



See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 02nd October 2026



BRANDON ROAD, BINLEY, COVENTRY, CV3

Asking Price : £290,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A renovated & spacious three bedroom semi detached home

Substantial gardens with gated rear access

Ground floor & first floor contemporary shower rooms

Stylish & bright modern kitchen

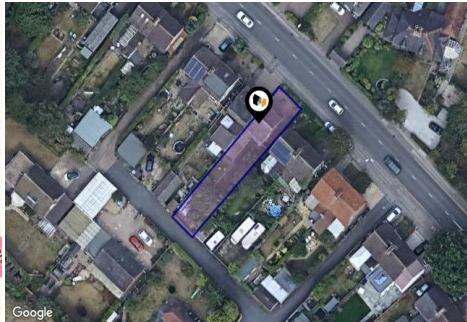
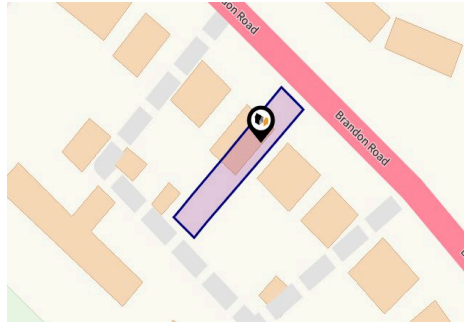
Open plan sitting & dining rooms with french doors to the gardens

Gas central heating & double glazing throughout

Ideal for local schooling, amenities, University Hospital & A46, M6, M69

EPC Ordered, Total 1038 Sq.Ft or 96.5 Sq.M, NO CHAIN

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	Asking Price:	£290,000
Bedrooms:	3	Tenure:	Freehold
Plot Area:	0.07 acres		
Council Tax :	Band B		
Annual Estimate:	£1,957		
Title Number:	WM693397		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	10 mb/s	61 mb/s	5500 mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
 O ₂	 EE	 3	 O ₂	 BT	 sky	 Virgin media

Market Sold in Street



76, Brandon Road, Coventry, CV3 2JF				Semi-detached House
Last Sold Date:	10/10/2025	26/06/2020	04/12/2009	
Last Sold Price:	£291,600	£228,000	£186,000	
82, Brandon Road, Coventry, CV3 2JF				Semi-detached House
Last Sold Date:	06/06/2025	20/12/2024		
Last Sold Price:	£292,500	£170,000		
92, Brandon Road, Coventry, CV3 2JF				Semi-detached House
Last Sold Date:	24/01/2025	22/03/2021		
Last Sold Price:	£475,000	£200,000		
Cherrytree Nurseries Limited, Brandon Road, Coventry, CV3 2JF				other House
Last Sold Date:	31/03/2023			
Last Sold Price:	£165,000			
102, Brandon Road, Coventry, CV3 2JF				Semi-detached House
Last Sold Date:	21/08/2017	18/02/2005		
Last Sold Price:	£260,000	£225,000		
104, Brandon Road, Coventry, CV3 2JF				Semi-detached House
Last Sold Date:	24/06/2016			
Last Sold Price:	£250,000			
76a, Brandon Road, Coventry, CV3 2JF				Detached House
Last Sold Date:	03/11/2015			
Last Sold Price:	£320,000			
70, Brandon Road, Coventry, CV3 2JF				Semi-detached House
Last Sold Date:	13/12/2013	14/11/2003		
Last Sold Price:	£160,000	£130,000		
96, Brandon Road, Coventry, CV3 2JF				Semi-detached House
Last Sold Date:	27/05/2011			
Last Sold Price:	£141,000			
78, Brandon Road, Coventry, CV3 2JF				Semi-detached House
Last Sold Date:	23/09/2010	31/07/2003		
Last Sold Price:	£160,000	£142,000		
110, Brandon Road, Coventry, CV3 2JF				Detached House
Last Sold Date:	04/09/2009			
Last Sold Price:	£190,000			
100, Brandon Road, Coventry, CV3 2JF				Semi-detached House
Last Sold Date:	11/06/2008			
Last Sold Price:	£130,000			

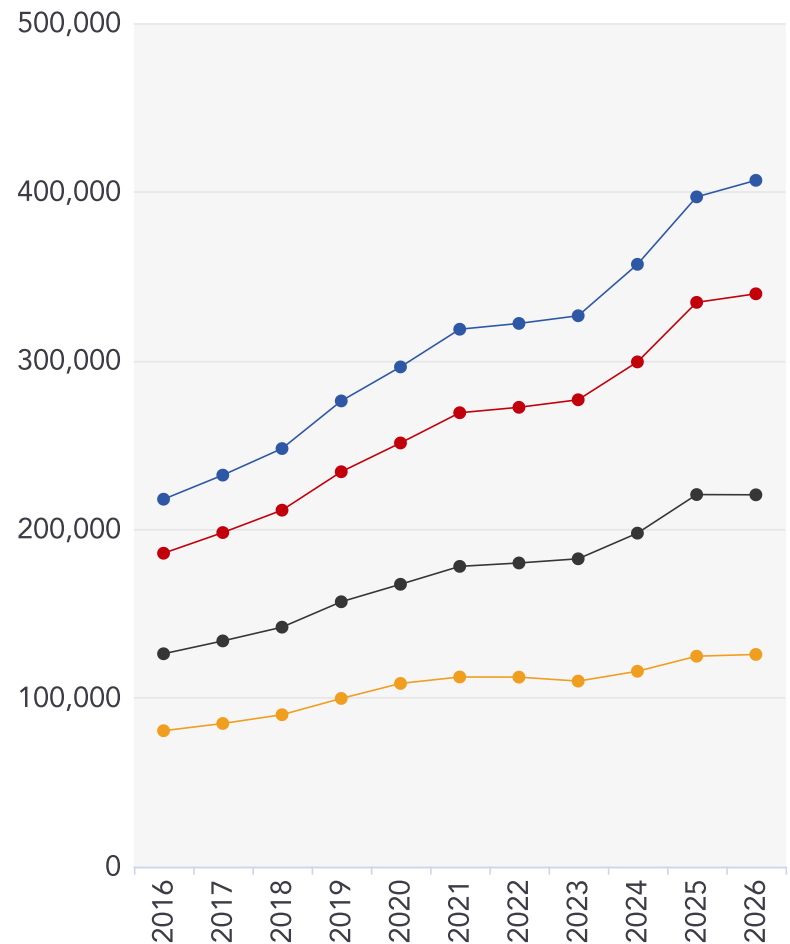
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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%

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

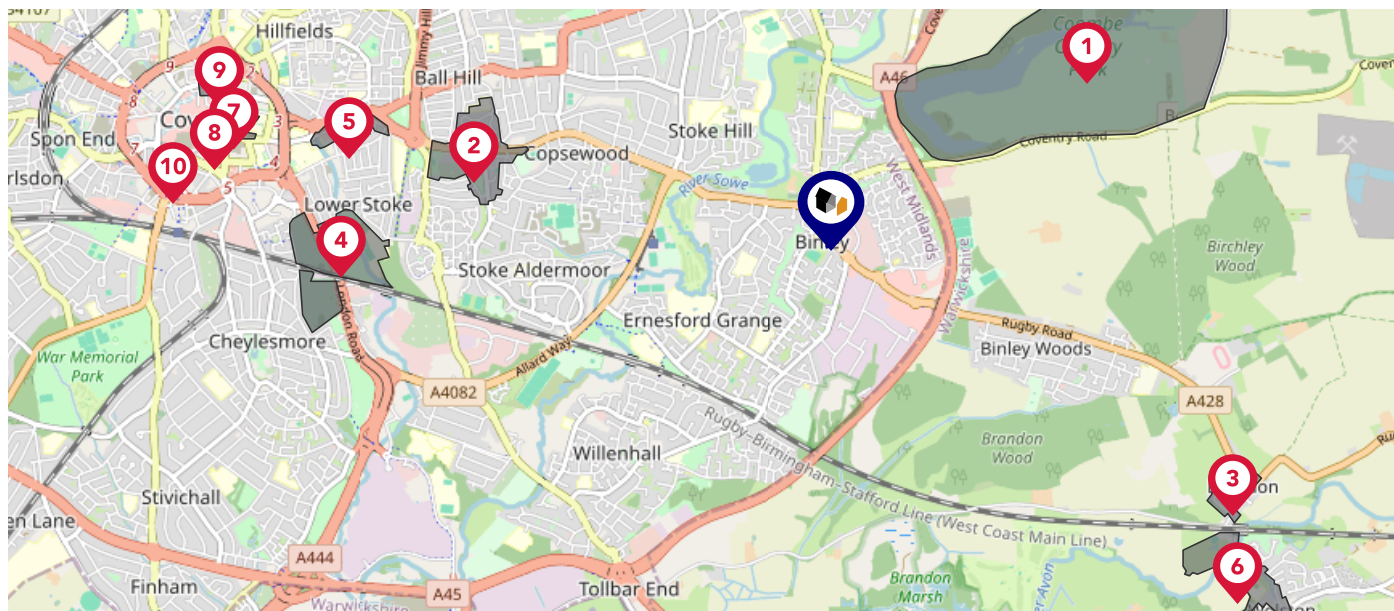
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

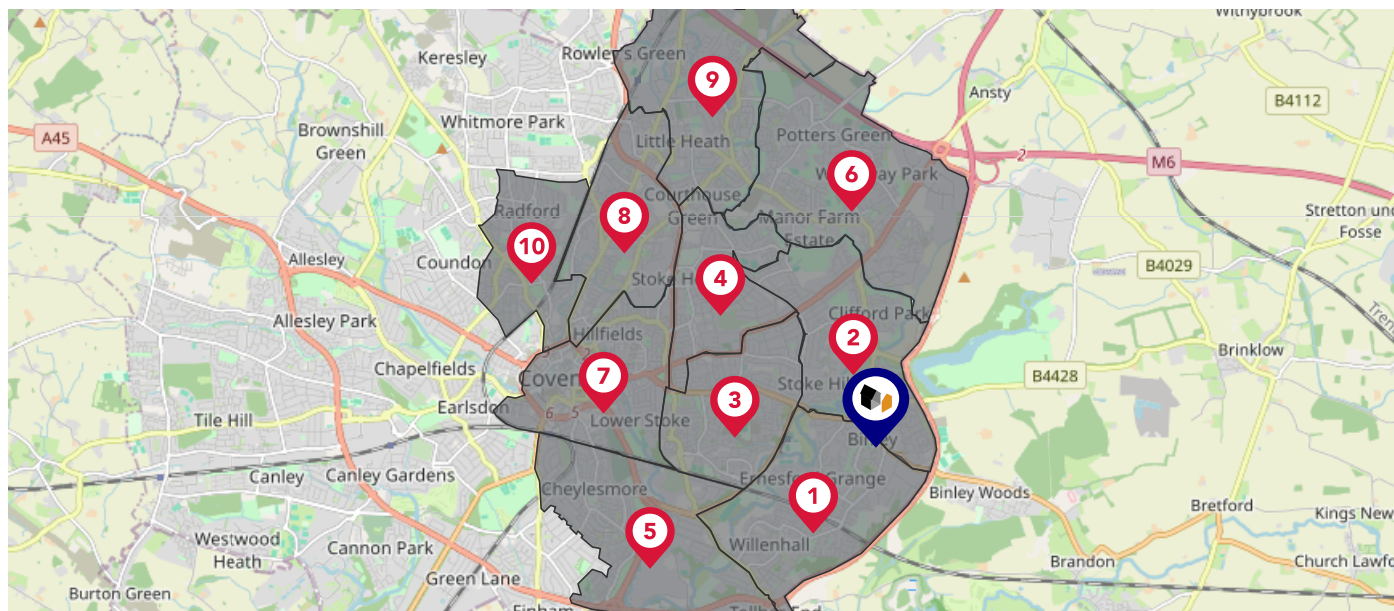
- 1 Combe Abbey
- 2 Stoke Green
- 3 Brandon
- 4 London Road
- 5 Far Gosford Street
- 6 Wolston
- 7 Hill Top and Cathedral
- 8 High Street
- 9 Lady Herbert's Garden
- 10 Greyfriars Green

Maps

Council Wards



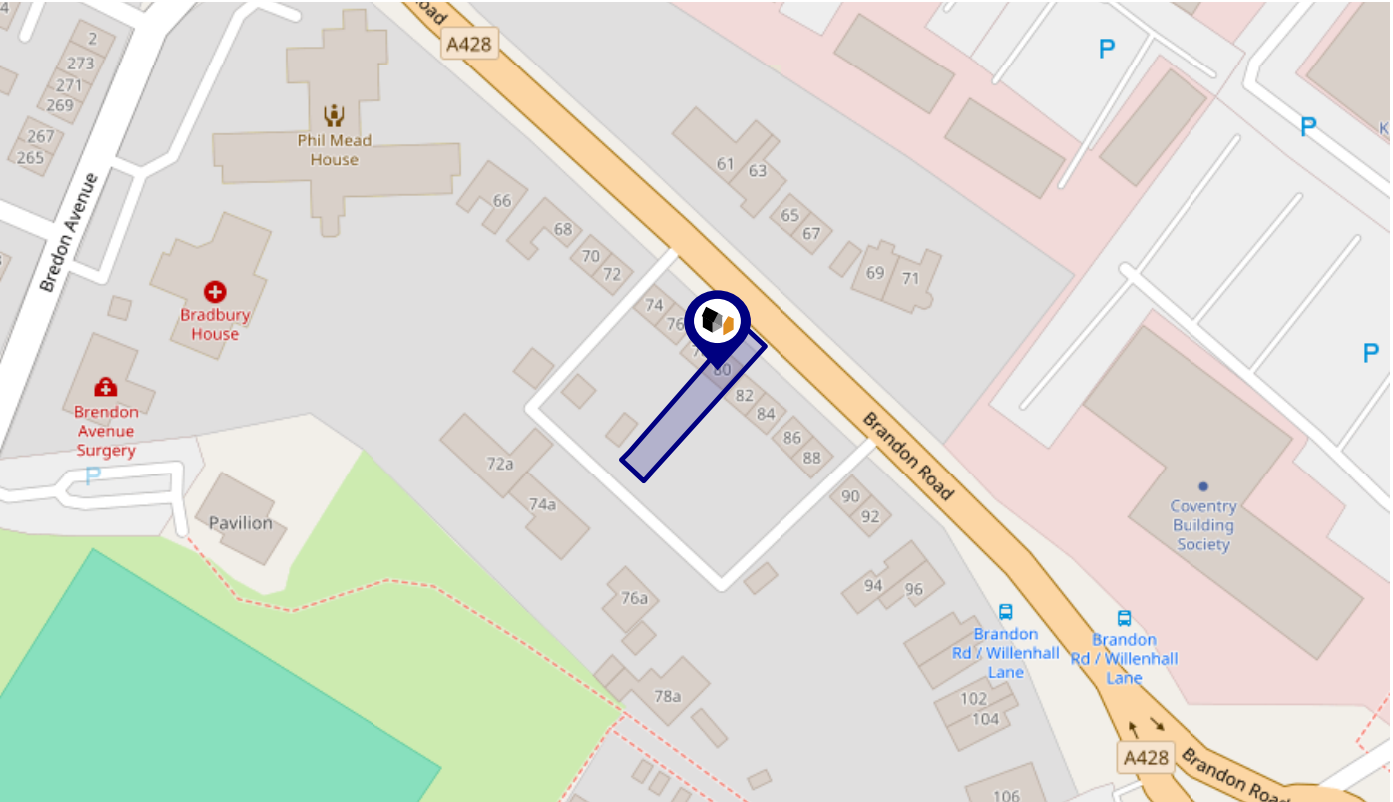
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

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

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.

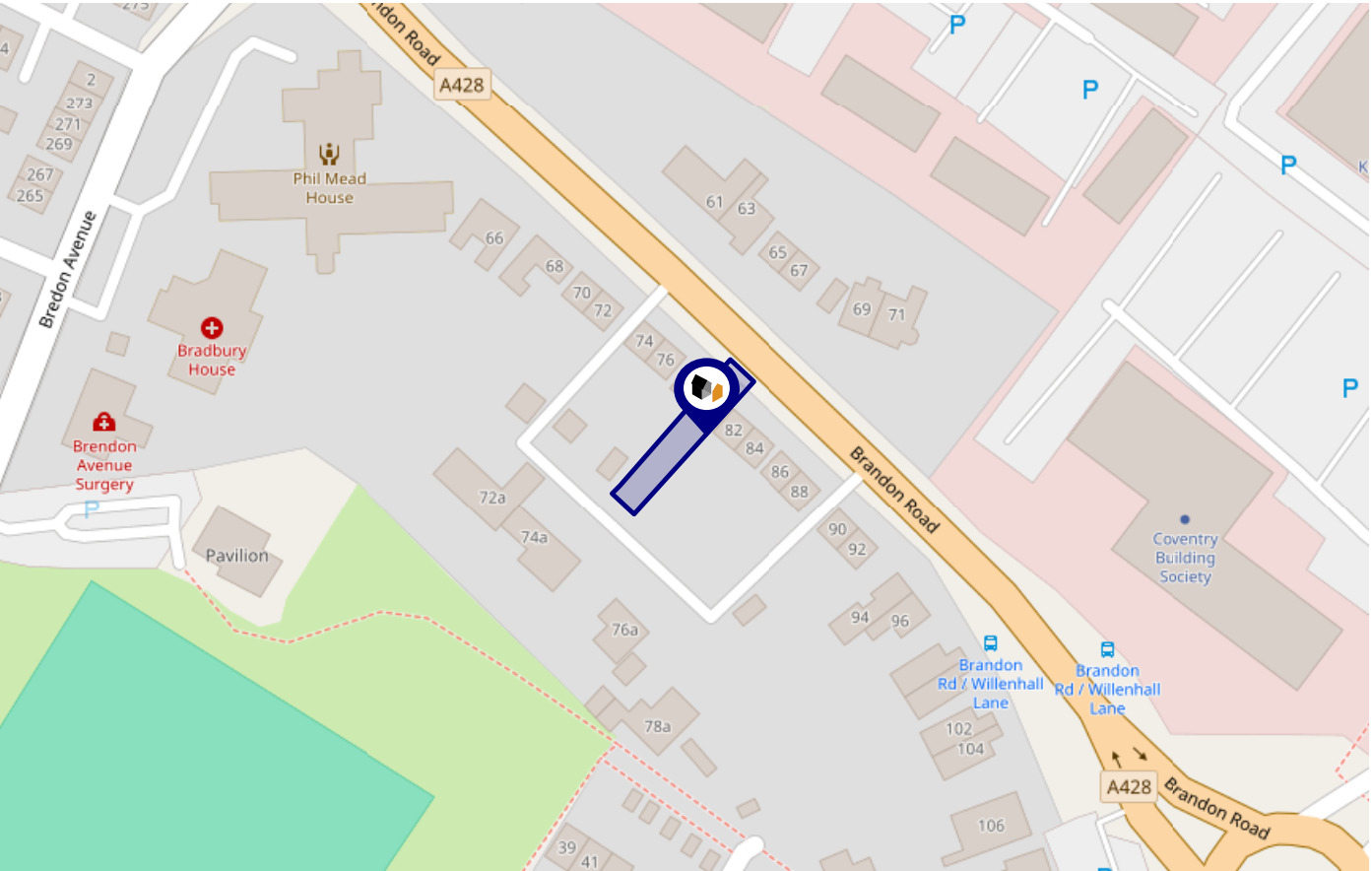
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

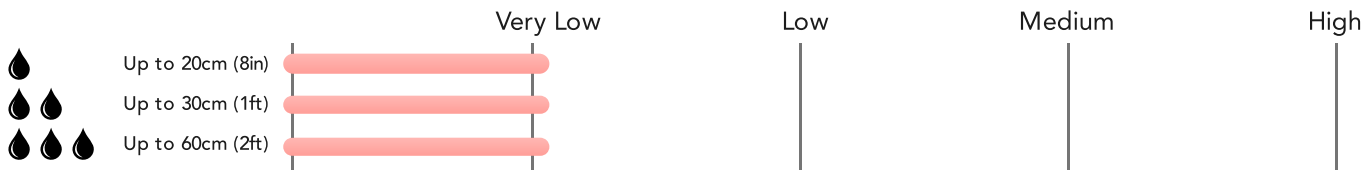


Risk Rating: Very low

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.

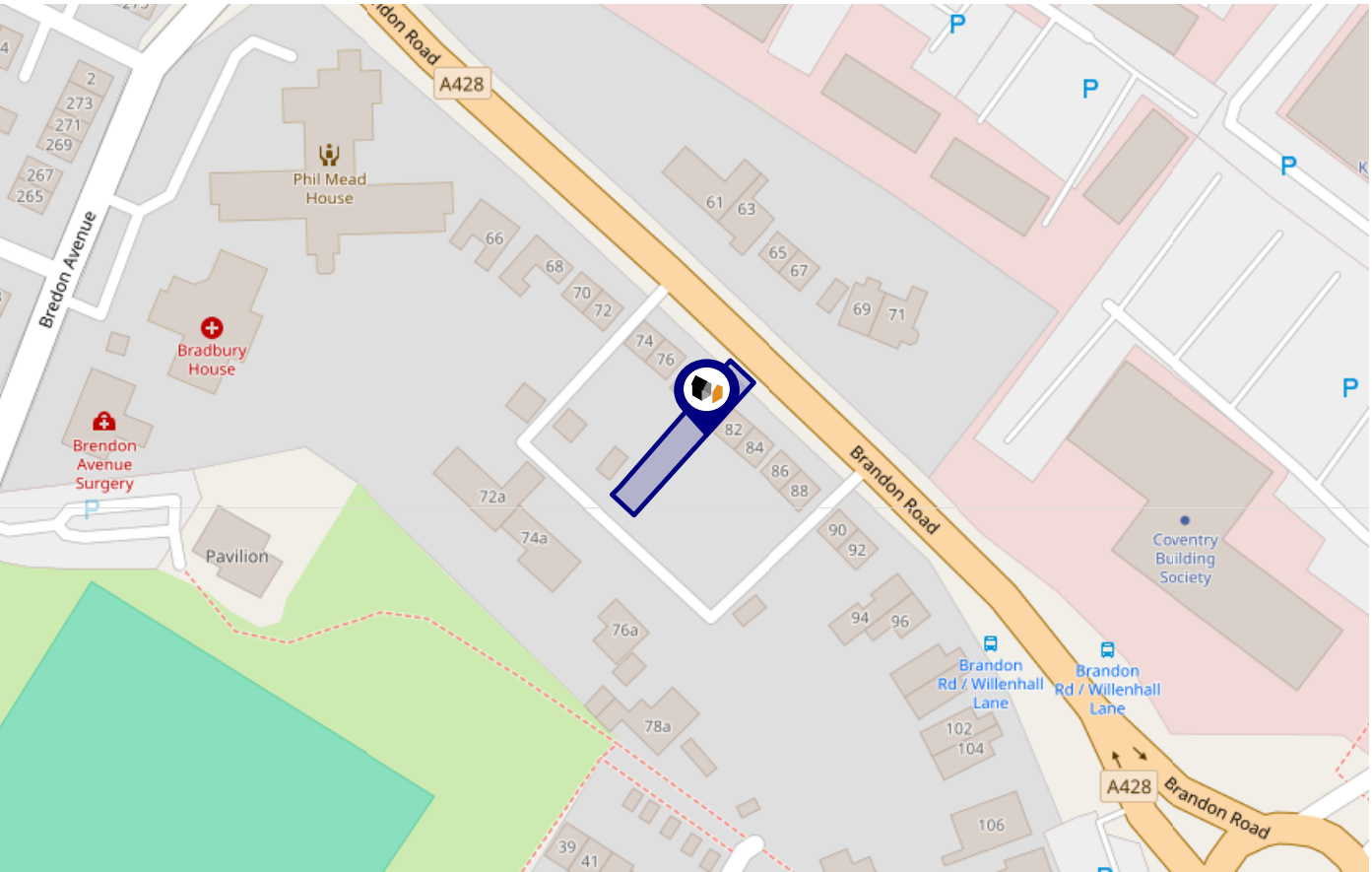
Chance of flooding to the following depths at this property:



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.

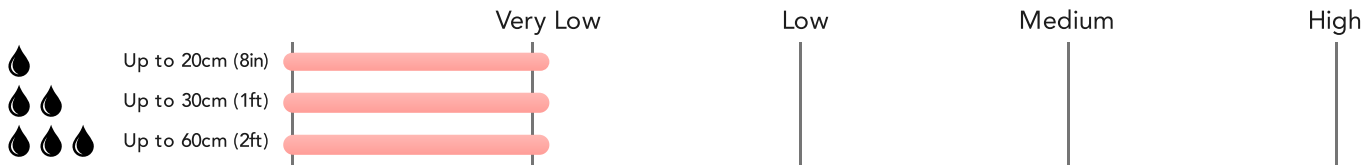


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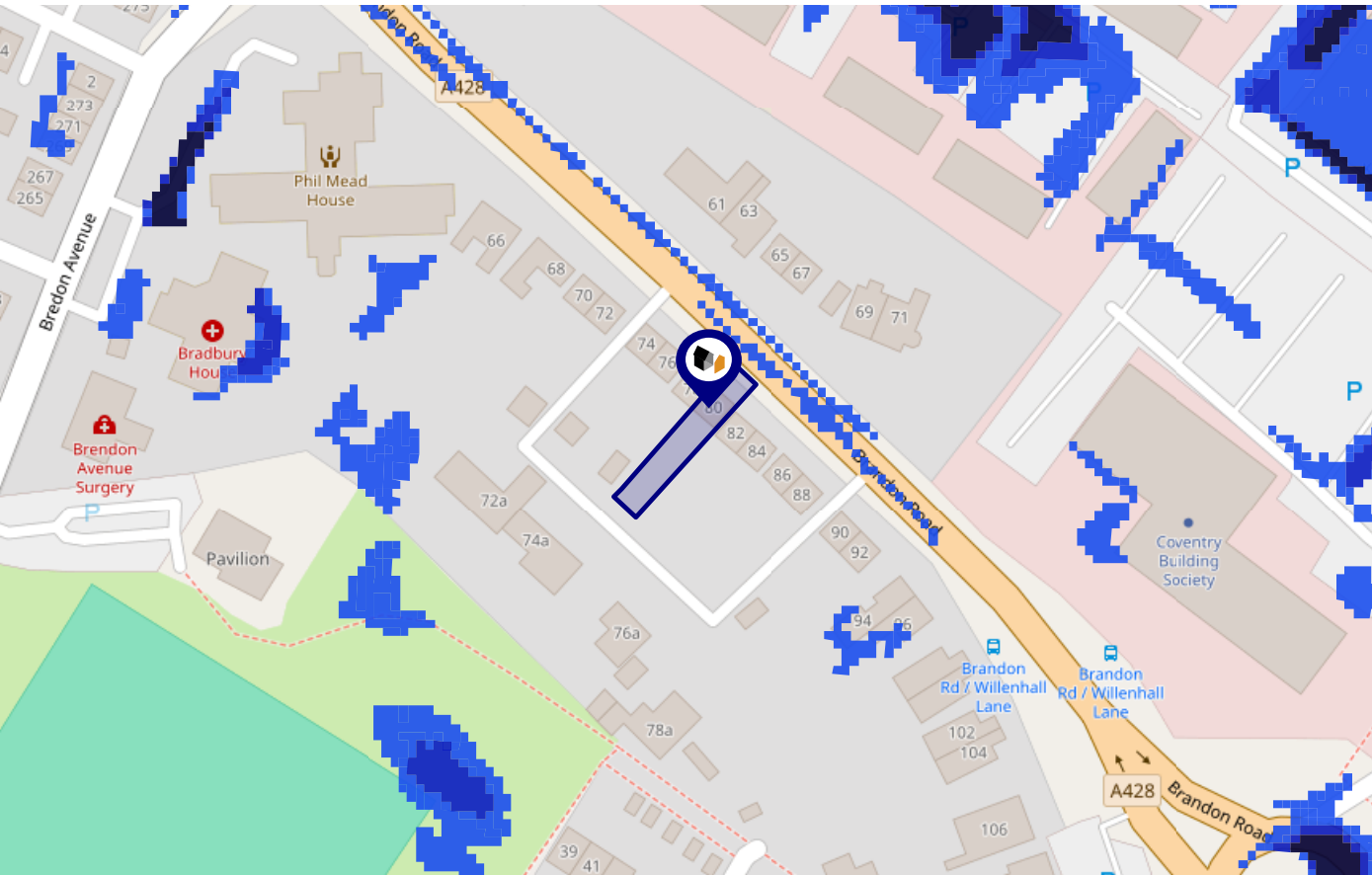
Chance of flooding to the following depths at this property:



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.

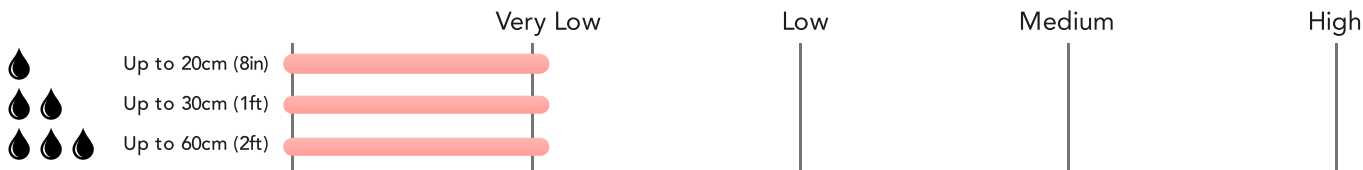


Risk Rating: Very low

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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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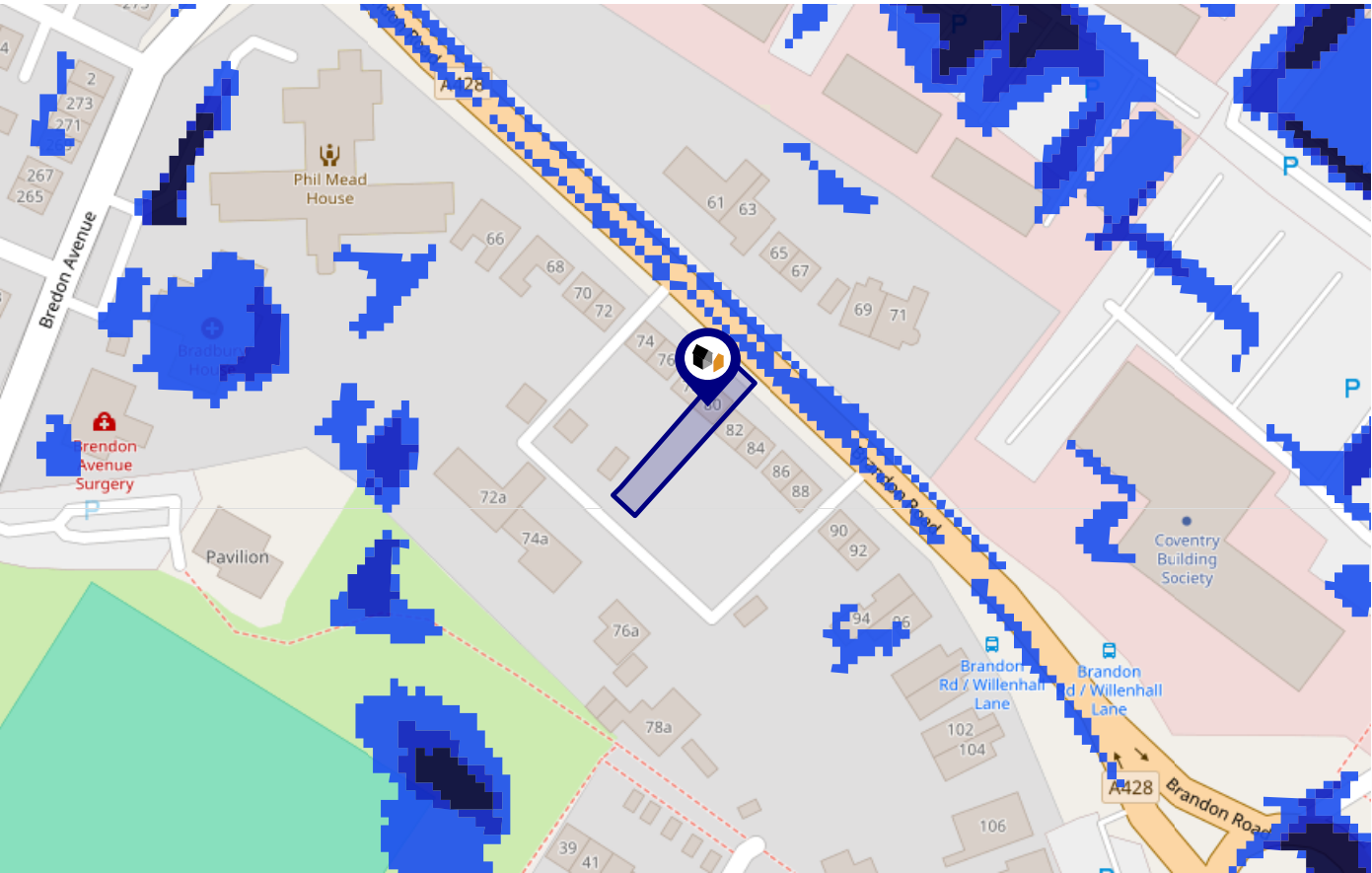
Chance of flooding to the following depths at this property:



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.

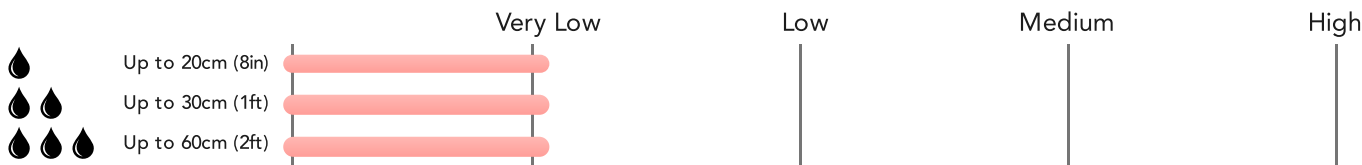


Risk Rating: Very low

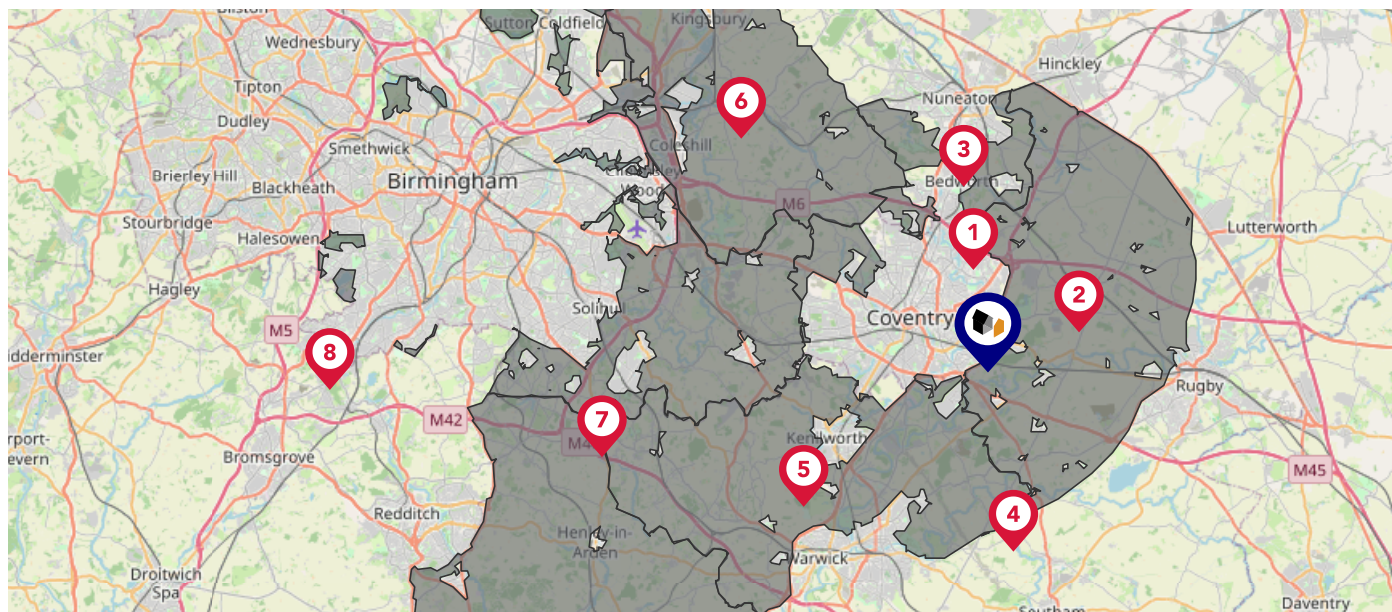
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Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

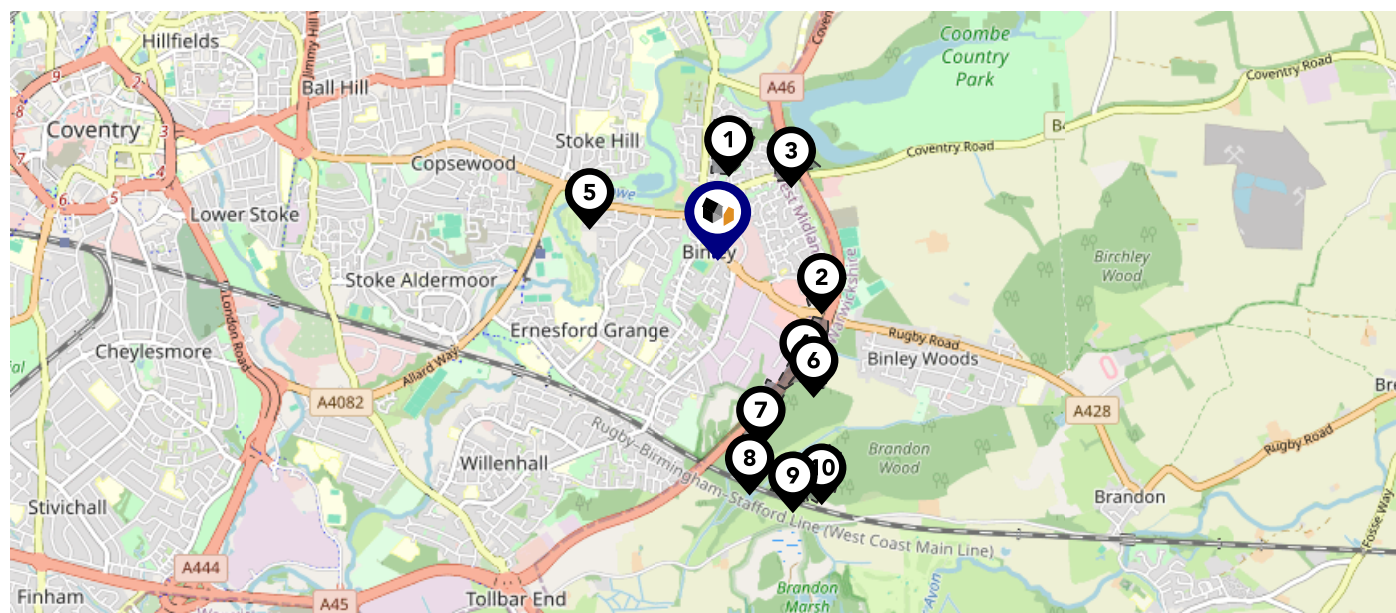
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - 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

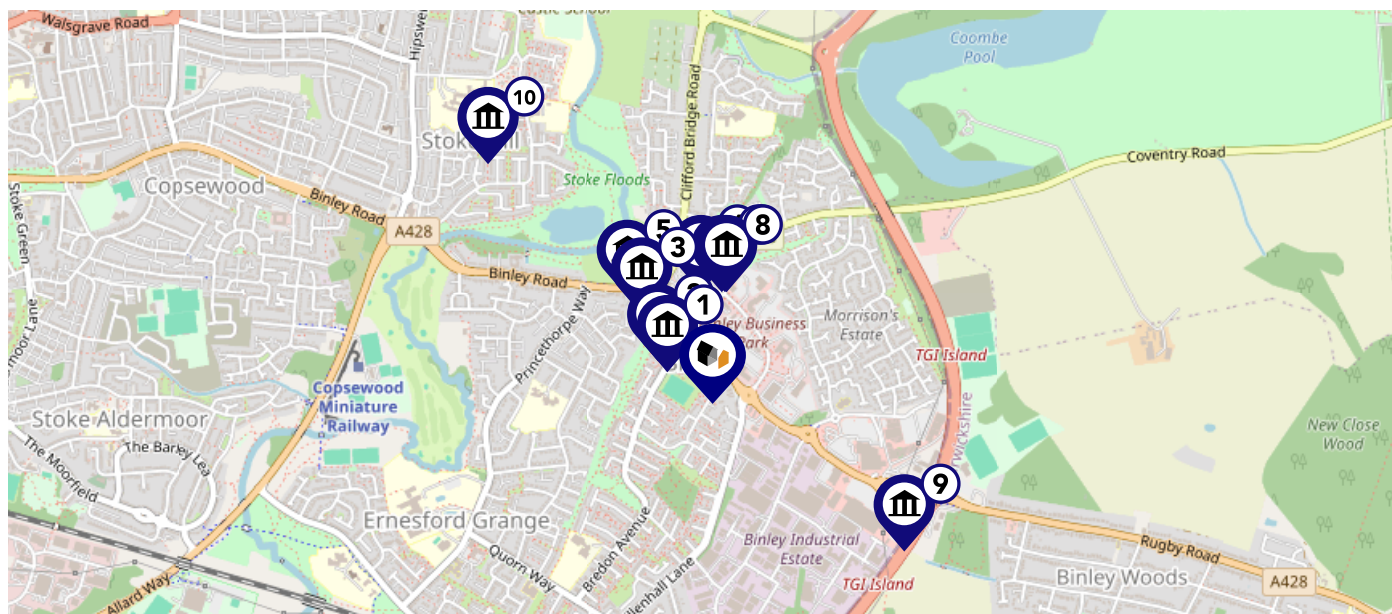
1	Coombe Estate-Binley, Coventry	Historic Landfill	☐
2	Borrow Pit-North A428	Historic Landfill	☐
3	Coombe Fields-Binley, Coventry	Historic Landfill	☐
4	A428 Borrow Pit-Binley, Coventry	Historic Landfill	☐
5	Binley Road A-Binley, Coventry	Historic Landfill	☐
6	A428 Borrow Pit-Adjacent to Barn Antiques, Brandon Road, Coventry, Warwickshire	Historic Landfill	☐
7	Fosseway Sand and Gravel Company Limited, Landfill Site-Piles Coppice, Binley Woods, Near Rugby, Warwickshire	Historic Landfill	☐
8	Harpers Lodge Landfill Site-Off Brandon Lane, Coventry, Warwickshire	Historic Landfill	☐
9	F Clements Landfill Site-Brandon Lane, Along Railway Cutting, Coventry, Warwickshire	Historic Landfill	☐
10	Brandon Lane-Disused Mineral Workings West of Brandon Wood, Brandon Lane, Willenhall, Coventry, Warwickshire	Historic Landfill	☐

Maps

Listed Buildings

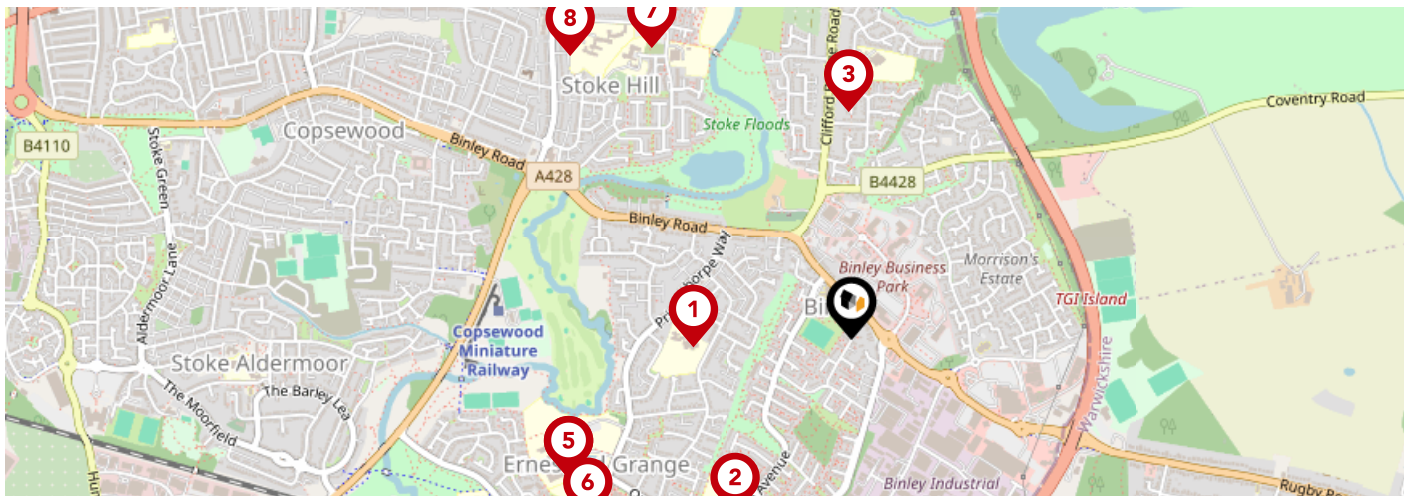


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



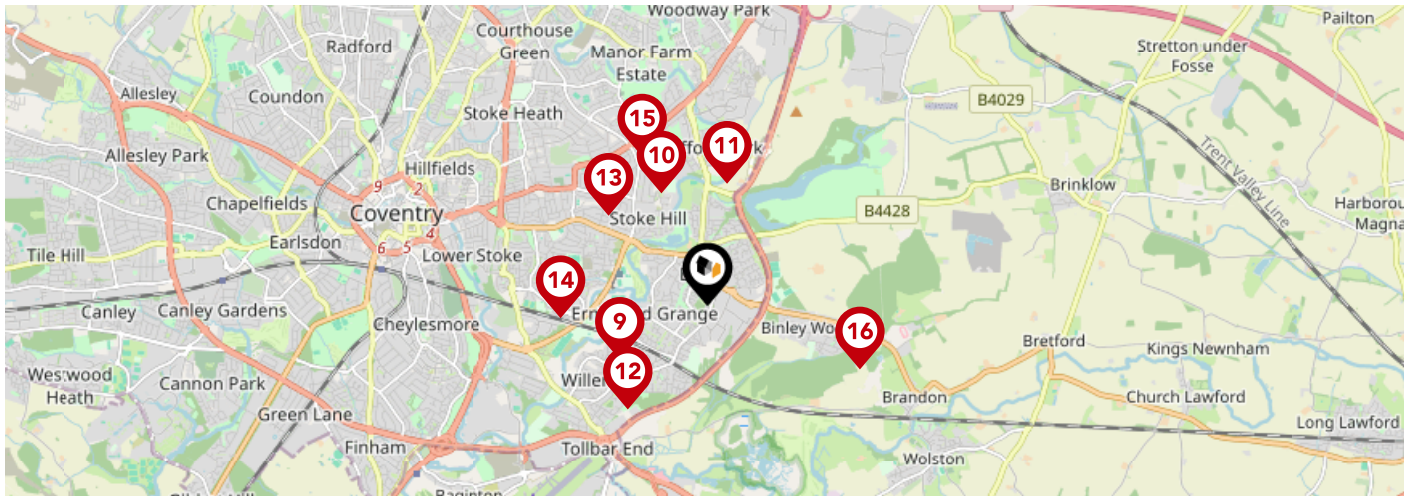
Listed Buildings in the local district		Grade	Distance
	1342922 - 34, Brandon Road	Grade II	0.1 miles
	1342904 - 22, Brandon Road	Grade II	0.1 miles
	1076629 - Church Of St Bartholomew	Grade I	0.3 miles
	1076631 - 1 And 2, Brinklow Road	Grade II	0.3 miles
	1076630 - The Vicarage	Grade II	0.3 miles
	1076633 - 8, Brinklow Road	Grade II	0.3 miles
	1076632 - 6, Brinklow Road	Grade II	0.3 miles
	1076634 - 10 And 12, Brinklow Road	Grade II	0.3 miles
	1365086 - The Cocked Hat Restaurant And Hotel, Binley Common House	Grade II	0.6 miles
	1087021 - Stoke House	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 485 Distance:0.36	☐	☒	☐	☐	☐
2	St Bartholomew's Church of England Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:0.48	☐	☒	☐	☐	☐
3	Clifford Bridge Academy Ofsted Rating: Good Pupils: 450 Distance:0.51	☐	☒	☐	☐	☐
4	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 1129 Distance:0.71	☐	☐	☒	☐	☐
5	Riverbank School Ofsted Rating: Outstanding Pupils: 198 Distance:0.71	☐	☐	☒	☐	☐
6	Sowe Valley Primary School Ofsted Rating: Good Pupils: 230 Distance:0.72	☐	☒	☐	☐	☐
7	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.8	☐	☒	☐	☐	☐
8	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:0.9	☐	☒	☐	☐	☐

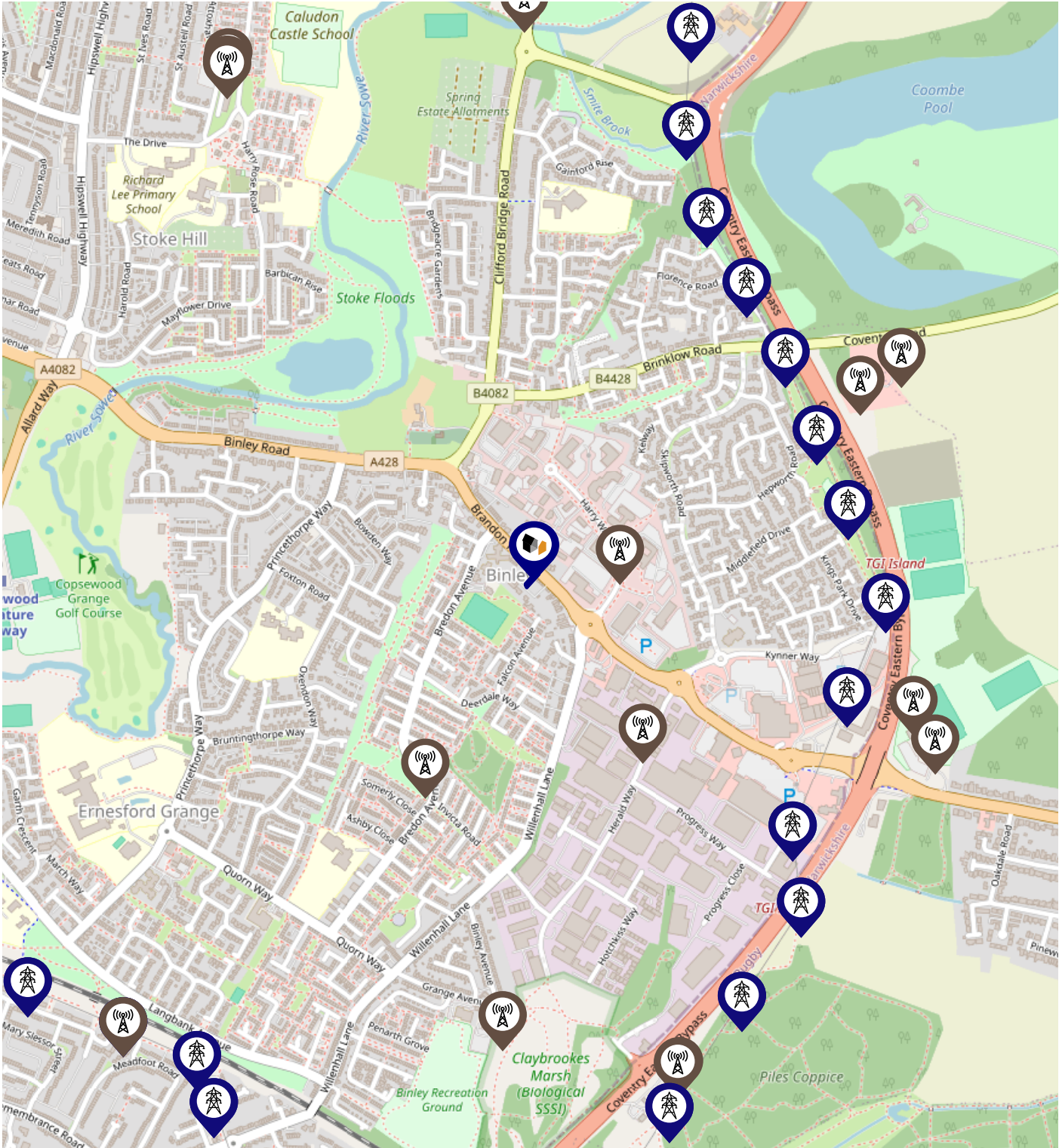
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 450 Distance:0.94	☐	☒	☐	☐	☐
10	Caludon Castle School Ofsted Rating: Good Pupils: 1556 Distance:1.09	☐	☐	☒	☐	☐
11	Pearl Hyde Community Primary School Ofsted Rating: Good Pupils: 285 Distance:1.12	☐	☒	☐	☐	☐
12	Willenhall Community Primary School Ofsted Rating: Requires improvement Pupils: 468 Distance:1.2	☐	☒	☐	☐	☐
13	Ravensdale Primary School Ofsted Rating: Good Pupils: 452 Distance:1.21	☐	☒	☐	☐	☐
14	Aldermoor Farm Primary School Ofsted Rating: Good Pupils: 661 Distance:1.34	☐	☒	☐	☐	☐
15	Wyken Croft Primary School Ofsted Rating: Good Pupils: 916 Distance:1.48	☐	☒	☐	☐	☐
16	Binley Woods Primary School Ofsted Rating: Good Pupils: 185 Distance:1.49	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

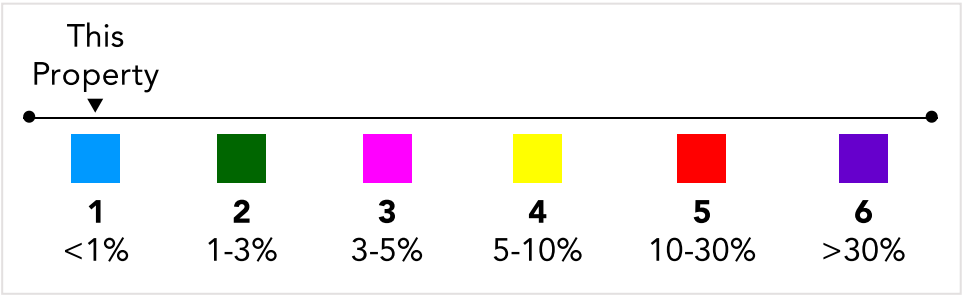
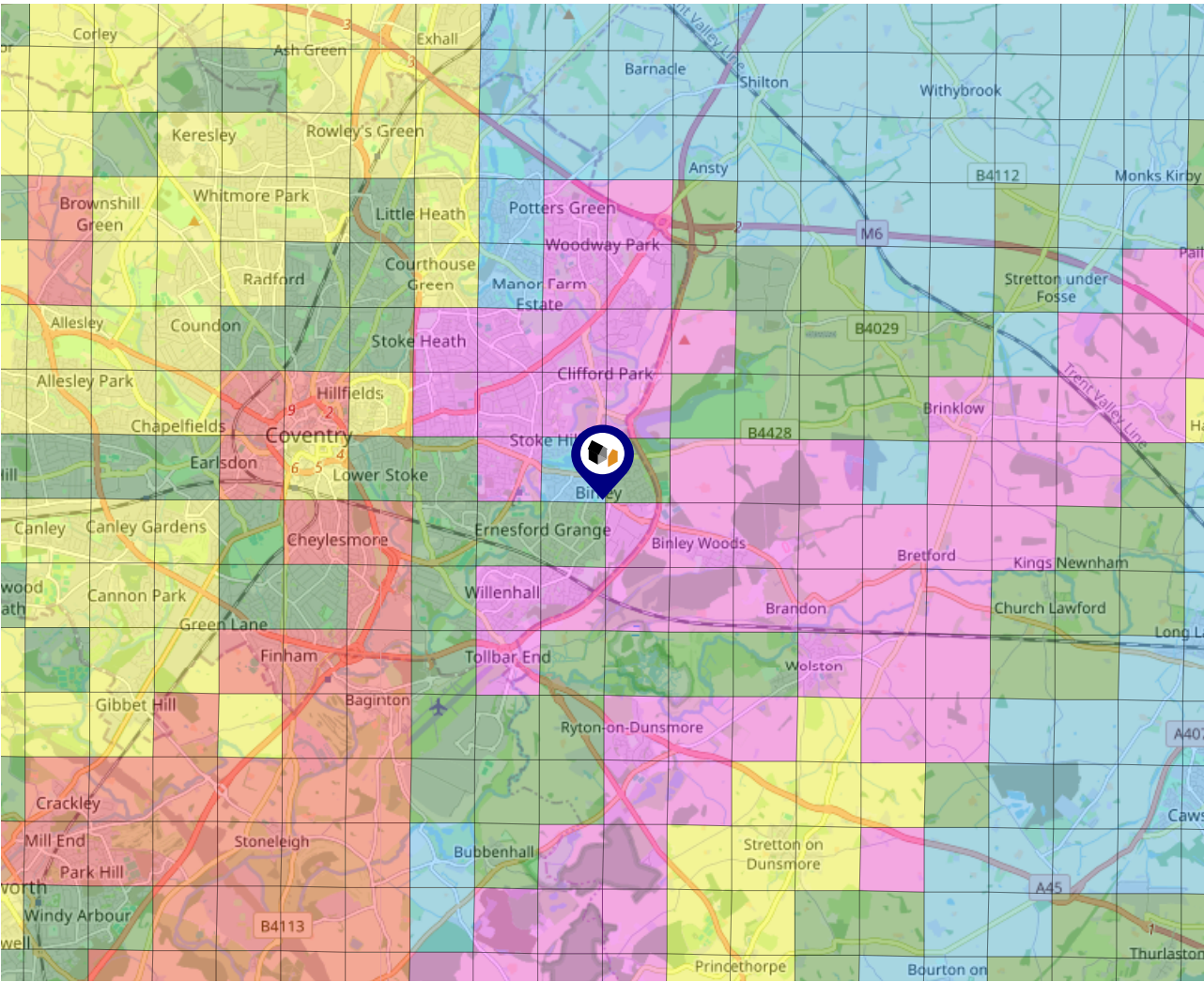
Environment

Radon Gas

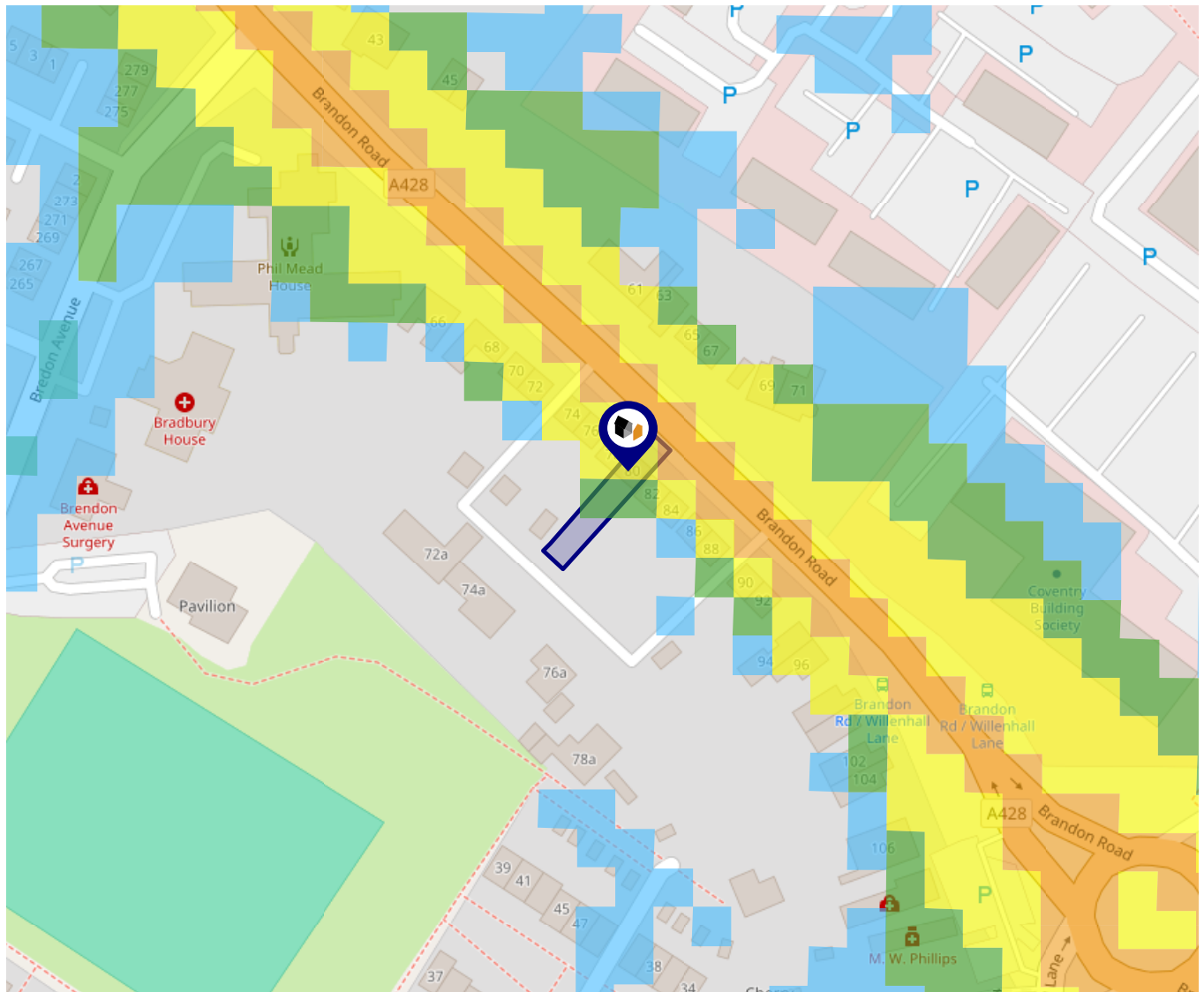


What is Radon?

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

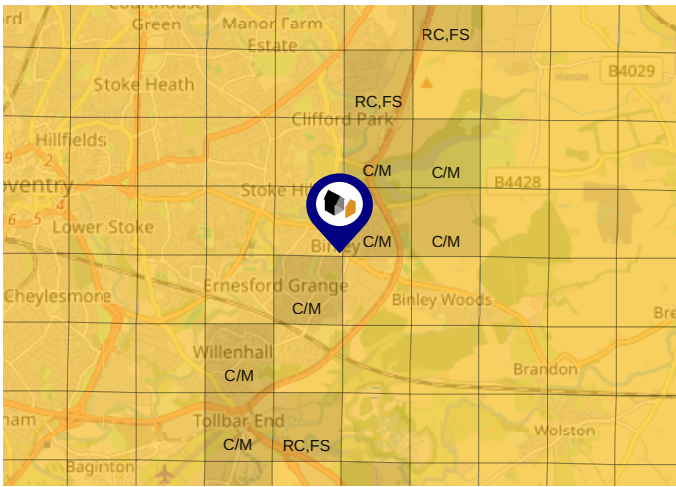


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

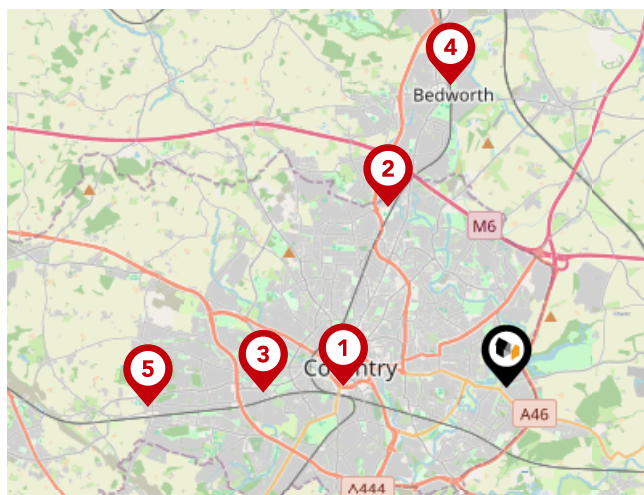


Primary Classifications (Most Common Clay Types)

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

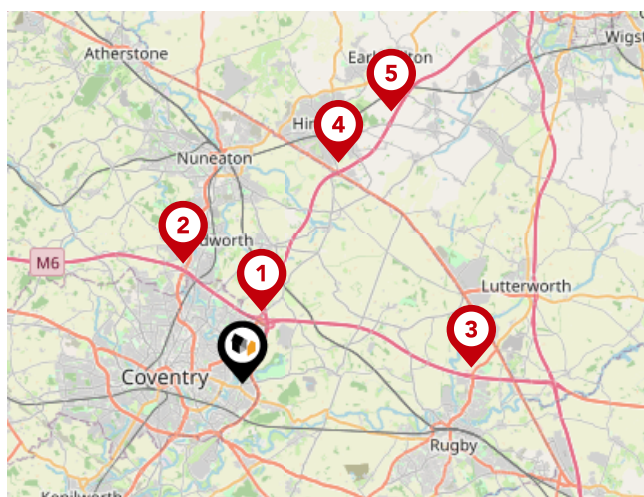
Area

Transport (National)



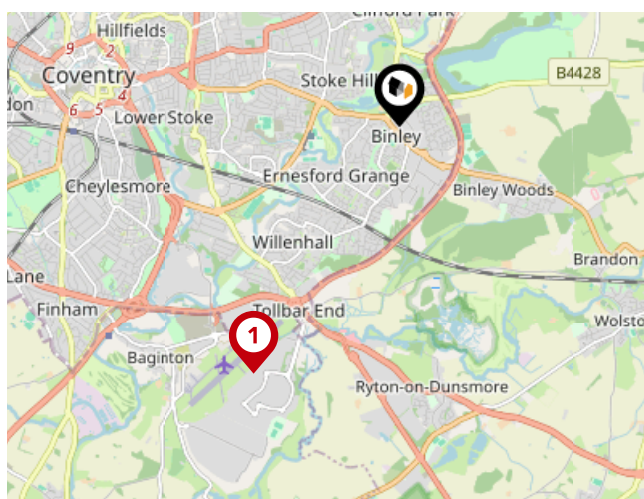
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	2.94 miles
2	Coventry Arena Rail Station	3.91 miles
3	Canley Rail Station	4.38 miles
4	Bedworth Rail Station	5.56 miles
5	Tile Hill Rail Station	6.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	2.68 miles
2	M6 J3	4.83 miles
3	M6 J1	8.32 miles
4	M69 J1	8.67 miles
5	M69 J2	11.17 miles

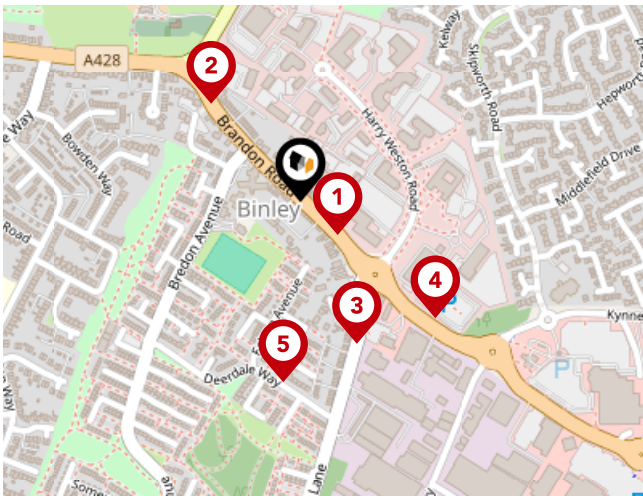


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.59 miles

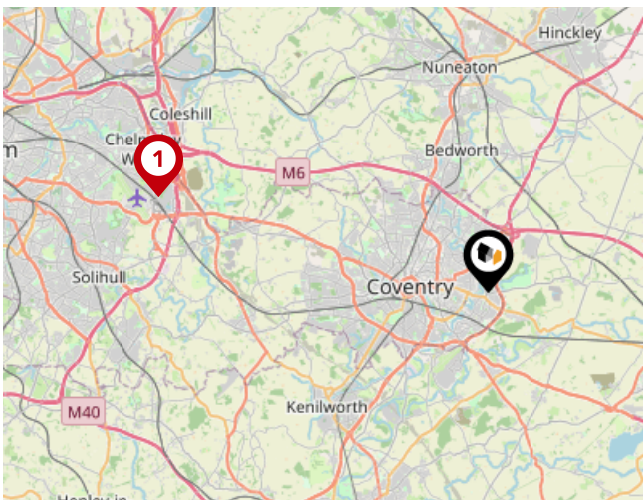
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Willenhall Lane	0.05 miles
2	Binley Park Inn	0.14 miles
3	Industrial Estate	0.17 miles
4	Herald Way	0.2 miles
5	Willenhall Lane	0.2 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	12.4 miles

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

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



/walmsleysthewaytomove



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/walmsleysthewaytomove



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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0330 1180062

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www.walmsleysthewaytomove.co.uk

