

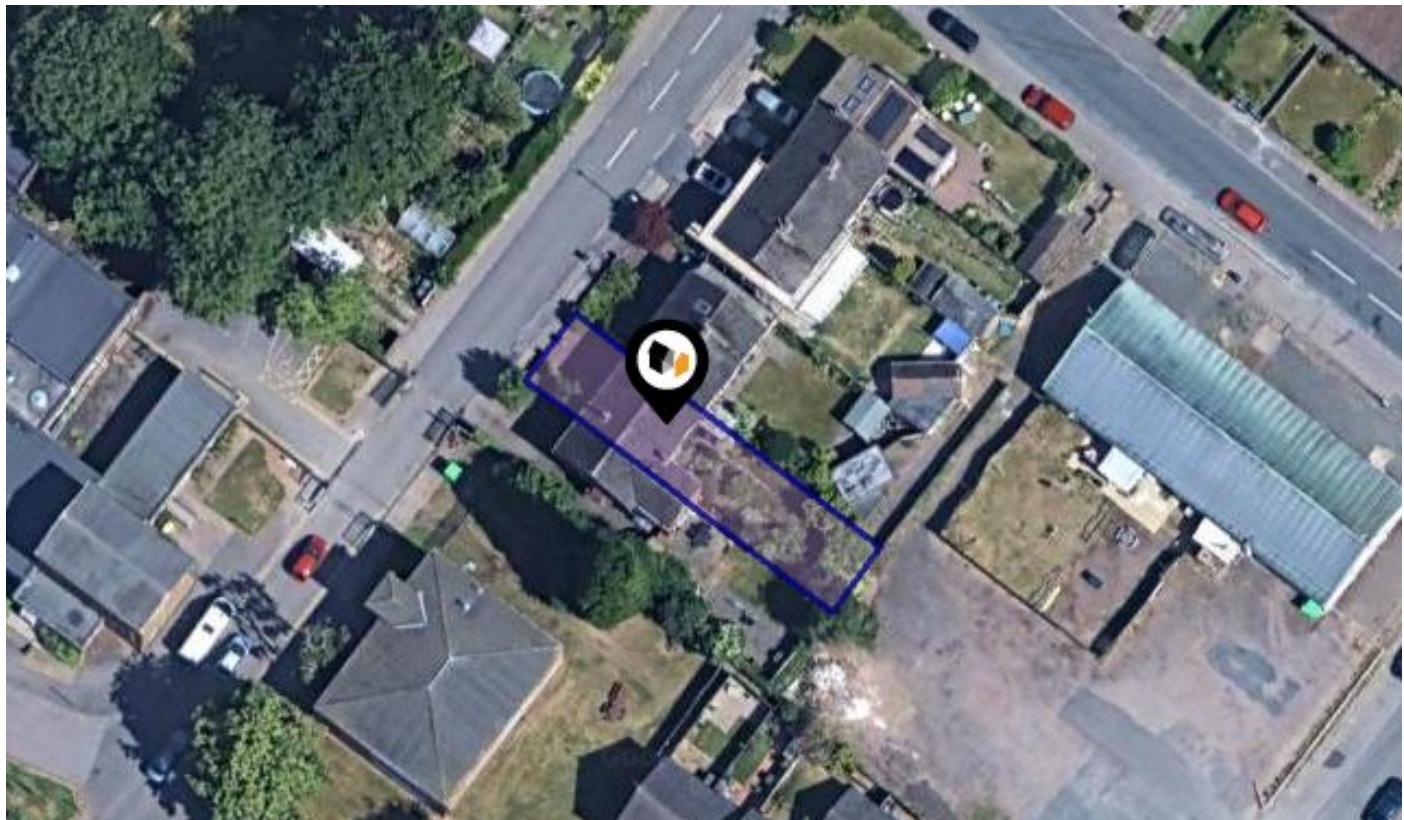
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 09<sup>th</sup> January 2026**



## MOAT AVENUE, COVENTRY, CV3

**OIRO : £290,000**

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

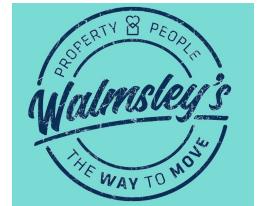
www.walmsleysthewaytomove.co.uk



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# Introduction

## Our Comments



### Dear Buyers & interested parties

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#### **Your property details in brief.....**

A terraced three bedroom family home

Paved driveway, private gardens & garage to rear

Spacious entrance hallway & two reception rooms

Kitchen breakfast room with utility extension

Fitted wardrobes to two bedrooms

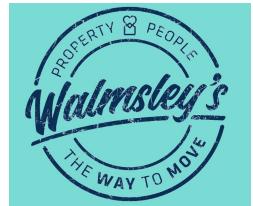
First floor, three piece bathroom

Ideal location for local schooling & local amenities

EPC Rating C, Total 1072 Sq.Ft or 99.6 Sq.M, NO CHAIN

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

# Property Overview



## Property

Type:	Terraced	OIRO:	£290,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,072 ft <sup>2</sup> / 99 m <sup>2</sup>		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£2,145		
Title Number:	MM14185		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**17**  
mb/s      **1800**  
mb/s

**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



COVENTRY, CV3

Energy rating

**D**

Valid until 06.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

# Property EPC - Additional Data



## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	97 m <sup>2</sup>

# Market Sold in Street



## 117, Moat Avenue, Coventry, CV3 6BW

Last Sold Date:	21/08/2023	25/05/2018
Last Sold Price:	£293,500	£266,000

## 129, Moat Avenue, Coventry, CV3 6BW

Last Sold Date:	22/03/2023
Last Sold Price:	£275,000

## 89, Moat Avenue, Coventry, CV3 6BW

Last Sold Date:	07/10/2022
Last Sold Price:	£310,000

## 115, Moat Avenue, Coventry, CV3 6BW

Last Sold Date:	24/06/2022
Last Sold Price:	£310,000

## 107, Moat Avenue, Coventry, CV3 6BW

Last Sold Date:	15/07/2021
Last Sold Price:	£250,000

## 123, Moat Avenue, Coventry, CV3 6BW

Last Sold Date:	06/08/2020
Last Sold Price:	£262,000

## 127, Moat Avenue, Coventry, CV3 6BW

Last Sold Date:	10/01/2020	05/07/2002
Last Sold Price:	£232,000	£93,000

## 97, Moat Avenue, Coventry, CV3 6BW

Last Sold Date:	17/12/2018	13/06/2018	14/07/2014	20/02/2004	23/08/2002	24/01/1997
Last Sold Price:	£275,000	£290,000	£193,400	£179,950	£147,950	£74,000

## 139, Moat Avenue, Coventry, CV3 6BW

Last Sold Date:	08/09/2017	13/03/2003	21/06/2002
Last Sold Price:	£233,000	£148,500	£82,500

## 137, Moat Avenue, Coventry, CV3 6BW

Last Sold Date:	24/08/2017	06/12/2013	28/06/2010	09/12/2005
Last Sold Price:	£212,000	£155,000	£158,000	£145,000

## 93, Moat Avenue, Coventry, CV3 6BW

Last Sold Date:	15/01/2016
Last Sold Price:	£220,000

## 121, Moat Avenue, Coventry, CV3 6BW

Last Sold Date:	10/05/2011
Last Sold Price:	£150,000

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

# Market Sold in Street



## 131, Moat Avenue, Coventry, CV3 6BW

Last Sold Date: 07/12/2007

Last Sold Price: £158,500

## 105, Moat Avenue, Coventry, CV3 6BW

Last Sold Date: 11/04/2007 03/09/1999

Last Sold Price: £190,000 £76,000

## 101, Moat Avenue, Coventry, CV3 6BW

Last Sold Date: 08/06/2005

Last Sold Price: £160,000

## 135, Moat Avenue, Coventry, CV3 6BW

Last Sold Date: 28/07/2000 02/02/1996

Last Sold Price: £72,000 £43,000

## 109, Moat Avenue, Coventry, CV3 6BW

Last Sold Date: 27/03/2000

Last Sold Price: £59,950

## 133, Moat Avenue, Coventry, CV3 6BW

Last Sold Date: 29/02/2000

Last Sold Price: £63,000

## 145, Moat Avenue, Coventry, CV3 6BW

Last Sold Date: 12/12/1997 29/11/1996 10/04/1996

Last Sold Price: £68,000 £52,950 £55,000

## 103, Moat Avenue, Coventry, CV3 6BW

Last Sold Date: 26/09/1997

Last Sold Price: £73,950

## 125, Moat Avenue, Coventry, CV3 6BW

Last Sold Date: 29/09/1995

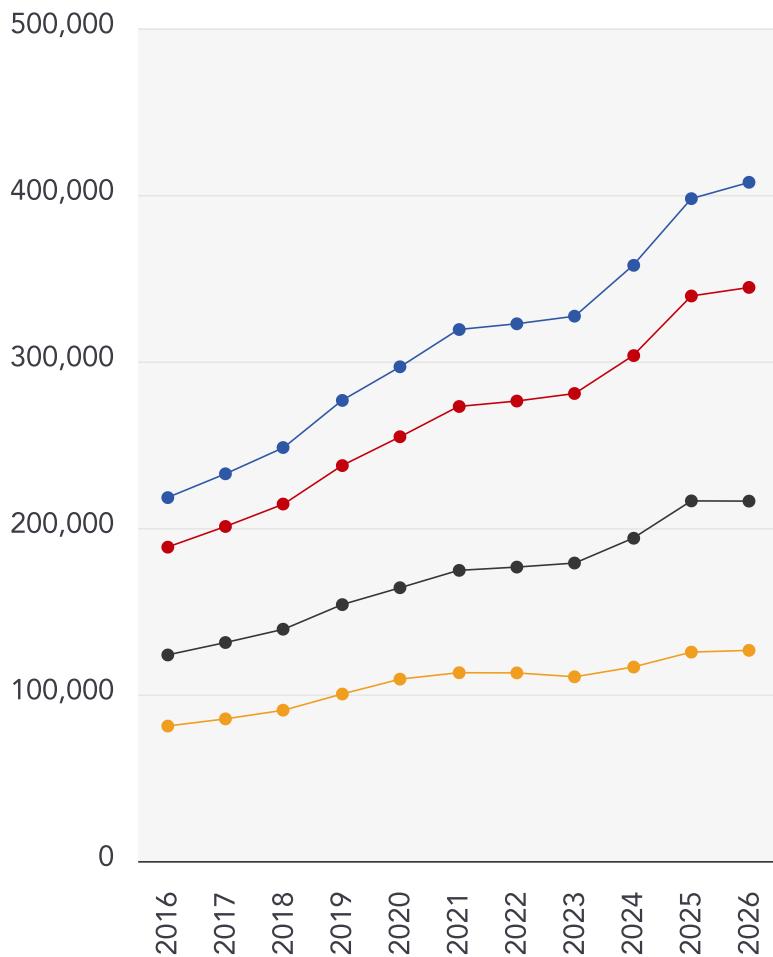
Last Sold Price: £52,000

**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 CV3



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

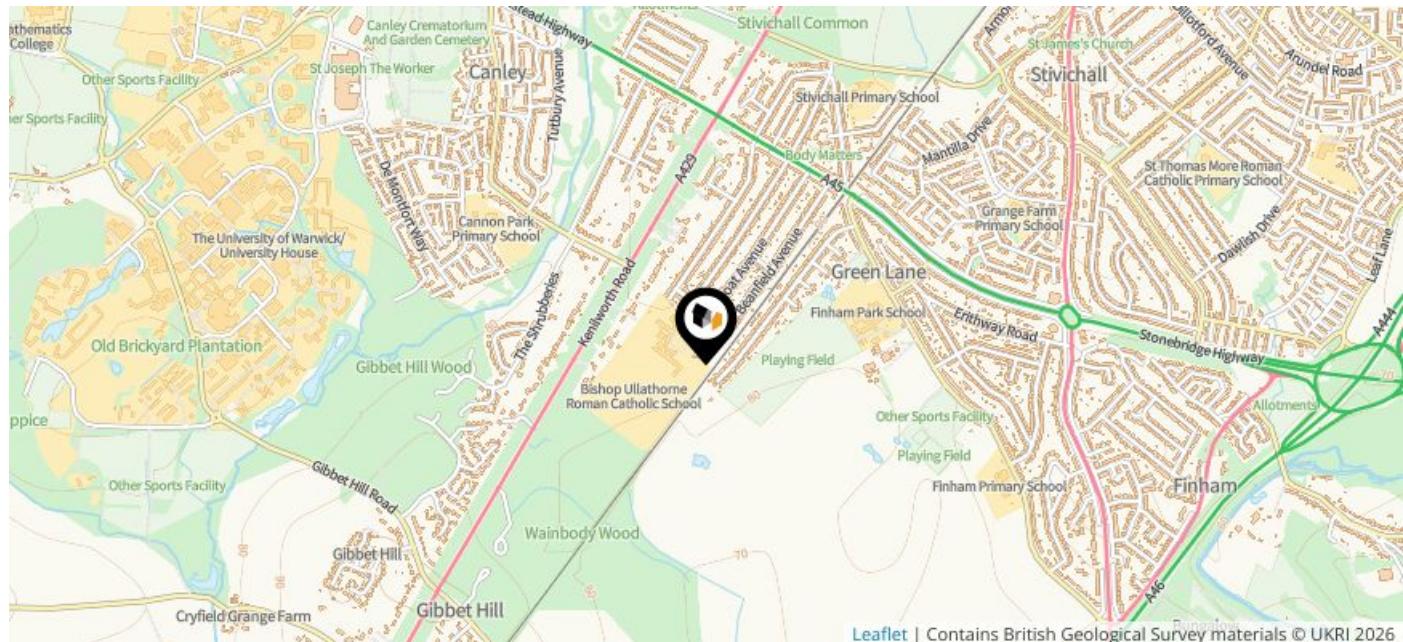
Flat

**+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.

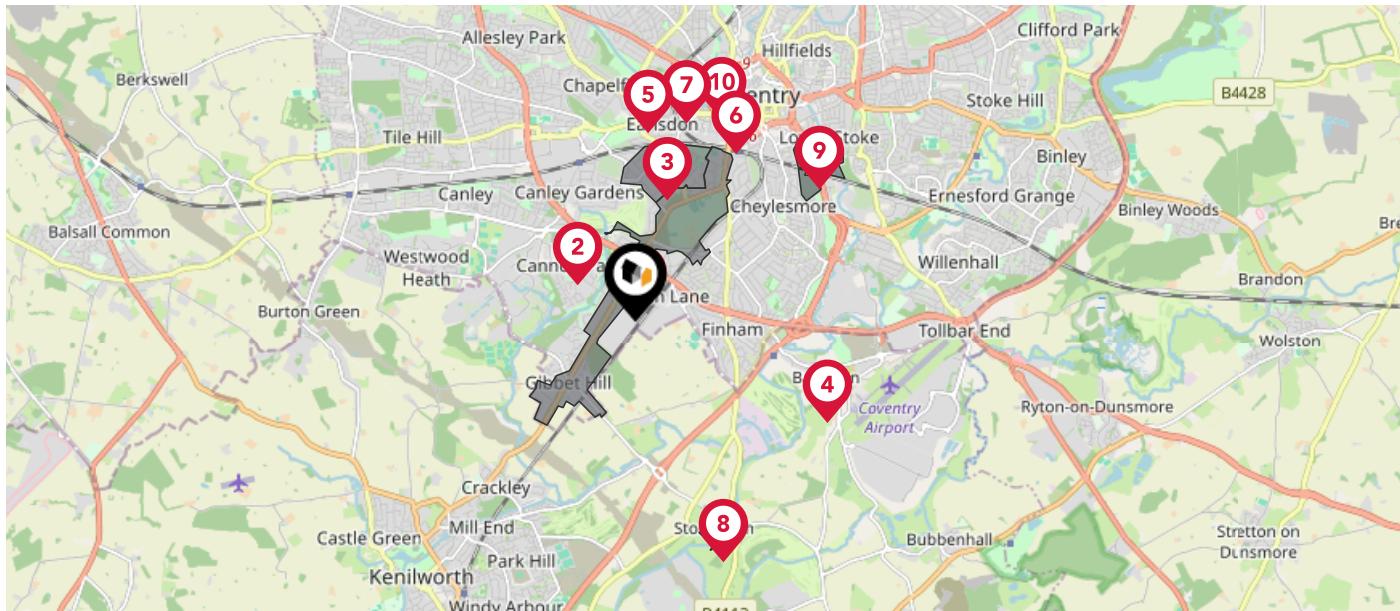
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

1 Kenilworth Road

2 Ivy Farm Lane (Canley Hamlet)

3 Earlsdon

4 Baginton

5 Chapelfields

6 Greyfriars Green

7 Spon End

8 Stoneleigh

9 London Road

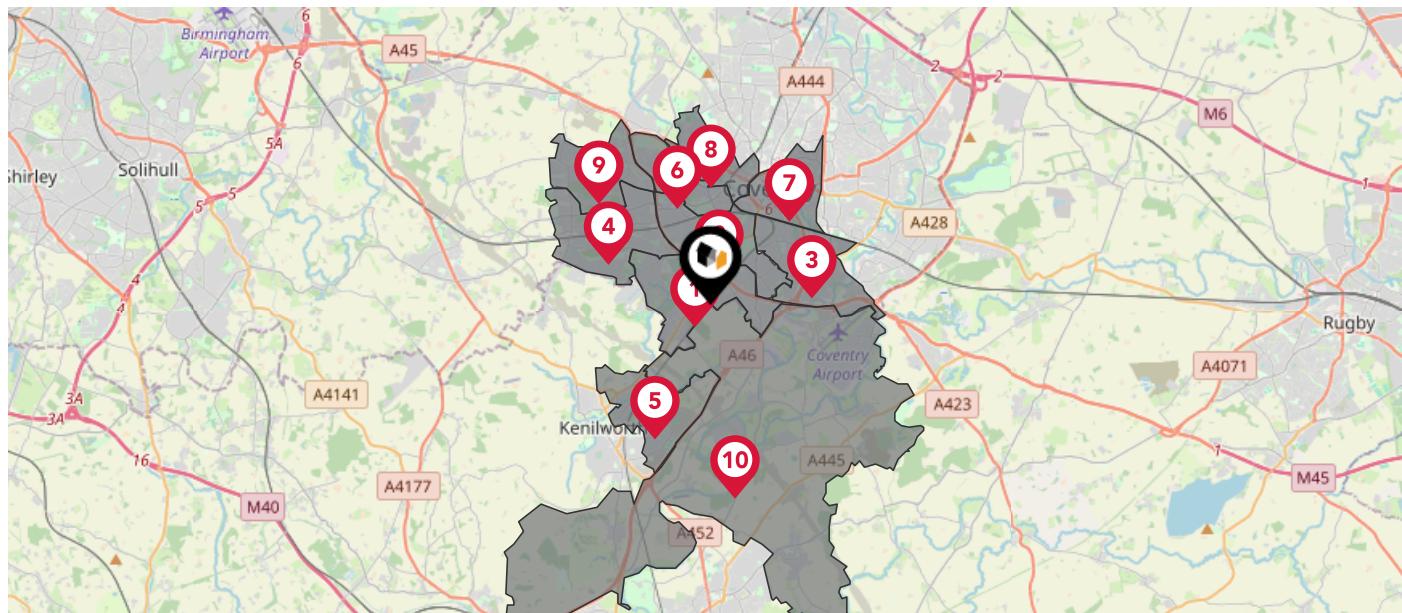
10 Spon Street

# 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

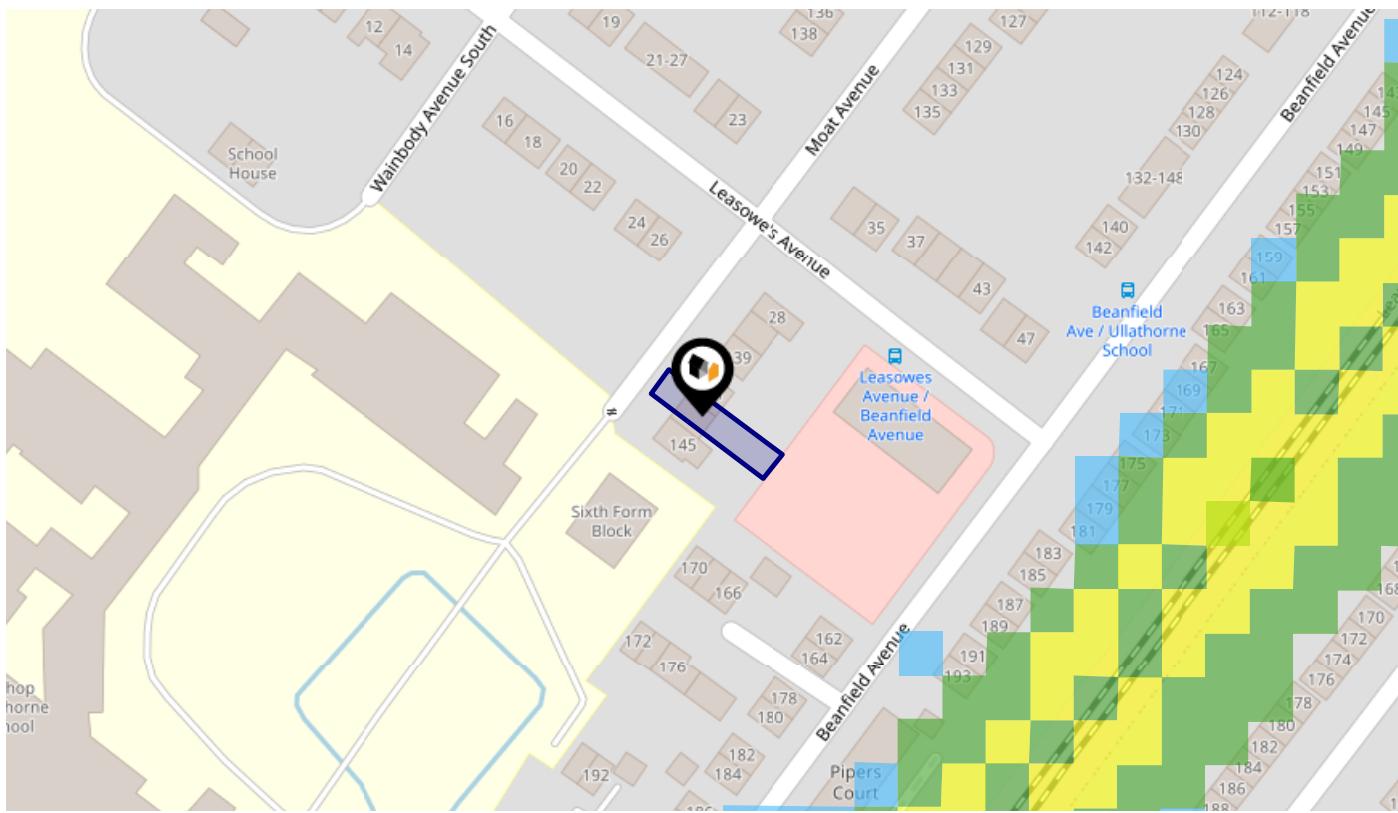
1	Wainbody Ward
2	Earlsdon Ward
3	Cheylesmore Ward
4	Westwood Ward
5	Kenilworth Park Hill Ward
6	Whoberley Ward
7	St. Michael's Ward
8	Sherbourne Ward
9	Woodlands Ward
10	Cubbington & Leek Wootton Ward

# Maps

## Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

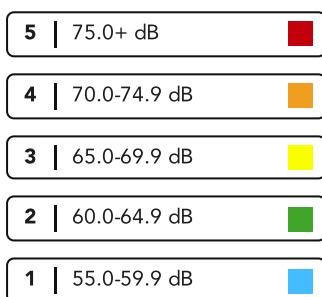


### Rail Noise Data

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:

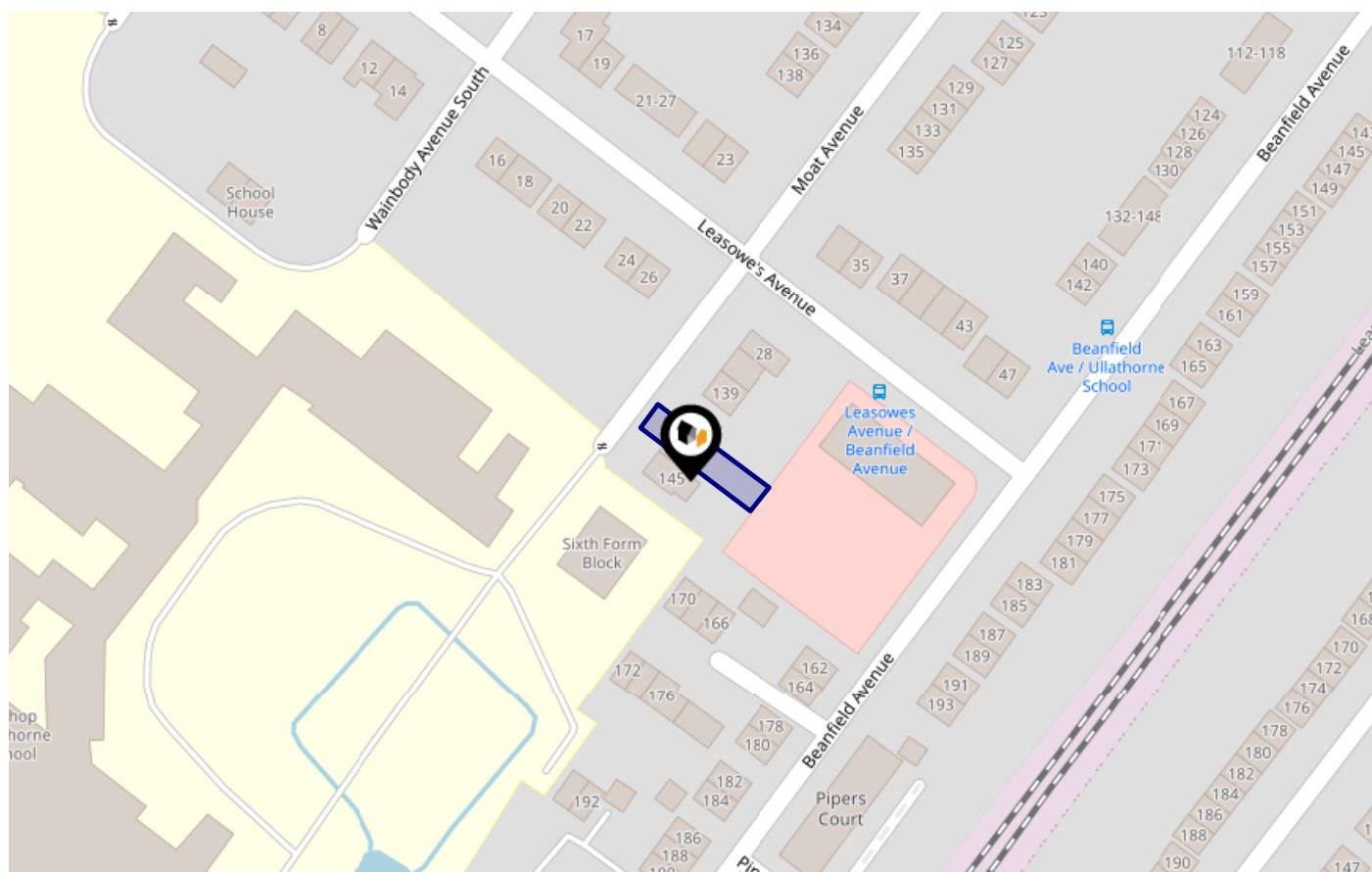


# Flood Risk

## 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.

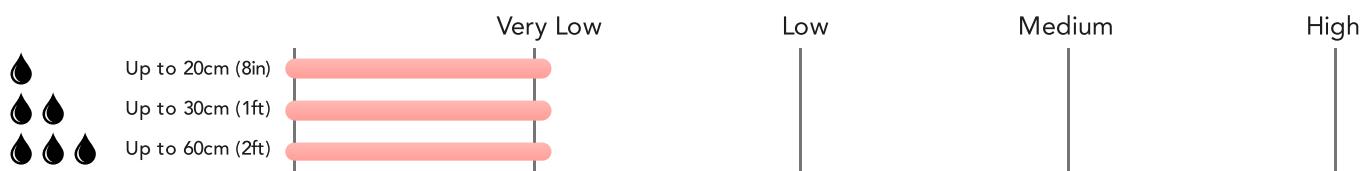


**Risk Rating: Very low**

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:

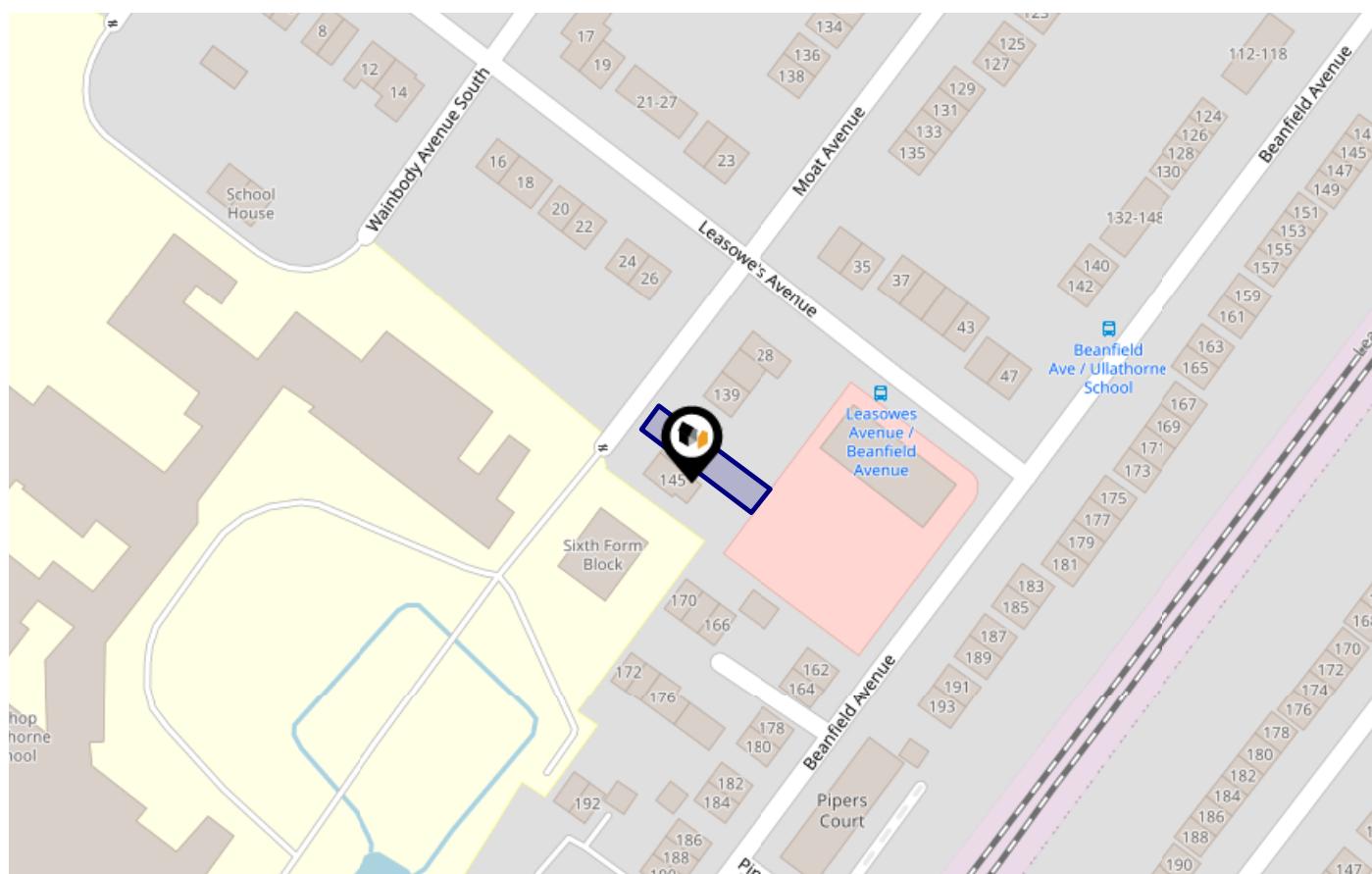


# Flood Risk

## 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.

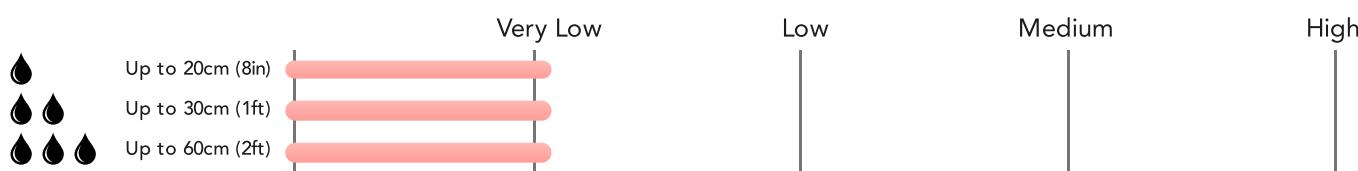


**Risk Rating: Very low**

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- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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- 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:

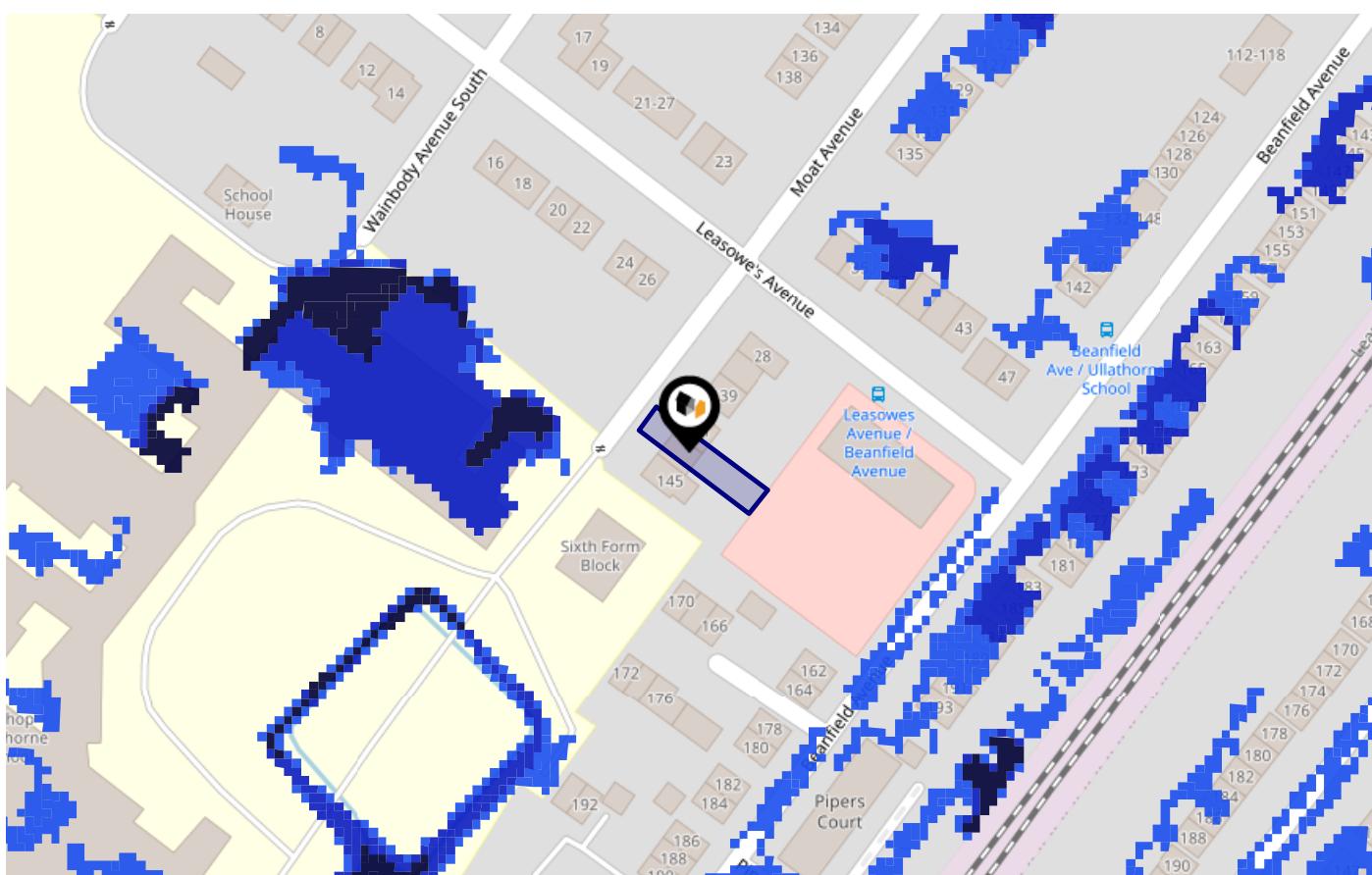


# Flood Risk

## 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.

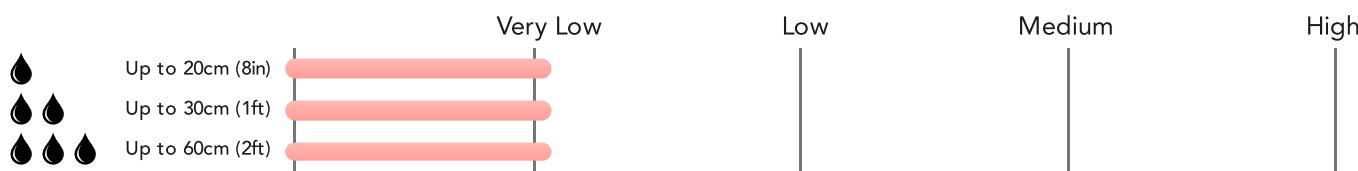


Risk Rating: Very low

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:

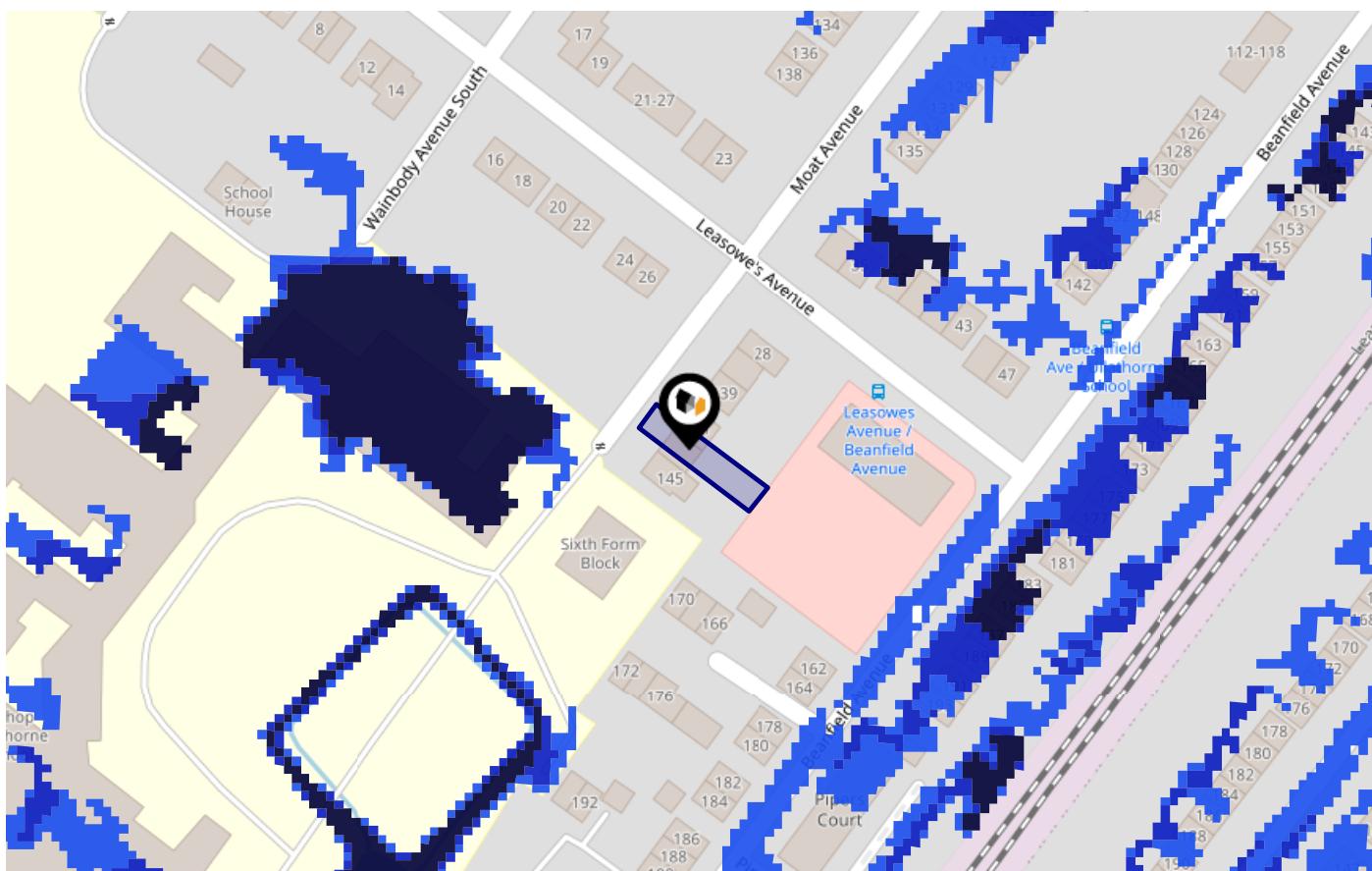


# Flood Risk

## 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.

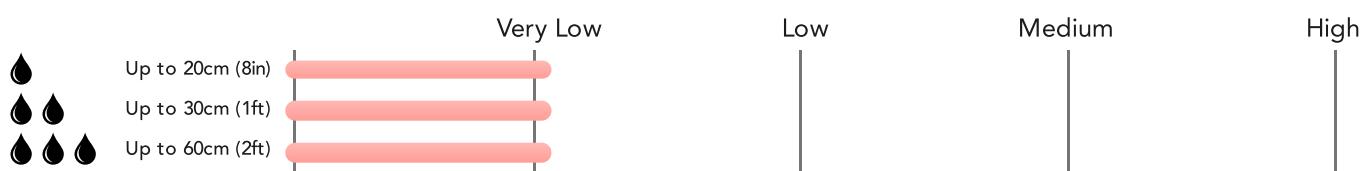


**Risk Rating: Very low**

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

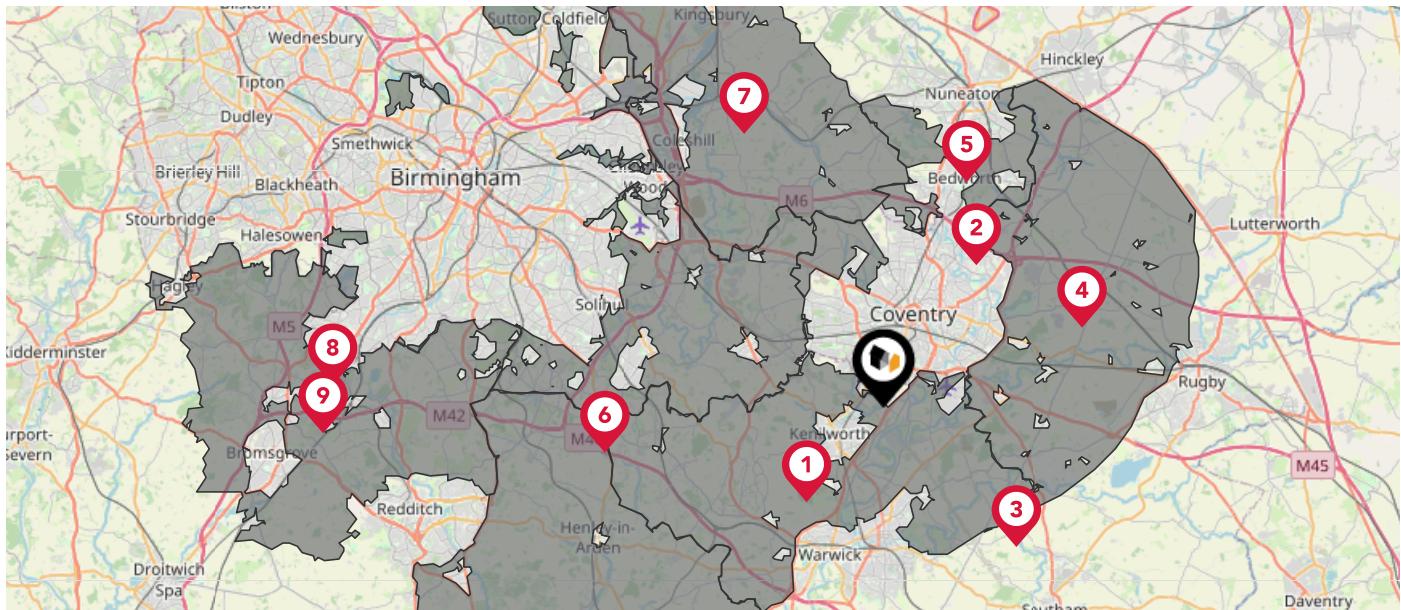


# Maps

## Green Belt



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



### Nearby Green Belt Land

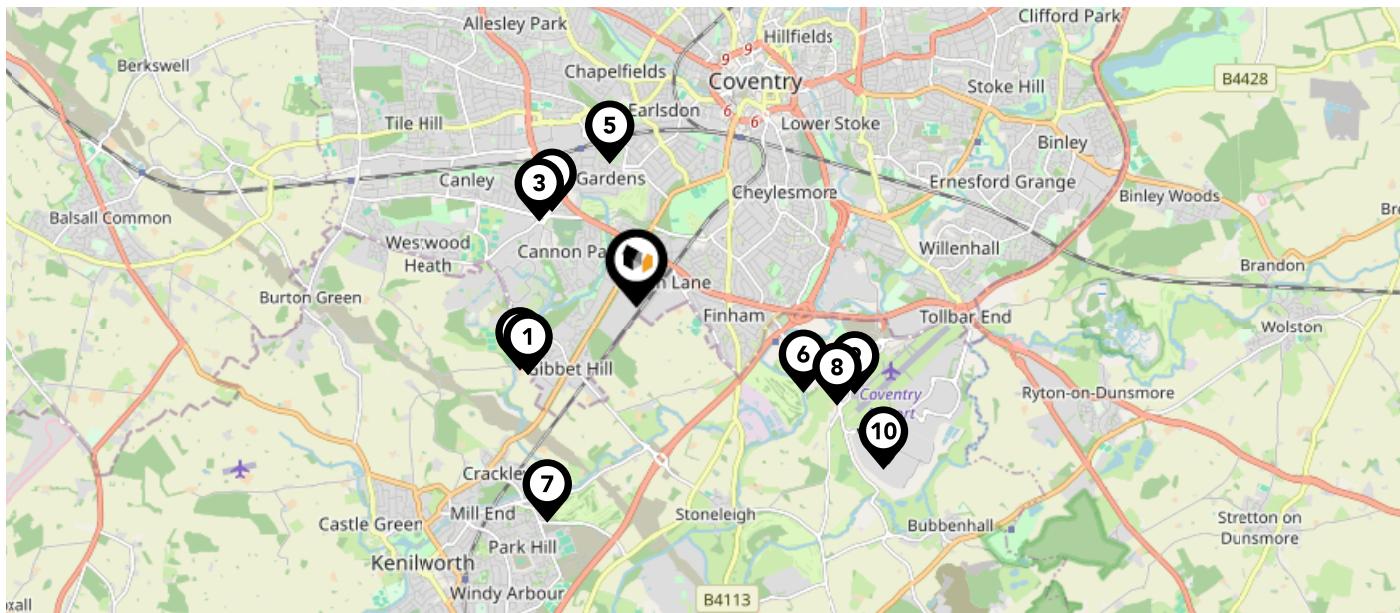
- 1 Birmingham Green Belt - Warwick
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - Stratford-on-Avon
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - Solihull
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham Green Belt - Birmingham
- 9 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

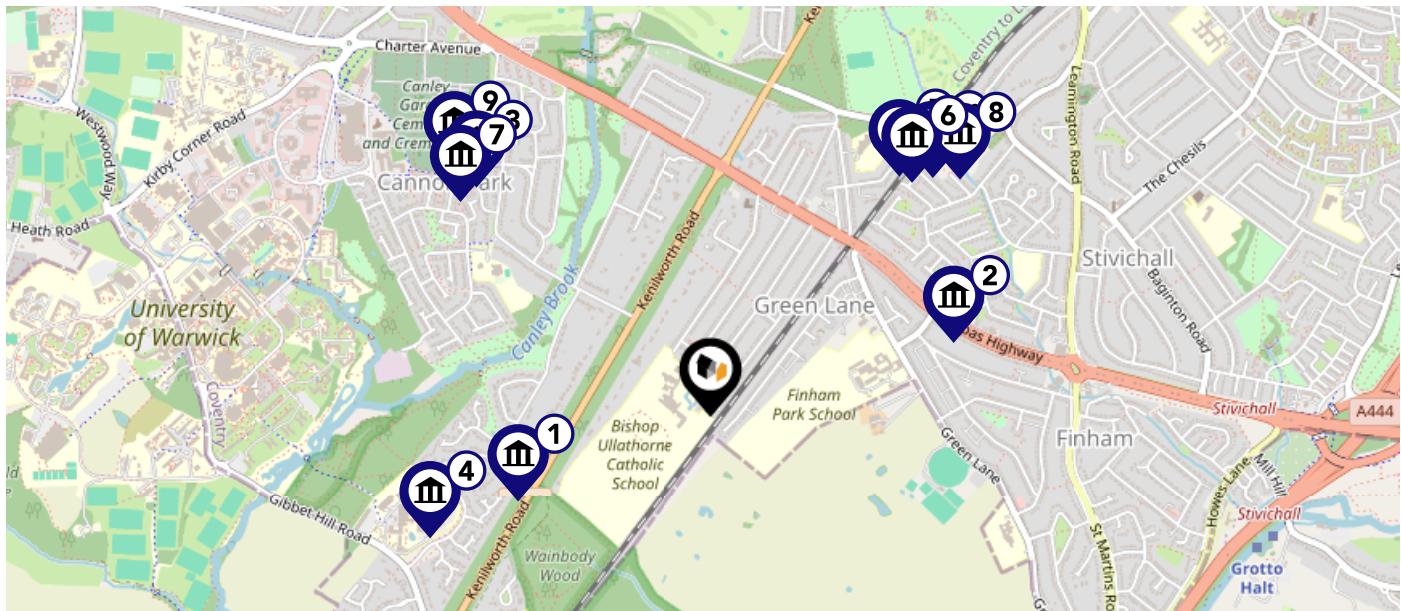
1	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
2	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
3	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
5	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
6	Hall Drive-Baginton	Historic Landfill	<input type="checkbox"/>
7	The Old Sewerage Works, Off Dalehouse Lane, Kenilworth-Old Sewerage Works, Dalehouse Lane, Kenilworth, Warwickshire	Historic Landfill	<input type="checkbox"/>
8	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
9	Rowley Road-Baginton	Historic Landfill	<input type="checkbox"/>
10	Rock Farm Landfill-	Historic Landfill	<input type="checkbox"/>

# Maps

## Listed Buildings

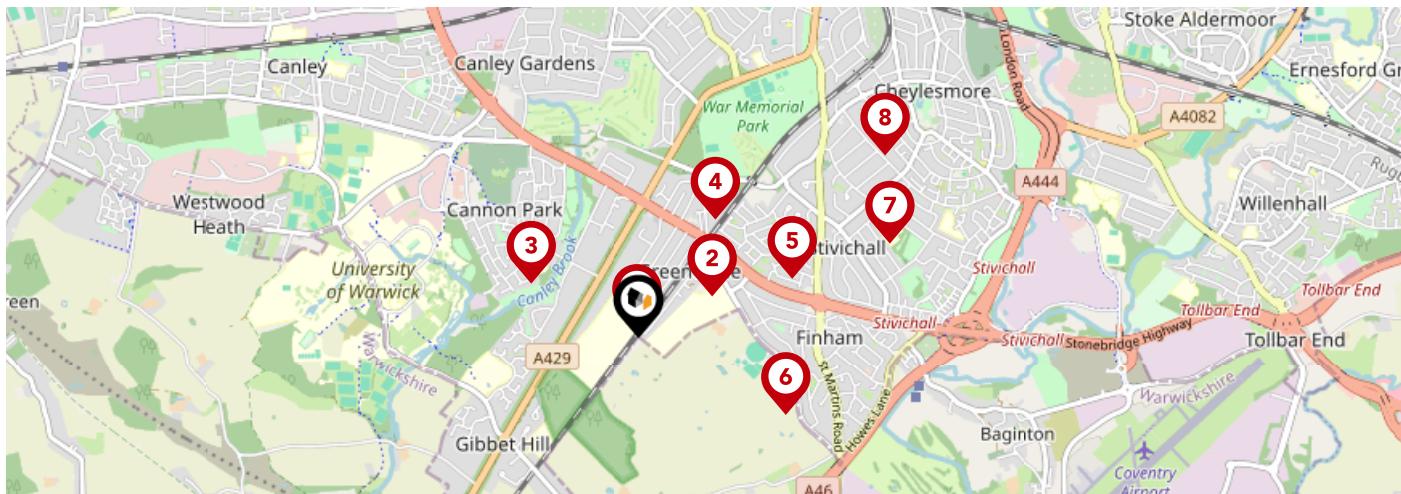


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1391207 - House With Garage, Raised Terrace And Plant Boxes	Grade II	0.5 miles
1342919 - Stivichall Grange	Grade II	0.6 miles
1342914 - Canley Hall Farmhouse	Grade II	0.7 miles
1392017 - Houses For Visiting Mathematicians Warwick University	Grade II	0.7 miles
1265651 - Stivichall Animal Pound	Grade II	0.7 miles
1320289 - The Cottage	Grade II	0.7 miles
1076619 - Canley Hall Farmhouses	Grade II	0.7 miles
1104926 - The Smithy	Grade II	0.8 miles
1138979 - Barn At Ivy Farm	Grade II	0.8 miles
1076608 - Bridge Cottage	Grade II	0.8 miles

# Area Schools



Nursery Primary Secondary College Private



## Bishop Ullathorne Catholic School

Ofsted Rating: Good | Pupils: 1140 | Distance: 0.05



## Finham Park School

Ofsted Rating: Outstanding | Pupils: 1711 | Distance: 0.39



## Cannon Park Primary School

Ofsted Rating: Good | Pupils: 204 | Distance: 0.54



## Stivichall Primary School

Ofsted Rating: Good | Pupils: 534 | Distance: 0.64



## Grange Farm Primary School

Ofsted Rating: Good | Pupils: 421 | Distance: 0.75



## Finham Primary School

Ofsted Rating: Good | Pupils: 463 | Distance: 0.75



## St Thomas More Catholic Primary School

Ofsted Rating: Good | Pupils: 317 | Distance: 1.22

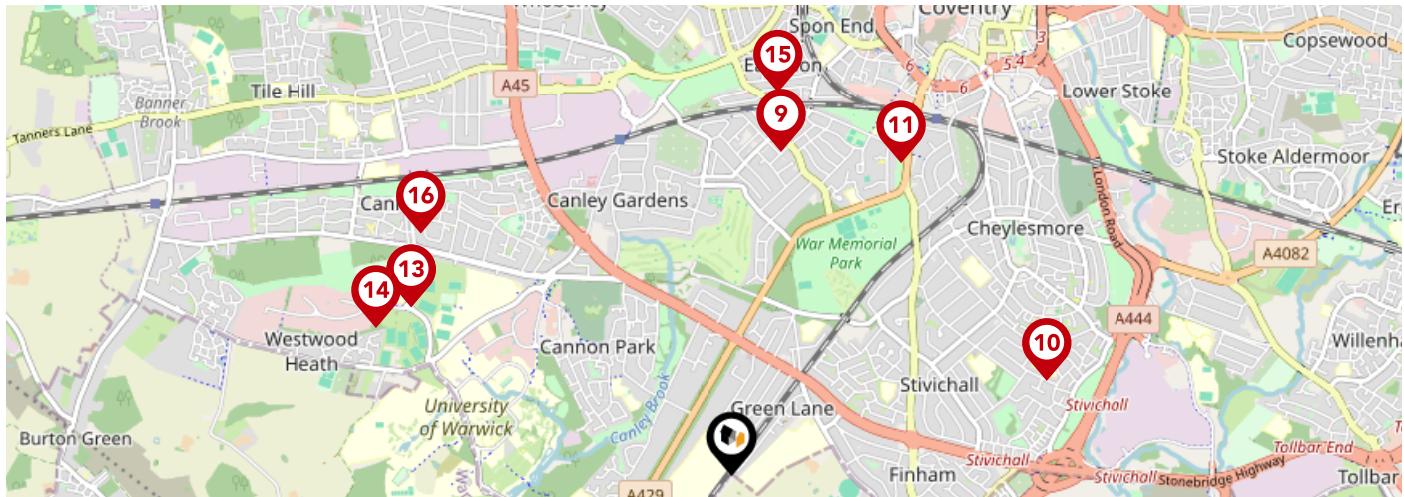
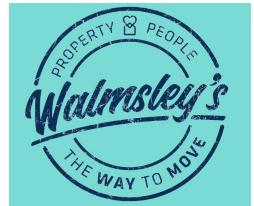


## Manor Park Primary School

Ofsted Rating: Good | Pupils: 727 | Distance: 1.39



# Area Schools



Nursery Primary Secondary College Private



## Earlsdon Primary School

Ofsted Rating: Good | Pupils: 423 | Distance: 1.48



## Howes Community Primary School

Ofsted Rating: Requires improvement | Pupils: 177 | Distance: 1.49



## King Henry VIII School

Ofsted Rating: Not Rated | Pupils: 802 | Distance: 1.61



## WMG Academy for Young Engineers

Ofsted Rating: Good | Pupils: 504 | Distance: 1.64



## The Westwood Academy

Ofsted Rating: Requires improvement | Pupils: 915 | Distance: 1.64



## The National Mathematics and Science College

Ofsted Rating: Not Rated | Pupils: 137 | Distance: 1.74



## Hearsall Community Academy

Ofsted Rating: Good | Pupils: 466 | Distance: 1.75

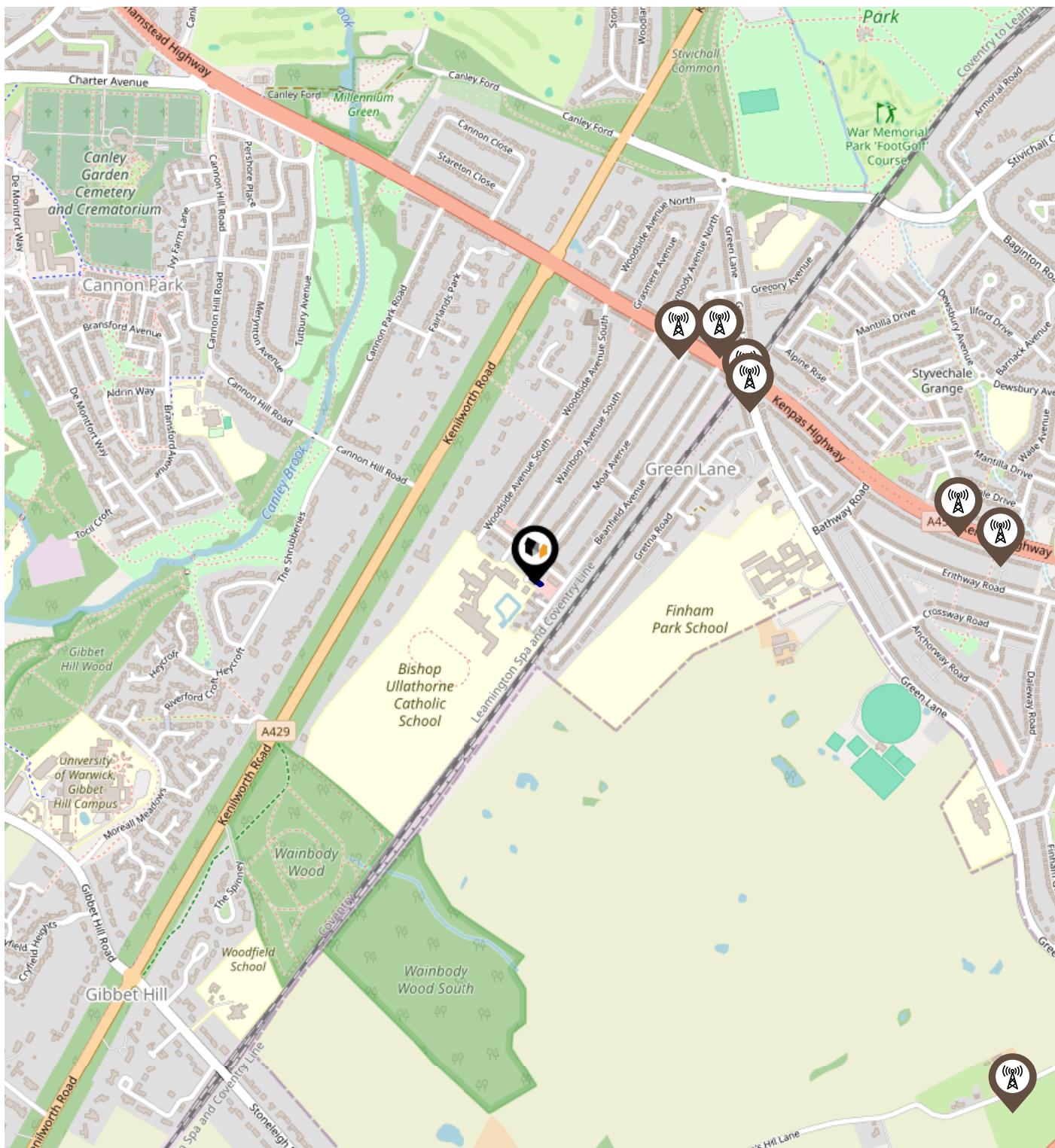


## Charter Academy

Ofsted Rating: Good | Pupils: 344 | Distance: 1.78



# Local Area Masts & Pylons



## Key:

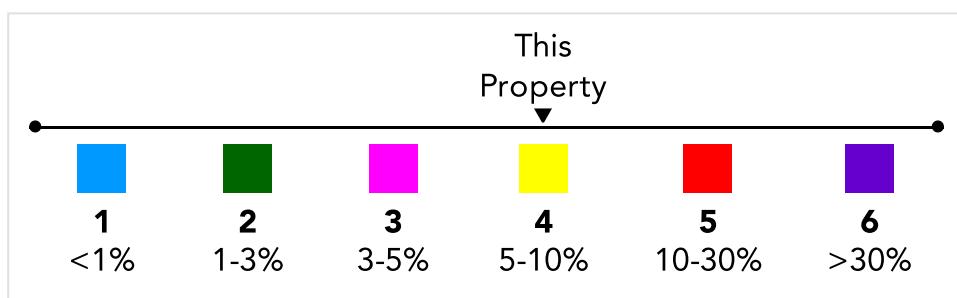
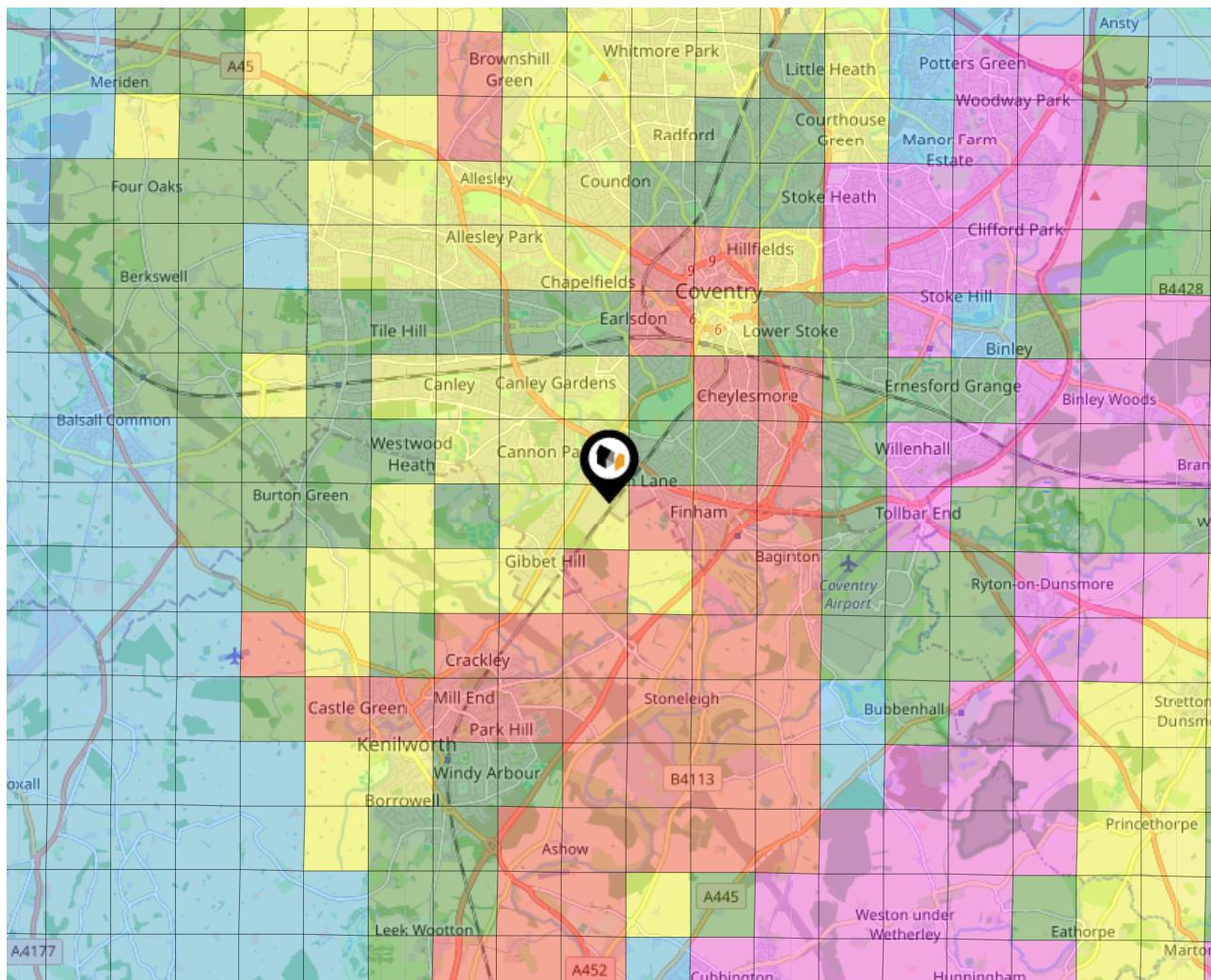
- Power Pylons
- Communication Masts

# Environment Radon Gas

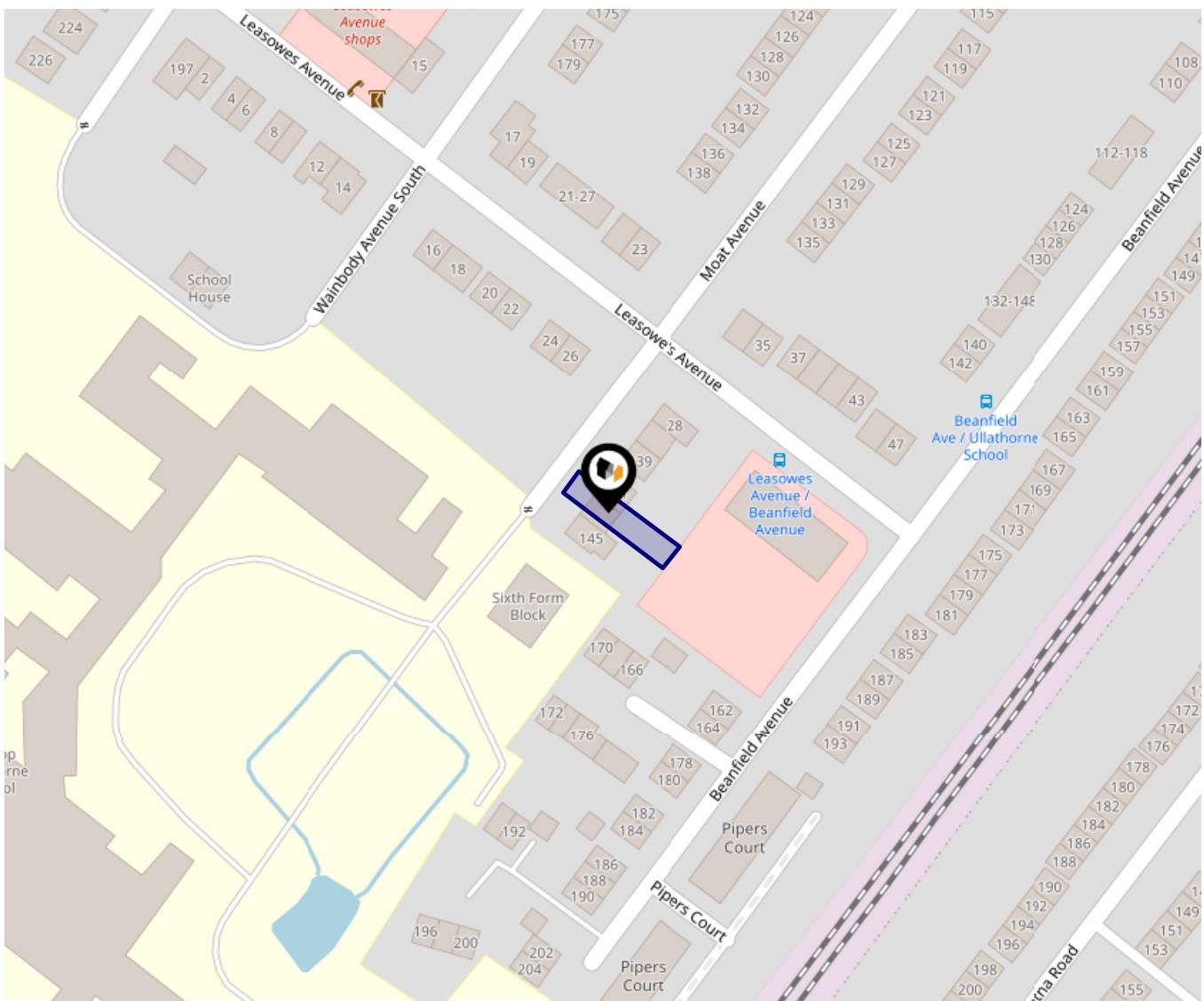


## What is Radon?

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

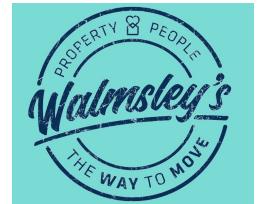


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

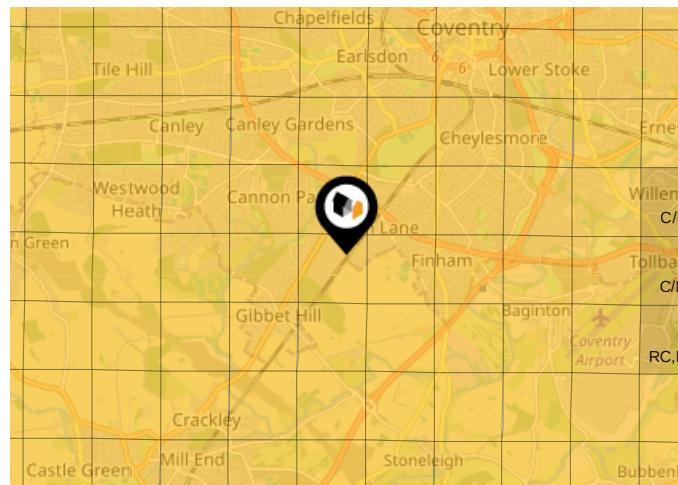
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment Soils & Clay



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

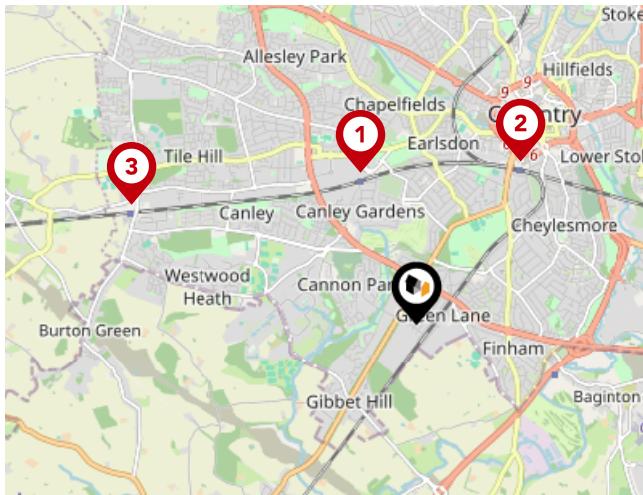
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	LOAM INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

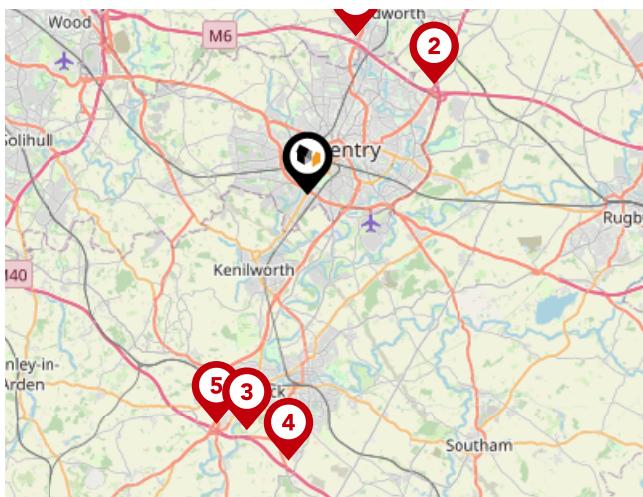
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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



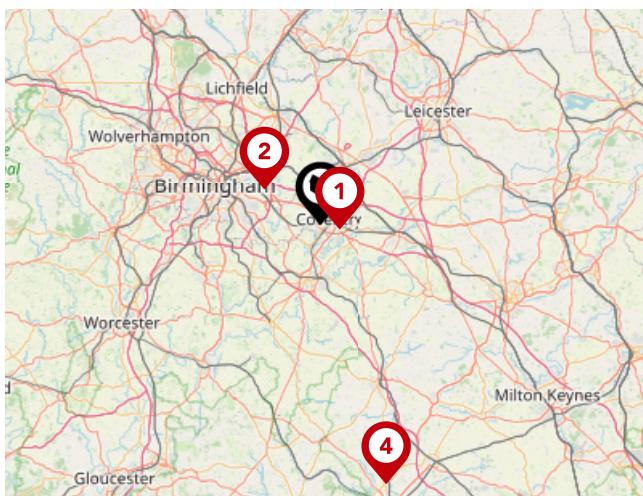
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	1.46 miles
2	Coventry Rail Station	1.75 miles
3	Tile Hill Rail Station	2.8 miles



## Trunk Roads/Motorways

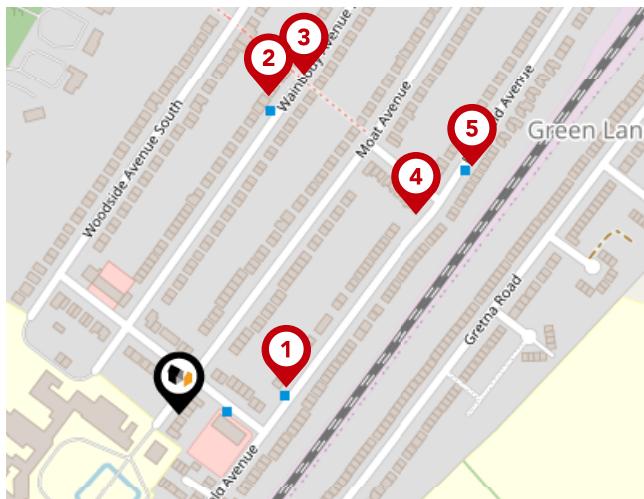
Pin	Name	Distance
1	M6 J3	6.04 miles
2	M6 J2	6.11 miles
3	M40 J14	8.77 miles
4	M40 J13	9.66 miles
5	M40 J15	8.89 miles



## Airports/Helipads

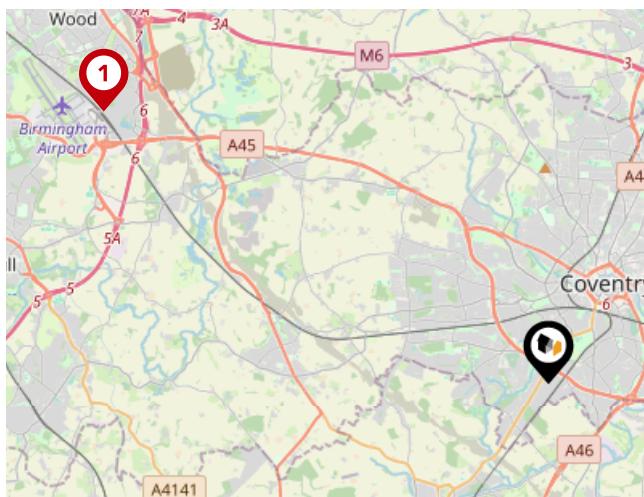
Pin	Name	Distance
1	Baginton	2.69 miles
2	Birmingham Airport	9.7 miles
3	East Mids Airport	32.1 miles
4	Kidlington	38.98 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Leasowe's Avenue	0.06 miles
2	Moat Ave	0.19 miles
3	Moat Ave	0.2 miles
4	Medland Avenue	0.18 miles
5	Medland Avenue	0.22 miles



## Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.42 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

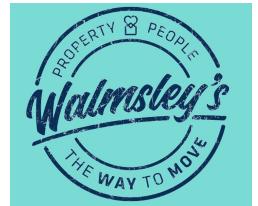


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# Agent Disclaimer



## 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.

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