



Connells

Farren 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.

**** NO UPWARD CHAIN**** This semi detached property is situated in a desirable location in Coventry, close to University Hospital, local amenities and motorway/public transportation links nearby. The accommodation briefly comprises: ground floor lounge with patio doors opening onto the rear garden and a fitted kitchen. To the first floor there are two good sized bedrooms and a fitted bathroom. Externally to the front there is gated access to a driveway providing off road parking, rear garden and a garage.

Approach

Front door.

Porch

Internal door to;

Entrance Hall

Lounge

Radiator, feature fireplace surround, double glazed window to the rear elevation and double glazed patio doors opening onto the rear garden.

Fitted Kitchen

wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the front elevation.

First Floor Landing

Loft hatch and doors to;

Bedroom One

Double glazed window to the front elevation, fitted wardrobes and radiator.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Fitted Bathroom

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

Outside

Front Of Property

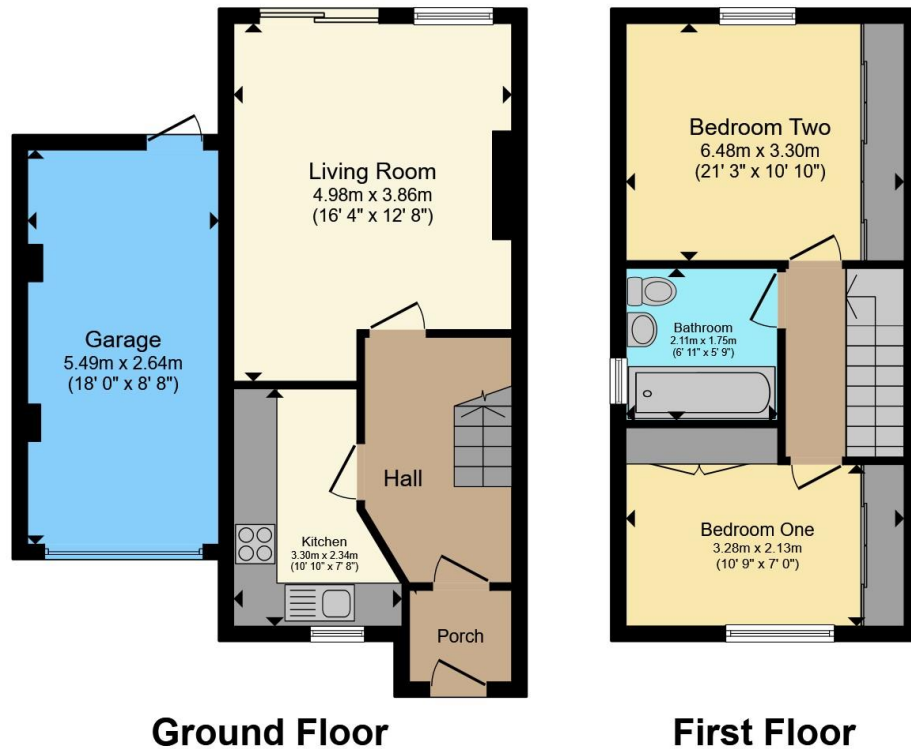
Gated access to driveway providing off road parking.

Rear Garden

Lawned.

Garage





Total floor area 81.5 m² (877 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



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/COV323796

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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