



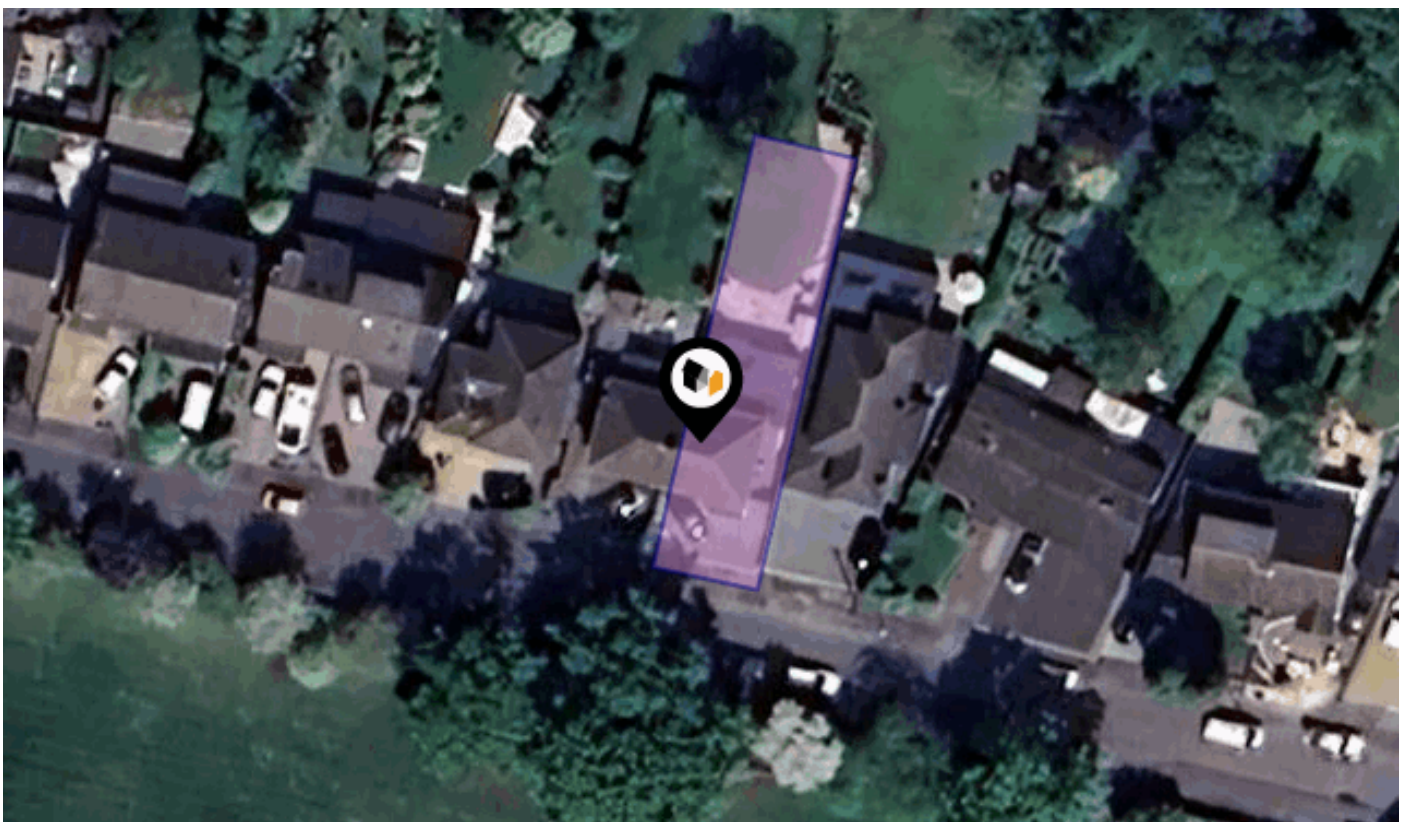
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 29th November 2024



CRAVEN AVENUE, BINLEY WOODS, COVENTRY, CV3

OIRO : £450,000

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.....

A much improved & cleverly extended three bedroom semi detached family home

Superb plot with driveway & substantial gardens

Full width and side ground floor extension

Open plan kitchen dining & family room with bifolding doors & roof lantern

Family bathroom, utility room & ground floor shower room

Ground floor & versatile home office situated off sitting room

Welcoming porch & entrance hallway

Sitting room with log burner

Overlooking parkland & the woods beyond

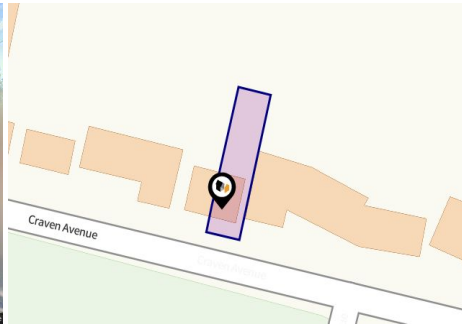
EPC Rating C, Total 1443 Sq.Ft or 134 Sq.M

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	OIRO:	£450,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,184 ft ² / 110 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£2,018		
Title Number:	WK241159		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	72 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Craven Avenue, Binley Woods, Coventry, CV3*

Reference - Rugby/R17/1560	
Decision:	Decided
Date:	07th September 2017
Description:	Erection of a single storey side and rear extension.

Property EPC - Certificate



Binley Woods, COVENTRY, CV3

Energy rating

C

Valid until 26.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

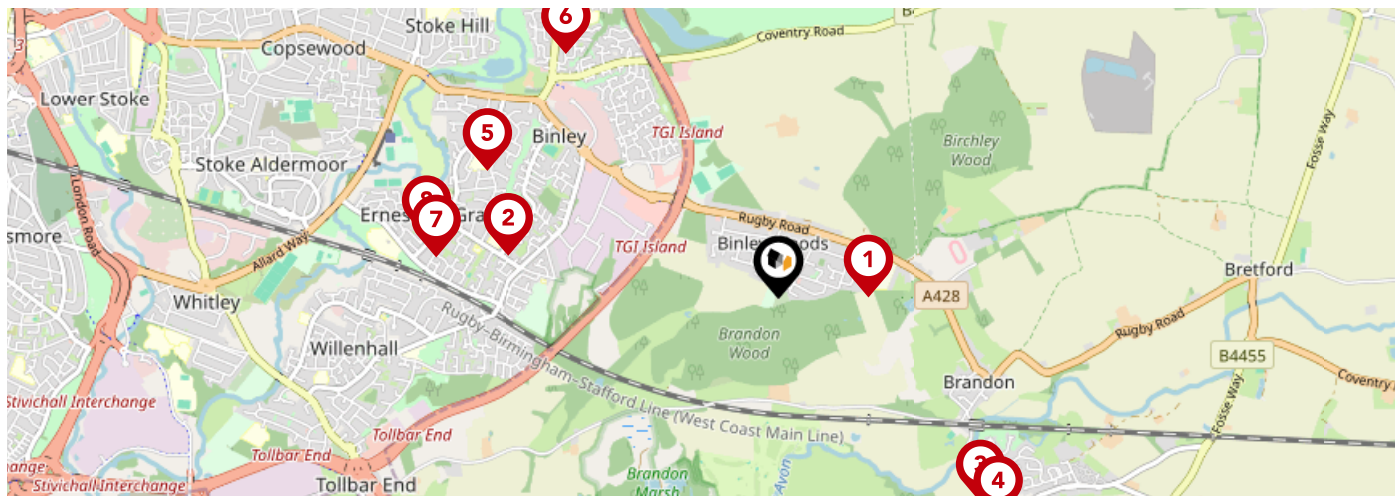
EPC - Additional Data



Additional EPC Data

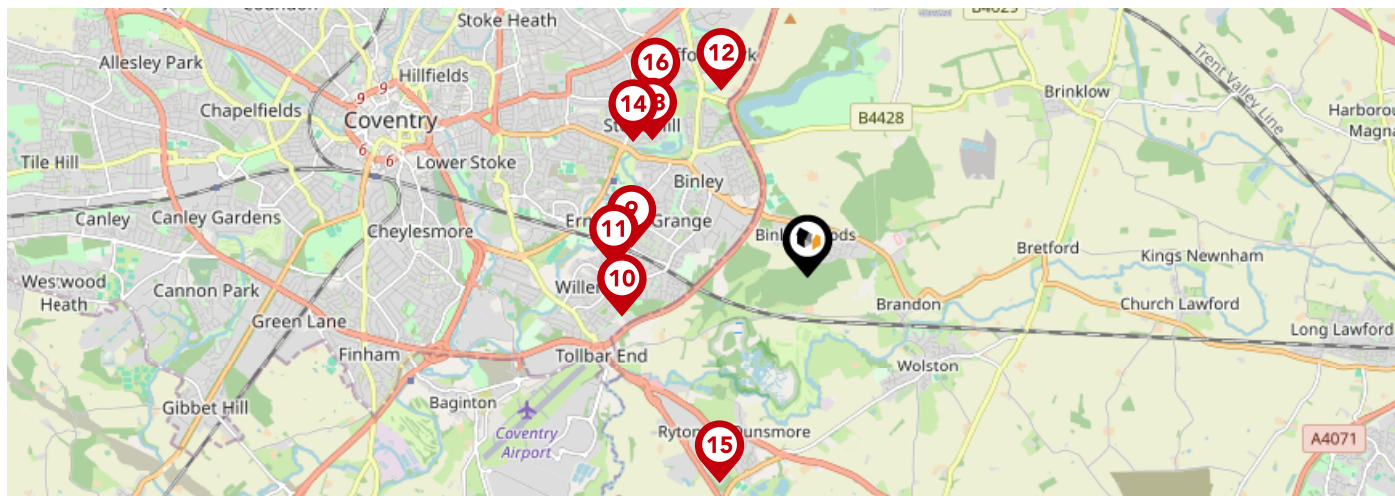
Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	110 m ²









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Binley Woods Primary School Ofsted Rating: Good Pupils: 185 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Bartholomew's Church of England Academy Ofsted Rating: Requires improvement Pupils: 206 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Haven School Wolston Ofsted Rating: Good Pupils: 26 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wolston St Margaret's CofE Primary School Ofsted Rating: Good Pupils: 225 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 485 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Clifford Bridge Academy Ofsted Rating: Good Pupils: 450 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sowe Valley Primary School Ofsted Rating: Good Pupils: 230 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 1129 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

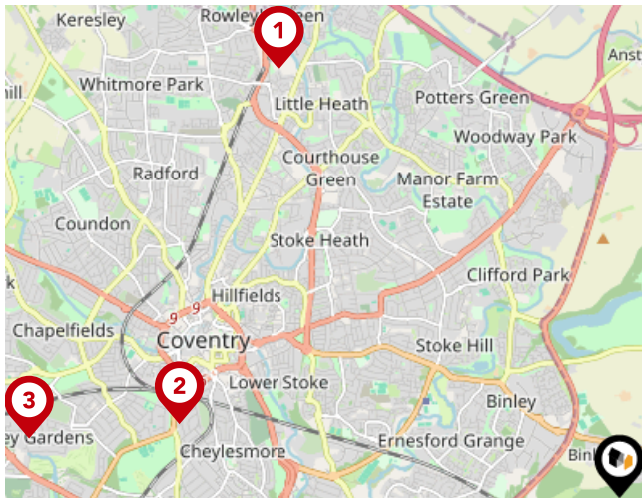
Area Schools



		Nursery	Primary	Secondary	College	Private
	Riverbank School Ofsted Rating: Outstanding Pupils: 198 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Willenhall Community Primary School Ofsted Rating: Requires improvement Pupils: 468 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 450 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pearl Hyde Community Primary School Ofsted Rating: Good Pupils: 285 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Lee Primary School Ofsted Rating: Requires improvement Pupils: 430 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ryton-On-Dunsmore Provost Williams Church of England Academy Ofsted Rating: Good Pupils: 138 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caludon Castle School Ofsted Rating: Good Pupils: 1556 Distance:2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

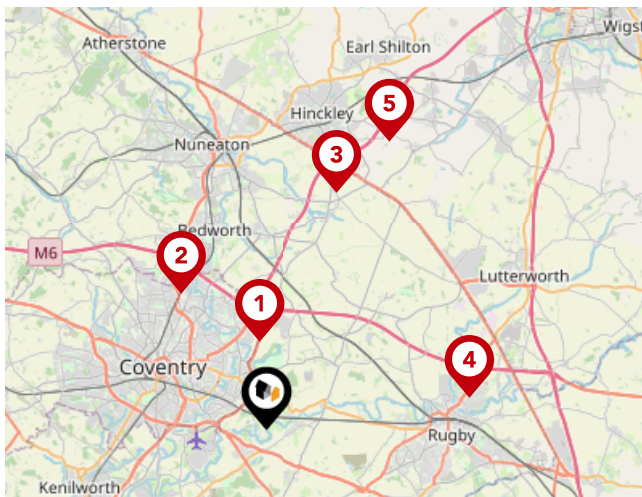
Area

Transport (National)



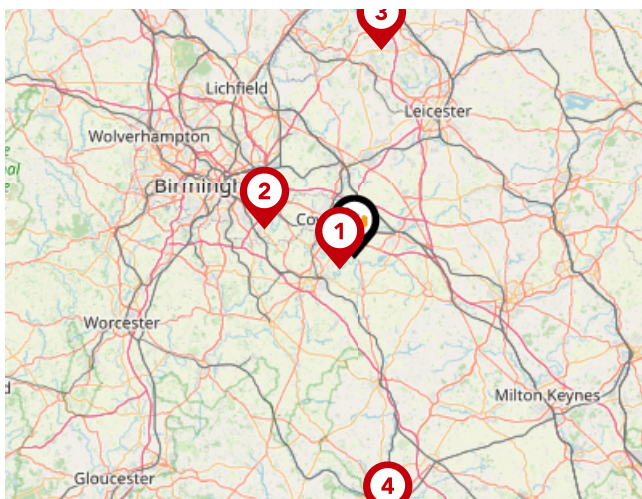
National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	4.97 miles
2	Coventry Rail Station	4.05 miles
3	Canley Rail Station	5.37 miles



Trunk Roads/Motorways

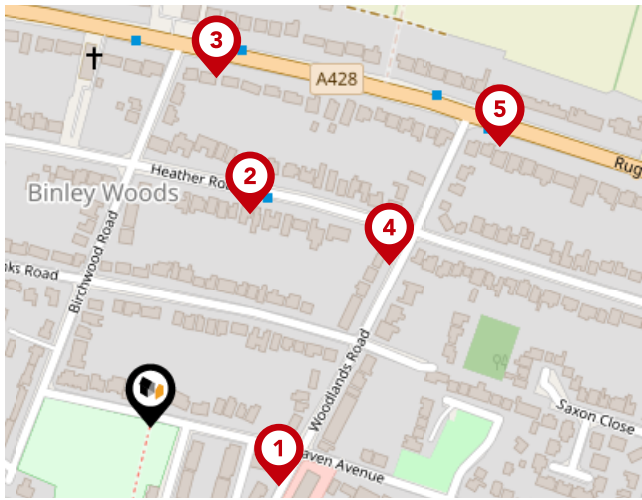
Pin	Name	Distance
1	M6 J2	3.19 miles
2	M6 J3	5.83 miles
3	M69 J1	8.92 miles
4	M6 J1	7.45 miles
5	M69 J2	11.31 miles



Airports/Helipads

Pin	Name	Distance
1	Baginton	2.81 miles
2	Birmingham Airport	13.77 miles
3	East Mids Airport	30.33 miles
4	Kidlington	38.99 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodlands Road	0.08 miles
2	Heather Rd	0.13 miles
3	Roseycombe	0.2 miles
4	Woodlands Road	0.16 miles
5	Woodlands Road	0.25 miles

Market Sold in Street



23, Craven Avenue, Coventry, CV3 2JJ					Detached House
Last Sold Date:	15/08/2024	05/09/2014	04/04/2003	30/11/2000	
Last Sold Price:	£700,000	£400,000	£195,000	£127,500	
11, Craven Avenue, Coventry, CV3 2JJ					Semi-detached House
Last Sold Date:	19/04/2024				
Last Sold Price:	£265,000				
3, Craven Avenue, Coventry, CV3 2JJ					Terraced House
Last Sold Date:	02/02/2024	16/09/2014	14/08/2007		
Last Sold Price:	£300,000	£190,000	£185,000		
33, Craven Avenue, Coventry, CV3 2JJ					Detached House
Last Sold Date:	27/10/2023	22/06/2018	30/05/2002	16/04/1999	
Last Sold Price:	£505,000	£417,000	£211,000	£132,000	
9, Craven Avenue, Coventry, CV3 2JJ					Semi-detached House
Last Sold Date:	12/05/2023	10/12/2004	21/07/1999		
Last Sold Price:	£350,000	£194,995	£89,950		
29, Craven Avenue, Coventry, CV3 2JJ					Semi-detached House
Last Sold Date:	22/06/2022	08/07/2015			
Last Sold Price:	£450,000	£230,000			
7, Craven Avenue, Coventry, CV3 2JJ					Terraced House
Last Sold Date:	26/01/2018				
Last Sold Price:	£230,000				
1, Craven Avenue, Coventry, CV3 2JJ					Terraced House
Last Sold Date:	09/12/2016	04/04/2008	11/06/1999		
Last Sold Price:	£270,000	£225,000	£85,000		
19, Craven Avenue, Coventry, CV3 2JJ					Semi-detached House
Last Sold Date:	01/11/2016	17/06/2008	20/02/2003	29/03/2000	
Last Sold Price:	£275,000	£220,000	£170,000	£115,000	
17, Craven Avenue, Coventry, CV3 2JJ					Detached House
Last Sold Date:	20/07/2012	17/02/2006	15/04/1998		
Last Sold Price:	£280,000	£265,000	£106,500		
5, Craven Avenue, Coventry, CV3 2JJ					Terraced House
Last Sold Date:	10/06/2011	25/02/2005	01/02/2002		
Last Sold Price:	£175,000	£144,000	£98,500		
35, Craven Avenue, Coventry, CV3 2JJ					Detached House
Last Sold Date:	16/02/2007	16/01/1998			
Last Sold Price:	£260,000	£115,000			

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

Market Sold in Street



21, Craven Avenue, Coventry, CV3 2JJ	Semi-detached House
Last Sold Date: 14/03/2003	
Last Sold Price: £165,000	
25, Craven Avenue, Coventry, CV3 2JJ	Semi-detached House
Last Sold Date: 28/10/1999	
Last Sold Price: £105,000	
15, Craven Avenue, Coventry, CV3 2JJ	Semi-detached House
Last Sold Date: 22/01/1999	
Last Sold Price: £83,000	
13, Craven Avenue, Coventry, CV3 2JJ	Semi-detached House
Last Sold Date: 24/05/1996	
Last Sold Price: £69,500	

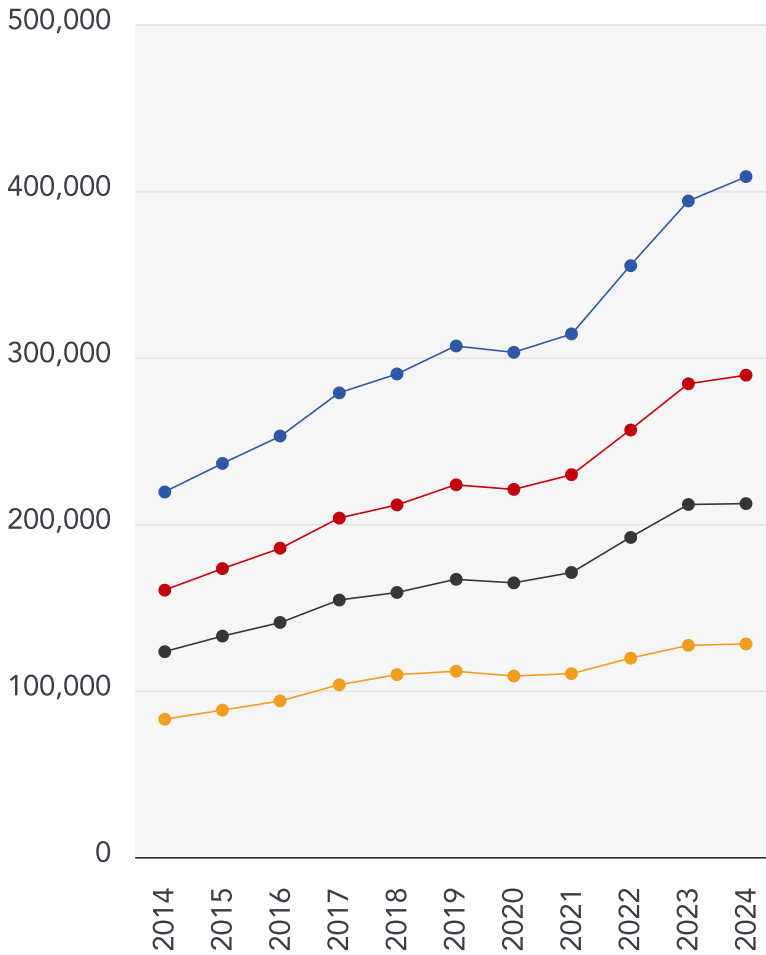
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



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



Detached

+86.39%

Semi-Detached

+80.56%

Terraced

+72.09%

Flat

+54.68%

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



/walmsleysthewaytomove/



/walmsleysthewaytomove

Agent Disclaimer



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

