



Connells

Broad Lane
Coventry



Property Description

This extended dormer detached bungalow is 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: lounge, dining room, fitted kitchen, conservatory/garden room, guest w/c, four bedrooms and a fitted bathroom. Externally there is a double garage, driveway providing off road parking, rear garden and a useable well for source of water.

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.

Approach

Front door.

Lounge

17' 9" into bay x 13' 10" (5.41m into bay x 4.22m)
Double glazed bay window to the front elevation and a further double glazed window to the side elevation. Radiator, television point and feature electric fire.

Dining Room

18' 6" x 11' 9" (5.64m x 3.58m)
Single glazed window to the side elevation.

Fitted Kitchen

13' 3" x 9' 8" (4.04m x 2.95m)
Range of wall and base mounted units incorporating an inset double stainless steel drainer sink unit with work surfaces and tiled splashbacks over. Gas cooker point, plumbing for automatic washing machine & dishwasher, space for domestic appliance, radiator, double glazed window to the rear & side elevations.

Conservatory/Garden Room

17' 10" x 8' 2" (5.44m x 2.49m)
Double glazed windows to the rear elevation and radiator.

Guest W/C

Comprising, wash hand basin, toilet and double glazed window to the side

elevation.

Rear Lobby

Door to:

Bedroom One

14' 9" into bay x 13' 10" max (4.50m into bay x 4.22m max)

Double glazed bay window to the front elevation and radiator.

Bedroom Two

12' 1" x 11' 1" (3.68m x 3.38m)

Double glazed window to the side elevation and radiator.

Bedroom Three

18' 7" x 9' 1" max (5.66m x 2.77m max)

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

Fitted Bathroom

Tiled, comprising bath with mixer tap, wash hand basin, toilet, radiator and double glazed window to the side elevation.

First Floor

Bedroom Four

12' 4" x 9' 3" (3.76m x 2.82m)

Double glazed window to the front elevation and radiator.

Outside

Rear Garden

Double Garage

16' 4" x 8' 1" (4.98m x 2.46m)

Up and over door.





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

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EPC Rating: D

view this property online connells.co.uk/Property/COV321318



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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