



Connells

Ridgeway Avenue
Coventry



Property Description

Occupying a generous plot in a popular, sought after area of Styvechale, the accommodation is well proportioned throughout and briefly comprises an entrance hallway leading to a bright and spacious living room situated to the front of the property, enjoying views over the front aspect.

To the rear, a separate dining room provides an excellent space for family living and entertaining, with sliding patio doors opening directly onto the substantial rear garden, creating a seamless connection between the indoor and outdoor space.

The kitchen is fitted with a range of wall and base units and offers another access to the garden. To the first floor are three well-proportioned bedrooms, all served by a family bathroom.

Externally, the property benefits from a large rear garden offering excellent outdoor space and potential for further landscaping or extension. To the front and side, there is a driveway providing ample off-road parking, together with a useful carport with EV charging point, and detached garage.

With its generous accommodation, desirable plot and significant potential for improvement, this property represents an excellent opportunity for families, investors and developers alike. Early viewing is highly recommended to fully appreciate the space and possibilities on offer.

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

Door to:

Entrance Hallway

Stairs rising to the first floor, storage cupboard proving storage, double glazed window to the side elevation, radiator and doors to:

Lounge

Spacious and light filled lounge with a double glazed window to the front aspect and radiator.

Dining Room

Double glazed sliding doors overlooking the garden and radiator.

Kitchen

A range of wall and base units with an inset stainless steel sink, other appliances include an electric hob with cookerhood over, double oven and integrated fridge - double glazed window to the side and convenient access to the garden.

First Floor Landing

Loft hatch and doors to:

Bedroom One

Master bedroom complimented with fitted wardrobes, double glazed window to the front aspect and radiator.

Bedroom Two

Second bedroom with fitted wardrobes, double glazed window to the rear and radiator.

Bedroom Three

Currently being used as a study, with double glazed window to front, and radiator.

Family Bathroom

Featuring a bath with shower over, low level w/c, pedestal sink, double glazed window to rear and radiator.

Outside

Front Of Property

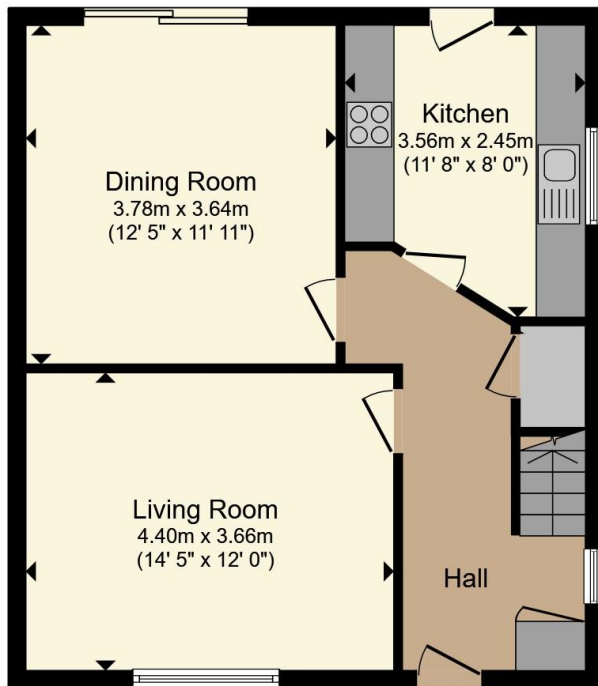
Driveway with gates to a carport with an EV

charging point, following through to the garage.

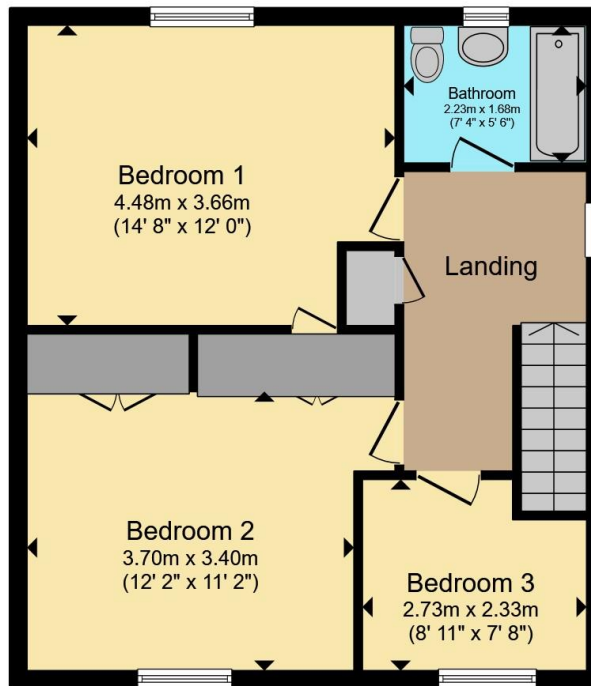
Rear Garden

Large garden with an outdoor w/c, and access to the garage.





Ground Floor



First Floor

Total floor area 107.0 m² (1,152 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: C Council Tax
Band: D

view this property online connells.co.uk/Property/COV324426

Tenure: Freehold



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