



CHANGE HOMES



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

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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



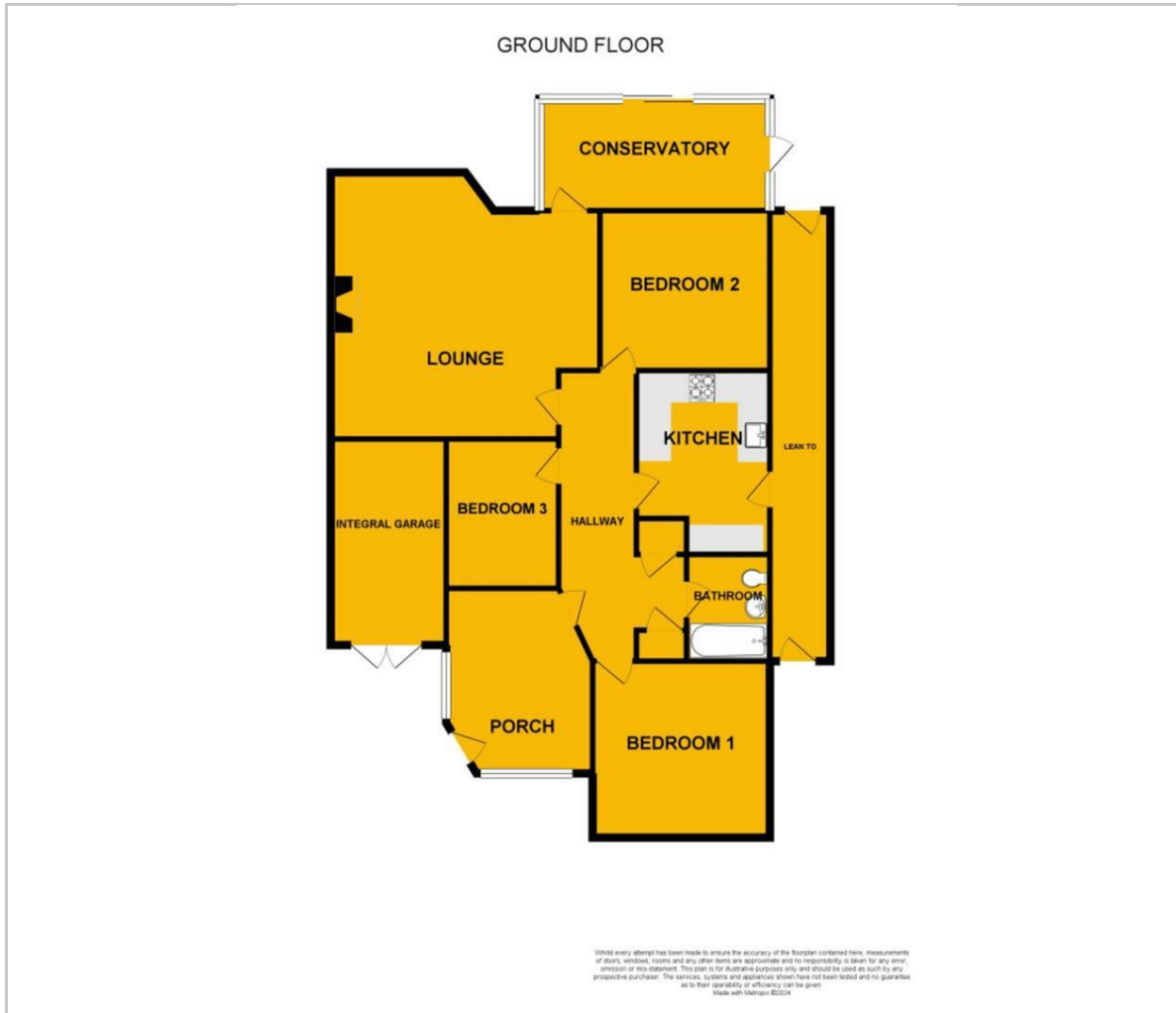


must view before bidding.

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.

Floor Plan



Viewing

Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

