



See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th September 2025



DOREEN CLOSE, COVENTRY, CV3

Asking Price : £375,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



Introduction

Our Comments

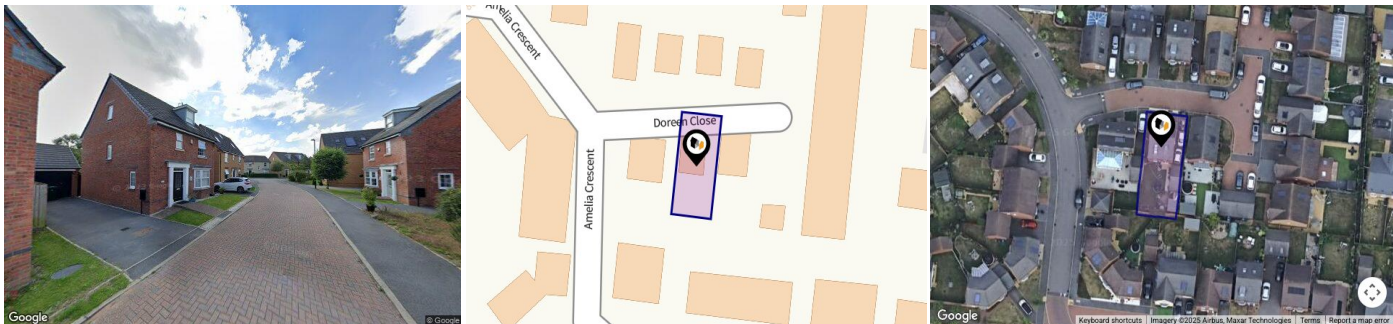


Dear Buyers & interested parties

Your property details in brief.....

A modern, detached, four bedroom home
Two ensuite shower rooms, family bathroom & cloakroom
Garage & driveway for multiple vehicles
Kitchen dining family room with French doors to garden
Gas central heating & double glazing throughout
Three first floor bedrooms & ensuite loft bedroom with fitted storage
Impressive & landscaped rear gardens with lawn & sitting areas
EPC Rating C, TOTAL 1139 SQ.FT or TOTAL 106 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	Asking Price:	£375,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,139 ft ² / 105 m ²		
Plot Area:	0.06 acres		
Year Built :	2013		
Council Tax :	Band D		
Annual Estimate:	£2,414		
Title Number:	MM20293		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		17	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

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

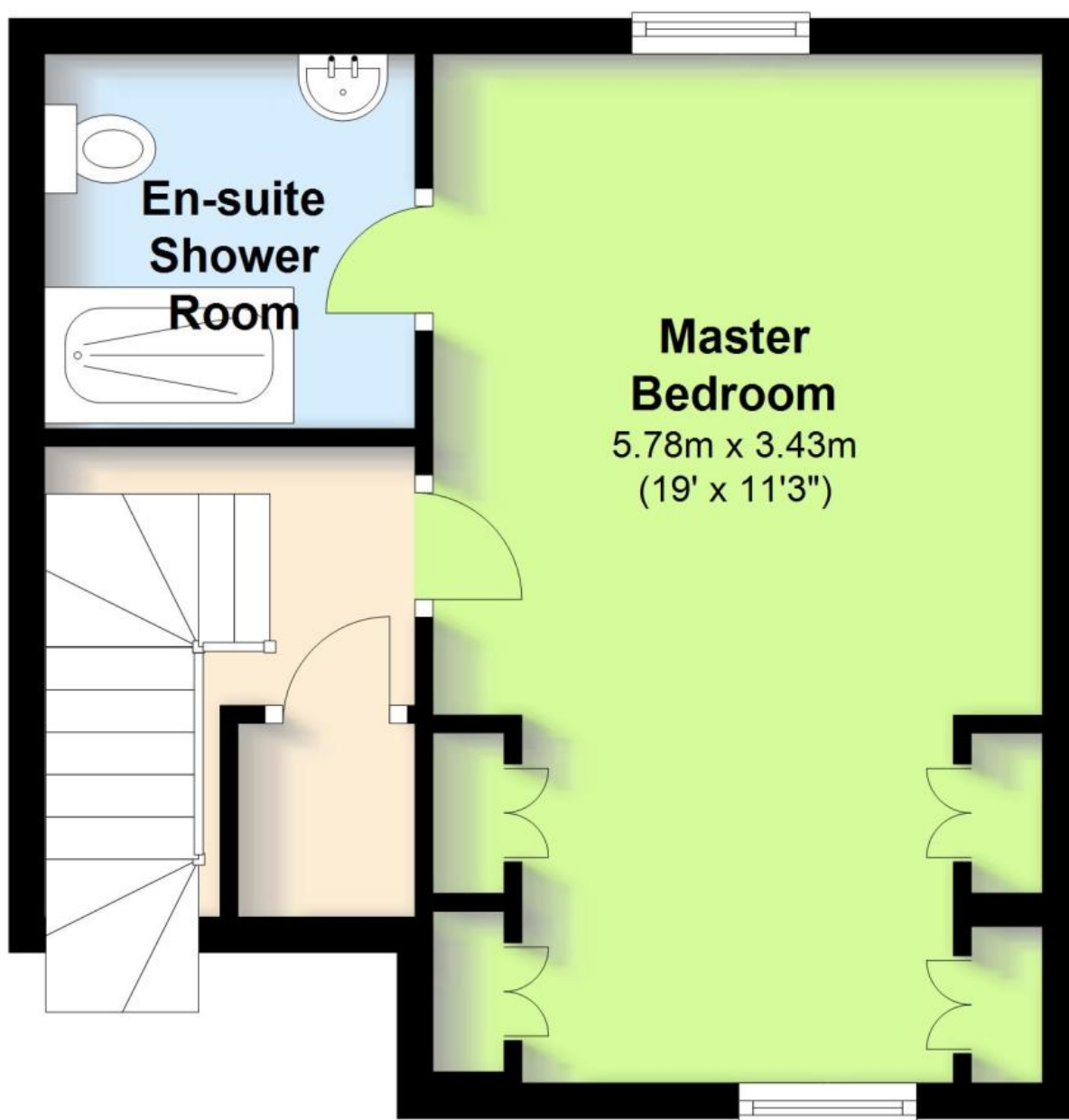




DOREEN CLOSE, COVENTRY, CV3

Second Floor

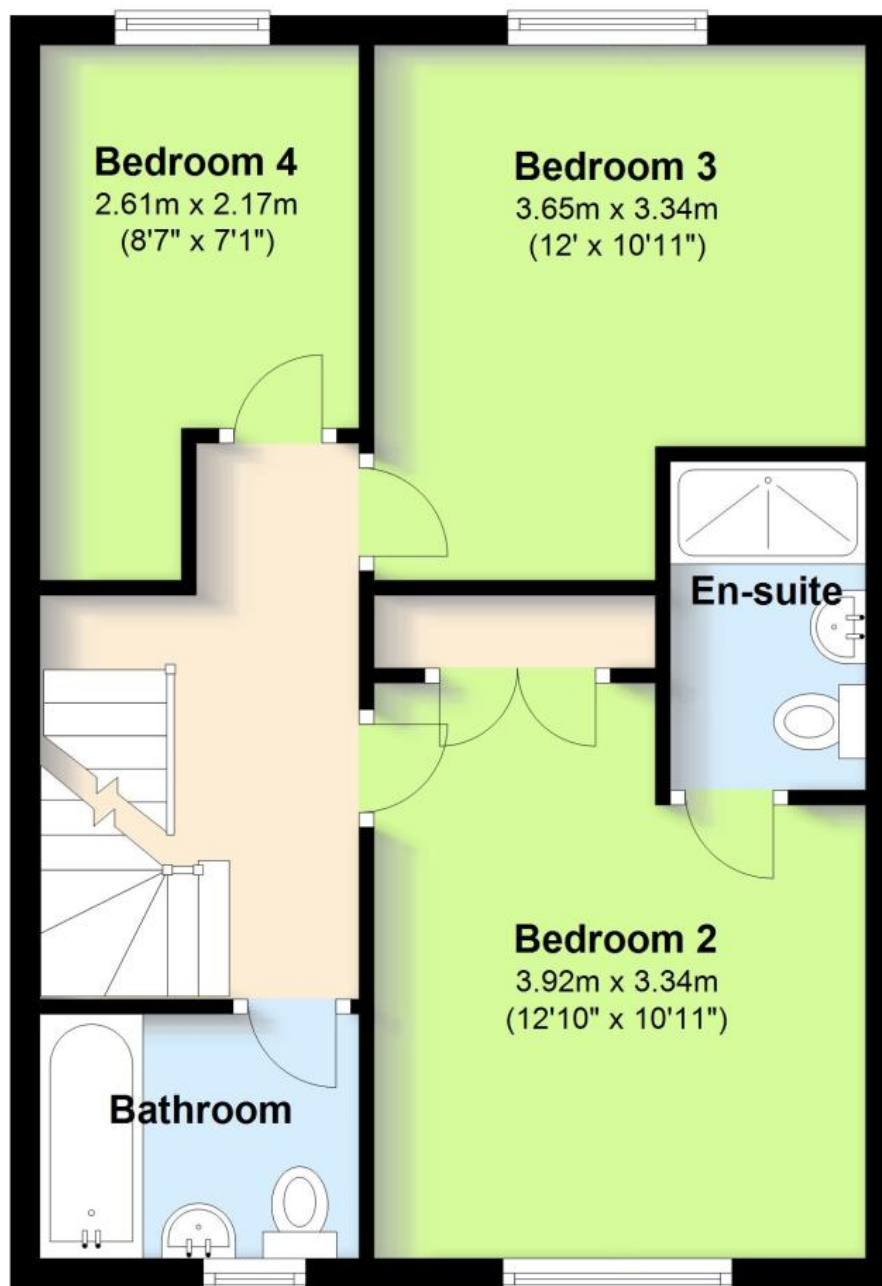
Approx. 30.4 sq. metres (327.1 sq. feet)



DOREEN CLOSE, COVENTRY, CV3

First Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



DOREEN CLOSE, COVENTRY, CV3

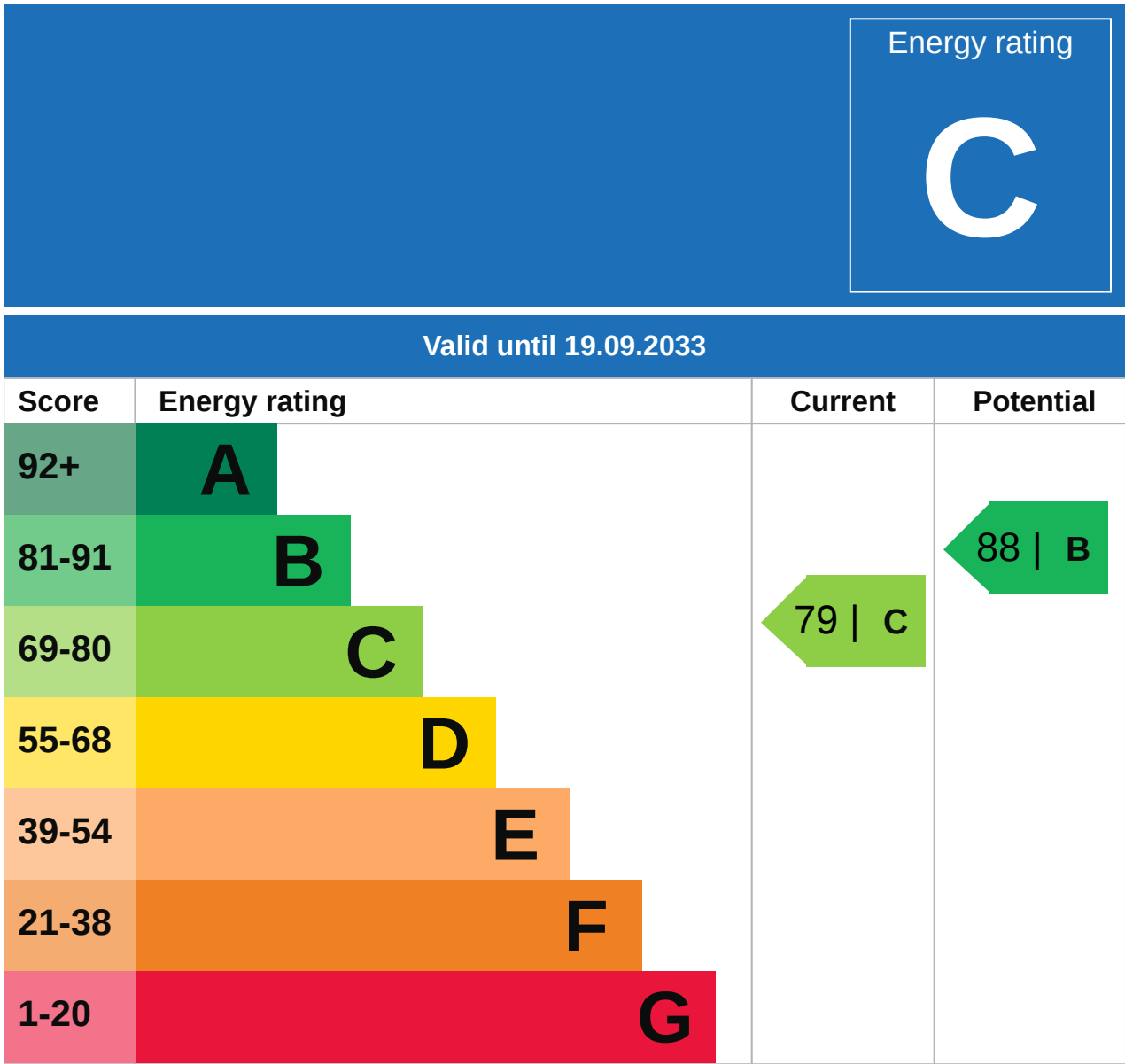
Ground Floor

Approx. 46.4 sq. metres (499.0 sq. feet)



Total area: approx. 123.0 sq. metres (1324.0 sq. feet)

Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched insulated (assumed)
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 all fixed outlets
Floors:	Solid insulated (assumed)
Total Floor Area:	135 m ²

6, Doreen Close, Coventry, CV3 1LH		
Last Sold Date:	30/09/2021	
Last Sold Price:	£380,000	
9, Doreen Close, Coventry, CV3 1LH		
Last Sold Date:	24/06/2021	26/06/2013
Last Sold Price:	£435,000	£270,000
2, Doreen Close, Coventry, CV3 1LH		
Last Sold Date:	20/11/2020	24/05/2013
Last Sold Price:	£390,000	£190,000
1, Doreen Close, Coventry, CV3 1LH		
Last Sold Date:	02/09/2019	27/06/2013
Last Sold Price:	£340,000	£249,950
10, Doreen Close, Coventry, CV3 1LH		
Last Sold Date:	30/11/2018	14/06/2013
Last Sold Price:	£407,000	£270,000
4, Doreen Close, Coventry, CV3 1LH		
Last Sold Date:	21/03/2017	24/05/2013
Last Sold Price:	£315,000	£245,000
3, Doreen Close, Coventry, CV3 1LH		
Last Sold Date:	28/06/2013	
Last Sold Price:	£260,000	
5, Doreen Close, Coventry, CV3 1LH		
Last Sold Date:	28/06/2013	
Last Sold Price:	£205,000	
8, Doreen Close, Coventry, CV3 1LH		
Last Sold Date:	28/06/2013	
Last Sold Price:	£277,000	
7, Doreen Close, Coventry, CV3 1LH		
Last Sold Date:	21/06/2013	
Last Sold Price:	£272,000	
11, Doreen Close, Coventry, CV3 1LH		
Last Sold Date:	21/06/2013	
Last Sold Price:	£223,000	
12, Doreen Close, Coventry, CV3 1LH		
Last Sold Date:	20/06/2013	
Last Sold Price:	£192,500	

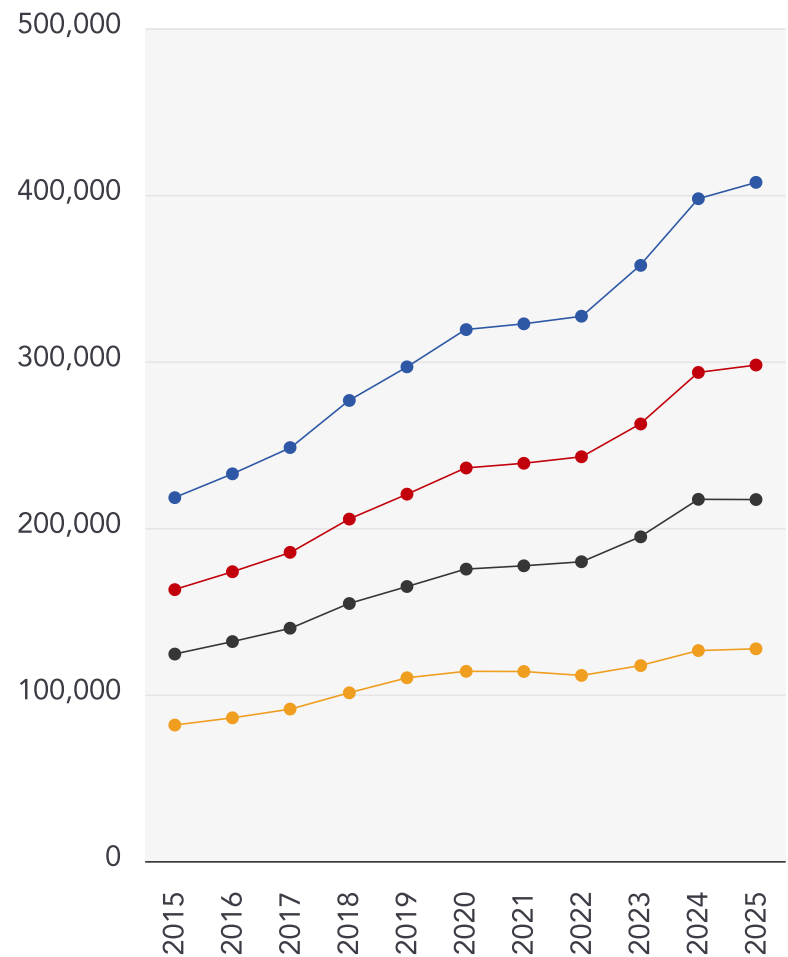
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

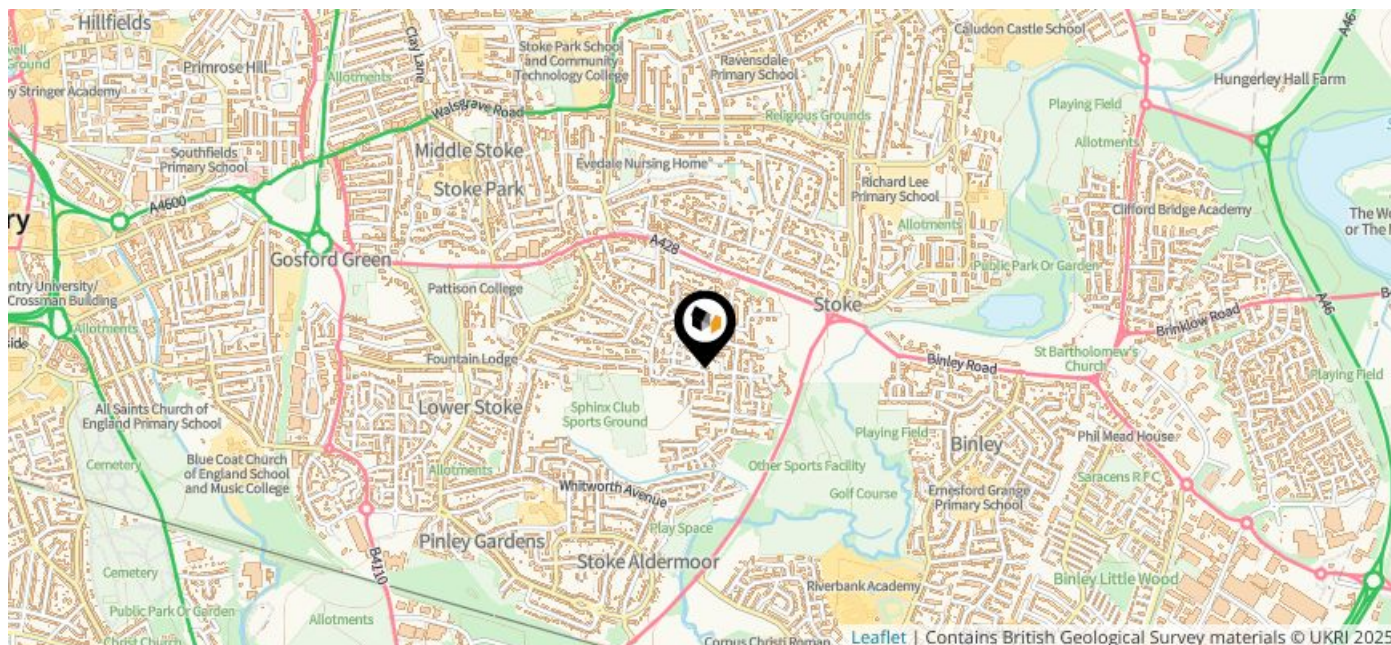
+56.09%

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.

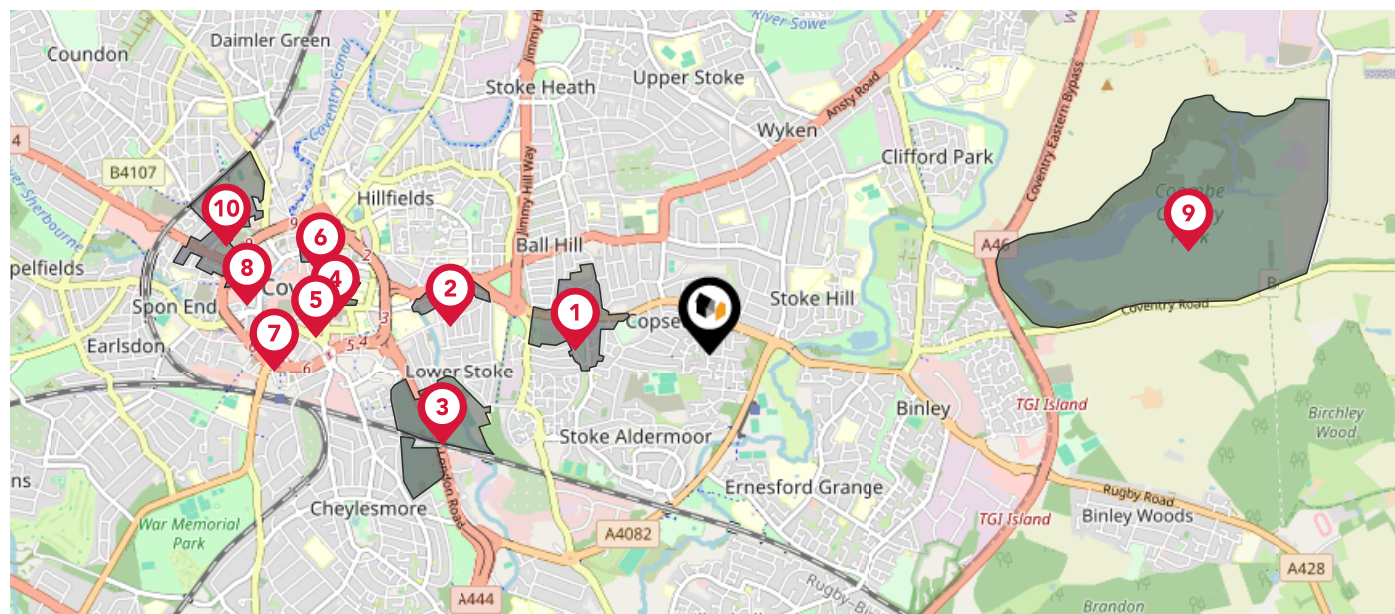
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Stoke Green



Far Gosford Street



London Road



Hill Top and Cathedral



High Street



Lady Herbert's Garden



Greyfriars Green



Spon Street



Combe Abbey



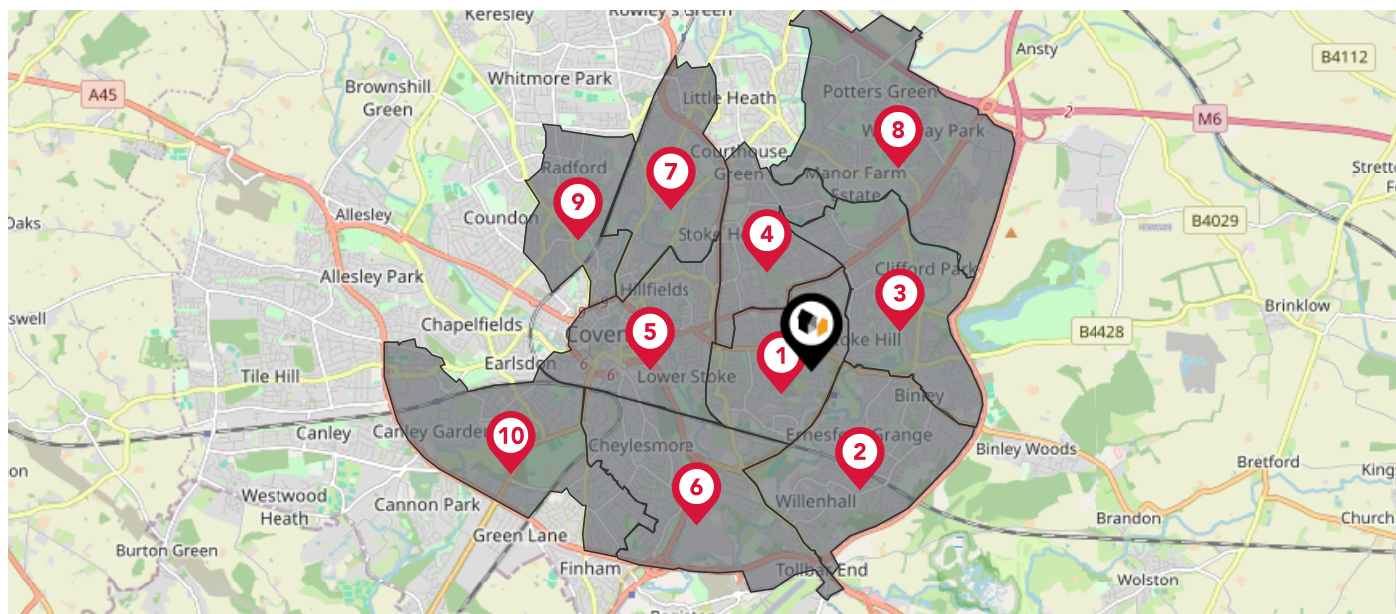
Naul's Mill

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



Lower Stoke Ward



Binley and Willenhall Ward



Wyken Ward



Upper Stoke Ward



St. Michael's Ward



Cheylesmore Ward



Foleshill Ward



Henley Ward



Radford Ward



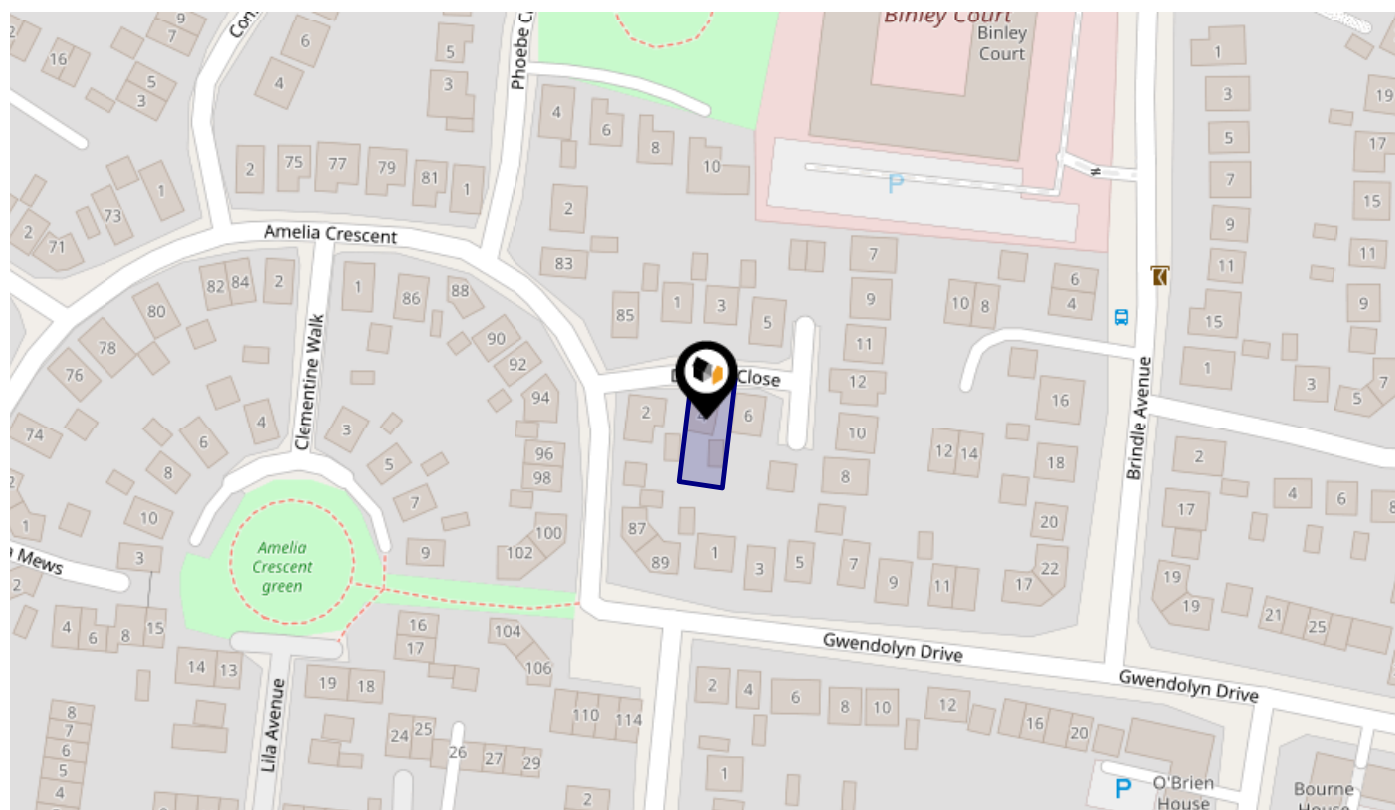
Earlsdon Ward

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.

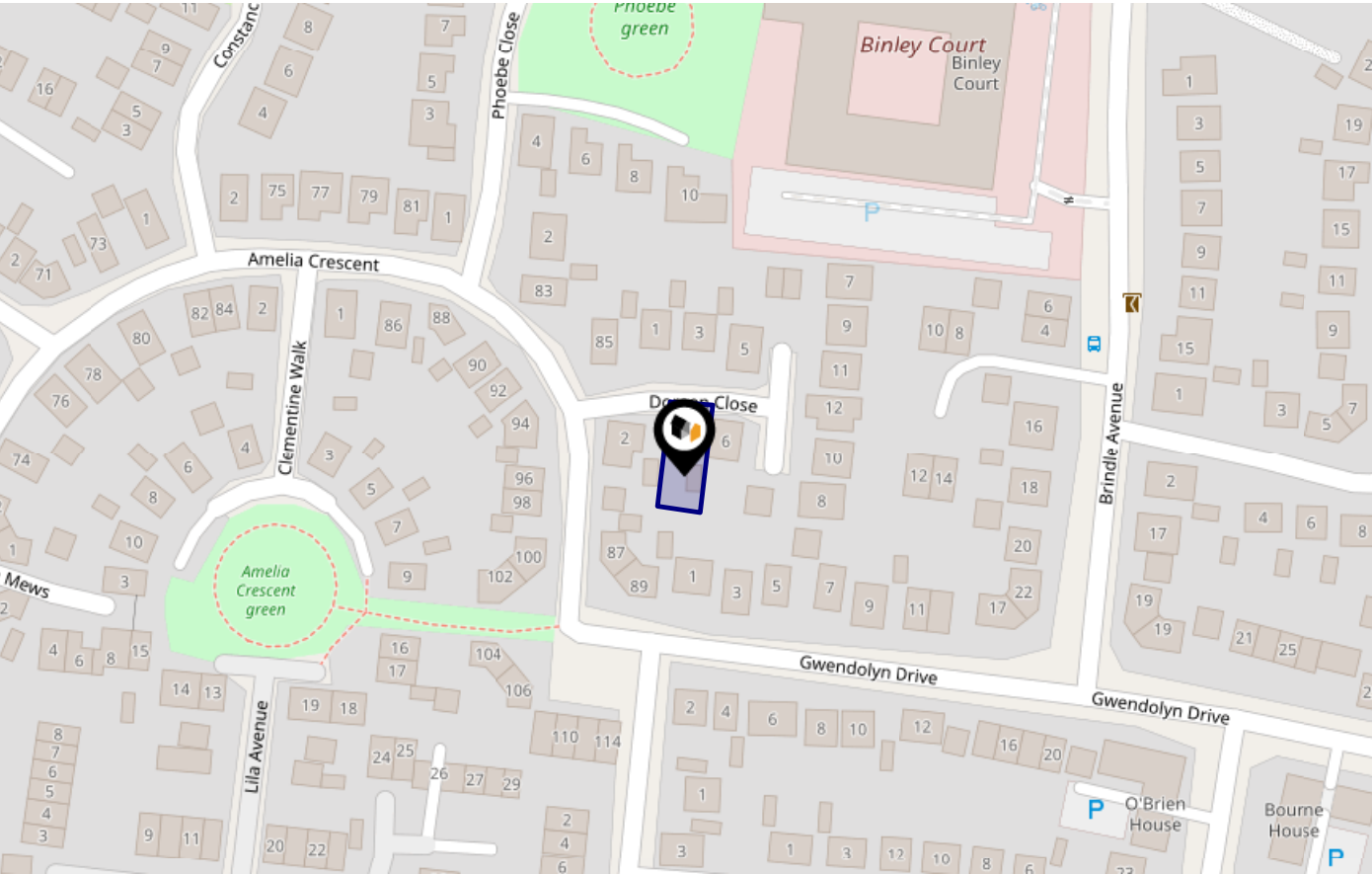
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

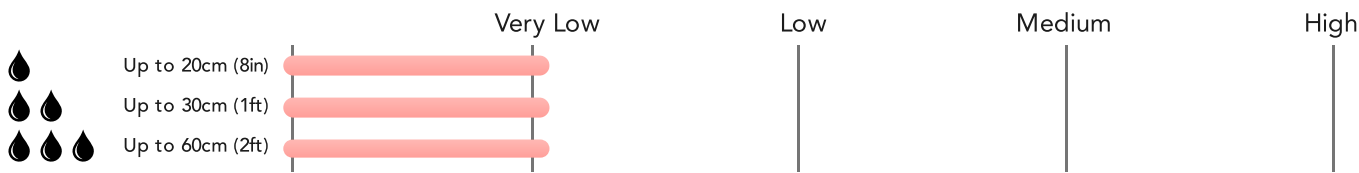


Risk Rating: Very low

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.

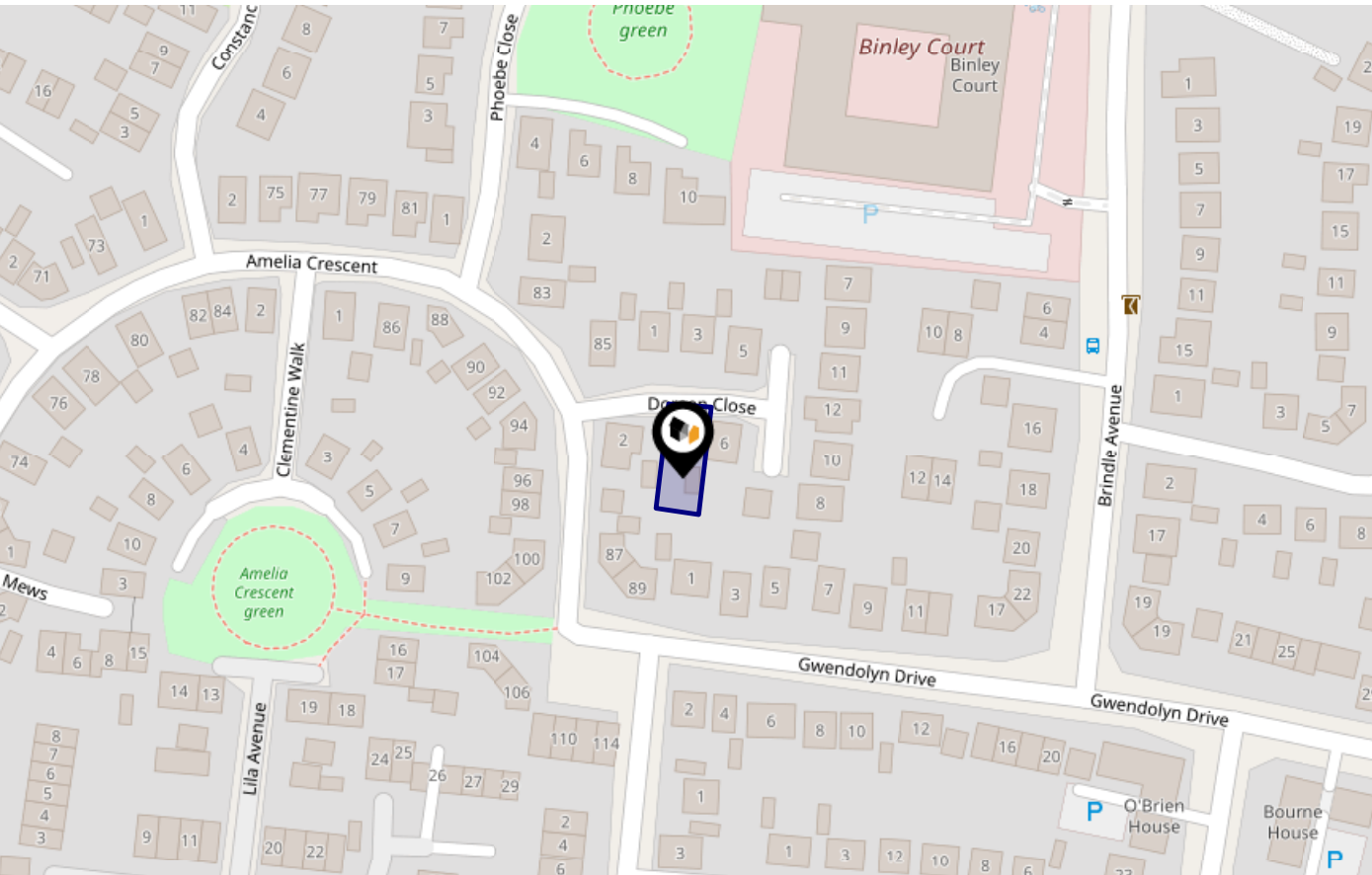
Chance of flooding to the following depths at this property:



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.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

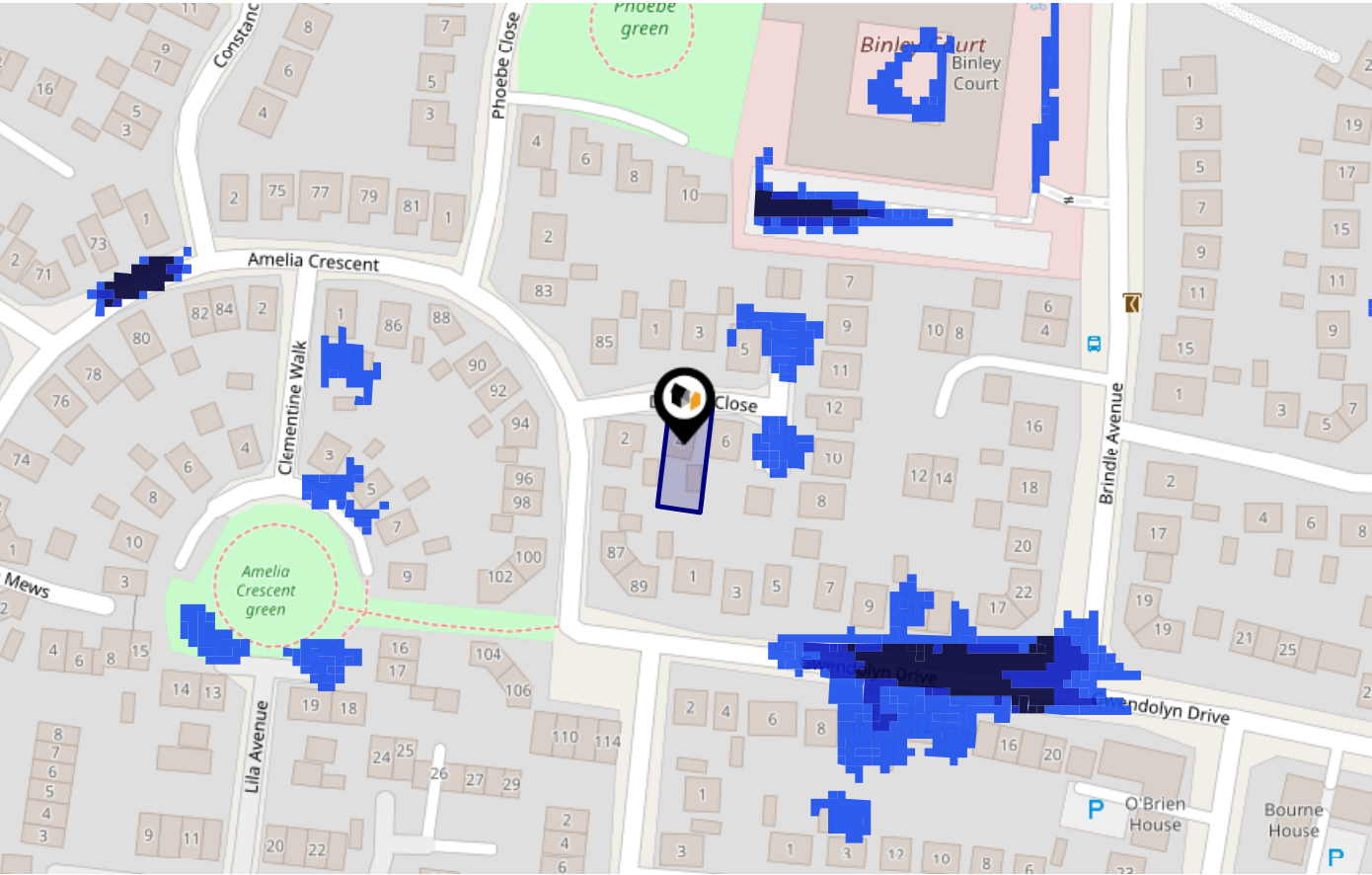
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

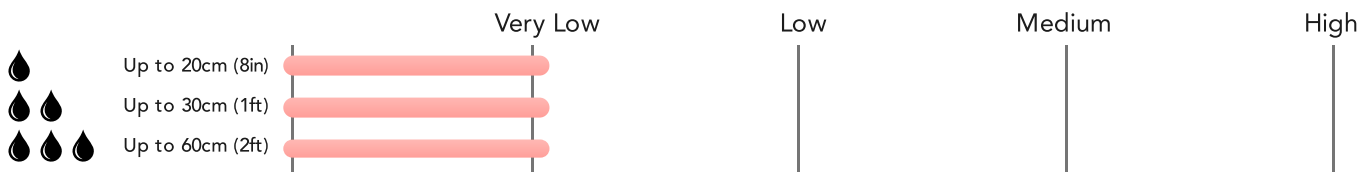


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

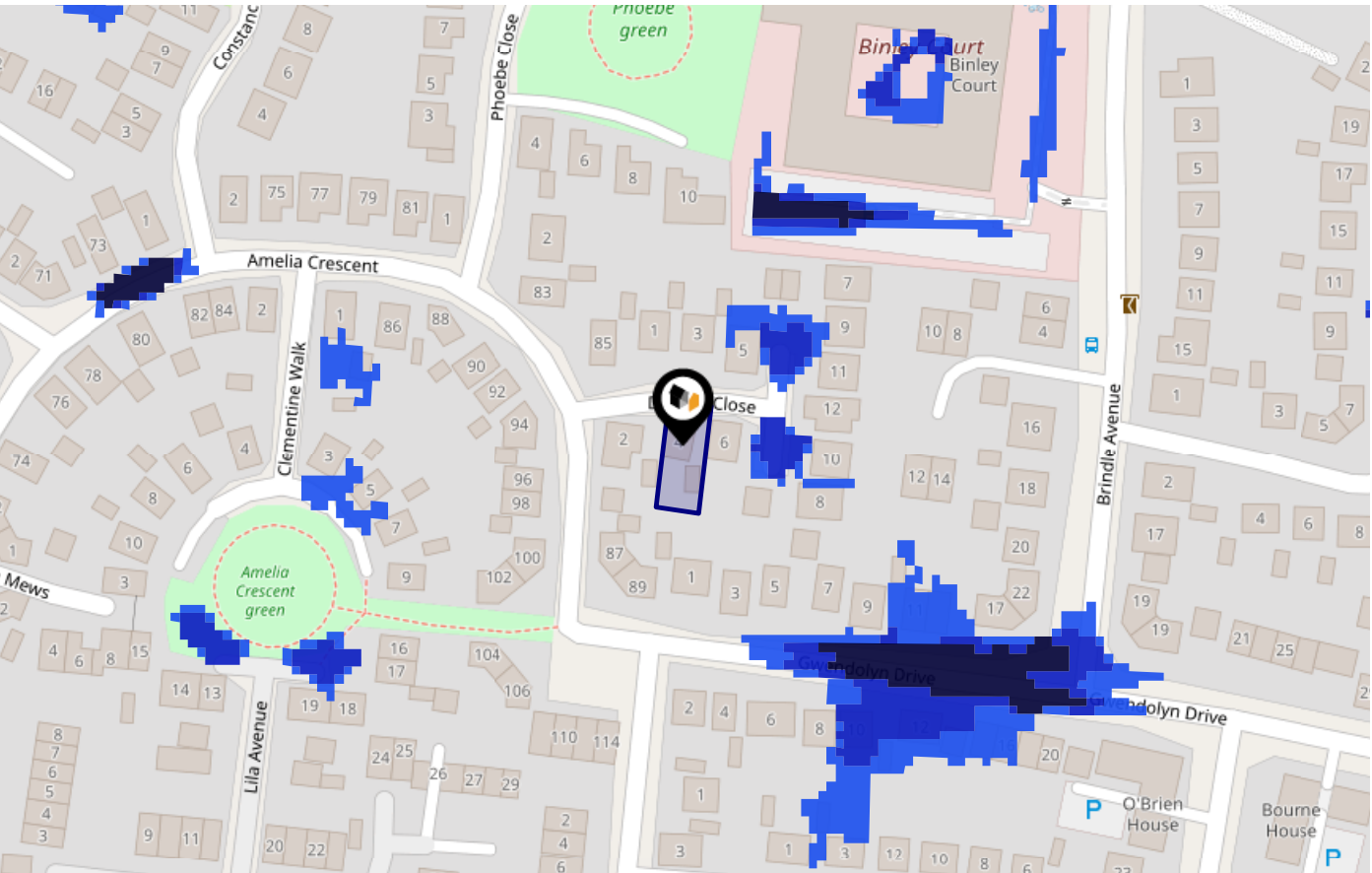
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

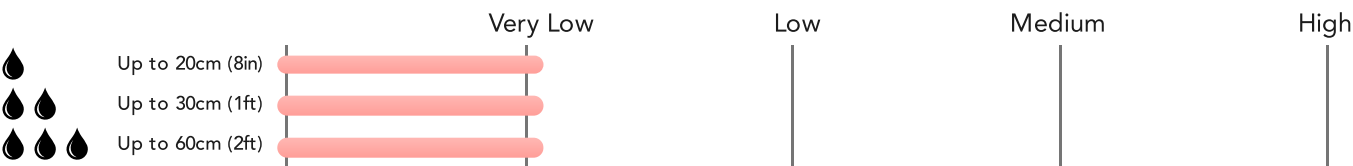


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

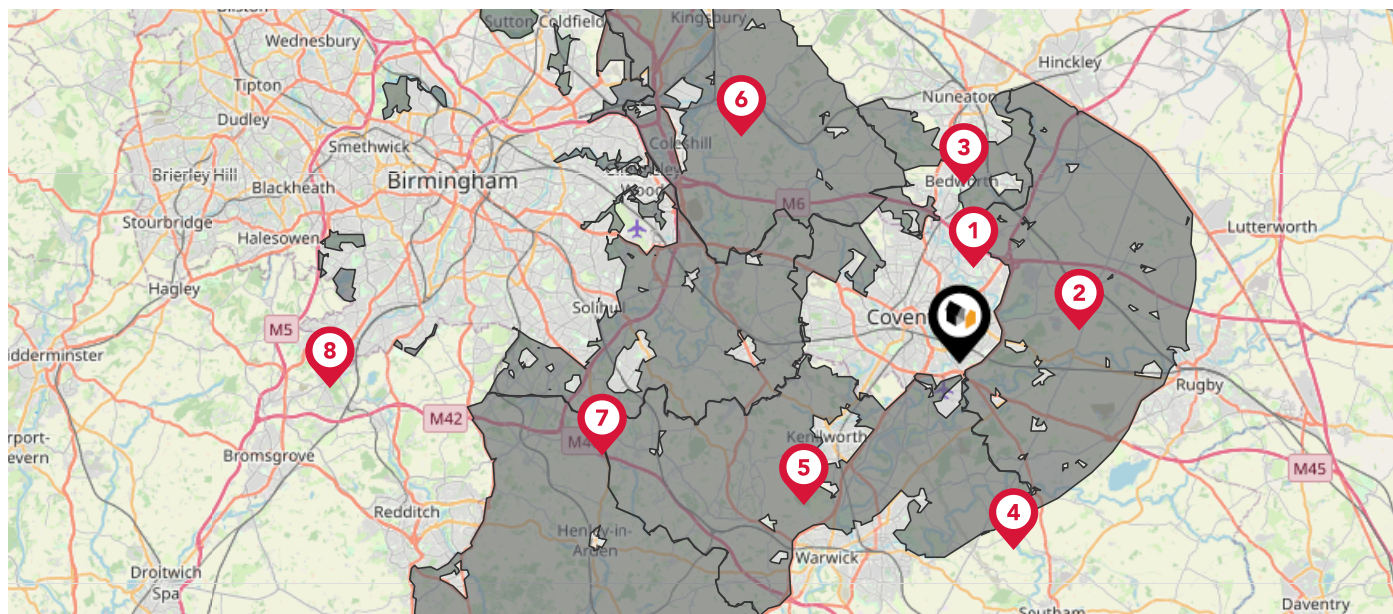


Maps

Green Belt



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



Nearby Green Belt Land

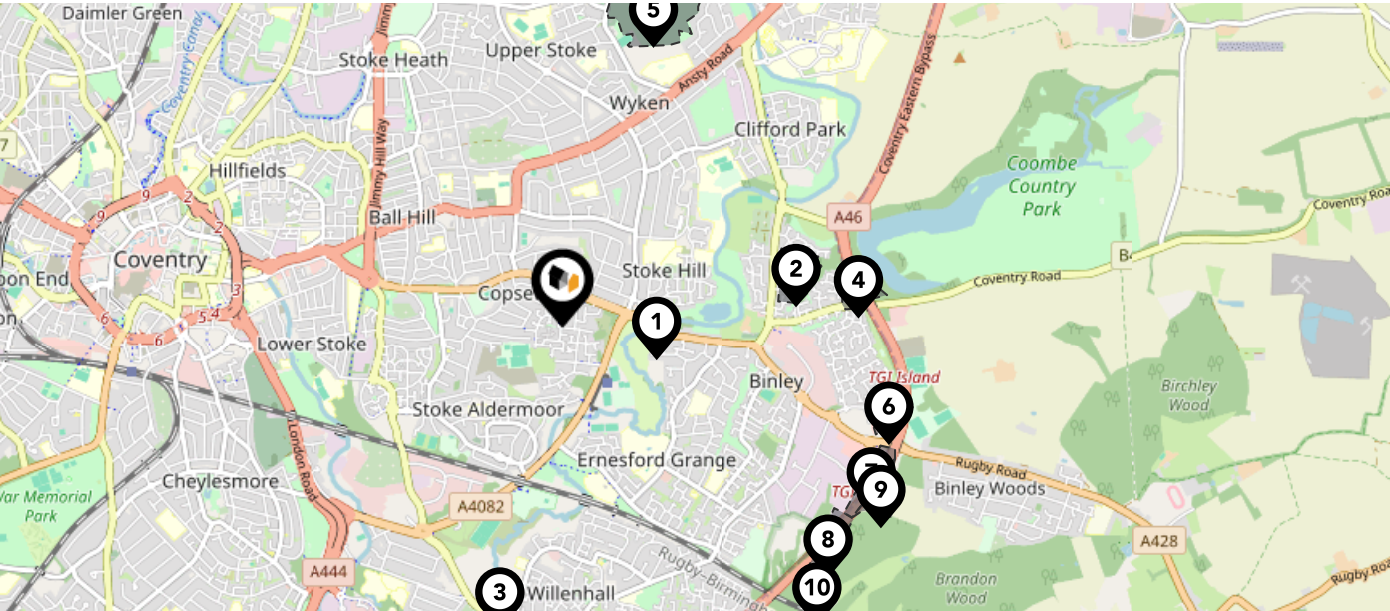
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Rugby
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Warwick
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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



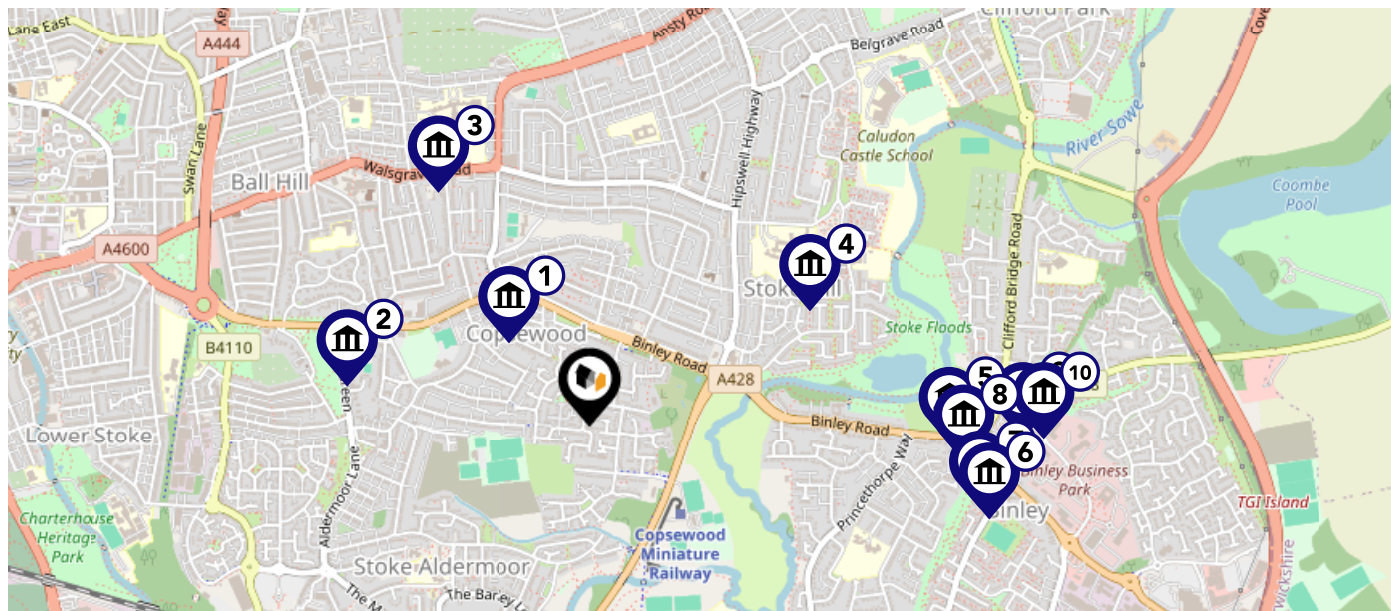
Nearby Landfill Sites		
1	Binley Road A-Binley, Coventry	Historic Landfill ☐
2	Coombe Estate-Binley, Coventry	Historic Landfill ☐
3	London Road B-Willenhall, Coventry	Historic Landfill ☐
4	Coombe Fields-Binley, Coventry	Historic Landfill ☐
5	Wyken Croft-Wyken, Coventry	Historic Landfill ☐
6	Borrow Pit-North A428	Historic Landfill ☐
7	A428 Borrow Pit-Binley, Coventry	Historic Landfill ☐
8	Fosseway Sand and Gravel Company Limited, Landfill Site-Piles Coppice, Binley Woods, Near Rugby, Warwickshire	Historic Landfill ☐
9	A428 Borrow Pit-Adjacent to Barn Antiques, Brandon Road, Coventry, Warwickshire	Historic Landfill ☐
10	Harpers Lodge Landfill Site-Off Brandon Lane, Coventry, Warwickshire	Historic Landfill ☐

Maps

Listed Buildings

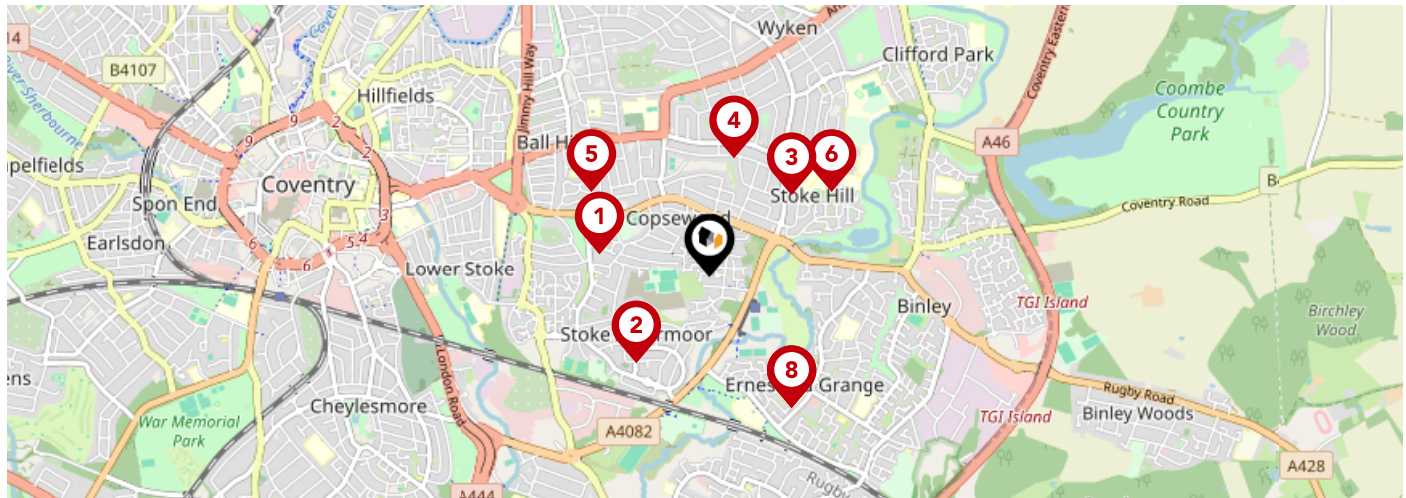


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



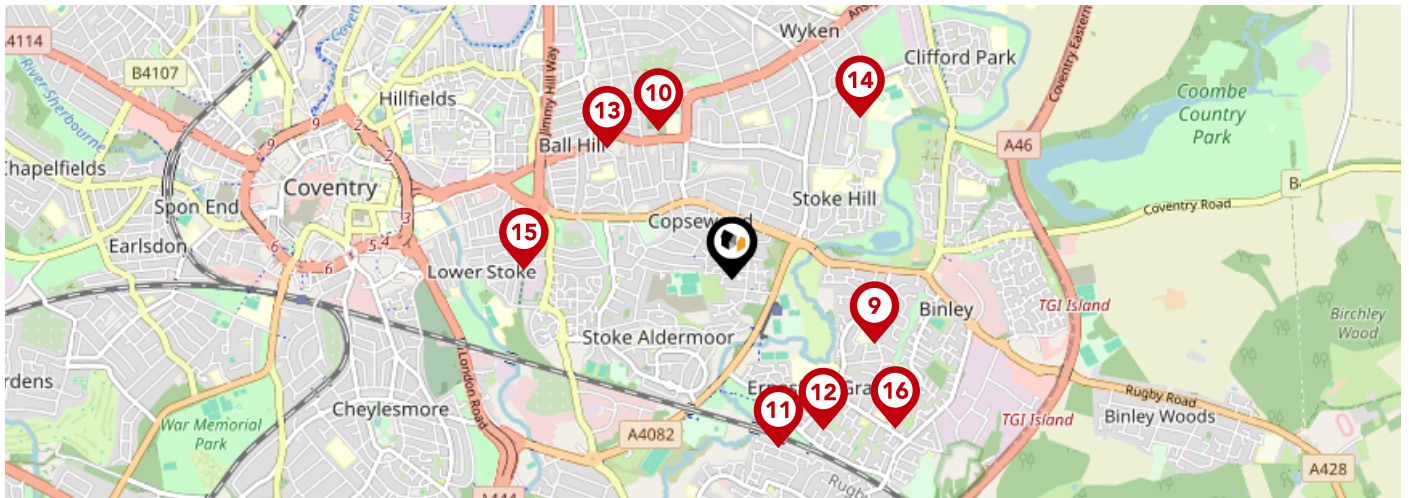
Listed Buildings in the local district		Grade	Distance
	1428176 - The Biggin Hall Hotel Public House	Grade II	0.3 miles
	1342897 - 68 And 70, Binley Road	Grade II	0.5 miles
	1076574 - Church Of St Michael	Grade II	0.6 miles
	1087021 - Stoke House	Grade II	0.6 miles
	1076630 - The Vicarage	Grade II	0.8 miles
	1342922 - 34, Brandon Road	Grade II	0.9 miles
	1342904 - 22, Brandon Road	Grade II	0.9 miles
	1076629 - Church Of St Bartholomew	Grade I	0.9 miles
	1076631 - 1 And 2, Brinklow Road	Grade II	1.0 miles
	1076632 - 6, Brinklow Road	Grade II	1.0 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Pattison College Ofsted Rating: Not Rated Pupils: 162 Distance:0.51	☐	☐	☒	☐	☐
2	Aldermoor Farm Primary School Ofsted Rating: Good Pupils: 661 Distance:0.51	☐	☒	☐	☐	☐
3	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:0.52	☐	☒	☐	☐	☐
4	Ravensdale Primary School Ofsted Rating: Good Pupils: 452 Distance:0.54	☐	☒	☐	☐	☐
5	Sacred Heart Catholic Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:0.66	☐	☒	☐	☐	☐
6	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.67	☐	☒	☐	☐	☐
7	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 1129 Distance:0.7	☐	☐	☒	☐	☐
8	Riverbank School Ofsted Rating: Outstanding Pupils: 198 Distance:0.7	☐	☐	☒	☐	☐

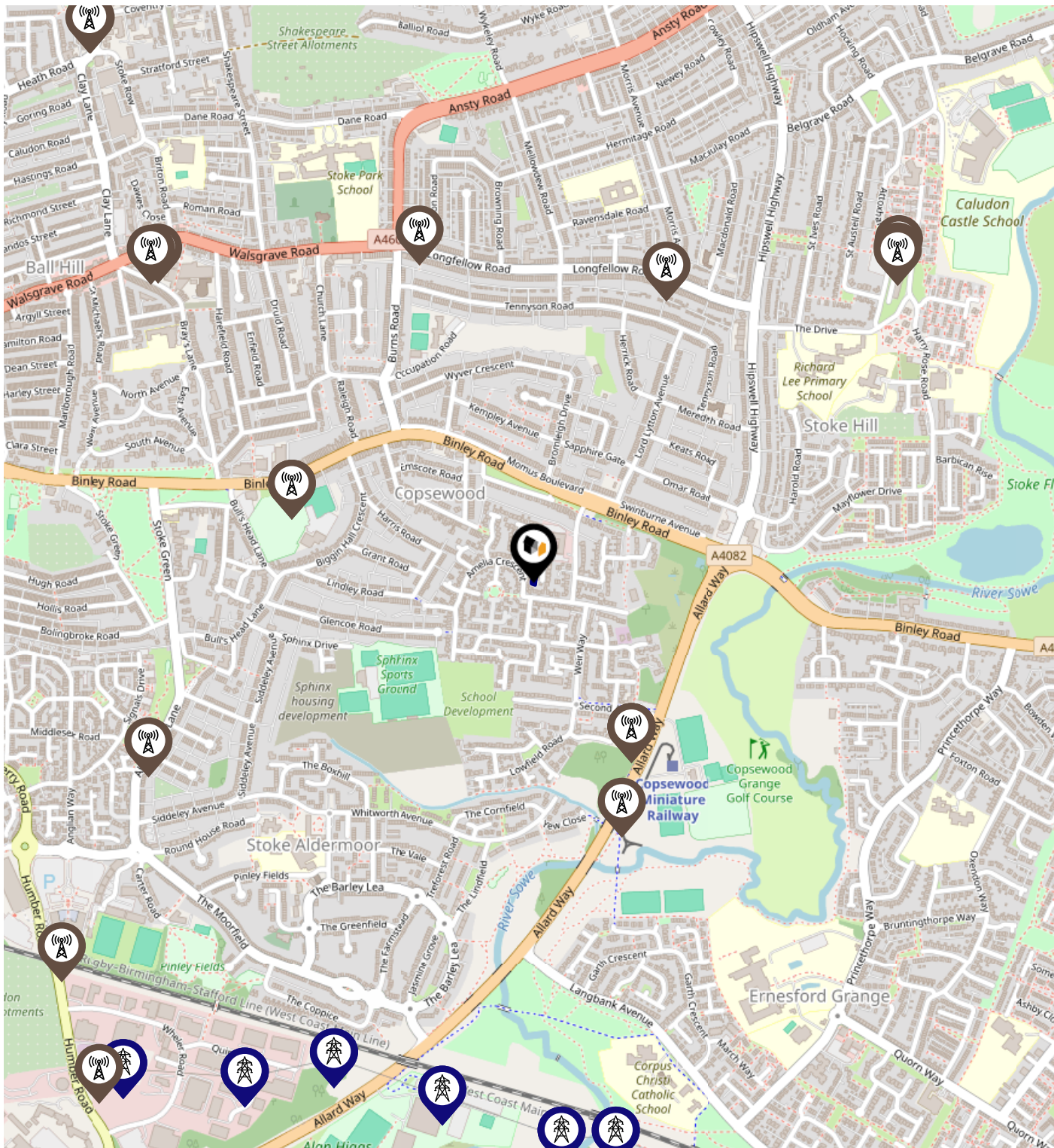
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 485 Distance:0.71	☐	☒	☐	☐	☐
10	Stoke Park School Ofsted Rating: Good Pupils: 1071 Distance:0.75	☐	☐	☒	☐	☐
11	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 450 Distance:0.79	☐	☒	☐	☐	☐
12	Sowe Valley Primary School Ofsted Rating: Good Pupils: 230 Distance:0.8	☐	☒	☐	☐	☐
13	Stoke Primary School Ofsted Rating: Requires improvement Pupils: 451 Distance:0.82	☐	☒	☐	☐	☐
14	Caludon Castle School Ofsted Rating: Good Pupils: 1556 Distance:0.93	☐	☐	☒	☐	☐
15	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:0.94	☐	☒	☐	☐	☐
16	St Bartholomew's Church of England Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:1.01	☐	☒	☐	☐	☐

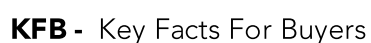
Local Area

Masts & Pylons



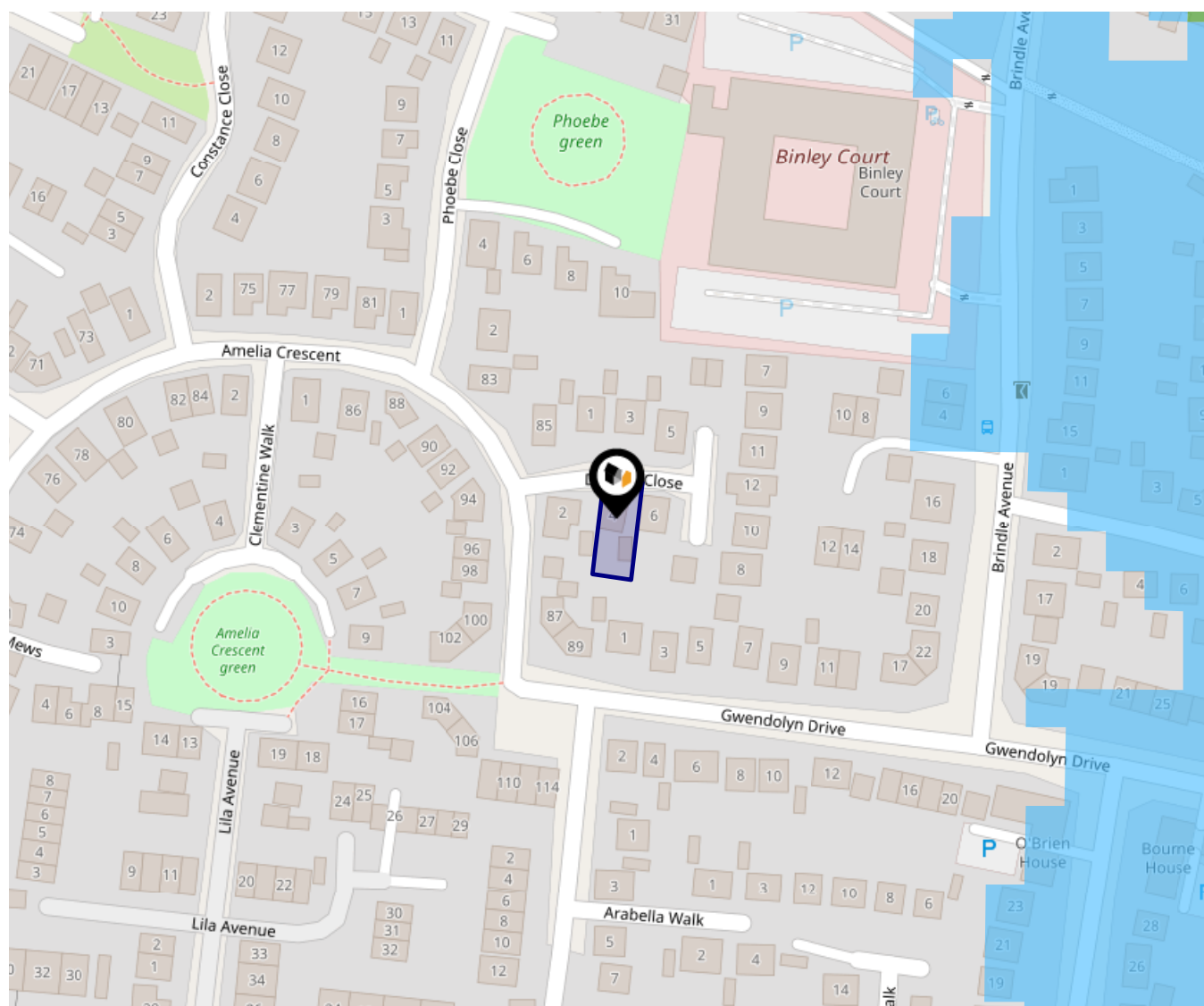
Key:

-  Power Pylons
-  Communication Masts



Local Area

Road Noise



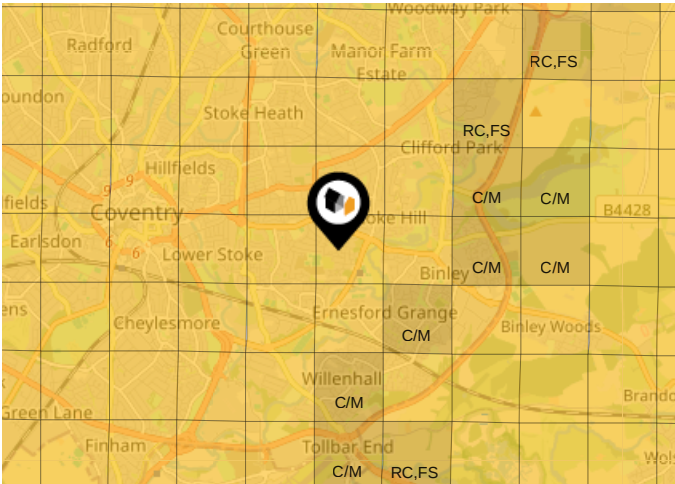
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

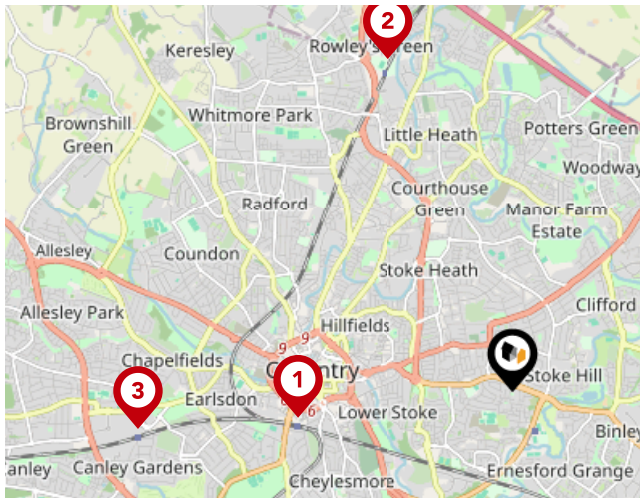


Primary Classifications (Most Common Clay Types)

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

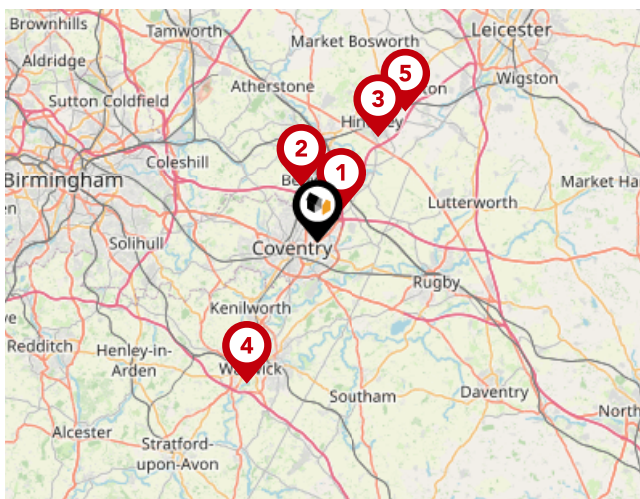
Area

Transport (National)



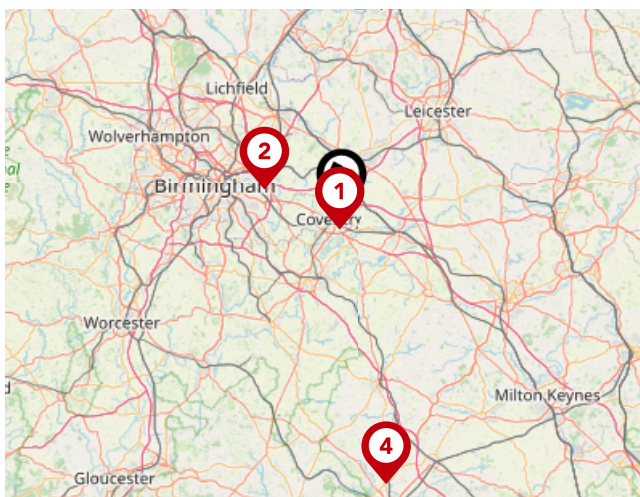
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.96 miles
2	Coventry Arena Rail Station	3.22 miles
3	Canley Rail Station	3.4 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	2.89 miles
2	M6 J3	4.23 miles
3	M69 J1	8.9 miles
4	M40 J14	11.4 miles
5	M69 J2	11.48 miles

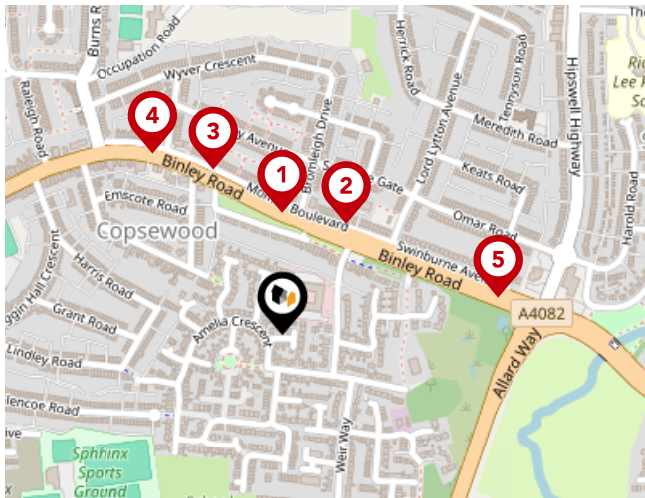


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.53 miles
2	Birmingham Airport	11.63 miles
3	East Mids Airport	29.78 miles
4	Kidlington	40.06 miles

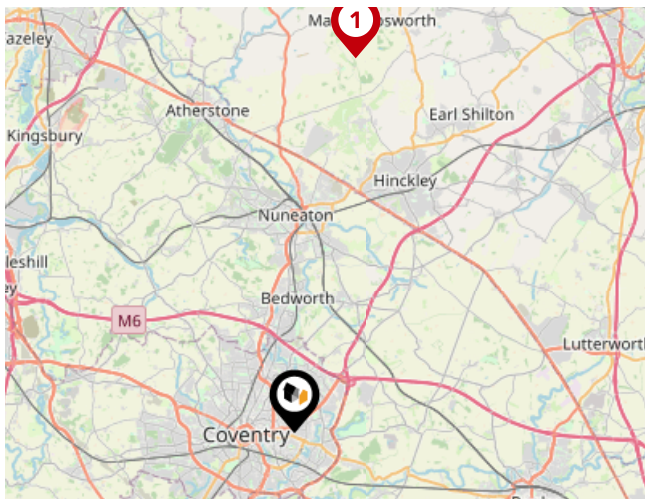
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bromleigh Drive	0.14 miles
2	Bromleigh Drive	0.14 miles
3	Uxbridge Avenue	0.2 miles
4	Uxbridge Avenue	0.25 miles
5	Allard Way	0.25 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	13.7 miles

Walmsley's The Way to Move

Testimonials



Testimonial 1



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

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

Walmsley's The Way to Move

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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

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

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

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



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

