



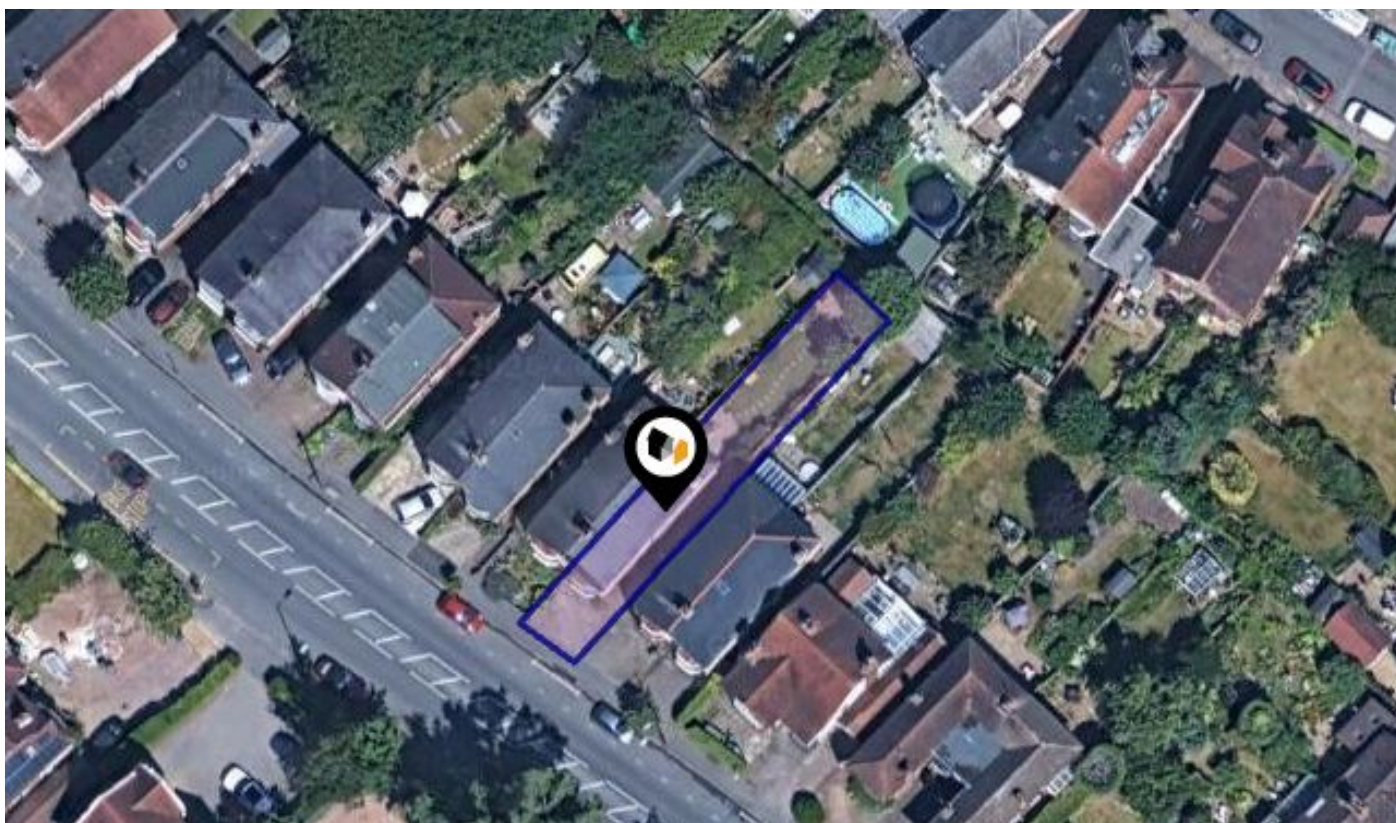
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 31st March 2026



EARLSDON AVENUE SOUTH, COVENTRY, CV5

Asking Price : £445,000

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 beautifully presented three double semi detached home

Driveway parking & attractive, landscaped rear gardens

Four piece family bathroom & ground floor cloakroom

Two attractive sitting rooms, both with bay windows

Modern & stylish fully integrated kitchen

Fitted wardrobes to main bedroom

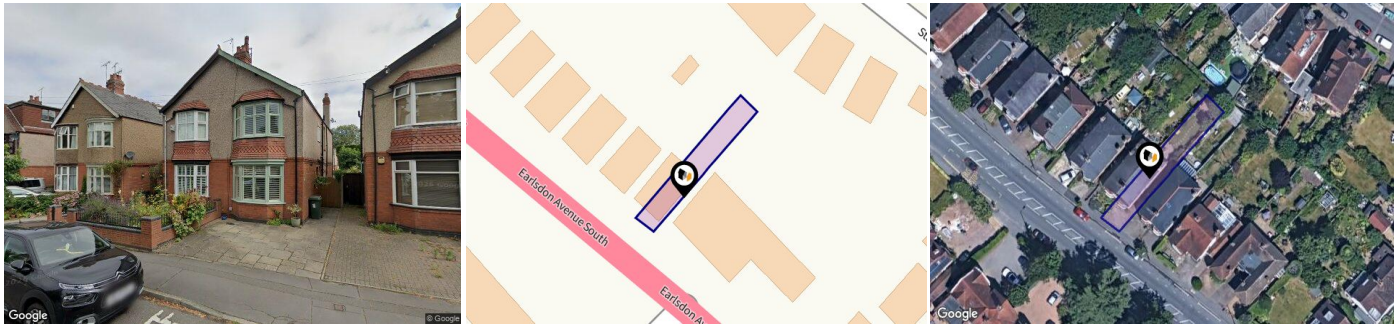
Plantation shutters to frontage

Gas central heating & double glazed throughout

Close to War Memorial Park & local amenities

EPC Rating D, Total 1195 Sq.Ft or 111Sq.M

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@walmsleystheawaytomove.co.uk or 0330 1180 062



Property

Type:	Semi-Detached	Asking Price:	£445,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,125 ft ² / 104 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band D		
Annual Estimate:	£2,414		
Title Number:	WK96784		

Local Area

Local Authority:	Coventry
Conservation Area:	Earlsdon
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	2000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



COVENTRY, CV5

Energy rating

D

Valid until 23.03.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	High performance glazing
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	106 m ²

Market Sold in Street



36, Earlsdon Avenue South, Coventry, CV5 6DT					Semi-detached House
Last Sold Date:	19/09/2025	14/09/2018			
Last Sold Price:	£405,000	£235,000			
6, Earlsdon Avenue South, Coventry, CV5 6DT					Semi-detached House
Last Sold Date:	22/08/2025				
Last Sold Price:	£450,000				
56, Earlsdon Avenue South, Coventry, CV5 6DT					Semi-detached House
Last Sold Date:	21/03/2025	23/08/2018			
Last Sold Price:	£545,000	£325,000			
46, Earlsdon Avenue South, Coventry, CV5 6DT					Semi-detached House
Last Sold Date:	27/01/2025	28/04/2000			
Last Sold Price:	£350,000	£162,500			
72, Earlsdon Avenue South, Coventry, CV5 6DT					Terraced House
Last Sold Date:	21/02/2024				
Last Sold Price:	£405,000				
58, Earlsdon Avenue South, Coventry, CV5 6DT					Semi-detached House
Last Sold Date:	06/10/2023	25/10/2013			
Last Sold Price:	£523,000	£245,000			
20, Earlsdon Avenue South, Coventry, CV5 6DT					Semi-detached House
Last Sold Date:	26/02/2021	04/07/2003	27/02/1998	11/12/1996	
Last Sold Price:	£380,000	£192,000	£97,500	£79,995	
74, Earlsdon Avenue South, Coventry, CV5 6DT					Terraced House
Last Sold Date:	26/02/2021	16/11/2015	22/06/2007		
Last Sold Price:	£340,000	£260,000	£212,000		
26, Earlsdon Avenue South, Coventry, CV5 6DT					Semi-detached House
Last Sold Date:	23/10/2020				
Last Sold Price:	£367,000				
32, Earlsdon Avenue South, Coventry, CV5 6DT					Semi-detached House
Last Sold Date:	22/02/2019	23/10/2008	19/12/1997		
Last Sold Price:	£340,000	£242,000	£105,000		
50, Earlsdon Avenue South, Coventry, CV5 6DT					Semi-detached House
Last Sold Date:	16/01/2019				
Last Sold Price:	£478,000				
54, Earlsdon Avenue South, Coventry, CV5 6DT					other House
Last Sold Date:	17/12/2018				
Last Sold Price:	£500,000				

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

Market Sold in Street



34, Earlsdon Avenue South, Coventry, CV5 6DT	Semi-detached House		
Last Sold Date:	18/09/2018		
Last Sold Price:	£240,000		
64, Earlsdon Avenue South, Coventry, CV5 6DT	Semi-detached House		
Last Sold Date:	07/09/2018		
Last Sold Price:	£260,500		
38, Earlsdon Avenue South, Coventry, CV5 6DT	Semi-detached House		
Last Sold Date:	16/11/2016	20/09/1996	
Last Sold Price:	£340,000	£75,000	
76, Earlsdon Avenue South, Coventry, CV5 6DT	Terraced House		
Last Sold Date:	01/09/2014	01/11/2012	26/07/1999
Last Sold Price:	£250,000	£235,000	£75,000
10, Earlsdon Avenue South, Coventry, CV5 6DT	Detached House		
Last Sold Date:	18/12/2009	03/08/2001	
Last Sold Price:	£486,000	£250,000	
80, Earlsdon Avenue South, Coventry, CV5 6DT	Terraced House		
Last Sold Date:	02/11/2006	27/06/1997	
Last Sold Price:	£196,000	£68,500	
12, Earlsdon Avenue South, Coventry, CV5 6DT	Semi-detached House		
Last Sold Date:	13/09/2002		
Last Sold Price:	£140,000		
14, Earlsdon Avenue South, Coventry, CV5 6DT	Semi-detached House		
Last Sold Date:	04/09/2000		
Last Sold Price:	£113,000		
22, Earlsdon Avenue South, Coventry, CV5 6DT	Semi-detached House		
Last Sold Date:	26/05/2000		
Last Sold Price:	£125,500		
86, Earlsdon Avenue South, Coventry, CV5 6DT	Terraced House		
Last Sold Date:	03/06/1999	01/08/1996	
Last Sold Price:	£123,000	£103,000	
62, Earlsdon Avenue South, Coventry, CV5 6DT	Semi-detached House		
Last Sold Date:	12/09/1997		
Last Sold Price:	£97,500		
18, Earlsdon Avenue South, Coventry, CV5 6DT	Semi-detached House		
Last Sold Date:	01/08/1997		
Last Sold Price:	£79,950		

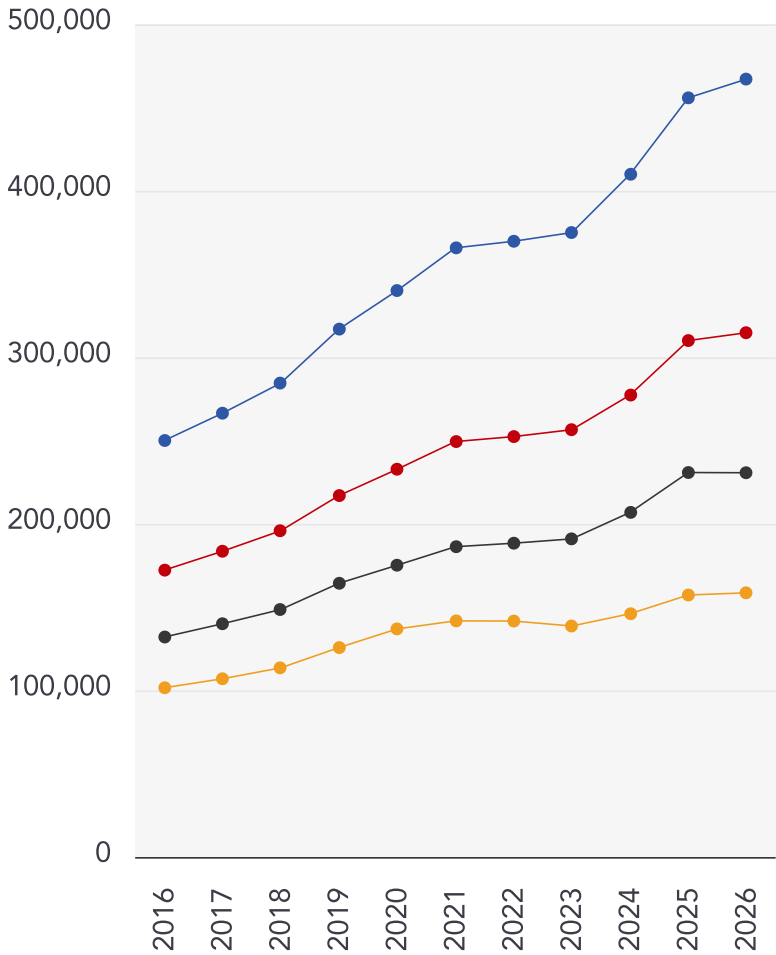
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

- ✕ 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.

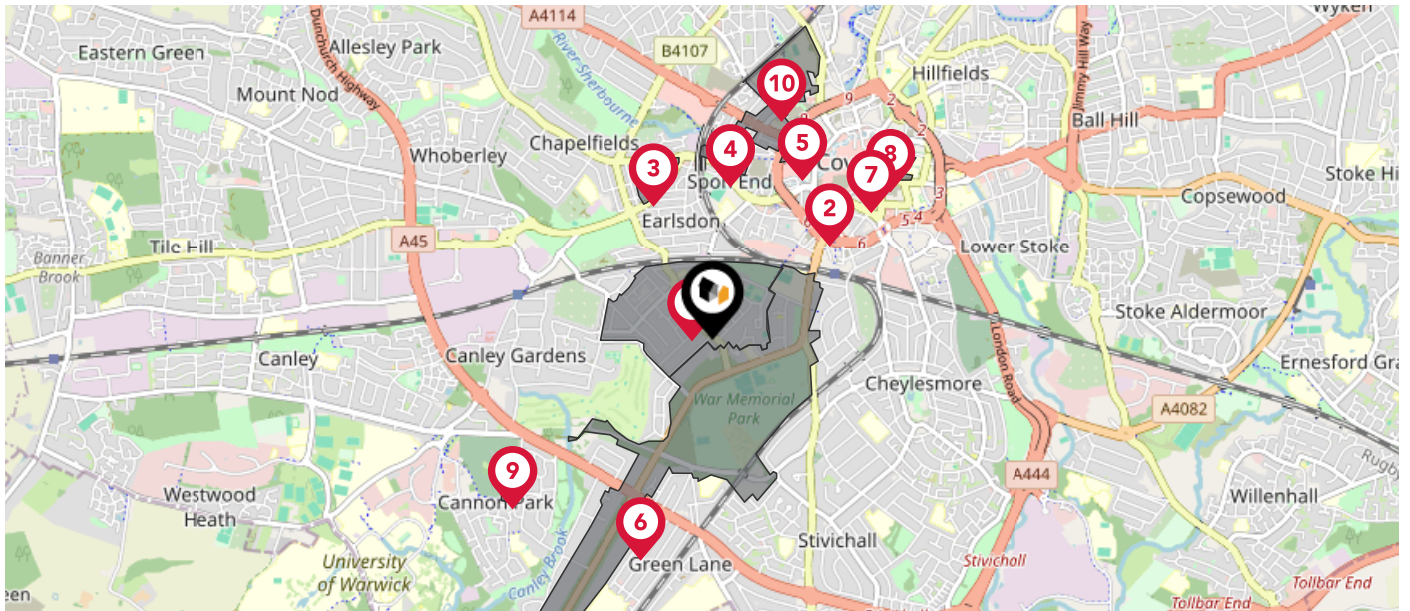
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

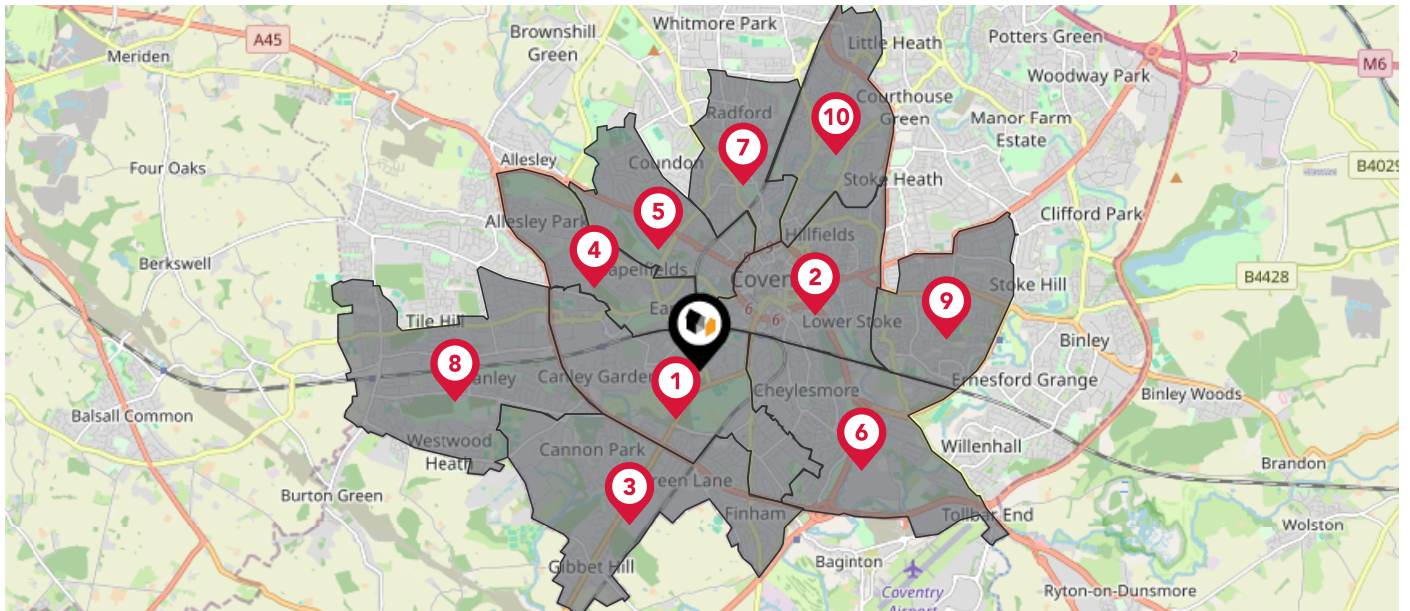
- 1 Earlsdon
- 2 Greyfriars Green
- 3 Chapelfields
- 4 Spon End
- 5 Spon Street
- 6 Kenilworth Road
- 7 High Street
- 8 Hill Top and Cathedral
- 9 Ivy Farm Lane (Canley Hamlet)
- 10 Naul's Mill

Maps

Council Wards



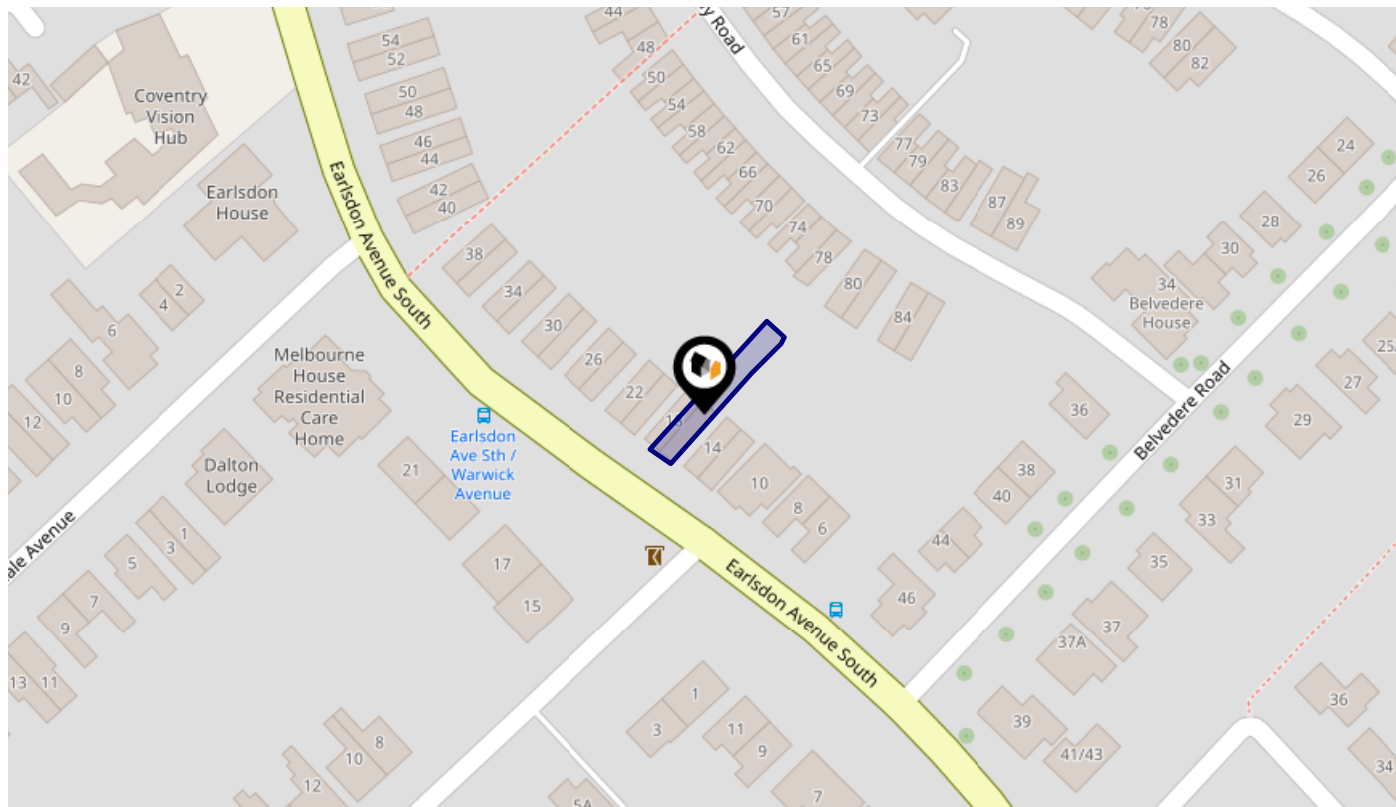
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Earlsdon Ward
- 2 St. Michael's Ward
- 3 Wainbody Ward
- 4 Whoberley Ward
- 5 Sherbourne Ward
- 6 Cheylesmore Ward
- 7 Radford Ward
- 8 Westwood Ward
- 9 Lower Stoke 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:

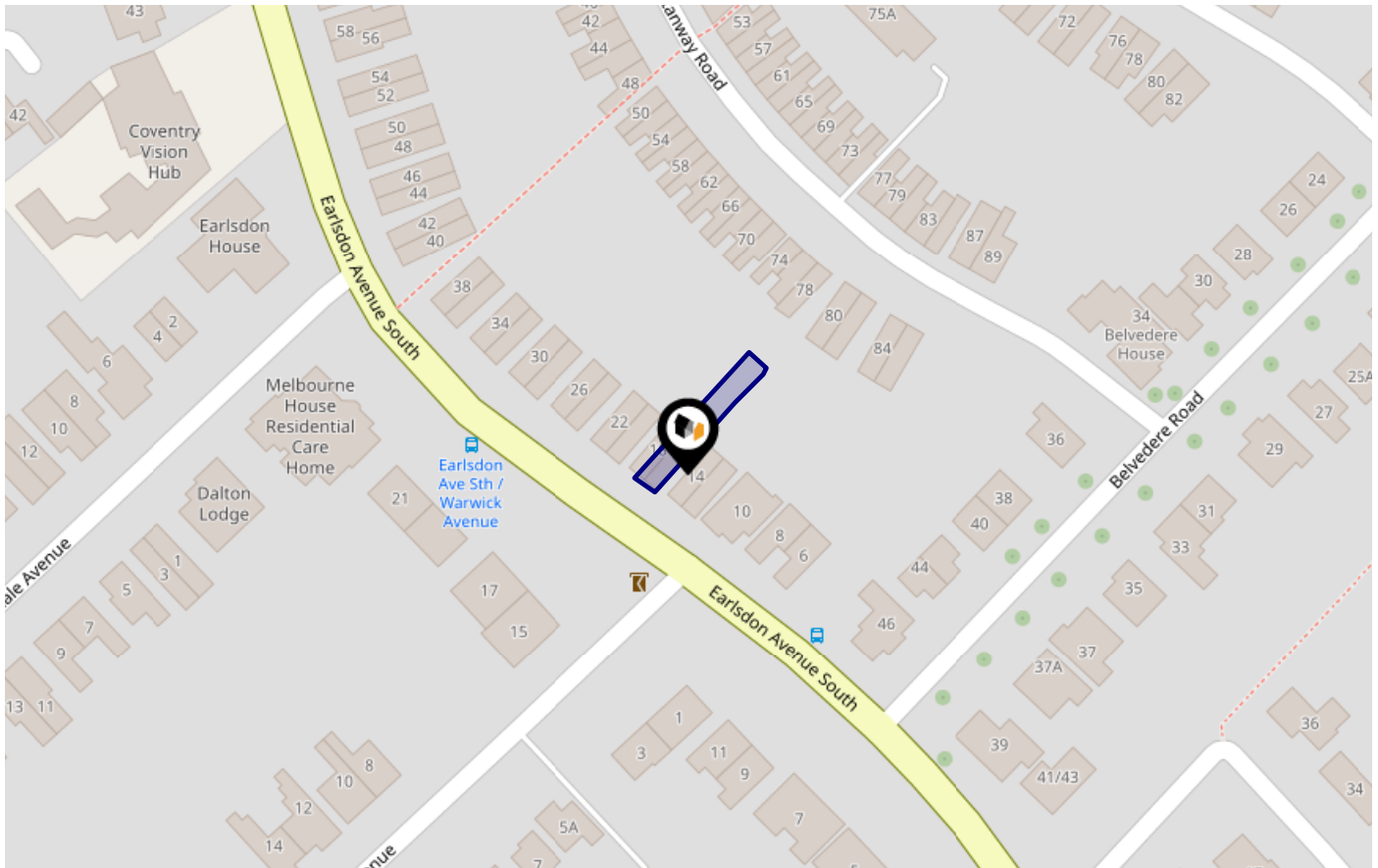
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

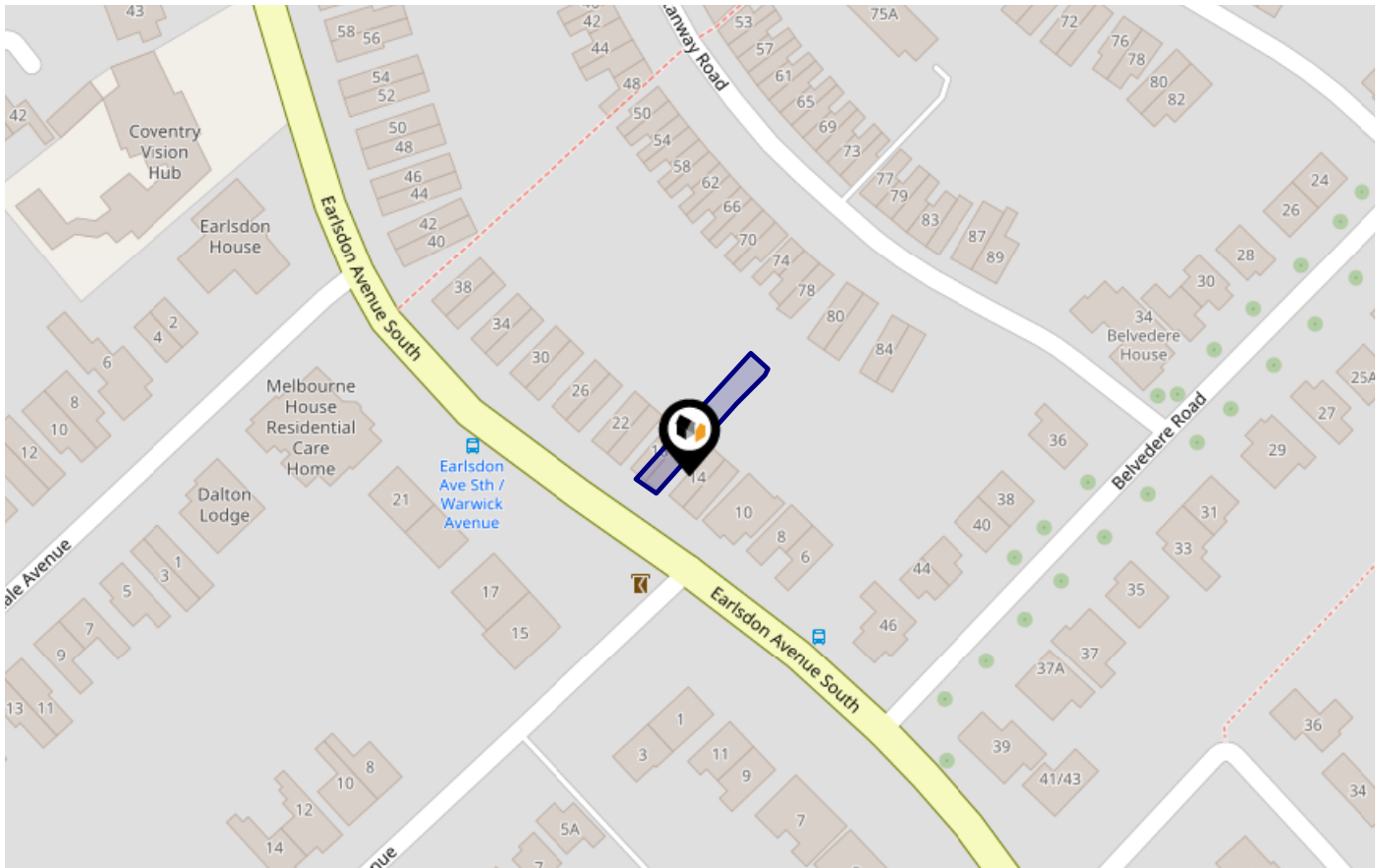


Flood Risk

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:

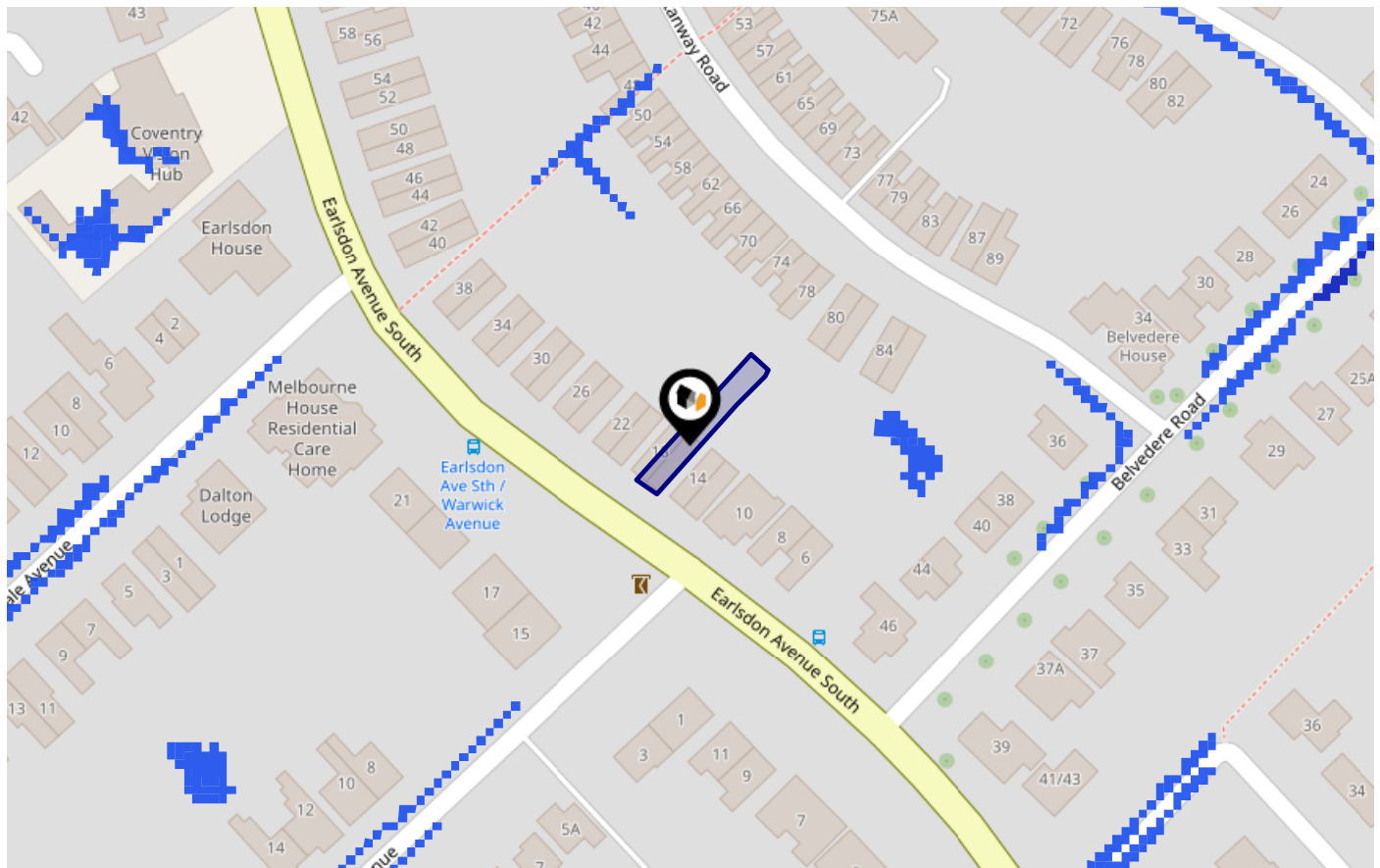


Flood Risk

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

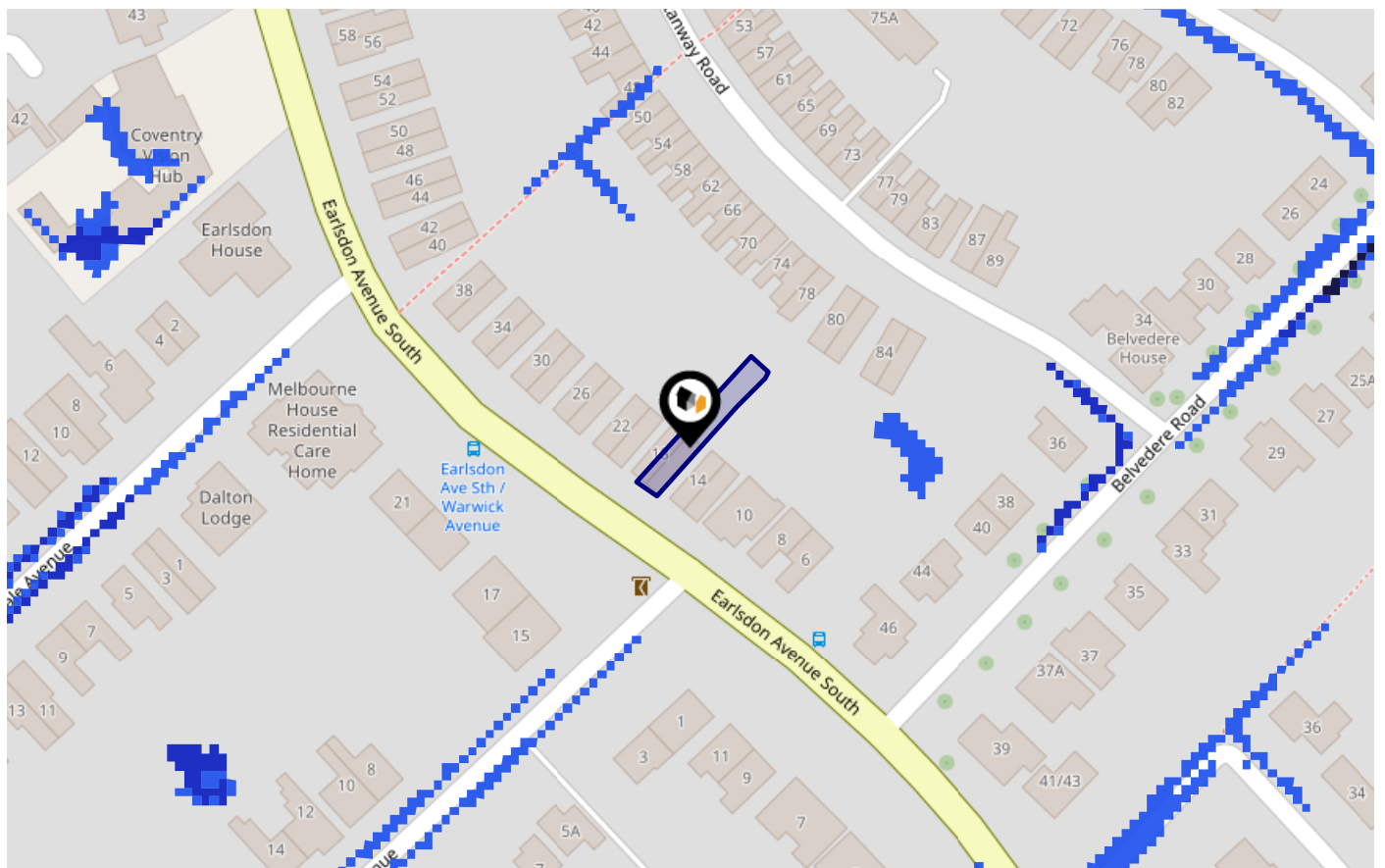


Flood Risk

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.
- 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:

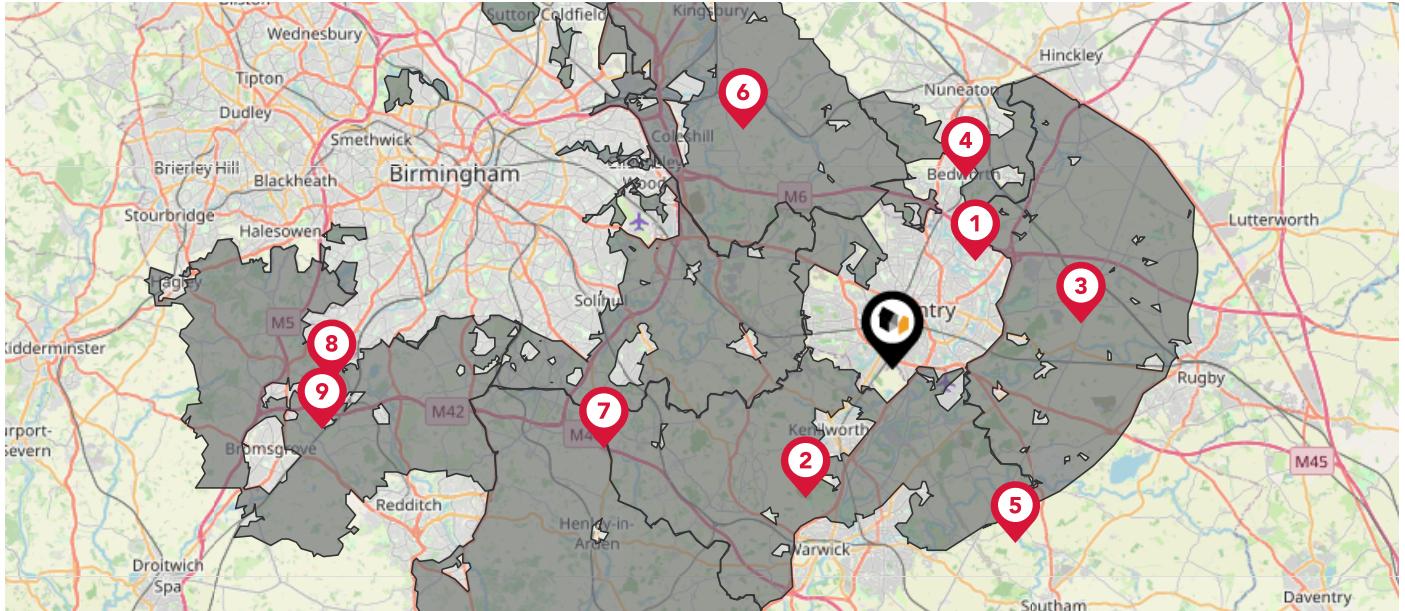


Maps

Green Belt



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



Nearby Green Belt Land

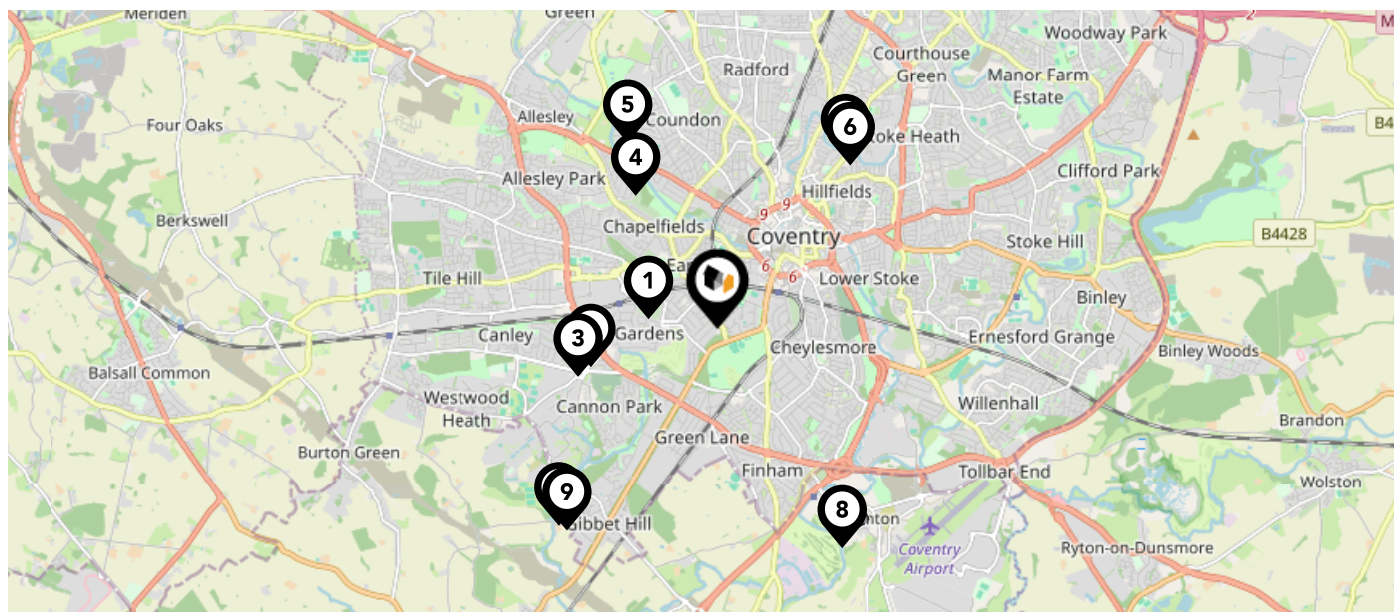
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Nuneaton and Bedworth
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

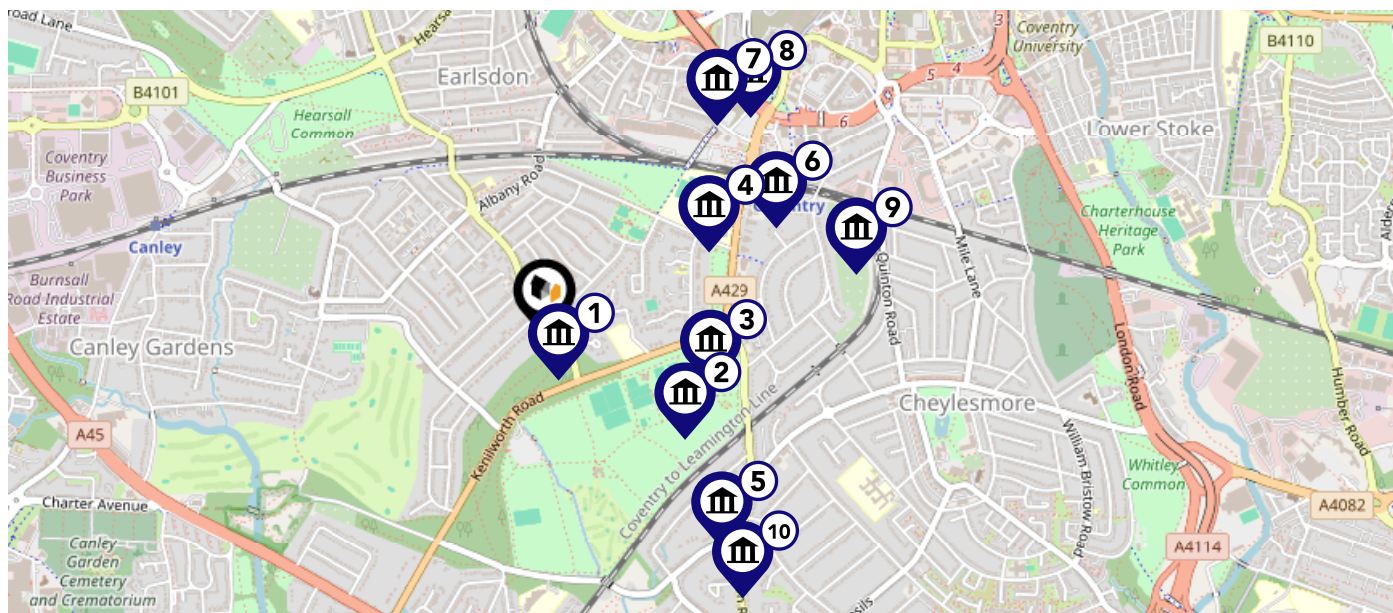
1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill
3	Prior Deram Park-Canley, Coventry	Historic Landfill
4	Holyhead Road-Coundon, Coventry	Historic Landfill
5	Coundon Social Club-Coundon, Coventry	Historic Landfill
6	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill
8	Hall Drive-Baginton	Historic Landfill
9	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill
10	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill











Maps

Listed Buildings

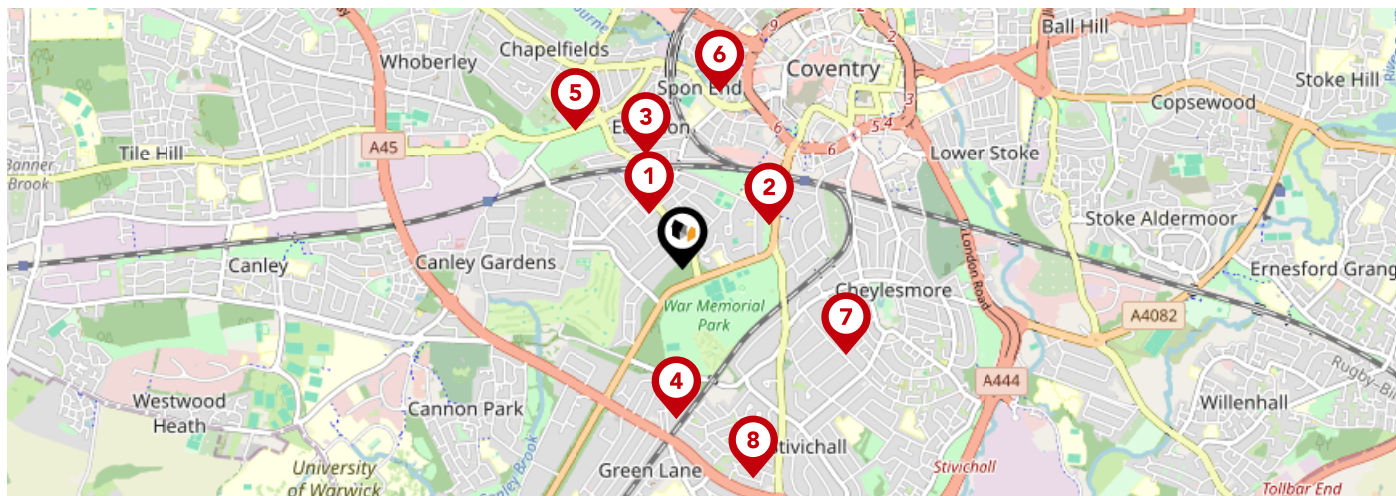


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



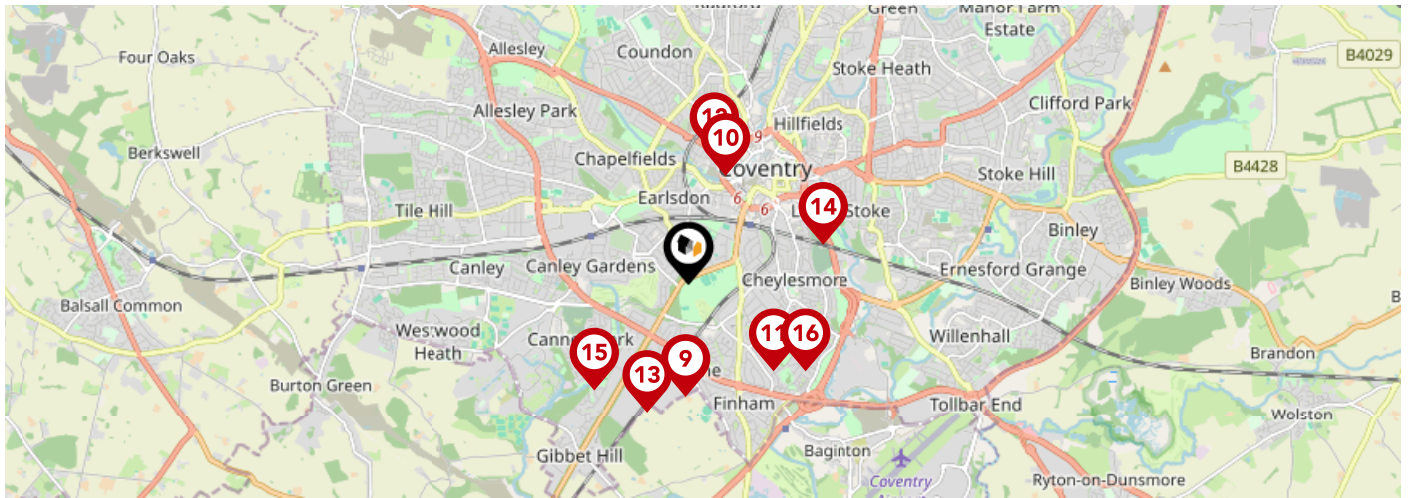
Listed Buildings in the local district	Grade	Distance
 1443610 - Earlsdon Drinking Fountain	Grade II	0.1 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.4 miles
 1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.4 miles
 1342934 - Free Grammar School King Henry Viii School	Grade II	0.4 miles
 1076620 - Bremond College	Grade II	0.6 miles
 1242849 - Coventry Station, Including Attached Platform Structures	Grade II	0.6 miles
 1335851 - Baptist Chapel	Grade II	0.6 miles
 1106339 - 28 Warwick Row	Grade II	0.7 miles
 1271405 - Summerhouse On Plot 25	Grade II	0.7 miles
 1139458 - Church Of St James	Grade II	0.7 miles









Area Schools



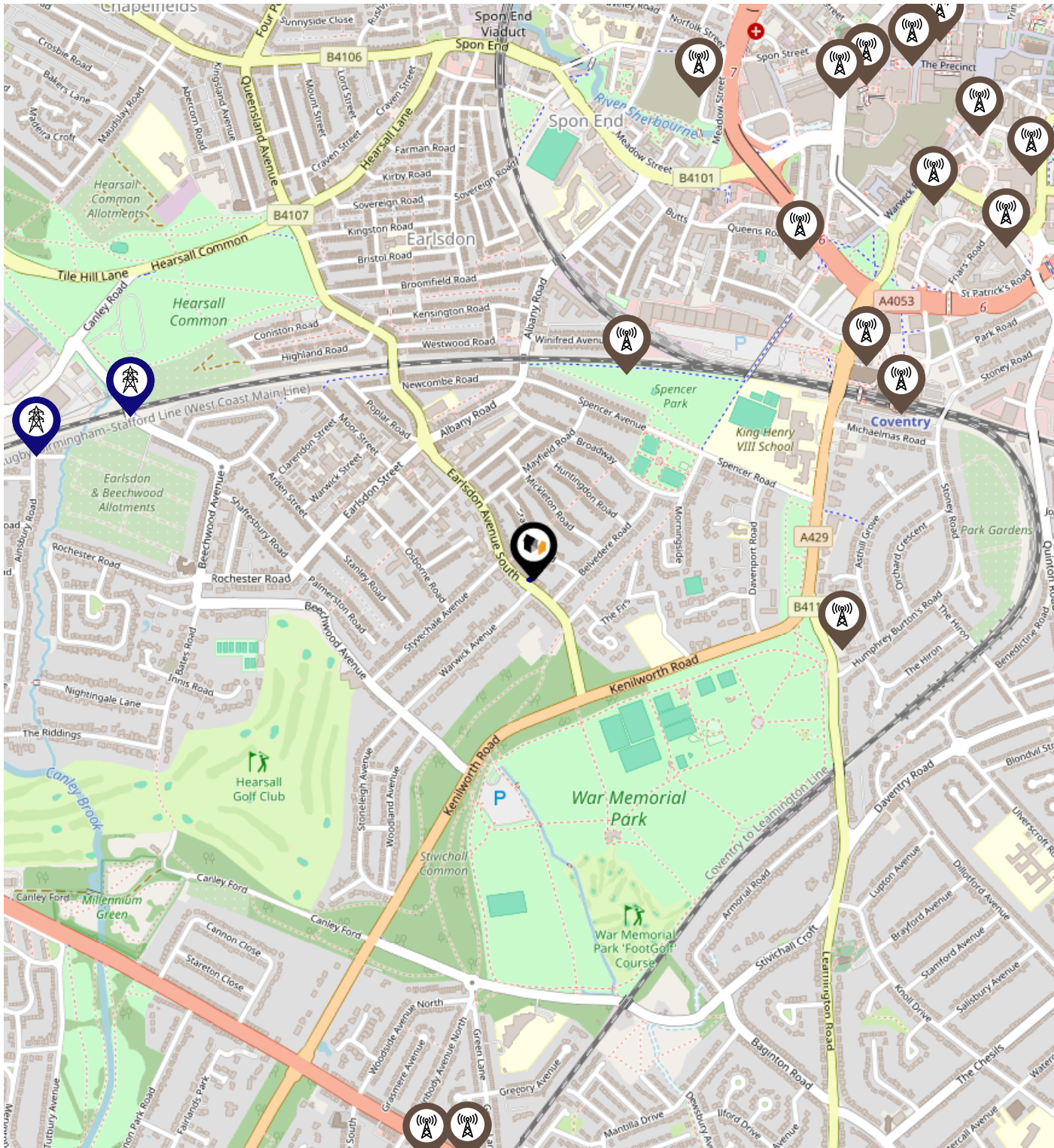
		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:1.31	<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

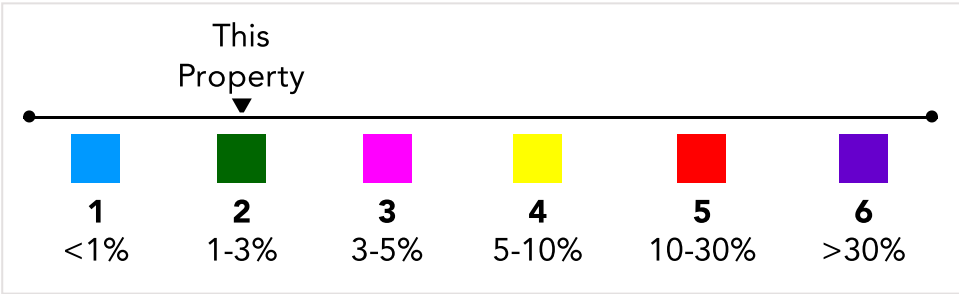
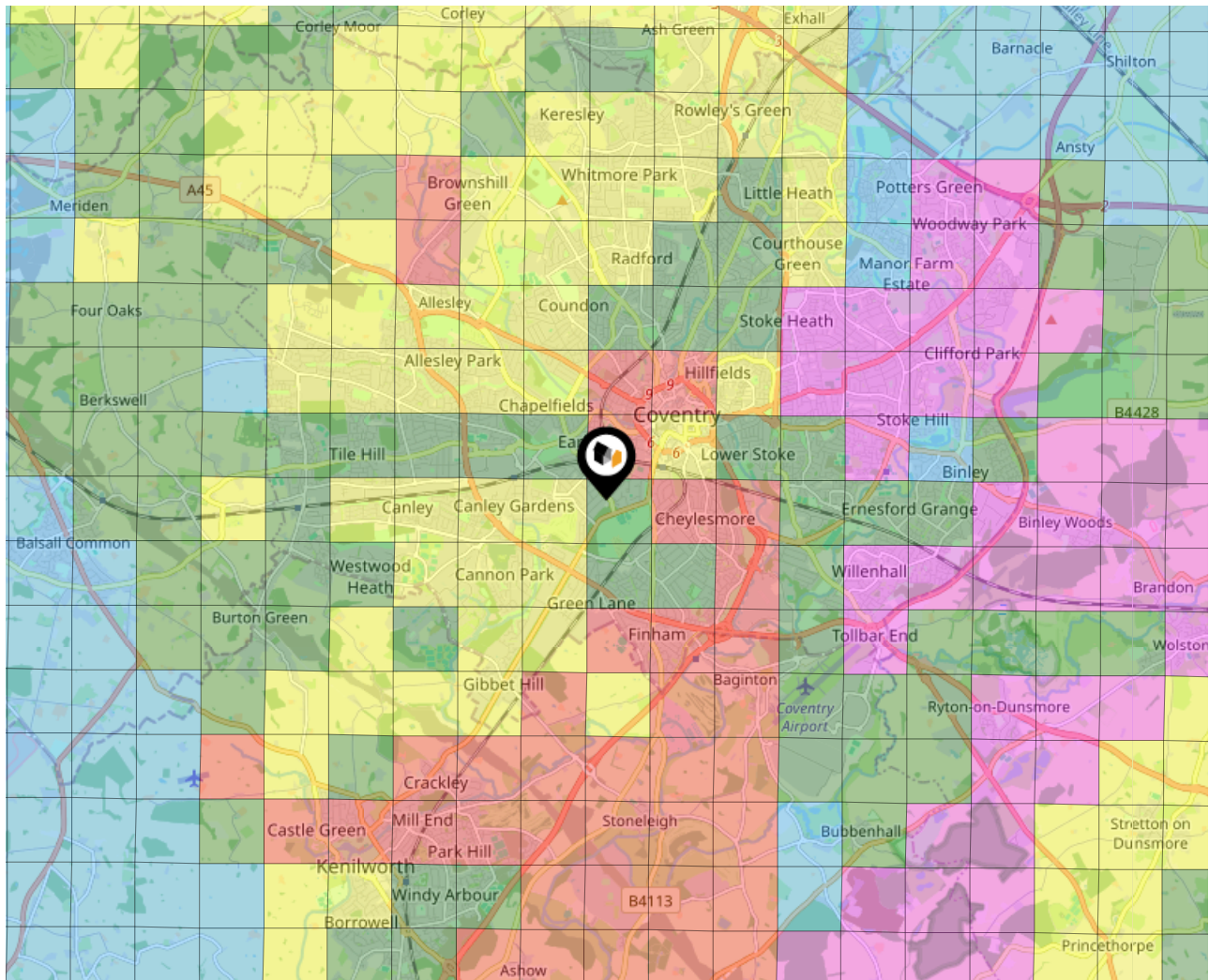
Environment

Radon Gas

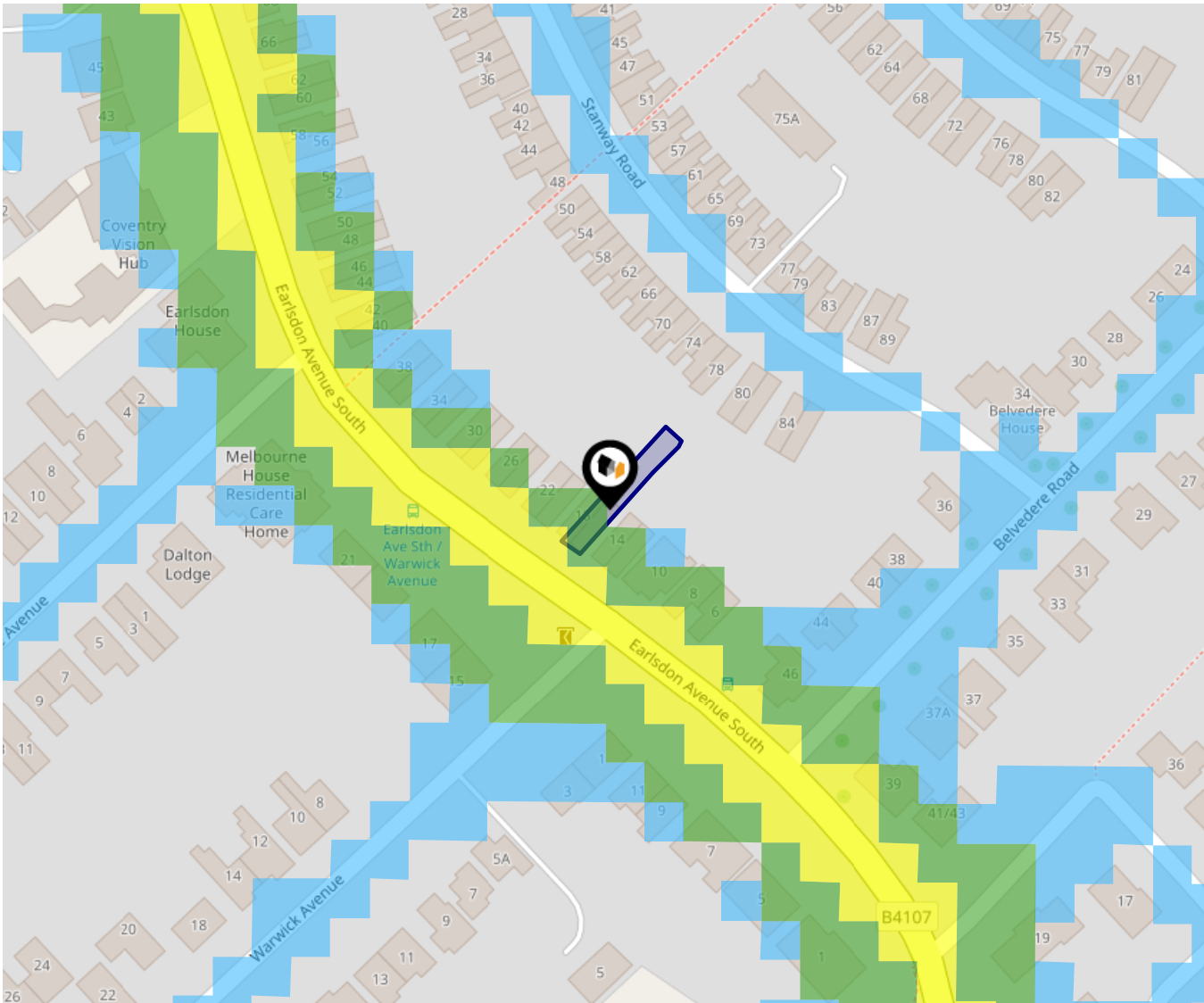


What is Radon?

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

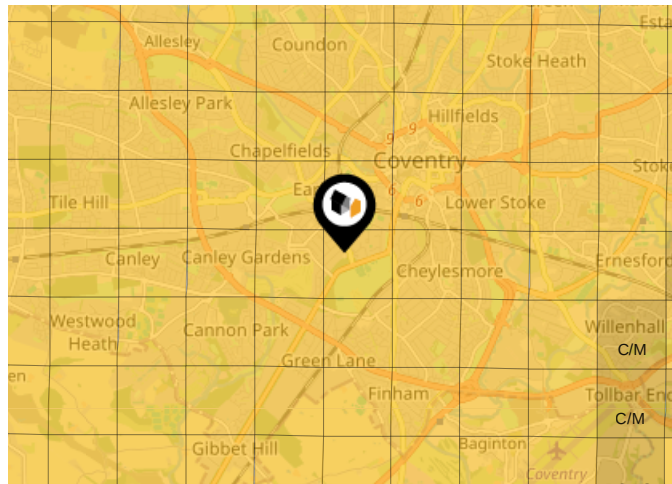


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

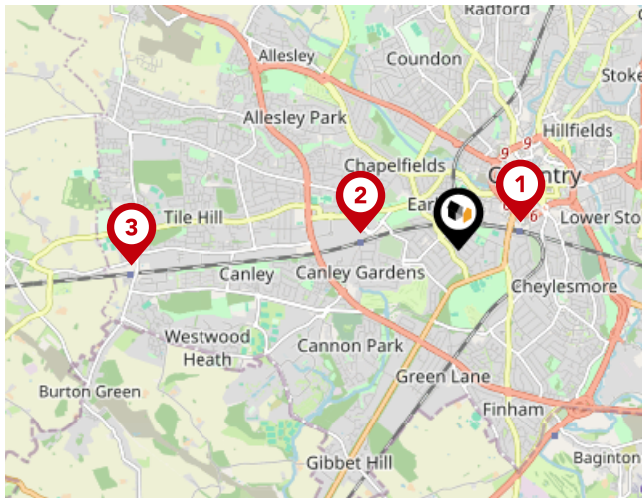


Primary Classifications (Most Common Clay Types)

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

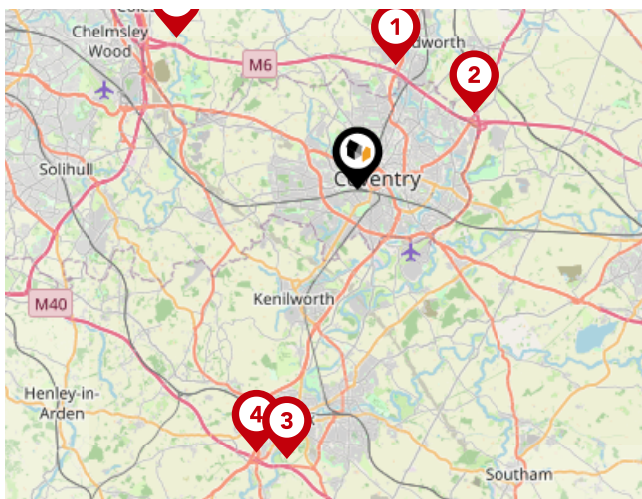
Area

Transport (National)



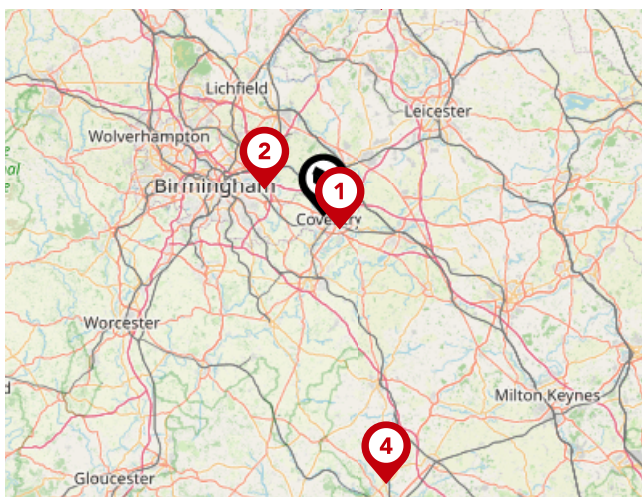
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.62 miles
2	Canley Rail Station	0.9 miles
3	Tile Hill Rail Station	2.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.77 miles
2	M6 J2	5.07 miles
3	M40 J14	10.04 miles
4	M40 J15	10.16 miles
5	M6 J3A	8.6 miles

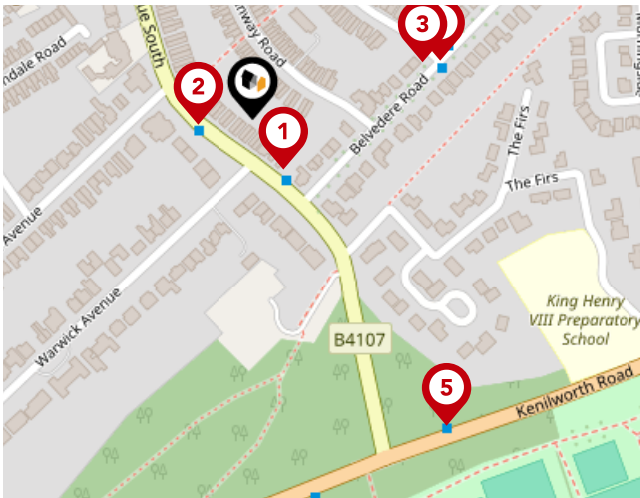


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.97 miles
2	Birmingham Airport	9.46 miles
3	East Mids Airport	30.83 miles
4	Kidlington	40.07 miles

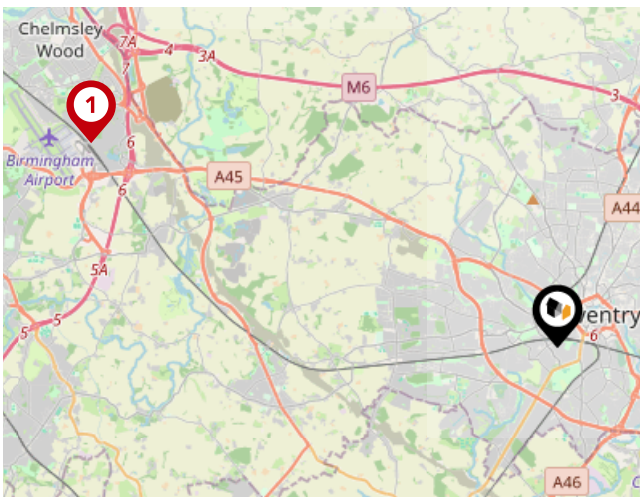
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Warwick Avenue	0.03 miles
2	Warwick Avenue	0.03 miles
3	Mickleton Rd	0.1 miles
4	Mickleton Rd	0.11 miles
5	Earlsdon Ave South	0.2 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.19 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



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Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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

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

Walmsley's The Way to Move Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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