



**Connells**

Rose Cottage James Street  
Gun Hill Coventry



# Rose Cottage James Street Gun Hill Coventry CV7 8GJ

for sale guide price  
**£130,000**



## Property Description

A mid terraced family home situated in the residential area of Arley, on the outskirts of Nuneaton. The property consists of an entrance hall, lounge, dining room, fitted kitchen and a lean-to on the ground floor. The first floor consists of three decent sized bedrooms along with a fitted bathroom. There is a driveway providing off street parking and a rear yard.

Set in the village of Arley within proximity to the vibrant cities of Coventry and Birmingham, also the market towns of Nuneaton and Coleshill. An ideal setting for a couple or a small family. Local schools, shopping amenities and golf course, alongside plenty of country walks.

## 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.

## Entrance Hall

Stairs to first floor, understairs storage.

## Lounge

Double glazed window to the front elevation, radiator and feature wood burner.

## Dining Room

Double glazed window to the rear elevation, radiator, feature fireplace and laminate flooring.

## Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob, double glazed window to the rear elevation and door to lean-to.

## Lean-To

Plumbing for washing machine, space for domestic appliance and door to rear garden.

## Storage Room

Housing the boiler.

## First Floor Landing

Doors to;

## Bedroom One

Double glazed window to the rear elevation, fitted wardrobe and radiator.

## Bedroom Two

Double glazed window to the front elevation and radiator.

## Bedroom Three

Double glazed window to the front elevation and radiator.

## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into the vanity unit, toilet, radiator and double glazed window to the rear elevation.

## Outside

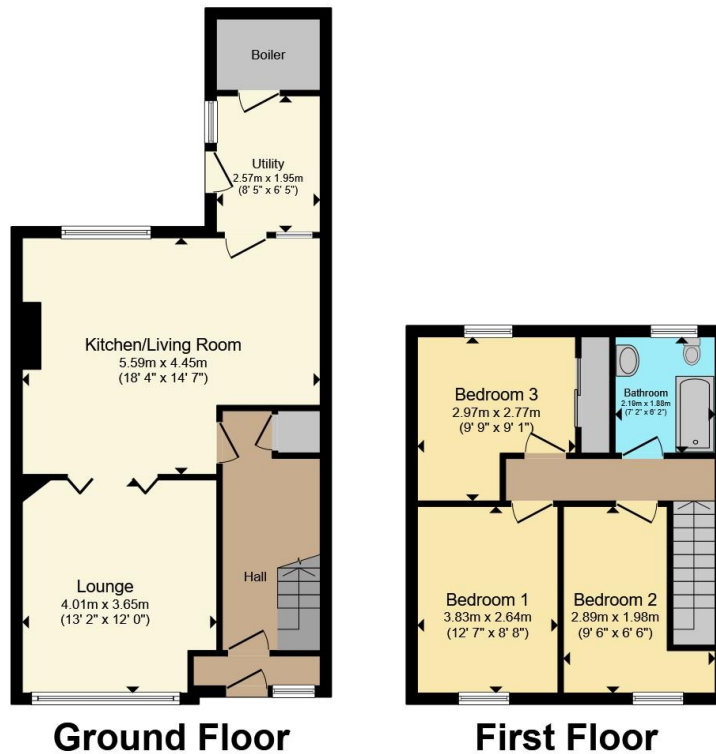
### Front Of Property

Driveway providing off road parking.

### Rear Of Property

Small courtyard with rear pedestrian access.





Total floor area 93.0 m<sup>2</sup> (1,001 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**



To view this property please contact Connells on

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38 New Union Street  
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EPC Rating: C Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/COV323242](http://connells.co.uk/Property/COV323242)**

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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