



Connells

Meadowcroft Close
Coventry



Property Description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

This modern mid terrace property is located close Tile Hill train station, Warwick and Coventry Universities, retail outlets and is within easy reach of the Midlands motorway systems. The property comprises, fitted kitchen, spacious living room with under stair storage and a downstairs WC. Upstairs there is a fitted bathroom, three good size bedrooms with the master bedroom featuring built-in wardrobes and an en-suite shower room

Approach

Front door.

Entrance Hall

Stairs rising to first floor.

Ground Floor W/C

Comprising, toilet, wash hand basin and double glazed window to the front elevation.

Fitted Kitchen

11' 9" x 7' 8" (3.58m x 2.34m)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Electric oven and gas hob with cookerhood over, plumbing for washing machine, space for domestic appliance, double glazed window to the front elevation.

Lounge

16' 9" max x 14' 8" (5.11m max x 4.47m)
Double glazed window to the rear elevation, double glazed patio doors opening to rear garden and further door to understairs cupboard.

First Floor Landing

Doors to;

Bedroom One

11' 3" max x 9' 6" to fitted wardrobe (3.43m max x 2.90m to fitted wardrobe)
Double glazed window to the front elevation, wardrobes and radiator. Door to:

En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet and double glazed window to the front elevation.

Bedroom Two

12' x 8' 2" (3.66m x 2.49m)
Double glazed window to the rear elevation and radiator.

Bedroom Three

8' 11" x 6' 2" (2.72m x 1.88m)
Double glazed window to the rear elevation and radiator.

Fitted Bathroom

Part tiled, comprising bath with mixer tap, wash hand basin, toilet, radiator and extractor fan.

Outside

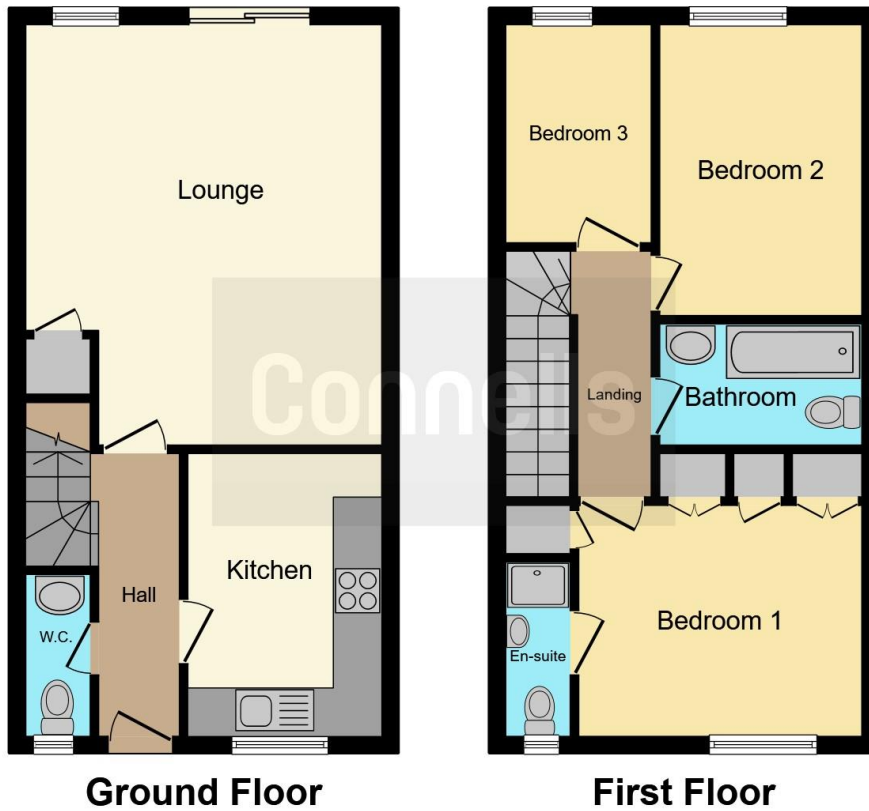
Front Of Property

Driveway providing off road parking.

Rear Garden

Paved and stoned.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C

view this property online connells.co.uk/Property/COV320408

Tenure: Freehold



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