



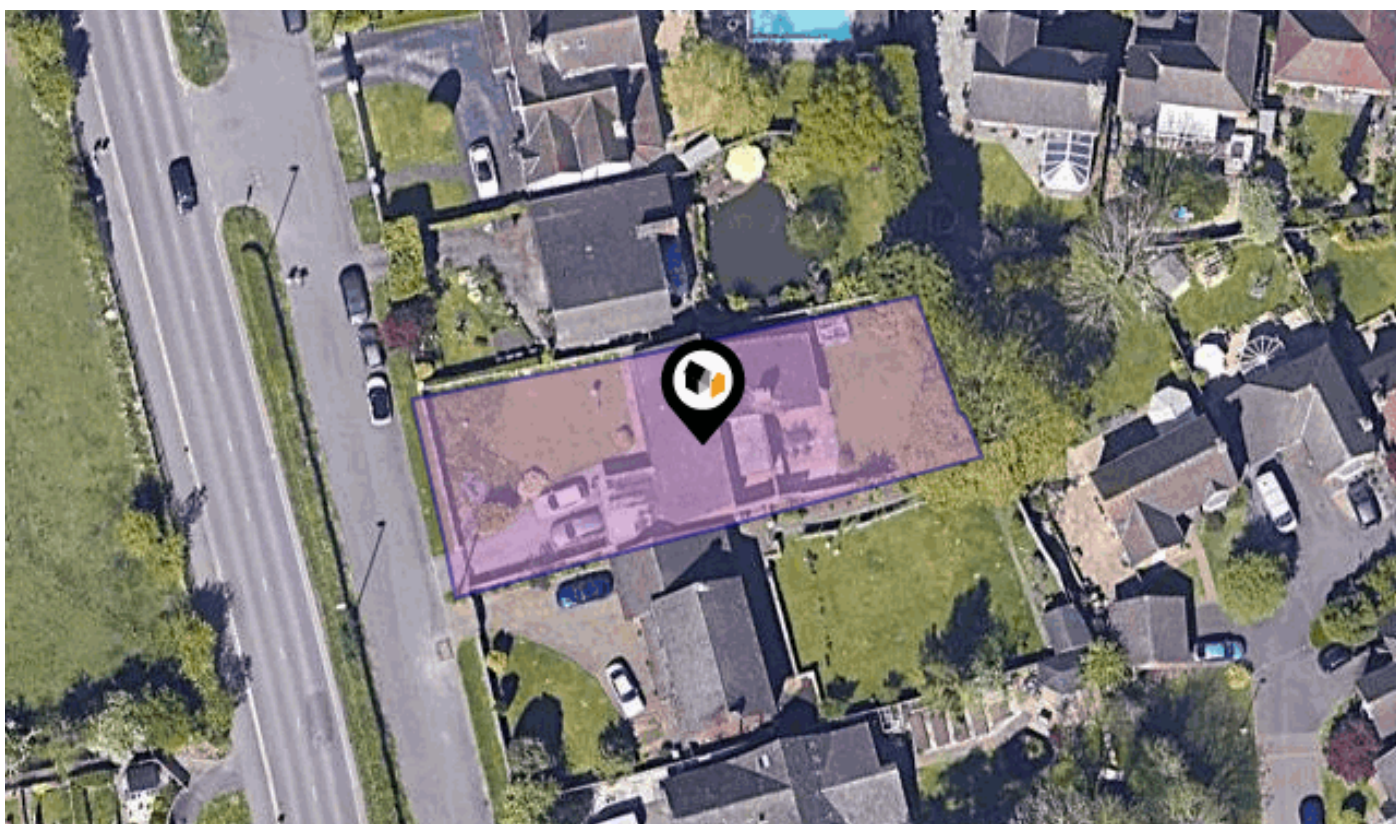
See More Online

Buyers and interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20th October 2023



BANNER LANE, COVENTRY, CV4

Price Estimate : £525,000

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 and interested parties

Your property details in brief.....

An architect designed three double bedroom detached bungalow

Substantial garage & landscaped driveway and foregardens

Private rear gardens & patio areas

Stunning vaulted roofs & split level dining & sitting area

Integrated kitchen with granite worksurfaces & solid wooden flooring

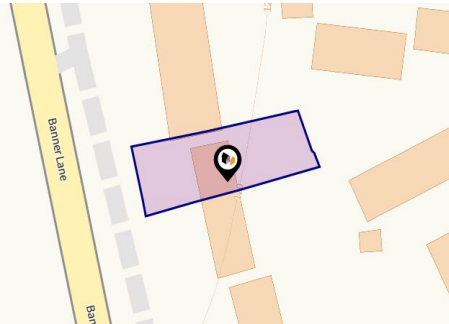
Gas centrally heated & double glazed throughout

Stylish en suite shower room & family bathroom

EPC D rated, Total Measurements: 1185 Sq.Ft or 110 Total 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

Type:	Detached
Bedrooms:	3
Floor Area:	1,184 ft ² / 110 m ²
Plot Area:	0.17 acres
Year Built :	1967-1975
Council Tax :	Band F
Annual Estimate:	£2,999
Title Number:	WM698942
UPRN:	100071315238

Last Sold £/ft²:	£368
Price Estimate:	£525,000
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)

19 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Banner Lane, CV4

Energy rating

D

Valid until 02.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property

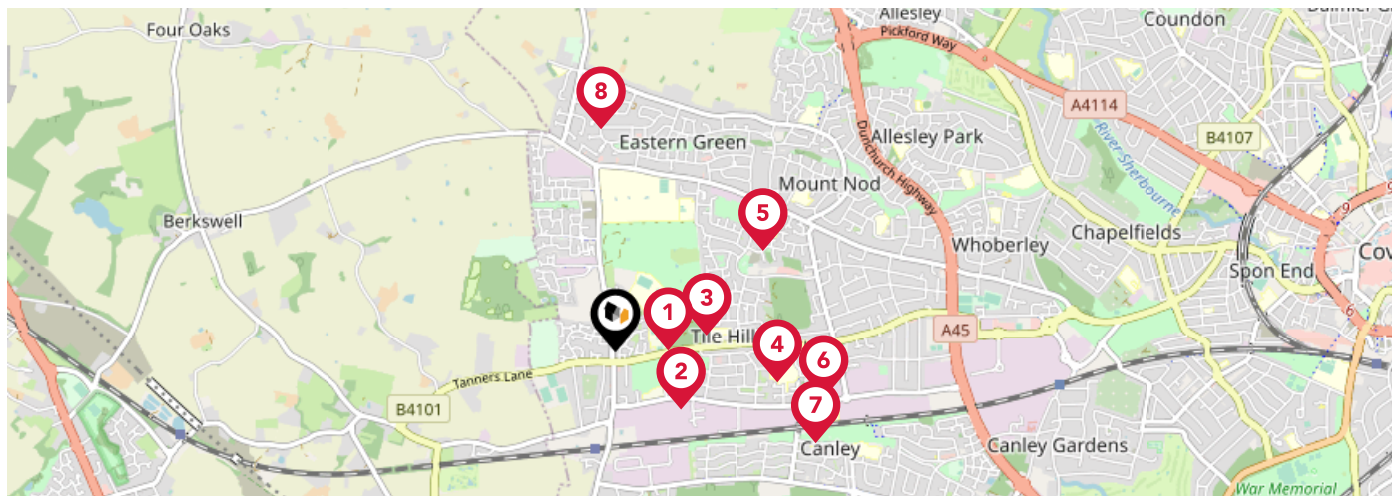
EPC - Additional Data



Additional EPC Data

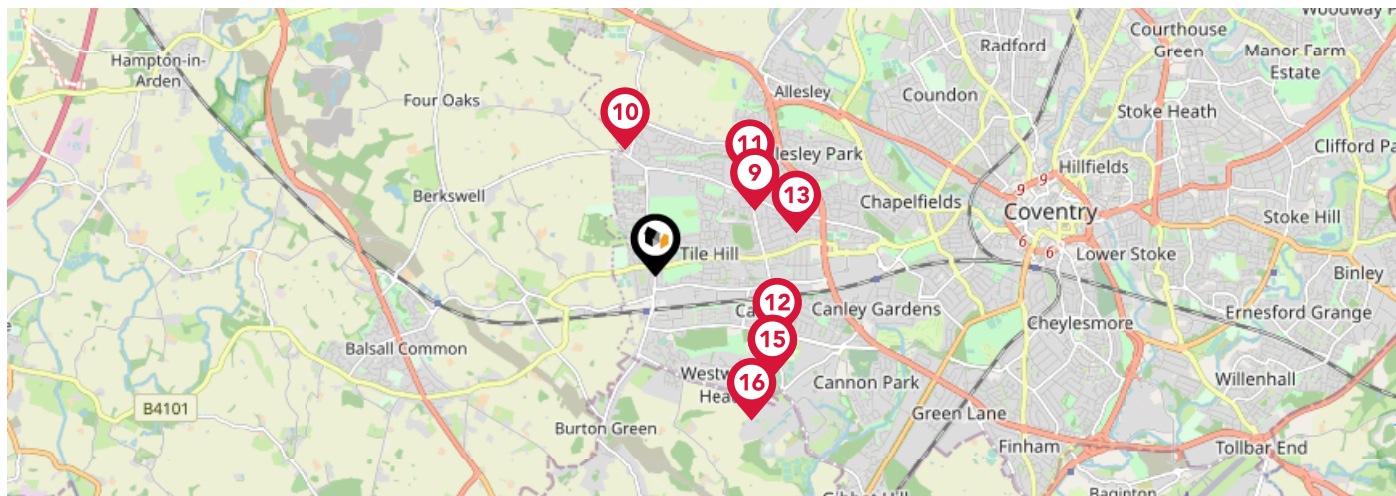
Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	110 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	West Coventry Academy Ofsted Rating: Requires Improvement Pupils: 1136 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Leigh Church of England Academy Ofsted Rating: Good Pupils: 222 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady of the Assumption Catholic Primary School Ofsted Rating: Good Pupils: 222 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Limbrick Wood Primary School Ofsted Rating: Good Pupils: 183 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Templars Primary School Ofsted Rating: Good Pupils: 594 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Finham Park 2 Ofsted Rating: Good Pupils: 593 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Eastern Green Junior School Ofsted Rating: Good Pupils: 227 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

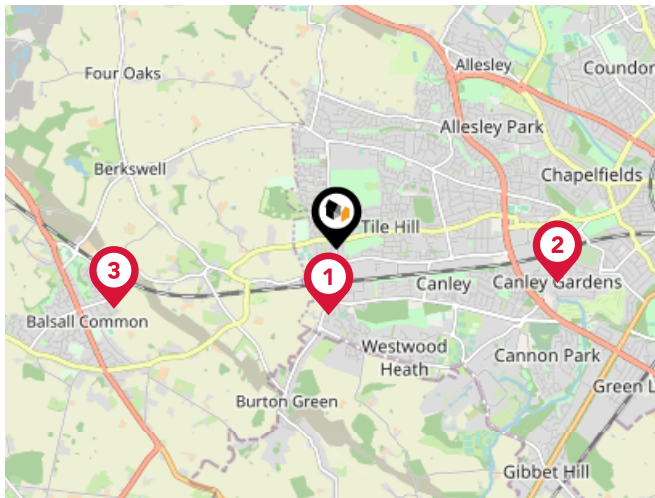
Area Schools



		Nursery	Primary	Secondary	College	Private
	Mount Nod Primary School Ofsted Rating: Good Pupils: 329 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church of England Infant School Ofsted Rating: Good Pupils: 179 Distance:1.18	<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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charter Primary School Ofsted Rating: Inadequate Pupils:0 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 209 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 403 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Westwood Academy Ofsted Rating: Good Pupils: 611 Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The National Mathematics and Science College Ofsted Rating: Good Pupils: 51 Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

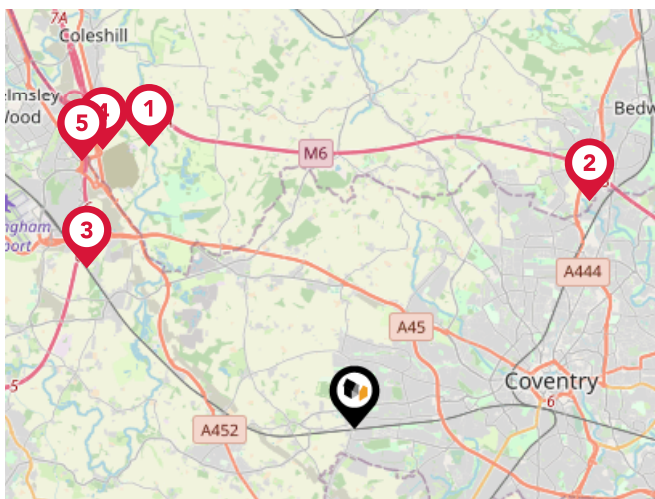
Area

Transport (National)



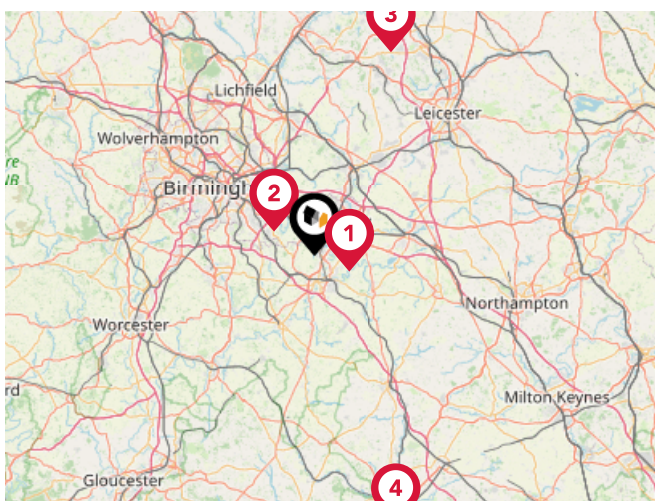
National Rail Stations

Pin	Name	Distance
1	Tile Hill Rail Station	0.59 miles
2	Canley Rail Station	2.02 miles
3	Berkswell Rail Station	2.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3A	6.29 miles
2	M6 J3	5.92 miles
3	M42 J6	5.64 miles
4	M6 J4	6.8 miles
5	M42 J7	6.89 miles

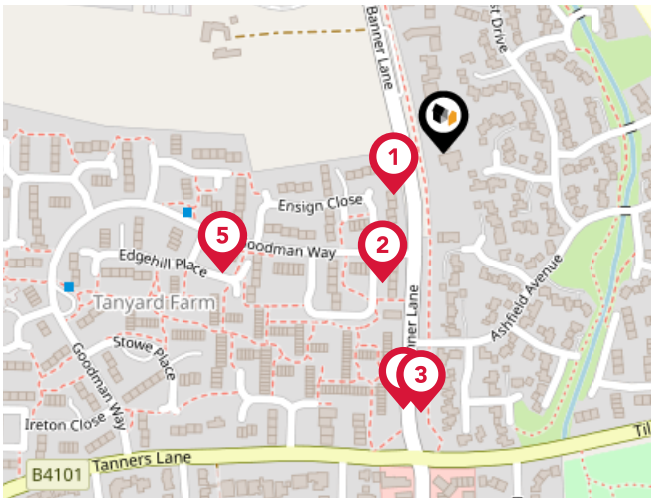


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	5.64 miles
2	Birmingham International Airport	6.69 miles
3	East Midlands Airport	31.33 miles
4	London Oxford Airport	41.26 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Goodman Way	0.04 miles
2	Banner Lane	0.08 miles
3	Tile Hill Lane	0.15 miles
4	Tile Hill Lane	0.15 miles
5	Edgehill Place	0.14 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	6.41 miles

Market Sold in Street



Graylands, Banner Lane, Coventry, CV4 9GH			Detached House
Last Sold Date:	21/06/2021	01/04/1999	
Last Sold Price:	£436,400	£166,000	
The Pleck, Banner Lane, Coventry, CV4 9GH			Detached House
Last Sold Date:	05/11/2020	29/08/2002	
Last Sold Price:	£700,000	£287,500	
124, Banner Lane, Coventry, CV4 9GH			Detached House
Last Sold Date:	17/08/2018		
Last Sold Price:	£353,750		
122, Banner Lane, Coventry, CV4 9GH			Detached House
Last Sold Date:	05/05/2018	10/04/2015	
Last Sold Price:	£350,000	£315,000	
Conway Farm Barn, 101, Banner Lane, Coventry, CV4 9GH			Detached House
Last Sold Date:	01/04/2015		
Last Sold Price:	£190,000		
Backwater, Banner Lane, Coventry, CV4 9GH			Detached House
Last Sold Date:	11/12/2006		
Last Sold Price:	£249,000		
Woodhouse, Banner Lane, Coventry, CV4 9GH			Detached House
Last Sold Date:	23/01/1998	19/12/1997	
Last Sold Price:	£145,000	£145,000	

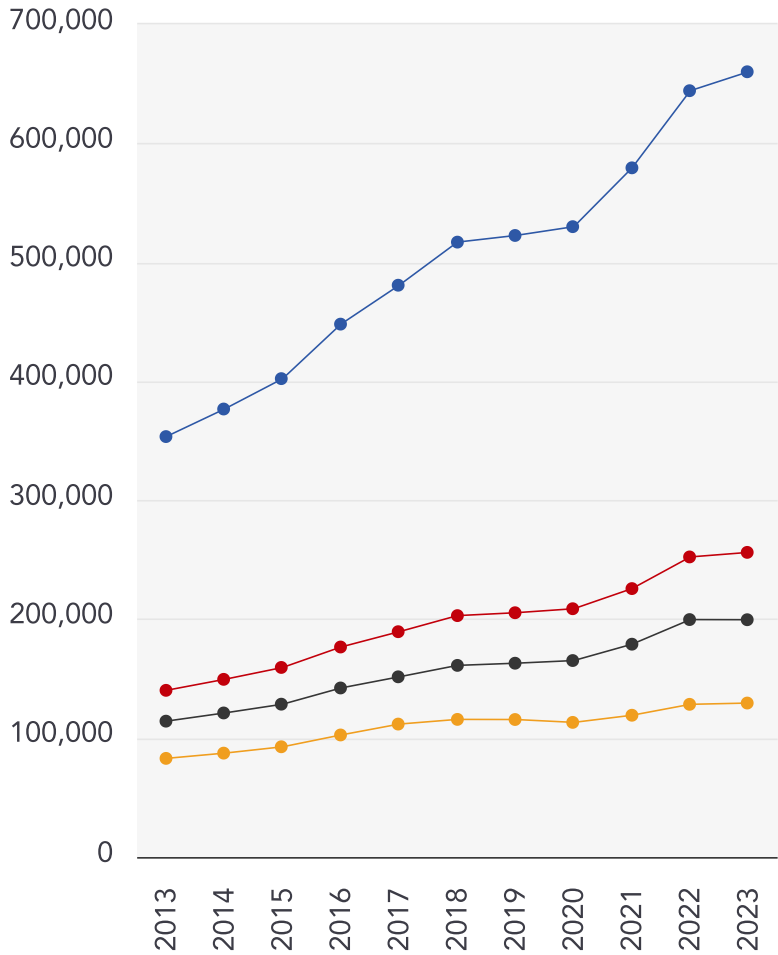
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV4



Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%

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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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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