



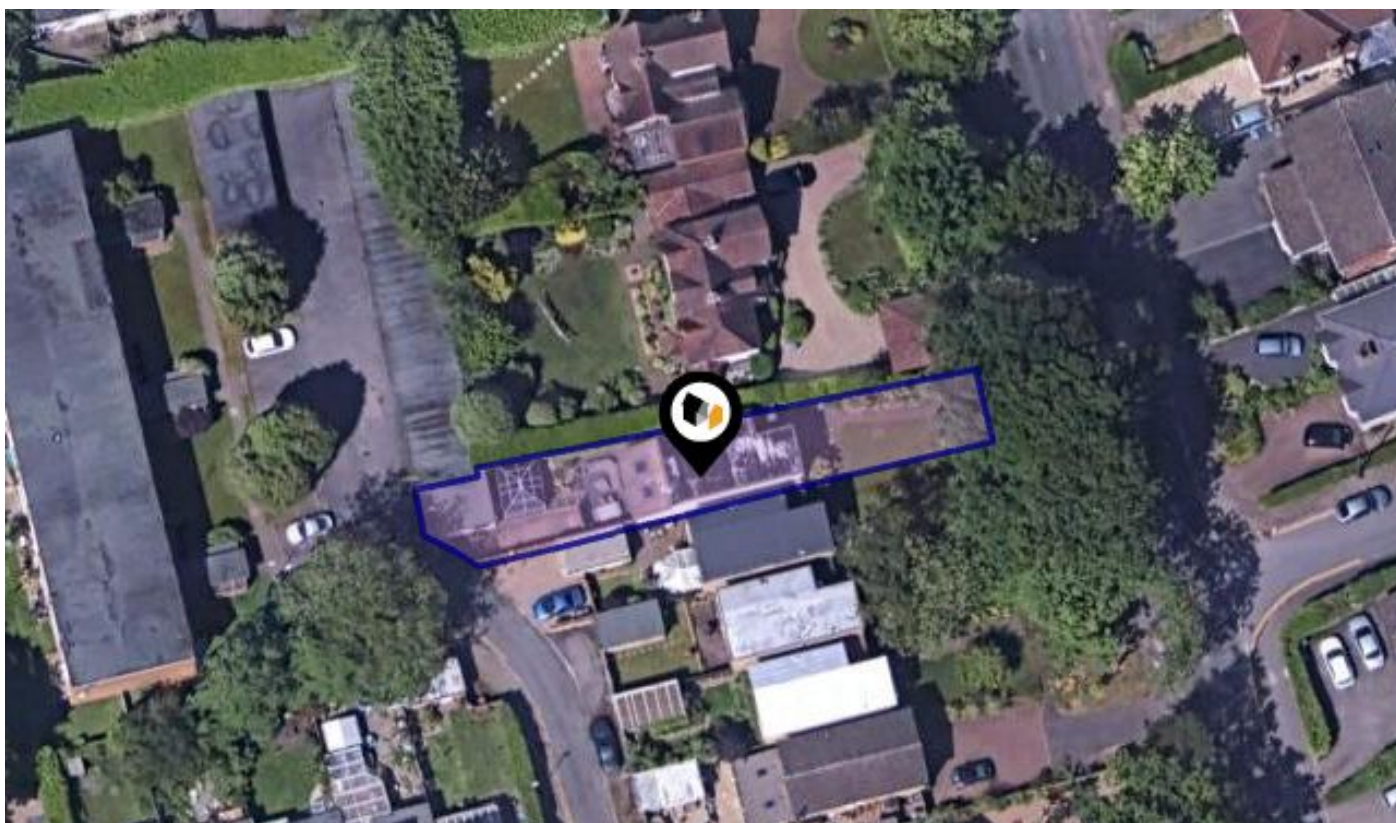
See More Online

Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 18th June 2026**



## JOBS LANE, COVENTRY, CV4

**Price Estimate :** £350,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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

A unique detached home with many unique features

Three double first floor bedrooms

Versatile living spaces with three reception areas

Ground floor cloakroom & impressive entrance lobby

Four piece family bathroom with jacuzzi bath

Open plan kitchen dining & family room

Main bedroom with balcony

Double garage & driveway to rear

Ideal West Coventry location close to schooling & amenities

EPC Rating Ordered, Total 1332 Sq.Ft or 124 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 Overview



## Property

<b>Type:</b>	Detached	<b>Price Estimate:</b>	£350,000
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,332 ft <sup>2</sup> / 123 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,517		
<b>Title Number:</b>	WK27786		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>80</b> mb/s	<b>5500</b> mb/s

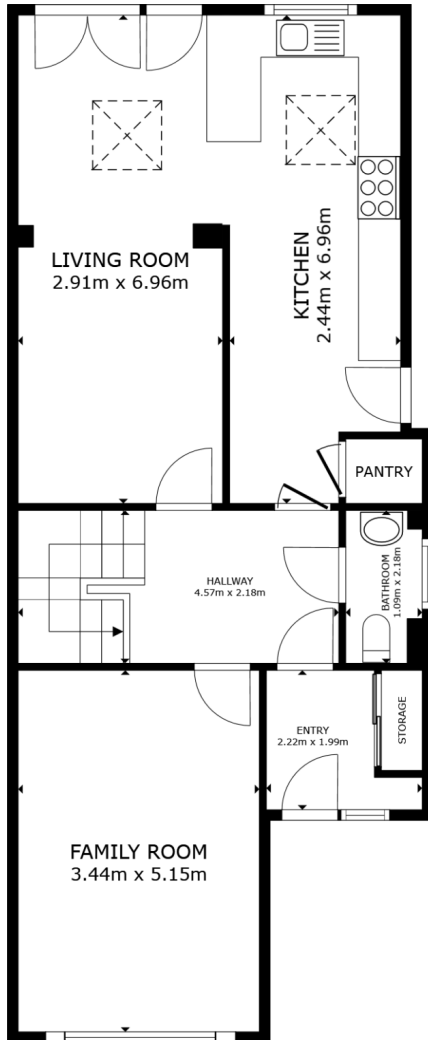
### Mobile Coverage: (based on calls indoors)



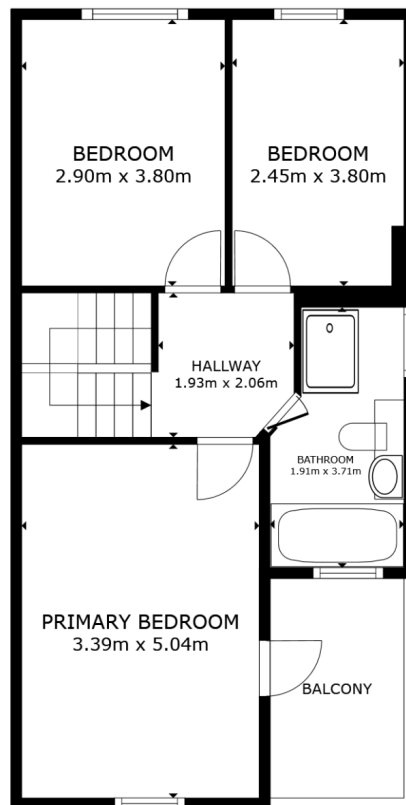
### Satellite/Fibre TV Availability:



## JOBS LANE, COVENTRY, CV4



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 74.2 m<sup>2</sup> FLOOR 2 53.7 m<sup>2</sup>  
EXCLUDED AREAS : BALCONY 6.0 m<sup>2</sup>  
TOTAL : 127.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Market Sold in Street



<b>25, Jobs Lane, Coventry, CV4 9DZ</b>		Detached House	
Last Sold Date:	19/05/2025		
Last Sold Price:	£340,000		
<b>33, Jobs Lane, Coventry, CV4 9DZ</b>		Detached House	
Last Sold Date:	12/11/2021	18/12/2001	01/12/1999
Last Sold Price:	£315,000	£87,500	£75,000
<b>11, Jobs Lane, Coventry, CV4 9DZ</b>		Semi-detached House	
Last Sold Date:	23/08/2021	02/07/1999	
Last Sold Price:	£307,000	£89,000	
<b>15, Jobs Lane, Coventry, CV4 9DZ</b>		Semi-detached House	
Last Sold Date:	28/05/2021		
Last Sold Price:	£265,000		
<b>39, Jobs Lane, Coventry, CV4 9DZ</b>		Detached House	
Last Sold Date:	21/05/2021	28/06/1996	
Last Sold Price:	£450,000	£137,000	
<b>31, Jobs Lane, Coventry, CV4 9DZ</b>		Detached House	
Last Sold Date:	23/08/2019	15/05/2014	
Last Sold Price:	£310,000	£222,500	
<b>21, Jobs Lane, Coventry, CV4 9DZ</b>		Detached House	
Last Sold Date:	02/11/2018		
Last Sold Price:	£301,100		
<b>63, Jobs Lane, Coventry, CV4 9DZ</b>		Detached House	
Last Sold Date:	15/08/2016		
Last Sold Price:	£325,000		
<b>29, Jobs Lane, Coventry, CV4 9DZ</b>		Detached House	
Last Sold Date:	28/10/2014		
Last Sold Price:	£247,500		
<b>61, Jobs Lane, Coventry, CV4 9DZ</b>		Detached House	
Last Sold Date:	16/08/2013		
Last Sold Price:	£330,000		
<b>3, Jobs Lane, Coventry, CV4 9DZ</b>		Detached House	
Last Sold Date:	08/12/2010		
Last Sold Price:	£175,000		
<b>33a, Jobs Lane, Coventry, CV4 9DZ</b>		Detached House	
Last Sold Date:	07/09/2007		
Last Sold Price:	£195,000		

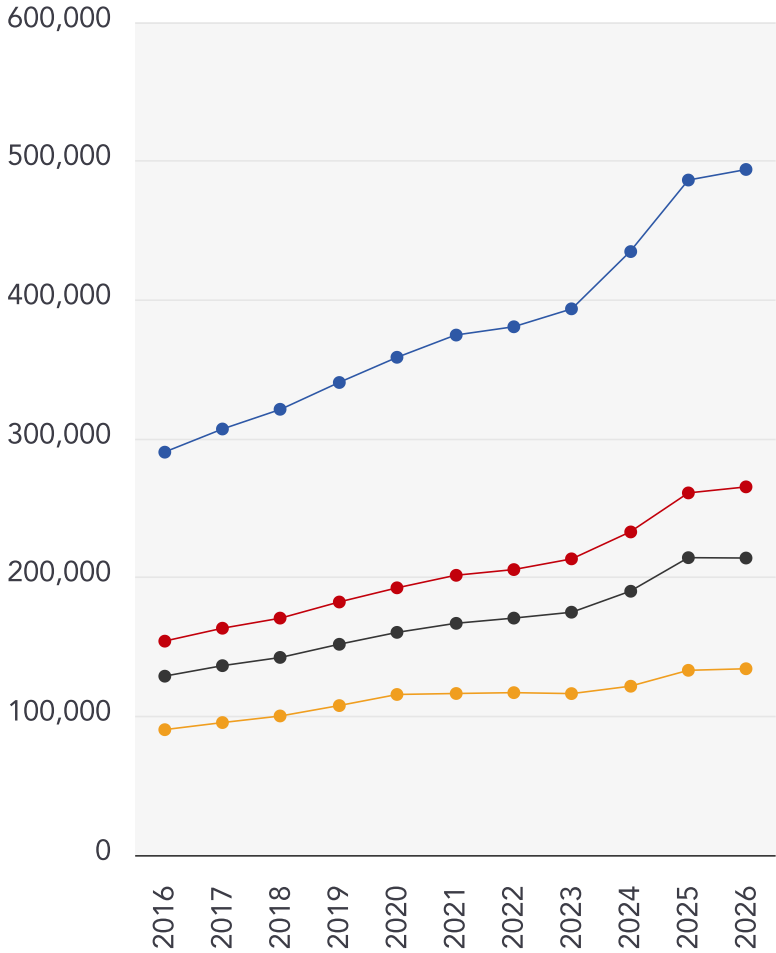
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



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



Detached

**+70.17%**

Semi-Detached

**+72.14%**

Terraced

**+66.07%**

Flat

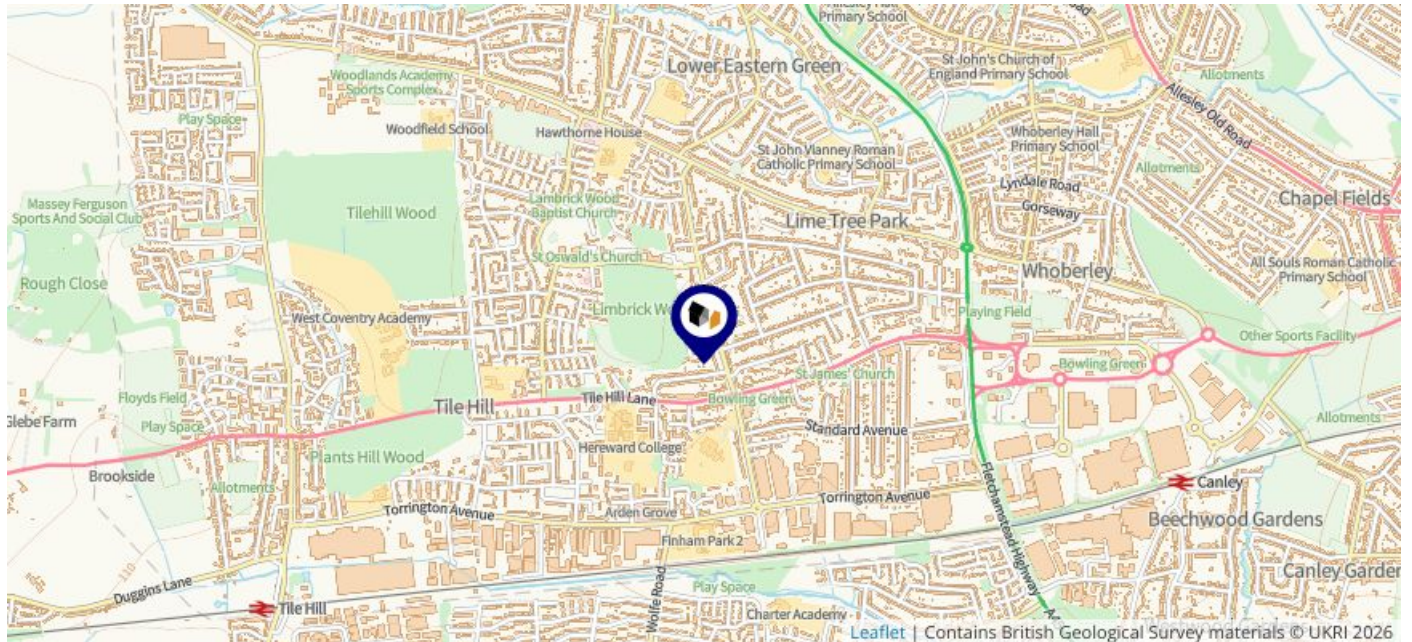
**+48.62%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

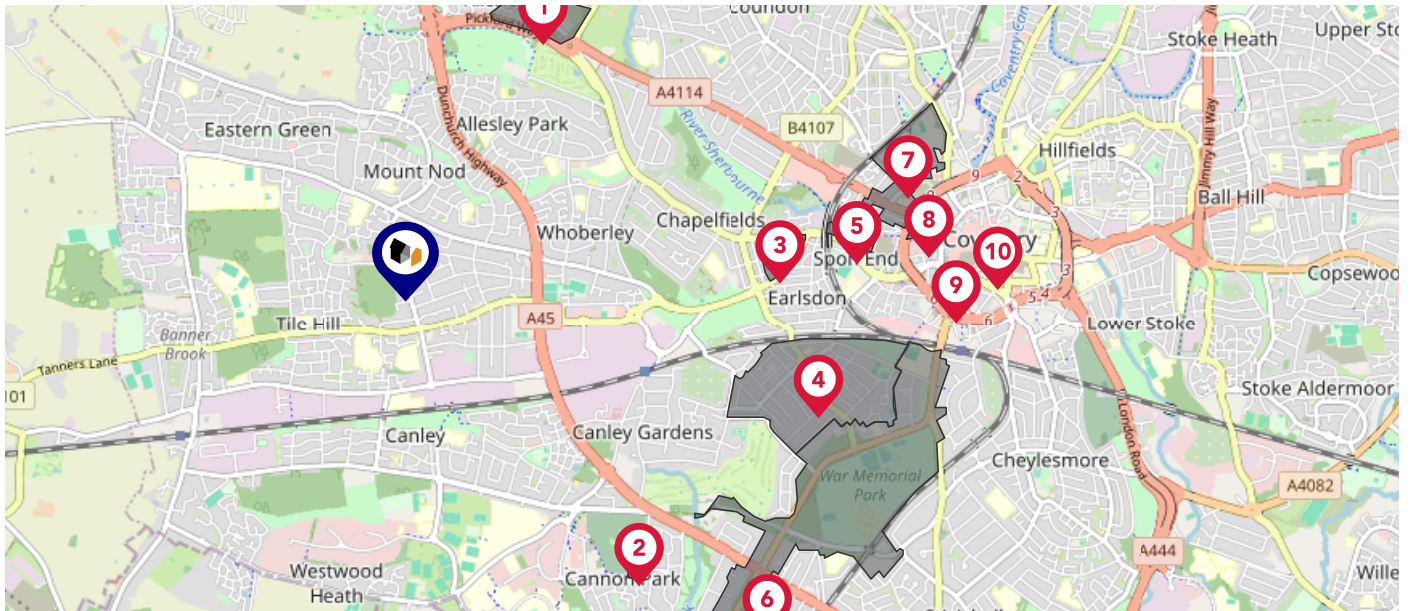
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps











## Conservation Areas



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



### Nearby Conservation Areas

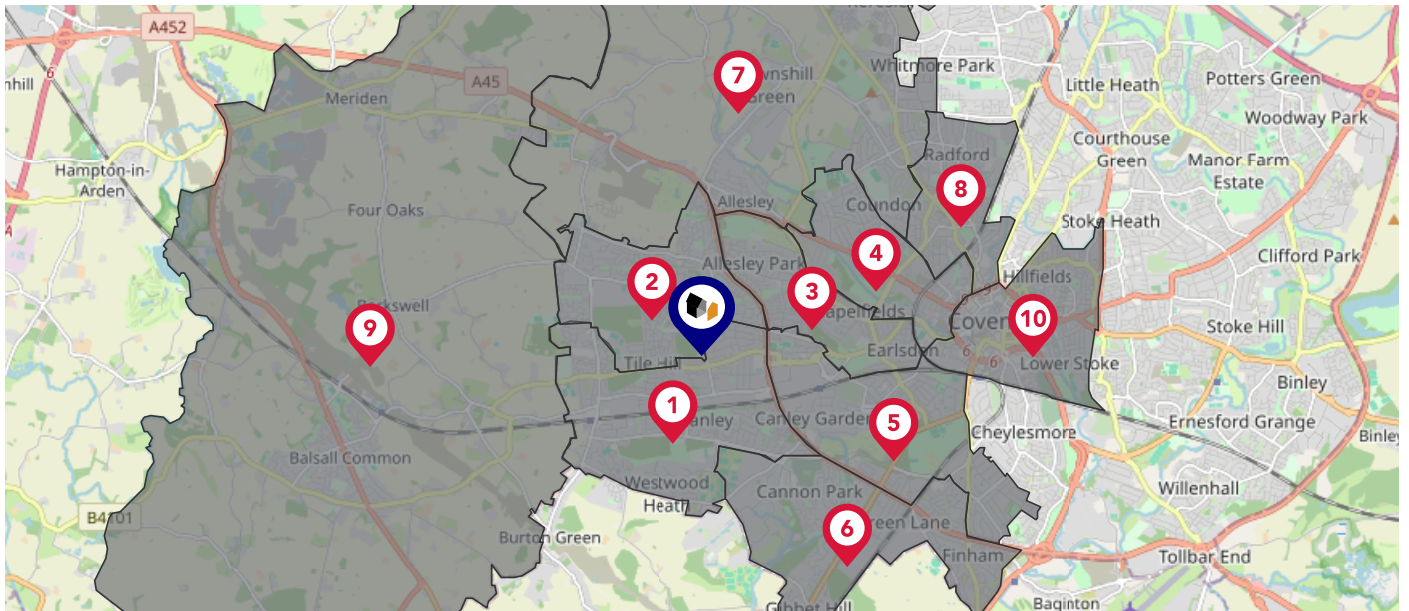
-  1 Allesley Village
-  2 Ivy Farm Lane (Canley Hamlet)
-  3 Chapelfields
-  4 Earlsdon
-  5 Spon End
-  6 Kenilworth Road
-  7 Naul's Mill
-  8 Spon Street
-  9 Greyfriars Green
-  10 High Street

# 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

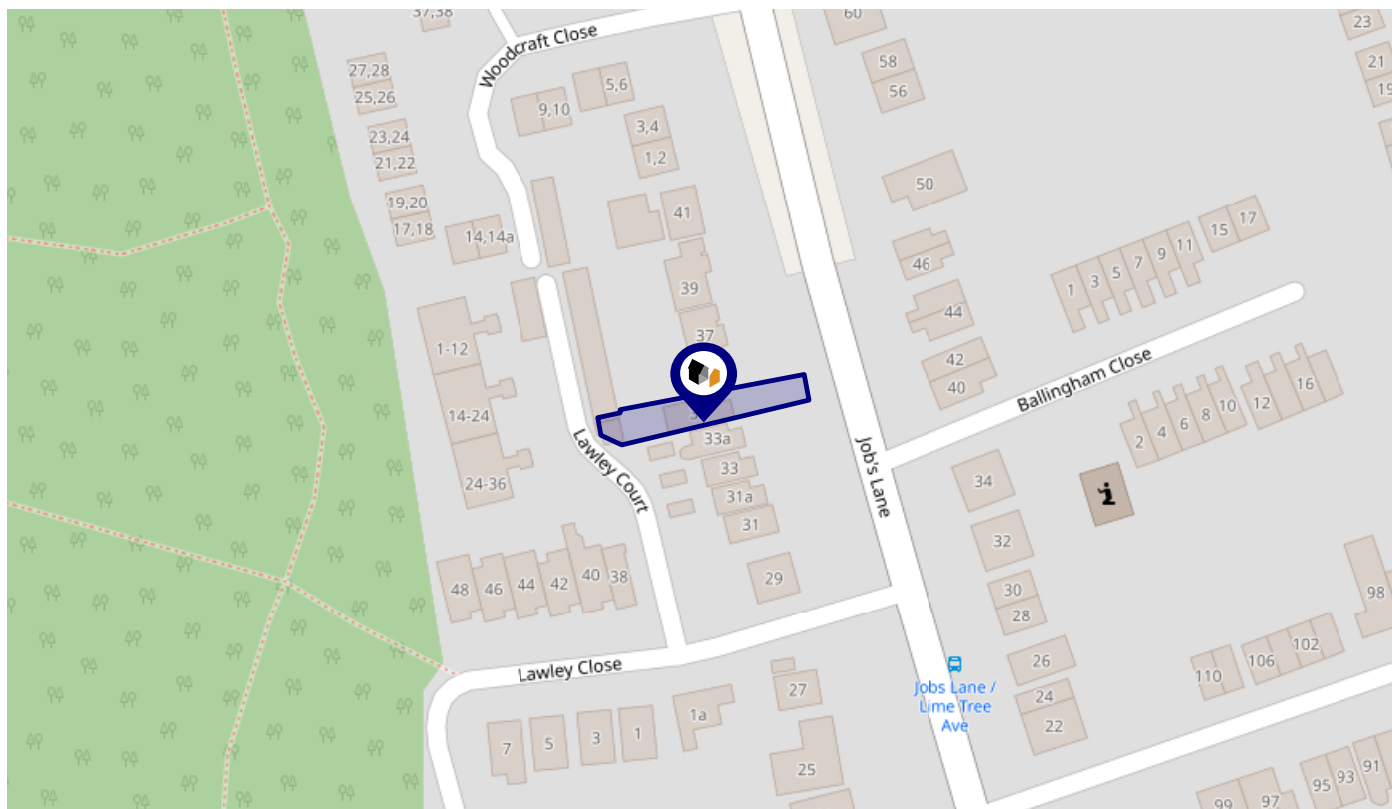
- 1 Westwood Ward
- 2 Woodlands Ward
- 3 Whoberley Ward
- 4 Sherbourne Ward
- 5 Earlsdon Ward
- 6 Wainbody Ward
- 7 Bablake Ward
- 8 Radford Ward
- 9 Meriden Ward
- 10 St. Michael's Ward

# 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:

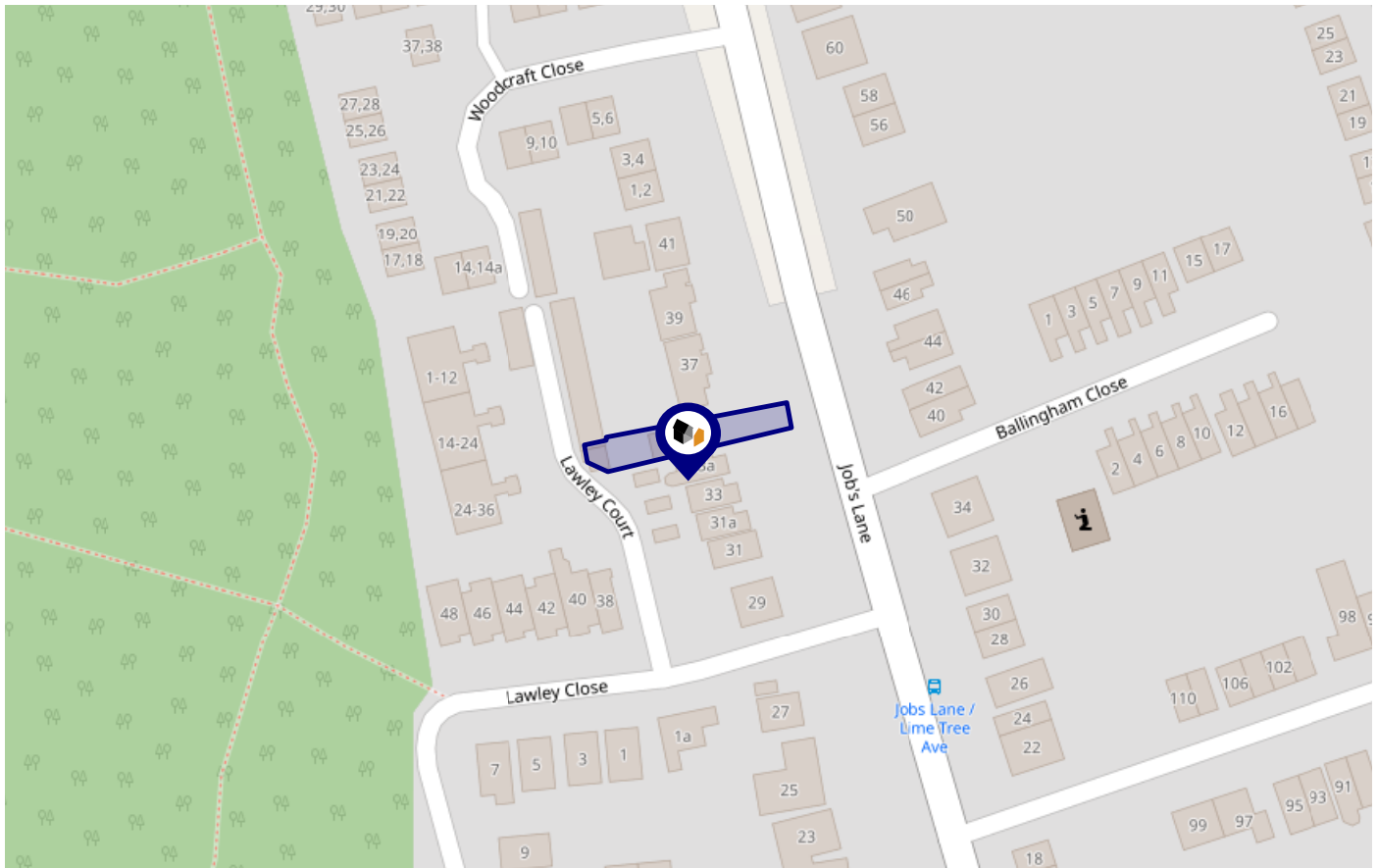
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

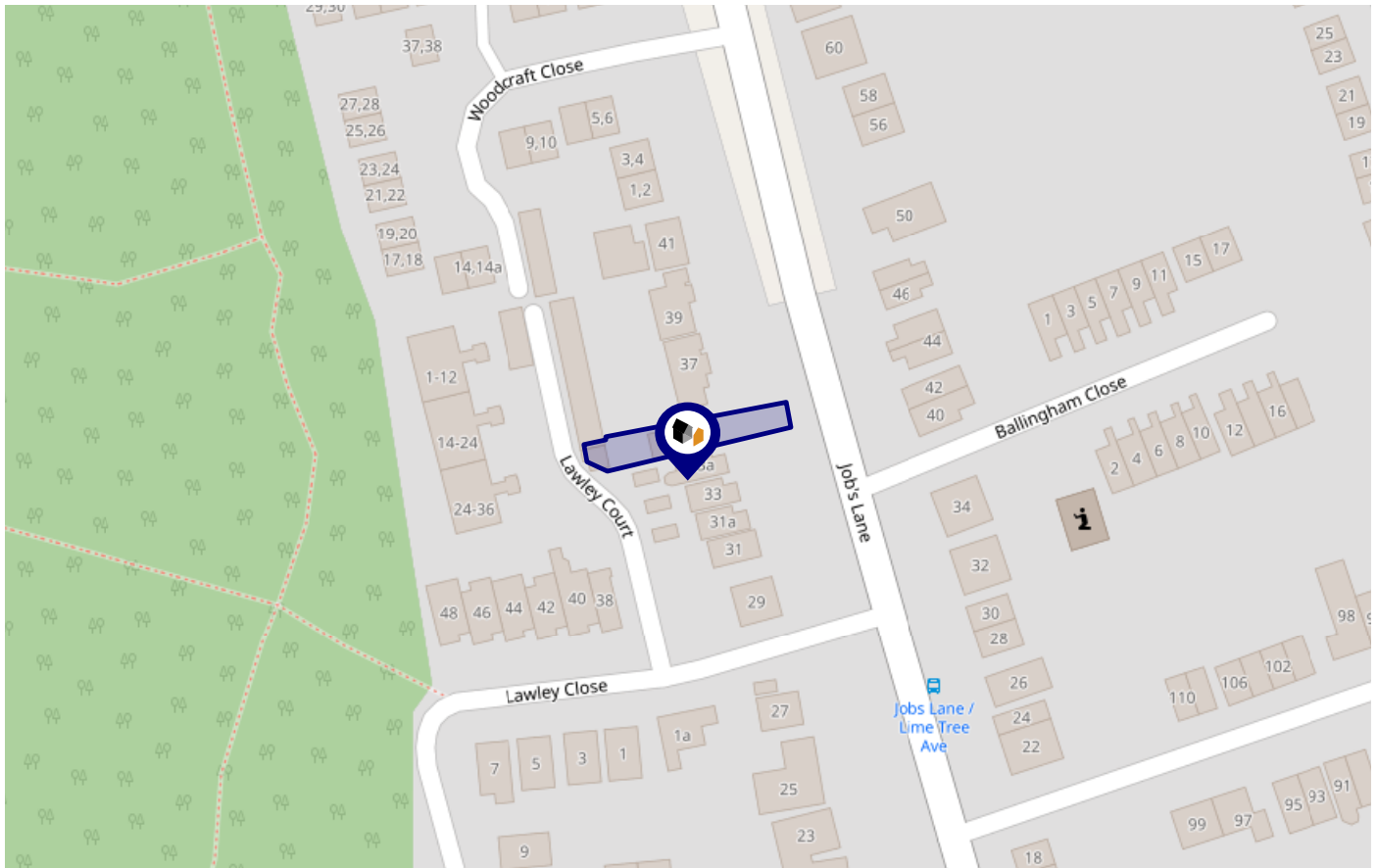


# Flood Risk

## 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:

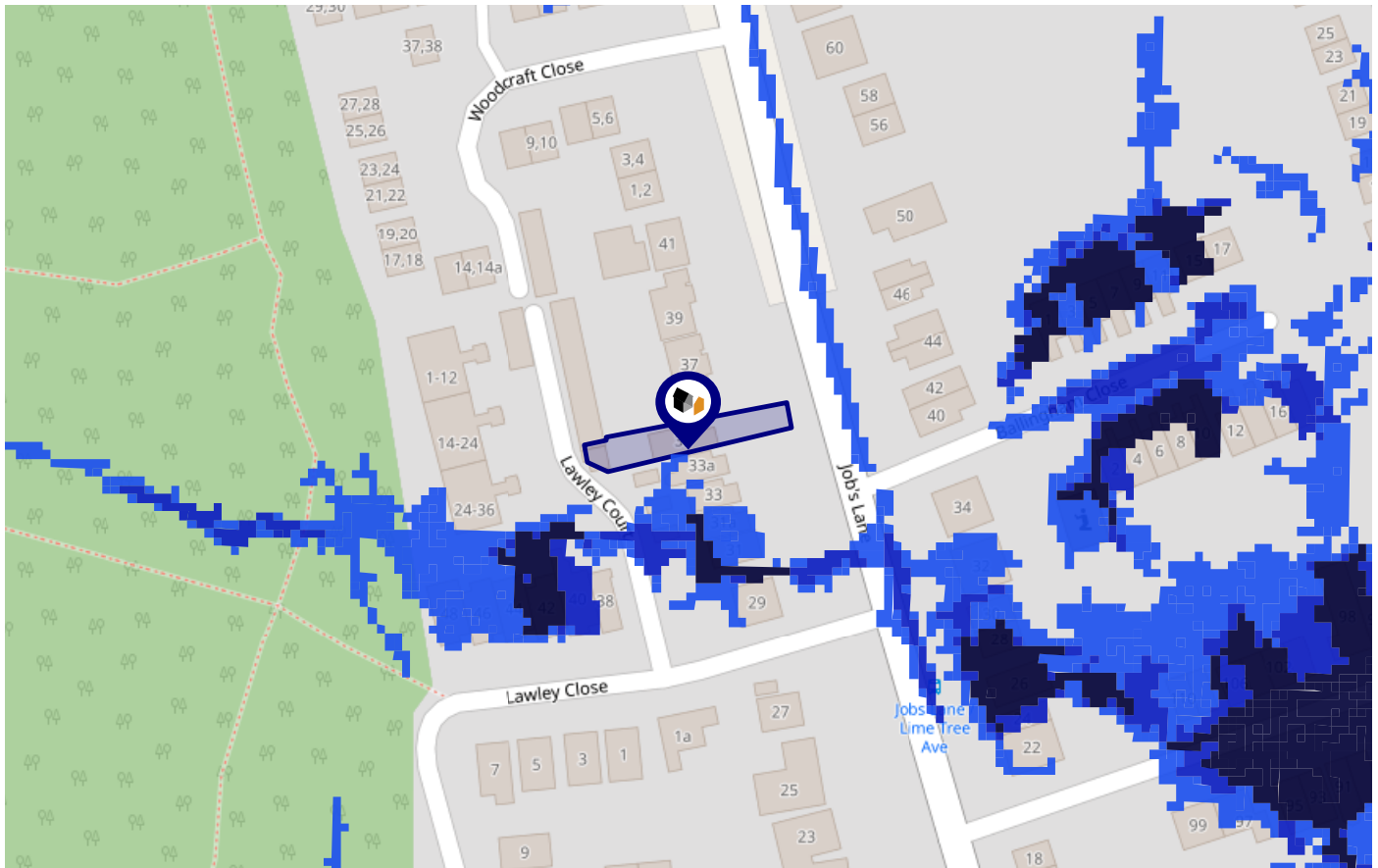


# Flood Risk

## 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**

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:

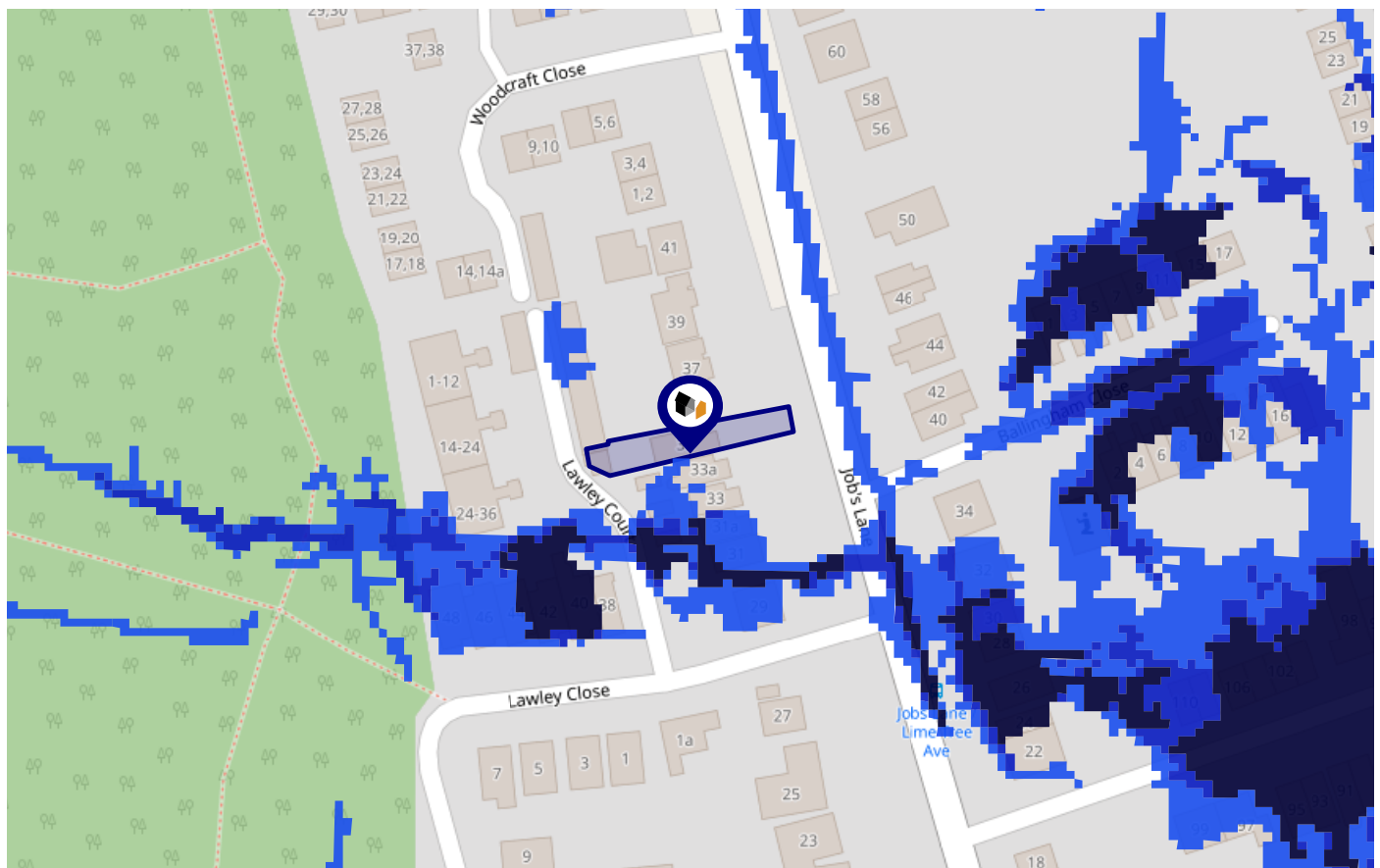


# Flood Risk

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

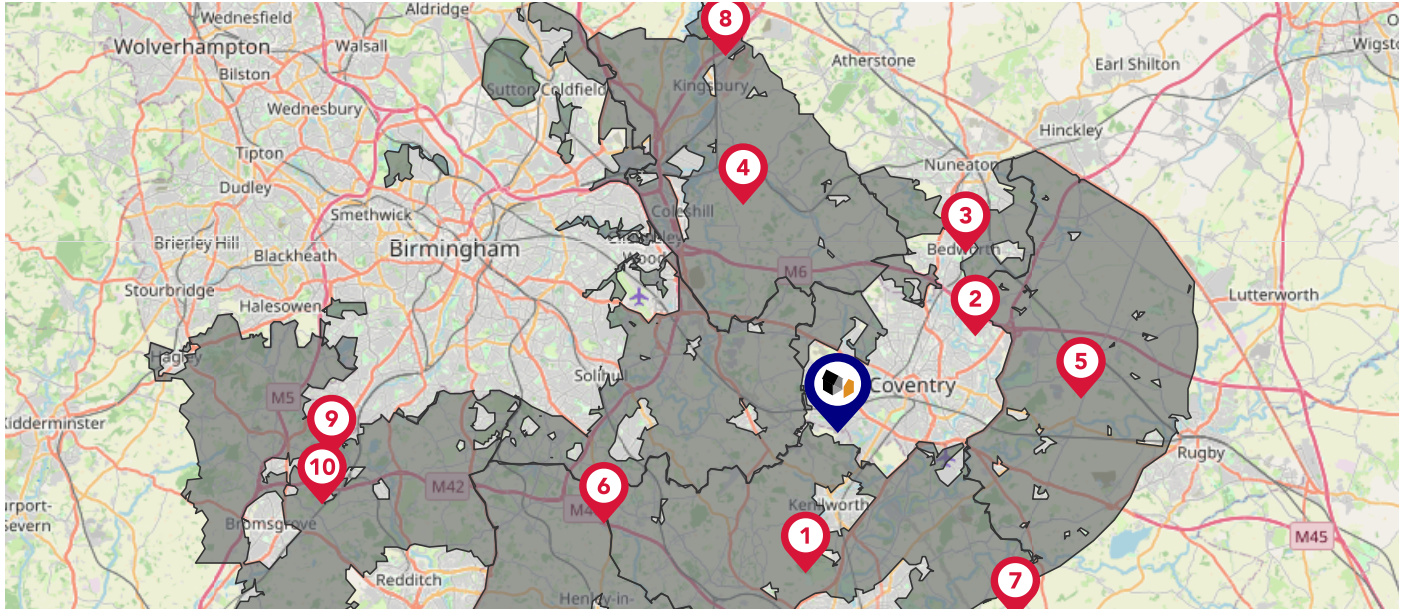


# Maps

## Green Belt



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



### Nearby Green Belt Land

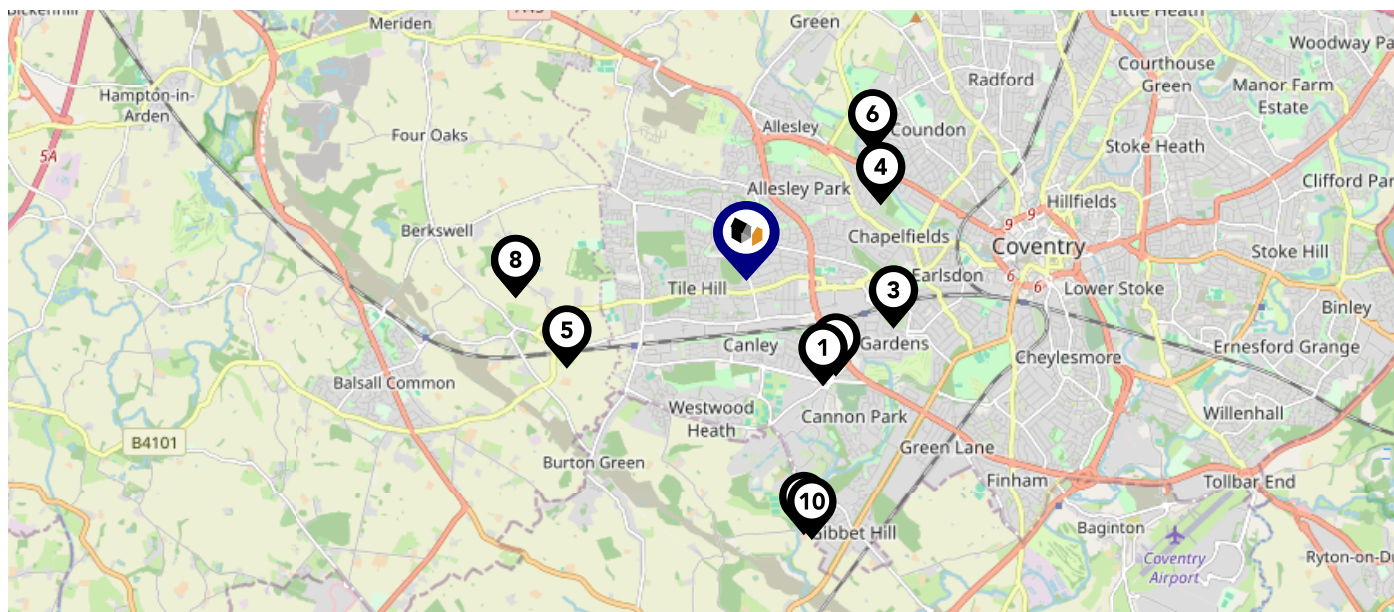
- 1 Birmingham Green Belt - Warwick
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - North Warwickshire
- 5 Birmingham Green Belt - Rugby
- 6 Birmingham Green Belt - Solihull
- 7 Birmingham Green Belt - Stratford-on-Avon
- 8 Birmingham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

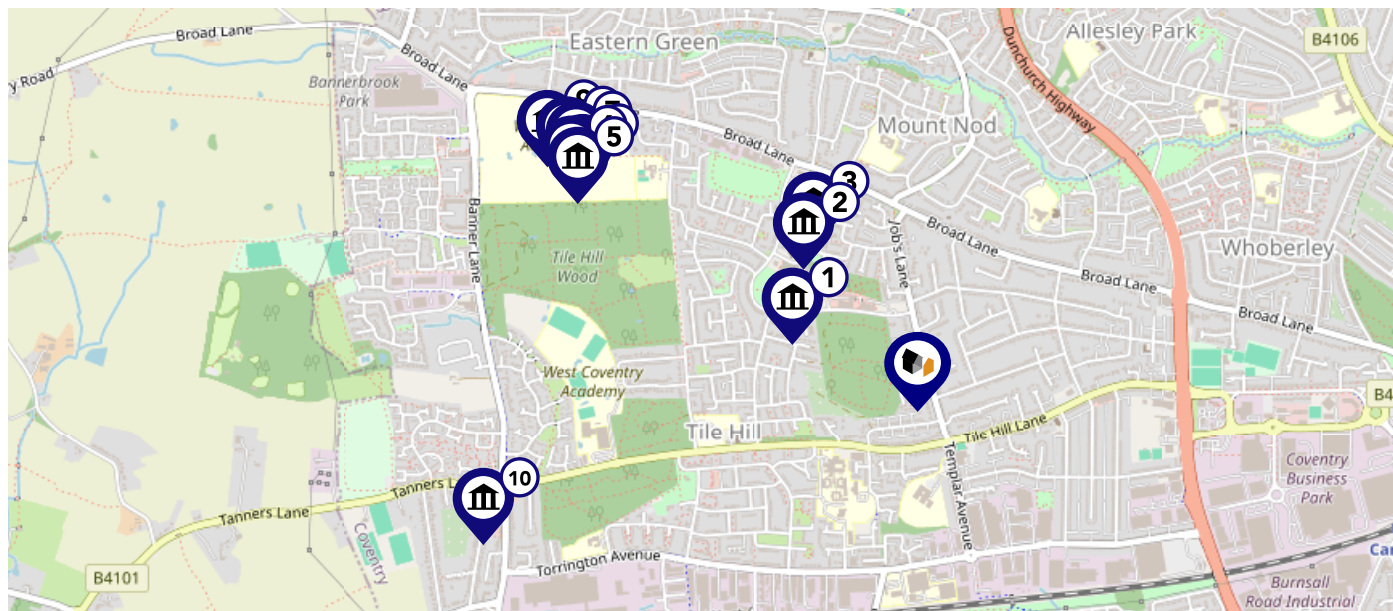
<b>1</b>	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
<b>5</b>	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>6</b>	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
<b>7</b>	Land At Benton Green Lane-Benton Green Lane, Balsall Common, Near Coventry, Solihull, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>8</b>	Opposite Victoria Farm-Benton Green Lane, Berkswell, Birmingham, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>9</b>	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
<b>10</b>	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>











# Maps

## Listed Buildings

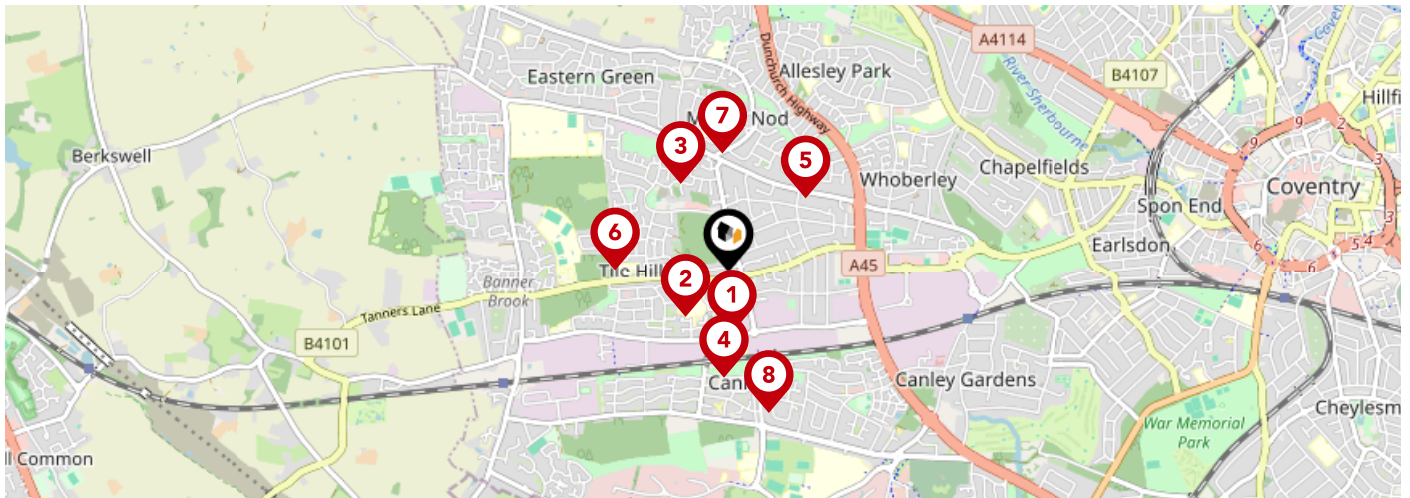


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



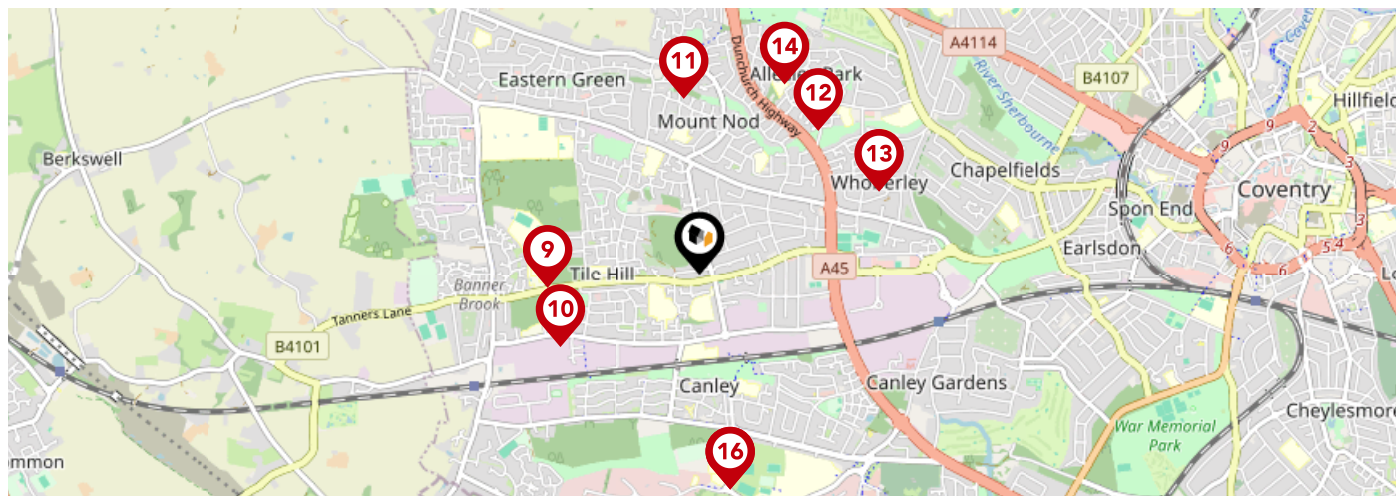
Listed Buildings in the local district	Grade	Distance
 1417936 - Church Of St Oswald And Bell Tower, Tile Hill	Grade II	0.3 miles
 1076550 - Limbrick Wood School (infants Block)	Grade II	0.4 miles
 1265681 - Limbrick Wood School (junior Block)	Grade II	0.4 miles
 1076548 - House Block East Of Teaching Block Lying Due East Of Main Block At Woodlands School	Grade II	0.9 miles
 1226703 - House Block To South East Of Main Block At Woodlands School	Grade II	0.9 miles
 1076547 - Teaching Block Due East Of Main Block At Woodlands School	Grade II	0.9 miles
 1265707 - House Block To East Of Linked Teaching And Gymnasium Blocks, At Woodlands School	Grade II	0.9 miles
 1076546 - Teaching Block With Attached Gymnasium North East Of Main Block At Woodlands School	Grade II	0.9 miles
 1226690 - House Block To North Of Workshop And Science Block At Woodlands School	Grade II	1.0 miles
 1342911 - The Cottage	Grade II	1.0 miles

# Area Schools



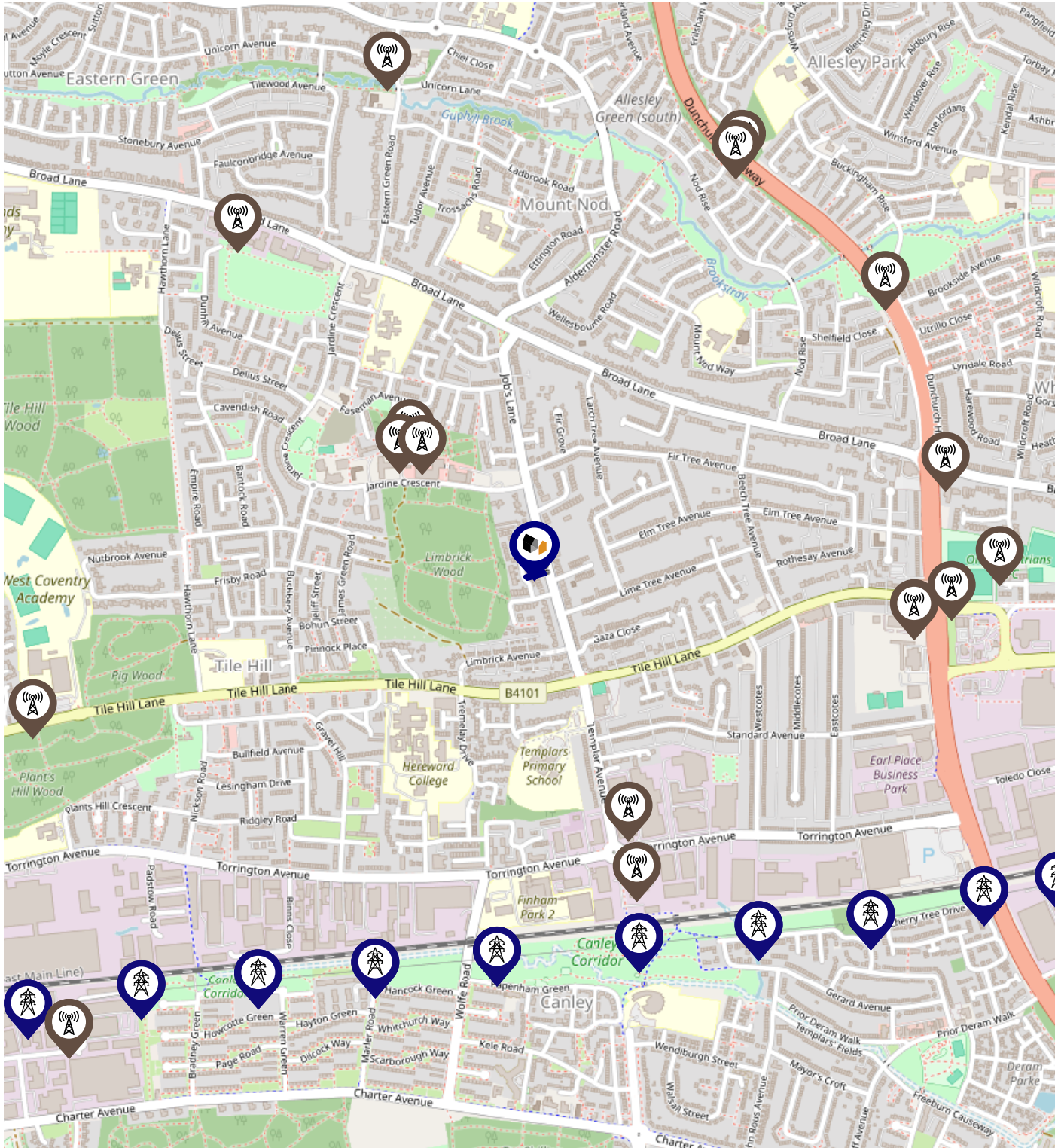
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 666   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hereward College of Further Education</b> Ofsted Rating: Good   Pupils:0   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Limbrick Wood Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Finham Park 2</b> Ofsted Rating: Good   Pupils: 711   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Our Lady of the Assumption Catholic Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 321   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Charter Academy</b> Ofsted Rating: Good   Pupils: 344   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>West Coventry Academy</b> Ofsted Rating: Good   Pupils: 1236   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Leigh Church of England Academy</b> Ofsted Rating: Good   Pupils: 223   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Allesley Hall Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>WMG Academy for Young Engineers</b> Ofsted Rating: Good   Pupils: 504   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>The Westwood Academy</b> Ofsted Rating: Requires improvement   Pupils: 915   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

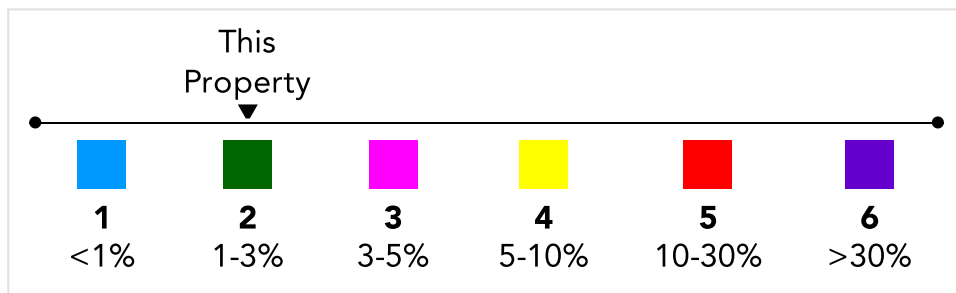
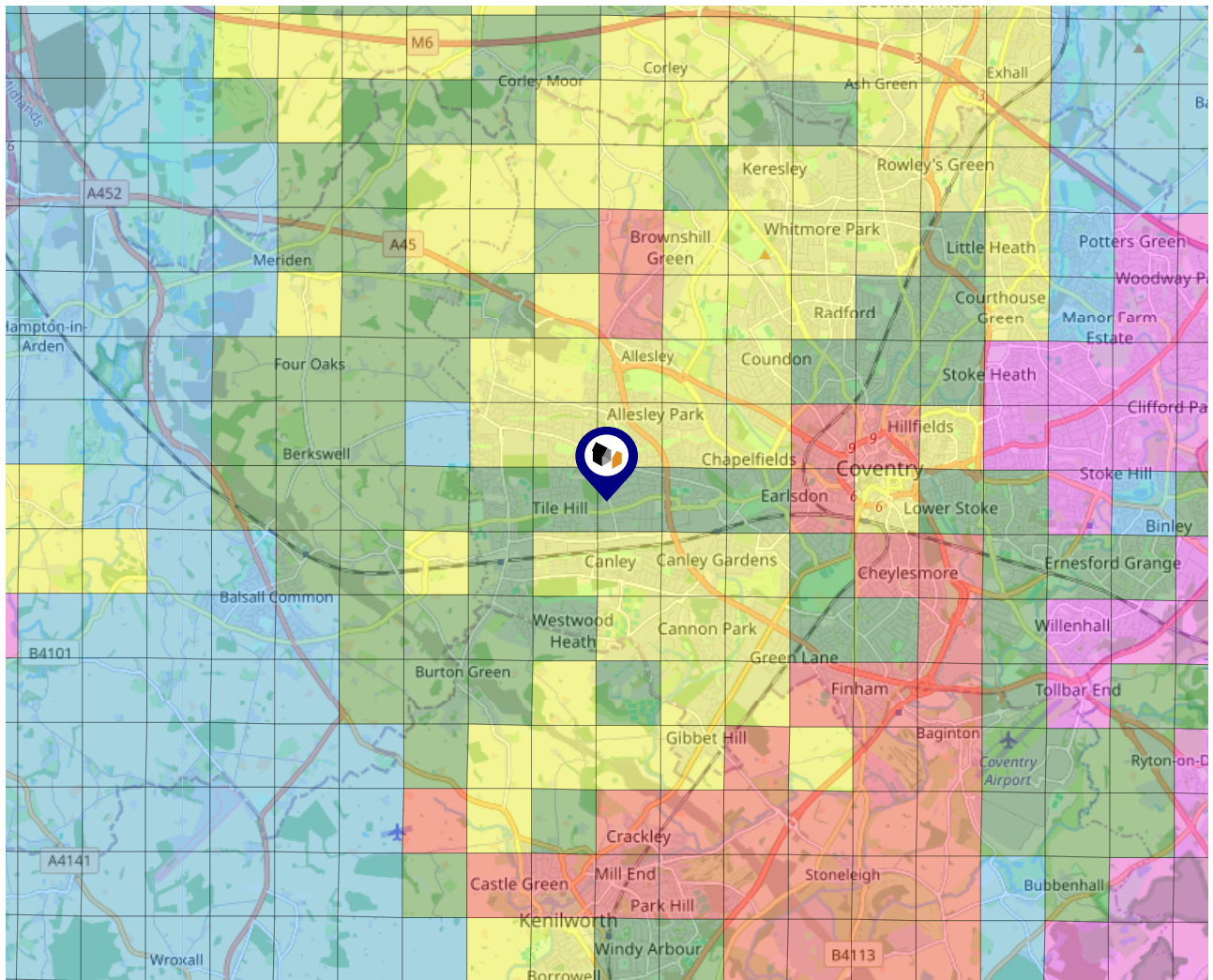
# Environment

## Radon Gas

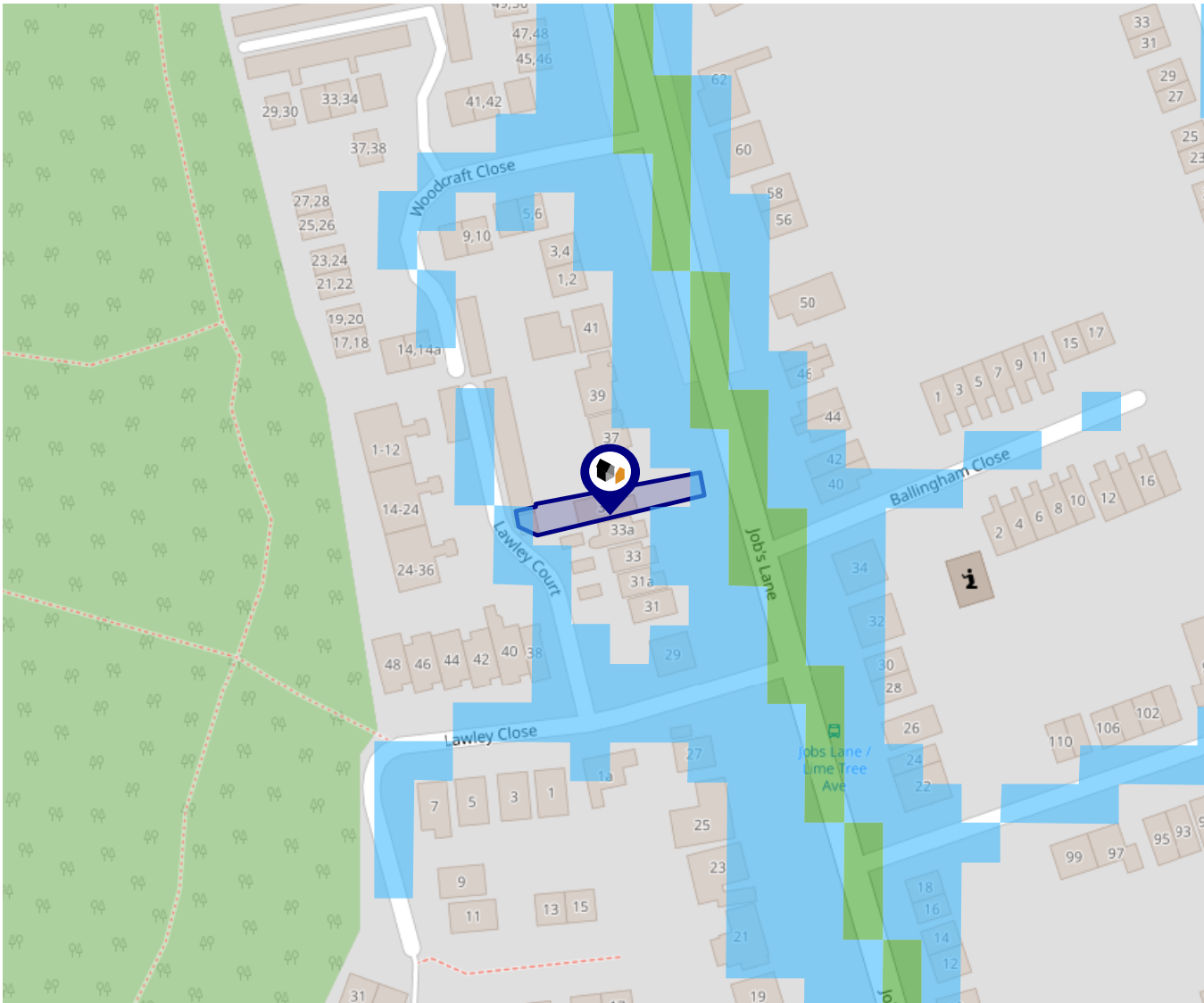


### What is Radon?

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

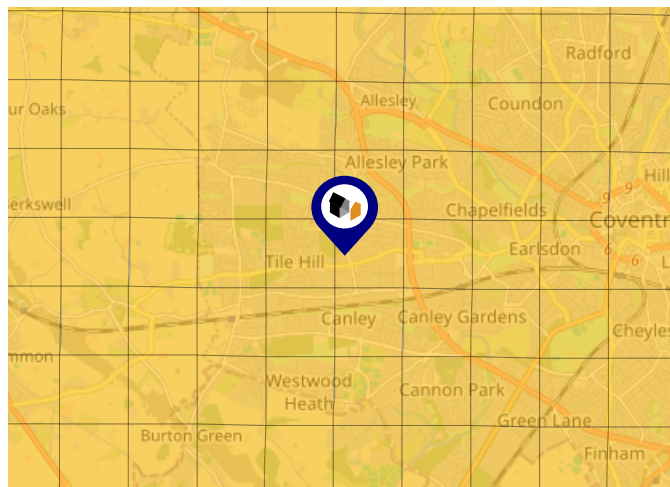


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		

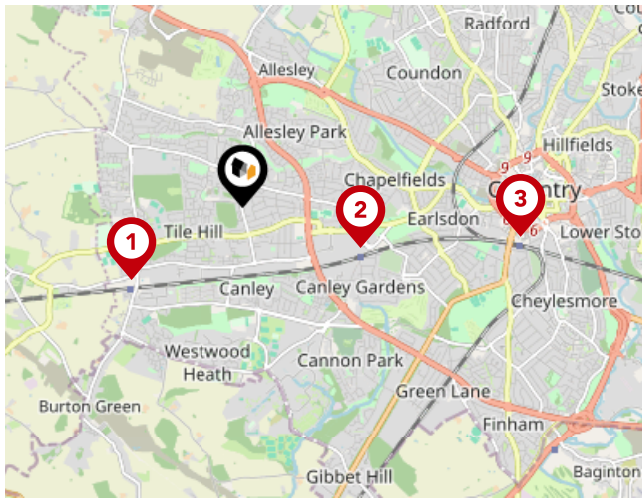


### Primary Classifications (Most Common Clay Types)

<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

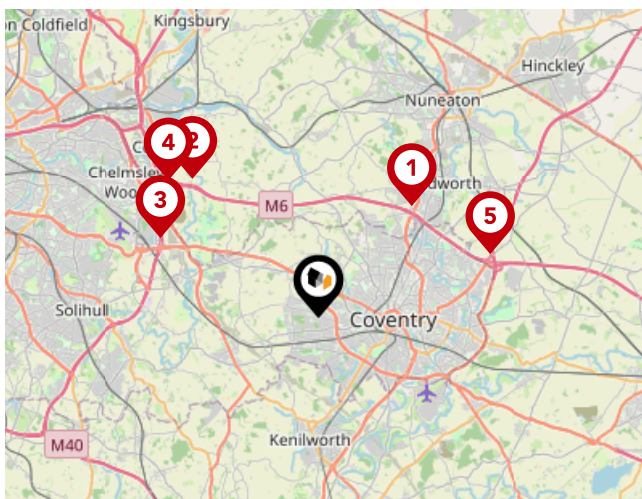
# Area

## Transport (National)



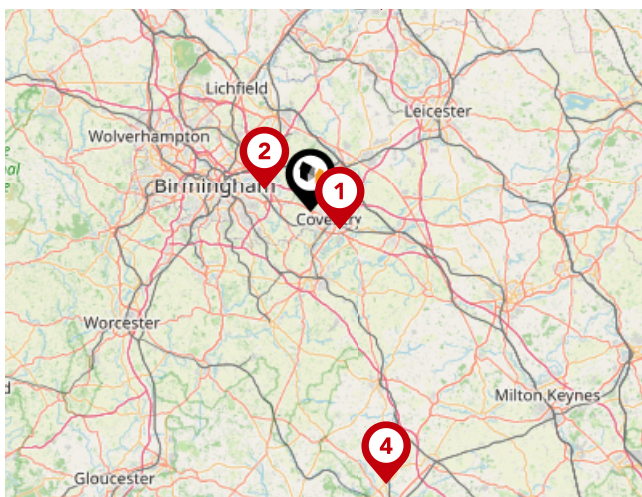
### National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	1.19 miles
2	Canley Rail Station	1.14 miles
3	Coventry Rail Station	2.53 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.25 miles
2	M6 J3A	6.83 miles
3	M42 J6	6.42 miles
4	M6 J4	7.4 miles
5	M6 J2	6.6 miles

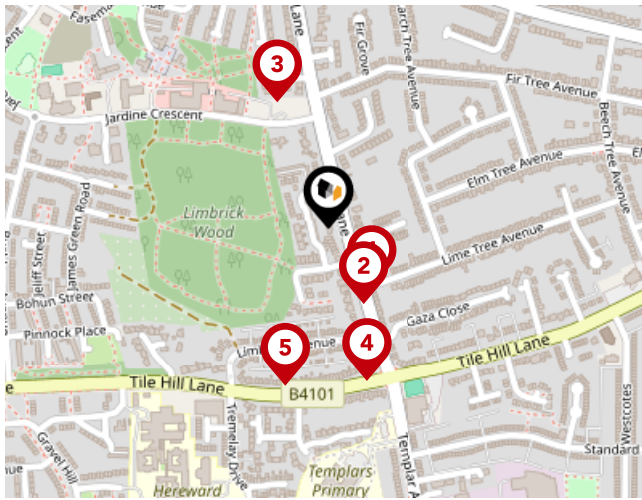


### Airports/Helipads

Pin	Name	Distance
1	Baginton	4.86 miles
2	Birmingham Airport	7.47 miles
3	East Mids Airport	30.93 miles
4	Kidlington	41.06 miles

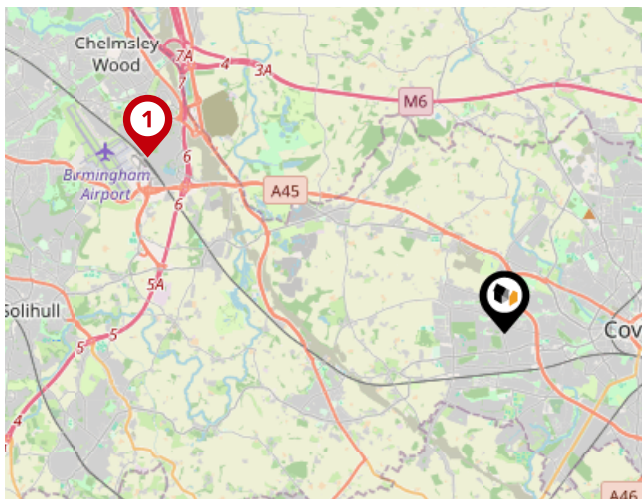
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Lime Tree Ave	0.08 miles
2	Lime Tree Ave	0.09 miles
3	Tile Hill North Terminus	0.15 miles
4	Jobs Lane	0.18 miles
5	Limbrick Avenue	0.18 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.19 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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# Agent Disclaimer



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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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