



See More Online

Buyers & Interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th September 2026



WATERY LANE, COVENTRY, CV6

Price Estimate : £350,000

Walmsley's The Way to Move

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

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Introduction

Our Comments



Dear Buyers & Interested parties

Your property details in brief.....

A spacious, attractive & extended four bedroom semi detached home

Full width kitchen dining & family room extension

Driveway & private rear gardens

Ground floor cloakroom & utility room

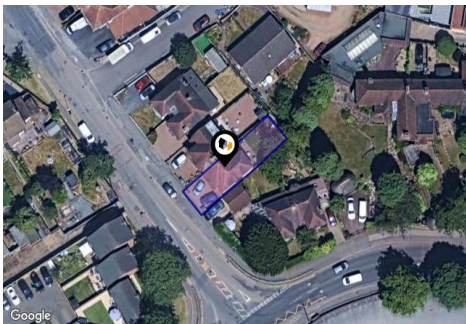
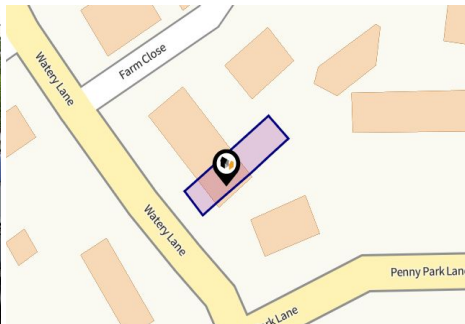
Spacious family bathroom & ensuite shower room to main bedroom

Separate sitting room & garage converted to hobby room/office

Gas central heating & double glazing throughout

EPC Rating D, Total 1277 Sq.Ft or 118.7 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

Type:	Semi-Detached	Price Estimate:	£350,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,277 ft ² / 118 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£2,237		
Title Number:	WK82335		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	64	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	sky
				
				Virgin media

Planning History

This Address



Planning records for: *Watery Lane, Coventry, CV6*

Reference - R/2001/5028	
Decision:	Recommendation entered - Pending decision
Date:	30th October 2001
Description:	Two storey side/rear and single storey rear extension

Market Sold in Street



1, Watery Lane, Coventry, CV6 2GE				Detached House
Last Sold Date:	23/05/2025	04/08/2017		
Last Sold Price:	£300,000	£245,000		
20, Watery Lane, Coventry, CV6 2GE				Semi-detached House
Last Sold Date:	31/03/2025	15/02/2013	12/01/1999	
Last Sold Price:	£310,000	£120,000	£55,000	
72, Watery Lane, Coventry, CV6 2GE				Detached House
Last Sold Date:	12/12/2024			
Last Sold Price:	£389,995			
5, Watery Lane, Coventry, CV6 2GE				Detached House
Last Sold Date:	28/11/2024	18/08/2017		
Last Sold Price:	£279,000	£267,000		
70, Watery Lane, Coventry, CV6 2GE				Detached House
Last Sold Date:	02/06/2023			
Last Sold Price:	£405,000			
32, Watery Lane, Coventry, CV6 2GE				Semi-detached House
Last Sold Date:	01/09/2022			
Last Sold Price:	£265,000			
22, Watery Lane, Coventry, CV6 2GE				Terraced House
Last Sold Date:	29/03/2022	11/08/2008		
Last Sold Price:	£285,000	£125,000		
8, Watery Lane, Coventry, CV6 2GE				Semi-detached House
Last Sold Date:	28/01/2022			
Last Sold Price:	£272,000			
6, Watery Lane, Coventry, CV6 2GE				Terraced House
Last Sold Date:	13/03/2020	23/01/2008		
Last Sold Price:	£237,000	£112,275		
40, Watery Lane, Coventry, CV6 2GE				Terraced House
Last Sold Date:	26/07/2019	08/06/2005		
Last Sold Price:	£185,000	£140,000		
36, Watery Lane, Coventry, CV6 2GE				Semi-detached House
Last Sold Date:	23/11/2018	29/06/2006	04/11/2003	
Last Sold Price:	£309,000	£182,000	£84,000	
3, Watery Lane, Coventry, CV6 2GE				Detached House
Last Sold Date:	21/07/2017			
Last Sold Price:	£245,000			

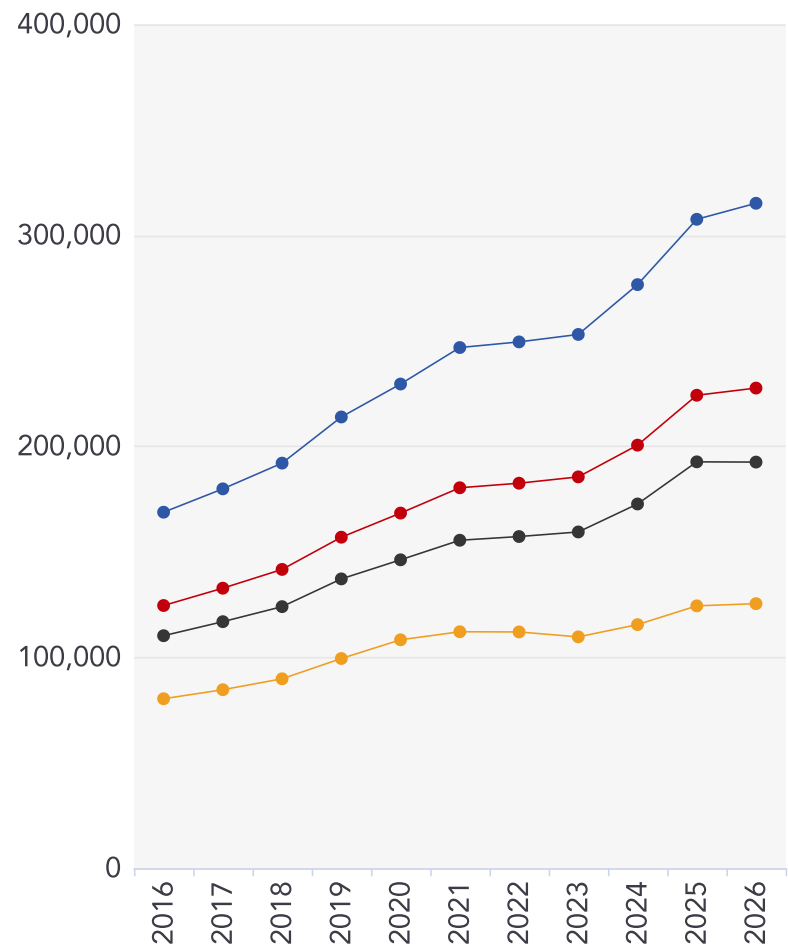
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV6



Detached

+86.77%

Semi-Detached

+82.76%

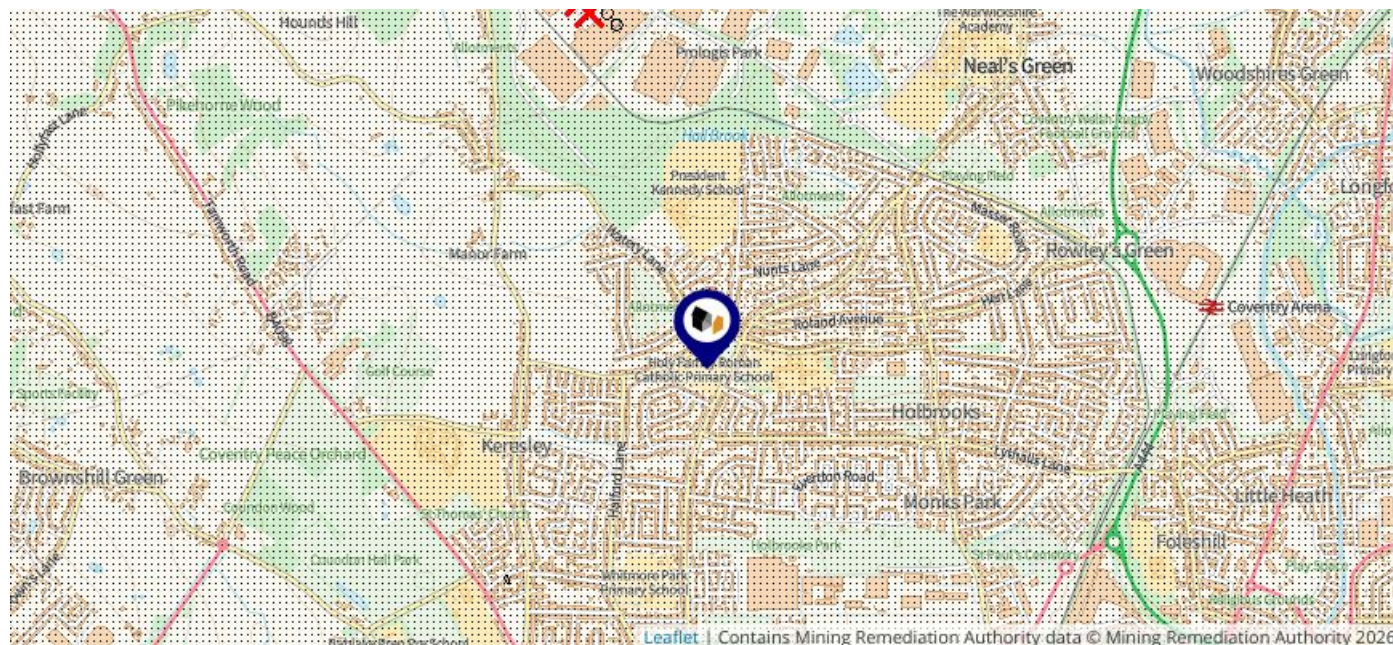
Terraced

+74.65%

Flat

+56.09%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

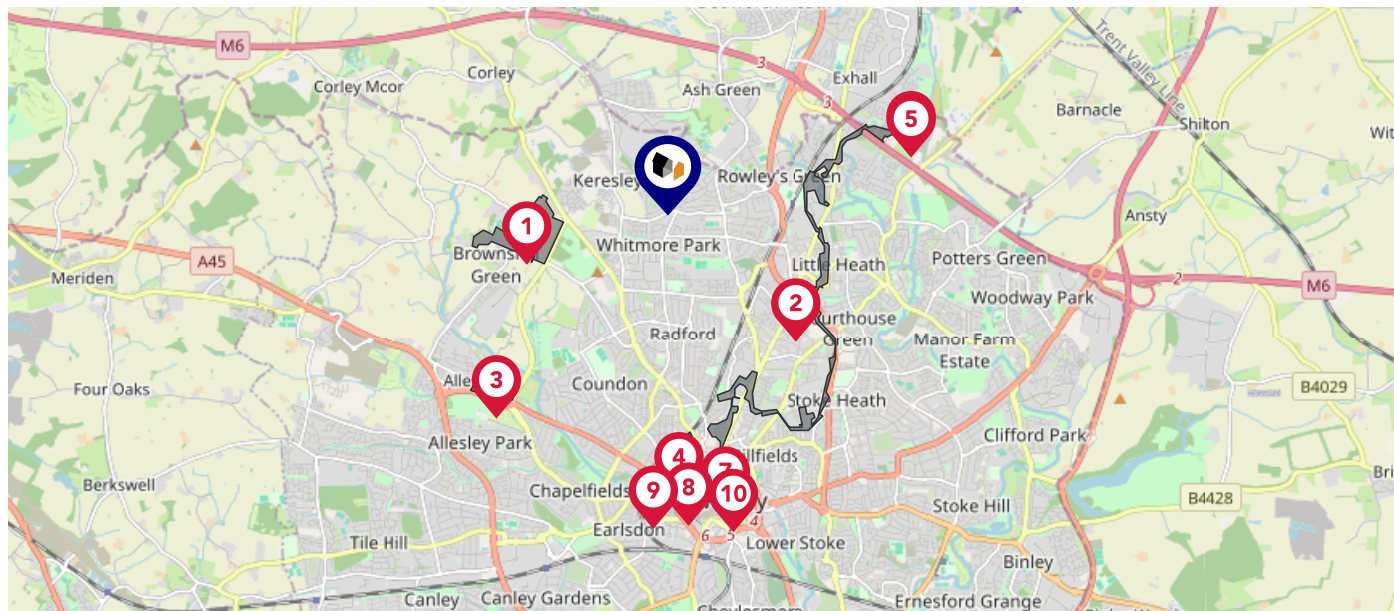
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



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



Nearby Conservation Areas

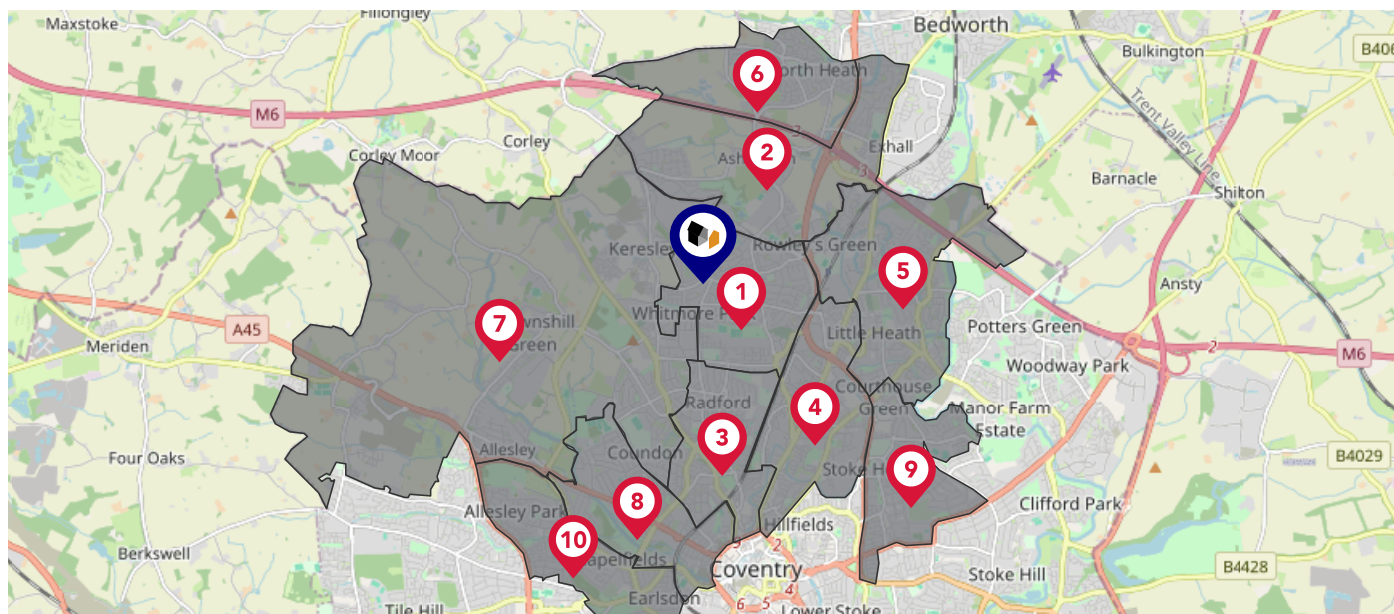
- | | |
|----|------------------------|
| 1 | Brownhill Green |
| 2 | Coventry Canal |
| 3 | Allesley Village |
| 4 | Naul's Mill |
| 5 | Hawkesbury Junction |
| 6 | Hawkesbury Junction |
| 7 | Lady Herbert's Garden |
| 8 | Spon Street |
| 9 | Spon End |
| 10 | Hill Top and Cathedral |

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Holbrook Ward

2

Exhall Ward

3

Radford Ward

4

Foleshill Ward

5

Longford Ward

6

Heath Ward

7

Bablake Ward

8

Sherbourne Ward

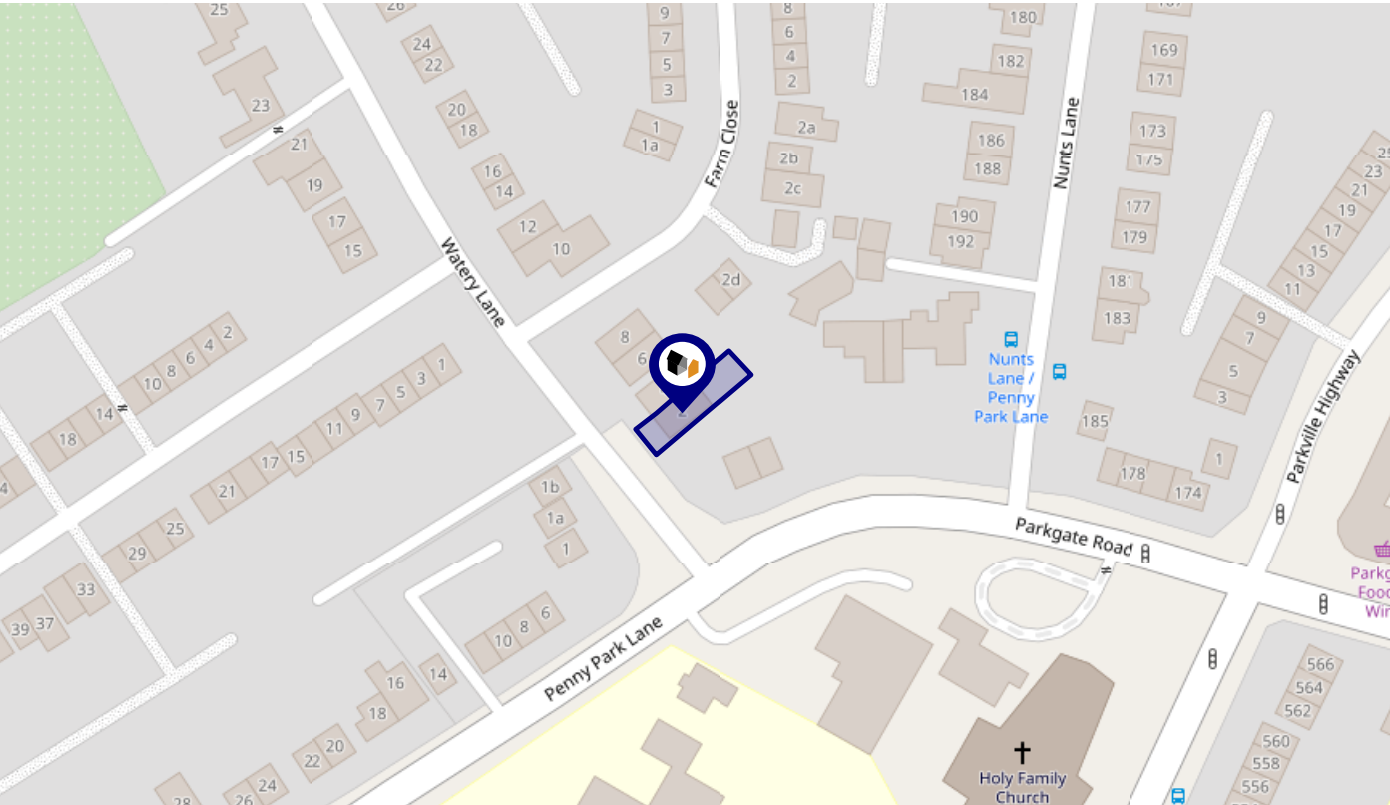
9

Upper Stoke Ward

10

Whoberley Ward

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



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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

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

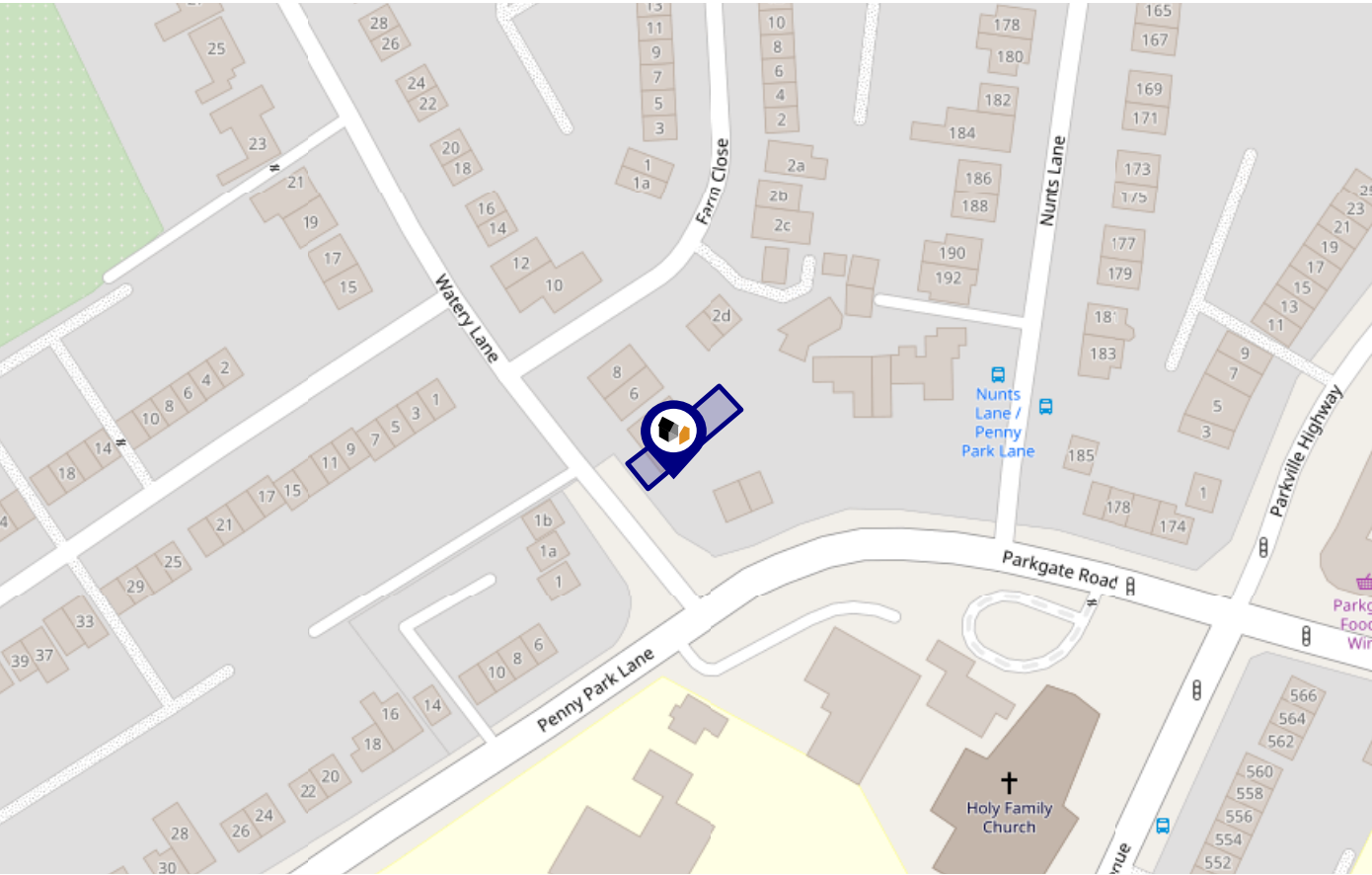
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

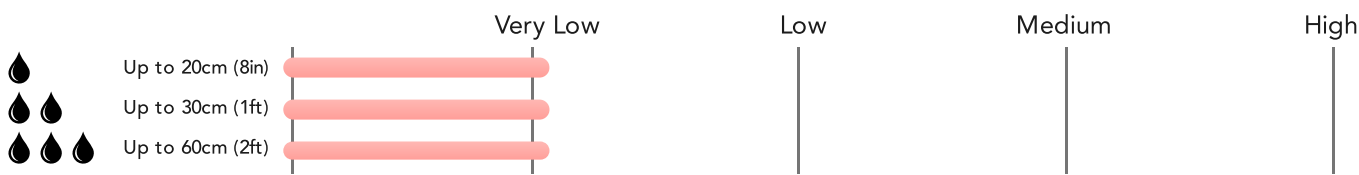


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

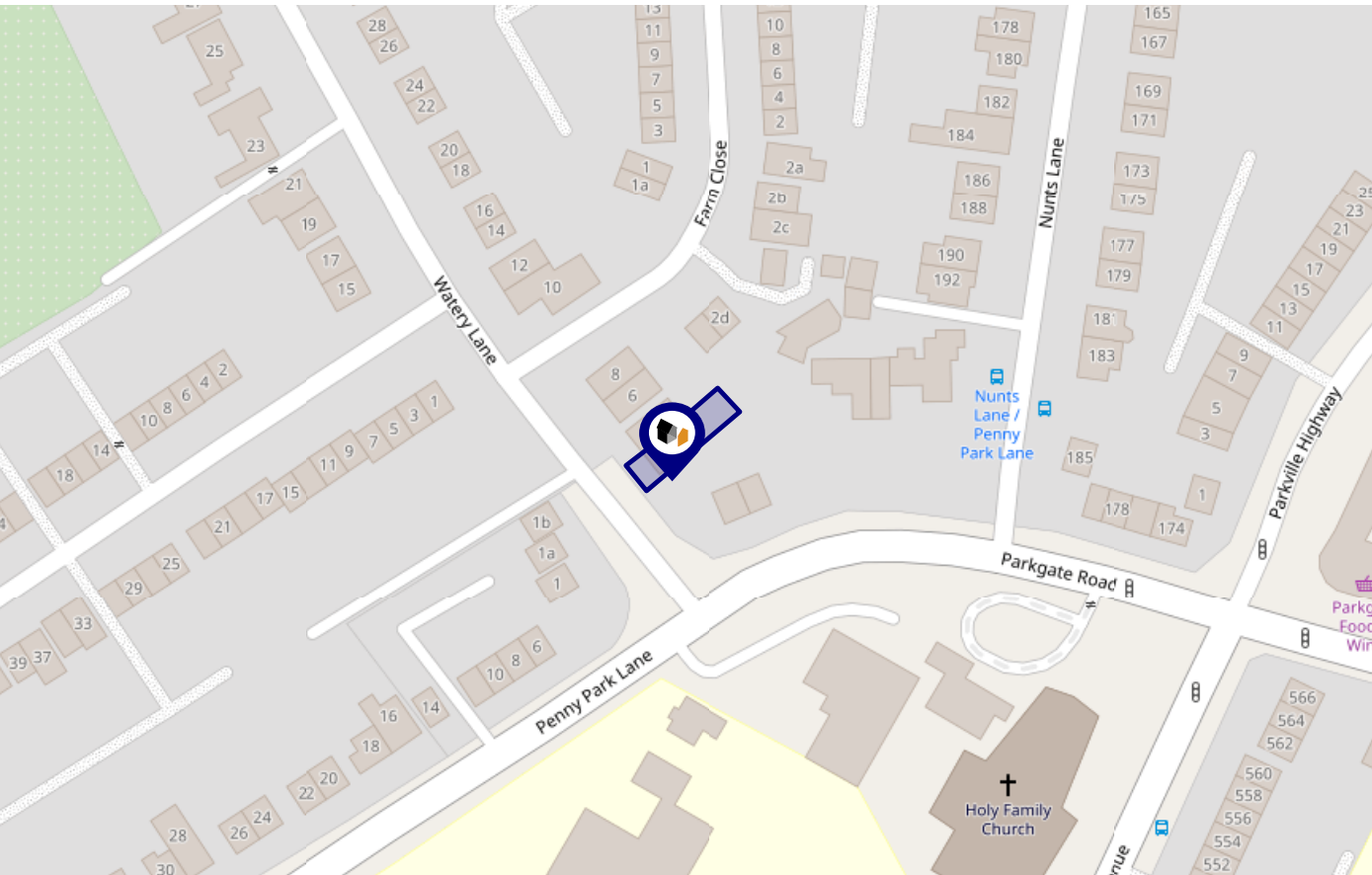
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

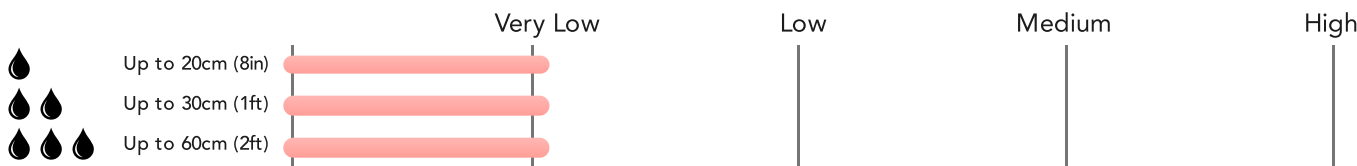


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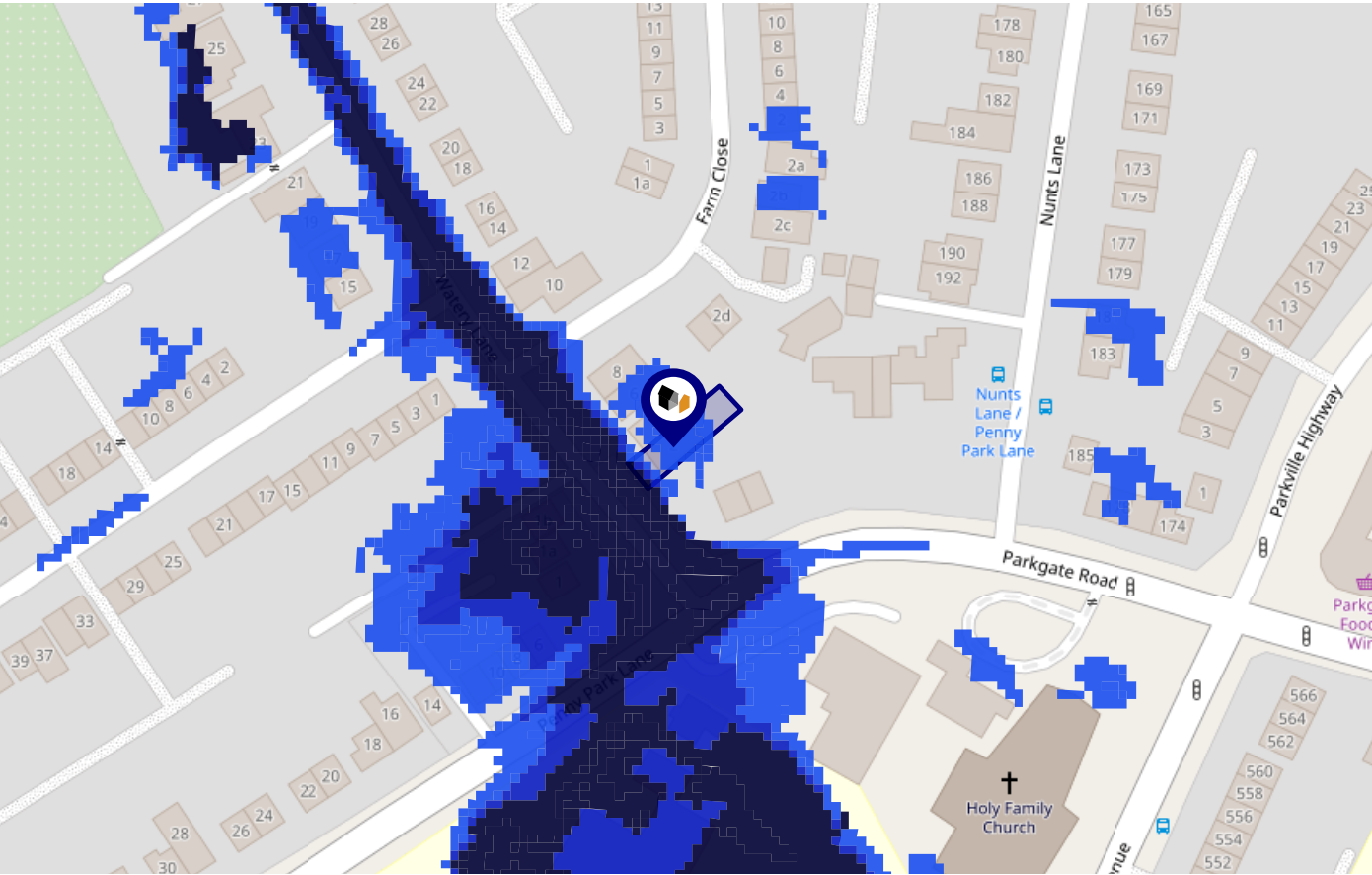
Chance of flooding to the following depths at this property:



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.

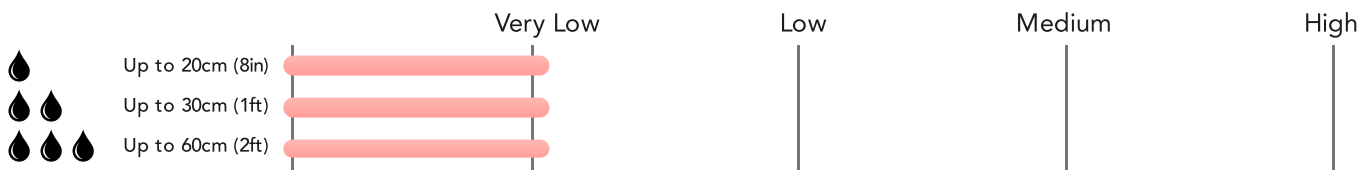


Risk Rating: Low

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Chance of flooding to the following depths at this property:

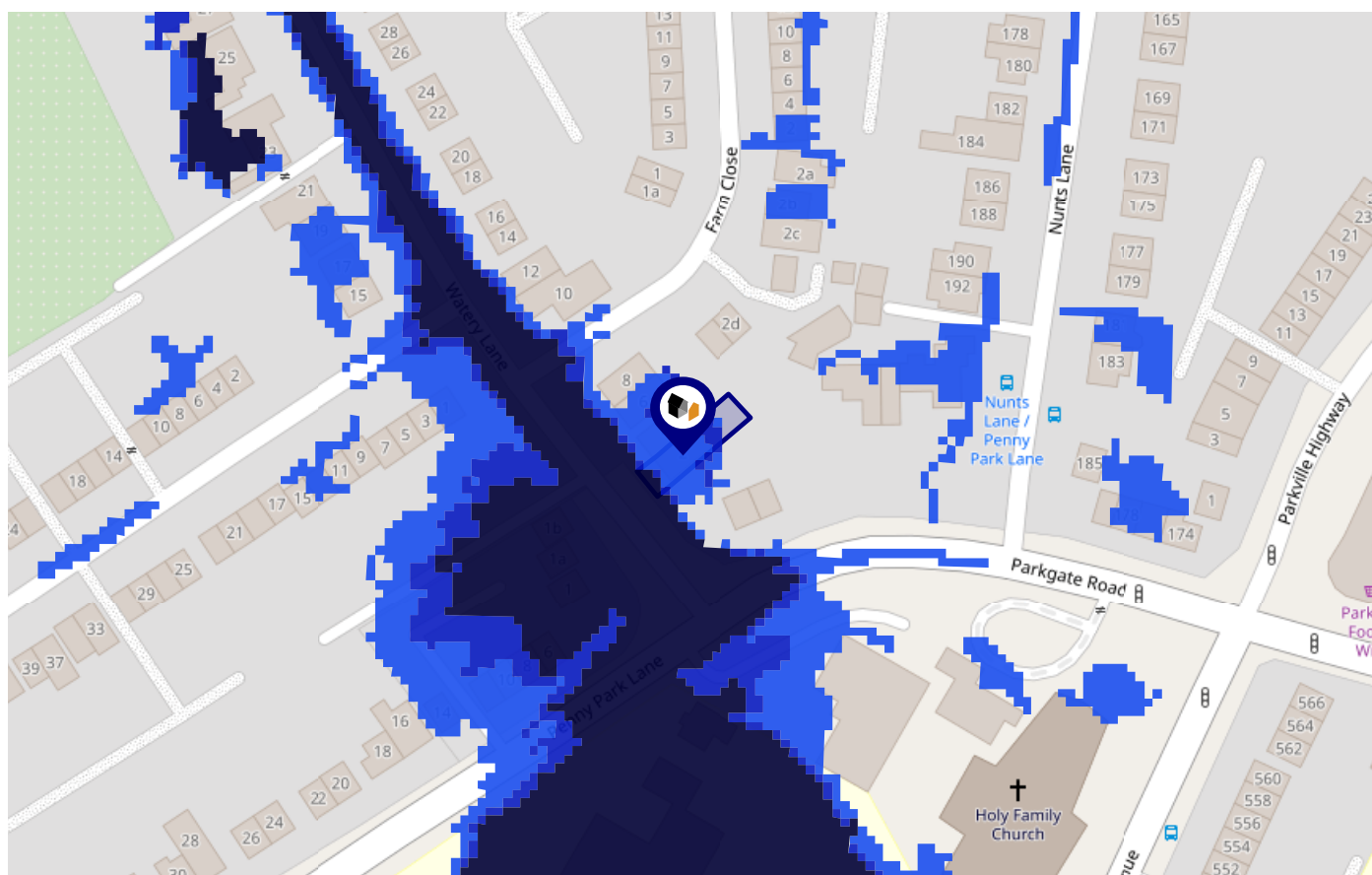


Flood Risk

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.

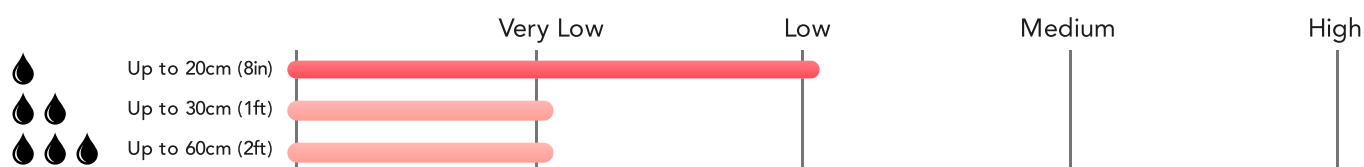


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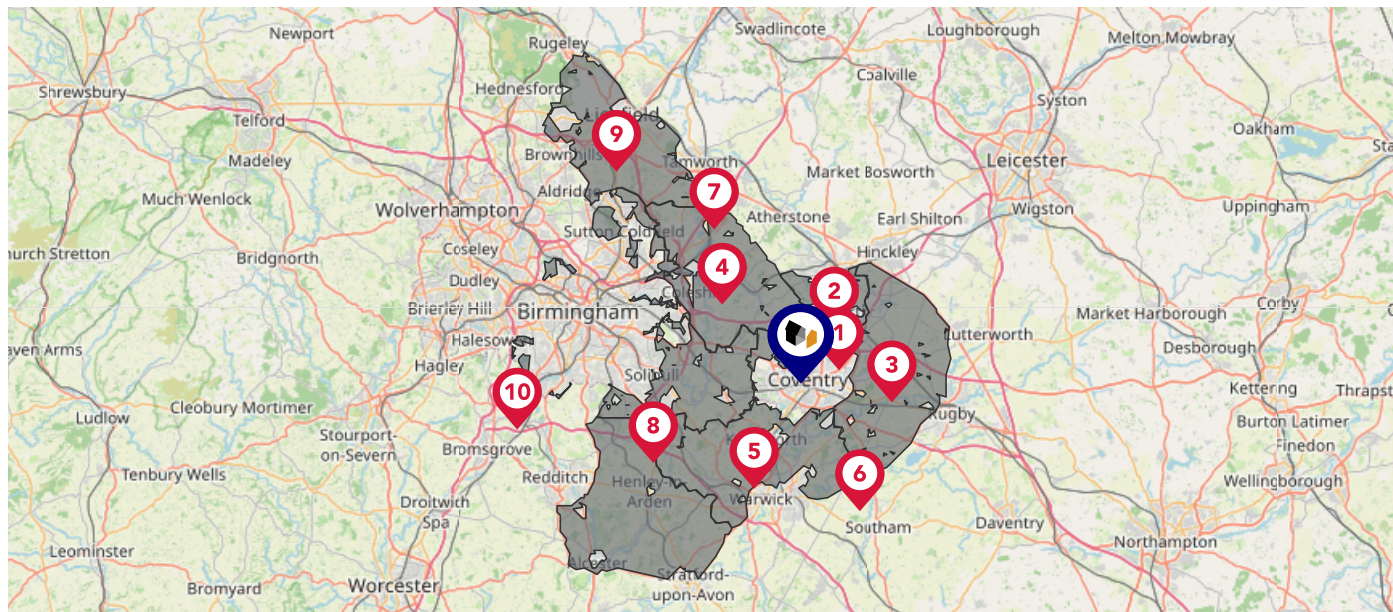


Maps

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 - Rugby

4

Birmingham Green Belt - North Warwickshire

5

Birmingham Green Belt - Warwick

6

Birmingham Green Belt - Stratford-on-Avon

7

Birmingham Green Belt - Tamworth

8

Birmingham Green Belt - Solihull

9

Birmingham Green Belt - Lichfield

10

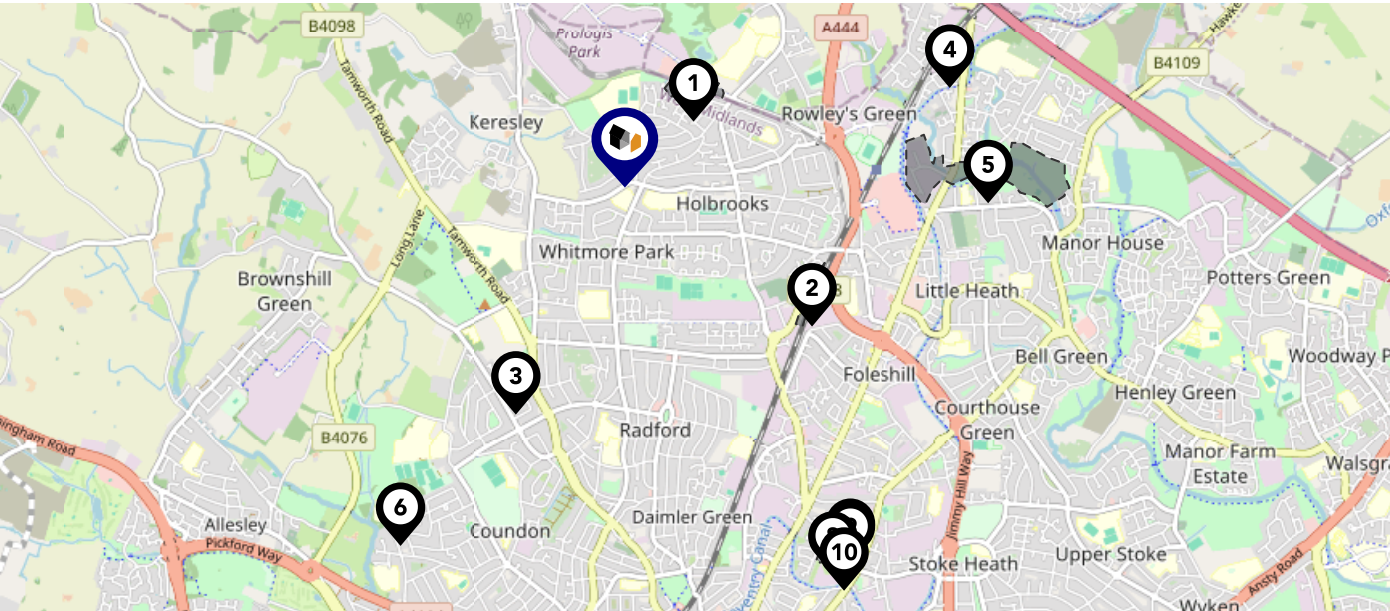
Birmingham Green Belt - Birmingham

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.



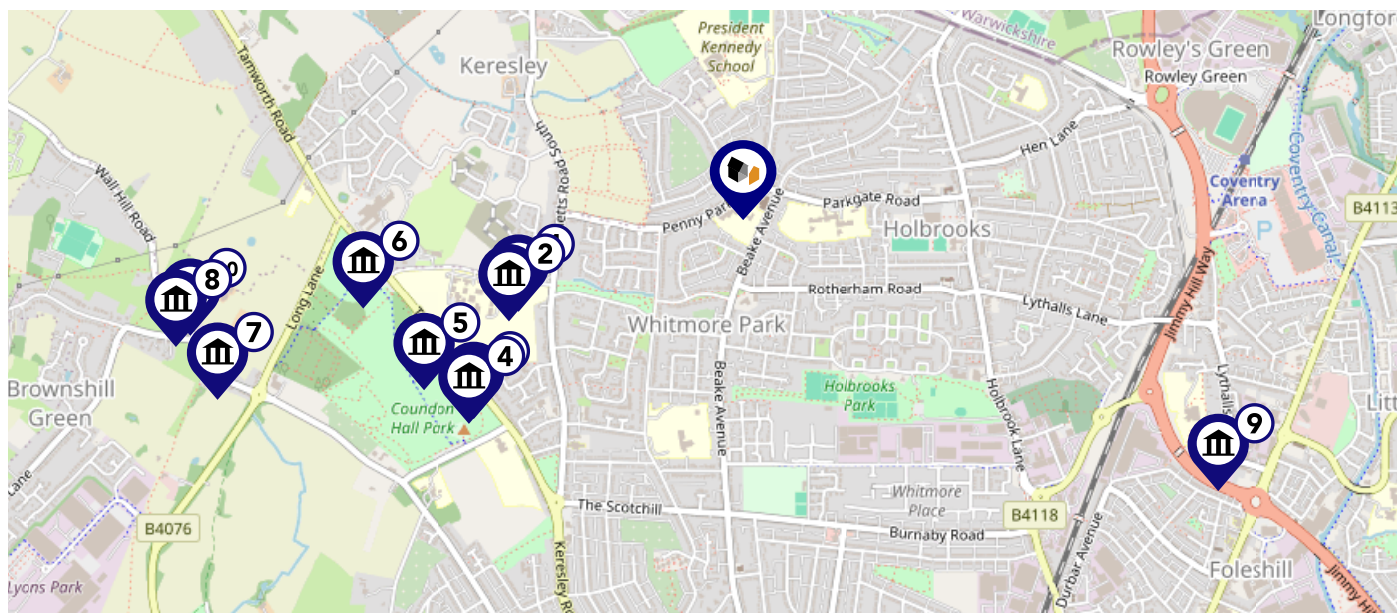
Nearby Landfill Sites		
1	Bladberry Lane Tip-Holbrooks, Coventry	Historic Landfill ☐
2	Railway Sidings-Three Spines Bridge	Historic Landfill ☐
3	Kelmscote Road-Coudon, Coventry	Historic Landfill ☐
4	Oban Road-Woodshires Green	Historic Landfill ☐
5	Doyle Road-Longford	Historic Landfill ☐
6	Coundon Social Club-Coundon, Coventry	Historic Landfill ☐
7	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill ☐
8	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill ☐
9	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill ☐
10	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill ☐

Maps

Listed Buildings

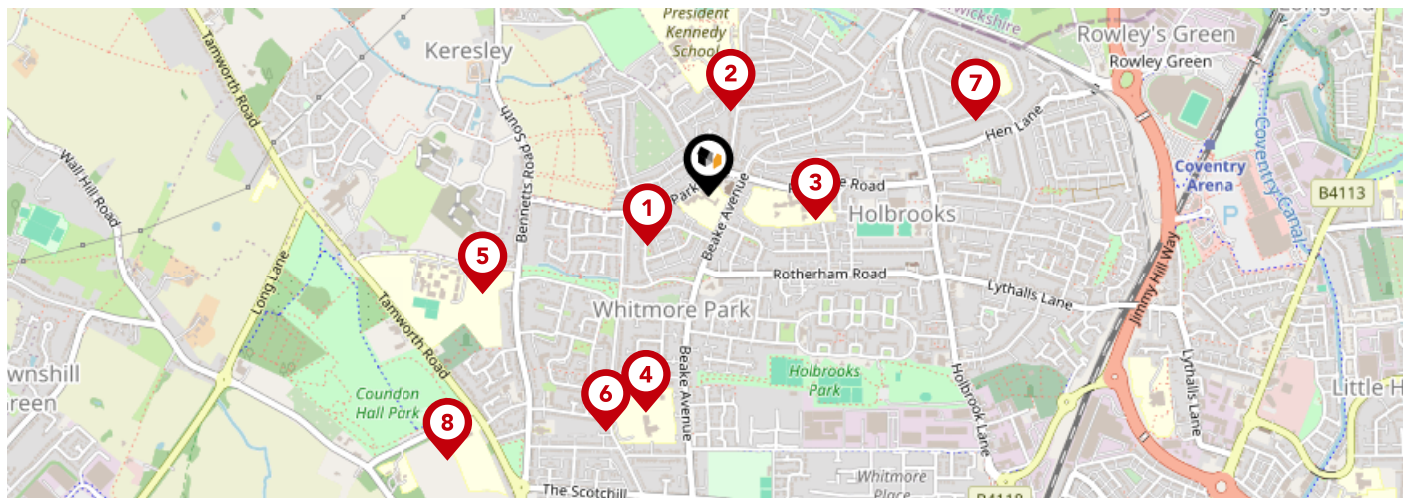


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



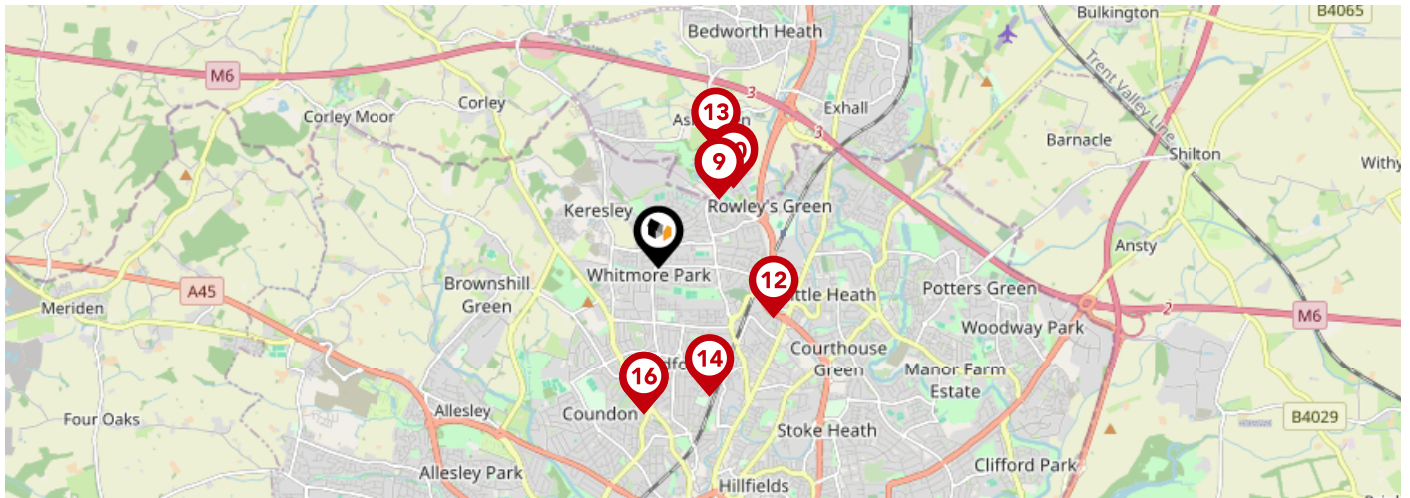
Listed Buildings in the local district		Grade	Distance
	1076599 - Beechwood Hotel	Grade II	0.5 miles
	1342945 - Akon House	Grade II	0.6 miles
	1076609 - Church Of St Thomas	Grade II	0.7 miles
	1434931 - Keresley War Memorial	Grade II	0.8 miles
	1104876 - Coundon Hall (the Old Hall Inn)	Grade II	0.8 miles
	1076567 - Coundon Hall Farmhouse	Grade II	0.9 miles
	1076571 - Birch Tree Farmhouse	Grade II	1.2 miles
	1342932 - 112, Wall Hill Road	Grade II	1.3 miles
	1342920 - 37 And 37a, Lythalls Lane	Grade II	1.3 miles
	1076572 - 110, Wall Hill Road	Grade II	1.3 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 449 Distance:0.18	☐	☒	☐	☐	☐
2	President Kennedy School Academy Ofsted Rating: Outstanding Pupils: 1827 Distance:0.2	☐	☐	☒	☐	☐
3	Parkgate Primary School Ofsted Rating: Good Pupils: 688 Distance:0.25	☐	☒	☐	☐	☐
4	Hospital Education Service Ofsted Rating: Good Pupils: 2 Distance:0.51	☐	☐	☒	☐	☐
5	Cardinal Newman Catholic School Ofsted Rating: Good Pupils: 1481 Distance:0.56	☐	☐	☒	☐	☐
6	Whitmore Park Primary School Ofsted Rating: Good Pupils: 681 Distance:0.58	☐	☒	☐	☐	☐
7	John Shelton Community Primary School Ofsted Rating: Good Pupils: 240 Distance:0.63	☐	☒	☐	☐	☐
8	Keresley Grange Primary School Ofsted Rating: Good Pupils: 307 Distance:0.84	☐	☒	☐	☐	☐

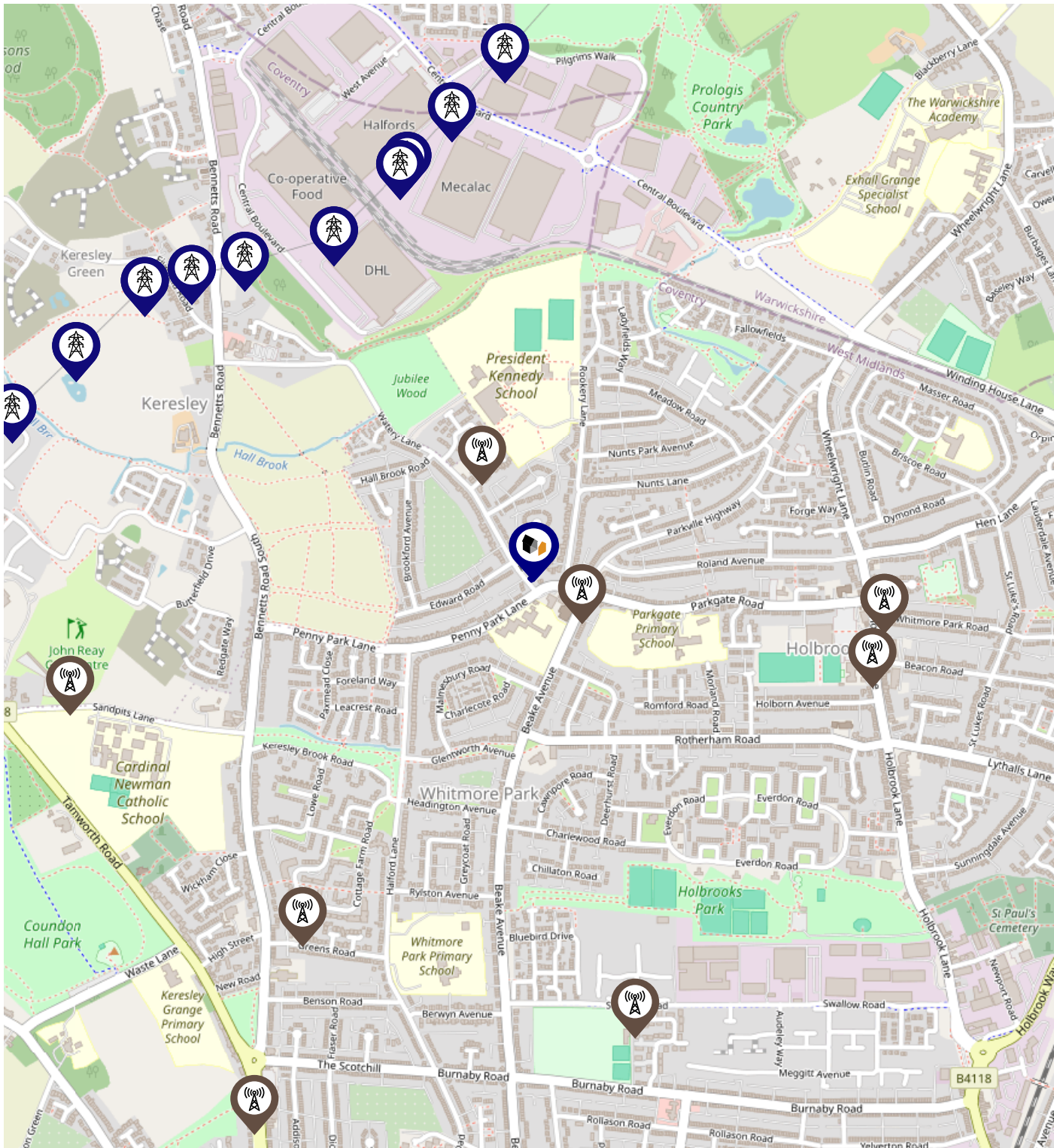
Area Schools



		Nursery	Primary	Secondary	College	Private
	Exhall Grange Specialist School Ofsted Rating: Good Pupils: 277 Distance:0.84	☐	☐	☒	☐	☐
	The Warwickshire Academy Ofsted Rating: Not Rated Pupils: 51 Distance:1	☐	☐	☒	☐	☐
	Wheelwright Lane Primary School Ofsted Rating: Good Pupils: 216 Distance:1.02	☐	☒	☐	☐	☐
	Holbrook Primary School Ofsted Rating: Good Pupils: 641 Distance:1.14	☐	☒	☐	☐	☐
	Ash Green School Ofsted Rating: Serious Weaknesses Pupils: 985 Distance:1.19	☐	☐	☒	☐	☐
	Joseph Cash Primary School Ofsted Rating: Good Pupils: 486 Distance:1.24	☐	☒	☐	☐	☐
	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 370 Distance:1.31	☐	☒	☐	☐	☐
	Hill Farm Academy Ofsted Rating: Good Pupils: 478 Distance:1.31	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

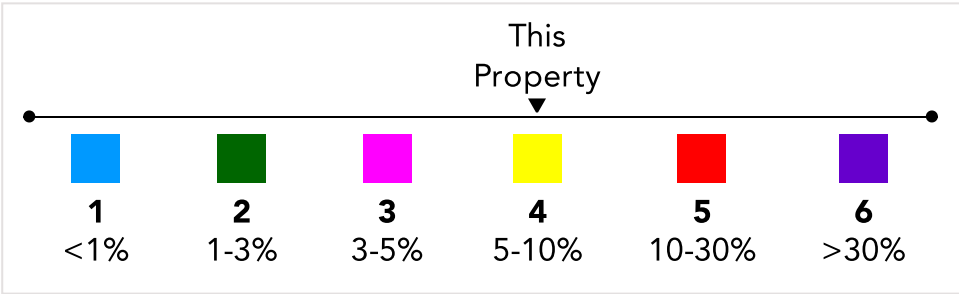
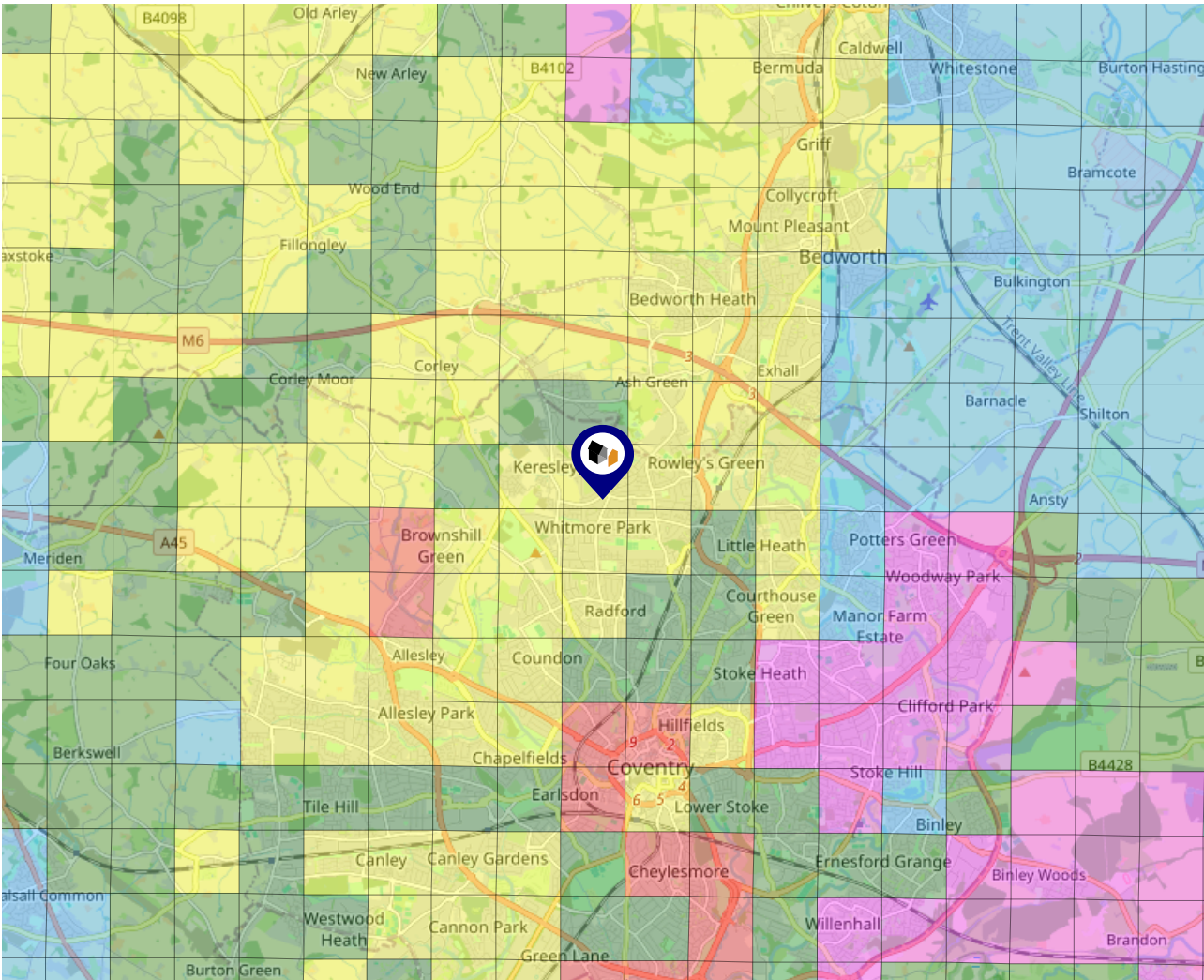


Key:

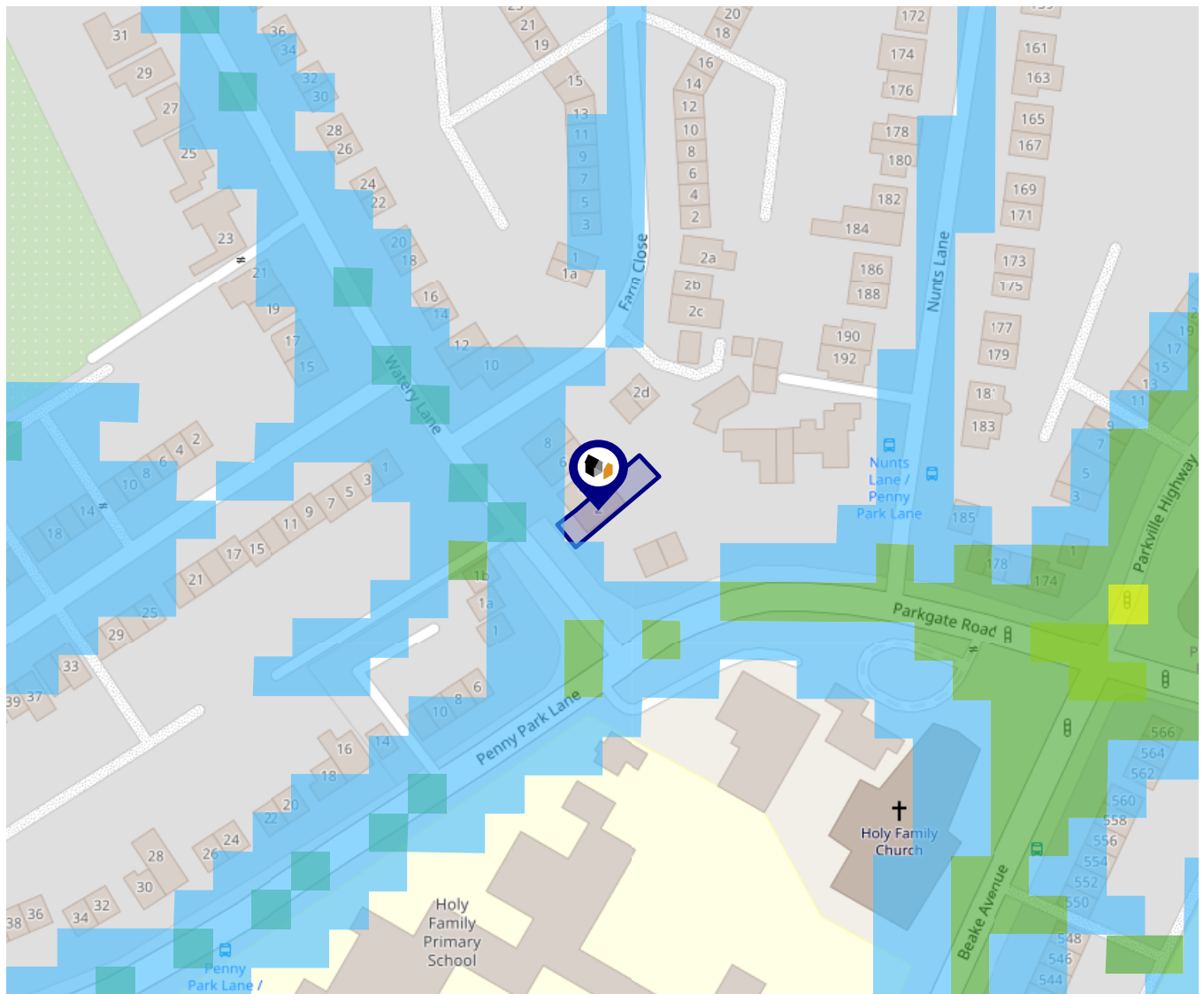
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

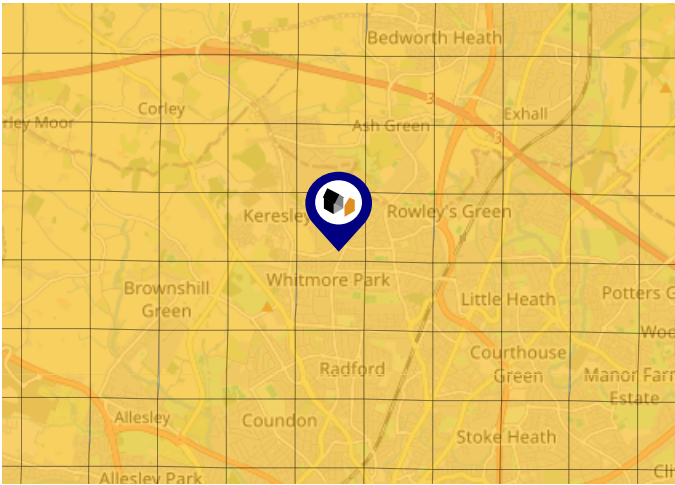


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

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

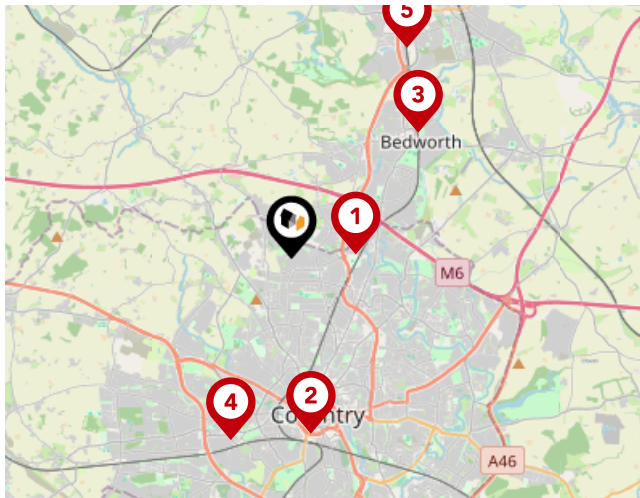


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

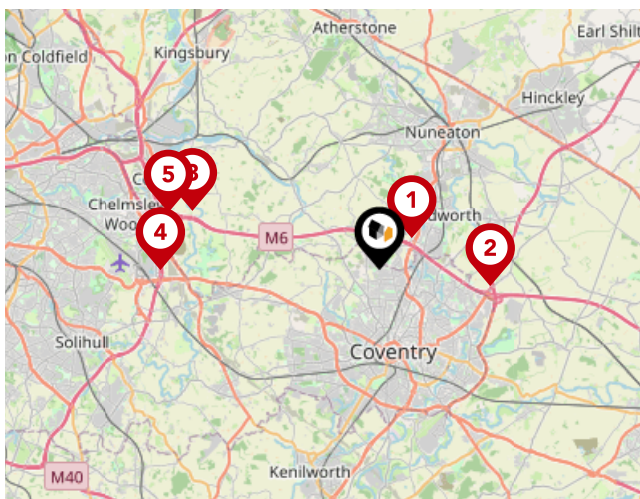
Area

Transport (National)



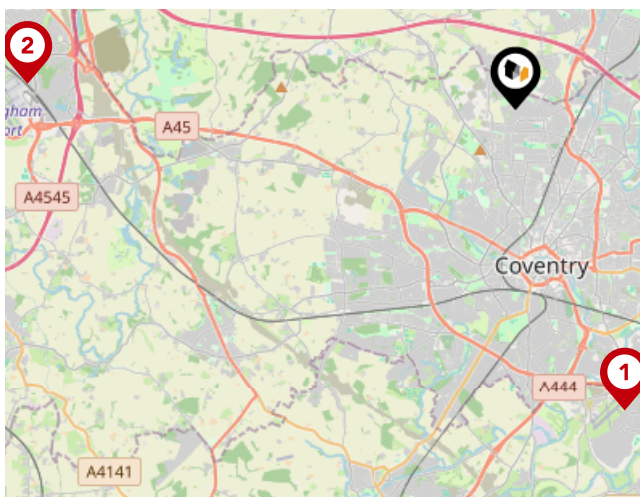
National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	1.16 miles
2	Coventry Rail Station	3.16 miles
3	Bedworth Rail Station	3.23 miles
4	Canley Rail Station	3.42 miles
5	Bermuda Park Rail Station	4.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	1.64 miles
2	M6 J2	4.06 miles
3	M6 J3A	7.1 miles
4	M42 J6	7.91 miles
5	M6 J4	7.91 miles

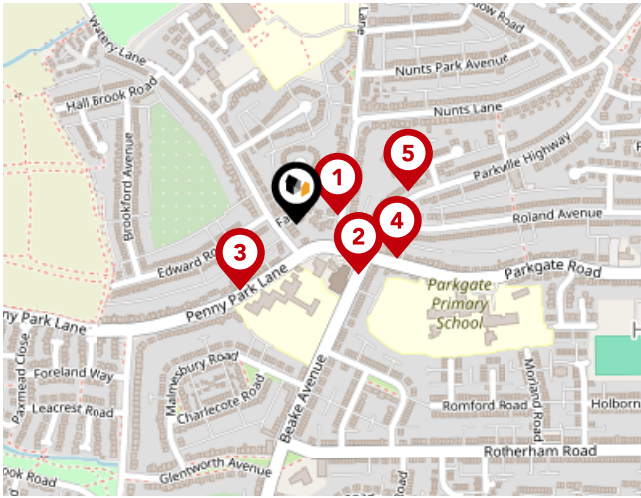


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	5.76 miles
2	Birmingham International Airport	8.83 miles

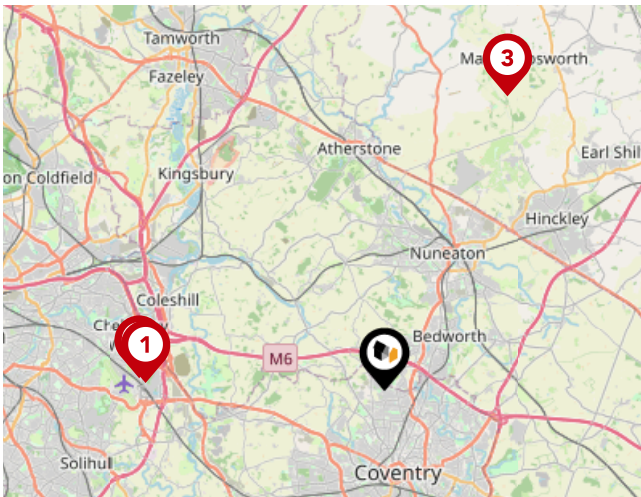
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Penny Park Lane	0.04 miles
	Parkgate Rd	0.09 miles
	Watery Lane	0.09 miles
	Parkgate School	0.12 miles
	Roland Avenue	0.13 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.61 miles
	Birmingham International Airport (Air-Rail link)	8.87 miles
	Shenton Rail Station (Battlefield Line)	11.5 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove



Important - Please Read

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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