



Connells

Bohun Street
Coventry



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.

Situated in the popular residential area of Tile Hill, this four-bedroom semi-detached family home offers spacious accommodation throughout and is conveniently located for local amenities, schools, transport links and Tile Hill railway station.

The ground floor briefly comprises an entrance hallway, downstairs WC, a generous through lounge/dining room providing ample space for both relaxing and entertaining, and a fitted kitchen with a range of wall and base units.

To the first floor are four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front garden with steps leading up to the front entrance, while to the rear there is an enclosed garden, offering an ideal outdoor space for families and entertaining.

An excellent opportunity for families and investors alike, viewing is highly recommended.

Approach

Front door.

Entrance Hall

Stairs to first floor, radiator.

W/C

Comprising toilet and wash hand basin.

Through Lounge/Dining Room

Double glazed window to the front elevation and radiator.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, laminate flooring, two double glazed windows to the rear elevation and door leading to the rear garden.

First Floor Landing

Loft hatch and doors to;

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the front elevation, built-in wardrobe and radiator.

Bedroom Three

Double glazed window to the rear elevation and radiator.

Bedroom Four

Double glazed window to the rear elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, radiator.

Outside

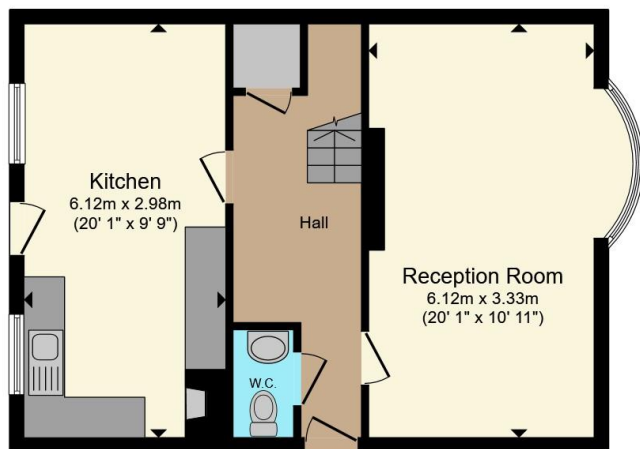
Front Of Property

Lawned with steps to the front door.

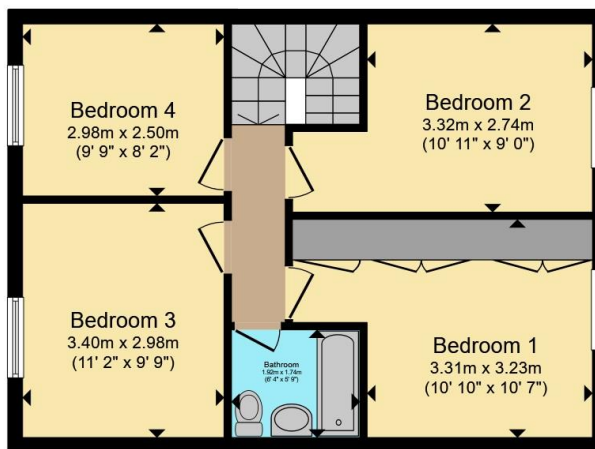
Rear Garden

Patio area beyond being laid to lawn with garden shed.





Ground Floor



First Floor

Total floor area 104.0 m² (1,119 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



To view this property please contact Connells on

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

view this property online connells.co.uk/Property/COV324143

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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