



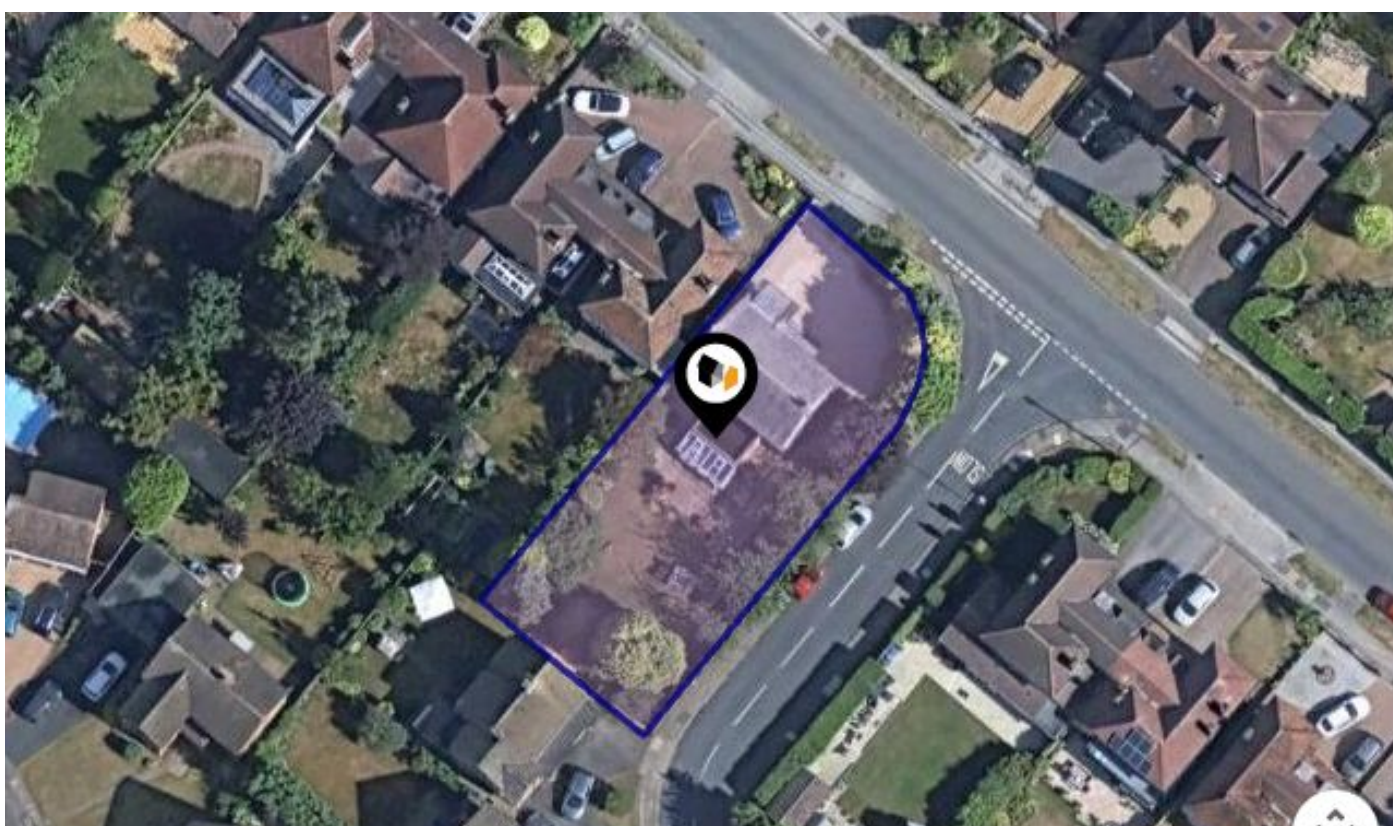
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20th October 2025



BAGINTON ROAD, COVENTRY, CV3

Price Estimate : £750,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleystheawaytomove.co.uk





Dear Buyers & Interested Parties

Your property details in brief.....

1. Location and Connectivity

Situated on Baginton Road in Coventry, within close proximity to Coventry Rail Station (1.05 miles), providing direct rail links to surrounding areas.

Accessible motorway junctions include M6 J2 (5.24 miles), M6 J3 (5.43 miles), and M42 J6 (9.11 miles), facilitating road travel.

Nearest airports are Baginton (2.18 miles), Birmingham Airport (10.15 miles), and East Midlands Airport (31.48 miles).

Local bus stops on Barnack Avenue and Baginton Road are within short walking distances.

2. Property Attributes

Detached house with four bedrooms and one bathroom.

Plot size of approximately 0.18 acres.

Floor space totals 1,701 sq ft.

Current estimated valuation is £750,000.

Energy Performance Certificate (EPC) rated E, with potential to improve to a C rating.

Council Tax Band G.

Maximum broadband speed available is up to 1,800 Mbps.

3. Schools and Amenities

Nearby primary schools include Grange Farm Primary School, St Thomas More Catholic Primary School, and Stivichall Primary School, all rated Good by Ofsted.

Local amenities are accessible within Coventry, including retail, leisure, and service facilities.

4. Practical Positives

Good transport links via rail and road networks.

High broadband speeds support remote working and digital connectivity.

Potential for energy efficiency improvements, with an EPC rating upgrade from current E to potential C.

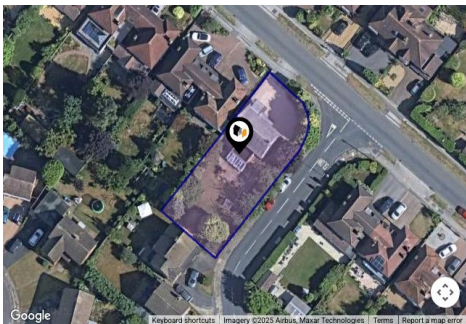
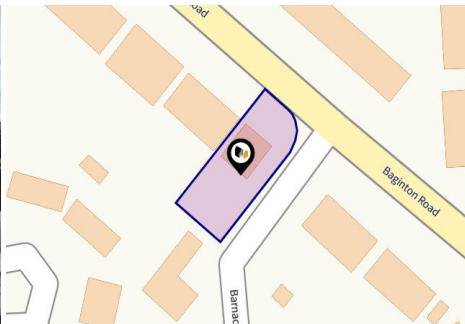
5. Market Context

The property is valued at approximately £750,000, reflecting current market conditions in Coventry.

The typical time to sell for similar properties is around 189 days.

Coventry's property market has shown stability with consistent demand for detached family homes.

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:	Detached	Price Estimate:	£750,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,701 ft ² / 158 m ²		
Plot Area:	0.18 acres		
Council Tax :	Band G		
Annual Estimate:	£4,023		
Title Number:	WK145392		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	78	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O ₂	sky
				

Property EPC - Certificate



COVENTRY, CV3

Energy rating

E

Valid until 19.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D	52 E	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	126 m ²

34, Baginton Road, Coventry, CV3 6JW			
Last Sold Date:	27/01/2023	15/08/2011	
Last Sold Price:	£800,000	£395,000	
30, Baginton Road, Coventry, CV3 6JW			
Last Sold Date:	01/04/2021	27/03/1997	
Last Sold Price:	£671,000	£165,000	
28, Baginton Road, Coventry, CV3 6JW			
Last Sold Date:	06/12/2019	27/07/2009	
Last Sold Price:	£545,000	£299,950	
4, Baginton Road, Coventry, CV3 6JW			
Last Sold Date:	23/11/2018	07/07/2006	
Last Sold Price:	£840,000	£484,950	
46, Baginton Road, Coventry, CV3 6JW			
Last Sold Date:	01/08/2016	08/12/2005	13/06/2002
Last Sold Price:	£455,000	£365,000	£247,000
10, Baginton Road, Coventry, CV3 6JW			
Last Sold Date:	29/01/2016	26/01/2007	26/06/2000
Last Sold Price:	£579,000	£465,000	£270,000
38, Baginton Road, Coventry, CV3 6JW			
Last Sold Date:	27/02/2014		
Last Sold Price:	£384,000		
24, Baginton Road, Coventry, CV3 6JW			
Last Sold Date:	14/02/2012	11/12/2001	
Last Sold Price:	£390,000	£227,000	
18, Baginton Road, Coventry, CV3 6JW			
Last Sold Date:	19/08/2011		
Last Sold Price:	£304,000		
16, Baginton Road, Coventry, CV3 6JW			
Last Sold Date:	28/07/2011		
Last Sold Price:	£332,000		
26, Baginton Road, Coventry, CV3 6JW			
Last Sold Date:	16/07/2010	26/01/2007	
Last Sold Price:	£380,000	£400,000	
22, Baginton Road, Coventry, CV3 6JW			
Last Sold Date:	19/08/2008		
Last Sold Price:	£365,000		

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

Market Sold in Street



32, Baginton Road, Coventry, CV3 6JW

Last Sold Date:	19/09/2003
Last Sold Price:	£297,000

44, Baginton Road, Coventry, CV3 6JW

Last Sold Date:	05/11/1999
Last Sold Price:	£180,000

2, Baginton Road, Coventry, CV3 6JW

Last Sold Date:	25/03/1998
Last Sold Price:	£166,000

6, Baginton Road, Coventry, CV3 6JW

Last Sold Date:	04/09/1996
Last Sold Price:	£126,000

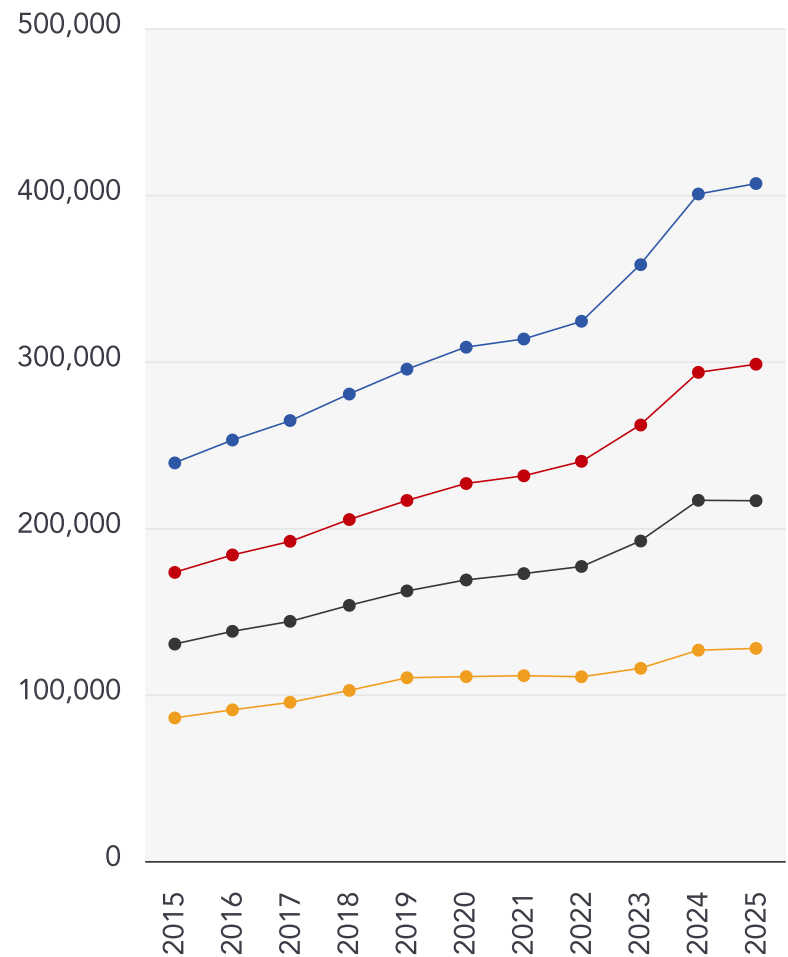
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+70.17%

Semi-Detached

+72.14%

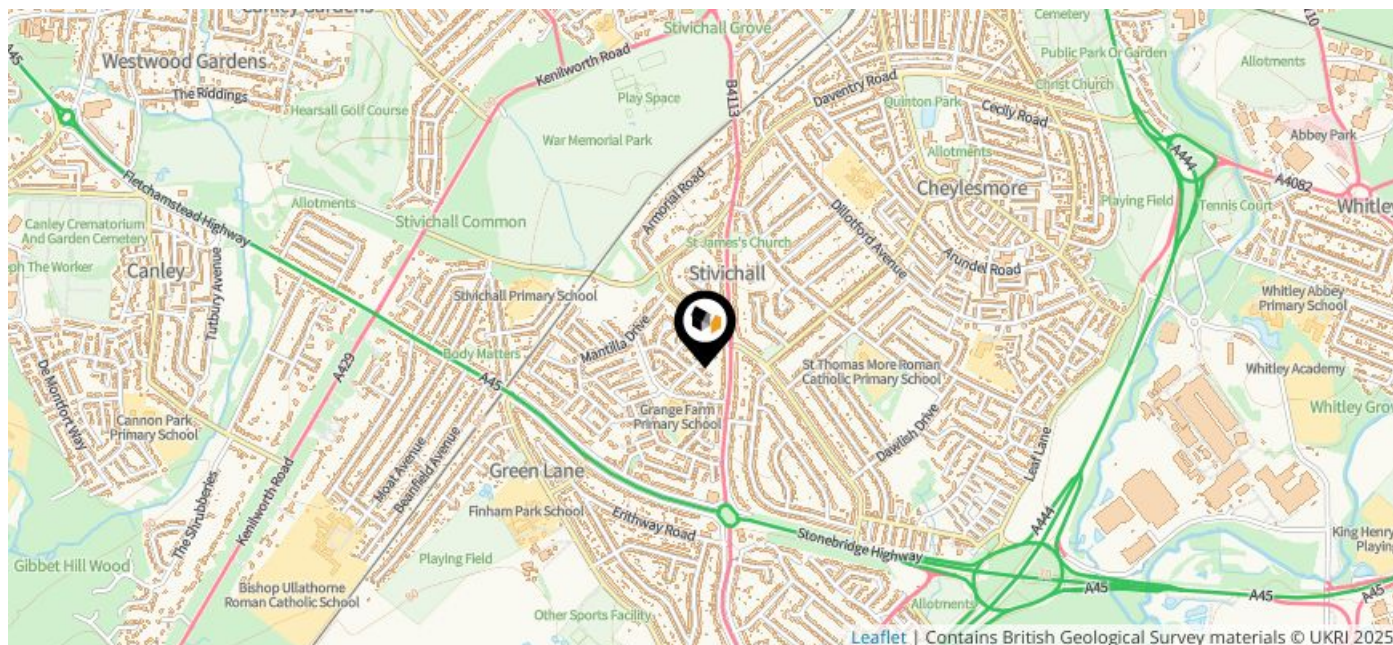
Terraced

+66.07%

Flat

+48.62%

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.

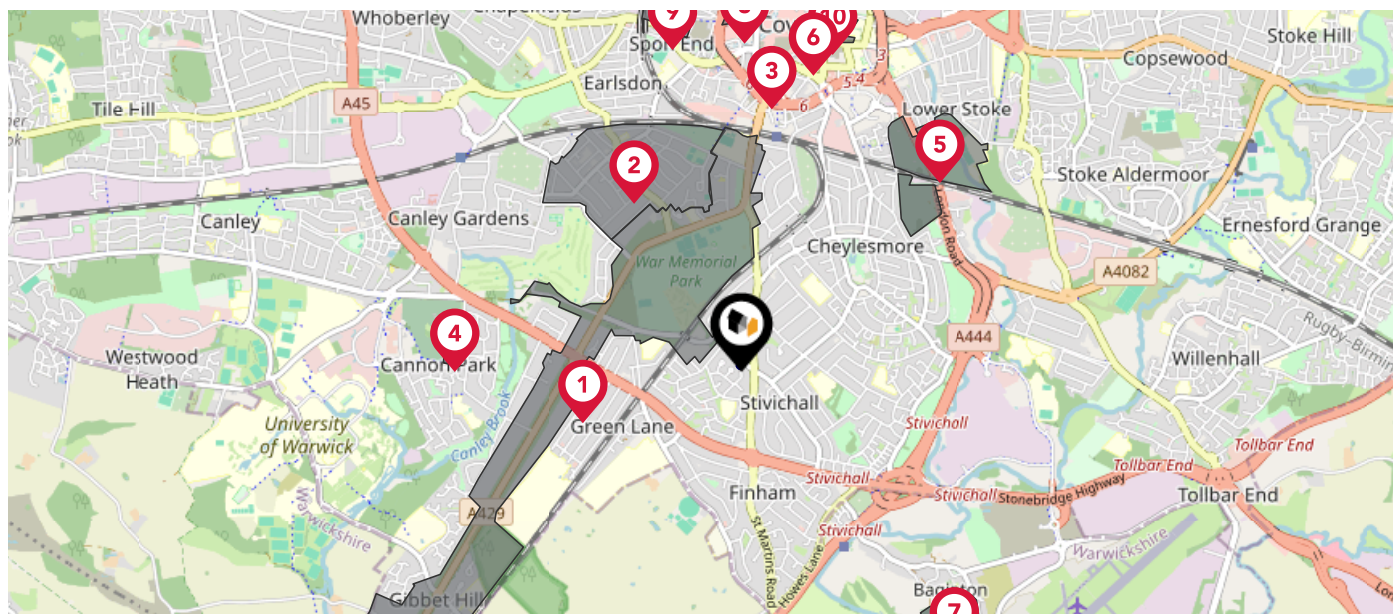
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Earlsdon



Greyfriars Green



Ivy Farm Lane (Canley Hamlet)



London Road



High Street



Baginton



Spon Street



Spon End



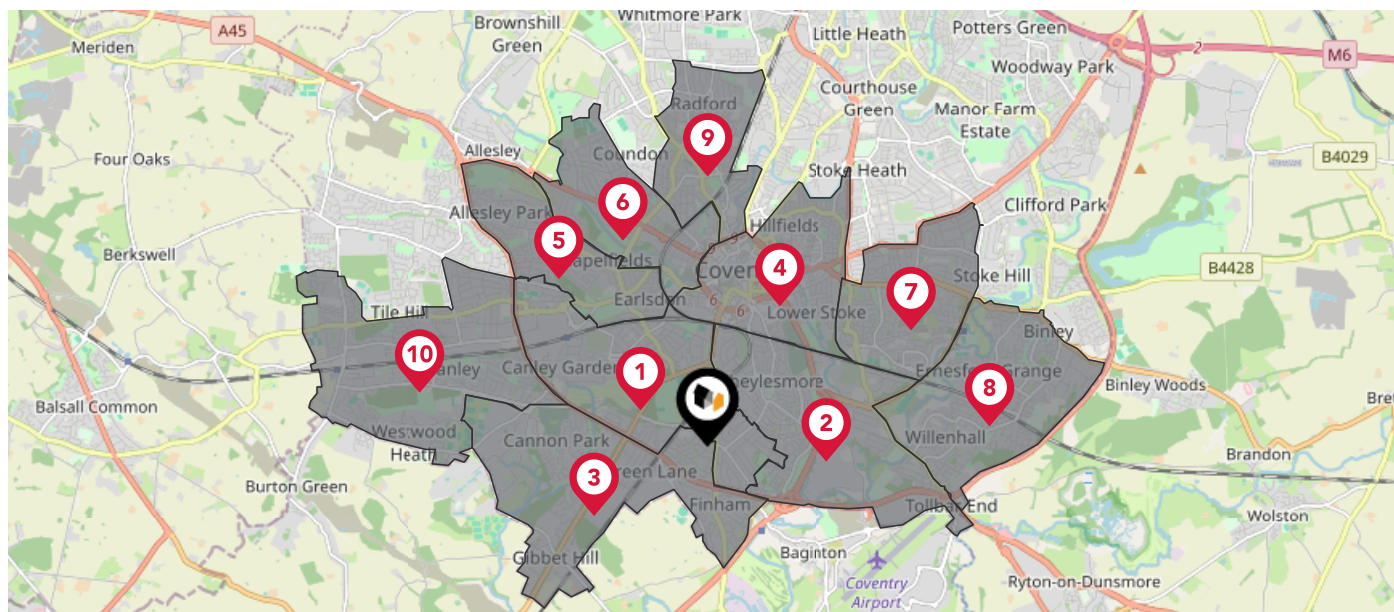
Hill Top and Cathedral

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



Earlsdon Ward



Cheylesmore Ward



Wainbody Ward



St. Michael's Ward



Whoberley Ward



Sherbourne Ward



Lower Stoke Ward



Binley and Willenhall Ward



Radford Ward



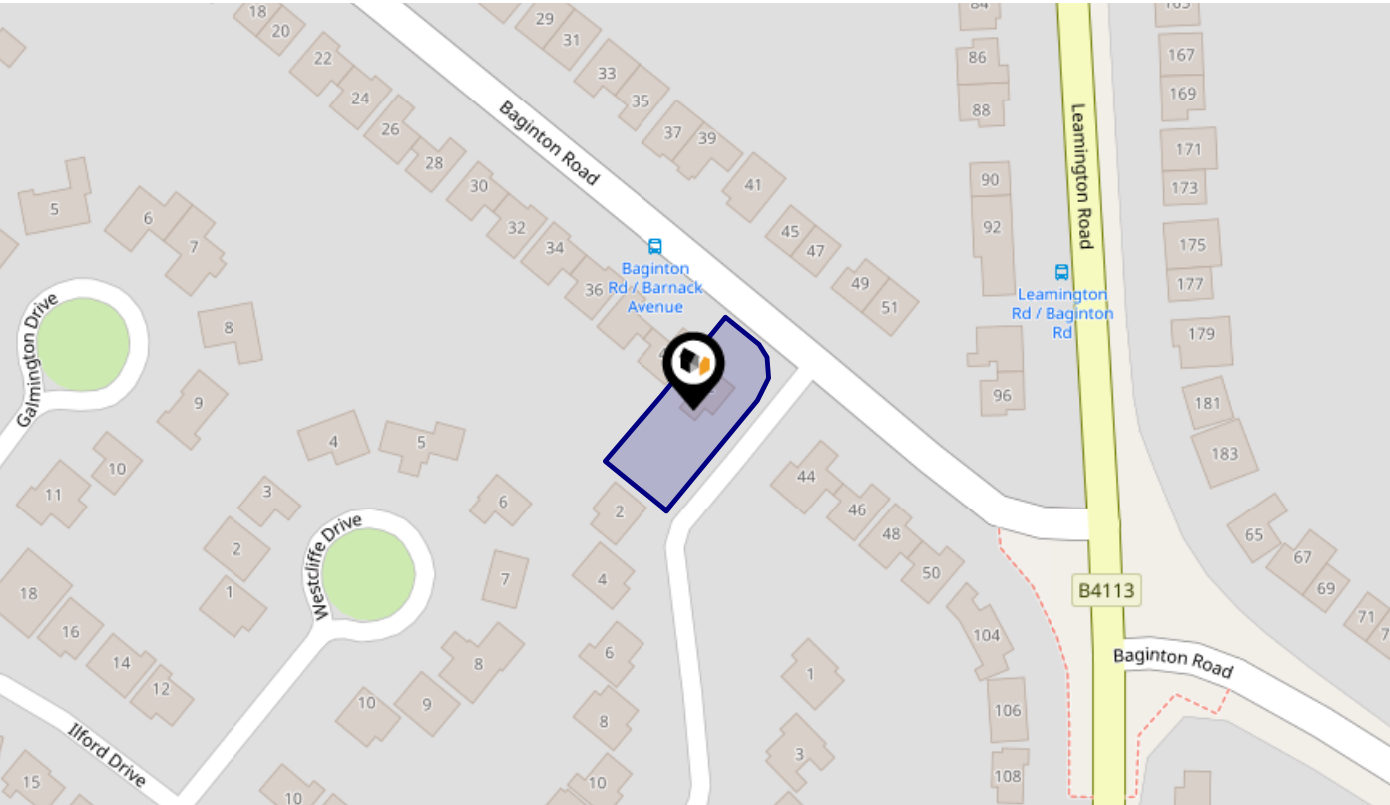
Westwood Ward

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.

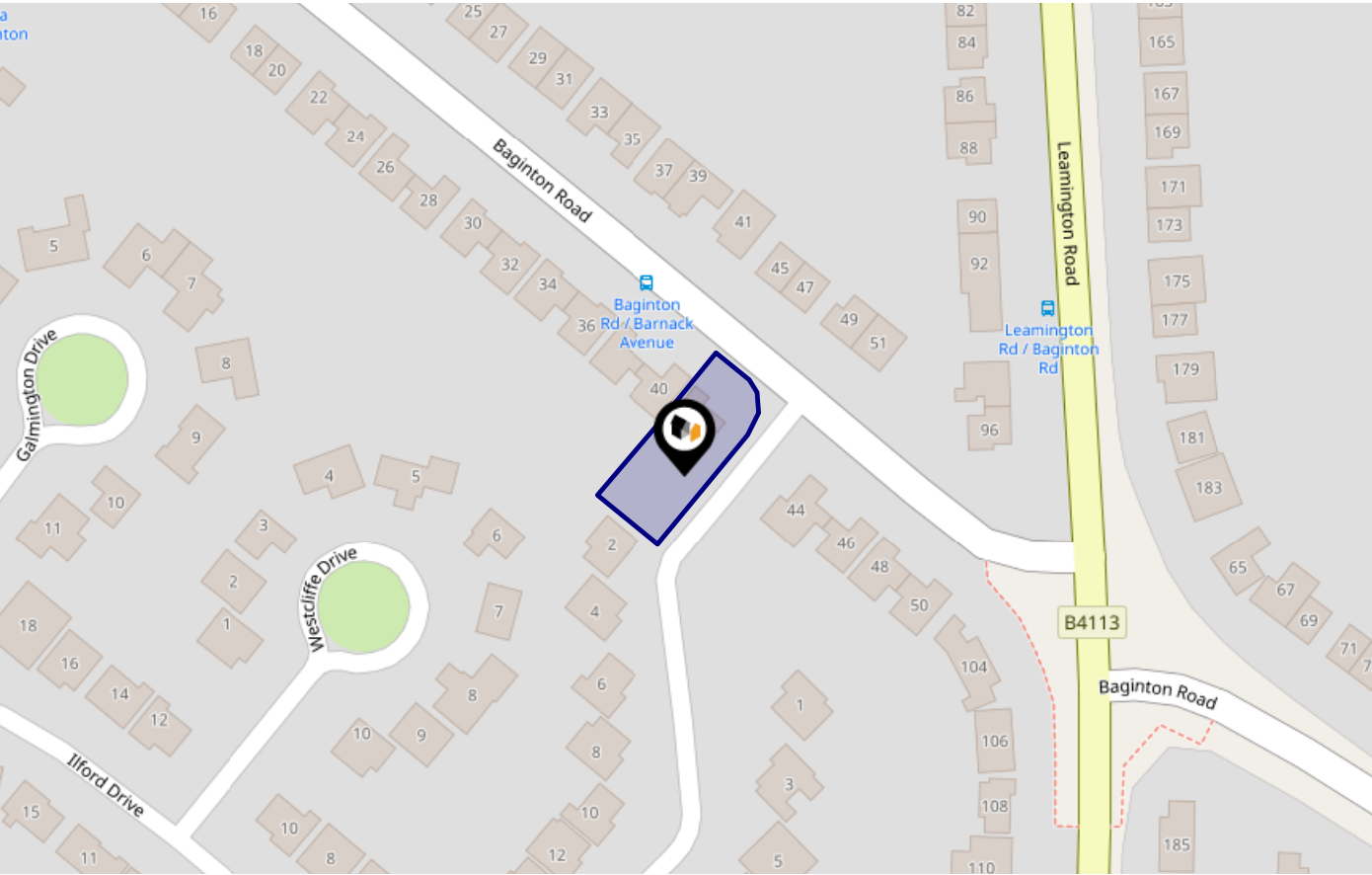
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

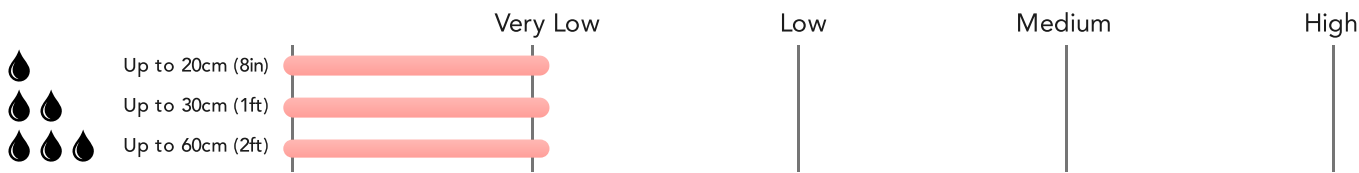


Risk Rating: Very low

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:

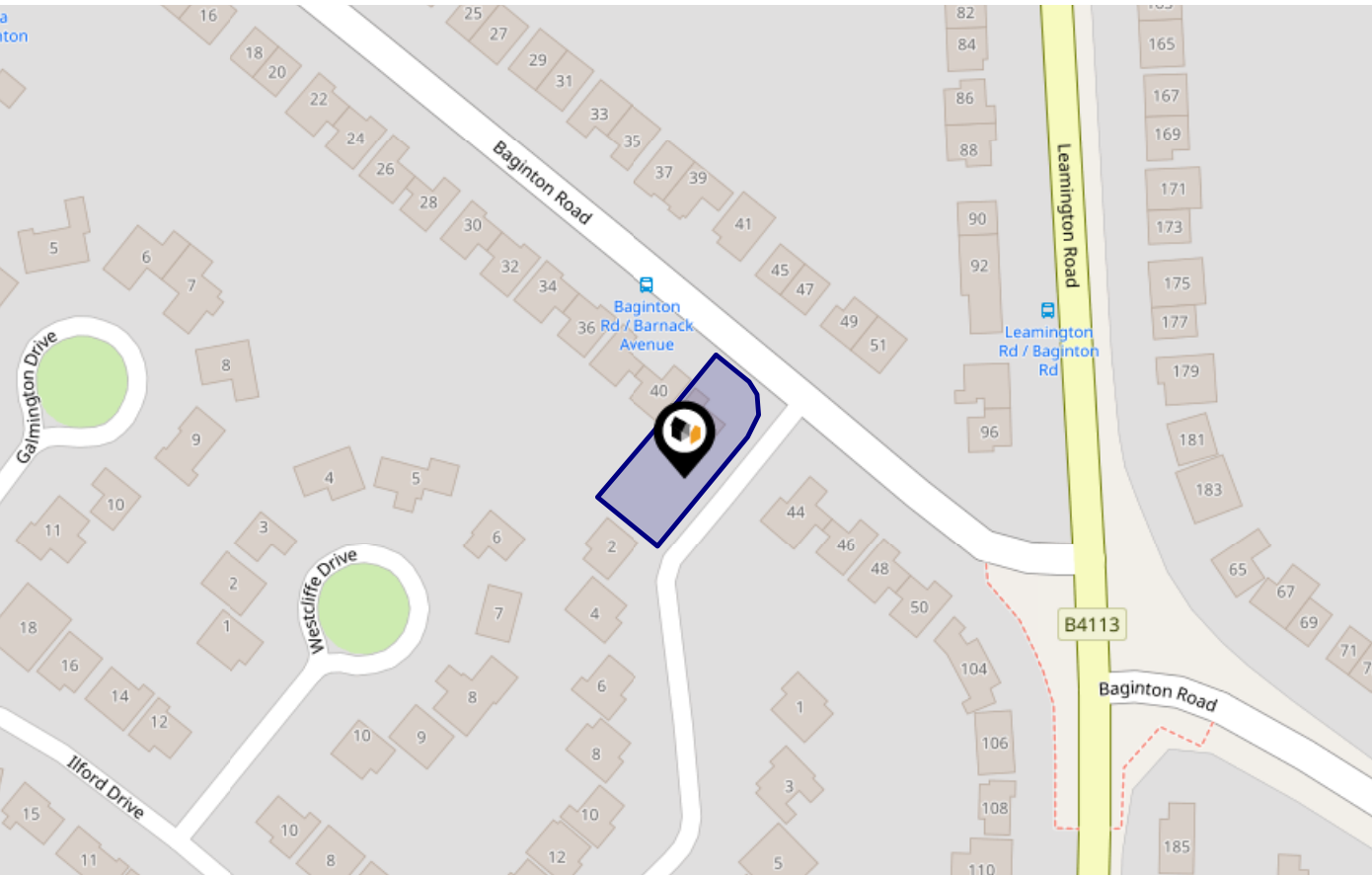


Flood Risk

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.

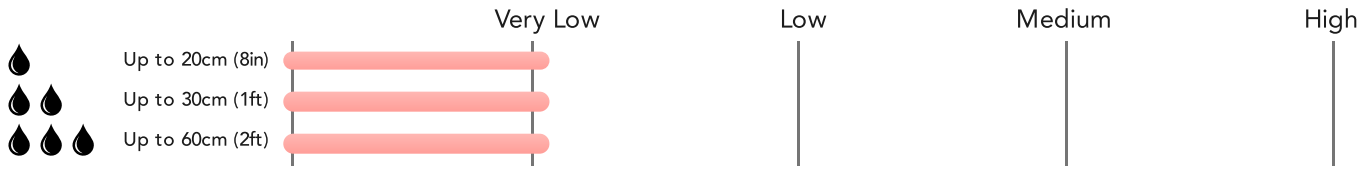


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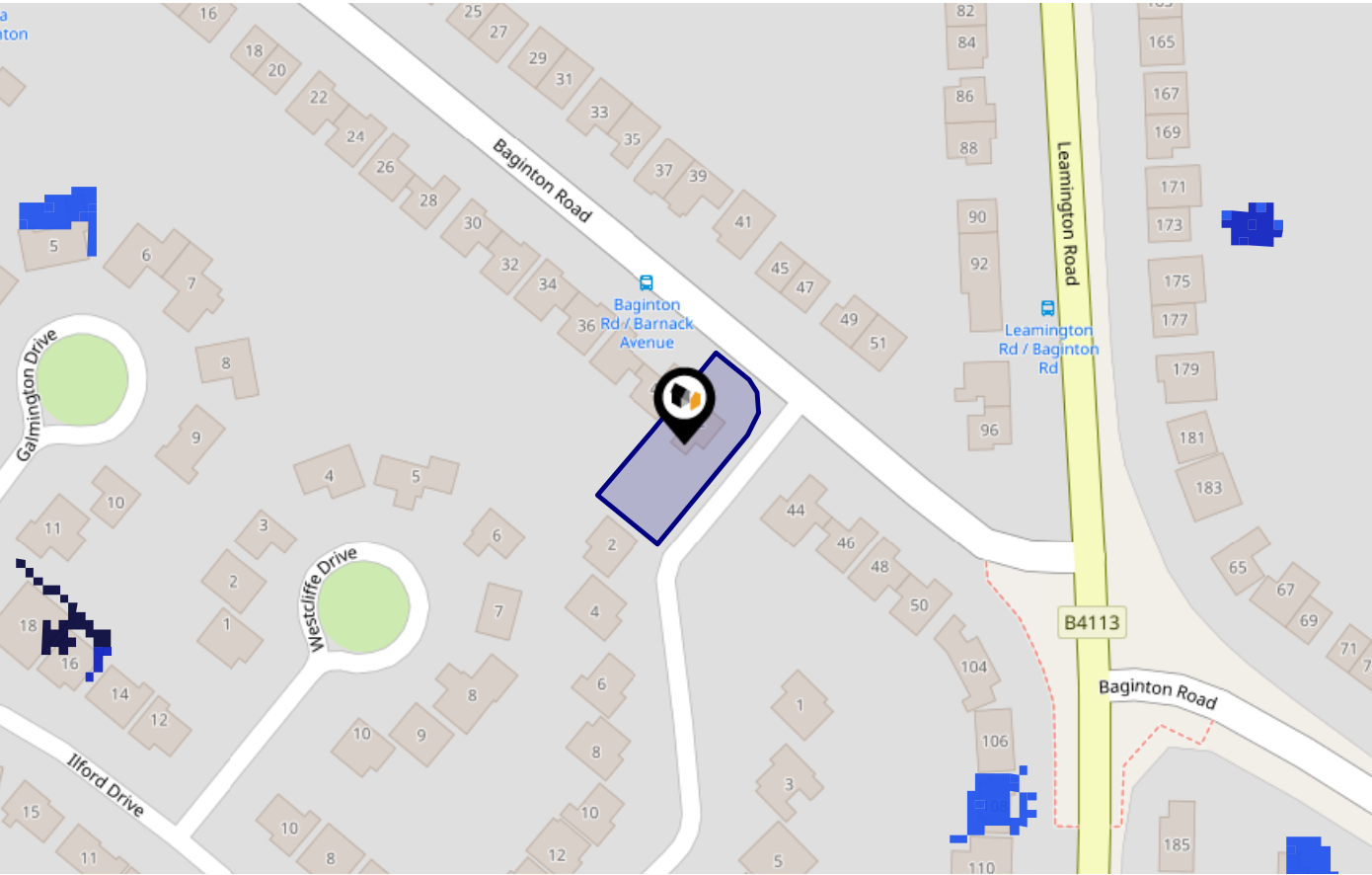
Chance of flooding to the following depths at this property:



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.

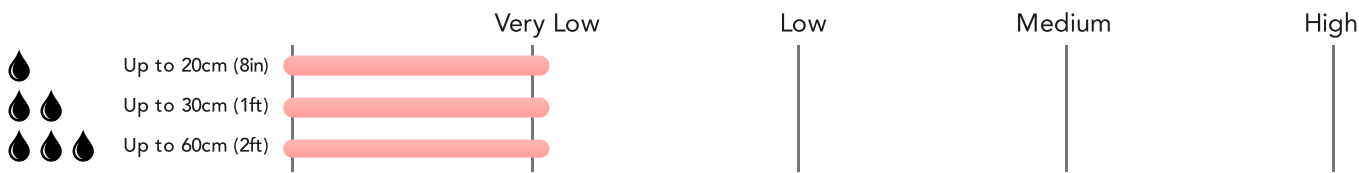


Risk Rating: Very low

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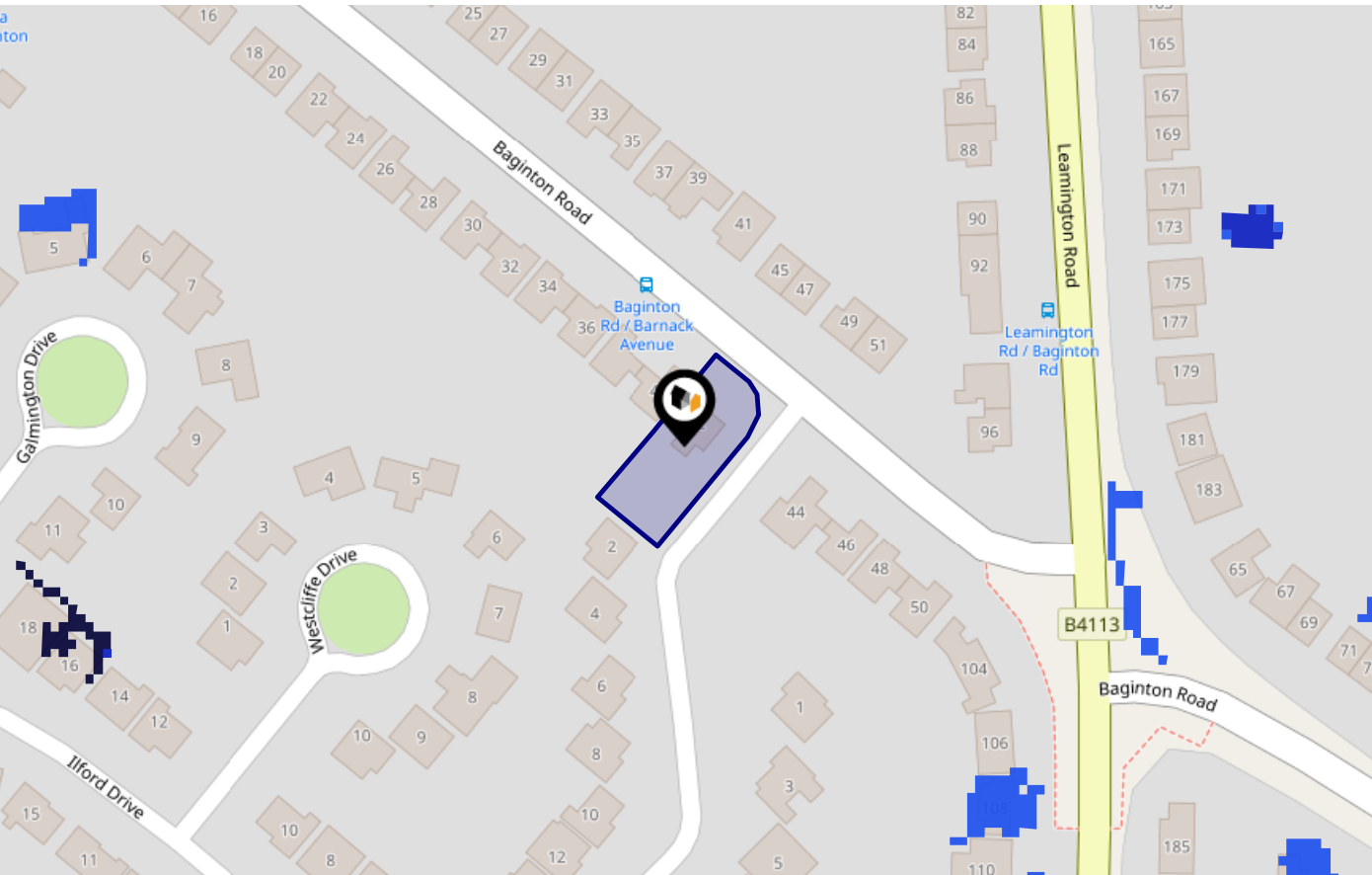
Chance of flooding to the following depths at this property:



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:

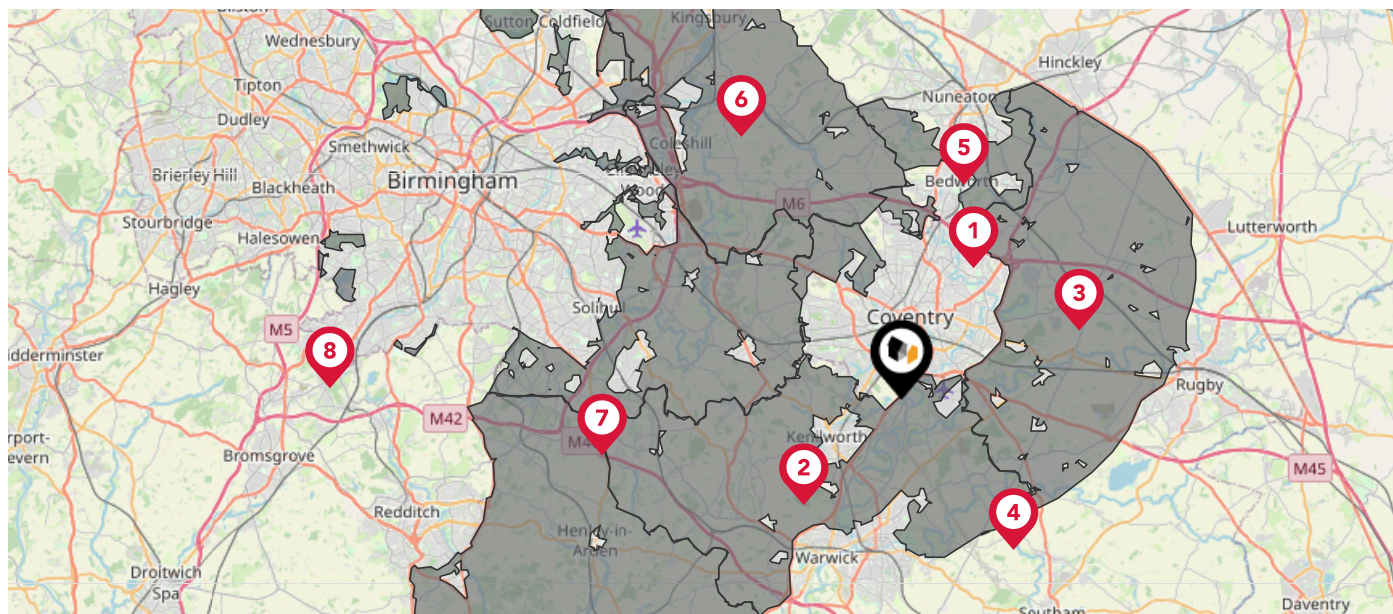


Maps

Green Belt



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



Nearby Green Belt Land



Birmingham Green Belt - Coventry



Birmingham Green Belt - Warwick



Birmingham Green Belt - Rugby



Birmingham Green Belt - Stratford-on-Avon



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Solihull



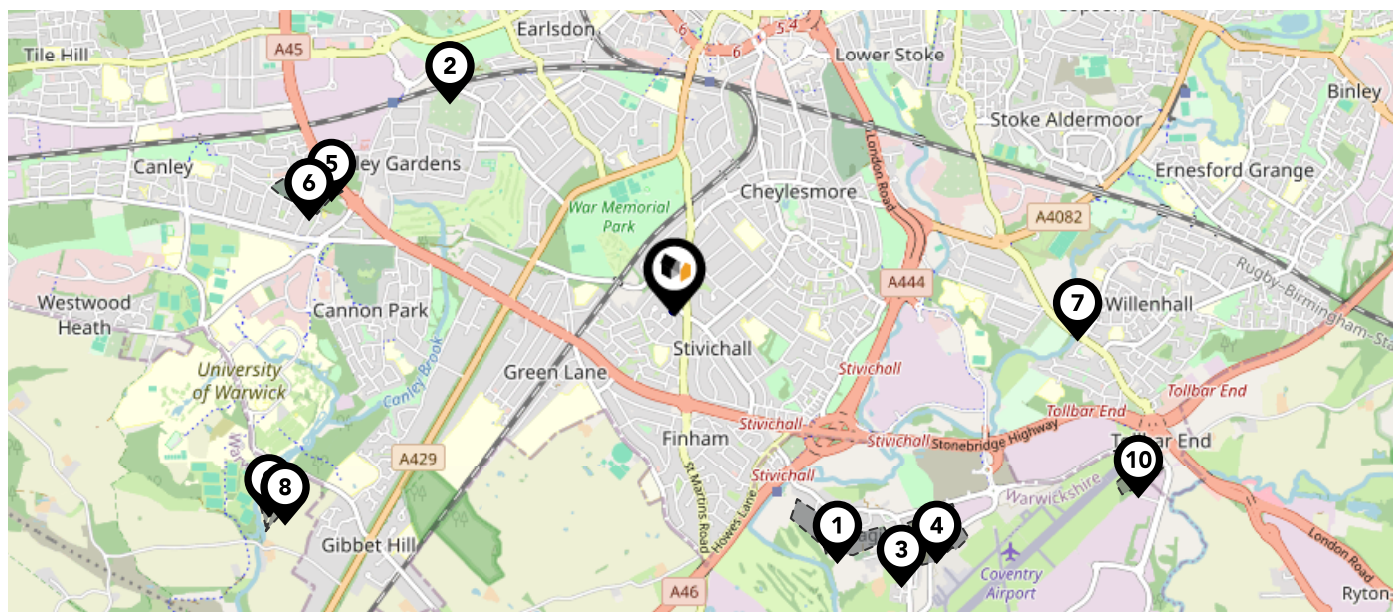
Birmingham Green Belt - Birmingham

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

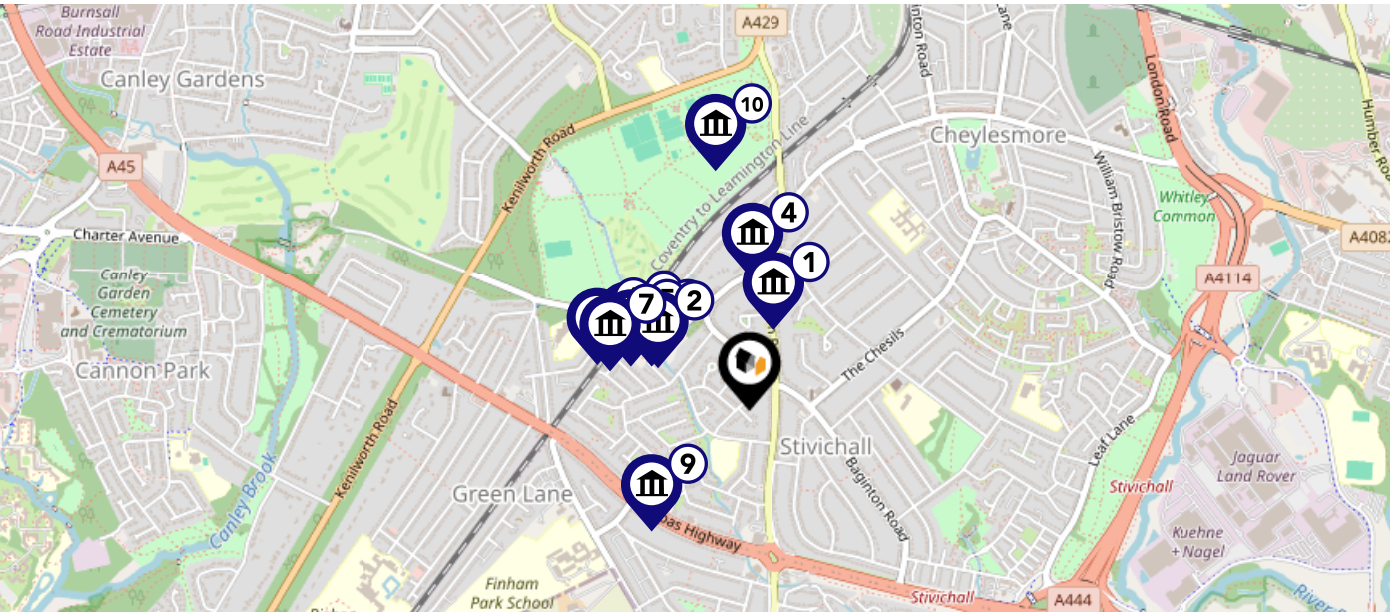
1	Hall Drive-Baginton	Historic Landfill	☐
2	Hearsall Common-Whoberley, Coventry	Historic Landfill	☐
3	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	☐
4	Rowley Road-Baginton	Historic Landfill	☐
5	Fletchampstead Highway-Canley, Coventry	Historic Landfill	☐
6	Prior Deram Park-Canley, Coventry	Historic Landfill	☐
7	London Road B-Willenhall, Coventry	Historic Landfill	☐
8	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	☐
9	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	☐
10	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North and Siskiner Drive, Baginton, Coventry, Warwickshire	Historic Landfill	☐

Maps

Listed Buildings

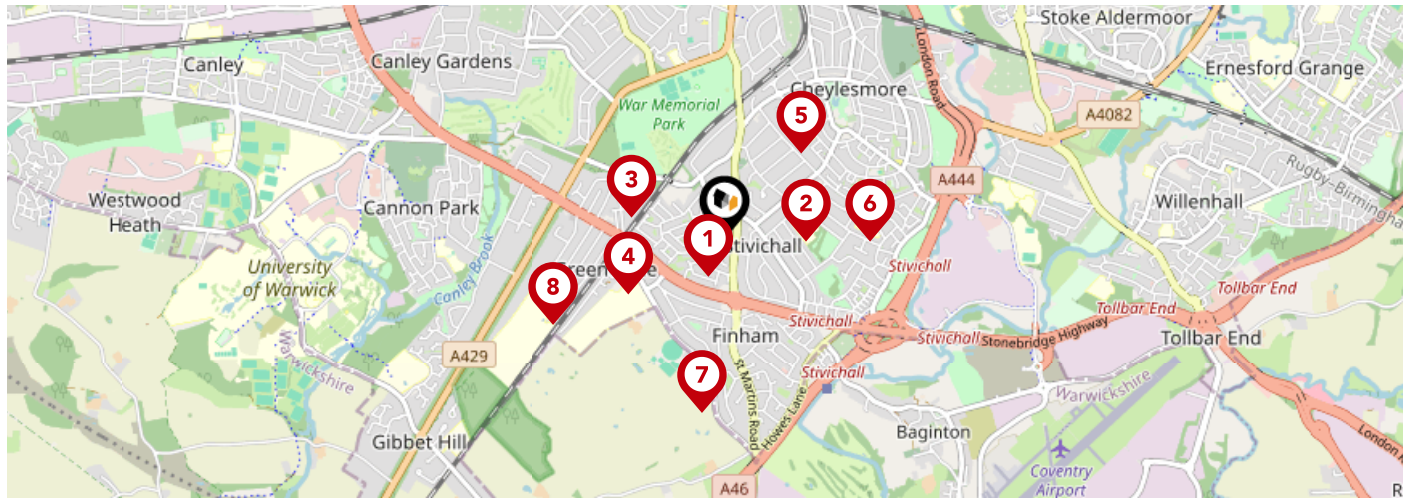


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



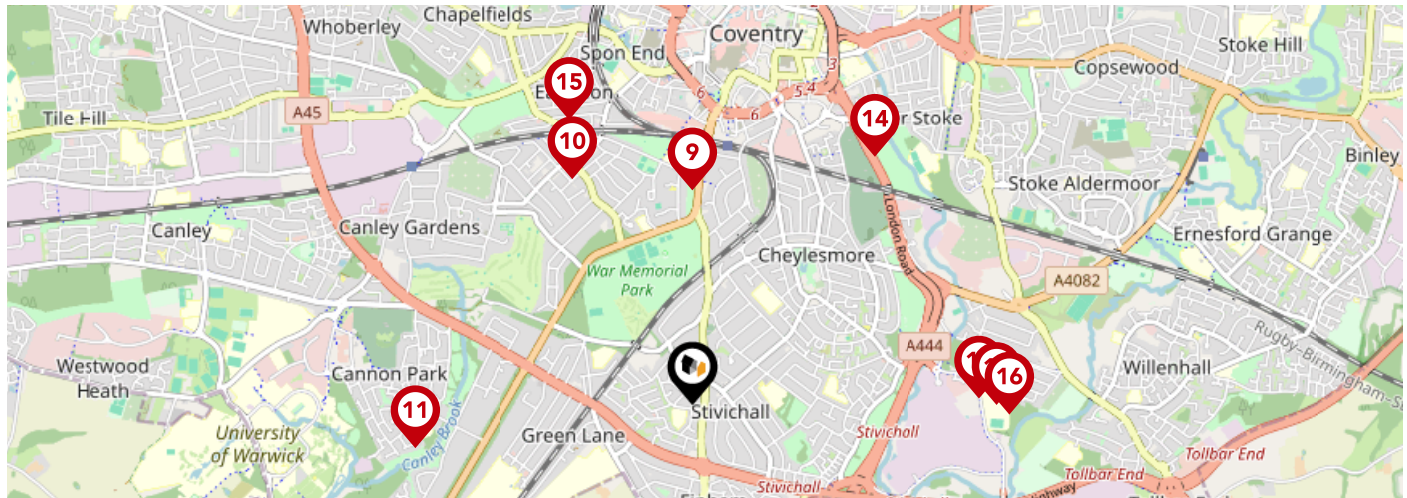
Listed Buildings in the local district	Grade	Distance
 1139458 - Church Of St James	Grade II	0.2 miles
 1104926 - The Smithy	Grade II	0.2 miles
 1076607 - Smithy Cottage	Grade II	0.2 miles
 1076620 - Bremond College	Grade II	0.3 miles
 1076608 - Bridge Cottage	Grade II	0.3 miles
 1265651 - Stivichall Animal Pound	Grade II	0.3 miles
 1320289 - The Cottage	Grade II	0.3 miles
 1342924 - Coat Of Arms Bridge	Grade II	0.3 miles
 1342919 - Stivichall Grange	Grade II	0.3 miles
 1410358 - War Memorial In Coventry War Memorial Park	Grade II	0.6 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.19	☐	☒	☐	☐	☐
2	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.37	☐	☒	☐	☐	☐
3	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.43	☐	☒	☐	☐	☐
4	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.5	☐	☐	☒	☐	☐
5	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.52	☐	☒	☐	☐	☐
6	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.66	☐	☒	☐	☐	☐
7	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.8	☐	☒	☐	☐	☐
8	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.87	☐	☐	☒	☐	☐

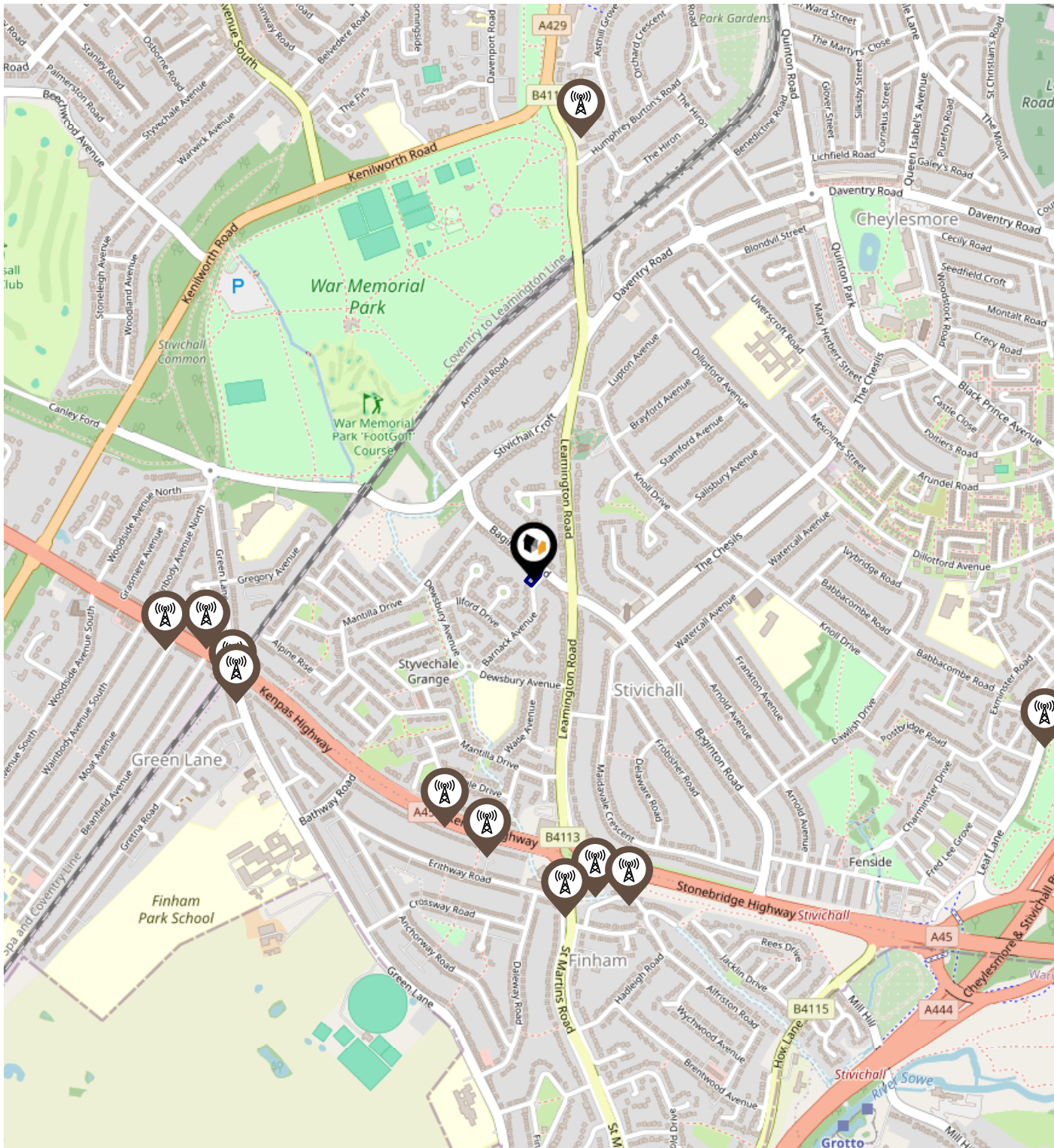
Area Schools



		Nursery	Primary	Secondary	College	Private
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.97	☐	☐	☒	☐	☐
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.16	☐	☒	☐	☐	☐
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:1.27	☐	☒	☐	☐	☐
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.3	☐	☐	☒	☐	☐
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.38	☐	☒	☐	☐	☐
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.39	☐	☒	☐	☐	☐
	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.41	☐	☒	☐	☐	☐
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:1.43	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

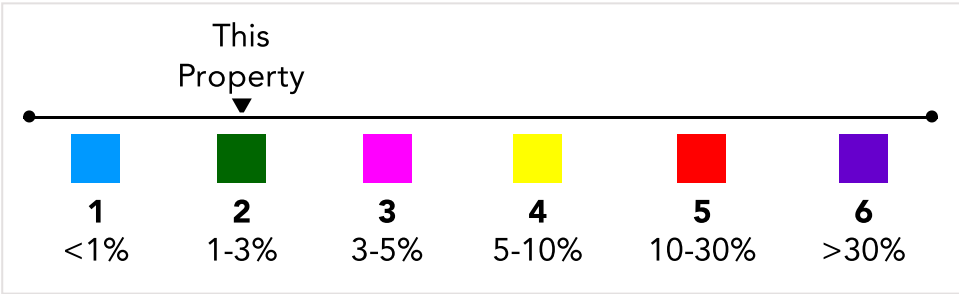
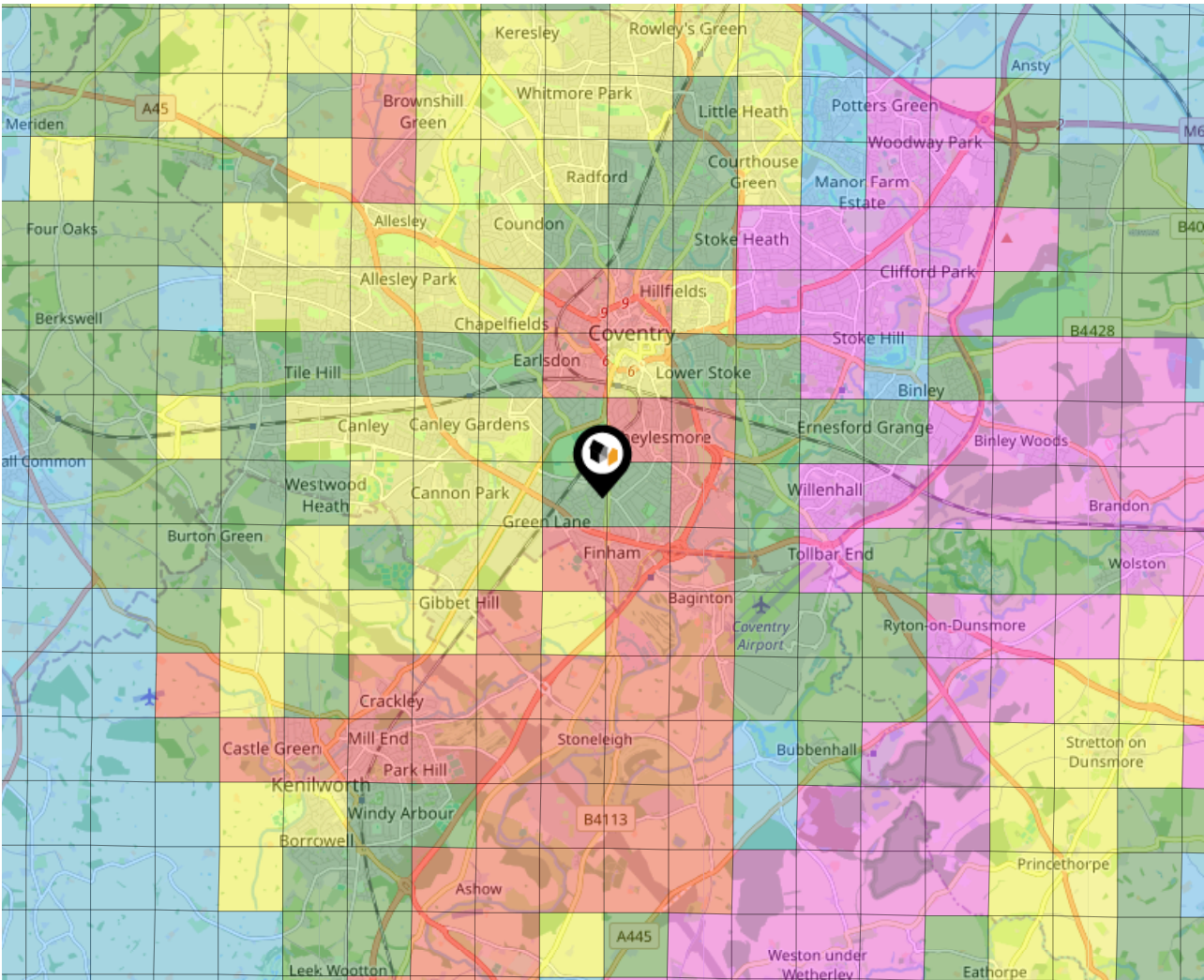


Key:

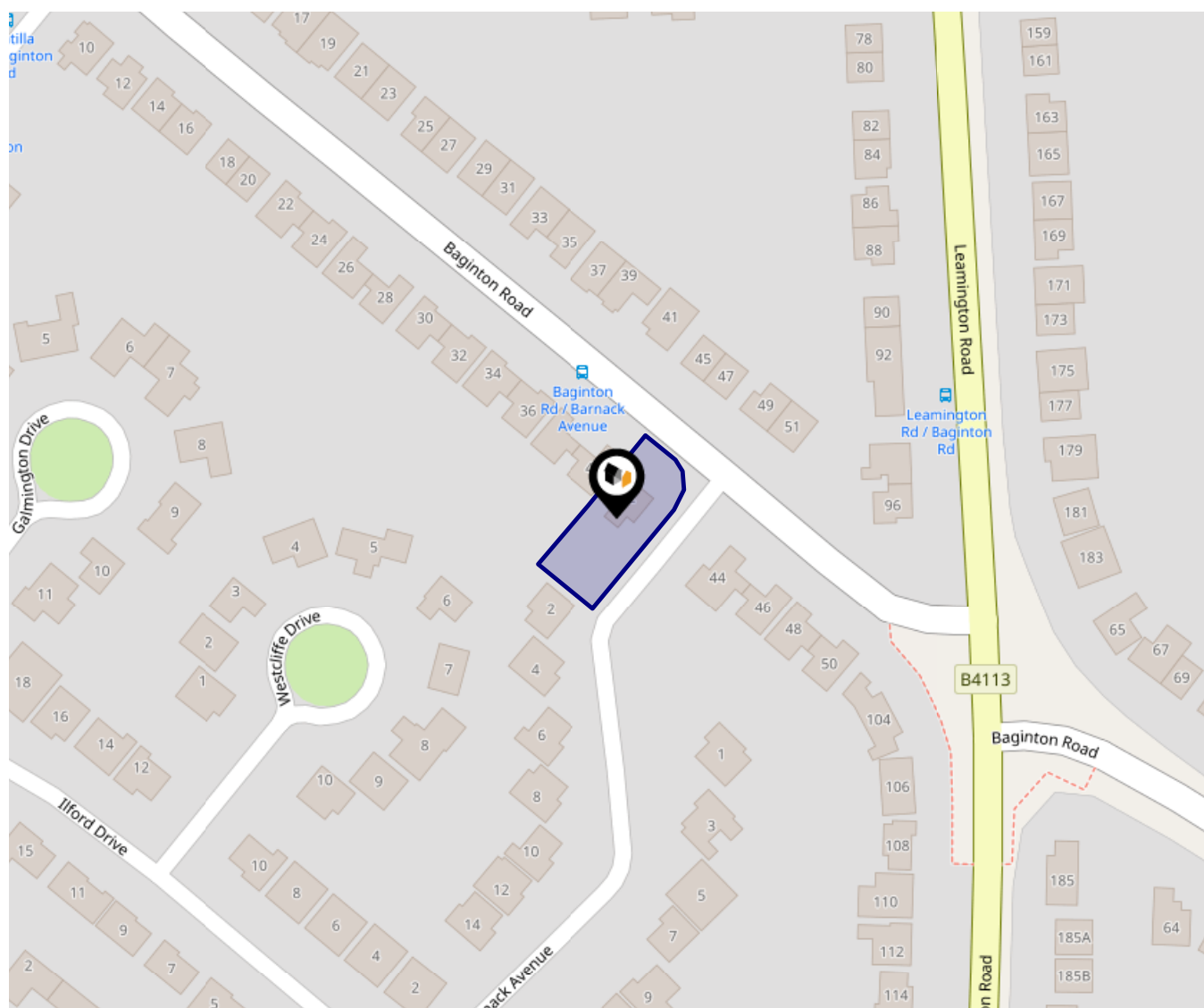
-  Power Pylons
-  Communication Masts

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



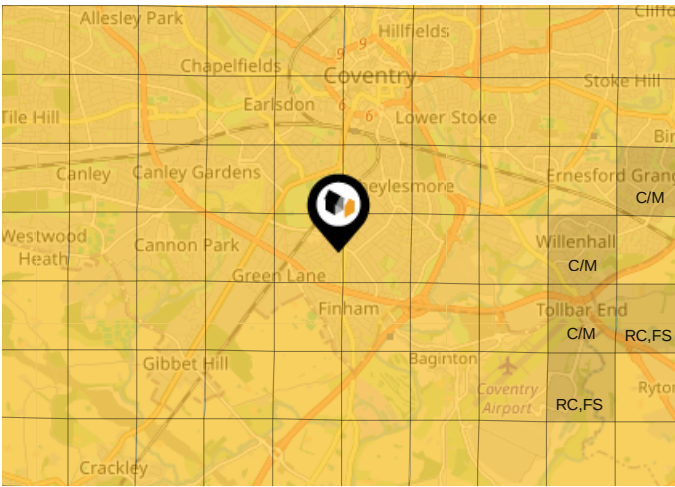
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

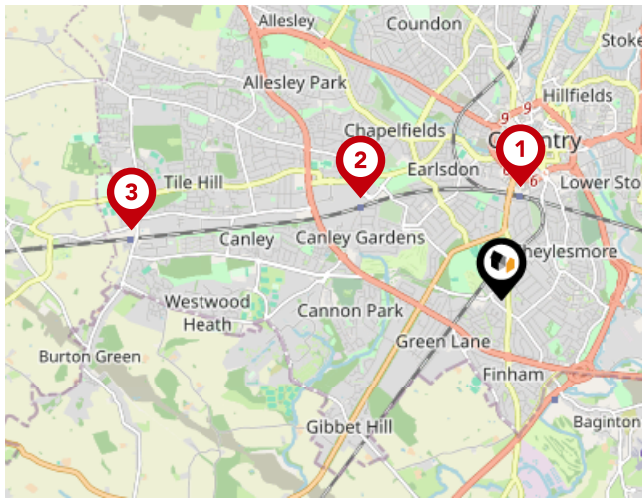


Primary Classifications (Most Common Clay Types)

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

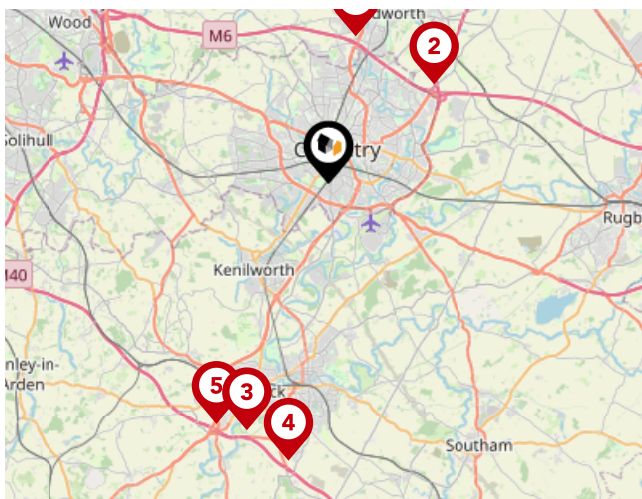
Area

Transport (National)



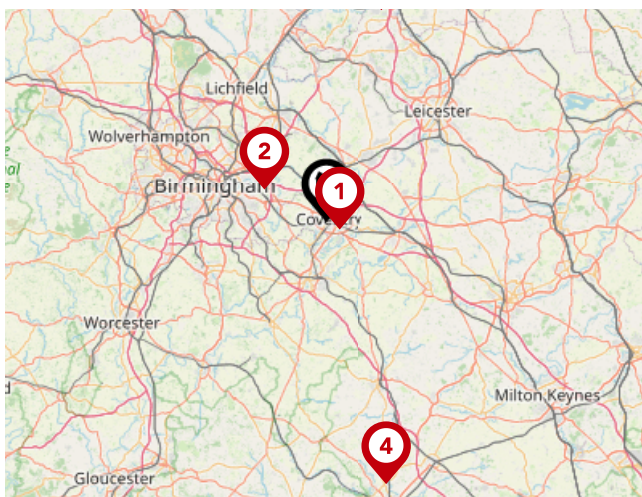
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	1.05 miles
	Canley Rail Station	1.58 miles
	Tile Hill Rail Station	3.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.43 miles
	M6 J2	5.24 miles
	M40 J14	9.42 miles
	M40 J13	10.18 miles
	M40 J15	9.6 miles

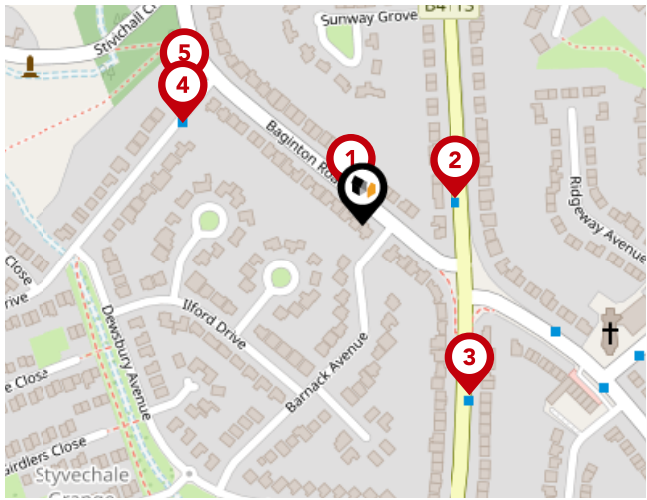


Airports/Helipads

Pin	Name	Distance
	Baginton	2.18 miles
	Birmingham Airport	10.15 miles
	East Mids Airport	31.48 miles
	Kidlington	39.23 miles

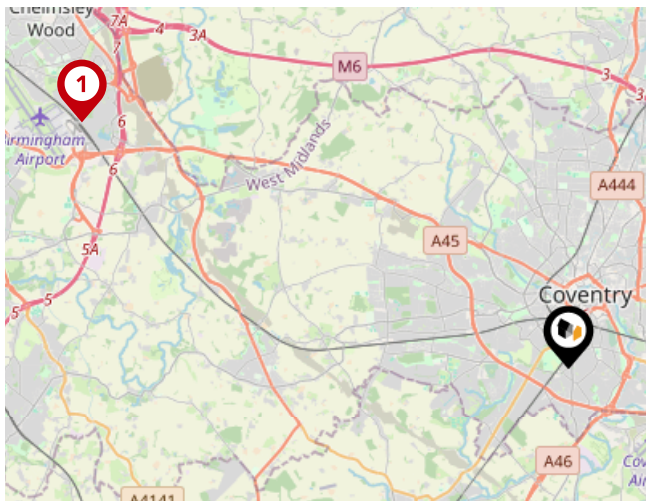
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Barnack Avenue	0.02 miles
	Baginton Rd	0.05 miles
	Baginton Rd	0.11 miles
	Dewsbury Avenue	0.12 miles
	Dewsbury Avenue	0.13 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	9.88 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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