



Connells

Lennox 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.

****NO UPWARD CHAIN**** End of terrace property situated in a pleasant cul de sac setting within the heart of Willenhall. The property is well positioned close to nearby shops, local Primary School and is within easy reach of the nearby London Road providing access to the A45/46 dual carriageway links. The accommodation briefly comprises: ground floor entrance hall, lounge and a fitted kitchen/diner. To the first floor there are two good sized bedrooms and a fitted bathroom. Outside there are front and rear gardens

Storm Porch

Front door.

Entrance Hall

Stairs to first floor.

Lounge

14' 8" x 10' 2" (4.47m x 3.10m)
Double glazed window to the front elevation, wall mounted electric fire and laminate flooring.

Fitted Kitchen/Diner

16' x 9' 7" (4.88m x 2.92m)
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, double glazed window to the rear elevation and access to lean-to.

Conservatory

Window and door to the rear elevation.
Further door to lean-to.

W/C

Comprising toilet.

First Floor Landing

Doors to;

Bedroom One

16' max x 10' 4" (4.88m max x 3.15m)
Dual double glazed windows to the front elevation.

Bedroom Two

11' 1" x 9' 8" (3.38m x 2.95m)
Double glazed window to the rear elevation.

Fitted Bathroom

Panelled, comprising bath, wash hand basin, toilet and double glazed window to the rear elevation.

Outside

Front Of Property

Paved with access to the front door.

Rear Garden

Lawned.





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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EPC Rating: C Council Tax
 Band: A

view this property online connells.co.uk/Property/COV322531



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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