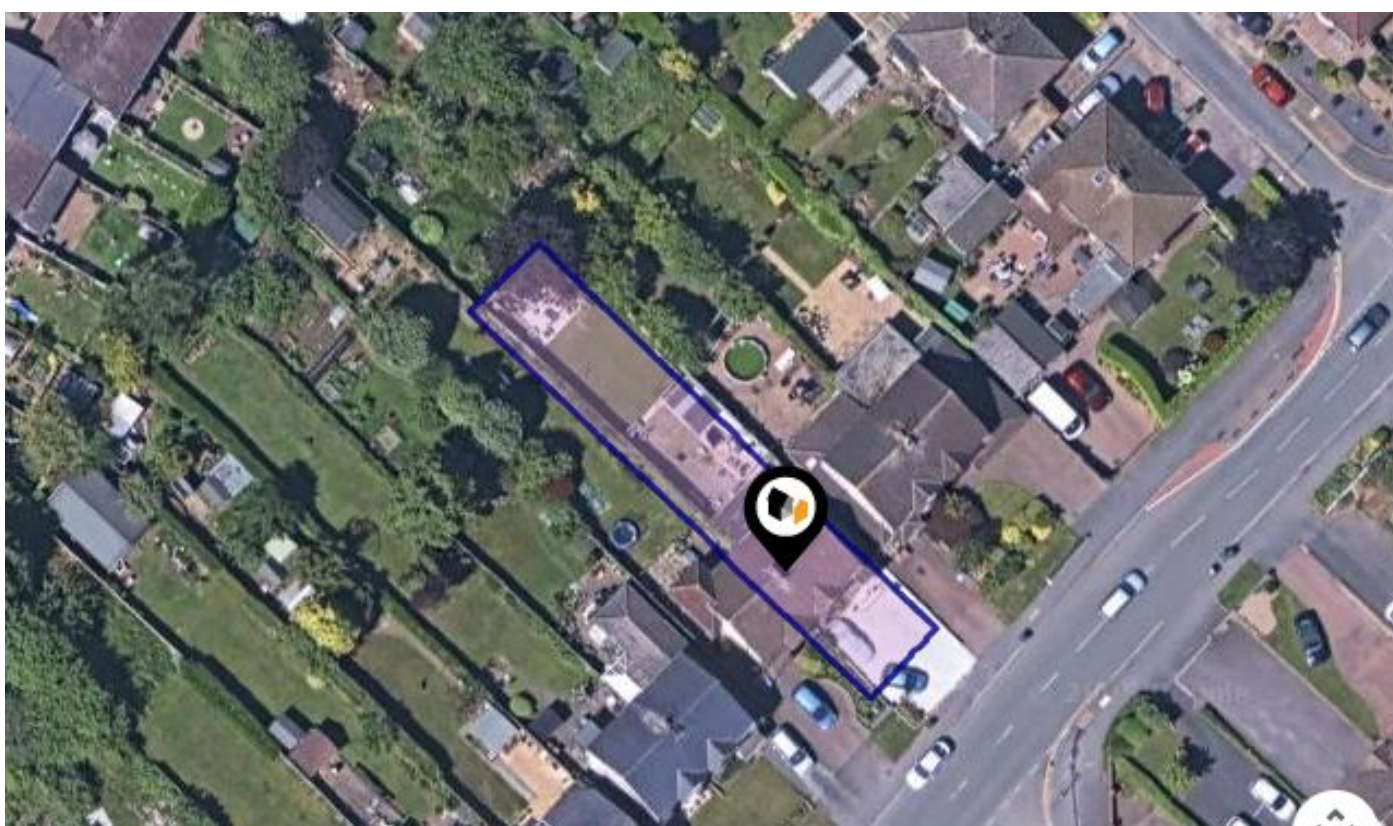Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 01st September 2025

BROWNS LANE, ALLESLEY, COVENTRY, CV5

Price Estimate : £450,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

The Property Ombudsman

Dear Buyers & Interested Parties

Your property details in brief.......
A renovated & stylish three bedroom semi detached home
Full width extension creating kitchen dining & family room
Generous driveway parking & substantial & private rear gardens
Contemporary 1st floor, 4 -piece bathroom & ground floor wet room
Separate sitting room with log burner & bay window
Versatile & insulated garden cabin/office/storage
Loxone home automation system, gas central heating & double glazing
EPC Ordered, TOTAL 1327 SQ.FT or TOTAL 123 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
Overview

Property

Type:	Semi-Detached	**Price Estimate:**	£450,000
Bedrooms:	3	**Tenure:**	Freehold
Floor Area:	914 ft^2 / 85 m^2		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,145		
Title Number:	MM85395		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s   **80** mb/s   **1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

BROWNS LANE, ALLESLEY, COVENTRY, CV5

Ground Floor

Conservatory

Utility Area

WC

Dining Room

Kitchen

Lounge

Hall
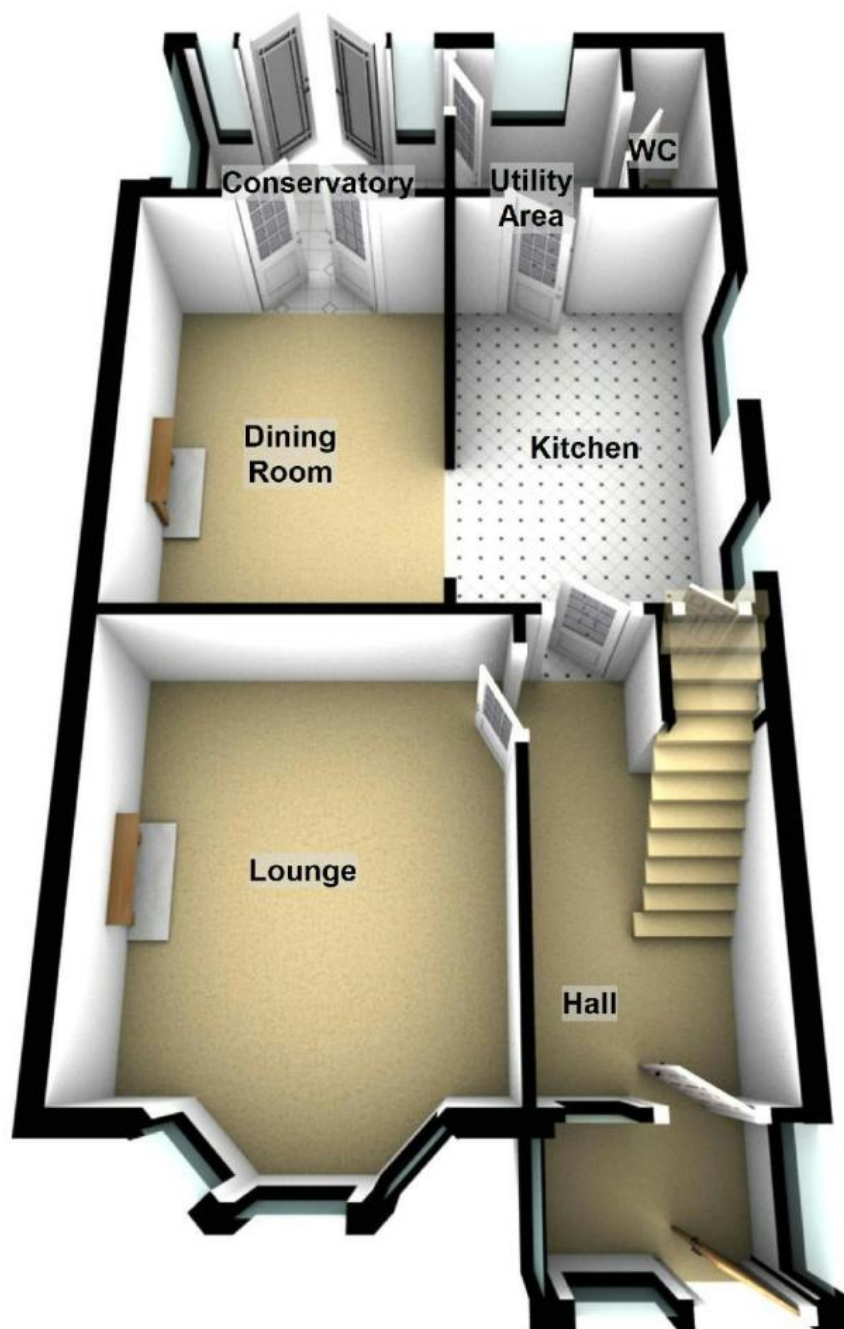
BROWNS LANE, ALLESLEY, COVENTRY, CV5

First Floor

Bedroom

Bedroom

Bedroom

Bathroom
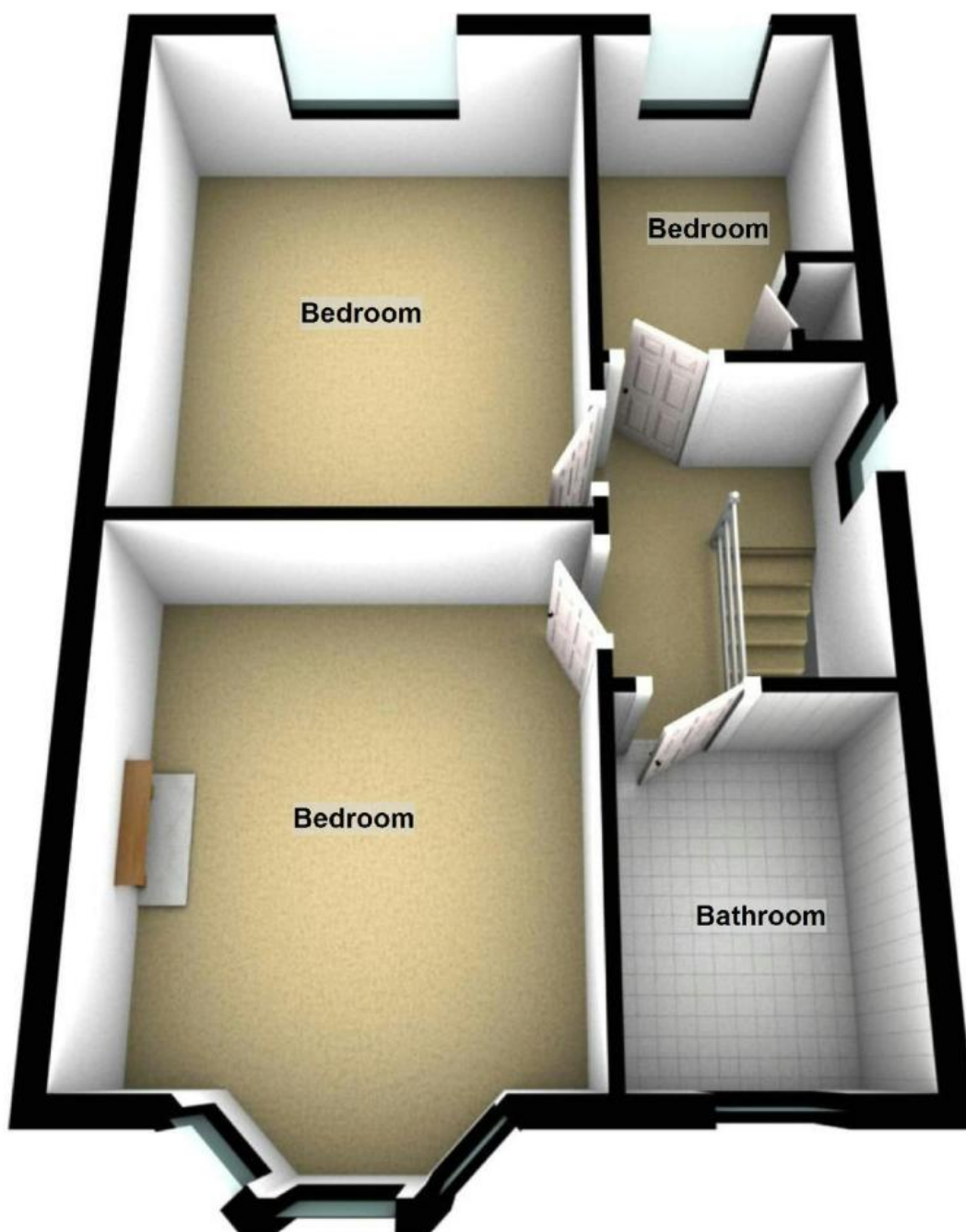
Property
EPC - Certificate

Browns Lane, Allesley, CV5

Energy rating
F

Valid until 17.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 | B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 | F	
1-20	G		

Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 53% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	85 m^2

Market
Sold in Street

46, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	10/09/2024	01/08/2018	04/07/2016
Last Sold Price:	£285,000	£220,500	£198,000

44, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	05/10/2023
Last Sold Price:	£240,000

42, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	06/05/2022
Last Sold Price:	£250,000

16, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	25/03/2022	17/09/2012	21/12/2011
Last Sold Price:	£440,000	£220,000	£160,000

26, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	04/02/2020
Last Sold Price:	£284,000

34, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	22/06/2018	09/06/2014
Last Sold Price:	£257,000	£152,000

40, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	08/06/2017
Last Sold Price:	£207,500

28, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	07/10/2016
Last Sold Price:	£207,000

30, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	04/03/2016
Last Sold Price:	£285,000

38, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	01/02/2013
Last Sold Price:	£146,000

36, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	04/08/2011
Last Sold Price:	£128,000

18, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	04/11/2005	23/10/2001
Last Sold Price:	£240,000	£139,500

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

Market
Sold in Street

48, Browns Lane, Coventry, CV5 9DS

Last Sold Date:	25/10/2002	09/04/2001
Last Sold Price:	£128,000	£105,000

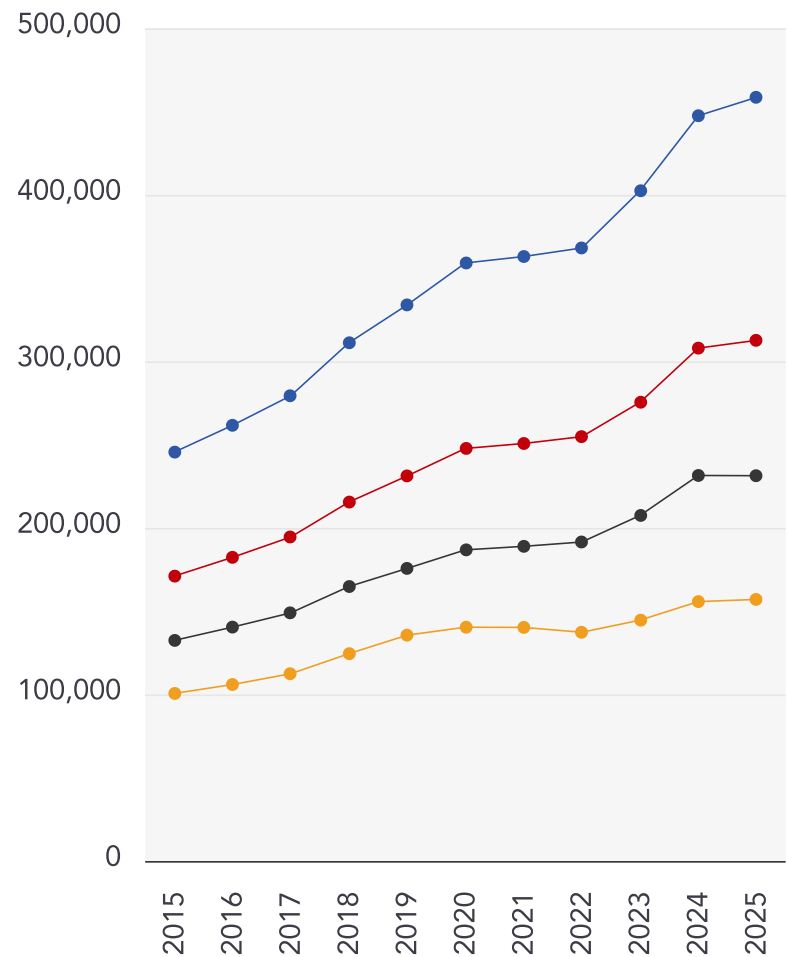**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

Market
House Price Statistics

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

Detached

+86.77%
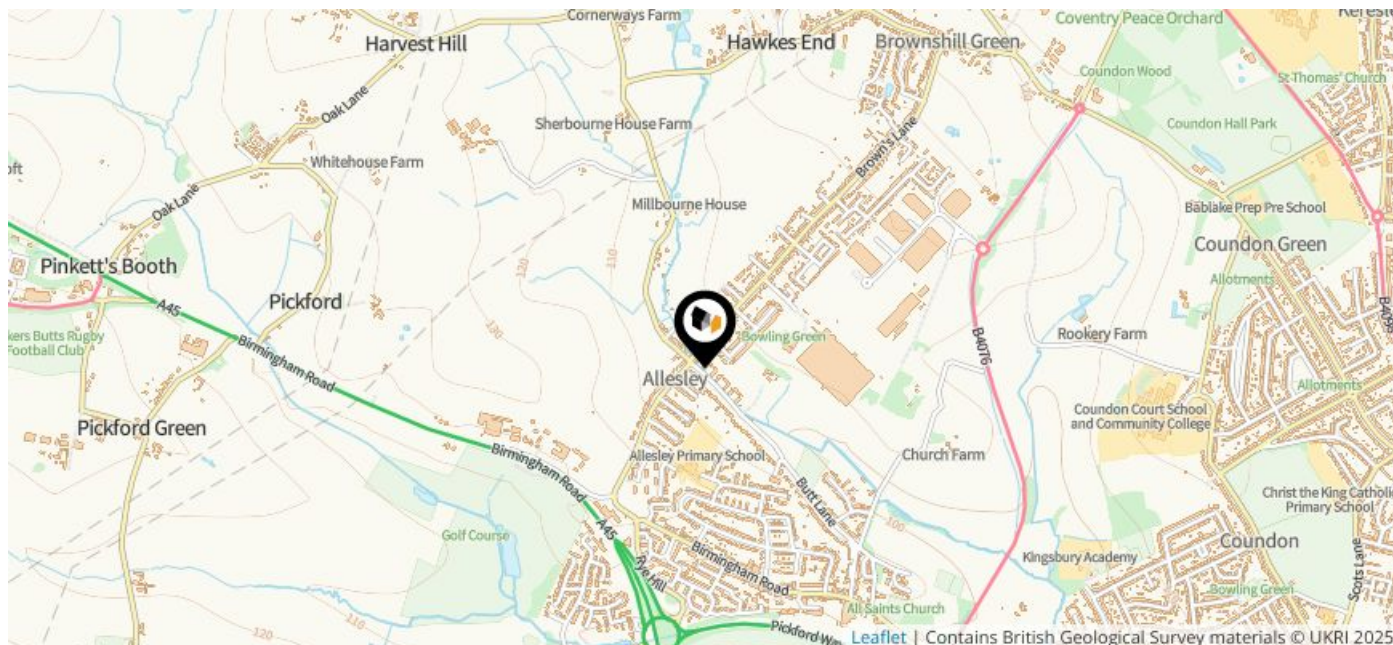
Semi-Detached

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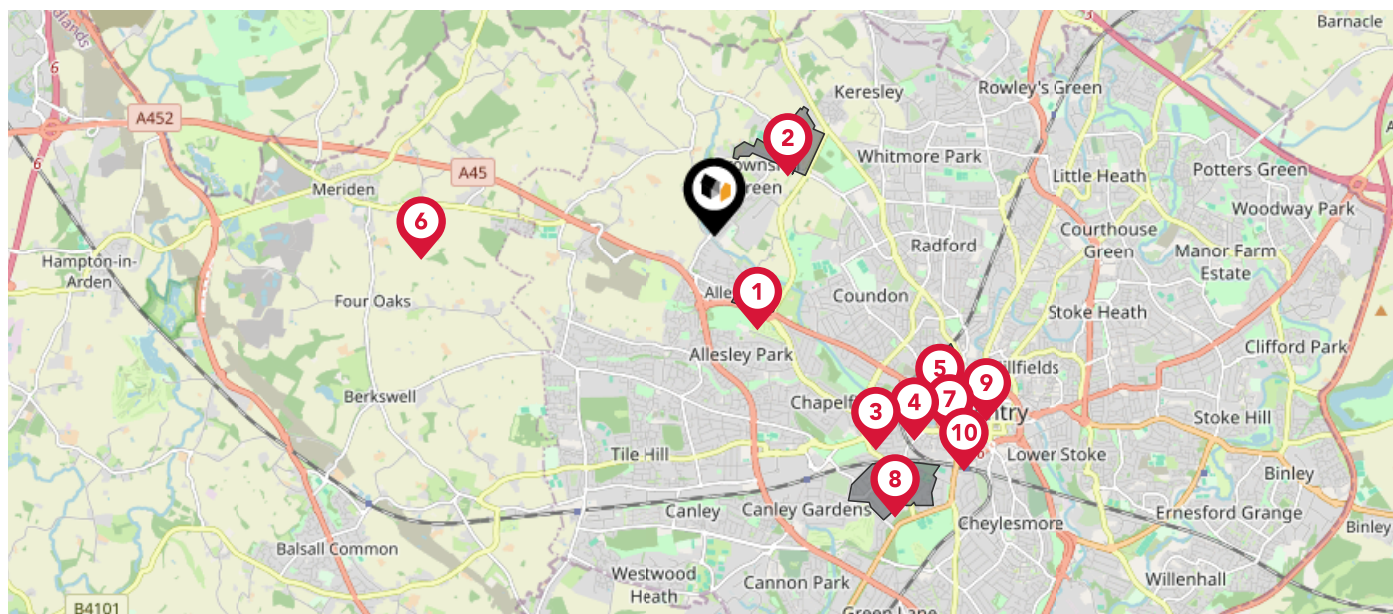
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

|	
1	Allesley Village
2	Brownshill Green
3	Chapelfields
4	Spon End
5	Naul's Mill
6	Conservation Area - Church Lane, Meriden
7	Spon Street
8	Earlsdon
9	Lady Herbert's Garden
10	Greyfriars Green

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
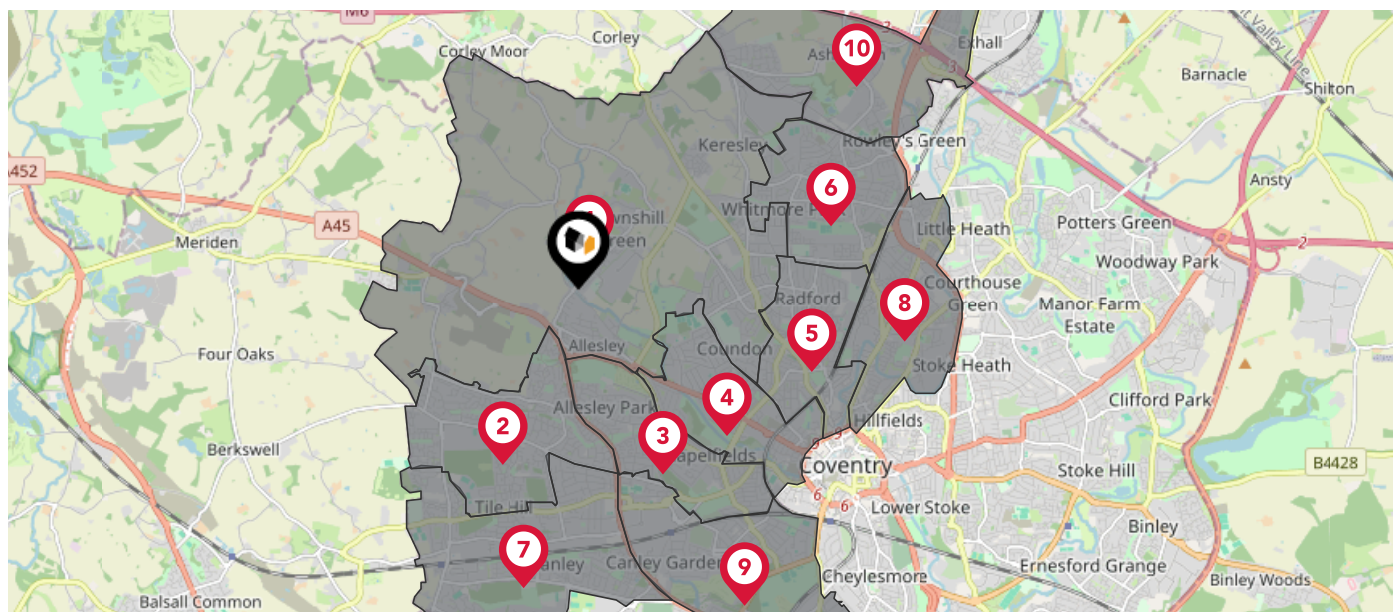
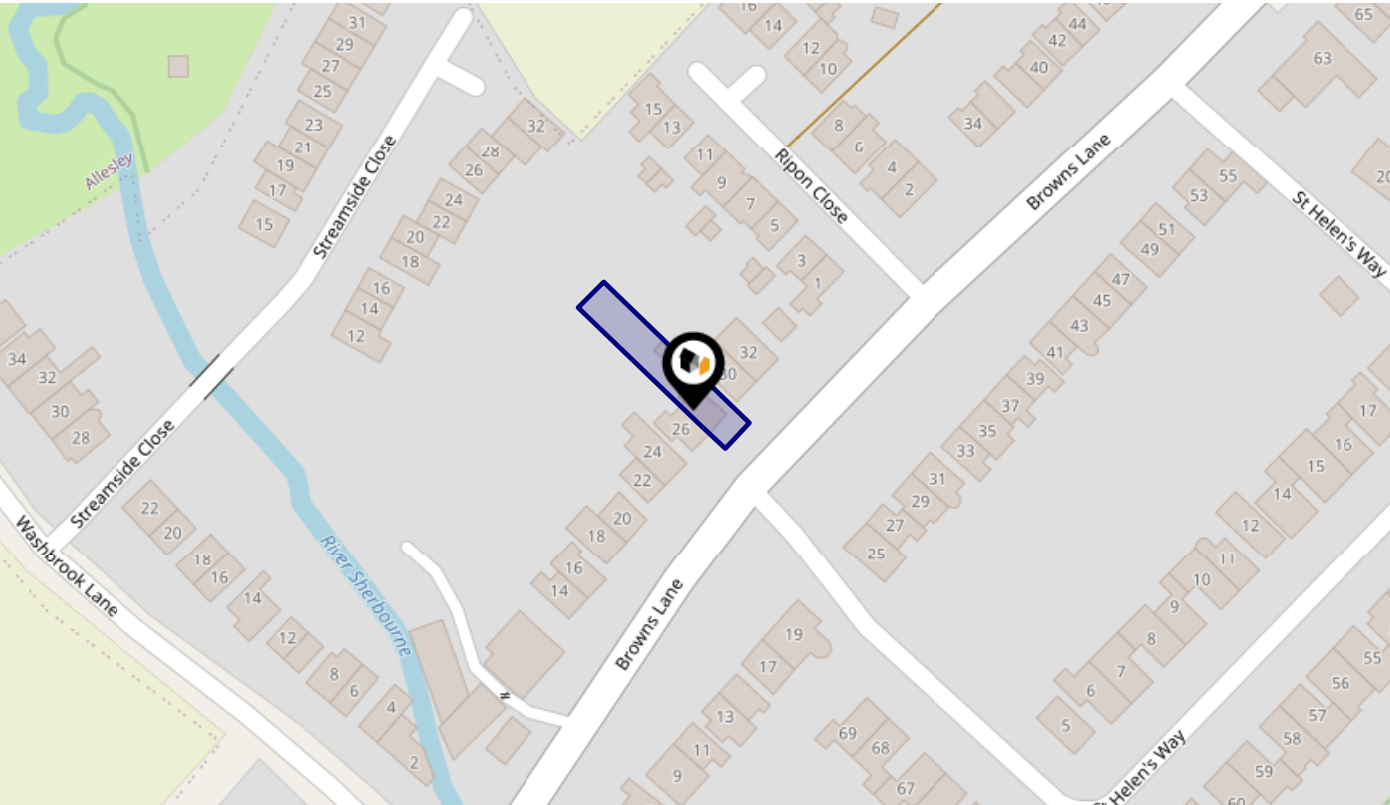|	Nearby Council Wards
1	Bablake Ward
2	Woodlands Ward
3	Whoberley Ward
4	Sherbourne Ward
5	Radford Ward
6	Holbrook Ward
7	Westwood Ward
8	Foleshill Ward
9	Earlsdon Ward
10	Exhall Ward

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:
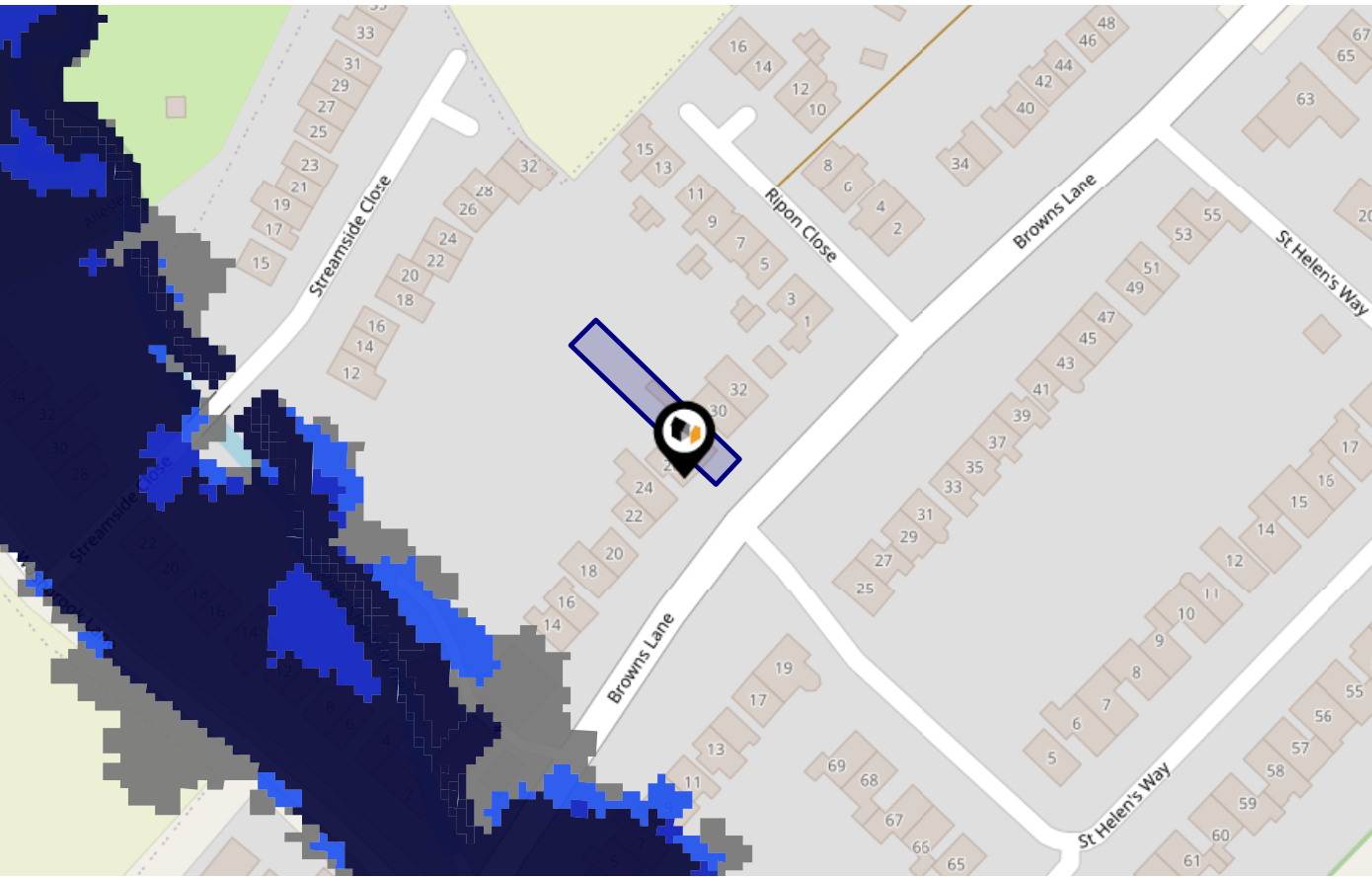
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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.
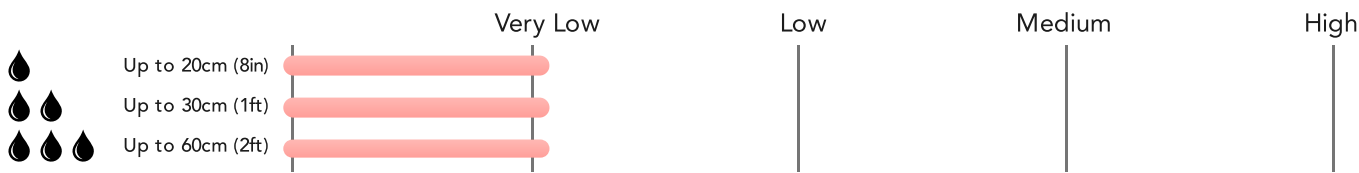

Risk Rating: Very low

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:

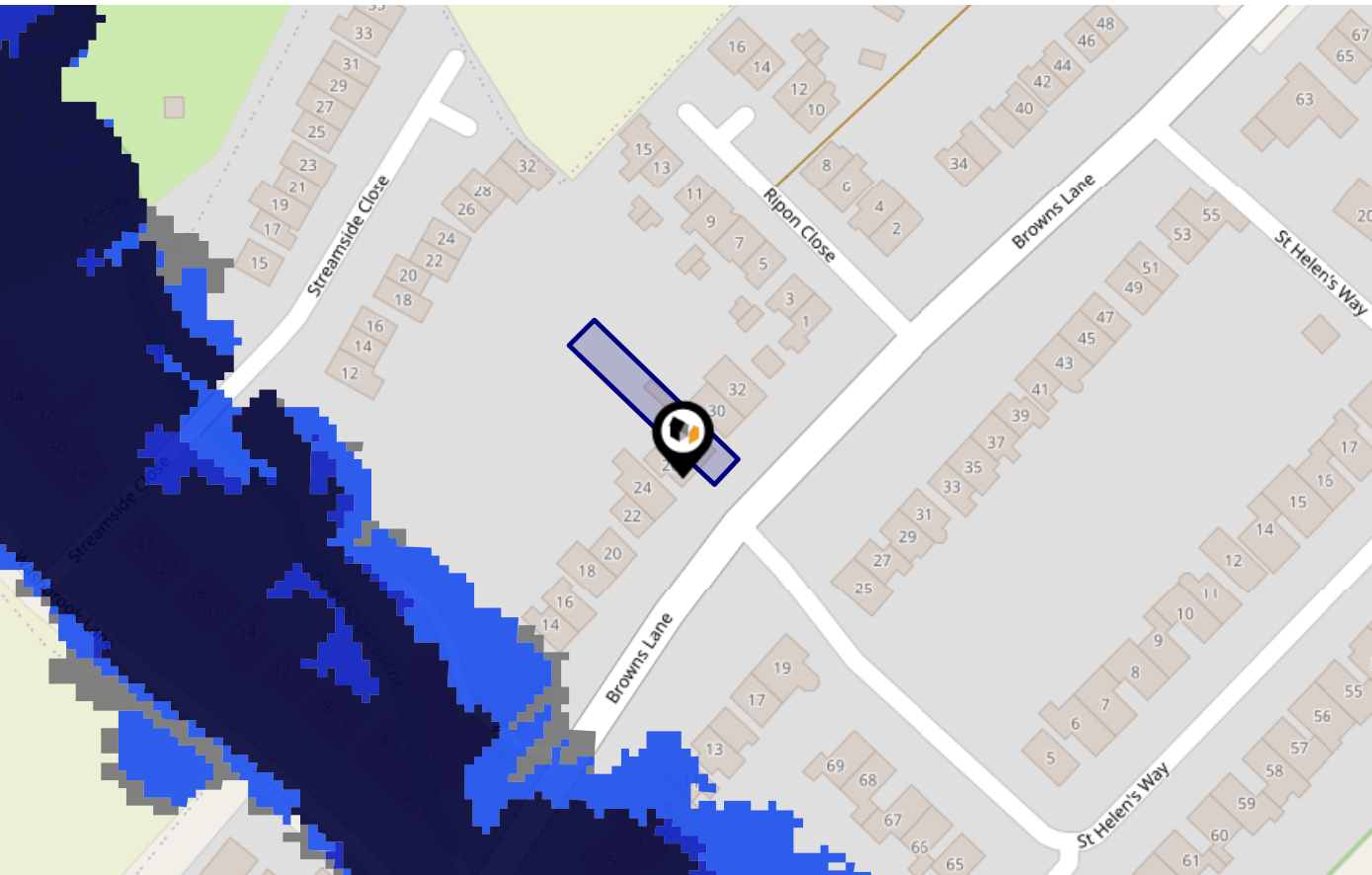|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.
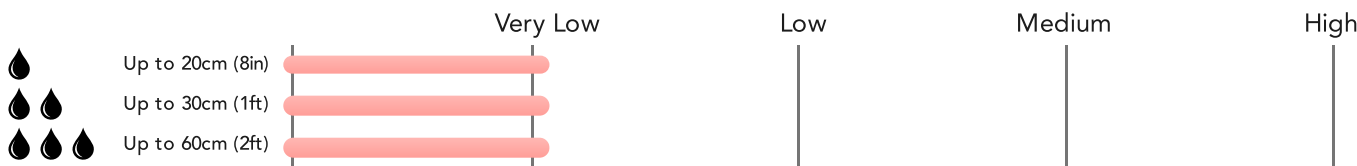

Risk Rating: Very low

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.

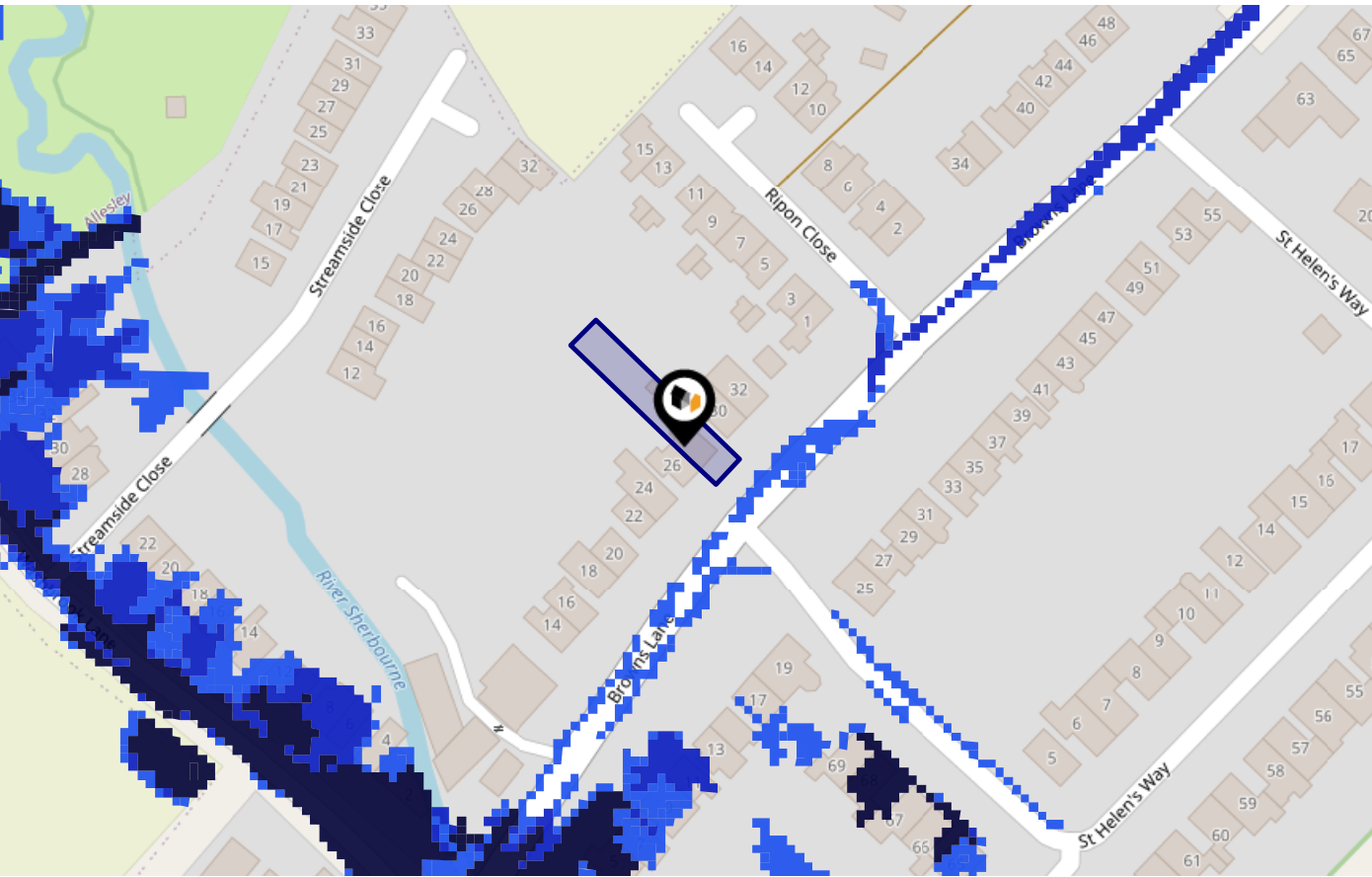**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

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

KFB - Key Facts For Buyers

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.
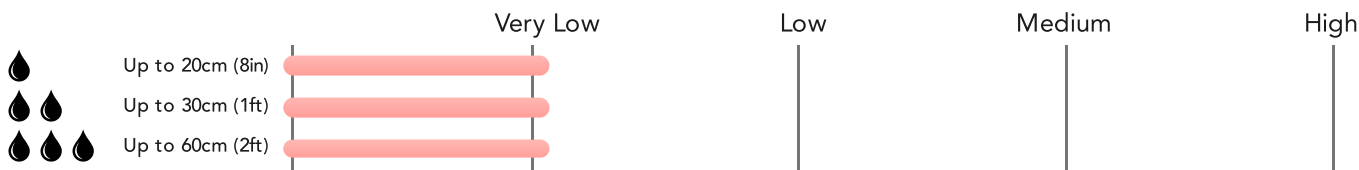

Risk Rating: Very low

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:

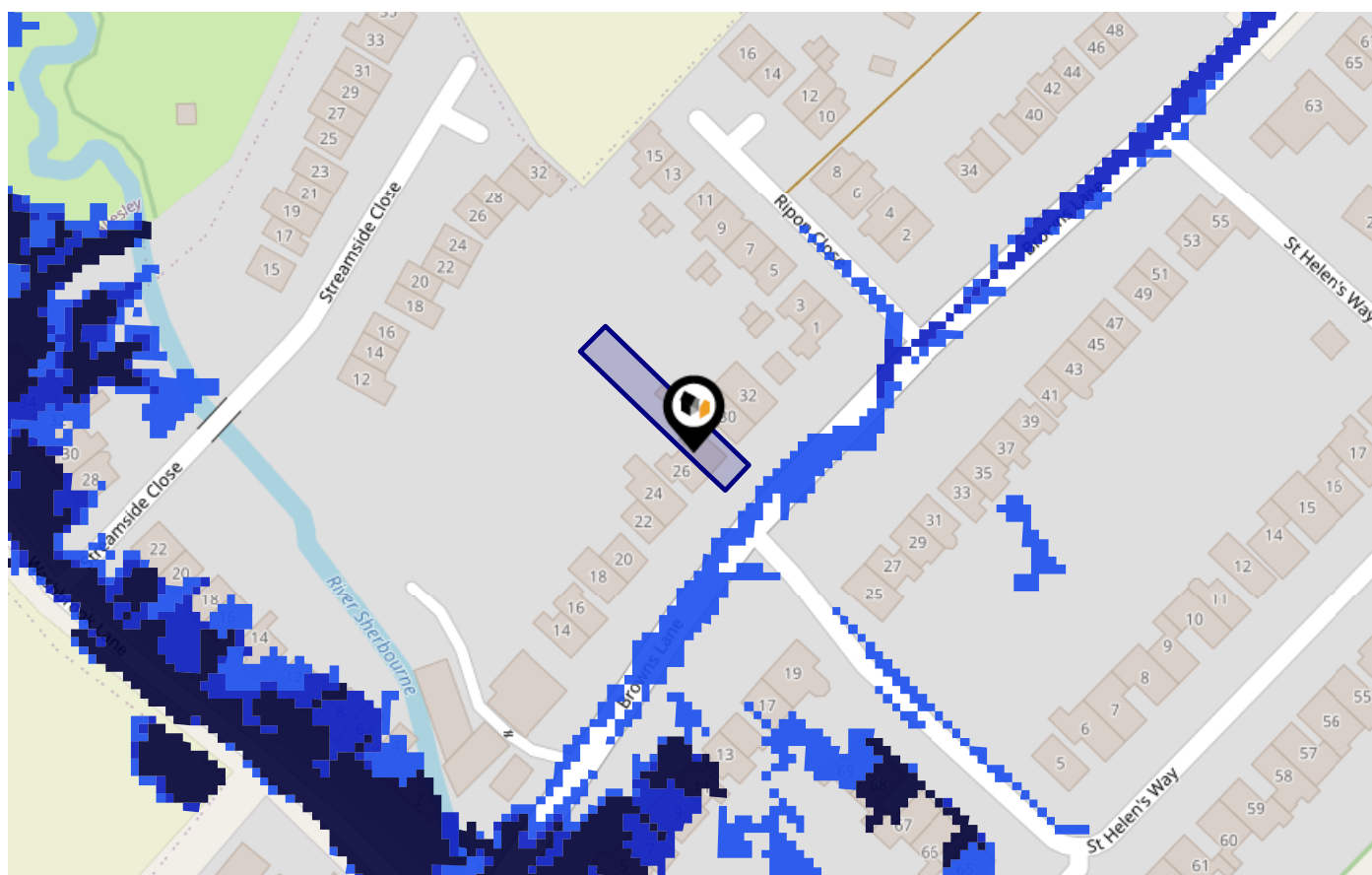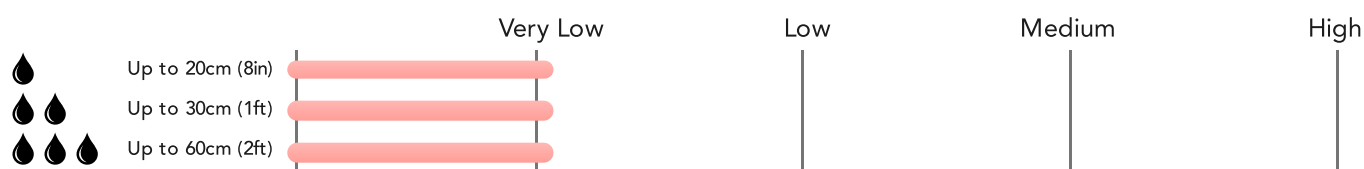|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

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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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
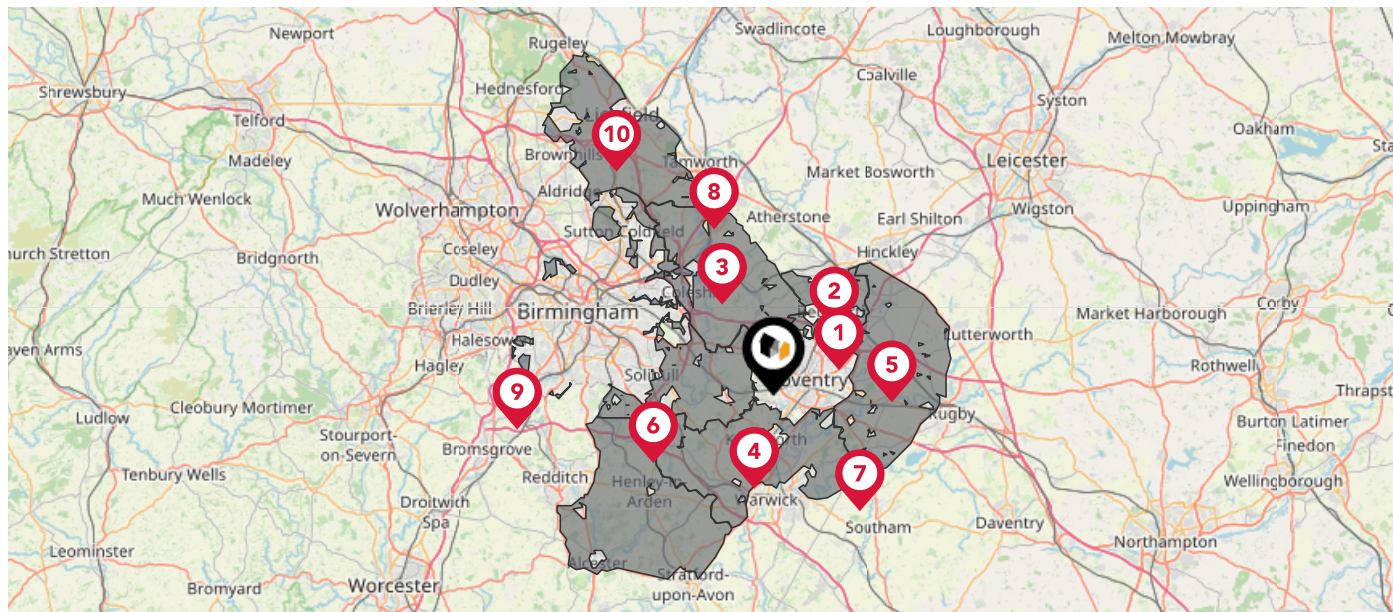
Nearby Green Belt Land	
1	Birmingham Green Belt - Coventry
2	Birmingham Green Belt - Nuneaton and Bedworth
3	Birmingham Green Belt - North Warwickshire
4	Birmingham Green Belt - Warwick
5	Birmingham Green Belt - Rugby
6	Birmingham Green Belt - Solihull
7	Birmingham Green Belt - Stratford-on-Avon
8	Birmingham Green Belt - Tamworth
9	Birmingham Green Belt - Birmingham
10	Birmingham Green Belt - Lichfield

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	Coundon Social Club-Coundon, Coventry	Historic Landfill
2	Holyhead Road-Coundon, Coventry	Historic Landfill
3	Kelmscote Road-Coudon, Coventry	Historic Landfill
4	Hearsall Common-Whoberley, Coventry	Historic Landfill
5	The Moor Poultry Farm - Corley Poultry Farm-Wall Hill Road, Chapel Green, Corley, Warwickshire	Historic Landfill
6	Fletchampstead Highway-Canley, Coventry	Historic Landfill
7	Bladberry Lane Tip-Holbrooks, Coventry	Historic Landfill
8	Prior Deram Park-Canley, Coventry	Historic Landfill
9	Railway Sidings-Three Spines Bridge	Historic Landfill
10	Fillongley Road-Meriden, Solihull	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...
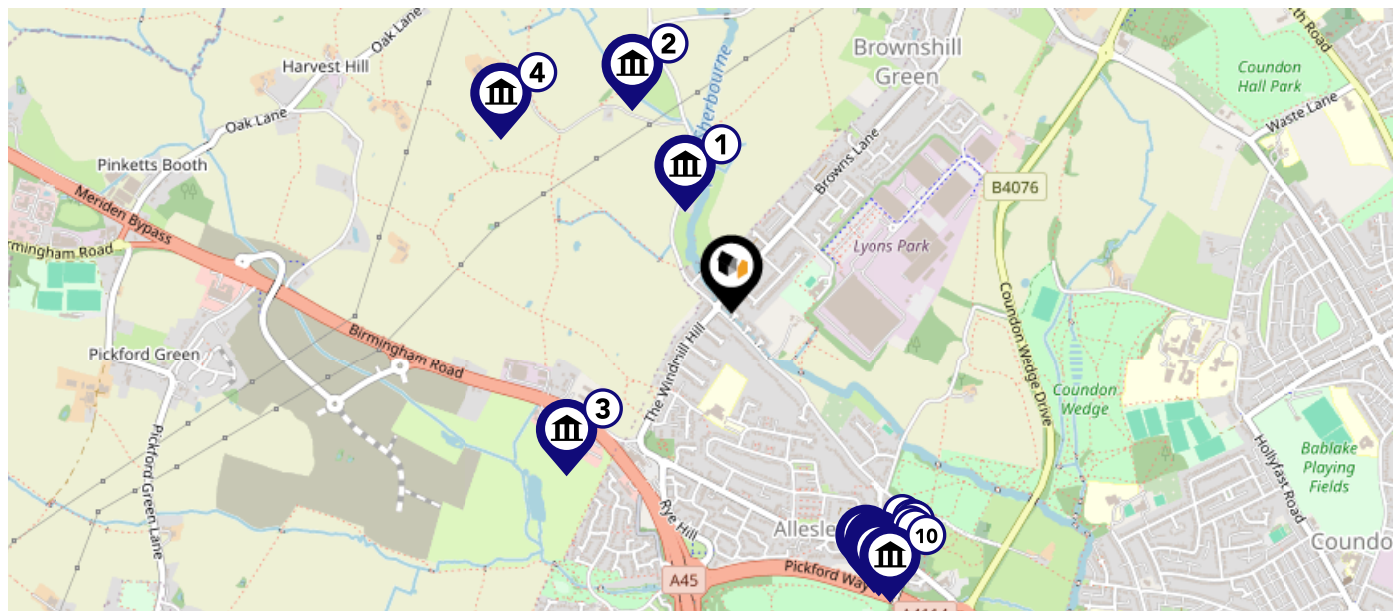
| Listed Buildings in the local district	Grade	Distance
① 1115711 - Dormer Cottage	Grade II	0.3 miles
② 1343219 - Sherbourne House Farmhouse	Grade II	0.5 miles
③ 1076052 - Windmill Farmhouse	Grade II	0.5 miles
④ 1343204 - Alton Hall Farmhouse	Grade II	0.6 miles
⑤ 1116140 - 58 And 60, Birmingham Road	Grade II	0.7 miles
⑥ 1076665 - 75 And 77, Birmingham Road	Grade II	0.7 miles
⑦ 1342902 - 62 And 64, Birmingham Road	Grade II	0.7 miles
⑧ 1320090 - 72, Birmingham Road	Grade II	0.7 miles
⑨ 1320066 - 79, Birmingham Road	Grade II	0.7 miles
⑩ 1116240 - 67, Birmingham Road	Grade II	0.7 miles

Area
Schools
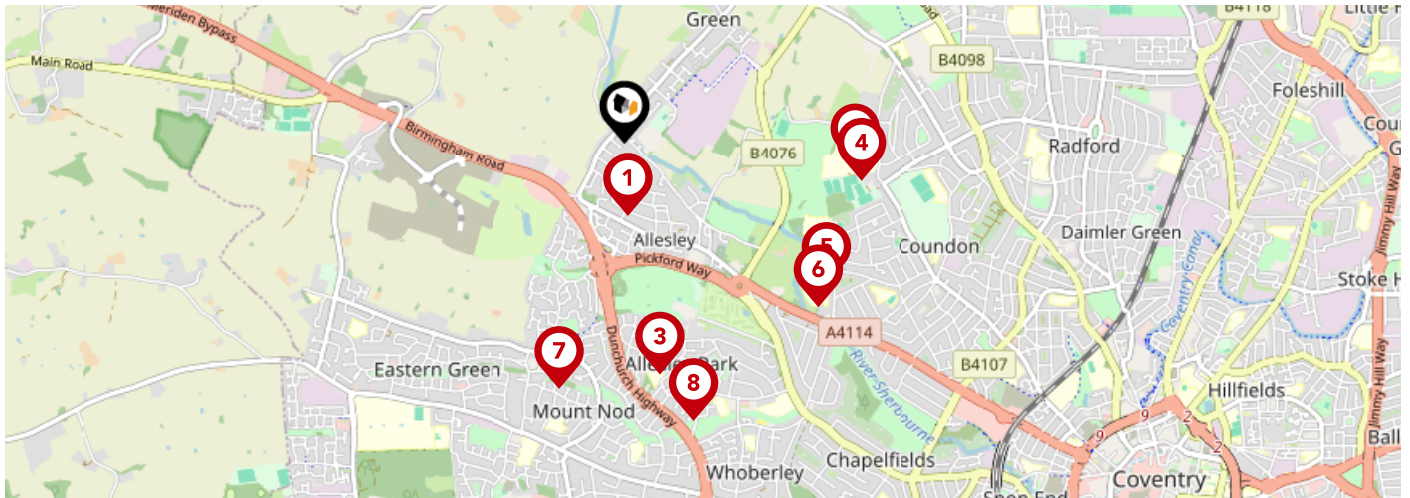
	Nursery	Primary	Secondary	College	Private
1 Allesley Primary School Ofsted Rating: Good | Pupils: 419 | Distance:0.32	☐	☑	☐	☐	☐
2 Coundon Court Ofsted Rating: Requires improvement | Pupils: 1919 | Distance:1.04	☐	☐	☑	☐	☐
3 Allesley Hall Primary School Ofsted Rating: Good | Pupils: 198 | Distance:1.05	☐	☑	☐	☐	☐
4 Hollyfast Primary School Ofsted Rating: Good | Pupils: 656 | Distance:1.08	☐	☑	☐	☐	☐
5 Kingsbury Academy Ofsted Rating: Requires improvement | Pupils: 99 | Distance:1.11	☐	☑	☐	☐	☐
6 Sherbourne Fields School Ofsted Rating: Outstanding | Pupils: 255 | Distance:1.15	☐	☐	☑	☐	☐
7 Park Hill Primary School Ofsted Rating: Good | Pupils: 439 | Distance:1.15	☐	☑	☐	☐	☐
8 St John's Church of England Academy Ofsted Rating: Good | Pupils: 206 | Distance:1.29	☐	☑	☐	☐	☐

Area
Schools
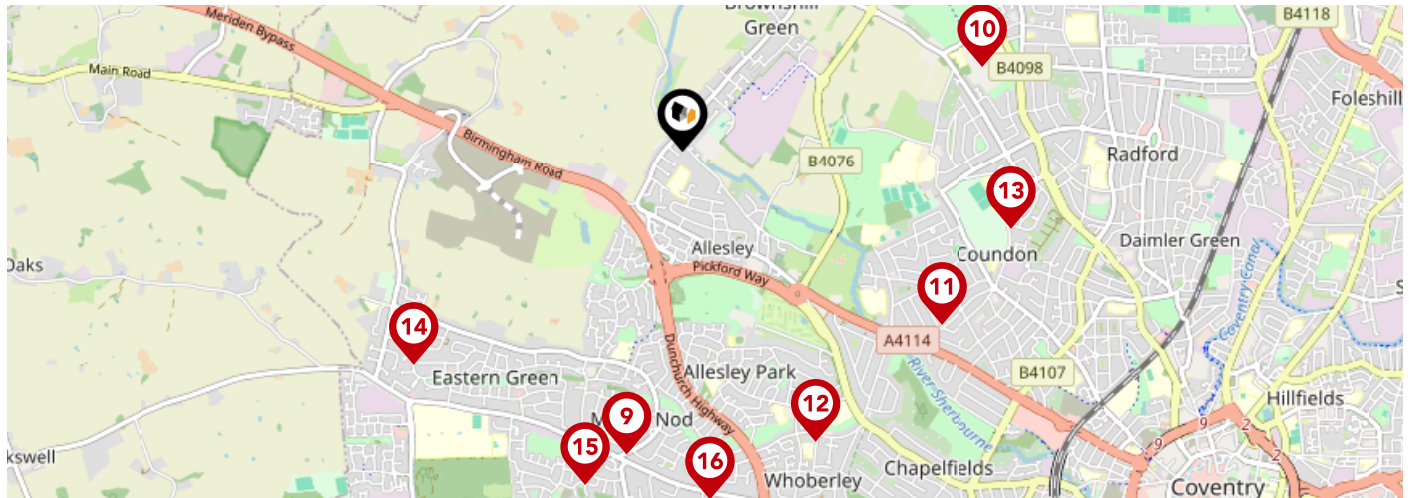
		Nursery	Primary	Secondary	College	Private
9	**Mount Nod Primary School** Ofsted Rating: Good | Pupils: 321 | Distance:1.39	☐	☑	☐	☐	☐
10	**Keresley Grange Primary School** Ofsted Rating: Good | Pupils: 307 | Distance:1.41	☐	☑	☐	☐	☐
11	**Coundon Primary School** Ofsted Rating: Good | Pupils: 544 | Distance:1.41	☐	☑	☐	☐	☐
12	**St Christopher Primary School** Ofsted Rating: Good | Pupils: 458 | Distance:1.44	☐	☑	☐	☐	☐
13	**Christ The King Catholic Primary School** Ofsted Rating: Good | Pupils: 457 | Distance:1.52	☐	☑	☐	☐	☐
14	**Eastern Green Junior School** Ofsted Rating: Good | Pupils: 240 | Distance:1.56	☐	☑	☐	☐	☐
15	**Limbrick Wood Primary School** Ofsted Rating: Good | Pupils:0 | Distance:1.57	☐	☑	☐	☐	☐
16	**St John Vianney Catholic Primary School** Ofsted Rating: Good | Pupils: 236 | Distance:1.58	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
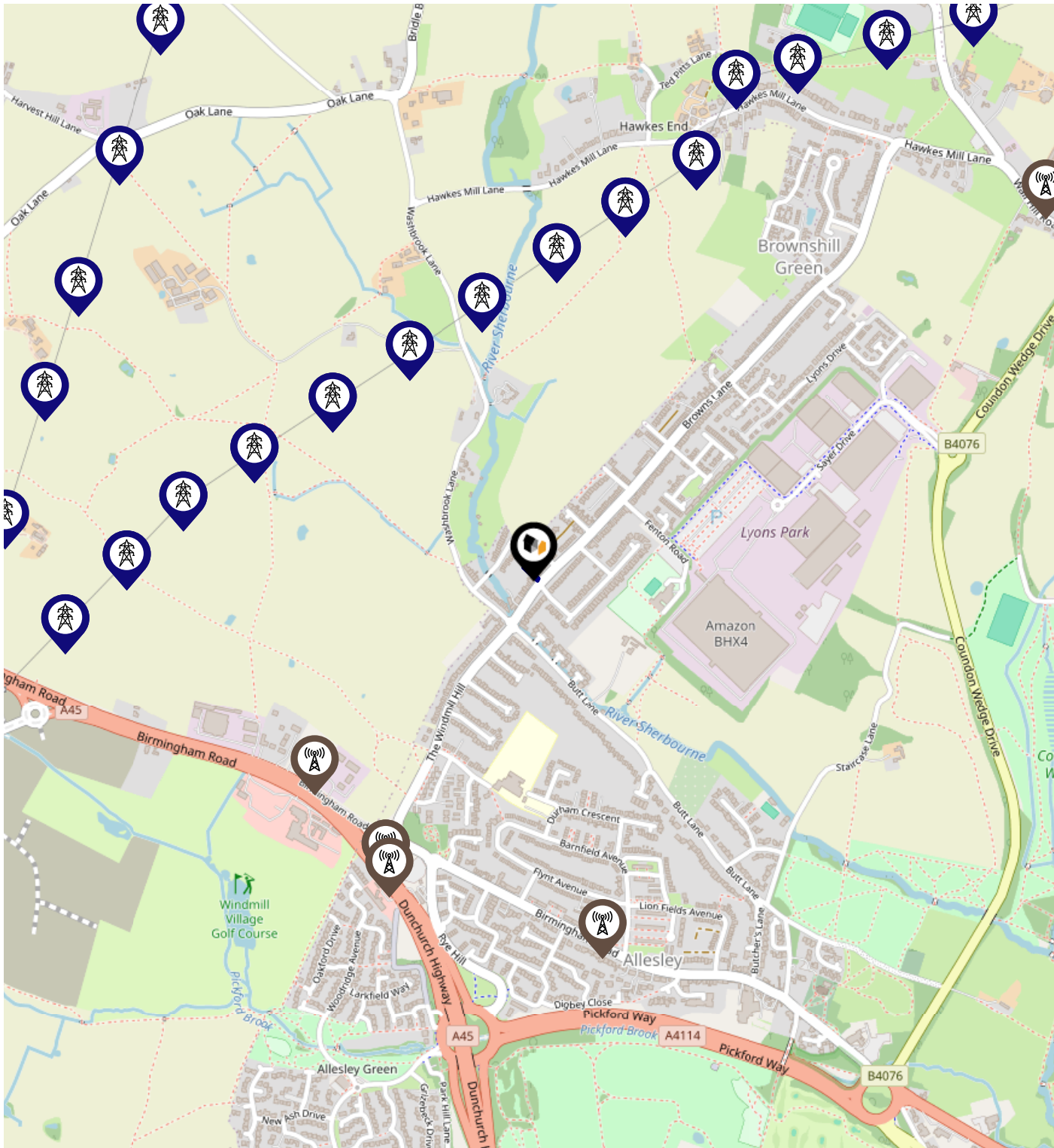
Key:

🗼 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).

This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
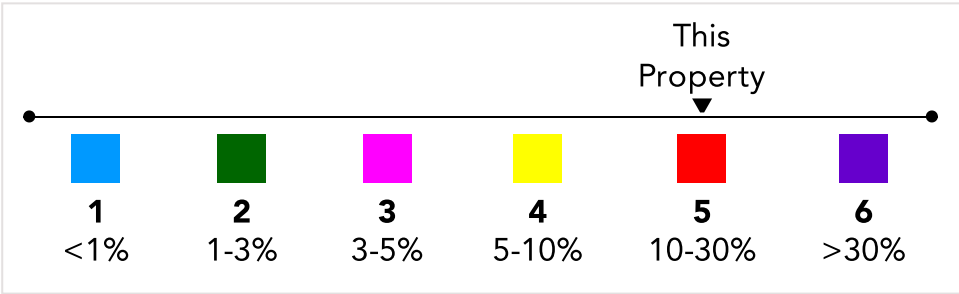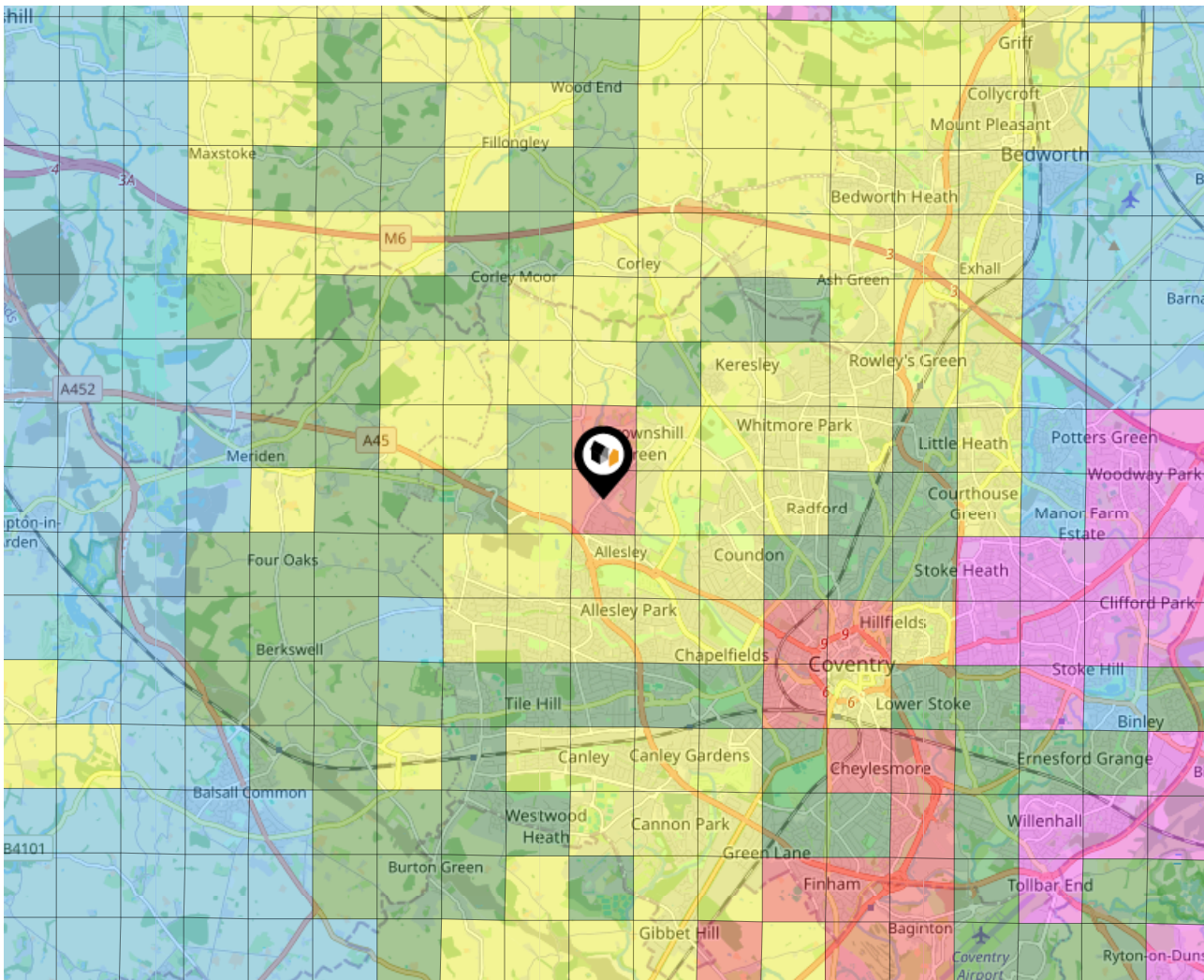
Local Area
Road Noise
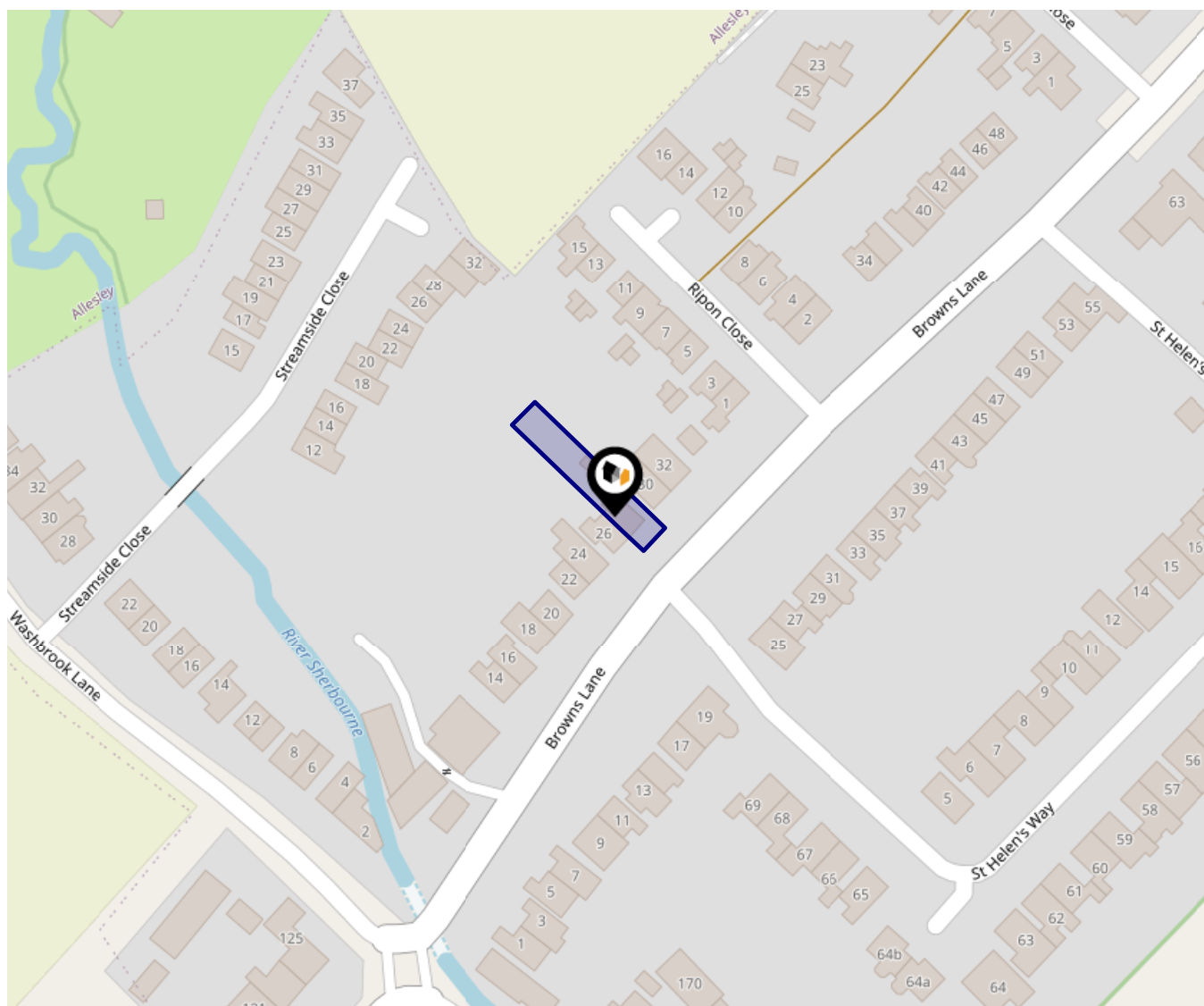
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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: NONE
Parent Material Grain: ARENACEOUS
Soil Group: LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY

Soil Texture: LOAM TO SANDY LOAM
Soil Depth: INTERMEDIATE-SHALLOW
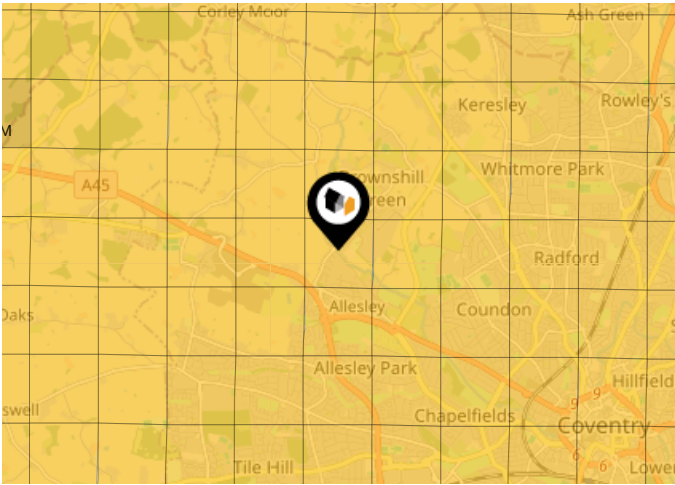
Primary Classifications (Most Common Clay Types)

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

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

f /walmsleysthewaytomove   **instagram** /walmsleysthewaytomove/

in /walmsleysthewaytomove

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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