

See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 06th January 2026



KINGSLAND AVENUE, COVENTRY, CV5

Asking Price : £250,000

Walmsley's The Way to Move

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

0330 1180062

mark@walmsleysthewaytomove.co.uk

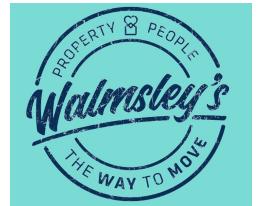
www.walmsleysthewaytomove.co.uk



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Introduction

Our Comments



Dear Buyers & Interested Parties

Your property details in brief.....

A versatile three/four bedroom end of terrace home
Unique & quite superb presentation throughout
Four piece 1st floor bathroom & ground floor cloakroom
Open plan kitchen dining room & further dining room & lounge
Gas central heating & double glazing throughout
Ideal & fruitful investment potential with high yield
Close to Hearsall Common, Earlsdon & local schooling
EPC Rating D, TOTAL 1277 Sq.Ft or TOTAL 118.7 Sq.M, NO CHAIN

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@walmsleythewaytomove.co.uk or 0330 1180 062

Property Overview



Property

Type:	Terraced
Bedrooms:	4
Floor Area:	1,277 ft ² / 118 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,877
Title Number:	WM355607

Asking Price: £250,000
Tenure: Freehold

Local Area

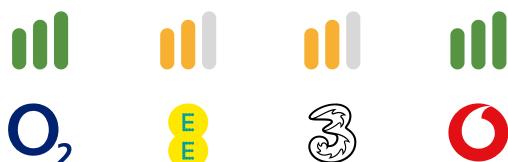
Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15
mb/s **80**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



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

Reference - FUL/2013/0879

Decision: REFUSED

Date: 23rd May 2013

Description:

First floor rear extension.

Reference - PA/2015/0558

Decision: PRIOR APPROVAL NOT REQUIRED

Date: 23rd February 2015

Description:

Application under Prior Approval for rear extension. The extension will be 6 metres away from the original rear wall of the building with a height of 3.3 metres at the highest point and 2.8 metres to the eaves.

Reference - L/1988/2041

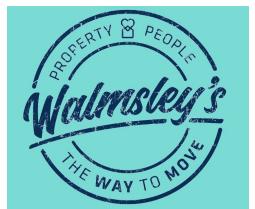
Decision: REFUSED

Date: 09th November 1988

Description:

Loft conversion

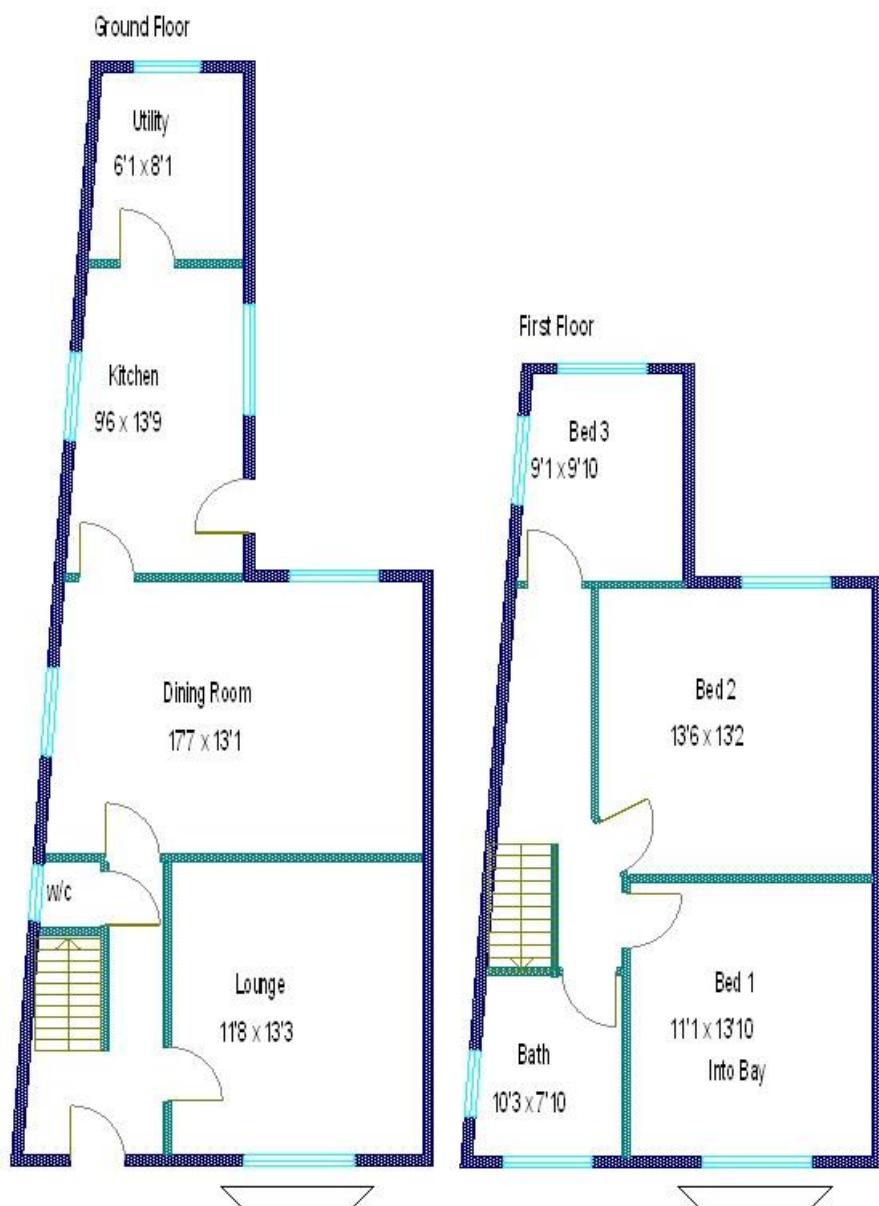
Gallery Photos



Gallery Photos



KINGSLAND AVENUE, COVENTRY, CV5



Property EPC - Certificate



COVENTRY, CV5

Energy rating

D

Valid until 30.11.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	End-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	108 m ²

Market Sold in Street



58, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	24/01/2025	27/08/2009
Last Sold Price:	£217,000	£98,000

50, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	19/08/2024	15/06/2001	02/11/1995	02/11/1995	25/08/1995
Last Sold Price:	£215,000	£35,000	£45,000	£22,500	£22,500

32, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	31/03/2023	03/12/2002
Last Sold Price:	£164,500	£75,500

54, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	07/11/2022
Last Sold Price:	£191,350

22, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	27/10/2022	23/07/2010	11/03/1999
Last Sold Price:	£190,000	£120,000	£42,500

30, Kingsland Avenue, Coventry, CV5 8DX

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 Avenue, Coventry, CV5 8DX

Last Sold Date:	21/04/2022	15/10/1999
Last Sold Price:	£145,000	£47,000

2, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	11/11/2021	25/07/2012
Last Sold Price:	£210,000	£140,000

16, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	31/01/2020
Last Sold Price:	£138,500

20, Kingsland Avenue, Coventry, CV5 8DX

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, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	23/06/2017	20/07/1998
Last Sold Price:	£168,000	£47,000

24, Kingsland Avenue, Coventry, CV5 8DX

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

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

Market Sold in Street



8, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	14/12/2015	28/09/2007	28/03/2002
Last Sold Price:	£126,500	£121,000	£59,000

40, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	14/07/2015
Last Sold Price:	£102,000

14, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	24/09/2014
Last Sold Price:	£94,000

52, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	14/10/2013	23/05/2003	19/12/1997
Last Sold Price:	£122,500	£83,000	£36,500

12, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	06/01/2012	02/12/2005
Last Sold Price:	£132,500	£108,000

28, Kingsland Avenue, Coventry, CV5 8DX

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

44, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	18/12/2009	25/06/2004	12/11/1999
Last Sold Price:	£123,500	£109,950	£48,000

10, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	30/11/2007	11/09/2003	26/01/2001
Last Sold Price:	£123,500	£98,000	£35,000

34, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	05/10/2007
Last Sold Price:	£119,000

4, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	24/02/2006
Last Sold Price:	£94,950

18, Kingsland Avenue, Coventry, CV5 8DX

Last Sold Date:	11/03/2005	16/12/2002
Last Sold Price:	£118,000	£59,950

36, Kingsland Avenue, Coventry, CV5 8DX

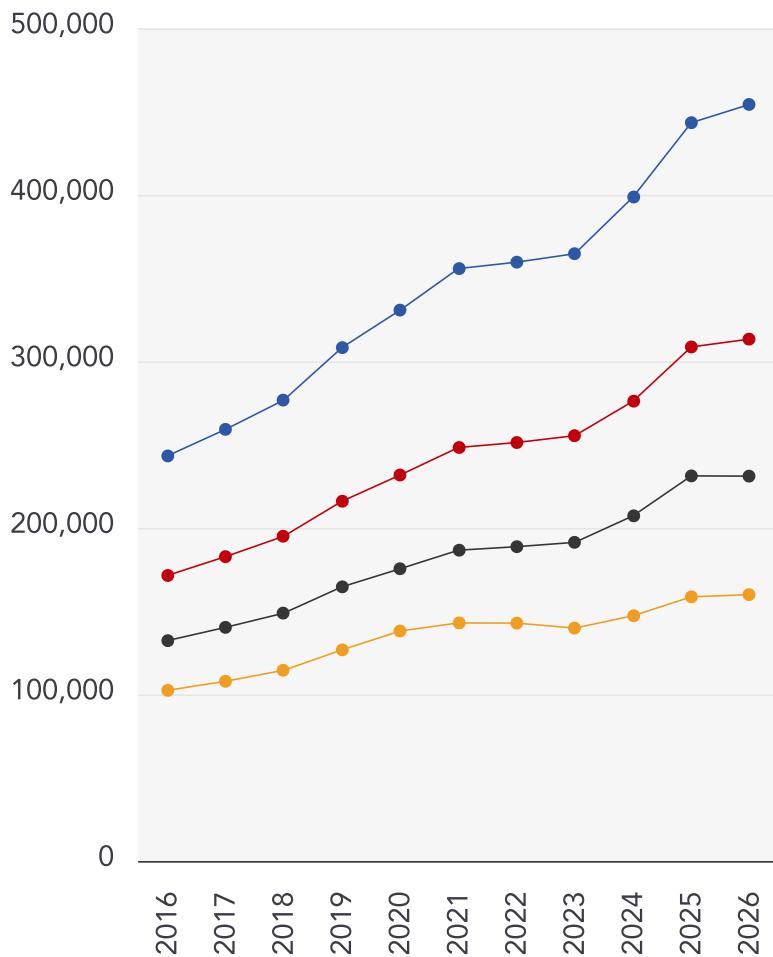
Last Sold Date:	25/06/1997
Last Sold Price:	£35,000

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%

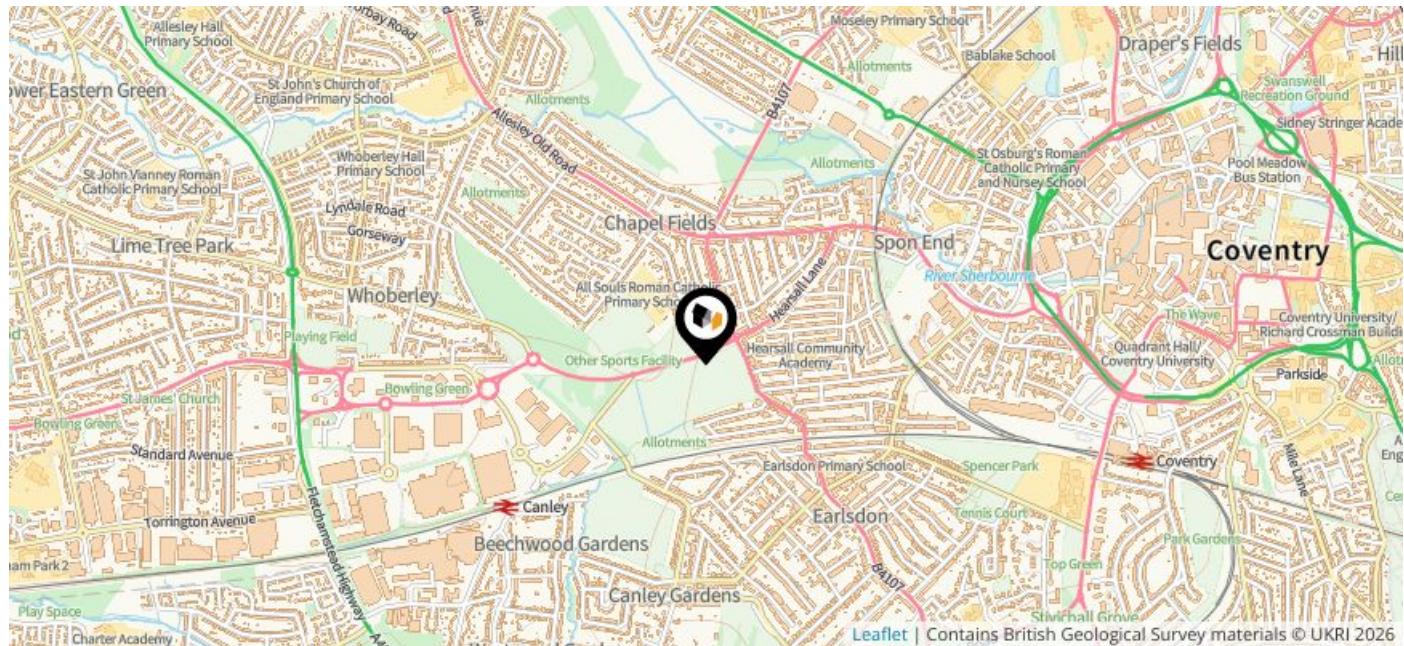
Flat

+56.09%

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.

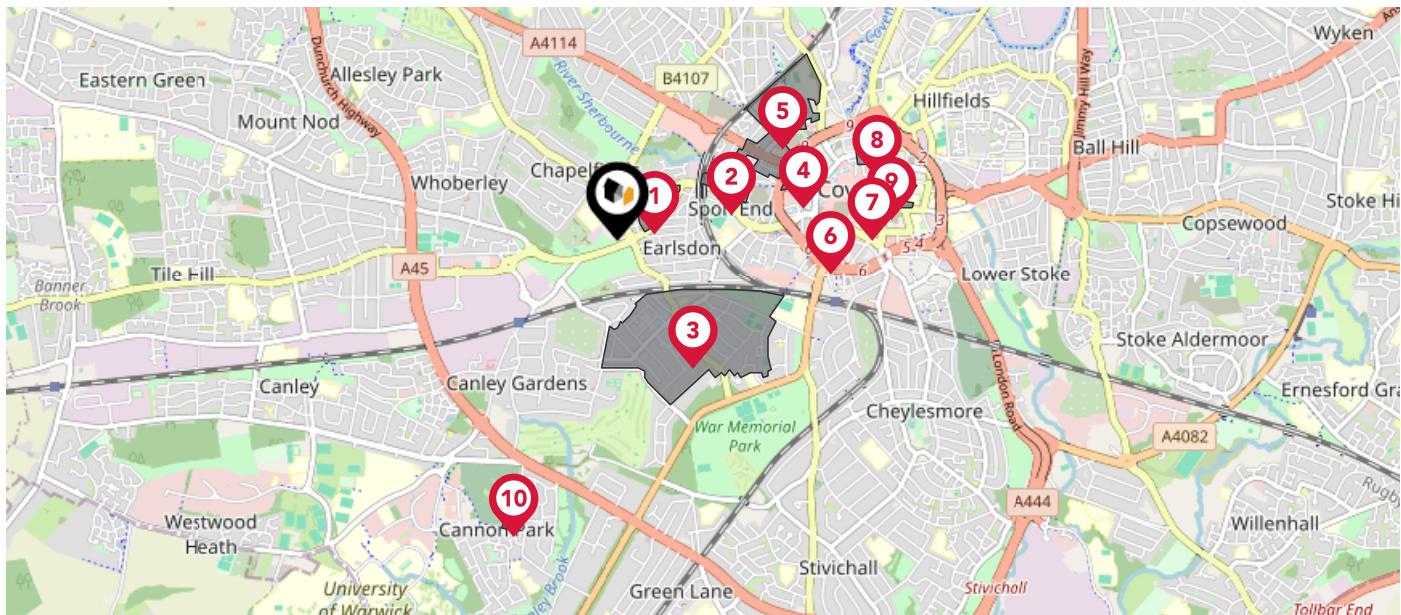
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

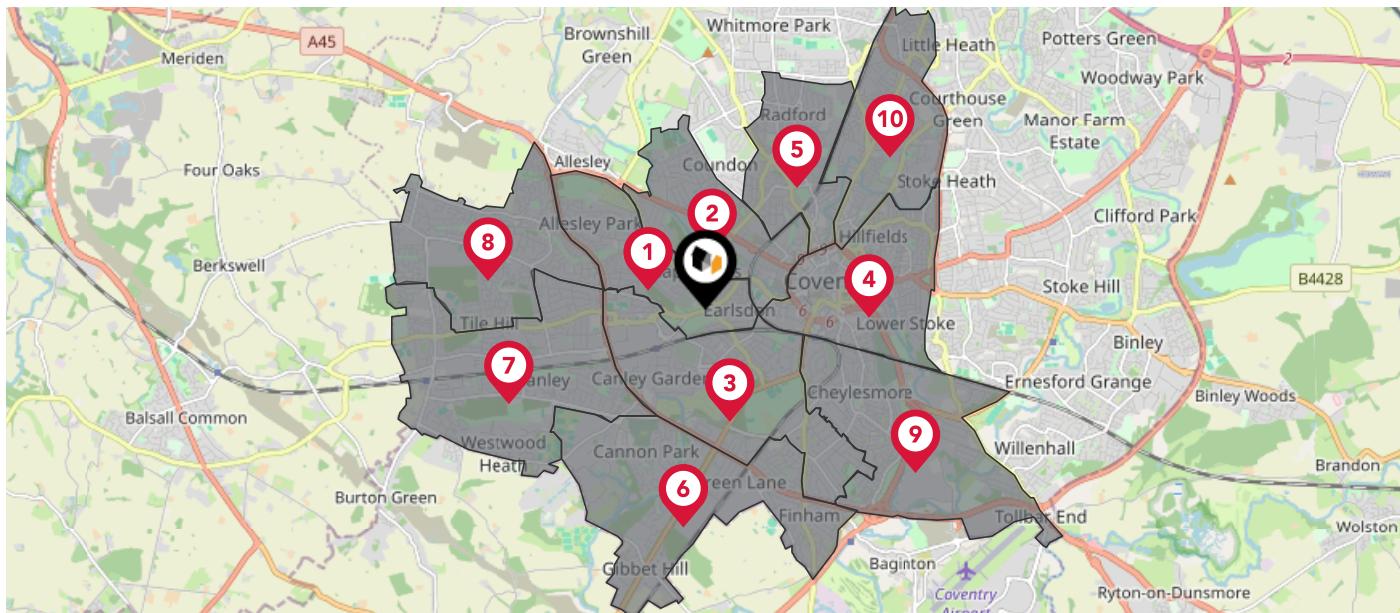
- 1 Chapelfields
- 2 Spon End
- 3 Earlsdon
- 4 Spon Street
- 5 Naul's Mill
- 6 Greyfriars Green
- 7 High Street
- 8 Lady Herbert's Garden
- 9 Hill Top and Cathedral
- 10 Ivy Farm Lane (Canley Hamlet)

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

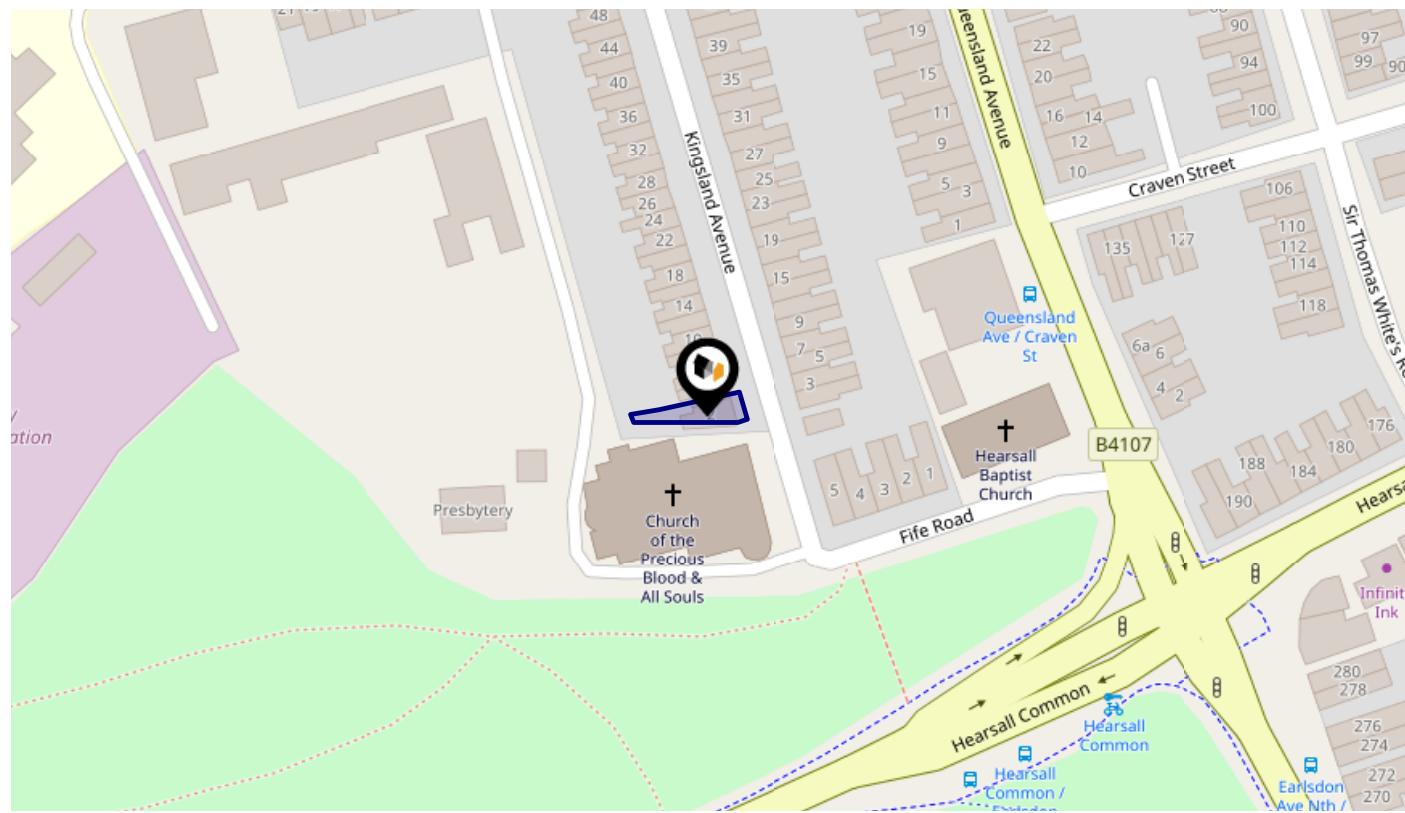
- 1 Whoberley Ward
- 2 Sherbourne Ward
- 3 Earlsdon Ward
- 4 St. Michael's Ward
- 5 Radford Ward
- 6 Wainbody Ward
- 7 Westwood Ward
- 8 Woodlands Ward
- 9 Cheylesmore Ward
- 10 Foleshill Ward

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:

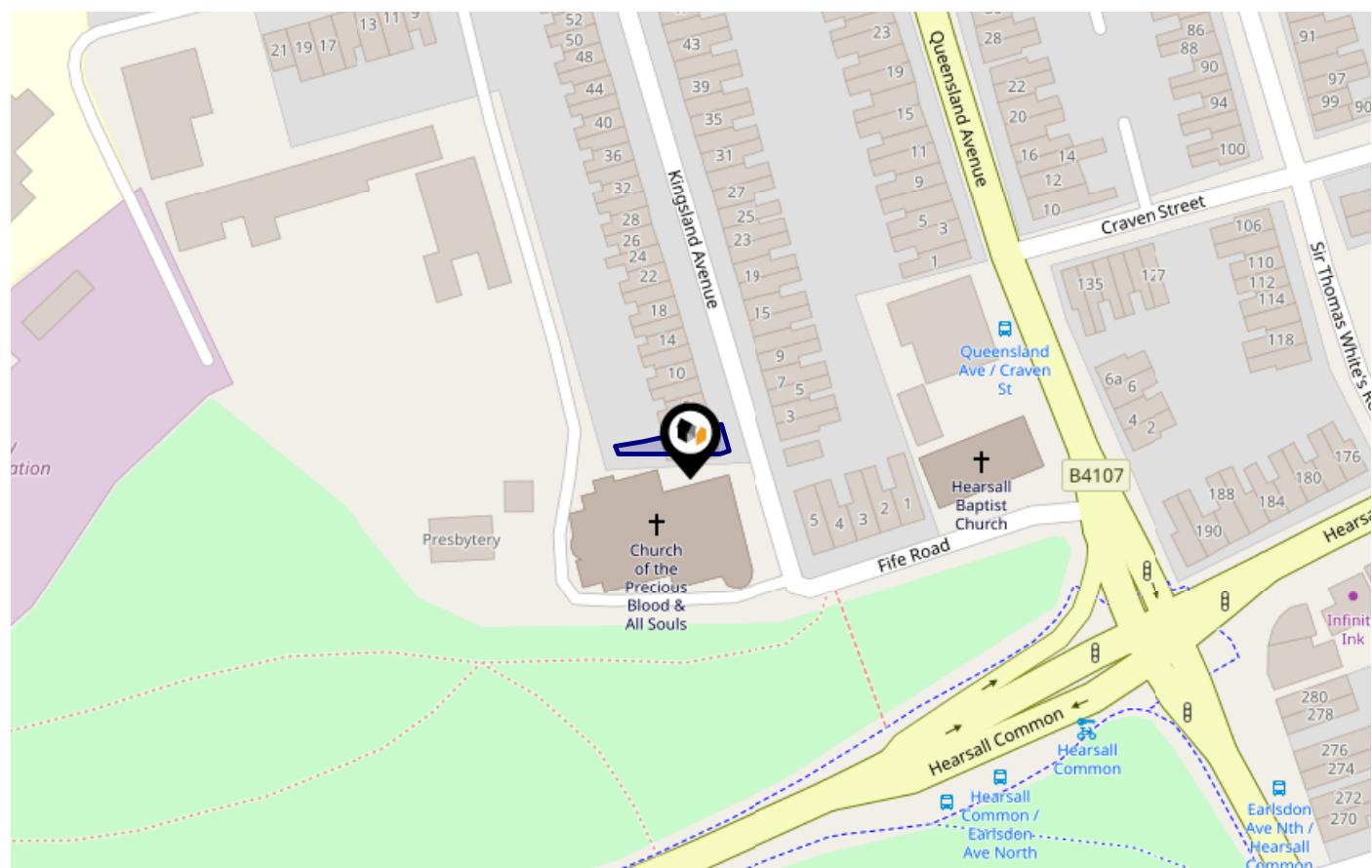
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

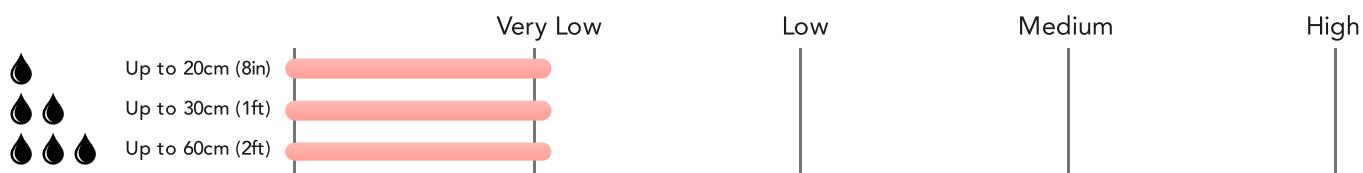


Risk Rating: Very low

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:

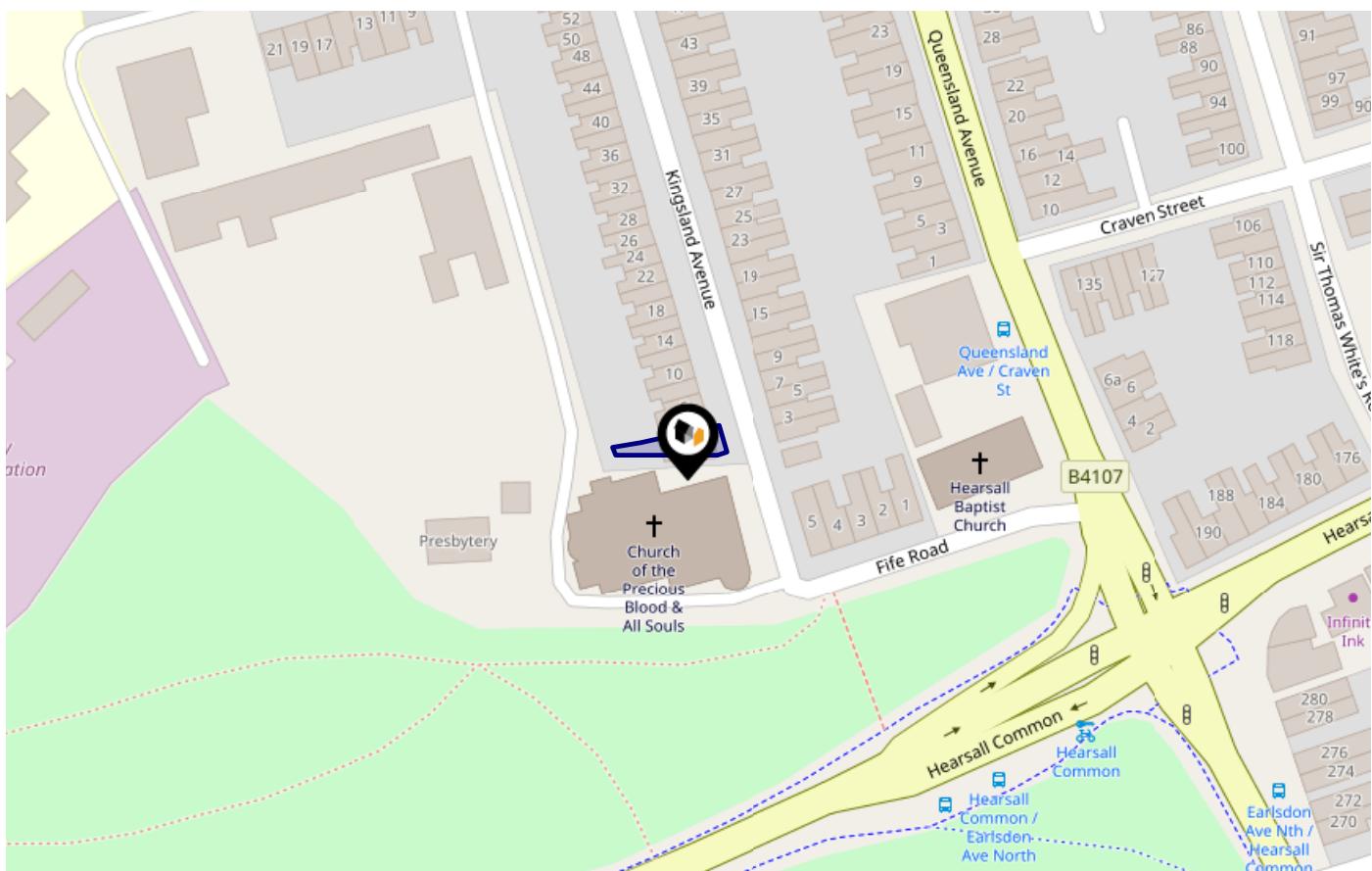


Flood Risk

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.

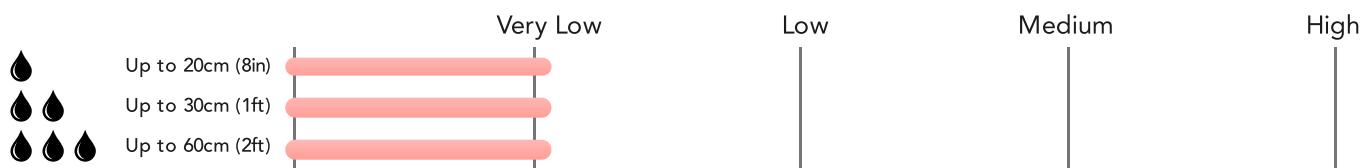


Risk Rating: Very low

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- █ **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:

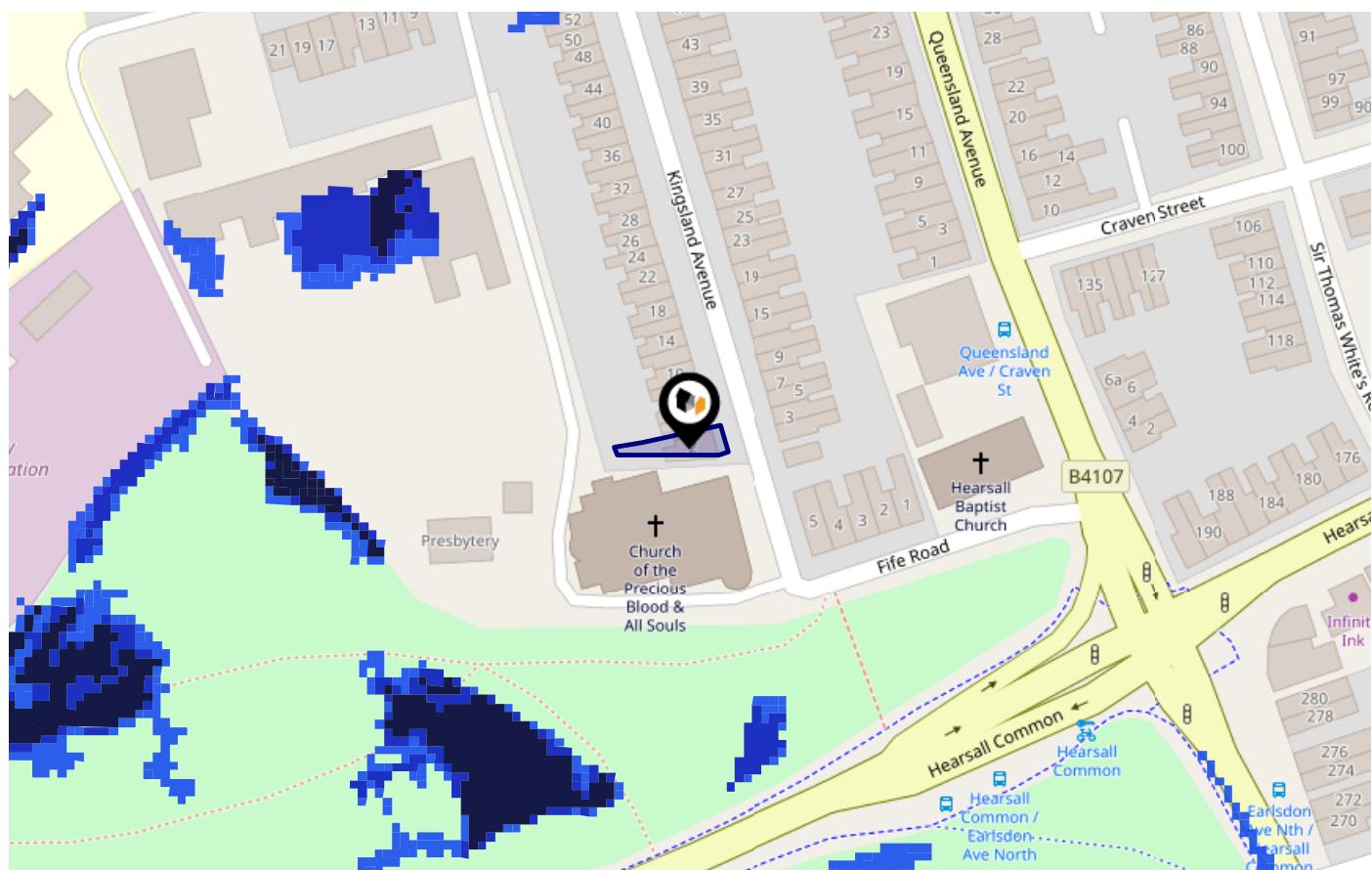


Flood Risk

Surface Water - 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.

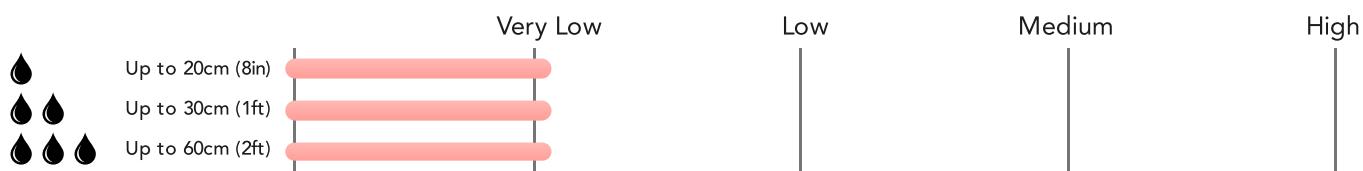


Risk Rating: Very low

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:

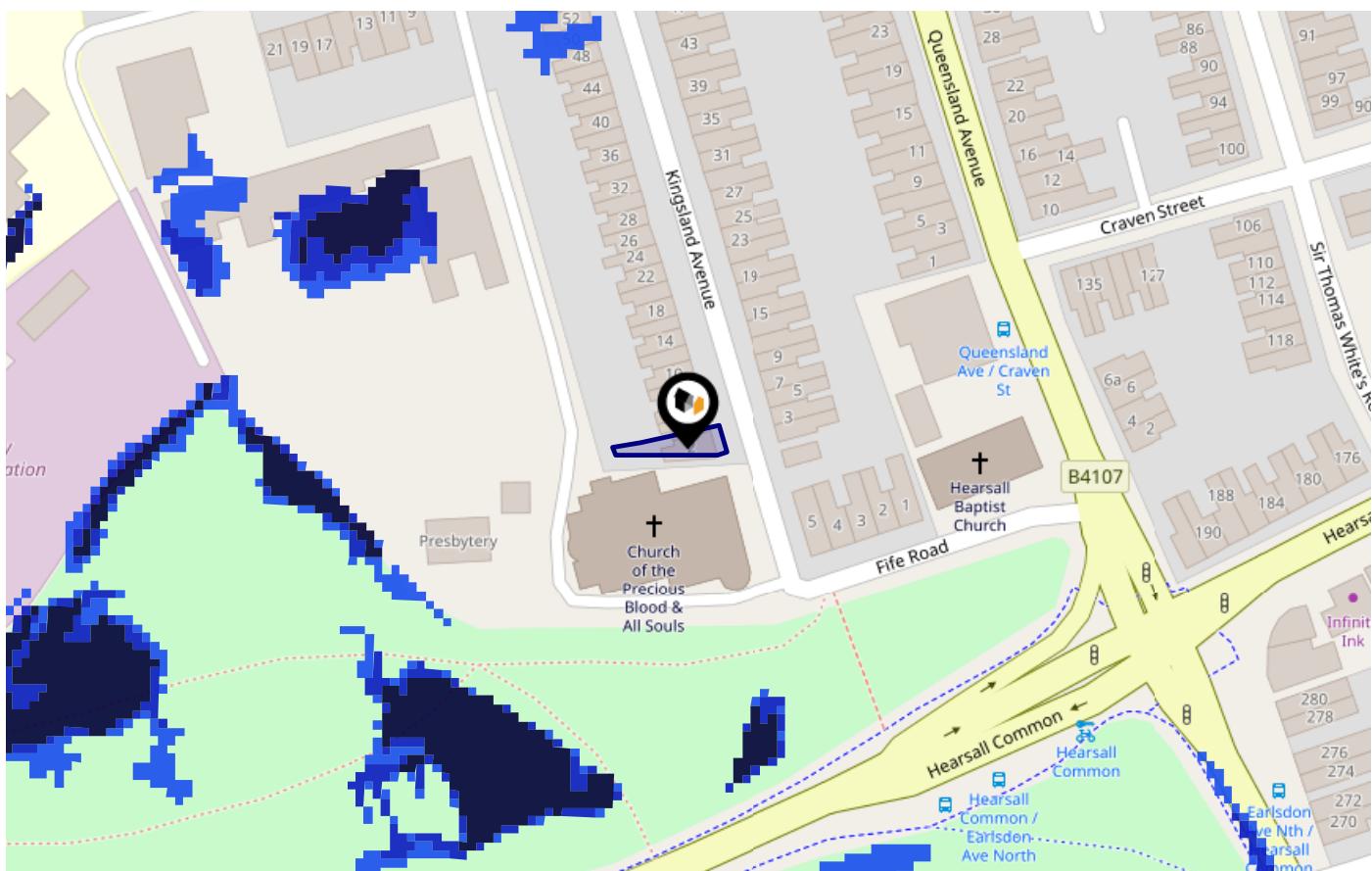


Flood Risk

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.

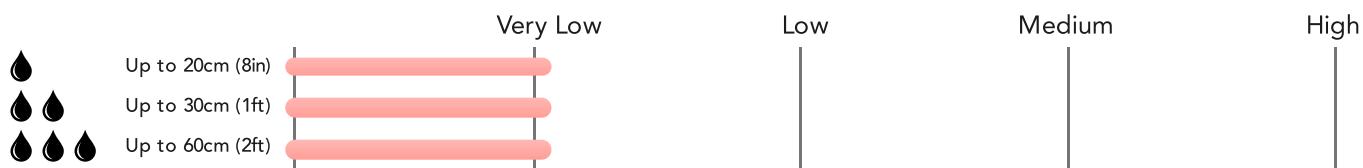


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Chance of flooding to the following depths at this property:

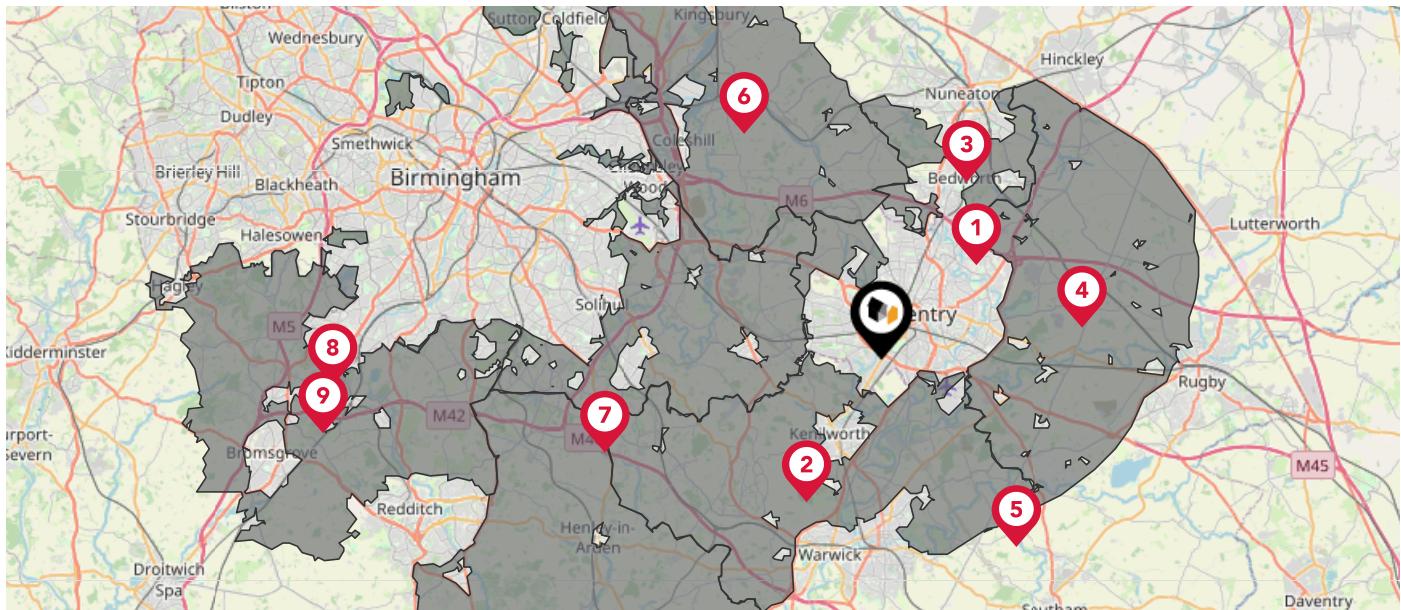


Maps

Green Belt



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



Nearby Green Belt Land

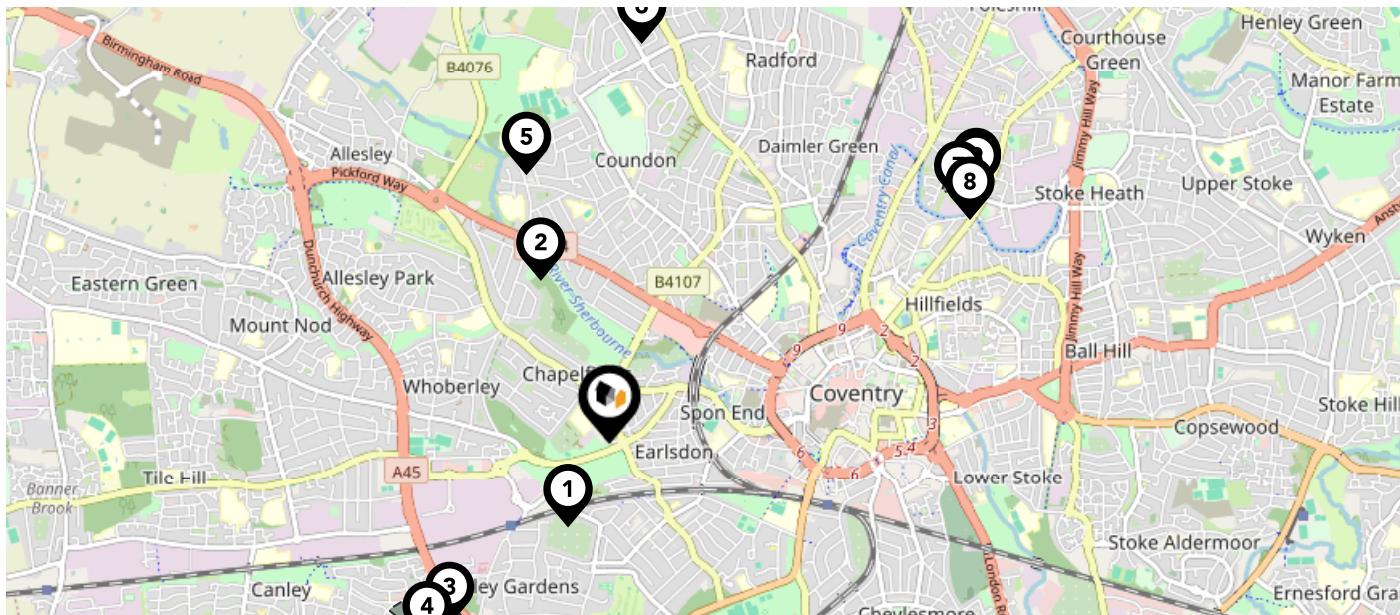
- 1 Birmingham Green Belt - Coventry
- 2 Birmingham Green Belt - Warwick
- 3 Birmingham Green Belt - Nuneaton and Bedworth
- 4 Birmingham Green Belt - Rugby
- 5 Birmingham Green Belt - Stratford-on-Avon
- 6 Birmingham Green Belt - North Warwickshire
- 7 Birmingham Green Belt - Solihull
- 8 Birmingham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

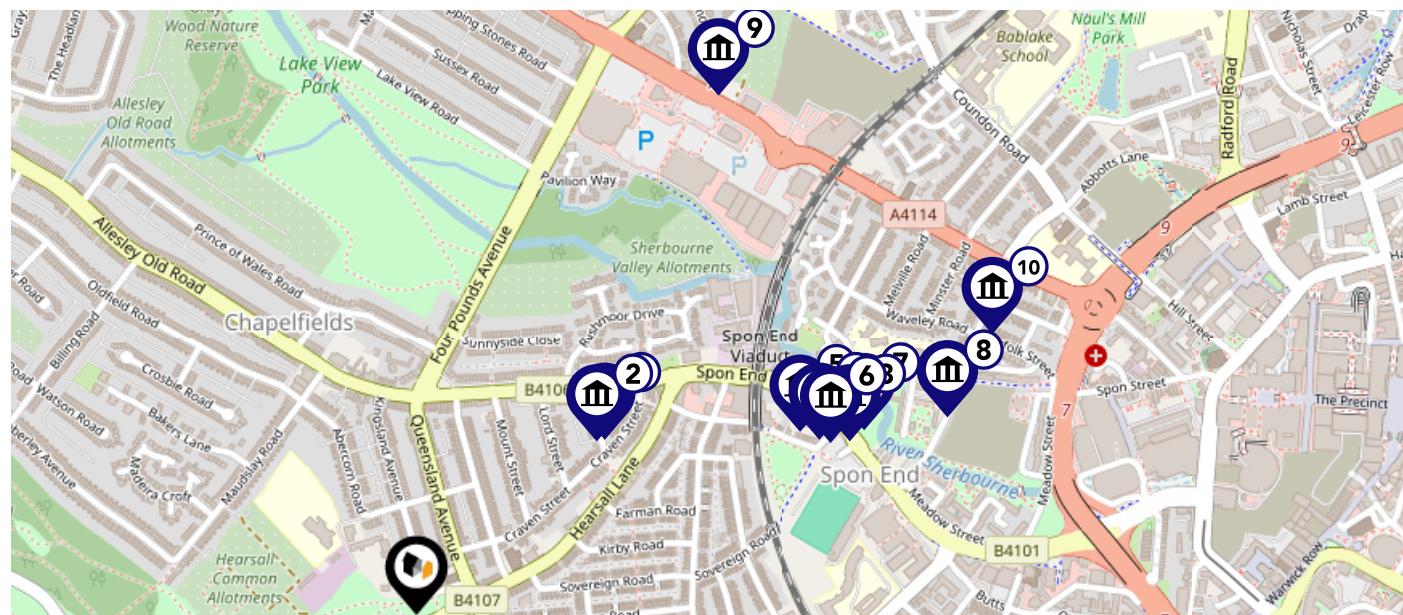
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
3	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Prior Deram Park-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
5	Coundon Social Club-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
6	Kelmscote Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
7	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill	<input type="checkbox"/>
8	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>
9	Webster's-Stoney Stanton Road, Coventry, West Midlands	Historic Landfill	<input type="checkbox"/>
10	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

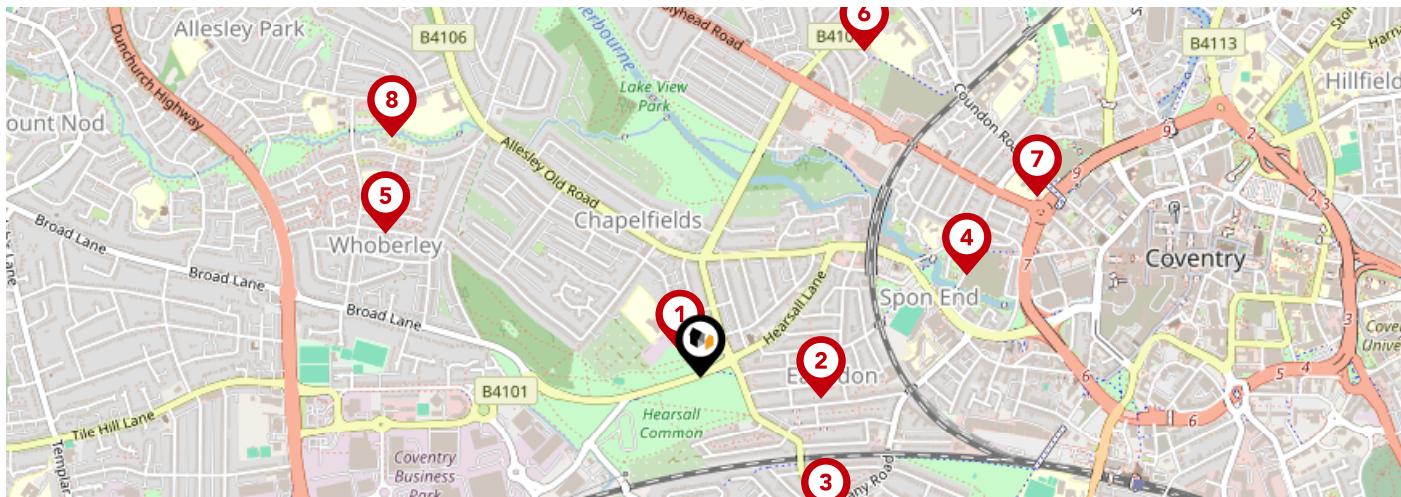


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1076655 - 23, Allesley Old Road	Grade II	0.3 miles
1076656 - 25-29, Allesley Old Road	Grade II	0.3 miles
1076603 - Spon Bridge	Grade II	0.5 miles
1335864 - 107-110, Spon End	Grade II	0.5 miles
1342946 - 97-100, Spon End	Grade II	0.5 miles
1076600 - 111-116, Spon End	Grade II	0.5 miles
1342909 - Chapel Of St James And St Christopher	Grade II	0.6 miles
1226523 - 119-123, Upper Spon Street	Grade II	0.7 miles
1076662 - St Catherine's Well	Grade II	0.7 miles
1393332 - Coventry Synagogue And Rabbi's House	Grade II	0.7 miles

Area Schools



Nursery Primary Secondary College Private



All Souls' Catholic Primary School

Ofsted Rating: Good | Pupils: 239 | Distance: 0.08



Hearsall Community Academy

Ofsted Rating: Good | Pupils: 466 | Distance: 0.27



Earlsdon Primary School

Ofsted Rating: Good | Pupils: 423 | Distance: 0.43



Spon Gate Primary School

Ofsted Rating: Good | Pupils: 260 | Distance: 0.64



Whoberley Hall Primary School

Ofsted Rating: Good | Pupils: 240 | Distance: 0.79



Moseley Primary School

Ofsted Rating: Good | Pupils: 502 | Distance: 0.83



St Osburg's Catholic Primary School

Ofsted Rating: Good | Pupils: 228 | Distance: 0.86

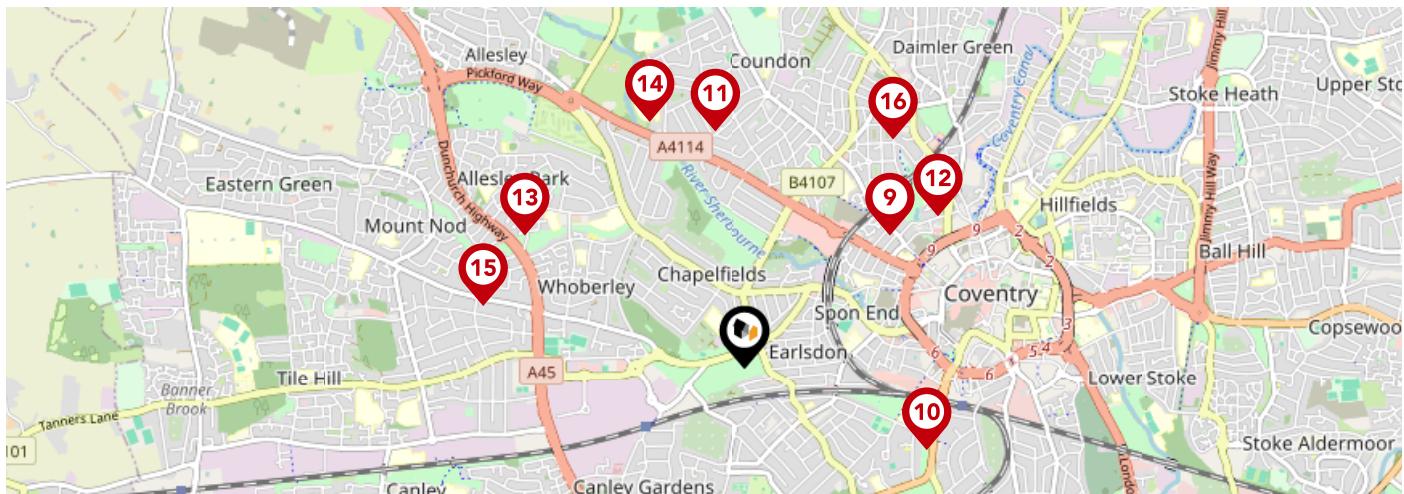


St Christopher Primary School

Ofsted Rating: Good | Pupils: 458 | Distance: 0.89



Area Schools



Nursery Primary Secondary College Private



Bablake School

Ofsted Rating: Not Rated | Pupils: 1048 | Distance: 0.9



King Henry VIII School

Ofsted Rating: Not Rated | Pupils: 802 | Distance: 0.9



Coundon Primary School

Ofsted Rating: Good | Pupils: 544 | Distance: 1.08



Barr's Hill School

Ofsted Rating: Outstanding | Pupils: 995 | Distance: 1.12



St John's Church of England Academy

Ofsted Rating: Good | Pupils: 206 | Distance: 1.16



Sherbourne Fields School

Ofsted Rating: Outstanding | Pupils: 255 | Distance: 1.19



St John Vianney Catholic Primary School

Ofsted Rating: Good | Pupils: 236 | Distance: 1.21

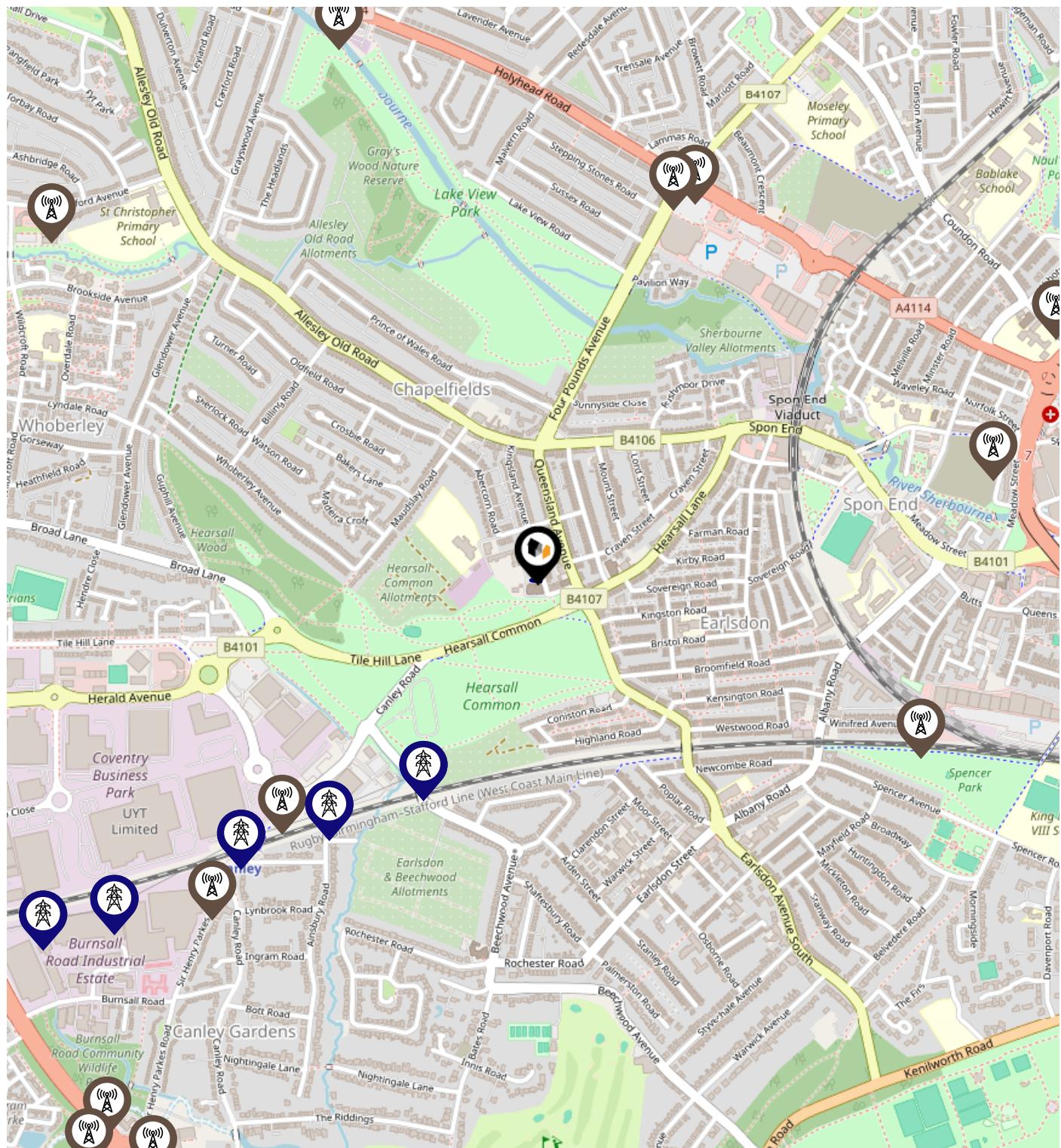


Radford Primary Academy

Ofsted Rating: Good | Pupils: 236 | Distance: 1.24



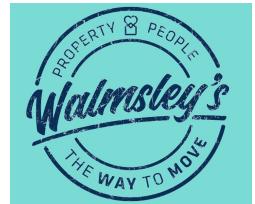
Local Area Masts & Pylons



Key:

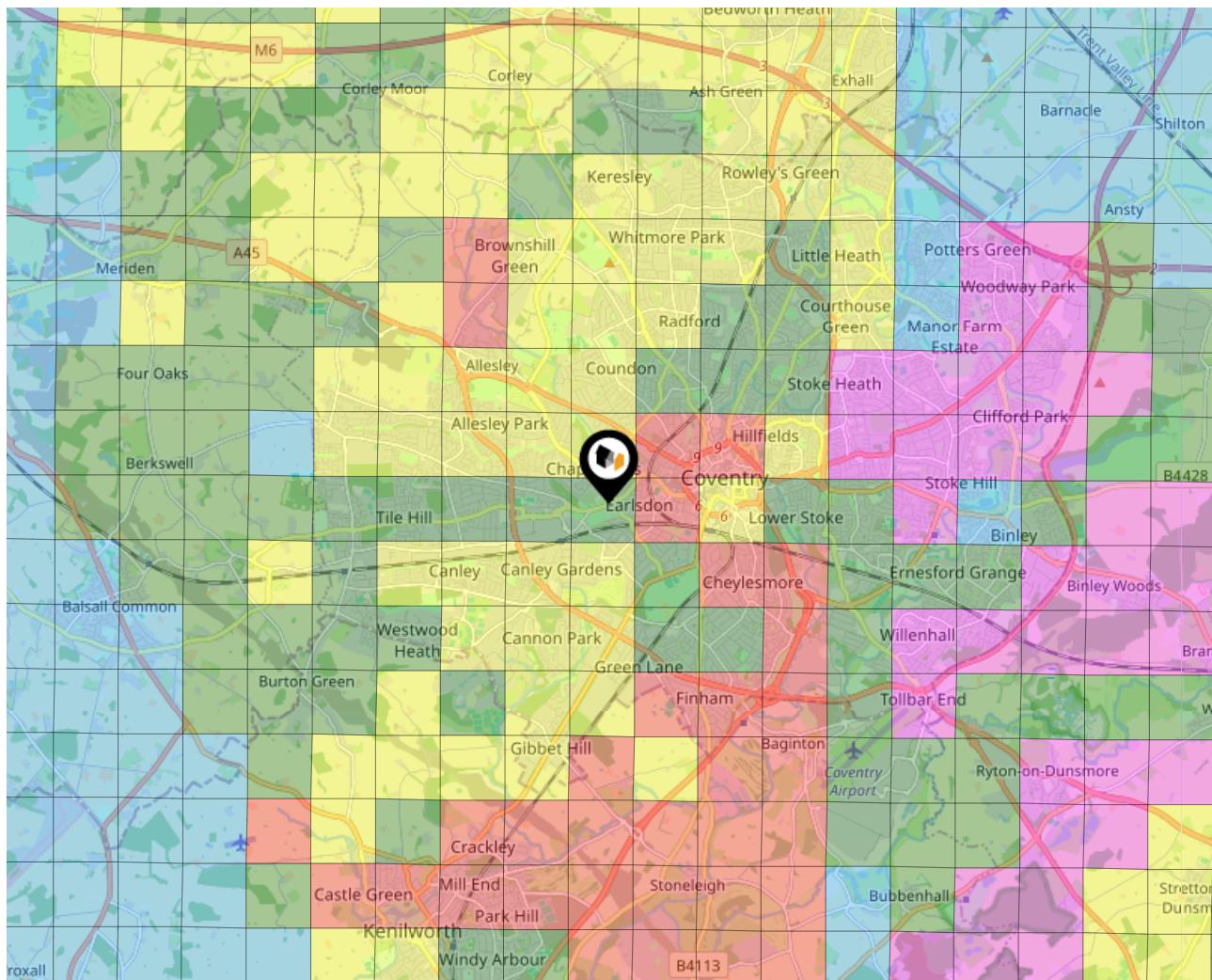
- Power Pylons
- Communication Masts

Environment Radon Gas

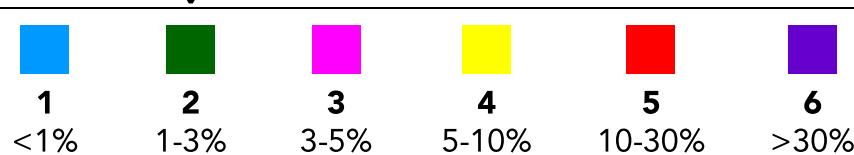


What is Radon?

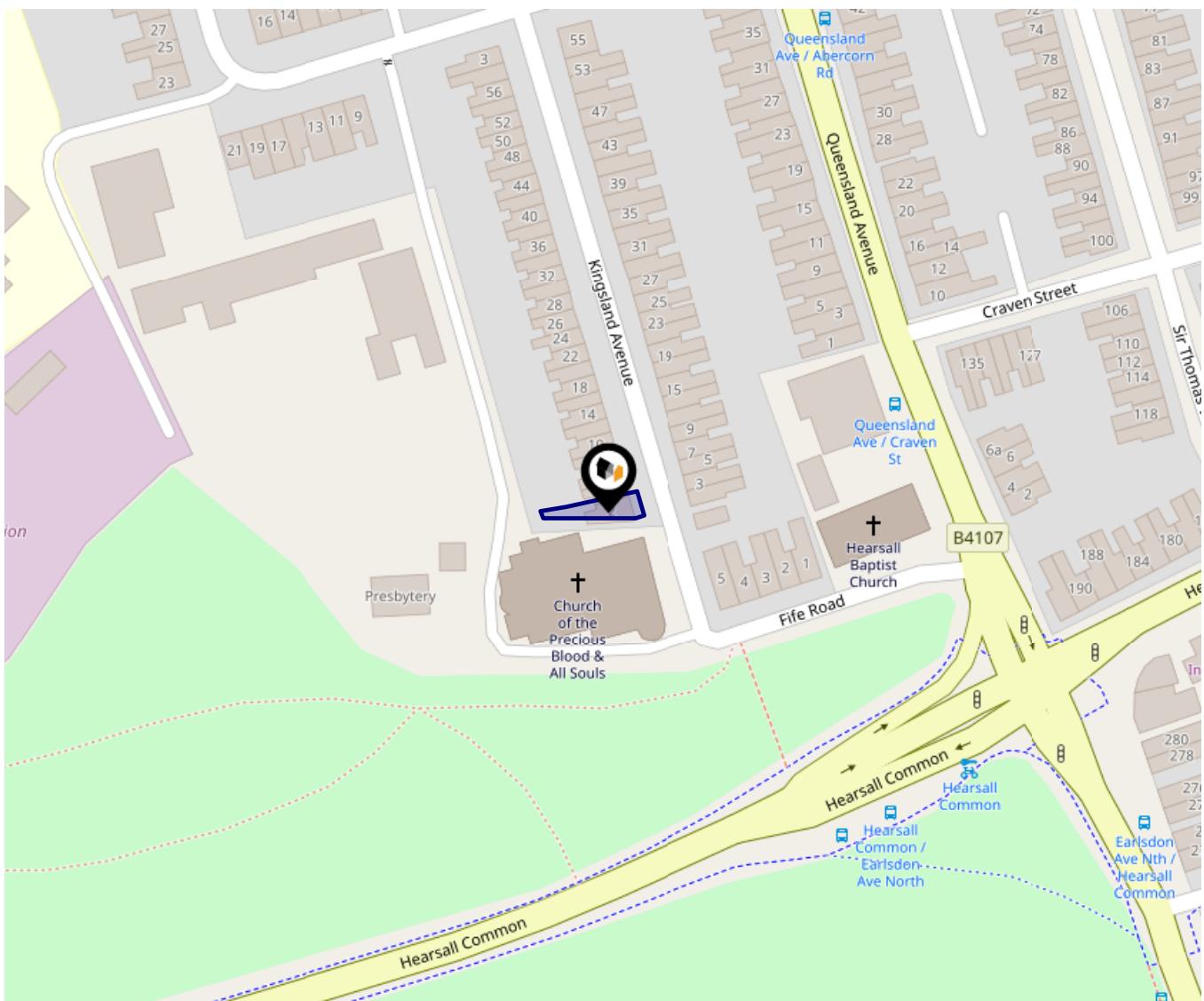
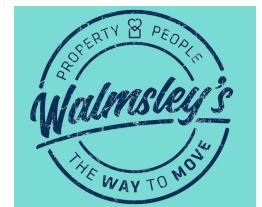
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



This
Property



Local Area **Road Noise**



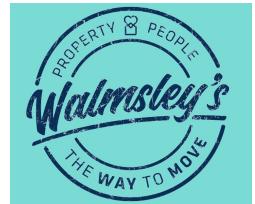
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



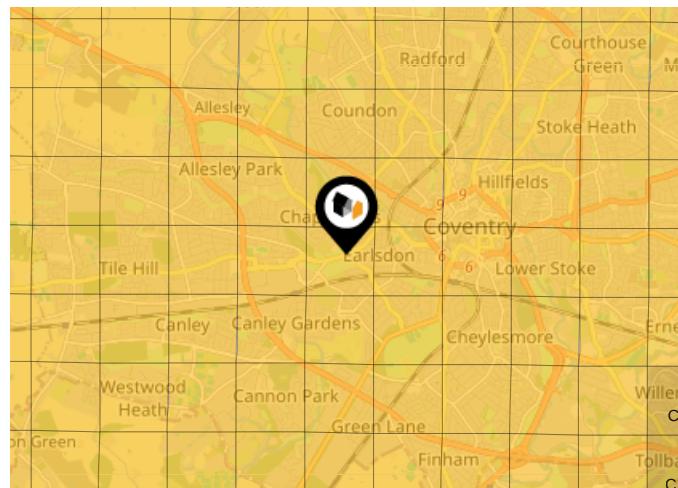
75.0+ dB
70.0-74.9 dB
65.0-69.9 dB
60.0-64.9 dB
55.0-59.9 dB

Environment Soils & Clay



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

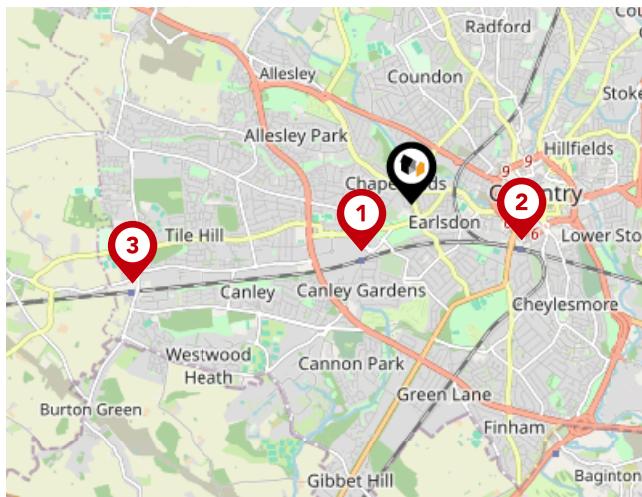
Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

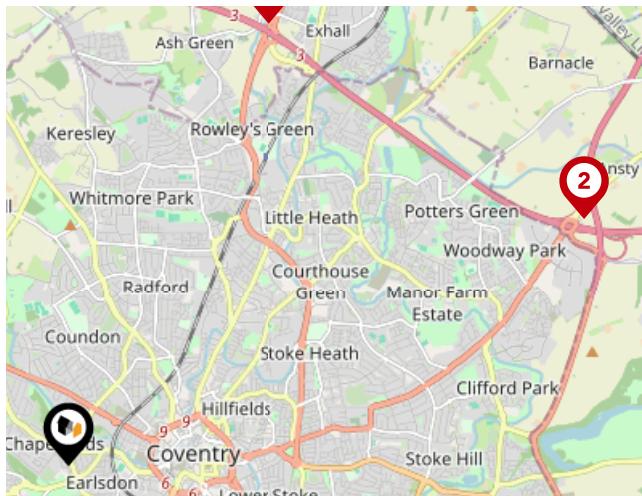
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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



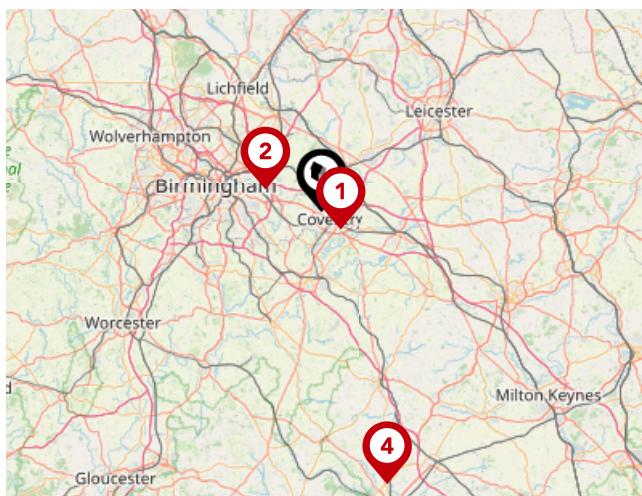
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.61 miles
2	Coventry Rail Station	1.04 miles
3	Tile Hill Rail Station	2.62 miles



Trunk Roads/Motorways

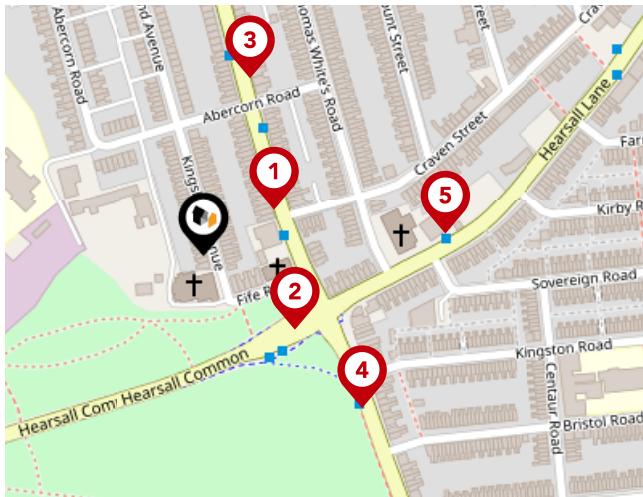
Pin	Name	Distance
1	M6 J3	4.39 miles
2	M6 J2	5.17 miles
3	M40 J14	10.5 miles
4	M6 J3A	7.91 miles
5	M40 J15	10.55 miles



Airports/Helipads

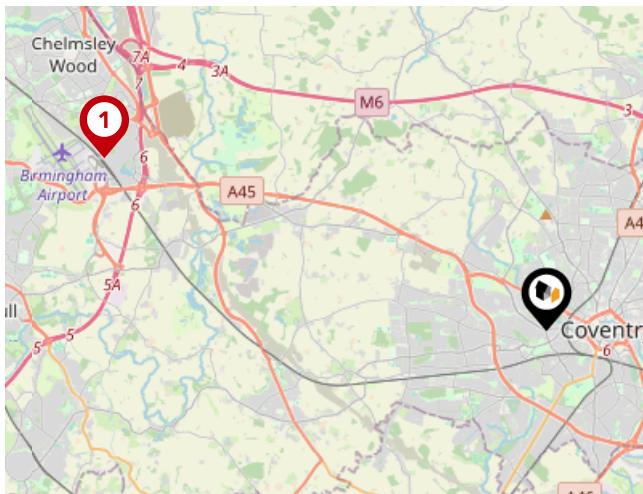
Pin	Name	Distance
1	Baginton	3.68 miles
2	Birmingham Airport	8.84 miles
3	East Mids Airport	30.41 miles
4	Kidlington	40.72 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Craven St	0.05 miles
2	Queensland Ave	0.07 miles
3	Abercorn Rd	0.1 miles
4	Kingston Road	0.12 miles
5	Sovereign Road	0.14 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.57 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



/walmsleysthewaytomove

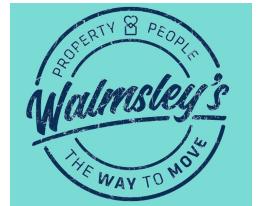


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Agent Disclaimer



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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