

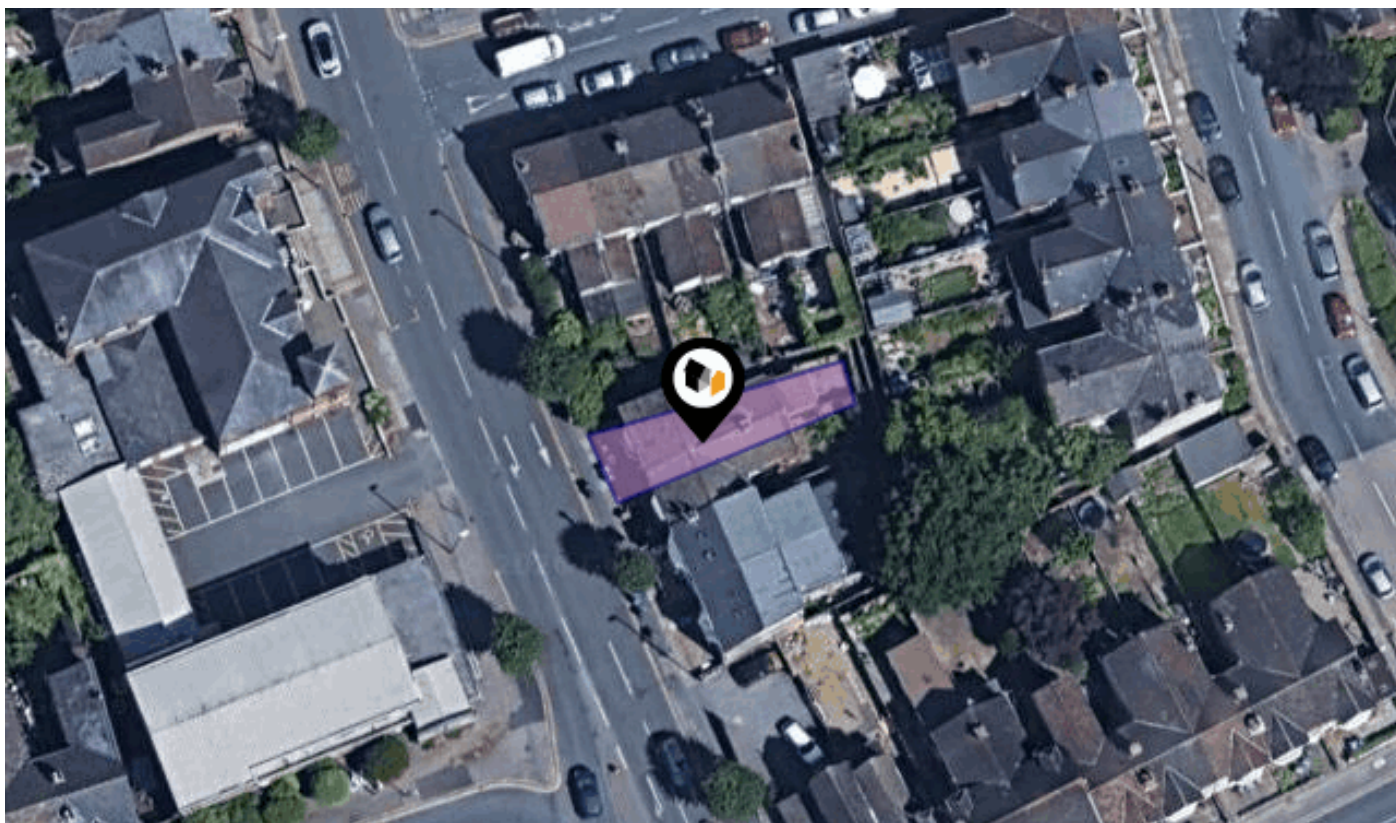


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 07th April 2026



QUEENSLAND AVENUE, COVENTRY, CV5

Asking Price : £275,000

HMO X

HMO X Ltd Discovery Court Business Centre Wallisdown Road Poole BH12 5AG

0330 441 5888

Sales@hmox.co.uk

<https://www.hmox.co.uk/>





Property

Type:	Property Shell	Asking Price:	£275,000
Bedrooms:	6	Tenure:	Freehold
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Title Number:	WM774742		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

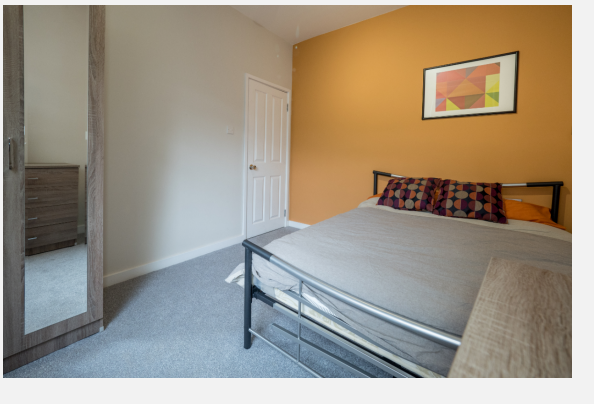
16 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



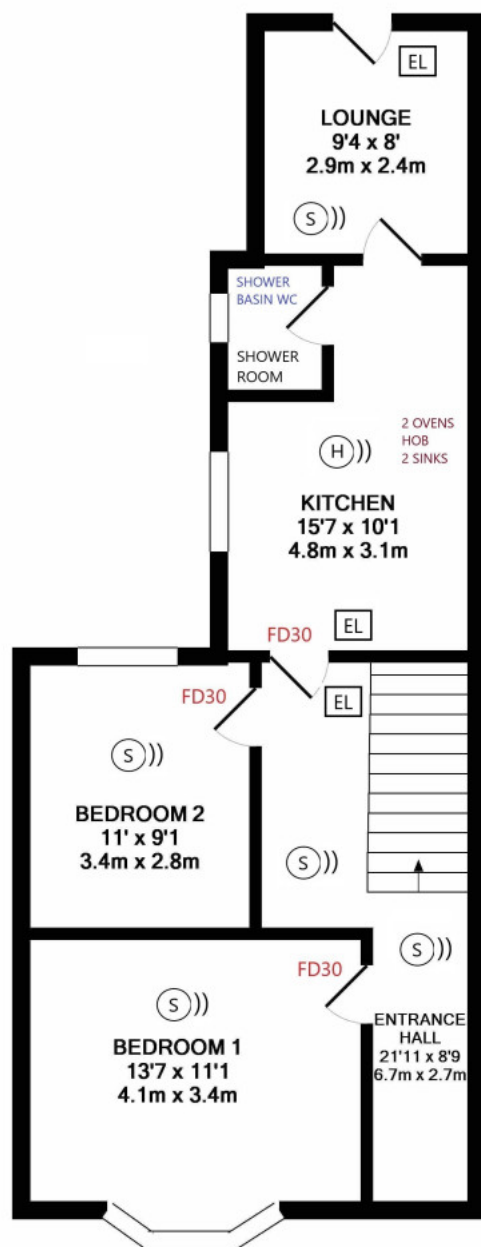
Satellite/Fibre TV Availability:





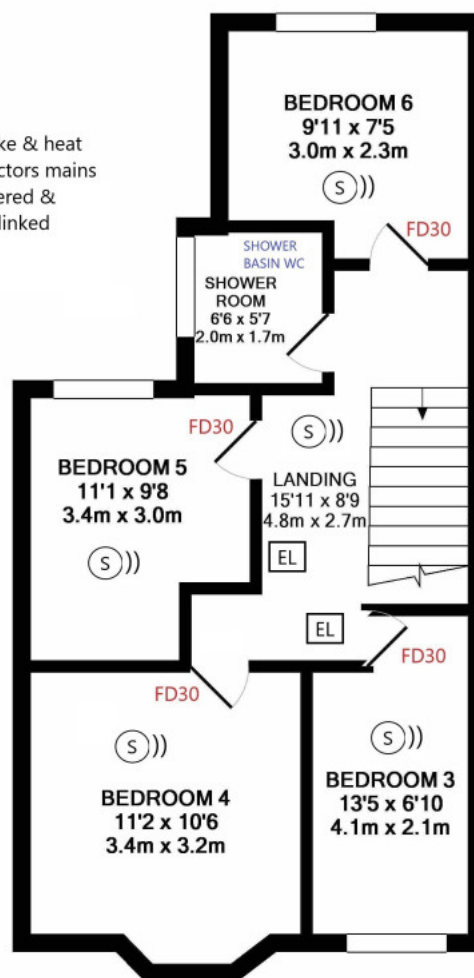


QUEENSLAND AVENUE, COVENTRY, CV5



GROUND FLOOR
APPROX. FLOOR
AREA 641 SQ.FT.
(59.5 SQ.M.)

Smoke & heat
detectors mains
powered &
interlinked



1ST FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1196 SQ.FT. (111.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

6a Queensland Avenue, Coventry CV5 8FG
27/09/19 revised 23/03/19

Queensland Avenue, CV5

Energy rating

D

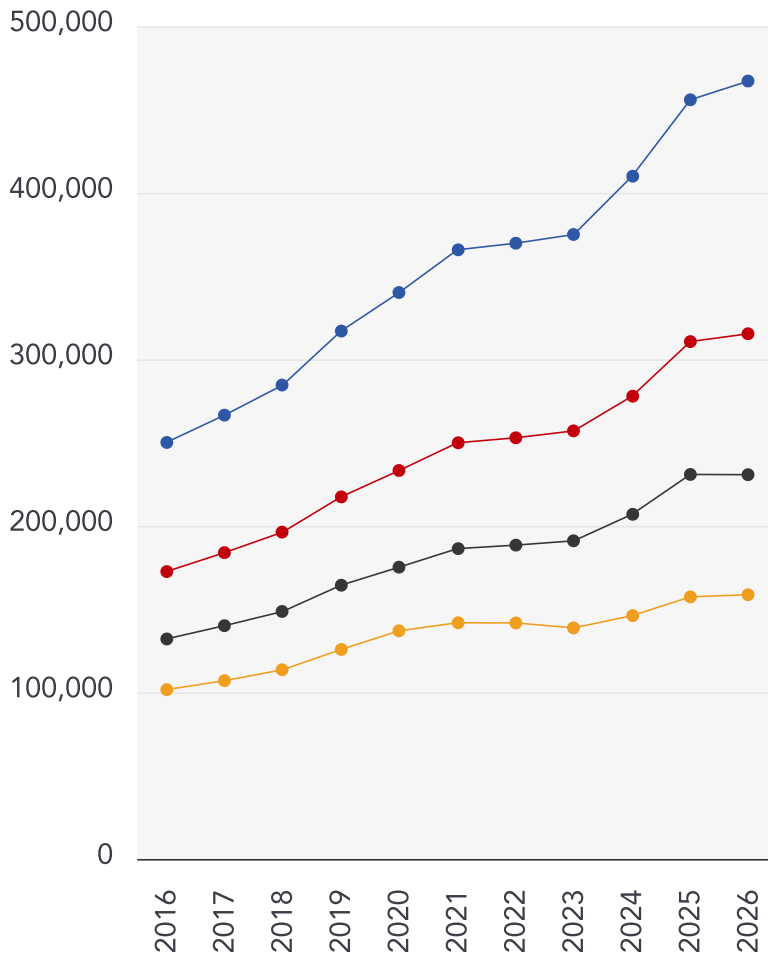
Valid until 29.05.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental (private)
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:	Very 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:	106 m ²

10 Year History of Average House Prices by Property Type in CV5



Detached

+86.77%

Semi-Detached

+82.76%

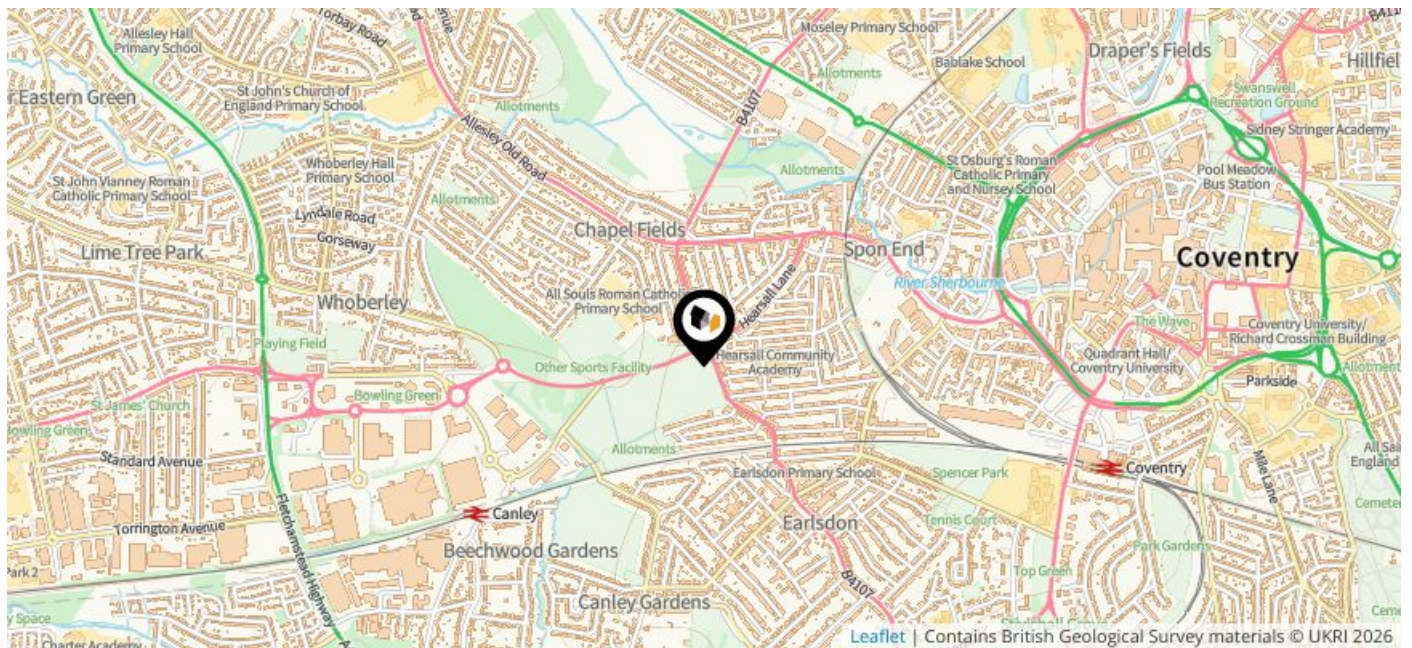
Terraced

+74.65%

Flat

+56.09%

This map displays nearby coal mine entrances and their classifications.



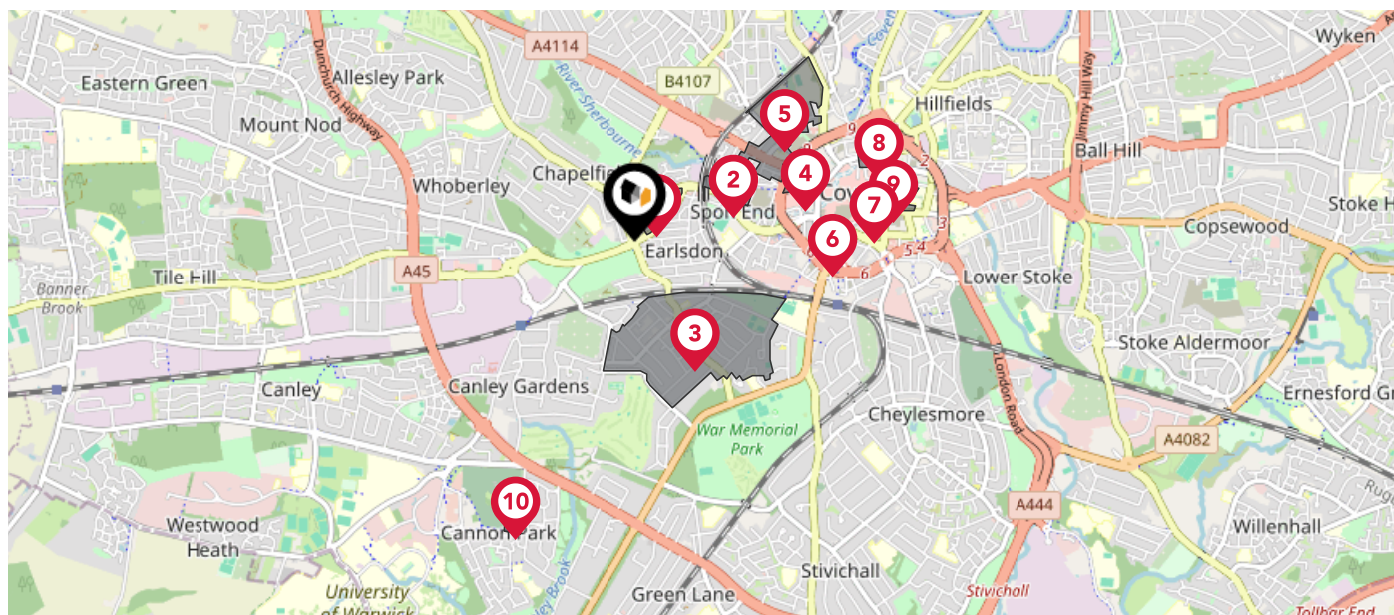
Mine Entry

- ✕ 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.

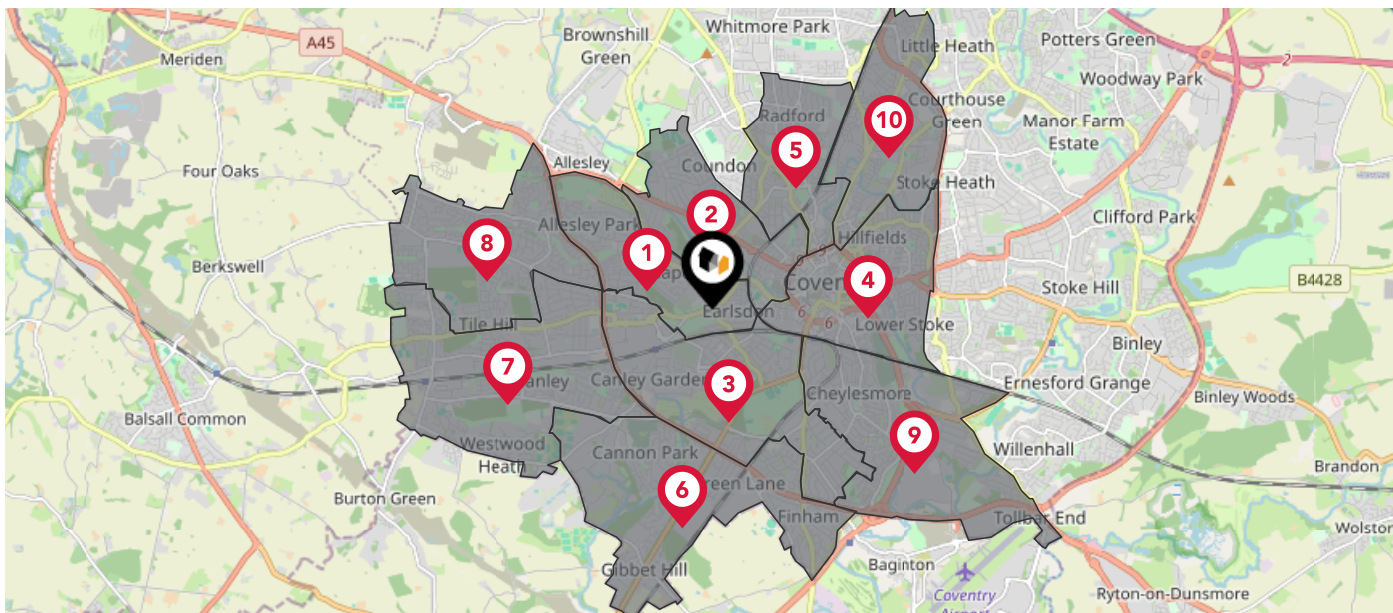
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













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)

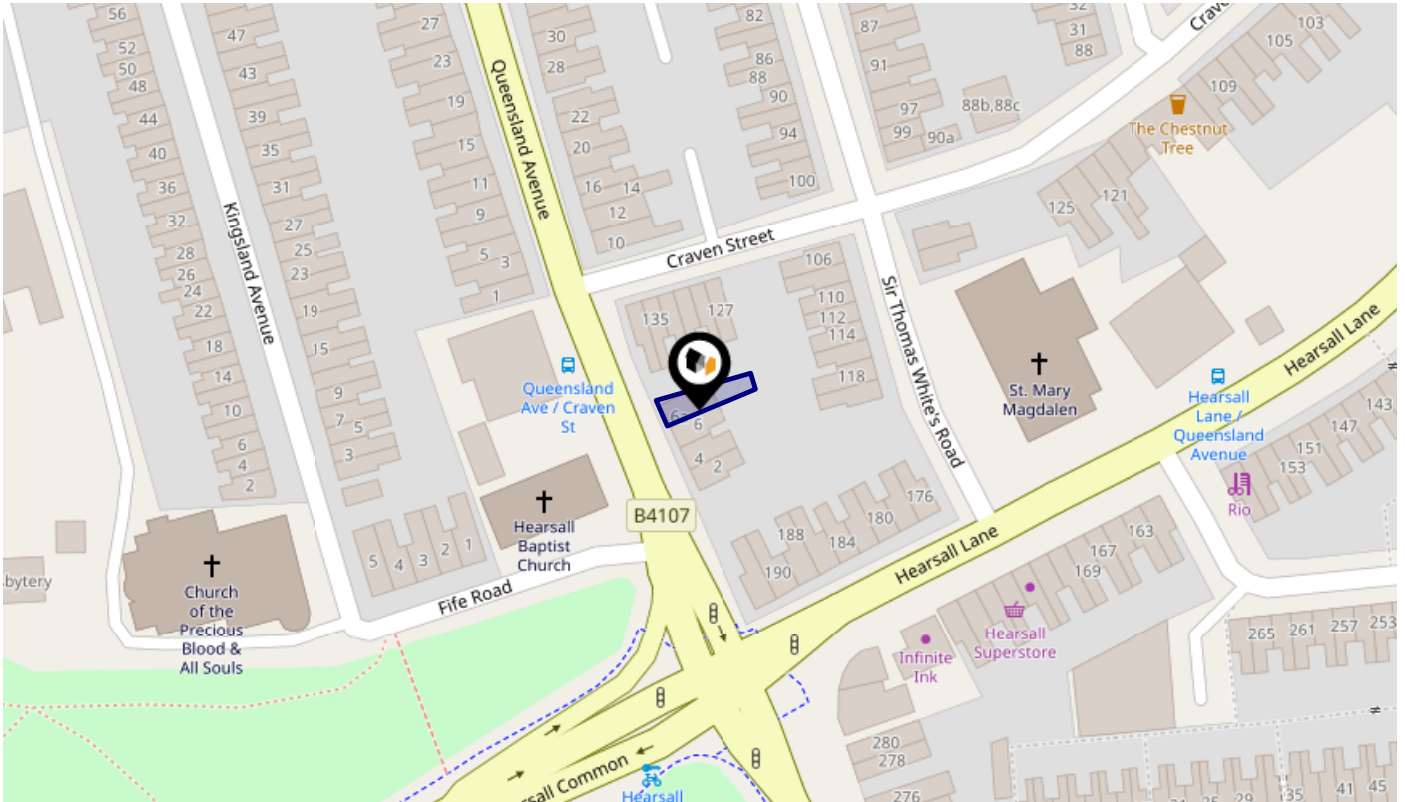
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Whoberley Ward
-  Sherbourne Ward
-  Earlsdon Ward
-  St. Michael's Ward
-  Radford Ward
-  Wainbody Ward
-  Westwood Ward
-  Woodlands Ward
-  Cheylesmore Ward
-  Foleshill Ward

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

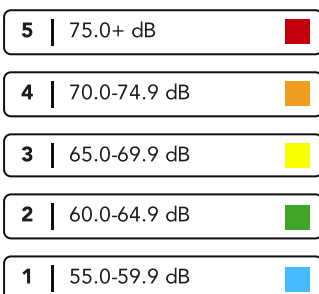


Rail Noise Data

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.

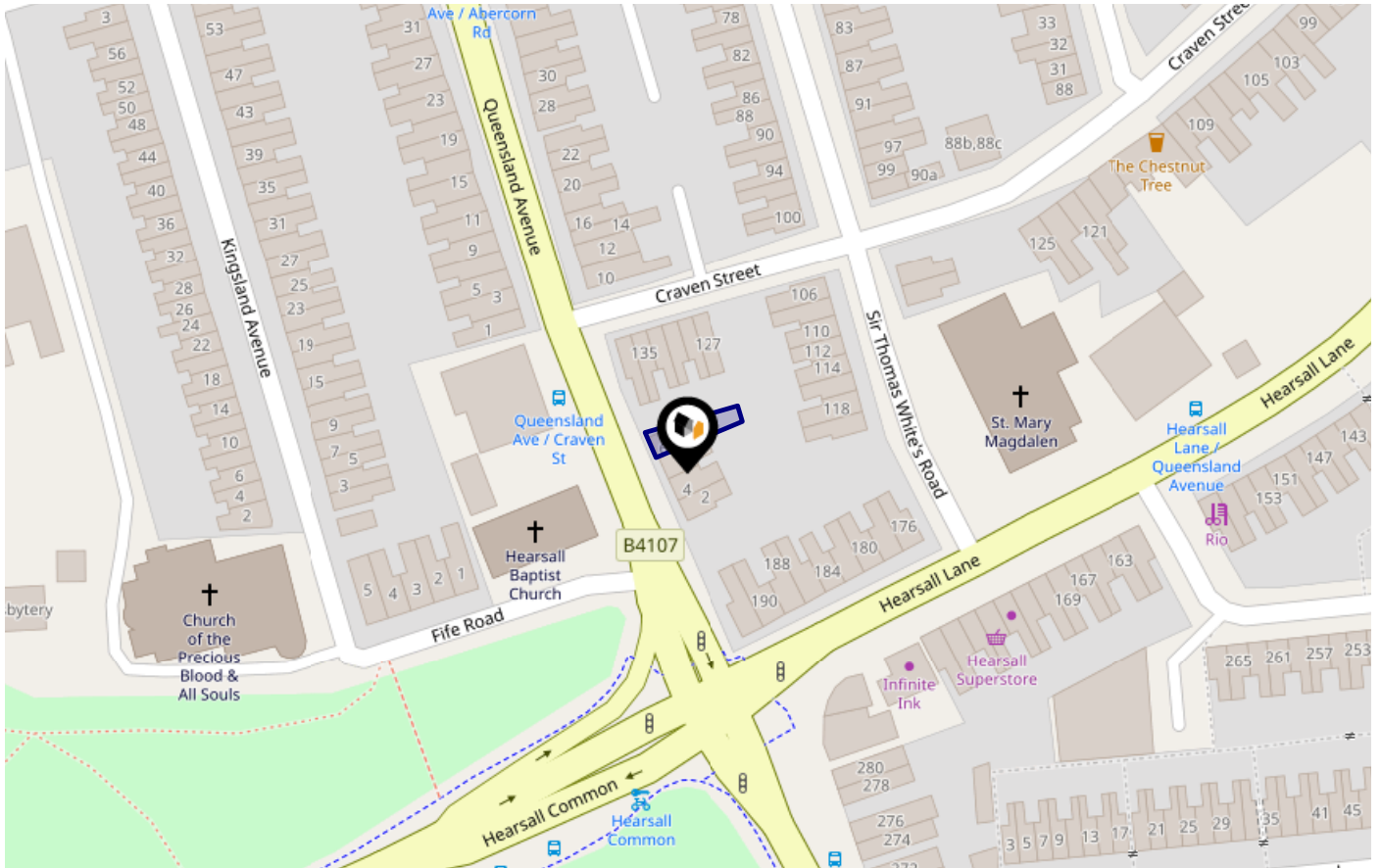
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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

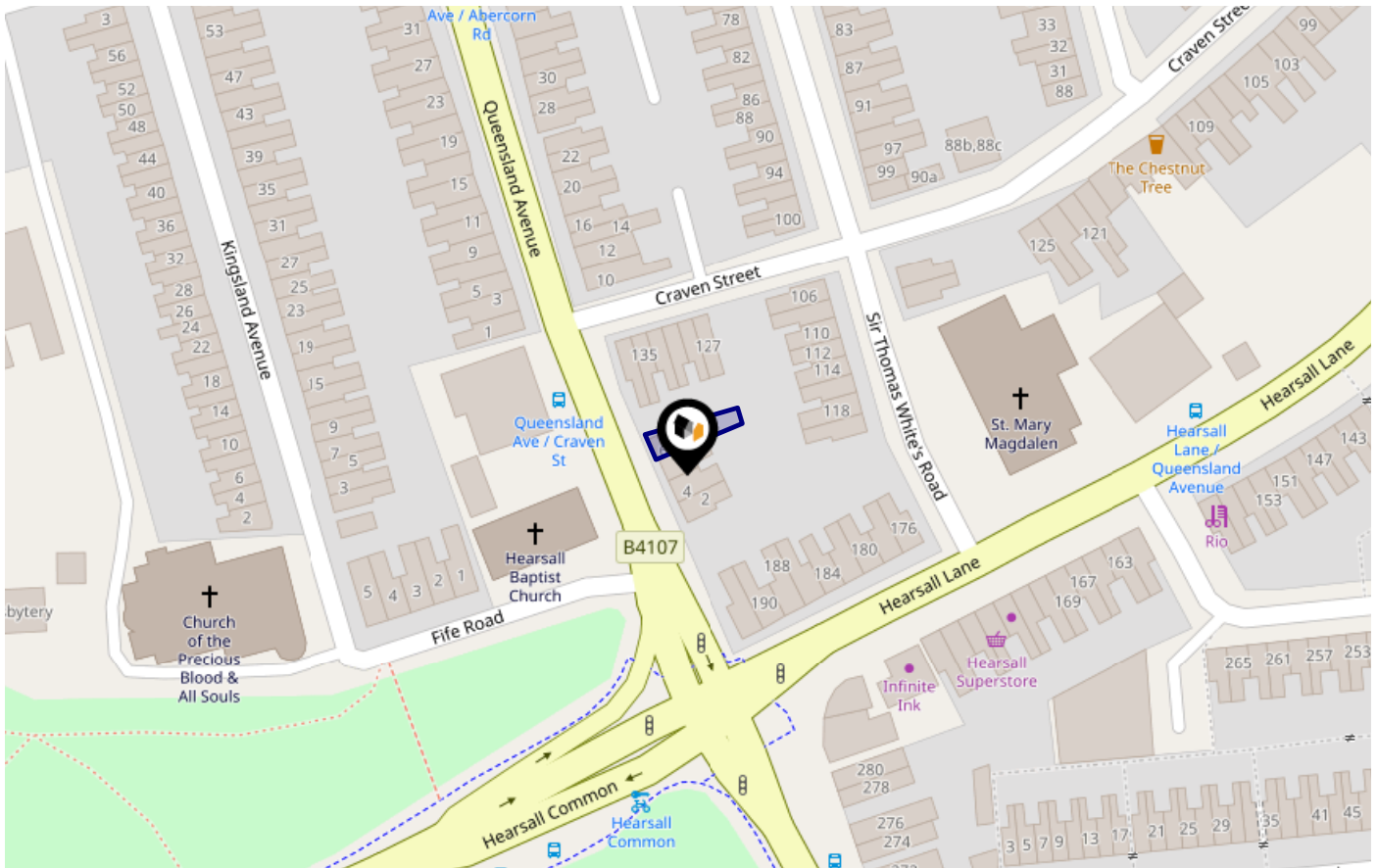
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

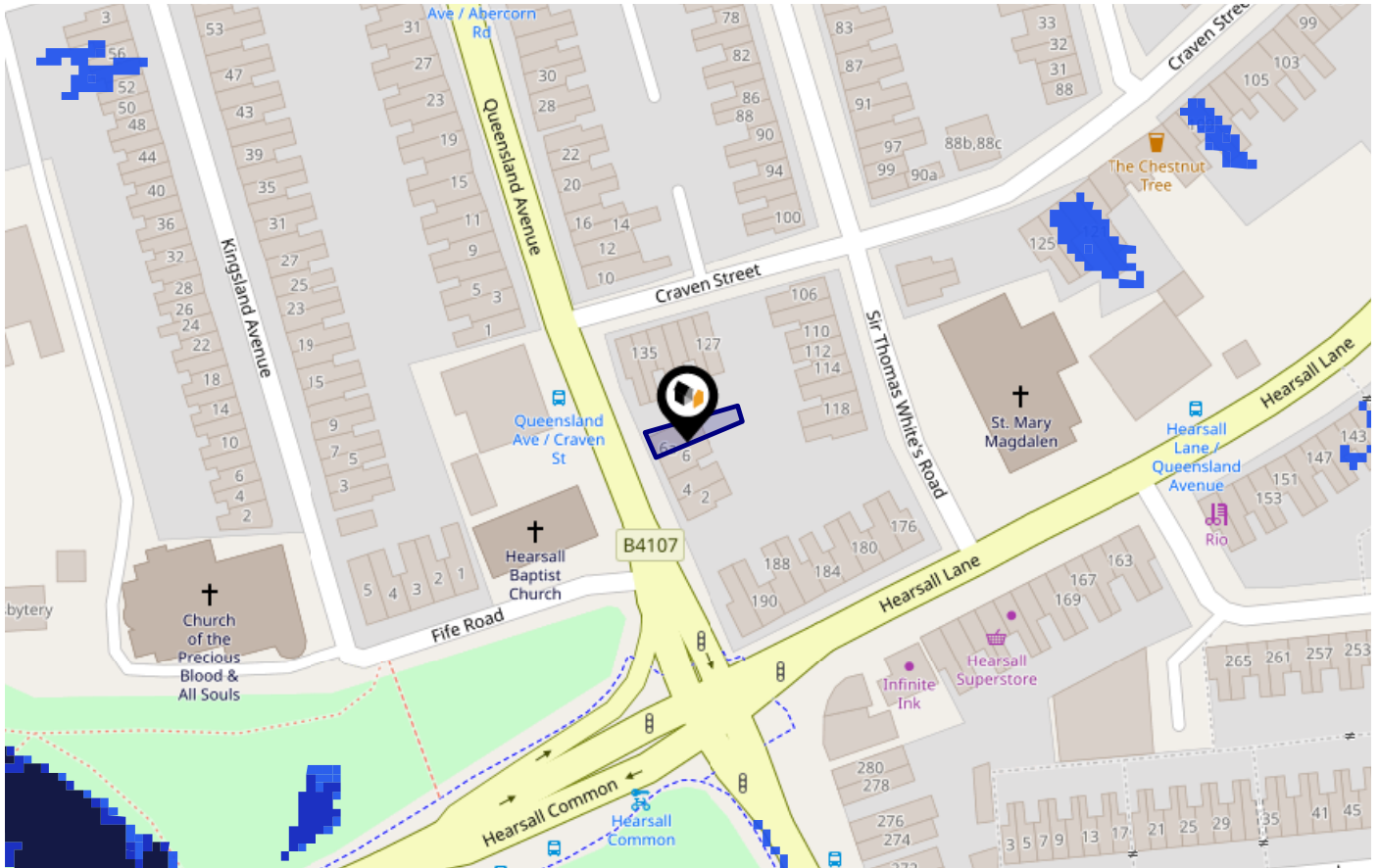
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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**

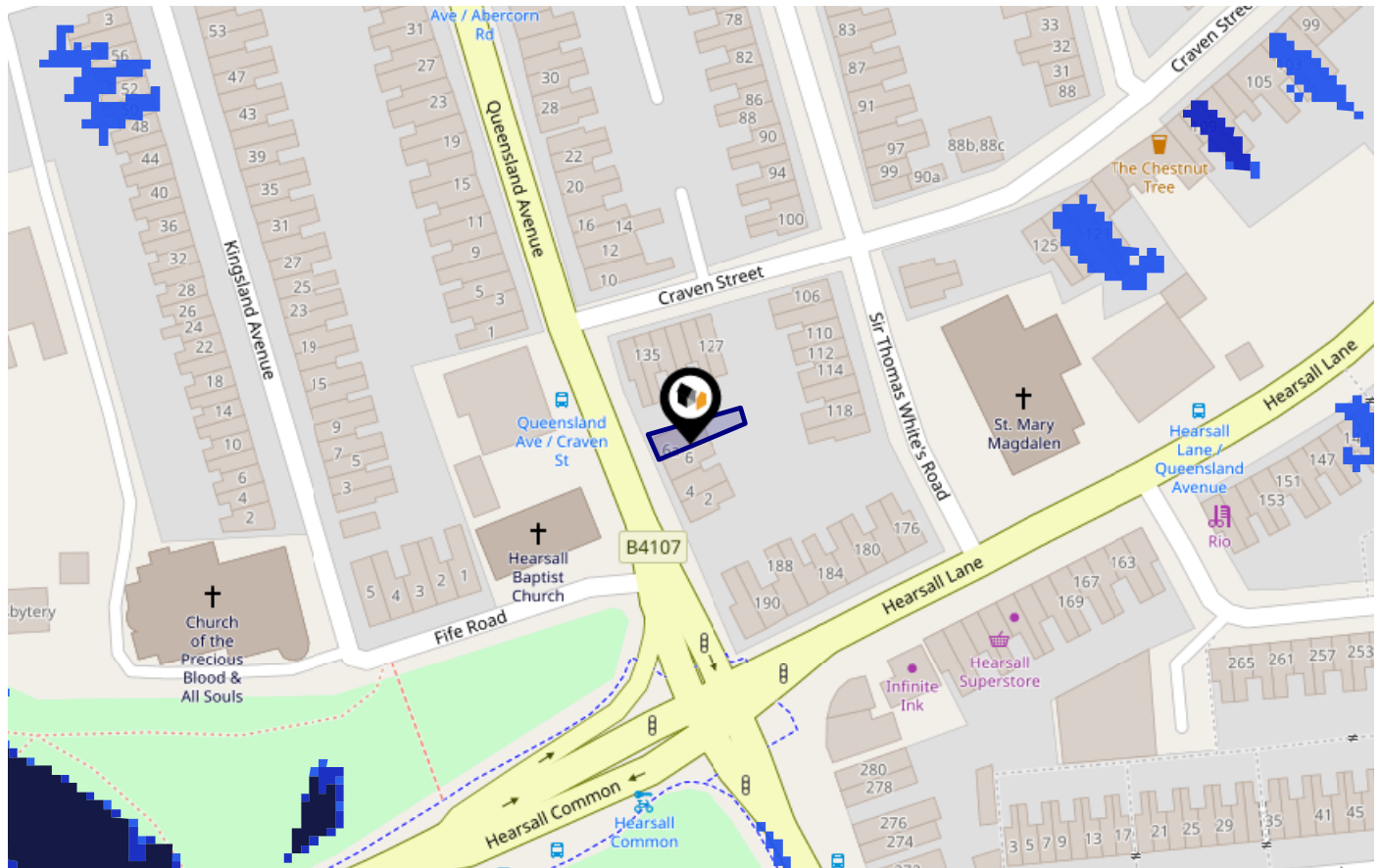
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

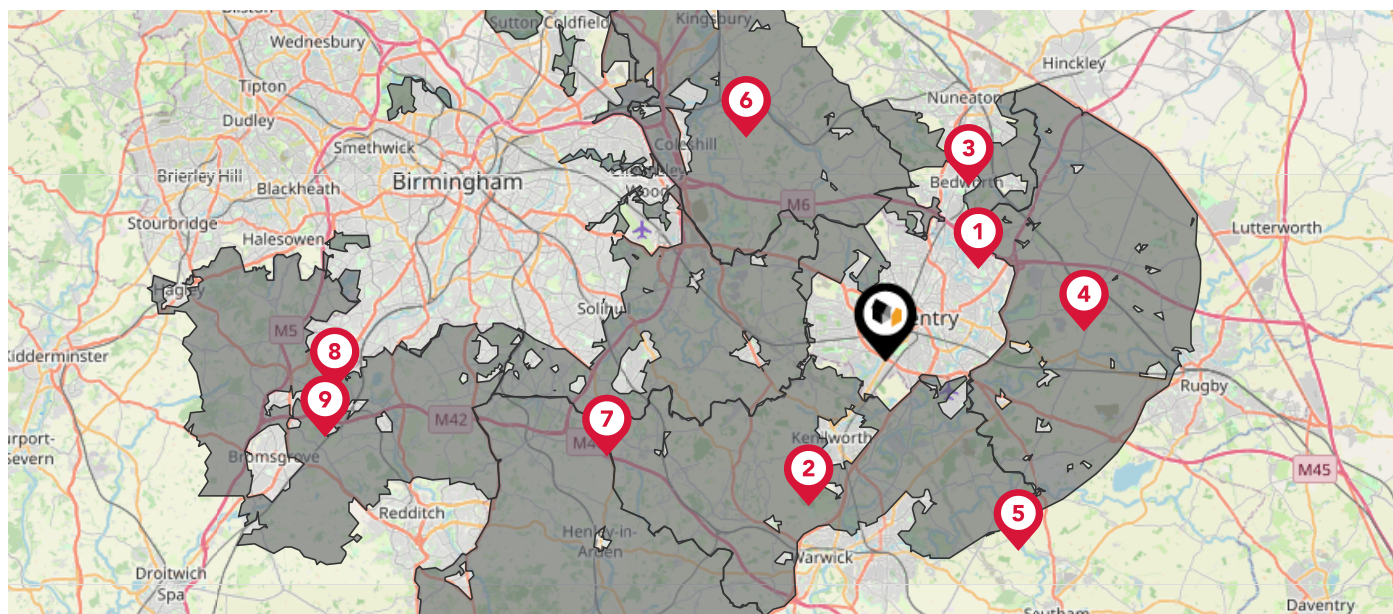
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:



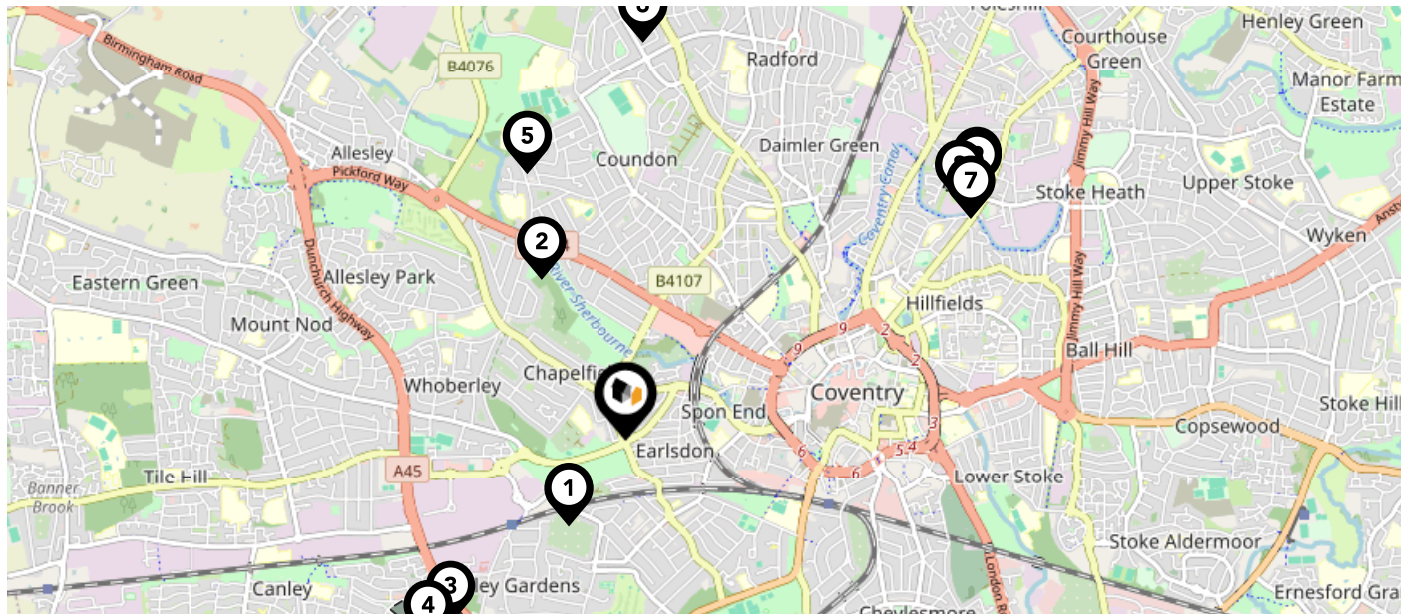
This map displays nearby areas that have been designated as Green Belt...



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

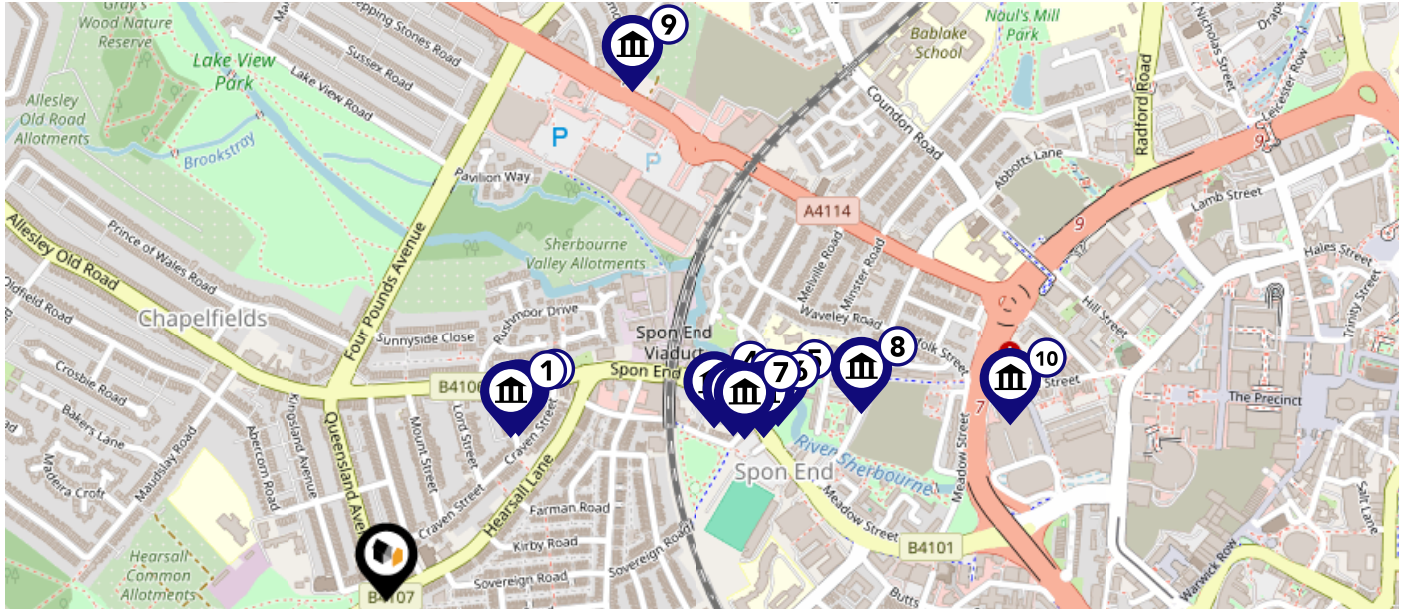
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



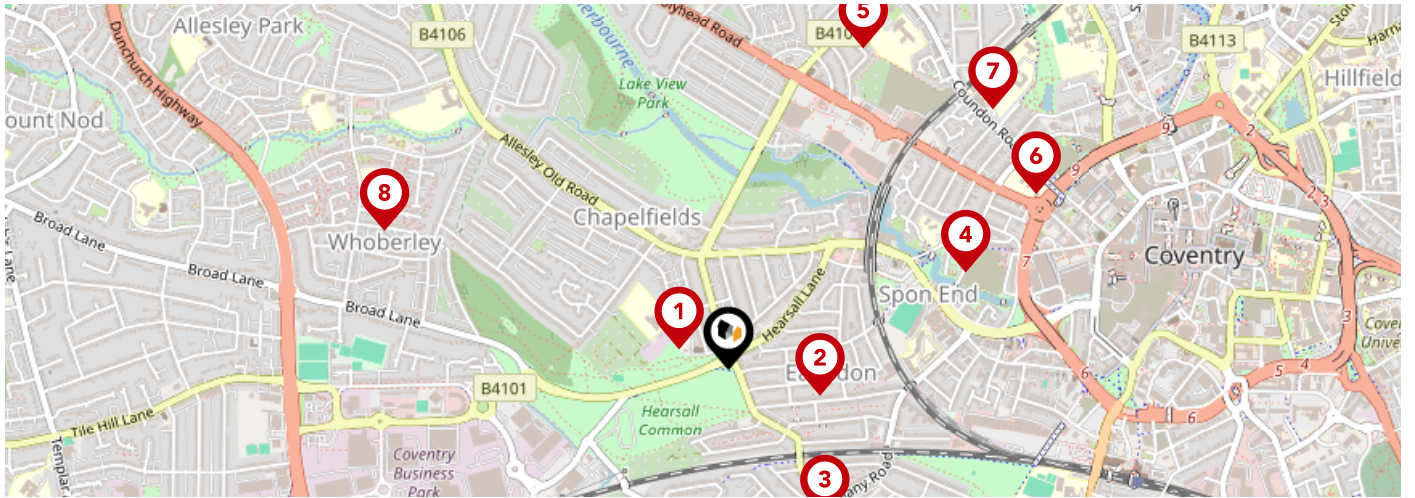
Nearby Landfill Sites

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	Kelmscote Road-Coudon, Coventry	Historic Landfill
7	Midland Brickworks-Stoney Stanton Road, Coventry	Historic Landfill
8	Webster Hemmings Brickworks Landfill-Weights Farm, Weights Lane, Bordersley, Redditch	Historic Landfill
9	Webster's-Stony Stanton Road, Coventry, West Midlands	Historic Landfill
10	Webster Hemming Brickworks-Stoney Stanton Road, Coventry	Historic Landfill

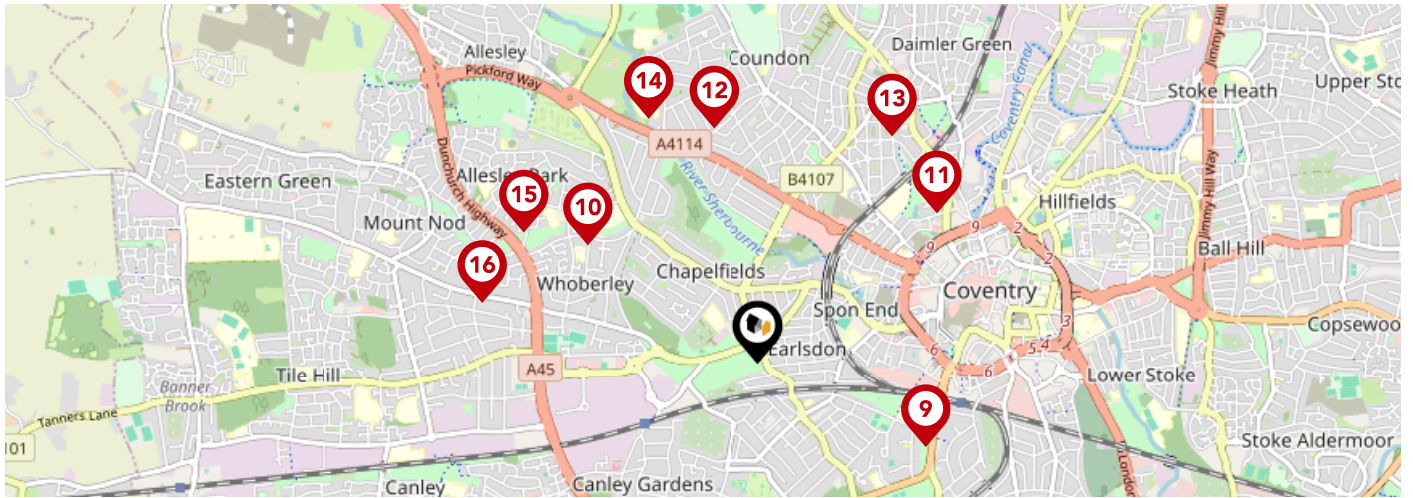
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1076656 - 25-29, Allesley Old Road	Grade II	0.2 miles
	1076655 - 23, Allesley Old Road	Grade II	0.2 miles
	1335864 - 107-110, Spon End	Grade II	0.4 miles
	1342946 - 97-100, Spon End	Grade II	0.4 miles
	1342909 - Chapel Of St James And St Christopher	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
	1226783 - 163 And 164 Spon Street	Grade II	0.7 miles

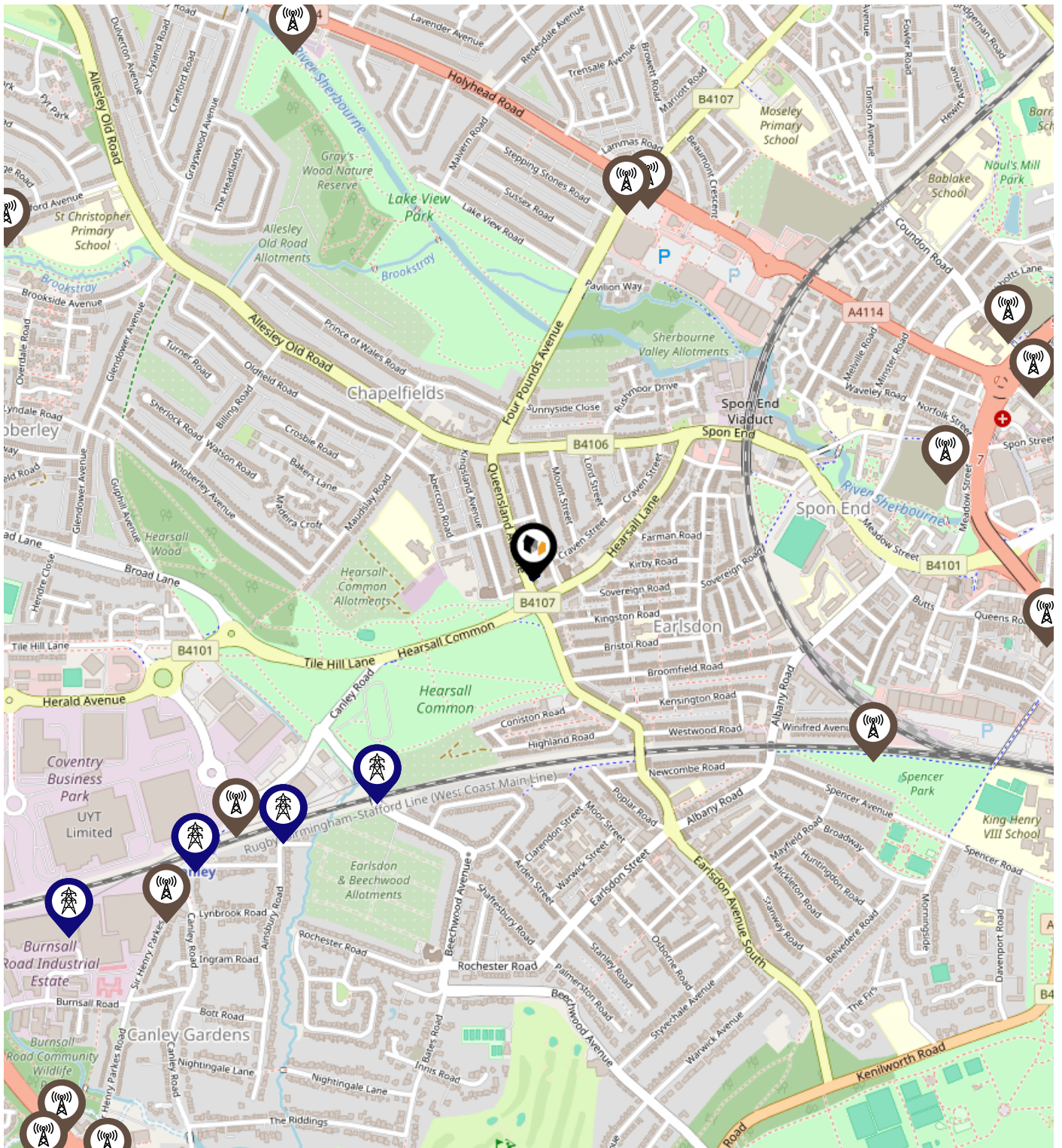


		Nursery	Primary	Secondary	College	Private
1	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:0.21	<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:0.4	<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:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Moseley Primary School Ofsted Rating: Good Pupils: 502 Distance:0.79	<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: 228 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bablake School Ofsted Rating: Not Rated Pupils: 1048 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whoberley Hall Primary School Ofsted Rating: Good Pupils: 240 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 King Henry VIII School Ofsted Rating: Not Rated Pupils: 802 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Christopher Primary School Ofsted Rating: Good Pupils: 458 Distance:0.93	<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:1.06	<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:1.07	<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:1.19	<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:1.2	<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:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St John Vianney Catholic Primary School Ofsted Rating: Good Pupils: 236 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

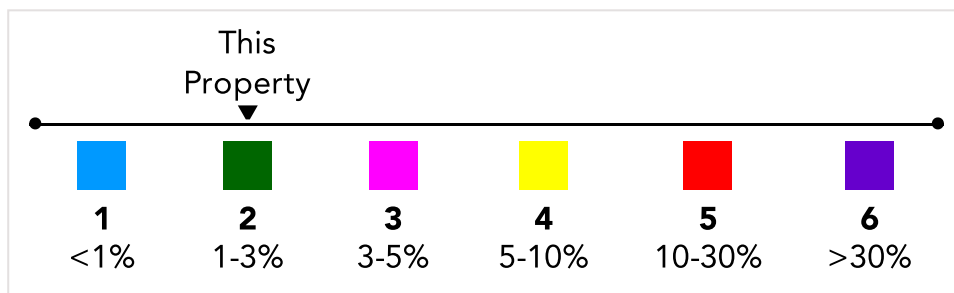
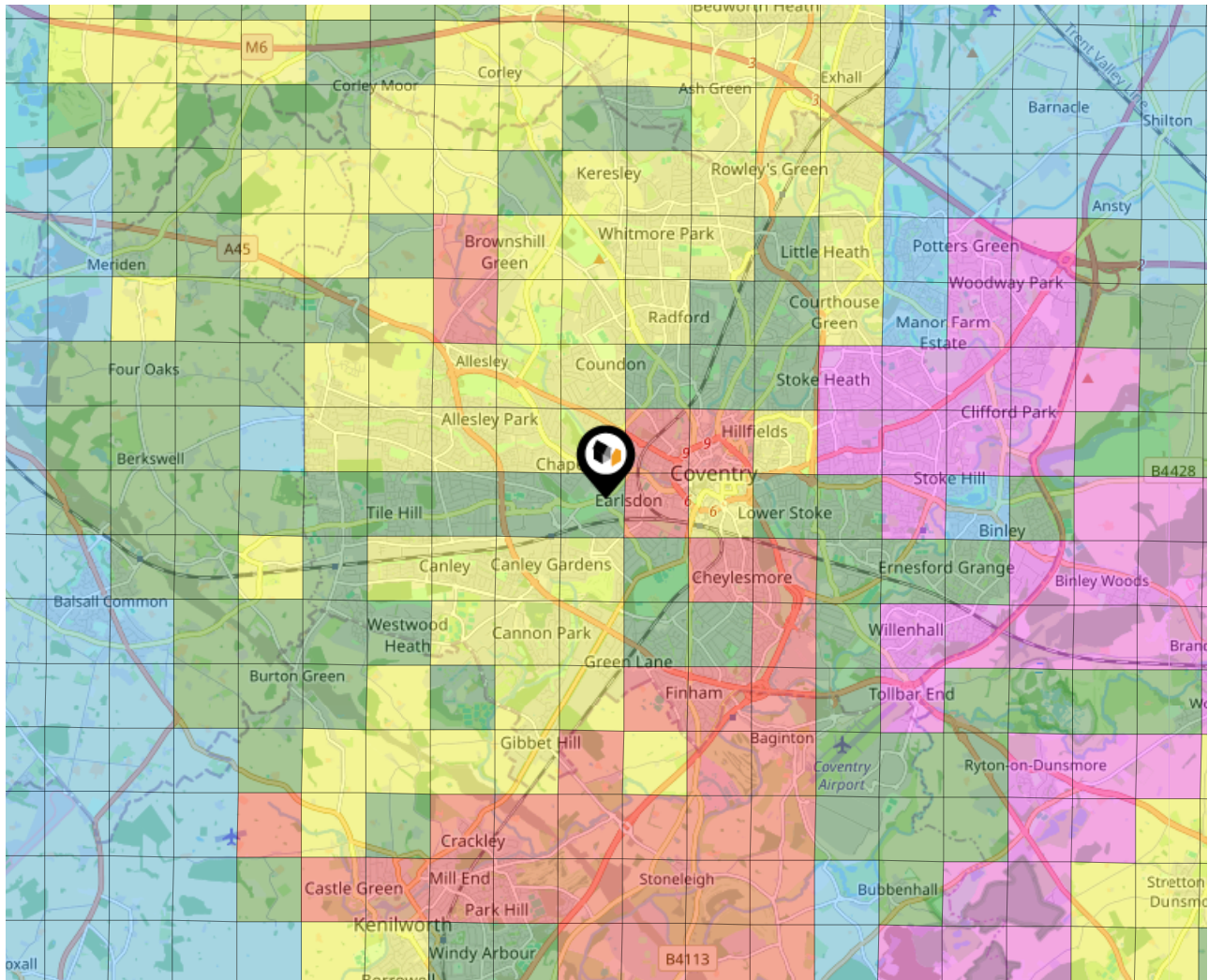


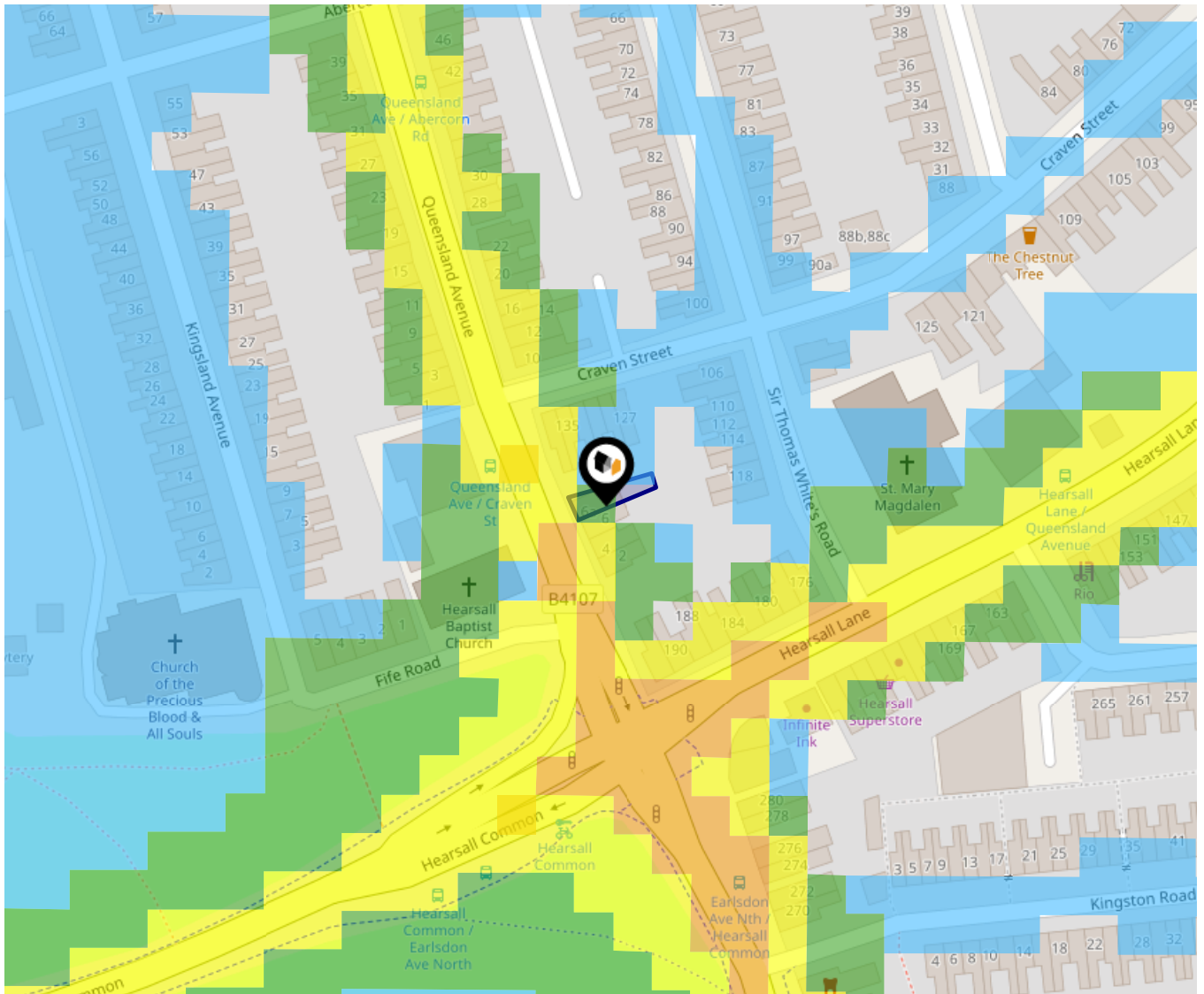
Key:

-  Power Pylons
-  Communication Masts






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).



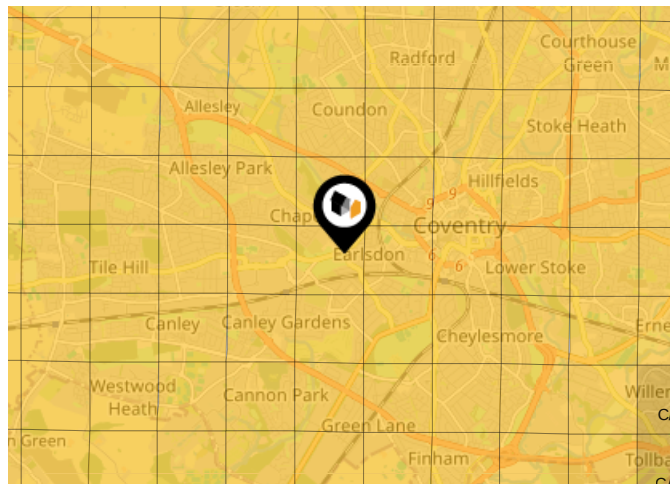


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

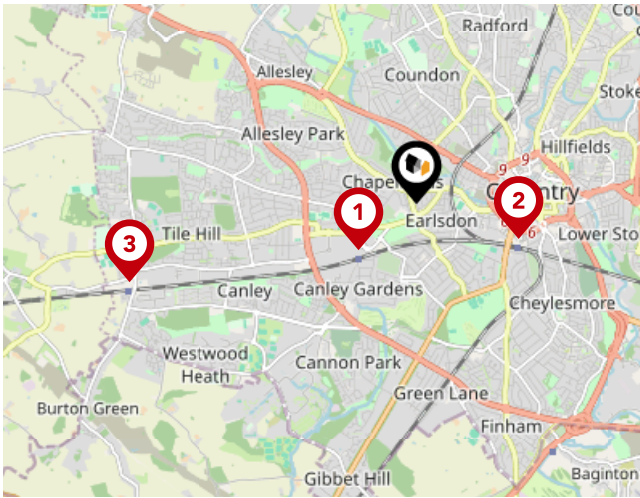
Ground Composition for this Address (Surrounding square kilometer zone around property)

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		



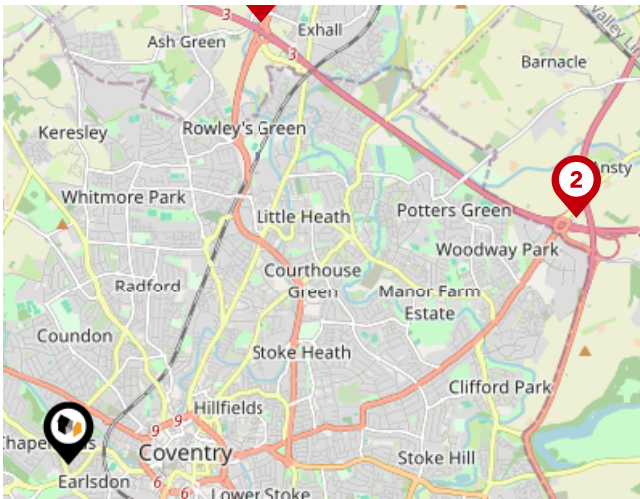
Primary Classifications (Most Common Clay Types)

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



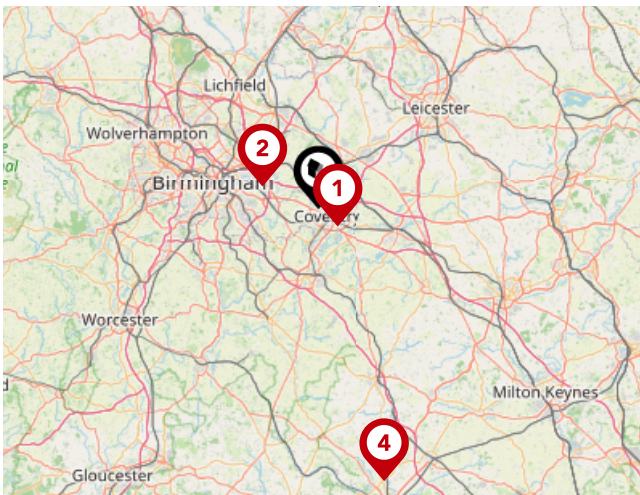
National Rail Stations

Pin	Name	Distance
1	Canley Rail Station	0.67 miles
2	Coventry Rail Station	0.98 miles
3	Tile Hill Rail Station	2.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J3	4.36 miles
2	M6 J2	5.11 miles
3	M40 J14	10.52 miles
4	M6 J3A	7.95 miles
5	M42 J6	7.86 miles



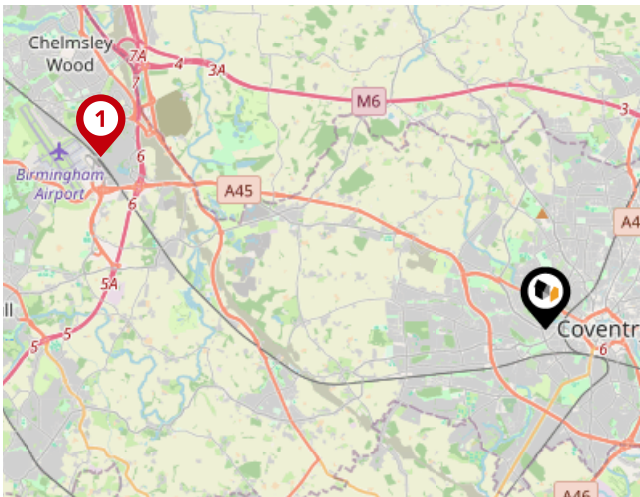
Airports/HELIPADS

Pin	Name	Distance
1	Baginton	3.64 miles
2	Birmingham Airport	8.89 miles
3	East Mids Airport	30.38 miles
4	Kidlington	40.72 miles



Bus Stops/Stations

Pin	Name	Distance
1	Craven St	0.03 miles
2	Queensland Ave	0.05 miles
3	Kingston Road	0.1 miles
4	Abercorn Rd	0.1 miles
5	Sovereign Road	0.07 miles



Local Connections

Pin	Name	Distance
1	Birmingham Intl Rail Station (Air-Rail Link)	8.63 miles



HMO X

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HMO X

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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<https://www.hmox.co.uk/>

