



**Connells**

Wood Street  
Bedworth





## 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\*\*** A great opportunity to purchase this spacious three bedroom end of terrace situated in a popular area of Bedworth with garage and driveway providing off road parking. The accommodation briefly comprises: ground floor through lounge/dining room and a fitted kitchen. To the first floor there are three bedrooms and a fitted shower room.

### Approach

Double glazed door.

### Porch

Internal door to;

### Fitted Kitchen

10' 11" x 9' 2" ( 3.33m x 2.79m )  
Wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the front elevation.

### Lounge

17' 4" x 12' 4" ( 5.28m x 3.76m )  
Double glazed window to the rear elevation, stairs to first floor and archway to:

### Dining Area

11' 1" x 9' 11" ( 3.38m x 3.02m )  
Double glazed patio doors opening onto rear garden and radiator.

## First Floor Landing

Loft hatch and doors to;

### Bedroom One

11' 1" x 10' 8" ( 3.38m x 3.25m )

Double glazed window to the front elevation and radiator.

### Bedroom Two

12' 5" x 10' 7" max ( 3.78m x 3.23m max )

Double glazed window to the rear elevation and radiator.

### Bedroom Three

9' 4" x 6' 4" ( 2.84m x 1.93m )

Double glazed window to the rear elevation, cupboard and radiator.

## Fitted Shower Room

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

## Outside

### Front Garden

Lawned with borders and access to driveway providing off road parking.

### Rear Garden

Patio with steps down to lawn with borders.

### Garage

18' 1" x 7' 5" ( 5.51m x 2.26m )

Up & over door, power and light.

## Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.







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

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/COV323328](http://connells.co.uk/Property/COV323328)**



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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