



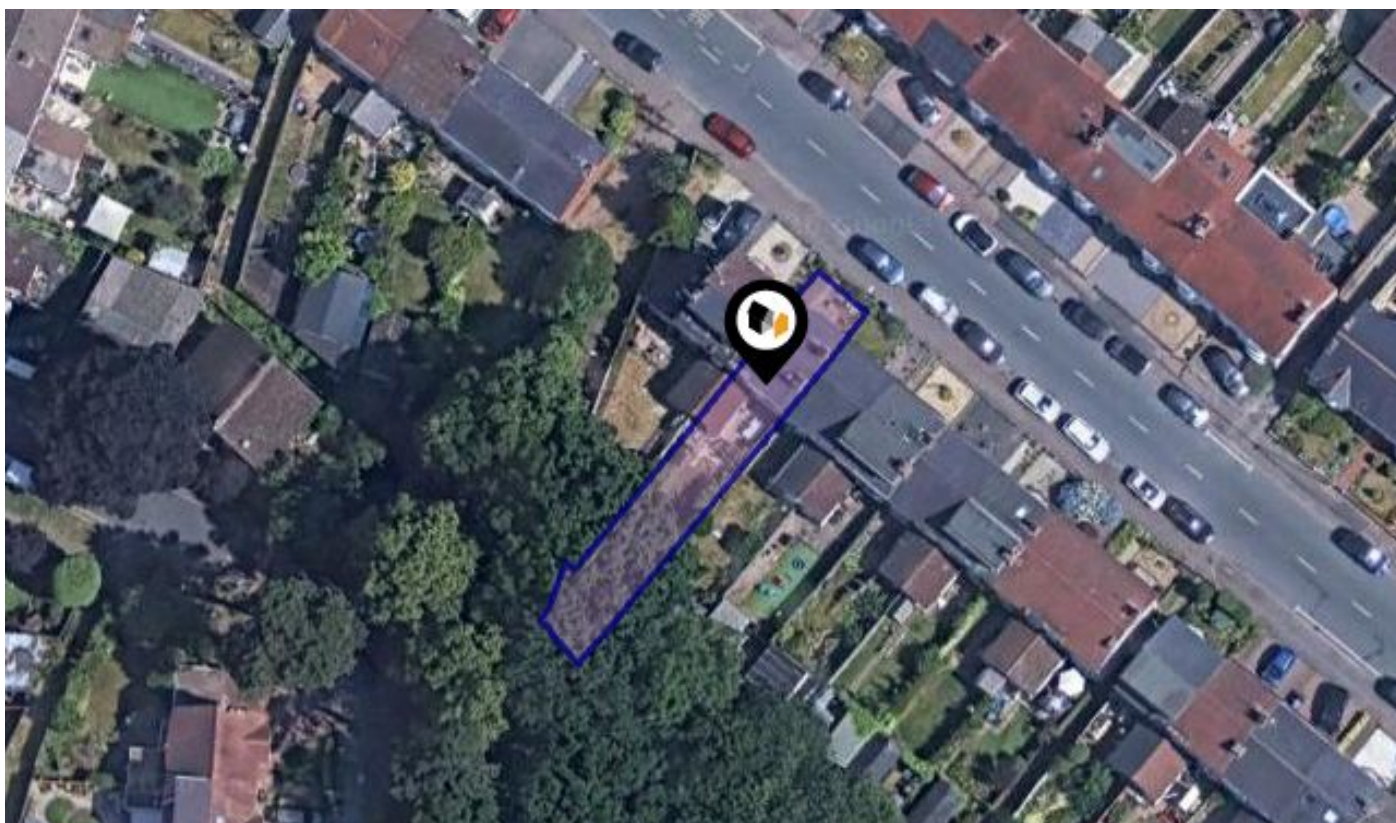
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 05th June 2026



## WHOBERLEY AVENUE, COVENTRY, CV5

Price Estimate : £220,000

### 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



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### Dear Buyers & Interested Parties

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#### **Your property details in brief.....**

A spacious home with a substantial plot  
Three bedroom terrace with woodland backdrop  
Two spacious reception rooms with French doors between  
Gas centrally heated & double glazed throughout  
Well equipped kitchen with garden views  
1st floor bathroom & ground floor outdoor wc  
Driveway potential to immediate frontage, impressive South facing gardens  
EPC Rating D, Total 1047 Sq.Ft or 97.3 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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	914 ft <sup>2</sup> / 85 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,957
<b>Title Number:</b>	WM77301

<b>Price Estimate:</b>	£220,000
<b>Tenure:</b>	Freehold

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>75</b> mb/s	<b>5500</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Market Sold in Street



<b>171, Whoberley Avenue, Coventry, CV5 8FB</b>						Terraced House
Last Sold Date:	31/03/2025	05/09/2018	05/07/2013	22/06/2007	07/03/1997	
Last Sold Price:	£277,000	£222,000	£158,000	£153,000	£37,000	
<b>147, Whoberley Avenue, Coventry, CV5 8FB</b>						Semi-detached House
Last Sold Date:	14/06/2024	12/10/2023	14/09/2005			
Last Sold Price:	£240,000	£150,000	£140,000			
<b>155, Whoberley Avenue, Coventry, CV5 8FB</b>						Semi-detached House
Last Sold Date:	27/02/2024	30/03/2012				
Last Sold Price:	£215,000	£125,000				
<b>199, Whoberley Avenue, Coventry, CV5 8FB</b>						Terraced House
Last Sold Date:	21/12/2022	25/04/2008				
Last Sold Price:	£265,000	£152,000				
<b>169, Whoberley Avenue, Coventry, CV5 8FB</b>						Terraced House
Last Sold Date:	10/05/2022					
Last Sold Price:	£210,000					
<b>137, Whoberley Avenue, Coventry, CV5 8FB</b>						Detached House
Last Sold Date:	20/08/2021	30/11/2017	30/10/2003			
Last Sold Price:	£223,000	£184,000	£148,500			
<b>187, Whoberley Avenue, Coventry, CV5 8FB</b>						Terraced House
Last Sold Date:	09/04/2021					
Last Sold Price:	£250,000					
<b>195, Whoberley Avenue, Coventry, CV5 8FB</b>						Terraced House
Last Sold Date:	21/04/2017	26/08/2004	29/01/2002			
Last Sold Price:	£160,000	£145,000	£89,250			
<b>193, Whoberley Avenue, Coventry, CV5 8FB</b>						Semi-detached House
Last Sold Date:	09/12/2016	21/02/2003	31/01/2000			
Last Sold Price:	£220,000	£129,950	£80,000			
<b>153, Whoberley Avenue, Coventry, CV5 8FB</b>						Semi-detached House
Last Sold Date:	28/05/2014					
Last Sold Price:	£148,000					
<b>167, Whoberley Avenue, Coventry, CV5 8FB</b>						Terraced House
Last Sold Date:	31/01/2014	16/09/2011	12/04/2002			
Last Sold Price:	£195,000	£180,000	£129,950			
<b>183, Whoberley Avenue, Coventry, CV5 8FB</b>						Terraced House
Last Sold Date:	03/08/2012	24/04/1999				
Last Sold Price:	£159,011	£59,995				

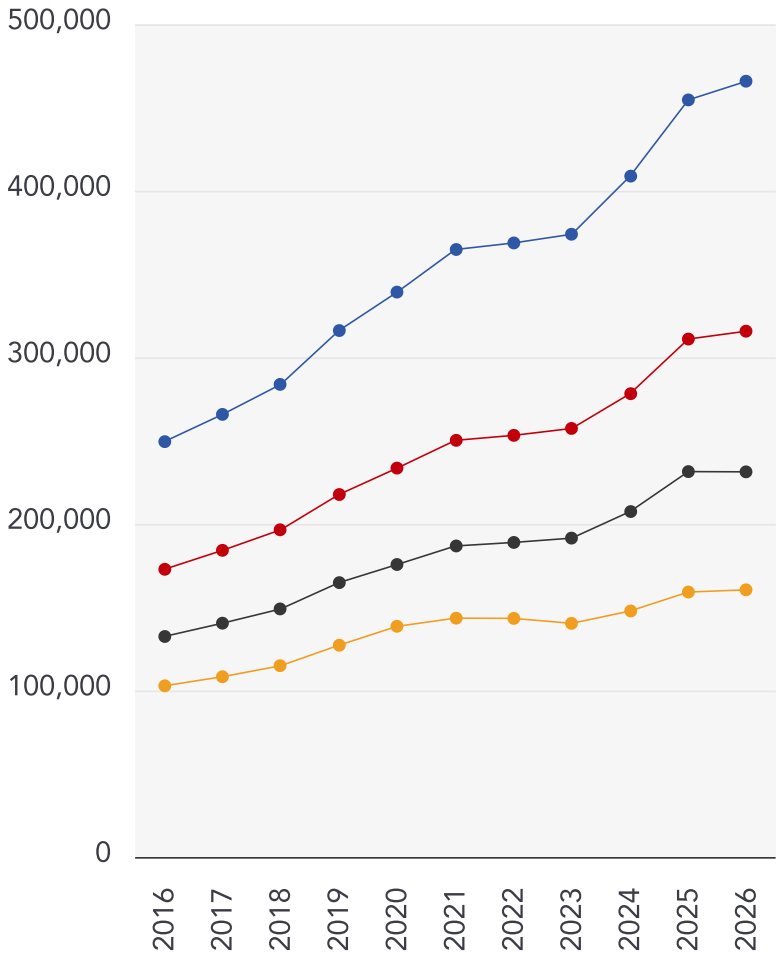
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

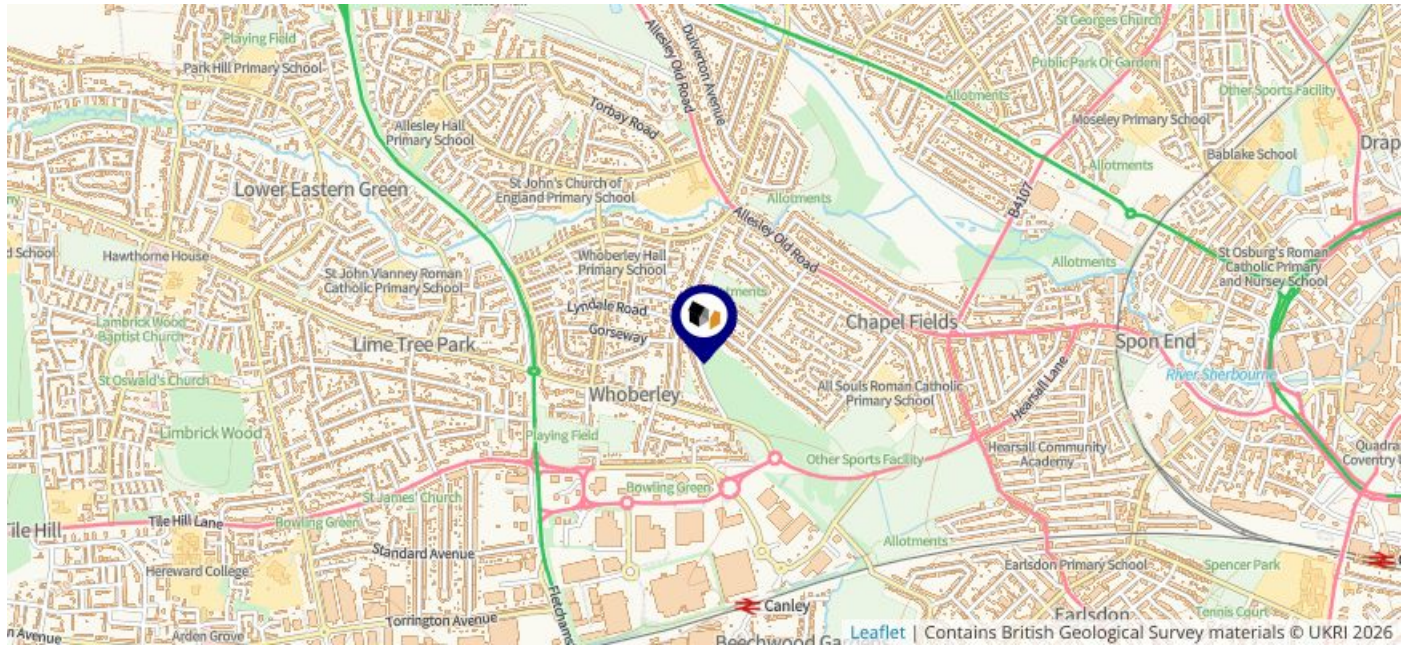
**+56.09%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Aduit
- ✕ 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.

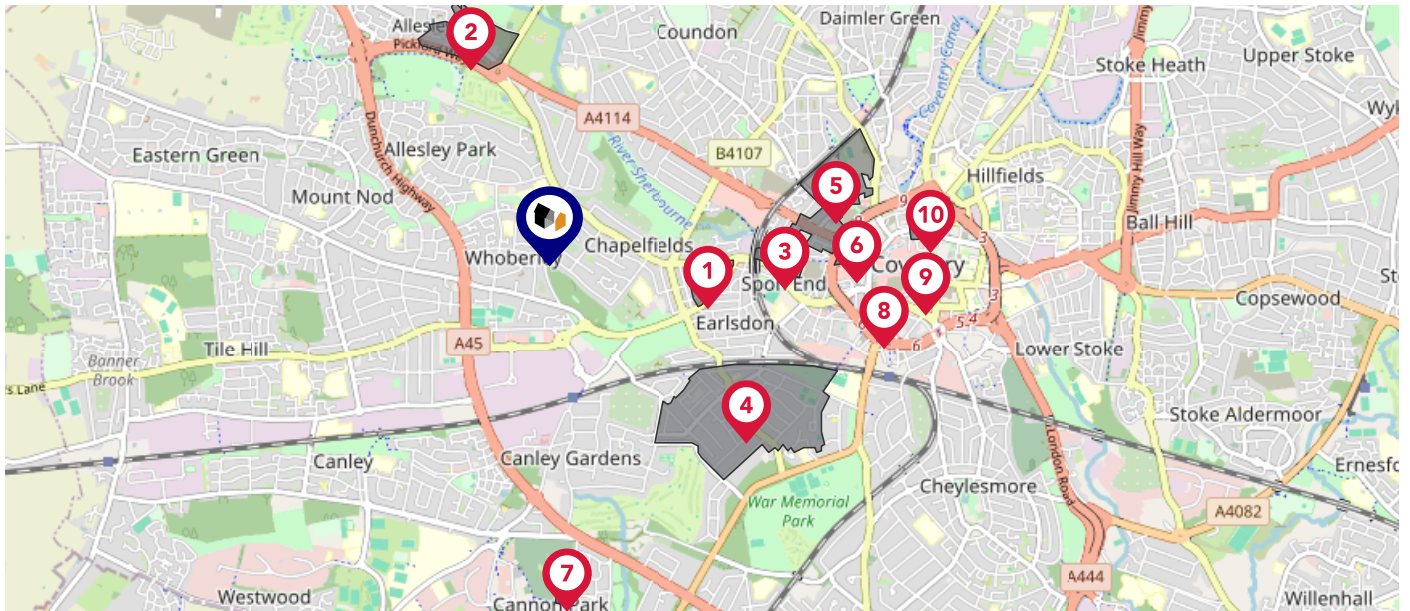
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

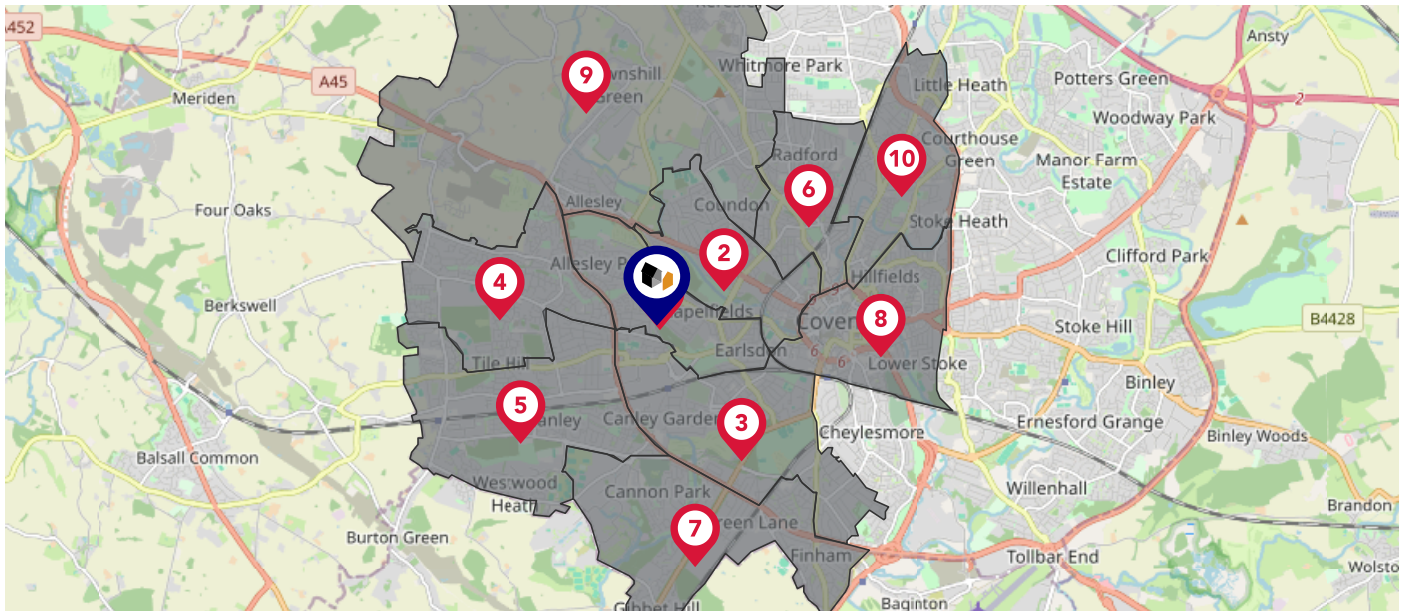
- 1 Chapelfields
- 2 Allesley Village
- 3 Spon End
- 4 Earlsdon
- 5 Naul's Mill
- 6 Spon Street
- 7 Ivy Farm Lane (Canley Hamlet)
- 8 Greyfriars Green
- 9 High Street
- 10 Lady Herbert's Garden

# Maps

## Council Wards



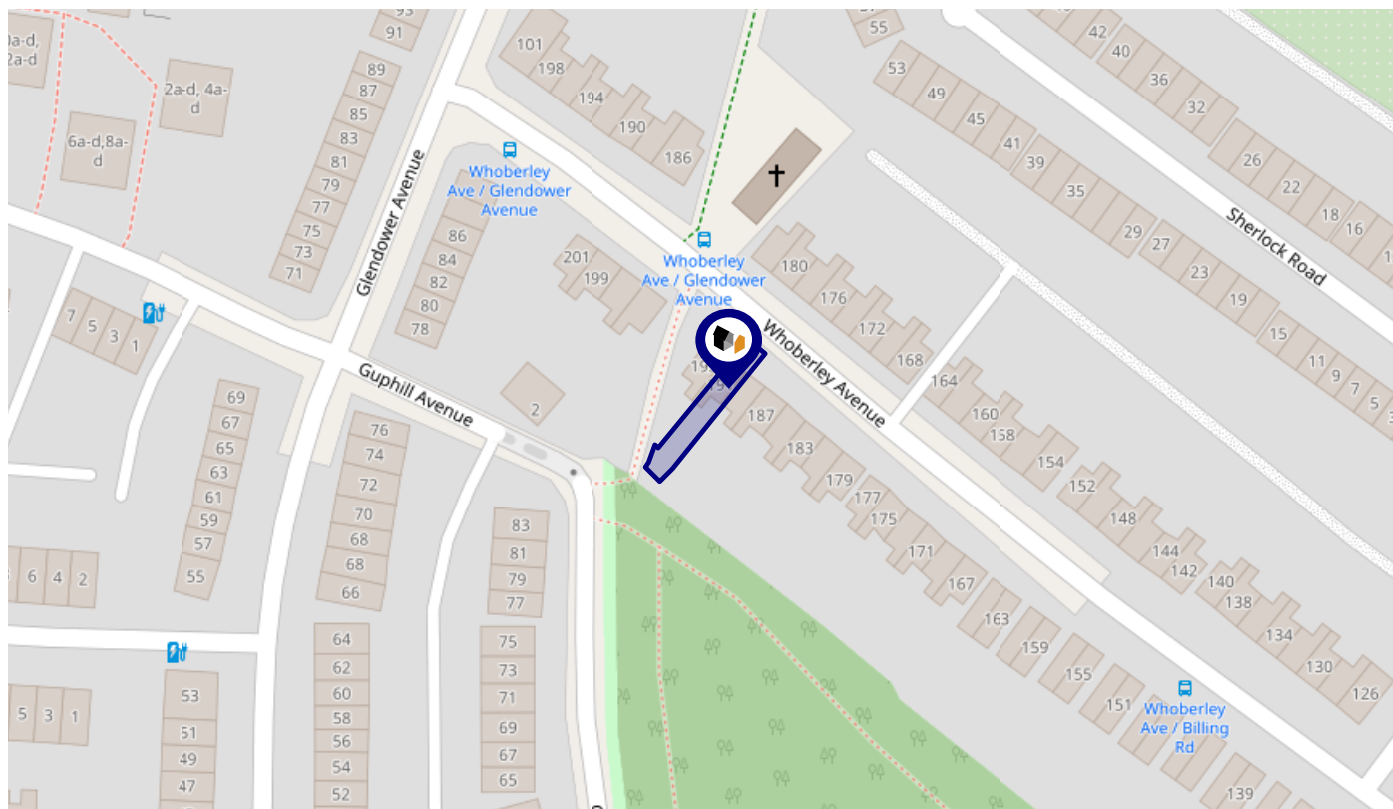
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 Whoberley Ward
- 2 Sherbourne Ward
- 3 Earlsdon Ward
- 4 Woodlands Ward
- 5 Westwood Ward
- 6 Radford Ward
- 7 Wainbody Ward
- 8 St. Michael's Ward
- 9 Bablake Ward
- 10 Foleshill 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:

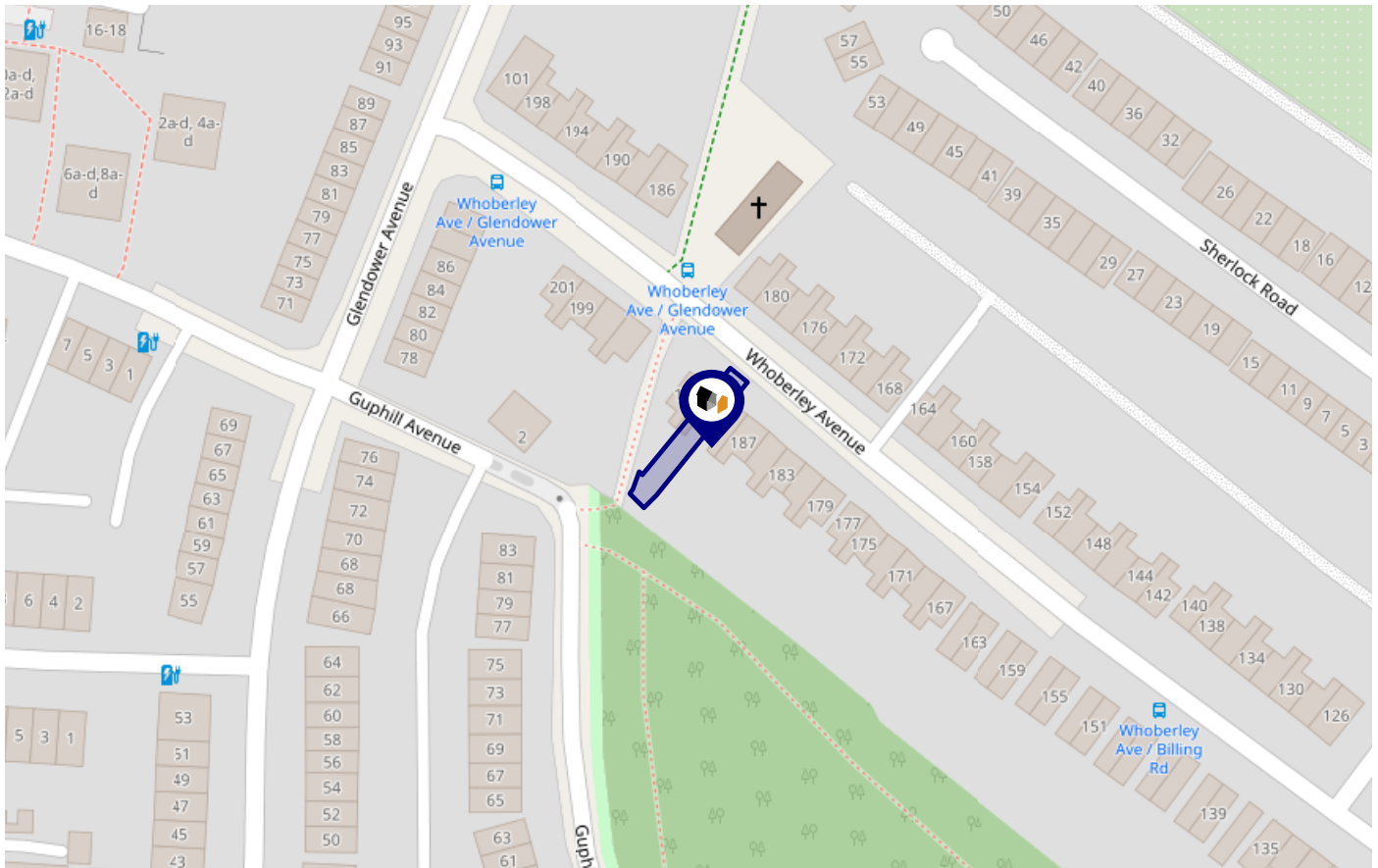
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

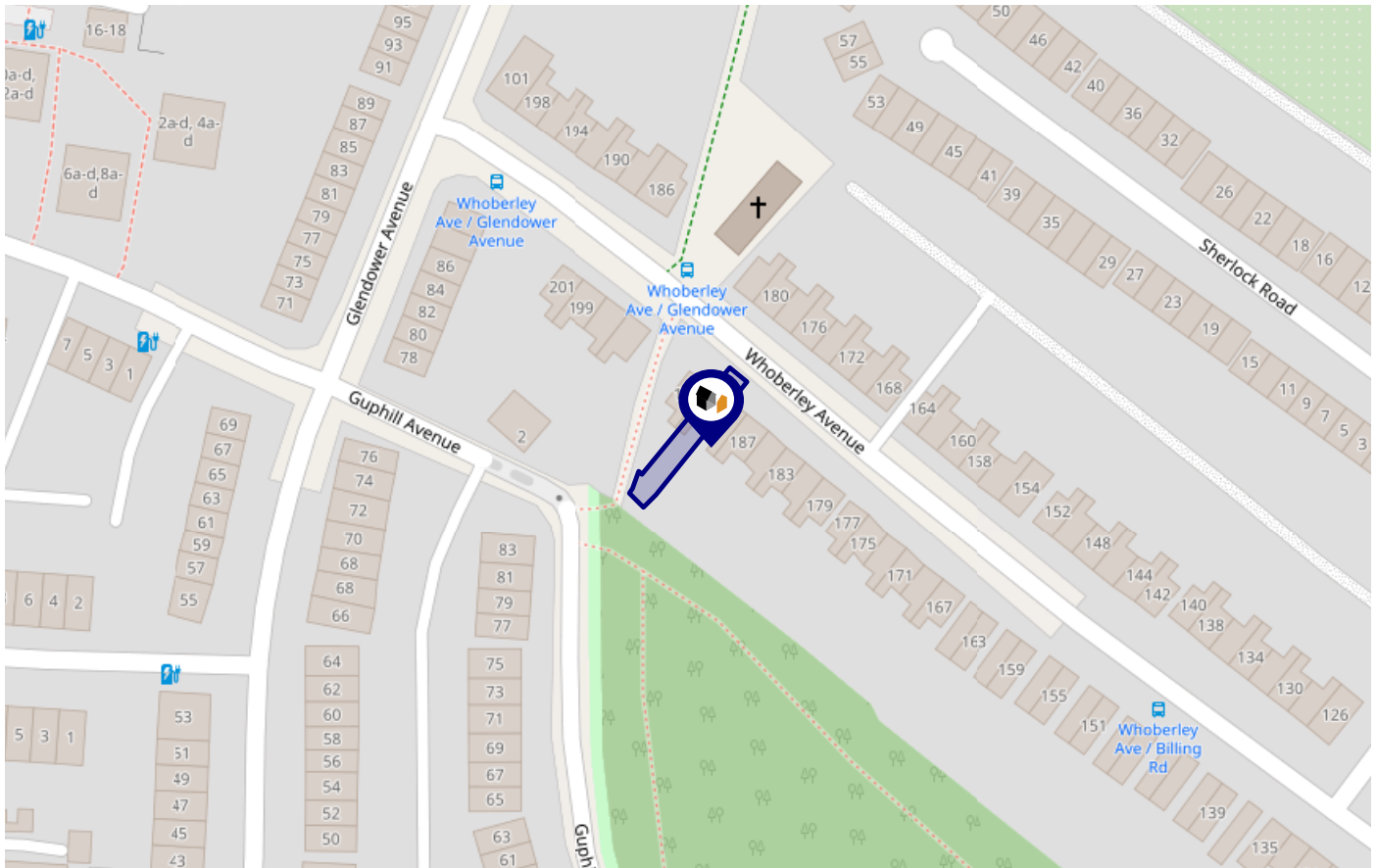


# Flood Risk

## 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:

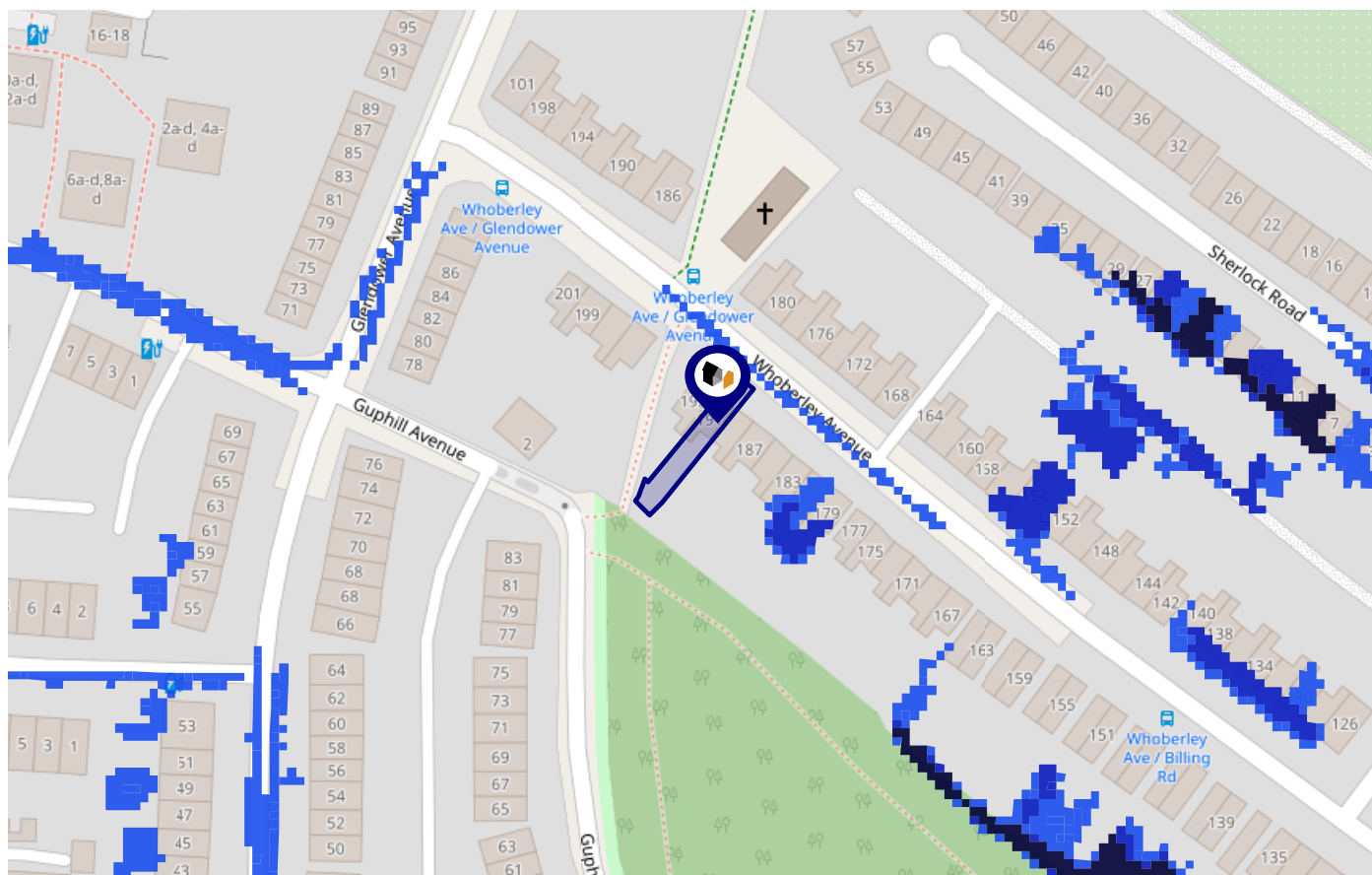


# Flood Risk

## 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.

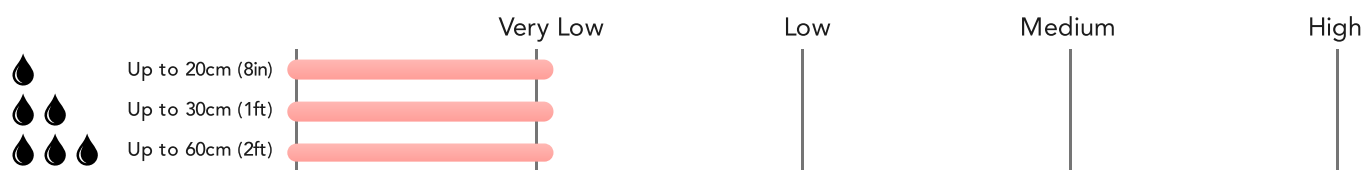


**Risk Rating: Very low**

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.
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Chance of flooding to the following depths at this property:

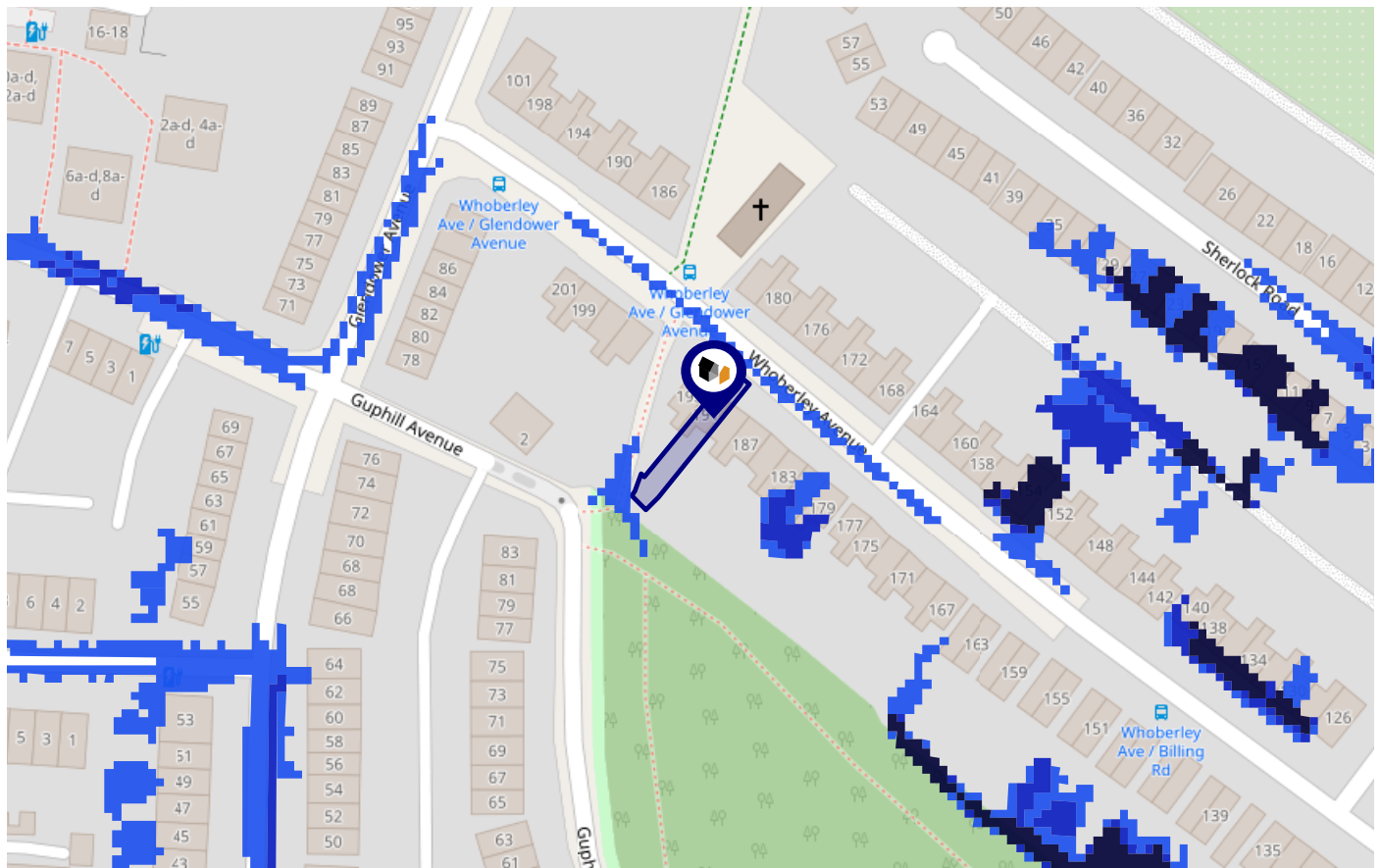


# Flood Risk

## 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**

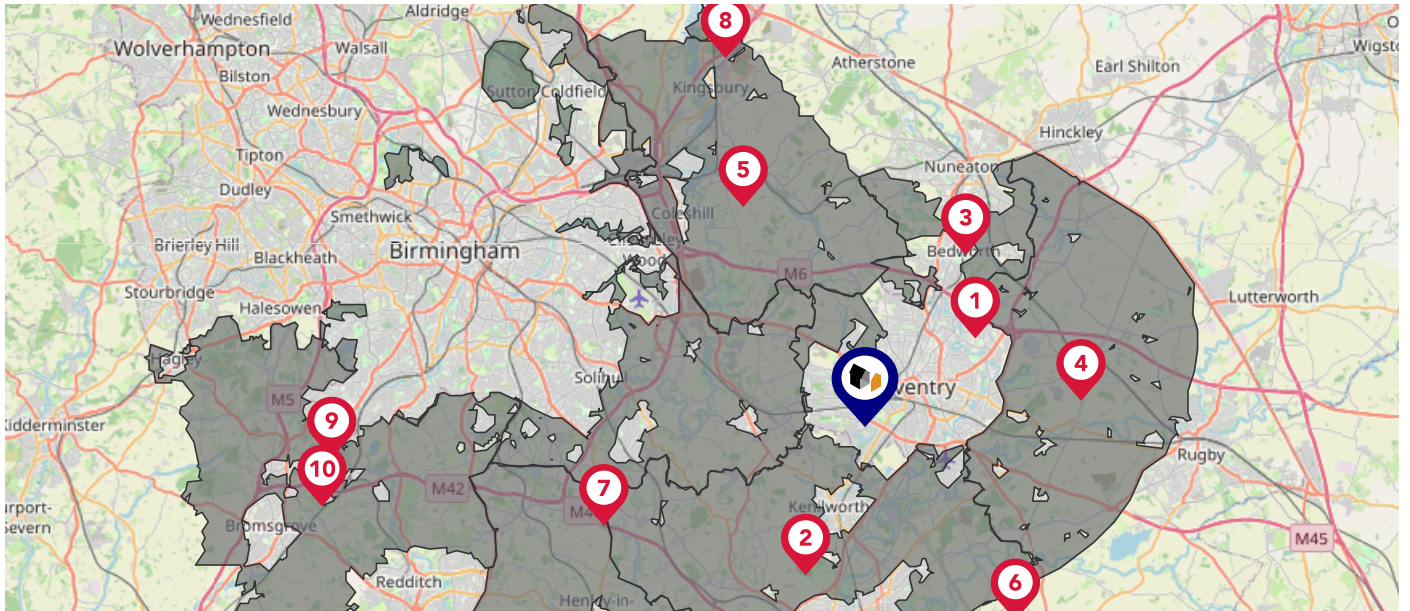
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



### Nearby Green Belt Land

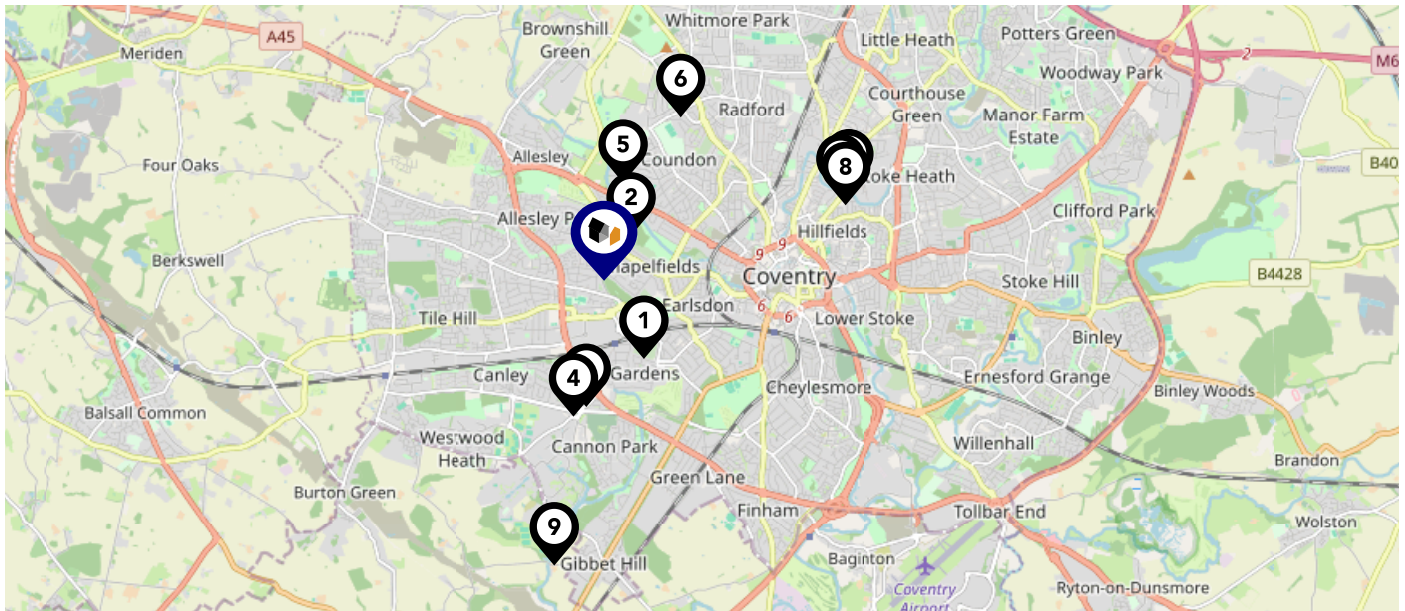
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - North Warwickshire
- 6 Birmingham Green Belt - Stratford-on-Avon
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

# Maps

## Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

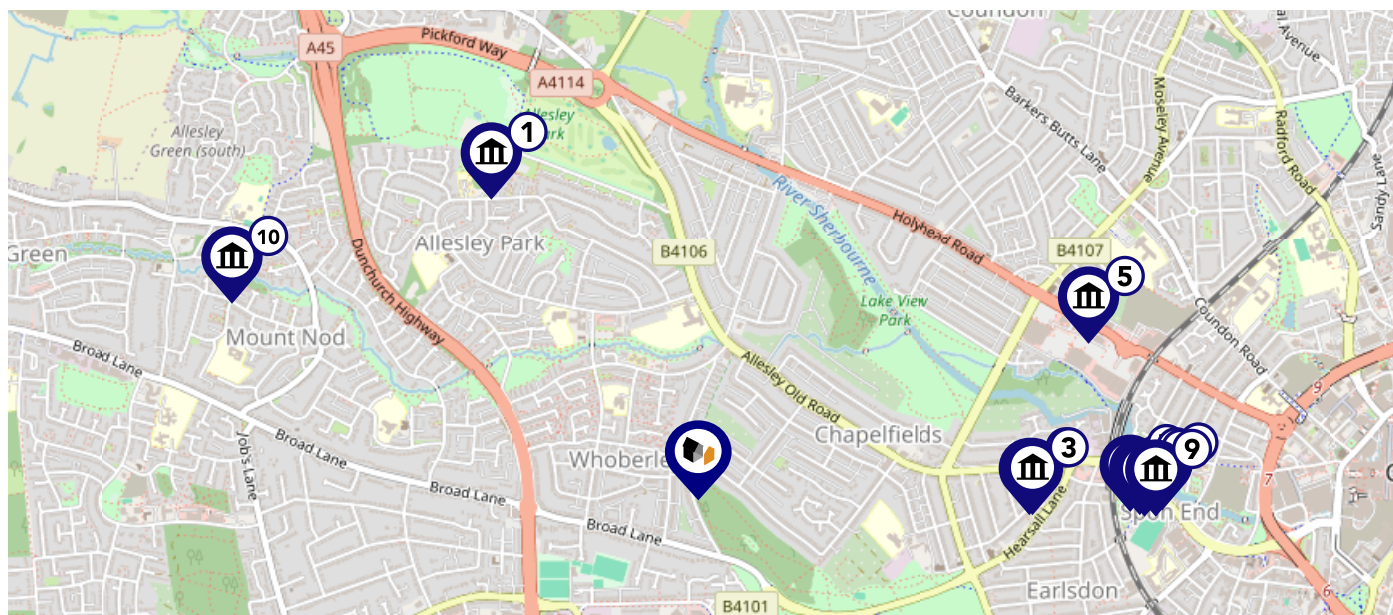
<b>1</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill
<b>2</b>	Holyhead Road-Coundon, Coventry	Historic Landfill
<b>3</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill
<b>4</b>	Prior Deram Park-Canley, Coventry	Historic Landfill
<b>5</b>	Coundon Social Club-Coundon, Coventry	Historic Landfill
<b>6</b>	Kelmscote Road-Coudon, Coventry	Historic Landfill
<b>7</b>	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill
<b>8</b>	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
<b>9</b>	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
<b>10</b>	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill










# Maps

## Listed Buildings

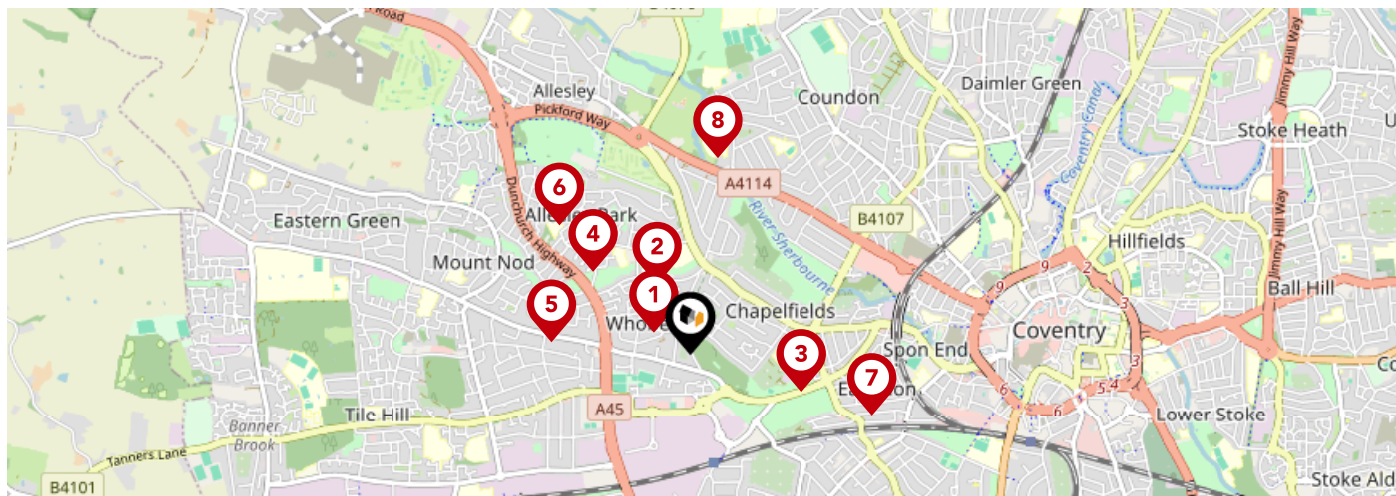


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



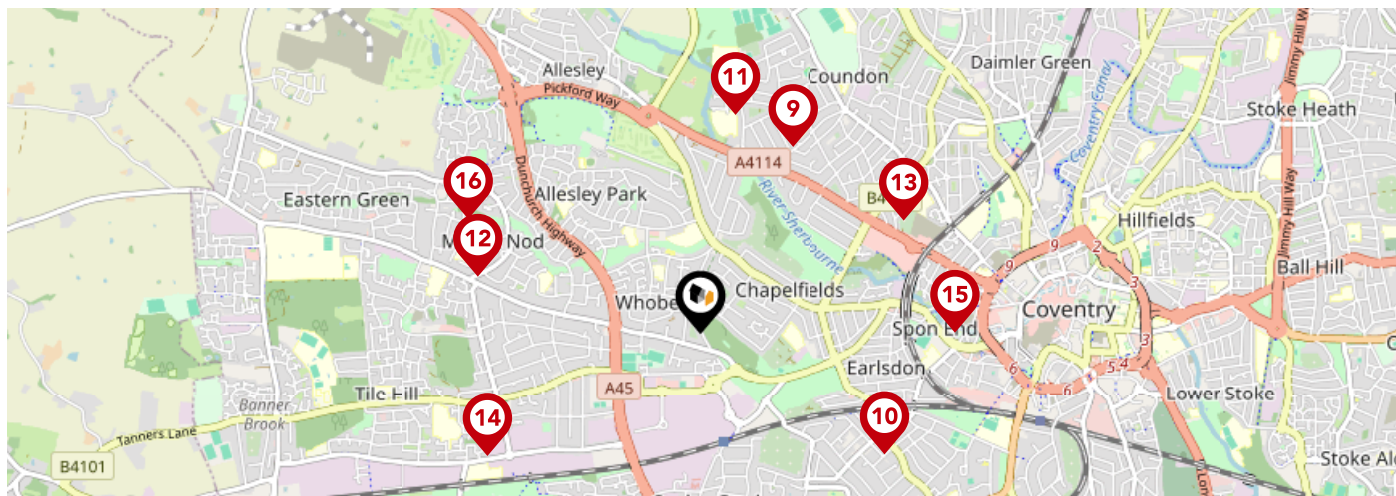
Listed Buildings in the local district	Grade	Distance
 1076657 - Stable At Allesley Hall	Grade II	0.8 miles
 2 1076656 - 25-29, Allesley Old Road	Grade II	0.8 miles
 3 1076655 - 23, Allesley Old Road	Grade II	0.8 miles
 4 1335864 - 107-110, Spon End	Grade II	1.0 miles
 5 1076662 - St Catherine's Well	Grade II	1.0 miles
 6 1076600 - 111-116, Spon End	Grade II	1.0 miles
 7 1342946 - 97-100, Spon End	Grade II	1.0 miles
 8 1342909 - Chapel Of St James And St Christopher	Grade II	1.1 miles
 9 1076603 - Spon Bridge	Grade II	1.1 miles
 10 1076570 - Lower Eastern Green Farmhouse	Grade II	1.1 miles

# Area Schools



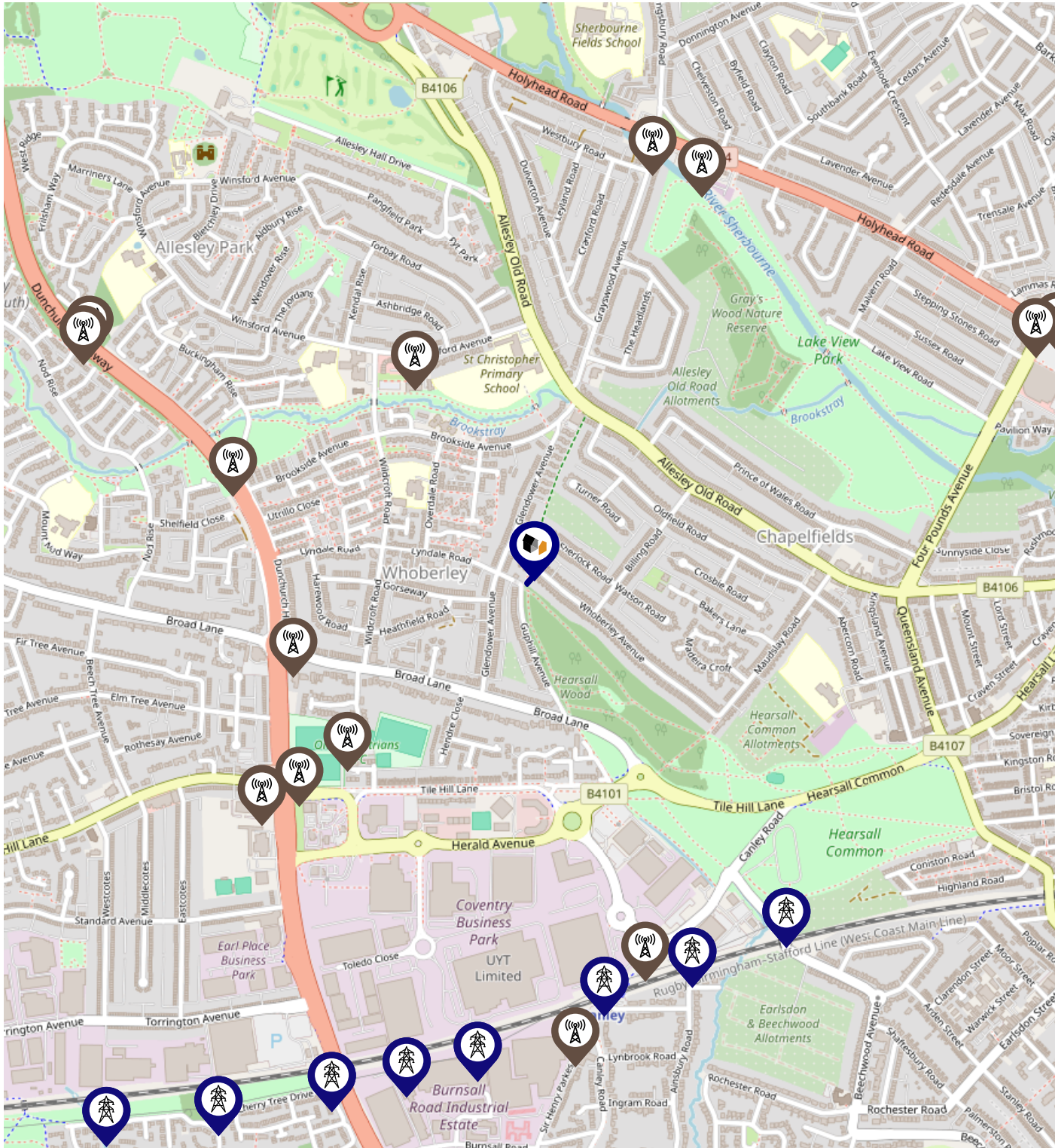
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Allesley Hall Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingsbury Academy</b> Ofsted Rating: Requires improvement   Pupils: 99   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 321   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 666   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:1.17	<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

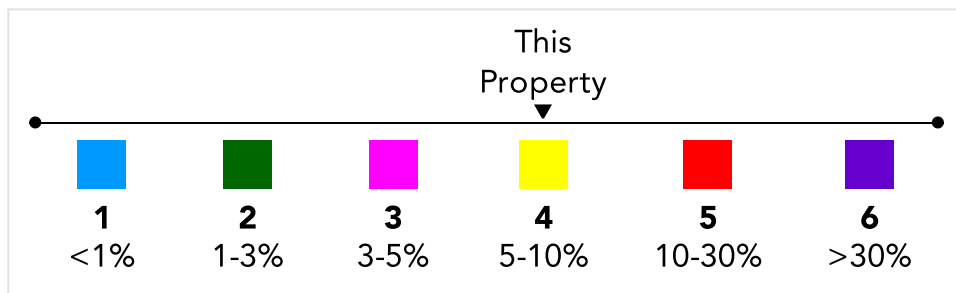
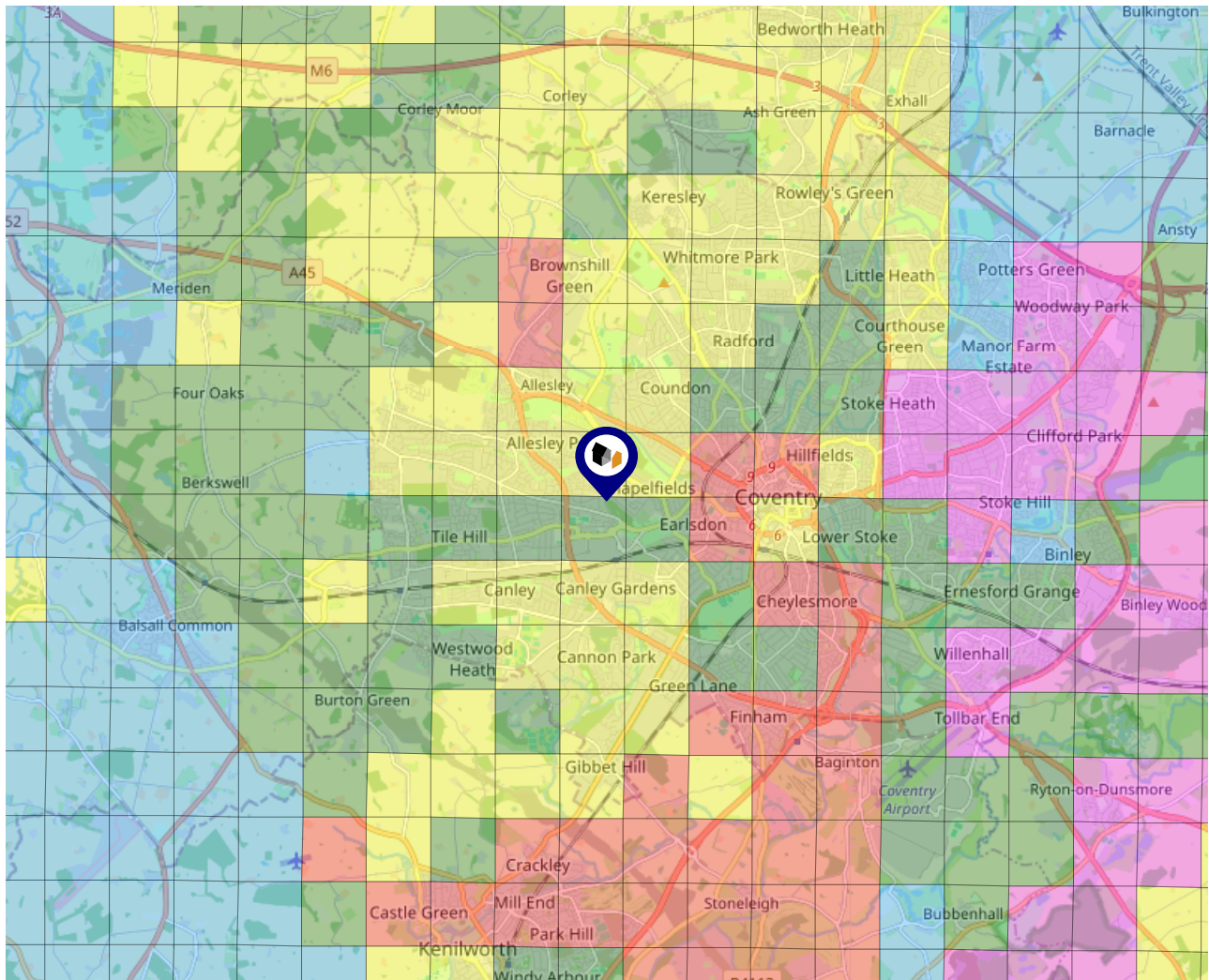
# Environment

## Radon Gas

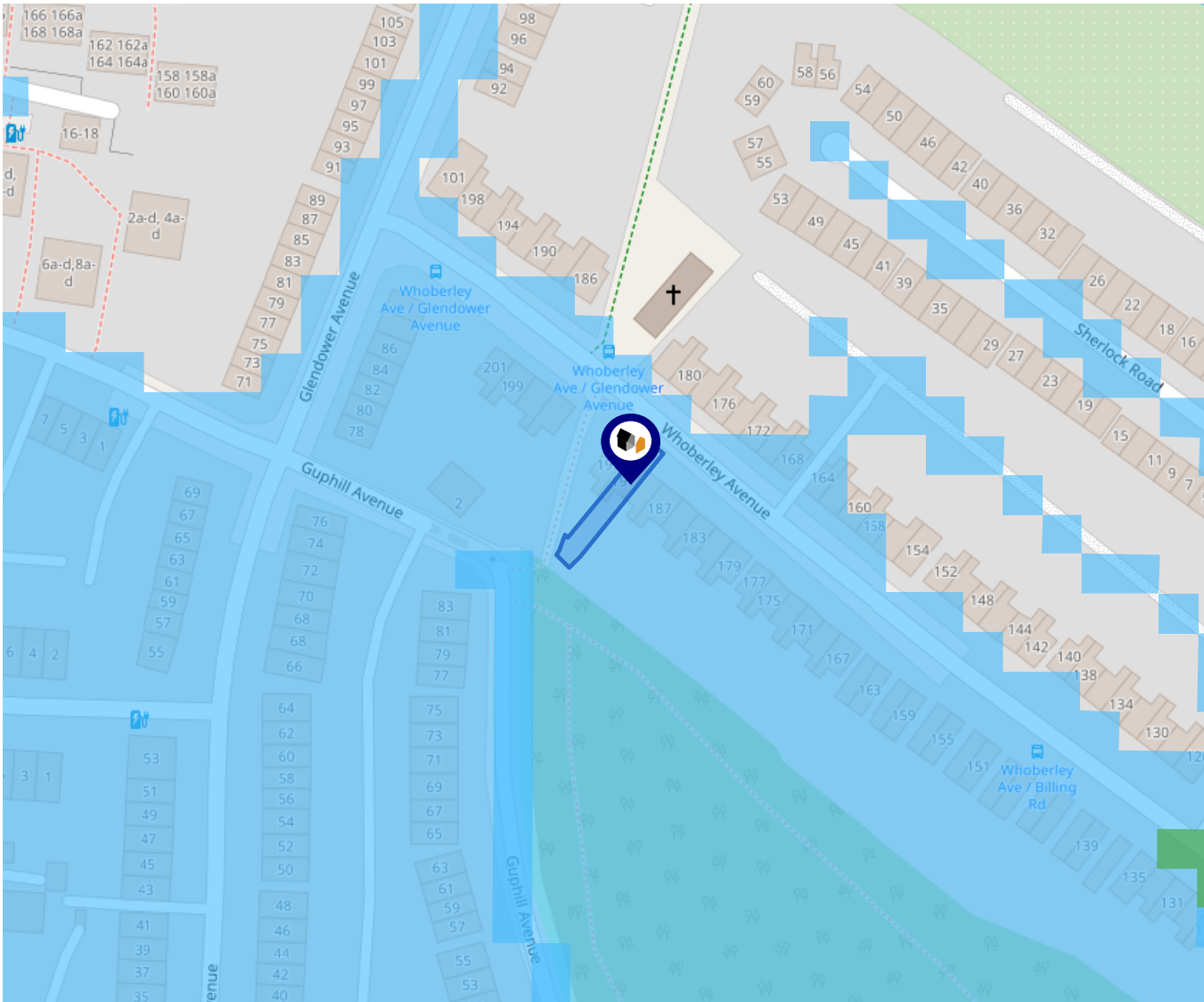


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise

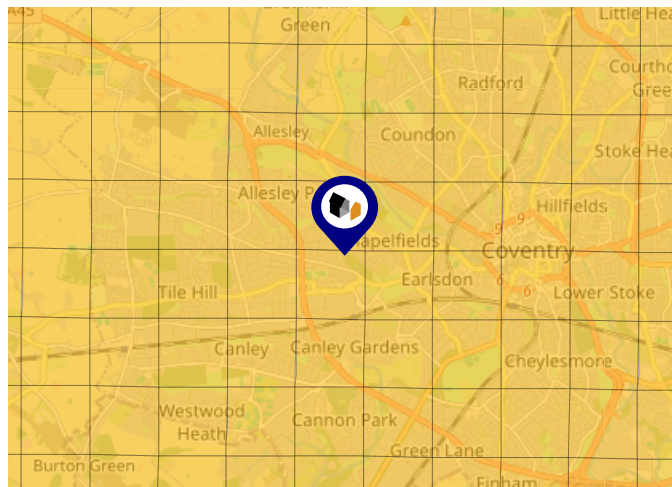


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		

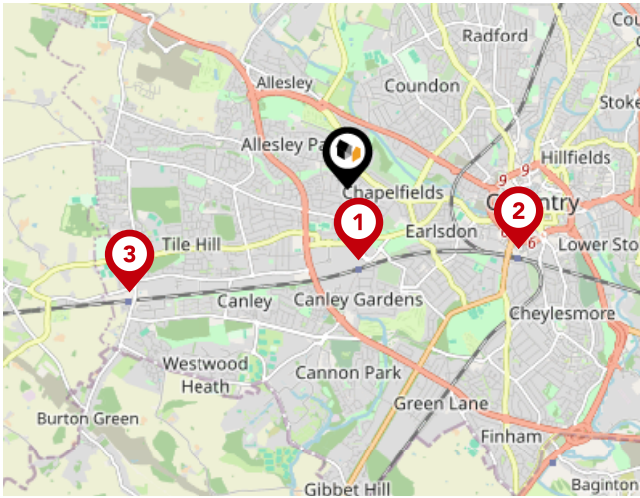


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

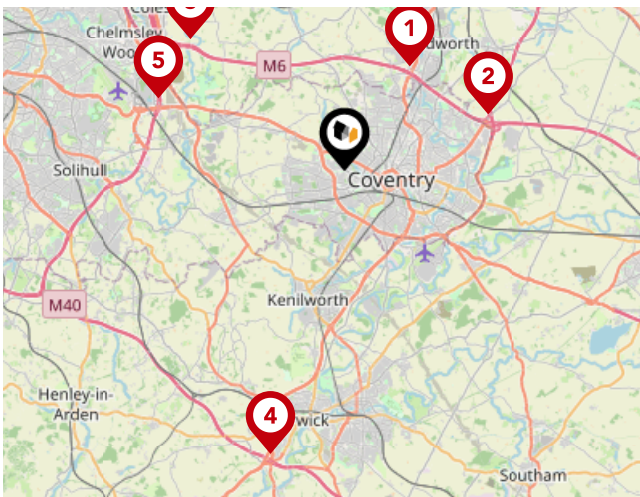
# Area

## Transport (National)



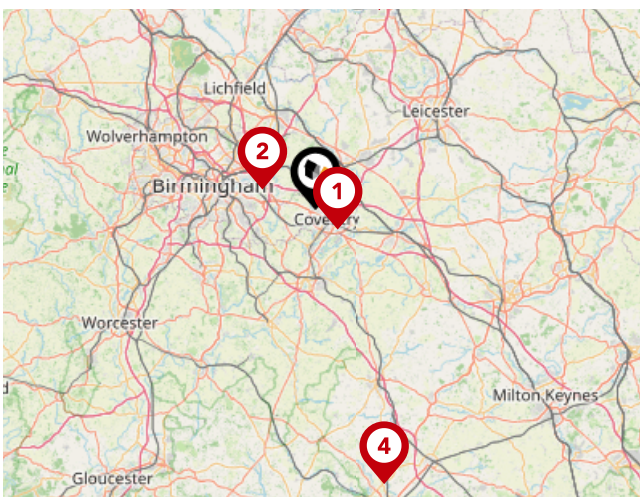
### National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.65 miles
2	Coventry Rail Station	1.63 miles
3	Tile Hill Rail Station	2.19 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.45 miles
2	M6 J2	5.59 miles
3	M6 J3A	7.34 miles
4	M40 J15	10.61 miles
5	M42 J6	7.21 miles

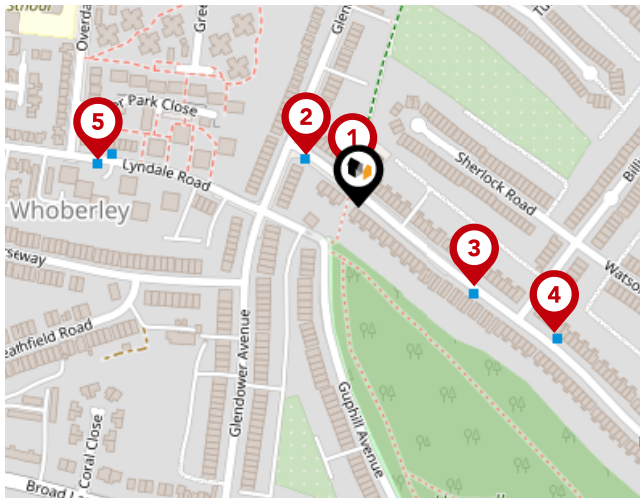


### Airports/Helipads

Pin	Name	Distance
1	Baginton	4.24 miles
2	Birmingham Airport	8.24 miles
3	East Mids Airport	30.35 miles
4	Kidlington	41.08 miles

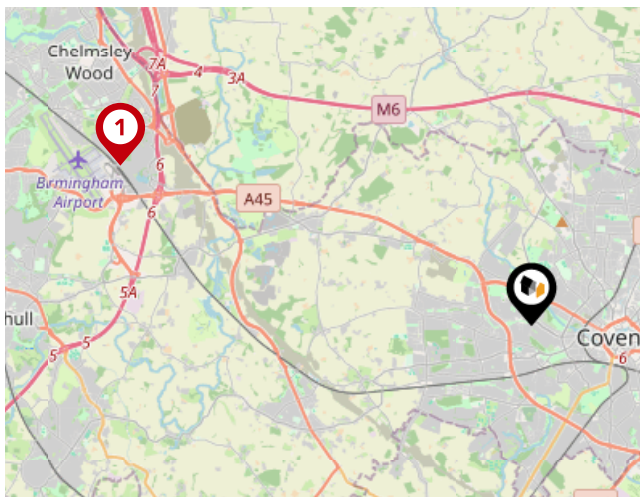
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Glendower Avenue	0.02 miles
2	Glendower Avenue	0.04 miles
3	Billing Rd	0.08 miles
4	Billing Rd	0.13 miles
5	Overdale Rd	0.15 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.98 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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# Agent Disclaimer



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## Important - Please Read

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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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