



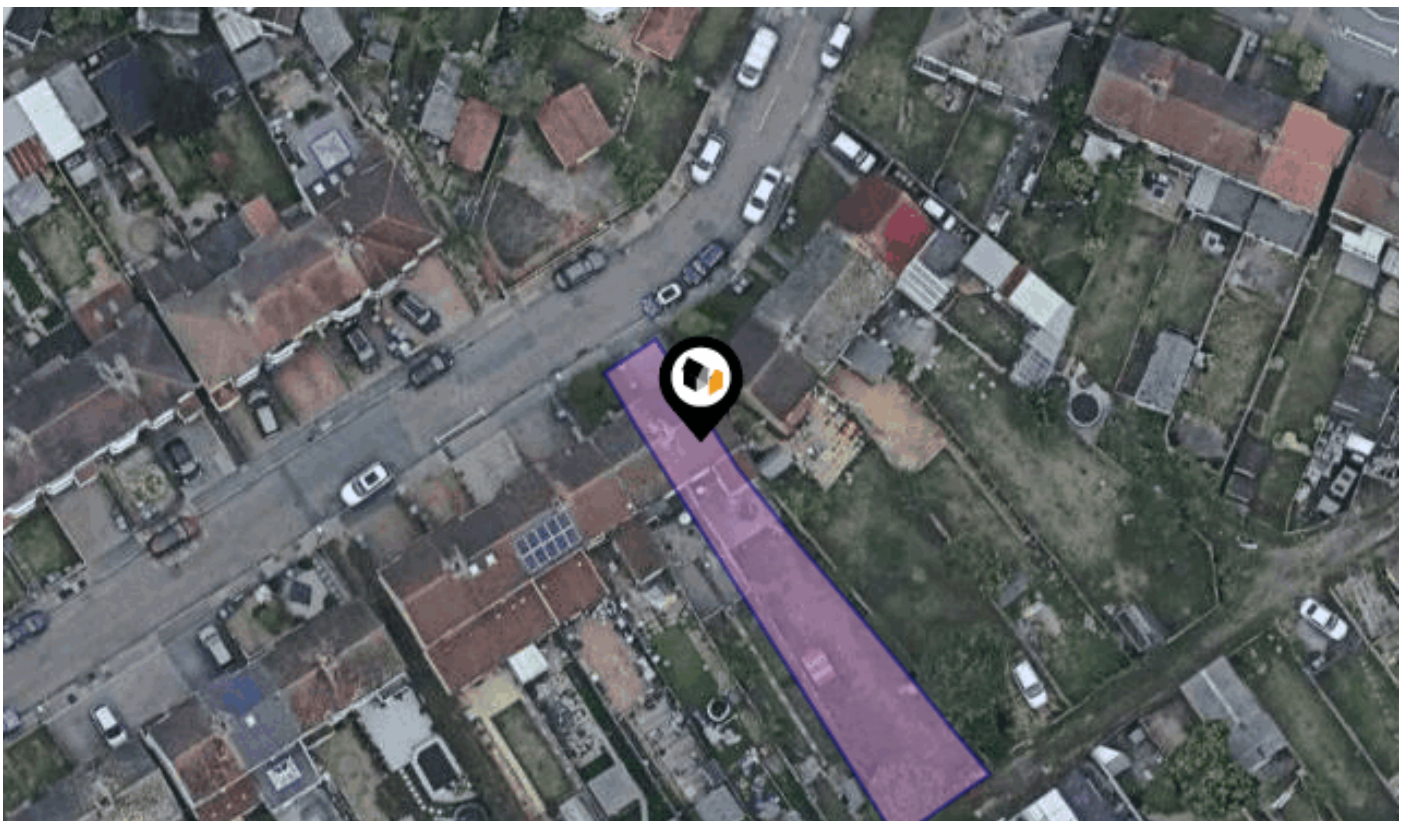
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 04th April 2026



WYKEN AVENUE, COVENTRY, CV2

Price Estimate : £225,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A superb end of terrace three bedroom home

Driveway parking & substantial & quite delightful South facing rear gardens

Modern, extended kitchen with direct access to gardens

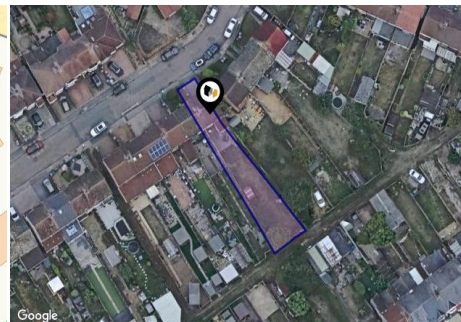
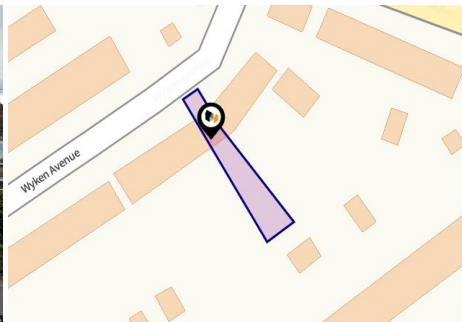
Through sitting dining room Gas central heating & double glazing

An ideal family home & formerly a successful AirBNB

Close to local schooling & amenities & University Hospital

EPC Rating D, Total 869 Sq. Ft or 80.7 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:	Terraced
Bedrooms:	3
Floor Area:	869 ft ² / 80 m ²
Plot Area:	0.08 acres
Year Built :	1930-1949
Council Tax :	Band Deleted
Title Number:	WK20402

Price Estimate:	£225,000
Tenure:	Freehold

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	1000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Wyken Avenue, CV2

Energy rating

D

Valid until 05.09.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
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:	76 m ²

Market Sold in Street



101, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	22/07/2024		
Last Sold Price:	£225,000		
136, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	18/10/2023		
Last Sold Price:	£220,000		
130, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	22/09/2023		
Last Sold Price:	£210,000		
113, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	21/04/2023	15/12/2000	
Last Sold Price:	£223,000	£60,000	
115, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	24/06/2022	27/01/2017	
Last Sold Price:	£230,000	£133,000	
110, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	18/03/2022	28/06/2004	
Last Sold Price:	£165,000	£128,500	
128, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	07/01/2022	10/05/2019	02/10/2014
Last Sold Price:	£205,000	£166,000	£107,000
104, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	15/07/2021	28/03/2002	
Last Sold Price:	£180,000	£51,500	
154, Wyken Avenue, Coventry, CV2 3BZ	Semi-detached House		
Last Sold Date:	26/11/2018	11/11/2008	
Last Sold Price:	£155,000	£115,000	
121, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	23/12/2016	21/10/2005	12/07/1996
Last Sold Price:	£165,000	£130,000	£45,000
126, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	21/12/2016	17/09/2004	09/10/2003
Last Sold Price:	£150,000	£129,950	£48,000
103, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	21/10/2016		
Last Sold Price:	£125,000		

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

Market Sold in Street



142, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	08/07/2016	08/11/1996	
Last Sold Price:	£137,500	£30,000	
119, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	24/06/2016		
Last Sold Price:	£162,000		
150, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	23/05/2016	10/09/2003	
Last Sold Price:	£145,000	£92,500	
160, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	19/02/2016		
Last Sold Price:	£127,000		
109, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	27/07/2015		
Last Sold Price:	£137,000		
116 - 118, Wyken Avenue, Coventry, CV2 3BZ	other House		
Last Sold Date:	24/02/2015	21/09/2007	20/04/2004
Last Sold Price:	£85,000	£81,000	£65,000
135, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	19/12/2014	06/10/2006	02/05/1997
Last Sold Price:	£123,200	£125,000	£42,000
123, Wyken Avenue, Coventry, CV2 3BZ	Semi-detached House		
Last Sold Date:	29/06/2007		
Last Sold Price:	£120,000		
97, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	10/08/2005		
Last Sold Price:	£115,000		
158, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	20/06/2005	19/06/2003	
Last Sold Price:	£113,500	£86,000	
124, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	11/03/2005	15/08/1997	
Last Sold Price:	£115,000	£34,000	
107, Wyken Avenue, Coventry, CV2 3BZ	Terraced House		
Last Sold Date:	30/01/2004		
Last Sold Price:	£89,950		

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

Market Sold in Street



156, Wyken Avenue, Coventry, CV2 3BZ		Terraced House
Last Sold Date:	08/08/2003	31/01/1997
Last Sold Price:	£91,000	£36,500
138, Wyken Avenue, Coventry, CV2 3BZ		Terraced House
Last Sold Date:	11/02/2000	
Last Sold Price:	£55,000	
133, Wyken Avenue, Coventry, CV2 3BZ		Terraced House
Last Sold Date:	18/06/1999	
Last Sold Price:	£53,000	
144, Wyken Avenue, Coventry, CV2 3BZ		Terraced House
Last Sold Date:	23/02/1996	
Last Sold Price:	£34,000	
148, Wyken Avenue, Coventry, CV2 3BZ		Terraced House
Last Sold Date:	26/01/1996	
Last Sold Price:	£37,000	

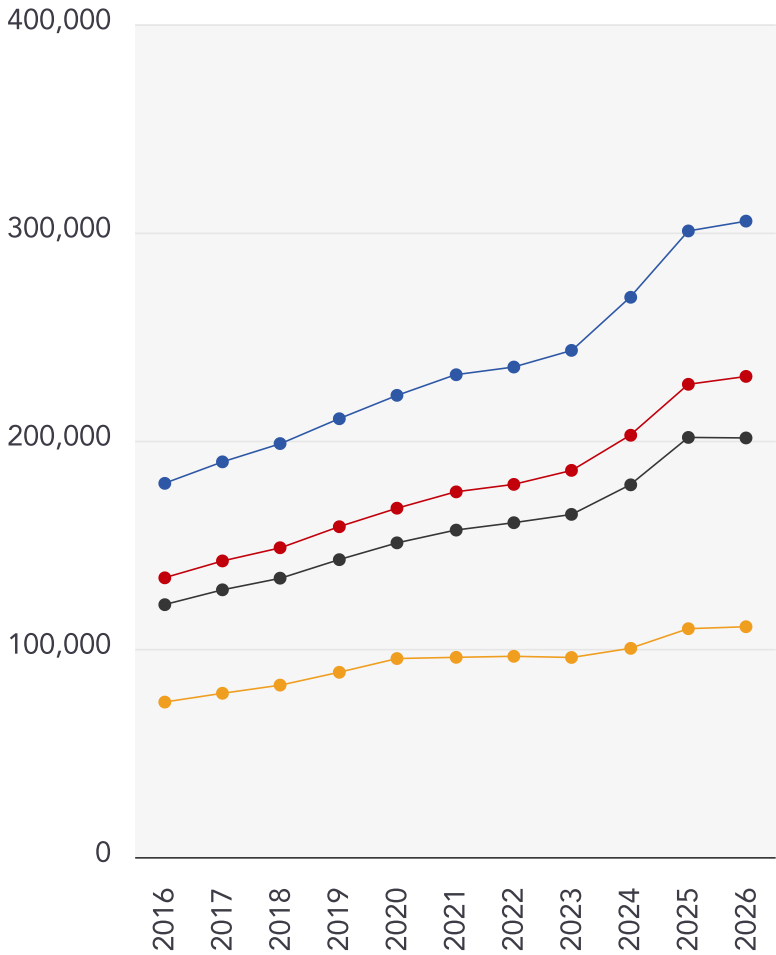
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV2



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

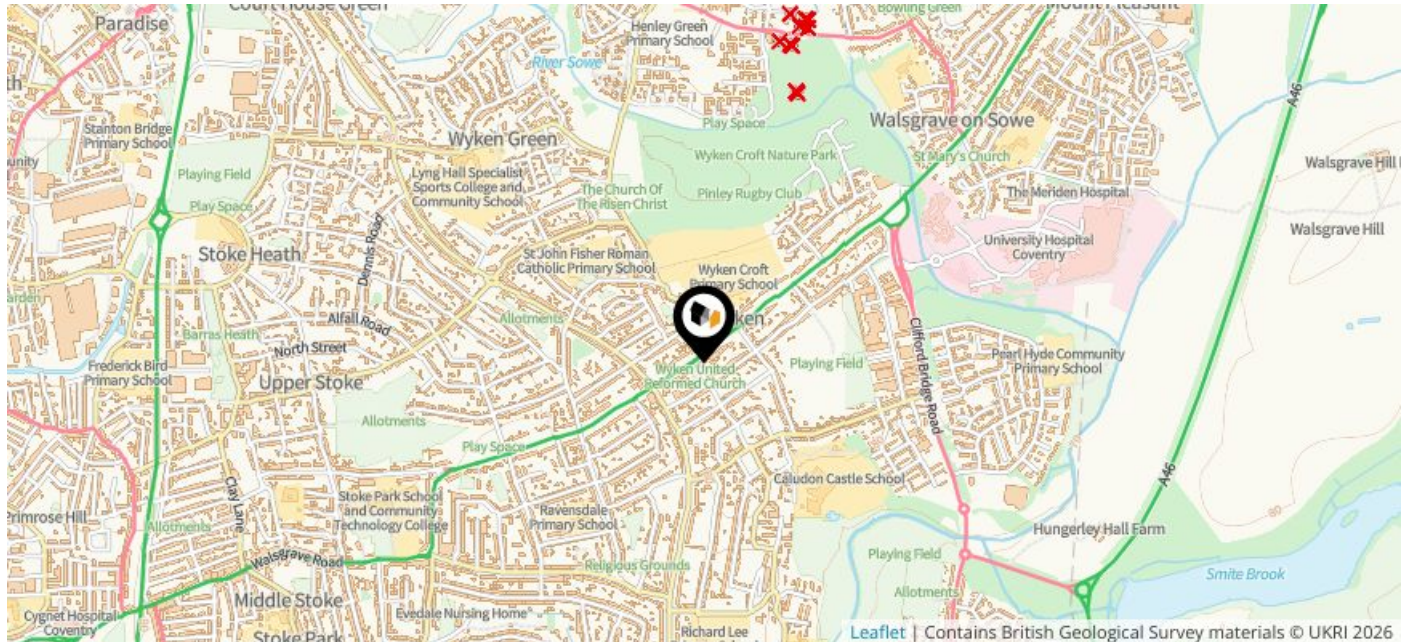
+48.62%

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.

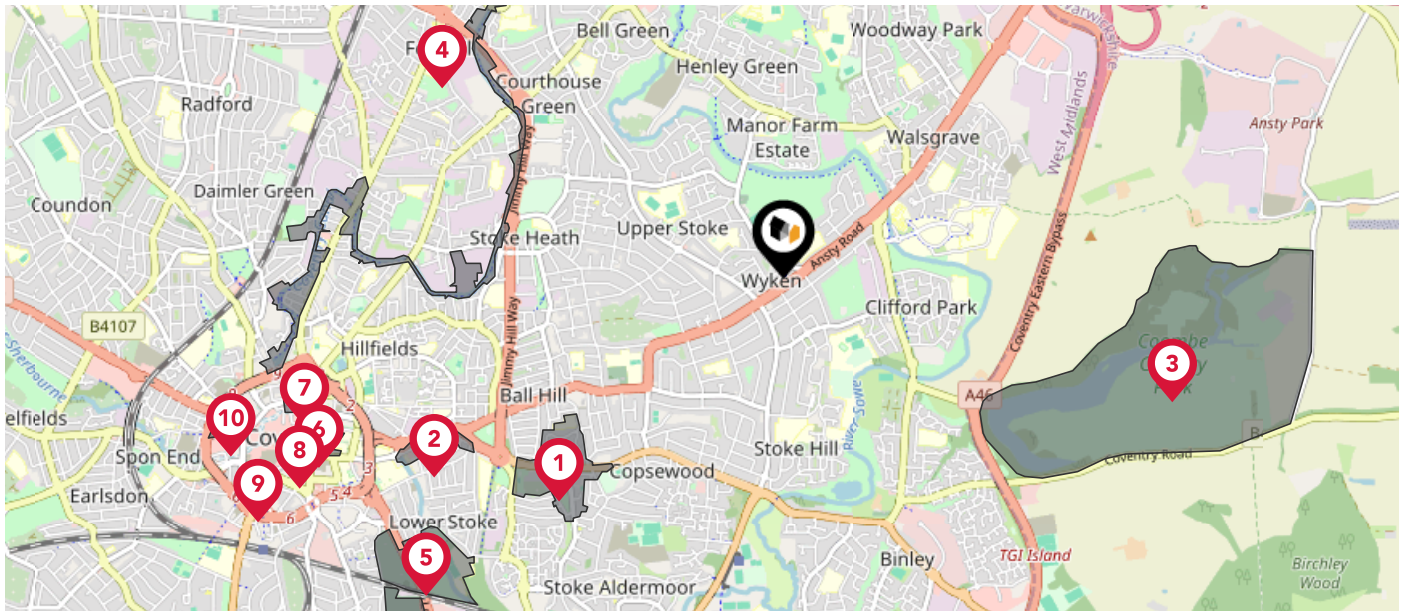
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

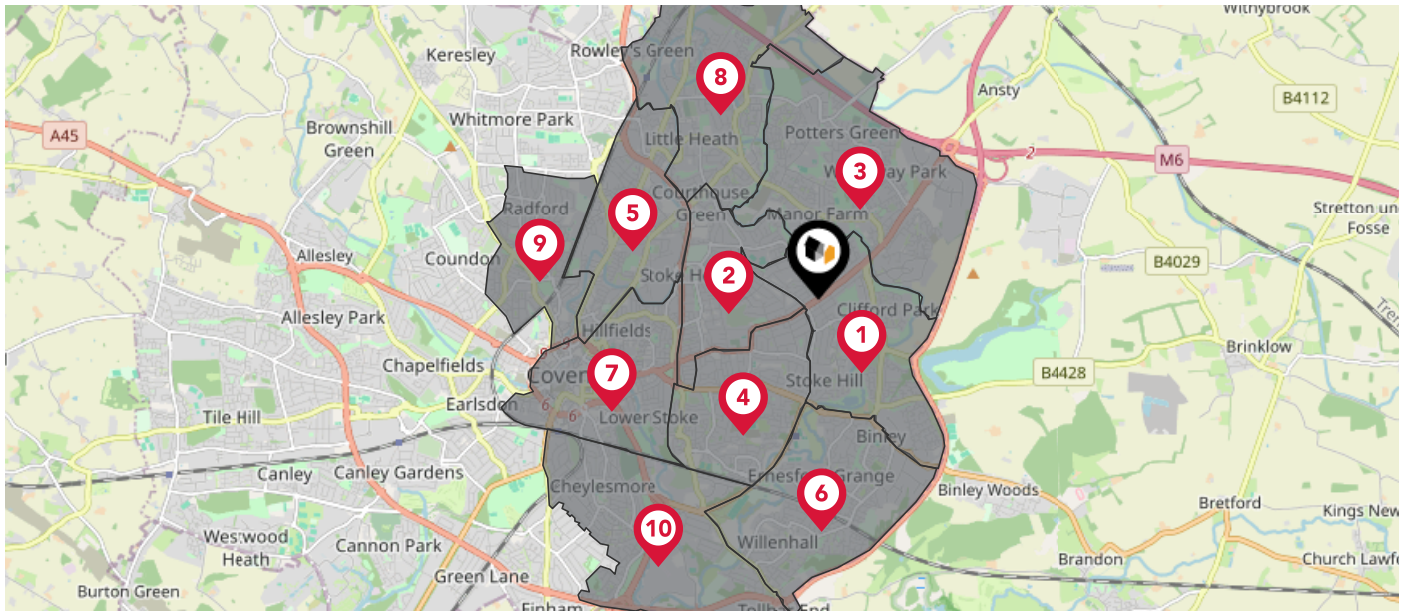
- 1 Stoke Green
- 2 Far Gosford Street
- 3 Combe Abbey
- 4 Coventry Canal
- 5 London Road
- 6 Hill Top and Cathedral
- 7 Lady Herbert's Garden
- 8 High Street
- 9 Greyfriars Green
- 10 Spon Street

Maps

Council Wards



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



Nearby Council Wards

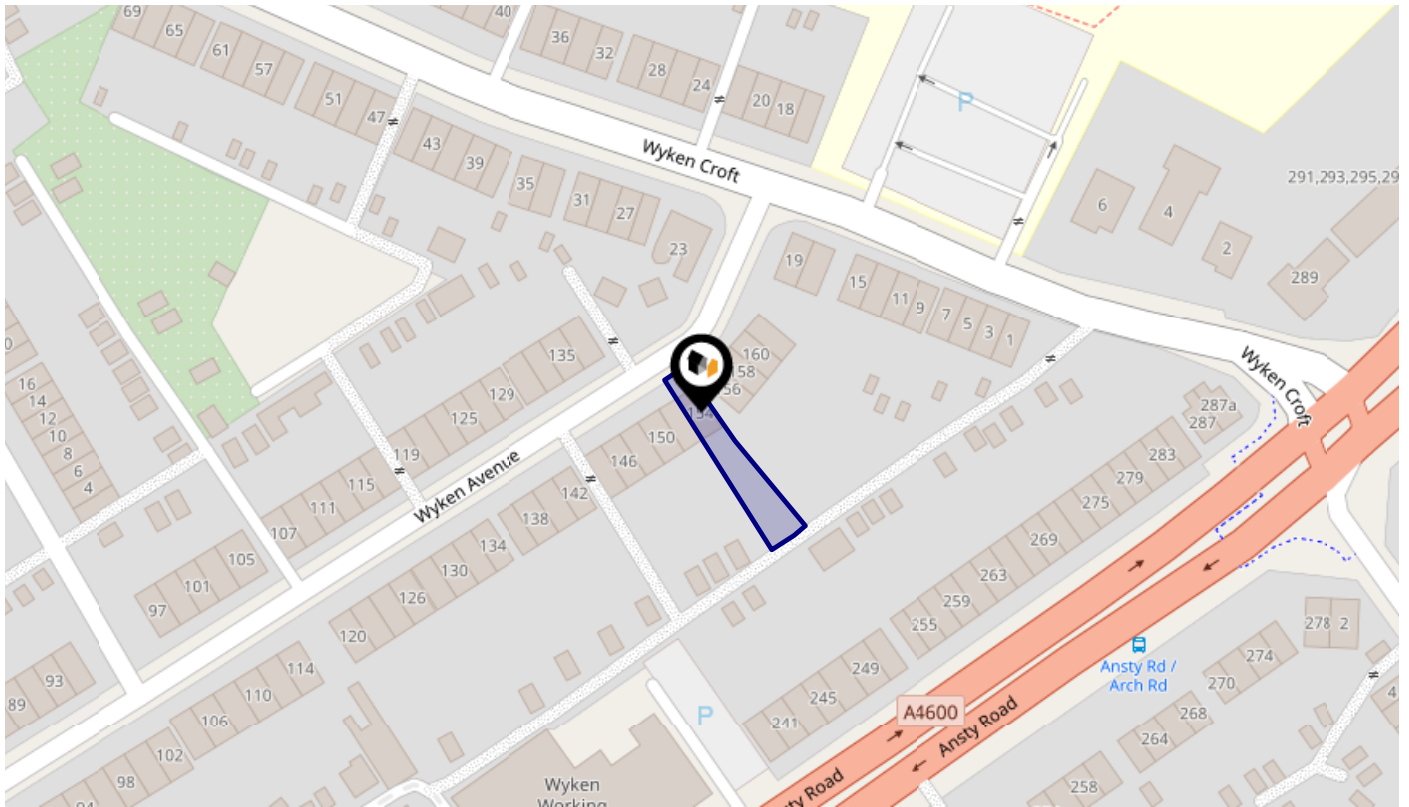
- 1 Wyken Ward
- 2 Upper Stoke Ward
- 3 Henley Ward
- 4 Lower Stoke Ward
- 5 Foleshill Ward
- 6 Binley and Willenhall Ward
- 7 St. Michael's Ward
- 8 Longford Ward
- 9 Radford Ward
- 10 Cheylesmore Ward

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:

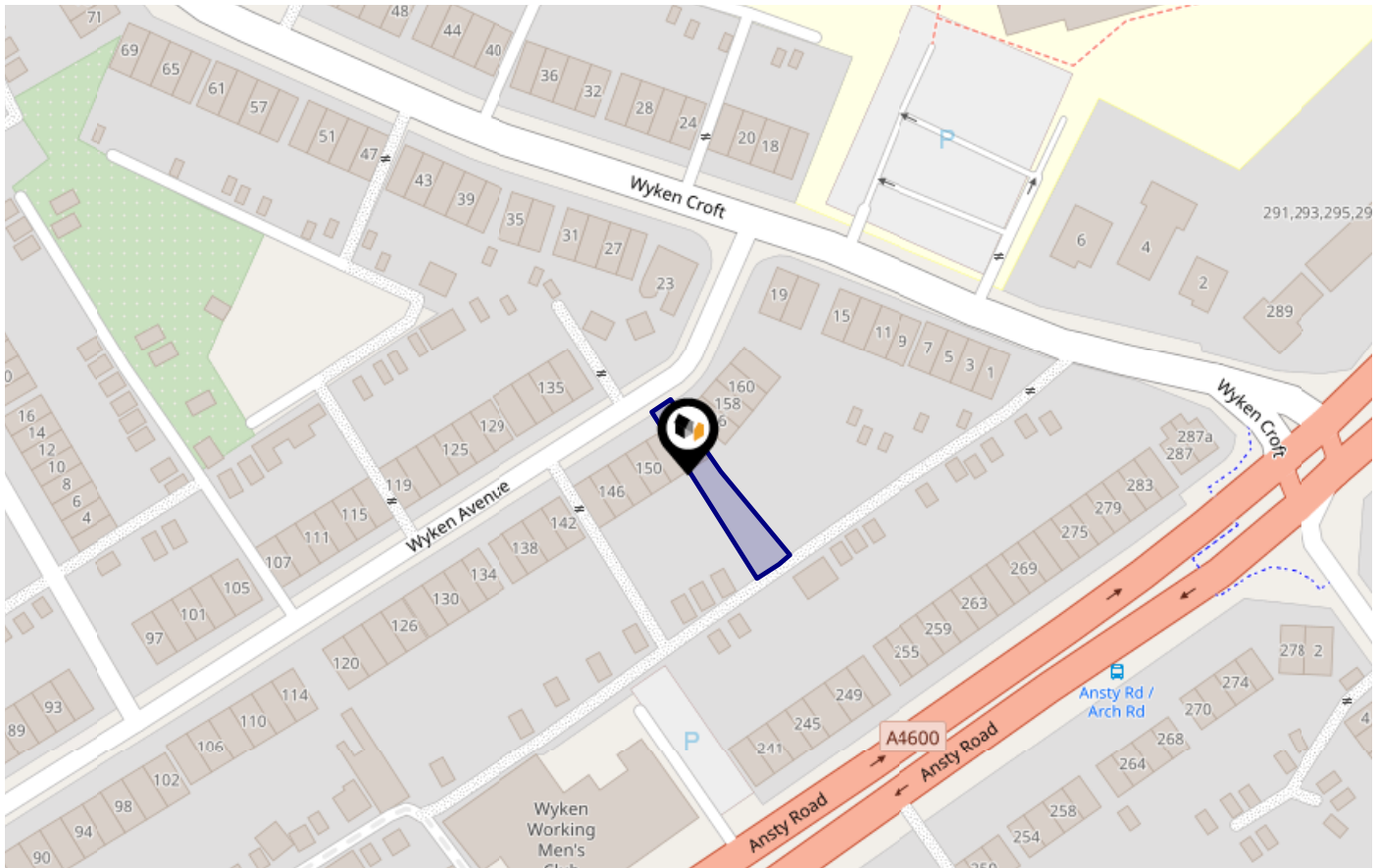
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

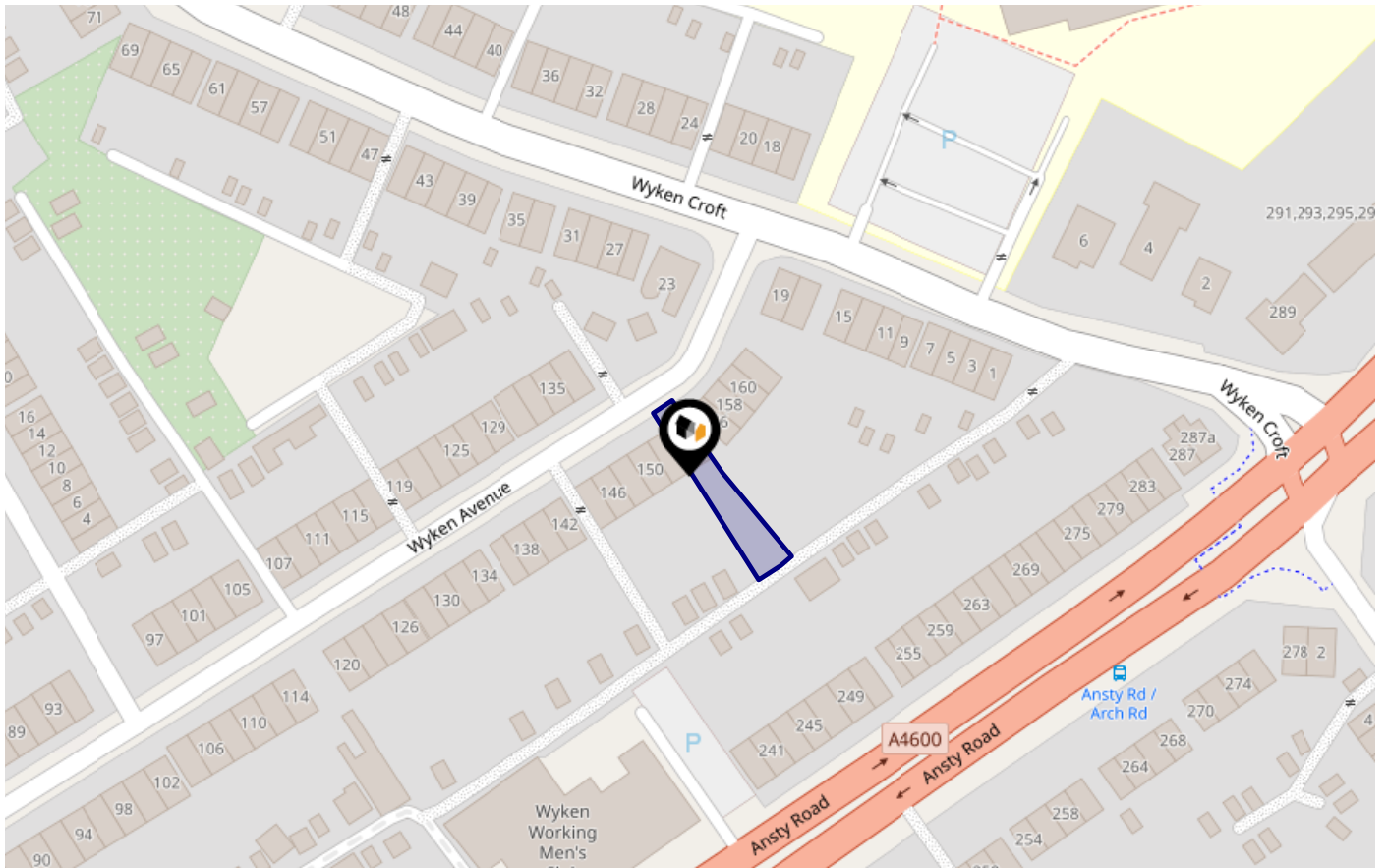


Flood Risk

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.

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

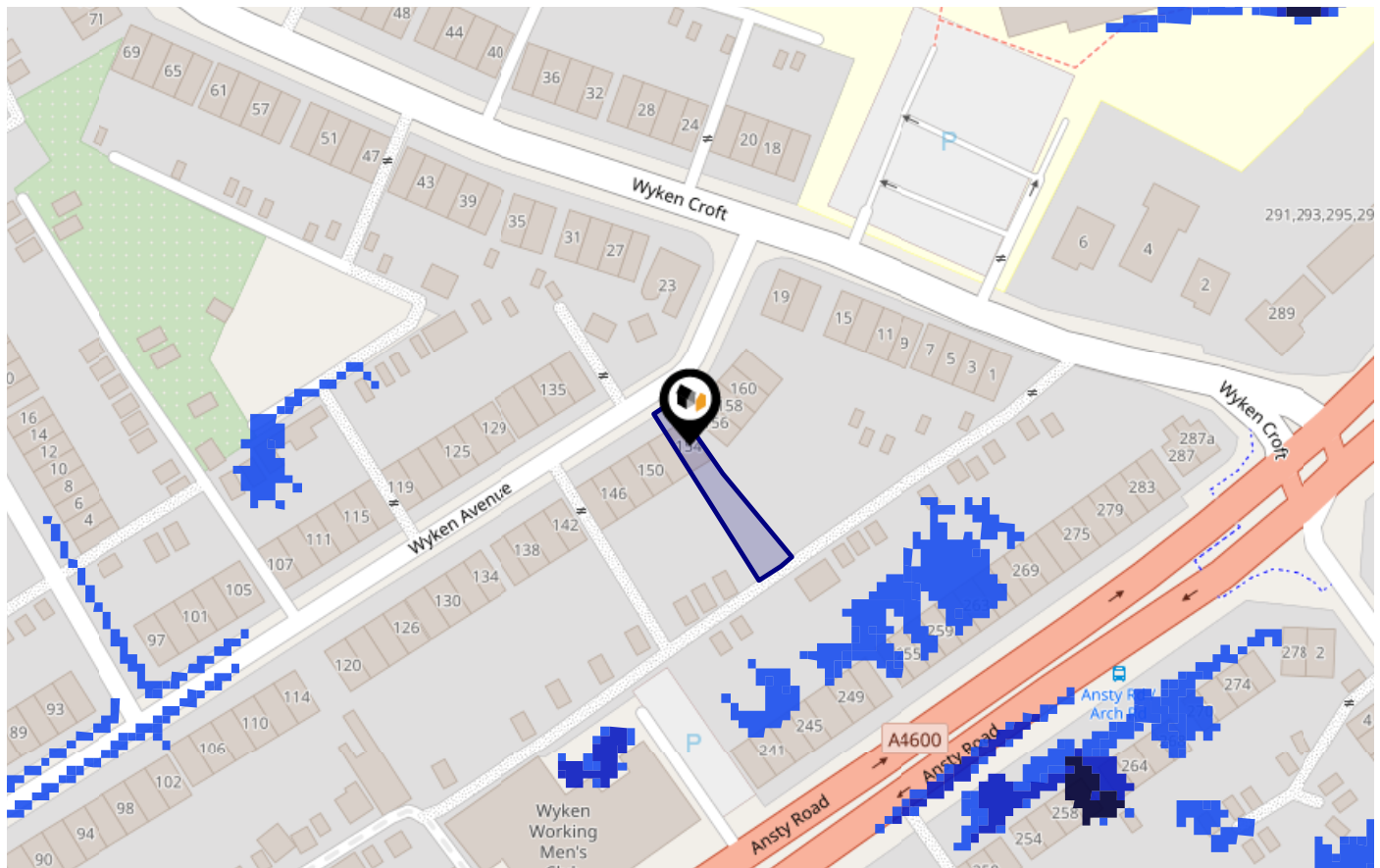


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

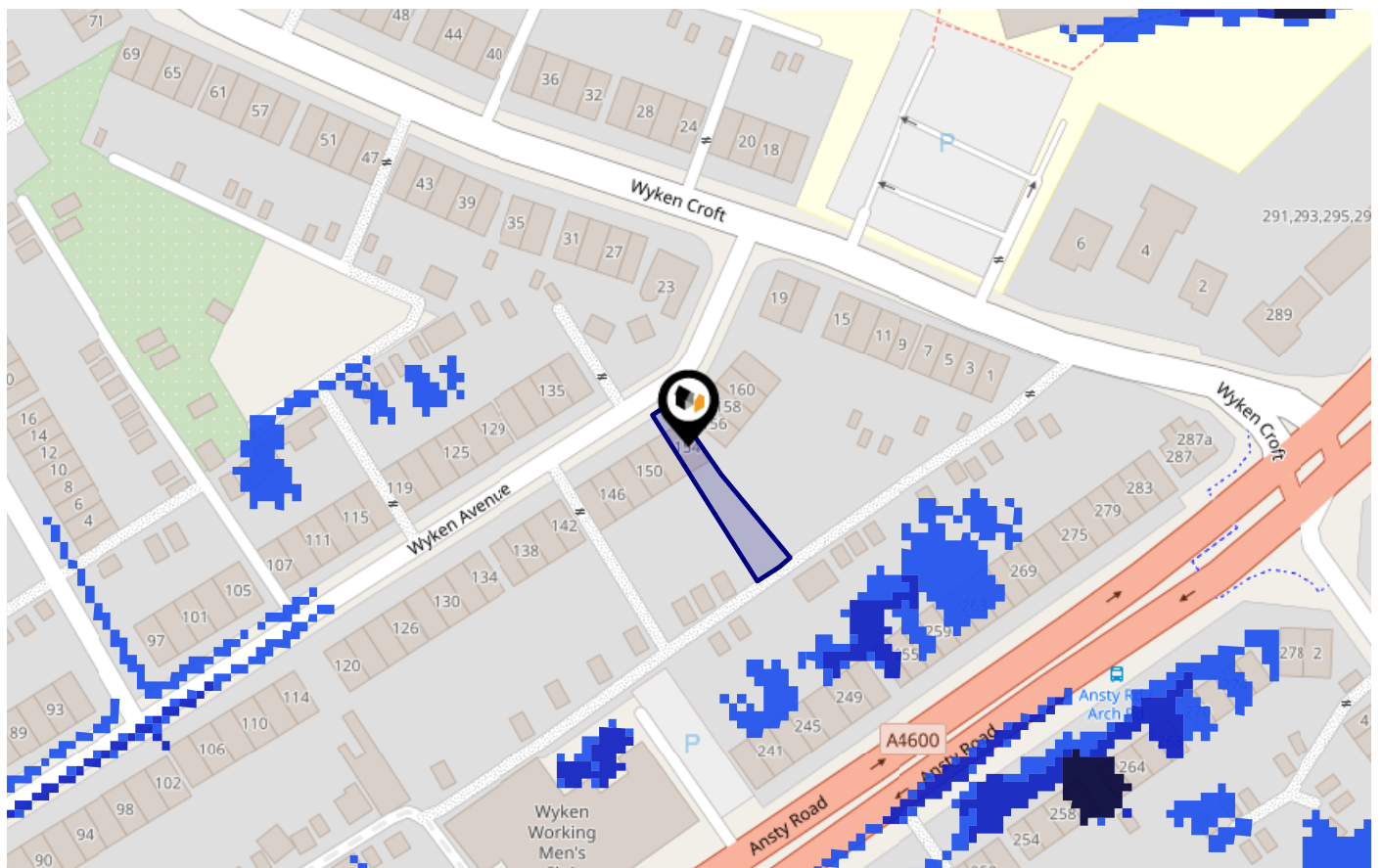


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- 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:

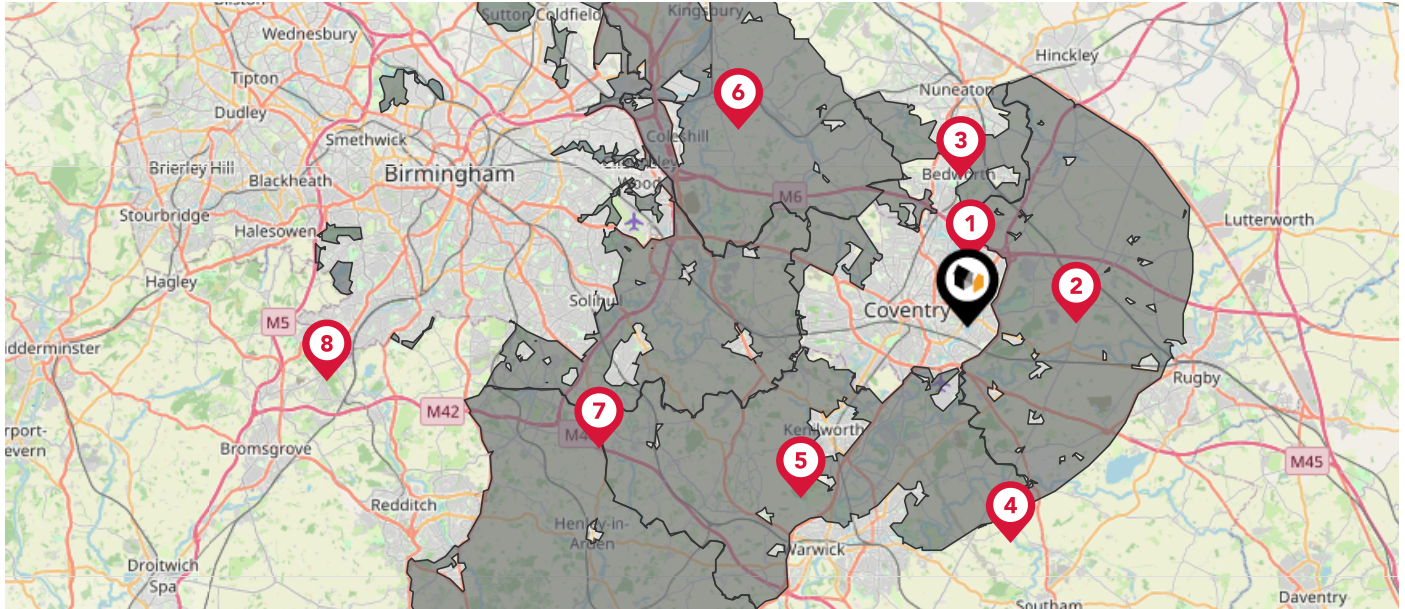


Maps

Green Belt



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



Nearby Green Belt Land

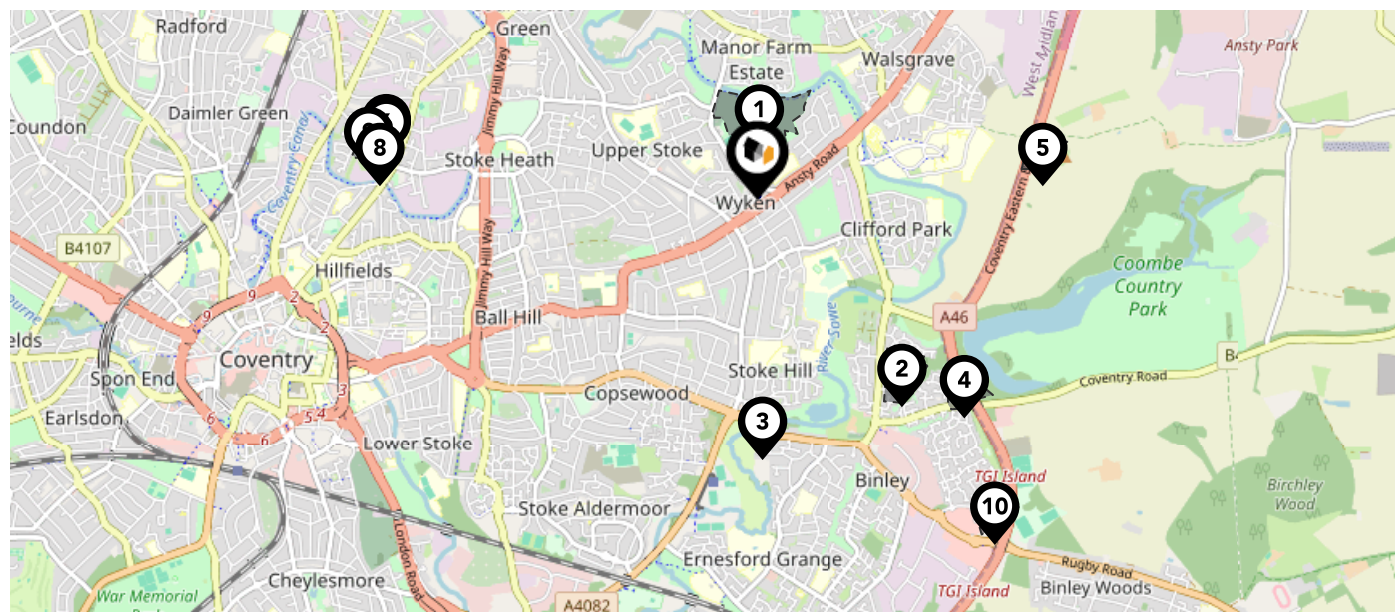
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Rugby
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Warwick
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

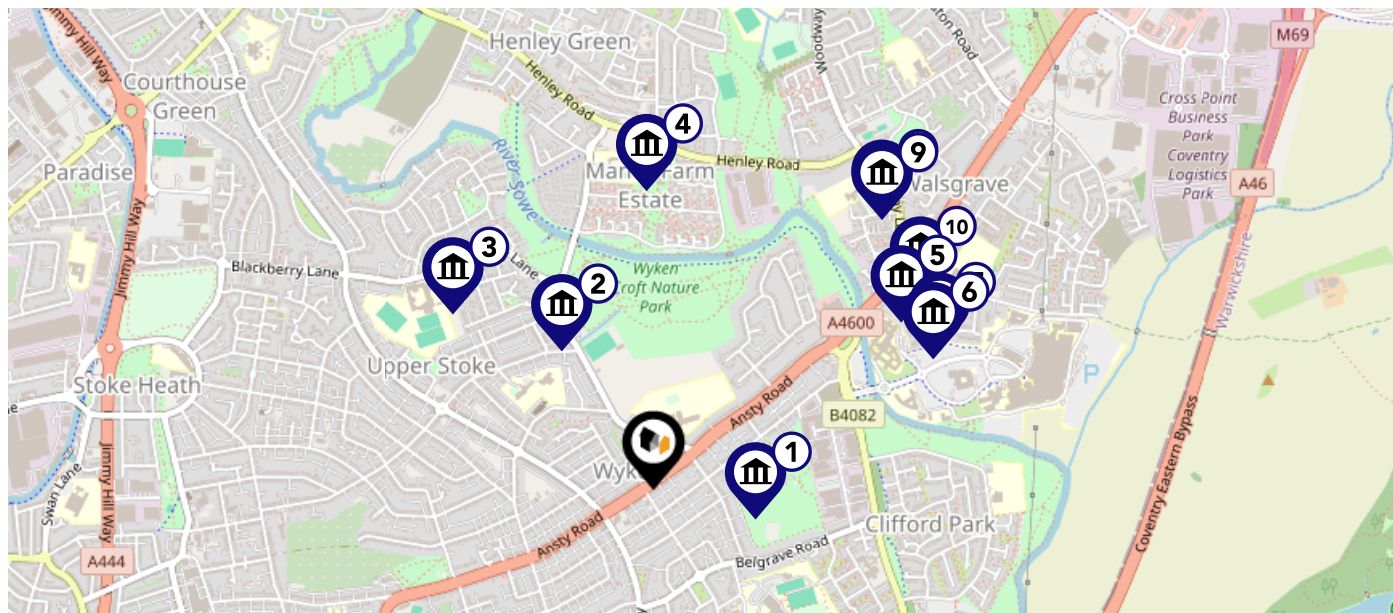
1	Wyken Croft-Wyken, Coventry	Historic Landfill
2	Coombe Estate-Binley, Coventry	Historic Landfill
3	Binley Road A-Binley, Coventry	Historic Landfill
4	Coombe Fields-Binley, Coventry	Historic Landfill
5	Site No.4 Walsgrave Hill Borrow Pit-Walgrave Hill Farm, Coventry, Warwickshire	Historic Landfill
6	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
7	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
8	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
9	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
10	Borrow Pit-North A428	Historic Landfill











Maps

Listed Buildings

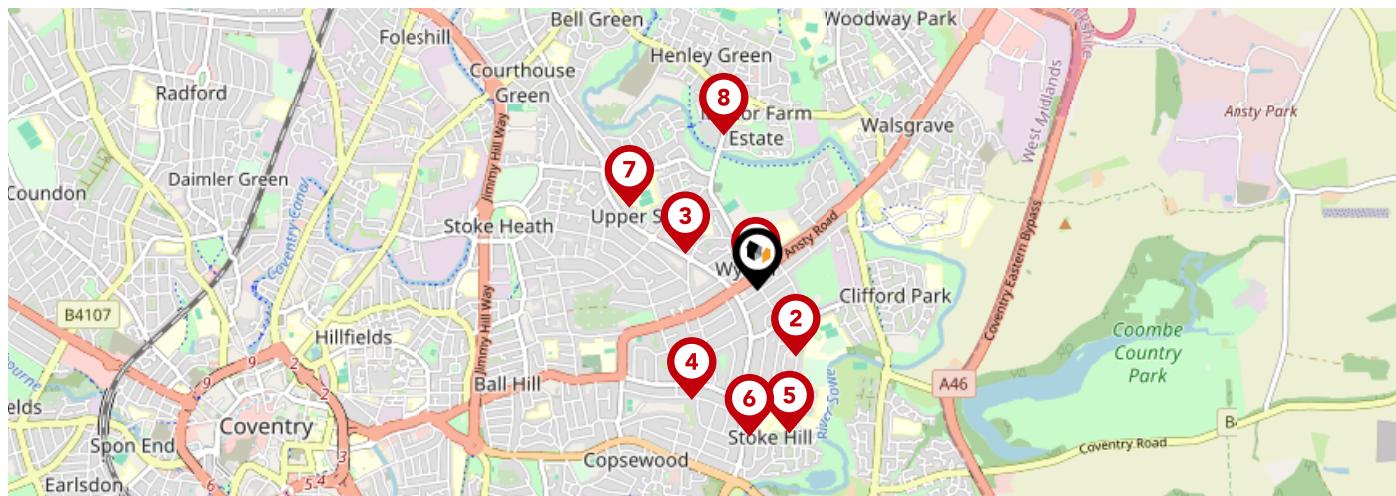


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



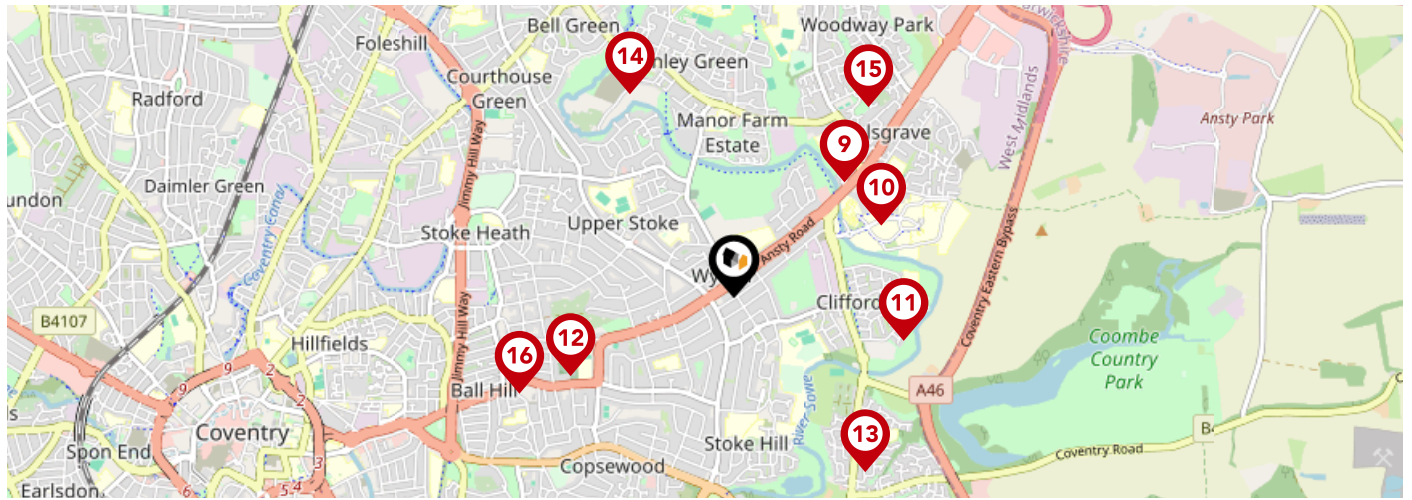
Listed Buildings in the local district	Grade	Distance
 1076645 - Remains Of Caludon Castle	Grade I	0.3 miles
 1076583 - Church Of St Mary Magdalen	Grade I	0.4 miles
 1116106 - Green Farmhouse	Grade II	0.6 miles
 1076611 - Manor Farmhouse	Grade II	0.7 miles
 1115404 - Church Of St Mary The Virgin	Grade II	0.7 miles
 1342892 - White House	Grade II	0.7 miles
 1335842 - 14, School House Lane	Grade II	0.7 miles
 1342939 - 92, Woodway Lane	Grade II	0.8 miles
 1106320 - 94, Woodway Lane	Grade II	0.8 miles
 1342913 - Cruck House	Grade II	0.8 miles









Area Schools



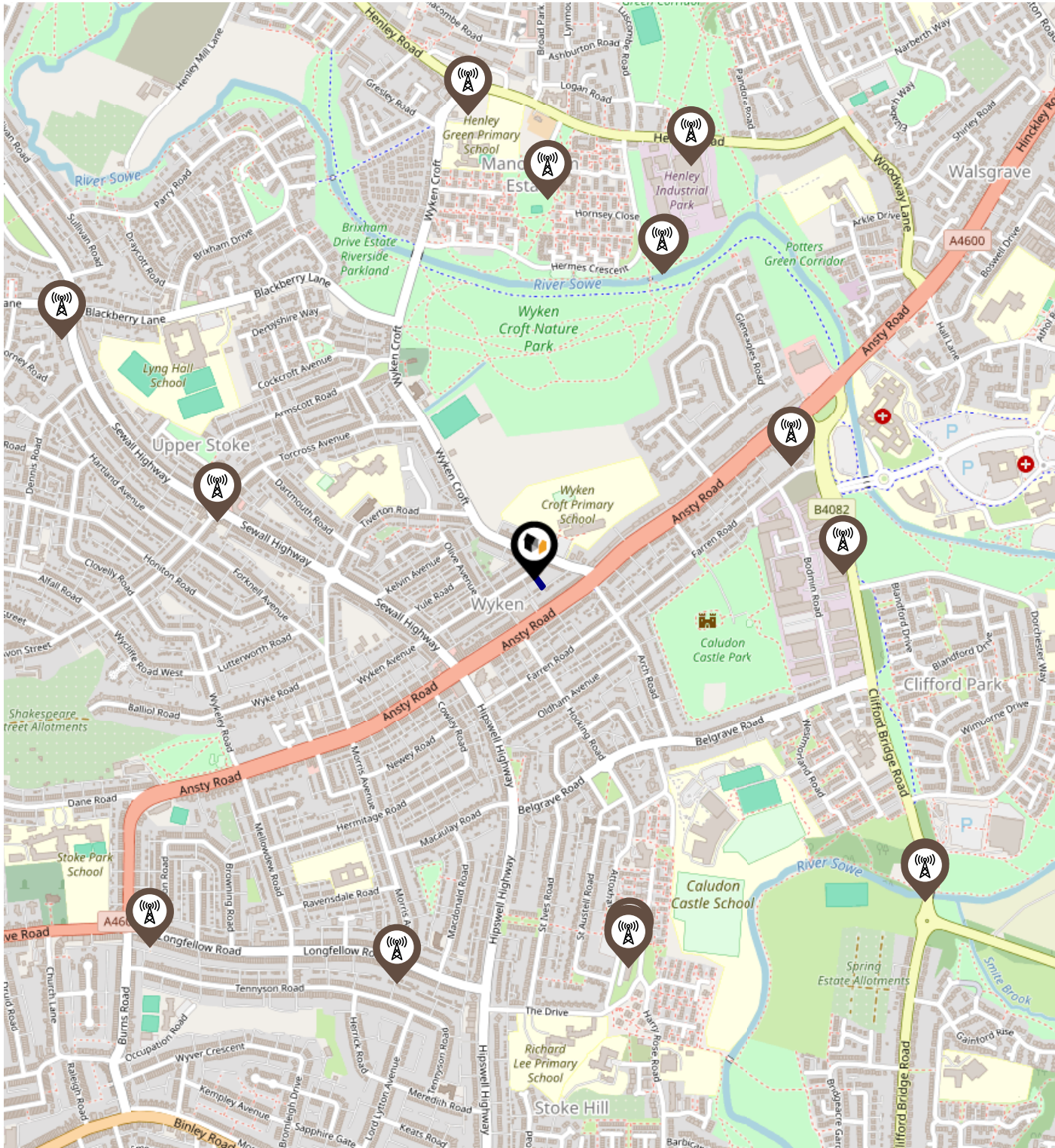
		Nursery	Primary	Secondary	College	Private
1	Wyken Croft Primary School Ofsted Rating: Good Pupils: 916 Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Caludon Castle School Ofsted Rating: Good Pupils: 1556 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St John Fisher Catholic Primary School Ofsted Rating: Good Pupils: 466 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ravensdale Primary School Ofsted Rating: Good Pupils: 452 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lyng Hall School Ofsted Rating: Good Pupils: 981 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Henley Green Primary Ofsted Rating: Good Pupils: 478 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	SS Peter and Paul Catholic Primary School Ofsted Rating: Good Pupils: 213 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walsgrave Church of England Academy Ofsted Rating: Good Pupils: 465 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pearl Hyde Community Primary School Ofsted Rating: Good Pupils: 285 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Park School Ofsted Rating: Good Pupils: 1071 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clifford Bridge Academy Ofsted Rating: Good Pupils: 450 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry College Ofsted Rating: Requires improvement Pupils:0 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whittle Academy Ofsted Rating: Good Pupils: 253 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Primary School Ofsted Rating: Requires improvement Pupils: 451 Distance:1.06	<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

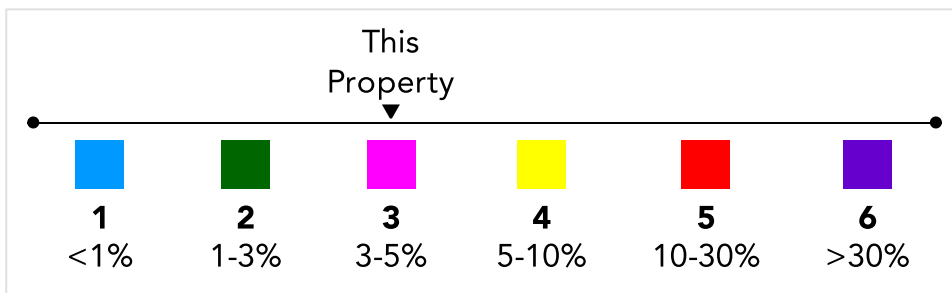
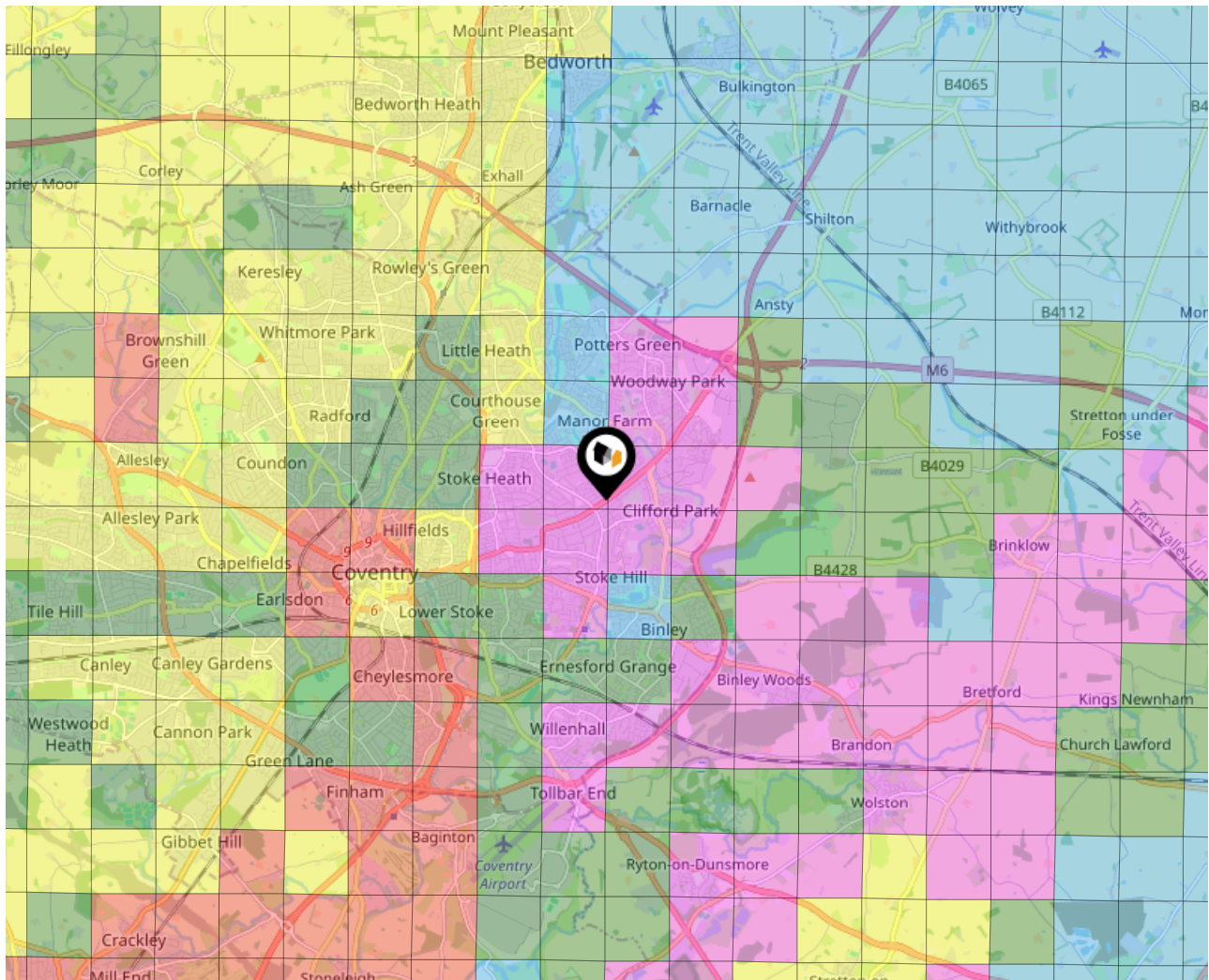
Environment

Radon Gas

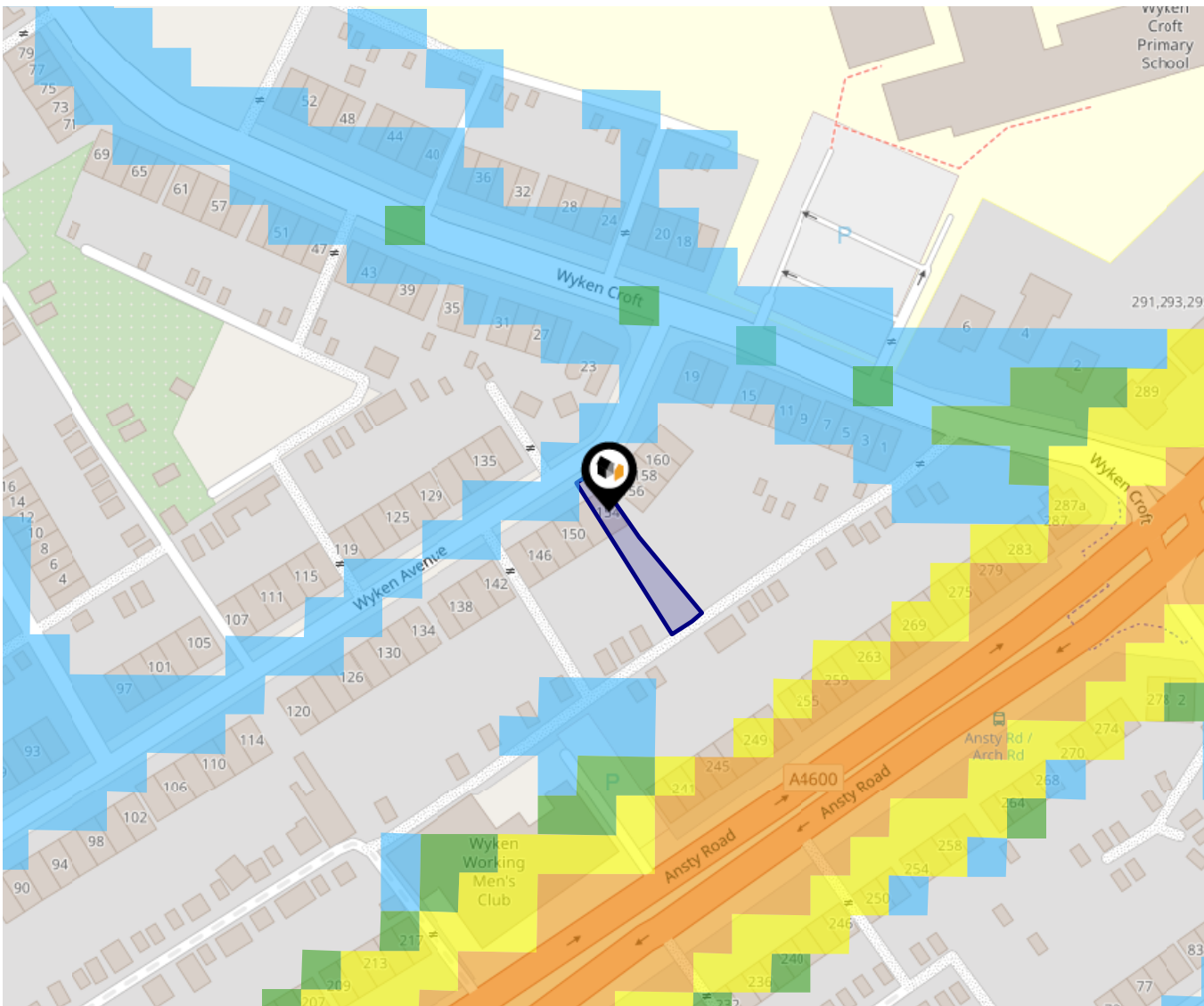


What is Radon?

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

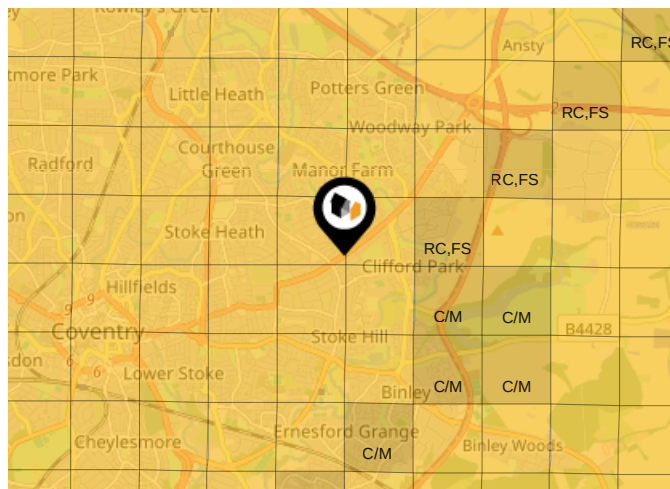


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

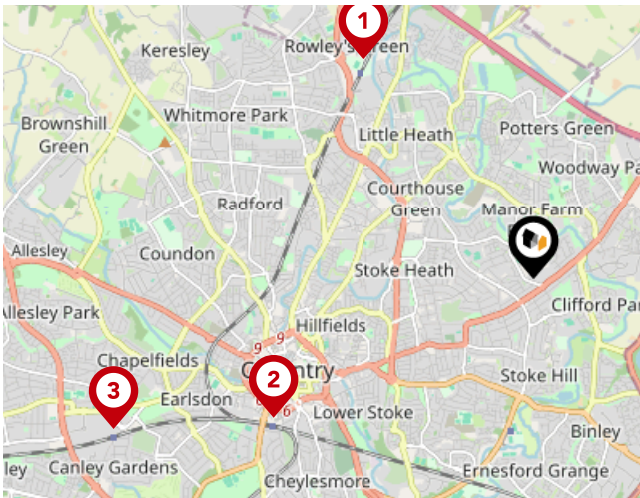


Primary Classifications (Most Common Clay Types)

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

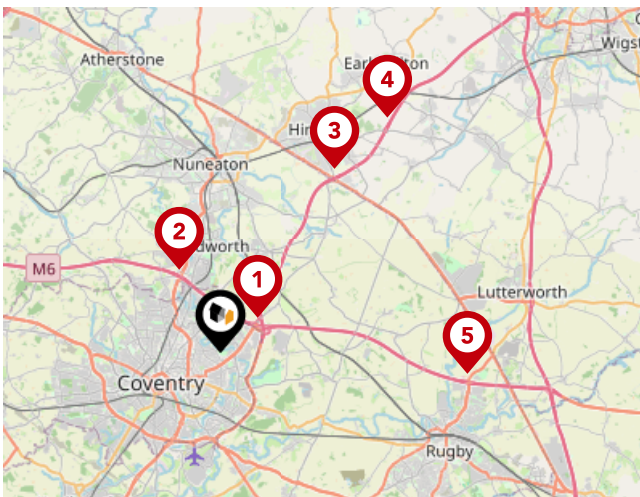
Area

Transport (National)



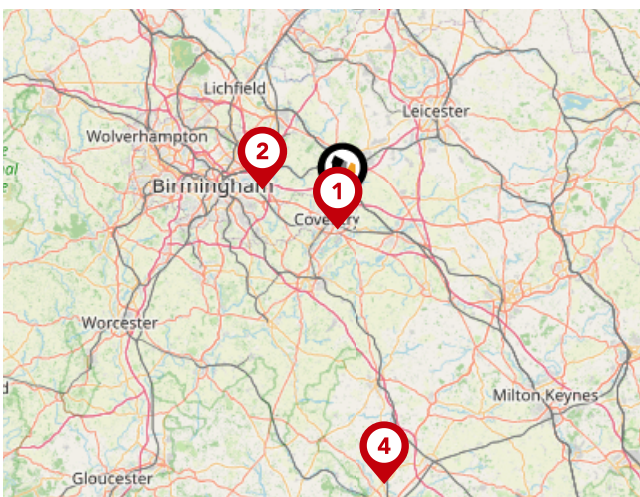
National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	2.51 miles
2	Coventry Rail Station	2.66 miles
3	Canley Rail Station	4.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	1.84 miles
2	M6 J3	3.41 miles
3	M69 J1	7.81 miles
4	M69 J2	10.4 miles
5	M6 J1	8.95 miles

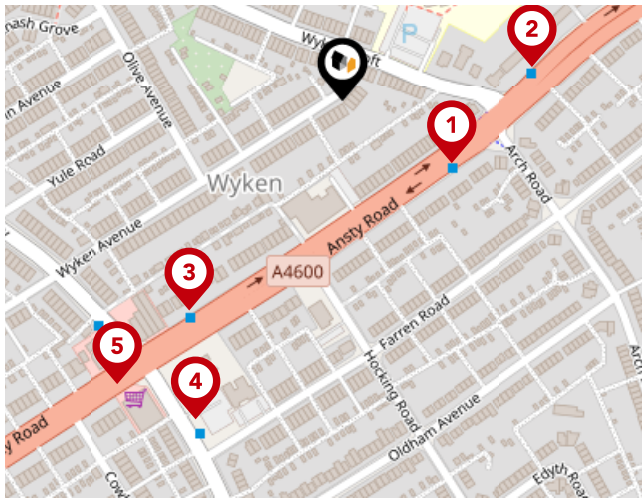


Airports/Helipads

Pin	Name	Distance
1	Baginton	3.61 miles
2	Birmingham Airport	11.77 miles
3	East Mids Airport	28.69 miles
4	Kidlington	41.01 miles

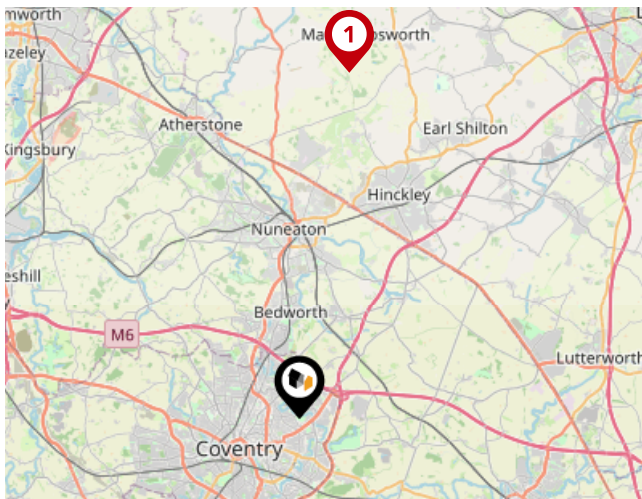
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wyken Croft	0.07 miles
2	Wyken Croft	0.11 miles
3	The New Pippin	0.15 miles
4	Farren Rd	0.2 miles
5	The New Pippin	0.21 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	12.62 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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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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