



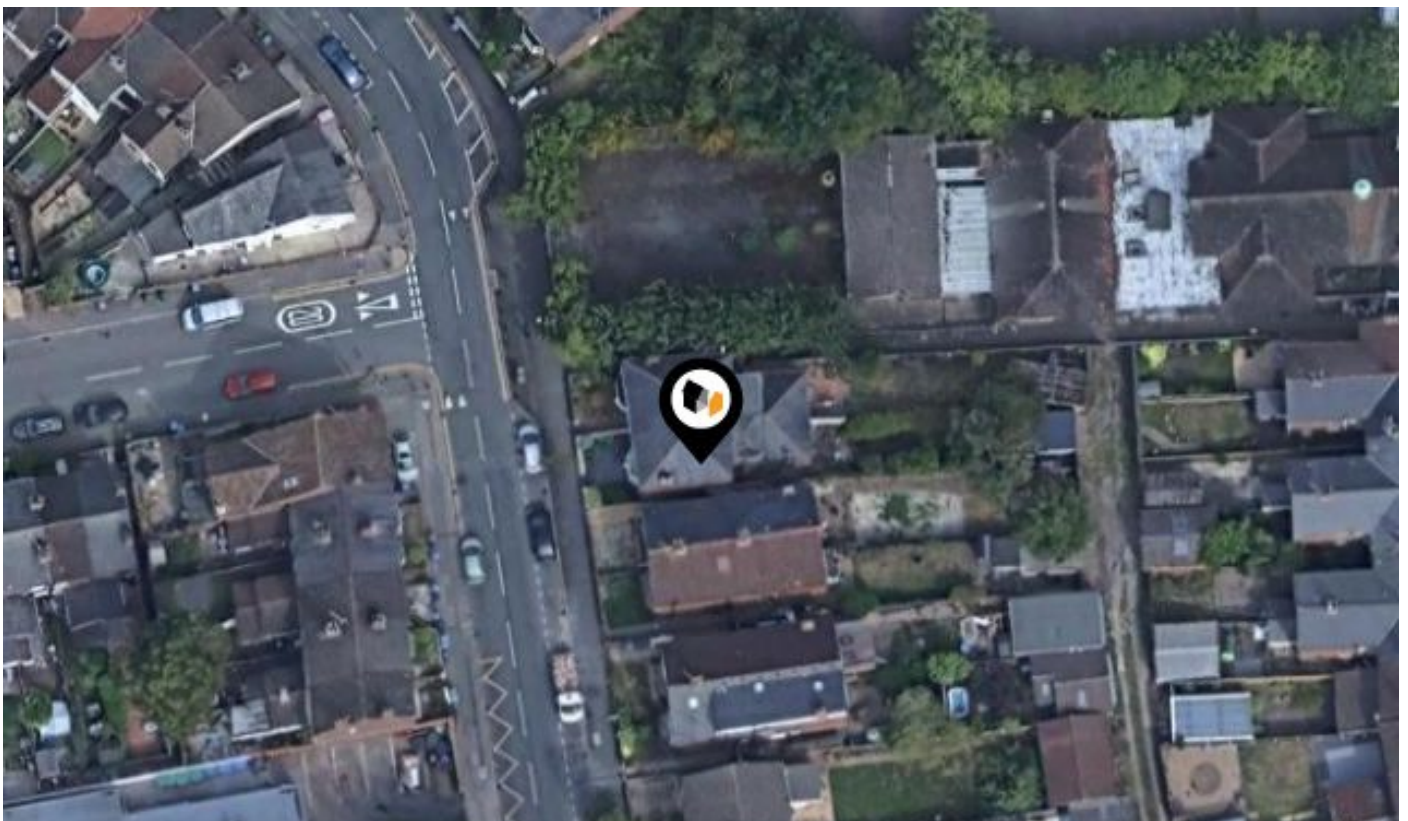
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th June 2026



BRAYS LANE, COVENTRY, CV2

Asking Price : £225,000

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



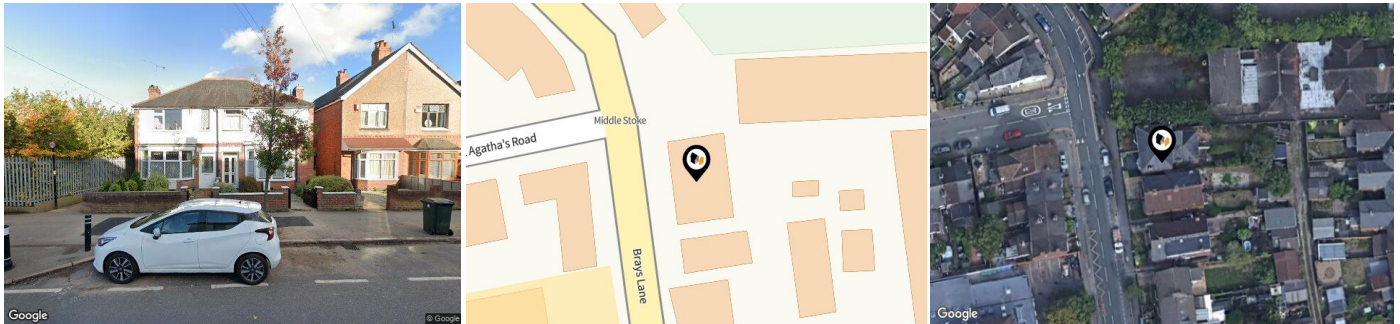
Dear Buyers & interested parties

Your property details in brief.....

A spacious & versatile semi detached home with mature gardens
Three excellent bedrooms off deep landing
Welcoming hallway & through sitting dining room
Separate garden room extension to rear
Fitted kitchen with direct access to garden
Spacious shower room, separate WC & modern combination boiler
Detached single garage with rear access
Well regarded address, close to local amenities & schooling
Ideal locale for access to University Hospital
EPC Rating D, Total 106.6 Sq.M or 1148 Sq.Ft, NO CHAIN

These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on sales@walmsleystheawaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Terraced	Asking Price:	£225,000
Bedrooms:	3		
Floor Area:	1,151 ft ² / 107 m ²		
Council Tax :	Band B		
Annual Estimate:	£1,957		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	70 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



35, Brays Lane, Coventry, CV2 4DT				Semi-detached House
Last Sold Date:	25/07/2025	02/07/2007	23/03/2001	
Last Sold Price:	£347,000	£133,000	£81,000	
49, Brays Lane, Coventry, CV2 4DT				Terraced House
Last Sold Date:	13/09/2024			
Last Sold Price:	£330,000			
59, Brays Lane, Coventry, CV2 4DT				Semi-detached House
Last Sold Date:	30/09/2021			
Last Sold Price:	£285,000			
29, Brays Lane, Coventry, CV2 4DT				Semi-detached House
Last Sold Date:	10/03/2017			
Last Sold Price:	£160,000			
57, Brays Lane, Coventry, CV2 4DT				Semi-detached House
Last Sold Date:	06/11/2015			
Last Sold Price:	£210,000			
19, Brays Lane, Coventry, CV2 4DT				Terraced House
Last Sold Date:	26/10/2012	05/06/2003		
Last Sold Price:	£77,500	£85,000		
47, Brays Lane, Coventry, CV2 4DT				Semi-detached House
Last Sold Date:	30/03/2010	28/06/2002	05/01/1996	
Last Sold Price:	£225,000	£145,500	£87,500	
41, Brays Lane, Coventry, CV2 4DT				Semi-detached House
Last Sold Date:	03/06/2005	25/04/1997		
Last Sold Price:	£155,000	£69,500		
61, Brays Lane, Coventry, CV2 4DT				Semi-detached House
Last Sold Date:	28/04/2004			
Last Sold Price:	£240,000			
33, Brays Lane, Coventry, CV2 4DT				Semi-detached House
Last Sold Date:	15/03/2002			
Last Sold Price:	£100,000			
15, Brays Lane, Coventry, CV2 4DT				Terraced House
Last Sold Date:	05/11/1999			
Last Sold Price:	£55,000			
53, Brays Lane, Coventry, CV2 4DT				Semi-detached House
Last Sold Date:	14/07/1999			
Last Sold Price:	£140,500			

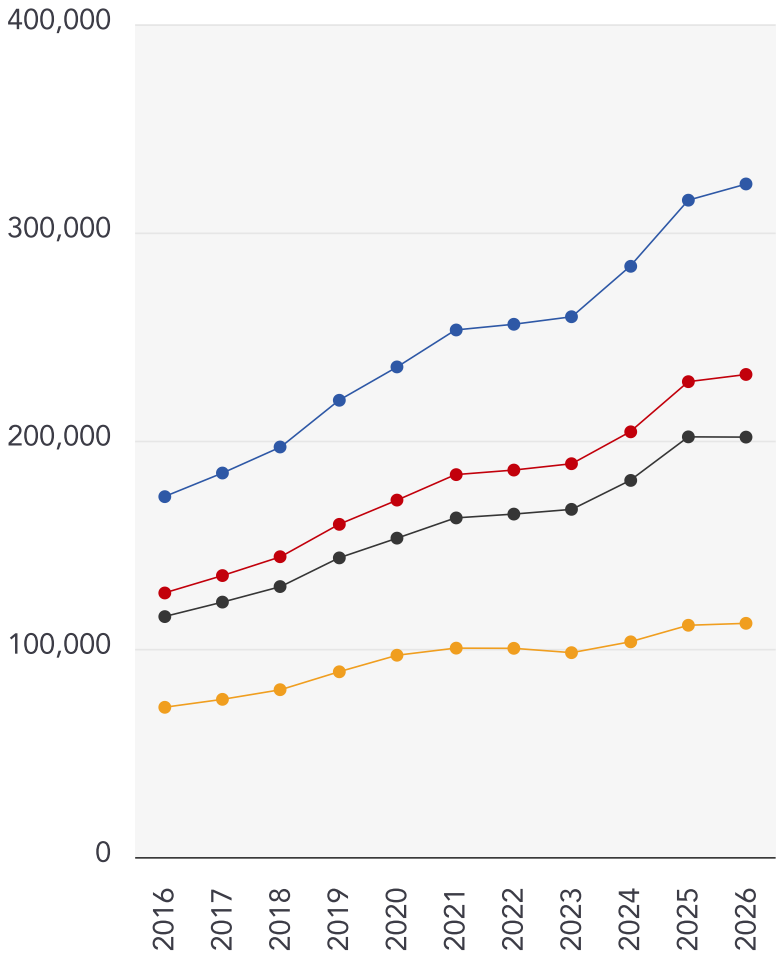
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV2



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

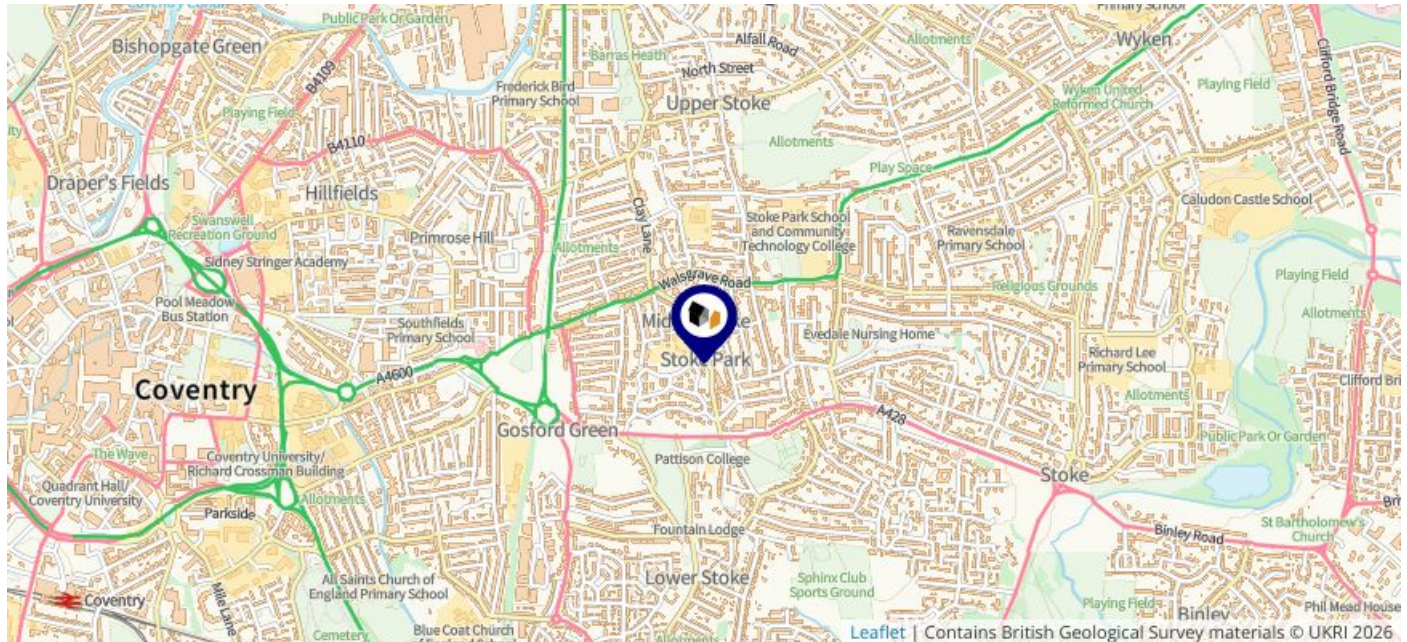
+56.09%

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.

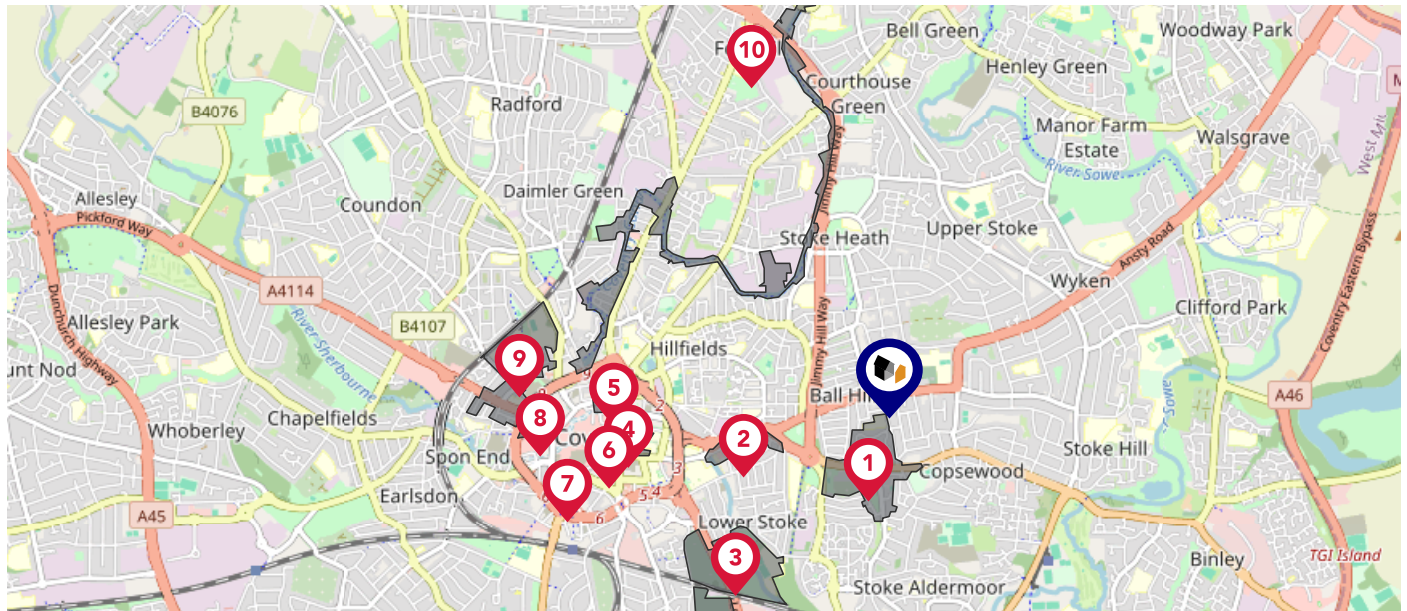
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

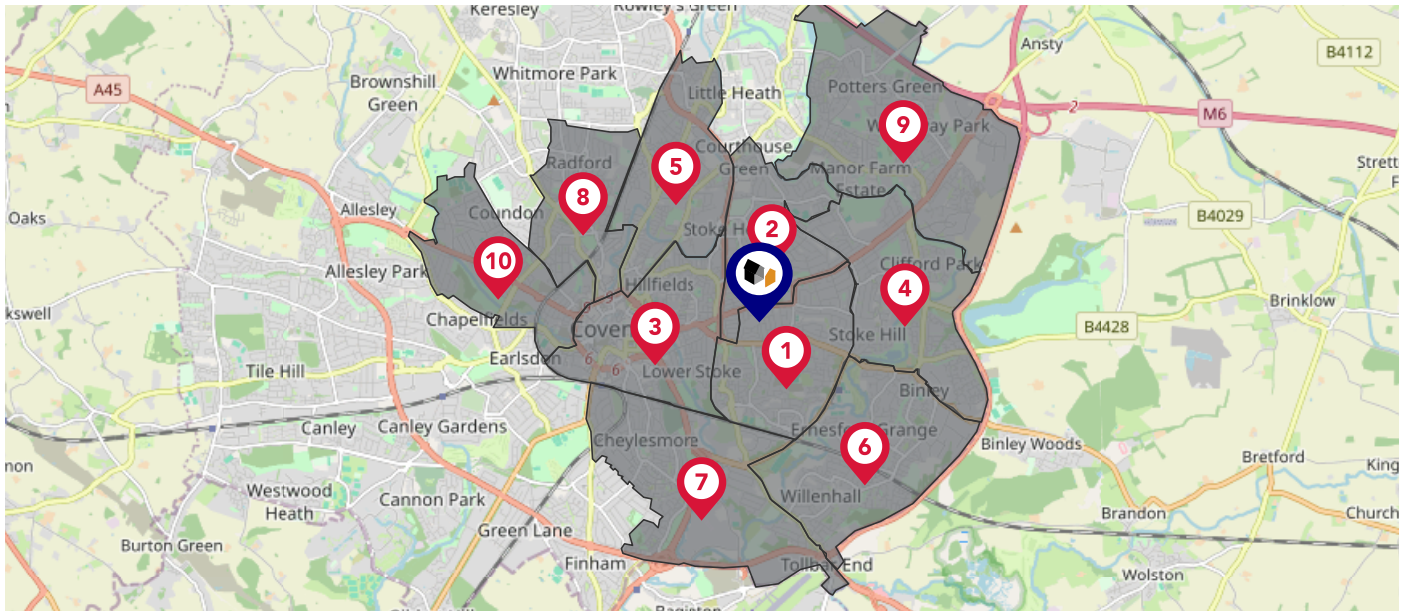
-  1 Stoke Green
-  2 Far Gosford Street
-  3 London Road
-  4 Hill Top and Cathedral
-  5 Lady Herbert's Garden
-  6 High Street
-  7 Greyfriars Green
-  8 Spon Street
-  9 Naul's Mill
-  10 Coventry Canal

Maps











Council Wards



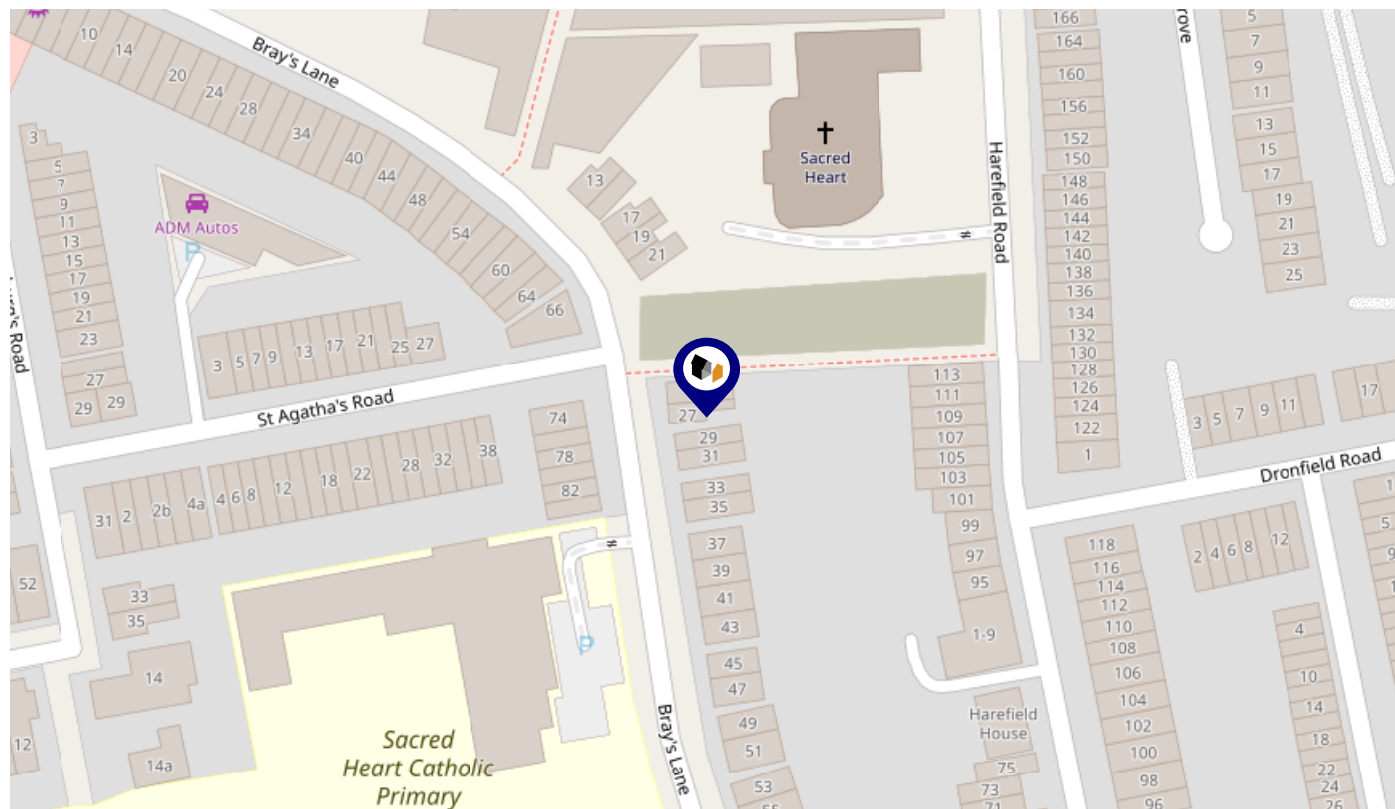
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Lower Stoke Ward
-  Upper Stoke Ward
-  St. Michael's Ward
-  Wyken Ward
-  Foleshill Ward
-  Binley and Willenhall Ward
-  Cheylesmore Ward
-  Radford Ward
-  Henley Ward
-  Sherbourne Ward

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

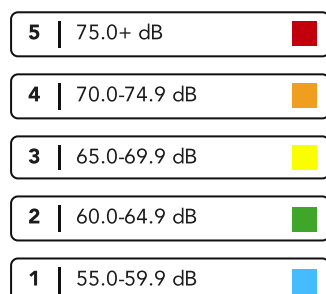


Rail Noise Data

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:

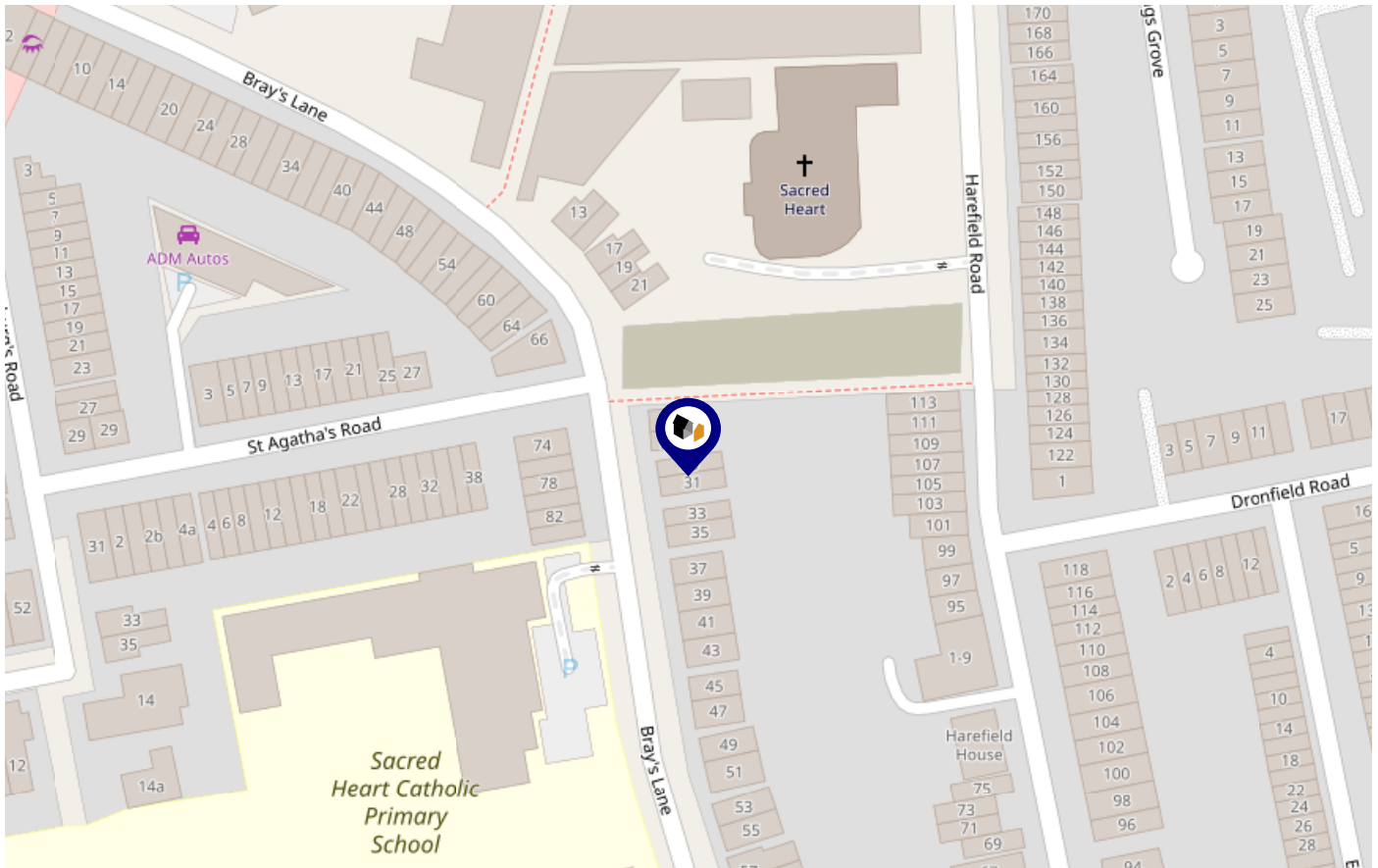


Flood Risk

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:

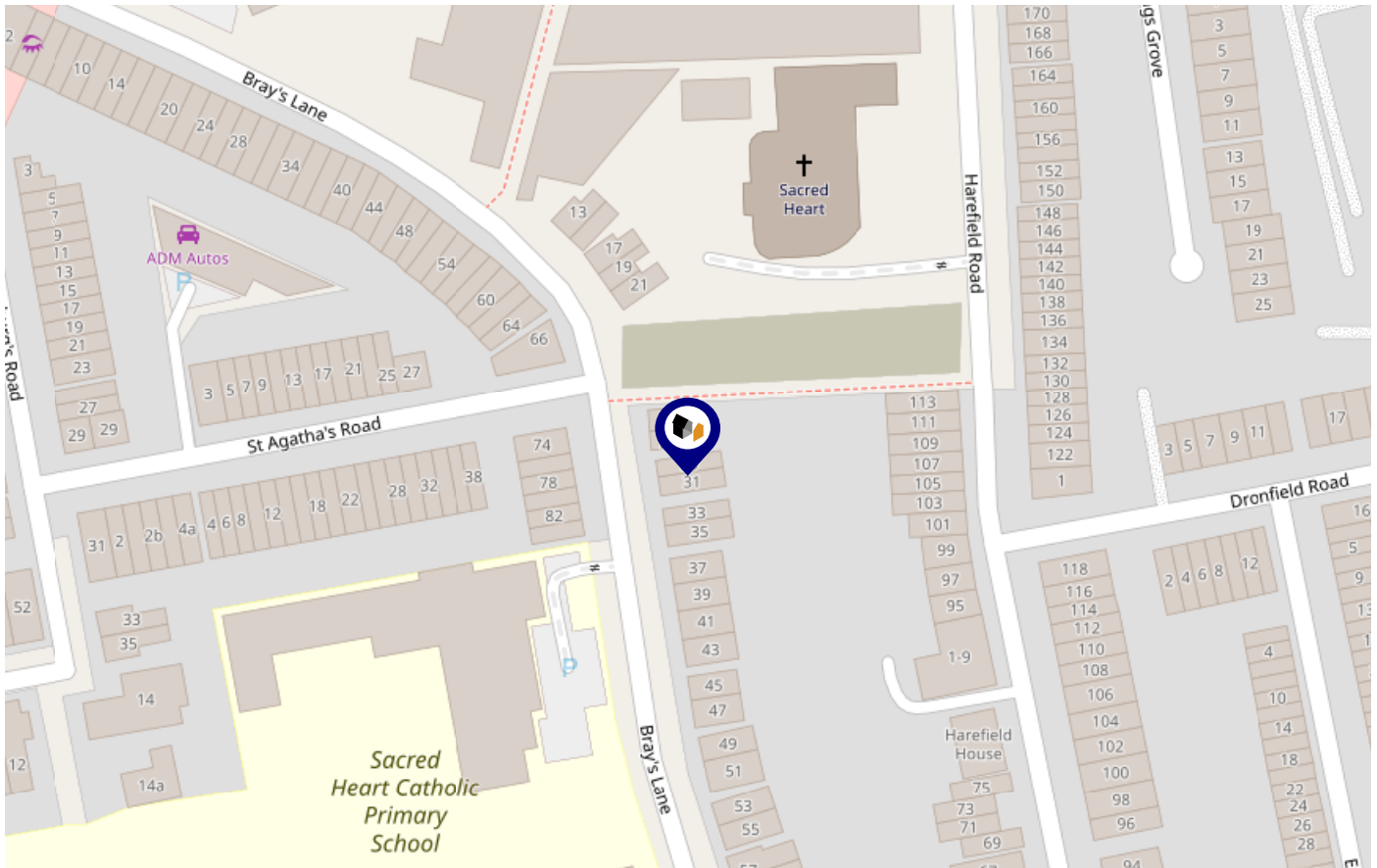


Flood Risk

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:

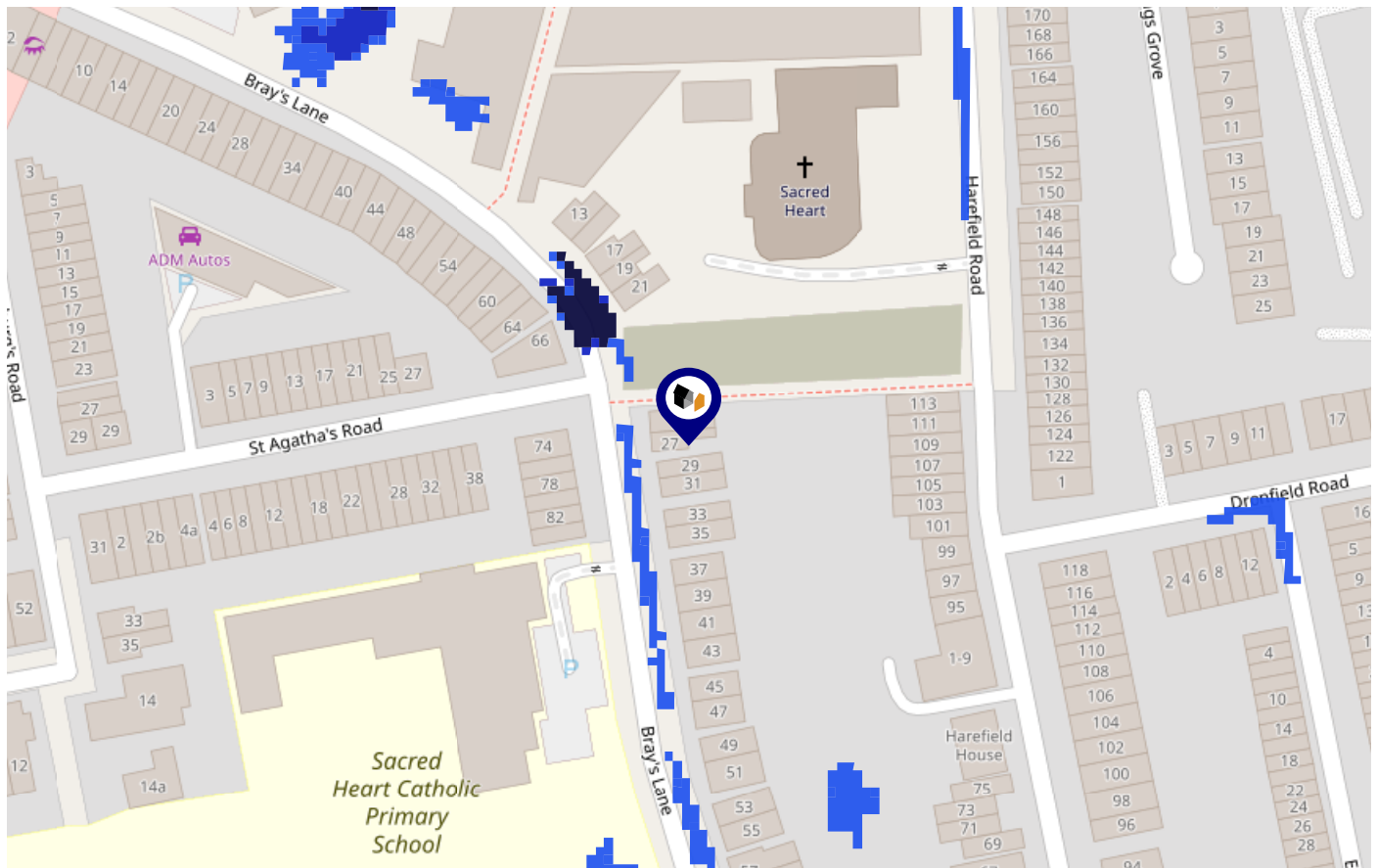


Flood Risk

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

Chance of flooding to the following depths at this property:

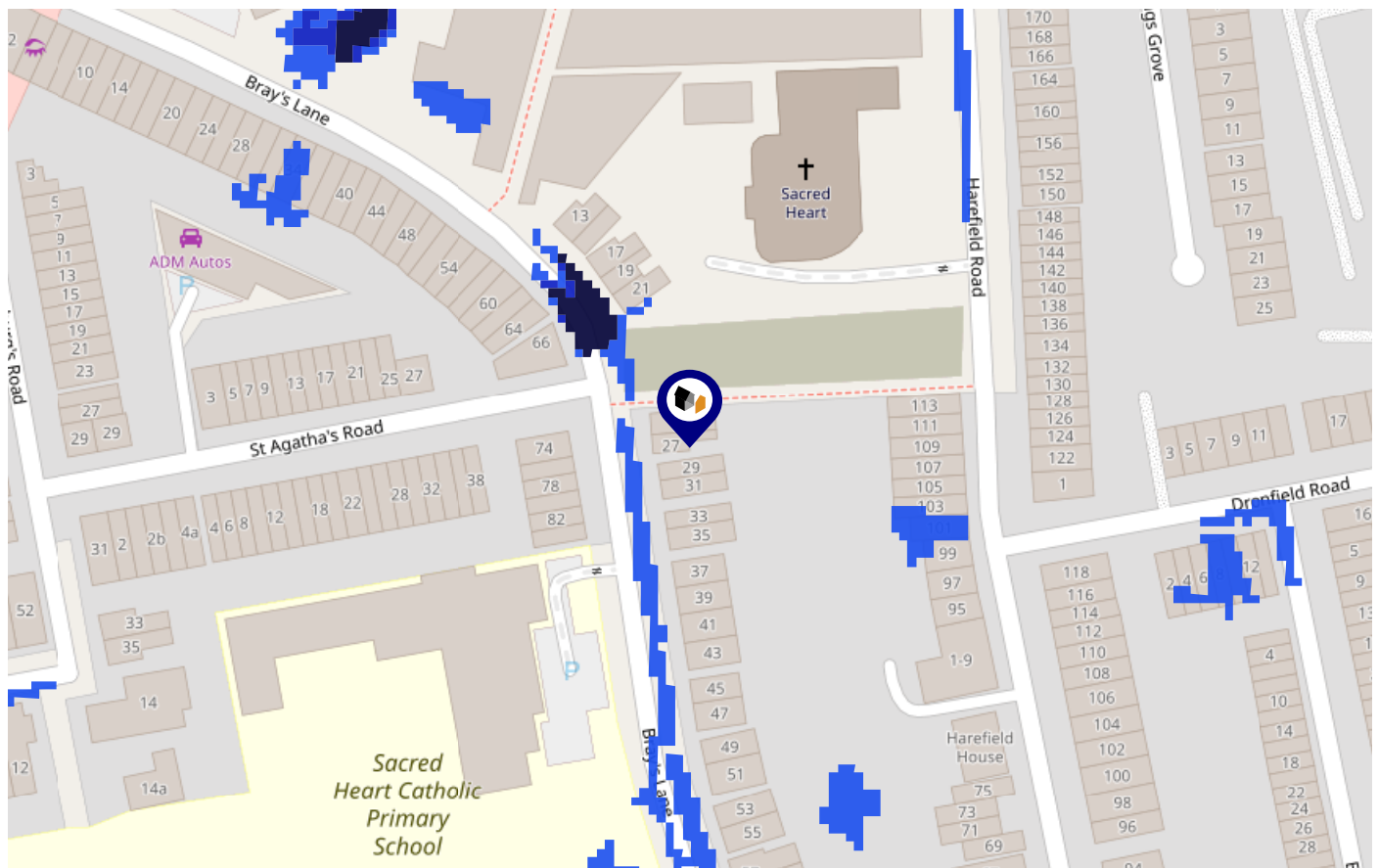


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

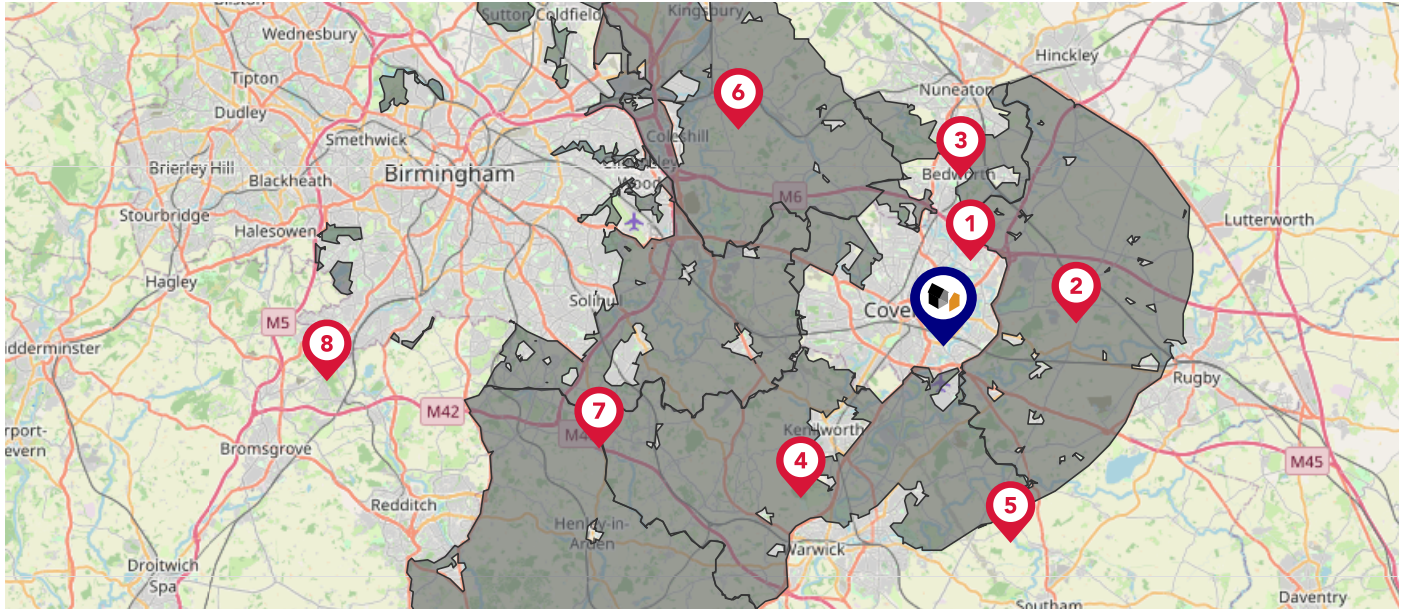


Maps

Green Belt



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



Nearby Green Belt Land

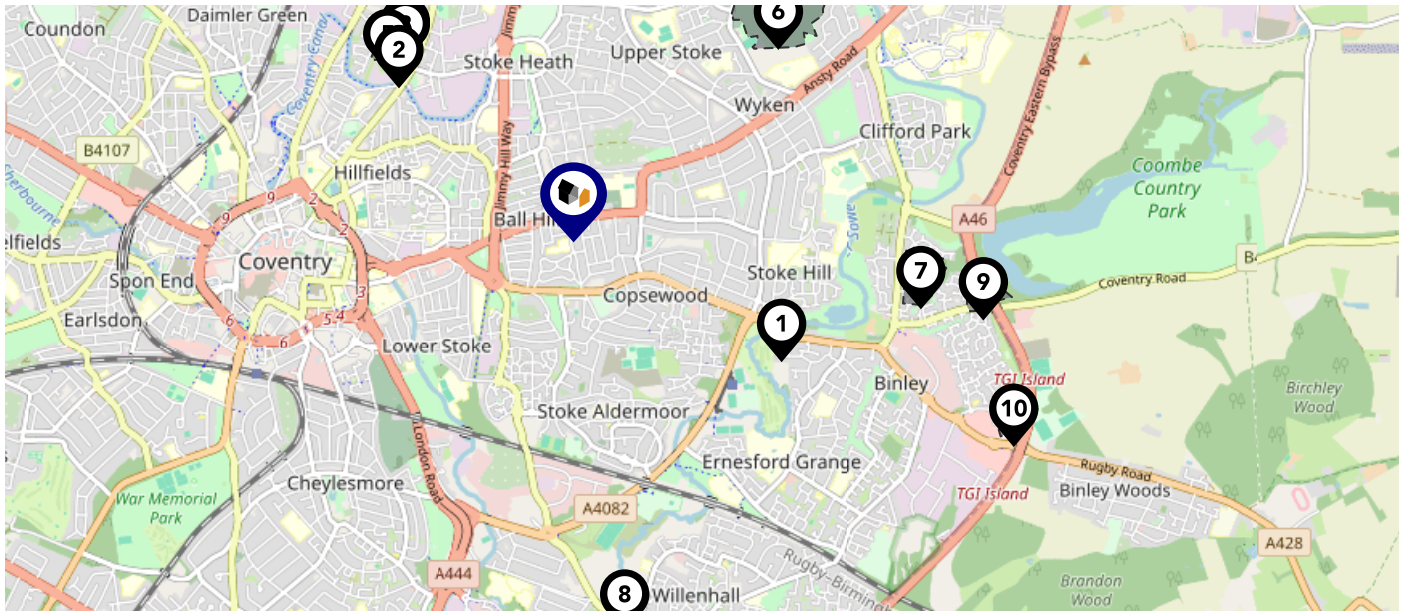
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Rugby
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Warwick
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

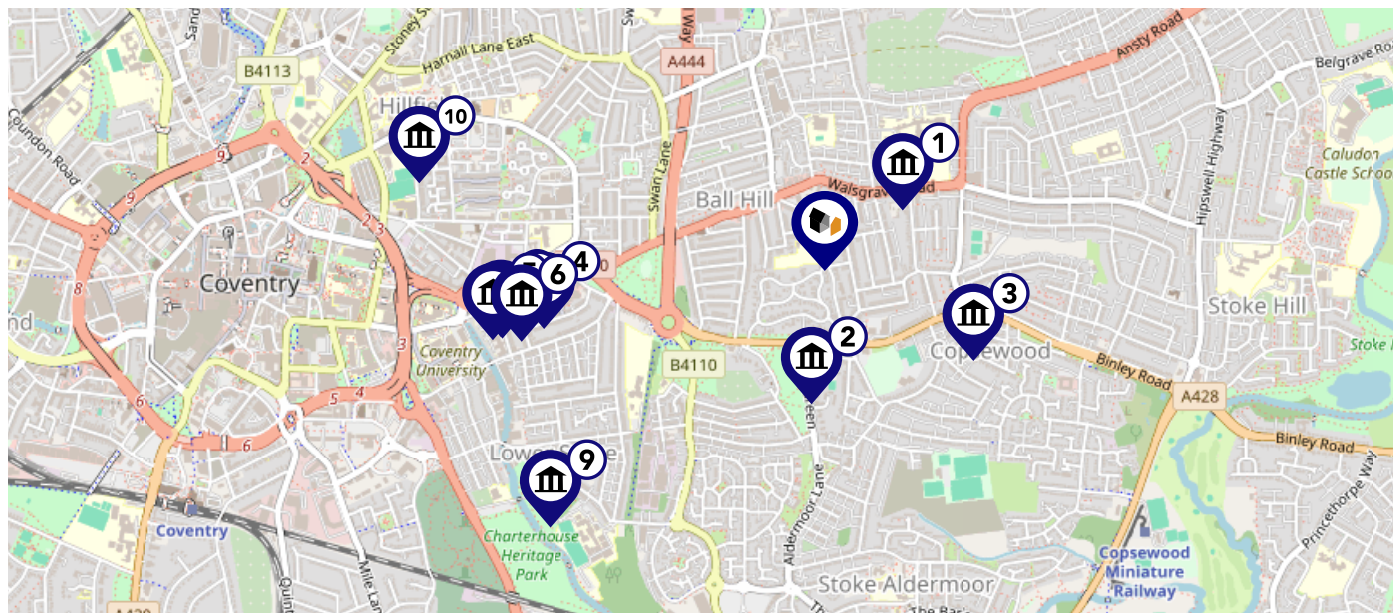
1	Binley Road A-Binley, Coventry	Historic Landfill
2	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
3	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
4	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
5	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
6	Wyken Croft-Wyken, Coventry	Historic Landfill
7	Coombe Estate-Binley, Coventry	Historic Landfill
8	London Road B-Willenhall, Coventry	Historic Landfill
9	Coombe Fields-Binley, Coventry	Historic Landfill
10	Borrow Pit-North A428	Historic Landfill











Maps

Listed Buildings

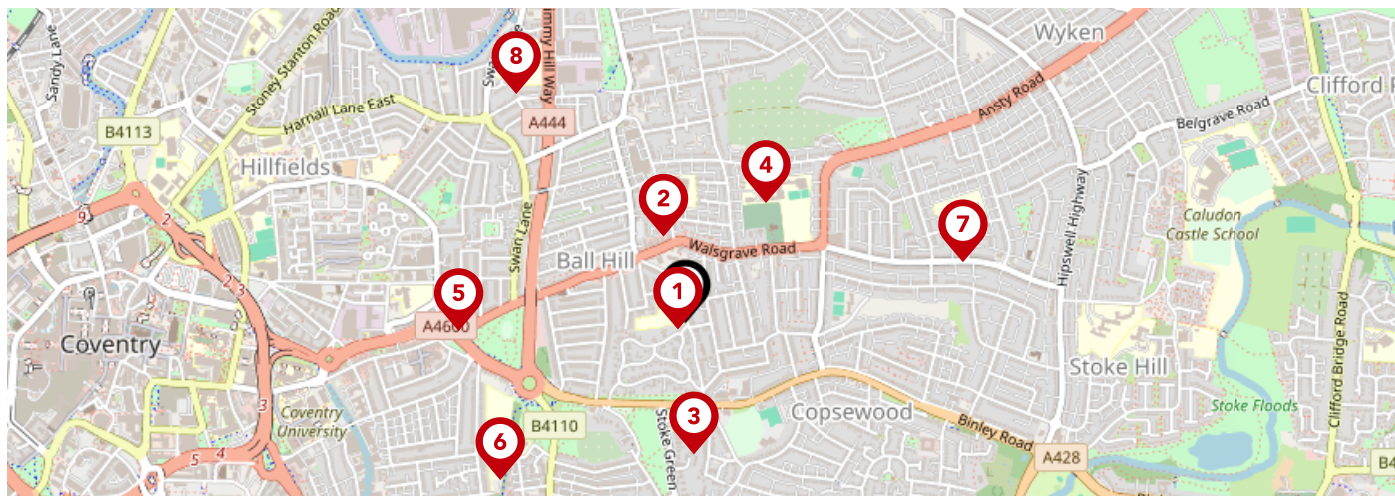


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



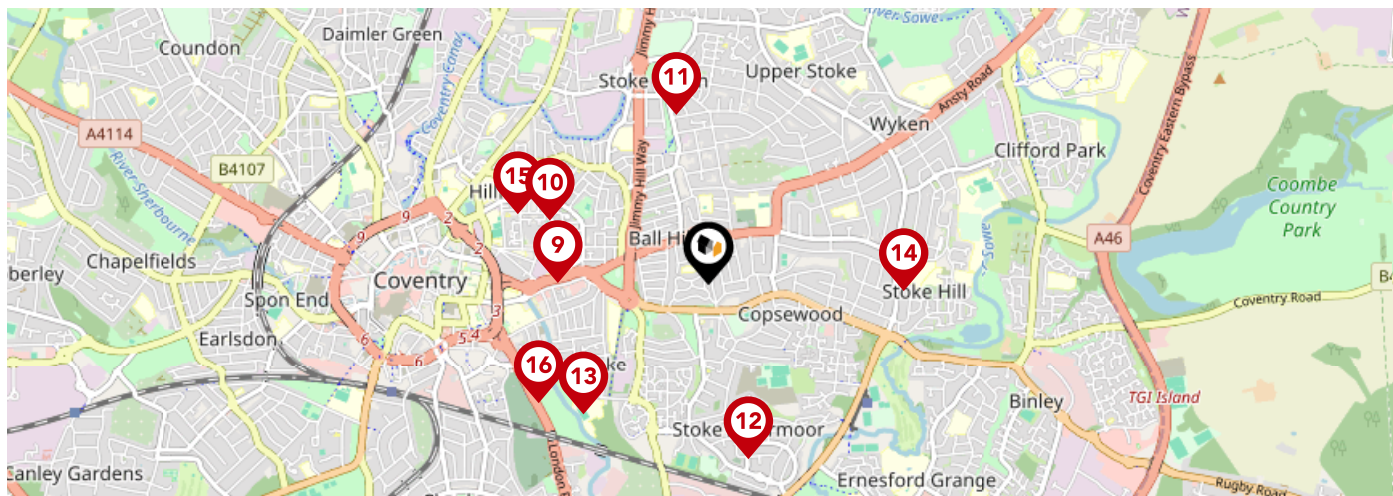
Listed Buildings in the local district	Grade	Distance
 1076574 - Church Of St Michael	Grade II	0.2 miles
 1342897 - 68 And 70, Binley Road	Grade II	0.3 miles
 1428176 - The Biggin Hall Hotel Public House	Grade II	0.4 miles
 1226785 - 67-72 Far Gosford Street	Grade II	0.6 miles
 1342928 - 32 And 33 Far Gosford Street	Grade II	0.7 miles
 1320353 - 122-124, Far Gosford Street	Grade II	0.7 miles
 1115599 - 38 Far Gosford Street	Grade II	0.7 miles
 1076644 - 39 And 40 Far Gosford Street	Grade II	0.7 miles
 1342917 - Medieval Precinct Wall To The Charterhouse	Grade II	0.8 miles
 1076638 - 1-3 Charles Street	Grade II	0.9 miles









Area Schools



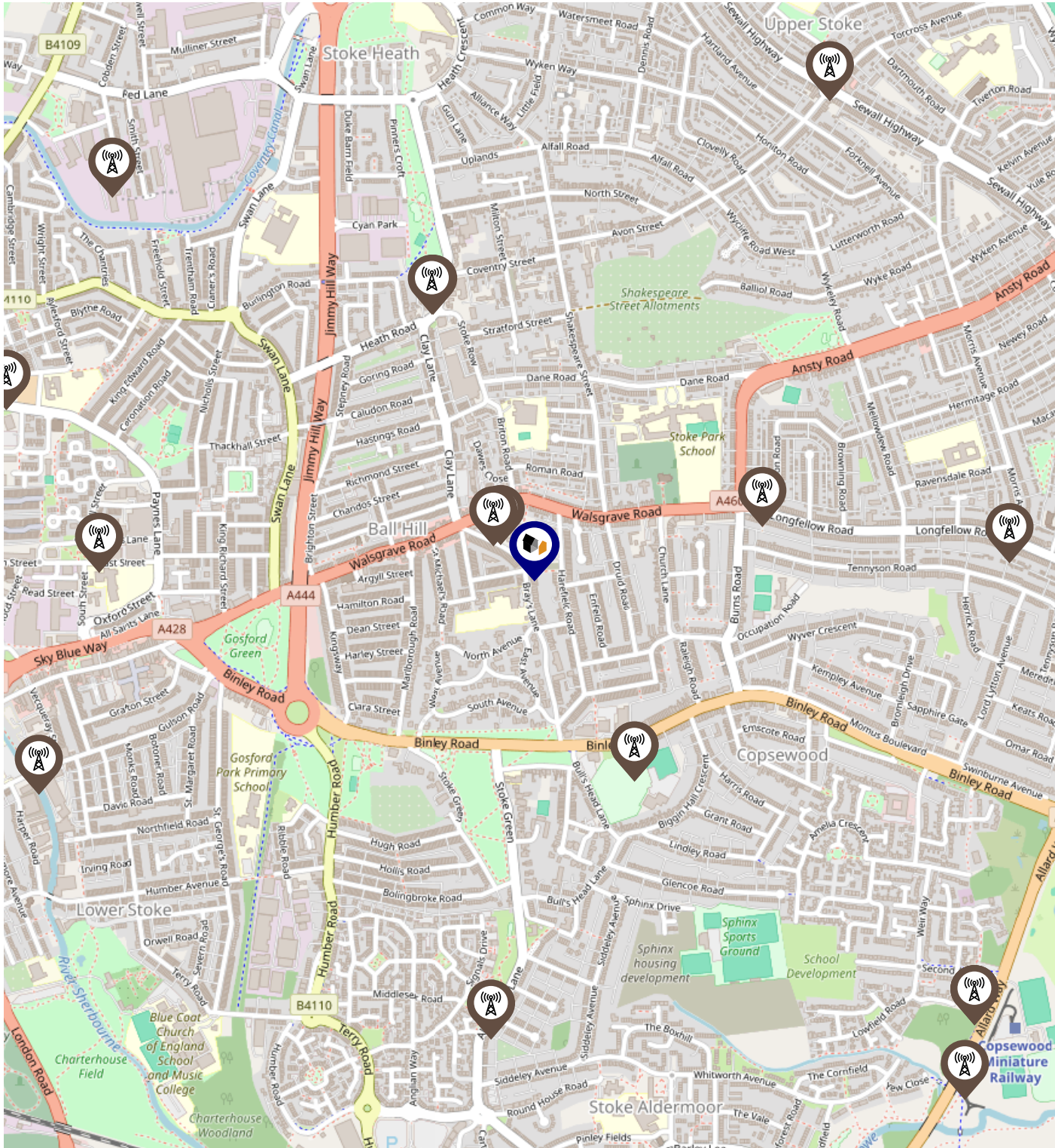
		Nursery	Primary	Secondary	College	Private
1	Sacred Heart Catholic Primary School Ofsted Rating: Outstanding Pupils: 463 Distance:0.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stoke Primary School Ofsted Rating: Requires improvement Pupils: 451 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pattison College Ofsted Rating: Not Rated Pupils: 162 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stoke Park School Ofsted Rating: Good Pupils: 1071 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Summit School Ofsted Rating: Good Pupils: 21 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ravensdale Primary School Ofsted Rating: Good Pupils: 452 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Frederick Bird Academy Ofsted Rating: Requires improvement Pupils: 809 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary and St Benedict Catholic Primary School Ofsted Rating: Good Pupils: 345 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stoke Heath Primary School Ofsted Rating: Good Pupils: 506 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aldermoor Farm Primary School Ofsted Rating: Good Pupils: 661 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillfields Nursery School Ofsted Rating: Outstanding Pupils: 160 Distance:0.92	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.93	<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

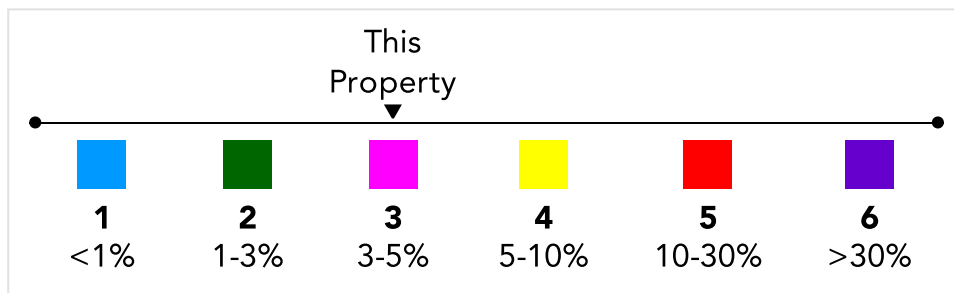
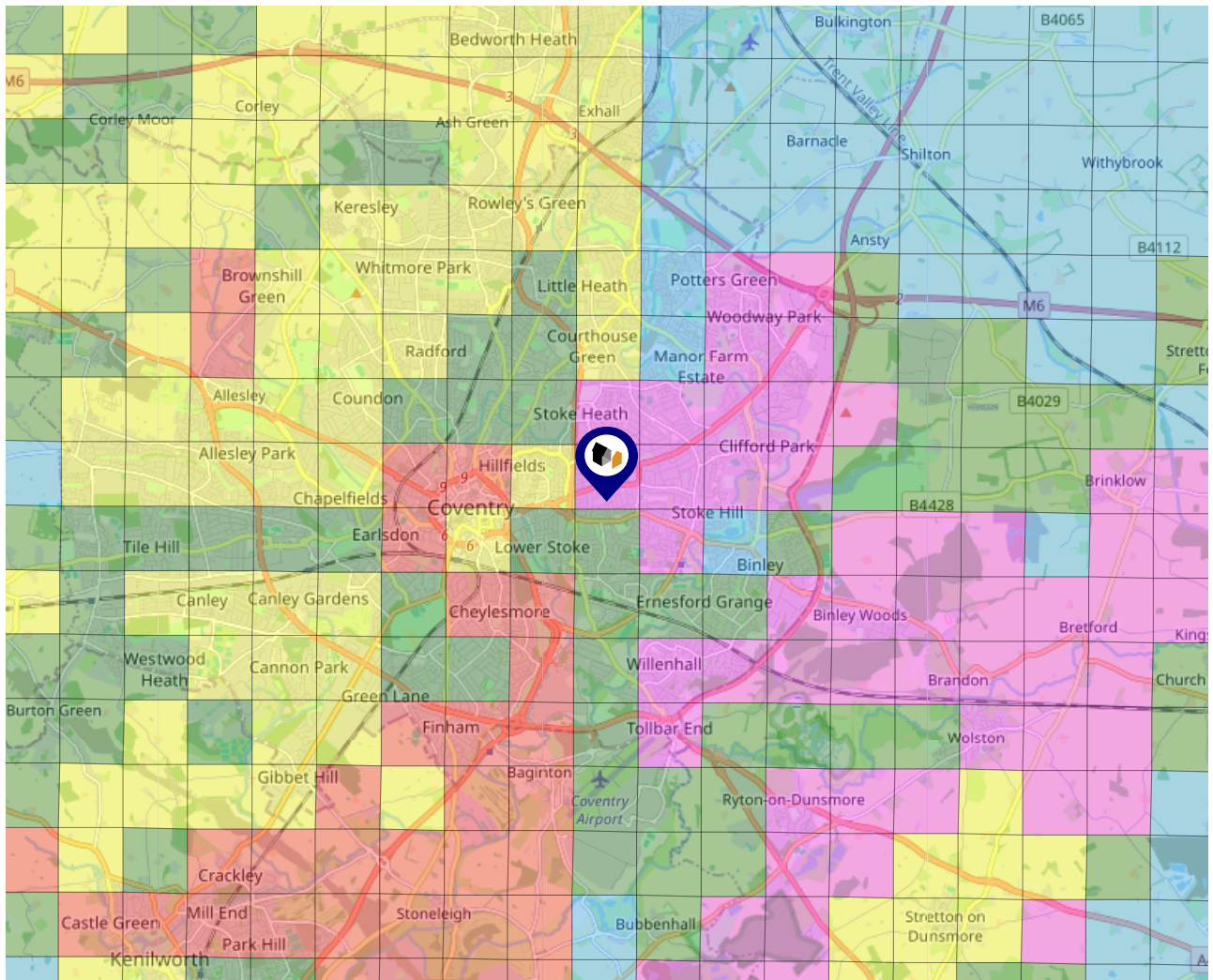
Environment

Radon Gas

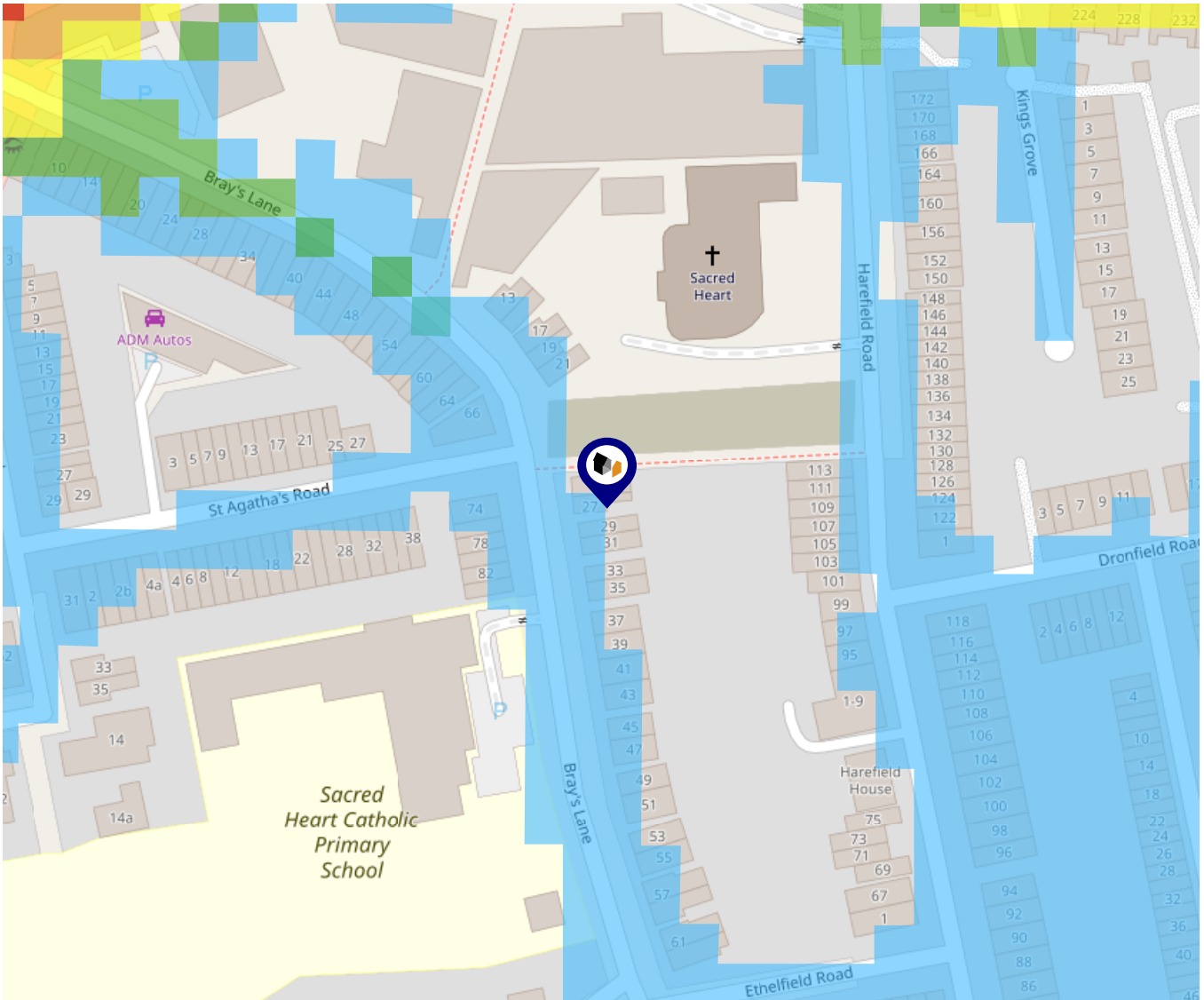


What is Radon?

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

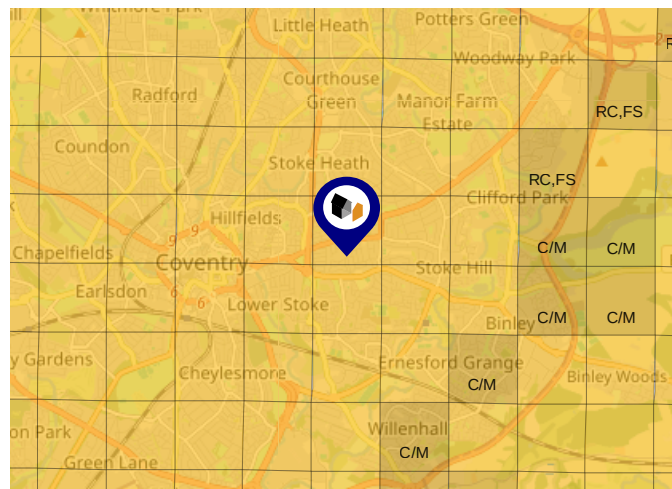


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

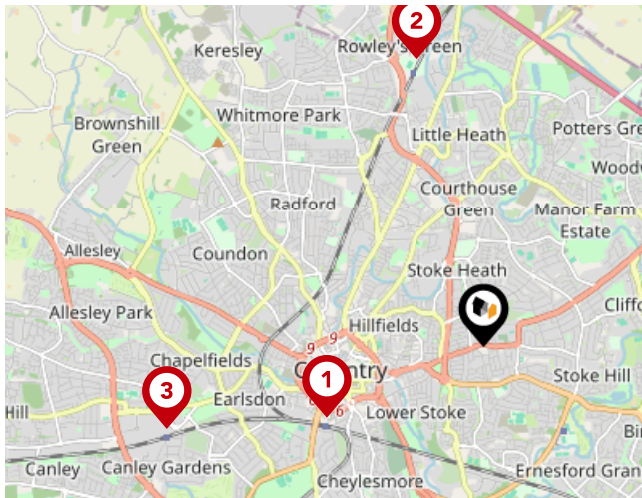


Primary Classifications (Most Common Clay Types)

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

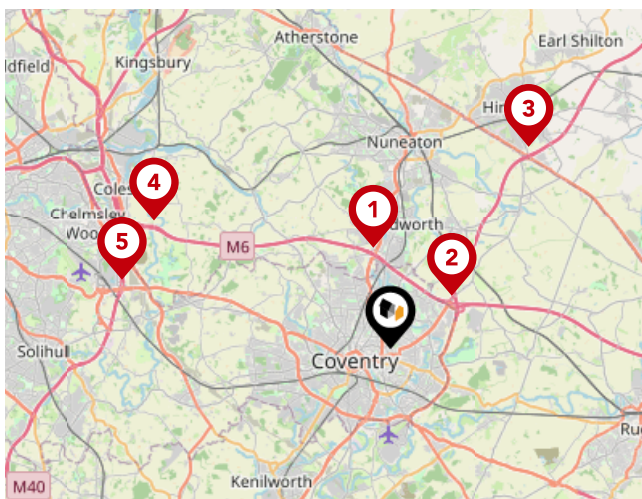
Area

Transport (National)



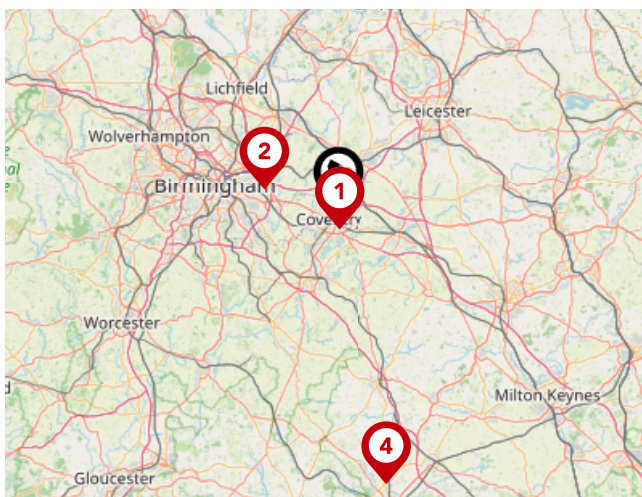
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.56 miles
2	Coventry Arena Rail Station	2.69 miles
3	Canley Rail Station	2.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	3.73 miles
2	M6 J2	2.95 miles
3	M69 J1	8.84 miles
4	M6 J3A	9.75 miles
5	M42 J6	10.01 miles

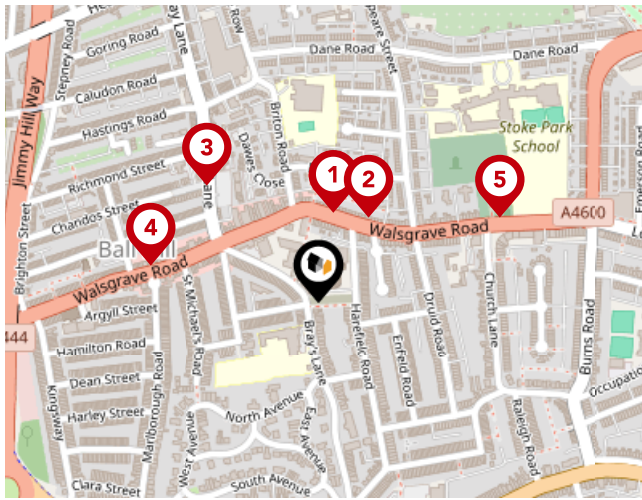


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.91 miles
2	Birmingham Airport	11.03 miles
3	East Mids Airport	29.49 miles
4	Kidlington	40.54 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Harefield Rd	0.1 miles
2	Harefield Rd	0.11 miles
3	Chandos St	0.18 miles
4	Clements St	0.19 miles
5	Burns Rd	0.23 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.77 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



Important - Please Read

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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.

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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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