



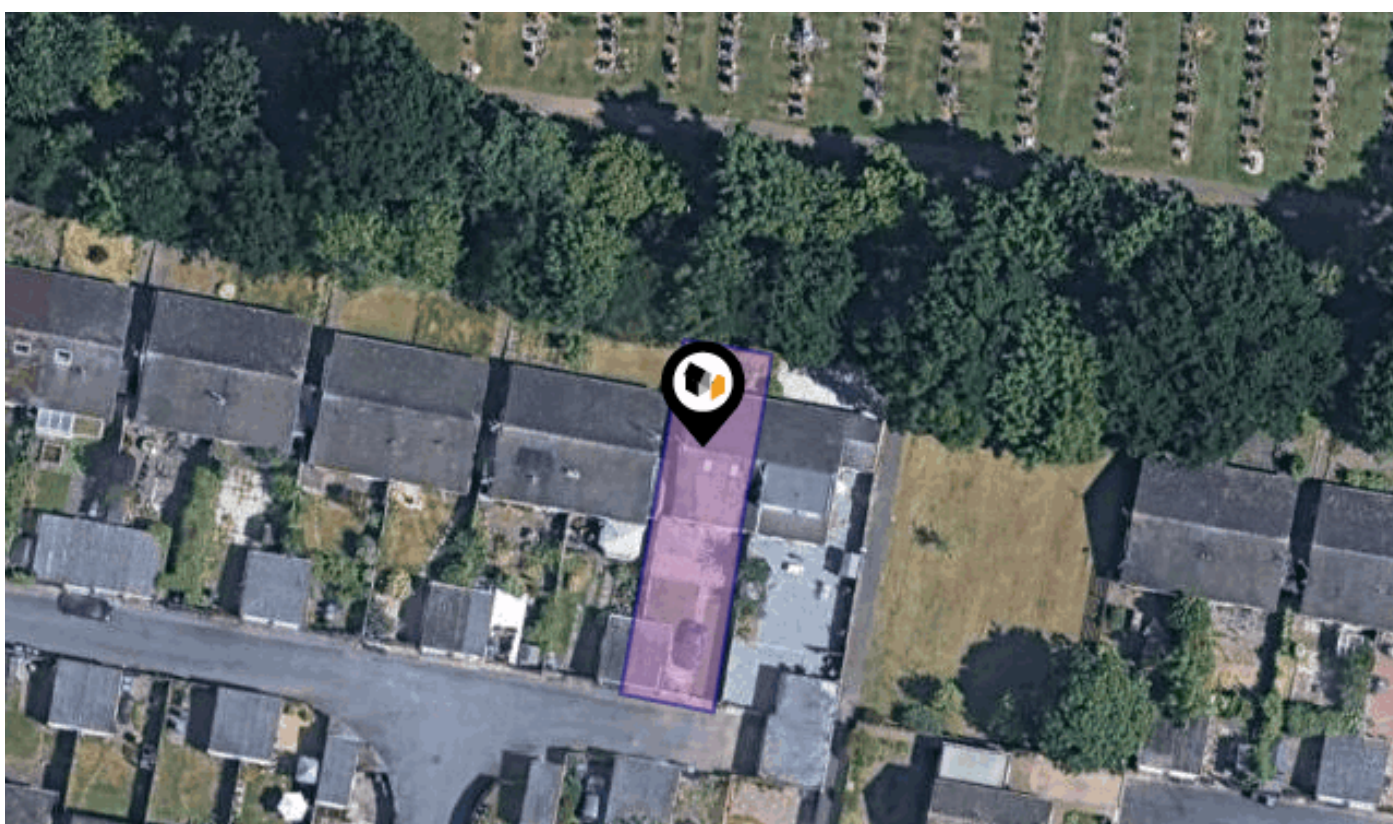
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 15th November 2025



STARE GREEN, COVENTRY, CV4

Walmsley's The Way to Move

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

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www.walmsleystheawaytomove.co.uk



Dear Buyers & Interested Parties

Your property details in brief.....

1. Location and Connectivity

Located in Coventry, CV4 7DN, the property is approximately 0.92 miles from Canley Rail Station and 1.86 miles from Coventry Rail Station, providing rail links to surrounding areas.

Nearby motorway junctions include M6 J3 (5.83 miles), M6 J2 (6.32 miles), and M42 J6 (7.89 miles), facilitating road travel.

Airports within accessible distance include Birmingham Airport (8.94 miles) and Baginton (3.42 miles).

Bus stops such as Cloud Green (0.07 miles) and Bransford Ave (0.14 miles) offer local bus services.

2. Property Attributes

Semi-detached house built in 1967/1975, with a total floor area of 1,063 sq ft.

Set on a plot of approximately 0.06 acres.

Comprises two bedrooms and one modern bathroom with a very useful loft room.

Current estimated valuation is £280,000; last sold in December 2005 for £128,000.

Tenure is rental (private), with a Council Tax Band C classification.

Heating is provided by a boiler and radiators, with fully double-glazed windows.

Maximum broadband speed available is up to 10,000 Mbps.

3. Schools and Amenities

Nearest schools include Cannon Park Primary School (Good rating, 0.24 miles), Bishop Ullathorne Catholic School (Good, 0.73 miles), and WMG Academy for Young Engineers (Good, 0.89 miles).

Local amenities are accessible within Coventry, with proximity to retail, leisure, and service facilities.

4. Practical Positives

Close to Coventry city centre and transport links, supporting commuting and travel.

Fully double-glazed windows contribute to energy efficiency.

Potential EPC rating improvement from D to B, indicating scope for energy efficiency enhancements.

Good digital infrastructure with high broadband speeds.

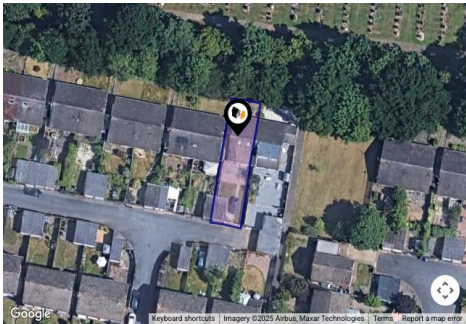
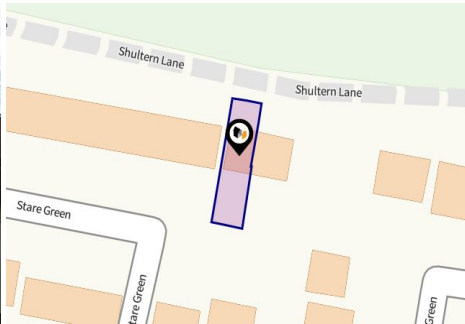
5. Market Context

The property last sold in 2005 for £128,000 and has an estimated current value of approximately £280,000.

Coventry property market has experienced growth, with similar properties showing steady capital appreciation over recent years.

The typical time to sell similar properties is approximately 193 days.

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@walmsleystheawaytomove.co.uk or 0330 1180 062



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,063 ft ² / 98 m ²		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,145		
Title Number:	WK126136		

Local Area

Local Authority:

Coventry

Conservation Area:

No

Flood Risk:

Rivers & Seas

Very low

Surface Water

Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6

10000

mb/s

mb/s





Mobile Coverage:

(based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:













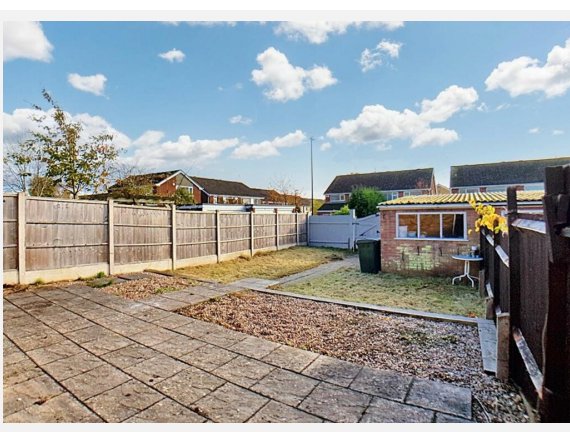
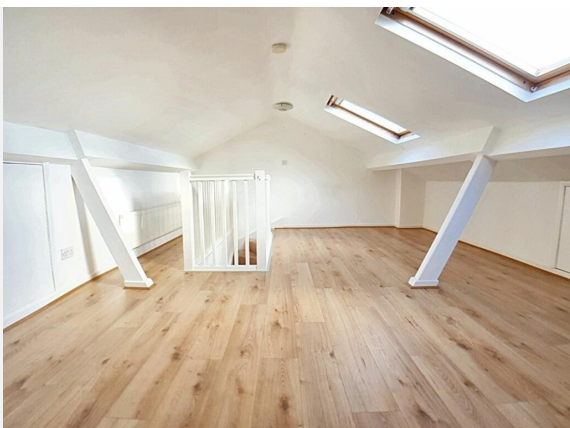
Planning History

This Address



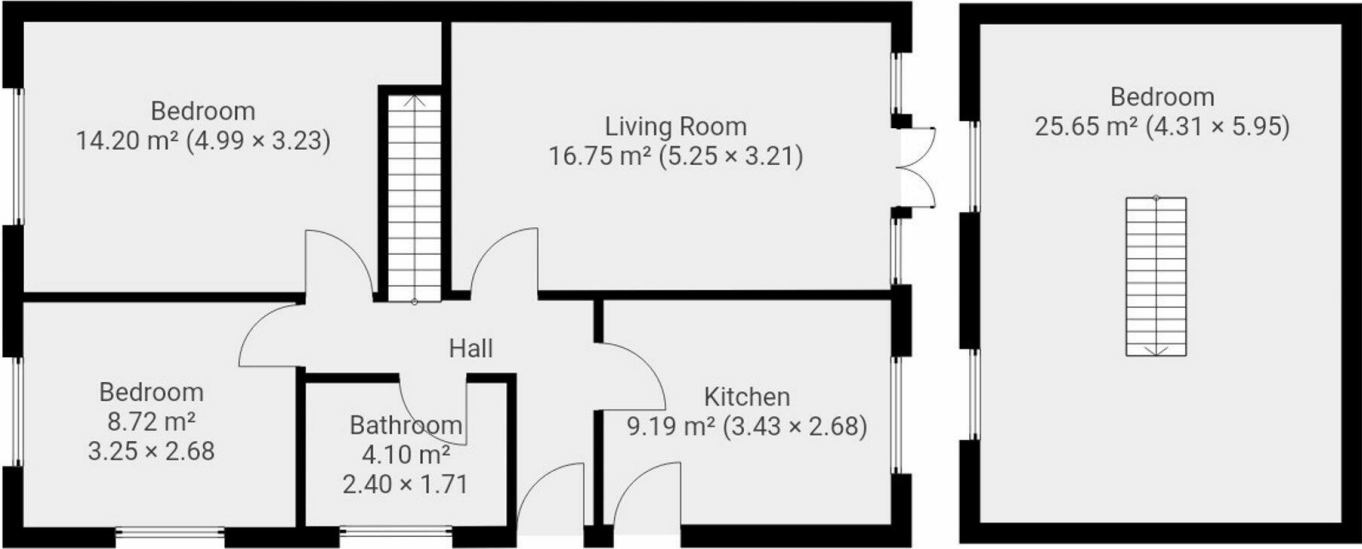
Planning records for: *Stare Green, Coventry, CV4*

Reference - HH/2018/1880	
Decision:	FAPP
Date:	03rd July 2018
Description:	Rear dormer window for loft conversion





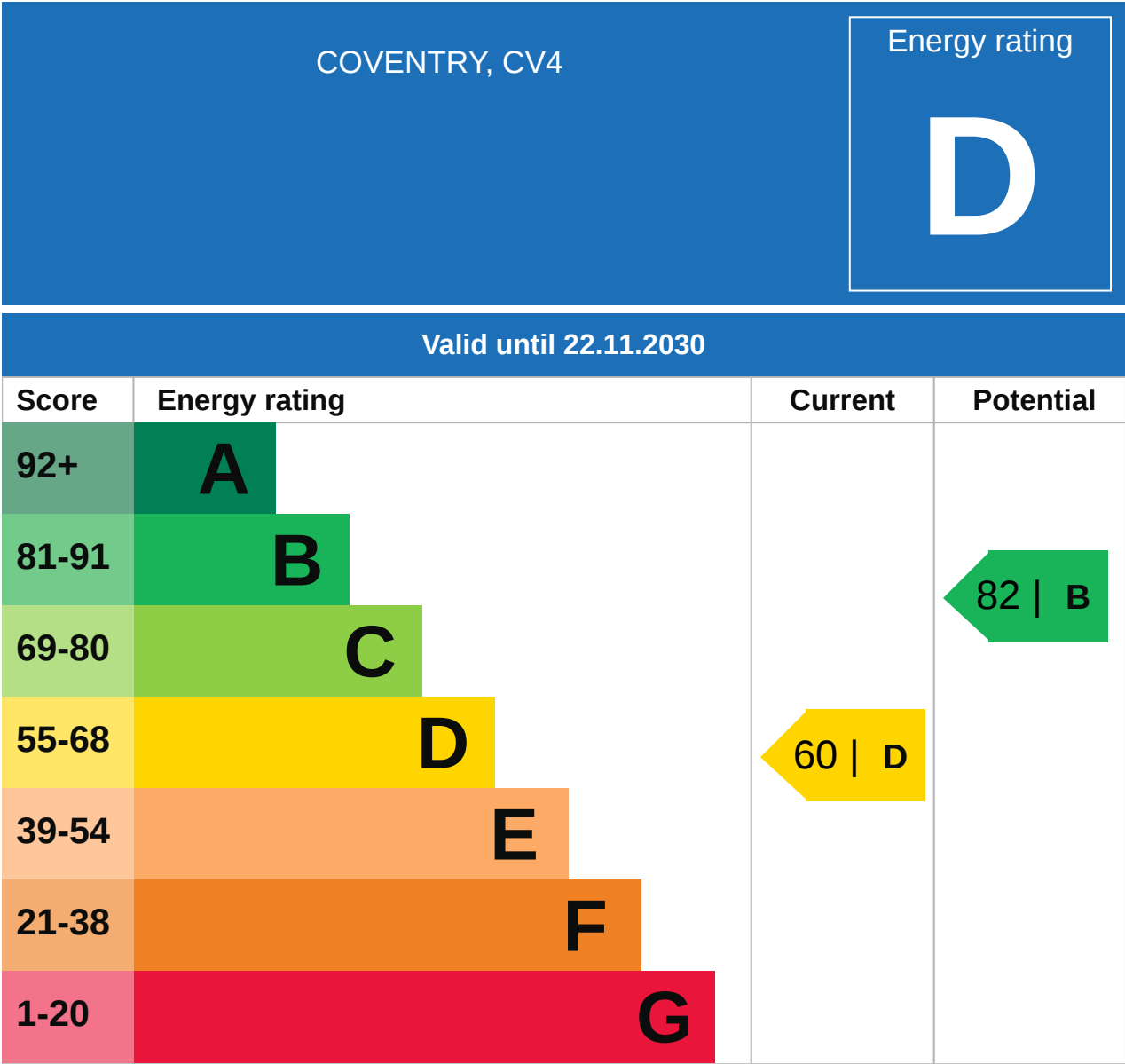
STARE GREEN, COVENTRY, CV4



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Property

EPC - Certificate





Additional EPC Data

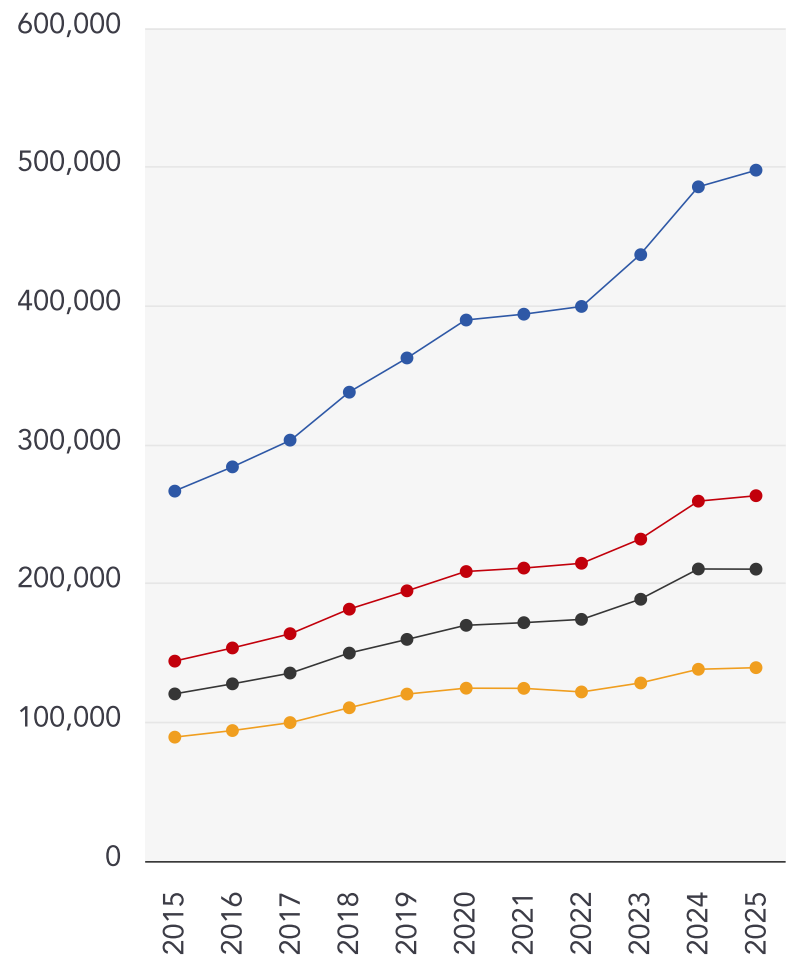
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 40% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²

Market

House Price Statistics



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



Detached

+86.77%

Semi-Detached

+82.76%

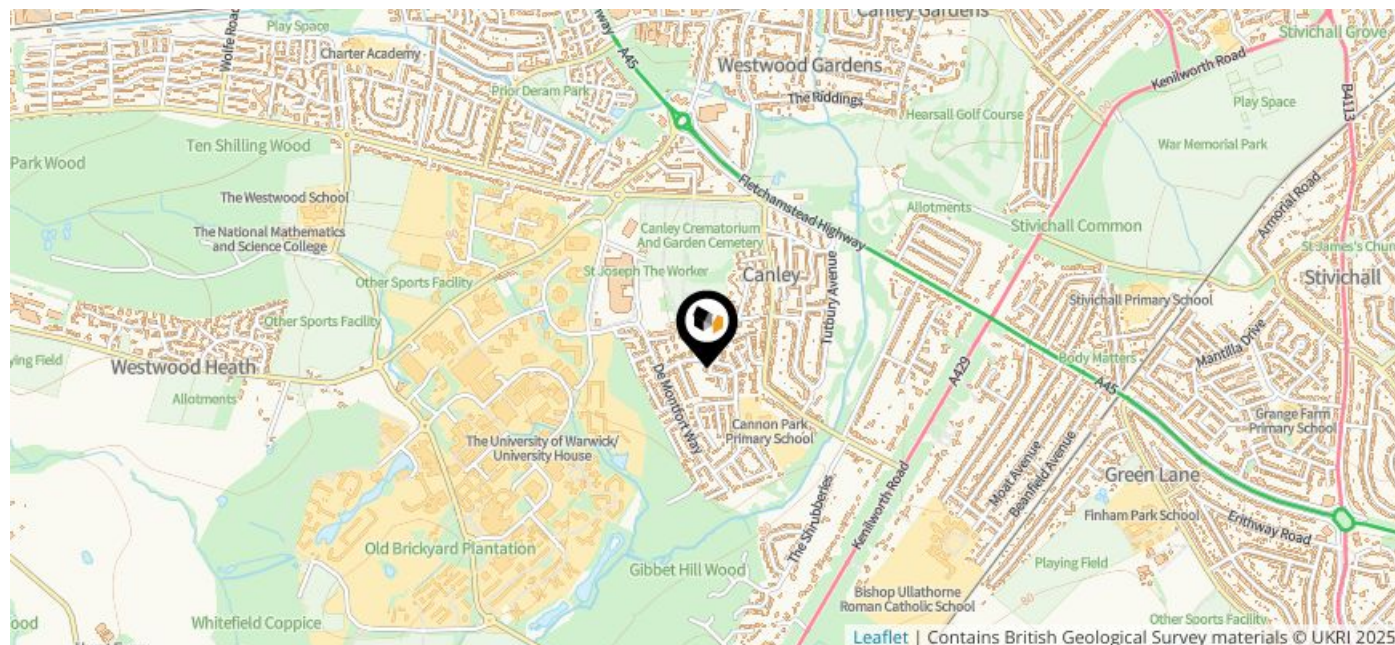
Terraced

+74.65%

Flat

+56.09%

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.

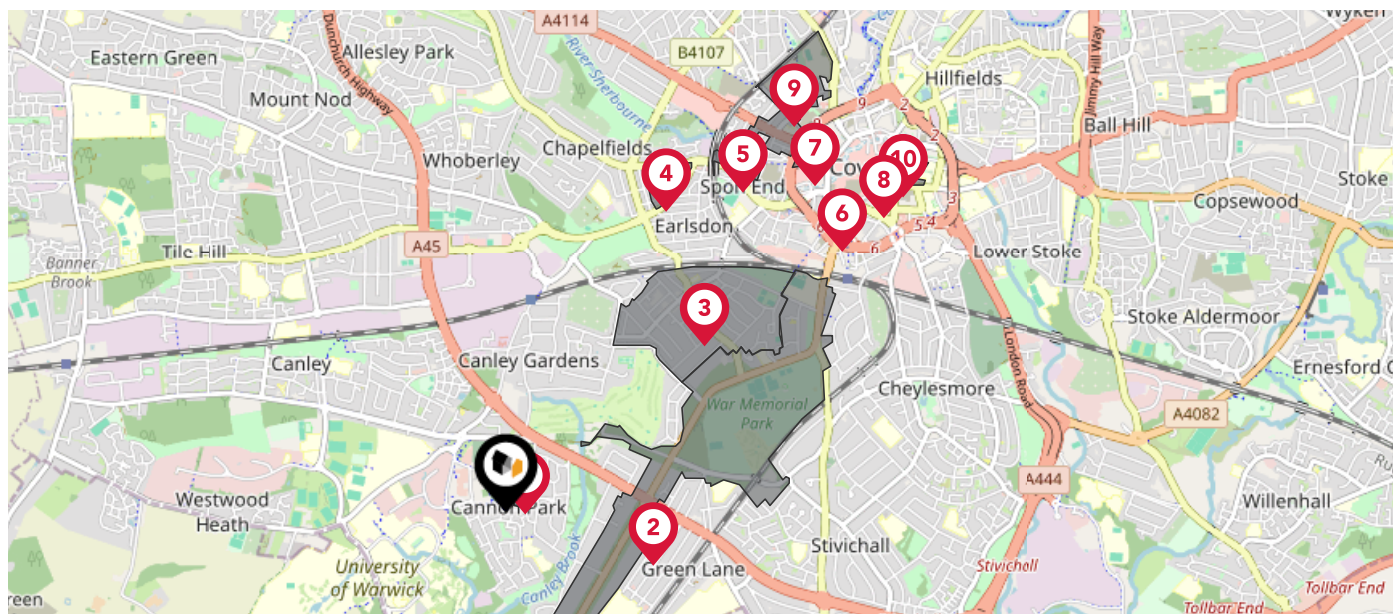
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

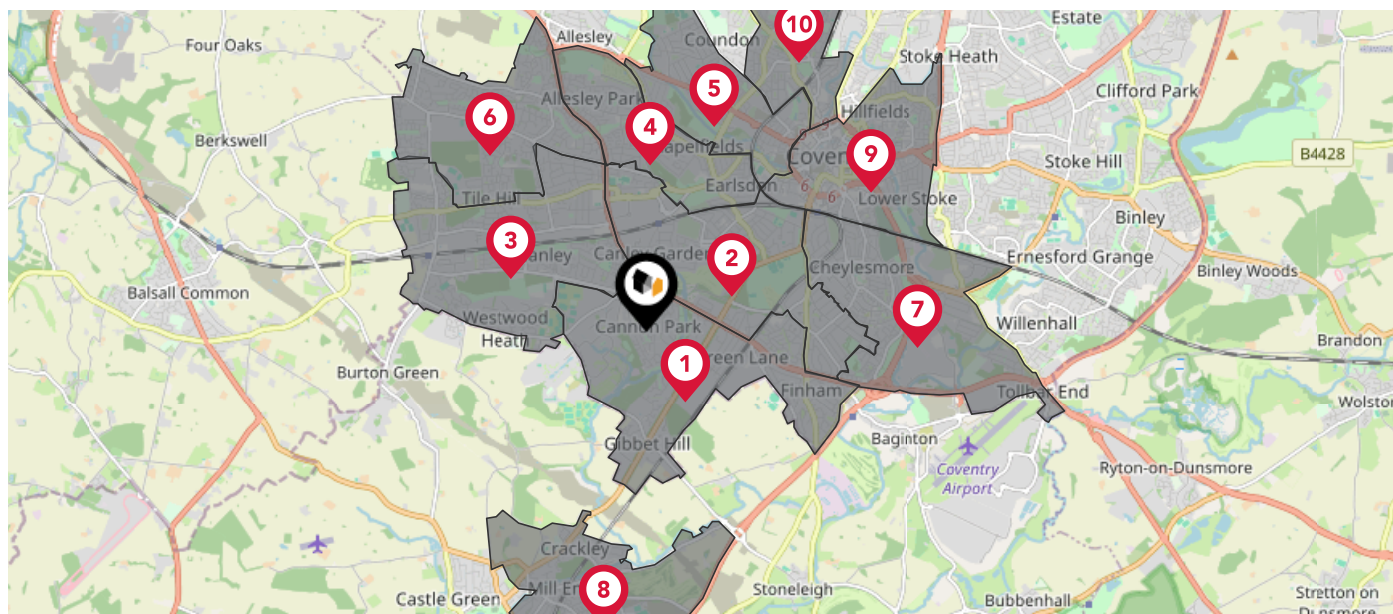
- 1 Ivy Farm Lane (Canley Hamlet)
- 2 Kenilworth Road
- 3 Earlsdon
- 4 Chapelfields
- 5 Spon End
- 6 Greyfriars Green
- 7 Spon Street
- 8 High Street
- 9 Naul's Mill
- 10 Hill Top and Cathedral

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



Wainbody Ward



Earlsdon Ward



Westwood Ward



Whoberley Ward



Sherbourne Ward



Woodlands Ward



Cheylesmore Ward



Kenilworth Park Hill Ward



St. Michael's Ward



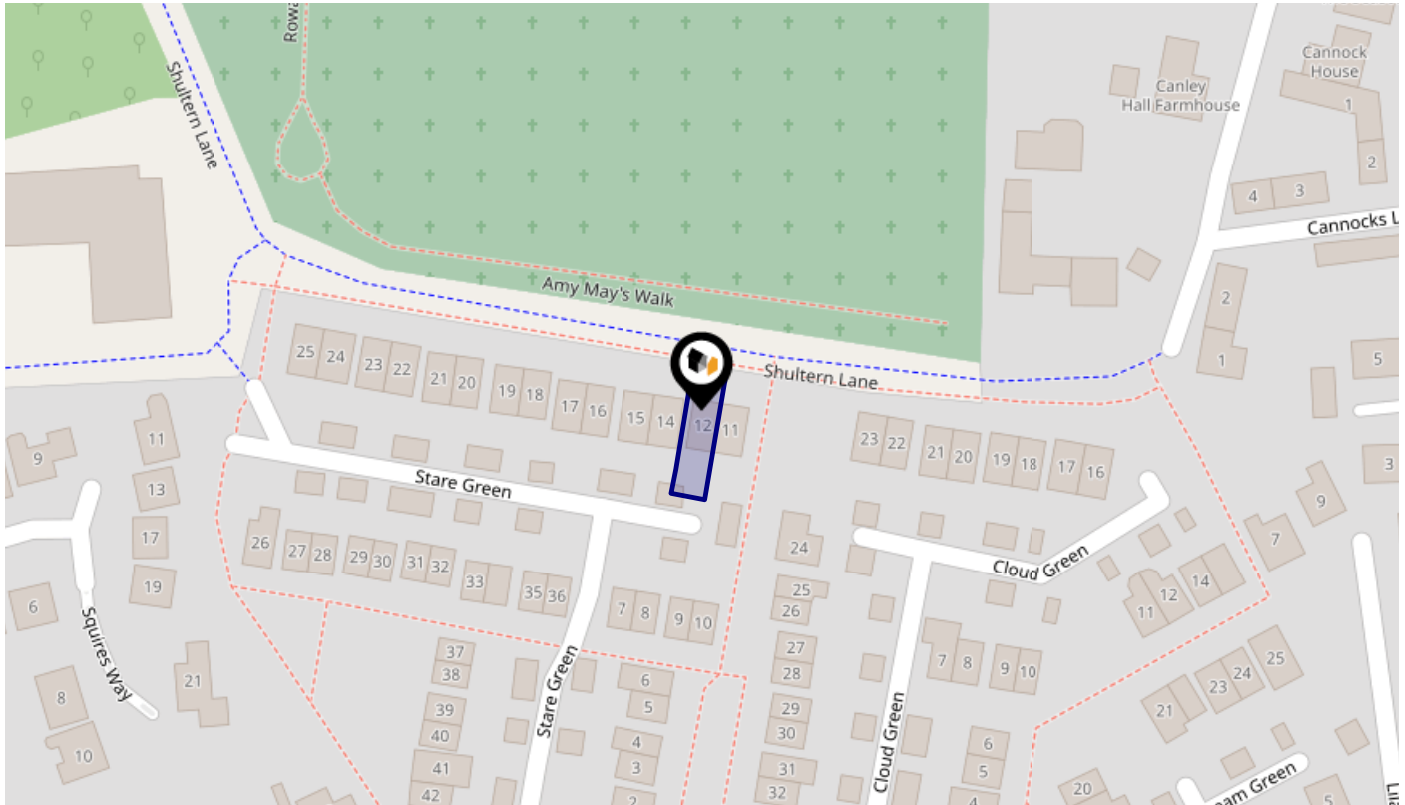
Radford Ward

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.

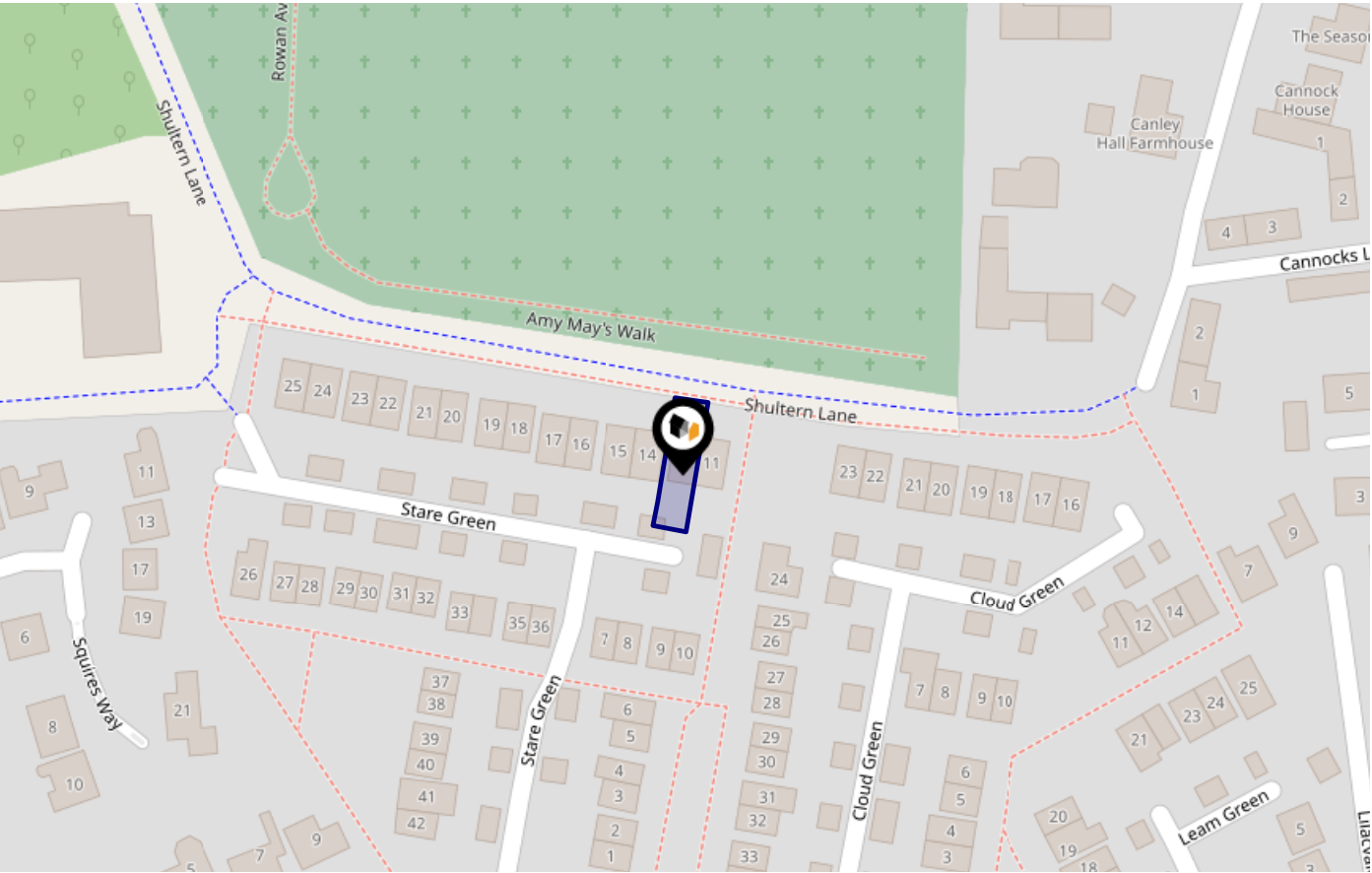
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

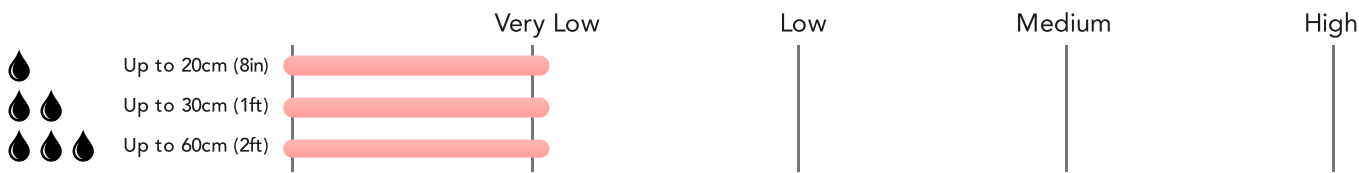


Risk Rating: Very low

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.

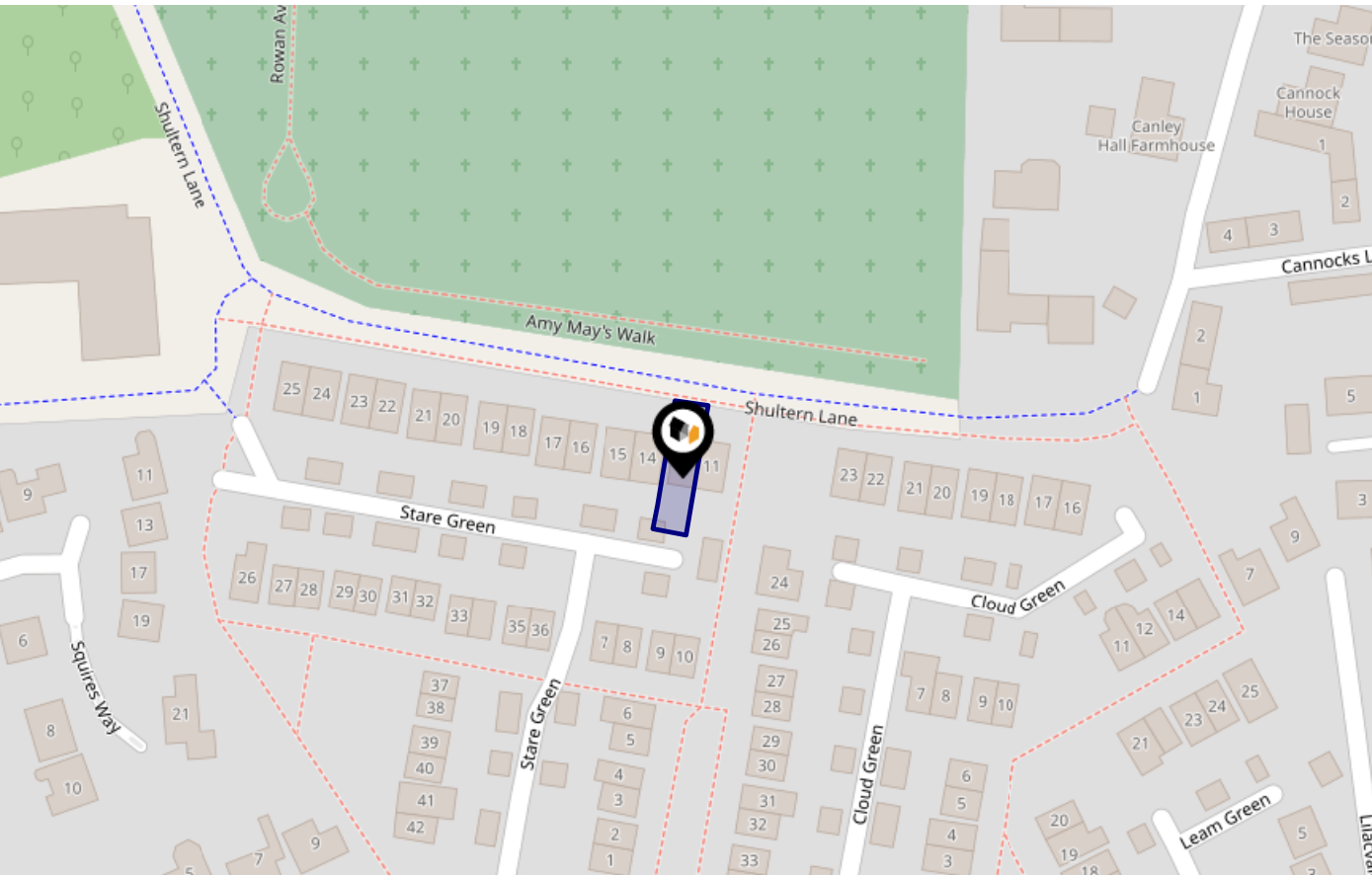
Chance of flooding to the following depths at this property:



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

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.
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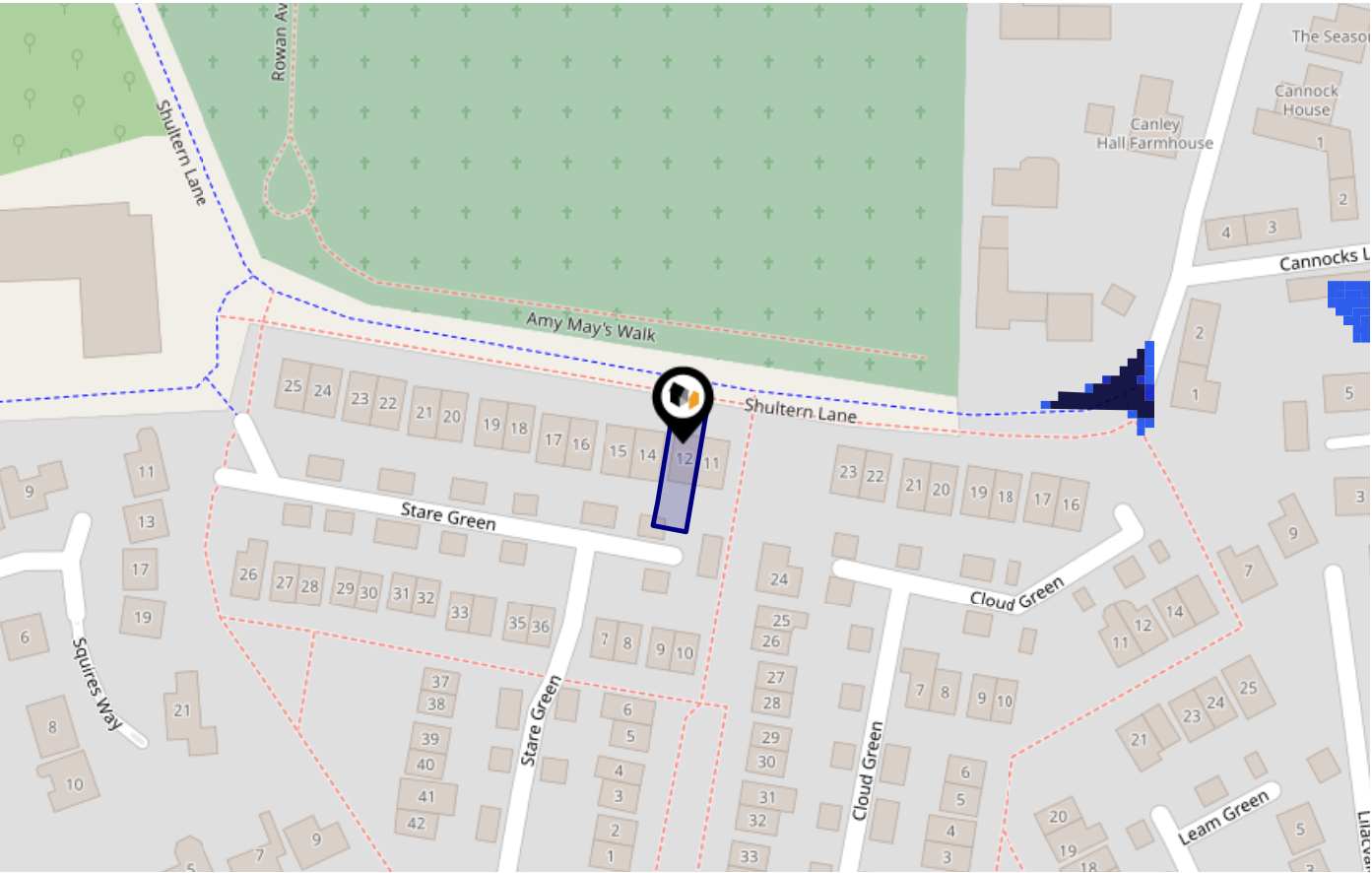
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

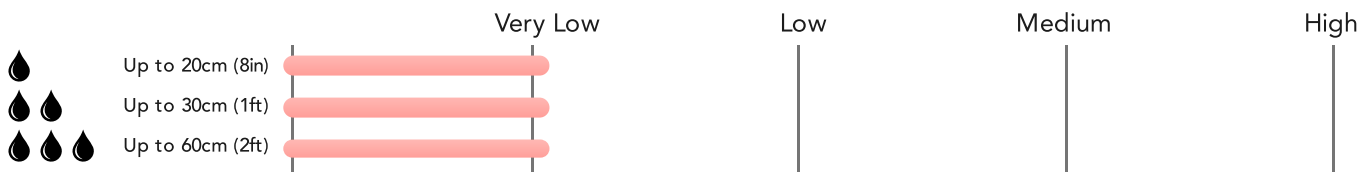


Risk Rating: Very low

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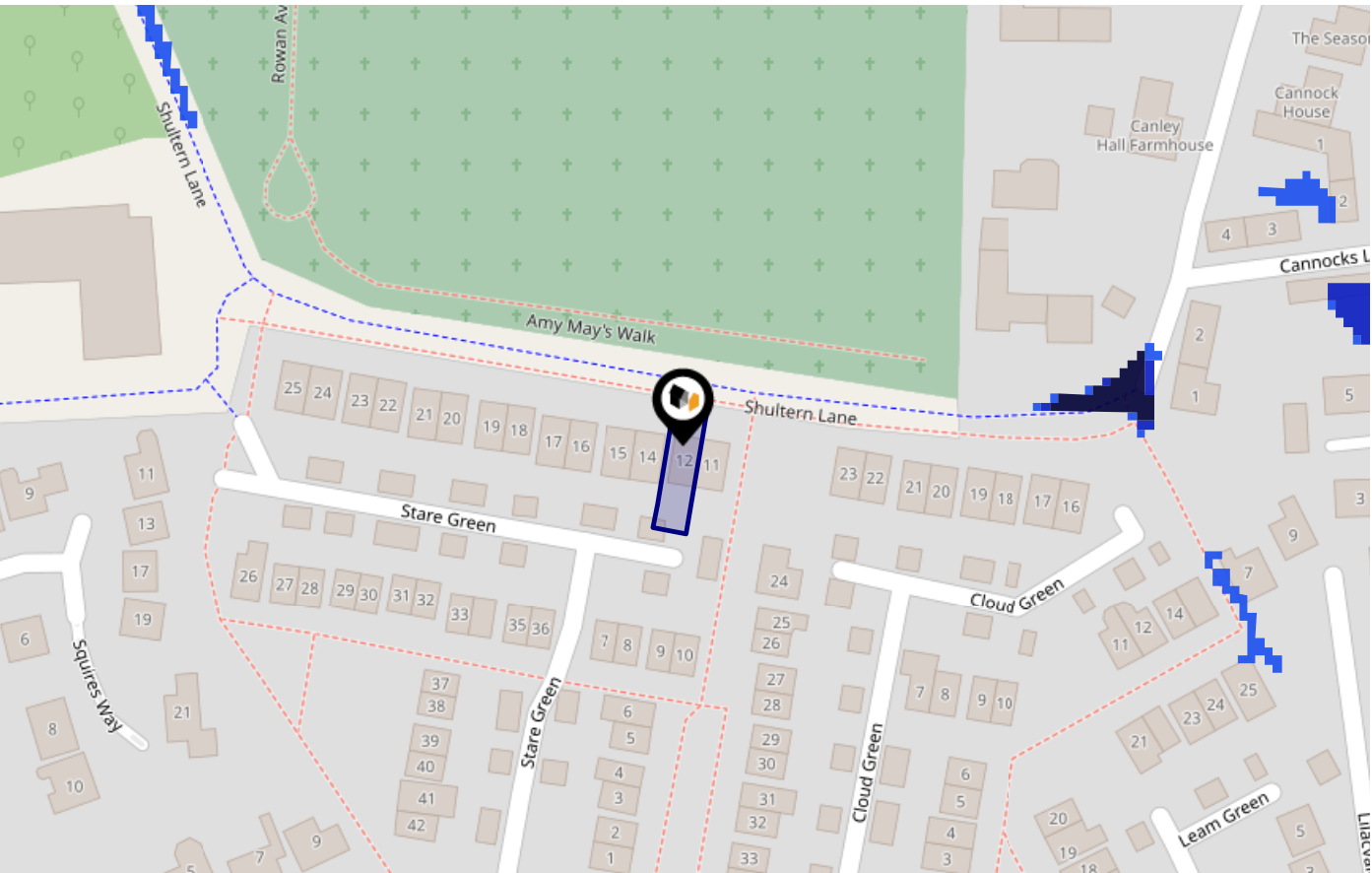
Chance of flooding to the following depths at this property:



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.

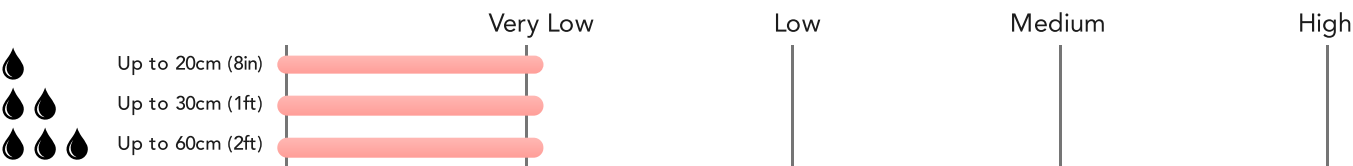


Risk Rating: Very low

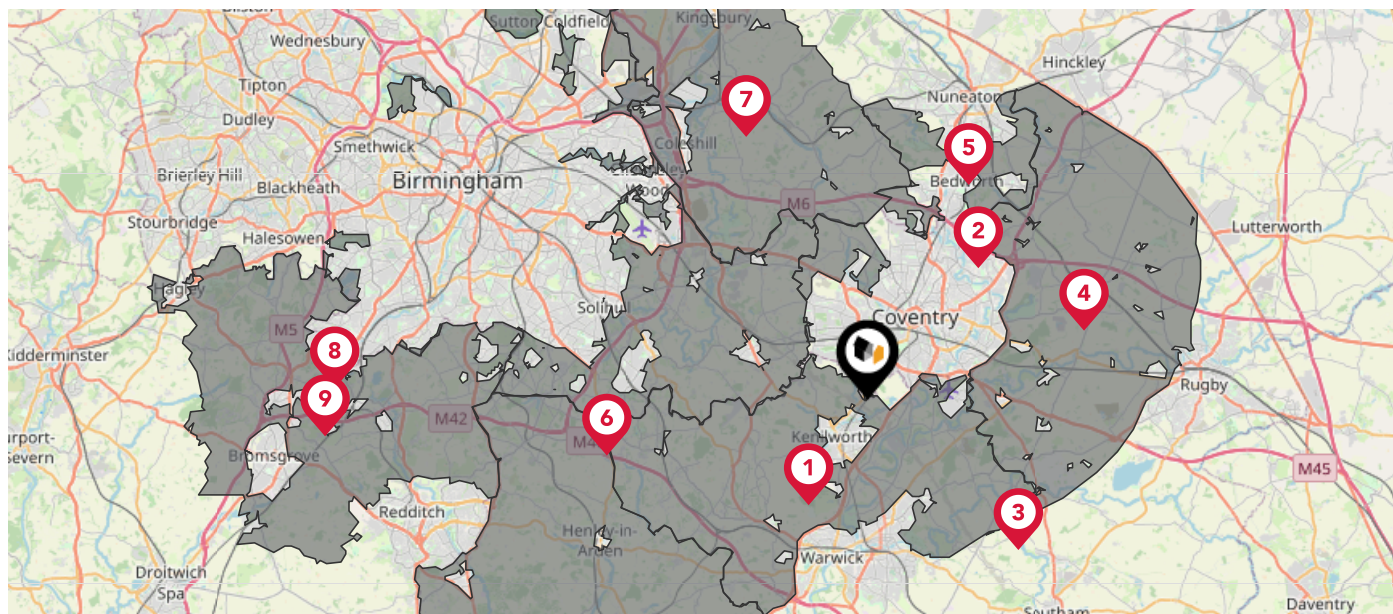
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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 - Stratford-on-Avon



Birmingham Green Belt - Rugby



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - Solihull



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Birmingham



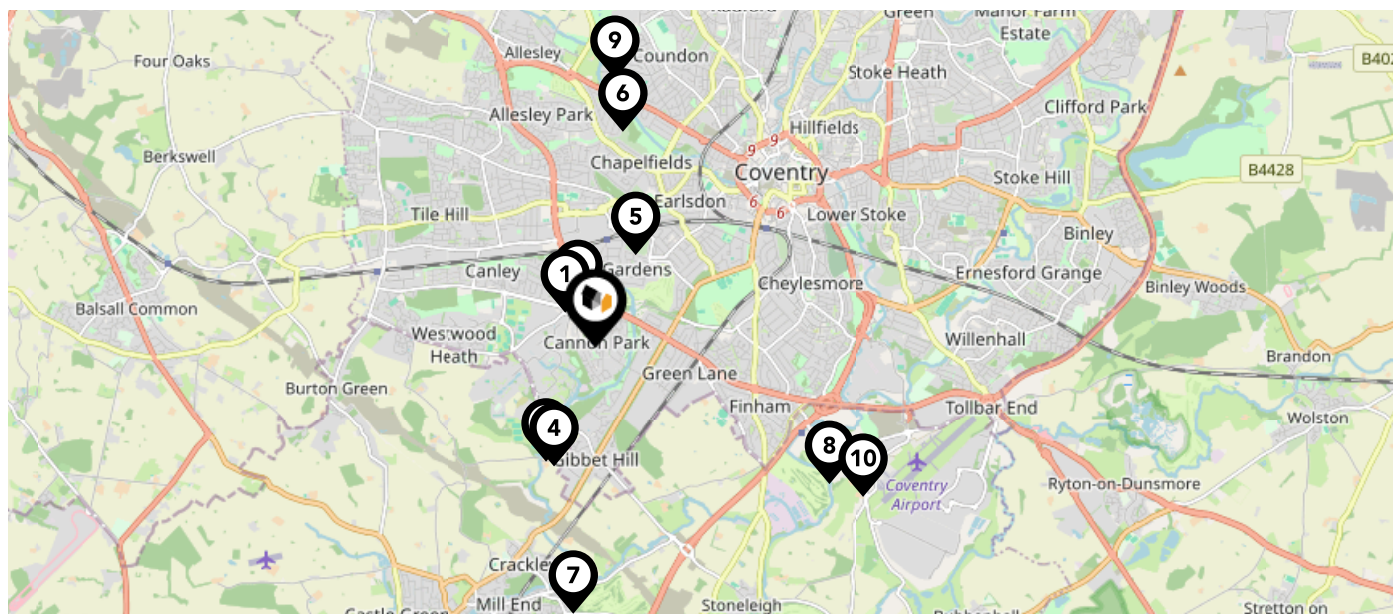
Birmingham Green Belt - Bromsgrove

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

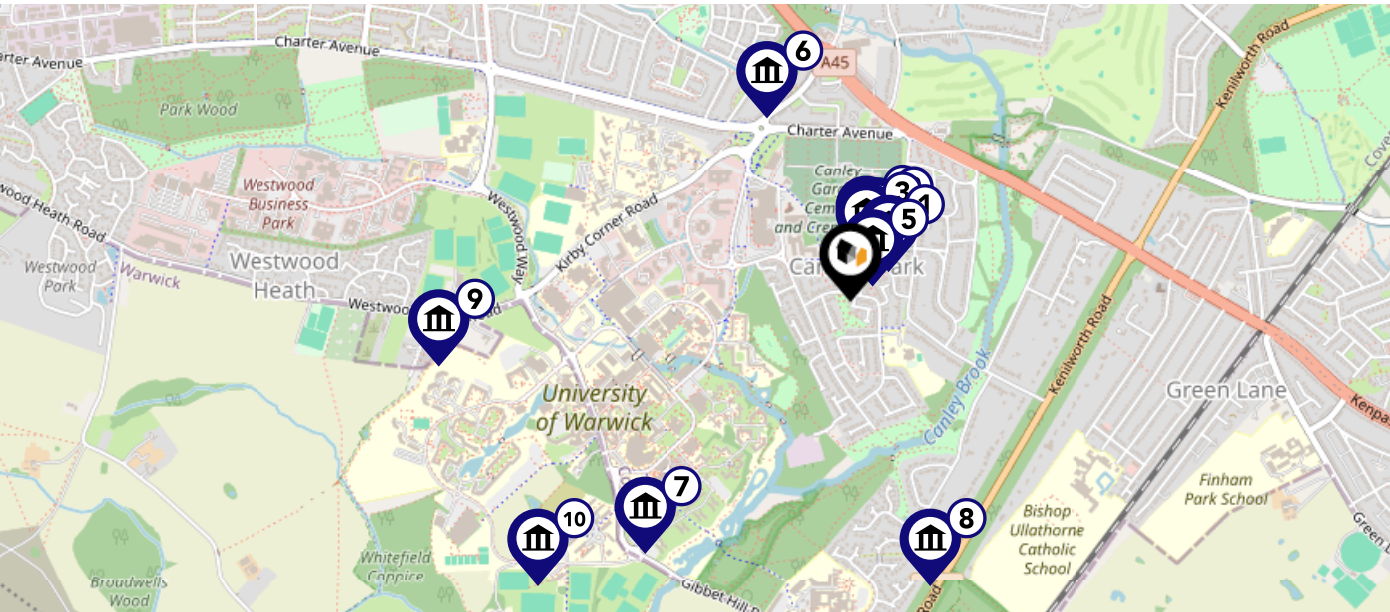
1	Prior Deram Park-Canley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
4	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
5	Hearsall Common-Whoberley, Coventry	Historic Landfill	
6	Holyhead Road-Coundon, Coventry	Historic Landfill	
7	The Old Sewerage Works, Off Dalehouse Lane, Kenilworth-Old Sewerage Works, Dalehouse Lane, Kenilworth, Warwickshire	Historic Landfill	
8	Hall Drive-Baginton	Historic Landfill	
9	Coundon Social Club-Coundon, Coventry	Historic Landfill	
10	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	

Maps

Listed Buildings

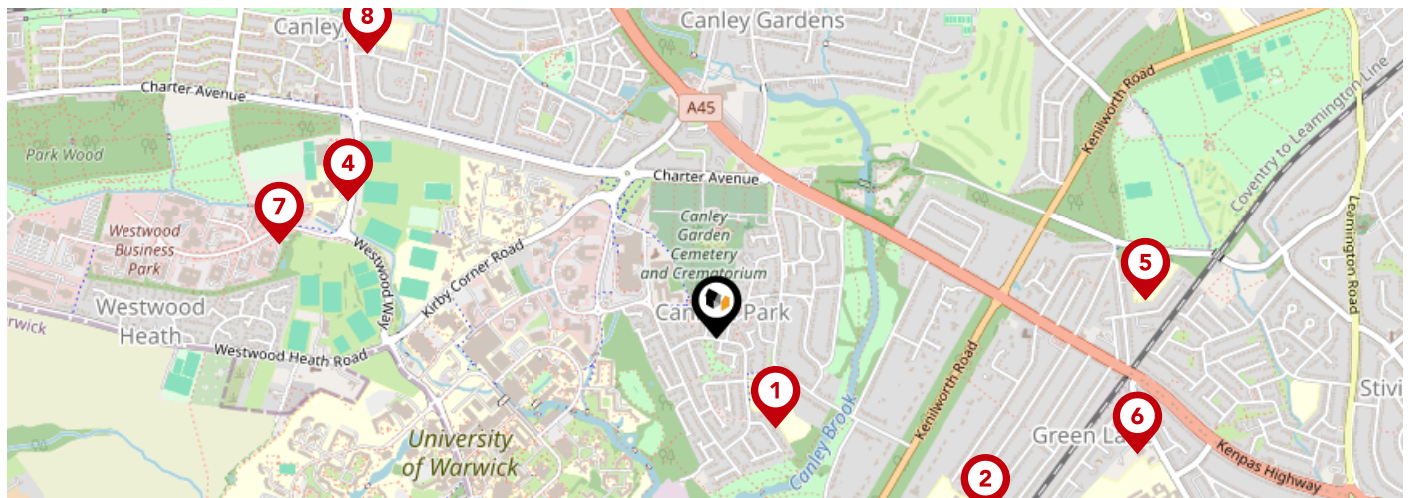


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



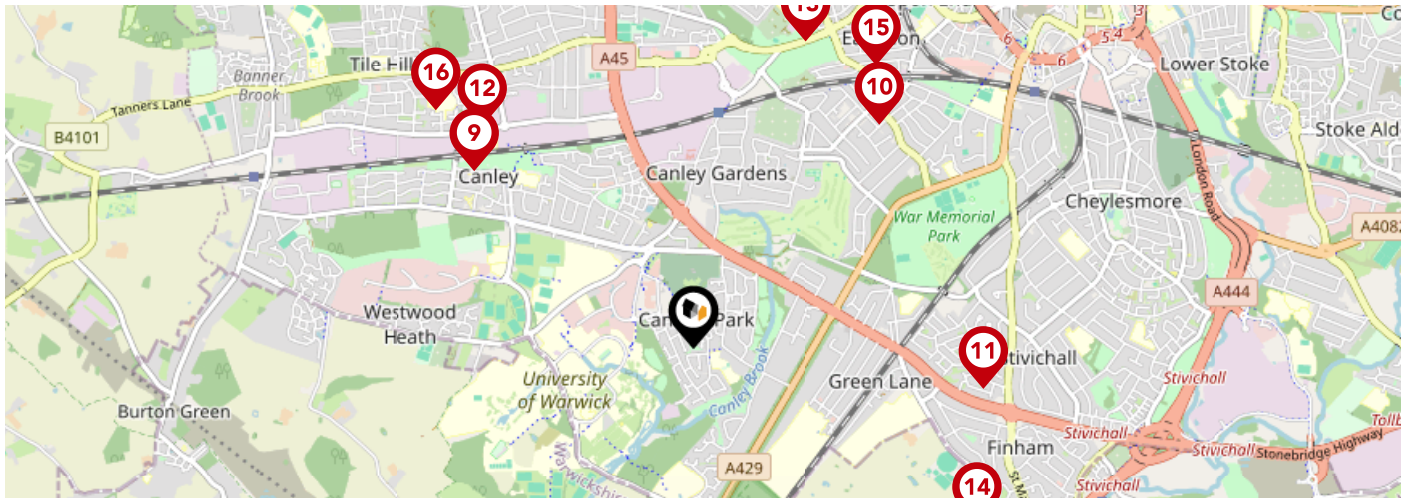
Listed Buildings in the local district	Grade	Distance
 1342914 - Canley Hall Farmhouse	Grade II	0.1 miles
 1076618 - Ivy Farmhouse	Grade II	0.1 miles
 1342915 - Stables At Ivy Farm	Grade II	0.1 miles
 1138979 - Barn At Ivy Farm	Grade II	0.1 miles
 1076619 - Canley Hall Farmhouses	Grade II	0.1 miles
 1076627 - The Moat House The Moat House And Barn	Grade II	0.5 miles
 1431460 - 3b Series 1 Sculpture	Grade II	0.7 miles
 1391207 - House With Garage, Raised Terrace And Plant Boxes	Grade II	0.7 miles
 1076582 - Church Of St John The Baptist	Grade II	0.9 miles
 1364947 - Cryfield House Farmhouse	Grade II	0.9 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.24	☐	☒	☐	☐	☐
2	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.73	☐	☐	☒	☐	☐
3	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:0.89	☐	☐	☒	☐	☐
4	The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:0.89	☐	☐	☒	☐	☐
5	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.97	☐	☒	☐	☐	☐
6	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.99	☐	☐	☒	☐	☐
7	The National Mathematics and Science College Ofsted Rating: Not Rated Pupils: 137 Distance:1.01	☐	☐	☒	☐	☐
8	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.02	☐	☒	☐	☐	☐

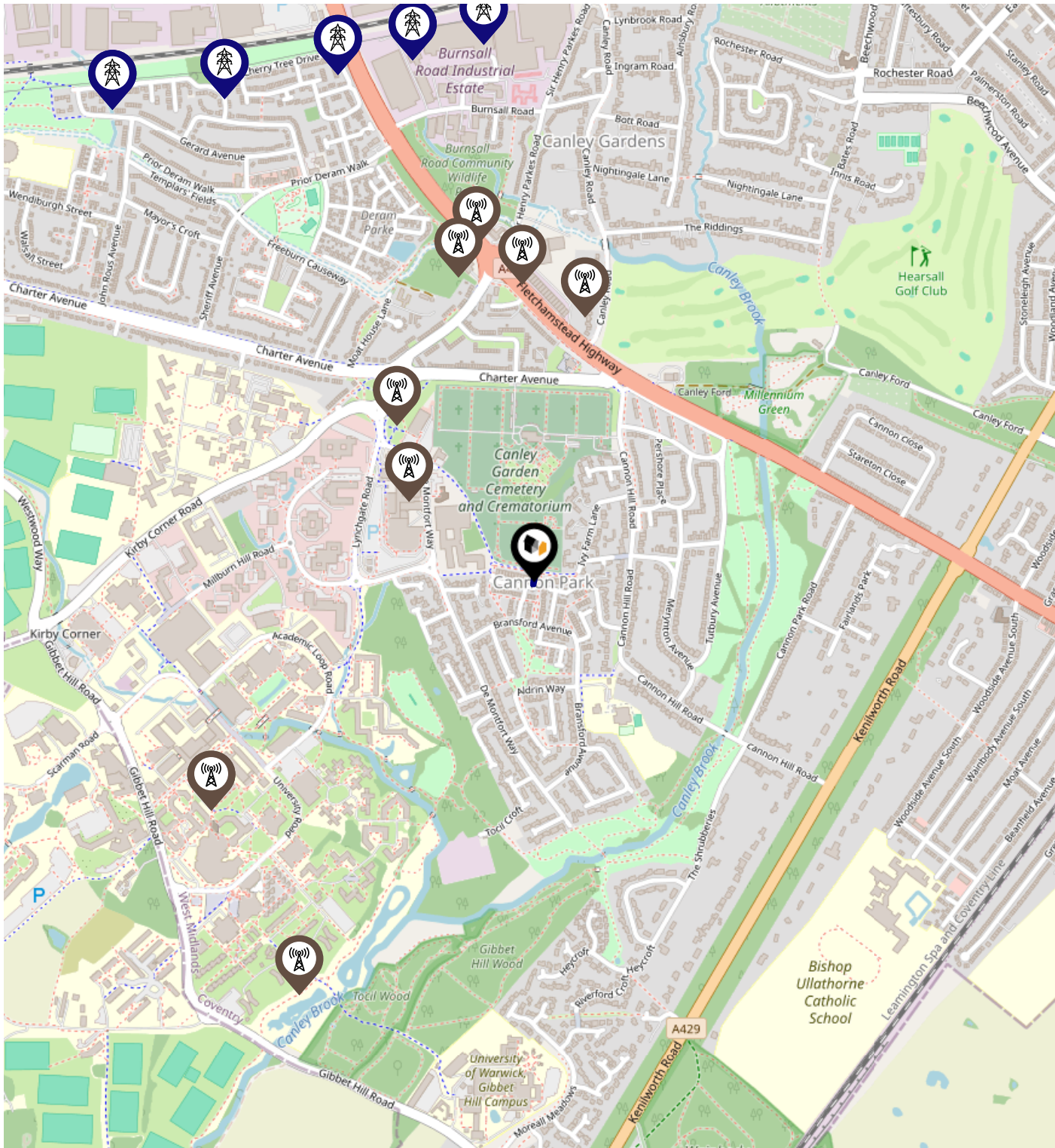
Area Schools



		Nursery	Primary	Secondary	College	Private
	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:1.27	☐	☐	☒	☐	☐
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.31	☐	☒	☐	☐	☐
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.33	☐	☒	☐	☐	☐
	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.39	☐	☒	☐	☐	☐
	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.48	☐	☒	☐	☐	☐
	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:1.51	☐	☒	☐	☐	☐
	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.53	☐	☒	☐	☐	☐
	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:1.58	☐	☐	☒	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

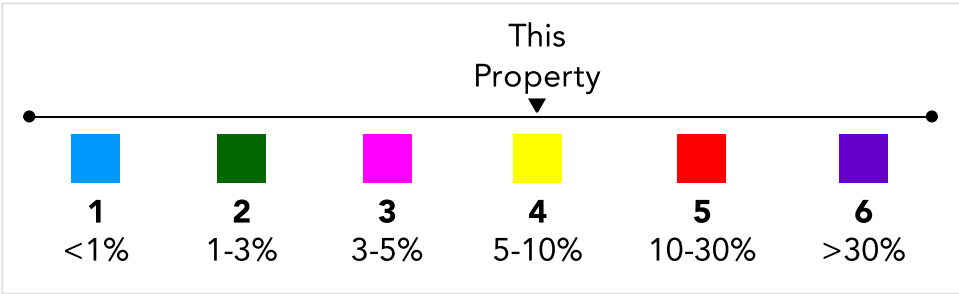
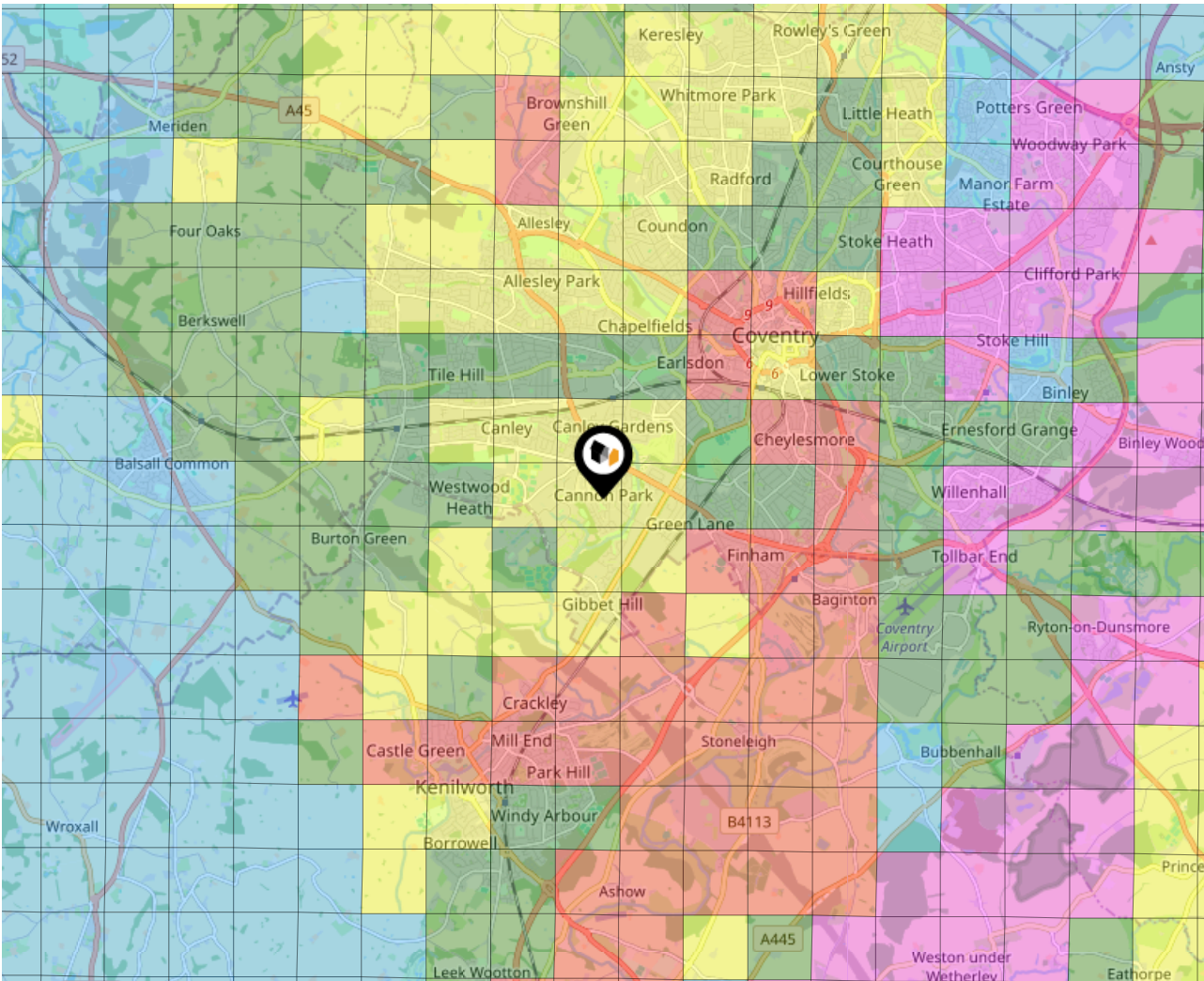
Environment

Radon Gas

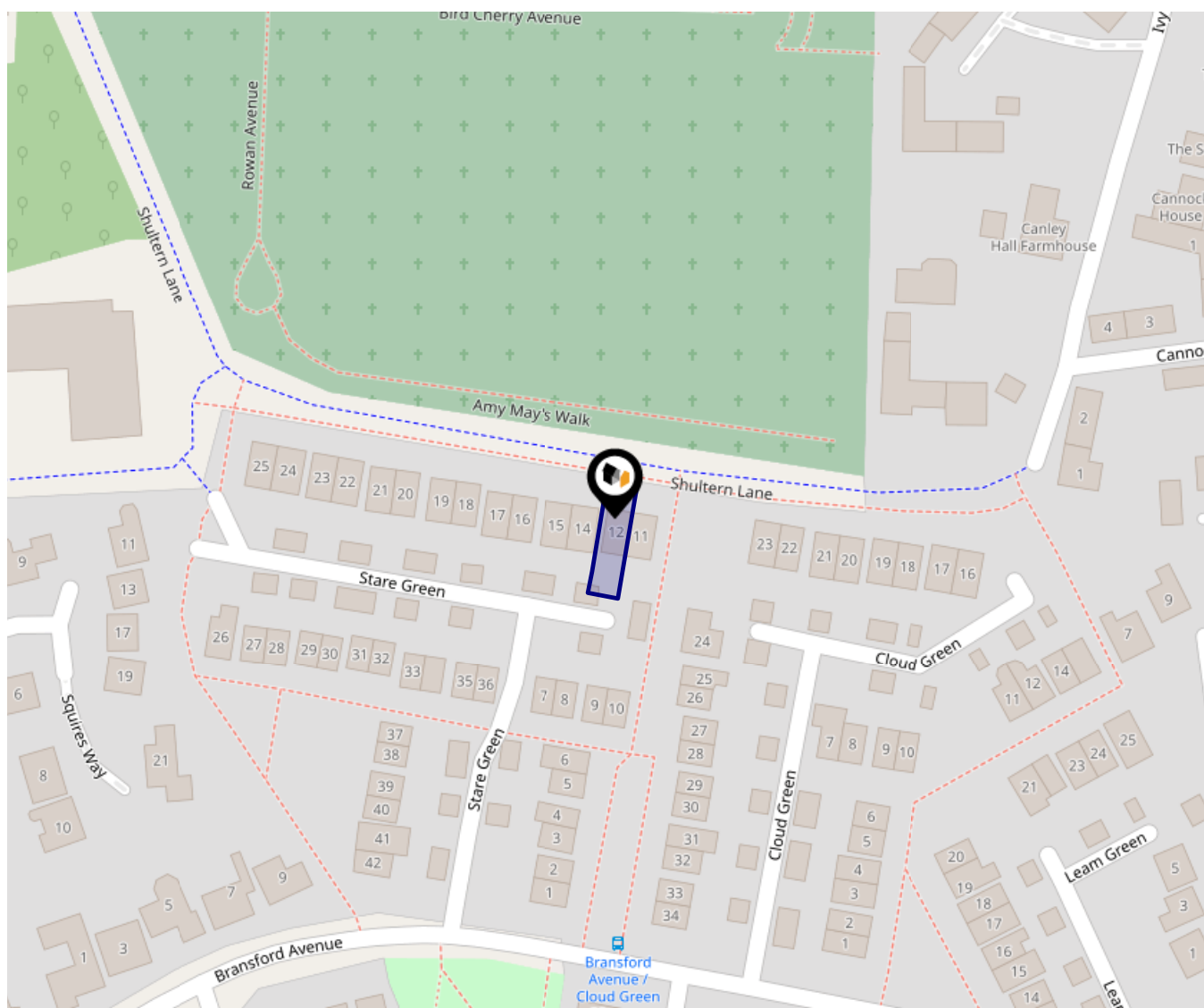


What is Radon?

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



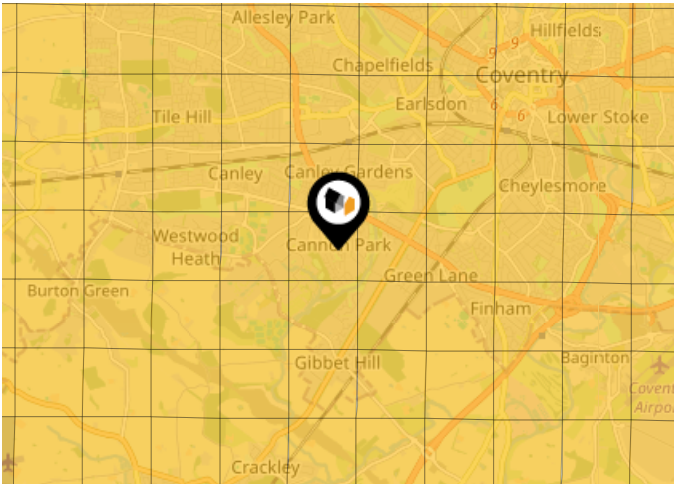
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

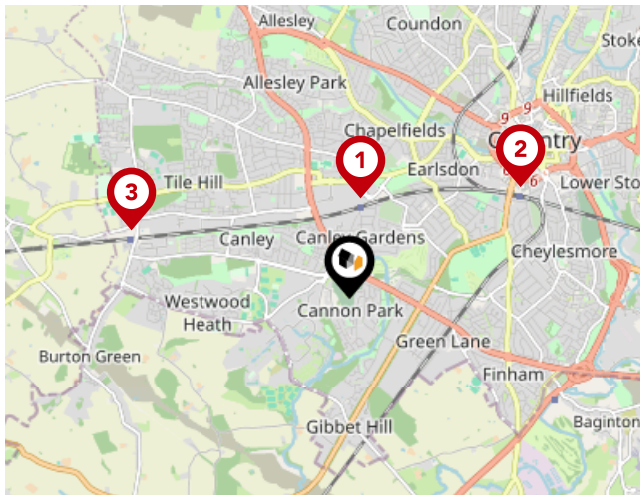


Primary Classifications (Most Common Clay Types)

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

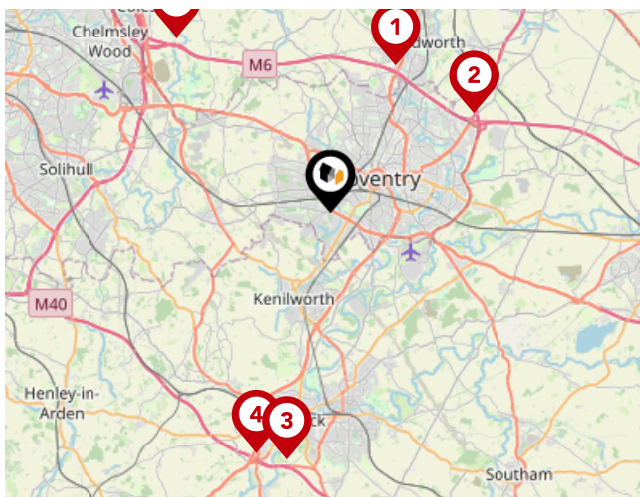
Area

Transport (National)



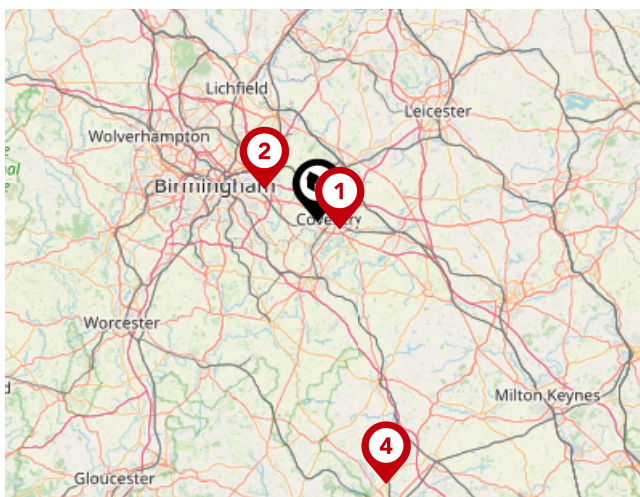
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.92 miles
	Coventry Rail Station	1.86 miles
	Tile Hill Rail Station	2.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.83 miles
	M6 J2	6.32 miles
	M40 J14	9.08 miles
	M40 J15	9.11 miles
	M6 J3A	8.43 miles

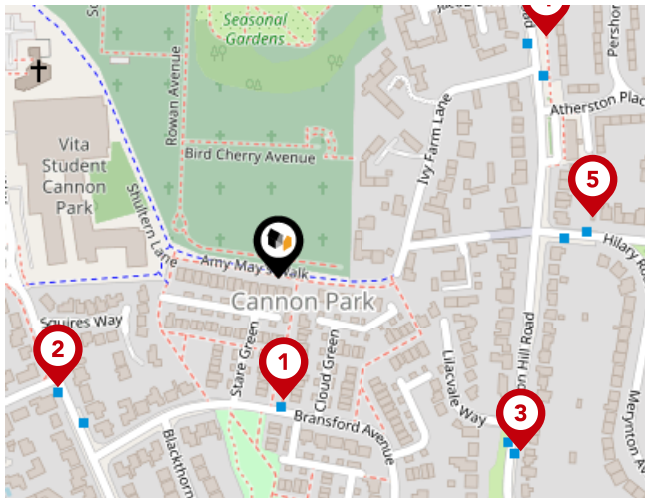


Airports/Helipads

Pin	Name	Distance
	Baginton	3.42 miles
	Birmingham Airport	8.94 miles
	East Mids Airport	31.84 miles
	Kidlington	39.57 miles

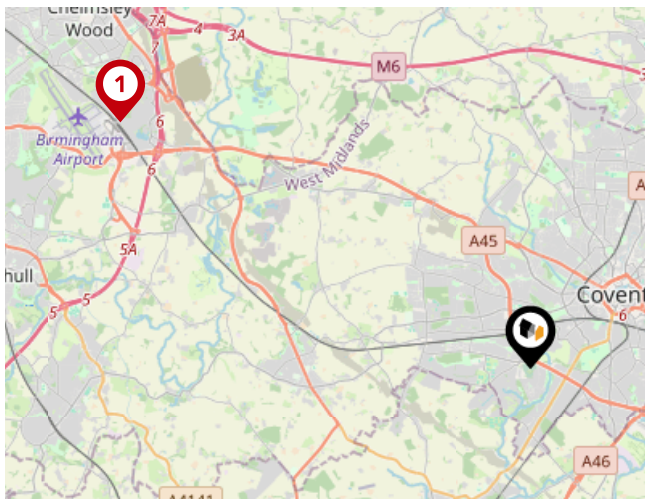
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Cloud Green	0.07 miles
	Bransford Ave	0.14 miles
	Lilacvale Way	0.17 miles
	Ivy Farm Lane	0.2 miles
	Merynton Avenue	0.18 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.66 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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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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