



Connells

Parry Road
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 a popular residential area of Wyken, this three-bedroom semi-detached property offers comfortable family living with practical indoor and outdoor space.

The ground floor comprises a welcoming entrance hall leading into a spacious through lounge and dining area, ideal for both relaxing and entertaining. A fitted kitchen provides ample storage and workspace, and a fitted bathroom completing the downstairs layout. Upstairs, the property features three bedrooms along with Jack and Jill cloakroom.

Externally, the home benefits from a garage located to the side of the property and a private rear garden, perfect for outdoor enjoyment.

This property is ideally suited for families or first-time buyers, with convenient access to local amenities, schools, and transport links.

Approach

Front door.

Entrance Hall

Stairs to first floor, 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, double glazed window to the front elevation.

Through Lounge/Dining Room

Double glazed window to the rear elevation, radiator and feature fireplace surround. Through to dining room with double glazed window to the side elevation and double glazed doors opening onto the rear garden.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the front elevation.

First Floor Landing

Doors to;

Bedroom One

Double glazed window and radiator.

Cloakroom

Jack and Jill cloakroom with toilet and wash hand basin.

Bedroom Two

Double glazed window and radiator.

Bedroom Three

Double glazed window and radiator.

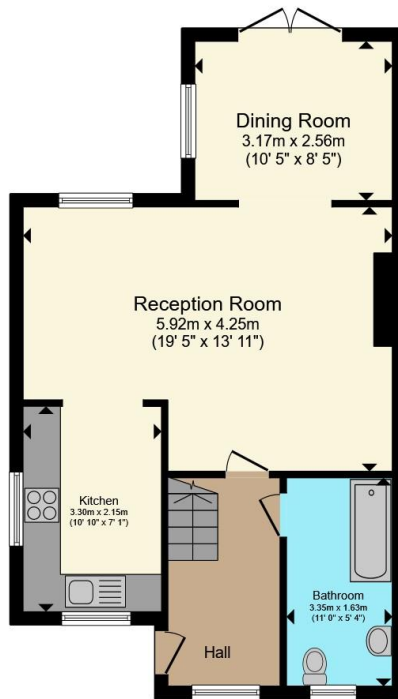
Outside

Rear Garden

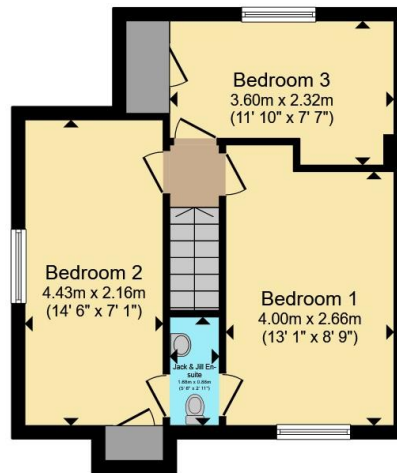
Decked patio area beyond being laid to lawn with garden shed.

Garage





Ground Floor



First Floor

Total floor area 87.7 m² (944 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: C

view this property online connells.co.uk/Property/COV324021

Tenure: Freehold



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Property Ref: COV324021 - 0005