



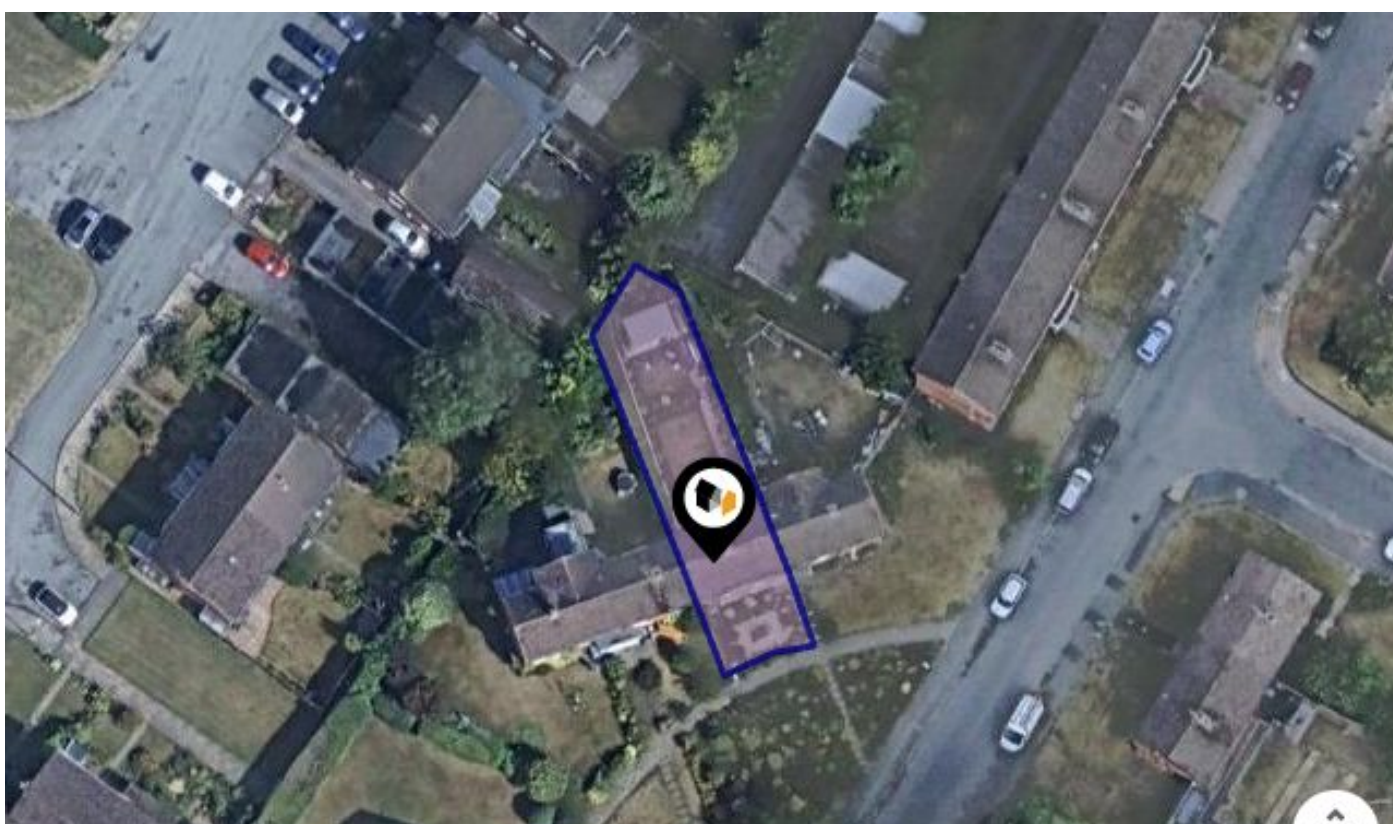
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 26th June 2025



CHARMINSTER DRIVE, COVENTRY, CV3

OIRO : £250,000

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



Dear Buyers & Interested Parties

Your property details in brief.....

Stunning two double bedroom terraced home
Exceptional landscaped gardens to front & rear
Refitted dual aspect kitchen dining room
Dual aspect sitting room with bi-folding door to gardens
Refitted 1st floor bathroom & ground floor utility & cloakroom
Garden cabin to rear of private & mature gardens
Gas central heating & double glazing
EPC Rating C, Total 849 Sq.Ft or Total 79 Sq.M

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:	Terraced
Bedrooms:	3
Floor Area:	849 ft ² / 78 m ²
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band B
Annual Estimate:	£1,877
Title Number:	WK84231




OIRO:	£250,000
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)

15	60	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:

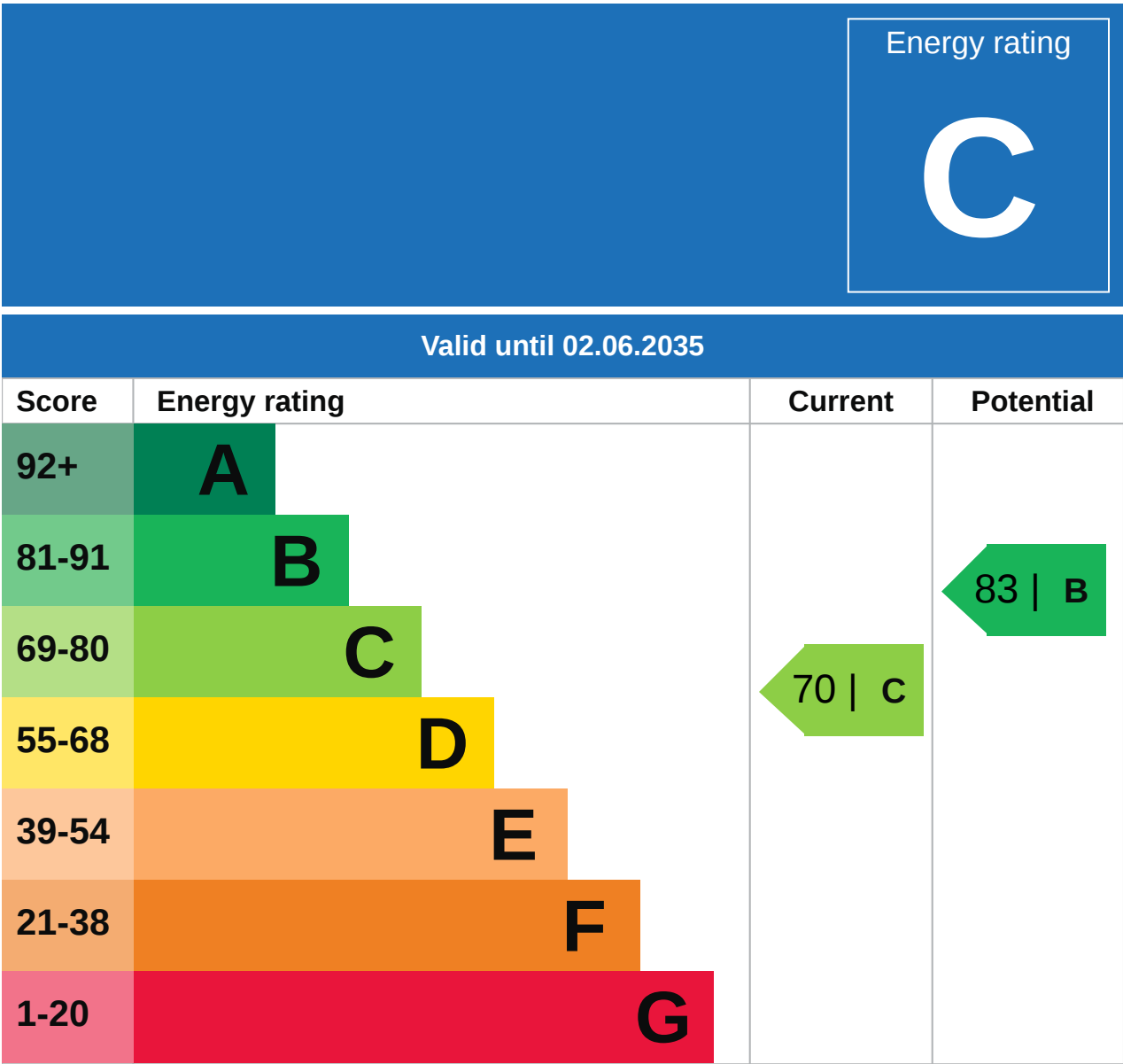
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Property

EPC - Additional Data



Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 mm loft insulation
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	76 m ²

89, Charminster Drive, Coventry, CV3 5AE			
Last Sold Date:		16/10/2024	
Last Sold Price:		£87,000	
93, Charminster Drive, Coventry, CV3 5AE			
Last Sold Date:		20/09/2024	
Last Sold Price:		£135,000	
		08/02/2008	
		£95,000	
75, Charminster Drive, Coventry, CV3 5AE			
Last Sold Date:		15/09/2023	
Last Sold Price:		£176,000	
		05/03/2021	
		£144,000	
87, Charminster Drive, Coventry, CV3 5AE			
Last Sold Date:		12/03/2021	
Last Sold Price:		£120,000	
		08/04/2015	
		£87,250	
77, Charminster Drive, Coventry, CV3 5AE			
Last Sold Date:		22/05/2020	
Last Sold Price:		£142,500	
53, Charminster Drive, Coventry, CV3 5AE			
Last Sold Date:		11/02/2019	
Last Sold Price:		£182,000	
		03/09/2004	
		£127,000	
		23/05/1997	
		£40,000	
101, Charminster Drive, Coventry, CV3 5AE			
Last Sold Date:		27/07/2018	
Last Sold Price:		£115,500	
		10/07/2007	
		£101,500	
		23/08/2002	
		£63,000	
81, Charminster Drive, Coventry, CV3 5AE			
Last Sold Date:		22/06/2018	
Last Sold Price:		£115,000	
		30/06/2015	
		£80,000	
49, Charminster Drive, Coventry, CV3 5AE			
Last Sold Date:		16/03/2016	
Last Sold Price:		£156,000	
83, Charminster Drive, Coventry, CV3 5AE			
Last Sold Date:		30/04/2015	
Last Sold Price:		£78,000	
		07/04/1995	
		£35,000	
71, Charminster Drive, Coventry, CV3 5AE			
Last Sold Date:		28/03/2014	
Last Sold Price:		£145,500	
79, Charminster Drive, Coventry, CV3 5AE			
Last Sold Date:		27/07/2012	
Last Sold Price:		£105,000	

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

Market Sold in Street



57, Charminster Drive, Coventry, CV3 5AE		
Last Sold Date:	30/11/2011	
Last Sold Price:	£118,000	
95, Charminster Drive, Coventry, CV3 5AE		
Last Sold Date:	30/11/2007	21/03/1996
Last Sold Price:	£92,000	£27,000
97, Charminster Drive, Coventry, CV3 5AE		
Last Sold Date:	13/04/2007	
Last Sold Price:	£100,000	
103, Charminster Drive, Coventry, CV3 5AE		
Last Sold Date:	01/03/2007	
Last Sold Price:	£98,000	
107, Charminster Drive, Coventry, CV3 5AE		
Last Sold Date:	11/06/2004	
Last Sold Price:	£169,450	
69, Charminster Drive, Coventry, CV3 5AE		
Last Sold Date:	19/03/2004	22/06/1998
Last Sold Price:	£102,000	£43,000
65, Charminster Drive, Coventry, CV3 5AE		
Last Sold Date:	31/05/2000	
Last Sold Price:	£60,000	
51, Charminster Drive, Coventry, CV3 5AE		
Last Sold Date:	16/04/1999	
Last Sold Price:	£50,000	

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

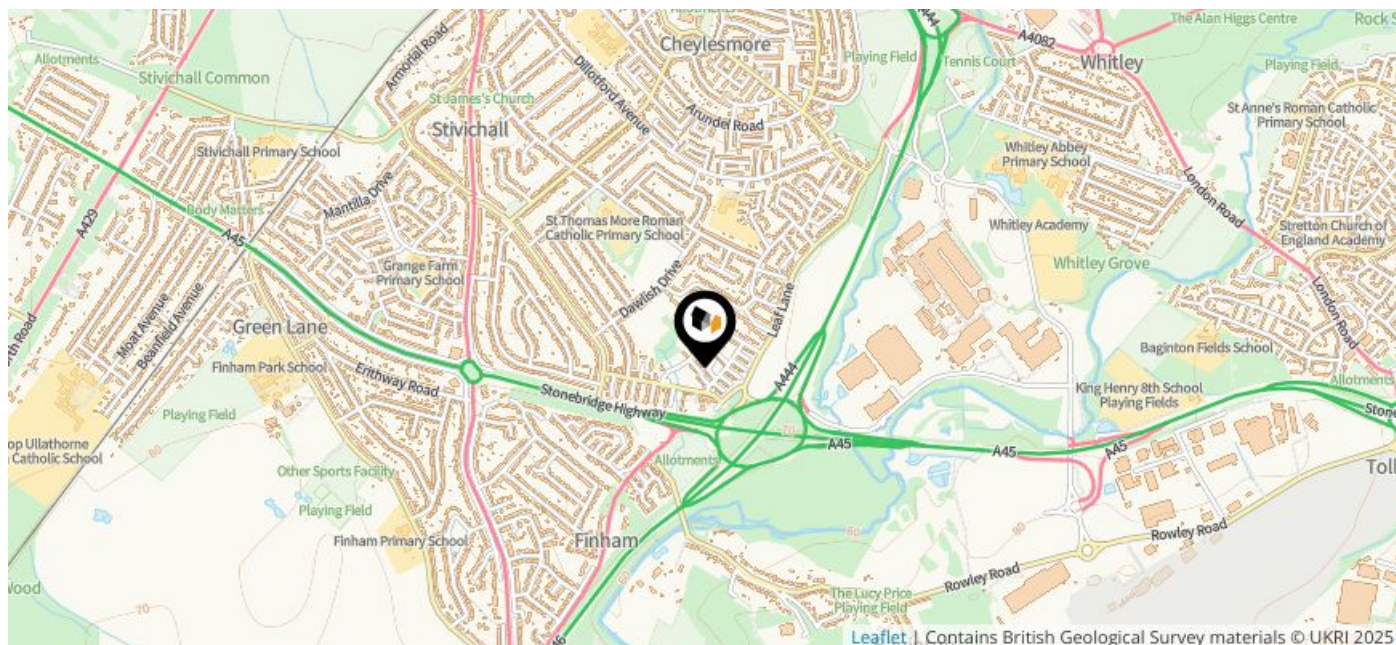
+48.62%

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.

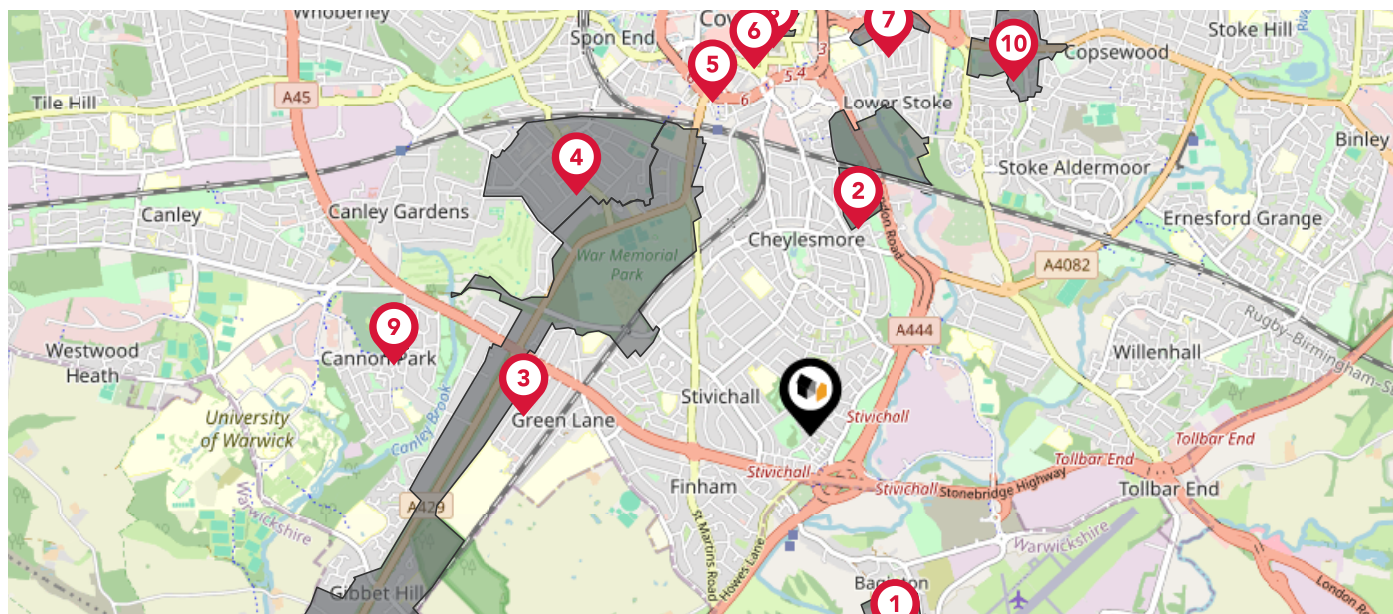
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

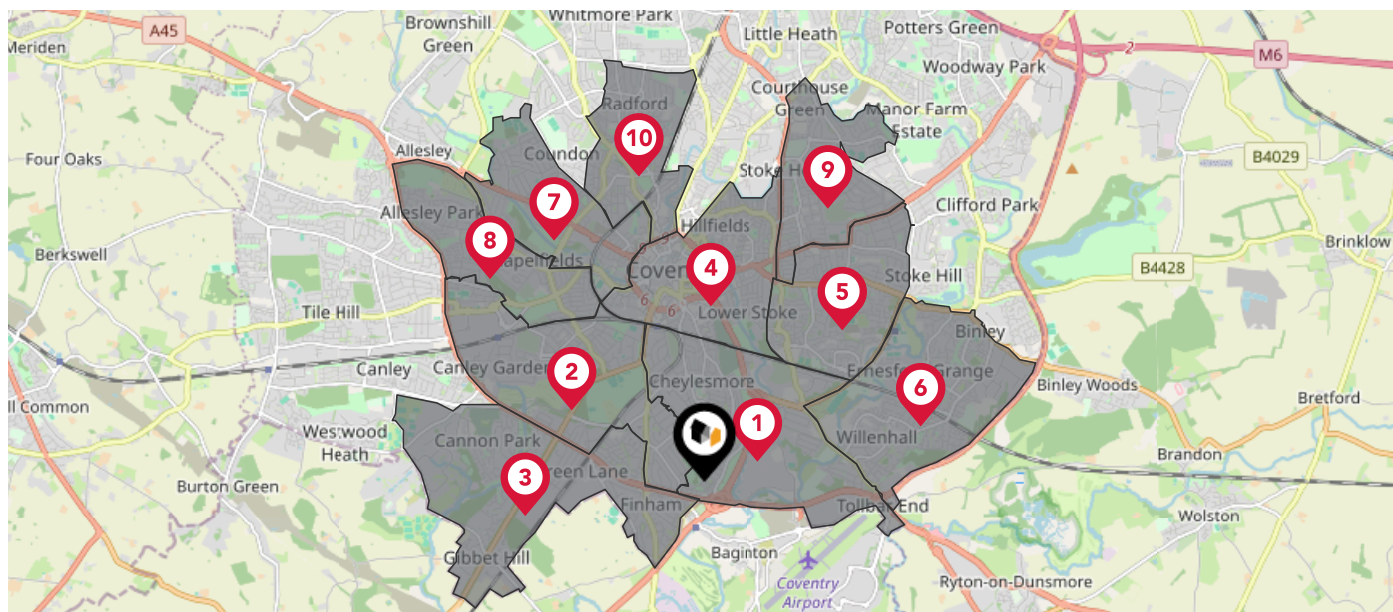
- | | |
|----|-------------------------------|
| 1 | Baginton |
| 2 | London Road |
| 3 | Kenilworth Road |
| 4 | Earlsdon |
| 5 | Greyfriars Green |
| 6 | High Street |
| 7 | Far Gosford Street |
| 8 | Hill Top and Cathedral |
| 9 | Ivy Farm Lane (Canley Hamlet) |
| 10 | Stoke Green |

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

1

Cheylesmore Ward

2

Earlsdon Ward

3

Wainbody Ward

4

St. Michael's Ward

5

Lower Stoke Ward

6

Binley and Willenhall Ward

7

Sherbourne Ward

8

Whoberley Ward

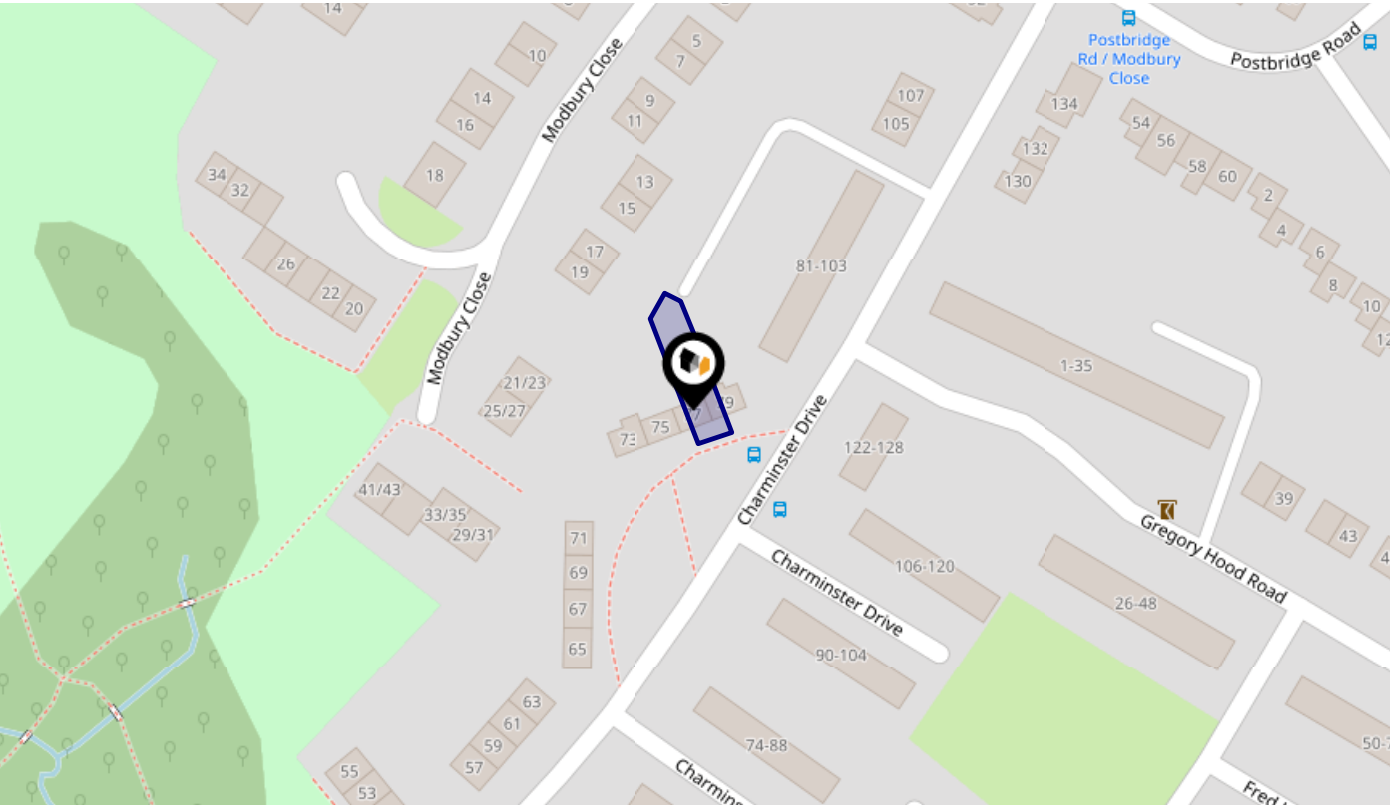
9

Upper Stoke Ward

10

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.

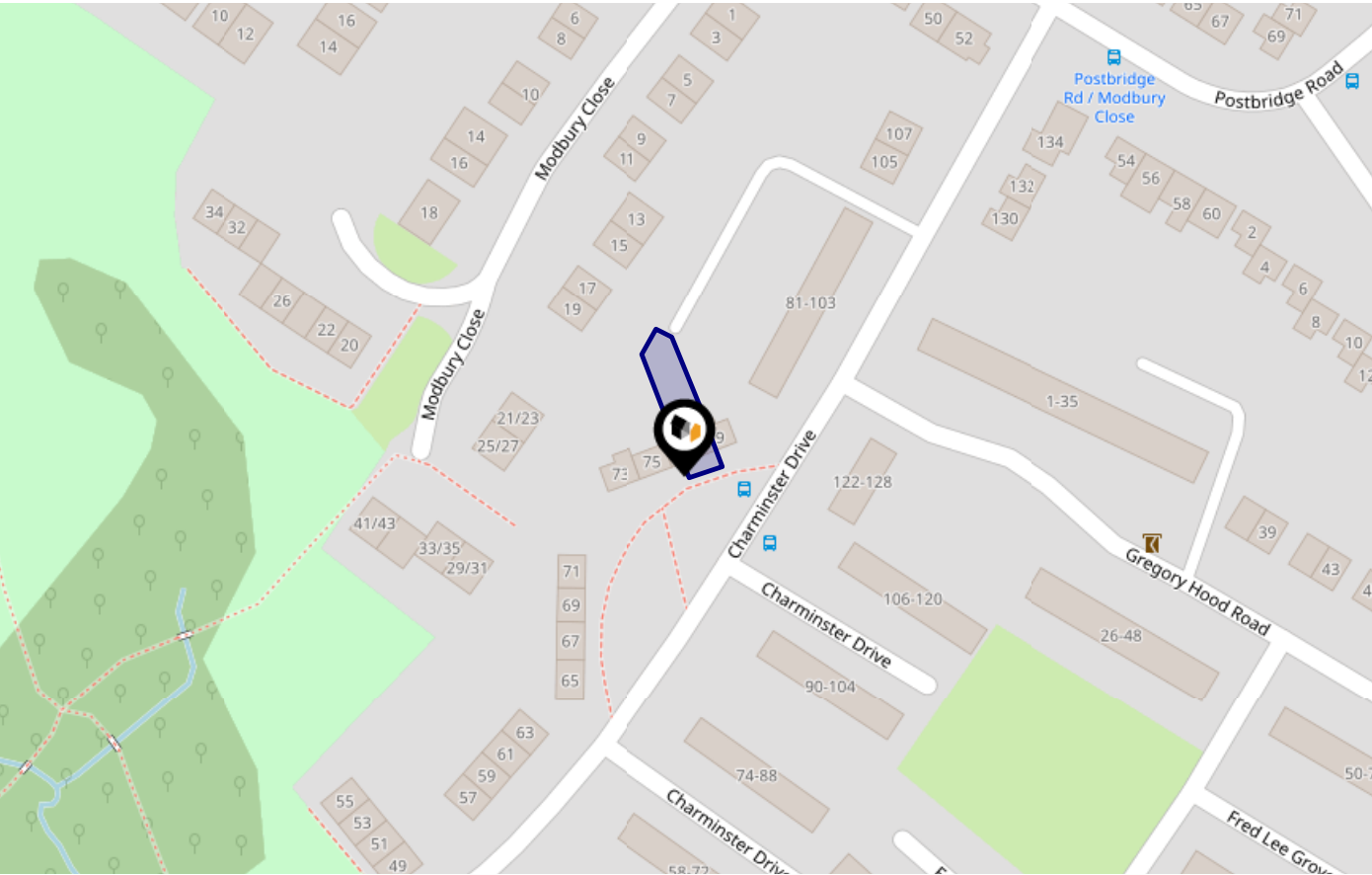
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

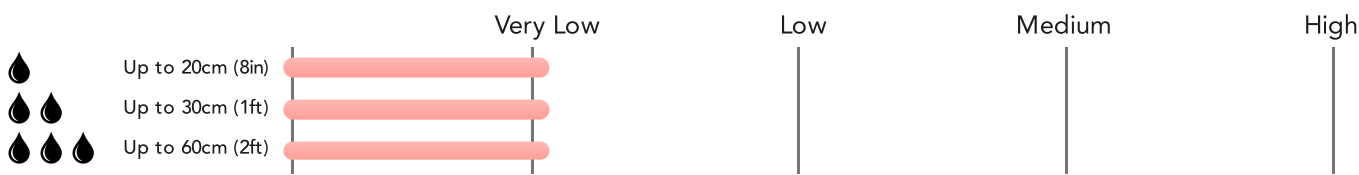


Risk Rating: Very low

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.

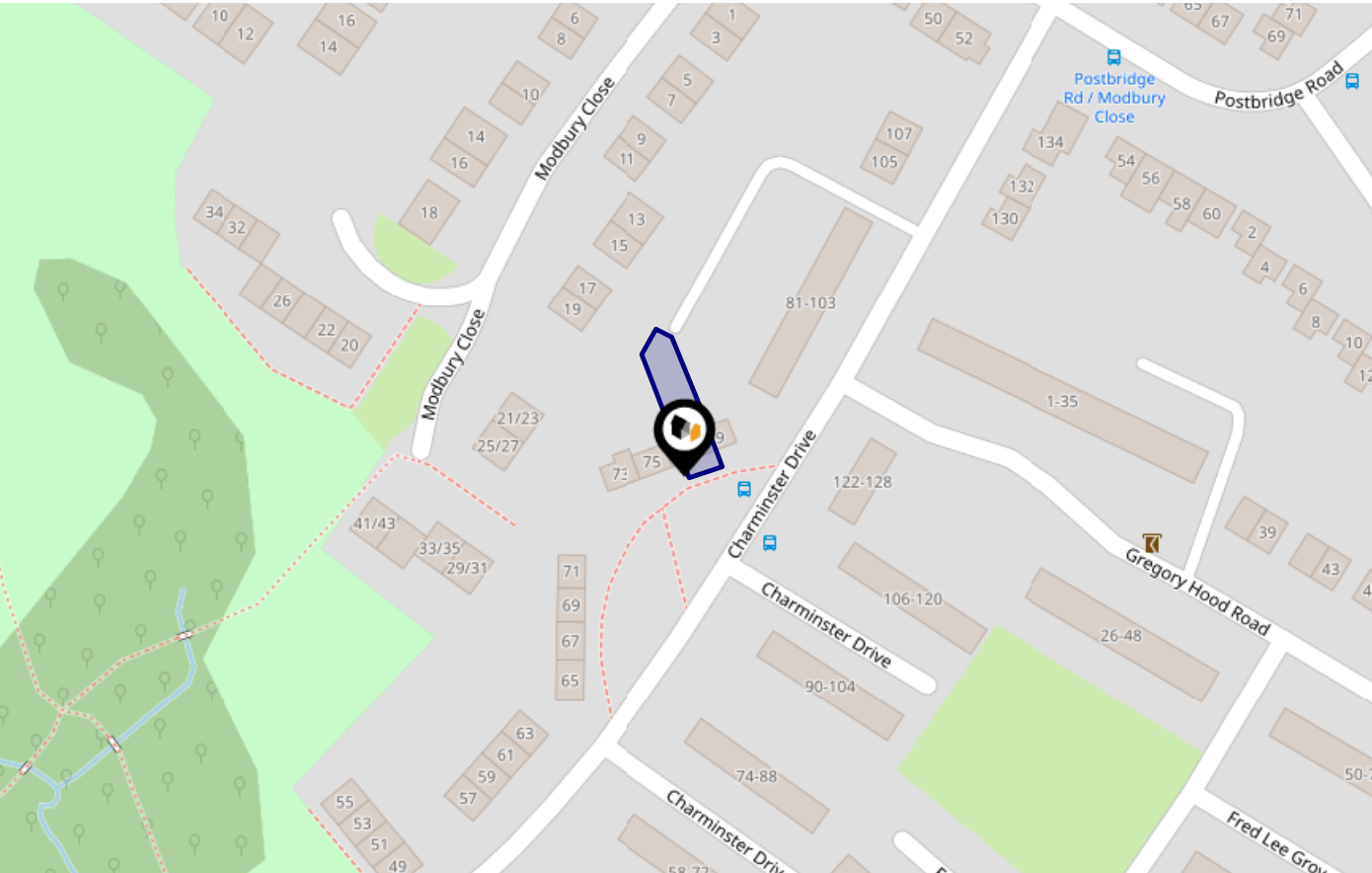
Chance of flooding to the following depths at this property:



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.

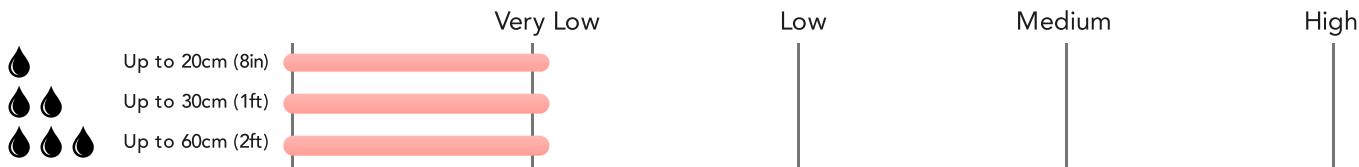


Risk Rating: Very low

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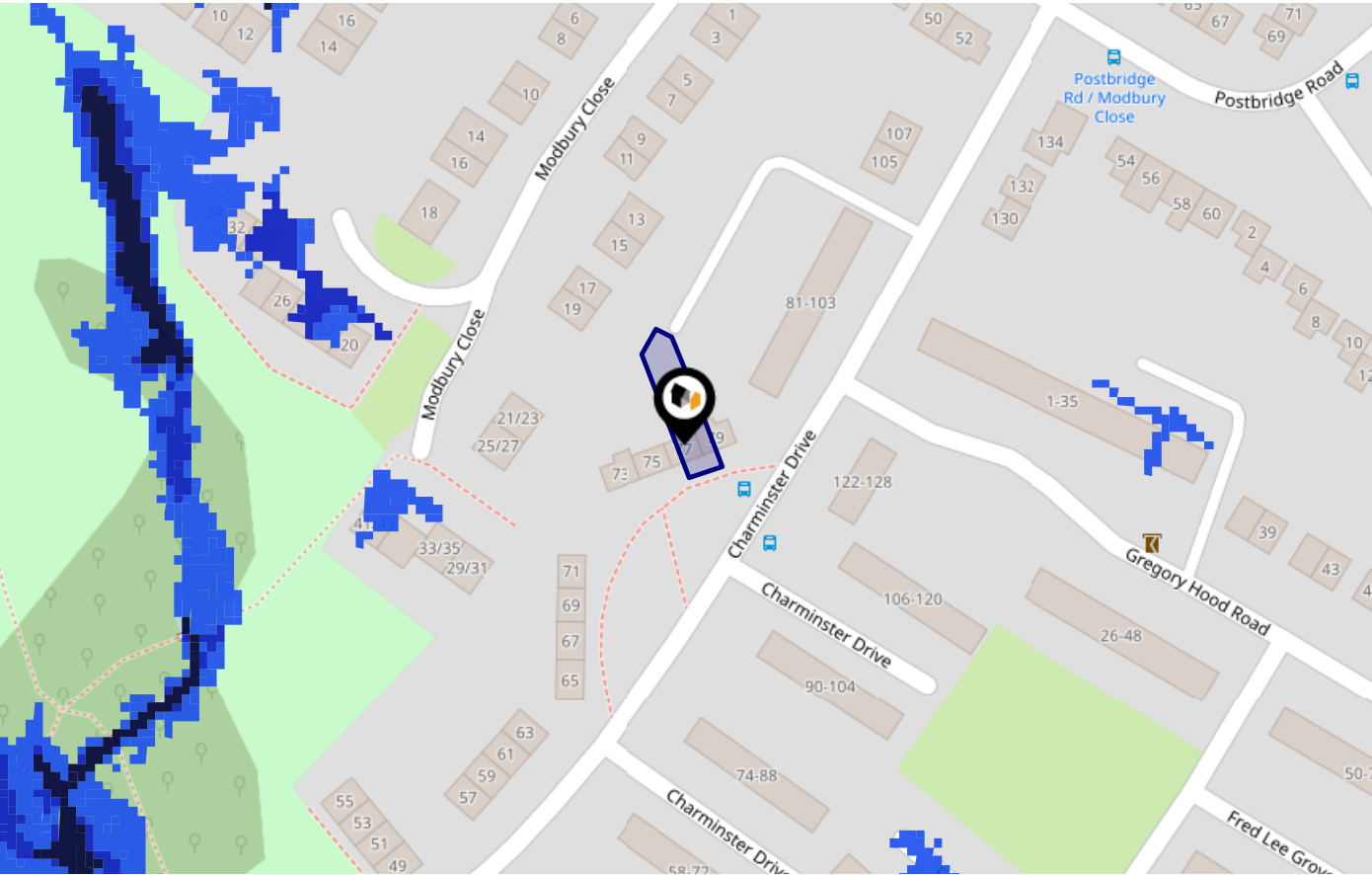
Chance of flooding to the following depths at this property:



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.

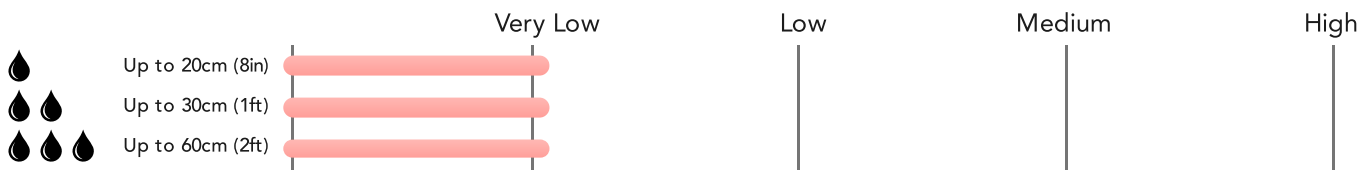


Risk Rating: Very low

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:

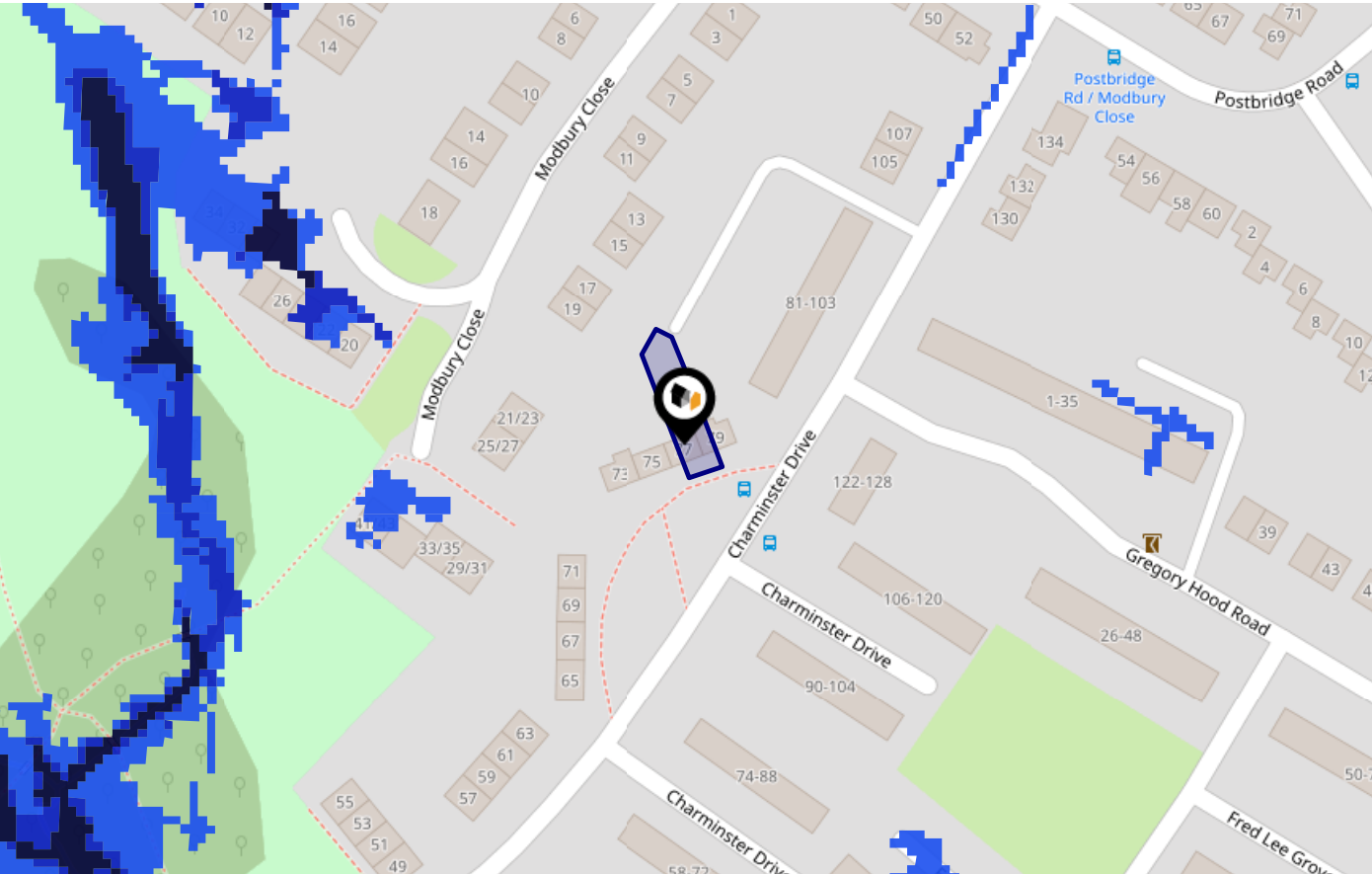




Flood Risk

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

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:

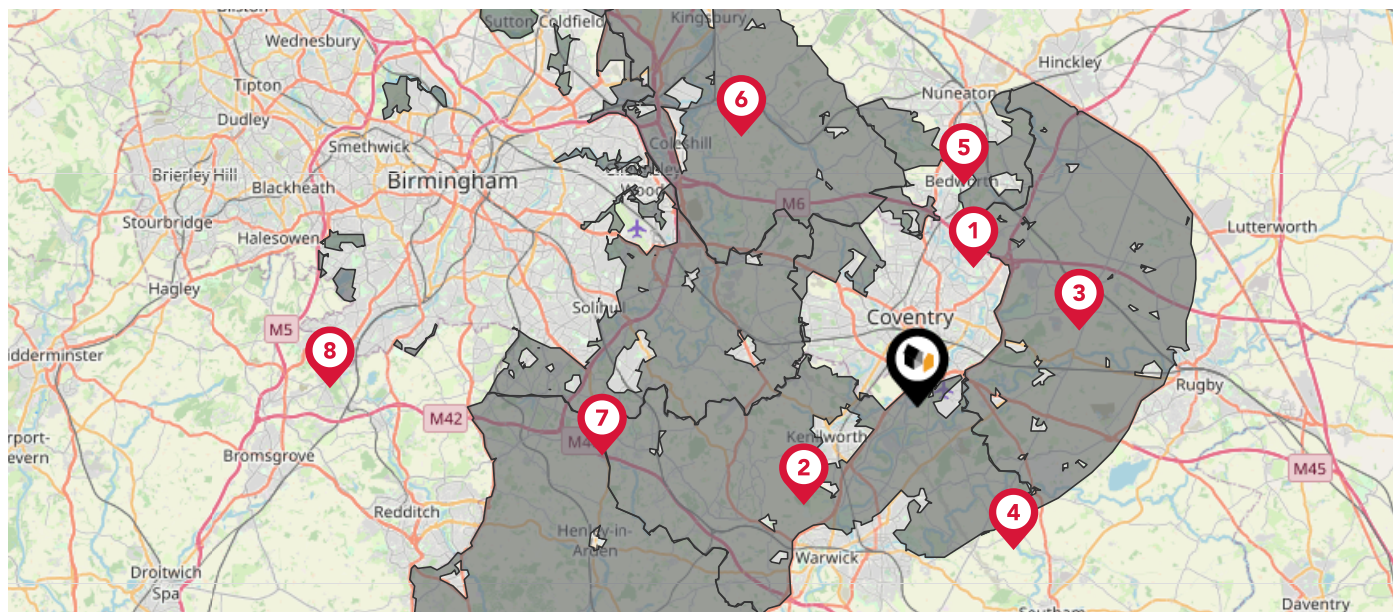


Maps

Green Belt



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



Nearby Green Belt Land



Birmingham Green Belt - Coventry



Birmingham Green Belt - Warwick



Birmingham Green Belt - Rugby



Birmingham Green Belt - Stratford-on-Avon



Birmingham Green Belt - Nuneaton and Bedworth



Birmingham Green Belt - North Warwickshire



Birmingham Green Belt - Solihull



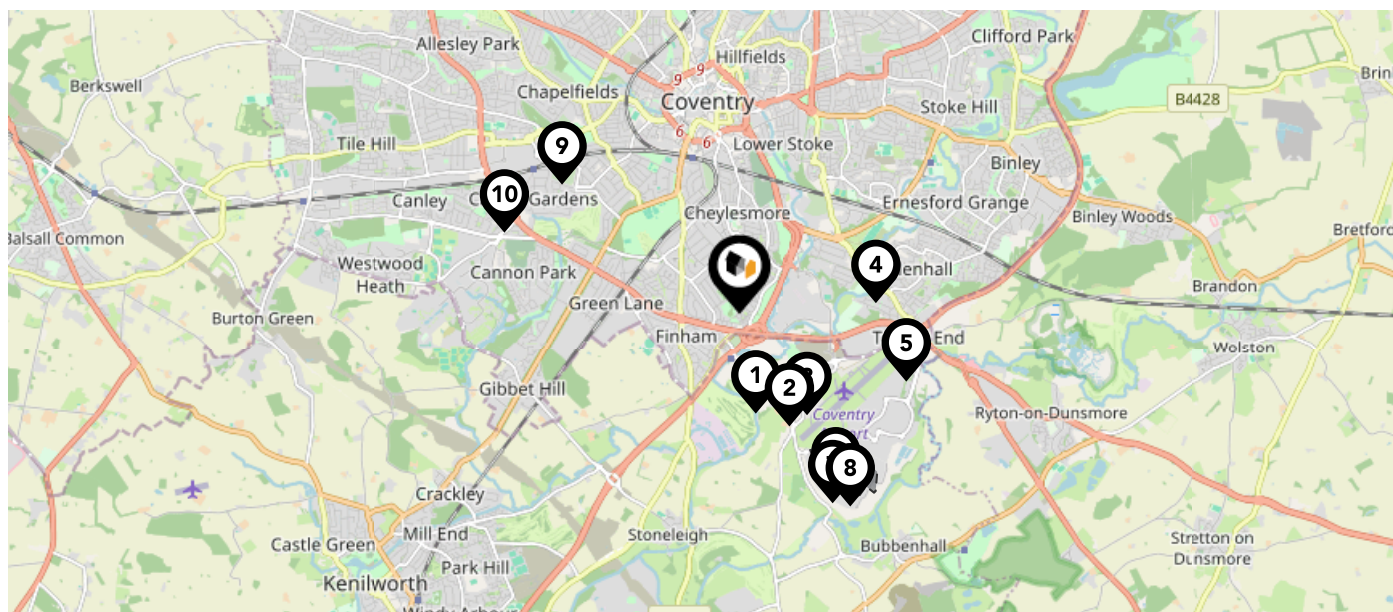
Birmingham Green Belt - Birmingham

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

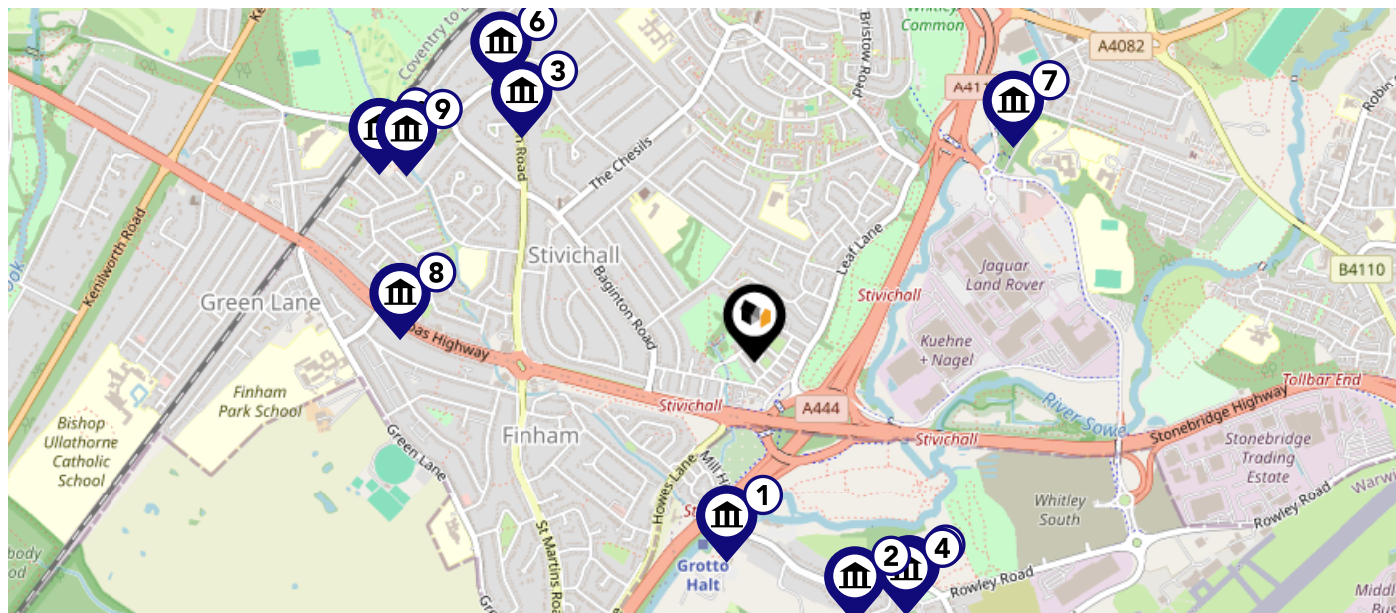
1	Hall Drive-Baginton	Historic Landfill	
2	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	
3	Rowley Road-Baginton	Historic Landfill	
4	London Road B-Willenhall, Coventry	Historic Landfill	
5	Coventry Airport, Baginton-Land at Coventry Airport, Bounded by Rowley Road North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











Maps

Listed Buildings

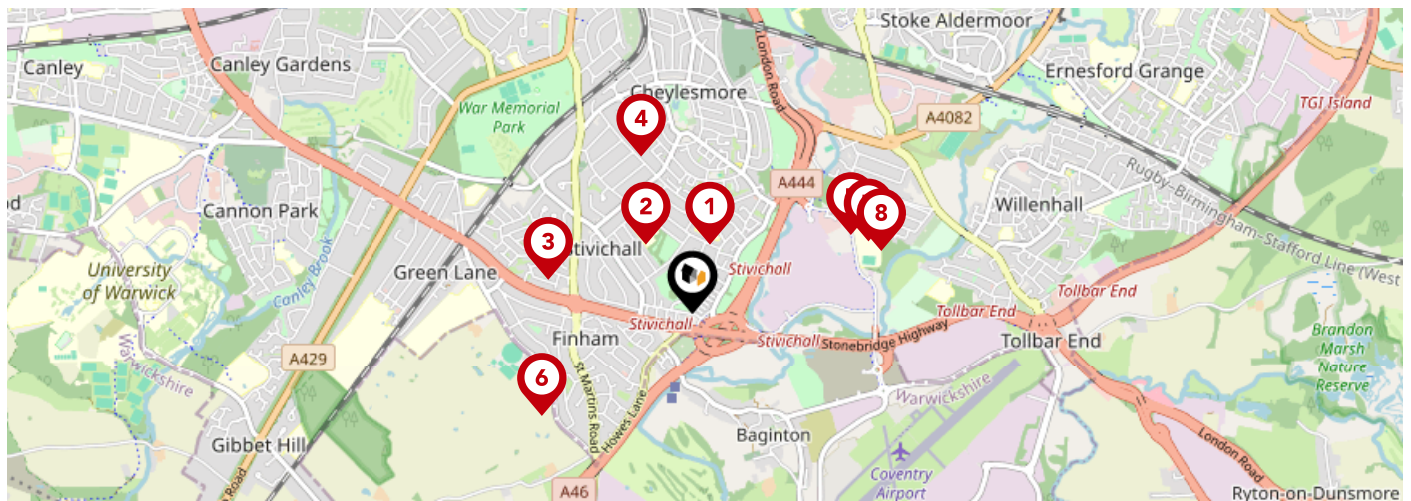


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



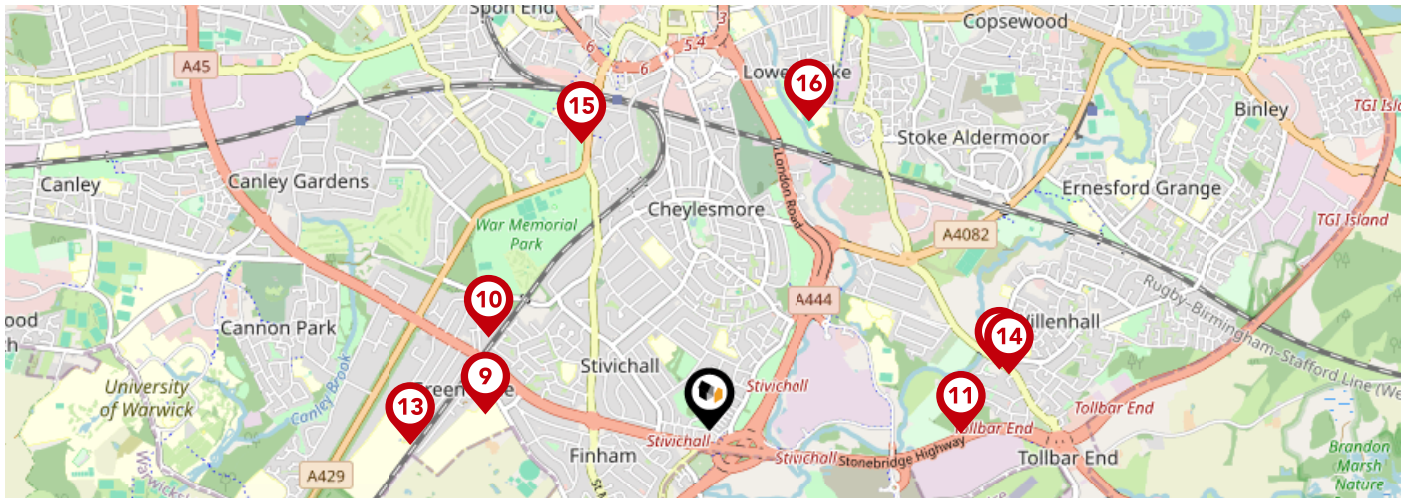
Listed Buildings in the local district		Grade	Distance
	1035274 - Baginton Bridge	Grade II	0.4 miles
	1116527 - Outbuilding 9 Yards South West Of Rose Cottage	Grade II	0.6 miles
	1139458 - Church Of St James	Grade II	0.7 miles
	1035273 - Lunt Cottages	Grade II	0.7 miles
	1319923 - Lunt Cottages	Grade II	0.7 miles
	1076620 - Bremond College	Grade II	0.8 miles
	1076652 - Whitley Abbey Bridge Whitley Bridge	Grade II	0.8 miles
	1342919 - Stivichall Grange	Grade II	0.8 miles
	1104926 - The Smithy	Grade II	0.9 miles
	1076608 - Bridge Cottage	Grade II	0.9 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Howes Community Primary School Ofsted Rating: Requires improvement Pupils: 177 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:0.67	<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:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Meadow Park School Ofsted Rating: Requires improvement Pupils: 783 Distance:0.8	<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:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tiverton School Ofsted Rating: Good Pupils: 119 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitley Abbey Primary School Ofsted Rating: Good Pupils: 449 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

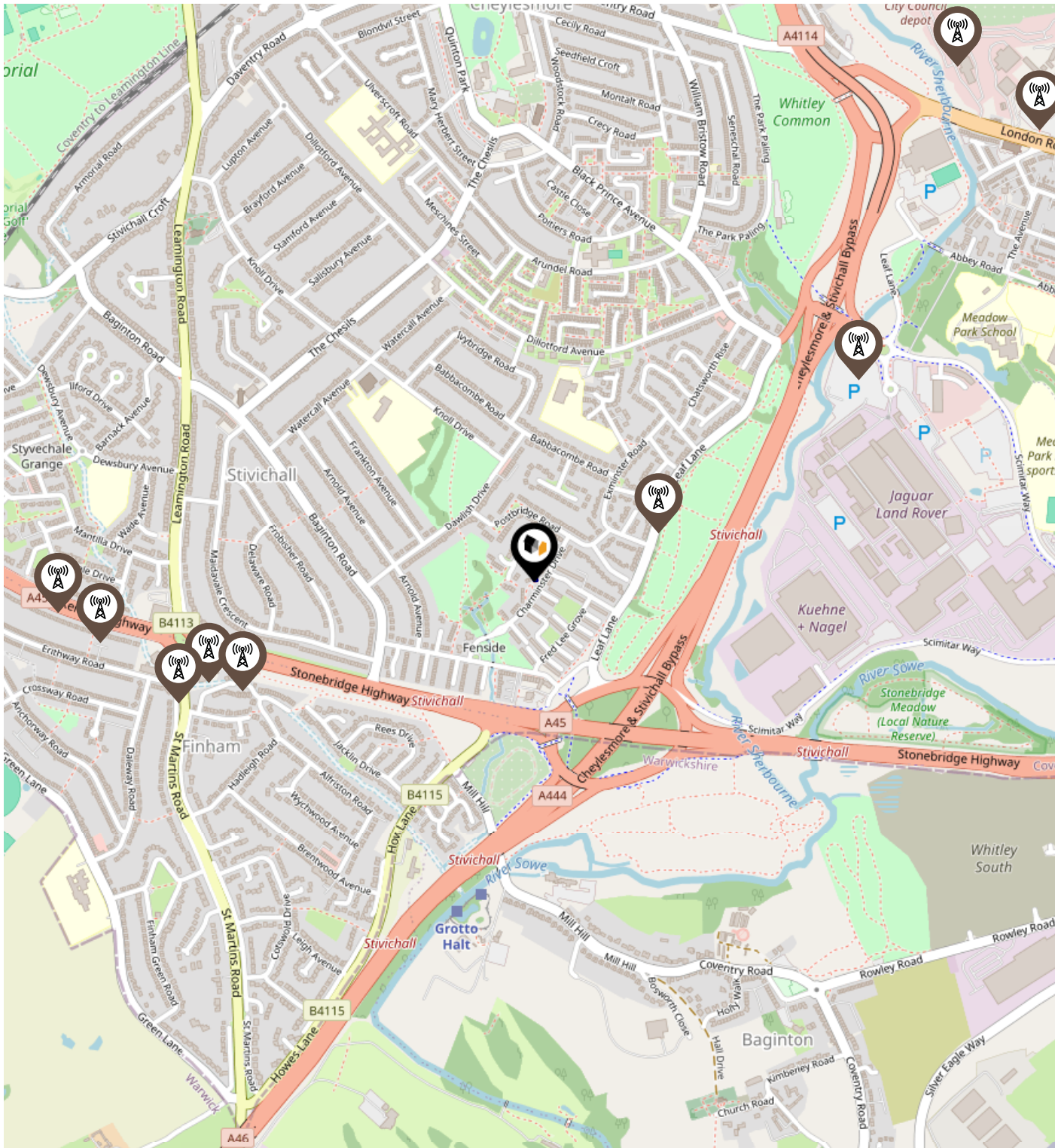
Area Schools





		Nursery	Primary	Secondary	College	Private
9	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Baginton Fields Academy Ofsted Rating: Good Pupils:0 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Anne's Catholic Primary School Ofsted Rating: Good Pupils: 241 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Stretton Church of England Academy Ofsted Rating: Outstanding Pupils: 209 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Blue Coat Church of England School and Music College Ofsted Rating: Good Pupils: 1724 Distance:1.47	<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

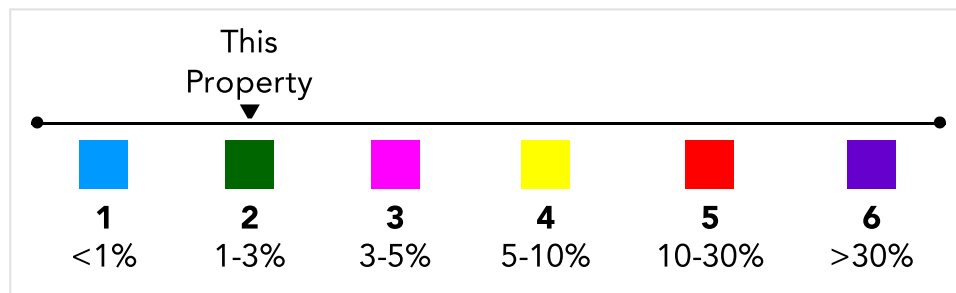
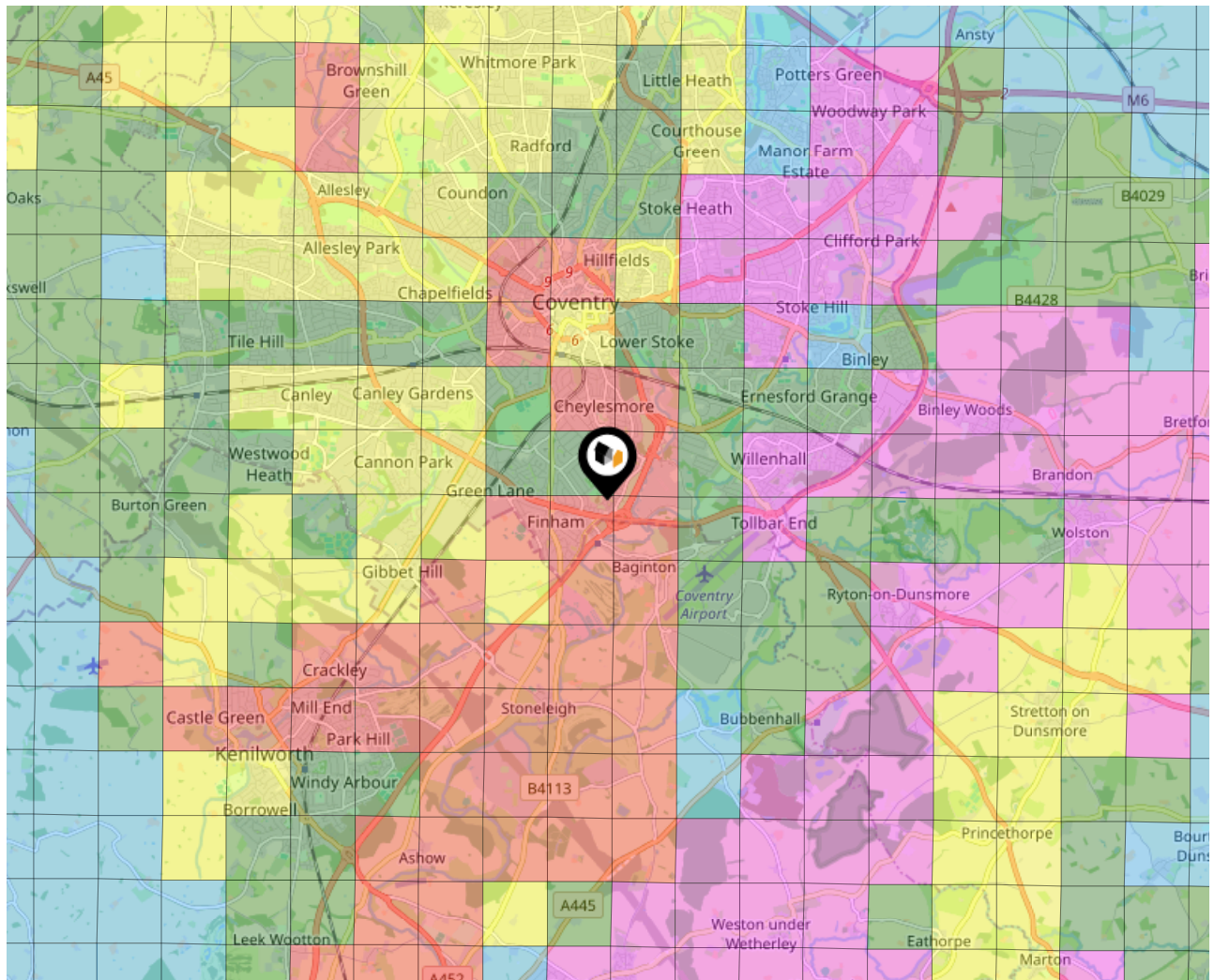
Environment

Radon Gas

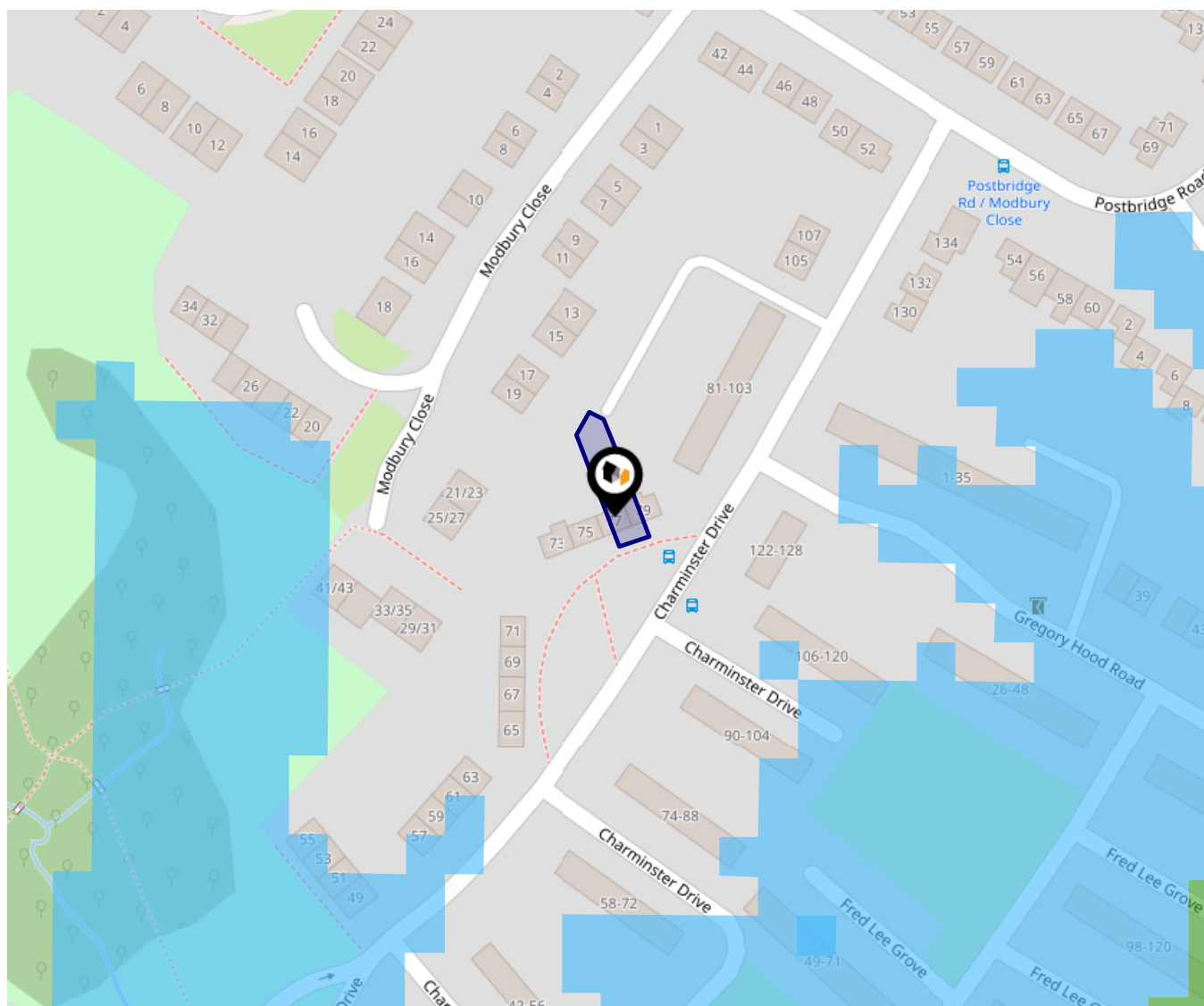


What is Radon?

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



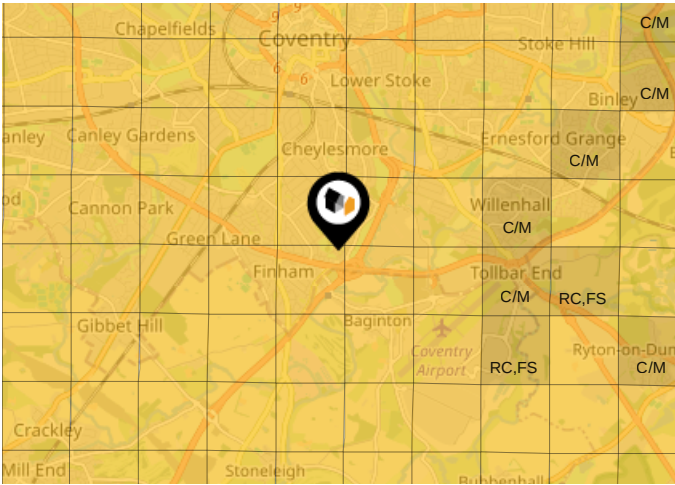
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

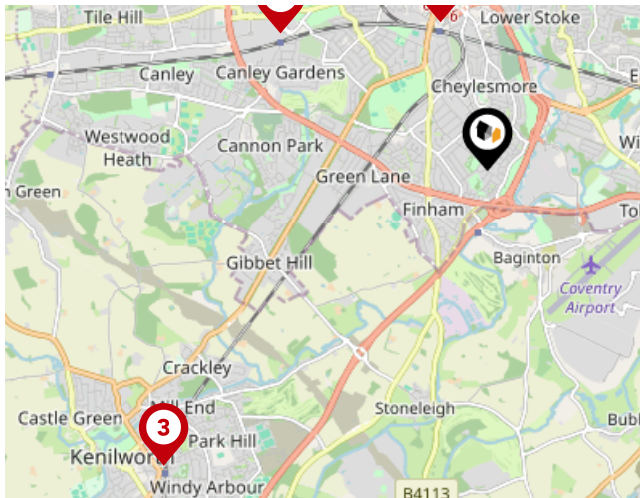


Primary Classifications (Most Common Clay Types)

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

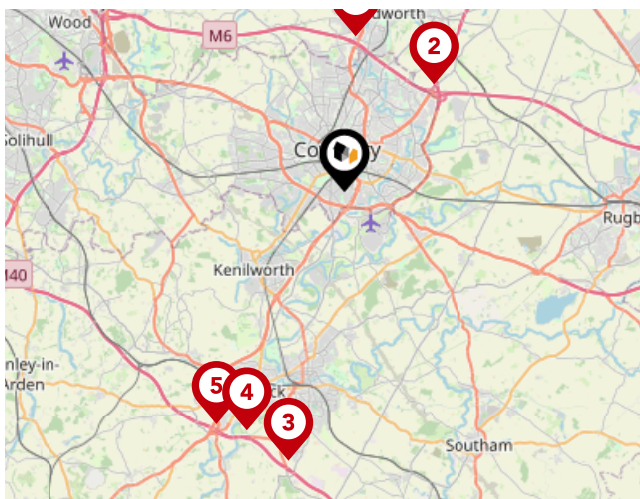
Area

Transport (National)



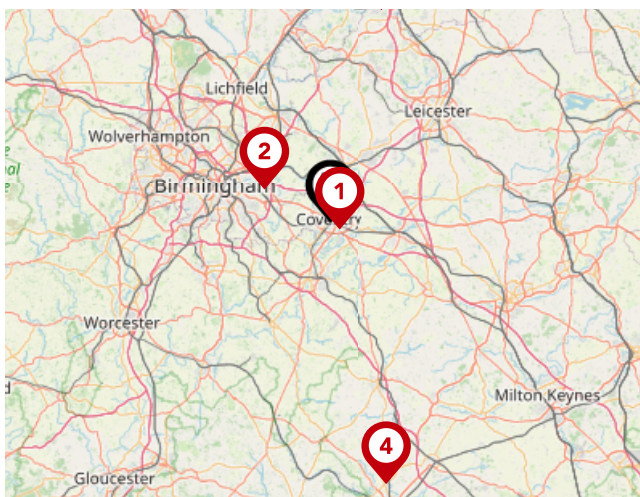
National Rail Stations

Pin	Name	Distance
1	Coventry Rail Station	1.42 miles
2	Canley Rail Station	2.24 miles
3	Kenilworth Rail Station	3.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	5.68 miles
2	M6 J2	5.08 miles
3	M40 J13	9.97 miles
4	M40 J14	9.32 miles
5	M40 J15	9.58 miles

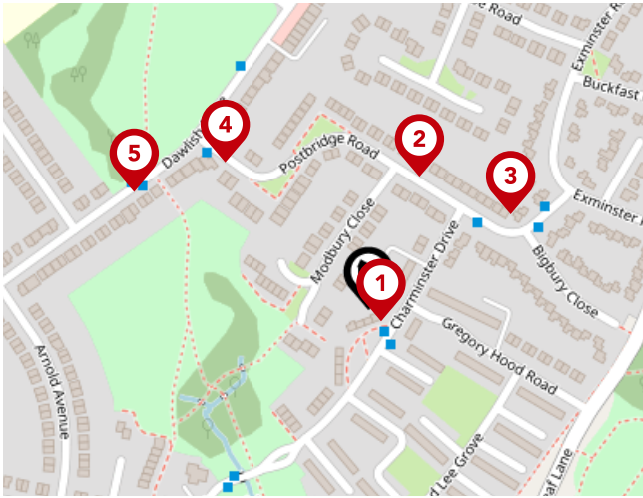


Airports/Helipads

Pin	Name	Distance
1	Baginton	1.52 miles
2	Birmingham Airport	10.82 miles
3	East Mids Airport	31.65 miles
4	Kidlington	38.79 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gregory Hood Rd	0.01 miles
2	Modbury Close	0.08 miles
3	Bigbury Close	0.1 miles
4	Dawlish Drive	0.12 miles
5	Frankton Avenue	0.15 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	10.54 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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