



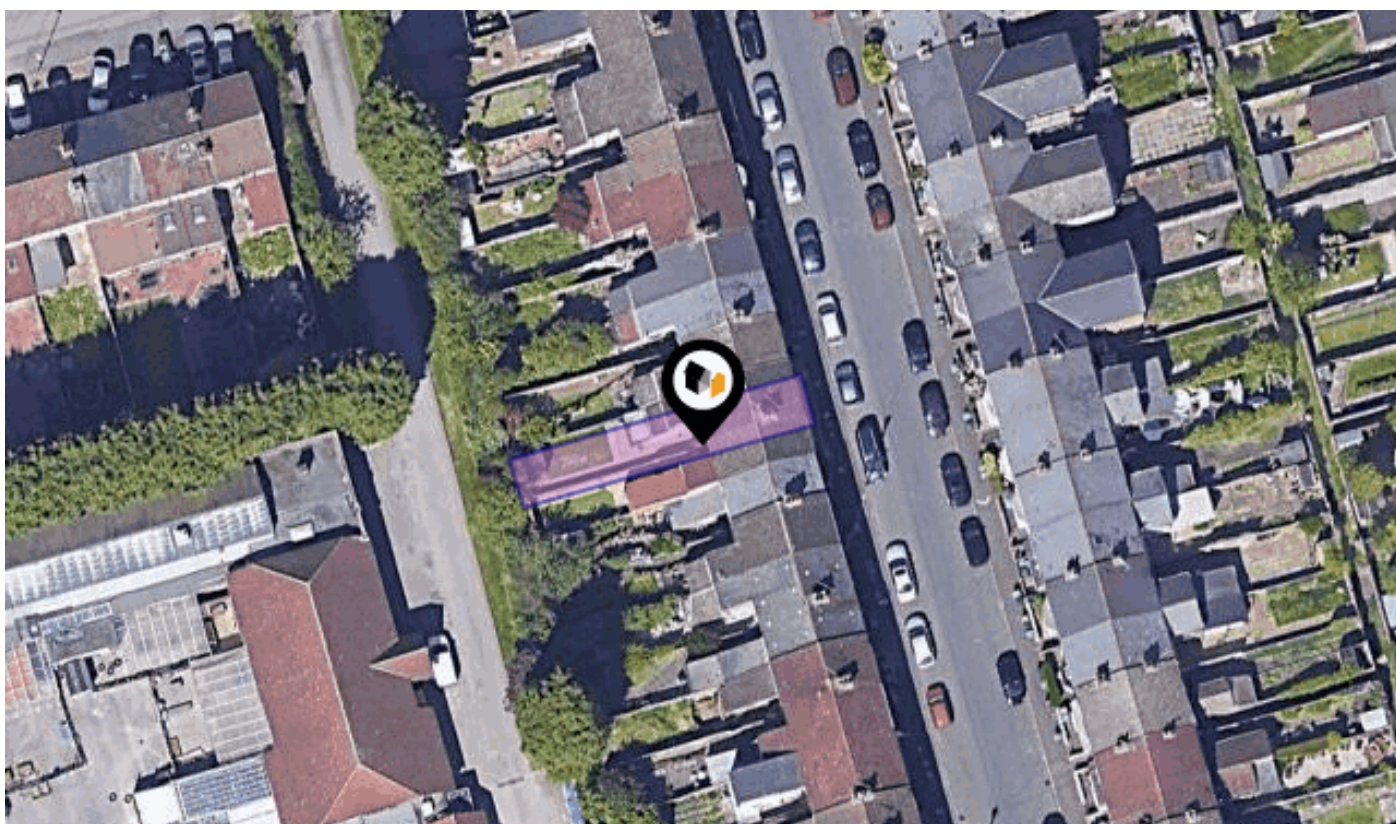
See More Online

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



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### Dear Buyers & interested parties

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#### **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

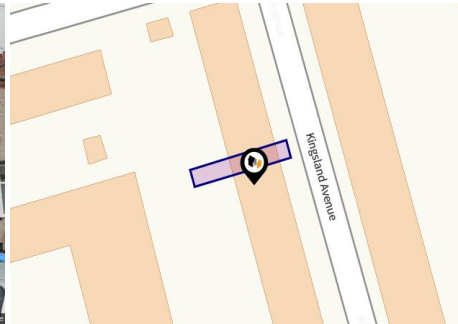
Convenient Chapelfields location close to Hearsall Common

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@walmsleythewaytomove.co.uk or 0330 1180 062***



## Property

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

**Price Estimate:** £210,000  
**Tenure:** Freehold

## Local Area

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

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

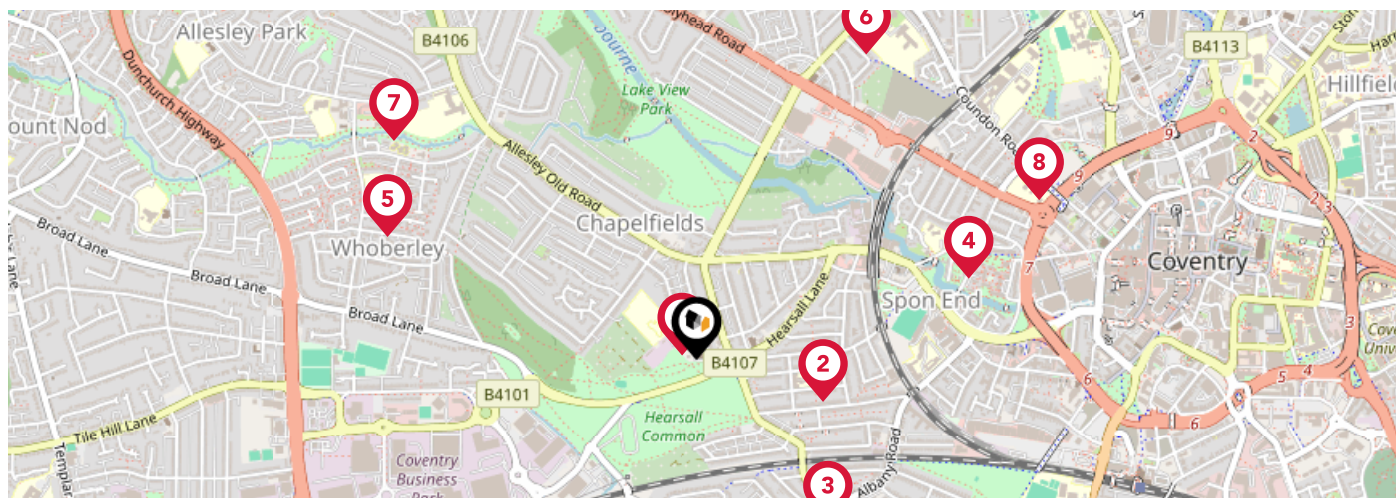
**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**

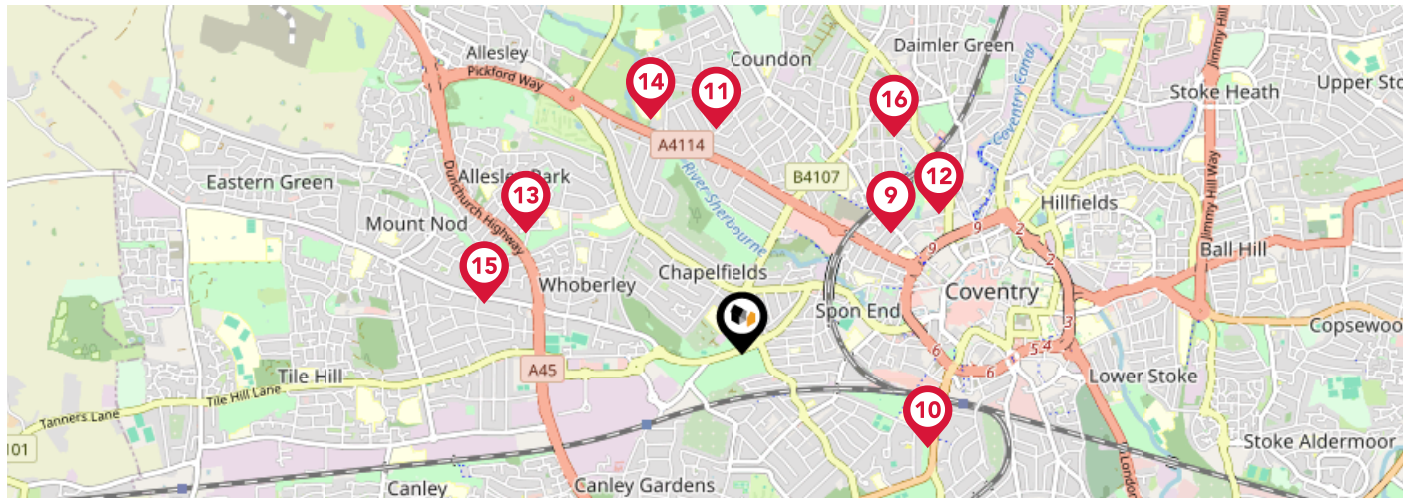


# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>All Souls' Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hearsall Community Academy</b> Ofsted Rating: Good   Pupils: 466   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Earlsdon Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Spon Gate Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whoberley Hall Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Moseley Primary School</b> Ofsted Rating: Good   Pupils: 502   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Christopher Primary School</b> Ofsted Rating: Good   Pupils: 458   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Osburg's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

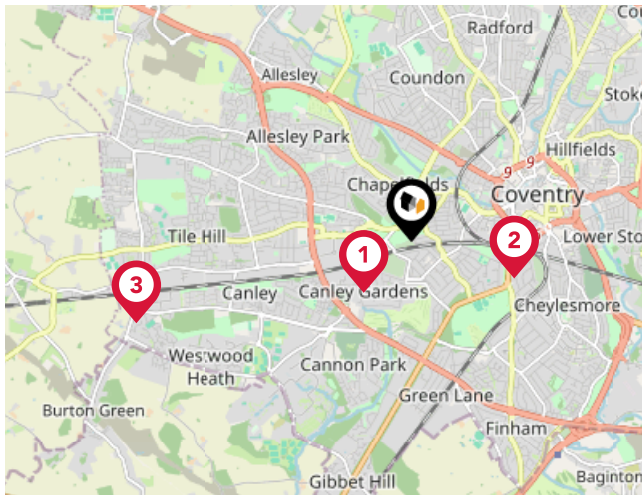
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Bablake School</b> Ofsted Rating: Not Rated   Pupils: 1048   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King Henry VIII School</b> Ofsted Rating: Not Rated   Pupils: 802   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coundon Primary School</b> Ofsted Rating: Good   Pupils: 544   Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barr's Hill School</b> Ofsted Rating: Outstanding   Pupils: 995   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Church of England Academy</b> Ofsted Rating: Good   Pupils: 206   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sherbourne Fields School</b> Ofsted Rating: Outstanding   Pupils: 255   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John Vianney Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Radford Primary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

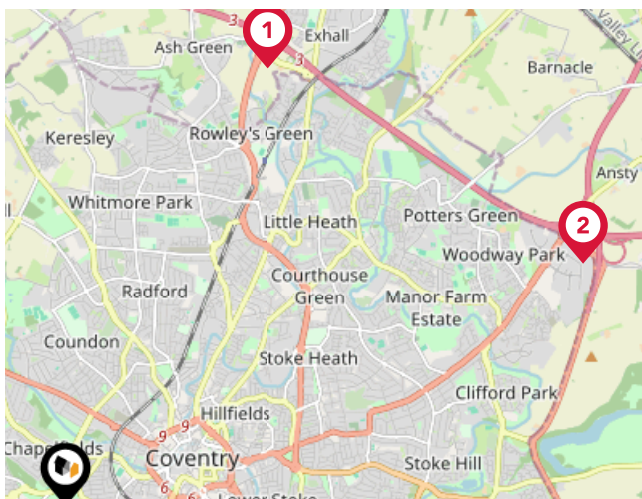
# Area

## Transport (National)



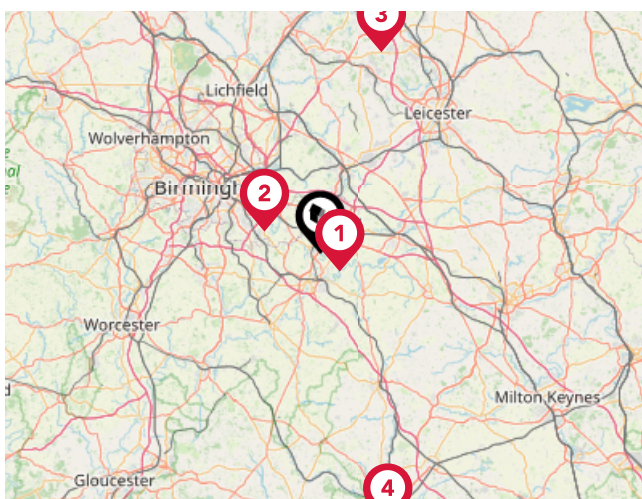
### National Rail Stations

Pin	Name	Distance
1	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

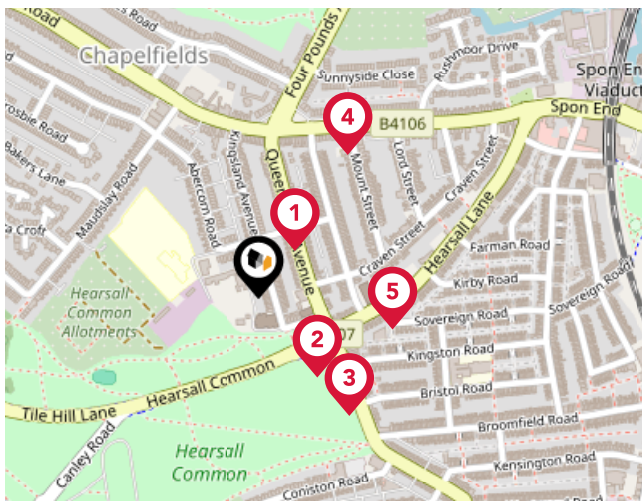


### Airports/Helipads

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

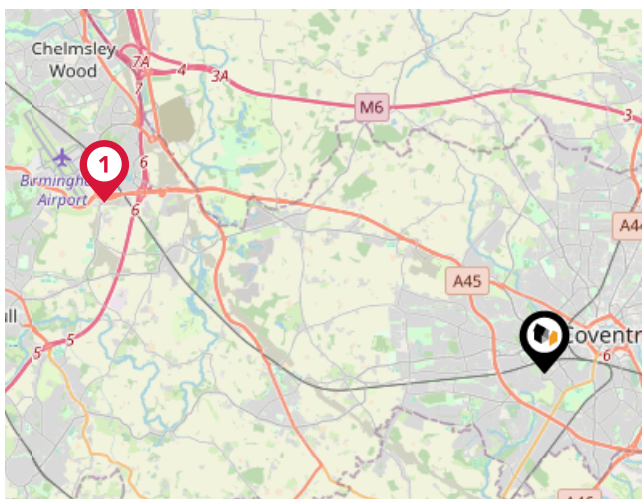
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	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
1	Birmingham Intl Rail Station (Air-Rail Link)	8.54 miles

# Market Sold in Street



<b>32, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	31/03/2023	03/12/2002			
Last Sold Price:	£164,500	£75,500			
<b>54, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	07/11/2022				
Last Sold Price:	£191,350				
<b>22, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	27/10/2022	23/07/2010	11/03/1999		
Last Sold Price:	£190,000	£120,000	£42,500		
<b>30, Kingsland Avenue, Coventry, CV5 8DX</b>					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	
<b>46, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	21/04/2022	15/10/1999			
Last Sold Price:	£145,000	£47,000			
<b>2, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	11/11/2021	25/07/2012			
Last Sold Price:	£210,000	£140,000			
<b>16, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	31/01/2020				
Last Sold Price:	£138,500				
<b>20, Kingsland Avenue, Coventry, CV5 8DX</b>					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	
<b>6, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	23/06/2017	20/07/1998			
Last Sold Price:	£168,000	£47,000			
<b>24, Kingsland Avenue, Coventry, CV5 8DX</b>					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
<b>8, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	14/12/2015	28/09/2007	28/03/2002		
Last Sold Price:	£126,500	£121,000	£59,000		
<b>40, Kingsland Avenue, Coventry, CV5 8DX</b>					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



<b>14, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	24/09/2014				
Last Sold Price:	£94,000				
<b>52, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	14/10/2013	23/05/2003	19/12/1997		
Last Sold Price:	£122,500	£83,000	£36,500		
<b>12, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	06/01/2012	02/12/2005			
Last Sold Price:	£132,500	£108,000			
<b>28, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	07/12/2011	17/09/2004	23/07/2004	30/11/2000	
Last Sold Price:	£109,100	£118,000	£118,500	£58,000	
<b>44, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	18/12/2009	25/06/2004	12/11/1999		
Last Sold Price:	£123,500	£109,950	£48,000		
<b>58, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	27/08/2009				
Last Sold Price:	£98,000				
<b>10, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	30/11/2007	11/09/2003	26/01/2001		
Last Sold Price:	£123,500	£98,000	£35,000		
<b>34, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	05/10/2007				
Last Sold Price:	£119,000				
<b>4, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	24/02/2006				
Last Sold Price:	£94,950				
<b>18, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	11/03/2005	16/12/2002			
Last Sold Price:	£118,000	£59,950			
<b>50, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	15/06/2001	02/11/1995	02/11/1995	25/08/1995	
Last Sold Price:	£35,000	£45,000	£22,500	£22,500	
<b>36, Kingsland Avenue, Coventry, CV5 8DX</b>					Terraced House
Last Sold Date:	25/06/1997				
Last Sold Price:	£35,000				

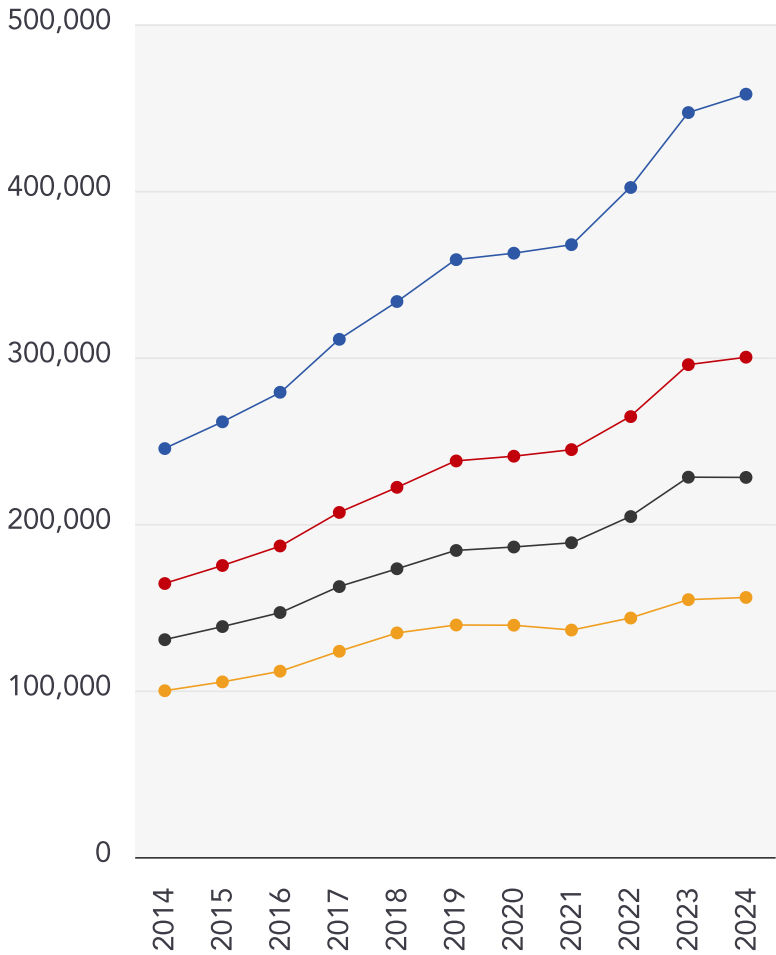
**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

# 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



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## Important - Please Read

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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.

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# 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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