Connells

Foleshill Road
Coventry

Foleshill Road
Coventry CV6 6ER

for sale guide price
£140,000

Property Description

Situated in a prominent position on Foleshill Road, this spacious three-bedroom end-terrace property offers well-proportioned accommodation throughout and presents an ideal opportunity for first-time buyers, growing families, or investors. The property enjoys excellent access to a wide range of local amenities, schools, transport links and Coventry city centre.

The ground floor comprises a welcoming front reception room, a generous second reception room providing flexible living and dining space, and a fitted kitchen with a range of units and access to the rear garden.

To the first floor are three bedrooms and a family bathroom fitted with a white suite and shower over the bath. The property further benefits from gas central heating and double-glazed windows throughout.

Externally, there is an enclosed rear garden, offering a private outdoor space suitable for relaxing and entertaining.

Conveniently located close to local shops, schools and major road networks, this well-positioned home provides comfortable accommodation with excellent potential, making it a fantastic purchase for a variety of buyers.

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

Double glazed entrance door to:

Lounge

Double glazed bay window to the front aspect. laminate flooring, radiator and door to:

Dining Room

Double glazed window to the rear aspect, laminate flooring, radiator and door to:

Kitchen

The kitchen comprises of a range of wall and base units, asterite sink drainer with work surfaces and splashbacks over, gas cooker point with hood above, plumbing for washing machine, radiator, double glazed window to the side aspect and door leading to the rear garden.

First Floor Landing

Doors to:

Bedroom One

Double glazed window to the front aspect, laminate flooring, cupboard and a radiator.

Bedroom Two

Double glazed window to the rear and side aspect, laminate flooring and electric heater.

Bedroom Three

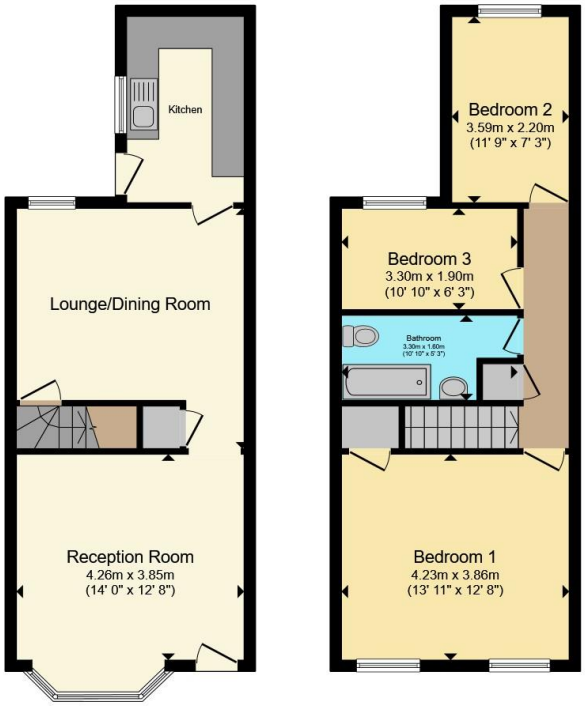
double glazed window to the rear aspect, laminate flooring and a radiator.

Bathroom

Being tiled and comprising a bath with shower over, low level wc, wash hand basin set within a vanity unit and a double glazed window to the rear.

Outside

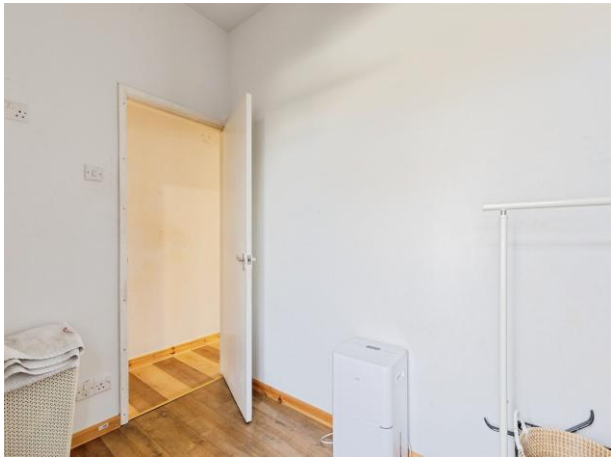
To the rear of the property is a patio area with raised beds and a raised seating area



Ground Floor **First Floor**

Total floor area 89.3 m² (961 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
COVENTRY CV1 2HN

EPC Rating: D

Council Tax
Band: A

view this property online connells.co.uk/Property/COV324435

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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