



KFB: Key Facts For Buyers

An insight into your property and the local area

Tuesday 20th September 2022



PINEWOOD DRIVE, BINLEY WOODS, COVENTRY, CV3

Walmsley's The Way to Move

Radio + Building, 5 Hertford Place, Coventry, CV1 3JZ

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments



Key features

Incredibly versatile family home
Semi detached property with spacious loft room & ground floor study
Three first floor double bedrooms
Full width sitting dining room with log burner
Spacious utility room with WC & wash basin
Generous driveway for 4+ vehicles
Adaptable entrance lobby with excellent storage
Impressive four piece family bathroom
Quiet Binley Woods Locale
EPC Rating D

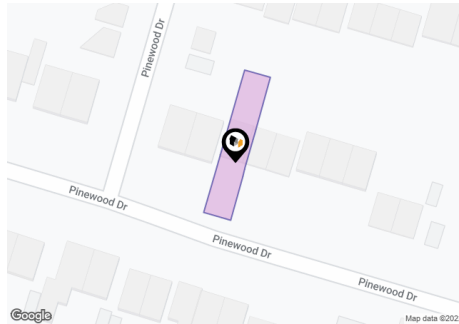
Contact Walmsley's The Way to Move to arrange your accompanied viewing.

03301 180062.

sales@walmsleysthewaytomove.co.uk.

www.walmsleysthewaytomove.co.uk

Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,431.60 ft ² / 133 m ²
Plot Area:	0.07 acres
Council Tax :	Band D
Annual Estimate:	£2,082 pa
Title Number:	WK402809
UPRN:	100070174721

Last Sold £/ft ² :	£129.23
Price Estimate:	£337,395
Tenure:	Freehold

Local Area

Local Authority:	Rugby
Flood Risk:	Very Low
Conservation Area:	No

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



BINLEY WOODS, CV3

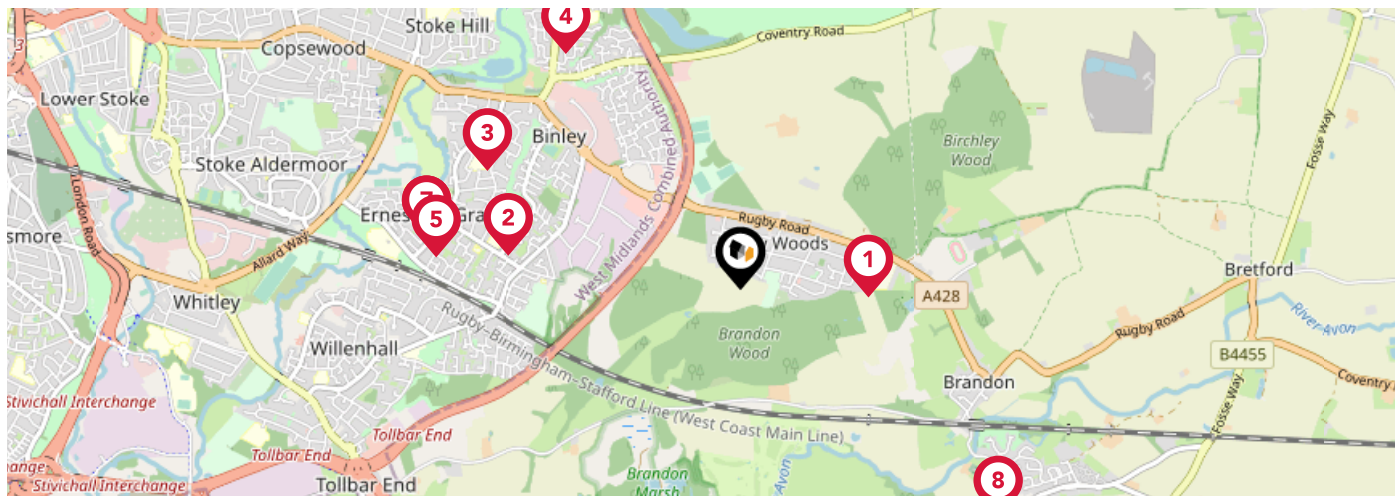
Energy rating

D

Valid until 03.01.2029

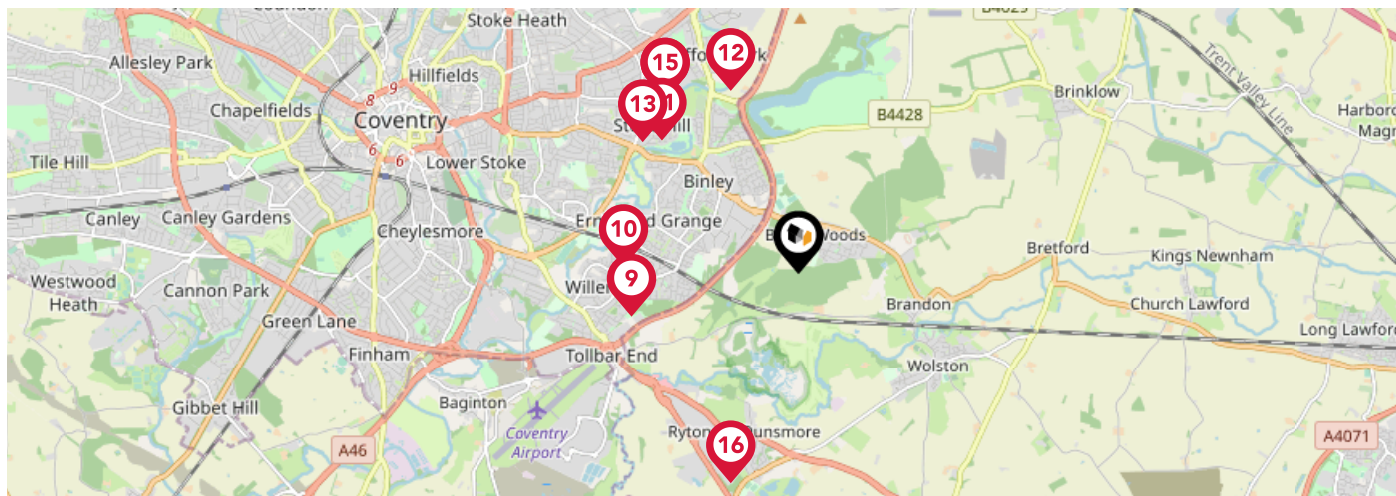
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	68 D	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Area Schools



		Nursery	Primary	Secondary	College	Private
1	Binley Woods Primary School Ofsted Rating: Requires improvement Pupils: 202 Distance:0.58	<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: Good Pupils: 247 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ernesford Grange Primary School Ofsted Rating: Good Pupils: 488 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Clifford Bridge Academy Ofsted Rating: Good Pupils: 439 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sowe Valley Primary School Ofsted Rating: Good Pupils: 192 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ernesford Grange Community Academy Ofsted Rating: Good Pupils: 742 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Riverbank School Ofsted Rating: Outstanding Pupils: 165 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wolston St Margaret's CofE Primary School Ofsted Rating: Good Pupils: 208 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

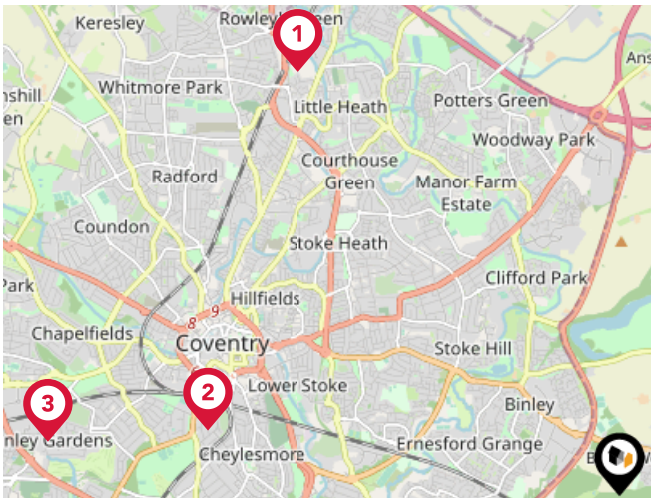
Area Schools



		Nursery	Primary	Secondary	College	Private
	Willenhall Community Primary School Ofsted Rating: Good Pupils: 463 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corpus Christi Catholic School Ofsted Rating: Good Pupils: 403 Distance:1.58	<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: 225 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pearl Hyde Community Primary School Ofsted Rating: Not Rated Pupils: 266 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Lee Primary School Ofsted Rating: Not Rated Pupils: 493 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Extended Learning Centre Ofsted Rating: Requires improvement Pupils: 101 Distance:1.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caludon Castle School Ofsted Rating: Good Pupils: 1539 Distance:1.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Provost Williams CofE Primary School Ofsted Rating: Good Pupils: 180 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

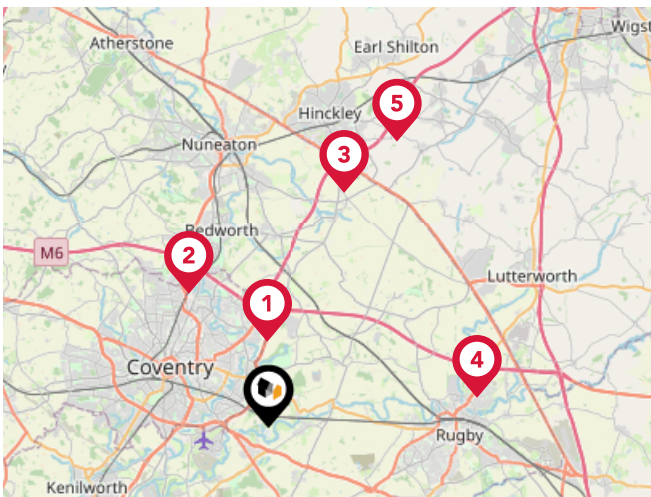
Area

Transport (National)



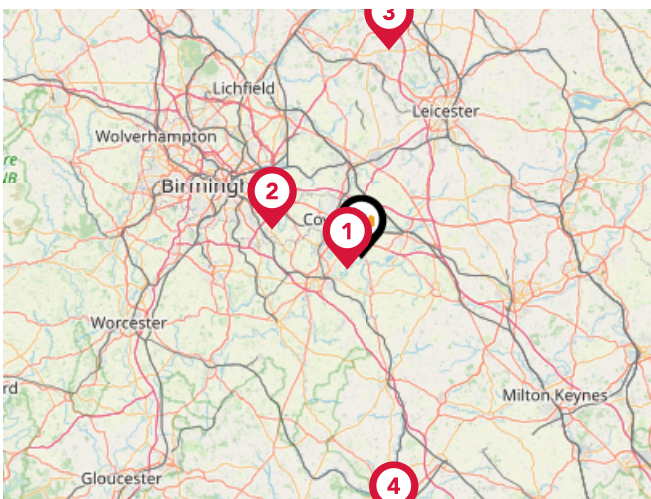
National Rail Stations

Pin	Name	Distance
1	Coventry Arena Rail Station	4.82 miles
2	Coventry Rail Station	3.78 miles
3	Canley Rail Station	5.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J2	3.14 miles
2	M6 J3	5.7 miles
3	M69 J1	8.93 miles
4	M6 J1	7.61 miles
5	M69 J2	11.34 miles

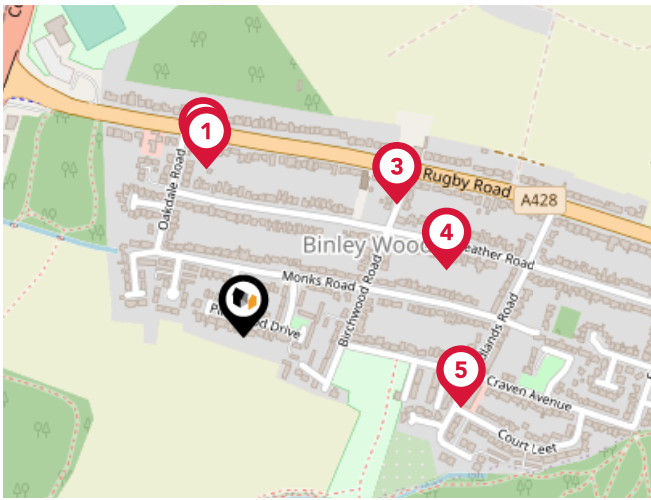


Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	2.7 miles
2	Birmingham International Airport	13.59 miles
3	East Midlands Airport	30.34 miles
4	London Oxford Airport	38.98 miles

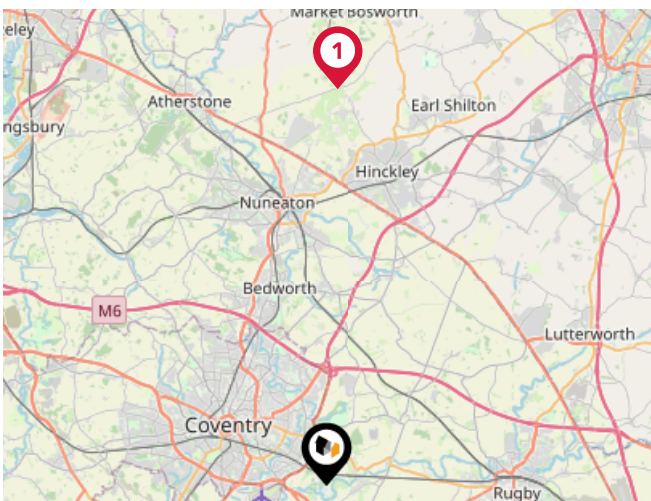
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Oakdale Road	0.2 miles
2	Oakdale Road	0.21 miles
3	Village Hall	0.23 miles
4	Heather Rd	0.24 miles
5	Woodlands Road	0.26 miles



Local Connections

Pin	Name	Distance
1	Shenton Rail Station (Battlefield Line)	14.37 miles

Market Sold in Your Street



7, Pinewood Drive, Coventry, CV3 2BW			Terraced House
Last Sold Date:	25/05/2007	13/08/2002	22/04/1997
Last Sold Price:	£169,000	£118,000	£58,400
5, Pinewood Drive, Coventry, CV3 2BW			Terraced House
Last Sold Date:	09/03/2007	14/08/2002	
Last Sold Price:	£185,000	£135,000	
9, Pinewood Drive, Coventry, CV3 2BW			Terraced House
Last Sold Date:	10/05/2002		
Last Sold Price:	£120,000		
3, Pinewood Drive, Coventry, CV3 2BW			Semi-detached House
Last Sold Date:	12/06/1997		
Last Sold Price:	£73,000		

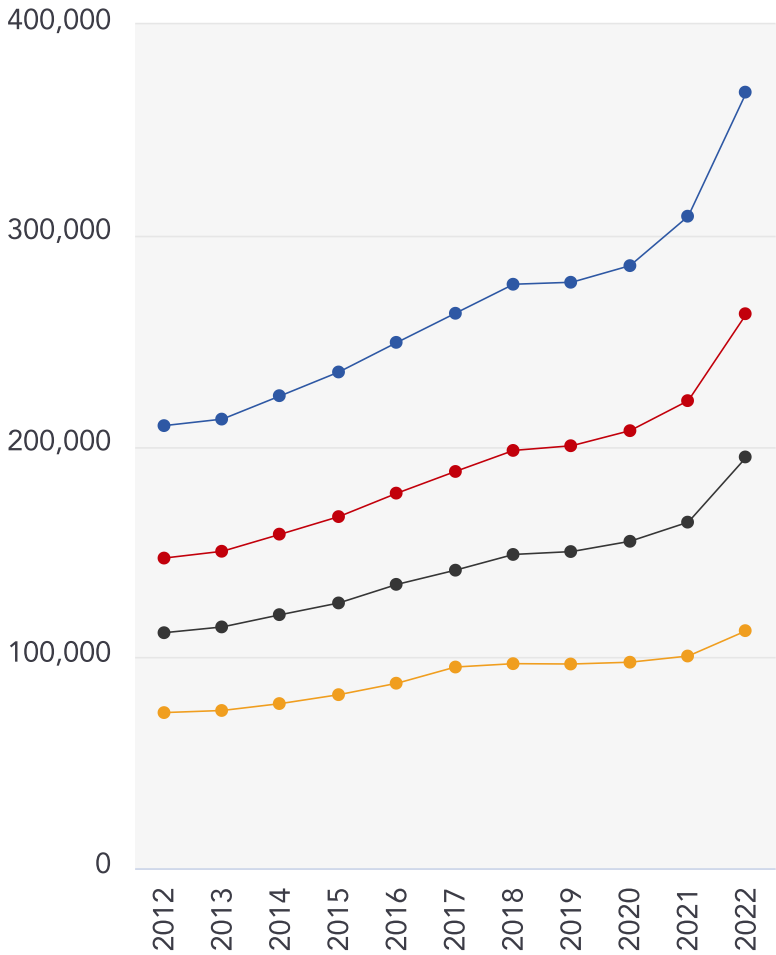
NOTE: In this list we display the 6 most recent sales records for each property since 1995.
There may sometimes be more, please let us know if you would like us to check.

Market

House Price Statistics



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



Detached

+75.34%

Semi-Detached

+78.77%

Terraced

+74.62%

Flat

+52.65%

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

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 Limited 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

Radio + Building, 5 Hertford Place,
Coventry, CV1 3JZ
0330 1180062

mark@walmsleysthewaytomove.co.uk
www.walmsleysthewaytomove.co.uk

