



**Connells**  
connells.co.uk 02476 553 093  
**FOR SALE**





## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

**\*\*NO UPWARD CHAIN\*\*** This semi detached property is situated within a convenient location of Longford within close proximity to Coventry Building Society Arena and the M6 motorway links. The accommodation briefly comprises: ground floor lounge, dining room and fitted kitchen. Upstairs there are three bedrooms and a fitted bathroom. Externally there is a rear garden.

### Approach

Double glazed front door.

### Entrance Hall

Stairs rising to first floor, radiator and door to;

### Lounge

14' 1" max x 10' 11" ( 4.29m max x 3.33m )

Double glazed window to the front elevation, radiator, gas fire and door to;

### Dining Room

10' 11" x 10' 11" ( 3.33m x 3.33m )

Double glazed window to the rear elevation, radiator and gas fire. Door to;

### Fitted Kitchen

8' 5" x 7' 9" ( 2.57m x 2.36m )

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, pantry cupboard, double glazed window to the side elevation and door leading to the rear garden

## First Floor Landing

Double glazed window to the side elevation, loft access and doors to;

## Bedroom One

10' 10" x 10' 1" ( 3.30m x 3.07m )

Double glazed window to the front elevation and radiator.

## Bedroom Two

11' x 10' 11" max ( 3.35m x 3.33m max )

Double glazed window to the rear elevation, original fireplace and radiator.

## Bedroom Three

7' 7" x 6' 11" ( 2.31m x 2.11m )

Double glazed window to the front elevation and radiator.

## Fitted Bathroom

Tiled, comprising bath, wash hand basin, toilet and double glazed window to the rear elevation.

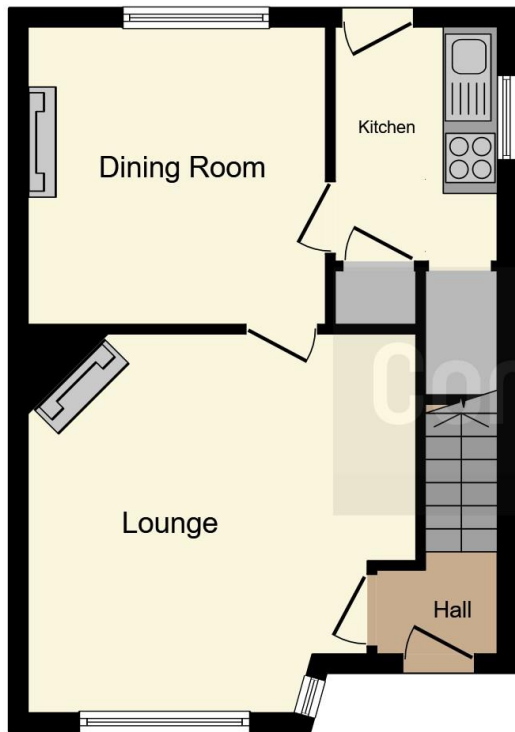
## Outside

### Rear Garden

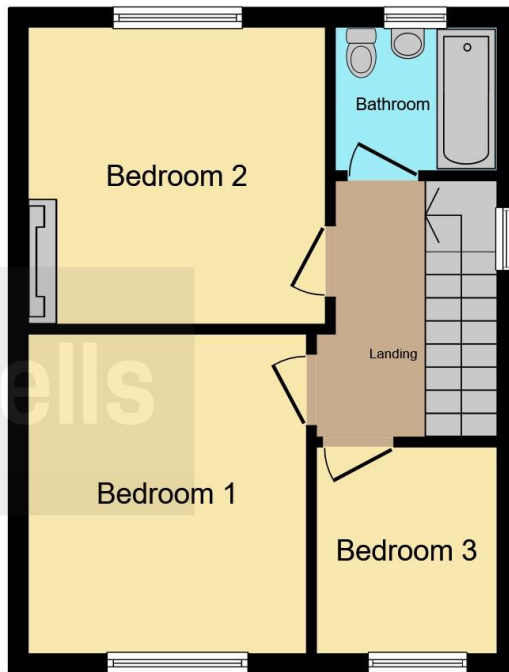
Patio area beyond being laid to lawn with borders and garden shed.







**Ground Floor**



**First Floor**

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

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

**EPC Rating: D**

**view this property online [connells.co.uk/Property/COV321374](http://connells.co.uk/Property/COV321374)**



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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