



Connells

Beacon Road
COVENTRY



Property Description

Auctioneer's Comments

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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.

This semi detached property is situated on a corner plot in the residential area of Holbrooks, being close to local schools, shops, bus routes and major road networks.

The property has the advantage of planning permission passed for a large self contained extension with its own access, and also conversion passed for two flats if required. An ideal family home with permission for a Granny bungalow (with lounge, bedroom, bathroom) or a possible HMO property. Permission is also included for 4 off road parking spaces.

The accommodation briefly comprises Ground floor; Lounge, fitted kitchen, bathroom, utility room. First floor; Two bedrooms, fitted bathroom, study. Second floor; Double bedroom with en-suite.

The property has just been completely redecorated and with new grey carpets. The property also has a hard wired fire alarm system and fire doors.

Approach

Front door.

Entrance Hall

Fitted coir matting.

Lounge

15' 5" x 12' (4.70m x 3.66m)

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

Fitted Kitchen

15' 5" x 9' 10" (4.70m x 3.00m)

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and electric hob, space for domestic appliance, radiator, double glazed window to the rear elevation.

Fitted Bathroom

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

Utility Room

8' 5" x 7' 10" (2.57m x 2.39m)

Double glazed window to the side elevation, radiator, plumbing for washing machine, laminate flooring and double glazed door to the side elevation.

First Floor Landing

Laminate flooring and radiator.

Bedroom One

15' 6" x 12' (4.72m x 3.66m)

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

Bedroom Two

12' 2" x 6' 8" (3.71m x 2.03m)

Double glazed window to the front elevation and radiator.

Study

9' x 7' 11" (2.74m x 2.41m)

Radiator, fitted cupboards and stairs to bedroom three.

Second Floor Landing

Double glazed window to the front elevation.

Bedroom Three

12' 6" max x 15' 5" (3.81m max x 4.70m)

Double glazed window to the front elevation, Oak laminate flooring and radiator.

En-Suite Shower Room

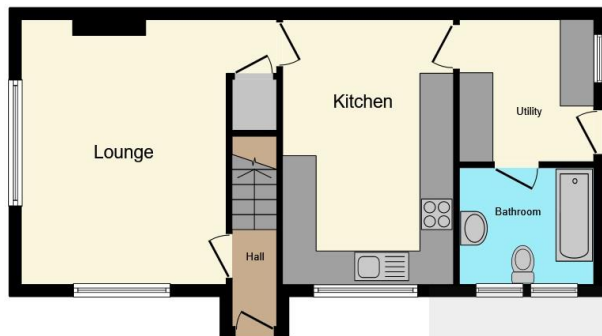
Tiled, comprising shower cubicle, wash hand basin, toilet and extractor fan.

Outside

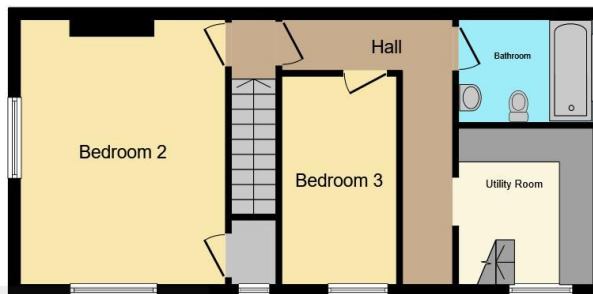
Front Of Property

Forecourt with two off road parking spaces, access to front door. To the left side of the property there is a metal ornamental fenced lawn area. To the right side of the property two garages plus parking with fenced access plus gardens.





Ground Floor



First Floor



Second Floor

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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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38 New Union Street
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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/COV319849



Tenure: Freehold



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