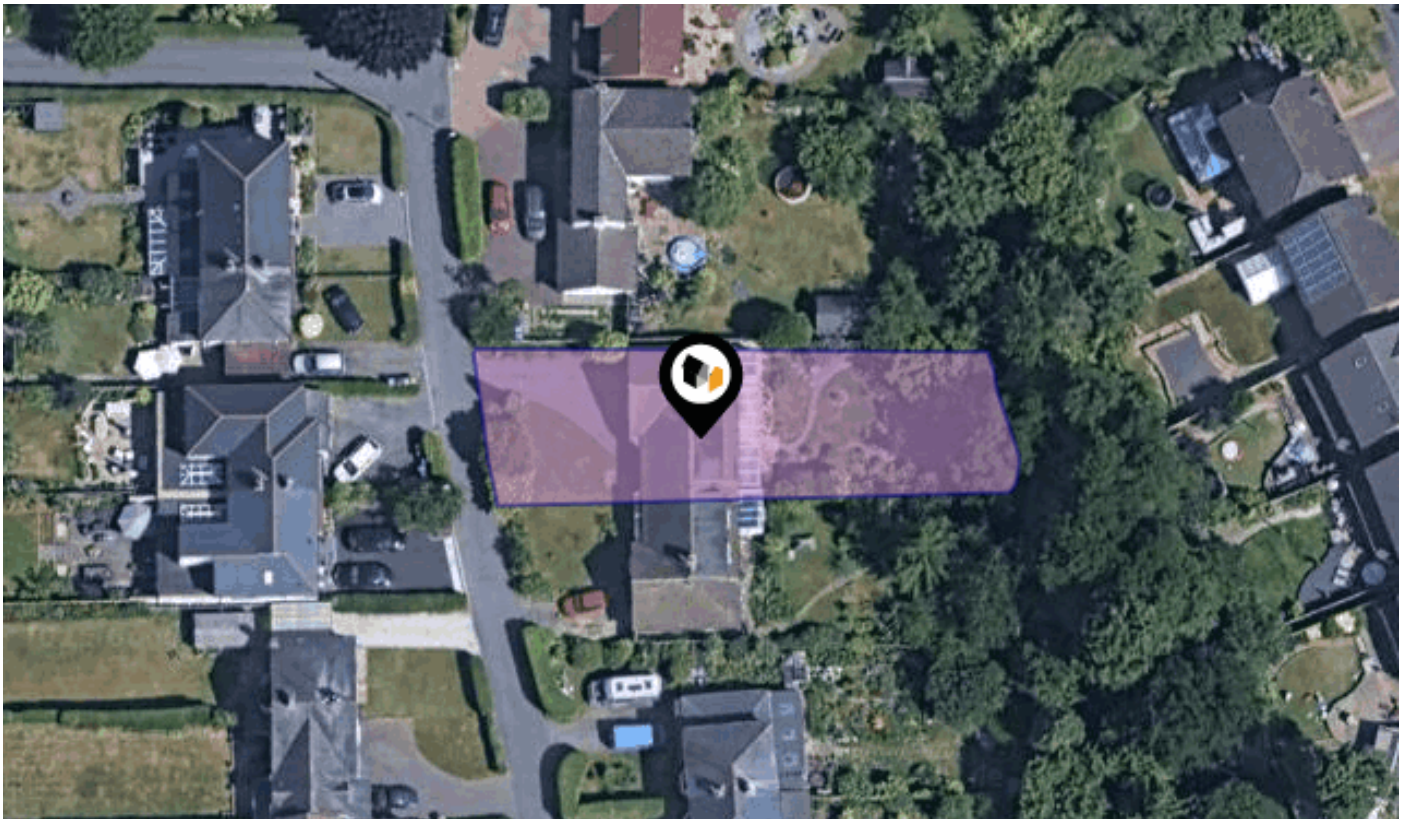


[See More Online](#)

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th October 2025



AINSBURY ROAD, COVENTRY, CV5

Price Estimate : £455,000

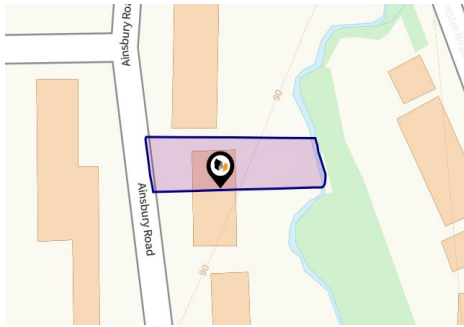
Martin & Co | Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

steve.chadwick@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/



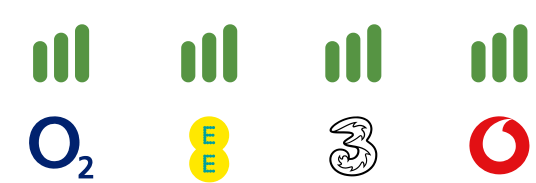
Property

Type:	Semi-Detached	Price Estimate:	£455,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,237 ft ² / 115 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band D		
Annual Estimate:	£2,414		
Title Number:	WM50977		

Local Area

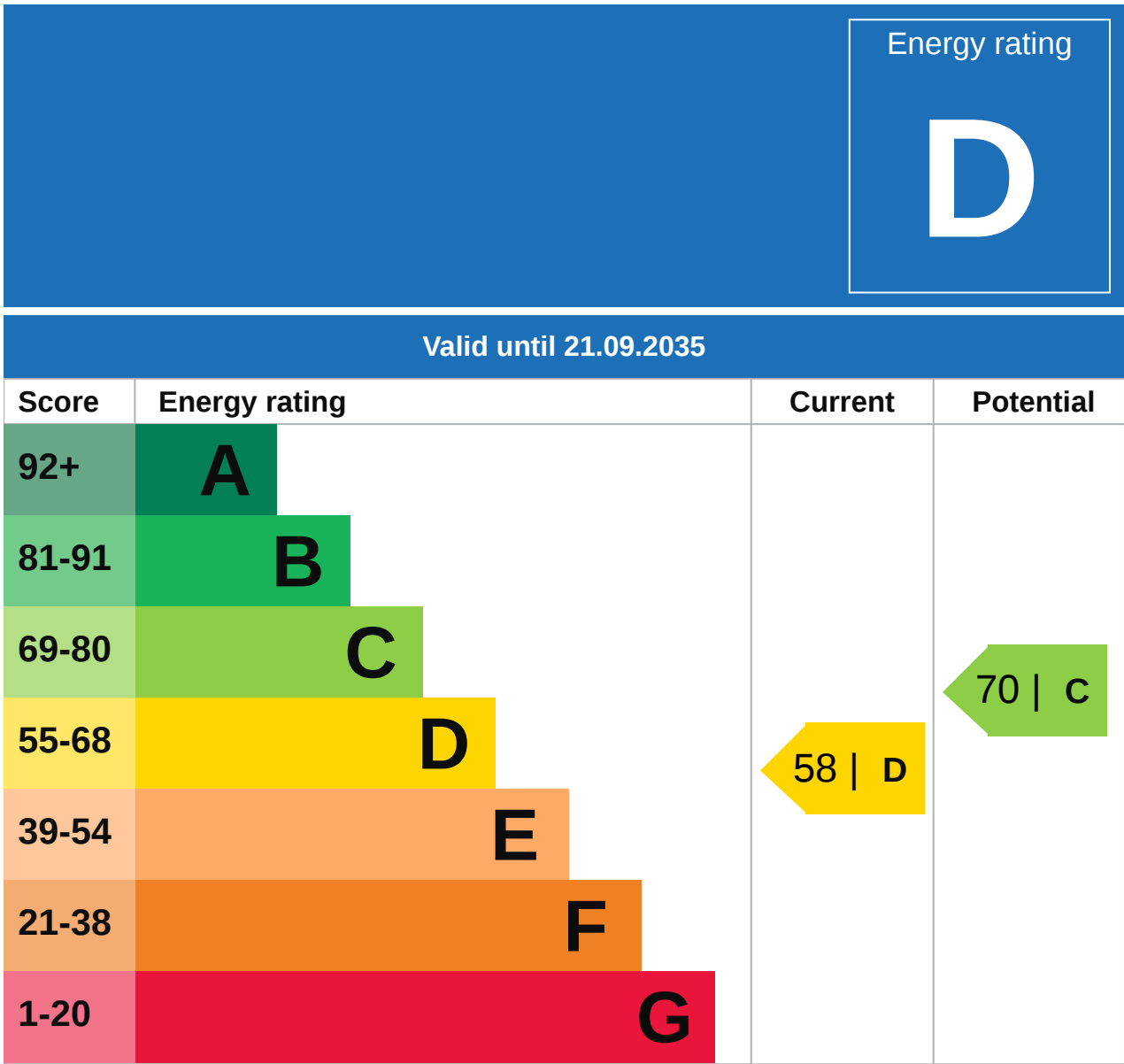
Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	6	56	10000
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:





Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	115 m ²

69, Ainsbury Road, Coventry, CV5 6BA

Last Sold Date:	03/09/2025	25/04/1997
Last Sold Price:	£500,000	£108,000

47, Ainsbury Road, Coventry, CV5 6BA

Last Sold Date:	20/10/2023	06/07/2007
Last Sold Price:	£535,000	£400,000

25, Ainsbury Road, Coventry, CV5 6BA

Last Sold Date:	21/12/2022	24/11/2006	22/12/2000
Last Sold Price:	£490,000	£295,000	£150,000

37, Ainsbury Road, Coventry, CV5 6BA

Last Sold Date:	25/05/2022
Last Sold Price:	£555,000

23a, Ainsbury Road, Coventry, CV5 6BA

Last Sold Date:	17/12/2021	05/01/2010
Last Sold Price:	£665,000	£417,000

73, Ainsbury Road, Coventry, CV5 6BA

Last Sold Date:	29/06/2021
Last Sold Price:	£615,000

45, Ainsbury Road, Coventry, CV5 6BA

Last Sold Date:	19/04/2021
Last Sold Price:	£280,000

81, Ainsbury Road, Coventry, CV5 6BA

Last Sold Date:	19/03/2021	06/11/2008
Last Sold Price:	£565,000	£205,000

53, Ainsbury Road, Coventry, CV5 6BA

Last Sold Date:	10/01/2020	27/09/2013
Last Sold Price:	£590,000	£300,000

15, Ainsbury Road, Coventry, CV5 6BA

Last Sold Date:	07/01/2020
Last Sold Price:	£340,000

27a, Ainsbury Road, Coventry, CV5 6BA

Last Sold Date:	06/06/2019	14/12/2006	09/09/1998
Last Sold Price:	£327,500	£350,000	£96,350

15a, Ainsbury Road, Coventry, CV5 6BA

Last Sold Date:	26/05/2017
Last Sold Price:	£368,000

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

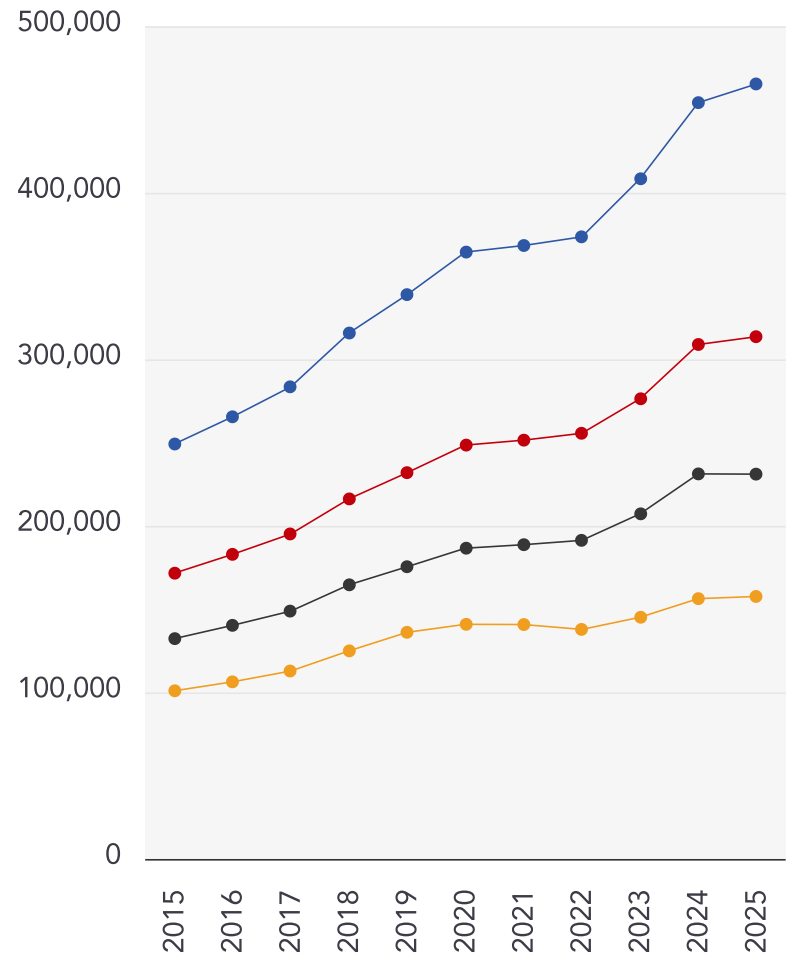
29a, Ainsbury Road, Coventry, CV5 6BA			
Last Sold Date:	20/06/2014	23/07/1999	
Last Sold Price:	£292,500	£92,000	
91, Ainsbury Road, Coventry, CV5 6BA			
Last Sold Date:	07/05/2014		
Last Sold Price:	£356,500		
57, Ainsbury Road, Coventry, CV5 6BA			
Last Sold Date:	10/06/2013		
Last Sold Price:	£226,000		
63, Ainsbury Road, Coventry, CV5 6BA			
Last Sold Date:	04/11/2011		
Last Sold Price:	£220,000		
53a, Ainsbury Road, Coventry, CV5 6BA			
Last Sold Date:	07/04/2008		
Last Sold Price:	£264,950		
51, Ainsbury Road, Coventry, CV5 6BA			
Last Sold Date:	13/07/2007		
Last Sold Price:	£285,000		
67, Ainsbury Road, Coventry, CV5 6BA			
Last Sold Date:	08/05/2007		
Last Sold Price:	£405,000		
43, Ainsbury Road, Coventry, CV5 6BA			
Last Sold Date:	11/10/2006		
Last Sold Price:	£285,000		
79, Ainsbury Road, Coventry, CV5 6BA			
Last Sold Date:	04/02/2005		
Last Sold Price:	£271,500		
77, Ainsbury Road, Coventry, CV5 6BA			
Last Sold Date:	28/05/2004	27/07/2001	01/08/1997
Last Sold Price:	£270,000	£160,000	£91,000
17, Ainsbury Road, Coventry, CV5 6BA			
Last Sold Date:	01/03/2002		
Last Sold Price:	£185,000		
97, Ainsbury Road, Coventry, CV5 6BA			
Last Sold Date:	28/09/2001		
Last Sold Price:	£192,500		

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

71, Ainsbury Road, Coventry, CV5 6BA		
Last Sold Date:	03/09/2001	
Last Sold Price:	£171,000	
33, Ainsbury Road, Coventry, CV5 6BA		
Last Sold Date:	18/01/2001	18/04/1997
Last Sold Price:	£220,000	£165,000
23, Ainsbury Road, Coventry, CV5 6BA		
Last Sold Date:	07/07/2000	
Last Sold Price:	£225,000	
85, Ainsbury Road, Coventry, CV5 6BA		
Last Sold Date:	29/07/1999	
Last Sold Price:	£92,000	
95, Ainsbury Road, Coventry, CV5 6BA		
Last Sold Date:	29/08/1996	
Last Sold Price:	£135,000	

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

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



Detached

+86.77%

Semi-Detached

+82.76%

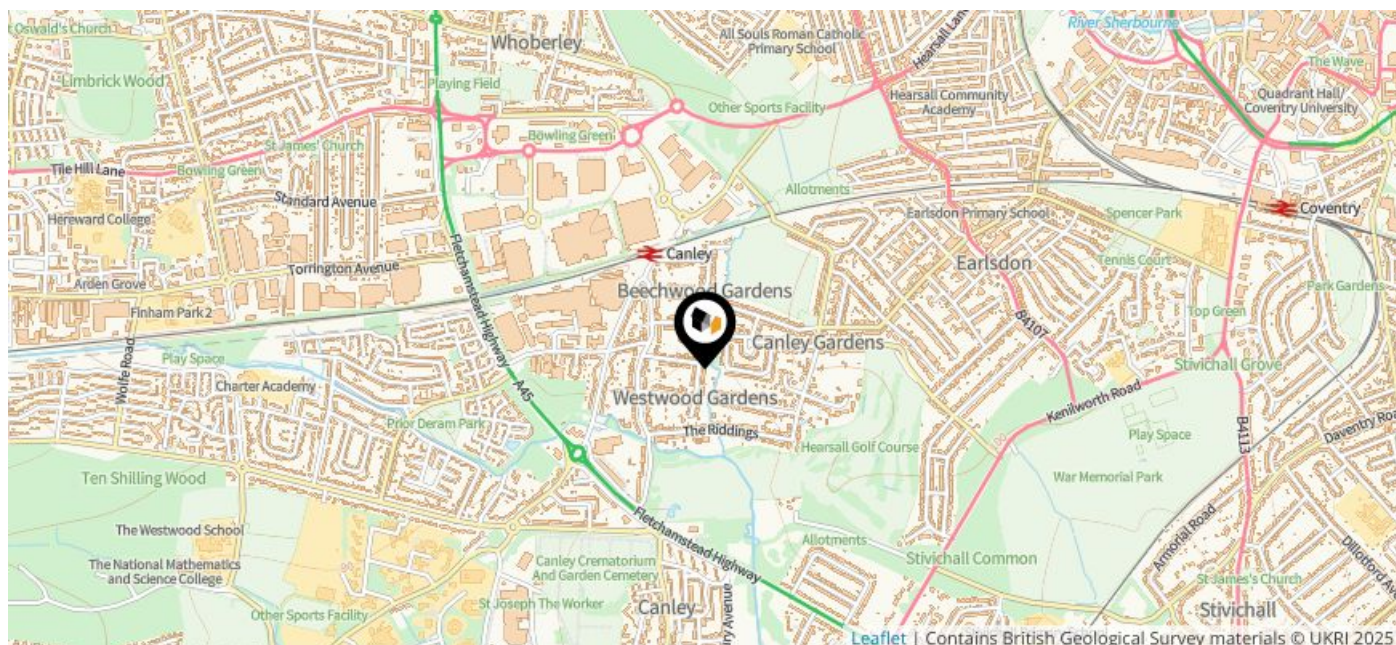
Terraced

+74.65%

Flat

+56.09%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

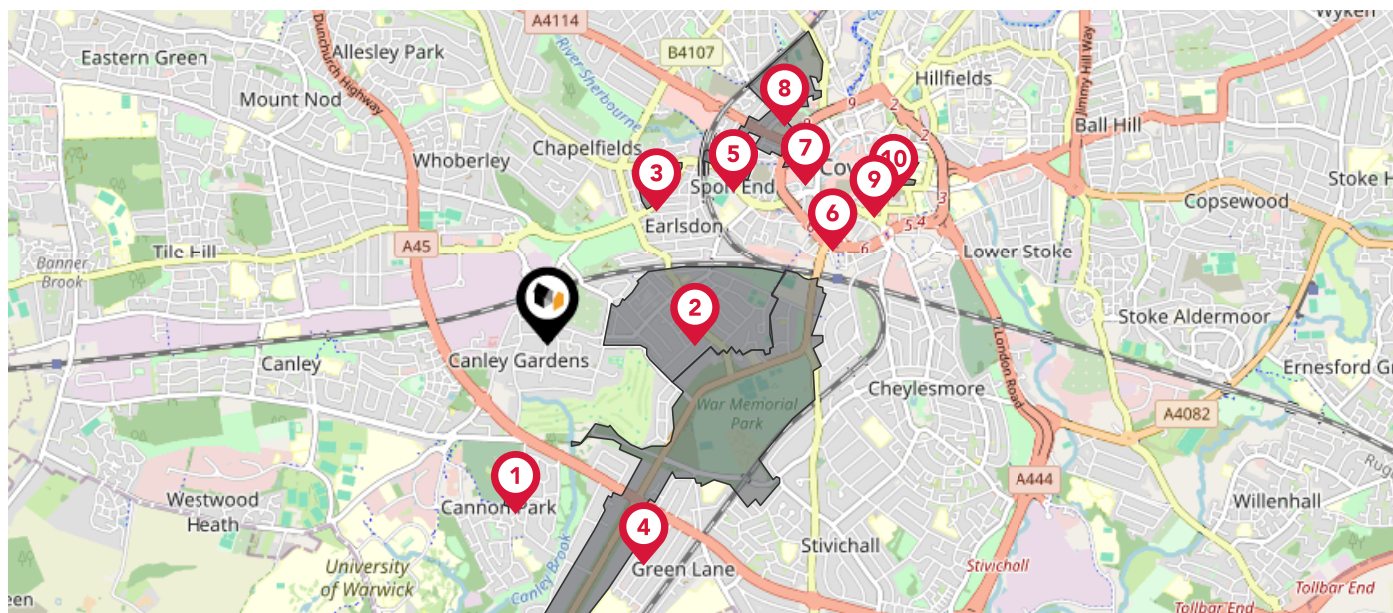
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Maps

Conservation Areas

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



Nearby Conservation Areas

1 Ivy Farm Lane (Canley Hamlet)

2 Earlsdon

3 Chapelfields

4 Kenilworth Road

5 Spon End

6 Greyfriars Green

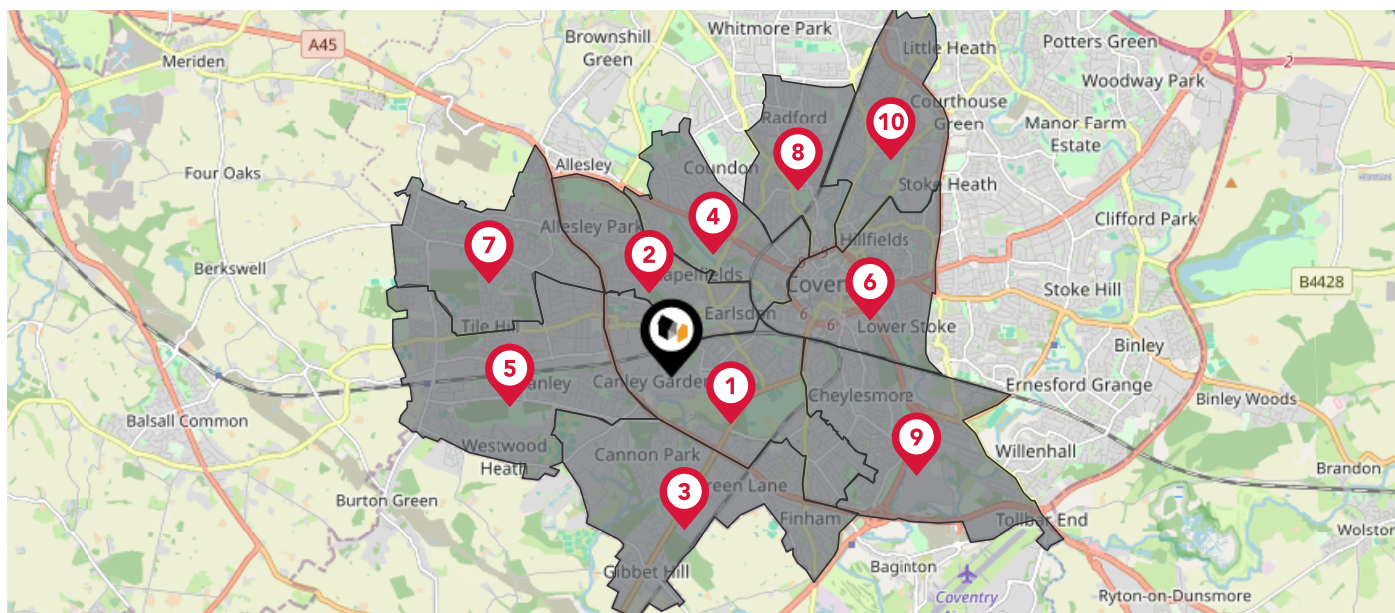
7 Spon Street

8 Naul's Mill

9 High Street

10 Hill Top and Cathedral

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

Earlsdon Ward

2

Whoberley Ward

3

Wainbody Ward

4

Sherbourne Ward

5

Westwood Ward

6

St. Michael's Ward

7

Woodlands Ward

8

Radford Ward

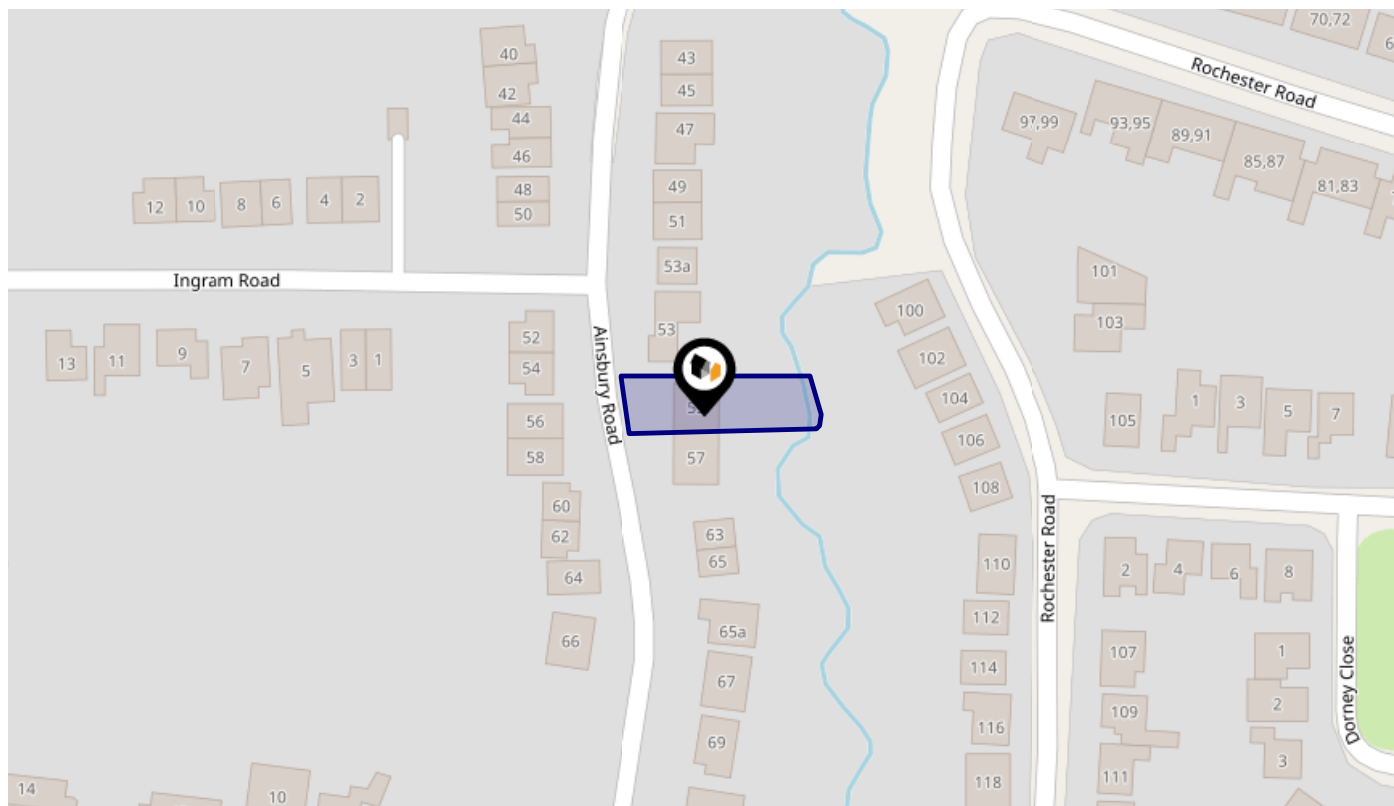
9

Cheylesmore Ward

10

Foleshill Ward

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



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

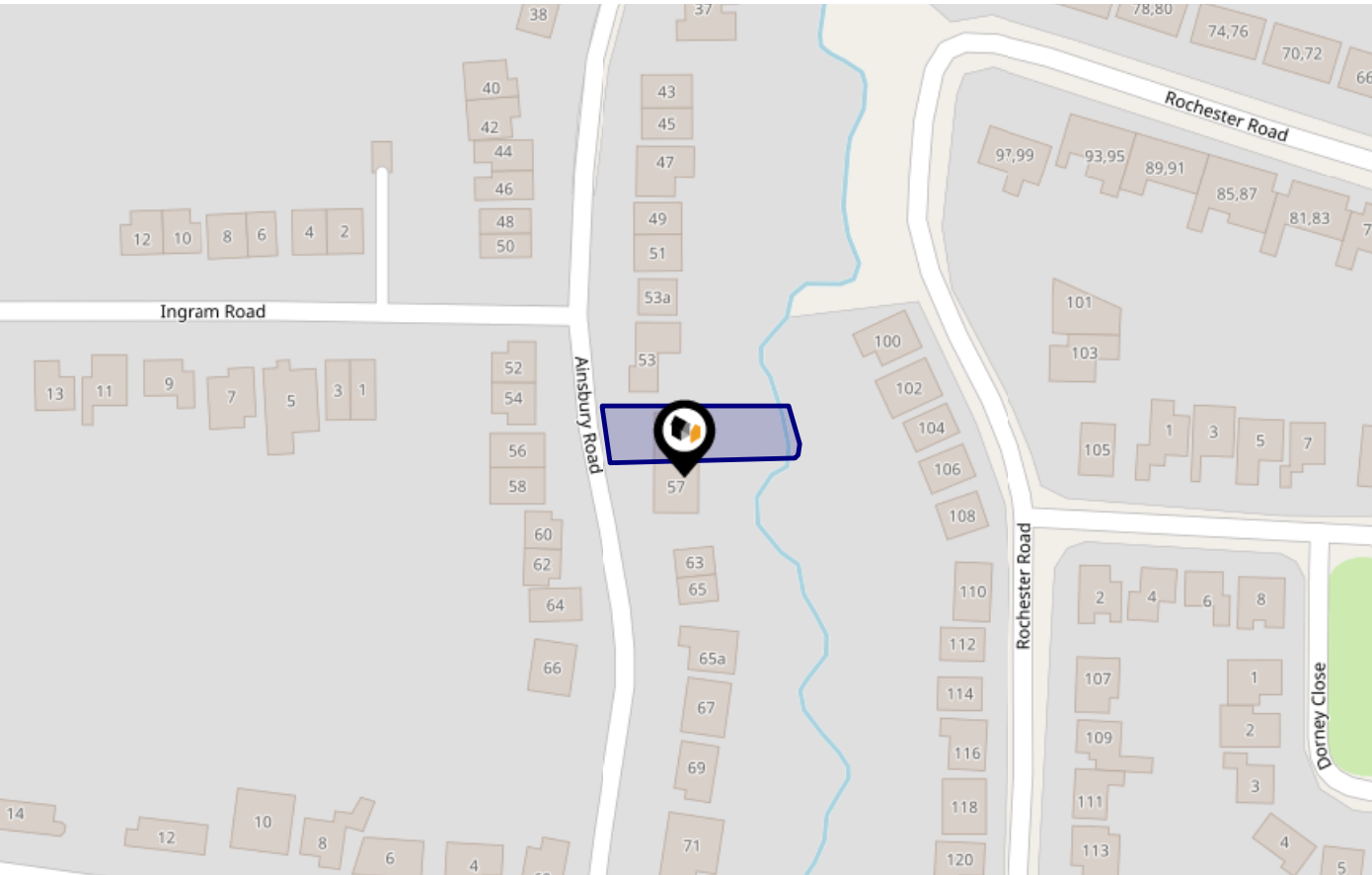
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

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

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

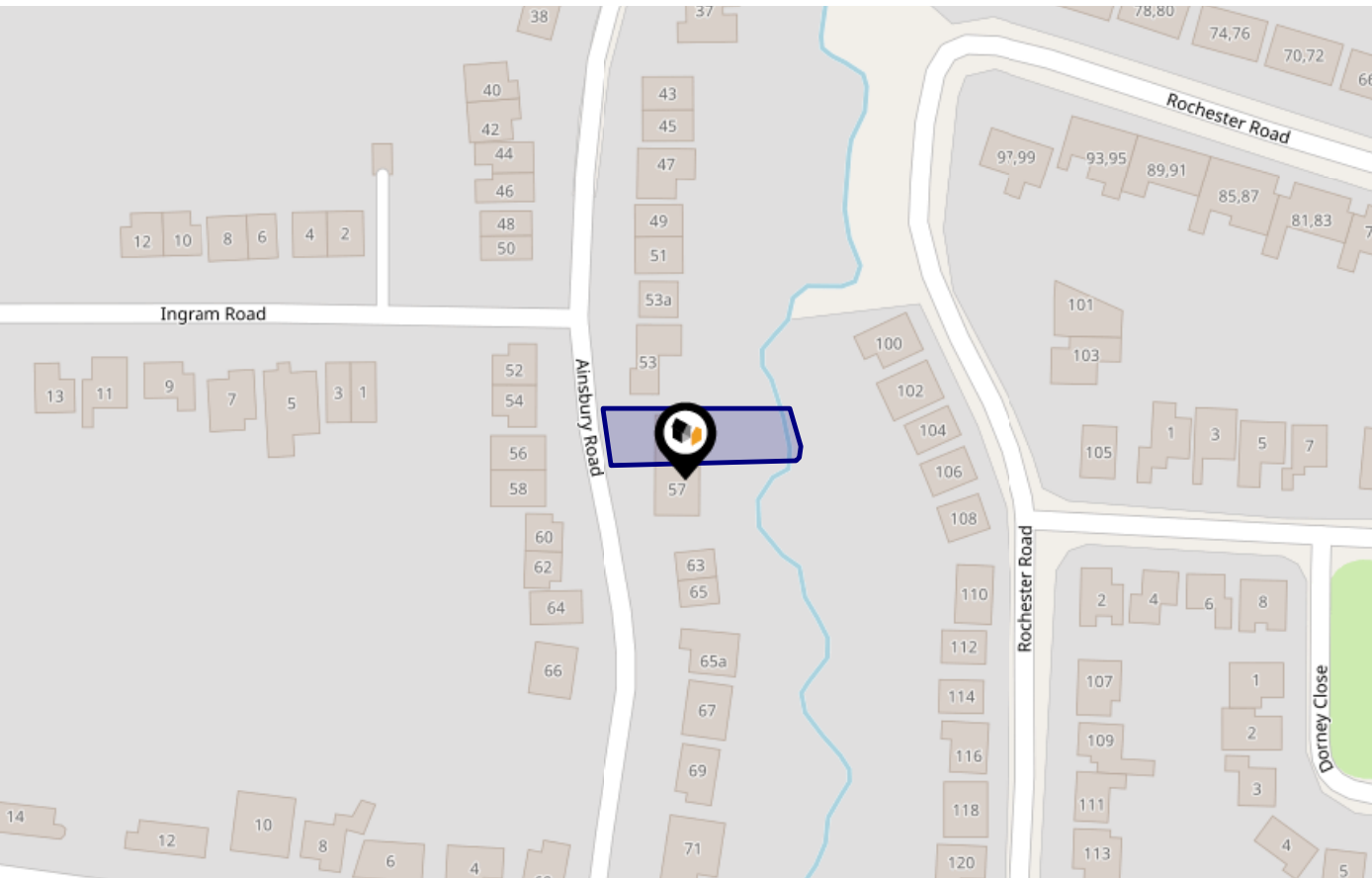
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

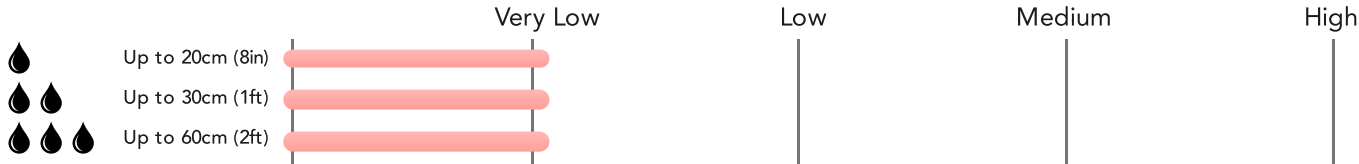


Risk Rating: Very low

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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.

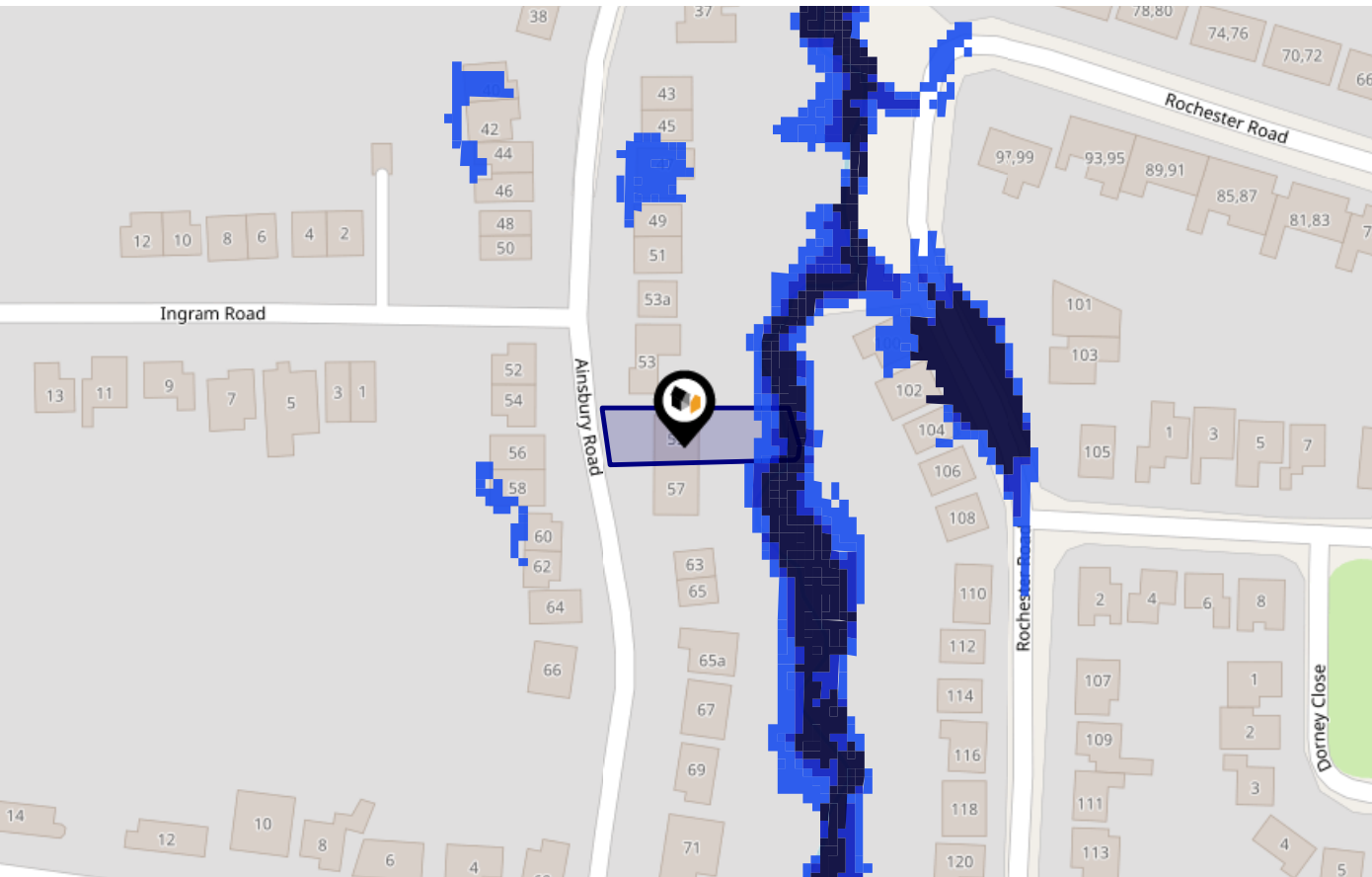
Chance of flooding to the following depths at this property:



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.

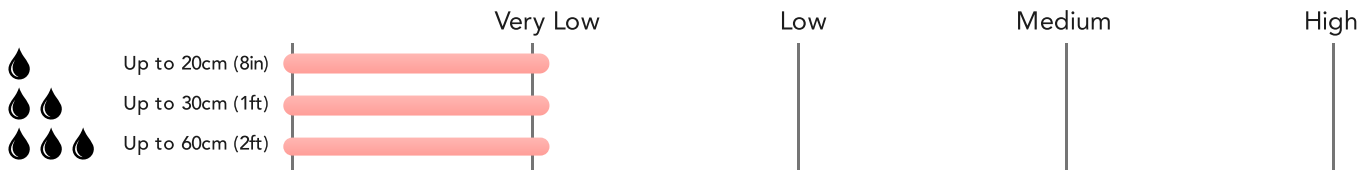


Risk Rating: Very low

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.

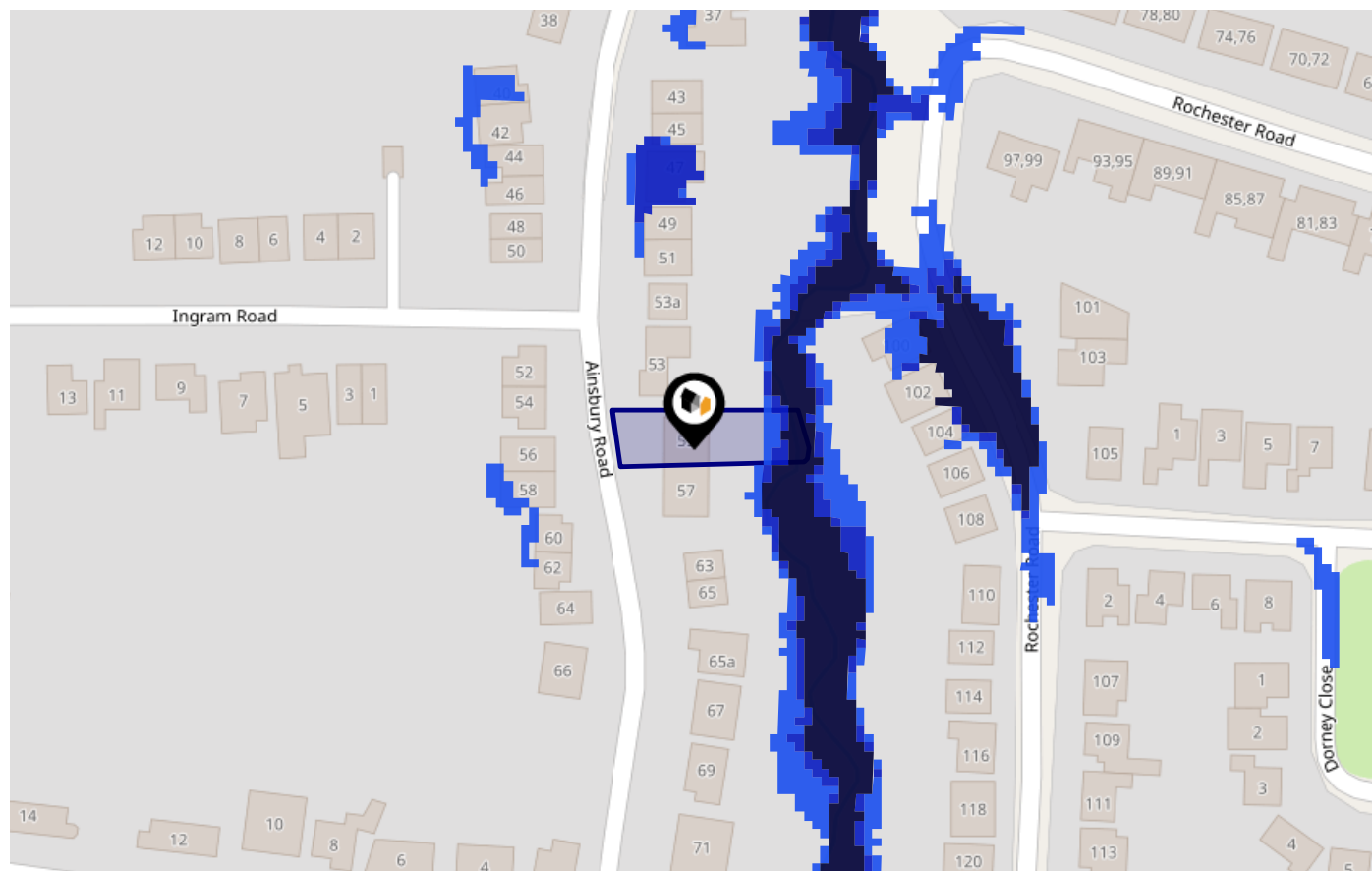
Chance of flooding to the following depths at this property:



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

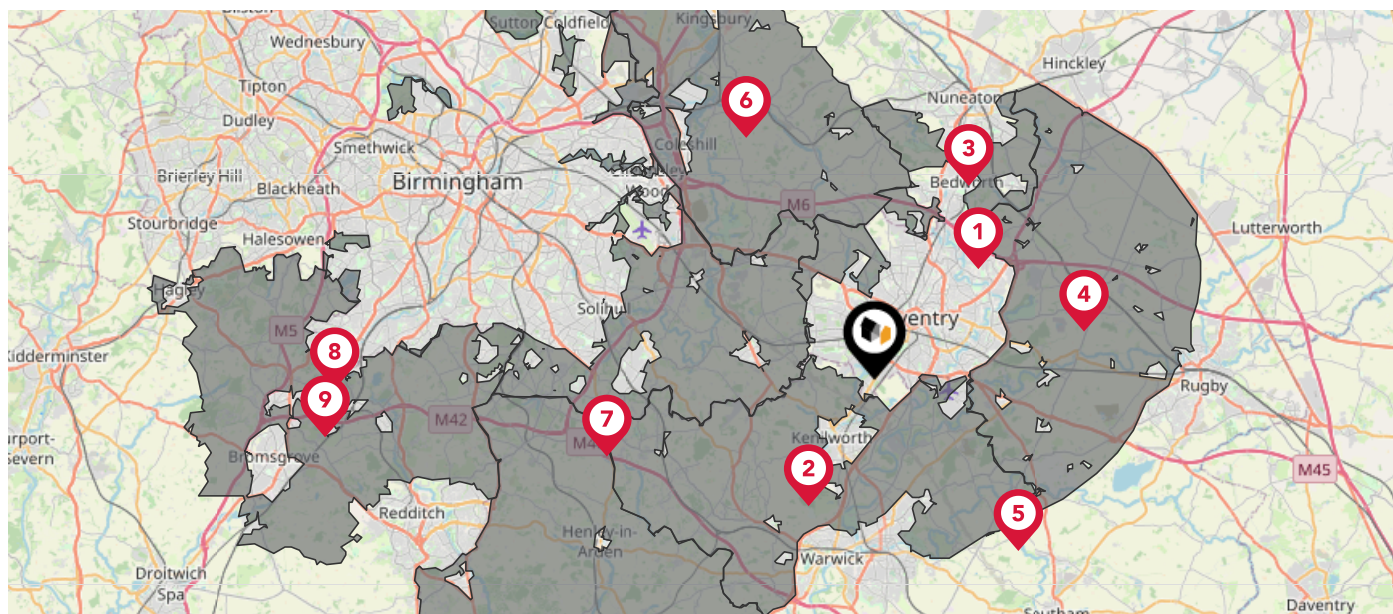
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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:



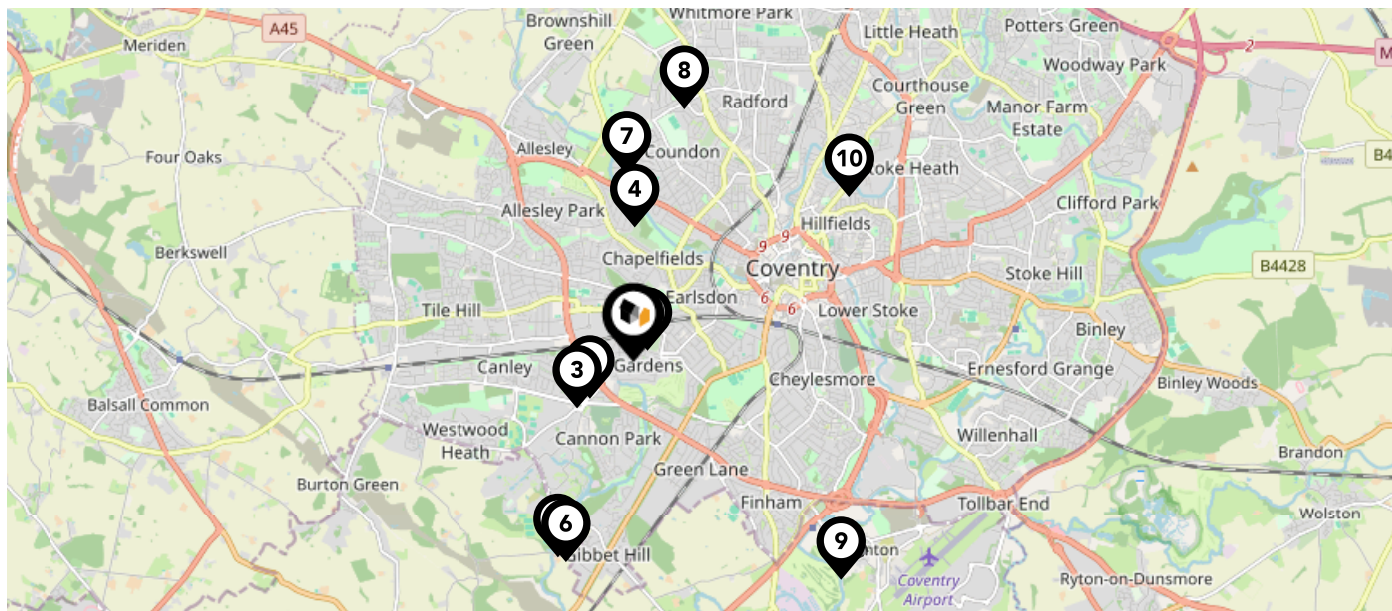
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

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.



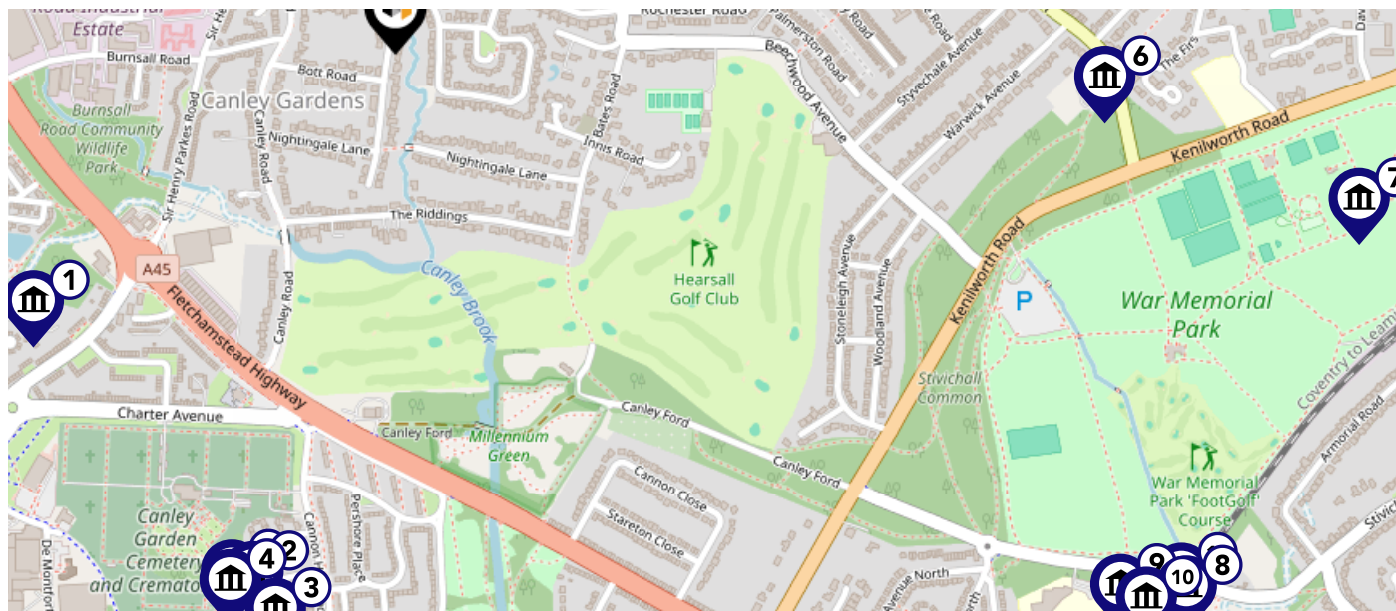
Nearby Landfill Sites

1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	Fletchamstead Highway-Canley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
6	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
7	Coundon Social Club-Coundon, Coventry	Historic Landfill	
8	Kelmscote Road-Coudon, Coventry	Historic Landfill	
9	Hall Drive-Baginton	Historic Landfill	
10	Midland Brickworks-Stoney Stanton Road, 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...

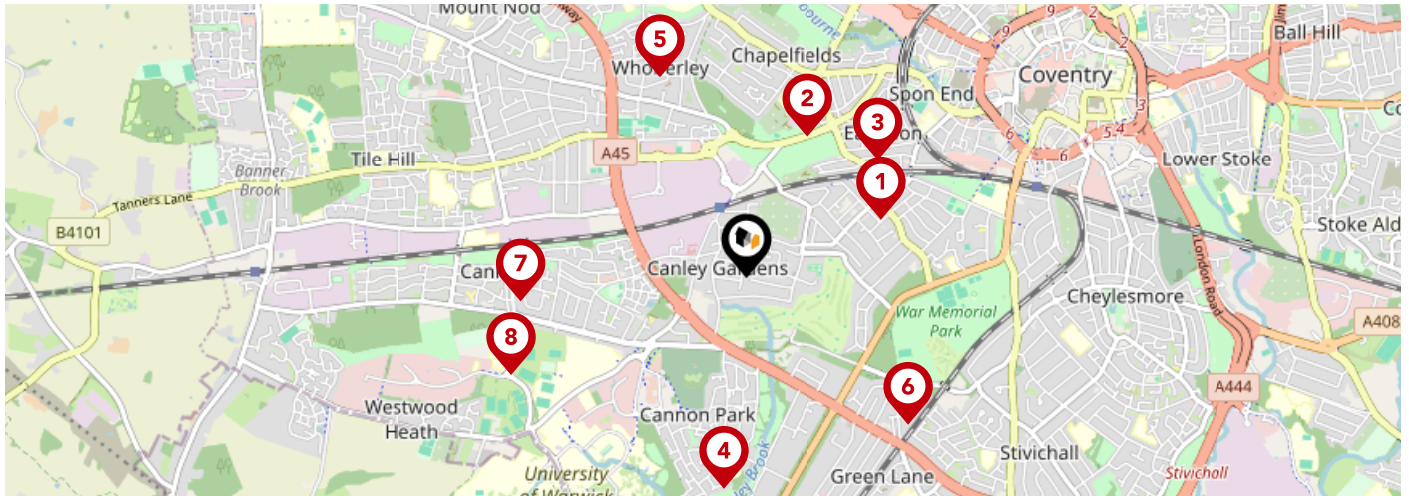


Listed Buildings in the local district

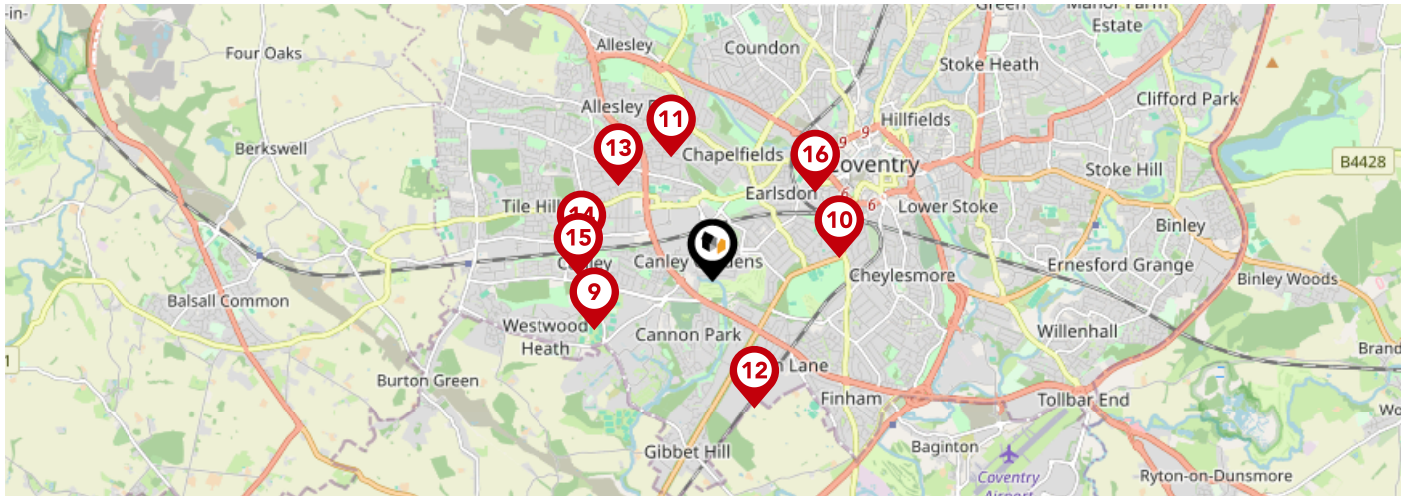
Grade

Distance

	1076627 - The Moat House The Moat House And Barn	Grade II	0.5 miles
	1076618 - Ivy Farmhouse	Grade II	0.6 miles
	1342914 - Canley Hall Farmhouse	Grade II	0.7 miles
	1342915 - Stables At Ivy Farm	Grade II	0.7 miles
	1138979 - Barn At Ivy Farm	Grade II	0.7 miles
	1443610 - Earlsdon Drinking Fountain	Grade II	0.8 miles
	1410358 - War Memorial In Coventry War Memorial Park	Grade II	1.1 miles
	1076608 - Bridge Cottage	Grade II	1.1 miles
	1265651 - Stivichall Animal Pound	Grade II	1.1 miles
	1320289 - The Cottage	Grade II	1.1 miles
	1342924 - Coat Of Arms Bridge	Grade II	1.1 miles



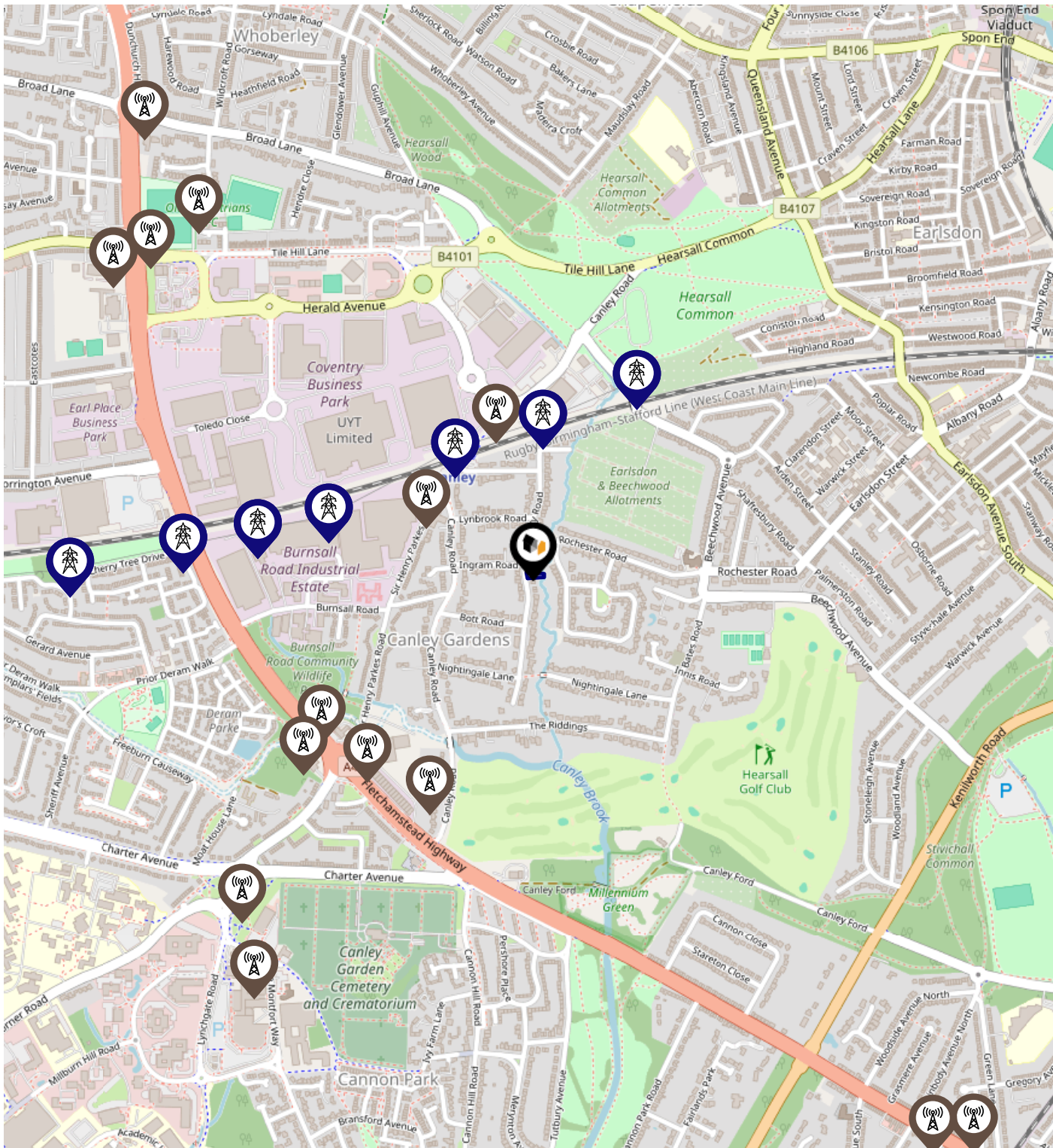
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.66	☐	☒	☐	☐	☐
2	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.7	☐	☒	☐	☐	☐
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.8	☐	☒	☐	☐	☐
4	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.96	☐	☒	☐	☐	☐
5	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.99	☐	☒	☐	☐	☐
6	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.99	☐	☒	☐	☐	☐
7	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.03	☐	☒	☐	☐	☐
8	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:1.15	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance: 1.15	☐	☐	☒	☐	☐
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance: 1.17	☐	☐	☒	☐	☐
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance: 1.19	☐	☒	☐	☐	☐
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance: 1.21	☐	☐	☒	☐	☐
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance: 1.21	☐	☒	☐	☐	☐
	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance: 1.21	☐	☒	☐	☐	☐
	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance: 1.22	☐	☐	☒	☐	☐
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance: 1.23	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

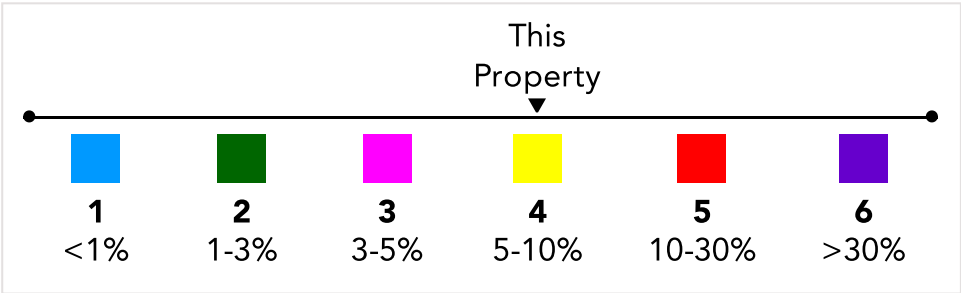
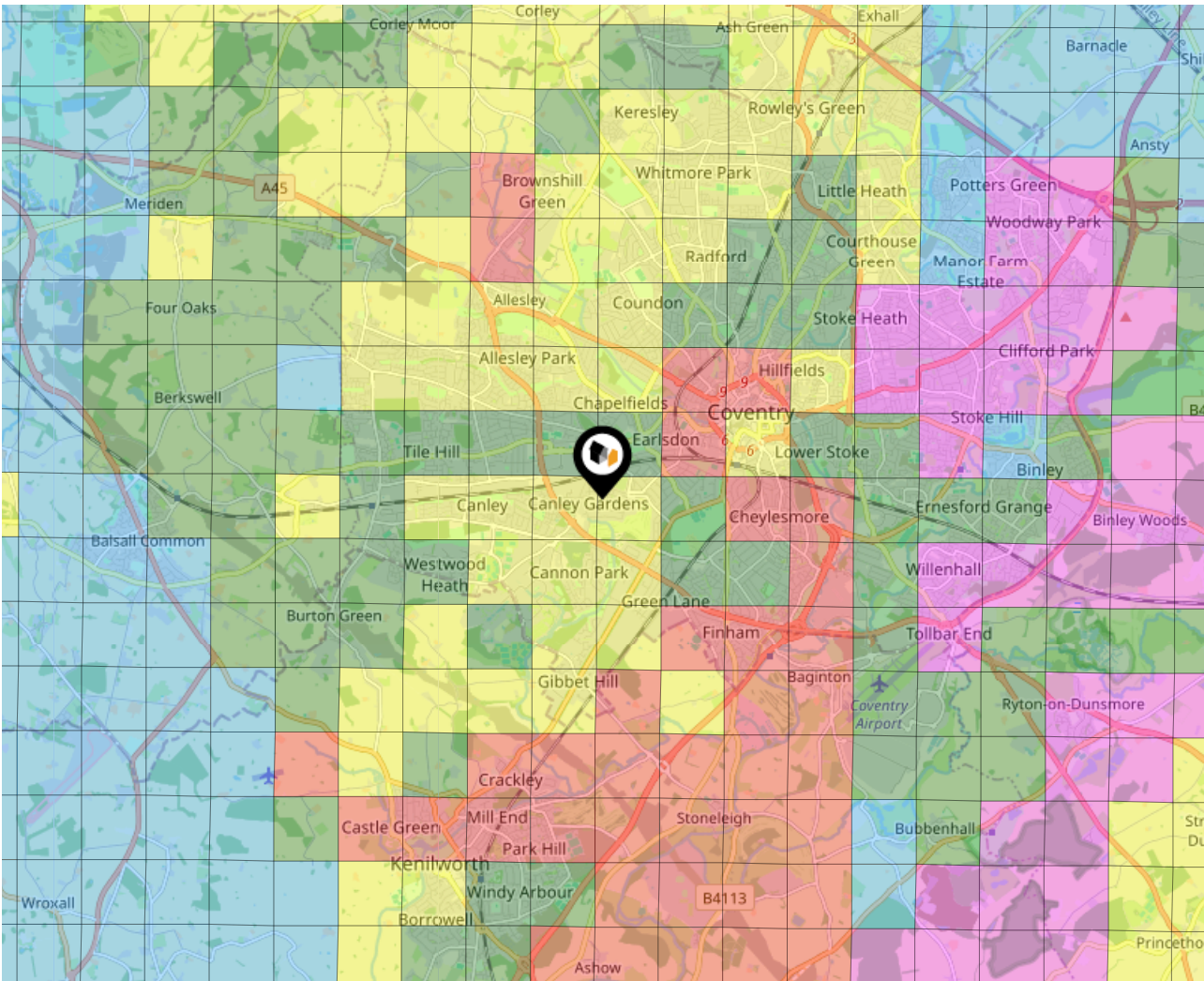


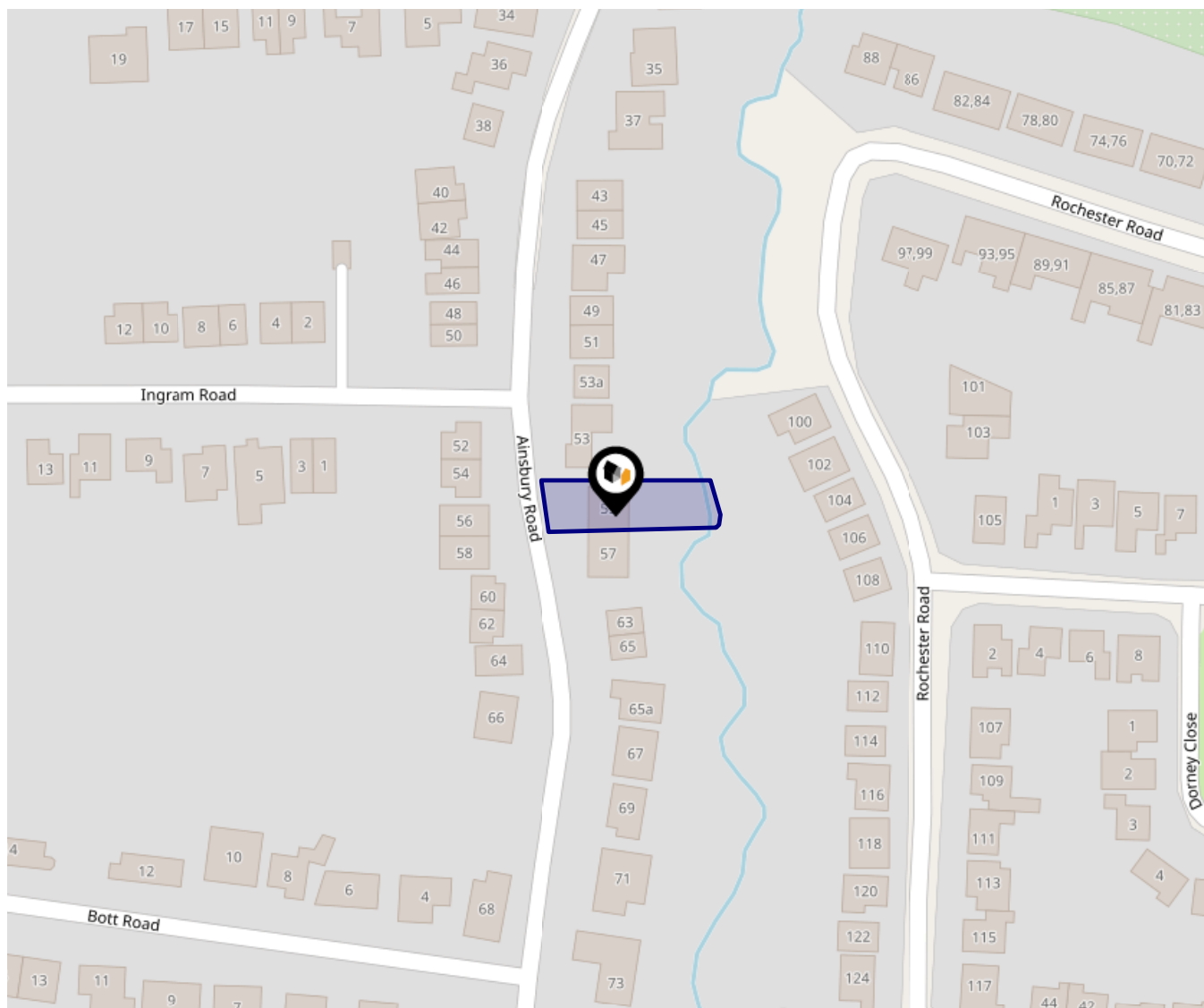
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





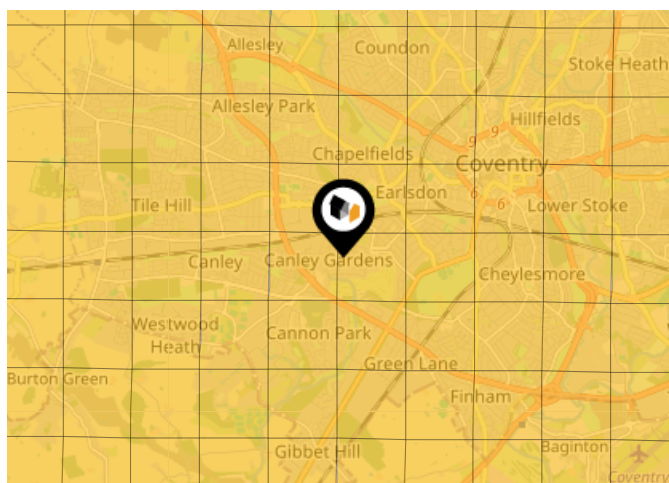
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

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

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

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

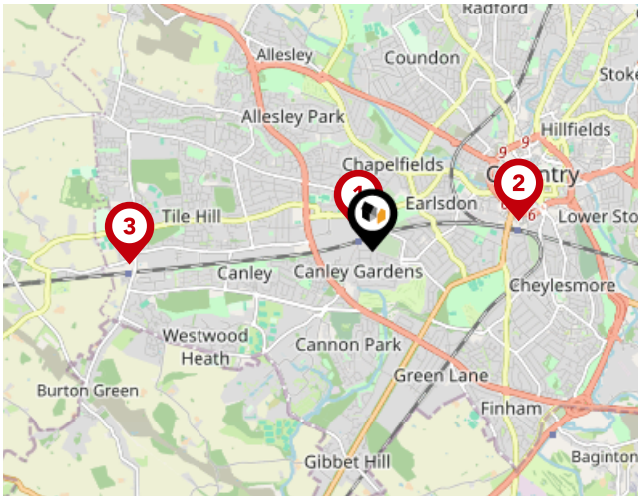


Primary Classifications (Most Common Clay Types)

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

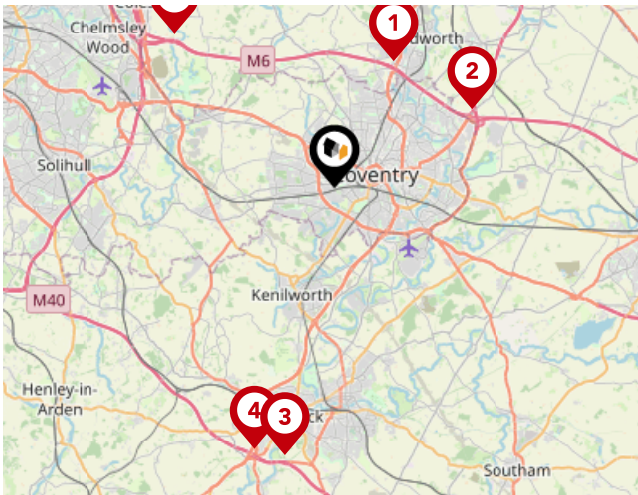
Area

Transport (National)



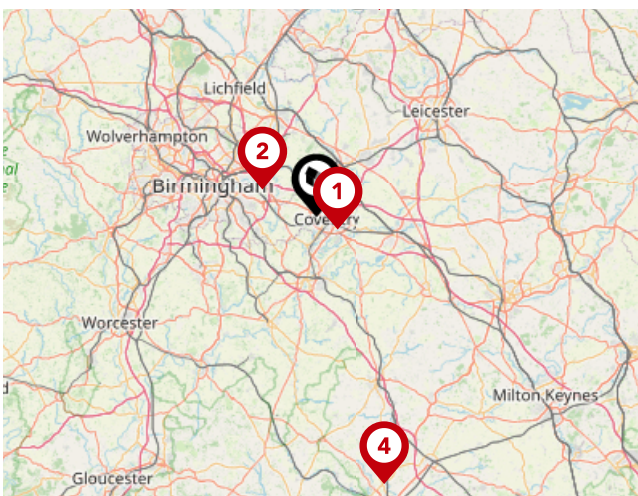
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.21 miles
	Coventry Rail Station	1.35 miles
	Tile Hill Rail Station	2.21 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.06 miles
	M6 J2	5.73 miles
	M40 J14	9.86 miles
	M40 J15	9.89 miles
	M6 J3A	8.05 miles

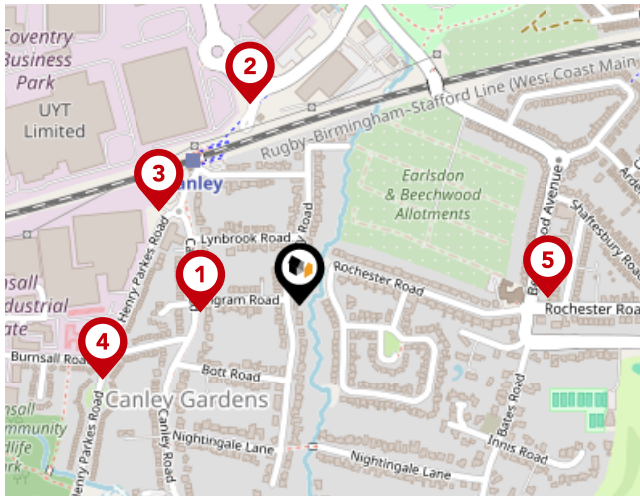


Airports/Helipads

Pin	Name	Distance
	Baginton	3.56 miles
	Birmingham Airport	8.78 miles
	East Mids Airport	31.06 miles
	Kidlington	40.24 miles

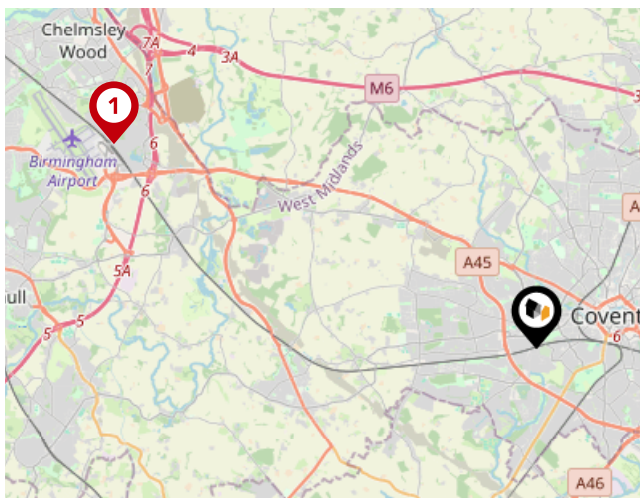
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Burnhall Rd	0.11 miles
2	Canley Station	0.23 miles
3	Canley Rd	0.19 miles
4	Burnhall Rd	0.24 miles
5	Beechwood Court	0.28 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.51 miles



Martin & Co | Hinckley

Martin & Co is a national network of independently-owned letting and estate agents. Each of these businesses is committed to simplifying your property journey, using our expertise and experience to get you where you need to go, without any fuss.

We take time to understand your goals, empowering you to make informed choices about your next steps.

Having started as lettings specialists, we're nationally recognised as market-leading lettings experts. Over the years, we've continued to evolve, developing into residential sales and investments.

With more than 30 years' experience of delivering exceptional customer service and innovation, you'll have confidence in your move when you work with your local Martin & Co agent.

Testimonial 1



Martin & co were great for me in the purchase of my home. Janet in particular was amazing and really went above and beyond in getting my purchase done in time to beat the rise in stamp duty. Completed for me inside 6 weeks of the original listing. Highly recommend.

Testimonial 2



Definitely recommend Martin and Co in Hinckley. I sold my flat through them. Service second to none. Excellent communication especially Jan. Thank you very much.

Testimonial 3



Currently purchasing through Martin and Co and Mark and Jan have both been amazing, really helpful, full communication at all times with fast responses and very friendly which makes the process much easier. Would recommend!

Testimonial 4



Fantastic service when purchasing a property. Friendly staff and went the extra mile during tricky negotiations also very efficient on moving day. Will use them again.



/martincouk



/martinco_uk/



/martincouk



/company/martin-and-co/

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 Martin & Co I Hinckley 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 Martin & Co I Hinckley and therefore no warranties can be given as to their good working order.

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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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