



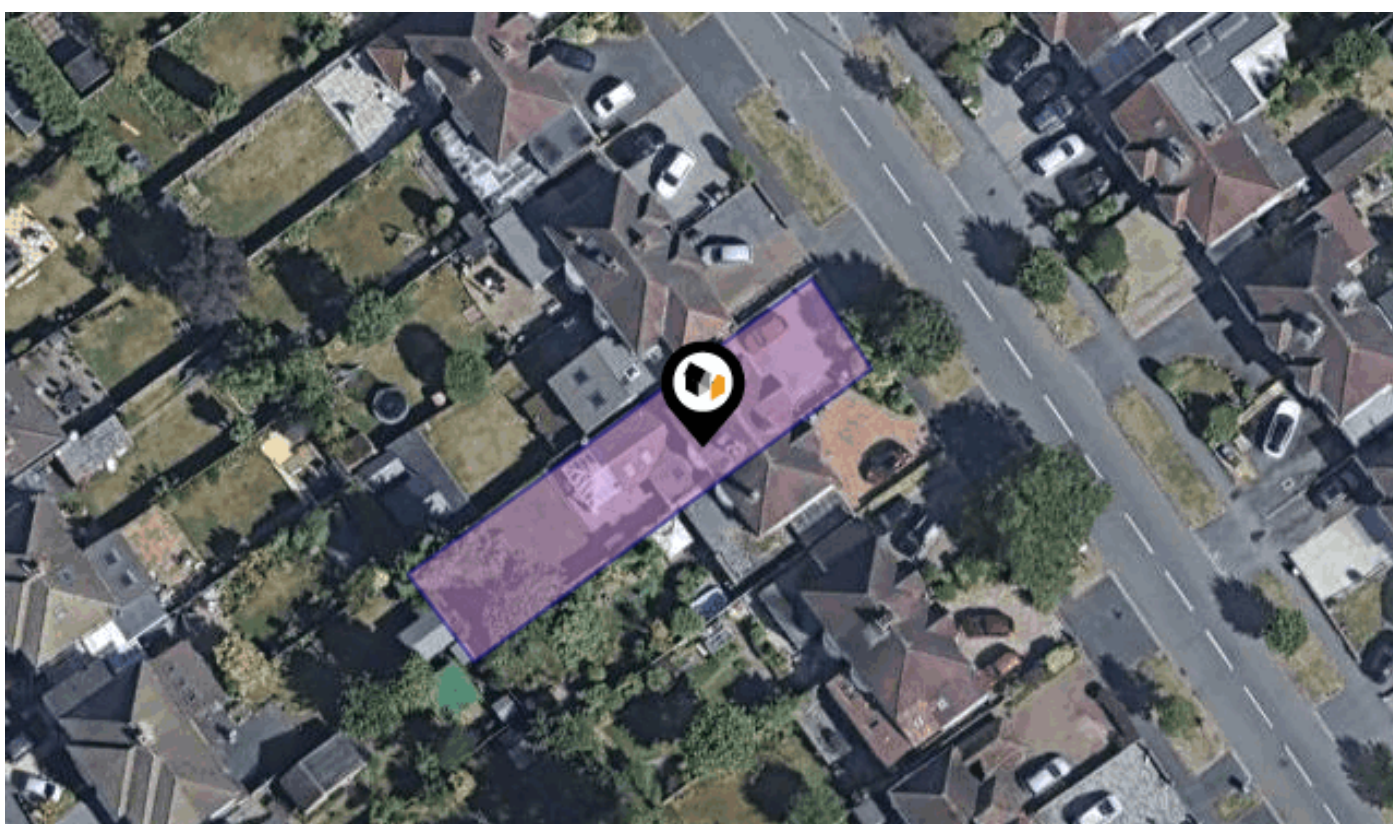
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 05th August 2025



BAGINTON ROAD, COVENTRY, CV3

Price Estimate : £600,000

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

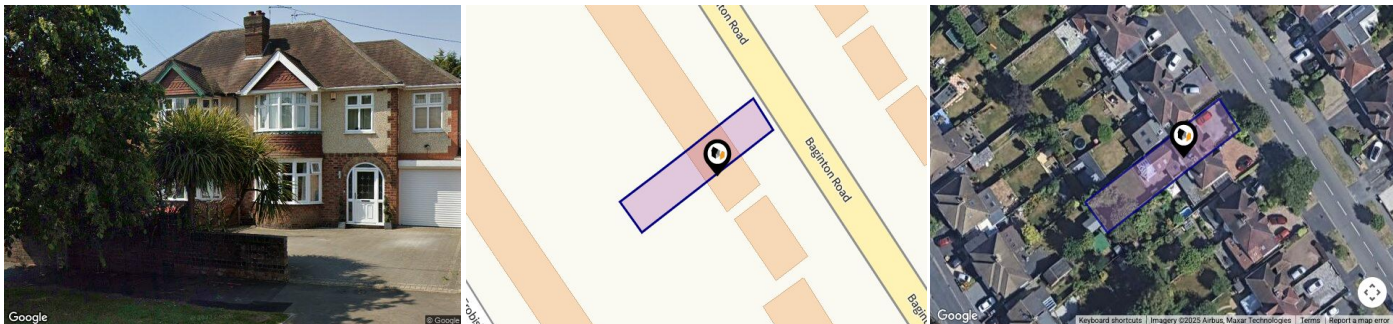


Dear Buyers & Interested Parties

Your property details in brief.....

An exceptional four bedroom semi detached home
190 Sq.M or 2038 Sq.Ft of accommodation & South facing gardens
Fully compliant & extended to ground, rear, side, first & loft floors.
Driveway & integral garage
Sitting & dining area with bi folding doors
Open plan kitchen family room with breakfast bar & bi folding doors
Family bathroom & additional shower room
Ground floor cloakroom & separate utility room
Ideal South Coventry location near A46 & Train Station
NO UPWARD CHAIN, EPC Rating D

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	Price Estimate:	£600,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	2,038 ft ² / 189 m ²		
Plot Area:	0.09 acres		
Year Built :	1930-1949		
Council Tax :	Band E		
Annual Estimate:	£2,950		
Title Number:	WM918299		

Local Area

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

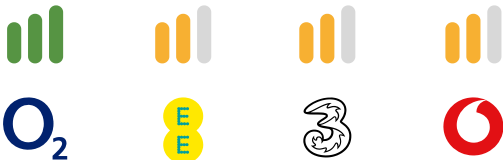
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	72	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

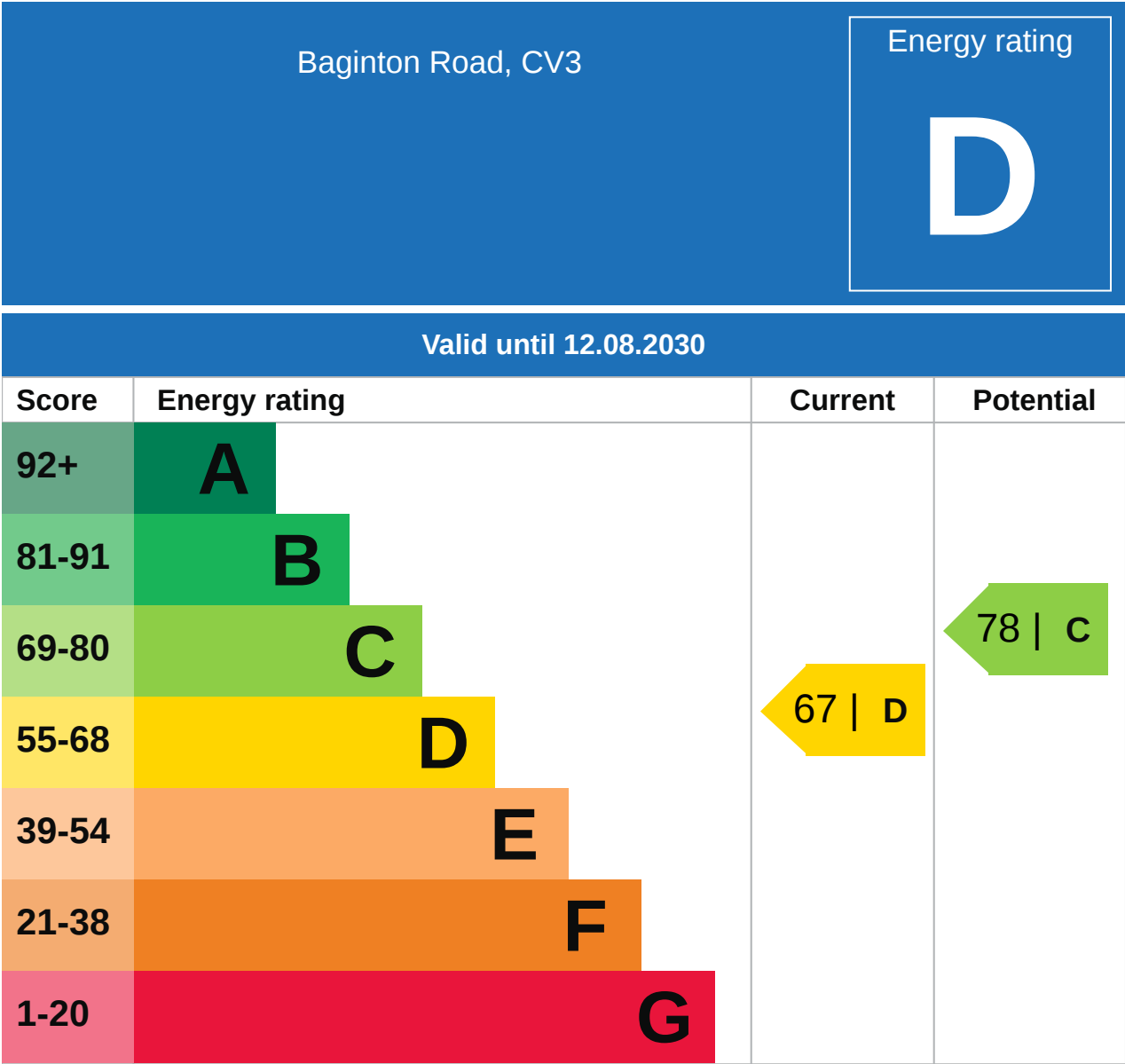
This Address



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

Reference - R/2007/2261	
Decision:	WITHDRAWN
Date:	01st November 2007
Description:	Erection of single and two storey side and rear extensions

Property
EPC - Certificate



Property

EPC - Additional Data



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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	158 m ²

Market Sold in Street



146, Baginton Road, Coventry, CV3 6FS			
Last Sold Date:	21/04/2023	24/09/2010	
Last Sold Price:	£583,000	£266,596	
94, Baginton Road, Coventry, CV3 6FS			
Last Sold Date:	27/03/2020		
Last Sold Price:	£368,000		
122, Baginton Road, Coventry, CV3 6FS			
Last Sold Date:	18/01/2019	25/05/2007	15/06/2001
Last Sold Price:	£390,000	£282,000	£149,950
118, Baginton Road, Coventry, CV3 6FS			
Last Sold Date:	14/08/2018	12/08/2011	21/08/2009
Last Sold Price:	£360,000	£250,000	£220,000
130, Baginton Road, Coventry, CV3 6FS			
Last Sold Date:	29/01/2016	08/12/2011	
Last Sold Price:	£370,000	£313,000	
102, Baginton Road, Coventry, CV3 6FS			
Last Sold Date:	30/08/2013	25/11/2005	
Last Sold Price:	£240,000	£240,000	
148, Baginton Road, Coventry, CV3 6FS			
Last Sold Date:	24/08/2012	22/08/2003	
Last Sold Price:	£297,950	£236,000	
140, Baginton Road, Coventry, CV3 6FS			
Last Sold Date:	03/09/2010	23/06/2006	
Last Sold Price:	£365,000	£190,000	
126, Baginton Road, Coventry, CV3 6FS			
Last Sold Date:	11/12/2009	13/02/2008	24/10/2007
Last Sold Price:	£344,000	£250,000	£243,000
124, Baginton Road, Coventry, CV3 6FS			
Last Sold Date:	30/10/2009	19/01/2001	
Last Sold Price:	£290,000	£148,000	
100, Baginton Road, Coventry, CV3 6FS			
Last Sold Date:	26/06/2009		
Last Sold Price:	£215,000		
110, Baginton Road, Coventry, CV3 6FS			
Last Sold Date:	21/07/2006		
Last Sold Price:	£235,000		

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

Market Sold in Street



116, Baginton Road, Coventry, CV3 6FS

Last Sold Date:	05/05/2006	10/05/2002
Last Sold Price:	£250,000	£145,000

108, Baginton Road, Coventry, CV3 6FS

Last Sold Date:	06/01/2006
Last Sold Price:	£214,000

144, Baginton Road, Coventry, CV3 6FS

Last Sold Date:	17/08/2001
Last Sold Price:	£175,000

132, Baginton Road, Coventry, CV3 6FS

Last Sold Date:	27/08/1999
Last Sold Price:	£127,000

104, Baginton Road, Coventry, CV3 6FS

Last Sold Date:	01/07/1999
Last Sold Price:	£150,000

114, Baginton Road, Coventry, CV3 6FS

Last Sold Date:	08/12/1995
Last Sold Price:	£88,000

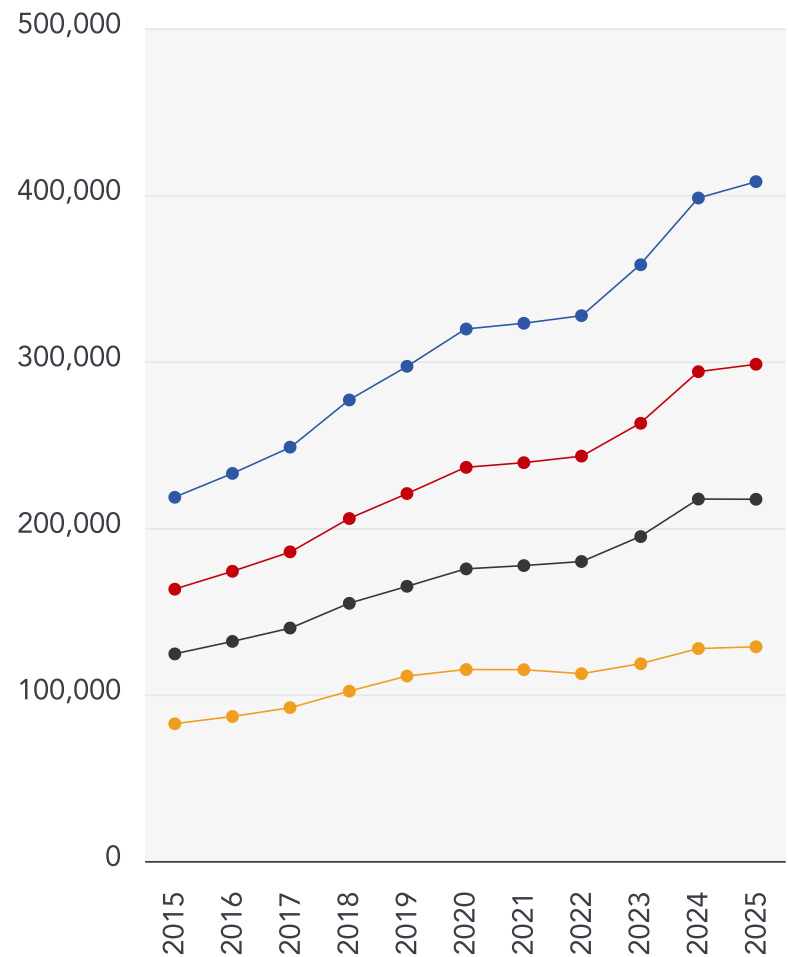
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

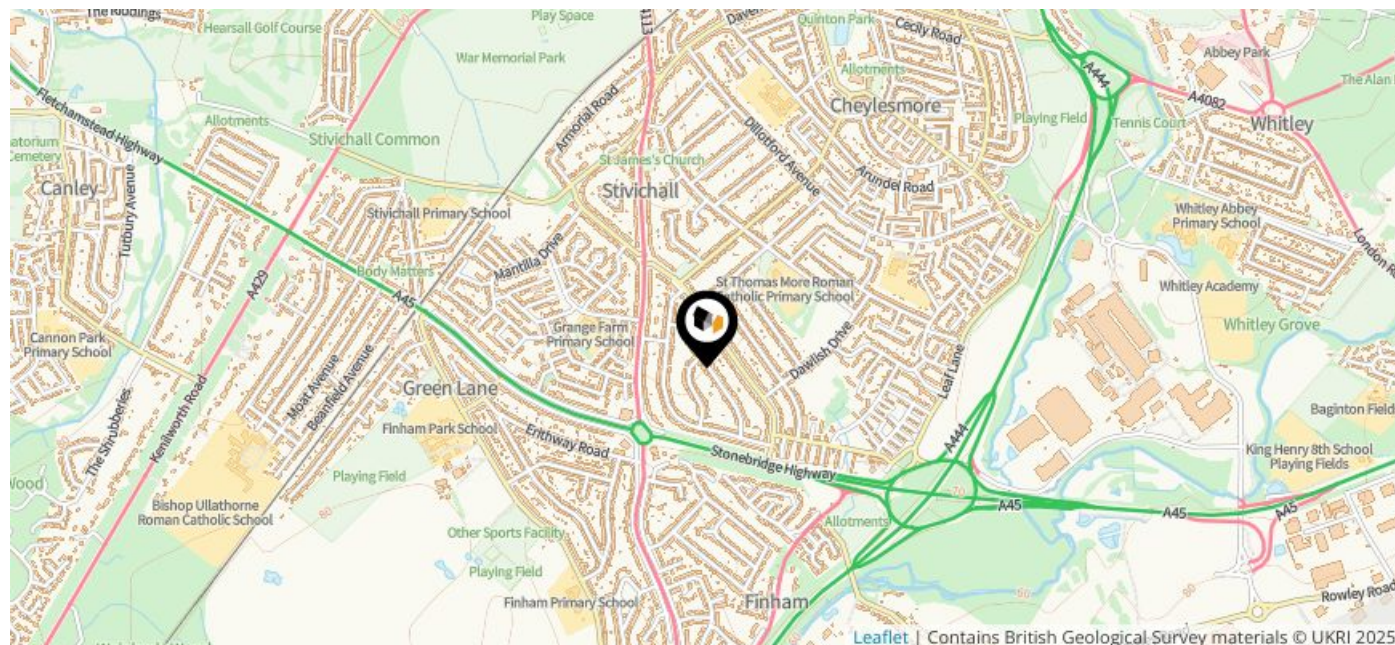
+56.09%

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.

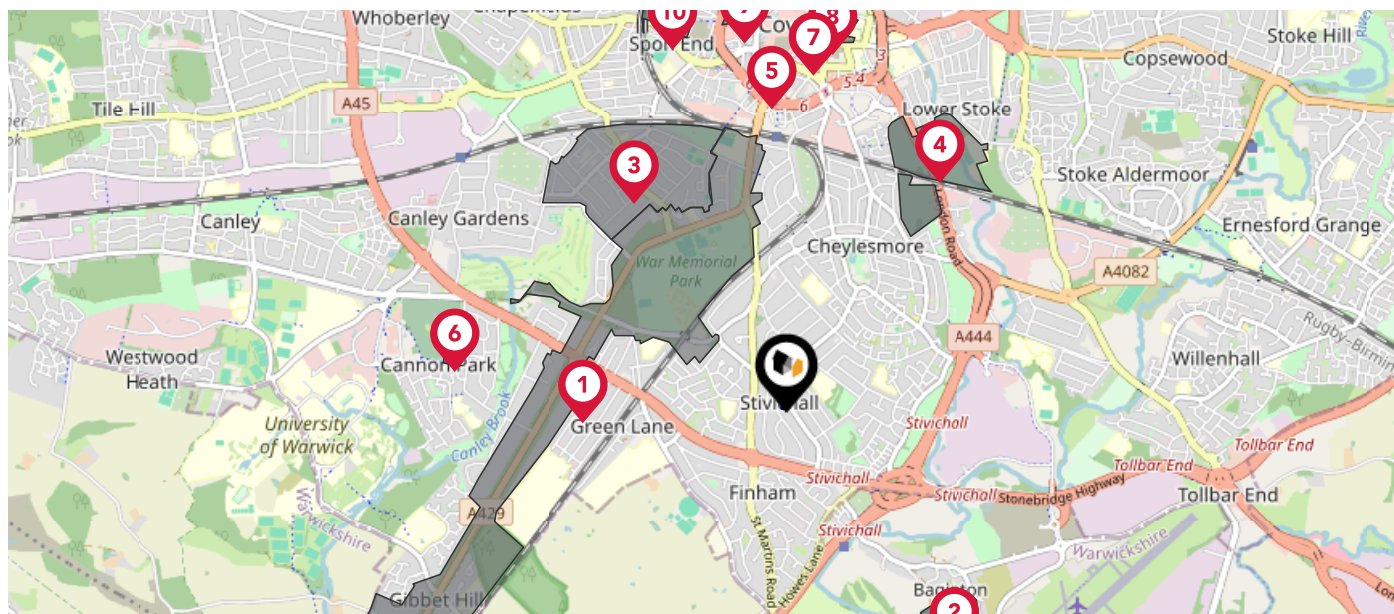
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Earlsdon



London Road



Greyfriars Green



Ivy Farm Lane (Canley Hamlet)



High Street



Hill Top and Cathedral



Spon Street



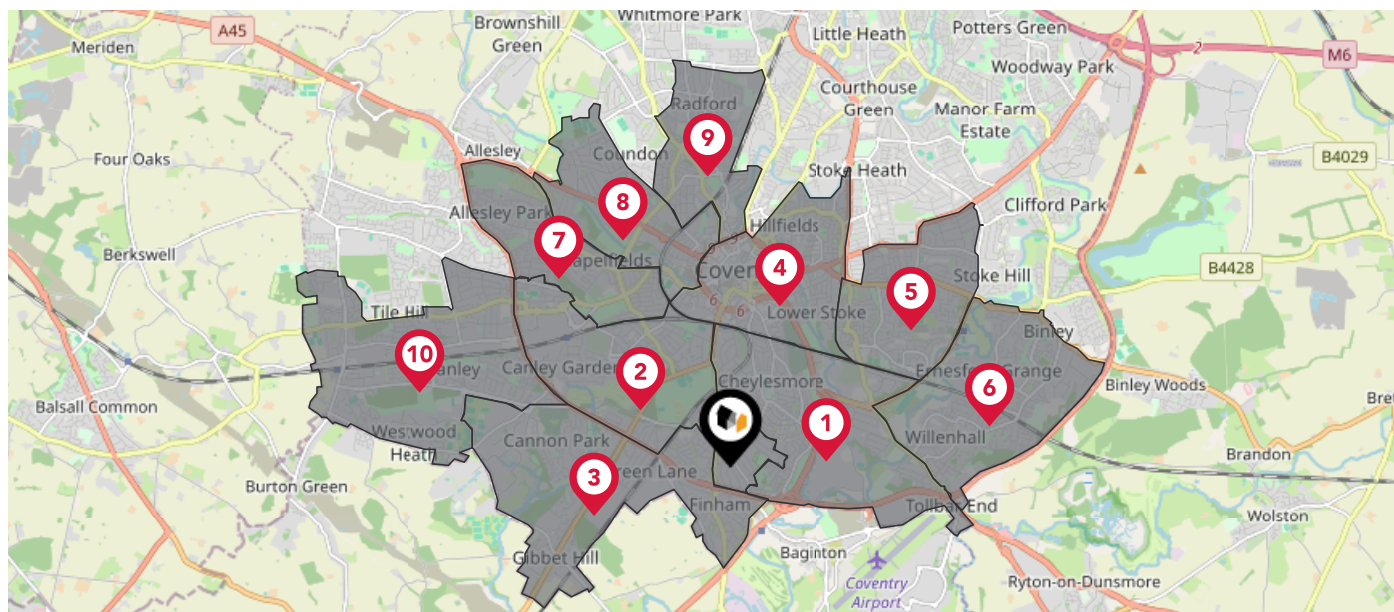
Spon End

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



Cheylesmore Ward



Earlsdon Ward



Wainbody Ward



St. Michael's Ward



Lower Stoke Ward



Binley and Willenhall Ward



Whoberley Ward



Sherbourne Ward



Radford Ward



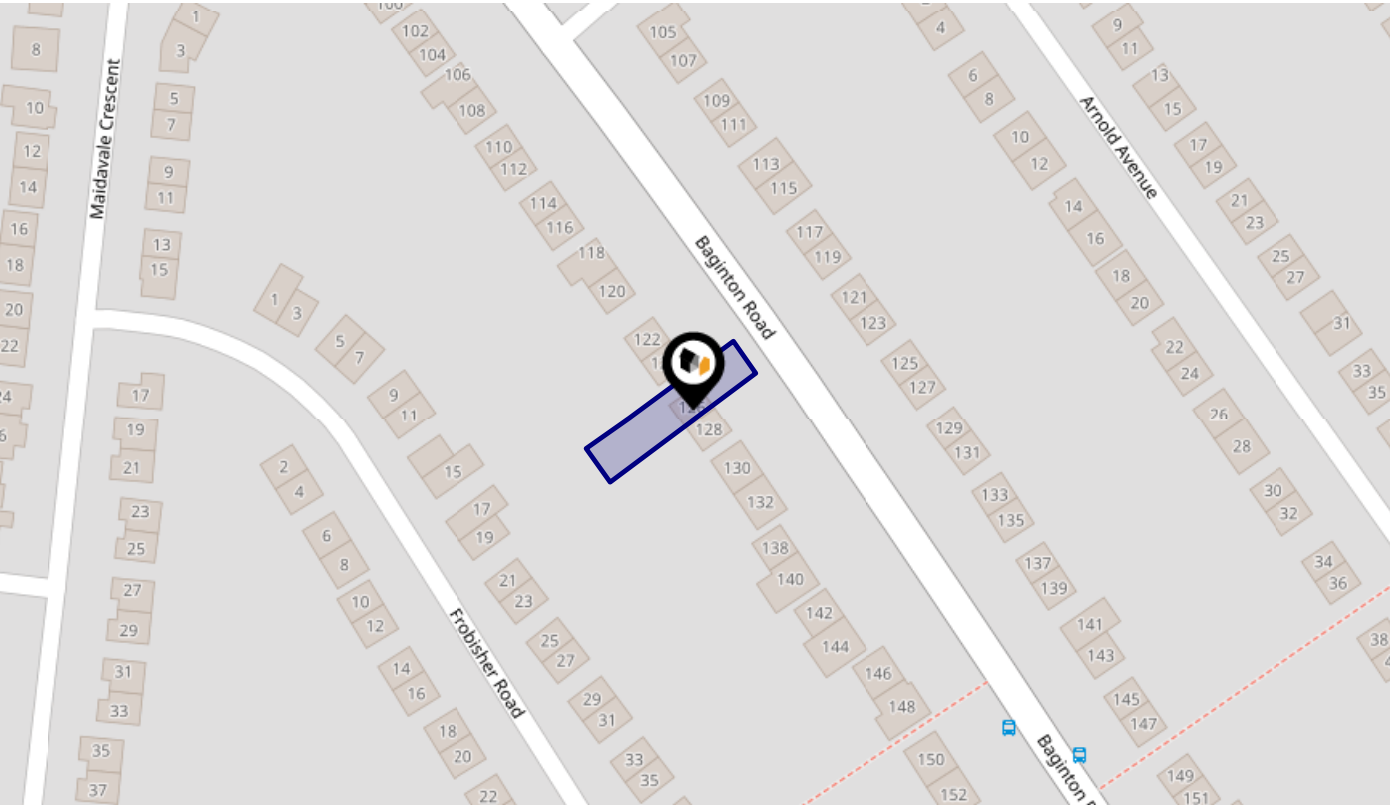
Westwood Ward

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.

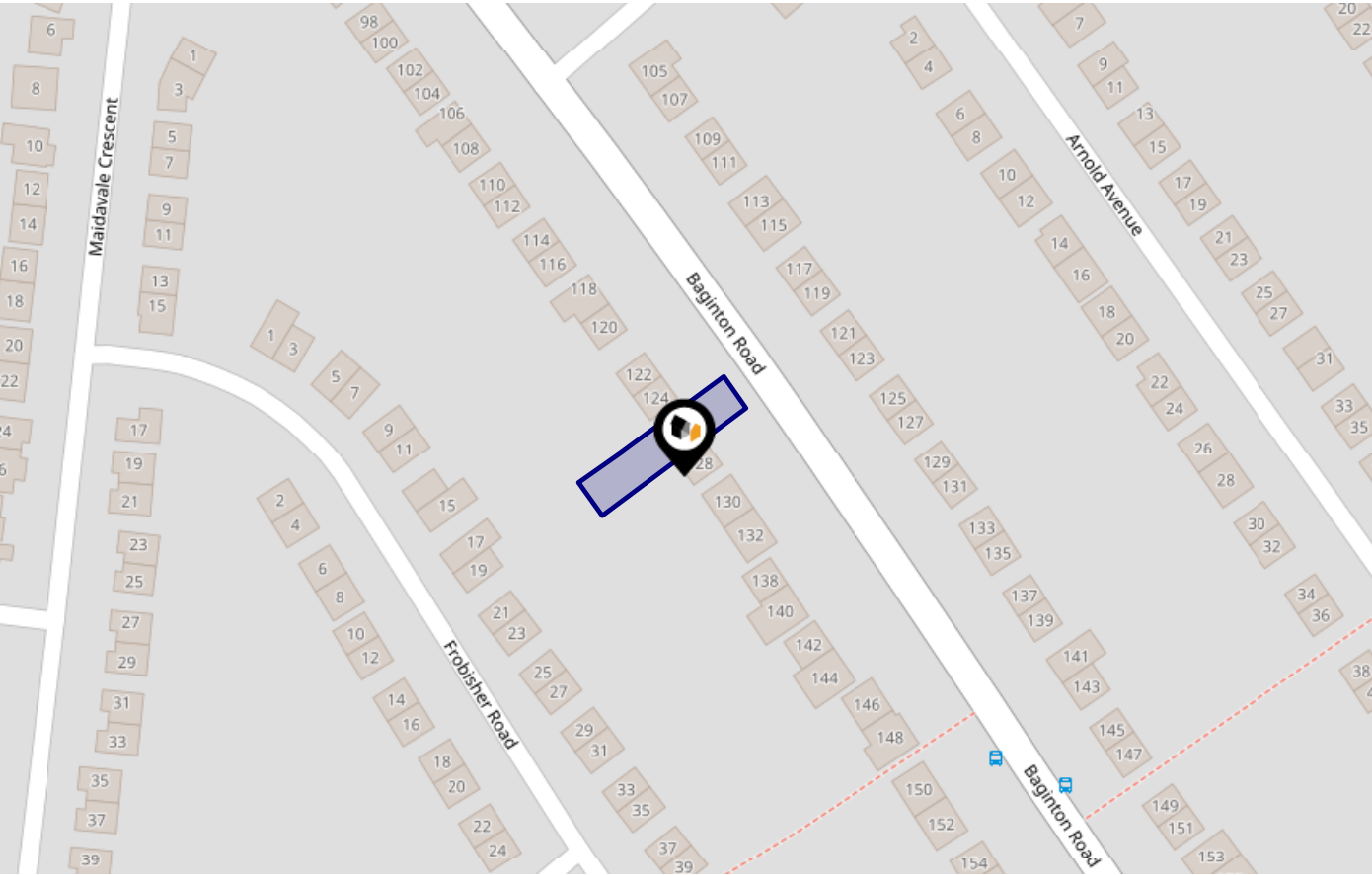
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

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.

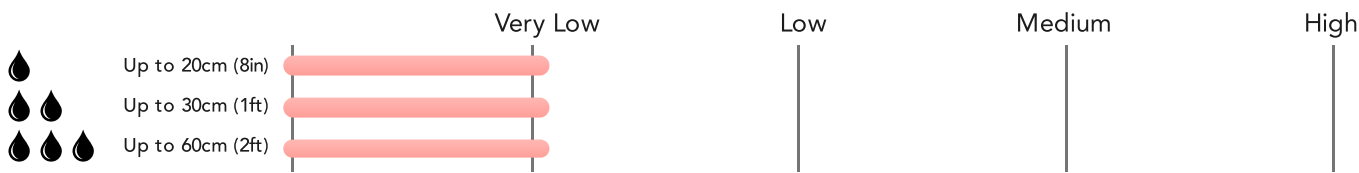


Risk Rating: Very low

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.

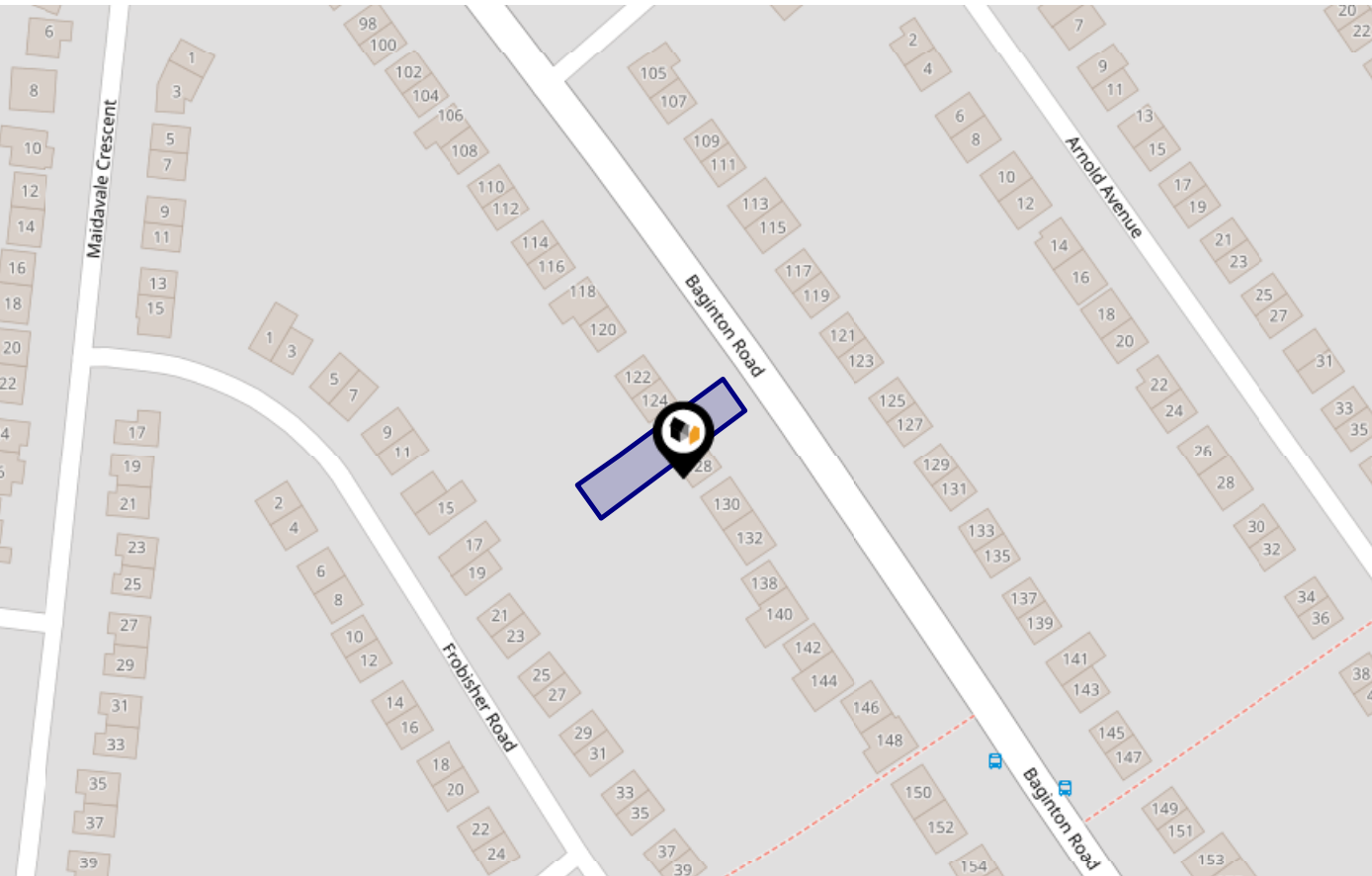
Chance of flooding to the following depths at this property:



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.

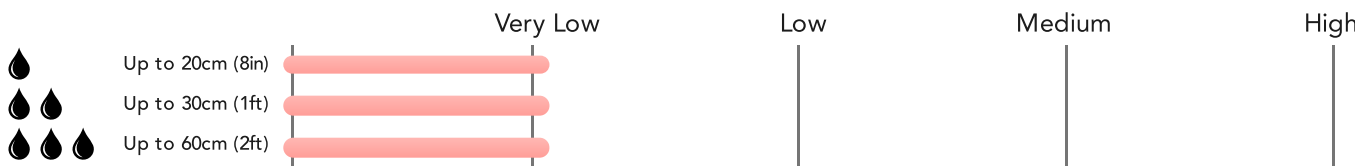


Risk Rating: Very low

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- 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:

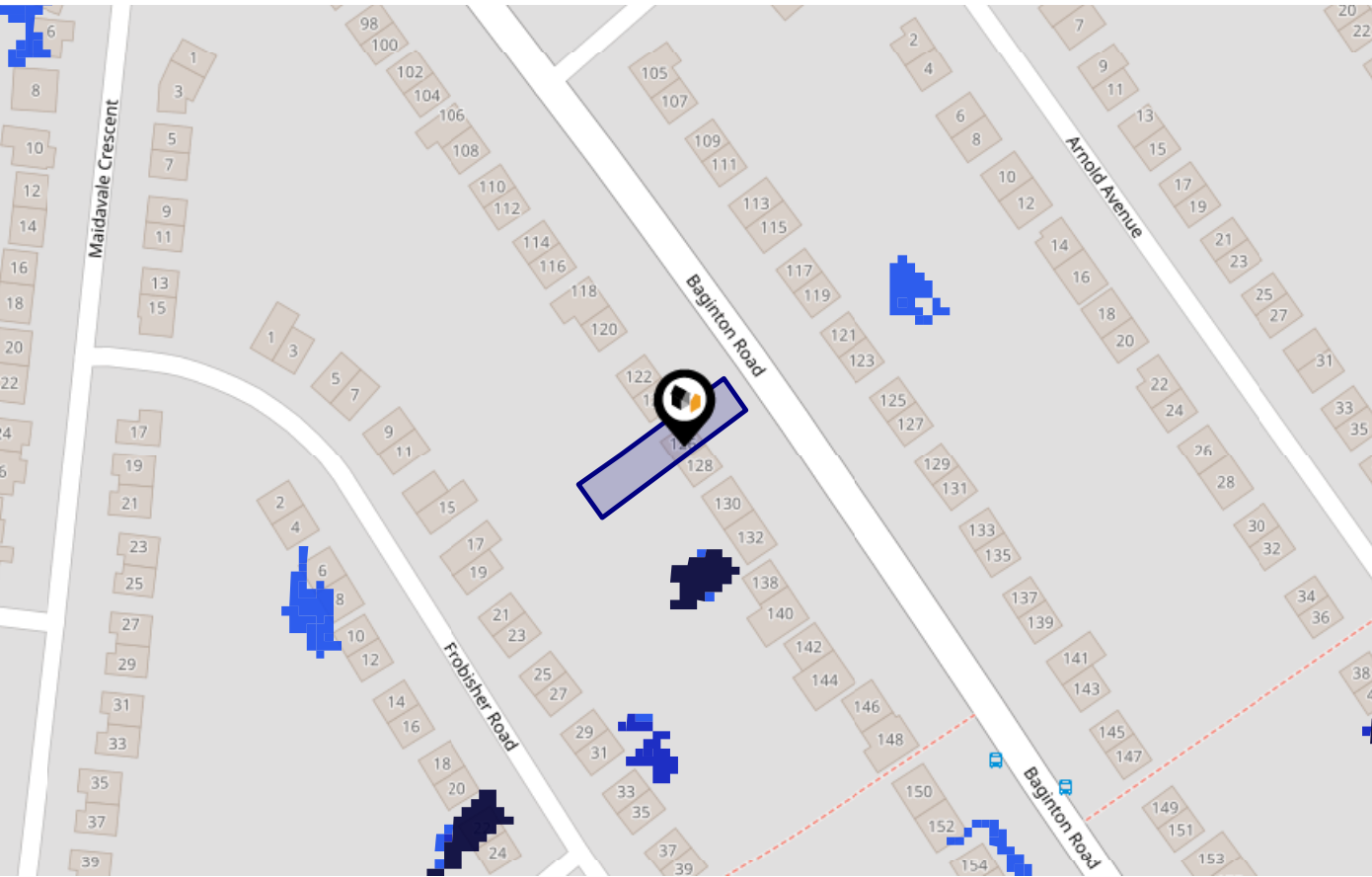




Flood Risk





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.

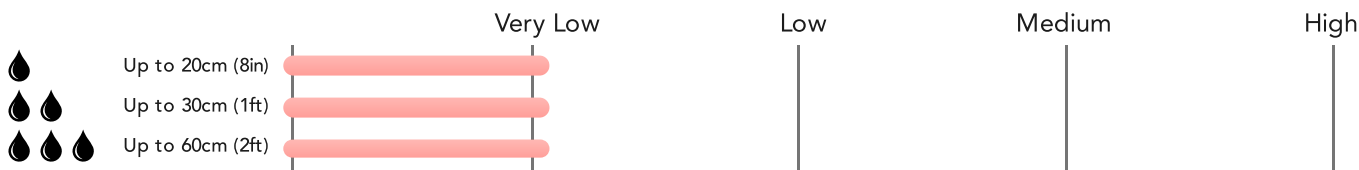


Risk Rating: Very low

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.

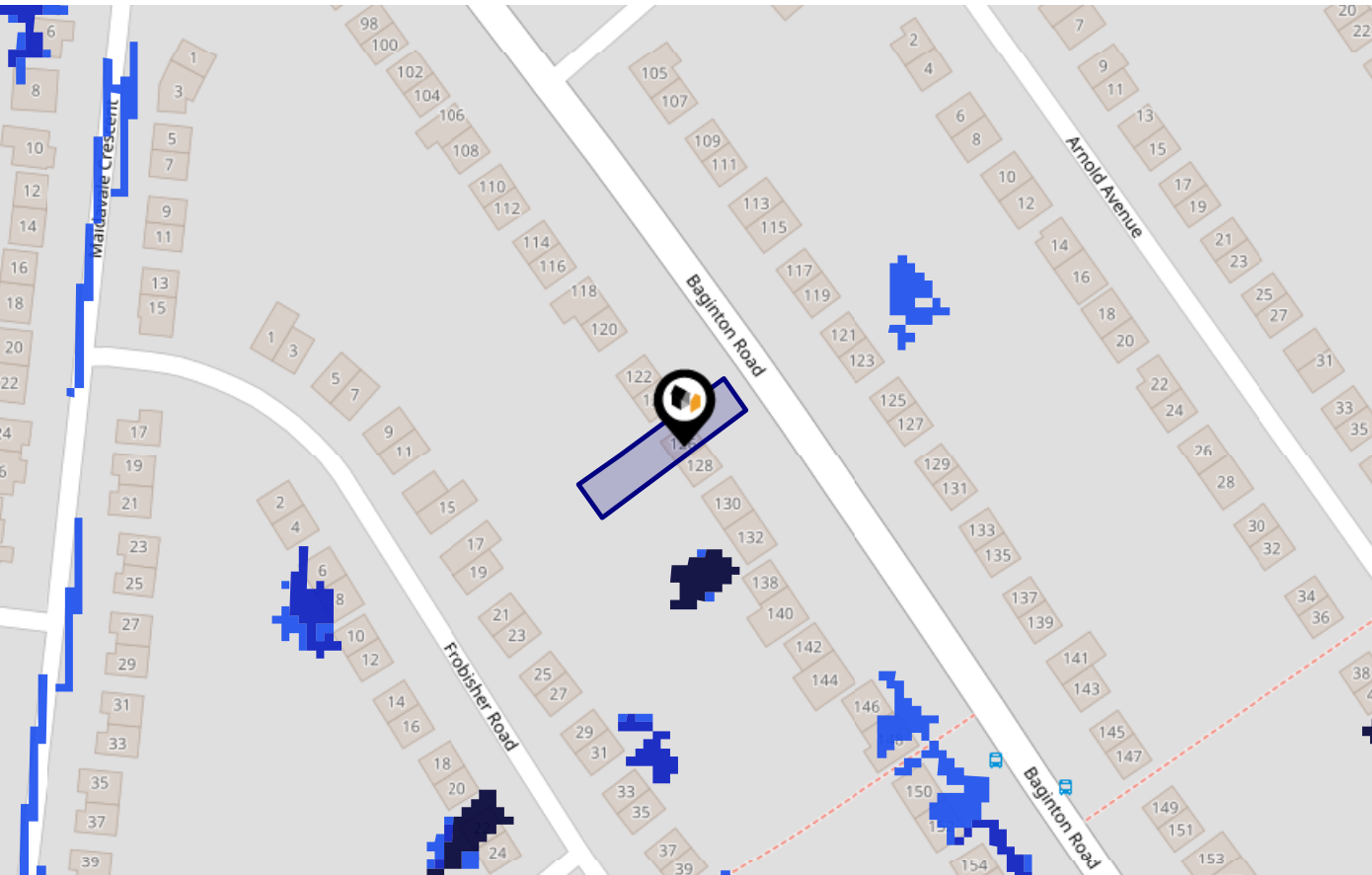
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - 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.

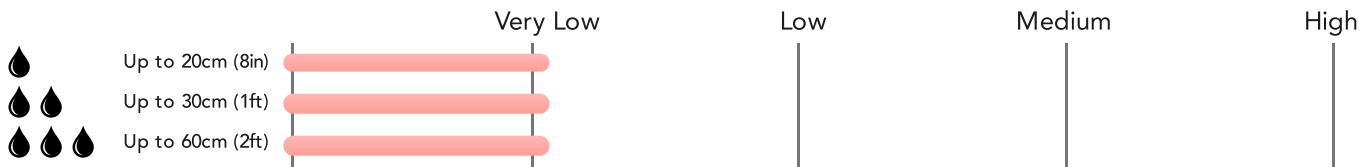


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

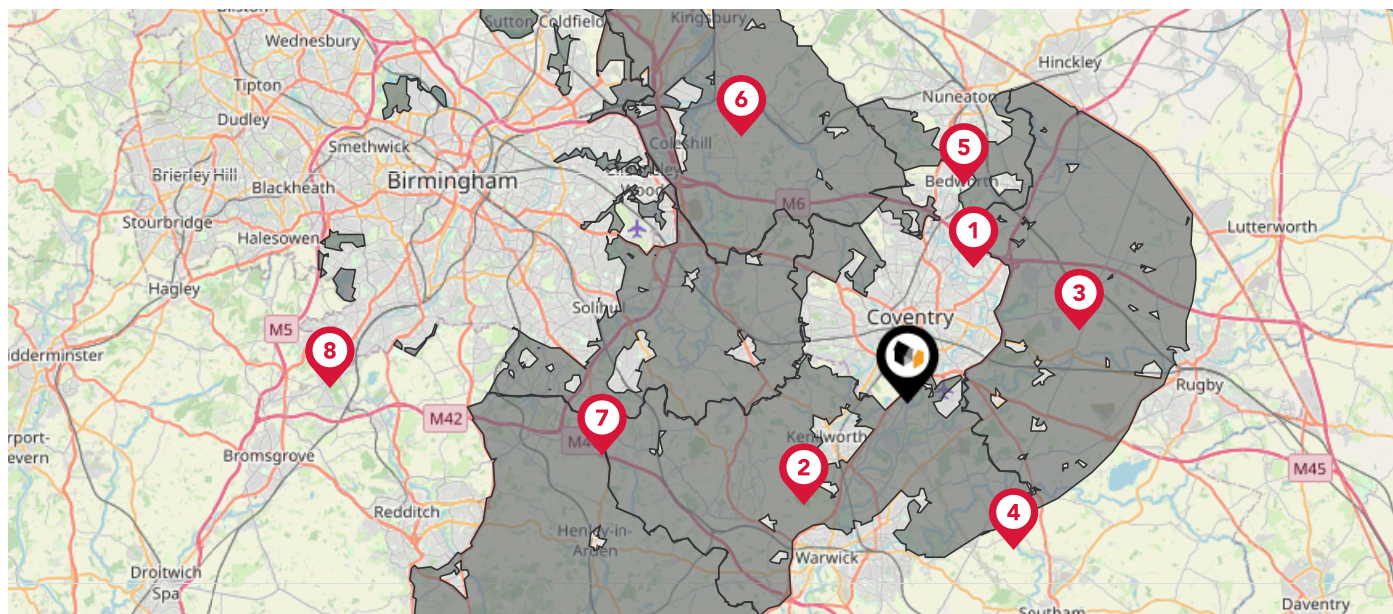


Maps

Green Belt



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



Nearby Green Belt Land

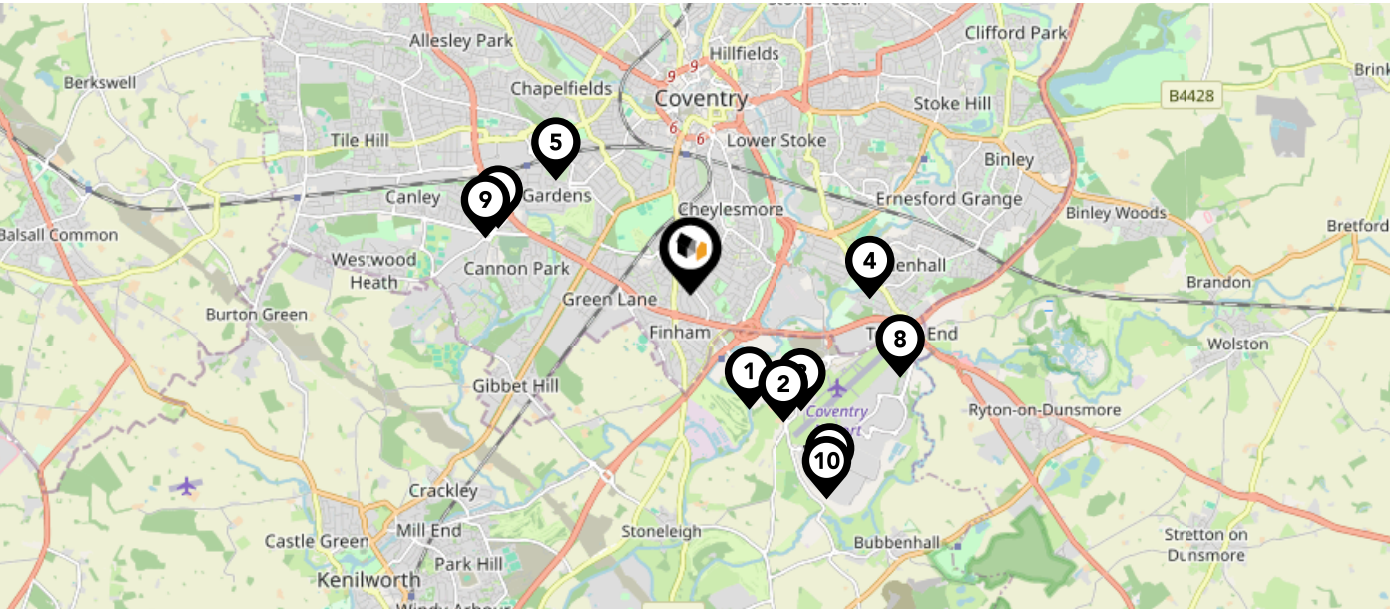
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Rugby
- 4 Birmingham Green Belt - Stratford-on-Avon
- 5 Birmingham Green Belt - Nuneaton and Bedworth
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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



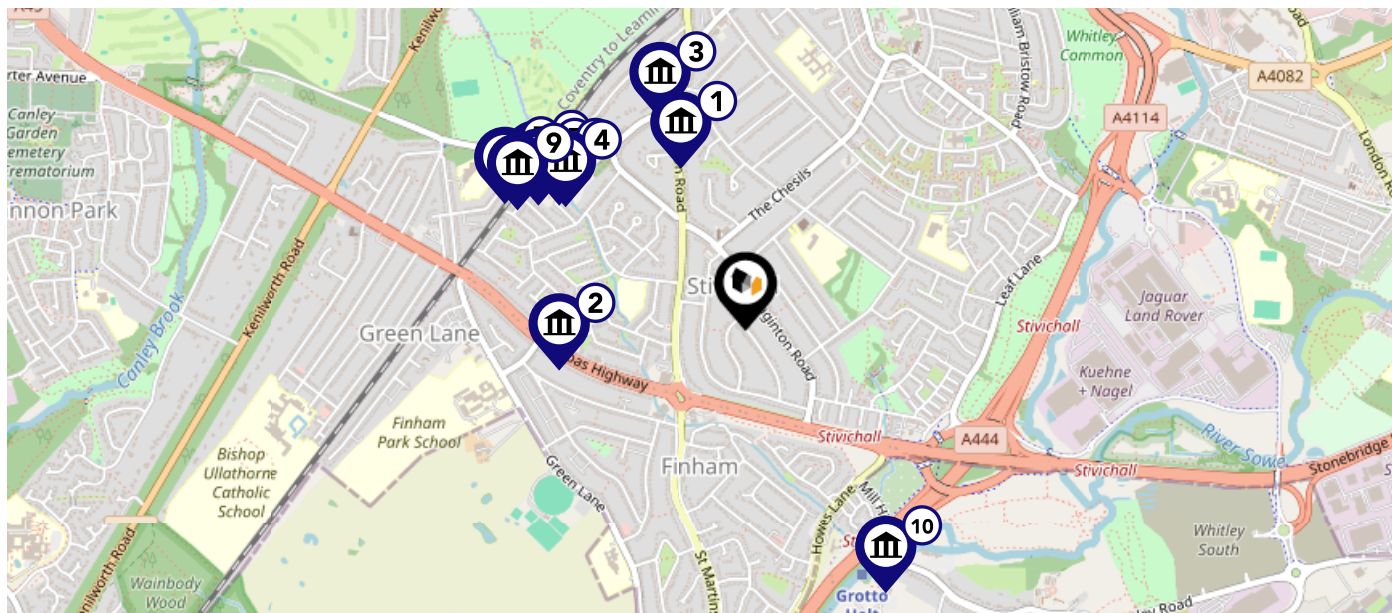
Nearby Landfill Sites		
1	Hall Drive-Baginton	Historic Landfill
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill
3	Rowley Road-Baginton	Historic Landfill
4	London Road B-Willenhall, Coventry	Historic Landfill
5	Hearsall Common-Whoberley, Coventry	Historic Landfill
6	Fletchampstead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











Maps

Listed Buildings

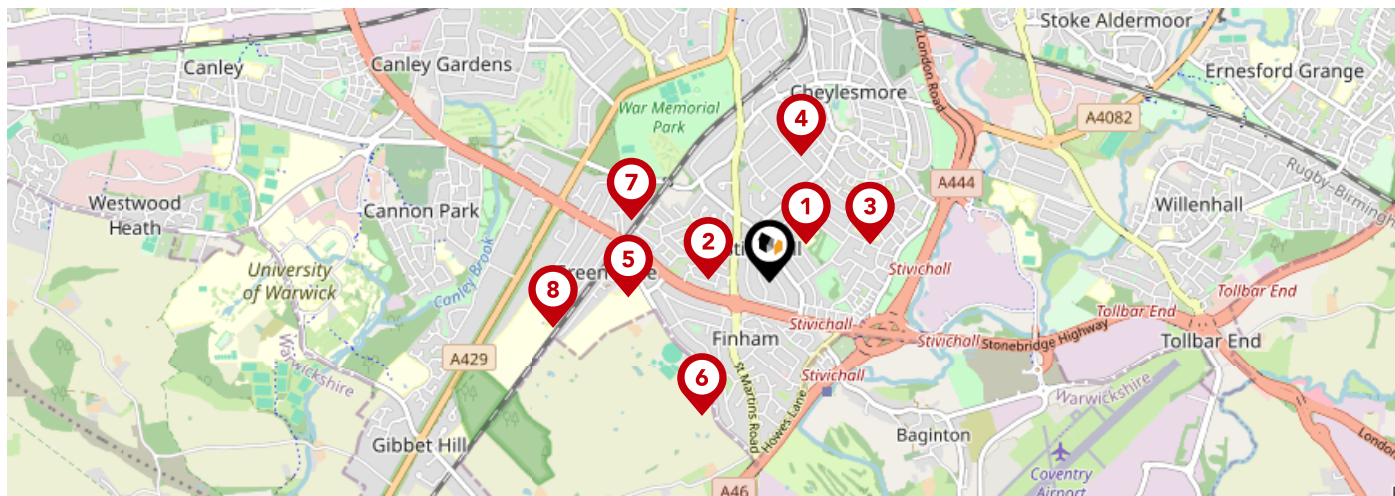


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



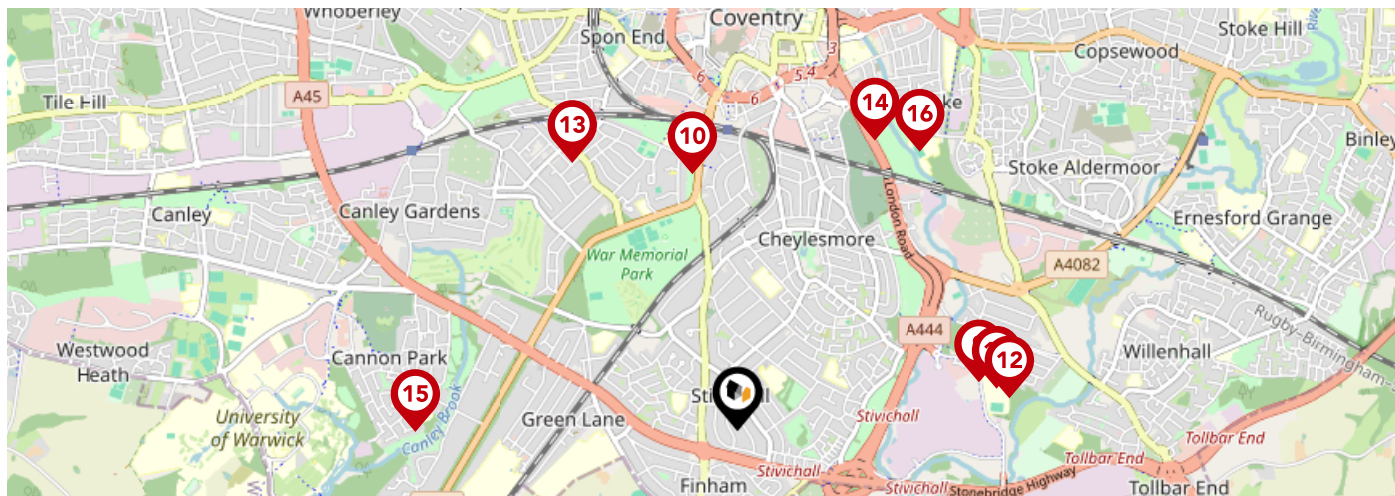
Listed Buildings in the local district	Grade	Distance
 1139458 - Church Of St James	Grade II	0.4 miles
 1342919 - Stivichall Grange	Grade II	0.4 miles
 1076620 - Bremond College	Grade II	0.5 miles
 1104926 - The Smithy	Grade II	0.5 miles
 1076608 - Bridge Cottage	Grade II	0.5 miles
 1076607 - Smithy Cottage	Grade II	0.5 miles
 1265651 - Stivichall Animal Pound	Grade II	0.6 miles
 1342924 - Coat Of Arms Bridge	Grade II	0.6 miles
 1320289 - The Cottage	Grade II	0.6 miles
 1035274 - Baginton Bridge	Grade II	0.7 miles









Area Schools



		Nursery	Primary	Secondary	College	Private
1	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

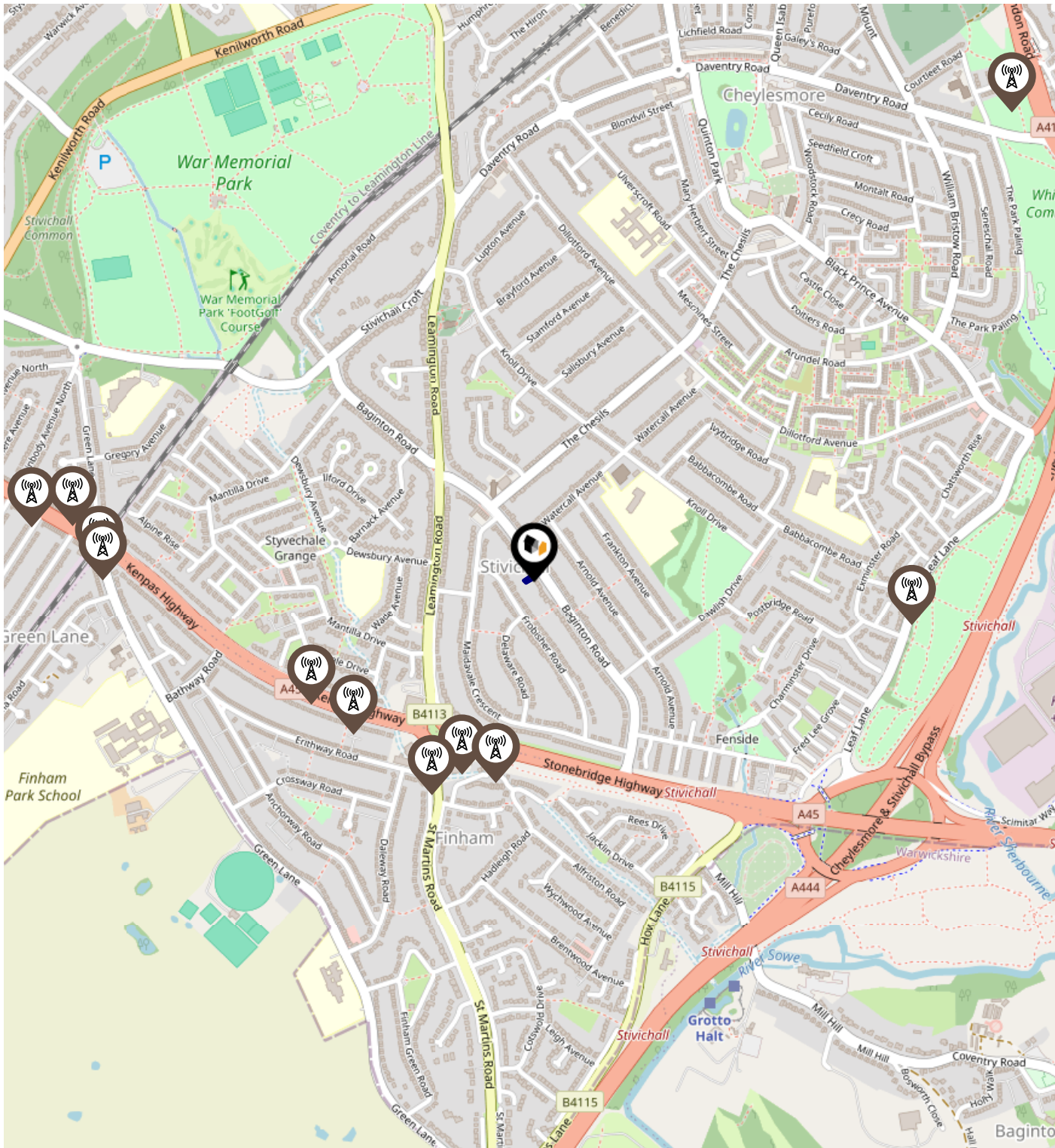
Area Schools





		Nursery	Primary	Secondary	College	Private
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance: 1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance: 1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance: 1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance: 1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance: 1.51	<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

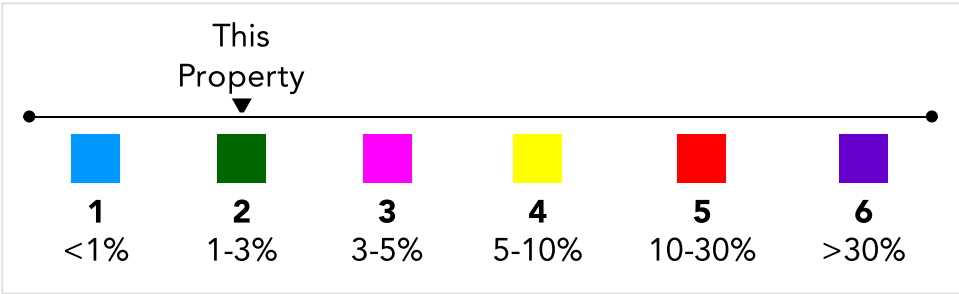
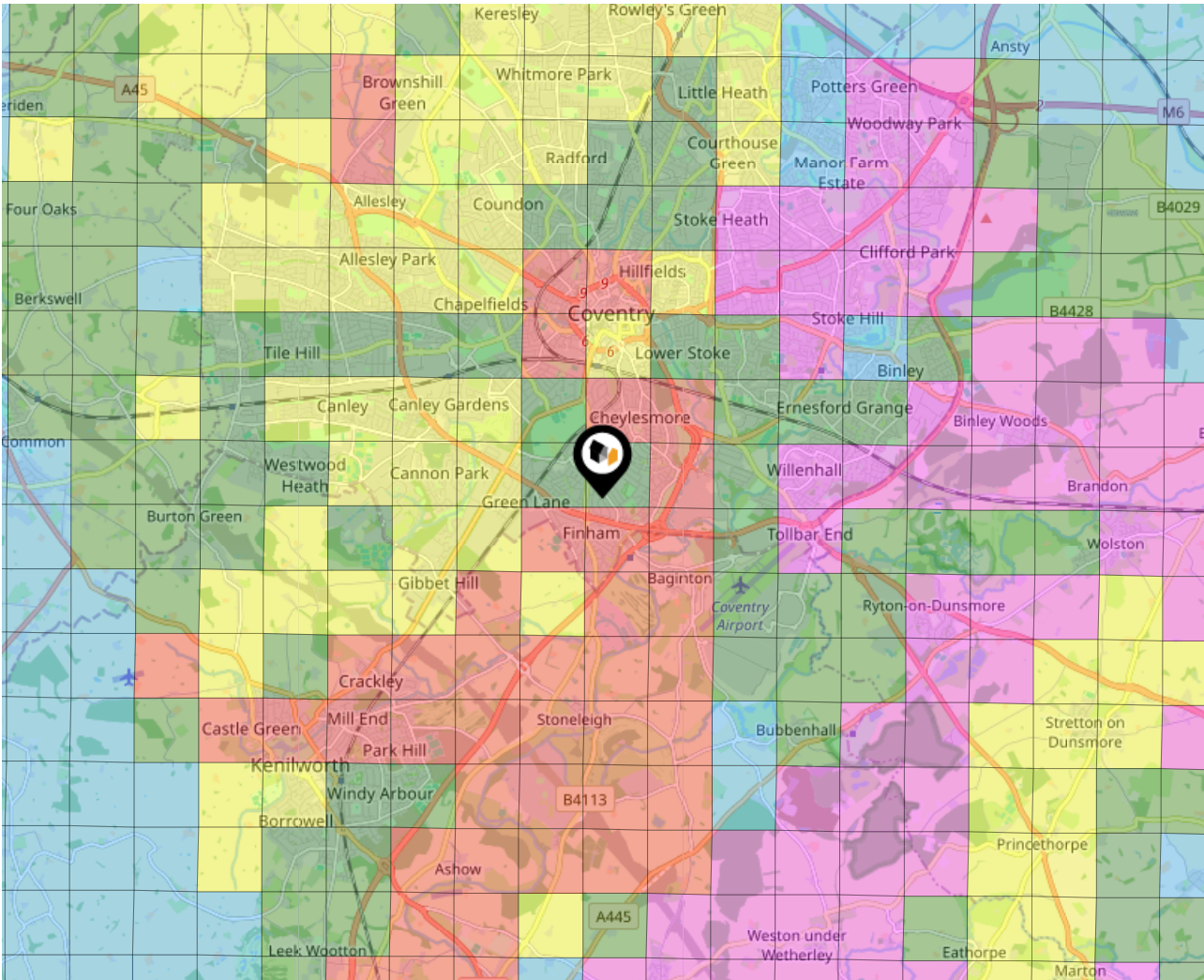
Environment

Radon Gas



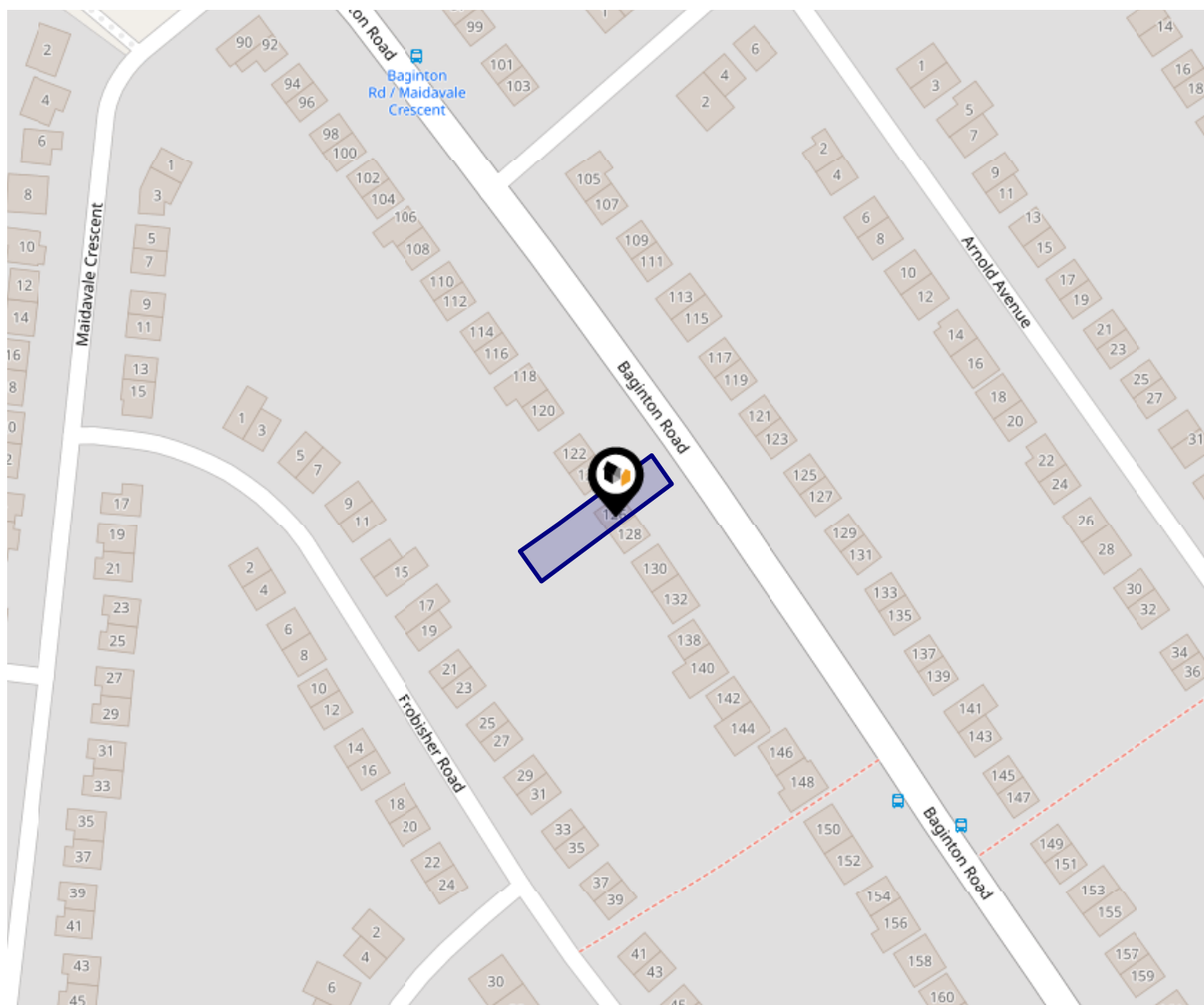
What is Radon?

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



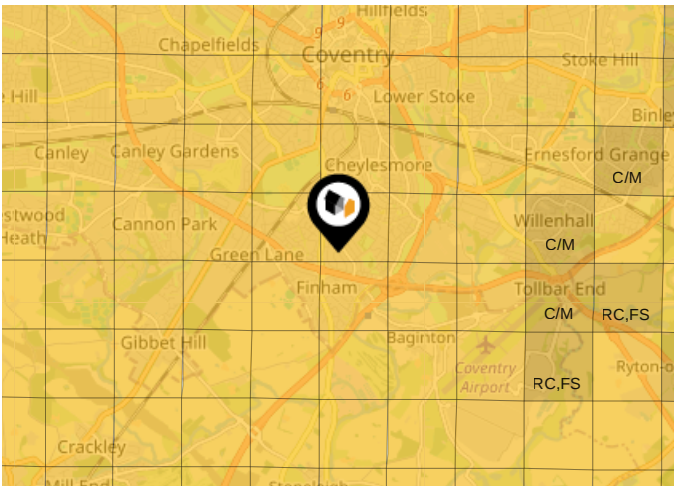
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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		

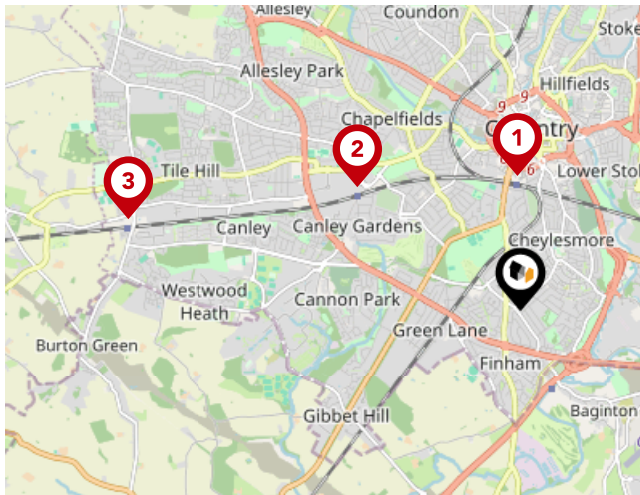


Primary Classifications (Most Common Clay Types)

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

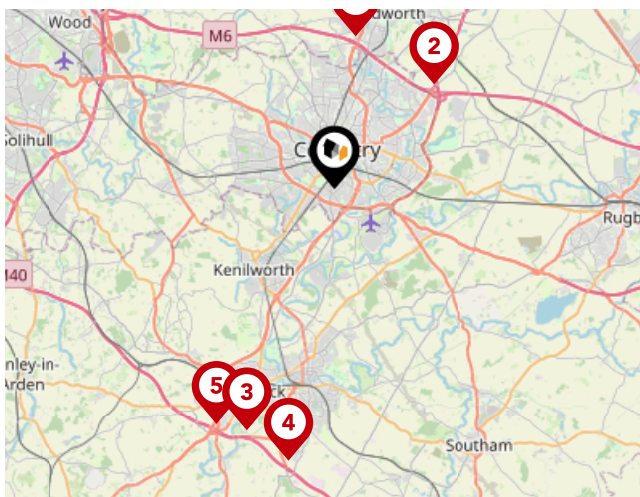
Area

Transport (National)



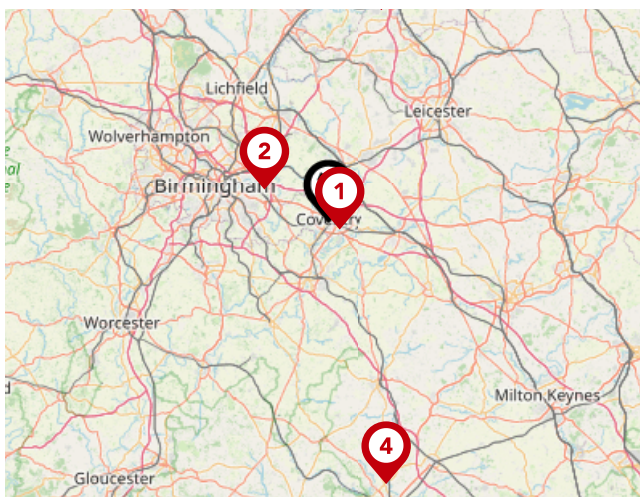
National Rail Stations

Pin	Name	Distance
	Coventry Rail Station	1.22 miles
	Canley Rail Station	1.85 miles
	Tile Hill Rail Station	3.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.58 miles
	M6 J2	5.23 miles
	M40 J14	9.31 miles
	M40 J13	10.03 miles
	M40 J15	9.52 miles

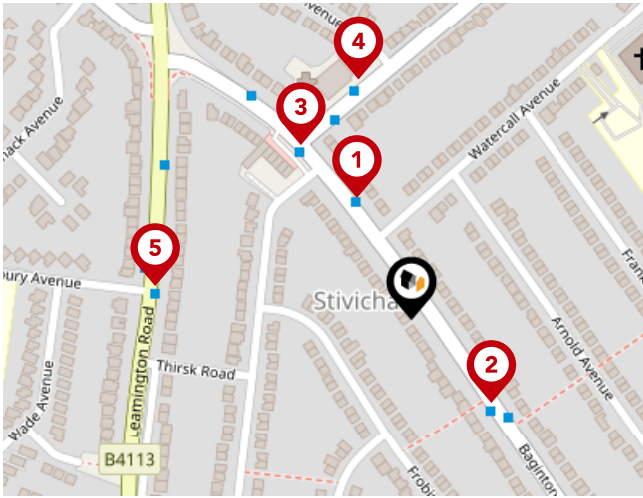


Airports/Helipads






Pin	Name	Distance
	Baginton	1.91 miles
	Birmingham Airport	10.42 miles
	East Mids Airport	31.61 miles
	Kidlington	39 miles

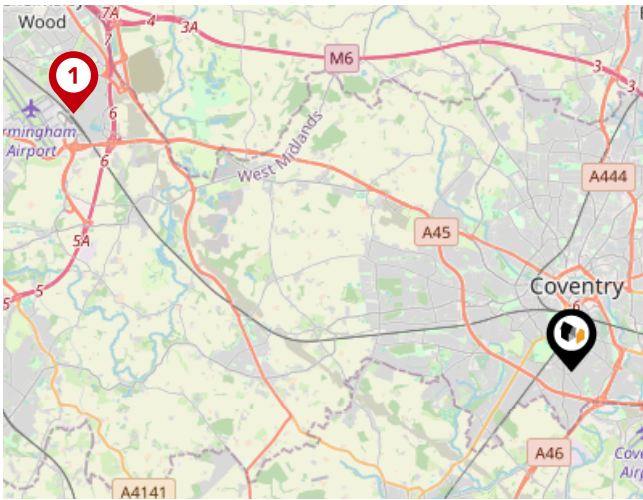
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Maidavale Crescent	0.08 miles
	Watercall Avenue	0.07 miles
	Maidavale Crescent	0.12 miles
	Ridgeway Avenue	0.14 miles
	Thirsk Road	0.15 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	10.14 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.

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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