



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th August 2026



LEIGH AVENUE, COVENTRY, CV3

Price Estimate : £400,000

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

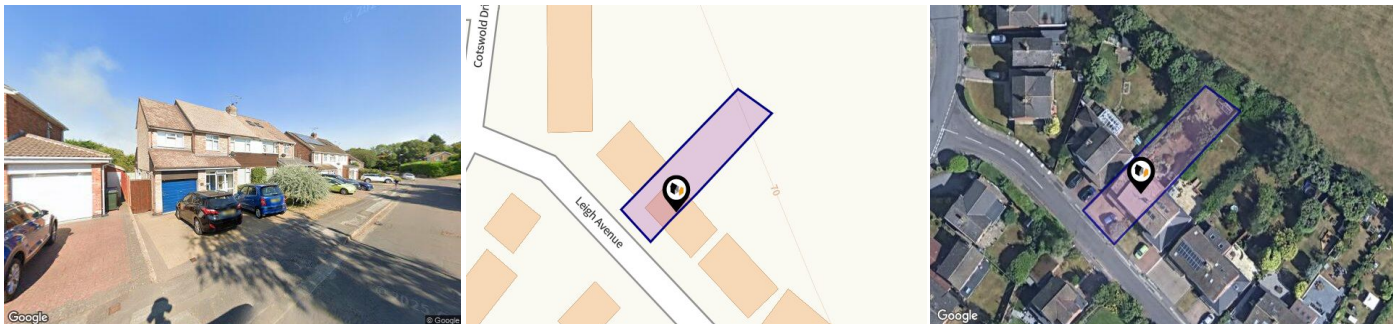


Dear Buyers & Interested Parties

Your property details in brief.....

An exceptional four bedroom semi detached home
Garage, driveway & substantial South facing gardens
Impressive through sitting dining room with sliding doors to gardens
Bright & light kitchen with sliding doors to gardens
Spacious utility room with cloakroom & boiler room
Four first floor bedrooms & bathroom & cloakroom
Rewired throughout with modern windows & combi boiler
EPC Rating D, Total 1664 Sq.ft or 154.7 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:	Semi-Detached	Price Estimate:	£400,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,664 ft ² / 154 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band E		
Annual Estimate:	£3,076		
Title Number:	WM335115		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	15	35	5500
• Surface Water	Very low	mb/s	mb/s	mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



6, Leigh Avenue, Coventry, CV3 6PL				Semi-detached House
Last Sold Date:	22/08/2025	15/06/2015	22/05/1998	
Last Sold Price:	£445,000	£255,000	£85,000	
18, Leigh Avenue, Coventry, CV3 6PL				Semi-detached House
Last Sold Date:	05/04/2024	06/05/2011	23/04/2004	
Last Sold Price:	£453,000	£230,000	£140,000	
20, Leigh Avenue, Coventry, CV3 6PL				Semi-detached House
Last Sold Date:	15/01/2021	30/03/2001	14/03/1997	
Last Sold Price:	£440,000	£153,500	£87,000	
3, Leigh Avenue, Coventry, CV3 6PL				Detached House
Last Sold Date:	25/01/2019			
Last Sold Price:	£405,500			
26, Leigh Avenue, Coventry, CV3 6PL				Detached House
Last Sold Date:	11/07/2014			
Last Sold Price:	£382,500			
8, Leigh Avenue, Coventry, CV3 6PL				Semi-detached House
Last Sold Date:	31/01/2007			
Last Sold Price:	£246,500			
10, Leigh Avenue, Coventry, CV3 6PL				Semi-detached House
Last Sold Date:	31/05/2006			
Last Sold Price:	£245,000			
22, Leigh Avenue, Coventry, CV3 6PL				Semi-detached House
Last Sold Date:	27/05/1999			
Last Sold Price:	£120,000			
12, Leigh Avenue, Coventry, CV3 6PL				
Last Sold Date:	16/10/1998			
Last Sold Price:	£94,000			
2, Leigh Avenue, Coventry, CV3 6PL				Semi-detached House
Last Sold Date:	22/05/1998			
Last Sold Price:	£83,000			

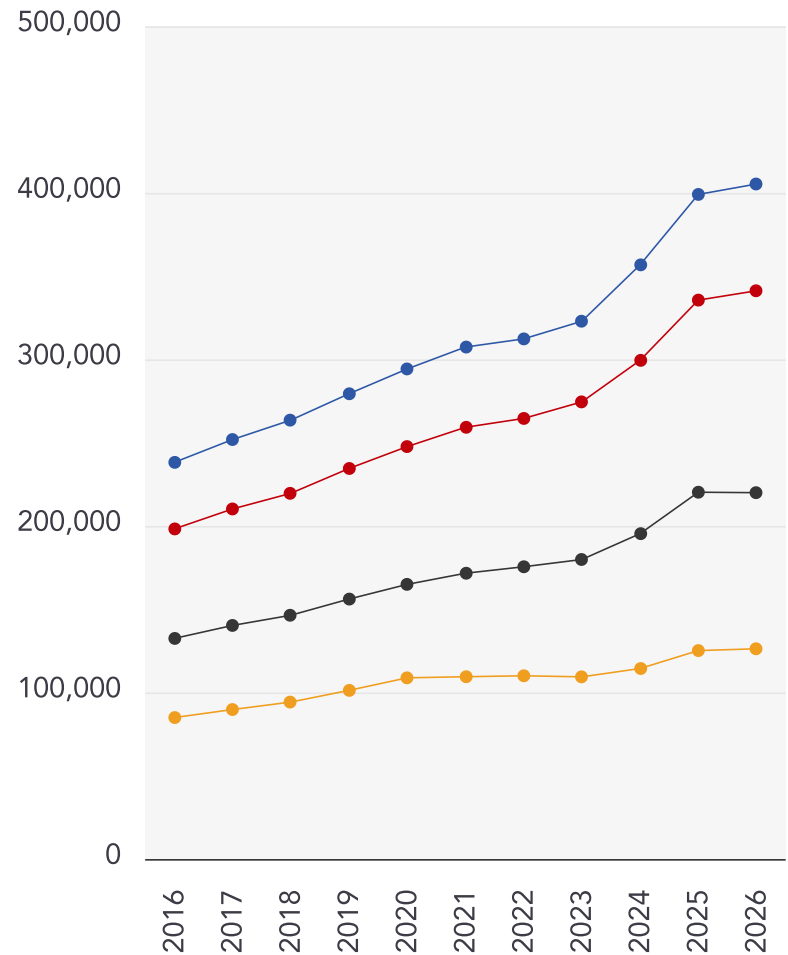
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

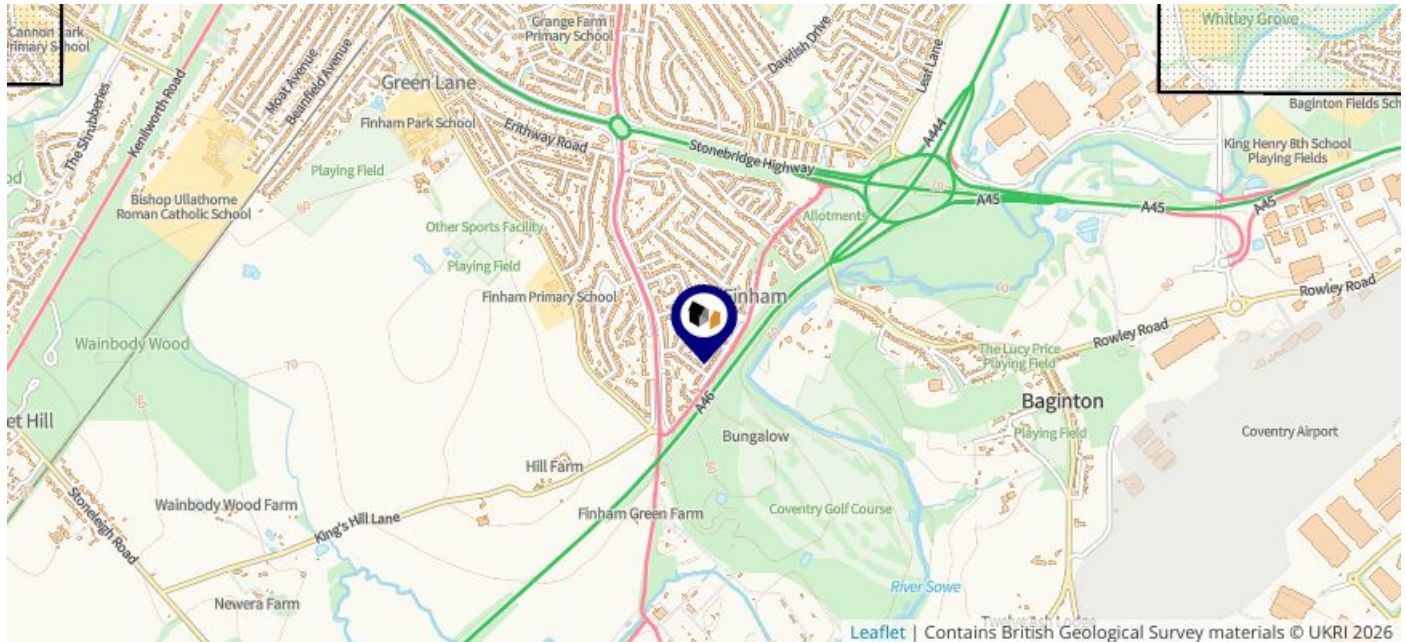
+48.62%

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.

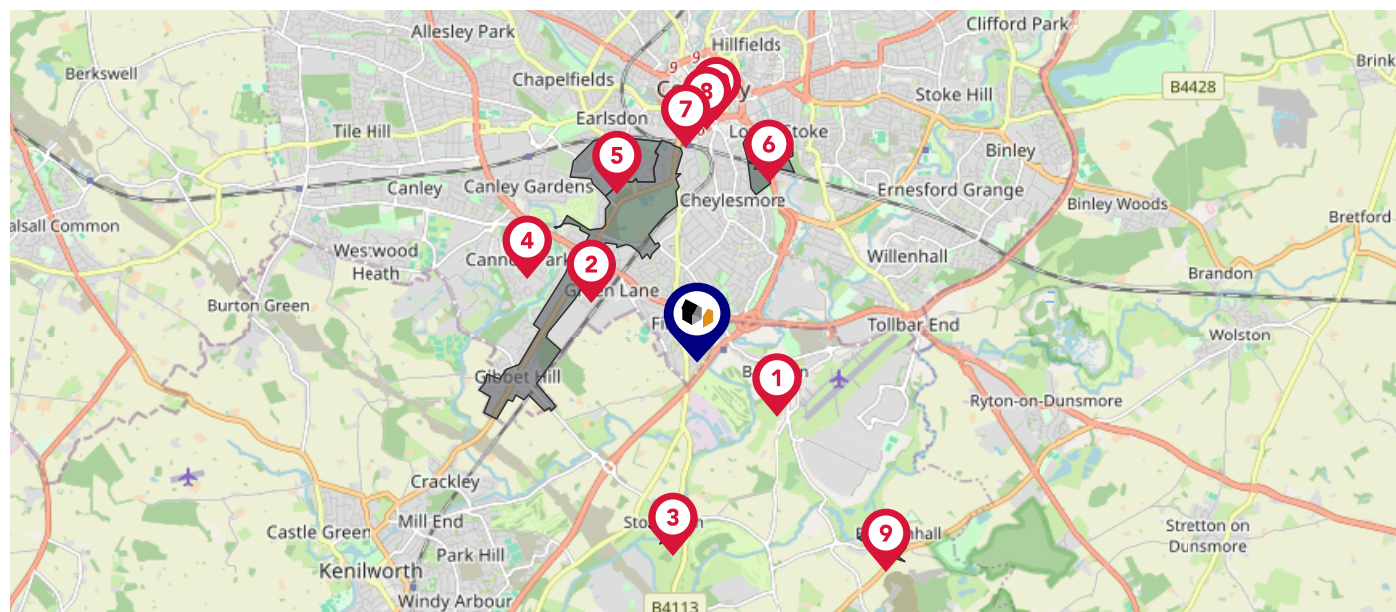
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Baginton

2

Kenilworth Road

3

Stoneleigh

4

Ivy Farm Lane (Canley Hamlet)

5

Earlsdon

6

London Road

7

Greyfriars Green

8

High Street

9

Bubbenhall

10

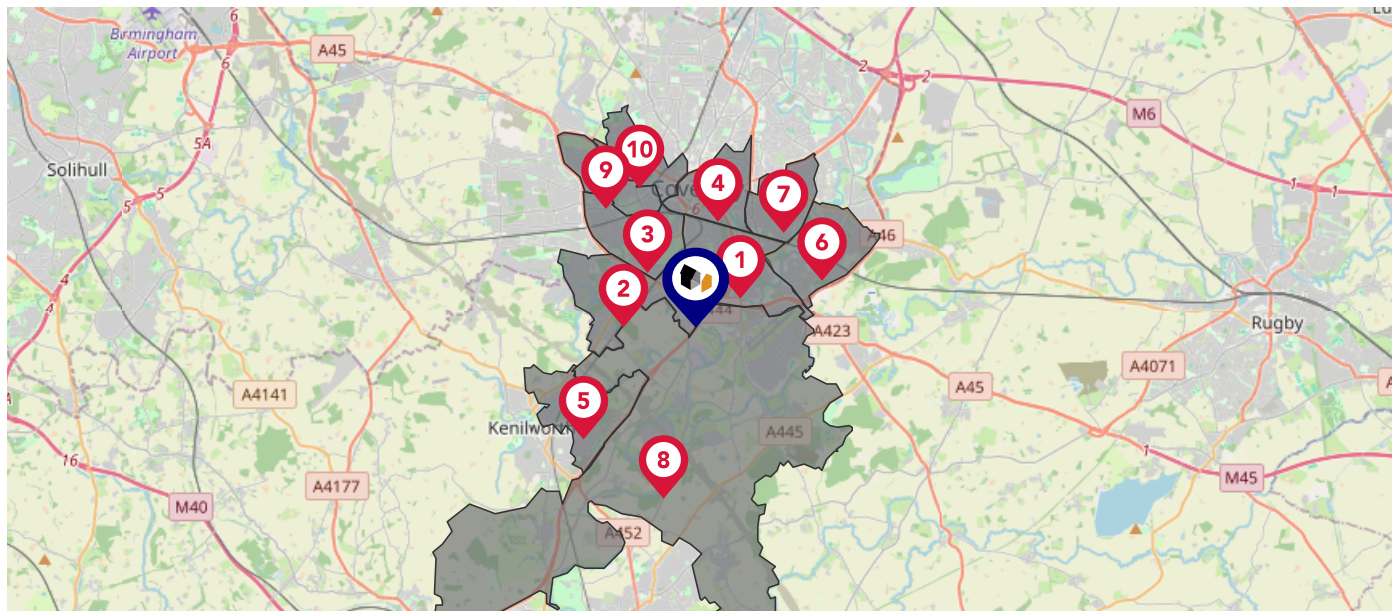
Hill Top and Cathedral

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



Cheylesmore Ward



Wainbody Ward



Earlsdon Ward



St. Michael's Ward



Kenilworth Park Hill Ward



Binley and Willenhall Ward



Lower Stoke Ward



Cubbington & Leek Wootton Ward



Whoberley Ward



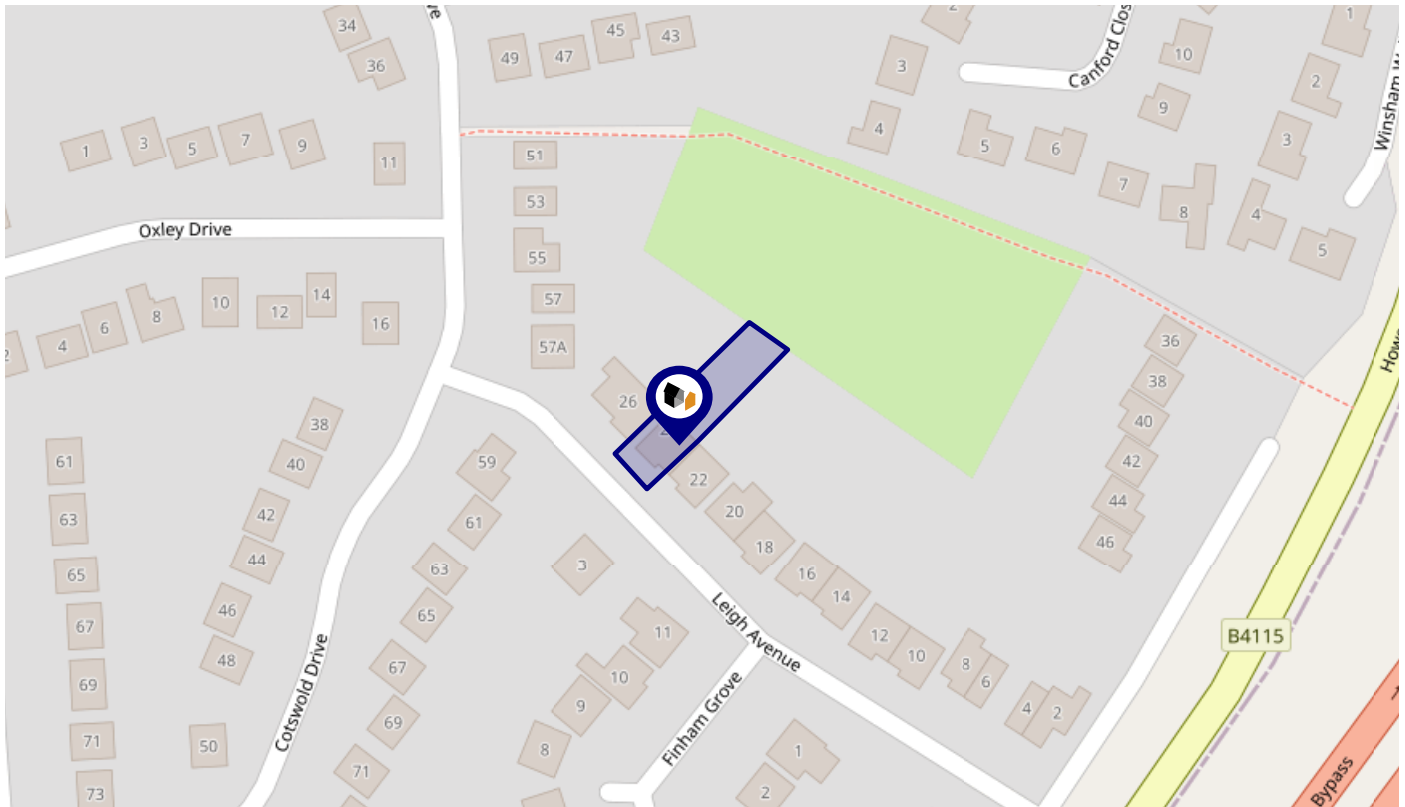
Sherbourne Ward

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.

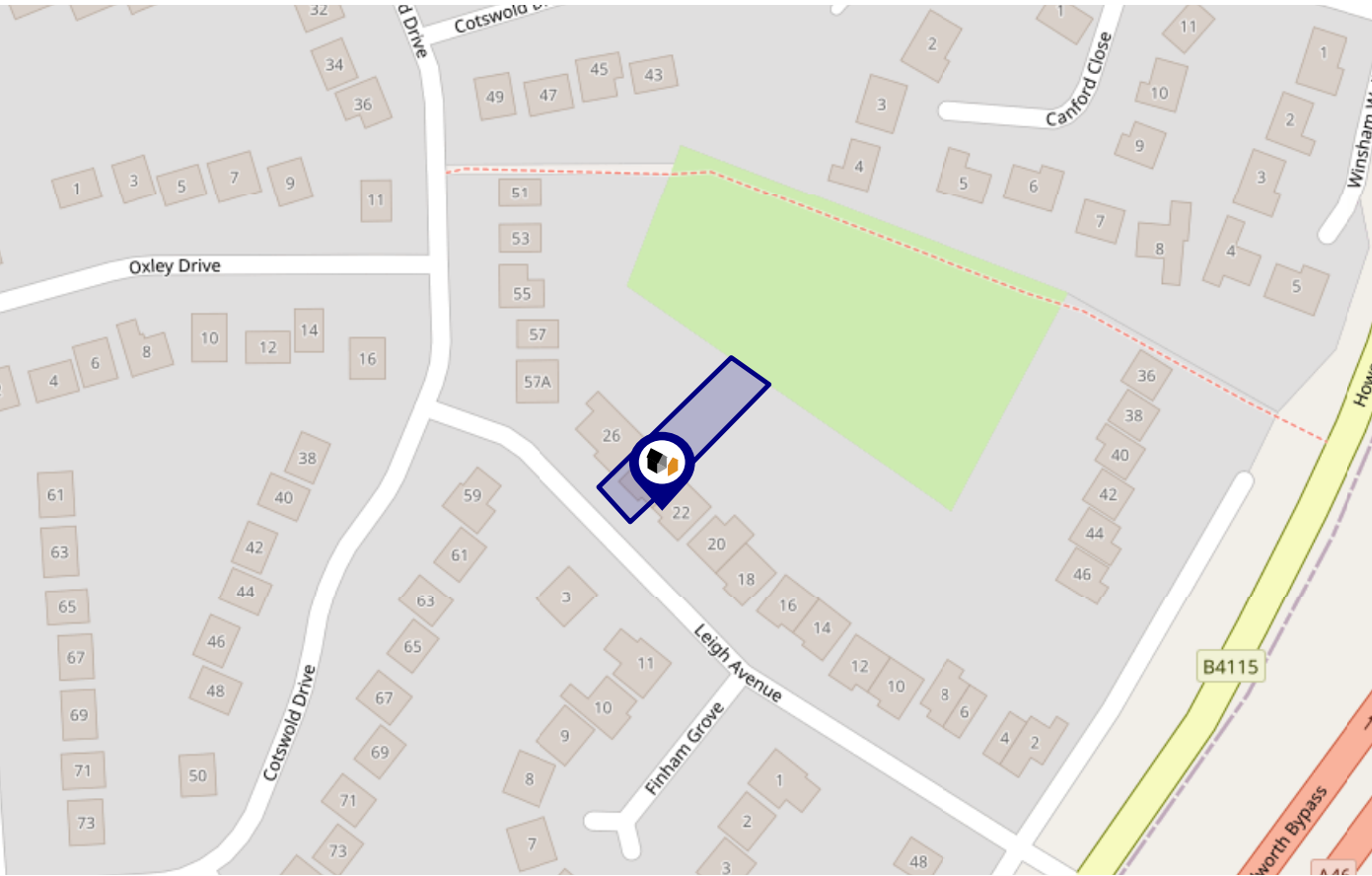
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

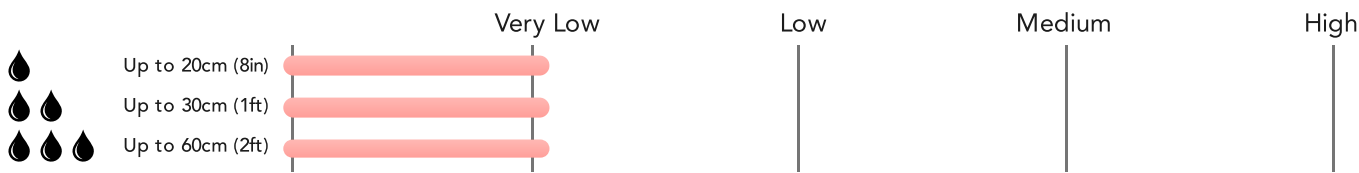


Risk Rating: Very low

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.

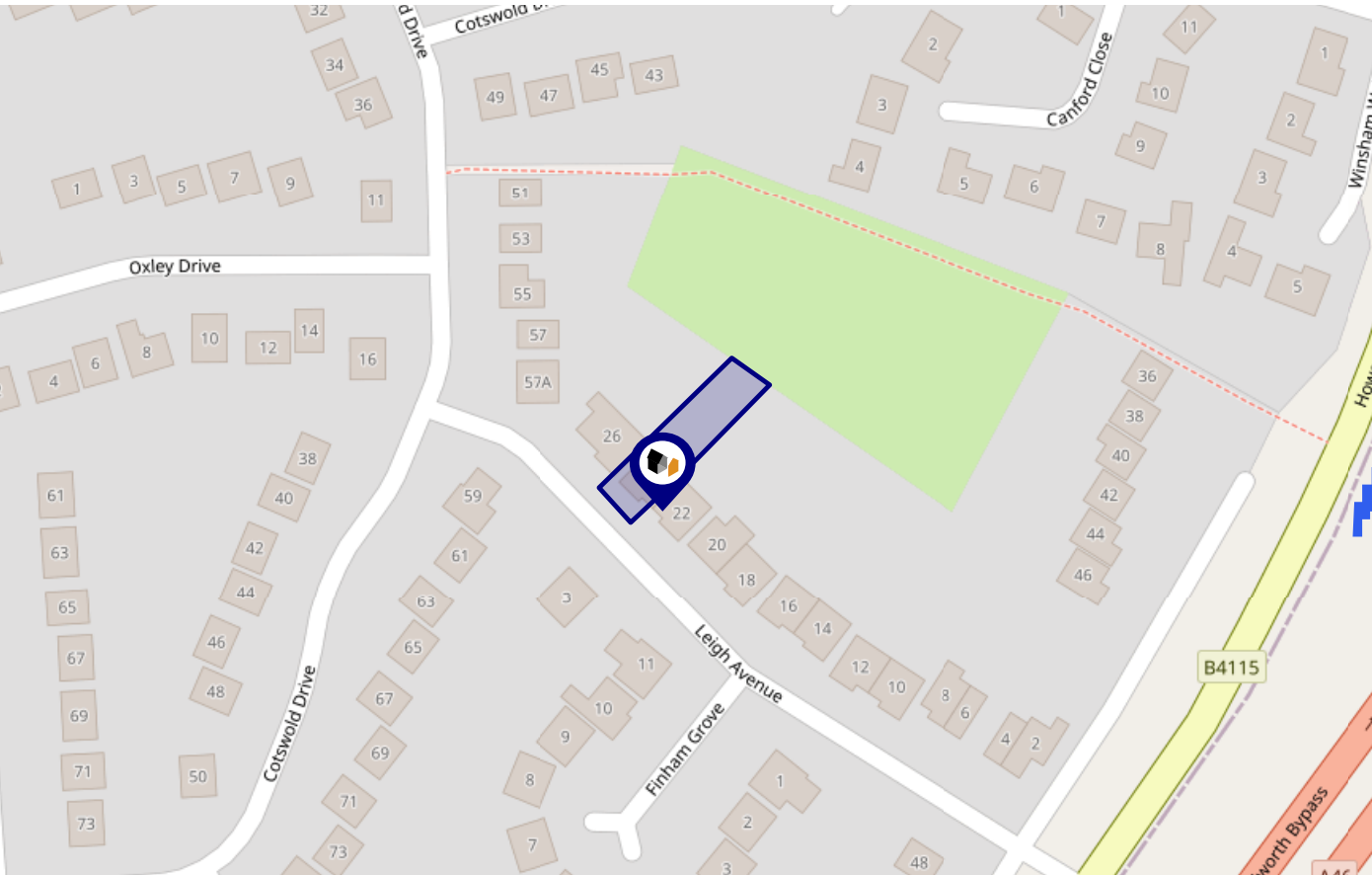
Chance of flooding to the following depths at this property:



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.

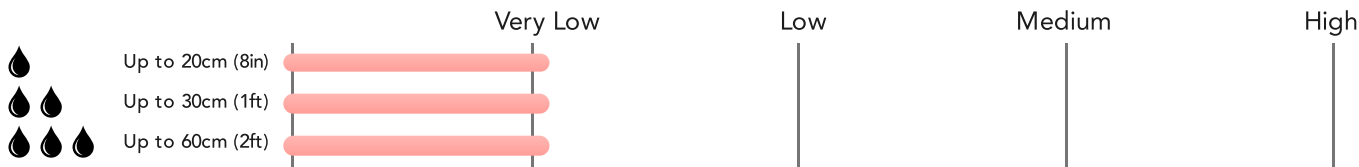


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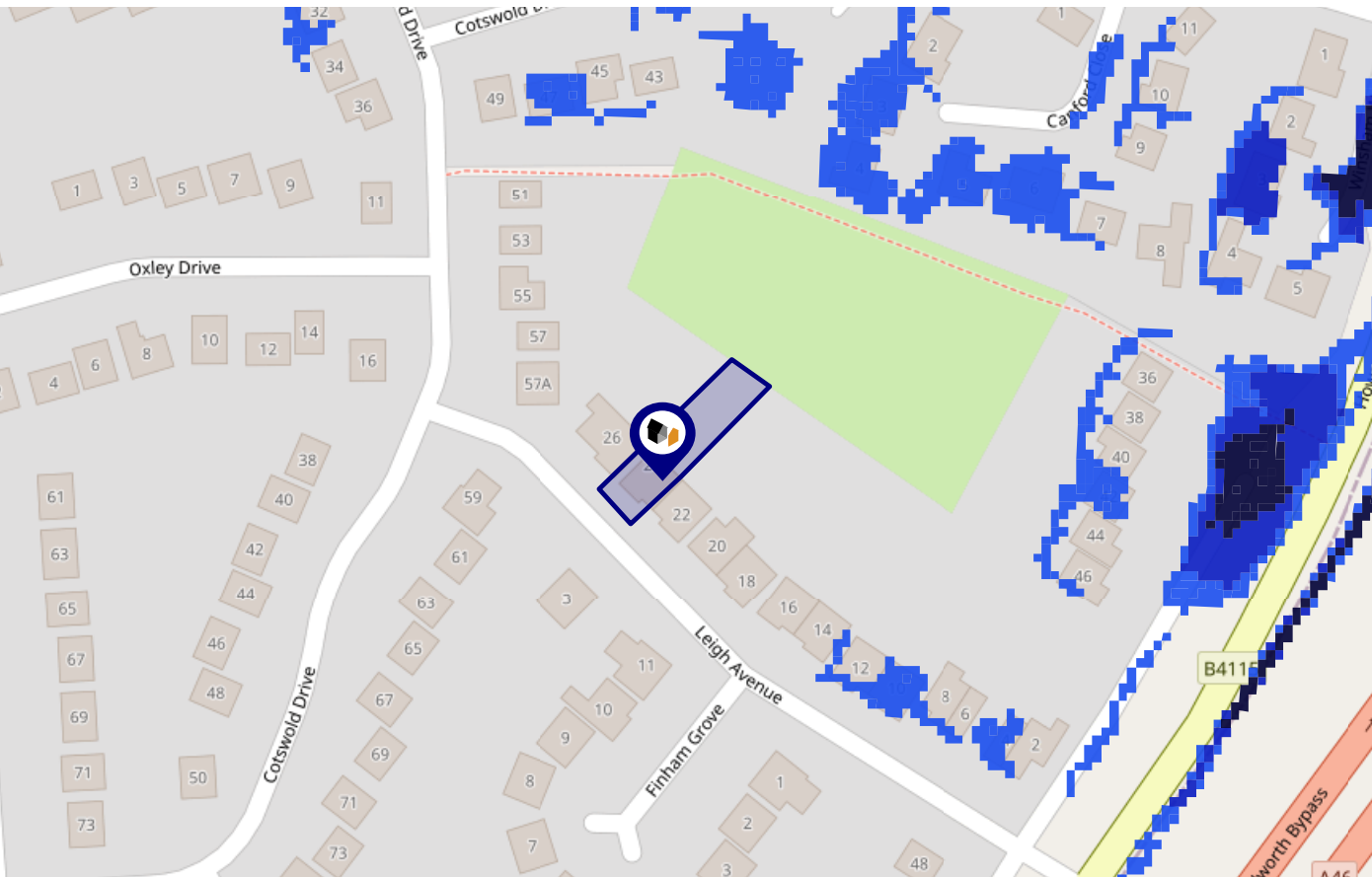
Chance of flooding to the following depths at this property:



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.

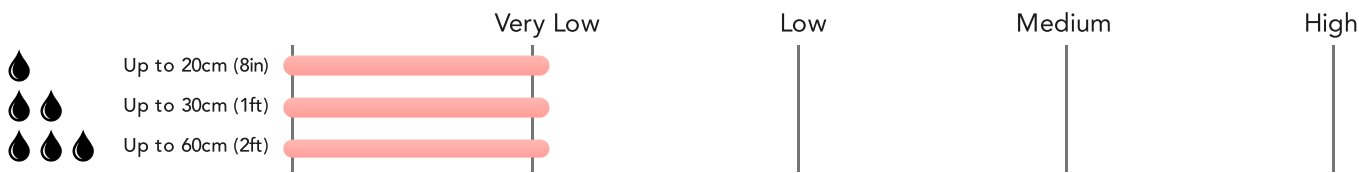


Risk Rating: Very low

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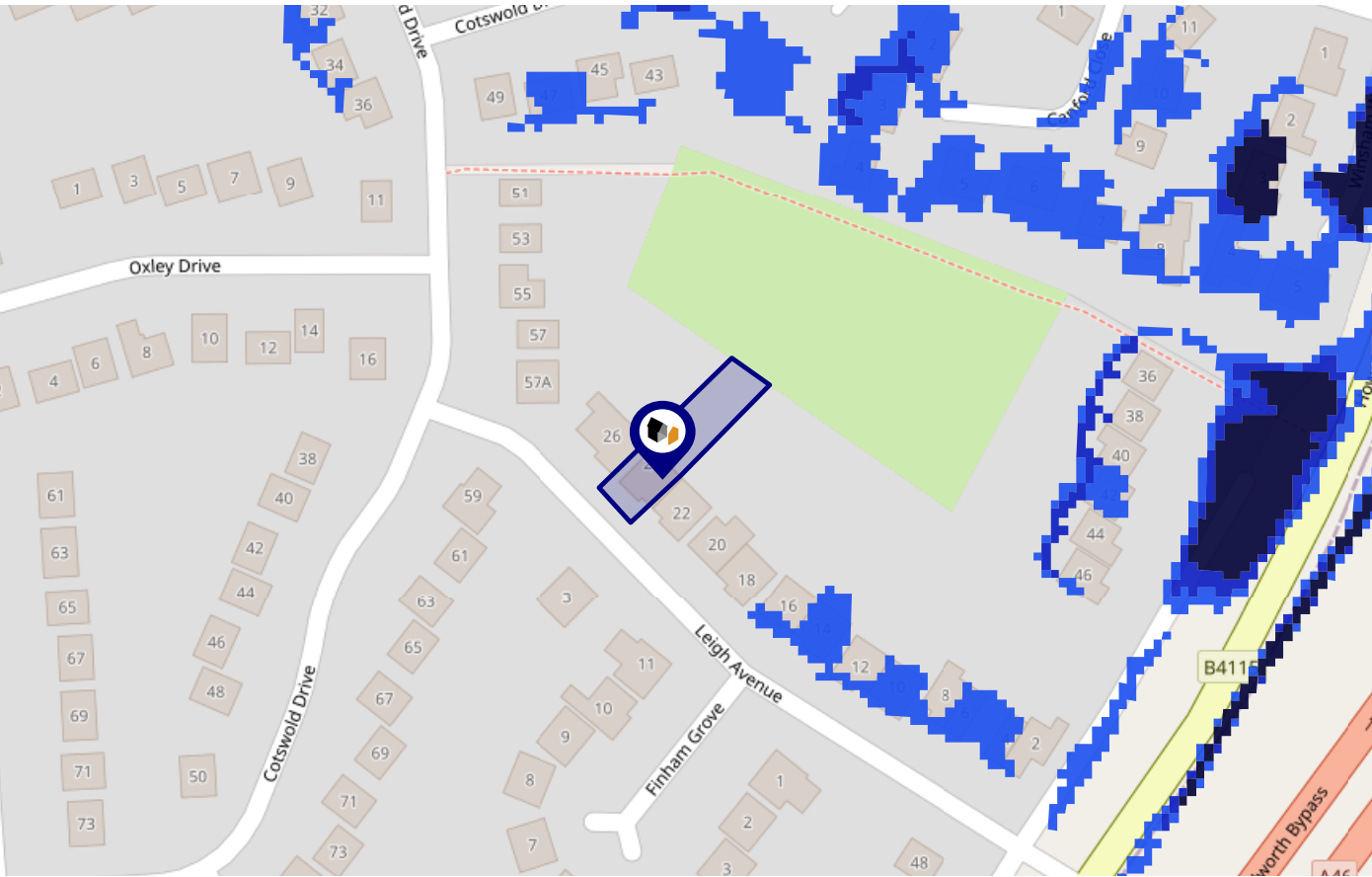
Chance of flooding to the following depths at this property:



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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Chance of flooding to the following depths at this property:

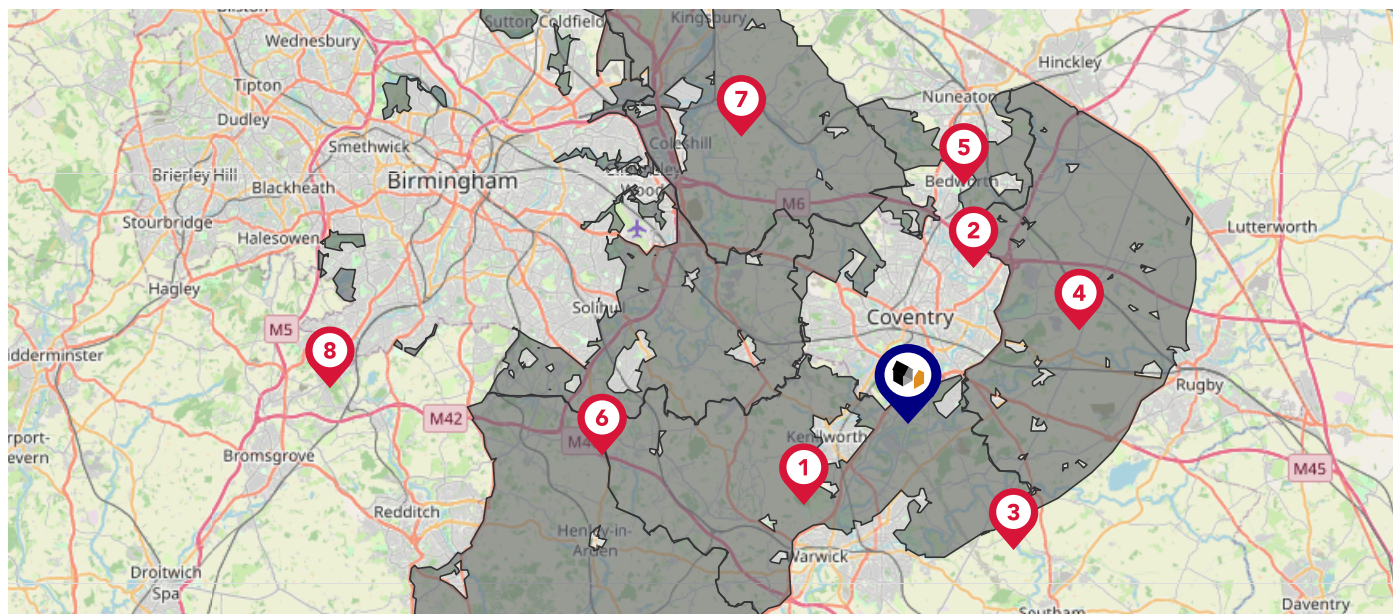


Maps

Green Belt



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



Nearby Green Belt Land

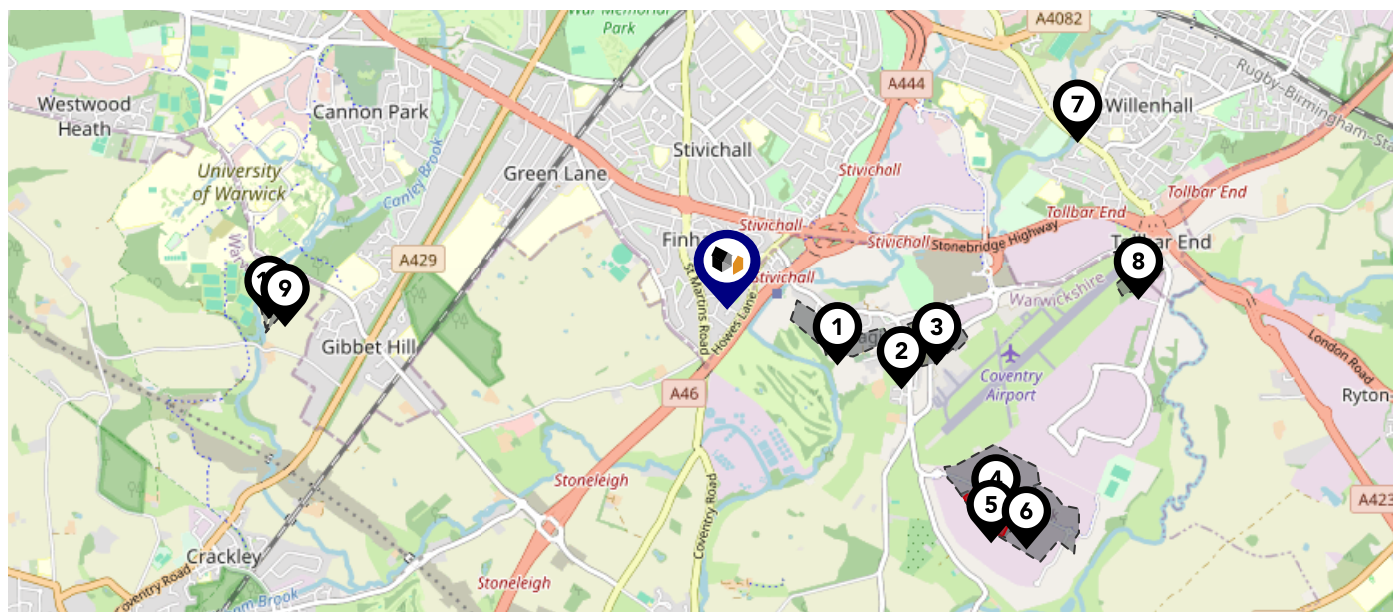
- 1 Birmingham Green Belt - Warwick
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - Stratford-on-Avon
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - Solihull
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham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

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

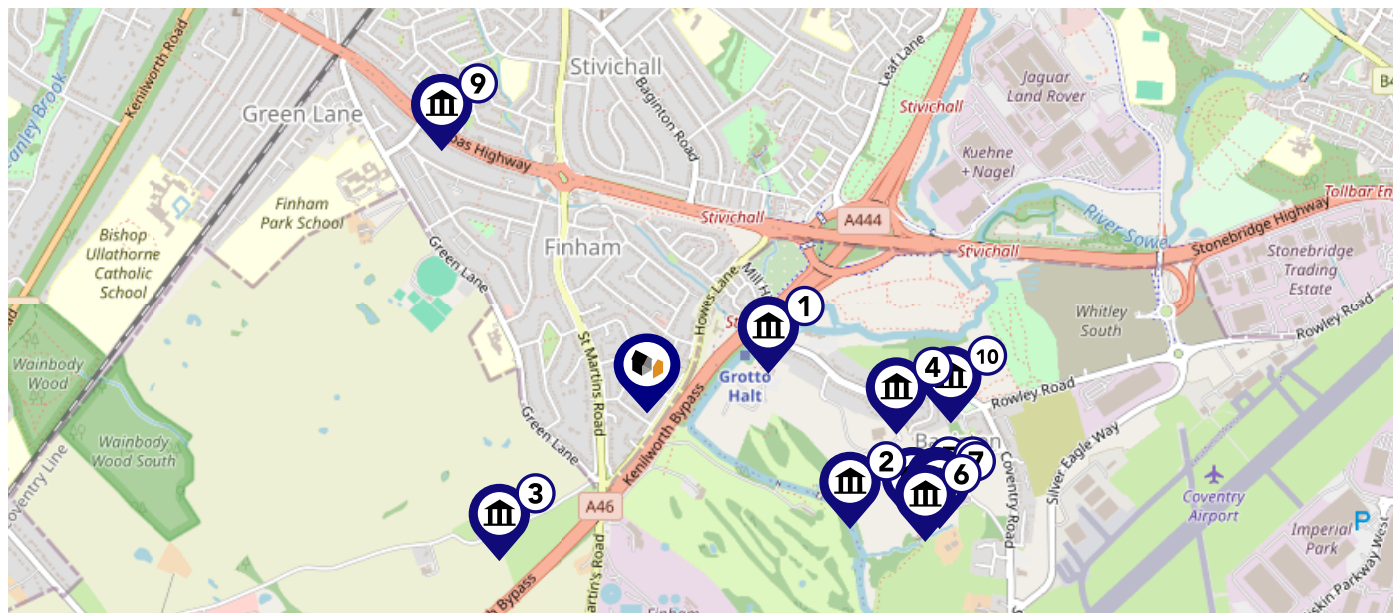
1	Hall Drive-Baginton	Historic Landfill	
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	
3	Rowley Road-Baginton	Historic Landfill	
4	Rock Farm Landfill-	Historic Landfill	
5	EA/EPR/HB3904FE/V007	Active Landfill	
6	Rock Farm-Baginton, Coventry, Warwickshire	Historic Landfill	
7	London Road B-Willenhall, Coventry	Historic Landfill	
8	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill	
9	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
10	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	

Maps

Listed Buildings

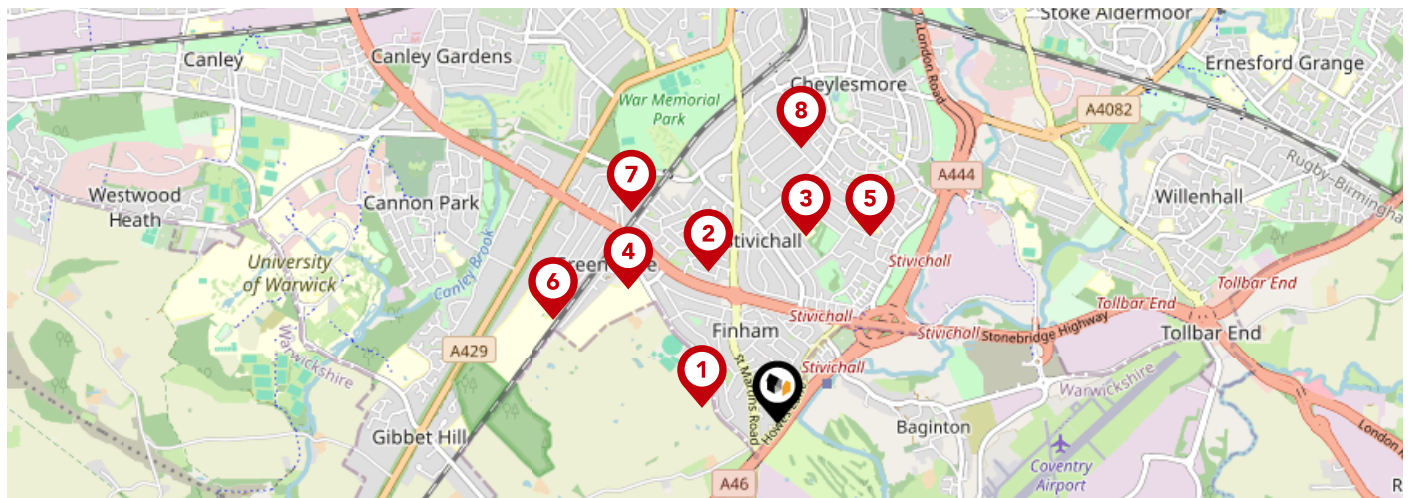


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



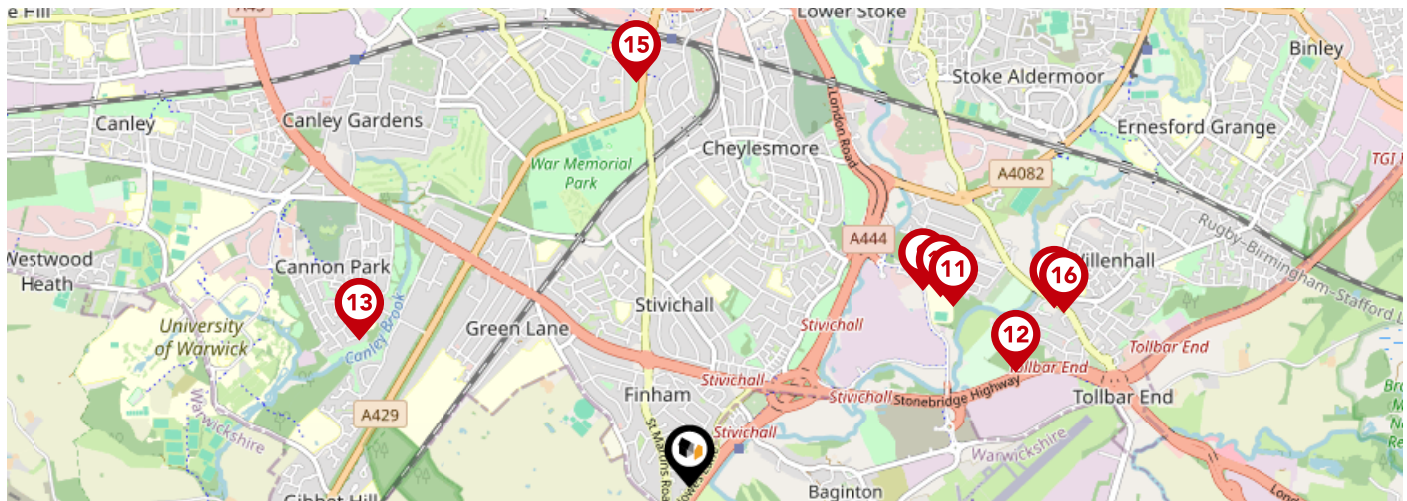
Listed Buildings in the local district		Grade	Distance
	1035274 - Baginton Bridge	Grade II	0.3 miles
	1035269 - Ruins Of Castle 160 Yards West Of Church Of St John The Baptist	Grade II	0.5 miles
	1106225 - Hill Farmhouse	Grade II	0.5 miles
	1116527 - Outbuilding 9 Yards South West Of Rose Cottage	Grade II	0.6 miles
	1116539 - Church Of Saint John The Baptist	Grade I	0.7 miles
	1035272 - The Old Rectory	Grade II	0.7 miles
	1116551 - Oak Farmhouse	Grade II	0.7 miles
	1035270 - Link Cottage	Grade II	0.7 miles
	1342919 - Stivichall Grange	Grade II	0.7 miles
	1319923 - Lunt Cottages	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.35	☐	☒	☐	☐	☐
2	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.76	☐	☒	☐	☐	☐
3	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.86	☐	☒	☐	☐	☐
4	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.91	☐	☐	☒	☐	☐
5	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.95	☐	☒	☐	☐	☐
6	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.13	☐	☐	☒	☐	☐
7	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.17	☐	☒	☐	☐	☐
8	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.25	☐	☒	☐	☐	☐

Area Schools



		Nursery	Primary	Secondary	College	Private
9	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance: 1.39	☐	☐	☒	☐	☐
10	Tiverton School Ofsted Rating: Good Pupils: 119 Distance: 1.43	☐	☒	☐	☐	☐
11	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance: 1.44	☐	☒	☐	☐	☐
12	Baginton Fields Academy Ofsted Rating: Good Pupils: 0 Distance: 1.56	☐	☐	☒	☐	☐
13	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.64	☐	☒	☐	☐	☐
14	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 241 Distance: 1.84	☐	☒	☐	☐	☐
15	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance: 1.86	☐	☐	☒	☐	☐
16	Stretton Church of England Academy Ofsted Rating: Outstanding Pupils: 209 Distance: 1.87	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

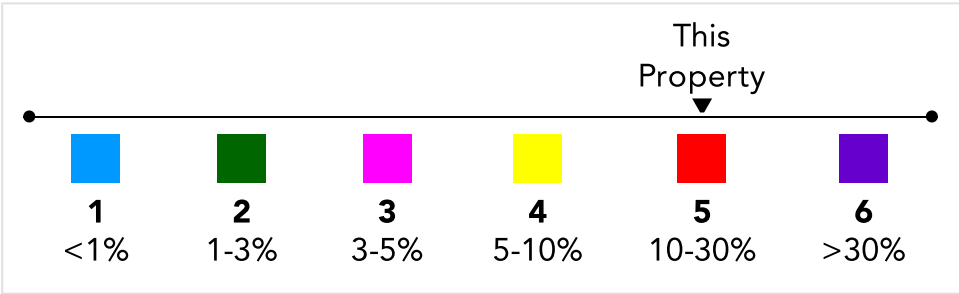
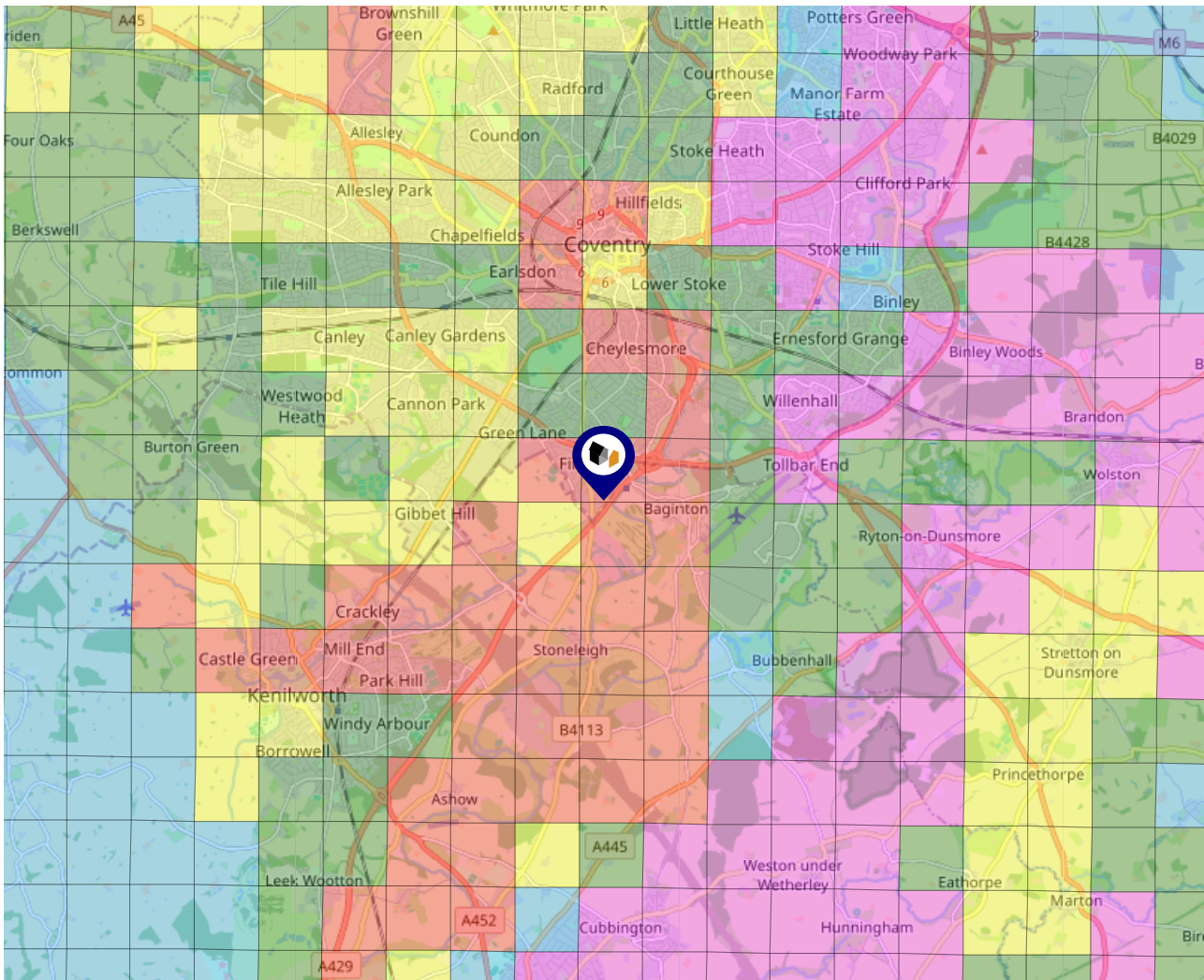
Environment

Radon Gas

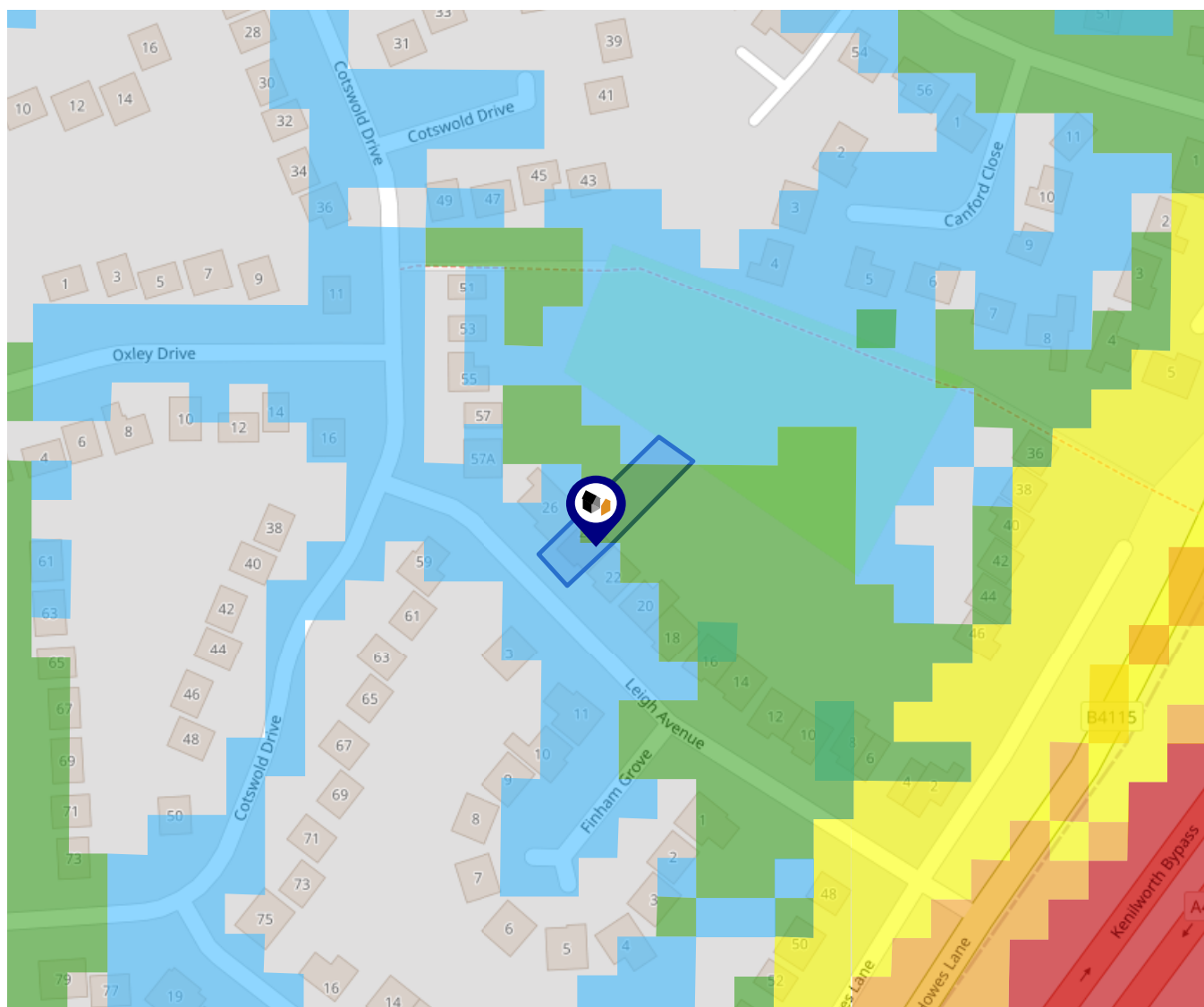


What is Radon?

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

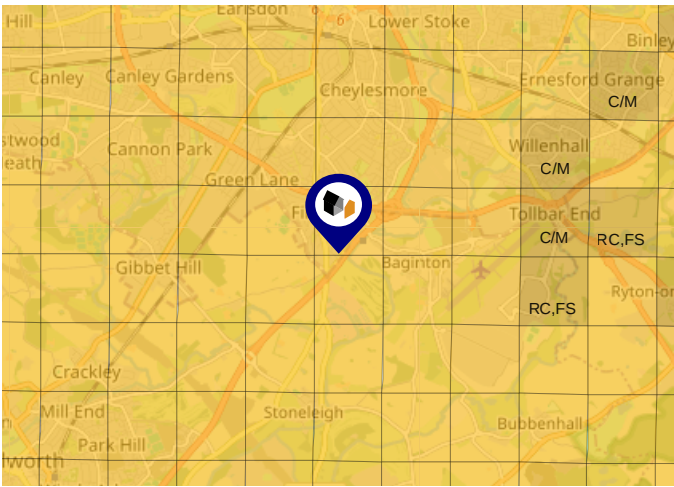


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

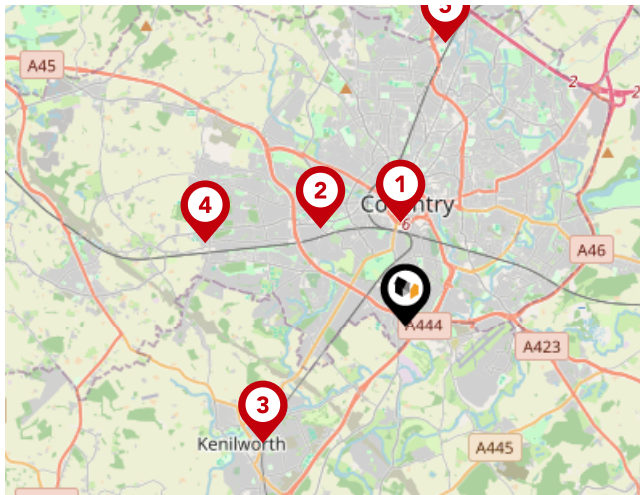


Primary Classifications (Most Common Clay Types)

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

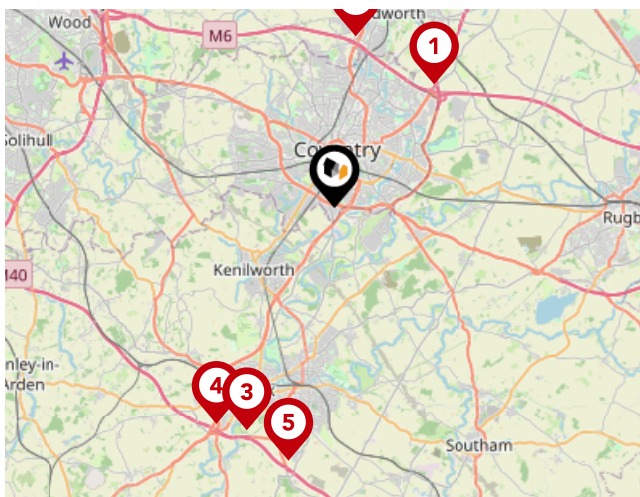
Area

Transport (National)



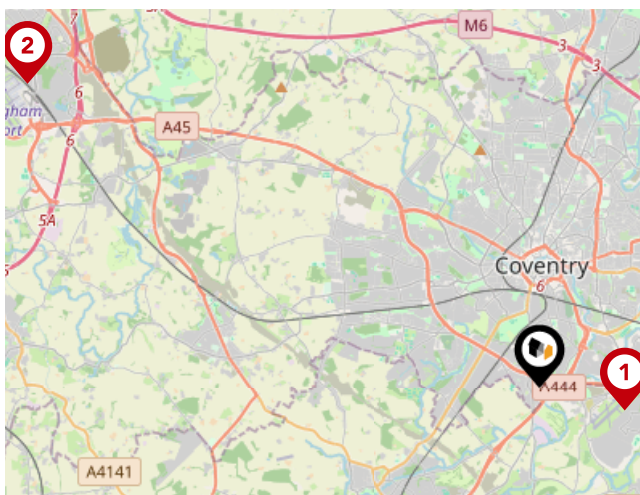
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	1.89 miles
	Canley Rail Station	2.34 miles
	Kenilworth Rail Station	3.33 miles
	Tile Hill Rail Station	3.89 miles
	Coventry Arena Rail Station	5.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J2	5.7 miles
	M6 J3	6.24 miles
	M40 J14	8.67 miles
	M40 J15	8.93 miles
	M40 J13	9.36 miles

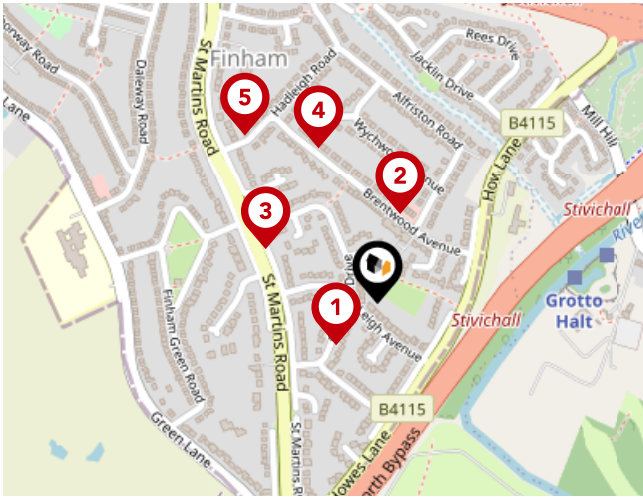


Airports/Helipads

Pin	Name	Distance
	Coventry Airport	1.59 miles
	Birmingham International Airport	10.77 miles

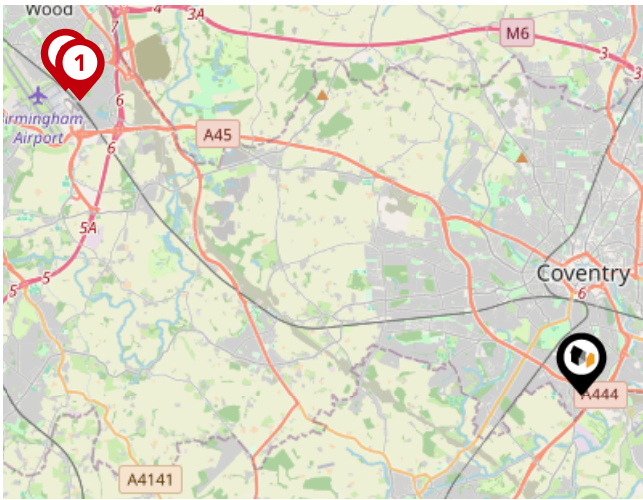
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cotswold Drive	0.06 miles
2	Alfriston Rd	0.1 miles
3	Oxley Drive	0.14 miles
4	Hadleigh Rd	0.18 miles
5	St Martins Rd	0.24 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.49 miles
2	Birmingham International Airport (Air-Rail link)	10.8 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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Important - Please Read

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

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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www.walmsleysthewaytomove.co.uk

