



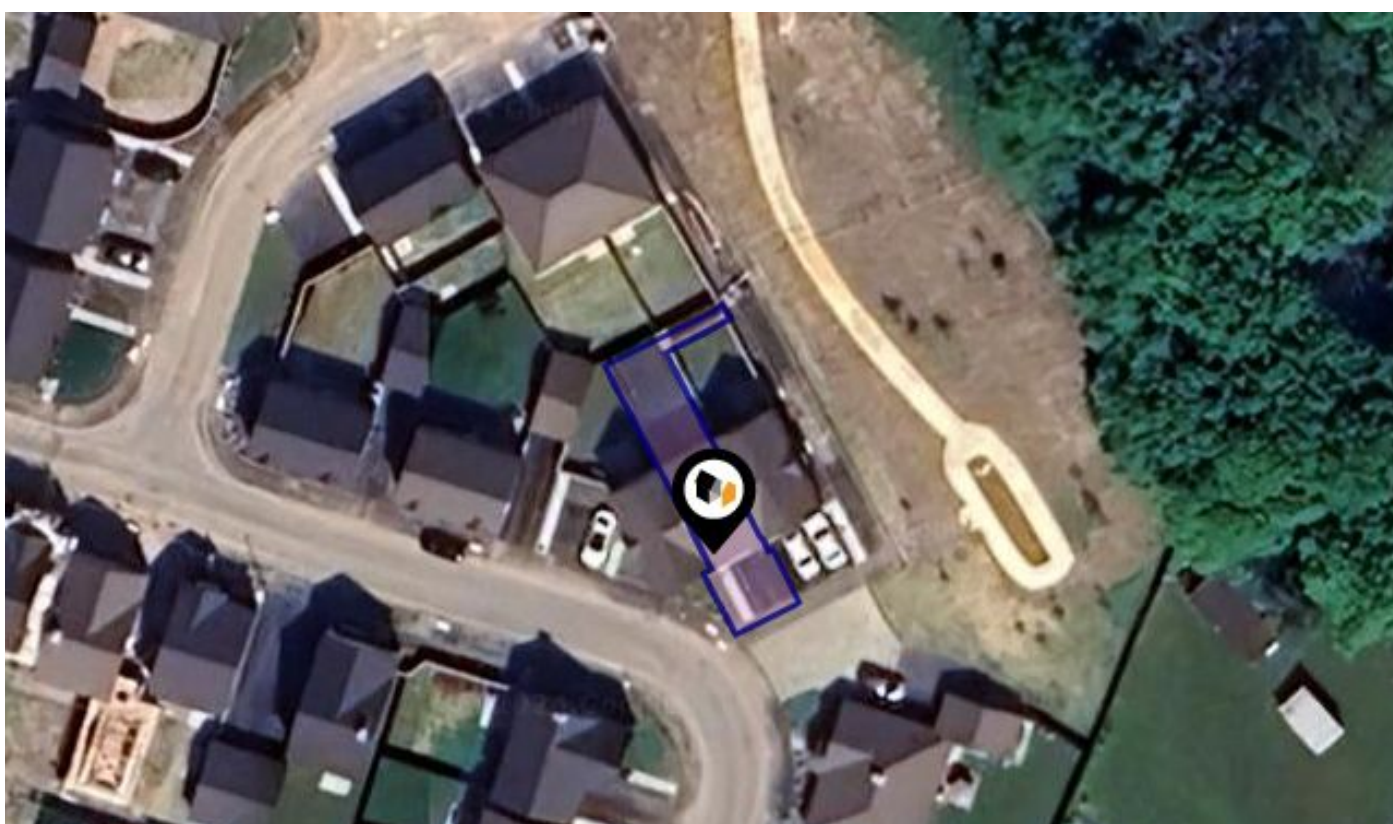
See More Online

Buyers & Interested Parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 09<sup>th</sup> October 2024**



**BOSCAGE ROAD, BINLEY WOODS, COVENTRY, CV3**

**Price Estimate :** £330,000

## Walmsley's The Way to Move

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

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk



# Introduction

## Our Comments



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### Dear Buyers & Interested Parties

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#### **Your property details in brief.....**

A recently built (2022) terraced modern home

Three great bedrooms

En-suite shower room & family bathroom to first floor

Kitchen dining room with French doors to garden

Sitting room with bespoke media wall

Gas central heating & double glazing throughout

Lawned rear gardens & driveway parking for two vehicles

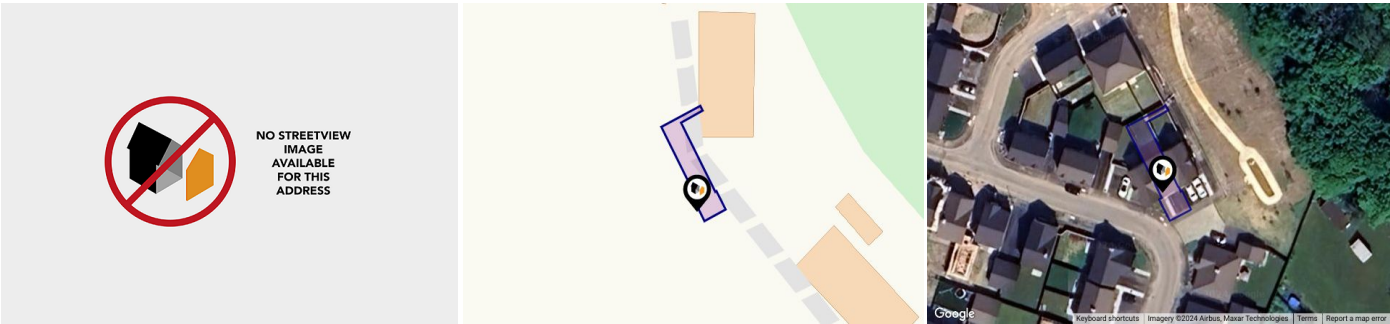
EPC Rating B, Total 863 Sq.Ft or Total 80 Sq.M Approx

*These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.*

*For all enquiries, questions, queries and concerns please contact us on*

***sales@walmsleythewaytomove.co.uk or 0330 1180 062***

# Property Overview



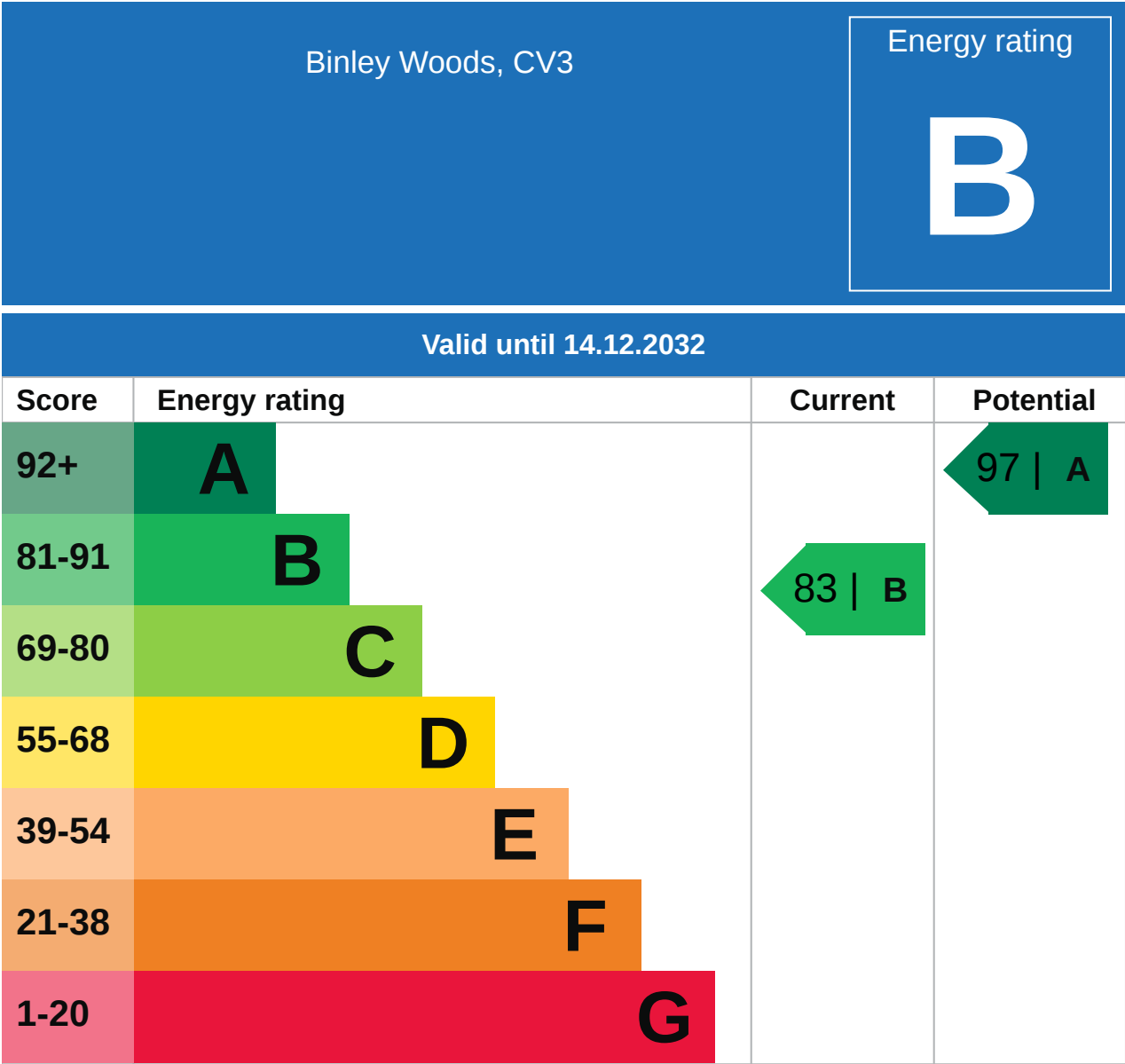
## Property

Type:	Terraced	Price Estimate:	£330,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	863 ft <sup>2</sup> / 80 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	2022		
Council Tax :	Band C		
Annual Estimate:	£2,018		
Title Number:	WK531527		

## Local Area

Local Authority:	Warwickshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	3	80	1000
• Surface Water	Low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				✓
O <sub>2</sub>	EE	3	BT	✓
			sky	✓
				Virgin media

Property  
**EPC - Certificate**

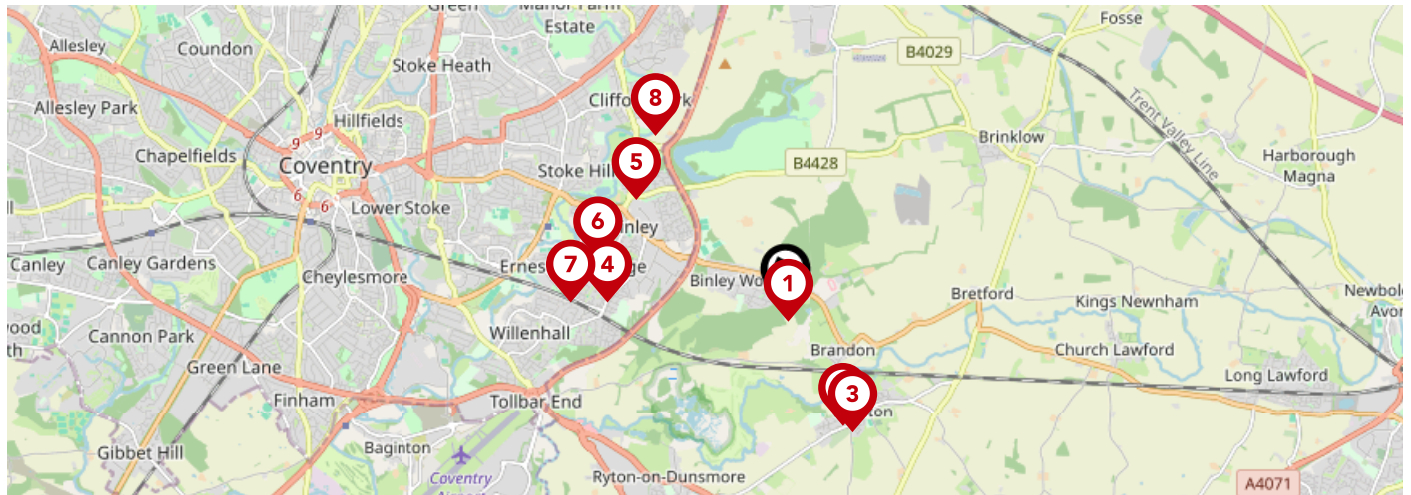




### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<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>Floors:</b>	Average thermal transmittance 0.13 W/m-Â°K
<b>Total Floor Area:</b>	62 m <sup>2</sup>

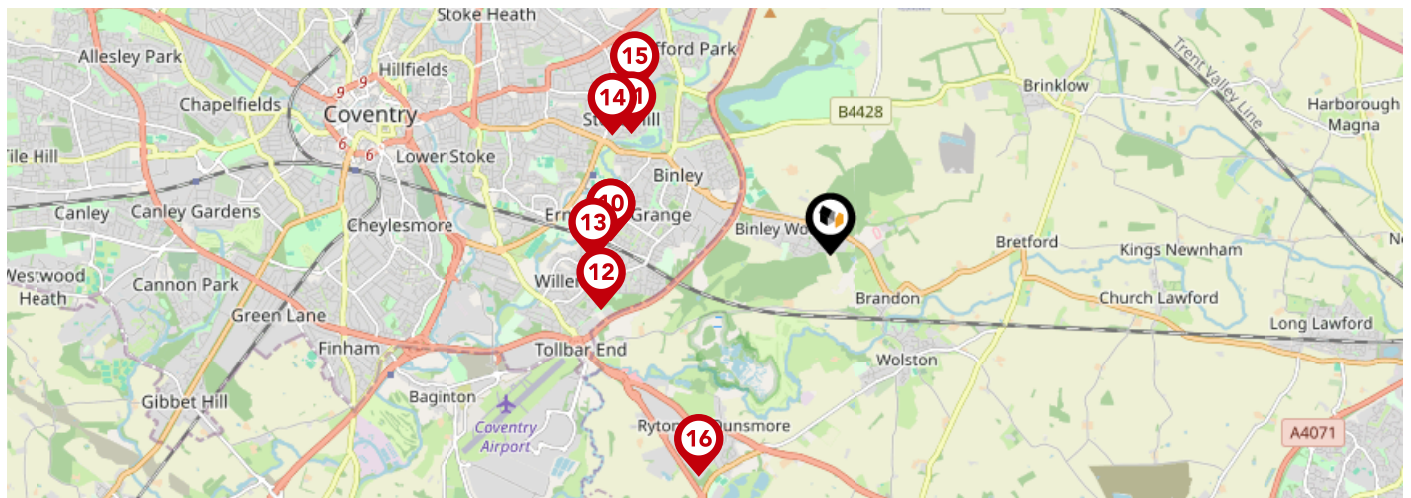
# Area Schools











		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Binley Woods Primary School</b> Ofsted Rating: Good   Pupils: 185   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Haven School Wolston</b> Ofsted Rating: Good   Pupils: 26   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Wolston St Margaret's CofE Primary School</b> Ofsted Rating: Good   Pupils: 225   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Bartholomew's Church of England Academy</b> Ofsted Rating: Requires improvement   Pupils: 206   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Clifford Bridge Academy</b> Ofsted Rating: Good   Pupils: 450   Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Ernesford Grange Primary School</b> Ofsted Rating: Good   Pupils: 485   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Sowe Valley Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Pearl Hyde Community Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



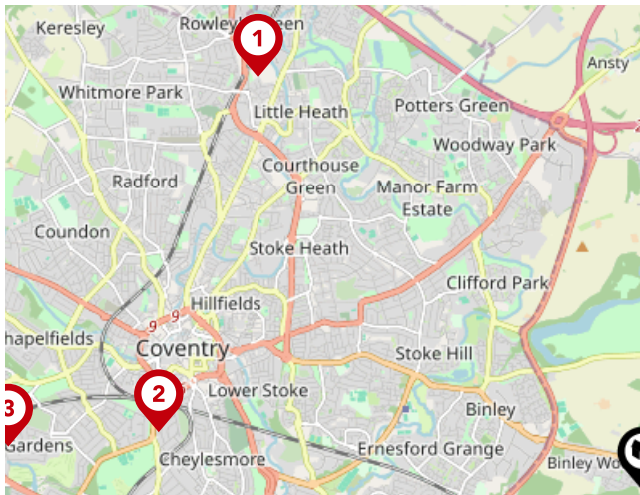
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Ernesford Grange Community Academy</b> Ofsted Rating: Good   Pupils: 1129   Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Riverbank School</b> Ofsted Rating: Outstanding   Pupils: 198   Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Gregory's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Willenhall Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 468   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Corpus Christi Catholic School</b> Ofsted Rating: Good   Pupils: 450   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Richard Lee Primary School</b> Ofsted Rating: Requires improvement   Pupils: 430   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caludon Castle School</b> Ofsted Rating: Good   Pupils: 1556   Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ryton-On-Dunsmore Provost Williams Church of England Academy</b> Ofsted Rating: Good   Pupils: 138   Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

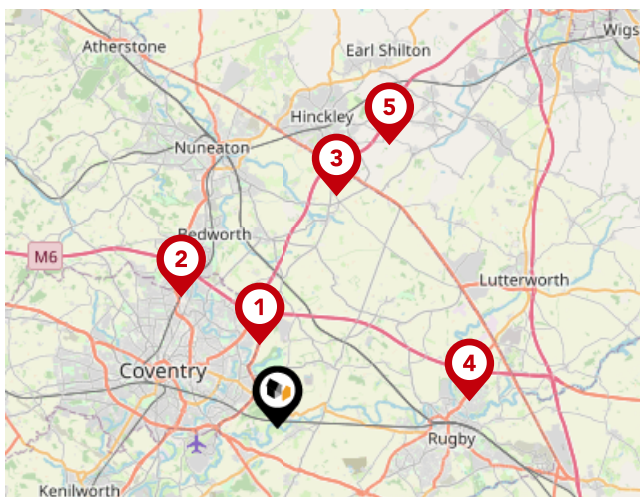
# Area

## Transport (National)



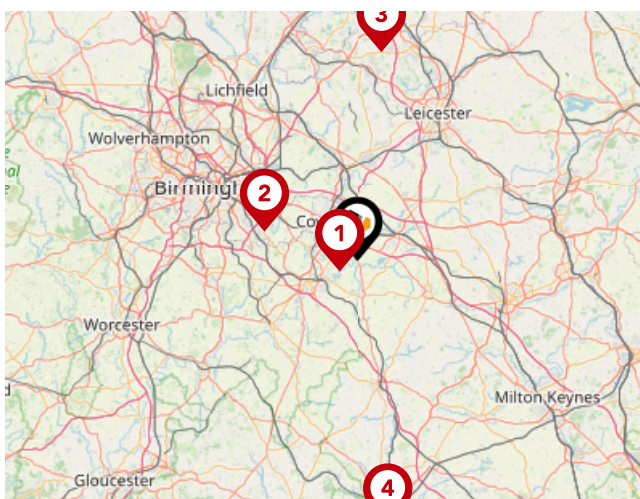
### National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	5.11 miles
2	Coventry Rail Station	4.41 miles
3	Canley Rail Station	5.75 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	3.1 miles
2	M6 J3	5.92 miles
3	M69 J1	8.68 miles
4	M6 J1	7.05 miles
5	M69 J2	11.03 miles



### Airports/Helipads

Pin	Name	Distance
1	Baginton	3.21 miles
2	Birmingham Airport	14.09 miles
3	East Mids Airport	30.13 miles
4	Kidlington	39.09 miles



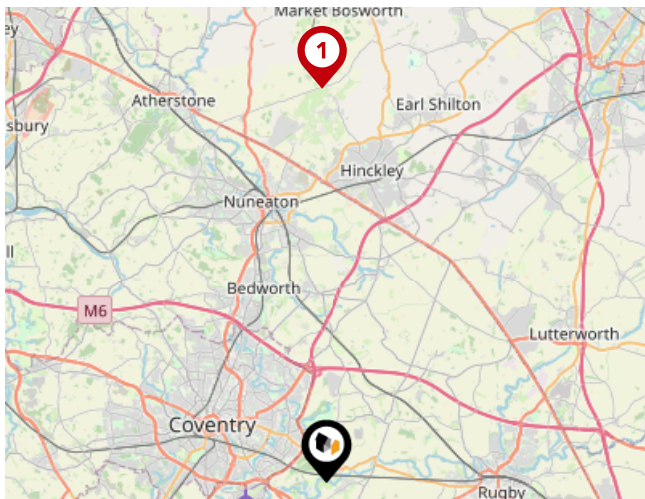
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
	Ferndale Road	0.05 miles
	Binley Woods Primary School	0.2 miles
	Heather Rd	0.33 miles
	Woodlands Road	0.36 miles
	Roseycombe	0.35 miles



### Local Connections

Pin	Name	Distance
	Shenton Rail Station (Battlefield Line)	14.25 miles

# Market Sold in Street



<b>4, Boscage Road, Coventry, CV3 2WJ</b>	Detached House
Last Sold Date: 17/11/2023	14/12/2022
Last Sold Price: £410,000	£399,950
<b>24, Boscage Road, Coventry, CV3 2WJ</b>	Terraced House
Last Sold Date: 30/10/2023	
Last Sold Price: £265,000	
<b>23, Boscage Road, Coventry, CV3 2WJ</b>	Detached House
Last Sold Date: 29/09/2023	
Last Sold Price: £455,000	
<b>19, Boscage Road, Coventry, CV3 2WJ</b>	Detached House
Last Sold Date: 31/08/2023	
Last Sold Price: £450,000	
<b>21, Boscage Road, Coventry, CV3 2WJ</b>	Detached House
Last Sold Date: 30/08/2023	
Last Sold Price: £405,000	
<b>28, Boscage Road, Coventry, CV3 2WJ</b>	Terraced House
Last Sold Date: 31/07/2023	
Last Sold Price: £270,000	
<b>17, Boscage Road, Coventry, CV3 2WJ</b>	Detached House
Last Sold Date: 23/06/2023	
Last Sold Price: £402,950	
<b>22, Boscage Road, Coventry, CV3 2WJ</b>	Semi-detached House
Last Sold Date: 16/06/2023	
Last Sold Price: £270,000	
<b>20, Boscage Road, Coventry, CV3 2WJ</b>	Semi-detached House
Last Sold Date: 16/06/2023	
Last Sold Price: £270,000	
<b>1, Boscage Road, Coventry, CV3 2WJ</b>	Detached House
Last Sold Date: 31/03/2023	
Last Sold Price: £599,950	
<b>16, Boscage Road, Coventry, CV3 2WJ</b>	Detached House
Last Sold Date: 10/03/2023	
Last Sold Price: £409,950	
<b>14, Boscage Road, Coventry, CV3 2WJ</b>	Detached House
Last Sold Date: 24/02/2023	
Last Sold Price: £399,950	

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

# Market Sold in Street



<b>12, Boscage Road, Coventry, CV3 2WJ</b>	<b>Terraced House</b>
Last Sold Date: 22/12/2022	
Last Sold Price: £330,000	
<b>10, Boscage Road, Coventry, CV3 2WJ</b>	<b>Terraced House</b>
Last Sold Date: 22/12/2022	
Last Sold Price: £320,000	
<b>8, Boscage Road, Coventry, CV3 2WJ</b>	<b>Terraced House</b>
Last Sold Date: 22/12/2022	
Last Sold Price: £339,950	
<b>6, Boscage Road, Coventry, CV3 2WJ</b>	<b>Detached House</b>
Last Sold Date: 22/12/2022	
Last Sold Price: £430,000	
<b>11, Boscage Road, Coventry, CV3 2WJ</b>	<b>Semi-detached House</b>
Last Sold Date: 21/12/2022	
Last Sold Price: £265,000	
<b>13, Boscage Road, Coventry, CV3 2WJ</b>	<b>Detached House</b>
Last Sold Date: 16/12/2022	
Last Sold Price: £385,000	
<b>9, Boscage Road, Coventry, CV3 2WJ</b>	<b>Semi-detached House</b>
Last Sold Date: 16/12/2022	
Last Sold Price: £270,000	
<b>2, Boscage Road, Coventry, CV3 2WJ</b>	<b>Detached House</b>
Last Sold Date: 09/12/2022	
Last Sold Price: £404,950	

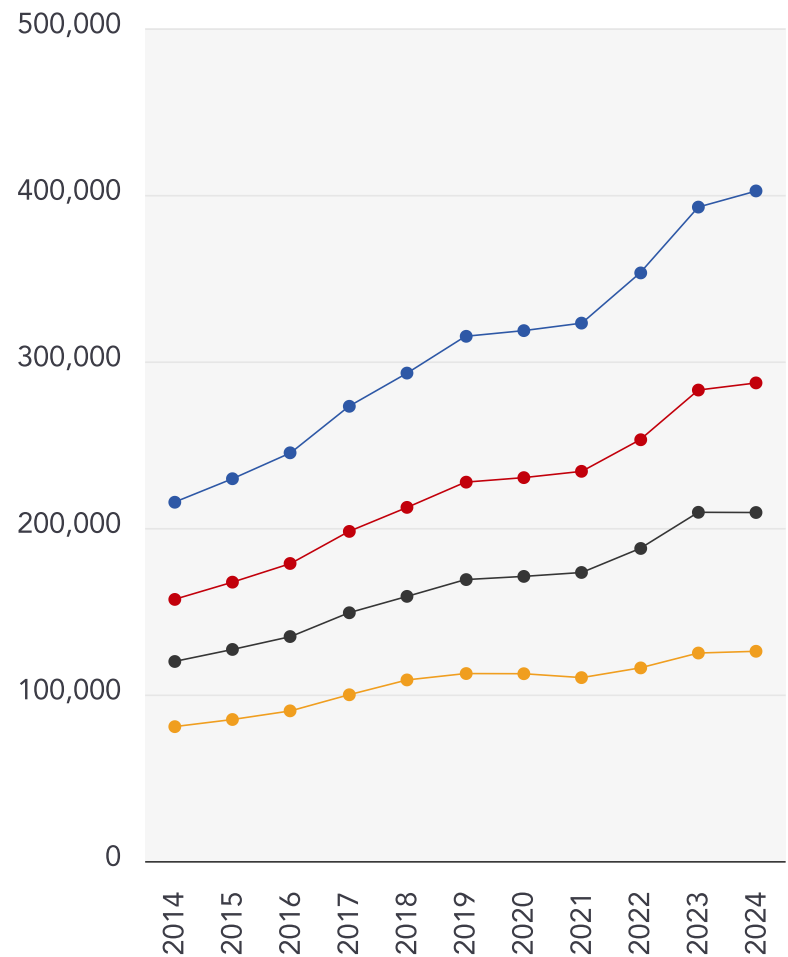
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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%**

# 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.

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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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[mark@walmsleysthewaytomove.co.uk](mailto:mark@walmsleysthewaytomove.co.uk)

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