



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 09th June 2026



HIGH STREET, RYTON ON DUNSMORE, COVENTRY, CV8

OIRO : £325,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

An extended three bedroom semi detached home with impressive gardens

Stylish & timeless kitchen with door to garden & open to sitting area

Bright & light through sitting & dining areas

Welcoming & generous hallway

South West facing gardens of over 100ft & single garage

Quiet position with amenities within easy reach

First floor three piece bathroom, Gas central heating

EPC Ordered, Total 1187 Sq.Ft or 110 Sq.M (inc garage)

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	OIRO:	£325,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band D		
Annual Estimate:	£2,483		
Title Number:	WK233363		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	10000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



25, High Street, Coventry, CV8 3EY				Detached House
Last Sold Date:	03/11/2025	19/06/2015	26/01/2011	
Last Sold Price:	£407,500	£310,000	£230,000	
27, High Street, Coventry, CV8 3EY				Semi-detached House
Last Sold Date:	31/07/2025	28/10/2022		
Last Sold Price:	£425,000	£425,000		
25b, High Street, Coventry, CV8 3EY				Semi-detached House
Last Sold Date:	28/03/2025			
Last Sold Price:	£300,000			
1, High Street, Coventry, CV8 3EY				Semi-detached House
Last Sold Date:	23/09/2022			
Last Sold Price:	£325,000			
Woodbine Cottage, 11, High Street, Coventry, CV8 3EY				Detached House
Last Sold Date:	25/06/2021			
Last Sold Price:	£545,000			
30, High Street, Coventry, CV8 3EY				Terraced House
Last Sold Date:	01/04/2021	11/05/2012		
Last Sold Price:	£218,500	£159,000		
25a, High Street, Coventry, CV8 3EY				other House
Last Sold Date:	24/02/2017			
Last Sold Price:	£129,000			
20, High Street, Coventry, CV8 3EY				Semi-detached House
Last Sold Date:	23/02/2016			
Last Sold Price:	£215,000			
18, High Street, Coventry, CV8 3EY				Semi-detached House
Last Sold Date:	20/07/2015			
Last Sold Price:	£245,000			
5, High Street, Coventry, CV8 3EY				Semi-detached House
Last Sold Date:	22/02/2013	14/06/2006		
Last Sold Price:	£247,000	£180,000		
10, High Street, Coventry, CV8 3EY				Semi-detached House
Last Sold Date:	20/08/2007			
Last Sold Price:	£176,000			
9, High Street, Coventry, CV8 3EY				Detached House
Last Sold Date:	30/11/2005	03/07/1998		
Last Sold Price:	£207,500	£115,000		

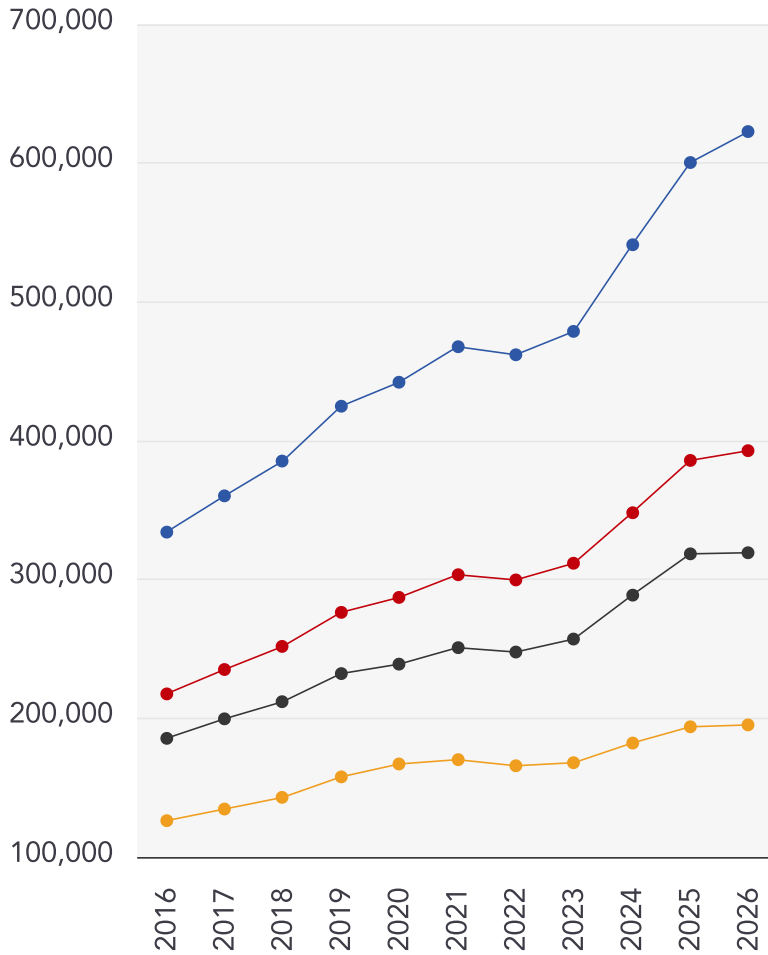
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV8



Detached

+86.39%

Semi-Detached

+80.56%

Terraced

+72.09%

Flat

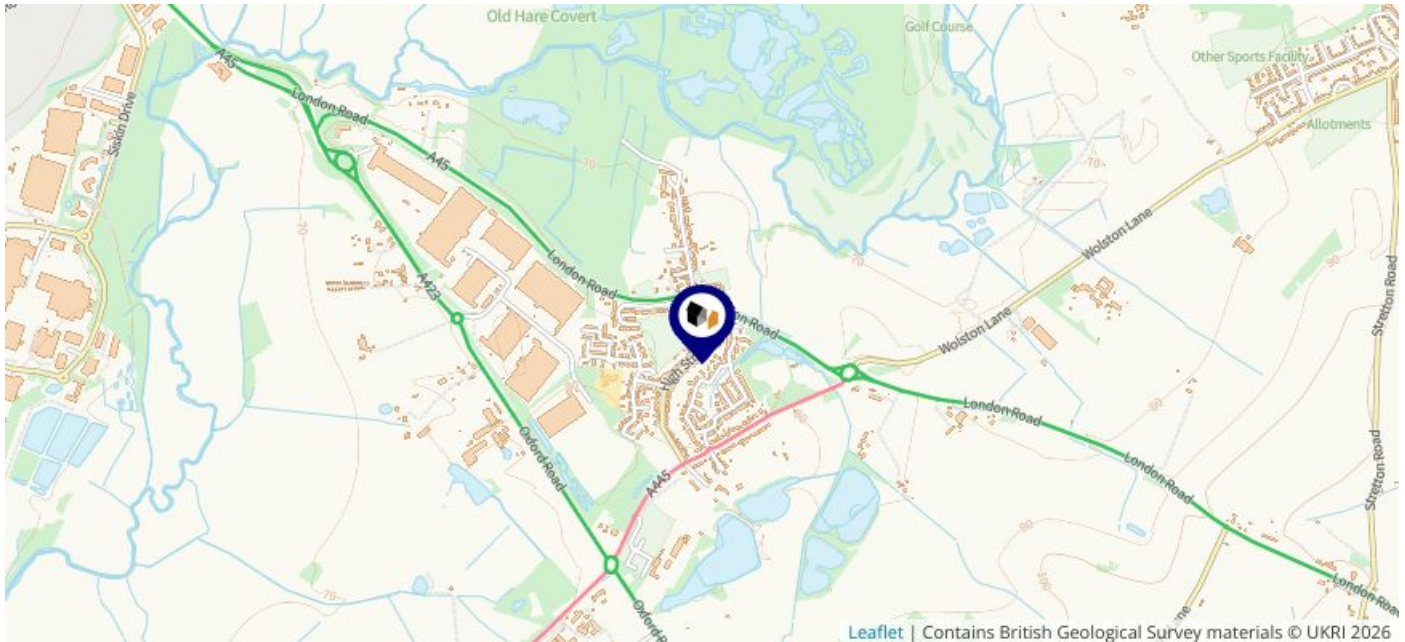
+54.68%

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.

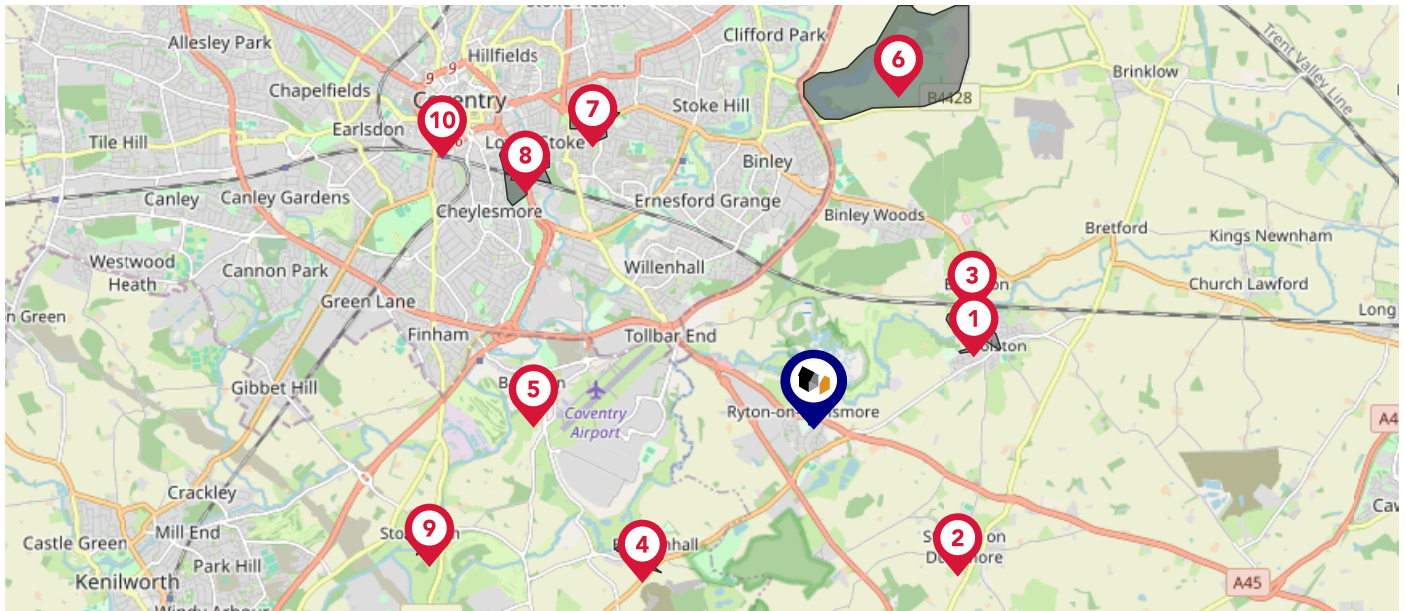
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

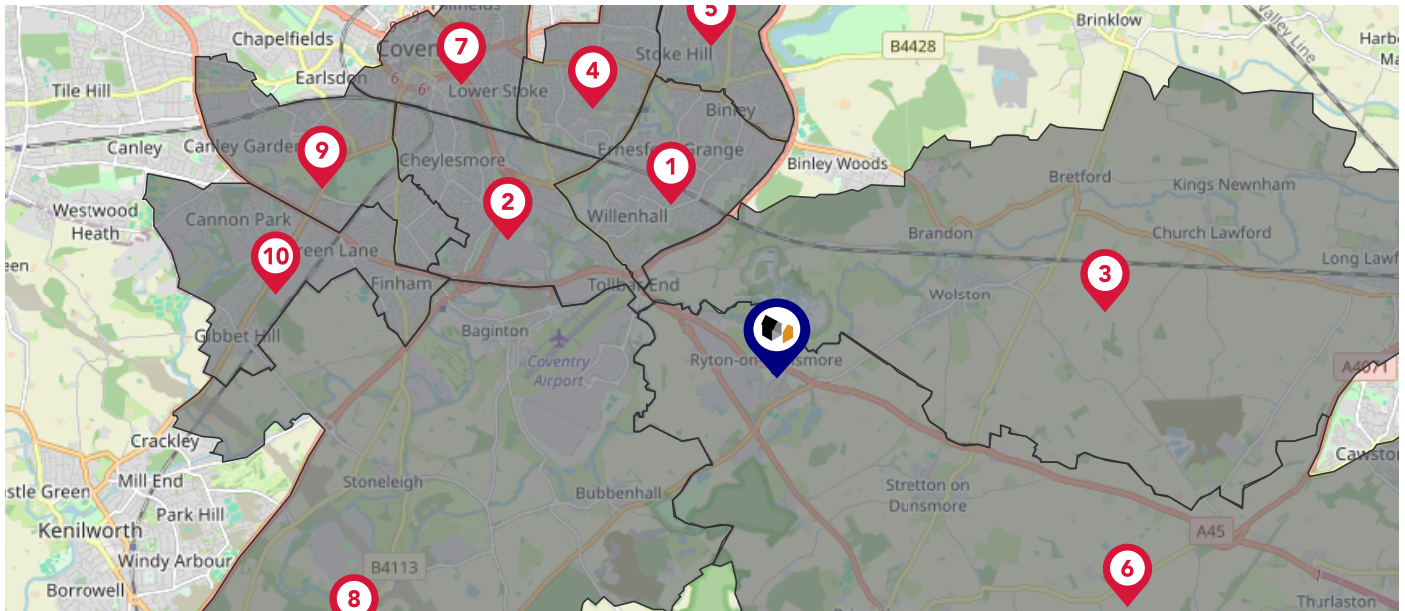
- 1 Wolston
- 2 Stretton On Dunsmore
- 3 Brandon
- 4 Bubbenhall
- 5 Baginton
- 6 Combe Abbey
- 7 Stoke Green
- 8 London Road
- 9 Stoneleigh
- 10 Greyfriars Green

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

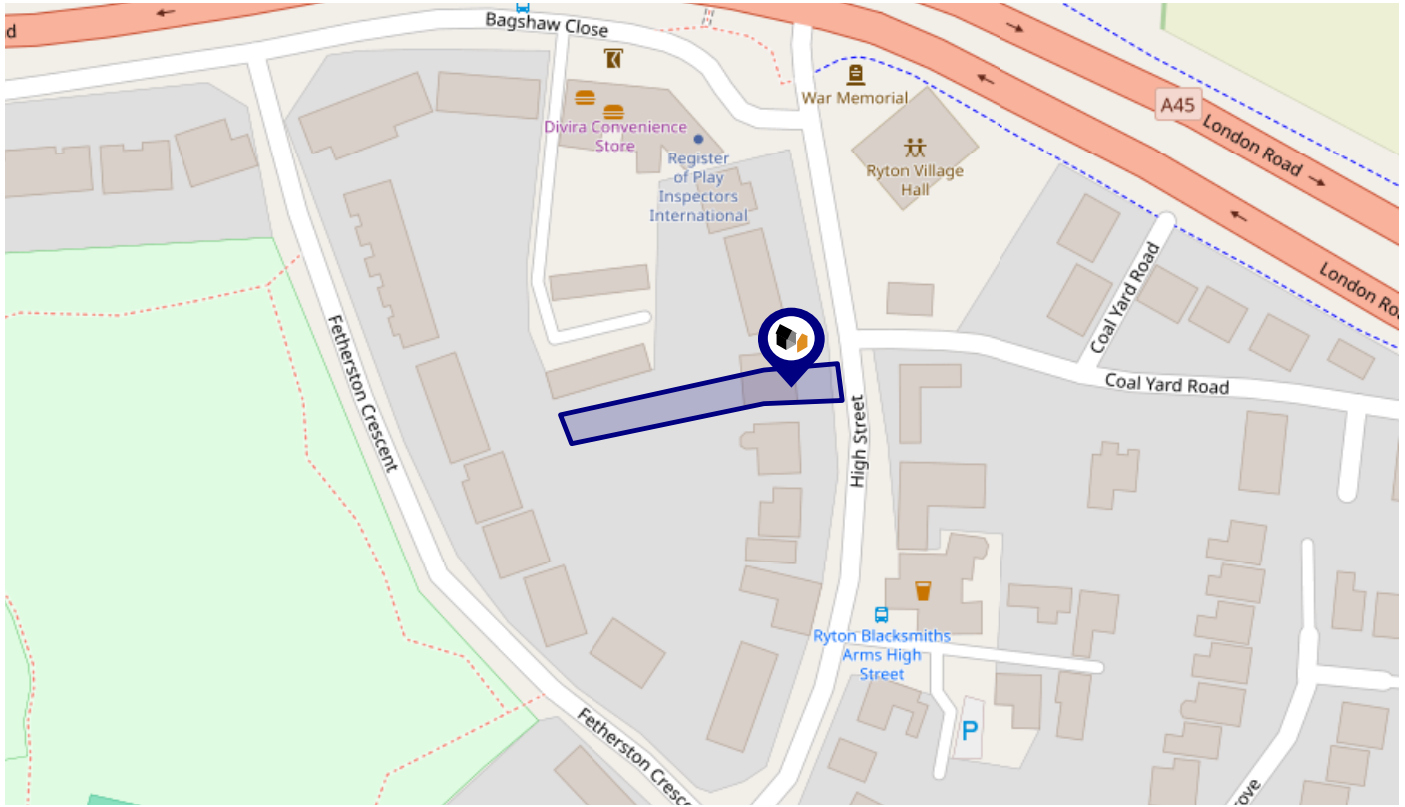
- 1 Binley and Willenhall Ward
- 2 Cheylesmore Ward
- 3 Wolston and the Lawfords Ward
- 4 Lower Stoke Ward
- 5 Wyken Ward
- 6 Dunsmore Ward
- 7 St. Michael's Ward
- 8 Cubbington & Leek Wootton Ward
- 9 Earlsdon Ward
- 10 Wainbody Ward

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:

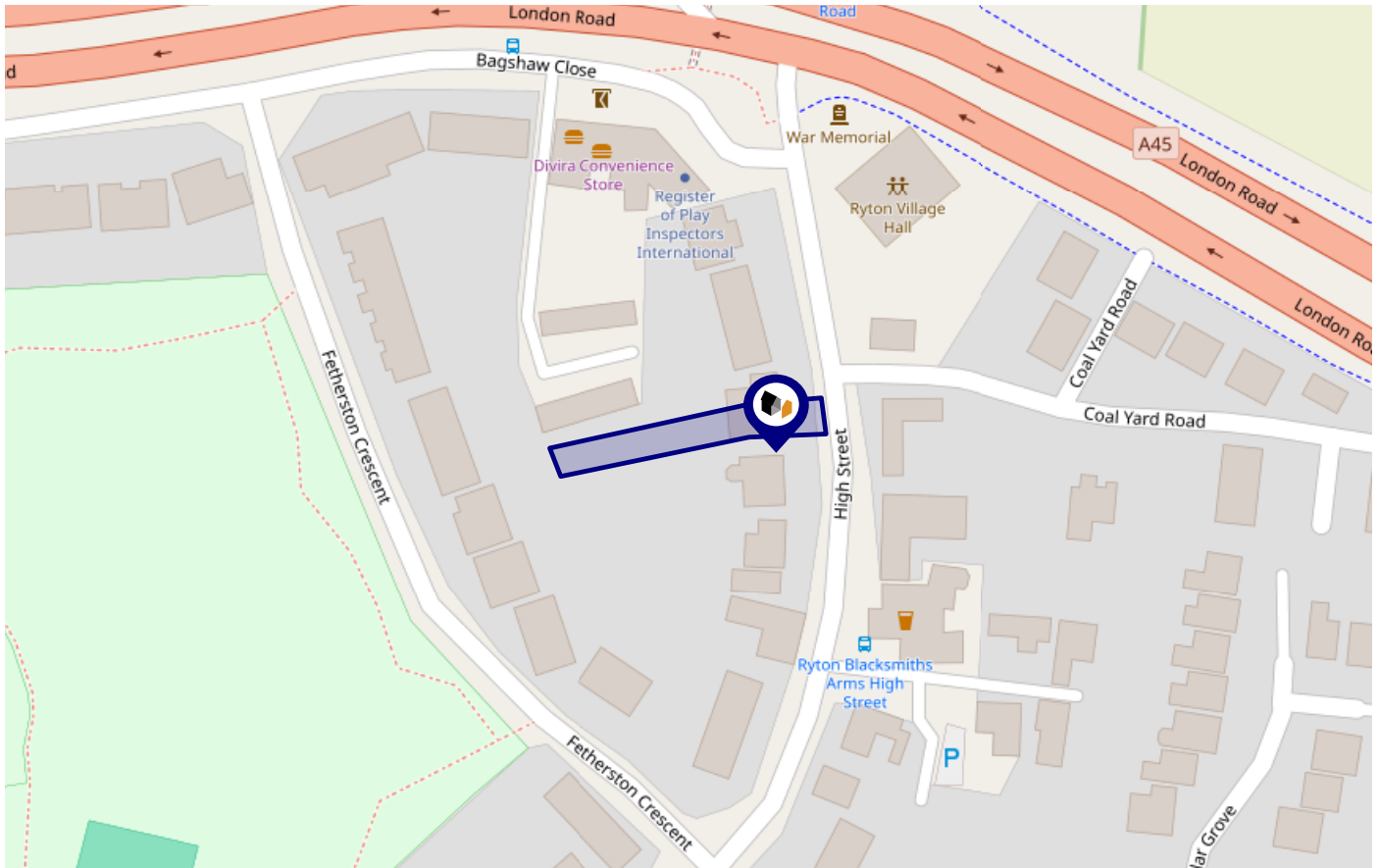
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

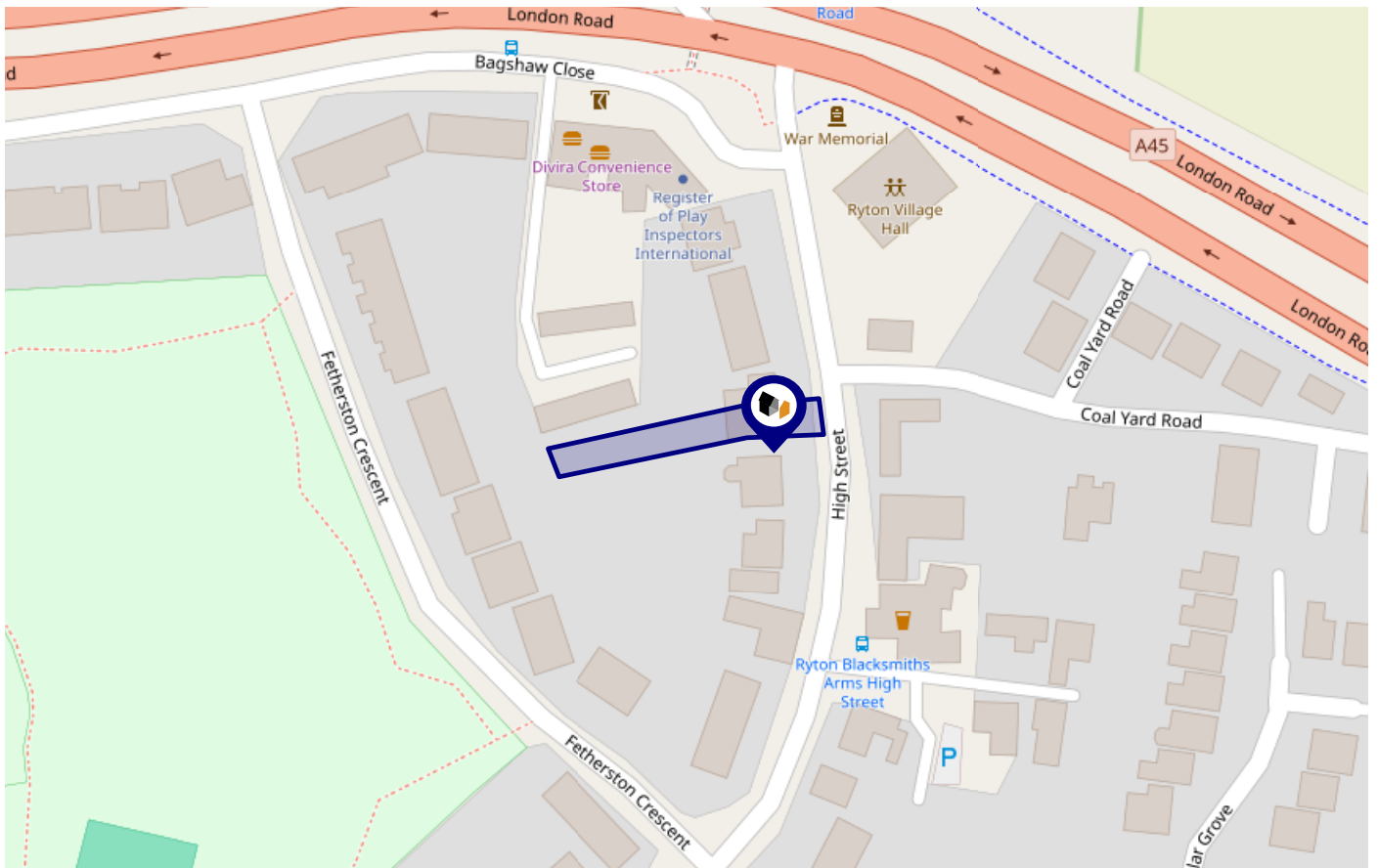


Flood Risk

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.



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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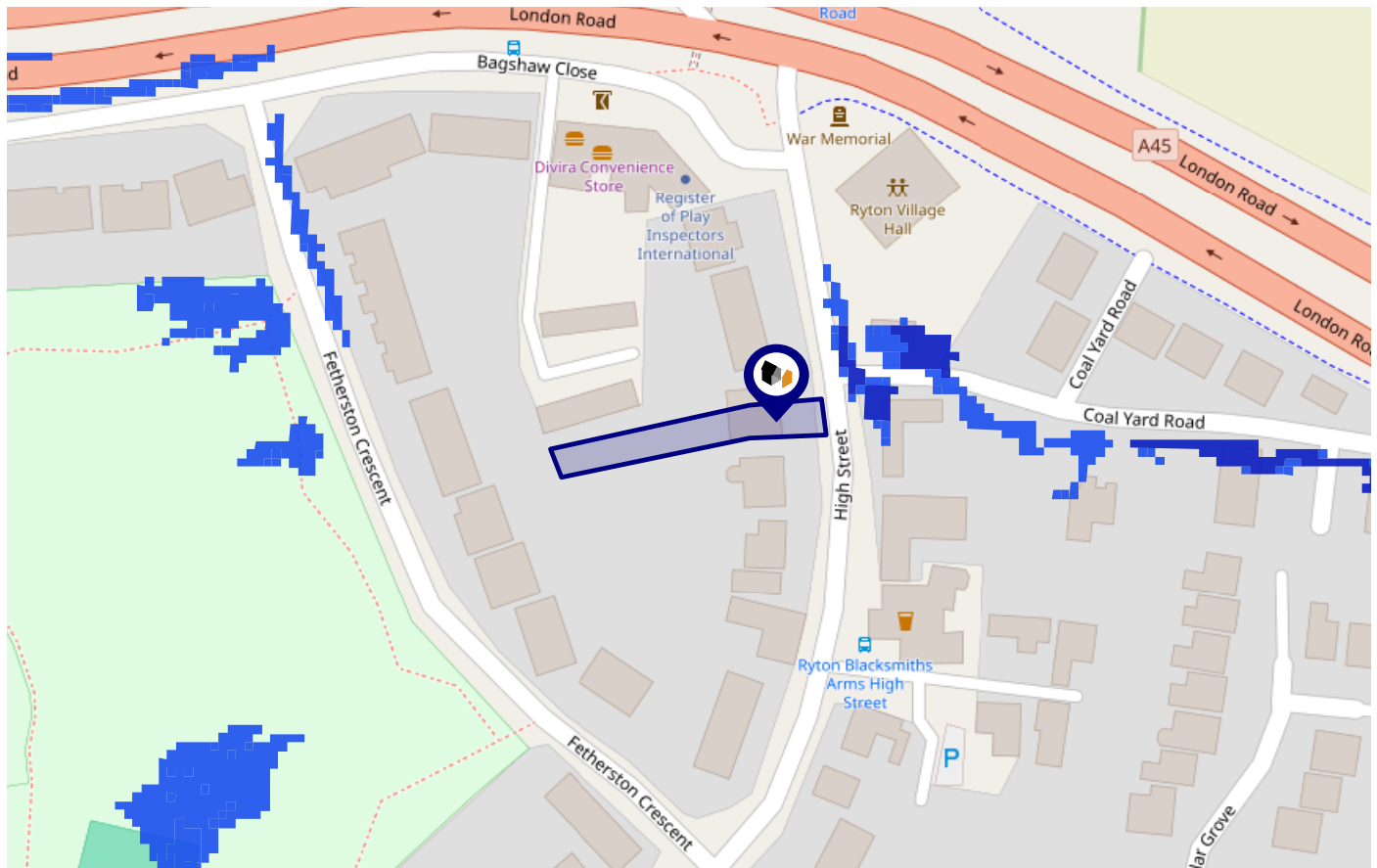


Flood Risk

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:

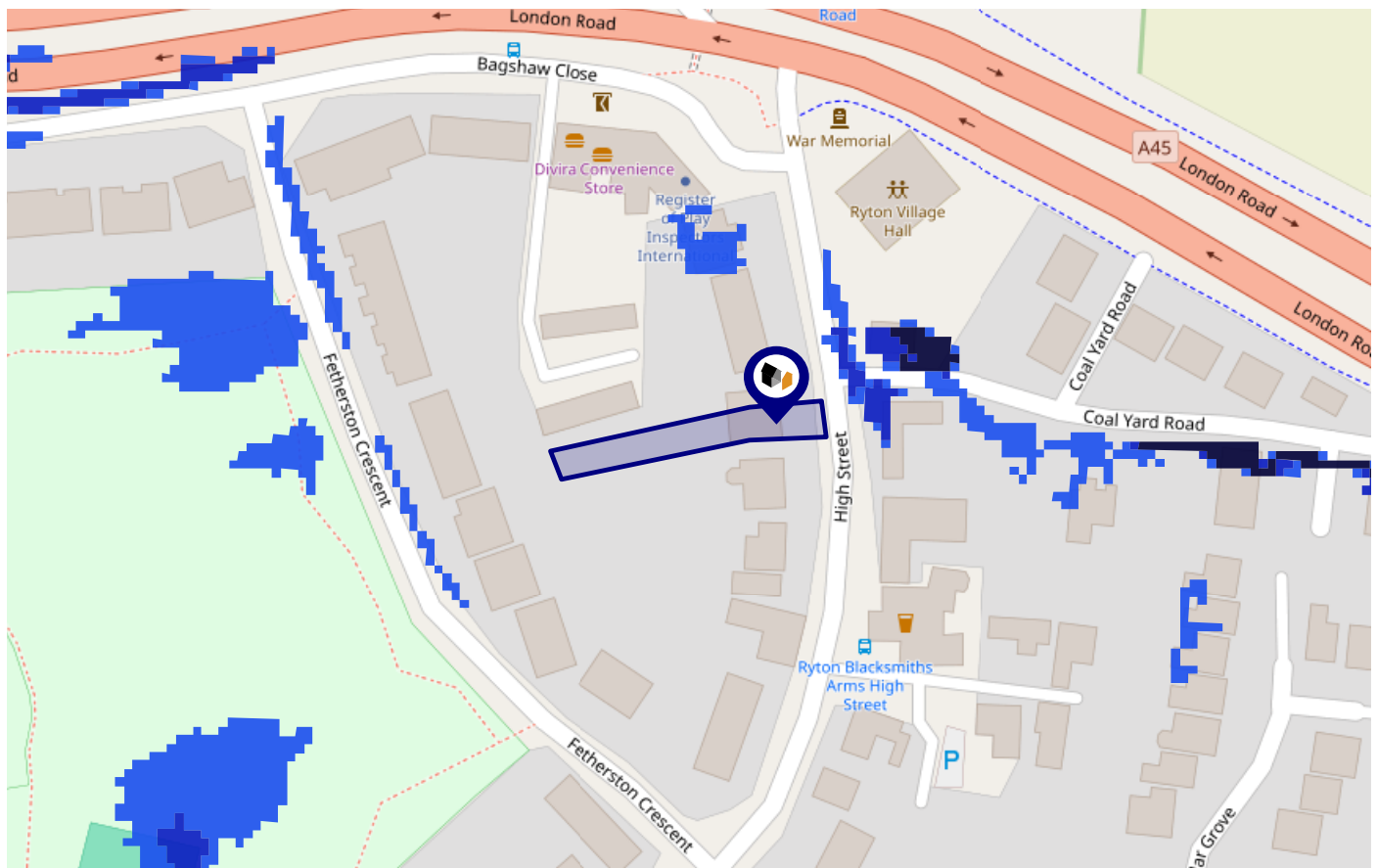


Flood Risk

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.

- 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:

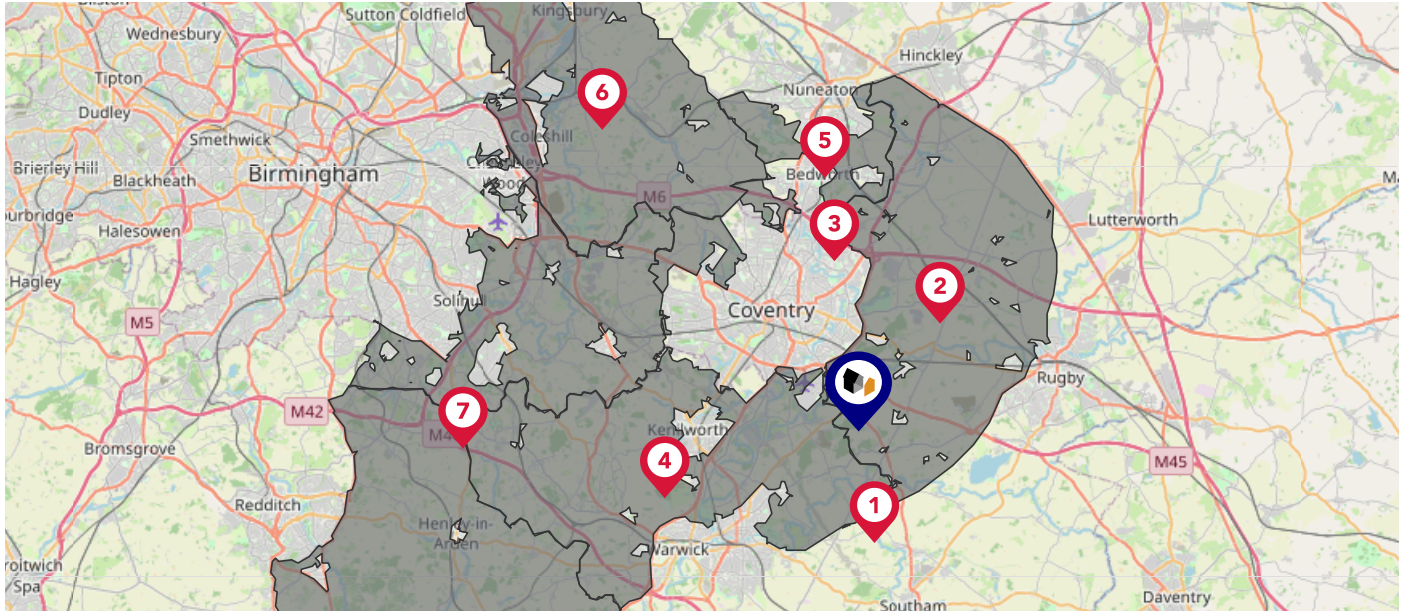


Maps

Green Belt



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



Nearby Green Belt Land

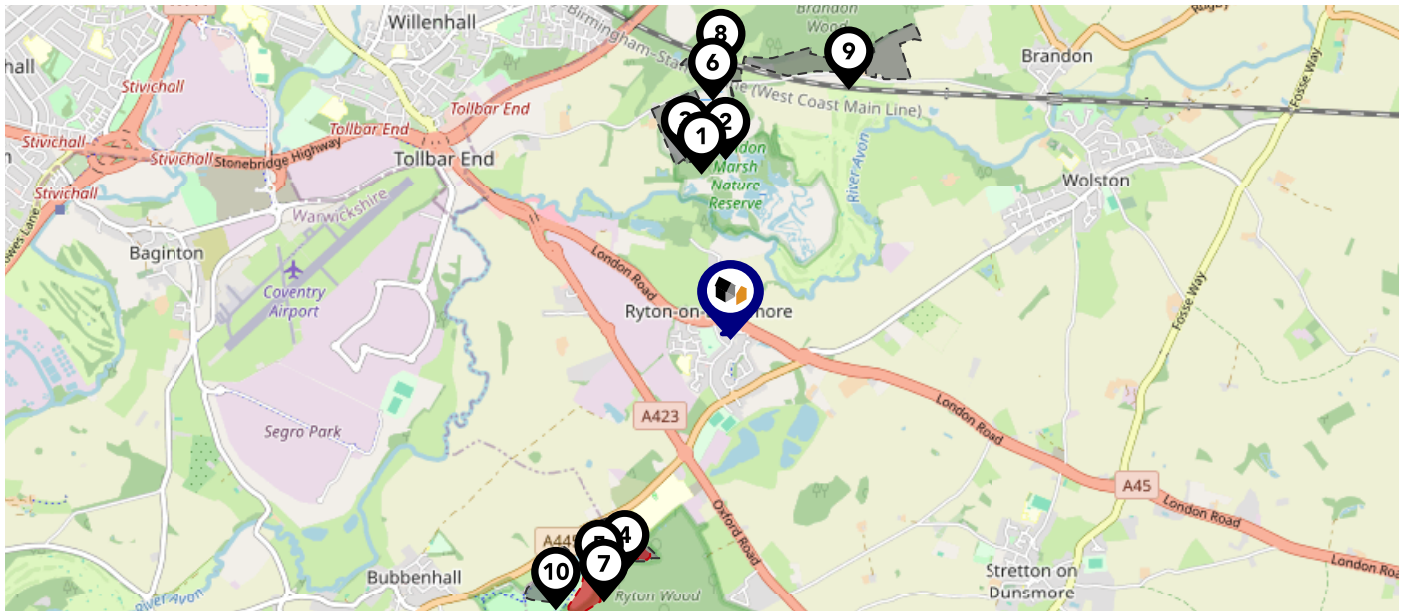
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull

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

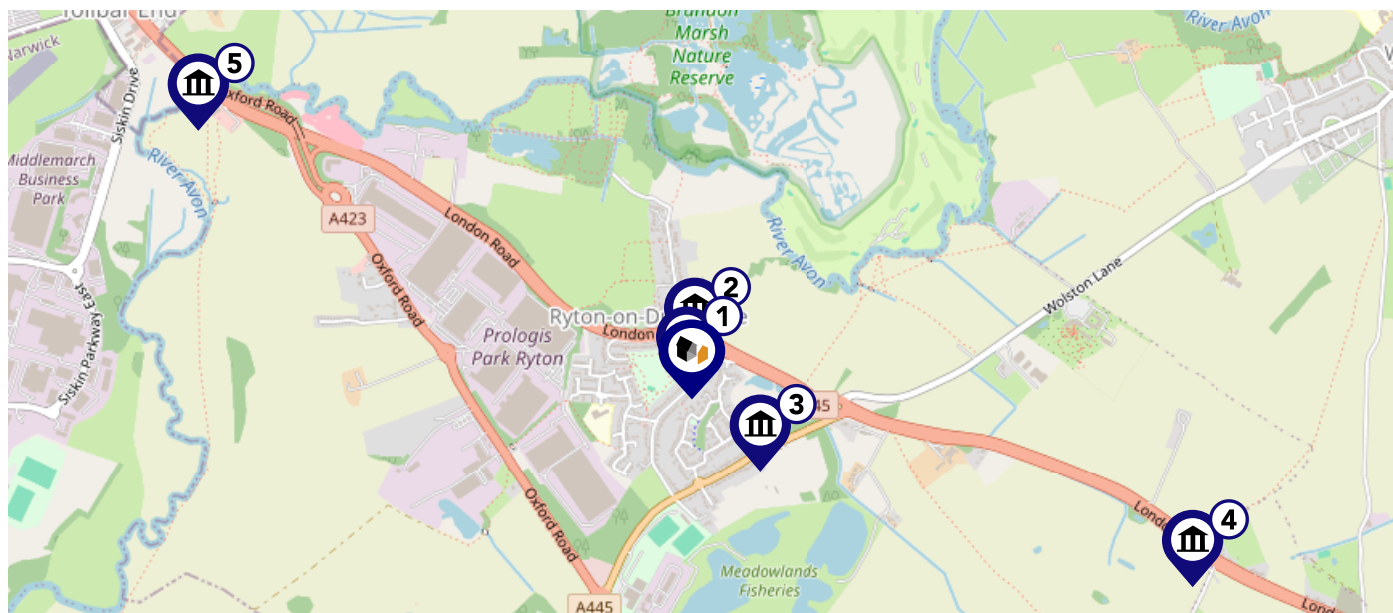
1	Brandon Lane Tip-Brandon Lane	Historic Landfill
2	Streetley-Brandon Lane Concrete Works-Land at Brandon Lane Concrete Works, Brandon Lane, Willenhall, Coventry, Warwickshire	Historic Landfill
3	Land South of Brandon Lane-Brandon Marsh, Brandon, Warwickshire	Historic Landfill
4	Ryton Wood No.3-Oxford Road, Ryton on Dunsmore, Near Coventry, Warwickshire	Historic Landfill
5	Ryton Wood No.2-A445, Bubbenhill, Ryton on Dunsmore, Warwickshire	Historic Landfill
6	Pools Field-Brandon Quarry, Brandon Lane, Brandon, Willenhall, Coventry, Warwickshire	Historic Landfill
7	EA/EPR/RP3295CQ/V006	Active Landfill
8	F Clements Landfill Site-Brandon Lane, Along Railway Cutting, Coventry, Warwickshire	Historic Landfill
9	Brandon Wood Farm,6635 and 7663-Brandon Lane, Brandon, Woston, Coventry	Historic Landfill
10	Ryton on Dunsmore Landfill Site-Leamington Road, Ryton on Dunsmore, Warwickshire	Historic Landfill

Maps

Listed Buildings

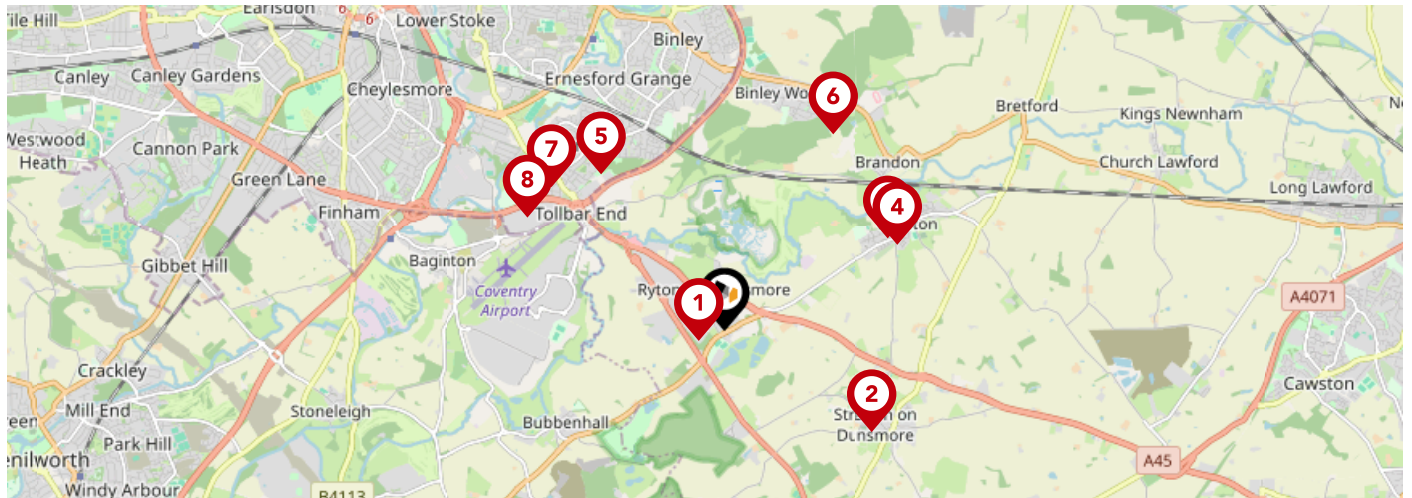


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



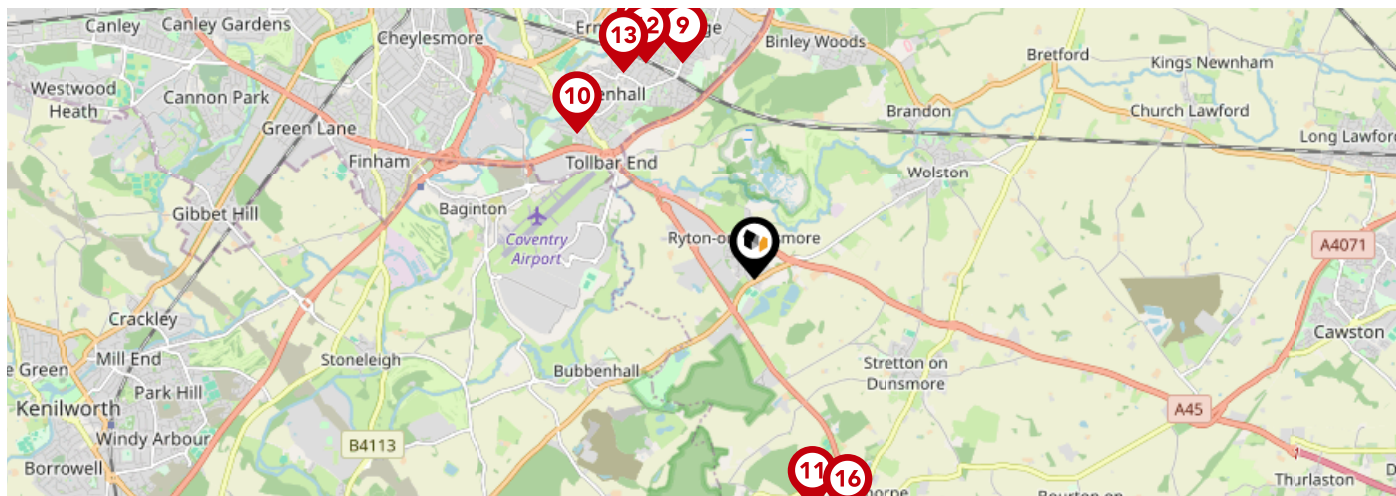
Listed Buildings in the local district		Grade	Distance
	1393914 - War Memorial	Grade II	0.0 miles
	1034875 - Church Of St Leonard	Grade II	0.1 miles
	1034887 - Ryton House	Grade II	0.2 miles
	1365114 - Remains Of Knightlow Cross	Grade II	1.2 miles
	1034899 - Ryton Bridge (that Part In Brandon And Bretford Cp)	Grade II	1.3 miles

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>1 Ryton-On-Dunsmore Provost Williams Church of England Academy</p> <p>Ofsted Rating: Good Pupils: 138 Distance:0.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Knightlow CofE Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 219 Distance:1.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Haven School Wolston</p> <p>Ofsted Rating: Good Pupils: 26 Distance:1.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Wolston St Margaret's CofE Primary School</p> <p>Ofsted Rating: Good Pupils: 225 Distance:1.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Willenhall Community Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 468 Distance:1.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Binley Woods Primary School</p> <p>Ofsted Rating: Good Pupils: 185 Distance:2.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Stretton Church of England Academy</p> <p>Ofsted Rating: Outstanding Pupils: 209 Distance:2.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Baginton Fields Academy</p> <p>Ofsted Rating: Good Pupils:0 Distance:2.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





	Nursery	Primary	Secondary	College	Private
<p>9 St Bartholomew's Church of England Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:2.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 241 Distance:2.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Princethorpe College Ofsted Rating: Not Rated Pupils: 886 Distance:2.13</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Sowe Valley Primary School Ofsted Rating: Good Pupils: 230 Distance:2.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Corpus Christi Catholic School Ofsted Rating: Good Pupils: 450 Distance:2.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 1129 Distance:2.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Riverbank School Ofsted Rating: Outstanding Pupils: 198 Distance:2.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Our Lady's Catholic Primary School, Princethorpe Ofsted Rating: Good Pupils: 104 Distance:2.31</p>	<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

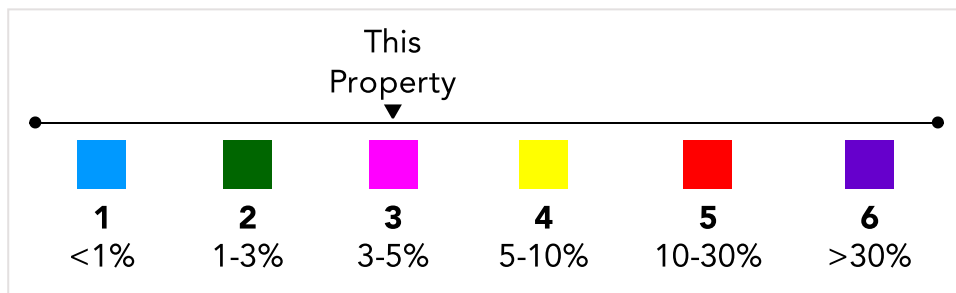
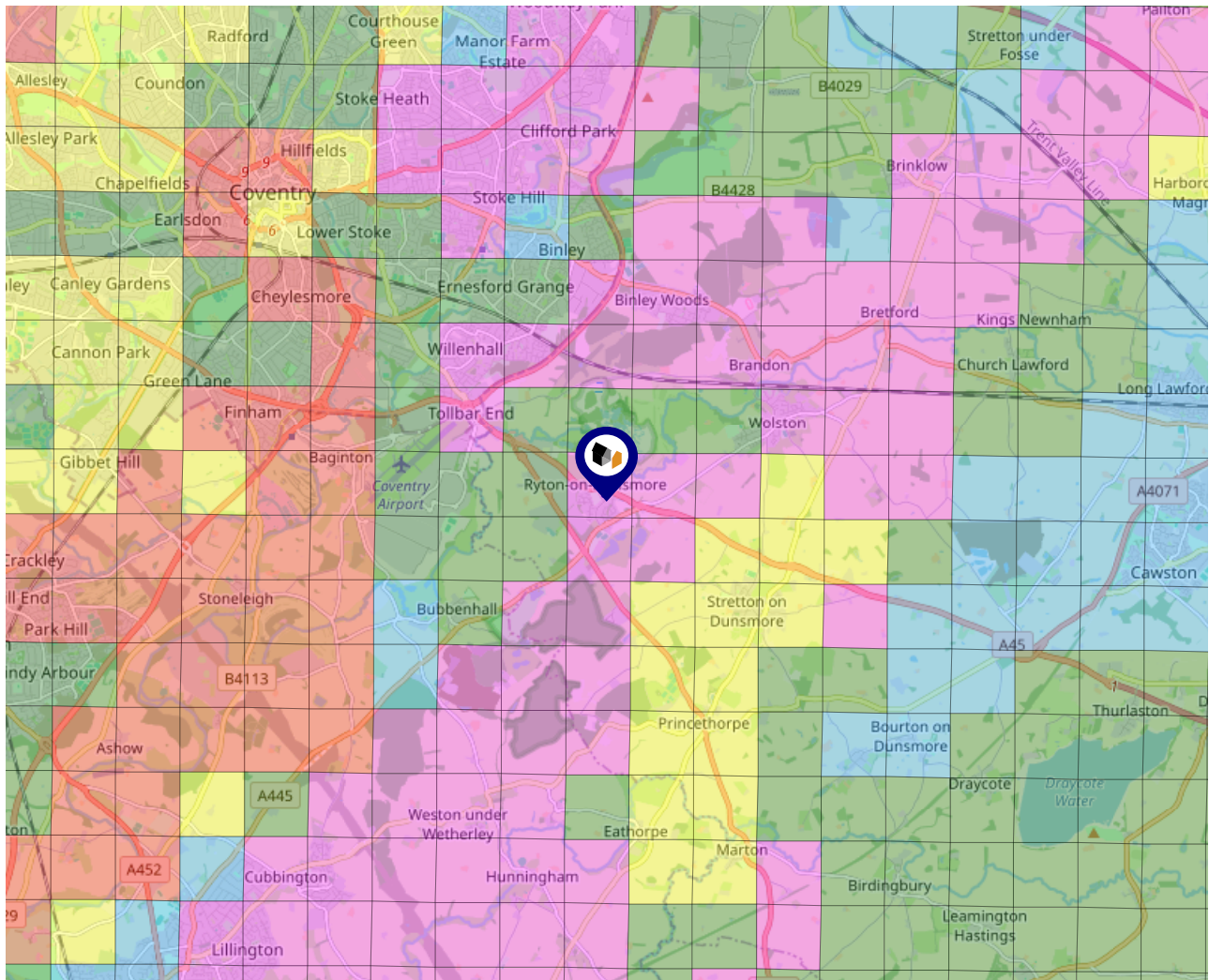
Environment

Radon Gas

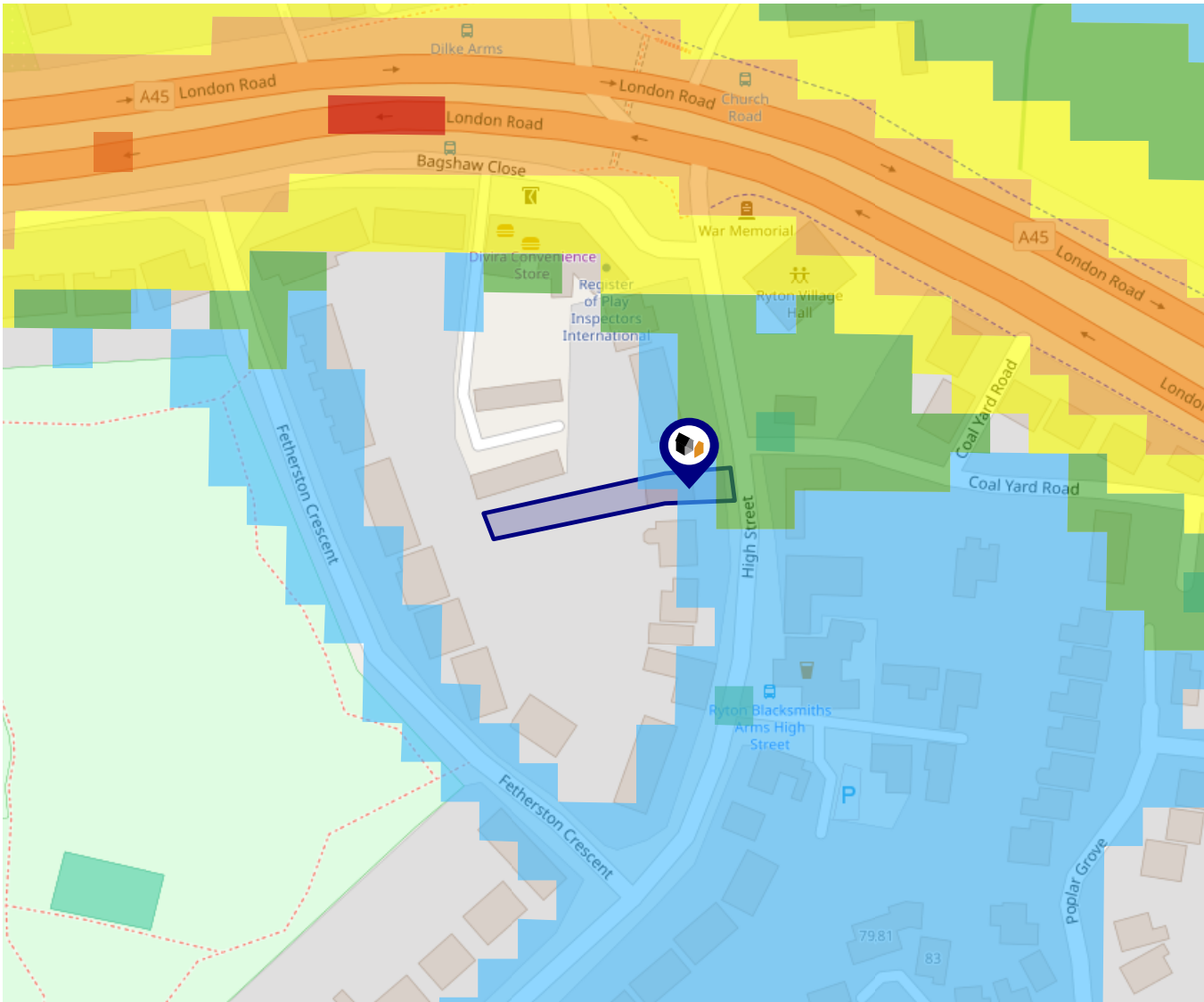


What is Radon?

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

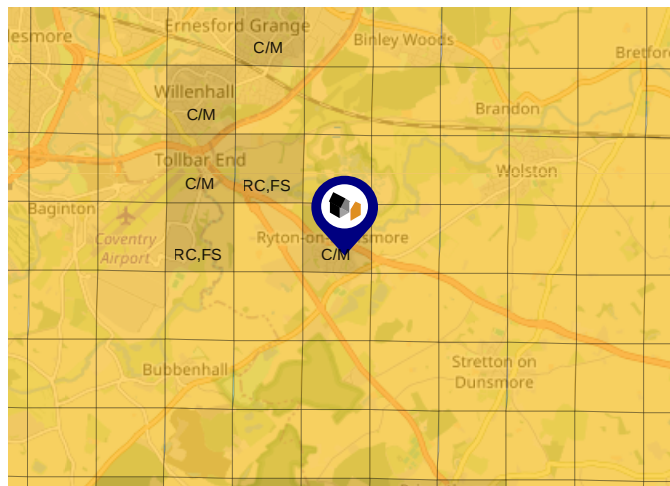


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

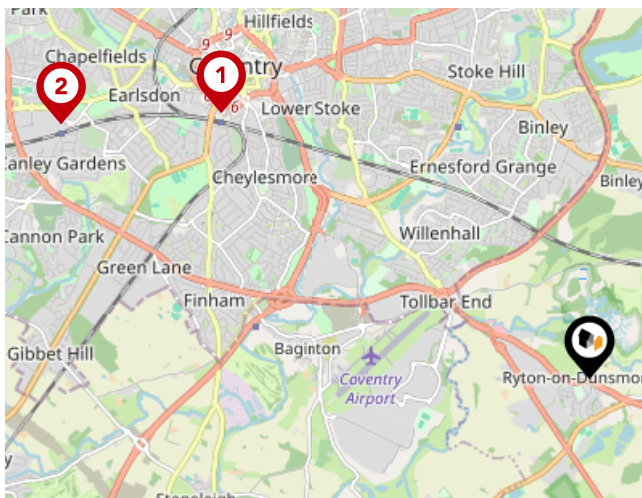


Primary Classifications (Most Common Clay Types)

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

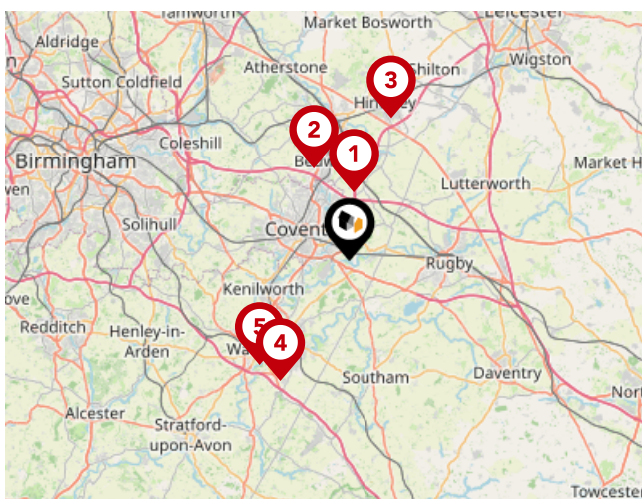
Area

Transport (National)



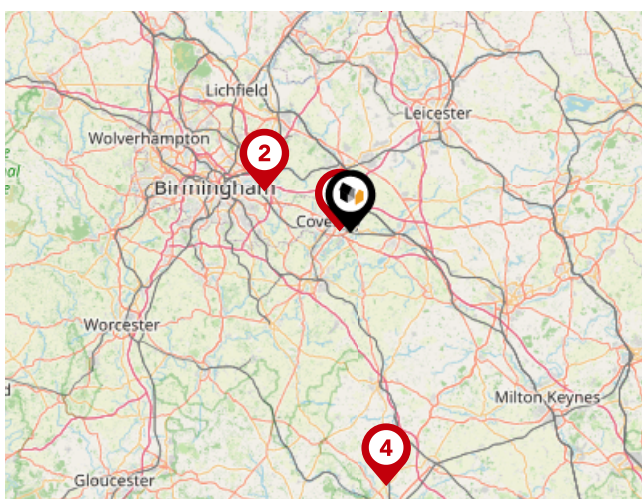
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	4.12 miles
2	Canley Rail Station	5.3 miles
3	Kenilworth Rail Station	6.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	4.97 miles
2	M6 J3	7.18 miles
3	M69 J1	10.78 miles
4	M40 J13	10.02 miles
5	M40 J14	9.96 miles

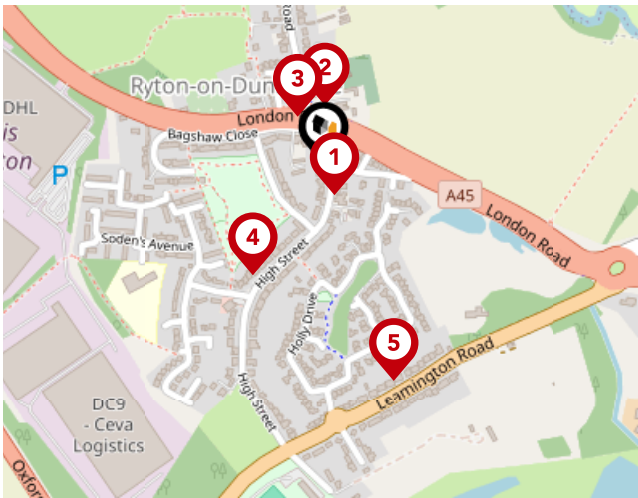


Airports/Helipads

Pin	Name	Distance
1	Baginton	1.71 miles
2	Birmingham Airport	13.9 miles
3	East Mids Airport	32.15 miles
4	Kidlington	37.23 miles

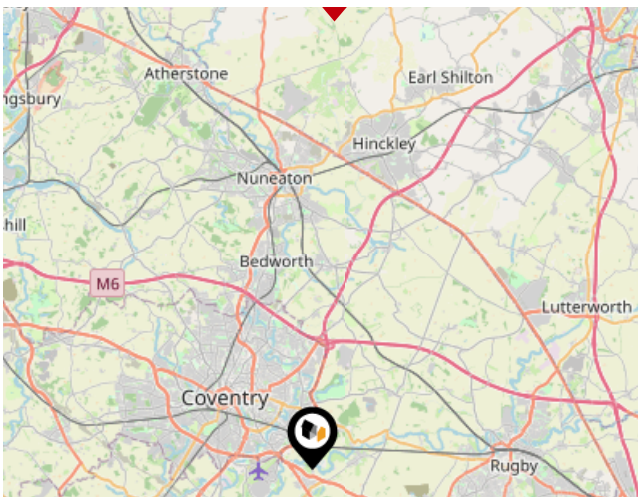
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Blacksmiths Arms	0.04 miles
2	Church Road	0.07 miles
3	Post Office	0.06 miles
4	Co-op	0.15 miles
5	Leamington Road	0.26 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	16.19 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



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/walmsleysthewaytomove

Agent Disclaimer



Important - Please Read

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

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

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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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