

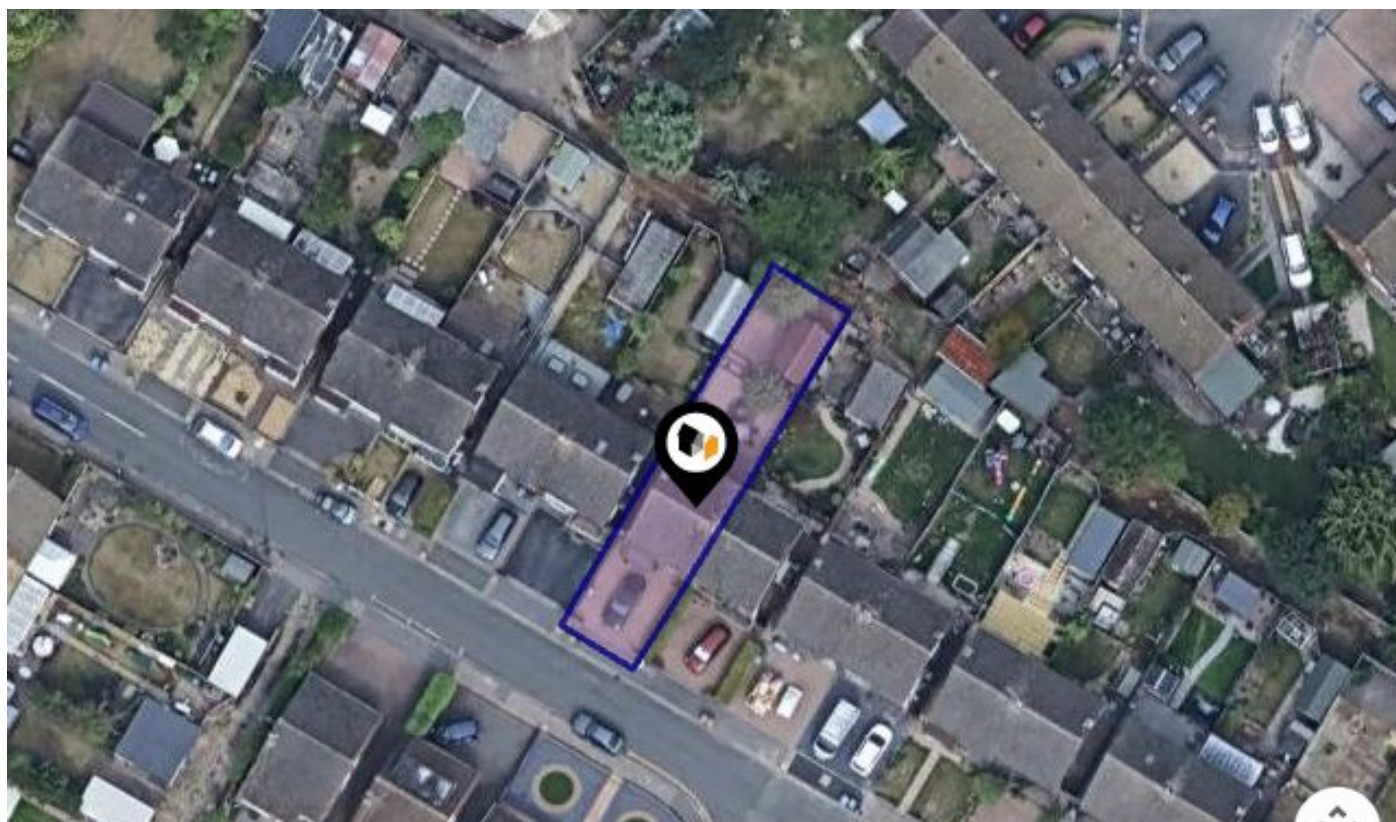


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 13th June 2025



FOXTON ROAD, BINLEY, COVENTRY, CV3

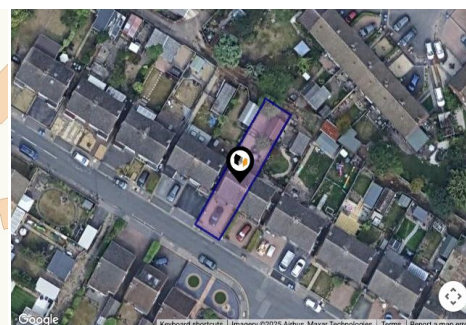
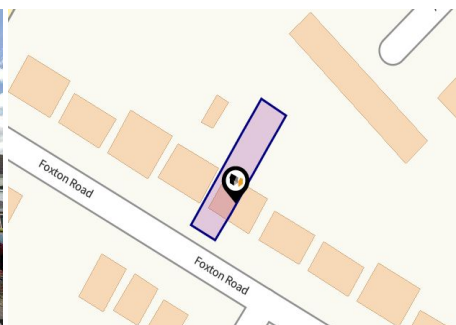
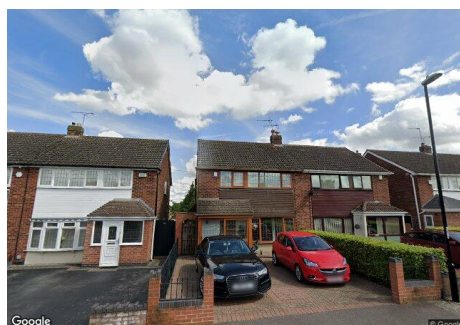
iad UK

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iadgroup.com



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,065 ft ² / 99 m ²
Plot Area:	0.06 acres
Year Built :	1967-1975
Council Tax :	Band C
Annual Estimate:	£2,145
Title Number:	WK55762

Tenure: Freehold

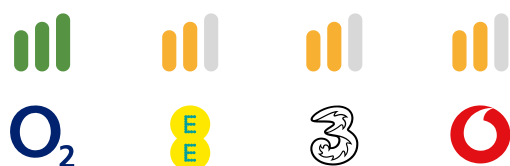
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

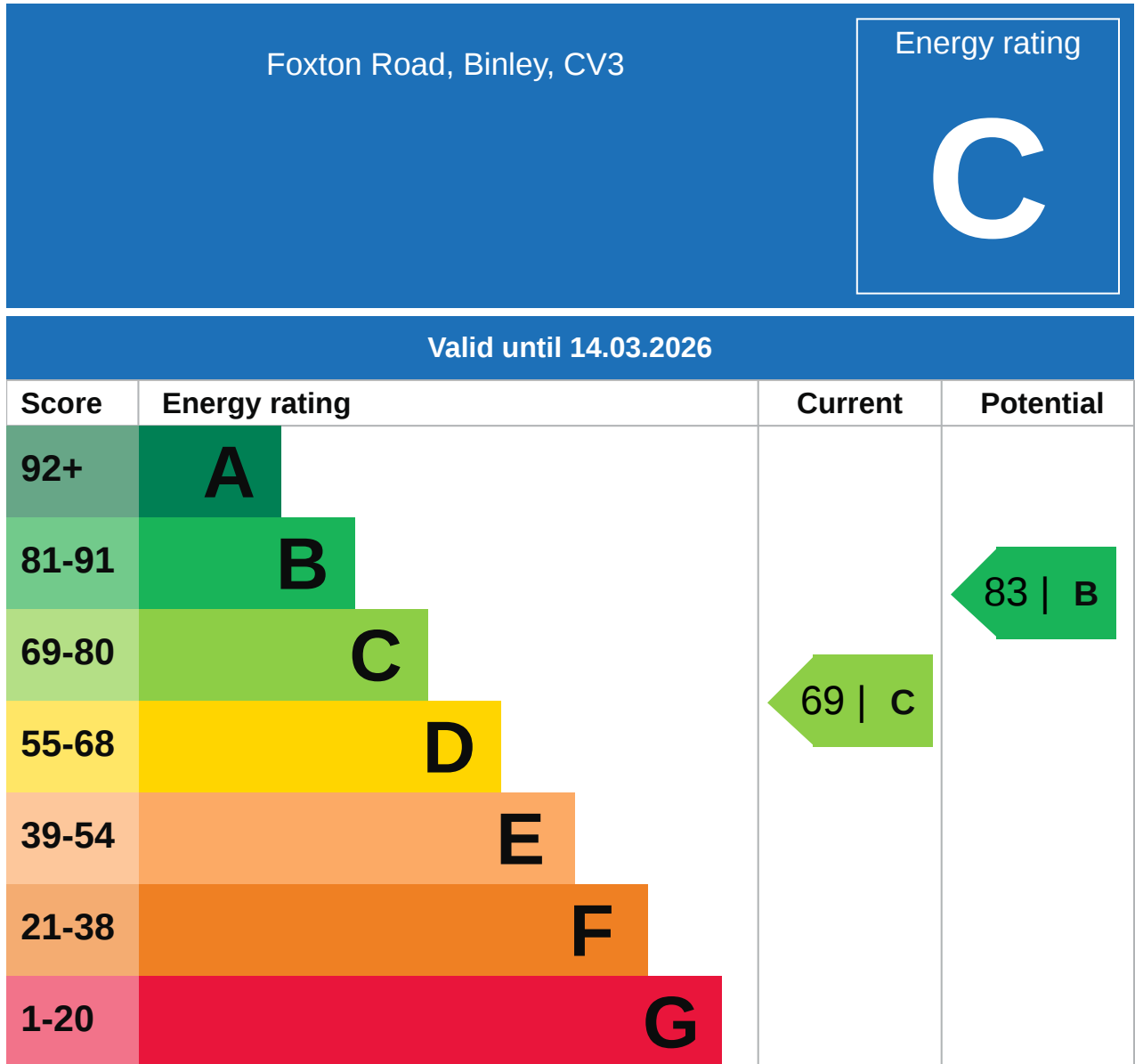
9	64	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

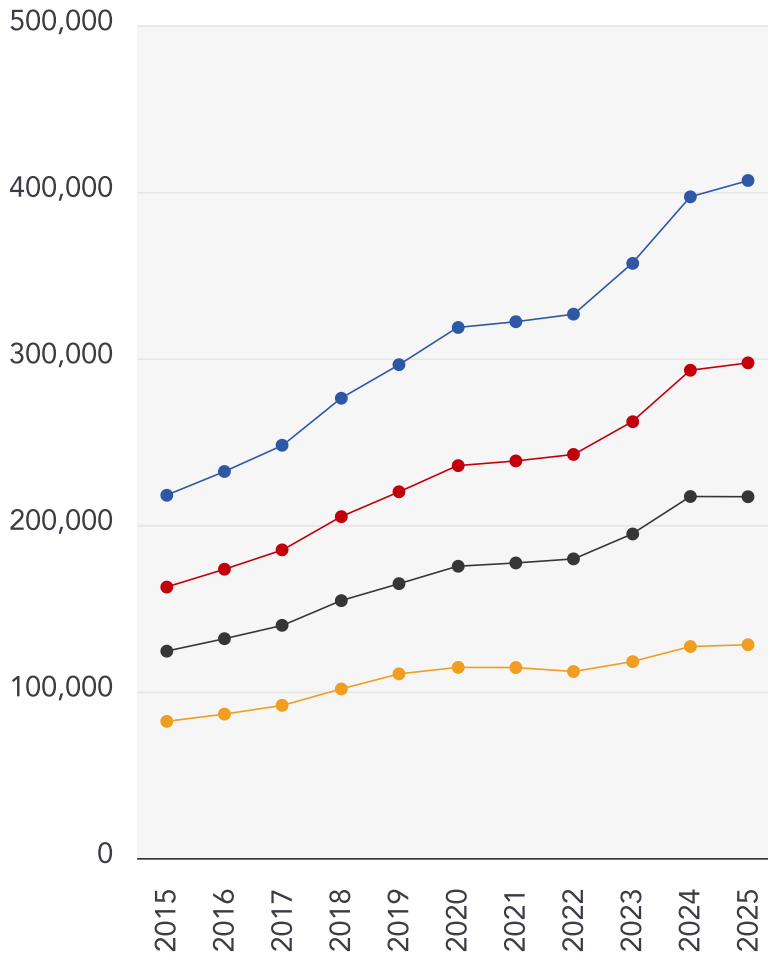




Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 17% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	99 m ²

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



Detached

+86.77%

Semi-Detached

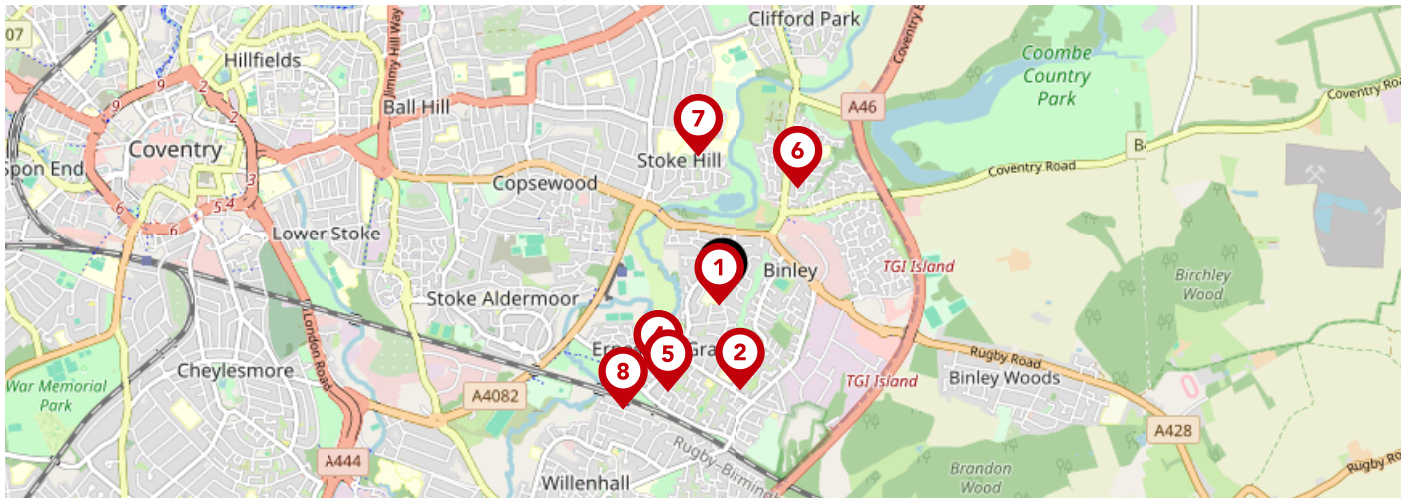
+82.76%

Terraced

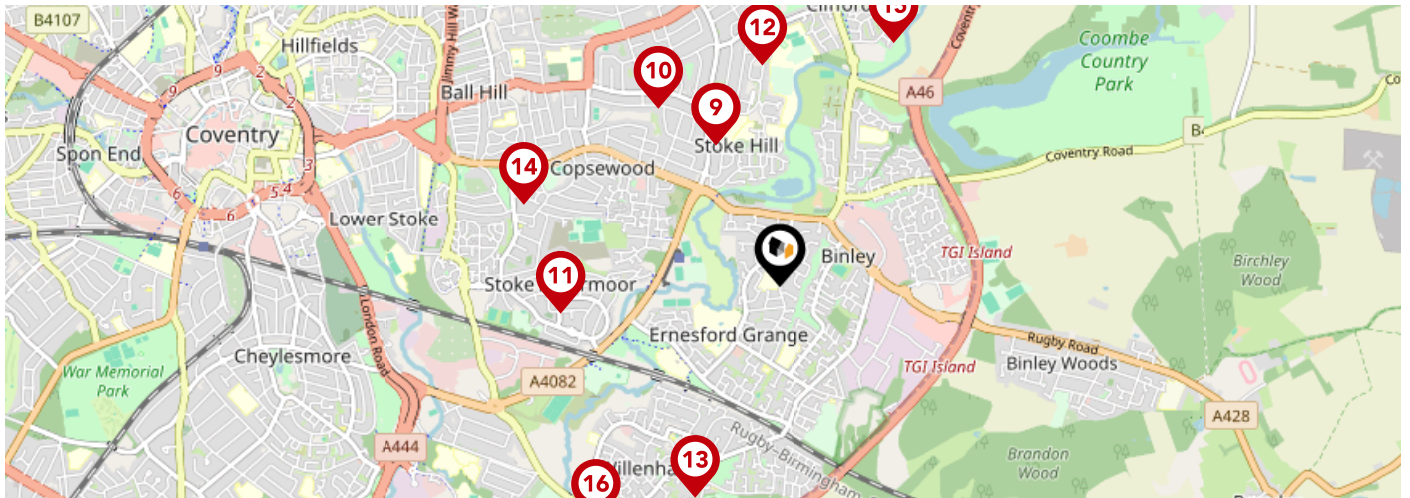
+74.65%









Flat

+56.09%



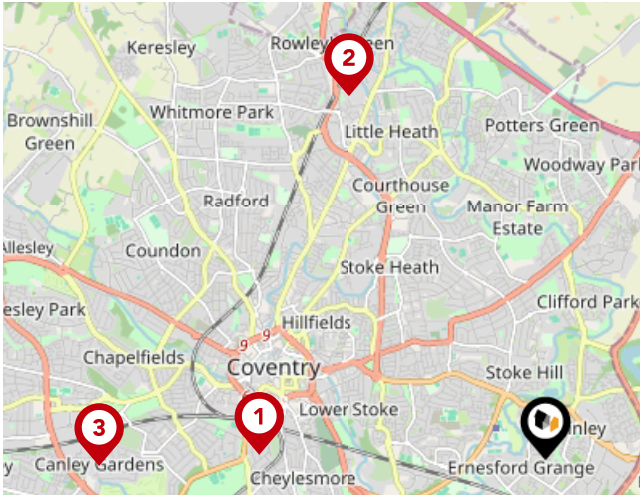
		Nursery	Primary	Secondary	College	Private
1	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 485 Distance:0.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Bartholomew's Church of England Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 1129 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Riverbank School Ofsted Rating: Outstanding Pupils: 198 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sowe Valley Primary School Ofsted Rating: Good Pupils: 230 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Clifford Bridge Academy Ofsted Rating: Good Pupils: 450 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 450 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ravensdale Primary School Ofsted Rating: Good Pupils: 452 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alder Moor Farm Primary School Ofsted Rating: Good Pupils: 661 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caludon Castle School Ofsted Rating: Good Pupils: 1556 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Willenhall Community Primary School Ofsted Rating: Requires improvement Pupils: 468 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pattison College Ofsted Rating: Not Rated Pupils: 162 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pearl Hyde Community Primary School Ofsted Rating: Good Pupils: 285 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stretton Church of England Academy Ofsted Rating: Outstanding Pupils: 209 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

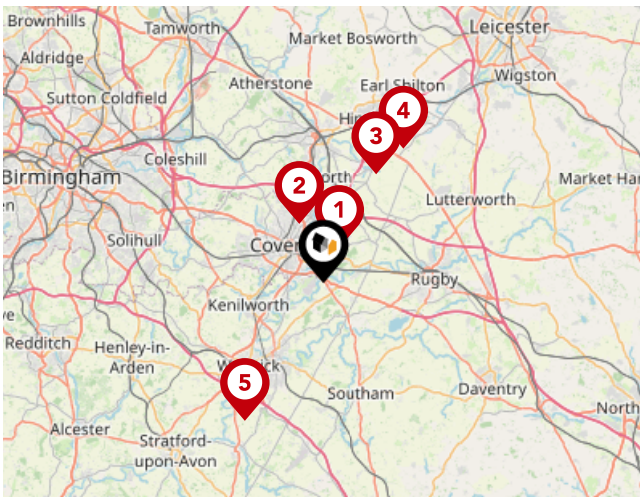
Area

Transport (National)








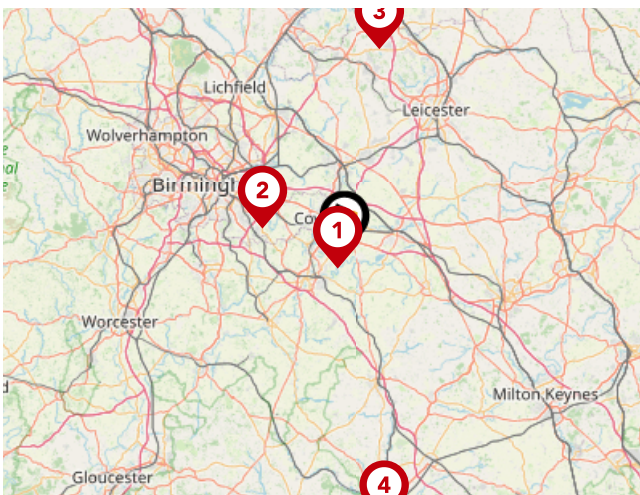
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	2.6 miles
	Coventry Arena Rail Station	3.74 miles
	Canley Rail Station	4.04 miles







Trunk Roads/Motorways

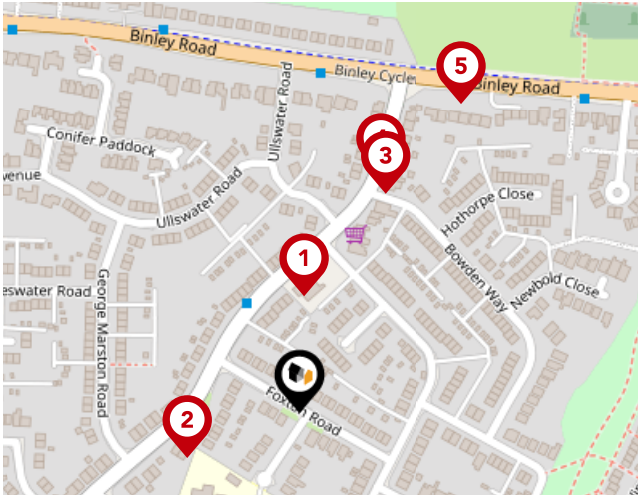
Pin	Name	Distance
	M6 J2	2.8 miles
	M6 J3	4.7 miles
	M69 J1	8.83 miles
	M69 J2	11.36 miles
	M40 J14	11.47 miles



Airports/Helipads

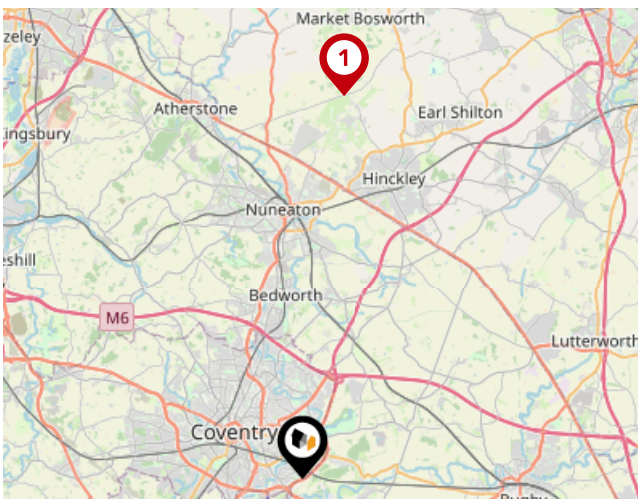
Pin	Name	Distance
	Baginton	2.44 miles
	Birmingham Airport	12.34 miles
	East Mids Airport	29.92 miles
	Kidlington	39.69 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Oxendon Way	0.07 miles
2	George Marston Rd	0.07 miles
3	Bowden Way	0.13 miles
4	Bowden Way	0.14 miles
5	Princethorpe Way	0.2 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	13.88 miles



iad UK

An international success story

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With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

Testimonial 1



Huge thanks to Denise for an exceptional service provided throughout the process of the sale of our property. She is very professional and always guides you with very honest feedback. She has been a great support with clear communication and always on her toes to help you through any circumstances. A very big thank you Denise for all your help and support. Highly recommend her!

Testimonial 2



Denise was amazing when we bought a property. She kept us updated about the progress. Some work was supposed to be completed in the property and she kindly agreed to liaise with the professional to get it arranged and completed. It was a smooth process all throughout and we fully recommend her.

Testimonial 3



Our very first move after 58 years in one house. Denise made the experience very straight forward and easy. It was quite an emotional experience for us both but Denise understood and helped a lot. Her approach was very friendly and I knew we were in good hands. It was a quick sale with no problems. Highly recommend.

Testimonial 4



Denise was very helpful and she makes things to be happening. She doesn't delays on things. She is very dedicated on her job. She makes sure buyers are in track and updated on their journey for purchase of their new properties. We had a look of a property in July and everything was completed and we got the keys handed over in October. It took 3 months to have everything sorted with their solicitors Davidsons. I had a good experience as she raised the bar.

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iad UK

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