



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th September 2026



AINSBURY ROAD, COVENTRY, CV5

Price Estimate : £675,000

Walmsley's The Way to Move

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

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



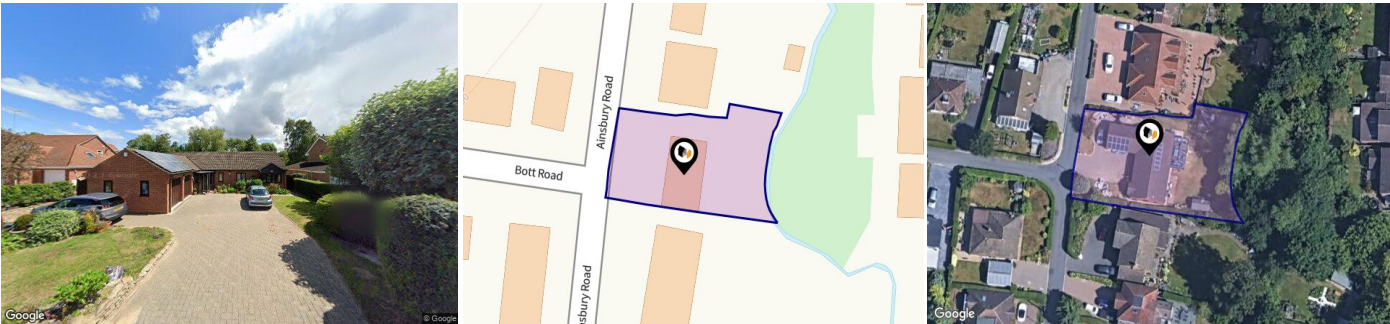
Dear Buyers & Interested Parties

Your property details in brief.....

A spacious & versatile four double bedroom detached bungalow
Impressive plot with private South facing gardens backing Canley Ford
Driveway for multiple vehicles with additional space to the side
Garage converted into tremendous hobby or games room
Sitting room, dining room & substantial conservatory
Kitchen breakfast room & separate utility room
Family bathroom, ensuite shower room & guest cloakroom
Massive additional potential
Close to A45, University of Warwick & Canley Train Station
NO CHAIN, EPC Rating B, Total 2174 Sq.Ft or 202 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 Overview



Property

Type:	Detached	Price Estimate:	£675,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,174 ft ² / 201 m ²		
Plot Area:	0.23 acres		
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,635		
Title Number:	WM400700		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	6	54	10000
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Market Sold in Street



69, Ainsbury Road, Coventry, CV5 6BA				Detached House
Last Sold Date:	03/09/2025	25/04/1997		
Last Sold Price:	£500,000	£108,000		
35, Ainsbury Road, Coventry, CV5 6BA				Detached House
Last Sold Date:	31/01/2025			
Last Sold Price:	£457,750			
47, Ainsbury Road, Coventry, CV5 6BA				Semi-detached House
Last Sold Date:	20/10/2023	06/07/2007		
Last Sold Price:	£535,000	£400,000		
25, Ainsbury Road, Coventry, CV5 6BA				Semi-detached House
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				Detached House
Last Sold Date:	25/05/2022			
Last Sold Price:	£555,000			
23a, Ainsbury Road, Coventry, CV5 6BA				Detached House
Last Sold Date:	17/12/2021	05/01/2010		
Last Sold Price:	£665,000	£417,000		
73, Ainsbury Road, Coventry, CV5 6BA				Detached House
Last Sold Date:	29/06/2021			
Last Sold Price:	£615,000			
45, Ainsbury Road, Coventry, CV5 6BA				Semi-detached House
Last Sold Date:	19/04/2021			
Last Sold Price:	£280,000			
81, Ainsbury Road, Coventry, CV5 6BA				Detached House
Last Sold Date:	19/03/2021	06/11/2008		
Last Sold Price:	£565,000	£205,000		
53, Ainsbury Road, Coventry, CV5 6BA				Detached House
Last Sold Date:	10/01/2020	27/09/2013		
Last Sold Price:	£590,000	£300,000		
15, Ainsbury Road, Coventry, CV5 6BA				Detached House
Last Sold Date:	07/01/2020			
Last Sold Price:	£340,000			
27a, Ainsbury Road, Coventry, CV5 6BA				Semi-detached House
Last Sold Date:	06/06/2019	14/12/2006	09/09/1998	
Last Sold Price:	£327,500	£350,000	£96,350	

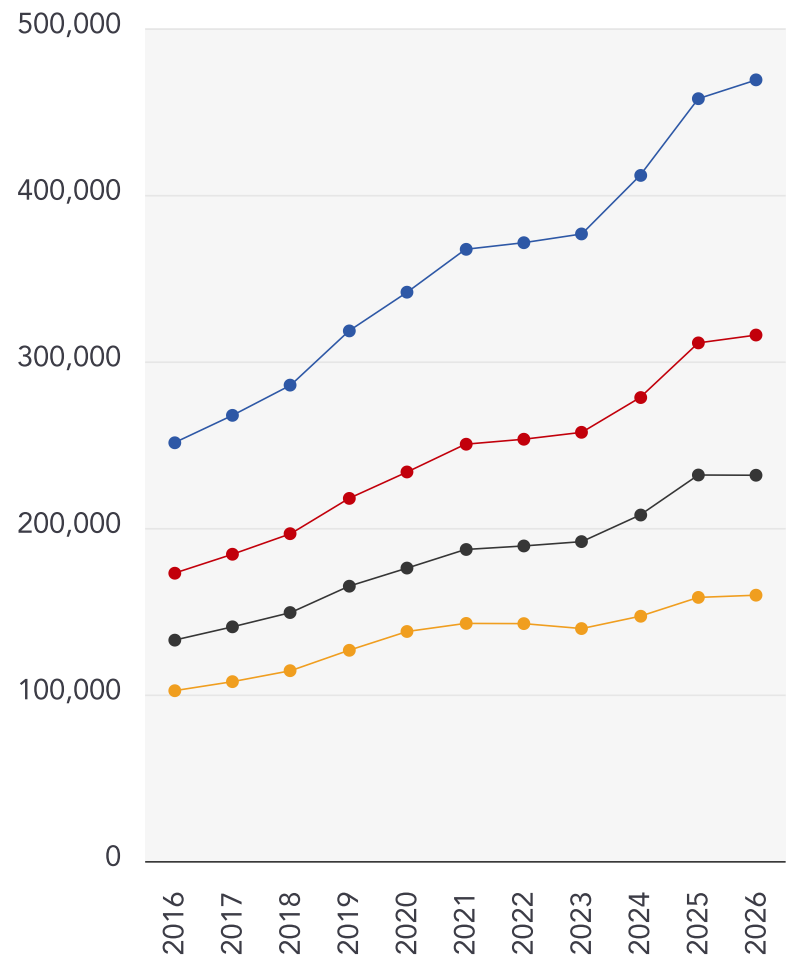
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

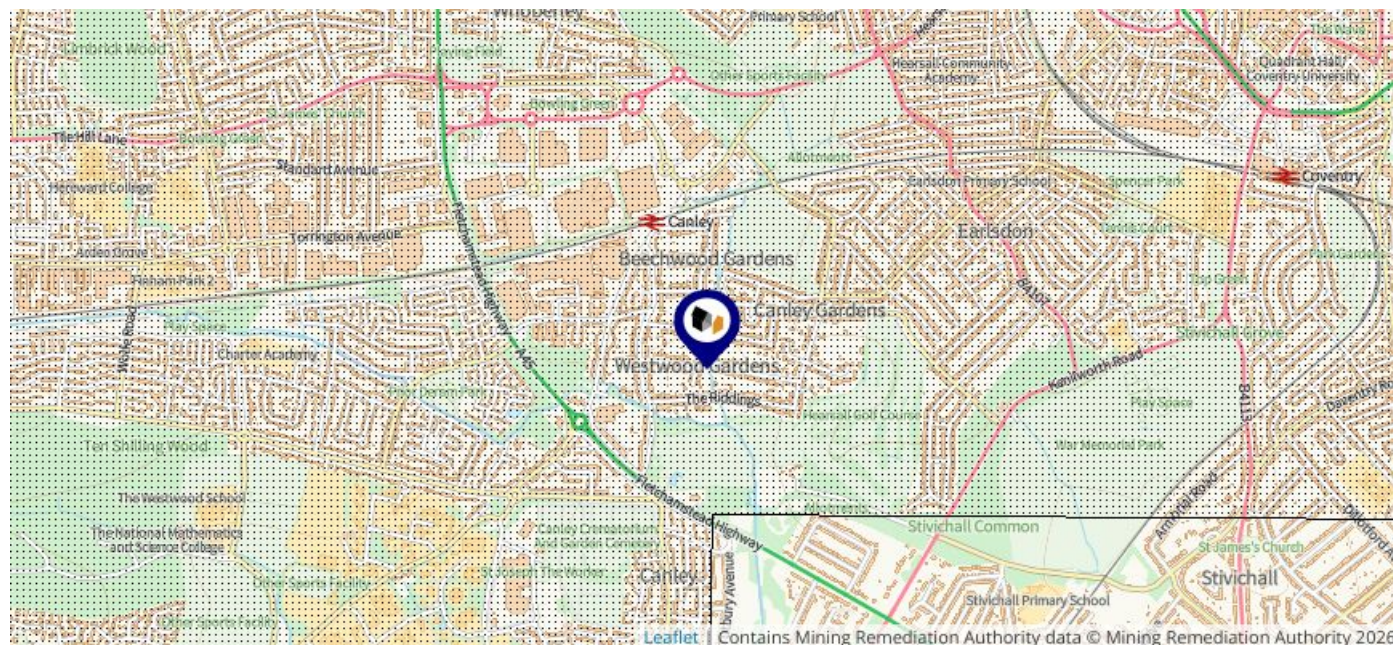
Terraced

+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.

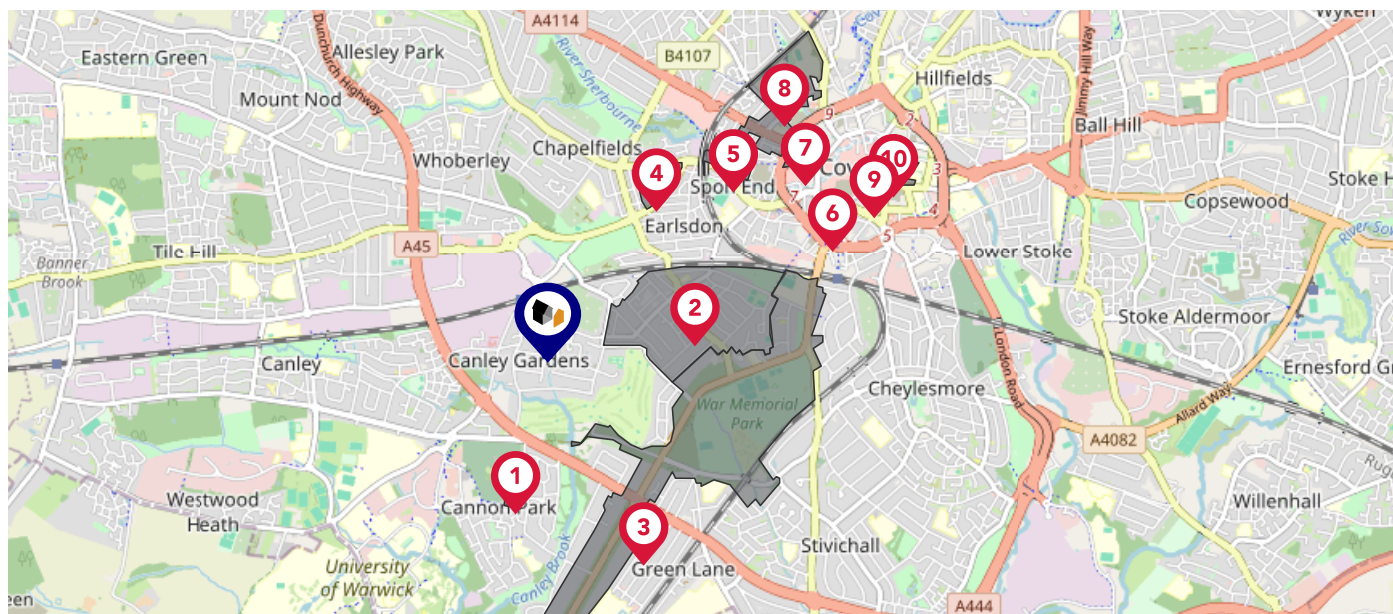
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Ivy Farm Lane (Canley Hamlet)



Earlsdon



Kenilworth Road



Chapelfields



Spon End



Greyfriars Green



Spon Street



Naul's Mill



High Street



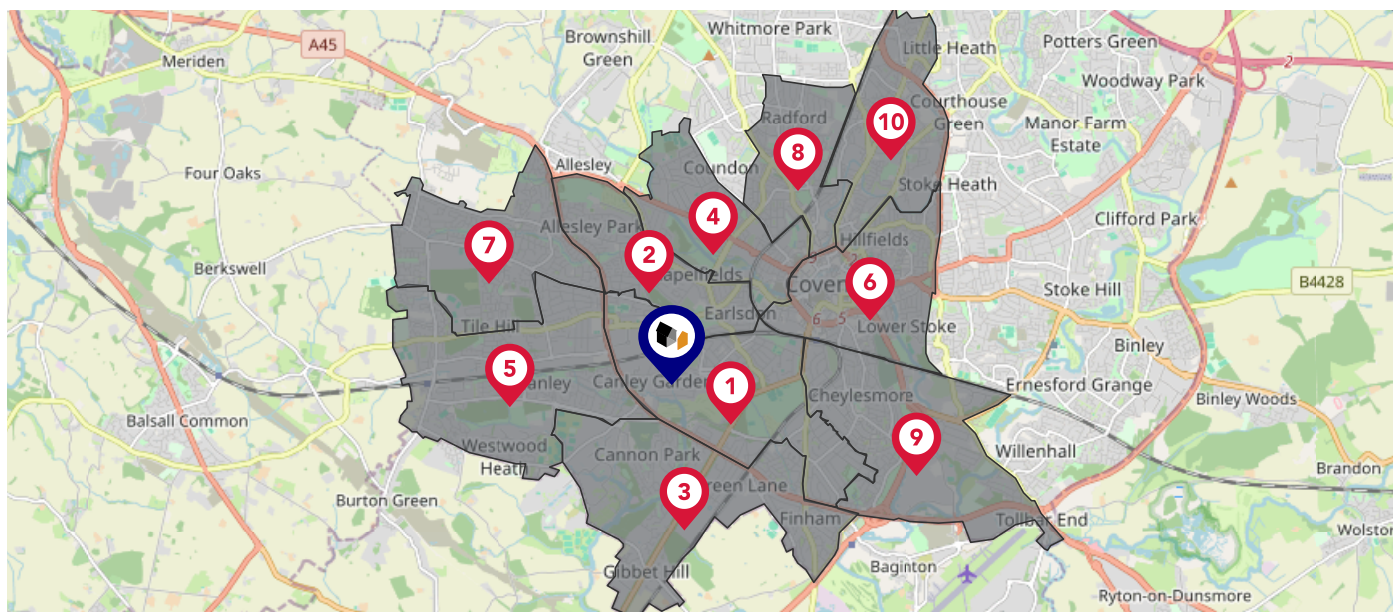
Hill Top and Cathedral

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

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

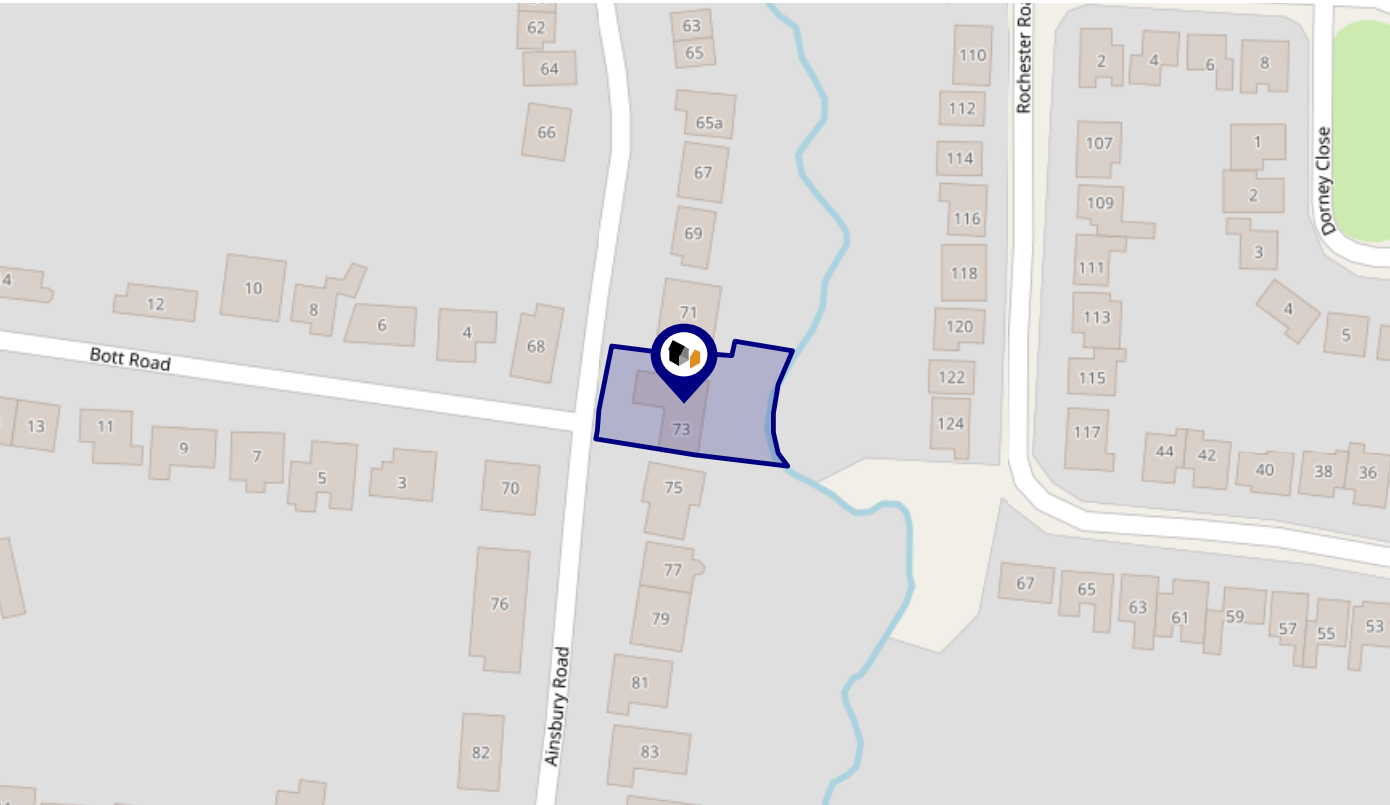
Foleshill Ward

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.

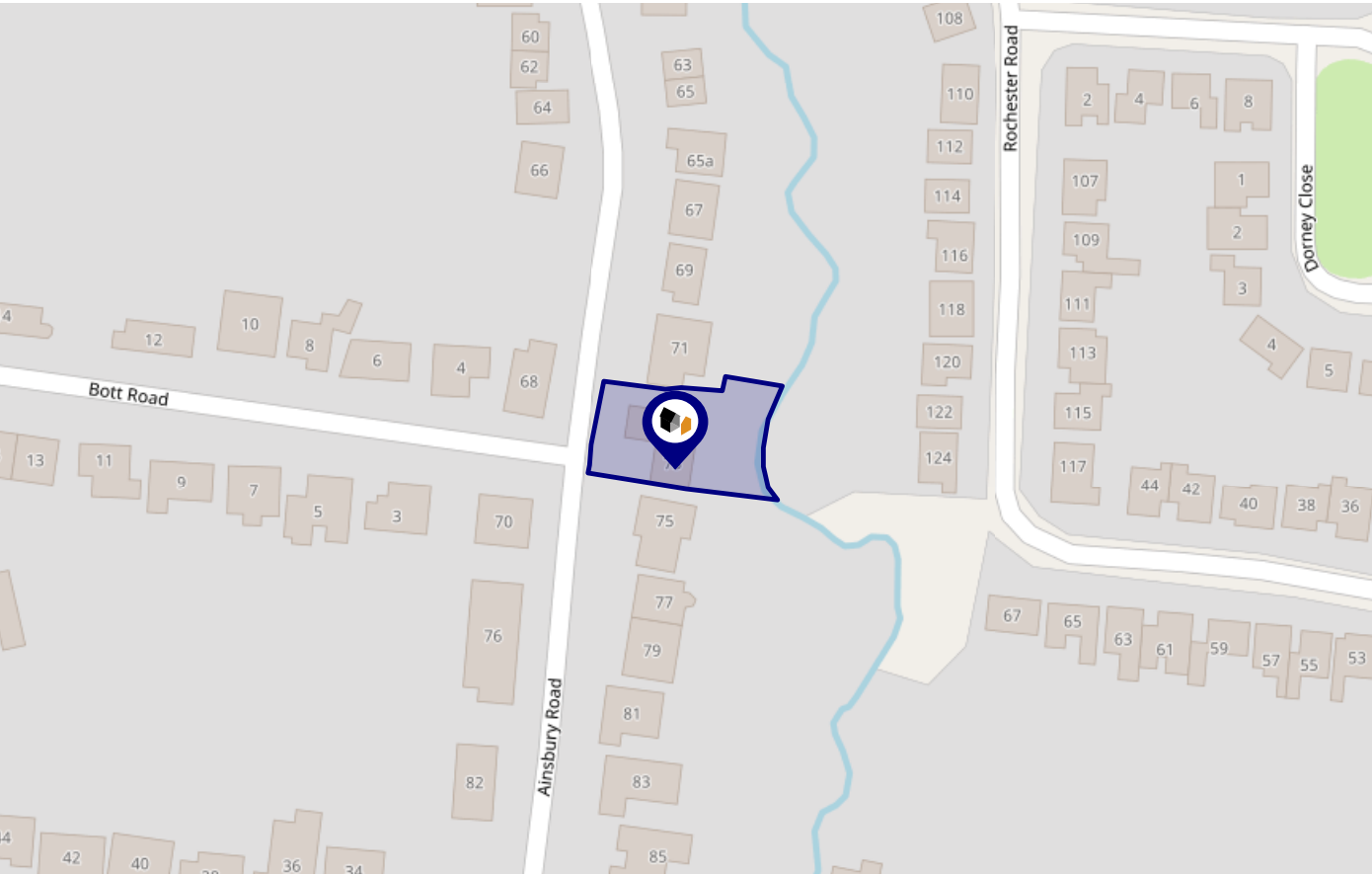
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

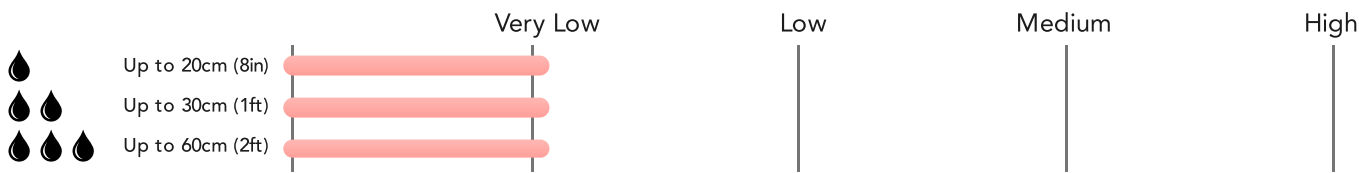


Risk Rating: Very low

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.

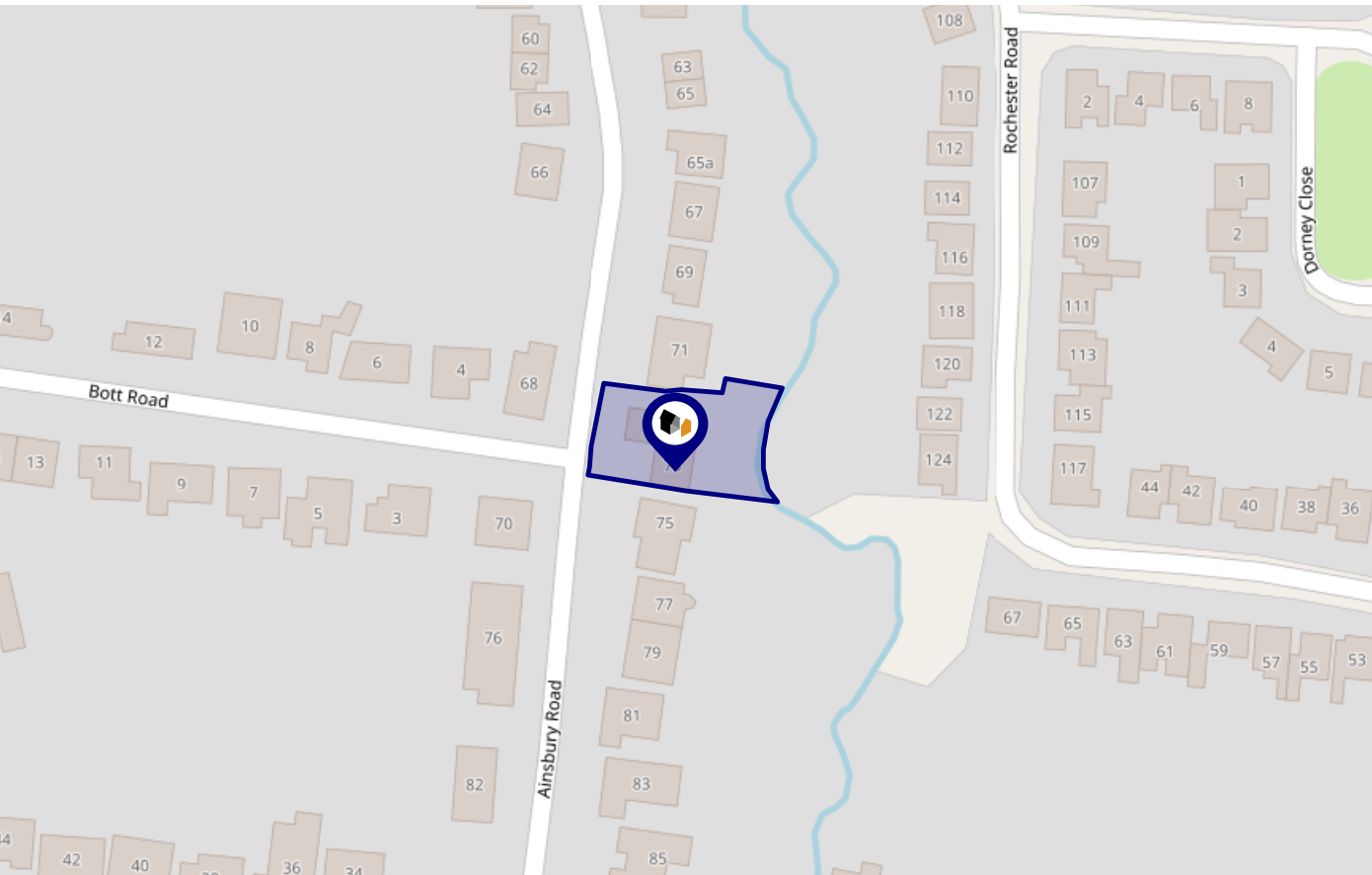
Chance of flooding to the following depths at this property:



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.

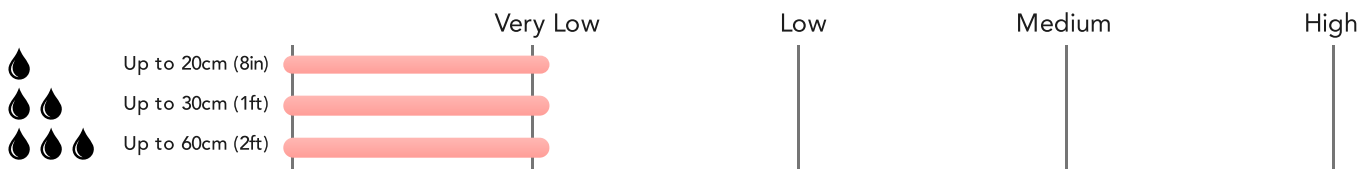


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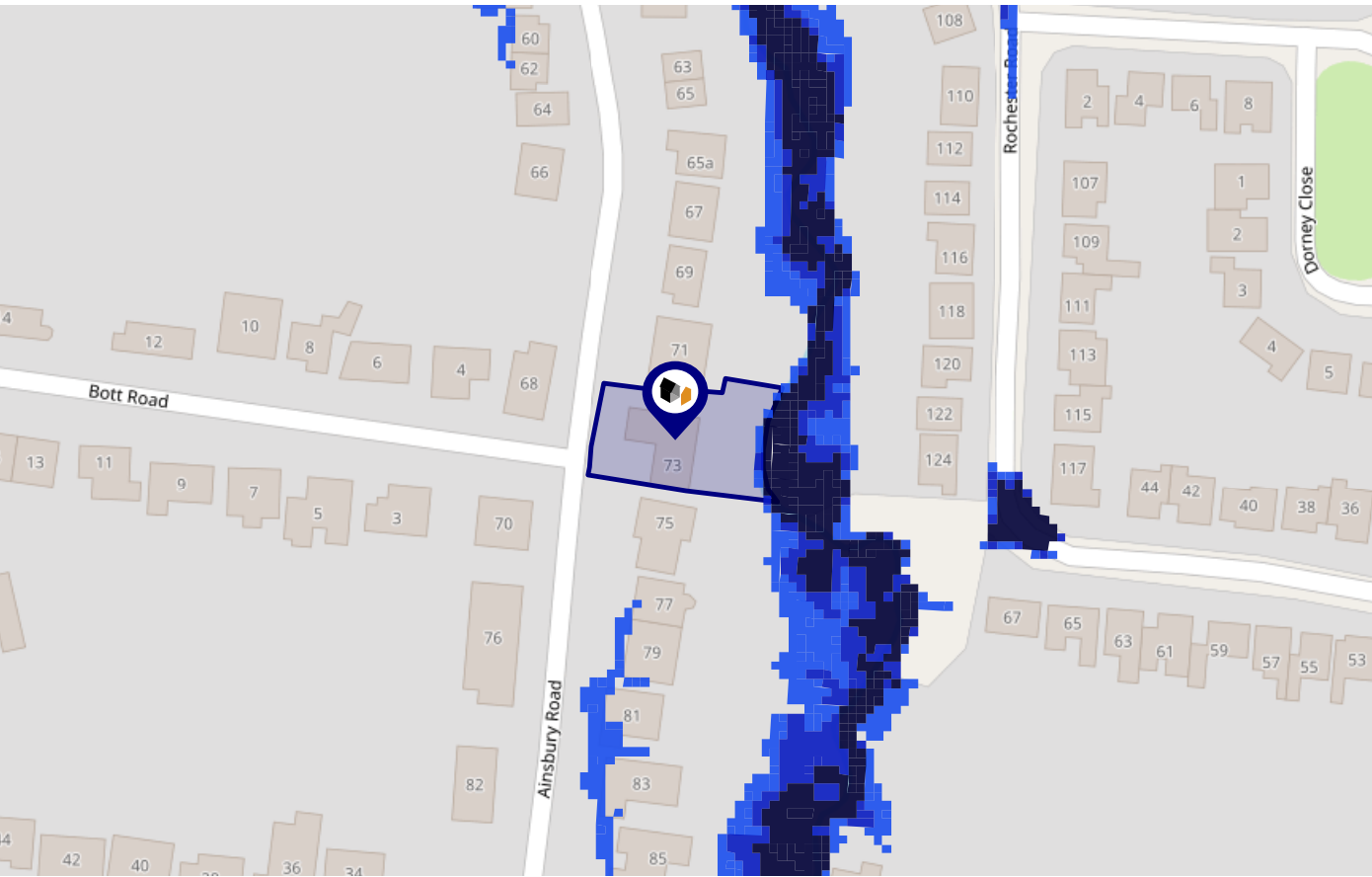
Chance of flooding to the following depths at this property:



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.

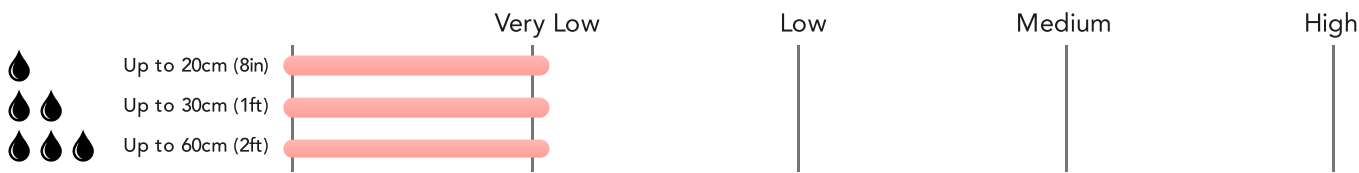


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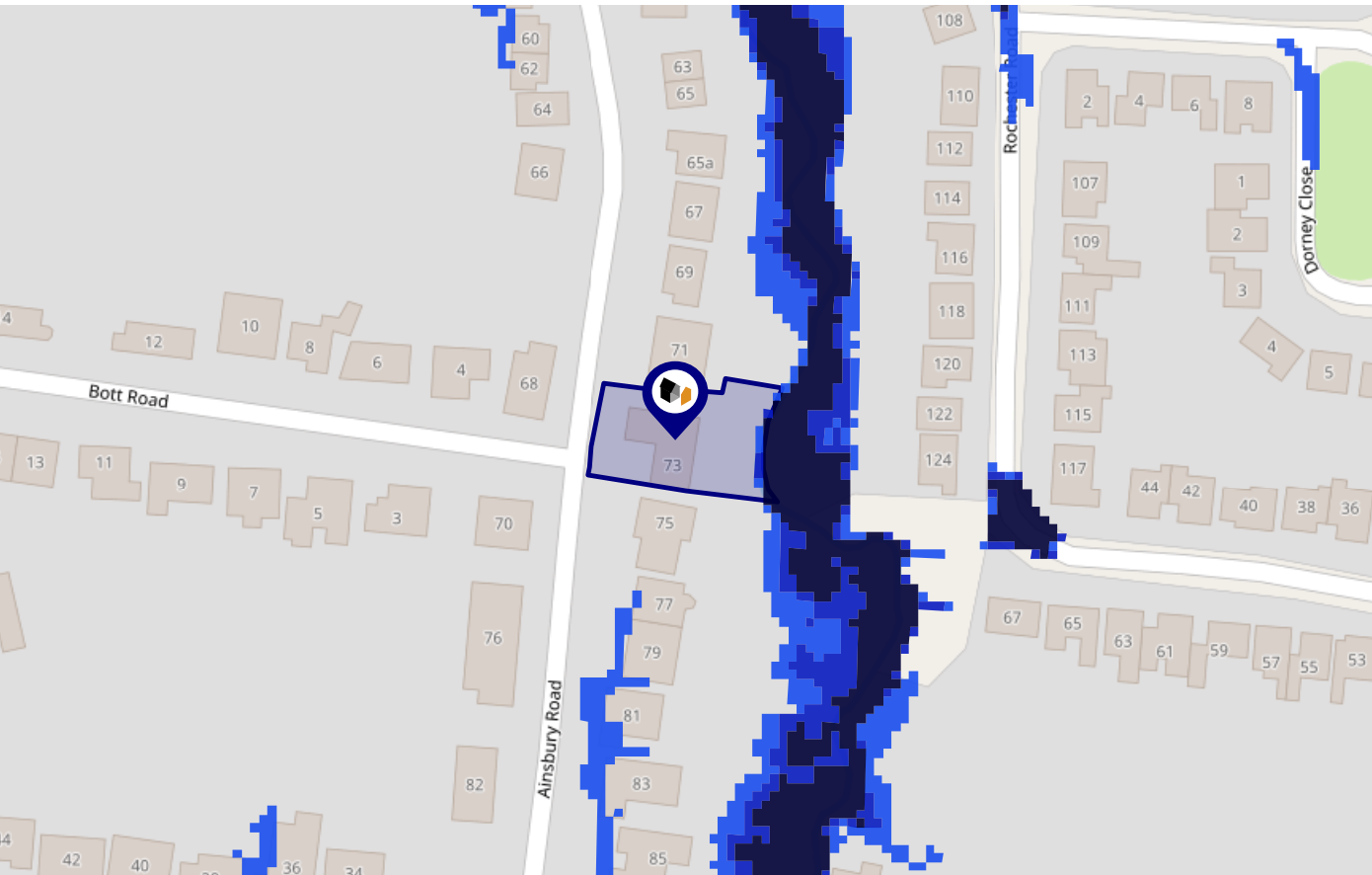
Chance of flooding to the following depths at this property:



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.

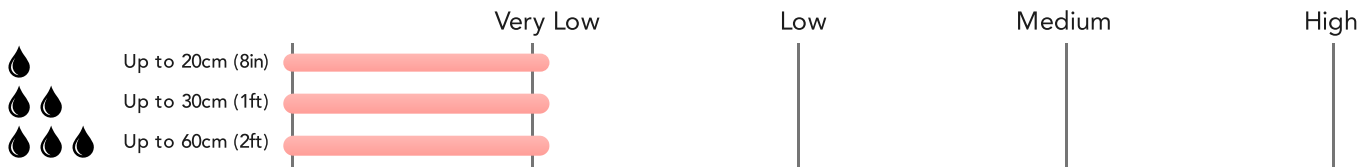


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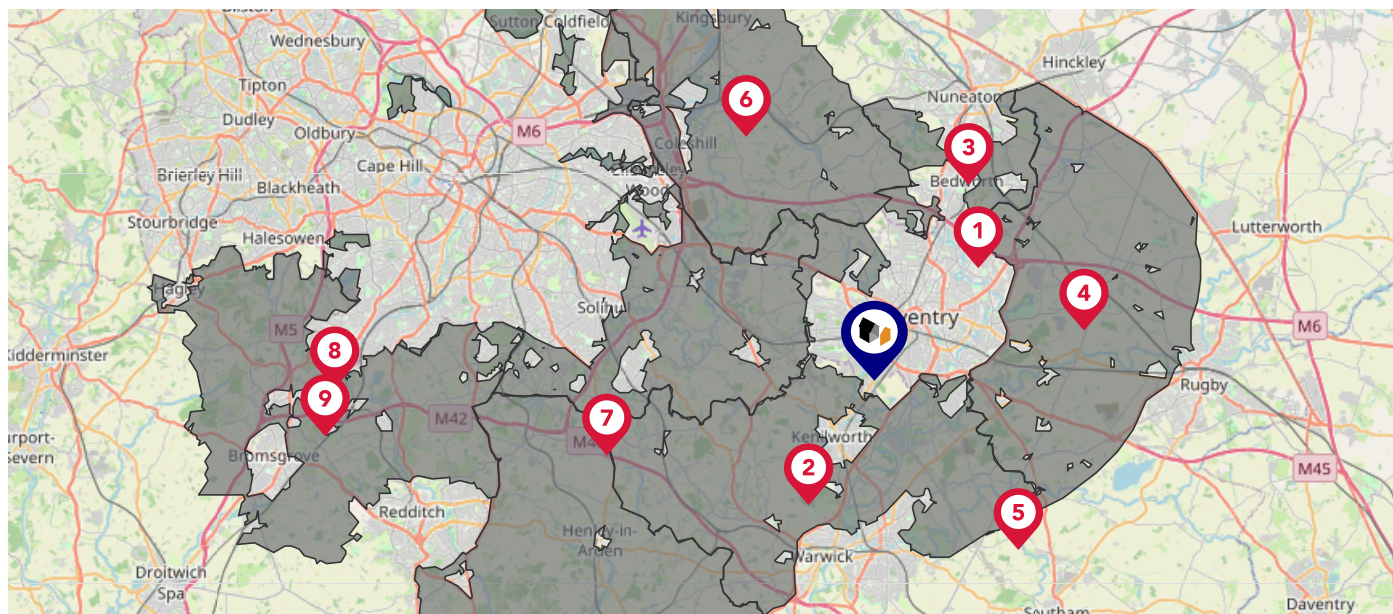


Maps

Green Belt



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



Nearby Green Belt Land

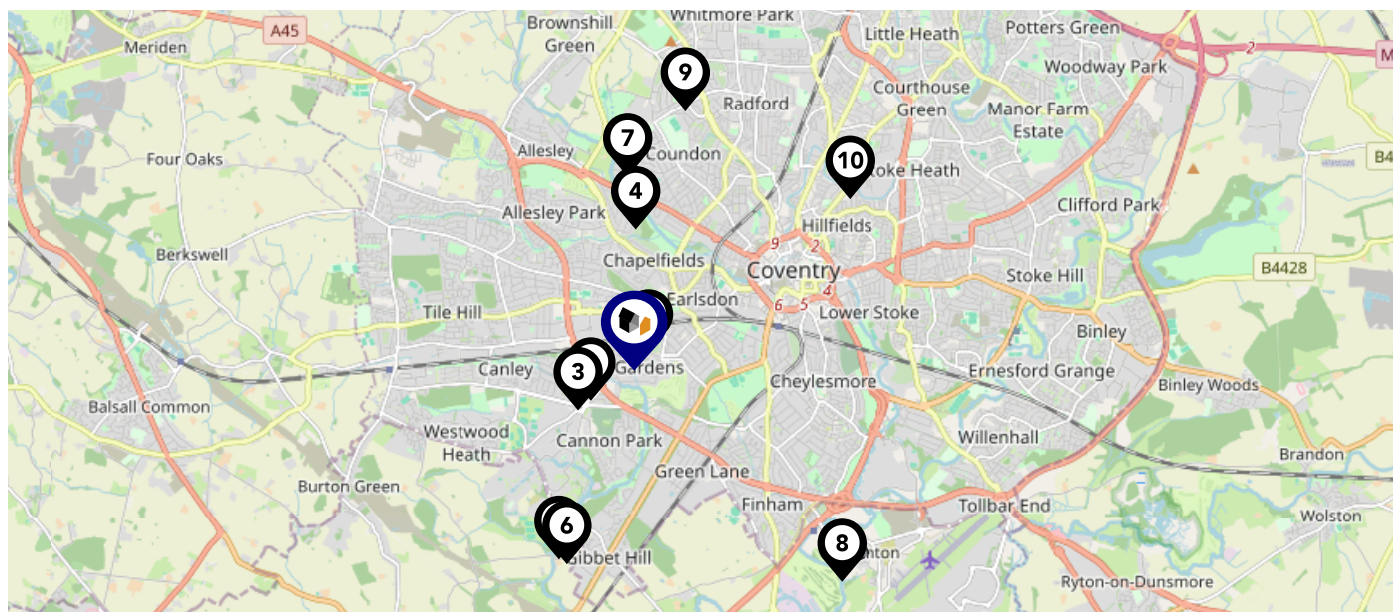
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

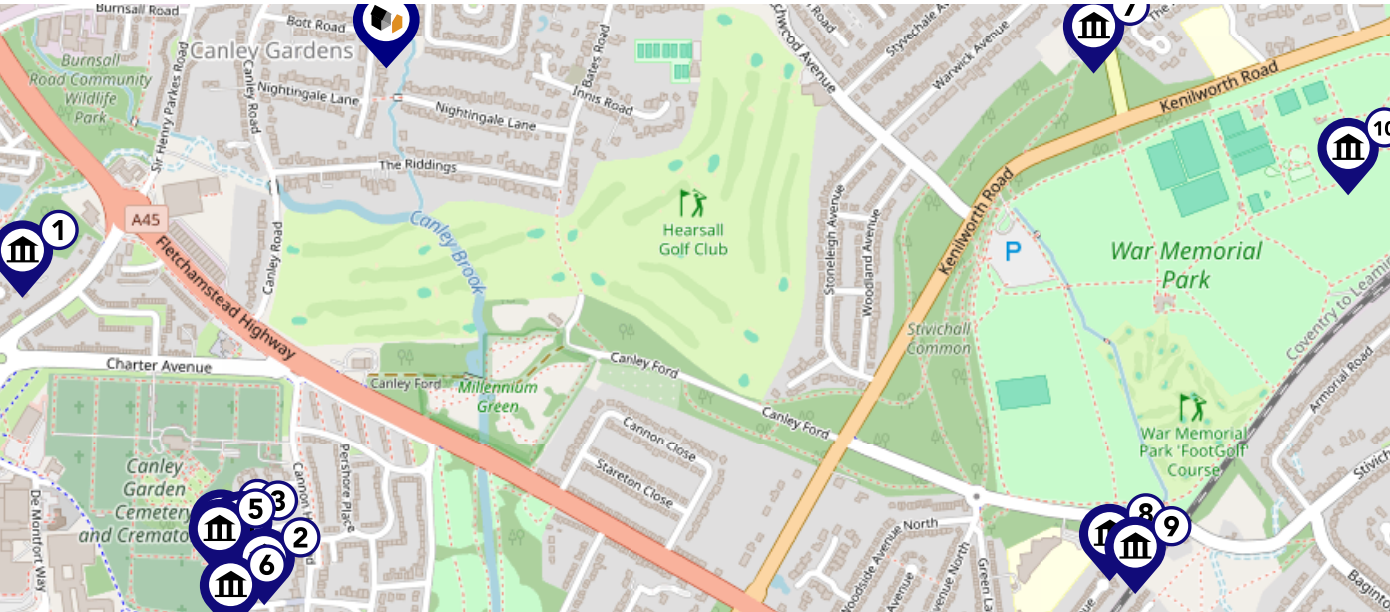
1	Fletchamstead Highway-Canley, Coventry	Historic Landfill	
2	Hearsall Common-Whoberley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire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

Maps

Listed Buildings

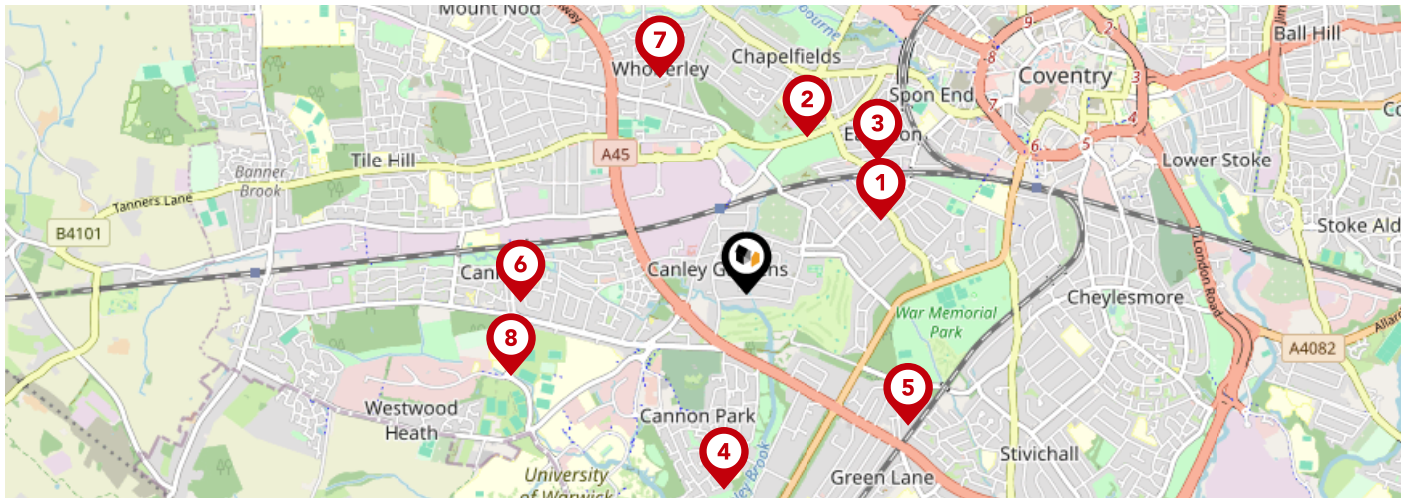


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



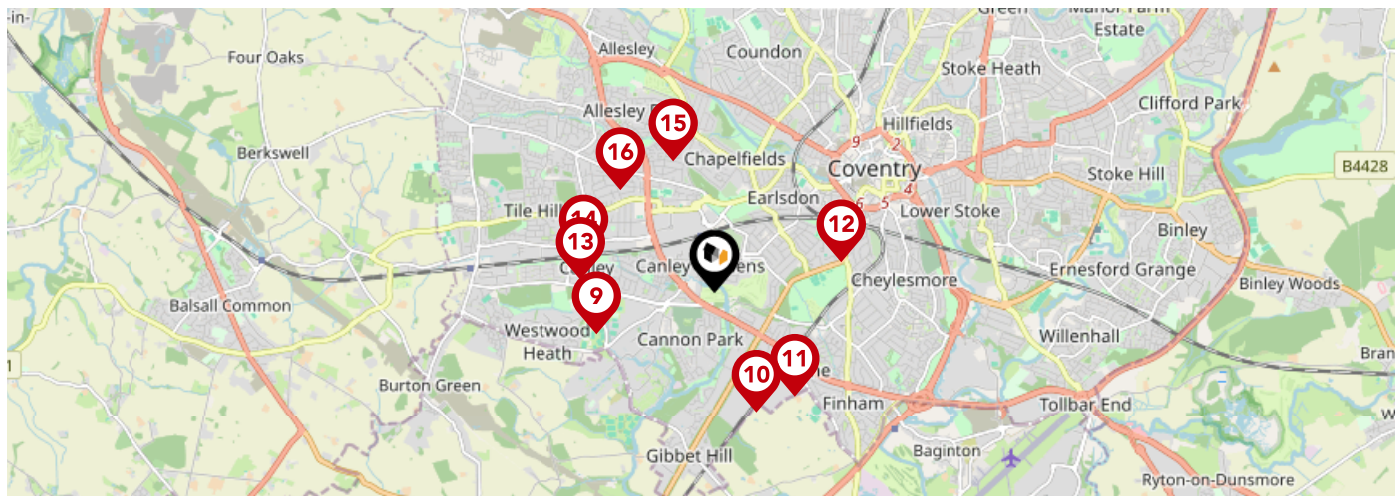
Listed Buildings in the local district		Grade	Distance
	1076627 - The Moat House The Moat House And Barn	Grade II	0.5 miles
	1342914 - Canley Hall Farmhouse	Grade II	0.6 miles
	1076618 - Ivy Farmhouse	Grade II	0.6 miles
	1138979 - Barn At Ivy Farm	Grade II	0.6 miles
	1342915 - Stables At Ivy Farm	Grade II	0.6 miles
	1076619 - Canley Hall Farmhouses	Grade II	0.7 miles
	1443610 - Earlsdon Drinking Fountain	Grade II	0.8 miles
	1265651 - Stivichall Animal Pound	Grade II	1.0 miles
	1320289 - The Cottage	Grade II	1.0 miles
	1410358 - War Memorial In Coventry War Memorial Park	Grade II	1.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.69	☐	☒	☐	☐	☐
2	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.76	☐	☒	☐	☐	☐
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.85	☐	☒	☐	☐	☐
4	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.89	☐	☒	☐	☐	☐
5	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.95	☐	☒	☐	☐	☐
6	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.02	☐	☒	☐	☐	☐
7	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.05	☐	☒	☐	☐	☐
8	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:1.13	☐	☐	☒	☐	☐

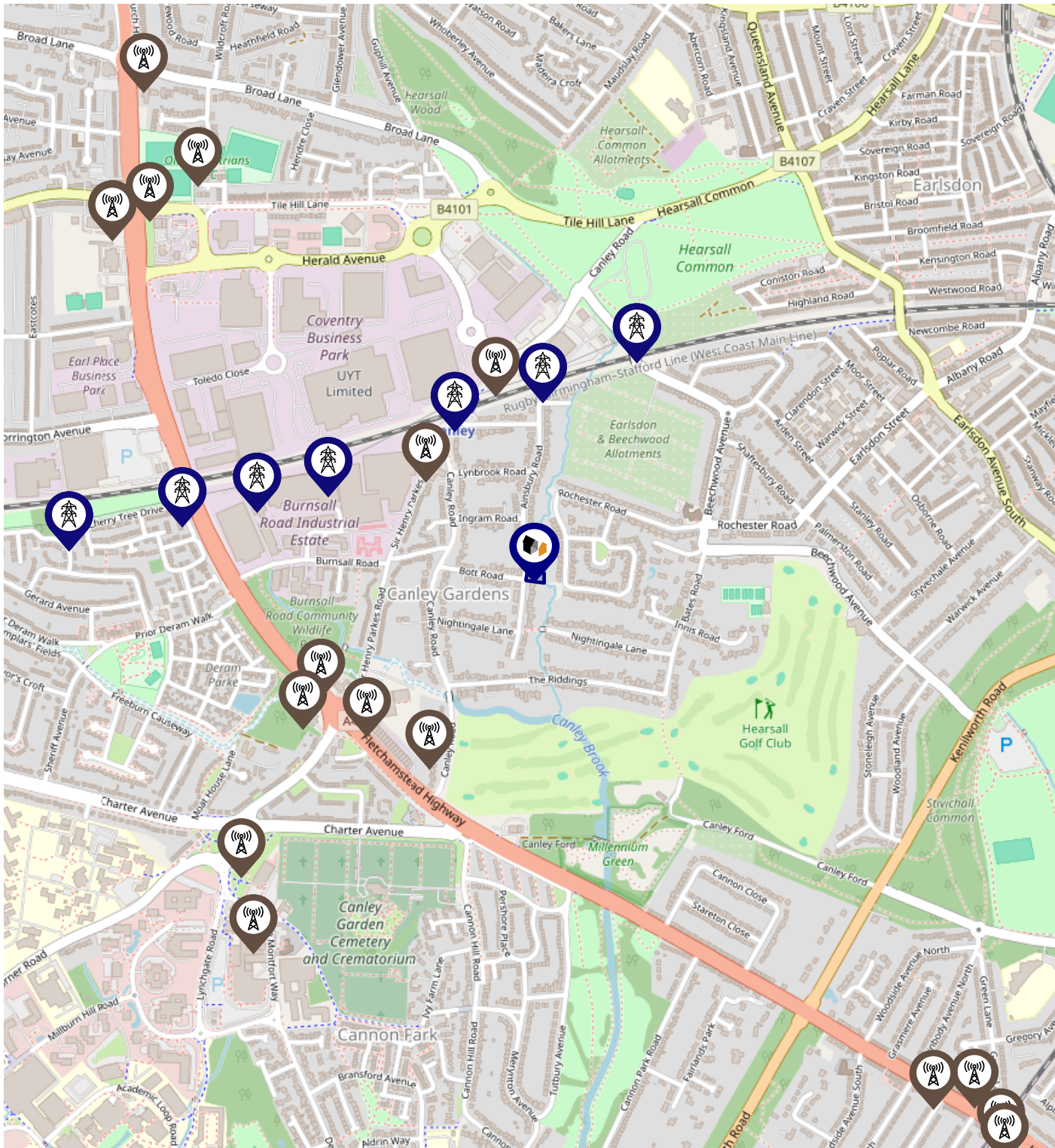
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:1.13	☐	☐	☒	☐	☐
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.14	☐	☐	☒	☐	☐
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.18	☐	☐	☒	☐	☐
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.19	☐	☐	☒	☐	☐
	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:1.23	☐	☐	☒	☐	☐
	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.23	☐	☒	☐	☐	☐
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.25	☐	☒	☐	☐	☐
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.27	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

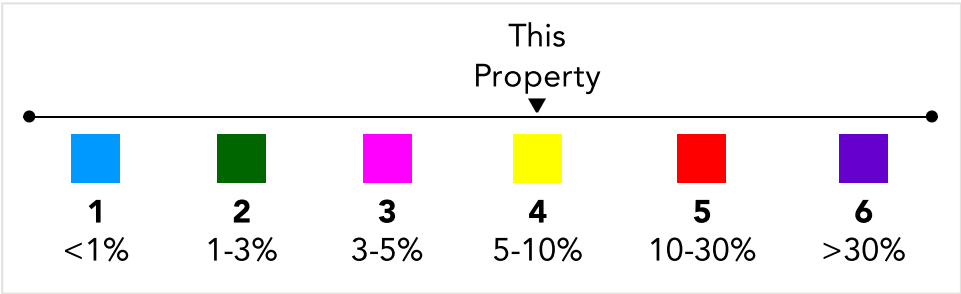
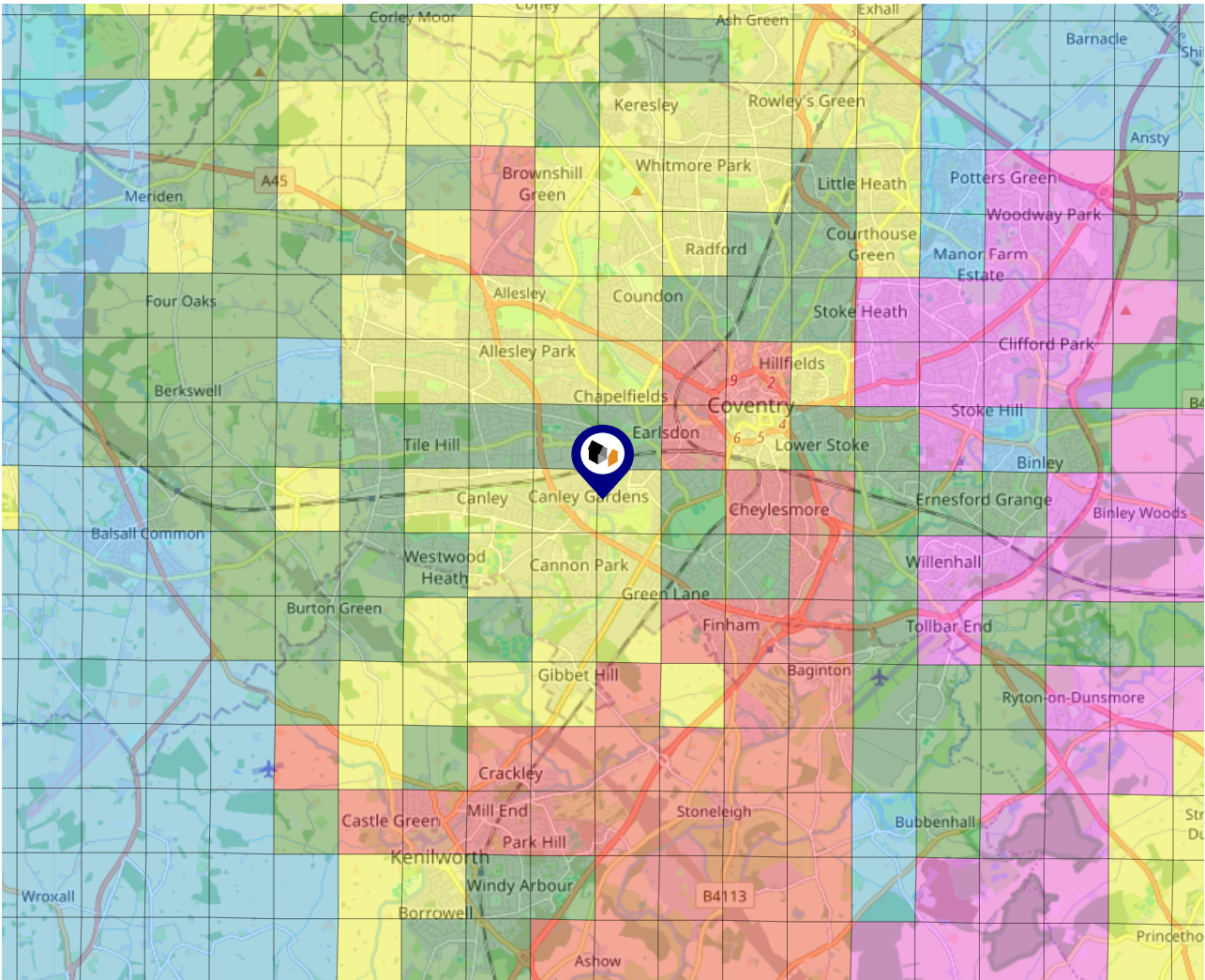
Environment

Radon Gas

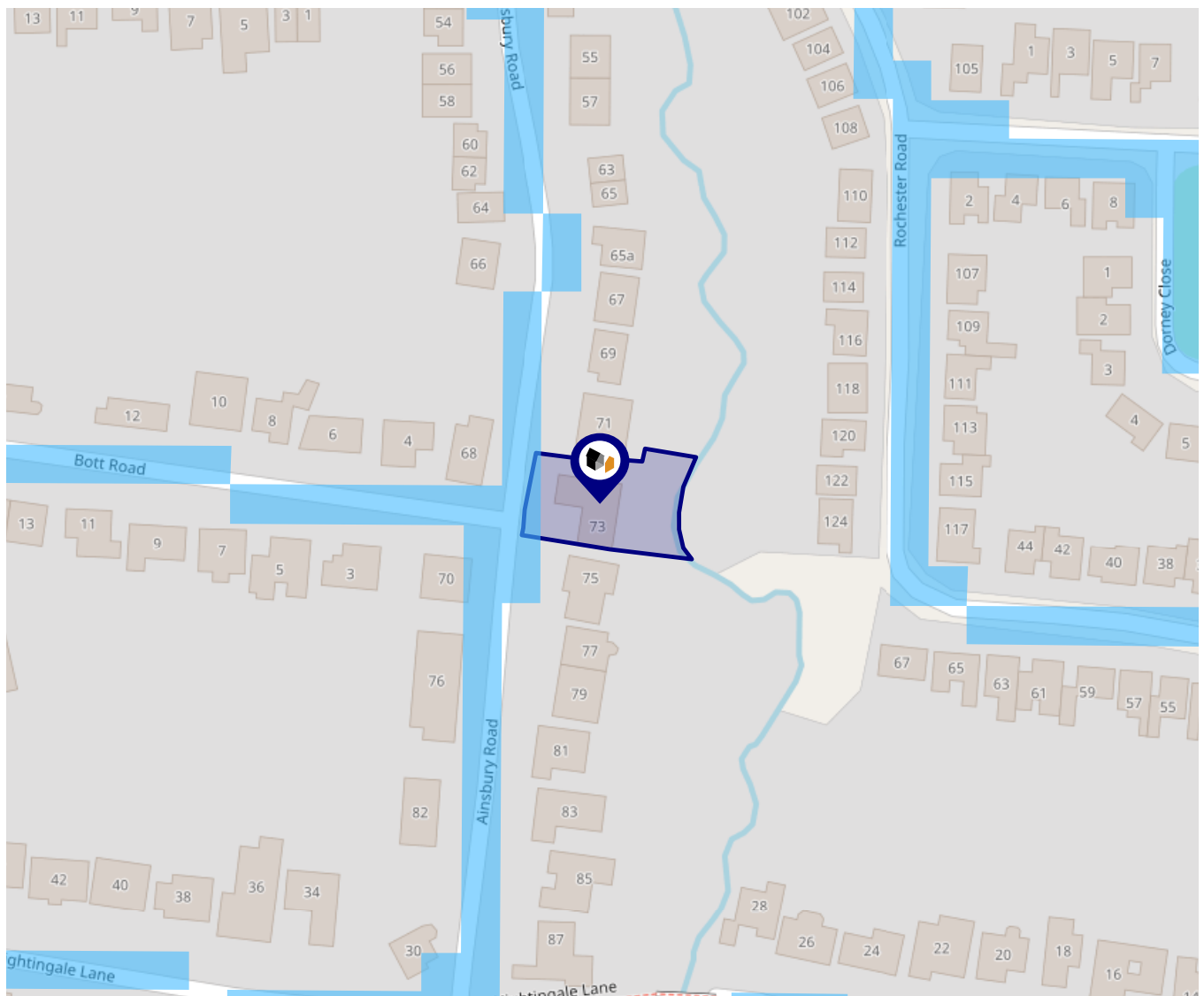


What is Radon?

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

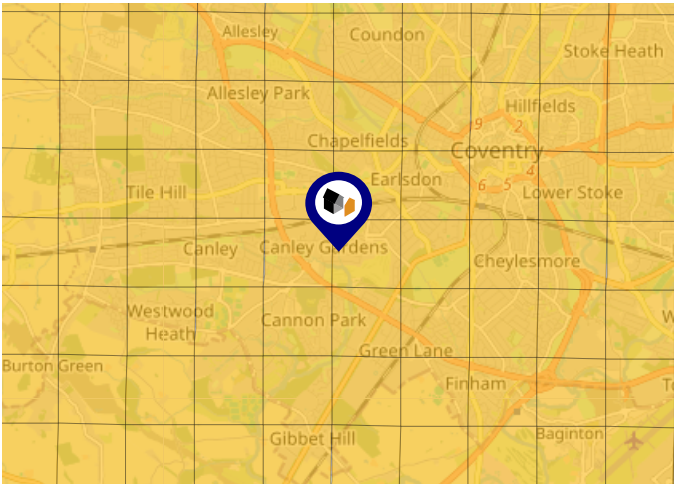


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

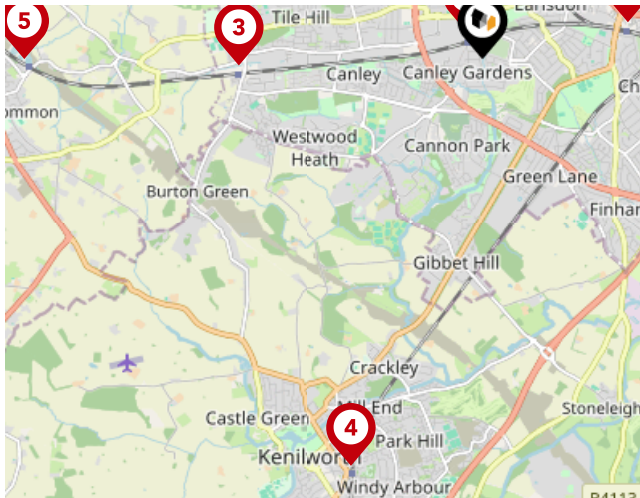


Primary Classifications (Most Common Clay Types)

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

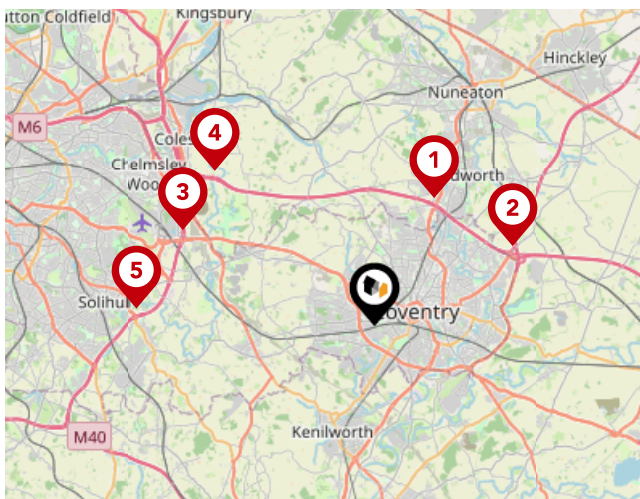
Area

Transport (National)



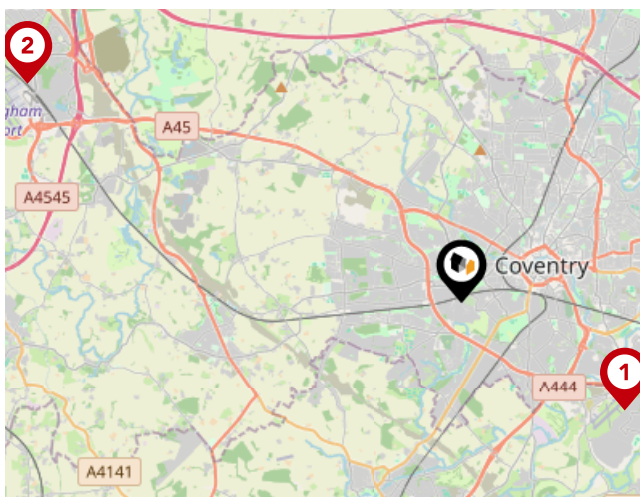
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.26 miles
2	Coventry Rail Station	1.35 miles
3	Tile Hill Rail Station	2.2 miles
4	Kenilworth Rail Station	3.85 miles
5	Berkswell Rail Station	4.13 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.11 miles
2	M6 J2	5.75 miles
3	M42 J6	7.75 miles
4	M6 J3A	8.08 miles
5	M42 J5	8.67 miles

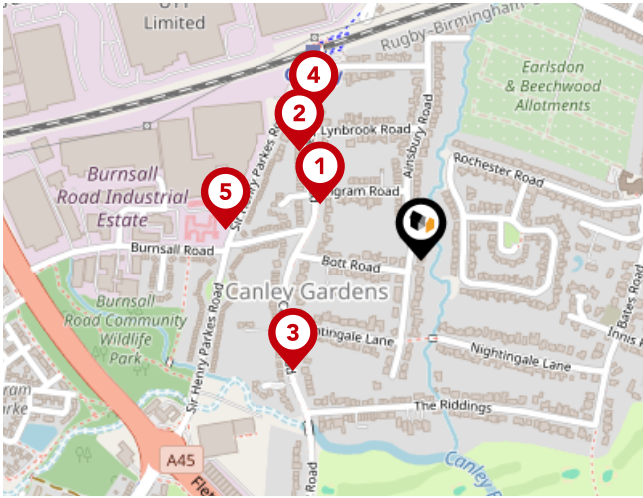


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.52 miles
2	Birmingham International Airport	8.8 miles

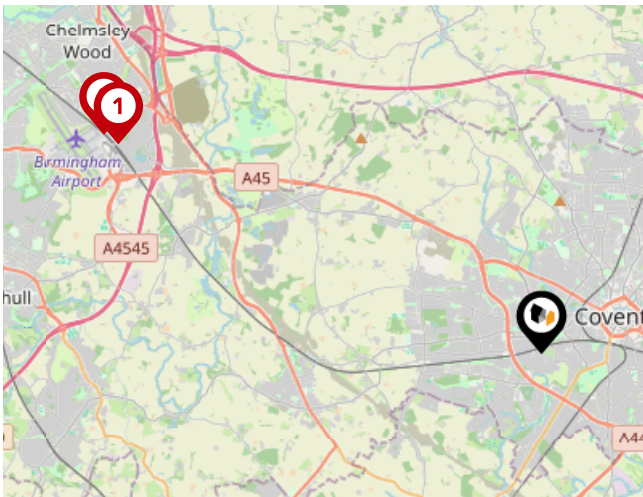
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Burnsall Rd	0.12 miles
2	Sir Henry Parkes Rd	0.18 miles
3	The Riddings	0.19 miles
4	Sir Henry Parkes Rd	0.2 miles
5	Burnsall Rd	0.22 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.52 miles
2	Birmingham International Airport (Air-Rail link)	8.83 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



/walmsleysthewaytomove/



/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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