



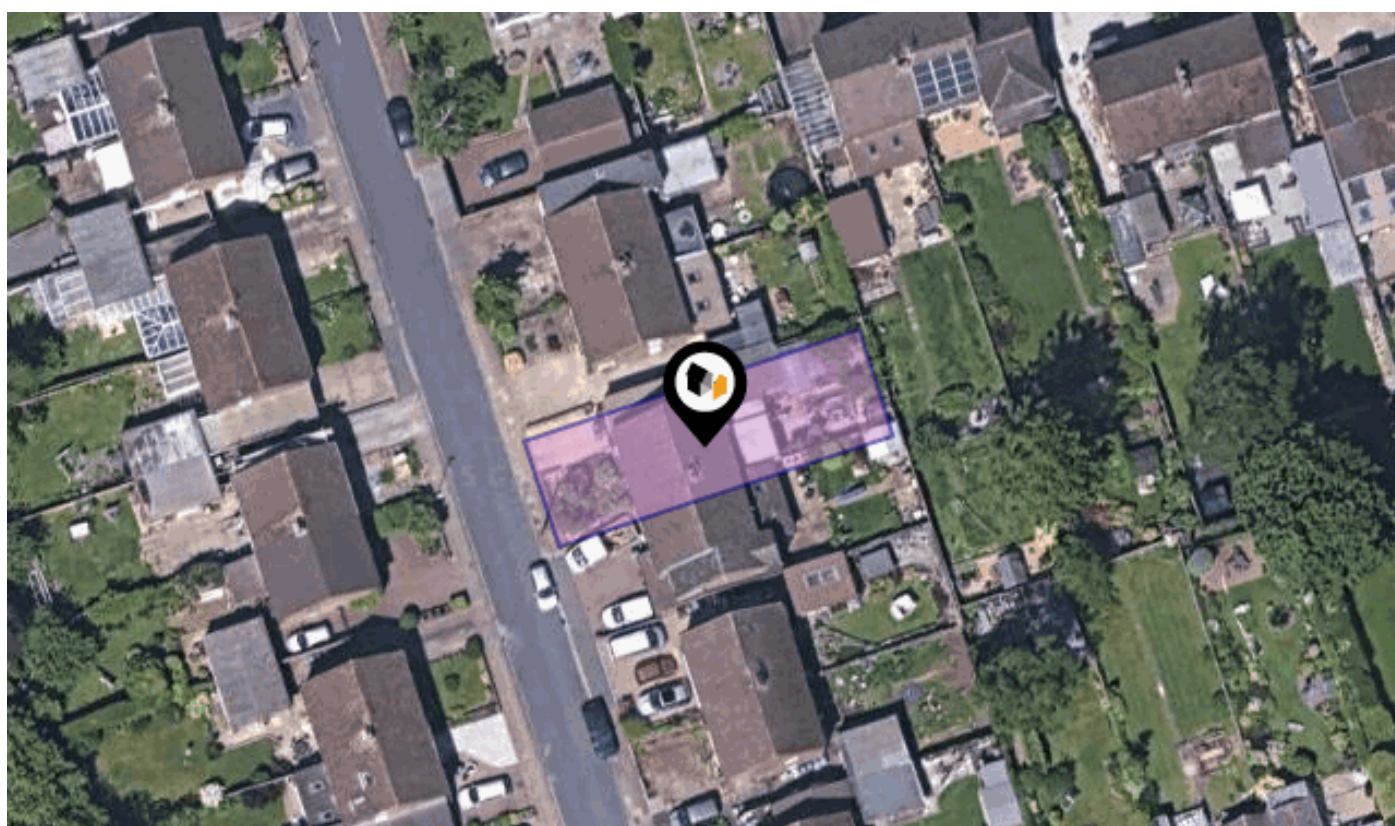
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 24<sup>th</sup> September 2025**



**DALMENY ROAD, COVENTRY, CV4**

**OIRO : £325,000**

## 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



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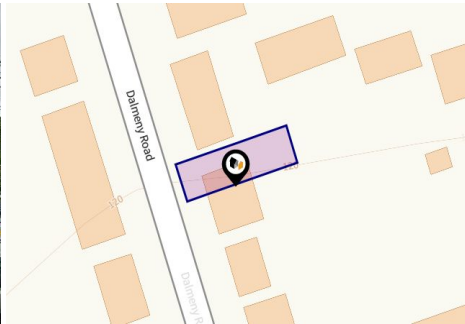
### Dear Buyers & Interested Parties

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#### **Your property details in brief.....**

An extended four bedroom semi detached family home  
Open plan kitchen, dining, garden room with log burner  
Separate sitting room with parquet floor & log burner  
Versatile ground floor bedroom four with ensuite shower room/utility  
Driveway parking & mature, private gardens  
Three excellent first floor bedrooms 1st floor shower room  
EPC ordered, TOTAL 1404 SQ.FT OR 130.4 SQ.M, NO CHAIN










**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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

Type:	Semi-Detached	OIRO:	£325,000
Bedrooms:	4	Tenure:	Leasehold
Floor Area:	1,404 ft <sup>2</sup> / 130 m <sup>2</sup>	Start Date:	02/02/1953
Plot Area:	0.07 acres	End Date:	29/09/2051
Council Tax :	Band C	Lease Term:	from 3 February 1953 to 29 September 2051
Annual Estimate:	£2,145	Term Remaining:	26 years
Title Number:	WM931065		

## Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	15	80	10000
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O <sub>2</sub>	EE	3	O2	sky
				

# Planning History

## This Address

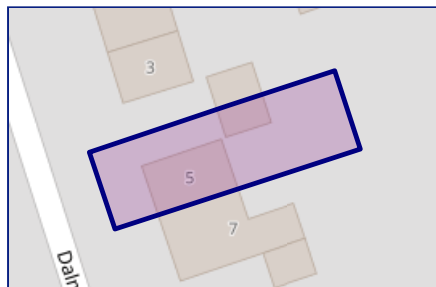


Planning records for: *Dalmeny Road, Coventry, CV4*

Reference - HH/2015/2916	
Decision:	APPROVED
Date:	13th August 2015
Description:	Side/rear ground floor extension and open front porch

## Freehold Title Plan

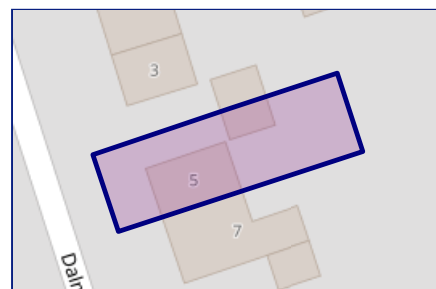
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**WM141200**

## Leasehold Title Plan

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**WM931065**

Start Date:	02/02/1953
End Date:	29/09/2051
Lease Term:	from 3 February 1953 to 29 September 2051
Term Remaining:	26 years

16, Dalmeny Road, Coventry, CV4 8AX		
Last Sold Date:	02/08/2024	21/09/2021
Last Sold Price:	£385,000	£287,500
24, Dalmeny Road, Coventry, CV4 8AX		
Last Sold Date:	29/06/2021	06/05/2005
Last Sold Price:	£375,000	£177,450
18, Dalmeny Road, Coventry, CV4 8AX		
Last Sold Date:	06/11/2020	
Last Sold Price:	£260,000	
20, Dalmeny Road, Coventry, CV4 8AX		
Last Sold Date:	11/05/2018	
Last Sold Price:	£199,950	
15, Dalmeny Road, Coventry, CV4 8AX		
Last Sold Date:	21/08/2017	
Last Sold Price:	£235,000	
3, Dalmeny Road, Coventry, CV4 8AX		
Last Sold Date:	15/04/2014	
Last Sold Price:	£200,000	
7, Dalmeny Road, Coventry, CV4 8AX		
Last Sold Date:	30/11/1999	
Last Sold Price:	£70,500	
2, Dalmeny Road, Coventry, CV4 8AX		
Last Sold Date:	11/07/1997	
Last Sold Price:	£59,000	

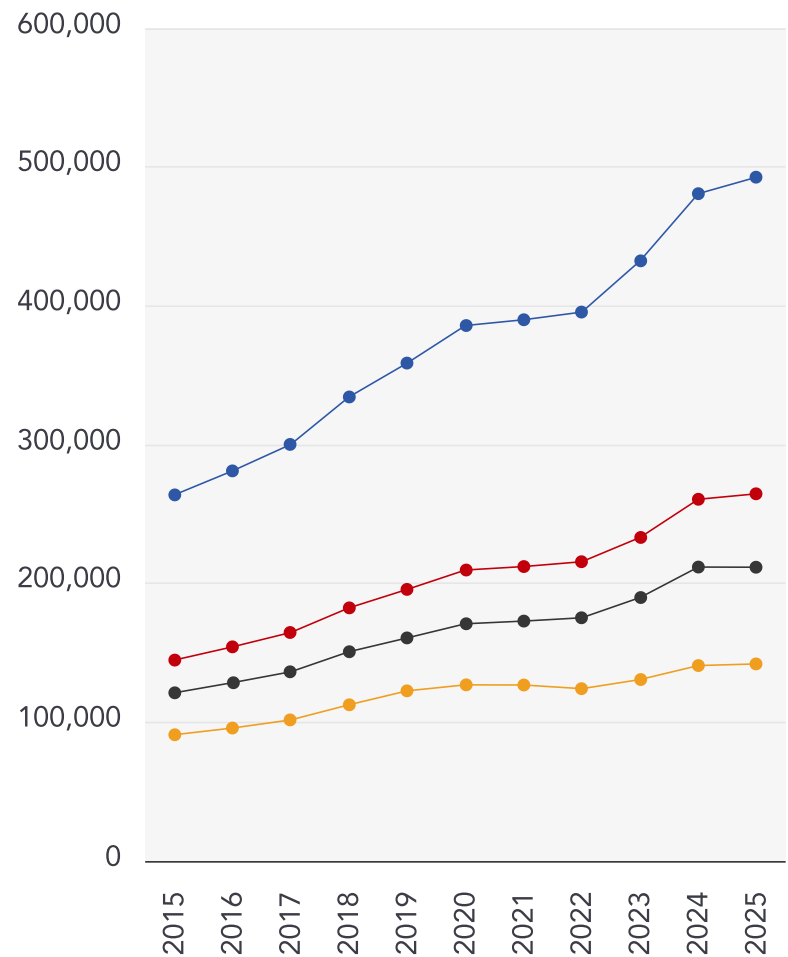
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV4



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

**+56.09%**

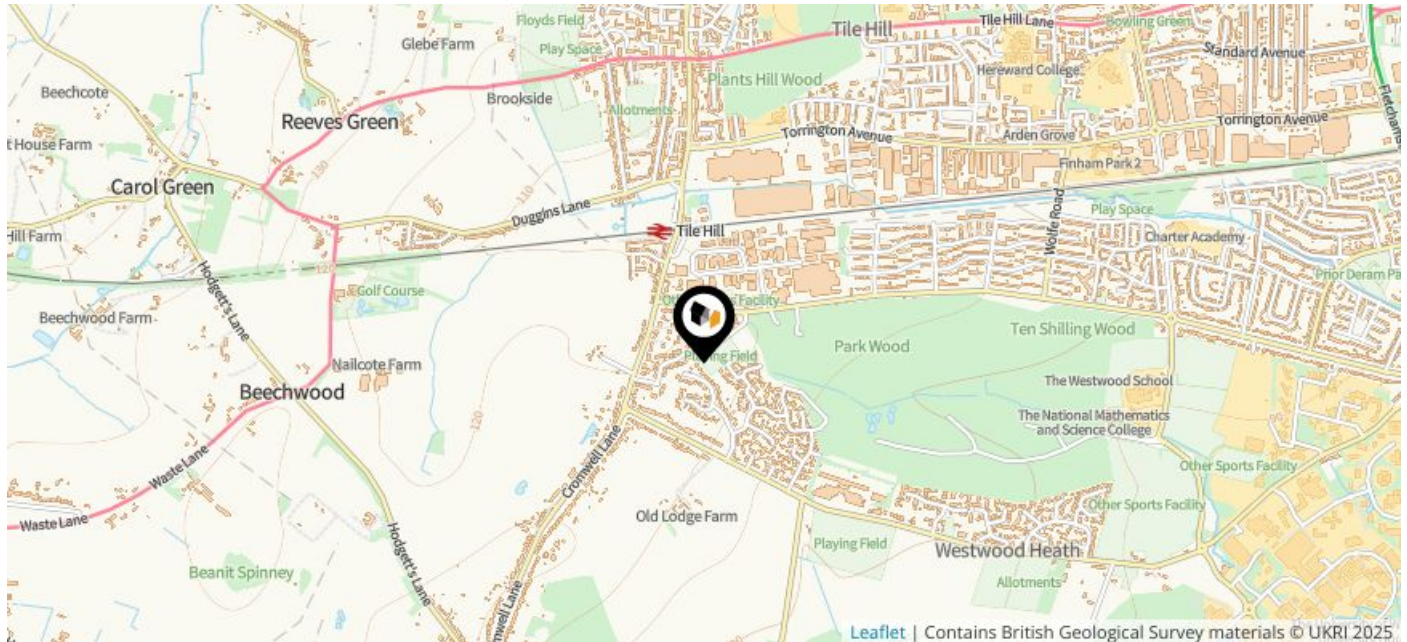


# Maps

## 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.

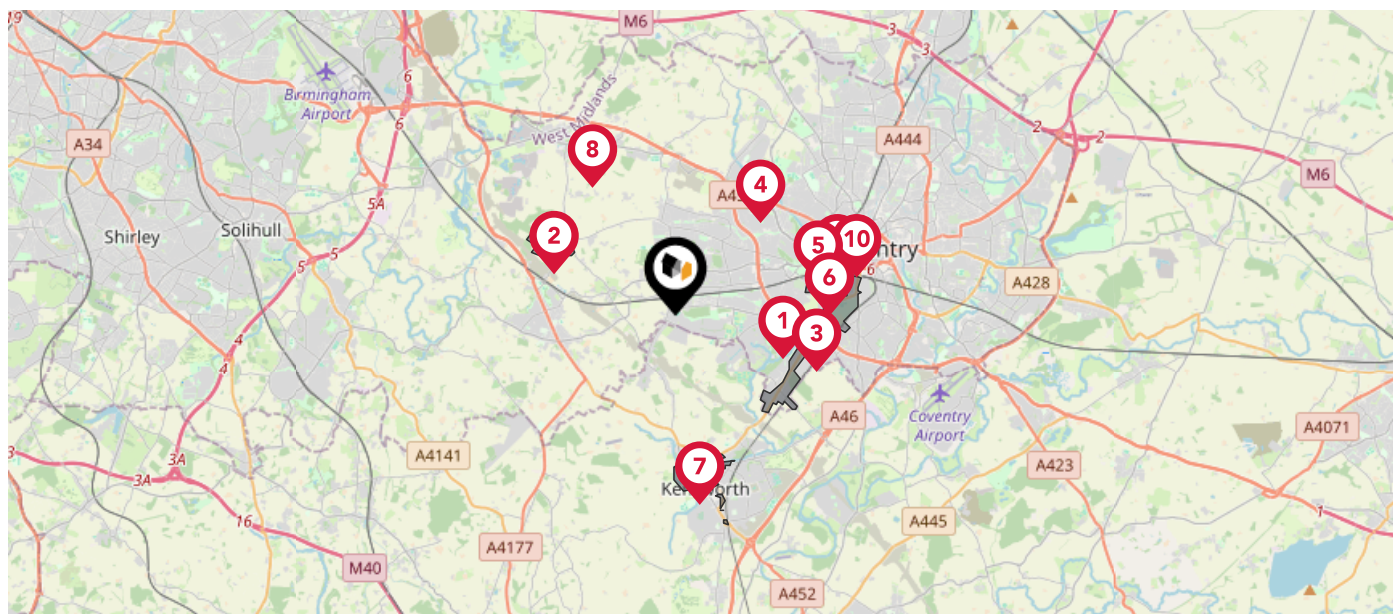


# Maps

## 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

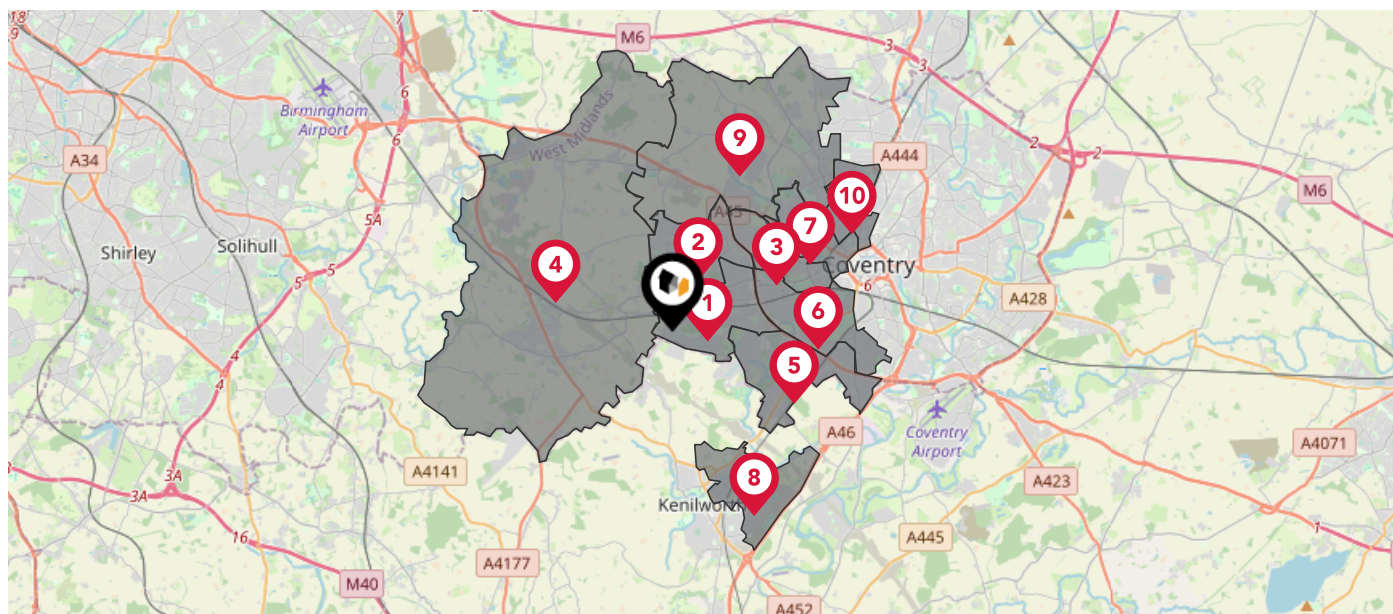
- |    |  |
|----|--|
| 1  | Ivy Farm Lane (Canley Hamlet)            |
| 2  | Conservation Area - Berkswell            |
| 3  | Kenilworth Road                          |
| 4  | Allesley Village                         |
| 5  | Chapelfields                             |
| 6  | Earlsdon                                 |
| 7  | Kenilworth                               |
| 8  | Conservation Area - Church Lane, Meriden |
| 9  | Spon End                                 |
| 10 | Spon Street                              |

# 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



Westwood Ward



Woodlands Ward



Whoberley Ward



Meriden Ward



Wainbody Ward



Earlsdon Ward



Sherbourne Ward



Kenilworth Park Hill Ward



Bablake Ward



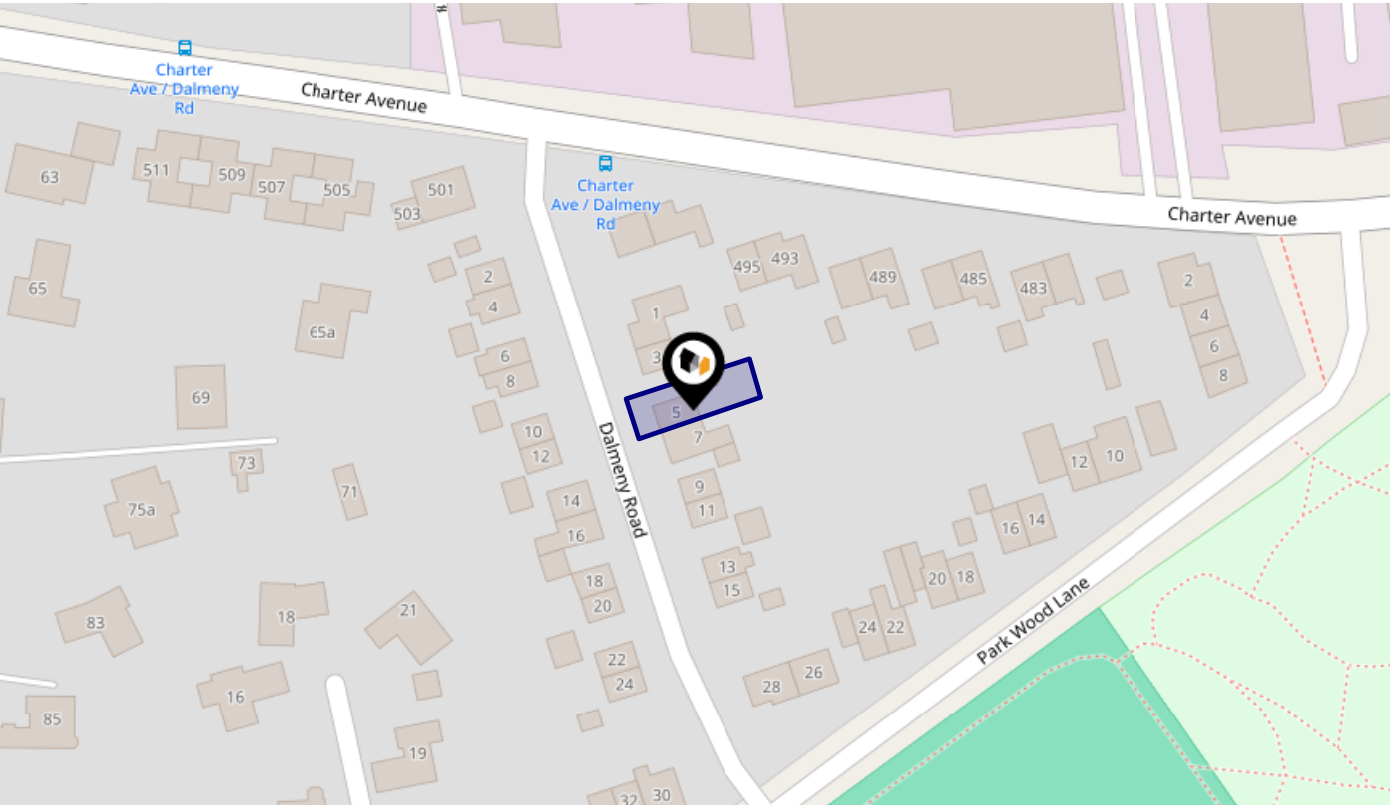
Radford Ward

# 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.

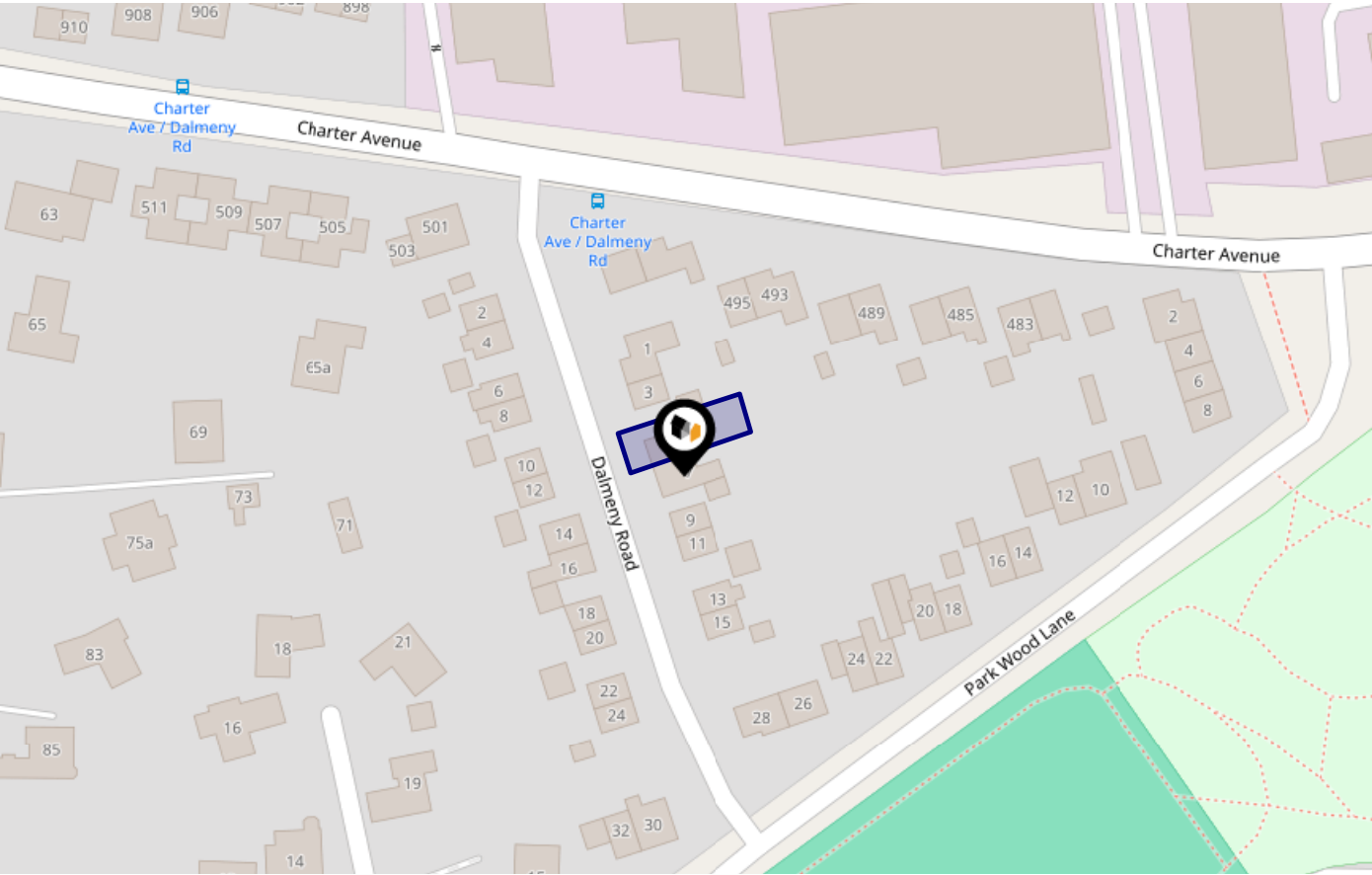
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

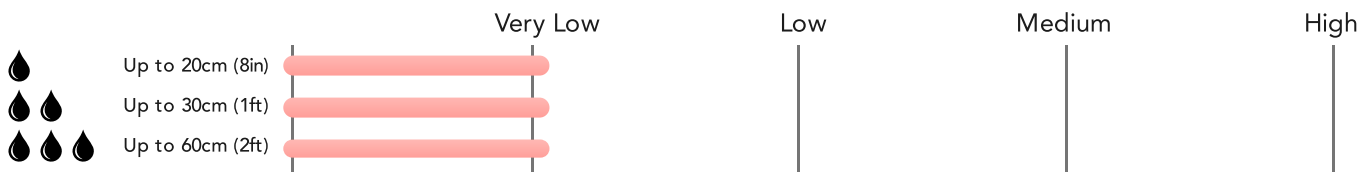


**Risk Rating:** Very low

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:

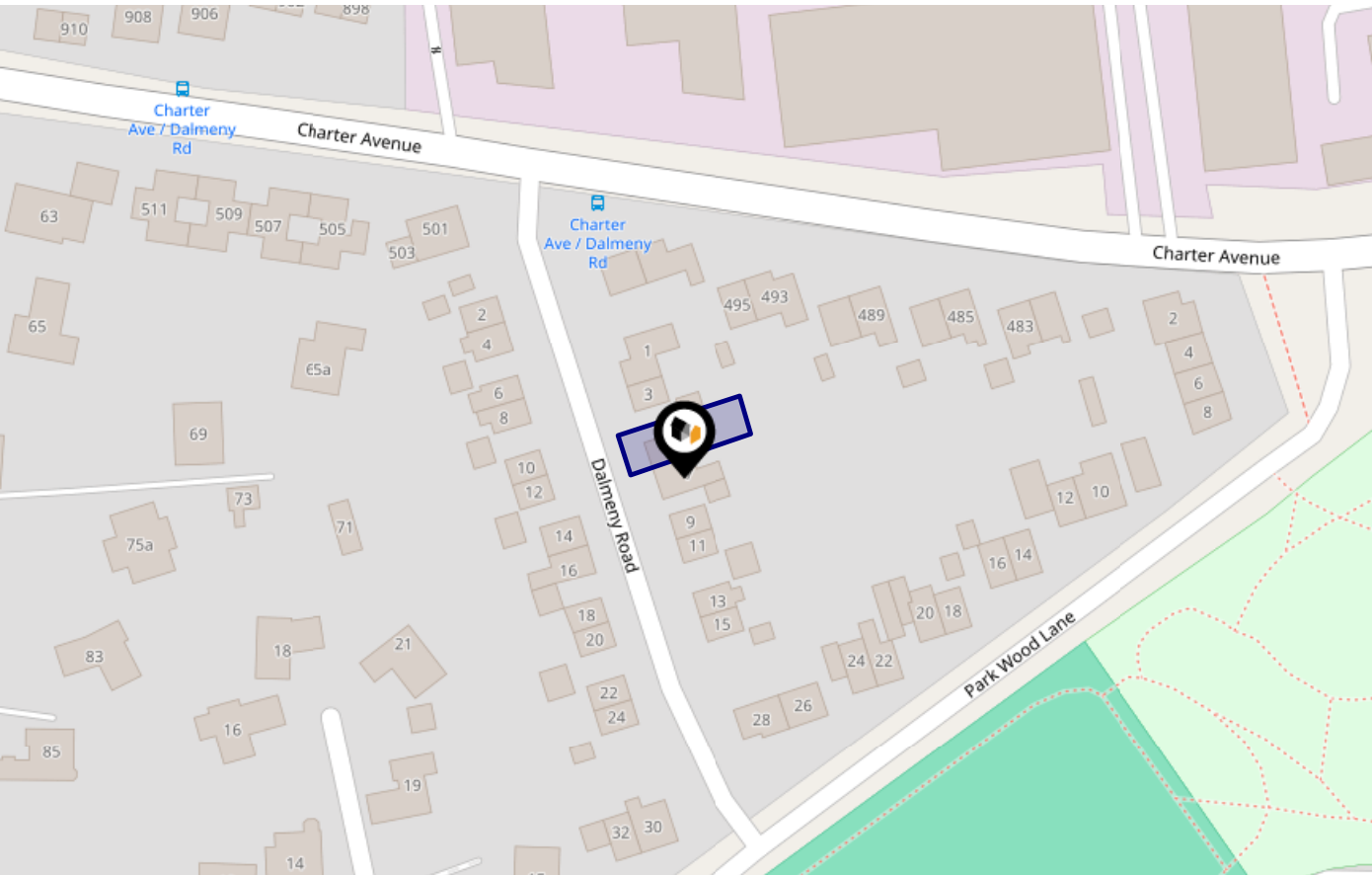




# Flood Risk

## 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.

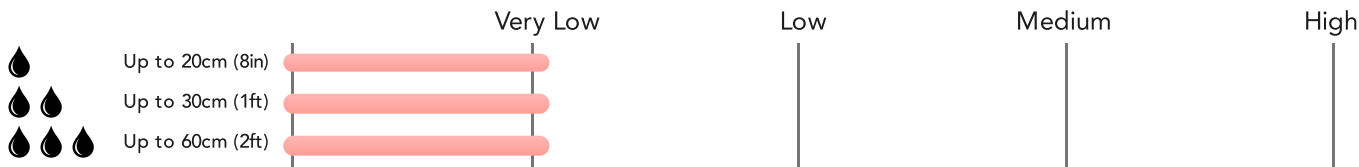


Risk Rating: Very low

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

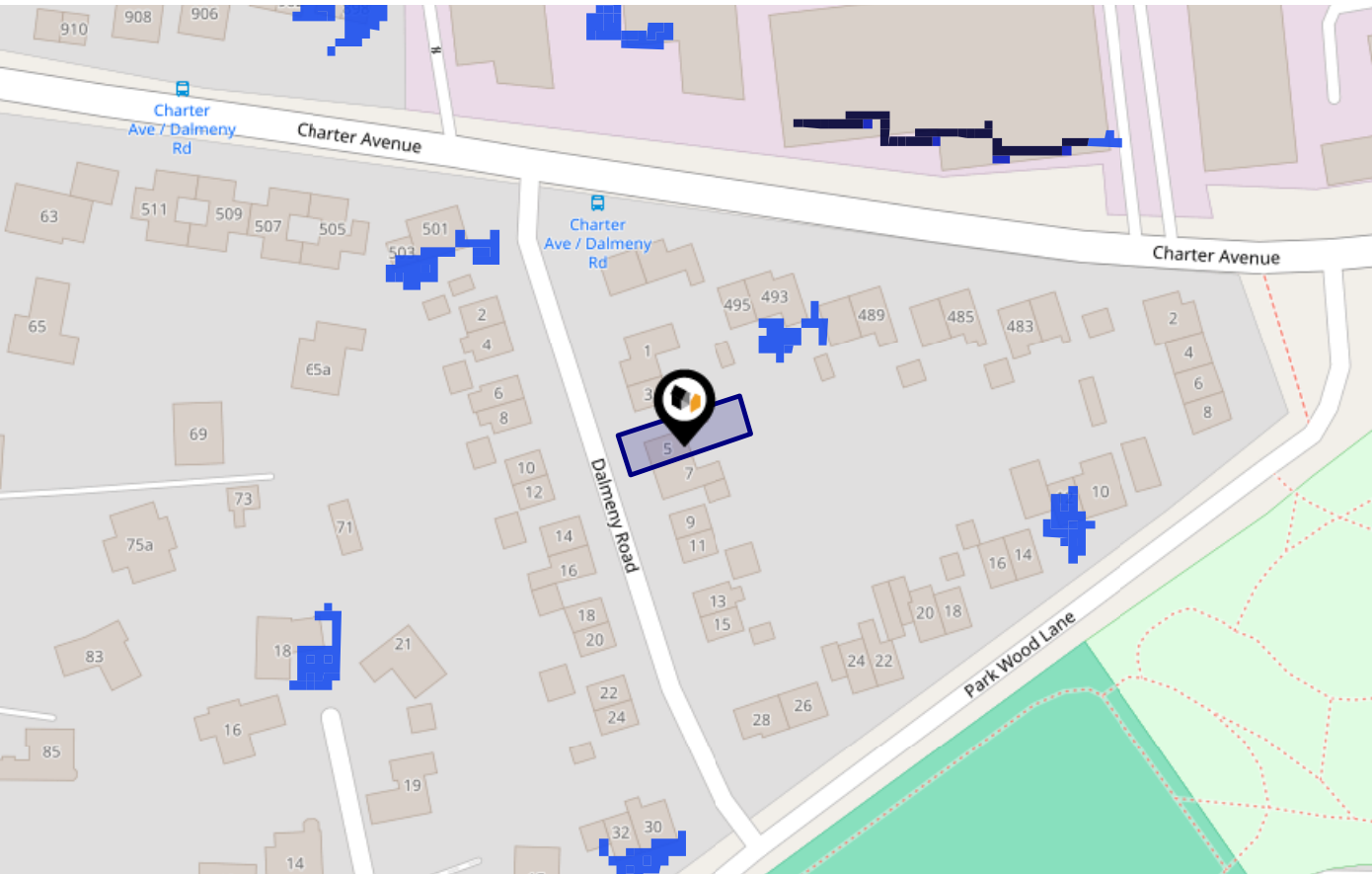
Chance of flooding to the following depths at this property:



# 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.

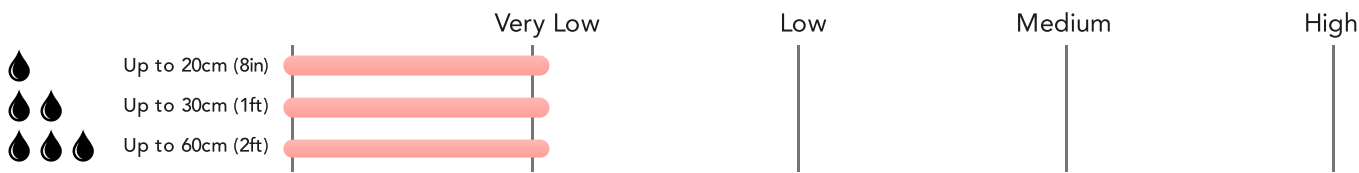


Risk Rating: Very low

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:

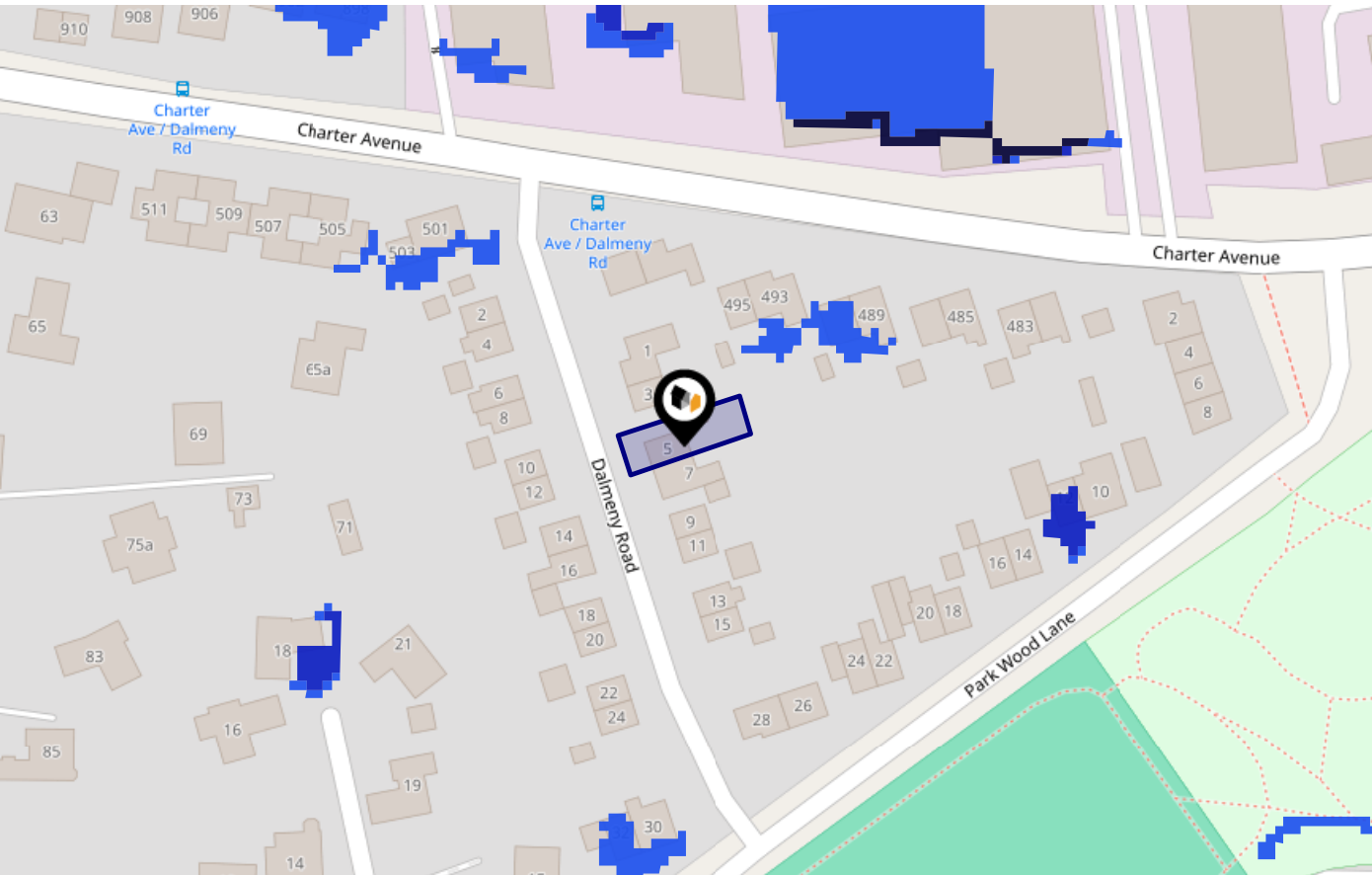




# Flood Risk

## 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.

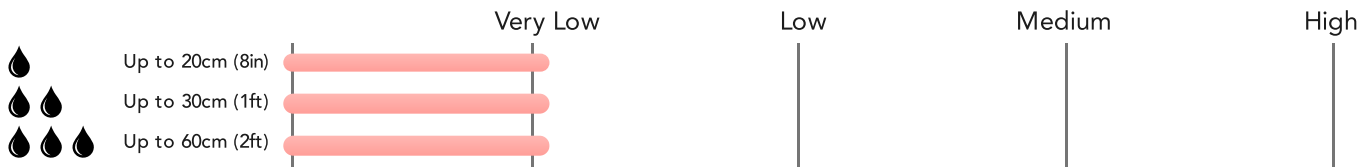


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

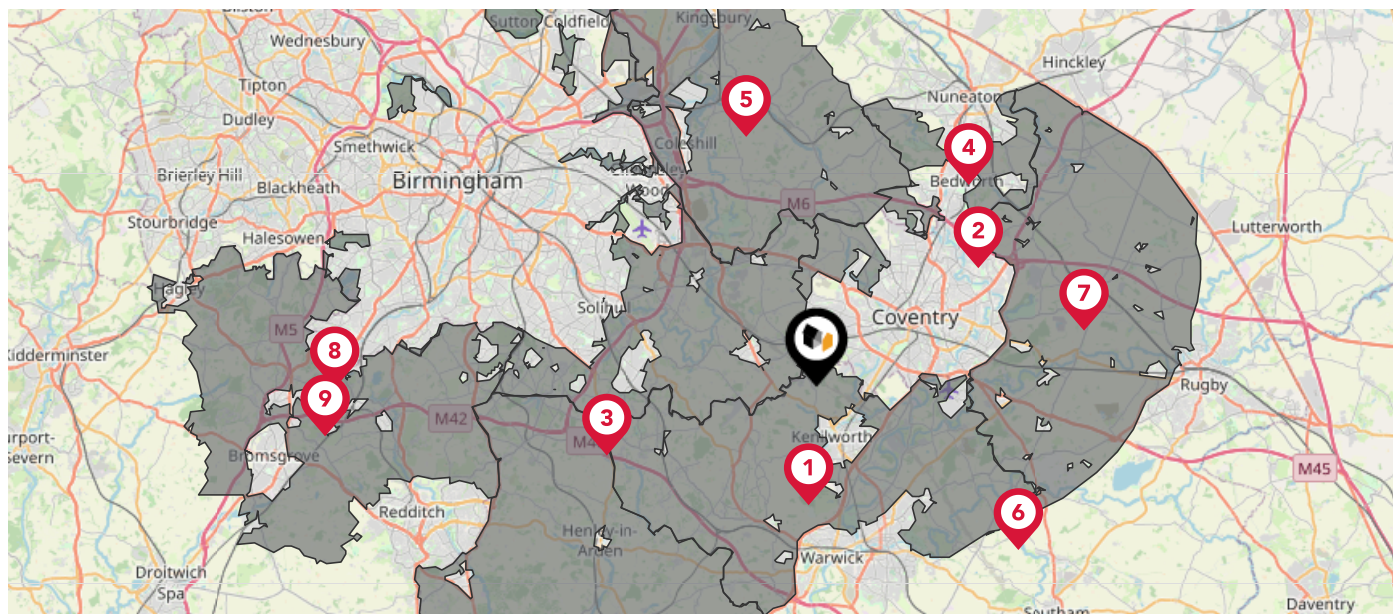


# Maps

## Green Belt



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



### Nearby Green Belt Land



Birmingham Green Belt - Warwick



Birmingham Green Belt - Coventry



Birmingham Green Belt - Solihull



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Stratford-on-Avon



Birmingham Green Belt - Rugby



Birmingham Green Belt - Birmingham



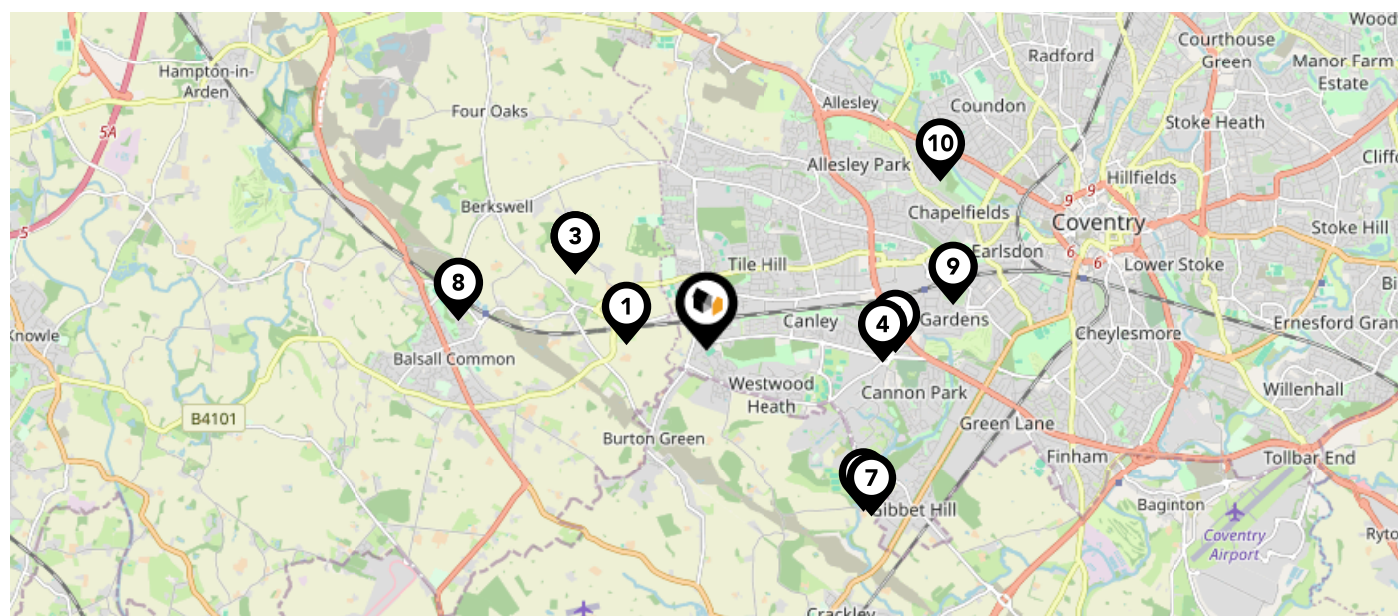
Birmingham Green Belt - Bromsgrove

# 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

<b>1</b>	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill	
<b>2</b>	Land At Benton Green Lane-Benton Green Lane, Balsall Common, Near Coventry, Solihull, West Midlands	Historic Landfill	
<b>3</b>	Opposite Victoria Farm-Benton Green Lane, Berkswell, Birmingham, West Midlands	Historic Landfill	
<b>4</b>	Prior Deram Park-Canley, Coventry	Historic Landfill	
<b>5</b>	Fletchamstead Highway-Canley, Coventry	Historic Landfill	
<b>6</b>	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
<b>7</b>	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
<b>8</b>	EA/EPR/SP3291FR/A001	Active Landfill	
<b>9</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill	
<b>10</b>	Holyhead Road-Coundon, Coventry	Historic Landfill	

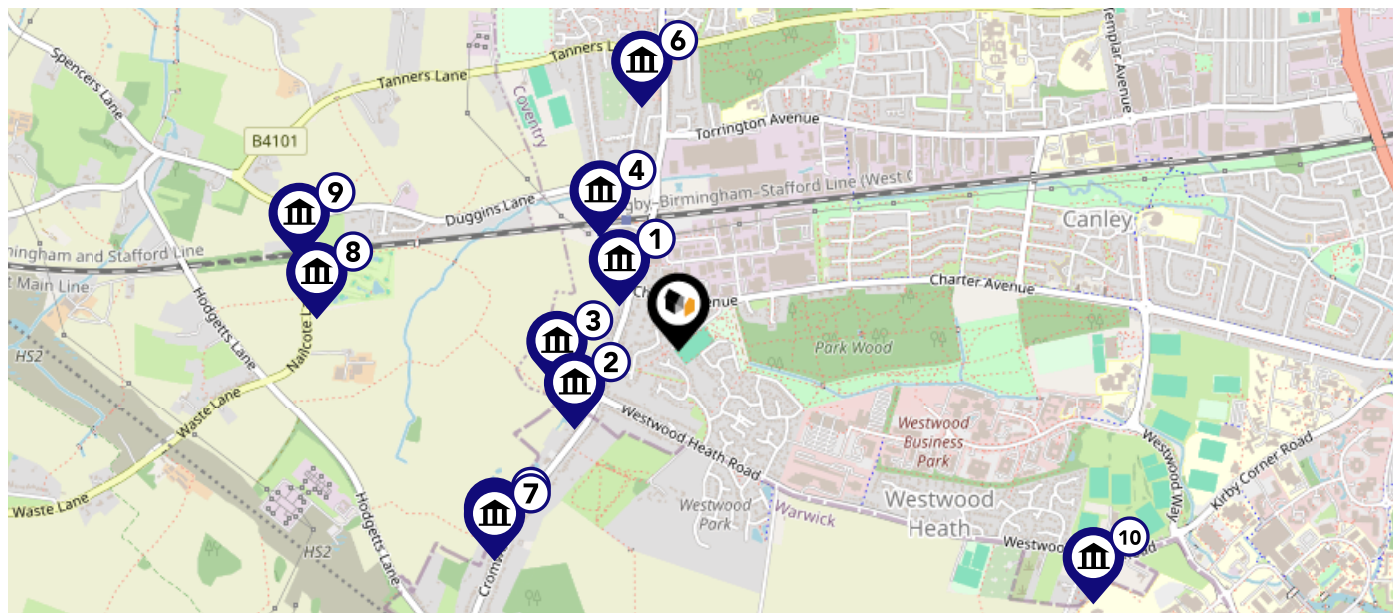












# Maps

## Listed Buildings

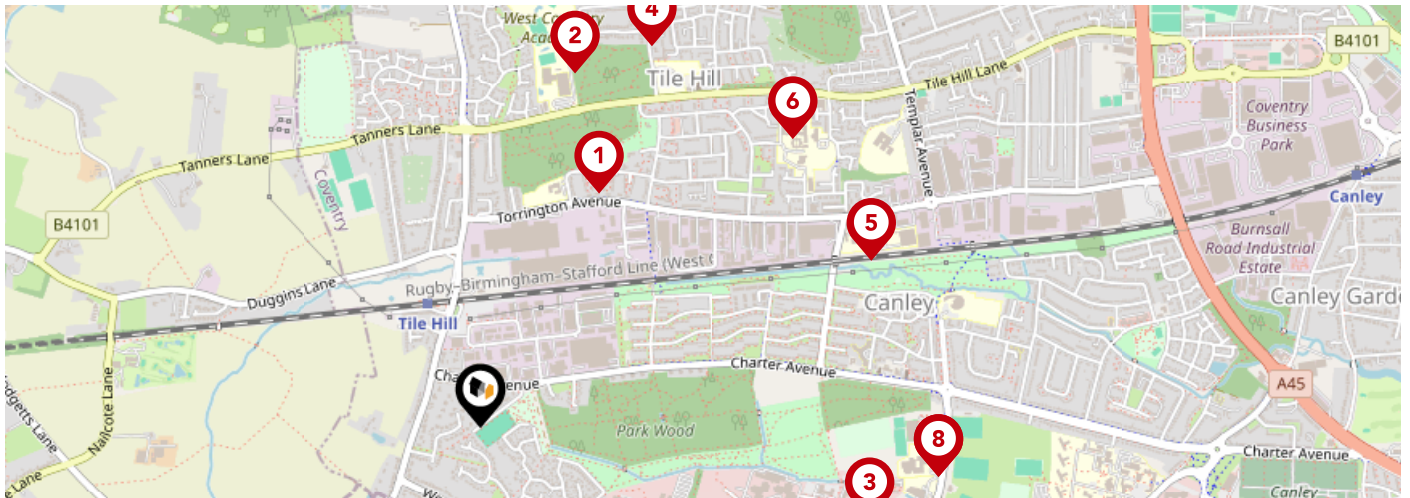


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



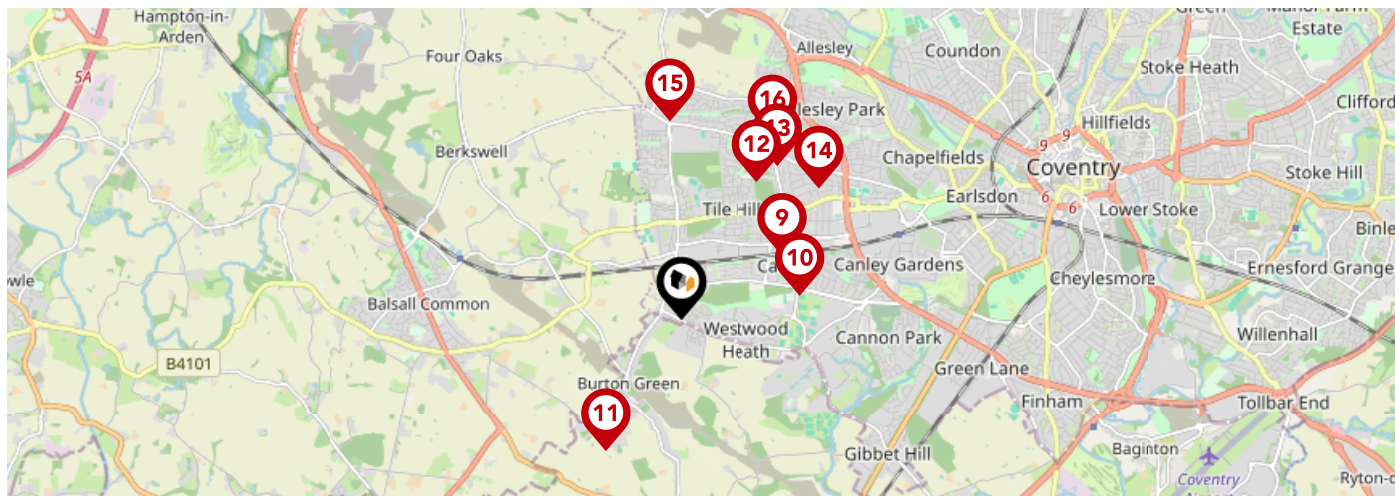
Listed Buildings in the local district	Grade	Distance
 1115674 - Cromwell Cottage	Grade II	0.2 miles
 1342926 - 142, Cromwell Lane	Grade II	0.3 miles
 1115656 - Westwood Farmhouse	Grade II	0.3 miles
 1226780 - 21, Duggins Lane	Grade II	0.3 miles
 1076674 - Barn Range Approximately 15 Metres North East Of Number 272 (arnold's Farmhouse)	Grade II	0.6 miles
 1342911 - The Cottage	Grade II	0.6 miles
 1253076 - Arnold's Farmhouse	Grade II	0.6 miles
 1343254 - Nailcote Hall	Grade II	0.8 miles
 1054833 - West's Cottage	Grade II	0.9 miles
 1076582 - Church Of St John The Baptist	Grade II	1.1 miles









# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Leigh Church of England Academy</b> Ofsted Rating: Good   Pupils: 223   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>West Coventry Academy</b> Ofsted Rating: Good   Pupils: 1236   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The National Mathematics and Science College</b> Ofsted Rating: Not Rated   Pupils: 137   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Our Lady of the Assumption Catholic Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Finham Park 2</b> Ofsted Rating: Good   Pupils: 711   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hereward College of Further Education</b> Ofsted Rating: Good   Pupils:0   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>WMG Academy for Young Engineers</b> Ofsted Rating: Good   Pupils: 504   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Westwood Academy</b> Ofsted Rating: Requires improvement   Pupils: 915   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

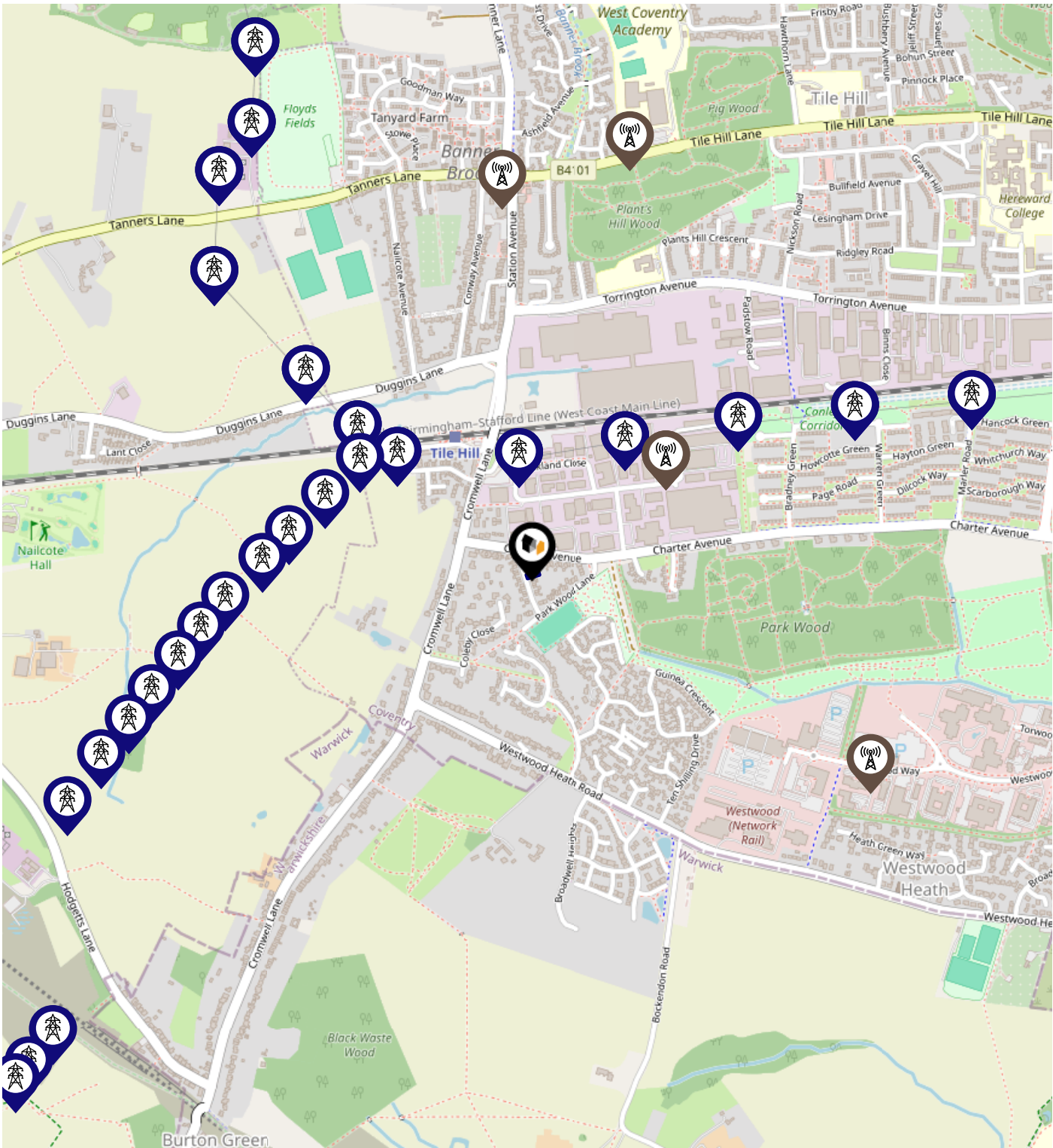


		Nursery	Primary	Secondary	College	Private
	<b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 666   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charter Academy</b> Ofsted Rating: Good   Pupils: 344   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burton Green Church of England Academy</b> Ofsted Rating: Good   Pupils: 106   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Limbrick Wood Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 321   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eastern Green Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:1.85	<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

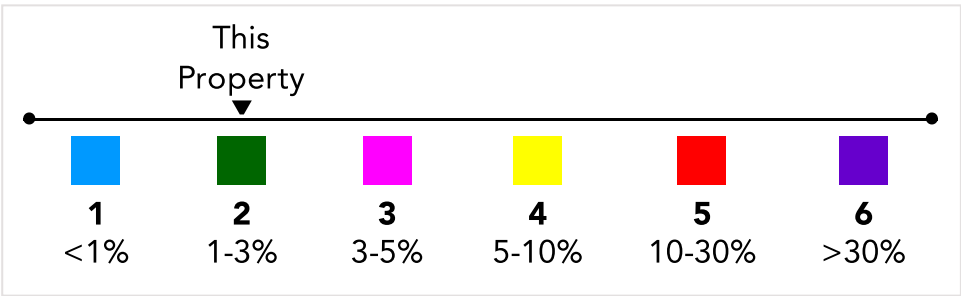
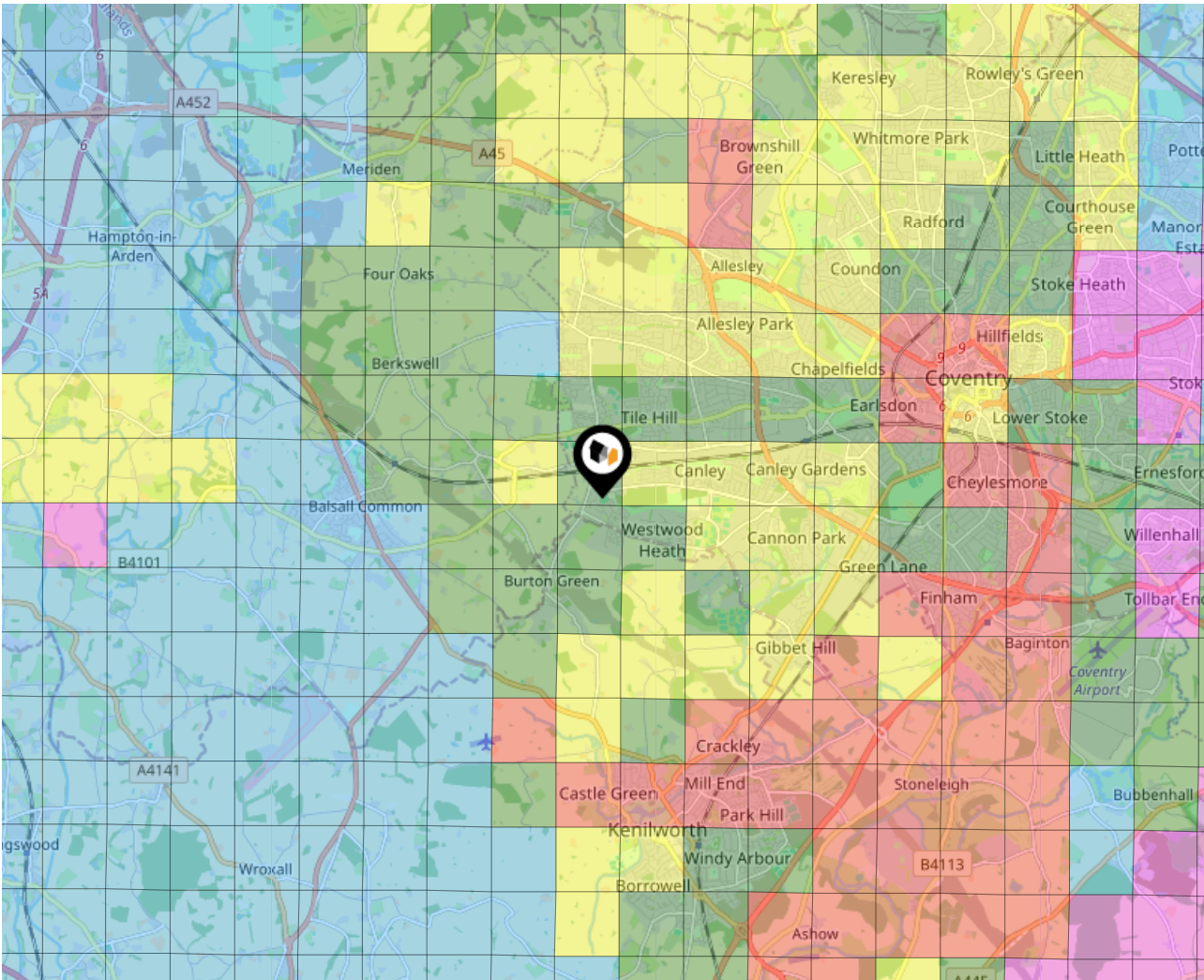
# Environment

## Radon Gas



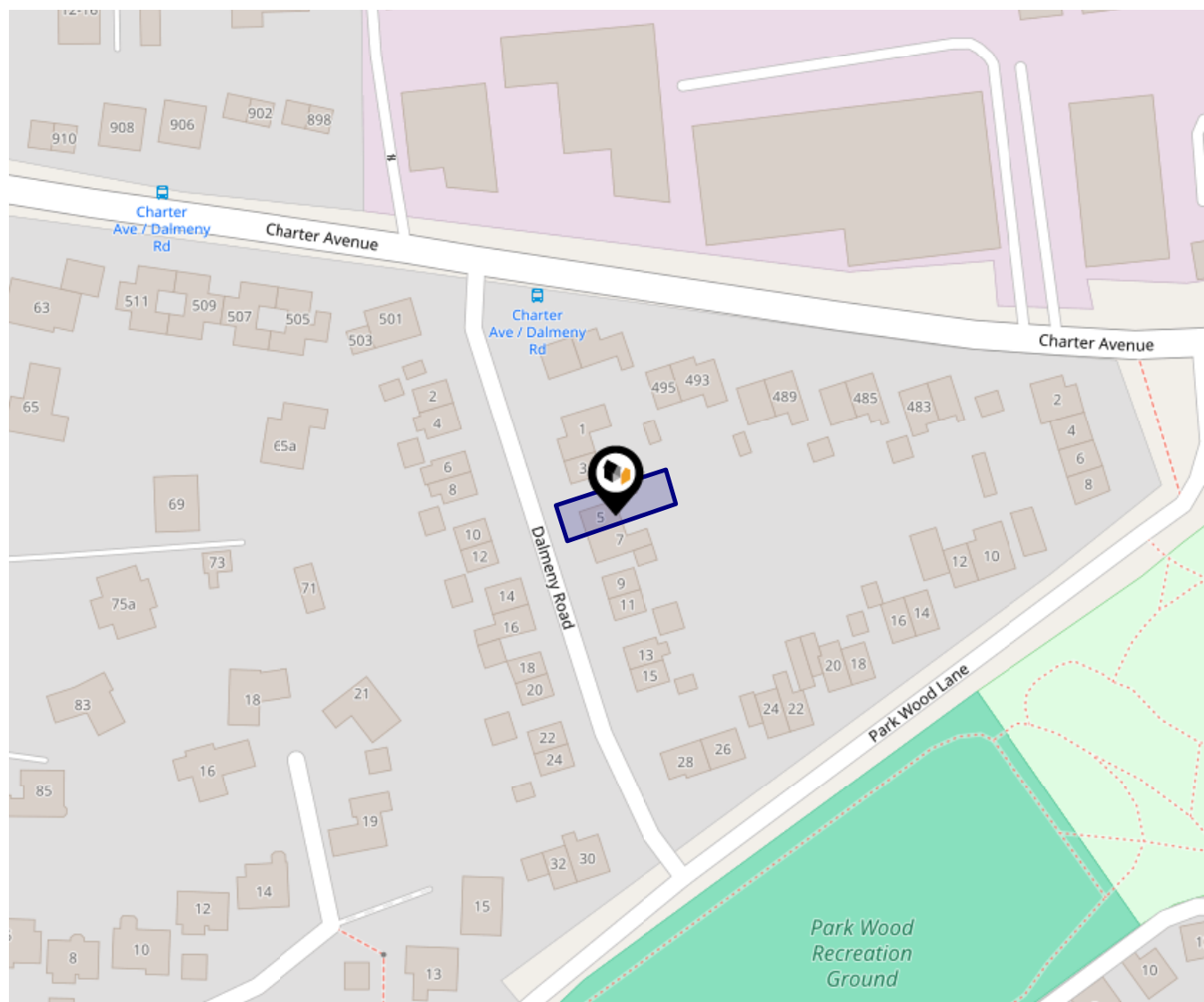
### What is Radon?

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/m<sup>3</sup>).



# 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.

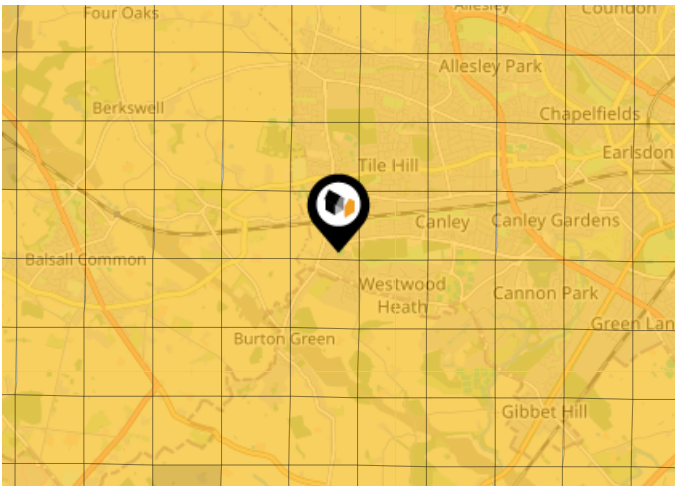
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

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

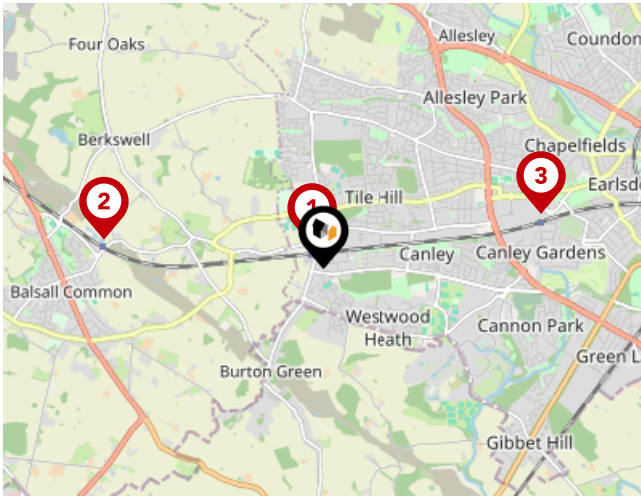


### Primary Classifications (Most Common Clay Types)




<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

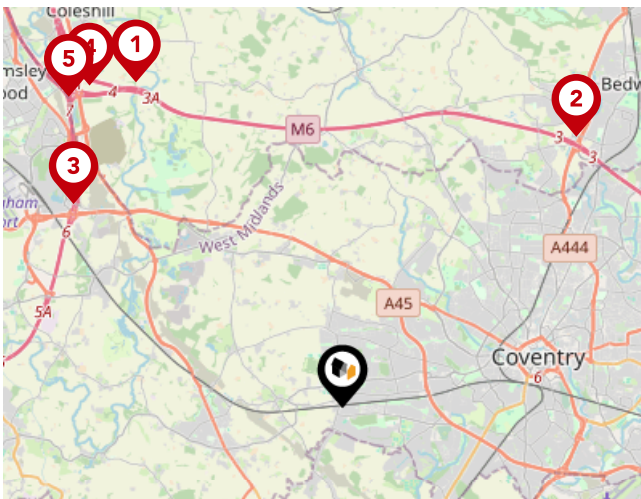
# Area

## Transport (National)








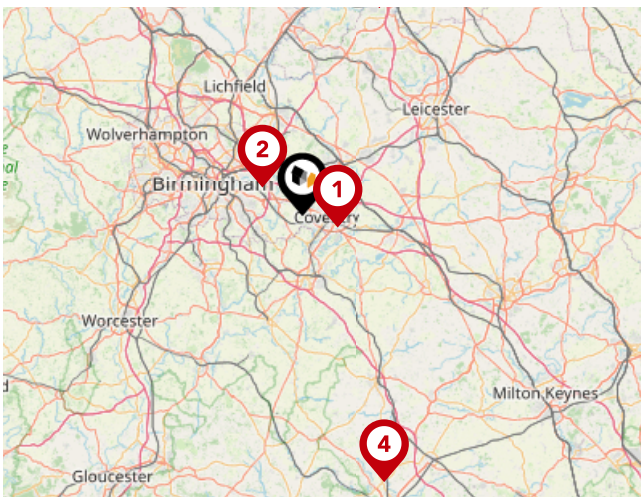
### National Rail Stations

Pin	Name	Distance
	Tile Hill Rail Station	0.23 miles
	Berkswell Rail Station	1.99 miles
	Canley Rail Station	2.04 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3A	6.96 miles
	M6 J3	6.48 miles
	M42 J6	6.11 miles
	M6 J4	7.42 miles
	M42 J7	7.48 miles

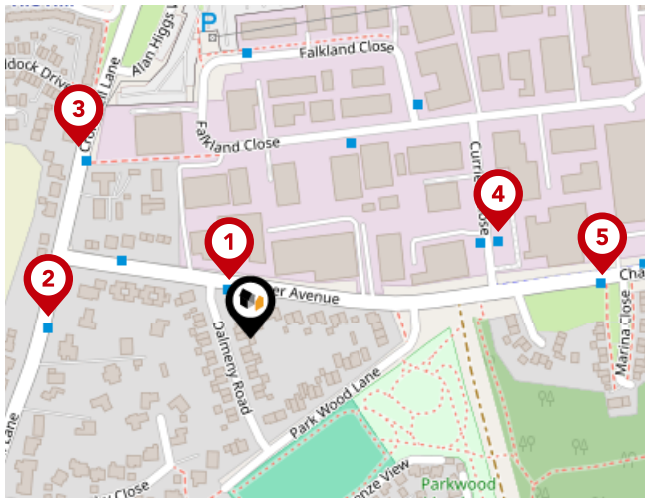


### Airports/Helipads






Pin	Name	Distance
	Baginton	5.32 miles
	Birmingham Airport	7.14 miles
	East Mids Airport	32.03 miles
	Kidlington	40.5 miles

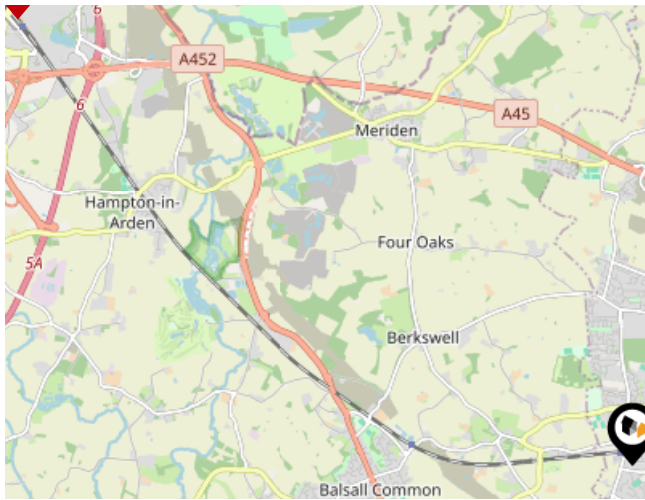
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Dalmeny Rd	0.04 miles
	Charter Ave	0.11 miles
	Tile Hill Rail Station	0.15 miles
	Charter Avenue	0.15 miles
	Marina Close	0.2 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	6.86 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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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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