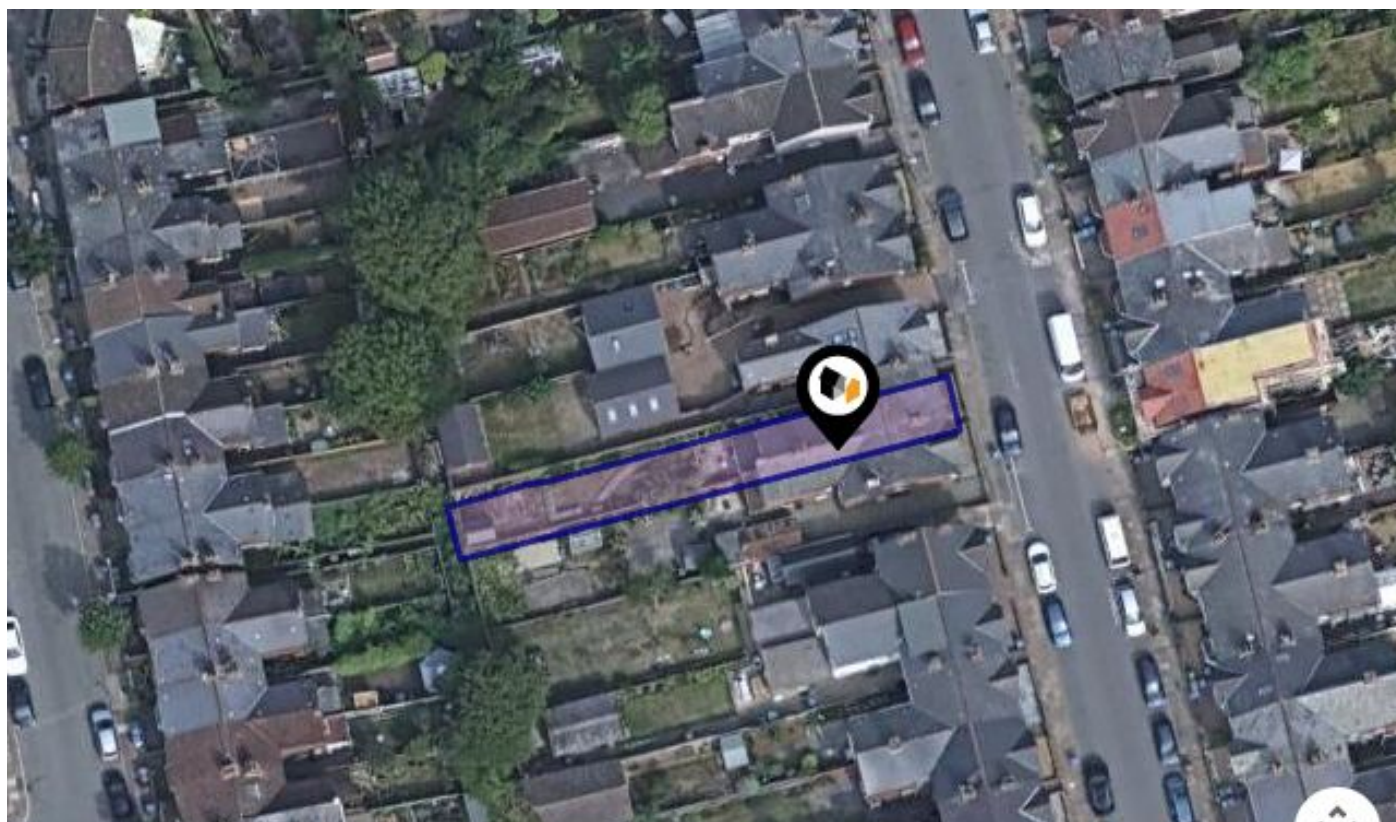




# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 30<sup>th</sup> March 2025



**RALEIGH ROAD, COVENTRY, CV2**

## iad UK

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### Property

|                         |  |                |          |
|-------------------------|--|----------------|----------|
| <b>Type:</b>            | Terraced                                   | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 4  |                |          |
| <b>Floor Area:</b>      | 1,280 ft <sup>2</sup> / 119 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.05 acres                                 |                |          |
| <b>Council Tax :</b>    | Band B                                     |                |          |
| <b>Annual Estimate:</b> | £1,786                                     |                |          |
| <b>Title Number:</b>    | WK37470                                    |                |          |

### Local Area

|                           |          |
|---------------------------|----------|
| <b>Local Authority:</b>   | Coventry |
| <b>Conservation Area:</b> | No       |
| <b>Flood Risk:</b>        |          |
| • Rivers & Seas           | Very low |
| • Surface Water           | Very low |

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

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>15</b><br>mb/s | <b>80</b><br>mb/s | <b>1800</b><br>mb/s |
|                   |                   |                     |

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



#### Satellite/Fibre TV Availability:



COVENTRY, CV2

Energy rating

# D

Valid until 14.11.2034

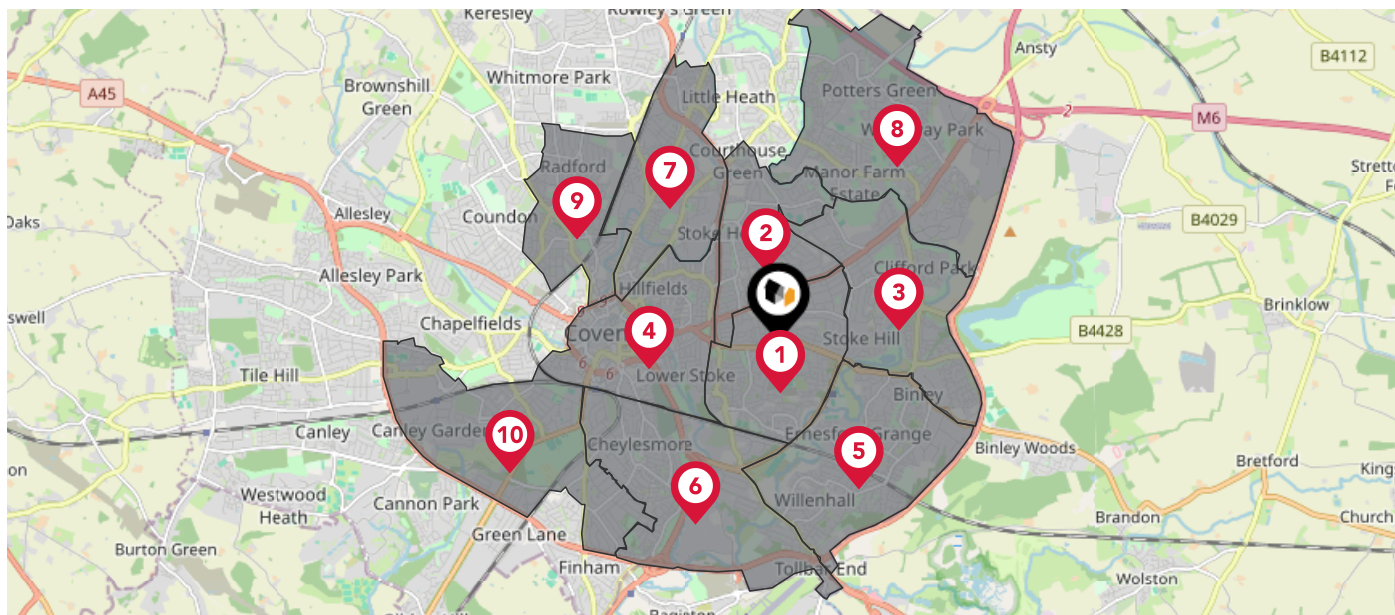
| Score | Energy rating | Current   | Potential   |
|-------|---------------|---|---|
| 92+   | A             |   |   |
| 81-91 | B             |   | <div style="background-color: #2ca02c; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 24px;">83</span>   B                 </div> |
| 69-80 | C             |   |   |
| 55-68 | D             | <div style="background-color: #ffeb3b; color: black; padding: 5px; display: inline-block;"> <span style="font-size: 24px;">58</span>   D                 </div> |   |
| 39-54 | E             |   |   |
| 21-38 | F             |   |   |
| 1-20  | G             |   |   |

## Additional EPC Data











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|                                      |  |
|--------------------------------------|--|
| <b>Property Type:</b>                | Mid-terrace house                              |
| <b>Walls:</b>                        | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                 | Very poor                                      |
| <b>Roof:</b>                         | Pitched, 50 mm loft insulation                 |
| <b>Roof Energy:</b>                  | Poor   |
| <b>Window:</b>                       | Fully double glazed                            |
| <b>Window Energy:</b>                | Average  |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas                |
| <b>Main Heating Energy:</b>          | Good   |
| <b>Main Heating Controls:</b>        | Programmer, TRVs and bypass                    |
| <b>Main Heating Controls Energy:</b> | Average  |
| <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>Lighting Energy:</b>              | Very good                                      |
| <b>Floors:</b>                       | Suspended, no insulation (assumed)             |
| <b>Secondary Heating:</b>            | Room heaters, mains gas                        |
| <b>Total Floor Area:</b>             | 119 m <sup>2</sup>                             |

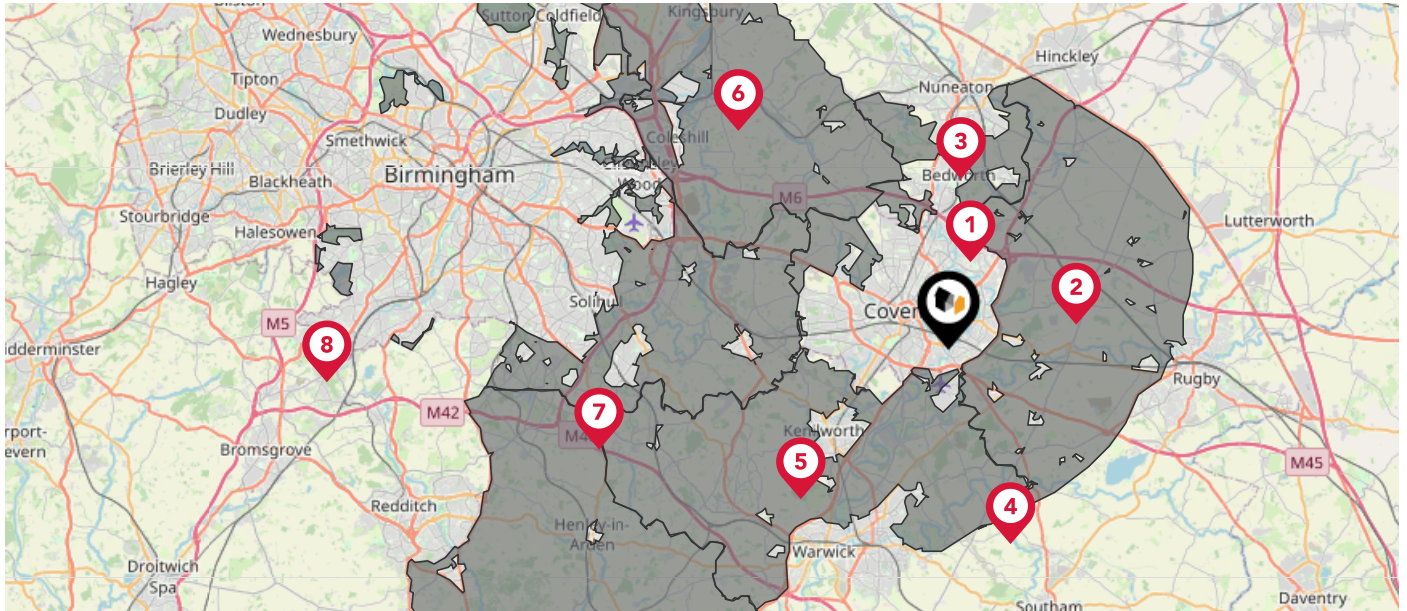
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

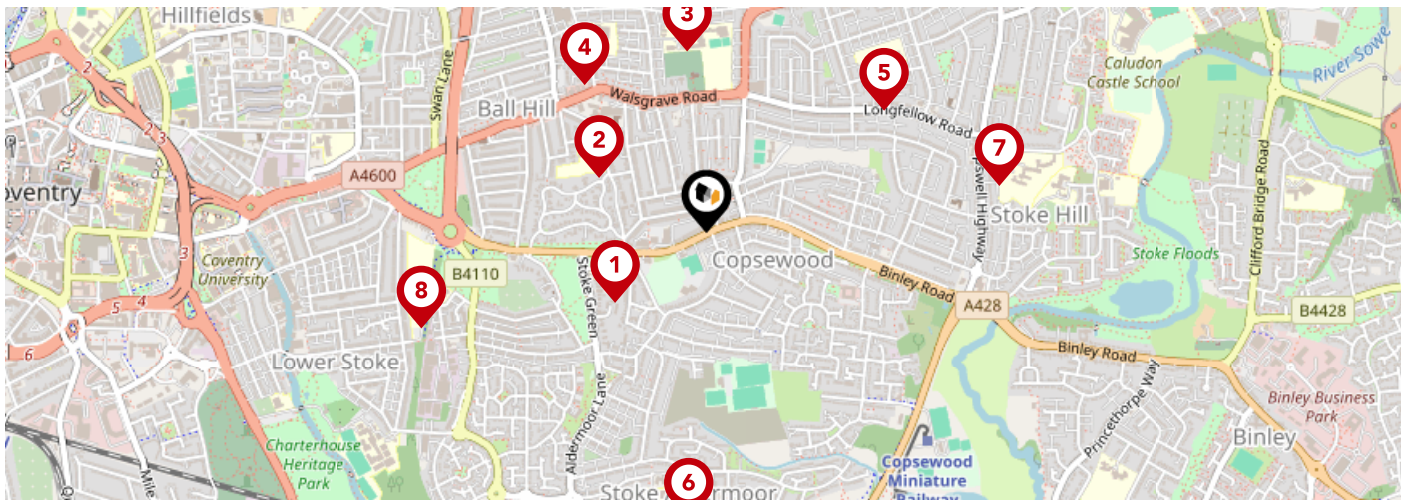
-  Lower Stoke Ward
-  Upper Stoke Ward
-  Wyken Ward
-  St. Michael's Ward
-  Binley and Willenhall Ward
-  Cheylesmore Ward
-  Foleshill Ward
-  Henley Ward
-  Radford Ward
-  Earlsdon Ward

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



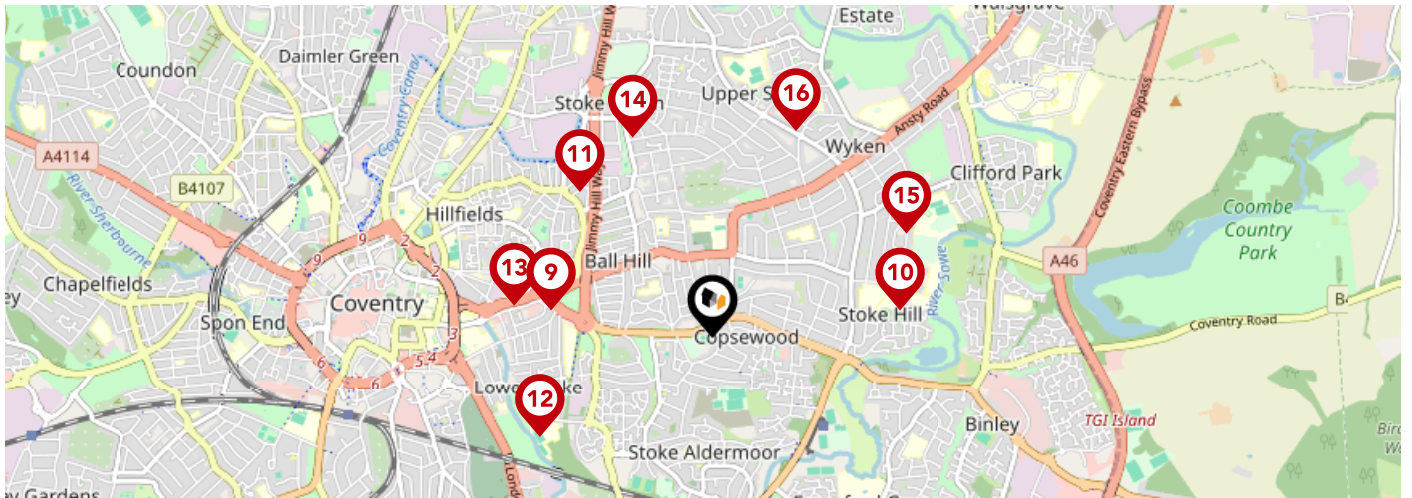
## Nearby Green Belt Land

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



|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Pattison College</b><br>Ofsted Rating: Not Rated   Pupils: 162   Distance:0.26                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Sacred Heart Catholic Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 463   Distance:0.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Stoke Park School</b><br>Ofsted Rating: Good   Pupils: 1071   Distance:0.41                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Stoke Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 451   Distance:0.43        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Ravensdale Primary School</b><br>Ofsted Rating: Good   Pupils: 452   Distance:0.49                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Aldermoor Farm Primary School</b><br>Ofsted Rating: Good   Pupils: 661   Distance:0.65               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Richard Lee Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 430   Distance:0.67  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Gosford Park Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 446   Distance:0.68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

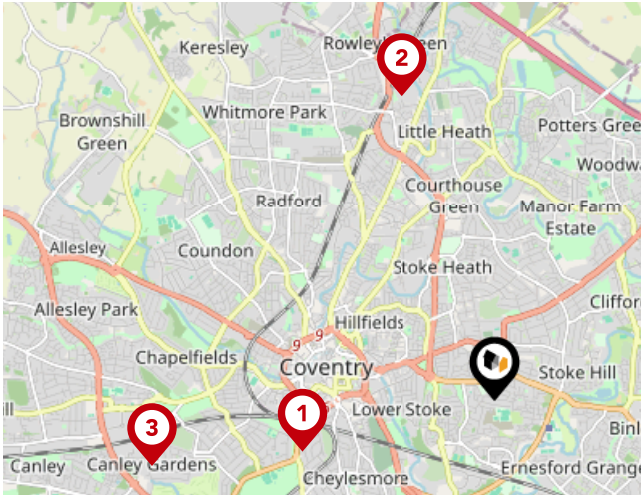




|   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>Summit School</b><br>Ofsted Rating: Good   Pupils: 21   Distance:0.75  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>St Gregory's Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 229   Distance:0.86                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Frederick Bird Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 809   Distance:0.89                | <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><br>Ofsted Rating: Good   Pupils: 1724   Distance:0.91 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Southfields Primary School</b><br>Ofsted Rating: Good   Pupils: 457   Distance:0.92                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Stoke Heath Primary School</b><br>Ofsted Rating: Good   Pupils: 506   Distance:0.98                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Caludon Castle School</b><br>Ofsted Rating: Good   Pupils: 1556   Distance:0.99                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>St John Fisher Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 466   Distance:1.01                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

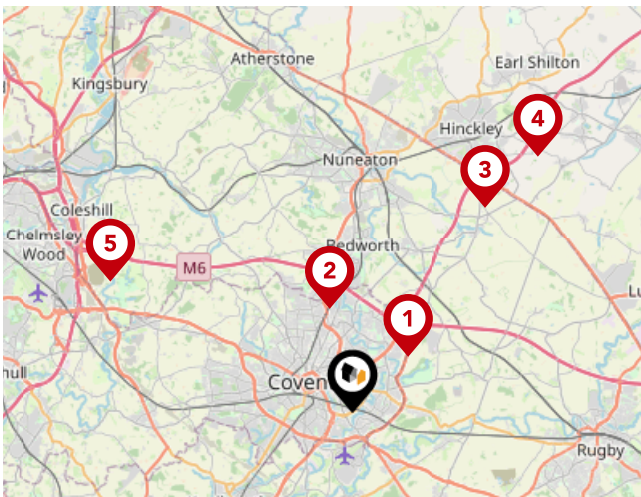
# Area

## Transport (National)



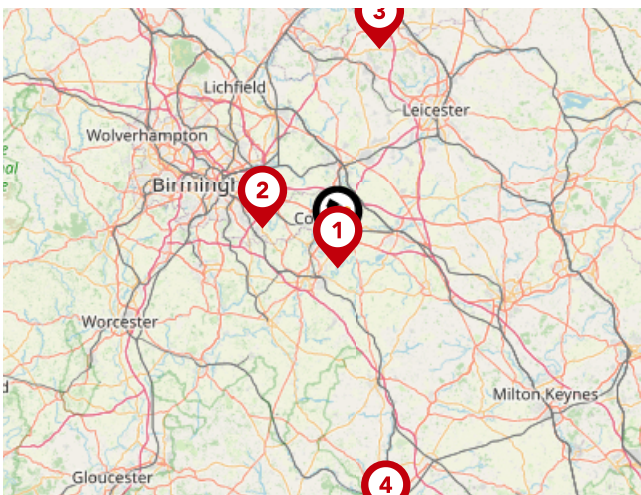
### National Rail Stations

| Pin | Name                        | Distance   |
|-----|-----------------------------|------------|
| 1   | Coventry Rail Station       | 1.8 miles  |
| 2   | Coventry Arena Rail Station | 2.88 miles |
| 3   | Canley Rail Station         | 3.15 miles |



### Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M6 J2  | 2.88 miles  |
| 2   | M6 J3  | 3.91 miles  |
| 3   | M69 J1 | 8.83 miles  |
| 4   | M69 J2 | 11.43 miles |
| 5   | M6 J3A | 10.01 miles |

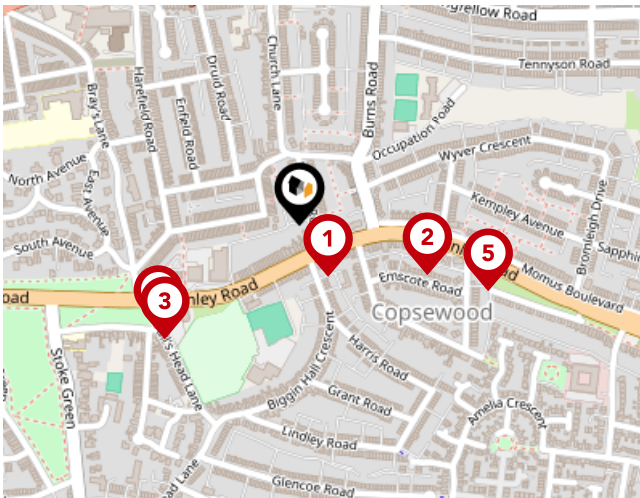


### Airports/Helipads

| Pin | Name               | Distance    |
|-----|--------------------|-------------|
| 1   | Baginton           | 2.77 miles  |
| 2   | Birmingham Airport | 11.28 miles |
| 3   | East Mids Airport  | 29.58 miles |
| 4   | Kidlington         | 40.45 miles |

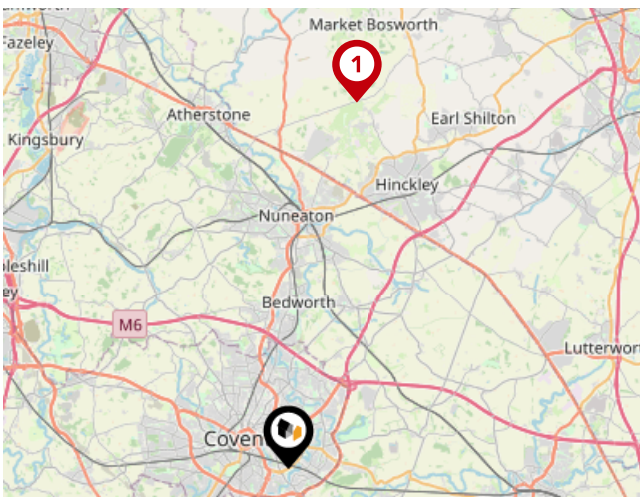
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Raleigh Rd      | 0.07 miles |
| 2   | Uxbridge Avenue | 0.16 miles |
| 3   | Bulls Head Lane | 0.2 miles  |
| 4   | Bulls Head Lane | 0.2 miles  |
| 5   | Uxbridge Avenue | 0.23 miles |



### Local Connections

| Pin | Name                                    | Distance   |
|-----|---|------------|
| 1   | Shenton Rail Station (Battlefield Line) | 13.5 miles |



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