



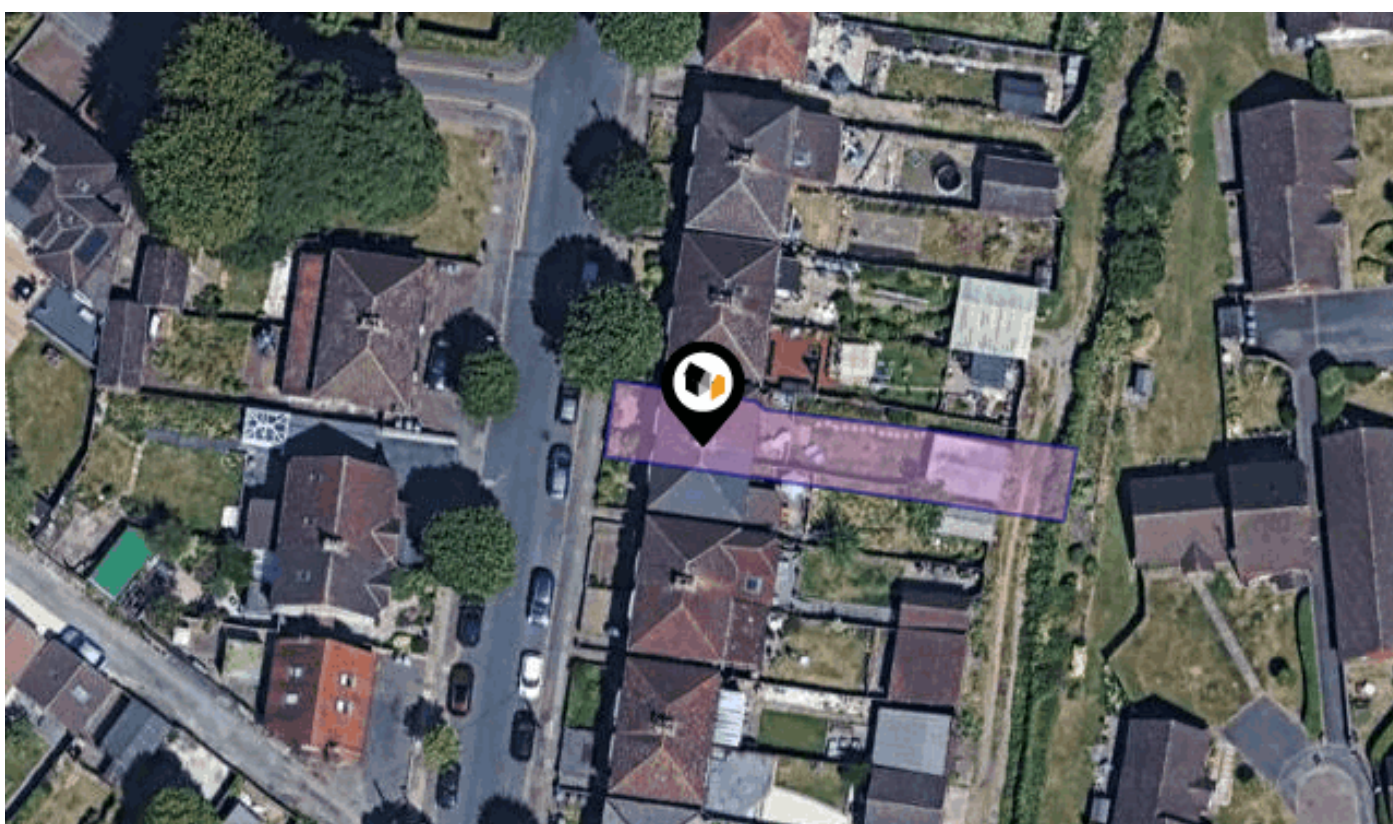
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03<sup>rd</sup> 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

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www.walmsleystheawaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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#### **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

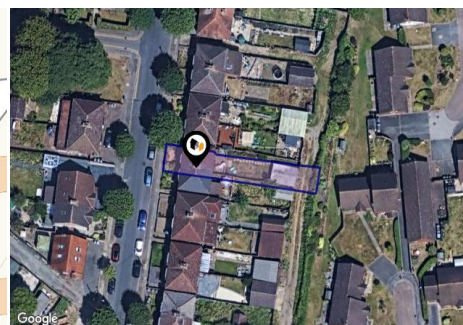
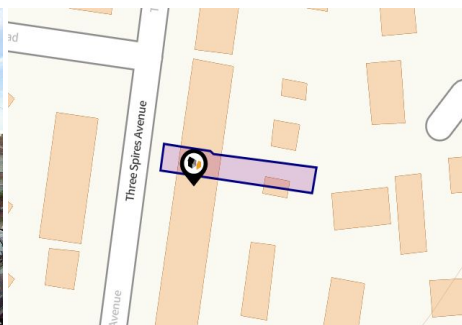
Welcoming hallway with understairs storage

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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

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



Price Estimate:	£230,000
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>16</b>	<b>80</b>	<b>1800</b>
mb/s	mb/s	mb/s
		

### 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.

## 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

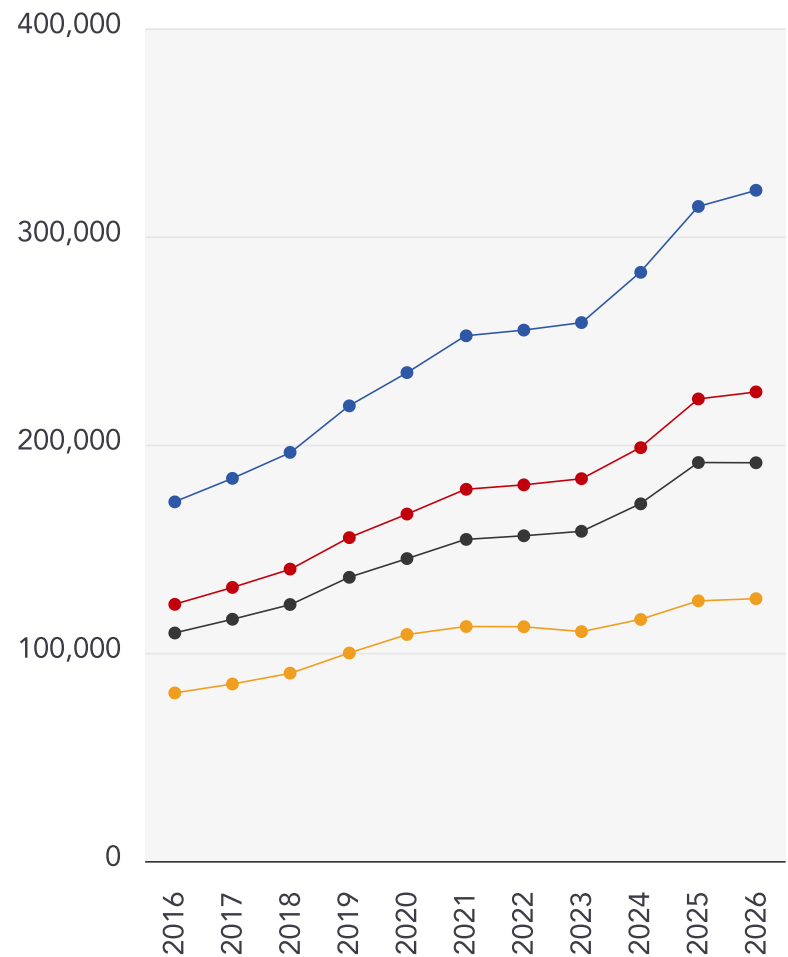
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

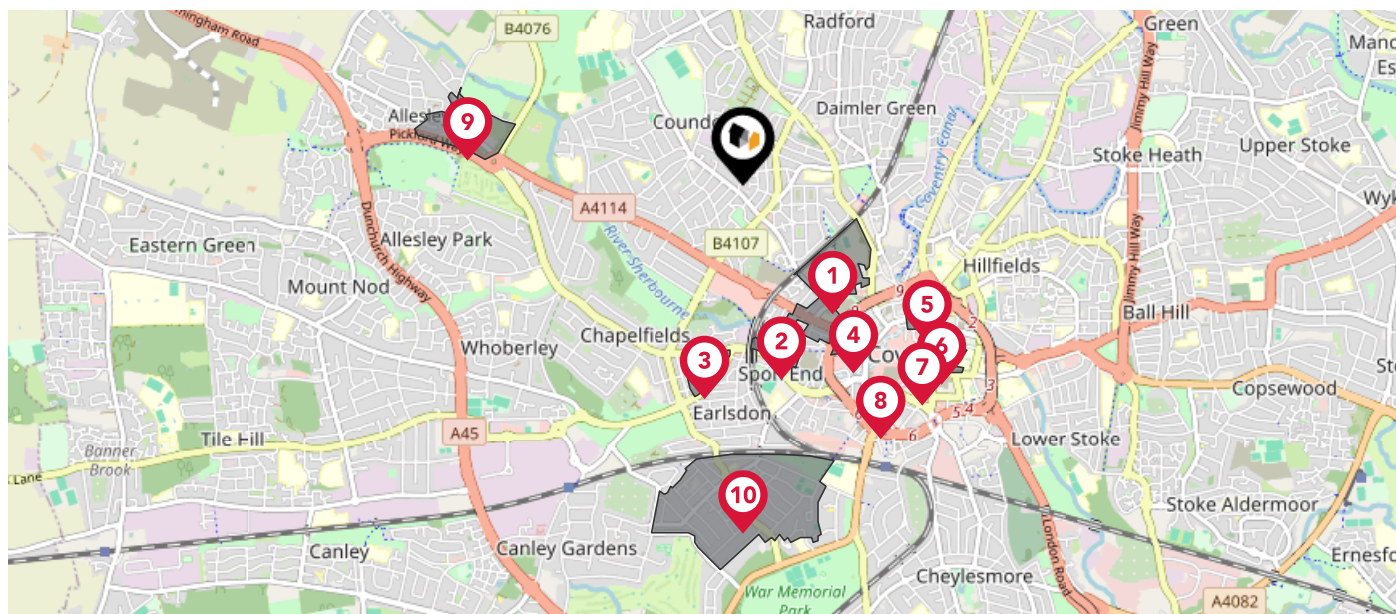
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas



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



### Nearby Conservation Areas

1

Naul's Mill

2

Spon End

3

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

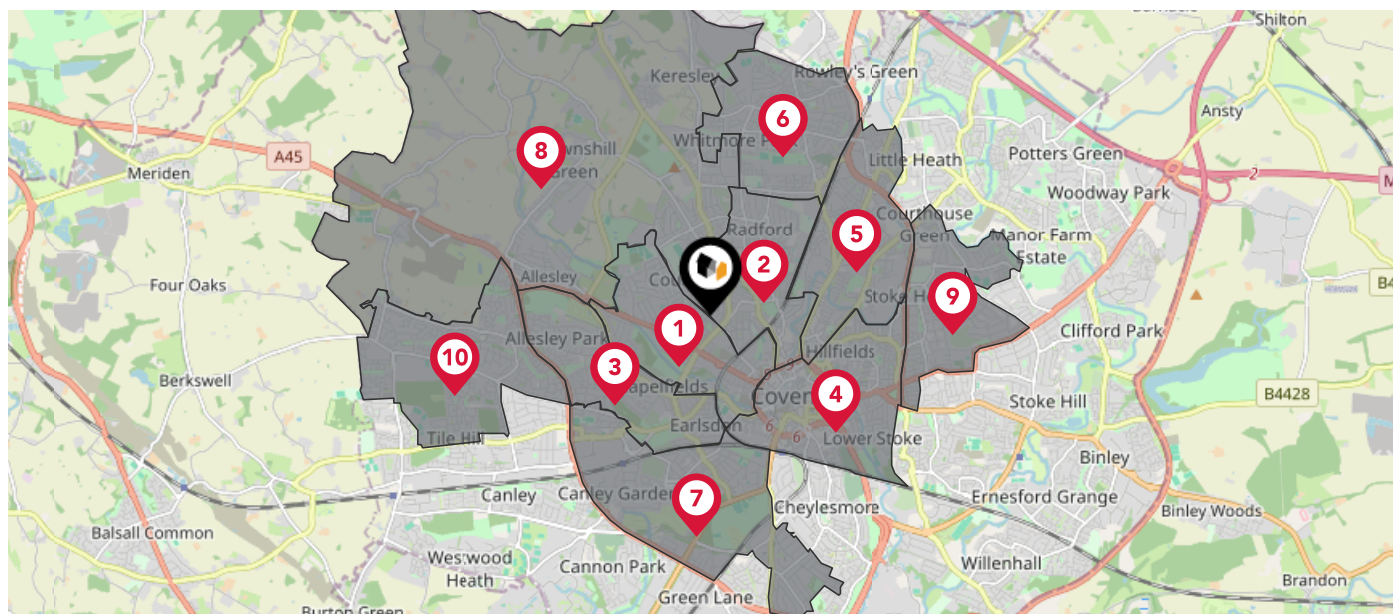


# Maps

## 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



Sherbourne Ward



Radford Ward



Whoberley Ward



St. Michael's Ward



Foleshill Ward



Holbrook Ward



Earlsdon Ward



Bablake Ward

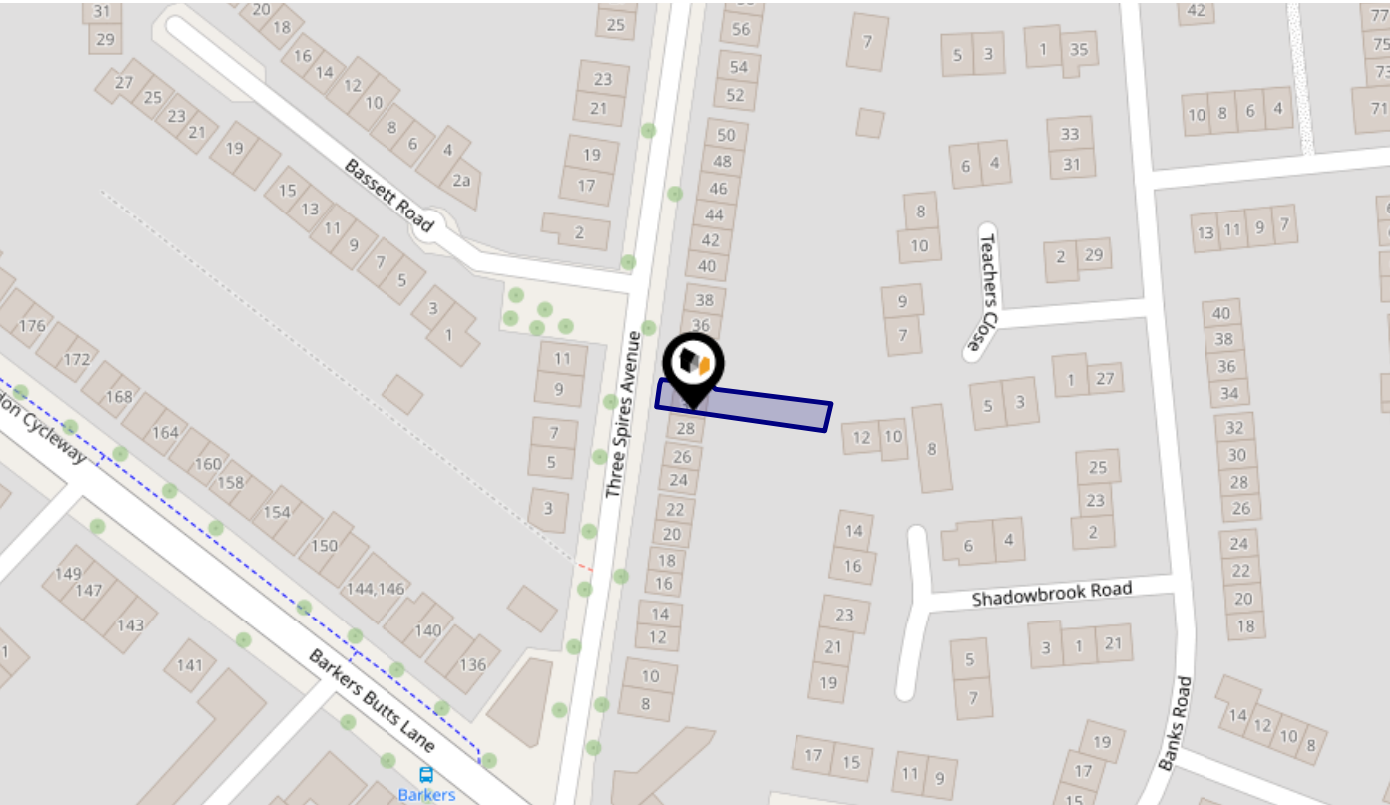


Upper Stoke Ward



Woodlands 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.

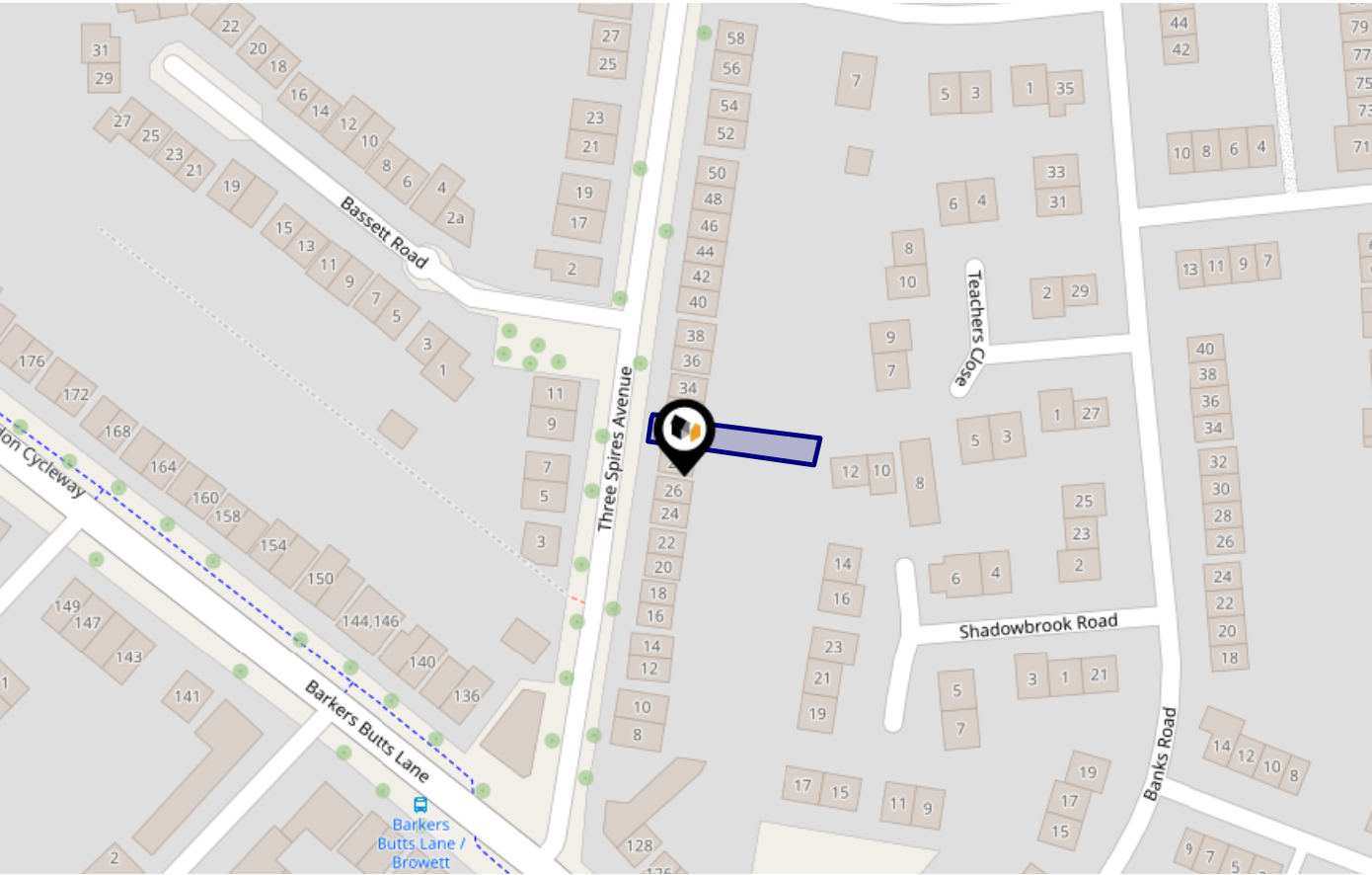
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

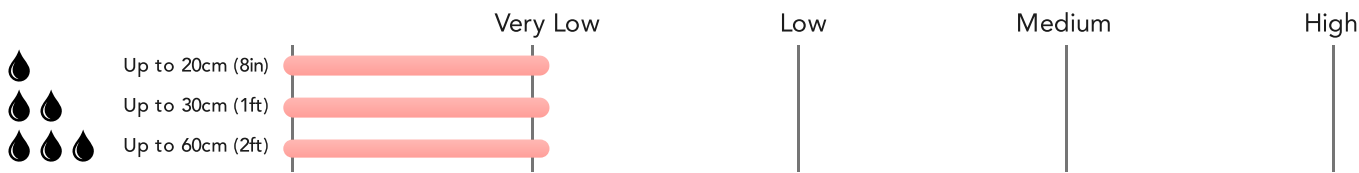


**Risk Rating:** Very low

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.

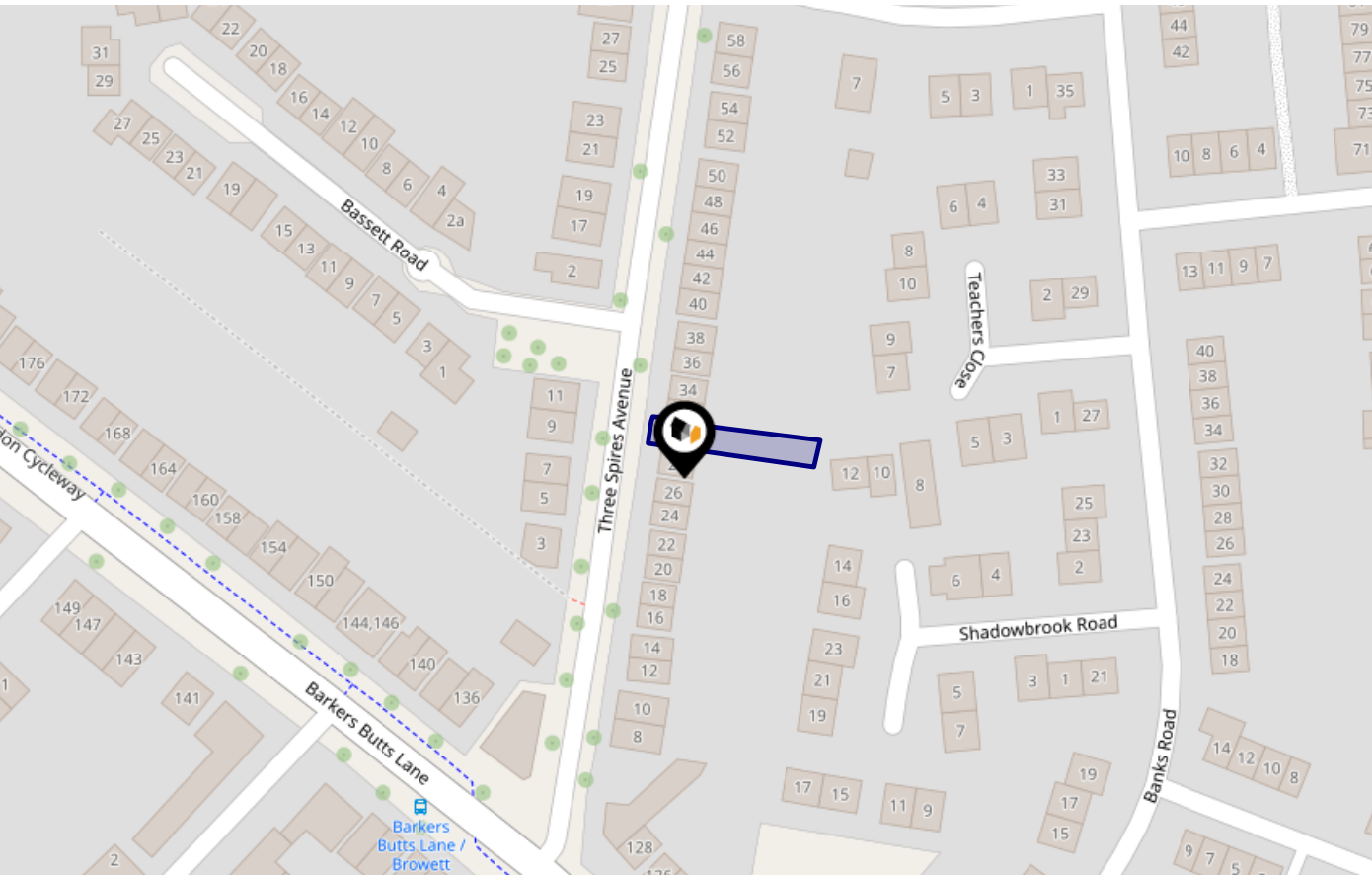
Chance of flooding to the following depths at this property:



# 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.

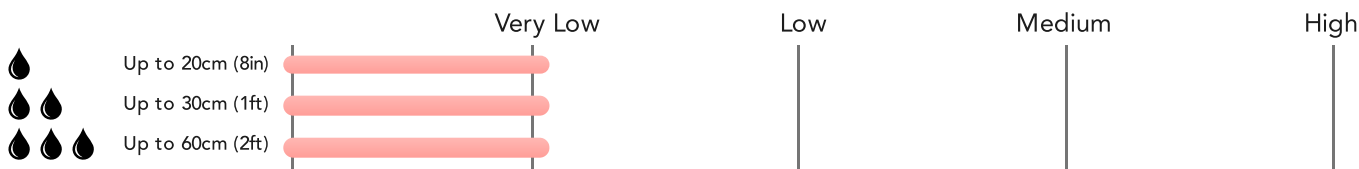


**Risk Rating: Very low**

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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:

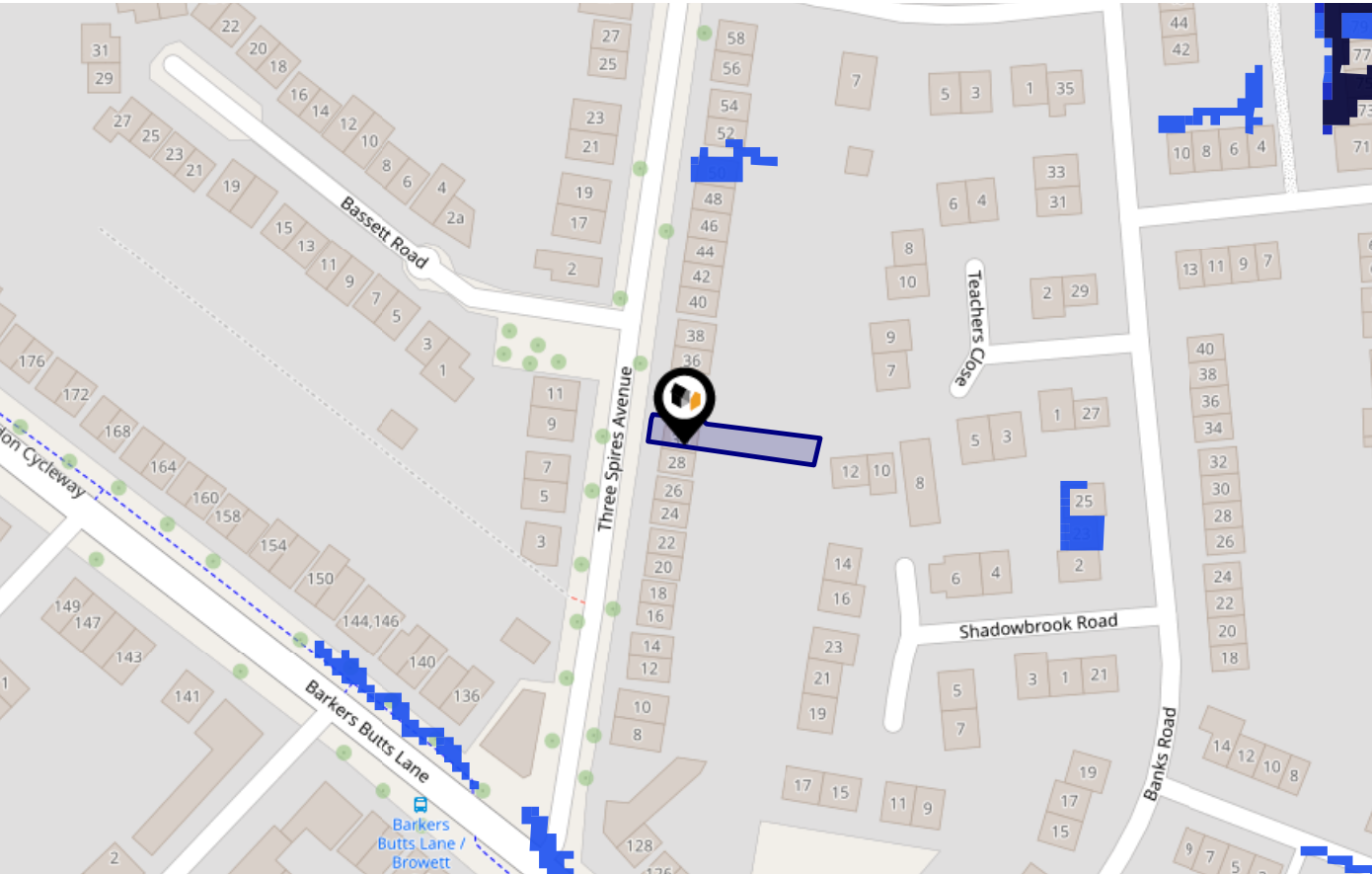




# Flood Risk

## 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.

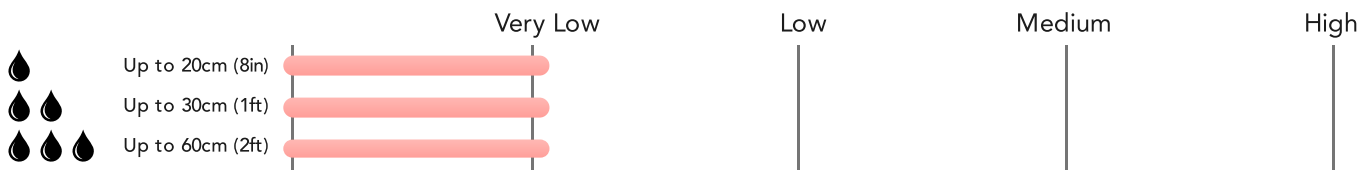


**Risk Rating:** Very low

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.

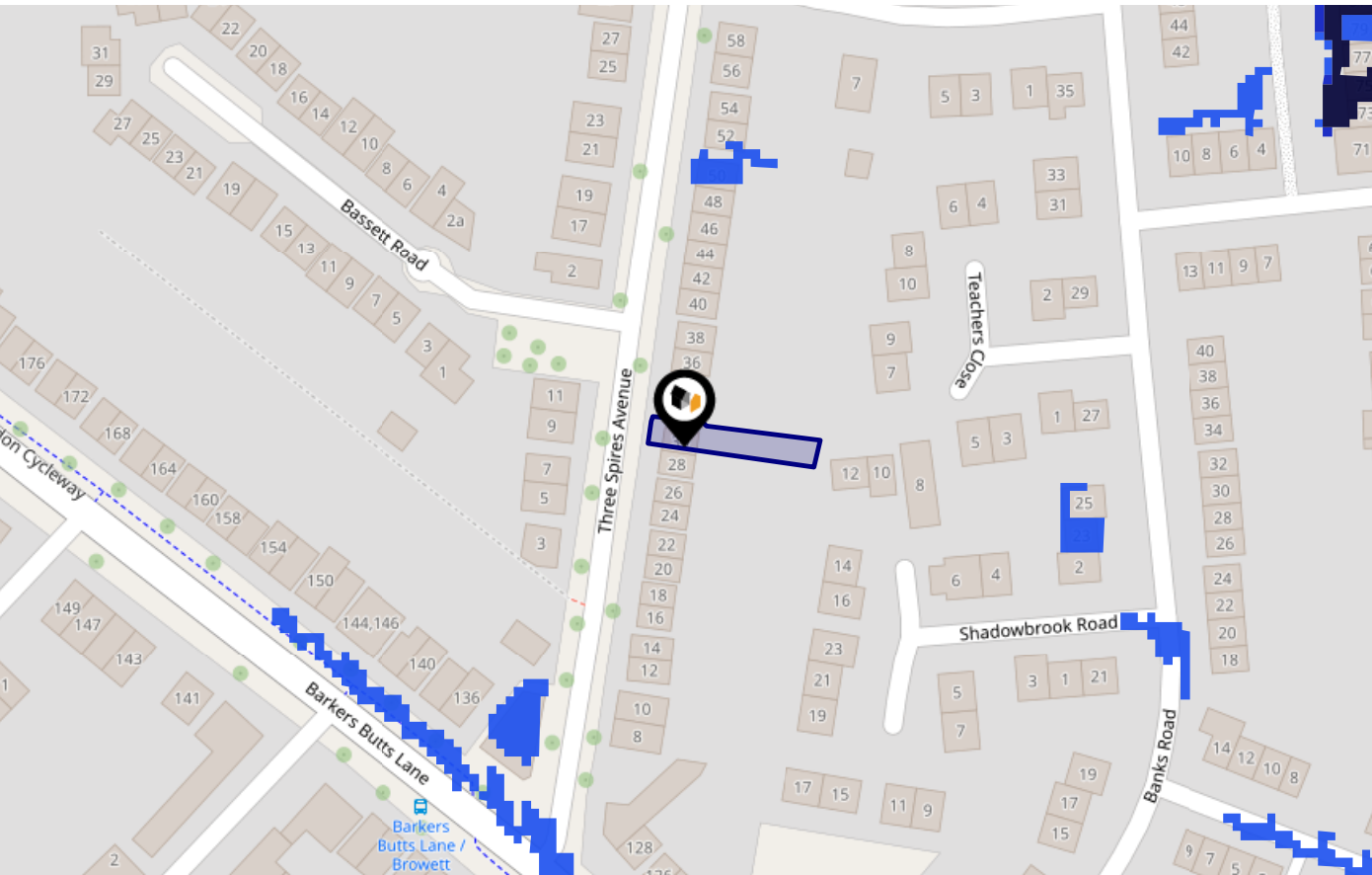
Chance of flooding to the following depths at this property:



# 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.

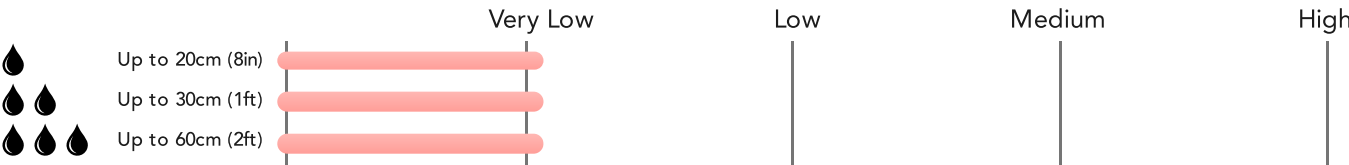


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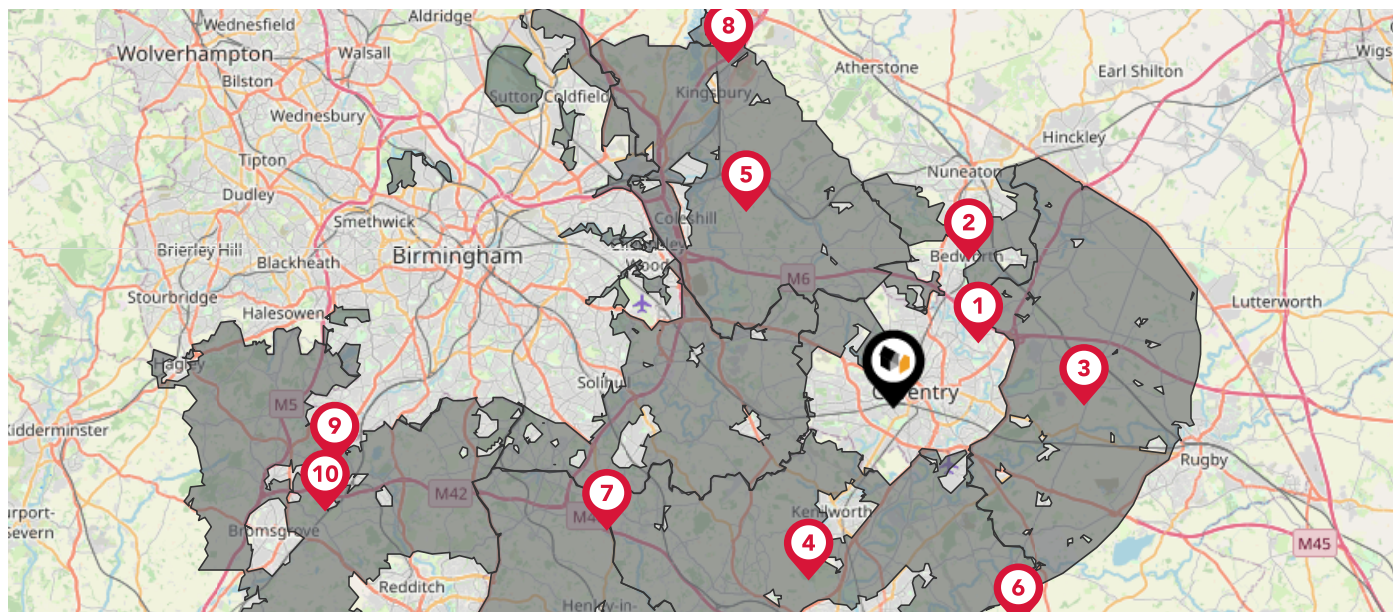


# Maps

## 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 - Nuneaton and Bedworth



Birmingham Green Belt - Rugby



Birmingham Green Belt - Warwick



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Stratford-on-Avon



Birmingham Green Belt - Solihull



Birmingham Green Belt - Tamworth



Birmingham Green Belt - Birmingham



Birmingham Green Belt - Bromsgrove

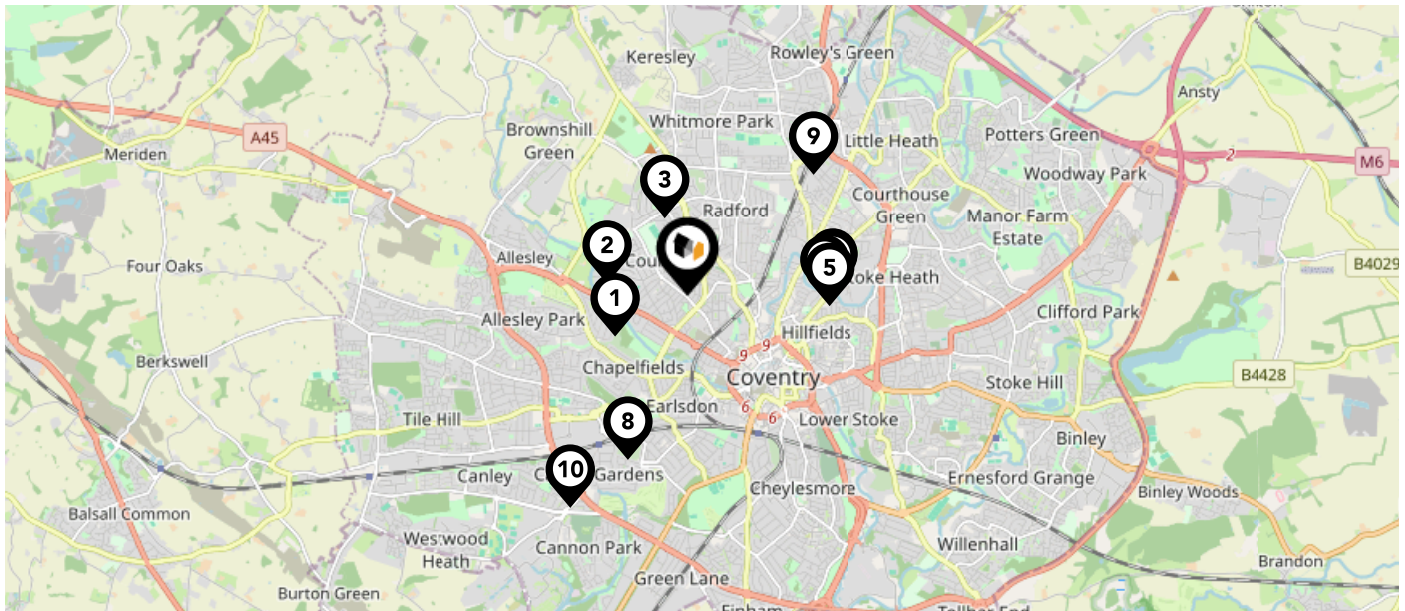


# Maps

## 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

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

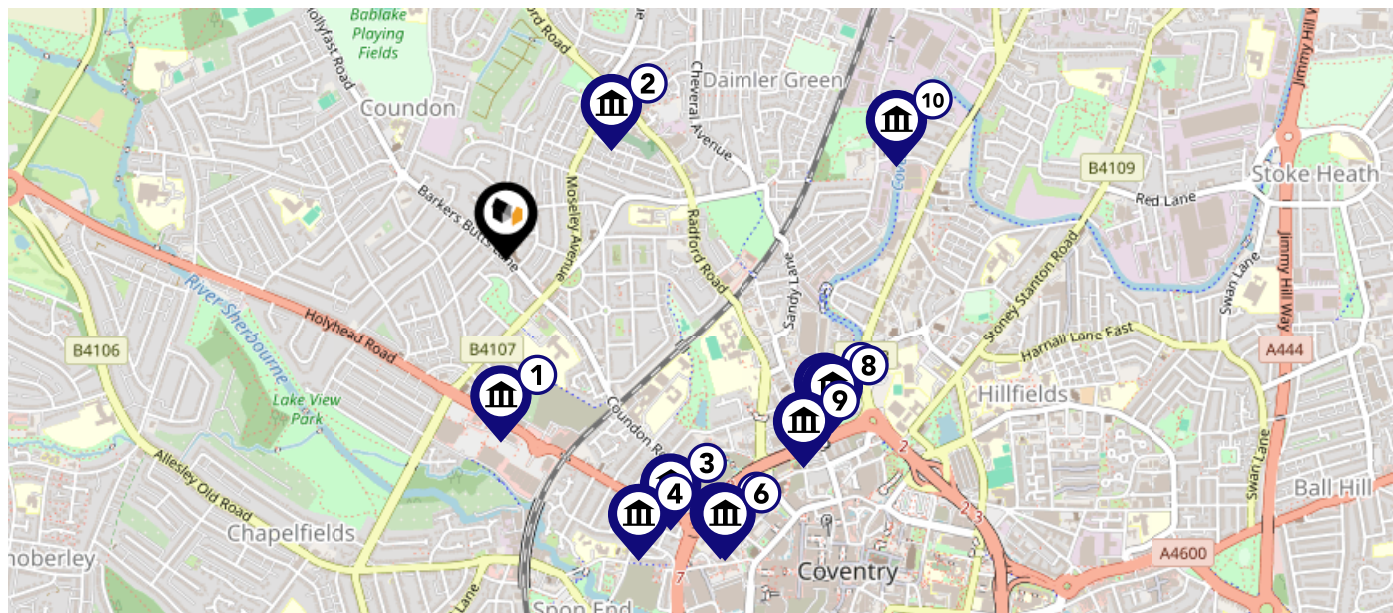












# Maps

## Listed Buildings

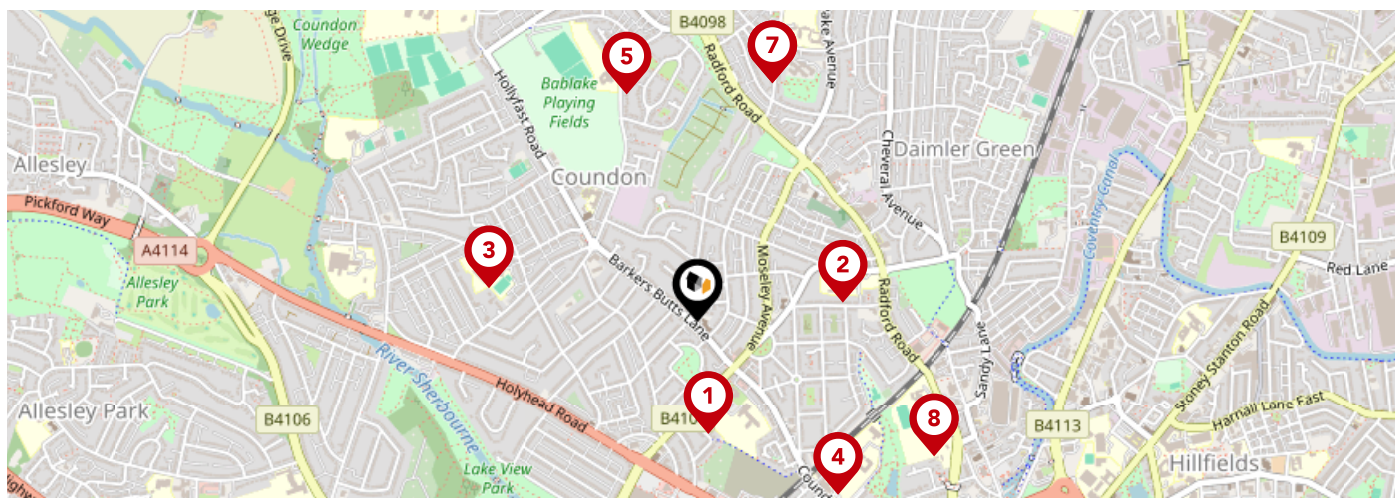


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



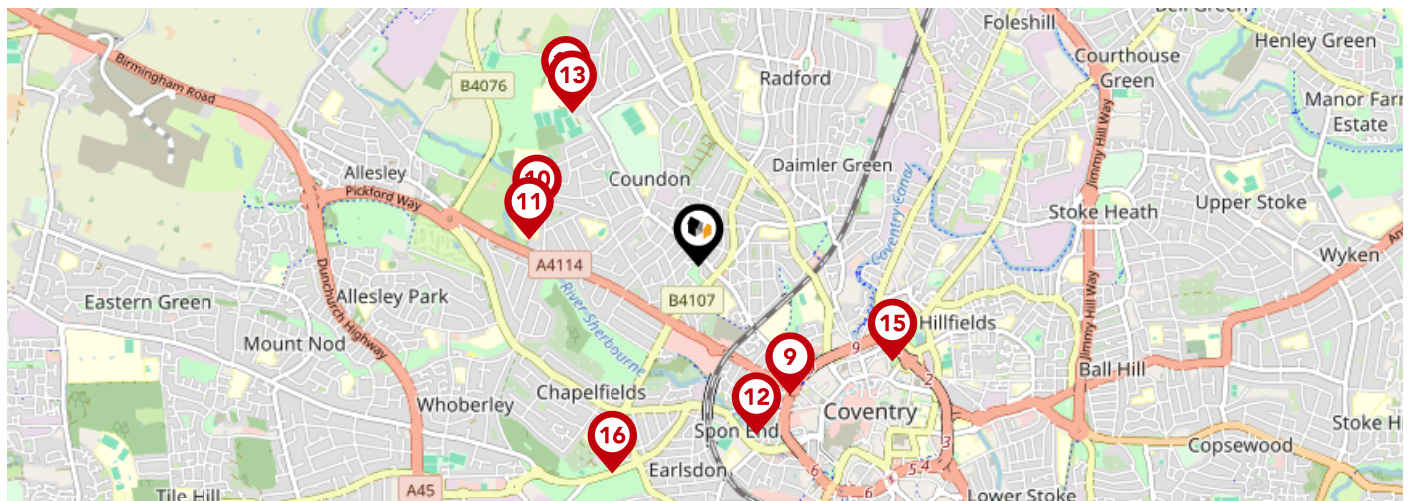
Listed Buildings in the local district	Grade	Distance
 1076662 - St Catherine's Well	Grade II	0.4 miles
 1437712 - Radford St Nicholas War Memorial	Grade II	0.4 miles
 1342912 - Roman Catholic Church Of St Osburg	Grade II	0.7 miles
 1393332 - Coventry Synagogue And Rabbi's House	Grade II	0.7 miles
 1342940 - 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
<b>1</b>	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Radford Primary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Augustine's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 370   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hill Farm Academy</b> Ofsted Rating: Good   Pupils: 478   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

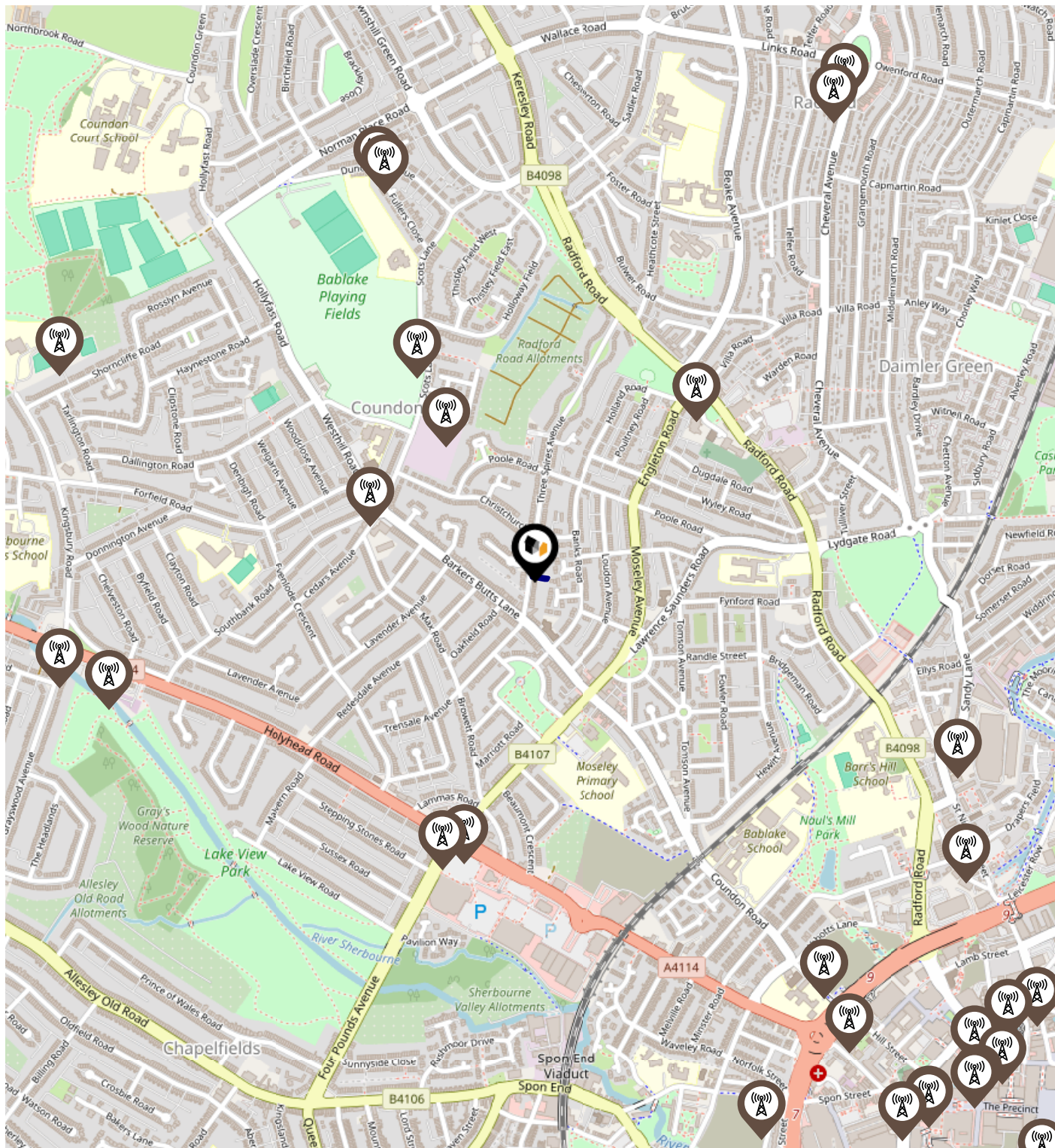


		Nursery	Primary	Secondary	College	Private
	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsbury Academy</b> Ofsted Rating: Requires improvement   Pupils: 99   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hollyfast Primary School</b> Ofsted Rating: Good   Pupils: 656   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Court</b> Ofsted Rating: Requires improvement   Pupils: 1919   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eden Girls' School Coventry</b> Ofsted Rating: Outstanding   Pupils: 609   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.01	<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



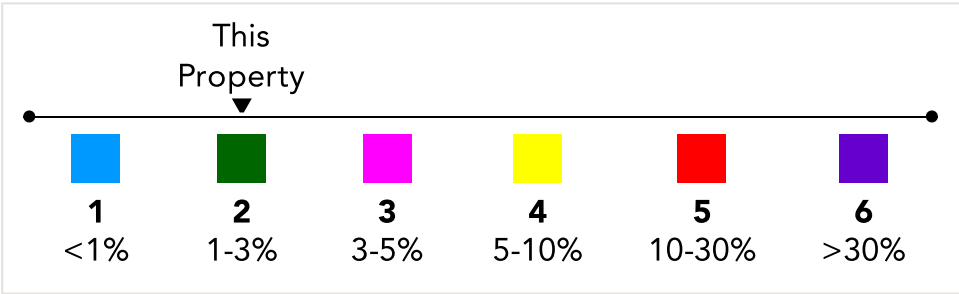
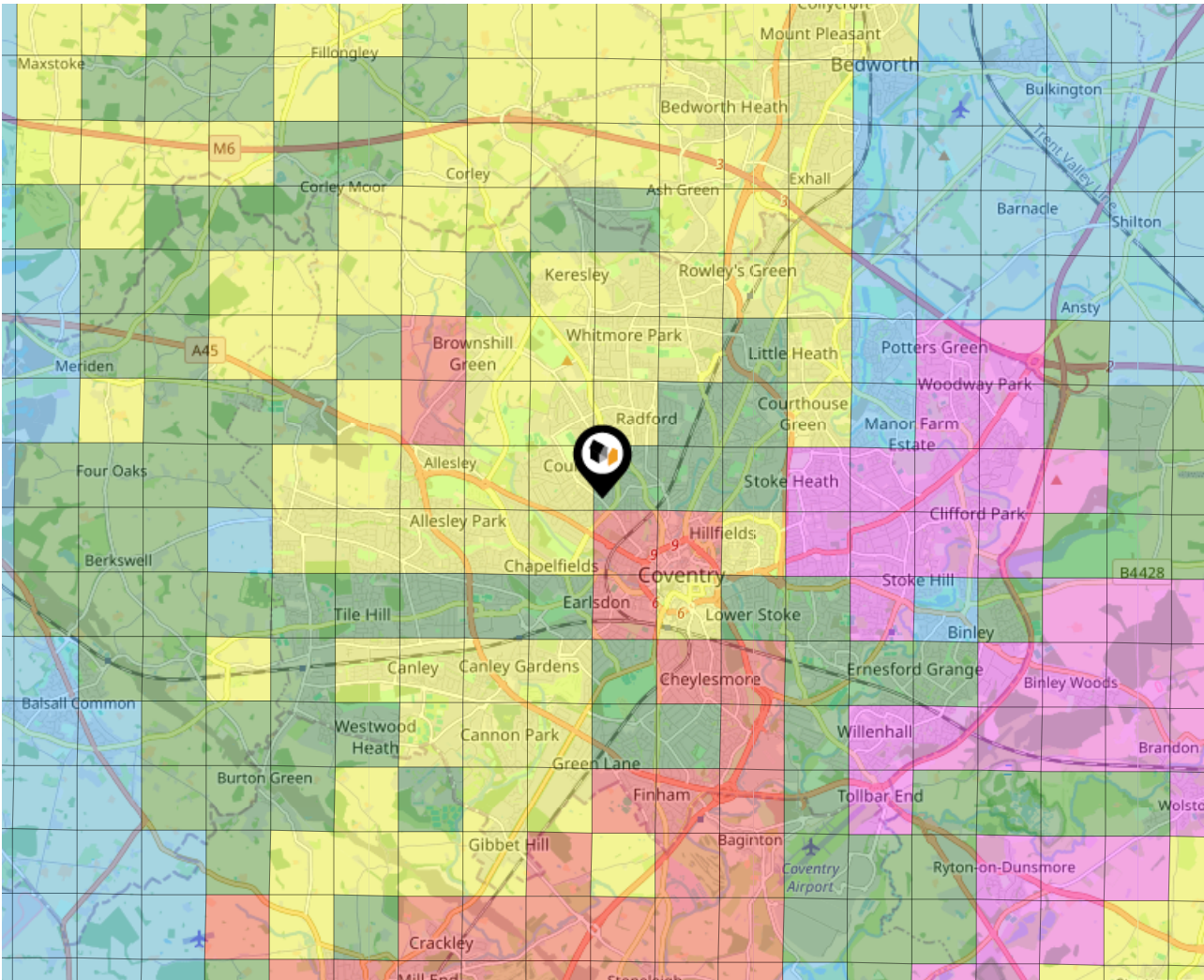
# Environment

## Radon Gas



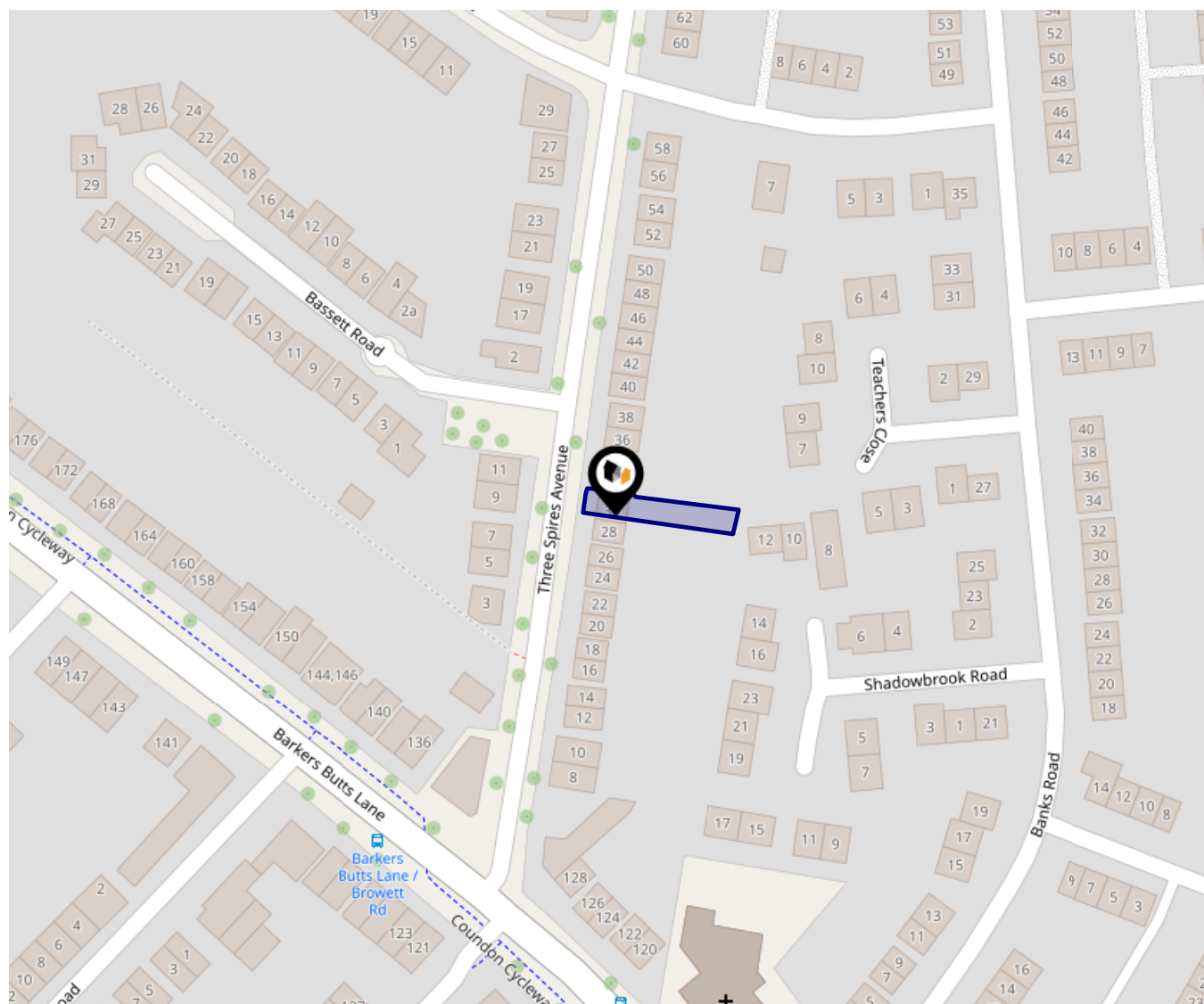
### What is Radon?

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/m<sup>3</sup>).



# Local Area

## Road Noise



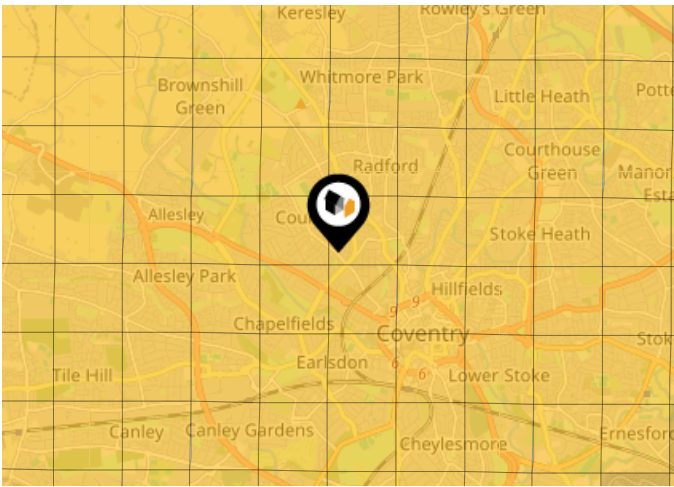
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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



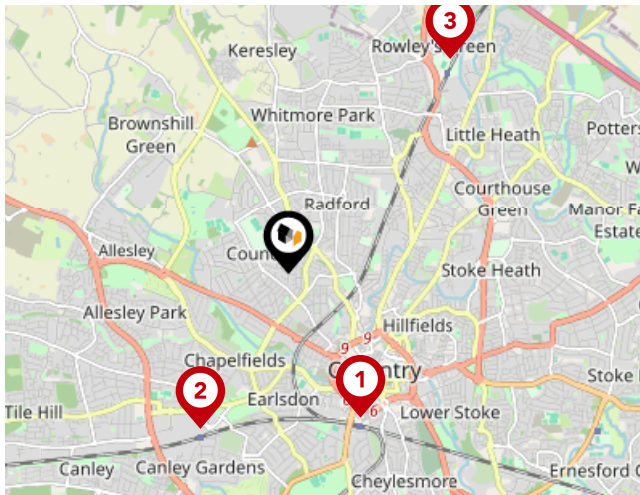
### Primary Classifications (Most Common Clay Types)

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



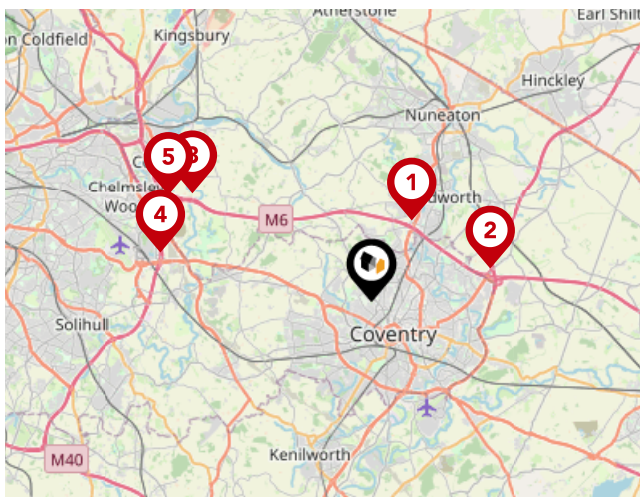
# Area

## Transport (National)



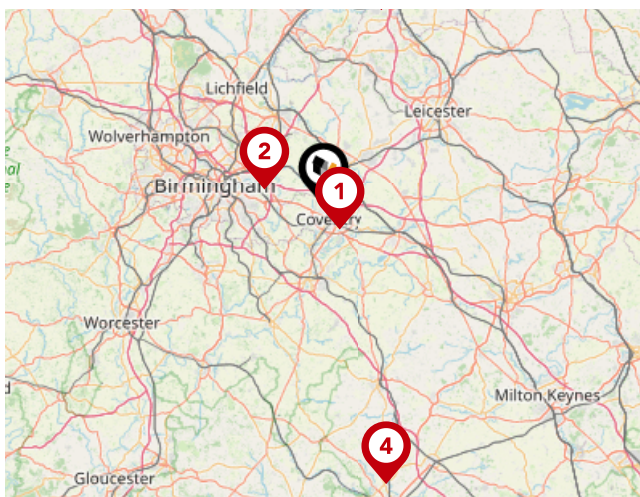
### National Rail Stations

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



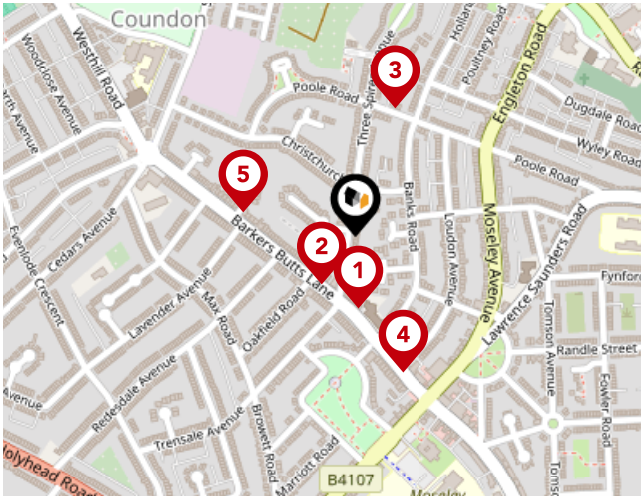
### Airports/Helipads

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








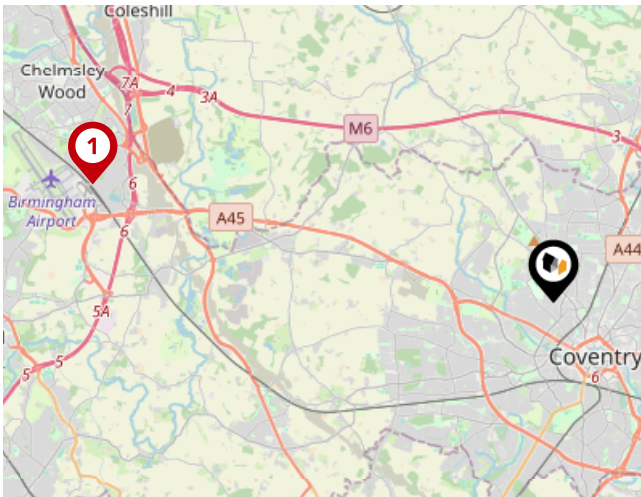
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Browett Rd	0.08 miles
	Browett Rd	0.07 miles
	Banks Road	0.15 miles
	Loudon Avenue	0.16 miles
	Ashwood Avenue	0.13 miles



### Local Connections

Pin	Name	Distance
	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



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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

# Walmsley's The Way to Move

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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