



See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 14th April 2026**



## **BROWNS LANE, ALLESLEY, COVENTRY, CV5**

**Price Estimate :** £300,000

### **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 fully renovated three bedroom semi detached home  
Superb, refitted, kitchen dining family room  
Substantial West facing rear gardens with access to garaging & parking  
Elevated from Browns Lane with countryside views to rear  
Four piece, first floor, family bathroom  
Seperate sitting room to frontage  
Welcoming & bright entrance hallway  
NO CHAIN, EPC Rating C, Total Sq.Ft TBC or 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 Overview



## Property

<b>Type:</b>	Terraced
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,024 ft <sup>2</sup> / 95 m <sup>2</sup>
<b>Plot Area:</b>	0.07 acres
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,237
<b>Title Number:</b>	WM750932

<b>Price Estimate:</b>	£300,000
<b>Tenure:</b>	Freehold

## 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>15</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Energy rating

C

Valid until 24.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



### Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	74 m <sup>2</sup>

# Market Sold in Street



<b>46, Browns Lane, Coventry, CV5 9DS</b>				Semi-detached House
Last Sold Date:	10/09/2024	01/08/2018	04/07/2016	
Last Sold Price:	£285,000	£220,500	£198,000	
<b>44, Browns Lane, Coventry, CV5 9DS</b>				Semi-detached House
Last Sold Date:	05/10/2023			
Last Sold Price:	£240,000			
<b>42, Browns Lane, Coventry, CV5 9DS</b>				Semi-detached House
Last Sold Date:	06/05/2022			
Last Sold Price:	£250,000			
<b>16, Browns Lane, Coventry, CV5 9DS</b>				Semi-detached House
Last Sold Date:	25/03/2022	17/09/2012	21/12/2011	
Last Sold Price:	£440,000	£220,000	£160,000	
<b>26, Browns Lane, Coventry, CV5 9DS</b>				Semi-detached House
Last Sold Date:	04/02/2020			
Last Sold Price:	£284,000			
<b>34, Browns Lane, Coventry, CV5 9DS</b>				Semi-detached House
Last Sold Date:	22/06/2018	09/06/2014		
Last Sold Price:	£257,000	£152,000		
<b>40, Browns Lane, Coventry, CV5 9DS</b>				Semi-detached House
Last Sold Date:	08/06/2017			
Last Sold Price:	£207,500			
<b>28, Browns Lane, Coventry, CV5 9DS</b>				Semi-detached House
Last Sold Date:	07/10/2016			
Last Sold Price:	£207,000			
<b>30, Browns Lane, Coventry, CV5 9DS</b>				Semi-detached House
Last Sold Date:	04/03/2016			
Last Sold Price:	£285,000			
<b>38, Browns Lane, Coventry, CV5 9DS</b>				Semi-detached House
Last Sold Date:	01/02/2013			
Last Sold Price:	£146,000			
<b>36, Browns Lane, Coventry, CV5 9DS</b>				Semi-detached House
Last Sold Date:	04/08/2011			
Last Sold Price:	£128,000			
<b>18, Browns Lane, Coventry, CV5 9DS</b>				Semi-detached House
Last Sold Date:	04/11/2005	23/10/2001		
Last Sold Price:	£240,000	£139,500		

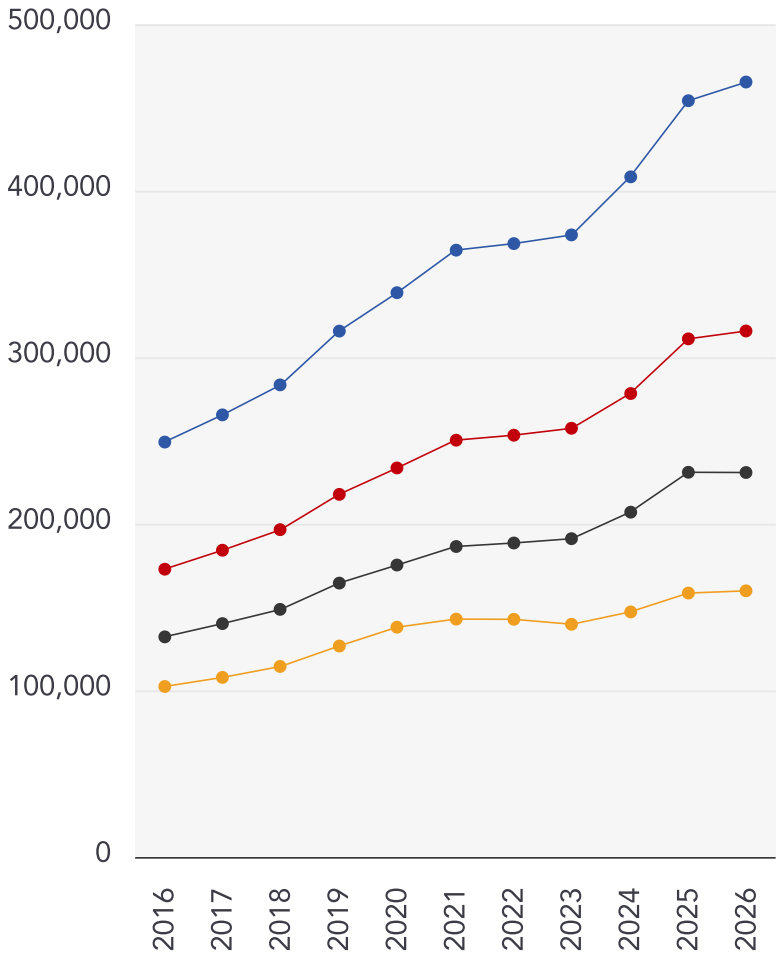
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV5



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

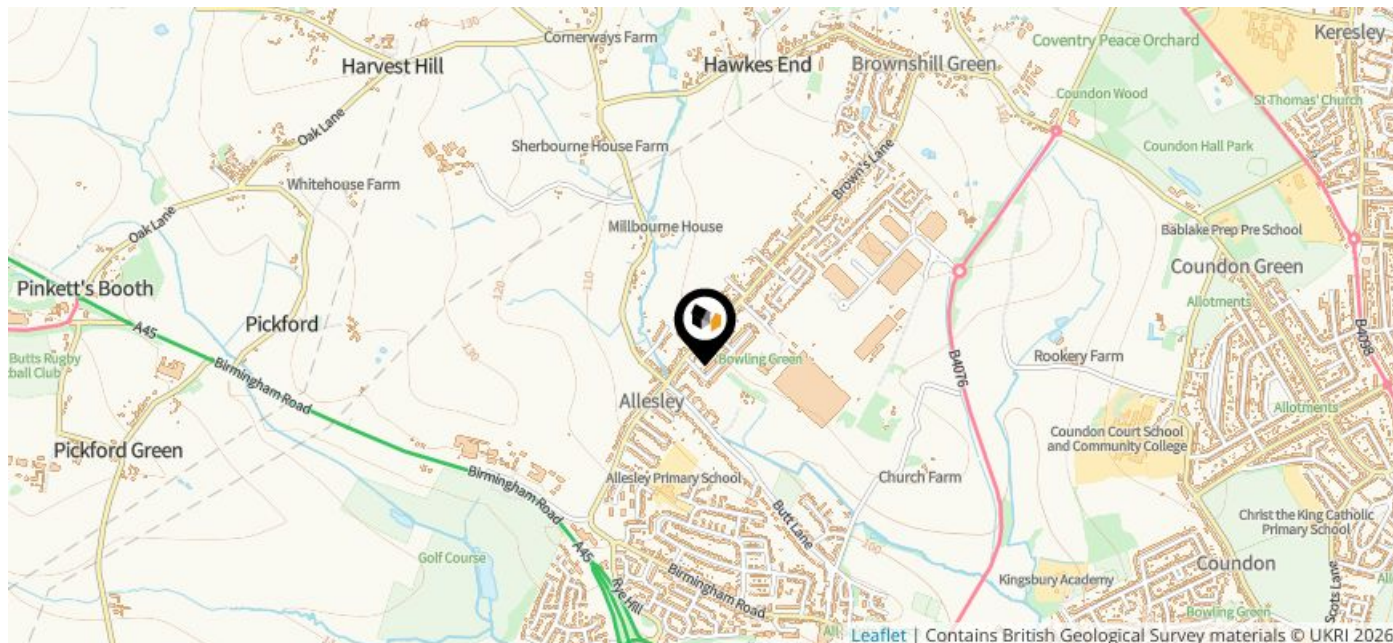
**+56.09%**

# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

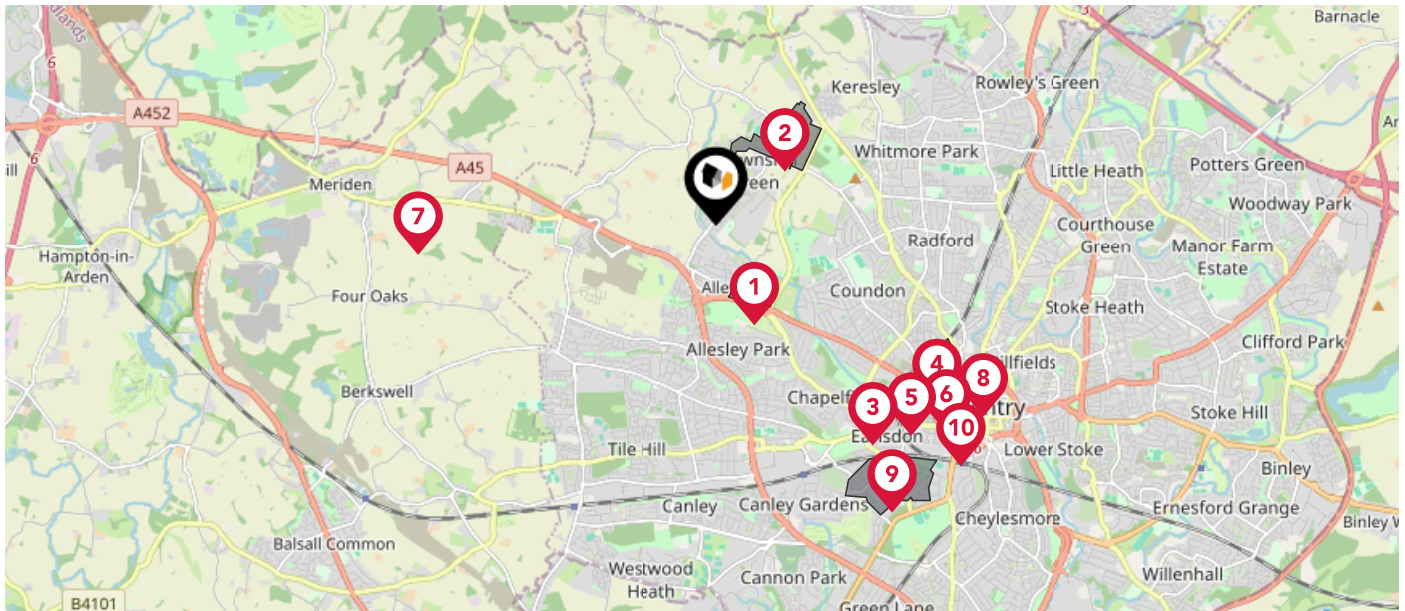
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Conservation Areas



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



### Nearby Conservation Areas

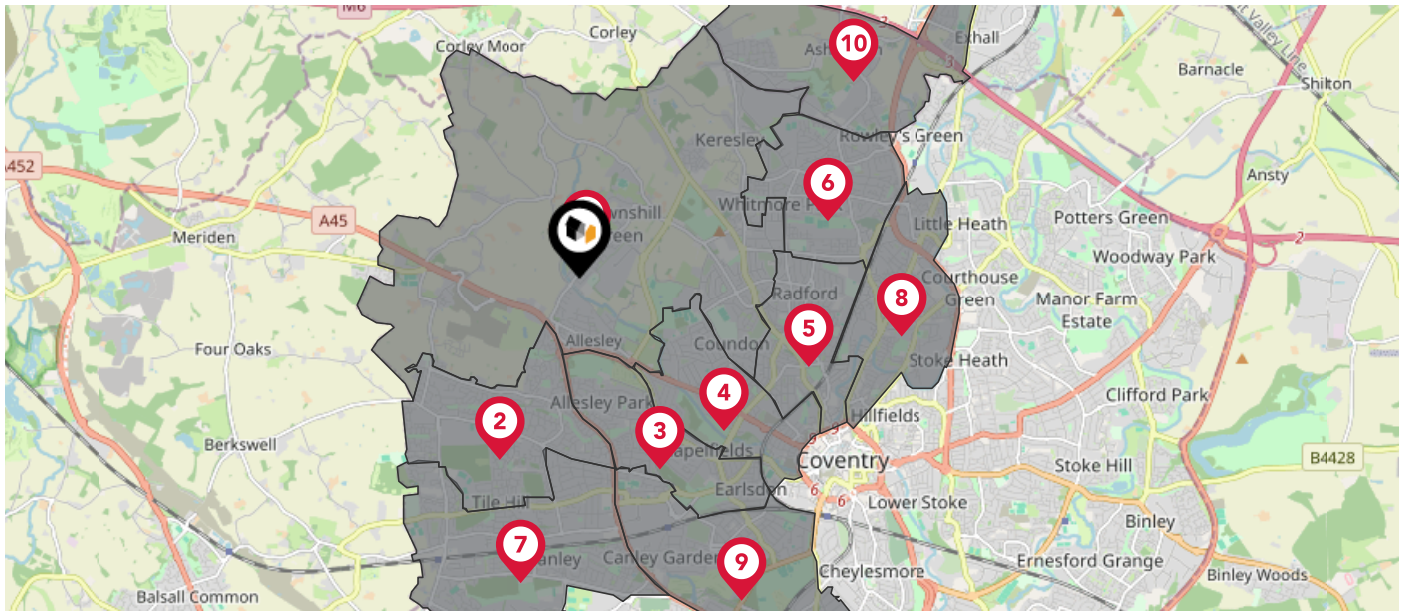
- 1 Allesley Village
- 2 Brownhill Green
- 3 Chapelfields
- 4 Naul's Mill
- 5 Spon End
- 6 Spon Street
- 7 Conservation Area - Church Lane, Meriden
- 8 Lady Herbert's Garden
- 9 Earlsdon
- 10 Greyfriars Green

# 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

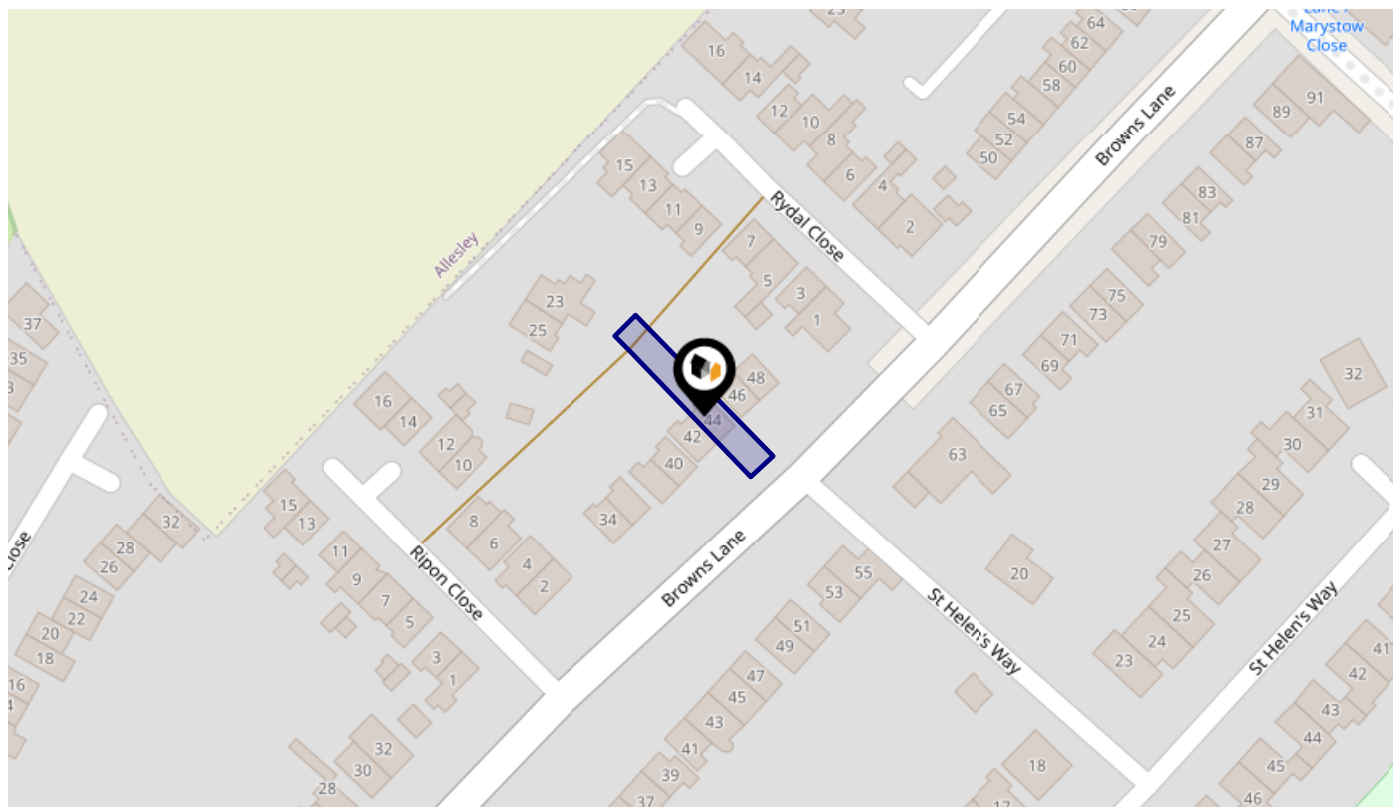
- 1 Bablake Ward
- 2 Woodlands Ward
- 3 Whoberley Ward
- 4 Sherbourne Ward
- 5 Radford Ward
- 6 Holbrook Ward
- 7 Westwood Ward
- 8 Foleshill Ward
- 9 Earlsdon Ward
- 10 Exhall Ward

# 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:

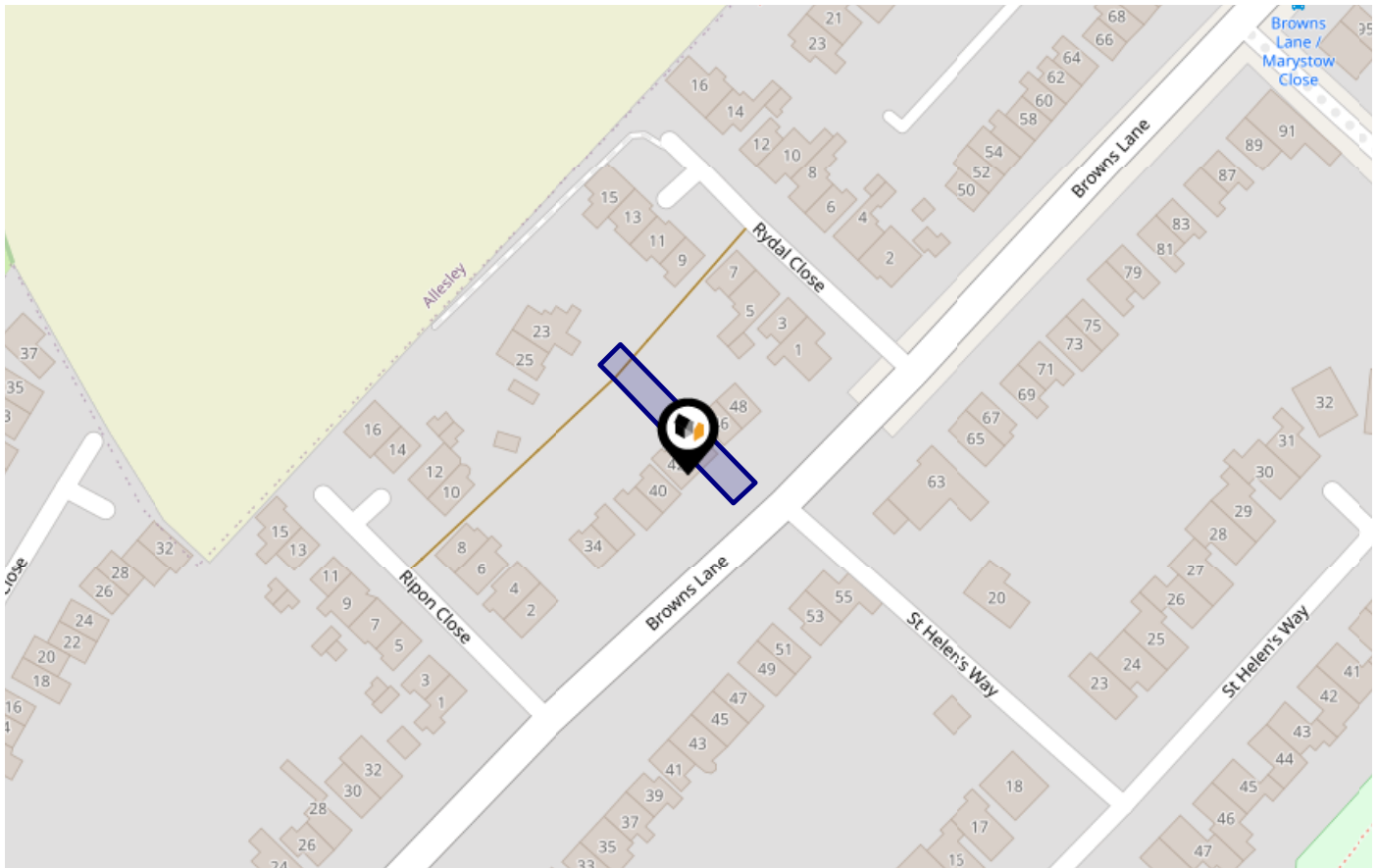
5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>

# 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:

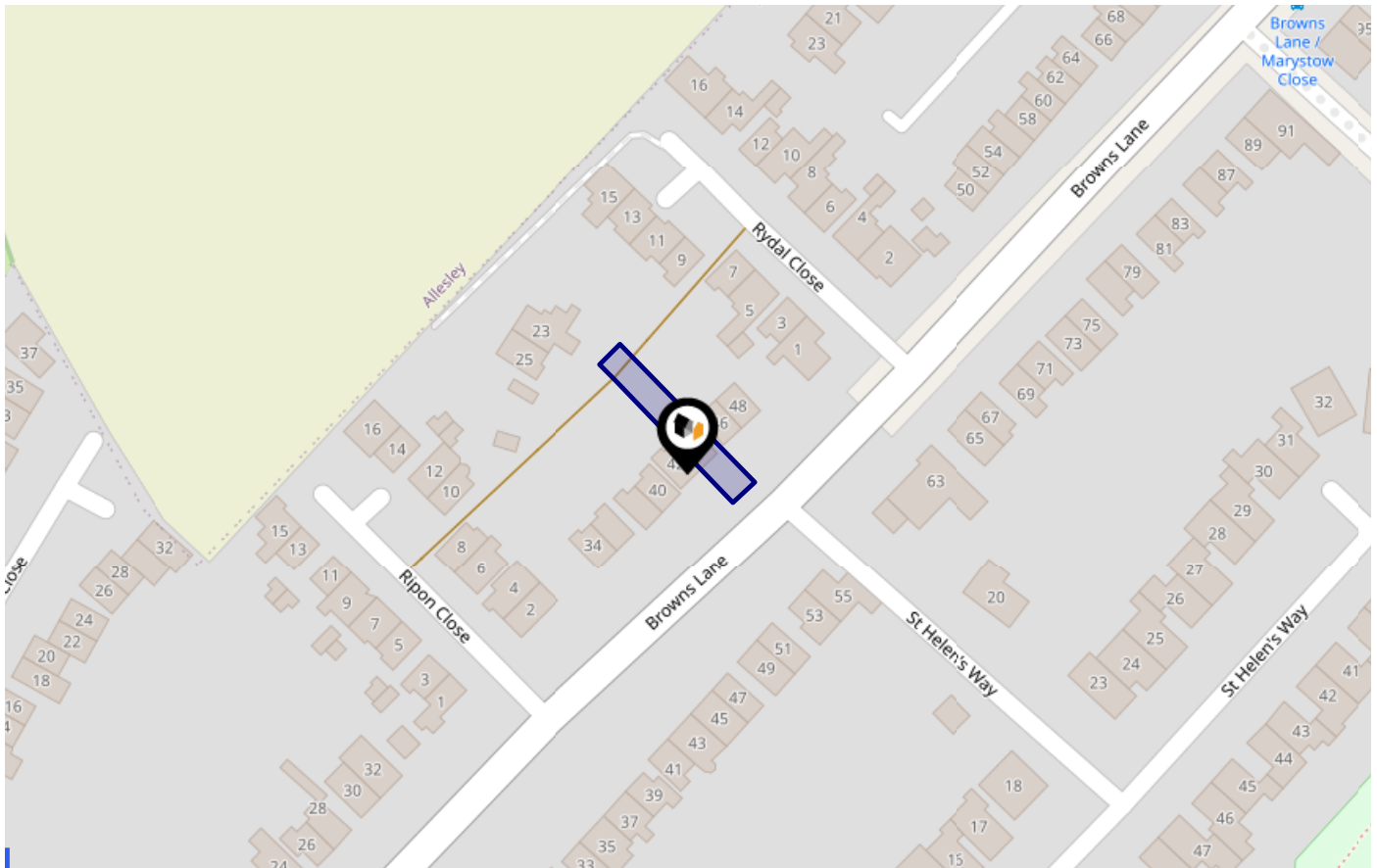


# Flood Risk

## 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**

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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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Chance of flooding to the following depths at this property:

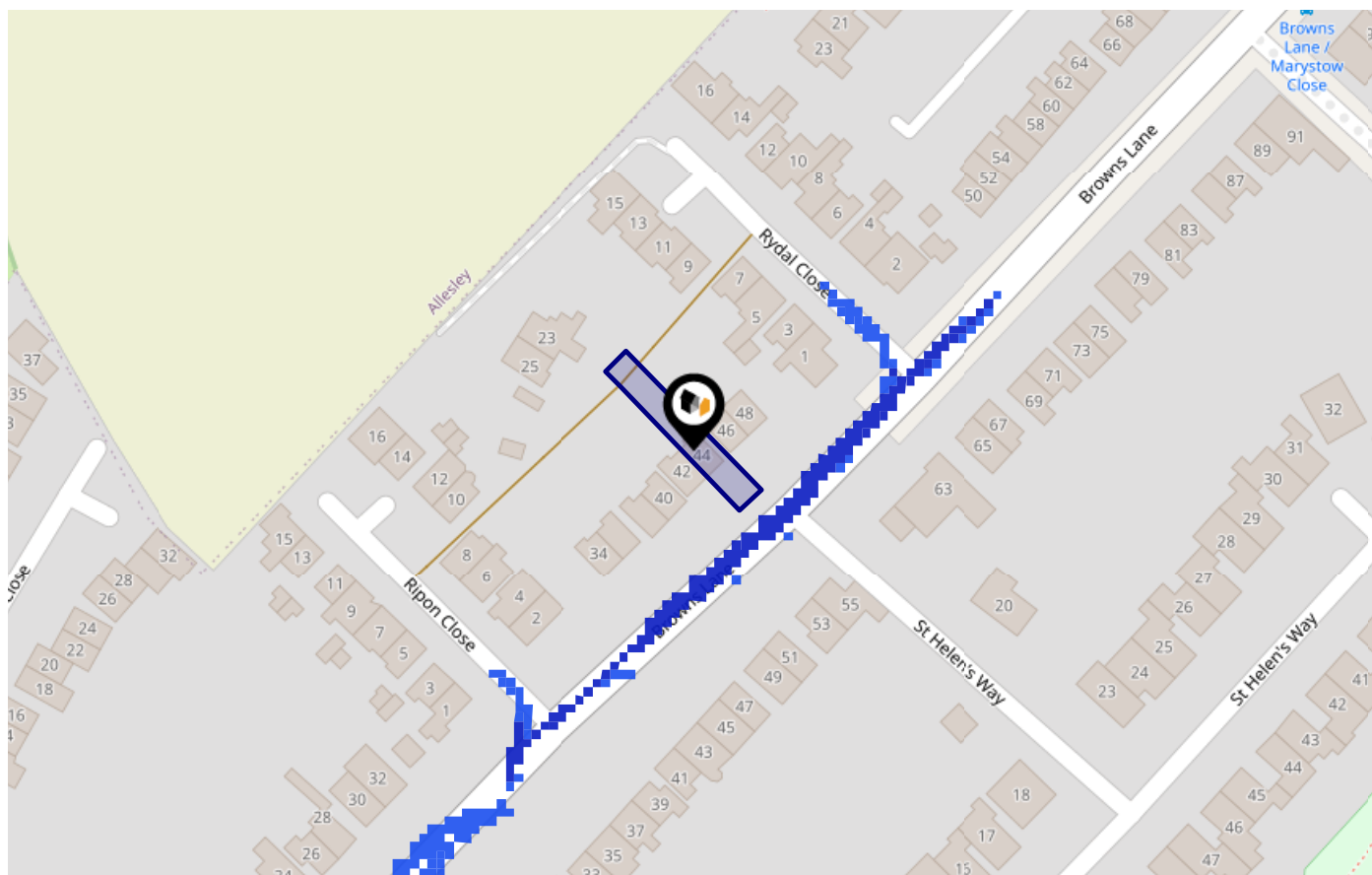


# Flood Risk

## 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.

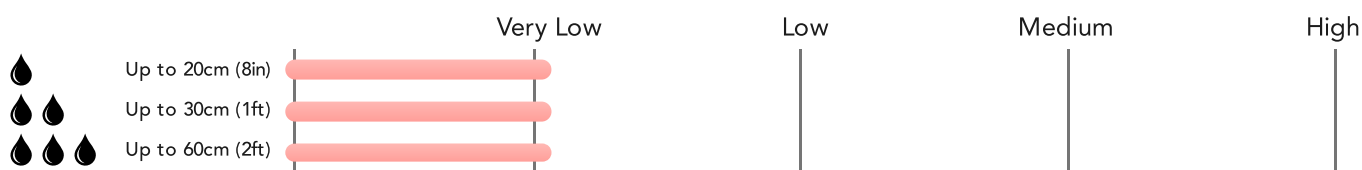


**Risk Rating: Very low**

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- 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:

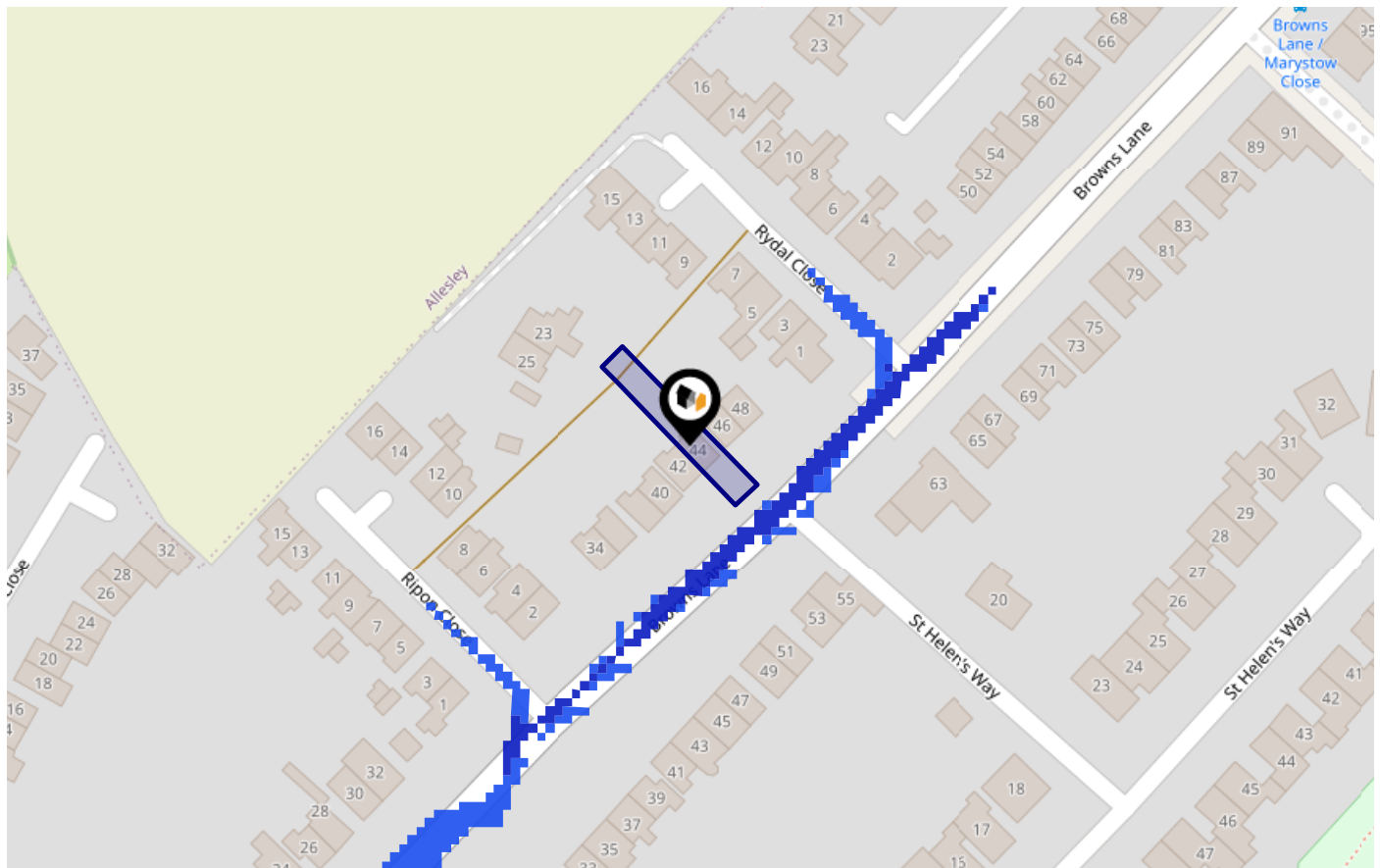


# Flood Risk

## Surface Water - 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.

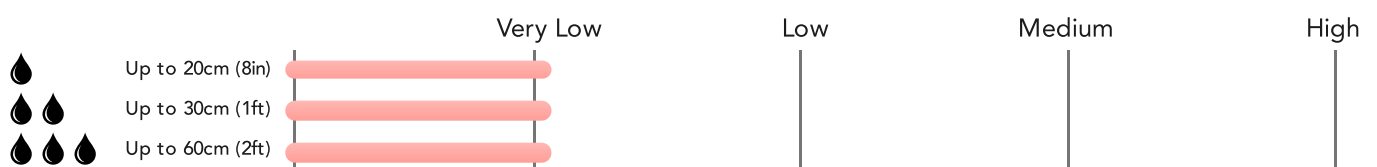


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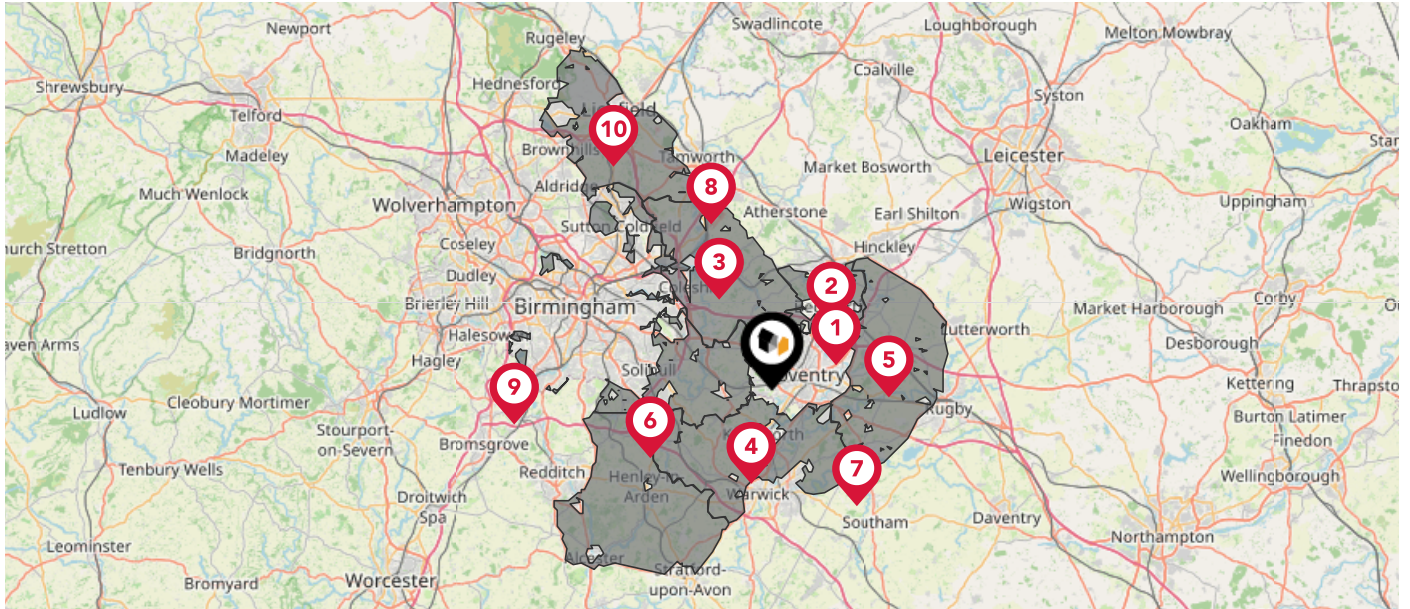


# Maps

## Green Belt



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



### Nearby Green Belt Land

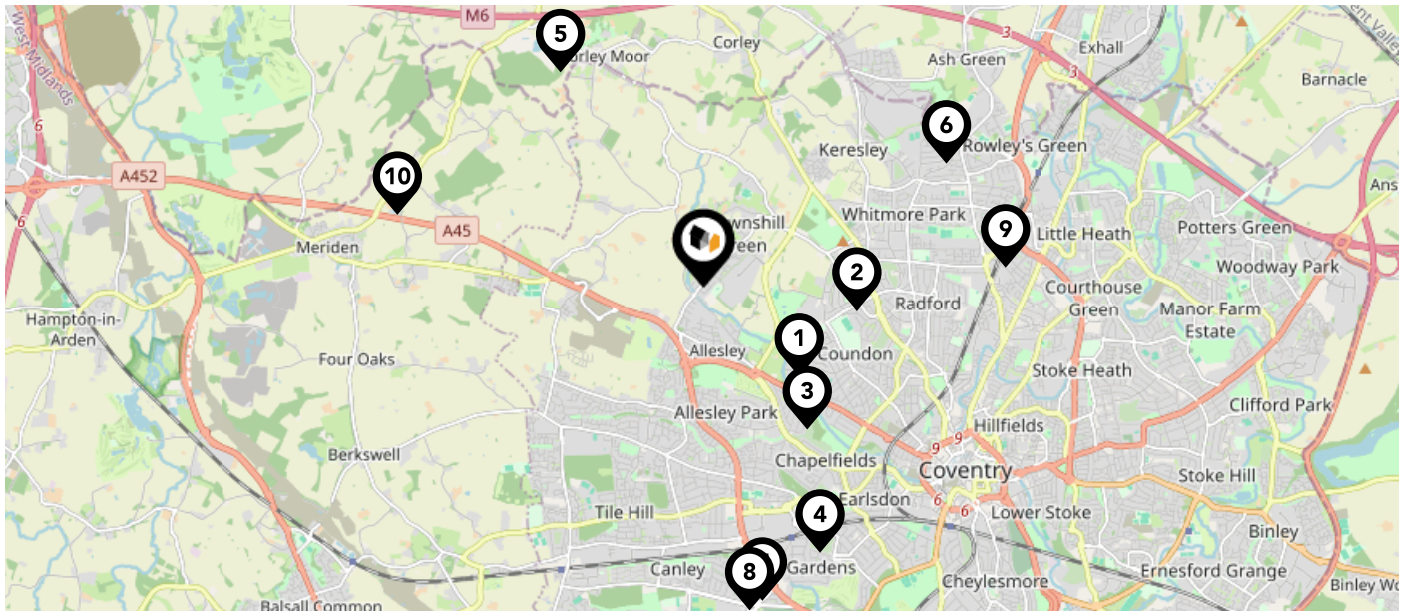
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Nuneaton and Bedworth
- 3 Birmingham Green Belt - North Warwickshire
- 4 Birmingham Green Belt - Warwick
- 5 Birmingham Green Belt - Rugby
- 6 Birmingham Green Belt - Solihull
- 7 Birmingham Green Belt - Stratford-on-Avon
- 8 Birmingham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

# 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

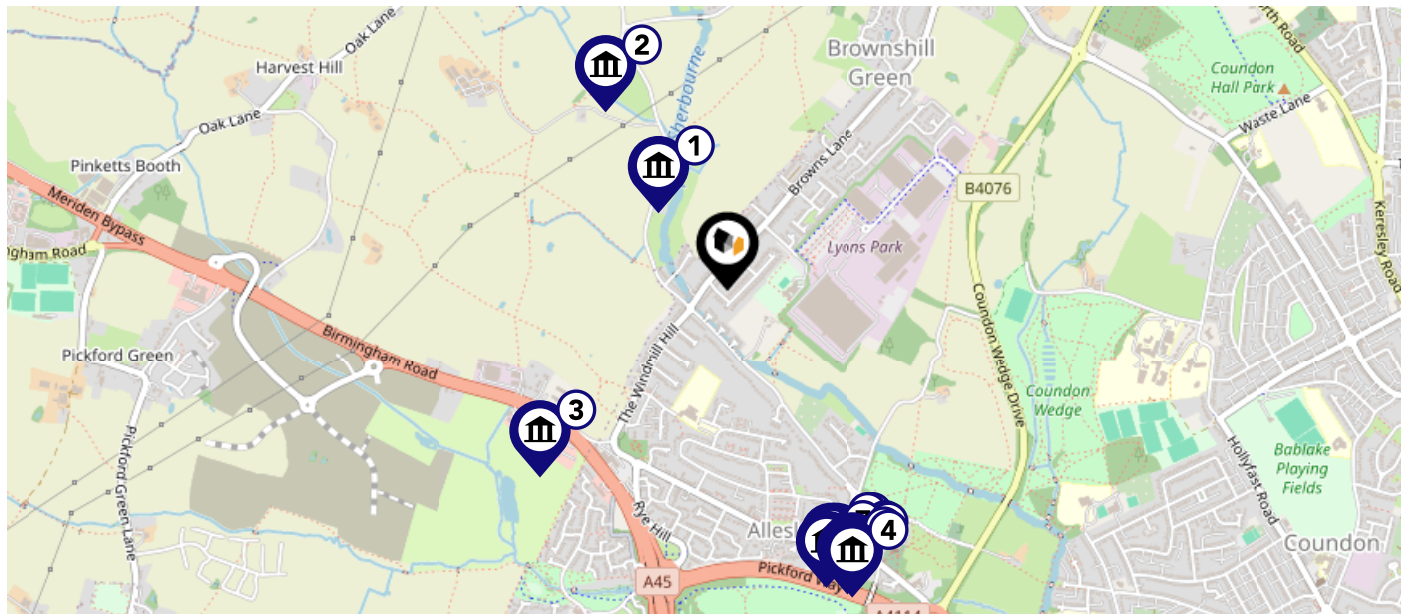
<b>1</b>	Coundon Social Club-Coundon, Coventry	Historic Landfill
<b>2</b>	Kelmscote Road-Coudon, Coventry	Historic Landfill
<b>3</b>	Holyhead Road-Coundon, Coventry	Historic Landfill
<b>4</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill
<b>5</b>	The Moor Poultry Farm - Corley Poultry Farm-Wall Hill Road, Chapel Green, Corley, Warwickshire	Historic Landfill
<b>6</b>	Bladberry Lane Tip-Holbrooks, Coventry	Historic Landfill
<b>7</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill
<b>8</b>	Prior Deram Park-Canley, Coventry	Historic Landfill
<b>9</b>	Railway Sidings-Three Spines Bridge	Historic Landfill
<b>10</b>	Fillongley Road-Meriden, Solihull	Historic Landfill

# Maps

## Listed Buildings

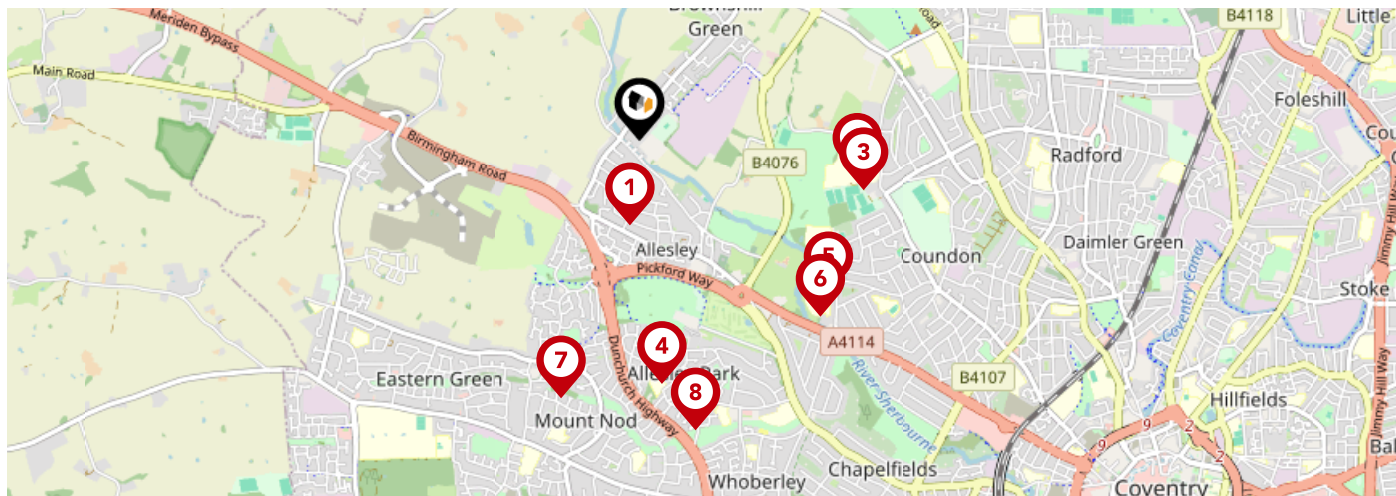


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



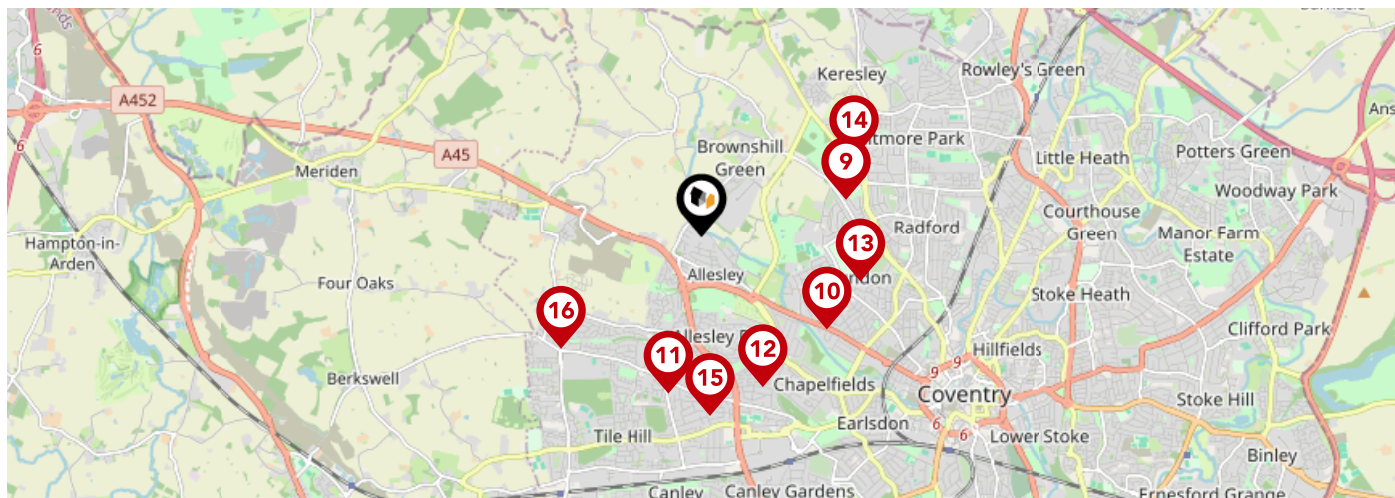
Listed Buildings in the local district		Grade	Distance
	1115711 - Dormer Cottage	Grade II	0.2 miles
	1343219 - Sherbourne House Farmhouse	Grade II	0.5 miles
	1076052 - Windmill Farmhouse	Grade II	0.6 miles
	1076665 - 75 And 77, Birmingham Road	Grade II	0.7 miles
	1342902 - 62 And 64, Birmingham Road	Grade II	0.7 miles
	1116140 - 58 And 60, Birmingham Road	Grade II	0.7 miles
	1342899 - Outbuildings Of Number 87	Grade II	0.7 miles
	1076670 - Arden House	Grade II	0.7 miles
	1116094 - 76, Birmingham Road	Grade II	0.7 miles
	1320066 - 79, Birmingham Road	Grade II	0.7 miles









# Area Schools



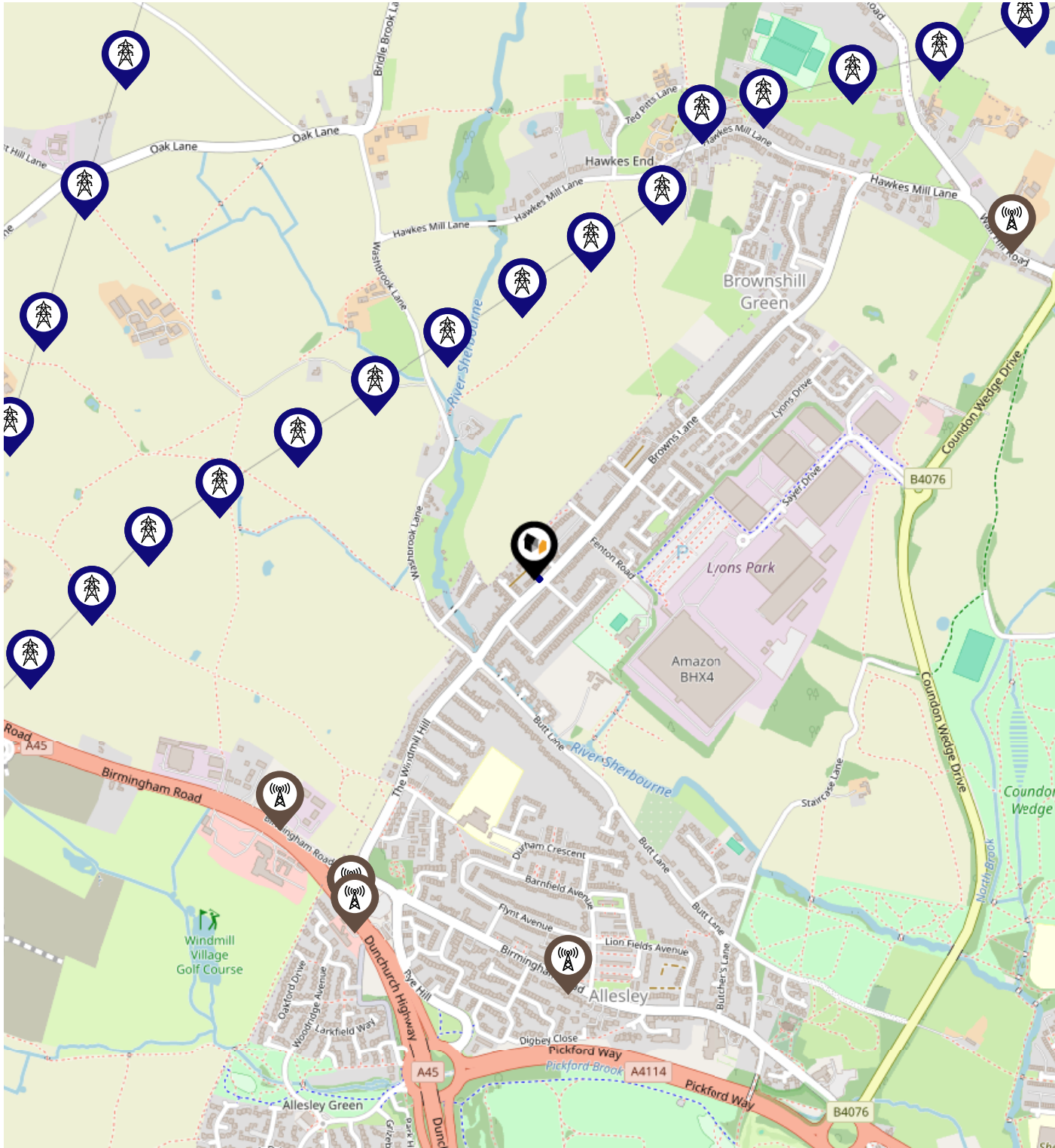
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Allesley Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Coundon Court</b> Ofsted Rating: Requires improvement   Pupils: 1919   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hollyfast Primary School</b> Ofsted Rating: Good   Pupils: 656   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Allesley Hall Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Kingsbury Academy</b> Ofsted Rating: Requires improvement   Pupils: 99   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Park Hill Primary School</b> Ofsted Rating: Good   Pupils: 439   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





		Nursery	Primary	Secondary	College	Private
	<b>Keresley Grange Primary School</b> Ofsted Rating: Good   Pupils: 307   Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mount Nod Primary School</b> Ofsted Rating: Good   Pupils: 321   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Christ The King Catholic Primary School</b> Ofsted Rating: Good   Pupils: 457   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cardinal Newman Catholic School</b> Ofsted Rating: Good   Pupils: 1481   Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eastern Green Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.63	<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

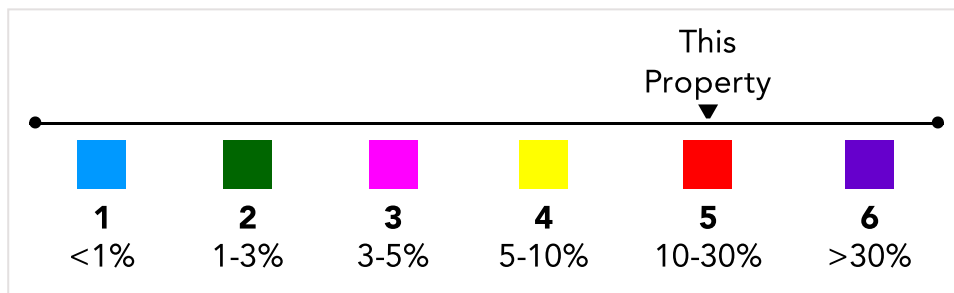
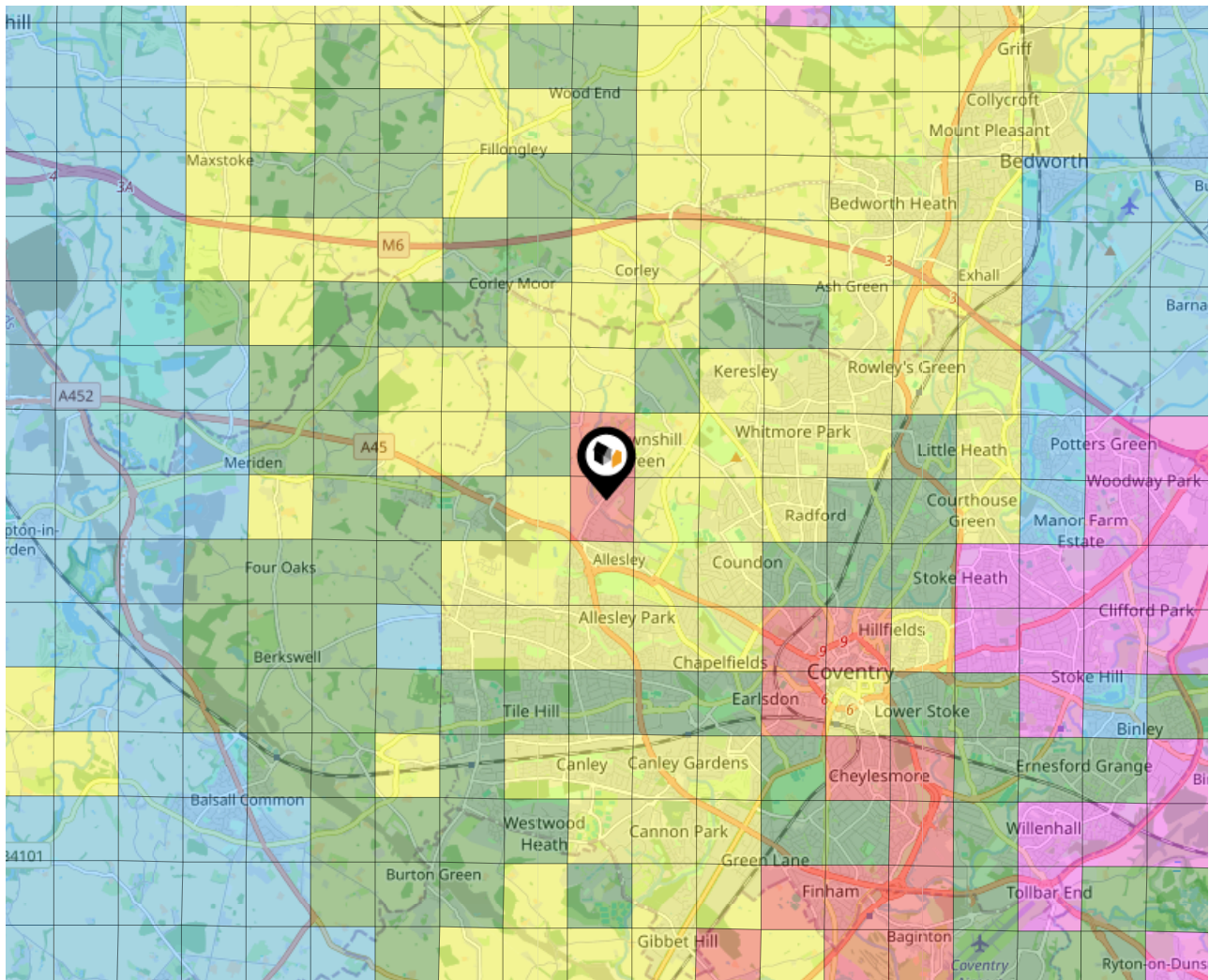
# Environment

## Radon Gas

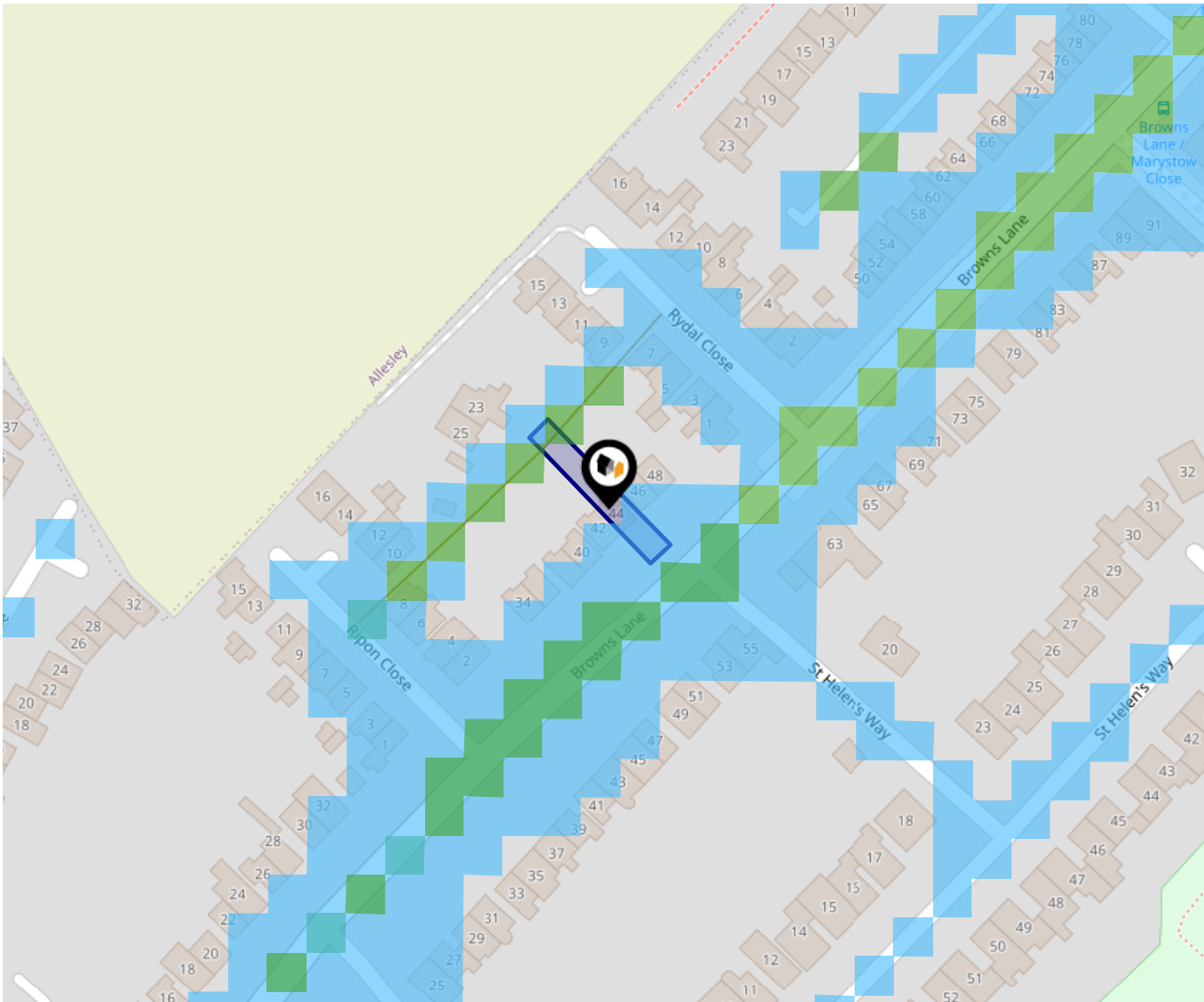


### What is Radon?

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

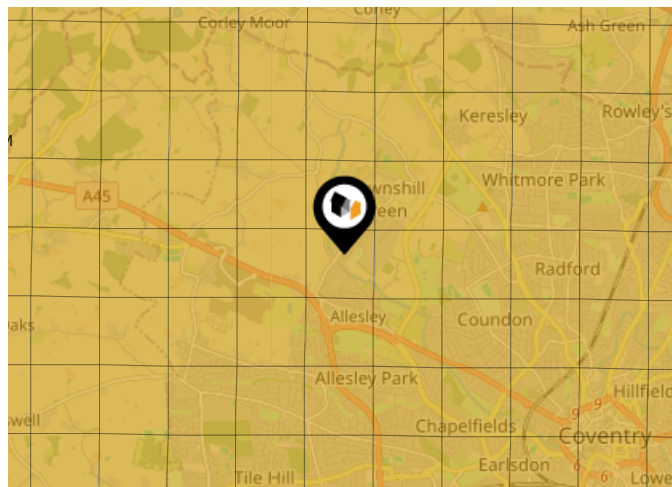


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

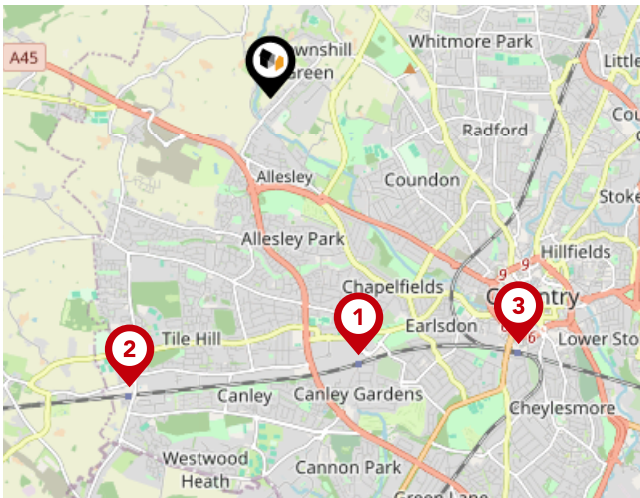
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	LOAM TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		



### Primary Classifications (Most Common Clay Types)

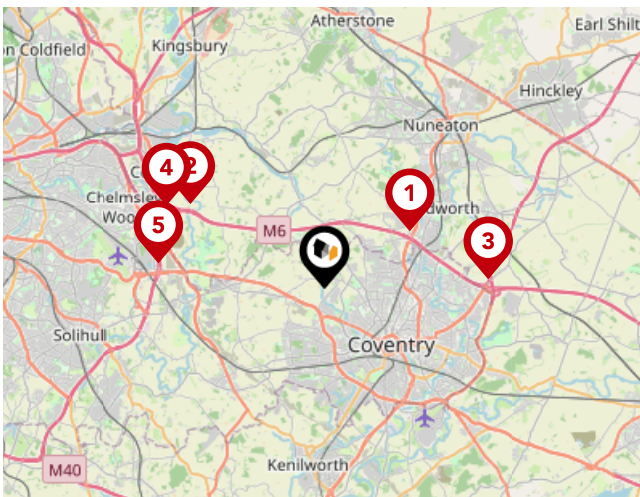
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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)



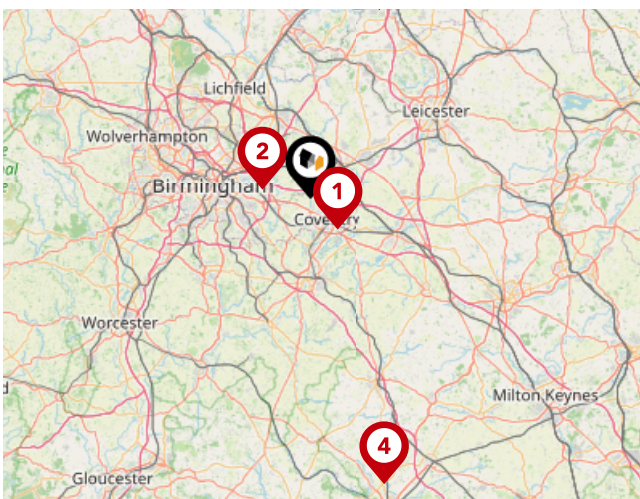
## National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	2.46 miles
2	Tile Hill Rail Station	2.91 miles
3	Coventry Rail Station	3.15 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.7 miles
2	M6 J3A	5.78 miles
3	M6 J2	5.92 miles
4	M6 J4	6.5 miles
5	M42 J6	6.1 miles

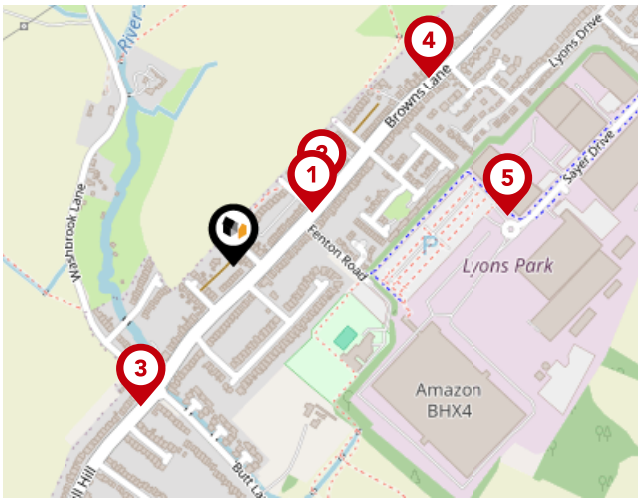


## Airports/Helipads

Pin	Name	Distance
1	Baginton	5.93 miles
2	Birmingham Airport	7.09 miles
3	East Mids Airport	28.98 miles
4	Kidlington	42.88 miles

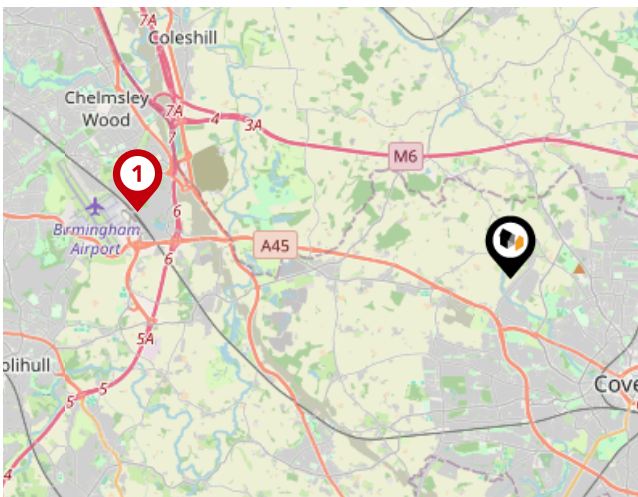
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Marystow Close	0.11 miles
2	Marystow Close	0.13 miles
3	Bree Close	0.19 miles
4	Carvell Close	0.31 miles
5	Amazon Works	0.31 miles



### Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.84 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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