

for sale

guide price **£315,000**



## Oak Lodge Rest Home Humber Road Stoke Coventry CV3 1BA

**\*\*IDEAL INVESTMENT OPPORTUNITY\*\*** Oak Lodge Residential Home is a small residential home situated in Coventry, with capacity to house fifteen residents.

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## 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

Double glazed front door.

## Ground Floor:

### Hall

Stairs to first floor, radiator.

### Reception Room

15' 8" x 13' 10" ( 4.78m x 4.22m )

Double glazed window, radiator and laminate flooring.

### Lounge

17' 6" x 29' 8" ( 5.33m x 9.04m )

Double glazed window, radiator and laminate flooring.

### W/C



Comprising, toilet, wash hand basin, radiator..

### Orangery Room

18' 8" x 12' 4" ( 5.69m x 3.76m )

Double glazed windows and double glazed French doors opening onto rear garden.

### Room 3

12' 2" x 9' 11" ( 3.71m x 3.02m )

Double glazed window, radiator, wash hand basin.

### Room 12

10' 7" x 10' 5" ( 3.23m x 3.17m )

Double glazed window, radiator and wash hand basin.

### Room 13

10' 6" x 5' 6" ( 3.20m x 1.68m )

Double glazed window, radiator and wash hand basin.

### Dining Room

13' 3" x 10' 11" ( 4.04m x 3.33m )

Double glazed window, radiator and laminate flooring.

### Room 15

11' x 11' max ( 3.35m x 3.35m max )

Double glazed window, radiator and wash hand basin.

### Room 14

10' 6" x 9' 1" ( 3.20m x 2.77m )

Double glazed window, radiator and wash hand basin.

### W/C

Comprising toilet and wash hand basin.

### Laundry Room

7' 2" x 4' 11" ( 2.18m x 1.50m )

Comprising of a Belfast sink, plumbing for washing machine and radiator.

### Drying Room

### Utility Room

7' 7" x 7' 3" ( 2.31m x 2.21m )

Door to side elevation.

### Kitchen

22' 5" x 7' 7" ( 6.83m x 2.31m )

Wall and base mounted units incorporating an inset one and a half bowl stainless steel drainer sink unit with work surfaces. Integrated electric double oven and gas hob with cookerhood over, space for domestic appliance, double glazed window.

### First Floor:

### Room 2

13' 11" x 13' 3" ( 4.24m x 4.04m )

Double glazed window, radiator, wash hand basin and shower..

### Room 10

13' 10" x 11' 11" ( 4.22m x 3.63m )

Double glazed window, radiator.

### Room 5

12' 1" x 10' ( 3.68m x 3.05m )

Double glazed window, radiator, wash hand basin and shower.

### Room 4

12' 1" x 9' 11" ( 3.68m x 3.02m )

Double glazed window, radiator, wash hand basin and shower cubicle.

### Room 11

15' 1" x 10' 1" ( 4.60m x 3.07m )

Two double glazed windows, radiator, wash hand basin and shower.

### Room 6

12' 6" x 9' 10" ( 3.81m x 3.00m )

Double glazed window, radiator.

### W/C

Toilet, wash hand basin.

### Room 7

15' 6" x 7' 3" ( 4.72m x 2.21m )

Two double glazed windows, radiator, shower and wash hand basin.

### Room 9

10' 11" 9 x 1' ( 3.33m 9 x 0.30m )

Two double glazed windows, radiator, shower and wash hand basin set into vanity unit.

### Room 8

14' 2" max x 11' ( 4.32m max x 3.35m )

Two double glazed windows, radiator, wash hand basin and shower.

### Room 1

12' 1" x 10' 11" ( 3.68m x 3.33m )

Double glazed window, radiator, w/c and shower.

### Wet Room

Comprising shower, wash hand basin, toilet.

### Staff Room

9' 5" x 3' 7" ( 2.87m x 1.09m )

Double glazed window.

## Outside

## Rear Garden

Paved with outside steps to the first floor.







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Property Ref: COV321876 - 0016

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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