



Connells

Birmingham Road
Coventry



Property Description

Situated in the highly sought-after location of Allesley Village, this well-presented two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors.

The property comprises a spacious lounge, providing a comfortable living and dining area, along with a fitted kitchen offering a range of units and work surfaces. There are two well-proportioned bedrooms, both offering flexible accommodation. A particular feature of the property is the newly fitted bathroom, finished to a modern standard. The property benefits from a garage en-bloc.

Further benefits include ground floor access for convenience and the advantage of being offered with no upward chain, enabling a straightforward purchase.

Ideally located within the picturesque village setting, the property is close to local amenities, transport links, and countryside walks.

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

Communal door.

Communal Entry

Door to;

Private Hallway

Storage heater.

Lounge

Double glazed window to the rear elevation.

Fitted Kitchen

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 and double glazed window to the rear elevation.

Bedroom One

Double glazed window to the front elevation and storage heater.

Bedroom Two

Double glazed window to the front elevation.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into a vanity unit, toilet, radiator and double glazed window to the rear elevation.

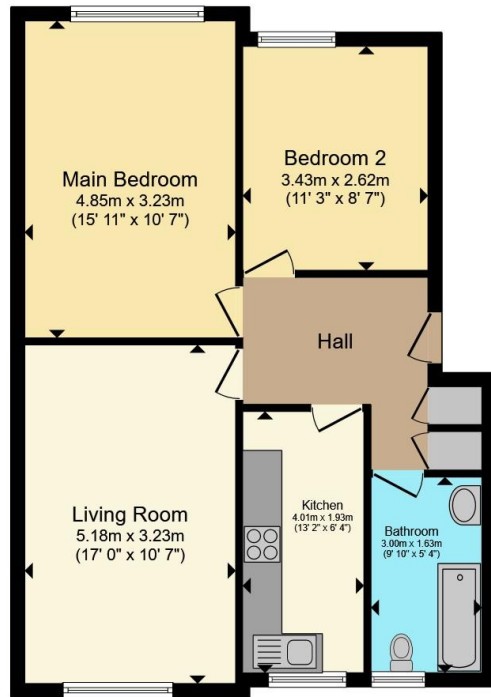
Outside

Communal parking.

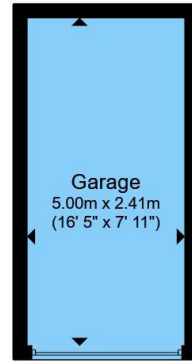
Garage

With up and over door.





Floor Plan



Garage



Total floor area 76.5 m² (824 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



To view this property please contact Connells on

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38 New Union Street
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EPC Rating:
Awaited

Council Tax
Band: B

Service Charge:
1176.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/COV323896

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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