



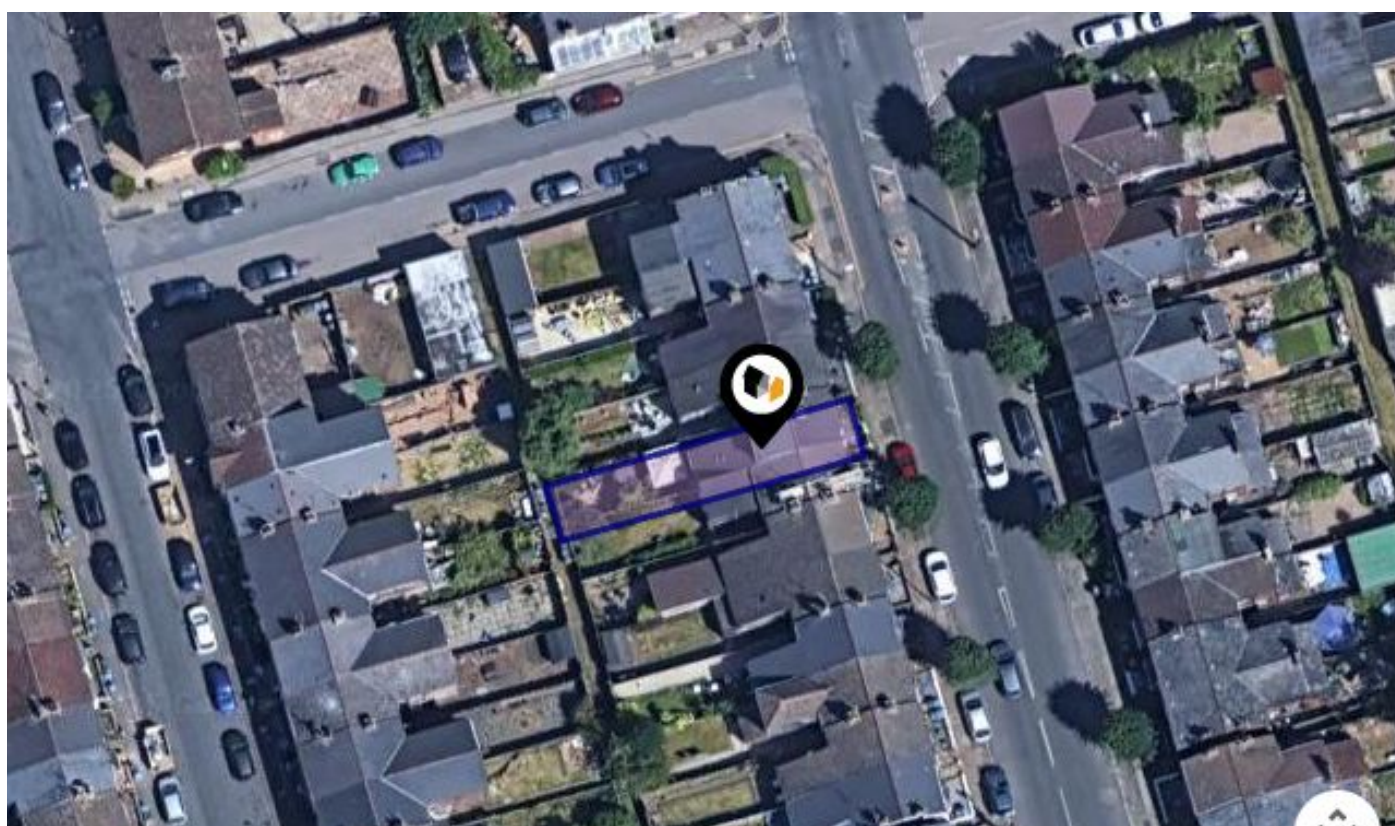
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 28th October 2025



QUEENSLAND AVENUE, COVENTRY, CV5

Price Estimate : £235,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleystheawaytomove.co.uk

www.walmsleystheawaytomove.co.uk





Dear Buyers & Interested Parties

Your property details in brief.....

1. Location and Connectivity

Located on Queensland Avenue in Coventry, within close proximity to Canley Rail Station (0.68 miles), providing direct rail links to Coventry city centre and beyond.

Nearby bus stops on Abercorn Road, Craven Street, and Queensland Avenue offer local public transport options.

Motorway junctions M6 J2 (5.12 miles) and M6 J3 (4.32 miles) are accessible for road travel, with M42 J6 approximately 7.8 miles away.

Nearest airports include Birmingham Airport (8.83 miles) and Baginton (Coventry) Airport (3.72 miles).

2. Property Attributes

Terrace property built circa 1900, comprising three bedrooms and two bathrooms including one ensuite.

Floor space of approximately 1,375 sq ft on a plot of 0.03 acres.

Current estimated valuation of £235,000, with a last sale price of £205,000 in June 2022.

Energy Performance Certificate (EPC) rated D, with potential to improve to B.

Heating is provided by a mains gas boiler and radiators; windows are fully double glazed.

Owner-occupied tenure and Council Tax Band B.

3. Schools and Amenities

Within walking distance of several primary schools, including All Souls' Catholic Primary School, Hearsall Community Academy, and Earlsdon Primary School, all rated Good by Ofsted.

Close to Coventry city centre, offering retail, leisure, and other amenities.

4. Practical Positives

Good digital infrastructure with maximum broadband speeds of up to 1,800 Mbps.

Potential for energy efficiency improvements, with EPC ratings indicating scope for upgrading from D to B.

Relatively short average time to sell for similar properties in the area, approximately 171 days.

5. Market Context

The property last sold in June 2022 for £205,000 and is currently valued at approximately £235,000.

Coventry property market trends show steady demand for terraced homes of this type.

These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on sales@walmsleystheawaytomove.co.uk or 0330 1180 062



Property

Type:	Terraced	Price Estimate:	£235,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,375 ft ² / 127 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,877		
Title Number:	WM559395		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	1800
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O ₂	EE	3	O2	sky
				

Planning History

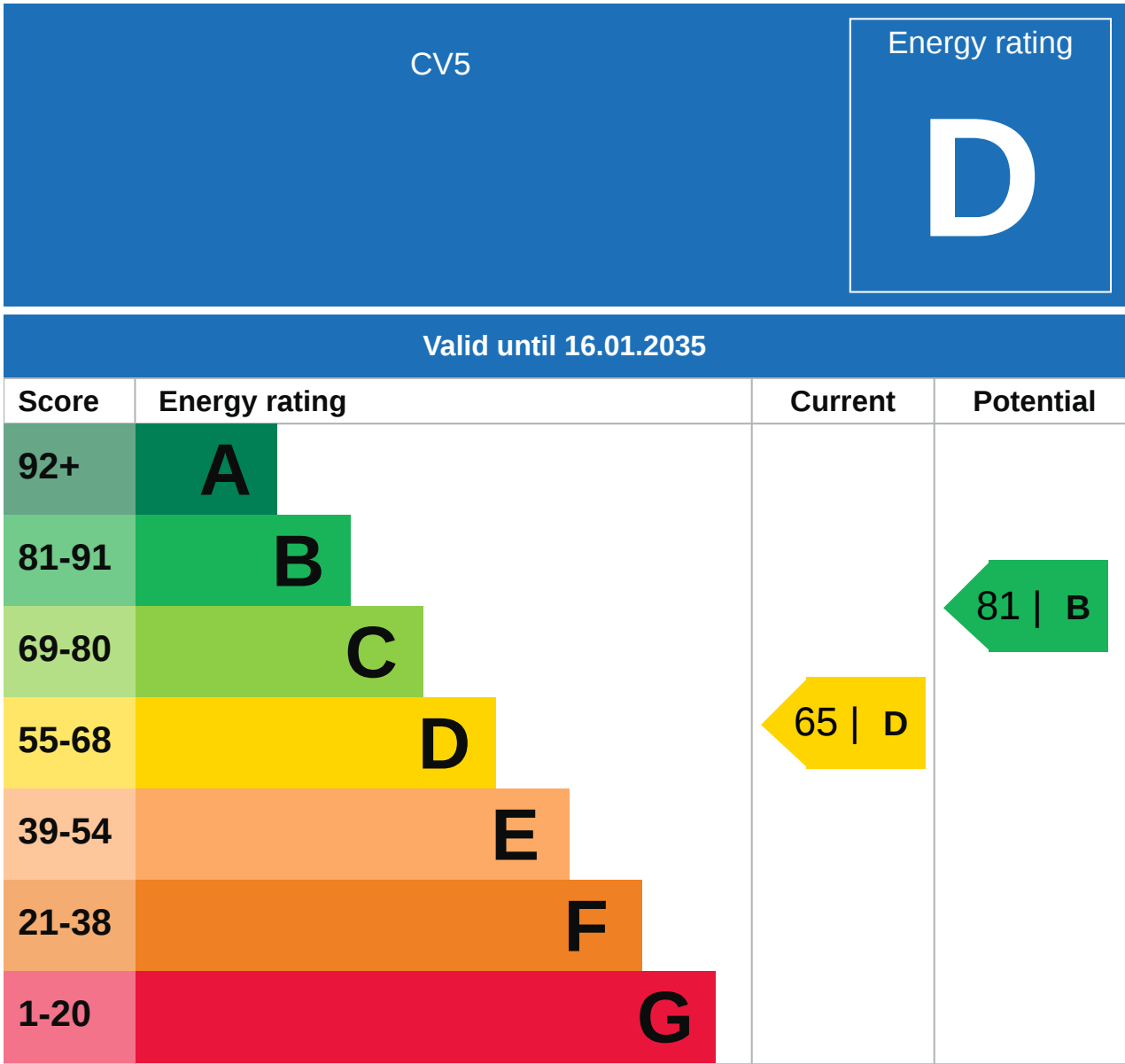
This Address



Planning records for: *Queensland Avenue, Coventry, CV5*

Reference - LDCP/2022/0299	
Decision:	-
Date:	09th February 2022
Description:	Lawful Development Certificate for existing dormer window extension

Property EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	106 m ²

Market Sold in Street



13, Queensland Avenue, Coventry, CV5 8FE				
Last Sold Date:	18/11/2024	28/05/2020	04/03/2002	12/12/1997
Last Sold Price:	£219,950	£173,000	£72,500	£46,000
Hearsall Baptist Church, Queensland Avenue, Coventry, CV5 8FE				
Last Sold Date:	30/04/2024			
Last Sold Price:	£820,000			
19, Queensland Avenue, Coventry, CV5 8FE				
Last Sold Date:	07/07/2023	31/08/2018	25/09/2014	
Last Sold Price:	£225,000	£190,000	£130,000	
7, Queensland Avenue, Coventry, CV5 8FE				
Last Sold Date:	14/10/2022			
Last Sold Price:	£191,500			
33, Queensland Avenue, Coventry, CV5 8FE				
Last Sold Date:	17/06/2022	16/03/2001		
Last Sold Price:	£205,000	£59,500		
39, Queensland Avenue, Coventry, CV5 8FE				
Last Sold Date:	05/06/2020			
Last Sold Price:	£178,000			
25, Queensland Avenue, Coventry, CV5 8FE				
Last Sold Date:	20/04/2018	25/10/2012	08/06/2007	
Last Sold Price:	£175,000	£125,000	£113,500	
23, Queensland Avenue, Coventry, CV5 8FE				
Last Sold Date:	12/08/2015	01/05/2002		
Last Sold Price:	£120,000	£75,000		
29, Queensland Avenue, Coventry, CV5 8FE				
Last Sold Date:	30/07/2014			
Last Sold Price:	£108,000			
11, Queensland Avenue, Coventry, CV5 8FE				
Last Sold Date:	25/06/2012			
Last Sold Price:	£109,000			
35, Queensland Avenue, Coventry, CV5 8FE				
Last Sold Date:	27/04/2007	14/06/2002		
Last Sold Price:	£133,000	£72,000		
41, Queensland Avenue, Coventry, CV5 8FE				
Last Sold Date:	27/07/2005	19/01/1999		
Last Sold Price:	£145,000	£38,000		

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

Market Sold in Street



31, Queensland Avenue, Coventry, CV5 8FE

Last Sold Date:	15/07/2003	29/06/2001
Last Sold Price:	£112,000	£76,000

9, Queensland Avenue, Coventry, CV5 8FE

Last Sold Date:	31/01/2002	17/02/2000	05/11/1998
Last Sold Price:	£70,000	£54,950	£43,650

15, Queensland Avenue, Coventry, CV5 8FE

Last Sold Date:	26/11/1997
Last Sold Price:	£15,000

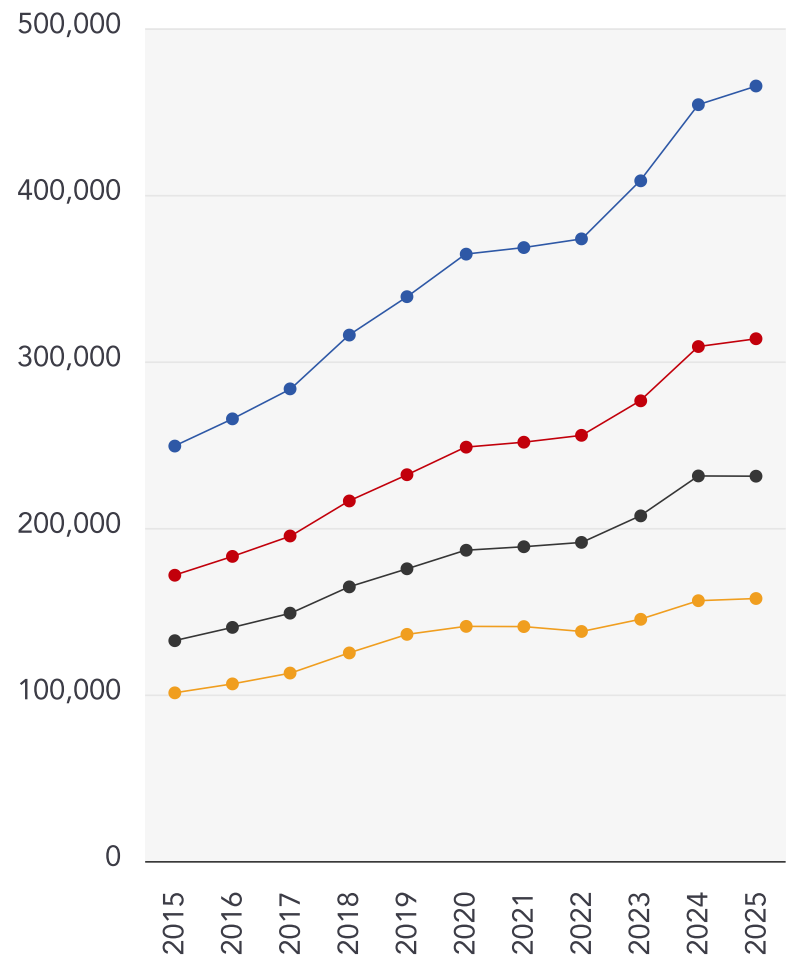
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

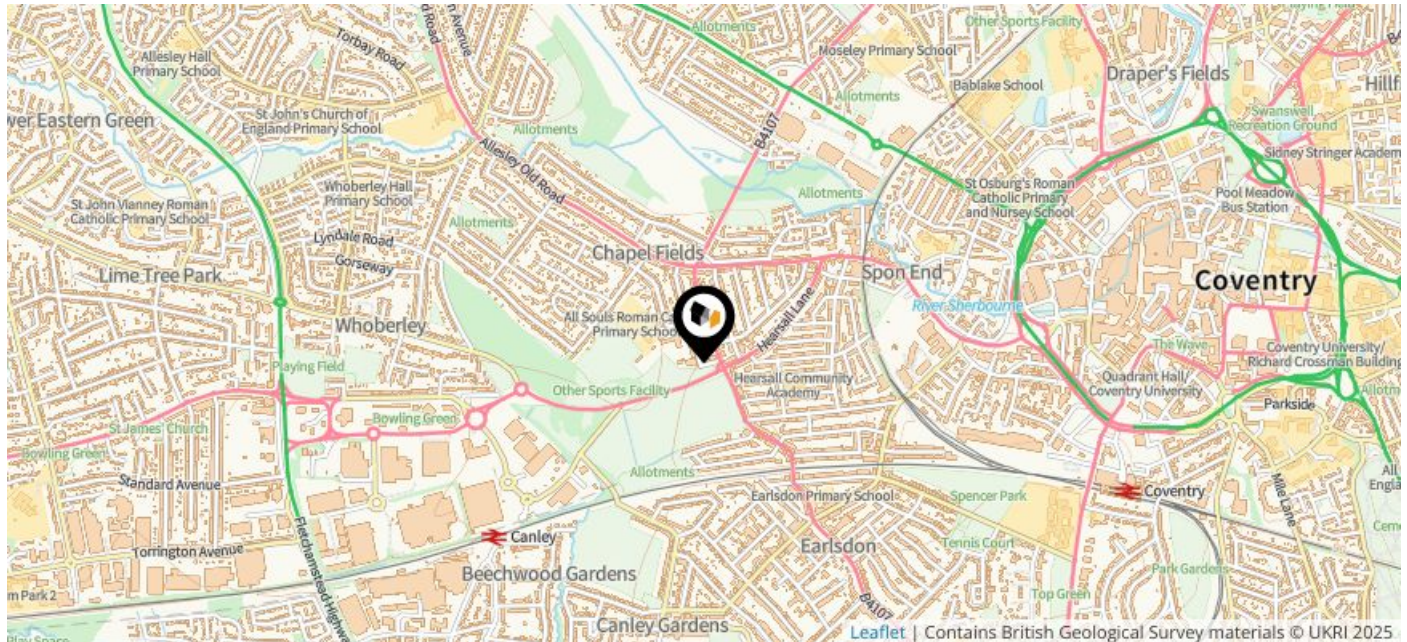
+56.09%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

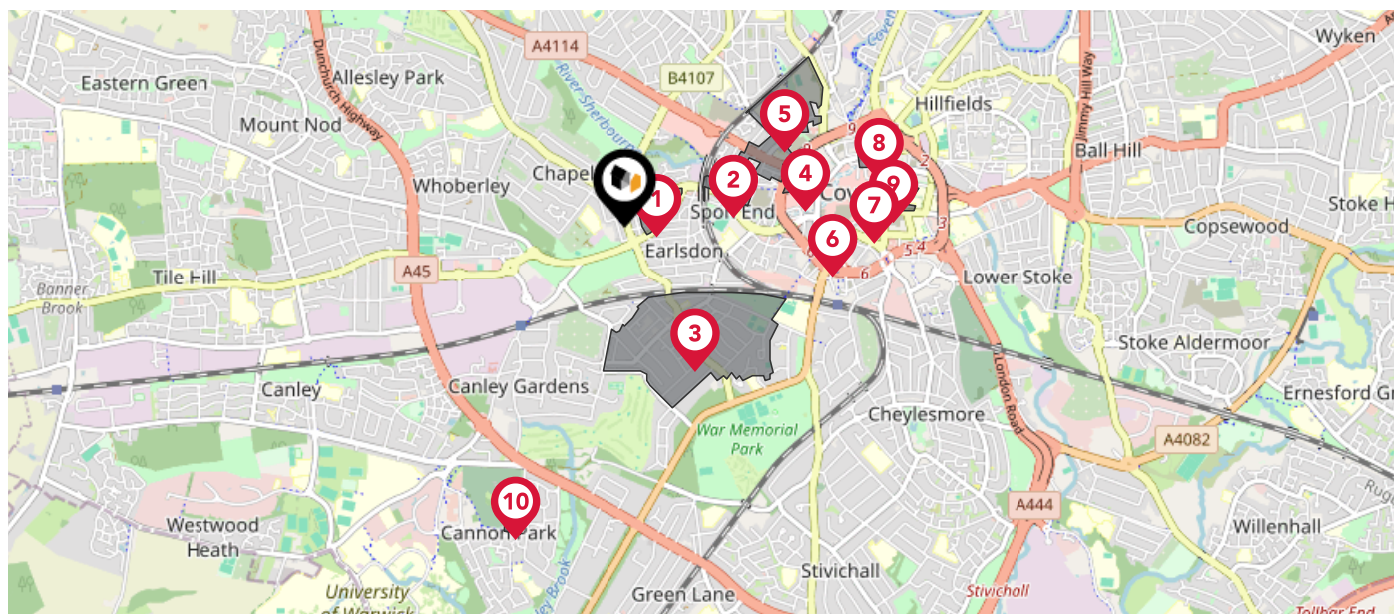
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Chapelfields

2

Spon End

3

Earlsdon

4

Spon Street

5

Naul's Mill

6

Greyfriars Green

7

High Street

8

Lady Herbert's Garden

9

Hill Top and Cathedral

10

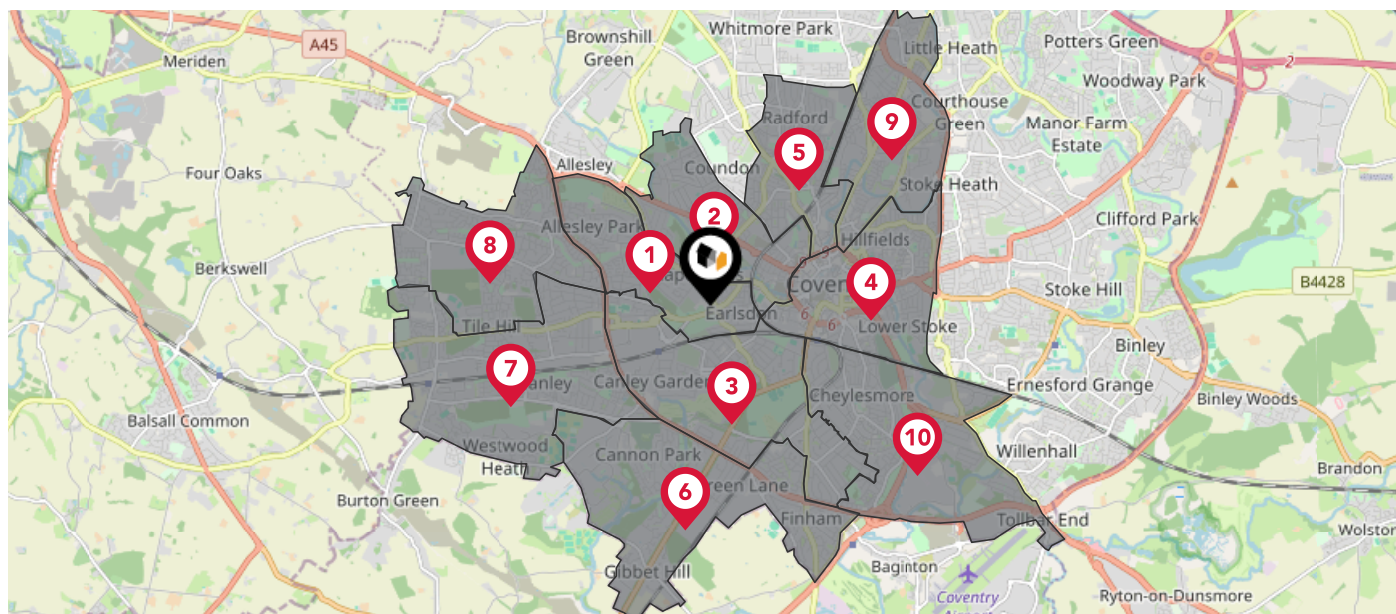
Ivy Farm Lane (Canley Hamlet)

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Whoberley Ward

2

Sherbourne Ward

3

Earlsdon Ward

4

St. Michael's Ward

5

Radford Ward

6

Wainbody Ward

7

Westwood Ward

8

Woodlands Ward

9

Foleshill Ward

10

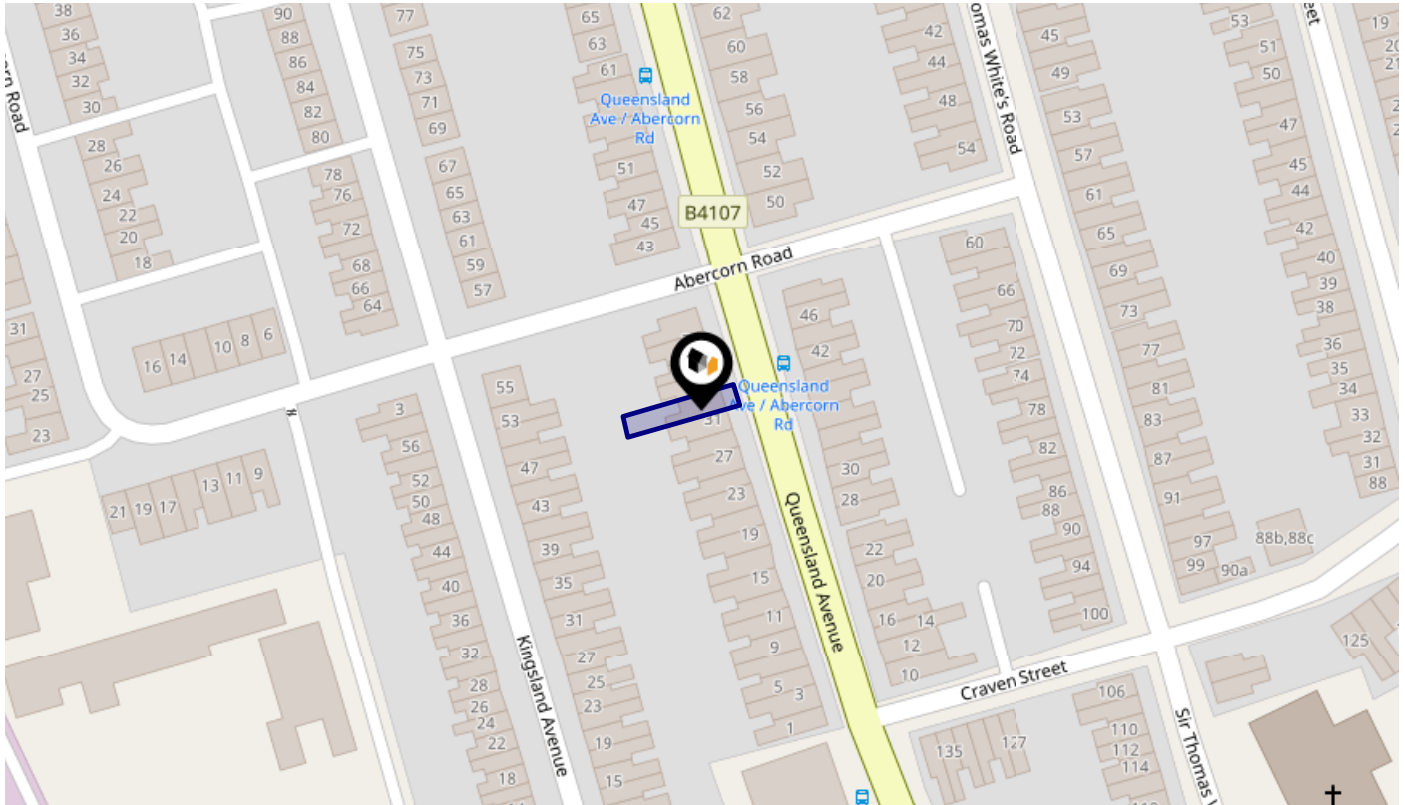
Cheylesmore Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

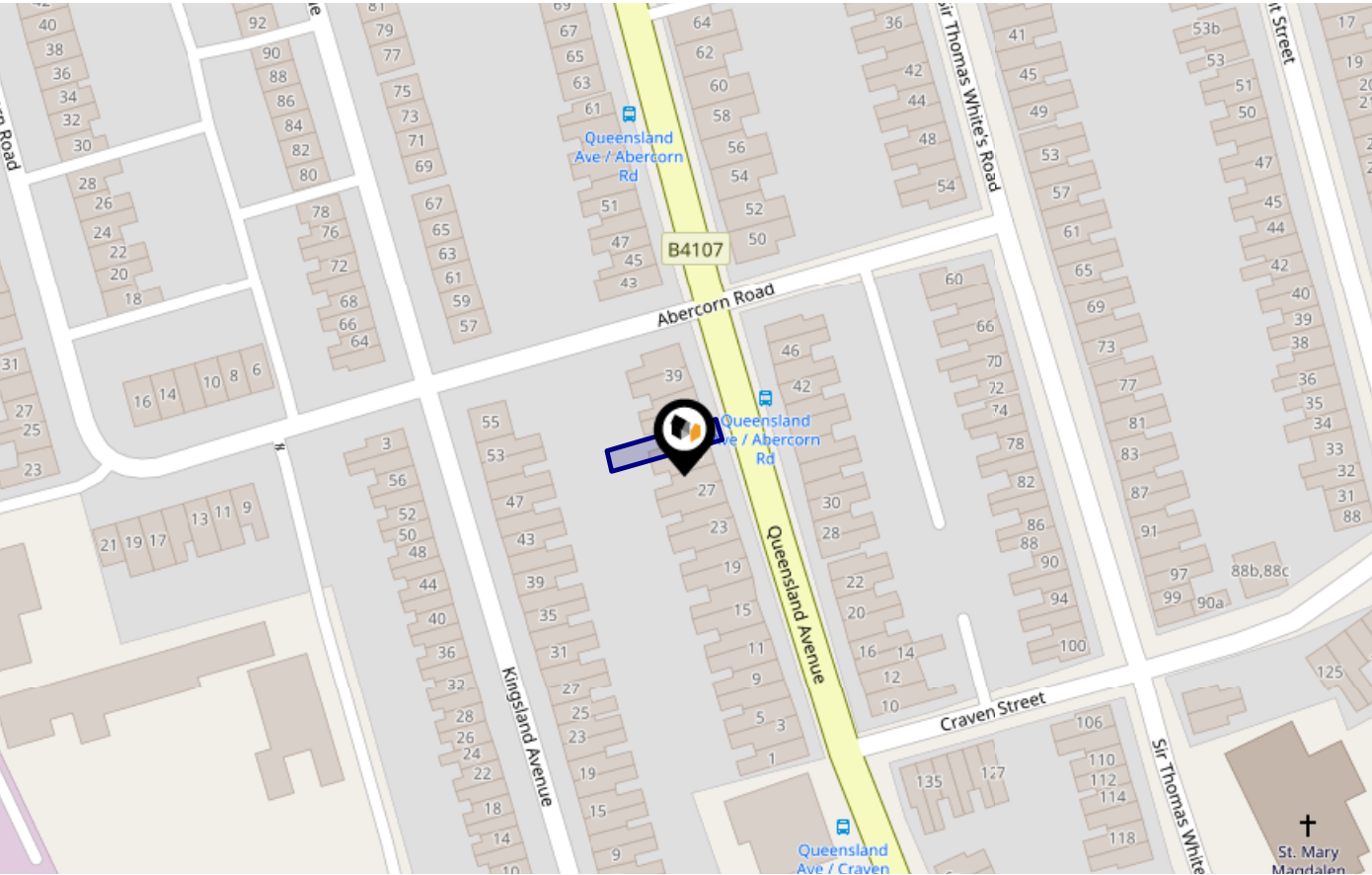
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

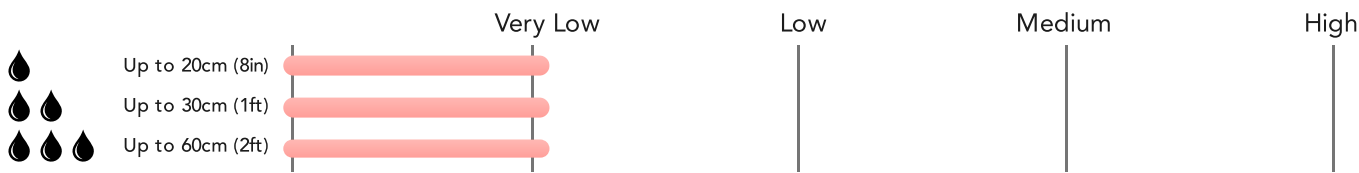


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

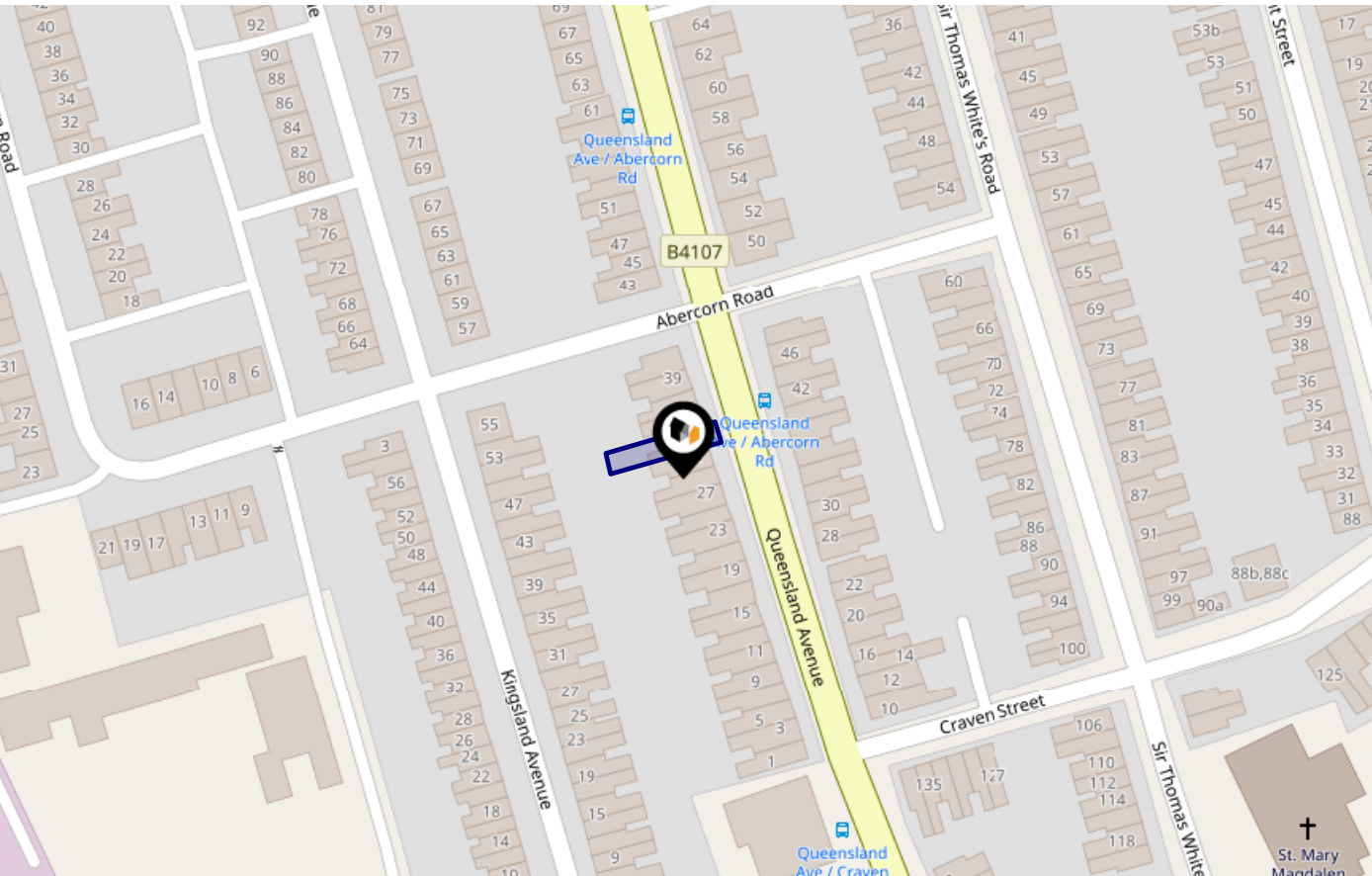
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

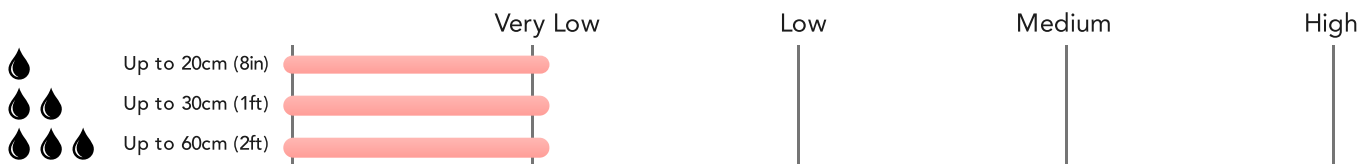


Risk Rating: Very low

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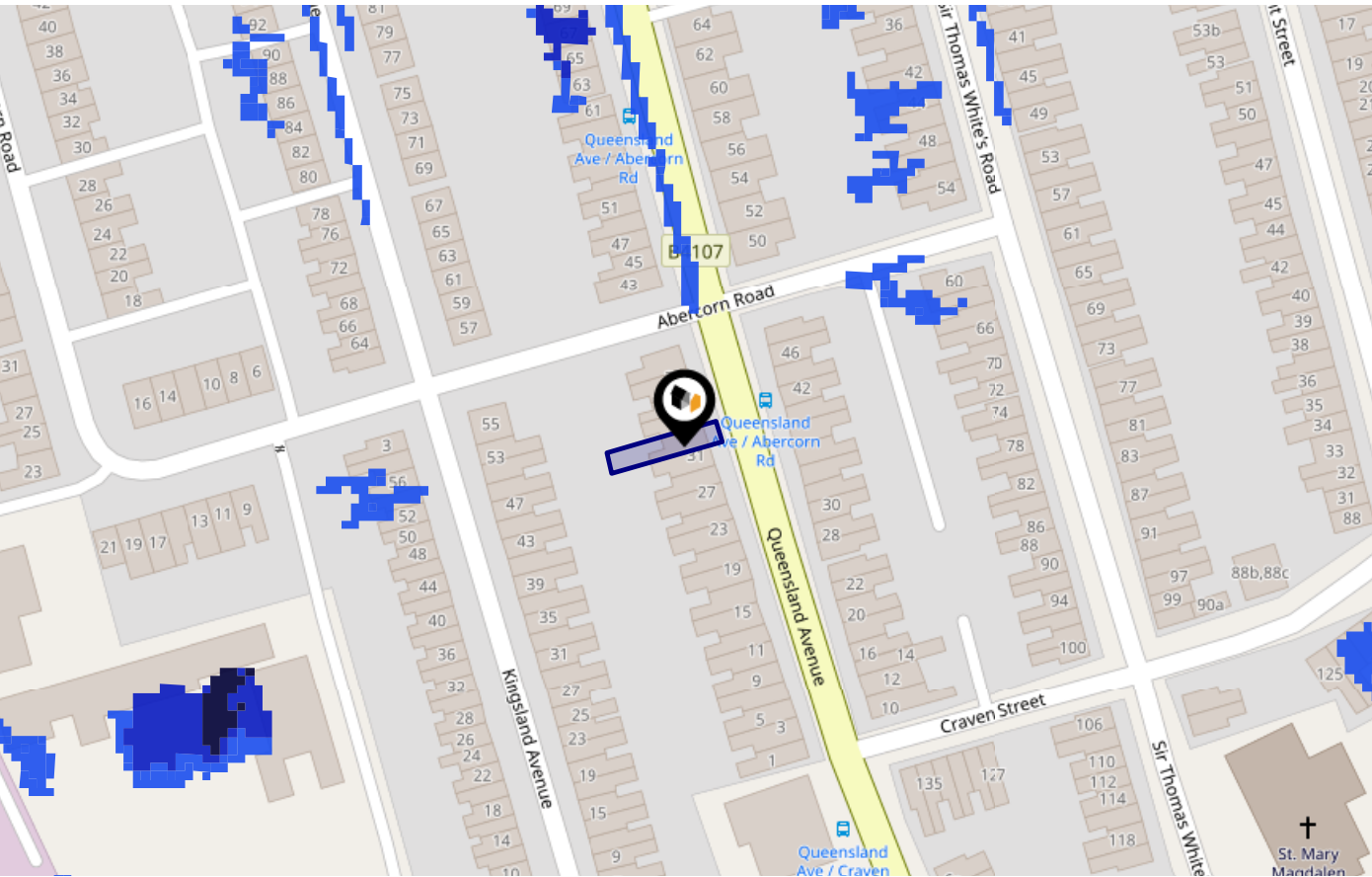
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

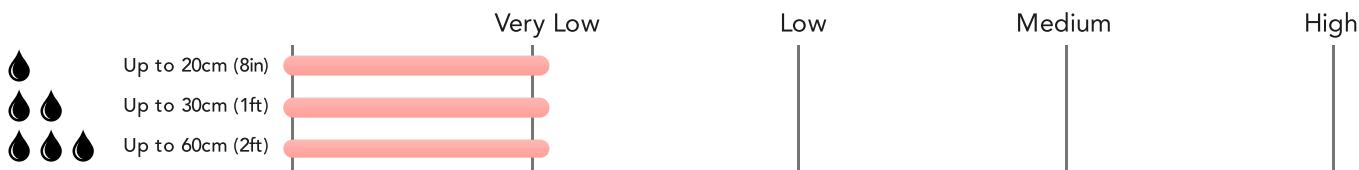


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

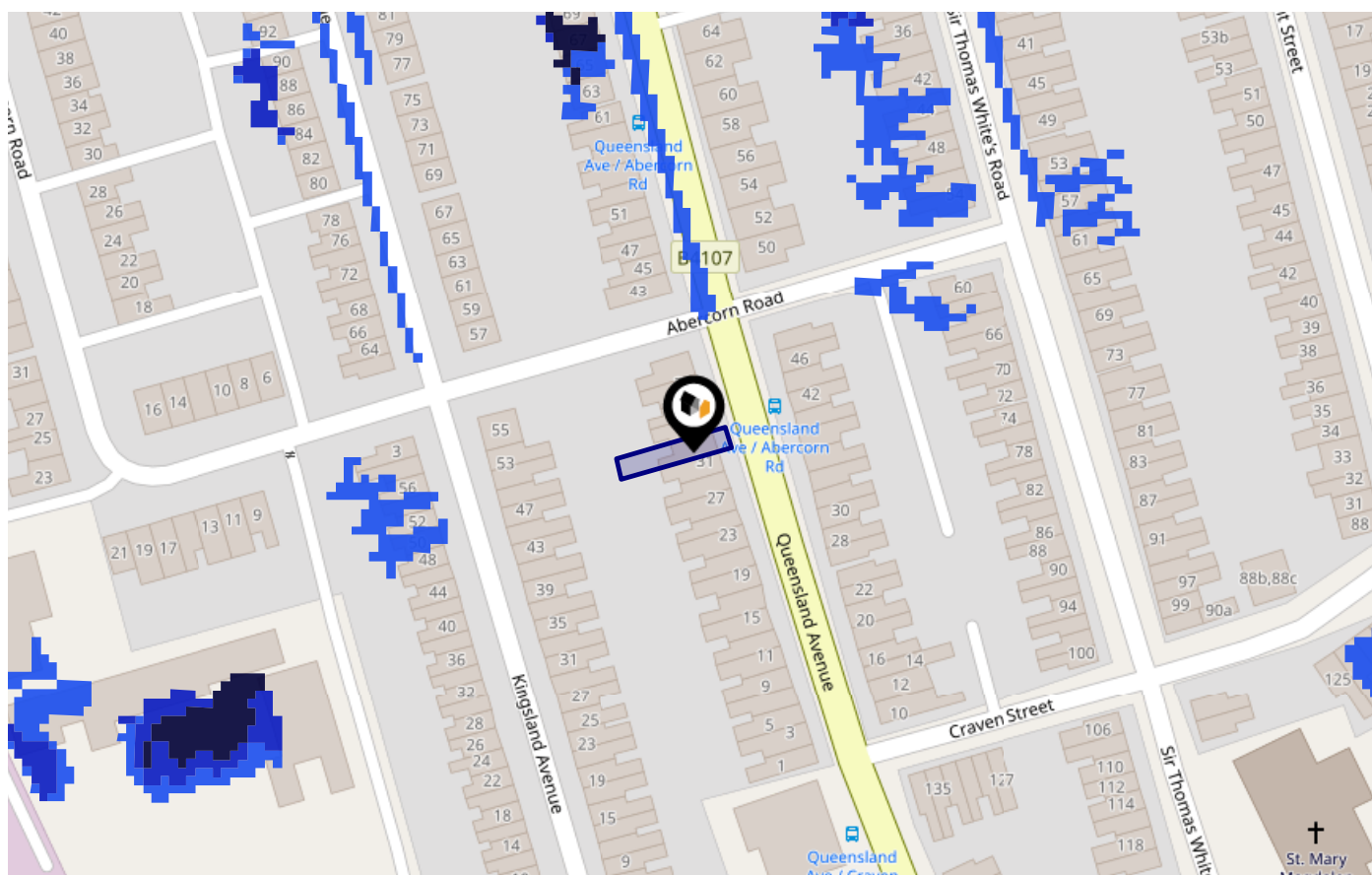


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

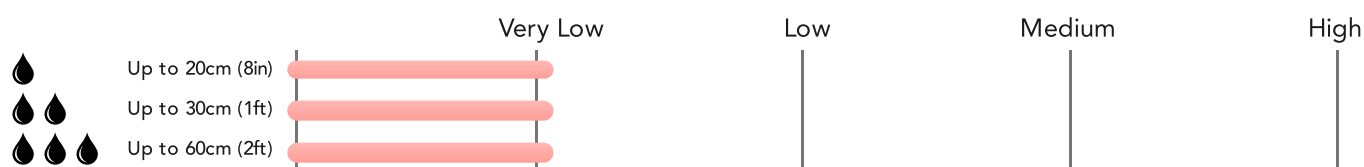


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

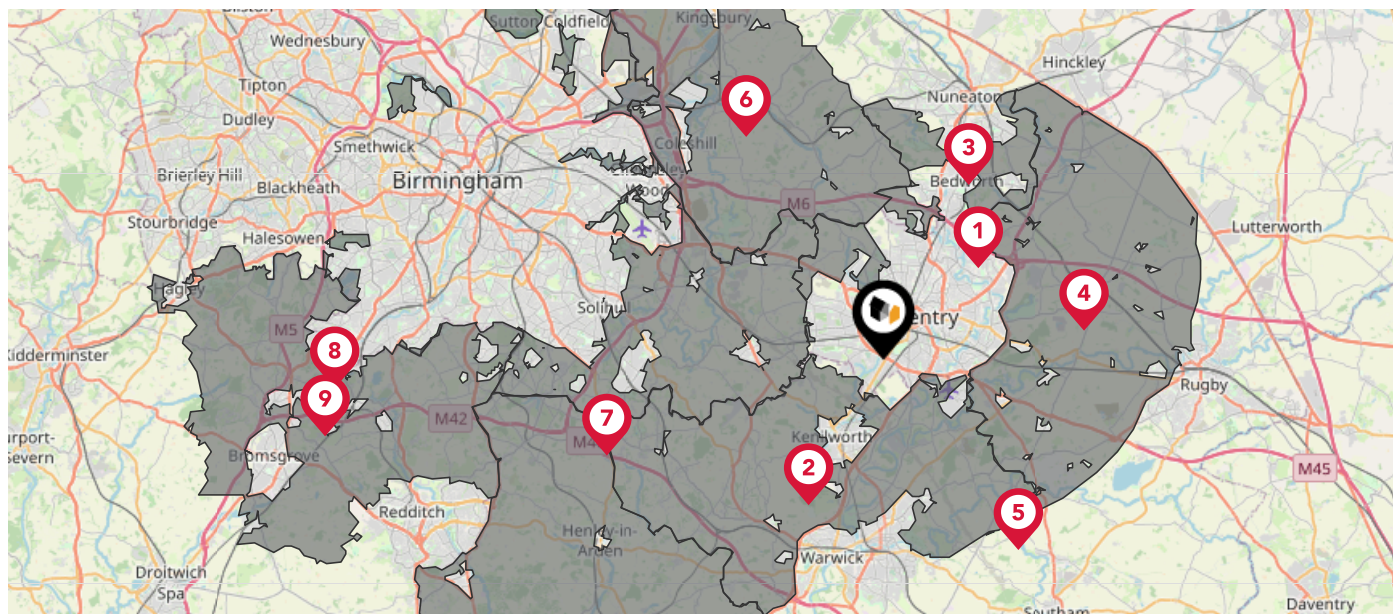


Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

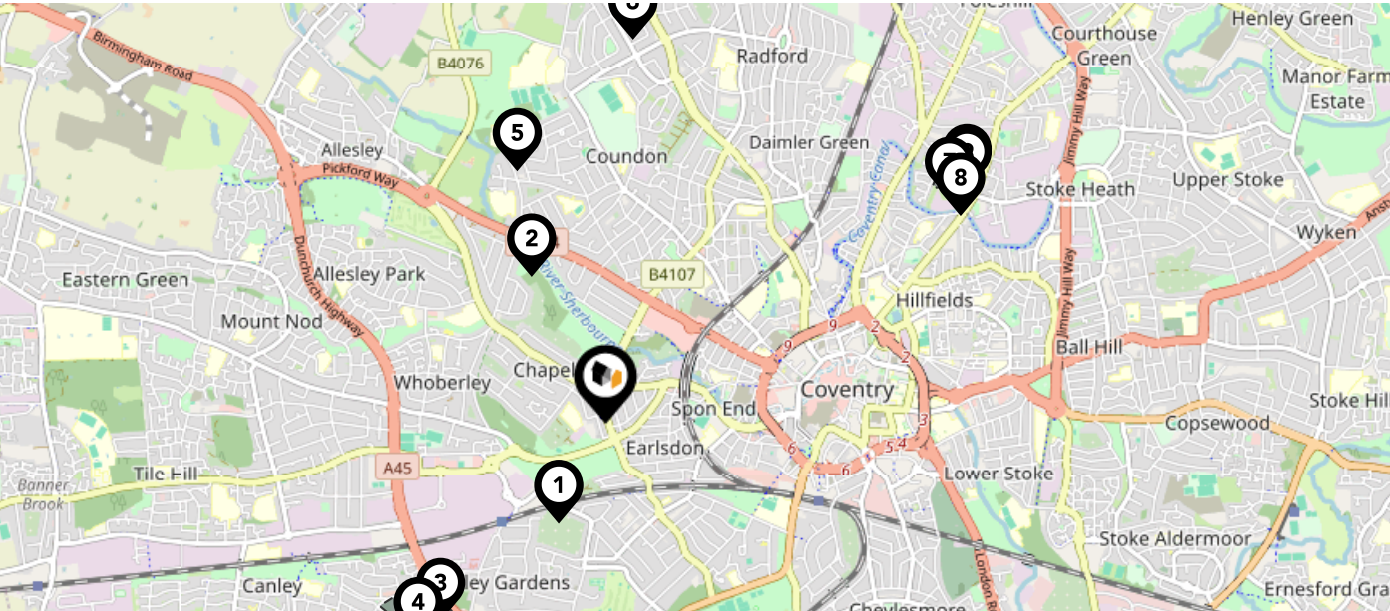
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham Green Belt - Birmingham
- 9 Birmingham Green Belt - Bromsgrove

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



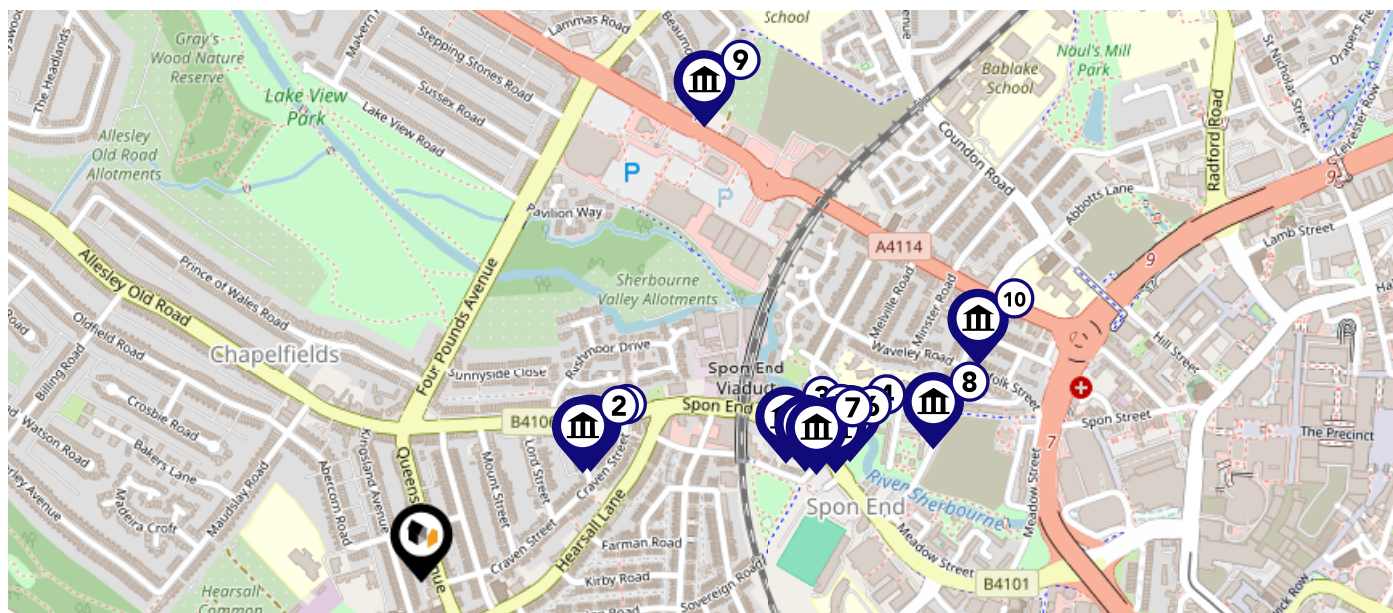
Nearby Landfill Sites		
1	Hearsall Common-Whoberley, Coventry	Historic Landfill ☐
2	Holyhead Road-Coundon, Coventry	Historic Landfill ☐
3	Fletchampstead Highway-Canley, Coventry	Historic Landfill ☐
4	Prior Deram Park-Canley, Coventry	Historic Landfill ☐
5	Coundon Social Club-Coundon, Coventry	Historic Landfill ☐
6	Kelmescote Road-Coudon, Coventry	Historic Landfill ☐
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill ☐
8	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill ☐
9	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill ☐
10	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill ☐

Maps

Listed Buildings

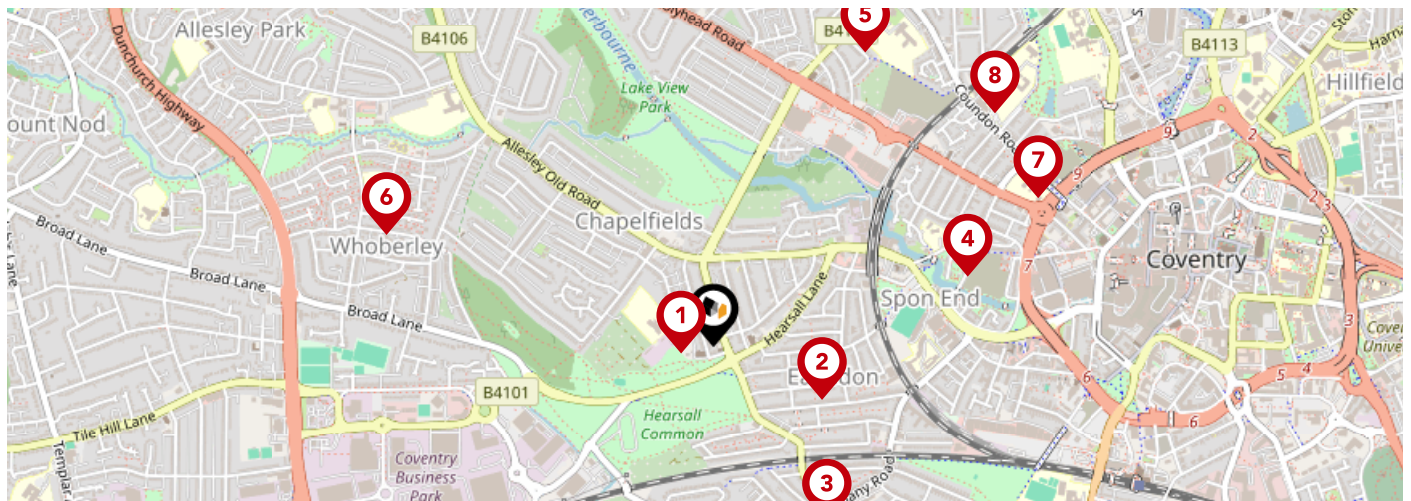


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



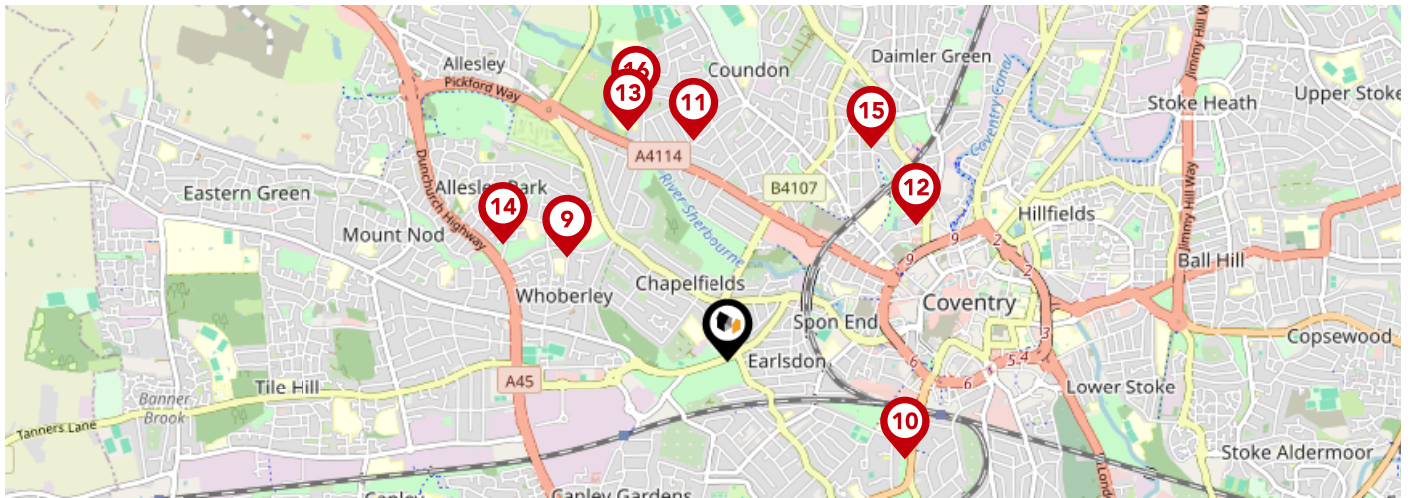
Listed Buildings in the local district		Grade	Distance
	1076655 - 23, Allesley Old Road	Grade II	0.2 miles
	1076656 - 25-29, Allesley Old Road	Grade II	0.2 miles
	1342946 - 97-100, Spon End	Grade II	0.4 miles
	1342909 - Chapel Of St James And St Christopher	Grade II	0.5 miles
	1335864 - 107-110, Spon End	Grade II	0.5 miles
	1076603 - Spon Bridge	Grade II	0.5 miles
	1076600 - 111-116, Spon End	Grade II	0.5 miles
	1226523 - 119-123, Upper Spon Street	Grade II	0.6 miles
	1076662 - St Catherine's Well	Grade II	0.6 miles
	1393332 - Coventry Synagogue And Rabbi's House	Grade II	0.7 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.07	☐	☒	☐	☐	☐
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.27	☐	☒	☐	☐	☐
3	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.47	☐	☒	☐	☐	☐
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.6	☐	☒	☐	☐	☐
5	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.75	☐	☒	☐	☐	☐
6	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.78	☐	☒	☐	☐	☐
7	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.81	☐	☒	☐	☐	☐
8	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.83	☐	☐	☒	☐	☐

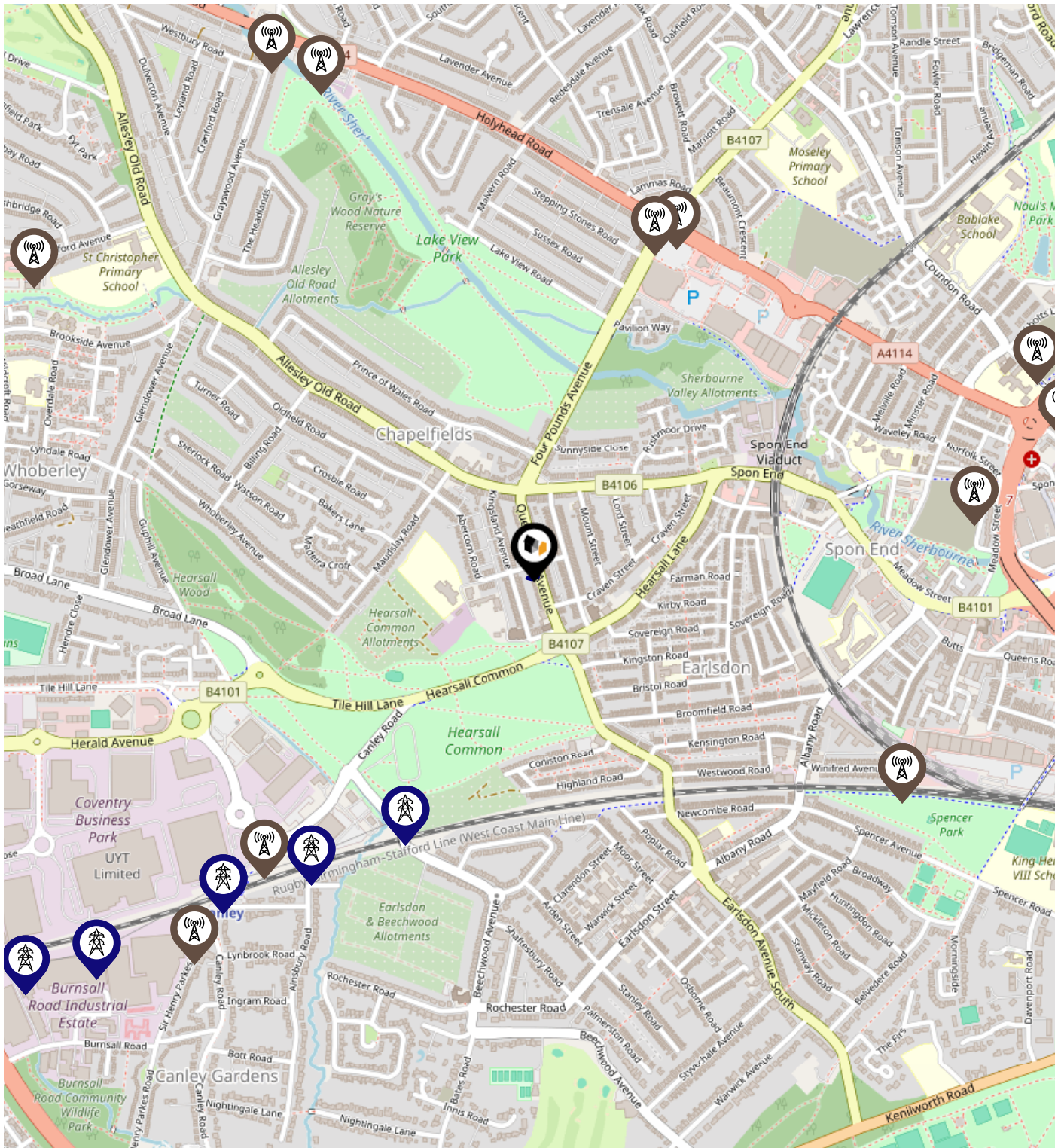
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.86	☐	☒	☐	☐	☐
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.92	☐	☐	☒	☐	☐
	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:1.01	☐	☒	☐	☐	☐
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.06	☐	☐	☒	☐	☐
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:1.13	☐	☐	☒	☐	☐
	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:1.14	☐	☒	☐	☐	☐
	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:1.16	☐	☒	☐	☐	☐
	Kingsbury Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:1.22	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

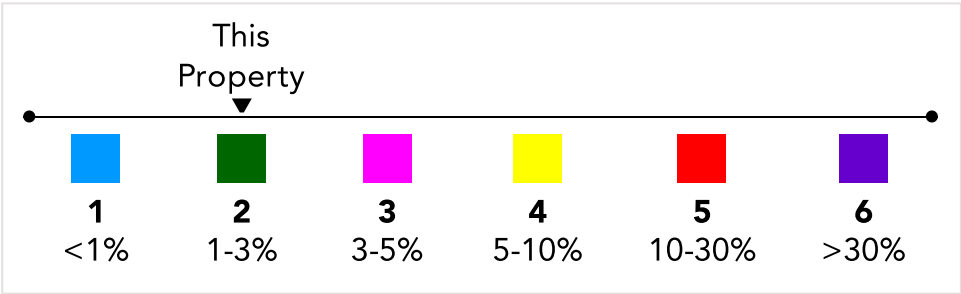
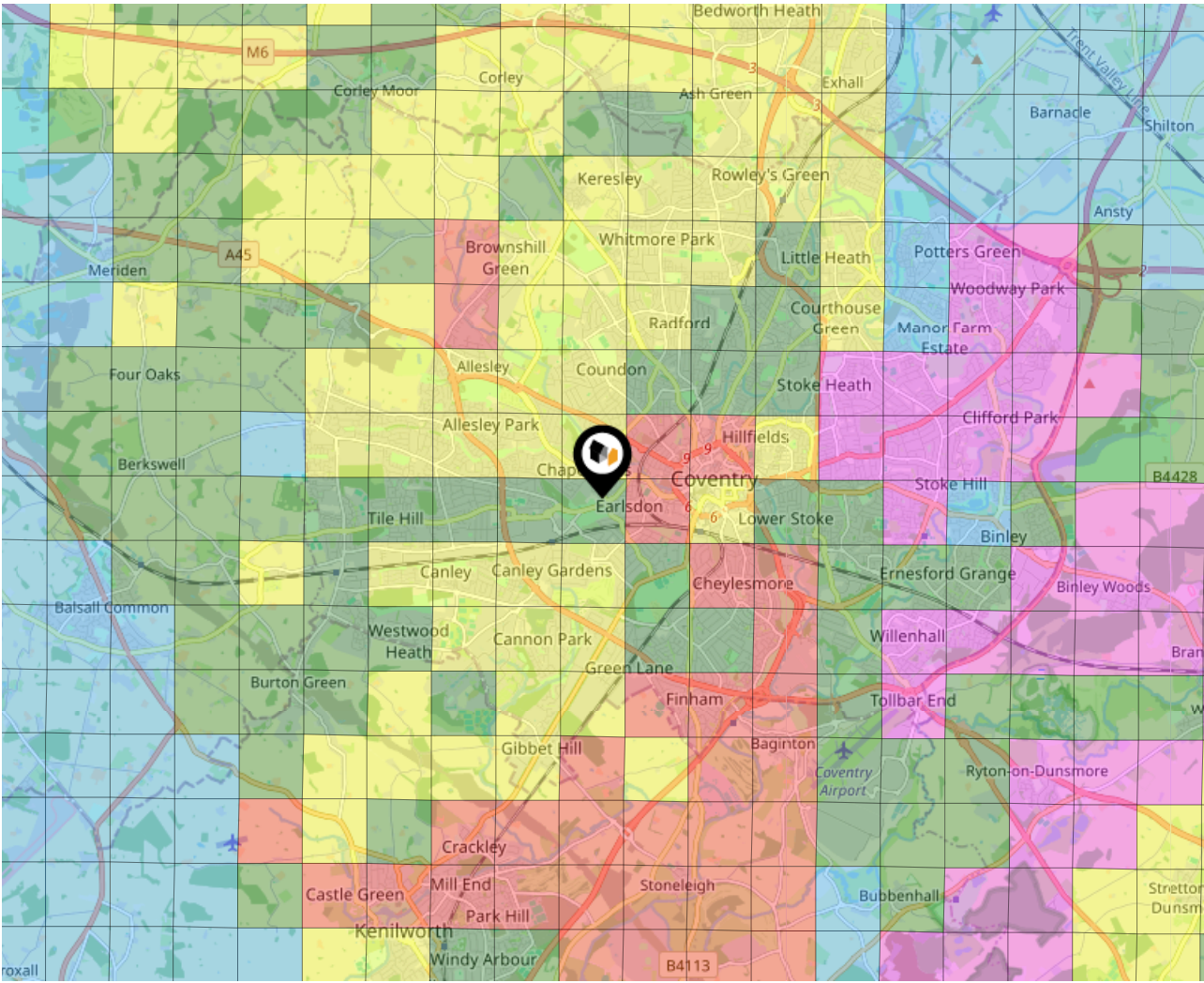
Environment

Radon Gas

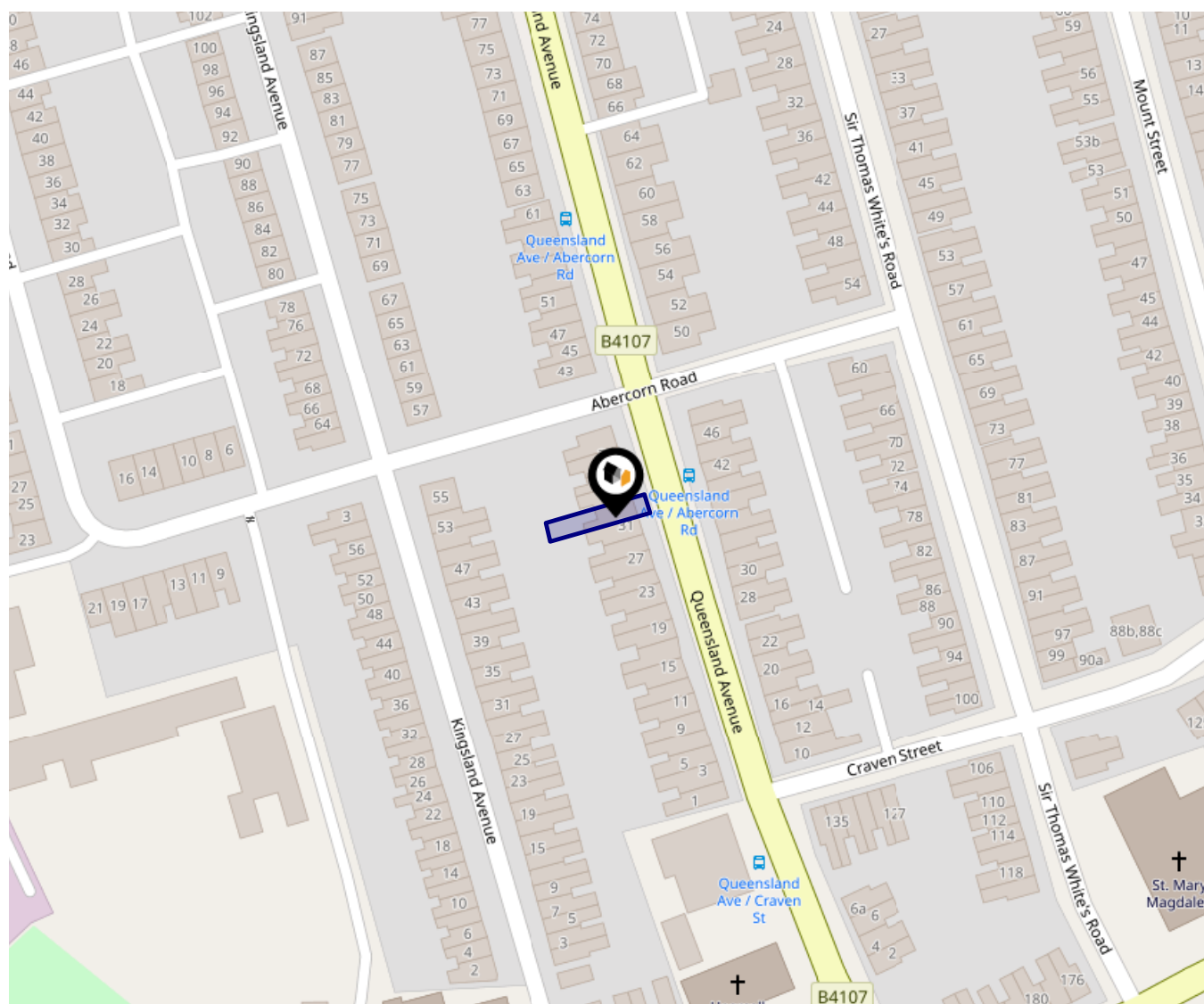


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



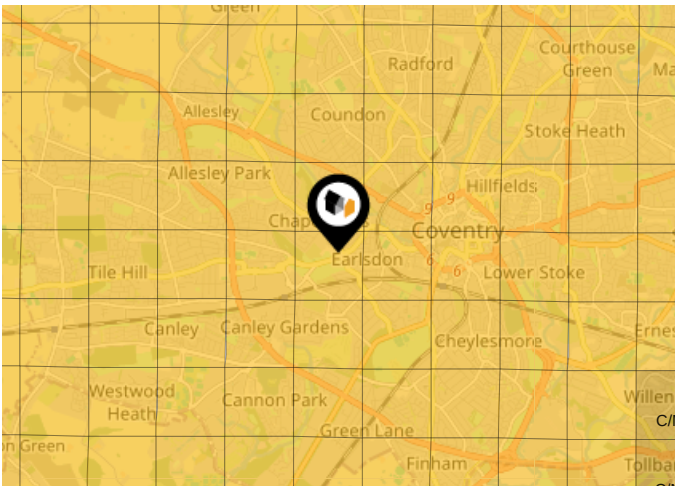
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

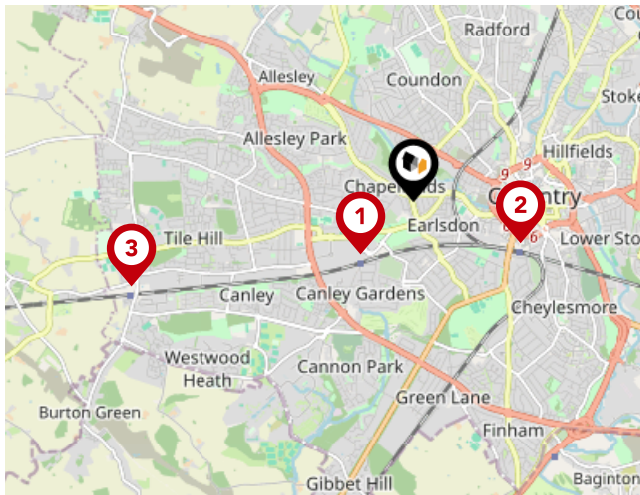


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

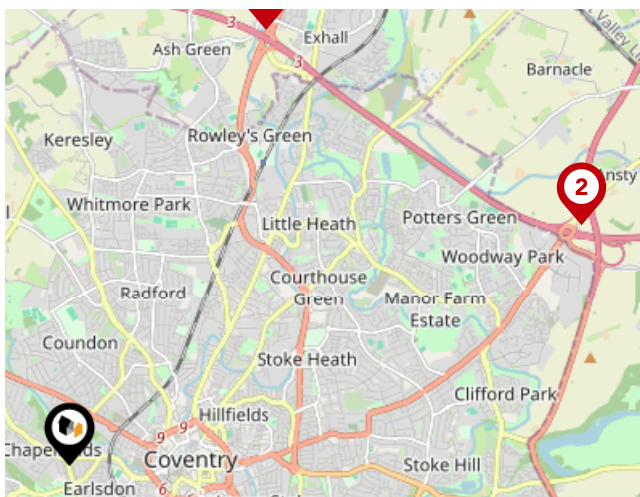
Area

Transport (National)



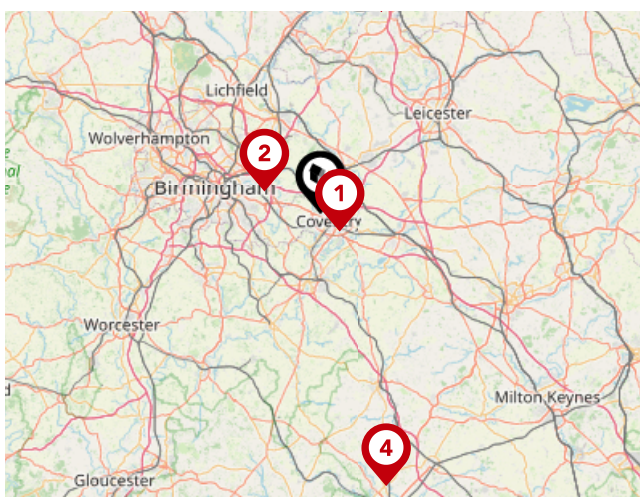
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.68 miles
2	Coventry Rail Station	1.04 miles
3	Tile Hill Rail Station	2.67 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.32 miles
2	M6 J2	5.12 miles
3	M40 J14	10.57 miles
4	M6 J3A	7.88 miles
5	M42 J6	7.8 miles



Airports/Helipads

Pin	Name	Distance
1	Baginton	3.72 miles
2	Birmingham Airport	8.83 miles
3	East Mids Airport	30.33 miles
4	Kidlington	40.79 miles

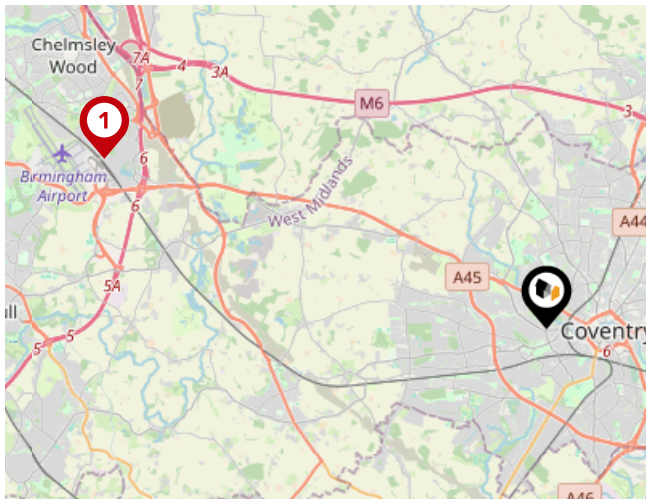
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Abercorn Rd	0.03 miles
2	Craven St	0.05 miles
3	Queensland Ave	0.12 miles
4	Mount St	0.15 miles
5	Sovereign Road	0.13 miles



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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Important - Please Read

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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.

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