



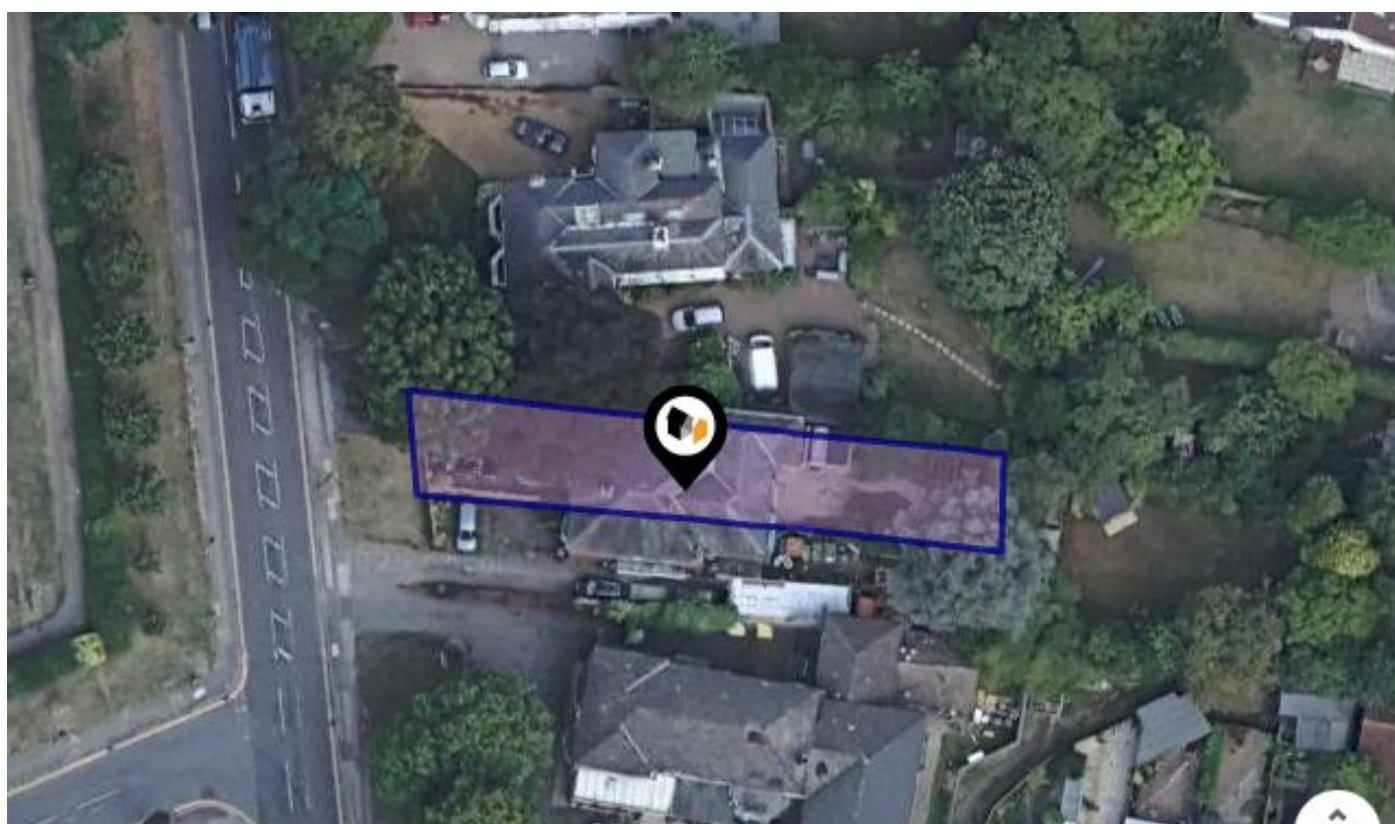
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st September 2025



STOKE GREEN, COVENTRY, CV3

OIRO : £475,000

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.....

An exceptional & quite unique four bedroom semi detached home

Three spacious living areas including stunning kitchen breakfast

Contemporary first floor bathroom & ground floor shower room

Gated driveway & generous garage

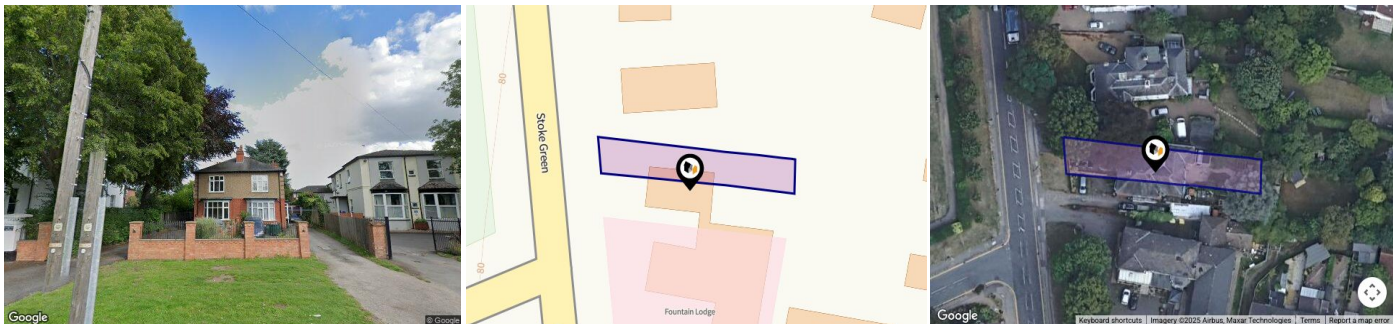
Private & mature rear gardens

Versatile garden studio/office/gym

Gas central heating, underfloor heating & double glazing

EPC Rating D, TOTAL 2110 SQ.FT OR TOTAL 196 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

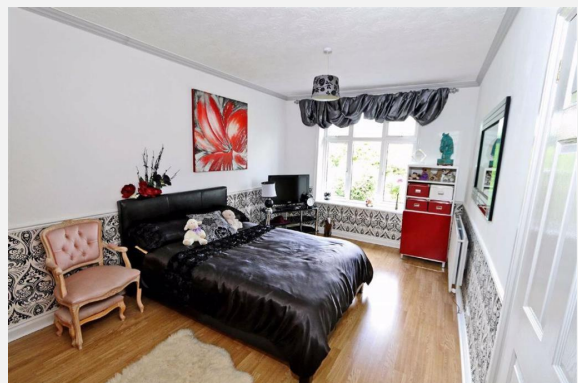
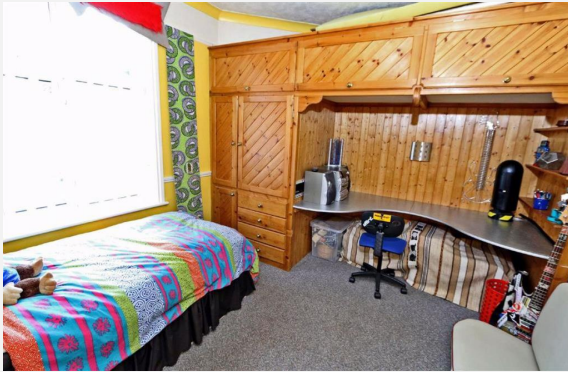


Property

Type:	Detached	OIRO:	£475,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,109 ft ² / 196 m ²		
Plot Area:	0.1 acres		
Year Built :	1900-1929		
Council Tax :	Band E		
Annual Estimate:	£2,950		
Title Number:	WM176927		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	Stoke Green	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	8	39	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
O ₂	EE	3	O2	sky







STOKE GREEN, COVENTRY, CV3

Ground Floor

Approx. 94.3 sq. metres (1015.4 sq. feet)



First Floor

Approx. 88.4 sq. metres (951.5 sq. feet)



Total area: approx. 182.7 sq. metres (1966.9 sq. feet)

Property
EPC - Certificate



Stoke Green, CV3		Energy rating	
		D	
Valid until 27.07.2027			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 77% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	127 m ²

62, Stoke Green, Coventry, CV3 1FP				
Last Sold Date:	12/12/2024	08/10/2021	11/06/2021	11/01/2011
Last Sold Price:	£385,000	£7,728,916	£485,000	£212,500
74, Stoke Green, Coventry, CV3 1FP				
Last Sold Date:	07/11/2024	25/04/2008		
Last Sold Price:	£235,300	£115,000		
76, Stoke Green, Coventry, CV3 1FP				
Last Sold Date:	28/02/2024			
Last Sold Price:	£205,000			
80, Stoke Green, Coventry, CV3 1FP				
Last Sold Date:	08/12/2023			
Last Sold Price:	£231,500			
9, Stoke Green, Coventry, CV3 1FP				
Last Sold Date:	17/03/2023	20/09/1999		
Last Sold Price:	£675,000	£155,000		
64, Stoke Green, Coventry, CV3 1FP				
Last Sold Date:	09/12/2021			
Last Sold Price:	£335,000			
1, Stoke Green, Coventry, CV3 1FP				
Last Sold Date:	01/12/2020			
Last Sold Price:	£576,000			
25, Stoke Green, Coventry, CV3 1FP				
Last Sold Date:	04/09/2020	14/03/2008	26/07/2000	01/07/1996
Last Sold Price:	£462,500	£320,000	£30,000	£95,000
29, Stoke Green, Coventry, CV3 1FP				
Last Sold Date:	11/07/2018			
Last Sold Price:	£350,000			
21, Stoke Green, Coventry, CV3 1FP				
Last Sold Date:	29/01/2016			
Last Sold Price:	£410,000			
70, Stoke Green, Coventry, CV3 1FP				
Last Sold Date:	09/10/2015	16/05/2006		
Last Sold Price:	£150,000	£125,000		
27, Stoke Green, Coventry, CV3 1FP				
Last Sold Date:	18/07/2013			
Last Sold Price:	£325,000			

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

3, Stoke Green, Coventry, CV3 1FP		
Last Sold Date:	02/08/2011	
Last Sold Price:	£136,000	
23, Stoke Green, Coventry, CV3 1FP		
Last Sold Date:	03/10/2008	30/04/1999
Last Sold Price:	£499,000	£184,990
82, Stoke Green, Coventry, CV3 1FP		
Last Sold Date:	28/02/2006	21/02/2003
Last Sold Price:	£125,000	£93,900
31, Stoke Green, Coventry, CV3 1FP		
Last Sold Date:	12/11/1999	
Last Sold Price:	£95,000	
33, Stoke Green, Coventry, CV3 1FP		
Last Sold Date:	06/03/1998	
Last Sold Price:	£250,000	
11, Stoke Green, Coventry, CV3 1FP		
Last Sold Date:	22/03/1996	
Last Sold Price:	£120,000	

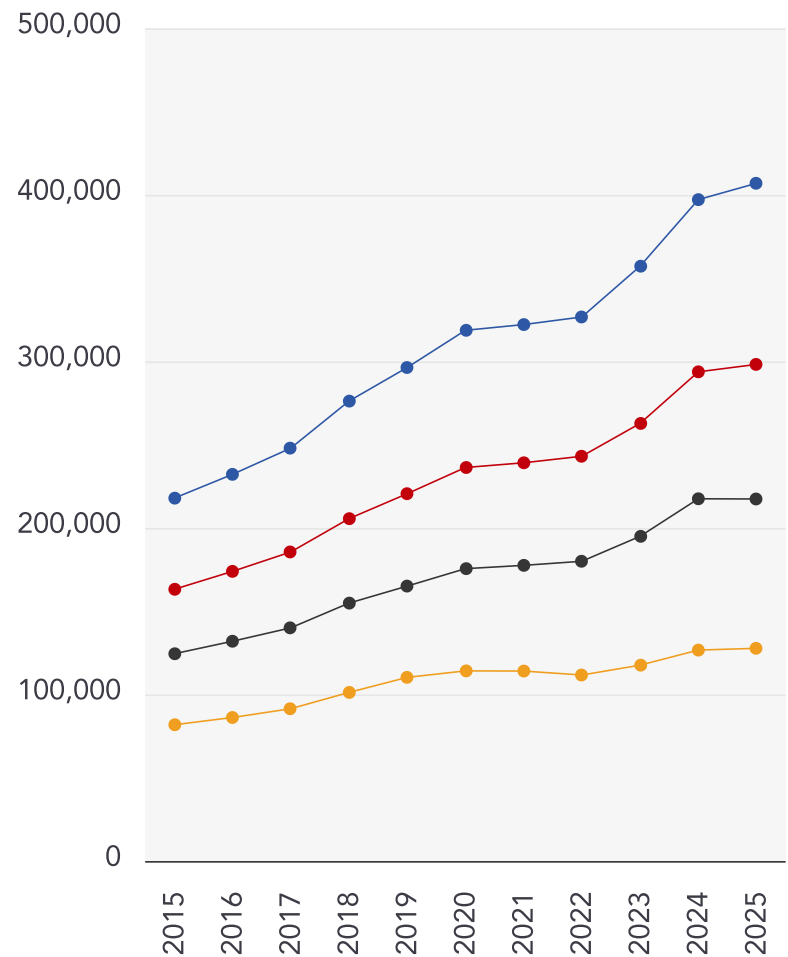
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

+86.77%

Semi-Detached

+82.76%

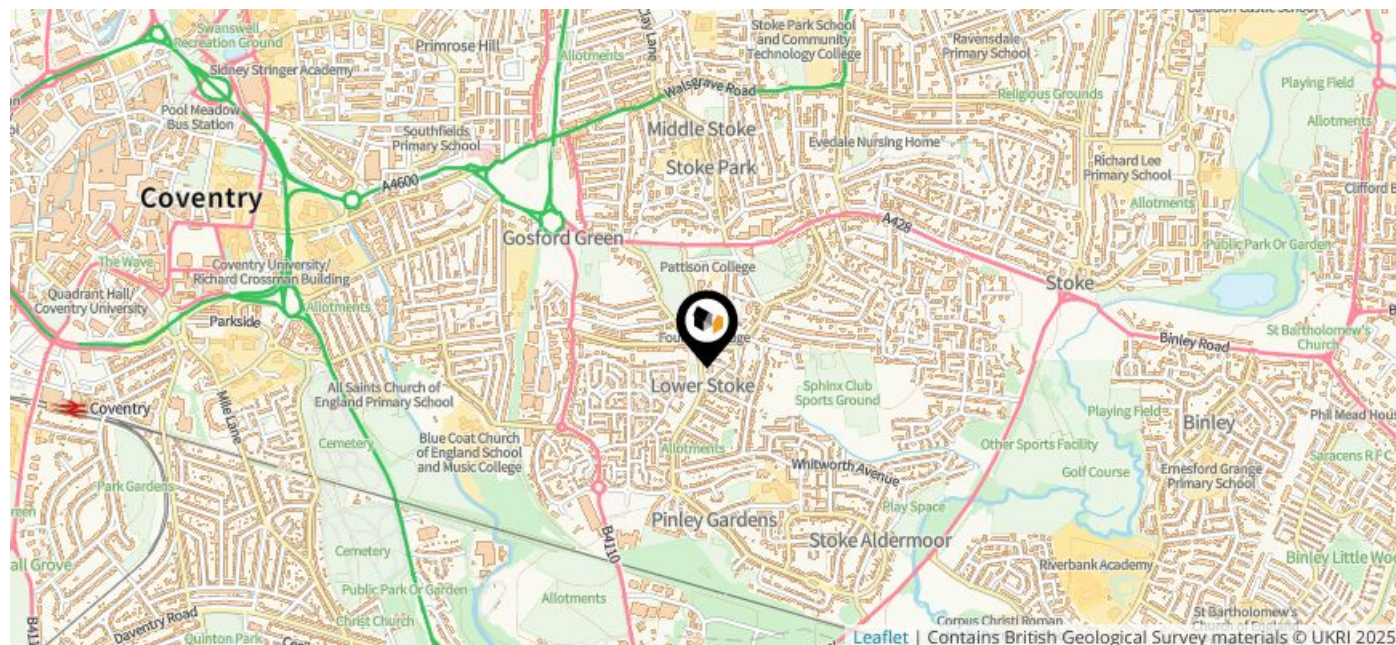
Terraced

+74.65%

Flat

+56.09%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

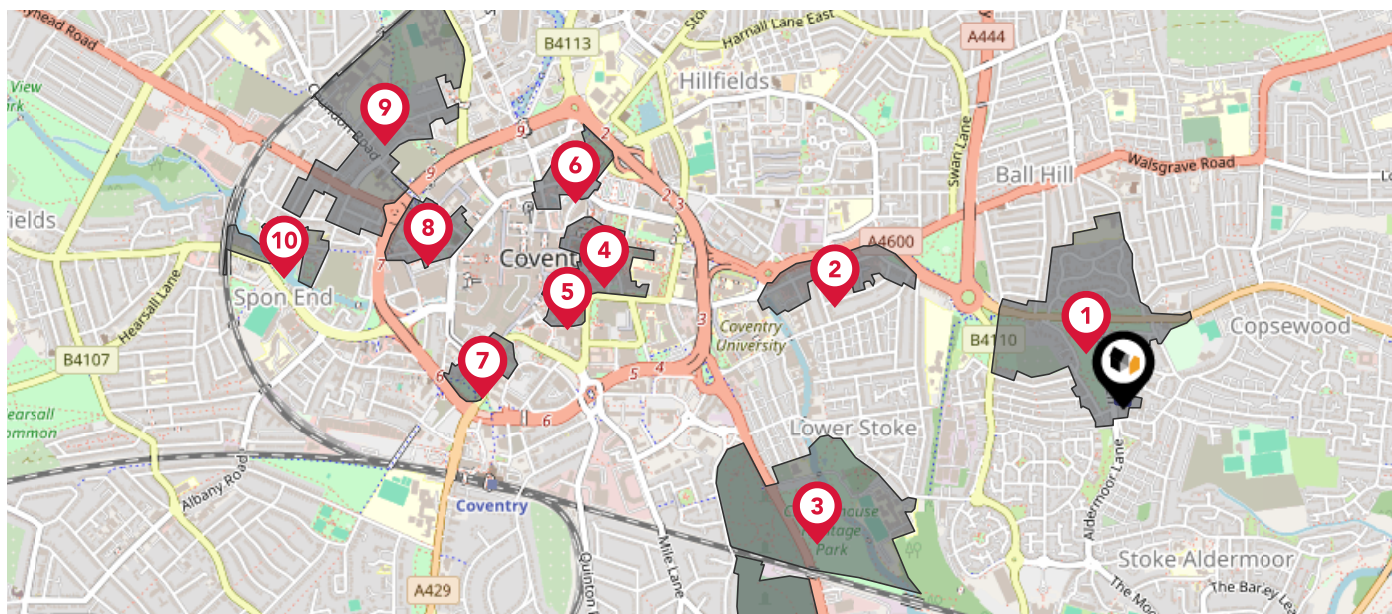
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Stoke Green

2

Far Gosford Street

3

London Road

4

Hill Top and Cathedral

5

High Street

6

Lady Herbert's Garden

7

Greyfriars Green

8

Spon Street

9

Naul's Mill

10

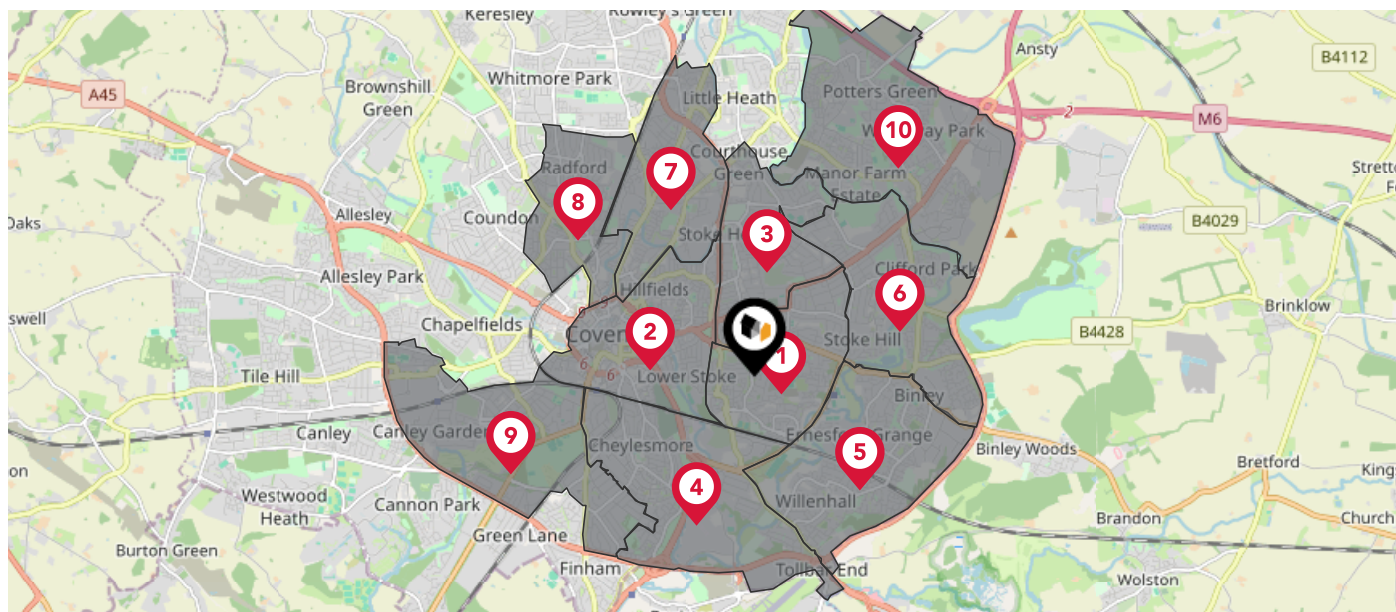
Spon End

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



Lower Stoke Ward



St. Michael's Ward



Upper Stoke Ward



Cheylesmore Ward



Binley and Willenhall Ward



Wyken Ward



Foleshill Ward



Radford Ward



Earlsdon Ward



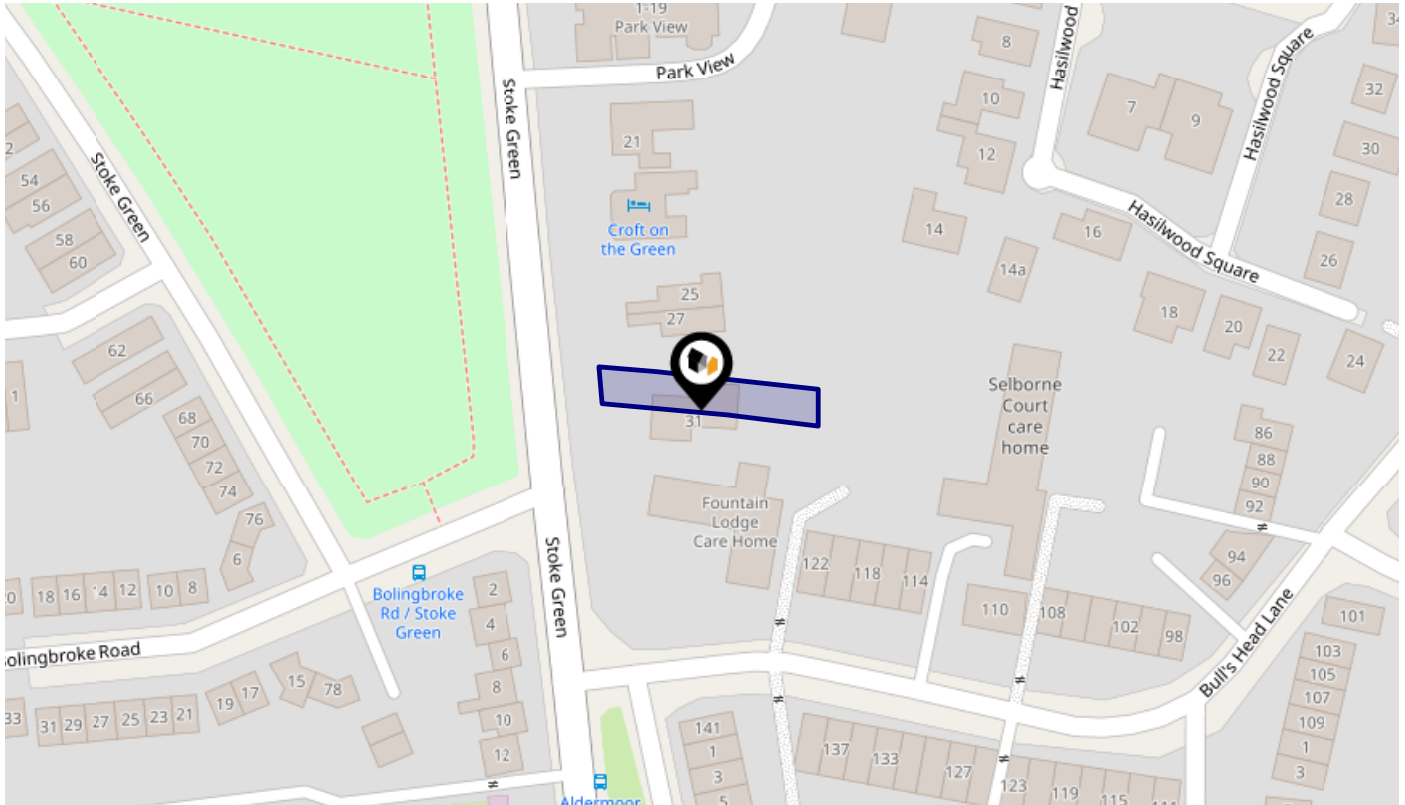
Henley Ward

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	

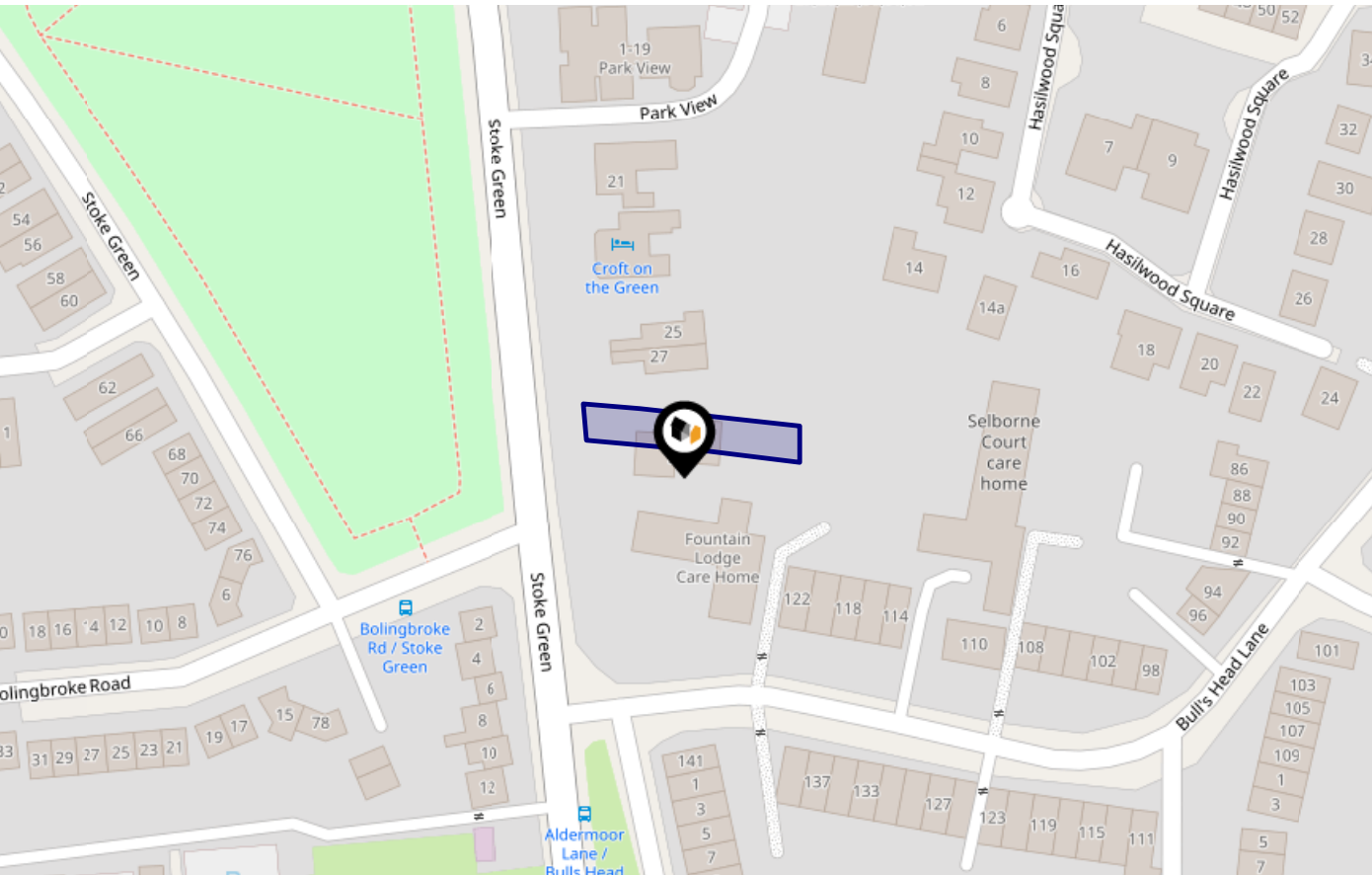


Scenario	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Low
Up to 60cm (2ft)	Medium

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.

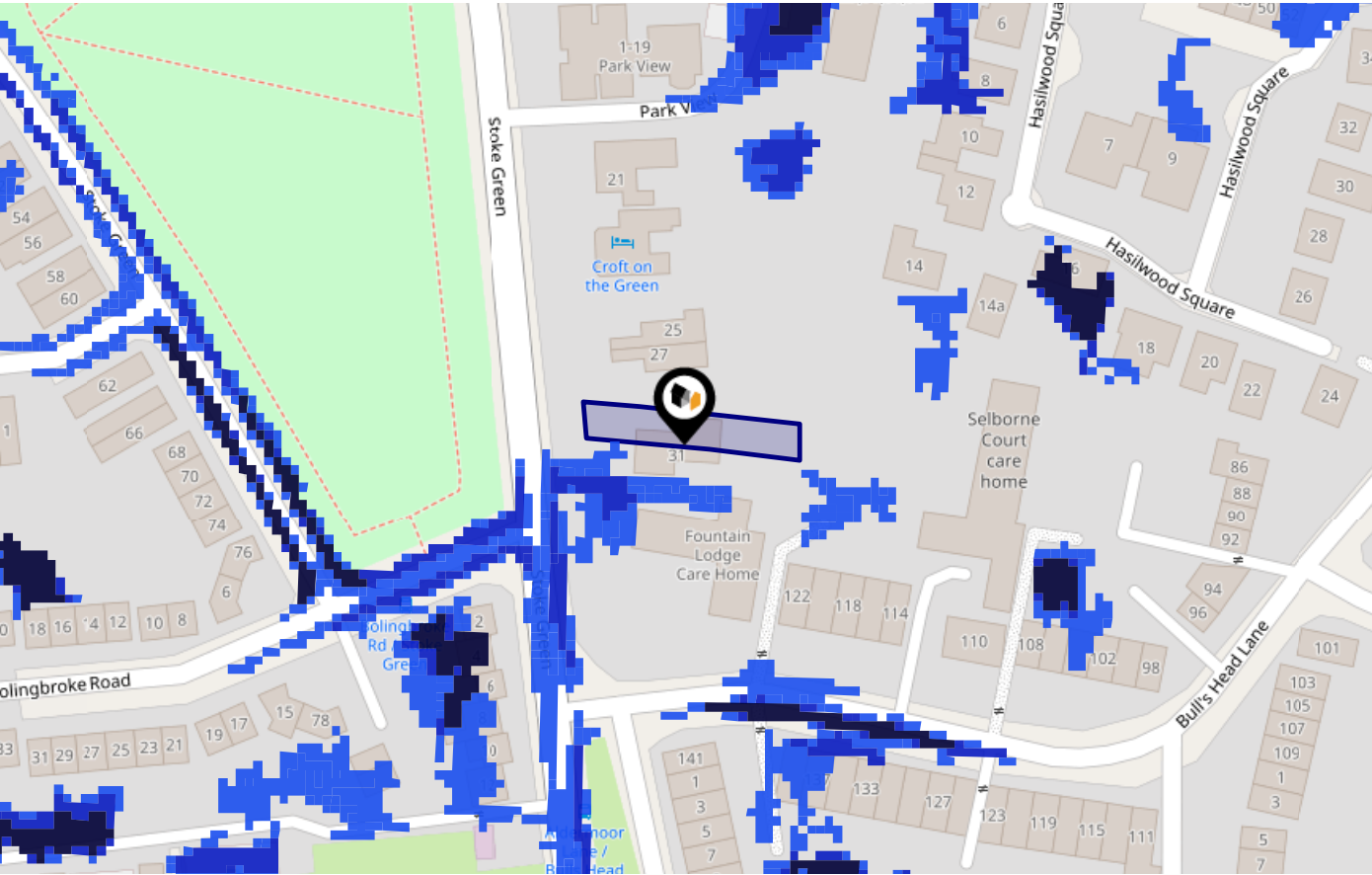
Chance of flooding to the following depths at this property:



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.

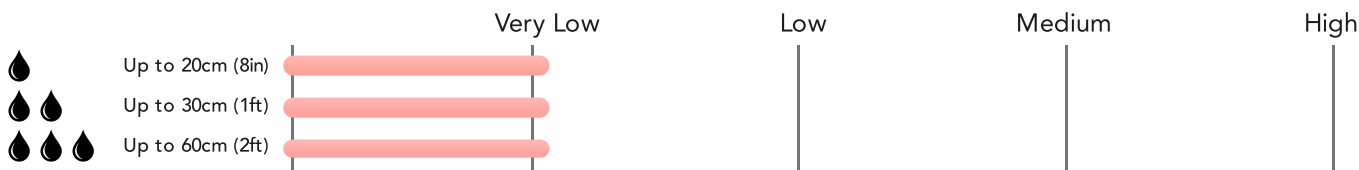


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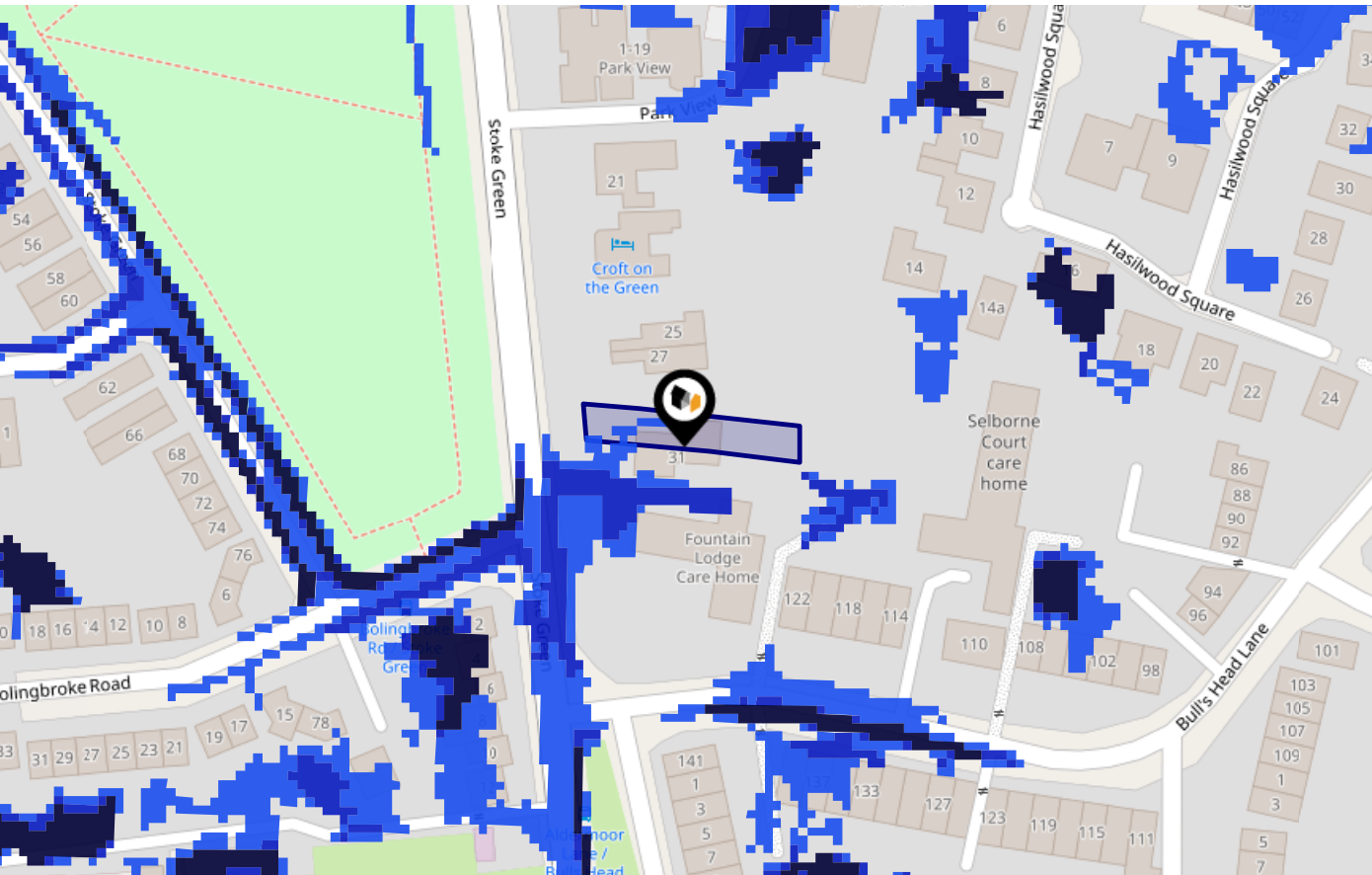
Chance of flooding to the following depths at this property:



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.

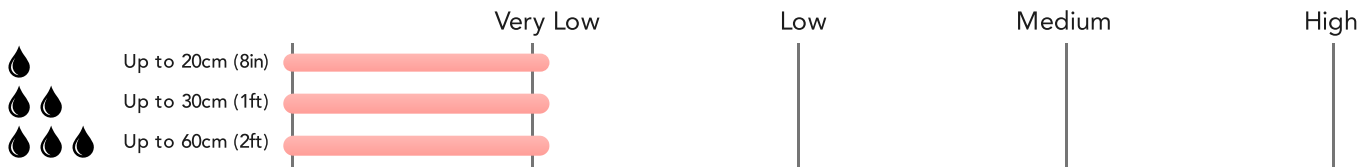


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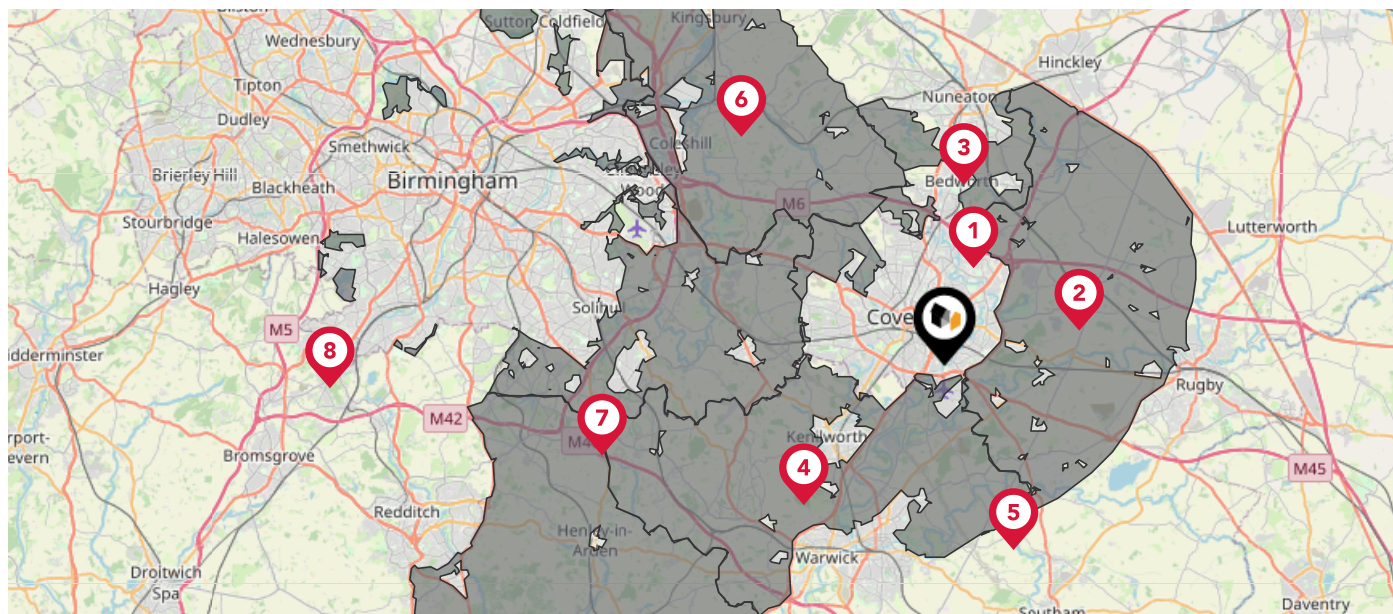


Maps

Green Belt



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



Nearby Green Belt Land



Birmingham Green Belt - Coventry



Birmingham Green Belt - Rugby



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Warwick



Birmingham Green Belt - Stratford-on-Avon



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Solihull



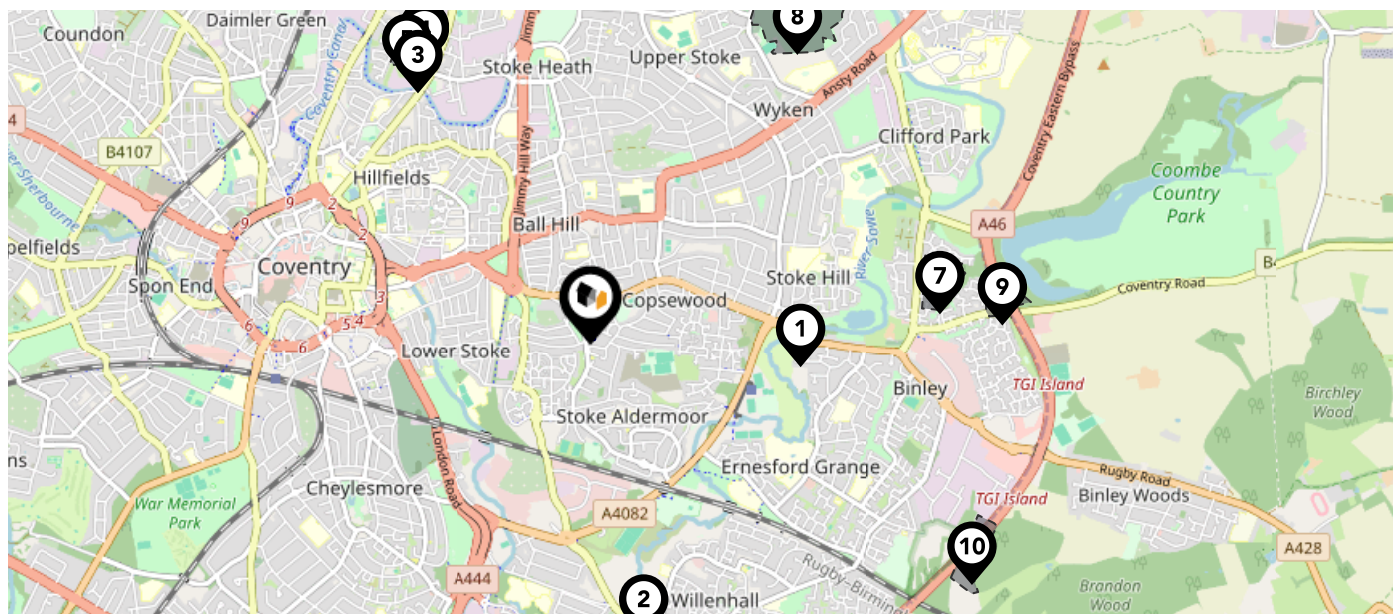
Birmingham Green Belt - Birmingham

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

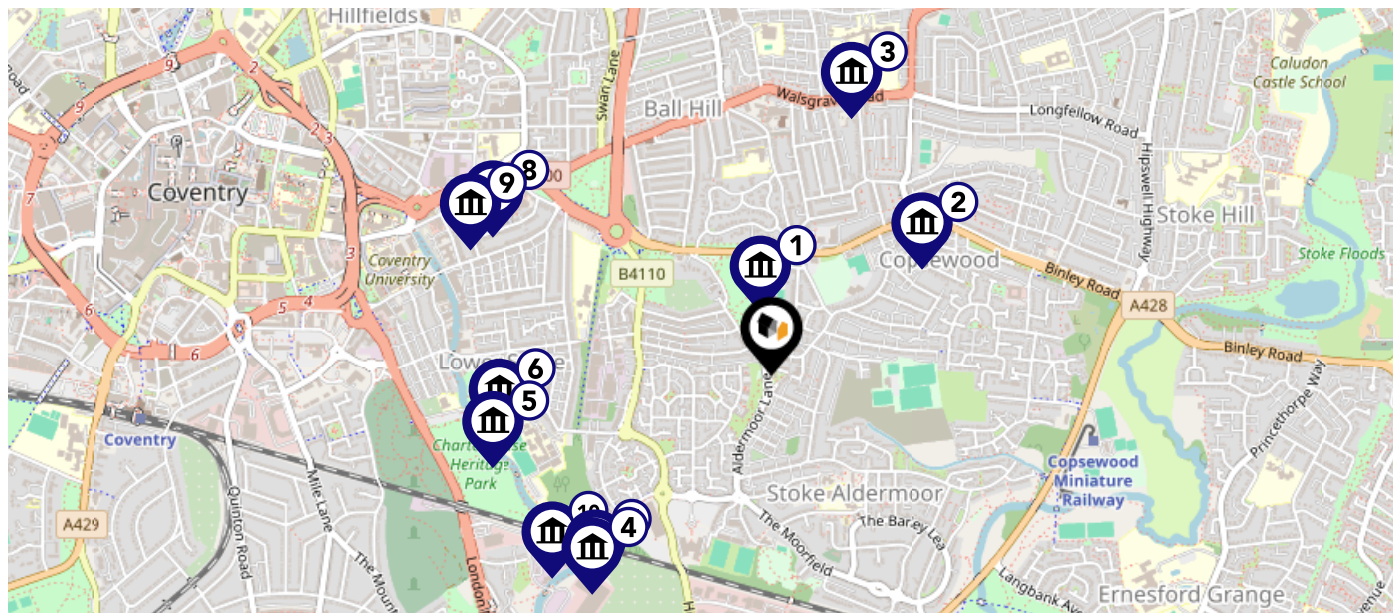
1	Binley Road A-Binley, Coventry	Historic Landfill	<input type="checkbox"/>
2	London Road B-Willenhall, Coventry	Historic Landfill	<input type="checkbox"/>
3	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>
4	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill	<input type="checkbox"/>
5	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordesley, Redditch	Historic Landfill	<input type="checkbox"/>
6	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>
7	Coombe Estate-Binley, Coventry	Historic Landfill	<input type="checkbox"/>
8	Wyken Croft-Wyken, Coventry	Historic Landfill	<input type="checkbox"/>
9	Coombe Fields-Binley, Coventry	Historic Landfill	<input type="checkbox"/>
10	Fosseway Sand and Gravel Company Limited, Landfill Site-Piles Coppice, Binley Woods, Near Rugby, Warwickshire	Historic Landfill	<input type="checkbox"/>









Maps

Listed Buildings

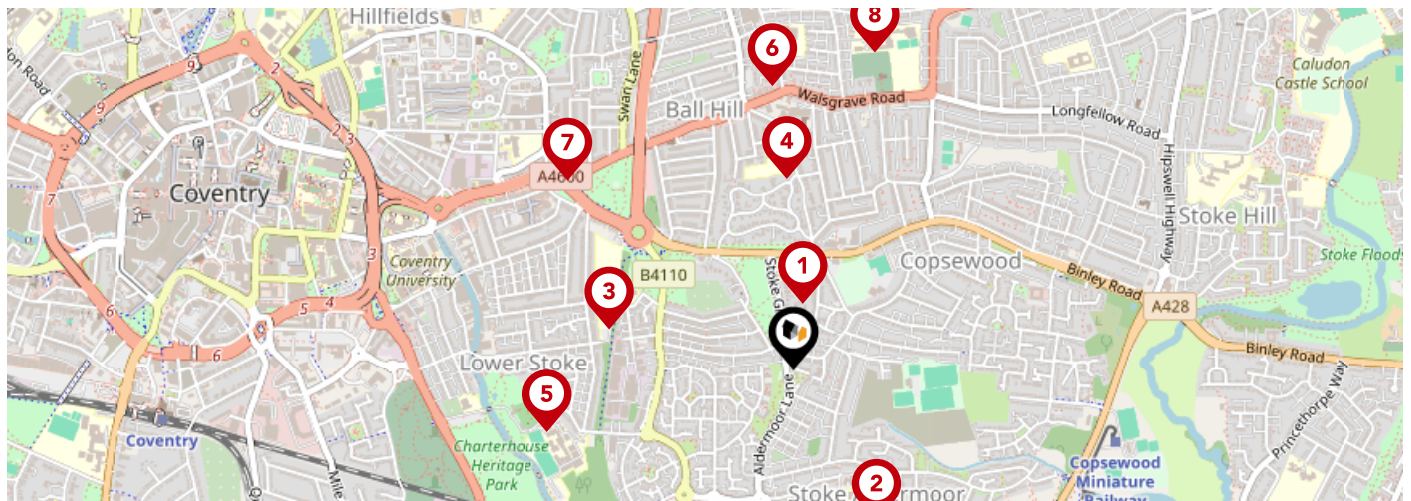


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



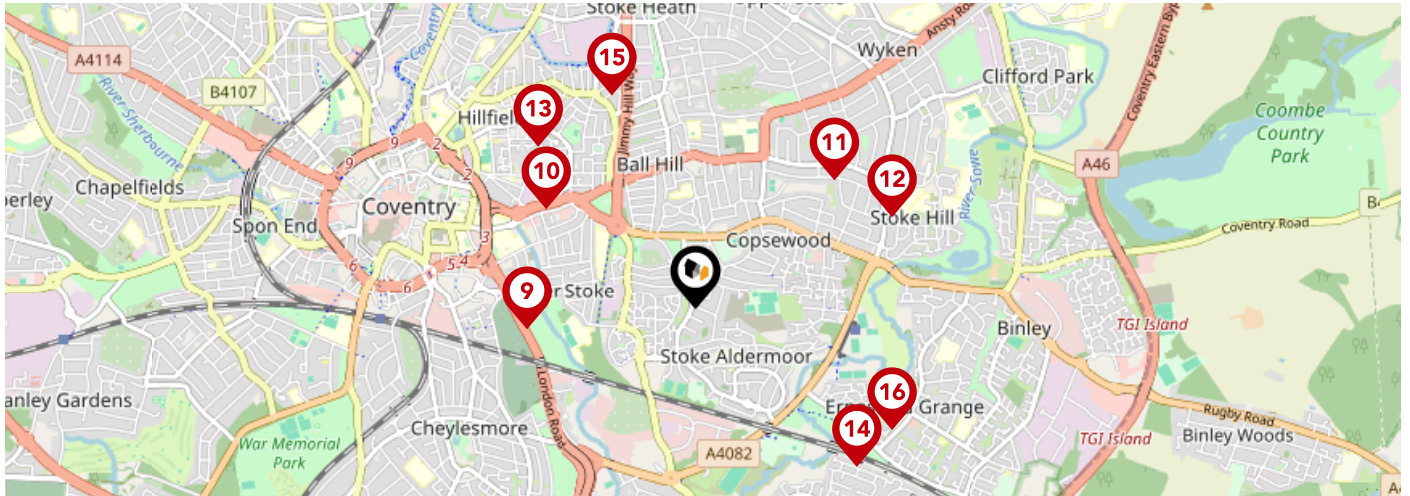
Listed Buildings in the local district		Grade	Distance
	1342897 - 68 And 70, Binley Road	Grade II	0.2 miles
	1428176 - The Biggin Hall Hotel Public House	Grade II	0.4 miles
	1076574 - Church Of St Michael	Grade II	0.6 miles
	1431173 - Humber Road Tunnel South Portal	Grade II	0.6 miles
	1318892 - Coach House To The Charterhouse	Grade II	0.6 miles
	1342917 - Medieval Precinct Wall To The Charterhouse	Grade II	0.6 miles
	1431172 - Humber Road Tunnel North Portal	Grade II	0.6 miles
	1226785 - 67-72 Far Gosford Street	Grade II	0.7 miles
	1320353 - 122-124, Far Gosford Street	Grade II	0.7 miles
	1431087 - Sherbourne Viaduct	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Pattison College Ofsted Rating: Not Rated Pupils: 162 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Aldermoor Farm Primary School Ofsted Rating: Good Pupils: 661 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sacred Heart Catholic Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stoke Primary School Ofsted Rating: Requires improvement Pupils: 451 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Summit School Ofsted Rating: Good Pupils: 21 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stoke Park School Ofsted Rating: Good Pupils: 1071 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

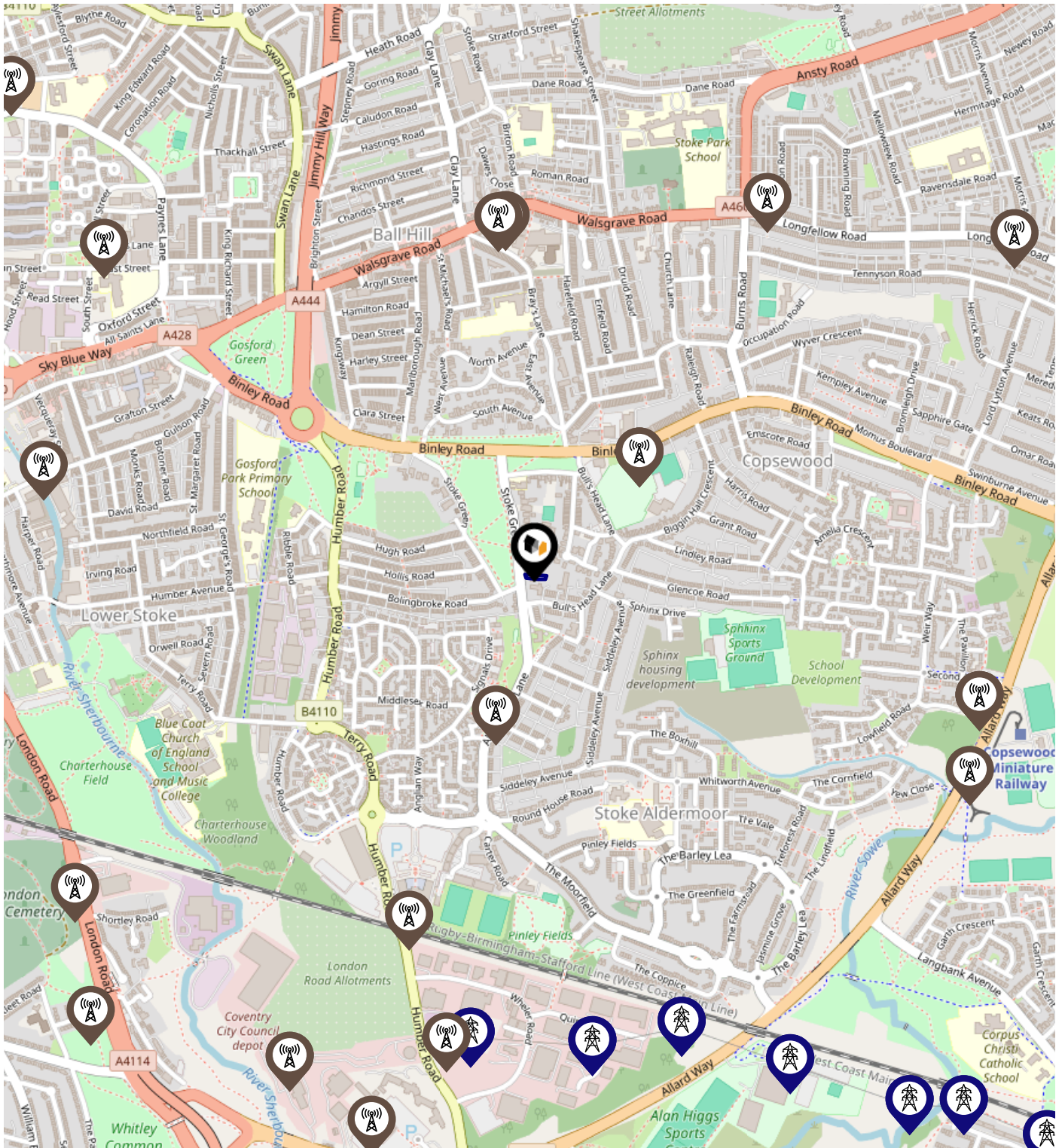
Area Schools





		Nursery	Primary	Secondary	College	Private
9	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Ravensdale Primary School Ofsted Rating: Good Pupils: 452 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Mary and St Benedict Catholic Primary School Ofsted Rating: Good Pupils: 345 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 450 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Frederick Bird Academy Ofsted Rating: Requires improvement Pupils: 809 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 1129 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

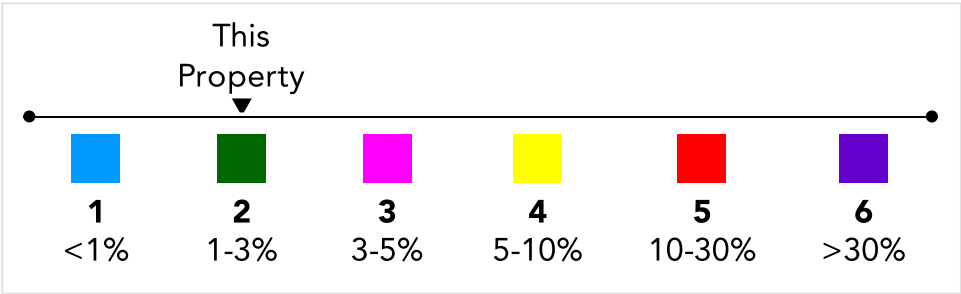
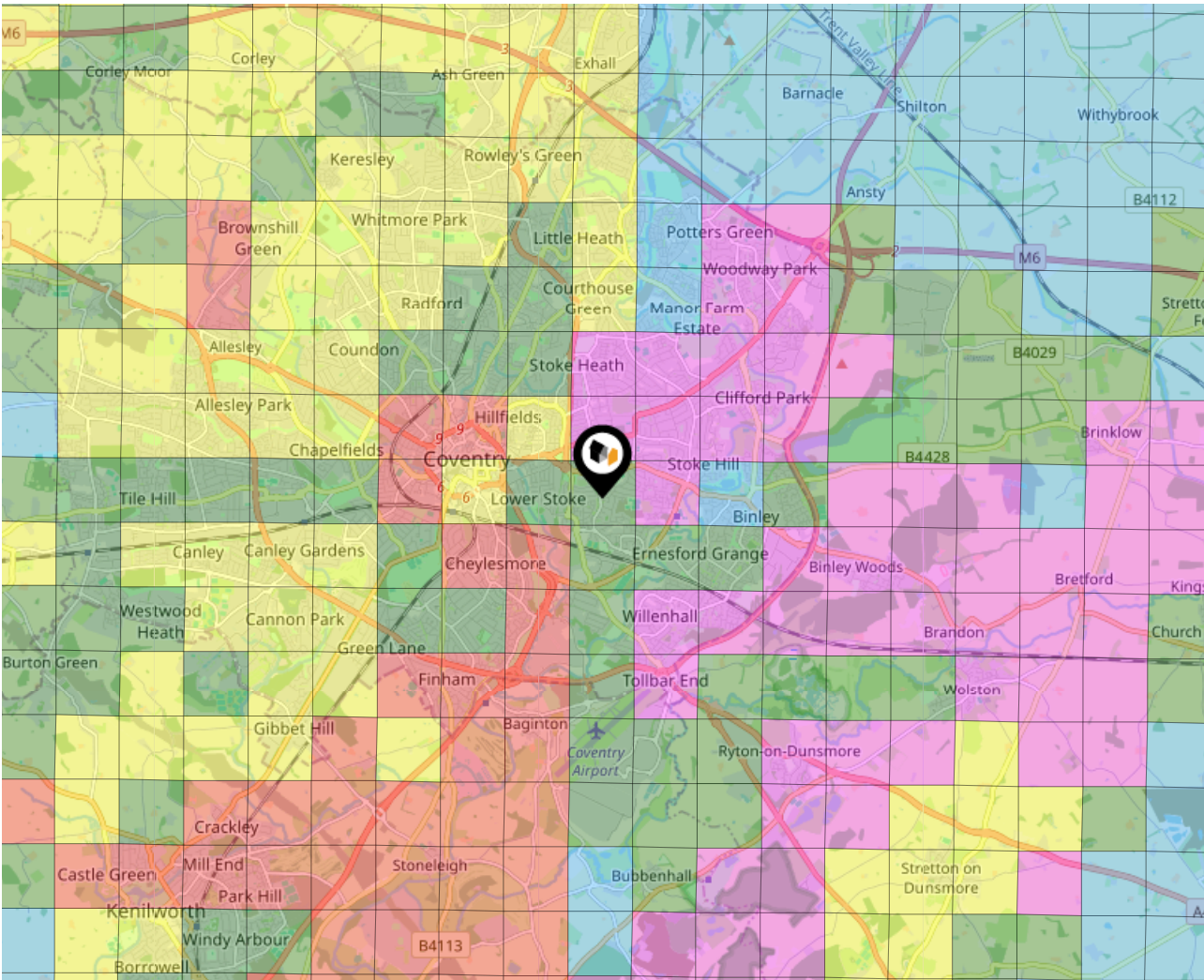
Environment

Radon Gas

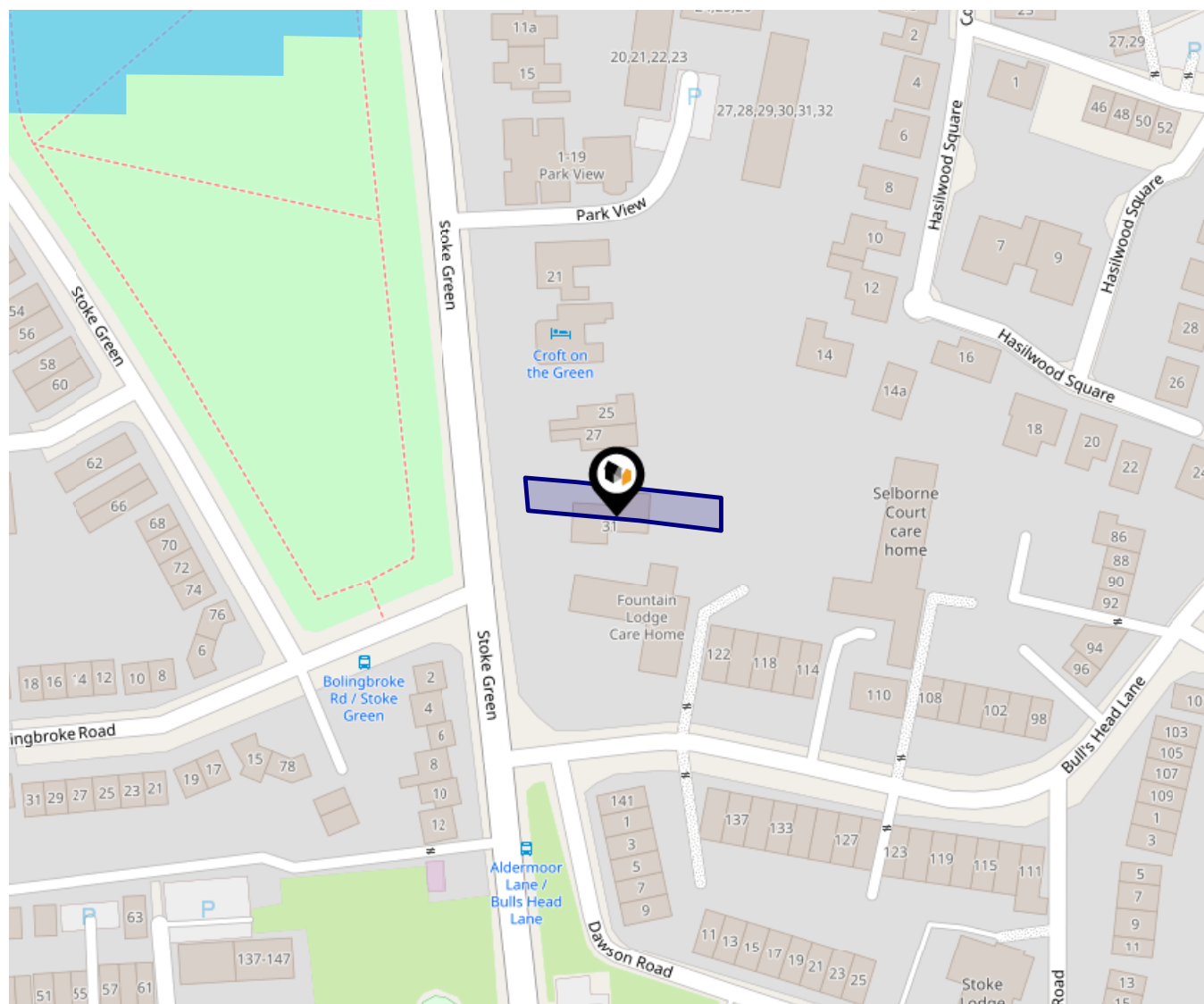


What is Radon?

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



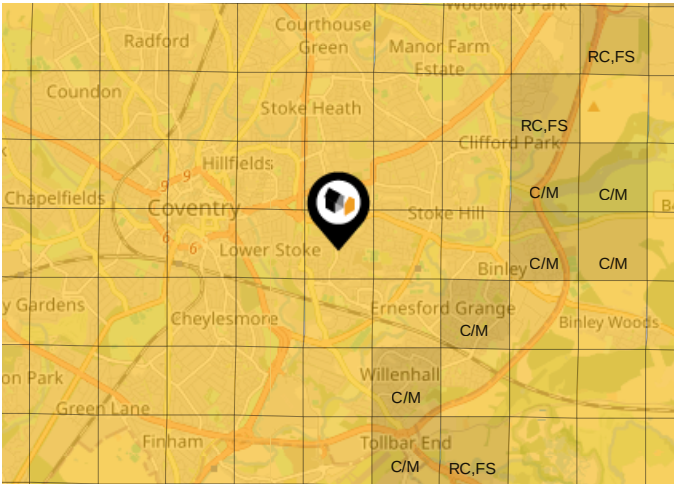
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

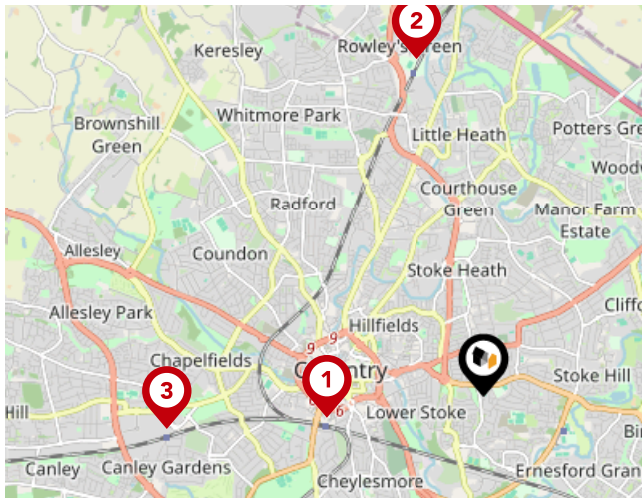


Primary Classifications (Most Common Clay Types)

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

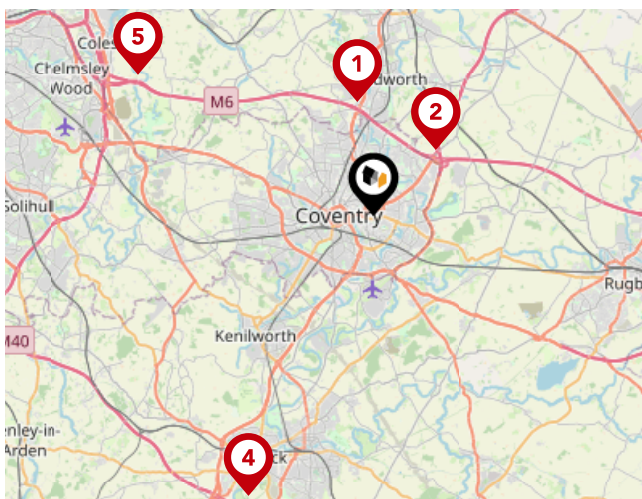
Area

Transport (National)



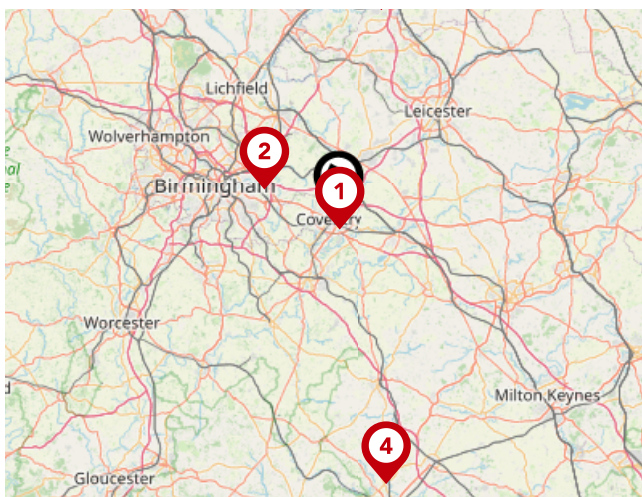
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	1.43 miles
	Coventry Arena Rail Station	3.12 miles
	Canley Rail Station	2.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.17 miles
	M6 J2	3.26 miles
	M69 J1	9.21 miles
	M40 J14	11.13 miles
	M6 J3A	9.96 miles

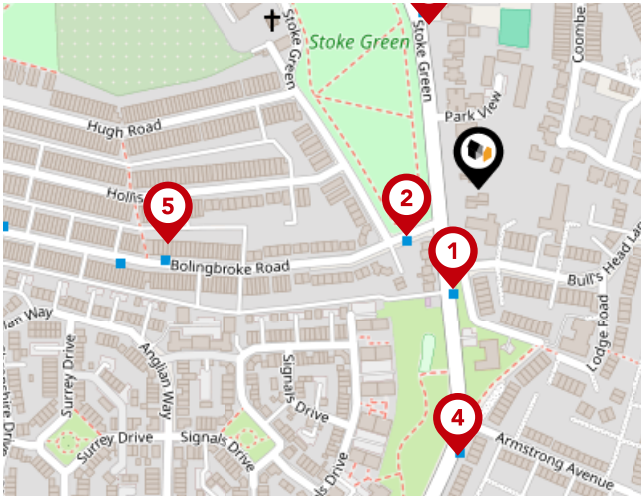


Airports/Helipads

Pin	Name	Distance
	Baginton	2.47 miles
	Birmingham Airport	11.15 miles
	East Mids Airport	29.93 miles
	Kidlington	40.1 miles

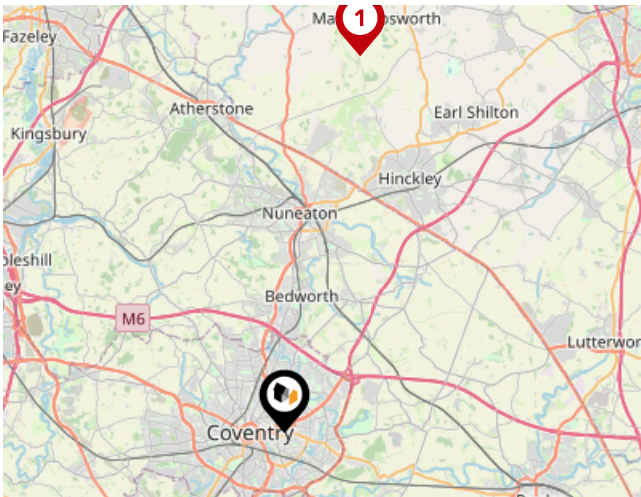
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Aldermoor House	0.06 miles
2	Stoke Green	0.05 miles
3	Stoke Coventry Club	0.1 miles
4	Ernsford Avenue	0.15 miles
5	Hollis Road	0.18 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	13.84 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

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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