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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th November 2026



BULLFIELD AVENUE, COVENTRY, CV4

Martin & Co I Hinckley

99-109 Castle Street Hinckley LE10 1DA

01455 636349

Gus.critchlow@martinco.com

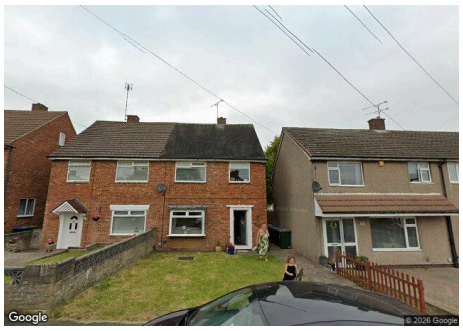
www.martinco.com/estate-agents-and-letting-agents/branch/hinckley/

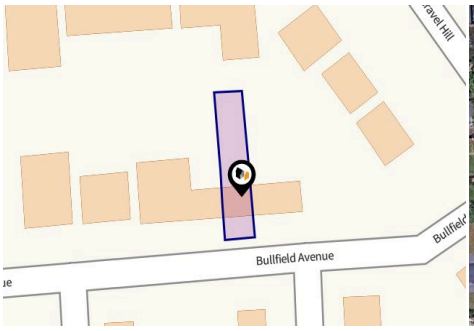
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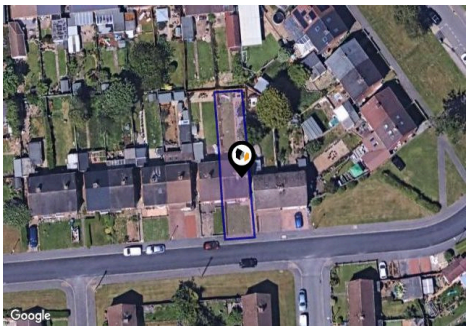
The Property Ombudsman

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Property
Overview







Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,044 ft^2 / 97 m^2		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,957		
Title Number:	WM348449		

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	80 mb/s	10000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery
Photos

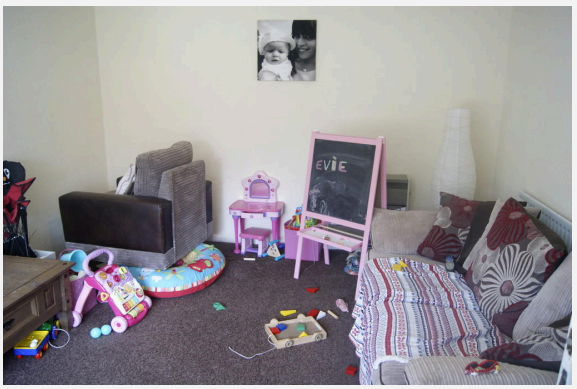










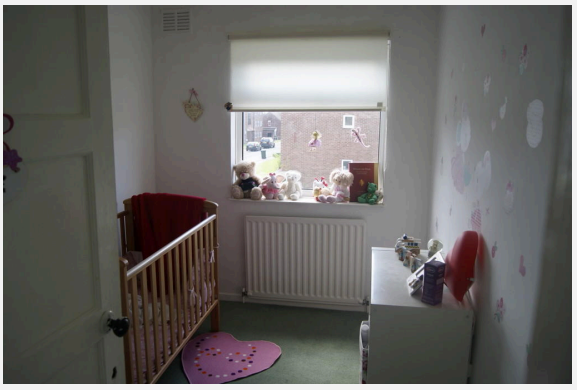






Gallery
Photos





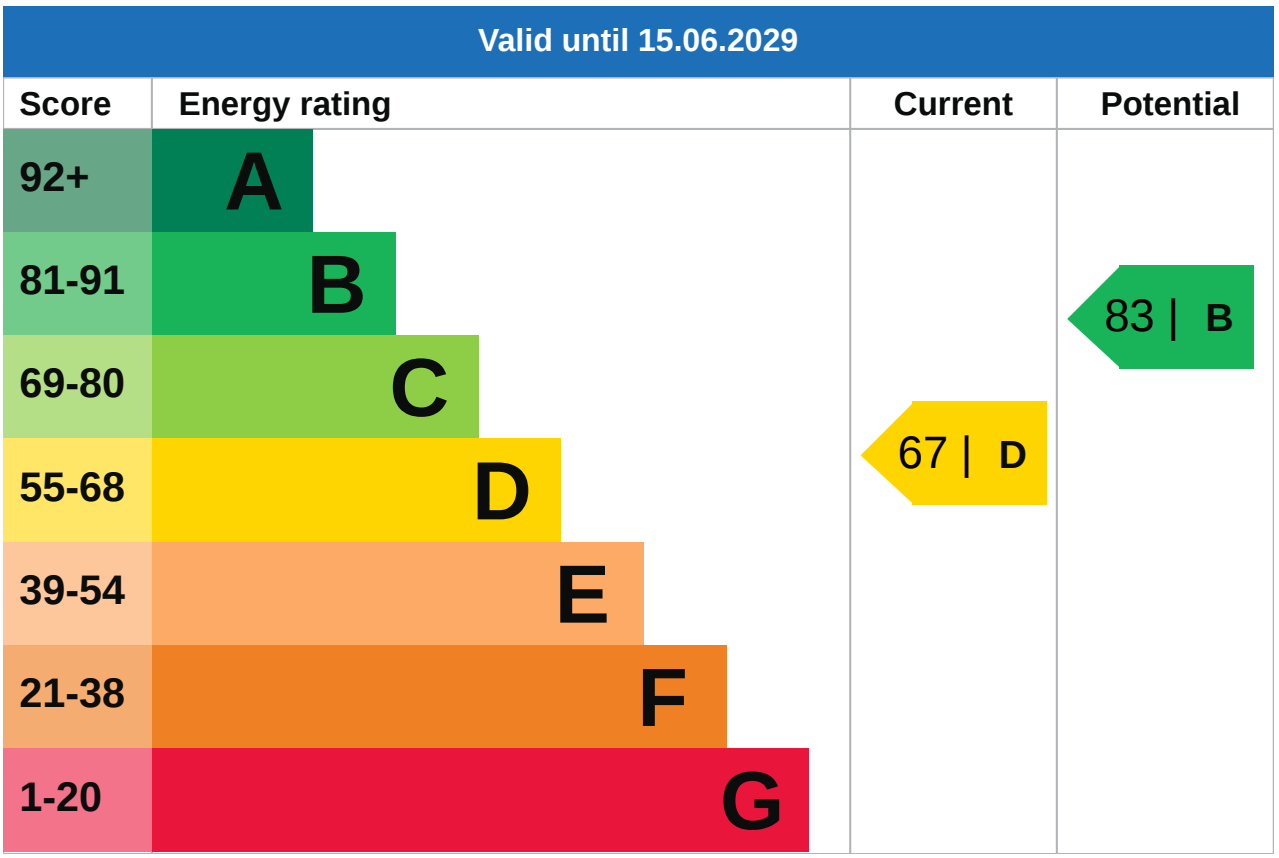


Bullfield Avenue, CV4

Energy rating

D

Valid until 15.06.2029



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Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	97 m^2

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Market
Sold in Street

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13, Bullfield Avenue, Coventry, CV4 9JS				Semi-detached House
Last Sold Date:	18/09/2026	07/06/2019	07/11/1997	01/12/1995
Last Sold Price:	£214,000	£131,200	£36,500	£39,500

33, Bullfield Avenue, Coventry, CV4 9JS		Flat-maisonette House
Last Sold Date:	31/10/2025	
Last Sold Price:	£60,000	

14, Bullfield Avenue, Coventry, CV4 9JS		Semi-detached House
Last Sold Date:	10/03/2023	
Last Sold Price:	£195,000	

4, Bullfield Avenue, Coventry, CV4 9JS				Semi-detached House
Last Sold Date:	25/07/2019	08/04/2016	26/03/2004	
Last Sold Price:	£171,500	£126,500	£97,000	

25, Bullfield Avenue, Coventry, CV4 9JS				Flat-maisonette House
Last Sold Date:	22/02/2019	02/06/2006	08/09/2000	20/01/1995
Last Sold Price:	£92,500	£80,000	£29,000	£26,000

5, Bullfield Avenue, Coventry, CV4 9JS		Semi-detached House
Last Sold Date:	09/11/2016	
Last Sold Price:	£130,000	

1, Bullfield Avenue, Coventry, CV4 9JS				Semi-detached House
Last Sold Date:	29/07/2016	15/08/2014	15/06/2004	10/05/2002
Last Sold Price:	£144,000	£125,000	£84,950	£57,000

12, Bullfield Avenue, Coventry, CV4 9JS			Semi-detached House
Last Sold Date:	17/07/2013	01/12/1999	
Last Sold Price:	£105,000	£58,500	

18, Bullfield Avenue, Coventry, CV4 9JS		Semi-detached House
Last Sold Date:	01/02/2013	
Last Sold Price:	£105,000	

3, Bullfield Avenue, Coventry, CV4 9JS		Semi-detached House
Last Sold Date:	04/07/2006	
Last Sold Price:	£95,750	

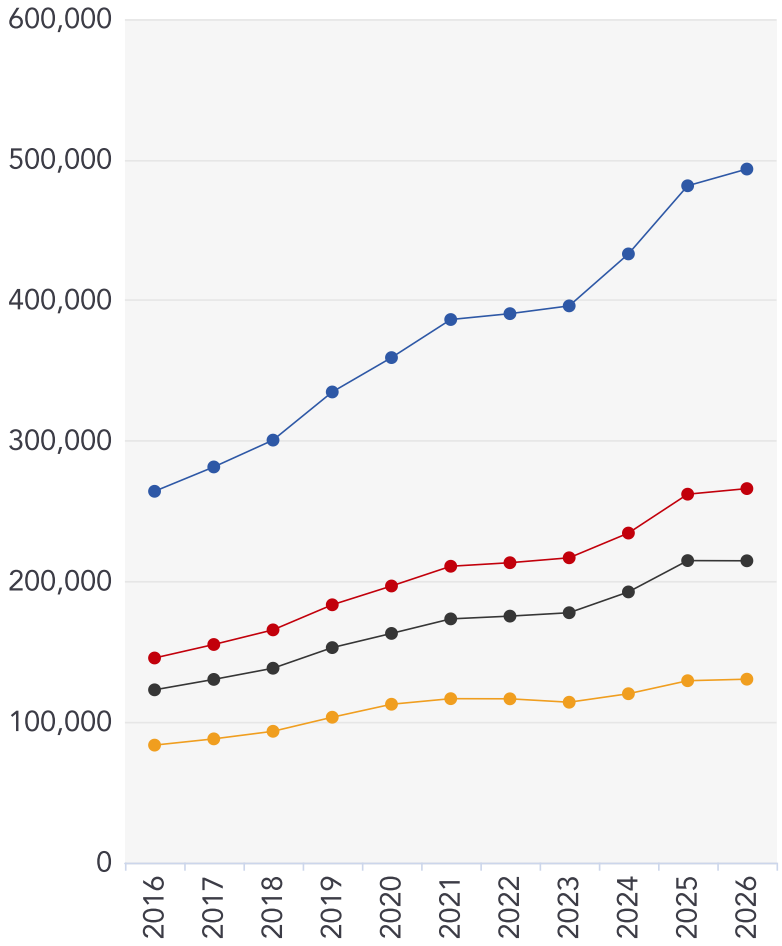
6, Bullfield Avenue, Coventry, CV4 9JS		Semi-detached House
Last Sold Date:	01/10/2003	
Last Sold Price:	£85,000	

26, Bullfield Avenue, Coventry, CV4 9JS		Detached House
Last Sold Date:	21/03/2003	
Last Sold Price:	£29,000	

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 CV4



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

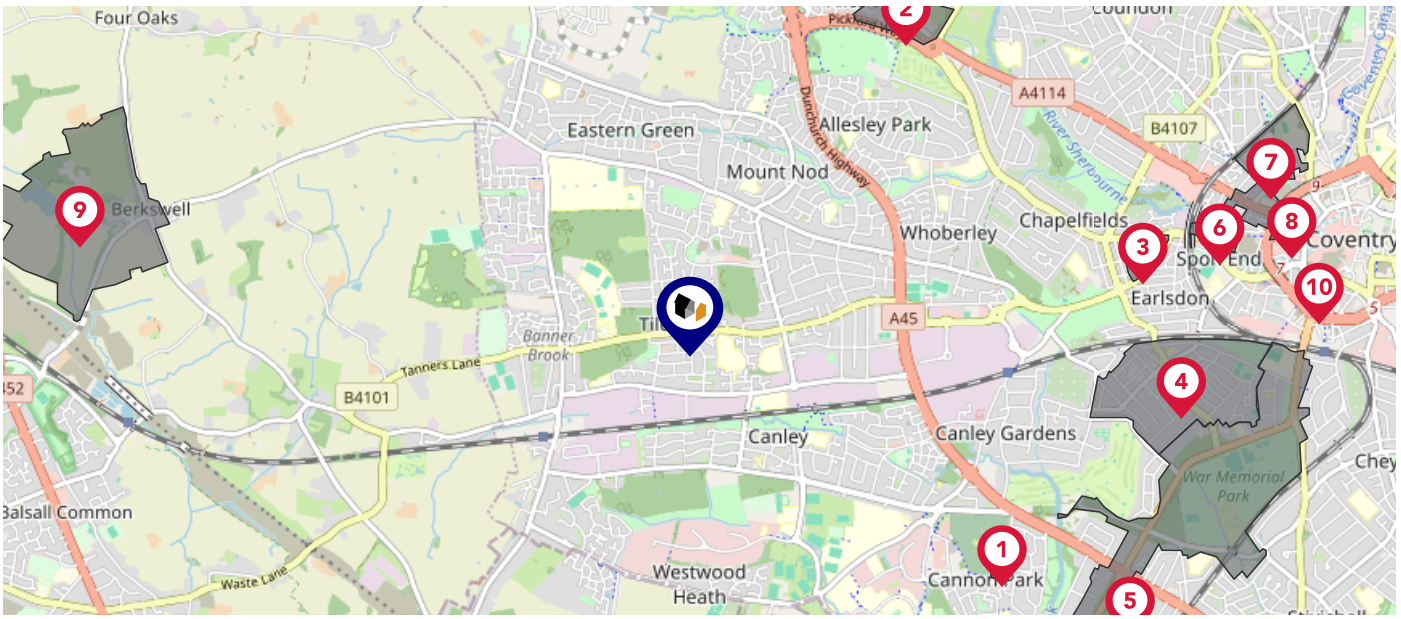
- Adit
- Gutter Pit
- Shaft

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

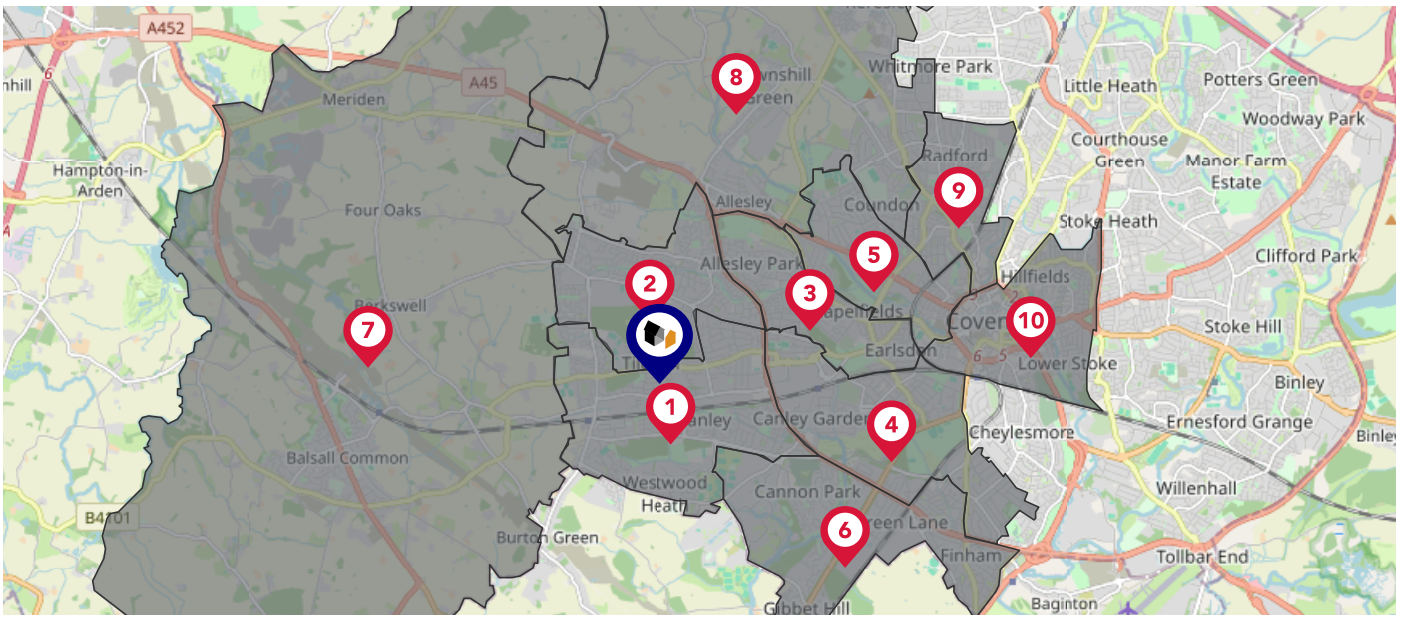
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Ivy Farm Lane (Canley Hamlet)
2	Allesley Village
3	Chapelfields
4	Earlsdon
5	Kenilworth Road
6	Spon End
7	Naul's Mill
8	Spon Street
9	Conservation Area - Berkswell
10	Greyfriars Green

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

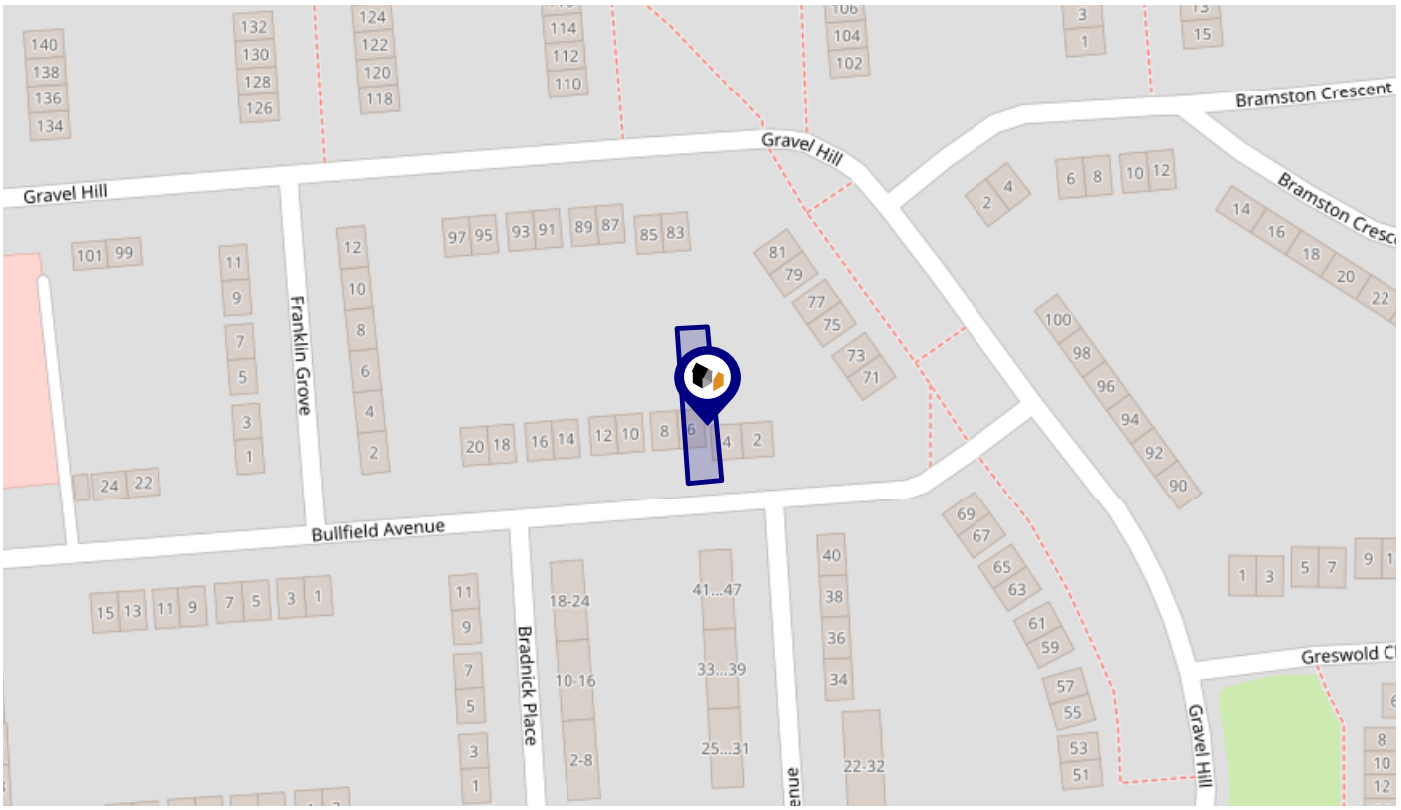


Nearby Council Wards	
1	Westwood Ward
2	Woodlands Ward
3	Whoberley Ward
4	Earlsdon Ward
5	Sherbourne Ward
6	Wainbody Ward
7	Meriden Ward
8	Bablake Ward
9	Radford Ward
10	St. Michael's Ward

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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.

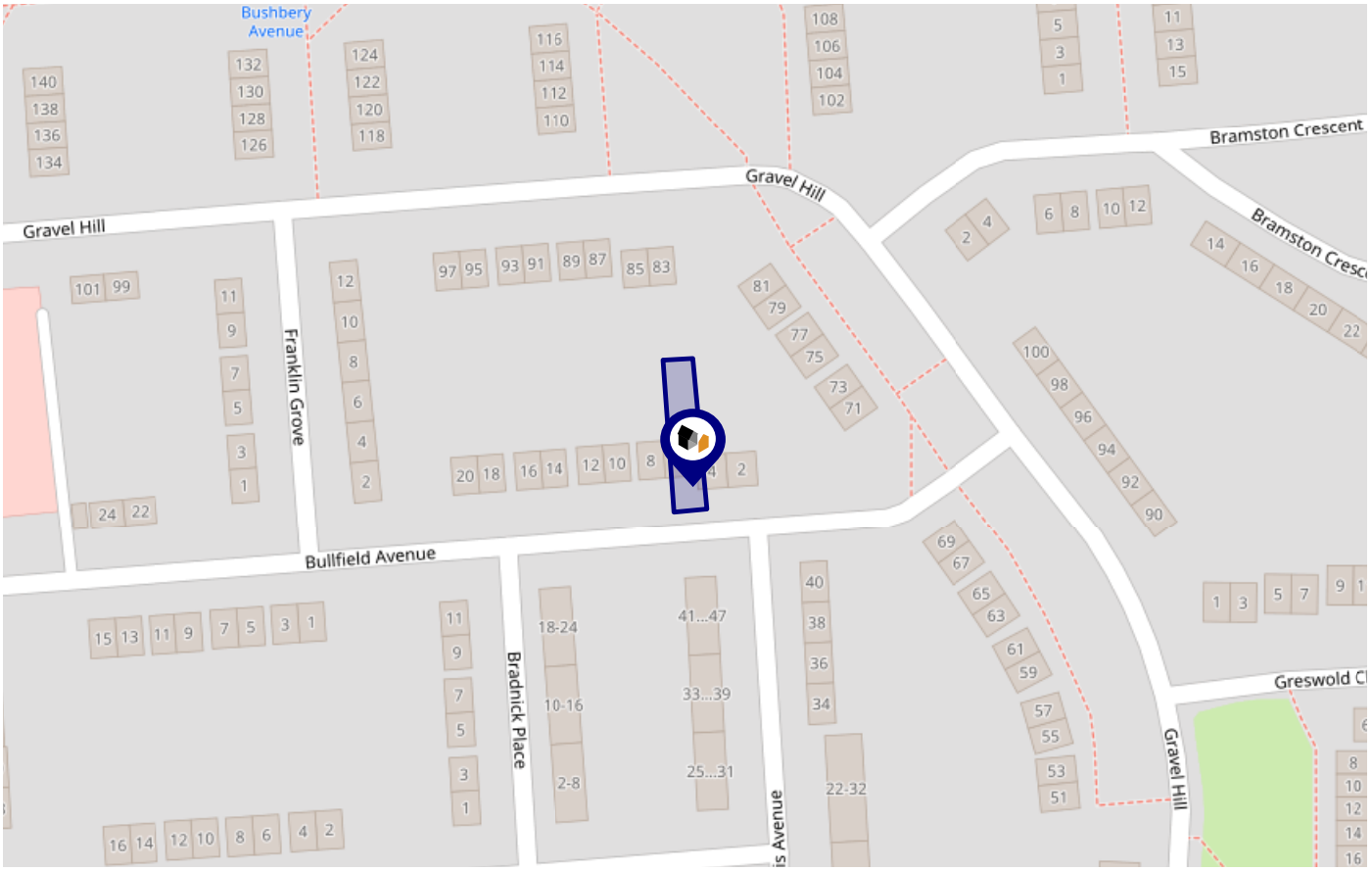
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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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.

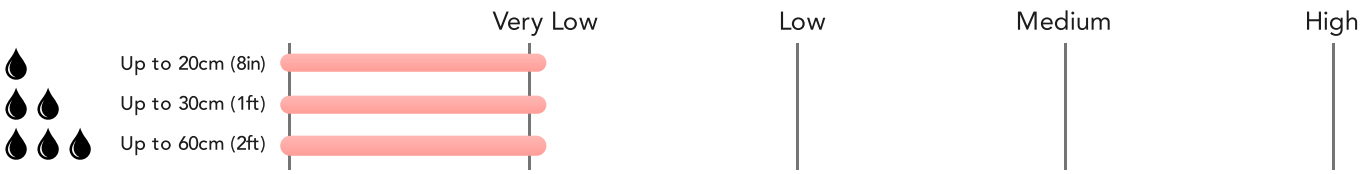


Risk Rating: Very low

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.

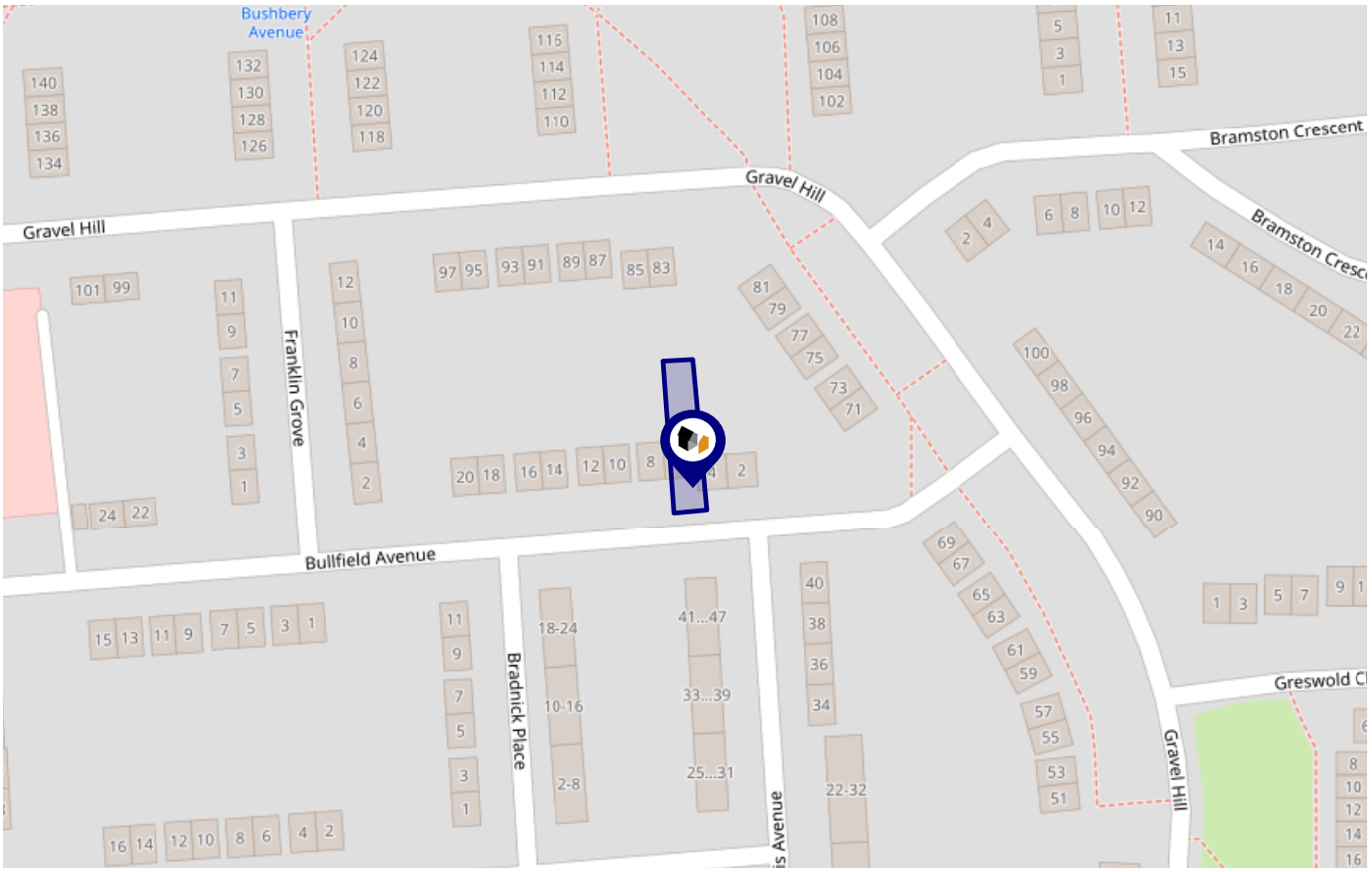
Chance of flooding to the following depths at this property:



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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.

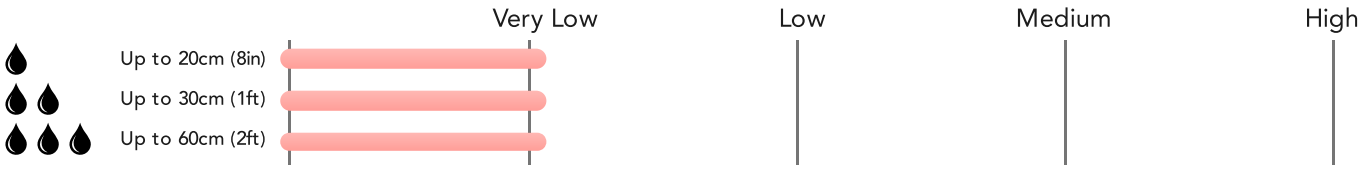


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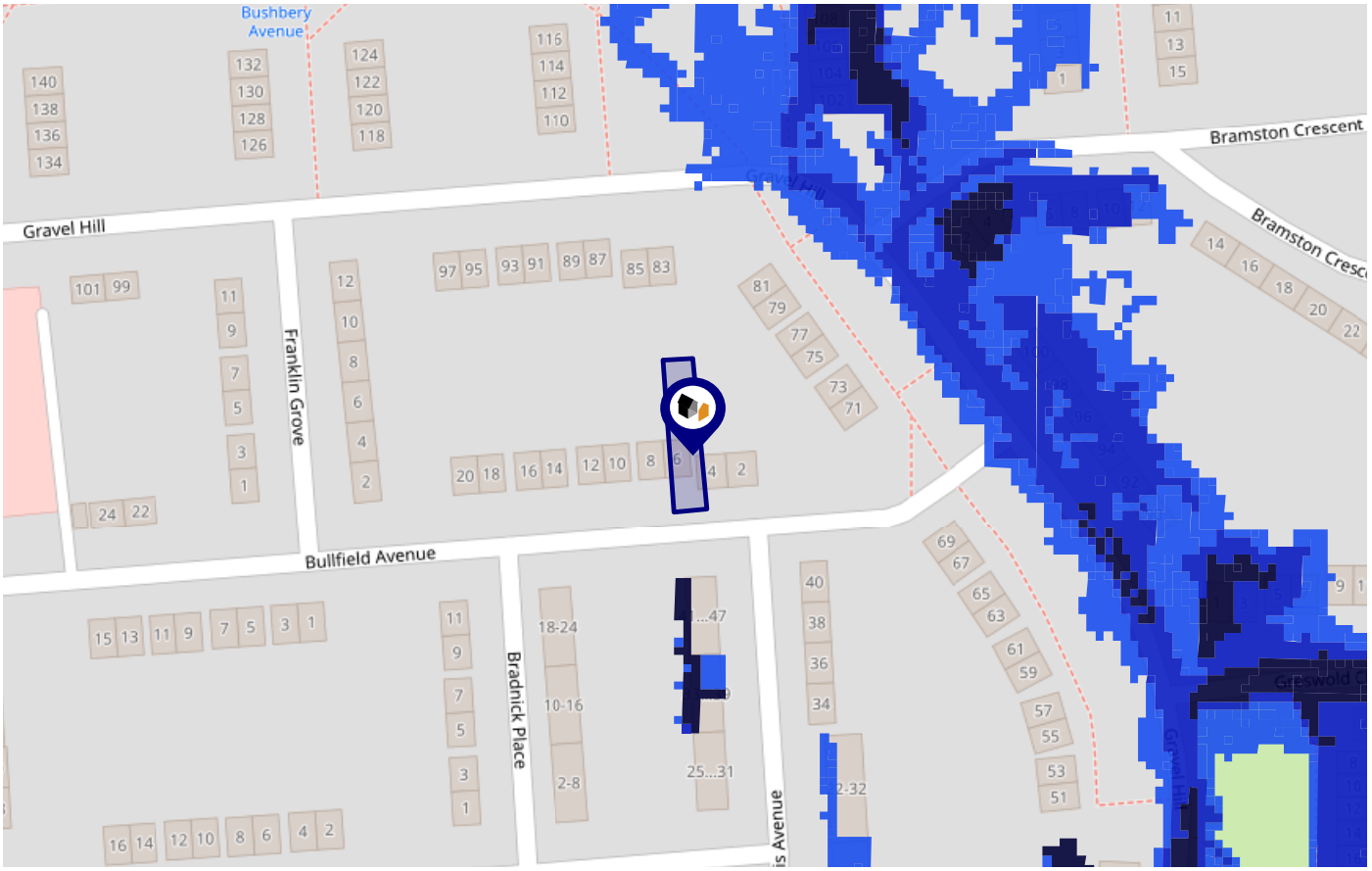
Chance of flooding to the following depths at this property:



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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.

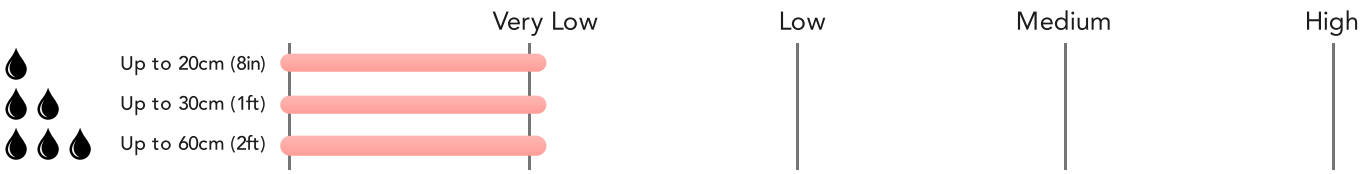


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



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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.

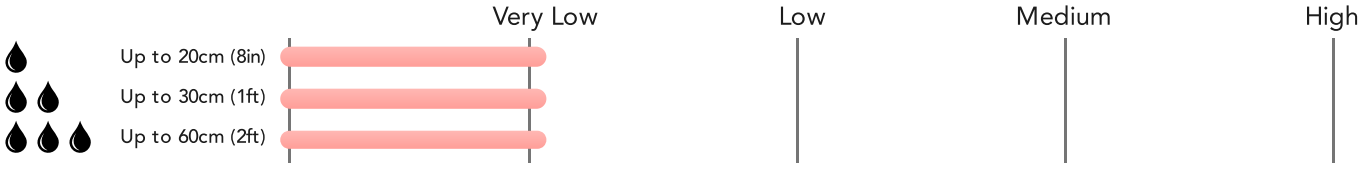


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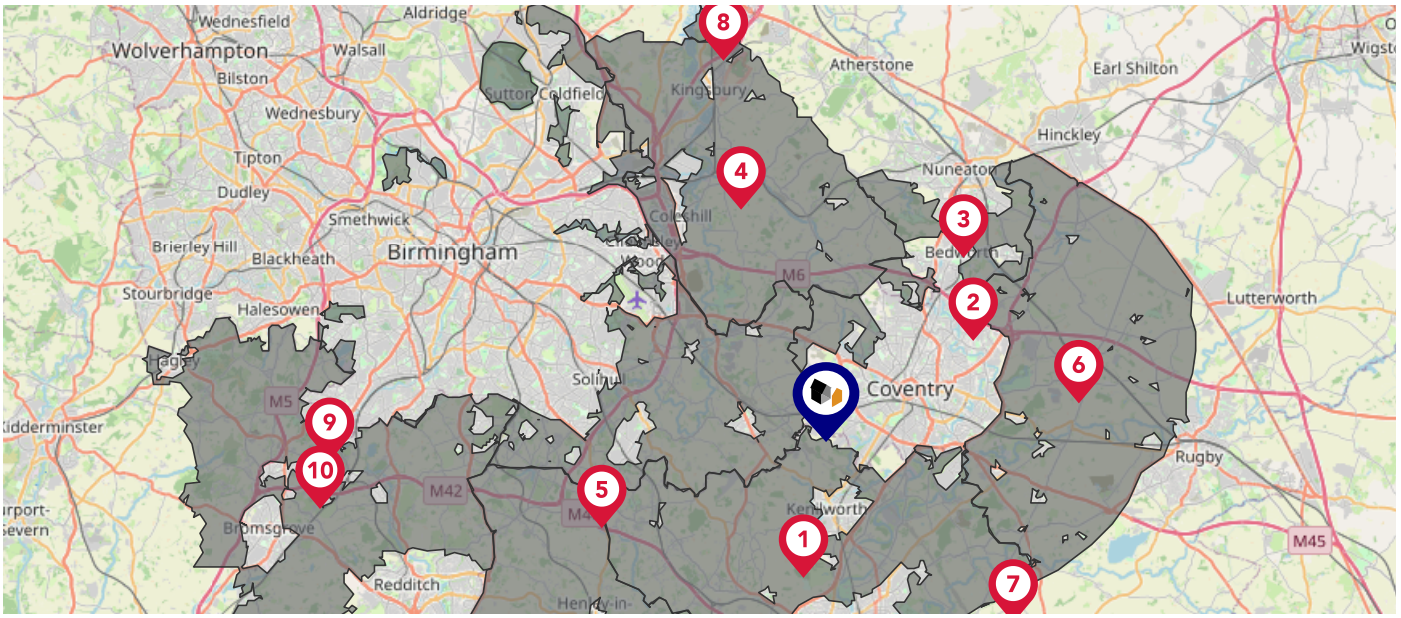
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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

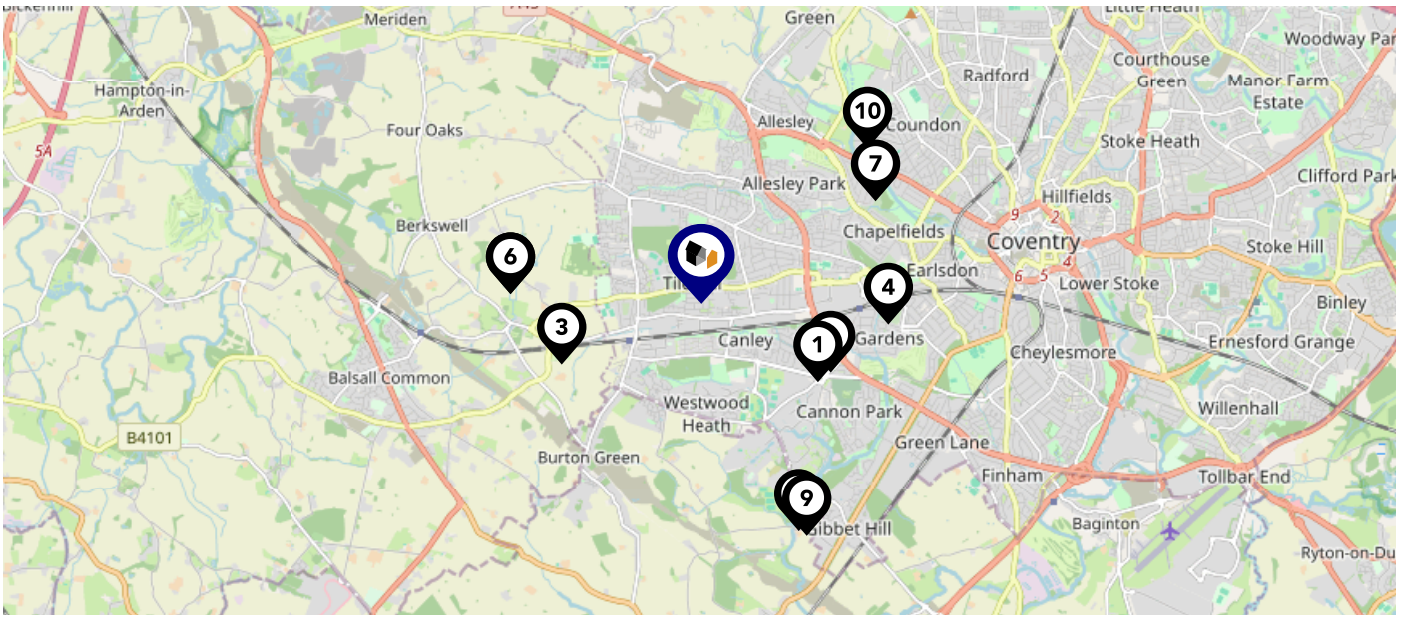


Nearby Green Belt Land	
1	Birmingham Green Belt - Warwick
2	Birmingham Green Belt - Coventry
3	Birmingham Green Belt - Nuneaton and Bedworth
4	Birmingham Green Belt - North Warwickshire
5	Birmingham Green Belt - Solihull
6	Birmingham Green Belt - Rugby
7	Birmingham Green Belt - Stratford-on-Avon
8	Birmingham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

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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.



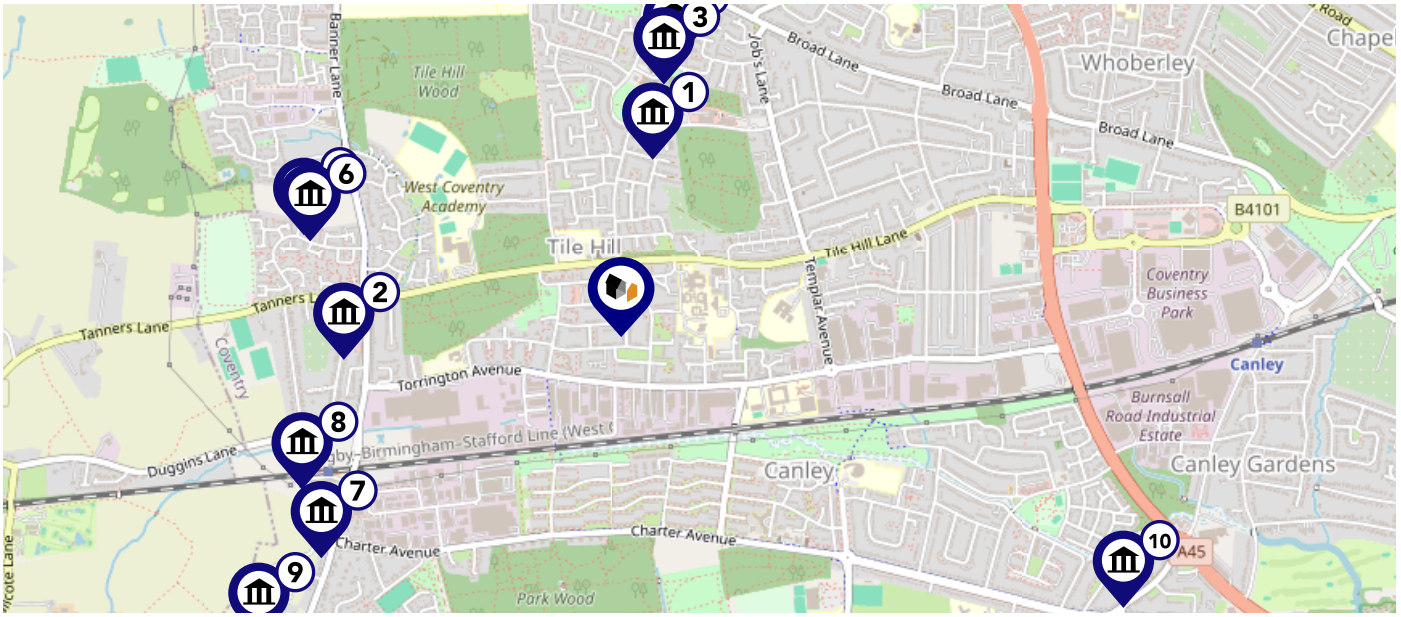
Nearby Landfill Sites

1	Prior Deram Park-Canley, Coventry	Historic Landfill
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill
3	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill
4	Hearsall Common-Whoberley, Coventry	Historic Landfill
5	Land At Benton Green Lane-Benton Green Lane, Balsall Common, Near Coventry, Solihull, West Midlands	Historic Landfill
6	Opposite Victoria Farm-Benton Green Lane, Berkswell, Birmingham, West Midlands	Historic Landfill
7	Holyhead Road-Coundon, Coventry	Historic Landfill
8	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
9	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
10	Coundon Social Club-Coundon, Coventry	Historic Landfill

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Maps
Listed Buildings

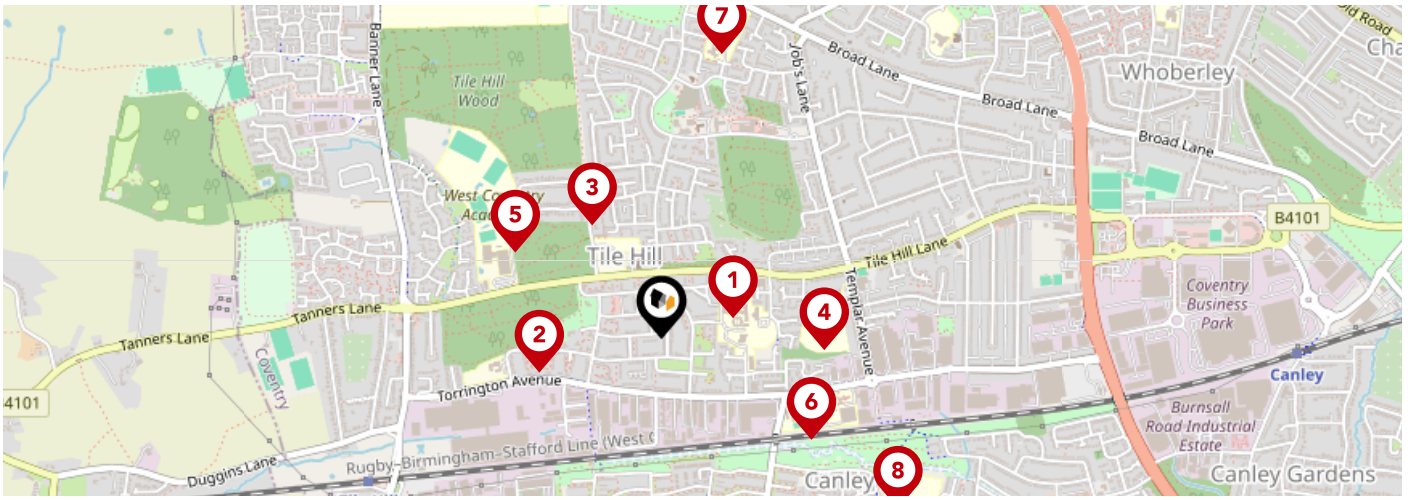
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1417936 - Church Of St Oswald And Bell Tower, Tile Hill	Grade II	0.4 miles
2 1342911 - The Cottage	Grade II	0.6 miles
3 1076550 - Limbrick Wood School (infants Block)	Grade II	0.6 miles
4 1265681 - Limbrick Wood School (junior Block)	Grade II	0.6 miles
5 1342895 - Barn At Conways Farm	Grade II	0.7 miles
6 1076659 - Conways Farmhouse	Grade II	0.7 miles
7 1115674 - Cromwell Cottage	Grade II	0.8 miles
8 1226780 - 21, Duggins Lane	Grade II	0.8 miles
9 1115656 - Westwood Farmhouse	Grade II	1.0 miles
10 1076627 - The Moat House The Moat House And Barn	Grade II	1.3 miles

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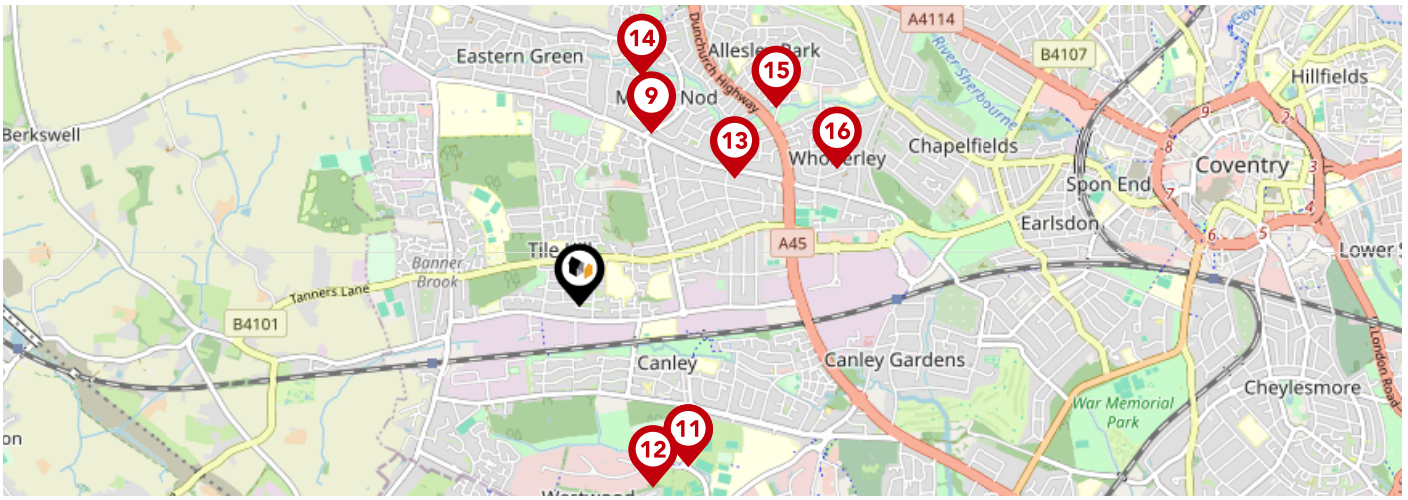
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Hereward College of Further Education Ofsted Rating: Good | Pupils:0 | Distance:0.17	☐	☐	☑	☐	☐
2 Leigh Church of England Academy Ofsted Rating: Good | Pupils: 223 | Distance:0.29	☐	☑	☐	☐	☐
3 Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good | Pupils: 235 | Distance:0.3	☐	☑	☐	☐	☐
4 Templars Primary School Ofsted Rating: Good | Pupils: 666 | Distance:0.37	☐	☑	☐	☐	☐
5 West Coventry Academy Ofsted Rating: Good | Pupils: 1236 | Distance:0.38	☐	☐	☑	☐	☐
6 Finham Park 2 Ofsted Rating: Good | Pupils: 711 | Distance:0.41	☐	☐	☑	☐	☐
7 Limbrick Wood Primary School Ofsted Rating: Good | Pupils:0 | Distance:0.66	☐	☑	☐	☐	☐
8 Charter Academy Ofsted Rating: Good | Pupils: 344 | Distance:0.66	☐	☑	☐	☐	☐

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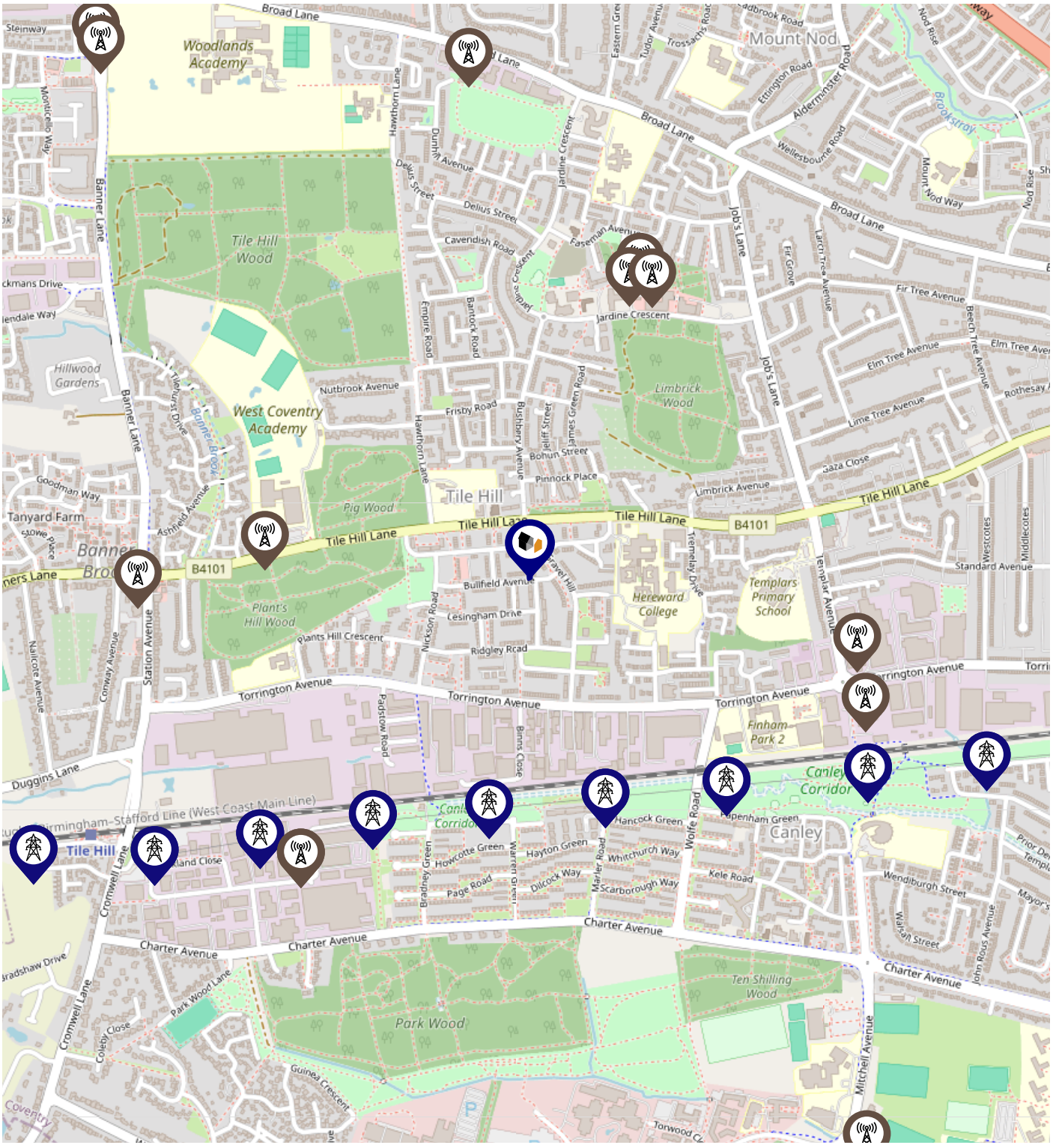
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Mount Nod Primary School Ofsted Rating: Good | Pupils: 321 | Distance:0.85	☐	☑	☐	☐	☐
10 WMG Academy for Young Engineers Ofsted Rating: Good | Pupils: 504 | Distance:0.87	☐	☐	☑	☐	☐
11 The Westwood Academy Ofsted Rating: Requires improvement | Pupils: 915 | Distance:0.87	☐	☐	☑	☐	☐
12 The National Mathematics and Science College Ofsted Rating: Not Rated | Pupils: 137 | Distance:0.88	☐	☐	☑	☐	☐
13 St John Vianney Catholic Primary School Ofsted Rating: Good | Pupils: 236 | Distance:0.91	☐	☑	☐	☐	☐
14 Park Hill Primary School Ofsted Rating: Good | Pupils: 439 | Distance:1.08	☐	☑	☐	☐	☐
15 St John's Church of England Academy Ofsted Rating: Good | Pupils: 206 | Distance:1.27	☐	☑	☐	☐	☐
16 Whoberley Hall Primary School Ofsted Rating: Good | Pupils: 240 | Distance:1.32	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

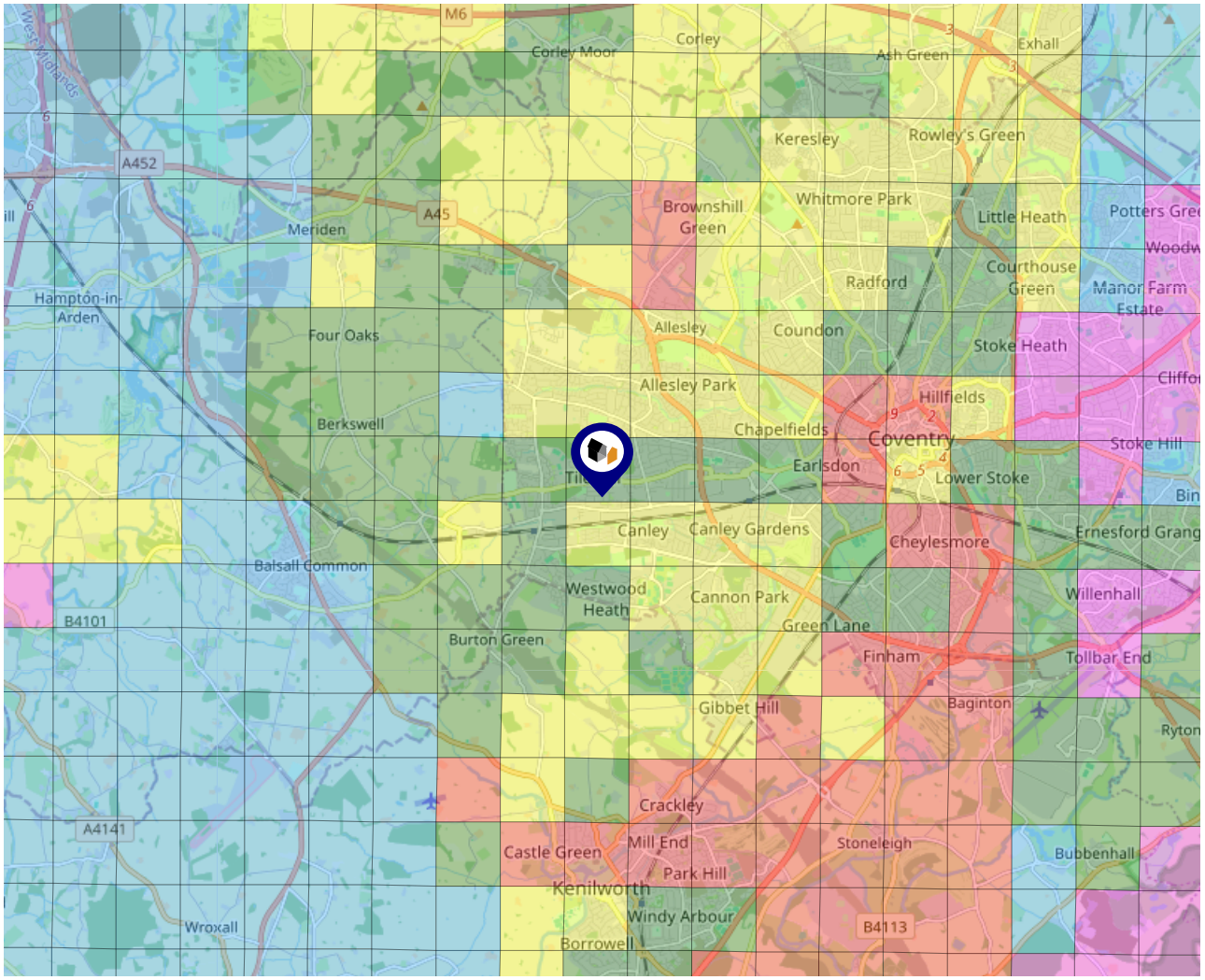
- Power Pylons
- Communication Masts

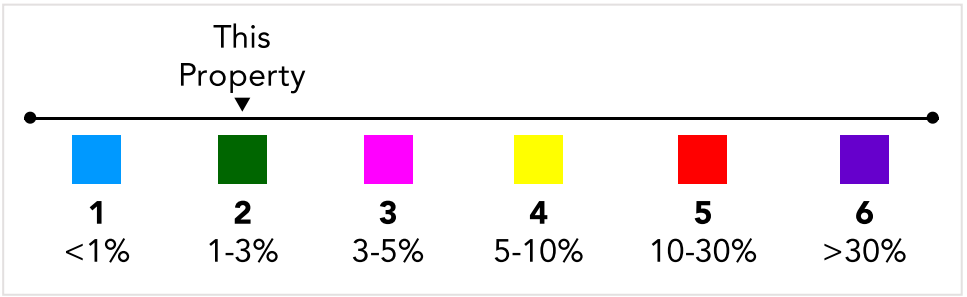
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Environment
Radon Gas

What is Radon?

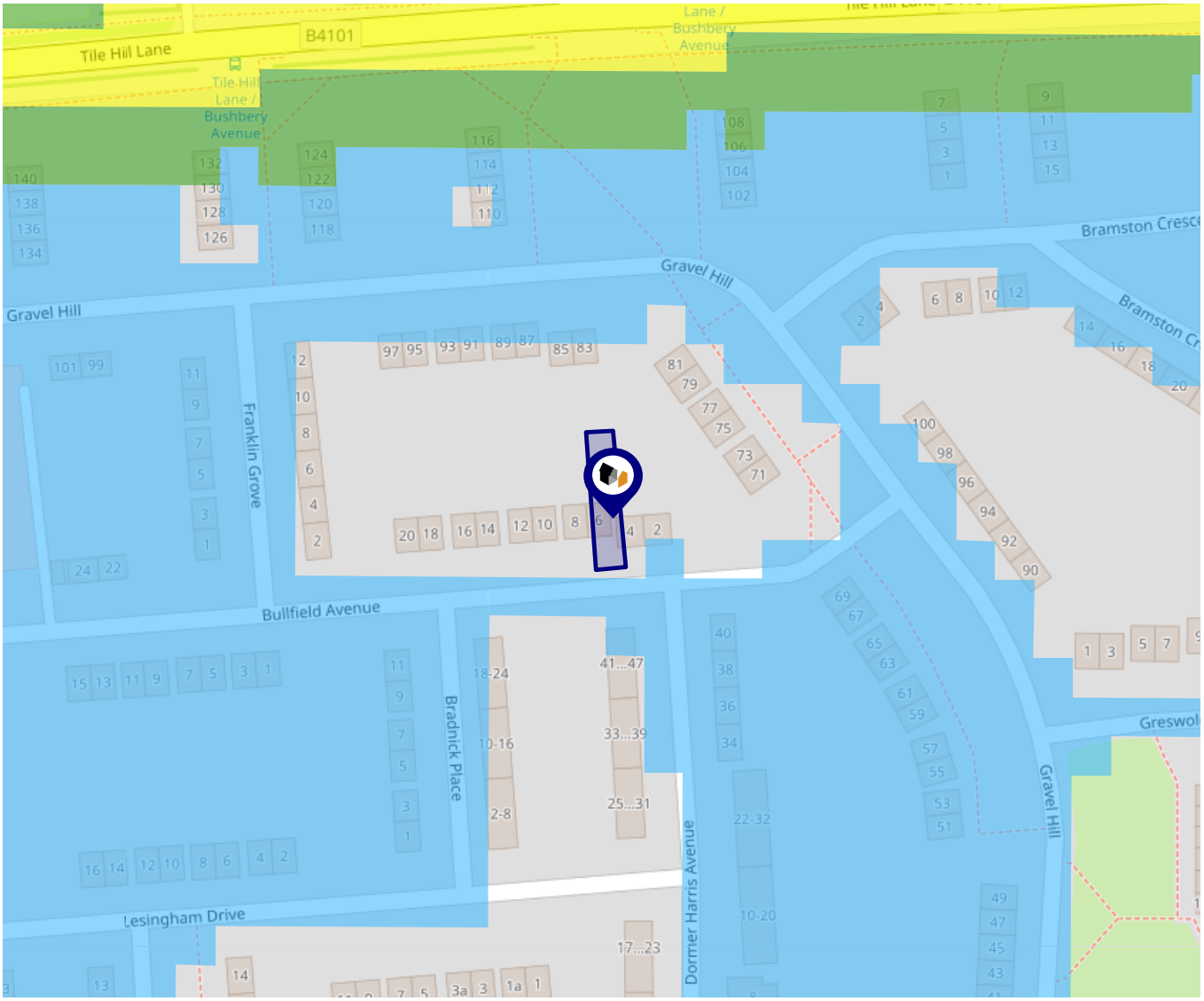
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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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.

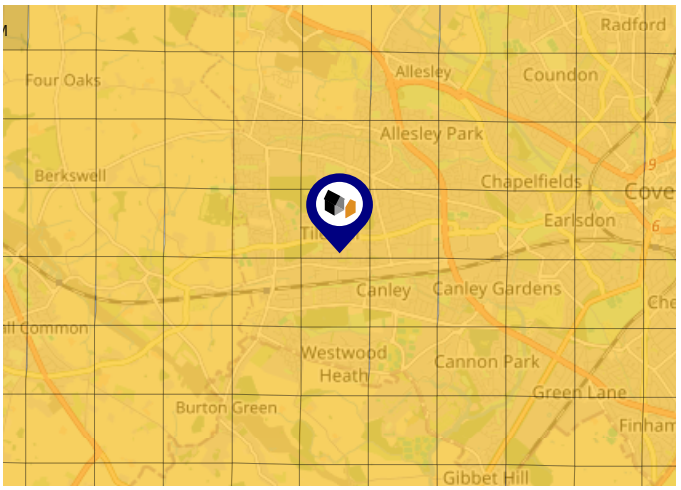
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE(LOW)	**Soil Texture:**	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT		

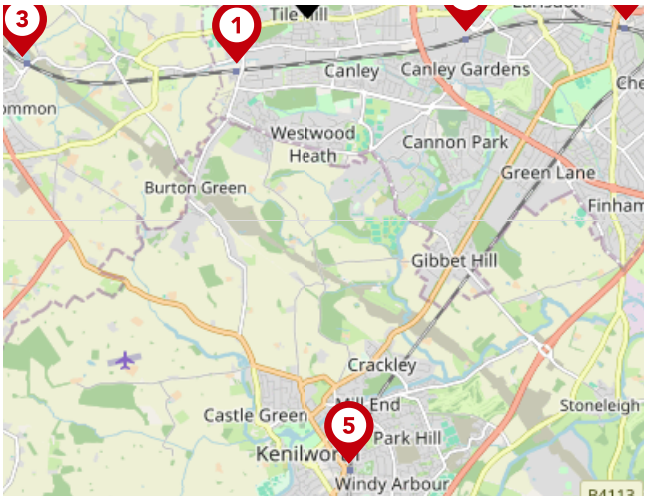


Primary Classifications (Most Common Clay Types)

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

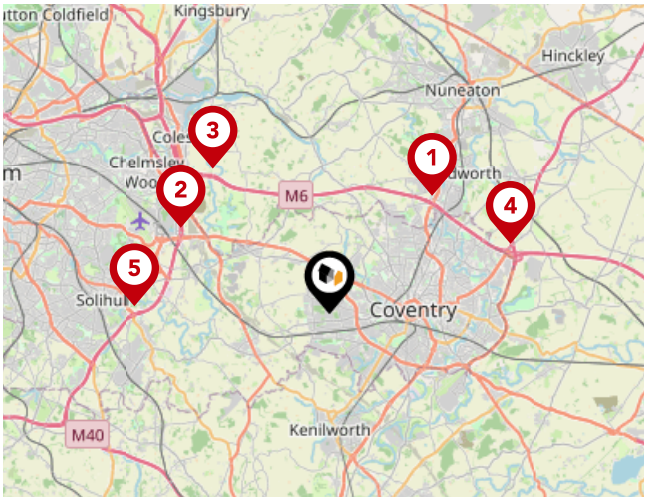
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Area
Transport (National)



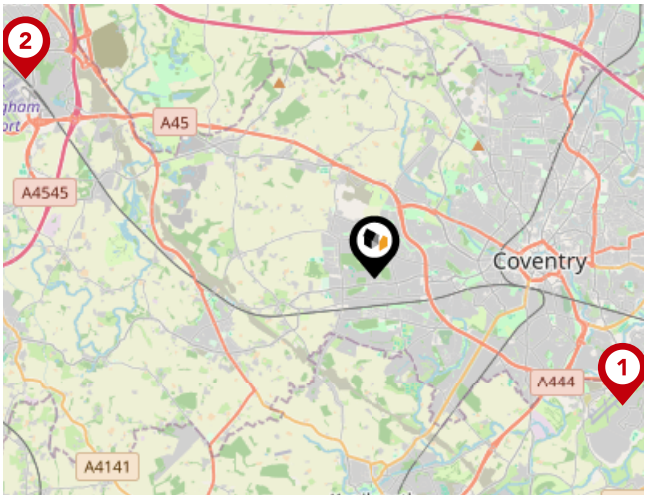
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	0.75 miles
2	Canley Rail Station	1.43 miles
3	Berkswell Rail Station	2.6 miles
4	Coventry Rail Station	2.87 miles
5	Kenilworth Rail Station	4.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.66 miles
2	M42 J6	6.21 miles
3	M6 J3A	6.77 miles
4	M6 J2	7.01 miles
5	M42 J5	7.09 miles

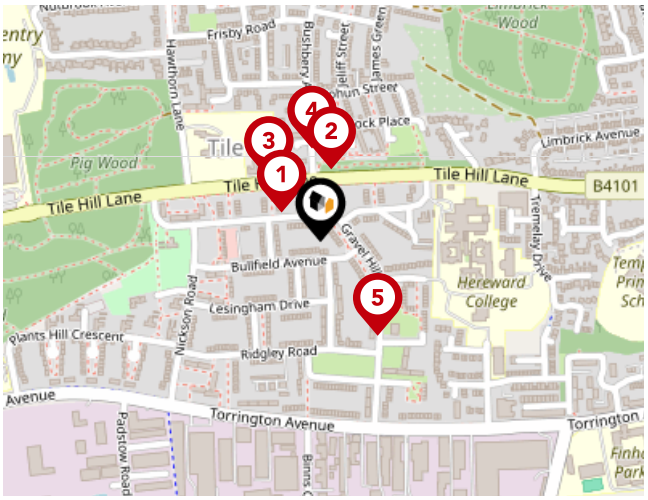


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	5.04 miles
2	Birmingham International Airport	7.26 miles

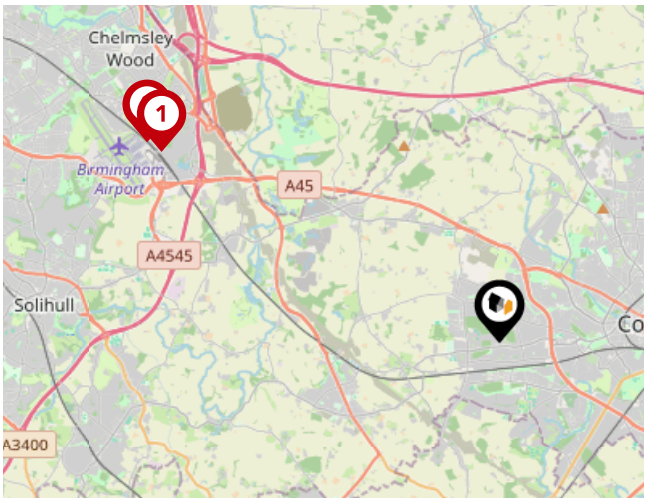
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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Franklin Grove	0.05 miles
2	Bushbery Avenue	0.08 miles
3	Bushbery Avenue	0.09 miles
4	Pinnock Place	0.1 miles
5	Ridgley Rd	0.12 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.98 miles
2	Birmingham International Airport (Air-Rail link)	7.3 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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Martin & Co I Hinckley

Martin & Co is a national network of independently-owned letting and estate agents. Each of these businesses is committed to simplifying your property journey, using our expertise and experience to get you where you need to go, without any fuss.

We take time to understand your goals, empowering you to make informed choices about your next steps.

Having started as lettings specialists, we're nationally recognised as market-leading lettings experts. Over the years, we've continued to evolve, developing into residential sales and investments.

With more than 30 years' experience of delivering exceptional customer service and innovation, you'll have confidence in your move when you work with your local Martin & Co agent.

Martin & Co I Hinckley
Testimonials

Testimonial 1

Martin & co were great for me in the purchase of my home. Janet in particular was amazing and really went above and beyond in getting my purchase done in time to beat the rise in stamp duty. Completed for me inside 6 weeks of the original listing. Highly recommend.

Testimonial 2

Definitely recommend Martin and Co in Hinckley. I sold my flat through them. Service second to none. Excellent communication especially Jan. Thank you very much.

Testimonial 3

Currently purchasing through Martin and Co and Mark and Jan have both been amazing, really helpful, full communication at all times with fast responses and very friendly which makes the process much easier. Would recommend!

Testimonial 4

Fantastic service when purchasing a property. Friendly staff and went the extra mile during tricky negotiations also very efficient on moving day. Will use them again.

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Martin & Co I Hinckley
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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