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3 Ryecroft Cottages Coton Road

| WV4 5AS | Auction Guide £135,000

ROYSTON  
& LUND

- CHAIN FREE AND AVAILABLE NOW
- ORIGINAL CHARACTERISTICS
- PRIVATE FRONT GARDEN
- FREEHOLD
- SOUGHT AFTER ESTATE
- BEAUTIFUL FORMER FARMERS COTTAGE
- STYLISH KITCHEN & BATHROOM
- SHARED REAR GARDEN
- EXCELLENTLY POSITIONED
- VIEWINGS HIGHLY ADVISED!





AUCTION DATE 28TH MAY

Royston & Lund are delighted to present to you this charming terraced cottage on Coton Road, built in 1800, blending historic character with modern comfort. It features a cosy reception room, two bedrooms, and a stylish, conveniently located bathroom. Ideal for small families, couples, or individuals, the home offers a warm atmosphere, period charm, and easy access to local amenities and transport. A great opportunity to own a characterful property in a vibrant area.

#### Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

#### Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

#### Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

#### Guide Price & Reserve Price

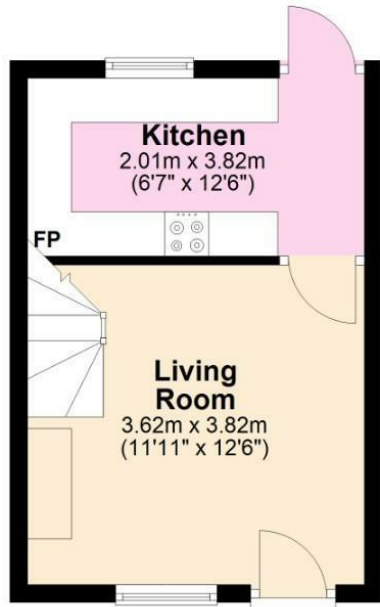
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





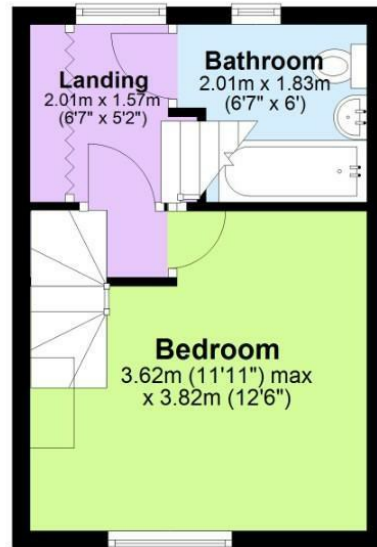
### Ground Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



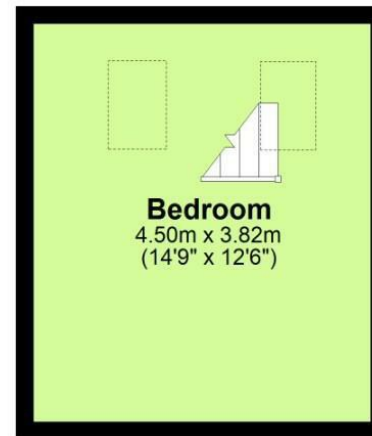
### First Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



### Second Floor

Approx. 17.2 sq. metres (185.1 sq. feet)



Total area: approx. 61.0 sq. metres (656.5 sq. feet)

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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