



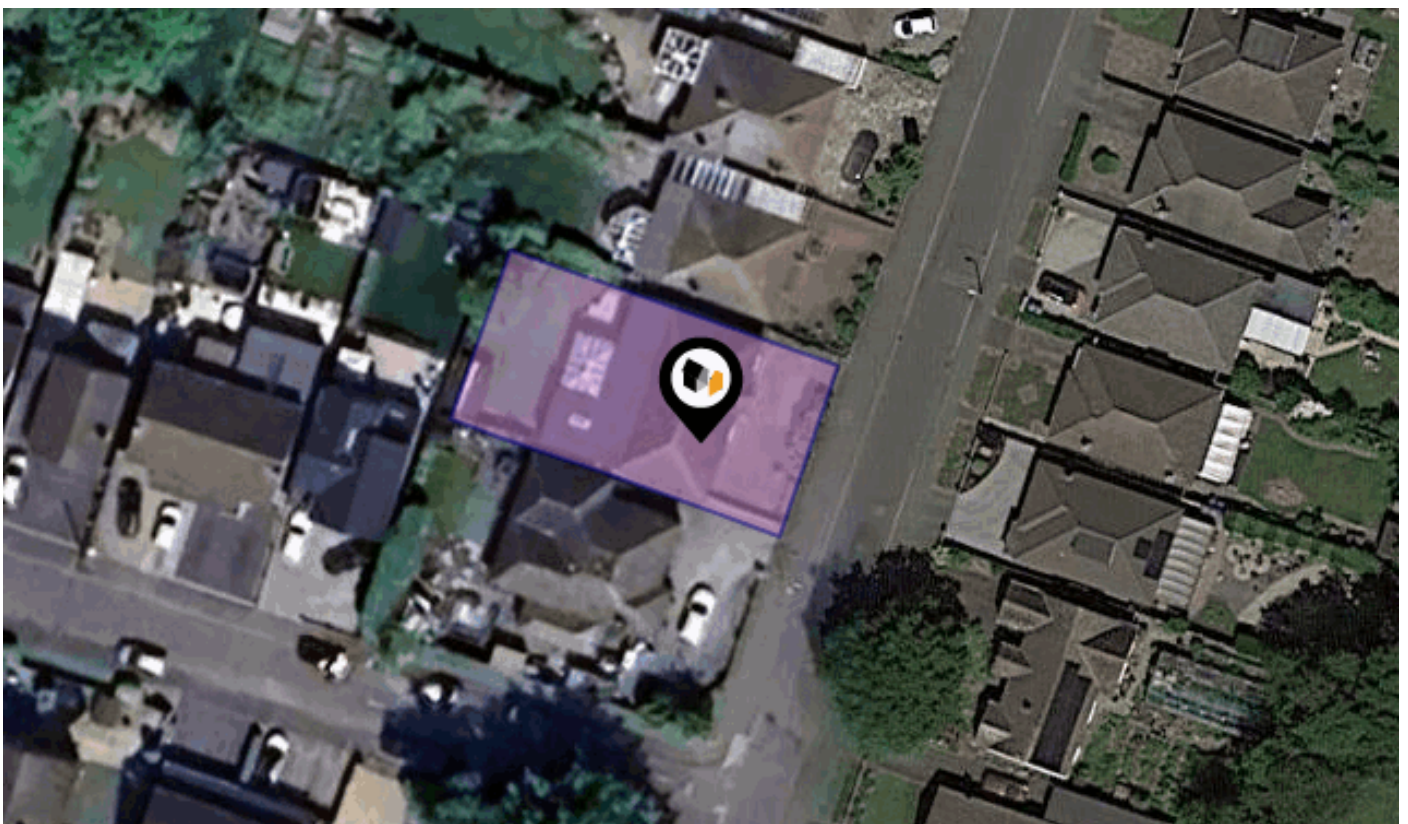
See More Online

Buyers & interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 21st May 2024



FERNDALE ROAD, BINLEY WOODS, COVENTRY, CV3

Price Estimate : £675,000

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 beautifully presented, modern, three double bedroom, detached home

Three bathrooms including spacious en-suite shower room & 4 piece family bathroom

Substantial driveway, generous garage & landscaped private rear gardens

Spacious sitting room & impressive, open plan kitchen dining & family room

Stunning garden room with French doors to gardens

Welcoming hallway & generous entrance porch

Vacant possession & no upward chain

EPC Rating (Re-ordered), Total Dimensions Approx: 2142 Sq.Ft. or 199 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	Last Sold £/ft²:	£260
Bedrooms:	3	Price Estimate:	£675,000
Floor Area:	2,142 ft ² / 199 m ²	Tenure:	Freehold
Plot Area:	0.11 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,774		
Title Number:	WK263767		
UPRN:	100070173512		

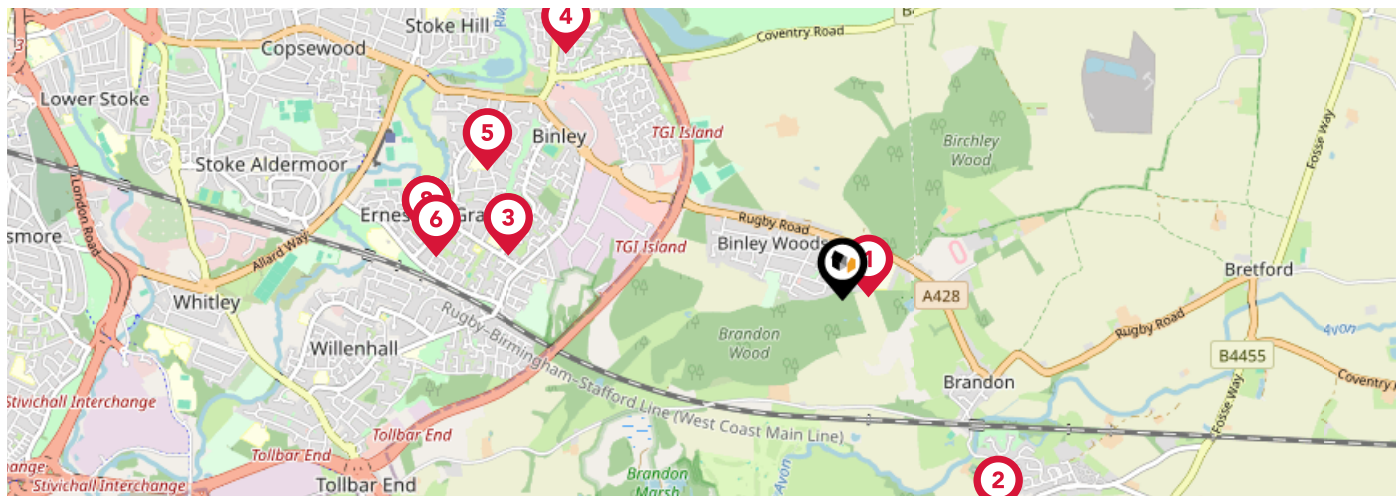
Local Area

Local Authority:	Warwickshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Satellite/Fibre TV Availability:

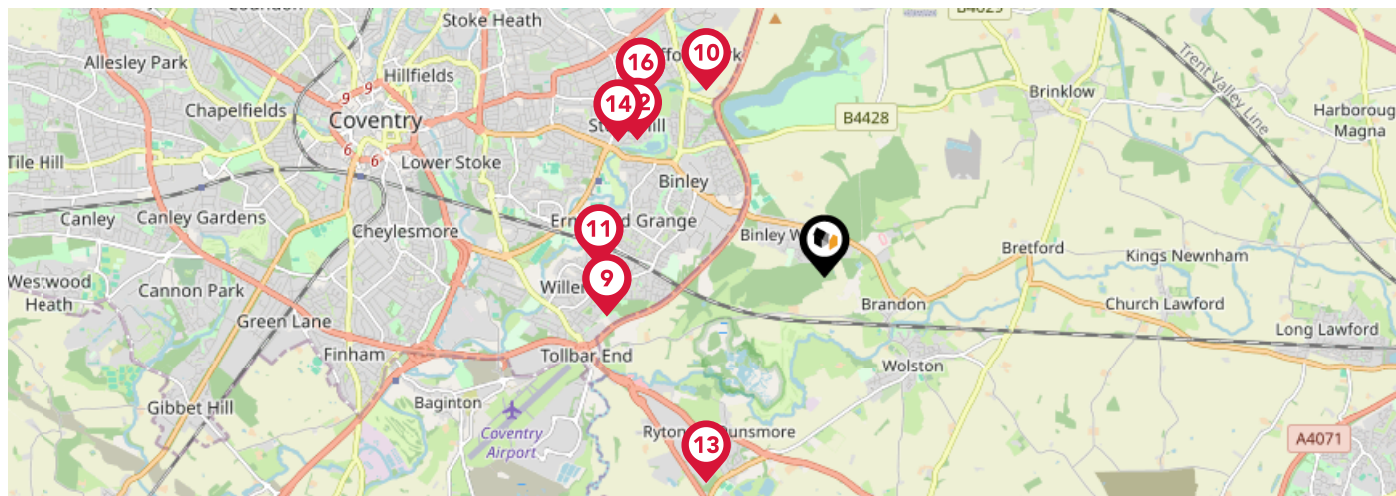


Area Schools



		Nursery	Primary	Secondary	College	Private
1	Binley Woods Primary School Ofsted Rating: Requires Improvement Pupils: 202 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wolston St Margaret's CofE Primary School Ofsted Rating: Good Pupils: 208 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Bartholomew's Church of England Academy Ofsted Rating: Good Pupils: 247 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Clifford Bridge Academy Ofsted Rating: Good Pupils: 439 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 488 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sowe Valley Primary School Ofsted Rating: Good Pupils: 192 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Riverbank School Ofsted Rating: Outstanding Pupils: 165 Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 742 Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

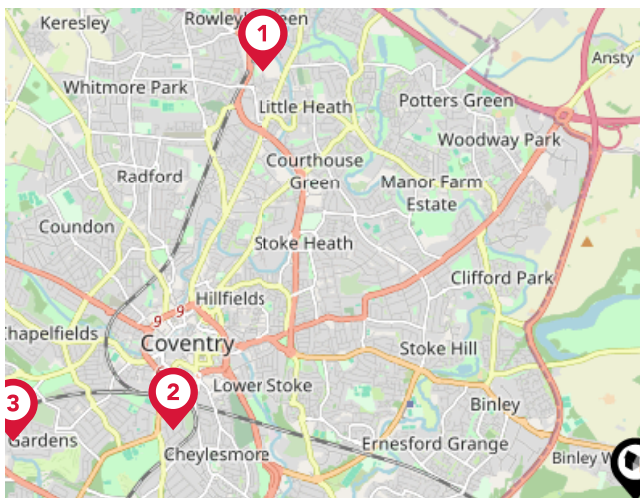
Area Schools



		Nursery	Primary	Secondary	College	Private
	Willenhall Community Primary School Ofsted Rating: Good Pupils: 463 Distance:2.01	<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: 266 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 403 Distance:2.05	<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: 225 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provost Williams CofE Primary School Ofsted Rating: Good Pupils: 180 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Lee Primary School Ofsted Rating: Good Pupils: 493 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caludon Castle School Ofsted Rating: Good Pupils: 1539 Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Extended Learning Centre Ofsted Rating: Requires Improvement Pupils: 101 Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

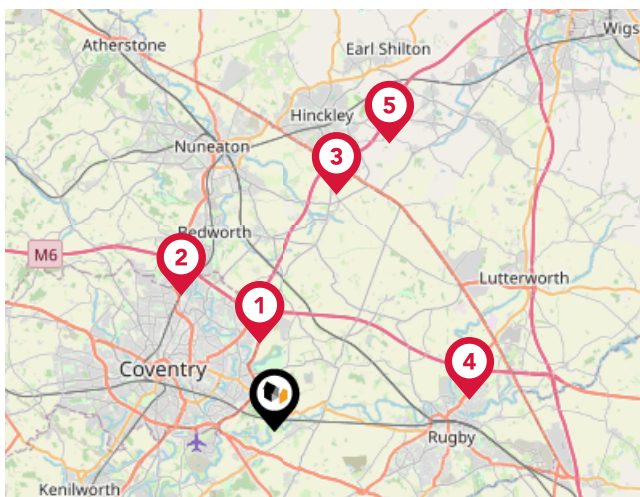
Area

Transport (National)



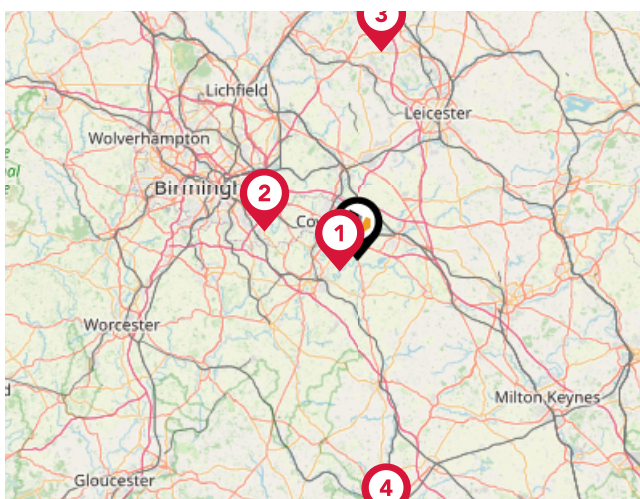
National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	5.16 miles
2	Coventry Rail Station	4.25 miles
3	Canley Rail Station	5.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	3.23 miles
2	M6 J3	5.99 miles
3	M69 J1	8.85 miles
4	M6 J1	7.16 miles
5	M69 J2	11.2 miles

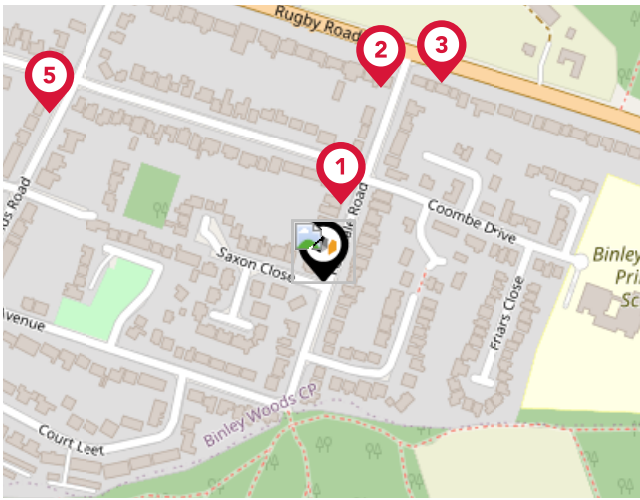


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	3.04 miles
2	Birmingham International Airport	14.04 miles
3	East Midlands Airport	30.33 miles
4	London Oxford Airport	38.88 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodlands Road	0.04 miles
2	Ferndale Road	0.11 miles
3	Ferndale Road	0.13 miles
4	Woodlands Road	0.19 miles
5	Woodlands Road	0.18 miles

Market Sold in Street



37, Ferndale Road, Coventry, CV3 2BG					Detached House
Last Sold Date:	07/07/2023	15/03/1996			
Last Sold Price:	£315,000	£64,000			
15, Ferndale Road, Coventry, CV3 2BG					Detached House
Last Sold Date:	10/03/2023	16/11/2001			
Last Sold Price:	£350,000	£150,000			
27, Ferndale Road, Coventry, CV3 2BG					Detached House
Last Sold Date:	22/11/2022				
Last Sold Price:	£364,995				
12, Ferndale Road, Coventry, CV3 2BG					Detached House
Last Sold Date:	25/10/2022				
Last Sold Price:	£425,000				
35, Ferndale Road, Coventry, CV3 2BG					Detached House
Last Sold Date:	30/10/2020	21/05/2004	16/04/1998		
Last Sold Price:	£370,000	£197,000	£112,000		
7, Ferndale Road, Coventry, CV3 2BG					Detached House
Last Sold Date:	30/10/2020	06/02/2009			
Last Sold Price:	£452,500	£180,000			
31, Ferndale Road, Coventry, CV3 2BG					Detached House
Last Sold Date:	24/06/2020	19/04/2013	23/01/2004	09/11/2001	
Last Sold Price:	£450,000	£334,000	£275,000	£135,000	
4, Ferndale Road, Coventry, CV3 2BG					Detached House
Last Sold Date:	17/06/2020				
Last Sold Price:	£310,000				
25, Ferndale Road, Coventry, CV3 2BG					Detached House
Last Sold Date:	16/05/2019	07/10/2005	13/06/1997		
Last Sold Price:	£255,000	£220,000	£70,000		
20, Ferndale Road, Coventry, CV3 2BG					Detached House
Last Sold Date:	03/05/2019				
Last Sold Price:	£245,000				
32, Ferndale Road, Coventry, CV3 2BG					Semi-detached House
Last Sold Date:	11/12/2018	13/02/2015			
Last Sold Price:	£350,000	£220,000			
8, Ferndale Road, Coventry, CV3 2BG					Semi-detached House
Last Sold Date:	28/03/2018				
Last Sold Price:	£235,000				

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

Market Sold in Street



39, Ferndale Road, Coventry, CV3 2BG	Detached House
Last Sold Date: 27/07/2017	
Last Sold Price: £395,000	
22, Ferndale Road, Coventry, CV3 2BG	Detached House
Last Sold Date: 20/05/2016	
Last Sold Price: £375,000	
24, Ferndale Road, Coventry, CV3 2BG	Detached House
Last Sold Date: 02/11/2015	
Last Sold Price: £312,500	
30, Ferndale Road, Coventry, CV3 2BG	Semi-detached House
Last Sold Date: 15/10/2014	
Last Sold Price: £183,000	
16, Ferndale Road, Coventry, CV3 2BG	Detached House
Last Sold Date: 18/06/2014	
Last Sold Price: £350,000	
17, Ferndale Road, Coventry, CV3 2BG	Detached House
Last Sold Date: 11/12/2013	
Last Sold Price: £220,000	
11, Ferndale Road, Coventry, CV3 2BG	Detached House
Last Sold Date: 02/11/2007 20/12/2001	
Last Sold Price: £272,000 £200,000	
9, Ferndale Road, Coventry, CV3 2BG	Detached House
Last Sold Date: 01/06/2007	
Last Sold Price: £268,000	
28, Ferndale Road, Coventry, CV3 2BG	Semi-detached House
Last Sold Date: 25/07/2005 25/01/2002	
Last Sold Price: £194,000 £120,000	
18, Ferndale Road, Coventry, CV3 2BG	Detached House
Last Sold Date: 30/05/2003	
Last Sold Price: £189,000	
5, Ferndale Road, Coventry, CV3 2BG	Detached House
Last Sold Date: 09/11/2001	
Last Sold Price: £280,000	
6a, Ferndale Road, Coventry, CV3 2BG	Semi-detached House
Last Sold Date: 08/05/1998	
Last Sold Price: £84,000	

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

Market Sold in Street



13, Ferndale Road, Coventry, CV3 2BG	Detached House
Last Sold Date:	16/05/1997
Last Sold Price:	£105,000
6, Ferndale Road, Coventry, CV3 2BG	Semi-detached House
Last Sold Date:	28/07/1995
Last Sold Price:	£55,000

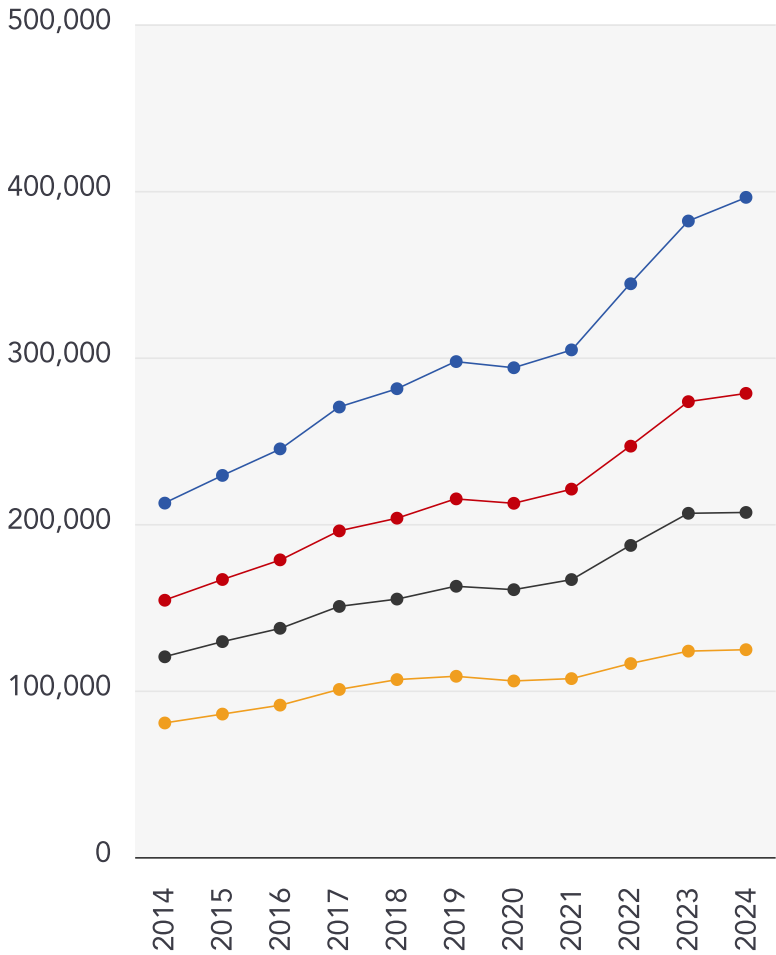
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Market

House Price Statistics



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%

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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