



41 BURBAGES LANE

Ash Green, Coventry, CV6 6AX

BROWN & CO

DESCRIPTION

41, Burbages Lane is a detached property, which is understood to have been built in the 1950's. It occupies a large plot with a large garden to the rear. The property has retained many of its original features, such as a parquet floor. The property is viewed as needing complete renovation and modernisation.

LOCATION

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ACCOMMODATION.

The accommodation can be summarised as follows:

GROUND FLOOR

Front door leading to:

Hallway with parquet floor, staircase to first floor, doors to Lounge, Sitting Room and Kitchen and understairs cupboard.

Lounge 5.71m (into bay) x 3.45m with feature brick fireplace and exposed timbers

Sitting Room 3.19m x 2.21m with parquet floor, feature brick fireplace and doors to Conservatory

Conservatory 5.67m x 1.96m

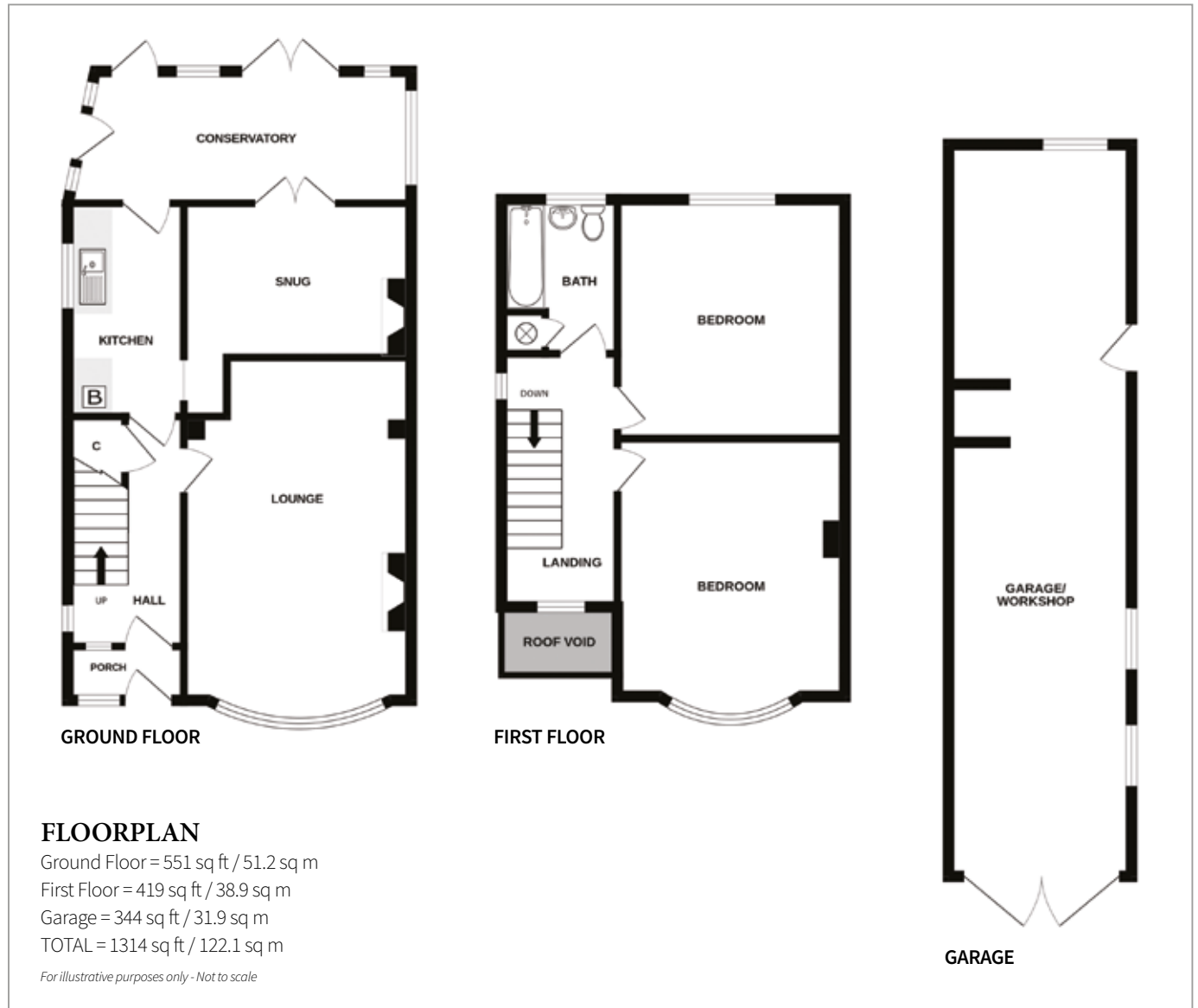
FIRST FLOOR

Landing with doors leading to Bedrooms and Bathroom

Bedroom One 4.61m (into Bay) x 3.46m

Bedroom Two 3.75m x 3.41m

Bathroom 2.25m x 1.84m, with panelled bath, low flush W.C, pedestal wash basin and airing cupboard





OUTSIDE

At the front of the property is a lawned area and herbaceous borders with a drive leading to a tandem Garage. The garden to the rear of the property is predominantly lawned and extends to approximately 200ft from the rear of the property.

GENERAL REMARKS & STIPULATIONS

TENURE & POSSESSION

The property is being sold freehold and predominantly with vacant possession

METHOD OF SALE

The property is being offered for sale by Private Treaty.

SERVICES

Mains water electricity, drainage and gas are understood to be connected to the property.

EPC

Current Rating - E

AUTHORITIES

County – Warwickshire County Council– Tel: 01926 410410

District – Nuneaton and Bedworth Borough Council - Tel: 02476 376376

Water – Severn Trent Water – Tel: 0800 7834444

ARBITRATION

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

WAYLEAVES, EASEMENTS & RIGHT OF WAY

The property is sold with the benefit of all wayleaves, easements and rights of way, whether mentioned or not.

FIXTURES & FITTINGS

All items in the written text of these particulars are included in the sale. All other items are expressly excluded regardless of the inclusion in any photograph. Purchasers must satisfy themselves that any equipment included in the sale is in satisfactory order.

PLANS & PARTICULARS

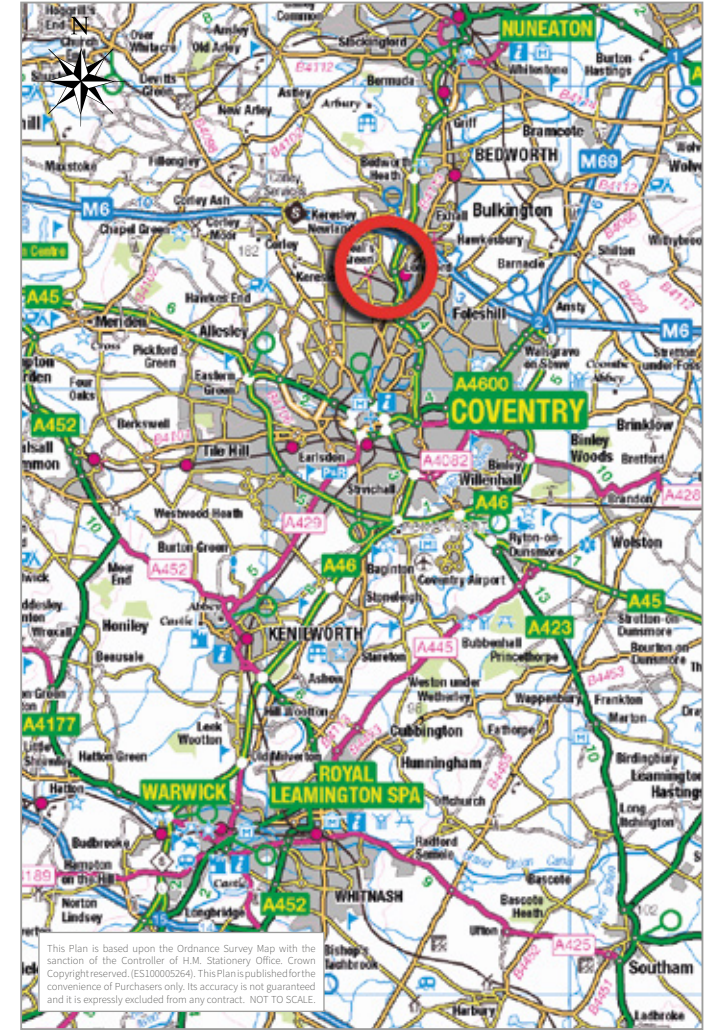
These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

FURTHER ENQUIRIES & VIEWINGS

For further information and an appointment to view, please contact Richard Newey on 0116 2814931.

PRICE GUIDE

In the region of £275,000.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. Photographs dated: September 2024. Particulars dated: April 2024.

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