Buyers & interested parties
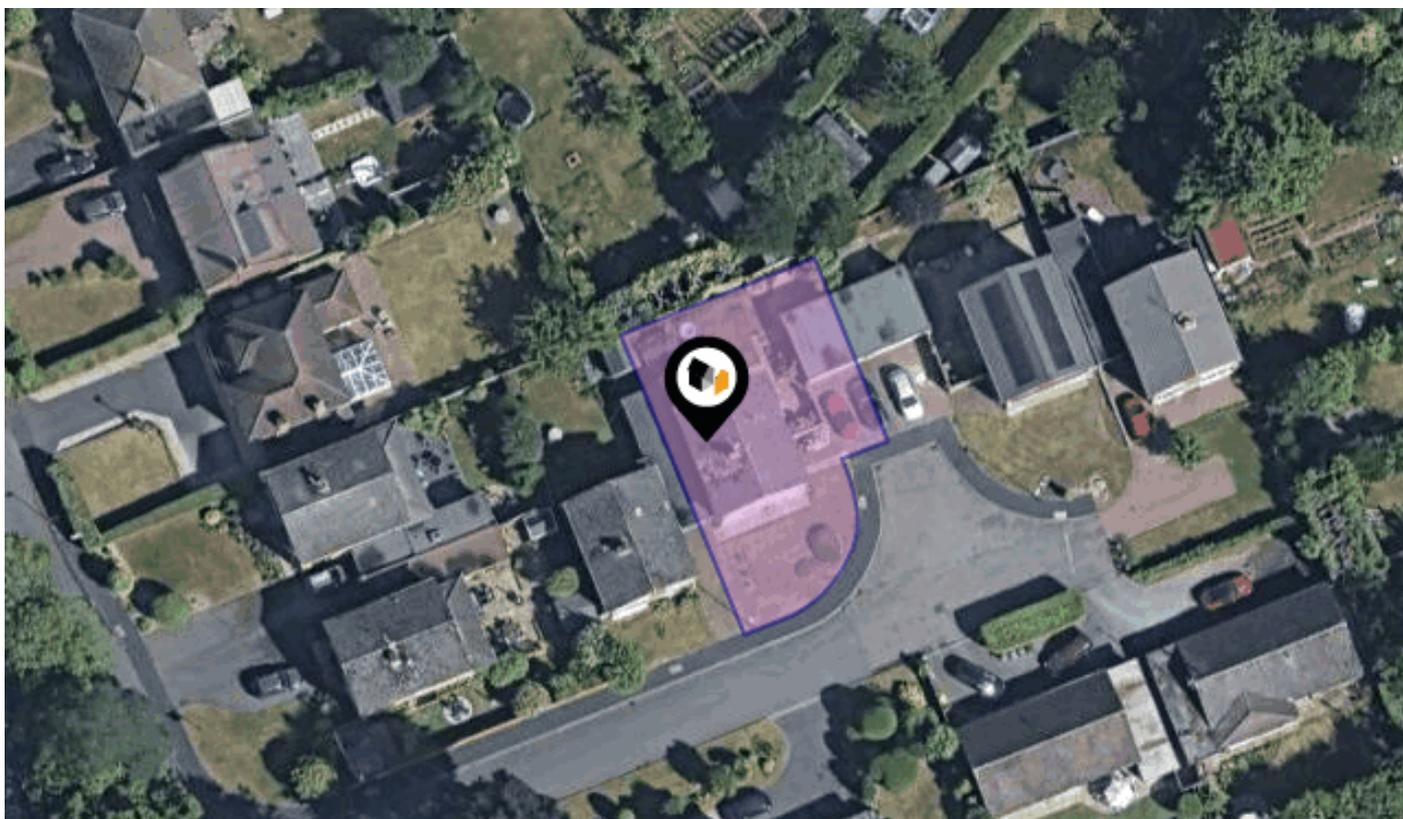
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 06th March 2026

JOANNA DRIVE, COVENTRY, CV3

Asking Price : £535,000

Walmsley's The Way to Move

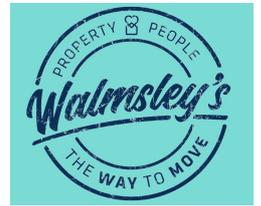18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

Dear Buyers & interested parties

Your property details in brief.......

A spacious & well presented four double bedroom detached home

Never before sold with one owner from build

Private rear gardens, double garage & double driveway

Ideal, peaceful, Cul De Sac location

Impressive South facing sitting room & separate dining room

Modern kitchen& practical porch & hallway

Four piece family bathroom & ground floor cloakroom

Excellent primary & secondary school catchment

Leamington, Kenilworth & University of Warwick within easy reach

EPC Rating D, Total 1714 Sq.Ft or 160 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
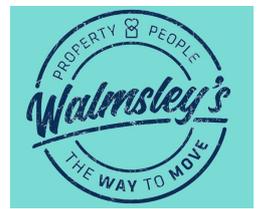
Type:	Detached	**Asking Price:**	£535,000
Bedrooms:	4	**Tenure:**	Freehold
Floor Area:	1,714 ft^2 / 159 m^2		
Plot Area:	0.1 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,486		
Title Number:	WK155115		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 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

Property
EPC - Certificate

CV3

Energy rating

D

Valid until 15.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 | C
55-68	D	63 | D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Warm air, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	129 m^2

Market
Sold in Street
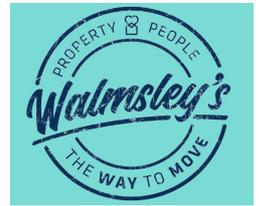
4, Joanna Drive, Coventry, CV3 6QE			Detached House
Last Sold Date:	17/10/2022	25/01/2021	17/04/2003
Last Sold Price:	£501,000	£377,000	£202,000

5, Joanna Drive, Coventry, CV3 6QE	Detached House
Last Sold Date:	15/12/2017
Last Sold Price:	£420,000

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

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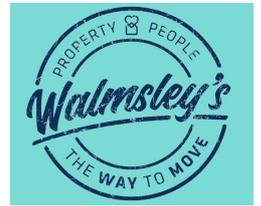
10 Year History of Average House Prices by Property Type in CV3
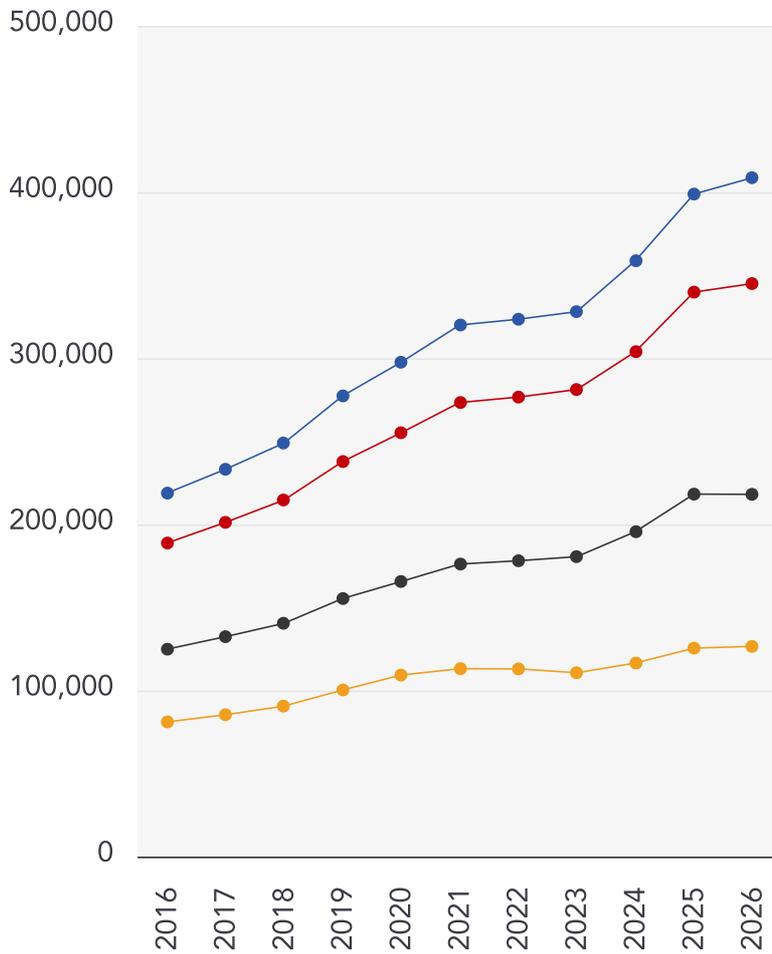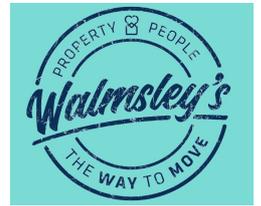

Detached
+86.77%

Semi-Detached
+82.76%

Terraced
+74.65%

Flat
+56.09%

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026

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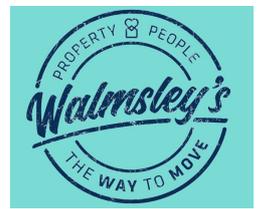
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
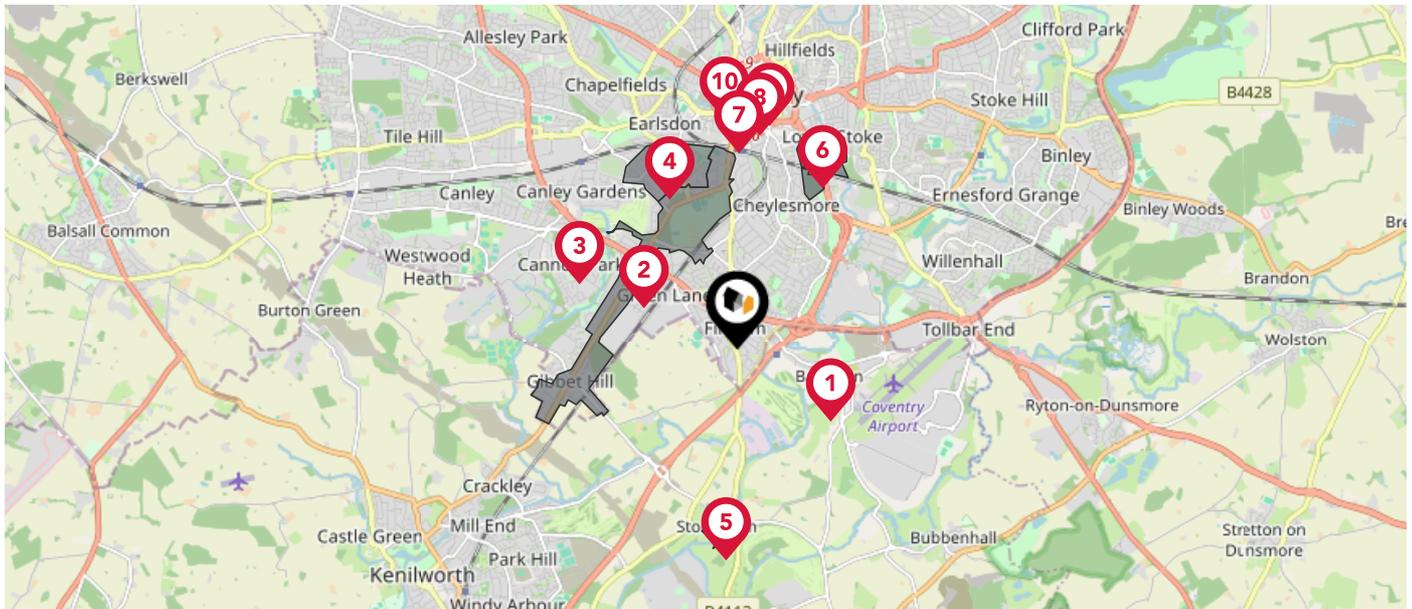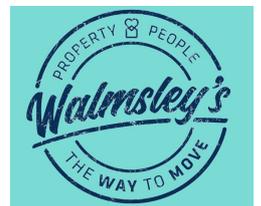

| Nearby Conservation Areas	
1	Baginton
2	Kenilworth Road
3	Ivy Farm Lane (Canley Hamlet)
4	Earlsdon
5	Stoneleigh
6	London Road
7	Greyfriars Green
8	High Street
9	Hill Top and Cathedral
10	Spon Street

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
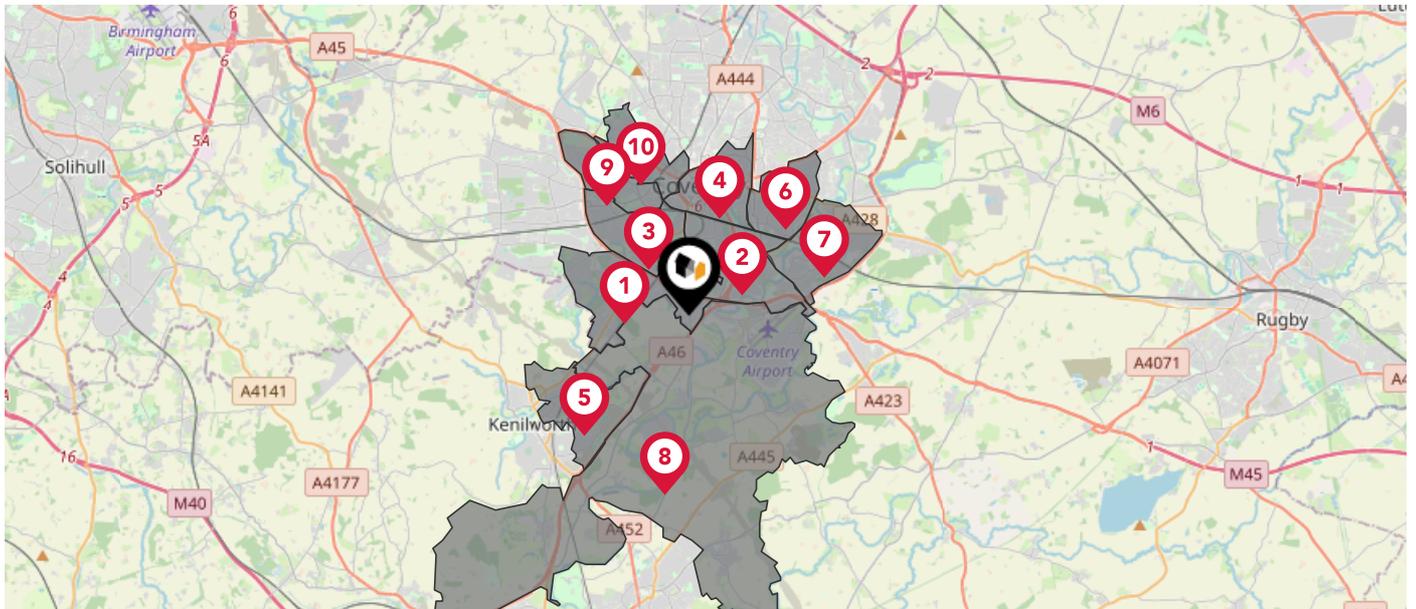
	Nearby Council Wards
1	Wainbody Ward
2	Cheylesmore Ward
3	Earlsdon Ward
4	St. Michael's Ward
5	Kenilworth Park Hill Ward
6	Lower Stoke Ward
7	Binley and Willenhall Ward
8	Cubbington & Leek Wootton Ward
9	Whoberley Ward
10	Sherbourne Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
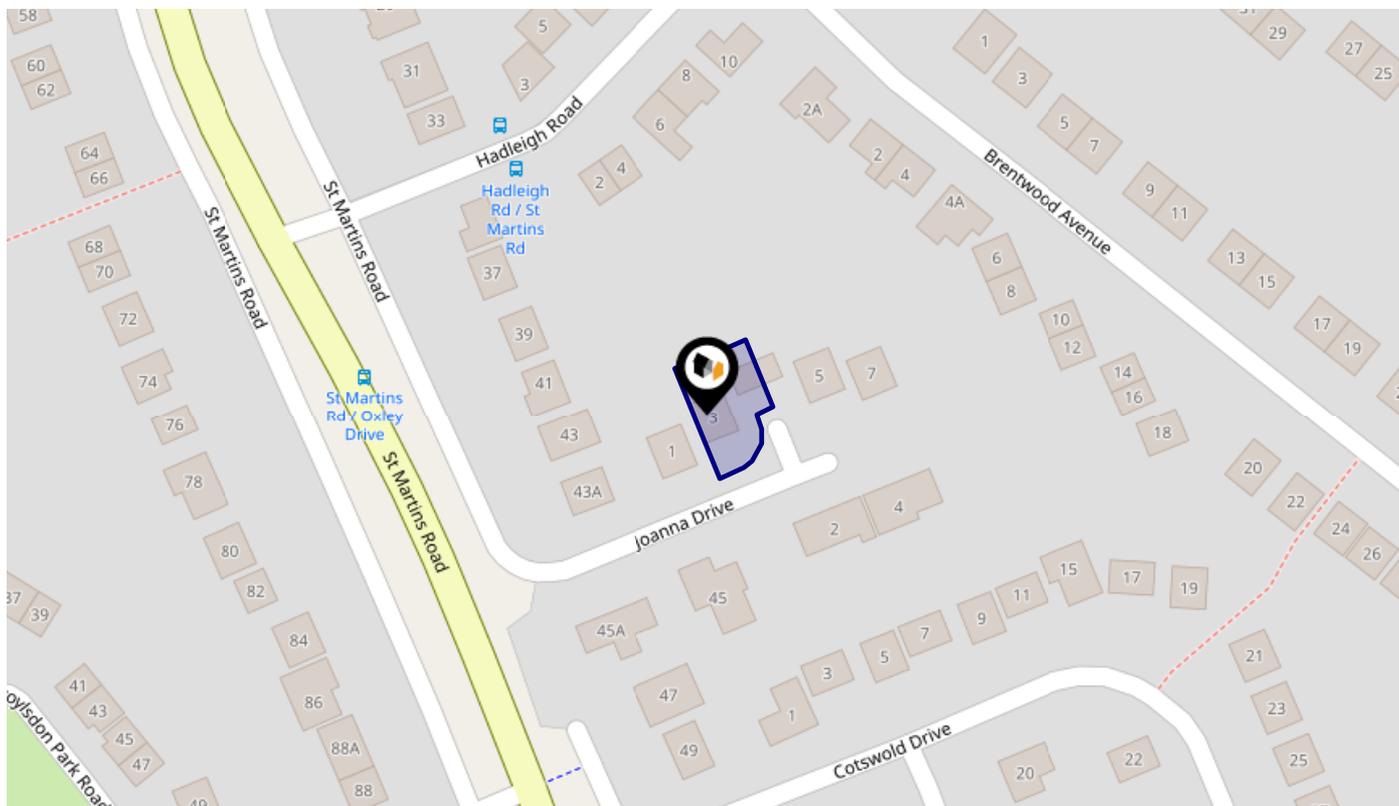
Rail Noise Data

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.
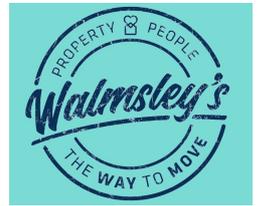
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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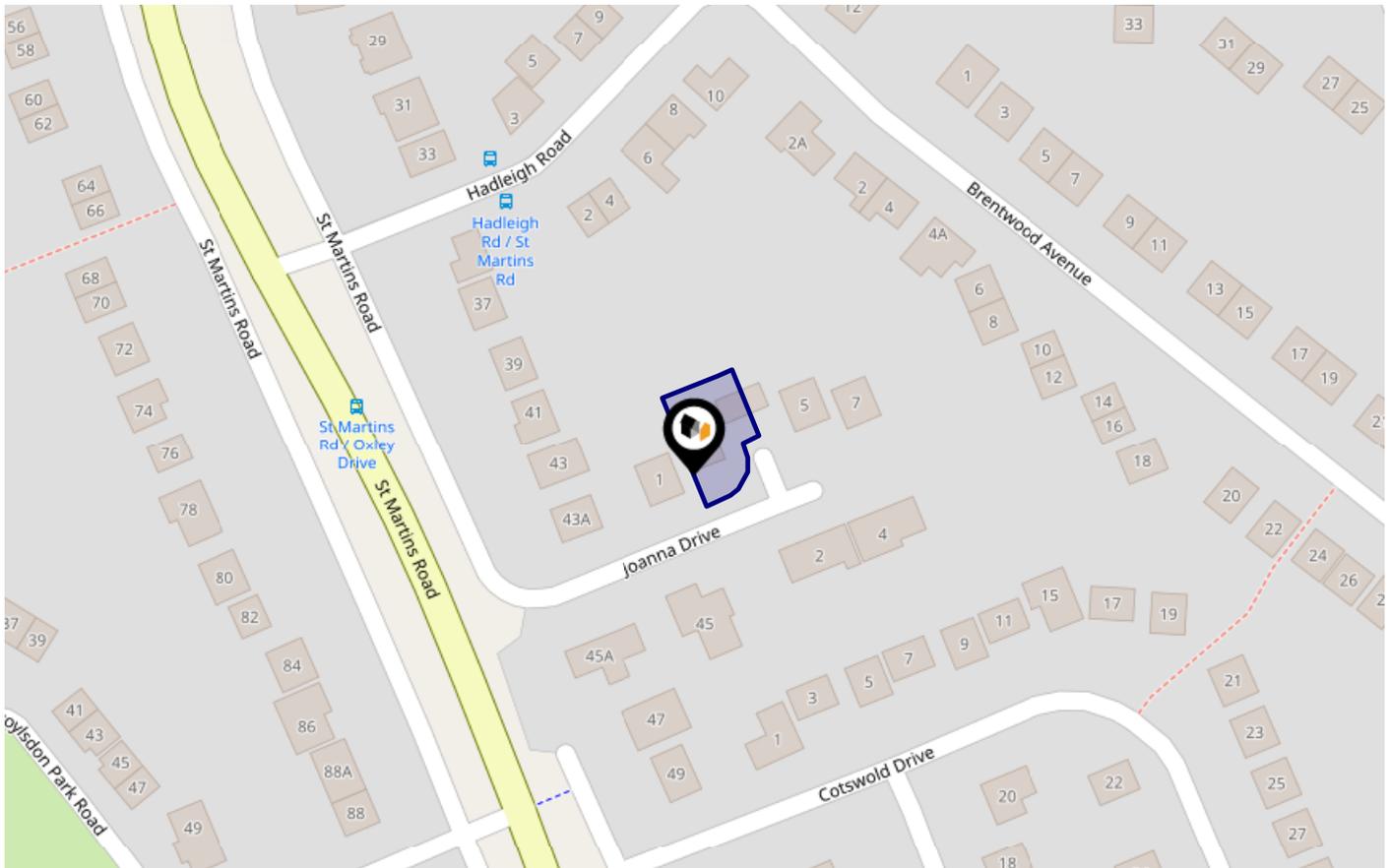
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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:

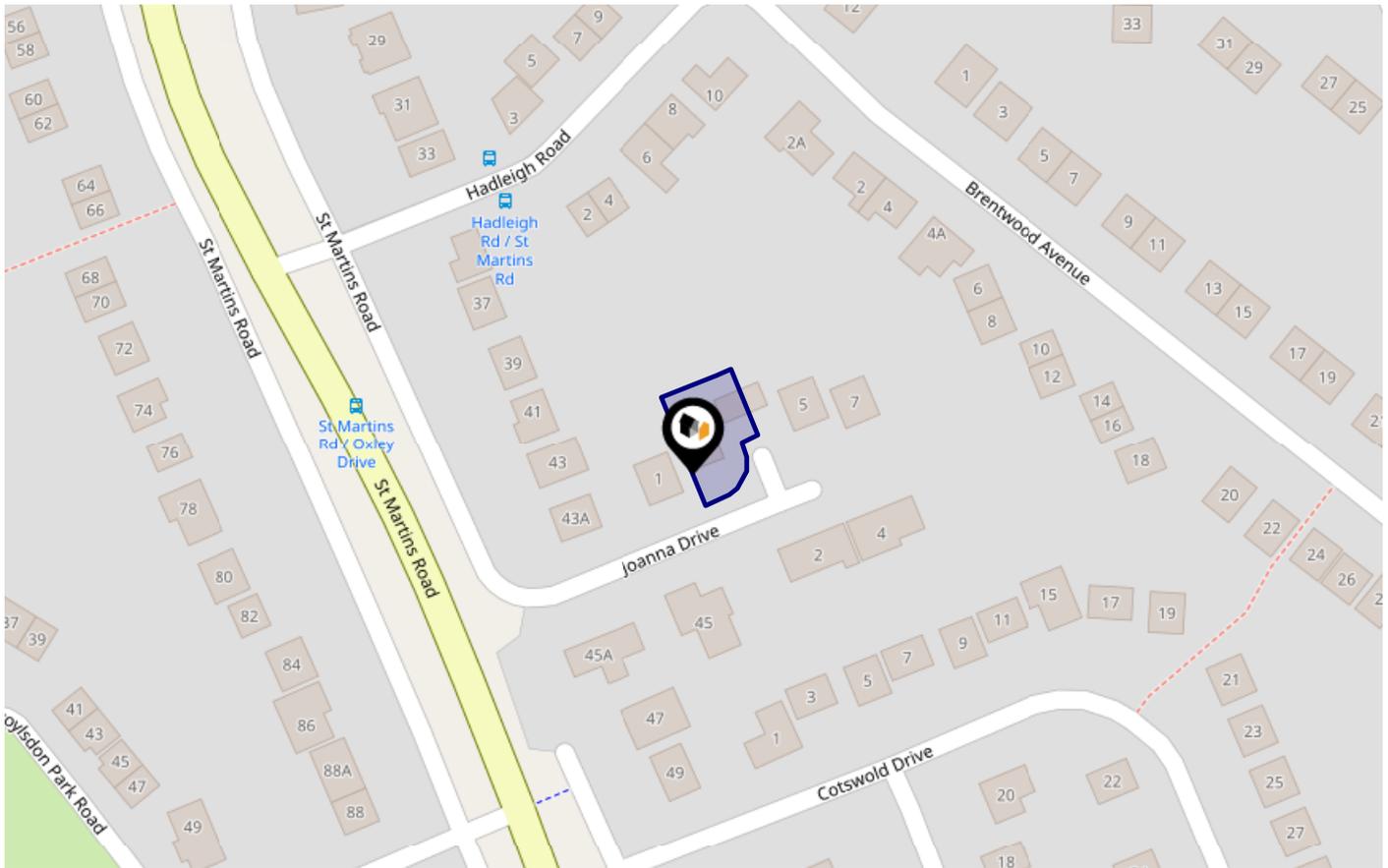|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.

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Chance of flooding to the following depths at this property:

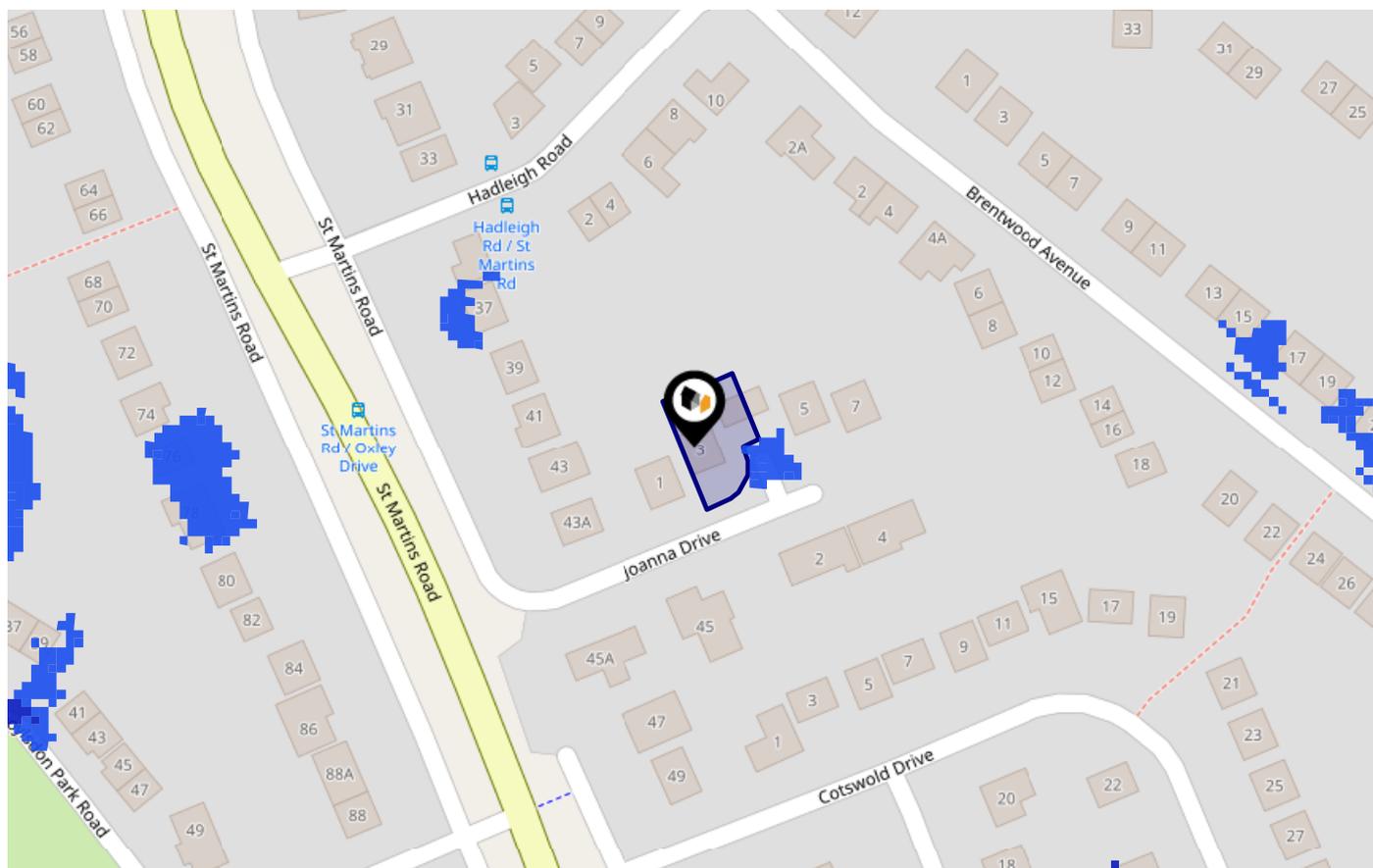|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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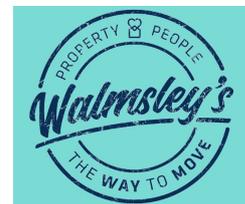
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
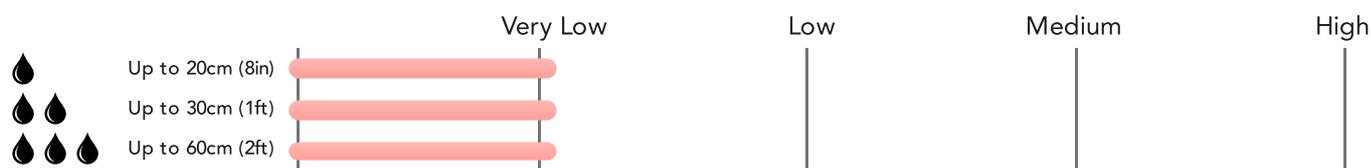

Risk Rating: Very low

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Chance of flooding to the following depths at this property:

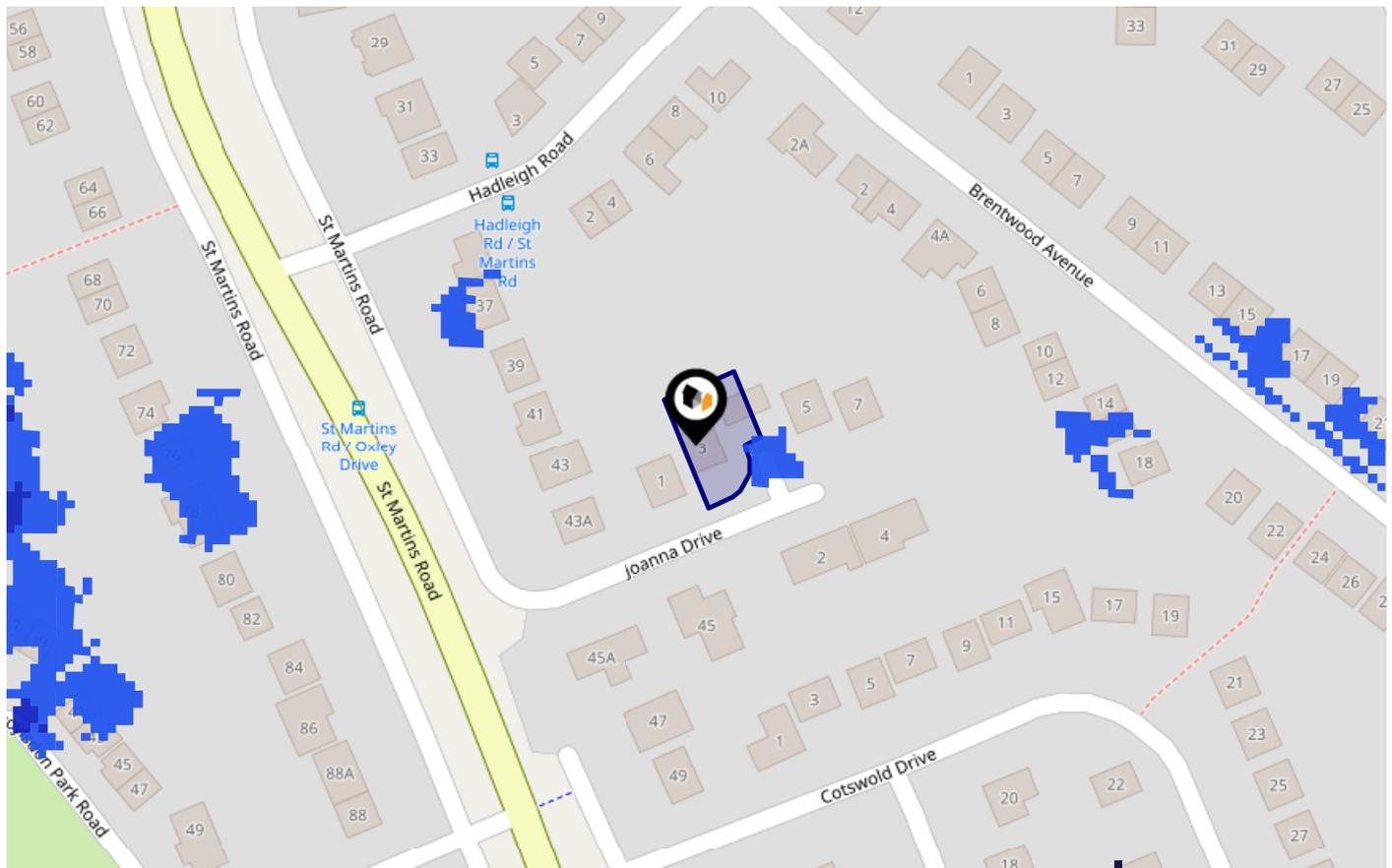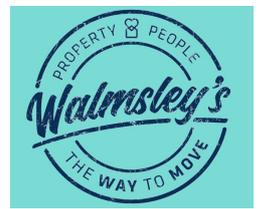|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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.

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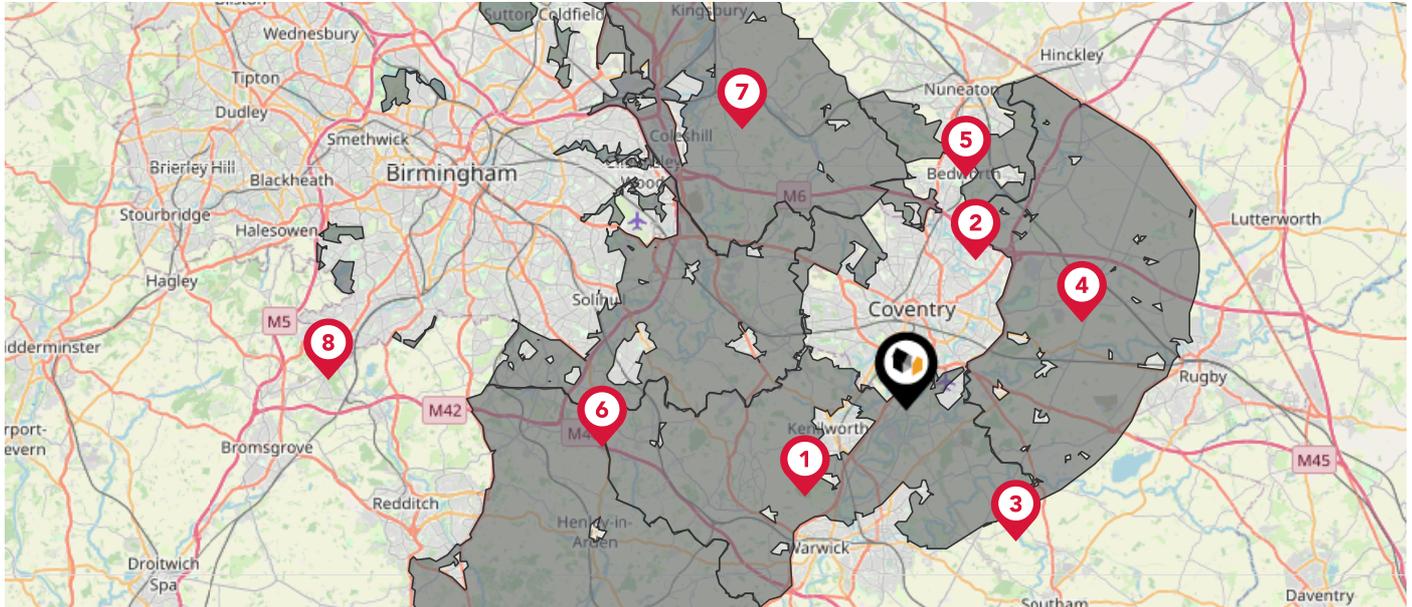Chance of flooding to the following depths at this property:

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

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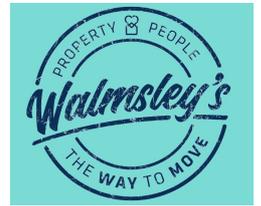
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
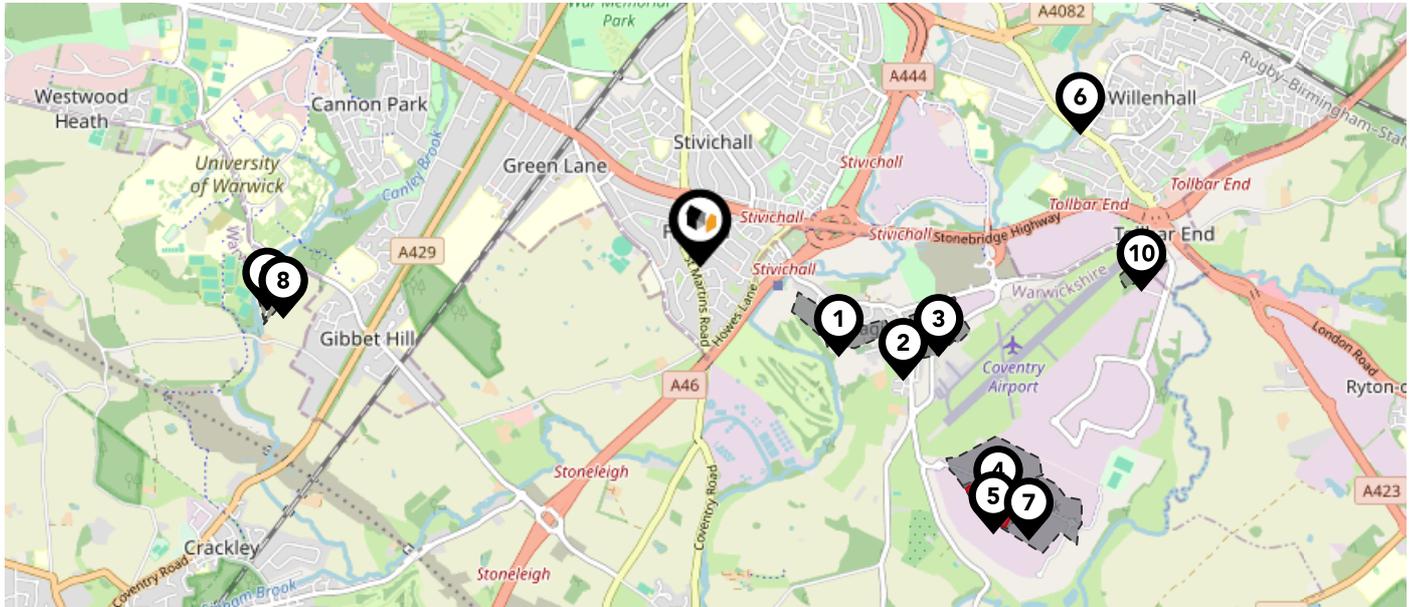

|	Nearby Landfill Sites		
1	Hall Drive-Baginton	Historic Landfill	
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	
3	Rowley Road-Baginton	Historic Landfill	
4	Rock Farm Landfill-	Historic Landfill	
5	EA/EPR/HB3904FE/V007	Active Landfill	
6	London Road B-Willenhall, Coventry	Historic Landfill	
7	Rock Farm-Baginton, Coventry, Warwickshire	Historic Landfill	
8	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
9	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
10	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill	

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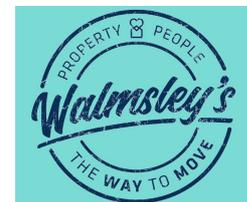
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
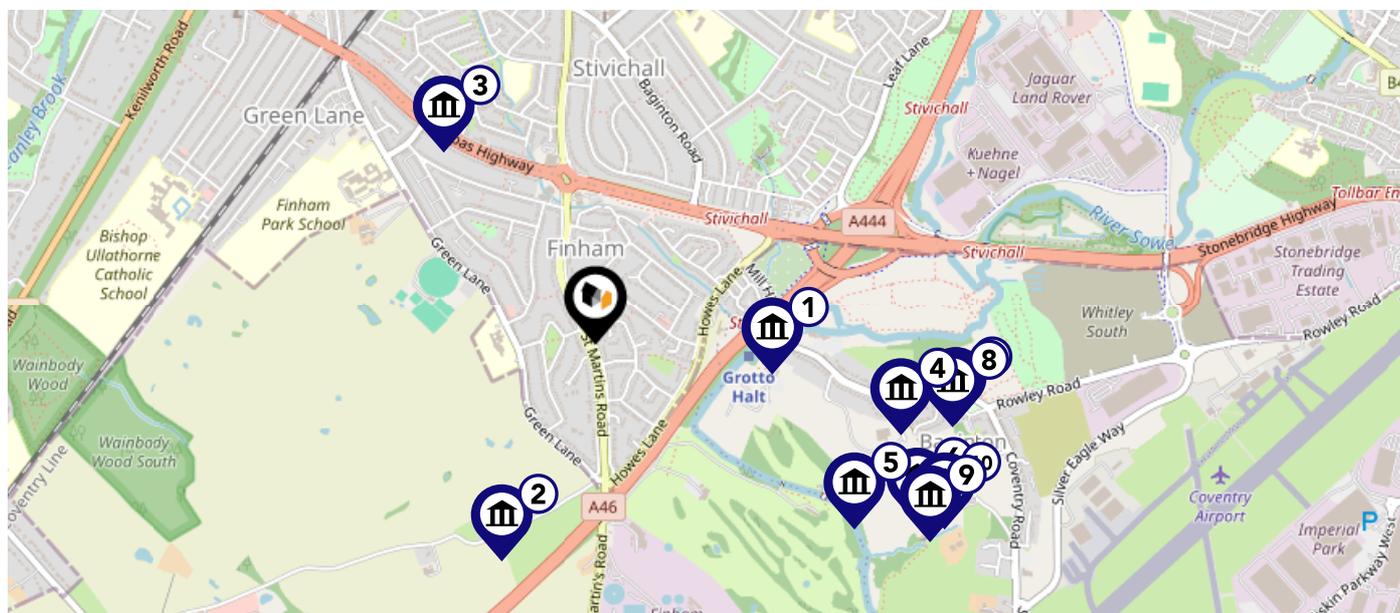

Listed Buildings in the local district	Grade	Distance
① 1035274 - Baginton Bridge	Grade II	0.4 miles
② 1106225 - Hill Farmhouse	Grade II	0.5 miles
③ 1342919 - Stivichall Grange	Grade II	0.5 miles
④ 1116527 - Outbuilding 9 Yards South West Of Rose Cottage	Grade II	0.7 miles
⑤ 1035269 - Ruins Of Castle 160 Yards West Of Church Of St John The Baptist	Grade II	0.7 miles
⑥ 1116539 - Church Of Saint John The Baptist	Grade I	0.8 miles
⑦ 1319923 - Lunt Cottages	Grade II	0.8 miles
⑧ 1035273 - Lunt Cottages	Grade II	0.8 miles
⑨ 1035272 - The Old Rectory	Grade II	0.9 miles
⑩ 1116551 - Oak Farmhouse	Grade II	0.9 miles

Area
Schools
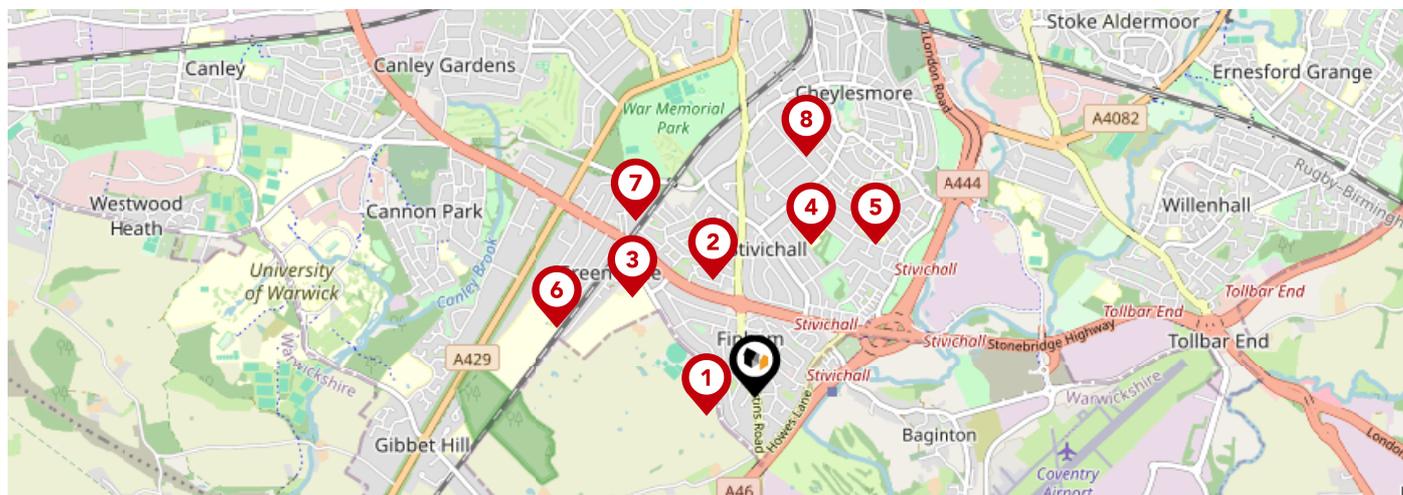
	Nursery	Primary	Secondary	College	Private
1 **Finham Primary School** Ofsted Rating: Good | Pupils: 463 | Distance:0.24	☐	☑	☐	☐	☐
2 **Grange Farm Primary School** Ofsted Rating: Good | Pupils: 421 | Distance:0.57	☐	☑	☐	☐	☐
3 **Finham Park School** Ofsted Rating: Outstanding | Pupils: 1711 | Distance:0.72	☐	☐	☑	☐	☐
4 **St Thomas More Catholic Primary School** Ofsted Rating: Good | Pupils: 317 | Distance:0.74	☐	☑	☐	☐	☐
5 **Howes Community Primary School** Ofsted Rating: Requires improvement | Pupils: 177 | Distance:0.88	☐	☑	☐	☐	☐
6 **Bishop Ullathorne Catholic School** Ofsted Rating: Good | Pupils: 1140 | Distance:0.95	☐	☐	☑	☐	☐
7 **Stivichall Primary School** Ofsted Rating: Good | Pupils: 534 | Distance:0.97	☐	☑	☐	☐	☐
8 **Manor Park Primary School** Ofsted Rating: Good | Pupils: 727 | Distance:1.11	☐	☑	☐	☐	☐

Area
Schools
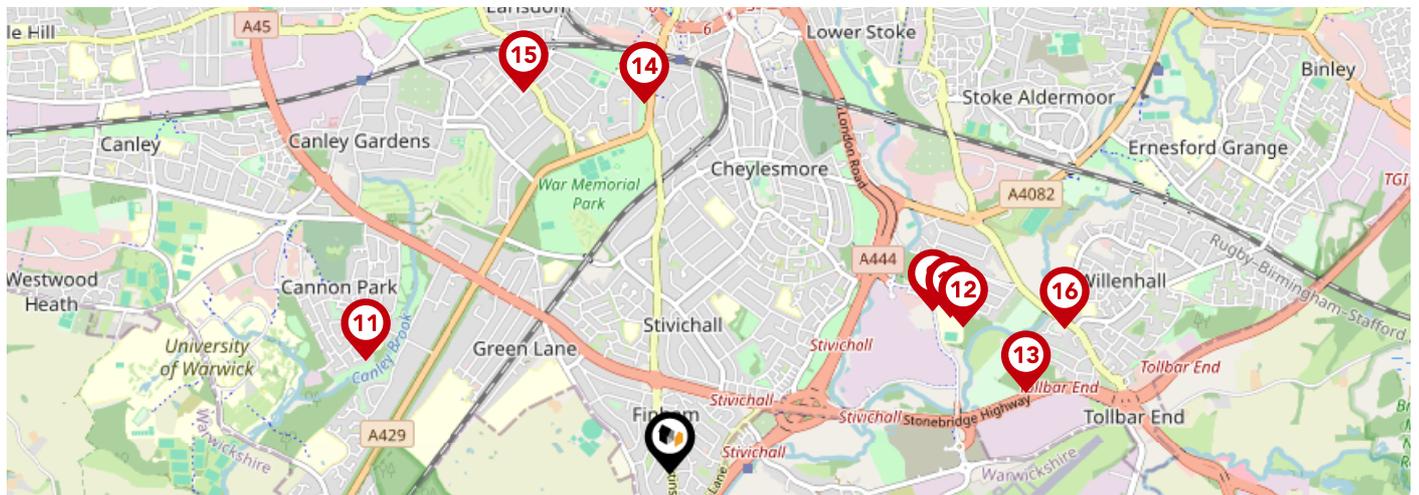
		Nursery	Primary	Secondary	College	Private
9	**Meadow Park School** Ofsted Rating: Requires improvement | Pupils: 783 | Distance:1.39	☐	☐	☑	☐	☐
10	**Tiverton School** Ofsted Rating: Good | Pupils: 119 | Distance:1.45	☐	☑	☐	☐	☐
11	**Cannon Park Primary School** Ofsted Rating: Good | Pupils: 204 | Distance:1.47	☐	☑	☐	☐	☐
12	**Whitley Abbey Primary School** Ofsted Rating: Good | Pupils: 449 | Distance:1.47	☐	☑	☐	☐	☐
13	**Baginton Fields Academy** Ofsted Rating: Good | Pupils:0 | Distance:1.64	☐	☐	☑	☐	☐
14	**King Henry VIII School** Ofsted Rating: Not Rated | Pupils: 802 | Distance:1.69	☐	☐	☑	☐	☐
15	**Earlsdon Primary School** Ofsted Rating: Good | Pupils: 423 | Distance:1.85	☐	☑	☐	☐	☐
16	**St Anne's Catholic Primary School** Ofsted Rating: Good | Pupils: 241 | Distance:1.89	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
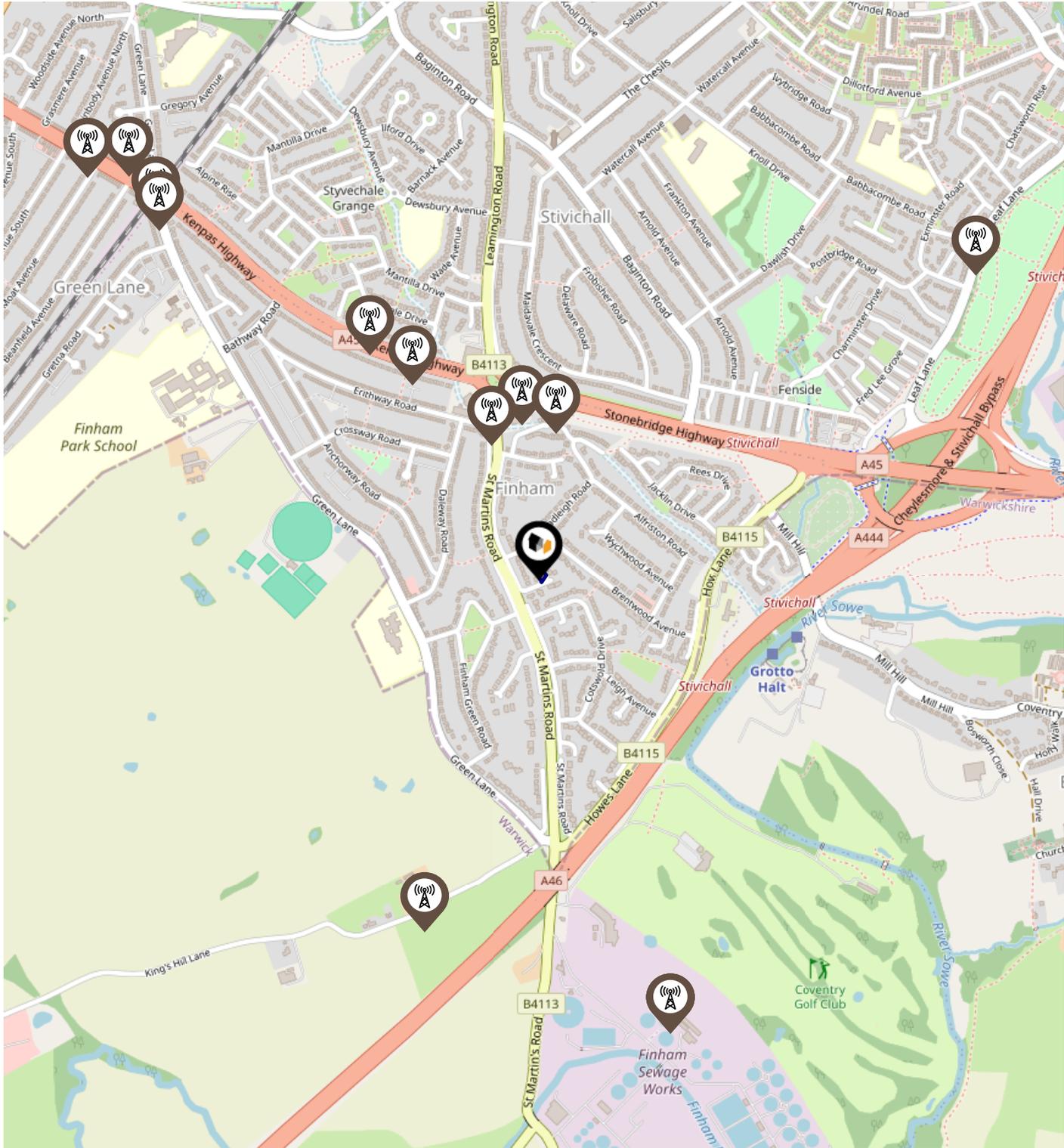
Key:

🏗 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).

This
Property
▼

|					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
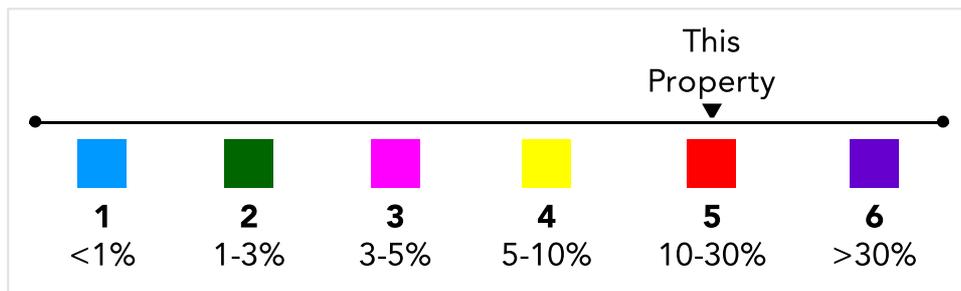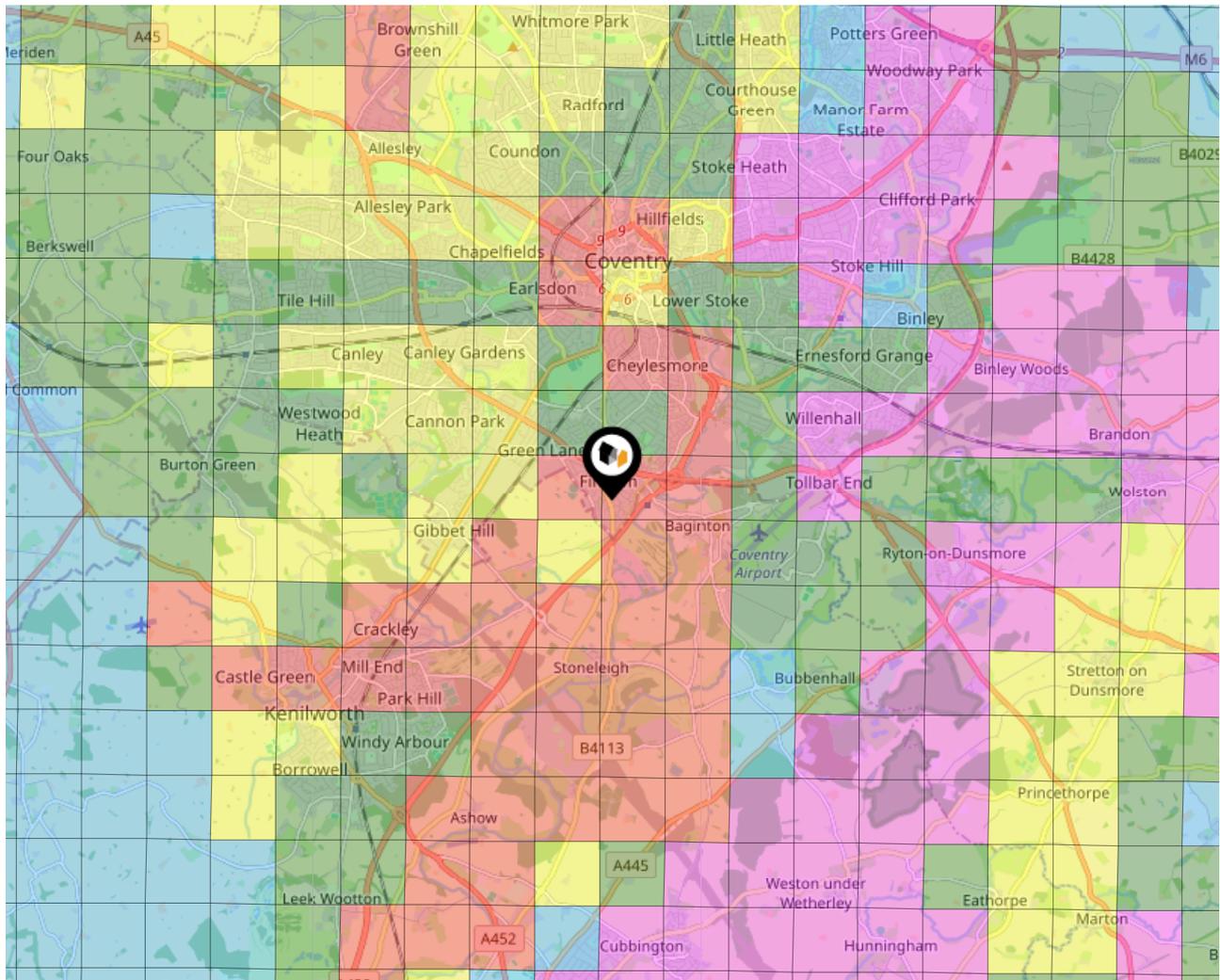
Local Area
Road Noise
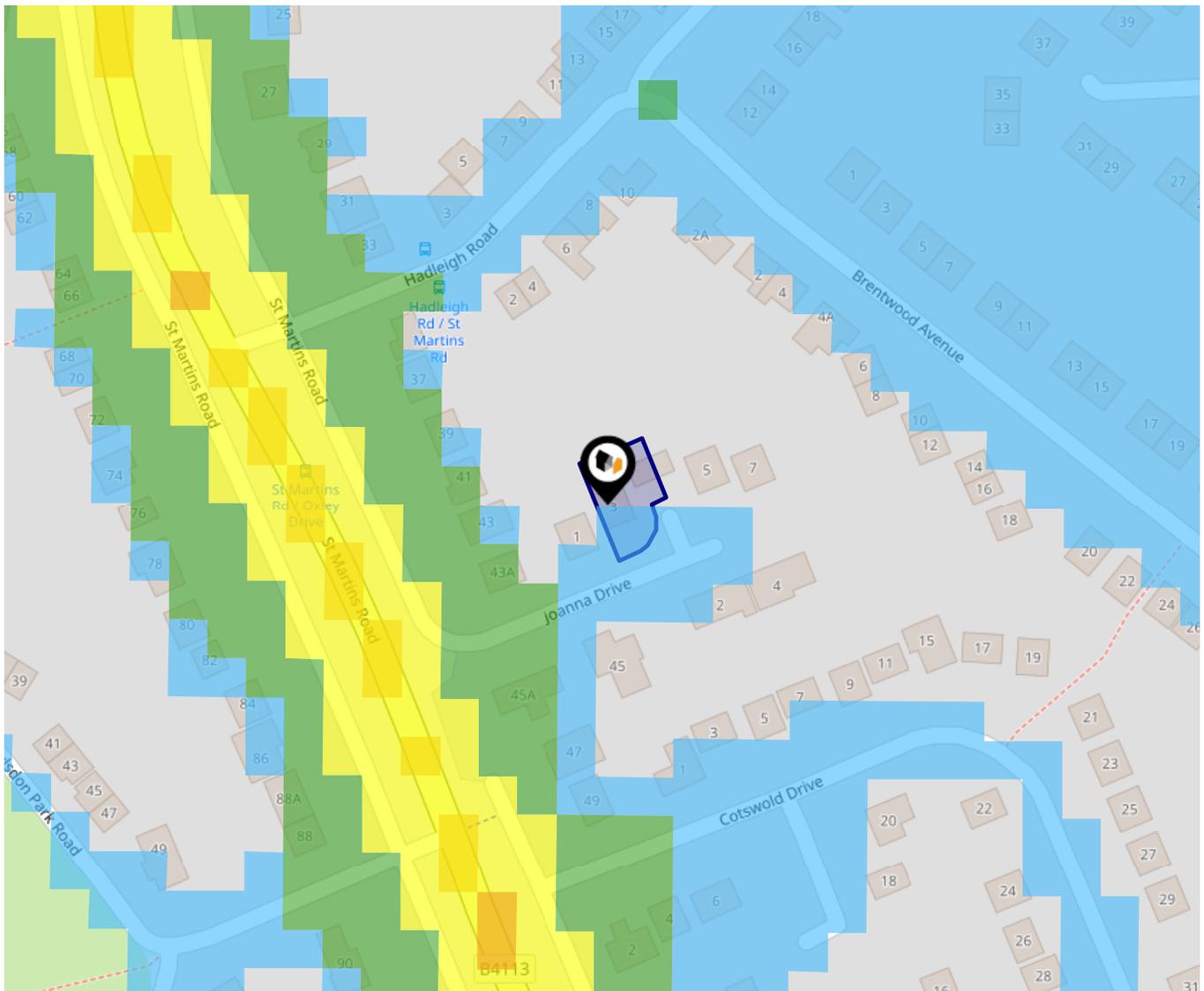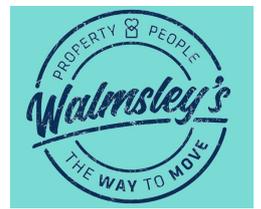
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 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: ARGILLIC - ARENACEOUS

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: CLAYEY LOAM TO SANDY LOAM

Soil Depth: INTERMEDIATE-SHALLOW
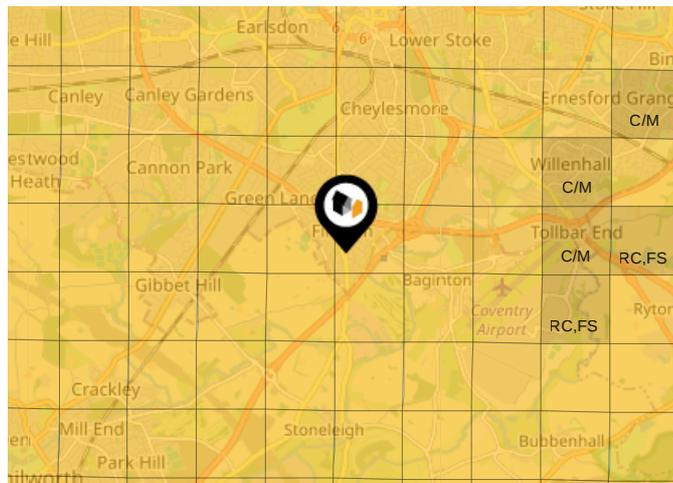
Primary Classifications (Most Common Clay Types)

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

Area
Transport (National)
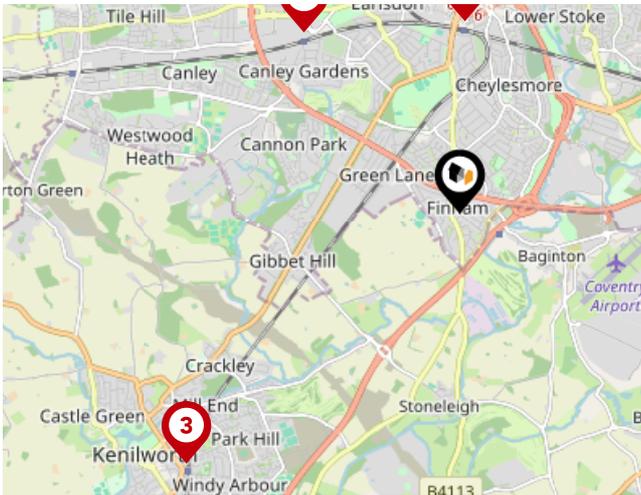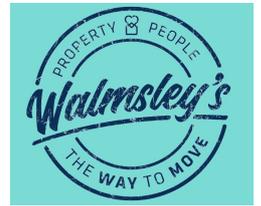
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.74 miles
2	Canley Rail Station	2.15 miles
3	Kenilworth Rail Station	3.35 miles
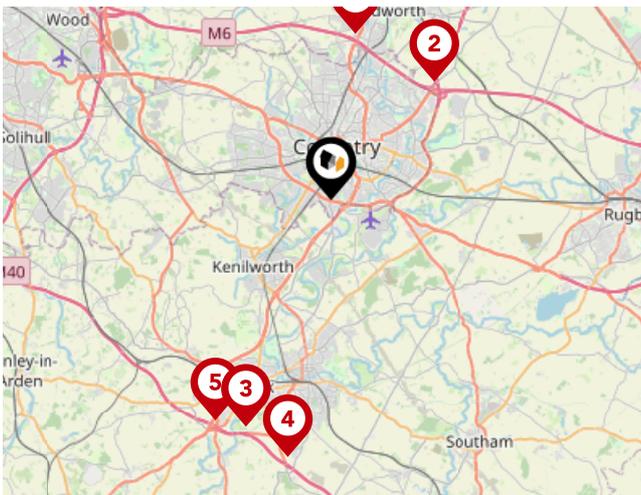
Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	6.11 miles
2	M6 J2	5.67 miles
3	M40 J14	8.79 miles
4	M40 J13	9.5 miles
5	M40 J15	9.02 miles
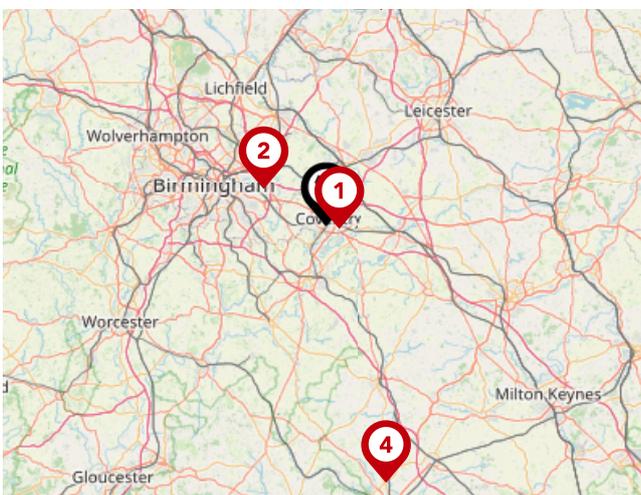
Airports/Helipads

Pin	Name	Distance
1	Baginton	1.76 miles
2	Birmingham Airport	10.6 miles
3	East Mids Airport	32.13 miles
4	Kidlington	38.51 miles

Area
Transcript (Local)
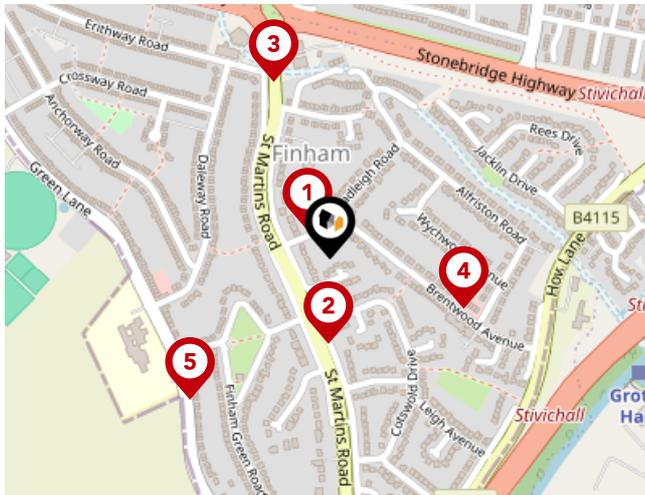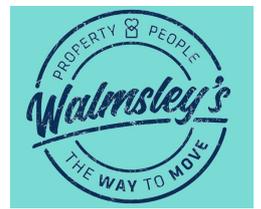
Bus Stops/Stations

Pin	Name	Distance
1	St Martins Rd	0.04 miles
2	Oxley Drive	0.1 miles
3	The Graylands	0.21 miles
4	Alfriston Rd	0.16 miles
5	Droylesdon Park Rd	0.22 miles
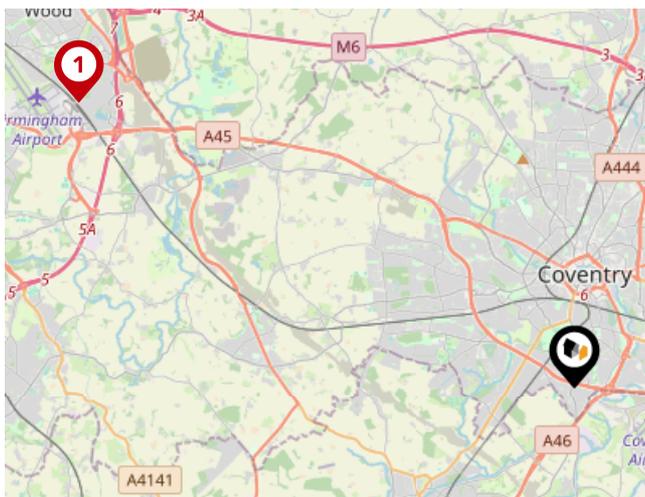
Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.32 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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in /walmsleysthewaytomove

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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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail

KFB - Key Facts For Buyers