



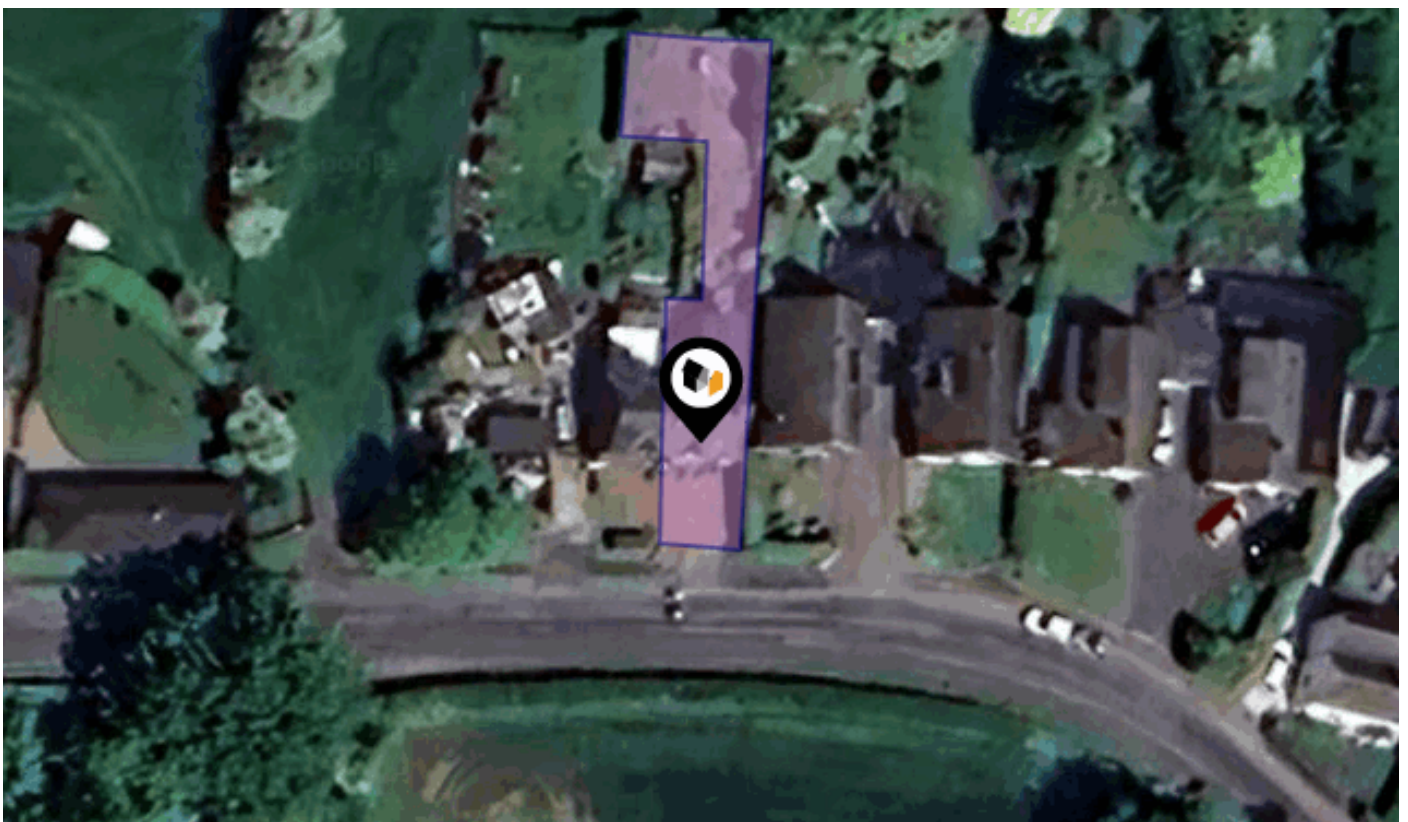
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th February 2024



BACK LANE, MERIDEN, COVENTRY, CV7

Price Estimate : £425,000

Walmsley's The Way to Move

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

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & interested parties

Your property details in brief.....

A spacious, period semi detached country home

Three first floor bedrooms with versatile fourth within "Annexe"

Extended to side & first floor with self contained Annex

First floor bathroom & shower room within Annexe & kitchenette

Sitting room with log burner, dining room with French doors to patio

Kitchen & separate utility room

Driveway & delightful gardens & views

NO UPWARD CHAIN, EPC RATING C, Total Approx 1242 Sq.Ft. or 114 Sq.M.

These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.

For all enquiries, questions, queries and concerns please contact us on
sales@walmsleythewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,087 ft ² / 101 m ²
Plot Area:	0.08 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,593
Title Number:	WM425591
UPRN:	100071340674

Price Estimate:	£425,000
Tenure:	Freehold

Local Area

Local Authority:	Solihull
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	- mb/s

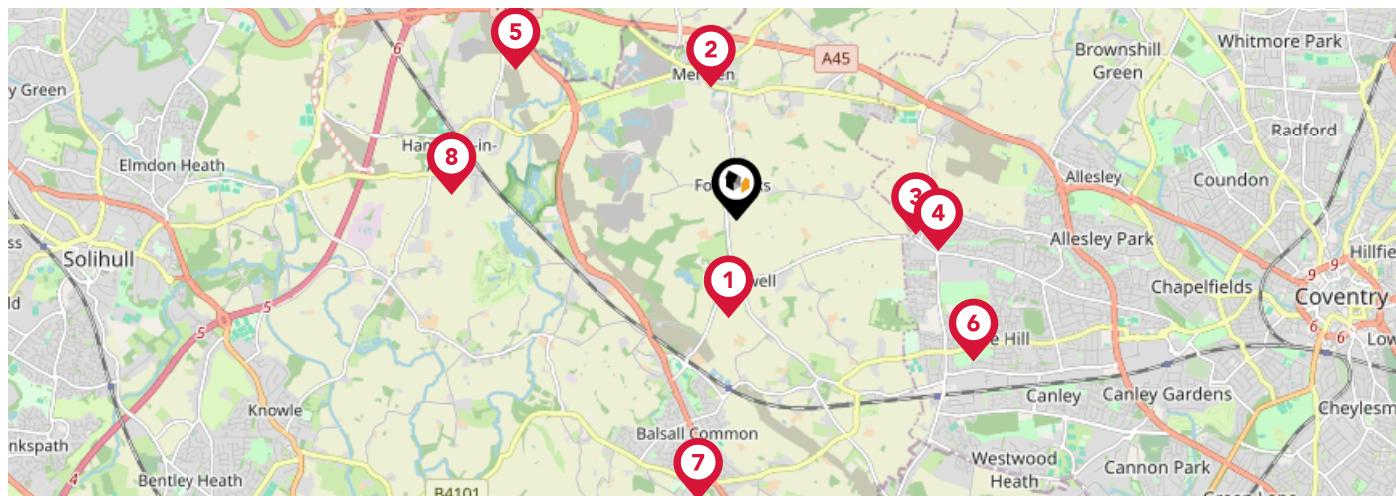
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

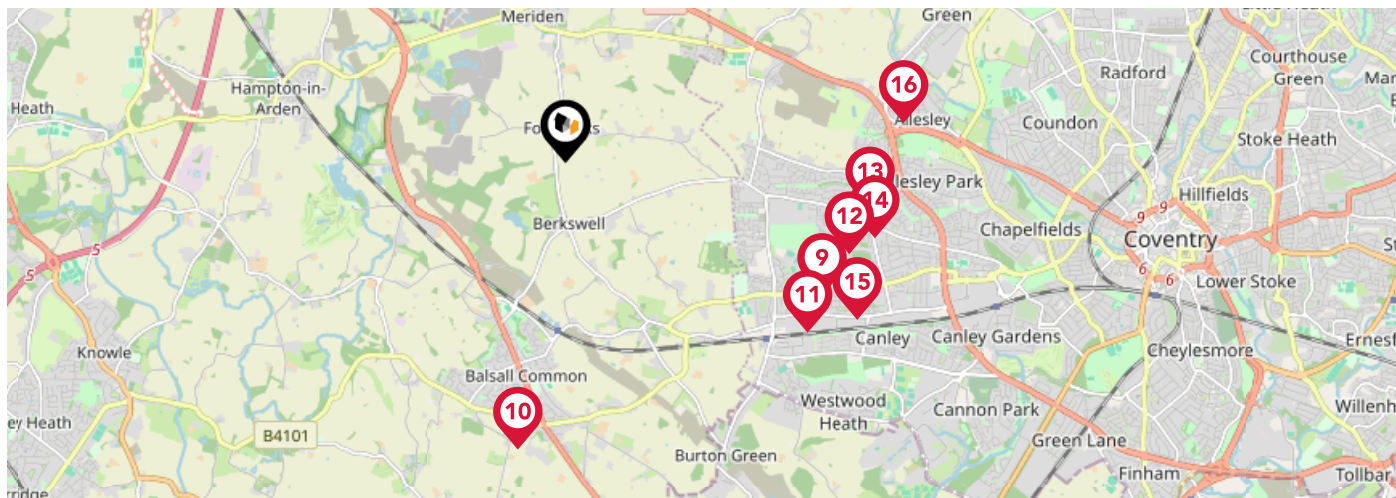










Area Schools



		Nursery	Primary	Secondary	College	Private
1	Berkswell Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 233 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meriden Church of England Primary School Ofsted Rating: Good Pupils: 217 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 179 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Eastern Green Junior School Ofsted Rating: Good Pupils: 227 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Island Project School Ofsted Rating: Inadequate Pupils: 17 Distance:2.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	West Coventry Academy Ofsted Rating: Requires Improvement Pupils: 1136 Distance:2.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Heart of England School Ofsted Rating: Good Pupils: 1220 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	George Fentham Endowed School Ofsted Rating: Outstanding Pupils: 229 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

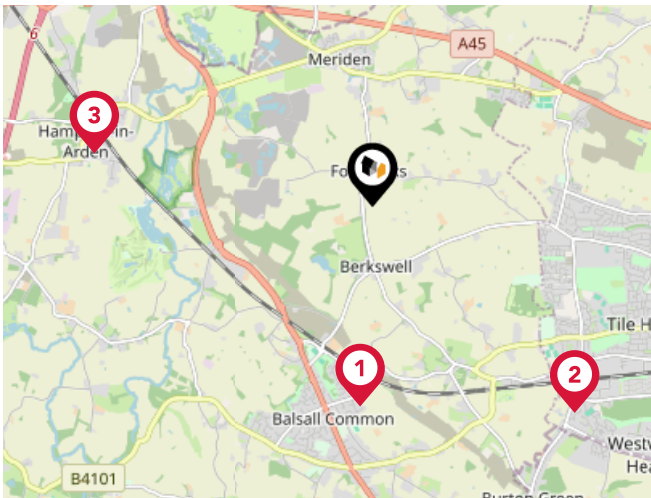
Area Schools



		Nursery	Primary	Secondary	College	Private
	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 222 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Balsall Common Primary School Ofsted Rating: Outstanding Pupils: 719 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Leigh Church of England Academy Ofsted Rating: Good Pupils: 222 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Limbrick Wood Primary School Ofsted Rating: Good Pupils: 183 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Hill Primary School Ofsted Rating: Good Pupils: 461 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mount Nod Primary School Ofsted Rating: Good Pupils: 329 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Allesley Primary School Ofsted Rating: Good Pupils: 417 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

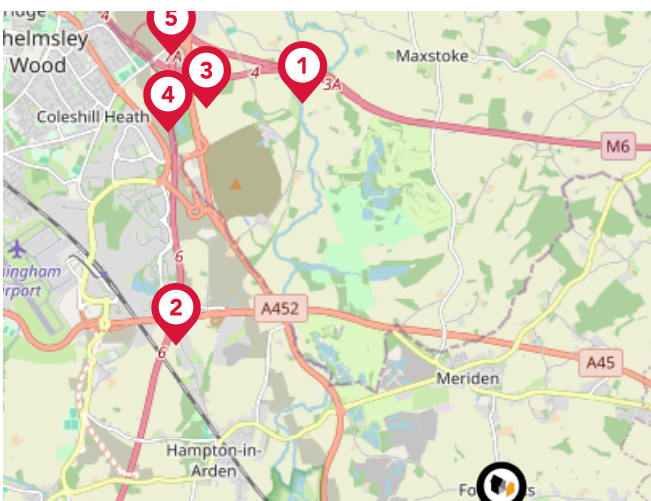
Area

Transport (National)



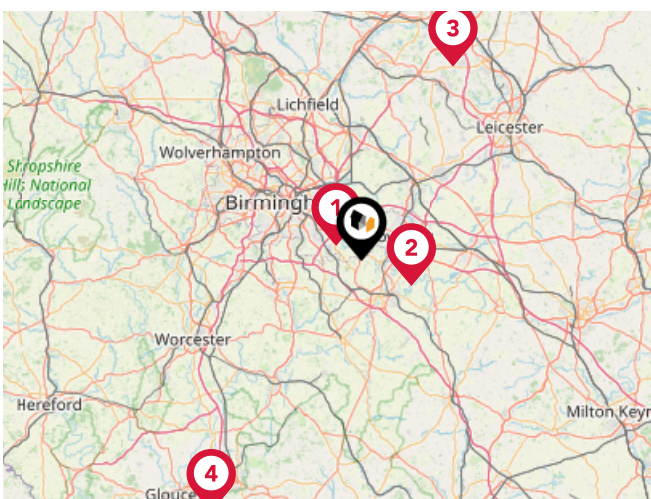
National Rail Stations

Pin	Name	Distance
1	Berkswell Rail Station	1.82 miles
2	Tile Hill Rail Station	2.62 miles
3	Hampton-in-Arden Rail Station	2.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3A	4.2 miles
2	M42 J6	3.35 miles
3	M6 J4	4.6 miles
4	M42 J7	4.64 miles
5	M42 J7A	5.17 miles

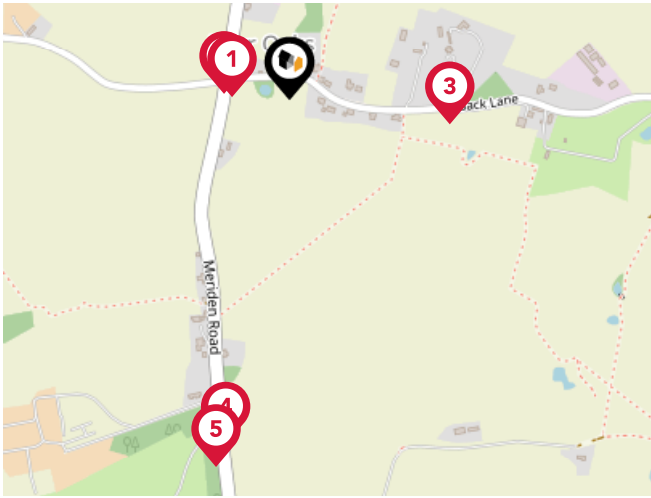


Airports/Helipads

Pin	Name	Distance
1	Birmingham International Airport	4.4 miles
2	Coventry Airport	7.92 miles
3	East Midlands Airport	30.88 miles
4	Gloucestershire Airport	42.7 miles

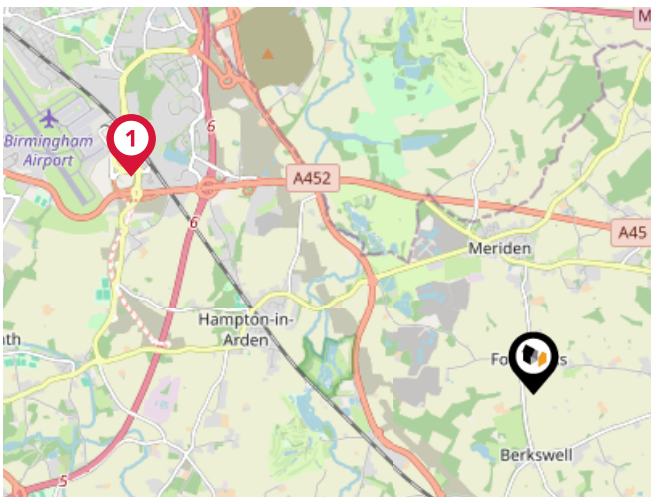
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Four Oaks	0.06 miles
2	Four Oaks	0.07 miles
3	Greenhayes	0.18 miles
4	Home Farm	0.4 miles
5	Home Farm	0.42 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	4.12 miles

Market Sold in Street



The Bungalow, Back Lane, Coventry, CV7 7LD			Detached House
Last Sold Date:	18/08/2022	30/04/2001	
Last Sold Price:	£575,000	£249,500	
The Cedars, Back Lane, Coventry, CV7 7LD			Detached House
Last Sold Date:	11/04/2022		
Last Sold Price:	£1,180,000		
Oak Farm, Back Lane, Coventry, CV7 7LD			other House
Last Sold Date:	31/03/2022		
Last Sold Price:	£904,000		
Four Oaks Barn, Back Lane, Coventry, CV7 7LD			other House
Last Sold Date:	29/09/2021		
Last Sold Price:	£1,260,000		
Barnacle Farm, Back Lane, Coventry, CV7 7LD			other House
Last Sold Date:	26/08/2020		
Last Sold Price:	£880,000		
Barnacle Cottage, Back Lane, Coventry, CV7 7LD			Detached House
Last Sold Date:	25/06/2020		
Last Sold Price:	£315,000		
Elysian Cottage, Back Lane, Coventry, CV7 7LD			Terraced House
Last Sold Date:	04/07/2019		
Last Sold Price:	£365,000		
Four Oaks House, Back Lane, Coventry, CV7 7LD			other House
Last Sold Date:	25/05/2018		
Last Sold Price:	£860,000		
Holly Oak, Back Lane, Coventry, CV7 7LD			Detached House
Last Sold Date:	23/03/2018	07/07/2015	
Last Sold Price:	£690,000	£530,000	
The Whitehouse Kennels, Back Lane, Coventry, CV7 7LD			Detached House
Last Sold Date:	11/12/2017	14/09/2001	
Last Sold Price:	£765,000	£337,500	
Oak House, Back Lane, Coventry, CV7 7LD			Detached House
Last Sold Date:	30/06/2017	31/05/2001	
Last Sold Price:	£810,000	£420,000	
Rosemary Cottage, Back Lane, Coventry, CV7 7LD			Detached House
Last Sold Date:	17/03/2017		
Last Sold Price:	£537,500		

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

Market Sold in Street



The Byre, Back Lane, Coventry, CV7 7LD							Detached House
Last Sold Date:	16/06/2016						
Last Sold Price:	£765,000						
Windy Nook, Back Lane, Coventry, CV7 7LD							Detached House
Last Sold Date:	30/04/2015	27/05/2005	10/11/2000	18/07/1997			
Last Sold Price:	£515,000	£492,000	£285,000	£235,000			
The Stables, Woodlands, Back Lane, Coventry, CV7 7LD							Terraced House
Last Sold Date:	10/08/2014						
Last Sold Price:	£195,000						
Barnett Cottage, Back Lane, Coventry, CV7 7LD							Detached House
Last Sold Date:	02/04/2014						
Last Sold Price:	£575,000						
Rock Farm, Back Lane, Coventry, CV7 7LD							Detached House
Last Sold Date:	10/12/2012	03/02/1995					
Last Sold Price:	£495,000	£187,000					
Mountain Ash, Back Lane, Coventry, CV7 7LD							Detached House
Last Sold Date:	29/10/2010	03/09/2004	12/07/2002	18/08/2000	26/06/1998	31/07/1995	
Last Sold Price:	£460,000	£410,000	£320,000	£249,000	£184,000	£132,000	
Deepdene, Back Lane, Coventry, CV7 7LD							Detached House
Last Sold Date:	23/12/2009						
Last Sold Price:	£545,000						
Moulin, Back Lane, Coventry, CV7 7LD							Semi-detached House
Last Sold Date:	29/09/2009	26/06/1996					
Last Sold Price:	£343,000	£125,000					
Roden Cottage, Back Lane, Coventry, CV7 7LD							Detached House
Last Sold Date:	26/02/2009						
Last Sold Price:	£277,500						
Sunnybank, Back Lane, Coventry, CV7 7LD							Detached House
Last Sold Date:	30/05/2008	30/04/2004	18/07/1997				
Last Sold Price:	£440,000	£370,000	£168,000				
Tree Tops, Back Lane, Coventry, CV7 7LD							Semi-detached House
Last Sold Date:	21/04/2006						
Last Sold Price:	£295,000						
The Cottage, Back Lane, Coventry, CV7 7LD							Detached House
Last Sold Date:	16/12/2005						
Last Sold Price:	£352,500						

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

Market Sold in Street



Bolberry Cottage, Back Lane, Coventry, CV7 7LD		Detached House
Last Sold Date:	30/07/2004	
Last Sold Price:	£232,000	
Holly Nook, Back Lane, Coventry, CV7 7LD		Detached House
Last Sold Date:	30/08/2002	
Last Sold Price:	£389,950	
Little Croft, Back Lane, Coventry, CV7 7LD		Detached House
Last Sold Date:	31/05/2000	25/07/1997
Last Sold Price:	£200,000	£143,000
The Haven, Back Lane, Coventry, CV7 7LD		Detached House
Last Sold Date:	08/06/1998	
Last Sold Price:	£171,371	
Willow Tree Cottage, Back Lane, Coventry, CV7 7LD		Detached House
Last Sold Date:	28/02/1995	
Last Sold Price:	£101,600	

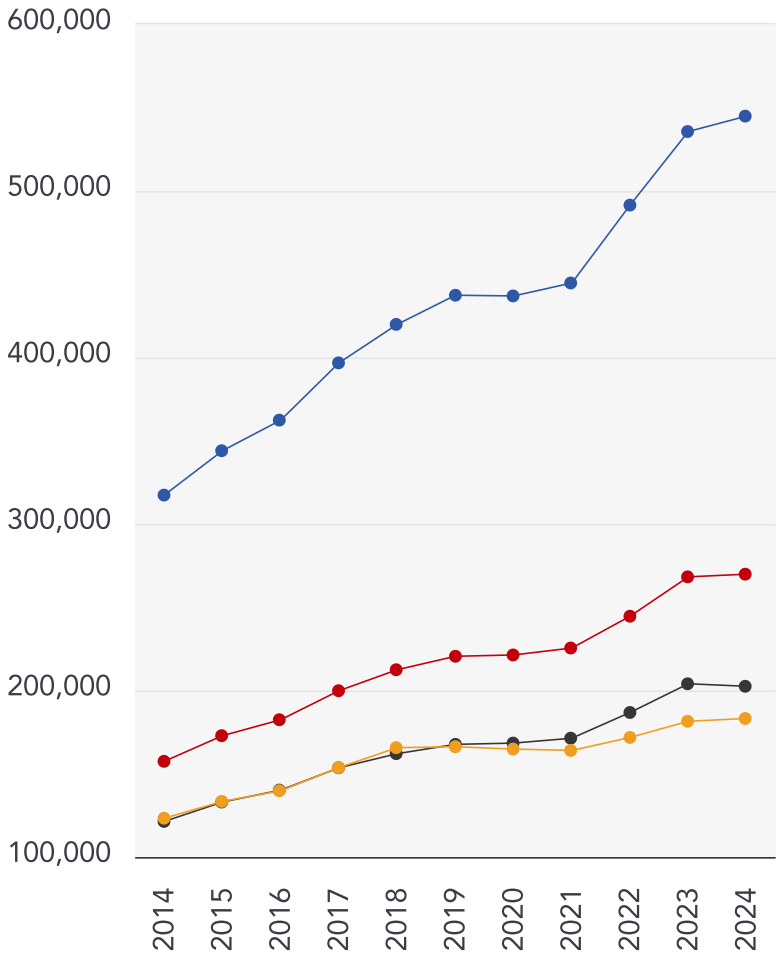
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Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV7



Detached

+71.71%

Semi-Detached

+71.36%

Terraced

+66.85%

Flat

+48.55%

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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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.

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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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