



**Connells**

Angela Avenue  
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 home is situated in the popular Potters Green area of Coventry, within easy access to local amenities, the M6 Motorway network and the Coventry University Hospital. The accommodation briefly comprises: ground floor lounge and fitted kitchen with patio doors opening onto rear garden. The the first floor there are three bedrooms and a fitted bathroom. Outside there are gardens to the front & rear of the property.

### Approach

Front door.

### Entrance Hall

Stairs to first floor, storage cupboard, radiator.

### Lounge

14' 9" x 12' 9" max ( 4.50m x 3.89m max )

Double glazed window to the front elevation, radiator, television point.

### Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, laminate flooring, double glazed window to the rear elevation and double glazed patio doors leading to the rear garden.

## First Floor Landing

Storage cupboard and doors to;

### Bedroom One

12' 2" x 10' ( 3.71m x 3.05m )

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

### Bedroom Two

11' 6" x 10' 1" ( 3.51m x 3.07m )

Double glazed window to the front elevation and radiator.

### Bedroom Three

6' 5" x 6' 2" ( 1.96m x 1.88m )

Double glazed window to the front elevation and radiator.

## Fitted Bathroom

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

## Loft Space

Large boarded loft space with light.

## Outside

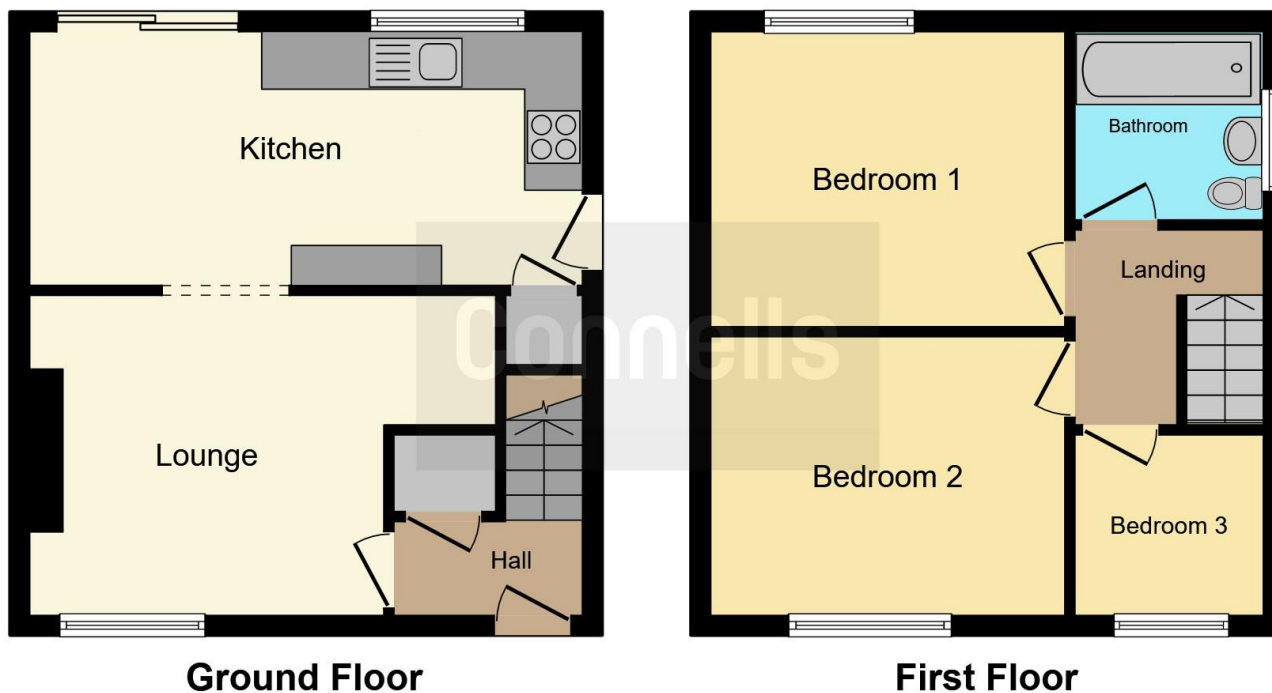
### Front Of Property

Lawned with access to front door.

### Rear Garden

Patio area beyond being laid to lawn with garden shed.





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](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/COV321871](http://connells.co.uk/Property/COV321871)**



Tenure: Freehold



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