



Connells

Hearsall Lane
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 end of terrace property is situated in the sought after area of Earlsdon, being close to Coventry & Warwick University, local bus routes and Coventry City Centre. The accommodation briefly comprises: ground floor fitted kitchen/living area, lean-to. Upstairs there are four bedrooms and a fitted shower room. Outside there is off road parking and a rear garden with a summerhouse. The property has a barber shop at the front with two and a half years left on the lease.

Barber Shop

24' 4" x 14' (7.42m x 4.27m)

Door to side elevation, single glazed window to the front elevation and a door to;

Toilet

Comprising toilet and wash hand basin.

House

Entrance Hall

Kitchen/Living Area

19' 3" x 8' 11" (5.87m x 2.72m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, tiled flooring, double glazed window to the rear elevation and window and door to lean-to.

Lean-To

28' 11" x 10' 11" max (8.81m x 3.33m max)
Doors to the rear elevation.

First Floor Landing

Doors to;

Bedroom One

12' 3" x 8' 11" max (3.73m x 2.72m max)
Double glazed window to the rear and side elevation and radiator

Bedroom Two

12' 3" max x 8' 9" max (3.73m max x 2.67m max)
Double glazed window to the rear elevation and radiator

Bedroom Three

11' 6" max x 6' 10" (3.51m max x 2.08m)
Double glazed window to the front elevation and radiator

Bedroom Four

11' 5" x 7' 1" (3.48m x 2.16m)
Double glazed window to the front elevation and radiator

Shower Room

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

Outside

Front Of Property

Parking for two vehicles and gated parking area for a small vehicle.

Rear Garden

Lawned.

Summer House

Double glazed with power and light. Comprising en-suite with a bath, wash hand basin and toilet.





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: Council Tax
 Awaited Band: A

view this property online connells.co.uk/Property/COV322232



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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