



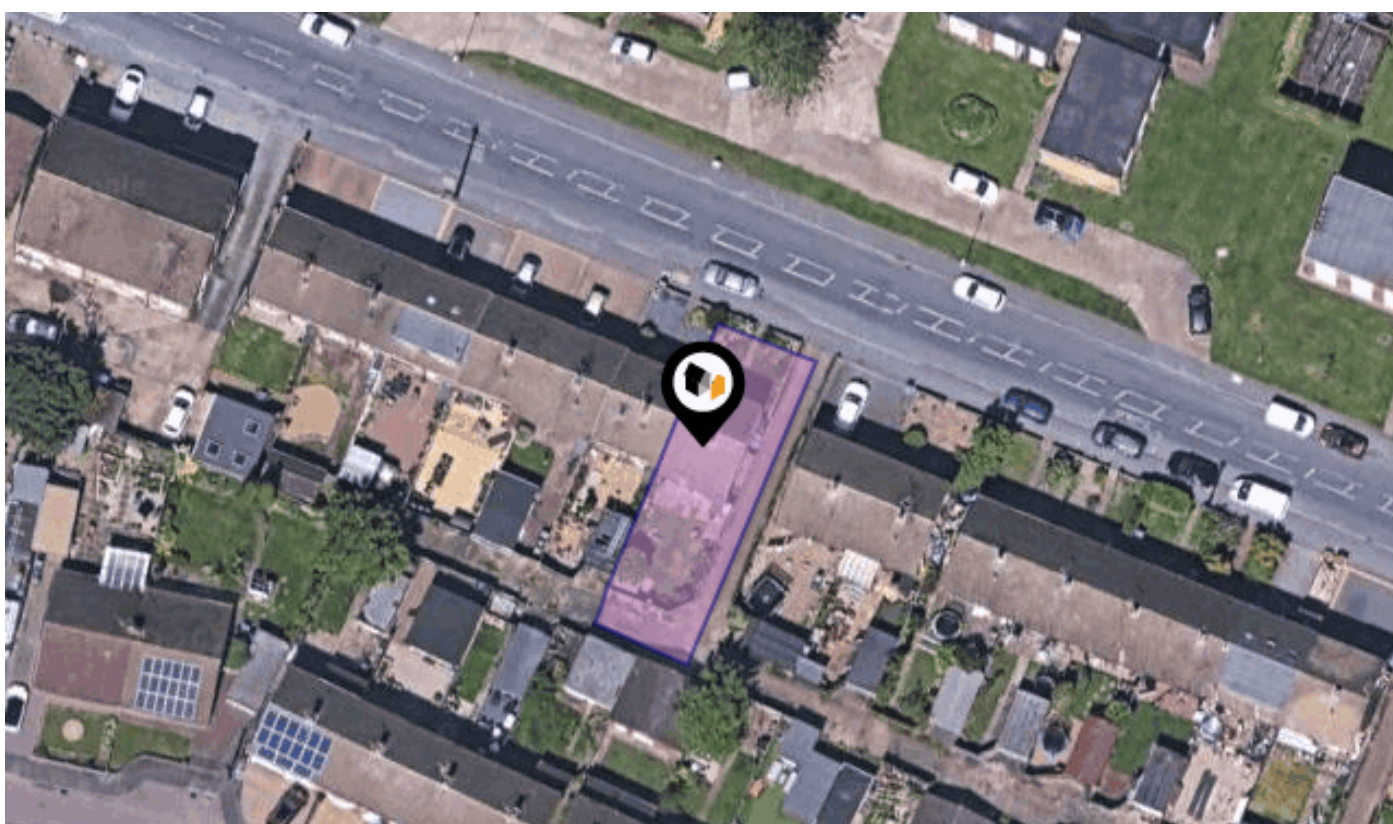
See More Online

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



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@walmsleysthewaytomove.co.uk or 0330 1180 062














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	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	5	33	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
				

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

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

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.

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	

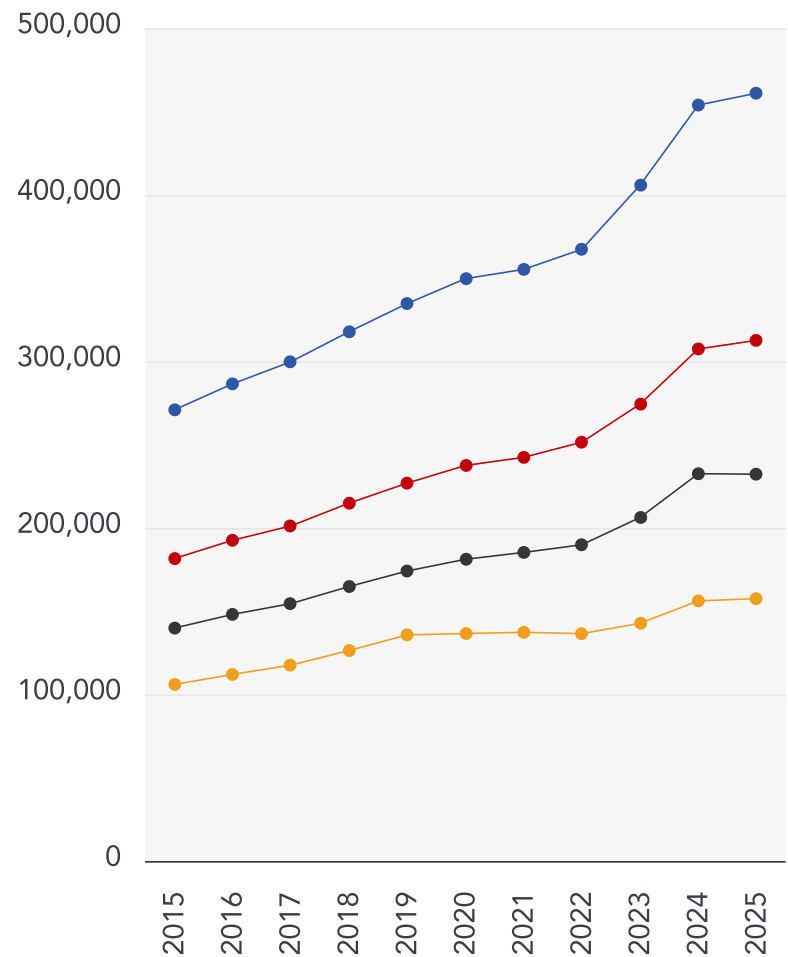
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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.

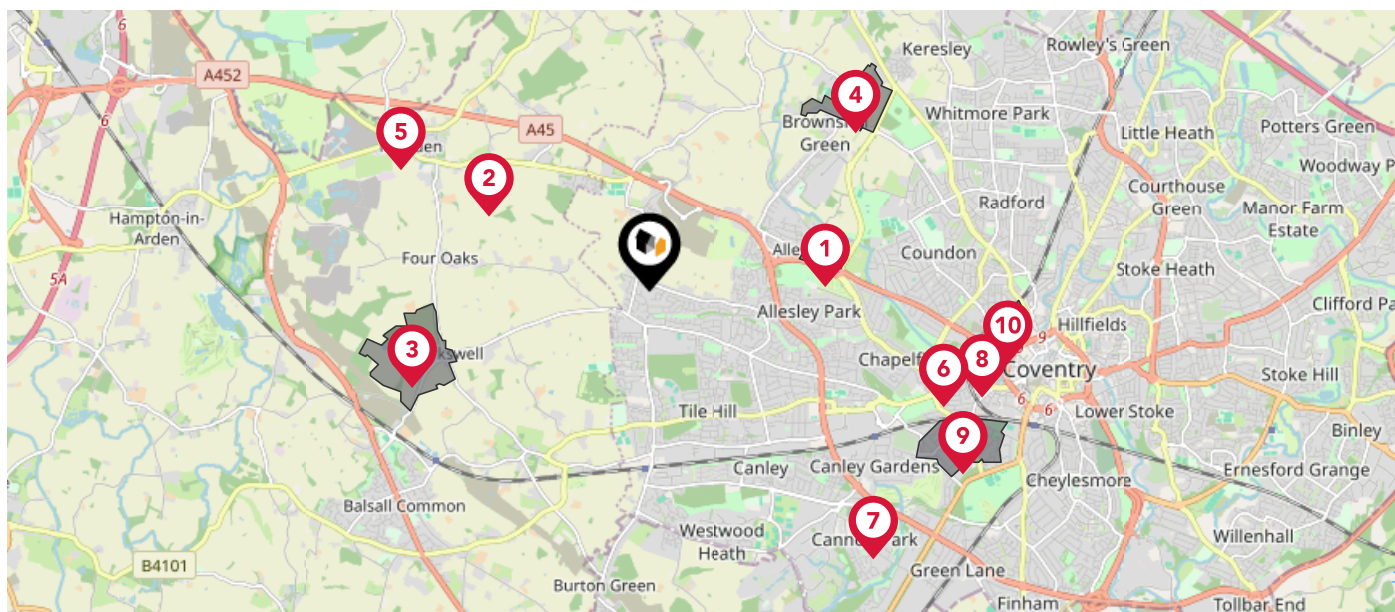
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

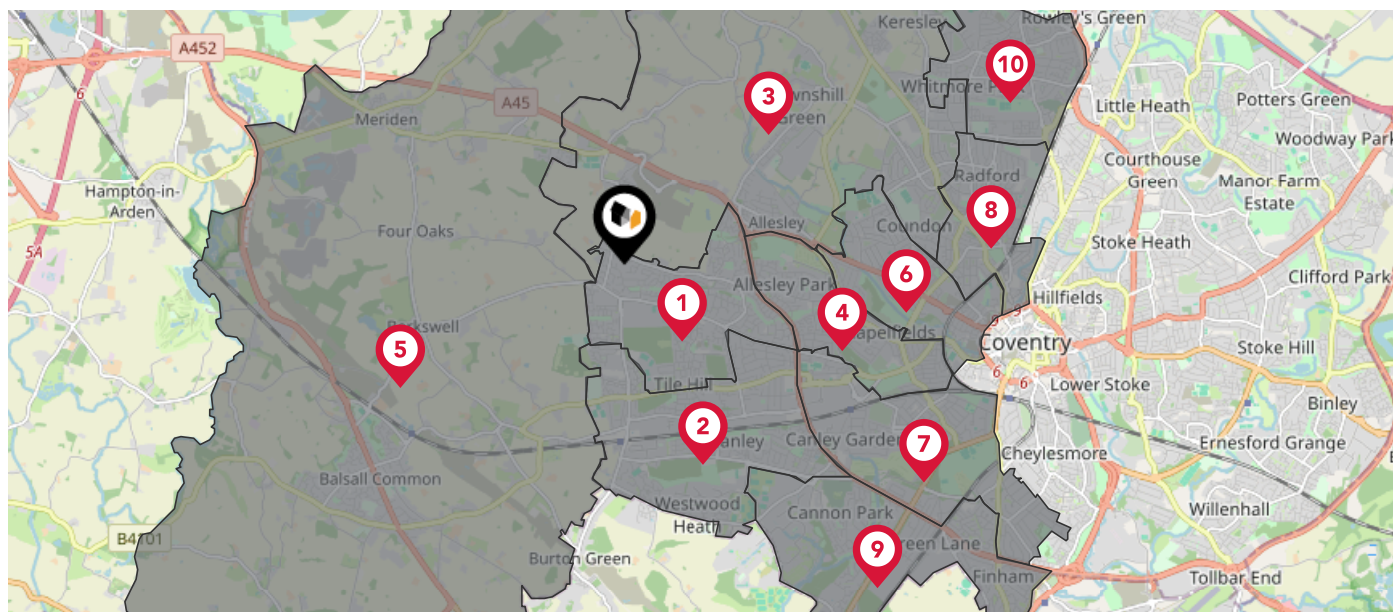
-  Allesley Village
-  Conservation Area - Church Lane, Meriden
-  Conservation Area - Berkswell
-  Brownshill Green
-  Conservation Area - The Green, Meriden
-  Chapelfields
-  Ivy Farm Lane (Canley Hamlet)
-  Spon End
-  Earlsdon
-  Naul's Mill

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

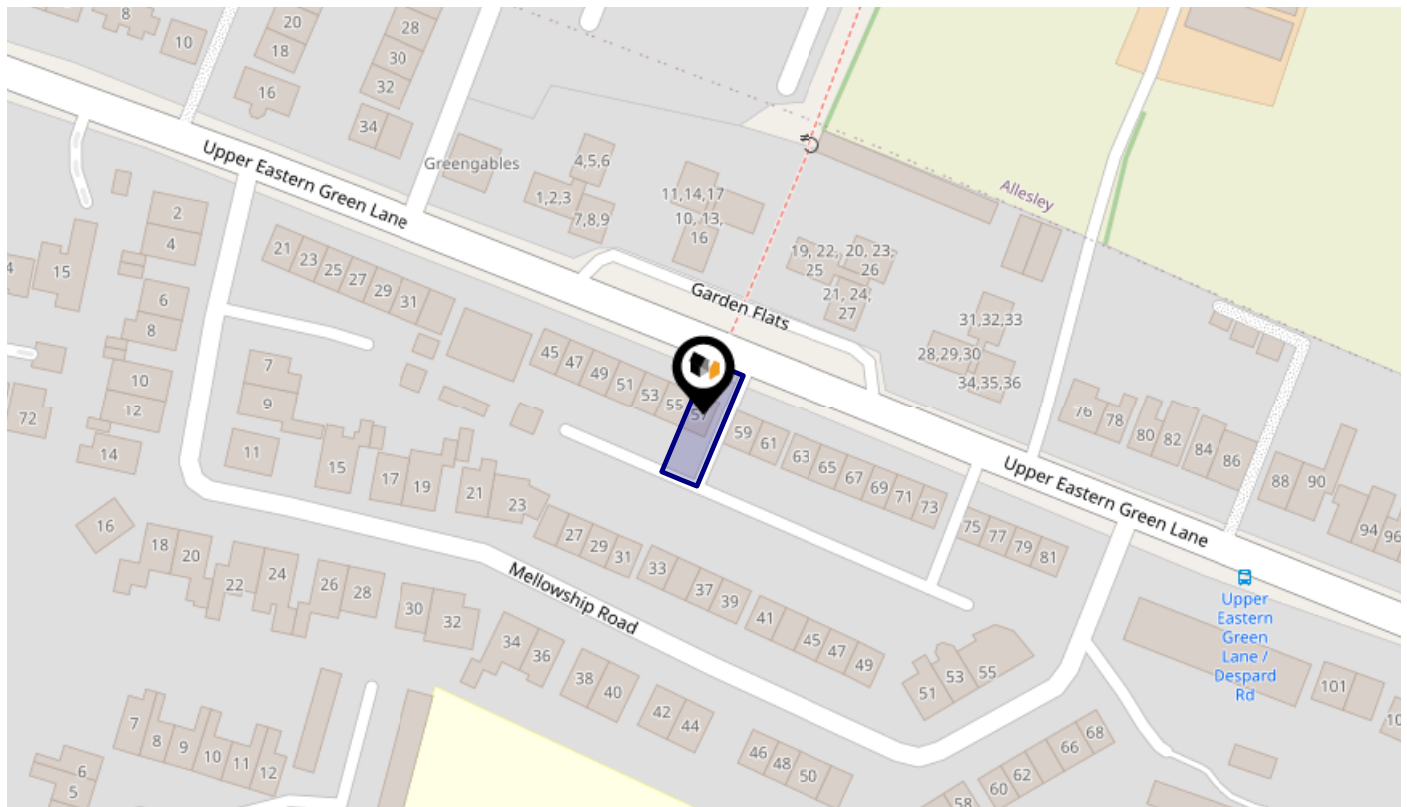
Holbrook Ward

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.

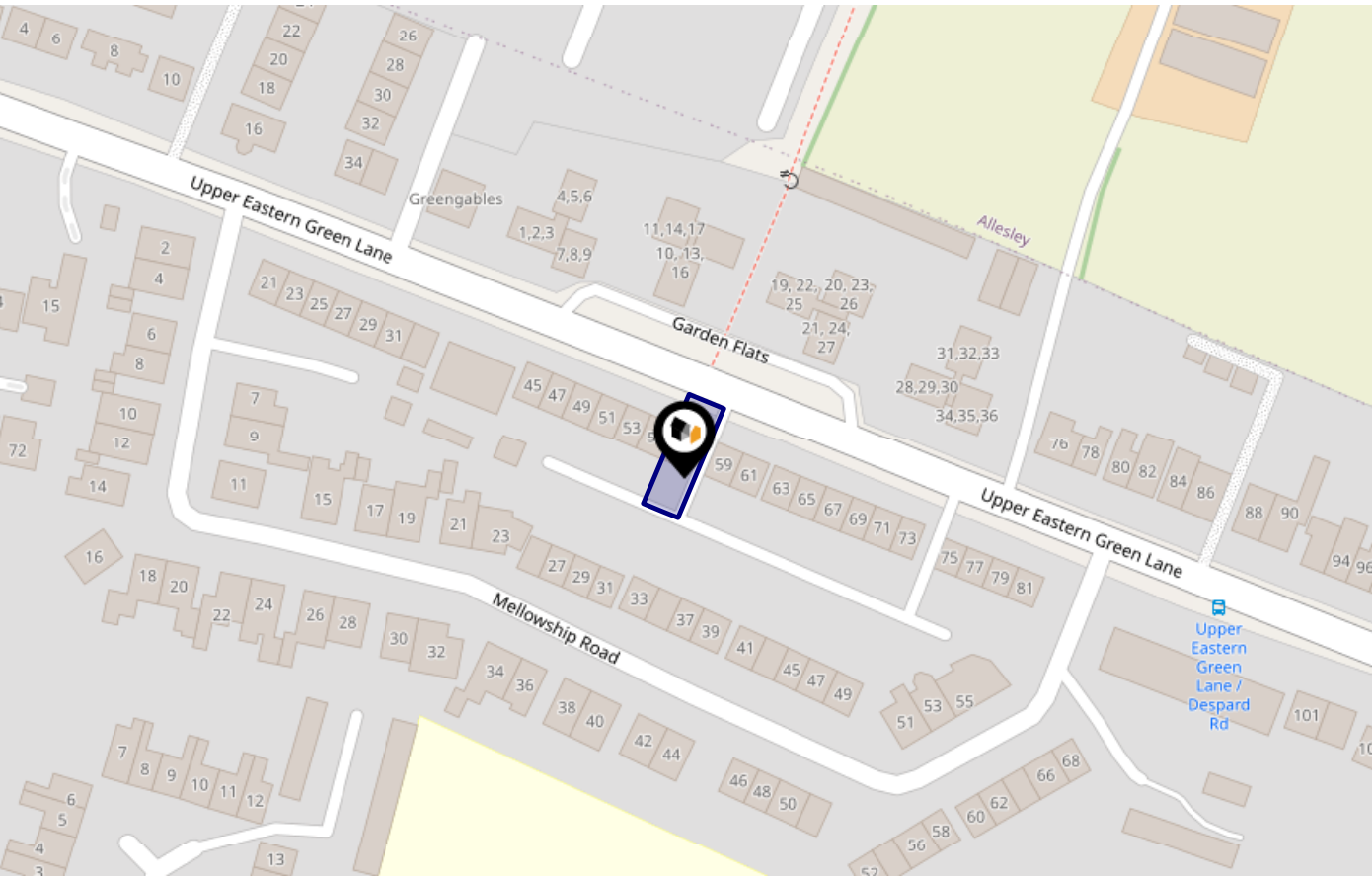
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

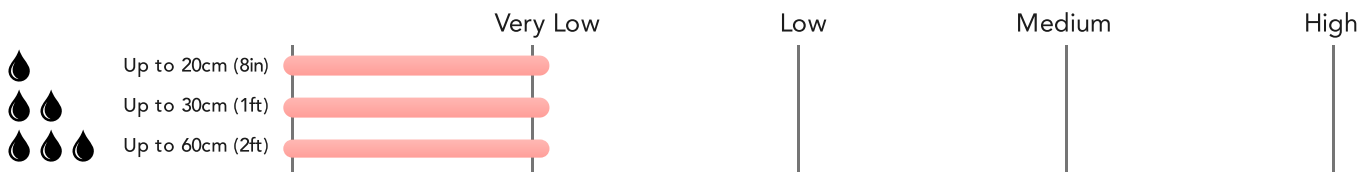


Risk Rating: Very low

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.

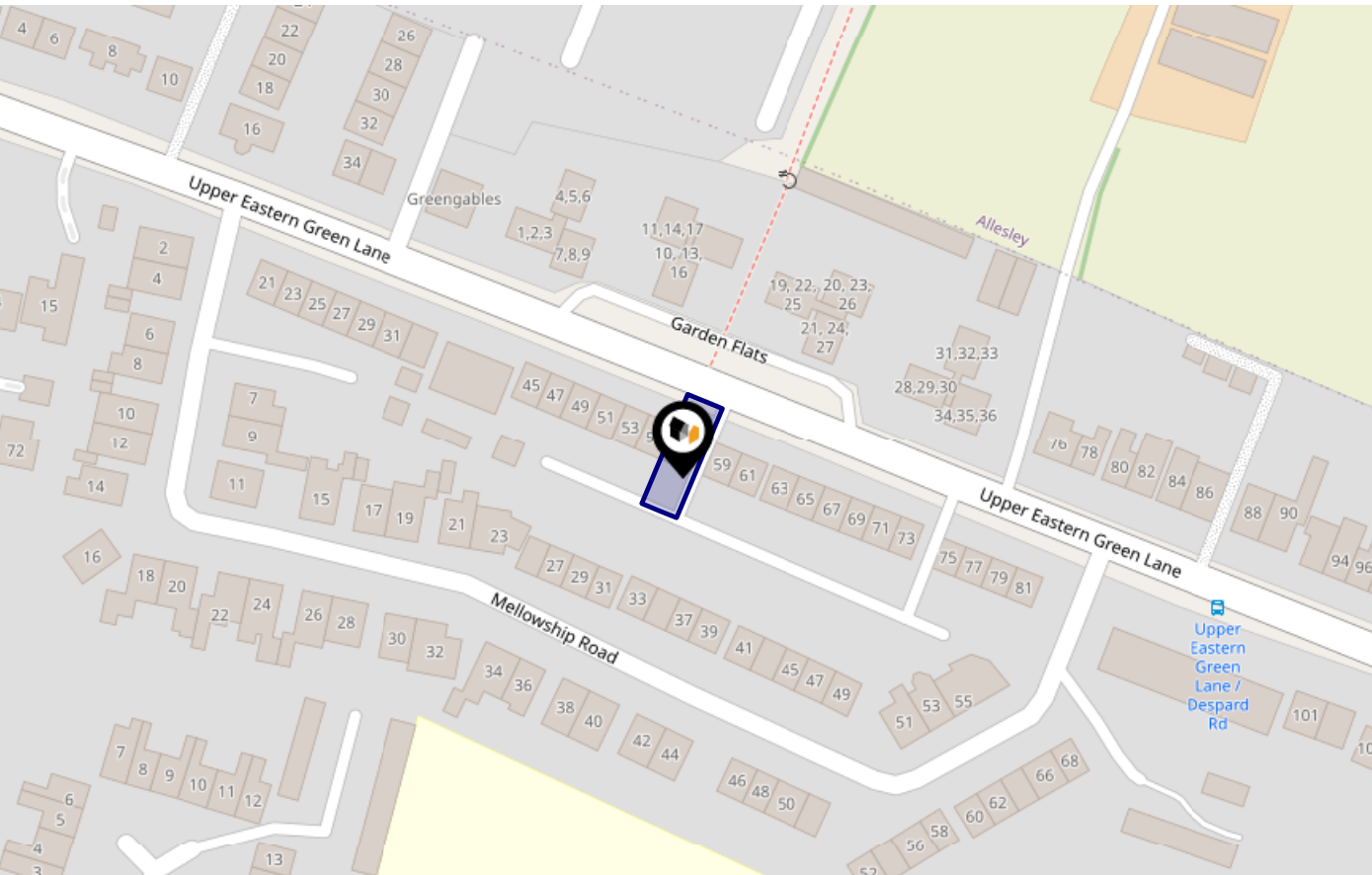
Chance of flooding to the following depths at this property:



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.

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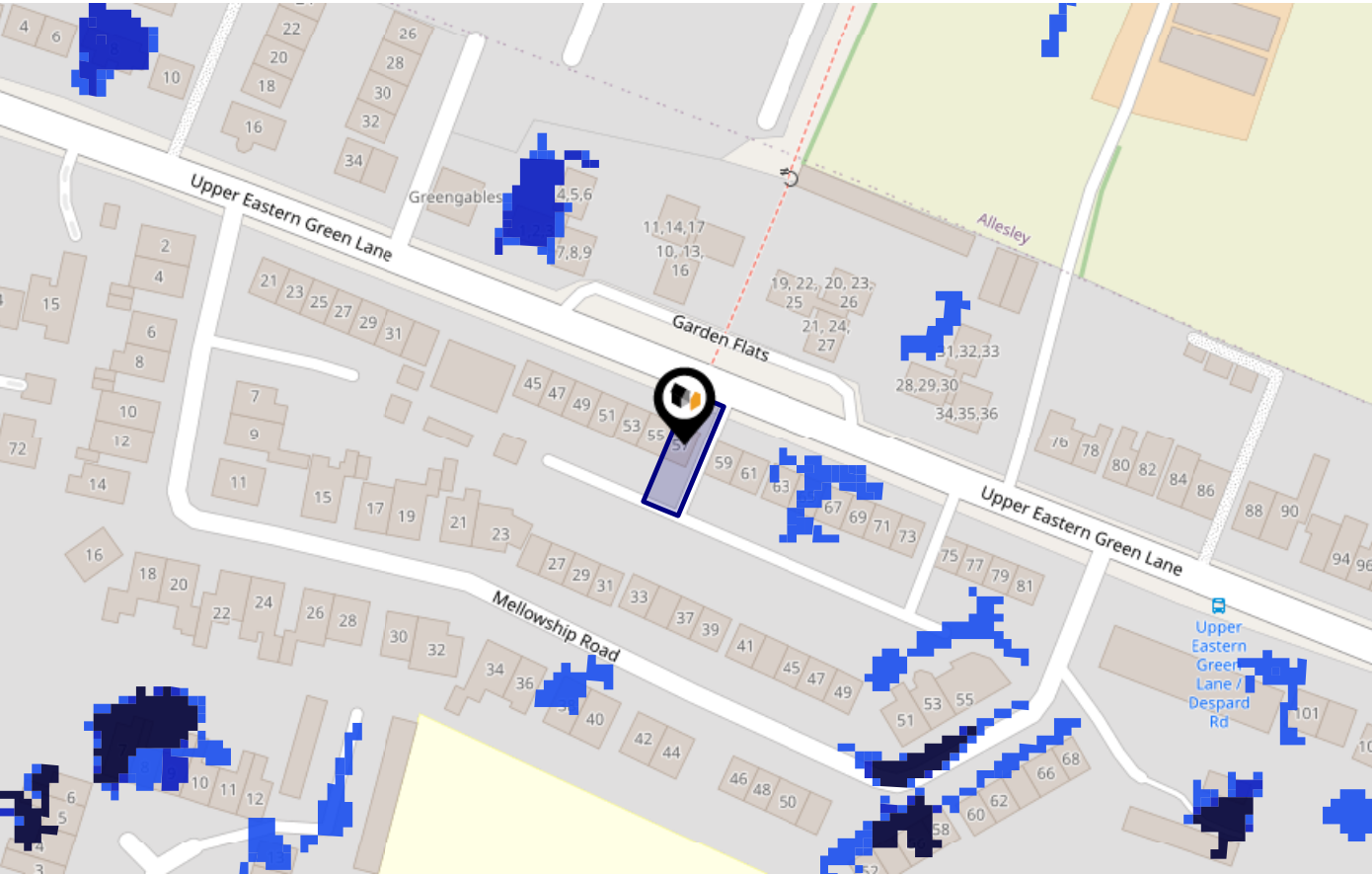
Chance of flooding to the following depths at this property:



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.

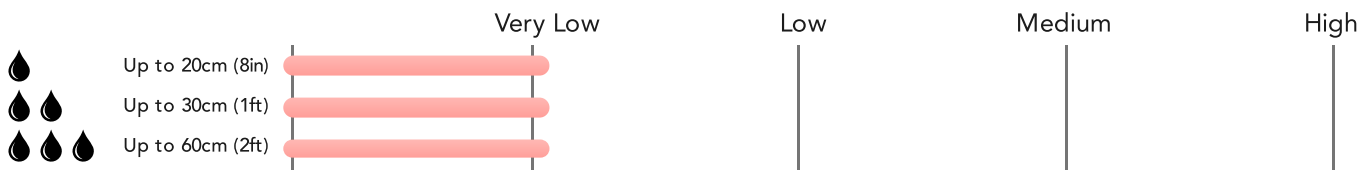


Risk Rating: Very low

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.

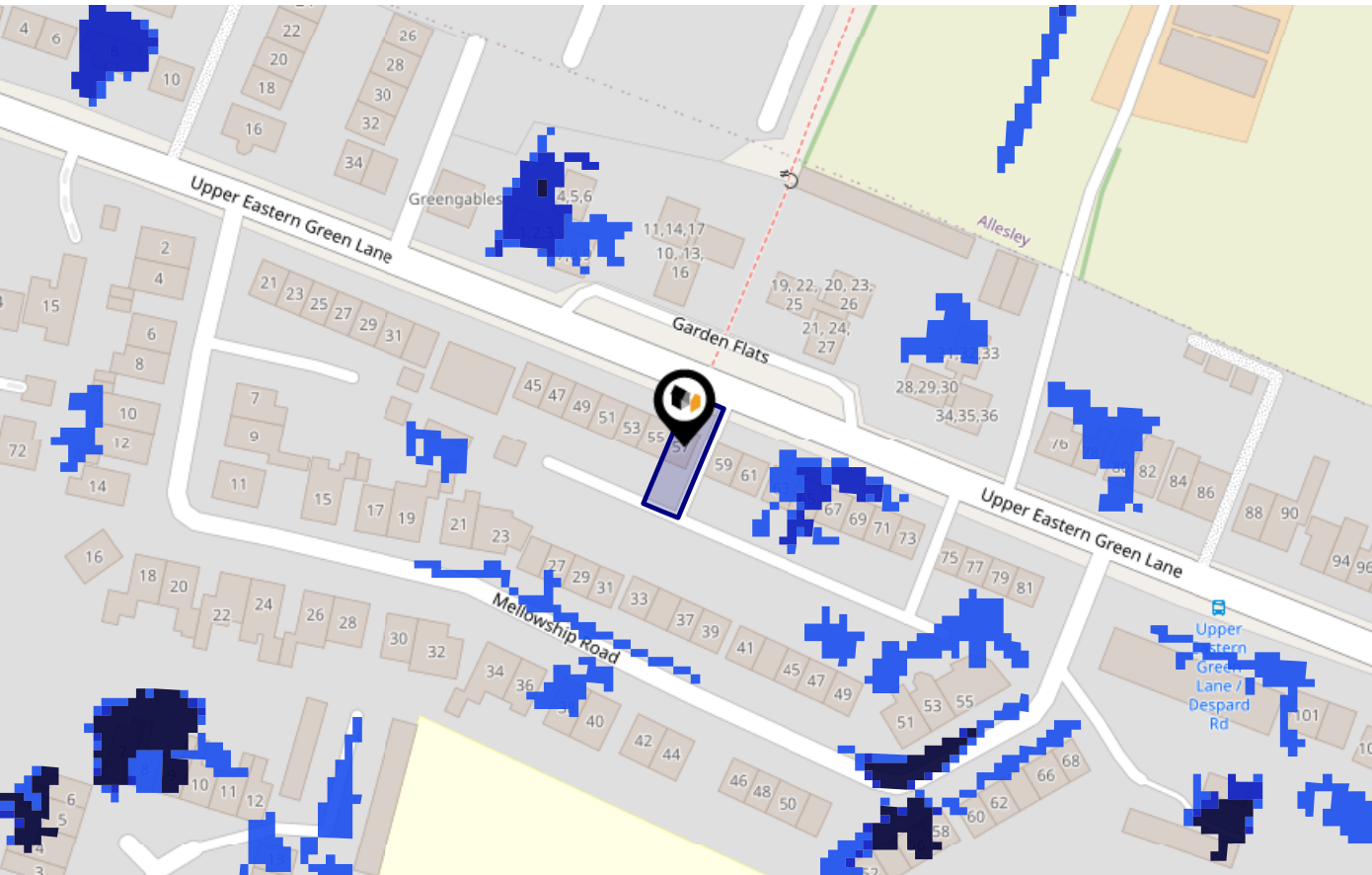
Chance of flooding to the following depths at this property:



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.

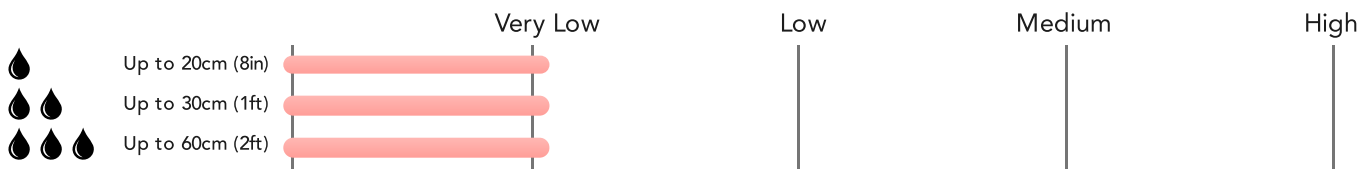


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

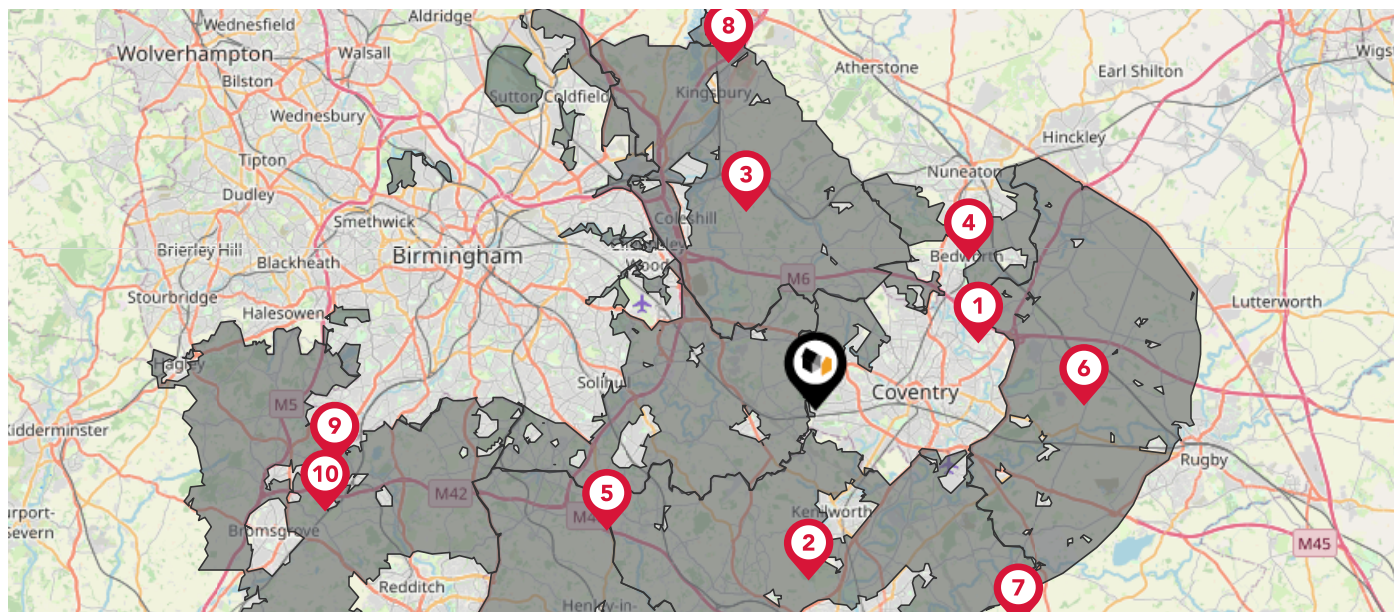


Maps

Green Belt



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



Nearby Green Belt Land

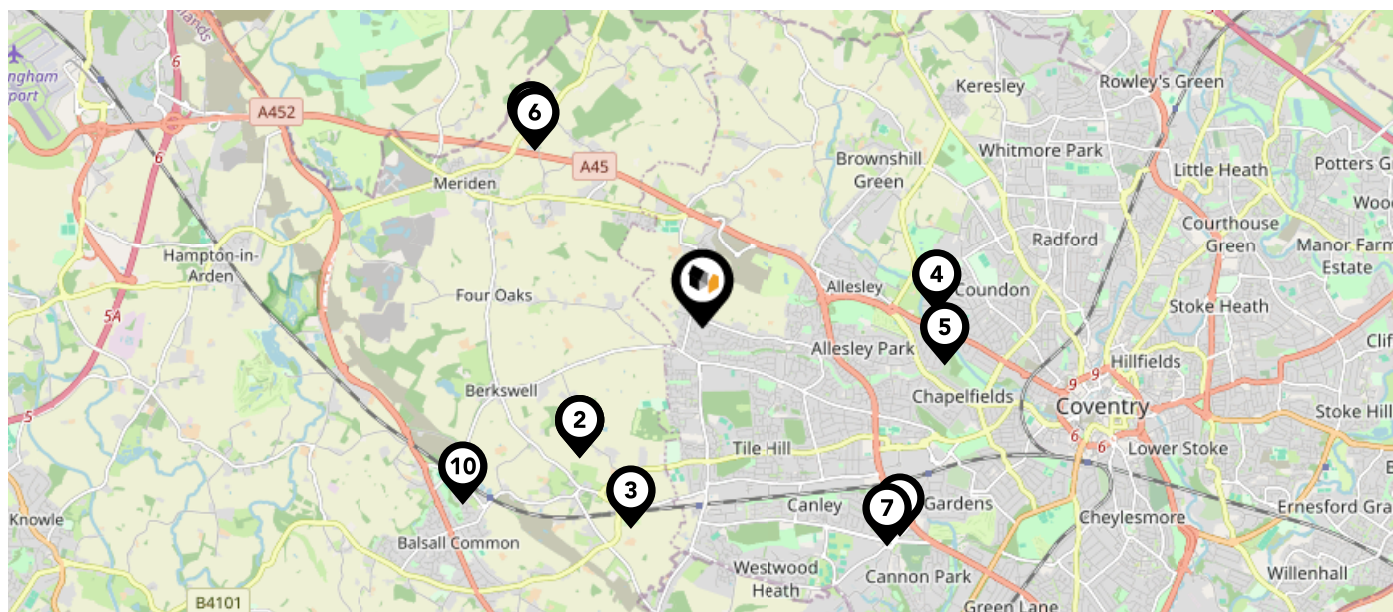
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - North Warwickshire
- 4 Birmingham Green Belt - Nuneaton and Bedworth
- 5 Birmingham Green Belt - Solihull
- 6 Birmingham Green Belt - Rugby
- 7 Birmingham Green Belt - Stratford-on-Avon
- 8 Birmingham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

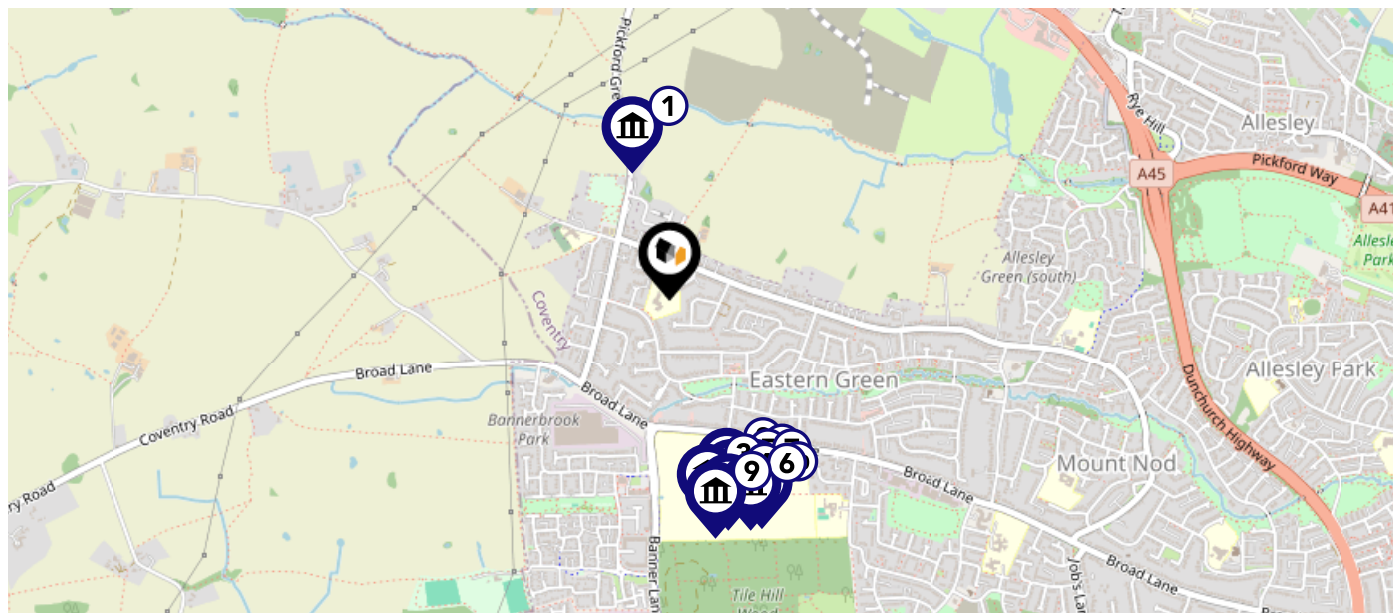
1	Land At Benton Green Lane-Benton Green Lane, Balsall Common, Near Coventry, Solihull, West Midlands	Historic Landfill	
2	Opposite Victoria Farm-Benton Green Lane, Berkswell, Birmingham, West Midlands	Historic Landfill	
3	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill	
4	Coundon Social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











Maps

Listed Buildings

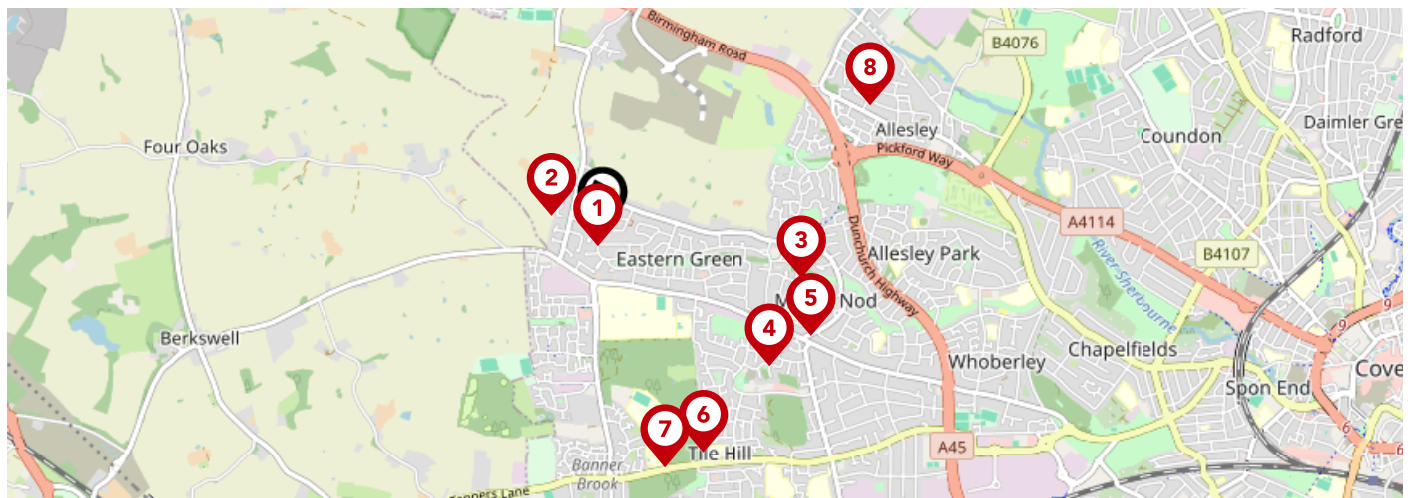


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



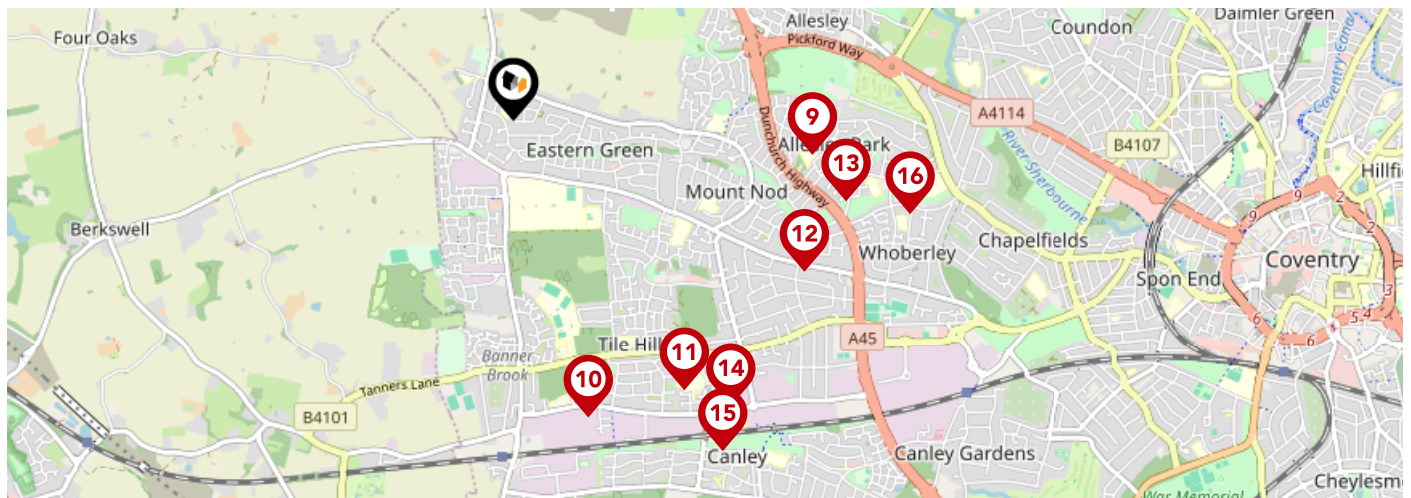
Listed Buildings in the local district		Grade	Distance
	1076056 - Brook Farmhouse	Grade II	0.3 miles
	1226690 - House Block To North Of Workshop And Science Block At Woodlands School	Grade II	0.5 miles
	1076586 - Arts And Crafts Block With Teaching Block And House Block To North West Of Main Block At 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
1	Eastern Green Junior School Ofsted Rating: Good Pupils: 240 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 168 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Park Hill Primary School Ofsted Rating: Good Pupils: 439 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Limbrick Wood Primary School Ofsted Rating: Good Pupils:0 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mount Nod Primary School Ofsted Rating: Good Pupils: 321 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 235 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	West Coventry Academy Ofsted Rating: Good Pupils: 1236 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Allesley Primary School Ofsted Rating: Good Pupils: 419 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

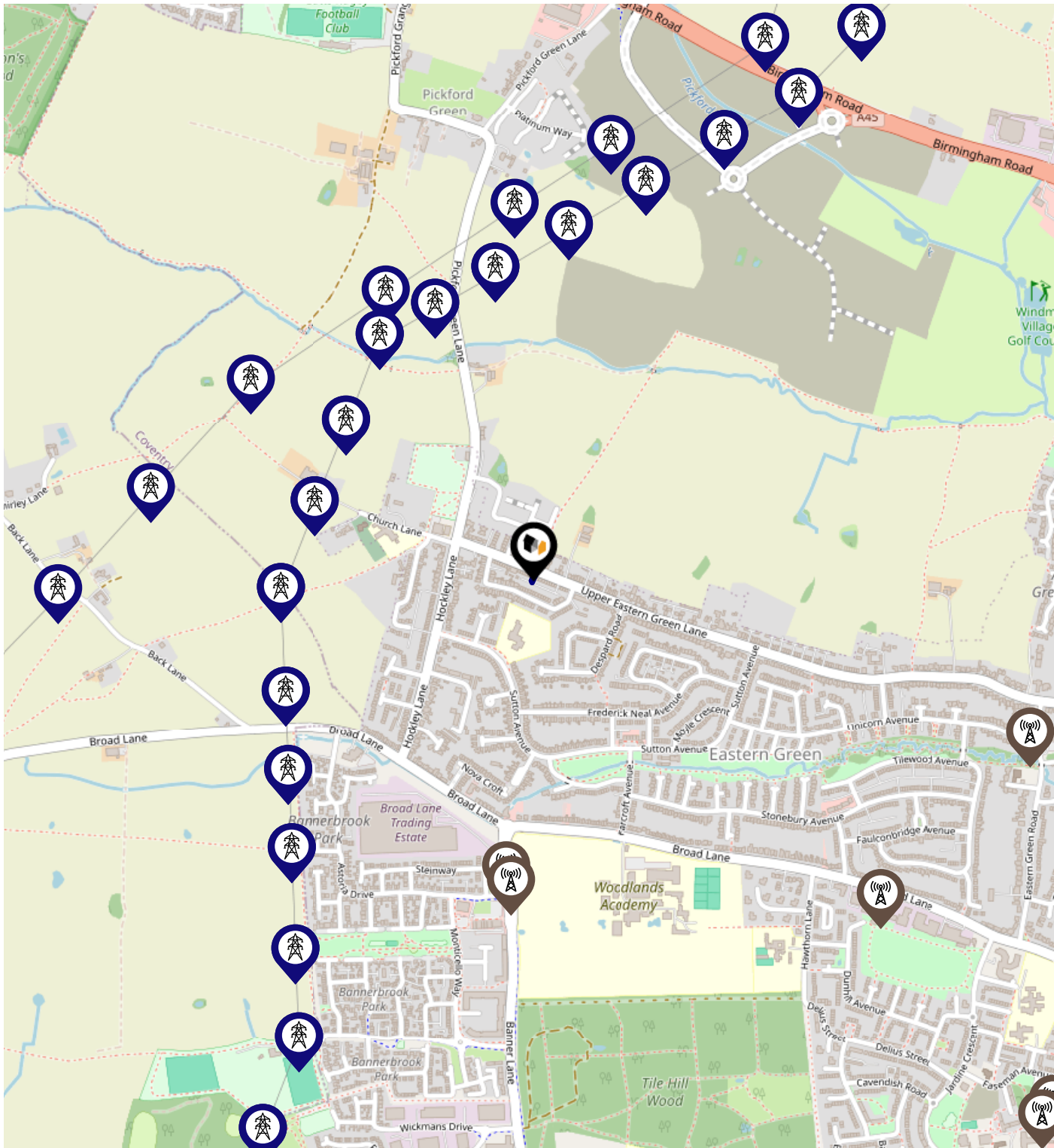
Area Schools





		Nursery	Primary	Secondary	College	Private
	Allesley Hall Primary School Ofsted Rating: Good Pupils: 198 Distance: 1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leigh Church of England Academy Ofsted Rating: Good Pupils: 223 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hereward College of Further Education Ofsted Rating: Good Pupils: 0 Distance: 1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance: 1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance: 1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance: 1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

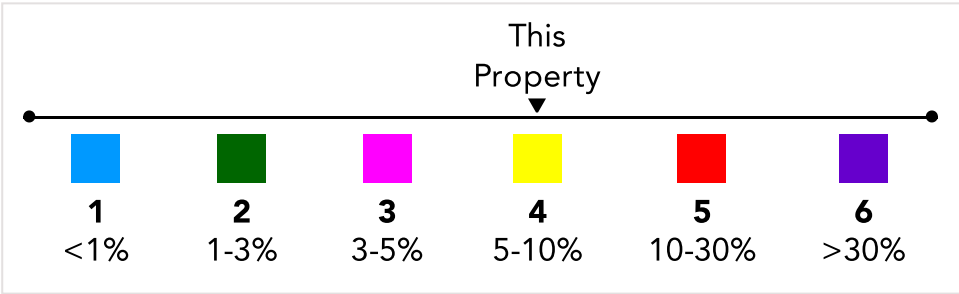
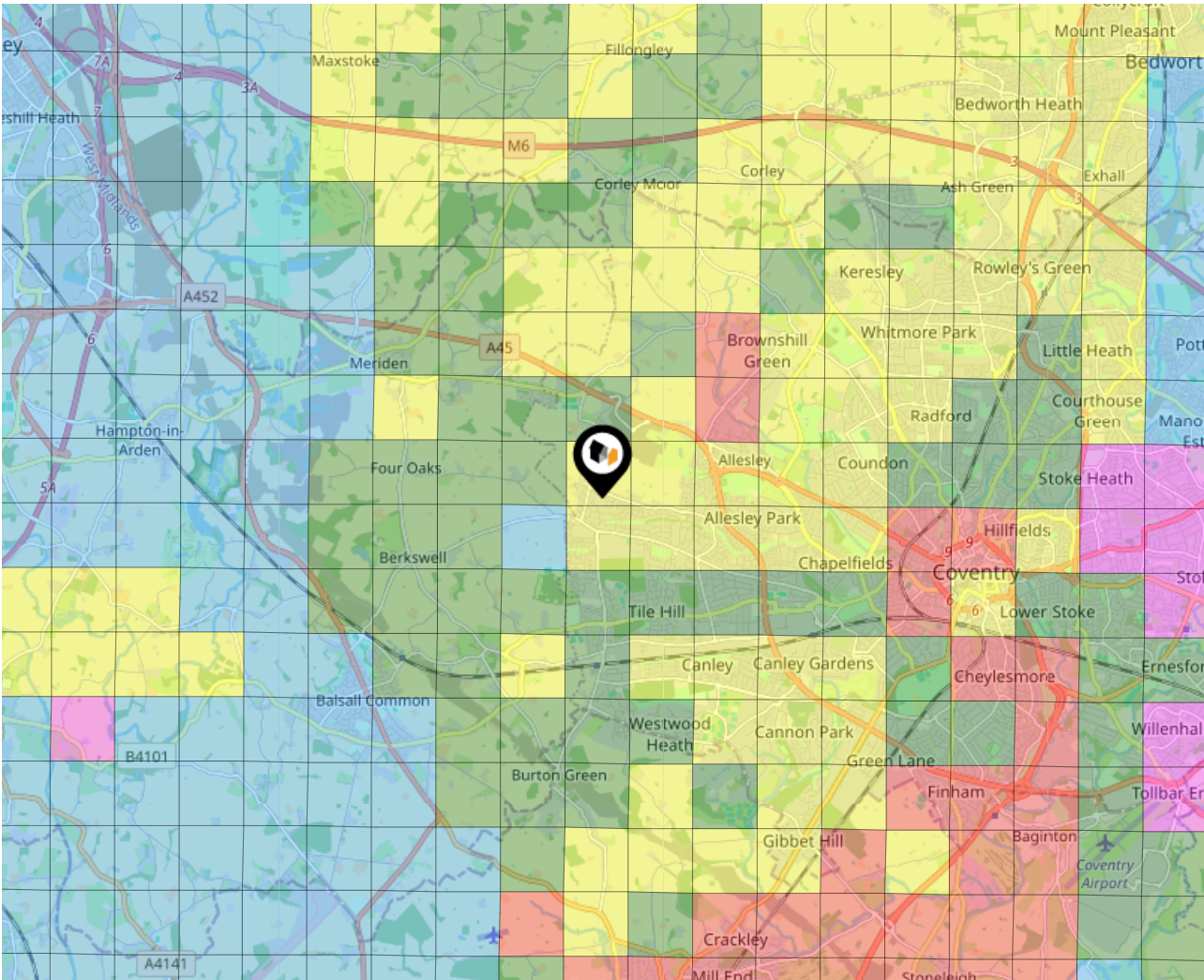


Key:

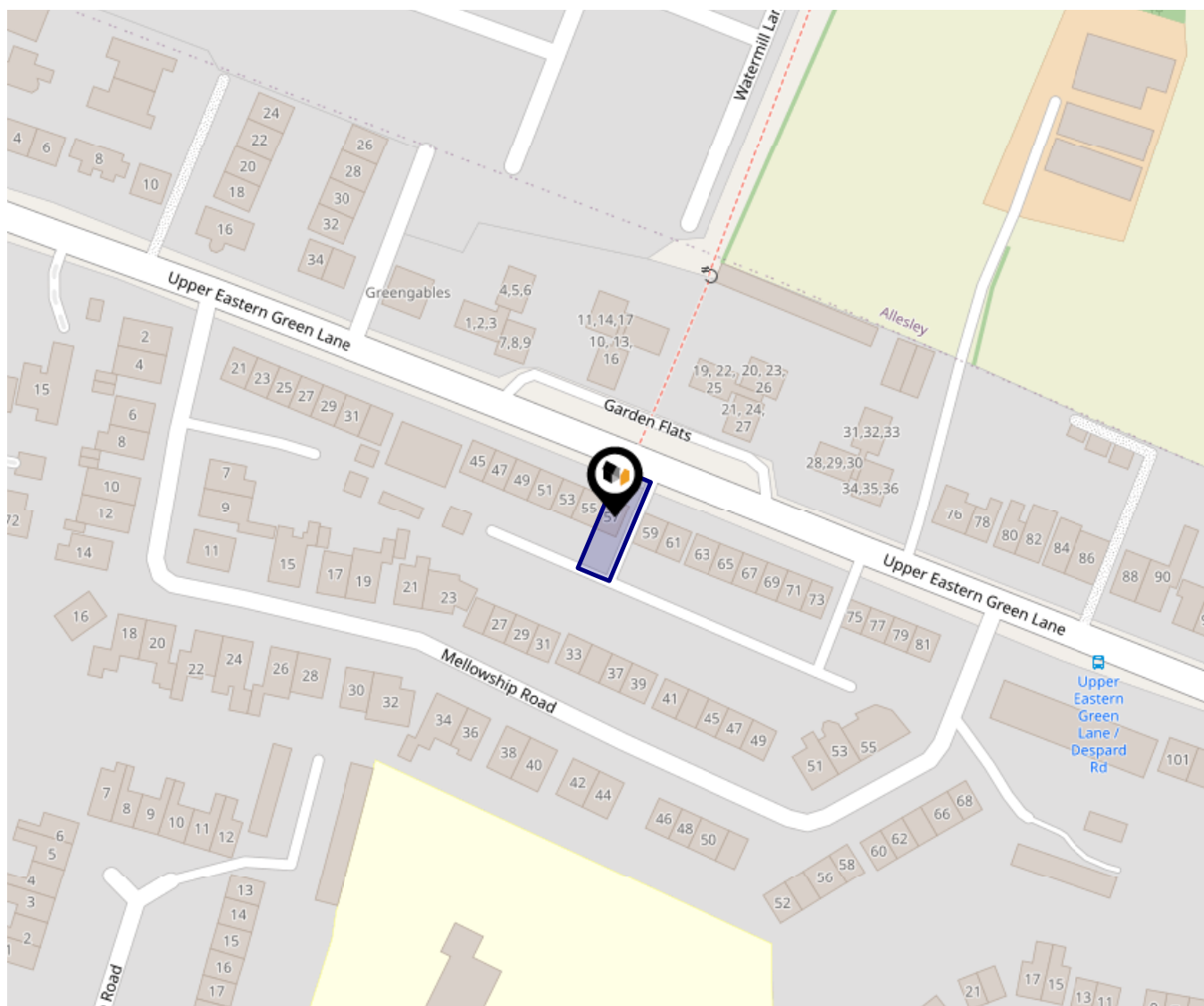
-  Power Pylons
-  Communication Masts

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



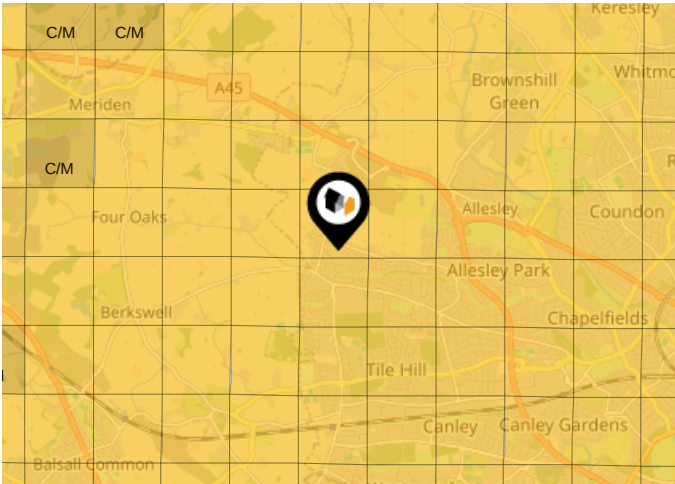
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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)		LOAM
Soil Group:	MEDIUM TO LIGHT	Soil Depth:	DEEP

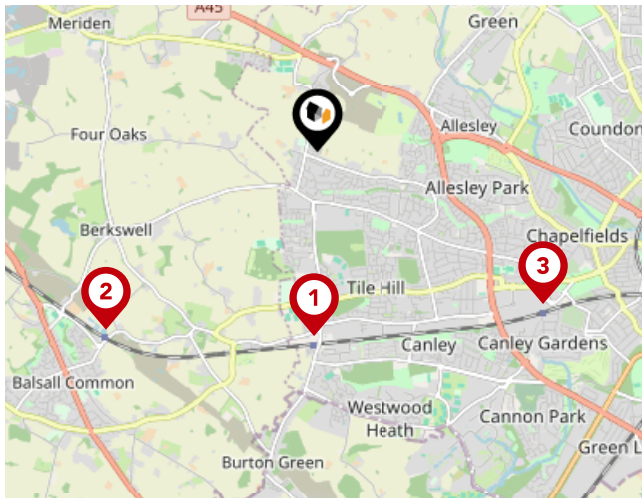


Primary Classifications (Most Common Clay Types)

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

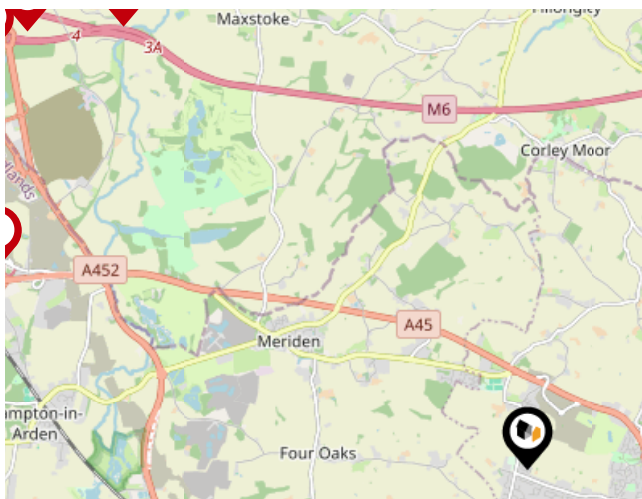
Area

Transport (National)



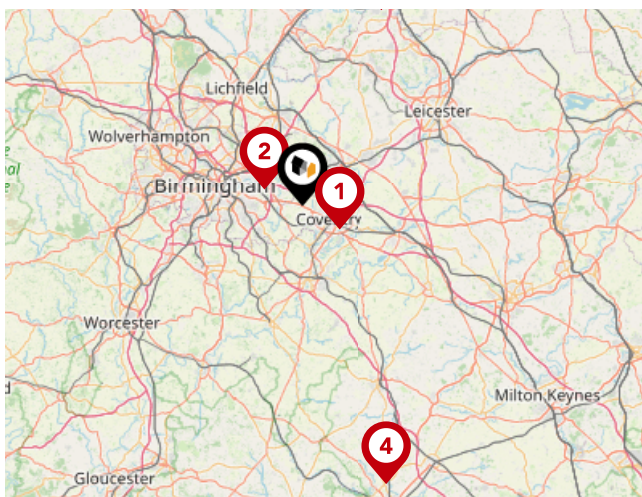
National Rail Stations

Pin	Name	Distance
1	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

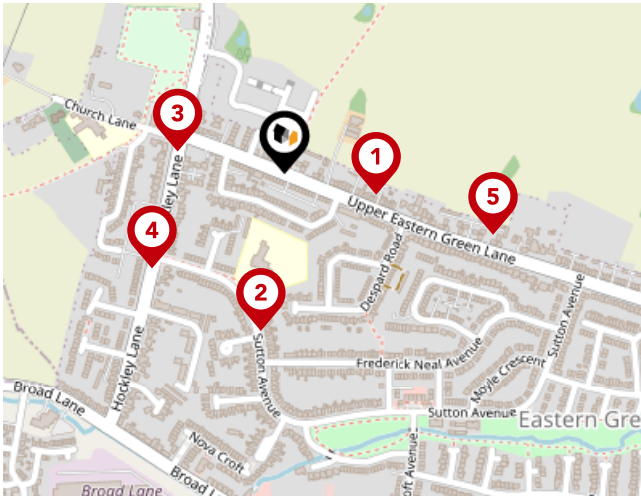


Airports/Helipads






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
	Despard Rd	0.11 miles
	Thornton Close	0.18 miles
	Church Lane	0.12 miles
	Sutton Avenue	0.18 miles
	Rose Cottage Flats	0.25 miles



Local Connections

Pin	Name	Distance
	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



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Important - Please Read

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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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