



**Connells**

Mercers Meadow  
Keresley End Coventry



# Mercers Meadow Keresley End Coventry CV7 8RF

for sale guide price  
**£260,000**



## 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 family home is situated in the residential area of Keresley End, located in the quiet "Mercers Meadow" development being close local amenities and the M6 and other major transport links. The accommodation briefly comprises: ground floor guest w/c, lounge, dining room, family room and a fitted kitchen. To the first floor there are three bedrooms, (master bedroom with en-suite) and a family bathroom. Outside there is a rear garden

### Approach

Double glazed front door.

### Entrance Hall

Stairs to first floor, laminate flooring, radiator.

### Guest W/C

Comprising, toilet, wash hand basin, radiator and double glazed window to the side elevation.

### Lounge

16' 8" x 11' 7" ( 5.08m x 3.53m )  
Double glazed window to the front elevation, radiator, television point, laminate flooring and feature fireplace surround with gas fire.

### Dining Room

11' 7" x 11' 6" ( 3.53m x 3.51m )  
Double glazed French doors leading to the rear garden, laminate flooring and radiator.

### Family Room

16' x 9' 10" ( 4.88m x 3.00m )

Double glazed window to the front elevation and radiator.

### Fitted Kitchen

14' 2" x 8' 1" ( 4.32m x 2.46m )

Range of wall and base mounted units incorporating an inset Asterite one and a half bowl single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, two double glazed windows to the rear elevation and door to the side elevation.

### First Floor Landing

Double glazed window to the side elevation, radiator, airing cupboard and loft hatch.

### Master Bedroom

17' 6" max x 10' 1" ( 5.33m max x 3.07m )

Double glazed window to the front elevation and radiator.

### En-Suite Shower Room

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

### Bedroom Two

11' 8" x 10' 11" ( 3.56m x 3.33m )

Double glazed window to the rear elevation and radiator.

### Bedroom Three

12' 5" x 7' 7" ( 3.78m x 2.31m )

Double glazed window to the rear elevation and radiator.

### Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail, extractor fan and double glazed window to the side elevation.

### Outside

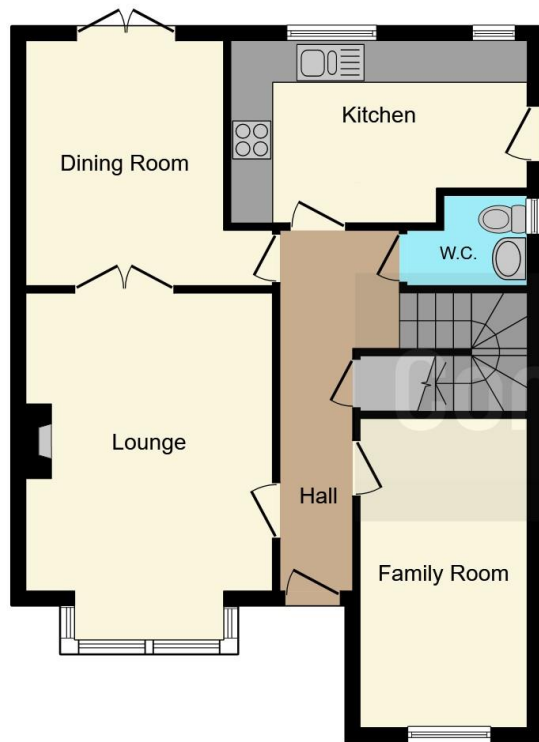
### Rear Garden

Patio area beyond being laid to lawn.

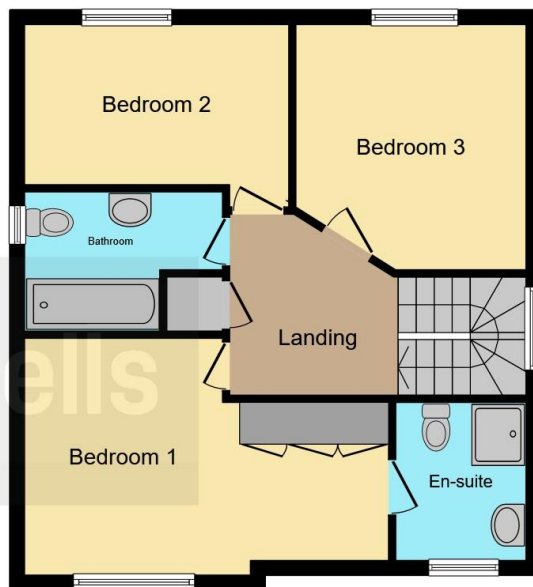
### Front Of Property

Lawned area with access to driveway providing off road parking and gated side access to rear garden.





**Ground Floor**



**First Floor**

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: C Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/COV322201](http://connells.co.uk/Property/COV322201)**



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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