



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th July 2026



ARNOLD AVENUE, COVENTRY, CV3

Price Estimate : £400,000

Walmsley's The Way to Move

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

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Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

An extended & well presented three bedroom semi detached home

Full width kitchen dining & family room

Bi folding doors to gardens from kitchen family room

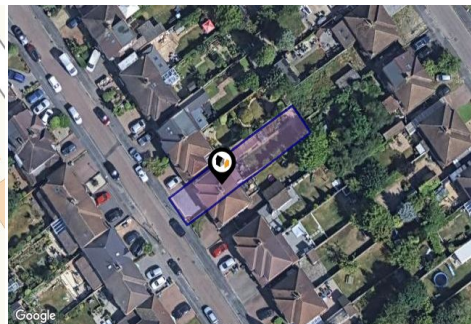
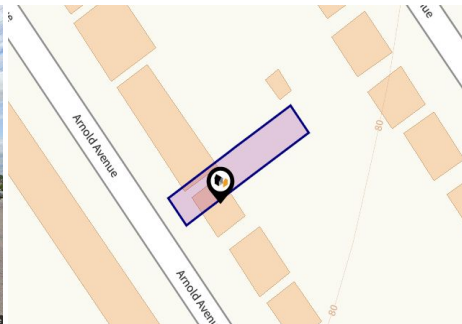
Driveway, garage & gardens with terracing & mature lawns

Four piece family bathroom Separate sitting room with bay window

Impressive porchway & wide welcoming hallway

EPC RATING D, Total 1133 Sq.Ft or 105 Sq.M, NO CHAIN

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:	3	Tenure:	Freehold
Floor Area:	1,133 ft ² / 105 m ²		
Plot Area:	0.07 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,517		
Title Number:	WK17453		

Local Area

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

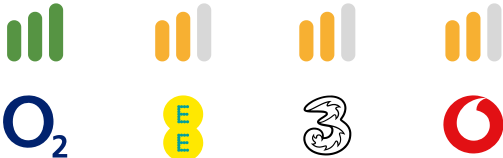
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15	76	5500
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Arnold Avenue, Coventry, CV3*

Reference - HH/2019/0371	
Decision:	Decision Issued
Date:	14th February 2019
Description:	Erection of two storey side extension, and single storey front and rear extensions

Market Sold in Street



41, Arnold Avenue, Coventry, CV3 5LW				Semi-detached House
Last Sold Date:	09/08/2024	28/11/2002	26/09/1997	
Last Sold Price:	£330,000	£147,000	£84,950	
49, Arnold Avenue, Coventry, CV3 5LW				Semi-detached House
Last Sold Date:	19/01/2024			
Last Sold Price:	£320,000			
29, Arnold Avenue, Coventry, CV3 5LW				Semi-detached House
Last Sold Date:	10/01/2024	02/07/2004	09/11/2001	
Last Sold Price:	£354,000	£175,000	£126,000	
23, Arnold Avenue, Coventry, CV3 5LW				Semi-detached House
Last Sold Date:	09/06/2023	11/07/2014	03/11/2006	
Last Sold Price:	£335,000	£227,500	£213,000	
39, Arnold Avenue, Coventry, CV3 5LW				Semi-detached House
Last Sold Date:	04/11/2022			
Last Sold Price:	£345,000			
63, Arnold Avenue, Coventry, CV3 5LW				Semi-detached House
Last Sold Date:	30/09/2022			
Last Sold Price:	£361,000			
25, Arnold Avenue, Coventry, CV3 5LW				Semi-detached House
Last Sold Date:	29/07/2022	21/12/2000		
Last Sold Price:	£382,000	£96,500		
61, Arnold Avenue, Coventry, CV3 5LW				Terraced House
Last Sold Date:	10/06/2022	20/11/2020		
Last Sold Price:	£420,000	£361,000		
53, Arnold Avenue, Coventry, CV3 5LW				Semi-detached House
Last Sold Date:	21/05/2021			
Last Sold Price:	£310,000			
51, Arnold Avenue, Coventry, CV3 5LW				Semi-detached House
Last Sold Date:	19/03/2021	23/03/2012	20/10/2000	
Last Sold Price:	£312,000	£208,000	£105,000	
65, Arnold Avenue, Coventry, CV3 5LW				Semi-detached House
Last Sold Date:	10/12/2020	20/07/2009		
Last Sold Price:	£325,000	£205,000		
55, Arnold Avenue, Coventry, CV3 5LW				Semi-detached House
Last Sold Date:	10/01/2020	28/06/2012	31/03/2011	
Last Sold Price:	£332,500	£250,000	£195,000	

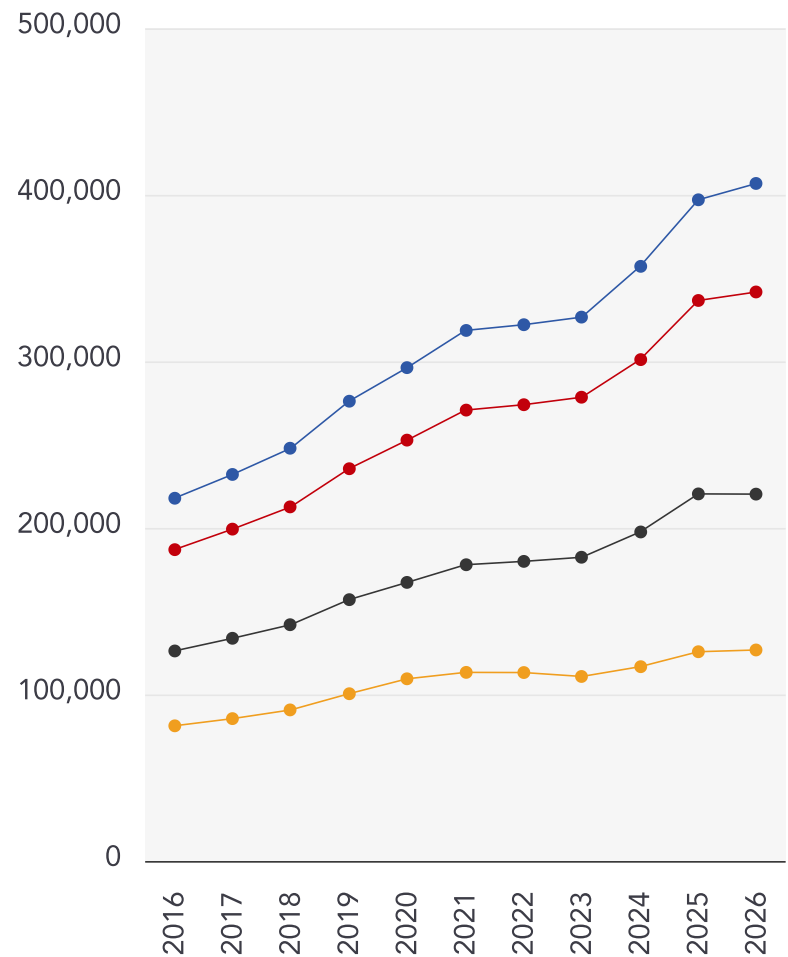
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

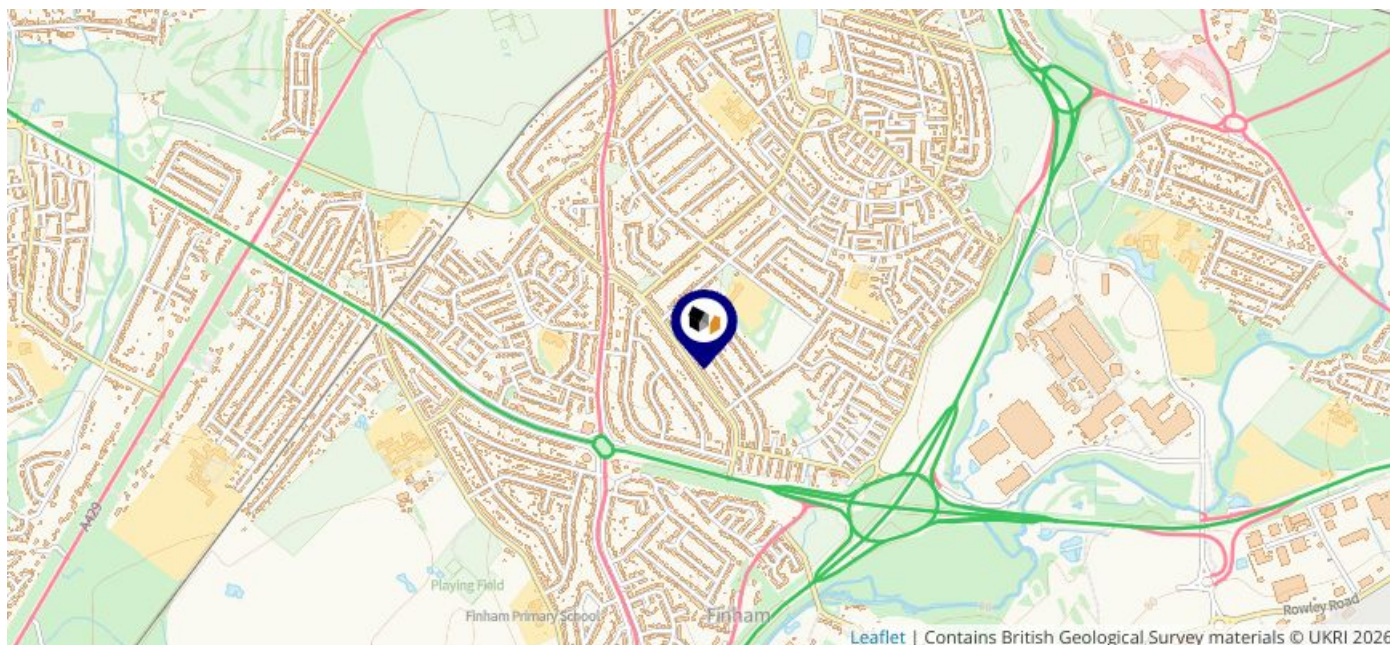
Terraced

+74.65%

Flat

+56.09%

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.

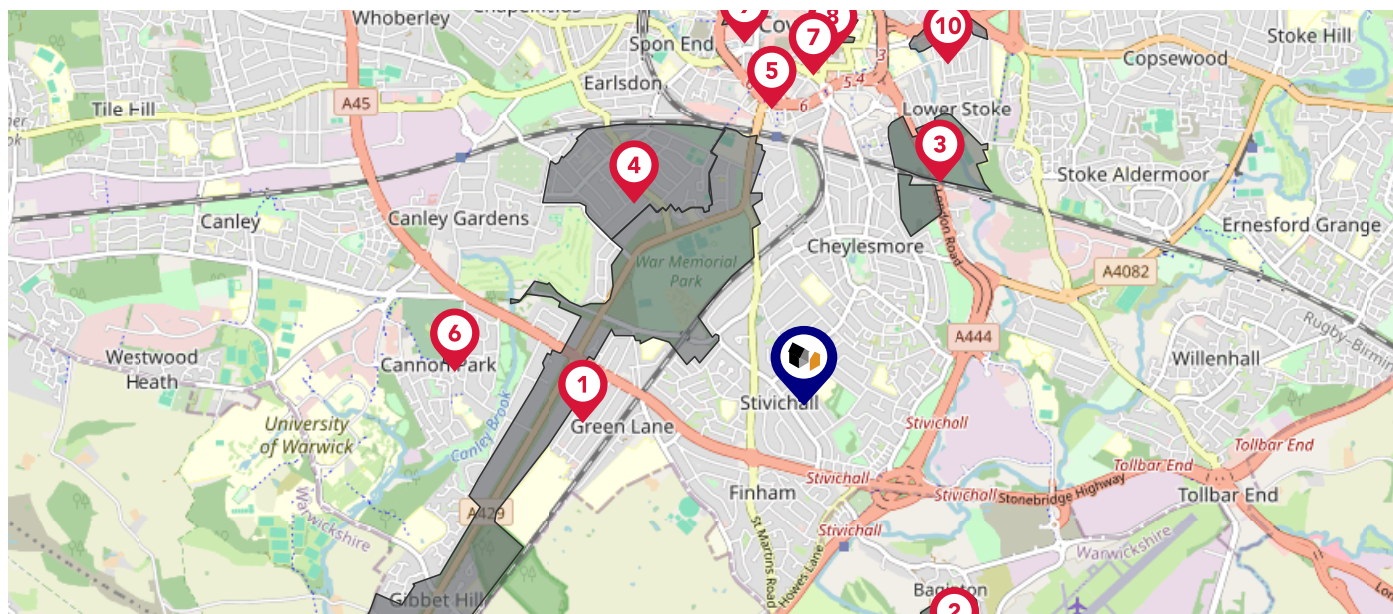
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Kenilworth Road



Baginton



London Road



Earlsdon



Greyfriars Green



Ivy Farm Lane (Canley Hamlet)



High Street



Hill Top and Cathedral



Spon Street



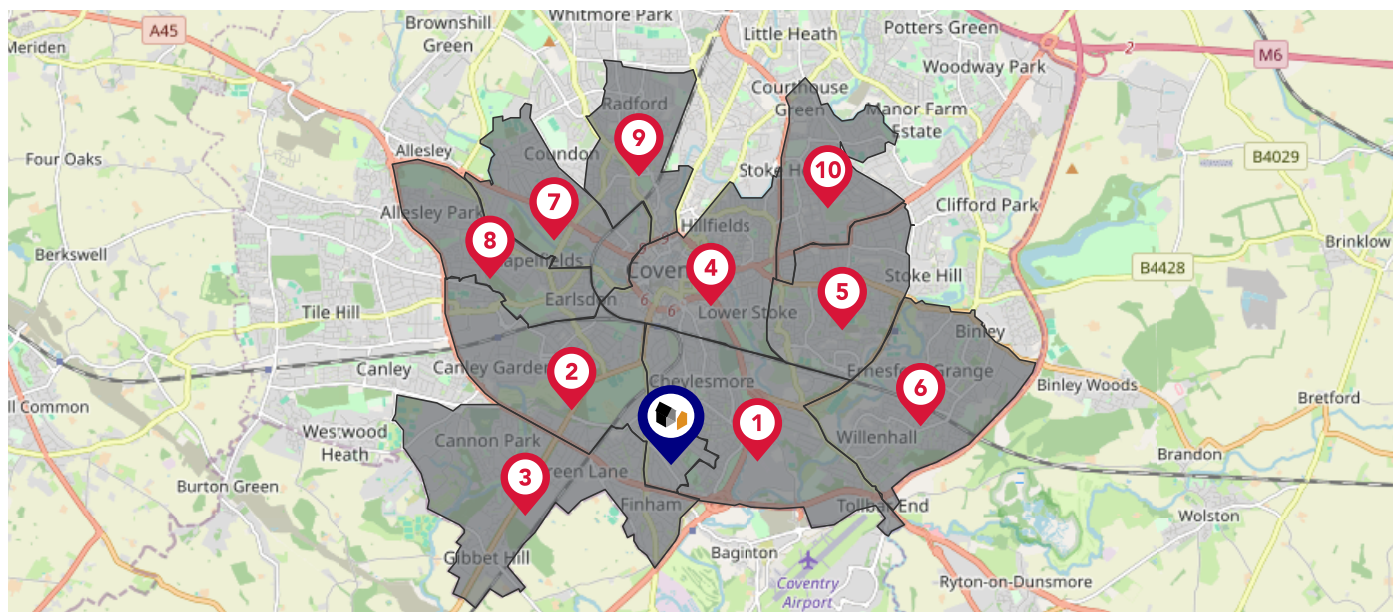
Far Gosford Street

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

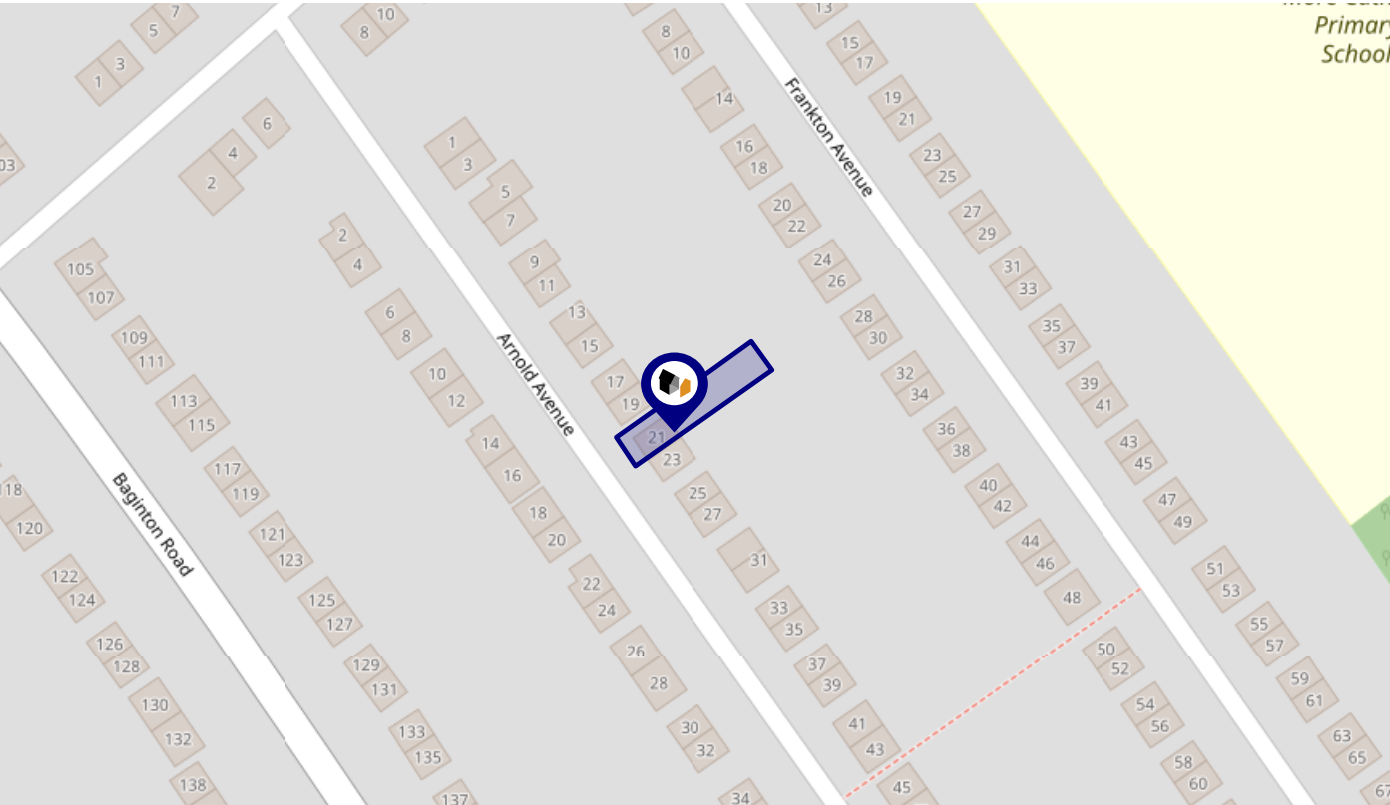
9

Radford Ward

10

Upper Stoke Ward

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.

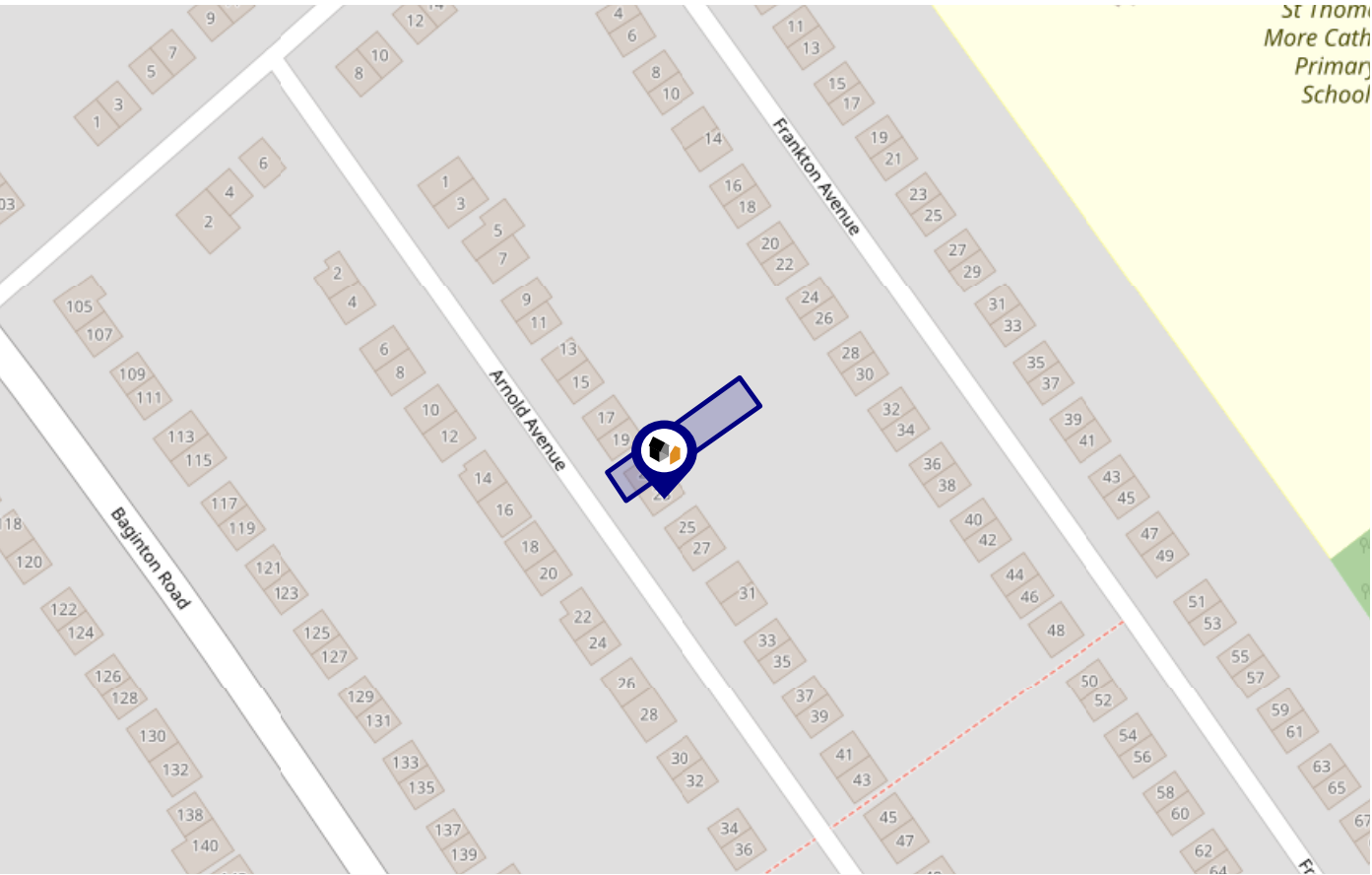
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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.

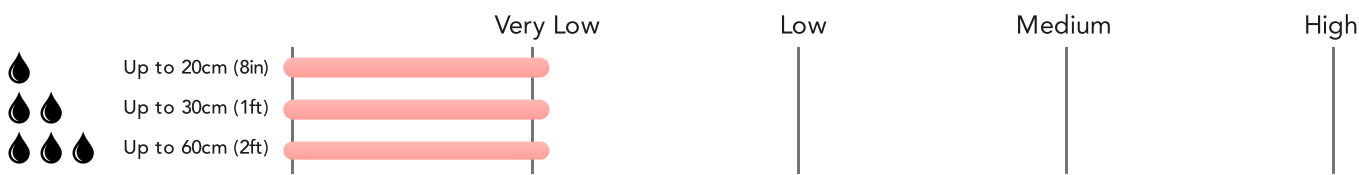


Risk Rating: Very low

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.

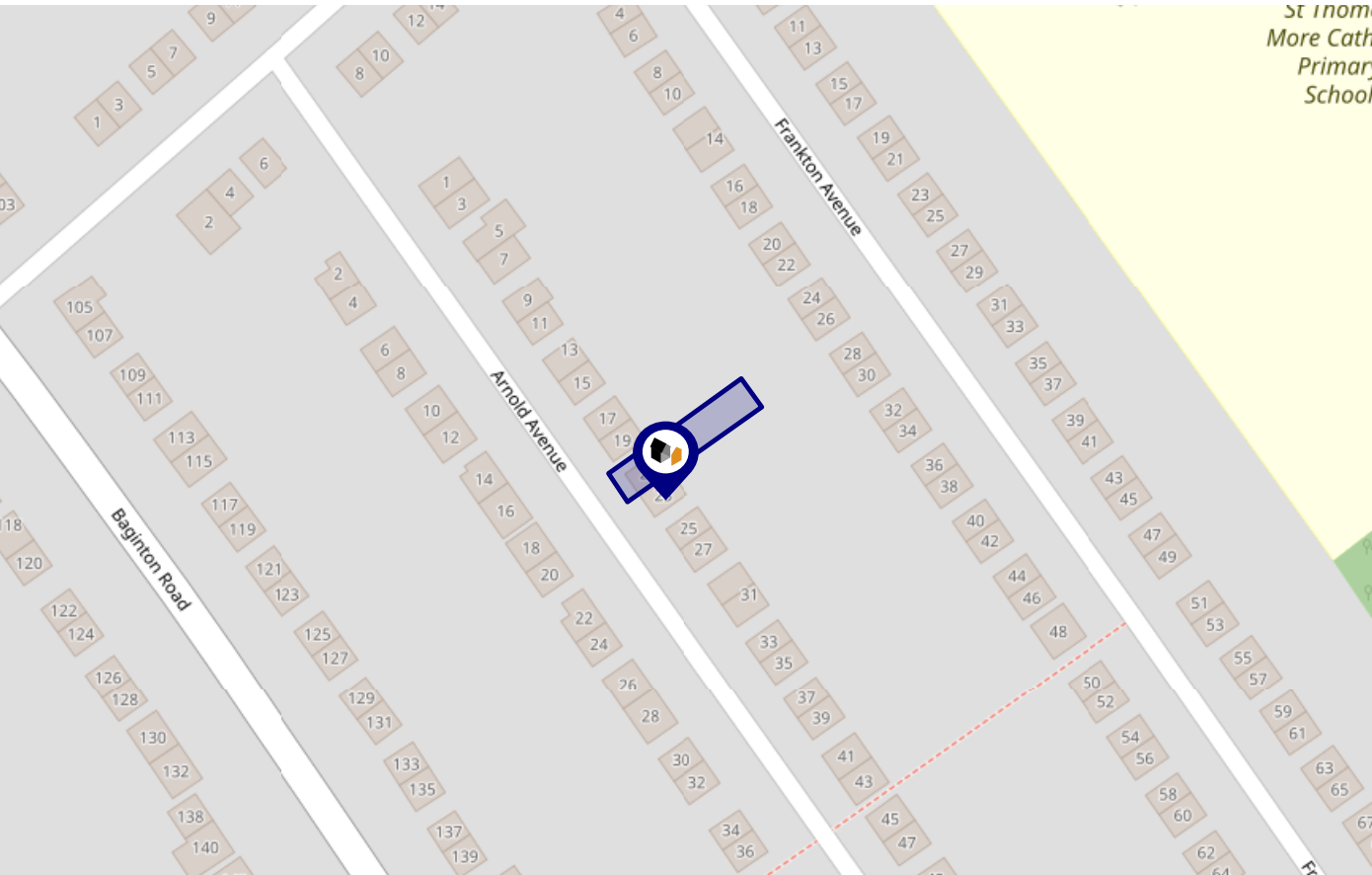
Chance of flooding to the following depths at this property:



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.

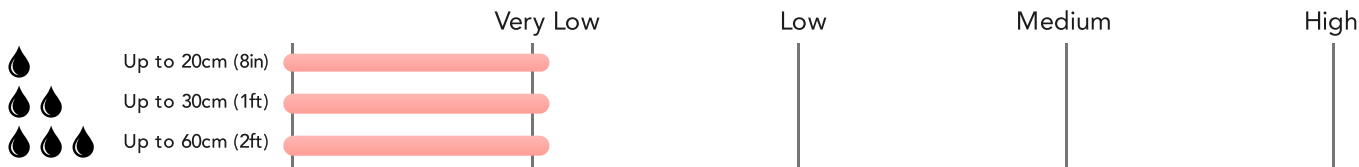


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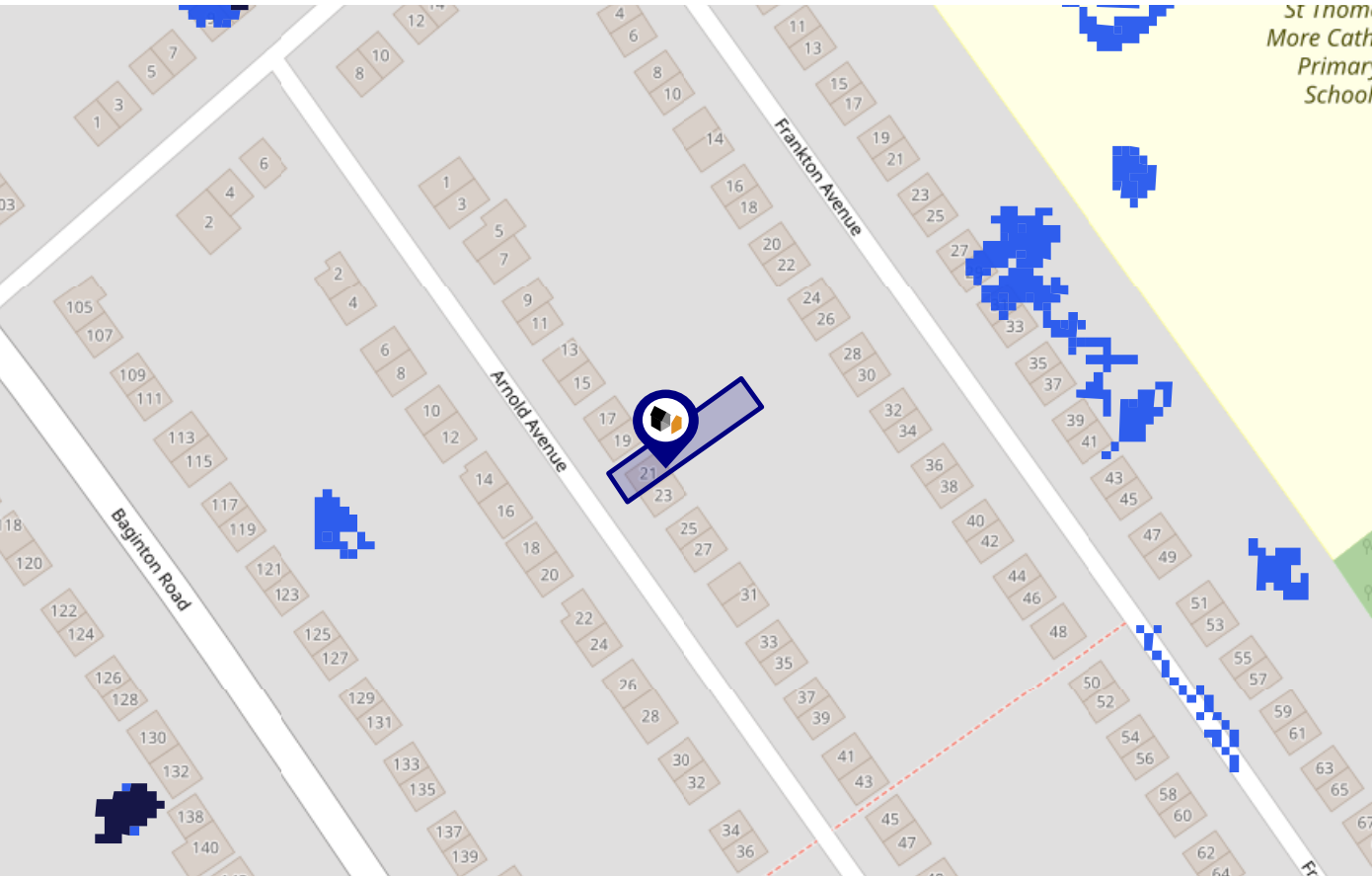
Chance of flooding to the following depths at this property:



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.

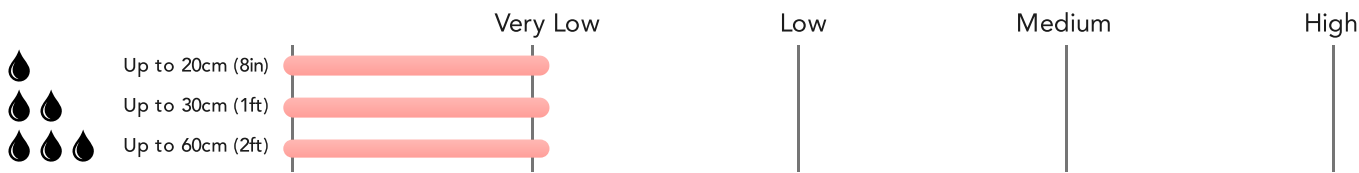


Risk Rating: Very low

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- 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:

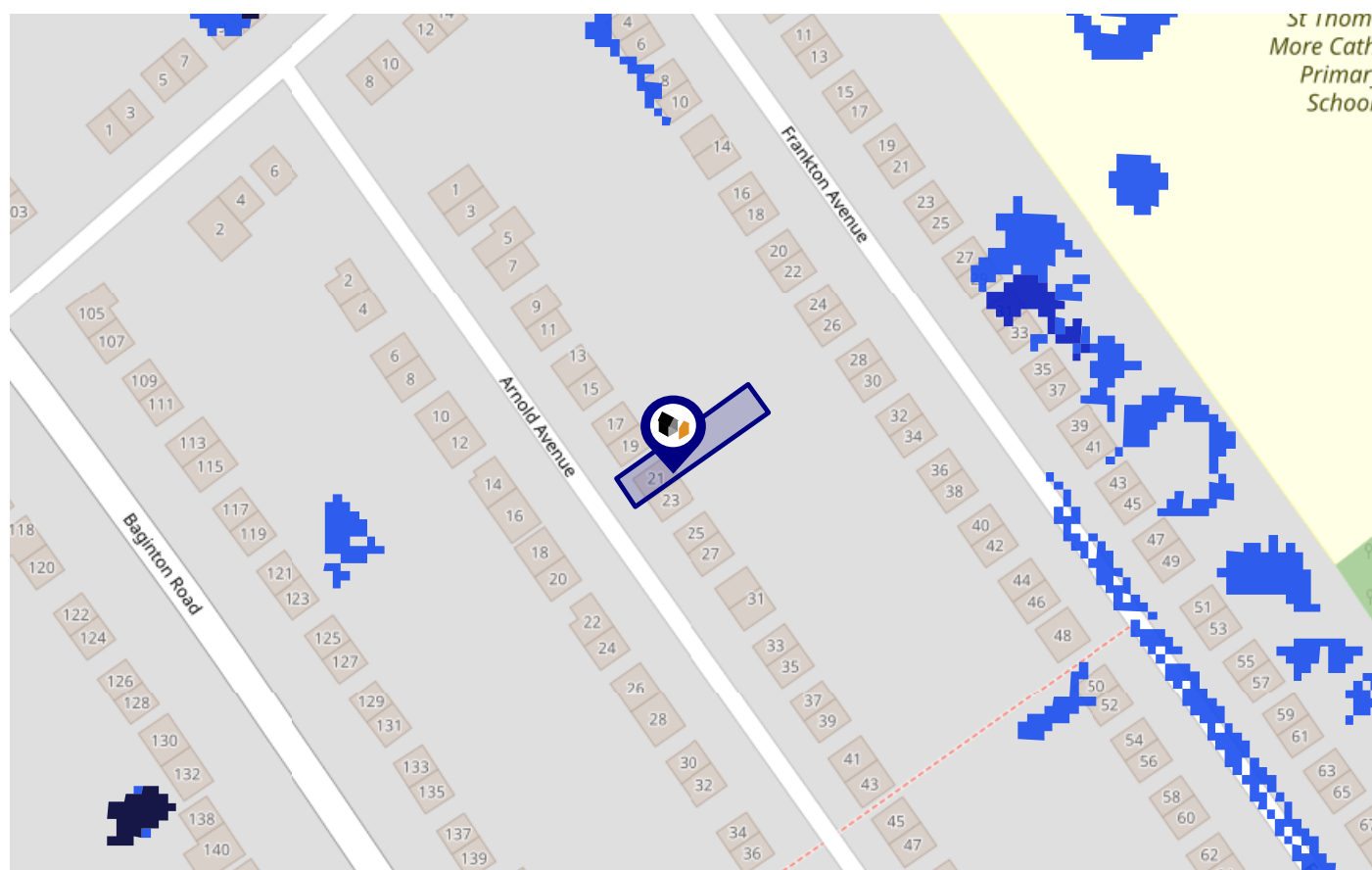


Flood Risk

Surface Water - 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.

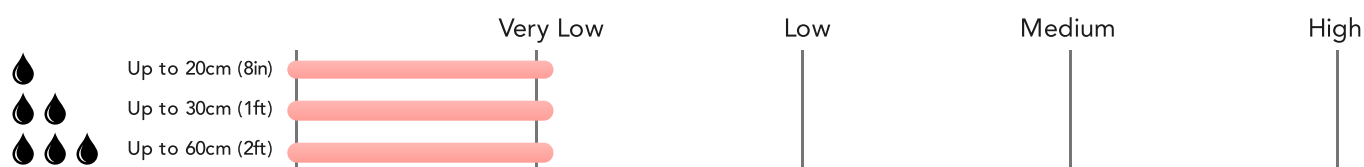


Risk Rating: Very low

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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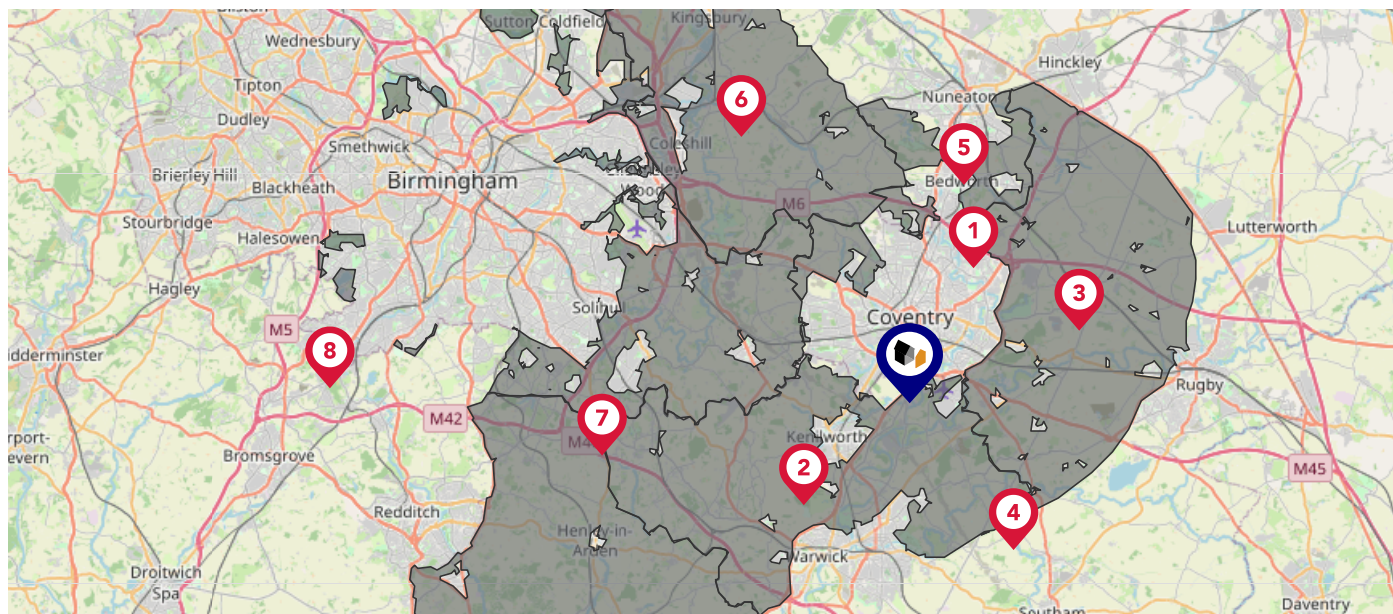


Maps

Green Belt



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



Nearby Green Belt Land

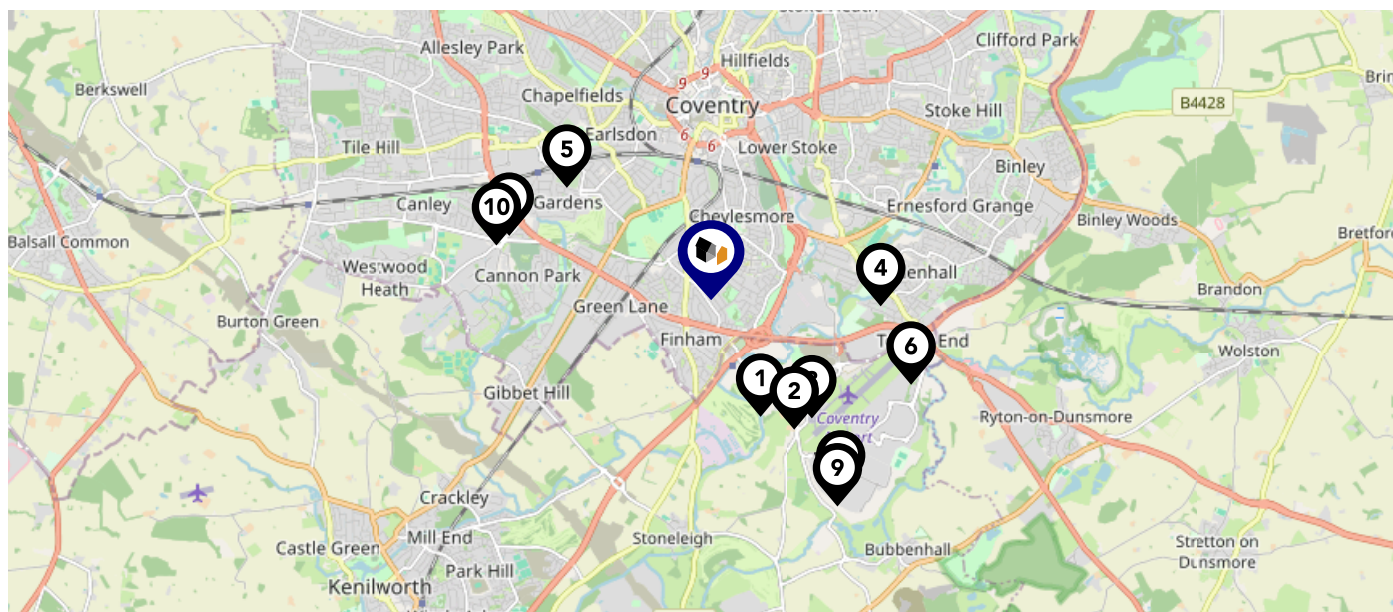
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

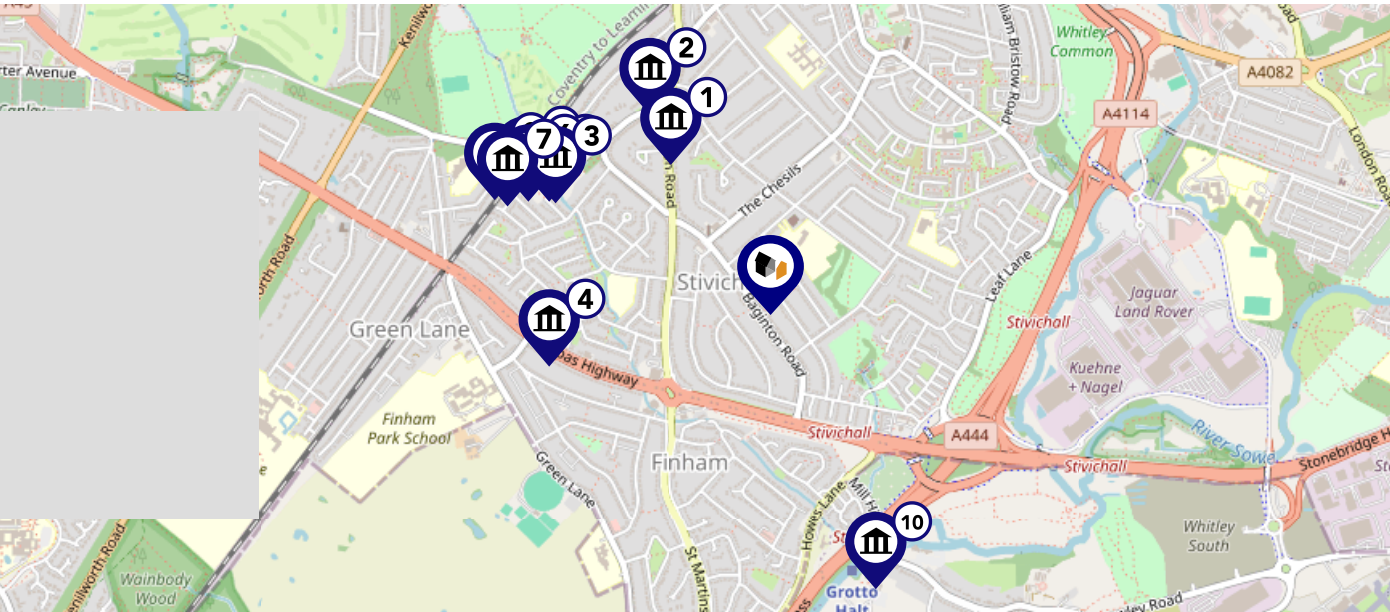
1	Hall Drive-Baginton	Historic Landfill	
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	
3	Rowley Road-Baginton	Historic Landfill	
4	London Road B-Willenhall, Coventry	Historic Landfill	
5	Hearsall Common-Whoberley, Coventry	Historic Landfill	
6	Coventry Airport, Baginton-Land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

Maps

Listed Buildings

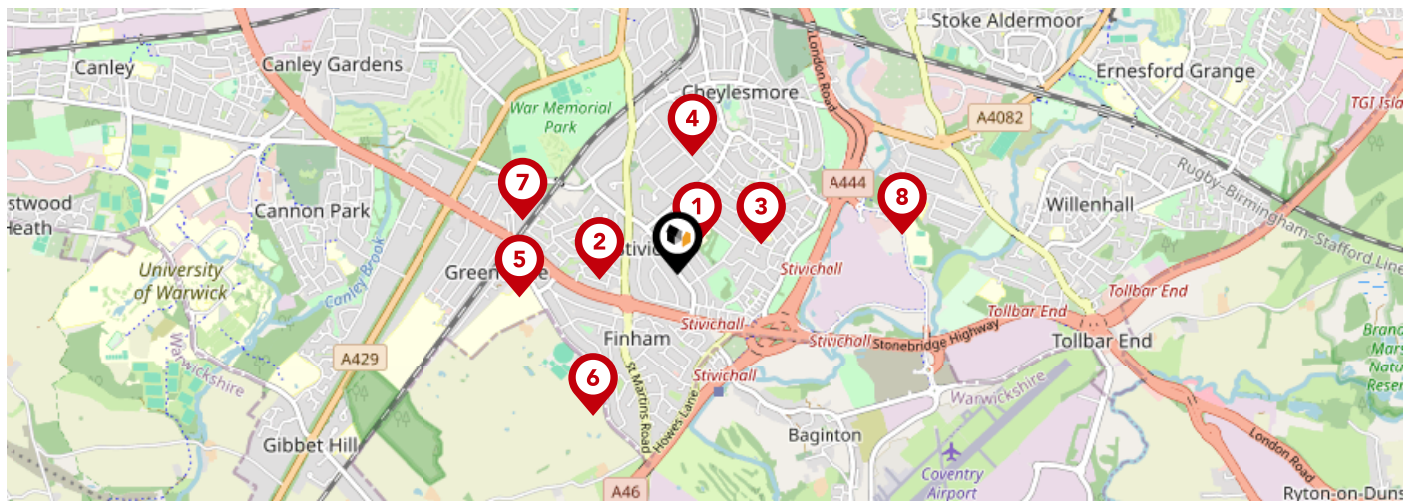


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



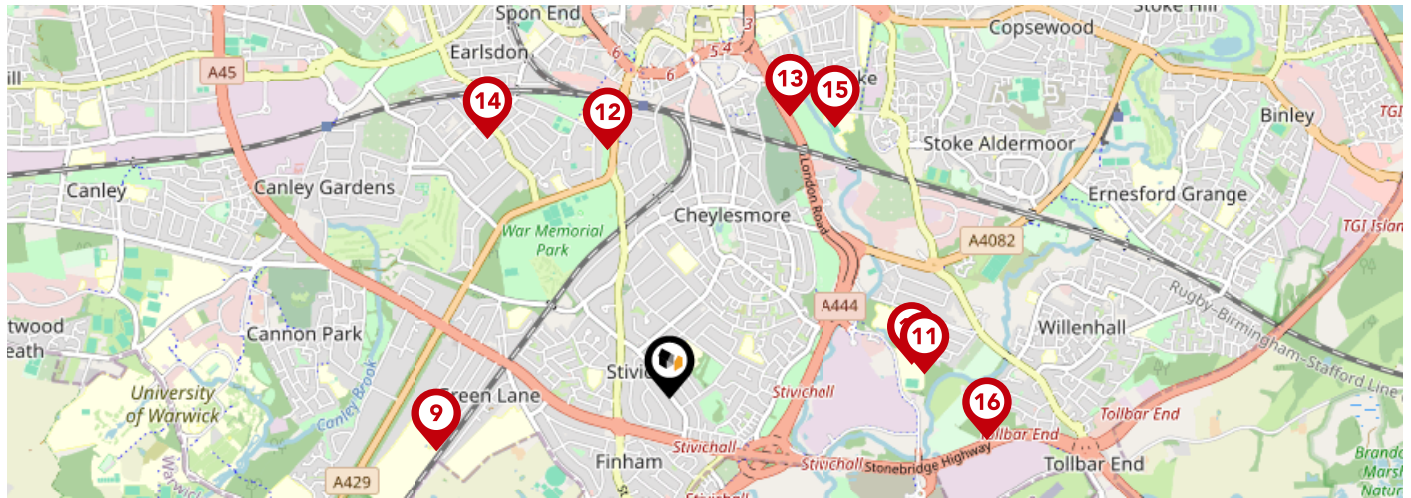
Listed Buildings in the local district	Grade	Distance
 1139458 - Church Of St James	Grade II	0.4 miles
 1076620 - Bremond College	Grade II	0.5 miles
 1104926 - The Smithy	Grade II	0.5 miles
 1342919 - Stivichall Grange	Grade II	0.5 miles
 1076607 - Smithy Cottage	Grade II	0.5 miles
 1076608 - Bridge Cottage	Grade II	0.6 miles
 1320289 - The Cottage	Grade II	0.6 miles
 1342924 - Coat Of Arms Bridge	Grade II	0.6 miles
 1265651 - Stivichall Animal Pound	Grade II	0.7 miles
 1035274 - Baginton Bridge	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:0.17	☐	☒	☐	☐	☐
2	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.35	☐	☒	☐	☐	☐
3	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.4	☐	☒	☐	☐	☐
4	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.54	☐	☒	☐	☐	☐
5	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.72	☐	☐	☒	☐	☐
6	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.74	☐	☒	☐	☐	☐
7	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.74	☐	☒	☐	☐	☐
8	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.04	☐	☐	☒	☐	☐

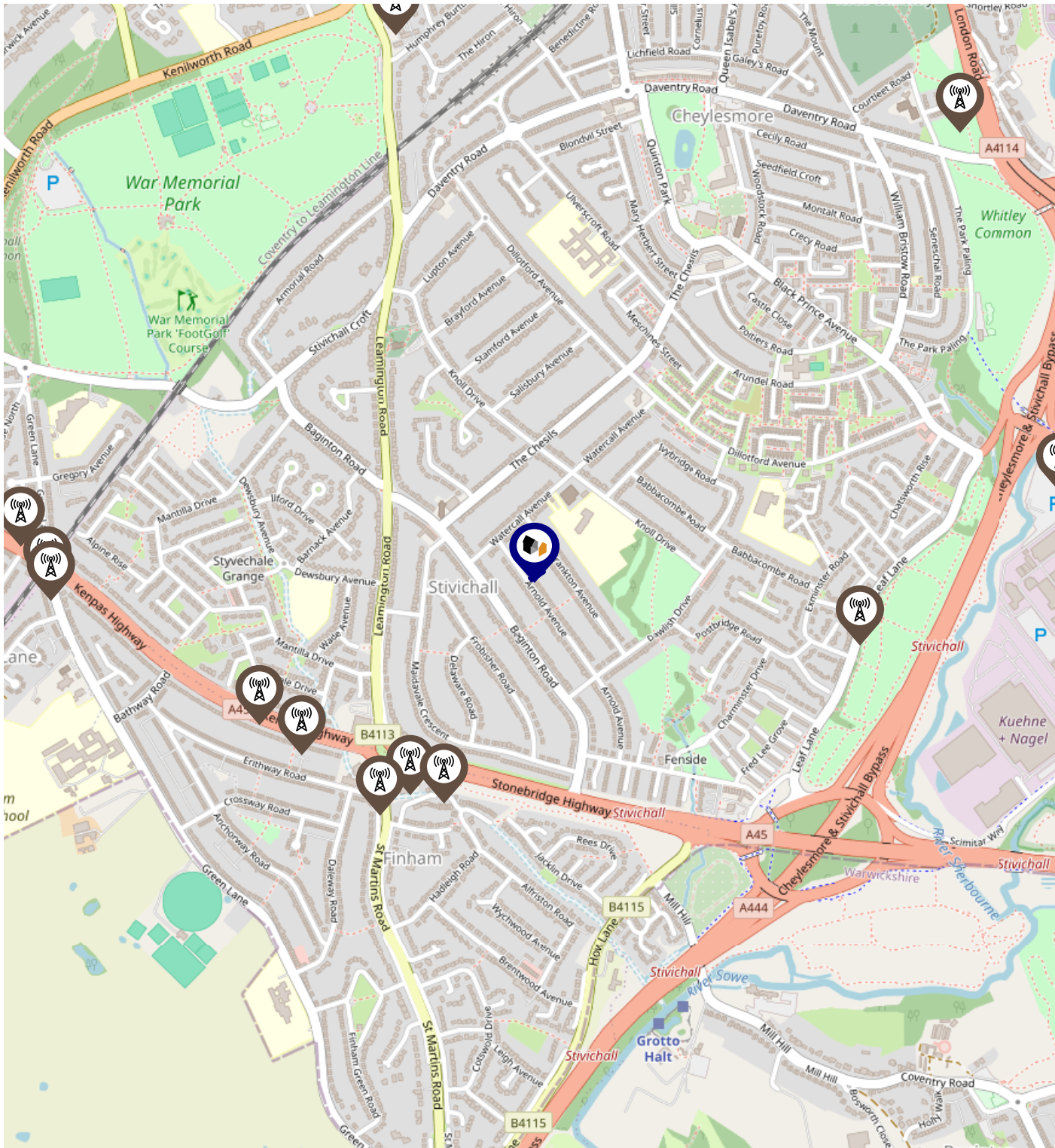
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.08	☐	☐	☒	☐	☐
10	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.11	☐	☒	☐	☐	☐
11	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.16	☐	☒	☐	☐	☐
12	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.16	☐	☐	☒	☐	☐
13	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.39	☐	☒	☐	☐	☐
14	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.44	☐	☒	☐	☐	☐
15	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.44	☐	☐	☒	☐	☐
16	Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:1.45	☐	☐	☒	☐	☐

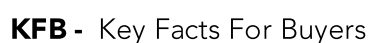
Local Area

Masts & Pylons

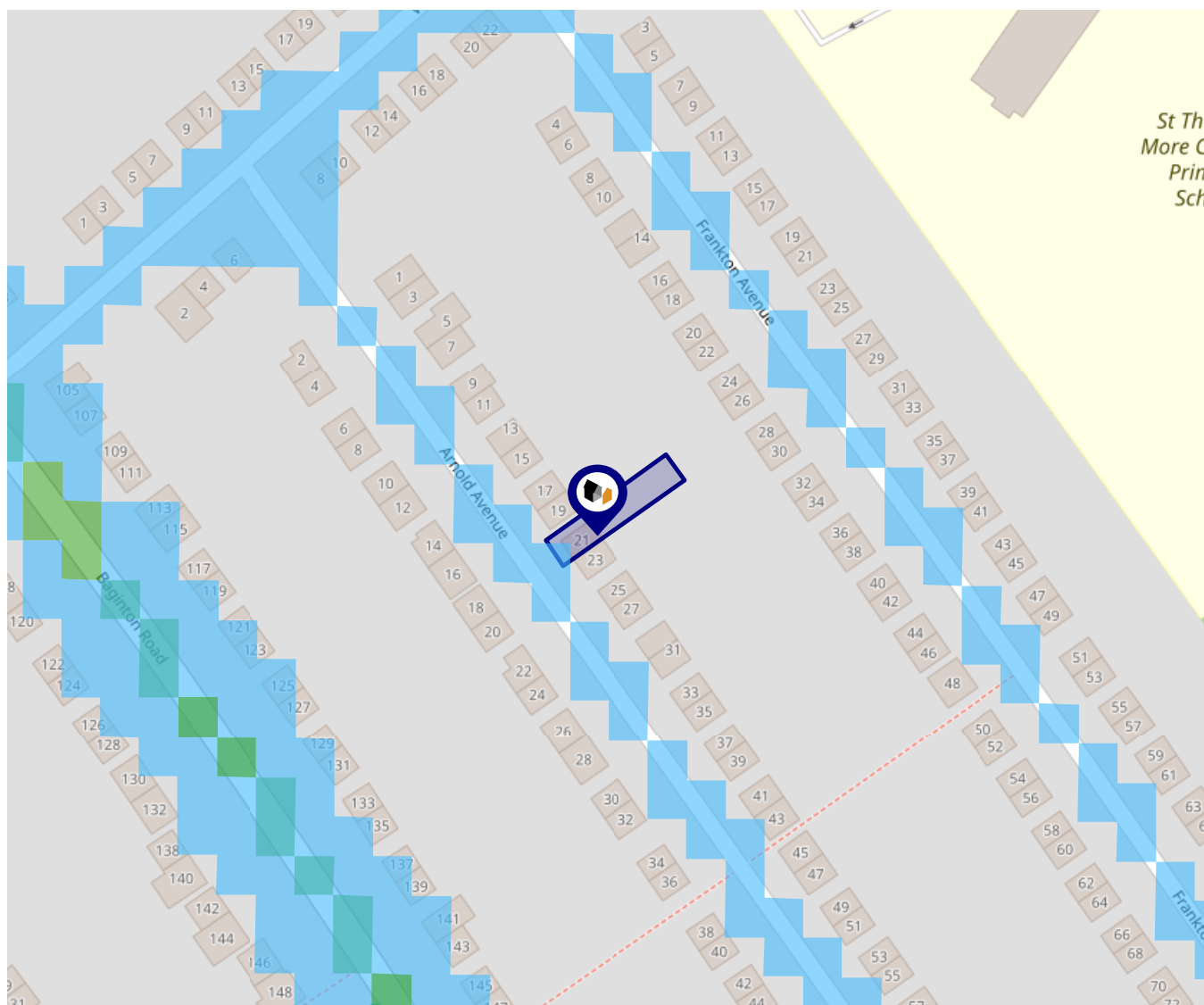


Key:

-  Power Pylons
-  Communication Masts



Local Area Road Noise

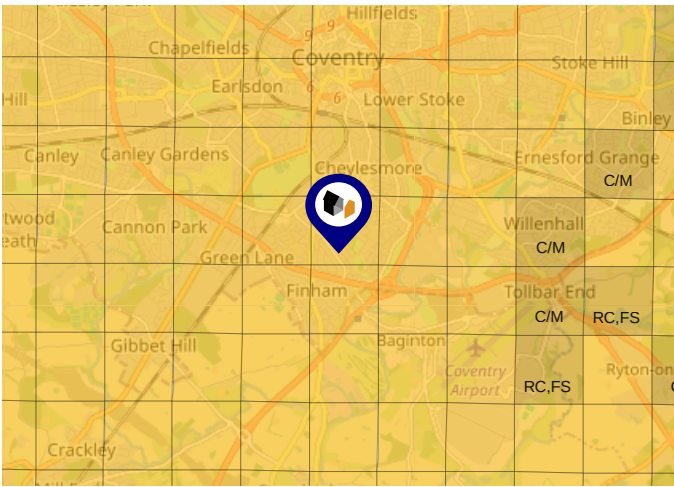


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

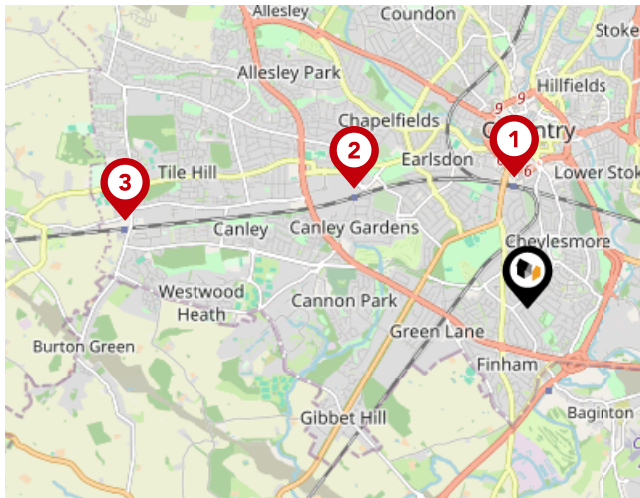


Primary Classifications (Most Common Clay Types)

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

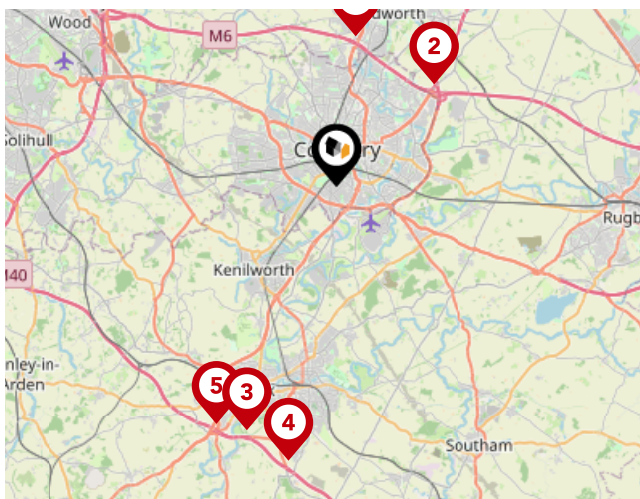
Area

Transport (National)



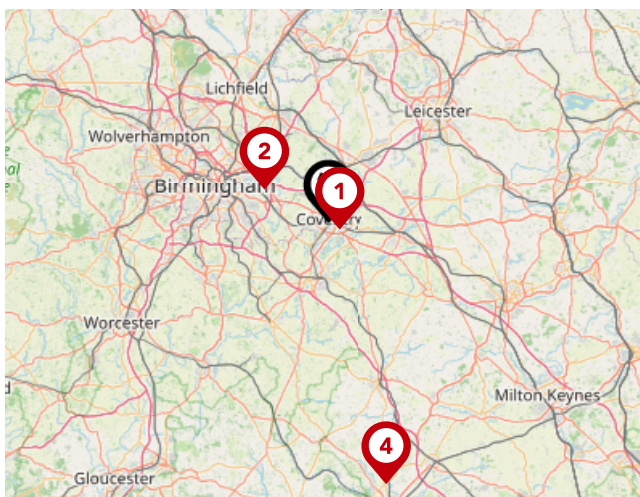
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.19 miles
2	Canley Rail Station	1.9 miles
3	Tile Hill Rail Station	3.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.54 miles
2	M6 J2	5.15 miles
3	M40 J14	9.36 miles
4	M40 J13	10.08 miles
5	M40 J15	9.59 miles

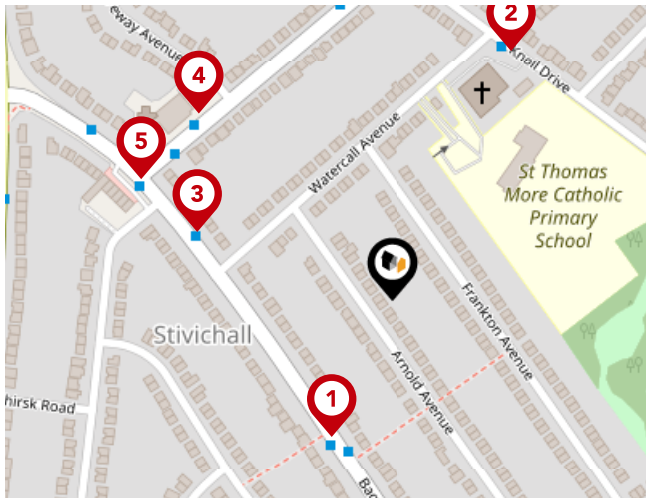


Airports/Helipads

Pin	Name	Distance
1	Baginton	1.86 miles
2	Birmingham Airport	10.47 miles
3	East Mids Airport	31.56 miles
4	Kidlington	39.02 miles

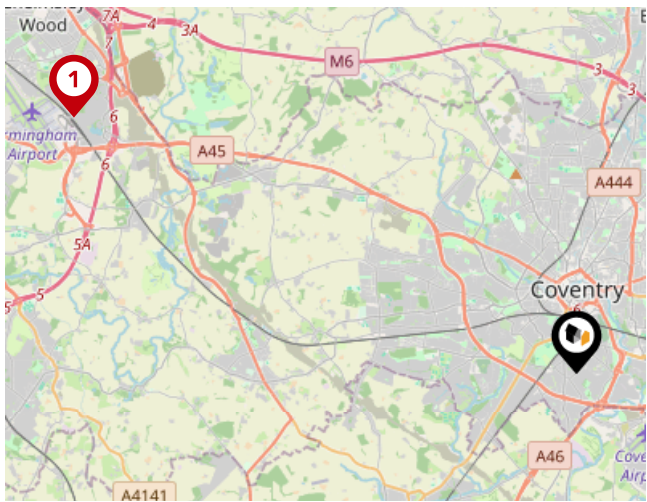
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Watercall Avenue	0.08 miles
	Watercall Avenue	0.16 miles
	Maidavale Crescent	0.12 miles
	Ridgeway Avenue	0.15 miles
	Maidavale Crescent	0.16 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	10.2 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



/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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