



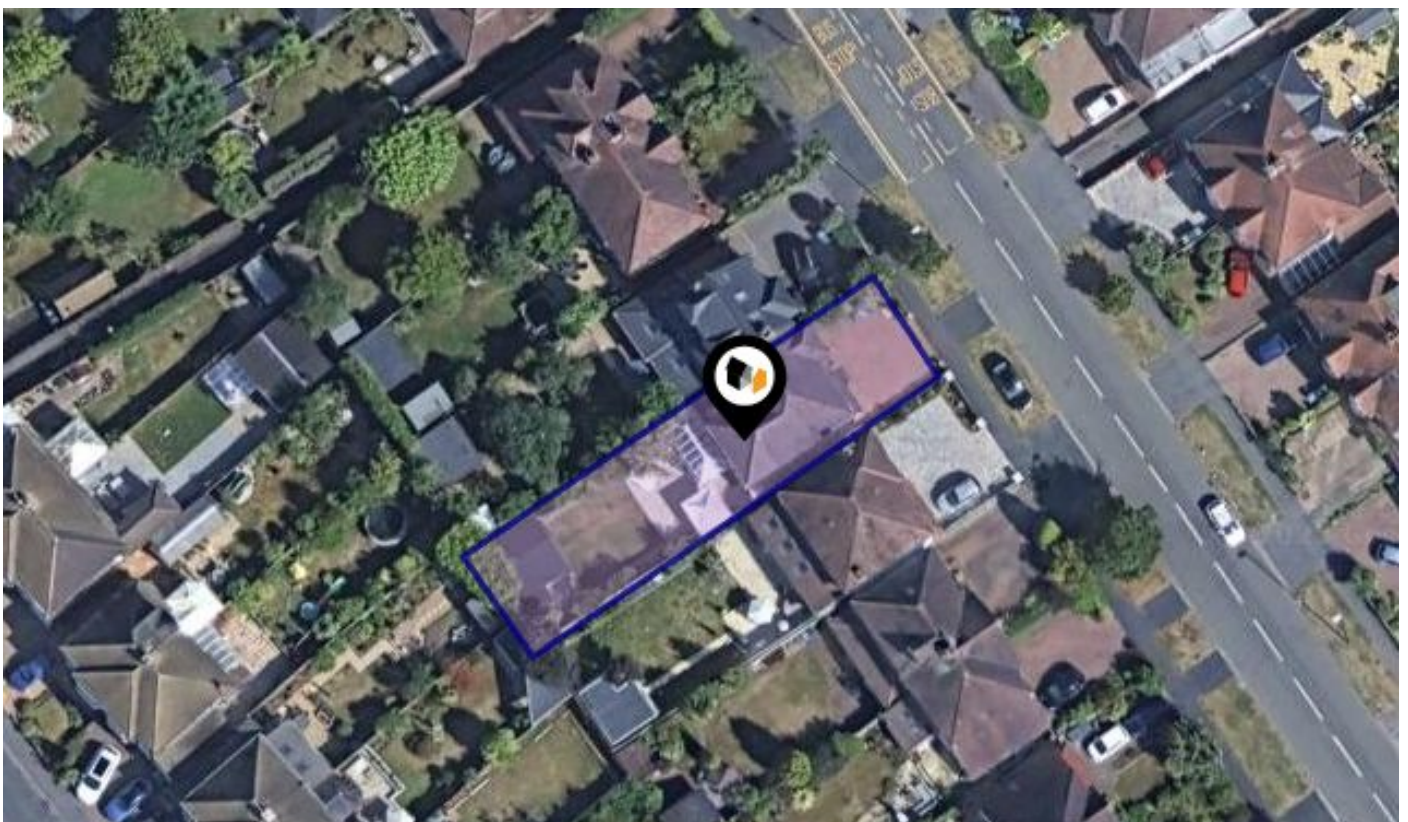
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 04th February 2025



BAGINTON ROAD, COVENTRY, CV3

Price Estimate : £600,000

Walmsley's The Way to Move

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

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www.walmsleysthewaytomove.co.uk



Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A superb & extended five bedroom semi detached family home

Very well balanced living & bedroom accommodation

Generous driveway & integral garage

Landscaped South facing gardens with "Dunster House" Garden Cabin & storage

Open plan kitchen dining & family room

1st floor five piece family bathroom & ground floor utility & shower room

Recently installed garden room with bi-folding doors & separate sitting room

EPC rating D & Total 2048 Sq.ft or 190 Sq.M

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:	Semi-Detached
Bedrooms:	5
Floor Area:	2,048 ft ² / 190 m ²
Plot Area:	0.1 acres
Year Built :	1930-1949
Council Tax :	Band E
Annual Estimate:	£2,806
Title Number:	WK135298

Price Estimate:	£600,000
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



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

Reference - L/1990/0820	
Decision:	APPROVED
Date:	01st May 1990
Description:	Lounge extension at rear

Property EPC - Certificate



Baginton Road, CV3

Energy rating

D

Valid until 20.02.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property

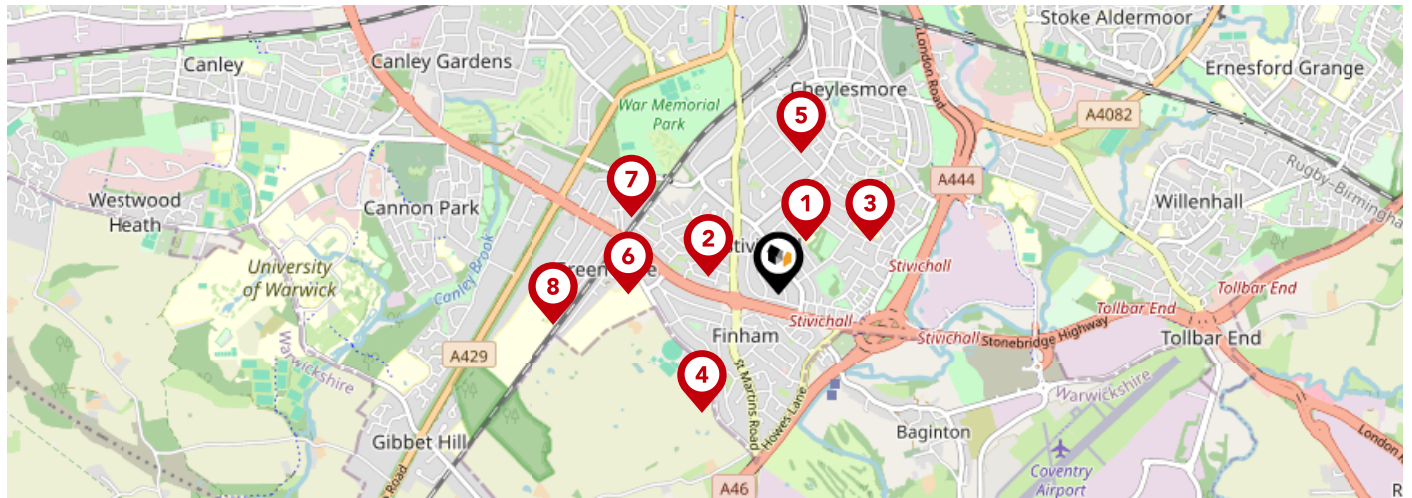
EPC - Additional Data











Additional EPC Data

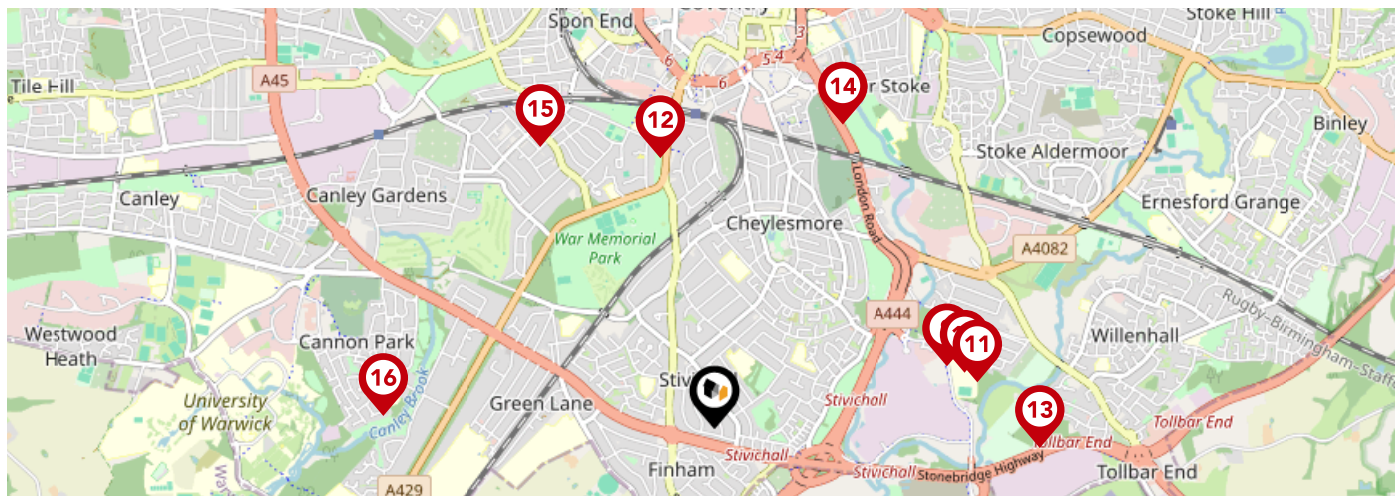
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
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:	Average
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	148 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

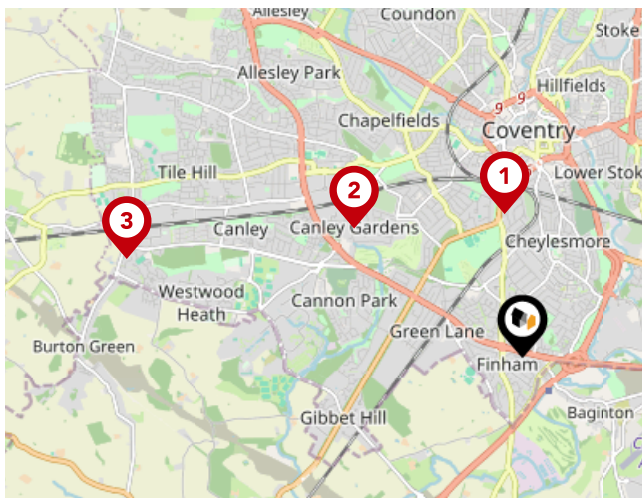
Area Schools



		Nursery	Primary	Secondary	College	Private
	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:1.16	<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:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 249 Distance:1.49	<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:1.5	<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:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

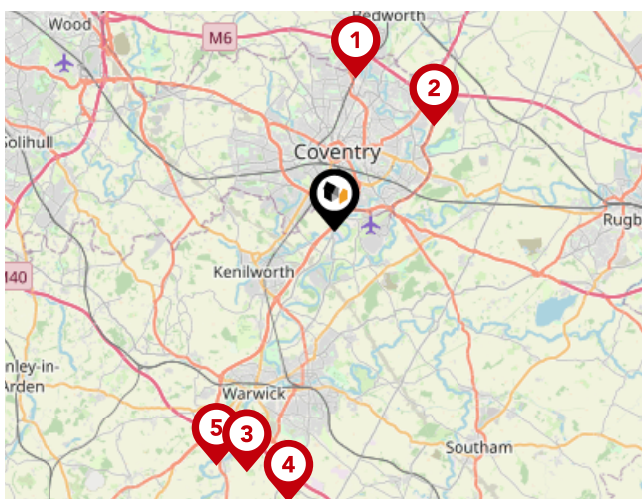
Area

Transport (National)



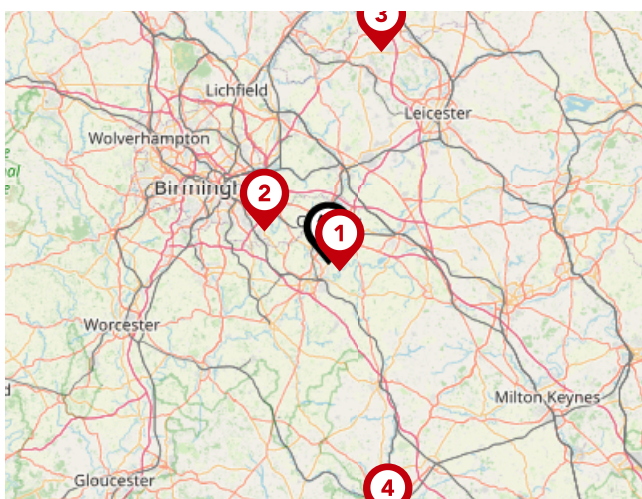
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.32 miles
2	Canley Rail Station	1.92 miles
3	Tile Hill Rail Station	3.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.64 miles
2	M6 J2	5.25 miles
3	M40 J14	9.26 miles
4	M40 J13	9.97 miles
5	M40 J15	9.48 miles

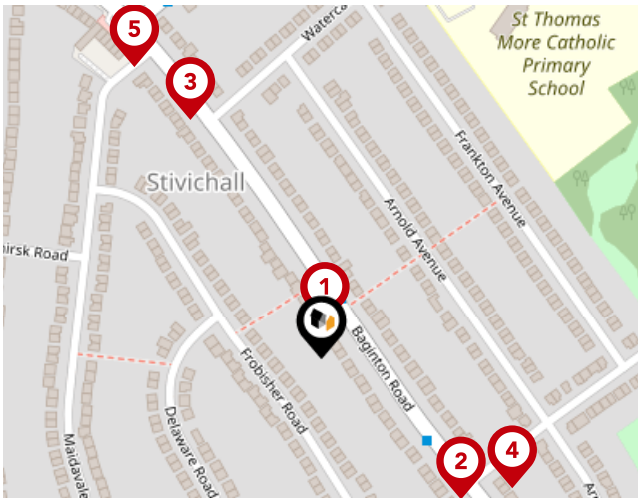


Airports/Helipads

Pin	Name	Distance
1	Baginton	1.84 miles
2	Birmingham Airport	10.49 miles
3	East Mids Airport	31.66 miles
4	Kidlington	39.02 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Watercall Avenue	0.02 miles
2	Dawlish Drive	0.11 miles
3	Maidavale Crescent	0.15 miles
4	Arnold Avenue	0.13 miles
5	Maidavale Crescent	0.2 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.21 miles

Market Sold in Street



180, Baginton Road, Coventry, CV3 6FT	Semi-detached House		
Last Sold Date:	21/12/2020	27/07/2005	
Last Sold Price:	£470,000	£310,000	
158, Baginton Road, Coventry, CV3 6FT	Detached House		
Last Sold Date:	16/08/2019	04/04/2011	
Last Sold Price:	£620,000	£336,000	
170, Baginton Road, Coventry, CV3 6FT	Semi-detached House		
Last Sold Date:	28/06/2018		
Last Sold Price:	£390,000		
190, Baginton Road, Coventry, CV3 6FT	Semi-detached House		
Last Sold Date:	28/09/2017	28/08/2009	
Last Sold Price:	£419,000	£300,000	
156, Baginton Road, Coventry, CV3 6FT	Semi-detached House		
Last Sold Date:	23/06/2017		
Last Sold Price:	£389,000		
196, Baginton Road, Coventry, CV3 6FT	Semi-detached House		
Last Sold Date:	21/10/2016		
Last Sold Price:	£350,000		
168, Baginton Road, Coventry, CV3 6FT	Semi-detached House		
Last Sold Date:	07/10/2016		
Last Sold Price:	£355,000		
150, Baginton Road, Coventry, CV3 6FT	Semi-detached House		
Last Sold Date:	02/09/2015	22/08/2003	15/09/2000
Last Sold Price:	£368,000	£235,000	£133,500
184, Baginton Road, Coventry, CV3 6FT	Semi-detached House		
Last Sold Date:	28/11/2013		
Last Sold Price:	£263,000		
154, Baginton Road, Coventry, CV3 6FT	Semi-detached House		
Last Sold Date:	18/04/2013		
Last Sold Price:	£237,500		
178, Baginton Road, Coventry, CV3 6FT	Semi-detached House		
Last Sold Date:	01/06/2012		
Last Sold Price:	£250,000		
172, Baginton Road, Coventry, CV3 6FT	Semi-detached House		
Last Sold Date:	07/04/2008		
Last Sold Price:	£270,500		

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

Market Sold in Street



182, Baginton Road, Coventry, CV3 6FT	Semi-detached House	
Last Sold Date:	10/10/2006	
Last Sold Price:	£345,000	
162, Baginton Road, Coventry, CV3 6FT	Semi-detached House	
Last Sold Date:	24/03/2006	
Last Sold Price:	£274,000	
192, Baginton Road, Coventry, CV3 6FT	Semi-detached House	
Last Sold Date:	26/10/2005	
Last Sold Price:	£239,950	
188, Baginton Road, Coventry, CV3 6FT	Semi-detached House	
Last Sold Date:	10/05/2002	
Last Sold Price:	£169,000	
194, Baginton Road, Coventry, CV3 6FT	Semi-detached House	
Last Sold Date:	29/06/2001	29/10/1999
Last Sold Price:	£162,000	£117,000
160, Baginton Road, Coventry, CV3 6FT	Semi-detached House	
Last Sold Date:	25/10/1995	
Last Sold Price:	£91,000	

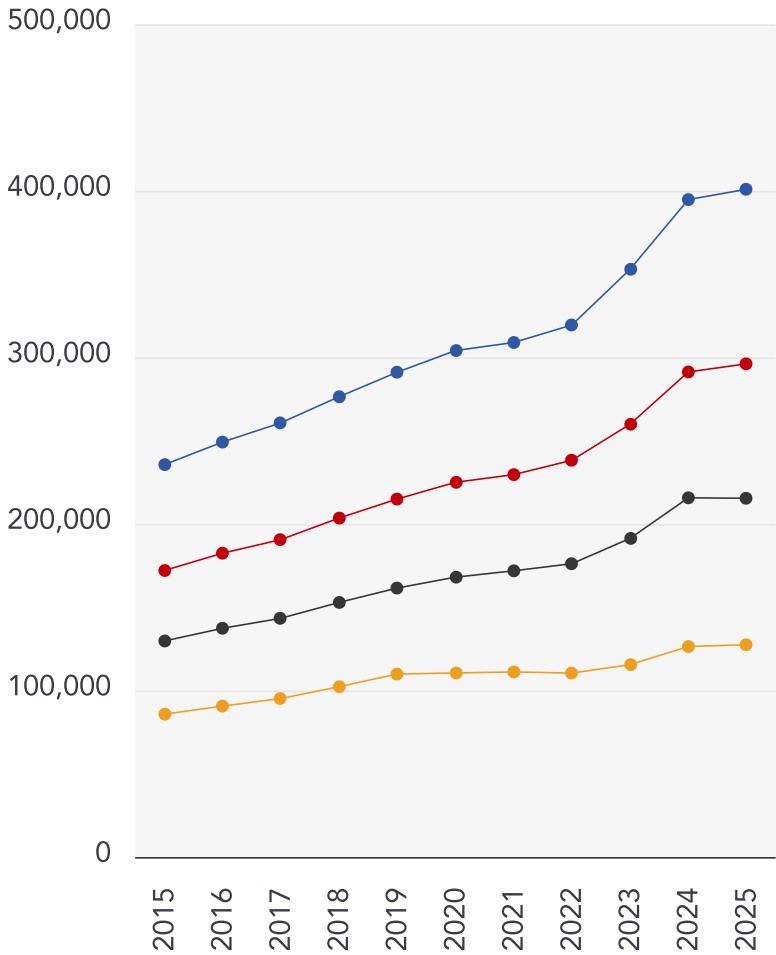
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+70.17%

Semi-Detached

+72.14%

Terraced

+66.07%

Flat

+48.62%

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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Agent Disclaimer



Important - Please Read

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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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