



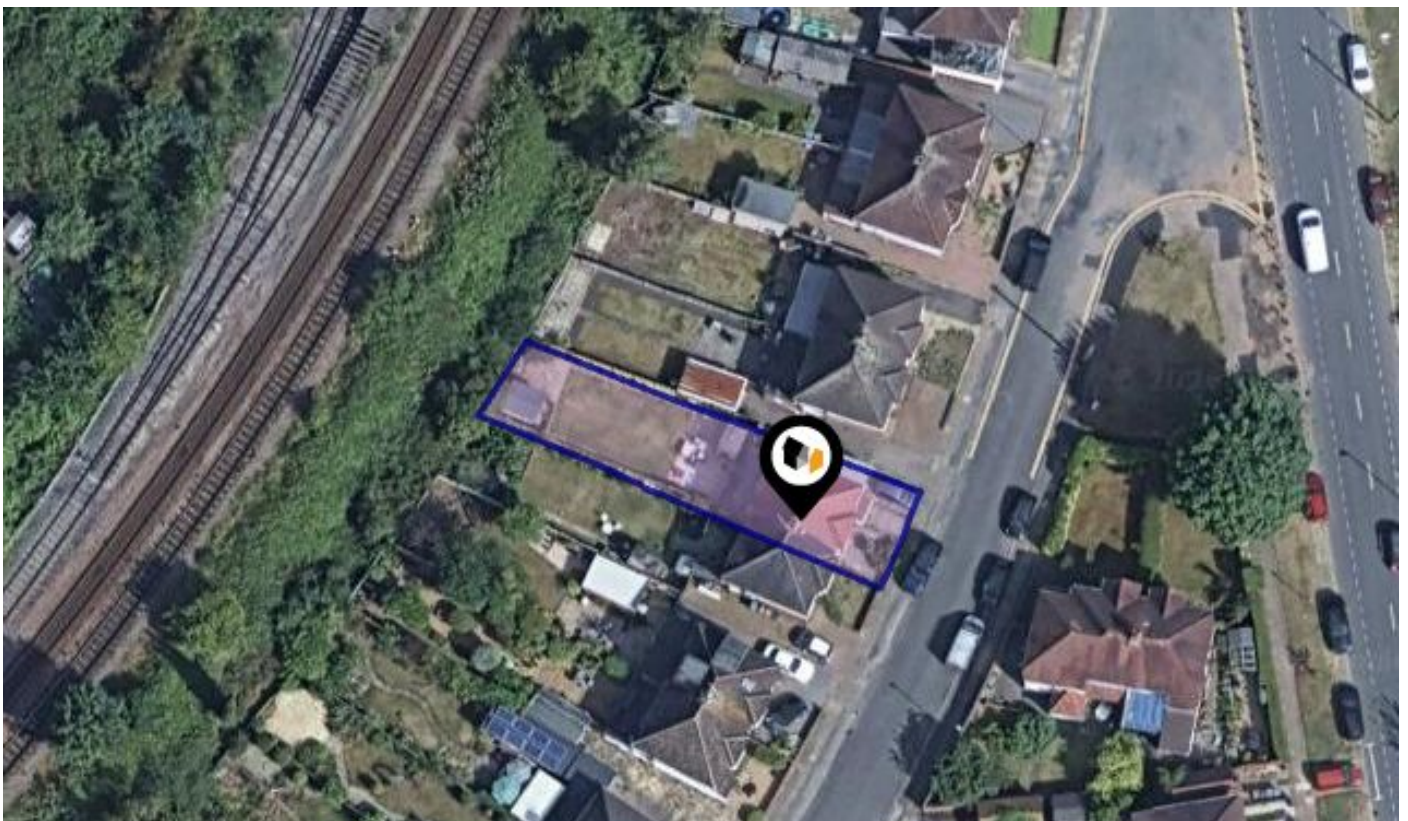
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th May 2026



BENEDICTINE ROAD, COVENTRY, CV3

Price Estimate : £345,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A much loved Semi Detached family home with exceptional rear gardens

Three first floor bedrooms

Family bathroom & ground floor shower room & utility

Open plan sitting & dining room

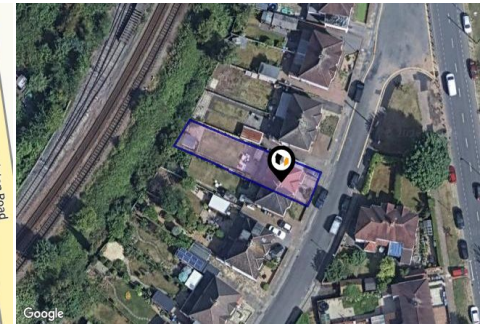
Full width kitchen overlooking gardens

Driveway, garage & gardens

Quiet Cul de Sac location near train station, amenities & schooling

EPC Rating C, Total 1230 Sq.Ft or 114 Sq.M (inc garage)

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:	Semi-Detached
Bedrooms:	3
Floor Area:	1,230 ft ² / 114 m ²
Plot Area:	0.07 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£2,237
Title Number:	WK148392

Price Estimate:	£345,000
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)

16 mb/s	80 mb/s	1800 mb/s

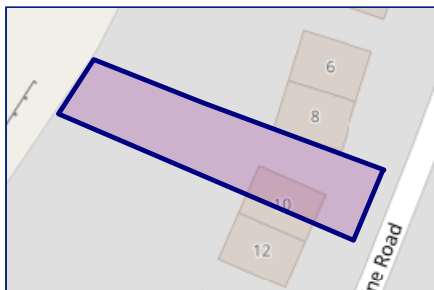
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

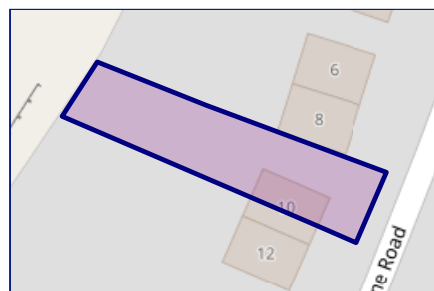


Freehold Title Plan



WK148392

Leasehold Title Plan



MM62040

Start Date: 11/10/2015
End Date: 12/10/2114
Lease Term: 99 years from 12 October 2015
Term Remaining: 88 years

Property EPC - Certificate



COVENTRY, CV3

Energy rating

C

Valid until 20.04.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Multiple glazing throughout
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:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	88 m ²

Market Sold in Street



34, Benedictine Road, Coventry, CV3 6GY	Semi-detached House		
Last Sold Date:	10/02/2025	01/08/2008	
Last Sold Price:	£318,000	£196,950	
46, Benedictine Road, Coventry, CV3 6GY	Semi-detached House		
Last Sold Date:	11/11/2022		
Last Sold Price:	£272,500		
6, Benedictine Road, Coventry, CV3 6GY	Semi-detached House		
Last Sold Date:	29/04/2022	03/11/2020	
Last Sold Price:	£300,000	£225,000	
14, Benedictine Road, Coventry, CV3 6GY	Semi-detached House		
Last Sold Date:	10/12/2021		
Last Sold Price:	£300,000		
4, Benedictine Road, Coventry, CV3 6GY	Semi-detached House		
Last Sold Date:	21/08/2019	30/06/1998	10/02/1995
Last Sold Price:	£260,000	£40,000	£38,000
10, Benedictine Road, Coventry, CV3 6GY	Semi-detached House		
Last Sold Date:	12/10/2015		
Last Sold Price:	£207,000		
12, Benedictine Road, Coventry, CV3 6GY	Semi-detached House		
Last Sold Date:	02/10/2015		
Last Sold Price:	£188,000		
44, Benedictine Road, Coventry, CV3 6GY	Semi-detached House		
Last Sold Date:	21/01/2010		
Last Sold Price:	£193,000		
38, Benedictine Road, Coventry, CV3 6GY	Semi-detached House		
Last Sold Date:	22/06/2007		
Last Sold Price:	£170,000		
36, Benedictine Road, Coventry, CV3 6GY	Terraced House		
Last Sold Date:	09/01/2007		
Last Sold Price:	£128,000		
40, Benedictine Road, Coventry, CV3 6GY	Semi-detached House		
Last Sold Date:	31/01/2003		
Last Sold Price:	£104,000		

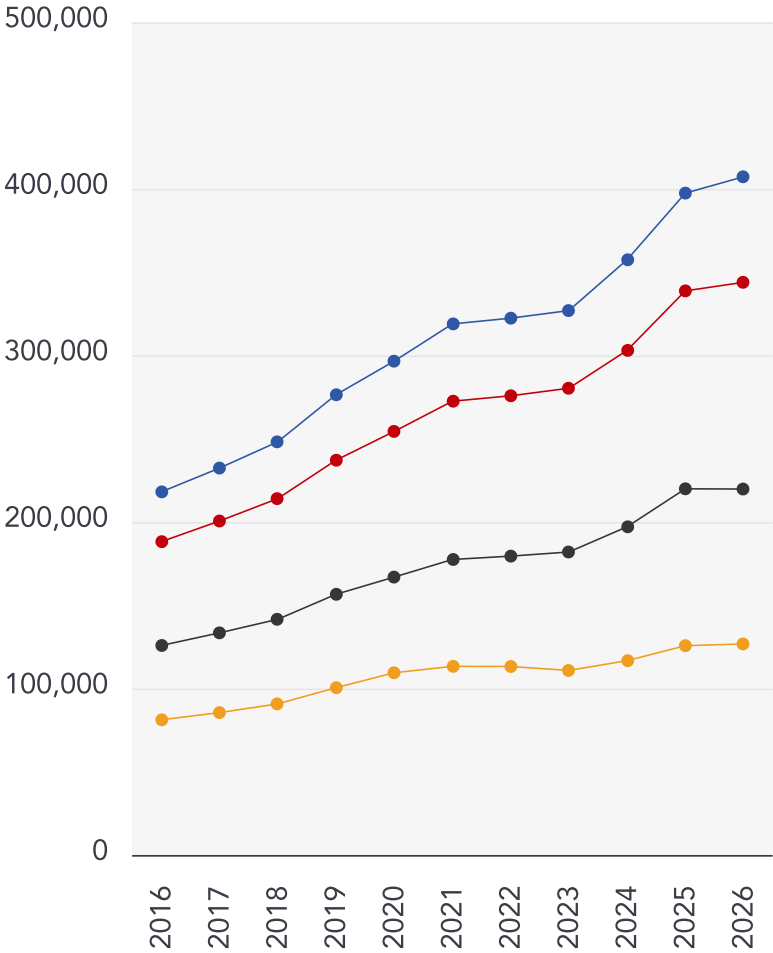
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

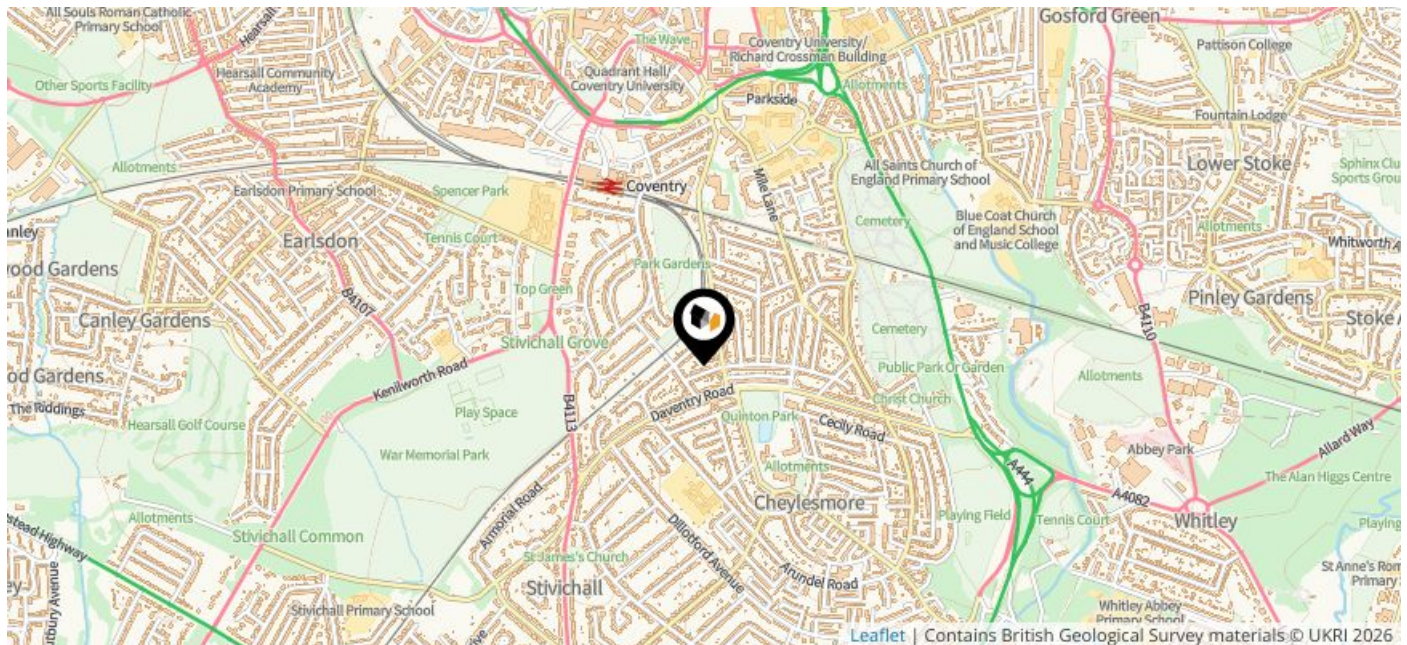
+56.09%

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.

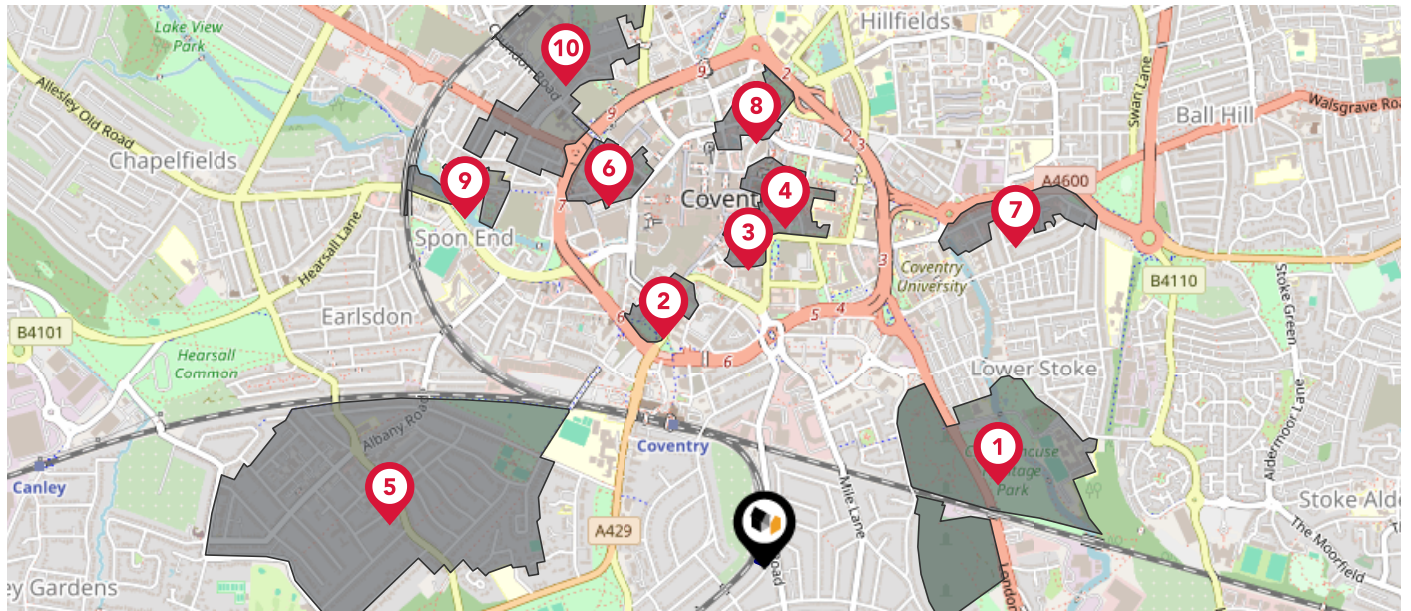
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

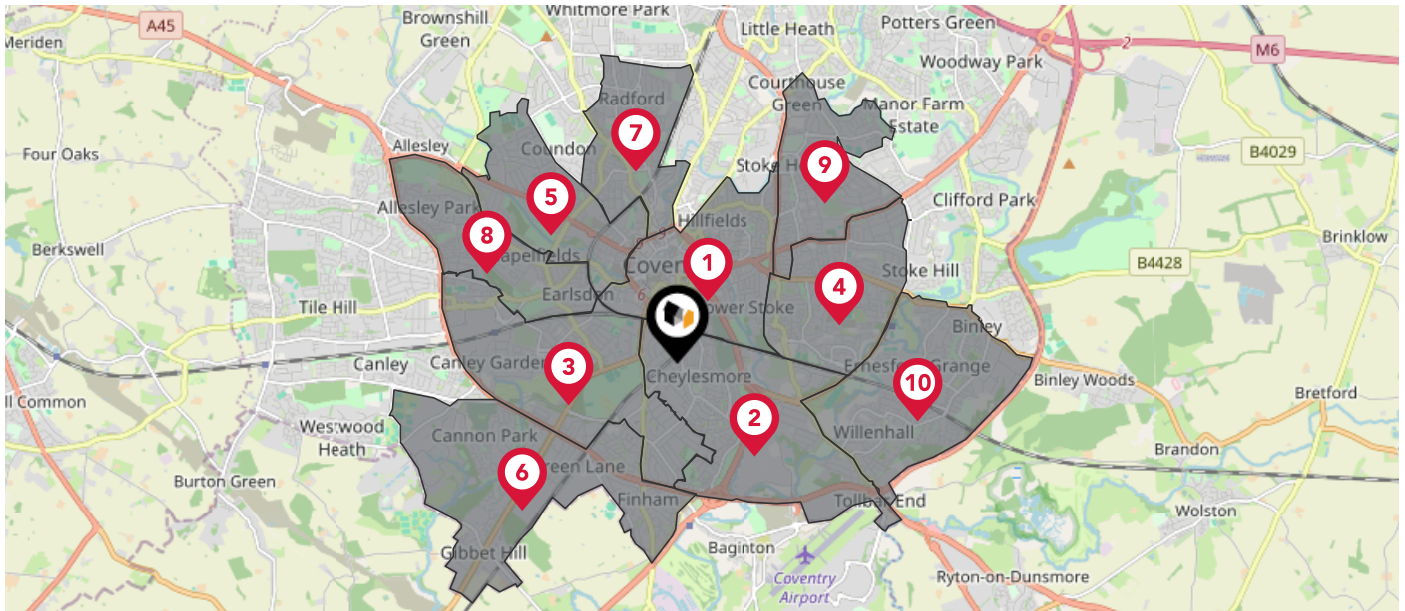
-  1 London Road
-  2 Greyfriars Green
-  3 High Street
-  4 Hill Top and Cathedral
-  5 Earlsdon
-  6 Spon Street
-  7 Far Gosford Street
-  8 Lady Herbert's Garden
-  9 Spon End
-  10 Naul's Mill

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

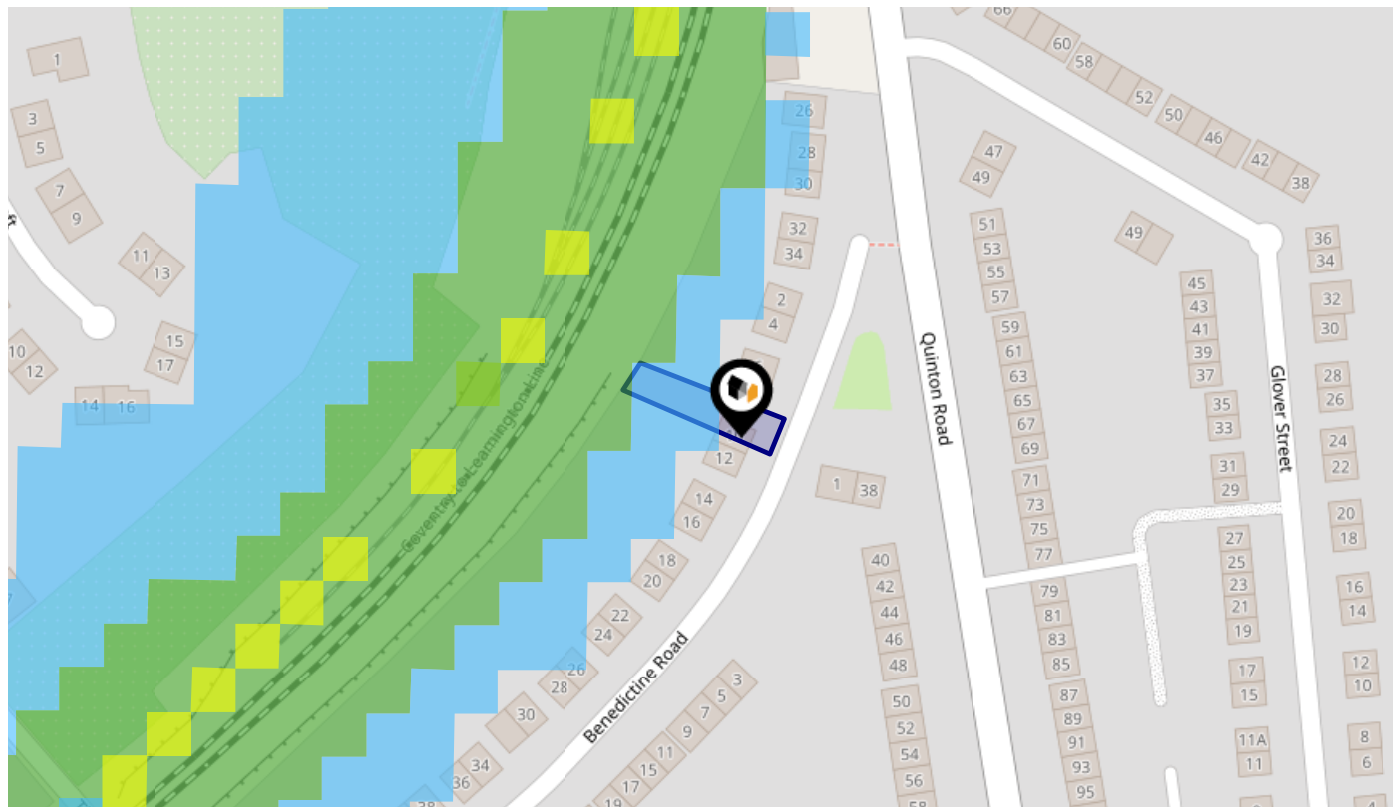
- 1 St. Michael's Ward
- 2 Cheylesmore Ward
- 3 Earlsdon Ward
- 4 Lower Stoke Ward
- 5 Sherbourne Ward
- 6 Wainbody Ward
- 7 Radford Ward
- 8 Whoberley Ward
- 9 Upper Stoke Ward
- 10 Binley and Willenhall Ward

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:

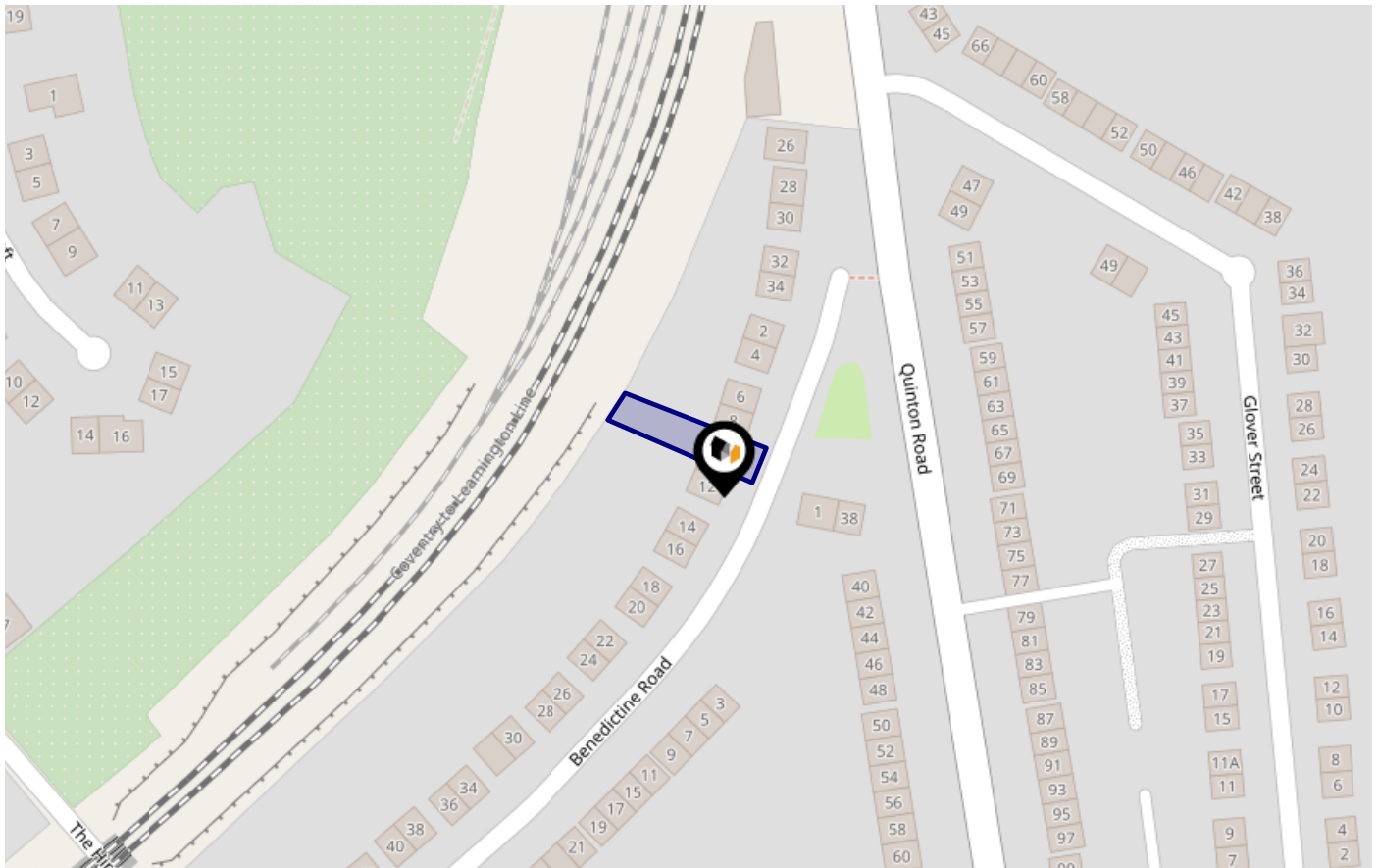
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

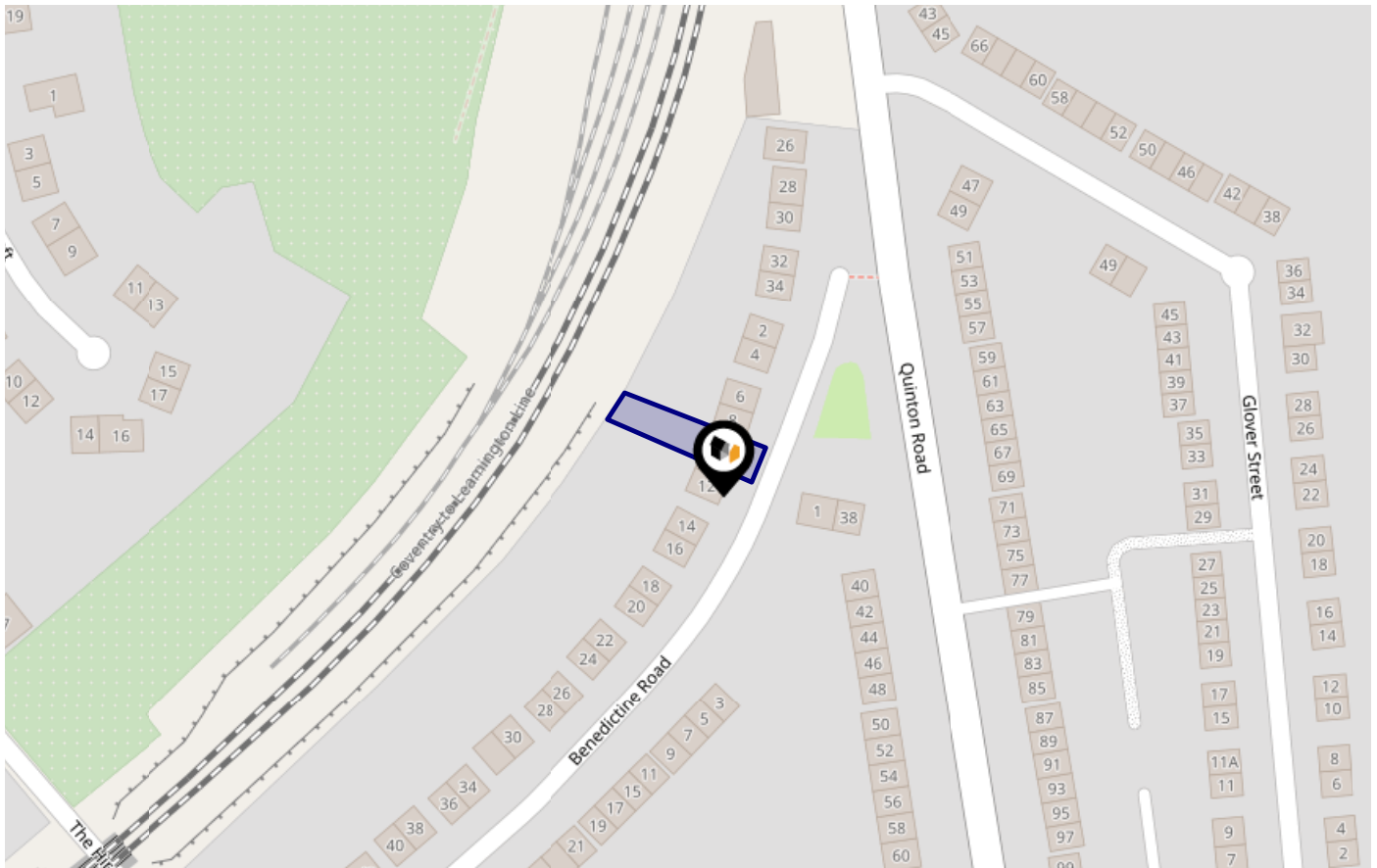


Flood Risk

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.



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:

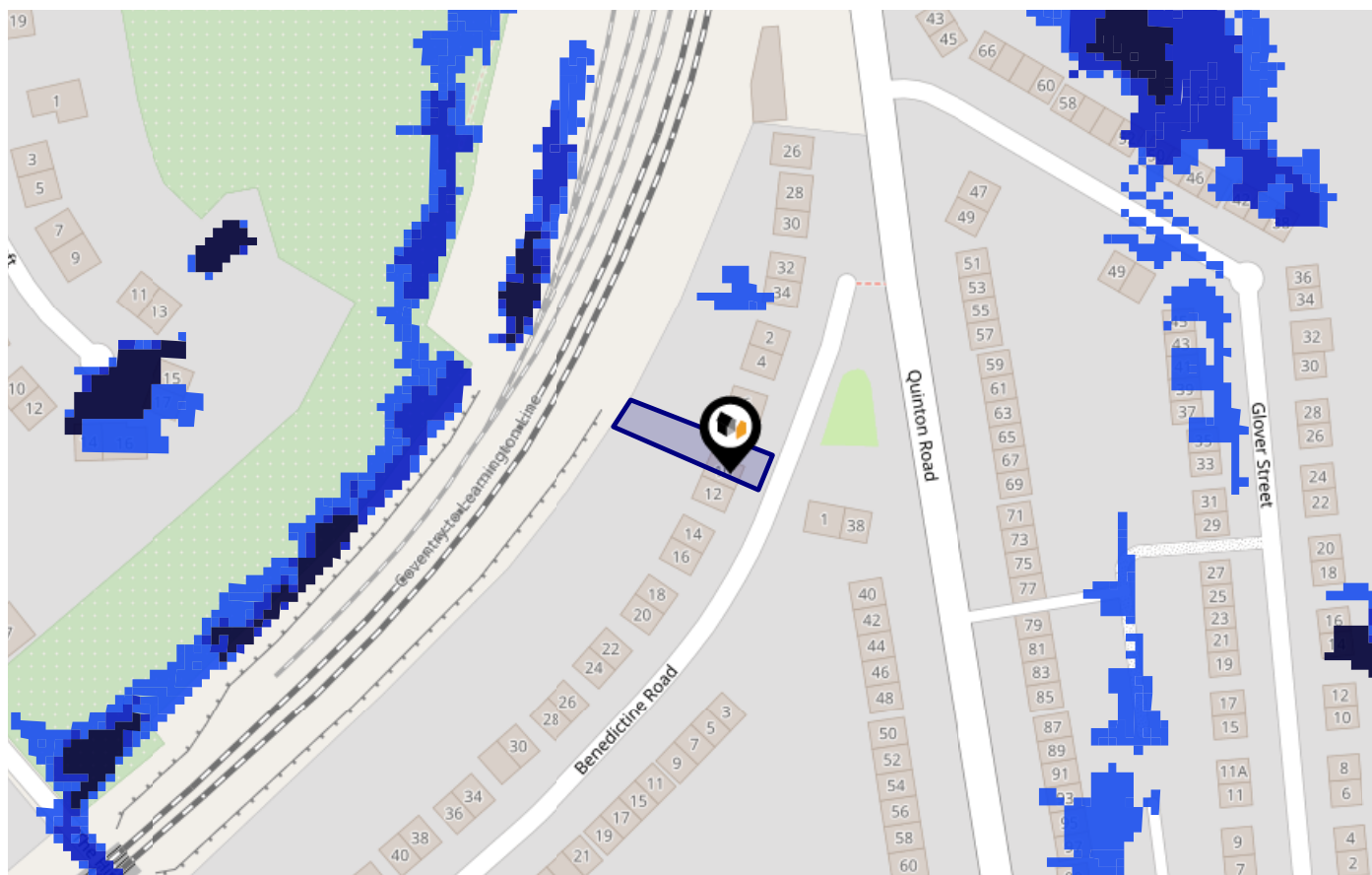


Flood Risk

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.

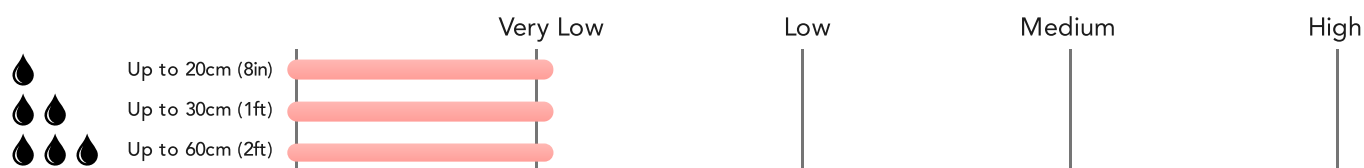


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

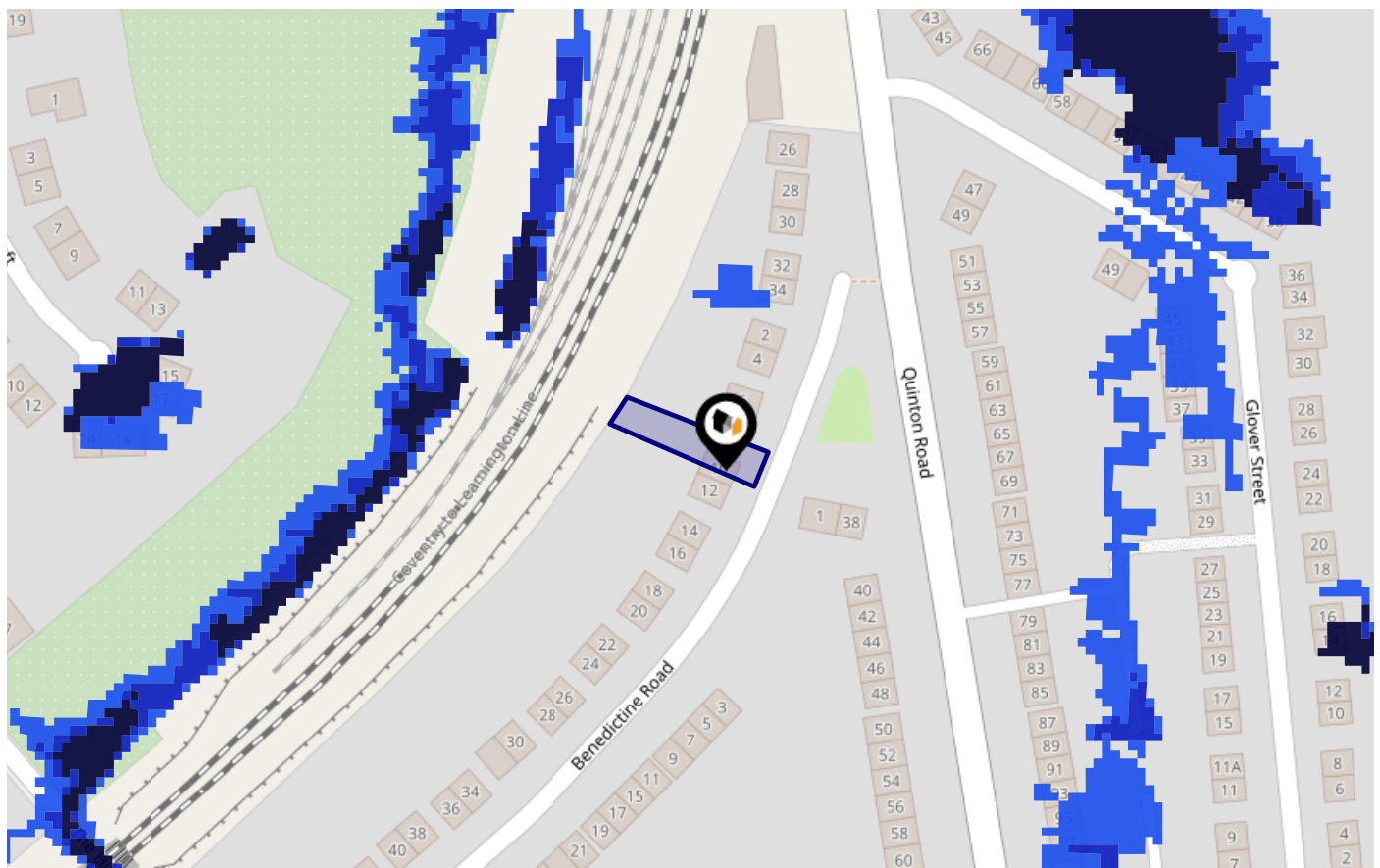


Flood Risk

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:

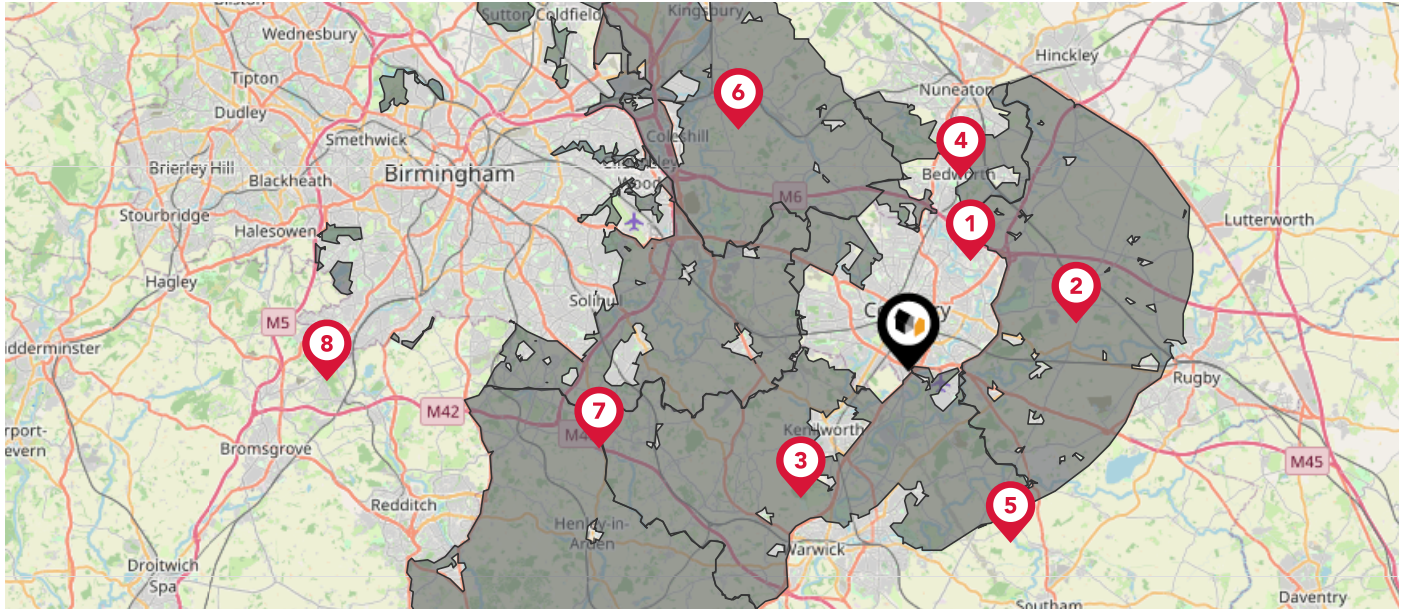


Maps

Green Belt



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



Nearby Green Belt Land

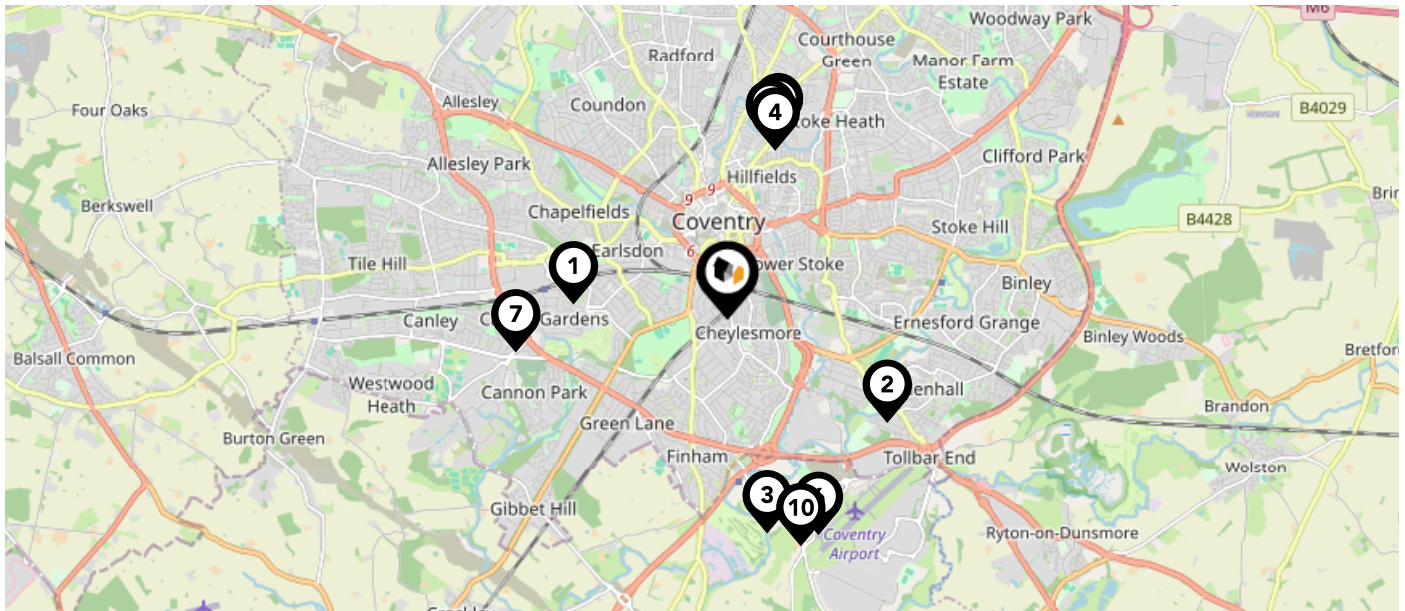
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Rugby
- 3 Birmingham Green Belt - Warwick
- 4 Birmingham Green Belt - Nuneaton and Bedworth
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

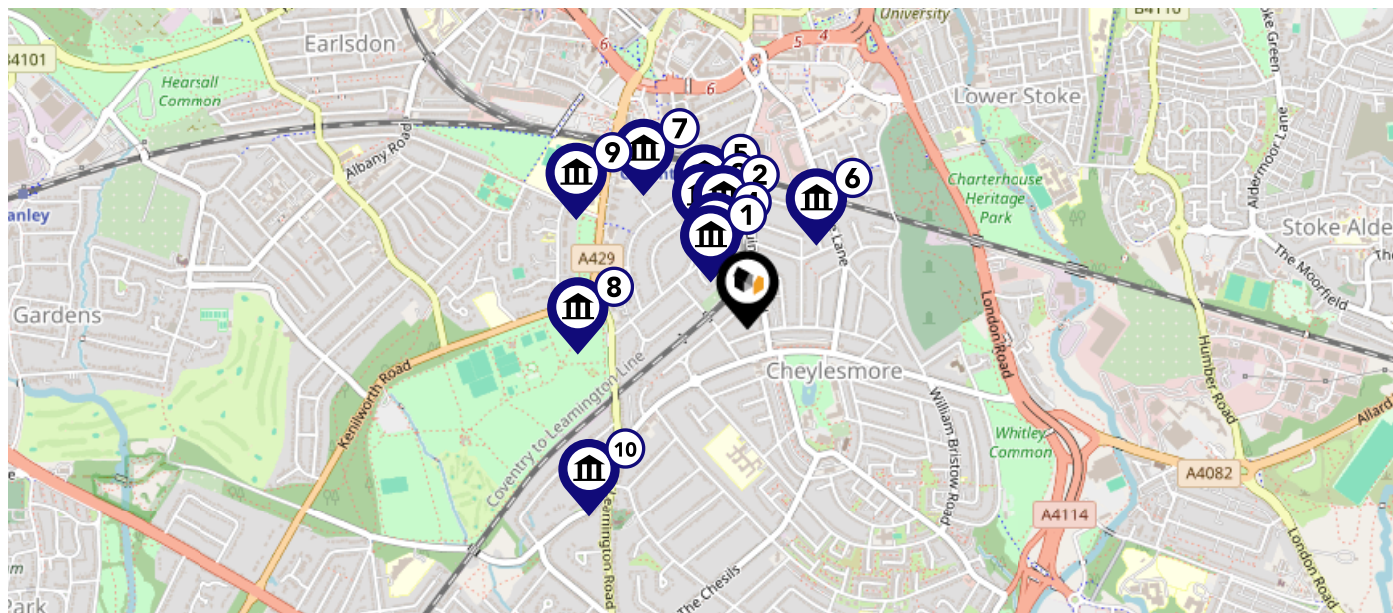
1	Hearsall Common-Whoberley, Coventry	Historic Landfill
2	London Road B-Willenhall, Coventry	Historic Landfill
3	Hall Drive-Baginton	Historic Landfill
4	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
5	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Boldersley, Redditch	Historic Landfill
6	Rowley Road-Baginton	Historic Landfill
7	Fletchampstead Highway-Canley, Coventry	Historic Landfill
8	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
9	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
10	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill











Maps

Listed Buildings

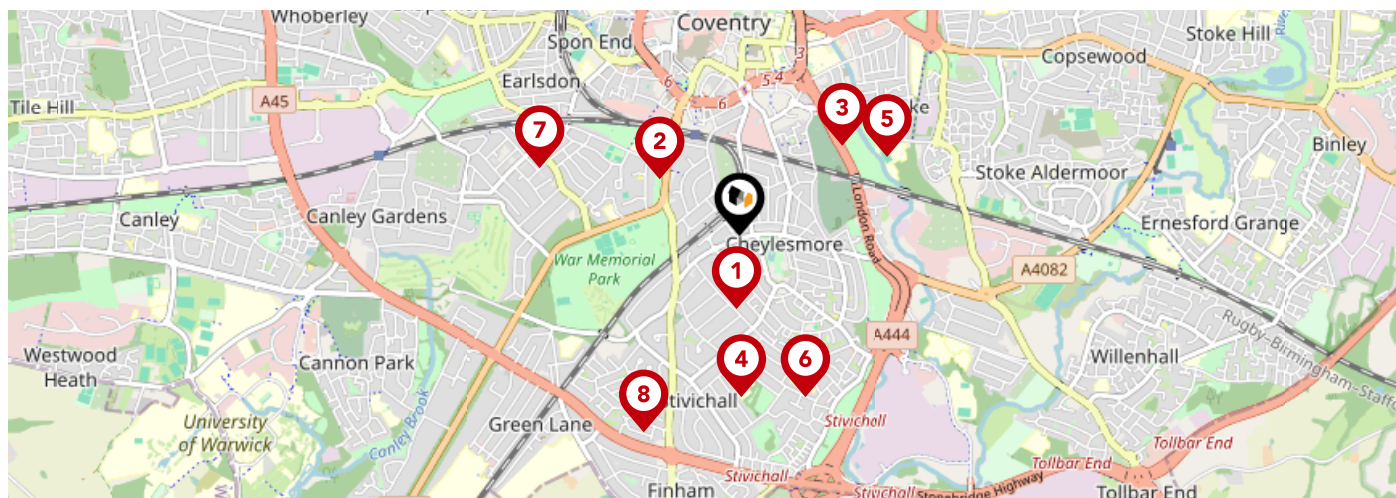


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



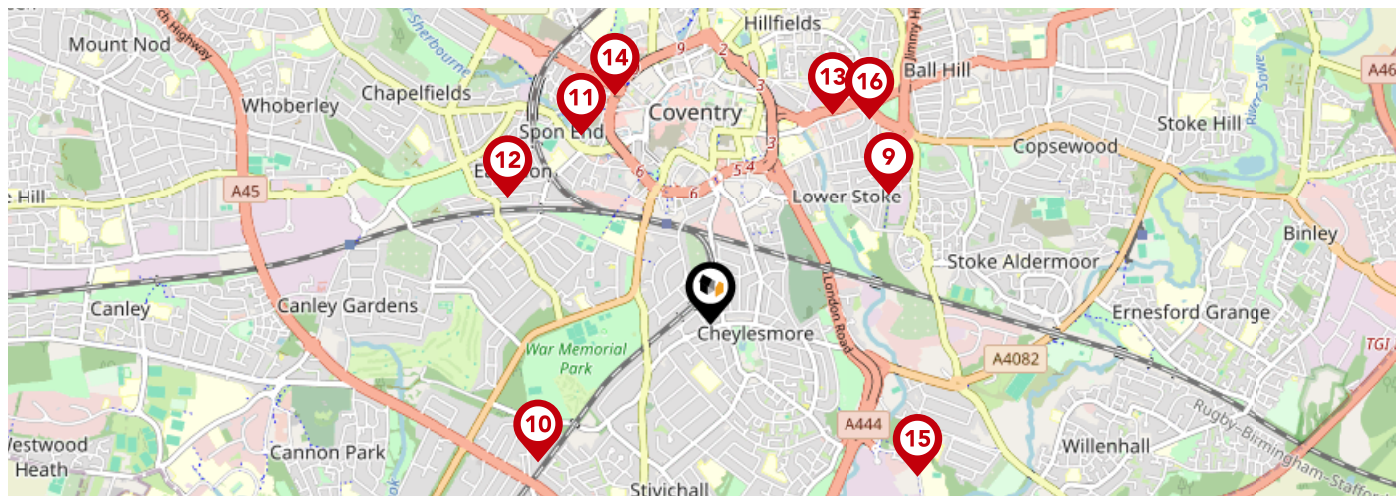
Listed Buildings in the local district		Grade	Distance
	1271407 - Summerhouse On Plot 47	Grade II	0.1 miles
	1271405 - Summerhouse On Plot 25	Grade II	0.2 miles
	1271404 - Summerhouse On Plot 13	Grade II	0.2 miles
	1271406 - Summerhouse On Plot 39	Grade II	0.2 miles
	1271403 - Summerhouse On Plot 9	Grade II	0.3 miles
	1431090 - Mile Lane Bridge	Grade II	0.3 miles
	1242849 - Coventry Station, Including Attached Platform Structures	Grade II	0.4 miles
	1410356 - Entrance Gates And Piers To Coventry War Memorial Park	Grade II	0.4 miles
	1342934 - Free Grammar School King Henry Viii School	Grade II	0.4 miles
	1076620 - Bremond College	Grade II	0.5 miles

Area Schools



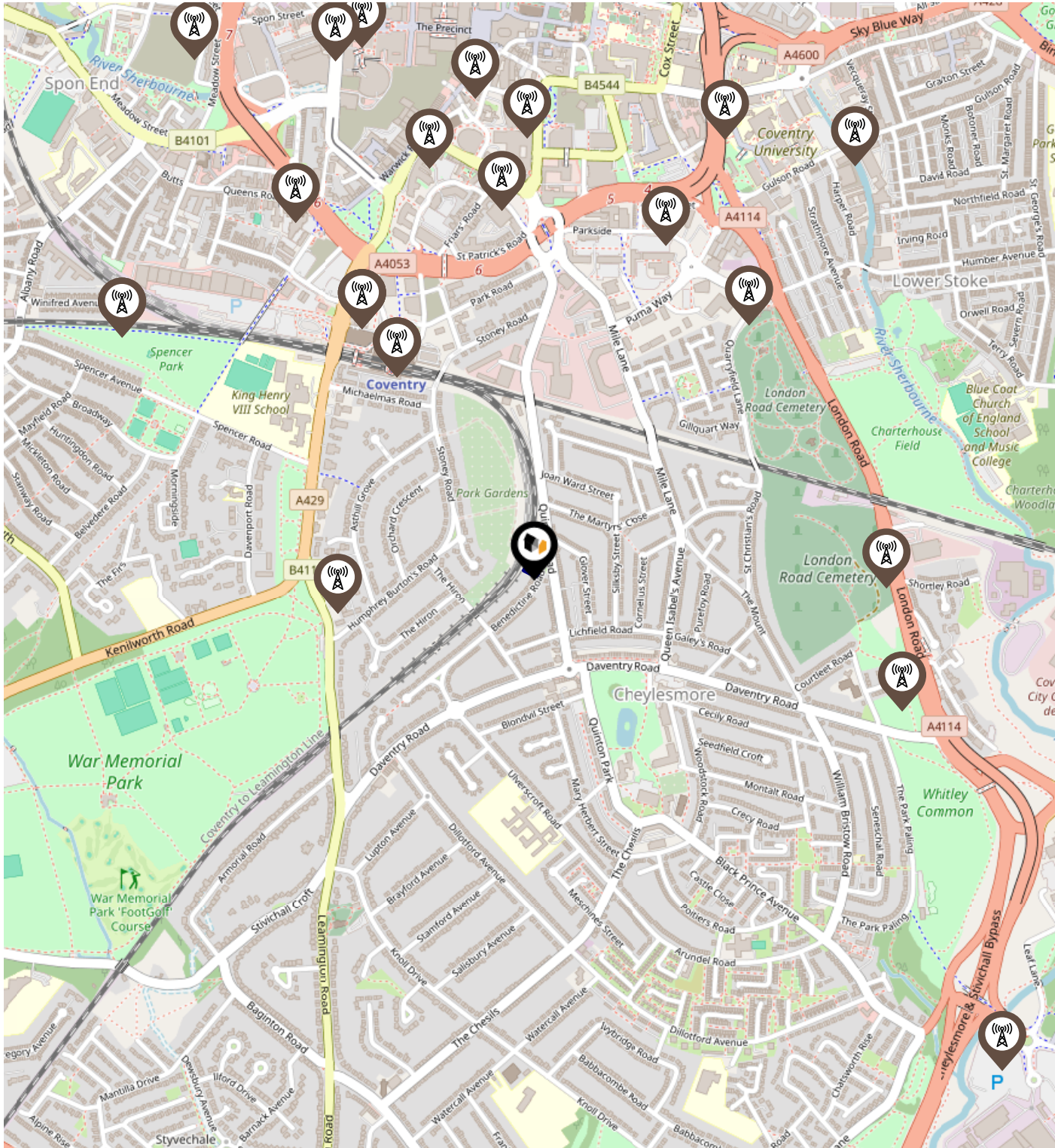
		Nursery	Primary	Secondary	College	Private
1	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools





		Nursery	Primary	Secondary	College	Private
	Gosford Park Primary School Ofsted Rating: Requires improvement Pupils: 446 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southfields Primary School Ofsted Rating: Good Pupils: 457 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Summit School Ofsted Rating: Good Pupils: 21 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

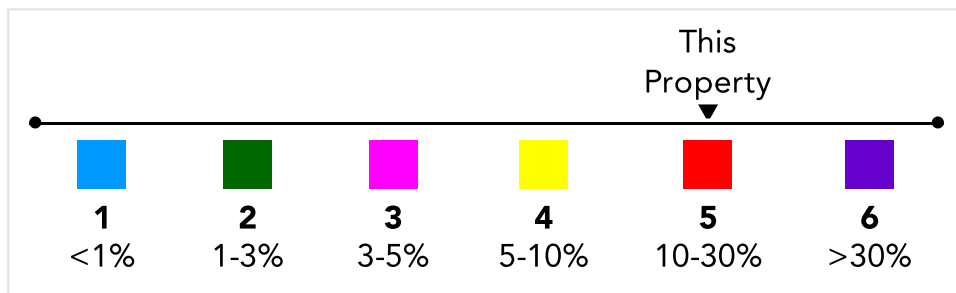
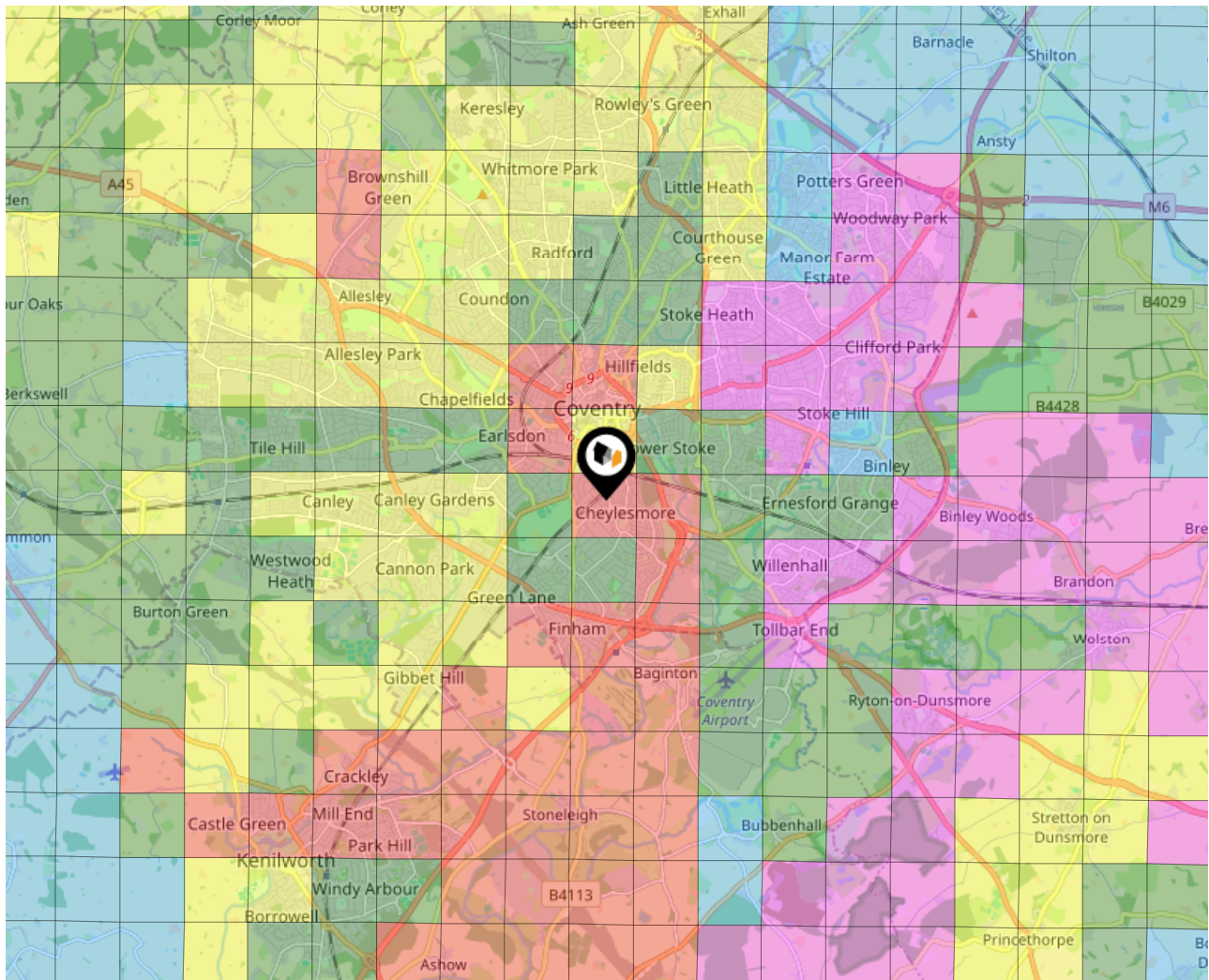
Environment

Radon Gas

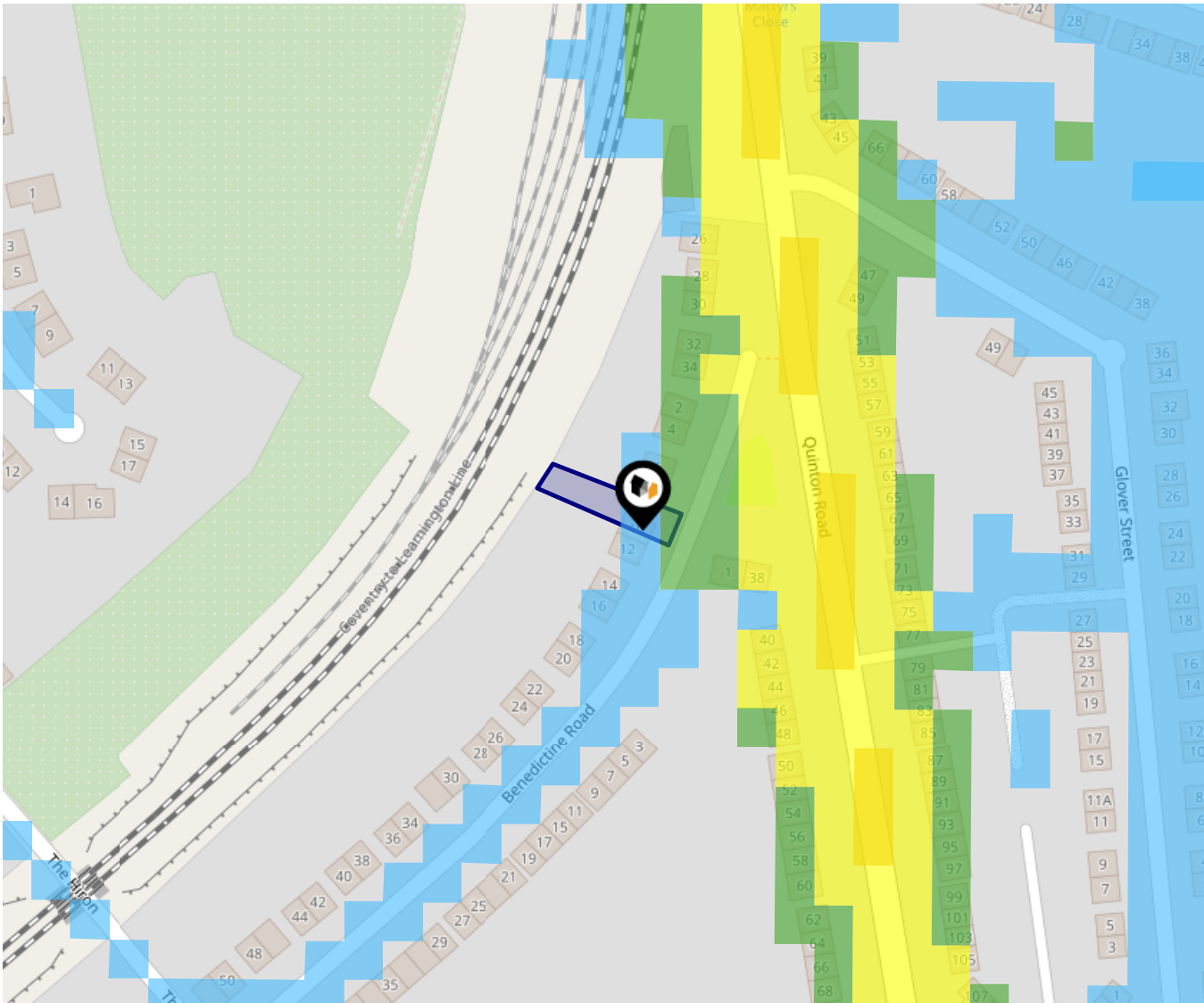


What is Radon?

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/m³).



Local Area Road Noise

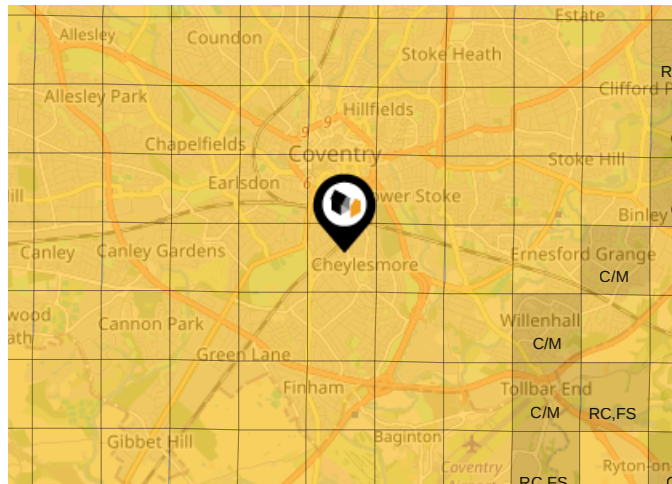


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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 LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

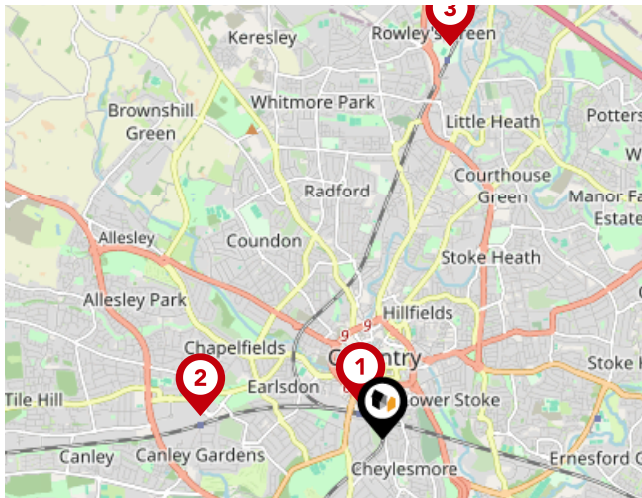


Primary Classifications (Most Common Clay Types)

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

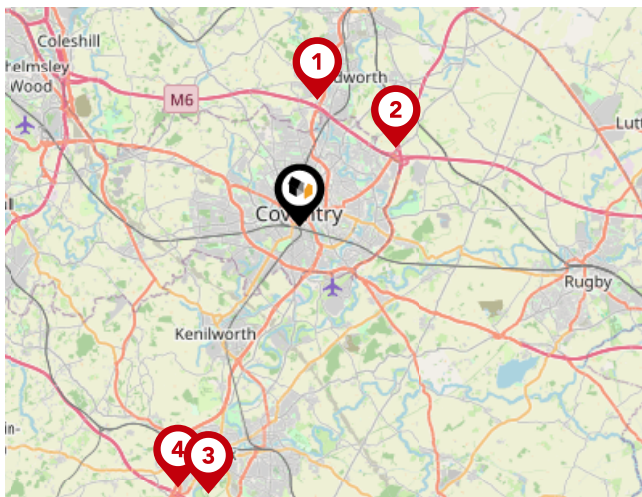
Area

Transport (National)



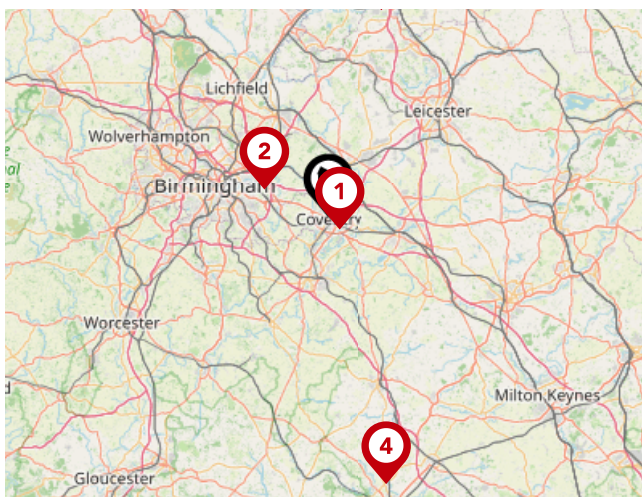
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	0.38 miles
2	Canley Rail Station	1.66 miles
3	Coventry Arena Rail Station	3.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.67 miles
2	M6 J2	4.5 miles
3	M40 J14	10.21 miles
4	M40 J15	10.41 miles
5	M69 J1	10.32 miles

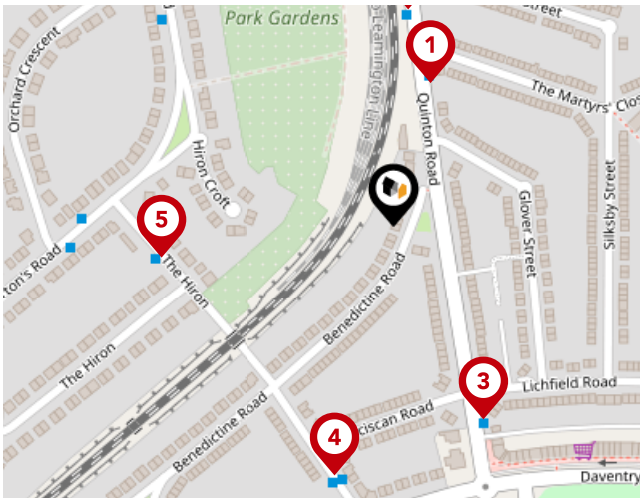


Airports/Helipads

Pin	Name	Distance
1	Baginton	2.43 miles
2	Birmingham Airport	10.18 miles
3	East Mids Airport	30.69 miles
4	Kidlington	39.85 miles

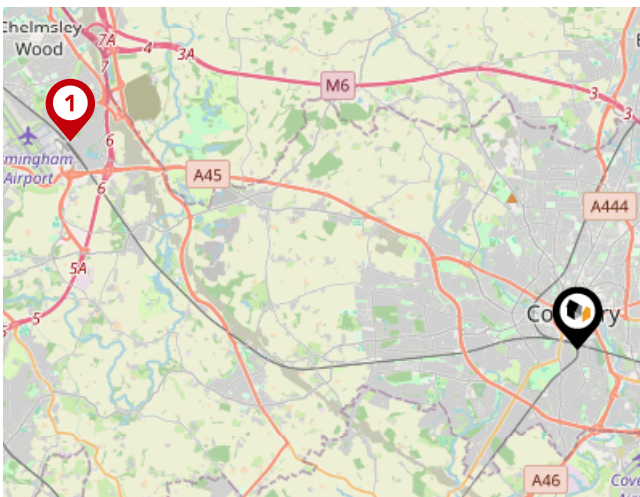
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Martyrs' Close	0.08 miles
2	The Martyrs' Close	0.12 miles
3	Lichfield Rd	0.12 miles
4	Franciscan Rd	0.14 miles
5	Humphrey Burton's Rd	0.13 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	9.91 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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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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