





Property Description

**** What a plot****

If you are looking for a home in a great location that you can truly put your stamp on then look no further. Three bedroom semi detached family home benefiting from a hallway, through lounge, kitchen, three first floor bedrooms and a family bathroom. Outside there is a very large rear garden with driveway to the front, access to the garage, outside toilet and space to extend and add some real value (STPP). Offered with No Chain and in a great location, this home must be seen to be appreciated.

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

Pathway leading to:

Entrance Hall

Double glazed entrance door, stairs leading to the first floor, central heating radiator and doors to:

Through Lounge

Double glazed window to the front aspect, central heating radiator, serving hatch and french door leading to the rear garden.

Kitchen

having wall and base mounted units, double stainless steel sink unit, gas and electric cooker point, plumbing for washing machine, central heating boiler, double glazed window to the rear and a door to the fabulous rear garden.

First Floor Landing

doors to:

Bedroom One

Double glazed window to the front and a central heating radiator.

Bedroom Two

double glazed window to the rear aspect and a central heating radiator.

Bedroom Three

double glazed window to the front aspect, central heating radiator and storage above the bulk head.

Bathroom

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

Outside

To the front of the property is a lawned foregarden with pathway, lawned area and driveway to the garage.

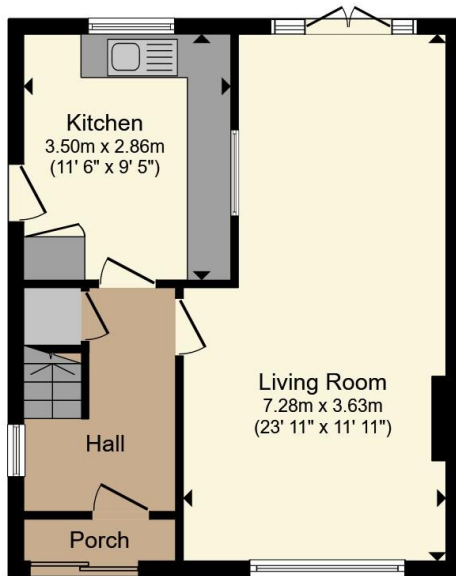
Garage

Having double doors and an inspection pit.

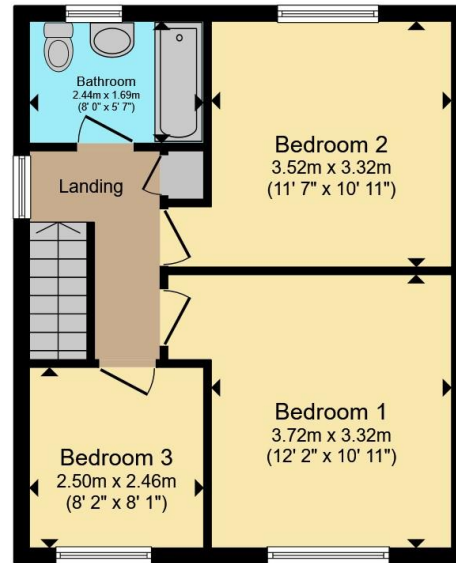
Rear Garden

The large rear garden has a paved area, tarmaced area beyond being laid to lawn, herbaceous borders, outside wc and access to the garage and green houses.

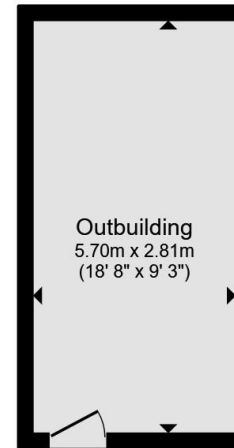




Ground Floor



First Floor



Outbuilding

Total floor area 100.8 m² (1,085 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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EPC Rating: D Council Tax
Band: D

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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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