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Main Street, Wolston
Auction Guide £220,000

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ESTATE AGENTS

Main Street, Wolston, Coventry

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process that provides speed, security, and certainty for all parties. Nestled on Main Street in the charming village of Wolston, this delightful terraced cottage offers a perfect blend of modern living and traditional character. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. Upon entering, you are welcomed into a cosy reception room that exudes warmth and comfort, making it an inviting space for relaxation or entertaining guests. The newly fitted kitchen is a standout feature, providing a contemporary space for culinary enthusiasts to create and enjoy meals. The cottage also boasts a well-appointed bathroom, ensuring convenience for all residents. Outside, the property benefits from off-road parking, a valuable asset in this quaint village setting, allowing for easy access and peace of mind. Situated on the edge of Wolston Village, this home offers a tranquil lifestyle while still within reach of local amenities and transport links. The modern auction format presents an exciting opportunity for prospective buyers to secure this charming property.

In summary, this terraced cottage on Main Street is a wonderful opportunity for those looking to embrace village life in Wolston, combining modern comforts with the allure of a traditional home. Don't miss your chance to make this delightful property your own.

Entrance Hall / Porch

The door opens to the hall leading to the living space and has a double-glazed window.

Living Room 14'11" x 18'8" (4.56 x 5.71)

A versatile space boasting a feature fireplace, double-glazed window to the front aspect, and central heated radiator.

Sitting Area 9'1" x 11'5" (2.78 x 3.50)

A lovely sitting area has a cast iron log burner and opening into the dining area. Doors to the courtyard.

Kitchen 16'6" x 16'2" (5.03 x 4.94)

Re-fitted in pale grey units with enamel inset sink with drainer and mixer tap above. An array of matching wall and base mounted units with work surfaces over, double-glazed skylight, space for a range style cooker, double-glazed window to the rear aspect, and space for further appliances.

Landing

With a staircase rising from the ground floor, double glazed skylight, doors to accommodation, and a paddle staircase to the mezzanine.



Mezzanine 14'8" x 7'4" (4.48 x 2.26)

A versatile space currently utilized as a guest space, with storage in the eaves.

Bedroom One 9'8" x 11'5" (2.96 x 3.50)

A double bedroom with integrated wardrobes, opening to the dressing room, double glazed window, and central heated radiator.

Dressing Room

With double-glazed window and space for furnishings/appliances.

Bedroom Two 11'4" x 10'4" (3.46 x 3.16)

A double bedroom with double-glazed window and central heated radiator.

Bathroom 5'1" x 10'0" (1.56 x 3.06)

Being tiled throughout and boasts a paneled bath with shower over, central heated towel rail, low-level WC, pedestal hand wash basin, and double-glazed skylight.

Outside Rear Courtyard

Being paved with a fenced boundary, workshop, having power, wood store, and gate to the side aspect.

Front Garden & Parking

Lawned front garden with paved steps leading to the front. Small paved patio to the front. Off-road parking.

Auction Information

Pattinson Auction is working in Partnership with the Complete Estate Agents on this online auction sale and is referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both any marketing agent and The Auctioneer so that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

To submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process under Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are carried out by the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.



Auctioneers Additional Comments

To secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser about any Stamp Duty

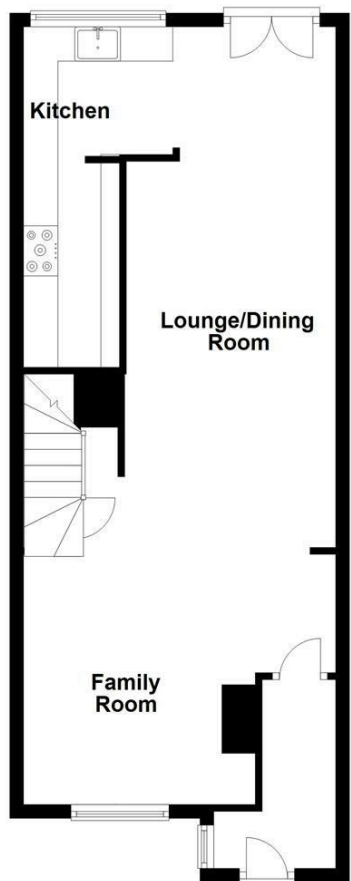


Land Tax liability associated with overall purchase costs.

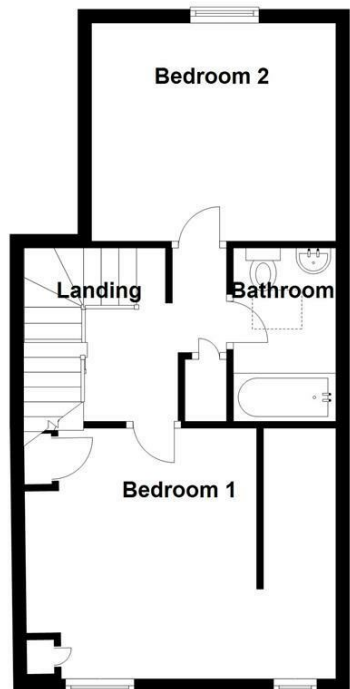
Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass their details to third-party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



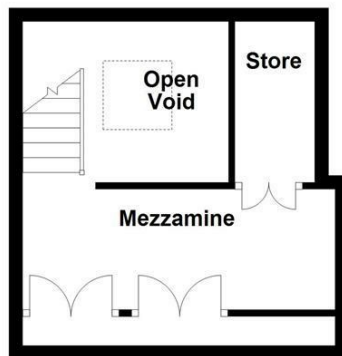
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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