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# Buyers & interested parties **KFB:** Key Facts For Buyers A Guide to This Property & the Local Area **Thursday 05<sup>th</sup> September 2024**



## **KINGSLAND AVENUE, COVENTRY, CV5**

Price Estimate : £210,000

#### 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...... Spacious two bedroom terraced home Extended kitchen breakfast room with modern storage & door to garden Spacious first floor shower room Delightful, private & low maintenance rear gardens & shed Spacious open plan sitting dining room Generous landing & drop down ladder to boarded loft Convenient Chapelfields location close to Hearsall Common EPC Rating (ordered), Total 1103 sq.ft or 102 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@walmsleysthewaytomove.co.uk or 0330 1180 062** 

# Property **Overview**





#### Property

Туре:	Terraced
Bedrooms:	3
Plot Area:	0.03 acres
Council Tax :	Band B
Annual Estimate:	£1,786
Title Number:	WK146039

**Price Estimate: Tenure:** 

£210,000 Freehold

## Local Area

Local Authority:	Coventry		
<b>Conservation Area:</b>	No		
Flood Risk:			
• Rivers & Seas	No Risk		
Surface Water	Very Low		

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#### **Estimated Broadband Speeds** (Standard - Superfast - Ultrafast)









Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



## Area Schools



ount Nod	0	South and Road Lake View Park		Ba113 9 9 2
Broad Lane Broad Lane	Whoberley Broad Lane	Our now Chapelfields	4	Coventry
THE HILL LANE	B4101 Coventry Business Park	Hearsall Common	3 mart	6 Cover 5 - 4 Cover 5 - 4 Cover Cove

		Nursery	Primary	Secondary	College	Private
1	All Souls' Catholic Primary School Ofsted Rating: Good   Pupils: 239   Distance:0.04					
2	Hearsall Community Academy Ofsted Rating: Good   Pupils: 466   Distance:0.3					
3	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.47					
4	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.64					
5	Whoberley Hall Primary School Ofsted Rating: Good   Pupils: 240   Distance:0.76					
6	Moseley Primary School Ofsted Rating: Good   Pupils: 502   Distance:0.79					
<b>?</b>	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.85					
8	St Osburg's Catholic Primary School Ofsted Rating: Good   Pupils: 228   Distance:0.85					

## Area Schools

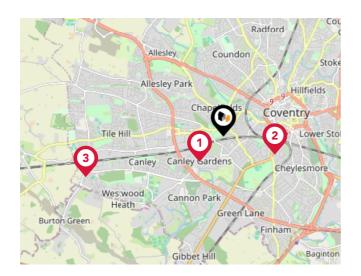


Allest	EV 14 Coundon RNay a 14 11 A4114	Daimler Green	Stoke Heath Upper Sto
Eastern Green Mount Nod	13 Whoberley Chapelfields	<b>2 12</b> Hillfields Coventry	Ball Hill
Tanners Lane Trie Hill Lane	A45	End 5 4 7 Lower St	
Canley	Canley Gardens		-Stoke Aldermoor

		Nursery	Primary	Secondary	College	Private
<b>9</b>	Bablake School Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.88					
0	King Henry VIII School Ofsted Rating: Not Rated   Pupils: 802   Distance:0.94			$\checkmark$		
1	Coundon Primary School Ofsted Rating: Good   Pupils: 544   Distance:1.03					
12	Barr's Hill School Ofsted Rating: Outstanding   Pupils: 995   Distance:1.1					
13	St John's Church of England Academy Ofsted Rating: Good   Pupils: 206   Distance:1.12					
14	Sherbourne Fields School Ofsted Rating: Outstanding   Pupils: 255   Distance:1.14					
15	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.19					
16	Radford Primary Academy Ofsted Rating: Good   Pupils: 236   Distance:1.2					

# Area Transport (National)





## National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.64 miles
2	Coventry Rail Station	0.98 miles
3	Tile Hill Rail Station	2.6 miles





## Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.35 miles
2	M6 J2	5.16 miles
3	M40 J14	10.54 miles
4	M6 J3A	7.87 miles
5	M40 J15	10.59 miles

## Airports/Helipads

Pin	Name	Distance
	Baginton	3.73 miles
2	Birmingham Airport	8.81 miles
3	East Mids Airport	30.36 miles
4	Kidlington	40.86 miles

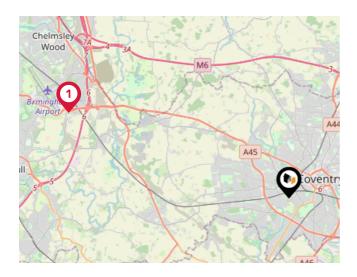
# Area Transport (Local)





## Bus Stops/Stations

Pin	Name	Distance
	Abercorn Rd	0.07 miles
2	Queensland Ave	0.11 miles
3	Kingston Road	0.17 miles
4	Mount St	0.19 miles
5	Sovereign Road	0.16 miles



## Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.54 miles

# Market Sold in Street



						<del></del>
32, Kingsland Aven		V5 8DX				Terraced House
Last Sold Date:	31/03/2023	03/12/2002				
Last Sold Price:	£164,500	£75,500				
54, Kingsland Aven	ue, Coventry, C	V5 8DX				Terraced House
Last Sold Date:	07/11/2022					
Last Sold Price:	£191,350					
22, Kingsland Aven	ue, Coventry, C	V5 8DX				Terraced House
Last Sold Date:	27/10/2022	23/07/2010	11/03/1999			
Last Sold Price:	£190,000	£120,000	£42,500			
30, Kingsland Aven	ue, Coventry, C	V5 8DX				Terraced House
Last Sold Date:	19/07/2022	22/09/2017	05/08/2003	30/08/1996		
Last Sold Price:	£165,000	£127,500	£80,000	£30,000		
46, Kingsland Aven	ue, Cov <u>entry, C</u>	V5 8DX				Terraced House
Last Sold Date:	21/04/2022	15/10/1999				
Last Sold Price:	£145,000	£47,000				
2, Kingsland Avenu	e, Coventry, CV	5 8DX				Terraced House
Last Sold Date:	11/11/2021	25/07/2012				
Last Sold Price:	£210,000	£140,000				
16, Kingsland Aven	ue, Coventry, C	V5 8DX				Terraced House
Last Sold Date:	31/01/2020					
Last Sold Price:	£138,500					
20, Kingsland Aven	ue. Coventry, C	V5 8DX				Terraced House
Last Sold Date:	10/01/2020	20/02/2015	26/09/2011	06/12/1996		
Last Sold Price:	£175,000	£129,950	£120,000	£42,500		
6 Kingdond Avenu			I .			Terraced House
6, Kingsland Avenu		1				Terraced House
Last Sold Date: Last Sold Price:	23/06/2017 £168,000	20/07/1998 £47,000				
24, Kingsland Aven	-		1	1		Terraced House
Last Sold Date:	26/07/2016	30/07/2010	02/04/2004	03/08/2001	05/07/1996	
Last Sold Price:	£125,000	£114,000	£96,000	£59,950	£38,500	
8, Kingsland Avenu	e, Coventry, CV	5 8DX				Terraced House
Last Sold Date:	14/12/2015	28/09/2007	28/03/2002			
Last Sold Price:	£126,500	£121,000	£59,000			
40, Kingsland Aven	ue, Coventry, C	V5 8DX				Terraced House
Last Sold Date:	14/07/2015					
Last Sold Price:	£102,000					

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

# Market Sold in Street

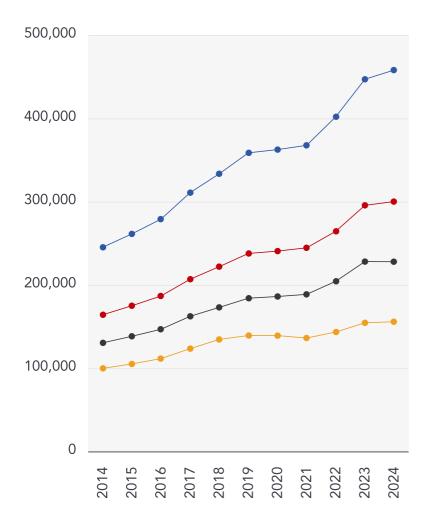


Last Sold Date:         24/09/2014           Last Sold Price:         544,000           52, Kingsland Avenue, Coventry, CV5 BDX         Terraced House           Last Sold Date:         14/10/2013         23/05/2003         19/12/1997           Last Sold Date:         60/07/012         02/12/2005         £83,000         E83,000           12, Kingsland Avenue, Coventry, CV5 BDX         Terraced House         Coventry, CV5 BDX         Terraced House           Last Sold Date:         07/12/2001         17/09/2004         23/07/2004         30/11/2000           Last Sold Date:         07/12/2011         17/09/2004         23/07/2004         58.000           44, Kingsland Avenue, Coventry, CV5 BDX         Terraced House         Ess.000         Ess.000         Ess.000           44, Kingsland Avenue, Coventry, CV5 BDX         Terraced House         Last Sold Date:         17/09/2004         12/11/1999           Last Sold Date:         12/06/2007         Ess.000         Ess.000         Ess.000           58, Kingsland Avenue, Coventry, CV5 BDX         Terraced House         Last Sold Date:         10/07/001           Last Sold Date:         27/08/2007         Ess.000         Ess.000         Ess.000           54, Kingsland Avenue, Coventry, CV5 BDX         Terraced House         Last Sold Pate: <th>14, Kingsland Aver</th> <th>nue. Coventrv. C</th> <th>V5 8DX</th> <th></th> <th></th> <th>Terraced House</th>	14, Kingsland Aver	nue. Coventrv. C	V5 8DX			Terraced House
Last Sold Price:         £94,000           S2, Kingsland Avenue, Coventry, CVS 8DX         Terraced House           Last Sold Price:         14/10/2013         23/05/2003         19/12/1997           Last Sold Price:         f122,500         £38,000         £36,500           12, Kingsland Avenue, Coventry, CVS 8DX         Terraced House           Last Sold Price:         f132,500         02/12/2005           28, Kingsland Avenue, Coventry, CVS 8DX         Terraced House           Last Sold Price:         f132,500         f118,000           28, Kingsland Avenue, Coventry, CVS 8DX         Terraced House           Last Sold Price:         f112,2009         f118,000           Last Sold Price:         f123,500         f109/102         23/07/2004           Last Sold Price:         f123,500         f109/2024         f12/11/1999           Last Sold Price:         f123,500         f109/92024         f24/000           Last Sold Price:         f12/12/009         f36/02/024         f21/11/1999           Last Sold Price:         f12/3,500         f90/92/020         f25/000           Last Sold Price:         f12/2007         f36/00         f25/000           Last Sold Price:         f12/3,500         f90/00         f55/000           L						
S2, Kingsland Avenue, Coventry, CVS 8DX         Terraced House           Lat Sold Date:         14/10/2013 £38.000         19/12/1997 £38.000         E36,500           12, Kingsland Avenue, Coventry, CVS 8DX         Terraced House           Last Sold Date:         04/01/2012 £138.500         02/12/2005 £108,000         Terraced House           Last Sold Date:         04/01/2012 £138.500         02/12/2005 £108,000         30/11/2000 £118,000         Terraced House           Last Sold Date:         01/12/2011 £109,100         17/09/2004 £118,000         23/07/2004 £18,000         30/11/2000 £58,000         30/11/2000 £58,000           44, Kingsland Avenue, Coventry, CVS 8DX         Terraced House         Terraced House           Last Sold Date:         18/12/2009 £109,950         £48,000         50           58, Kingsland Avenue, Coventry, CVS 8DX         Terraced House         Terraced House           Last Sold Date:         12/10/07 £109,950         £48,000         Terraced House           Last Sold Date:         21/08/2009 £109,8500         Terraced House         Sold Price:           Last Sold Date:         21/08/2007 £109,950         East Sold Date:         Sold Price:           Sold Date:         21/02/2006 £123,500         Terraced House           Last Sold Date:         61/02/2006 £13,500         Terraced House <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>						
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Last Sold Date:         18/12/2009         25/06/2004         12/11/1999           Last Sold Price:         £123,500         £109,950         £48,000           58, Kingsland Avenue, Coventry, CVS 8DX         Terraced House           Last Sold Date:         27/08/2009         11/09/2003           Last Sold Date:         30/11/2007         11/09/2003         26/01/2001           Last Sold Date:         30/11/2007         11/09/2003         £35,000           34, Kingsland Avenue, Coventry, CVS 8DX         Terraced House           Last Sold Date:         05/10/2007         £98,000         £35,000           34, Kingsland Avenue, Coventry, CVS 8DX         Terraced House           Last Sold Date:         05/10/2007         £35,000           Last Sold Date:         01/0/2007         £35,000           Last Sold Date:         11/09/2006         £35,000           Last Sold Date:         11/0/2006         £4/02/2006           Last Sold Date:         11/03/2005         16/12/2002           Last Sold Date:         11/03/2005         £59,950           50, Kingsland Avenue, Coventry, CV5 8DX         Terraced House           Last Sold Date:         11/03/2005         £59,950           50, Kingsland Avenue, Coventry, CV5 8DX         Terraced House			1	,		<b>T</b> 111
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Last Sold Date: 25/06/1997	Last Sold Price:	£35,000	£45,000	£22,500	£22,500	
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		£35,000				

**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 CV5

Detached

+86.77%

Semi-Detached

+82.76%

Terraced

+74.65%

Flat

+56.09%

# 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

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 propertyspecific data.



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Office for National Statistics





Valuation Office Agency

