



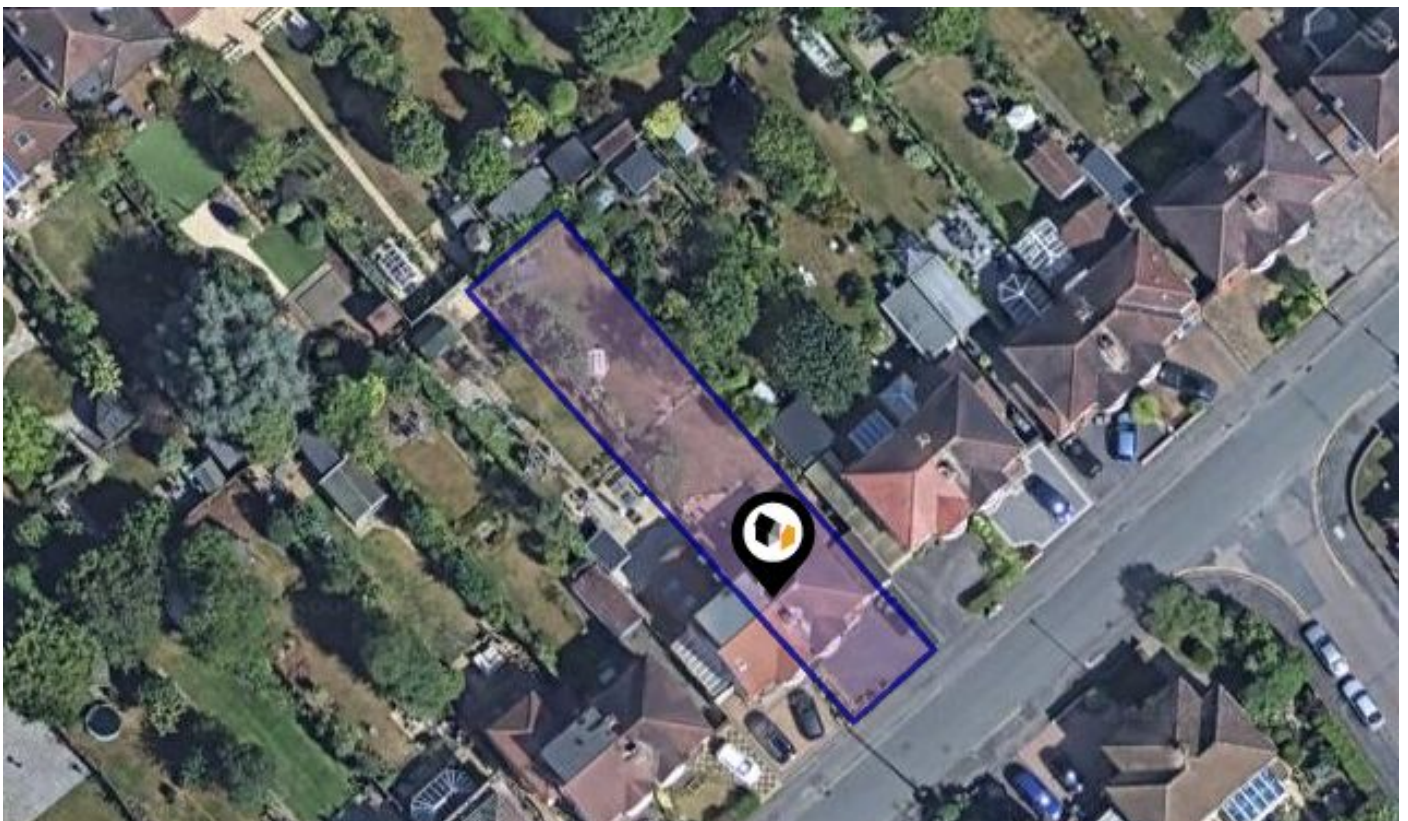
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 14th May 2026



WATERCALL AVENUE, COVENTRY, CV3

Price Estimate : £450,000

Walmsley's The Way to Move

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

0330 1180062

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Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A superb & extended three bedroom semi detached home
Sat within an exceptional plot with South West facing gardens
Impressive hallway & landing with feature window
Kitchen breakfast room with breakfast bar & garden views
Sitting room with bay & extended dining room with doors to garden
Family bathroom to first floor & ground floor utility/cloakroom
Driveway & detached garage
Gas central heating & double glazing throughout
Close to train station, schooling & amenities
EPC rating E , Total 120 Sq.M or 1295 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:	Semi-Detached
Bedrooms:	3
Floor Area:	1,295 ft ² / 120 m ²
Plot Area:	0.11 acres
Year Built :	1930-1949
Council Tax :	Band D
Annual Estimate:	£2,517
Title Number:	WK224545

Price Estimate:	£450,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	60 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



COVENTRY, CV3

Energy rating

E

Valid until 17.12.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		<div style="background-color: #70ad47; color: white; padding: 5px; display: inline-block;"> 77 C </div>
55-68	D		
39-54	E	<div style="background-color: #f4a460; color: white; padding: 5px; display: inline-block;"> 43 E </div>	
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 47% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	114 m ²

Market Sold in Street



43, Watercall Avenue, Coventry, CV3 5AW					Detached House
Last Sold Date:	02/10/2025	30/05/1997			
Last Sold Price:	£450,000	£107,000			
45, Watercall Avenue, Coventry, CV3 5AW					Semi-detached House
Last Sold Date:	19/03/2025				
Last Sold Price:	£380,000				
13, Watercall Avenue, Coventry, CV3 5AW					Semi-detached House
Last Sold Date:	15/08/2024	02/05/1997			
Last Sold Price:	£450,000	£80,000			
15, Watercall Avenue, Coventry, CV3 5AW					Semi-detached House
Last Sold Date:	01/06/2022				
Last Sold Price:	£410,000				
3, Watercall Avenue, Coventry, CV3 5AW					Semi-detached House
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					Semi-detached House
Last Sold Date:	28/05/2021				
Last Sold Price:	£327,500				
19, Watercall Avenue, Coventry, CV3 5AW					Semi-detached House
Last Sold Date:	22/10/2020				
Last Sold Price:	£300,000				
41, Watercall Avenue, Coventry, CV3 5AW					Semi-detached House
Last Sold Date:	01/11/2019				
Last Sold Price:	£280,000				
11, Watercall Avenue, Coventry, CV3 5AW					Semi-detached House
Last Sold Date:	31/10/2019	17/12/2009			
Last Sold Price:	£325,000	£195,000			
5, Watercall Avenue, Coventry, CV3 5AW					Semi-detached House
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					Semi-detached House
Last Sold Date:	27/03/2015				
Last Sold Price:	£287,000				
23, Watercall Avenue, Coventry, CV3 5AW					Semi-detached House
Last Sold Date:	17/03/2015	21/08/1998			
Last Sold Price:	£295,000	£110,000			

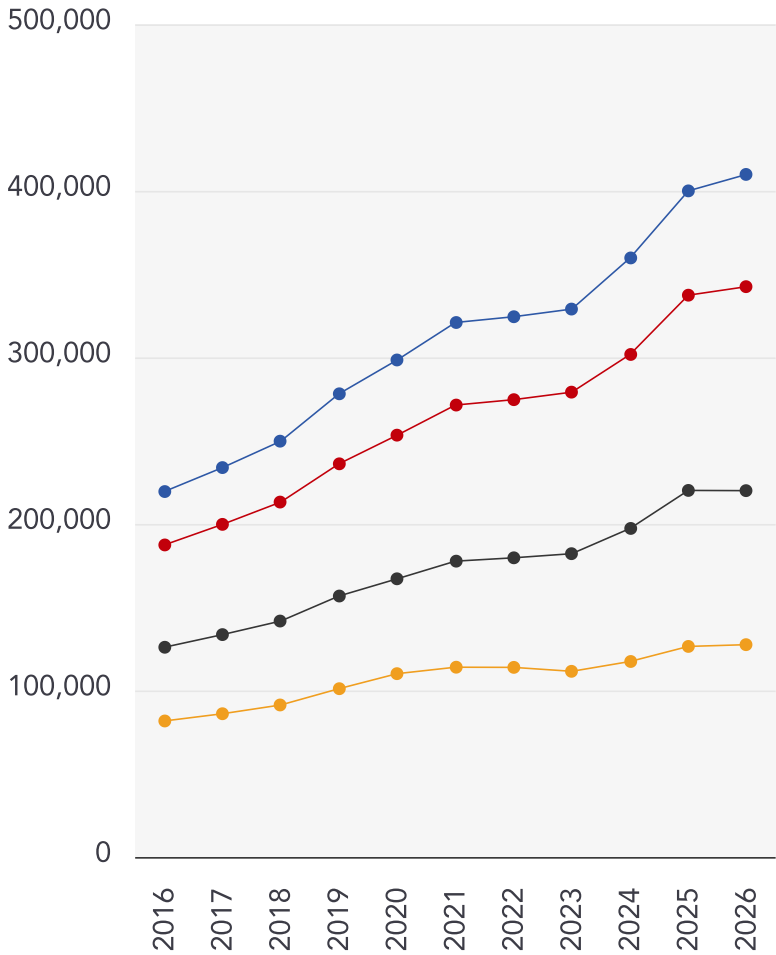
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

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.

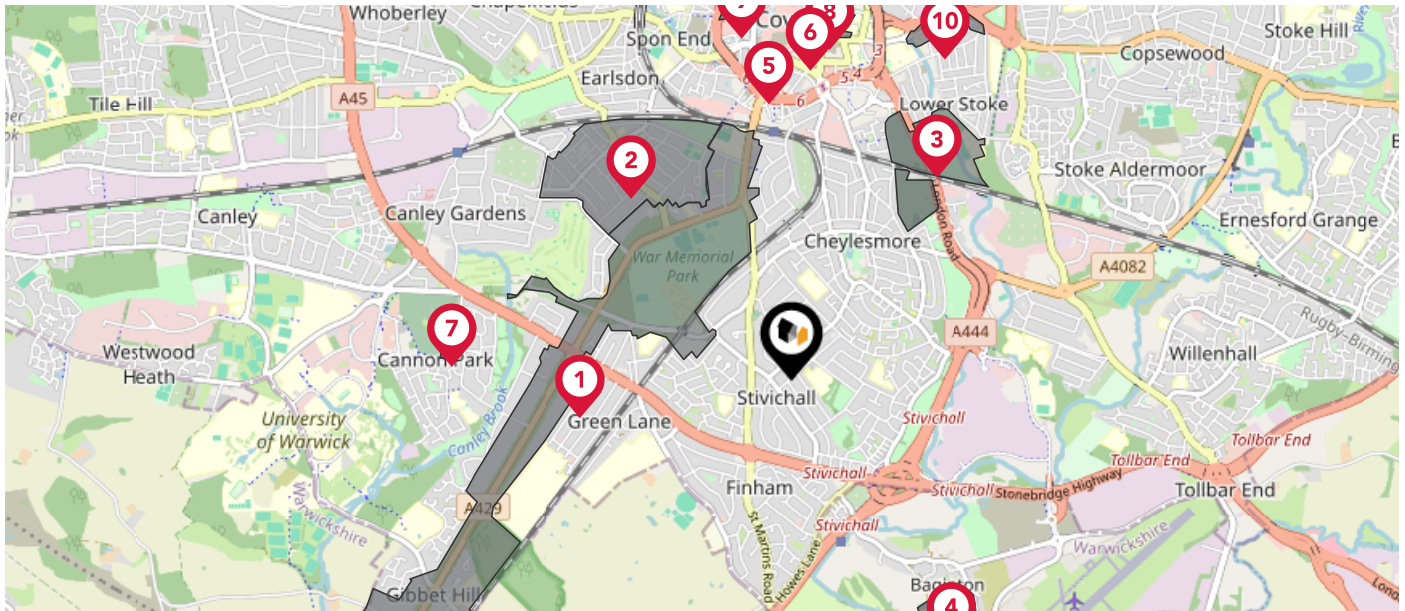
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

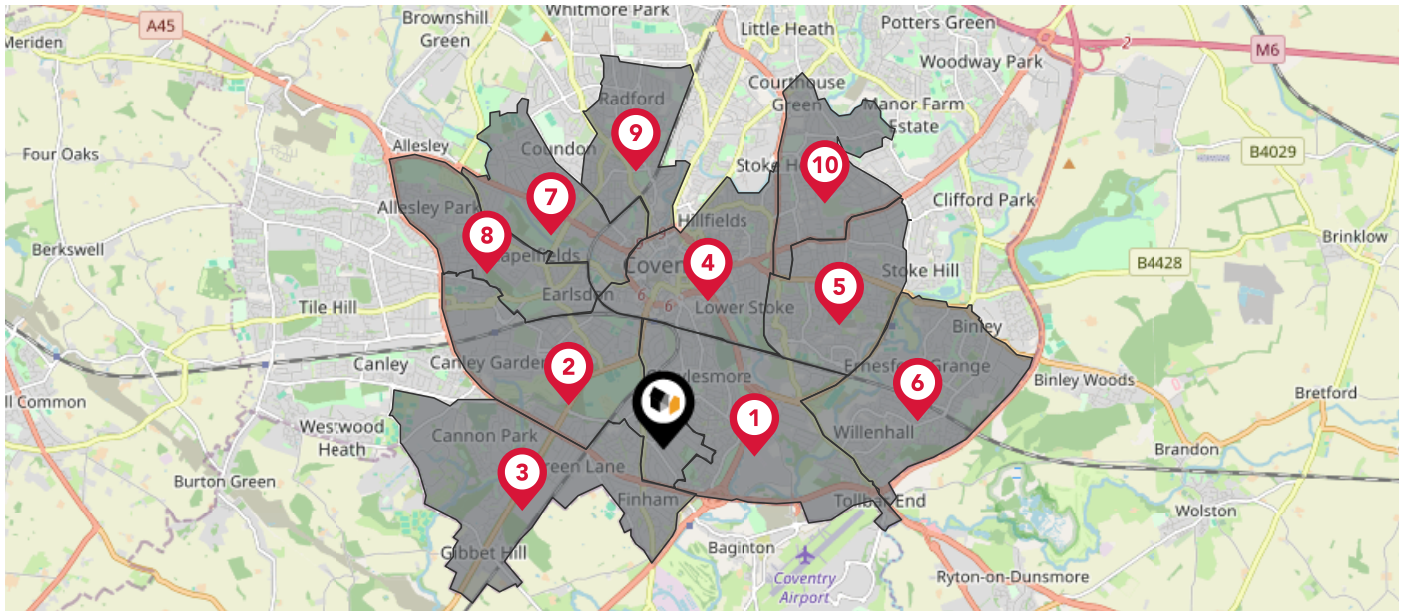
- 1 Kenilworth Road
- 2 Earlsdon
- 3 London Road
- 4 Baginton
- 5 Greyfriars Green
- 6 High Street
- 7 Ivy Farm Lane (Canley Hamlet)
- 8 Hill Top and Cathedral
- 9 Spon Street
- 10 Far Gosford Street

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

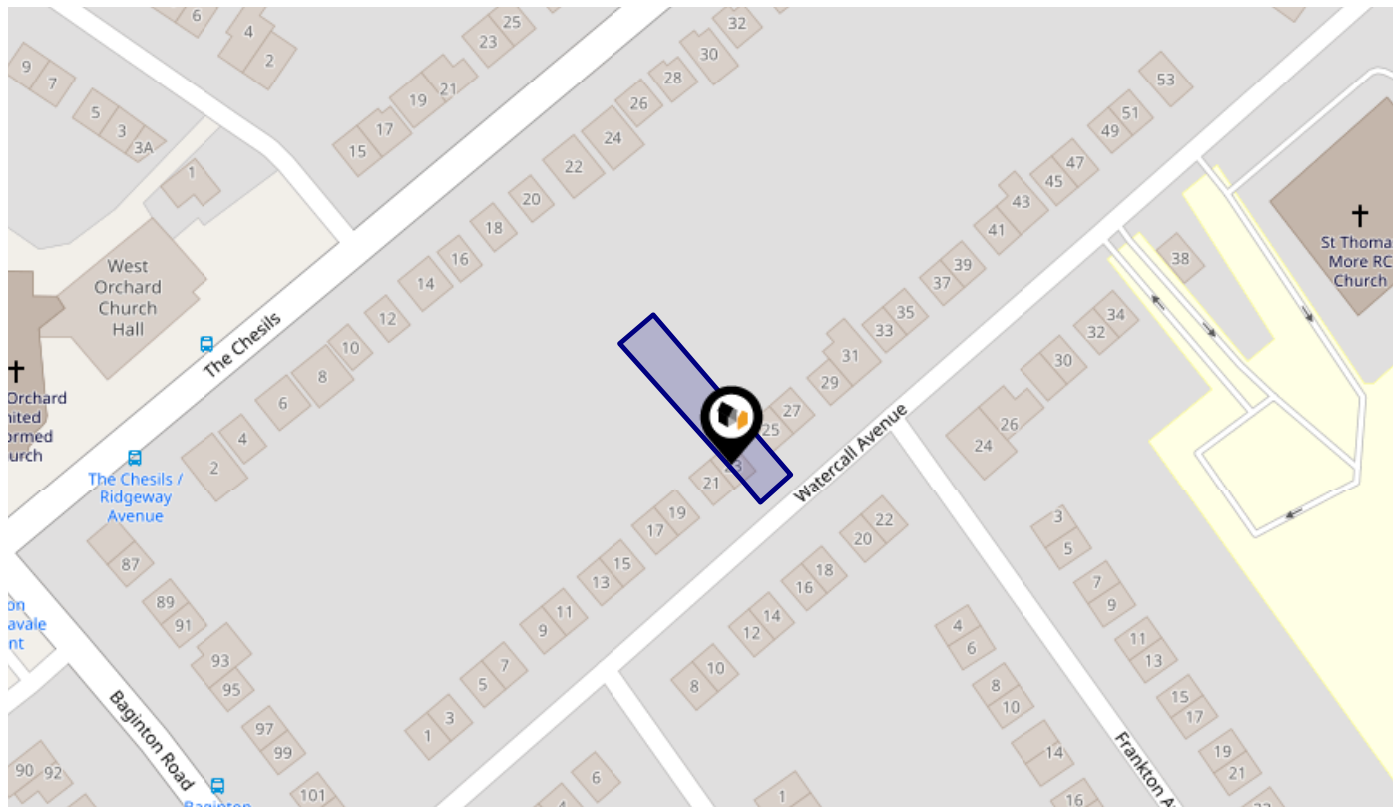
-  1 Cheylesmore Ward
-  2 Earlsdon Ward
-  3 Wainbody Ward
-  4 St. Michael's Ward
-  5 Lower Stoke Ward
-  6 Binley and Willenhall Ward
-  7 Sherbourne Ward
-  8 Whoberley Ward
-  9 Radford Ward
-  10 Upper Stoke Ward

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:

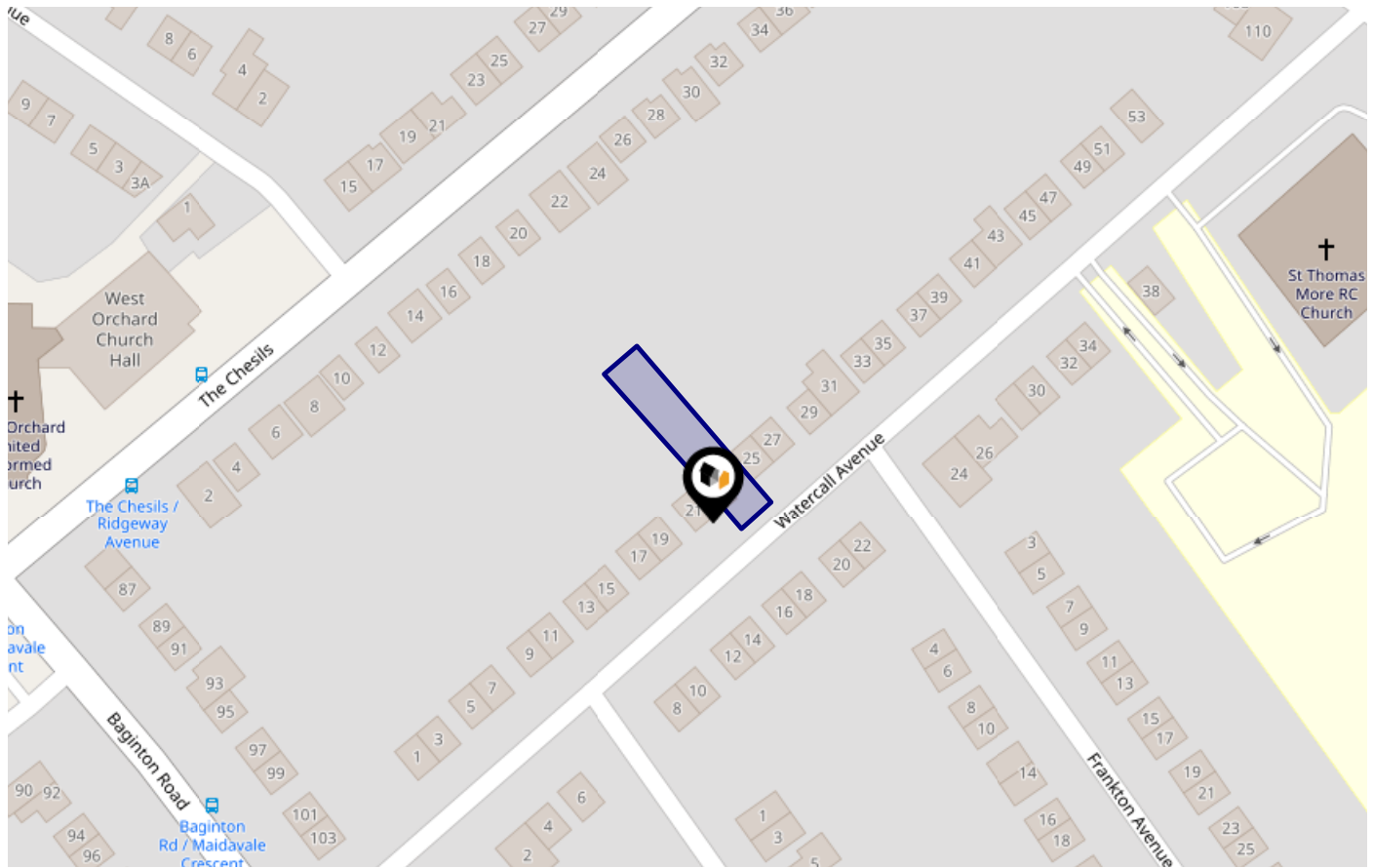
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

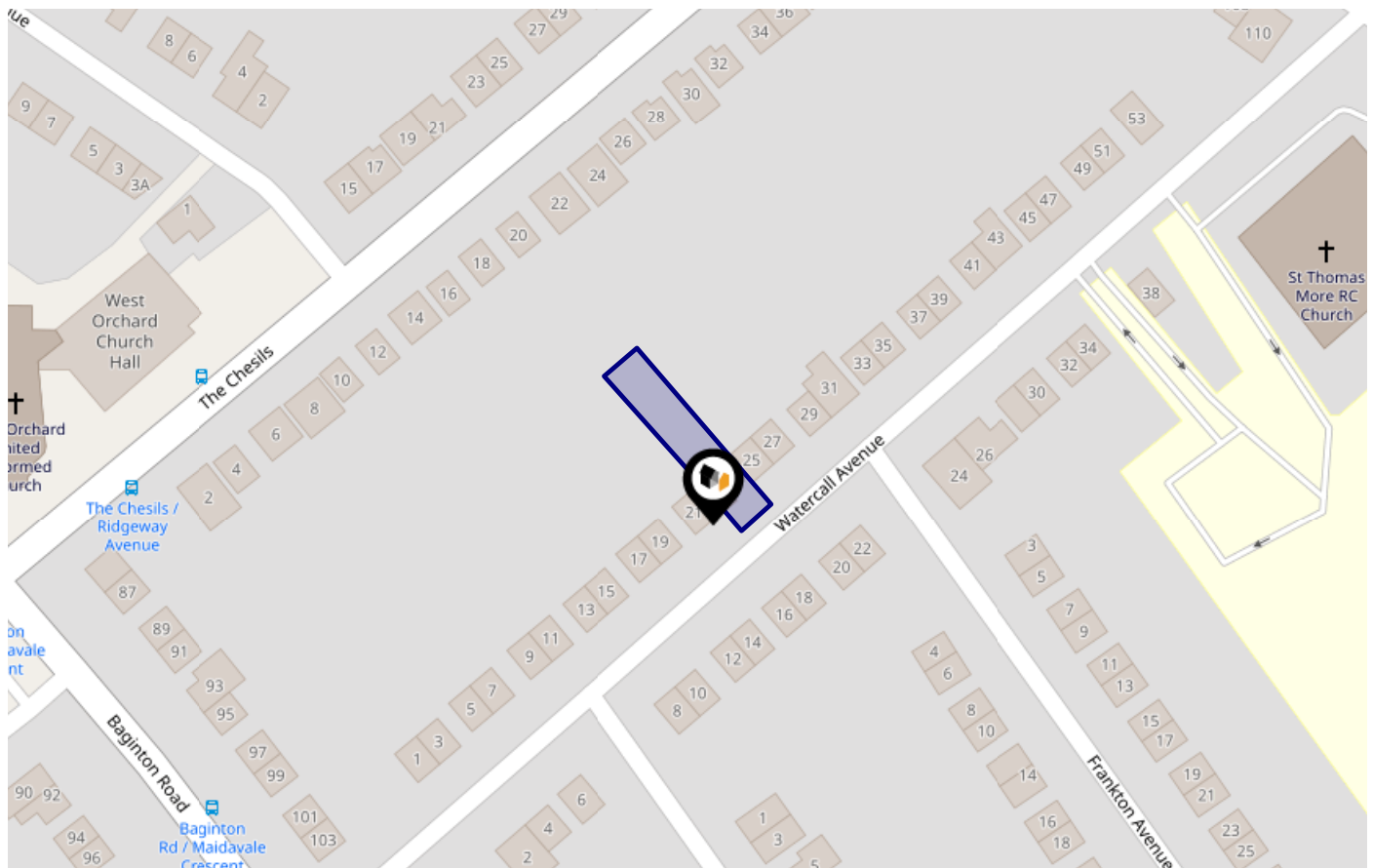


Flood Risk

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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- 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:

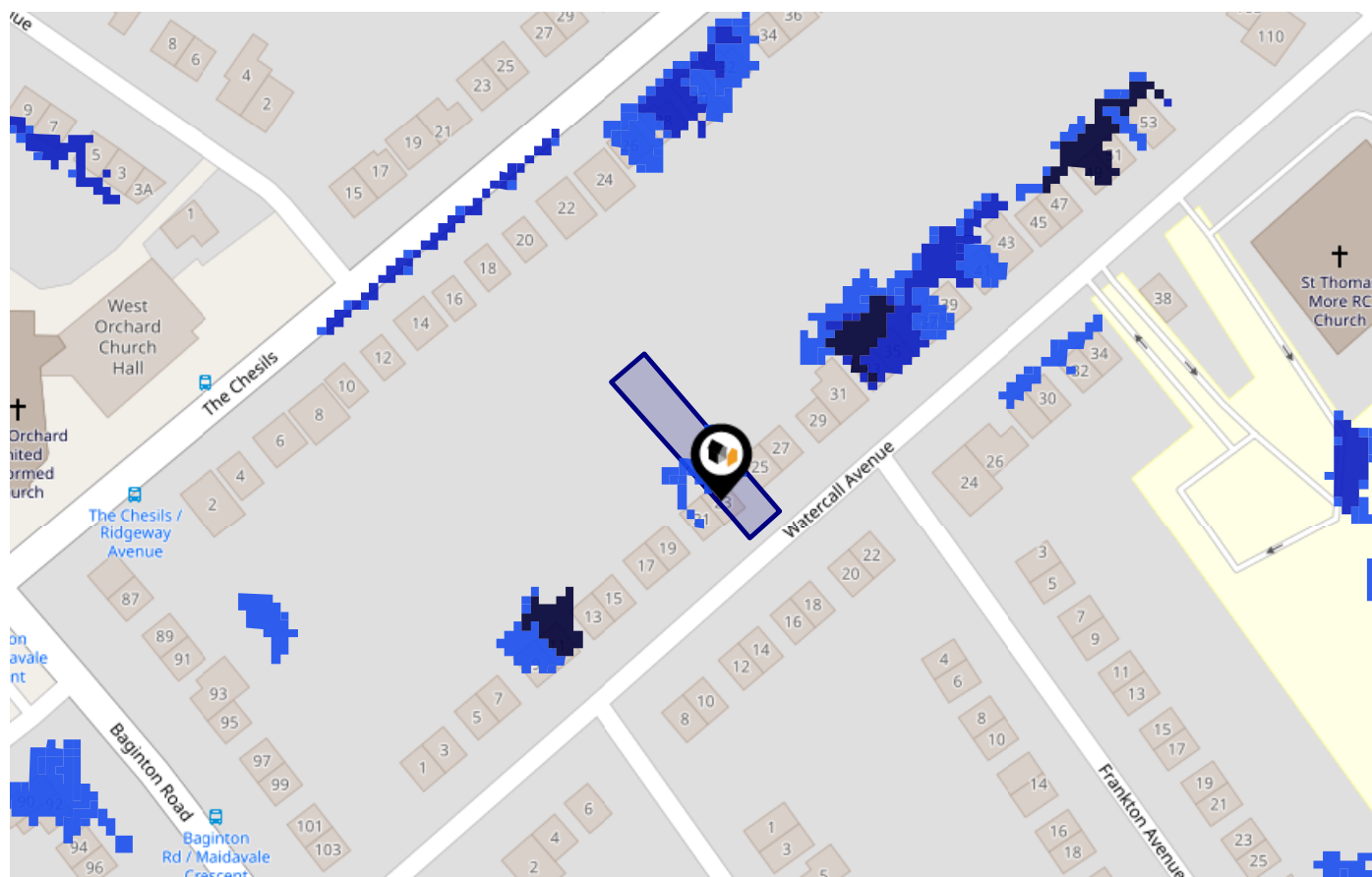


Flood Risk

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.

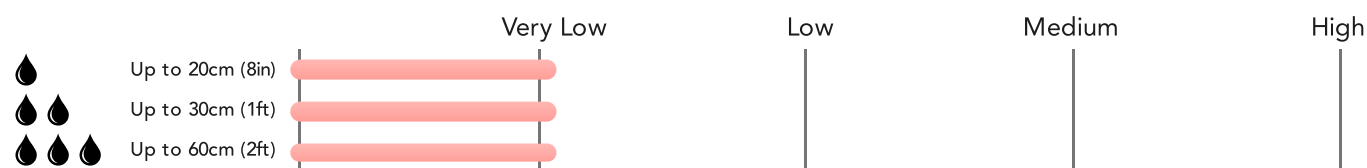


Risk Rating: Very low

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.
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- 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:

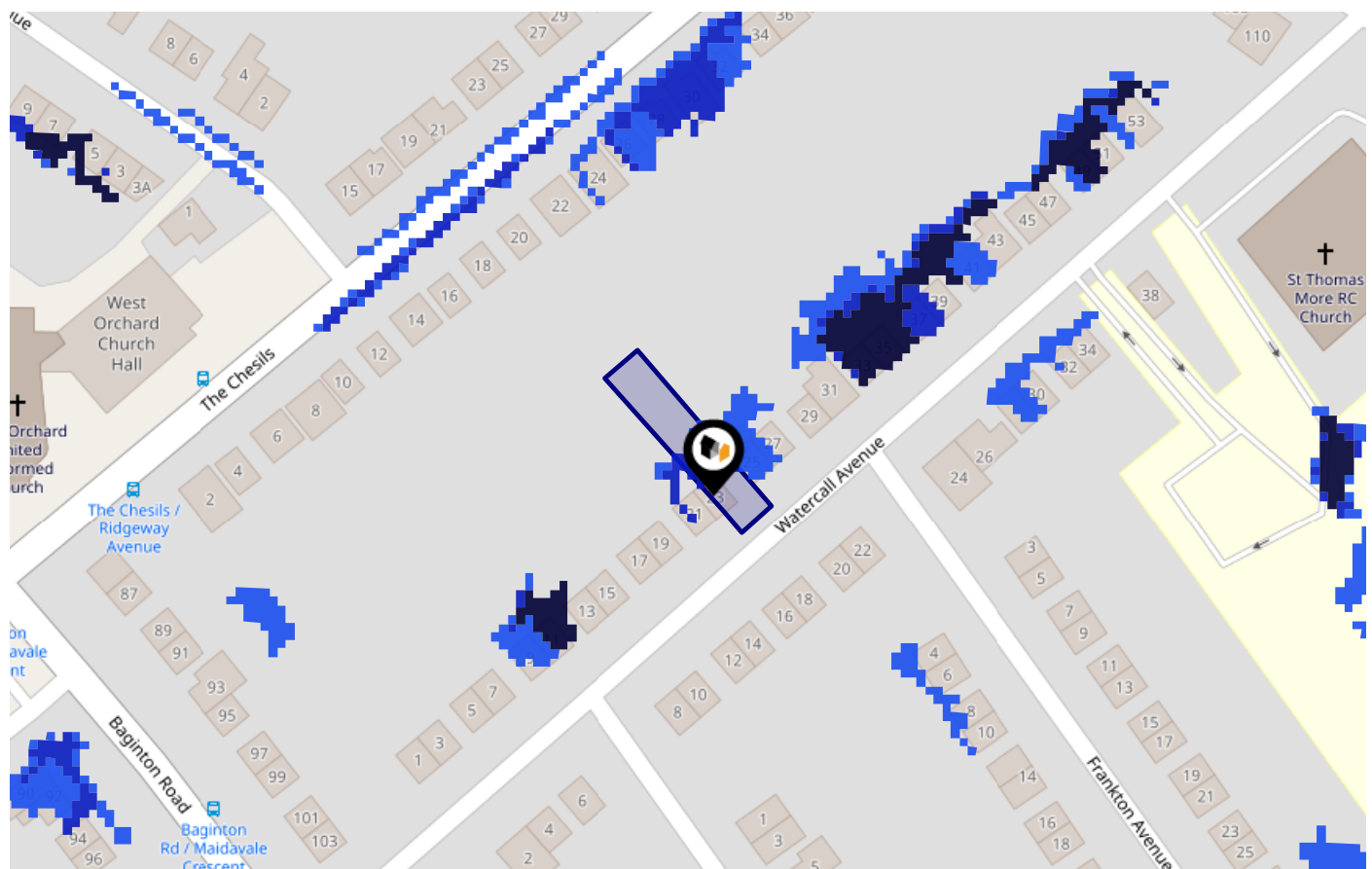


Flood Risk

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:

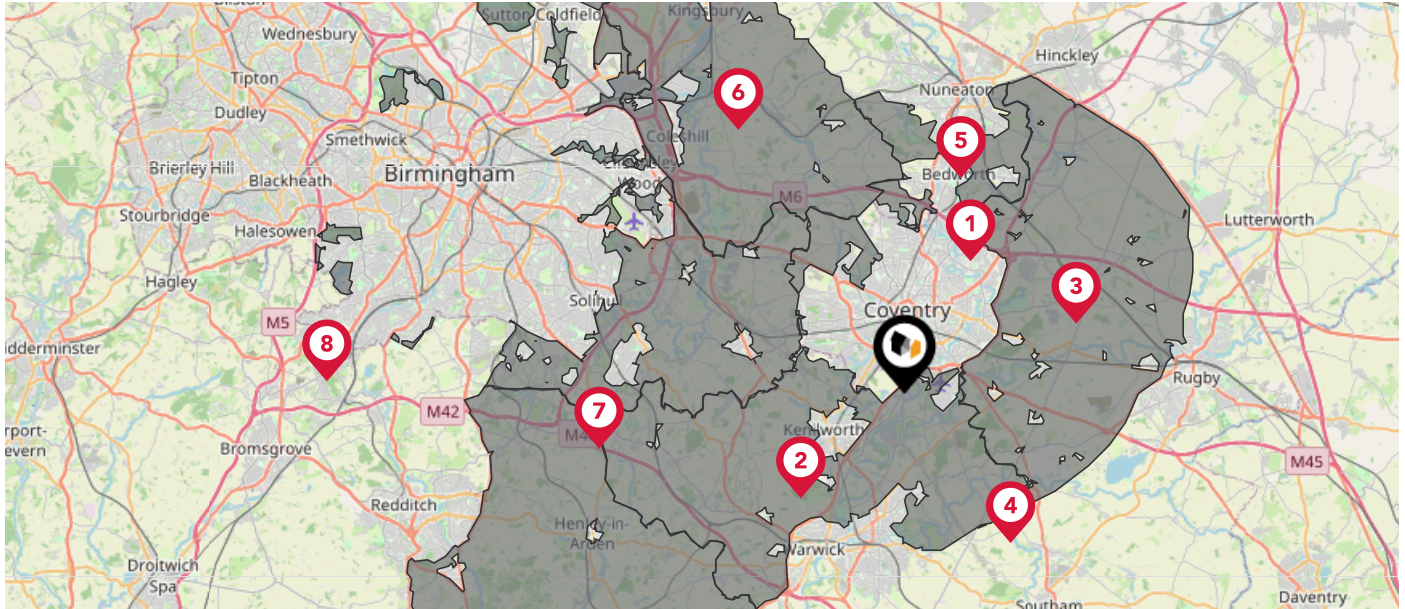


Maps









Green Belt



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



Nearby Green Belt Land

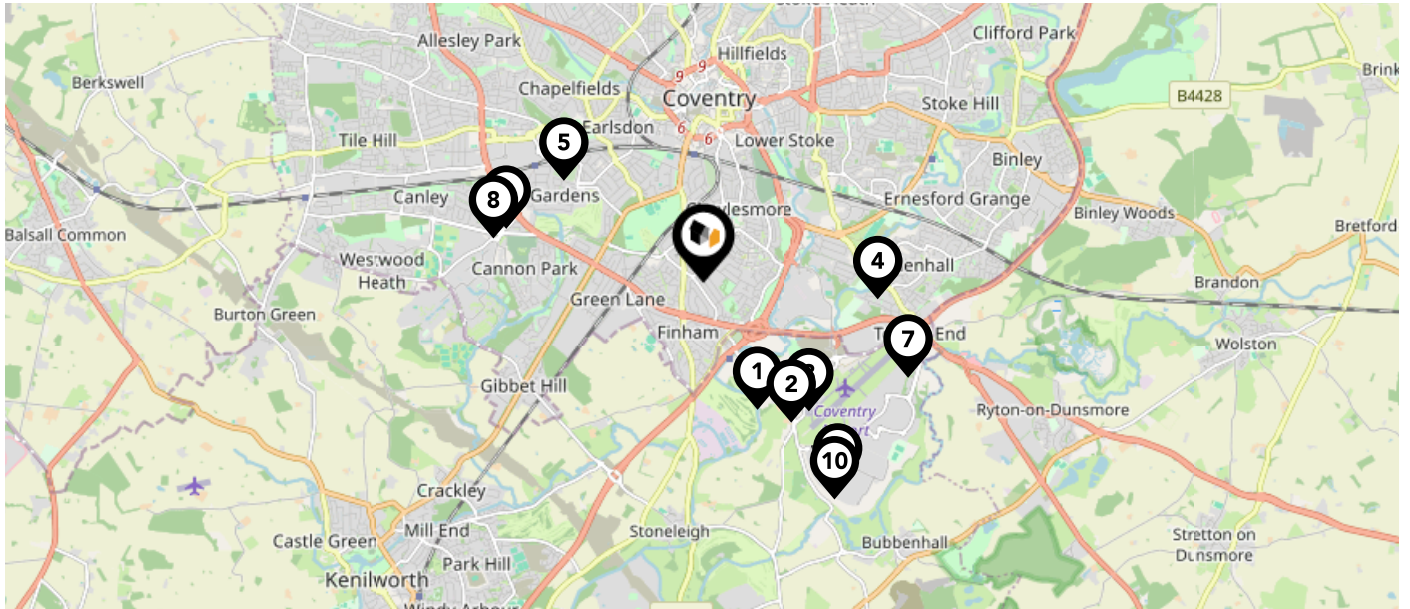
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - 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

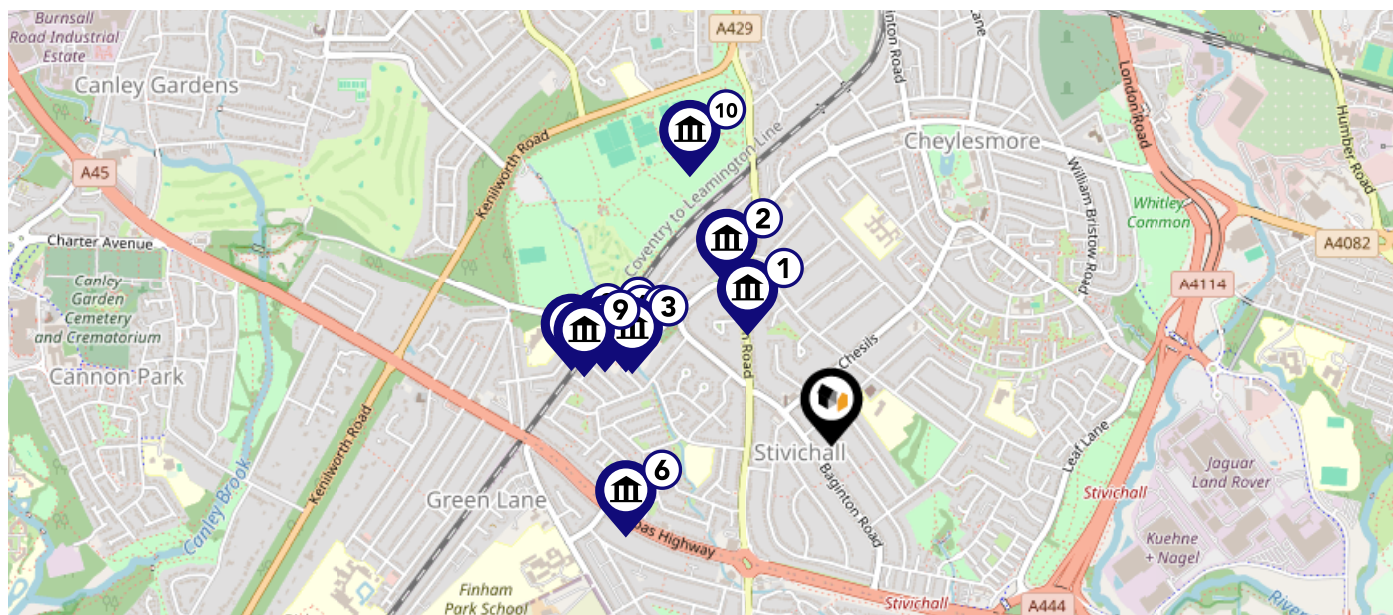
1	Hall Drive-Baginton	Historic Landfill	<input type="checkbox"/>
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	<input type="checkbox"/>
3	Rowley Road-Baginton	Historic Landfill	<input type="checkbox"/>
4	London Road B-Willenhall, Coventry	Historic Landfill	<input type="checkbox"/>
5	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
6	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
7	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	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

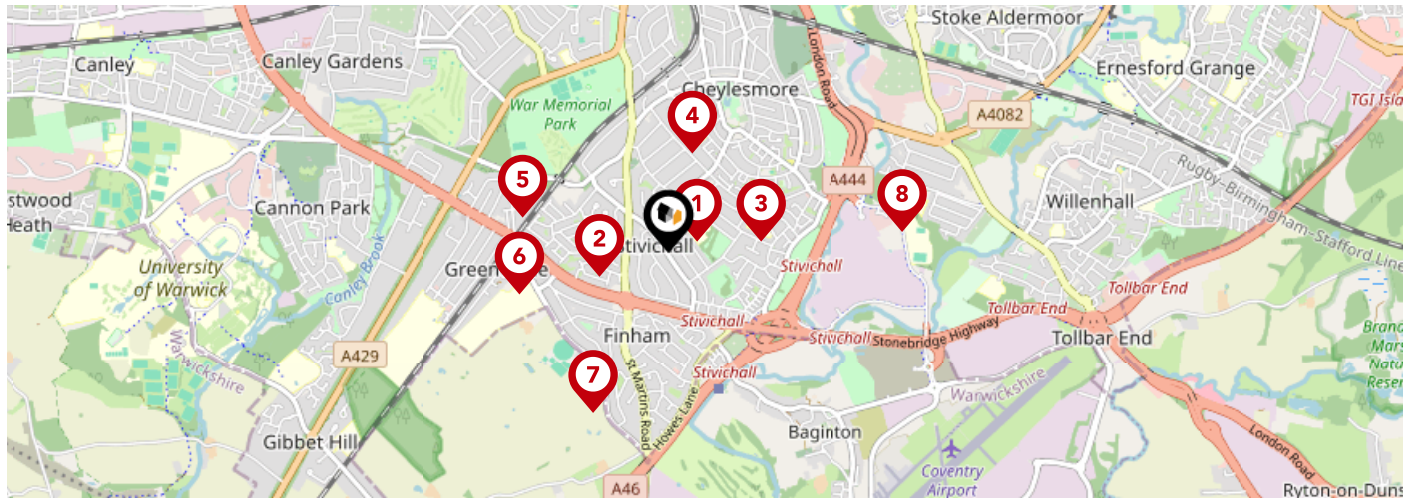


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



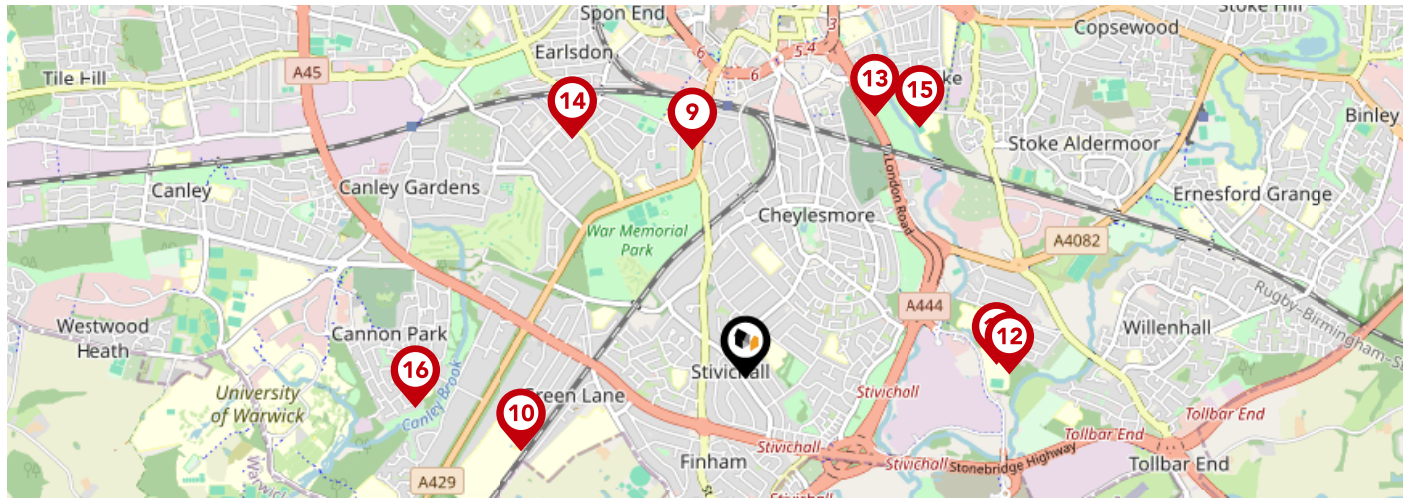
Listed Buildings in the local district	Grade	Distance
 1139458 - Church Of St James	Grade II	0.3 miles
 1076620 - Bremond College	Grade II	0.4 miles
 1104926 - The Smithy	Grade II	0.5 miles
 1076608 - Bridge Cottage	Grade II	0.5 miles
 1342924 - Coat Of Arms Bridge	Grade II	0.5 miles
 1342919 - Stivichall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



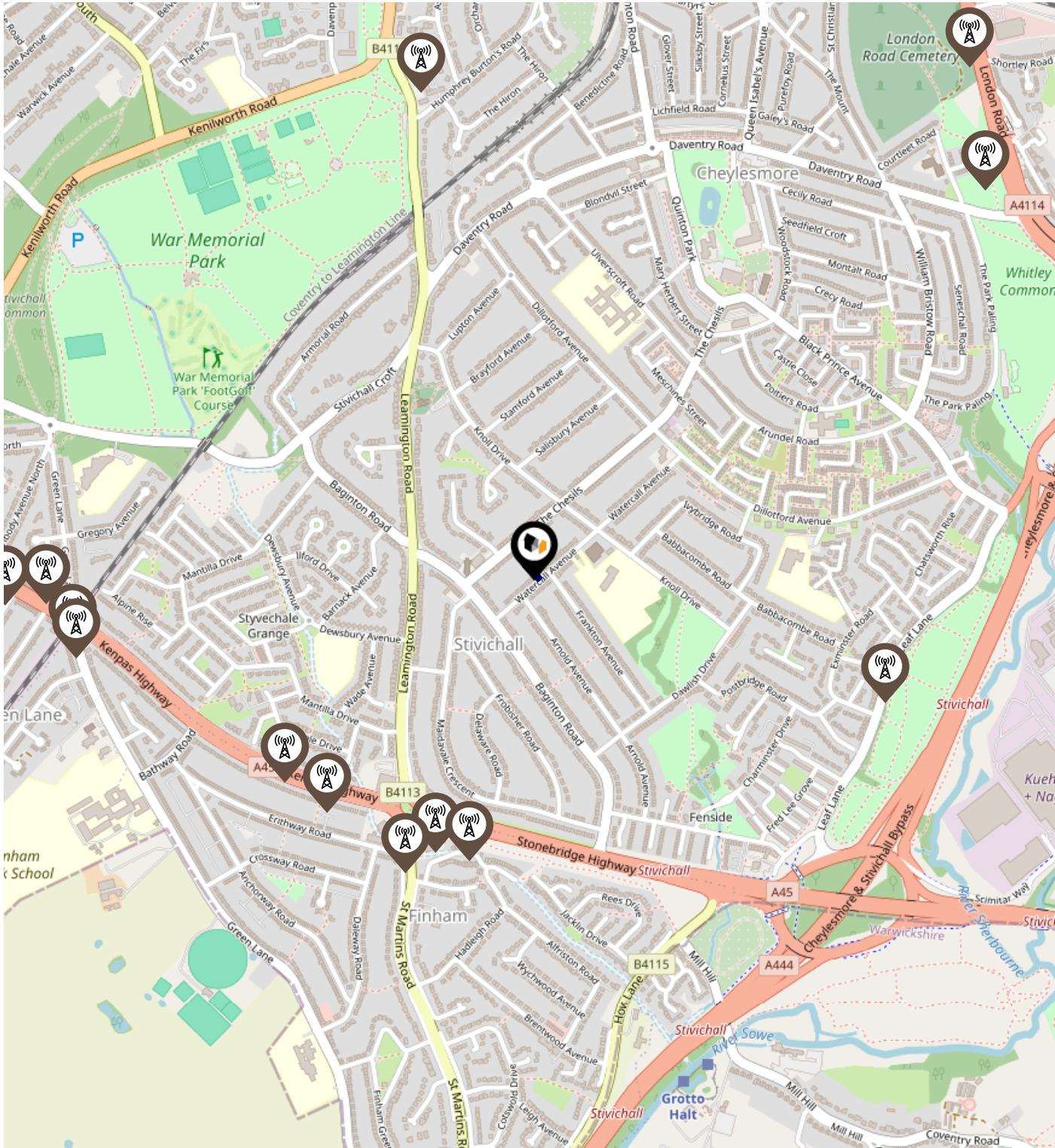
		Nursery	Primary	Secondary	College	Private
1	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.42	<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:0.46	<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:0.68	<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:0.7	<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:0.8	<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:1.06	<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:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.19	<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:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.5	<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

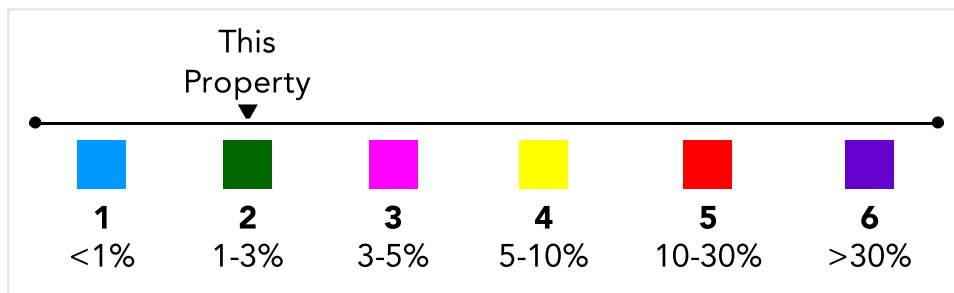
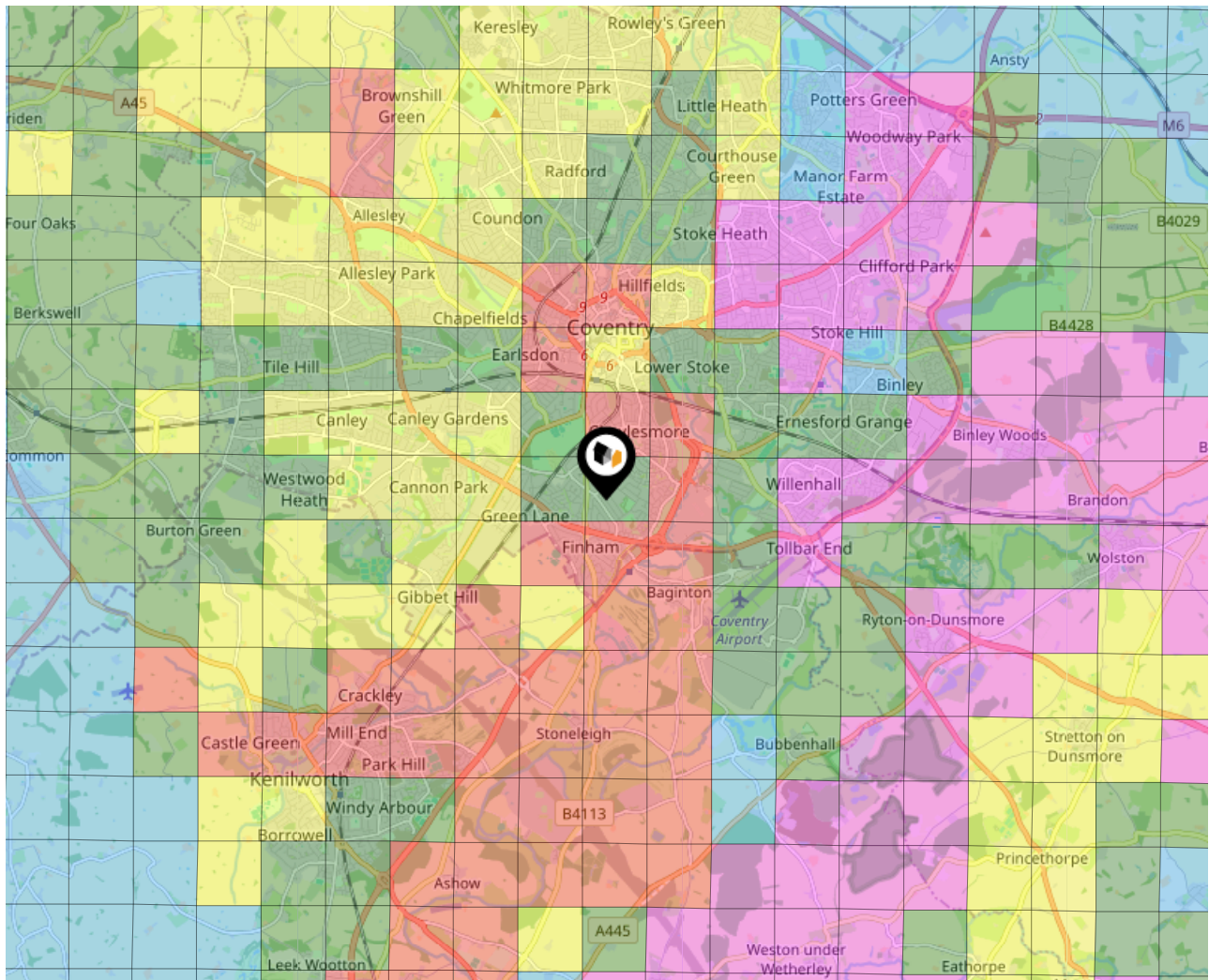
Environment

Radon Gas

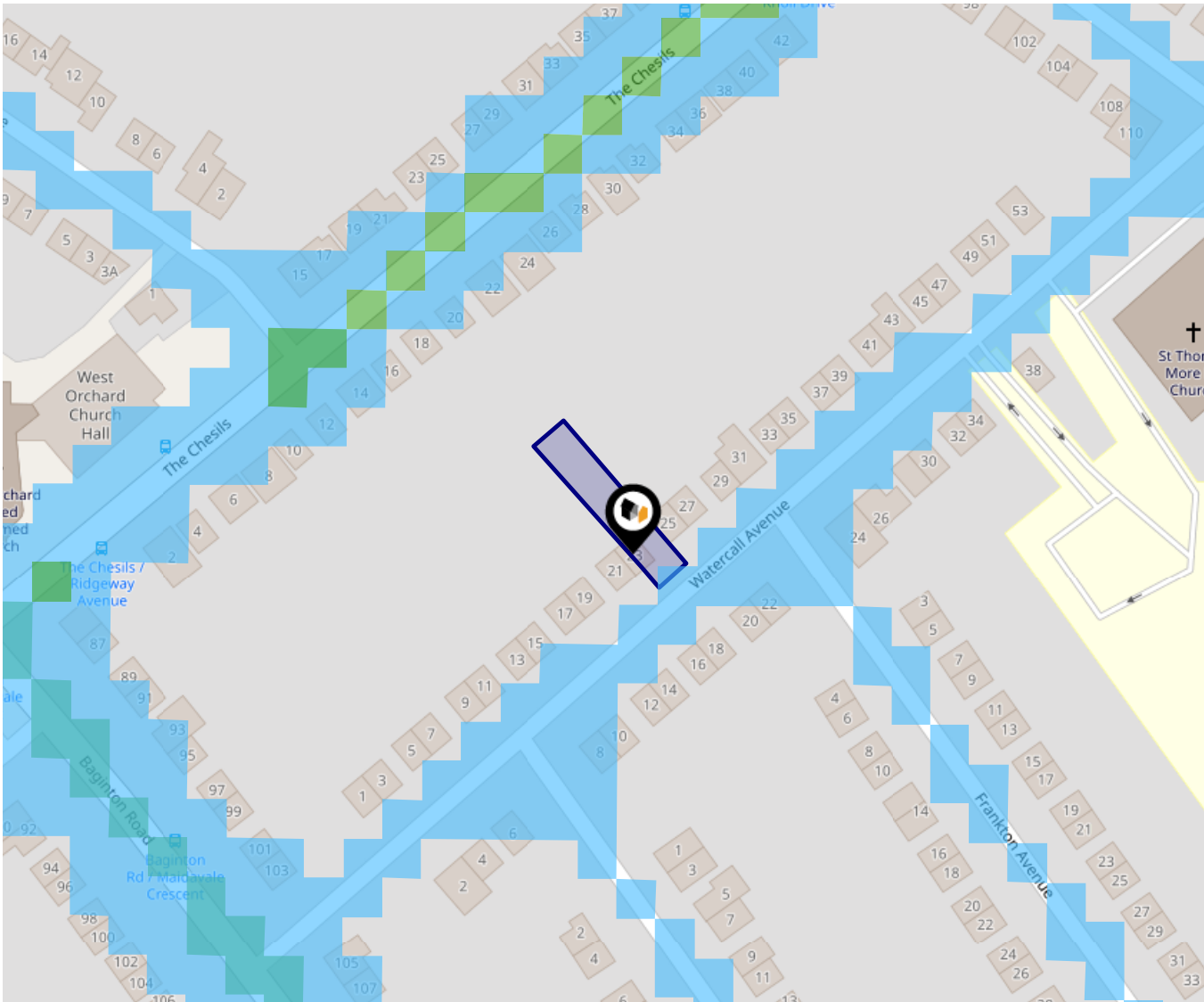


What is Radon?

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

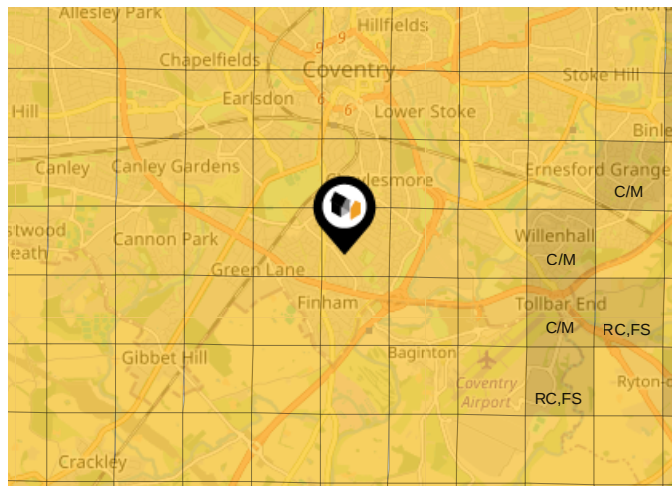


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	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		

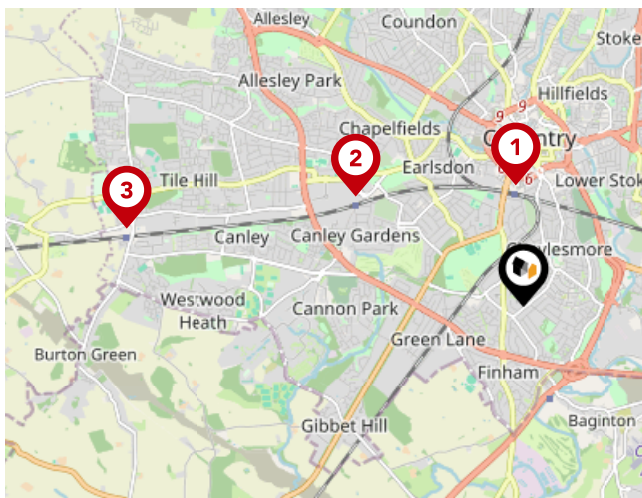


Primary Classifications (Most Common Clay Types)

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

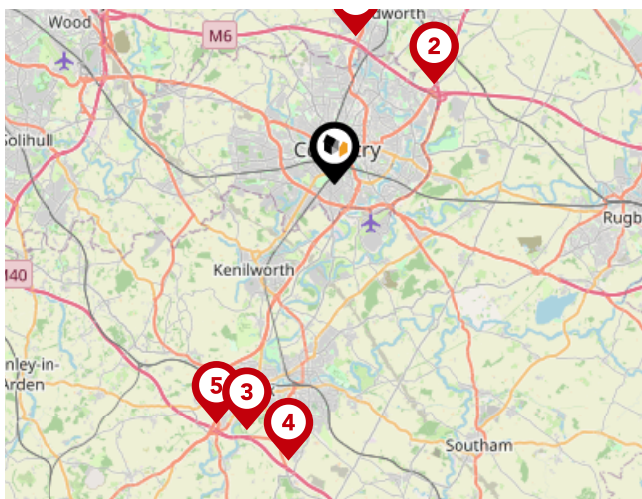
Area

Transport (National)



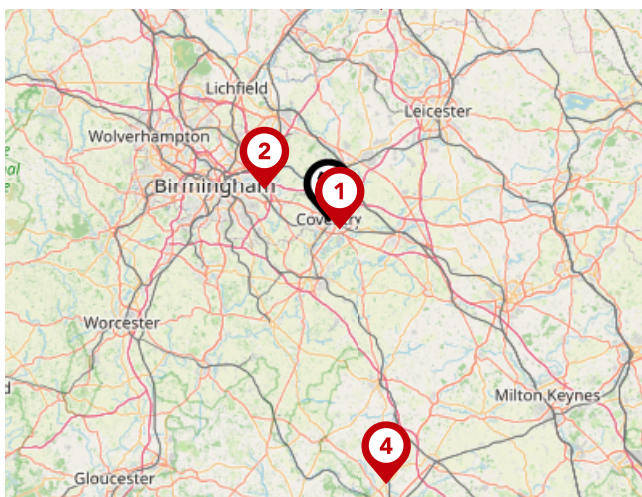
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.1 miles
2	Canley Rail Station	1.81 miles
3	Tile Hill Rail Station	3.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.46 miles
2	M6 J2	5.12 miles
3	M40 J14	9.43 miles
4	M40 J13	10.16 miles
5	M40 J15	9.65 miles

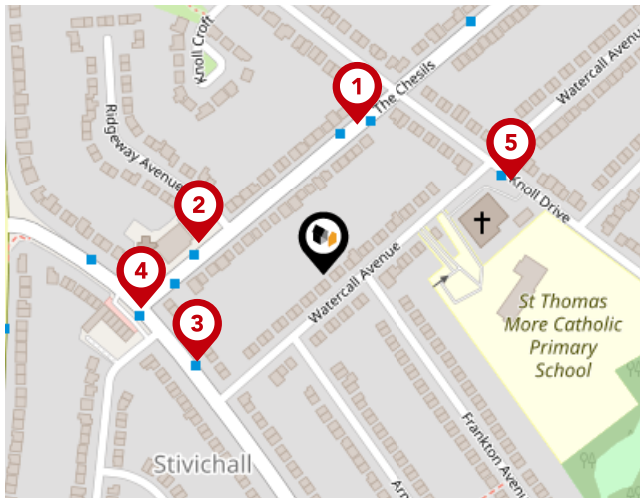


Airports/Helipads

Pin	Name	Distance
1	Baginton	1.95 miles
2	Birmingham Airport	10.4 miles
3	East Mids Airport	31.48 miles
4	Kidlington	39.11 miles

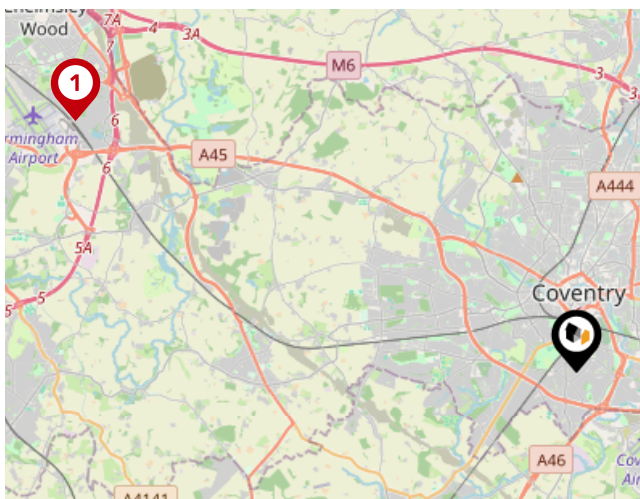
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Knoll Drive	0.09 miles
2	Ridgeway Avenue	0.07 miles
3	Maidavale Crescent	0.09 miles
4	Maidavale Crescent	0.11 miles
5	Watercall Avenue	0.12 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.13 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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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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