



Connells

Lavender Avenue
Coventry



Property Description

Here is a chance to acquire an extended, double bayed, three-bedroom mid-terrace family home, ideally situated within a popular residential location and benefiting from a driveway providing off-road parking for two vehicles.

This spacious property offers versatile living accommodation throughout, comprising an entrance hallway, a bright and comfortable lounge, a sunroom and a superb extended kitchen creating the perfect space for modern family living and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a driveway to the front providing parking for two vehicles, whilst the rear garden offers a private outdoor space with a garage.

Located within easy reach of local shops, schools, parks, and excellent transport links, this fantastic home is perfectly suited to first-time buyers, growing families, and investors alike.

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

Front door to:

Hallway

Stairs rising to the first floor, a radiator and doors to:

Lounge

Double glazed bay window to the front elevation, gas fireplace, radiators and double glazed sliding doors to a sun room.

Sunroom

Two double glazed skylights with a door opening onto the garden.

Kitchen

A range of wall and base units incorporating a steel sink drainer, washing machine, gas hob with electric oven, breakfast bar, a radiator and double glazed window overlooking the rear aspect.

First Floor Landing

Doors to:

Bedroom One

Double glazed window to the front elevation, a radiator and fitted wardrobes.

Bedroom Two

Double glazed window to the rear elevation, storage cupboard containing boiler which has been serviced every year, and a radiator.

Bedroom Three

Double glazed window to the front elevation and a radiator.

Bathroom

Featuring a bath with shower over, a low level w/c, pedestal sink, radiator and double glazed window to the rear.

Outside

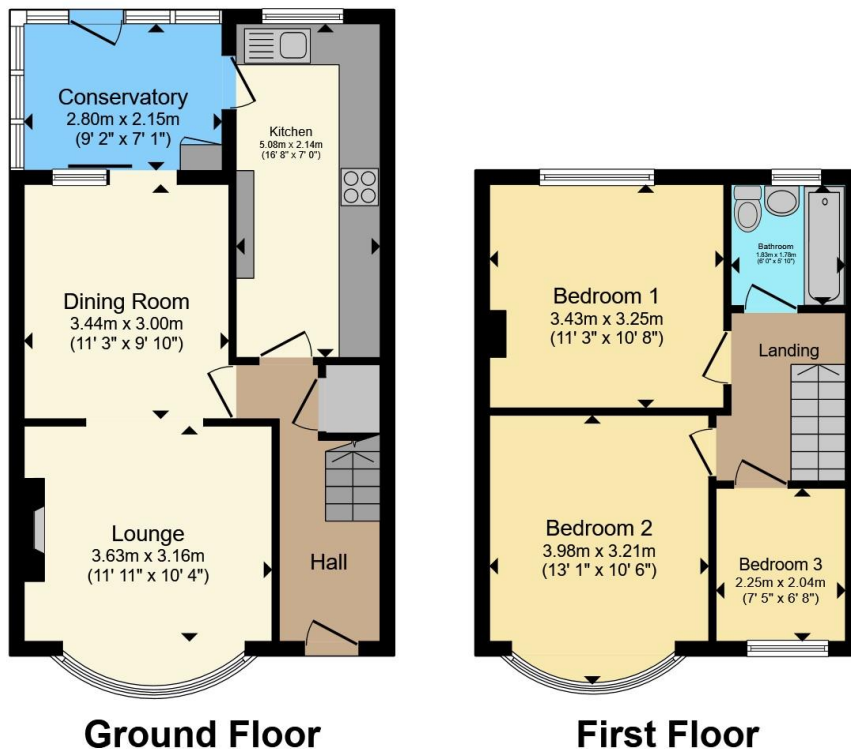
Front of property

Driveway for 2 vehicles.

Rear Garden

Lawned rear garden with a garage.





Total floor area 84.4 m² (909 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

Connells



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38 New Union Street
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EPC Rating: D Council Tax
Band: B

view this property online connells.co.uk/Property/COV324490

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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