



# CHANGE HOMES



**7 Sedgemere Grove**  
Balsall Common, Coventry, CV7 7GP  
**Guide price £350,000**

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## 7 Sedgemere Grove

Balsall Common, Coventry, CV7

ChangeHomes are proud to present this beautifully proportioned 3 bedroom semi detached bungalow set a quiet cul de sac in Balsall Common. Available now and with no chain, this property offers a fantastic opportunity for renovation throughout, enabling the new owners to put their own personal stamp on the home.

All bedrooms are doubles and the lounge space to the rear of the property offers huge scope for open plan living. Externally, a south facing garden can be enjoyed to the rear of the home with a fantastic kerb appeal to the front including an expansive driveway and access to the integral garage, large entrance porch and separate lean to.

This project absolutely needs viewing to be fully appreciated, please contact Jack Kirby at ChangeHomes to book your viewing today. Purchasing terms below:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you





must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

