



**Connells**

Broad Lane  
Coventry



### Property Description

A traditional style detached family home situated in the popular location of Eastern Green, being close to local schools and with easy access to the A45 and both Canley and Tile Hill Train Station. The accommodation briefly comprises: ground floor w/c, lounge, fitted kitchen/diner and a conservatory. The first floor has three bedrooms and a fitted shower room with walk-in shower cubicle. Externally there is a driveway providing off road parking for several vehicles and a rear garden.

### 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.

### Porch

Upvc door.

### Entrance Hall

Stairs rising to first floor.

### Guest W/C

Comprising, toilet and wash hand basin.

### Lounge

13' 6" x 18' 5" ( 4.11m x 5.61m )  
Double glazed window to the front elevation.

### Fitted Kitchen/Diner

19' 1" x 9' 10" ( 5.82m x 3.00m )  
Wall and base mounted units incorporating an inset black single drainer sink unit with work surfaces.. Range master with extractor, wine cooler, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and door leading to the rear garden.

### Conservatory

11' 2" x 11' 2" ( 3.40m x 3.40m )  
Double glazed windows and double glazed door opening onto rear garden.

### First Floor Landing

Doors to;

### **Bedroom One**

11' 4" x 9' 11" ( 3.45m x 3.02m )

Double glazed window to the rear elevation and radiator.

### **Bedroom Two**

13' 6" x 9' 10" ( 4.11m x 3.00m )

Double glazed window to the front elevation, fitted wardrobes and radiator.

### **Bedroom Three**

10' 4" x 9' ( 3.15m x 2.74m )

Double glazed window to the front & side elevations and radiator.

### **Fitted Shower Room**

Tiled, comprising walk-in shower cubicle, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

### **Outside**

#### **Front Of Property**

Driveway providing off road parking for several vehicles.

#### **Rear Garden**

patio area beyond being laid to lawn.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/COV320849](http://connells.co.uk/Property/COV320849)**

Tenure: Freehold



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