

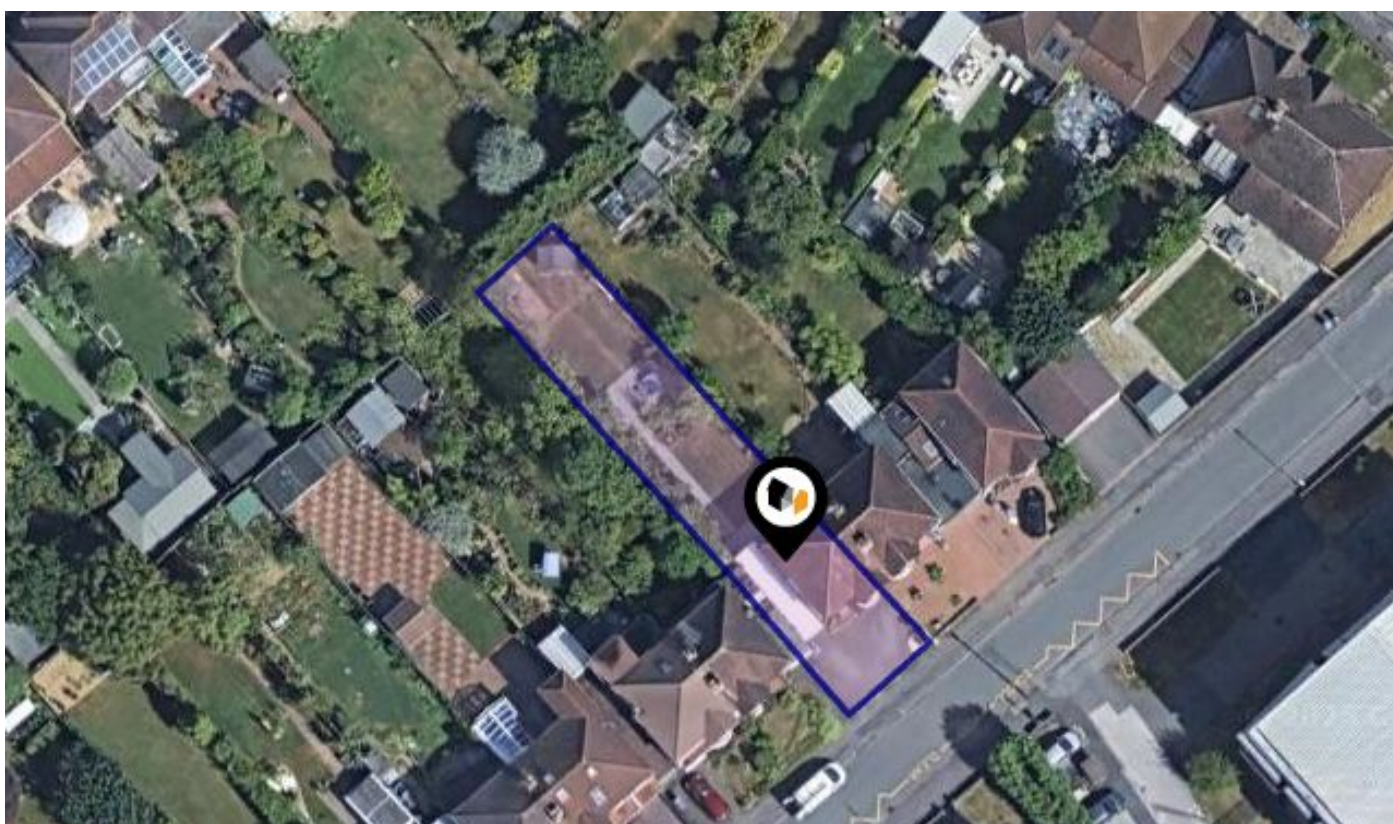


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 08th January 2026



WATERCALL AVENUE, COVENTRY, CV3

Price Estimate : £435,000

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



Your property details in brief.....

Beautifully presented, three double bedroom, semi detached home

Driveway & impressive, mature gardens with cabin (13'x16ft)

Open plan kitchen dining & family room

Separate sitting room with South facing bay window

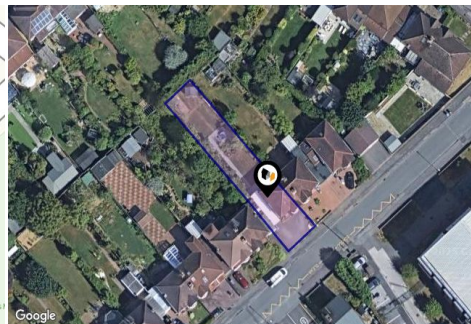
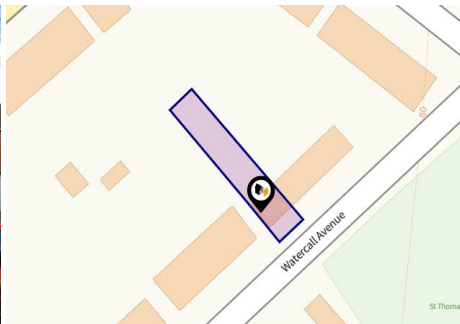
Lean to garaging & utility space

Welcoming hallway & wide & sunny landing

First floor bathroom & ground floor cloakroom

EPC Rating D, Total 125 Sq.M or Total 1345 Sq.ft











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



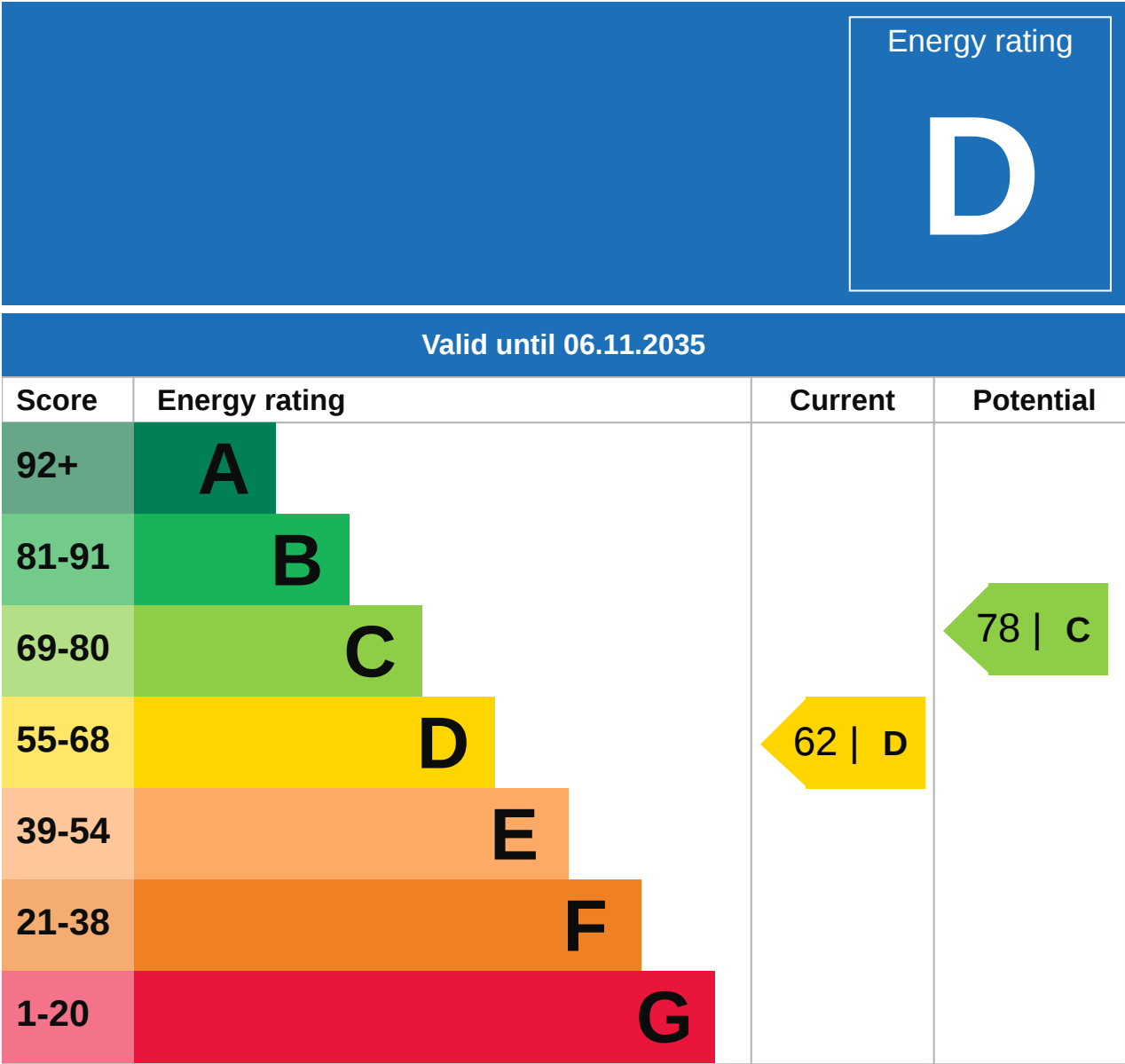
Property

Type:	Semi-Detached	Price Estimate:	£435,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,345 ft ² / 124 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band D		
Annual Estimate:	£2,414		
Title Number:	WM896111		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		14	55	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	High			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	
				

Property
EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, insulated (assumed)
Roof Energy:	Pitched, insulated (assumed)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	93 m ²

Market Sold in Street



43, Watercall Avenue, Coventry, CV3 5AW				
Last Sold Date:	02/10/2025	30/05/1997		
Last Sold Price:	£450,000	£107,000		
45, Watercall Avenue, Coventry, CV3 5AW				
Last Sold Date:	19/03/2025			
Last Sold Price:	£380,000			
13, Watercall Avenue, Coventry, CV3 5AW				
Last Sold Date:	15/08/2024	02/05/1997		
Last Sold Price:	£450,000	£80,000		
15, Watercall Avenue, Coventry, CV3 5AW				
Last Sold Date:	01/06/2022			
Last Sold Price:	£410,000			
3, Watercall Avenue, Coventry, CV3 5AW				
Last Sold Date:	25/02/2022	15/08/2002	25/08/2000	19/07/1996
Last Sold Price:	£330,000	£170,000	£140,000	£59,950
39, Watercall Avenue, Coventry, CV3 5AW				
Last Sold Date:	28/05/2021			
Last Sold Price:	£327,500			
19, Watercall Avenue, Coventry, CV3 5AW				
Last Sold Date:	22/10/2020			
Last Sold Price:	£300,000			
41, Watercall Avenue, Coventry, CV3 5AW				
Last Sold Date:	01/11/2019			
Last Sold Price:	£280,000			
11, Watercall Avenue, Coventry, CV3 5AW				
Last Sold Date:	31/10/2019	17/12/2009		
Last Sold Price:	£325,000	£195,000		
5, Watercall Avenue, Coventry, CV3 5AW				
Last Sold Date:	22/11/2018	31/05/2007	14/12/2001	
Last Sold Price:	£317,500	£250,000	£152,000	
21, Watercall Avenue, Coventry, CV3 5AW				
Last Sold Date:	27/03/2015			
Last Sold Price:	£287,000			
23, Watercall Avenue, Coventry, CV3 5AW				
Last Sold Date:	17/03/2015	21/08/1998		
Last Sold Price:	£295,000	£110,000		

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

Market Sold in Street



25, Watercall Avenue, Coventry, CV3 5AW		
Last Sold Date:	28/06/2013	
Last Sold Price:	£229,500	
35, Watercall Avenue, Coventry, CV3 5AW		
Last Sold Date:	27/02/2009	
Last Sold Price:	£185,000	
49, Watercall Avenue, Coventry, CV3 5AW		
Last Sold Date:	17/11/2006	
Last Sold Price:	£199,950	
17, Watercall Avenue, Coventry, CV3 5AW		
Last Sold Date:	28/04/2006	13/05/2005
Last Sold Price:	£250,000	£182,500
29, Watercall Avenue, Coventry, CV3 5AW		
Last Sold Date:	08/06/2005	12/11/1998
Last Sold Price:	£230,000	£96,000
53, Watercall Avenue, Coventry, CV3 5AW		
Last Sold Date:	10/08/2004	01/02/1999
Last Sold Price:	£229,950	£90,000
27, Watercall Avenue, Coventry, CV3 5AW		
Last Sold Date:	23/03/2001	
Last Sold Price:	£130,000	
7, Watercall Avenue, Coventry, CV3 5AW		
Last Sold Date:	19/01/2001	25/03/1998
Last Sold Price:	£134,000	£95,000
33, Watercall Avenue, Coventry, CV3 5AW		
Last Sold Date:	03/08/1998	17/05/1996
Last Sold Price:	£97,500	£58,500
31, Watercall Avenue, Coventry, CV3 5AW		
Last Sold Date:	07/02/1996	
Last Sold Price:	£82,000	

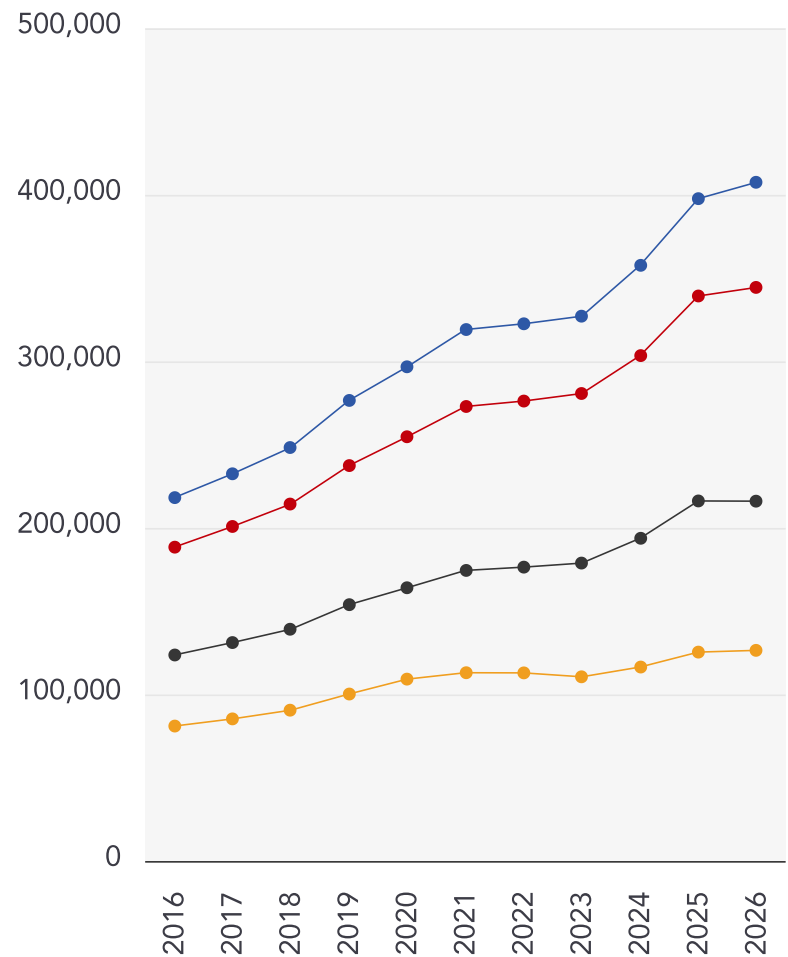
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV3



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

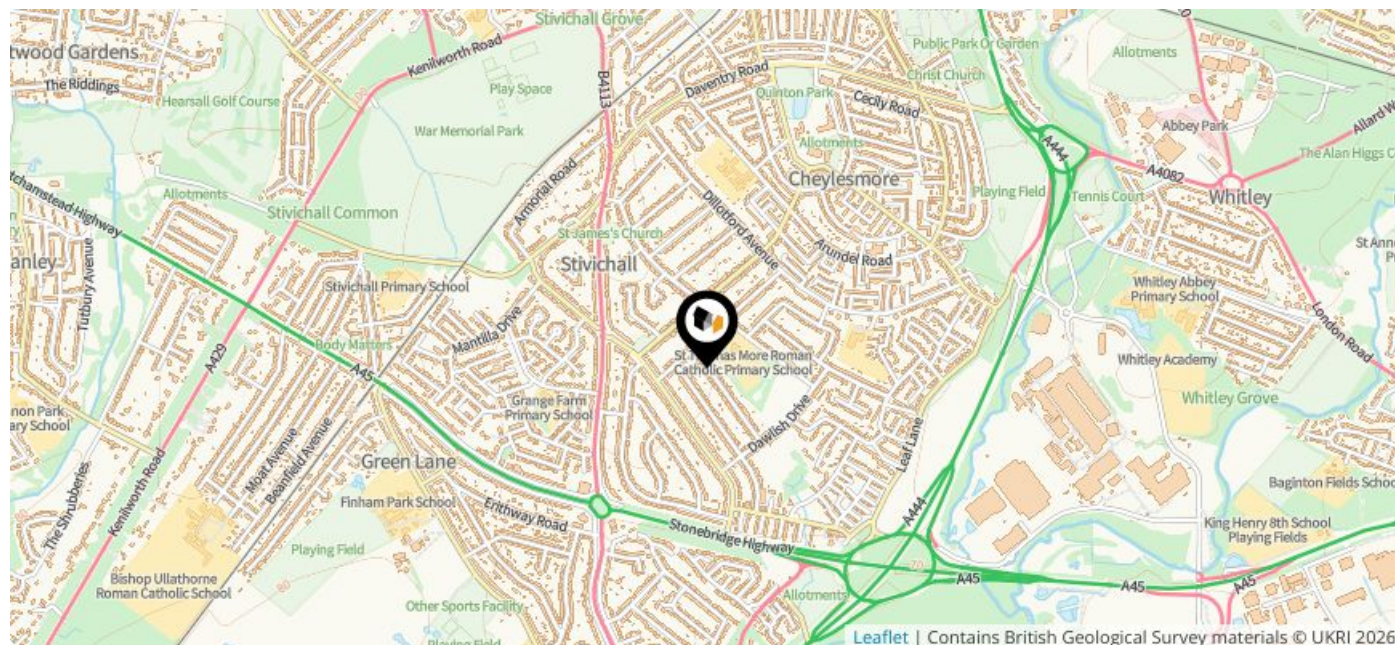
+56.09%

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.

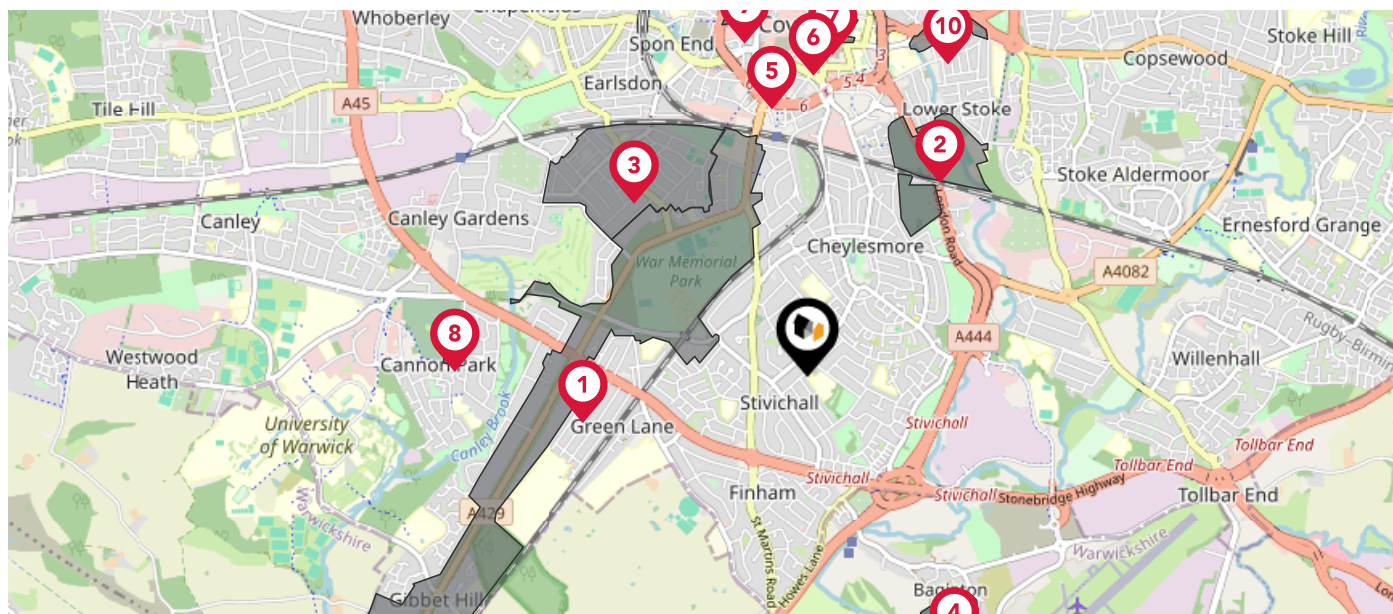
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Kenilworth Road



London Road



Earlsdon



Baginton



Greyfriars Green



High Street



Hill Top and Cathedral



Ivy Farm Lane (Canley Hamlet)



Spon Street



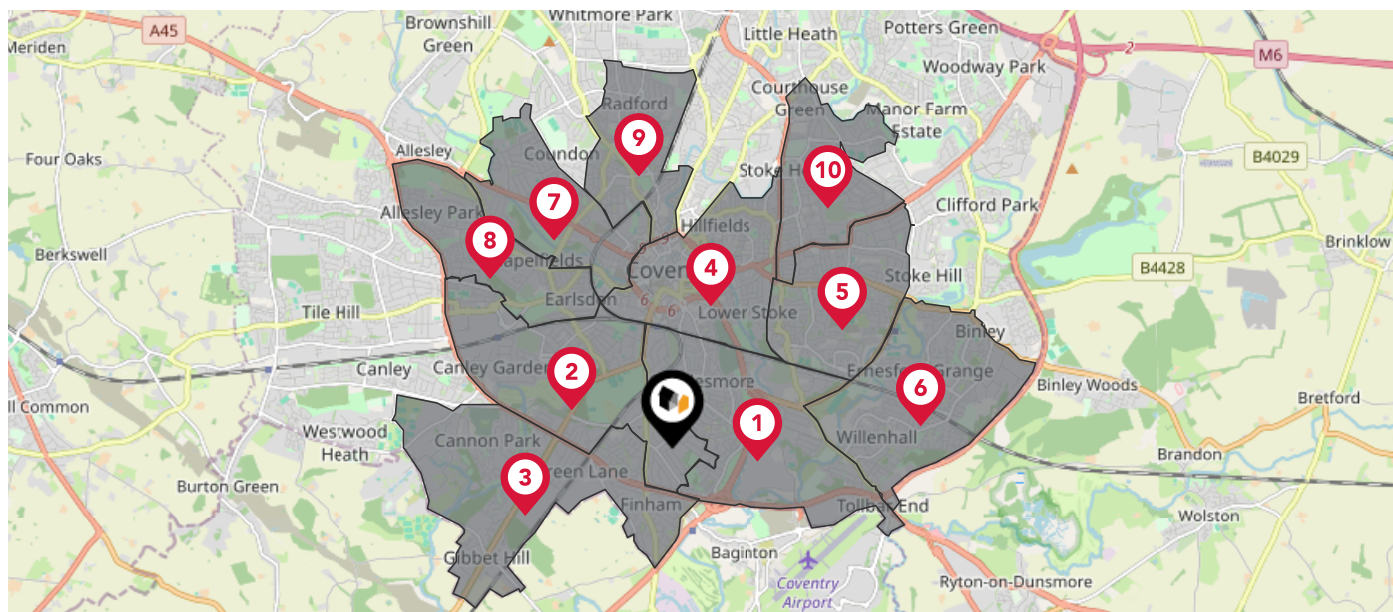
Far Gosford Street

Maps

Council Wards



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



Nearby Council Wards



Cheylesmore Ward



Earlsdon Ward



Wainbody Ward



St. Michael's Ward



Lower Stoke Ward



Binley and Willenhall Ward



Sherbourne Ward



Whoberley Ward

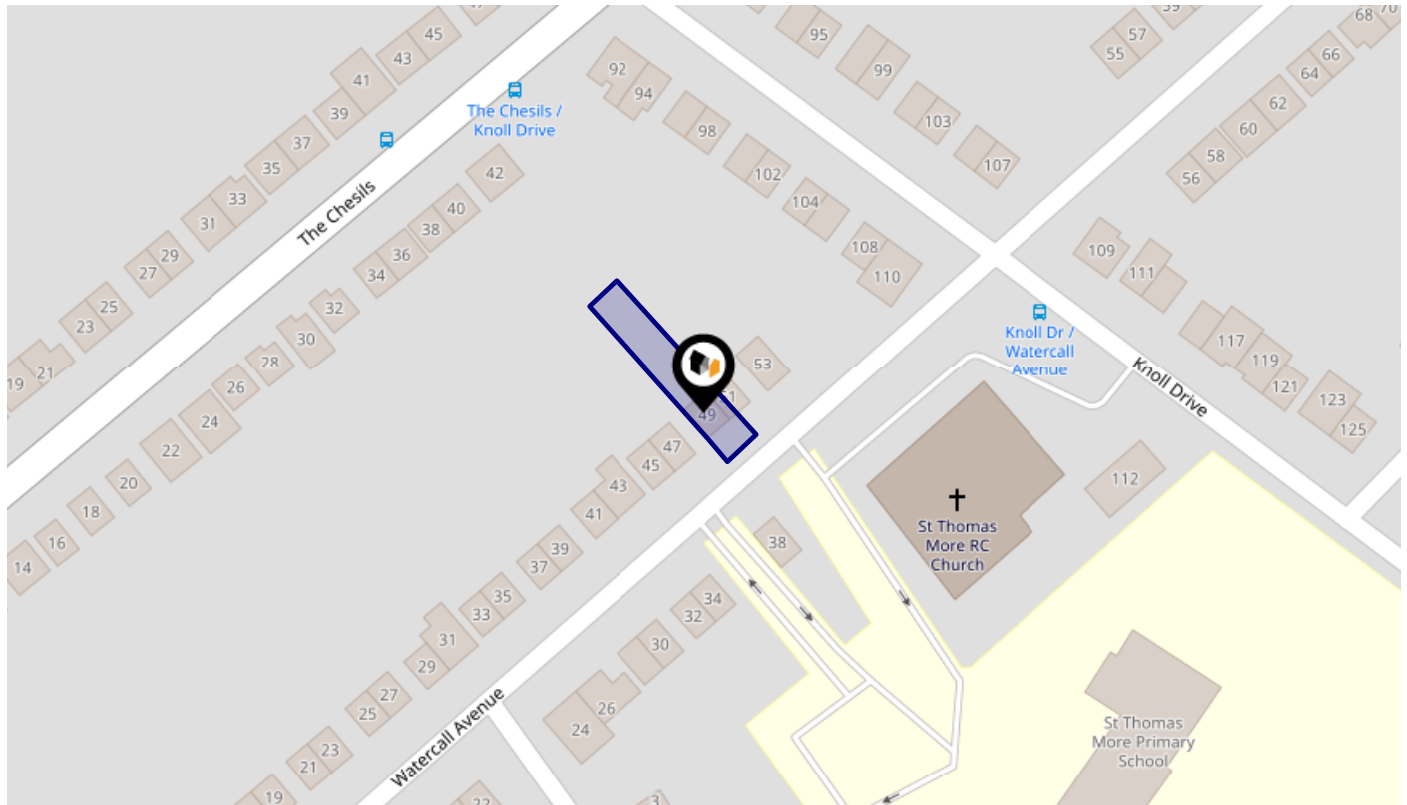


Radford Ward



Upper Stoke 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:

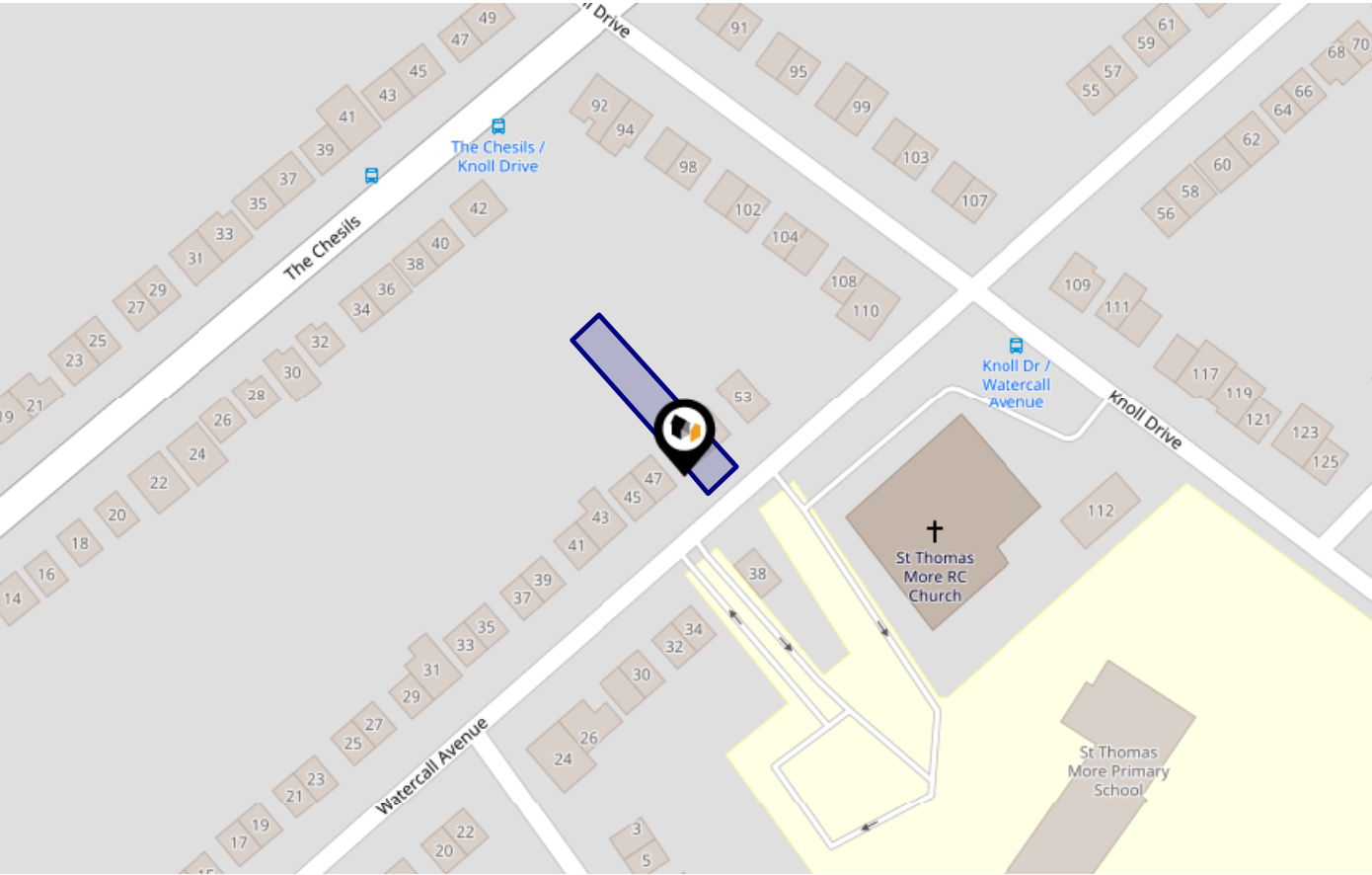
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	



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.

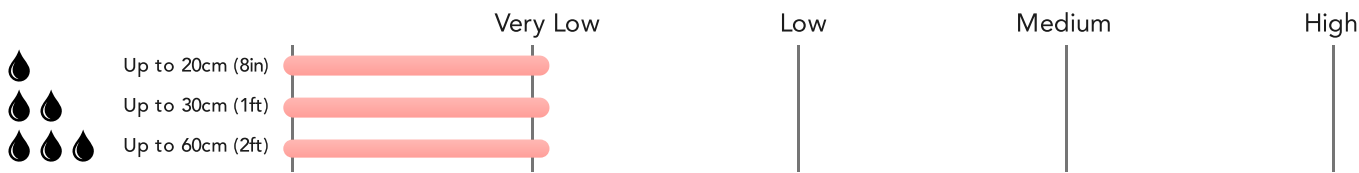


Risk Rating: Very low

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.

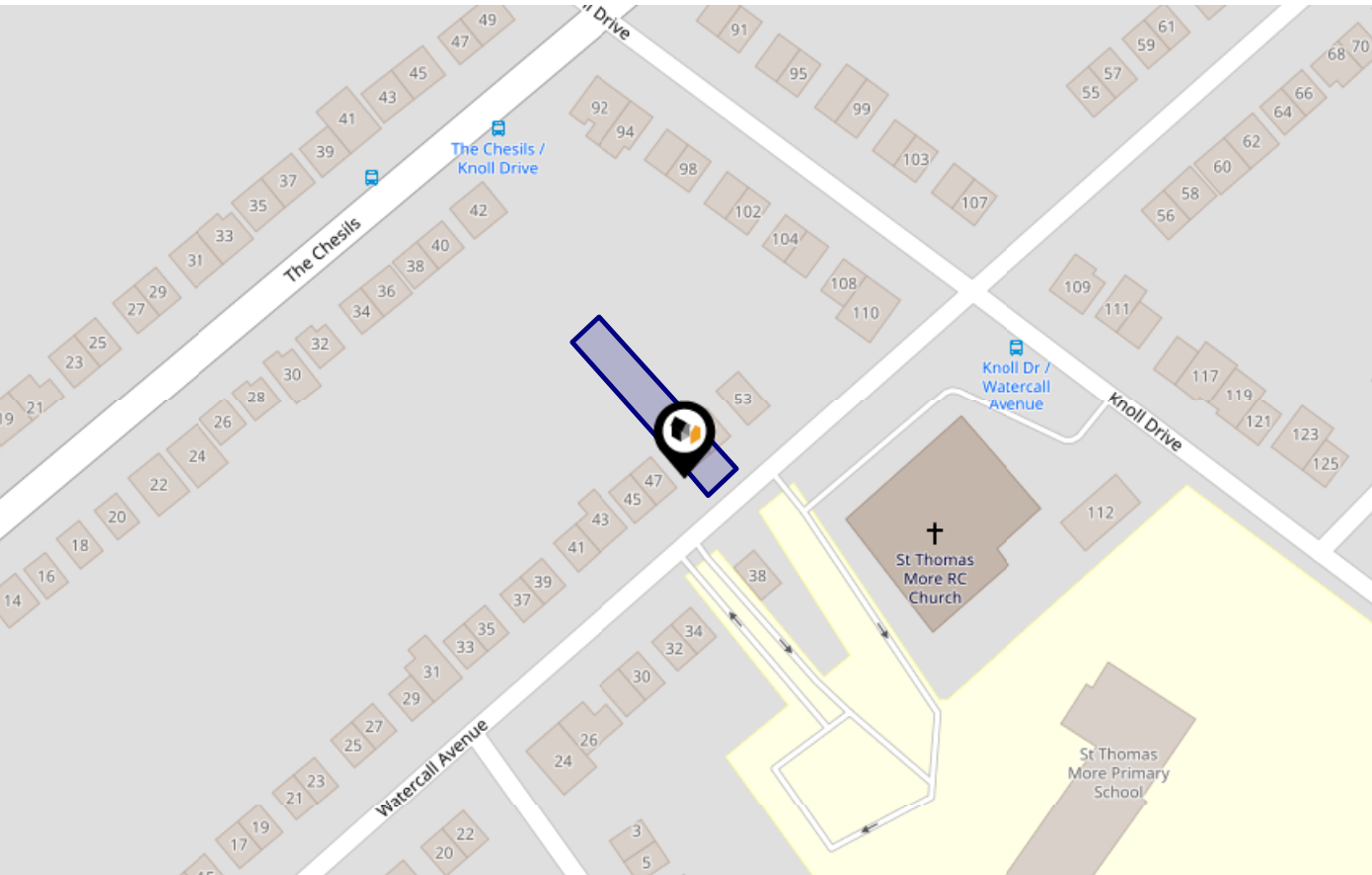
Chance of flooding to the following depths at this property:



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.

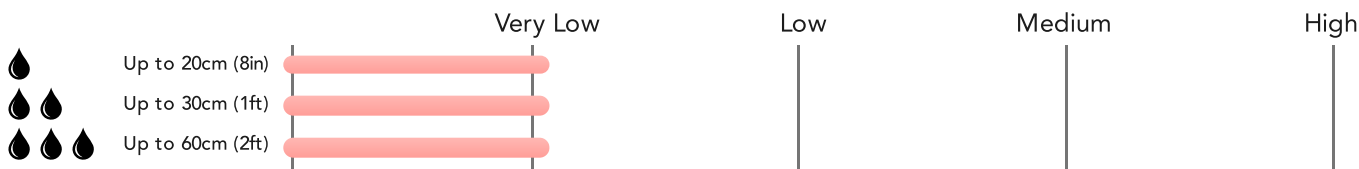


Risk Rating: Very low

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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- 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.

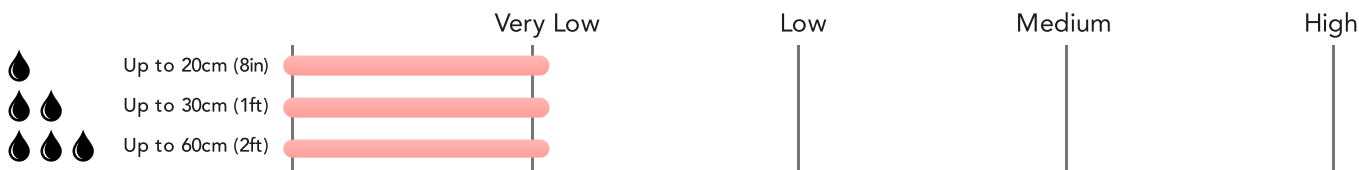


Risk Rating: High

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.

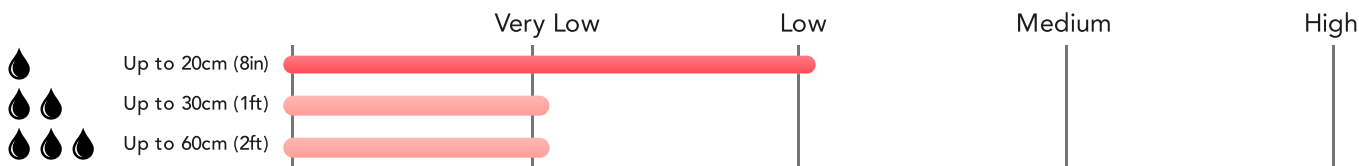


Risk Rating: High

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:

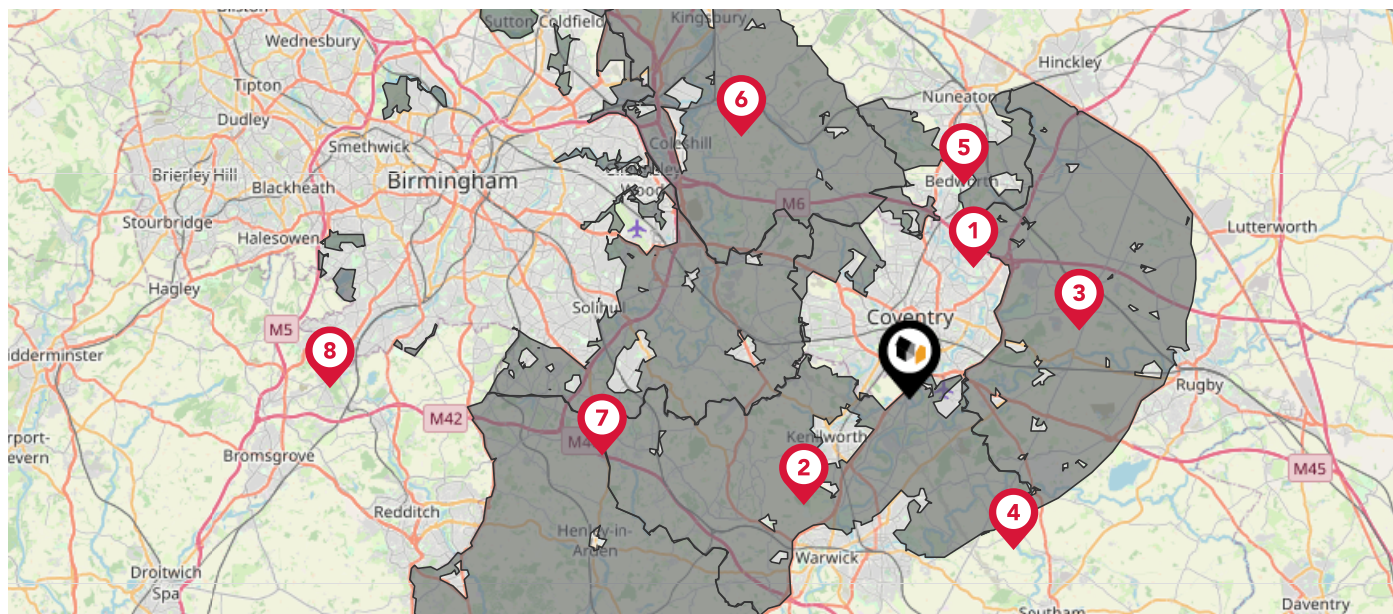


Maps

Green Belt



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



Nearby Green Belt Land



Birmingham Green Belt - Coventry



Birmingham Green Belt - Warwick



Birmingham Green Belt - Rugby



Birmingham Green Belt - Stratford-on-Avon



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Solihull



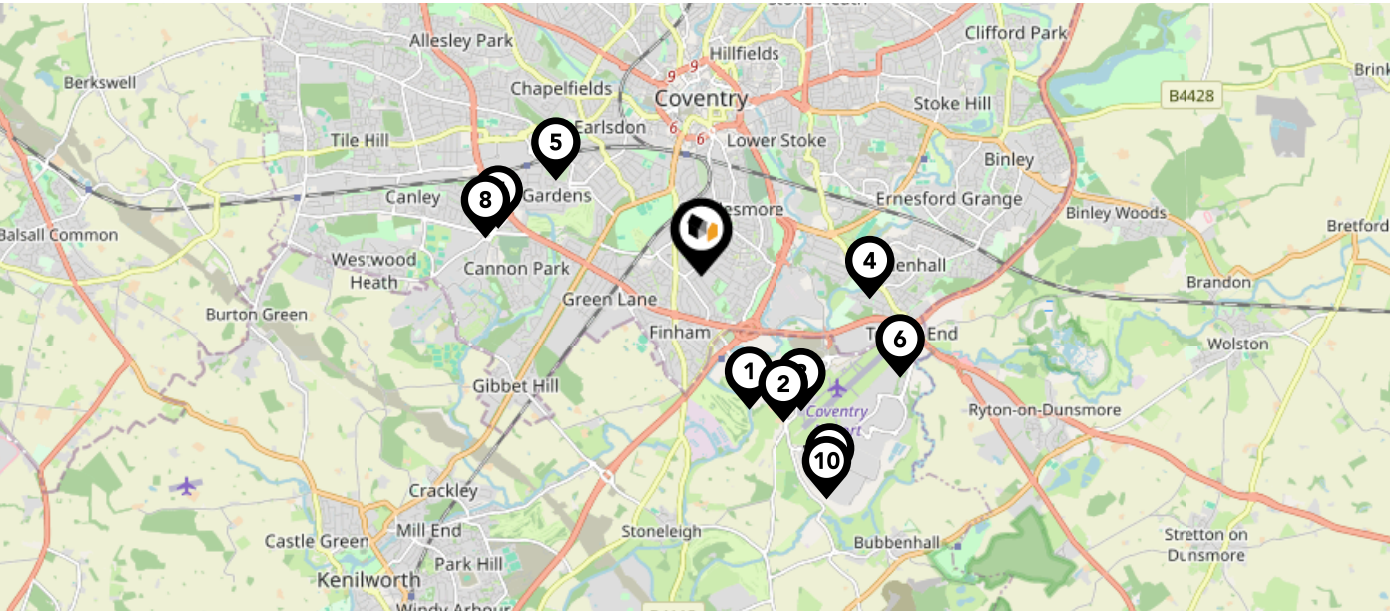
Birmingham Green Belt - Birmingham

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.



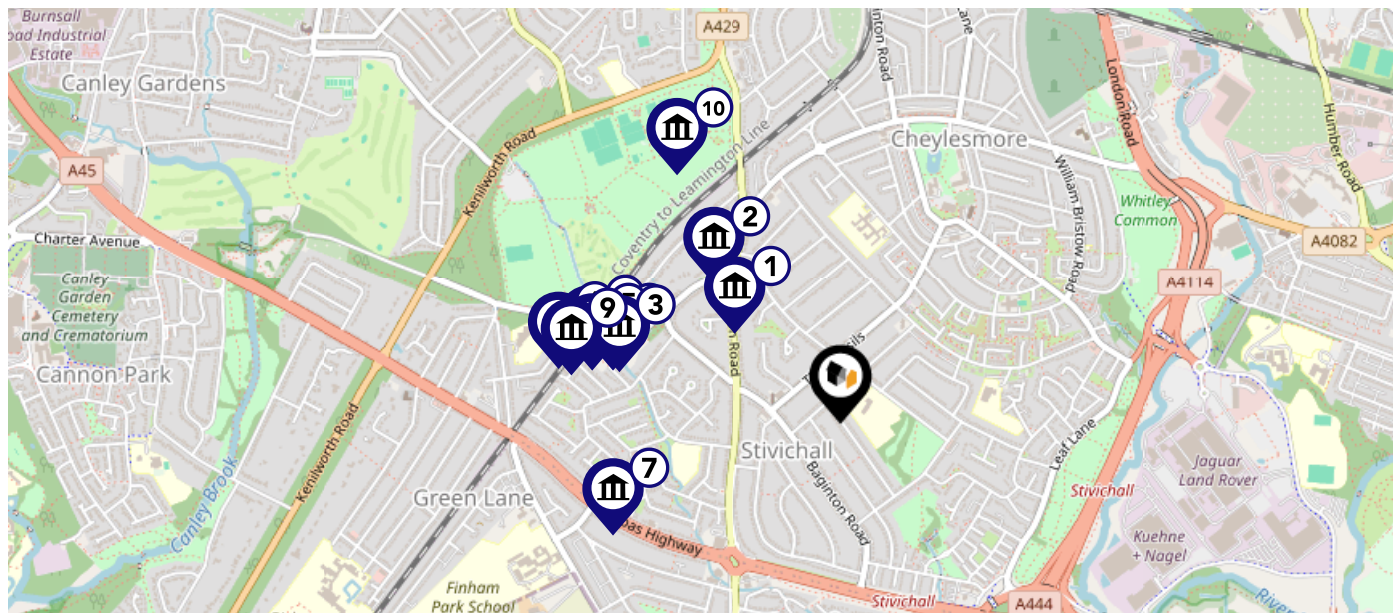
Nearby Landfill Sites		
1	Hall Drive-Baginton	Historic Landfill
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill
3	Rowley Road-Baginton	Historic Landfill
4	London Road B-Willenhall, Coventry	Historic Landfill
5	Hearsall Common-Whoberley, Coventry	Historic Landfill
6	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill
7	Fletchampstead Highway-Canley, Coventry	Historic Landfill
8	Prior Deram Park-Canley, Coventry	Historic Landfill
9	Rock Farm Landfill-	Historic Landfill
10	EA/EPR/HB3904FE/V007	Active Landfill











Maps

Listed Buildings

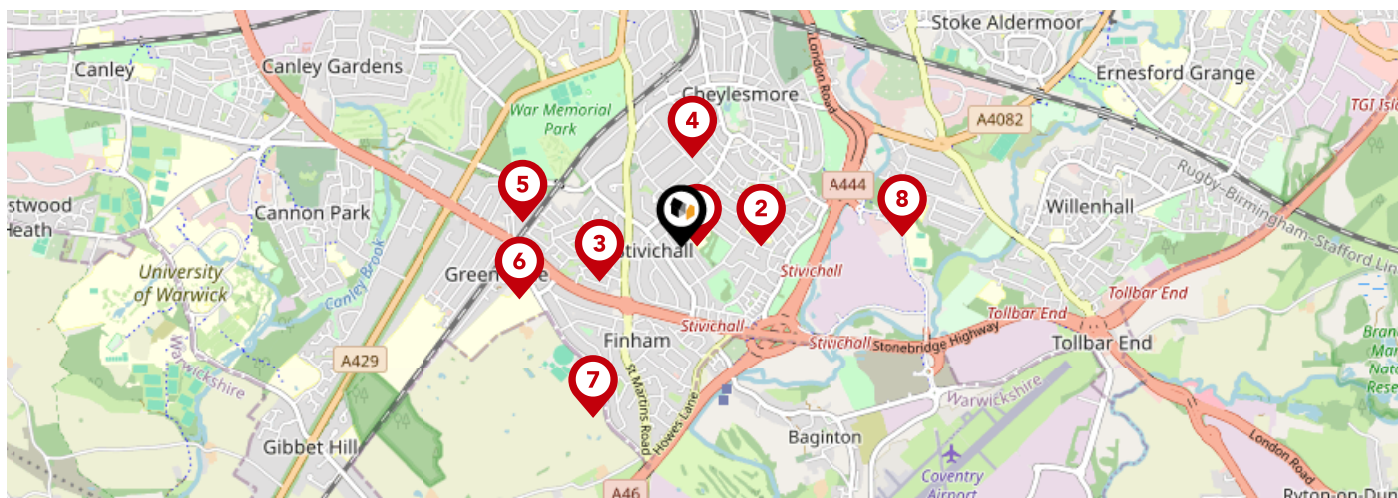


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



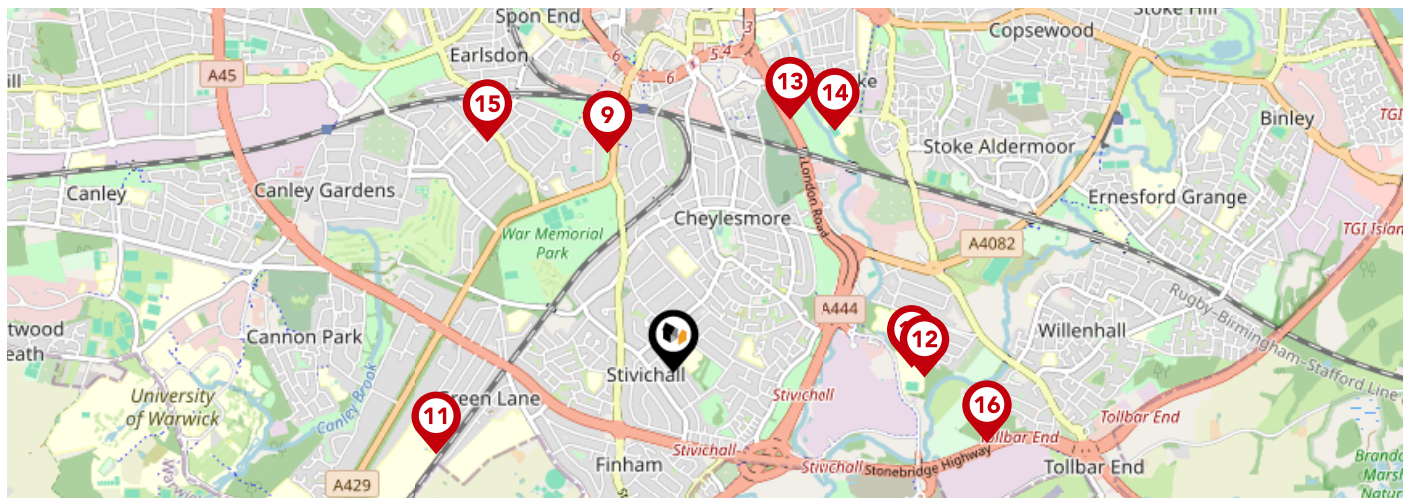
Listed Buildings in the local district		Grade	Distance
	1139458 - Church Of St James	Grade II	0.3 miles
	1076620 - Bremond College	Grade II	0.4 miles
	1104926 - The Smithy	Grade II	0.5 miles
	1076607 - Smithy Cottage	Grade II	0.5 miles
	1076608 - Bridge Cottage	Grade II	0.6 miles
	1265651 - Stivichall Animal Pound	Grade II	0.6 miles
	1342919 - Stivichall Grange	Grade II	0.6 miles
	1342924 - Coat Of Arms Bridge	Grade II	0.6 miles
	1320289 - The Cottage	Grade II	0.6 miles
	1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.7 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

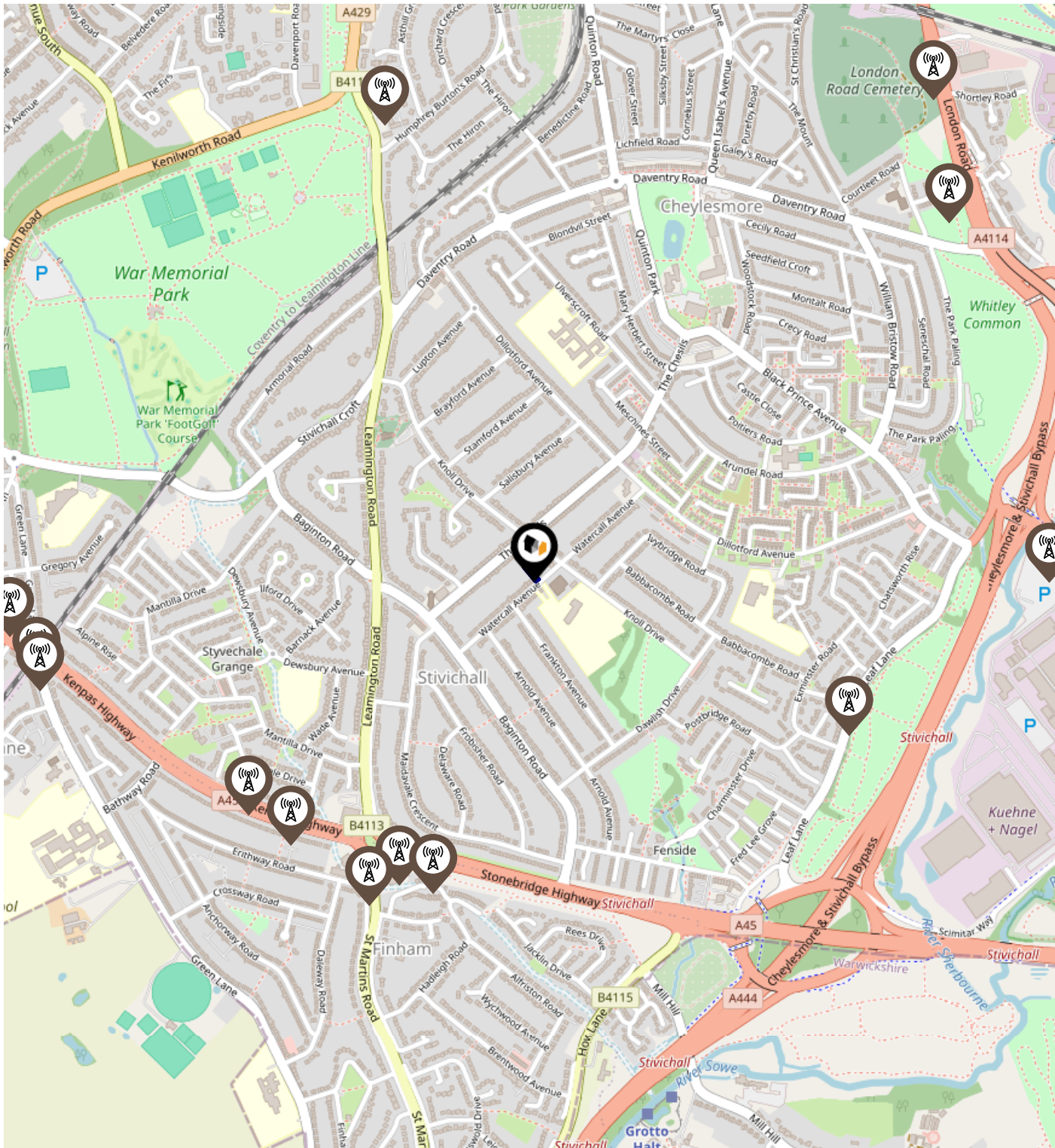
Area Schools





		Nursery	Primary	Secondary	College	Private
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.26	<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:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

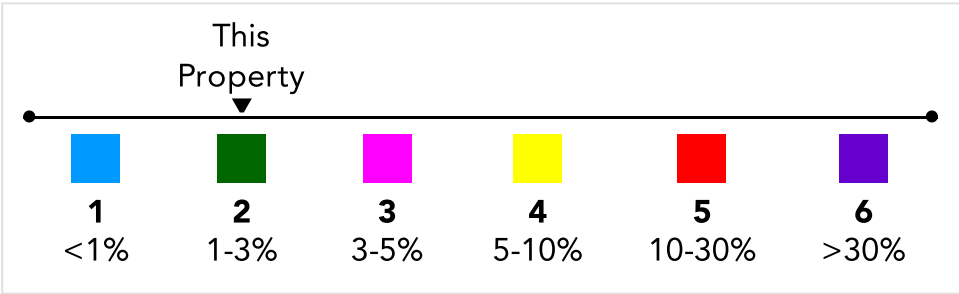
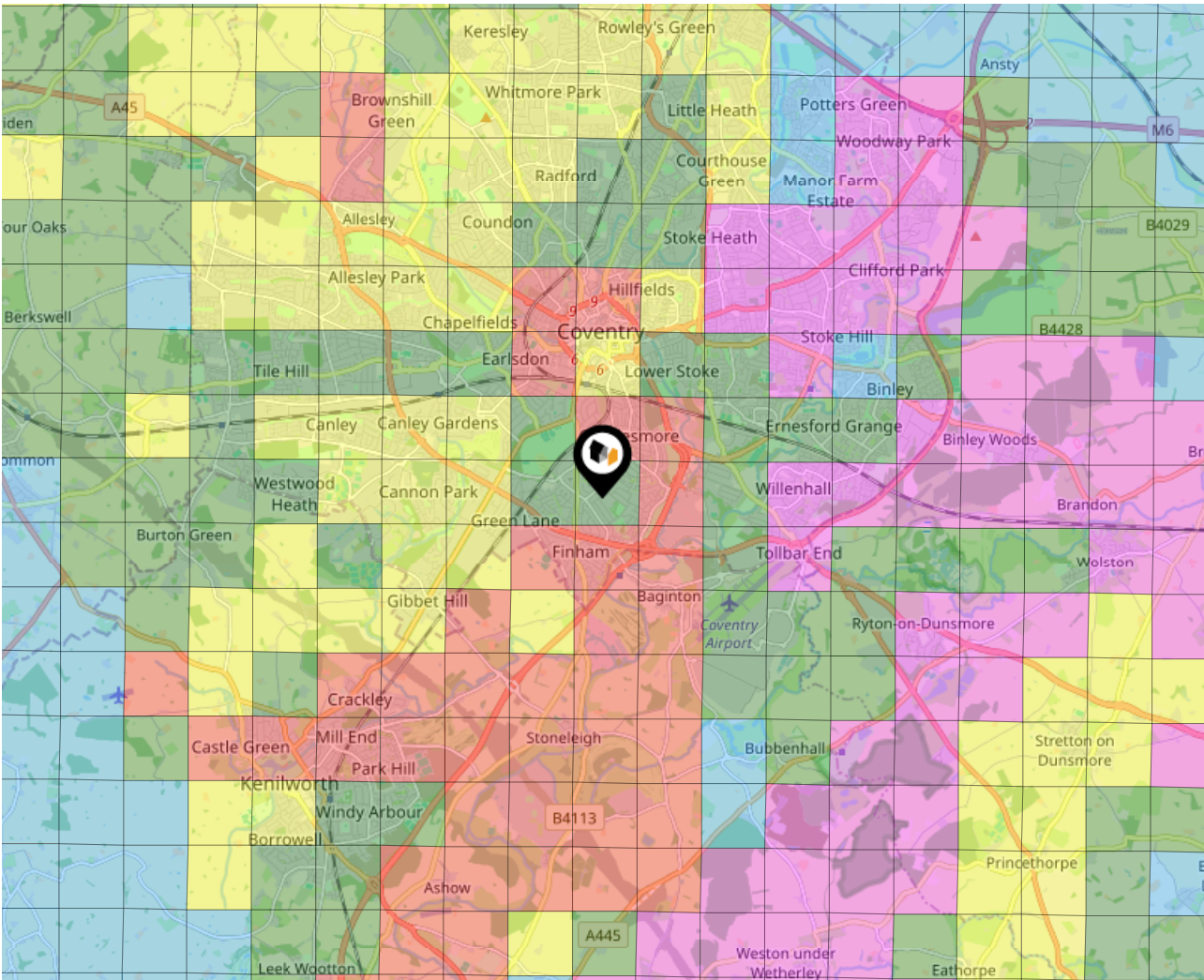
Environment

Radon Gas

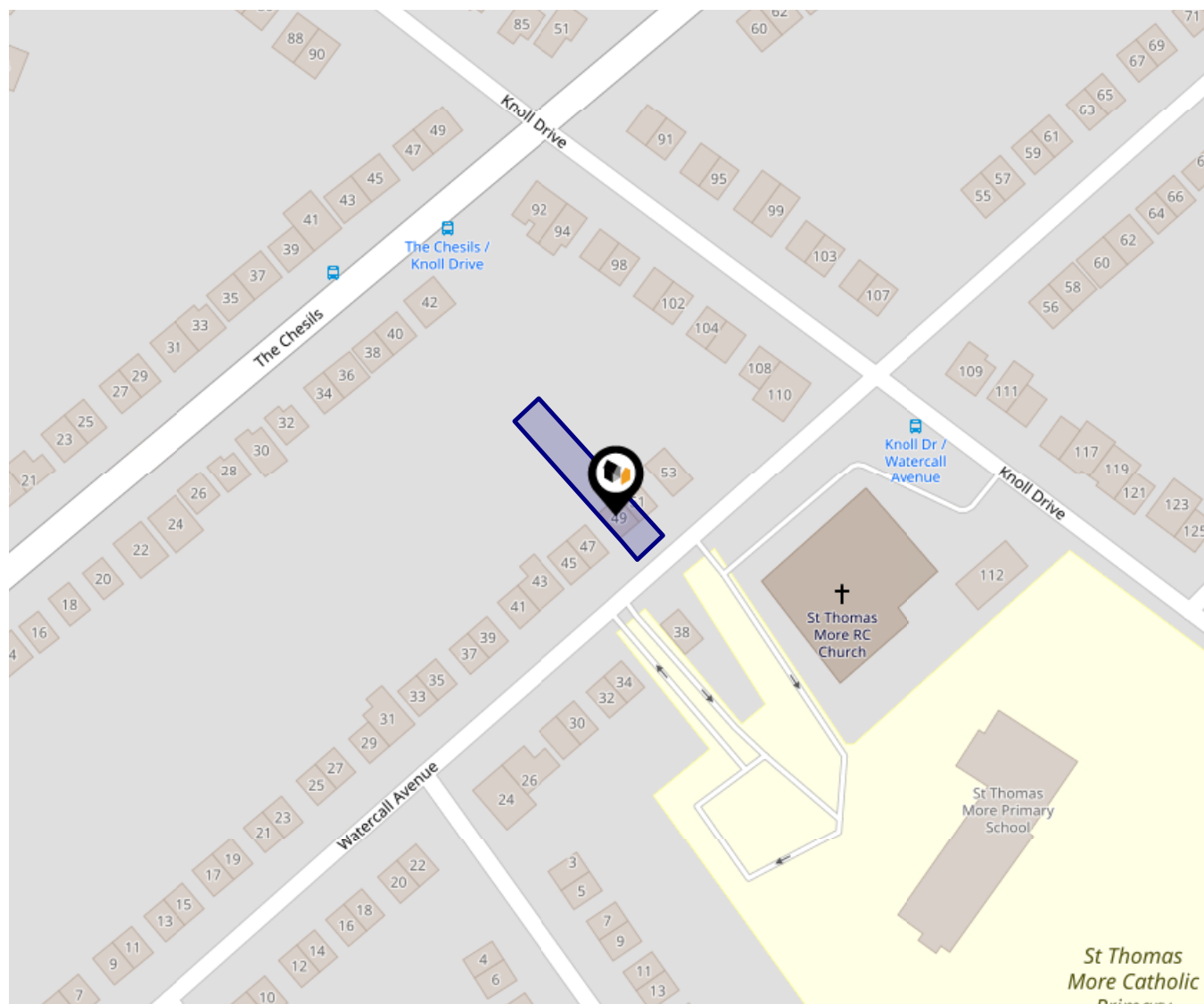


What is Radon?

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



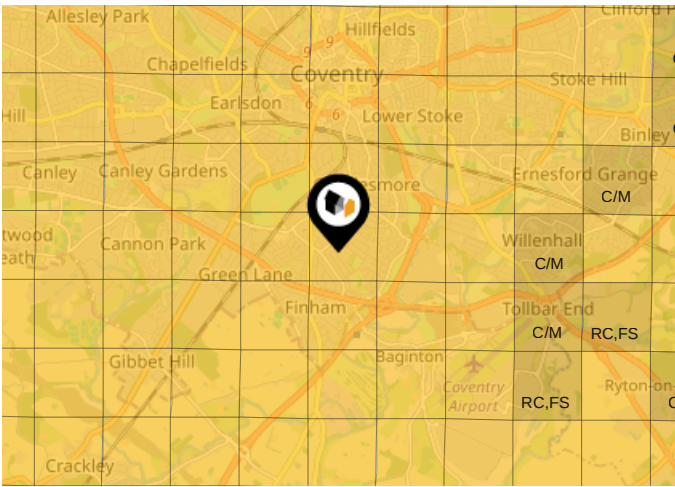
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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
Parent Material Grain:	ARGILLIC -		LOAM
	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY)		
	TO HEAVY		

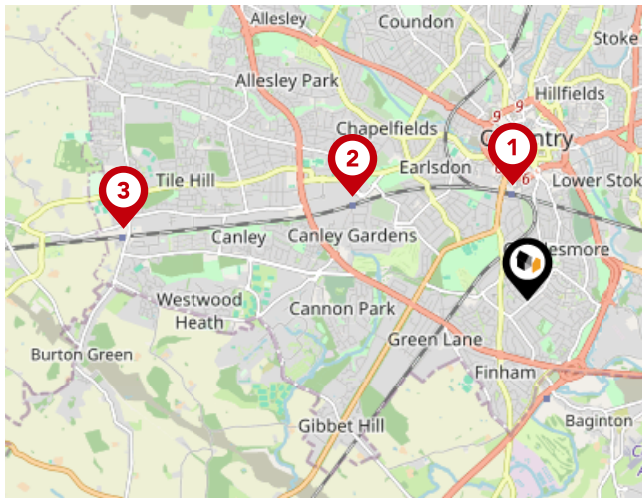


Primary Classifications (Most Common Clay Types)

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

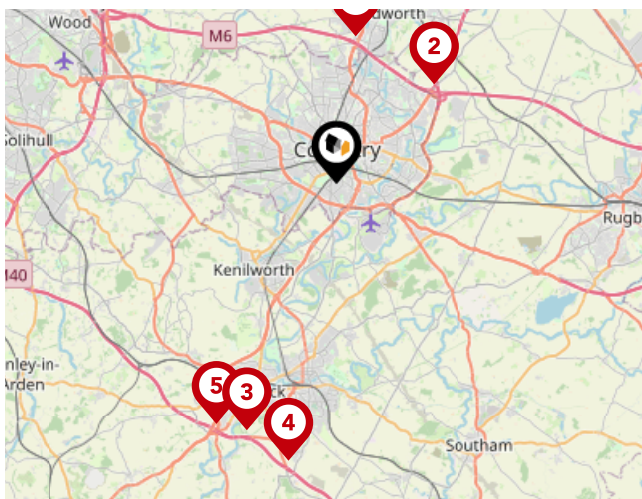
Area

Transport (National)



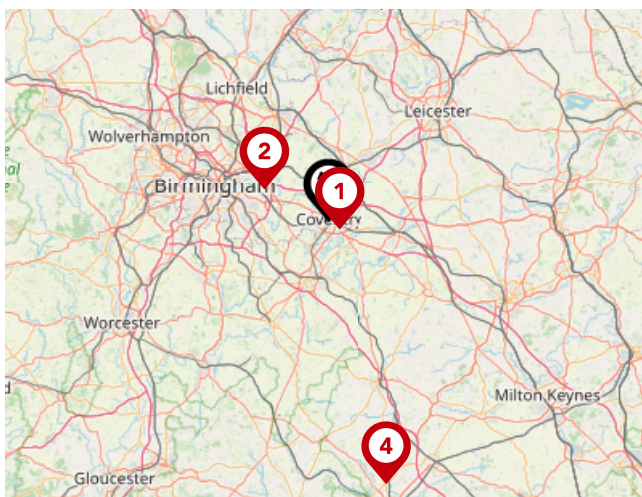
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	1.06 miles
	Canley Rail Station	1.83 miles
	Tile Hill Rail Station	3.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.41 miles
	M6 J2	5.05 miles
	M40 J14	9.5 miles
	M40 J13	10.21 miles
	M40 J15	9.71 miles

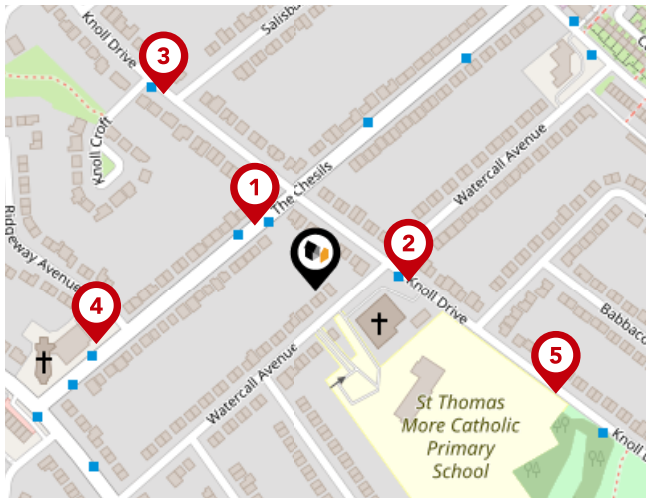


Airports/Helipads

Pin	Name	Distance
	Baginton	1.94 miles
	Birmingham Airport	10.42 miles
	East Mids Airport	31.42 miles
	Kidlington	39.15 miles

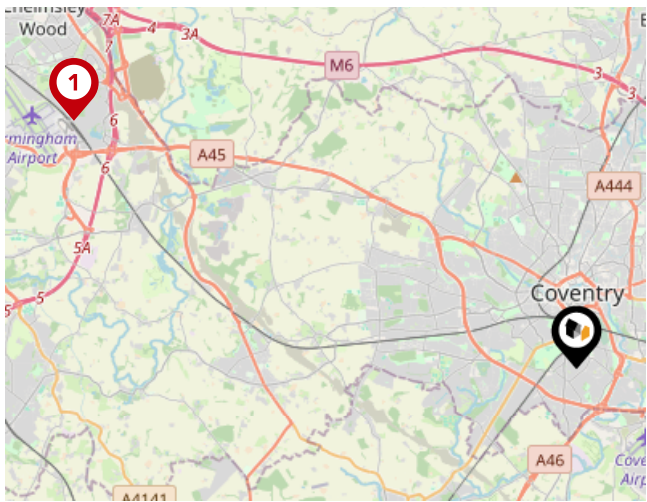
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Knoll Drive	0.05 miles
2	Watercall Avenue	0.05 miles
3	The Chesils	0.14 miles
4	Ridgeway Avenue	0.13 miles
5	St Thomas More School	0.15 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.15 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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Important - Please Read

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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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