



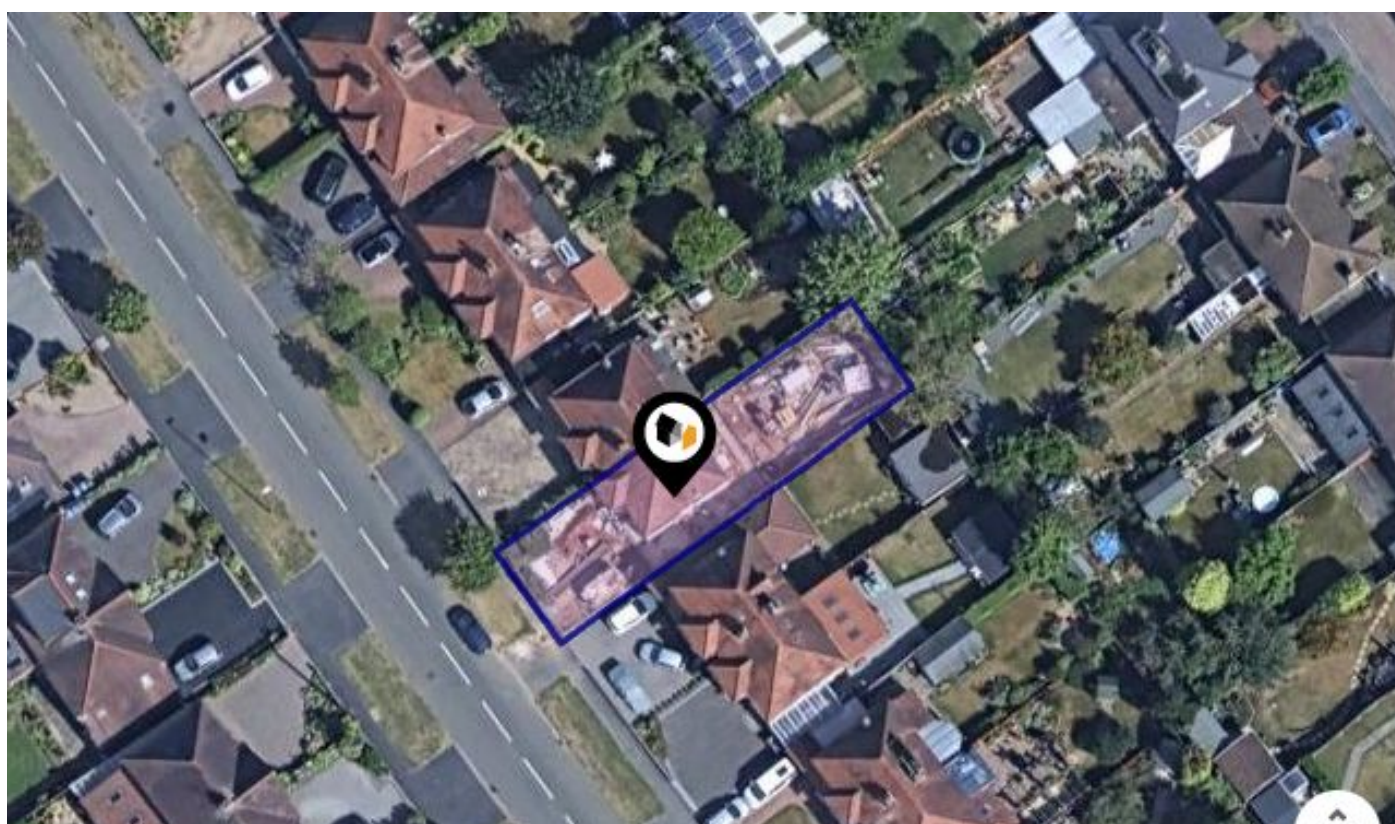
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 19<sup>th</sup> May 2025**



## BAGINTON ROAD, COVENTRY, CV3

OIRO : £580,000

### 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.....**

Exceptional, fully renovated & extended four bedroom semi detached home

Stylish & modern, open plan, kitchen dining & family room

Superb loft extension with en-suite shower room

Four piece family bathroom & further ground floor cloakroom

Expansive and welcoming hallway & separate bay windowed lounge

Versatile & extended converted garage, now study/office/playroom

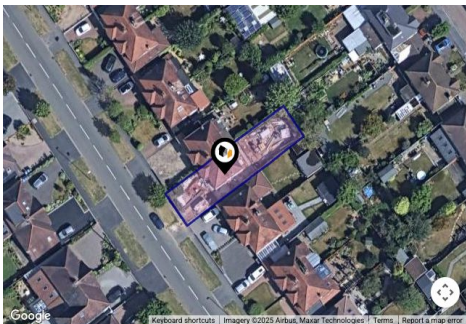
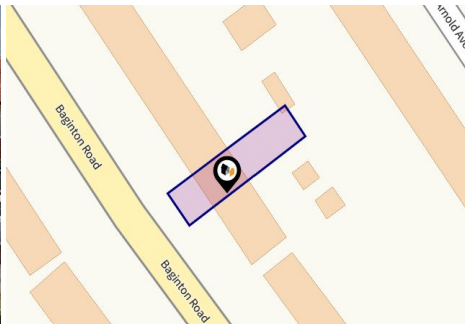
Ground floor utility/bootroom leading to patio & lawned gardens

Modern fitted storage within three double bedrooms

Generous part walled driveway to frontage

EPC RATING C, NO CHAIN, Total 2116 Sq.Ft or 197 Sq.M

**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](mailto:sales@walmsleysthewaytomove.co.uk) or 0330 1180 062**



## Property

Type:	Semi-Detached	OIRO:	£580,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,116 ft <sup>2</sup> / 196 m <sup>2</sup>		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,950		
Title Number:	MM127064		

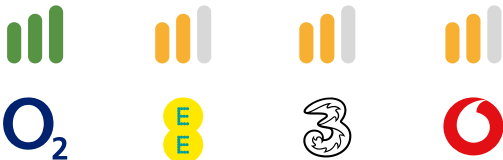
## Local Area

Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s
		

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



### Satellite/Fibre TV Availability:



# Planning History

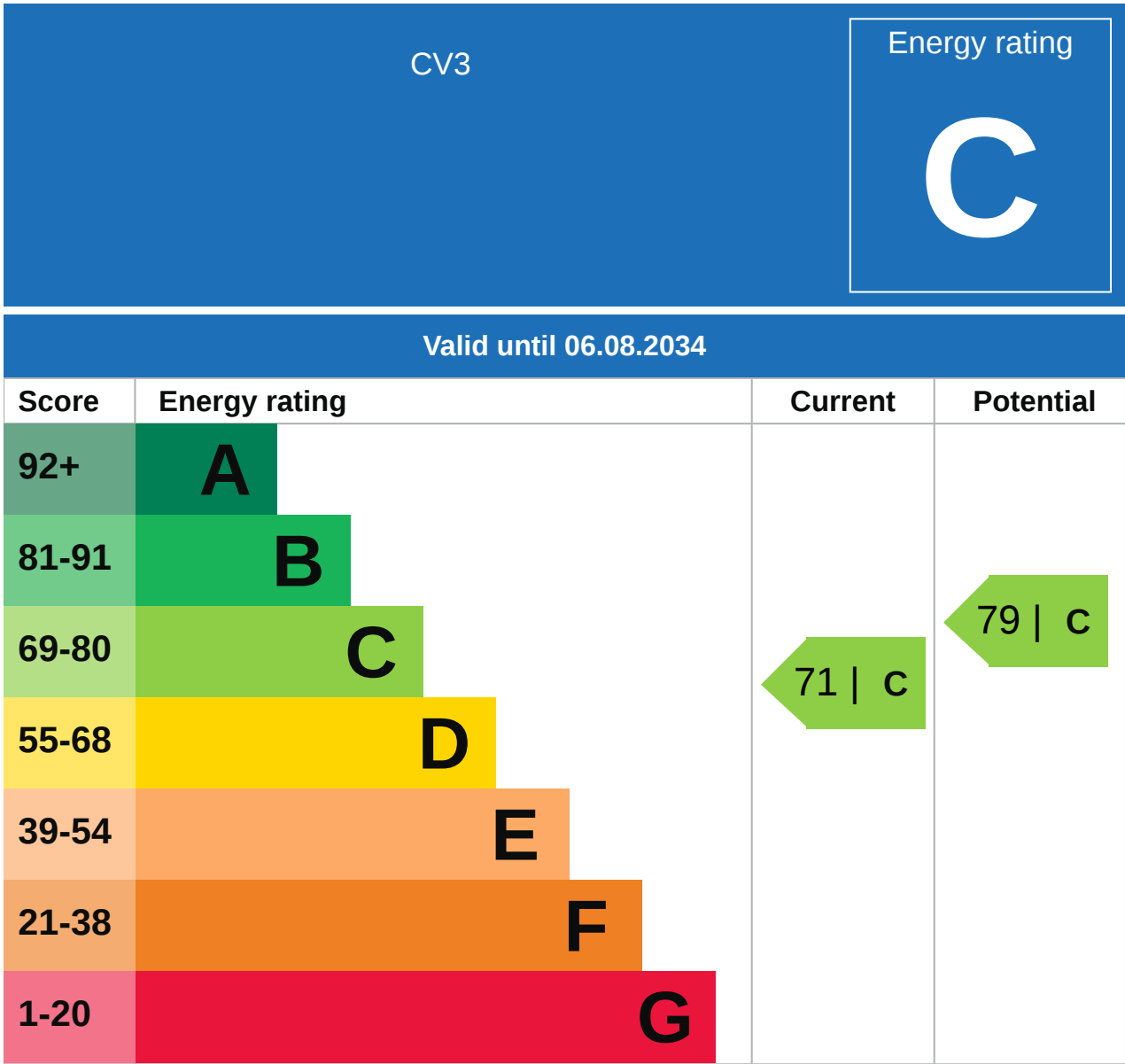
## This Address



Planning records for: ***Baginton Road, Coventry, CV3***

Reference - HH/2021/2978	
Decision:	Decision Issued
Date:	30th September 2021
Description:	Erection of a single storey side and rear extension & new porch

# Property EPC - Certificate



### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	176 m <sup>2</sup>



# Market Sold in Street



171, Baginton Road, Coventry, CV3 6FX		
Last Sold Date:	20/05/2019	
Last Sold Price:	£282,000	
175, Baginton Road, Coventry, CV3 6FX		
Last Sold Date:	27/10/2017	22/08/2003
Last Sold Price:	£310,050	£209,000
181, Baginton Road, Coventry, CV3 6FX		
Last Sold Date:	18/08/2017	
Last Sold Price:	£298,000	
159, Baginton Road, Coventry, CV3 6FX		
Last Sold Date:	07/12/2016	
Last Sold Price:	£280,000	
173, Baginton Road, Coventry, CV3 6FX		
Last Sold Date:	19/02/2004	16/05/2003
Last Sold Price:	£235,000	£175,000
185, Baginton Road, Coventry, CV3 6FX		
Last Sold Date:	22/05/2003	
Last Sold Price:	£205,000	
183, Baginton Road, Coventry, CV3 6FX		
Last Sold Date:	19/09/2002	
Last Sold Price:	£220,000	
169, Baginton Road, Coventry, CV3 6FX		
Last Sold Date:	18/07/2001	
Last Sold Price:	£165,000	
151, Baginton Road, Coventry, CV3 6FX		
Last Sold Date:	06/04/2001	
Last Sold Price:	£155,000	
177, Baginton Road, Coventry, CV3 6FX		
Last Sold Date:	29/09/2000	
Last Sold Price:	£152,500	
179, Baginton Road, Coventry, CV3 6FX		
Last Sold Date:	25/08/2000	
Last Sold Price:	£167,000	
153, Baginton Road, Coventry, CV3 6FX		
Last Sold Date:	23/12/1998	
Last Sold Price:	£103,000	

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

# Market Sold in Street



155, Baginton Road, Coventry, CV3 6FX	
Last Sold Date:	03/07/1998
Last Sold Price:	£115,000

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

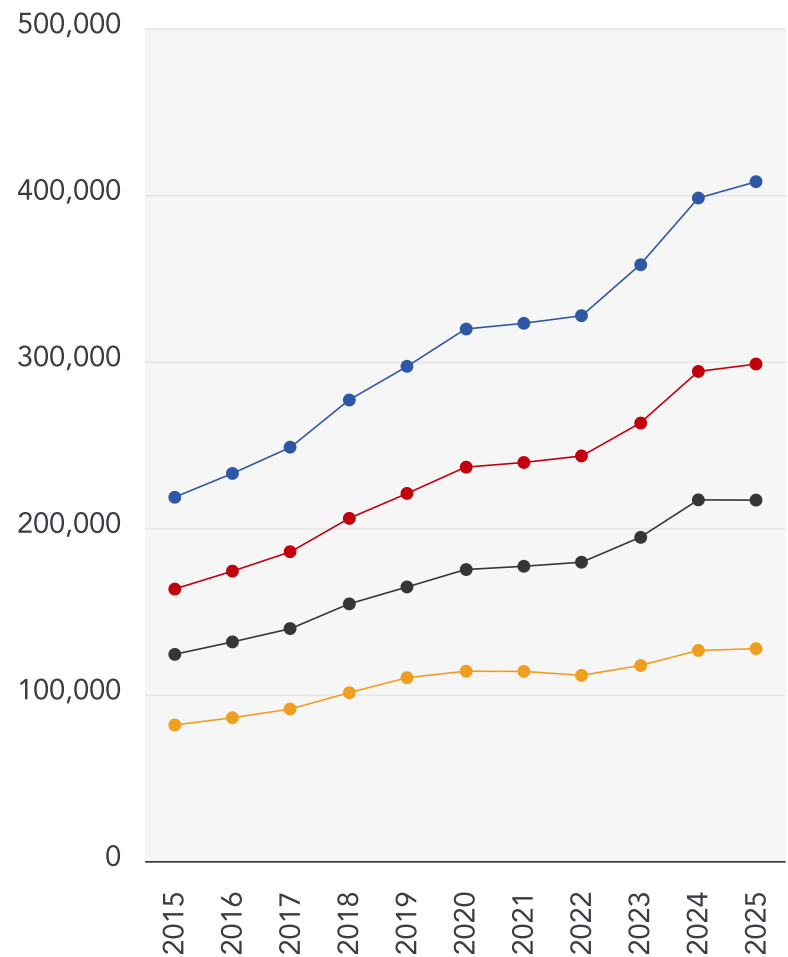


# Market

## House Price Statistics



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



Detached

**+86.77%**

Semi-Detached

**+82.76%**

Terraced

**+74.65%**

Flat

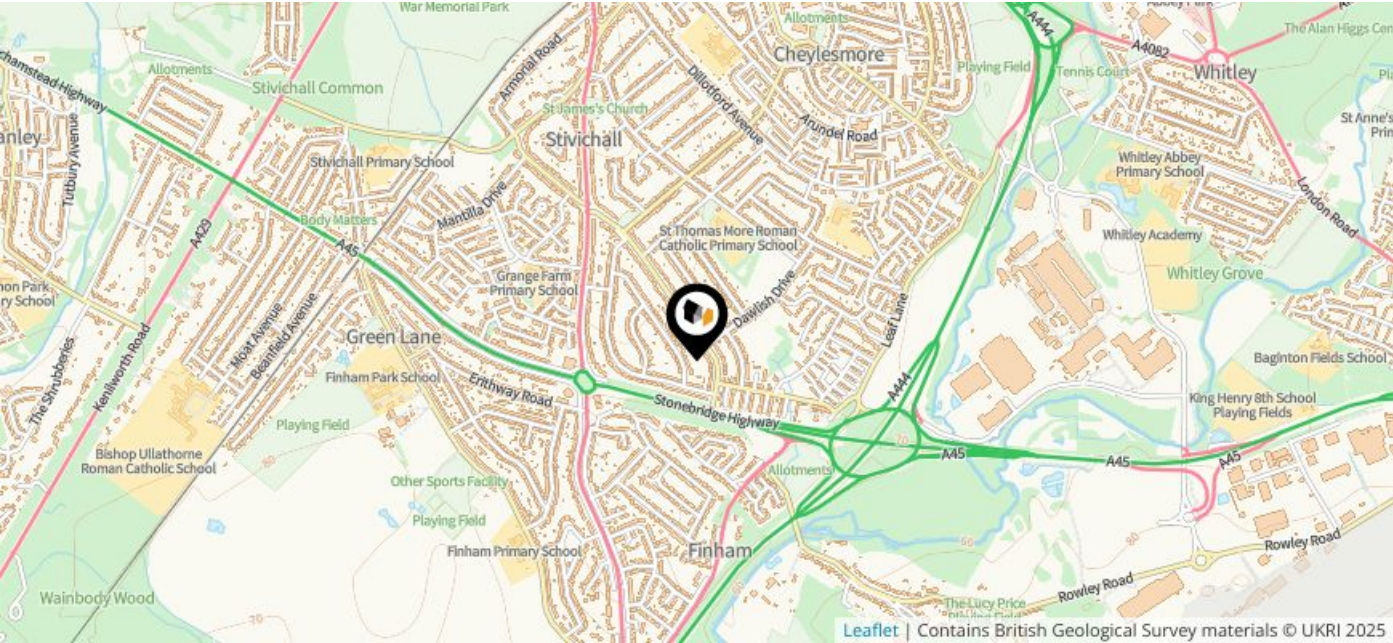
**+56.09%**

# 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.

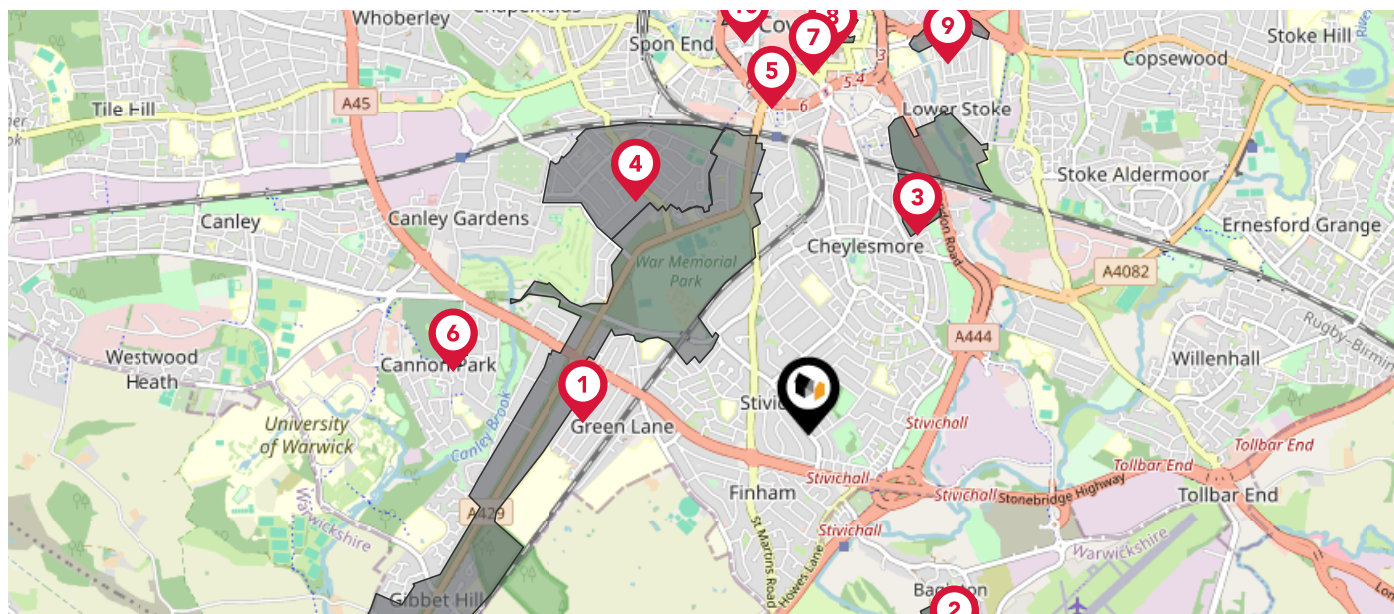
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Kenilworth Road



Baginton



London Road



Earlsdon



Greyfriars Green



Ivy Farm Lane (Canley Hamlet)



High Street



Hill Top and Cathedral



Far Gosford Street



Spon Street

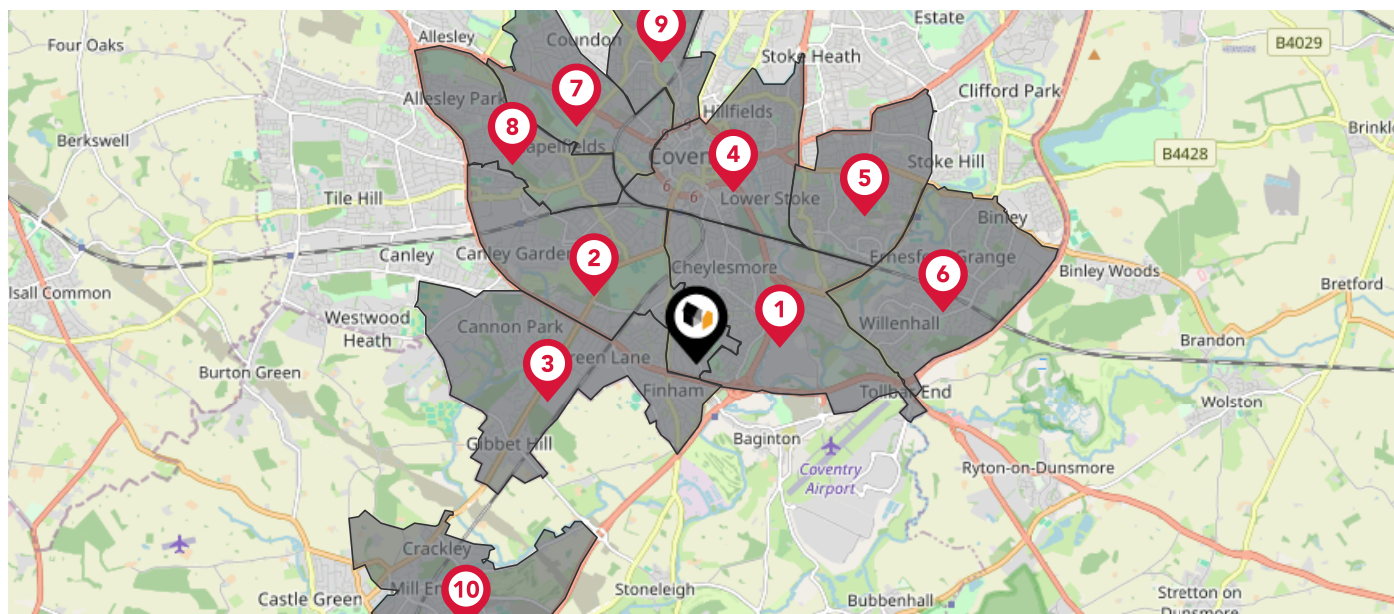


# Maps

## Council Wards



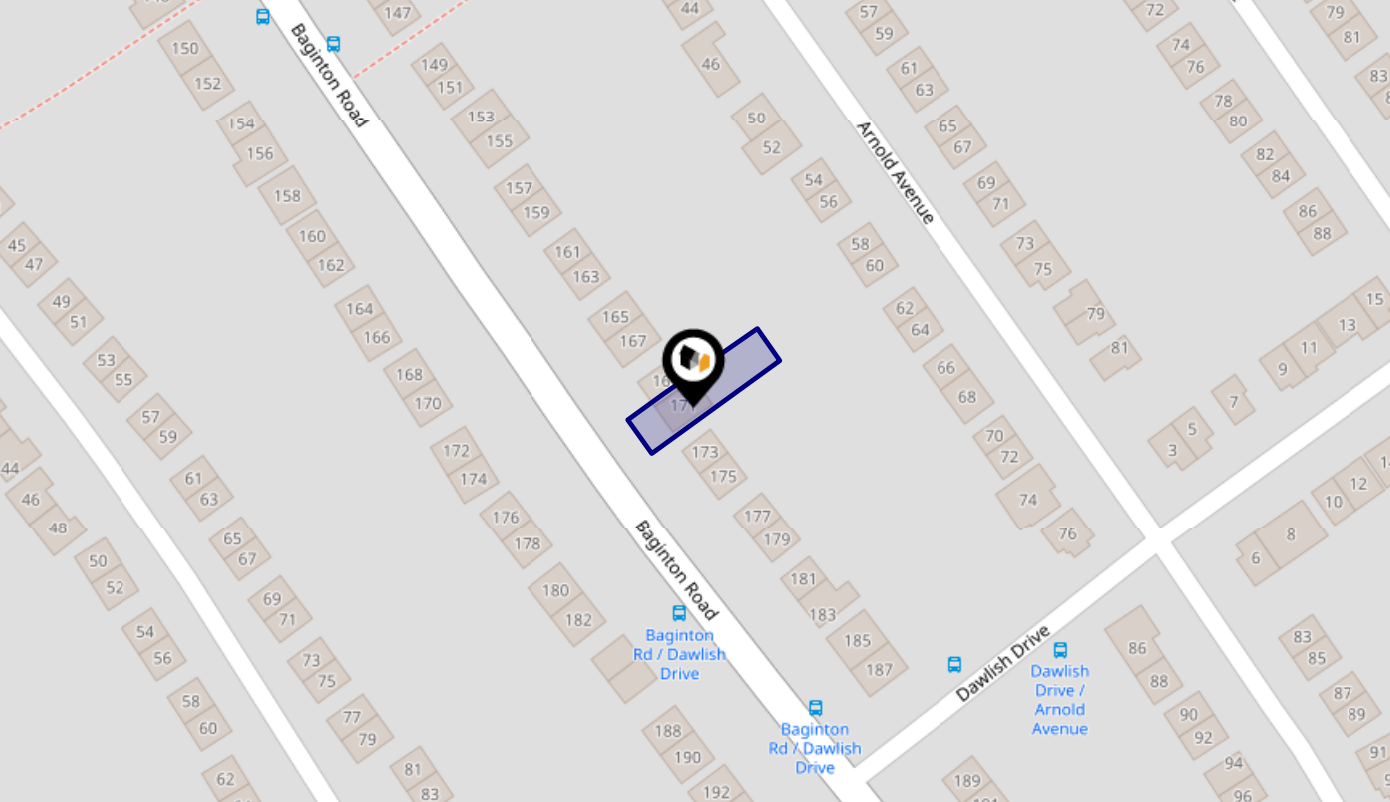
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- |    |                            |
|----|----------------------------|
| 1  | Cheylesmore Ward           |
| 2  | Earlsdon Ward              |
| 3  | Wainbody Ward              |
| 4  | St. Michael's Ward         |
| 5  | Lower Stoke Ward           |
| 6  | Binley and Willenhall Ward |
| 7  | Sherbourne Ward            |
| 8  | Whoberley Ward             |
| 9  | Radford Ward               |
| 10 | Kenilworth Park Hill Ward  |

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

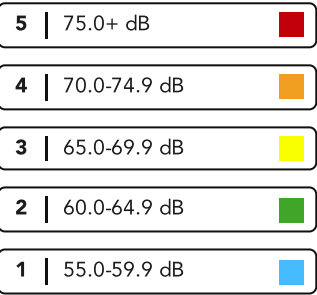


### Rail Noise Data

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.

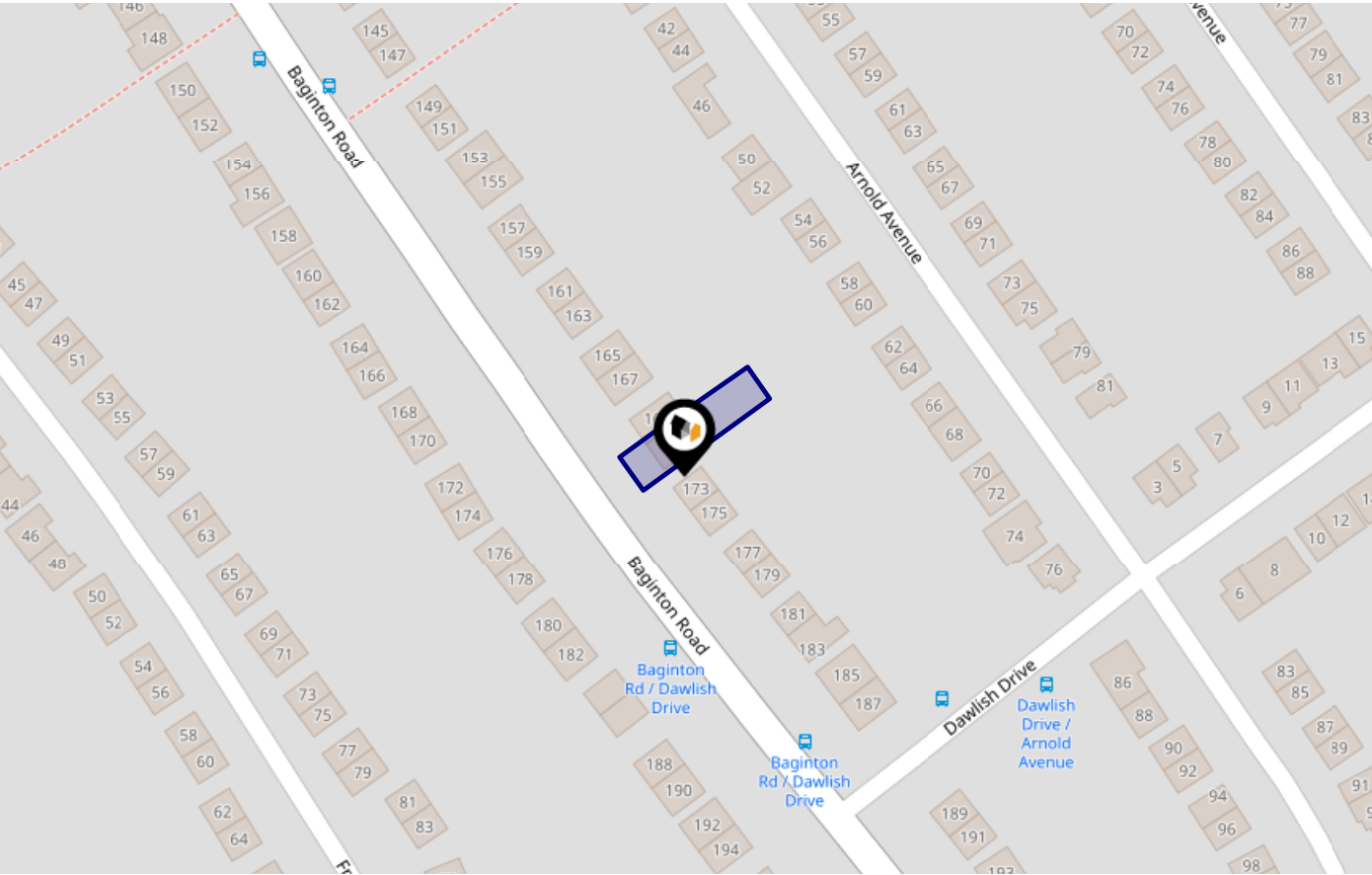
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

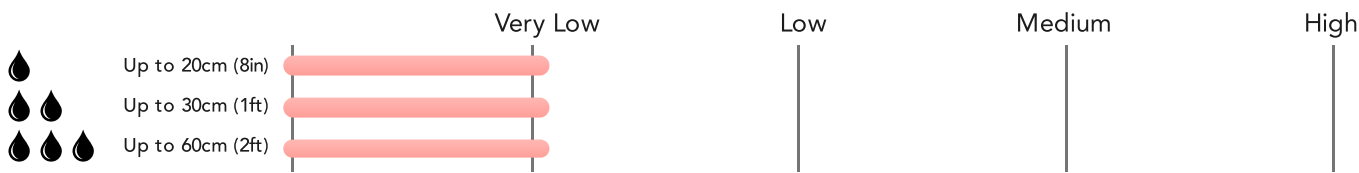


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

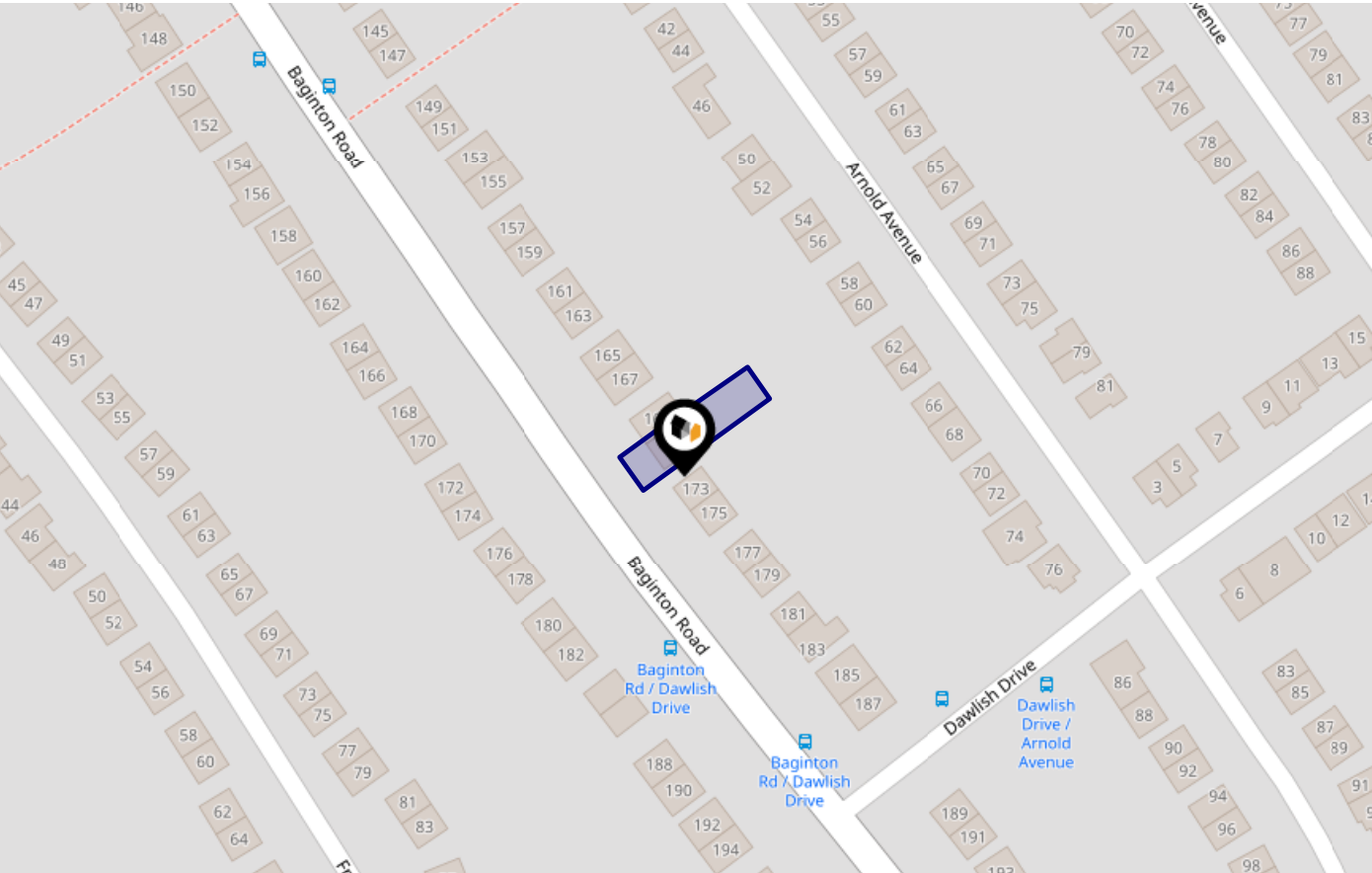
Chance of flooding to the following depths at this property:



# 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.

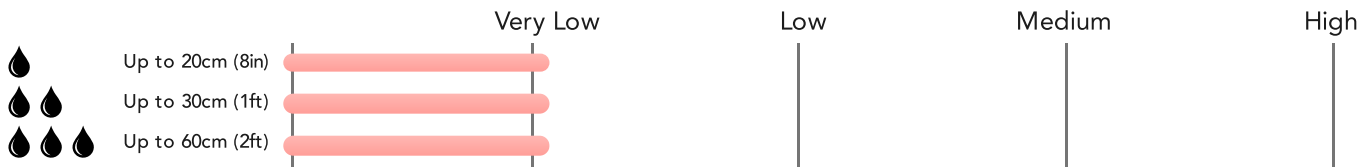


**Risk Rating:** Very low

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:

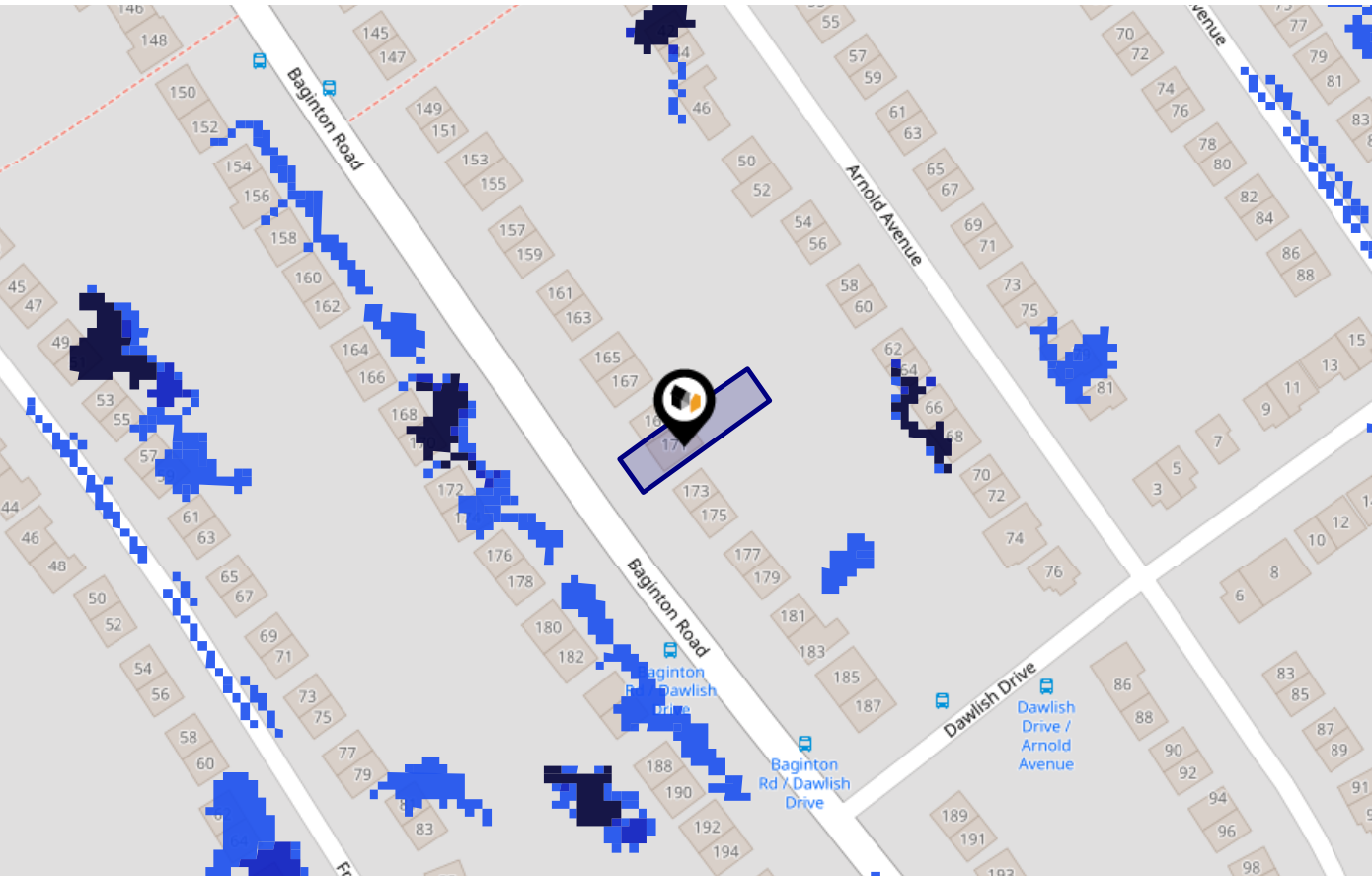




# Flood Risk

## 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.

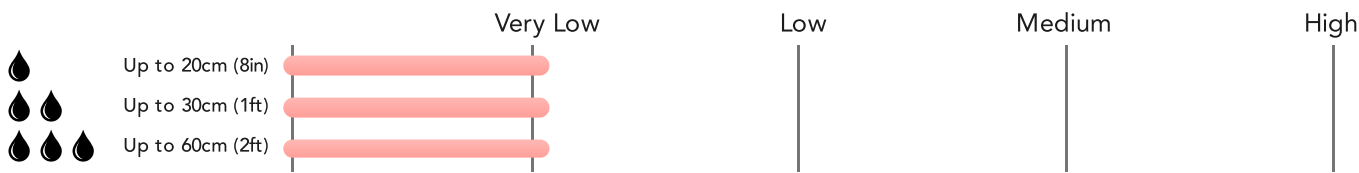


Risk Rating: Very low

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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 (0.25%) in any one year.

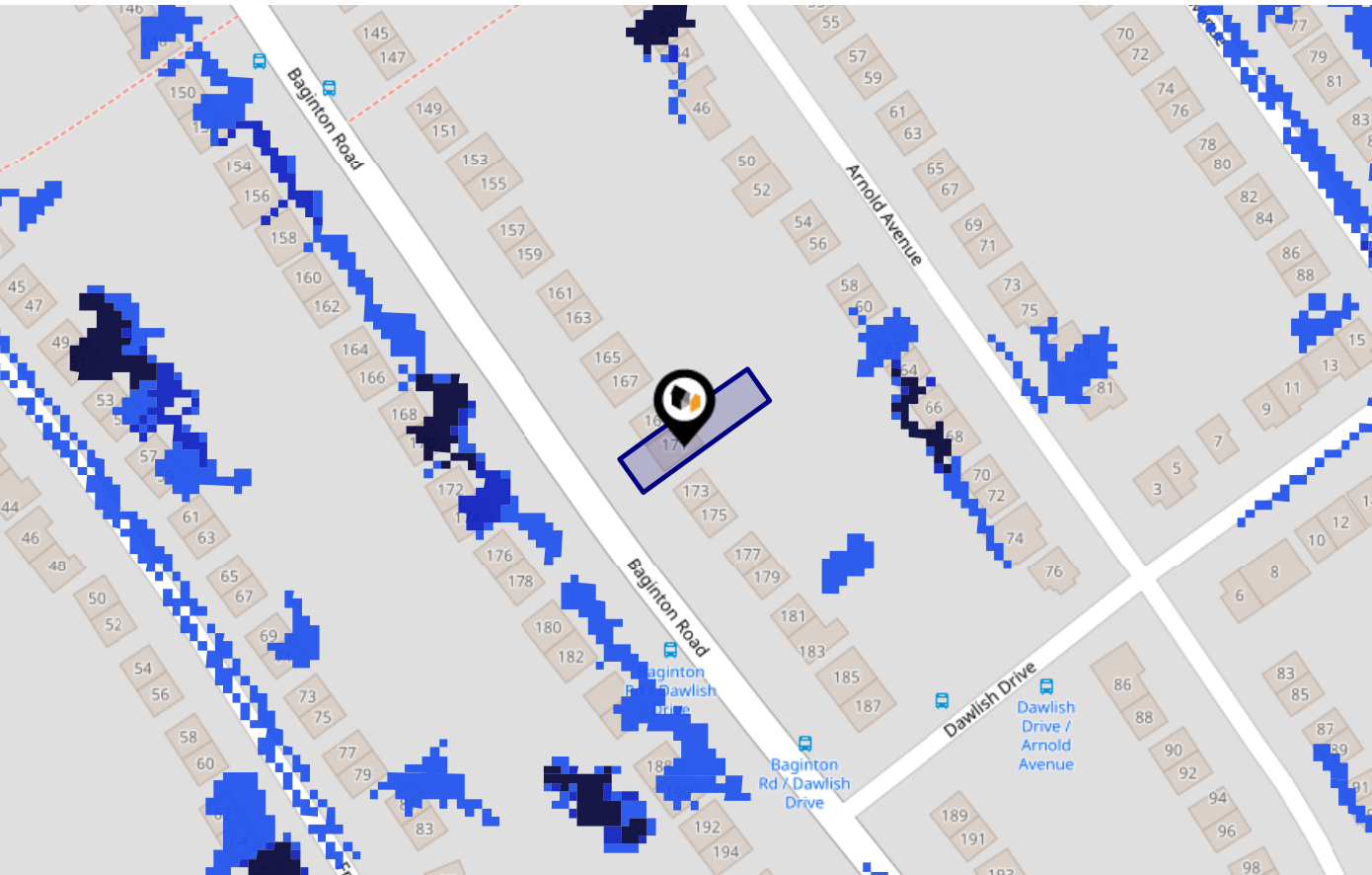
Chance of flooding to the following depths at this property:



# 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.

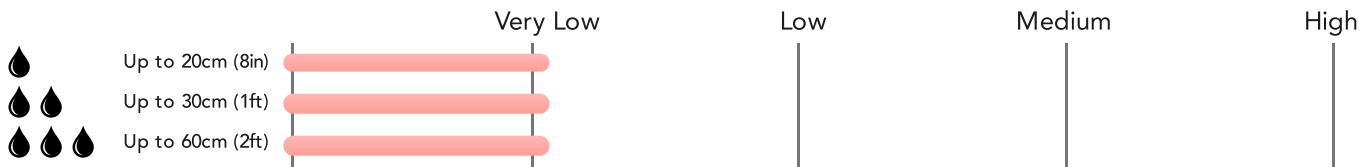


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

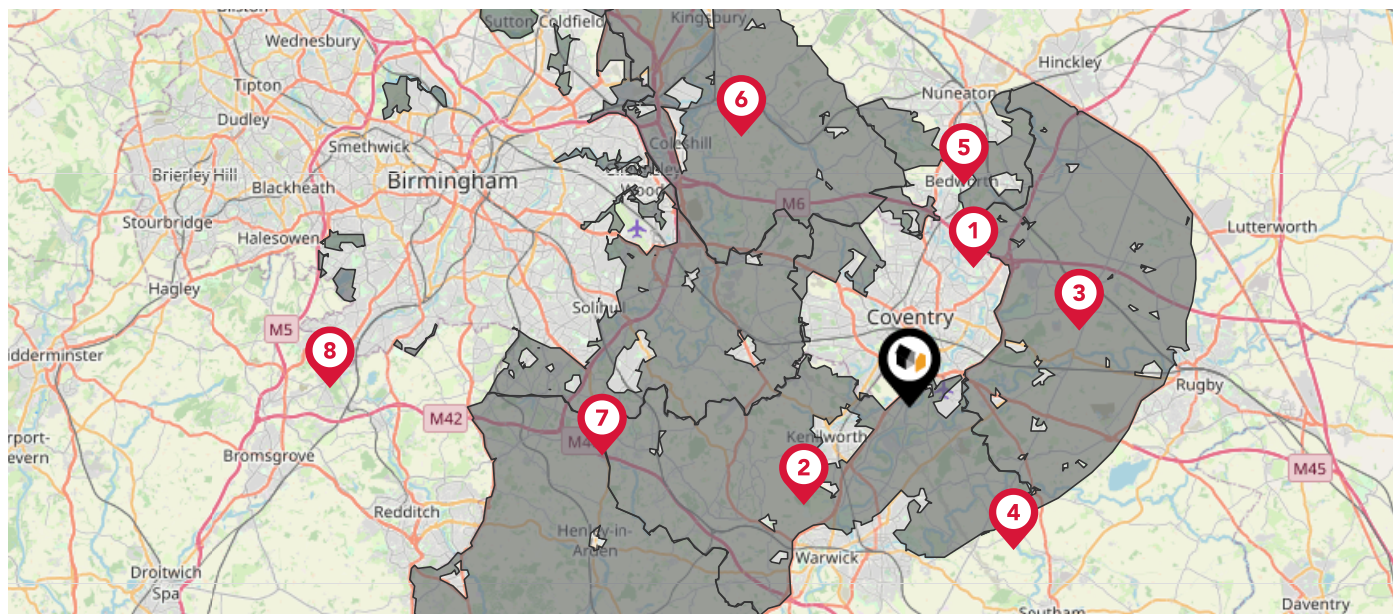


# Maps

## Green Belt



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



### Nearby Green Belt Land

- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham Green Belt - Birmingham

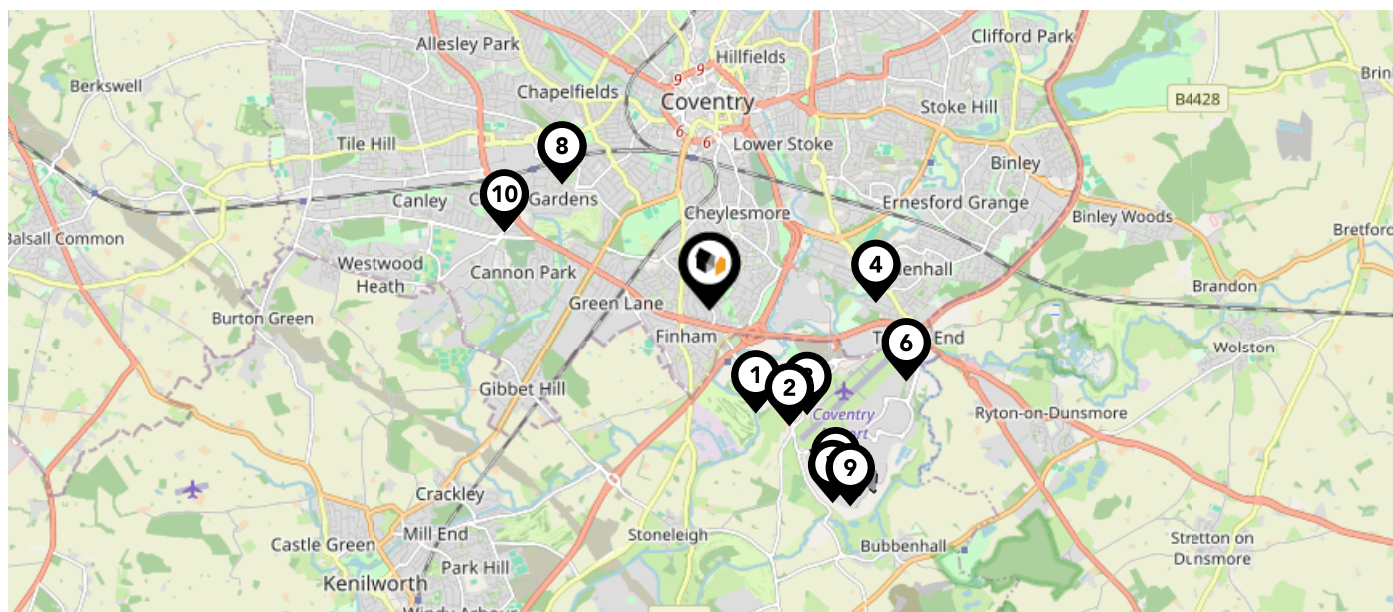


# Maps

## 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

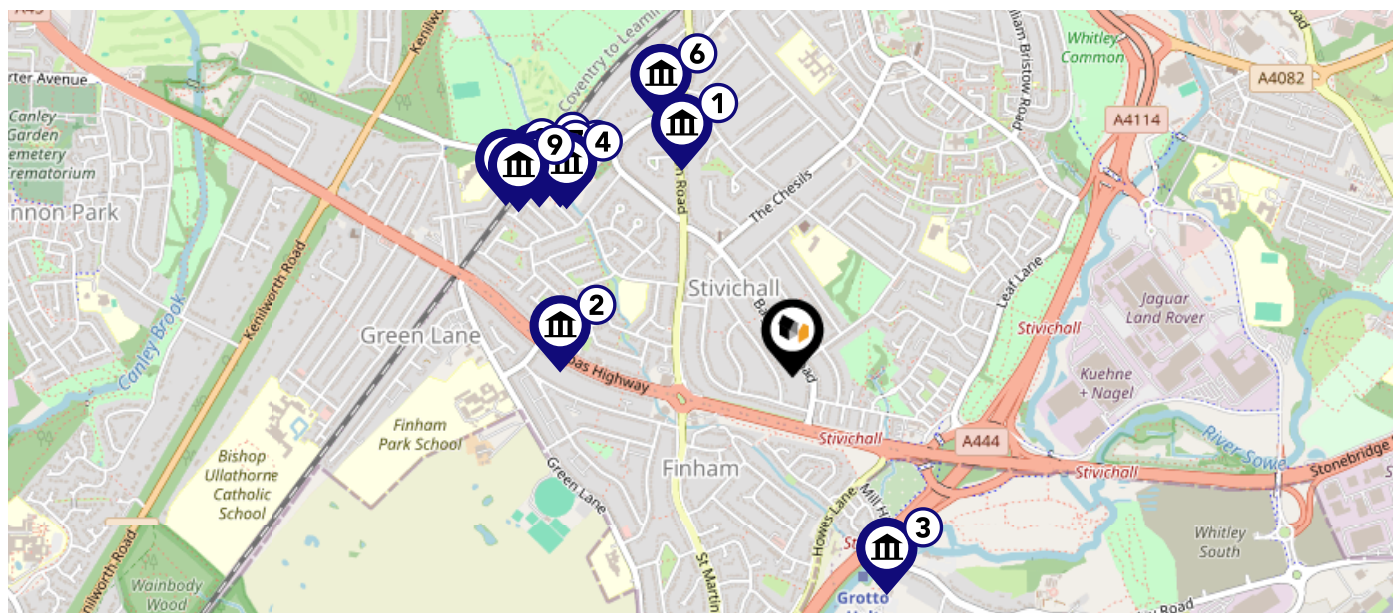
<b>1</b>	Hall Drive-Baginton	Historic Landfill	
<b>2</b>	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	
<b>3</b>	Rowley Road-Baginton	Historic Landfill	
<b>4</b>	London Road B-Willenhall, Coventry	Historic Landfill	
<b>5</b>	Rock Farm Landfill-	Historic Landfill	
<b>6</b>	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill	
<b>7</b>	EA/EPR/HB3904FE/V007	Active Landfill	
<b>8</b>	Hearsall Common-Whoberley, Coventry	Historic Landfill	
<b>9</b>	Rock Farm-Baginton, Coventry, Warwickshire	Historic Landfill	
<b>10</b>	Fletchampstead Highway-Canley, Coventry	Historic Landfill	











# Maps

## Listed Buildings

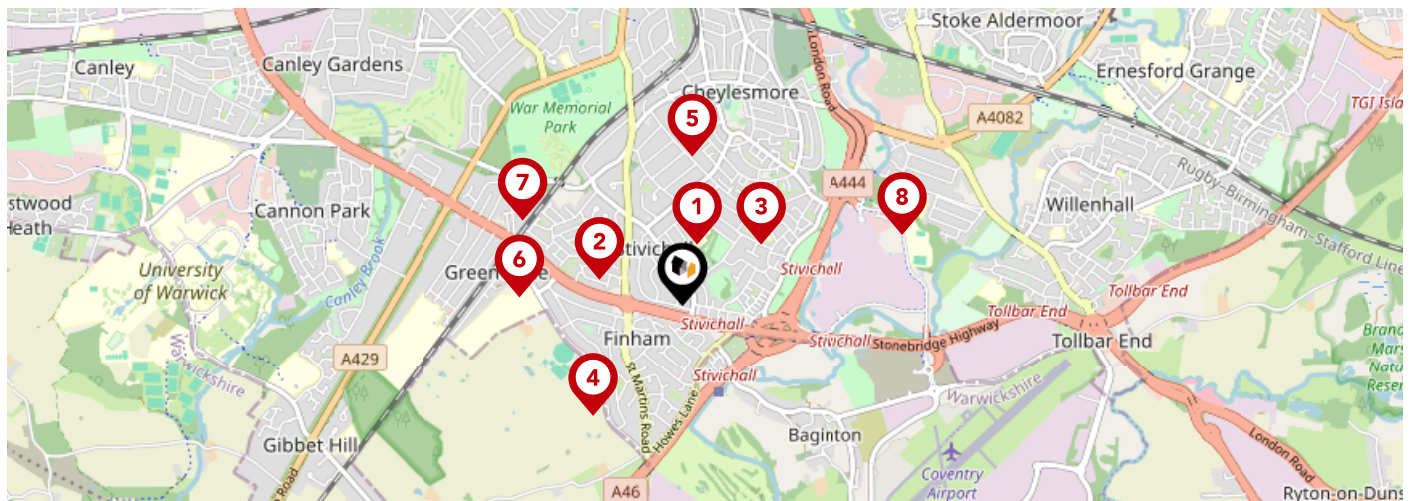


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1139458 - Church Of St James	Grade II	0.5 miles
 1342919 - Stivichall Grange	Grade II	0.5 miles
 1035274 - Baginton Bridge	Grade II	0.5 miles
 1104926 - The Smithy	Grade II	0.6 miles
 1076607 - Smithy Cottage	Grade II	0.6 miles
 1076620 - Bremond College	Grade II	0.7 miles
 1076608 - Bridge Cottage	Grade II	0.7 miles
 1265651 - Stivichall Animal Pound	Grade II	0.7 miles
 1320289 - The Cottage	Grade II	0.7 miles
 1342924 - Coat Of Arms Bridge	Grade II	0.7 miles

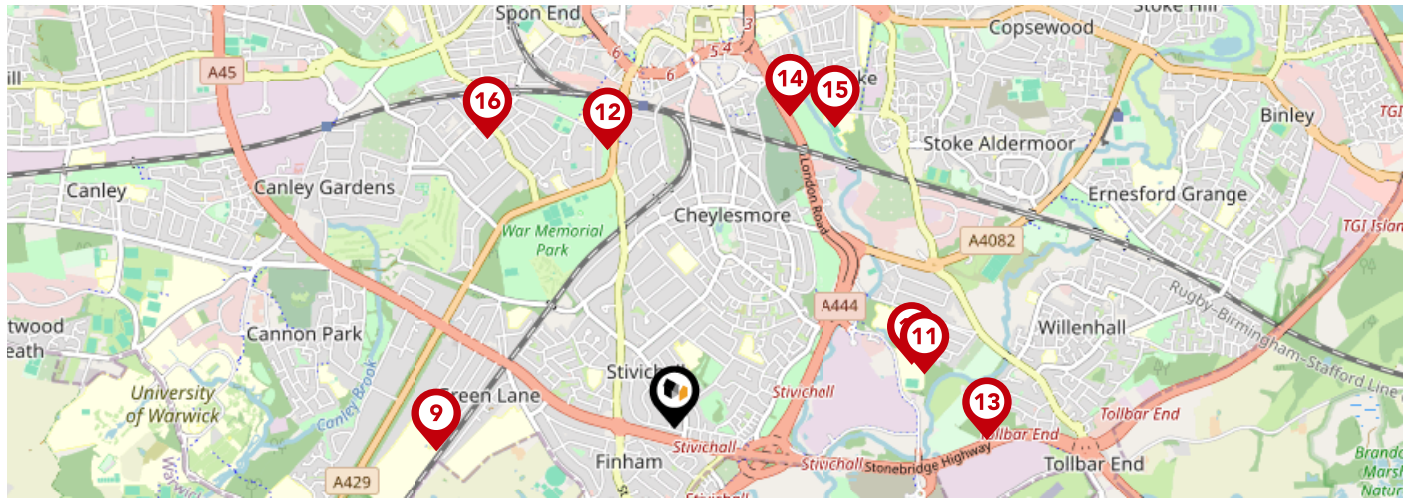
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Thomas More Catholic Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Grange Farm Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Howes Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 177   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Finham Primary School</b> Ofsted Rating: Good   Pupils: 463   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Manor Park Primary School</b> Ofsted Rating: Good   Pupils: 727   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Finham Park School</b> Ofsted Rating: Outstanding   Pupils: 1711   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stivichall Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Meadow Park School</b> Ofsted Rating: Requires improvement   Pupils: 783   Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

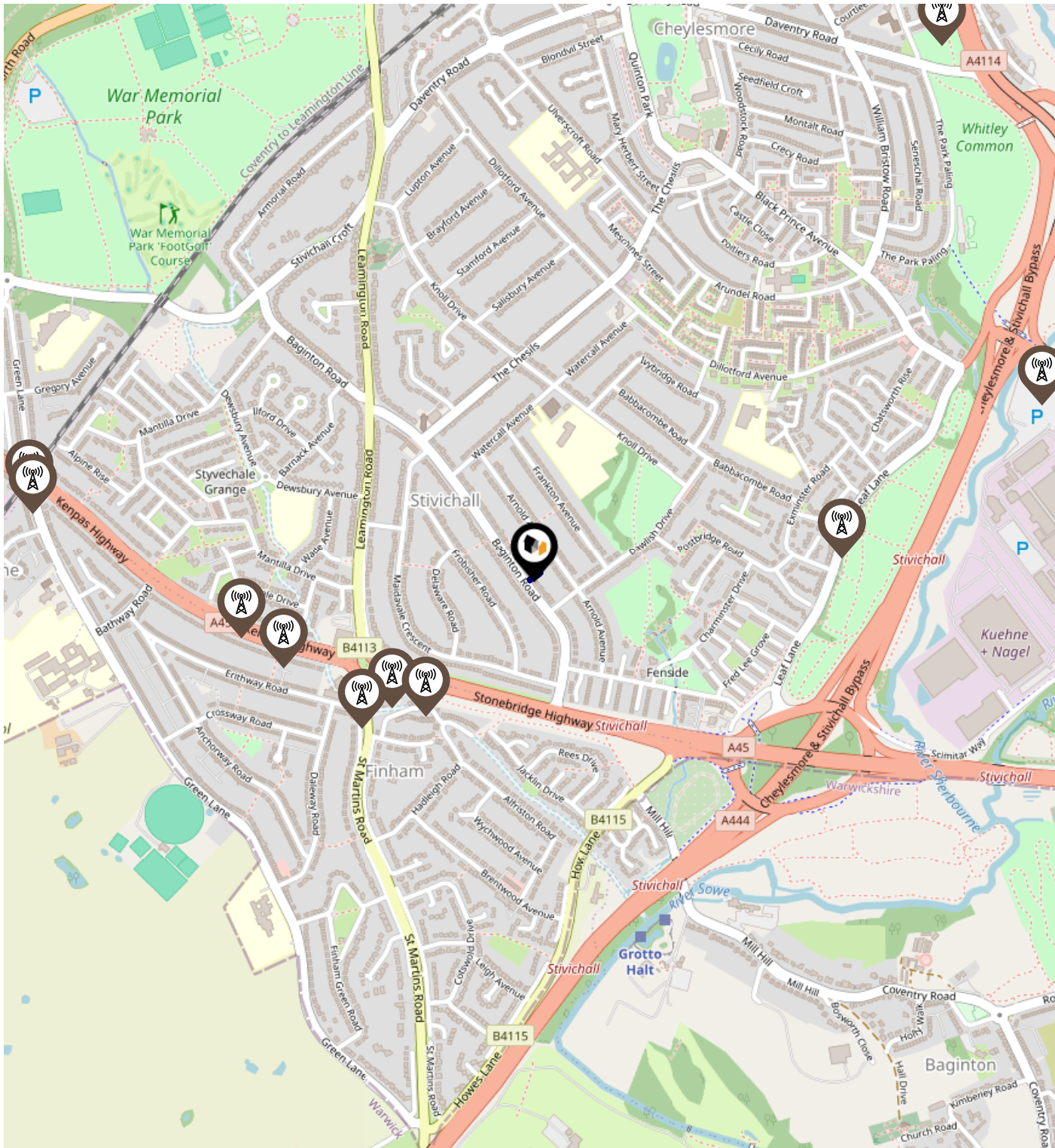


		Nursery	Primary	Secondary	College	Private
	<b>Bishop Ullathorne Catholic School</b> Ofsted Rating: Good   Pupils: 1140   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Tiverton School</b> Ofsted Rating: Good   Pupils: 119   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitley Abbey Primary School</b> Ofsted Rating: Good   Pupils: 449   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Baginton Fields Academy</b> Ofsted Rating: Good   Pupils:0   Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School</b> Ofsted Rating: Good   Pupils: 249   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Blue Coat Church of England School and Music College</b> Ofsted Rating: Good   Pupils: 1724   Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:1.56	<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

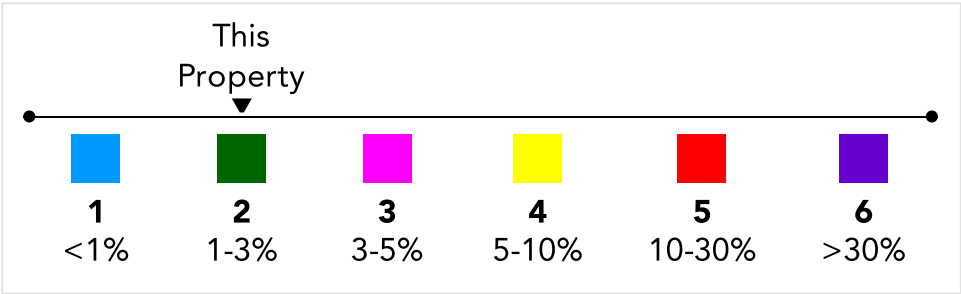
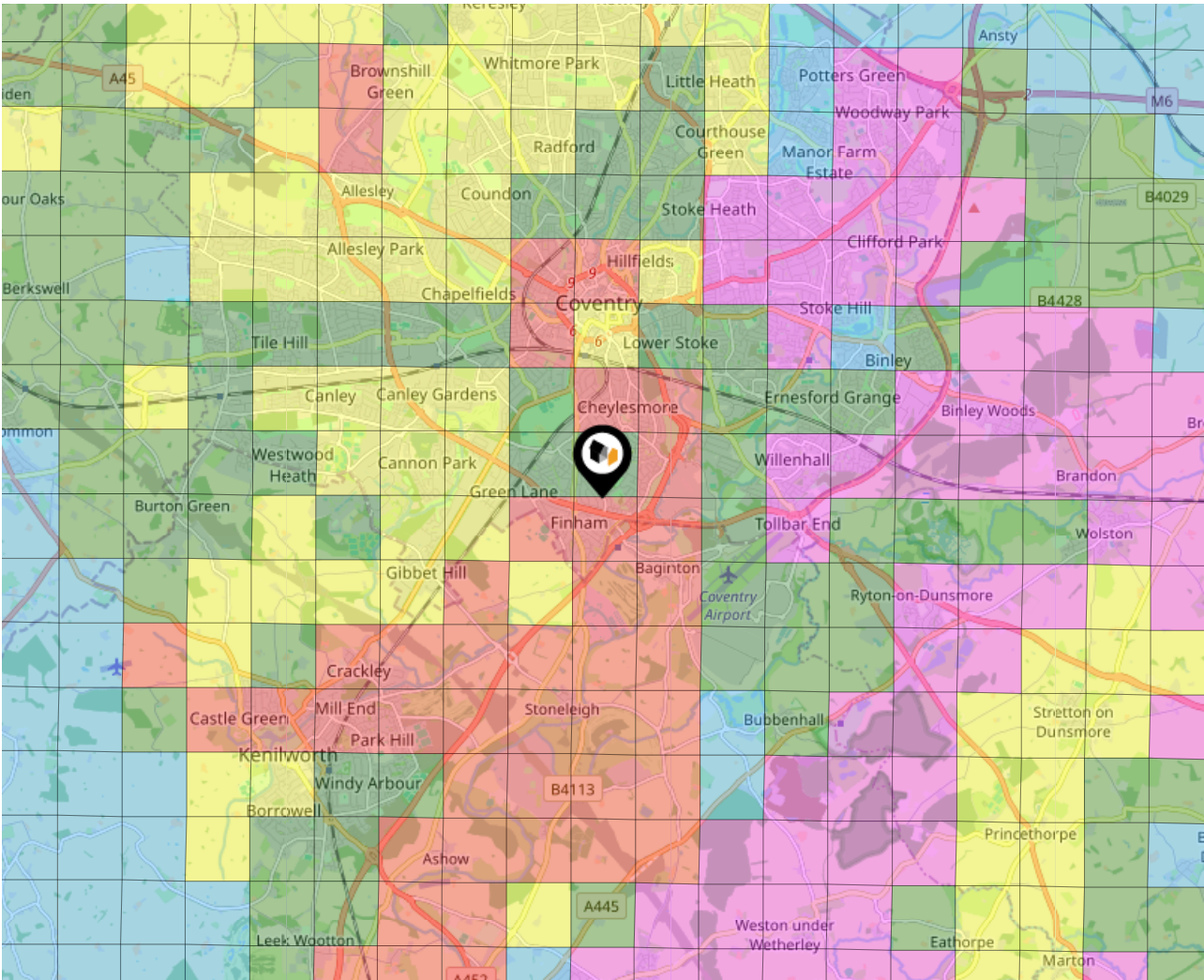
# Environment

## Radon Gas



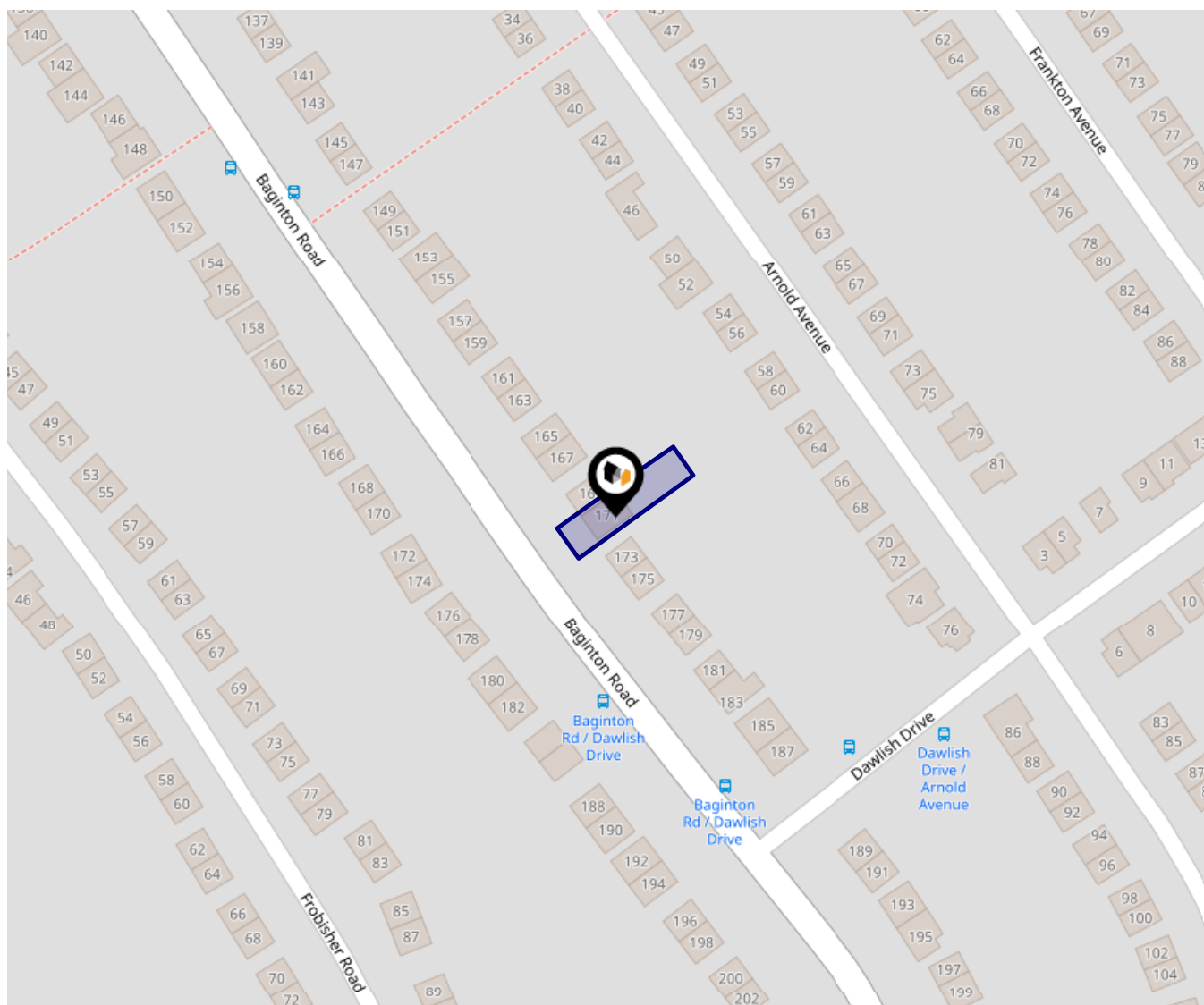
### What is Radon?

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/m<sup>3</sup>).





# 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.

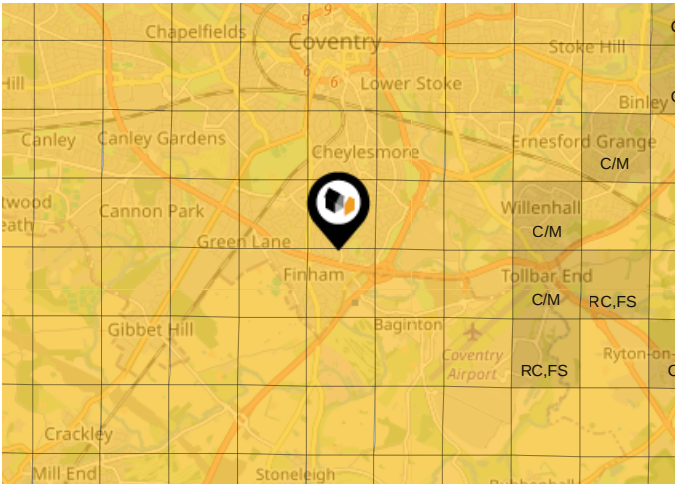
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAYEY LOAM TO SANDY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	LOAM INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

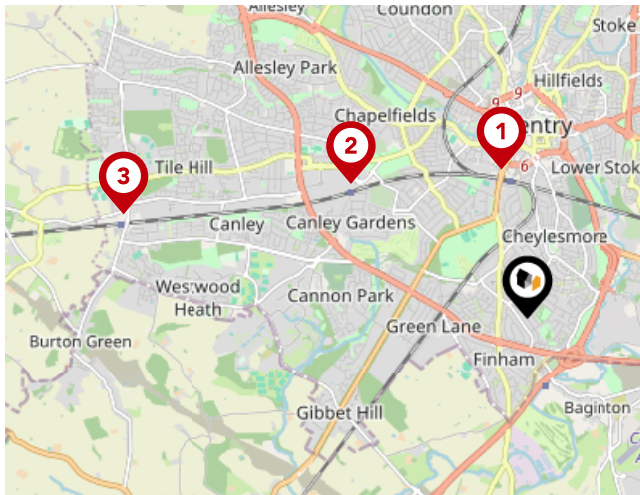


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

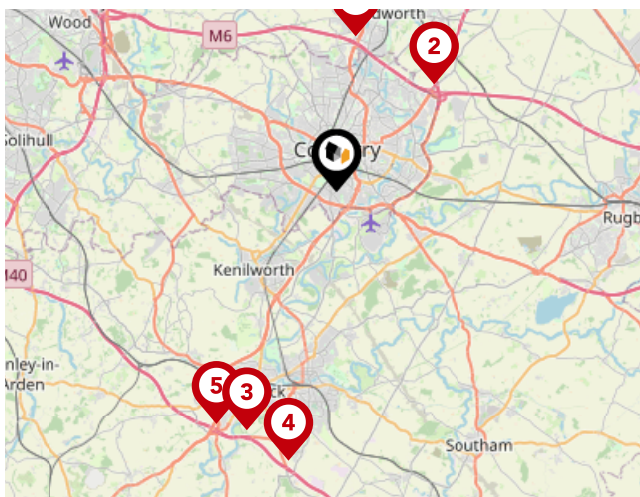
# Area

## Transport (National)



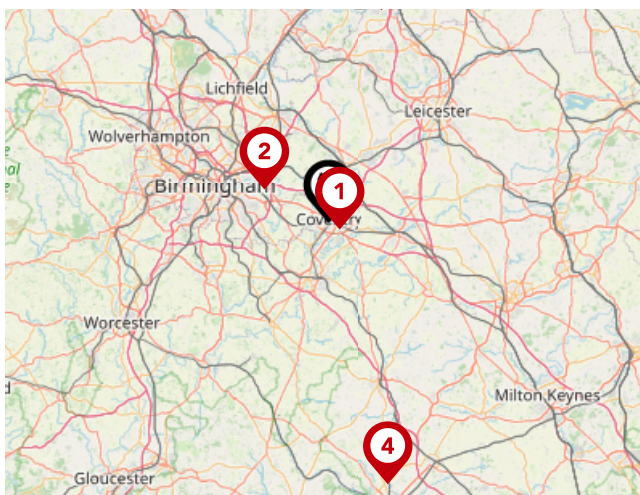
### National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	1.37 miles
	Canley Rail Station	1.99 miles
	Tile Hill Rail Station	3.76 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.67 miles
	M6 J2	5.23 miles
	M40 J14	9.25 miles
	M40 J13	9.95 miles
	M40 J15	9.48 miles

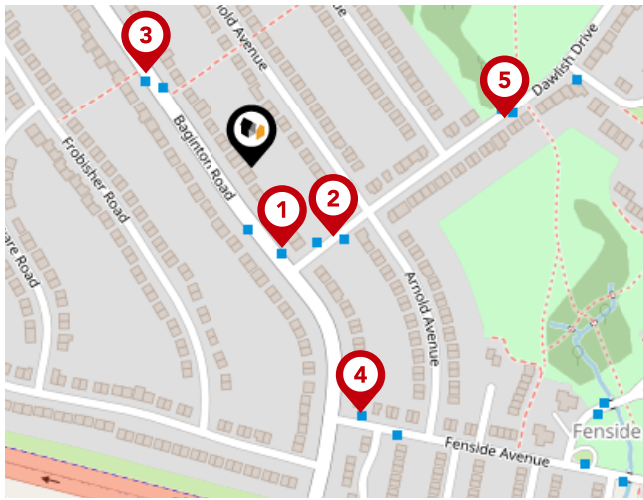


### Airports/Helipads






Pin	Name	Distance
	Baginton	1.77 miles
	Birmingham Airport	10.56 miles
	East Mids Airport	31.68 miles
	Kidlington	38.97 miles

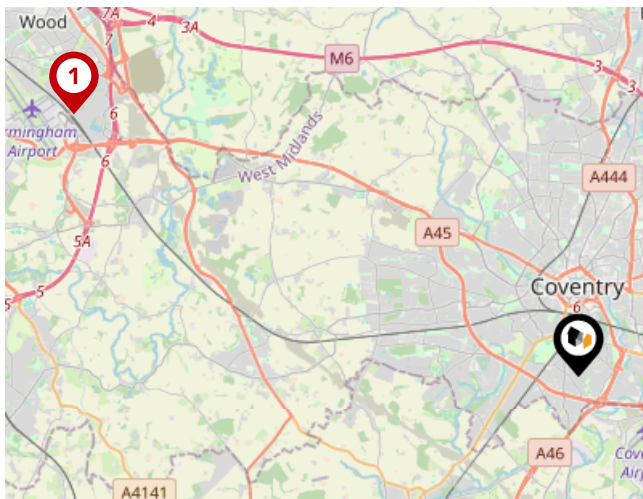
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Dawlish Drive	0.05 miles
	Arnold Avenue	0.06 miles
	Watercall Avenue	0.08 miles
	Arnold Ave	0.15 miles
	Frankton Avenue	0.15 miles



### Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	10.28 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

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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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# 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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