



**Connells**

London Road  
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.

Excellent opportunity to acquire this detached property situated in an ideal location with easy access to the A45, A46 and connections. The accommodation briefly comprises: ground floor, lounge, dining room and a galley style kitchen. To the first floor there are three bedrooms and a bathroom.

### Approach

Front door.

### Entrance Hall

Stairs rising to first floor and doors to;

### Dining Room

Window to the front elevation

### Lounge

15' 2" x 11' ( 4.62m x 3.35m )  
French doors opening onto rear garden

### Kitchen

22' x 8' 2" ( 6.71m x 2.49m )  
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, window to two elevations and French doors opening onto rear garden.

## First Floor Landing

Window to the front elevation and doors to:

### Bedroom One

11' 11" x 9' 11" ( 3.63m x 3.02m )

Window to the front elevation, fireplace and radiator.

### Bedroom Two

12' 2" x 10' 11" ( 3.71m x 3.33m )

Window to the rear elevation, radiator.

### Bedroom Three

10' 11" x 6' 4" ( 3.33m x 1.93m )

Window to the side elevation and radiator.

## Bathroom

Comprising bath, toilet, wash hand basin and window to the rear elevation.

## Outside

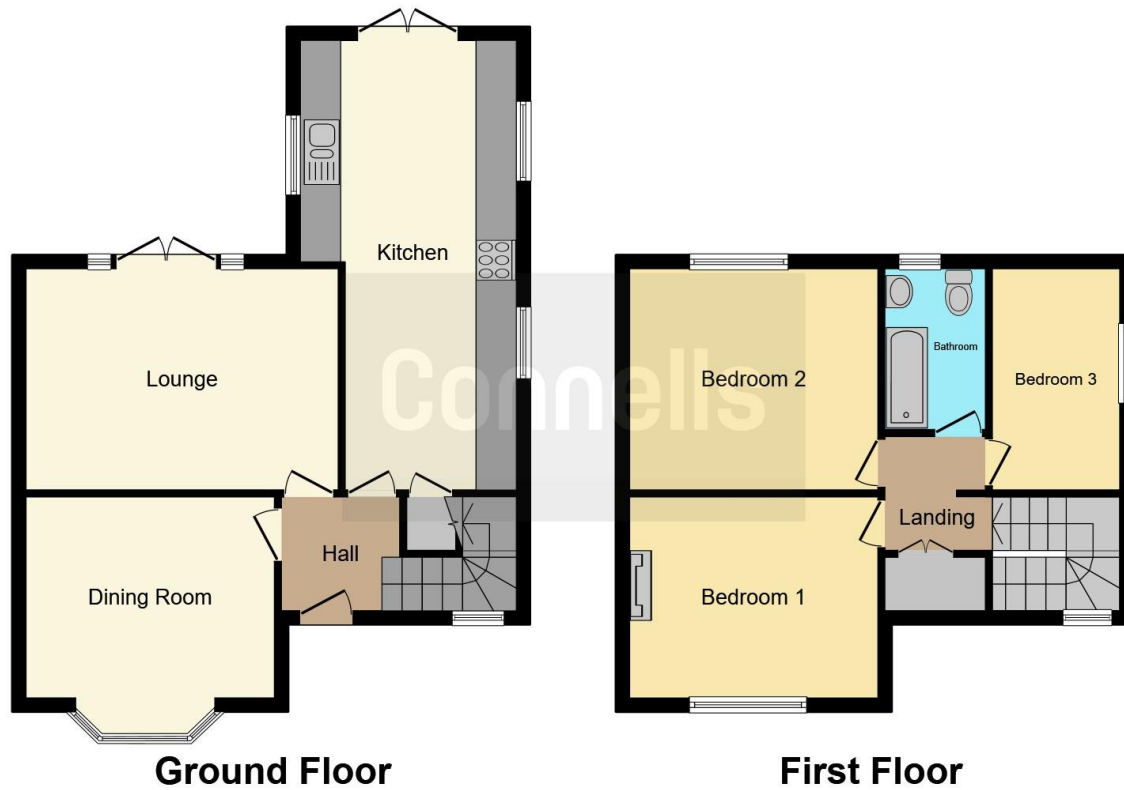
### Front Of Property

Lawned with access to front door.

### 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)

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**EPC Rating: F**

**view this property online [connells.co.uk/Property/COV320745](http://connells.co.uk/Property/COV320745)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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