



Connells

Porter Close  
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.

Charming 3-Bedroom Mid-Terrace Home in Canley, Coventry  
Nestled in a quiet cul-de-sac on Porter Close in the popular area of Canley, this well-presented 3-bedroom mid-terrace home offers an excellent opportunity for first-time buyers, growing families, or investors.

Step inside to a bright and spacious living area, leading to a generous kitchen/diner with ample storage and worktop space - perfect for everyday living or entertaining guests. Upstairs, the property features three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation throughout.

Outside, the home benefits from a low-maintenance rear garden, ideal for relaxing or outdoor dining, and there is ample on-street parking to the front. The property is conveniently located close to local shops, schools, and excellent transport links, including easy access to the University of Warwick, Coventry city centre, and major road networks.

Whether you're looking to step onto the property ladder or expand your portfolio, this home is ready to move into and offers great potential in a sought-after area.

## Approach

Double glazed door leading to:

### Entrance Porch

Double glazed door and window to the front aspect, radiator and door to:

## Entrance Hallway

Stairs rising to the first floor, laminate flooring, central heating radiator and doors to:

## Lounge

17' 5" x 13' 9" ( 5.31m x 4.19m )

Double glazed window to the front aspect, laminate flooring, two central heating radiators and double glazed patio doors opening onto the rear garden.

## Kitchen/Diner

20' max x 15' 3" max ( 6.10m max x 4.65m max )

The kitchen comprises of a range of wall and base mounted units incorporating a sink drainer unit with worksurfaces and tiled splashbacks. Gas hob with extractor above, electric oven, plumbing for washing machine, space for domestic appliances , double glazed door to the rear garden and double glazed window to the rear.

## First Floor

access to loft space and doors to:

## Bedroom One

15' 4" max x 10' 5" ( 4.67m max x 3.17m )

Double glazed window to the front access, fitted wardrobes and a central heating radiator.

## Bedroom Two

13' 7" x 10' 7" ( 4.14m x 3.23m )

Double glazed window to the rear aspect and central heating radiator.

## Bedroom Three

10' 5" x 6' 7" ( 3.17m x 2.01m )

Double glazed window to the rear aspect, useful storage cupboard and a central heating radiator.

## Bathroom

Being tiled and comprises of a bath with show over, low level wc, wash hand basin, central heating radiator and double glazed window to the front aspect.

## Outside

To the front of the property is a paved area beyond being laid to lawn.

## Rear Garden

To the rear is a patio area beyond being laid to lawn with herbaceous borders and a storage 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)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/COV322383](http://connells.co.uk/Property/COV322383)**



Tenure: Freehold



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