



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 03rd November 2025



JACOB DRIVE, COVENTRY, CV4

Price Estimate : £635,000

Walmsley's The Way to Move

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www.walmsleysthewaytomove.co.uk





Dear Buyers & Interested Parties

Your property details in brief.....

1. Location and Connectivity

Located in Coventry within the Ivy Farm Lane (Canley Hamlet) conservation area.

Nearest rail stations include Canley Rail Station (0.76 miles), Coventry Rail Station (1.67 miles), and Tile Hill Rail Station (2.15 miles).

Close to motorway junctions: M6 J3 (5.64 miles), M6 J2 (6.13 miles), and M42 J6 (7.92 miles).

Airports accessible include Birmingham Airport (8.97 miles), Baginton (3.36 miles), and East Midlands Airport (31.66 miles).

Bus stops nearby include Ivy Farm Lane (0.03 miles), Cannon Hill Road (0.08 miles), and Merynton Avenue (0.13 miles).

2. Property Attributes

Detached house built in 2001, with a total floor space of 2,089 sq ft.

Four bedrooms, two bathrooms, ground floor cloakroom & versatile living space throughout

Double garage & resin driveway with private, mature & walled garden to rear

Plot size of approximately 0.11 acres.

Four bedrooms and two bathrooms.

Current estimated valuation of £635,000; last sold in August 2011 for £360,000.

Council Tax Band F; EPC rating of C (current and potential).

Heating via boiler and radiators, with fully double-glazed windows.

Tenure status is Freehold

3. Schools and Amenities

Nearby schools include Cannon Park Primary School, Bishop Ullathorne Catholic School, and Stivichall Primary School, all rated Good by Ofsted.

Proximity to local retail, leisure, and other amenities within Coventry.

4. Practical Positives

Good digital infrastructure with maximum broadband speeds of up to 10,000 Mbps.

Conservation area status may influence planning considerations.

Energy performance rated C, with fully double-glazed windows contributing to efficiency.

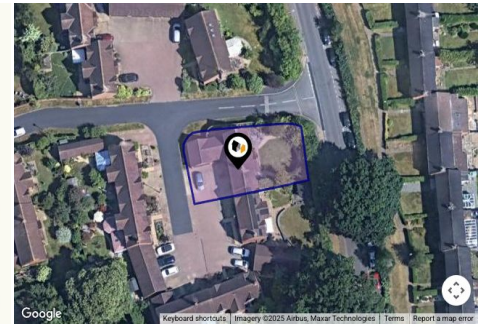
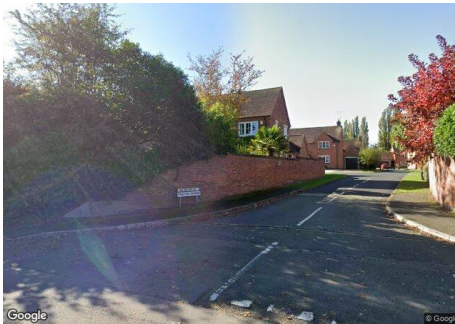
5. Market Context

The property last sold in 2011 for £360,000, with an estimated current value of approximately £635,000.

Coventry property market trends indicate steady capital appreciation over recent years.

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@walmsleystheawaytomove.co.uk or 0330 1180 062

Property Overview



Property

| | |
|-------------------------|--|
| Type: | Semi-Detached |
| Bedrooms: | 4 |
| Floor Area: | 2,089 ft ² / 194 m ² |
| Plot Area: | 0.11 acres |
| Year Built : | 2001 |
| Council Tax : | Band F |
| Annual Estimate: | £3,486 |
| Title Number: | WM757614 |

| | |
|------------------------|----------|
| Price Estimate: | £635,000 |
| Tenure: | Freehold |

Local Area

| | |
|---------------------------|-------------------------------|
| Local Authority: | Coventry |
| Conservation Area: | Ivy Farm Lane (Canley Hamlet) |
| Flood Risk: | |
| • Rivers & Seas | Very low |
| • Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|----------------------|
| 6 mb/s | 56 mb/s | 10000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Jacob Drive, Coventry, CV4*

| |
|--|
| Reference - PL/2025/0000923/HHA |
| Decision: - |
| Date: 07th May 2025 |
| Description: Erection of single storey rear extension and first floor extension over existing garage |

Property EPC - Certificate



Jacob Drive, COVENTRY, CV4

Energy rating

C

Valid until 05.05.2021

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 c | 71 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data



Additional EPC Data

| | |
|--------------------------------------|--|
| Property Type: | Semi-detached house |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 200 mm loft insulation |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, limited insulation (assumed) |
| Secondary Heating: | Room heaters, mains gas |
| Total Floor Area: | 164 m ² |

Market Sold in Street



10, Jacob Drive, Coventry, CV4 7JT

| | | |
|------------------|------------|------------|
| Last Sold Date: | 14/10/2022 | 27/10/2000 |
| Last Sold Price: | £560,000 | £249,500 |

8, Jacob Drive, Coventry, CV4 7JT

| | | | |
|------------------|------------|------------|------------|
| Last Sold Date: | 29/04/2022 | 12/10/2006 | 29/06/2001 |
| Last Sold Price: | £543,000 | £390,000 | £268,000 |

9, Jacob Drive, Coventry, CV4 7JT

| | | |
|------------------|------------|------------|
| Last Sold Date: | 30/05/2018 | 29/06/2001 |
| Last Sold Price: | £512,500 | £265,000 |

15, Jacob Drive, Coventry, CV4 7JT

| | | |
|------------------|------------|------------|
| Last Sold Date: | 23/06/2015 | 29/09/2000 |
| Last Sold Price: | £445,000 | £248,000 |

17, Jacob Drive, Coventry, CV4 7JT

| | | |
|------------------|------------|------------|
| Last Sold Date: | 16/11/2012 | 28/07/2000 |
| Last Sold Price: | £305,000 | £217,000 |

18, Jacob Drive, Coventry, CV4 7JT

| | | | |
|------------------|------------|------------|------------|
| Last Sold Date: | 26/08/2011 | 27/10/2006 | 23/10/2001 |
| Last Sold Price: | £360,000 | £360,000 | £285,000 |

2, Jacob Drive, Coventry, CV4 7JT

| | | |
|------------------|------------|------------|
| Last Sold Date: | 23/08/2011 | 29/09/2000 |
| Last Sold Price: | £350,000 | £215,000 |

7, Jacob Drive, Coventry, CV4 7JT

| | | |
|------------------|------------|------------|
| Last Sold Date: | 02/04/2007 | 25/05/2001 |
| Last Sold Price: | £378,000 | £217,000 |

6, Jacob Drive, Coventry, CV4 7JT

| | | |
|------------------|------------|------------|
| Last Sold Date: | 08/07/2005 | 27/10/2000 |
| Last Sold Price: | £340,000 | £215,000 |

14, Jacob Drive, Coventry, CV4 7JT

| | | |
|------------------|------------|------------|
| Last Sold Date: | 23/09/2002 | 15/09/2000 |
| Last Sold Price: | £305,000 | £211,000 |

11, Jacob Drive, Coventry, CV4 7JT

| | |
|------------------|------------|
| Last Sold Date: | 06/04/2001 |
| Last Sold Price: | £211,500 |

12, Jacob Drive, Coventry, CV4 7JT

| | |
|------------------|------------|
| Last Sold Date: | 08/12/2000 |
| Last Sold Price: | £211,000 |

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

Market Sold in Street



4, Jacob Drive, Coventry, CV4 7JT

Last Sold Date: 30/11/2000
Last Sold Price: £217,000

3, Jacob Drive, Coventry, CV4 7JT

Last Sold Date: 30/11/2000
Last Sold Price: £217,000

16, Jacob Drive, Coventry, CV4 7JT

Last Sold Date: 24/11/2000
Last Sold Price: £223,000

5, Jacob Drive, Coventry, CV4 7JT

Last Sold Date: 05/10/2000
Last Sold Price: £216,000

1, Jacob Drive, Coventry, CV4 7JT

Last Sold Date: 04/08/2000
Last Sold Price: £340,000

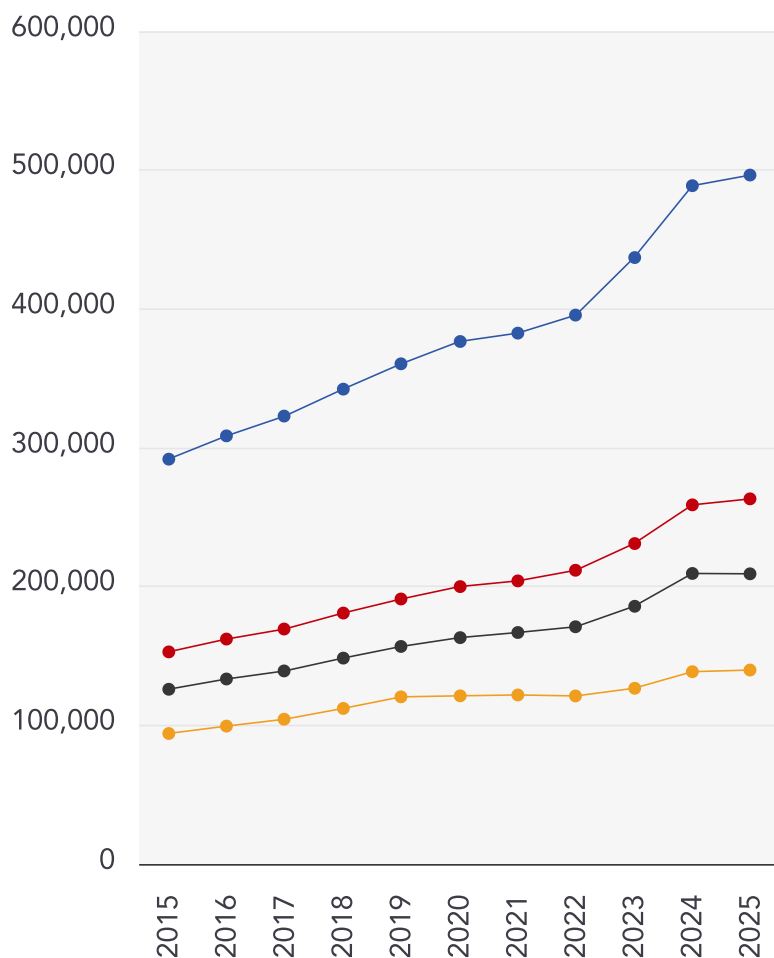
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

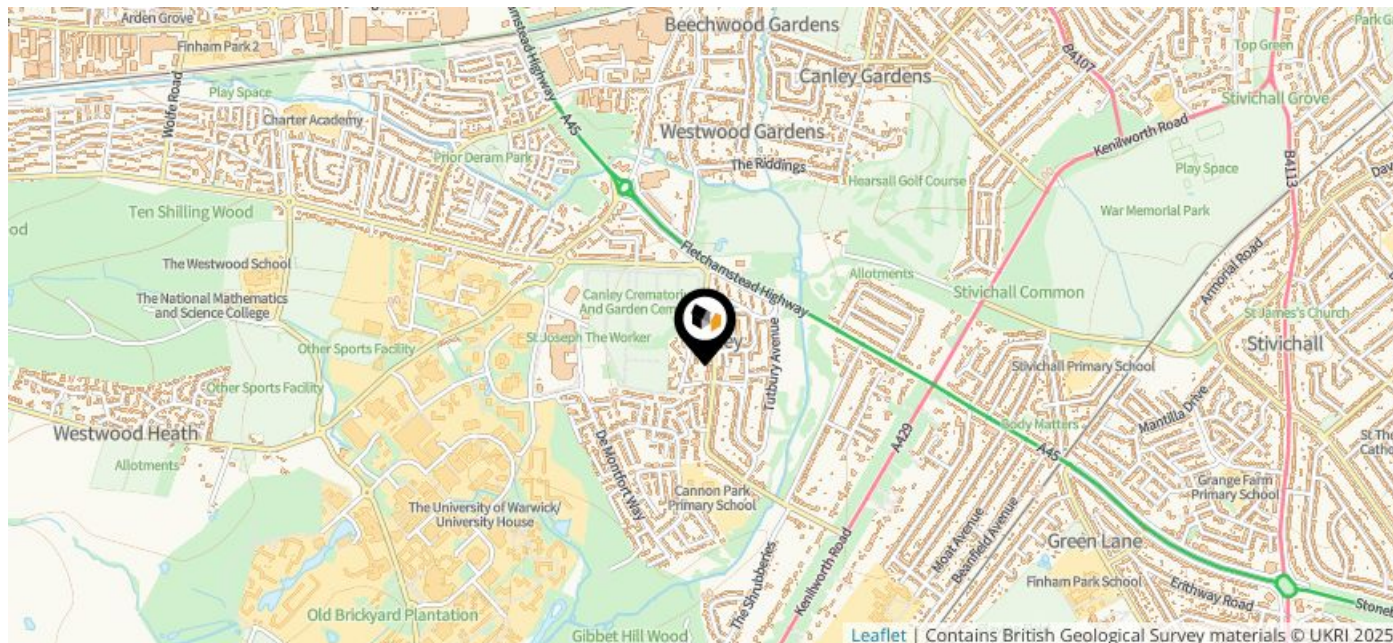
+48.62%

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.

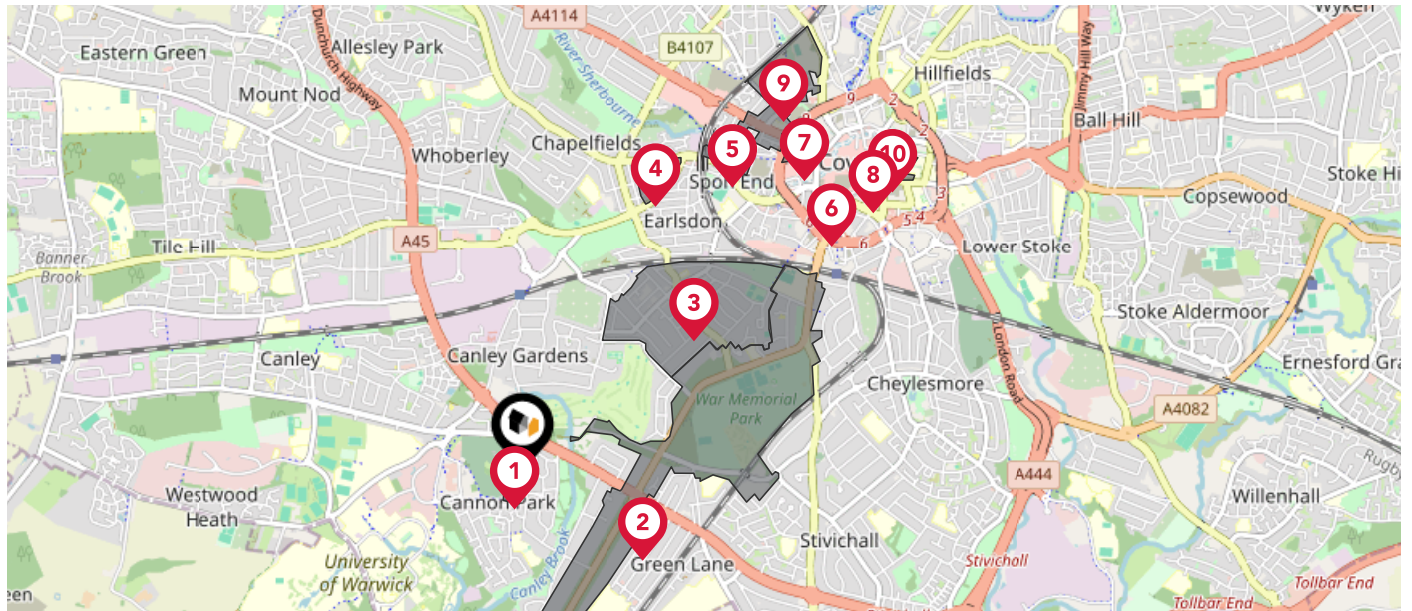
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

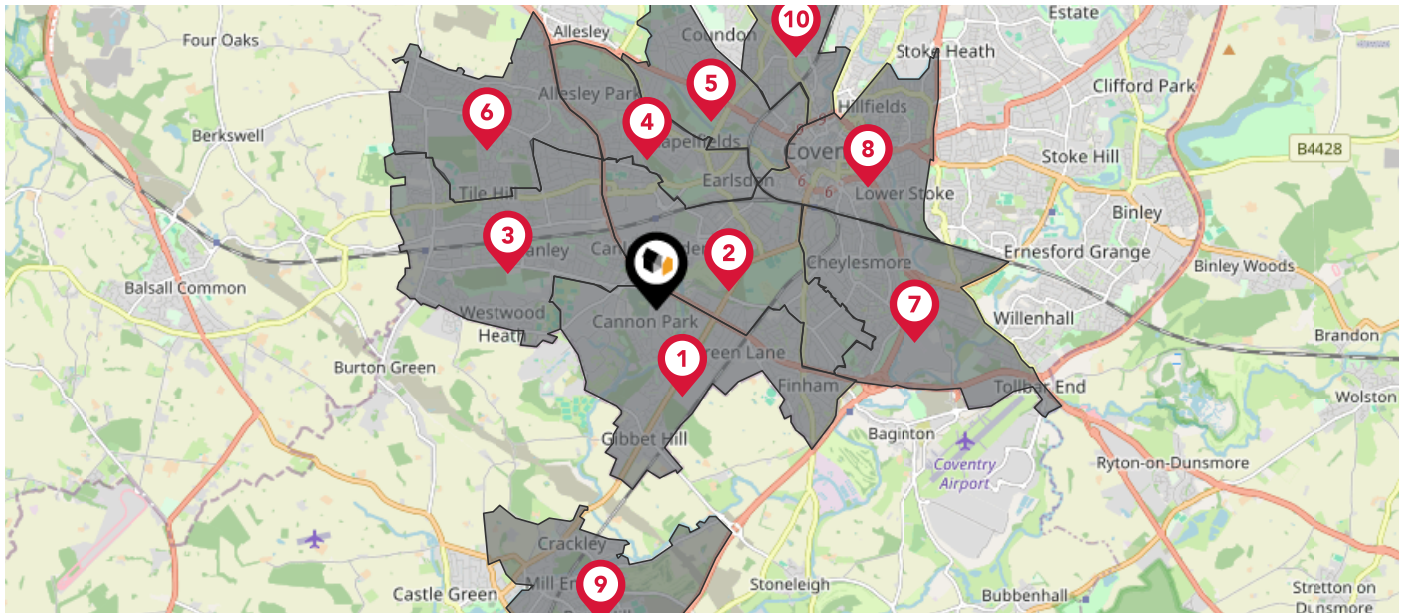
- 1 Ivy Farm Lane (Canley Hamlet)
- 2 Kenilworth Road
- 3 Earlsdon
- 4 Chapelfields
- 5 Spon End
- 6 Greyfriars Green
- 7 Spon Street
- 8 High Street
- 9 Naul's Mill
- 10 Hill Top and Cathedral

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

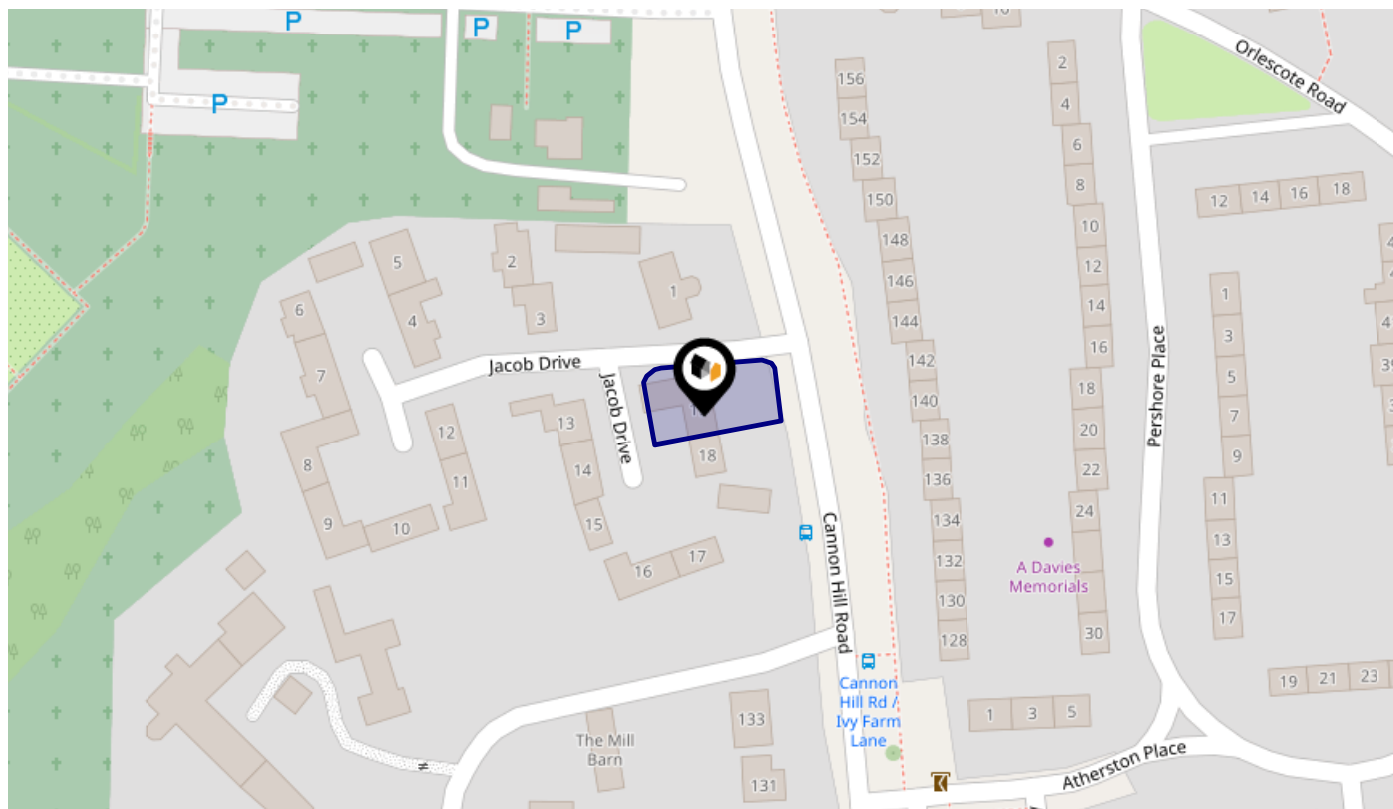
-  Wainbody Ward
-  Earlsdon Ward
-  Westwood Ward
-  Whoberley Ward
-  Sherbourne Ward
-  Woodlands Ward
-  Cheylesmore Ward
-  St. Michael's Ward
-  Kenilworth Park Hill Ward
-  Radford Ward

Maps

Rail Noise



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



Rail Noise Data

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

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

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

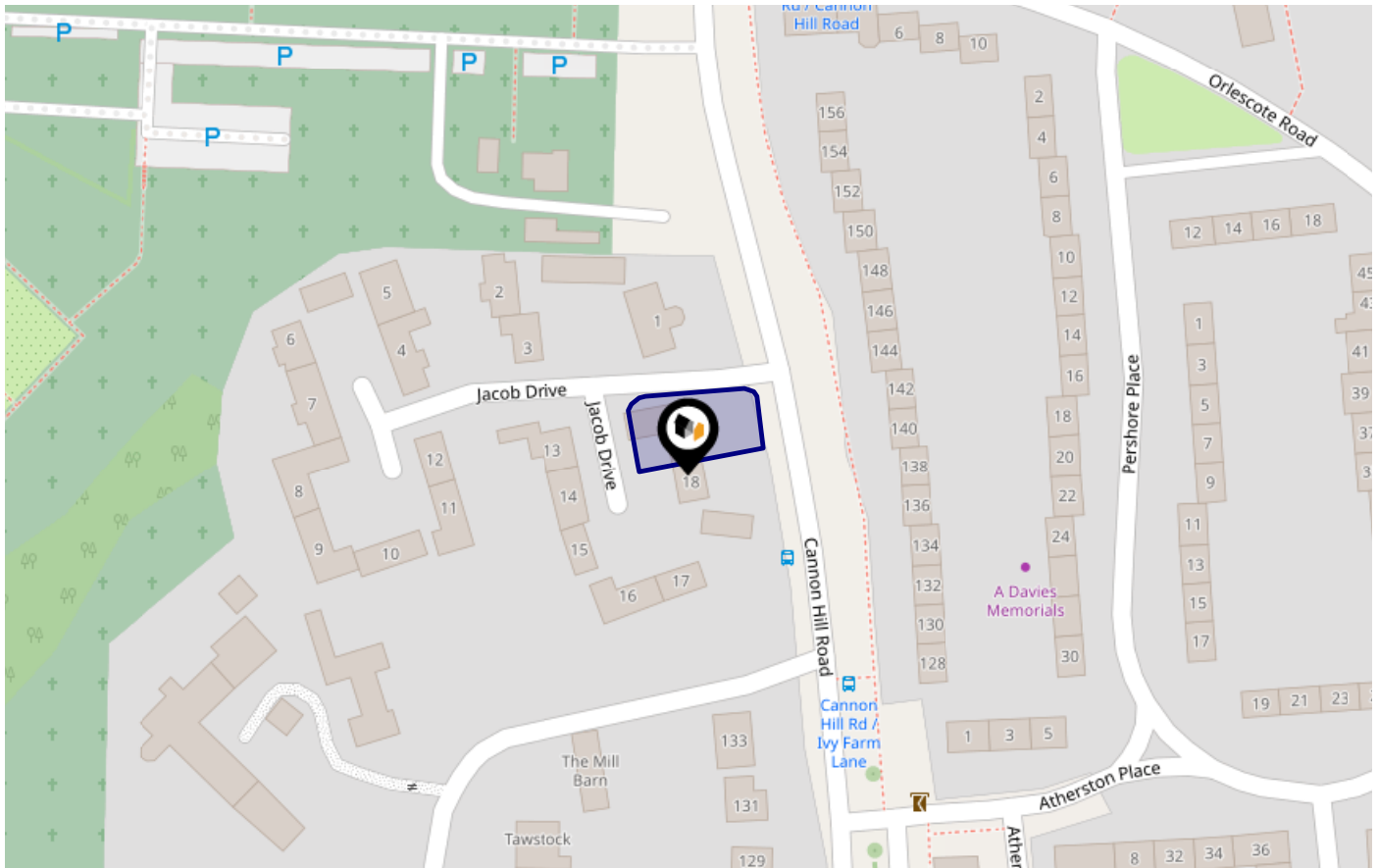
| | | | |
|---|--|--------------|---------------------------------------|
| 5 | | 75.0+ dB | ■ |
| 4 | | 70.0-74.9 dB | ■ |
| 3 | | 65.0-69.9 dB | ■ |
| 2 | | 60.0-64.9 dB | ■ |
| 1 | | 55.0-59.9 dB | ■ |

Flood Risk

Rivers & Seas - Flood Risk



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



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

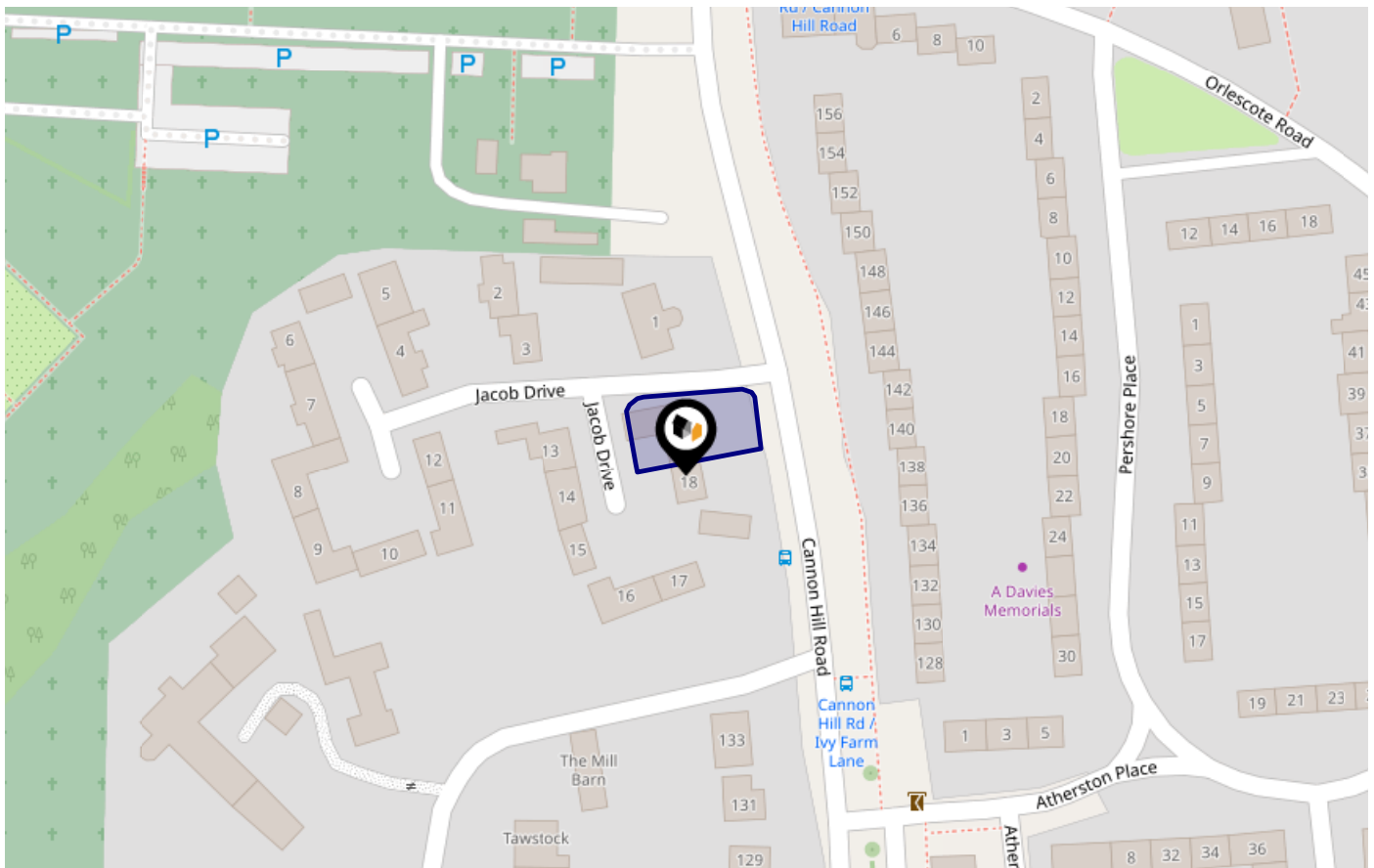


Flood Risk

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.
- 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:

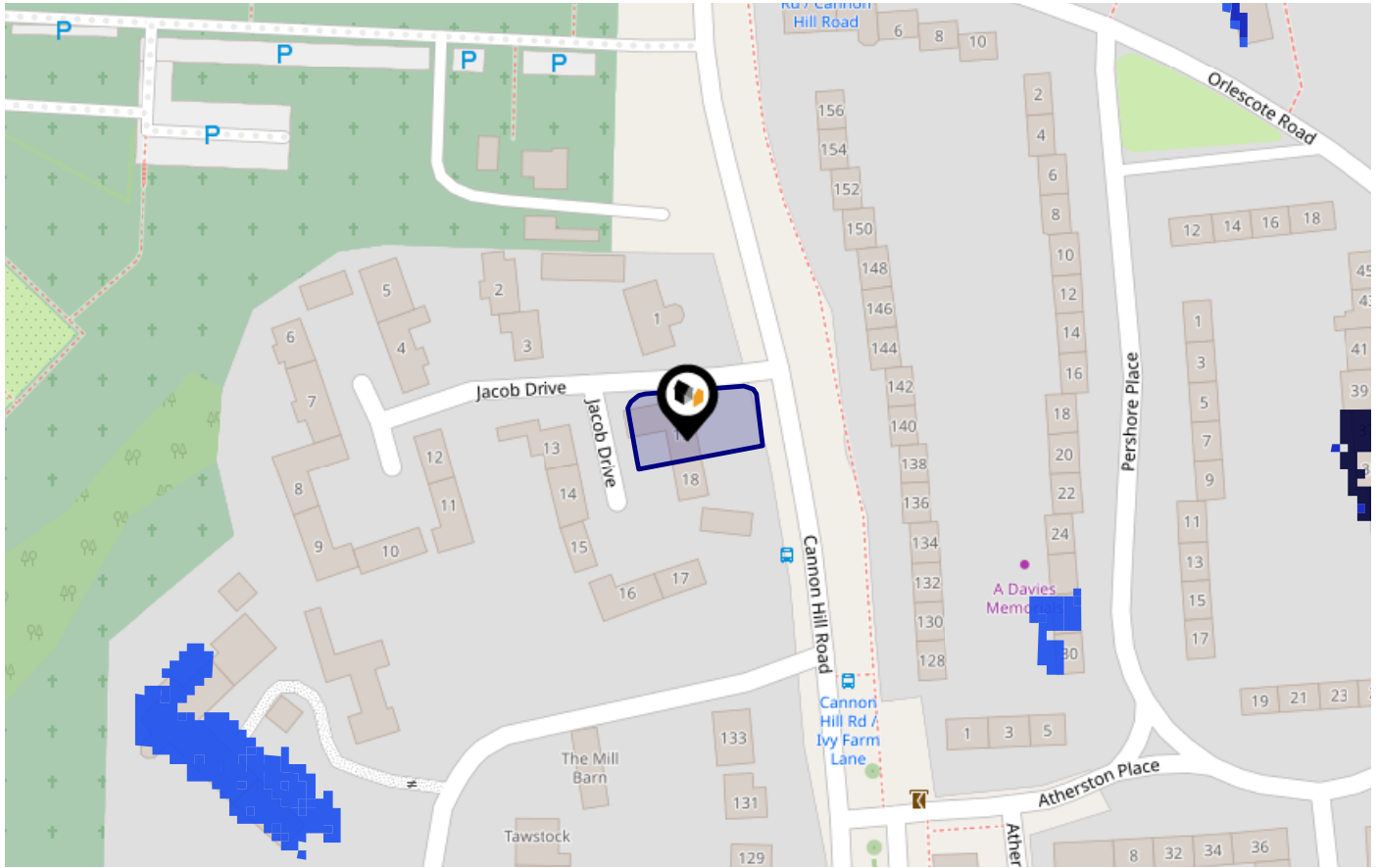


Flood Risk

Surface Water - 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.

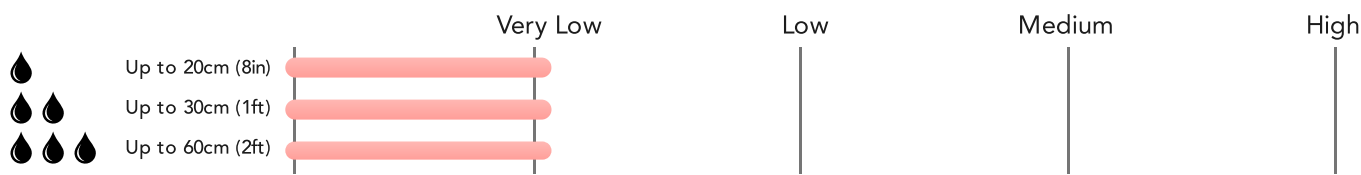


Risk Rating: Very low

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:

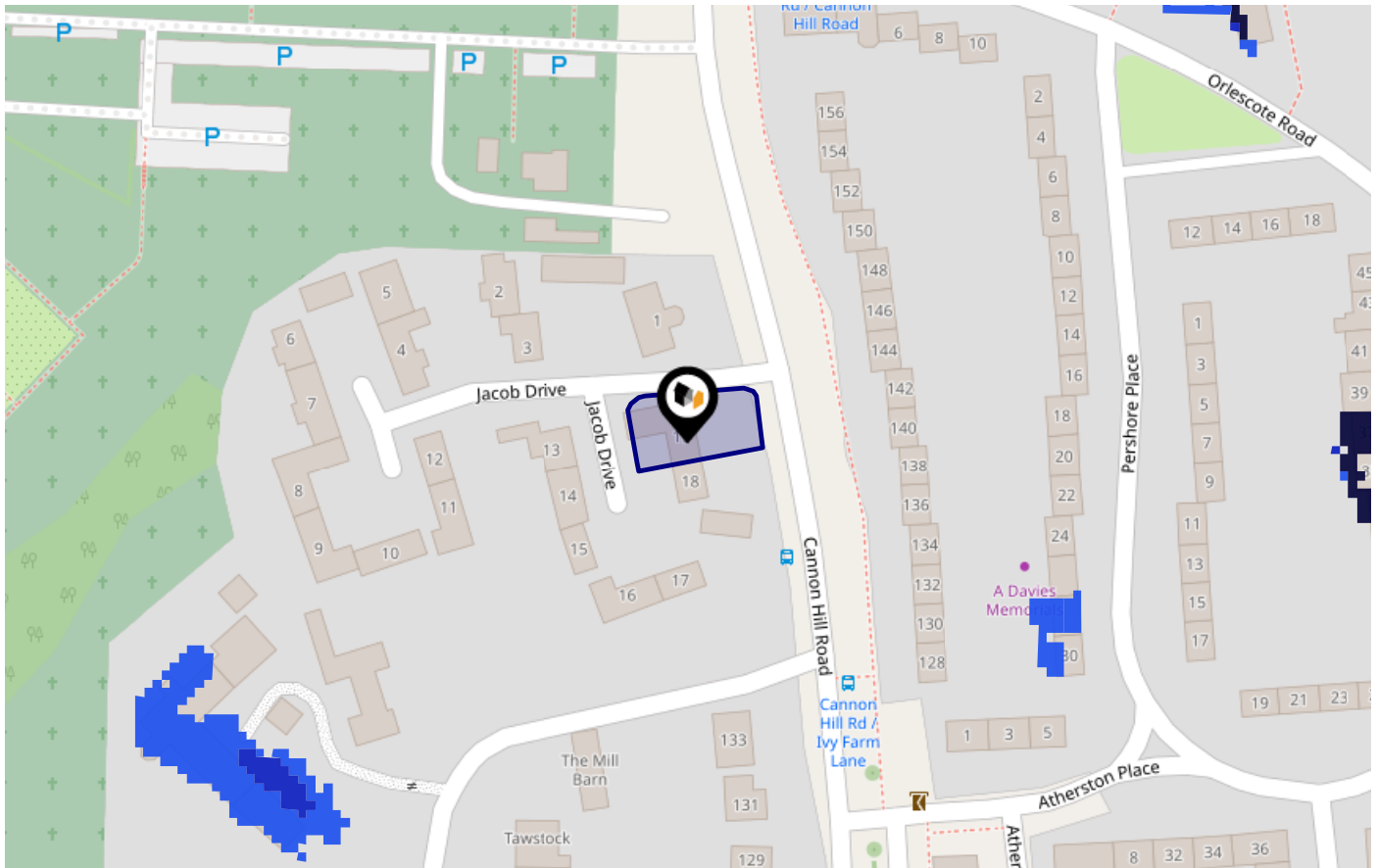


Flood Risk

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.
- 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:

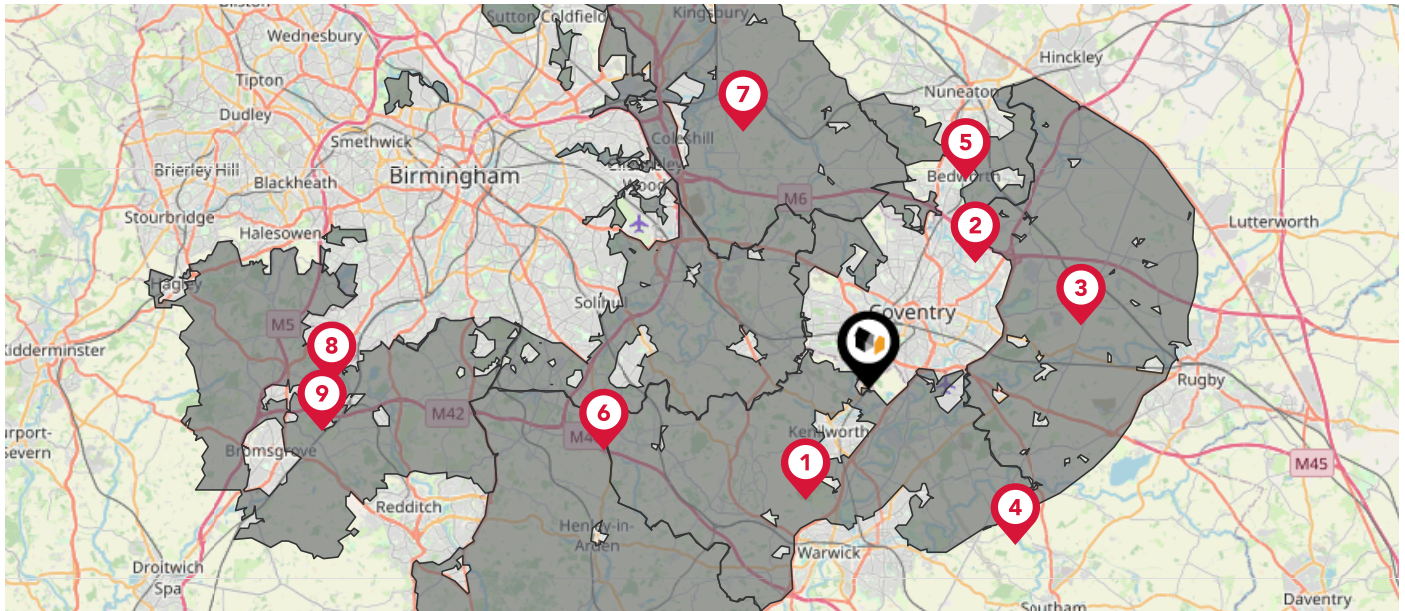


Maps

Green Belt



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



Nearby Green Belt Land

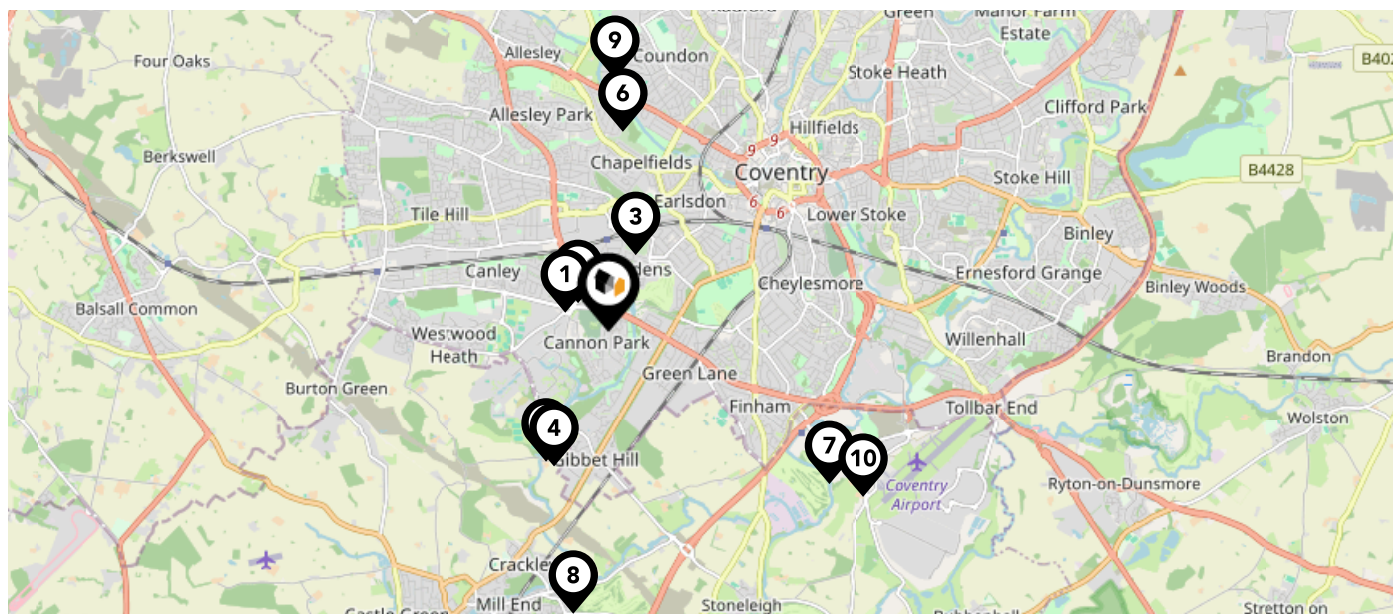
- 1 Birmingham Green Belt - Warwick
- 2 Birmingham Green Belt - Coventry
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - Solihull
- 7 Birmingham Green Belt - North Warwickshire
- 8 Birmingham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

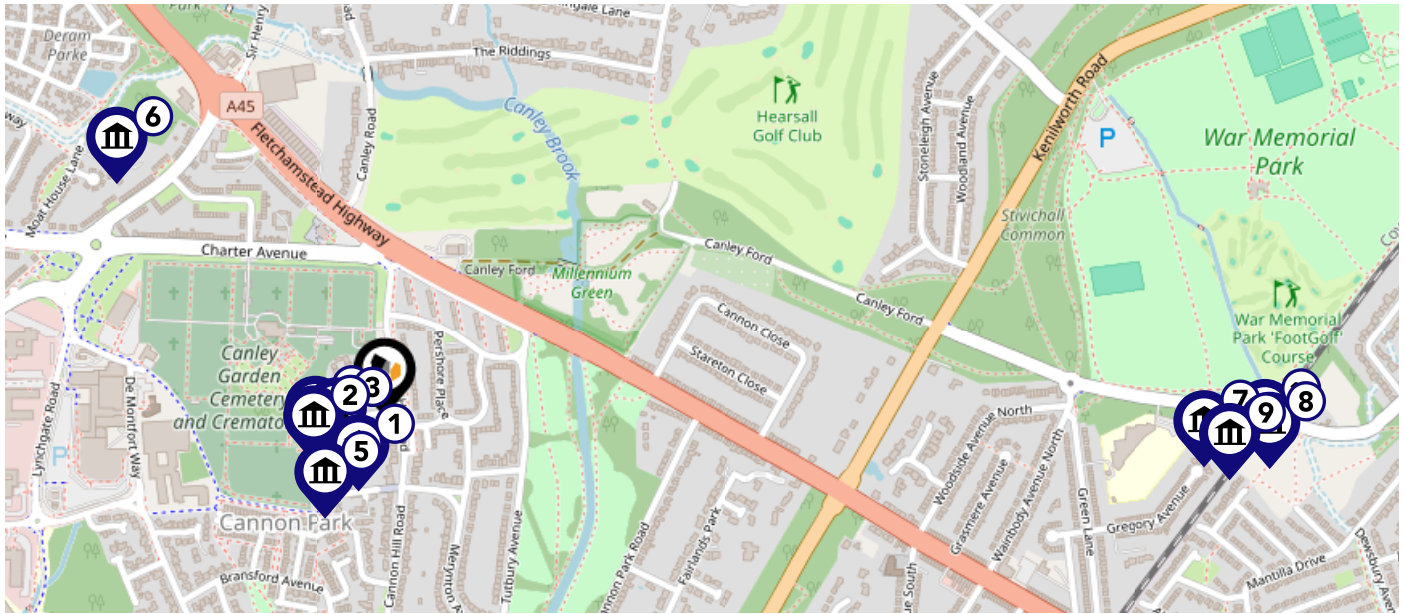
| | | |
|-----------|---|-------------------|
| 1 | Prior Deram Park-Canley, Coventry | Historic Landfill |
| 2 | Fletchampstead Highway-Canley, Coventry | Historic Landfill |
| 3 | Hearsall Common-Whoberley, Coventry | Historic Landfill |
| 4 | Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire | Historic Landfill |
| 5 | Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire | Historic Landfill |
| 6 | Holyhead Road-Coundon, Coventry | Historic Landfill |
| 7 | Hall Drive-Baginton | Historic Landfill |
| 8 | The Old Sewerage Works, Off Dalehouse Lane, Kenilworth-Old Sewerage Works, Dalehouse Lane, Kenilworth, Warwickshire | Historic Landfill |
| 9 | Coundon Social Club-Coundon, Coventry | Historic Landfill |
| 10 | Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire | Historic Landfill |











Maps

Listed Buildings

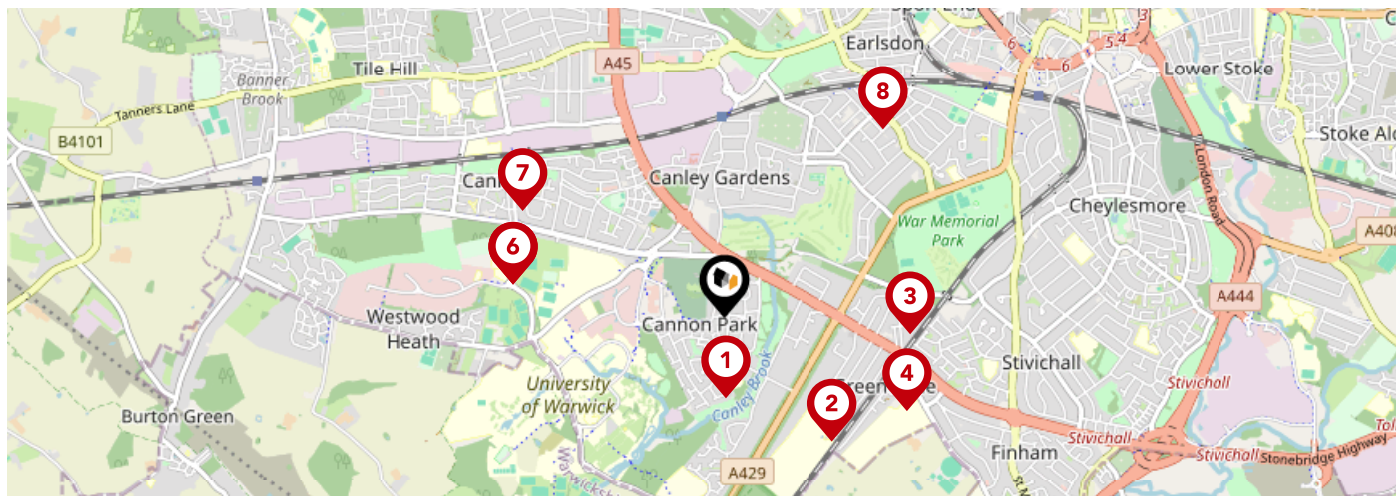


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



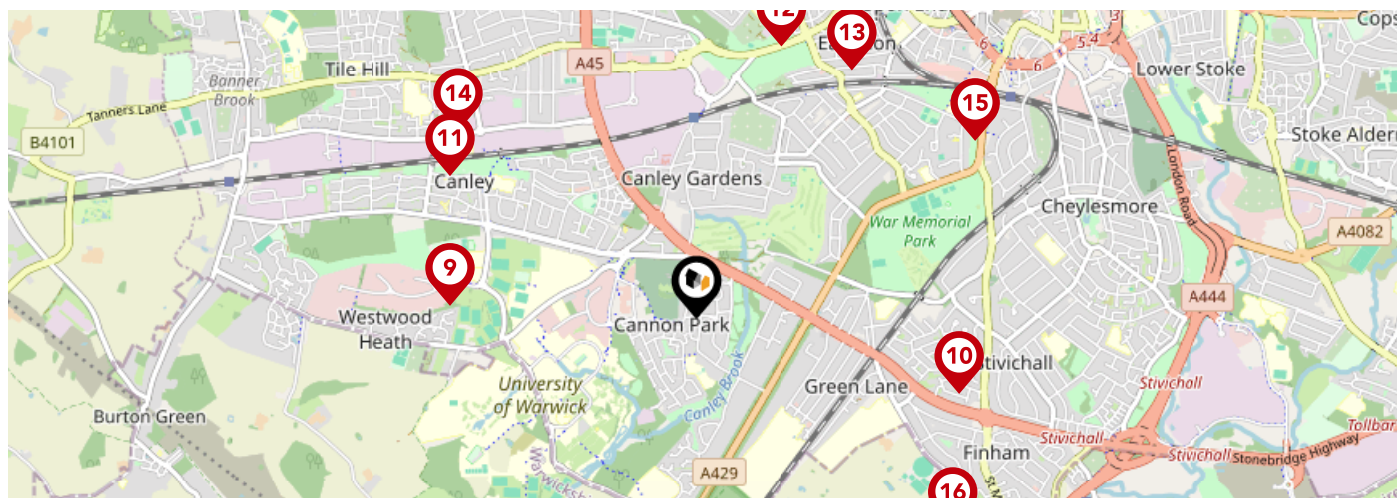
| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1342914 - Canley Hall Farmhouse | Grade II | 0.1 miles |
|  1342915 - Stables At Ivy Farm | Grade II | 0.1 miles |
|  1076618 - Ivy Farmhouse | Grade II | 0.1 miles |
|  1138979 - Barn At Ivy Farm | Grade II | 0.1 miles |
|  1076619 - Canley Hall Farmhouses | Grade II | 0.1 miles |
|  1076627 - The Moat House The Moat House And Barn | Grade II | 0.4 miles |
|  1265651 - Stivichall Animal Pound | Grade II | 0.9 miles |
|  1076608 - Bridge Cottage | Grade II | 1.0 miles |
|  1320289 - The Cottage | Grade II | 1.0 miles |
|  1342924 - Coat Of Arms Bridge | Grade II | 1.0 miles |

Area Schools



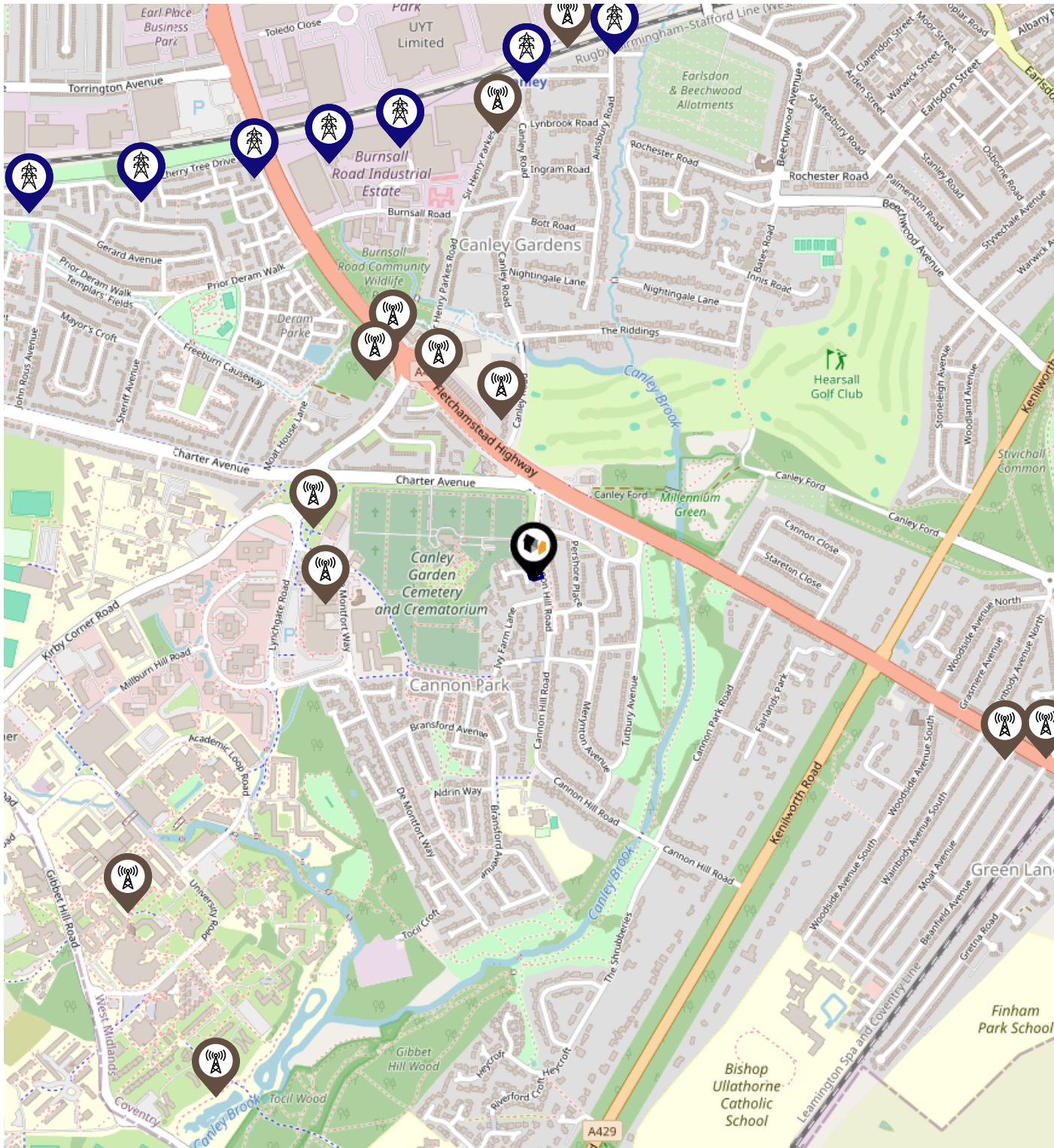
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.74 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.93 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:0.97 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:0.97 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools





| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>9 The National Mathematics and Science College Ofsted Rating: Not Rated Pupils: 137 Distance:1.12</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>10 Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.24</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>11 Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:1.29</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>12 All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.29</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>13 Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.33</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>14 Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:1.38</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>15 King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.5</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>16 Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:1.5</p> | <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

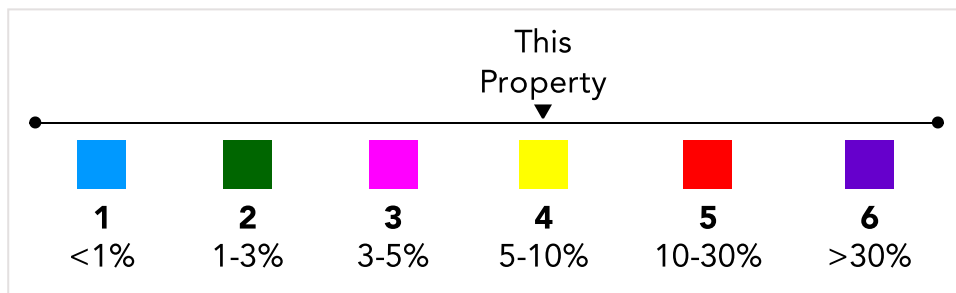
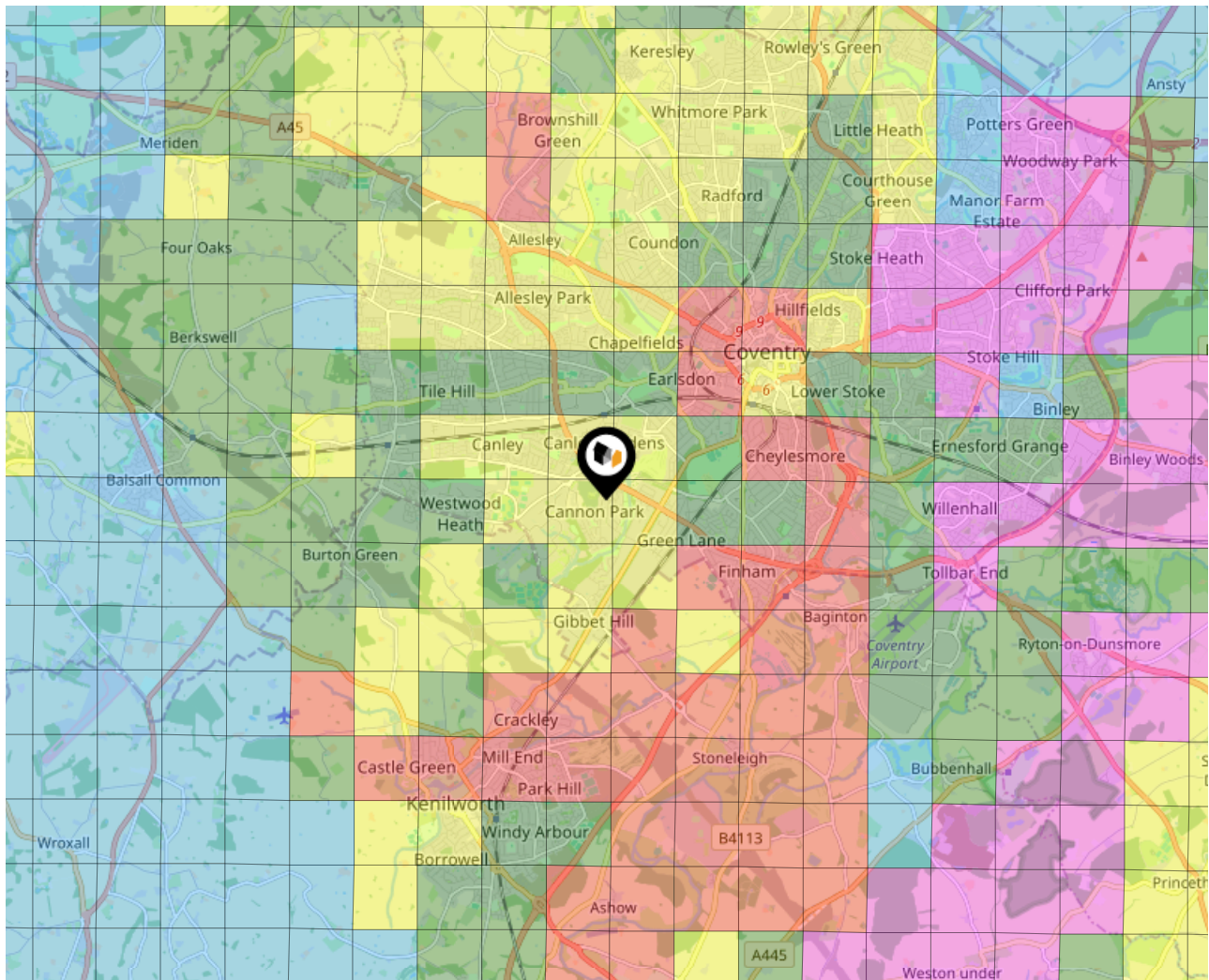
Environment

Radon Gas

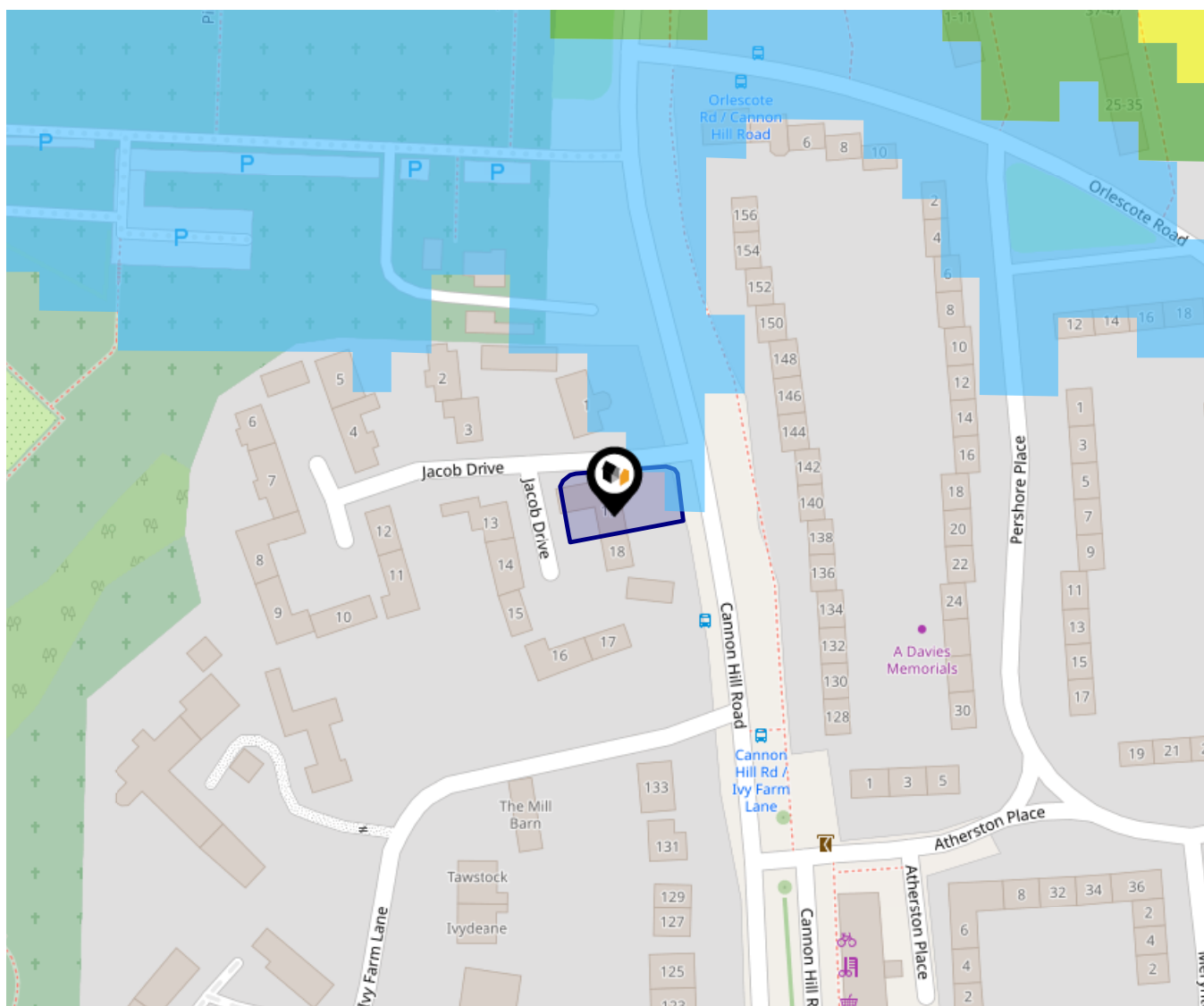


What is Radon?

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/m³).



Local Area Road Noise



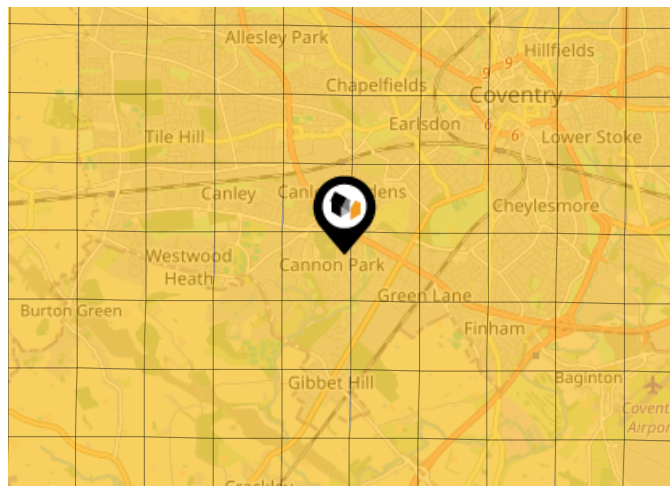
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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: | CLAYEY LOAM TO SANDY LOAM |
| Parent Material Grain: | ARGILLIC - ARENACEOUS | Soil Depth: | INTERMEDIATE-SHALLOW |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |

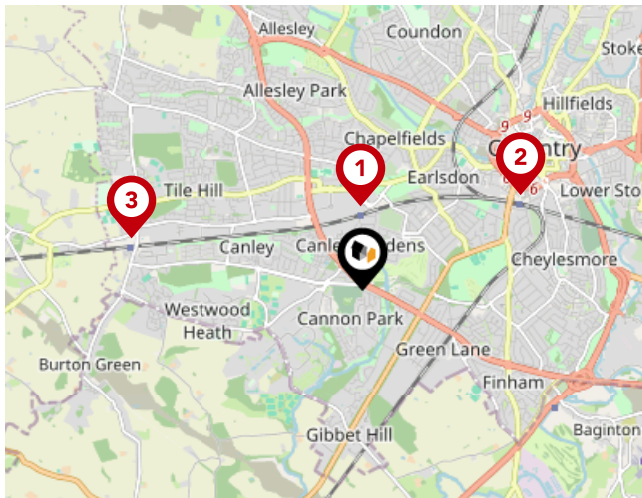


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

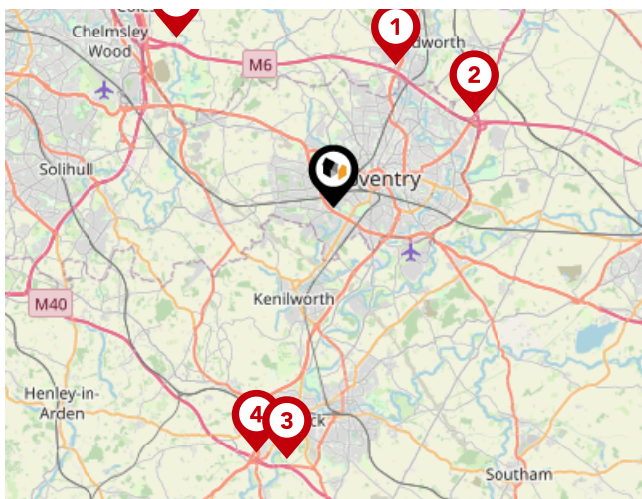
Area

Transport (National)



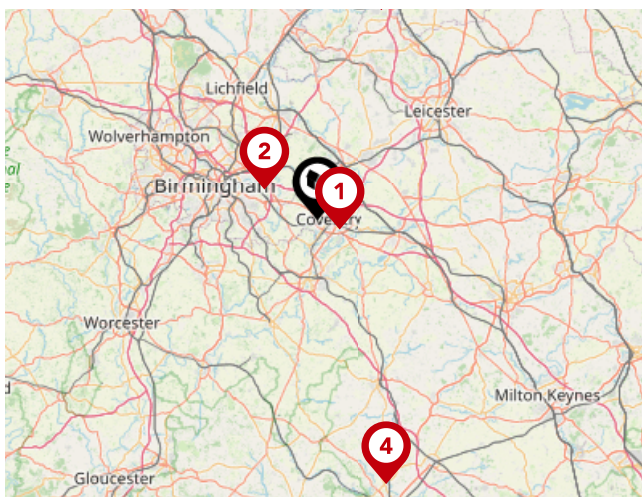
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Canley Rail Station | 0.76 miles |
| 2 | Coventry Rail Station | 1.67 miles |
| 3 | Tile Hill Rail Station | 2.15 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M6 J3 | 5.64 miles |
| 2 | M6 J2 | 6.13 miles |
| 3 | M40 J14 | 9.26 miles |
| 4 | M40 J15 | 9.29 miles |
| 5 | M6 J3A | 8.39 miles |

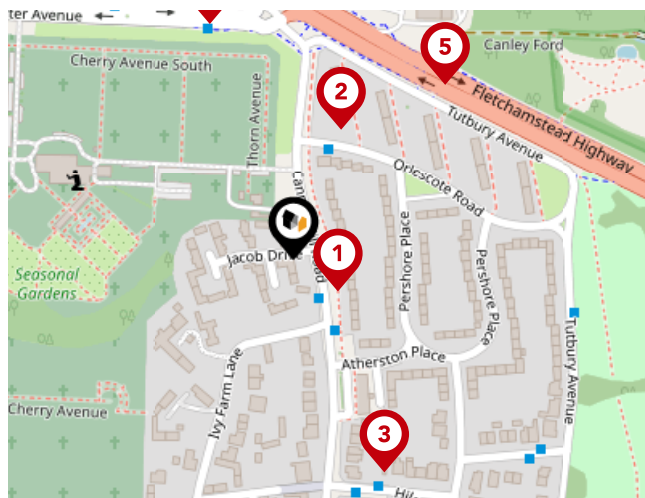


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------|-------------|
| 1 | Baginton | 3.36 miles |
| 2 | Birmingham Airport | 8.97 miles |
| 3 | East Mids Airport | 31.66 miles |
| 4 | Kidlington | 39.69 miles |

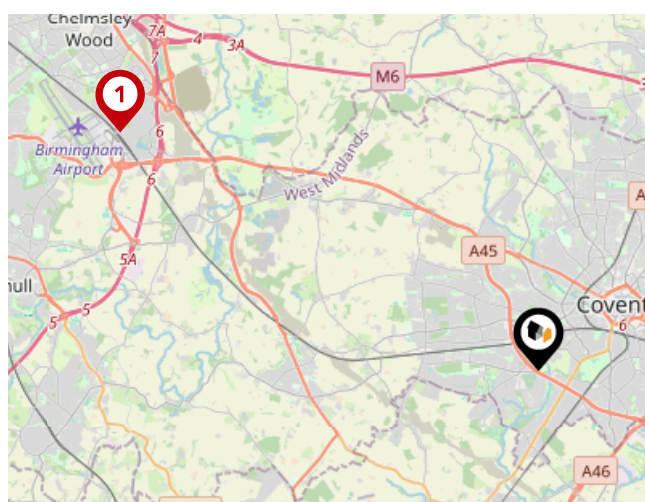
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Ivy Farm Lane | 0.03 miles |
| 2 | Cannon Hill Road | 0.08 miles |
| 3 | Merynton Avenue | 0.13 miles |
| 4 | Fletchamstead Highway | 0.14 miles |
| 5 | Canley Ford | 0.13 miles |



Local Connections

| Pin | Name | Distance |
|-----|--|------------|
| 1 | Birmingham Intl Rail Station (Air-Rail Link) | 8.69 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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