47 School Street, Wolston, Coventry, CV8 3HG

Offers in the region of £185,000



Three Bedroom Mid Terraced House In Need of Full Modernisation
Cash Buyers Only *Please see Additional notes below*
Popular Village Location
Lounge & Dining Room
Kitchen to Rear
Ground Floor Bathroom
Two Double Bedrooms to the First Floor
Double Bedroom to the Second Floor with a Partly Boarded Loft Space
Rear Garden with Substantial Workshop
Paved Frontage

Entrance
UPVC double glazed porch doors into:

Porch
Door to lounge

Lounge
3.5m (11' 6") x 3.8m (12' 6") (into bay window)
Central heating radiator, UPVC double glazed bay window to the front, door to lobby:

Lobby
Stairs off to the first floor, door to the dining room:

Dining Room
3.5m (11' 6") x 3.8m (12' 6") (minimum length)
Central heating radiator, single glazed window to the rear, understairs storage, door to the kitchen:

Kitchen
2.4m (7' 10") x 1.9m (6' 3")
Ample wall & base units with work tops over, stainless steel sink unit, integrated four ring gas burner, integrated oven & grill, space for fridge, single glazed window to the side, door to the side, door to the ground floor bathroom:

Ground Floor Bathroom
2.0m (6' 7") x 1.9m (6' 3")
Low level WC, pannelled bath, cupboard housing 'Vaillant' boiler, central heating radiator, single glazed window to the side & rear.

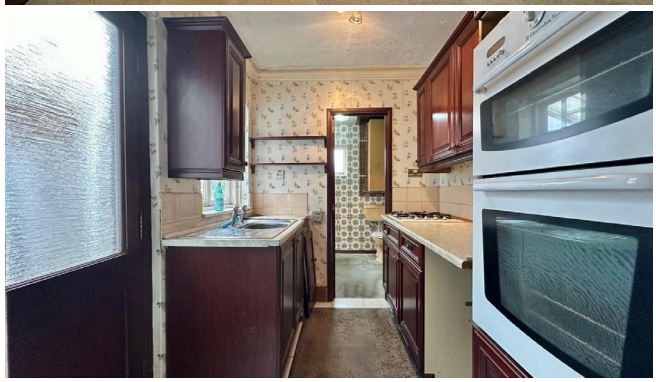
Landing
Stairs off to the second floor, central heating radiator, doors to two double bedrooms:

Bedroom One
3.4m (11' 2") x 3.5m (11' 6")
Central heating radiator, UPVC double glazed window to the front.

Bedroom Two
3.0m (9' 10") x 3.5m (11' 6")
Central heating radiator, single glazed window to the rear.







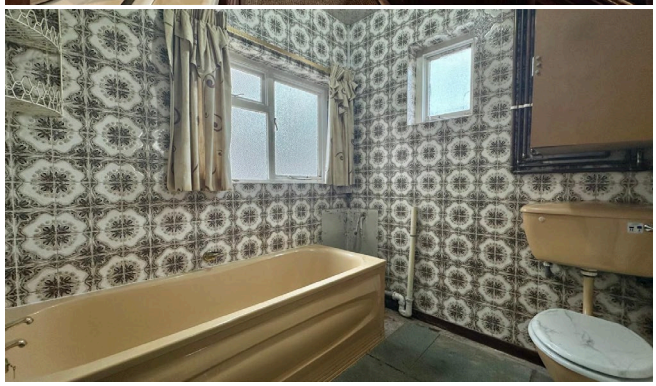
Bedroom Three
3.4m (11' 2") x 3.5m (maximum width) (11' 6") x 2.2m (7' 3") (minimum width)
Central heating radiator, double glazed window to the front, built in storage, door to loft space:

Loft Space
Central heating radiator, lighting, partly boarded.

Rear
Courtyard area with a pedestrian gate leading to side access, pedestrian gate onto garden area which is mostly laid to lawn & slabbed walk way leading to workshop.

Front
Paved frontage.











AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (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. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Note: Cash Buyers Only

Based on the Spec Eng Report and the Builders Quote, the property exhibits significant historic and potentially progressive structural movement, primarily affecting the central partition walls around the staircase area. The structural engineer classifies the damage as Category 2-4 (aesthetic to serviceability damage) and advises that underpinning of the affected partition walls may ultimately be required to ensure long-term stability. A quotation from Building & Structural Solutions Ltd totals £8,706 including VAT, covering the majority of the engineer's recommended remedial works, including chimney alterations, wall reconstruction, structural strapping, RSJ installation, bow ties, loft supports and associated plastering. The quotation does not include any underpinning works, drainage investigations, trial pits or borehole investigation.







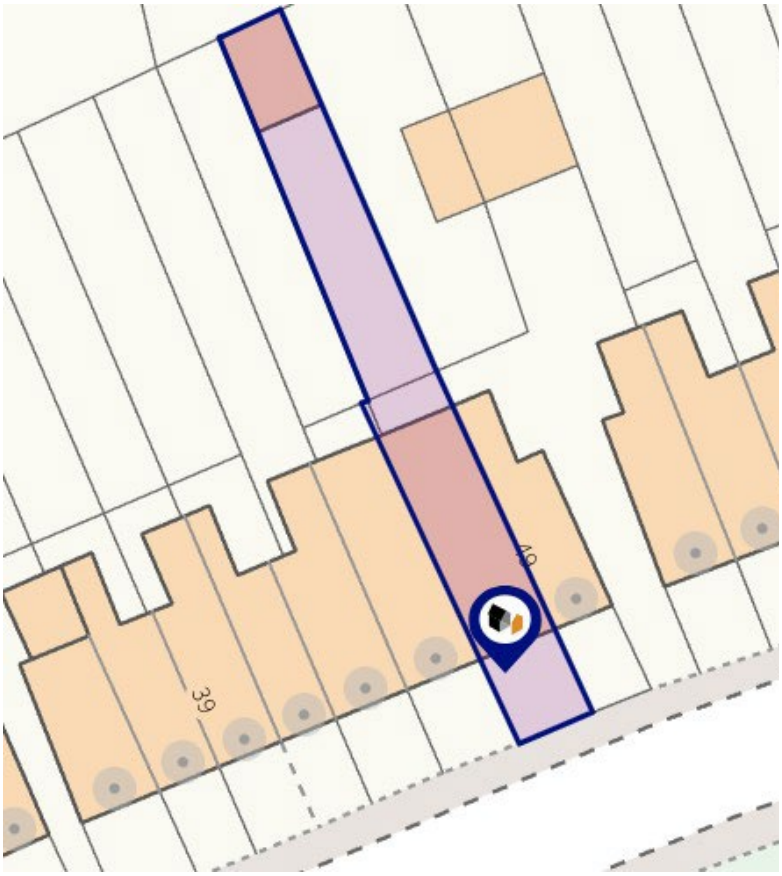




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Key Structural Issues Identified

• Significant distortion and uneven floors throughout the property. • Subsidence affecting the central staircase partition walls. • Inadequately supported front chimney breast requiring RSJ support. • Rear chimney stack partially removed and requiring complete removal. • Cracking to internal walls and distortion to door frames. • Poorly supported loft purlin requiring additional supports. • Front wall requiring bow ties to improve restraint. • Recommendation for a CCTV drainage survey to investigate any contributing drainage defects. The sellers carried out the initial structural report to establish the extent of the repair and movement due to internal cracking. They are not looking to carry out further test and investigations as a potential buyer will wish to obtain their own checks. Therefore the property is being sold as cash buyers only and the Structural Engineers report and builders report would be available to any potential buyers upon request.

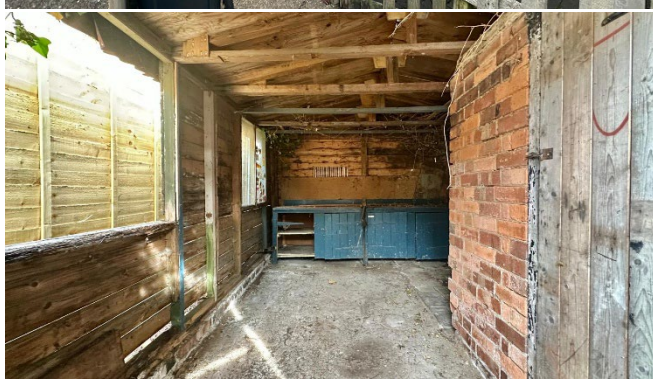












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EPC TBC

IMPORTANT NOTICE
For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.
AGENTS NOTES
Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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