

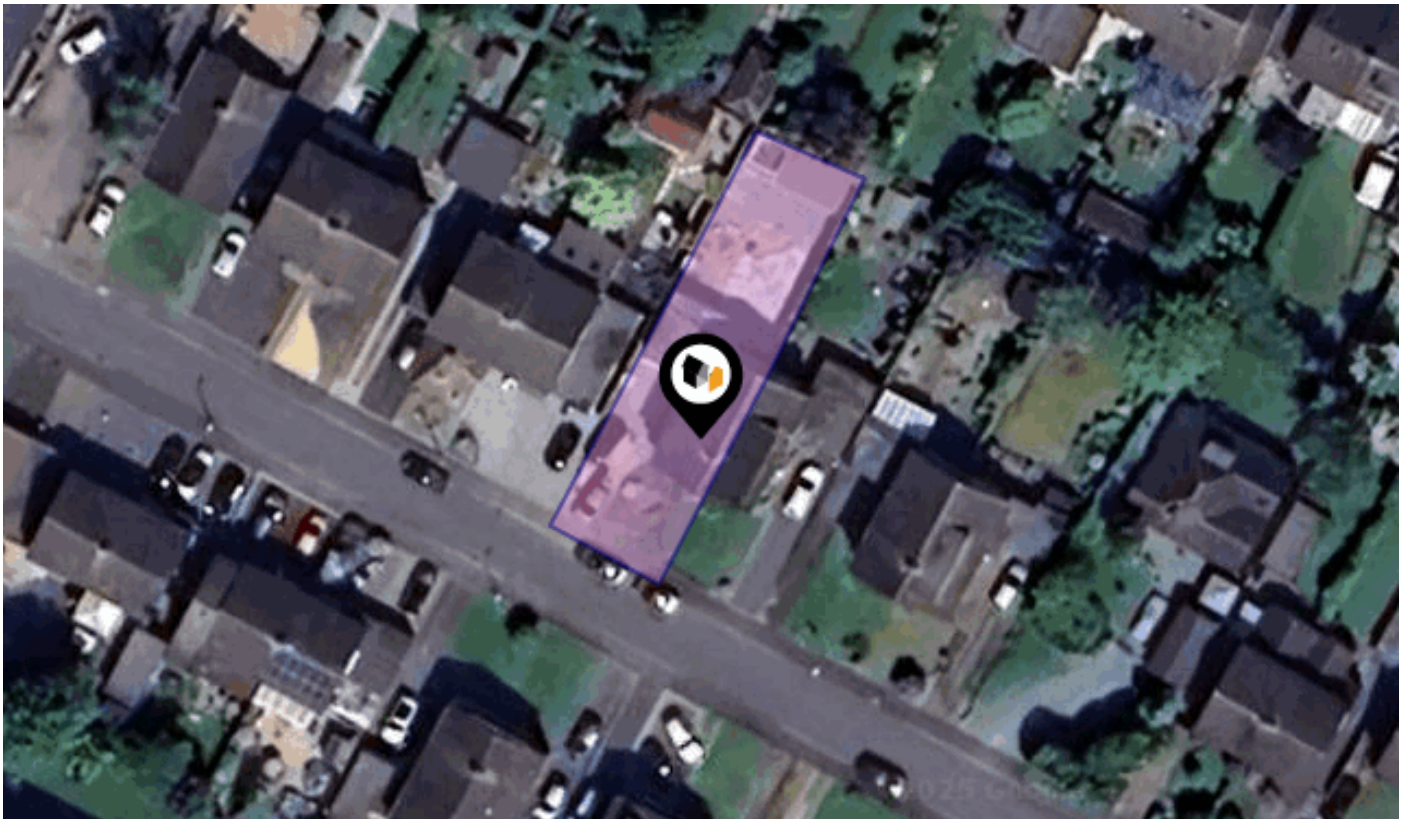


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 01st February 2025



COURT LEET, BINLEY WOODS, COVENTRY, CV3

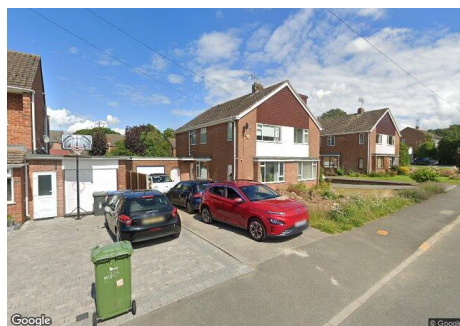
Alternative Estates

7 New Union Street, Coventry, CV1 2HN

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www.alternativeestates.co.uk



Property




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	957 ft ² / 89 m ²
Plot Area:	0.09 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,270
Title Number:	WK498166

Tenure: Freehold

Local Area

Local Authority:	Warwickshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

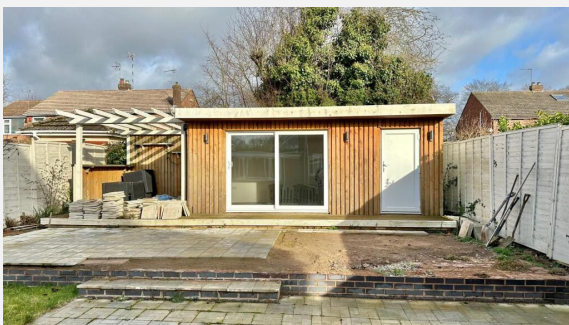
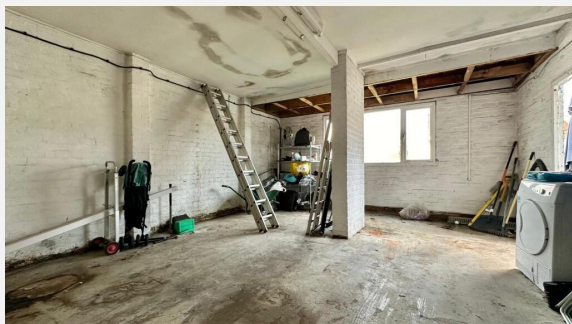
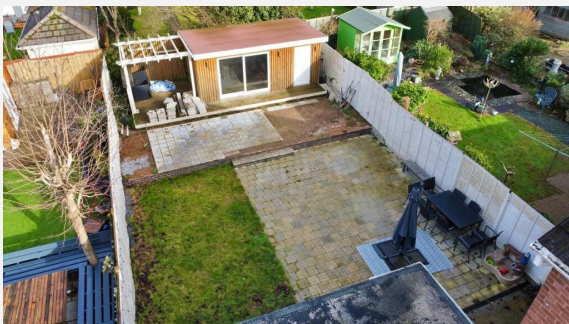
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Mobile Coverage:
(based on calls indoors)

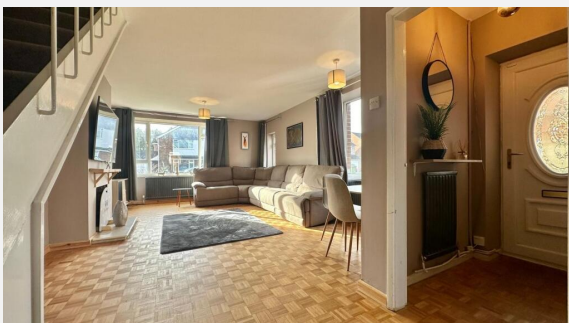
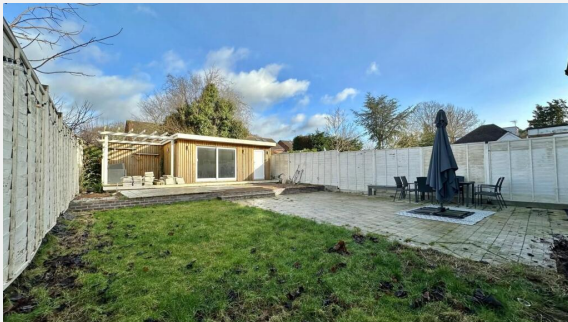
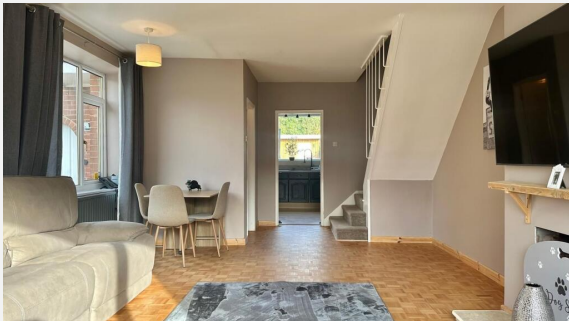


Satellite/Fibre TV Availability:







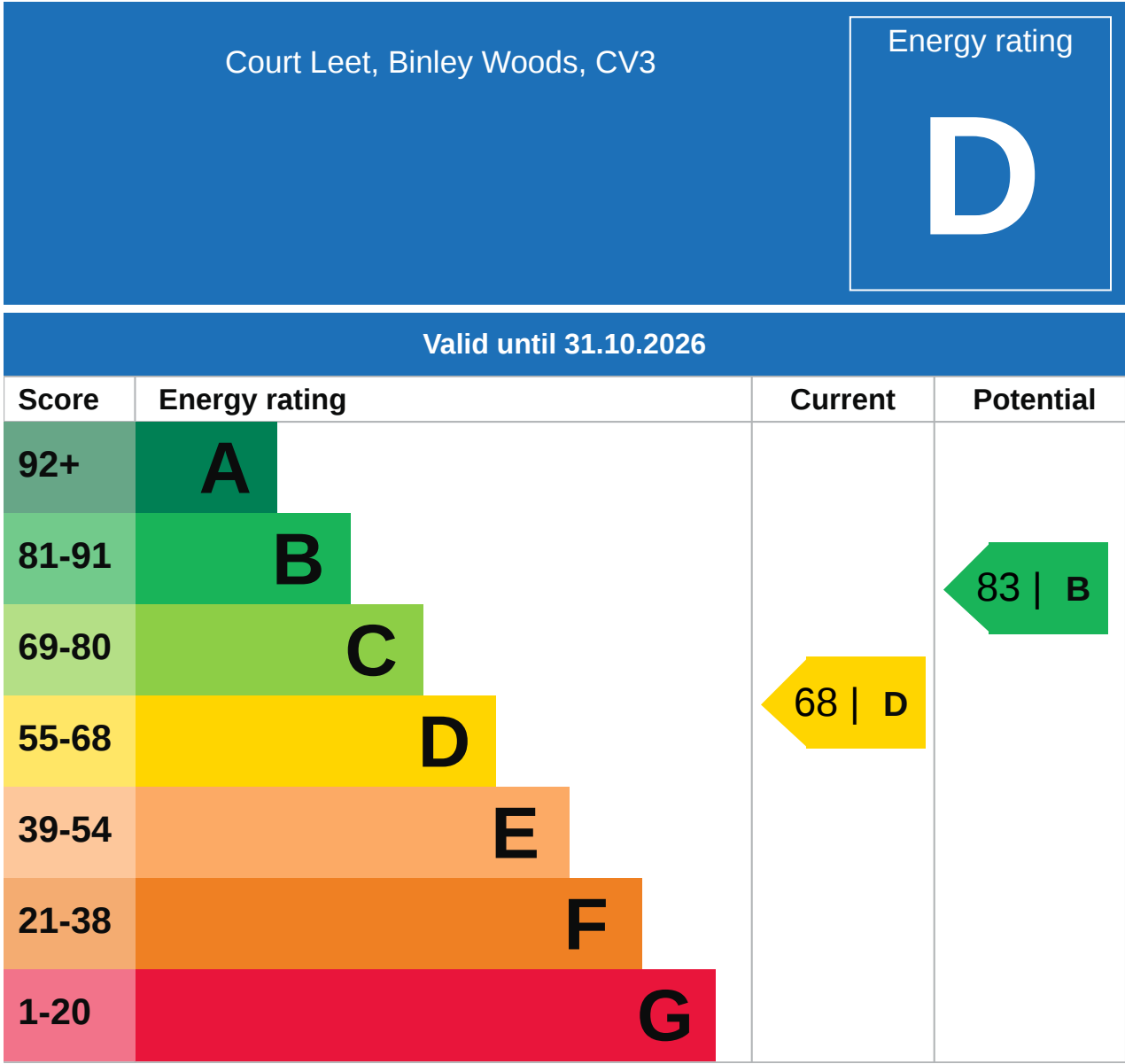


COURT LEET, BINLEY WOODS, COVENTRY, CV3



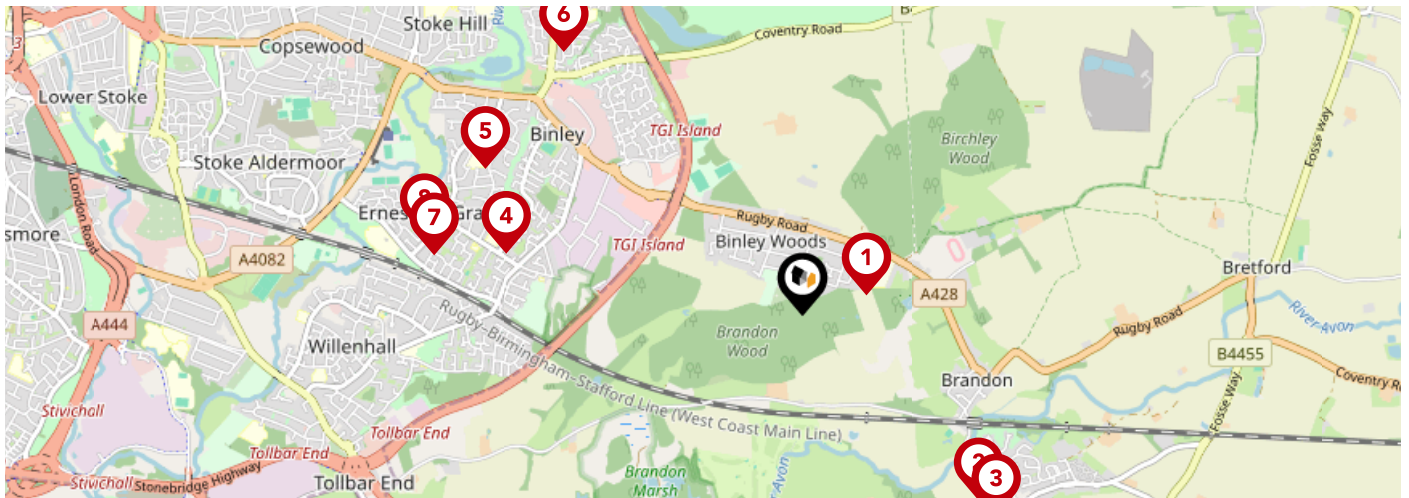
COURT LEET, BINLEY WOODS, COVENTRY, CV3











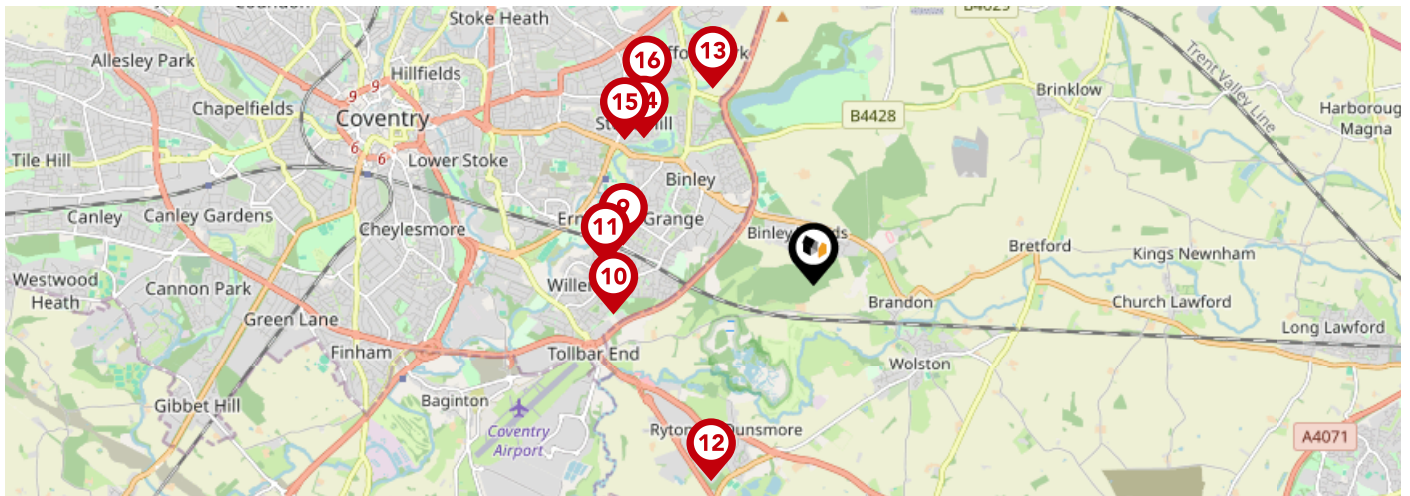










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 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 18% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	89 m ²



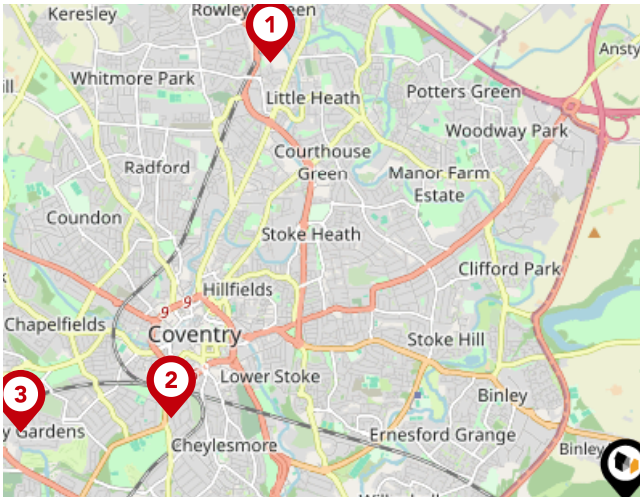
		Nursery	Primary	Secondary	College	Private
	Binley Woods Primary School Ofsted Rating: Good Pupils: 185 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Haven School Wolston Ofsted Rating: Good Pupils: 26 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wolston St Margaret's CofE Primary School Ofsted Rating: Good Pupils: 225 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bartholomew's Church of England Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 485 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clifford Bridge Academy Ofsted Rating: Good Pupils: 450 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sowe Valley Primary School Ofsted Rating: Good Pupils: 230 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 1129 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Riverbank School Ofsted Rating: Outstanding Pupils: 198 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Willenhall Community Primary School Ofsted Rating: Requires improvement Pupils: 468 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 450 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ryton-On-Dunsmore Provost Williams Church of England Academy Ofsted Rating: Good Pupils: 138 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pearl Hyde Community Primary School Ofsted Rating: Good Pupils: 285 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caludon Castle School Ofsted Rating: Good Pupils: 1556 Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

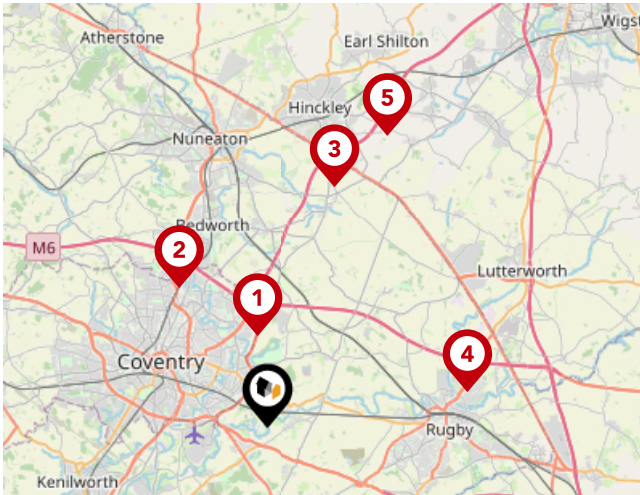
Area

Transport (National)



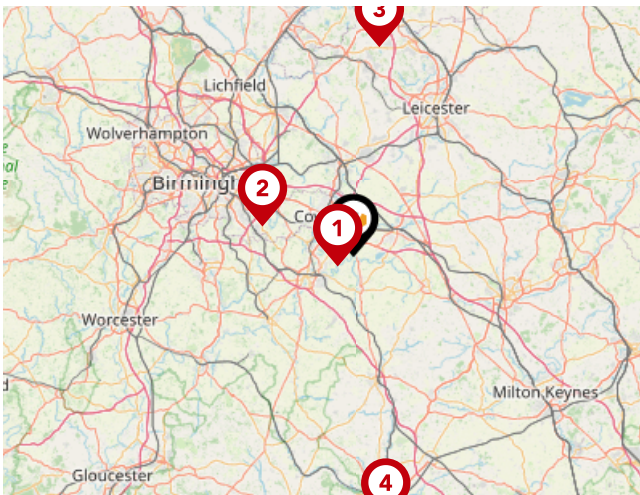
National Rail Stations

Pin	Name	Distance
	Coventry Arena Rail Station	5.11 miles
	Coventry Rail Station	4.18 miles
	Canley Rail Station	5.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J2	3.29 miles
	M6 J3	5.97 miles
	M69 J1	8.97 miles
	M6 J1	7.35 miles
	M69 J2	11.34 miles

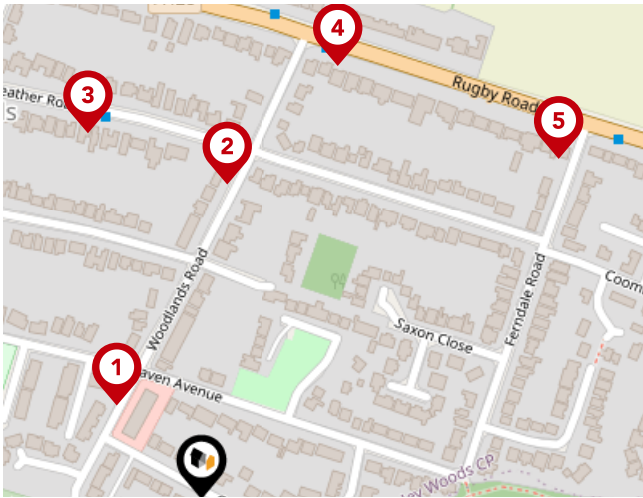


Airports/Helipads

Pin	Name	Distance
	Baginton	2.86 miles
	Birmingham Airport	13.91 miles
	East Mids Airport	30.4 miles
	Kidlington	38.89 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodlands Road	0.07 miles
2	Woodlands Road	0.18 miles
3	Heather Rd	0.22 miles
4	Woodlands Road	0.26 miles
5	Ferndale Road	0.28 miles

Market Sold in Street



43, Court Leet, Coventry, CV3 2JQ					Terraced House
Last Sold Date:	14/11/2024	26/01/2017	28/04/2000	13/12/1996	
Last Sold Price:	£272,500	£200,000	£78,500	£51,000	
5, Court Leet, Coventry, CV3 2JQ					Semi-detached House
Last Sold Date:	24/05/2024				
Last Sold Price:	£276,000				
31, Court Leet, Coventry, CV3 2JQ					Semi-detached House
Last Sold Date:	07/07/2022	09/08/2001			
Last Sold Price:	£303,750	£108,000			
11, Court Leet, Coventry, CV3 2JQ					Semi-detached House
Last Sold Date:	10/06/2022	20/08/2020			
Last Sold Price:	£345,000	£280,000			
35, Court Leet, Coventry, CV3 2JQ					Terraced House
Last Sold Date:	07/01/2022	26/09/2016			
Last Sold Price:	£241,000	£187,000			
19, Court Leet, Coventry, CV3 2JQ					Detached House
Last Sold Date:	27/05/2020	01/02/2013			
Last Sold Price:	£300,000	£205,000			
39, Court Leet, Coventry, CV3 2JQ					Terraced House
Last Sold Date:	15/05/2020				
Last Sold Price:	£185,000				
23, Court Leet, Coventry, CV3 2JQ					Semi-detached House
Last Sold Date:	19/10/2018	30/09/2008	07/03/2008		
Last Sold Price:	£248,000	£148,000	£187,000		
9, Court Leet, Coventry, CV3 2JQ					Semi-detached House
Last Sold Date:	26/03/2010				
Last Sold Price:	£190,000				
33, Court Leet, Coventry, CV3 2JQ					Semi-detached House
Last Sold Date:	09/07/1999	26/05/1995			
Last Sold Price:	£76,500	£51,500			
29, Court Leet, Coventry, CV3 2JQ					Semi-detached House
Last Sold Date:	07/12/1998				
Last Sold Price:	£60,000				
3, Court Leet, Coventry, CV3 2JQ					Semi-detached House
Last Sold Date:	05/09/1997				
Last Sold Price:	£68,500				

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

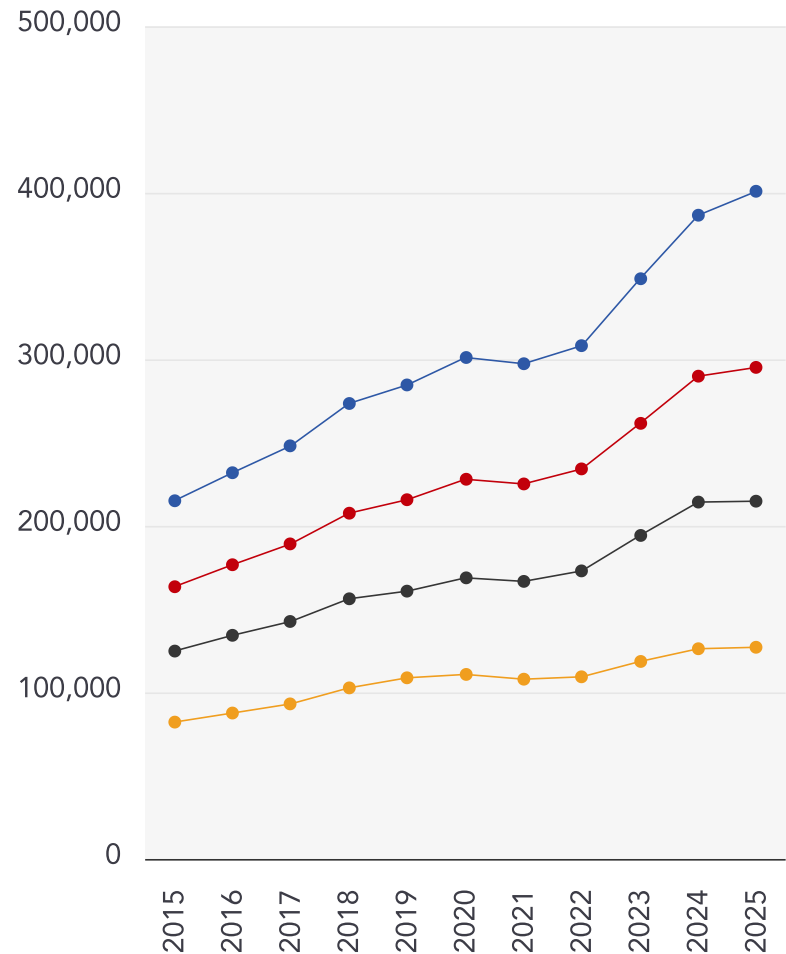
Market Sold in Street



1, Court Leet, Coventry, CV3 2JQ		Detached House
Last Sold Date:	15/03/1996	
Last Sold Price:	£56,500	
37, Court Leet, Coventry, CV3 2JQ		Terraced House
Last Sold Date:	23/06/1995	
Last Sold Price:	£50,000	

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

10 Year History of Average House Prices by Property Type in CV3



Detached

+86.39%

Semi-Detached

+80.56%

Terraced

+72.09%

Flat

+54.68%



Alternative Estates

Established in January 1990, Alternative Estates was founded with the aim of providing a refreshing and honest approach to Estate Agency. Our primary focus is to offer a honest and straight forward experience for those looking to sell or buy property. With over three decades of successful operation, our family business model, built on strong ethical principles, has proven to be effective. Our experienced valuers have extensive knowledge of the local market, coupled with their wealth of experience, enables us to provide a friendly and professional service to our valued clients. During the valuation process, we will thoroughly explain the associated costs, as well as provide guidance on the most effective marketing strategies for your home. We will discuss the value of your property and support this with relevant comparisons from the local market. After the valuation, we will provide writt

Financial Services

If you are looking for financial advice you can either use our useful web tools or we can book a meeting at our office to discuss your requirements with one of our advisers.

Testimonial 1



To Carla Jo & everyone at Alternative Estates, Just to say thank you for all your help over the past year, helping us to sell our houses. It's been a pleasure dealing with you all at Alternative Estates.

Testimonial 2



Dear Alternative Estates, Thank you all so much for your hard work in selling Leyland Road. As ever, it was lovely to receive professional, friendly calls from you. Again, many thanks and kindest regards to you all.

Testimonial 3



To Nick, Carla & everyone else that has participated in my house move! Just two little words but they say it all. Thank you. And Carla thanks for all your patience and trying to keep me calm. Thank you

Testimonial 4



To Nick, Carla, and Matthew, Thank you for helping us move into our first house; we appreciate everything you have done for us. We wouldn't have been able to do this without your help and support. Many thanks



/AlternativeEstates1



/alternativeestates/



/alternativeest



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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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Alternative Estates

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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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Valuation Office
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