

## Buyers report

1 Sedgemoor Road, Coventry, CV3 4ED

13th December 2024









Data you can rely on:



## Key Property Information

Number of bedrooms	<b>3 bedrooms</b>	Floor area	<b>89m<sup>2</sup> (958ft<sup>2</sup>)</b>	Last Sold: 14-12-2023	<b>£143,000</b>
Number of bathrooms	<b>1 bathroom</b>	Plot size	<b>0.06 acres (233m<sup>2</sup>)</b>		
Property type	<b>Terraced</b>	Title number	<b>WM315215</b>		
Year built	<b>1950-1966</b>				
<hr/>					
Lease type	<b>Freehold</b>	Council tax	<b>Band B</b>	Mains gas	<b>Yes</b>
		Estimated cost	<b>£1,786 per year</b>	Wind turbines	<b>N/A</b>
		Local authority	<b>Coventry</b>	Solar panels	<b>N/A</b>
				Mains fuel type	<b>Mains Gas</b>
<hr/>					
Floor type	<b>Solid</b>				
Roof type	<b>Pitched</b>				
Wall type	<b>Brick</b>				
Window type	<b>Double Glazed</b>				

## Key Property Information

 EE coverage	 <b>Good</b>
 O2 coverage	 <b>Good</b>
 Three coverage	 <b>Good</b>
 Vodafone coverage	 <b>Okay</b>

Basic broadband	 <b>18mb</b>
Superfast broadband	 <b>80mb</b>
Ultrafast broadband	 <b>1139mb</b>
Overall broadband	 <b>1139mb</b>

Garden direction (est)	<b>South</b>
Primary orientation	<b>Back</b>
Outdoor area	<b>188m<sup>2</sup></b>

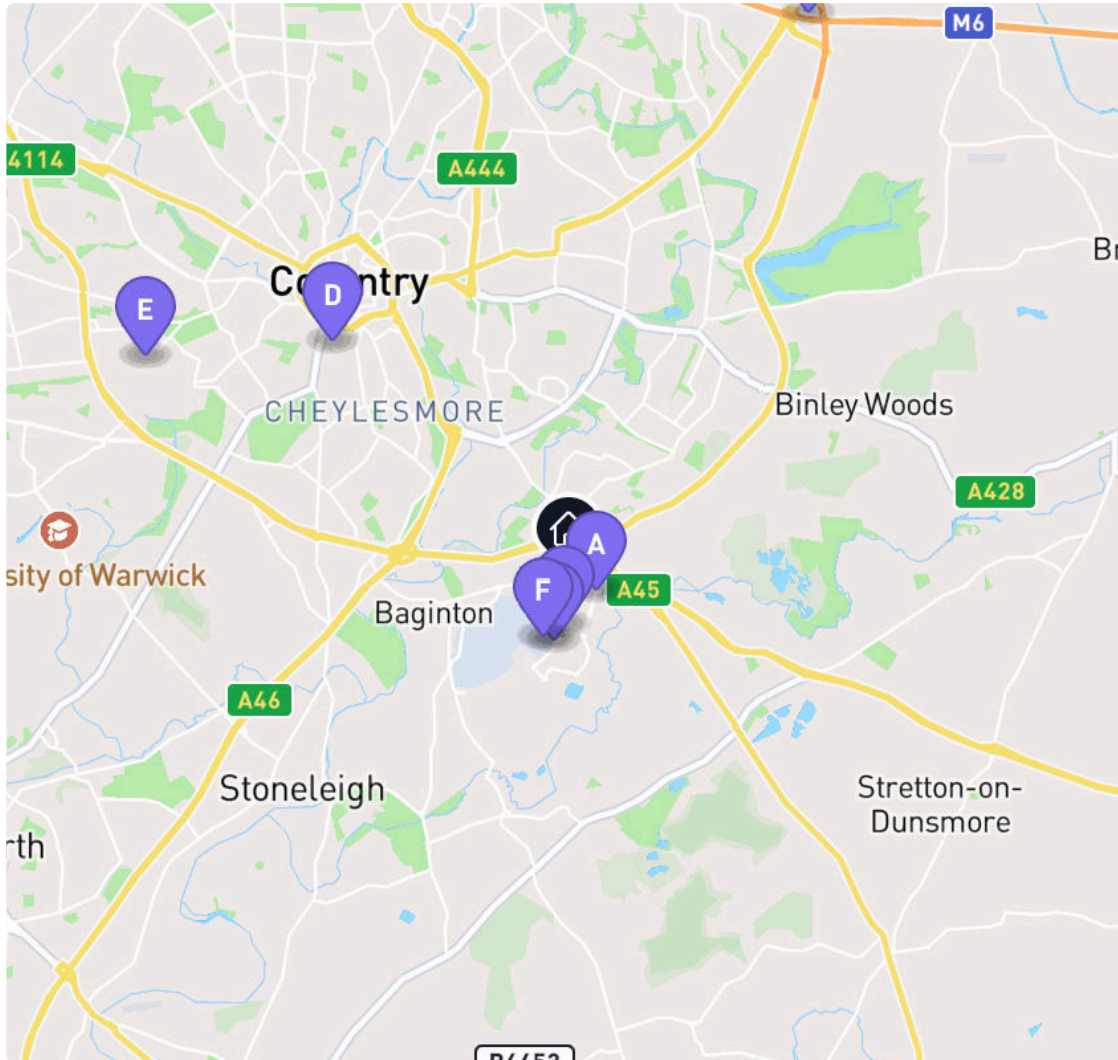
Has restrictive covenants	<b>No</b>
In a conservation area	<b>No</b>
In a national park	<b>No</b>

## Local Education



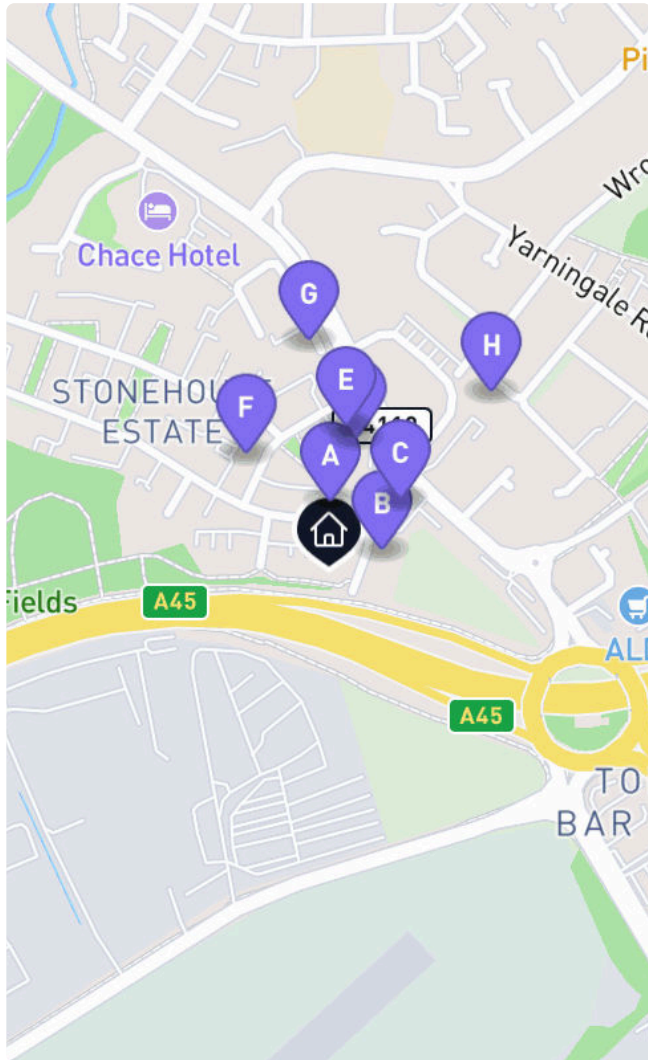
- A** Baginton Fields Academy  
0.32km • Special Not rated
- B** Baginton Fields School  
0.45km • Special Good
- C** Stretton Church Of England Academy  
0.53km • Primary Outstanding
- D** St Anne's Catholic Primary School  
0.58km • Nursery Good
- E** Willenhall Community Primary School  
0.95km • Nursery Requires improvement
- F** Whitley Abbey Primary School  
1.06km • Nursery Good
- G** Meadow Park School  
1.31km • Secondary Requires improvement
- H** Ernesford Grange Community Academy  
1.86km • Secondary Good
- I** Blue Coat Church Of England School And Music College  
2.83km • Secondary Good
- J** Pattison College  
2.90km • Independent Not rated

## Local Transport



- A** Middlemarch Business Park, Middle Siskin Drive  
0.87km • Bus stop or station
- B** Middlemarch Business Park, Siskin Parkway West  
1.22km • Bus stop or station
- C** Airport Passenger Terminal, Siskin Parkway West  
1.43km • Bus stop or station
- D** Coventry Rail Station  
3.73km • Train station
- E** Canley Rail Station  
5.67km • Train station
- F** Coventry Airport  
1.40km • Airport
- G** M6  
7.05km • Motorway

## Nearby Planning



**A** 2 Sedgemoor Road, Coventry, CV3 4EG 28m

Lawful Development Certificate for proposed hip to gable loft conversion with dormer to rear and roof light to front

Approved Ref no. LDCP/2021/0887 26-03-2021

**B** 3 Stonehouse Lane, Coventry, CV3 4EH 63m

Installation of external wall insulation (EWI) and mix of render and Artbrick finish, including associated roofline adaption works as required

Approved Ref no. PL/2024/0001909/HHA 08-10-2024

**C** Tms Volvo Coventry, 524 London Road, Coventry, CV3 84m

4EW

Installation of over-cladding and re-roofing of the existing MOT and valet building and the erection of a new building to provide additional valet

Approved Ref no. FUL/2022/0376 22-02-2022

**D** 496 London Road, Coventry, CV3 4EU 102m

Taxi business to be set up from home address

Unknown Ref no. P/2020/3158 22-01-2021

**E** 510 London Road, Coventry, CV3 4EU 113m

Increase in roof height of existing MOT and Valet building, erection of new single storey valet building and installation of external lighting scheme

Approved Ref no. FUL/2019/0072 07-02-2019

**F** One-best Express, 15 Sunbury Road, Coventry, CV3 122m

4DL

Installation of an ATM machine to front of shop (retrospective)

Approved Ref no. FUL/2018/2691 26-09-2018

**G** 456 London Road, Coventry, CV3 4EP 206m

Demolition of existing rear ground floor extension to be replaced, new first floor extension, and loft conversion with roof alteration from hipped to gable...

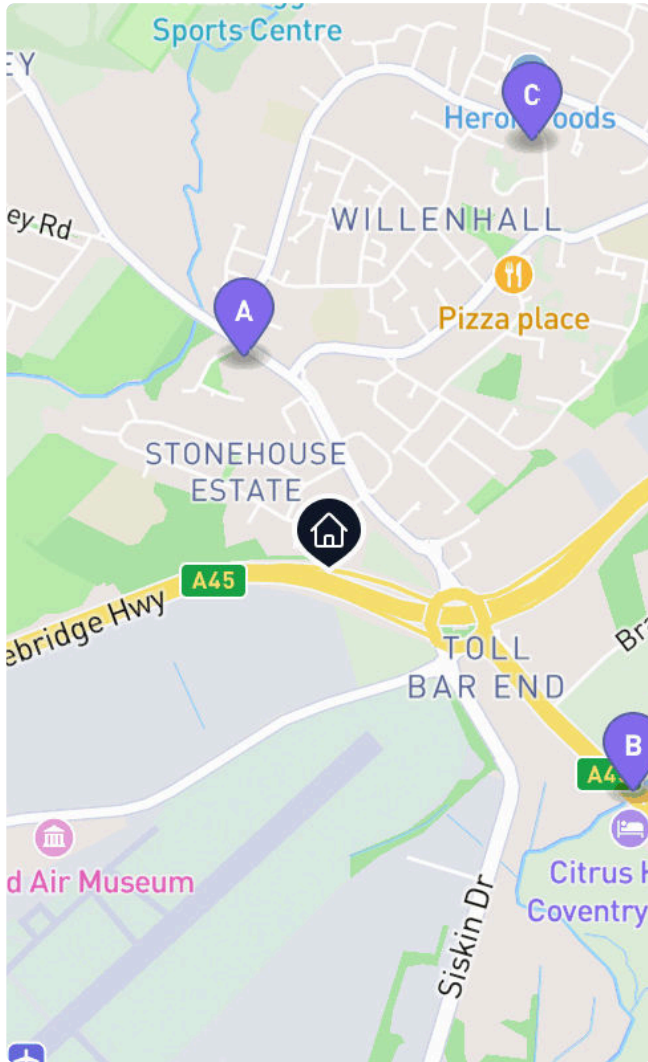
Approved Ref no. HH/2021/2717 24-09-2021

**H** 4 Pleydell Close, Coventry, CV3 3EE 232m

Erection of single storey side and rear extension

Approved Ref no. HH/2018/1691 21-06-2018

## Nearby Listed Buildings



**A** Grade II - Listed building 416m

The Chace  
09/05/23 List entry no: 1483208

**B** Grade II - Listed building 884m

RYTON BRIDGE (THAT PART IN BRANDON AND BRET福德 CP)  
25/08/87 List entry no: 1034899

**C** Grade II - Listed building 956m

Church of St John the Divine, The Church Hall and Bell Tower  
17/02/15 List entry no: 1422601

**D** Grade II - Listed building 1413m

Sowe Viaduct  
21/12/15 List entry no: 1431088

Grade II - Listed building 1589m

WHITLEY ABBEY BRIDGE WHITLEY BRIDGE  
05/02/55 List entry no: 1076652

Grade II - Listed building 1840m

LUNT COTTAGES  
23/01/87 List entry no: 1319923

Grade II - Listed building 1854m

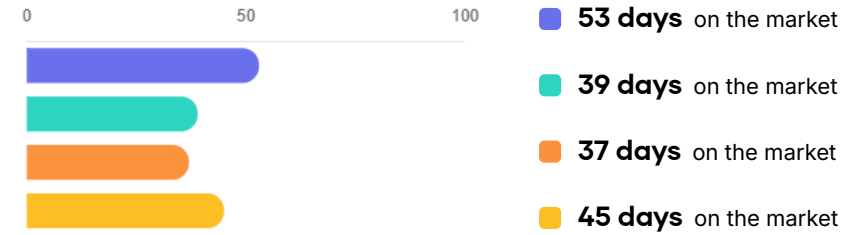
LUNT COTTAGES  
30/09/83 List entry no: 1035273

## Market Stats - Sales

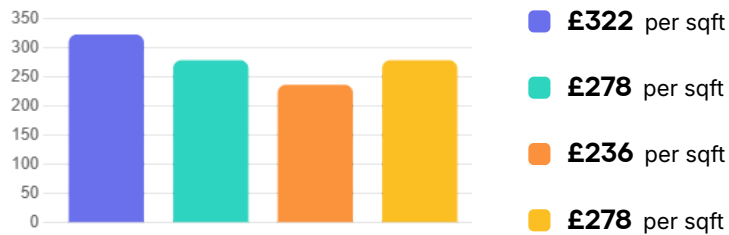
### Average house price changes in the last year (Coventry)

	Dec '23	Mar '24	Jun '24	Sep '24	Nov 24
<b>Detached</b>	£425k	£430k	£445k	£455k	£465k
<b>Semi-Detached</b>	£255k	£255k	£265k	£275k	£280k
<b>Terraced</b>	£193k	£195k	£201k	£207k	£212k
<b>Flats/Maisonettes</b>	£140k	£141k	£145k	£149k	£152k

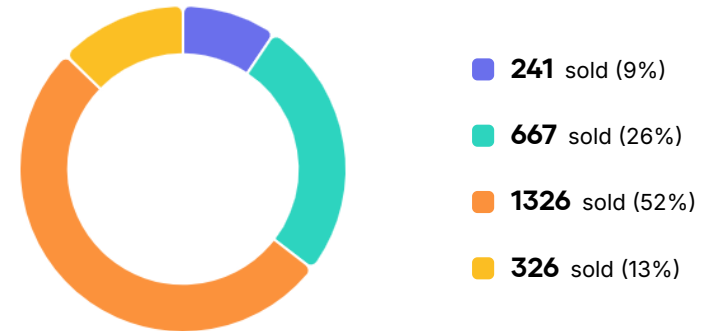
### Average time on the market (Coventry)



### Average price per sqft (Coventry)



### Volume of sold properties in the last 12 months (Coventry)



■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes

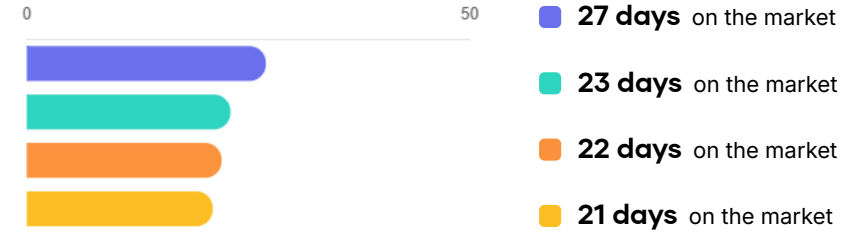


## Market Stats - Lettings

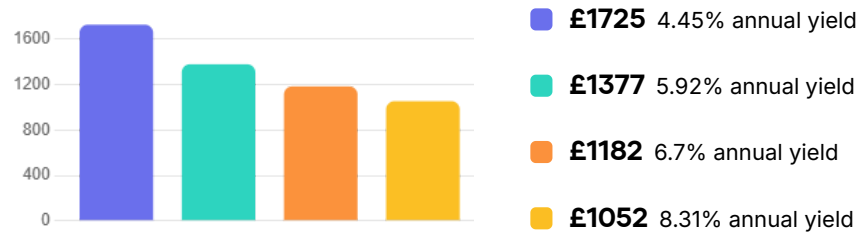
### Average rental price changes in the last 12 months (Coventry)

	Dec 23	Mar 24	Jun 24	Sep 24	Nov 24
Detached	£1867	£1749	£1377	£1598	£2039
Semi-Detached	£1347	£1454	£1393	£1341	£1729
Terraced	£1576	£1474	£1425	£1229	£1578
Flats/Maisonettes	£958	£957	£934	£1003	£965

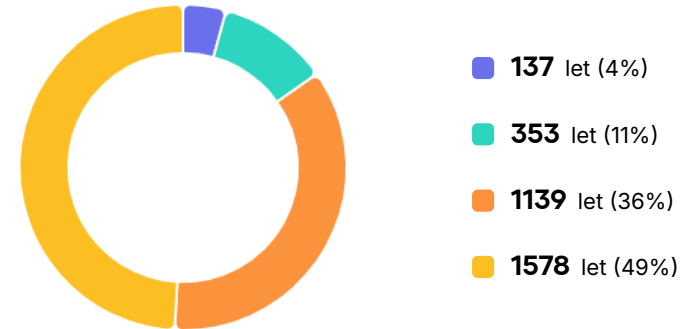
### Average time on the rental market (Coventry)



### Average rental yield (Coventry)



### Volume of let properties in the last 12 months (Coventry)



■ Detached 
 ■ Semi-Detached 
 ■ Terraced 
 ■ Flats/Maisonettes

## Contact Us

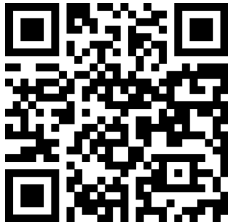
## Get in touch

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