

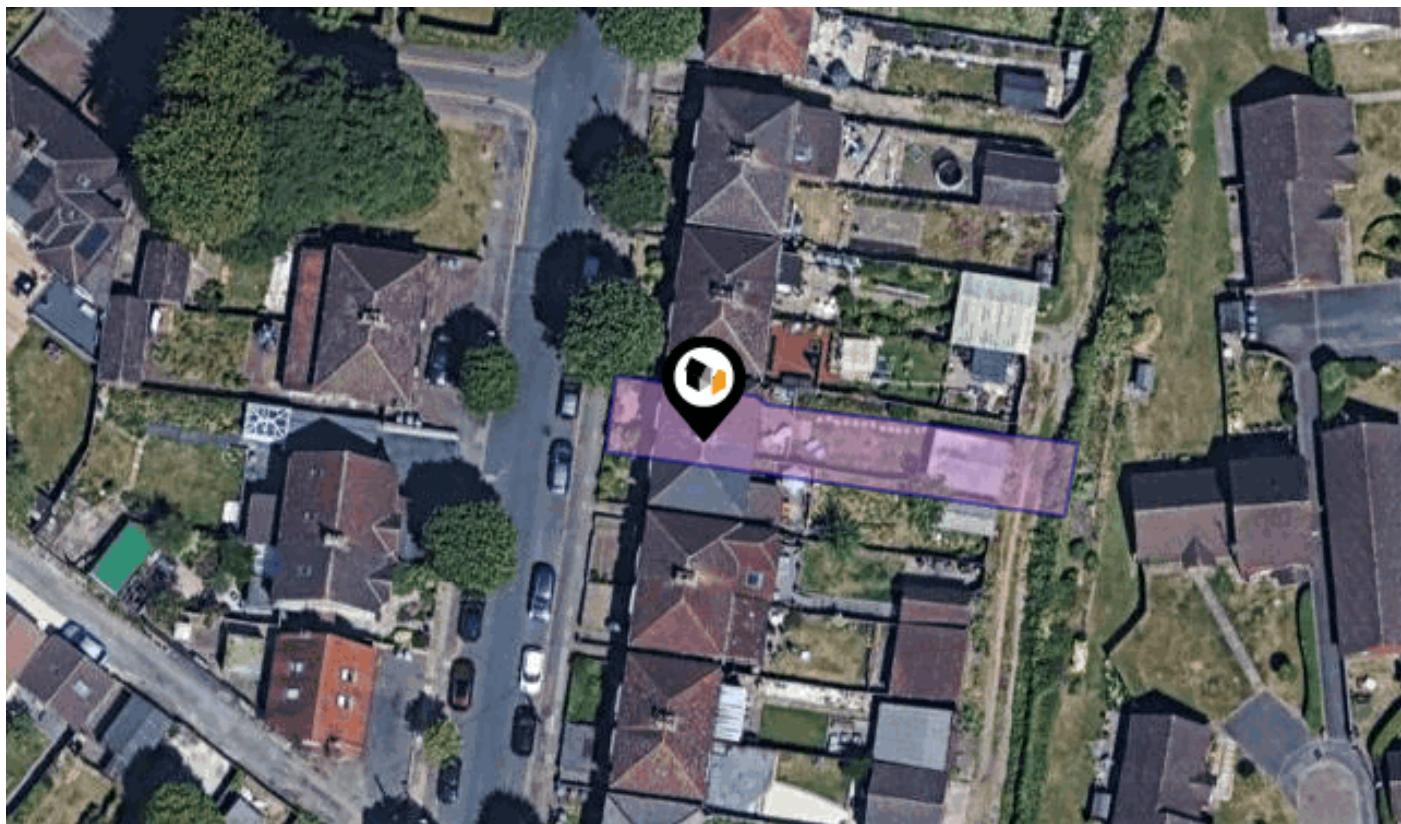
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd February 2026



THREE SPIRES AVENUE, COVENTRY, CV6

Price Estimate : £230,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

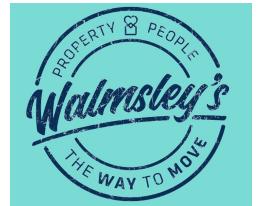
www.walmsleysthewaytomove.co.uk



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Introduction

Our Comments



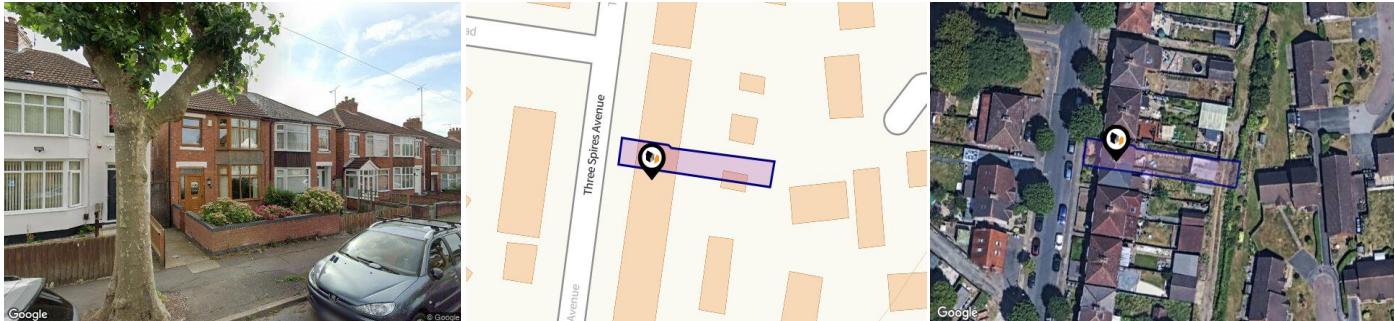
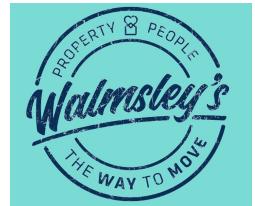
Dear Buyers & Interested Parties

Your property details in brief.....

A three bedroom semi detached family home
Generous gardens with great views & double garage to rear
Two reception rooms with patio door to garden from kitchen
Welcoming hallway with understairs storage
Three piece family bathroom
Kitchen open plan to rear dining room
Gas central heating & double glazing throughout
EPC D, Total 80 Sq.M or Total 859 Sq.Ft

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 Overview



Property

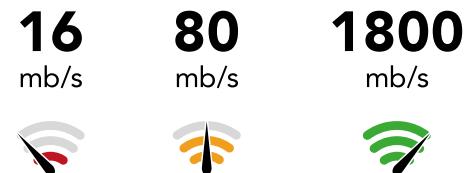
Type:	Semi-Detached	Price Estimate:	£230,000
Bedrooms:	3	Tenure:	Freehold
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WK19897		

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



44, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	13/09/2024	05/09/2003
Last Sold Price:	£175,000	£105,000

46, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	29/06/2023	26/11/2015
Last Sold Price:	£265,000	£125,000

48, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	04/04/2023	22/12/2005
Last Sold Price:	£98,690	£117,000

26, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	16/12/2022
Last Sold Price:	£234,000

16, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	18/11/2022
Last Sold Price:	£183,000

36, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	24/06/2022
Last Sold Price:	£192,000

34, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	11/03/2022	31/07/2002
Last Sold Price:	£212,000	£87,000

54, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	22/11/2021	25/08/2011
Last Sold Price:	£225,000	£146,000

28, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	19/02/2021
Last Sold Price:	£175,000

58, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	14/02/2020
Last Sold Price:	£210,000

30, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	19/07/2019	04/08/2017	19/06/2015	01/09/2000	08/08/1997
Last Sold Price:	£189,000	£182,100	£155,000	£61,000	£42,500

24, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	12/04/2019	14/07/2006	30/09/2003
Last Sold Price:	£200,500	£148,000	£129,950

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

Market Sold in Street



12, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	19/12/2018	11/09/2006	07/12/2001
Last Sold Price:	£195,000	£145,000	£87,500

56, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	26/08/2015	28/11/2012
Last Sold Price:	£150,000	£117,500

14, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	18/06/2014	01/02/2007	13/09/2002
Last Sold Price:	£80,000	£142,500	£69,500

18, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	05/01/2007	20/05/1999
Last Sold Price:	£130,000	£48,500

22, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	11/08/2004
Last Sold Price:	£118,000

50, Three Spires Avenue, Coventry, CV6 1LD

Last Sold Date:	22/09/2003
Last Sold Price:	£120,000

20, Three Spires Avenue, Coventry, CV6 1LD

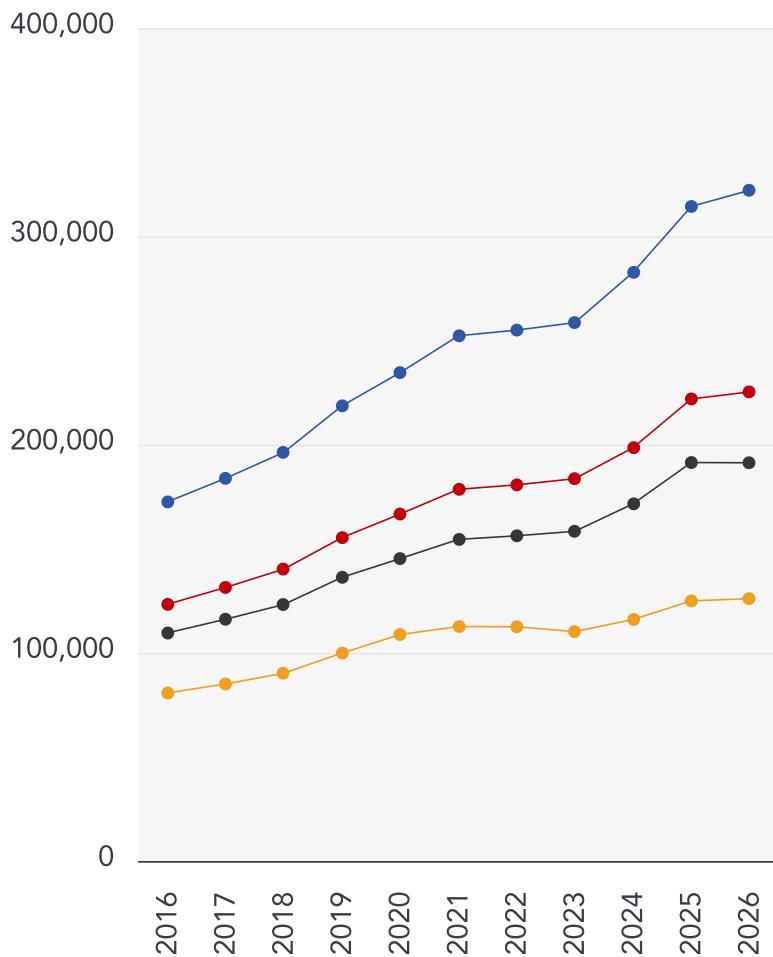
Last Sold Date:	01/11/1996
Last Sold Price:	£37,000

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

- X Adit
- X Gutter Pit
- X 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.

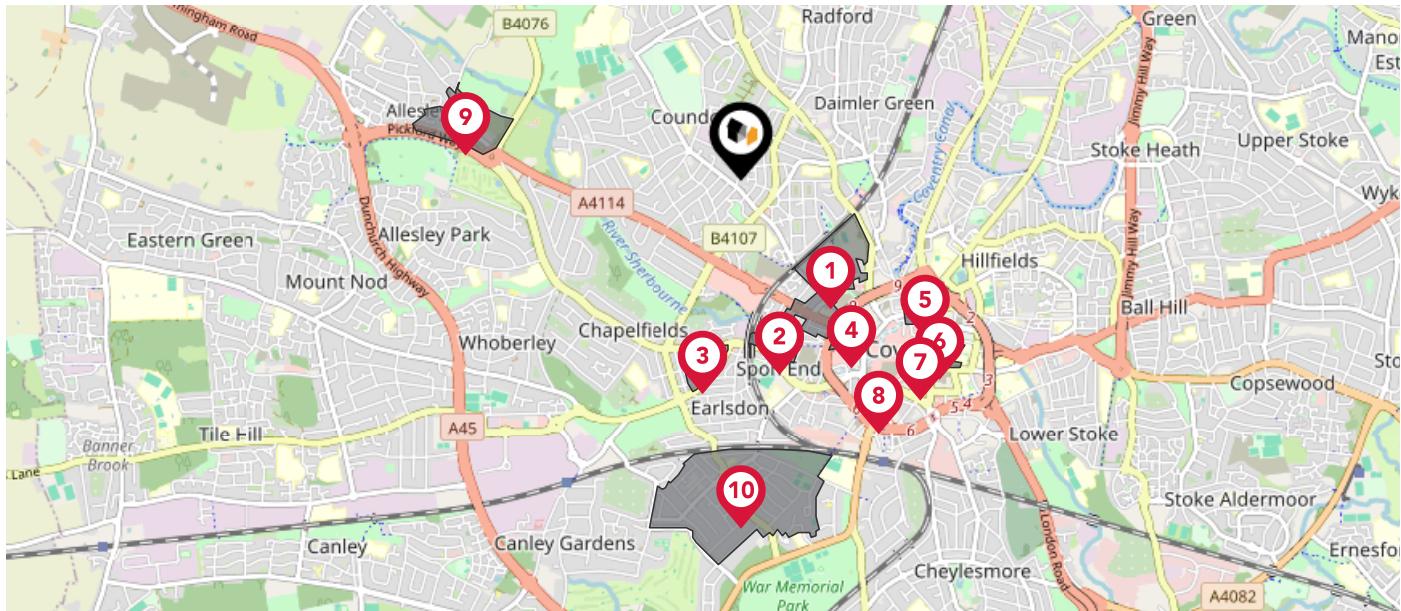
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

4 Spon Street

5 Lady Herbert's Garden

6 Hill Top and Cathedral

7 High Street

8 Greyfriars Green

9 Allesley Village

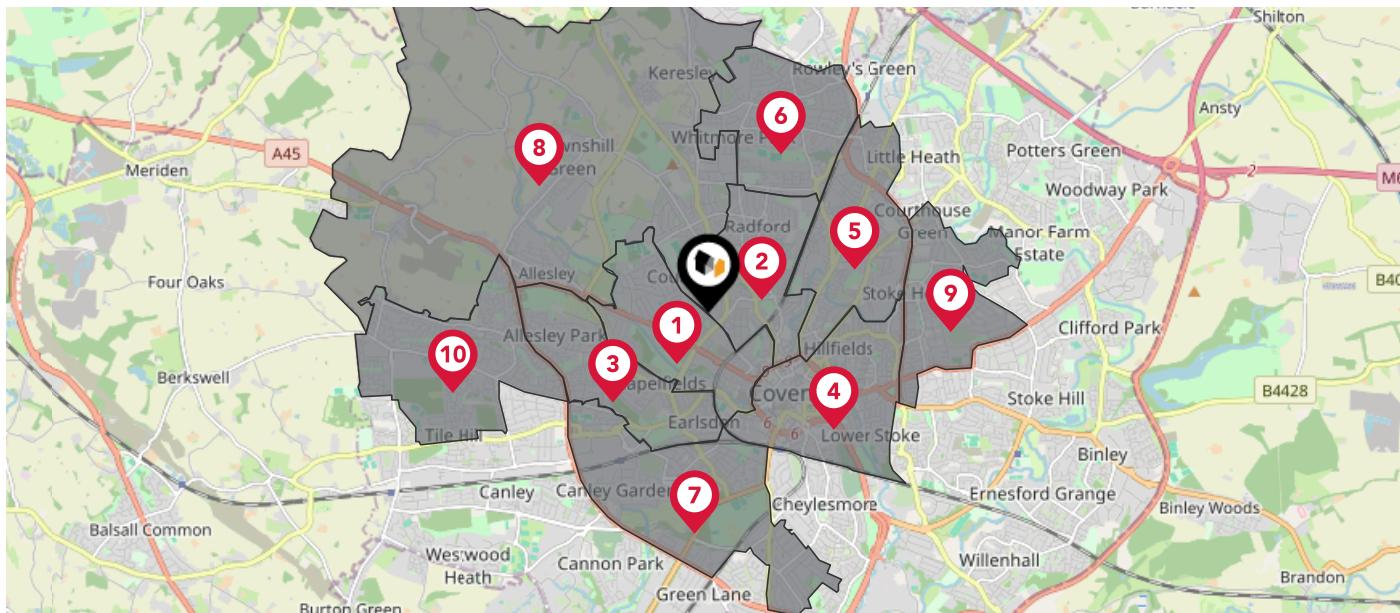
10 Earlsdon

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

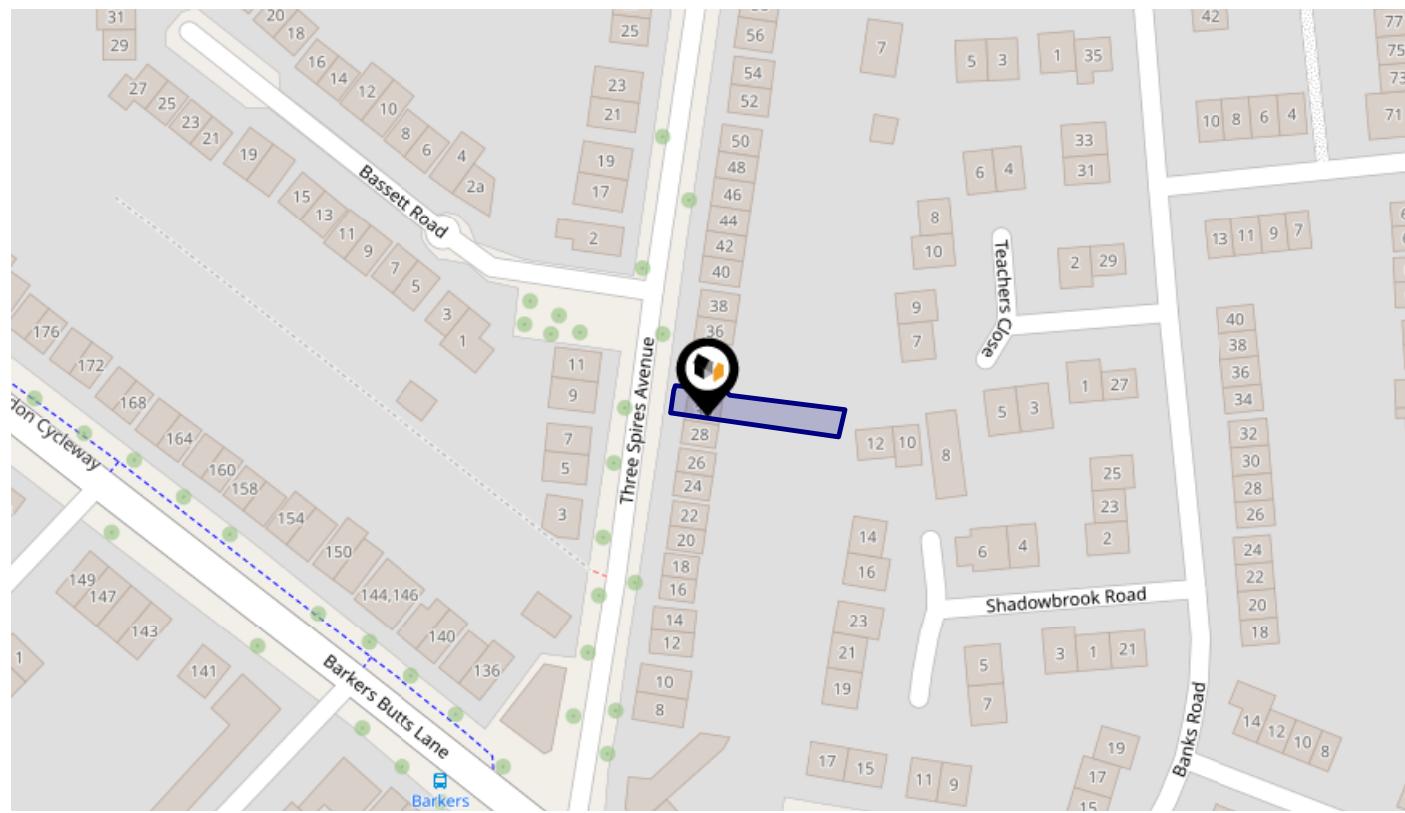
- 1 Sherbourne Ward
- 2 Radford Ward
- 3 Whoberley Ward
- 4 St. Michael's Ward
- 5 Foleshill Ward
- 6 Holbrook Ward
- 7 Earlsdon Ward
- 8 Bablake Ward
- 9 Upper Stoke Ward
- 10 Woodlands Ward

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:

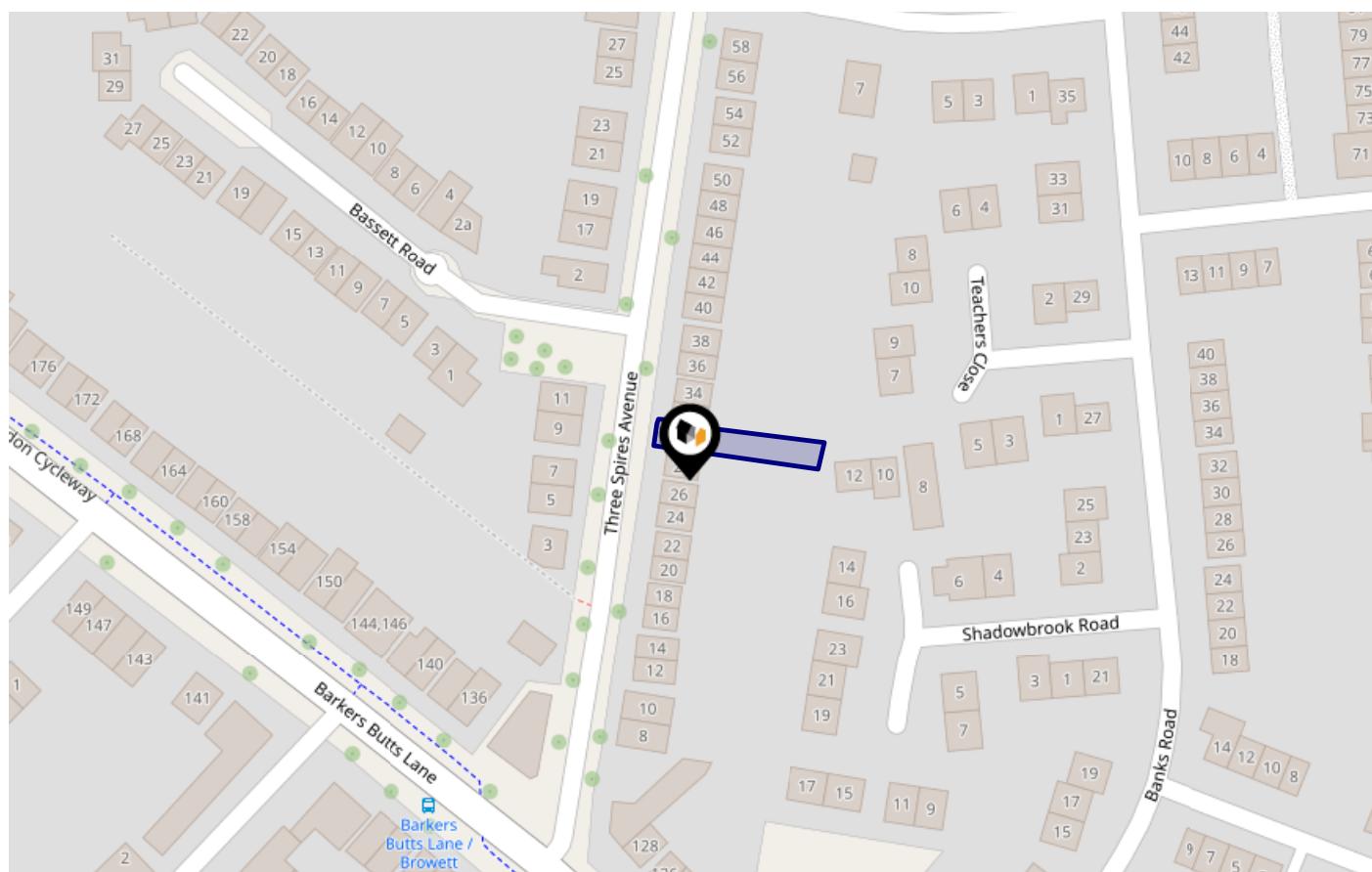
5		75.0+ dB	█
4		70.0-74.9 dB	█
3		65.0-69.9 dB	█
2		60.0-64.9 dB	█
1		55.0-59.9 dB	█

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.

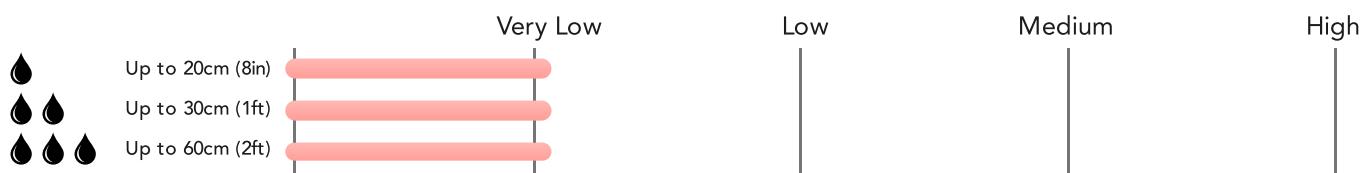


Risk Rating: Very low

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.

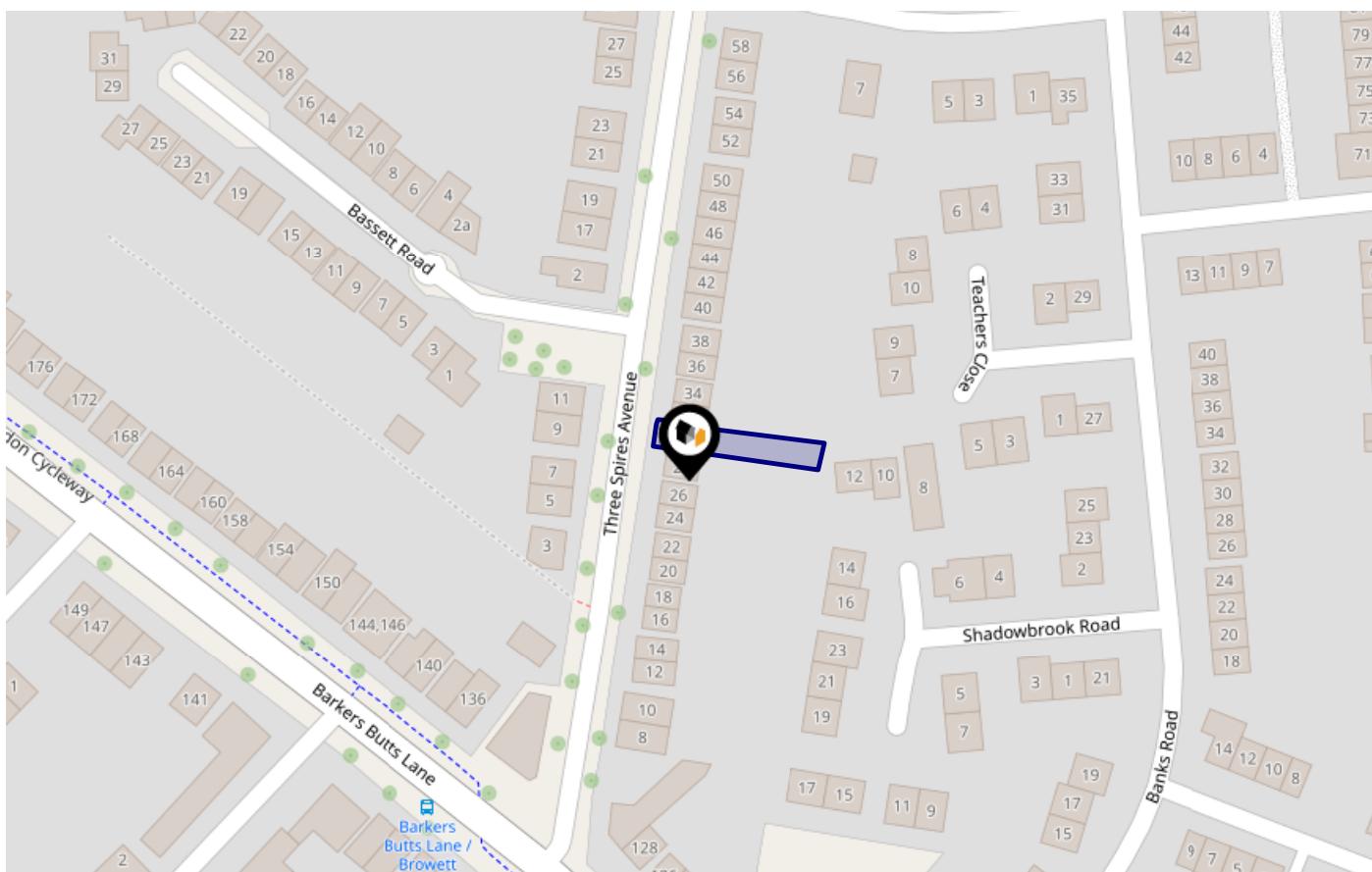
Chance of flooding to the following depths at this property:



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.

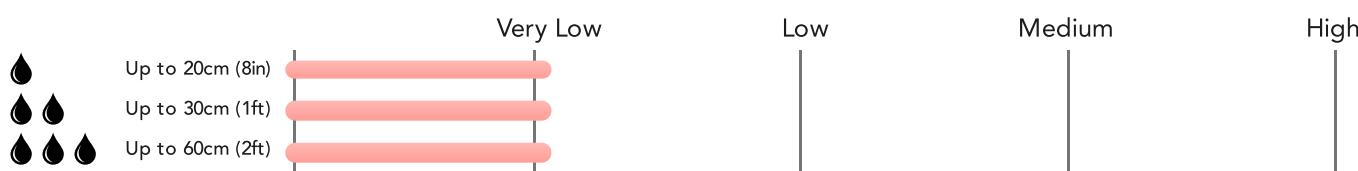


Risk Rating: Very low

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:

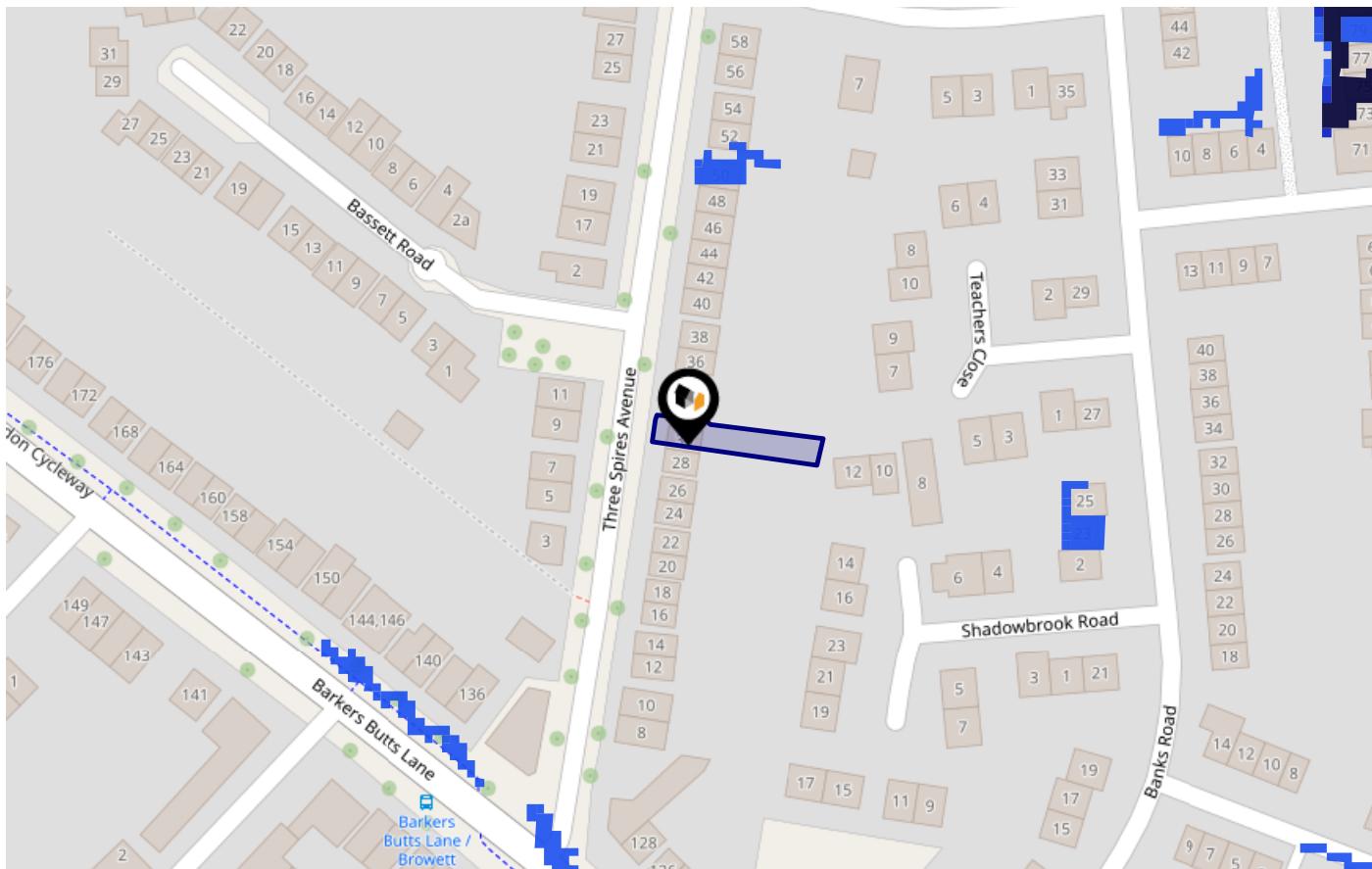


Flood Risk

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.

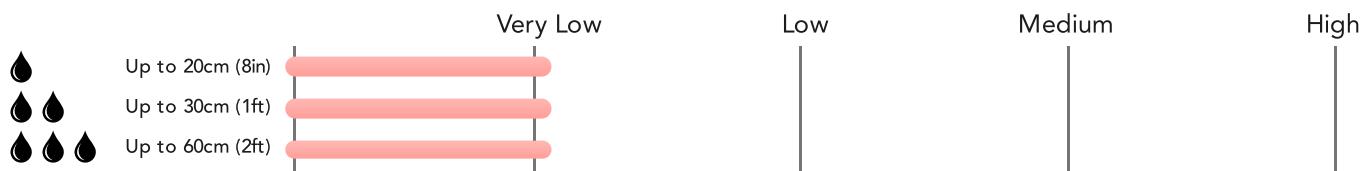


Risk Rating: Very low

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:

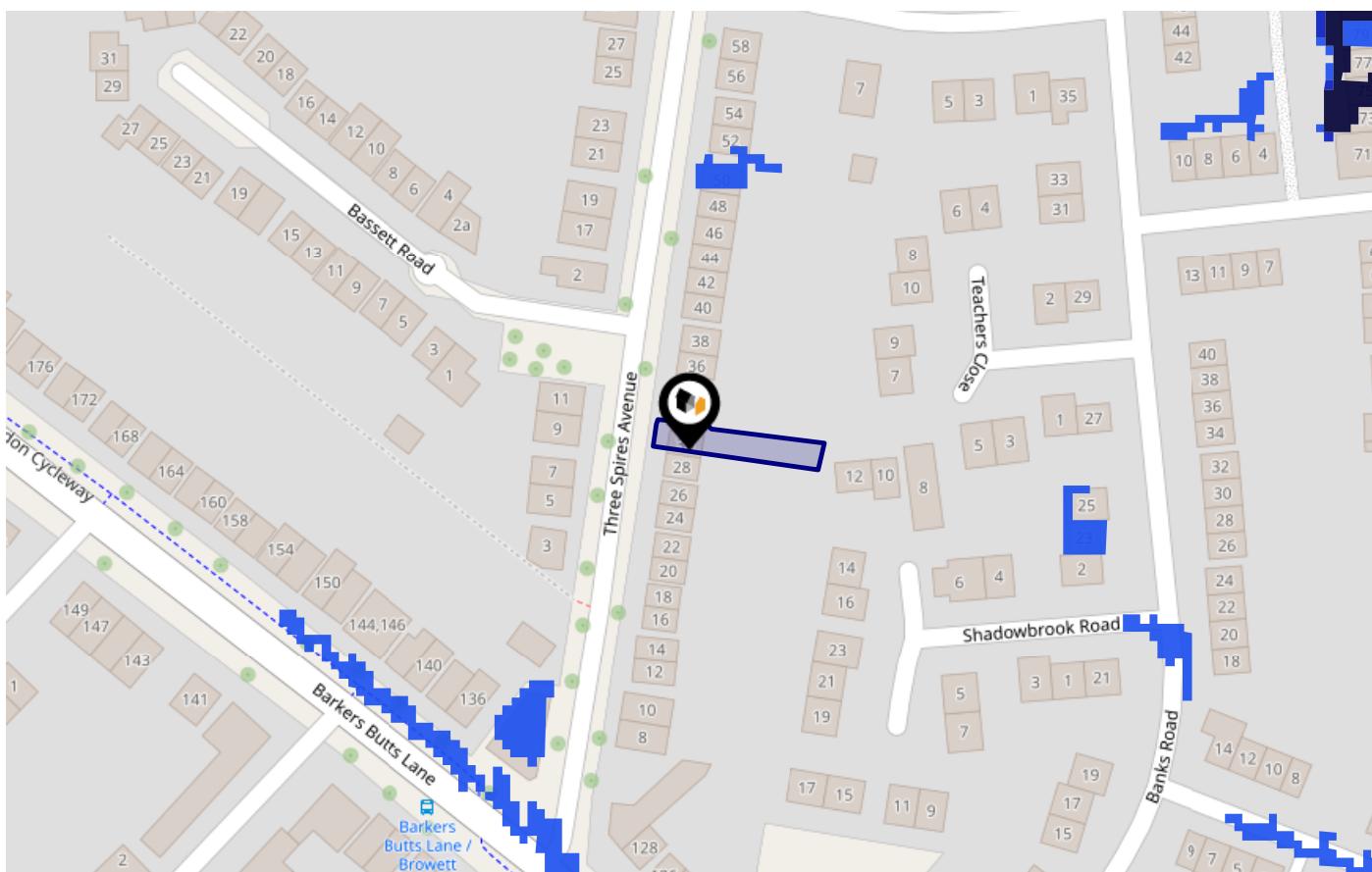


Flood Risk

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.

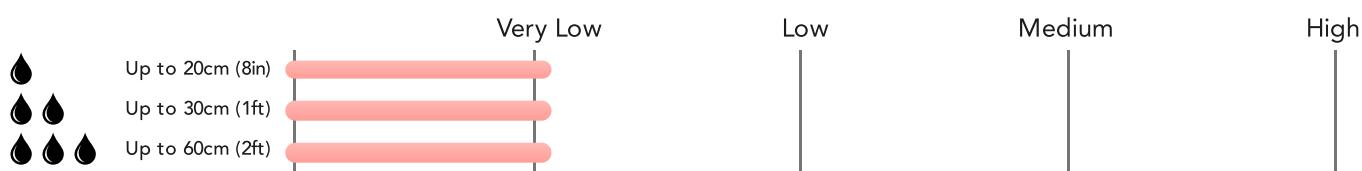


Risk Rating: Very low

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

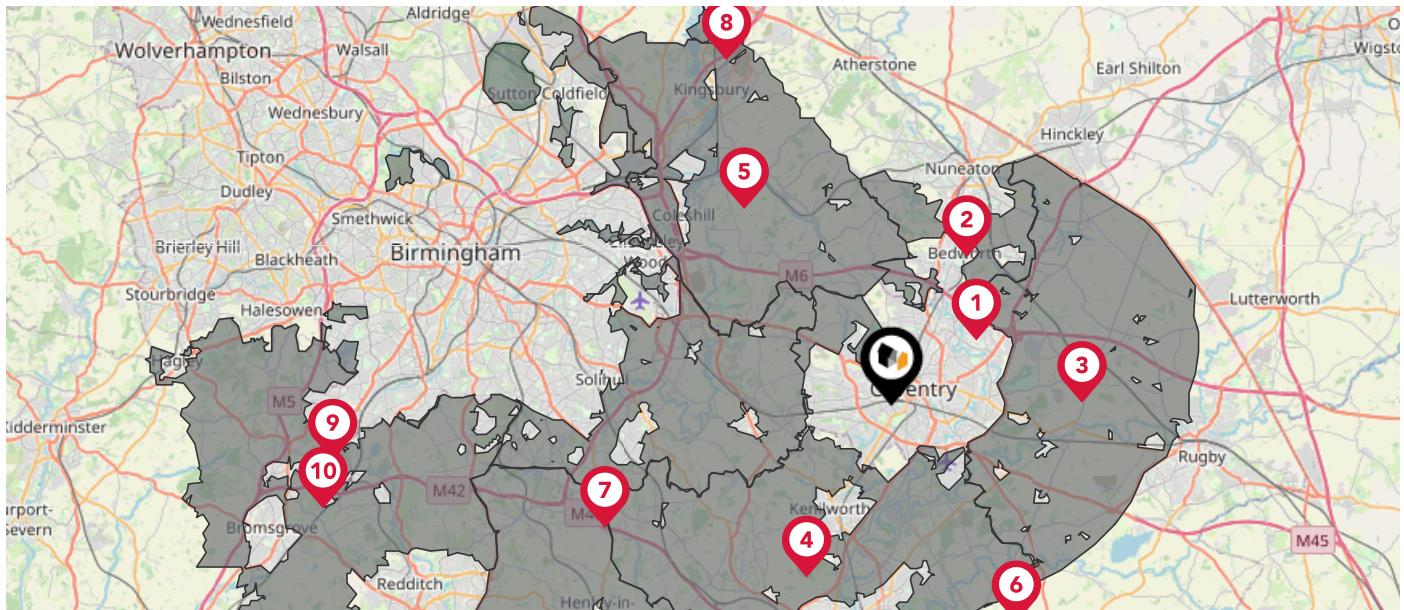


Maps

Green Belt



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



Nearby Green Belt Land

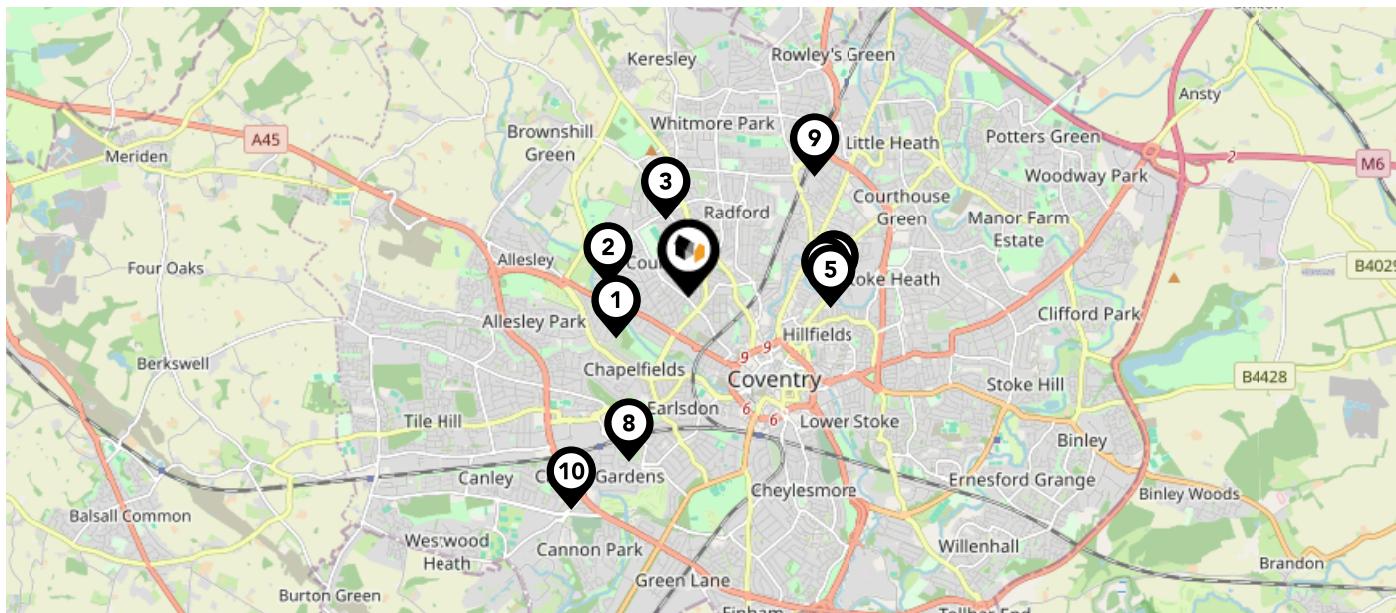
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Warwick
- 5 Birmingham Green Belt - North Warwickshire
- 6 Birmingham Green Belt - Stratford-on-Avon
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

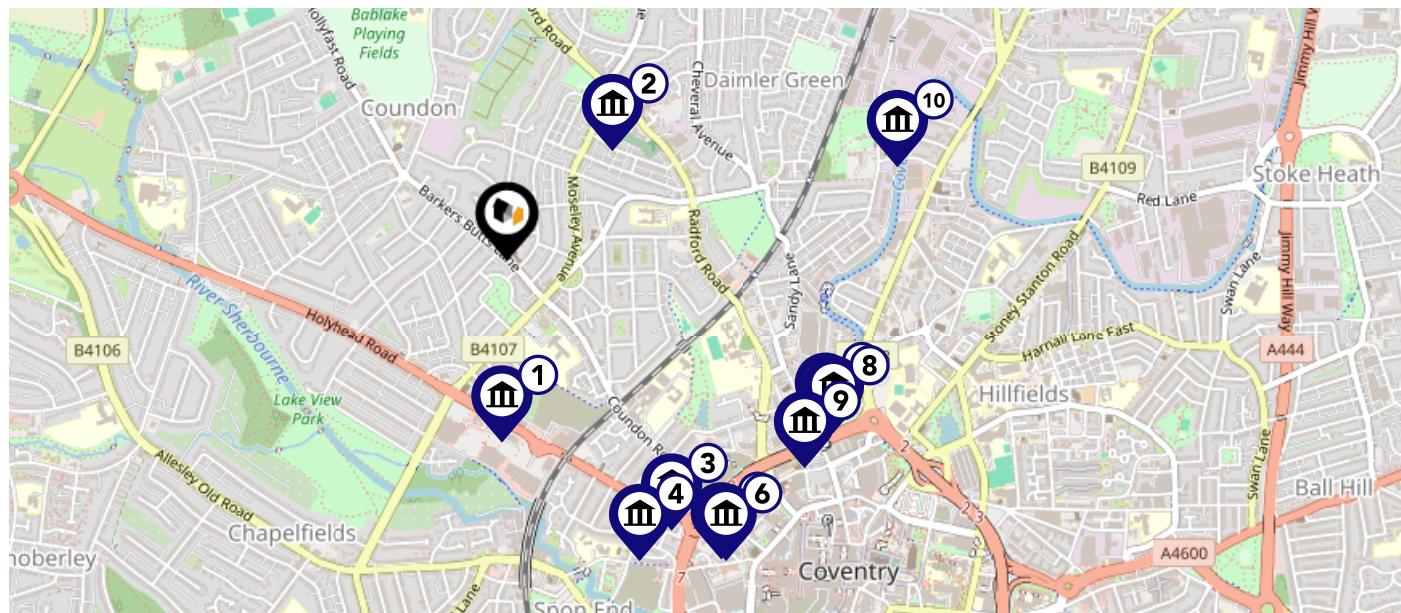
1	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
2	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
3	Kelmscote Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
4	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane,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

Maps

Listed Buildings

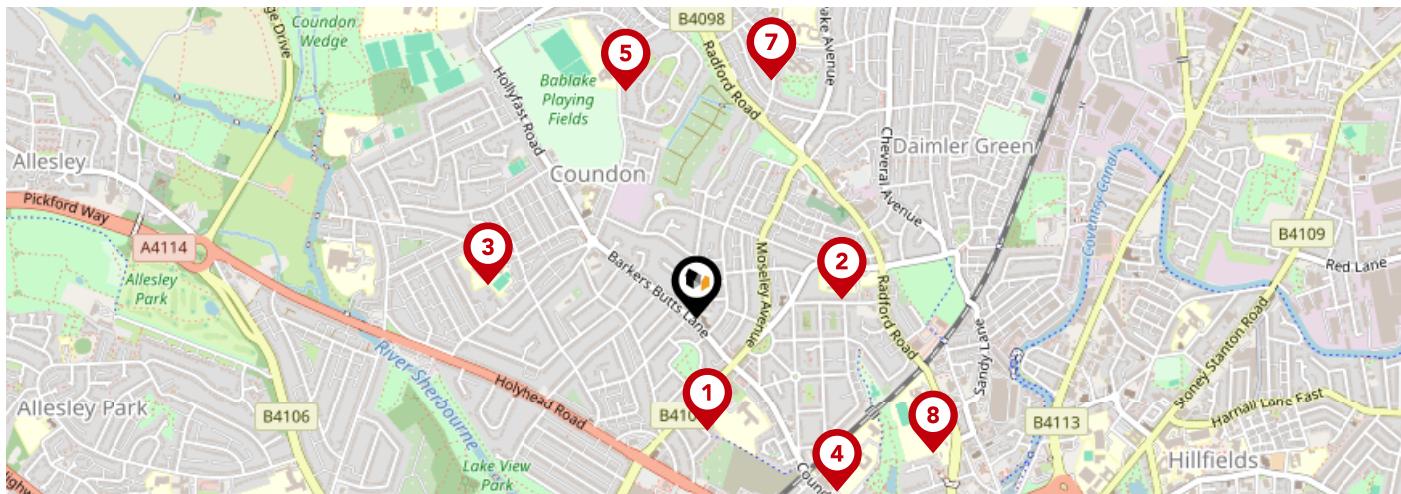


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1076662 - St Catherine's Well	Grade II	0.4 miles
1437712 - Radford St Nicholas War Memorial	Grade II	0.4 miles
1342912 - Roman Catholic Church Of St Osburg	Grade II	0.7 miles
1393332 - Coventry Synagogue And Rabbi's House	Grade II	0.7 miles
1342940 - Canal House	Grade II	0.8 miles
1076598 - 1 And 3 Ryley Street	Grade II	0.8 miles
1076614 - 34-44 (even) Hill Street	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
1226779 - 52-58, Cash's Lane	Grade II	0.9 miles

Area Schools



Nursery Primary Secondary College Private



Moseley Primary School

Ofsted Rating: Good | Pupils: 502 | Distance:0.26



Radford Primary Academy

Ofsted Rating: Good | Pupils: 236 | Distance:0.33



Coundon Primary School

Ofsted Rating: Good | Pupils: 544 | Distance:0.48



Bablake School

Ofsted Rating: Not Rated | Pupils: 1048 | Distance:0.51



Christ The King Catholic Primary School

Ofsted Rating: Good | Pupils: 457 | Distance:0.54



St Augustine's Catholic Primary School

Ofsted Rating: Good | Pupils: 370 | Distance:0.56



Hill Farm Academy

Ofsted Rating: Good | Pupils: 478 | Distance:0.56



Barr's Hill School

Ofsted Rating: Outstanding | Pupils: 995 | Distance:0.62



Area Schools



Nursery Primary Secondary College Private



St Osburg's Catholic Primary School

Ofsted Rating: Good | Pupils: 228 | Distance: 0.72



Kingsbury Academy

Ofsted Rating: Requires improvement | Pupils: 99 | Distance: 0.77



Sherbourne Fields School

Ofsted Rating: Outstanding | Pupils: 255 | Distance: 0.77



Spon Gate Primary School

Ofsted Rating: Good | Pupils: 260 | Distance: 0.81



Hollyfast Primary School

Ofsted Rating: Good | Pupils: 656 | Distance: 0.9



Coundon Court

Ofsted Rating: Requires improvement | Pupils: 1919 | Distance: 0.97



Eden Girls' School Coventry

Ofsted Rating: Outstanding | Pupils: 609 | Distance: 0.98

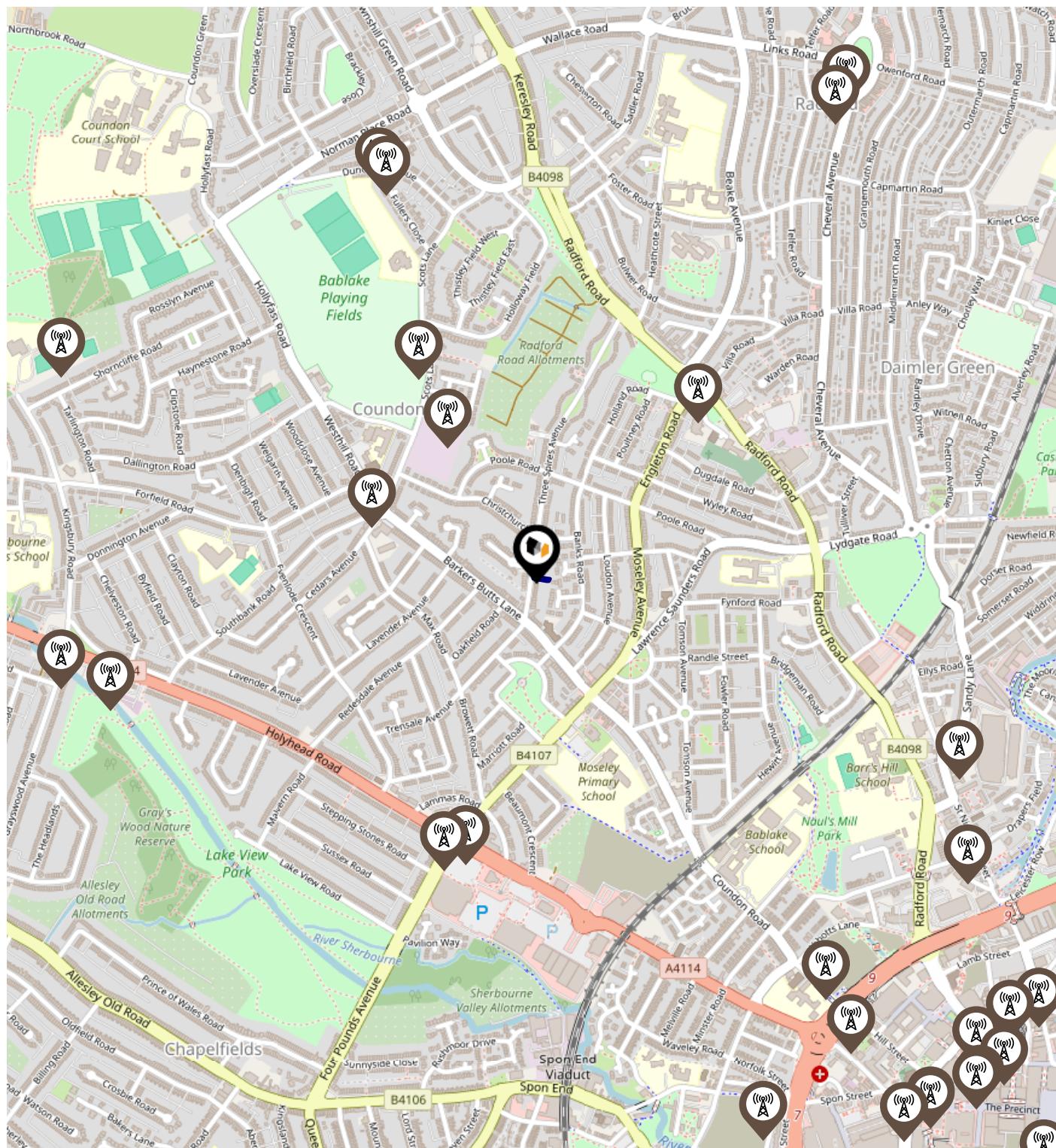


All Souls' Catholic Primary School

Ofsted Rating: Good | Pupils: 239 | Distance: 1.01



Local Area **Masts & Pylons**



Key:

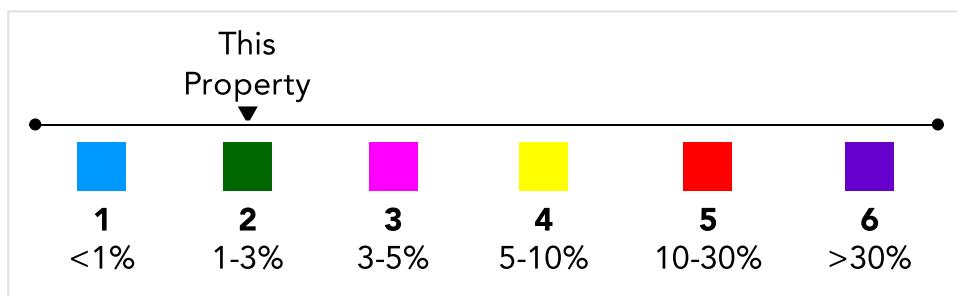
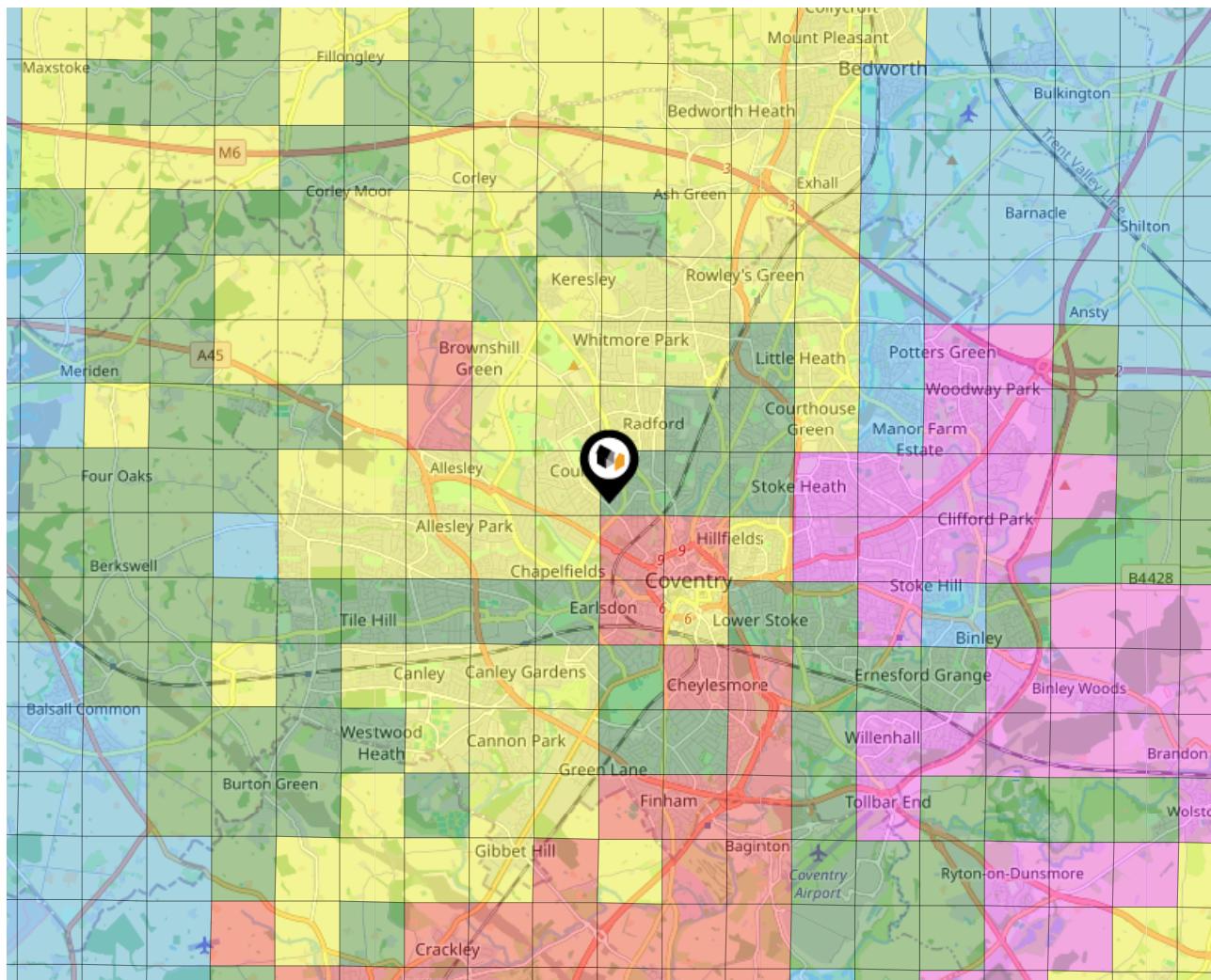
-  Power Pylons
-  Communication Masts

Environment Radon Gas

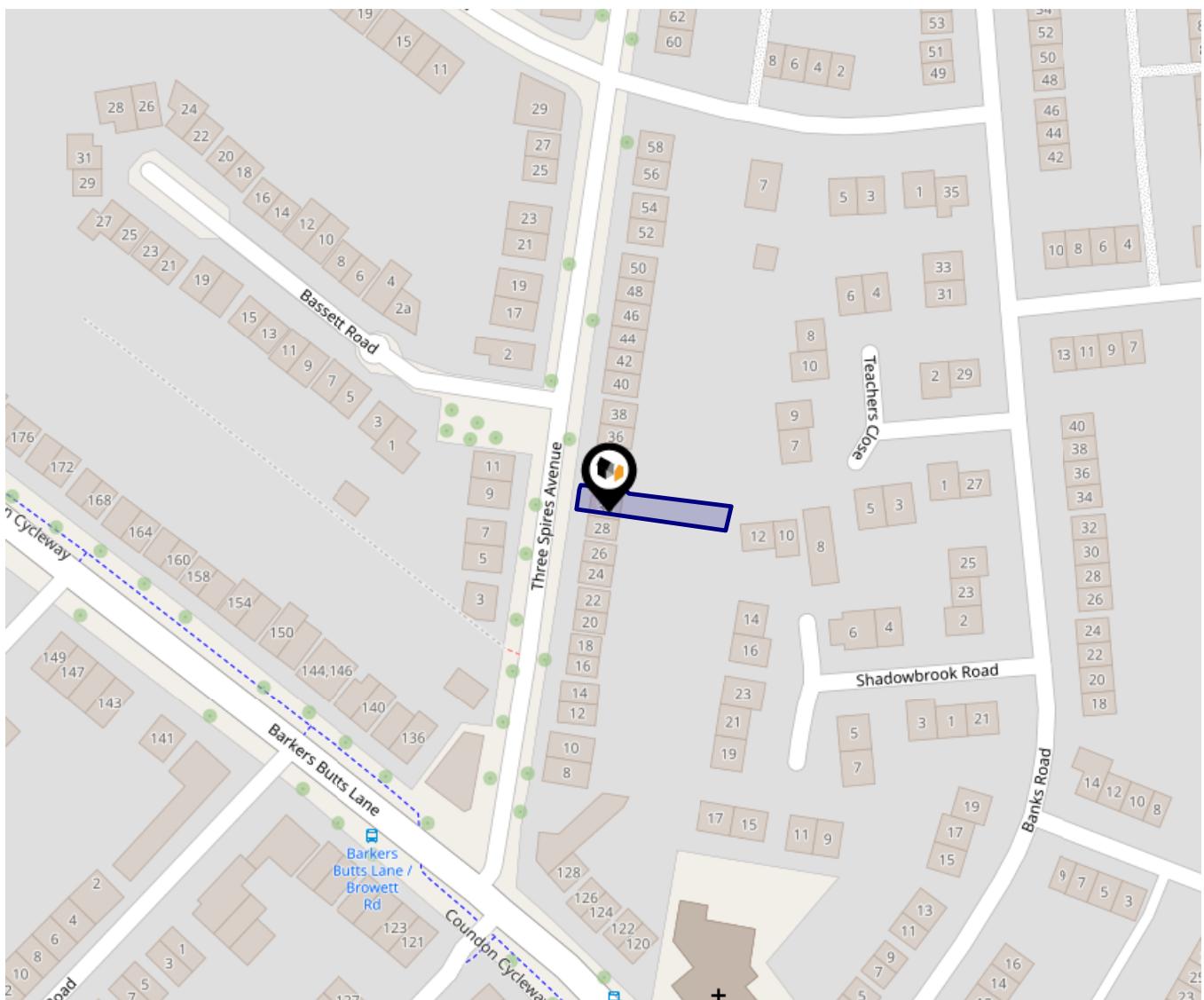


What is Radon?

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:

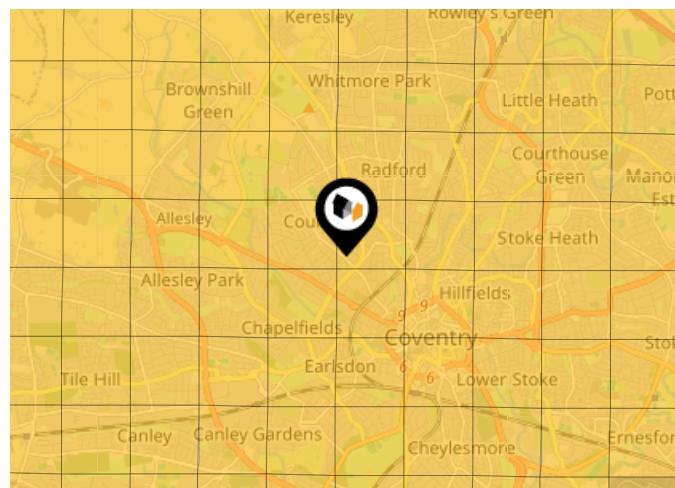
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

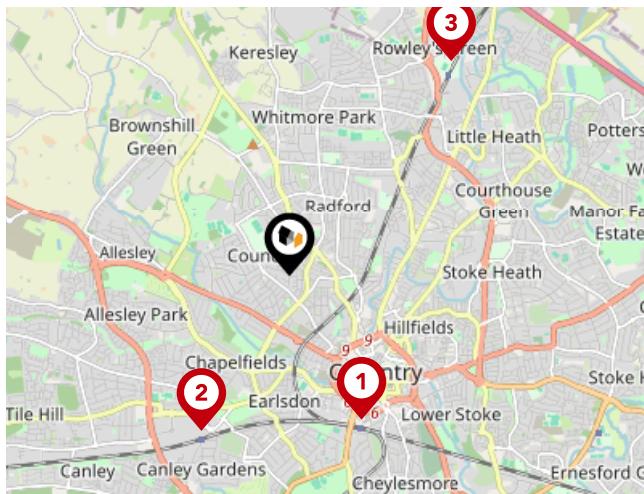
Carbon Content: NONE **Soil Texture:** LOAM TO SANDY LOAM
Parent Material Grain: ARENACEOUS **Soil Depth:** INTERMEDIATE-SHALLOW
Soil Group: LIGHT(SILTY) TO
MEDIUM(SILTY) TO
HEAVY



Primary Classifications (Most Common Clay Types)

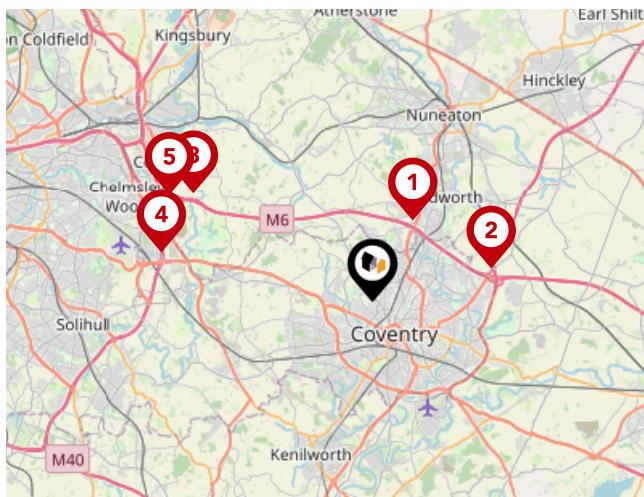
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



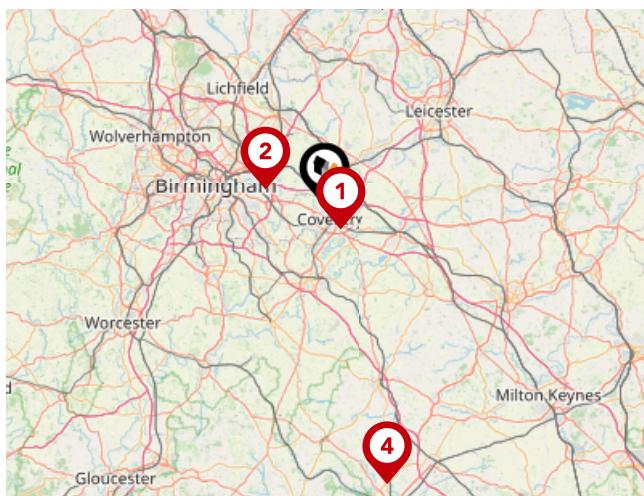
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.45 miles
2	Canley Rail Station	1.62 miles
3	Coventry Arena Rail Station	2.43 miles



Trunk Roads/Motorways

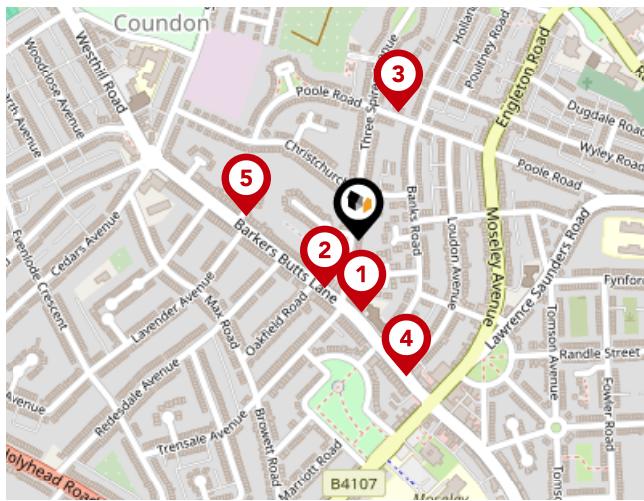
Pin	Name	Distance
1	M6 J3	3.35 miles
2	M6 J2	4.49 miles
3	M6 J3A	7.61 miles
4	M42 J6	7.84 miles
5	M6 J4	8.34 miles



Airports/Helipads

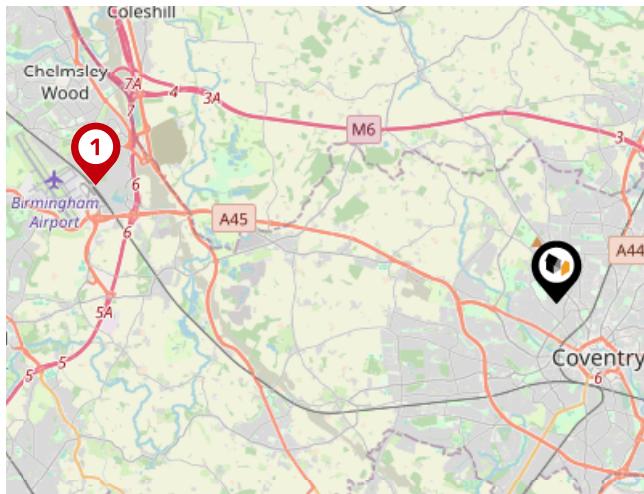
Pin	Name	Distance
1	Baginton	4.24 miles
2	Birmingham Airport	8.84 miles
3	East Mids Airport	29.36 miles
4	Kidlington	41.61 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Browett Rd	0.08 miles
2	Browett Rd	0.07 miles
3	Banks Road	0.15 miles
4	Loudon Avenue	0.16 miles
5	Ashwood Avenue	0.13 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.59 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

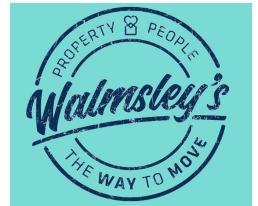


/walmsleysthewaytomove/



/walmsleysthewaytomove

Agent Disclaimer



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.

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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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