



Westwood Road
Coventry , CV5 6GB
Auction Guide £145,000



DETAILS

**FOR SALE BY ONLINE AUCTION - ONLINE AUCTION 10TH OF JUNE 2026 **

NO UPWARD CHAIN A three-bed end terrace house located in the popular Earlsdon area of Coventry (CV5). There are a number of OFSTED rated 'good' schools in the area, an important consideration for families.

Accommodation comprises of;

GROUND FLOOR

Reception Room 1

11'9" x 11'1" (3.6 x 3.4)

Reception Room 2

11'9" x 11'1" (3.6 x 3.4)

Kitchen

12'1" x 6'6" (3.7 x 2.0)

FIRST FLOOR

Bedroom 1

11'9" x 11'1" (3.6 x 3.4)

Bedroom 2

11'9" x 7'10" (3.6 x 2.4)

Bathroom

7'2" x 3'11" (2.2 x 1.2)

Bedroom 3

7'6" x 6'6" (2.3 x 2.0)

FURTHER INFORMATION

Energy Performance (EPC) Rating is E with potential for a C Rating

Council Tax is payable to Coventry City Council and the property is banded B.

Viewing is strictly by appointment only. Please call our office to arrange.

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

UNCONDITIONAL LOT

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 6% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyer's premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

PRE AUCTION OFFERS ARE CONSIDERED

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

SPECIAL CONDITIONS

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of

charge under the LEGAL DOCUMENTS. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

LEGAL PACK

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, visit tcpa.co.uk.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboards/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D1 110927)

