



Connells

Aldermans Green 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 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 detached property is perfectly nestled in a desirable and conveniently located urban area of Coventry, close to local amenities creating the perfect family residence. The accommodation comprises ground floor guest shower room with w/c, large lounge, study and a fitted kitchen/diner. To the first floor there are four bedrooms (bed one with fitted en-suite) and a fitted bathroom. Outside there is a rear garden, garage and an electric car charger at front of the property.

Approach

Double glazed porch with front door.

Long Entrance Hall

Guest Shower Room

Tiled, comprising shower, toilet, wash hand basin, heated towel rail and tiled extractor fan.

Fitted Kitchen/Diner

23' 4" x 9' 9" (7.11m x 2.97m)
Wall and base mounted units incorporating an inset one & a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window the front elevation and double glazed door to the side elevation.

Lounge

26' 5" x 17' 6" (8.05m x 5.33m)

Double glazed patio doors opening onto the rear garden, radiator, television point and double doors to;

Study

12' 6" x 12' 7" (3.81m x 3.84m)

Double glazed window to the rear elevation, radiator and double glazed patio doors to the side elevation.

First Floor Landing

Doors to;

Bedroom One

13' 1" x 10' 3" (3.99m x 3.12m)

Double glazed window to the rear elevation and radiator.

En-Suite

Tiled, comprising shower cubicle, toilet, wash hand basin set into vanity unit, heated towel rail and double glazed window to the side elevation.

Bedroom Two

10' 11" x 10' 8" (3.33m x 3.25m)

Double glazed window to the front elevation, built-in wardrobe and radiator.

Bedroom Three

14' 1" x 12' 10" max (4.29m x 3.91m max)

Double glazed window to the front elevation, built-in wardrobes and radiator.

Bedroom Four

10' 8" x 9' 1" (3.25m x 2.77m)

Double glazed window to the front and radiator.

Family Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the side elevation.

Outside

Lean-To

Door to the front elevation.

Rear Garden

Patio area beyond being laid to lawn with feature pond.

Front Of Property.

Electric car charger point at front of the property.





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: C

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Tenure: Freehold



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