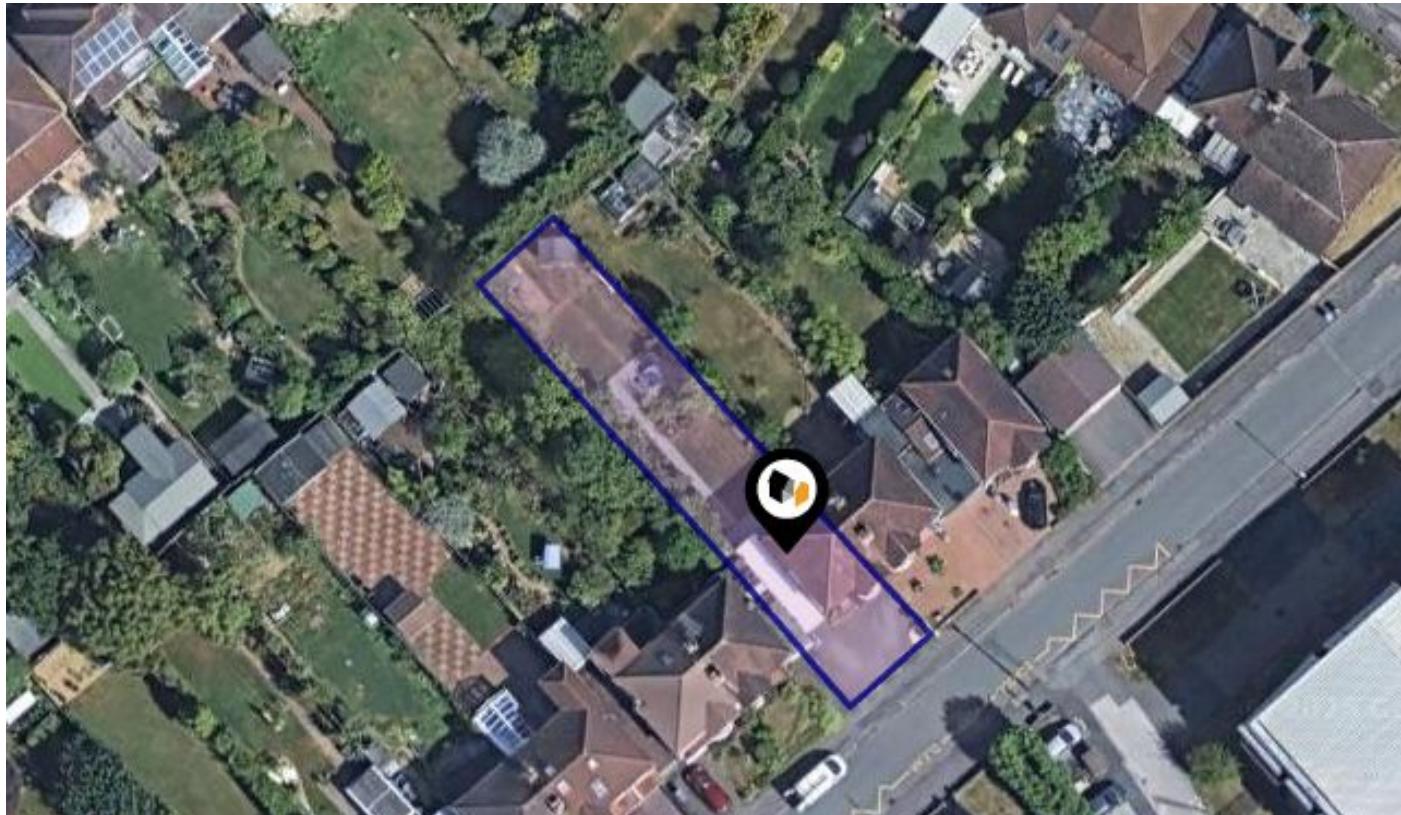


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 08<sup>th</sup> 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



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# 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

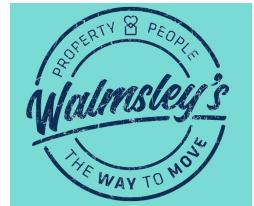
Welcoming hallway & wide & sunny landing

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@walmsleythewaytomove.co.uk](mailto:sales@walmsleythewaytomove.co.uk) or 0330 1180 062**

# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,345 ft <sup>2</sup> / 124 m <sup>2</sup>
Plot Area:	0.1 acres
Council Tax :	Band D
Annual Estimate:	£2,414
Title Number:	WM896111

**Price Estimate:** £435,000  
**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	Coventry
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	High

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**14**  
mb/s      **55**  
mb/s      **1800**  
mb/s



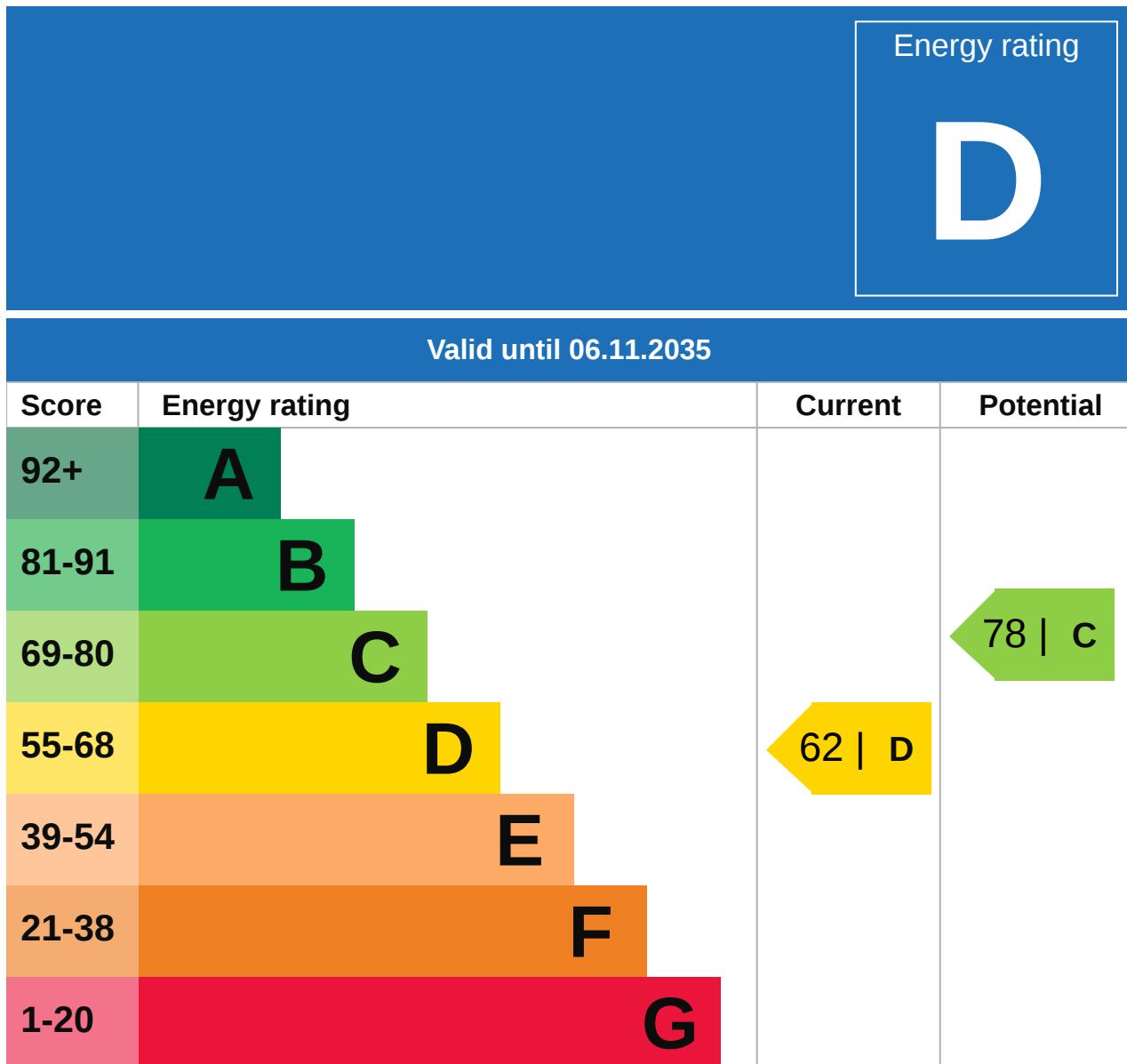
**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate



# Property EPC - Additional Data



## Additional EPC Data

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

# 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

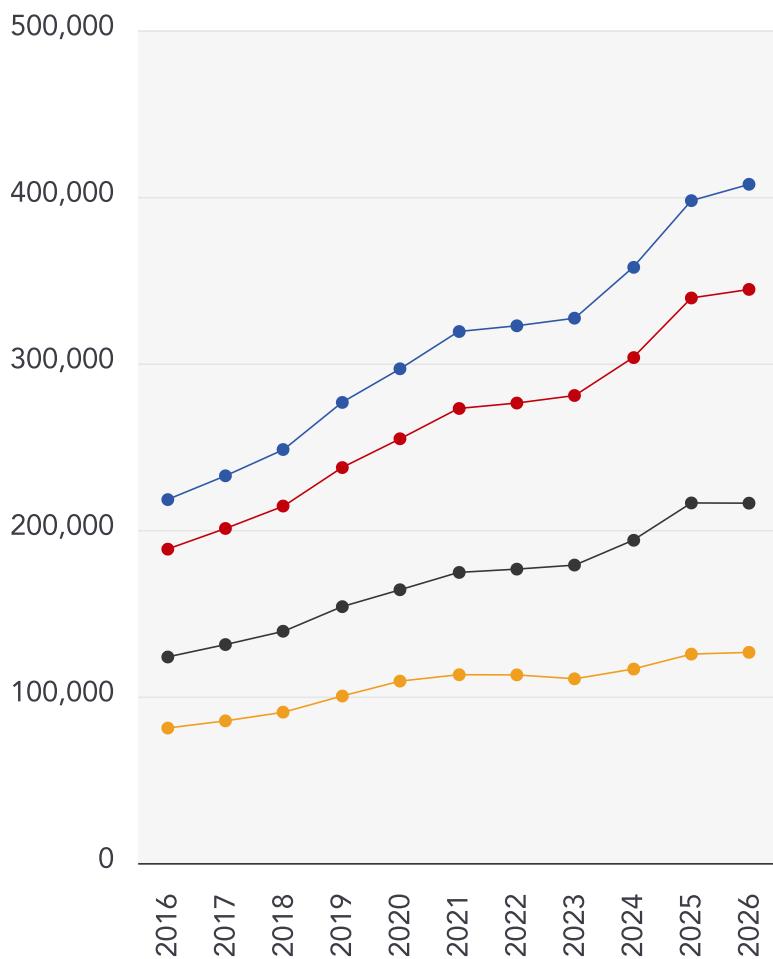
Last Sold Date: 07/02/1996  
Last Sold Price: £82,000

**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%**

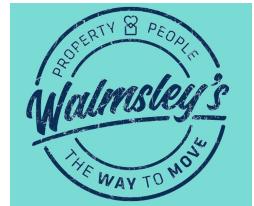
Terraced

**+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.

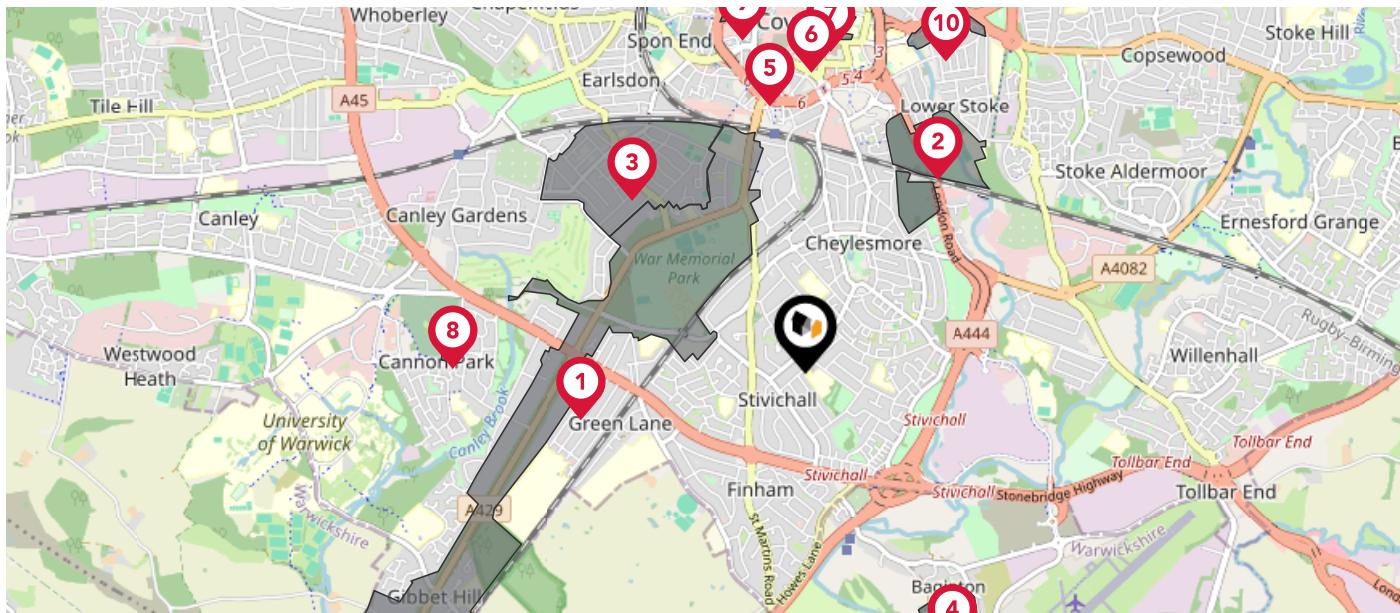
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

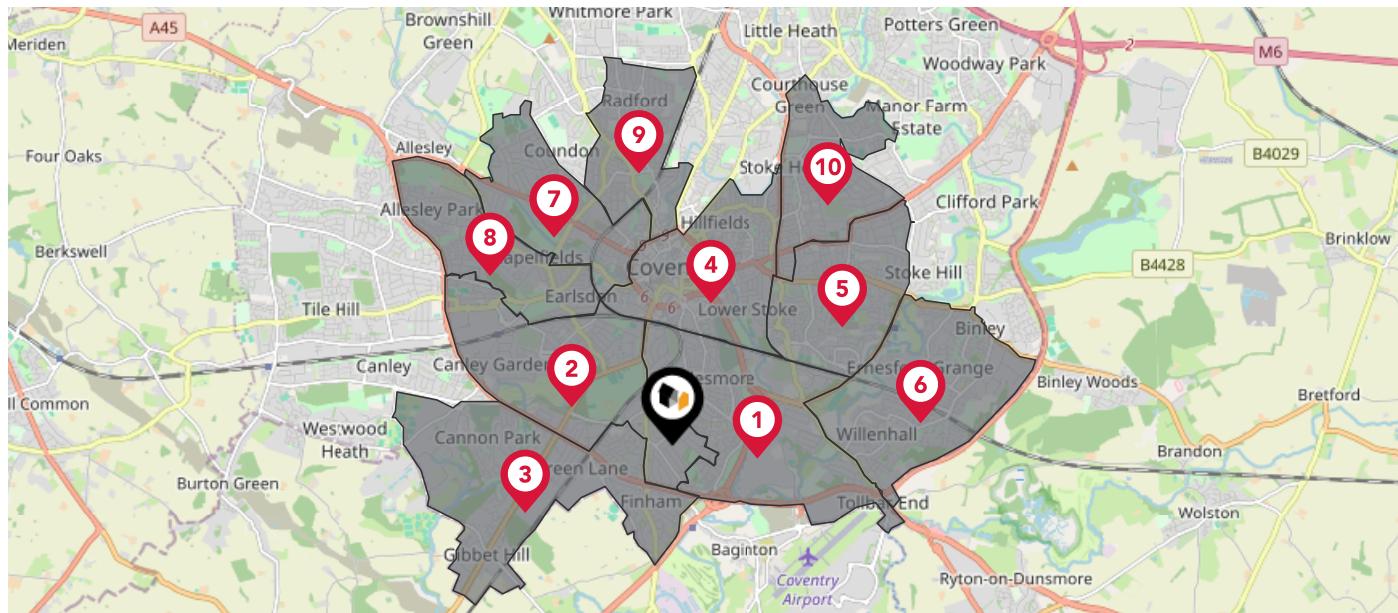
- 1 Kenilworth Road
- 2 London Road
- 3 Earlsdon
- 4 Baginton
- 5 Greyfriars Green
- 6 High Street
- 7 Hill Top and Cathedral
- 8 Ivy Farm Lane (Canley Hamlet)
- 9 Spon Street
- 10 Far Gosford Street

# 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

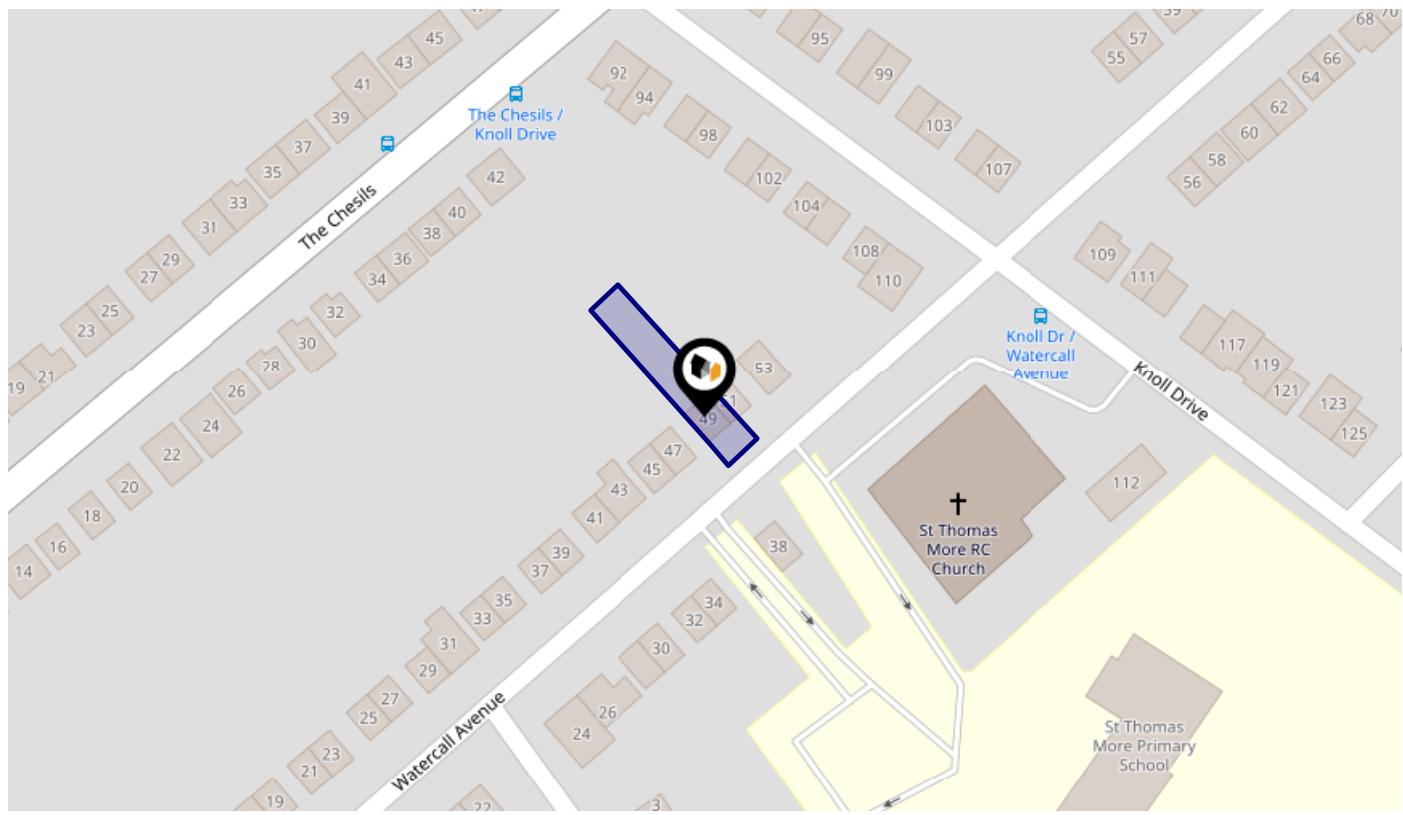
- 1 Cheylesmore Ward
- 2 Earlsdon Ward
- 3 Wainbody Ward
- 4 St. Michael's Ward
- 5 Lower Stoke Ward
- 6 Binley and Willenhall Ward
- 7 Sherbourne Ward
- 8 Whoberley Ward
- 9 Radford Ward
- 10 Upper Stoke Ward

# 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:

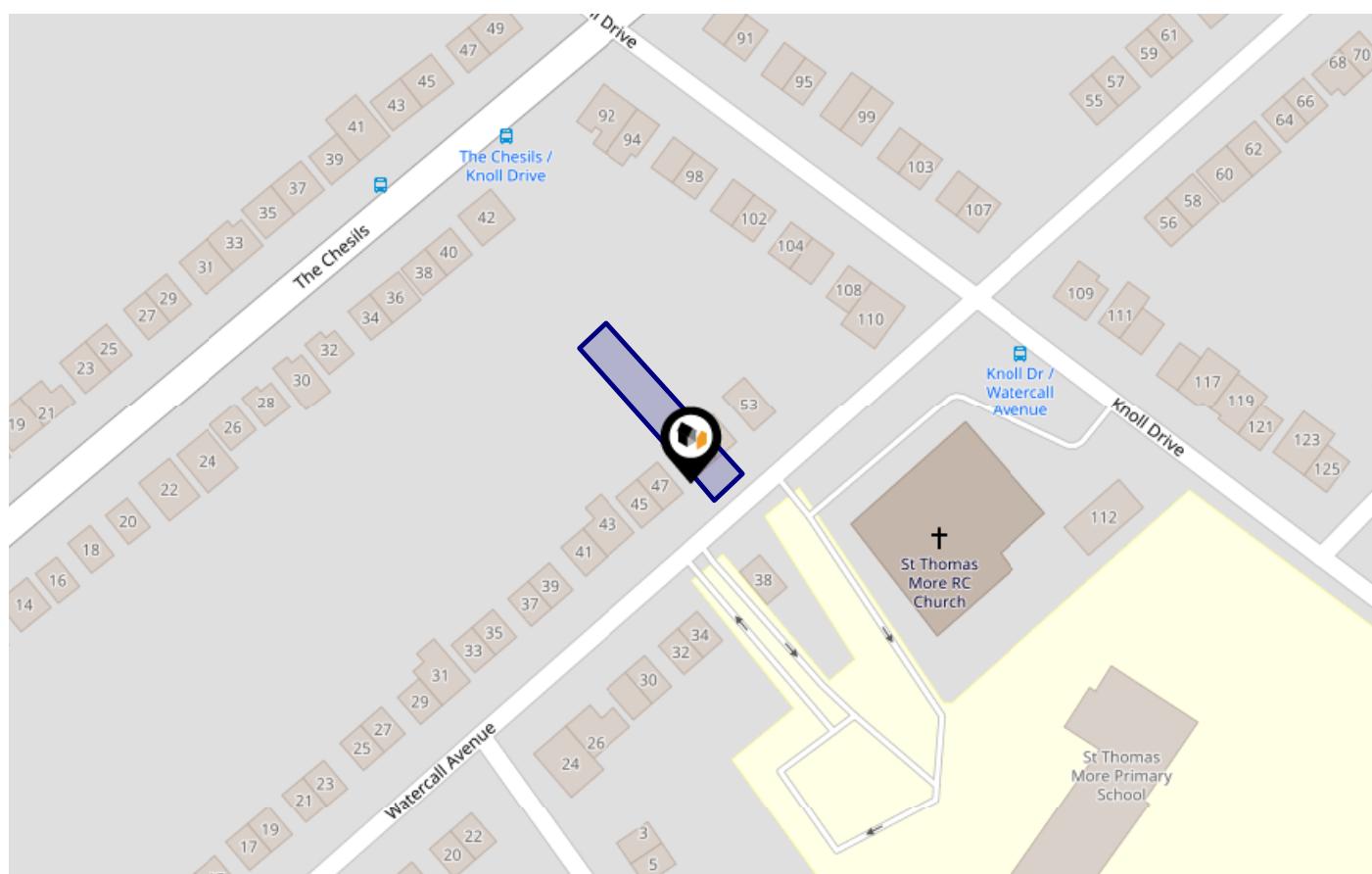


# Flood Risk

## 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.

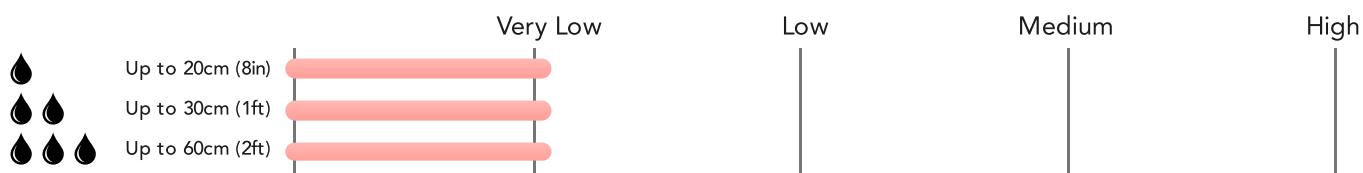


**Risk Rating: Very low**

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:

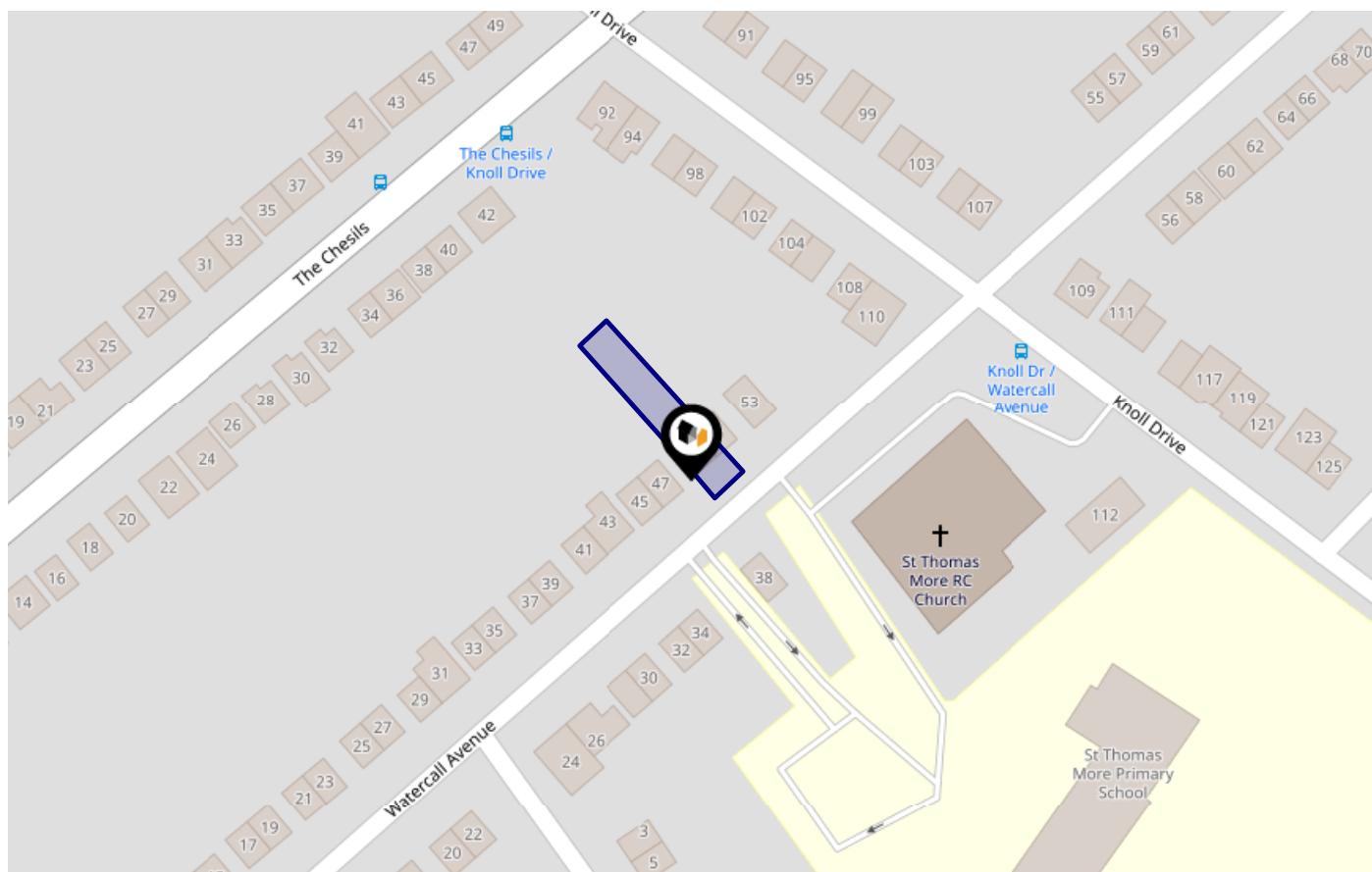


# Flood Risk

## 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.

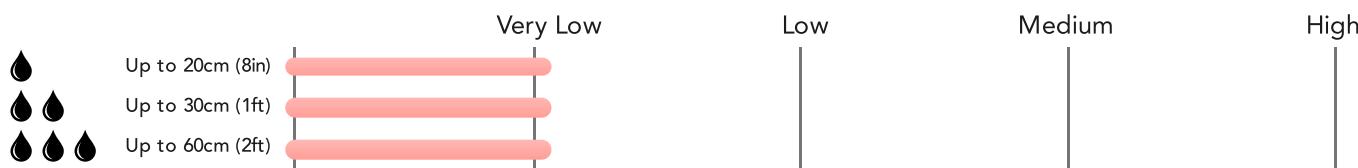


### Risk Rating: Very low

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:

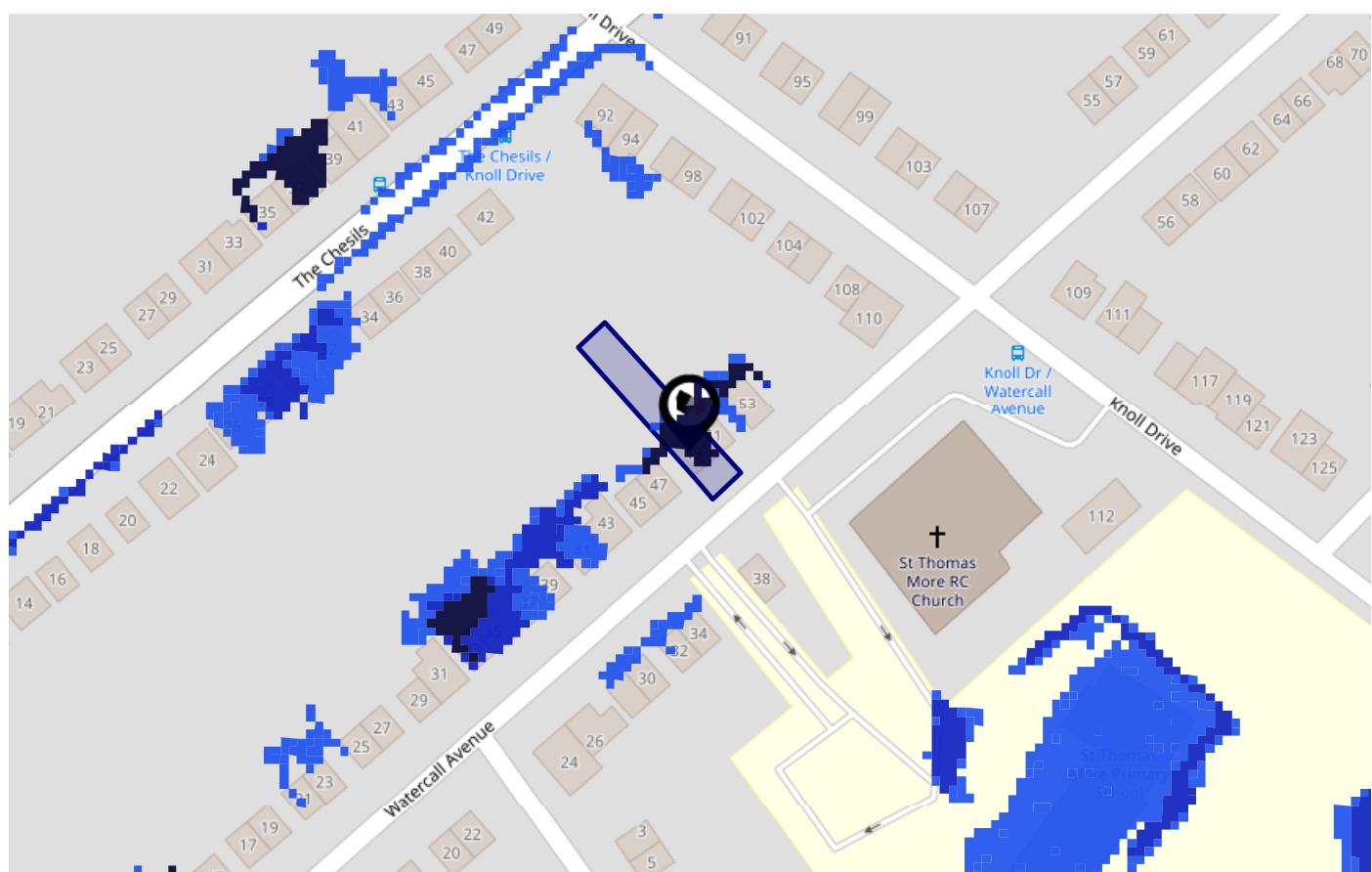


# Flood Risk

## 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.

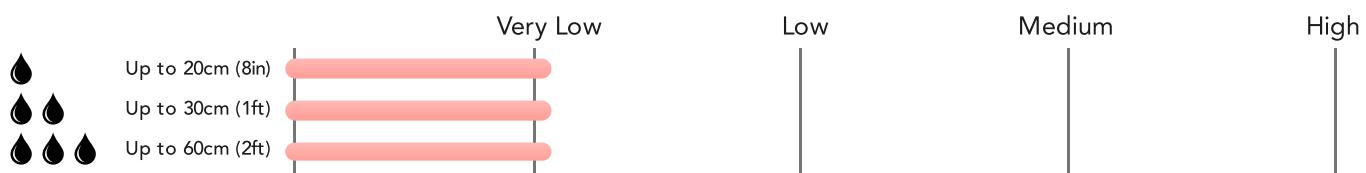


### Risk Rating: High

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:

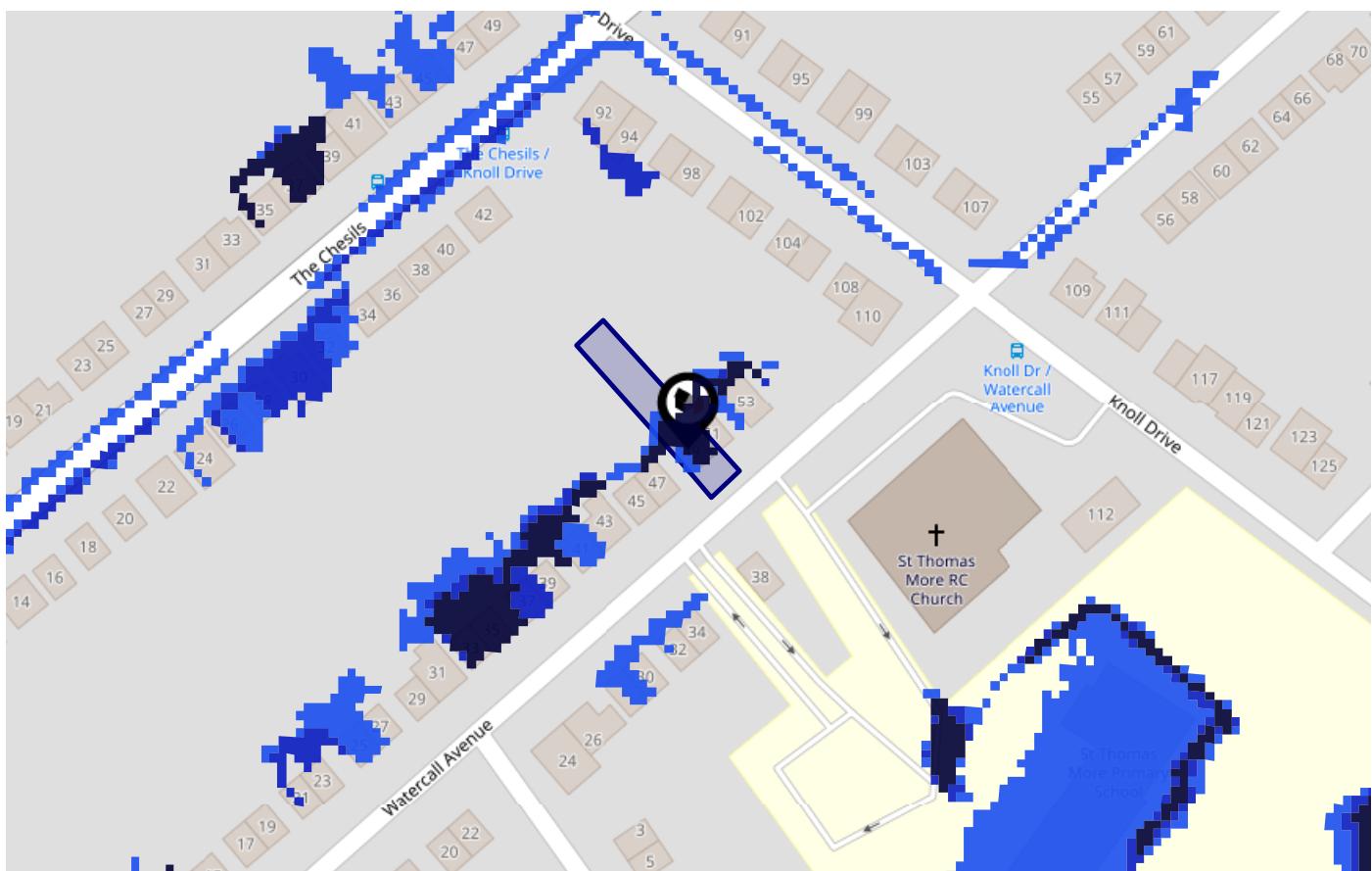


# Flood Risk

## 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:

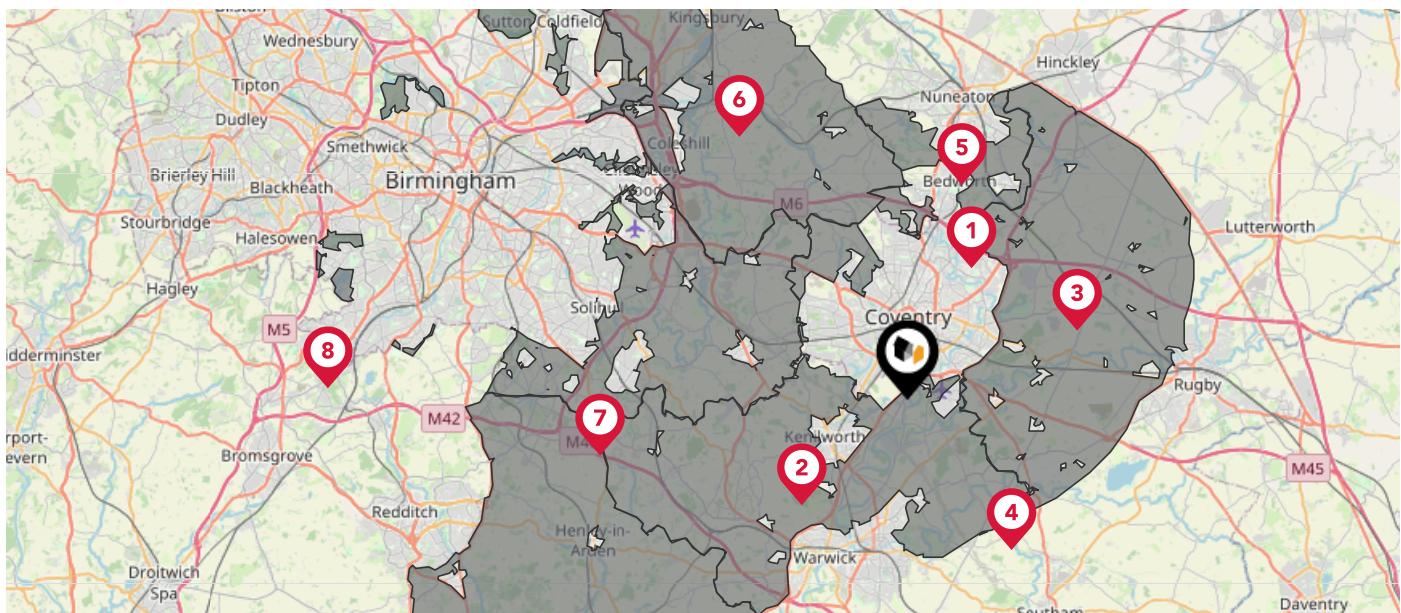


# Maps

## Green Belt



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



### Nearby Green Belt Land

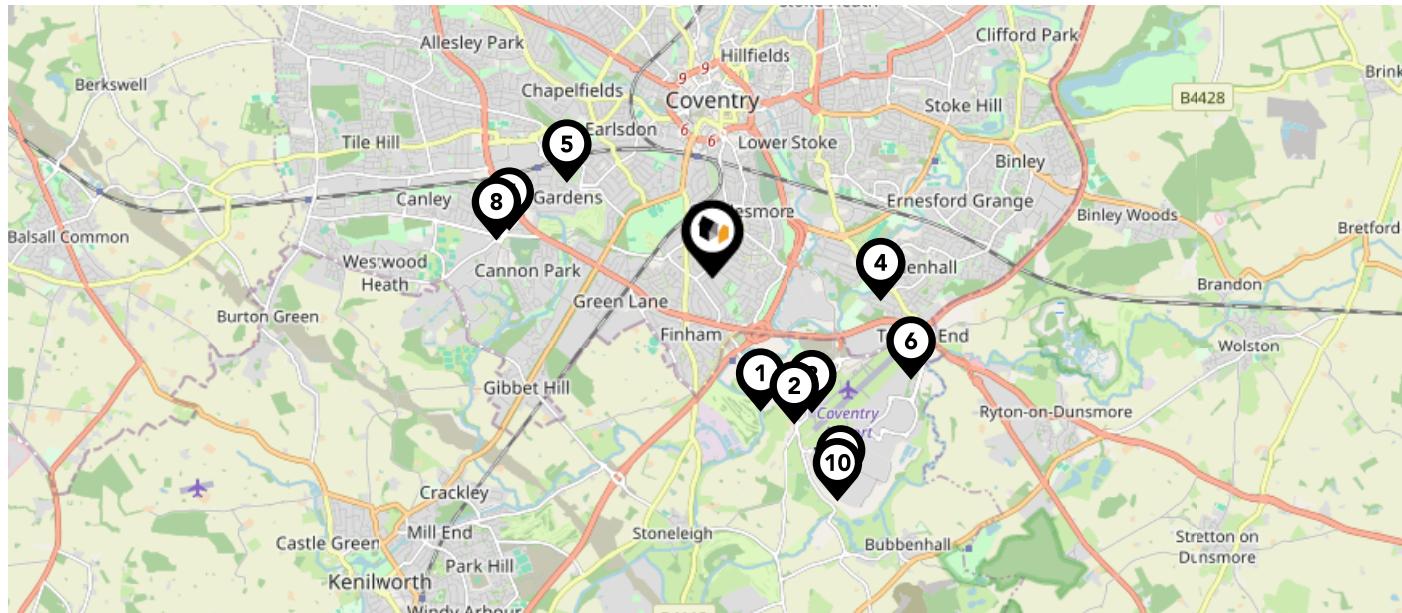
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

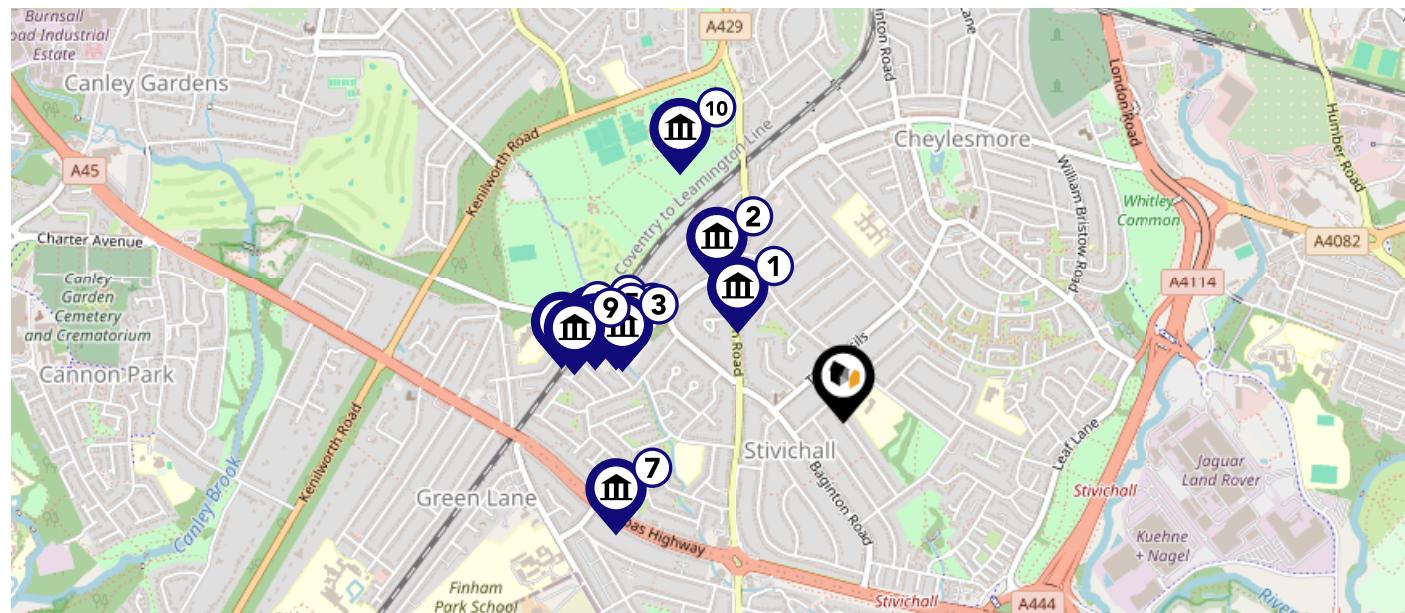
1	Hall Drive-Baginton	Historic Landfill	<input type="checkbox"/>
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
3	Rowley Road-Baginton	Historic Landfill	<input type="checkbox"/>
4	London Road B-Willenhall, Coventry	Historic Landfill	<input type="checkbox"/>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

# Maps

## Listed Buildings

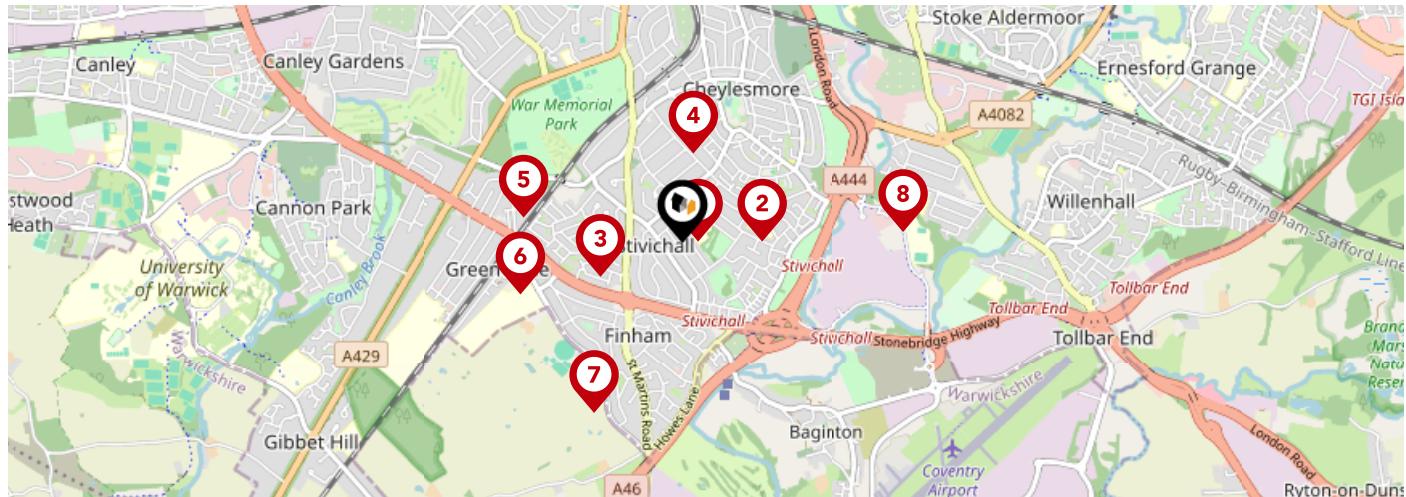


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1139458 - Church Of St James	Grade II	0.3 miles
2 1076620 - Bremond College	Grade II	0.4 miles
3 1104926 - The Smithy	Grade II	0.5 miles
4 1076607 - Smithy Cottage	Grade II	0.5 miles
5 1076608 - Bridge Cottage	Grade II	0.6 miles
6 1265651 - Stivichall Animal Pound	Grade II	0.6 miles
7 1342919 - Stivichall Grange	Grade II	0.6 miles
8 1342924 - Coat Of Arms Bridge	Grade II	0.6 miles
9 1320289 - The Cottage	Grade II	0.6 miles
10 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.7 miles

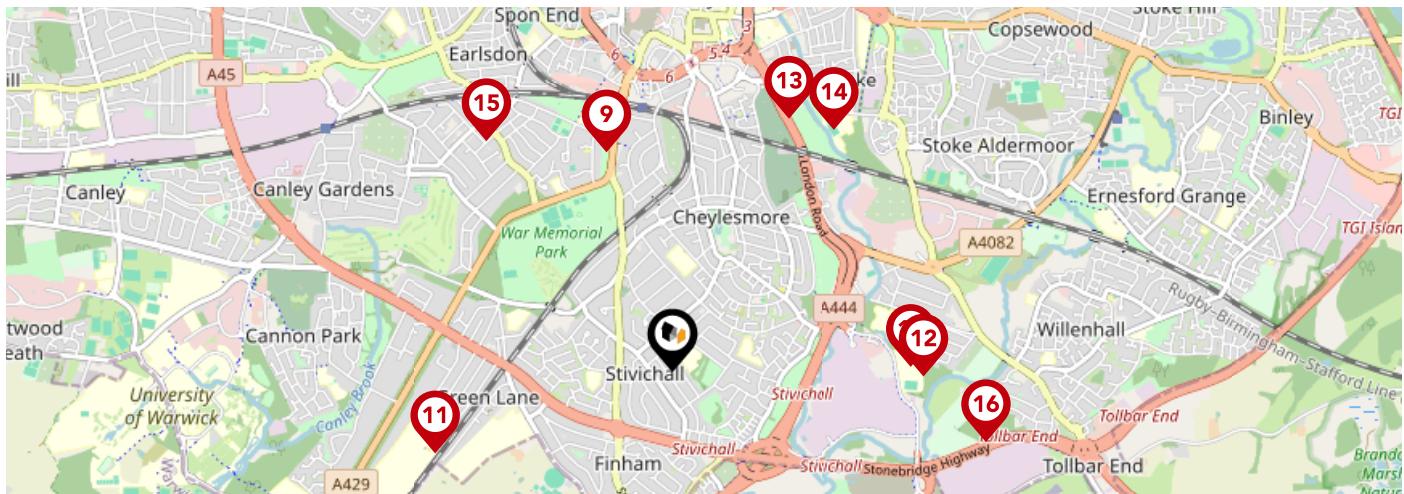
# Area Schools



Nursery Primary Secondary College Private

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

# Area Schools



Nursery Primary Secondary College Private



## King Henry VIII School

Ofsted Rating: Not Rated | Pupils: 802 | Distance: 1.04



## Tiverton School

Ofsted Rating: Good | Pupils: 119 | Distance: 1.08



## Bishop Ullathorne Catholic School

Ofsted Rating: Good | Pupils: 1140 | Distance: 1.13



## Whitley Abbey Primary School

Ofsted Rating: Good | Pupils: 449 | Distance: 1.14



## All Saints Church of England Primary School

Ofsted Rating: Good | Pupils: 249 | Distance: 1.26



## Blue Coat Church of England School and Music College

Ofsted Rating: Good | Pupils: 1724 | Distance: 1.32



## Earlsdon Primary School

Ofsted Rating: Good | Pupils: 423 | Distance: 1.34

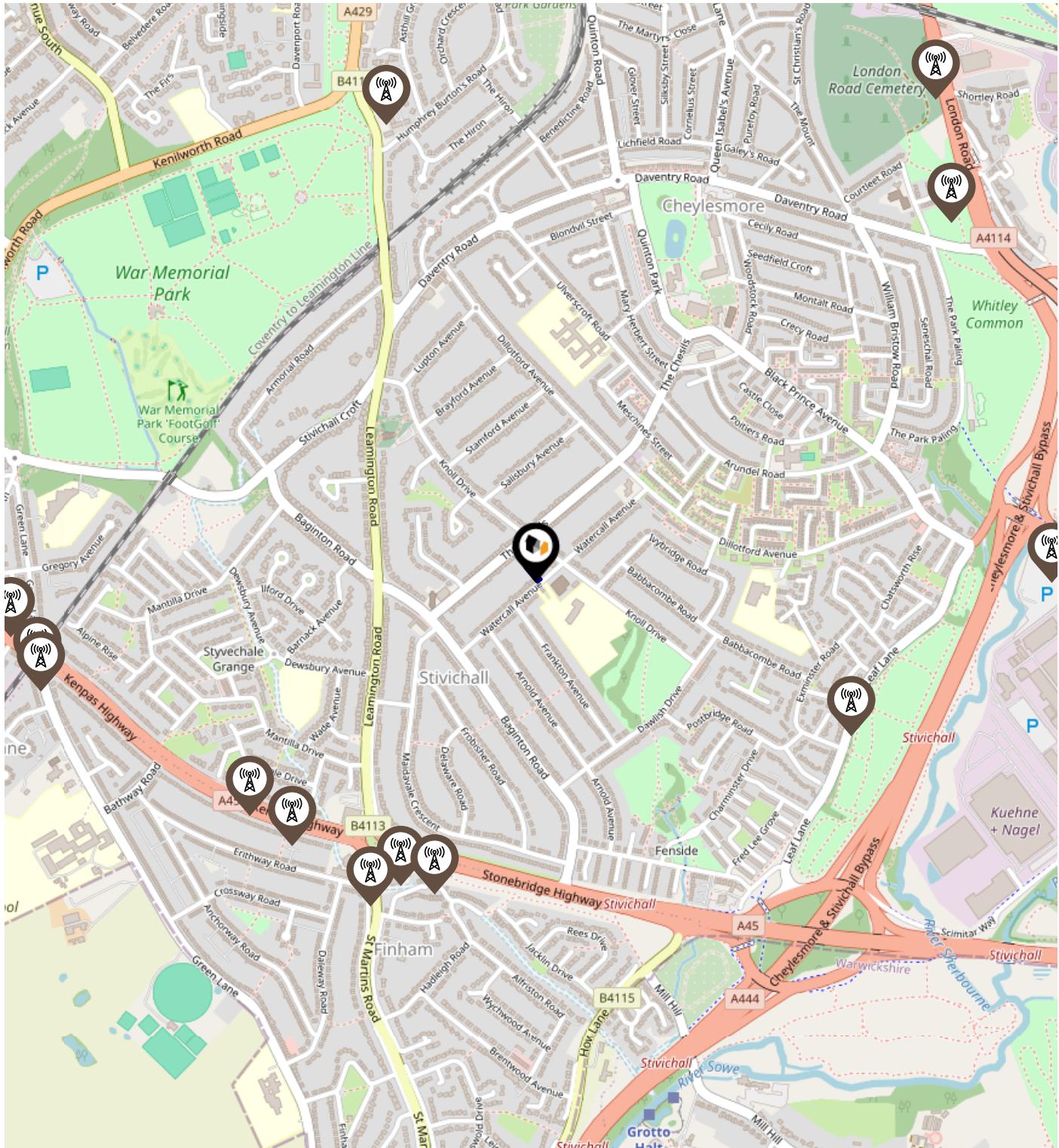


## Baginton Fields Academy

Ofsted Rating: Good | Pupils: 0 | Distance: 1.46



# Local Area Masts & Pylons



## Key:

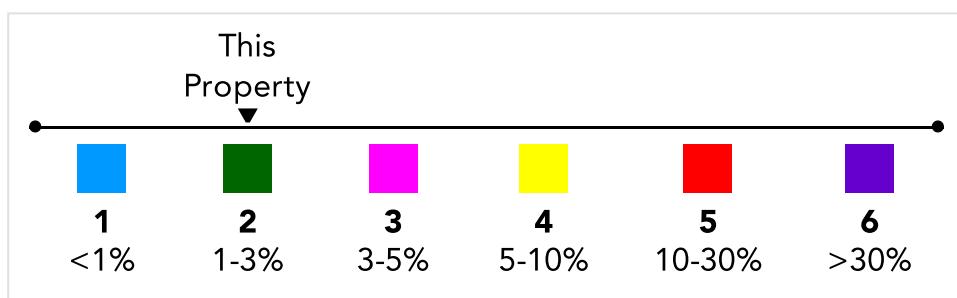
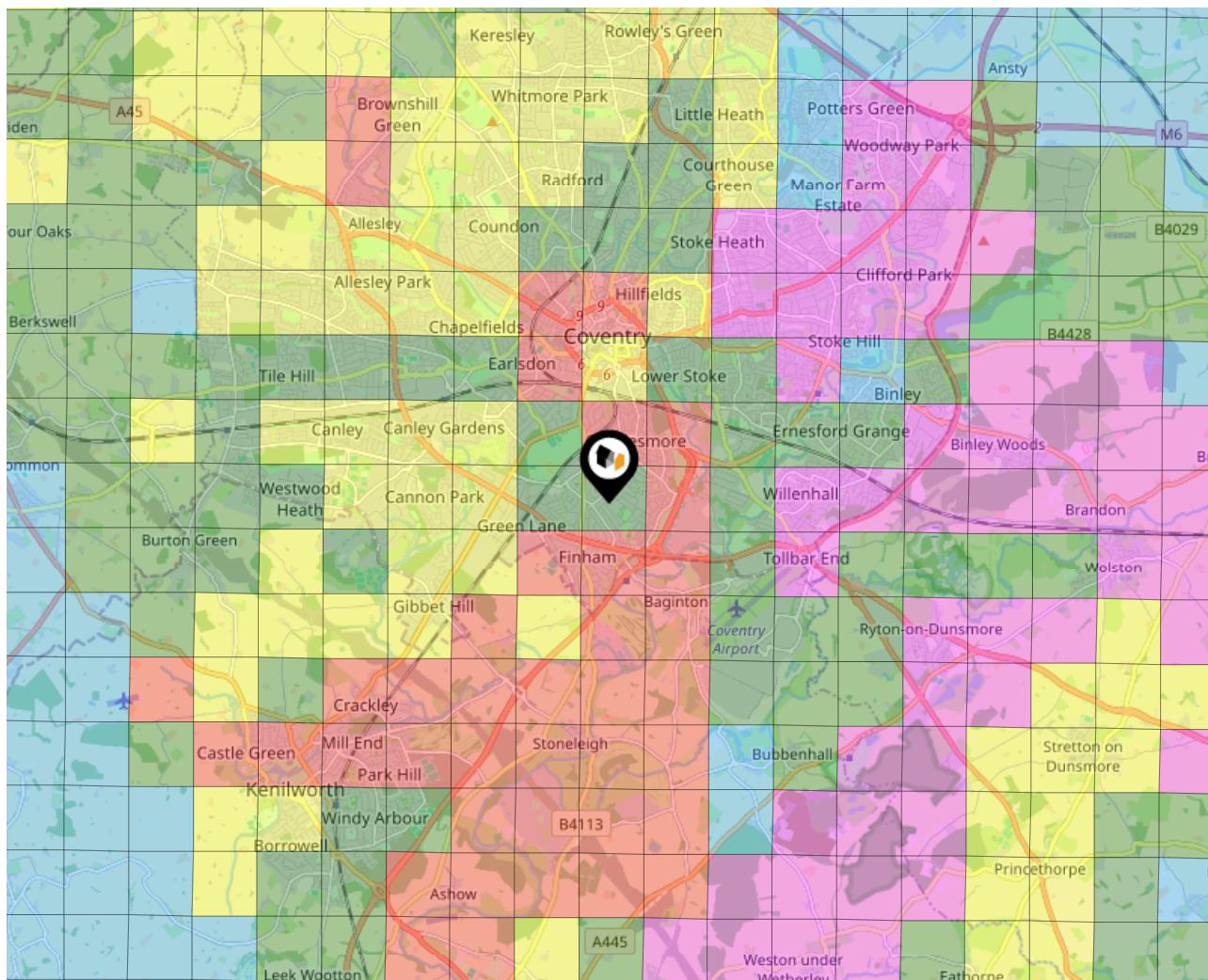
- Power Pylons
- Communication Masts

# Environment Radon Gas

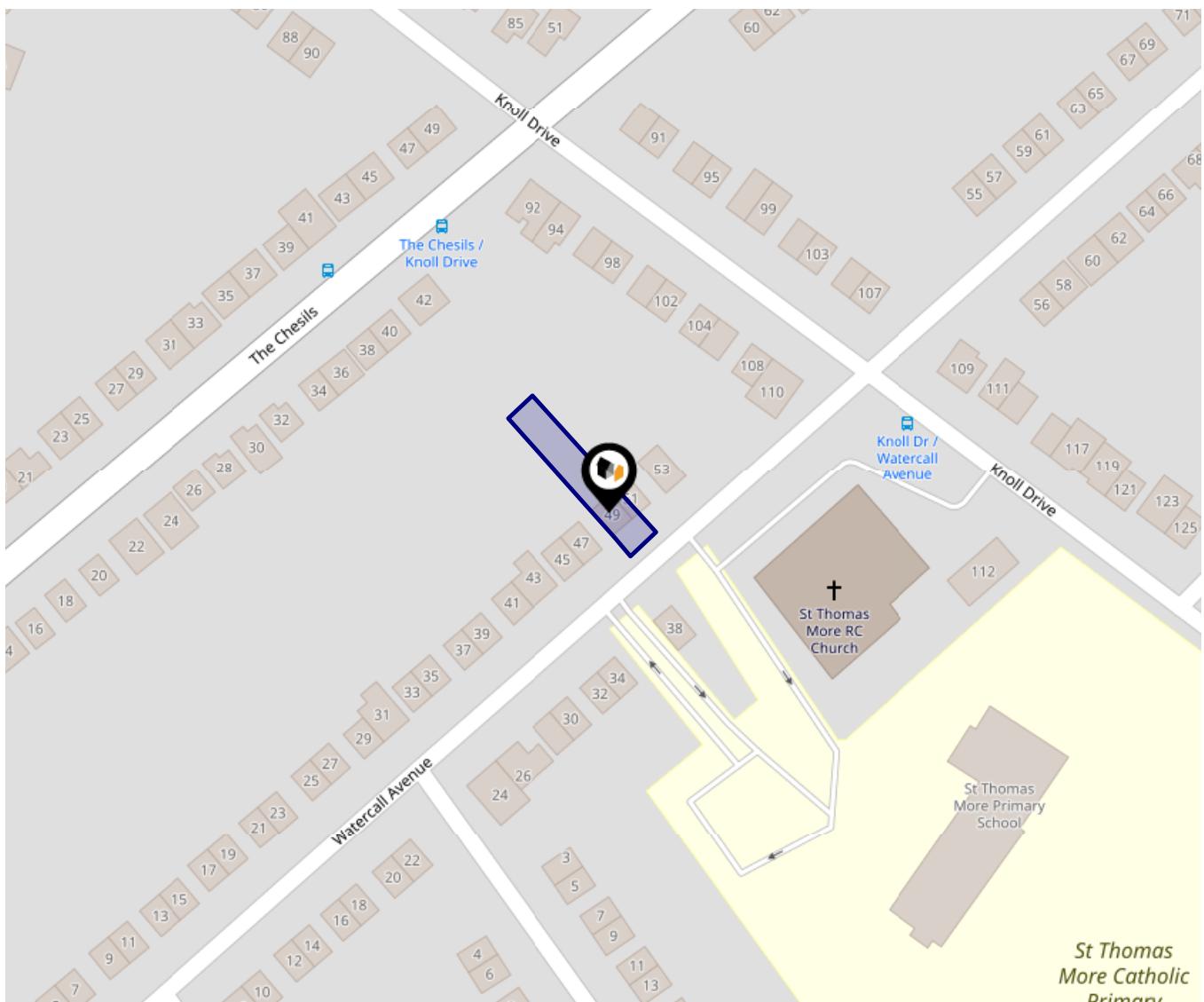


## What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise



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:

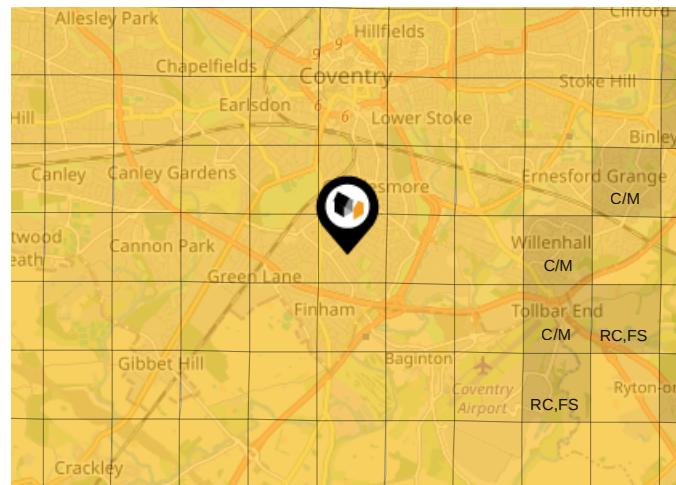
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Environment Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

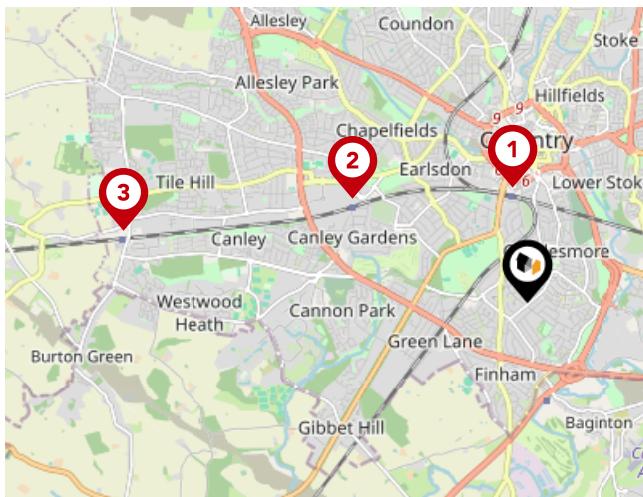
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	LOAM INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## Primary Classifications (Most Common Clay Types)

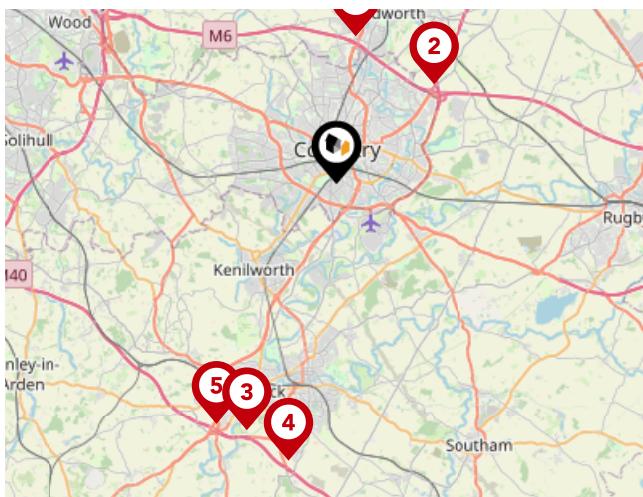
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL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

# Area Transport (National)



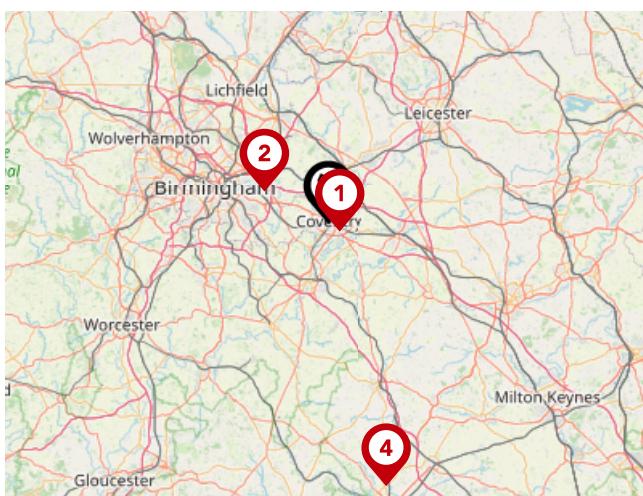
## National Rail Stations

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



## Trunk Roads/Motorways

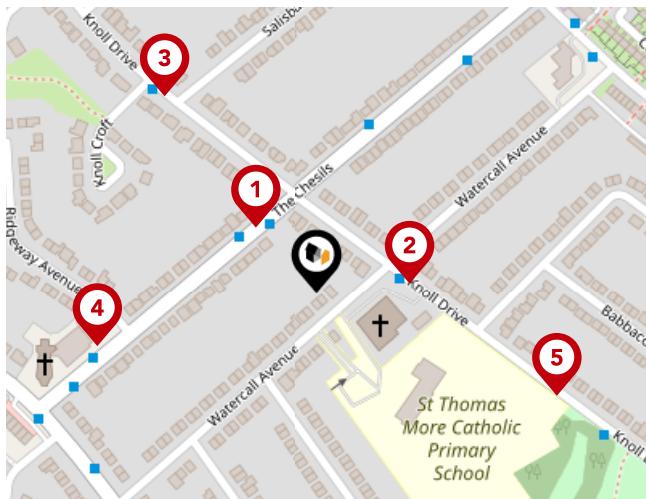
Pin	Name	Distance
1	M6 J3	5.41 miles
2	M6 J2	5.05 miles
3	M40 J14	9.5 miles
4	M40 J13	10.21 miles
5	M40 J15	9.71 miles



## Airports/Helipads

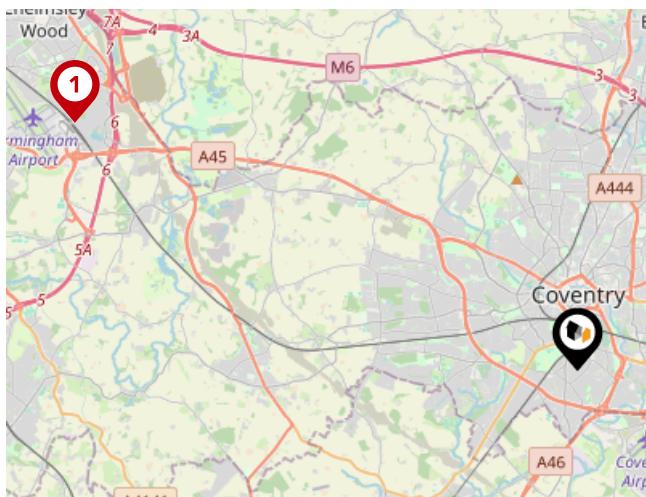
Pin	Name	Distance
1	Baginton	1.94 miles
2	Birmingham Airport	10.42 miles
3	East Mids Airport	31.42 miles
4	Kidlington	39.15 miles

# 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



/walmsleysthewaytomove

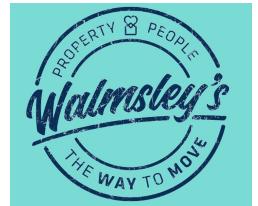


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# Agent Disclaimer



## 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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