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Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 01st April 2026**



## BLUEBELL WALK, COVENTRY, CV4

OIRO : £495,000

### Walmsley's The Way to Move

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

0330 1180062

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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 opportunity, a modern & superb four bedroom detached home

Sat within 0.5 Acres of woodland gardens

Double garage with electric roller doors

Modern refitted breakfast kitchen

Spacious utility room & ground floor cloakroom

Family bathroom, en-suite shower room Sitting room & separate dining room

EPC Rating C, Total 1559 Sq.Ft or 144.8 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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

<b>Type:</b>	Detached	<b>OIRO:</b>	£495,000
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,559 ft <sup>2</sup> / 144 m <sup>2</sup>		
<b>Plot Area:</b>	0.47 acres		
<b>Year Built :</b>	1998		
<b>Council Tax :</b>	Band F		
<b>Title Number:</b>	WM679235		

## 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>16</b> mb/s	<b>77</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Bluebell Walk, Coventry, CV4*

<b>Reference - R/2002/0697</b>
<b>Decision:</b> APPROVED APPROVED
<b>Date:</b> 26th March 2002
<b>Description:</b> Felling of 1 Ash tree, 1 Elm tree and 3 Oak Trees and removal of dead wood and lowest branches on 1 Larch tree and 3 Oak trees all forming part of TPO no. 217 (Tile Hill Lane No.3 - Bluebell Walk)
<b>Reference - TP/2014/1025</b>
<b>Decision:</b> APPROVED APPROVED
<b>Date:</b> 27th March 2014
<b>Description:</b> Oak - reduce branches overhanging property by approx. 2m to clear building.

# Property EPC - Certificate



Bluebell Walk, COVENTRY, CV4

Energy rating

**C**

Valid until 19.05.2018

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, limited insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	108 m <sup>2</sup>

# Market Sold in Street



<b>2, Bluebell Walk, Coventry, CV4 9XR</b>					Detached House
Last Sold Date:	20/09/2023	19/07/2006			
Last Sold Price:	£470,000	£299,950			
<b>7, Bluebell Walk, Coventry, CV4 9XR</b>					Detached House
Last Sold Date:	21/09/2022	17/03/2016	26/08/2011	23/12/1998	
Last Sold Price:	£460,000	£297,900	£265,000	£70,000	
<b>5, Bluebell Walk, Coventry, CV4 9XR</b>					Detached House
Last Sold Date:	20/07/2022	30/10/2015	22/07/1998		
Last Sold Price:	£408,000	£290,000	£129,950		
<b>22, Bluebell Walk, Coventry, CV4 9XR</b>					Detached House
Last Sold Date:	27/05/2021	04/12/2009	30/04/1998		
Last Sold Price:	£284,000	£188,000	£85,000		
<b>18, Bluebell Walk, Coventry, CV4 9XR</b>					Detached House
Last Sold Date:	08/10/2019	11/12/2015	07/07/2014	12/06/1998	
Last Sold Price:	£275,000	£215,000	£203,000	£88,950	
<b>16, Bluebell Walk, Coventry, CV4 9XR</b>					Detached House
Last Sold Date:	12/01/2018	29/05/1998			
Last Sold Price:	£335,000	£114,950			
<b>12, Bluebell Walk, Coventry, CV4 9XR</b>					Detached House
Last Sold Date:	23/10/2006	05/08/1998			
Last Sold Price:	£250,000	£121,500			
<b>4, Bluebell Walk, Coventry, CV4 9XR</b>					Detached House
Last Sold Date:	20/12/2004	14/08/1998			
Last Sold Price:	£308,000	£154,950			
<b>10, Bluebell Walk, Coventry, CV4 9XR</b>					Detached House
Last Sold Date:	14/01/2000				
Last Sold Price:	£233,000				
<b>6, Bluebell Walk, Coventry, CV4 9XR</b>					Detached House
Last Sold Date:	11/12/1998				
Last Sold Price:	£134,950				
<b>14, Bluebell Walk, Coventry, CV4 9XR</b>					Detached House
Last Sold Date:	21/09/1998				
Last Sold Price:	£132,500				
<b>20, Bluebell Walk, Coventry, CV4 9XR</b>					Detached House
Last Sold Date:	04/09/1998				
Last Sold Price:	£119,950				

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

# Market Sold in Street



<b>1, Bluebell Walk, Coventry, CV4 9XR</b>	Detached House
Last Sold Date:	29/05/1998
Last Sold Price:	£172,500
<b>3, Bluebell Walk, Coventry, CV4 9XR</b>	Detached House
Last Sold Date:	19/03/1998
Last Sold Price:	£137,950

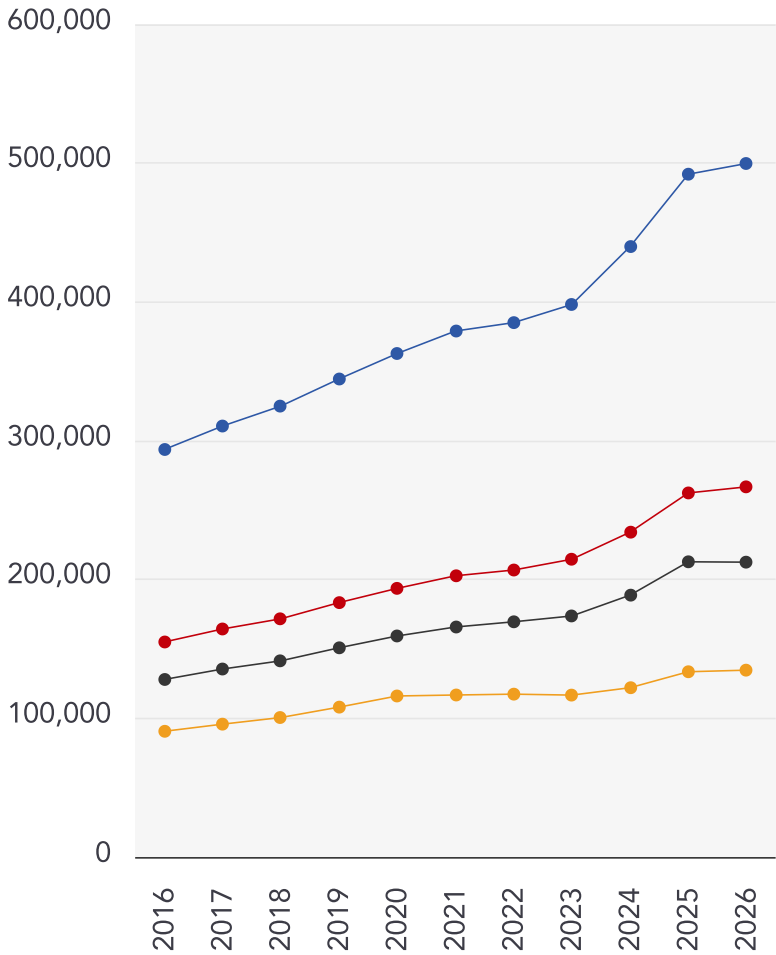
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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.

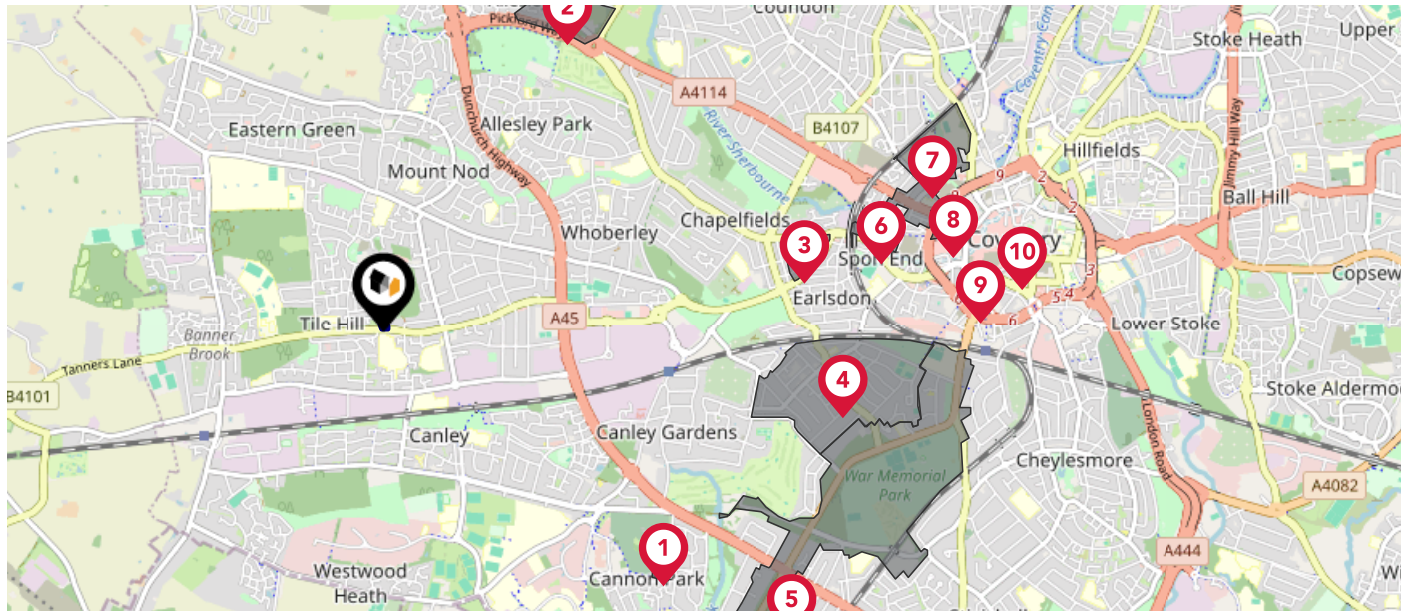
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

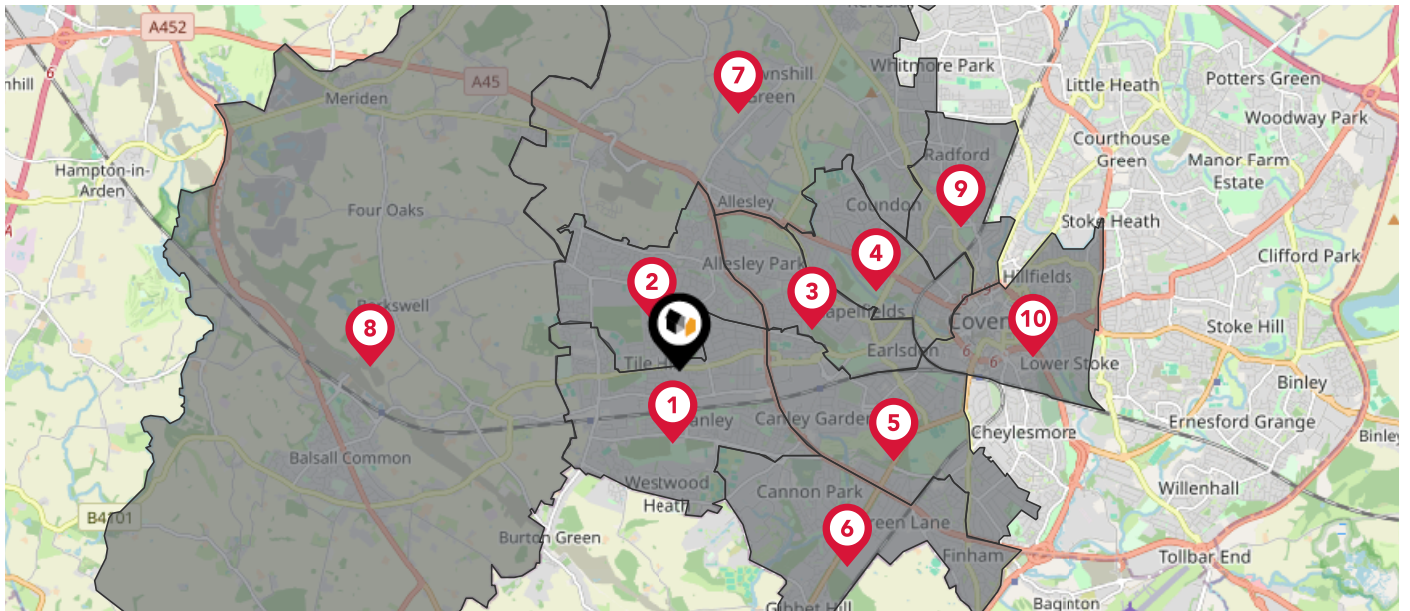
-  Ivy Farm Lane (Canley Hamlet)
-  Allesley Village
-  Chapelfields
-  Earlsdon
-  Kenilworth Road
-  Spon End
-  Naul's Mill
-  Spon Street
-  Greyfriars Green
-  High Street

# 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

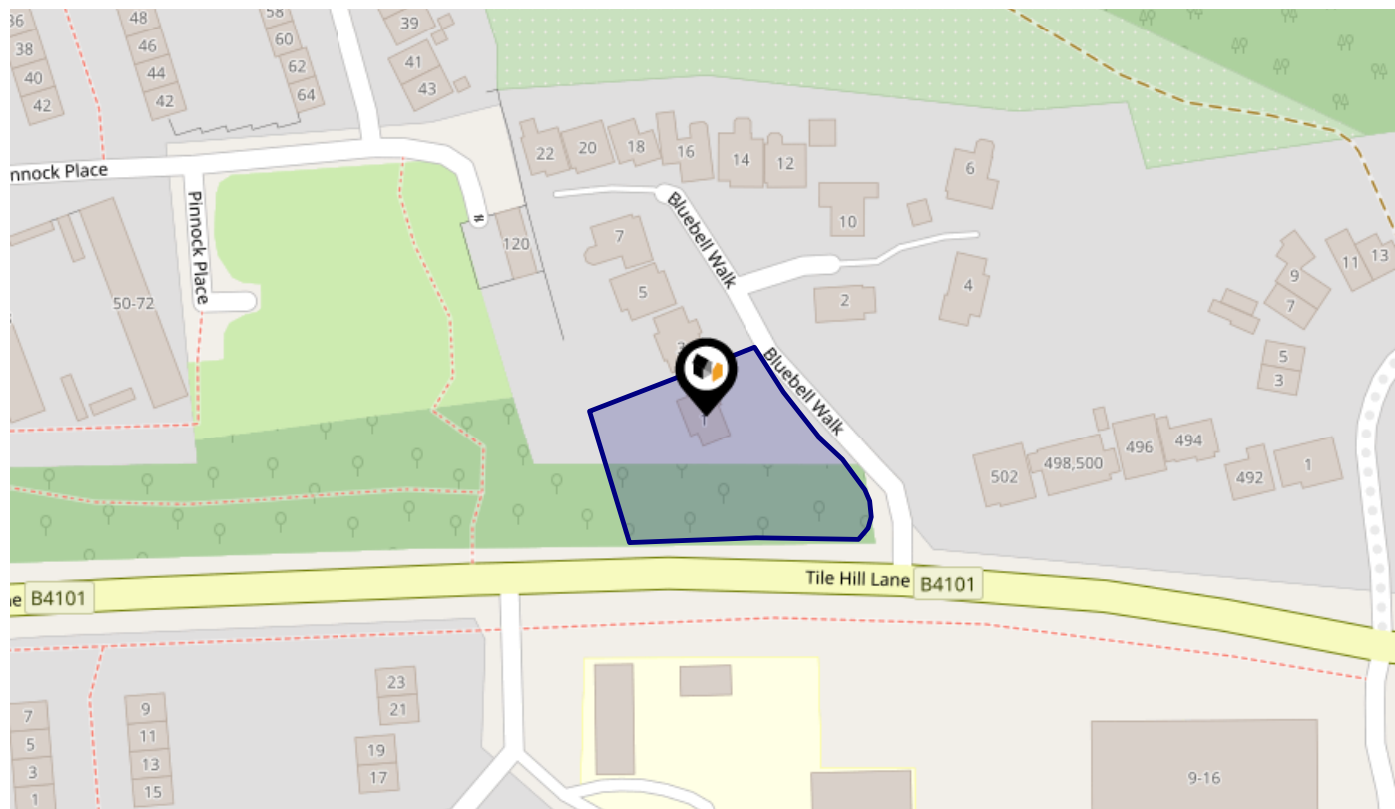
- 1 Westwood Ward
- 2 Woodlands Ward
- 3 Whoberley Ward
- 4 Sherbourne Ward
- 5 Earlsdon Ward
- 6 Wainbody Ward
- 7 Bablake Ward
- 8 Meriden Ward
- 9 Radford Ward
- 10 St. Michael's Ward

# 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:

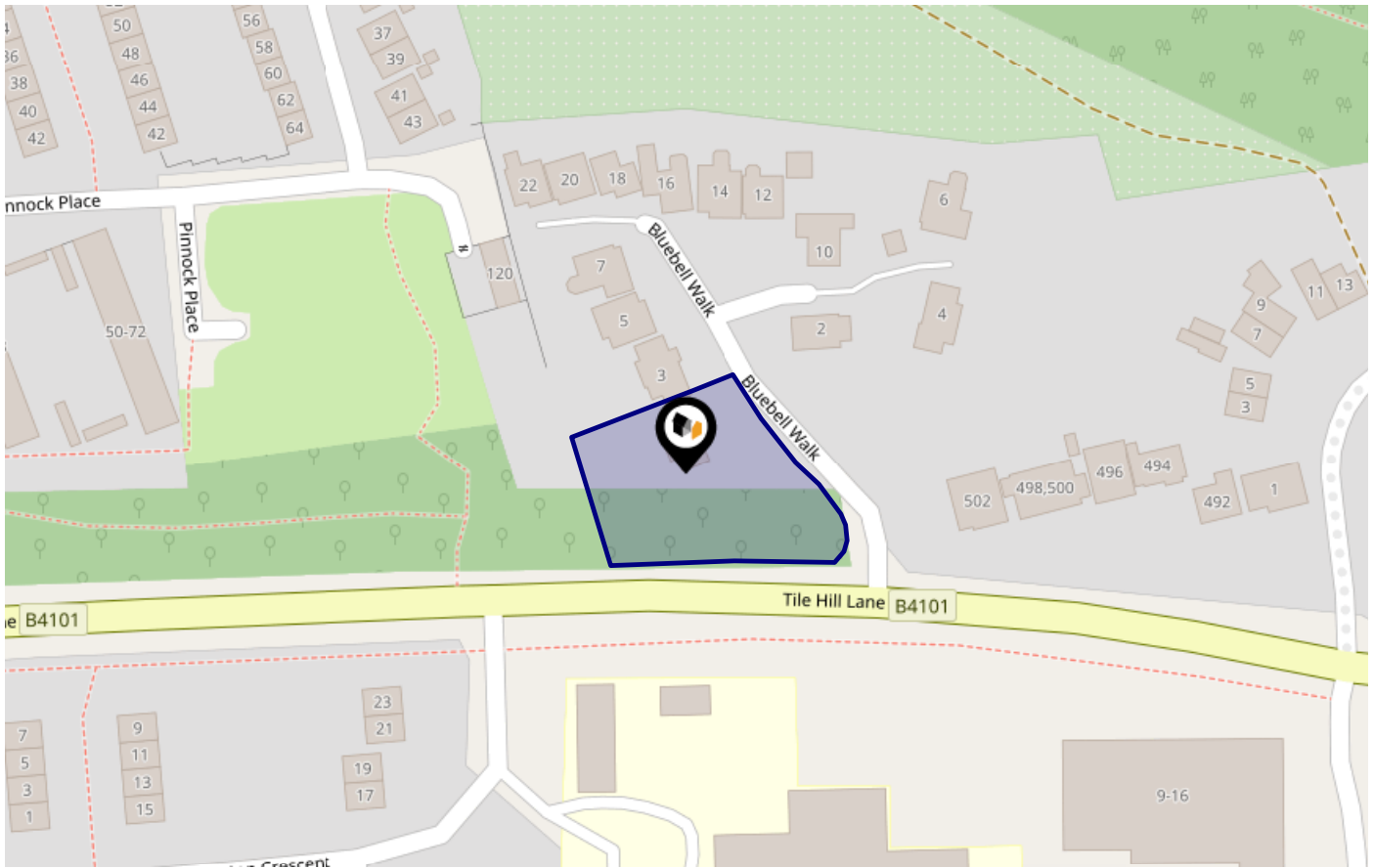
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

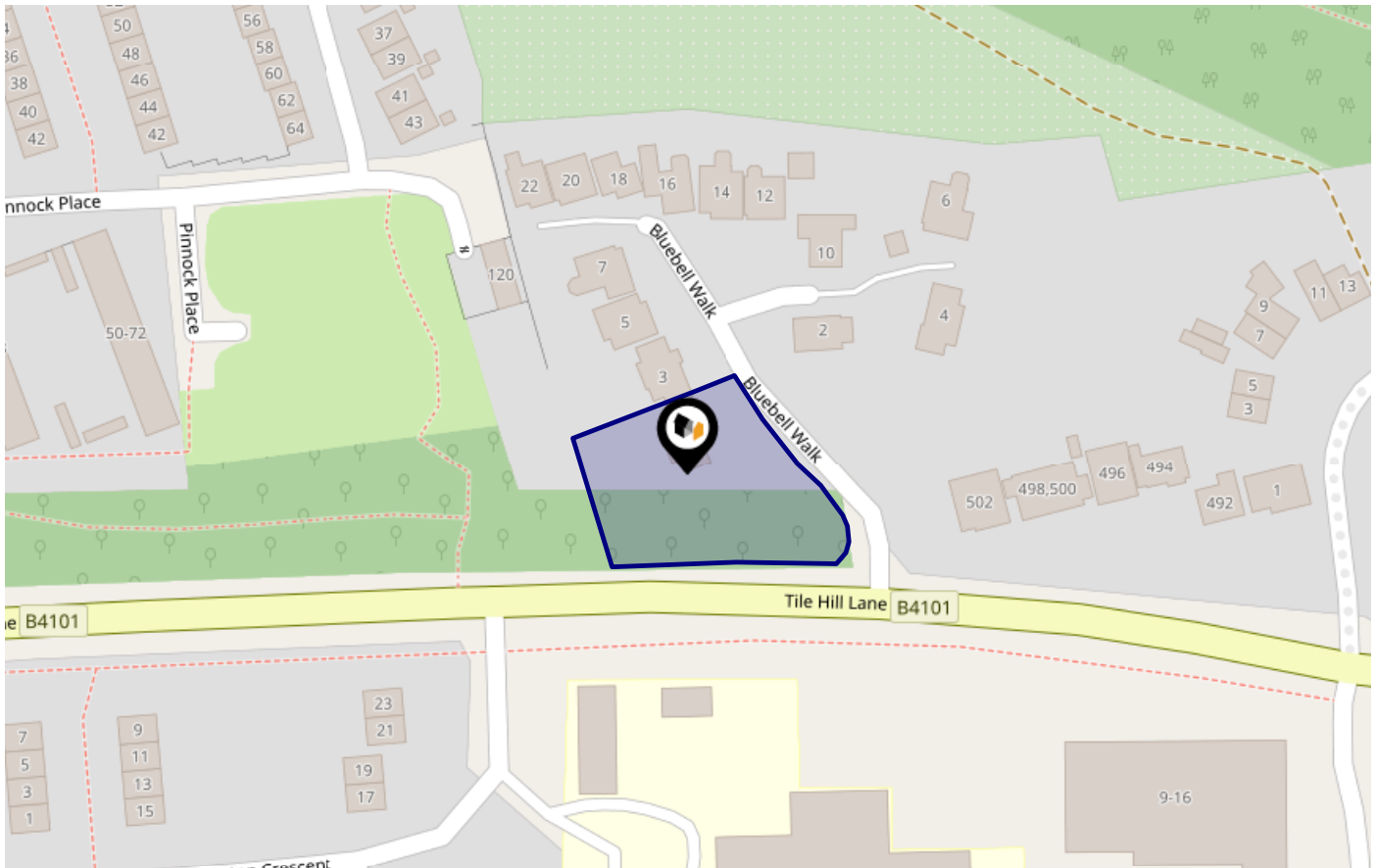


# Flood Risk

## 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:

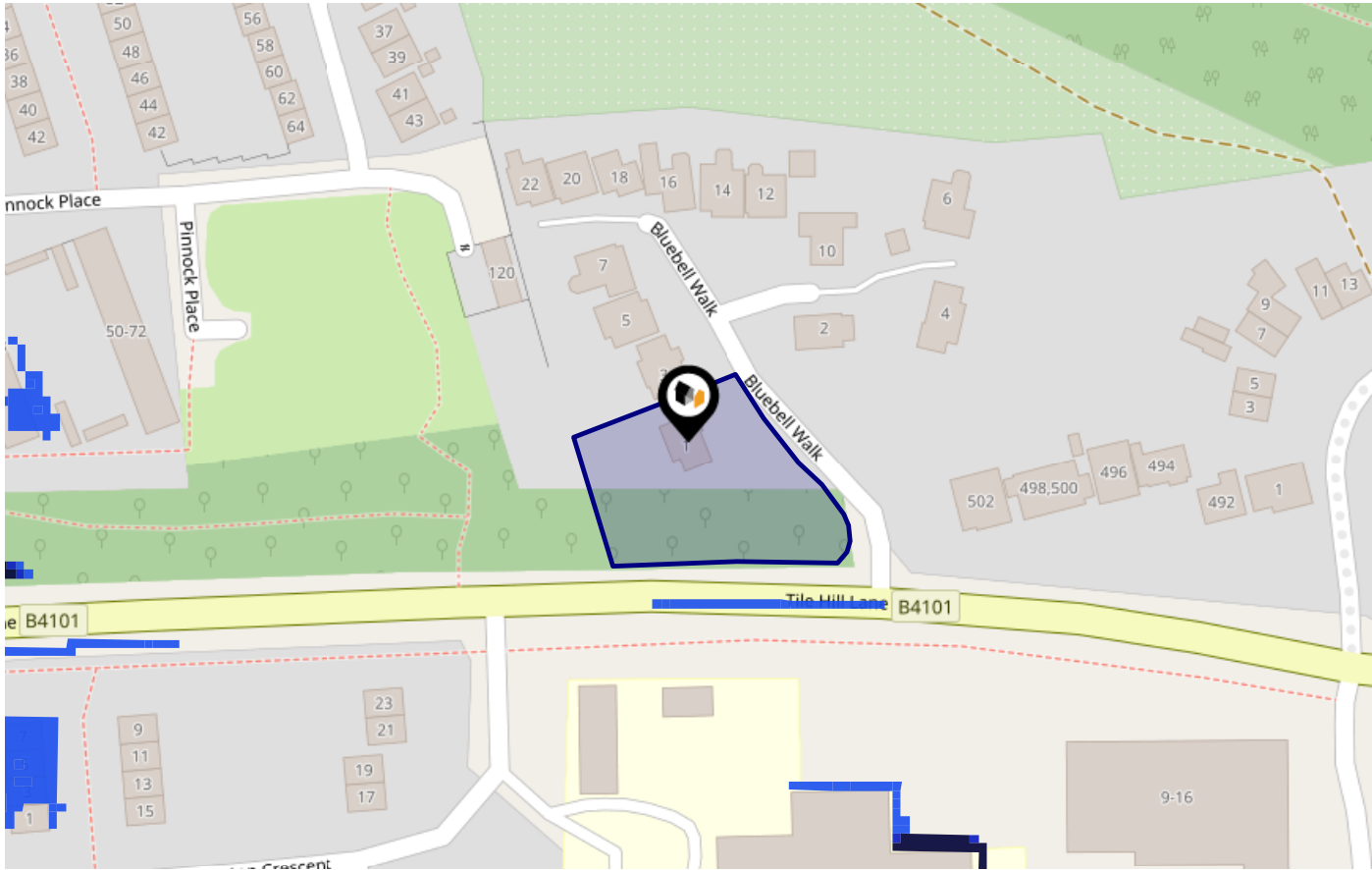


# Flood Risk

## 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.

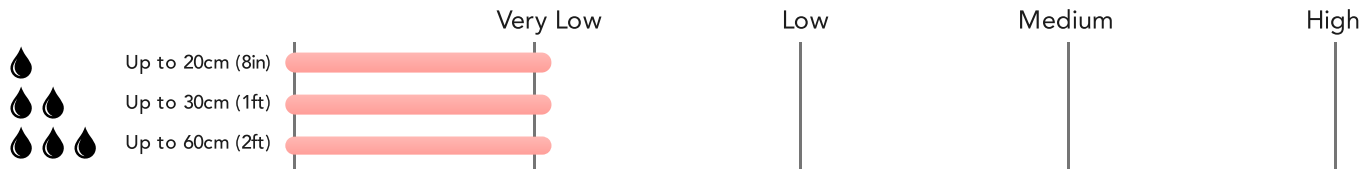


**Risk Rating: Very low**

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Chance of flooding to the following depths at this property:

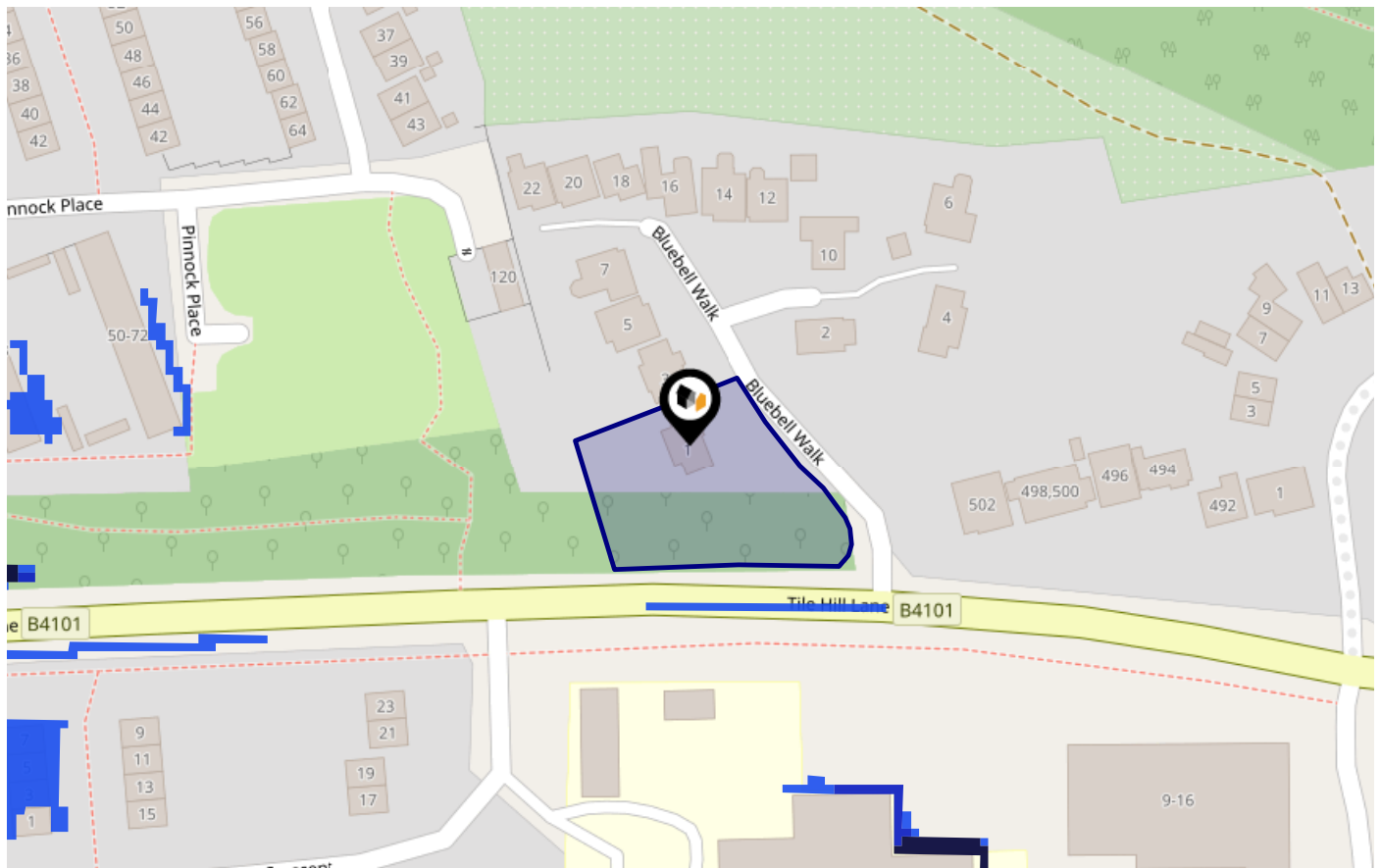


# Flood Risk

## 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**

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:

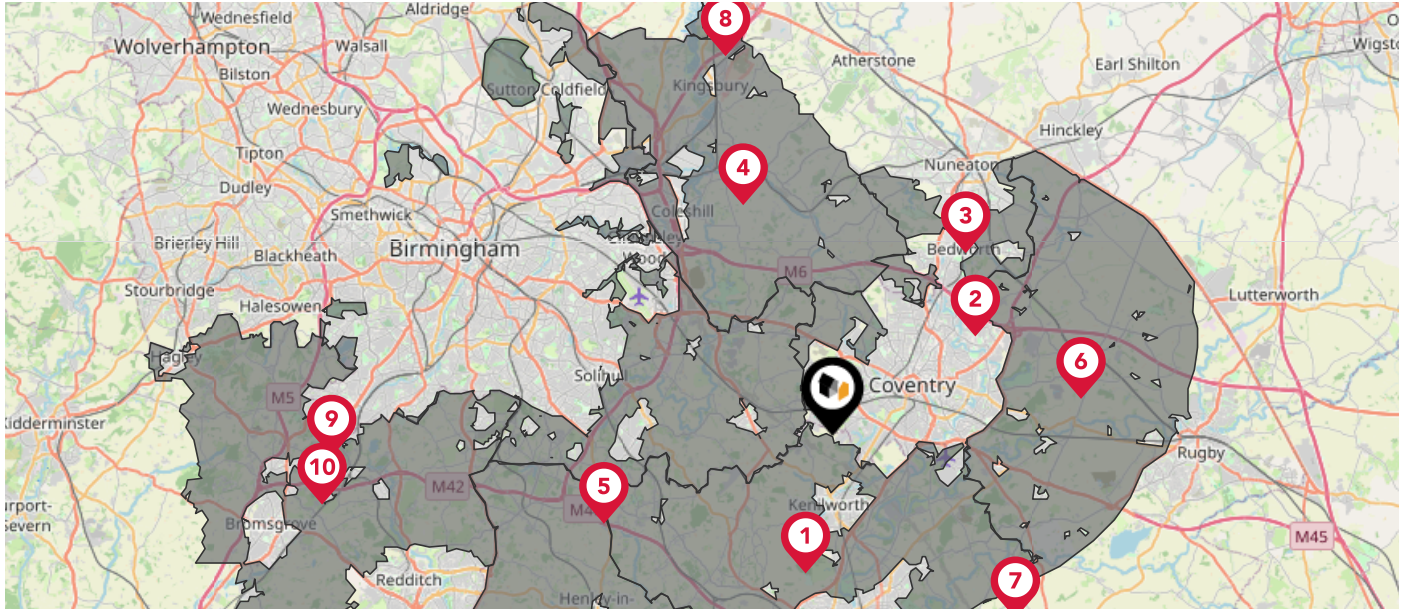


# Maps

## Green Belt



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



### Nearby Green Belt Land

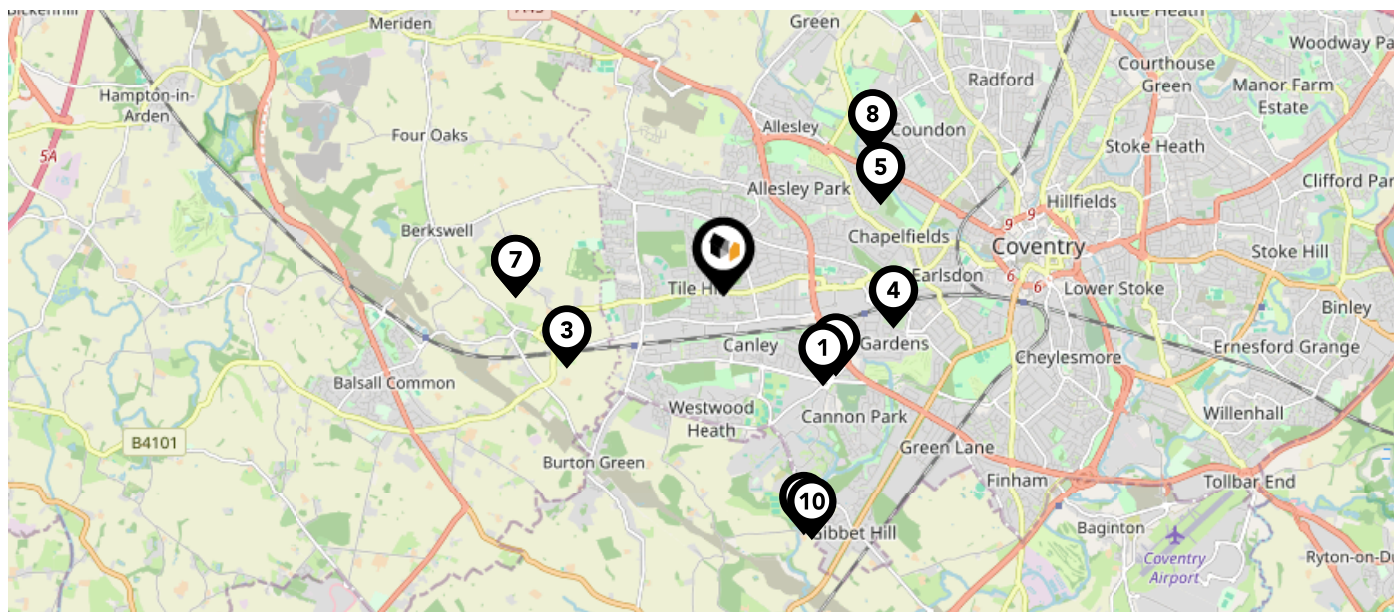
- 1 Birmingham Green Belt - Warwick
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - North Warwickshire
- 5 Birmingham Green Belt - Solihull
- 6 Birmingham Green Belt - Rugby
- 7 Birmingham Green Belt - Stratford-on-Avon
- 8 Birmingham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

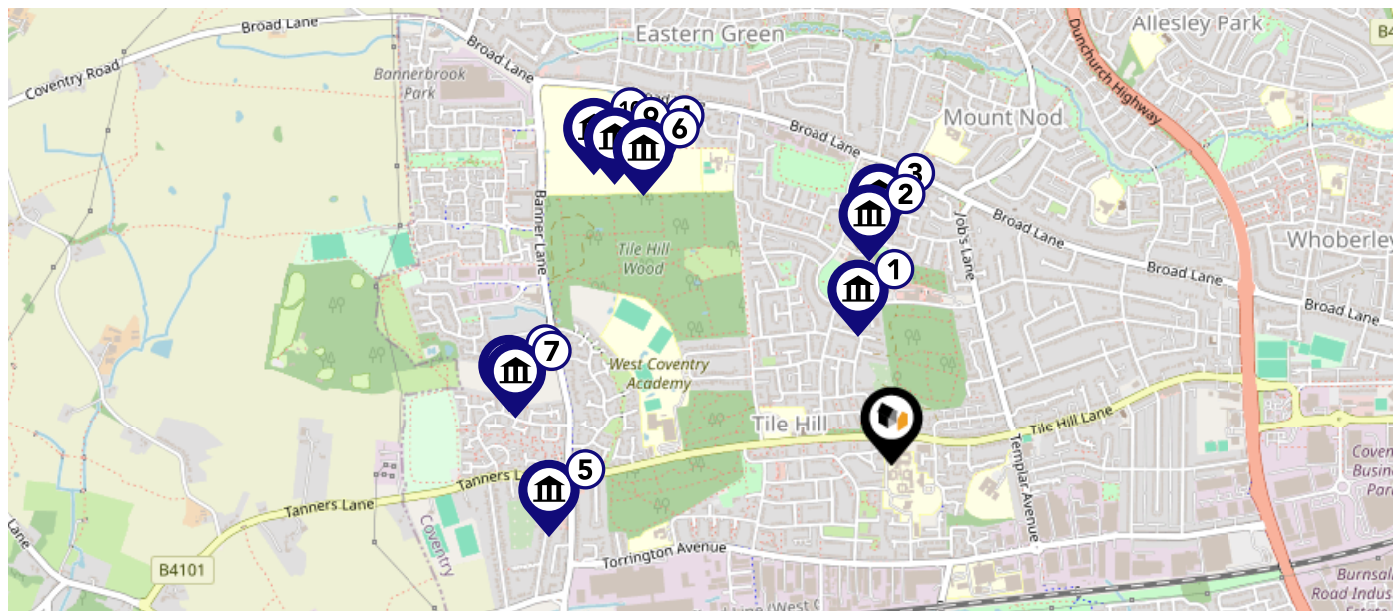
<b>1</b>	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
<b>2</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
<b>3</b>	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill	<input type="checkbox"/>
<b>4</b>	Hearsall Common-Whoberley,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

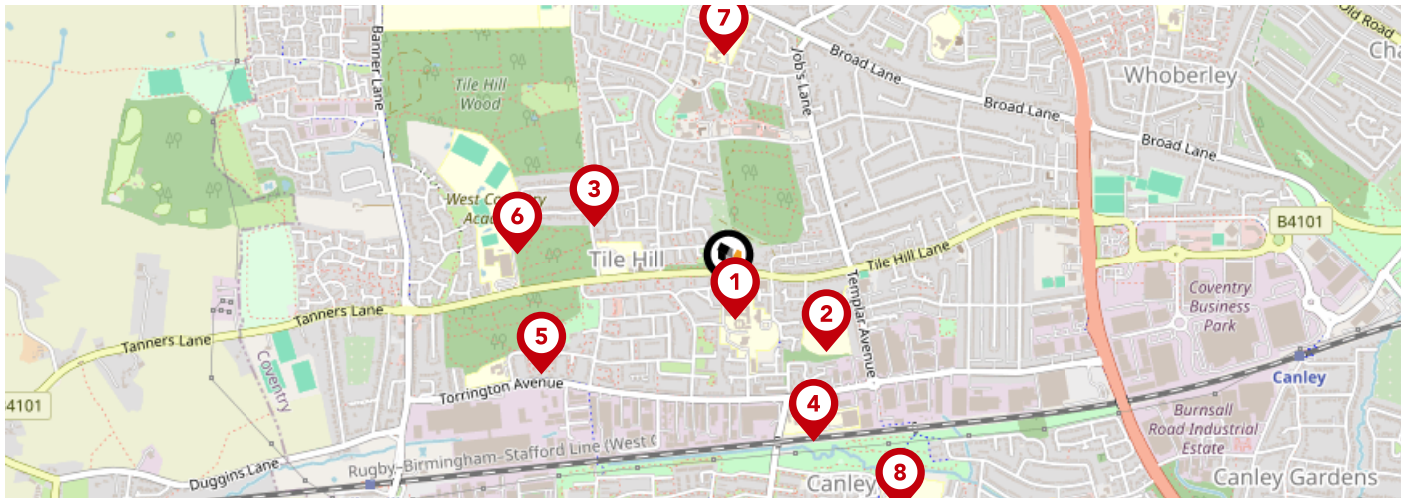


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



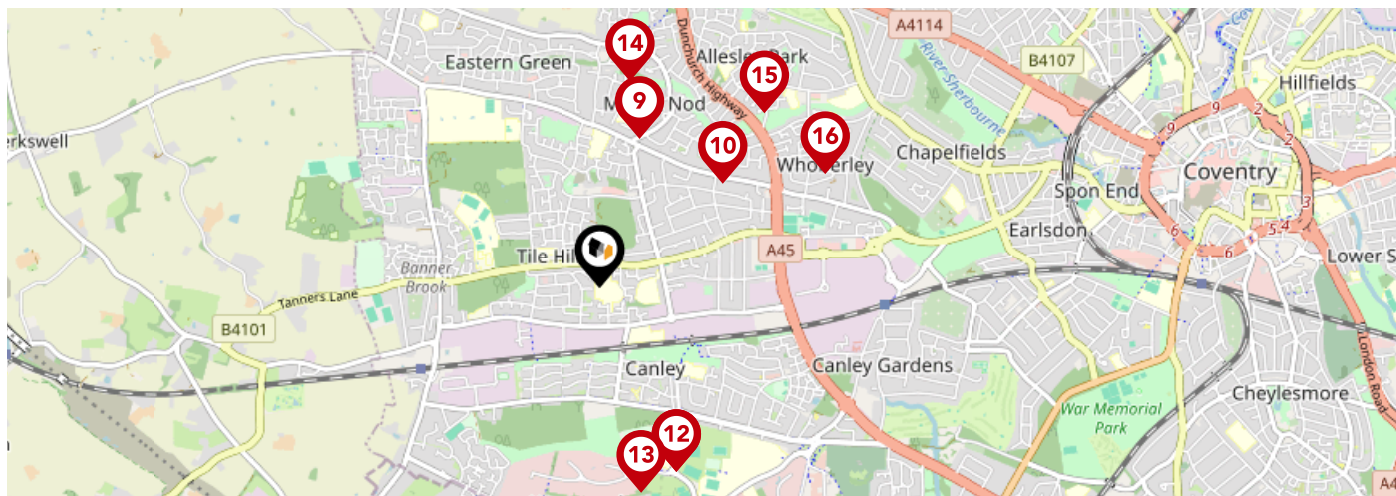
Listed Buildings in the local district	Grade	Distance
 1417936 - Church Of St Oswald And Bell Tower, Tile Hill	Grade II	0.3 miles
 1076550 - Limbrick Wood School (infants Block)	Grade II	0.5 miles
 1265681 - Limbrick Wood School (junior Block)	Grade II	0.5 miles
 1076548 - House Block East Of Teaching Block Lying Due East Of Main Block At Woodlands School	Grade II	0.8 miles
 1342911 - The Cottage	Grade II	0.8 miles
 1226703 - House Block To South East Of Main Block At Woodlands School	Grade II	0.8 miles
 1076659 - Conways Farmhouse	Grade II	0.8 miles
 1342895 - Barn At Conways Farm	Grade II	0.9 miles
 1076585 - Main Block At Woodlands School Including Administration And Main Entrance, Main And Small Hall, Gym And Library	Grade II	0.9 miles
 1076586 - Arts And Crafts Block With Teaching Block And House Block To North West Of Main Block At Woodlands School	Grade II	0.9 miles









# Area Schools



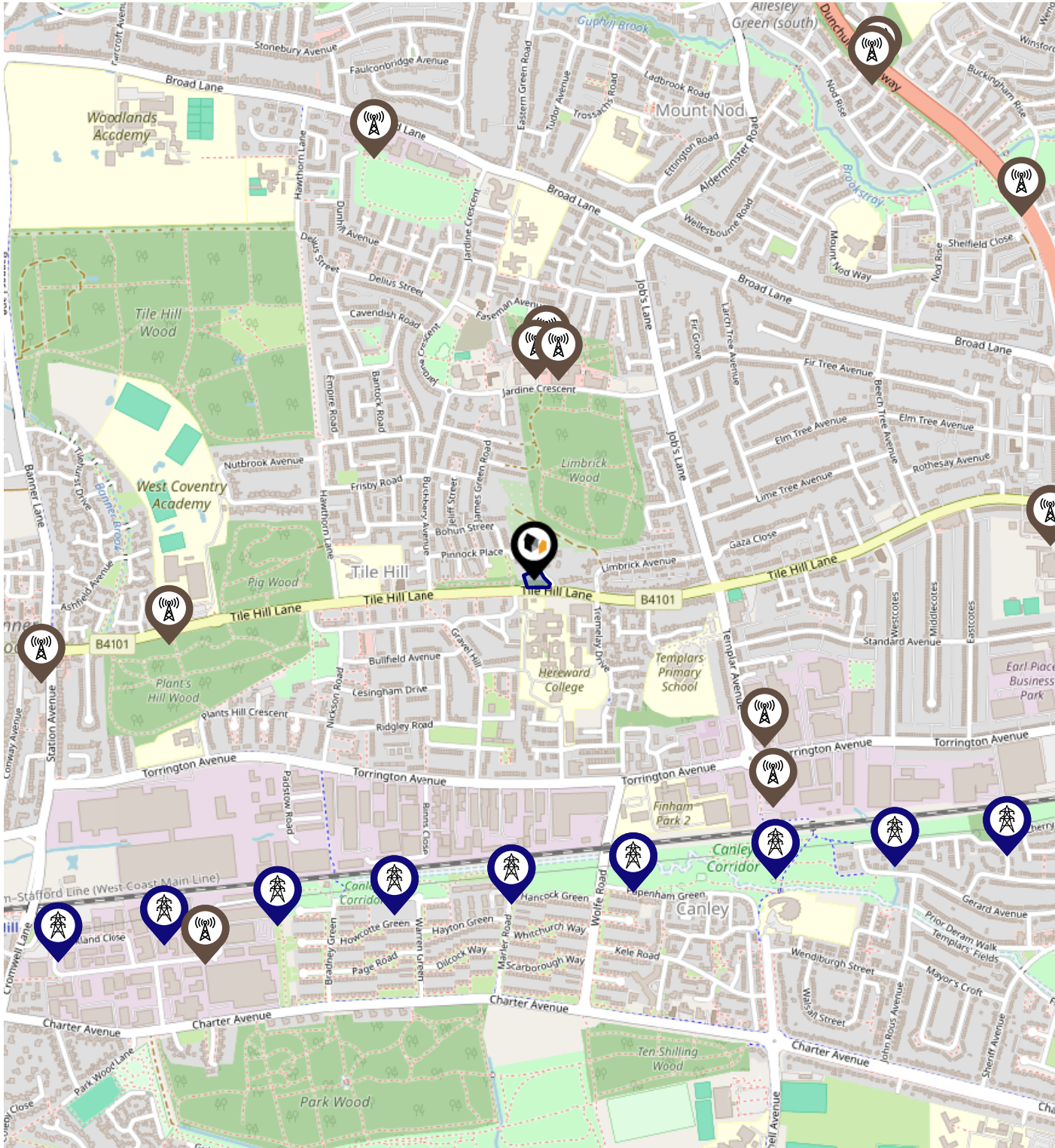
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hereward College of Further Education</b> Ofsted Rating: Good   Pupils:0   Distance:0.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Templars Primary School</b> Ofsted Rating: Good   Pupils: 666   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Our Lady of the Assumption Catholic Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.34	<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:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Leigh Church of England Academy</b> Ofsted Rating: Good   Pupils: 223   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>West Coventry Academy</b> Ofsted Rating: Good   Pupils: 1236   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Limbrick Wood Primary School</b> Ofsted Rating: Good   Pupils:0   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:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 321   Distance:0.7	<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:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>WMG Academy for Young Engineers</b> Ofsted Rating: Good   Pupils: 504   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Westwood Academy</b> Ofsted Rating: Requires improvement   Pupils: 915   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The National Mathematics and Science College</b> Ofsted Rating: Not Rated   Pupils: 137   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.14	<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

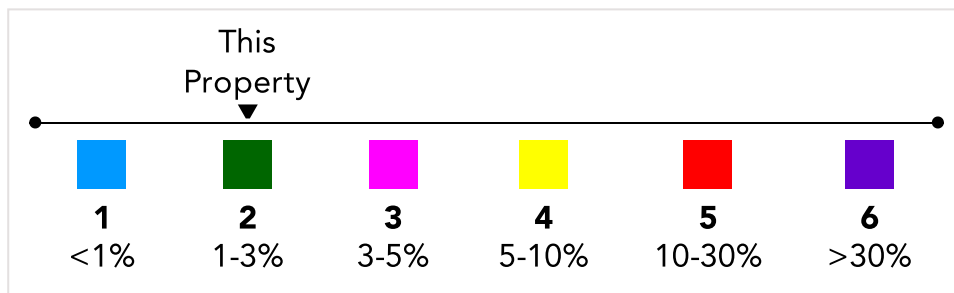
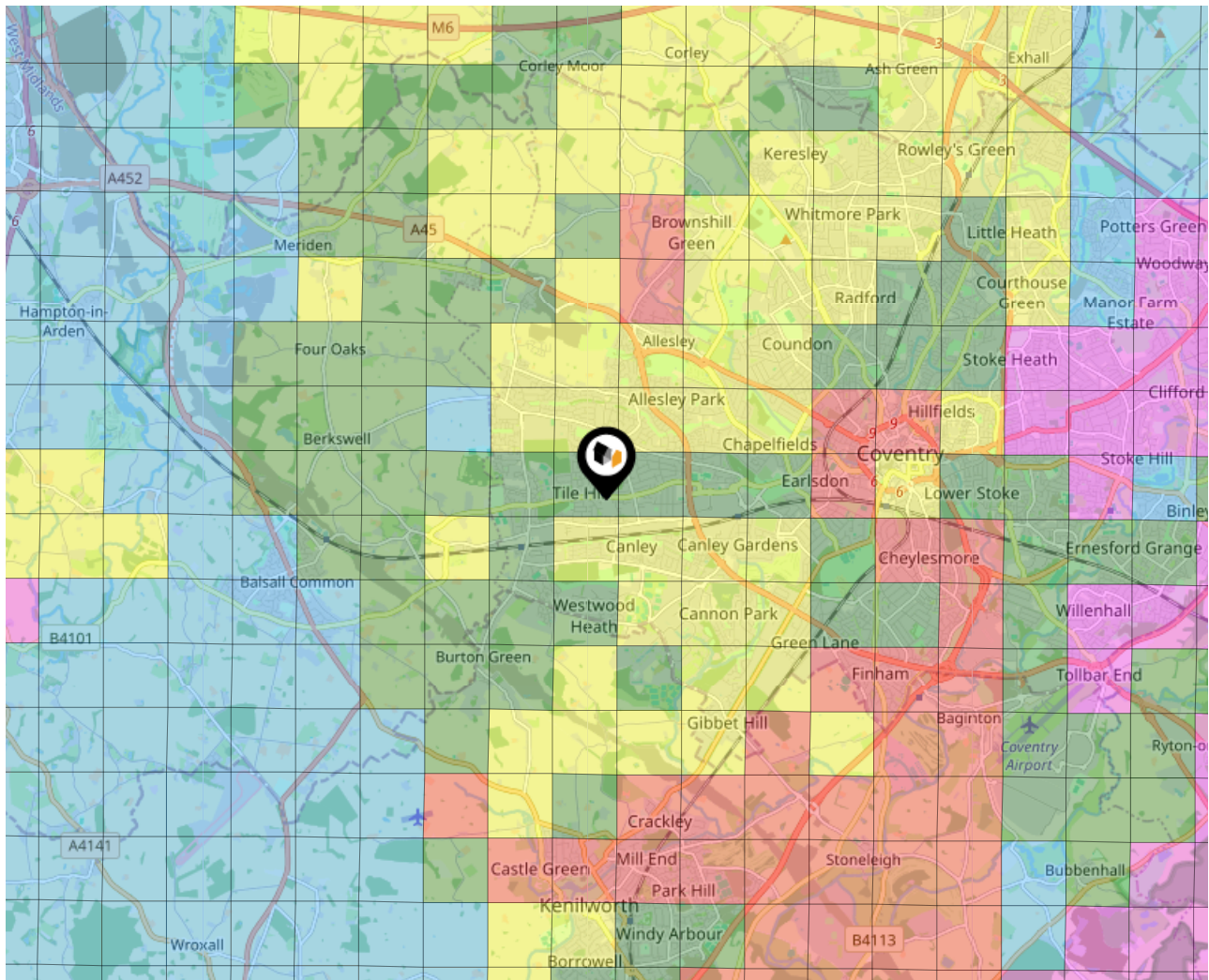
# Environment

## Radon Gas

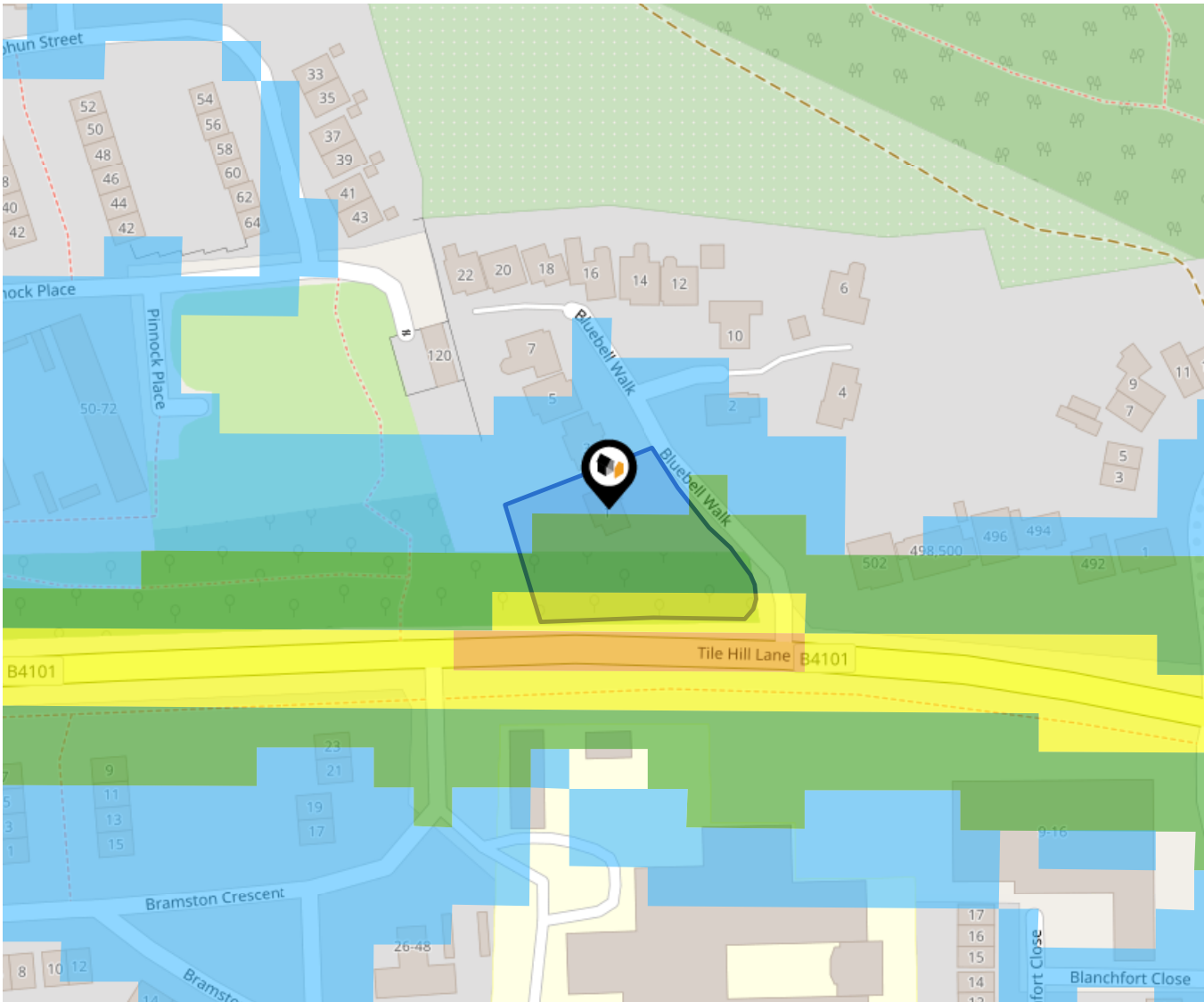


### What is Radon?

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

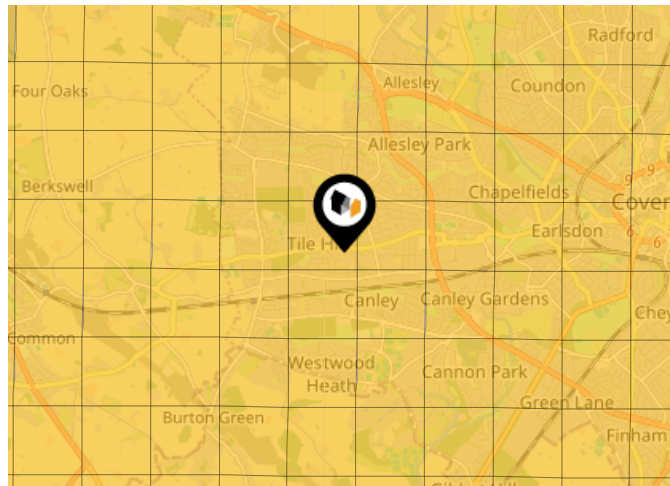


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

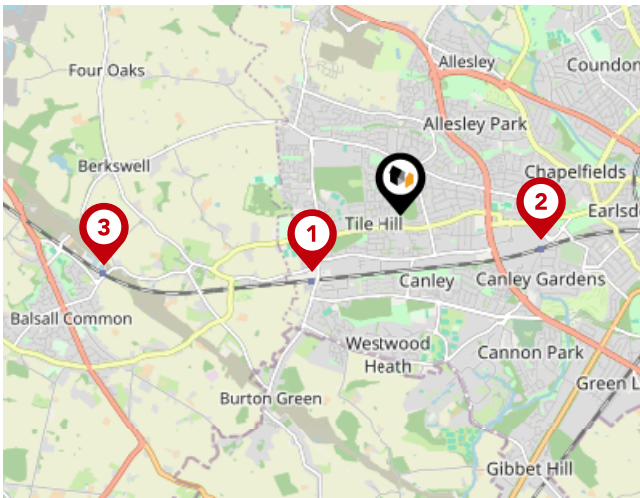


## Primary Classifications (Most Common Clay Types)

<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

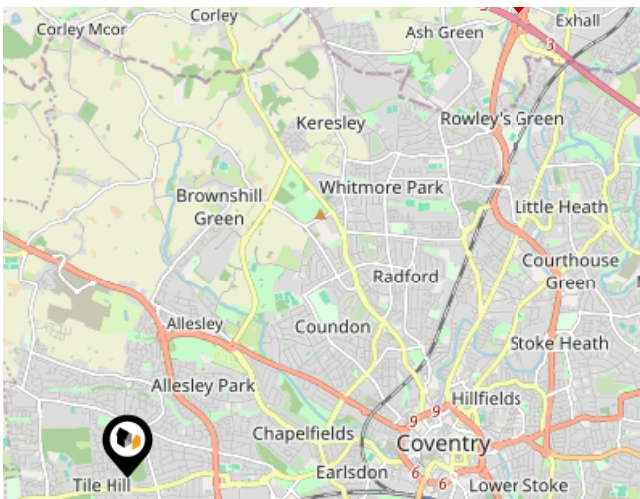
# Area

## Transport (National)



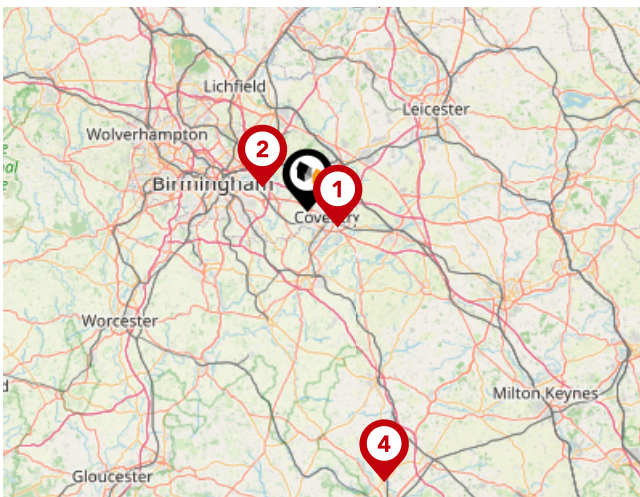
### National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	0.94 miles
2	Canley Rail Station	1.31 miles
3	Berkswell Rail Station	2.71 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.49 miles
2	M6 J3A	6.79 miles
3	M42 J6	6.3 miles
4	M6 J4	7.35 miles
5	M42 J7	7.46 miles

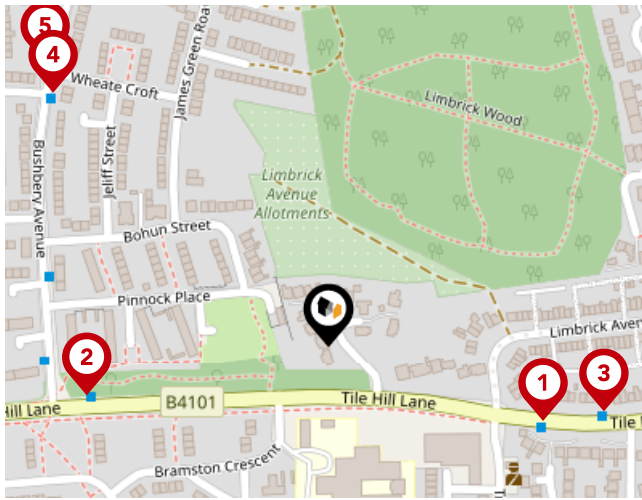


### Airports/Helipads

Pin	Name	Distance
1	Baginton	4.97 miles
2	Birmingham Airport	7.35 miles
3	East Mids Airport	31.13 miles
4	Kidlington	40.98 miles

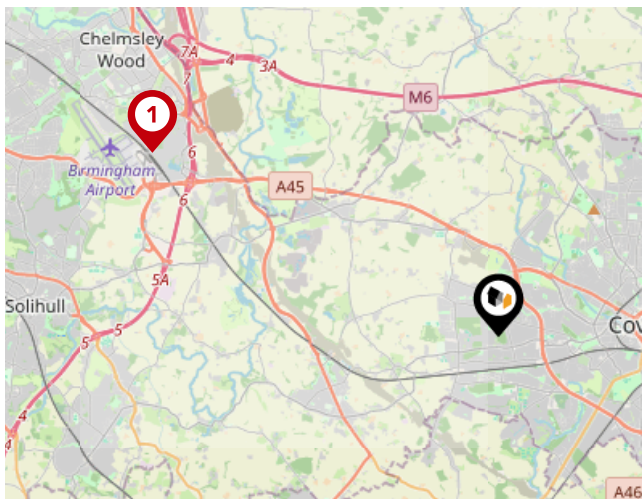
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Limbrick Avenue	0.13 miles
2	Gravel Hill	0.14 miles
3	Limbrick Avenue	0.16 miles
4	Frisby Rd	0.21 miles
5	Frisby Rd	0.23 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	7.07 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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