





### Property Description

Offered for sale with no upward chain, this two-bedroom semi-detached bungalow enjoys a pleasant position within the popular residential area of Wyken, enjoying excellent access to local amenities, transport links, and healthcare facilities.

Designed for comfortable single-storey living, the accommodation comprises a welcoming entrance into a fitted kitchen, a spacious lounge, and a light-filled conservatory overlooking the rear garden, creating a bright and versatile space. There are two well-proportioned bedrooms and a modern shower room.

Externally, the home continues to impress with a concrete driveway providing off-road parking, a covered carport providing additional parking, a detached garage with electrics, and a private enclosed rear garden offering an ideal setting for outdoor enjoyment and easy maintenance.

Adding further appeal, the property has benefited from a new roof installed within the last year and a modern boiler fitted two years ago, presenting buyers with a home that has been carefully maintained.

A superb opportunity for those seeking to downsize without compromise, as well as first-time buyers and investors, this charming bungalow offers a wonderful blend of comfort, practicality, and location. Viewing is highly recommended to fully appreciate all that this home has to offer.

### 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.

### Lounge

Double glazed bay window to the front elevation, featured fireplace, laminate flooring and radiator.

## Kitchen

Fitted kitchen with wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated cooker oven and hob with extractor fan over, plumbing for automatic washing machine, integrated dishwasher, new boiler and double glazed window to the front and side elevation.

## Conservatory

Double glazed windows to the rear and side elevation, with french patio doors to the garden, and a radiator.

## Bedroom One

Double glazed window to the rear elevation, built-in wardrobe, built-in cupboard and radiator.

## Bedroom Two

Double glazed window to the rear elevation and radiator.

## Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet, extractor fan, radiator and double glazed window to the rear elevation.

## Outside

### Front Of Property

To the front of the property is a concrete driveway providing off-road parking, offering a practical and low-maintenance approach.

## Carport

Covered carport providing further additional parking spaces for multiple vehicles.

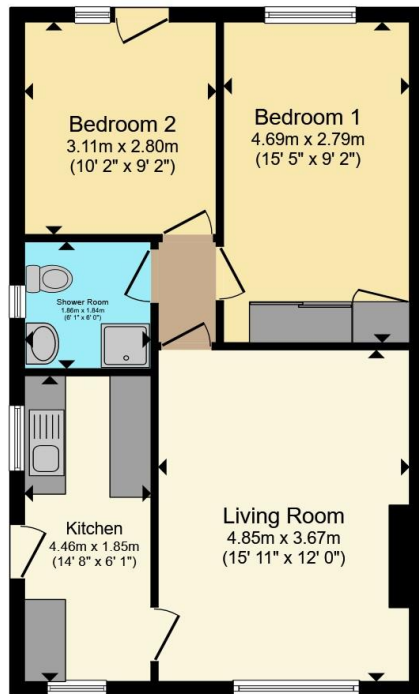
## Rear Garden

Detached garage with electrics, and paved patio area beyond being laid to lawn with a greenhouse.

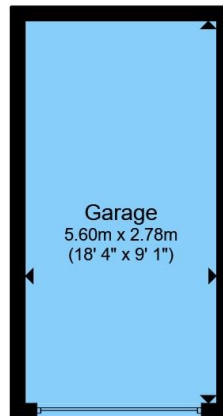
## Loft Hatch

Boarded loft with pull down ladders.





**Floor Plan**



**Garage**

Total floor area 69.8 m<sup>2</sup> (752 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)

**Connells**



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EPC Rating: D Council Tax  
Band: B

**view this property online [connells.co.uk/Property/COV324149](http://connells.co.uk/Property/COV324149)**

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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