



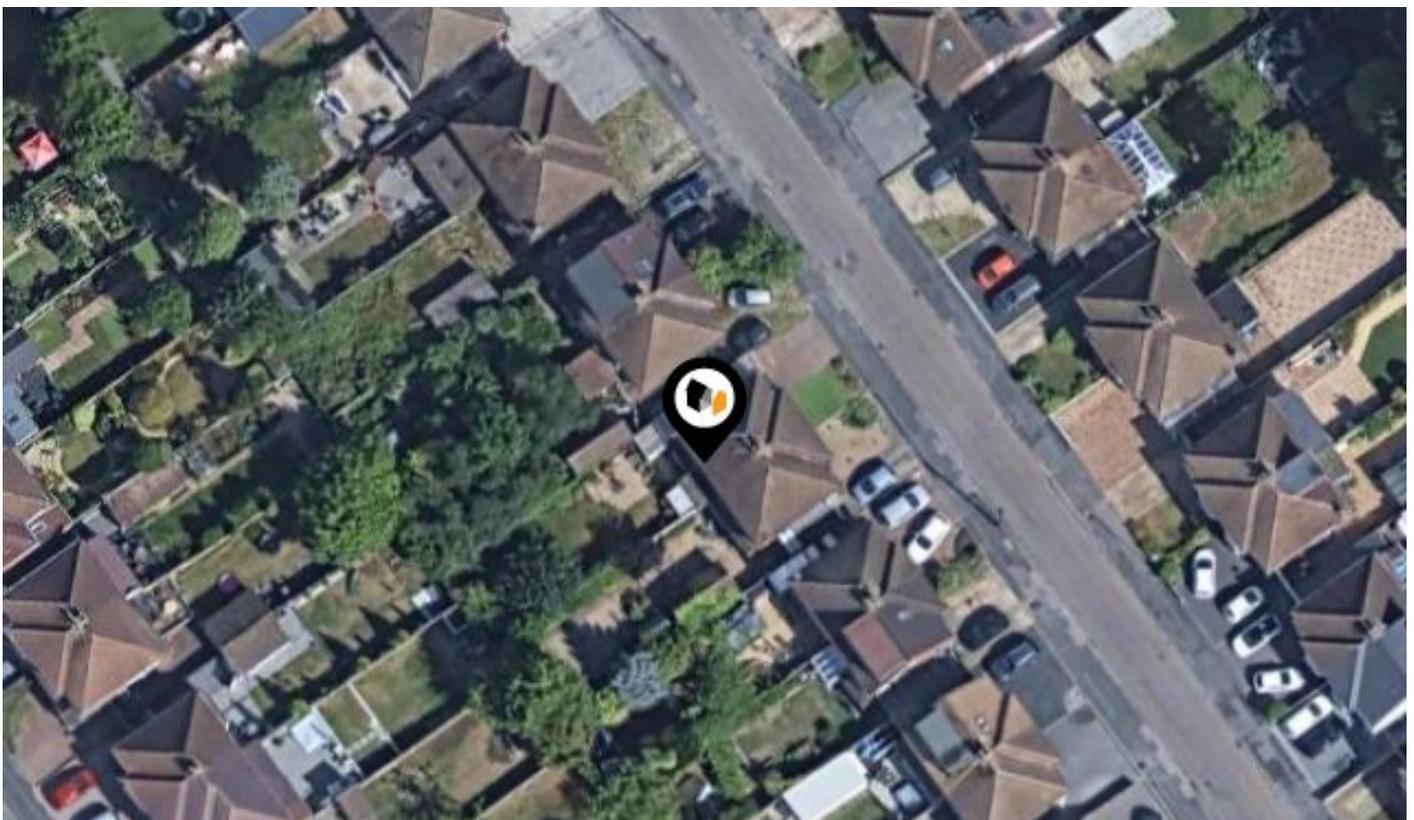
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th February 2026



FRANKTON AVENUE, COVENTRY, CV3

Price Estimate : £350,000

Walmsley's The Way to Move

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

0330 1180062

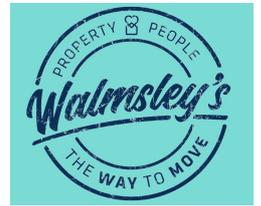
mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A much loved semi detached family home

Three first floor bedrooms

Extended dining room off comprehensively fitted kitchen

Extended hallway

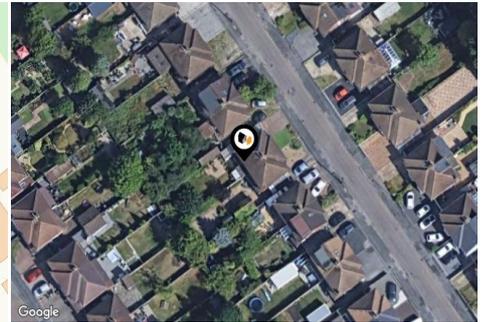
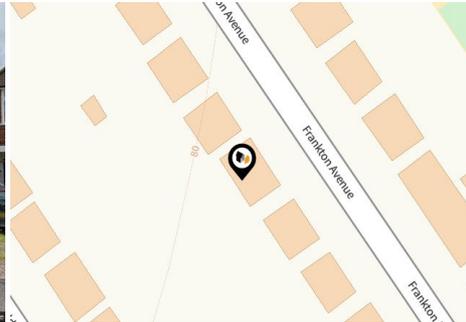
Driveway, car port & garage with useful ground floor cloakroom

Sitting room with bay window

Gas central heating (modern boiler) & double glazing

NO CHAIN, Total 1123 Sq.Ft or Total 104 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
Bedrooms: 3
Floor Area: 1,123 ft² / 104 m²
Council Tax : Band D
Annual Estimate: £2,414

Price Estimate: £350,000

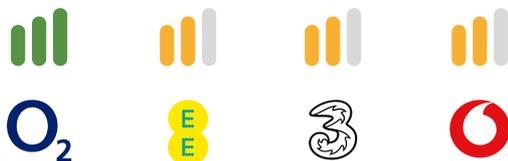
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	76 mb/s	1800 mb/s

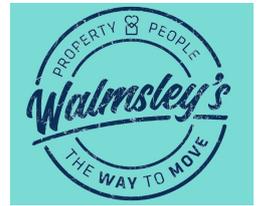
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



28, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	25/03/2025	16/10/2009
Last Sold Price:	£407,500	£189,500

70, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	13/03/2024	21/12/2020	03/04/2014	26/07/2001	20/06/1997
Last Sold Price:	£373,000	£343,000	£237,500	£130,000	£86,000

50, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	25/10/2023
Last Sold Price:	£325,000

56, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	23/08/2023
Last Sold Price:	£290,000

52, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	25/05/2022	18/07/2006	28/11/2003	10/12/1999
Last Sold Price:	£415,000	£218,000	£195,000	£110,000

22, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	11/06/2021	04/01/2013
Last Sold Price:	£345,000	£186,000

20, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	26/03/2021	31/05/1996
Last Sold Price:	£320,000	£72,500

88, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	16/10/2020	23/06/2011	15/08/2003	01/12/1995
Last Sold Price:	£310,000	£219,000	£182,000	£75,000

62, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	28/02/2020
Last Sold Price:	£260,000

4, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	17/01/2020	30/10/1997
Last Sold Price:	£300,000	£96,000

68, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	27/04/2018	16/10/2009
Last Sold Price:	£336,000	£220,000

10, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	15/12/2017	26/02/2014
Last Sold Price:	£340,000	£220,000

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

Market Sold in Street



18, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date: 13/10/2017
Last Sold Price: £300,000

24, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	19/05/2017	21/11/2005
Last Sold Price:	£300,000	£173,000

40, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	15/08/2016	16/06/2006
Last Sold Price:	£308,000	£185,000

26, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date: 08/07/2016
Last Sold Price: £238,500

60, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	24/03/2016	02/08/2013	16/10/2007
Last Sold Price:	£280,000	£221,500	£210,500

44, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	25/09/2015	19/11/2010	01/08/2002
Last Sold Price:	£251,000	£212,500	£128,500

78, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date: 08/11/2013
Last Sold Price: £220,000

72, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date: 20/08/2013
Last Sold Price: £204,000

6, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date: 05/06/2013
Last Sold Price: £231,000

36, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date: 02/08/2007
Last Sold Price: £225,000

8, Frankton Avenue, Coventry, CV3 5BB

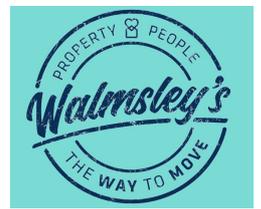
Last Sold Date:	27/07/2007	13/10/2000
Last Sold Price:	£215,000	£105,250

38, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date: 15/09/2006
Last Sold Price: £186,000

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

Market Sold in Street



82, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	08/08/2006	22/02/2002
Last Sold Price:	£188,000	£110,000

74, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	28/02/2006
Last Sold Price:	£206,000

54, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	13/08/2004
Last Sold Price:	£195,000

76, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	01/08/2003
Last Sold Price:	£165,000

66, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	25/08/2000	15/08/1997
Last Sold Price:	£113,000	£82,950

12, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	11/09/1997
Last Sold Price:	£92,500

46, Frankton Avenue, Coventry, CV3 5BB

Last Sold Date:	28/02/1996
Last Sold Price:	£79,000

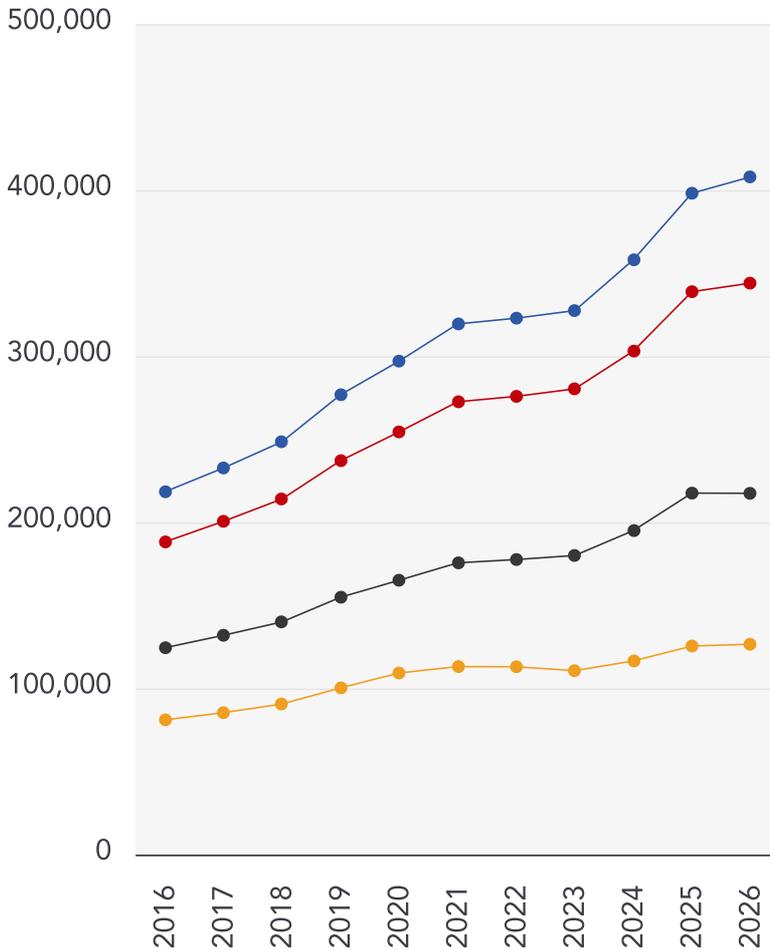
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

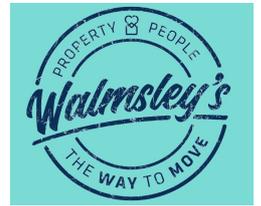
+74.65%

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.

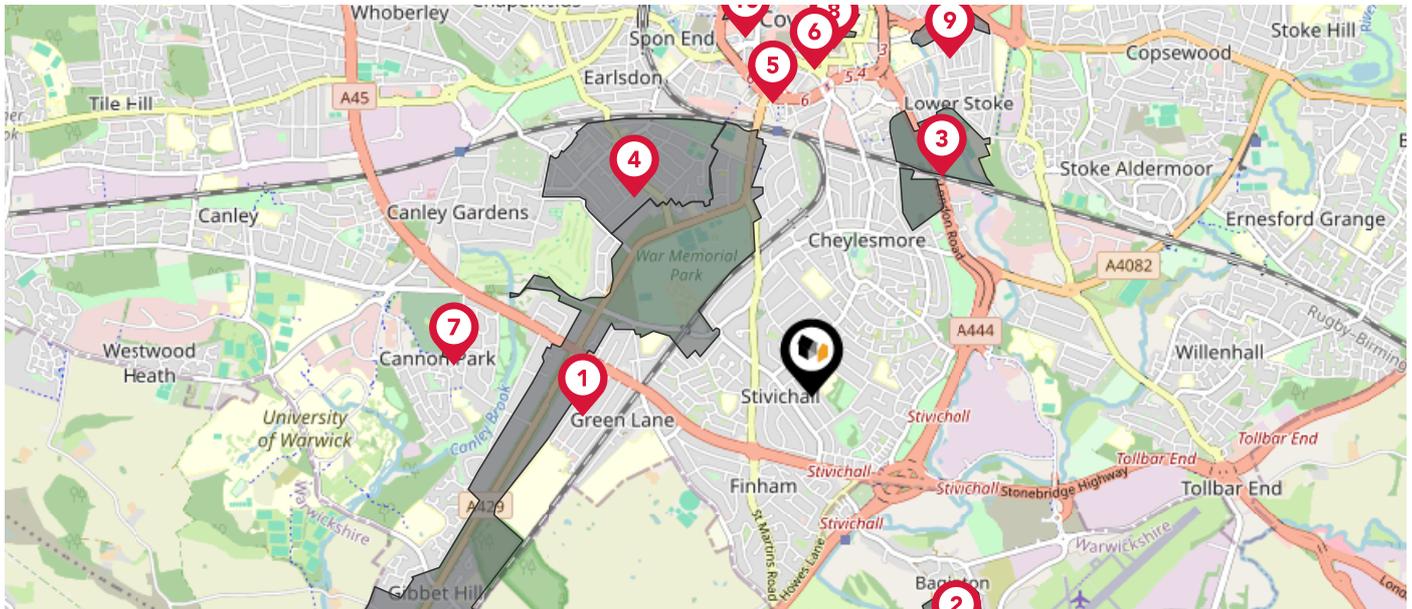
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

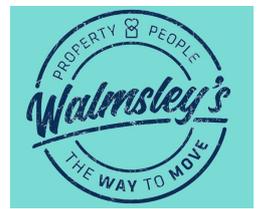


Nearby Conservation Areas

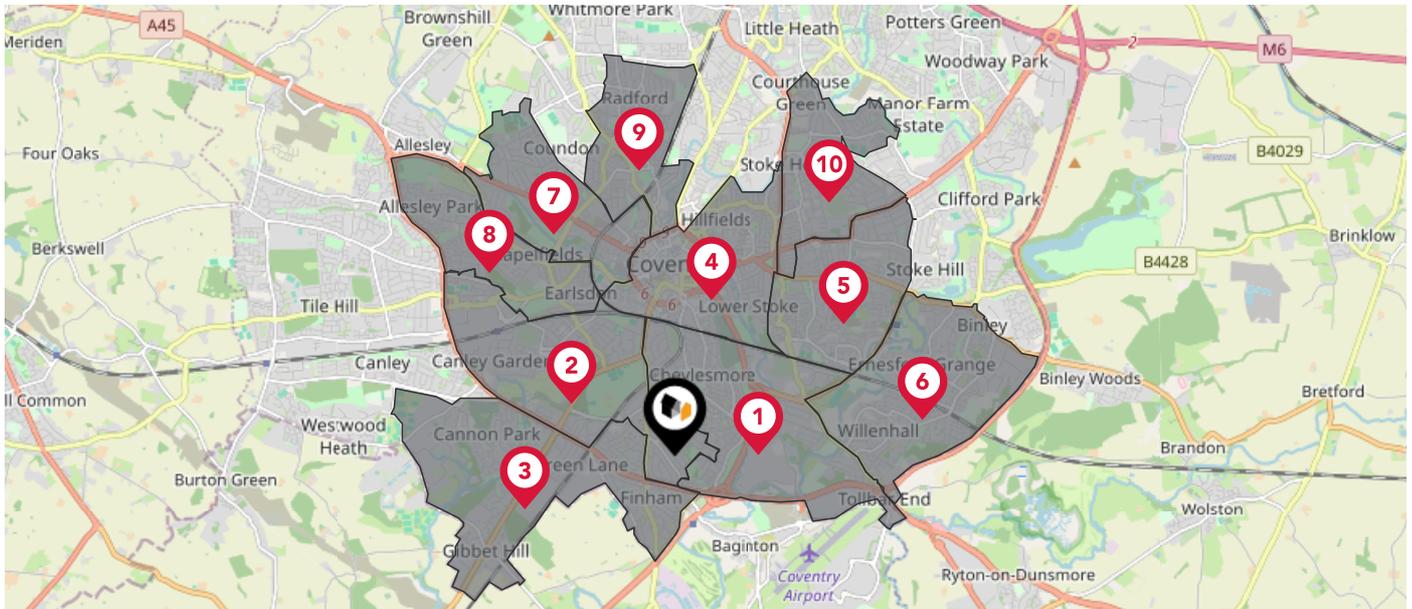
- 1 Kenilworth Road
- 2 Baginton
- 3 London Road
- 4 Earlsdon
- 5 Greyfriars Green
- 6 High Street
- 7 Ivy Farm Lane (Canley Hamlet)
- 8 Hill Top and Cathedral
- 9 Far Gosford Street
- 10 Spon Street

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

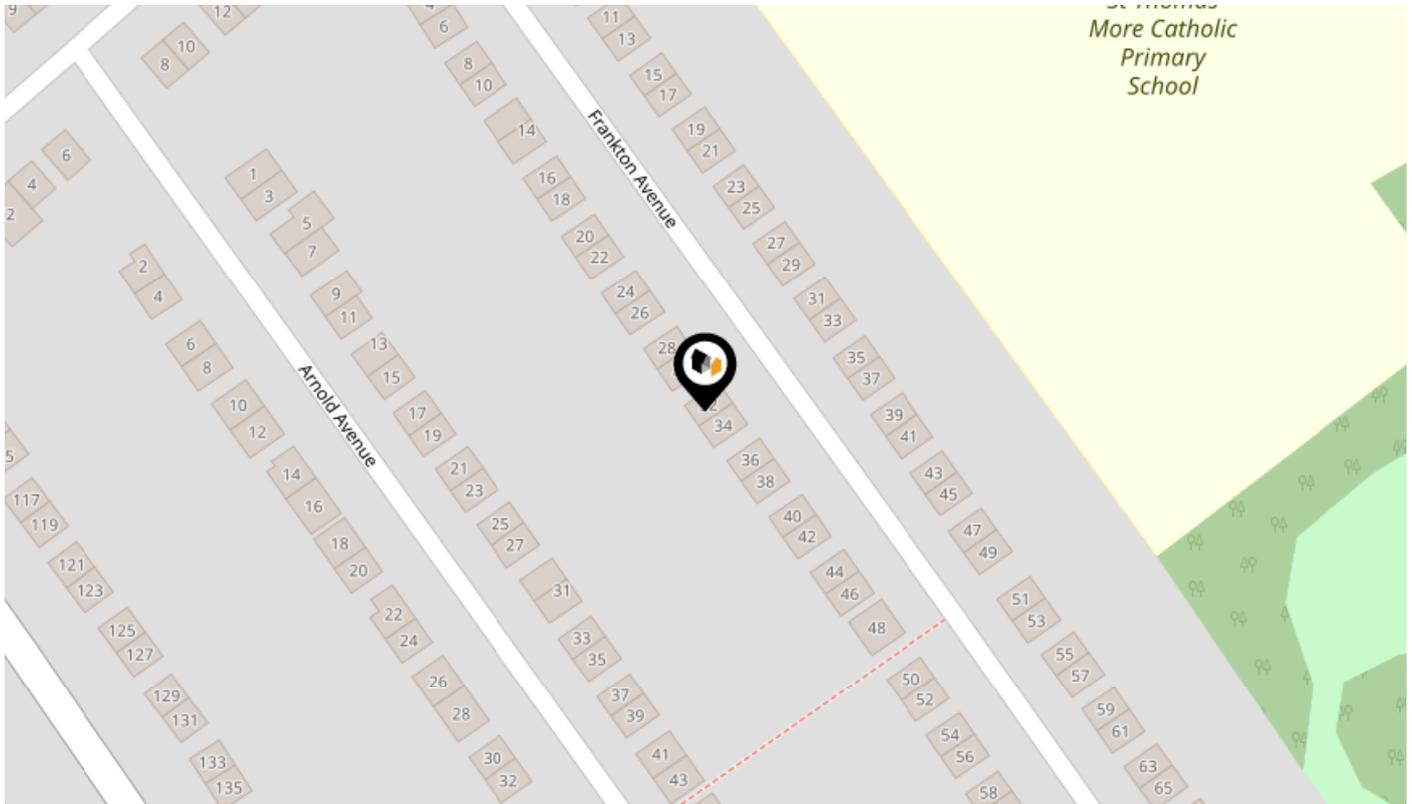
- 1 Cheylesmore Ward
- 2 Earlsdon Ward
- 3 Wainbody Ward
- 4 St. Michael's Ward
- 5 Lower Stoke Ward
- 6 Binley and Willenhall Ward
- 7 Sherbourne Ward
- 8 Whoberley Ward
- 9 Radford Ward
- 10 Upper Stoke Ward

Maps

Rail Noise



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

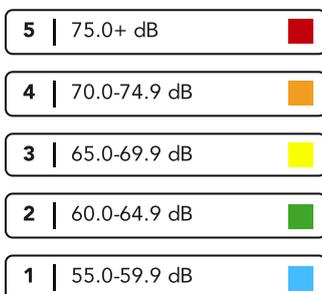


Rail Noise Data

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.

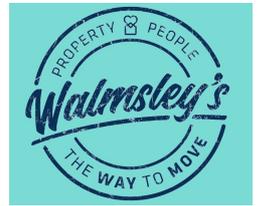
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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:

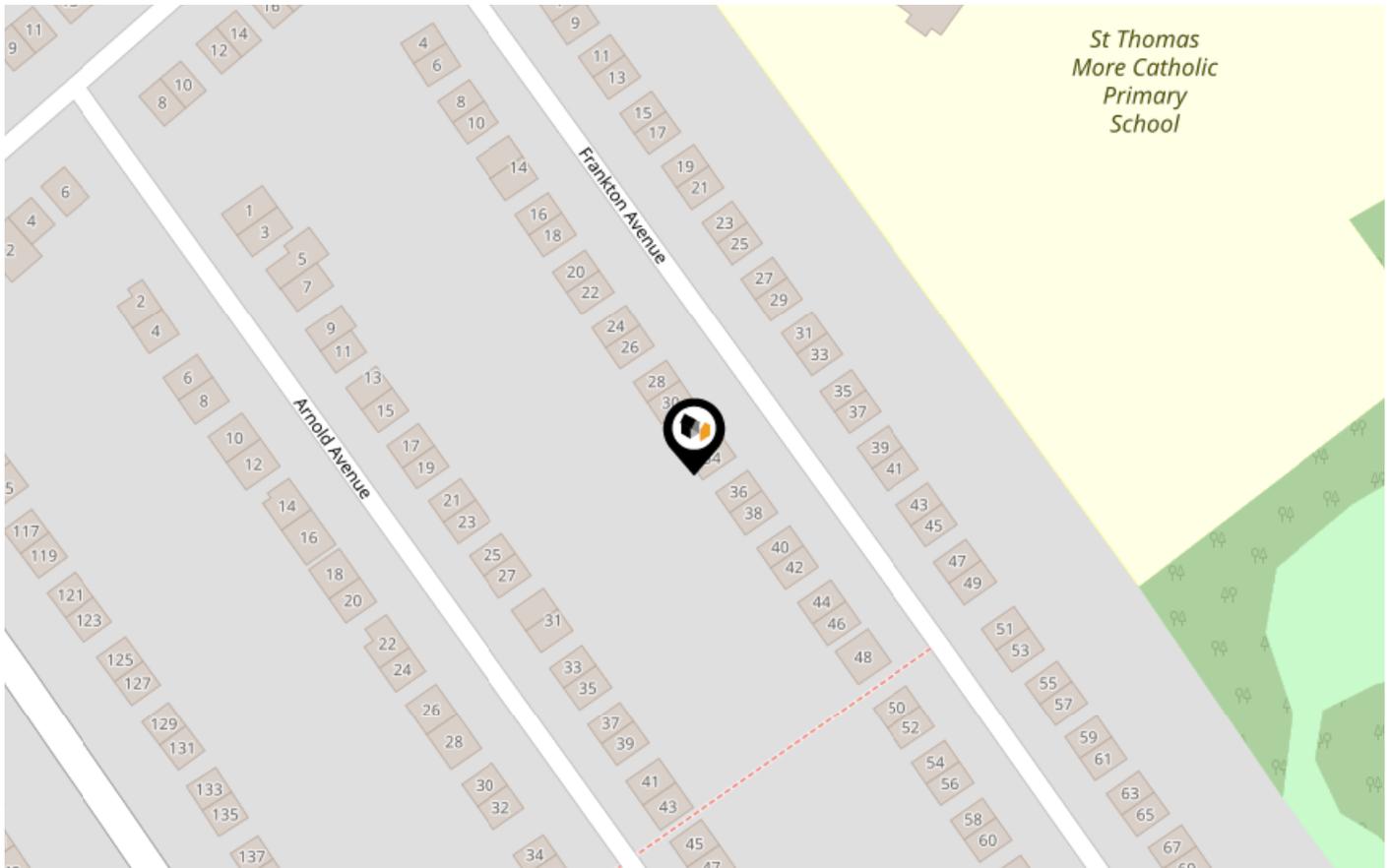


Flood Risk

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:

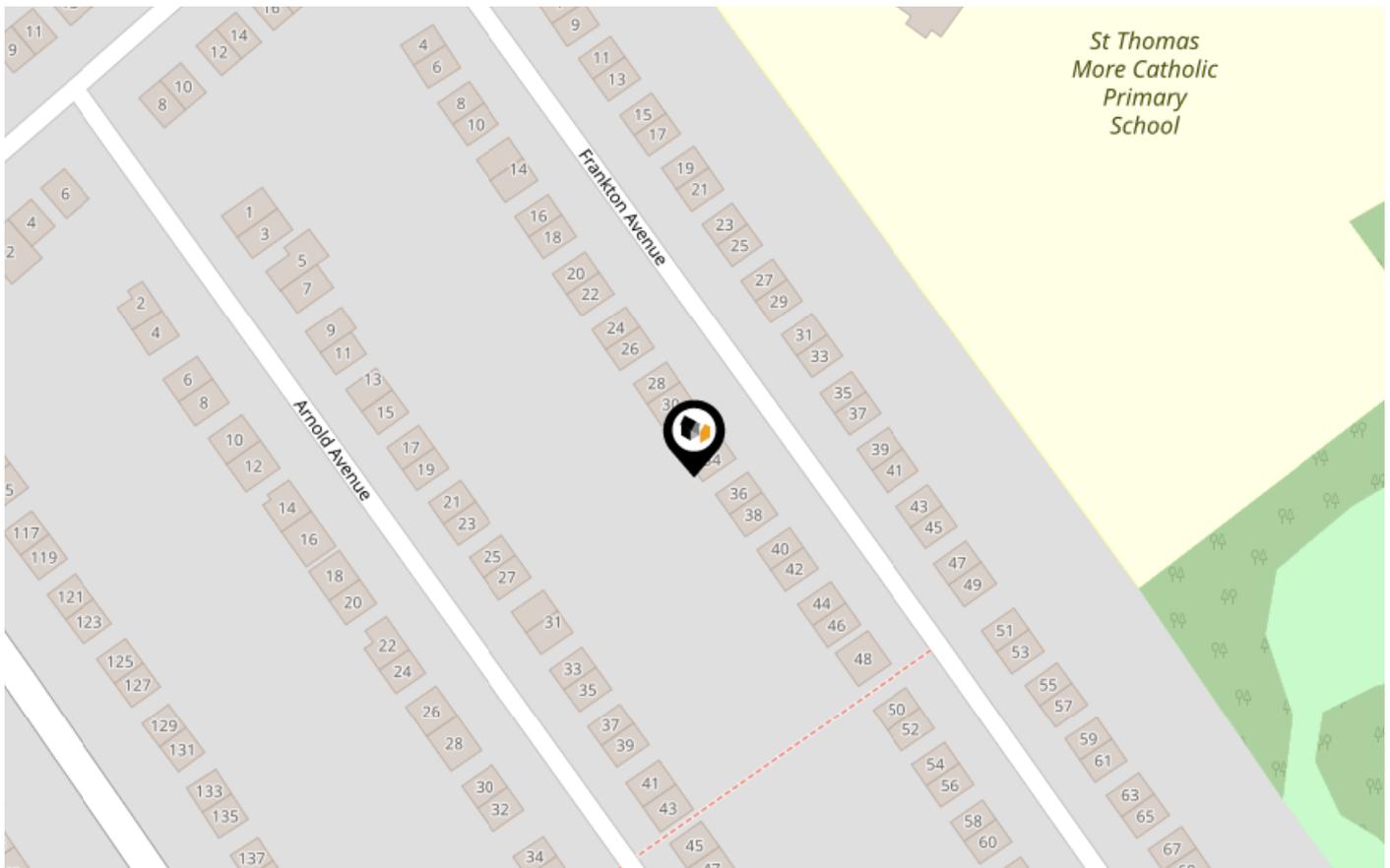


Flood Risk

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

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:

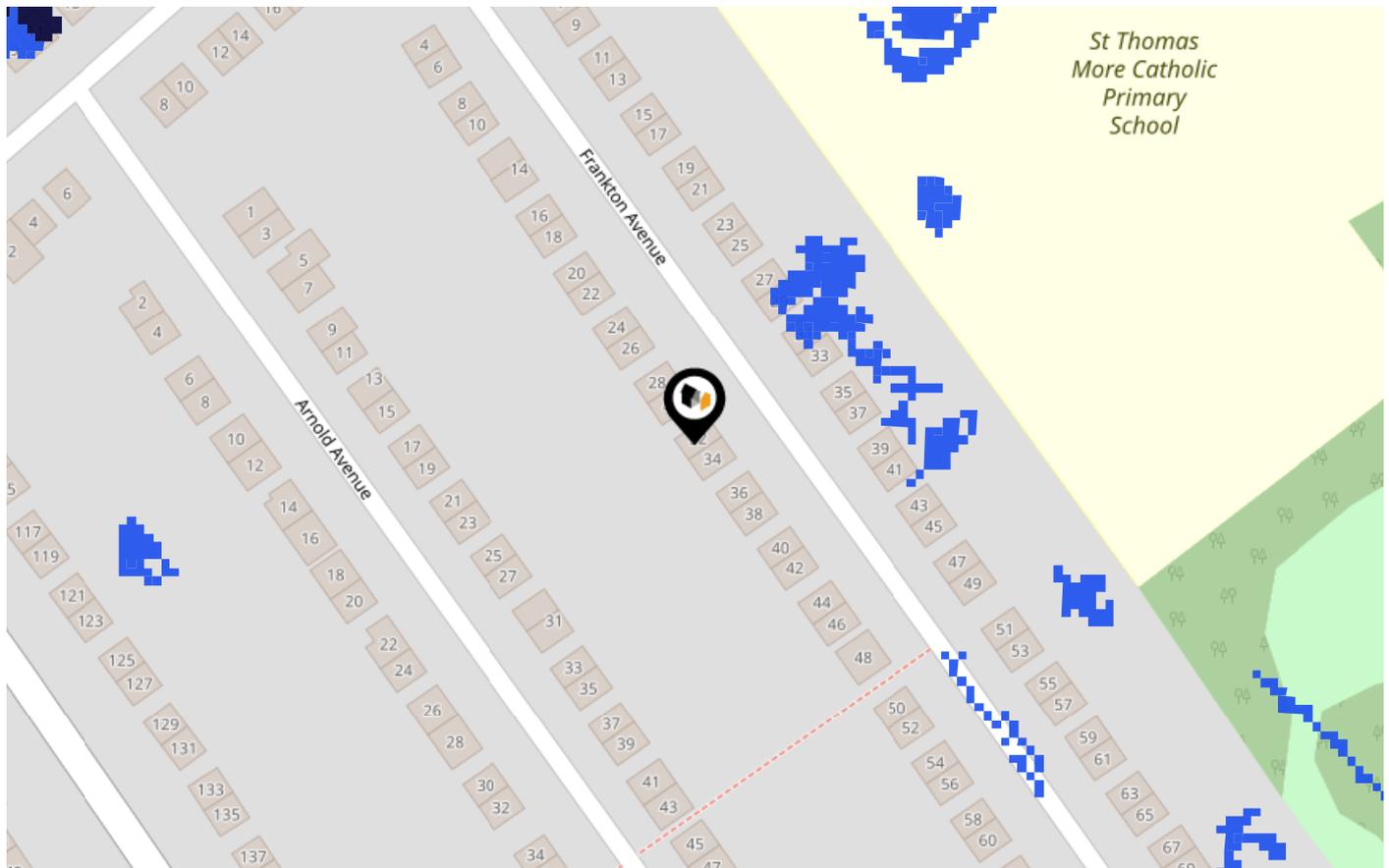


Flood Risk

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:

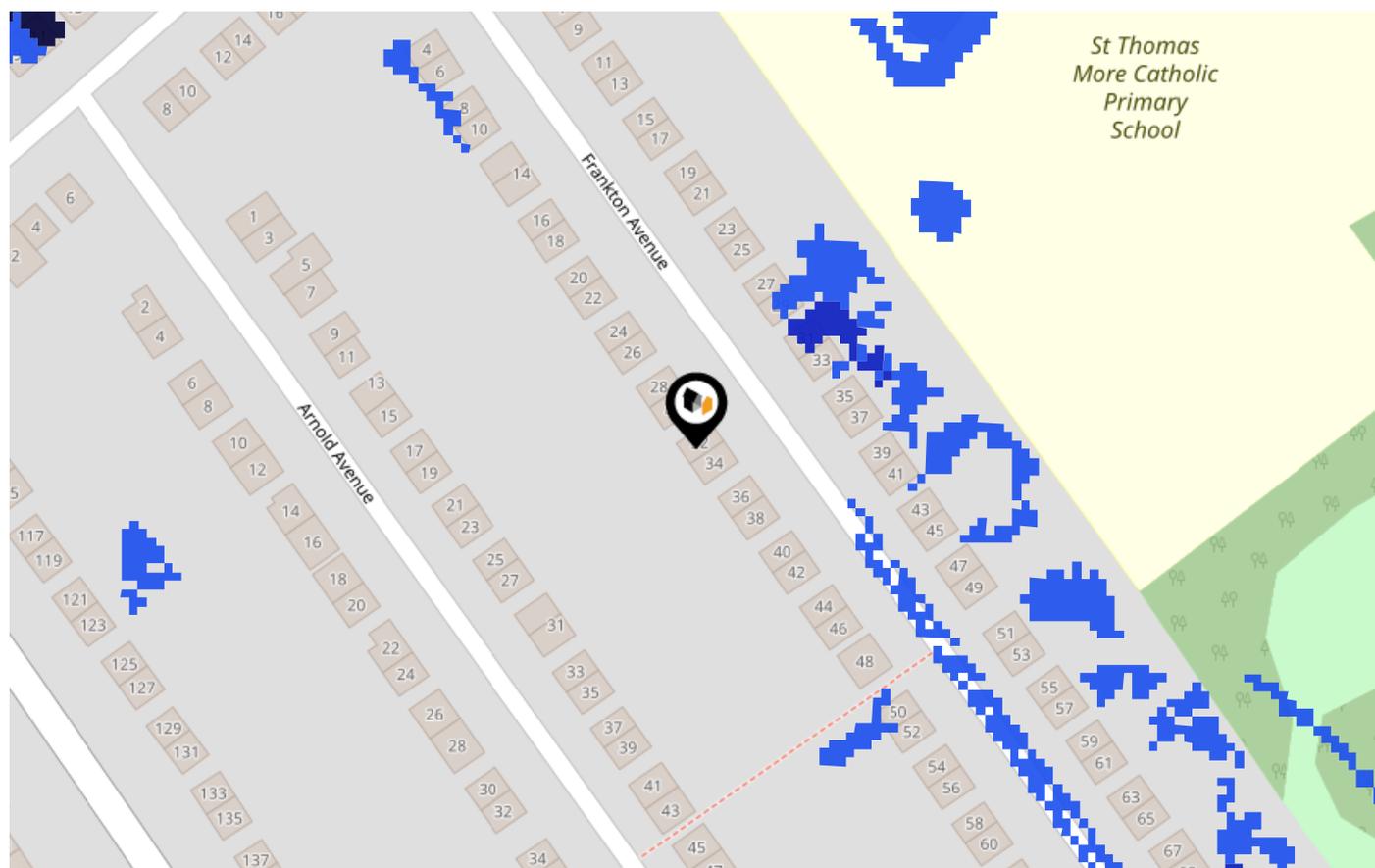


Flood Risk

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.

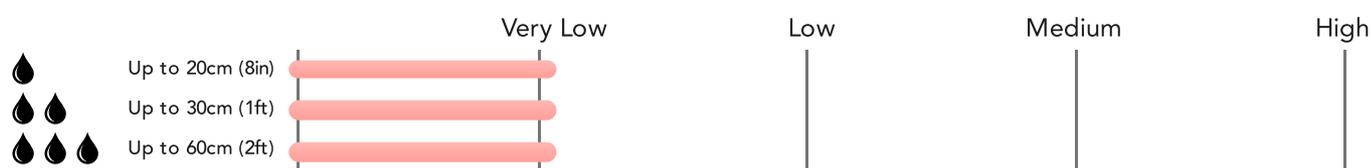


Risk Rating: Very low

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.

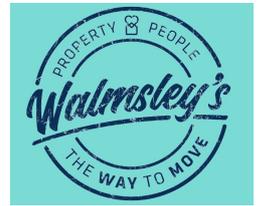
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

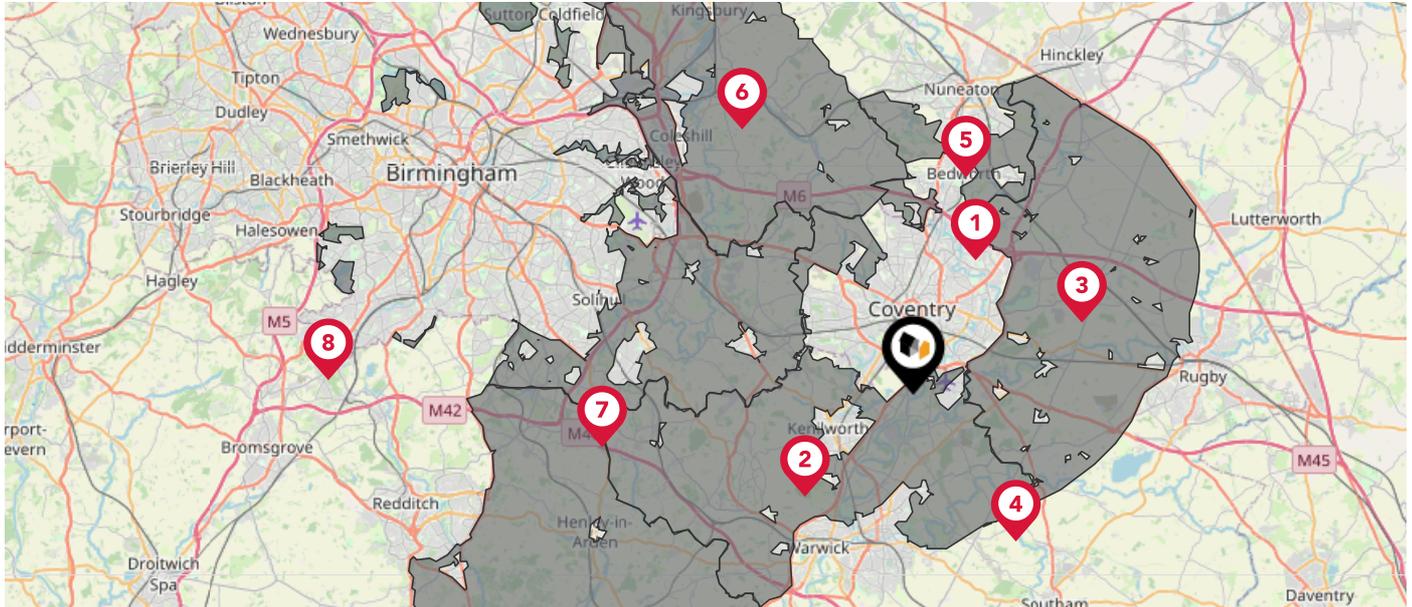


Maps

Green Belt



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



Nearby Green Belt Land

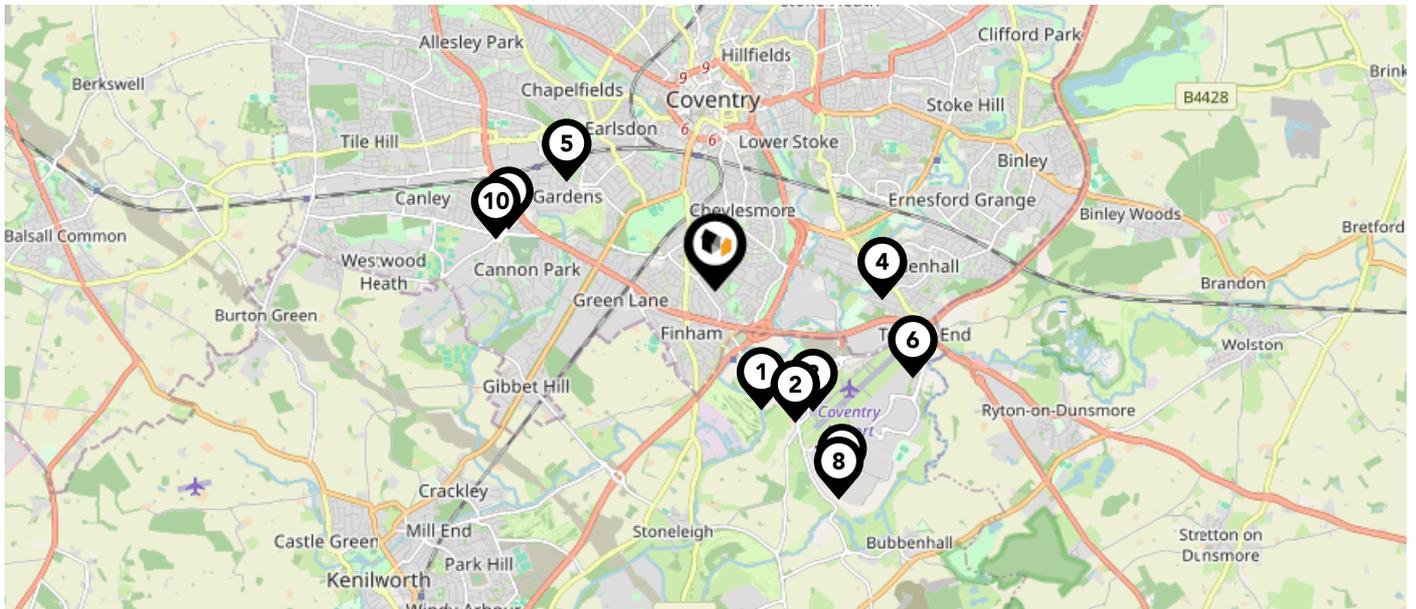
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt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

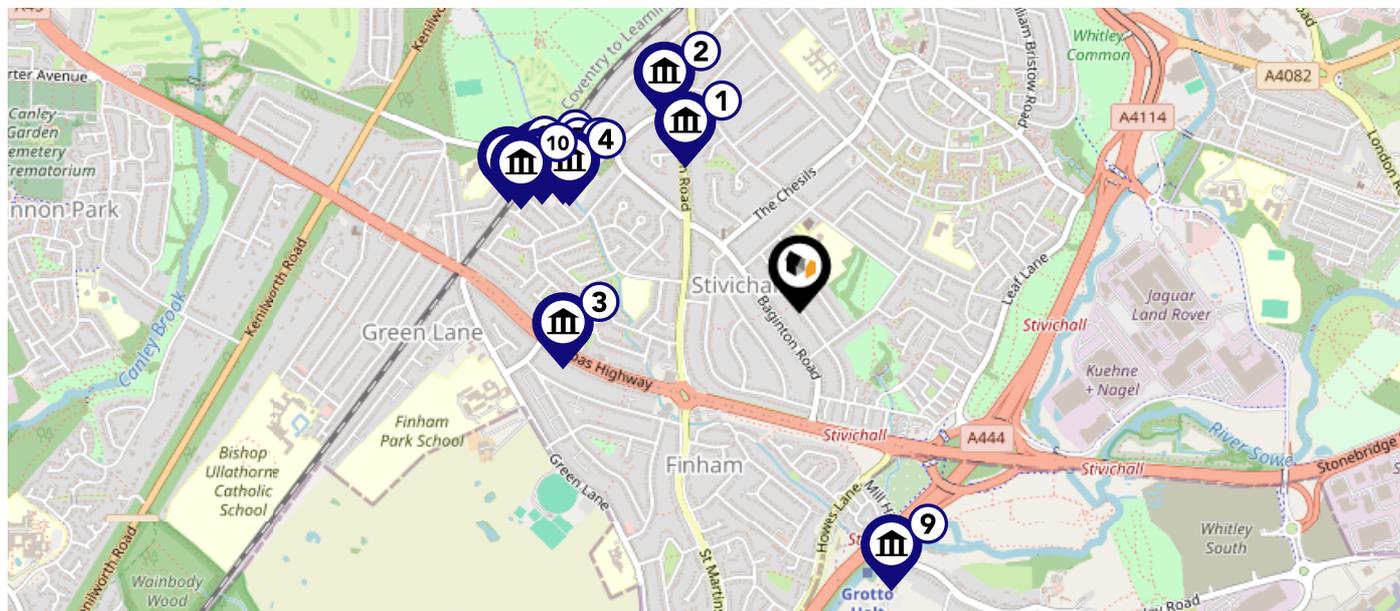
1	Hall Drive-Baginton	Historic Landfill	<input type="checkbox"/>
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
3	Rowley Road-Baginton	Historic Landfill	<input type="checkbox"/>
4	London Road B-Willenhall, Coventry	Historic Landfill	<input type="checkbox"/>
5	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
6	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
7	Rock Farm Landfill-	Historic Landfill	<input type="checkbox"/>
8	EA/EPR/HB3904FE/V007	Active Landfill	<input checked="" type="checkbox"/>
9	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
10	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

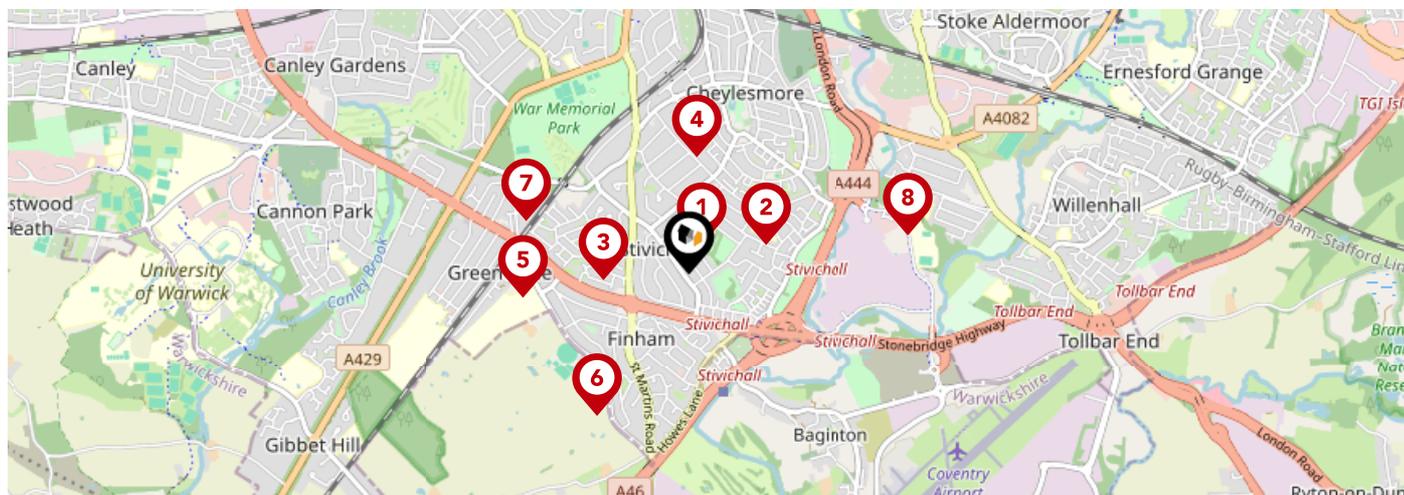


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



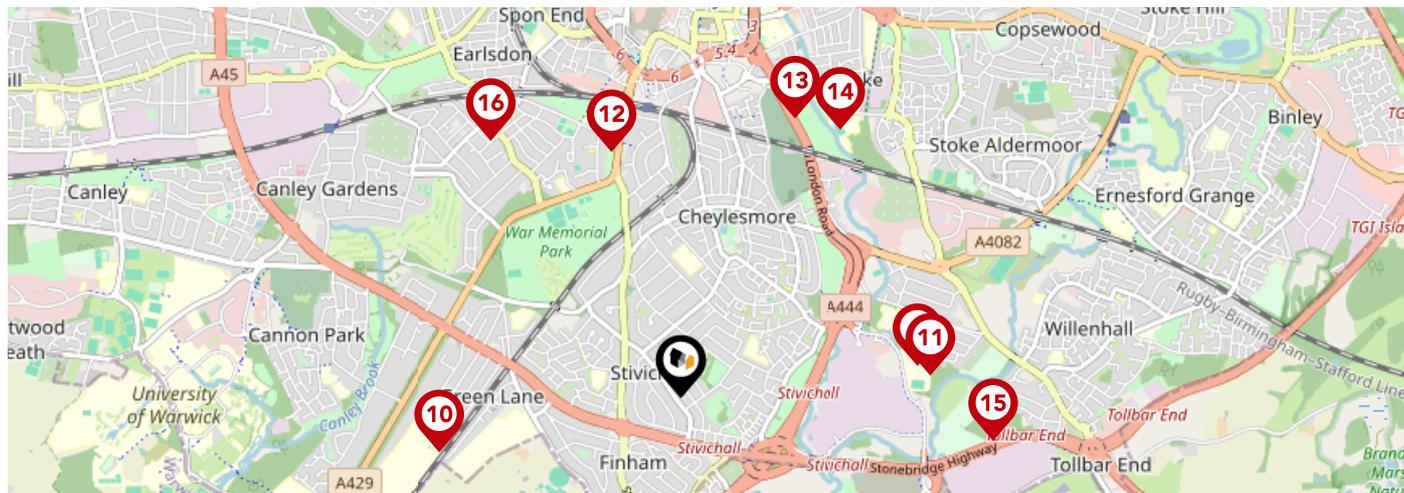
Listed Buildings in the local district	Grade	Distance
 1139458 - Church Of St James	Grade II	0.4 miles
 1076620 - Bremond College	Grade II	0.5 miles
 1342919 - Stivichall Grange	Grade II	0.5 miles
 1104926 - The Smithy	Grade II	0.6 miles
 1076608 - Bridge Cottage	Grade II	0.6 miles
 1342924 - Coat Of Arms Bridge	Grade II	0.6 miles
 1076607 - Smithy Cottage	Grade II	0.6 miles
 1265651 - Stivichall Animal Pound	Grade II	0.7 miles
 1035274 - Baginton Bridge	Grade II	0.7 miles
 1320289 - The Cottage	Grade II	0.7 miles

Area Schools



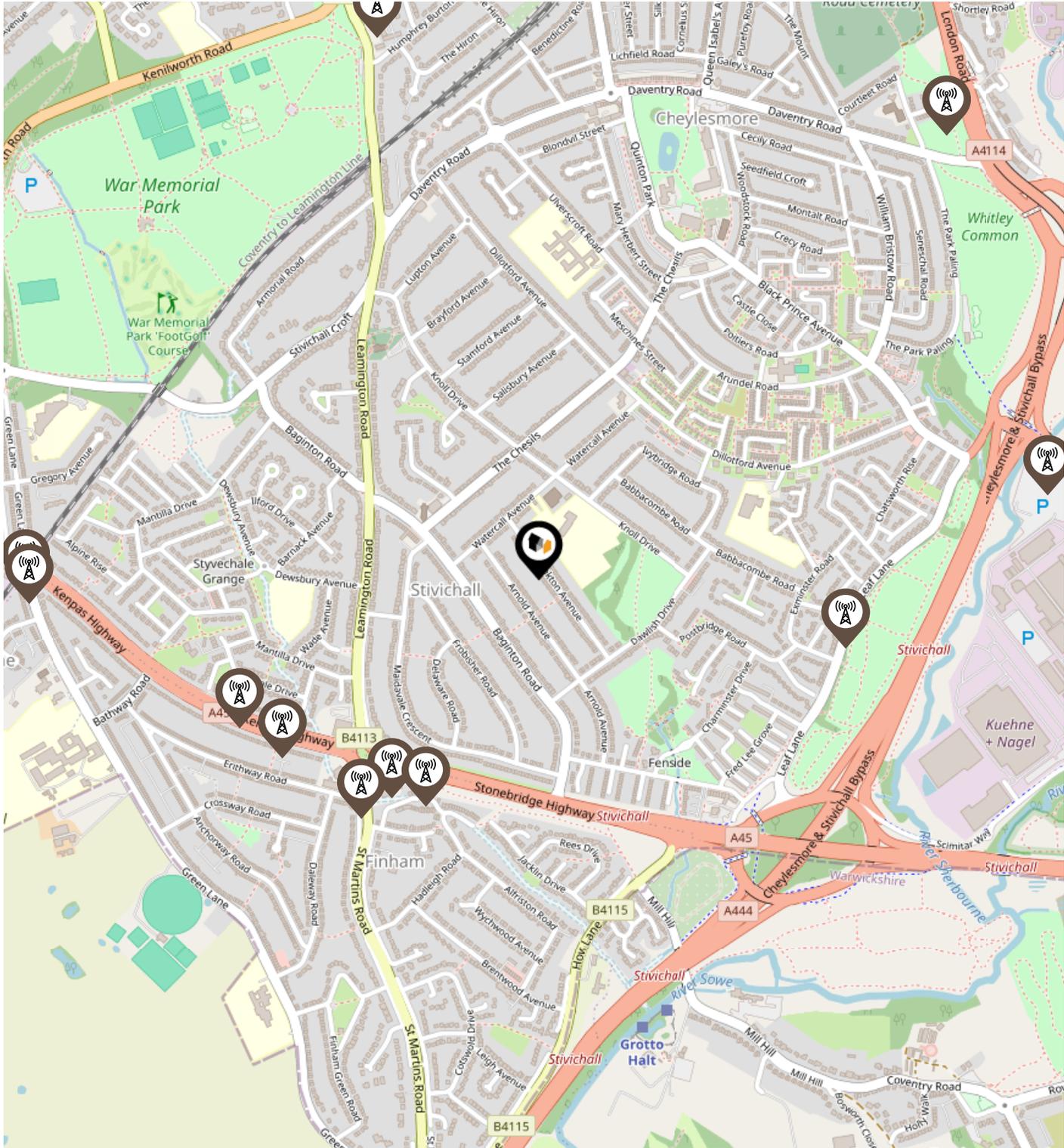
		Nursery	Primary	Secondary	College	Private
1	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance: 1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance: 1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance: 1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance: 1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baginton Fields Academy Ofsted Rating: Good Pupils: 0 Distance: 1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

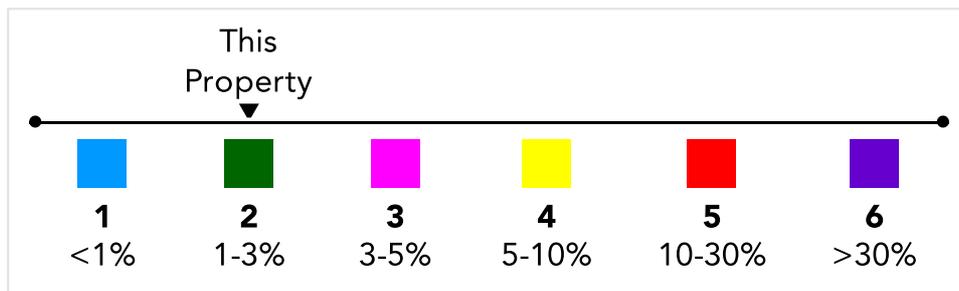
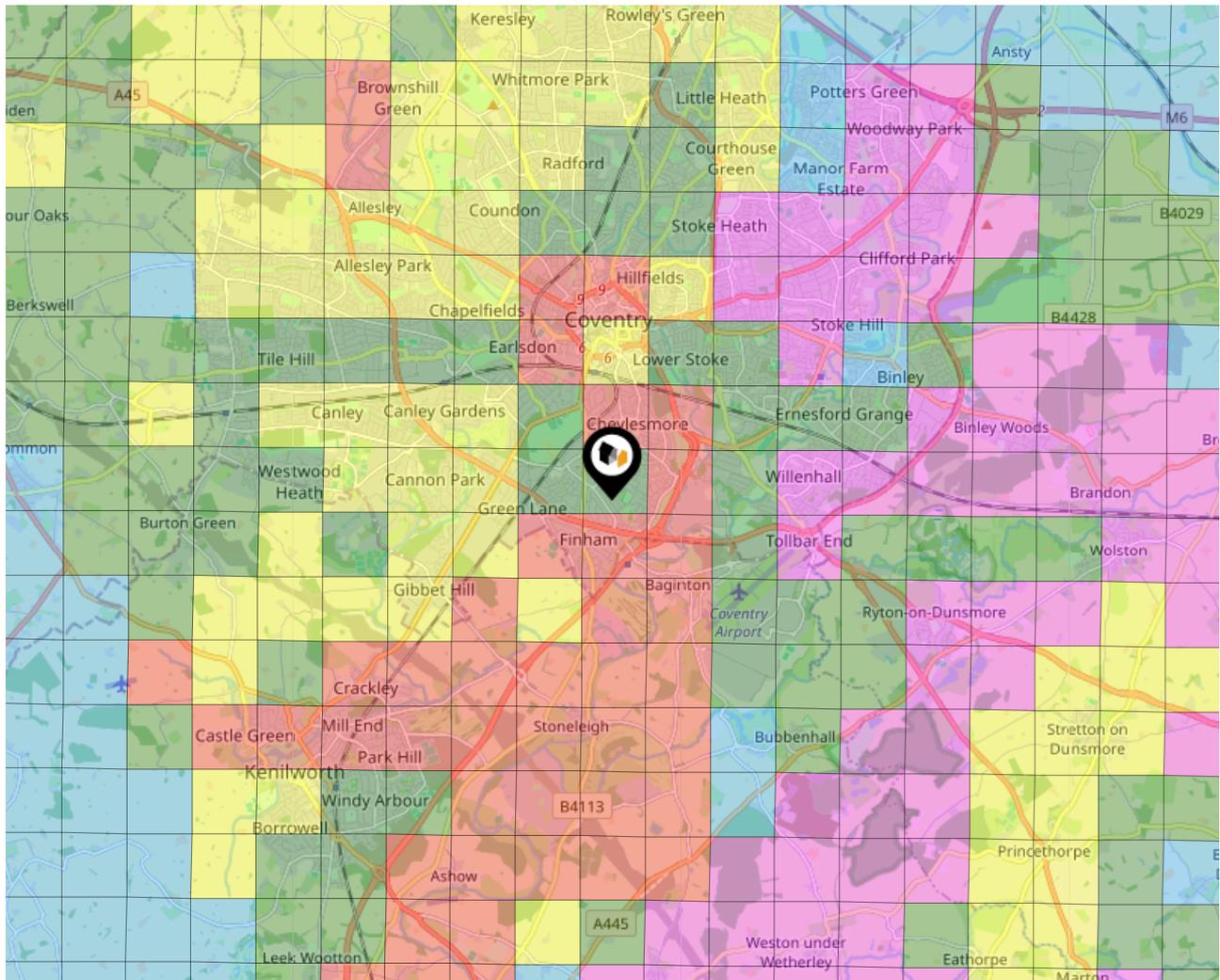
Environment

Radon Gas

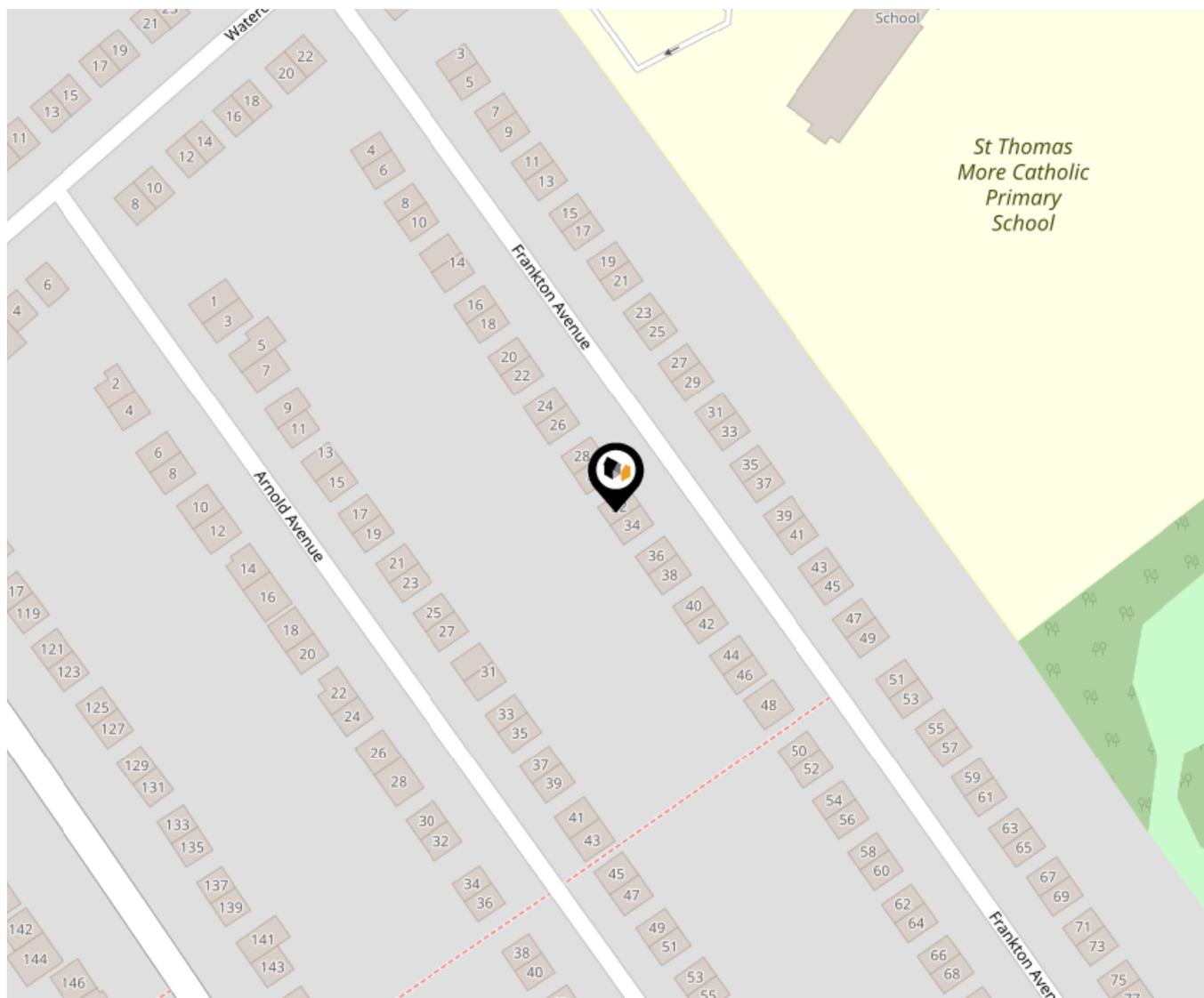
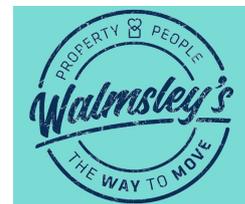


What is Radon?

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



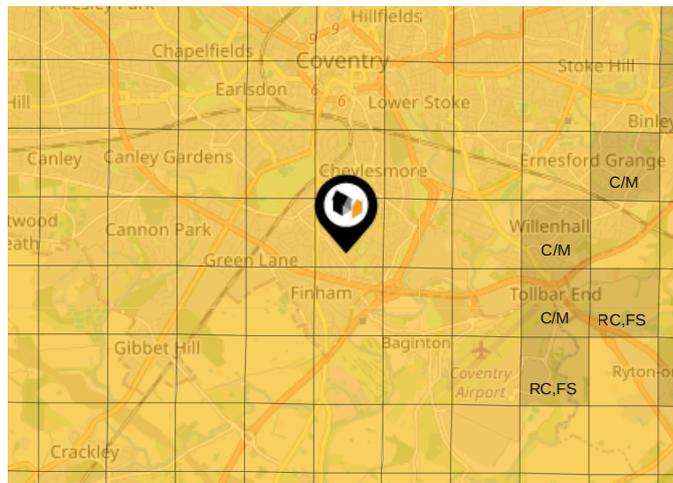
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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 LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

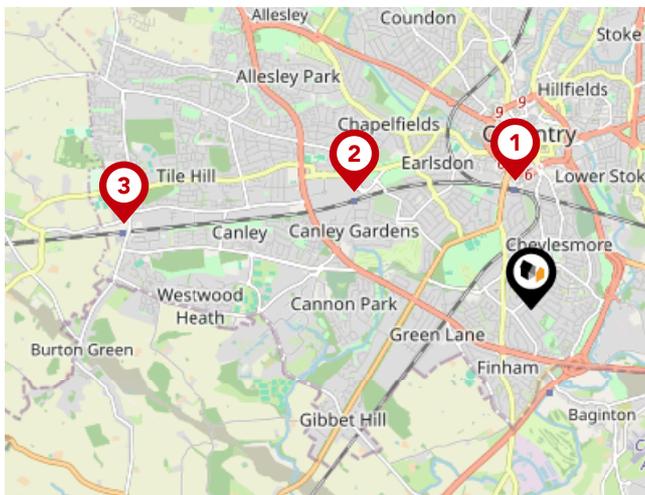
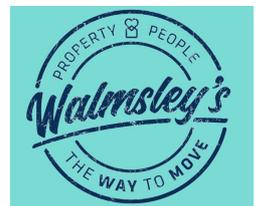


Primary Classifications (Most Common Clay Types)

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

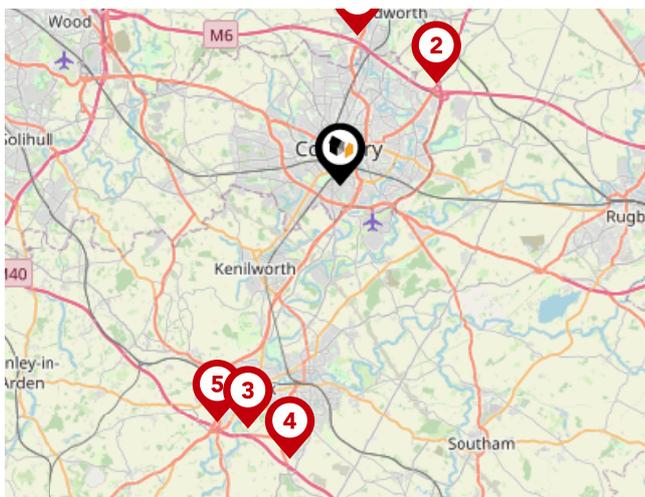
Area

Transport (National)



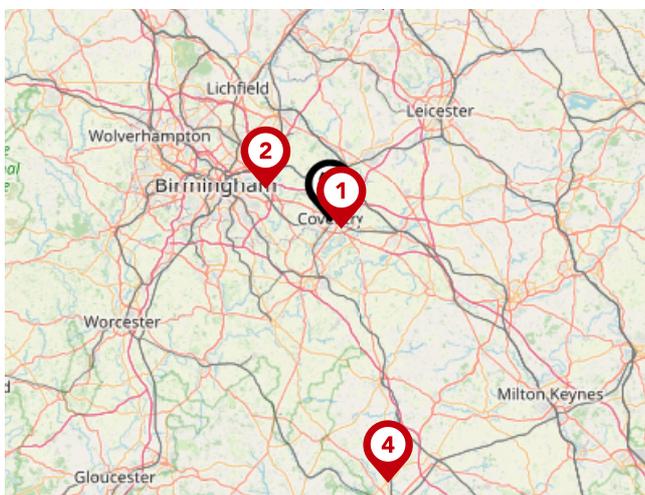
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.19 miles
2	Canley Rail Station	1.92 miles
3	Tile Hill Rail Station	3.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.53 miles
2	M6 J2	5.13 miles
3	M40 J14	9.38 miles
4	M40 J13	10.09 miles
5	M40 J15	9.61 miles

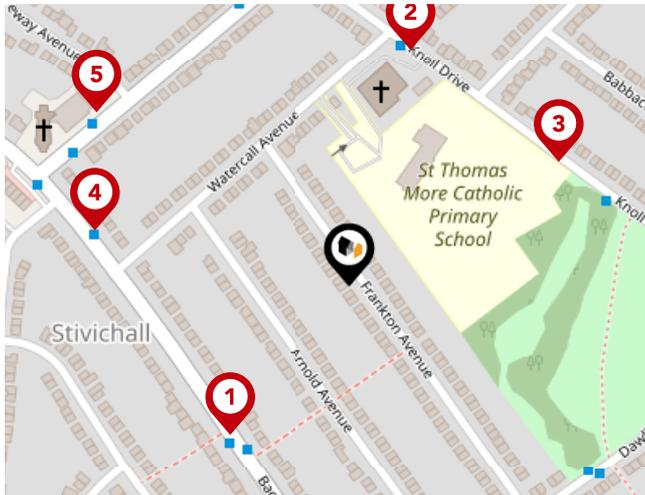
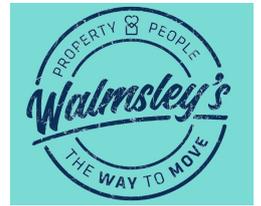


Airports/Helipads

Pin	Name	Distance
1	Baginton	1.84 miles
2	Birmingham Airport	10.5 miles
3	East Mids Airport	31.54 miles
4	Kidlington	39.02 miles

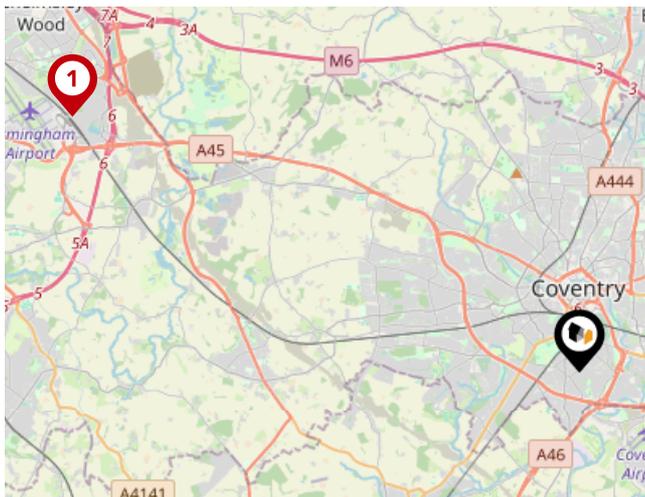
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Watercall Avenue	0.11 miles
2	Watercall Avenue	0.14 miles
3	St Thomas More School	0.14 miles
4	Maidavale Crescent	0.15 miles
5	Ridgeway Avenue	0.17 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.22 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



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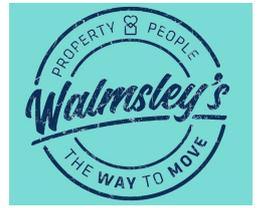


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