Connells

Oldham Avenue
Coventry

Oldham Avenue
Coventry CV2 5EU

for sale guide price
£140,000

Property Description

End of terrace property situated in the residential area of Wyken within close proximity to University Hospital and motorway links. The accommodation briefly comprises: ground floor lounge, dining room and a fitted kitchen. To the first floor there are three bedrooms and a fitted shower room. Outside there is a driveway to the front providing off road parking and a rear garden.

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.

Porch

Single glazed internal door to;

Entrance Hall

Stairs to first floor, radiator, laminate flooring.

Lounge

Double glazed bay window to the front elevation, radiator, television point and laminate flooring. Archway to;

Dining Room

Radiator and laminate flooring.

Fitted Kitchen

Wall and base mounted units incorporating an inset stainless steel single drainer sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, laminate flooring, pantry cupboard, double glazed window to the rear elevation and door leading to the rear garden.

First Floor Landing

Doors to:

Bedroom One

Double glazed bay window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation, radiator and cupboard housing the combination boiler.

Bedroom Three

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

Shower Room

Tiled, comprising shower, wash hand basin, toilet, heated towel rail and double glazed window to the rear elevation.

Outside

Front Of Property

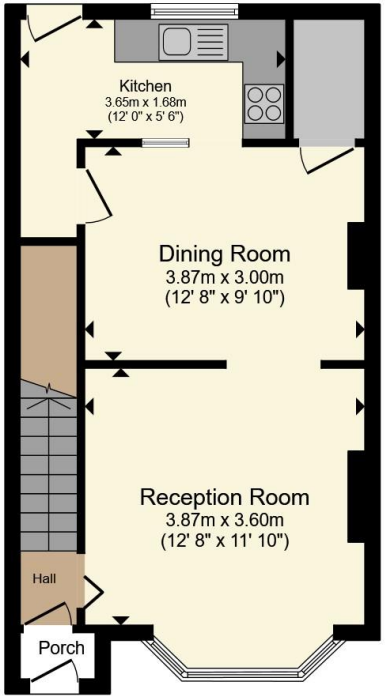
Driveway providing off road parking and access to front door.

Rear Garden

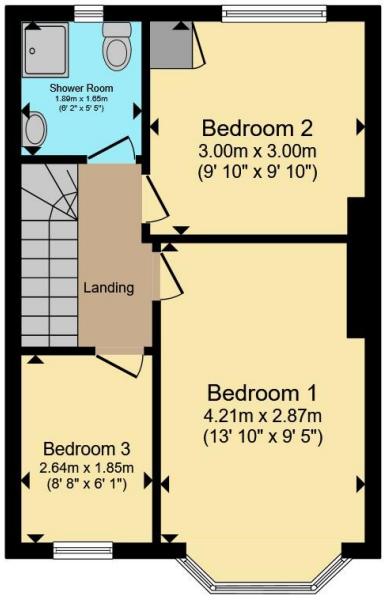
Patio area beyond being laid to lawn with garden shed.

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor

Total floor area 78.5 m² (845 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

Connells

To view this property please contact Connells on

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38 New Union Street
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EPC Rating: D

Council Tax
Band: B

view this property online connells.co.uk/Property/COV324186

Tenure: Freehold

The Property Ombudsman

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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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