



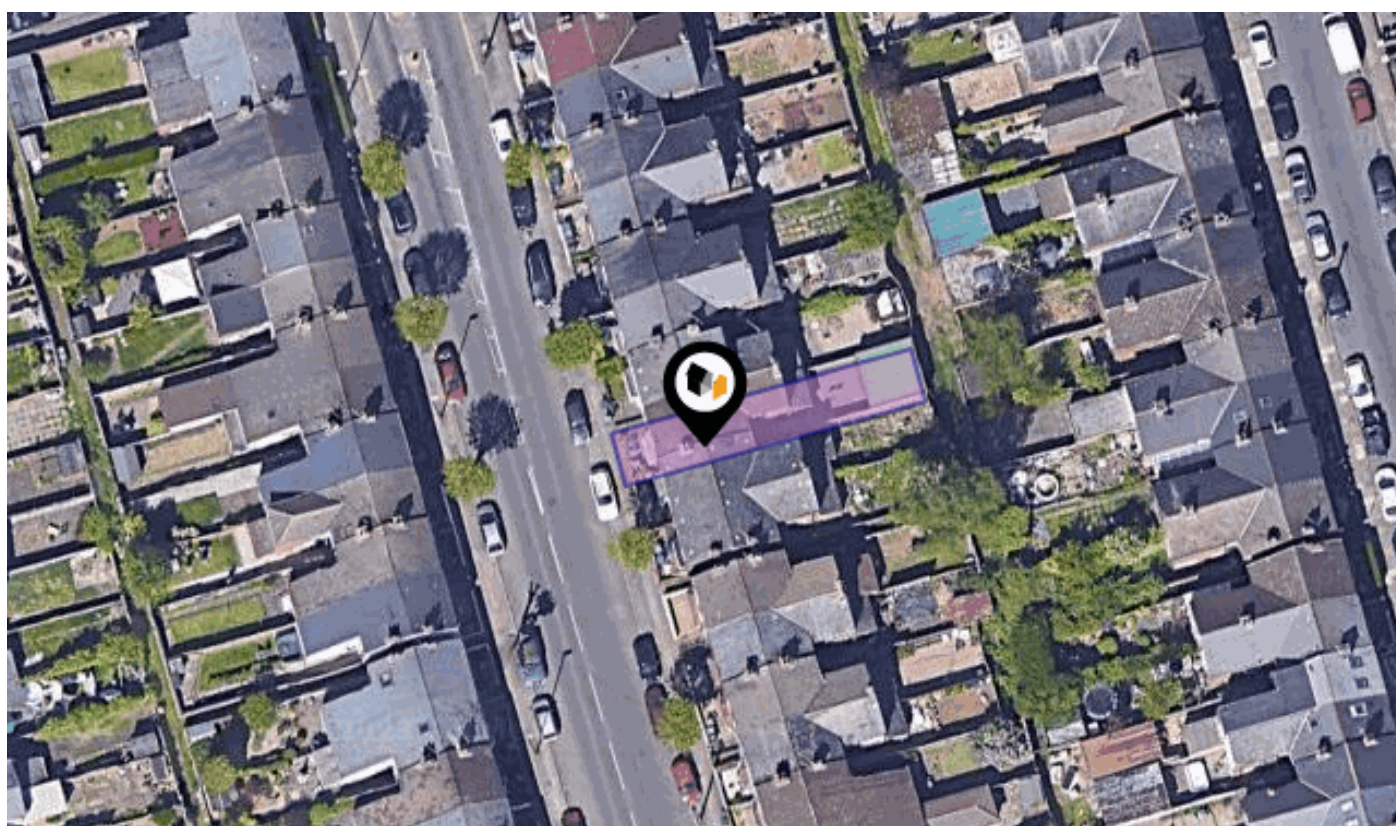
See More Online

Buyers and interested parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 19th October 2023



QUEENSLAND AVENUE, COVENTRY, CV5

Price Estimate : £250,000

Walmsley's The Way to Move

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

0330 1180062

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www.walmsleystheawaytomove.co.uk



Introduction

Our Comments



Dear Buyers and interested parties

Your property details in brief.....

Period home with three first floor double bedrooms

Renovated throughout with stylish modern kitchen

First floor cloakroom & four piece ground floor bathroom

Generous garage to rear & South East facing rear gardens

Two attractive reception rooms & hallway with Minton tiled floor

Convenient Chapelfields/Earlsdon location close to amenities & Canley train station

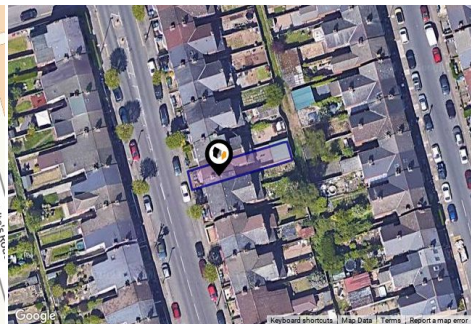
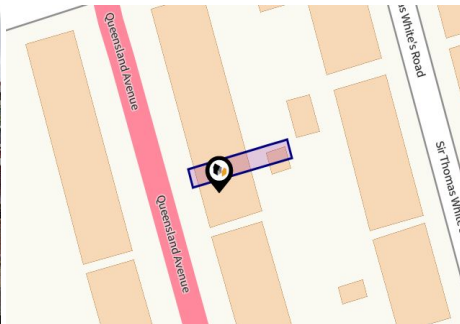
NO upward chain and an ideal and spacious "turn key" home

New EPC Ordered, NO Chain, Total 975 Sq.Ft Total 90 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

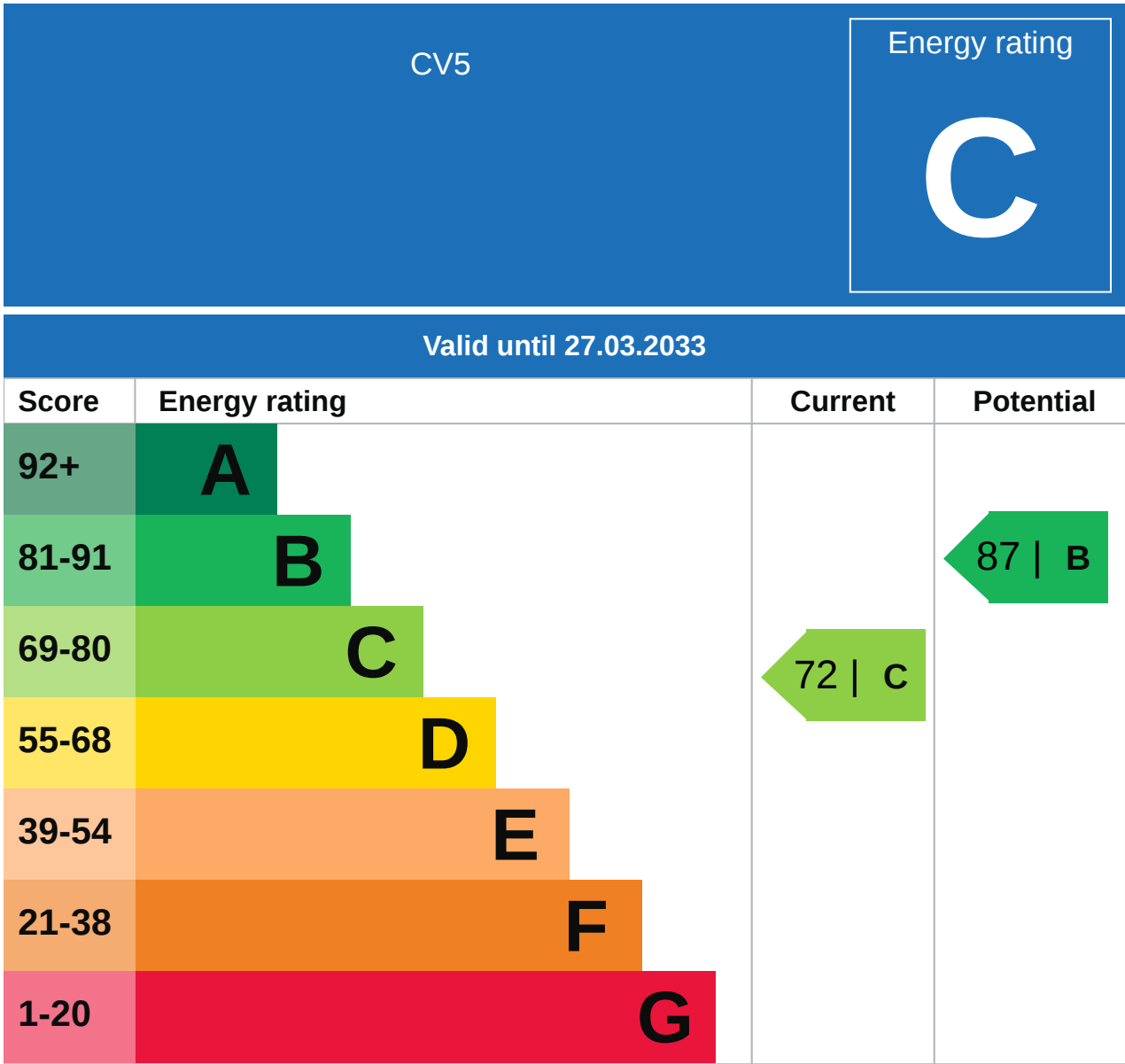
Type:	HMO Not Further Divided	Last Sold £/ft ² :	£191
Bedrooms:	3	Price Estimate:	£250,000
Floor Area:	968 ft ² / 90 m ²	Tenure:	Freehold
Plot Area:	0.03 acres		
Council Tax :	Band B		
Annual Estimate:	£1,615		
Title Number:	WM668283		
UPRN:	100070691315		

Local Area

Local Authority:	Coventry	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	1000
• Rivers & Seas	Very Low	mb/s	mb/s	mb/s
• Surface Water	Very Low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						

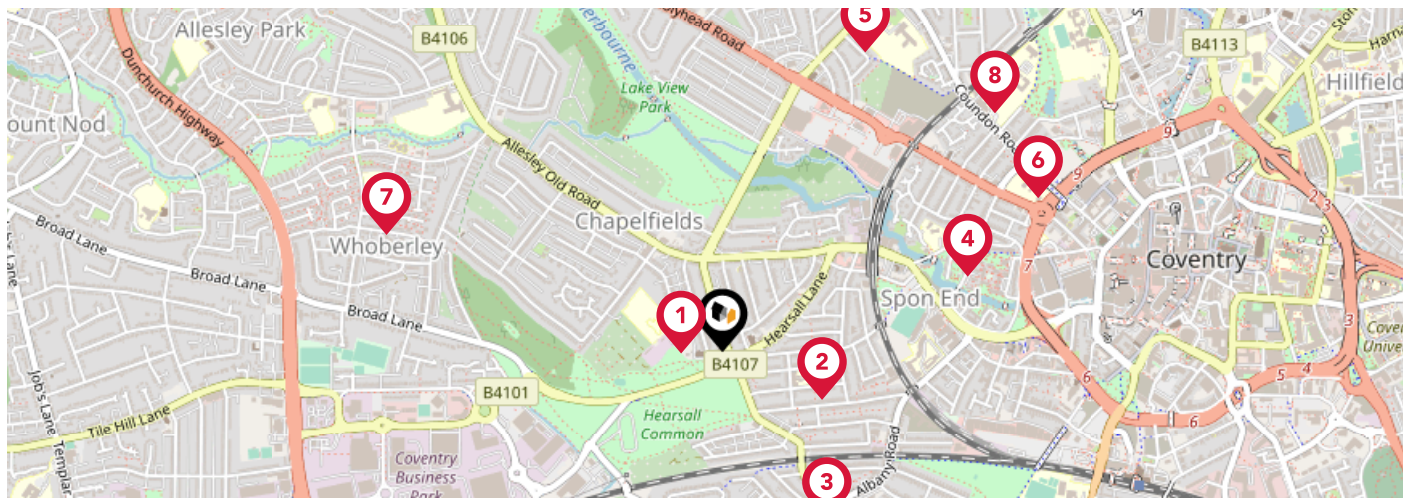
Property EPC - Certificate





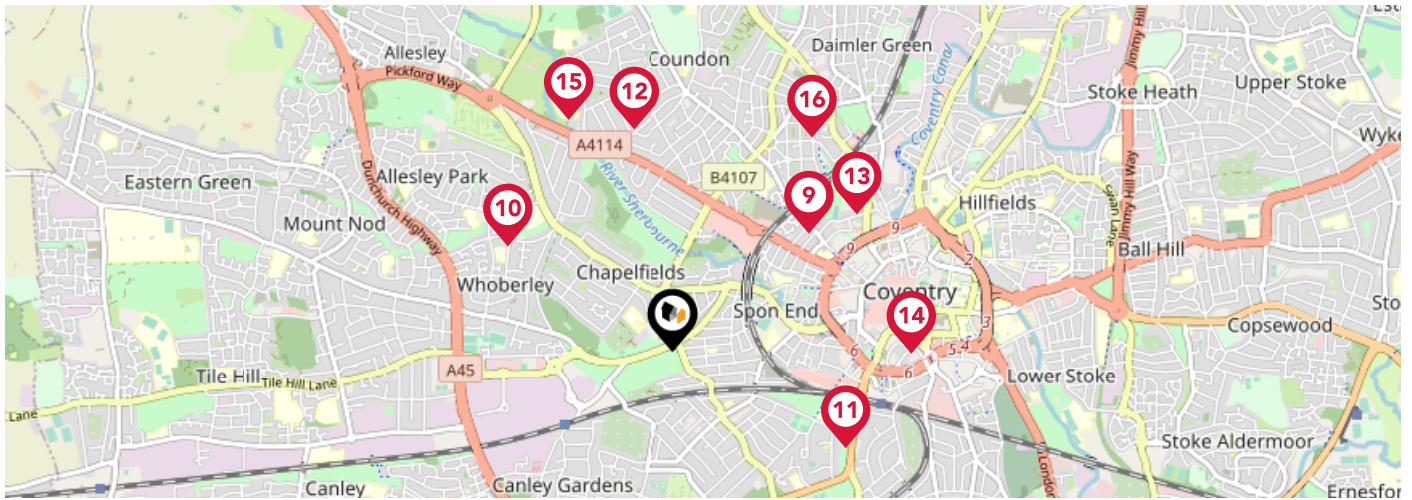
Additional EPC Data









Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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:	90 m ²



		Nursery	Primary	Secondary	College	Private
1	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 240 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 411 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Earlsdon Primary School Ofsted Rating: Good Pupils: 404 Distance:0.45	<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: 313 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Moseley Primary School Ofsted Rating: Good Pupils: 495 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Osburg's Catholic Primary School Ofsted Rating: Good Pupils: 229 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 212 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bablake Junior and Pre-prep School Ofsted Rating: Not Rated Pupils: 369 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

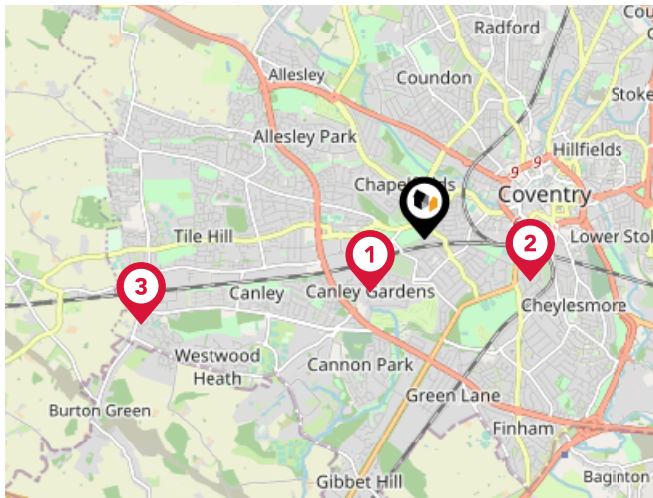
Area Schools



		Nursery	Primary	Secondary	College	Private
	Bablake School Ofsted Rating: Not Rated Pupils: 771 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher Primary School Ofsted Rating: Good Pupils: 459 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King Henry VIII School Ofsted Rating: Not Rated Pupils: 1123 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coundon Primary School Ofsted Rating: Good Pupils: 598 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barr's Hill School and Community College Ofsted Rating: Good Pupils: 709 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coventry Youth Offending Service Ofsted Rating: Not Rated Pupils:0 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sherbourne Fields School Ofsted Rating: Outstanding Pupils: 173 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radford Primary Academy Ofsted Rating: Requires Improvement Pupils: 220 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

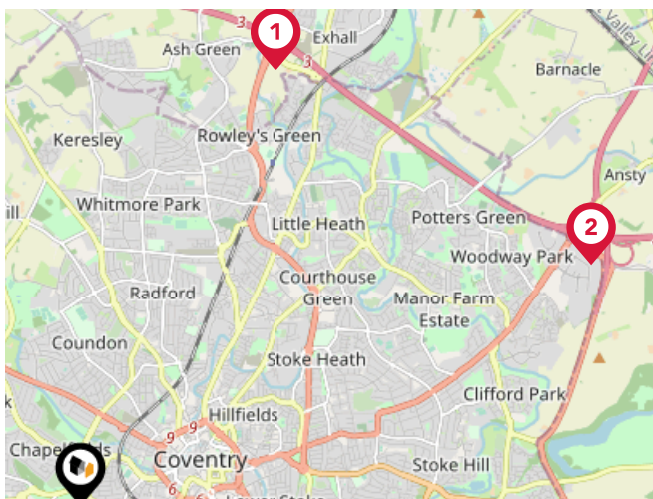
Area

Transport (National)



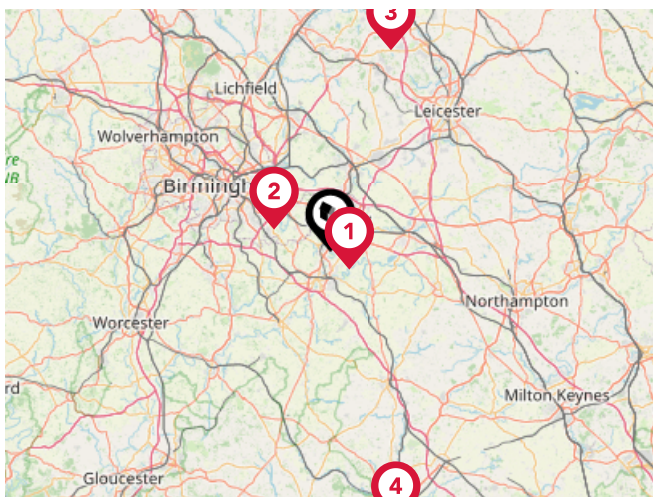
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	0.69 miles
	Coventry Rail Station	1.01 miles
	Tile Hill Rail Station	2.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	4.31 miles
	M6 J2	5.1 miles
	M40 J14	10.57 miles
	M6 J3A	7.9 miles
	M42 J6	7.82 miles



Airports/Helipads






Pin	Name	Distance
	Coventry Airport	3.69 miles
	Birmingham International Airport	8.86 miles
	East Midlands Airport	30.36 miles
	London Oxford Airport	40.77 miles

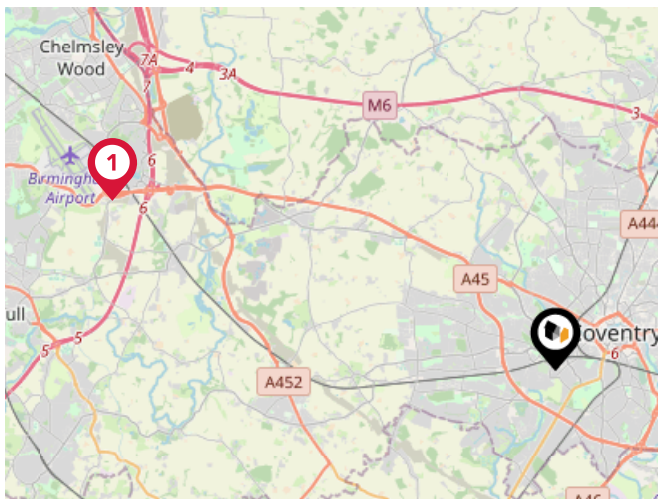
Area

Transport (Local)




Bus Stops/Stations

Pin	Name	Distance
	Craven St	0.04 miles
	Abercorn Rd	0.04 miles
	Abercorn Rd	0.06 miles
	Earlsdon Ave North	0.1 miles
	Queensland Avenue	0.11 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.59 miles

Market Sold in Street



30, Queensland Avenue, Coventry, CV5 8FG				Terraced House
Last Sold Date:	30/06/2023	20/11/2009	17/11/1997	
Last Sold Price:	£185,000	£120,000	£30,000	
12, Queensland Avenue, Coventry, CV5 8FG				Terraced House
Last Sold Date:	30/09/2021	28/09/2015		
Last Sold Price:	£180,000	£115,000		
6, Queensland Avenue, Coventry, CV5 8FG				Terraced House
Last Sold Date:	14/05/2021			
Last Sold Price:	£185,000			
28, Queensland Avenue, Coventry, CV5 8FG				Terraced House
Last Sold Date:	01/04/2019	05/09/1997	23/07/1996	
Last Sold Price:	£178,500	£42,950	£22,500	
26, Queensland Avenue, Coventry, CV5 8FG				Terraced House
Last Sold Date:	03/01/2018	27/08/2009		
Last Sold Price:	£192,000	£92,000		
2, Queensland Avenue, Coventry, CV5 8FG				Terraced House
Last Sold Date:	20/06/2016			
Last Sold Price:	£110,000			
46, Queensland Avenue, Coventry, CV5 8FG				Terraced House
Last Sold Date:	29/05/2015	30/03/2001	28/05/1999	
Last Sold Price:	£136,100	£77,500	£38,500	
14, Queensland Avenue, Coventry, CV5 8FG				Terraced House
Last Sold Date:	13/11/2014			
Last Sold Price:	£103,000			
42, Queensland Avenue, Coventry, CV5 8FG				Terraced House
Last Sold Date:	19/01/2012	04/10/1999		
Last Sold Price:	£125,000	£50,000		
16, Queensland Avenue, Coventry, CV5 8FG				Terraced House
Last Sold Date:	20/08/2010	17/05/2006	17/05/1999	
Last Sold Price:	£123,600	£118,750	£50,000	
32, Queensland Avenue, Coventry, CV5 8FG				Terraced House
Last Sold Date:	17/12/2009	09/12/2002		
Last Sold Price:	£118,500	£82,000		
44, Queensland Avenue, Coventry, CV5 8FG				Terraced House
Last Sold Date:	14/08/2009	25/10/1996		
Last Sold Price:	£120,000	£39,000		

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

Market Sold in Street



40, Queensland Avenue, Coventry, CV5 8FG			Terraced House
Last Sold Date:	07/12/2007	11/03/1999	
Last Sold Price:	£136,000	£41,500	
48, Queensland Avenue, Coventry, CV5 8FG			Terraced House
Last Sold Date:	06/12/2002	11/10/1996	
Last Sold Price:	£110,000	£47,000	
10, Queensland Avenue, Coventry, CV5 8FG			Terraced House
Last Sold Date:	17/08/2001	17/09/1999	
Last Sold Price:	£87,950	£49,500	
20, Queensland Avenue, Coventry, CV5 8FG			Terraced House
Last Sold Date:	17/11/1997	31/10/1996	
Last Sold Price:	£45,000	£38,000	

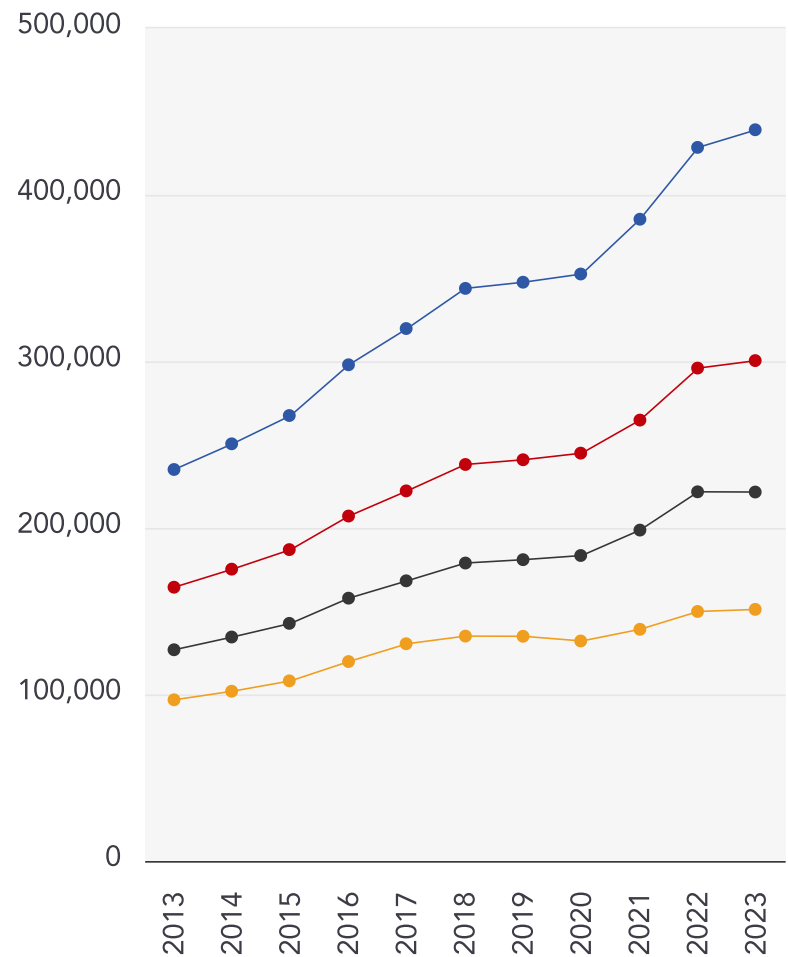
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

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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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.

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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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