



**Connells**

Charter Avenue  
Canley Coventry



### Property Description

NO CHAIN - Three bedroom semi detached property located in the popular area of Canley, being ideally located for University of Warwick and Tile Hill Train Station. The property benefits from an entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Gardens to the front and rear.

### 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.

### Approach

Double glazed entrance door leading to:

### Entrance Hallway

Double glazed window to the front aspect, central heating radiator, laminate flooring, stairs to first floor and door to:

### Lounge

Double glazed window to the front, laminate flooring, central heating radiator and electric fire,

### Dining Room

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

### Kitchen

The kitchen comprises of a range of wall and base mounted units incorporating a one and a half bowl stainless steel sink drainer unit with work surfaces and splashbacks over, electric hob with hood above, electric oven, plumbing for washing machine, combination boiler, integral fridge/freezer and a double glazed door and window to the rear aspect.

### Bedroom One

Double glazed window to the front aspect, central heating radiator and a built in cupboard.

## Bedroom Two

Double glazed window to the rear aspect, central heating radiator and a range of fitted wardrobes.

## Bedroom Three

Double glazed window to front aspect, central heating radiator and a built in wardrobe.

## Bathroom

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

## Outside

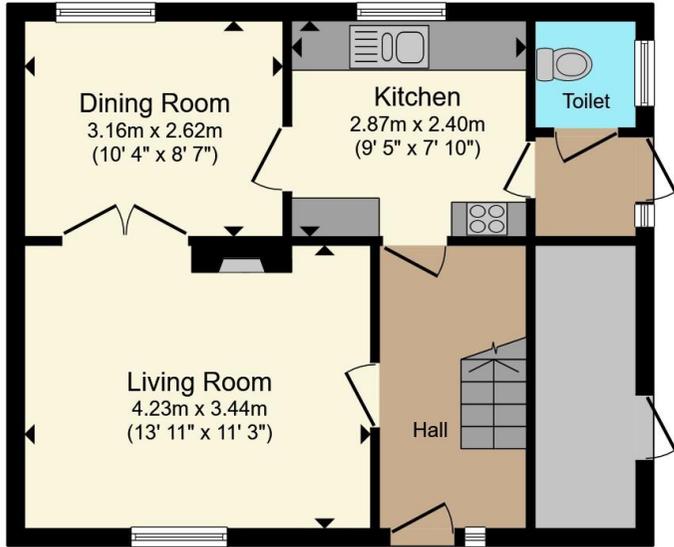
To the front of the property is a lawned area with pathway to front door.

To the rear is a patio area beyond being laid to lawn with borders.

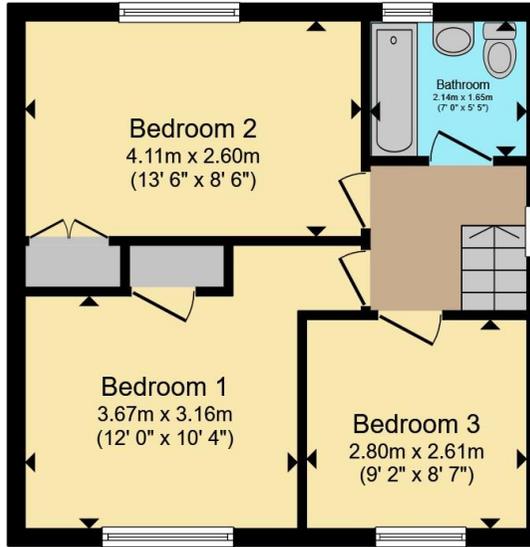
## Agents Note

This is a steel framed property and is classed as non standard construction.





**Ground Floor**



**First Floor**



Total floor area 83.8 m<sup>2</sup> (902 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
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EPC Rating: Council Tax  
Awaited Band: A

**view this property online [connells.co.uk/Property/COV322948](http://connells.co.uk/Property/COV322948)**

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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