





## Property Description

A fantastic opportunity to purchase this two bedroom family home in Meriden; just a five minute walk from Meriden C of E Primary School and ten minutes from the shops, pubs and restaurants on offer in Meriden. The property sits on a large plot with a long approach and a generous back garden. With two reception rooms and two double bedrooms, there is plenty of opportunity to add value to this already spacious property.

Ideal for investors and private buyers alike; early viewing is essential due to the sheer potential on offer here.

Briefly comprising, lounge, dining room, kitchen, guest cloakroom, two bedrooms and family bathroom, in addition there is a driveway providing off road parking and private rear garden.

## 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 leads through to:

## Dining Room

Window to the rear overlooking garden.

## Lounge

Bay window to the front, fireplace with electric fire fitted.

## Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, space for fridge and window to the rear.

## Guest Cloakroom

Toilet with pull flush.

## First Floor Landing

Staircase rising from the hallway.

## Bedroom One

Window to the front.

## Bedroom Two

Window to the rear overlooking garden.

## Family Bathroom

Fitted with a suite comprising of low level WC, wash hand basin, bath with mixer tap and shower over and obscure glazed window to the rear.

## Outside

### Front Of Property

To the front of the property there is a driveway providing parking for two cars, lawned garden and side access.

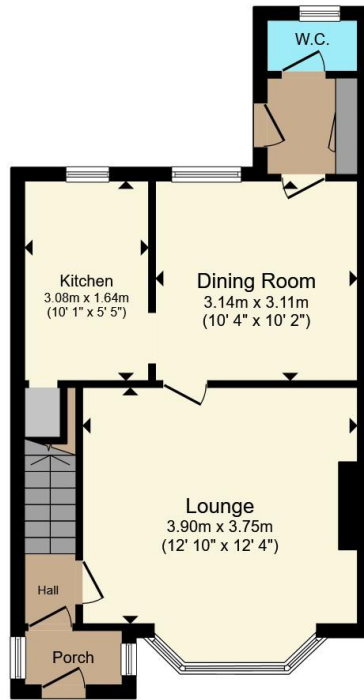
### Rear Garden

Private rear garden laid to lawn with patio area.

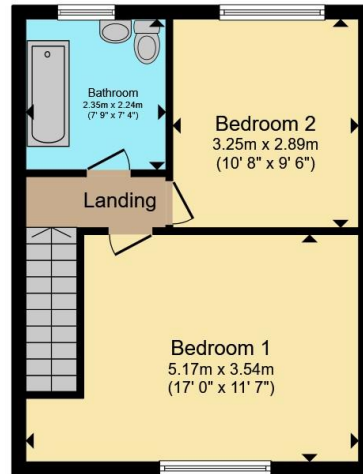
## Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





**Ground Floor**



**First Floor**

Total floor area 77.5 m<sup>2</sup> (834 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 Atkinson Stilgoe on

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EPC Rating: F Council Tax  
 Band: C

Tenure: Freehold

**view this property online [atkinsonstilgoe.co.uk/Property/BAL106811](http://atkinsonstilgoe.co.uk/Property/BAL106811)**



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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