

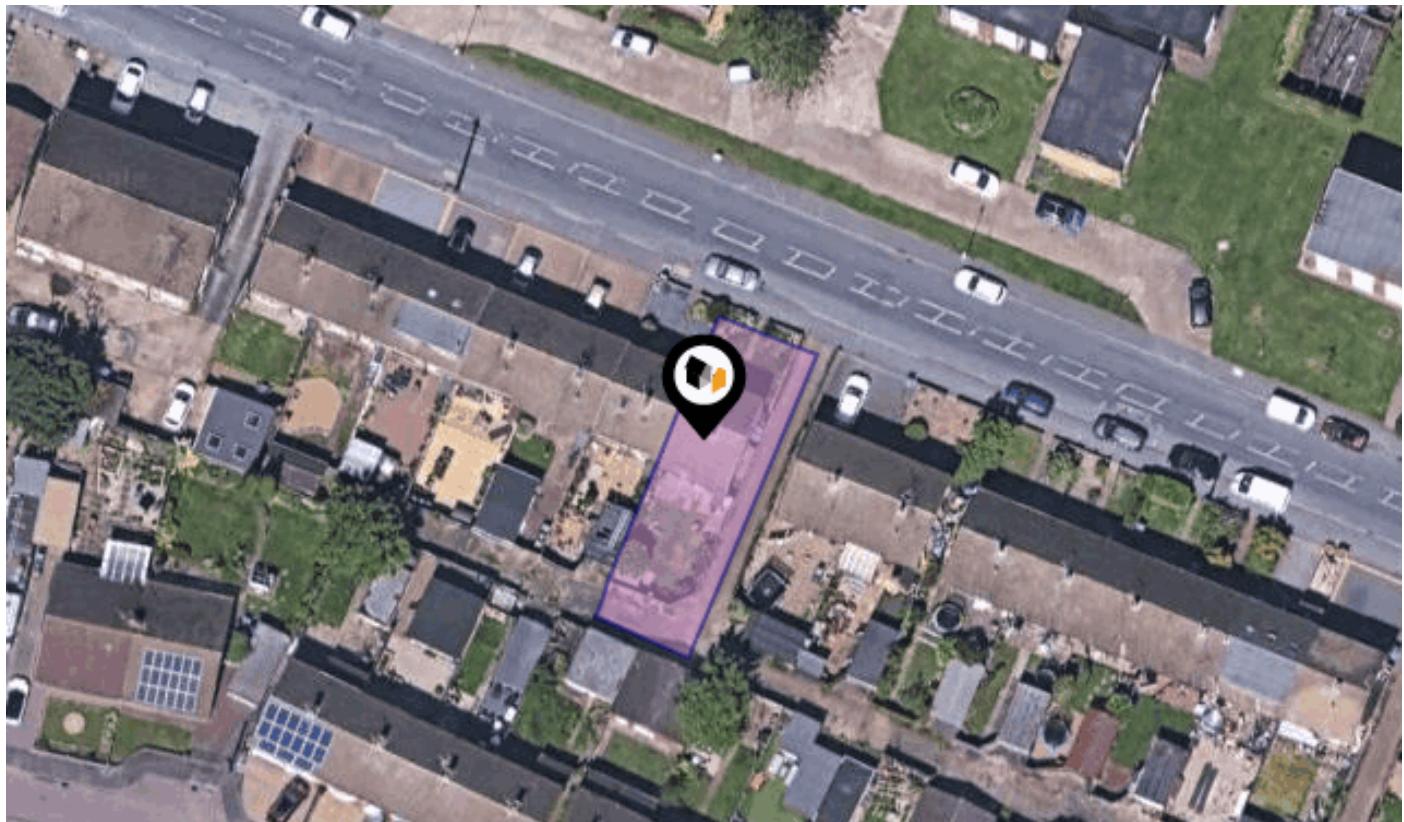
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 13th August 2025



UPPER EASTERN GREEN LANE, COVENTRY, CV5

OIRO : £250,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

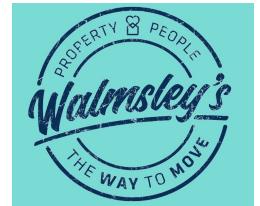
www.walmsleysthewaytomove.co.uk



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Introduction

Our Comments



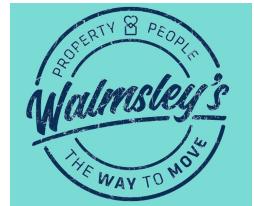
Dear Buyers & Interested Parties

Your property details in brief.....

A beautifully presented three bedroom end of terrace home
Renovated to exacting standards throughout
Delightful South facing rear gardens
Welcoming & bright entrance hallway
Sitting dining room with French doors to gardens
Quality refitted kitchen & bathroom
New windows & doors being installed throughout
EPC Rating C, TOTAL 842 SQ.FT OR 78.2 SQ.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@walmsleythewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Terraced	OIRO:	£250,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	841 ft ² / 78 m ²		
Plot Area:	0.06 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,145		
Title Number:	MM112401		

Local Area

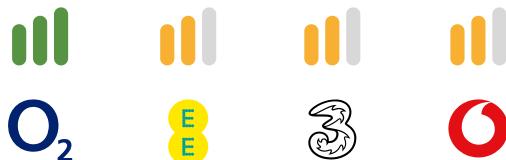
Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5
mb/s **33**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Upper Eastern Green Lane, CV5

Energy rating

C

Valid until 14.09.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 c	
55-68	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:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²

Market Sold in Street



47, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 19/07/2023
Last Sold Price: £217,500

79, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 17/09/2021
Last Sold Price: £217,000

45, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date:	27/07/2021	27/10/2020	27/03/1997
Last Sold Price:	£218,000	£216,000	£47,000

15, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date:	11/12/2020	31/01/2013
Last Sold Price:	£472,000	£332,000

59, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date:	23/10/2020	15/05/2019	31/10/2014	10/03/2011	03/04/1995
Last Sold Price:	£220,000	£195,000	£157,000	£133,000	£54,000

57, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 28/02/2020
Last Sold Price: £197,000

29, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 29/05/2018
Last Sold Price: £150,000

49, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date:	04/07/2017	05/06/2015
Last Sold Price:	£195,000	£163,000

65, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date:	05/07/2016	29/11/2006
Last Sold Price:	£174,000	£139,950

73, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 22/07/2015
Last Sold Price: £161,950

77, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date:	08/10/2014	09/12/2005	01/04/1998
Last Sold Price:	£145,000	£136,000	£55,500

75, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date:	22/08/2014	05/12/2008	13/01/1997
Last Sold Price:	£161,000	£142,000	£56,000

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

Market Sold in Street



63, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 10/02/2012

Last Sold Price: £112,000

51, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 11/11/2011 16/08/2004

Last Sold Price: £125,000 £139,000

67, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 12/09/2008

Last Sold Price: £130,000

71, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 15/08/2008

Last Sold Price: £123,000

31, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 10/11/2006

Last Sold Price: £150,000

25, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 01/10/2004 14/12/2001

Last Sold Price: £138,950 £84,000

69, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 11/06/2004 11/11/1999

Last Sold Price: £132,000 £67,500

53, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 25/10/2002 17/10/1997

Last Sold Price: £113,000 £53,000

55, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 16/05/1997

Last Sold Price: £38,950

21, Upper Eastern Green Lane, Coventry, CV5 7DA

Last Sold Date: 30/06/1995

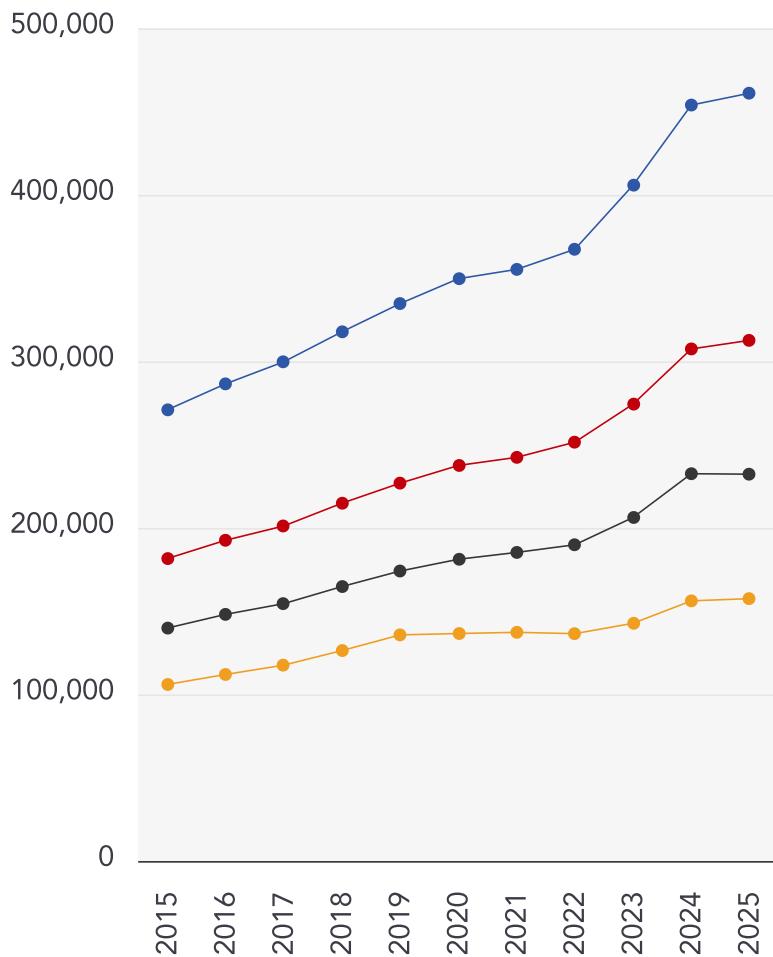
Last Sold Price: £54,500

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

+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.

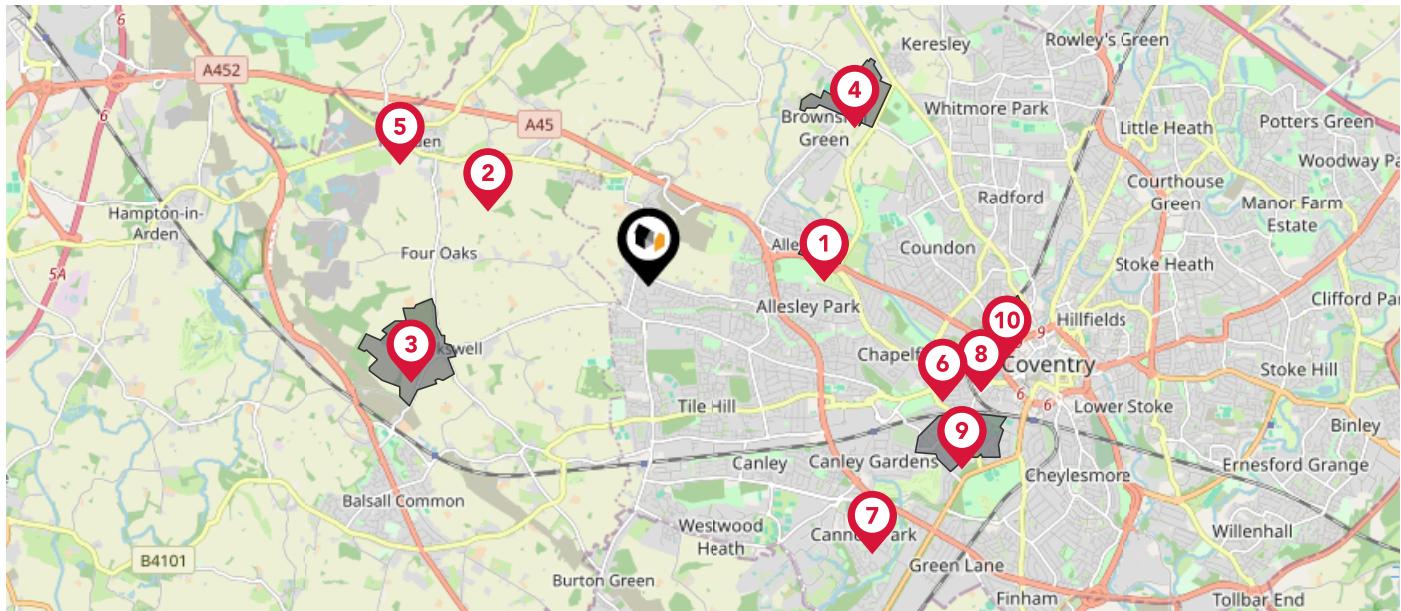
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

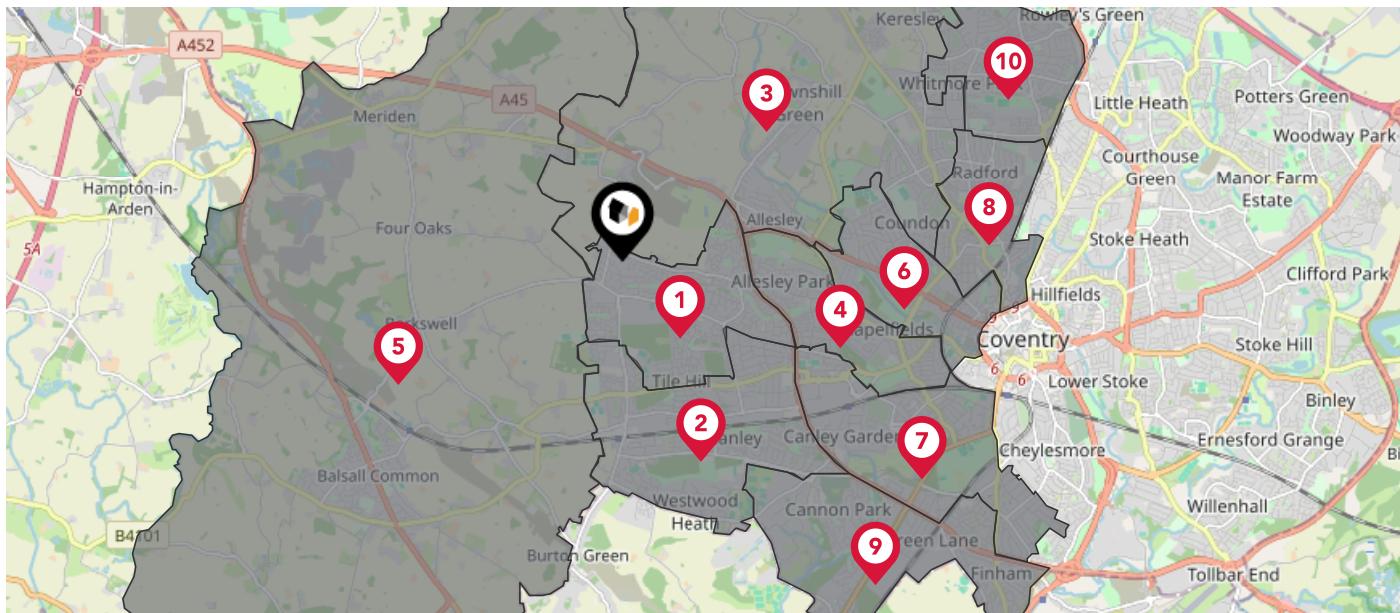
- 1 Allesley Village
- 2 Conservation Area - Church Lane, Meriden
- 3 Conservation Area - Berkswell
- 4 Brownshill Green
- 5 Conservation Area - The Green, Meriden
- 6 Chapelfields
- 7 Ivy Farm Lane (Canley Hamlet)
- 8 Spon End
- 9 Earlsdon
- 10 Naul's Mill

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

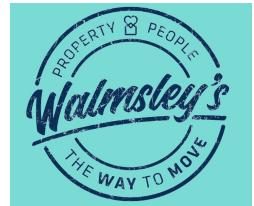


Nearby Council Wards

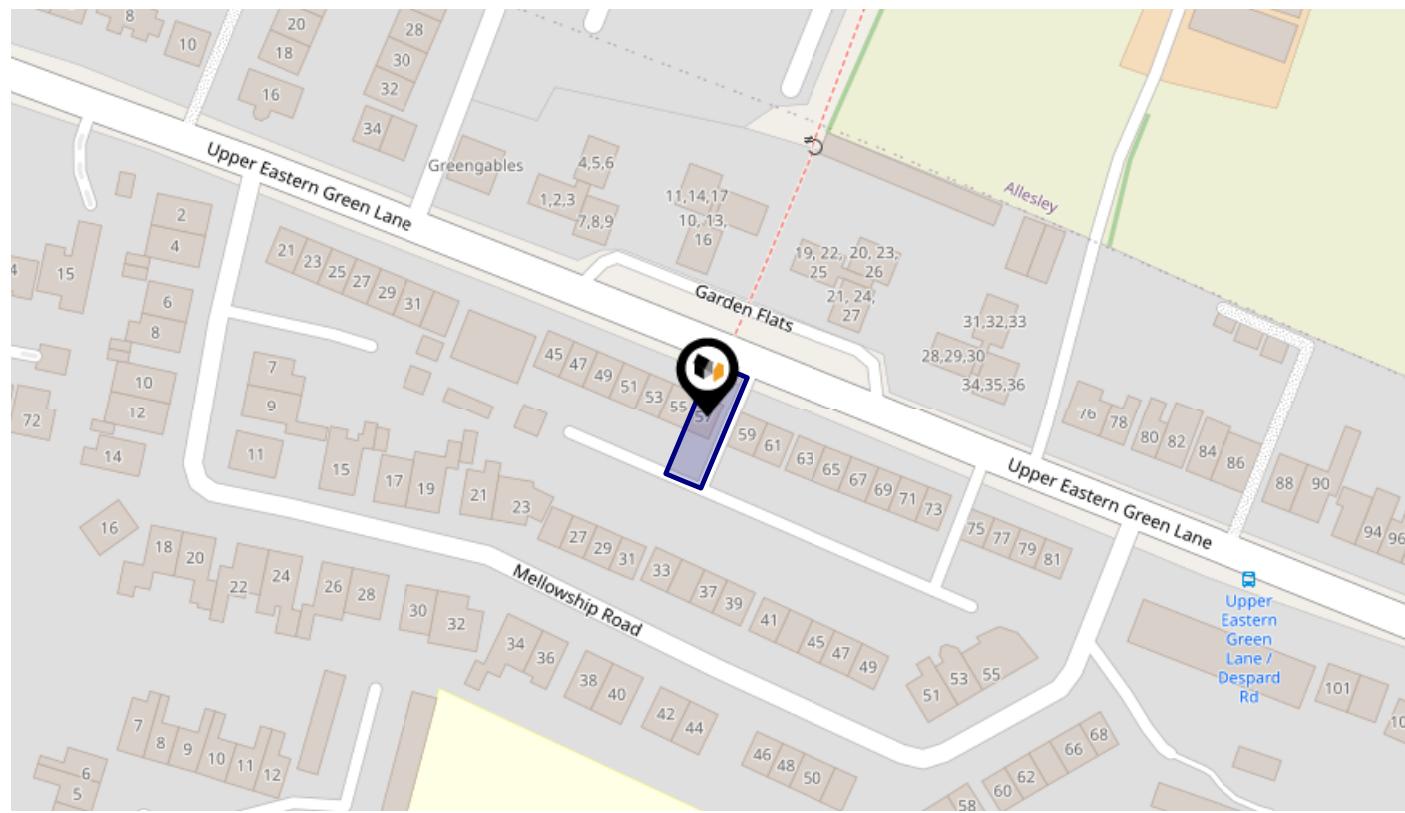
- 1 Woodlands Ward
- 2 Westwood Ward
- 3 Bablake Ward
- 4 Whoberley Ward
- 5 Meriden Ward
- 6 Sherbourne Ward
- 7 Earlsdon Ward
- 8 Radford Ward
- 9 Wainbody Ward
- 10 Holbrook Ward

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:

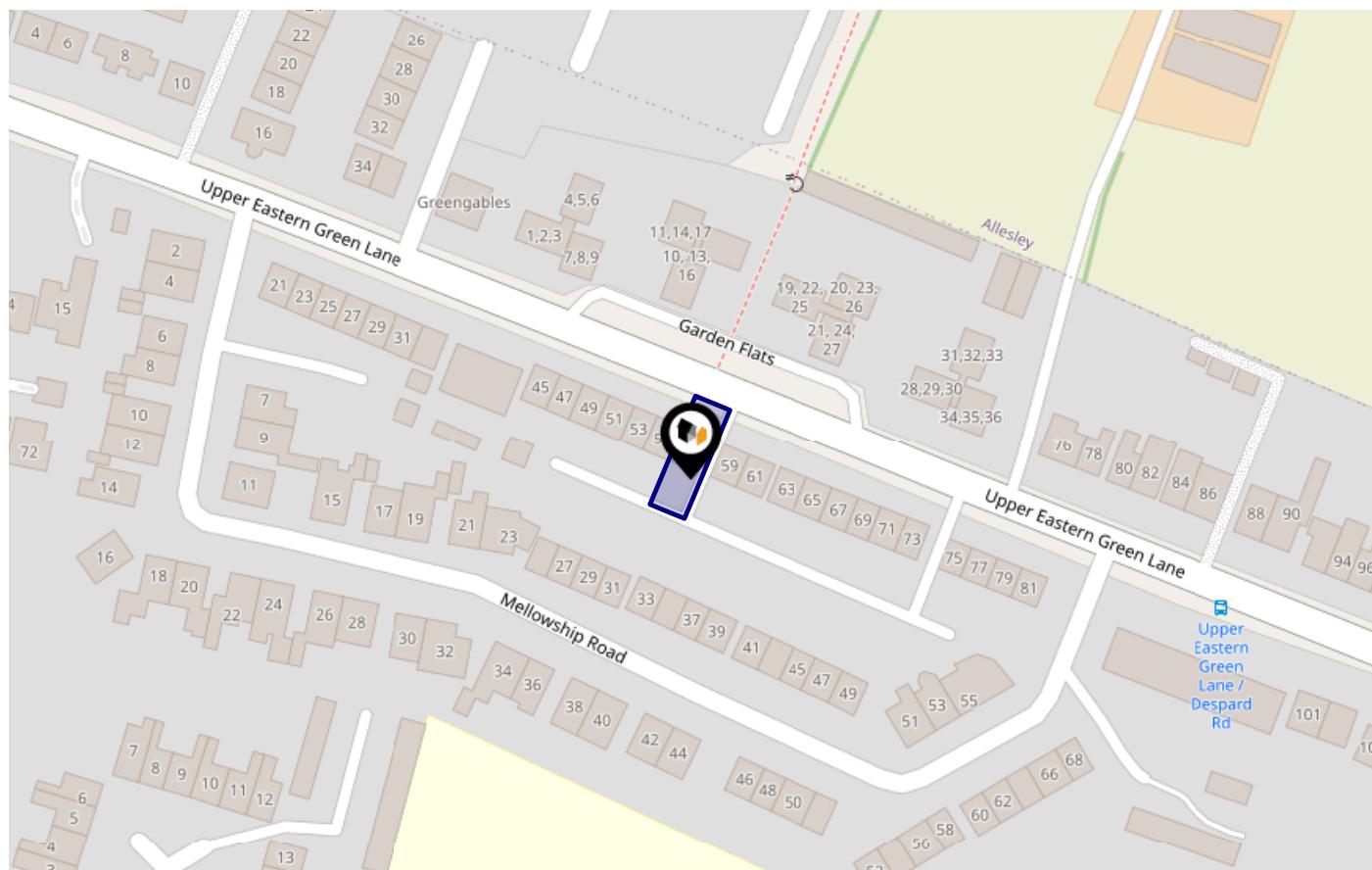


Flood Risk

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.

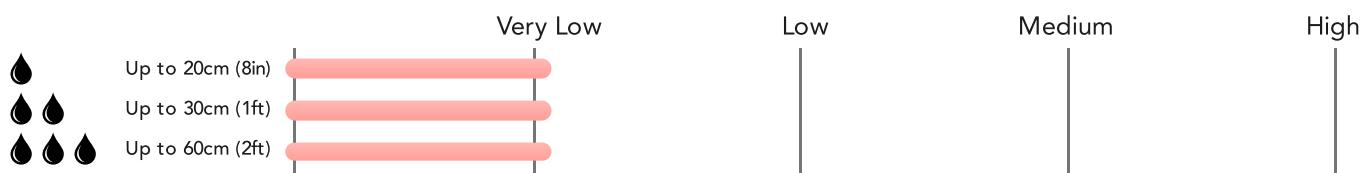


Risk Rating: Very low

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:

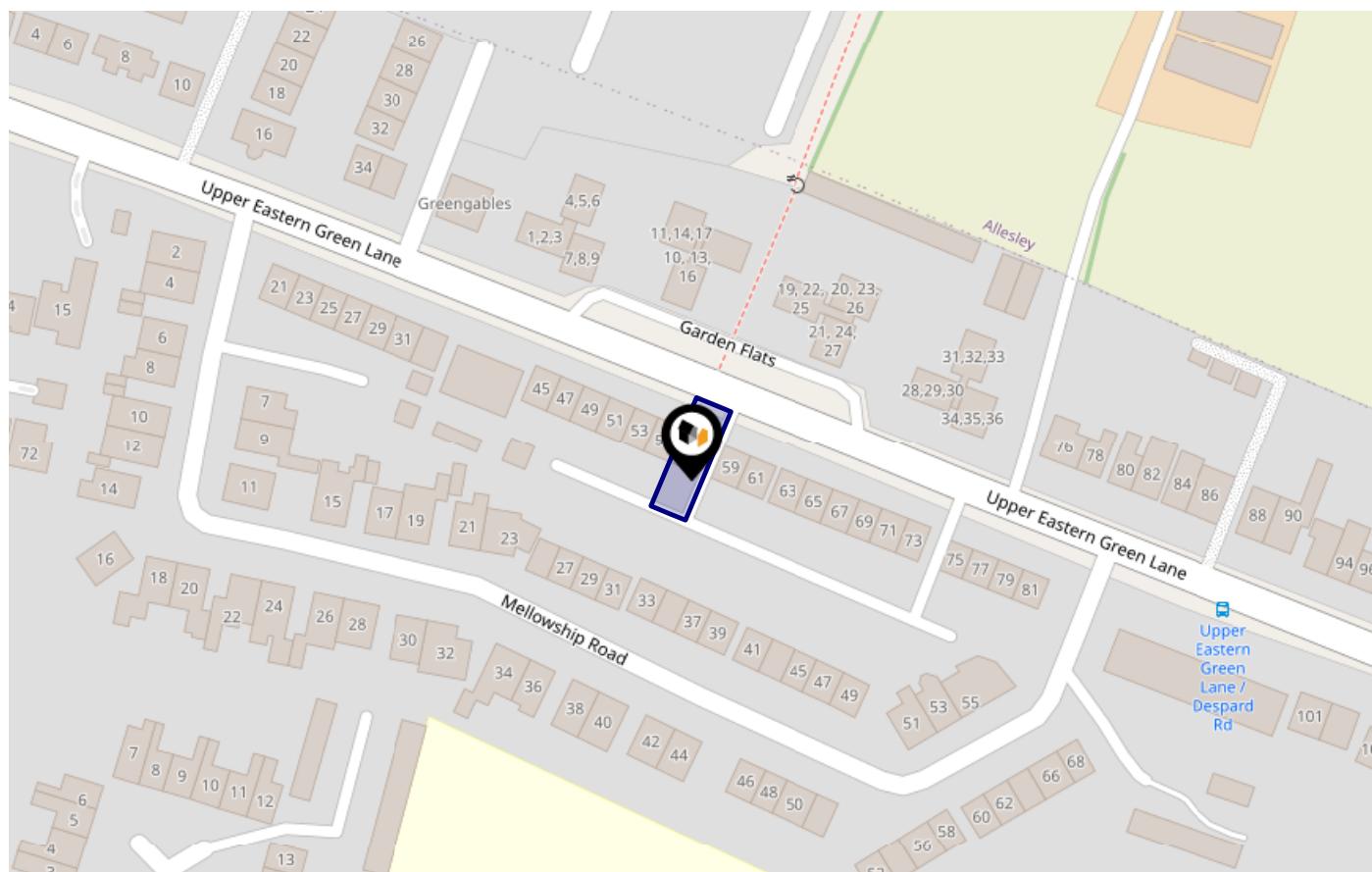


Flood Risk

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.

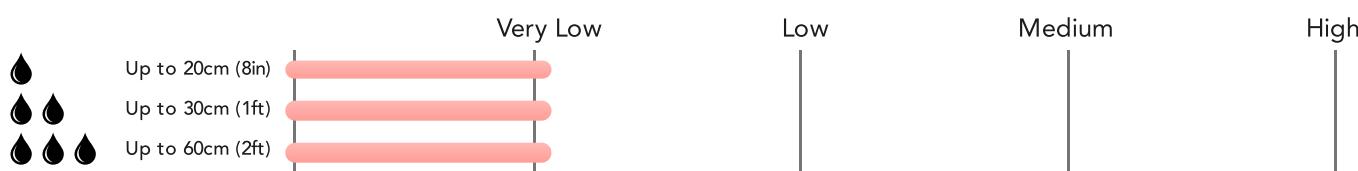


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Chance of flooding to the following depths at this property:

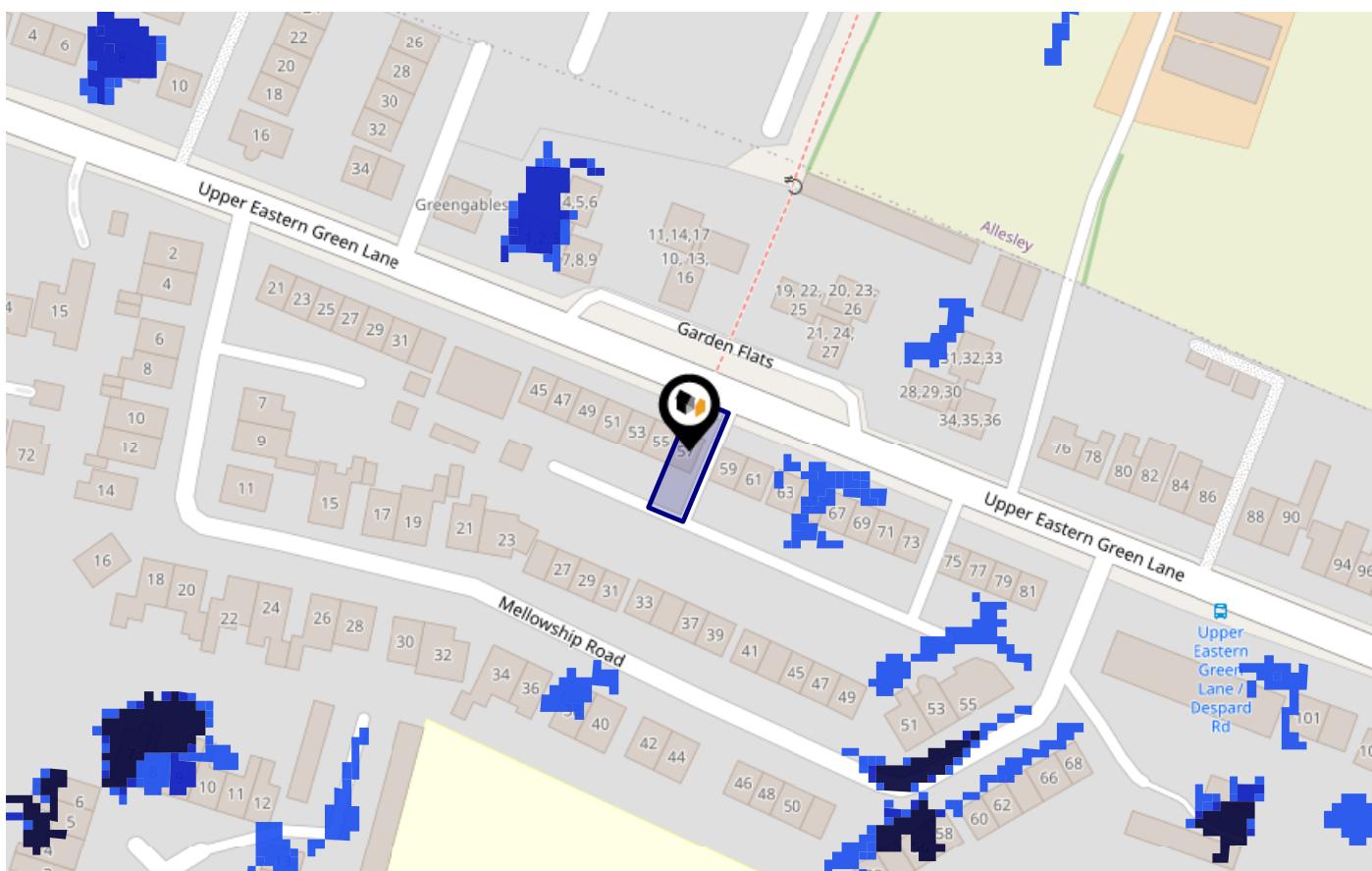


Flood Risk

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.

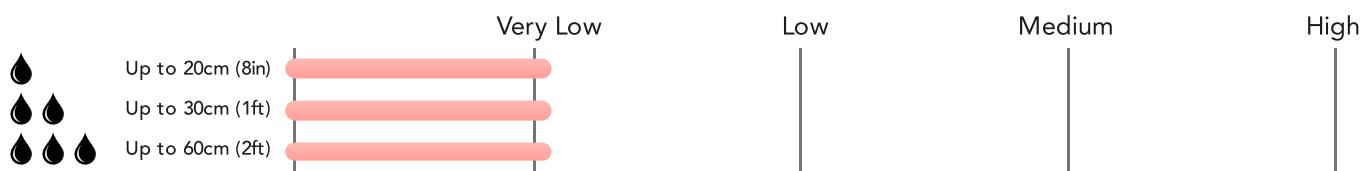


Risk Rating: Very low

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:

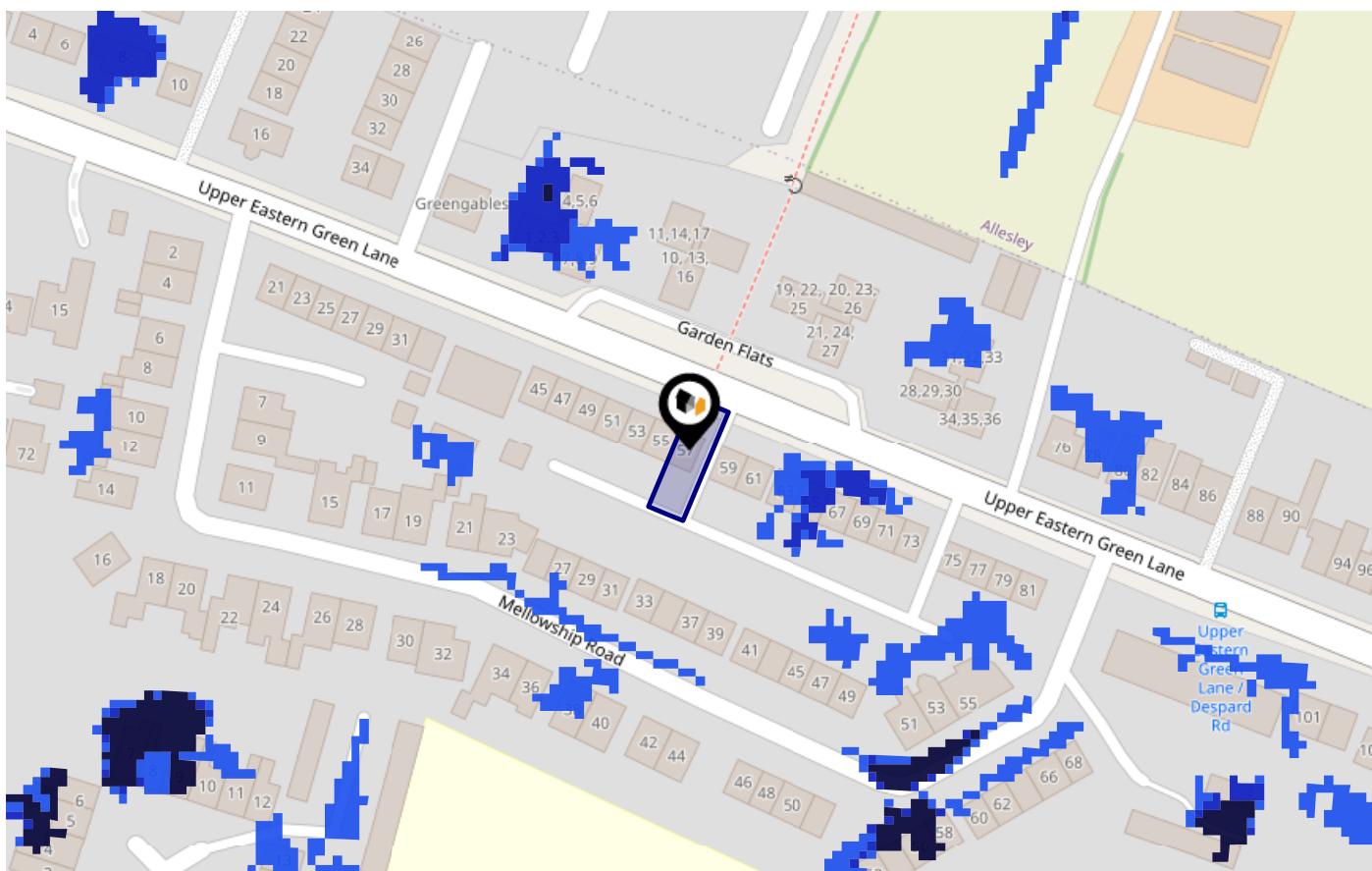


Flood Risk

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.

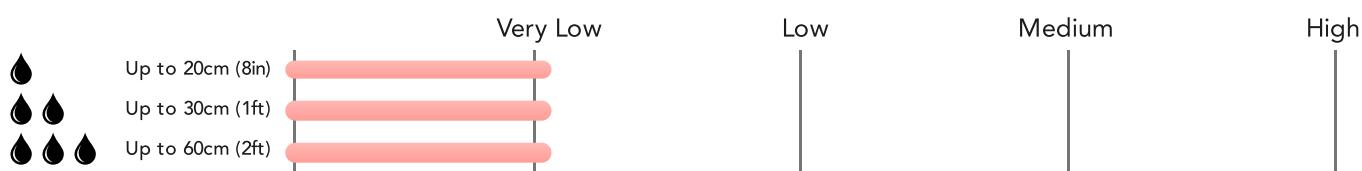


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

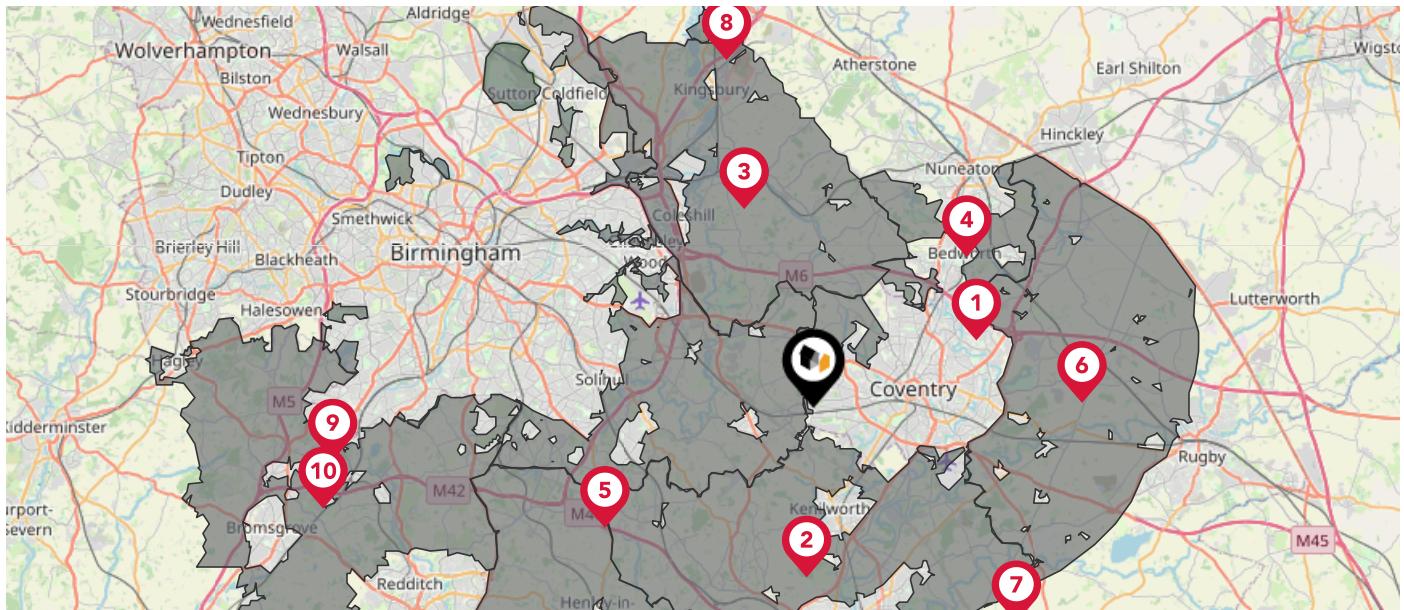


Maps

Green Belt



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



Nearby Green Belt Land

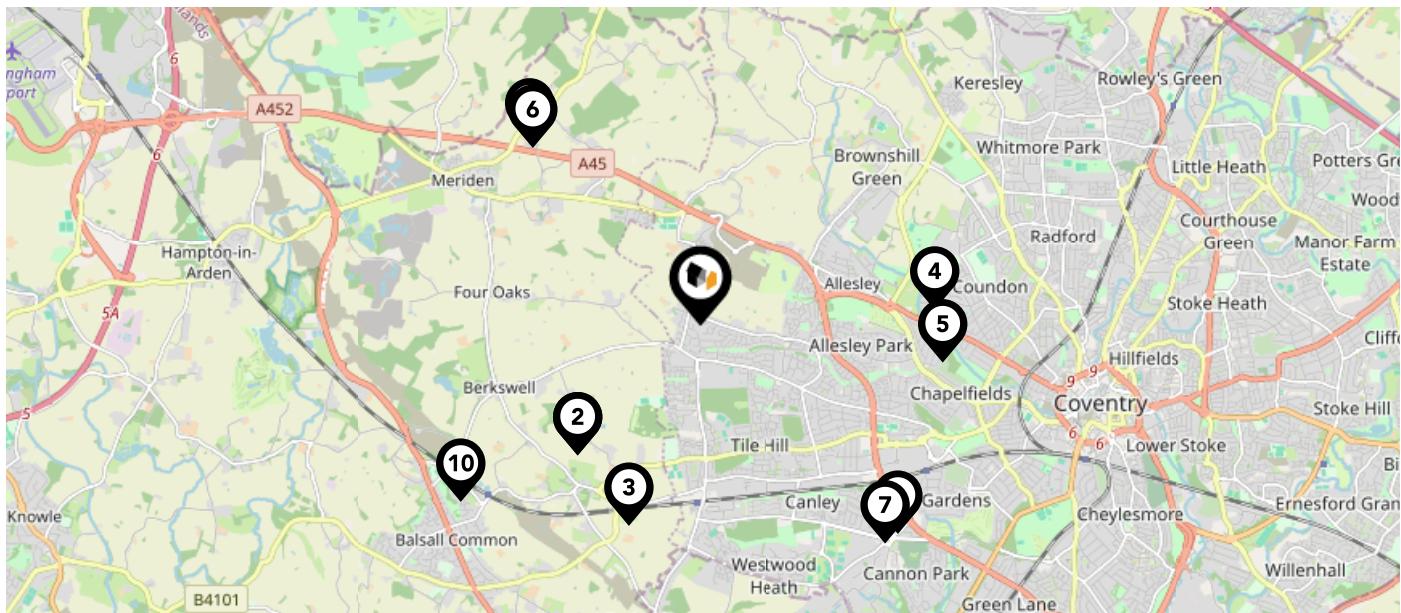
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - North Warwickshire
- 4 Birmingham Green Belt - Nuneaton and Bedworth
- 5 Birmingham Green Belt - Solihull
- 6 Birmingham Green Belt - Rugby
- 7 Birmingham Green Belt - Stratford-on-Avon
- 8 Birmingham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

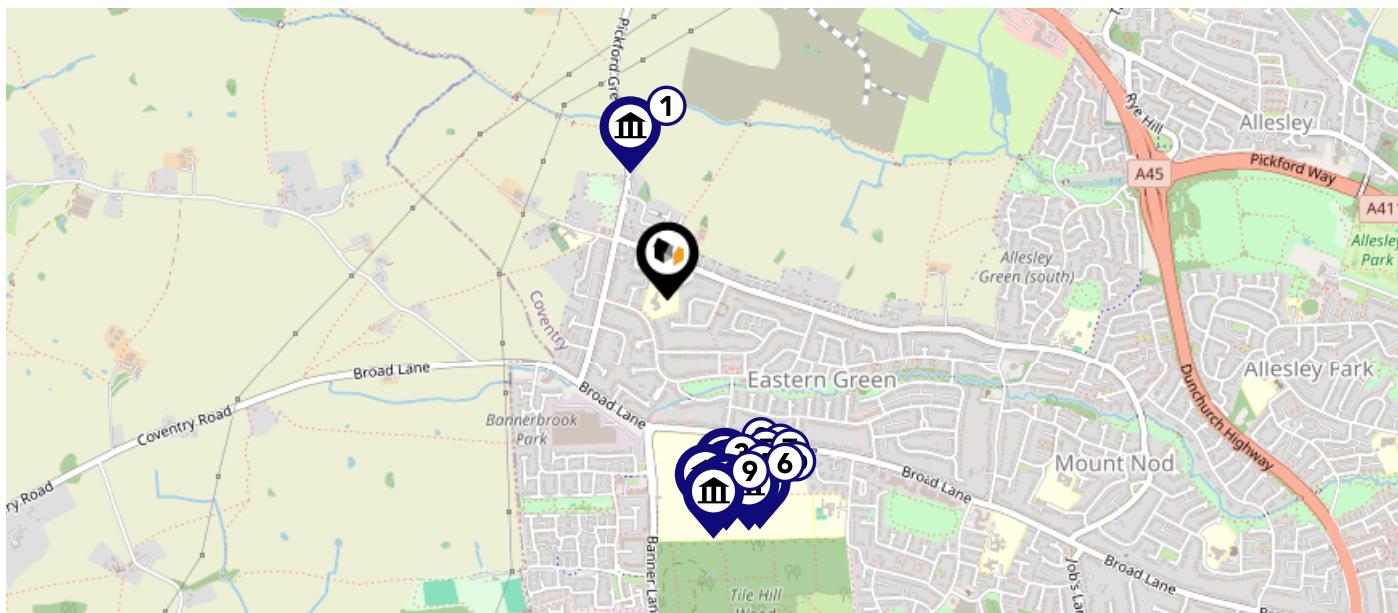
Site Number	Location	Status	Permit Status
1	Land At Benton Green Lane-Benton Green Lane, Balsall Common, Near Coventry, Solihull, West Midlands	Historic Landfill	<input type="checkbox"/>
2	Opposite Victoria Farm-Benton Green Lane, Berkswell, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
3	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill	<input type="checkbox"/>
4	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
5	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
6	Fillongley Road-Meriden, Solihull	Historic Landfill	<input type="checkbox"/>
7	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
8	Lodge Green-Fillongley Road, Meriden, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
9	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
10	EA/EPR/SP3291FR/A001	Active Landfill	<input checked="" type="checkbox"/>

Maps

Listed Buildings

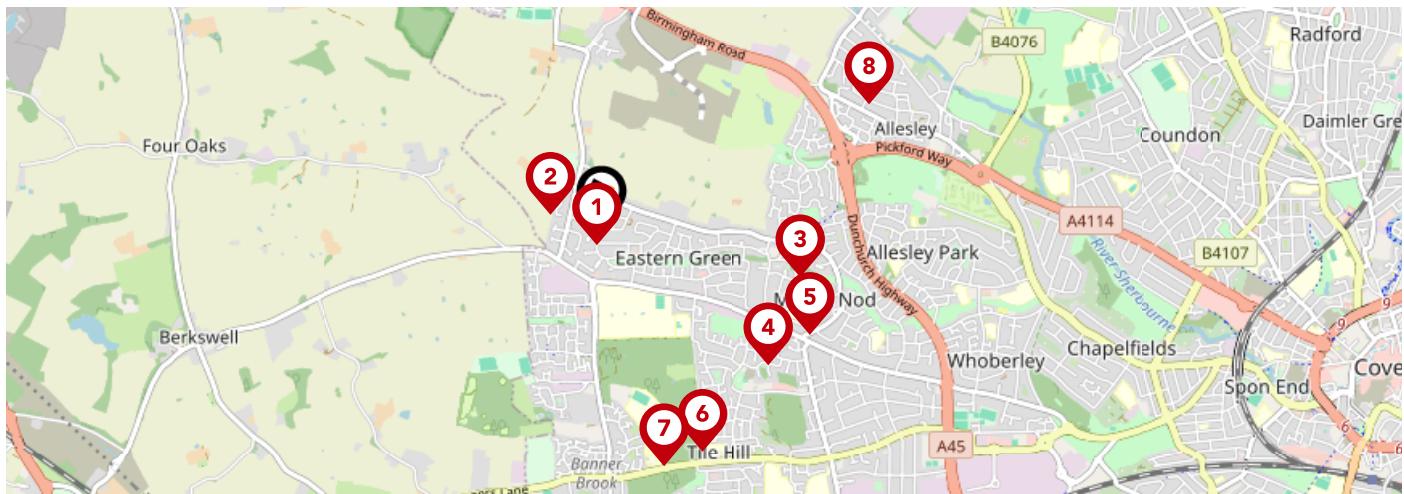


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1076056 - Brook Farmhouse	Grade II	0.3 miles
 1226690 - House Block To North Of Workshop And Science Block At Woodlands School	Grade II	0.5 miles
 1076586 - Arts And Crafts Block With Teaching Block And House Block To North West Of Main Block At Woodlands School	Grade II	0.5 miles
 1076585 - Main Block At Woodlands School Including Administration And Main Entrance, Main And Small Hall, Gym And Library	Grade II	0.5 miles
 1226681 - Workshop And Science Block To North Of Main Block At Woodlands School	Grade II	0.5 miles
 1076547 - Teaching Block Due East Of Main Block At Woodlands School	Grade II	0.5 miles
 1265707 - House Block To East Of Linked Teaching And Gymnasium Blocks, At Woodlands School	Grade II	0.5 miles
 1076546 - Teaching Block With Attached Gymnasium North East Of Main Block At Woodlands School	Grade II	0.5 miles
 1265775 - Block Of Two Gymnasias To South Of Main Block At Woodlands School	Grade II	0.5 miles
 1076548 - House Block East Of Teaching Block Lying Due East Of Main Block At Woodlands School	Grade II	0.6 miles

Area Schools



Nursery Primary Secondary College Private



Eastern Green Junior School

Ofsted Rating: Good | Pupils: 240 | Distance: 0.08



St Andrew's Church of England Infant School

Ofsted Rating: Good | Pupils: 168 | Distance: 0.24



Park Hill Primary School

Ofsted Rating: Good | Pupils: 439 | Distance: 0.92



Limbrick Wood Primary School

Ofsted Rating: Good | Pupils: 0 | Distance: 0.97



Mount Nod Primary School

Ofsted Rating: Good | Pupils: 321 | Distance: 1.05



Our Lady of the Assumption Catholic Primary School

Ofsted Rating: Good | Pupils: 235 | Distance: 1.11



West Coventry Academy

Ofsted Rating: Good | Pupils: 1236 | Distance: 1.11

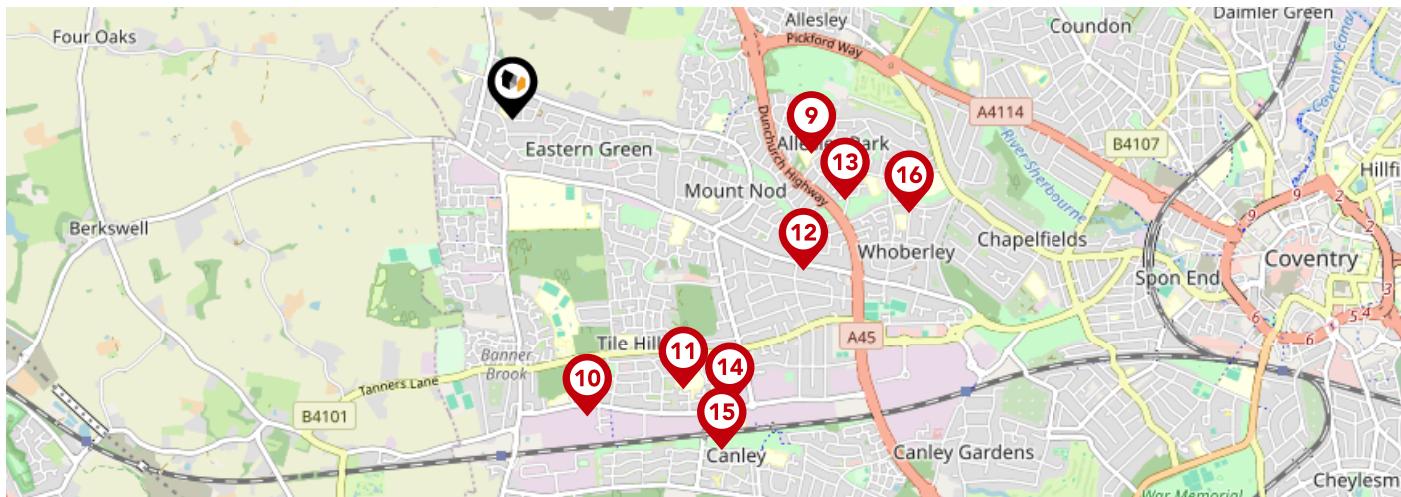


Allesley Primary School

Ofsted Rating: Good | Pupils: 419 | Distance: 1.34



Area Schools



Nursery Primary Secondary College Private



Allesley Hall Primary School

Ofsted Rating: Good | Pupils: 198 | Distance: 1.36



Leigh Church of England Academy

Ofsted Rating: Good | Pupils: 223 | Distance: 1.38



Hereward College of Further Education

Ofsted Rating: Good | Pupils: 0 | Distance: 1.44



St John Vianney Catholic Primary School

Ofsted Rating: Good | Pupils: 236 | Distance: 1.48



St John's Church of England Academy

Ofsted Rating: Good | Pupils: 206 | Distance: 1.55



Templars Primary School

Ofsted Rating: Good | Pupils: 666 | Distance: 1.62



Finham Park 2

Ofsted Rating: Good | Pupils: 711 | Distance: 1.77

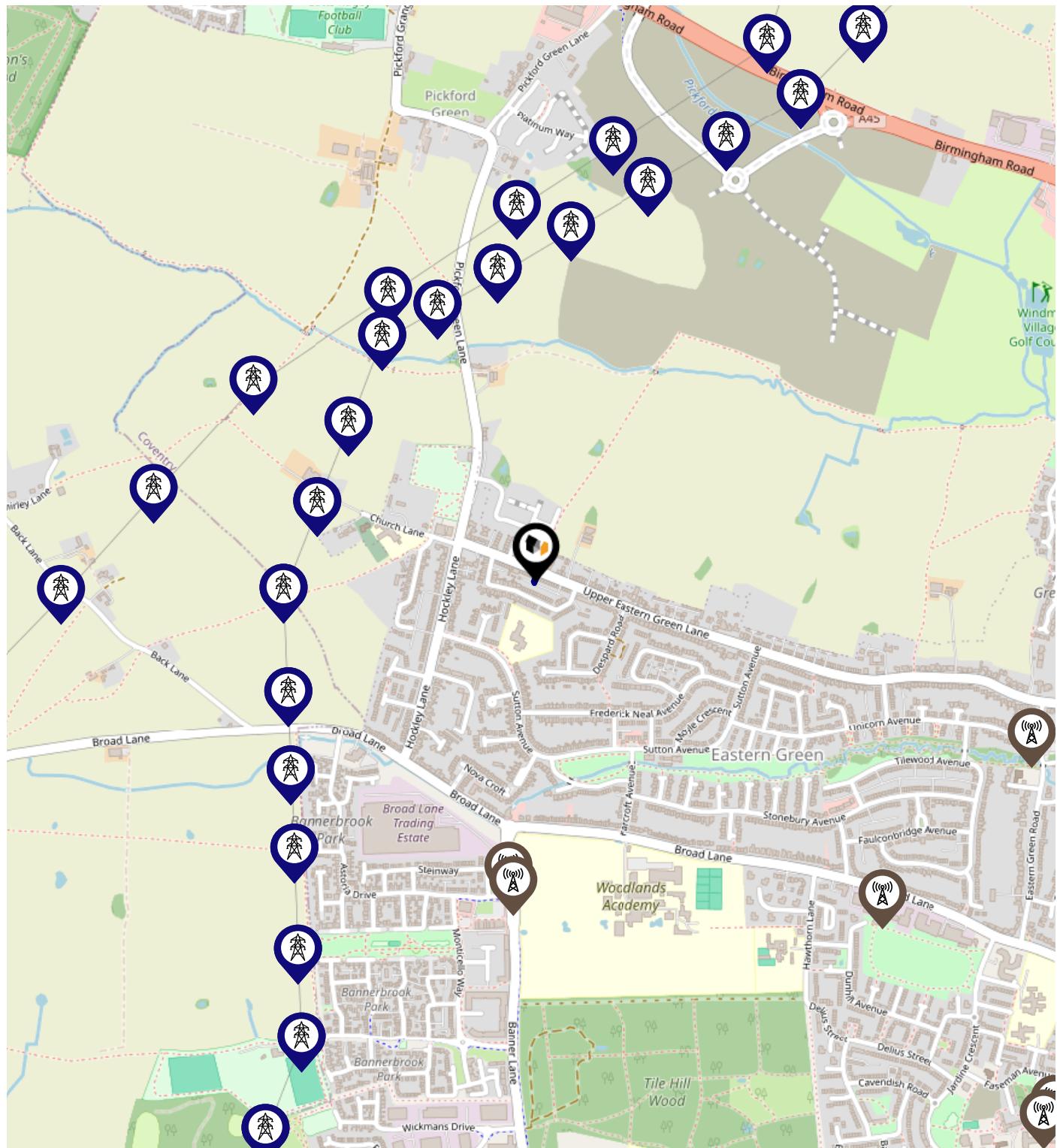


St Christopher Primary School

Ofsted Rating: Good | Pupils: 458 | Distance: 1.84



Local Area **Masts & Pylons**



Key:

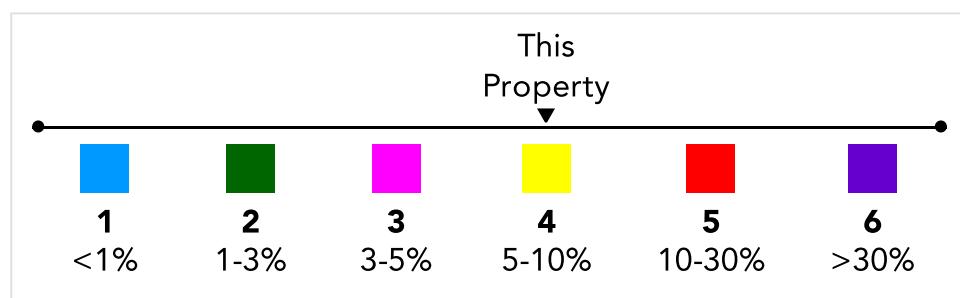
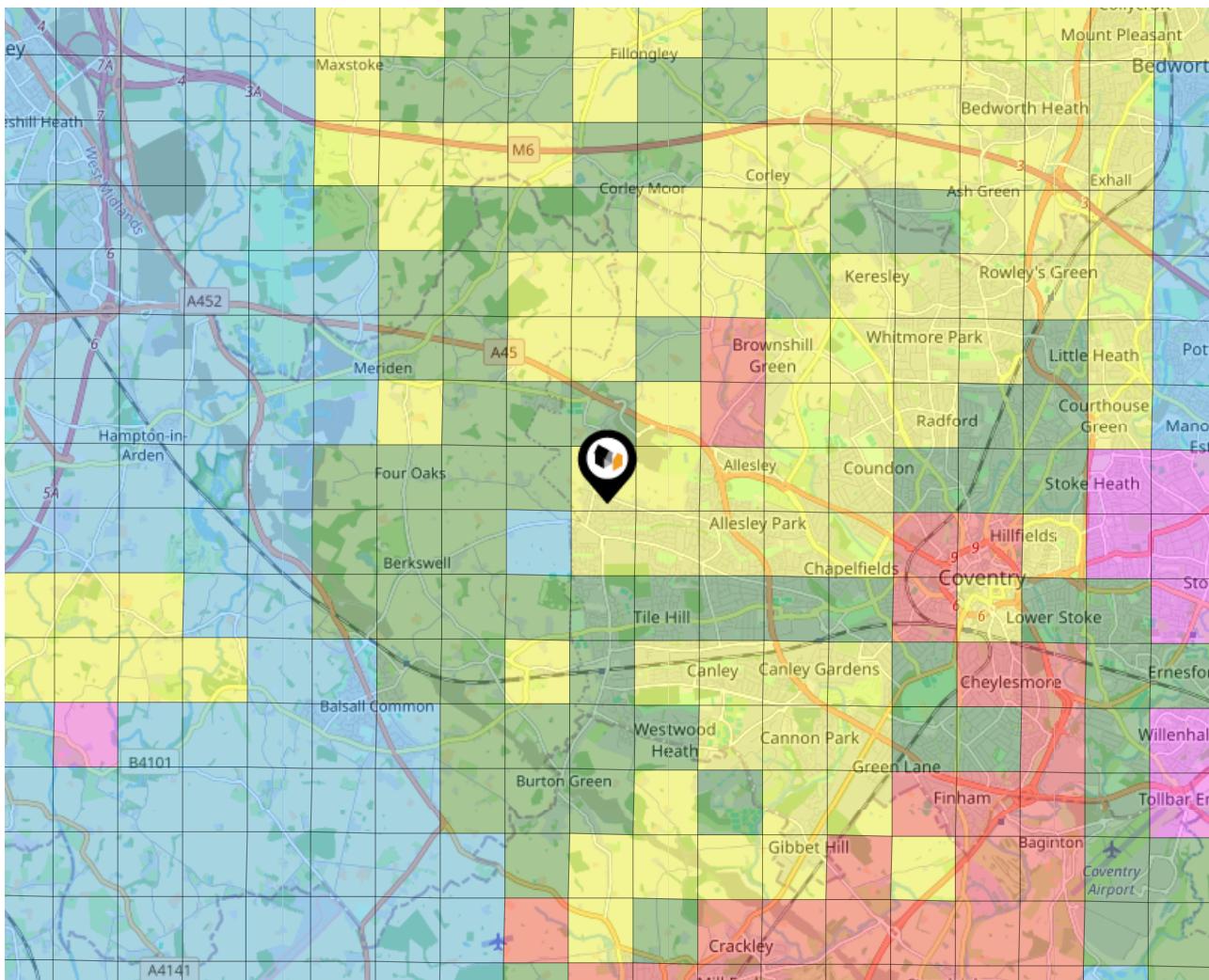
-  Power Pylons
-  Communication Masts

Environment Radon Gas

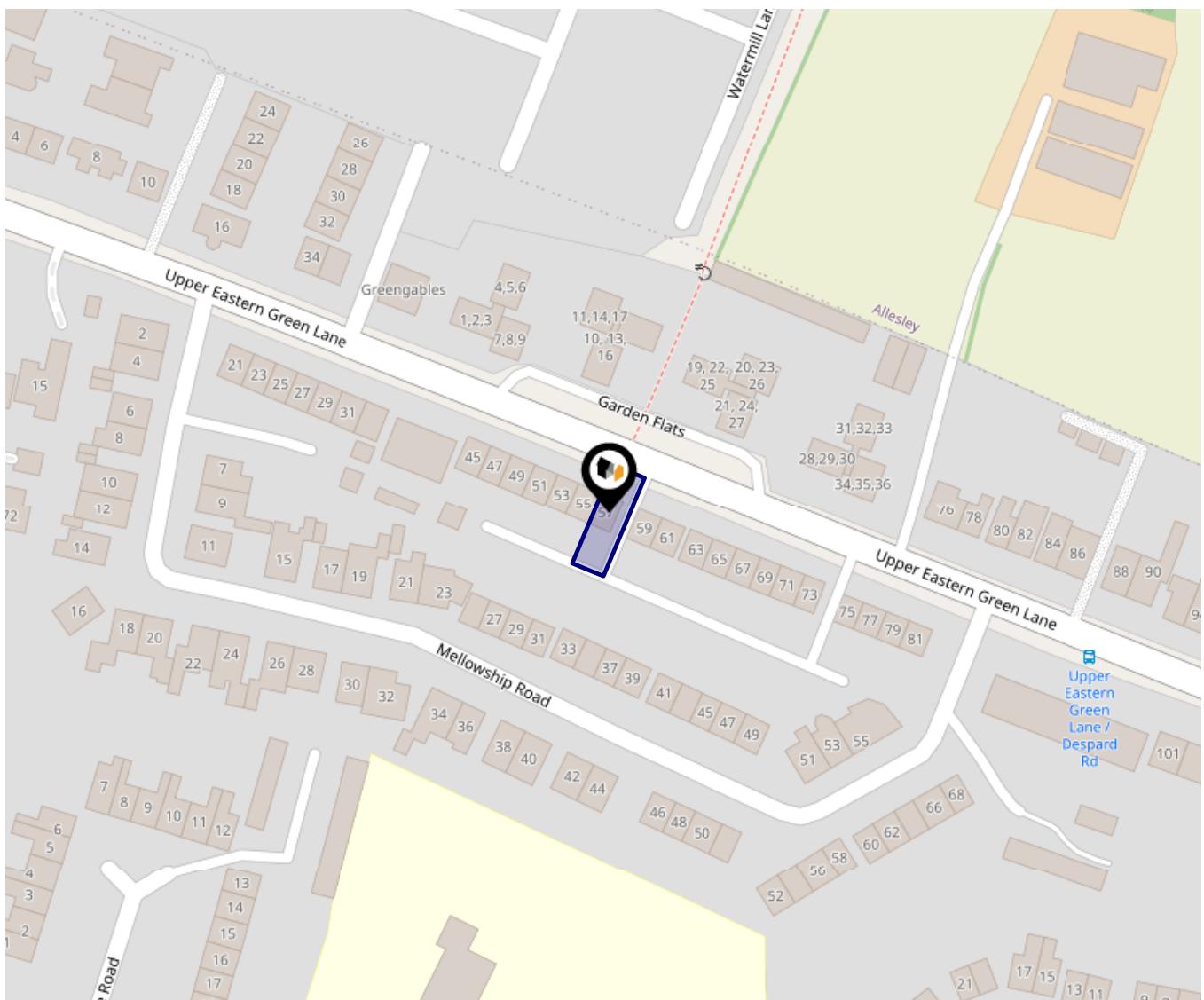


What is Radon?

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

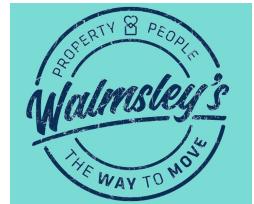


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

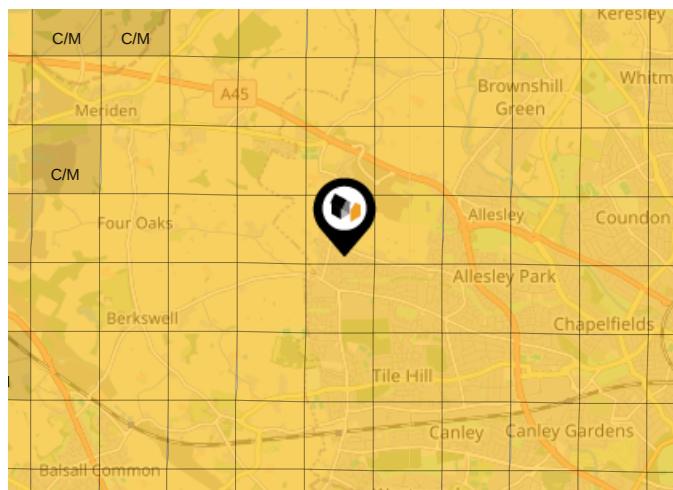
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

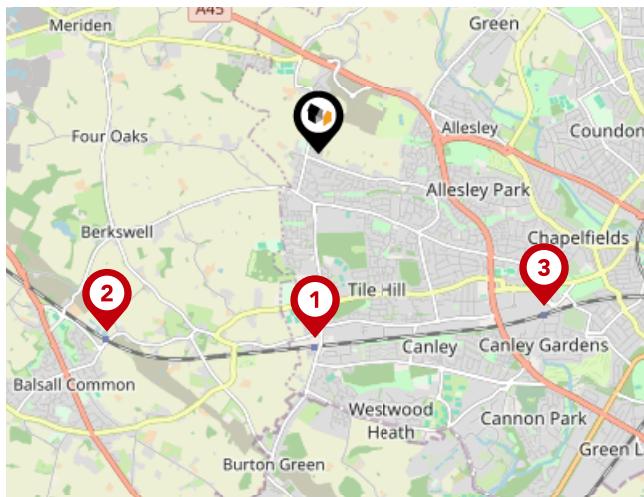
Carbon Content:	VARIABLE(LOW)	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT		



Primary Classifications (Most Common Clay Types)

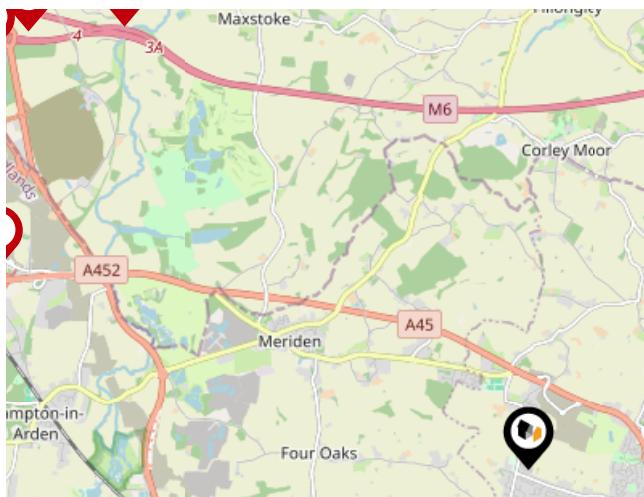
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



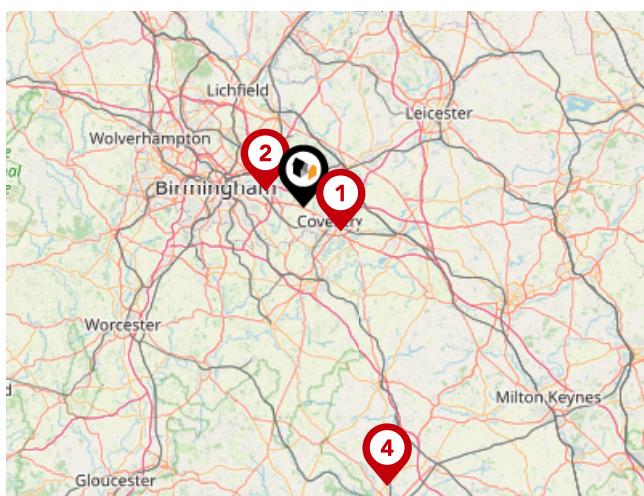
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	1.67 miles
2	Berkswell Rail Station	2.5 miles
3	Canley Rail Station	2.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3A	5.42 miles
2	M6 J3	5.27 miles
3	M42 J6	5.13 miles
4	M6 J4	6.01 miles
5	M42 J7	6.14 miles



Airports/Helipads

Pin	Name	Distance
1	Baginton	6.23 miles
2	Birmingham Airport	6.16 miles
3	East Mids Airport	30.31 miles
4	Kidlington	42.31 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Despard Rd	0.11 miles
2	Thornton Close	0.18 miles
3	Church Lane	0.12 miles
4	Sutton Avenue	0.18 miles
5	Rose Cottage Flats	0.25 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	5.9 miles

Walmsley's The Way to Move

Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



/walmsleysthewaytomove

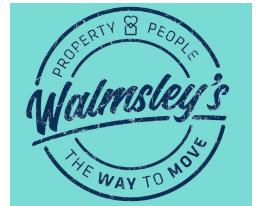


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Agent Disclaimer



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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