



**Connells**

Co-Operative Street  
COVENTRY



### Property Description

NO CHAIN attractively located end terraced house, requiring updating, located in the prime residential area of Alermans Green. The property comprises 2 reception rooms, Kitchen, while upstairs are 2 bedrooms and a bathroom. There is a pretty rear garden. The property would be ideal as a first time buy renovation project.

### 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

Entrance door to:

### Lounge

Double glazed window to the front aspect, central heating radiator, laminate flooring and arch to:

### Dining Room

double glazed window to the rear aspect, stairs rising to the first floor, central heating radiator, laminate flooring and door to:

### Kitchen

The kitchen comprises a range of wall and base mounted units incorporating a stainless steel sink drainer unit with work surfaces and splashbacks over, gas hob with hood above, electric oven, built in dishwasher, plumbing for washing machine, central heating radiator, double glazed window to the rear and double glazed door leading to the rear garden.

### First Floor Landing

Access to loft space, cupboard housing the combination boiler and doors off to:

### Bedroom One

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

## Bedroom Two

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

## Bathroom

Comprising a bath with shower over, low level wc, wash hand basin, central heating radiator and double glazed window to the rear.

## Outside

To the rear of the property is a paved area with shared access to neighbours to provide access to the shared side walkway beyond a further seating area with mature borders.





To view this property please contact Connells on

**T 02476 553 093**  
**E coventry@connells.co.uk**

38 New Union Street  
COVENTRY CV1 2HN

EPC Rating:  
Awaited

Council Tax  
Band: A

Tenure: Freehold

view this property online [connells.co.uk/Property/COV323420](http://connells.co.uk/Property/COV323420)



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 or services and it is in the buyers interest to check the working condition of any appliances.

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