



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th September 2026



BEECHWOOD AVENUE, EARLSDON, COVENTRY, CV5

Price Estimate : £950,000

Walmsley's The Way to Move

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

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www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A superb & quite unique five double bedroom detached home

Extended & very versatile living accommodation throughout

Multiple reception areas & private wraparound gardens

Impressive driveway & garage with electric roller door

Two ensuite bedrooms, family four piece bathroom & ground floor cloakroom

Kitchen dining room with bi-folding doors to gardens

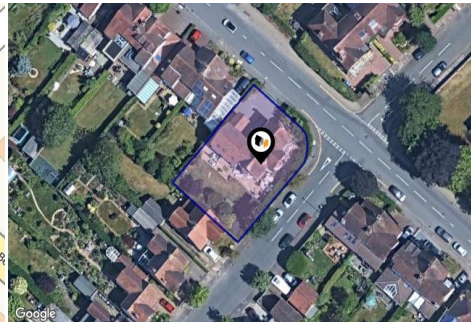
Tremendous improvements made under current ownership

Close to Earlsdon, War Memorial Park & local schooling

A tremendous turn key opportunity

NO UPWARD CHAIN, EPC Rating, Total 2787 Sq.Ft or 259 Sq.M

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

Type:	Detached	Price Estimate:	£950,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	2,787 ft ² / 258 m ²		
Plot Area:	0.16 acres		
Year Built :	1900-1929		
Council Tax :	Band F		
Annual Estimate:	£3,635		
Title Number:	WM475020		

Local Area

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

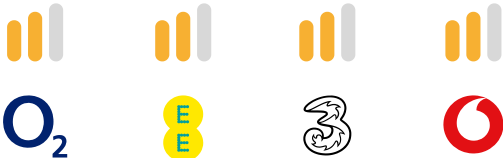
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

14	74	10000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Beechwood Avenue, Earlsdon, Coventry, CV5*

Reference - HH/2017/0567	
Decision:	Recommendation entered - Pending decision
Date:	02nd March 2017
Description:	Erection of side extension and new garage to front

Market Sold in Street



11, Beechwood Avenue, Coventry, CV5 6DF					Semi-detached House
Last Sold Date:	09/02/2024				
Last Sold Price:	£450,000				
7, Beechwood Avenue, Coventry, CV5 6DF					Semi-detached House
Last Sold Date:	12/01/2023	30/04/2004	05/07/2002	07/02/1997	
Last Sold Price:	£497,000	£250,000	£178,000	£81,000	
22, Beechwood Avenue, Coventry, CV5 6DF					Semi-detached House
Last Sold Date:	29/09/2021	04/12/1997			
Last Sold Price:	£700,000	£147,000			
5, Beechwood Avenue, Coventry, CV5 6DF					
Last Sold Date:	30/06/2021	22/07/1996			
Last Sold Price:	£475,000	£125,000			
4, Beechwood Avenue, Coventry, CV5 6DF					Detached House
Last Sold Date:	28/08/2020				
Last Sold Price:	£700,000				
29, Beechwood Avenue, Coventry, CV5 6DF					
Last Sold Date:	22/05/2020	31/10/2003			
Last Sold Price:	£685,000	£385,000			
1, Beechwood Avenue, Coventry, CV5 6DF					
Last Sold Date:	14/03/2018	31/07/2003			
Last Sold Price:	£862,500	£575,000			
21, Beechwood Avenue, Coventry, CV5 6DF					
Last Sold Date:	21/02/2018	15/04/2003	11/12/2000	19/10/2000	29/04/1996
Last Sold Price:	£470,000	£245,000	£167,000	£162,500	£82,000
31, Beechwood Avenue, Coventry, CV5 6DF					Detached House
Last Sold Date:	20/08/2015				
Last Sold Price:	£495,000				
23, Beechwood Avenue, Coventry, CV5 6DF					Semi-detached House
Last Sold Date:	28/02/2014	03/12/2007	03/10/1997		
Last Sold Price:	£325,500	£360,000	£99,500		
15, Beechwood Avenue, Coventry, CV5 6DF					Detached House
Last Sold Date:	01/09/2011				
Last Sold Price:	£420,000				
13, Beechwood Avenue, Coventry, CV5 6DF					
Last Sold Date:	22/03/2011				
Last Sold Price:	£230,000				

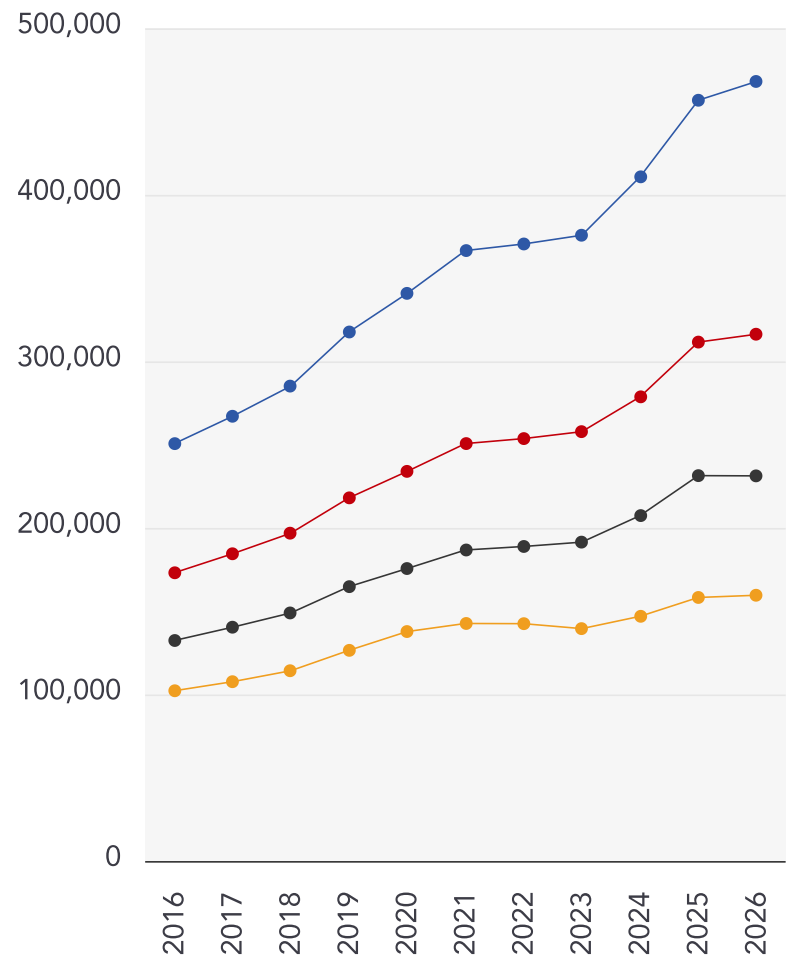
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

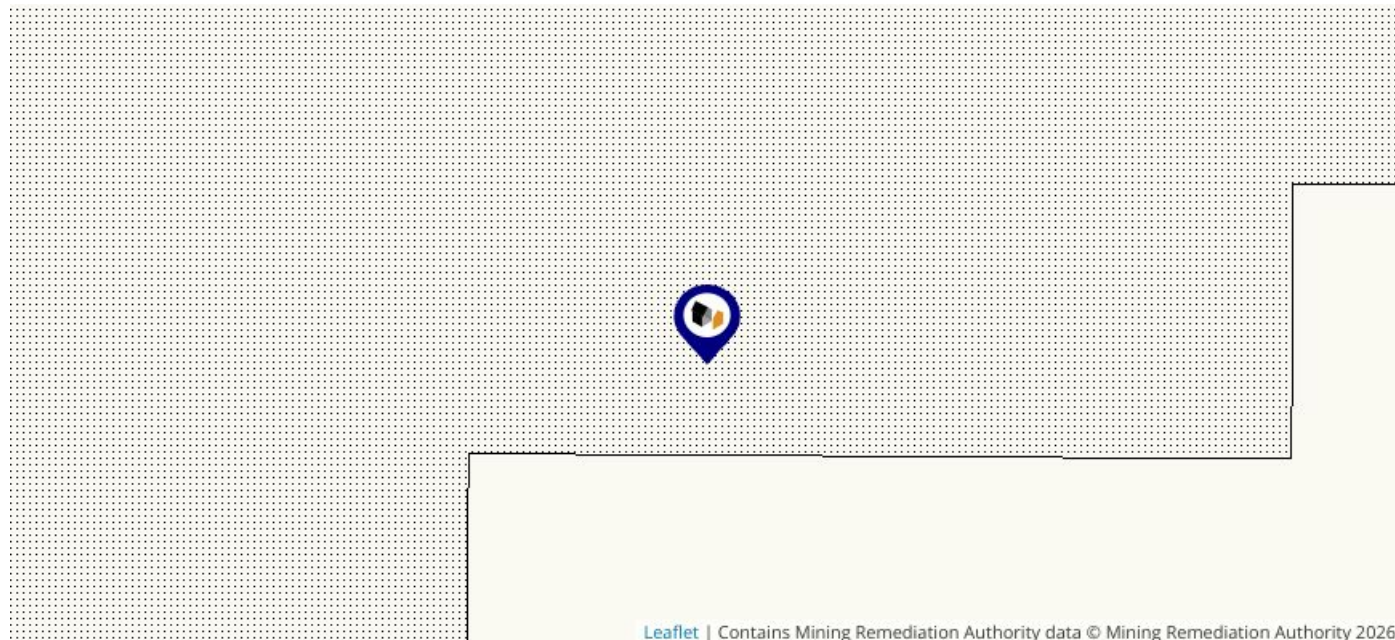
Terraced

+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.

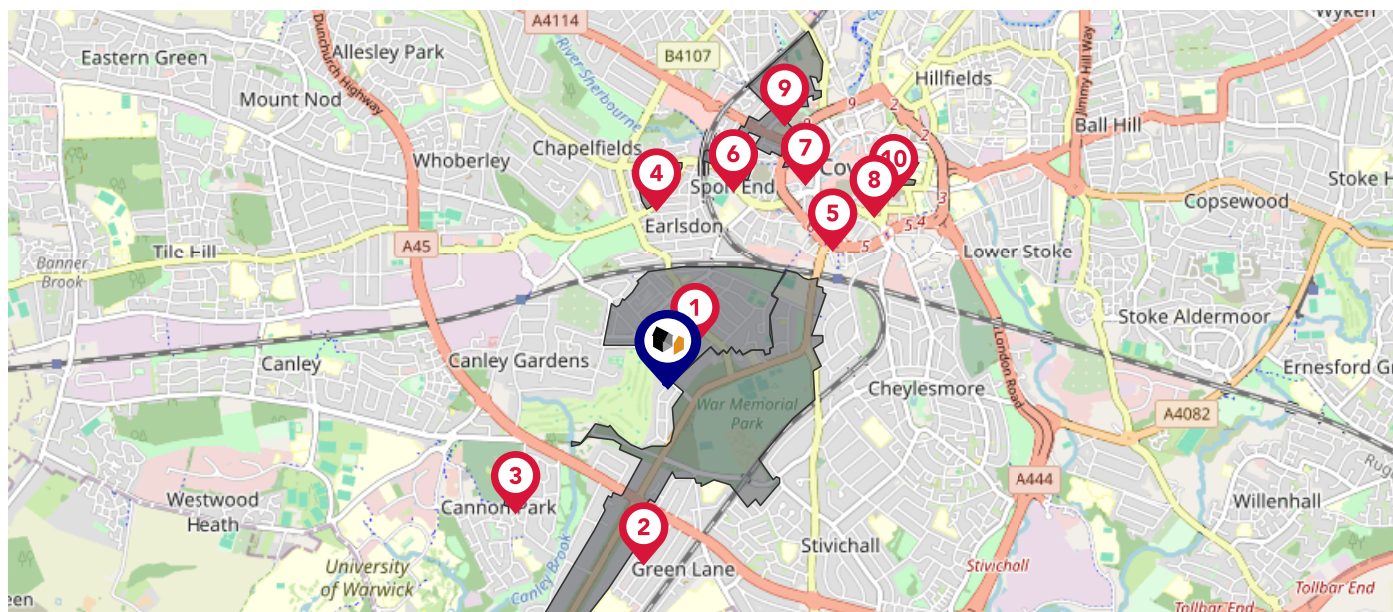
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Earlsdon



Kenilworth Road



Ivy Farm Lane (Canley Hamlet)



Chapelfields



Greyfriars Green



Spon End



Spon Street



High Street



Naul's Mill



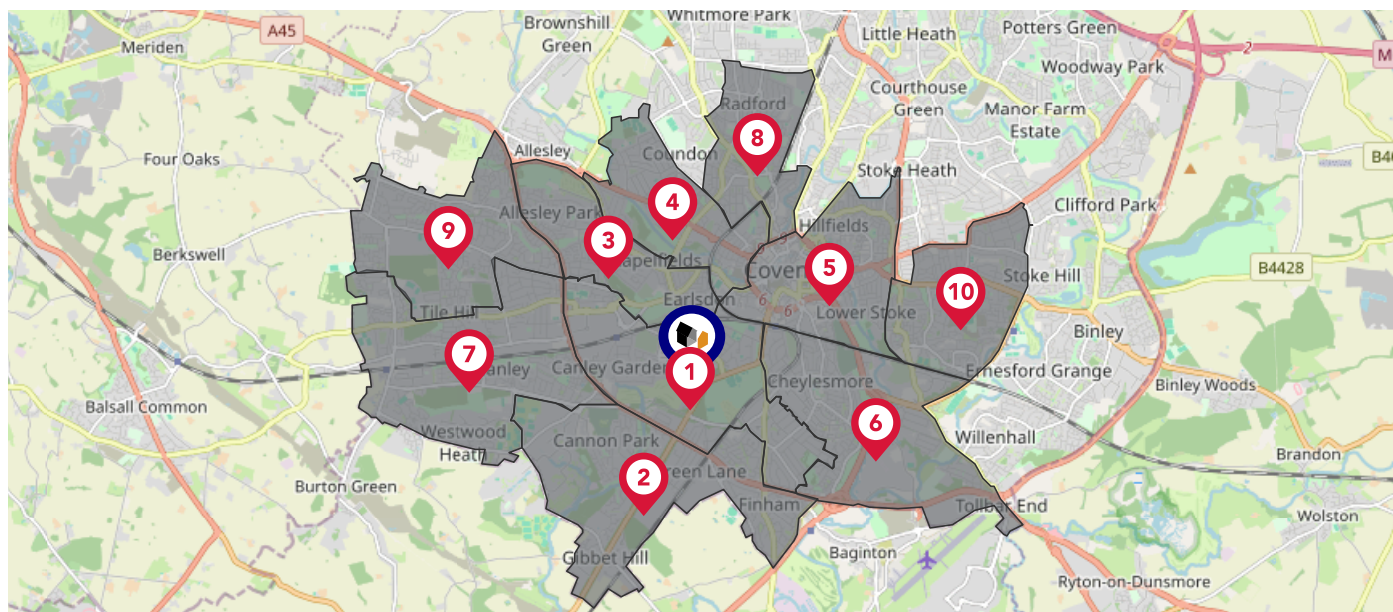
Hill Top and Cathedral

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Earlsdon Ward



Wainbody Ward



Whoberley Ward



Sherbourne Ward



St. Michael's Ward



Cheylesmore Ward



Westwood Ward



Radford Ward



Woodlands Ward



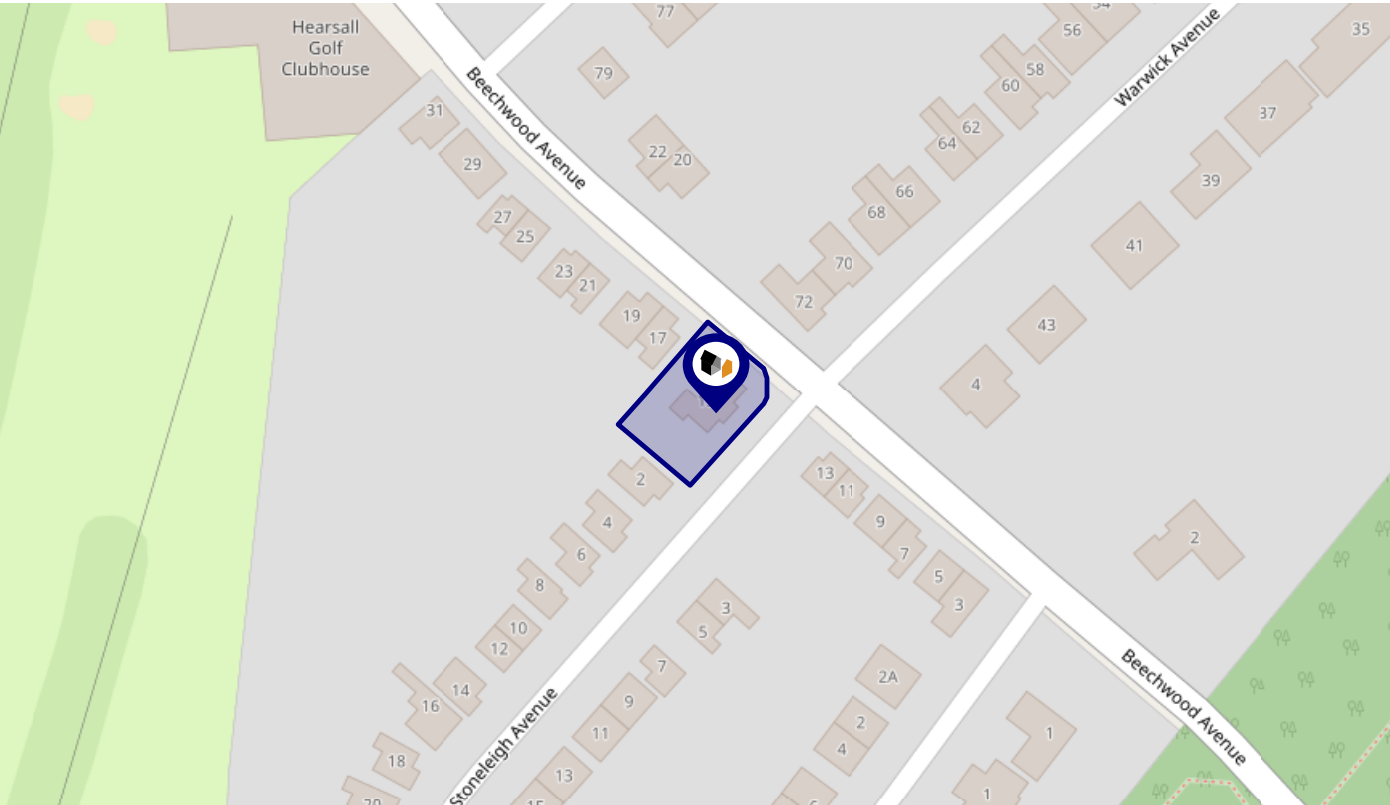
Lower Stoke Ward

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:

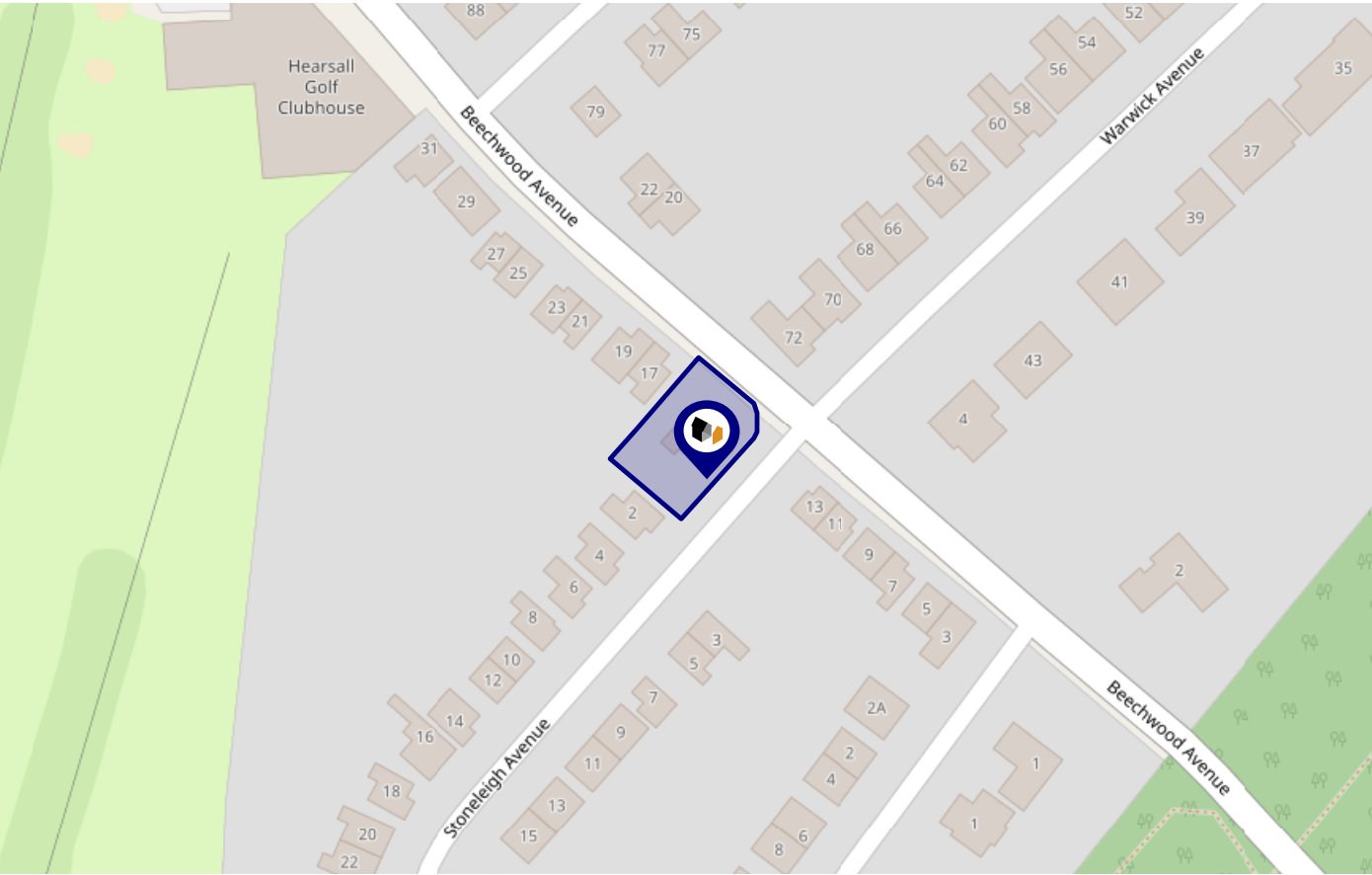
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

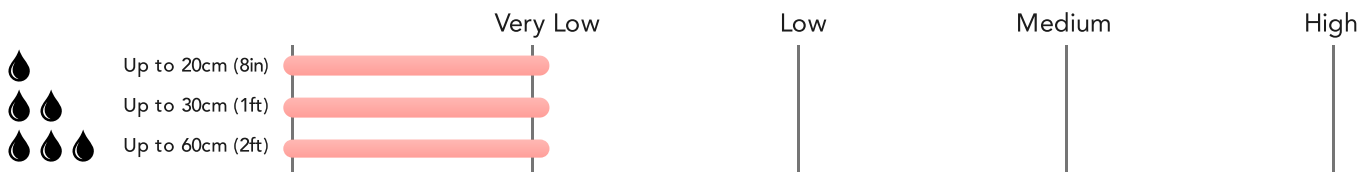


Risk Rating: Very low

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.

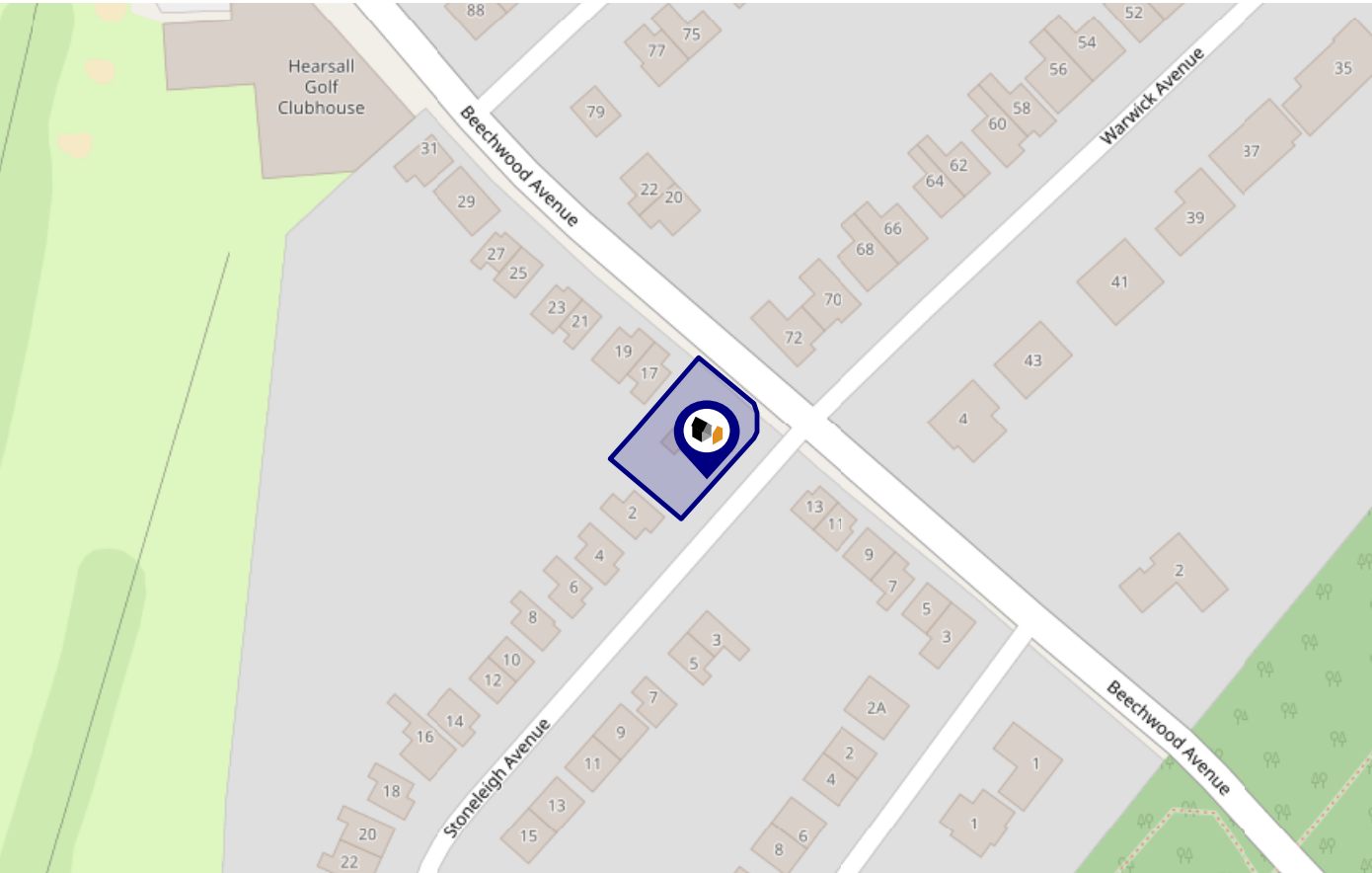
Chance of flooding to the following depths at this property:



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.

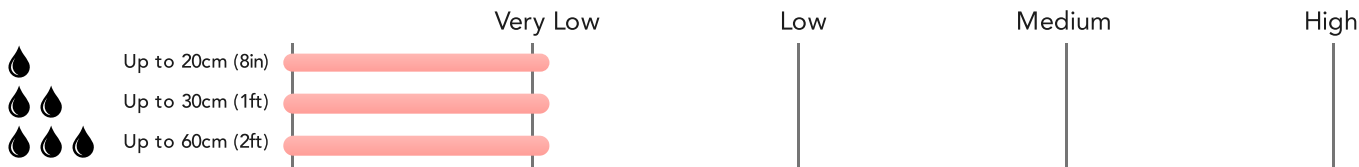


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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.

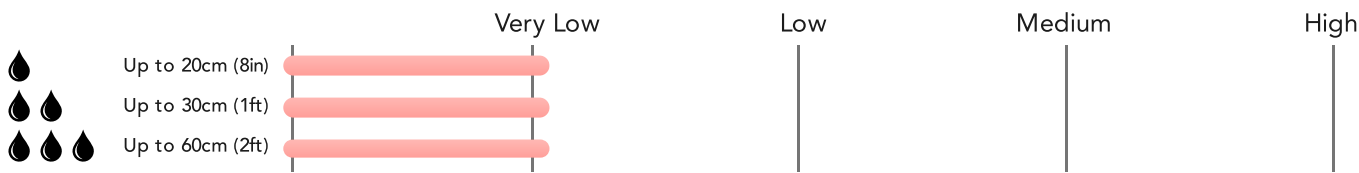


Risk Rating: Very low

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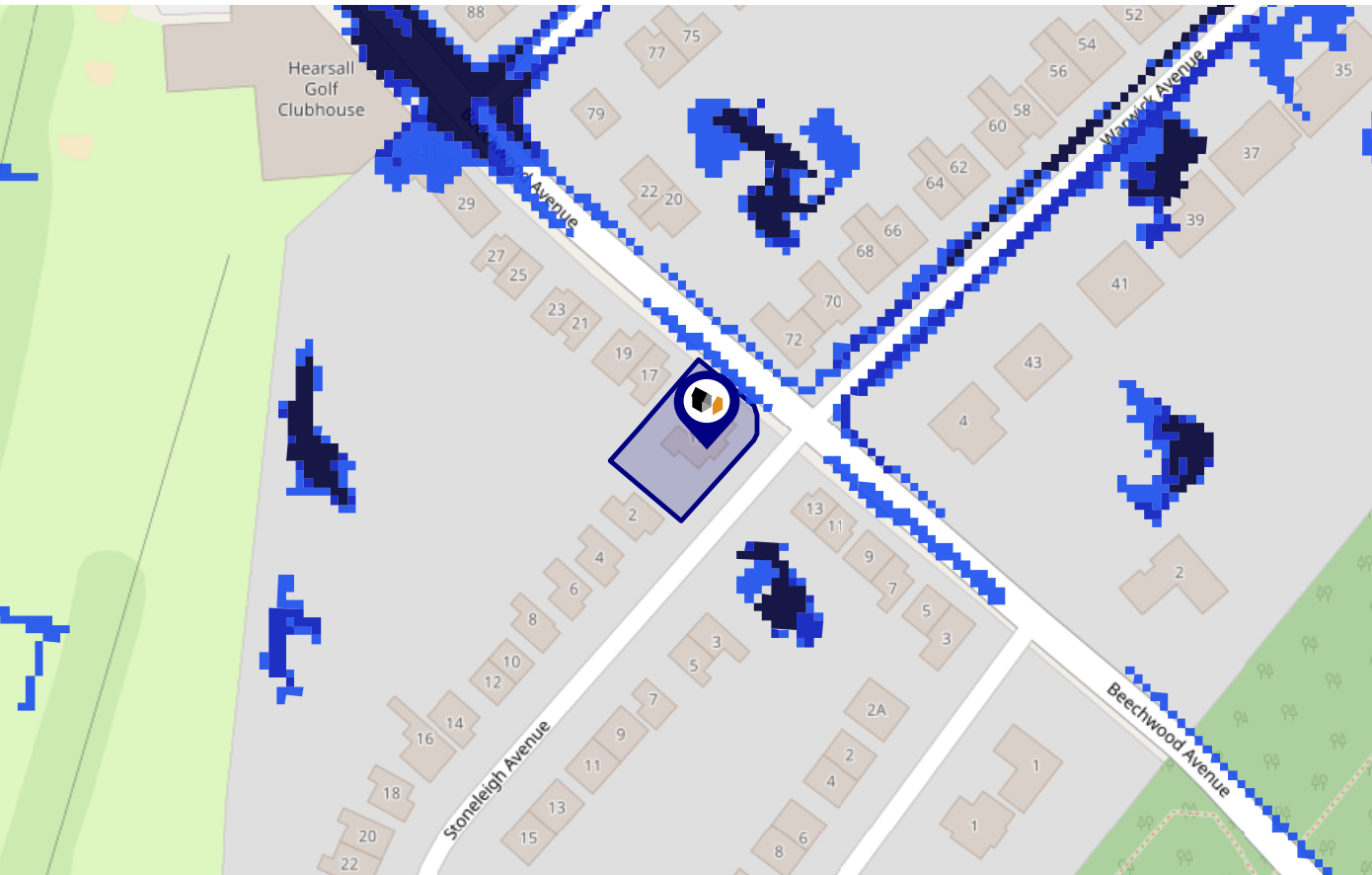
Chance of flooding to the following depths at this property:



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.

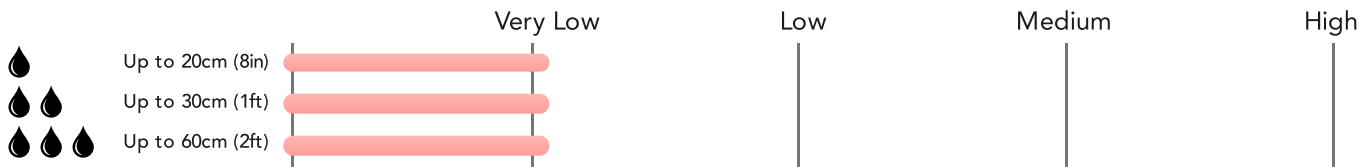


Risk Rating: Very low

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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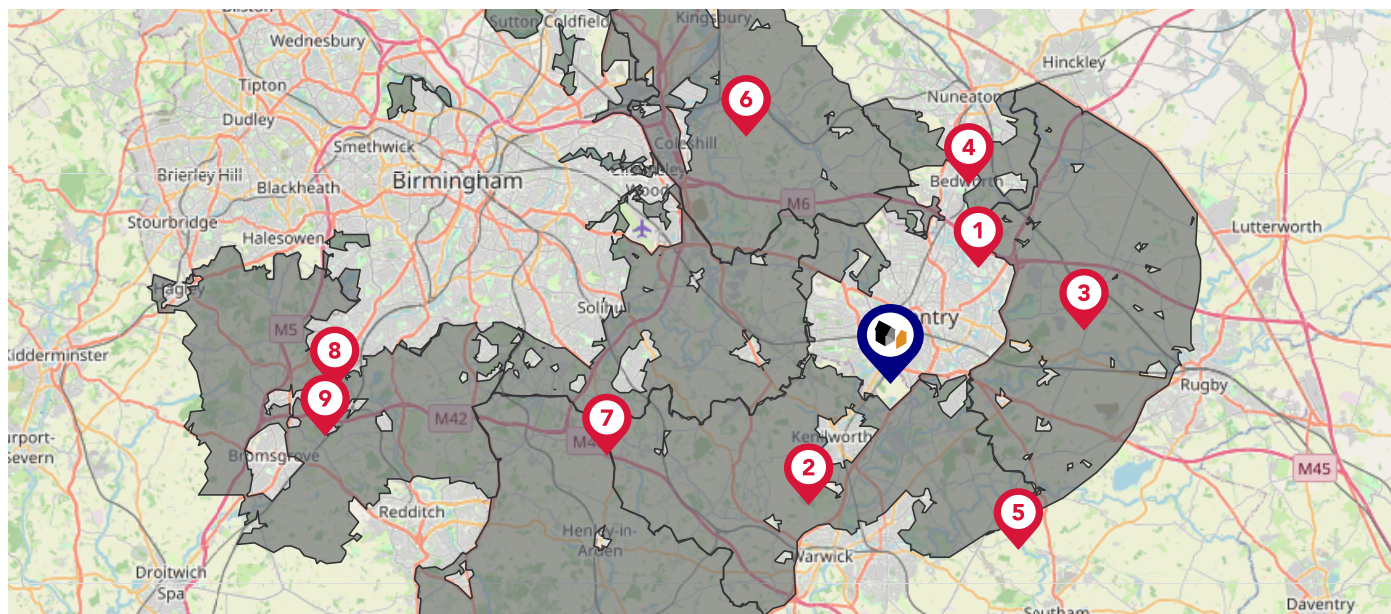


Maps

Green Belt



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



Nearby Green Belt Land

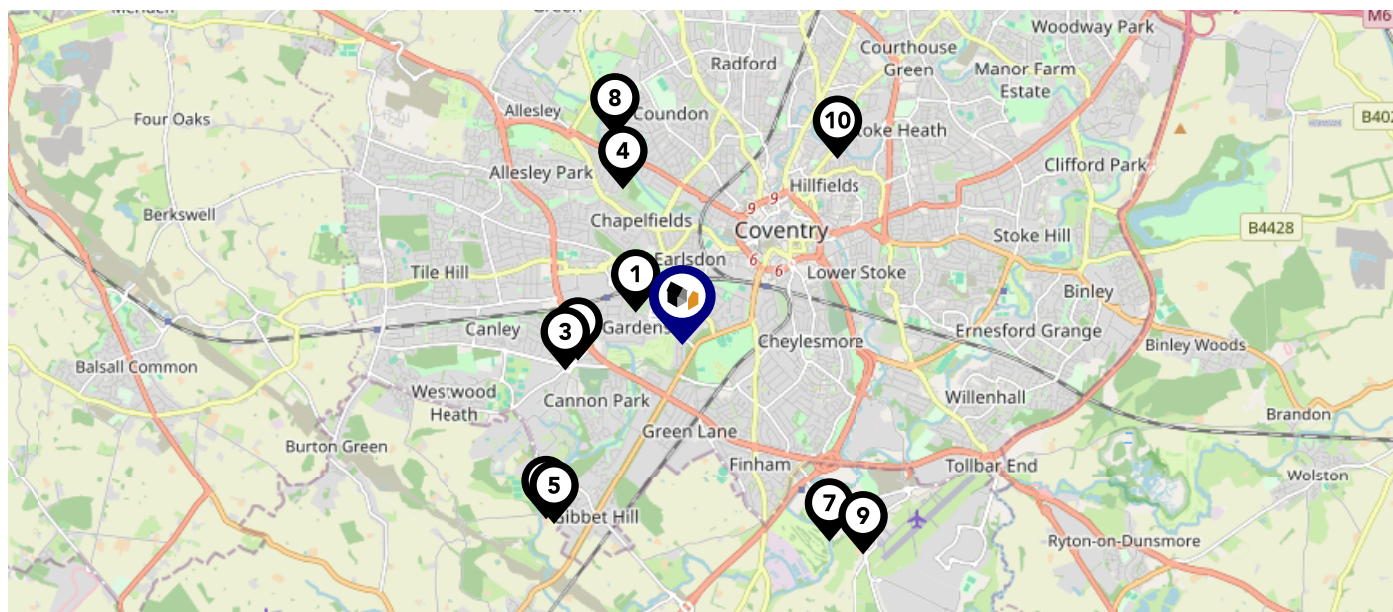
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Nuneaton and Bedworth
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

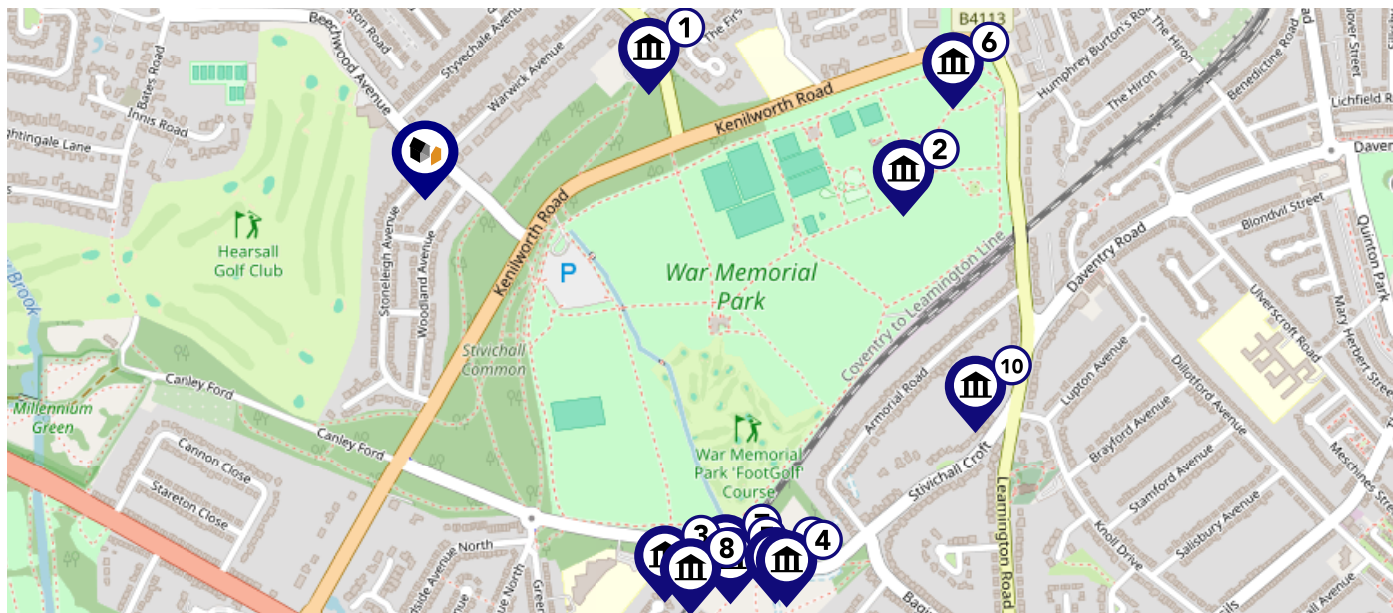
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire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

Maps

Listed Buildings

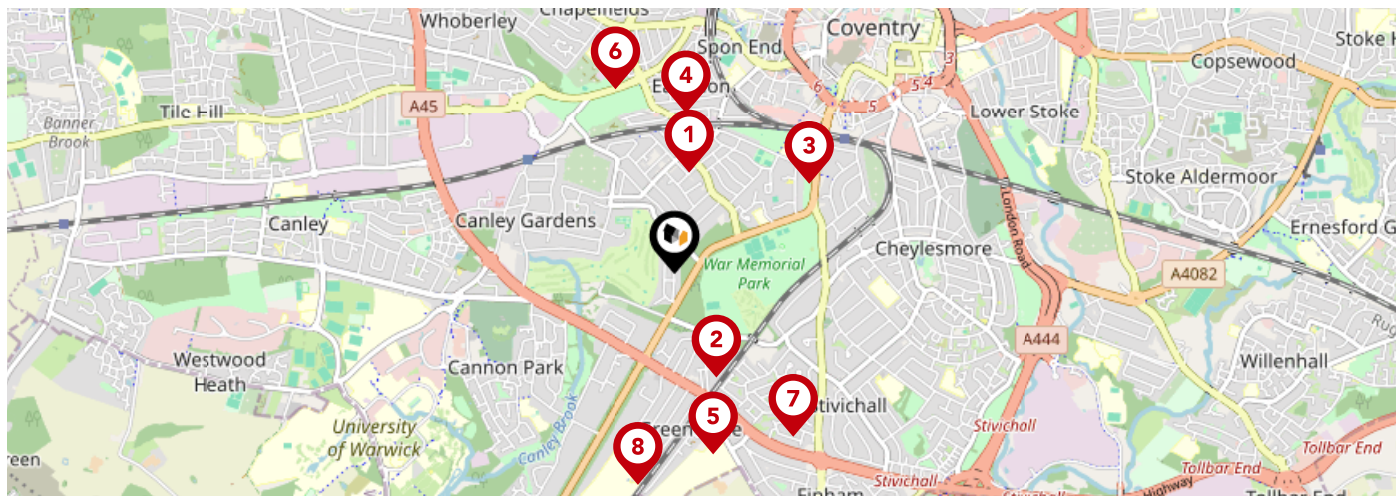


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



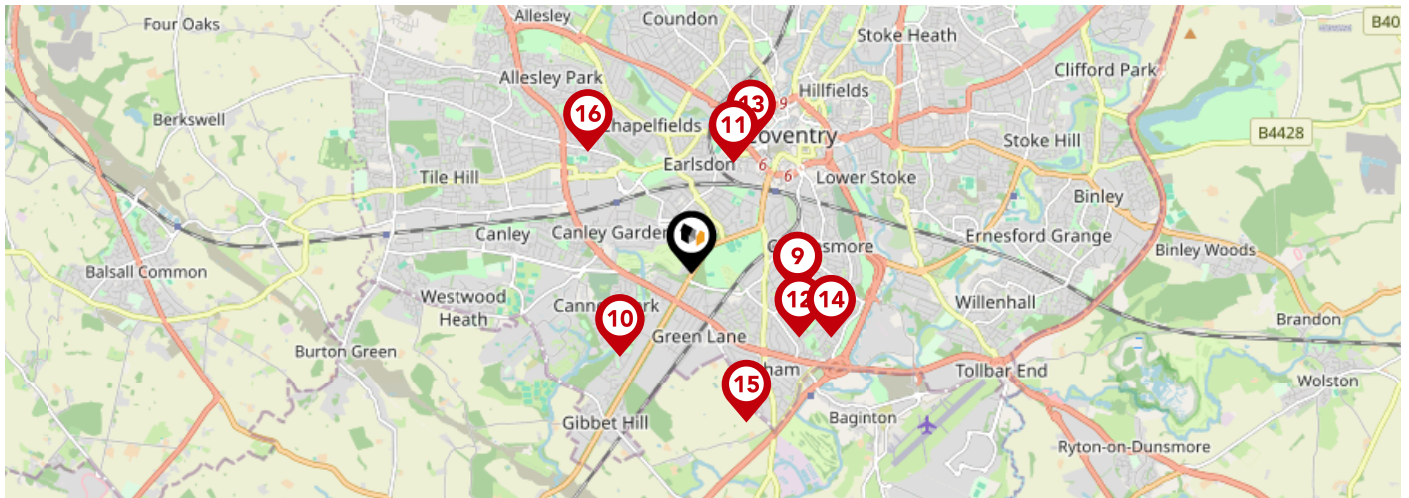
Listed Buildings in the local district		Grade	Distance
	1443610 - Earlsdon Drinking Fountain	Grade II	0.3 miles
	1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.5 miles
	1265651 - Stivichall Animal Pound	Grade II	0.5 miles
	1104926 - The Smithy	Grade II	0.6 miles
	1076608 - Bridge Cottage	Grade II	0.6 miles
	1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.6 miles
	1342924 - Coat Of Arms Bridge	Grade II	0.6 miles
	1320289 - The Cottage	Grade II	0.6 miles
	1076607 - Smithy Cottage	Grade II	0.6 miles
	1076620 - Bremond College	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.46	☐	☒	☐	☐	☐
2	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.5	☐	☒	☐	☐	☐
3	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.73	☐	☐	☒	☐	☐
4	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.73	☐	☒	☐	☐	☐
5	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.83	☐	☐	☒	☐	☐
6	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.88	☐	☒	☐	☐	☐
7	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.91	☐	☒	☐	☐	☐
8	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.97	☐	☐	☒	☐	☐

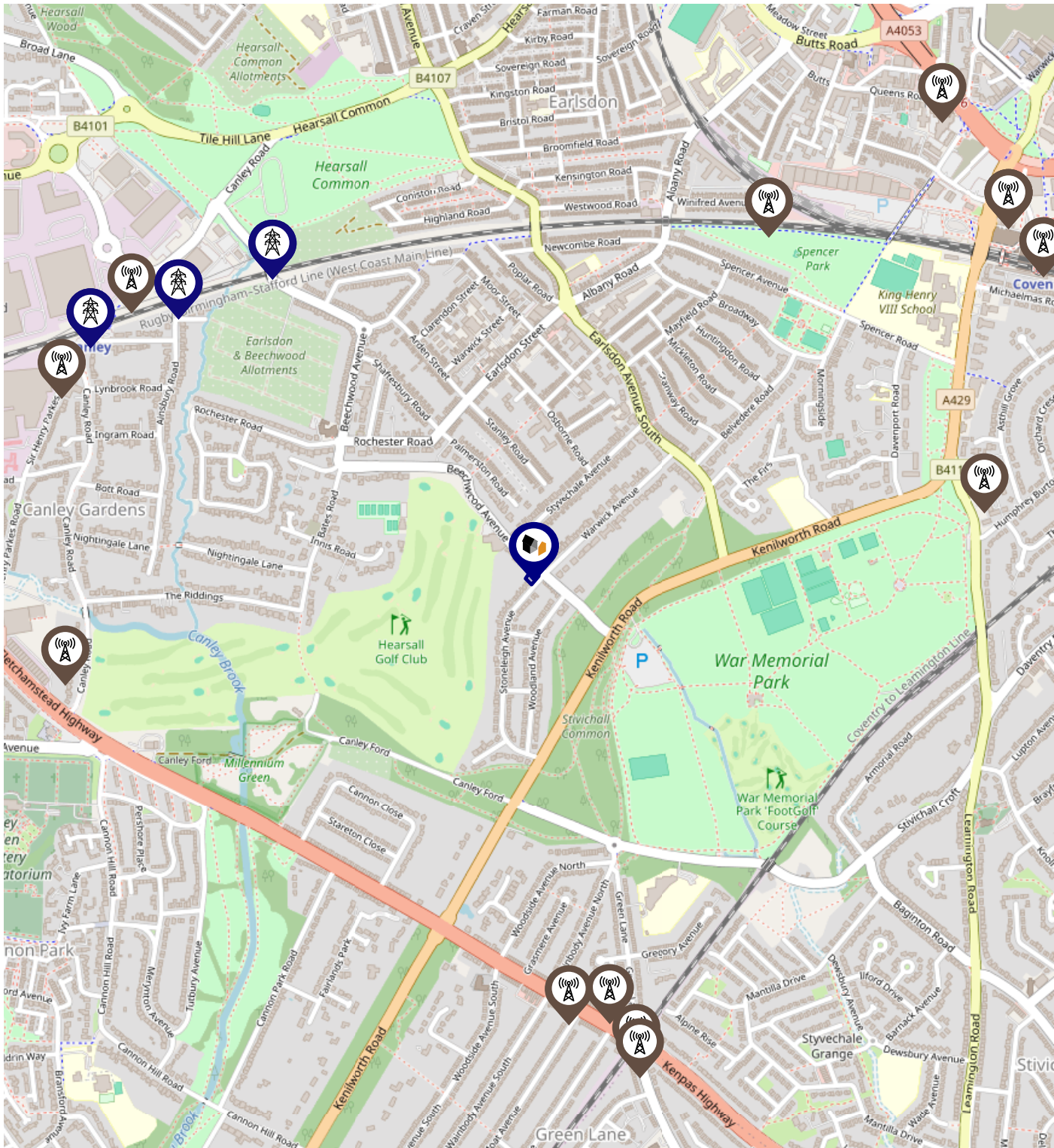
Area Schools



		Nursery	Primary	Secondary	College	Private
	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.97	☐	☒	☐	☐	☐
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.99	☐	☒	☐	☐	☐
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:1.08	☐	☒	☐	☐	☐
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:1.13	☐	☒	☐	☐	☐
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.3	☐	☒	☐	☐	☐
	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:1.39	☐	☒	☐	☐	☐
	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:1.44	☐	☒	☐	☐	☐
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.45	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

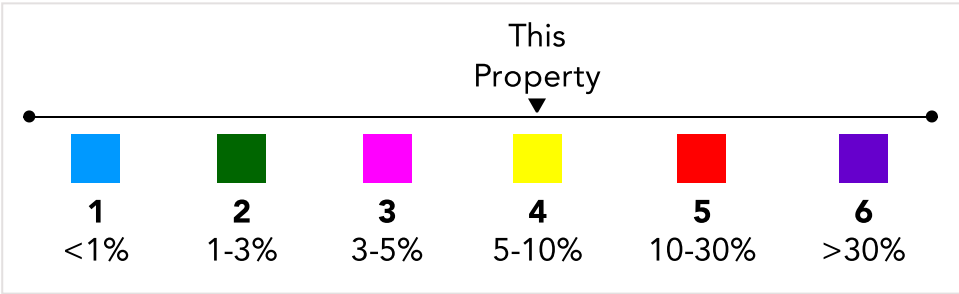
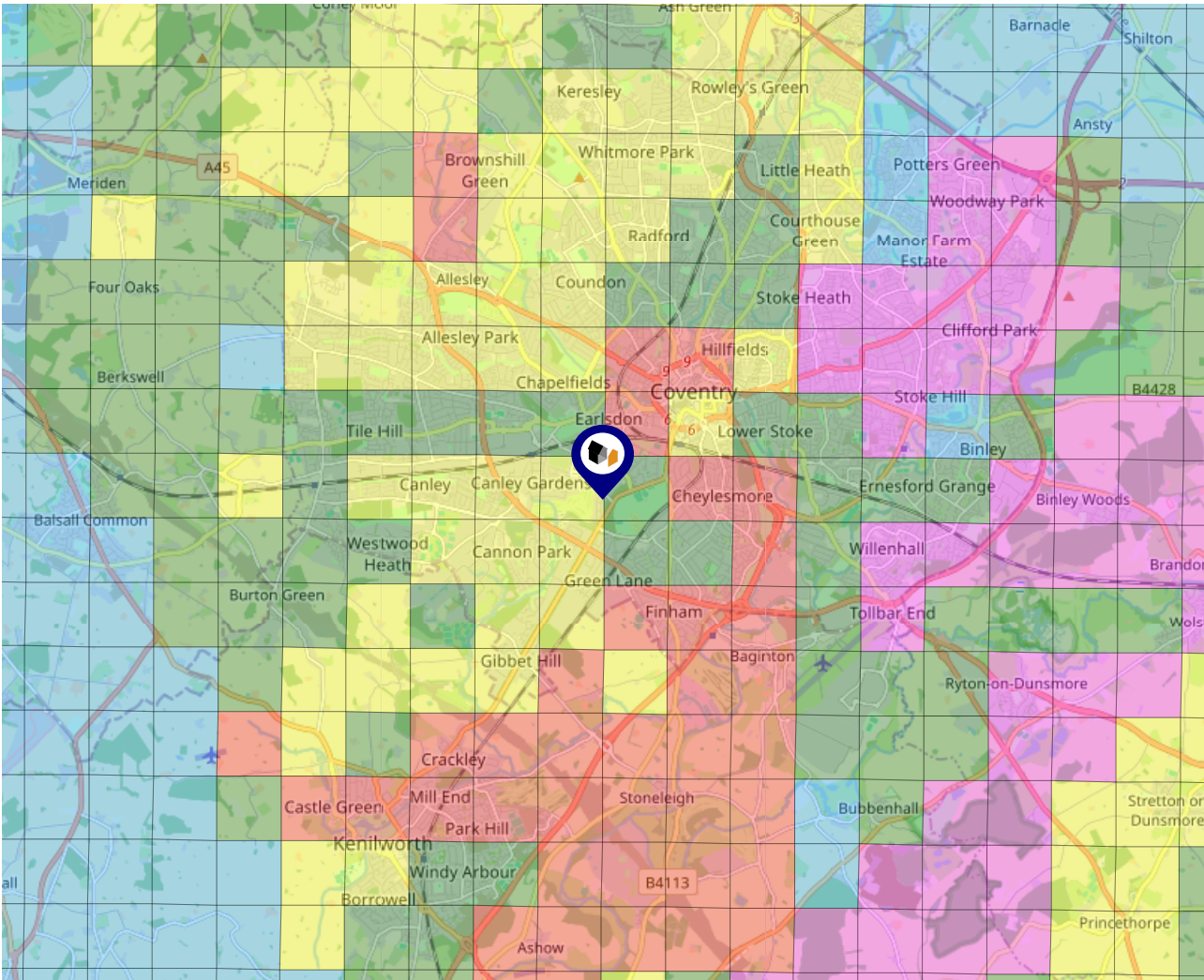
Environment

Radon Gas

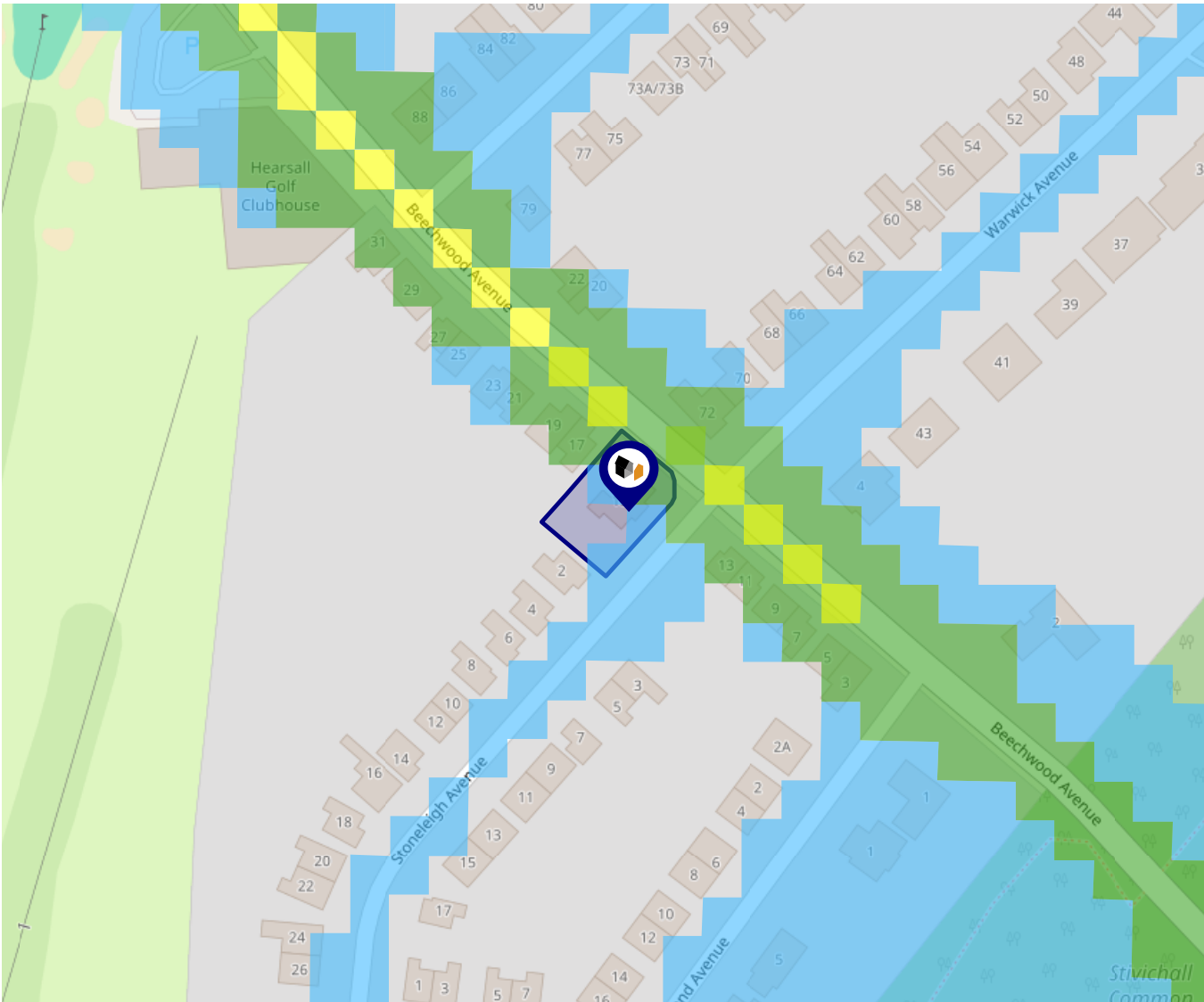


What is Radon?

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

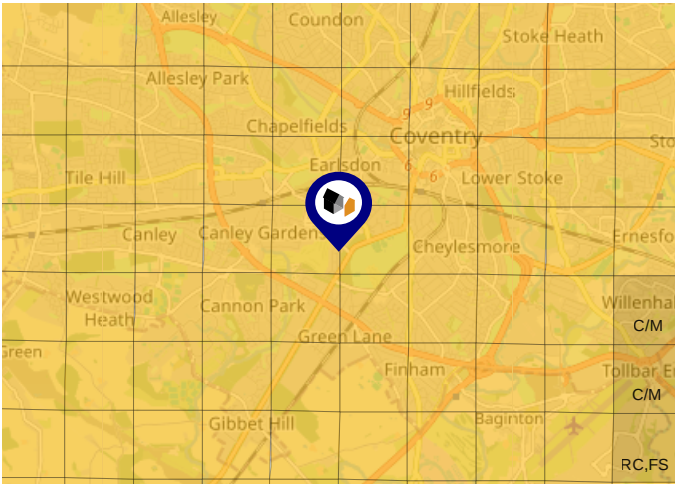


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

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

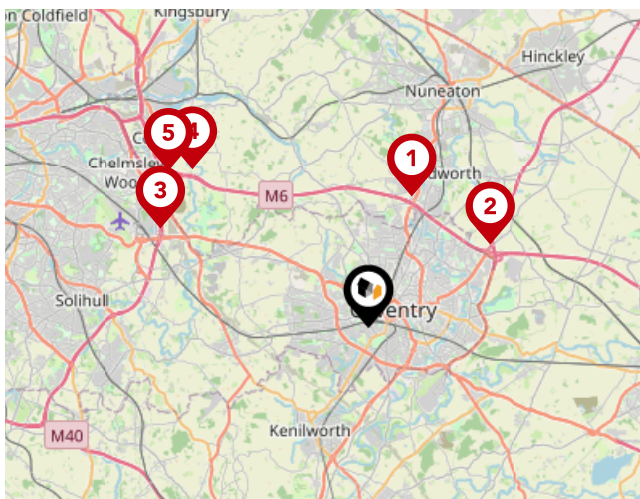
Area

Transport (National)



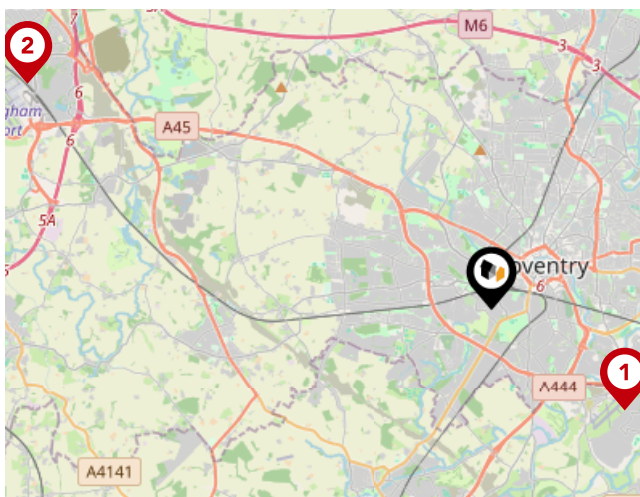
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.76 miles
2	Coventry Rail Station	0.9 miles
3	Tile Hill Rail Station	2.74 miles
4	Kenilworth Rail Station	3.94 miles
5	Coventry Arena Rail Station	4.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.02 miles
2	M6 J2	5.35 miles
3	M42 J6	8.3 miles
4	M6 J3A	8.57 miles
5	M6 J4	9.2 miles

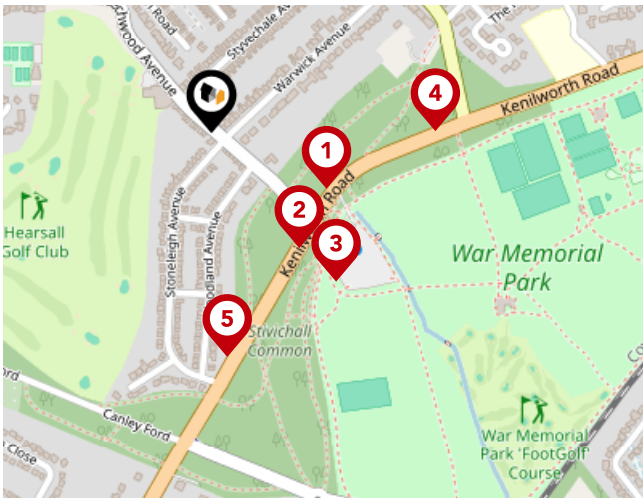


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3 miles
2	Birmingham International Airport	9.34 miles

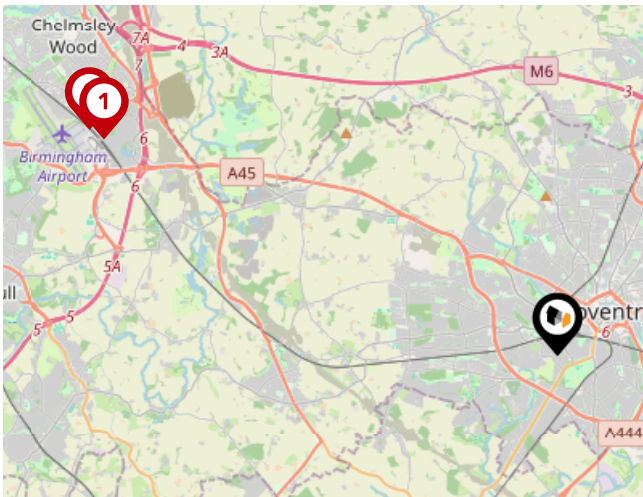
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beechwood Avenue	0.14 miles
2	Beechwood Avenue	0.16 miles
3	Park and Ride Car Park	0.21 miles
4	Earlsdon Avenue South	0.25 miles
5	Coat of Arms Bridge Rd	0.25 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.07 miles
2	Birmingham International Airport (Air-Rail link)	9.38 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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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/walmsleysthewaytomove



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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