15/11/1996
Last Sold Price:	£435,000	£60,000

17, Grasmere Avenue, Coventry, CV3 6AY

Last Sold Date:	06/11/2020	17/10/2003	12/02/2002
Last Sold Price:	£318,000	£187,000	£126,000

26, Grasmere Avenue, Coventry, CV3 6AY

Last Sold Date:	18/11/2019
Last Sold Price:	£399,500

19, Grasmere Avenue, Coventry, CV3 6AY

Last Sold Date:	06/09/2019	18/07/2014	16/11/2006
Last Sold Price:	£455,000	£230,000	£195,000

23, Grasmere Avenue, Coventry, CV3 6AY

Last Sold Date:	30/10/2018	08/09/2009	06/06/2003
Last Sold Price:	£223,000	£210,000	£136,000

34, Grasmere Avenue, Coventry, CV3 6AY

Last Sold Date:	14/07/2017	14/06/2002
Last Sold Price:	£300,000	£140,000

5, Grasmere Avenue, Coventry, CV3 6AY

Last Sold Date:	18/03/2016	12/09/2002	17/03/2000
Last Sold Price:	£279,950	£150,000	£96,500

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

Market Sold in Street



36, Grasmere Avenue, Coventry, CV3 6AY				
Last Sold Date:		08/06/2015		
Last Sold Price:		£205,000		
22, Grasmere Avenue, Coventry, CV3 6AY				
Last Sold Date:		20/02/2015		
Last Sold Price:		£240,000		
6, Grasmere Avenue, Coventry, CV3 6AY				
Last Sold Date:		15/12/2014		
Last Sold Price:		£265,000		
40, Grasmere Avenue, Coventry, CV3 6AY				
Last Sold Date:		14/11/2013		
Last Sold Price:		£171,500		
24, Grasmere Avenue, Coventry, CV3 6AY				
Last Sold Date:		02/09/2013	01/05/2012	
Last Sold Price:		£290,000	£169,950	
16, Grasmere Avenue, Coventry, CV3 6AY				
Last Sold Date:		26/10/2012	03/12/2010	
Last Sold Price:		£208,000	£173,000	
21, Grasmere Avenue, Coventry, CV3 6AY				
Last Sold Date:		31/05/2012	07/08/2003	
Last Sold Price:		£284,500	£130,000	
41, Grasmere Avenue, Coventry, CV3 6AY				
Last Sold Date:		22/07/2011		
Last Sold Price:		£168,000		
39, Grasmere Avenue, Coventry, CV3 6AY				
Last Sold Date:		30/04/2010		
Last Sold Price:		£190,000		
7, Grasmere Avenue, Coventry, CV3 6AY				
Last Sold Date:		19/11/2008		
Last Sold Price:		£150,000		
27, Grasmere Avenue, Coventry, CV3 6AY				
Last Sold Date:		29/09/2004	26/07/2002	14/03/1997
Last Sold Price:		£197,000	£141,000	£56,000
30, Grasmere Avenue, Coventry, CV3 6AY				
Last Sold Date:		26/04/2004		
Last Sold Price:		£180,000		

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

Market Sold in Street



11, Grasmere Avenue, Coventry, CV3 6AY		
Last Sold Date:	19/03/2003	13/08/2002
Last Sold Price:	£151,000	£125,000
38, Grasmere Avenue, Coventry, CV3 6AY		
Last Sold Date:	18/12/2002	
Last Sold Price:	£151,000	
29, Grasmere Avenue, Coventry, CV3 6AY		
Last Sold Date:	12/10/2001	
Last Sold Price:	£136,000	
10, Grasmere Avenue, Coventry, CV3 6AY		
Last Sold Date:	02/03/2001	
Last Sold Price:	£82,000	
28, Grasmere Avenue, Coventry, CV3 6AY		
Last Sold Date:	12/10/2000	27/08/1999
Last Sold Price:	£115,000	£85,000
12, Grasmere Avenue, Coventry, CV3 6AY		
Last Sold Date:	19/02/1998	
Last Sold Price:	£95,000	
31, Grasmere Avenue, Coventry, CV3 6AY		
Last Sold Date:	25/07/1997	
Last Sold Price:	£67,500	
3, Grasmere Avenue, Coventry, CV3 6AY		
Last Sold Date:	25/07/1997	
Last Sold Price:	£95,000	
18, Grasmere Avenue, Coventry, CV3 6AY		
Last Sold Date:	24/01/1996	
Last Sold Price:	£50,500	

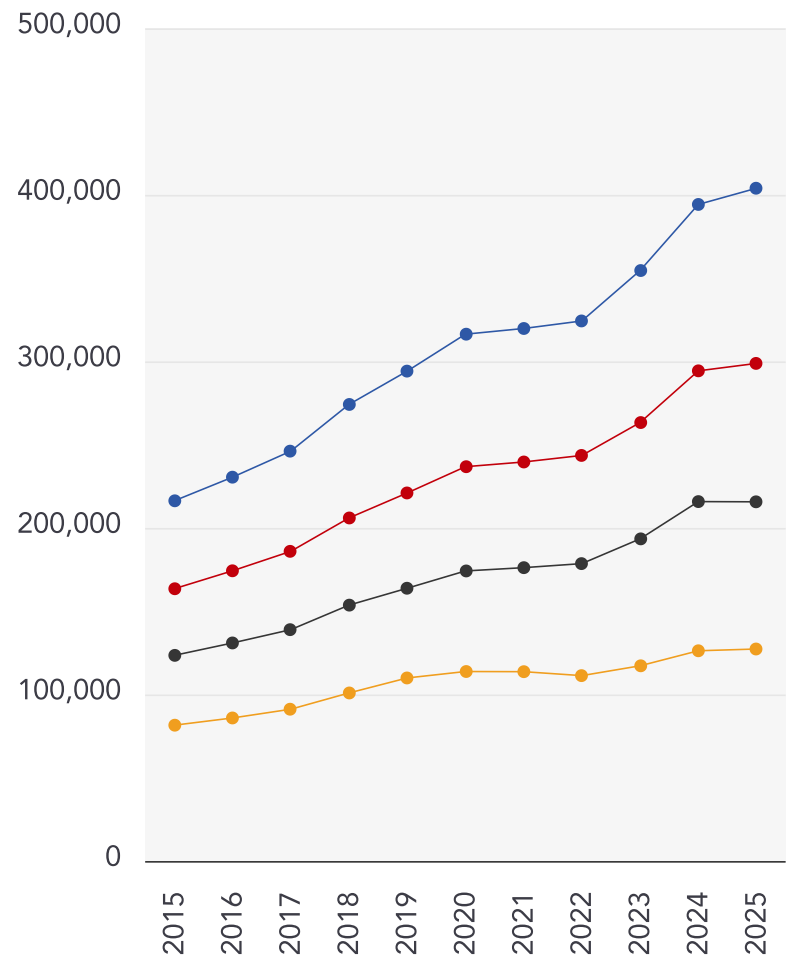
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

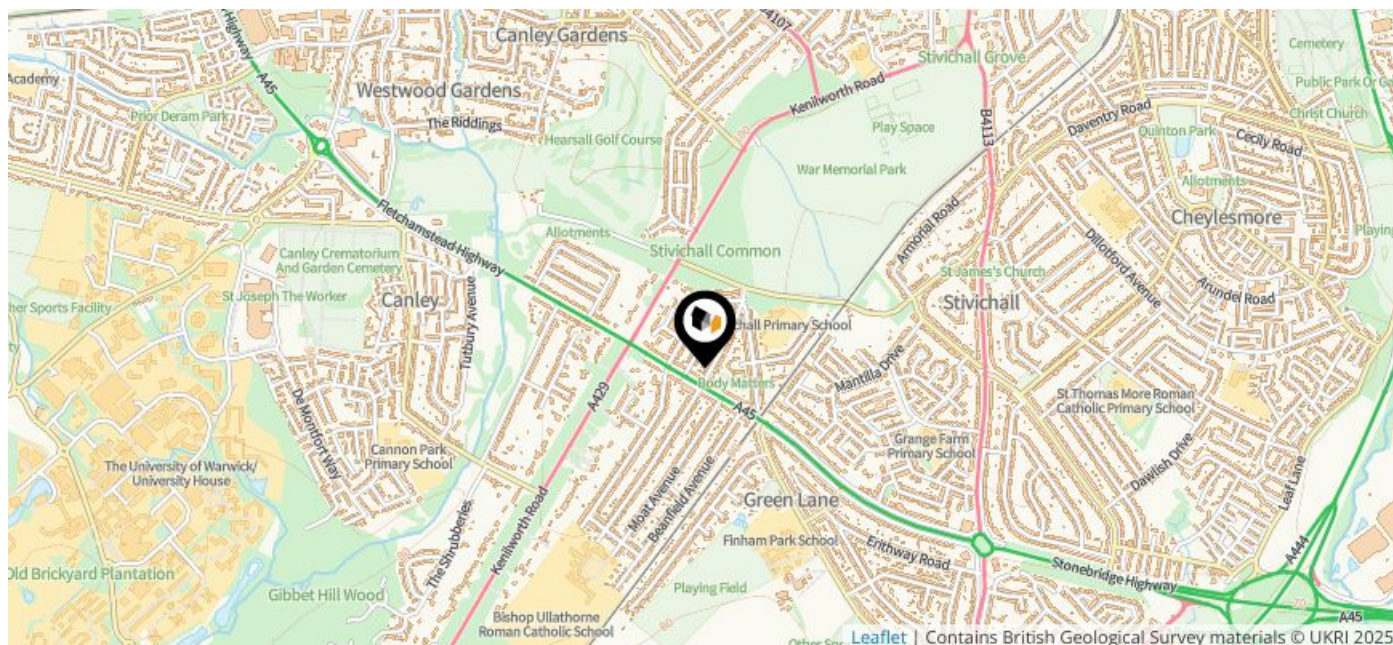
+56.09%

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.

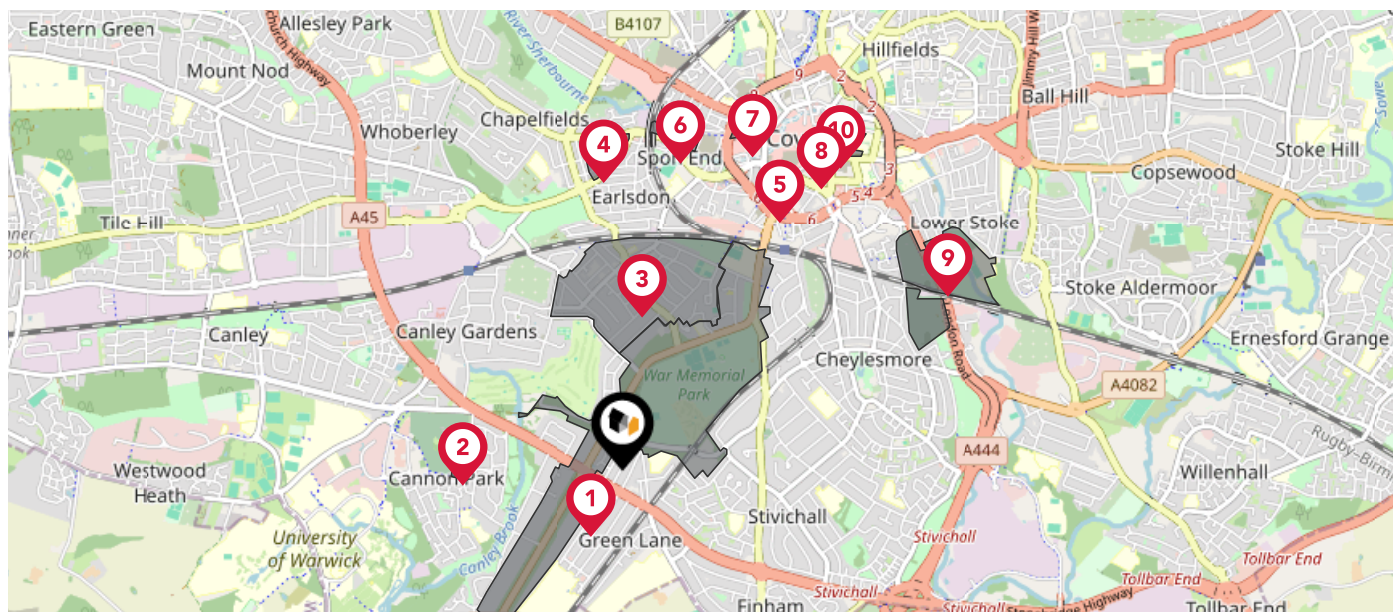
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Kenilworth Road



Ivy Farm Lane (Canley Hamlet)



Earlsdon



Chapelfields



Greyfriars Green



Spon End



Spon Street



High Street



London Road



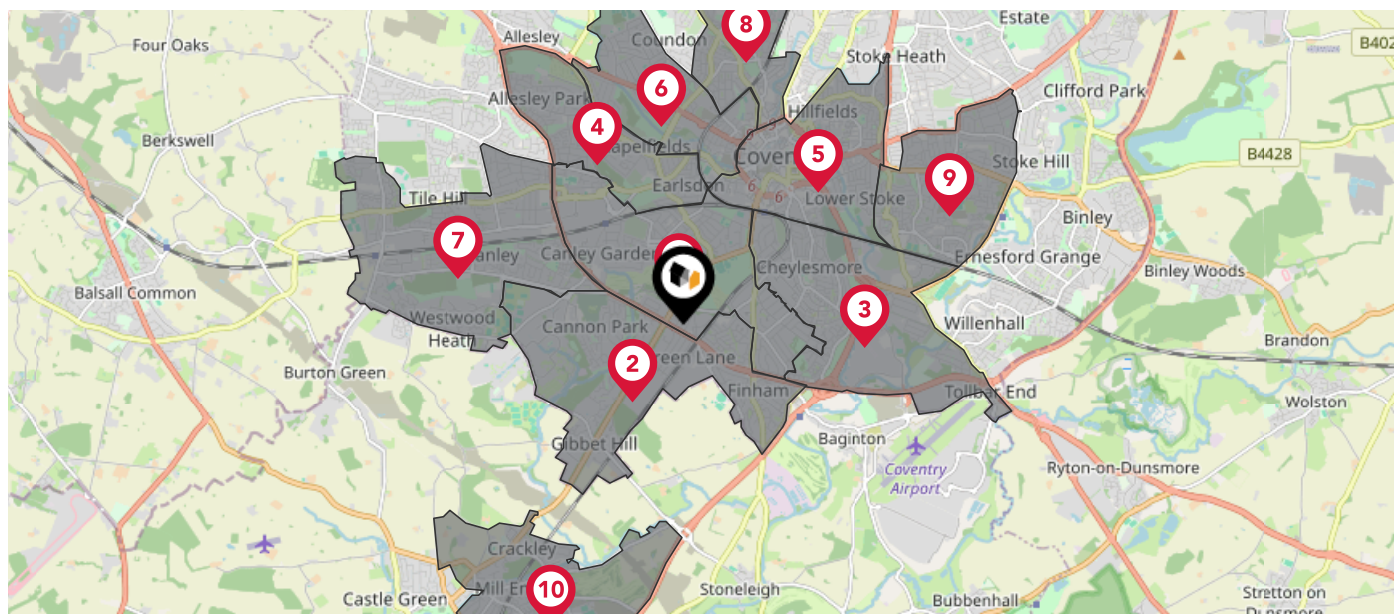
Hill Top and Cathedral

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



Wainbody Ward



Cheylesmore Ward



Whoberley Ward



St. Michael's Ward



Sherbourne Ward



Westwood Ward



Radford Ward



Lower Stoke Ward



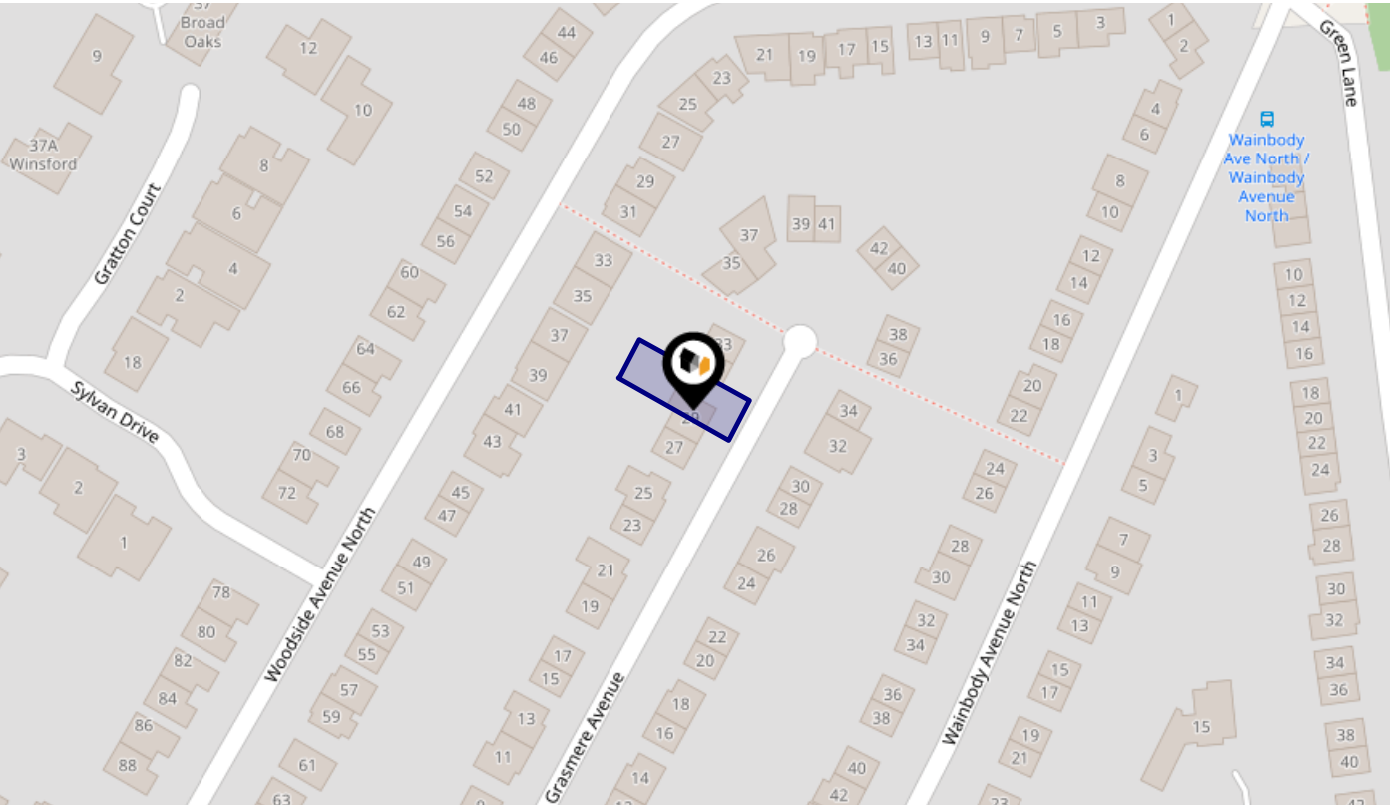
Kenilworth Park Hill Ward

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:

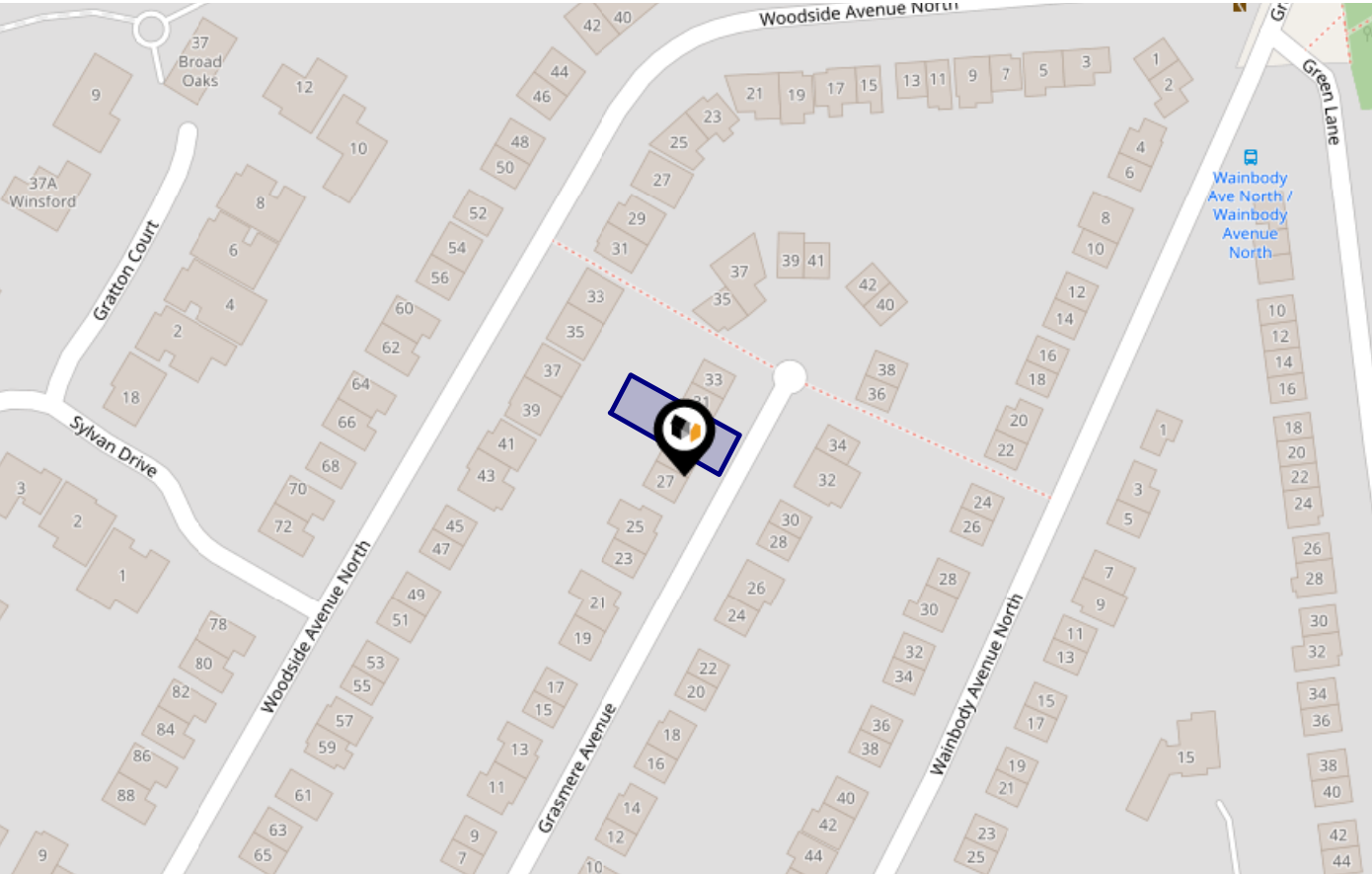
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

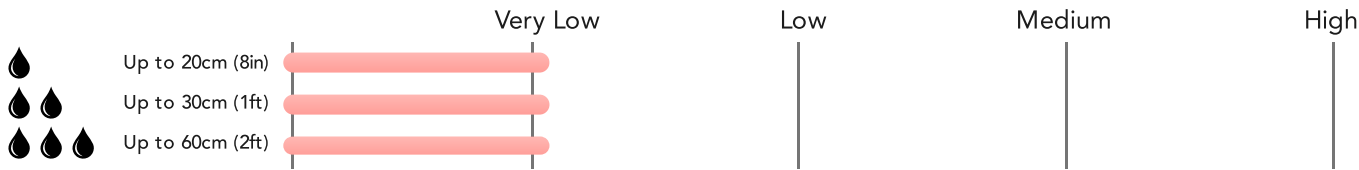


Risk Rating: Very low

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 (0.1%) 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:

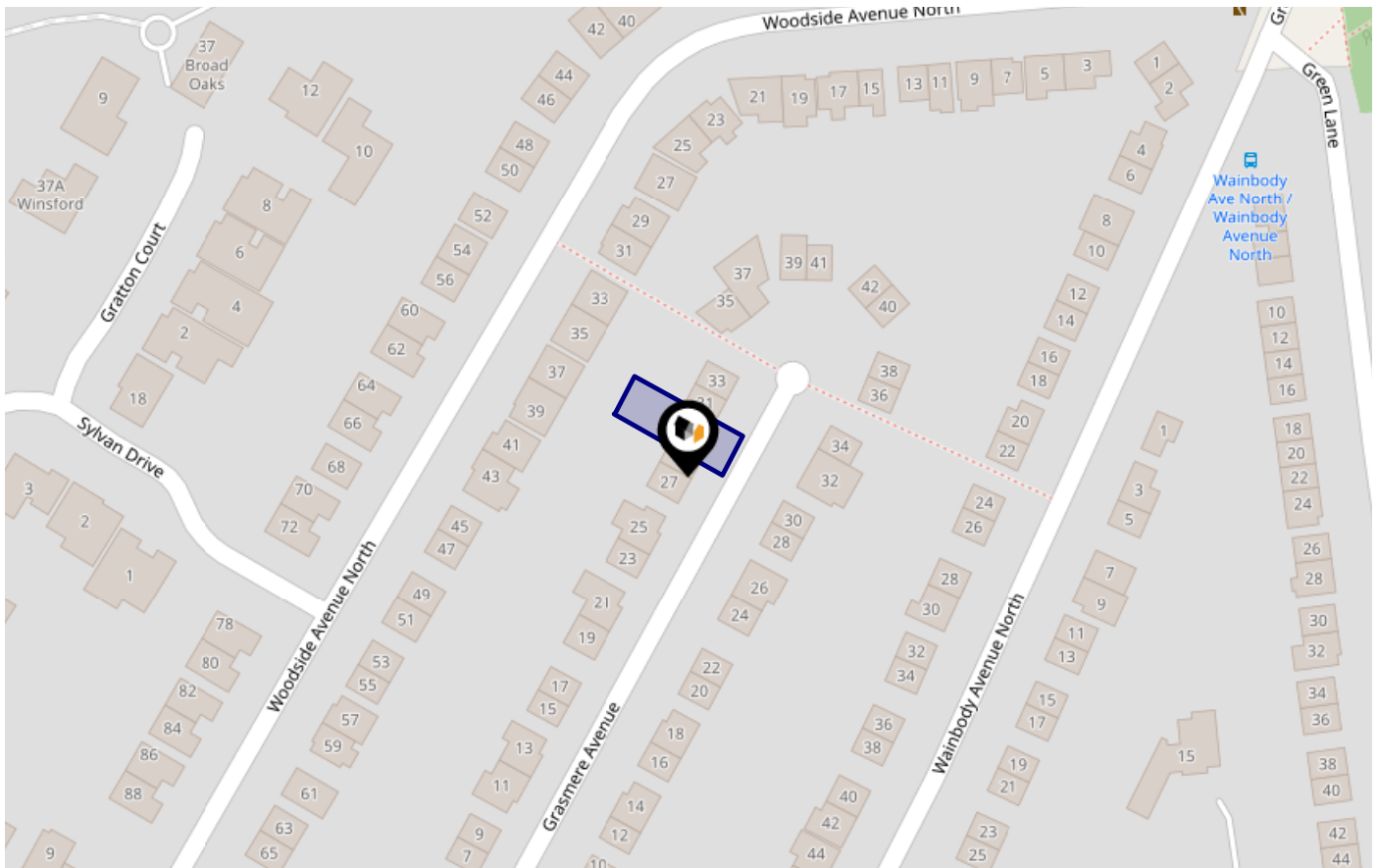


Flood Risk

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.

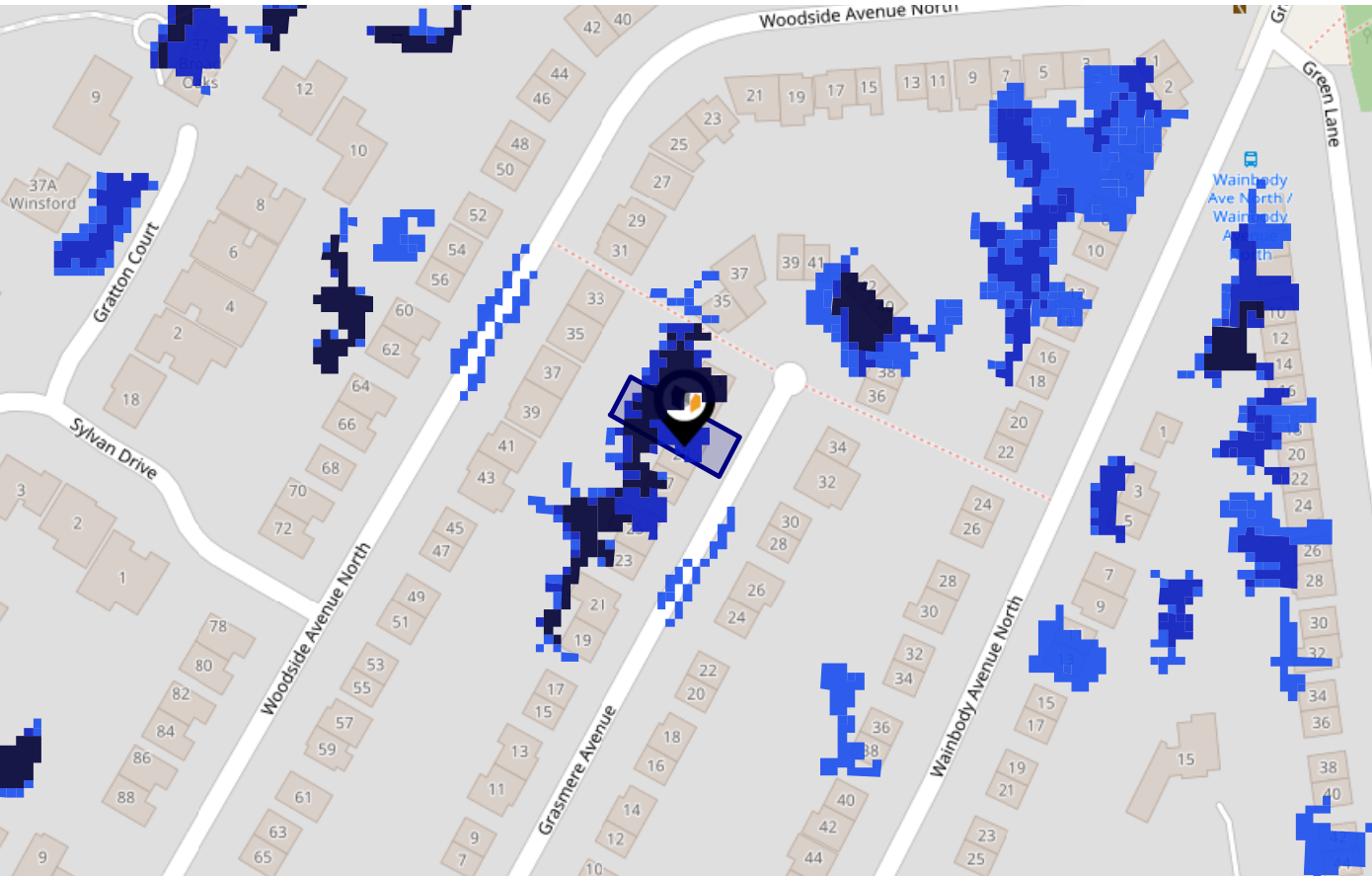
Chance of flooding to the following depths at this property:



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.

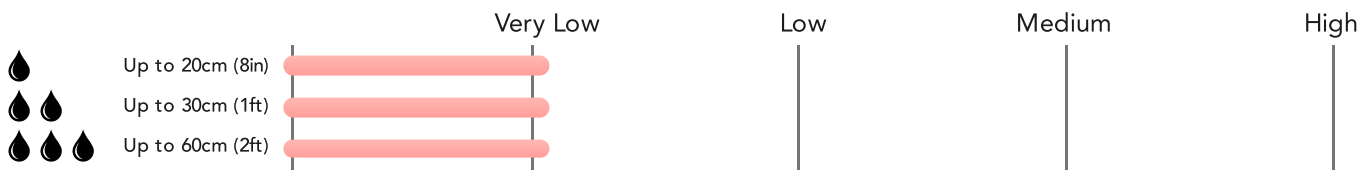


Risk Rating: Medium

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:

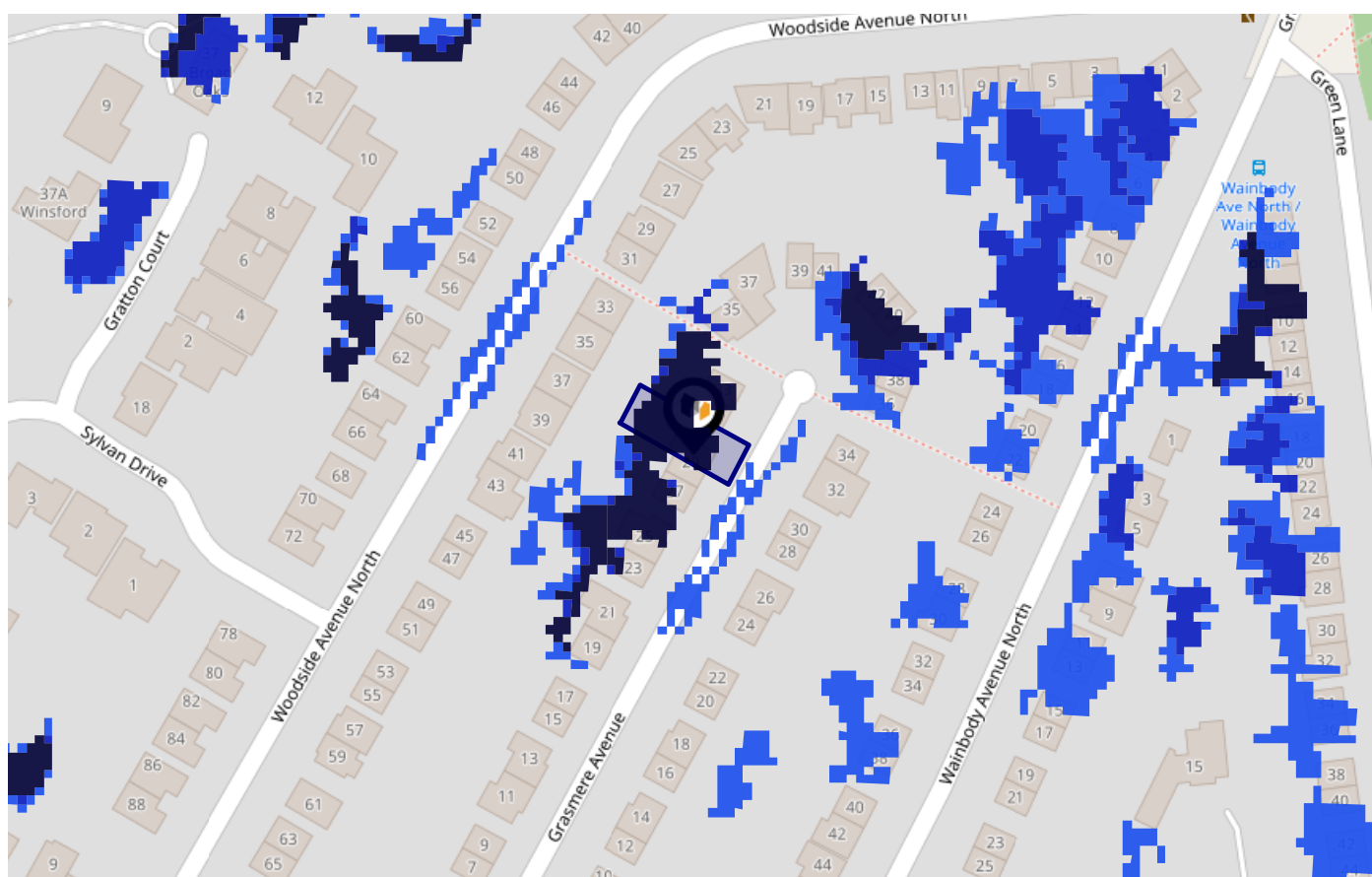


Flood Risk

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: High

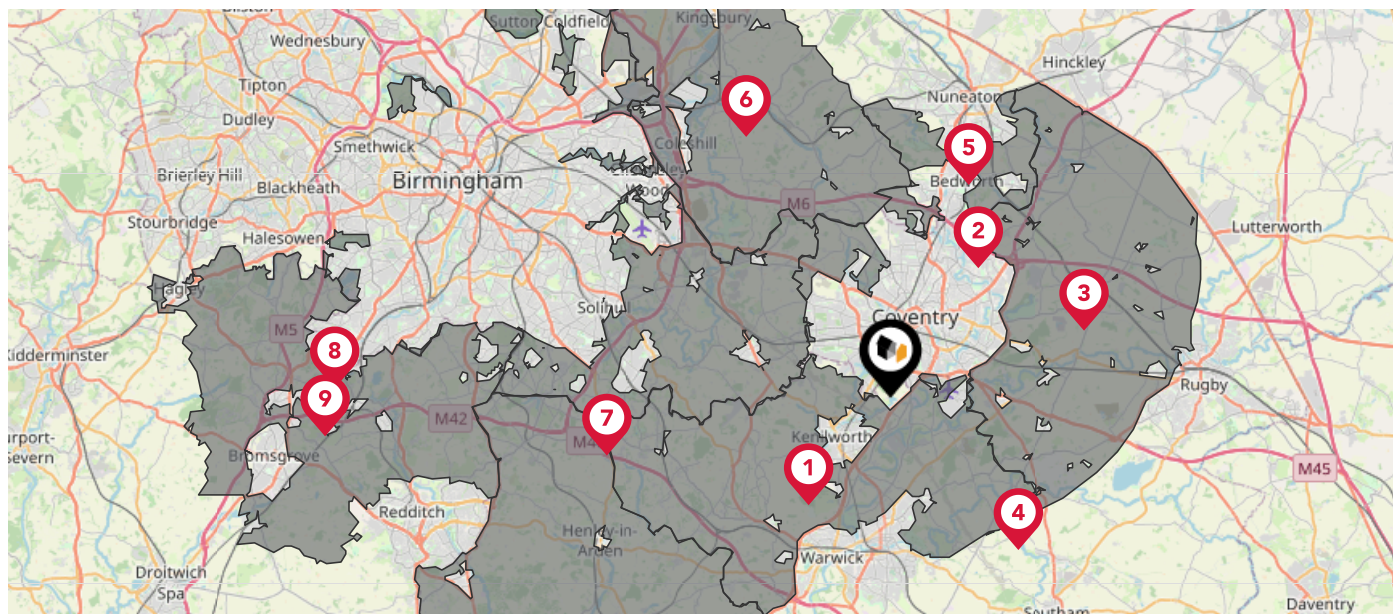
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

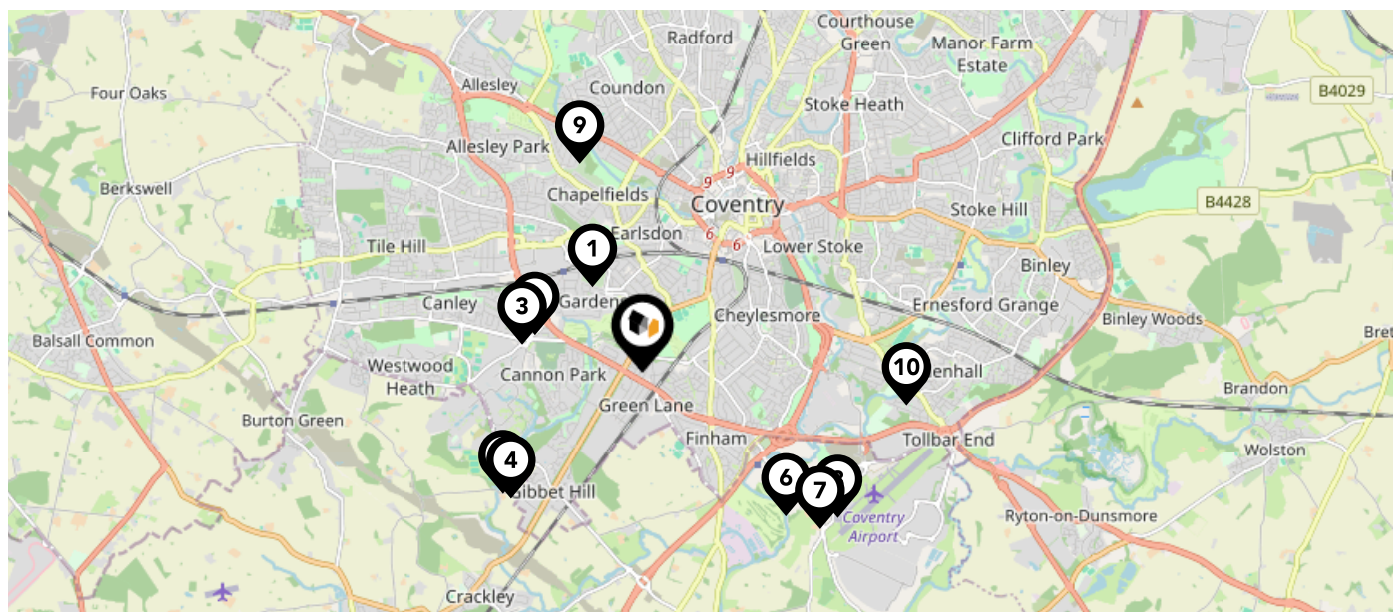
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt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

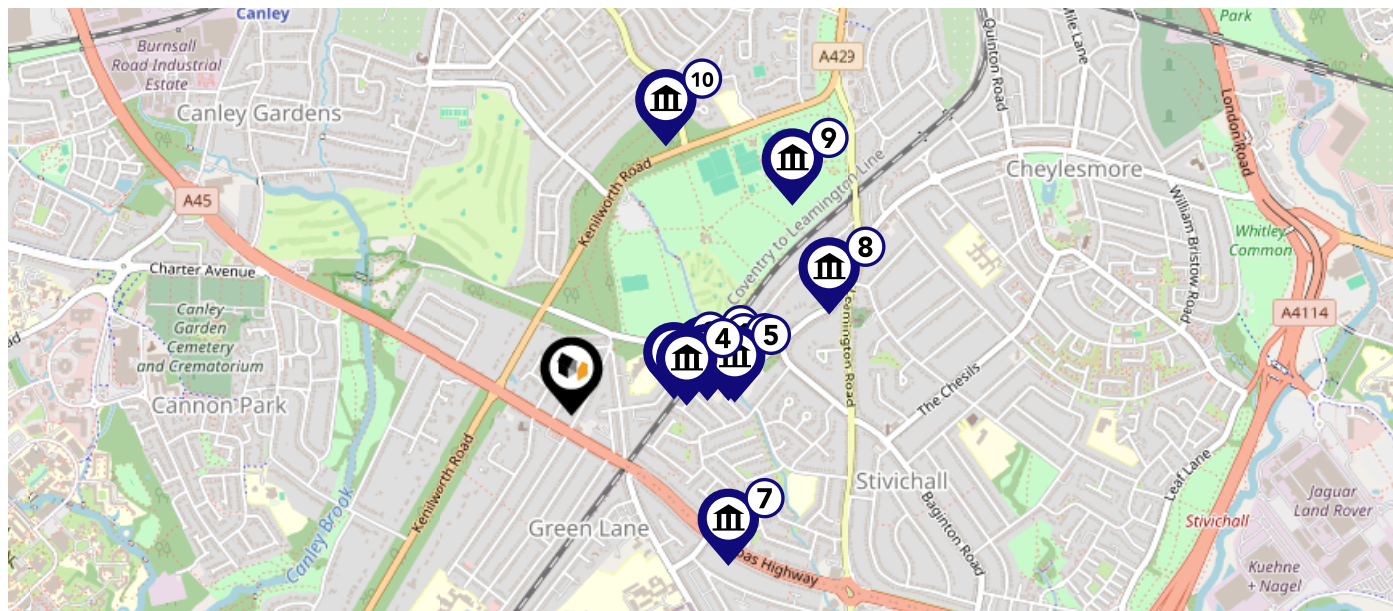
1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill
3	Prior Deram Park-Canley, Coventry	Historic Landfill
4	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
6	Hall Drive-Baginton	Historic Landfill
7	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill
8	Rowley Road-Baginton	Historic Landfill
9	Holyhead Road-Coundon, Coventry	Historic Landfill
10	London Road B-Willenhall, Coventry	Historic Landfill

Maps

Listed Buildings

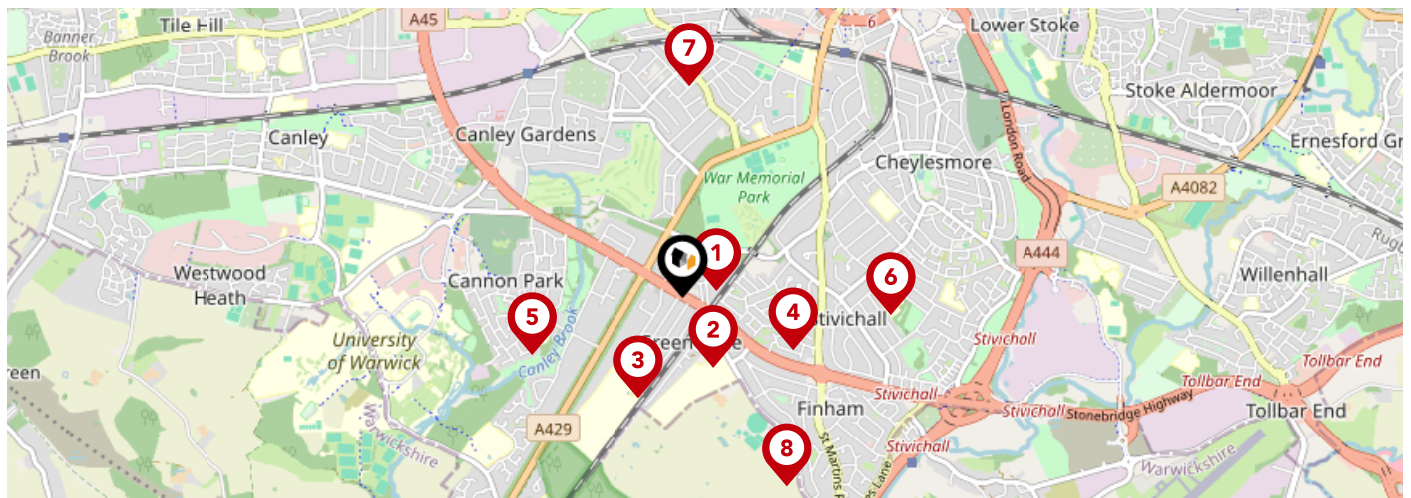


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



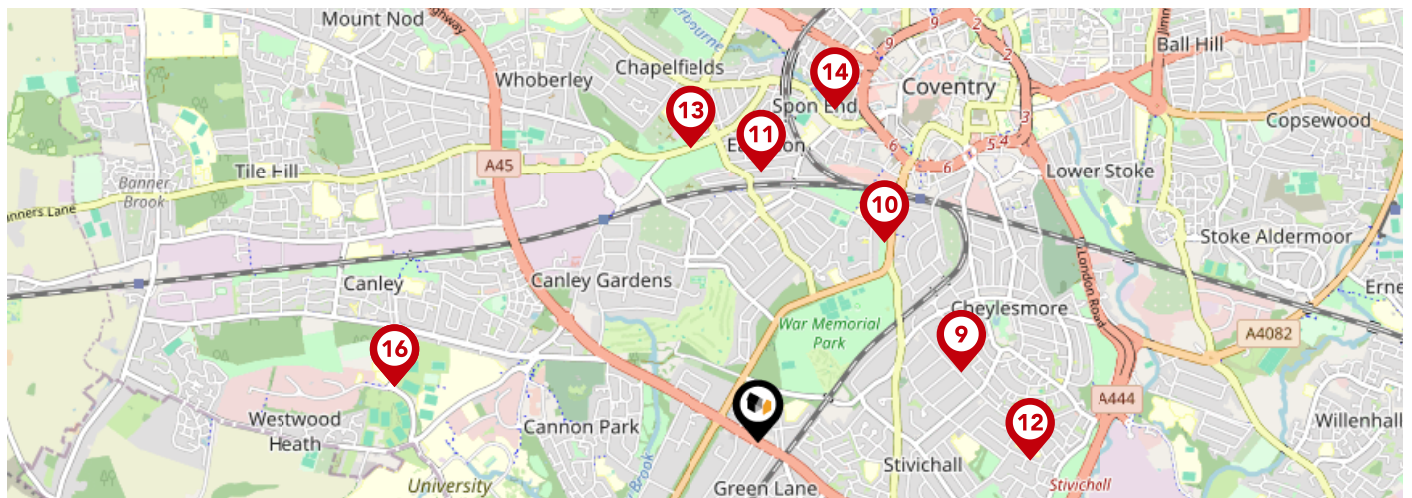
Listed Buildings in the local district	Grade	Distance
 1076608 - Bridge Cottage	Grade II	0.3 miles
 1265651 - Stivichall Animal Pound	Grade II	0.3 miles
 1342924 - Coat Of Arms Bridge	Grade II	0.3 miles
 1320289 - The Cottage	Grade II	0.3 miles
 1104926 - The Smithy	Grade II	0.4 miles
 1076607 - Smithy Cottage	Grade II	0.4 miles
 1342919 - Stivichall Grange	Grade II	0.5 miles
 1076620 - Bremond College	Grade II	0.6 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.7 miles
 1443610 - Earlsdon Drinking Fountain	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.16	☐	☒	☐	☐	☐
2	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.35	☐	☐	☒	☐	☐
3	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.5	☐	☐	☒	☐	☐
4	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.56	☐	☒	☐	☐	☐
5	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.73	☐	☒	☐	☐	☐
6	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.95	☐	☒	☐	☐	☐
7	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.95	☐	☒	☐	☐	☐
8	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.98	☐	☒	☐	☐	☐

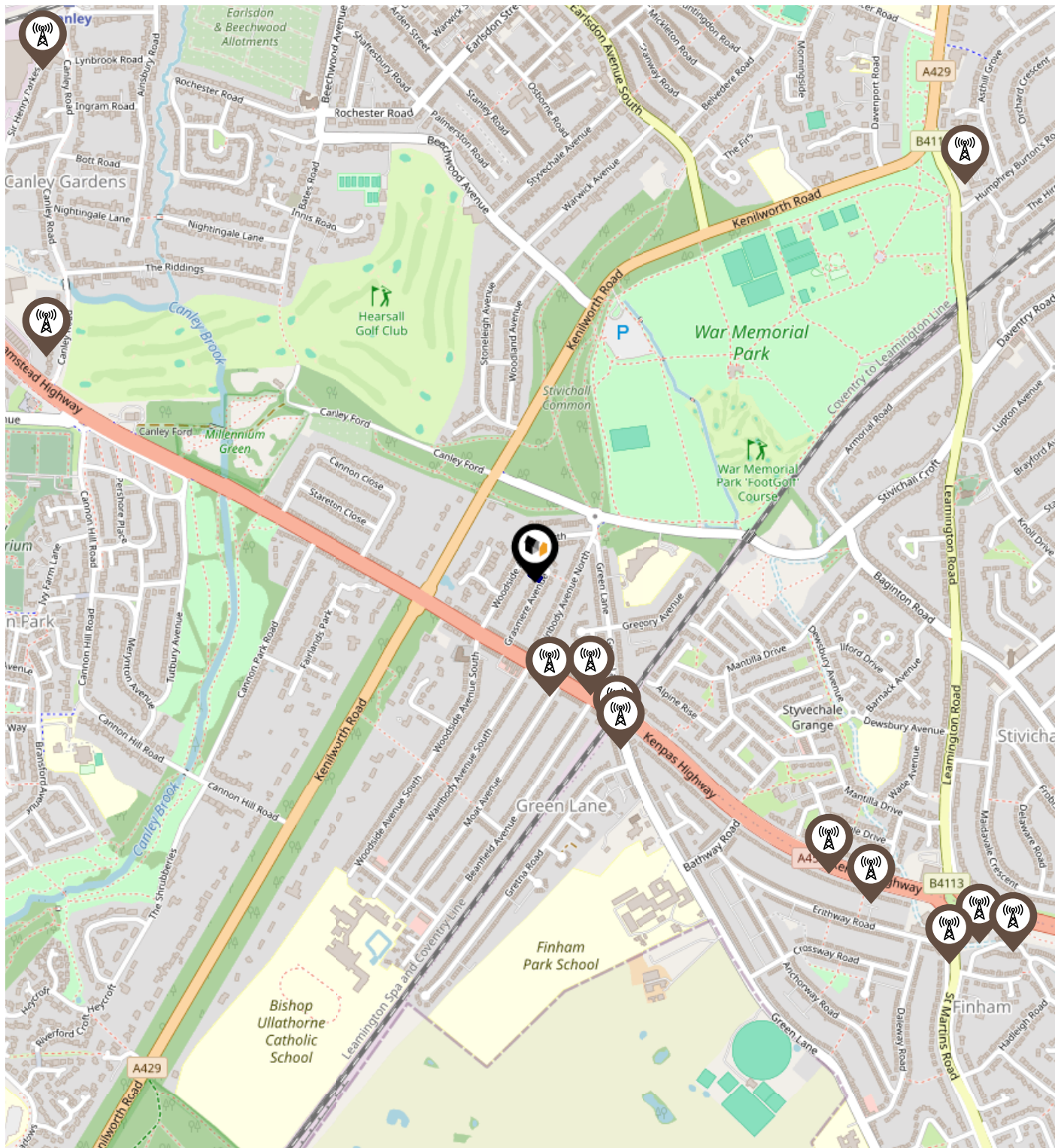
Area Schools



		Nursery	Primary	Secondary	College	Private
	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance: 0.98	☐	☒	☐	☐	☐
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance: 1.07	☐	☐	☒	☐	☐
	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance: 1.23	☐	☒	☐	☐	☐
	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance: 1.23	☐	☒	☐	☐	☐
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance: 1.37	☐	☒	☐	☐	☐
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance: 1.54	☐	☒	☐	☐	☐
	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance: 1.67	☐	☐	☒	☐	☐
	The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance: 1.67	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

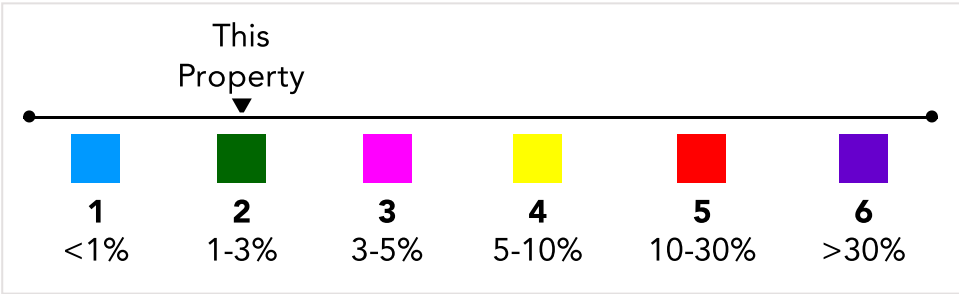
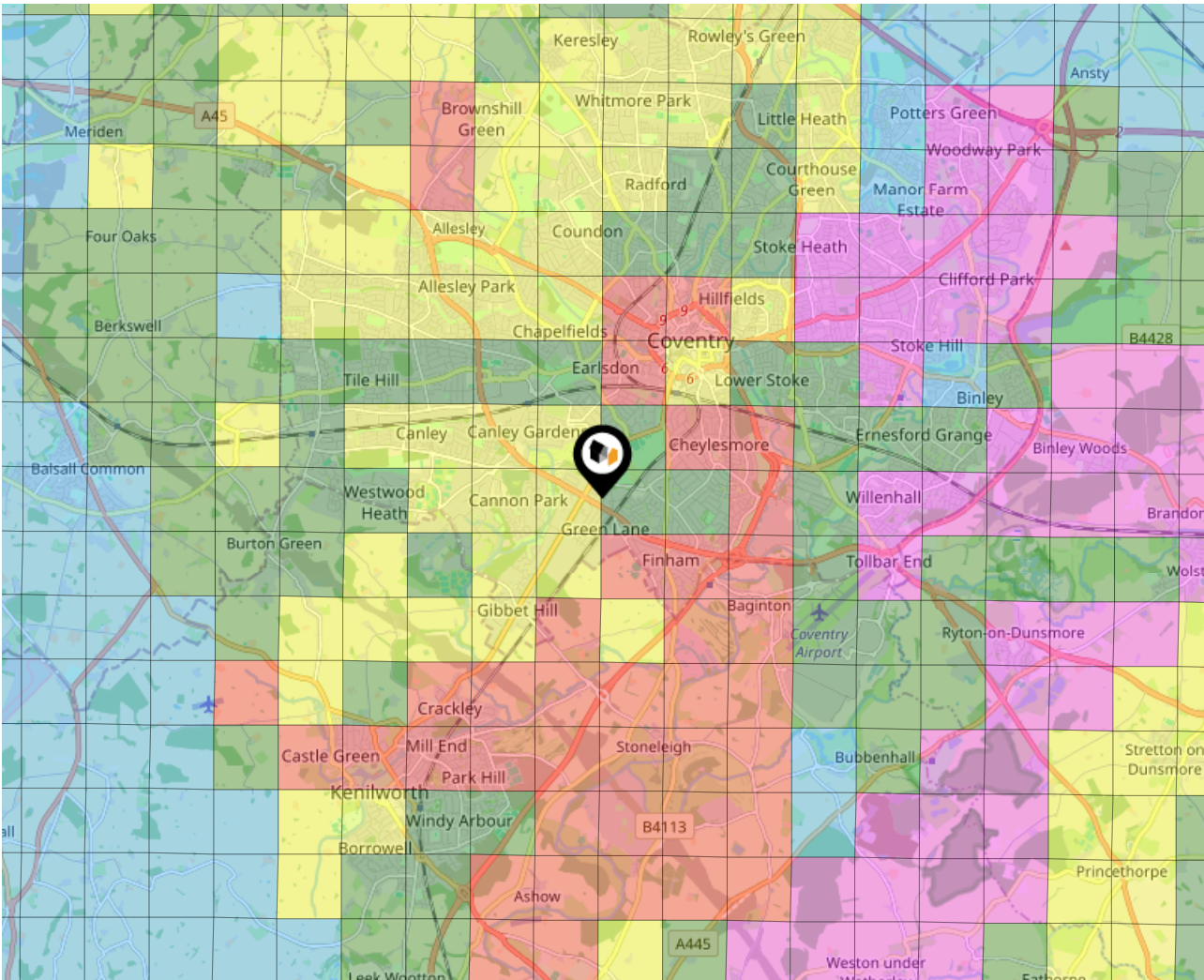
Environment

Radon Gas

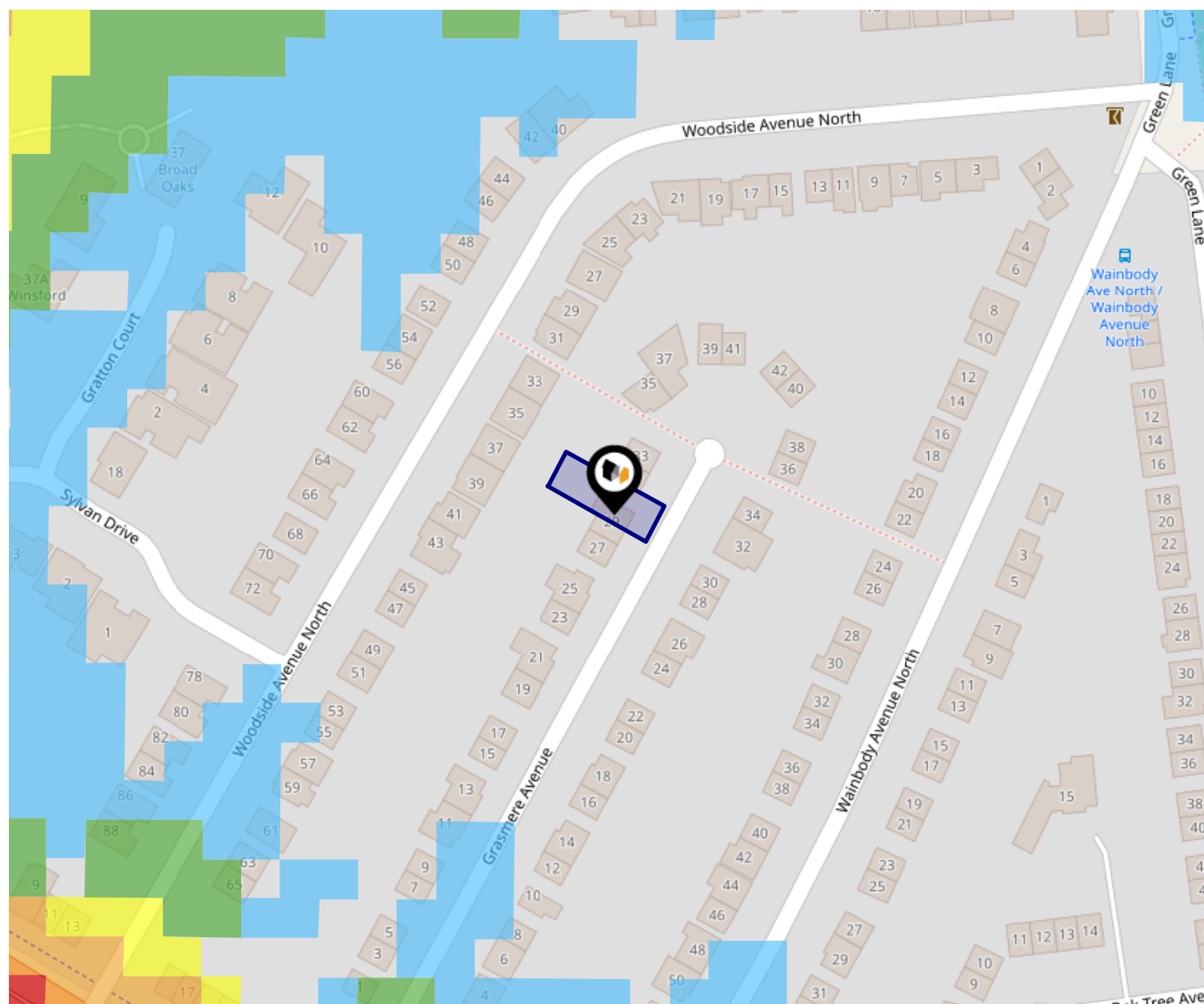


What is Radon?

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



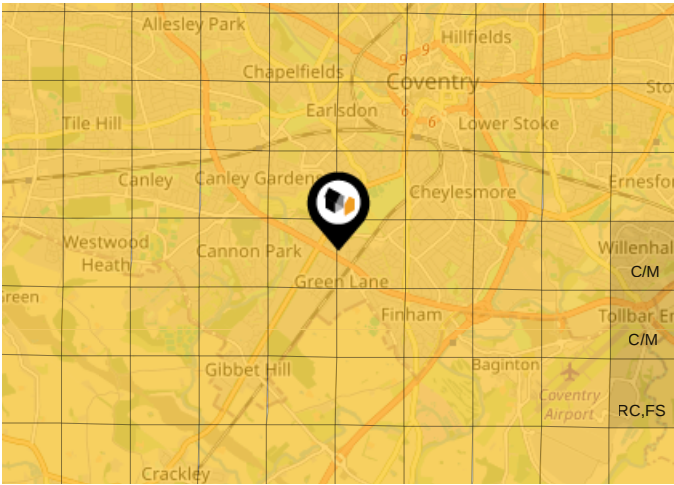
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

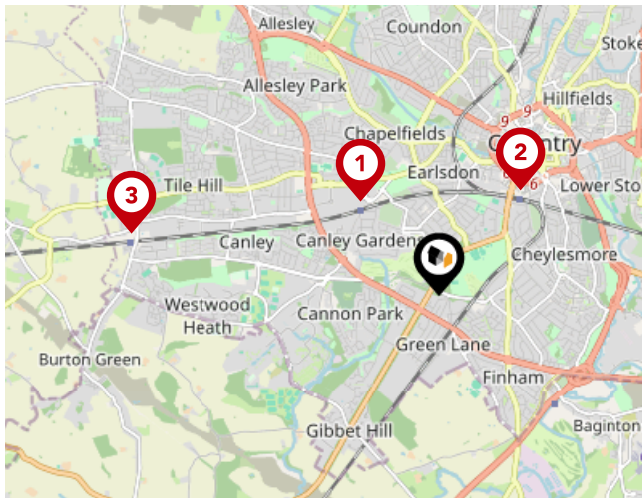


Primary Classifications (Most Common Clay Types)

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

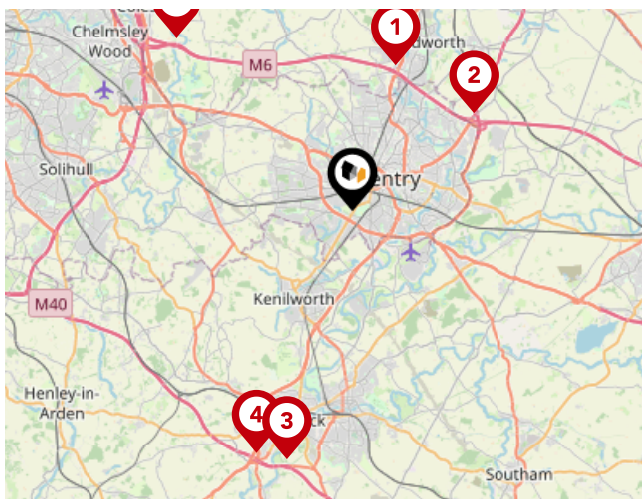
Area

Transport (National)



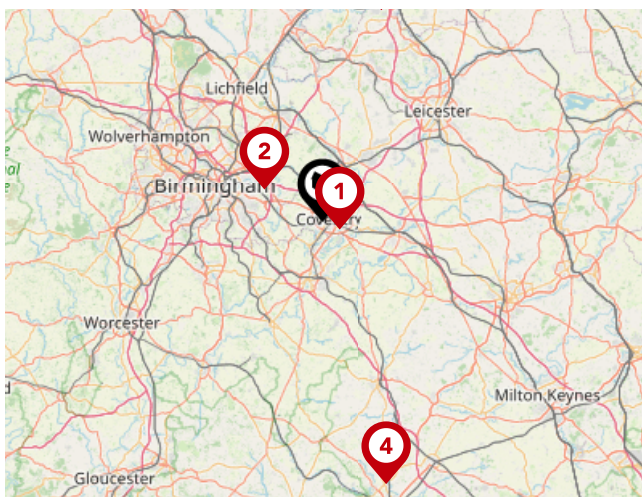
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	1.11 miles
	Coventry Rail Station	1.22 miles
	Tile Hill Rail Station	2.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.5 miles
	M6 J2	5.64 miles
	M40 J14	9.31 miles
	M40 J15	9.43 miles
	M6 J3A	8.94 miles



Airports/Helipads

Pin	Name	Distance
	Baginton	2.71 miles
	Birmingham Airport	9.61 miles
	East Mids Airport	31.56 miles
	Kidlington	39.43 miles

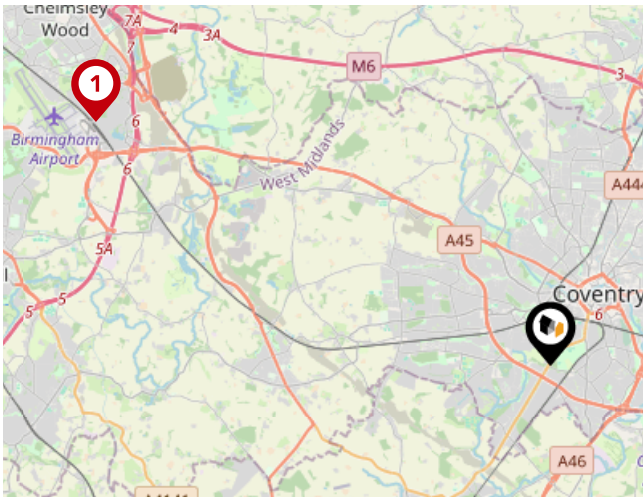
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Burnt Post	0.12 miles
	Wainbody Ave North	0.09 miles
	Burnt Post	0.14 miles
	Gregory Avenue	0.14 miles
	Kenpas Highway	0.15 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.34 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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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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