



Connells

Wycliffe Road West
Wyken 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 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.

A fantastic opportunity to acquire a semi-detached family home, situated to the East of the city in the highly sought after area of Wyken, being close to local amenities and transport links. The accommodation briefly comprises: ground floor w/c, lounge, dining room, fitted kitchen, conservatory. Upstairs there are three bedrooms and a fitted bathroom. Externally there is a shared driveway, garage and front & rear gardens

Approach

Front door.

Entrance Hall

Minton flooring, stairs rising to the first floor, under stairs storage cupboard and doors to:

Lounge

12' 8" into bay x 11' 9" max (3.86m into bay x 3.58m max)
Double glazed window to the front elevation, gas heater, feature fireplace with gas fire.

Dining Room

11' 4" excluding window x 10' 1" (3.45m excluding window x 3.07m)
Double glazed window to the rear elevation and coal burner.

Kitchen

13' 3" max x 7' 3" excluding window (4.04m max x 2.21m excluding window)

The kitchen comprises of wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Electric cooker, space for domestic appliance, double glazed window to the side elevation.

Ground Floor W/C/Utility

Tiled, comprising, wash hand basin, toilet, plumbing for washing machine and double glazed window to the rear elevation.

Conservatory

11' 1" max x 7' 6" excluding windows (3.38m max x 2.29m excluding windows)

Double glazed windows to the rear elevation and double glazed door opening out to the patio area.

First Floor Landing

Electric heater and doors to;

Bedroom One

13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed window to the front elevation and wardrobe.

Bedroom Two

11' 4" excluding window x 10' 6" (3.45m excluding window x 3.20m)

Double glazed window to the rear elevation and wardrobe.

Bedroom Three

8' 11" x 6' 6" max (2.72m x 1.98m max)

Double glazed window to the front elevation.

Bathroom

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

Outside

Front Of Property

Shared driveway.

Rear Garden

Patio area beyond being laid to lawn with herbaceous borders.

Garage

16' 2" max x 8' 3" max (4.93m max x 2.51m max)
with double doors.





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

To view this property please contact Connells on

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EPC Rating: F

view this property online connells.co.uk/Property/COV321401

Tenure: Freehold



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