



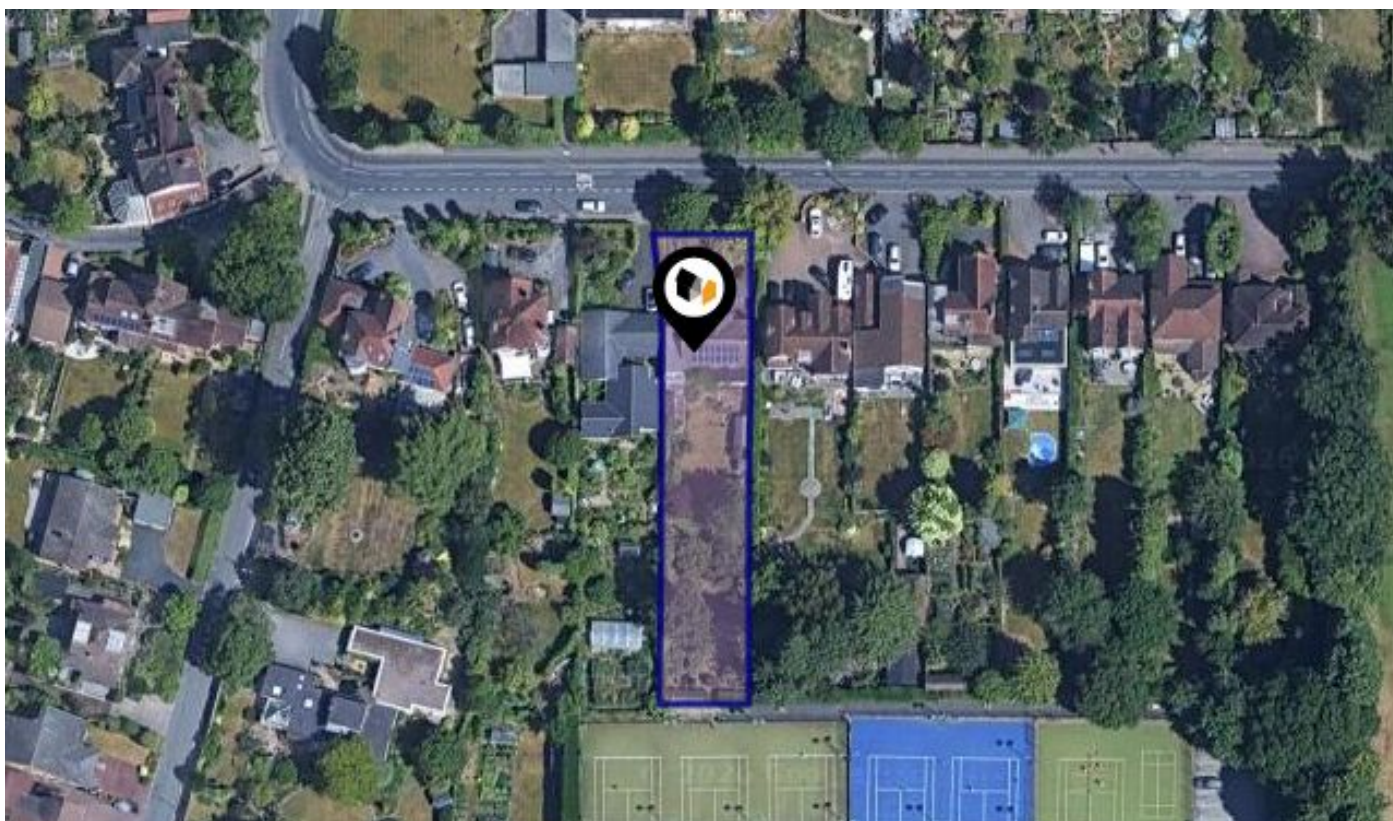
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th July 2026



BEECHWOOD AVENUE, COVENTRY, CV5

Price Estimate : £750,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



Introduction

Our Comments

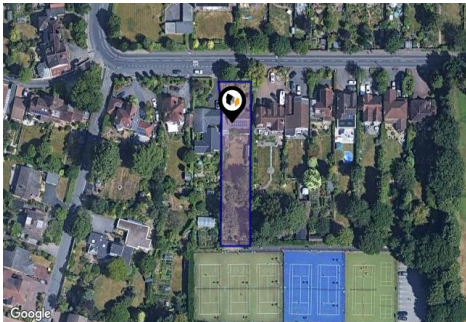
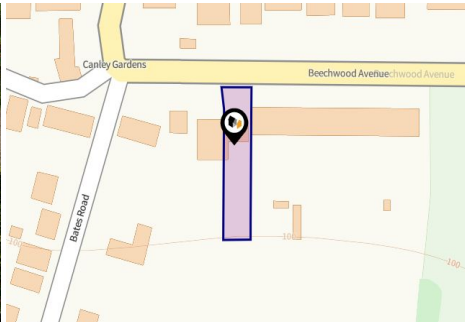


Dear Buyers & Interested Parties

Your property details in brief.....

A unique & impressive five bedroom detached residence
Exceptional plot with mature South facing gardens
Deep, concealed driveway with hedging & bike store
Welcoming hallway with plentiful storage & cloakroom
Generous kitchen breakfast room with door to side access
Semi open plan dining, music & family rooms
Superb workshop & tandem garaging for multiple vehicles
Family bathroom & separate shower room
Backing Beechwood Tennis Club & within reach of all local amenities
EPC Rating C, TOTAL 229 SQ.M or 2464 SQ.FT (inc garaging & workshop)

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:	Detached	Price Estimate:	£750,000
Bedrooms:	5	Tenure:	Freehold
Floor Area:	2,464 ft ² / 228 m ²		
Plot Area:	0.29 acres		
Council Tax :	Band G		
Annual Estimate:	£4,195		
Title Number:	WK160792		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	13	53	10000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				

Market Sold in Street



121, Beechwood Avenue, Coventry, CV5 6FQ					Semi-detached House
Last Sold Date:		17/10/2025			
Last Sold Price:		£720,000			
125c, Beechwood Avenue, Coventry, CV5 6FQ					Detached House
Last Sold Date:		23/06/2023			
Last Sold Price:		£530,000			
103, Beechwood Avenue, Coventry, CV5 6FQ					Detached House
Last Sold Date:		31/10/2018	22/06/2012	12/07/1996	
Last Sold Price:		£721,000	£475,000	£175,000	
125a, Beechwood Avenue, Coventry, CV5 6FQ					Detached House
Last Sold Date:		12/03/2018			
Last Sold Price:		£490,000			
107, Beechwood Avenue, Coventry, CV5 6FQ					Detached House
Last Sold Date:		21/09/2017	09/08/2007		
Last Sold Price:		£785,000	£400,000		
125d, Beechwood Avenue, Coventry, CV5 6FQ					Detached House
Last Sold Date:		27/09/2016			
Last Sold Price:		£560,000			
109, Beechwood Avenue, Coventry, CV5 6FQ					Detached House
Last Sold Date:		16/10/2014	18/01/2006	21/08/1998	14/01/1997
Last Sold Price:		£738,000	£610,000	£279,950	£174,020
127, Beechwood Avenue, Coventry, CV5 6FQ					Semi-detached House
Last Sold Date:		20/04/2012			
Last Sold Price:		£490,000			
125, Beechwood Avenue, Coventry, CV5 6FQ					Detached House
Last Sold Date:		14/10/2009			
Last Sold Price:		£535,000			
99, Beechwood Avenue, Coventry, CV5 6FQ					Detached House
Last Sold Date:		30/10/2002	12/09/1997		
Last Sold Price:		£375,000	£210,000		
105, Beechwood Avenue, Coventry, CV5 6FQ					Detached House
Last Sold Date:		26/02/1999			
Last Sold Price:		£225,000			
125b, Beechwood Avenue, Coventry, CV5 6FQ					Detached House
Last Sold Date:		25/08/1998			
Last Sold Price:		£157,000			

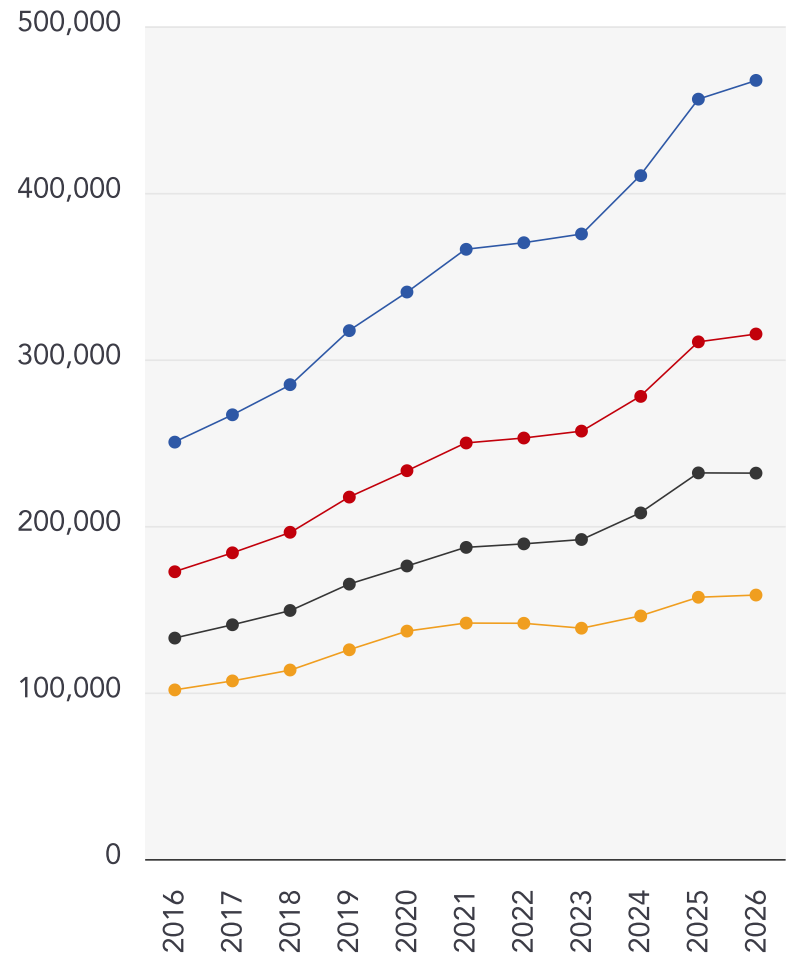
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

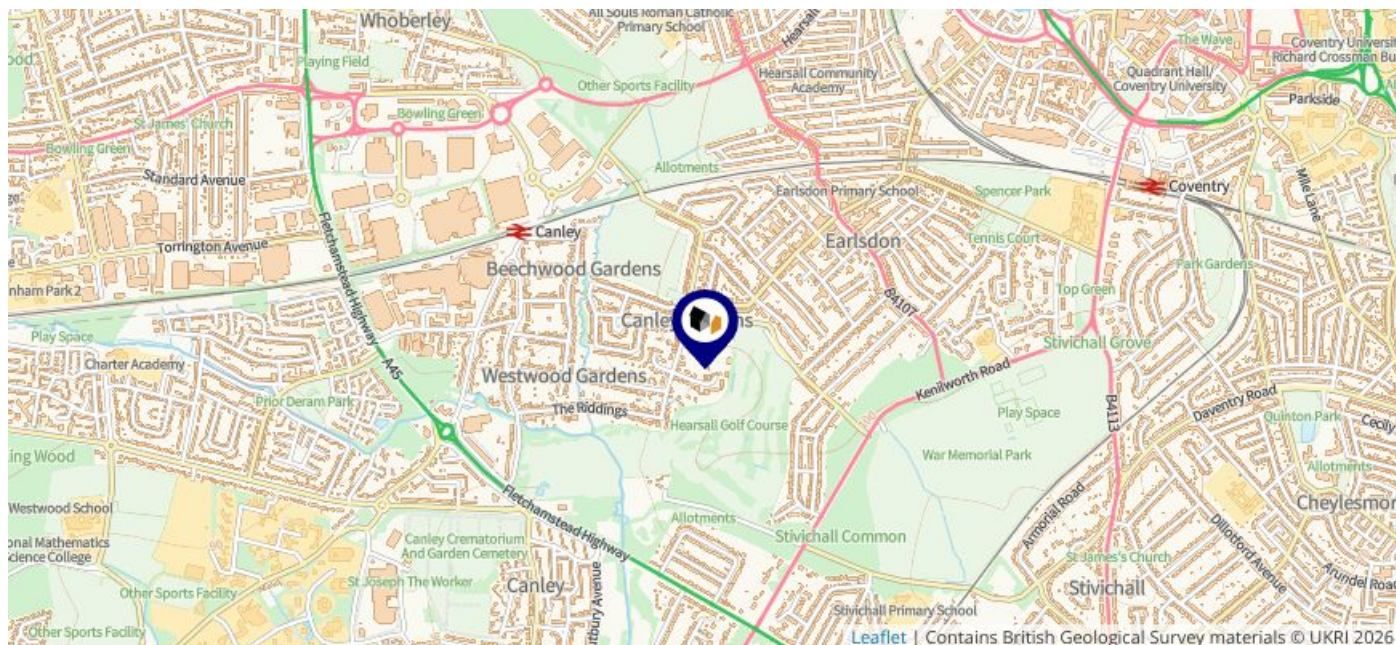
+56.09%

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.

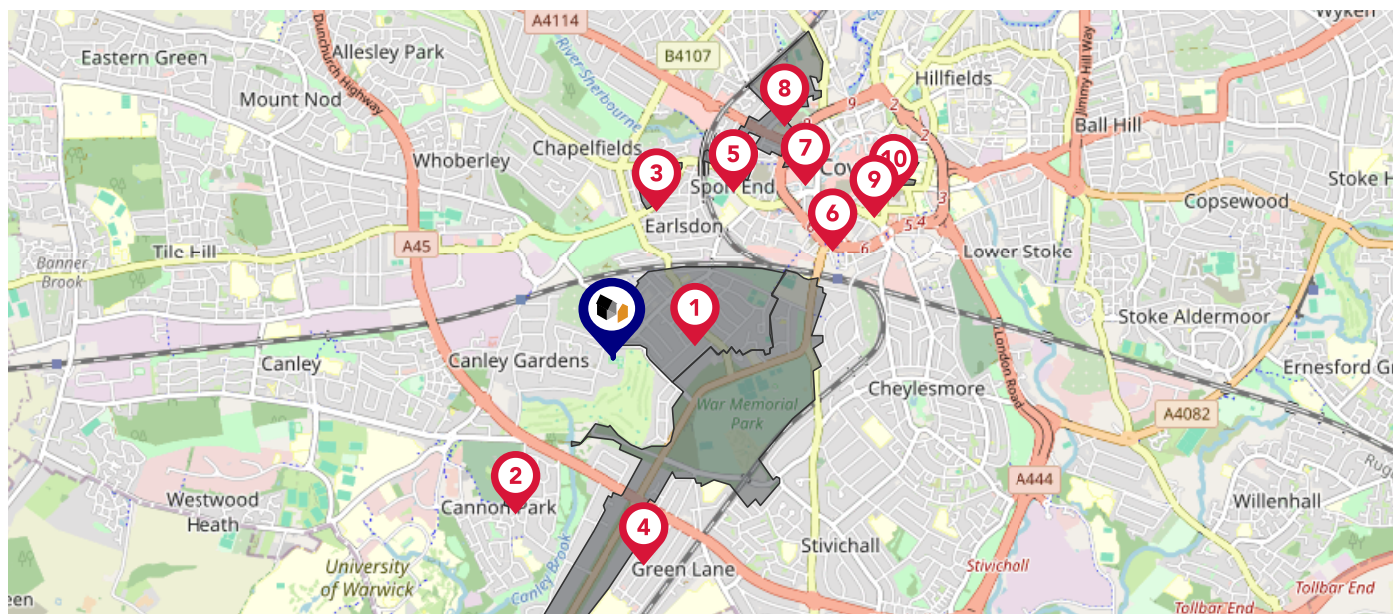
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Earlsdon



Ivy Farm Lane (Canley Hamlet)



Chapelfields



Kenilworth Road



Spon End



Greyfriars Green



Spon Street



Naul's Mill



High Street



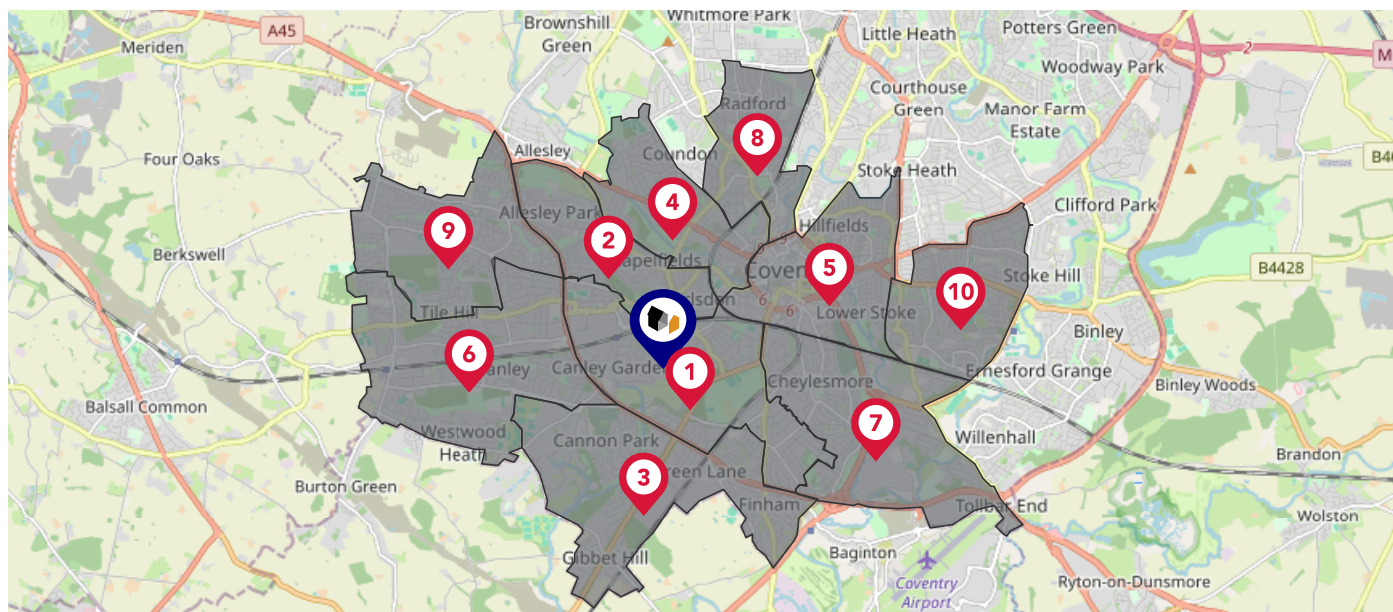
Hill Top and Cathedral

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

Whoberley Ward

3

Wainbody Ward

4

Sherbourne Ward

5

St. Michael's Ward

6

Westwood Ward

7

Cheylesmore Ward

8

Radford Ward

9

Woodlands Ward

10

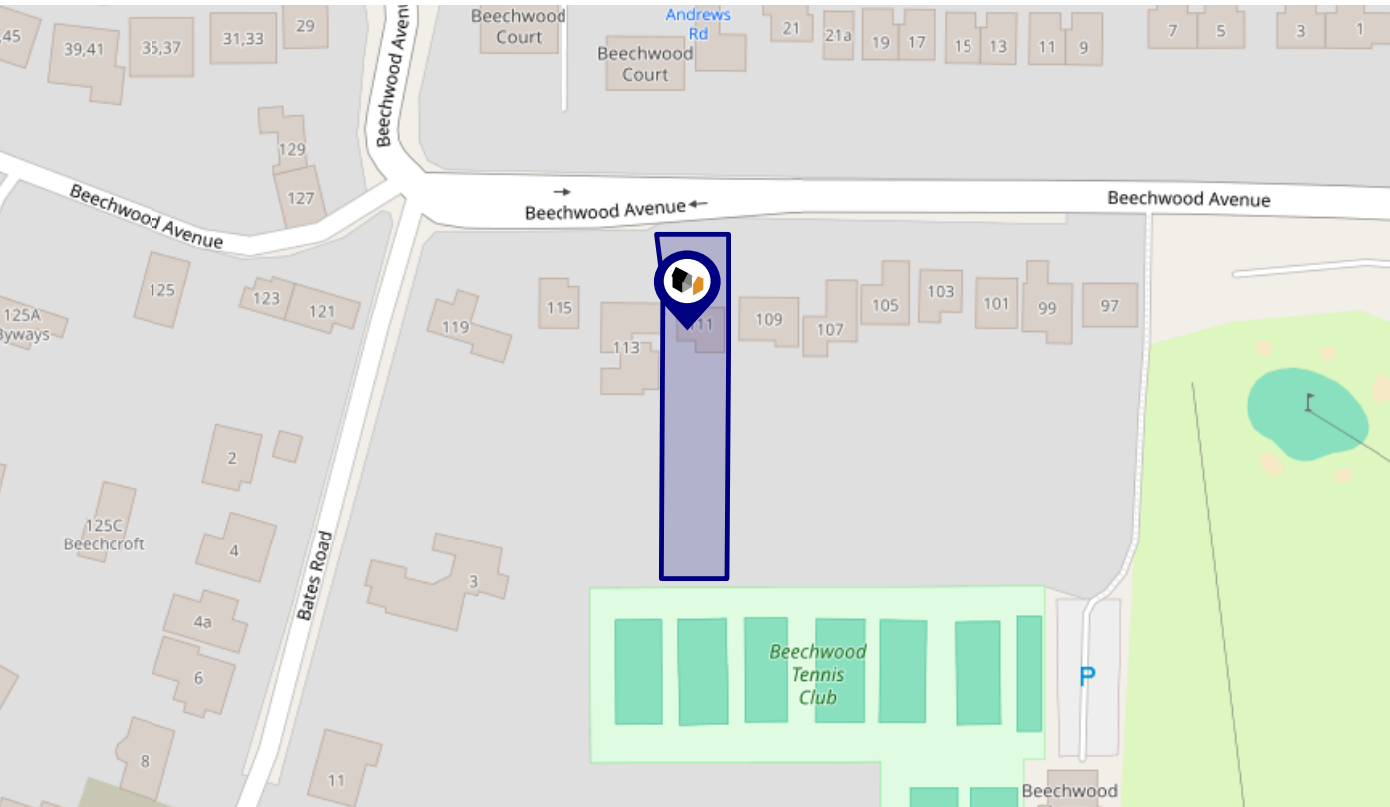
Lower Stoke Ward

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.

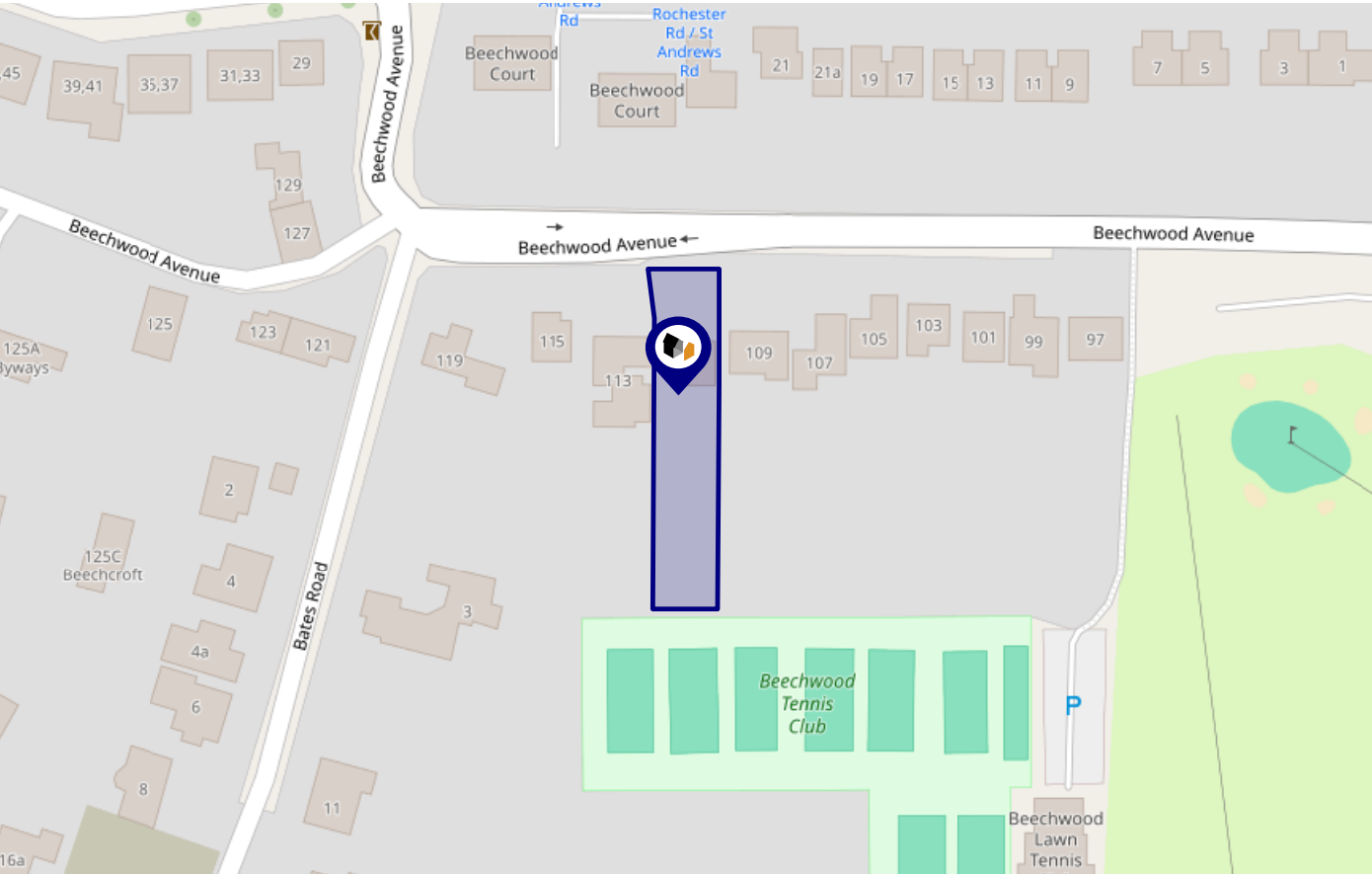
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- | | | | |
|---|--|--------------|-------------|
| 5 | | 75.0+ dB | <div></div> |
| 4 | | 70.0-74.9 dB | <div></div> |
| 3 | | 65.0-69.9 dB | <div></div> |
| 2 | | 60.0-64.9 dB | <div></div> |
| 1 | | 55.0-59.9 dB | <div></div> |

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.

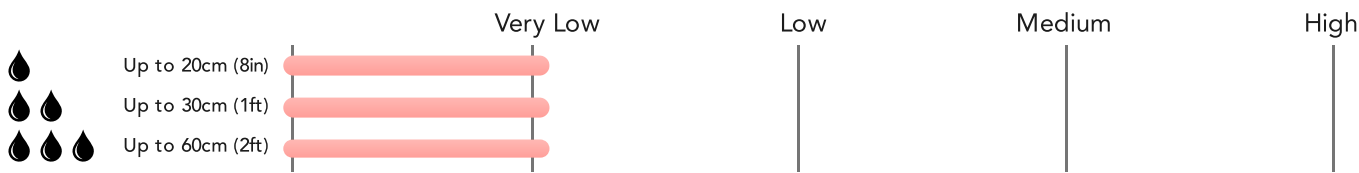


Risk Rating: Very low

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.

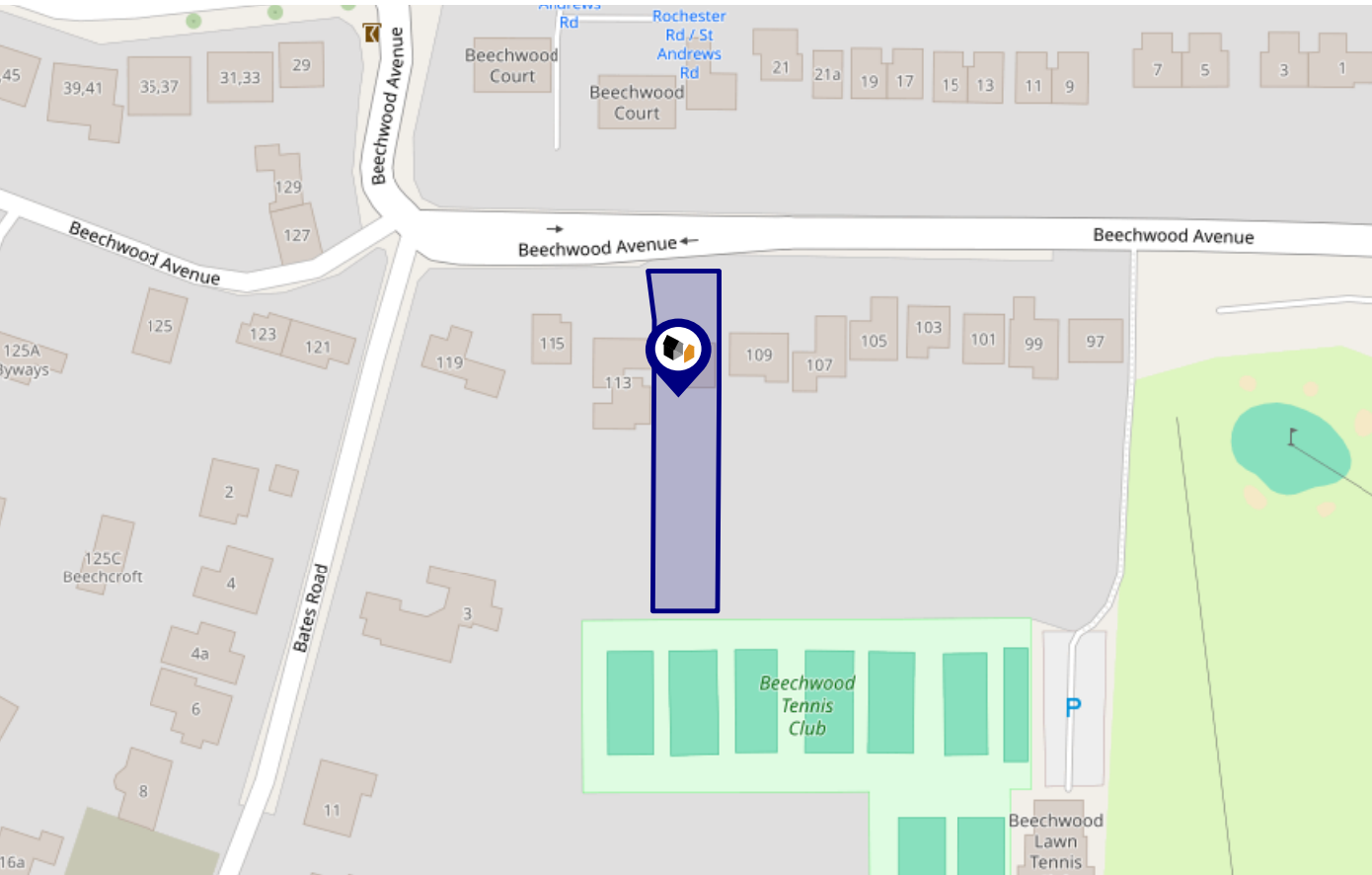
Chance of flooding to the following depths at this property:



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.
- 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.

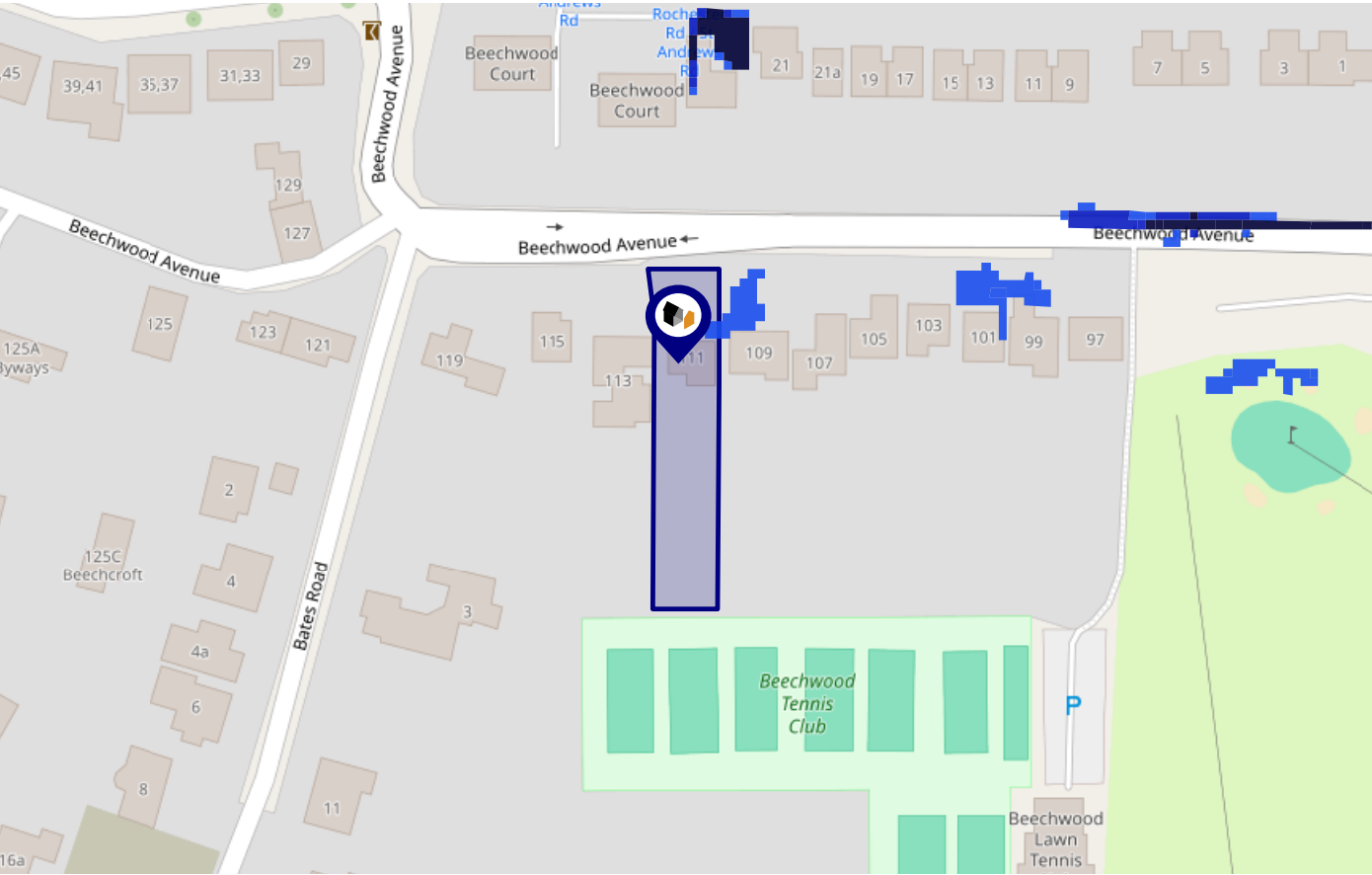
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

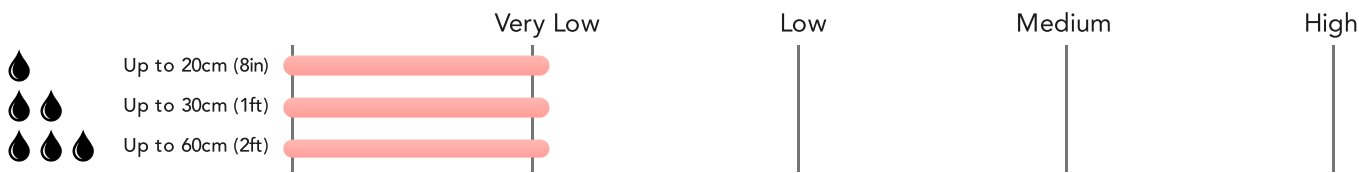


Risk Rating: Very low

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.

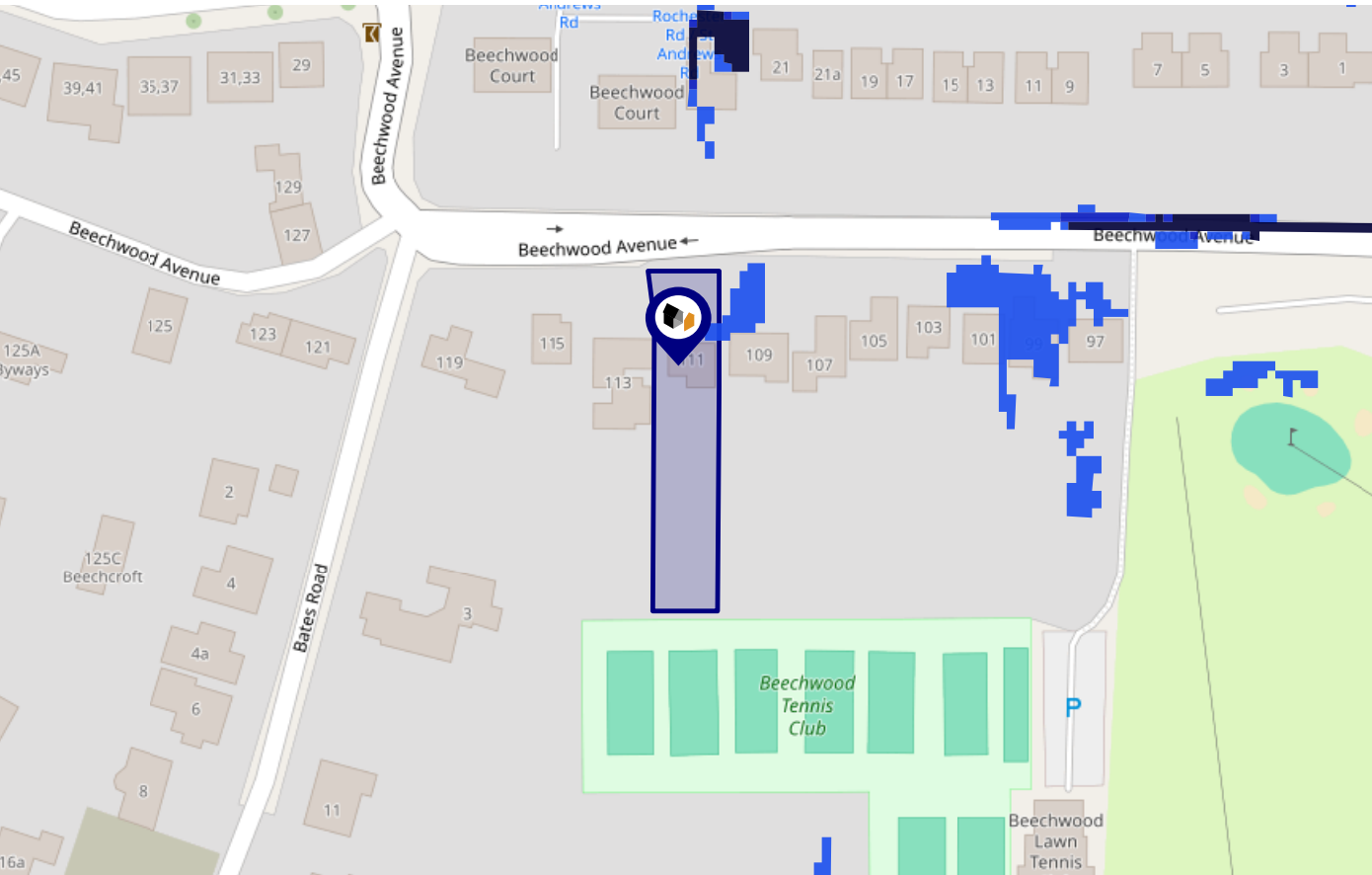
Chance of flooding to the following depths at this property:



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.

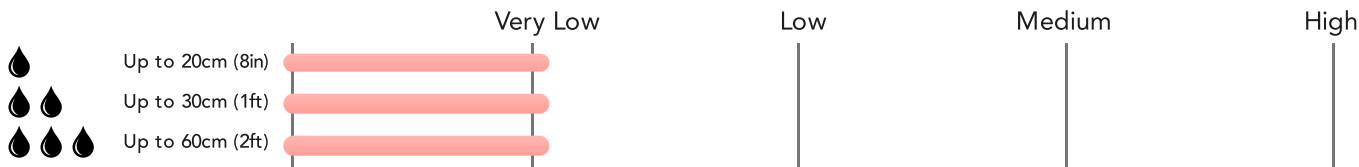


Risk Rating: Very low

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.
- 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:

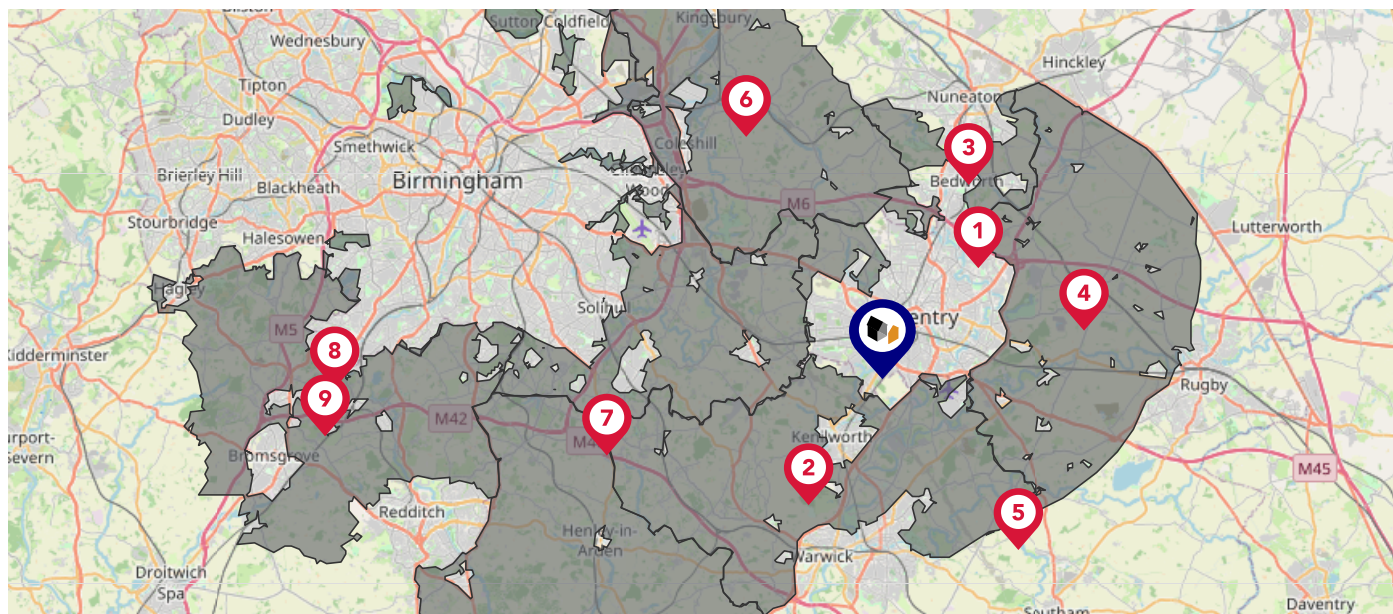


Maps

Green Belt



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



Nearby Green Belt Land

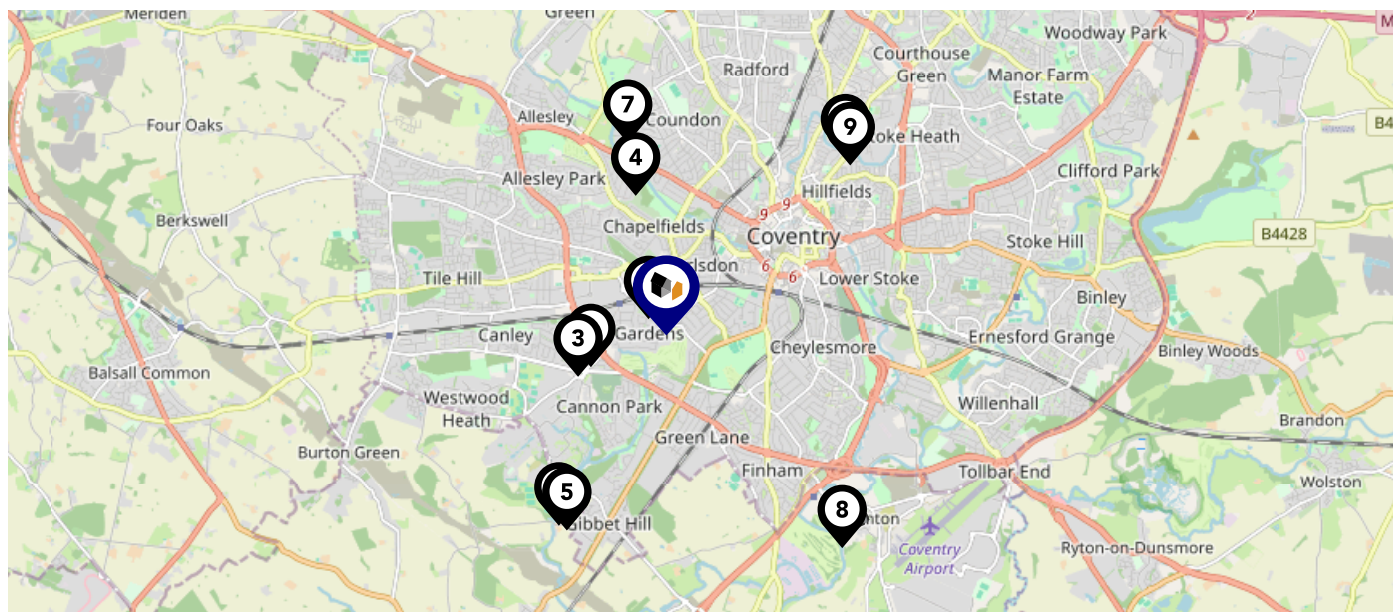
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

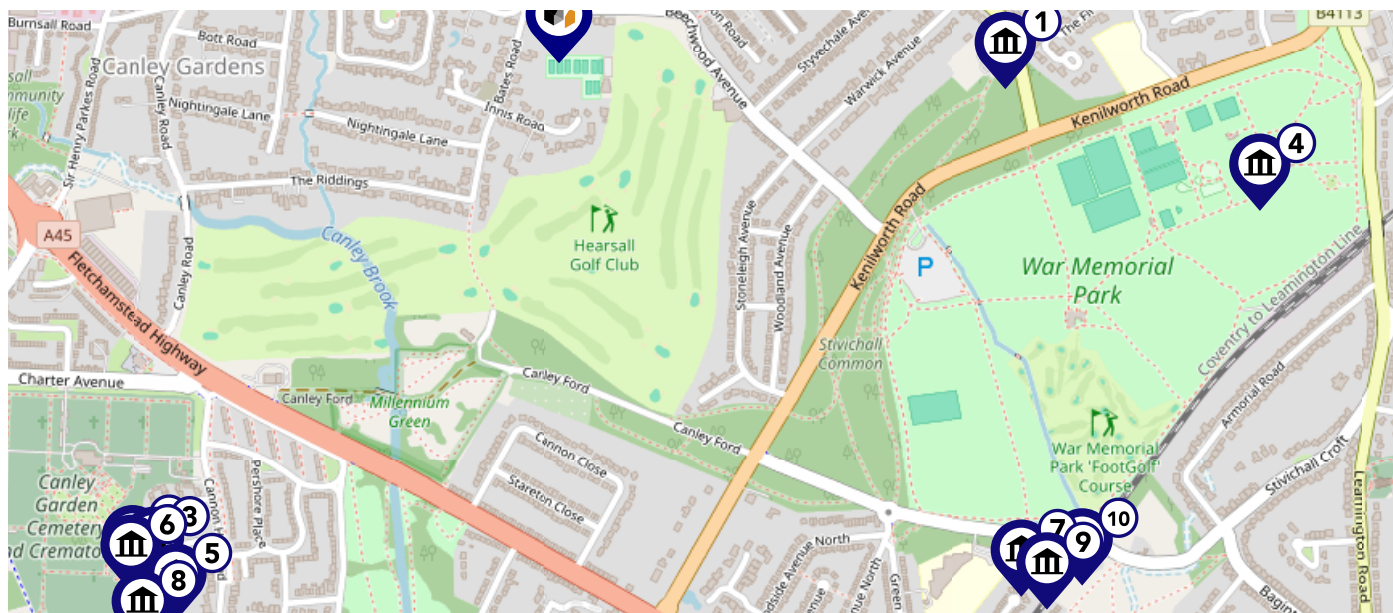
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Prior Deram Park-Canley, Coventry	Historic Landfill	
4	Holyhead Road-Coundon, Coventry	Historic Landfill	
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire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

Maps

Listed Buildings

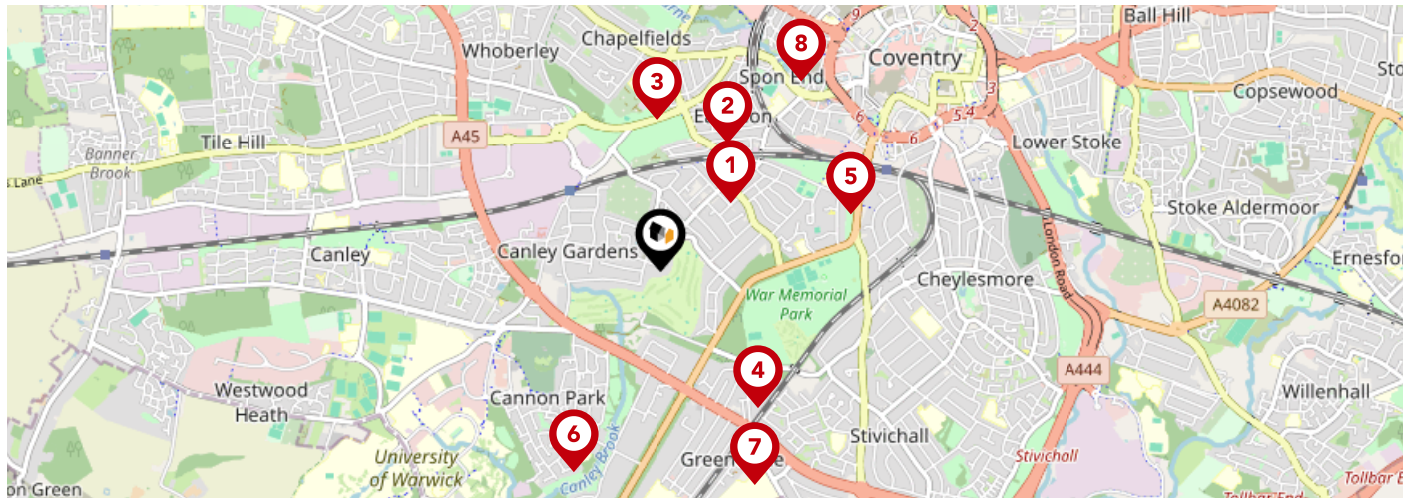


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



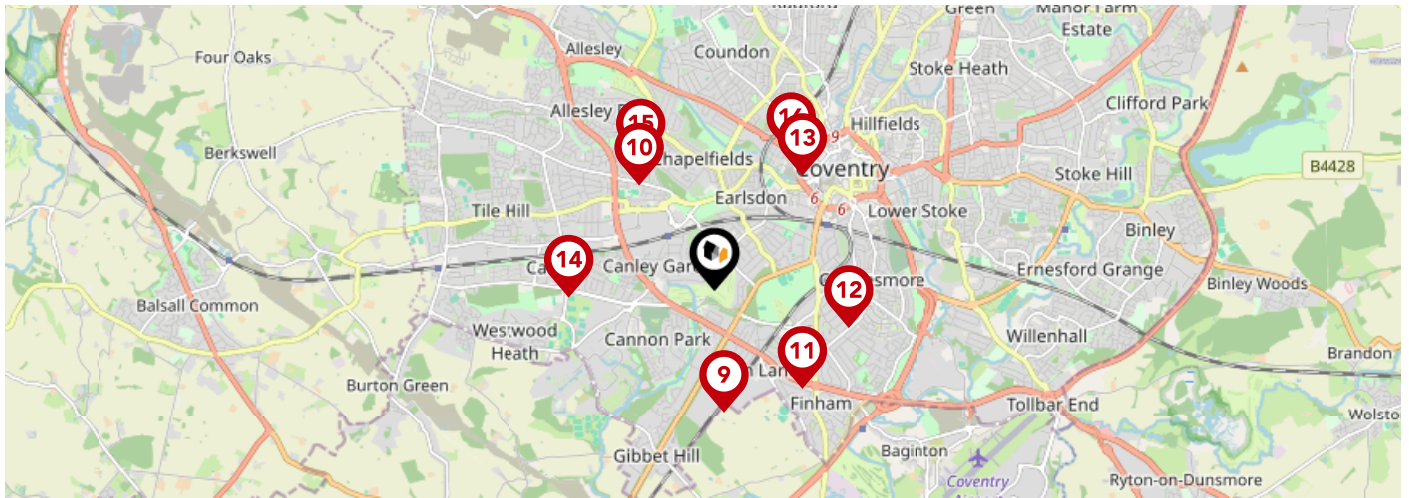
Listed Buildings in the local district		Grade	Distance
	1443610 - Earlsdon Drinking Fountain	Grade II	0.5 miles
	1138979 - Barn At Ivy Farm	Grade II	0.7 miles
	1076618 - Ivy Farmhouse	Grade II	0.7 miles
	1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.8 miles
	1342914 - Canley Hall Farmhouse	Grade II	0.8 miles
	1342915 - Stables At Ivy Farm	Grade II	0.8 miles
	1265651 - Stivichall Animal Pound	Grade II	0.8 miles
	1076619 - Canley Hall Farmhouses	Grade II	0.8 miles
	1320289 - The Cottage	Grade II	0.8 miles
	1342924 - Coat Of Arms Bridge	Grade II	0.8 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.44	☐	☒	☐	☐	☐
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.65	☐	☒	☐	☐	☐
3	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.69	☐	☒	☐	☐	☐
4	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.76	☐	☒	☐	☐	☐
5	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.9	☐	☐	☒	☐	☐
6	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.99	☐	☒	☐	☐	☐
7	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.05	☐	☐	☒	☐	☐
8	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:1.07	☐	☒	☐	☐	☐

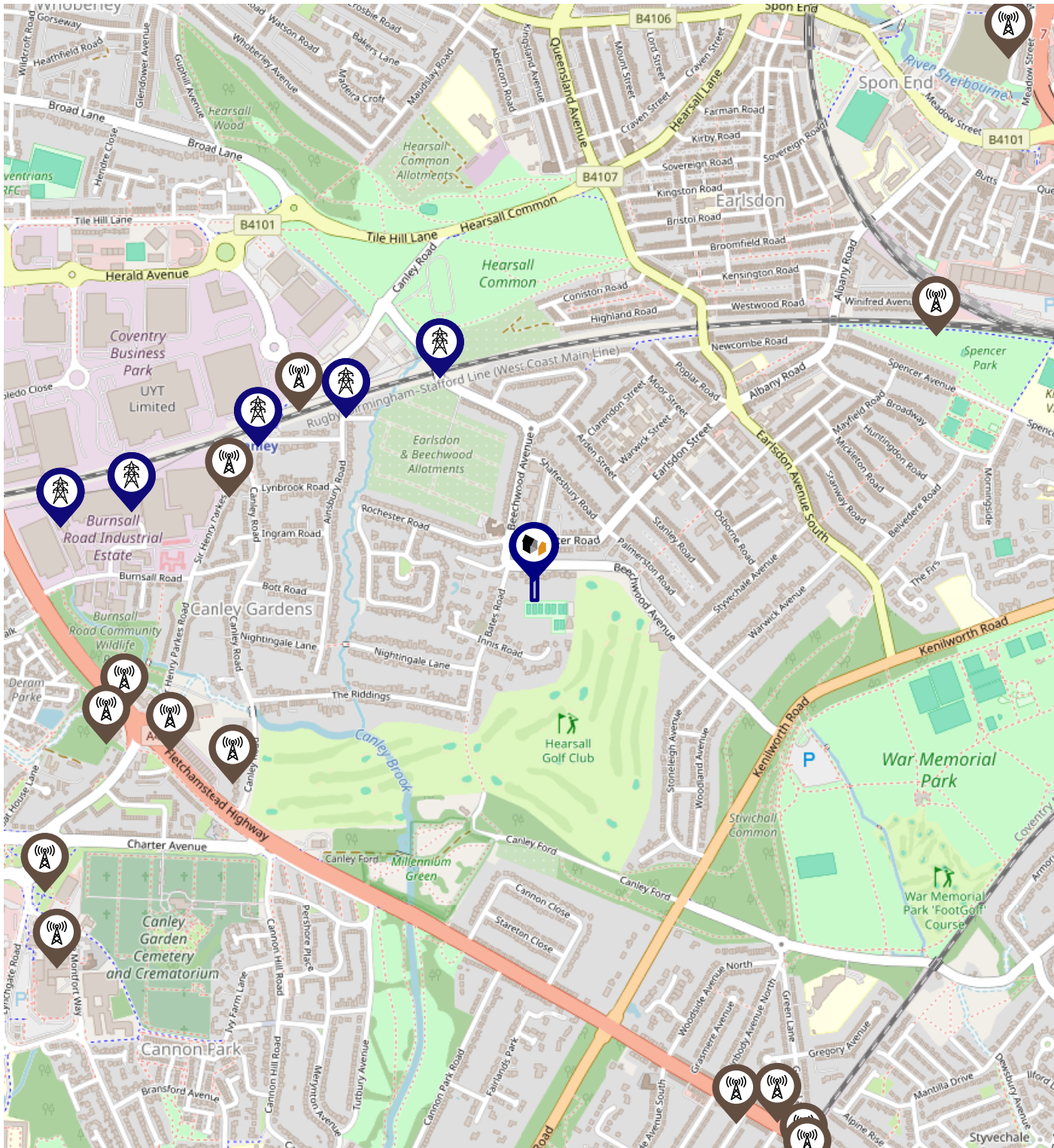
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.11	☐	☐	☒	☐	☐
	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.18	☐	☒	☐	☐	☐
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.18	☐	☒	☐	☐	☐
	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.25	☐	☒	☐	☐	☐
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.3	☐	☒	☐	☐	☐
	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.32	☐	☒	☐	☐	☐
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:1.35	☐	☒	☐	☐	☐
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:1.41	☐	☐	☒	☐	☐

Local Area

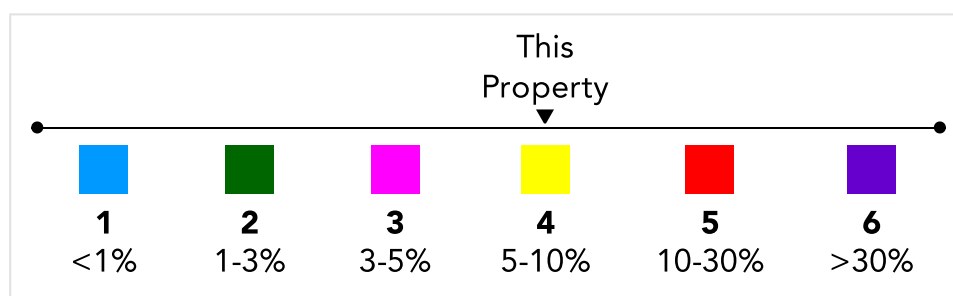
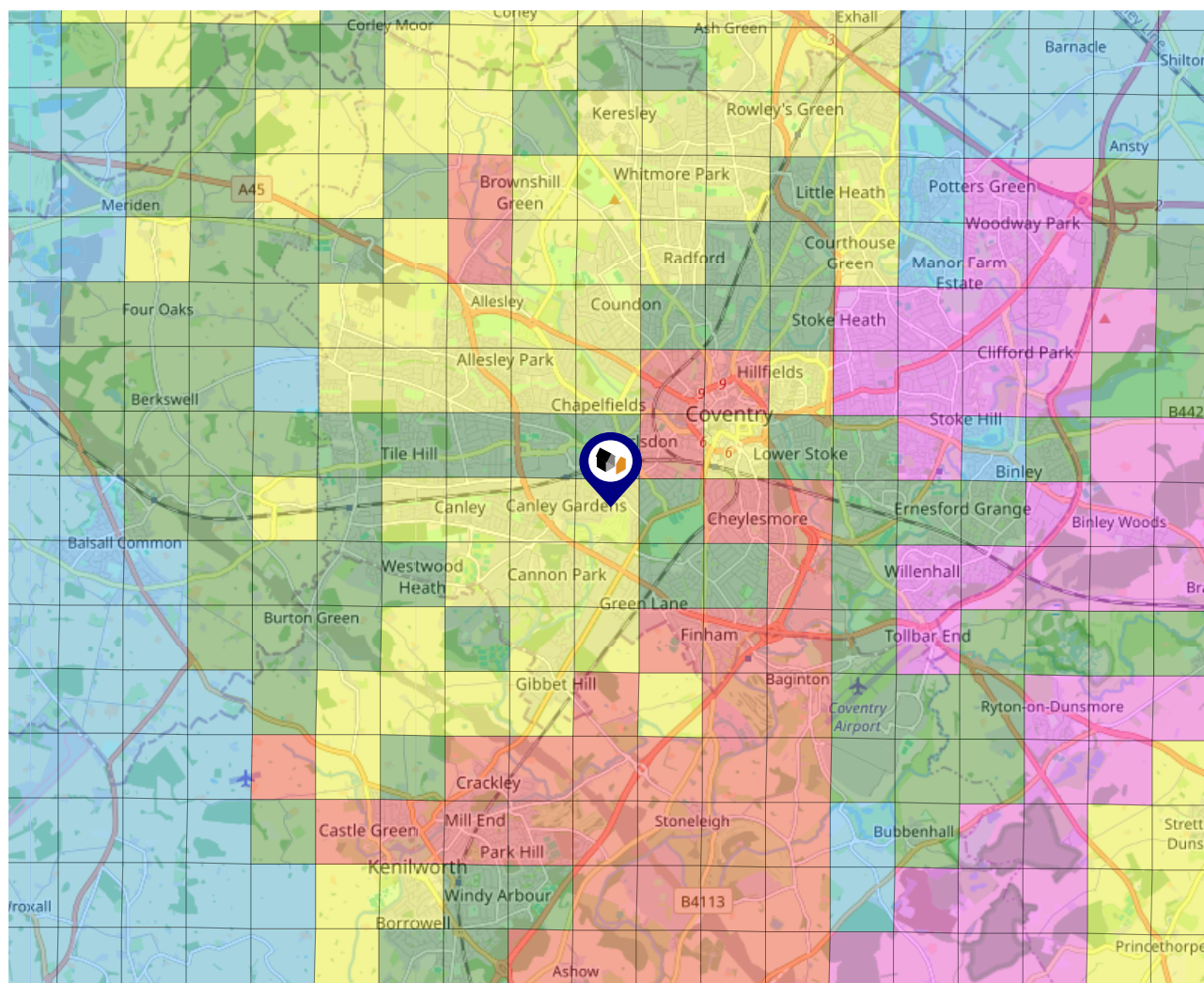
Masts & Pylons



Key:

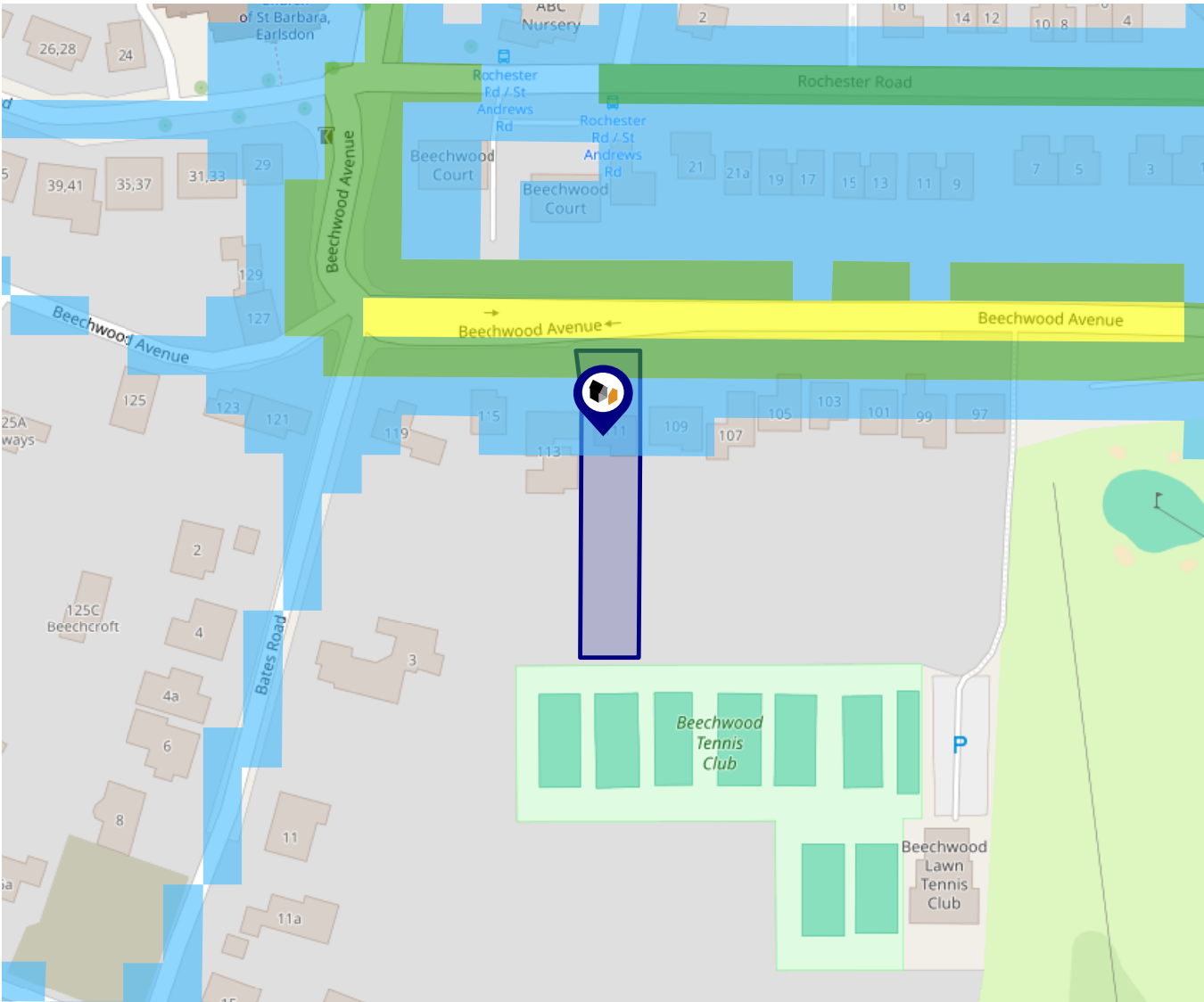
-  Power Pylons
-  Communication Masts

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

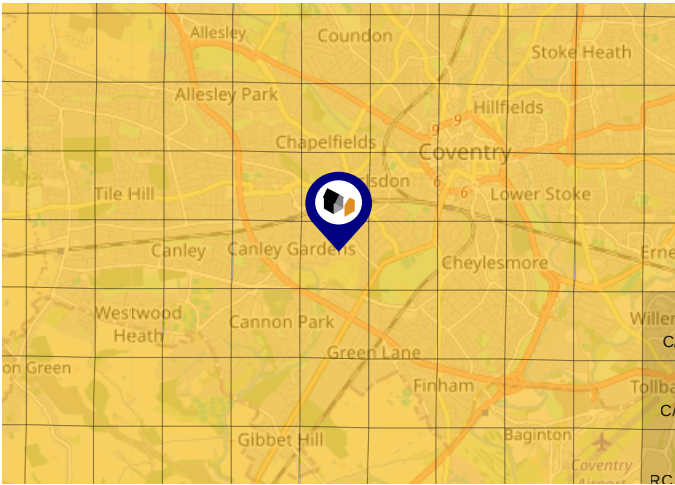


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

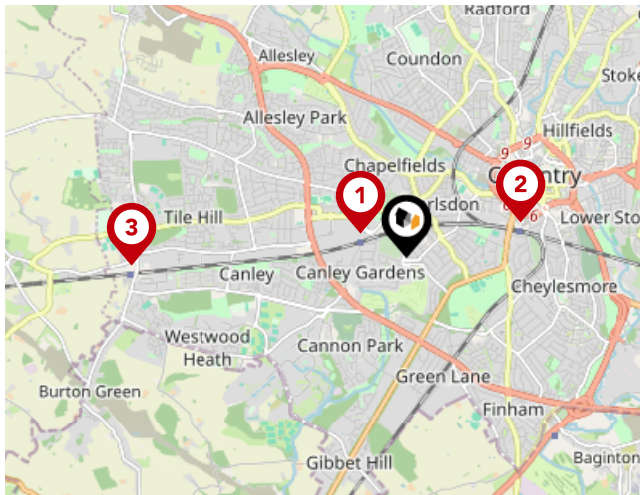


Primary Classifications (Most Common Clay Types)

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

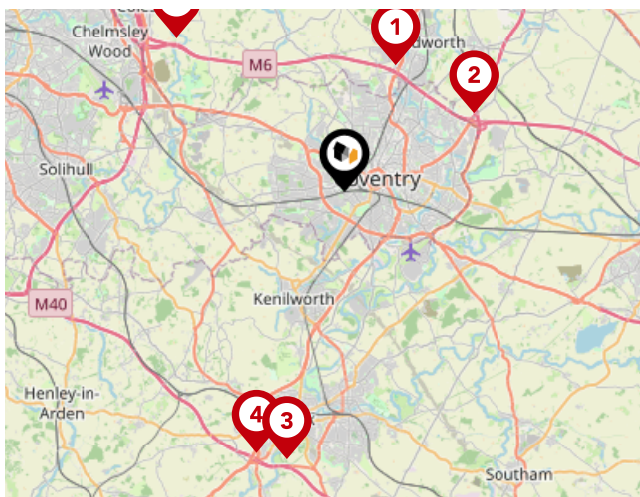
Area

Transport (National)



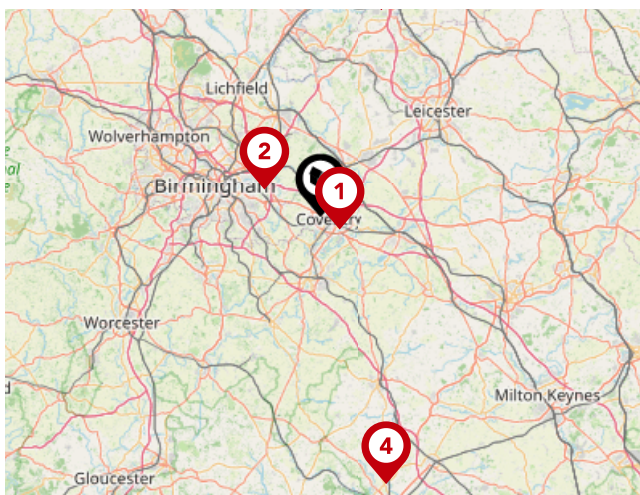
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.47 miles
	Coventry Rail Station	1.07 miles
	Tile Hill Rail Station	2.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.98 miles
	M6 J2	5.5 miles
	M40 J14	9.87 miles
	M40 J15	9.94 miles
	M6 J3A	8.29 miles



Airports/Helipads

Pin	Name	Distance
	Baginton	3.3 miles
	Birmingham Airport	9.07 miles
	East Mids Airport	31.02 miles
	Kidlington	40.12 miles

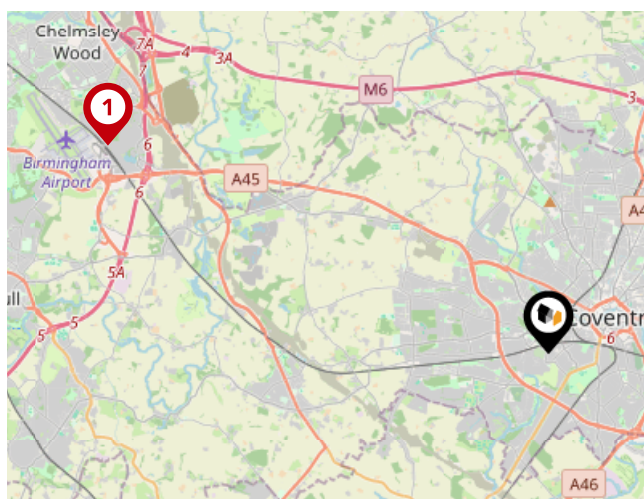
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beechwood Court	0.06 miles
2	Montes Court	0.2 miles
3	Palmerston Road	0.16 miles
4	Providence St	0.23 miles
5	Providence St	0.29 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.79 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



/walmsleysthewaytomove/



/walmsleysthewaytomove



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

