



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@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments

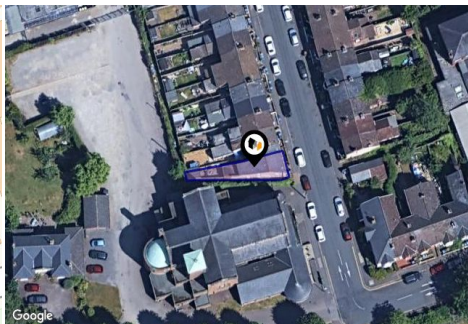


Dear Buyers & Interested Parties

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@walmsleysthewaytomove.co.uk or 0330 1180 062

















Property

Type:	Terraced	Asking Price:	£250,000
Bedrooms:	4	Tenure:	Freehold
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		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	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)						
						
						

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.

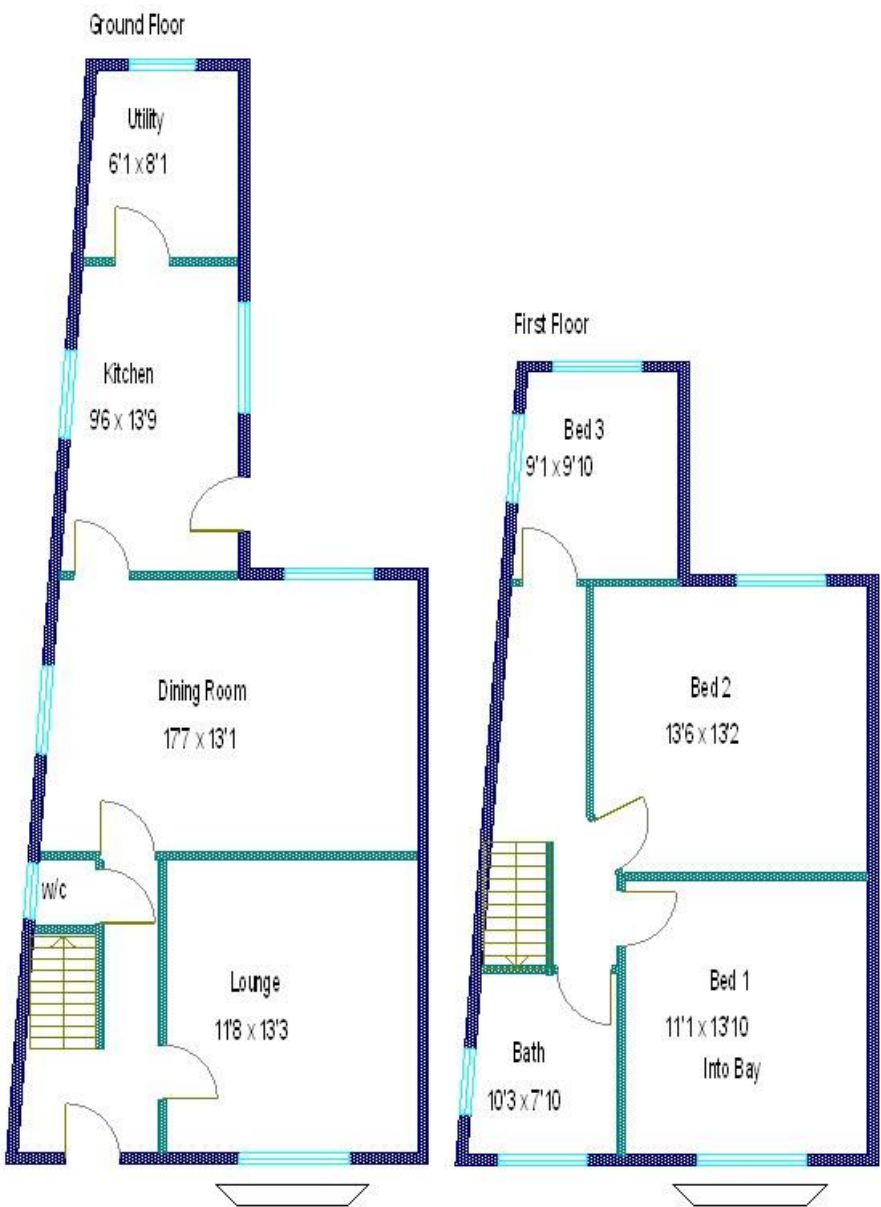
Reference - PA/2015/0558	
Decision:	PRIOR APPROVAL NOT REQUIRED
Date:	23rd February 2015
Description:	Application under Prior Approval for rear extension. The extension will be 6 metres away from the original rear wall of the building with a height of 3.3 metres at the highest point and 2.8 metres to the eaves.

Reference - L/1988/2041	
Decision:	REFUSED
Date:	09th November 1988
Description:	Loft conversion

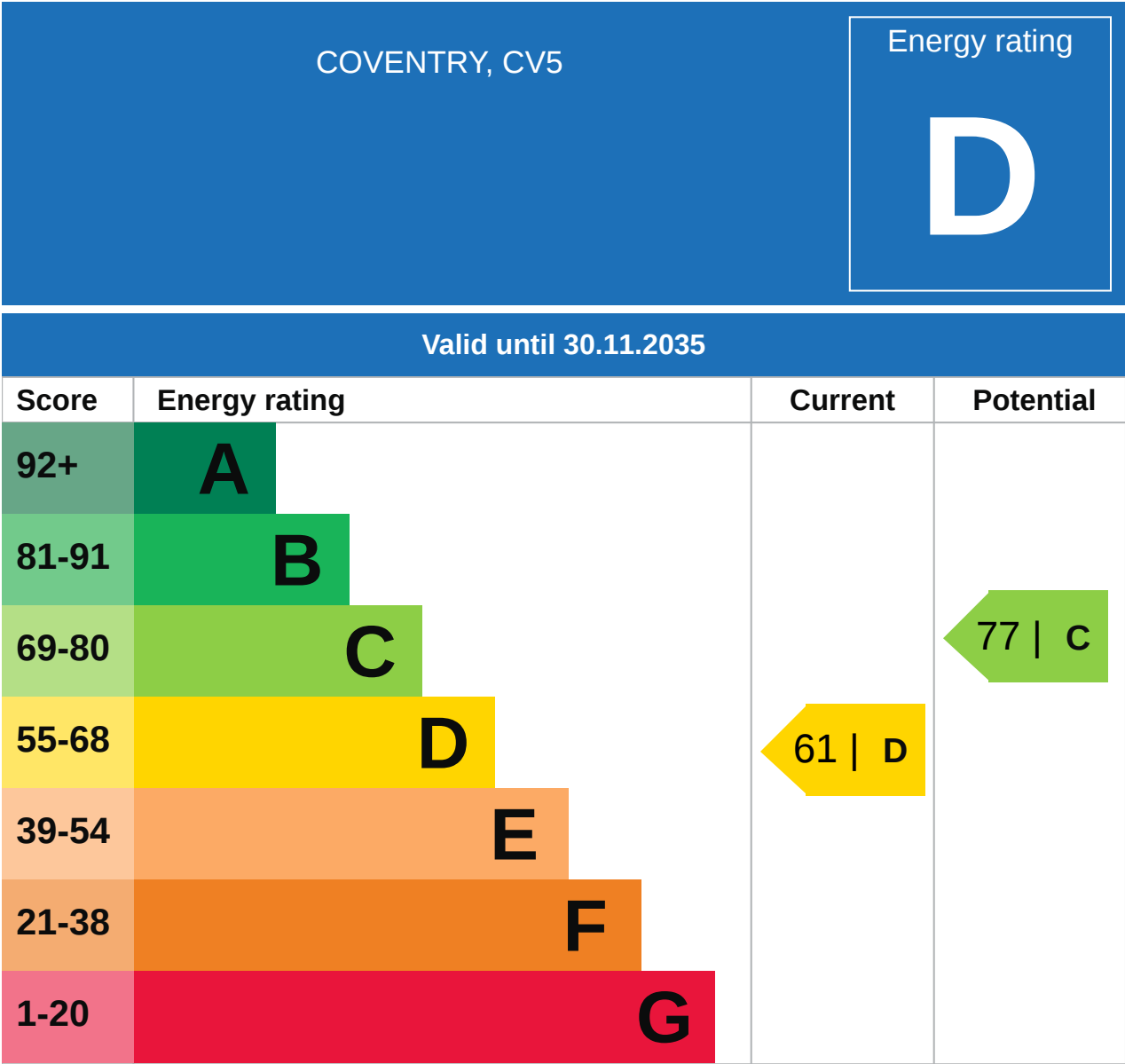




KINGSLAND AVENUE, COVENTRY, CV5



Property
EPC - Certificate





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.

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			

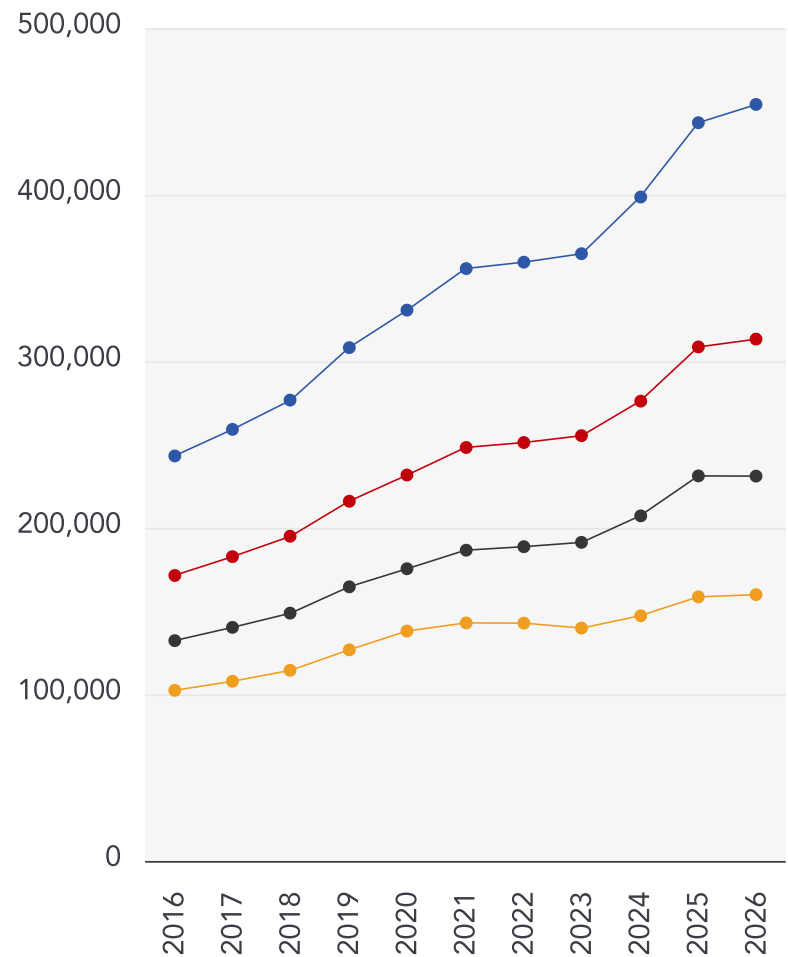
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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

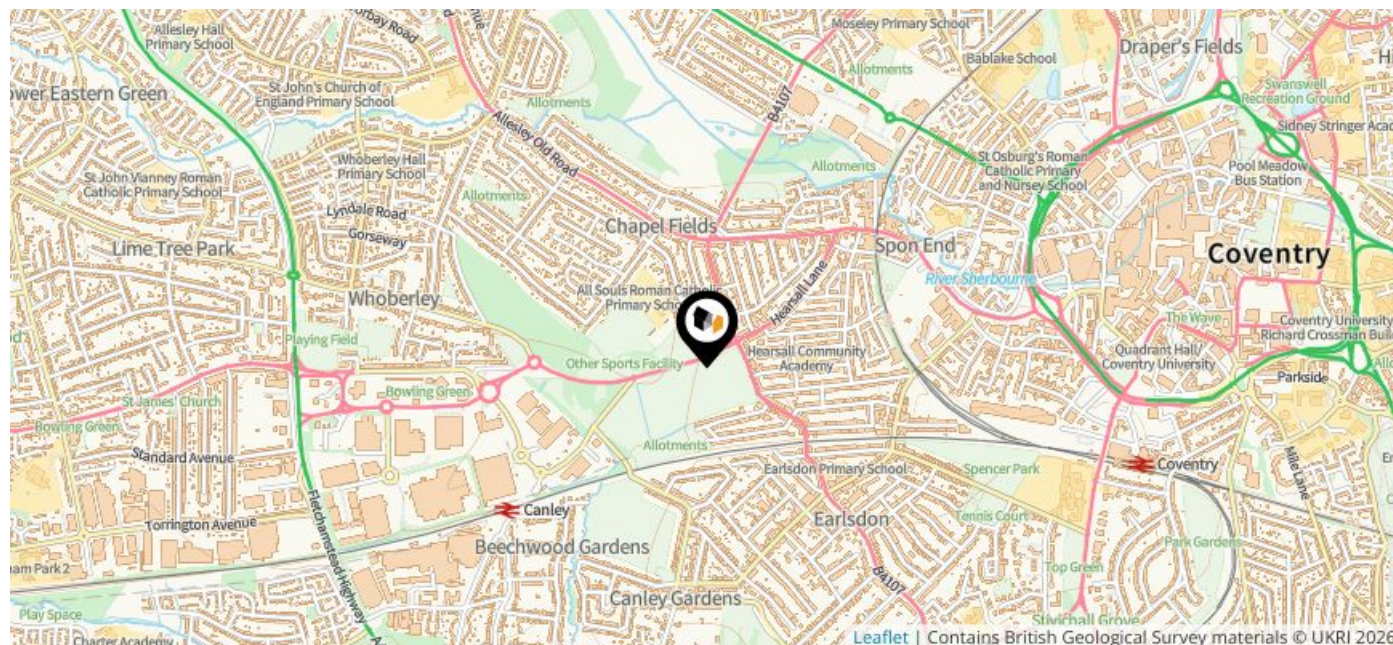
+56.09%

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.

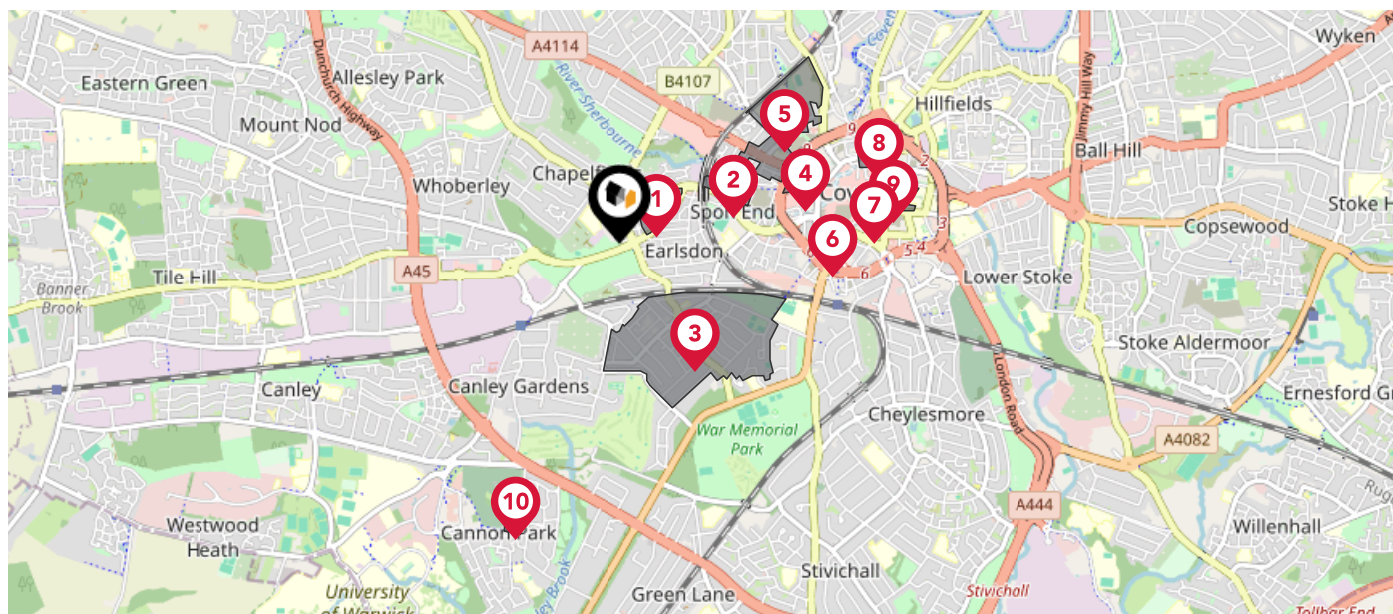
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Chapelfields



Spon End



Earlsdon



Spon Street



Naul's Mill



Greyfriars Green



High Street



Lady Herbert's Garden



Hill Top and Cathedral



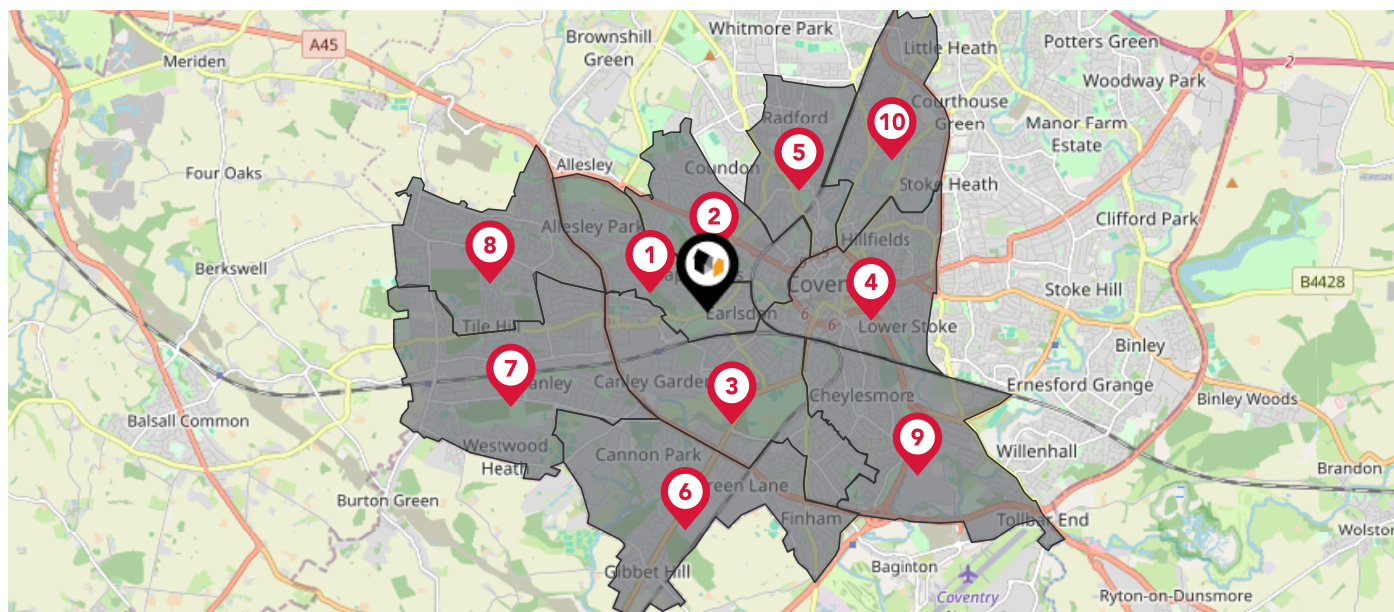
Ivy Farm Lane (Canley Hamlet)

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...

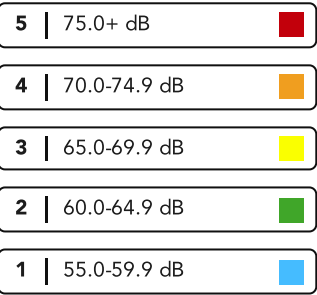


Rail Noise Data

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.

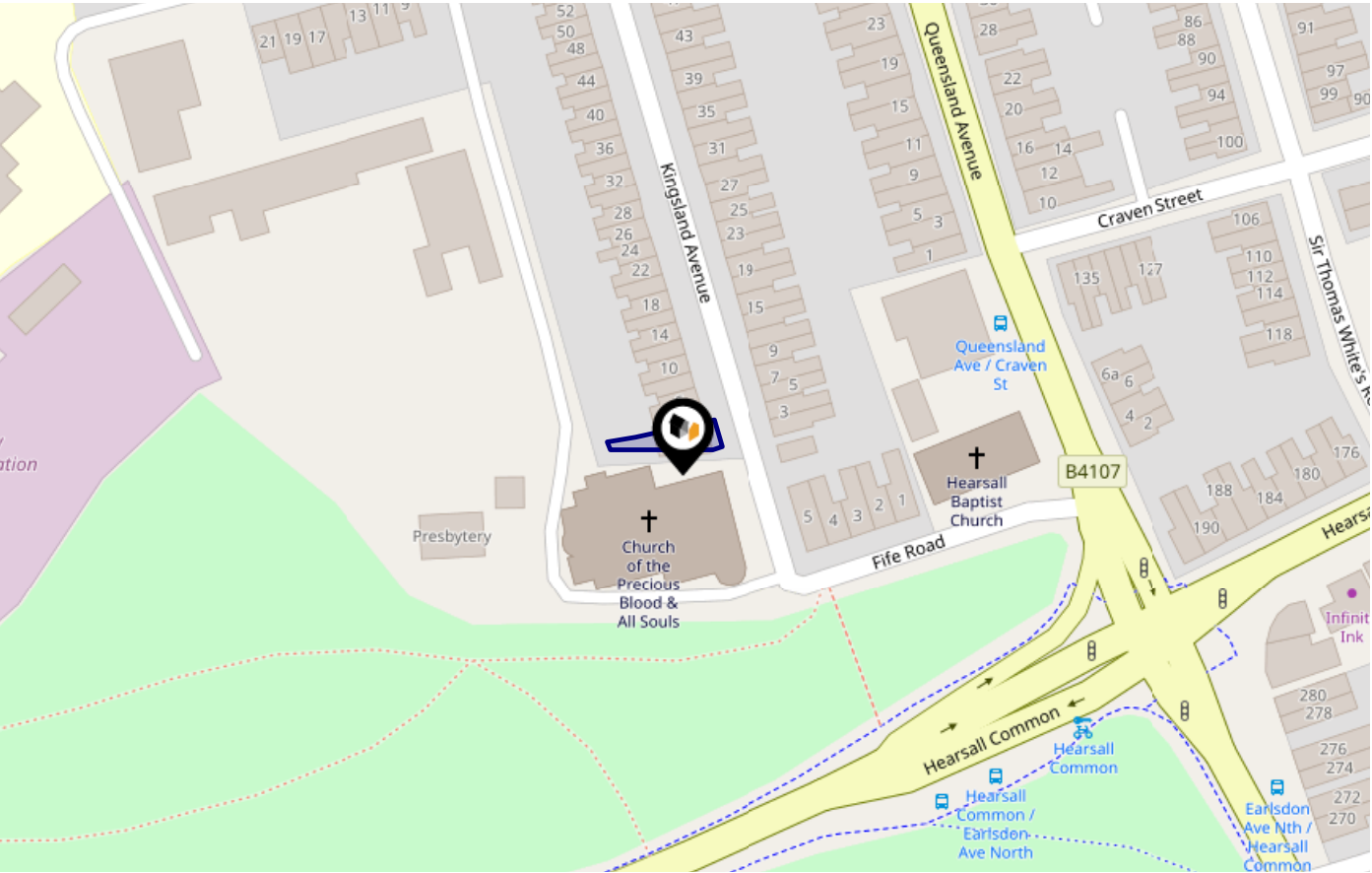
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

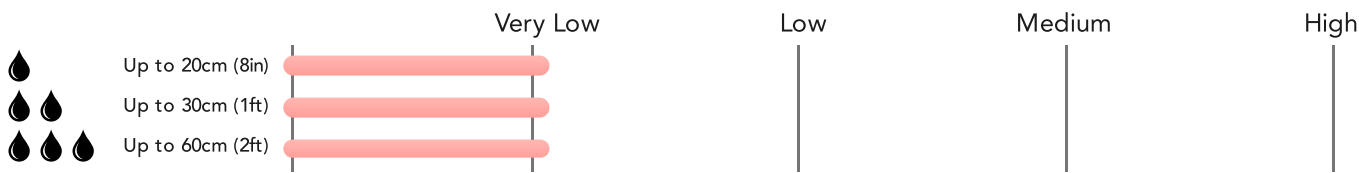


Risk Rating: Very low

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.

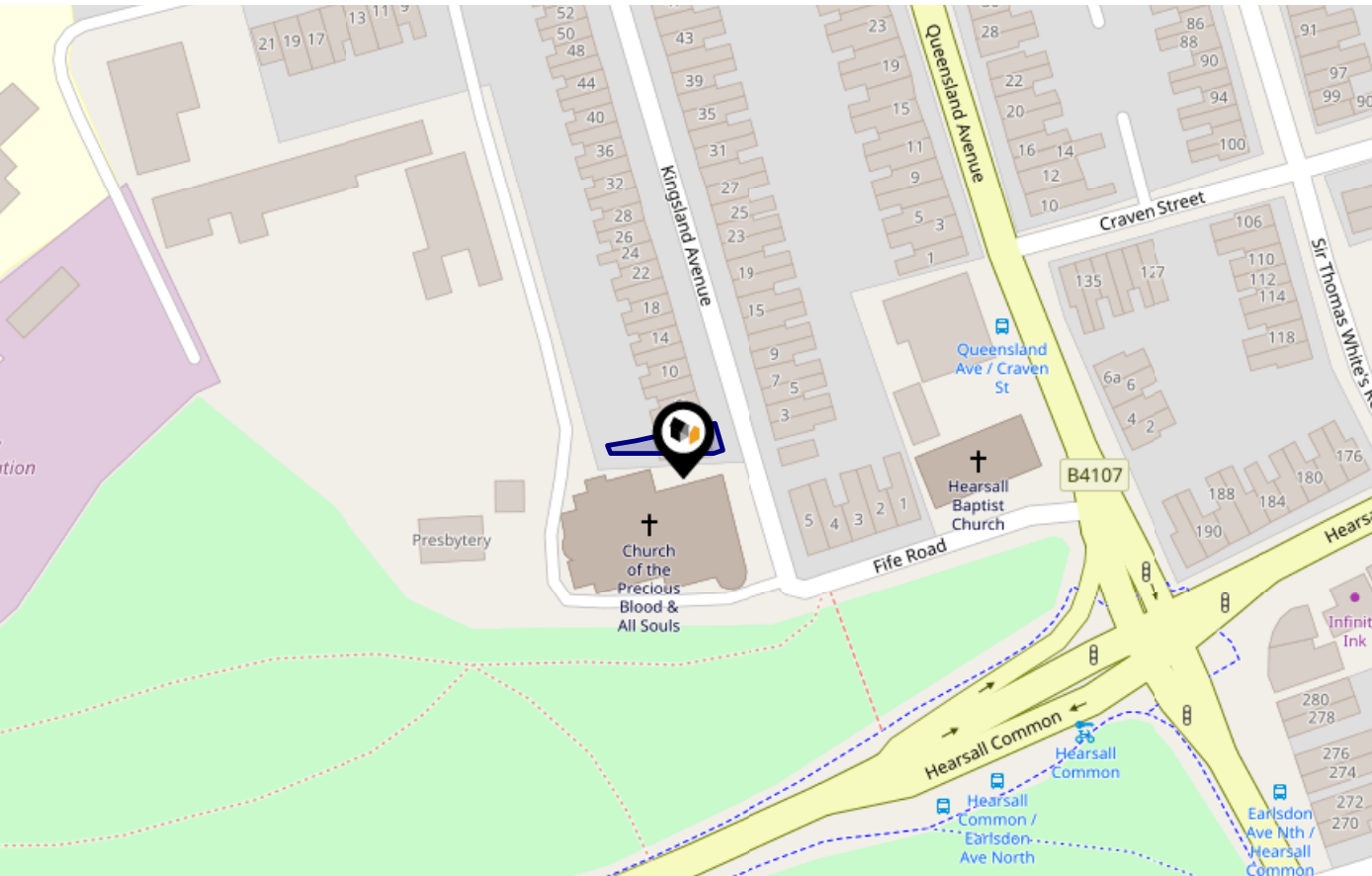
Chance of flooding to the following depths at this property:



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

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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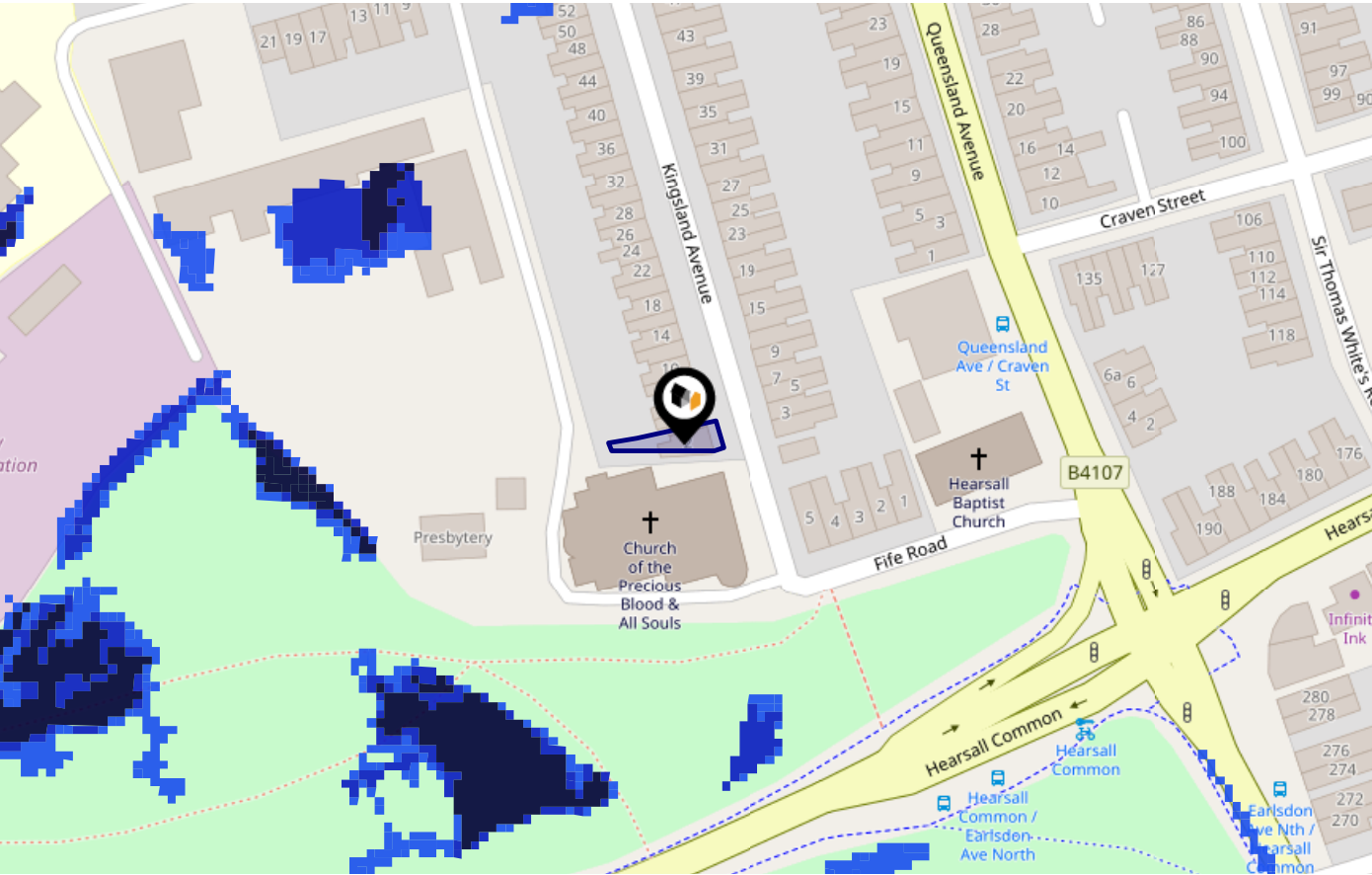
Chance of flooding to the following depths at this property:



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.

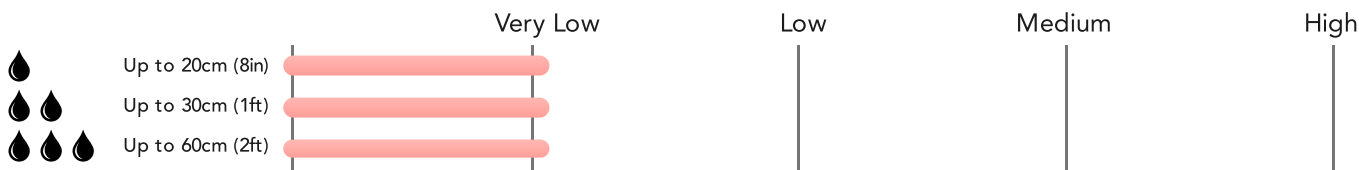


Risk Rating: Very low

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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

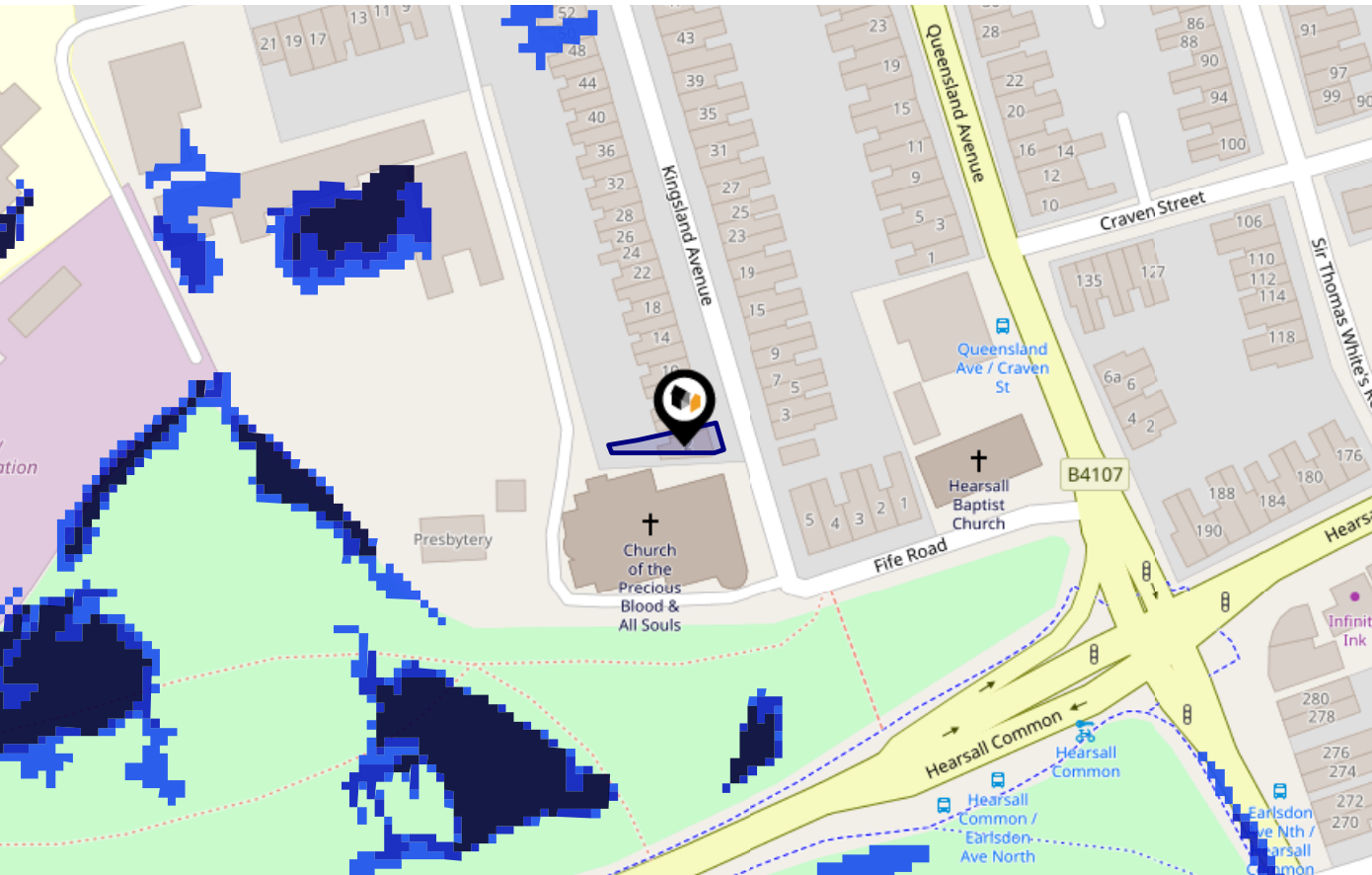
Chance of flooding to the following depths at this property:



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.

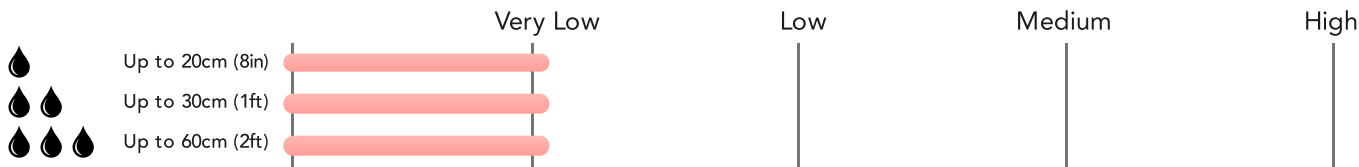


Risk Rating: Very low

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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Chance of flooding to the following depths at this property:

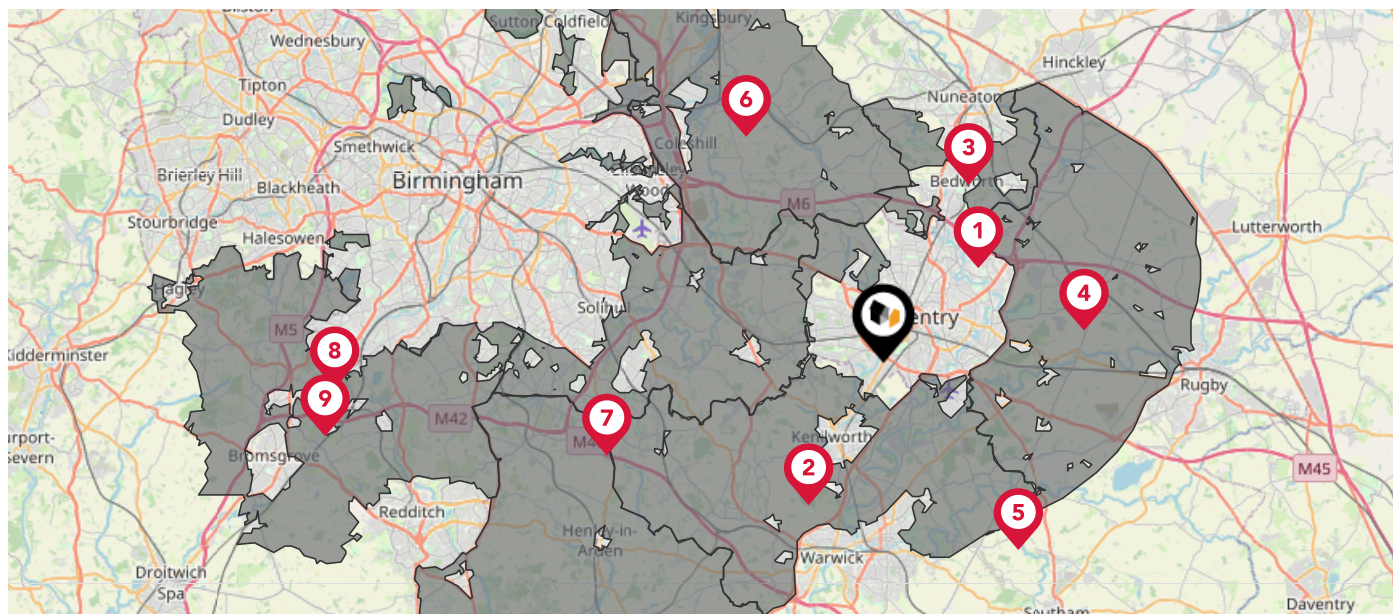


Maps










Green Belt



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



Nearby Green Belt Land

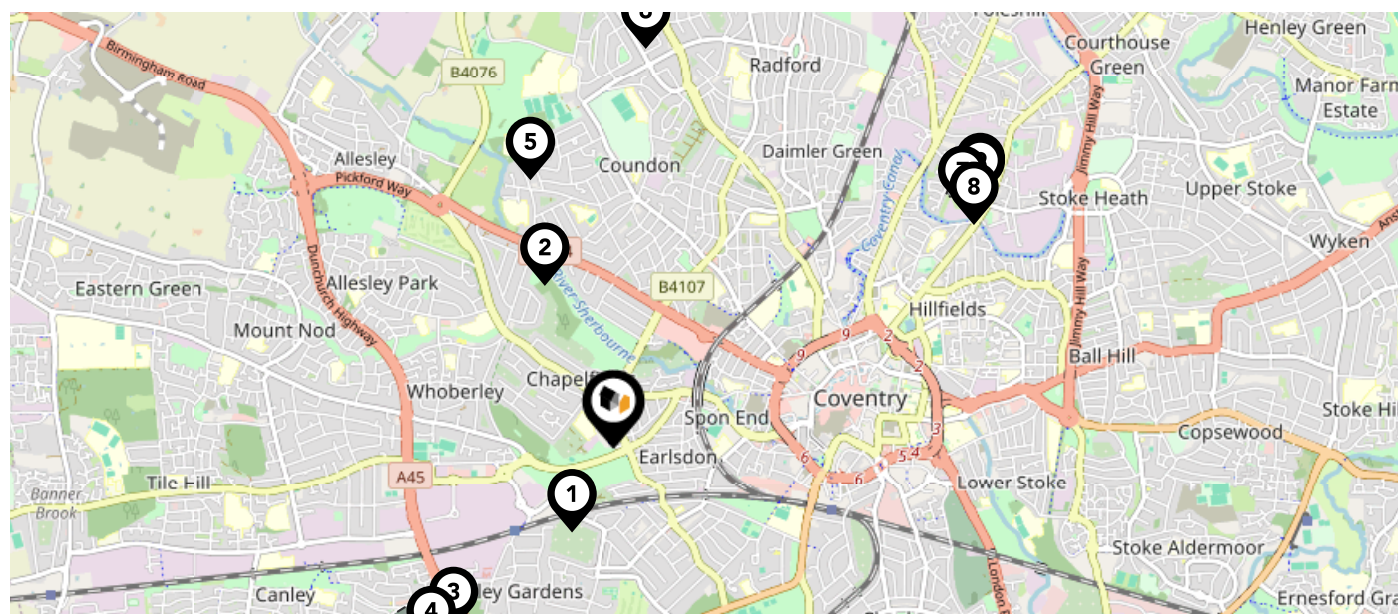
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - Birmingham
-  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

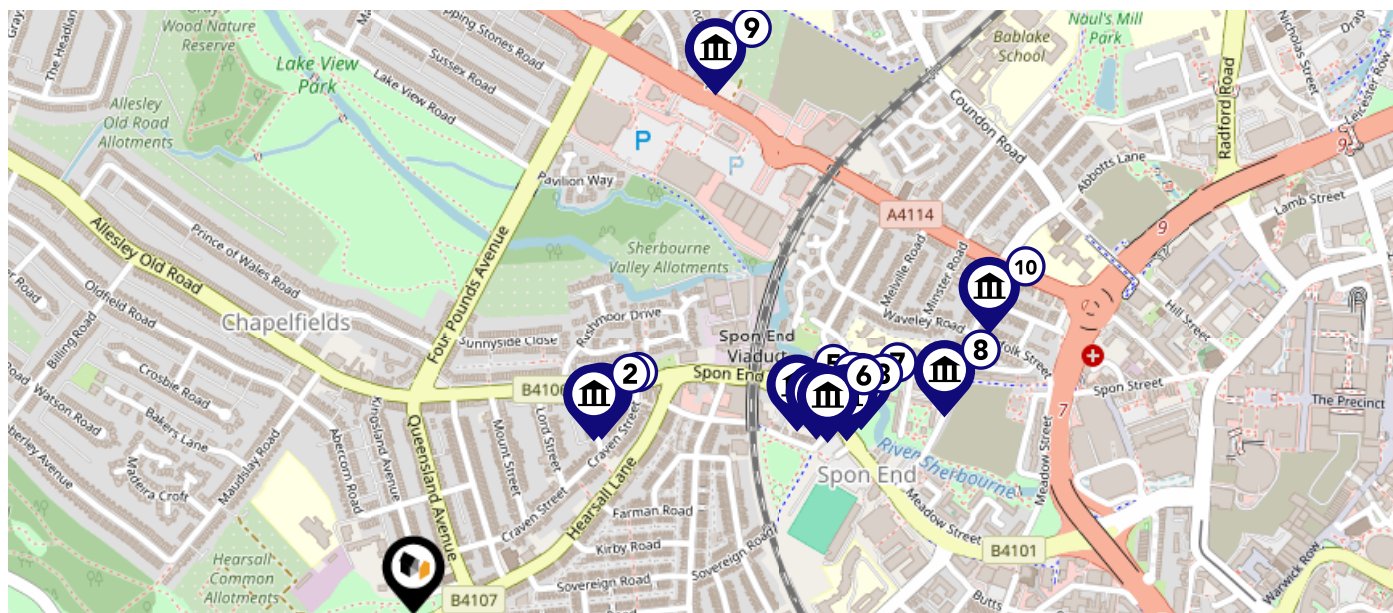
1	Hearsall Common-Whoberley, Coventry	Historic Landfill	<input type="checkbox"/>
2	Holyhead Road-Coundon, Coventry	Historic Landfill	<input type="checkbox"/>
3	Fletchampstead Highway-Canley, Coventry	Historic Landfill	<input type="checkbox"/>
4	Prior Deram Park-Canley, Coventry	Historic Landfill	<input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











Maps

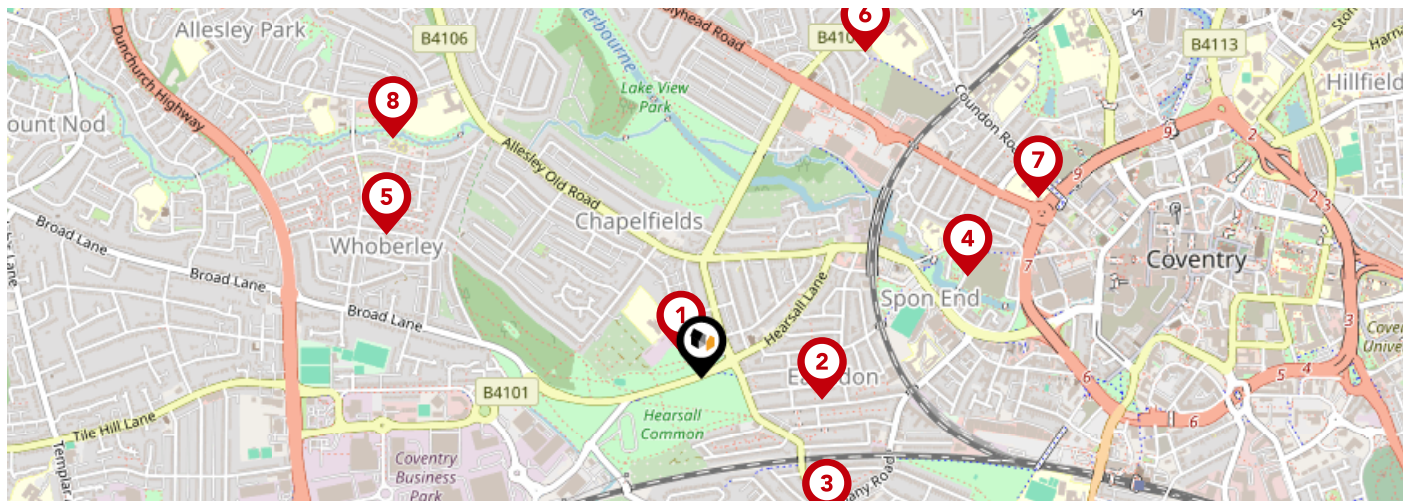
Listed Buildings



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

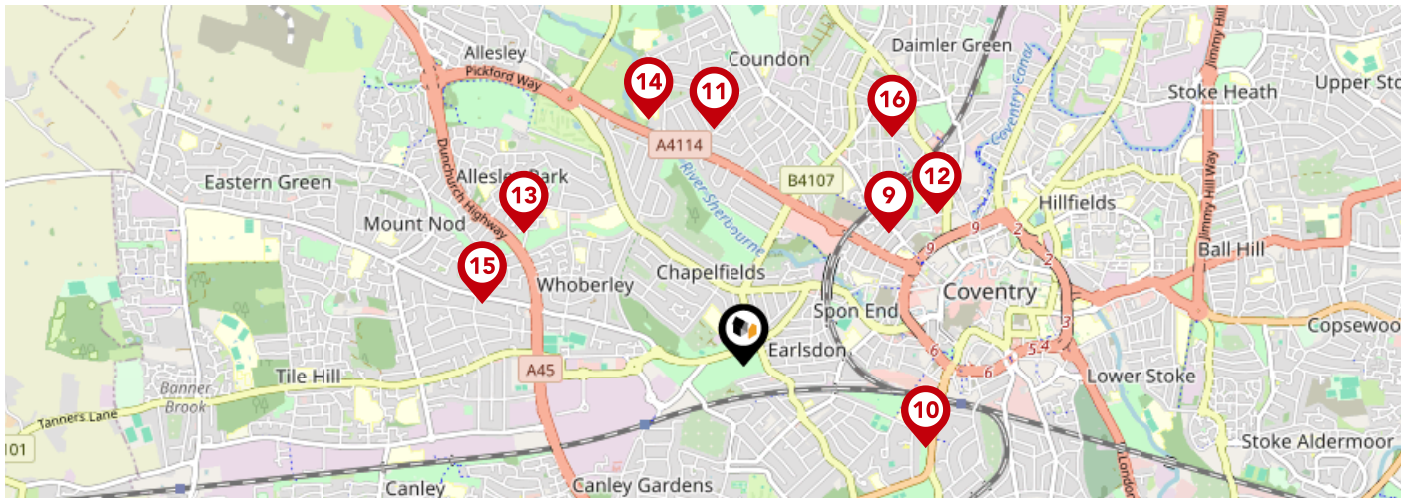










Listed Buildings in the local district		Grade	Distance
	1076655 - 23, Allesley Old Road	Grade II	0.3 miles
	1076656 - 25-29, Allesley Old Road	Grade II	0.3 miles
	1076603 - Spon Bridge	Grade II	0.5 miles
	1335864 - 107-110, Spon End	Grade II	0.5 miles
	1342946 - 97-100, Spon End	Grade II	0.5 miles
	1076600 - 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



		Nursery	Primary	Secondary	College	Private
1	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Spon Gate Primary School Ofsted Rating: Good Pupils: 260 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

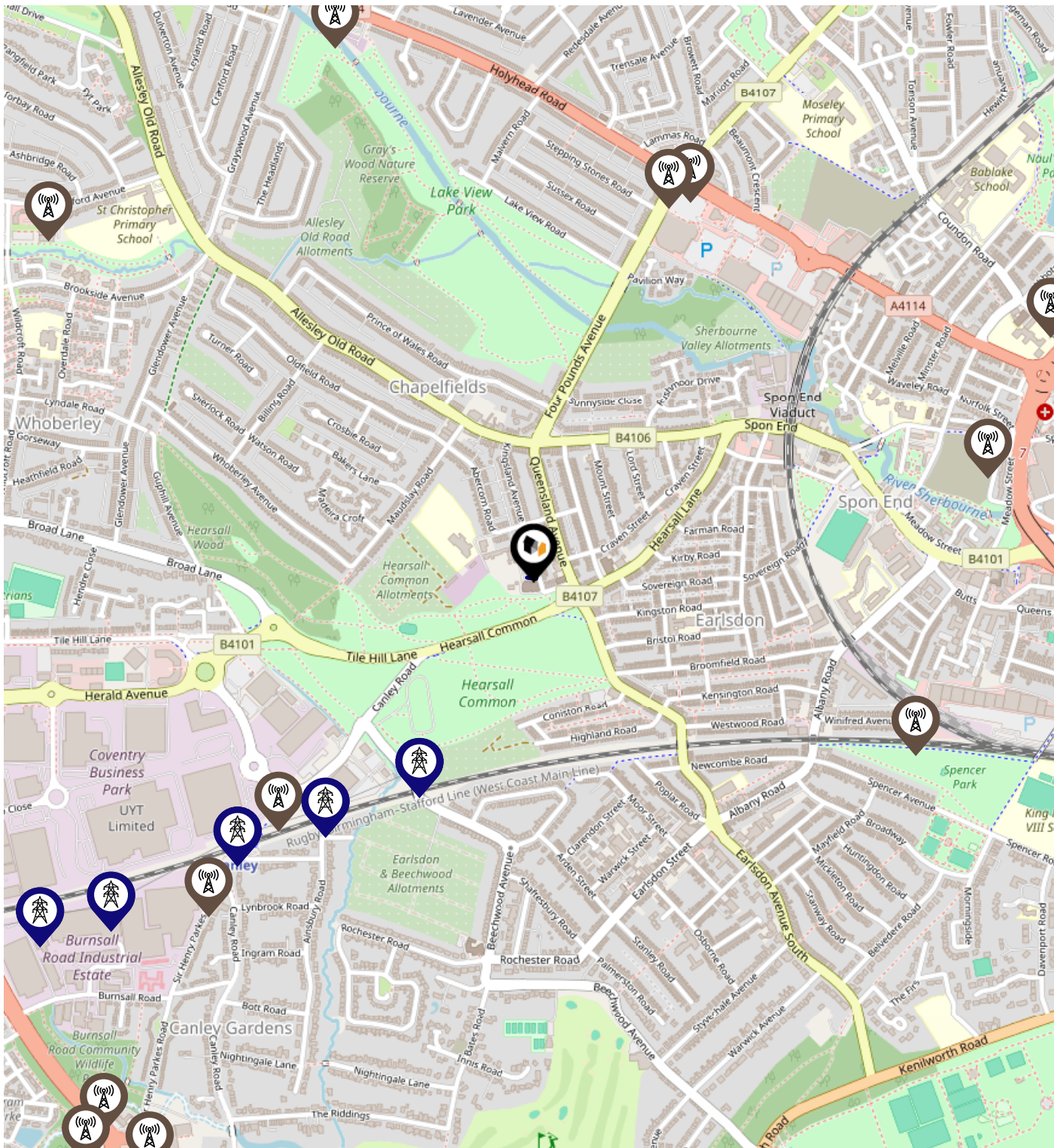
Area Schools





		Nursery	Primary	Secondary	College	Private
	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Primary School Ofsted Rating: Good Pupils: 544 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School Ofsted Rating: Outstanding Pupils: 995 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's Church of England Academy Ofsted Rating: Good Pupils: 206 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 255 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Good Pupils: 236 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

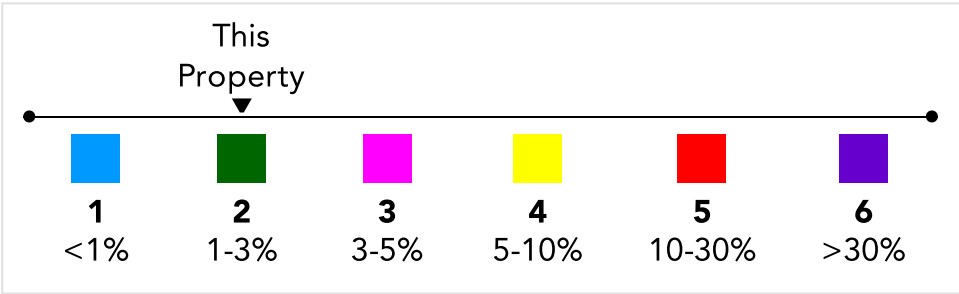
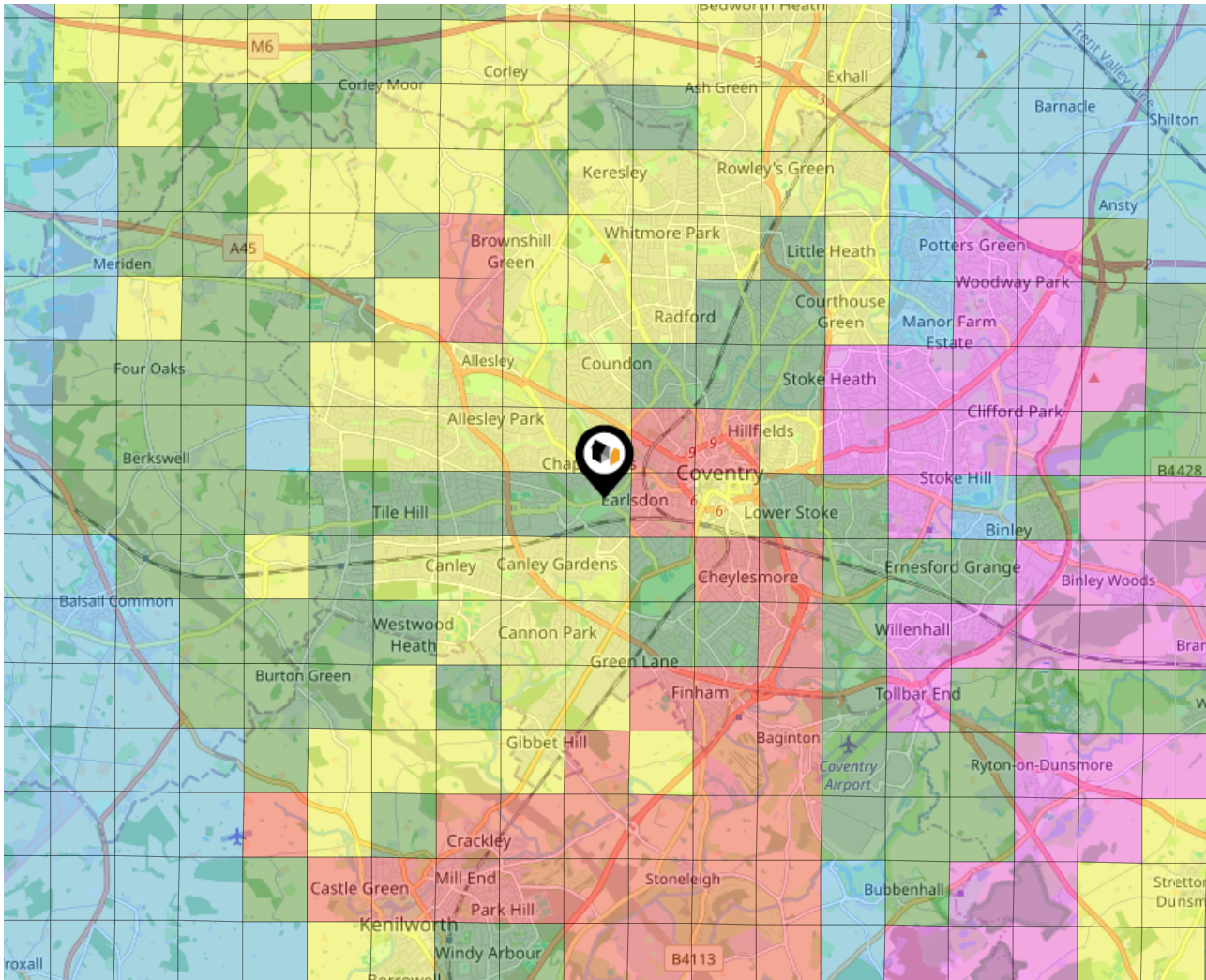
Environment

Radon Gas



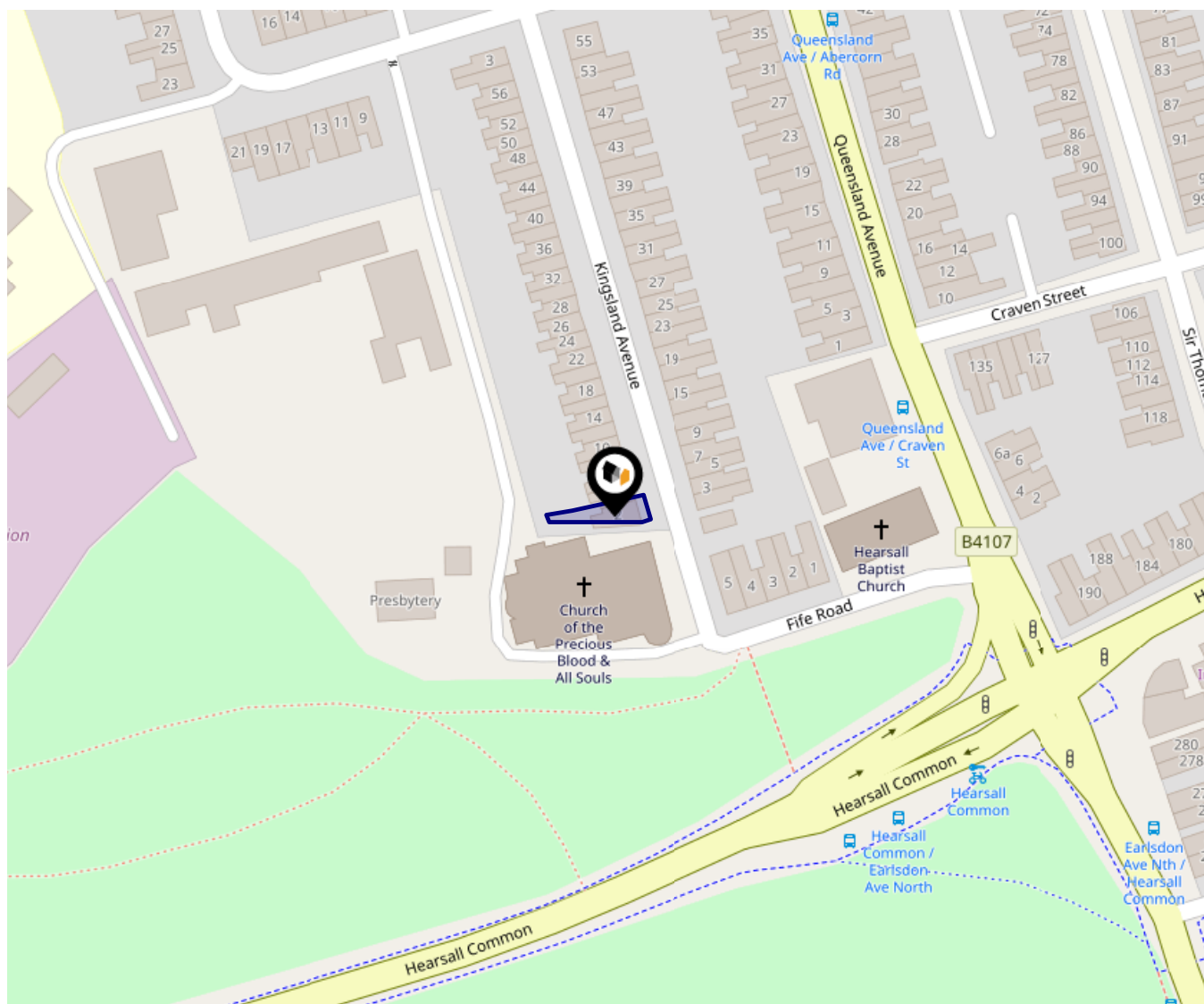
What is Radon?

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



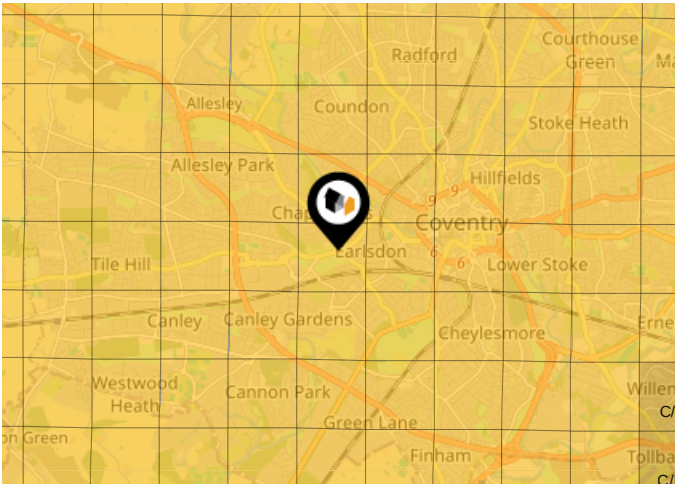
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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
Parent Material Grain:	ARGILLIC - ARENACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	INTERMEDIATE-SHALLOW

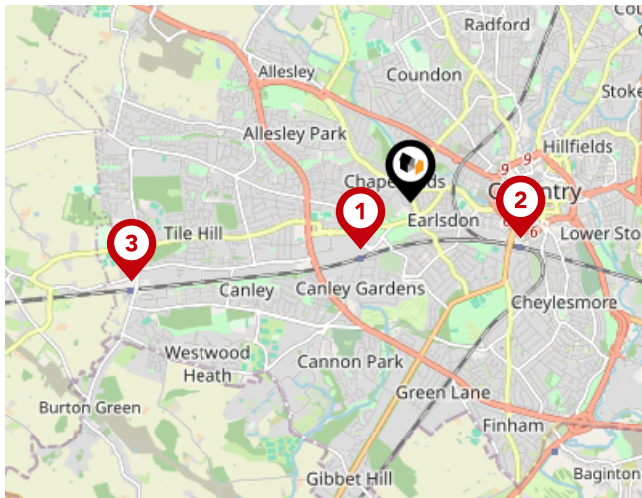


Primary Classifications (Most Common Clay Types)

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

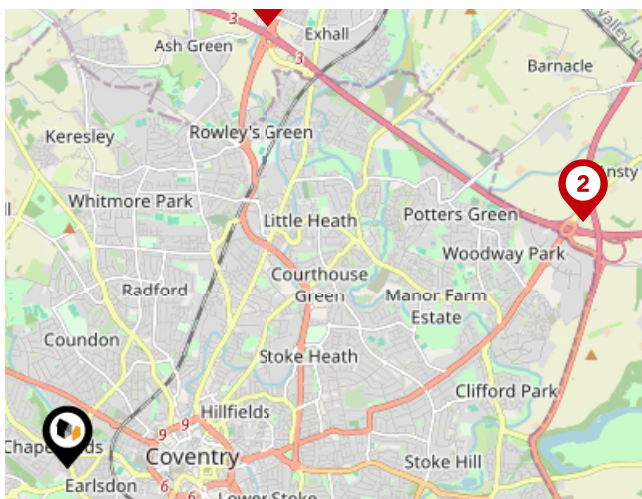
Area

Transport (National)



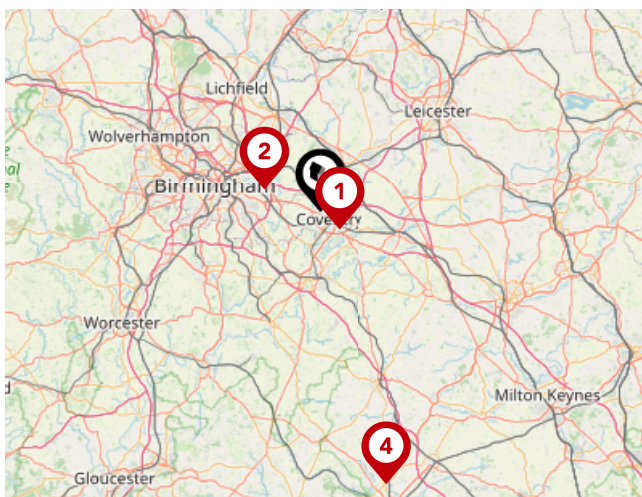
National Rail Stations

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



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.39 miles
	M6 J2	5.17 miles
	M40 J14	10.5 miles
	M6 J3A	7.91 miles
	M40 J15	10.55 miles



Airports/Helipads

Pin	Name	Distance
	Baginton	3.68 miles
	Birmingham Airport	8.84 miles
	East Mids Airport	30.41 miles
	Kidlington	40.72 miles

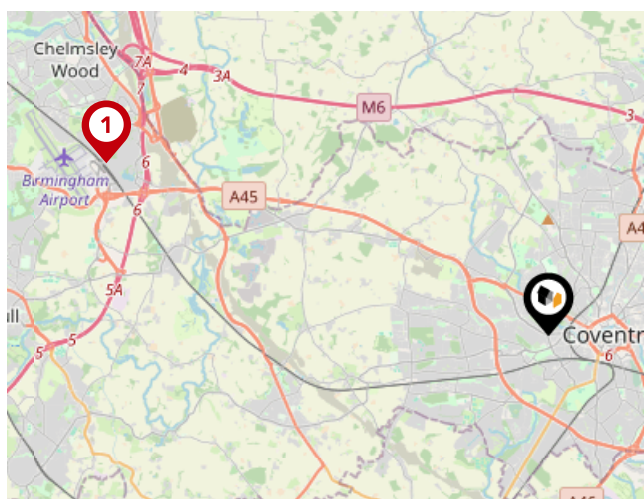
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Craven St	0.05 miles
	Queensland Ave	0.07 miles
	Abercorn Rd	0.1 miles
	Kingston Road	0.12 miles
	Sovereign Road	0.14 miles



Local Connections

Pin	Name	Distance
	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



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Walmsley's The Way to Move

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