



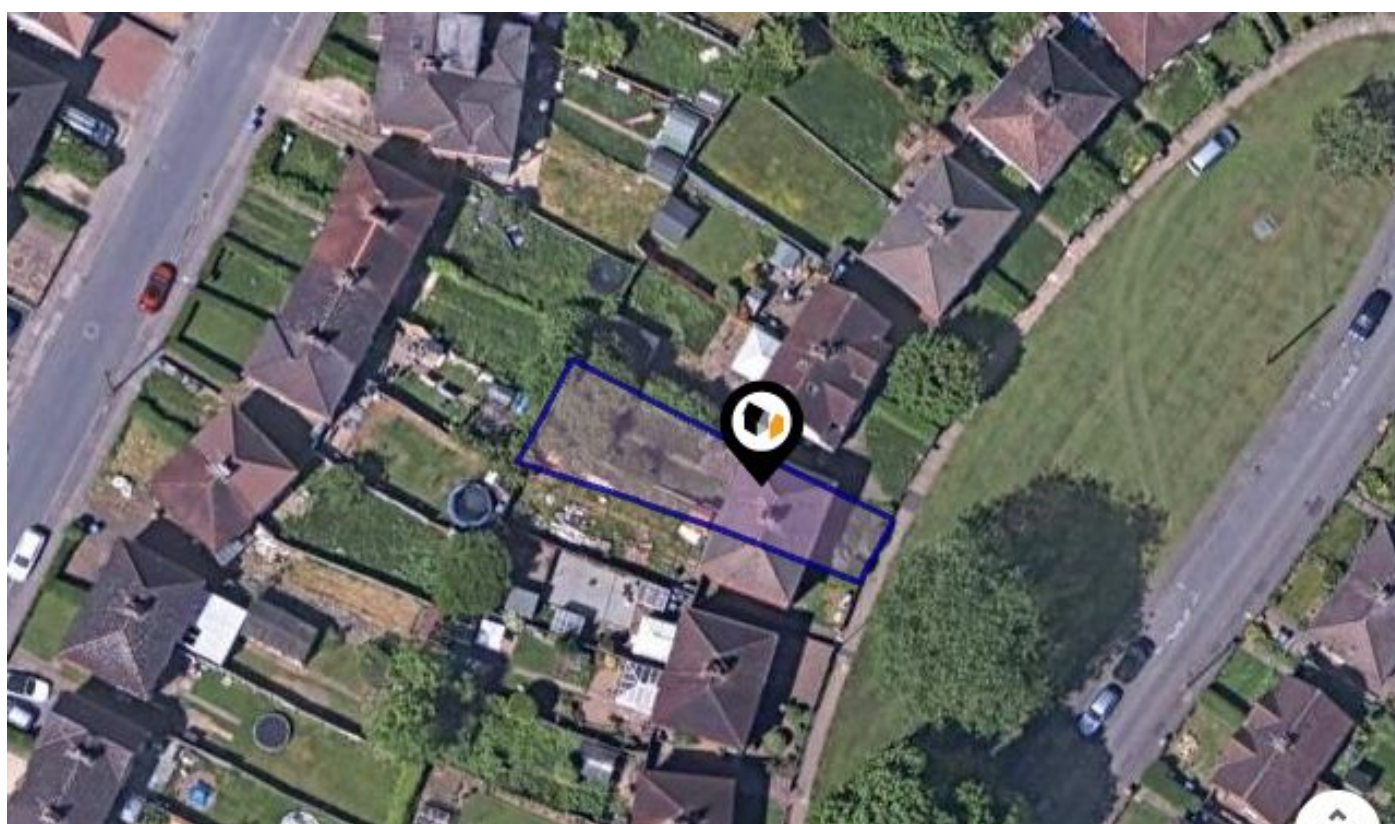
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 01st July 2025



MOAT HOUSE LANE, COVENTRY, CV4

OIRO : £245,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A three bedroom semi detached home

Set beyond a leafy "green" within quiet cul de sac

Sitting room & kitchen breakfast room

1st floor bathroom & ground floor cloakroom

Generous rear gardens with gated side access

Modern boiler & double glazed throughout

Within easy reach of The University of Warwick & the A45

EPC Rating E (prior to new boiler), Total 799 Sq.Ft or Total 74.3 Sq.M, 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@walmsleysthewaytomove.co.uk or 0330 1180 062



Property

Type:	Semi-Detached	OIRO:	£245,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	799 ft ² / 74 m ²		
Plot Area:	0.06 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WM433896		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	54 mb/s	1800 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				

Property EPC - Certificate



Moat House Lane, CV4

Energy rating

E

Valid until 16.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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 78% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	69 m ²

Market Sold in Street



31, Moat House Lane, Coventry, CV4 8EF				
Last Sold Date:	12/12/2024	25/08/2021	05/08/2011	11/01/1999
Last Sold Price:	£210,000	£208,000	£124,450	£43,500
23, Moat House Lane, Coventry, CV4 8EF				
Last Sold Date:	22/09/2023			
Last Sold Price:	£282,000			
27, Moat House Lane, Coventry, CV4 8EF				
Last Sold Date:	12/05/2022	28/10/2009		
Last Sold Price:	£247,500	£135,000		
33, Moat House Lane, Coventry, CV4 8EF				
Last Sold Date:	24/01/2020			
Last Sold Price:	£170,000			
21, Moat House Lane, Coventry, CV4 8EF				
Last Sold Date:	29/05/2019	08/06/2015	03/07/1998	
Last Sold Price:	£232,000	£135,000	£37,500	
4, Moat House Lane, Coventry, CV4 8EF				
Last Sold Date:	17/08/2018			
Last Sold Price:	£184,500			
29, Moat House Lane, Coventry, CV4 8EF				
Last Sold Date:	27/04/2018	27/05/2005		
Last Sold Price:	£230,000	£132,000		
7, Moat House Lane, Coventry, CV4 8EF				
Last Sold Date:	31/01/2018	21/03/2000		
Last Sold Price:	£250,000	£50,000		
41, Moat House Lane, Coventry, CV4 8EF				
Last Sold Date:	26/09/2017	08/08/2011	09/12/2002	
Last Sold Price:	£3,174,837	£150,000	£31,350	
19, Moat House Lane, Coventry, CV4 8EF				
Last Sold Date:	24/09/2010	31/05/2002		
Last Sold Price:	£130,500	£59,995		
9, Moat House Lane, Coventry, CV4 8EF				
Last Sold Date:	26/08/2005			
Last Sold Price:	£123,000			
1, Moat House Lane, Coventry, CV4 8EF				
Last Sold Date:	21/06/2004	29/11/2001		
Last Sold Price:	£134,000	£73,000		

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

Market Sold in Street



6, Moat House Lane, Coventry, CV4 8EF

Last Sold Date:	16/06/2000
Last Sold Price:	£47,000

10, Moat House Lane, Coventry, CV4 8EF

Last Sold Date:	02/02/2000	29/12/1997
Last Sold Price:	£43,750	£38,000

15, Moat House Lane, Coventry, CV4 8EF

Last Sold Date:	17/04/1998
Last Sold Price:	£37,500

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

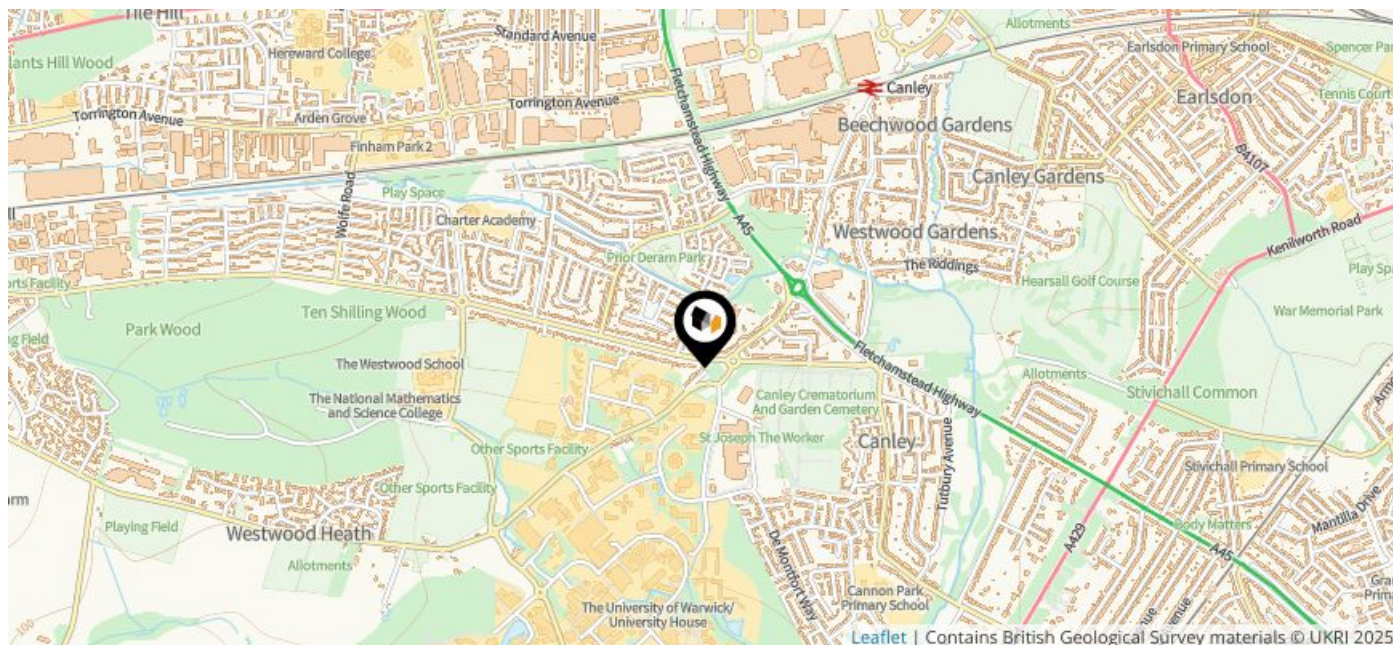
Detached	+70.17%
Semi-Detached	+72.14%
Terraced	+66.07%
Flat	+48.62%

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.

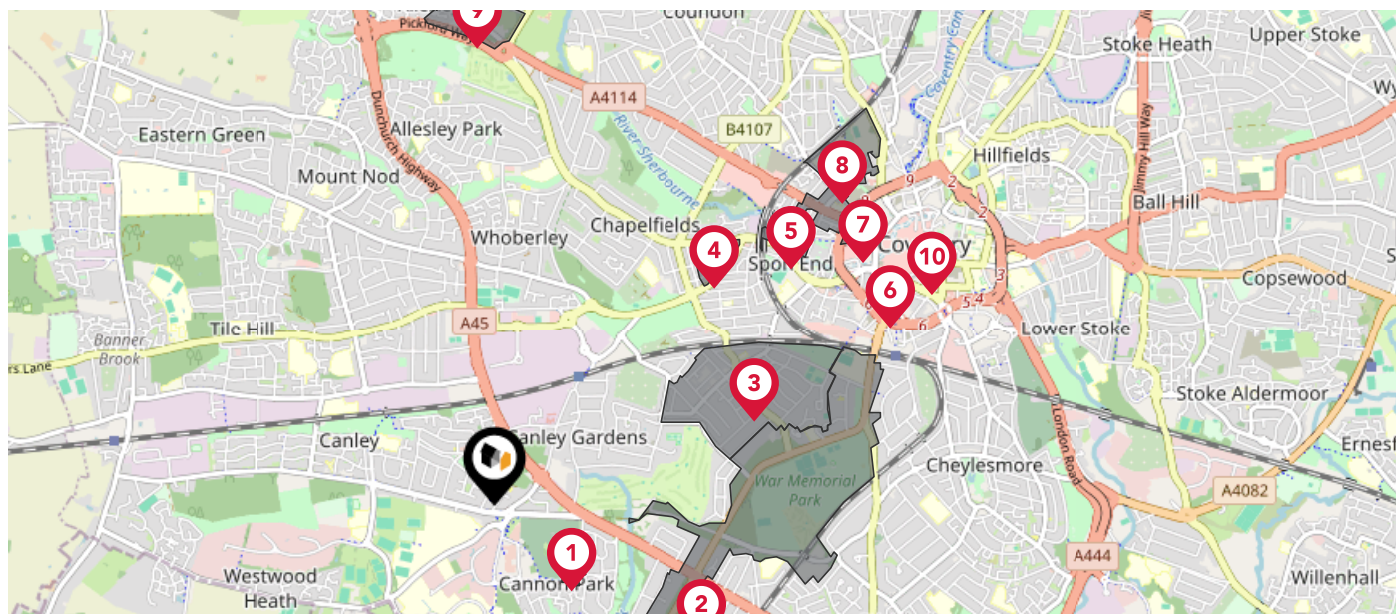
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

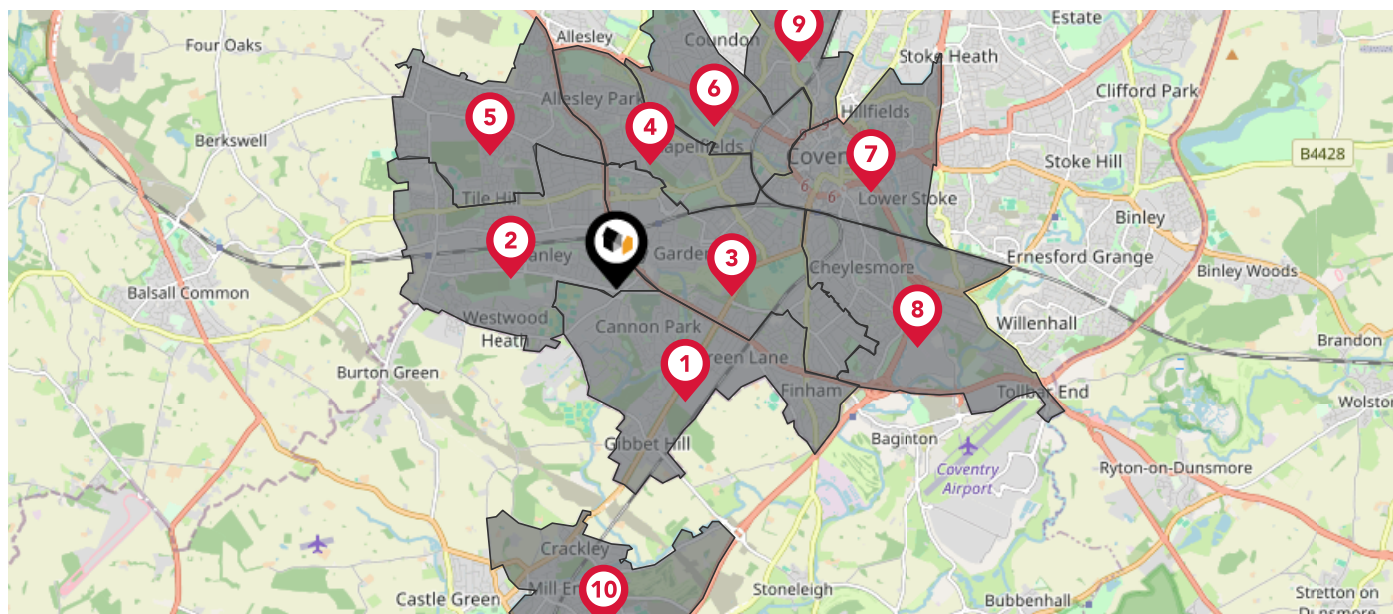
- 1 Ivy Farm Lane (Canley Hamlet)
- 2 Kenilworth Road
- 3 Earlsdon
- 4 Chapelfields
- 5 Spon End
- 6 Greyfriars Green
- 7 Spon Street
- 8 Naul's Mill
- 9 Allesley Village
- 10 High Street

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

Wainbody Ward

2

Westwood Ward

3

Earlsdon Ward

4

Whoberley Ward

5

Woodlands Ward

6

Sherbourne Ward

7

St. Michael's Ward

8

Cheylesmore Ward

9

Radford Ward

10

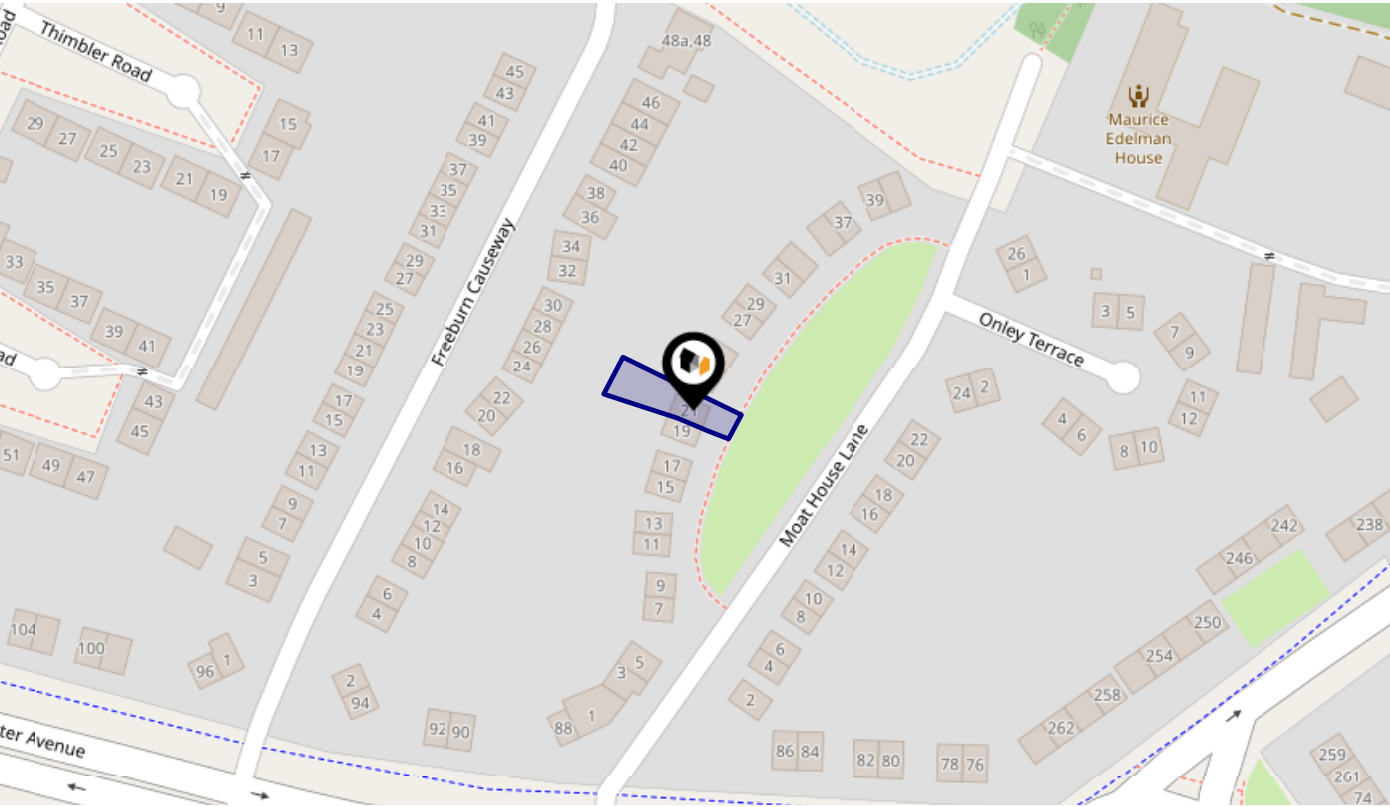
Kenilworth Park Hill Ward

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.

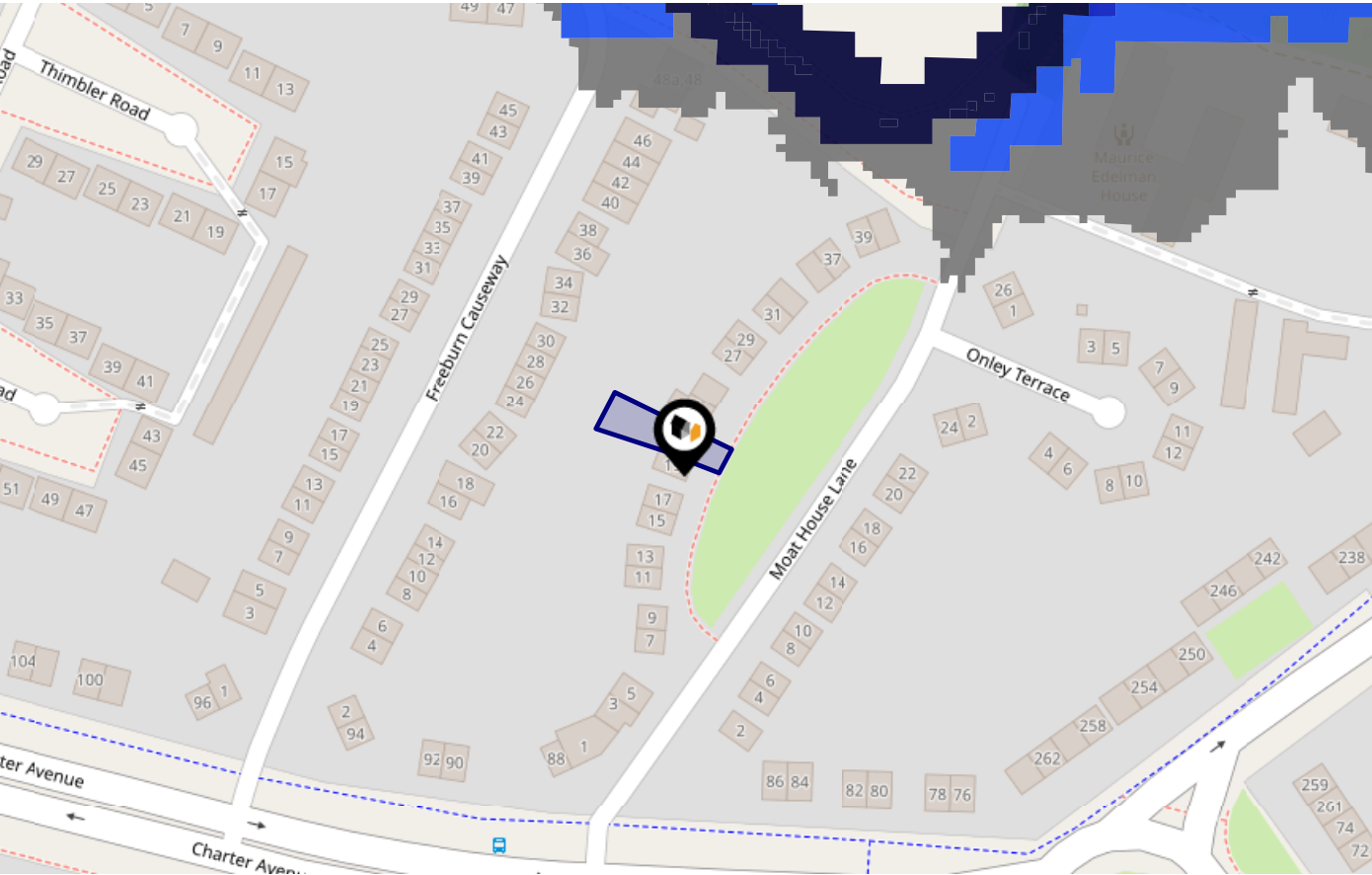
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

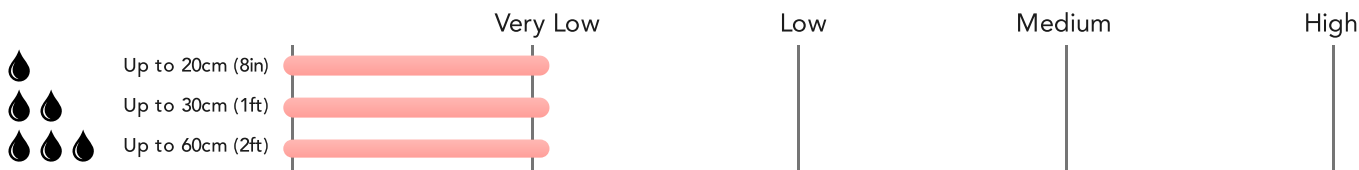


Risk Rating: Very low

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.

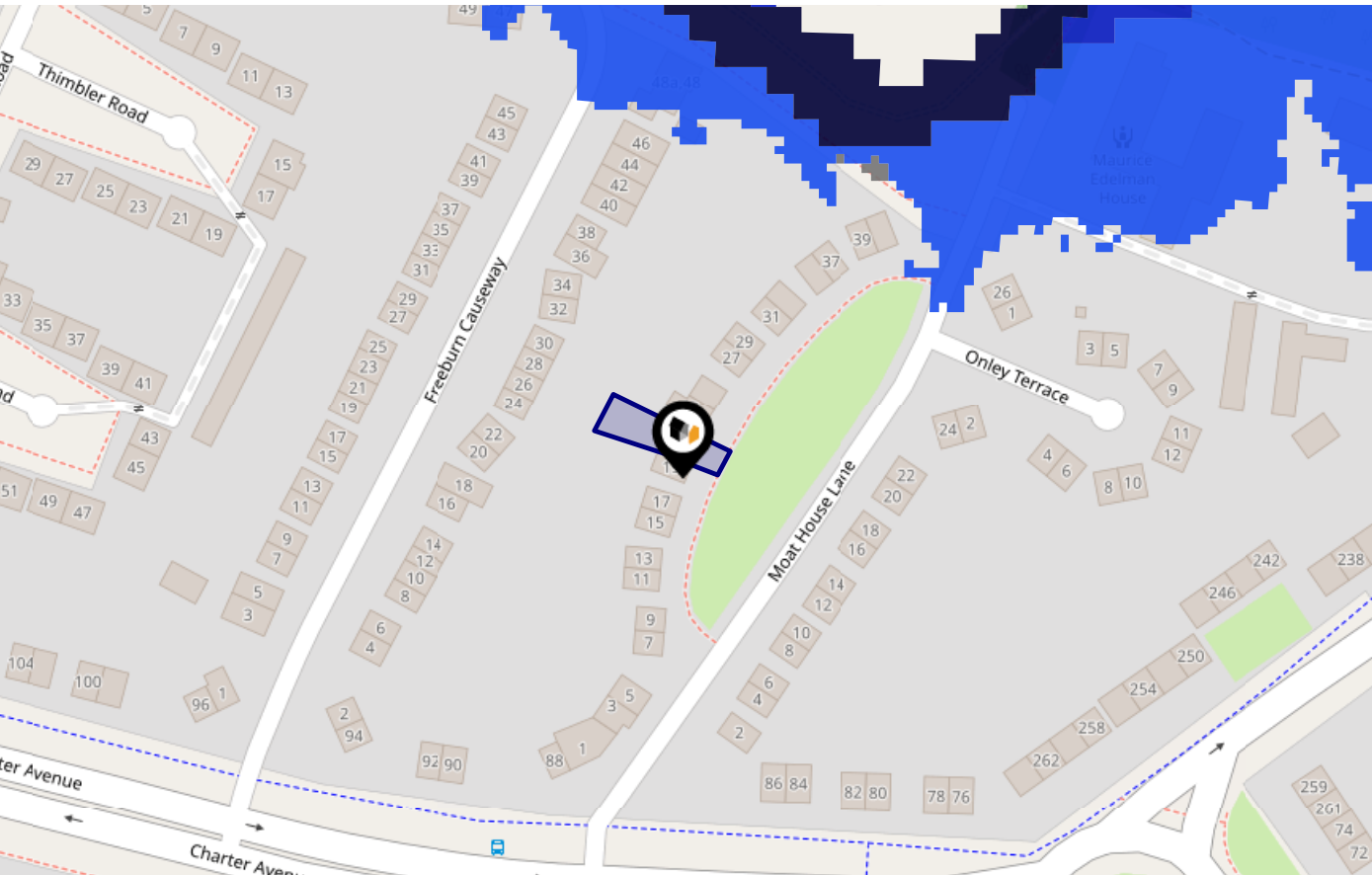
Chance of flooding to the following depths at this property:



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.

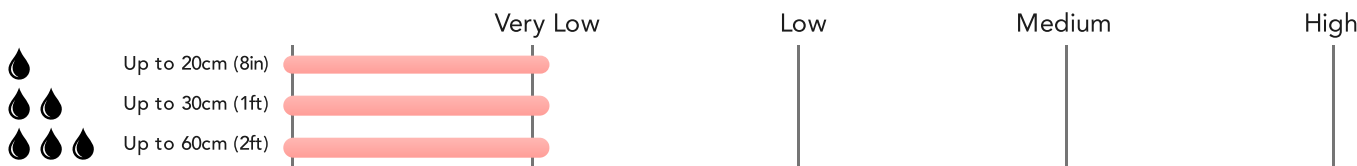


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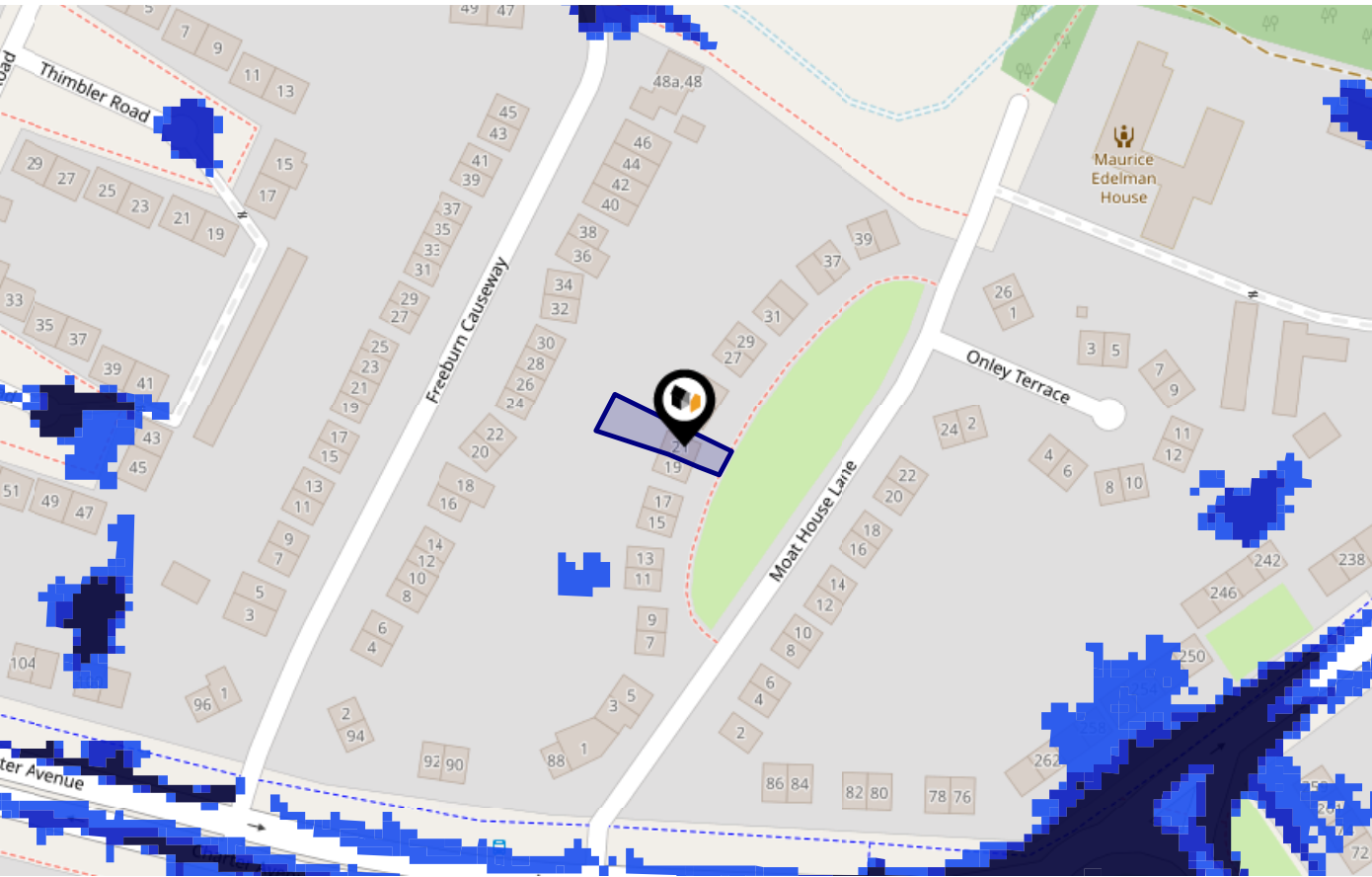
Chance of flooding to the following depths at this property:



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.

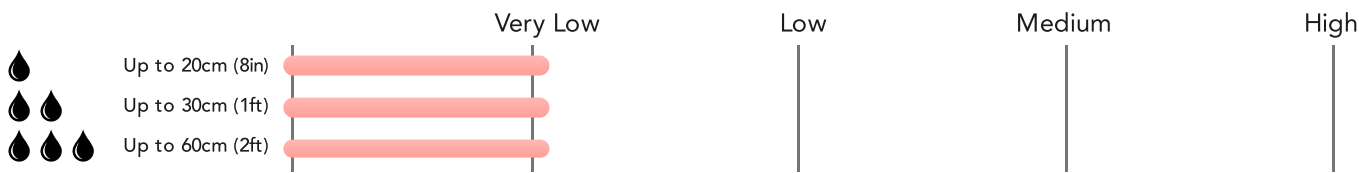


Risk Rating: Very low

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- 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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

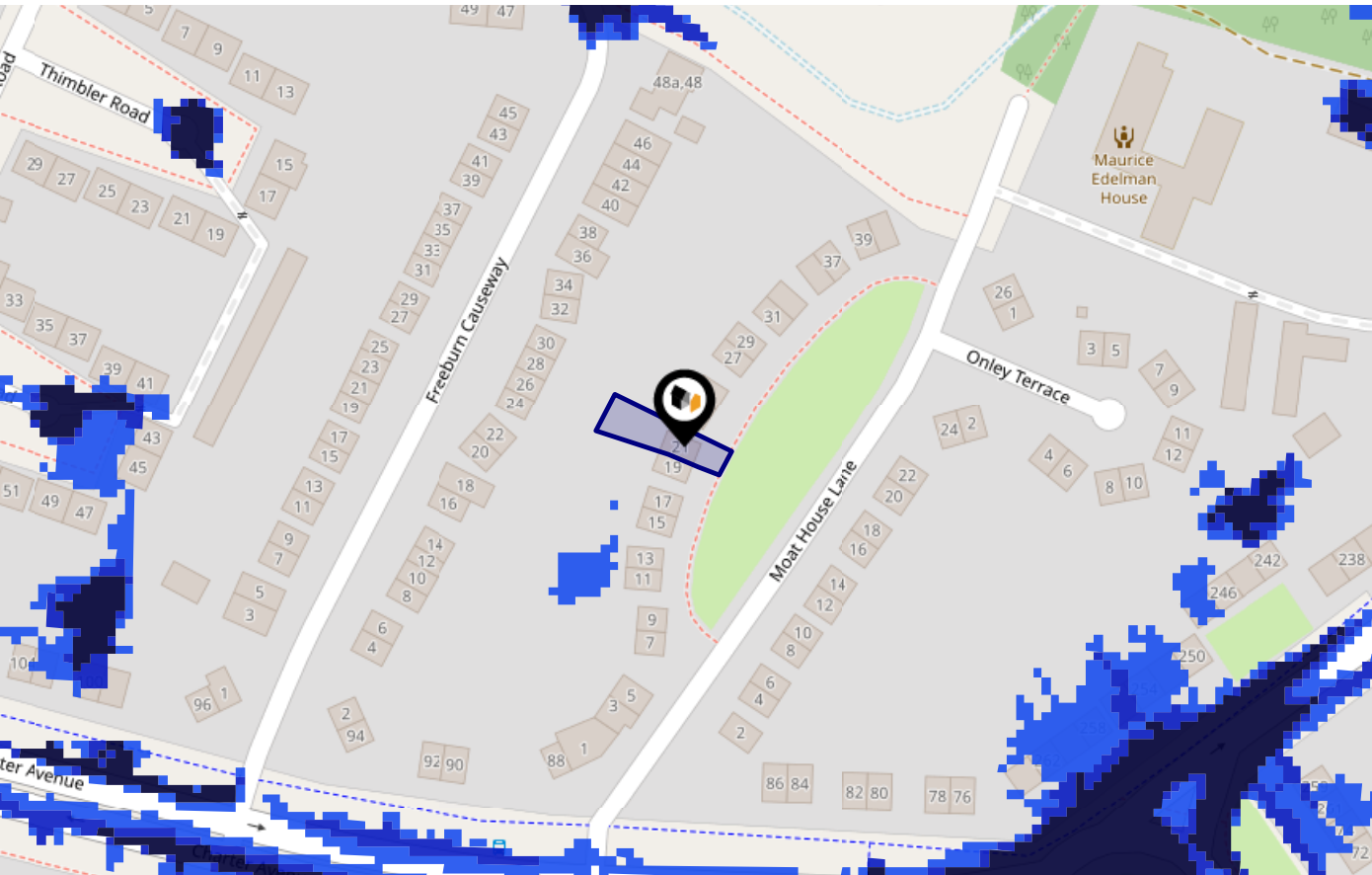
Chance of flooding to the following depths at this property:



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.

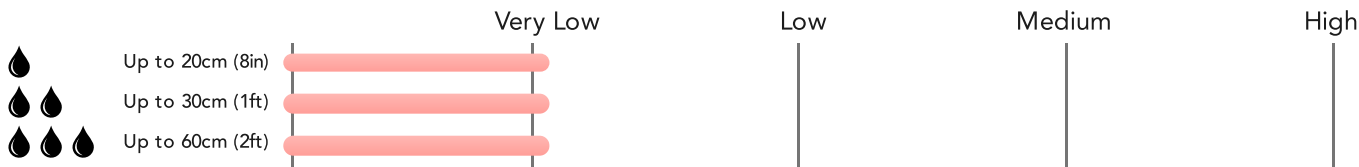


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Chance of flooding to the following depths at this property:

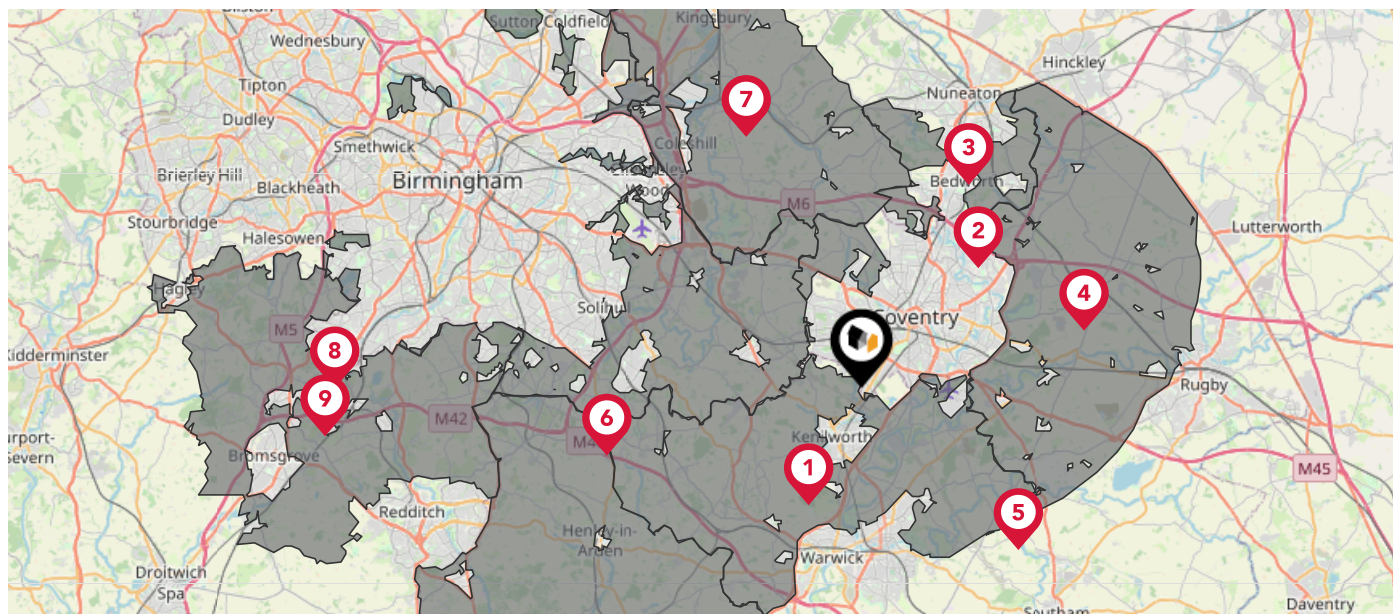


Maps










Green Belt



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



Nearby Green Belt Land

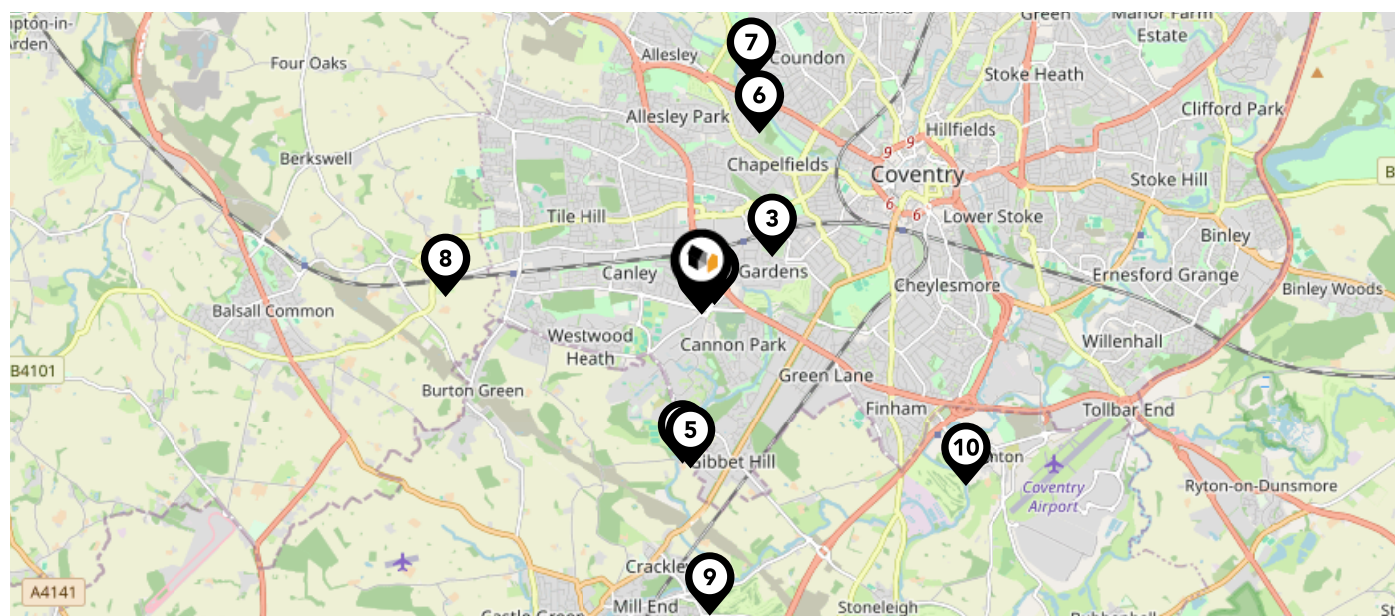
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt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

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

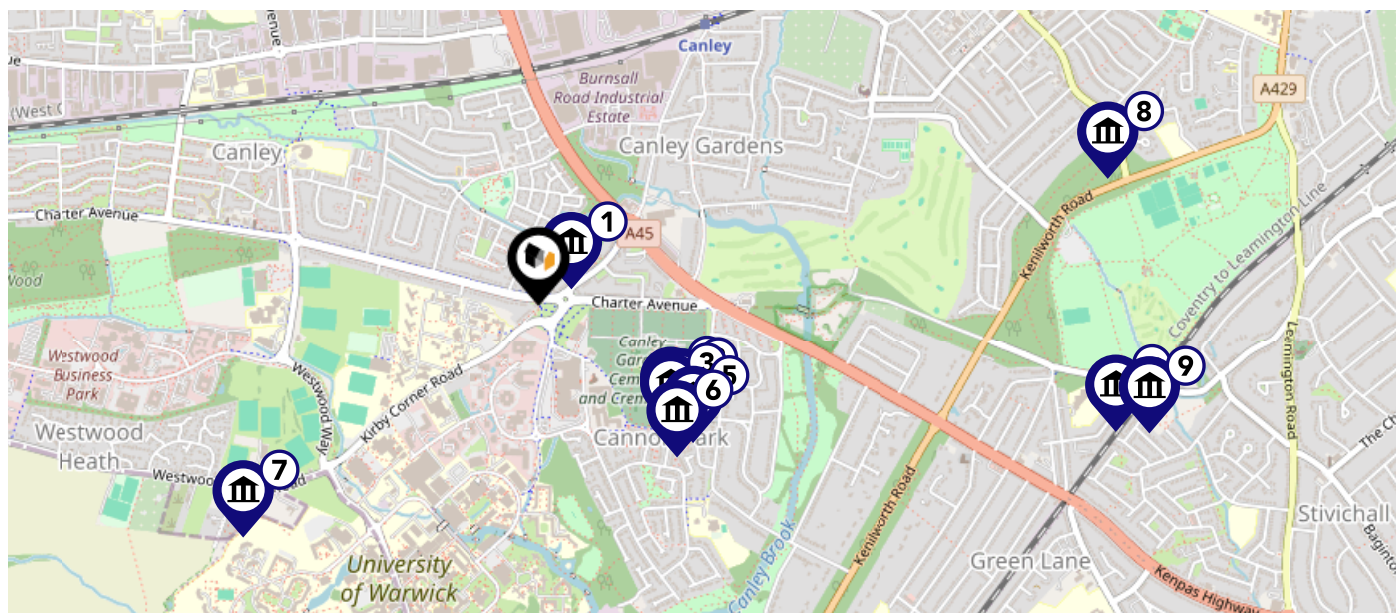
1	Prior Deram Park-Canley, Coventry	Historic Landfill	
2	Fletchamstead Highway-Canley, Coventry	Historic Landfill	
3	Hearsall Common-Whoberley, Coventry	Historic Landfill	
4	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
5	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
6	Holyhead Road-Coundon, Coventry	Historic Landfill	
7	Coundon Social Club-Coundon, Coventry	Historic Landfill	
8	Duggins Lane-Berkswell, Solihull, West Midlands	Historic Landfill	
9	The Old Sewerage Works, Off Dalehouse Lane, Kenilworth-Old Sewerage Works, Dalehouse Lane, Kenilworth, Warwickshire	Historic Landfill	
10	Hall Drive-Baginton	Historic Landfill	











Maps

Listed Buildings

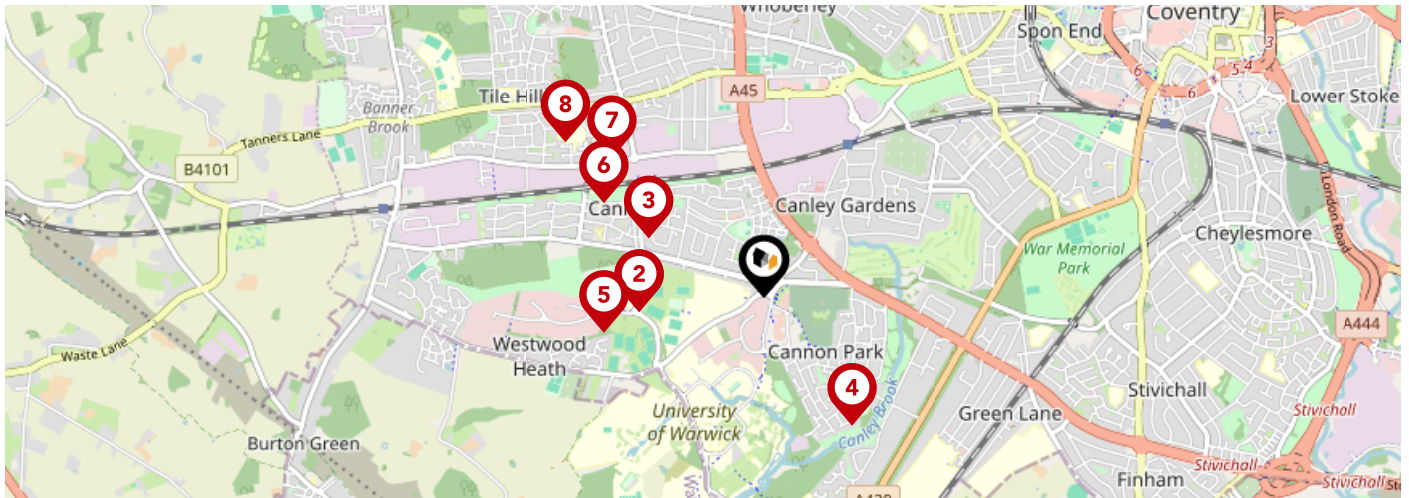


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



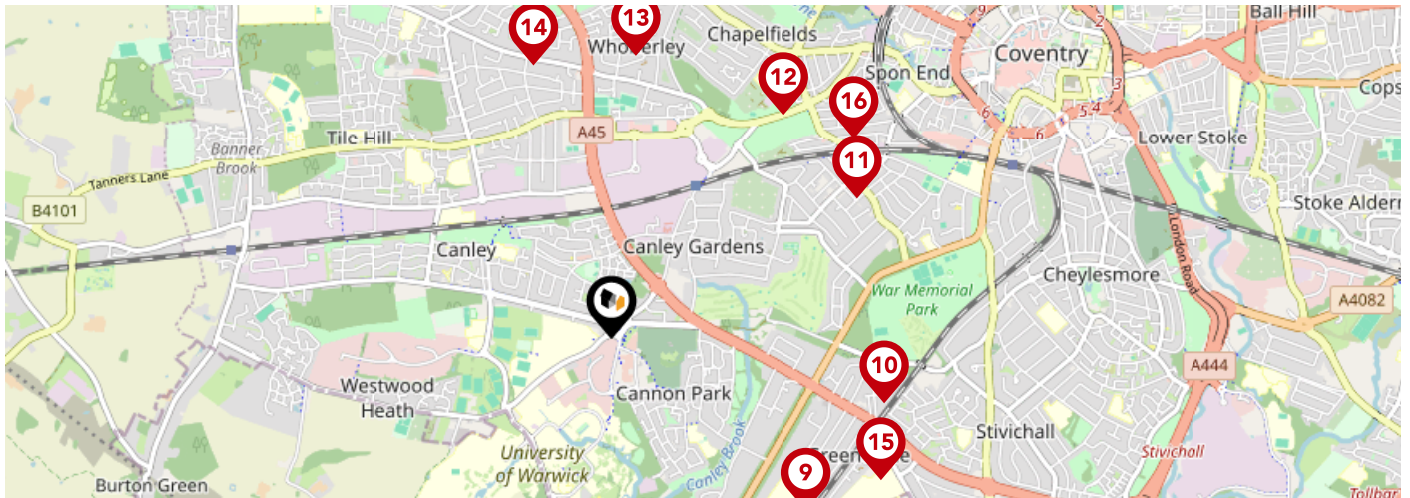
Listed Buildings in the local district	Grade	Distance
 1076627 - The Moat House The Moat House And Barn	Grade II	0.1 miles
 1076618 - Ivy Farmhouse	Grade II	0.4 miles
 1342915 - Stables At Ivy Farm	Grade II	0.4 miles
 1138979 - Barn At Ivy Farm	Grade II	0.4 miles
 1342914 - Canley Hall Farmhouse	Grade II	0.5 miles
 1076619 - Canley Hall Farmhouses	Grade II	0.5 miles
 1076582 - Church Of St John The Baptist	Grade II	0.8 miles
 1443610 - Earlsdon Drinking Fountain	Grade II	1.3 miles
 1076608 - Bridge Cottage	Grade II	1.4 miles
 1265651 - Stivichall Animal Pound	Grade II	1.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The National Mathematics and Science College Ofsted Rating: Not Rated Pupils: 137 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Templars Primary School Ofsted Rating: Good Pupils: 666 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hereward College of Further Education Ofsted Rating: Good Pupils:0 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

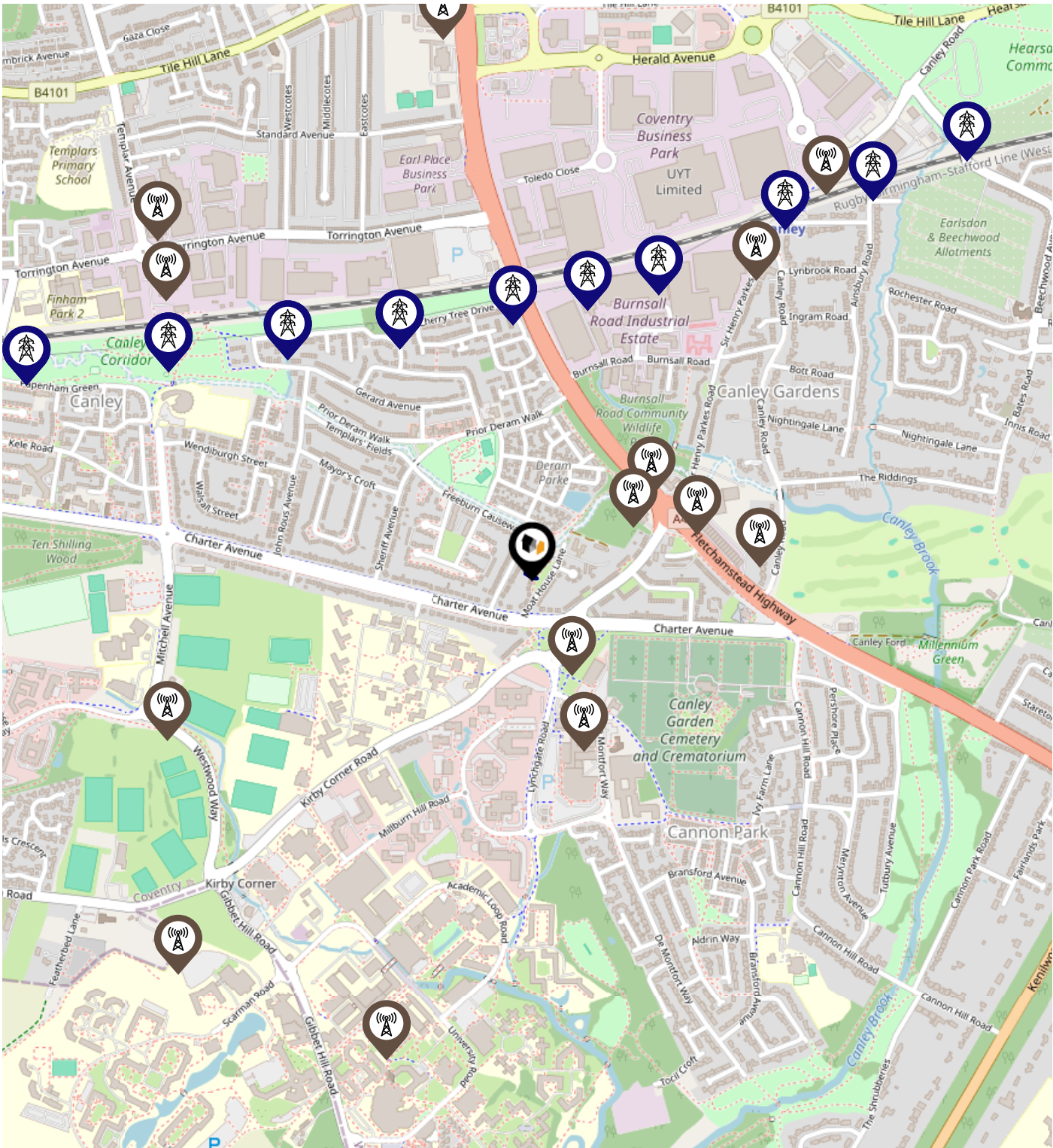
Area Schools





		Nursery	Primary	Secondary	College	Private
9	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

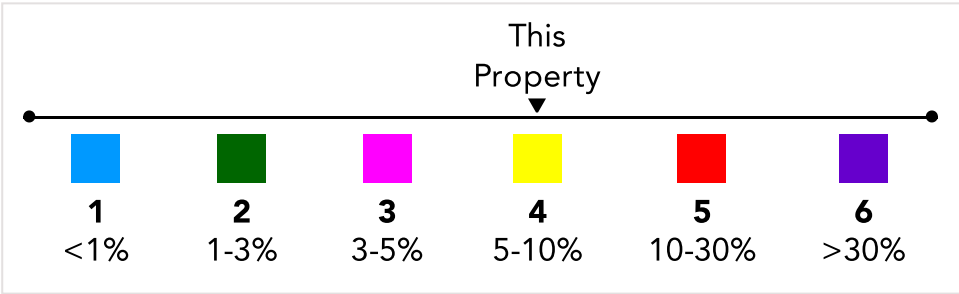
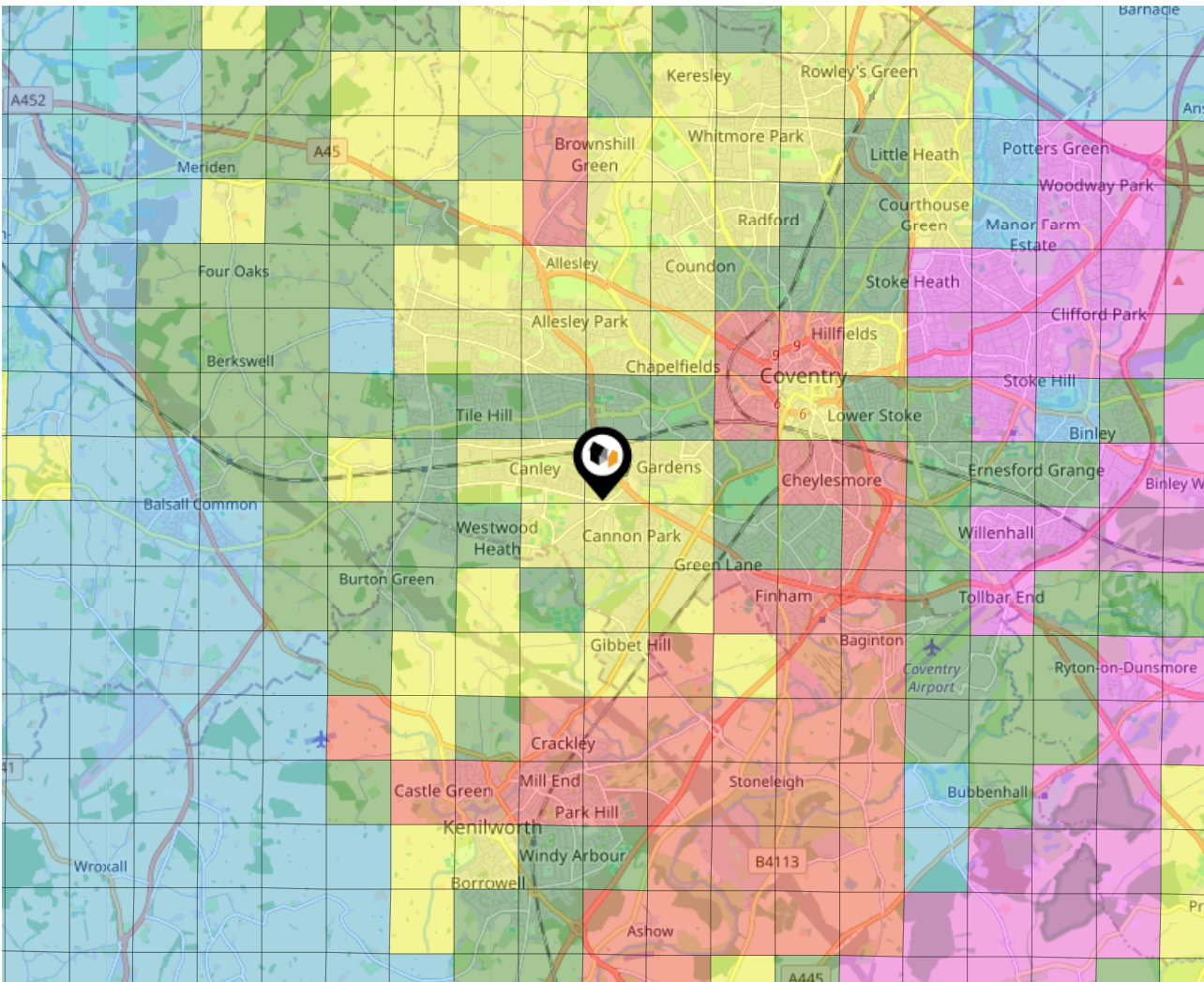


Key:

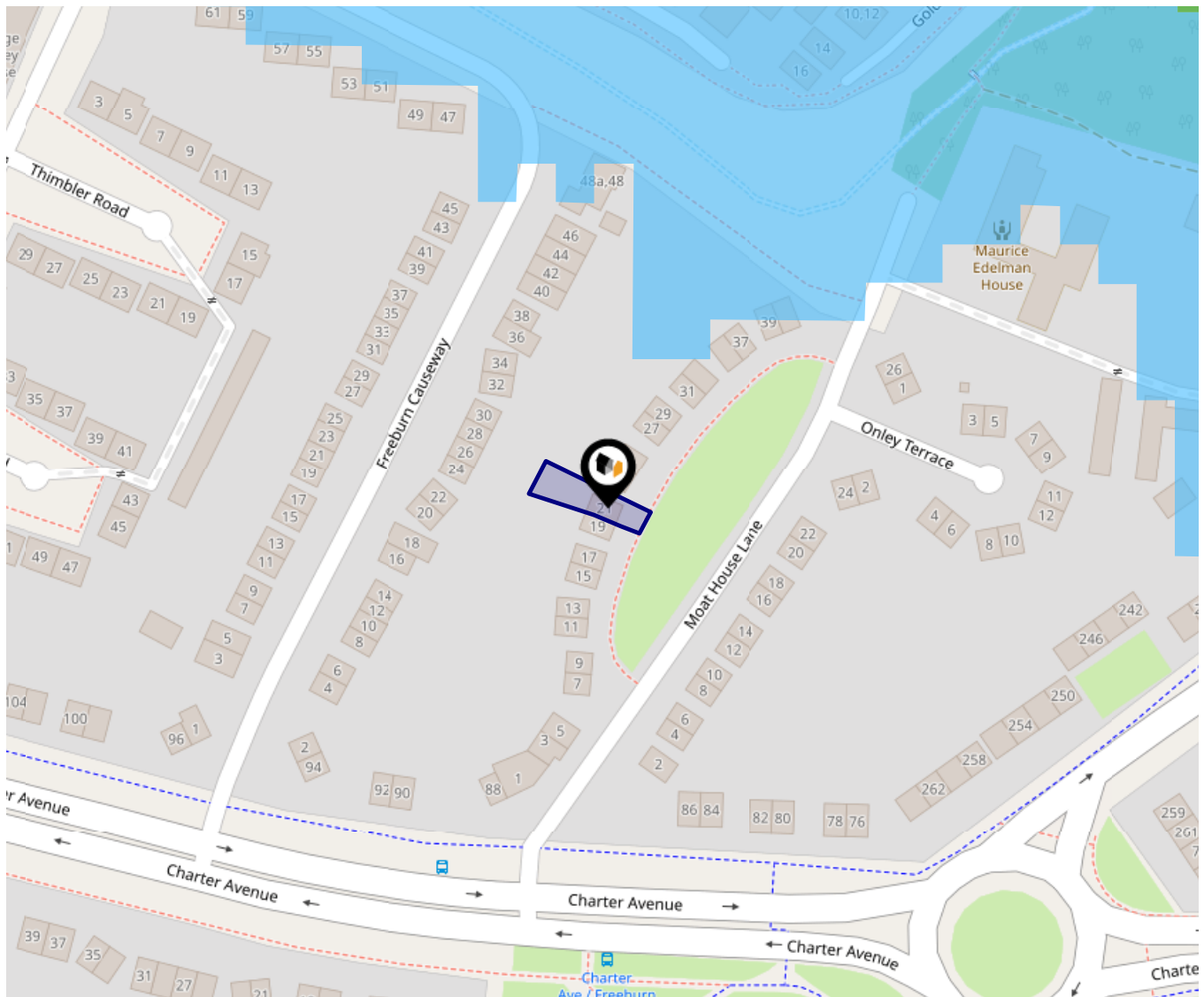
-  Power Pylons
-  Communication Masts

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



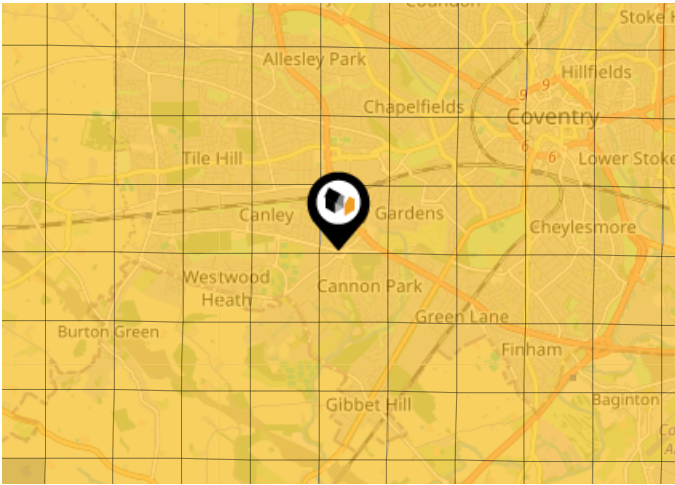
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

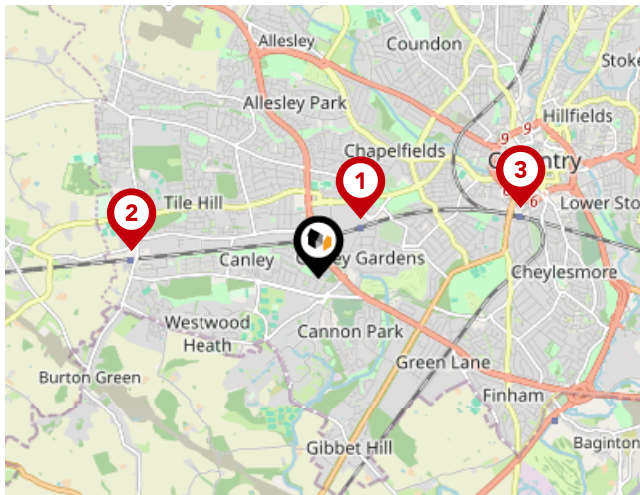


Primary Classifications (Most Common Clay Types)

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

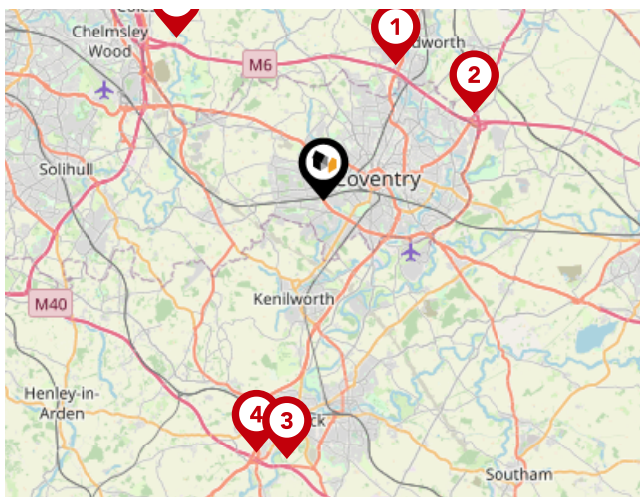
Area

Transport (National)



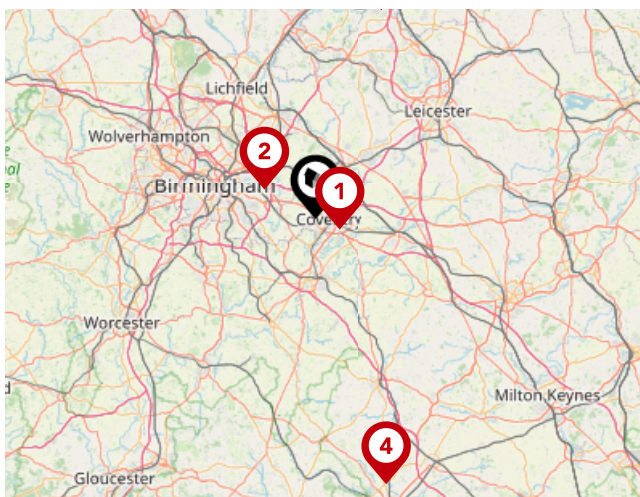
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.66 miles
	Tile Hill Rail Station	1.72 miles
	Coventry Rail Station	1.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.61 miles
	M6 J2	6.35 miles
	M40 J14	9.41 miles
	M40 J15	9.4 miles
	M6 J3A	7.97 miles

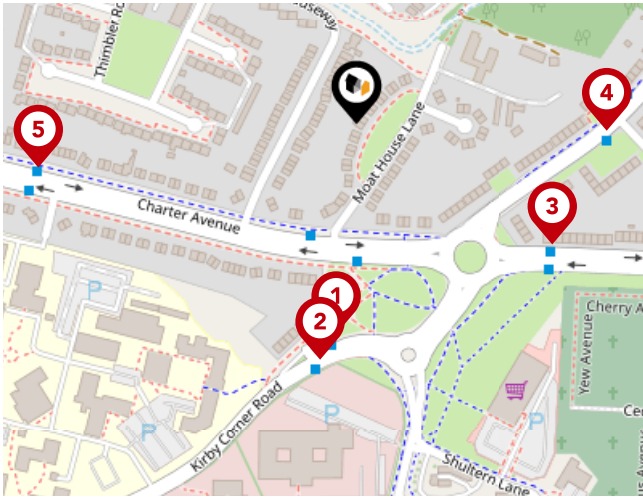


Airports/Helipads

Pin	Name	Distance
	Baginton	3.81 miles
	Birmingham Airport	8.52 miles
	East Mids Airport	31.56 miles
	Kidlington	40.01 miles

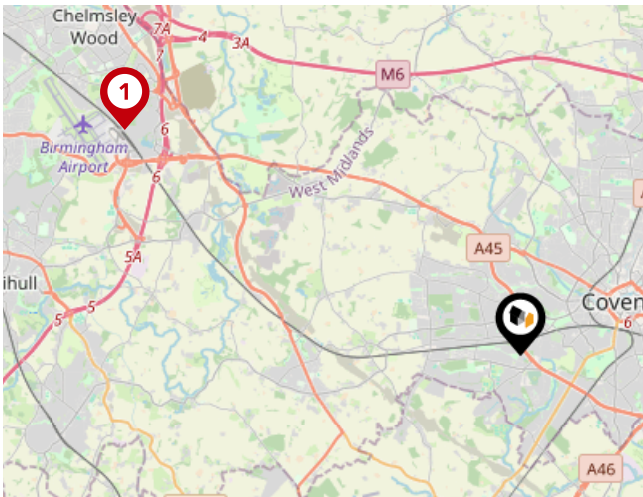
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lynchgate Rd	0.12 miles
2	Lynchgate Rd	0.13 miles
3	Sir Henry Parkes Rd	0.13 miles
4	Centenary Rd	0.14 miles
5	Northfolk Terrace	0.18 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.24 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

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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