



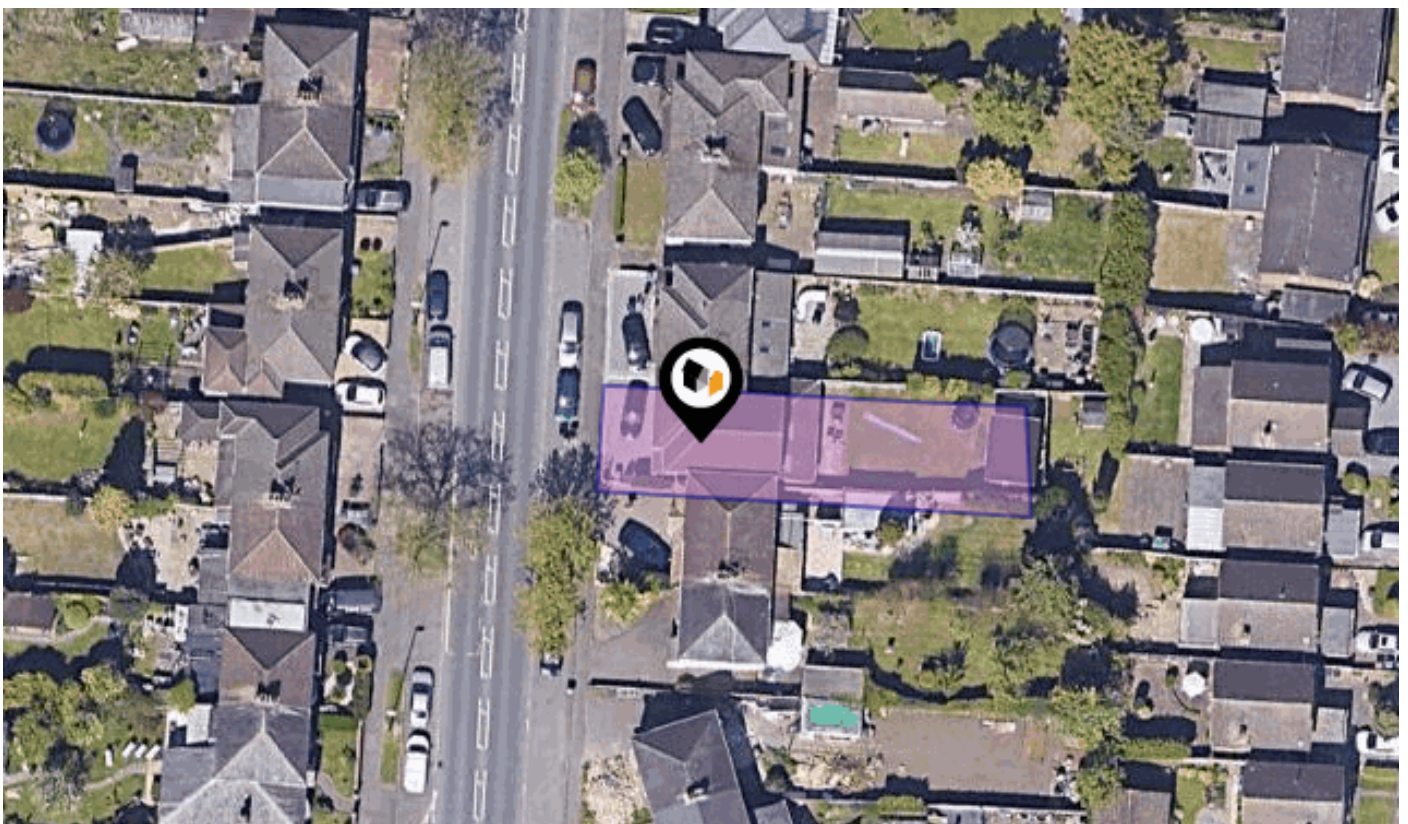
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Buyers & interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 10<sup>th</sup> April 2024**



## CLIFFORD BRIDGE ROAD, BINLEY, COVENTRY, CV3

**Price Estimate :** £375,000

### Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & interested parties

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#### Your property details in brief.....

A dramatically extended, unique, four bedroom semi detached home

Driveway & versatile garden cabin/summerhouse/gym/office or store

Two spacious sitting rooms & kitchen dining room with French doors

Tremendous reception hallway with cloakroom

1st floor family bathroom & ensuite shower room

South East facing rear gardens with lawns & patio areas

Close to popular local schooling, M6 & University Hospital

EPC (reordered), Total Approx 1716 Sq.Ft or 160 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@walmsleysthewaytomove.co.uk or 0330 1180 062***



## Property

**Type:** Semi-Detached  
**Bedrooms:** 4  
**Plot Area:** 0.08 acres  
**Council Tax :** Band B  
**Annual Estimate:** £1,786  
**Title Number:** WM311592  
**UPRN:** 100070634573

**Price Estimate:** £375,000  
**Tenure:** Freehold

## Local Area

**Local Authority:** Coventry  
**Conservation Area:** No  
**Flood Risk:**  

- Rivers & Seas: Very Low
- Surface Water: Low

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

**5** mb/s

**1000** mb/s

**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



Planning records for: *108, Clifford Bridge Road, Binley, Coventry, CV3 2DY*

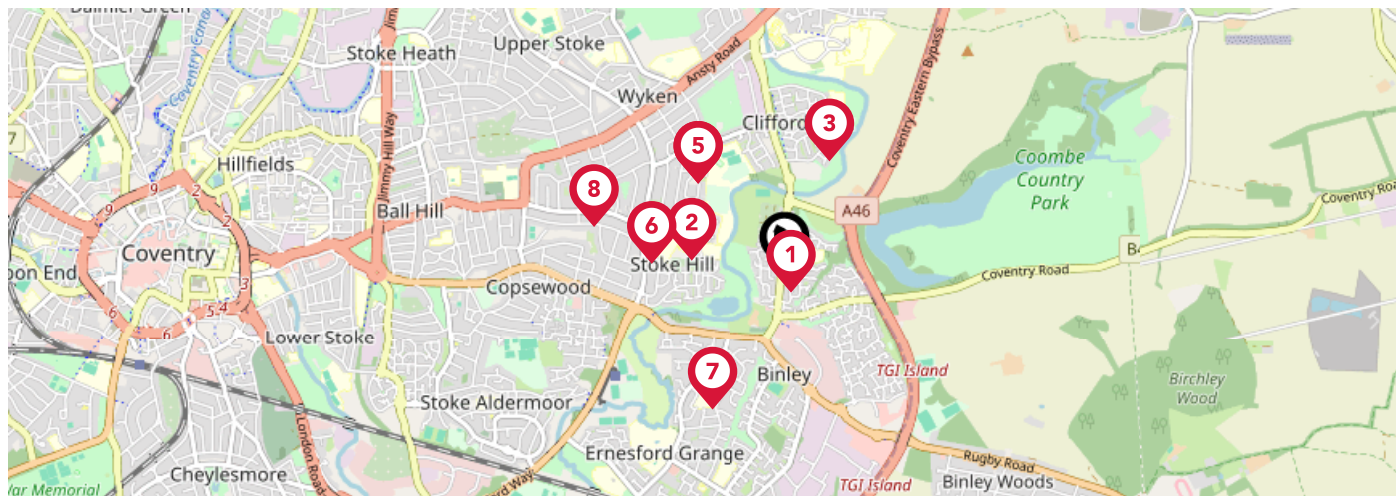
Reference - HH/2016/1179	
Decision:	APPROVED
Date:	23rd September 2016
Description:	Erection of an outbuilding (retrospective application)

Reference - FUL/2014/2496	
Decision:	APPROVED
Date:	31st July 2014
Description:	Two storey side and rear extension

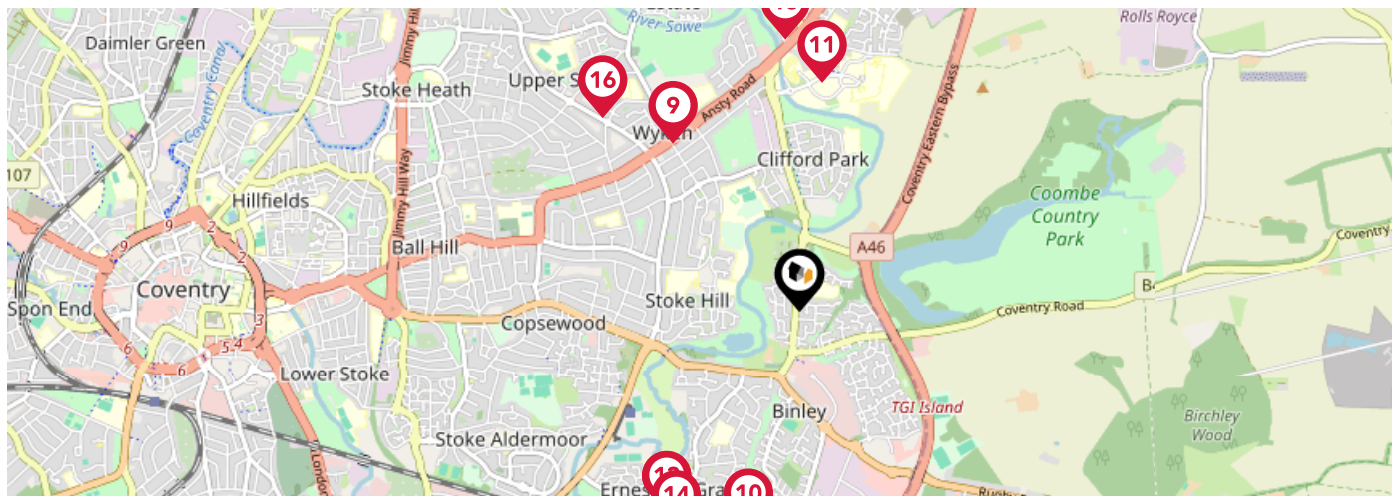










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Clifford Bridge Academy</b> Ofsted Rating: Good   Pupils: 439   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Gregory's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Pearl Hyde Community Primary School</b> Ofsted Rating: Good   Pupils: 266   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Caludon Castle School</b> Ofsted Rating: Good   Pupils: 1539   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Coventry Extended Learning Centre</b> Ofsted Rating: Requires Improvement   Pupils: 101   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Richard Lee Primary School</b> Ofsted Rating: Good   Pupils: 493   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Ernesford Grange Primary School</b> Ofsted Rating: Good   Pupils: 488   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ravensdale Primary School</b> Ofsted Rating: Good   Pupils: 455   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

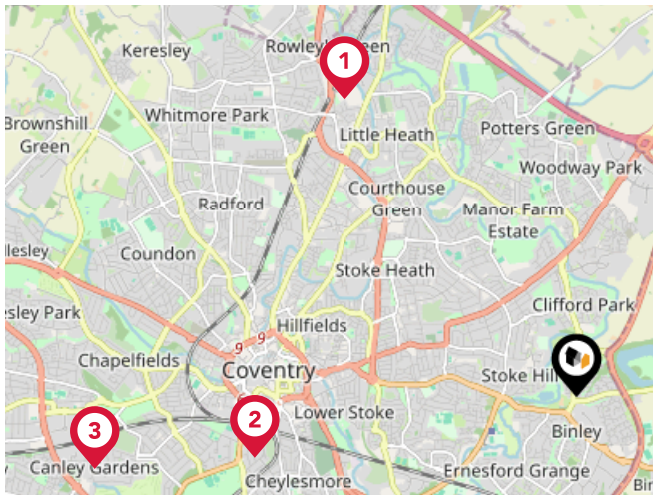
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Wyken Croft Primary School</b> Ofsted Rating: Good   Pupils: 876   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bartholomew's Church of England Academy</b> Ofsted Rating: Good   Pupils: 247   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Walsgrave Church of England Academy</b> Ofsted Rating: Outstanding   Pupils: 456   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Riverbank School</b> Ofsted Rating: Outstanding   Pupils: 165   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ernesford Grange Community Academy</b> Ofsted Rating: Good   Pupils: 742   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sowe Valley Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>SS Peter and Paul Catholic Primary School</b> Ofsted Rating: Good   Pupils: 185   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John Fisher Catholic Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

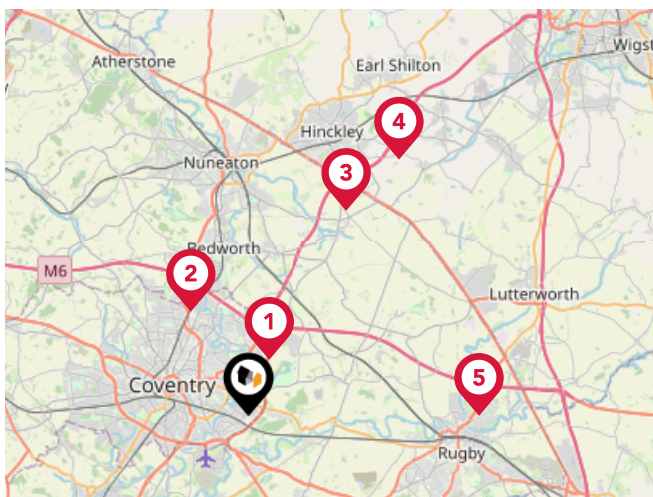
# Area

## Transport (National)



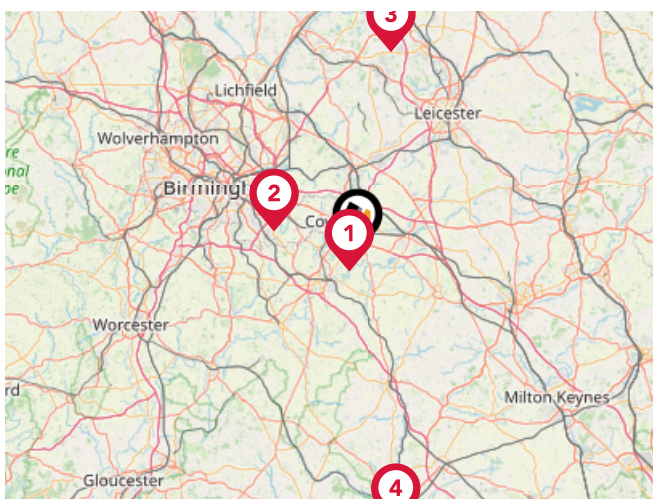
### National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	3.42 miles
2	Coventry Rail Station	2.97 miles
3	Canley Rail Station	4.4 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	2.14 miles
2	M6 J3	4.31 miles
3	M69 J1	8.16 miles
4	M69 J2	10.69 miles
5	M6 J1	8.35 miles



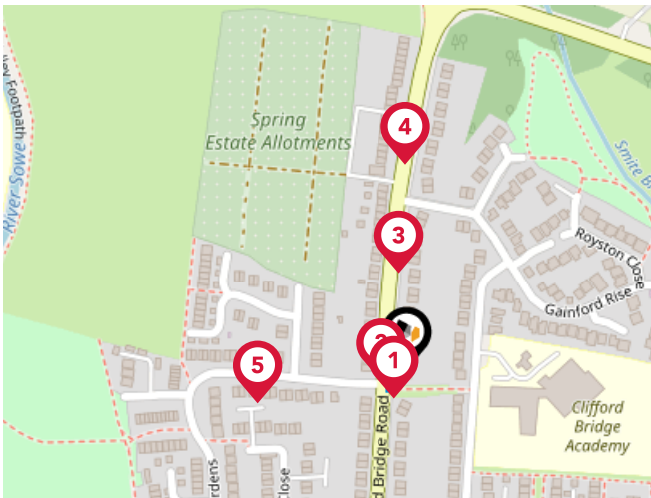
### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.1 miles
2	Birmingham International Airport	12.49 miles
3	East Midlands Airport	29.33 miles
4	London Oxford Airport	40.22 miles



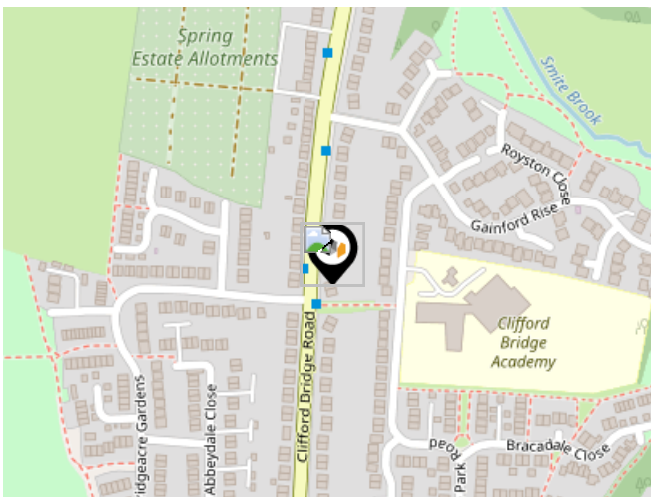
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bridgeacre Gardens	0.02 miles
2	Bridgeacre Gardens	0.02 miles
3	Gainford Rise	0.05 miles
4	Gainford Rise	0.12 miles
5	Fieldside Lane	0.09 miles



### Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	13.27 miles



# Market Sold in Street



<b>120, Clifford Bridge Road, Coventry, CV3 2DY</b>				Semi-detached House
Last Sold Date:	27/08/2021	15/09/2015	31/05/2002	
Last Sold Price:	£260,000	£168,000	£94,500	
<b>156, Clifford Bridge Road, Coventry, CV3 2DY</b>				Semi-detached House
Last Sold Date:	23/04/2021			
Last Sold Price:	£232,750			
<b>104, Clifford Bridge Road, Coventry, CV3 2DY</b>				Terraced House
Last Sold Date:	05/02/2021			
Last Sold Price:	£190,000			
<b>102, Clifford Bridge Road, Coventry, CV3 2DY</b>				Semi-detached House
Last Sold Date:	07/02/2020			
Last Sold Price:	£160,000			
<b>150, Clifford Bridge Road, Coventry, CV3 2DY</b>				Terraced House
Last Sold Date:	18/10/2019			
Last Sold Price:	£240,000			
<b>158, Clifford Bridge Road, Coventry, CV3 2DY</b>				Semi-detached House
Last Sold Date:	30/03/2016			
Last Sold Price:	£151,000			
<b>152, Clifford Bridge Road, Coventry, CV3 2DY</b>				Terraced House
Last Sold Date:	09/01/2015			
Last Sold Price:	£160,000			
<b>140, Clifford Bridge Road, Coventry, CV3 2DY</b>				Terraced House
Last Sold Date:	26/11/2010	20/08/2003		
Last Sold Price:	£168,000	£124,950		
<b>132, Clifford Bridge Road, Coventry, CV3 2DY</b>				Semi-detached House
Last Sold Date:	26/11/2009	18/07/2001		
Last Sold Price:	£114,500	£55,000		
<b>136, Clifford Bridge Road, Coventry, CV3 2DY</b>				Semi-detached House
Last Sold Date:	29/10/2008	06/01/2006		
Last Sold Price:	£160,000	£139,000		
<b>138, Clifford Bridge Road, Coventry, CV3 2DY</b>				Semi-detached House
Last Sold Date:	20/12/2007	31/01/2003		
Last Sold Price:	£168,000	£130,000		
<b>154, Clifford Bridge Road, Coventry, CV3 2DY</b>				Terraced House
Last Sold Date:	25/05/2007			
Last Sold Price:	£139,950			

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

# Market Sold in Street



<b>108, Clifford Bridge Road, Coventry, CV3 2DY</b>	Semi-detached House	
Last Sold Date:	22/03/2007	11/02/2000
Last Sold Price:	£118,100	£50,000
<b>124, Clifford Bridge Road, Coventry, CV3 2DY</b>	Semi-detached House	
Last Sold Date:	21/07/2004	
Last Sold Price:	£143,500	
<b>106, Clifford Bridge Road, Coventry, CV3 2DY</b>	Semi-detached House	
Last Sold Date:	12/12/2002	23/10/2001
Last Sold Price:	£147,000	£115,000
<b>122, Clifford Bridge Road, Coventry, CV3 2DY</b>	Semi-detached House	
Last Sold Date:	26/07/2001	
Last Sold Price:	£65,500	
<b>128, Clifford Bridge Road, Coventry, CV3 2DY</b>	Semi-detached House	
Last Sold Date:	16/07/2001	12/12/1997
Last Sold Price:	£81,000	£59,000
<b>142, Clifford Bridge Road, Coventry, CV3 2DY</b>	Semi-detached House	
Last Sold Date:	23/07/1999	
Last Sold Price:	£65,500	
<b>148, Clifford Bridge Road, Coventry, CV3 2DY</b>	Semi-detached House	
Last Sold Date:	09/09/1998	
Last Sold Price:	£40,000	
<b>114, Clifford Bridge Road, Coventry, CV3 2DY</b>	Detached House	
Last Sold Date:	19/06/1998	
Last Sold Price:	£87,000	
<b>110, Clifford Bridge Road, Coventry, CV3 2DY</b>	Semi-detached House	
Last Sold Date:	29/09/1995	
Last Sold Price:	£39,995	

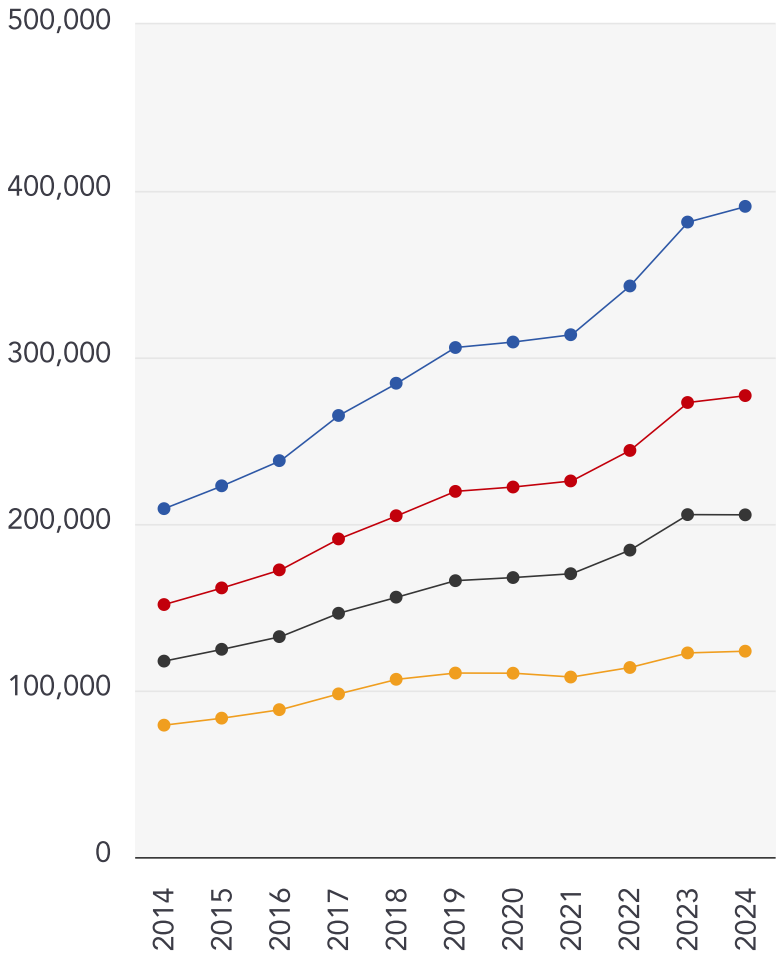
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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%**

# 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



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## Important - Please Read

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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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### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

