



Connells

Mulliner Street
Coventry



Property Description

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.

NO CHAIN - Requiring considerable modernisation throughout, this traditional two-bedroom terraced property presents an excellent opportunity for investors or buyers looking to add value.

The ground floor accommodation briefly comprises two reception rooms, providing flexible living space, along with a basic kitchen area currently fitted with a sink only, offering scope for full refurbishment and redesign. A ground floor bathroom is also in place.

To the first floor, the property offers two bedrooms.

Situated in a well-established residential area of Foleshill, Coventry, the property is conveniently located for local amenities, transport links and easy access into the city centre.

Approach

Double glazed entrance door leading to:

Hallway

doors to:

Lounge

Double glazed window to the front aspect and a central heating radiator.

Living Room

Double glazed window to the rear aspect, stairs rising to the first floor, central heating radiator and doors to:

Kitchen

Single glazed window to the side aspect, plumbing for washing machine and a stainless steel sink drainer unit. Door to:

Rear Lobby

Door to rear garden and further door to:

Bathroom

The bathroom comprises of a bath, low level wc, wash hand basin, central heating radiator and a single glazed window to the side aspect.

First Floor Landing

access to loft space and doors to:

Bedroom One

Double glazed window to the front and a central heating radiator.

Bedroom Two

Double glazed window to the rear and a central heating radiator.

Outside

To the rear is a paved walkway leading to the rear.





Total floor area 65.2 m² (702 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
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EPC Rating: Council Tax
 Awaited Band: A

view this property online connells.co.uk/Property/COV324059

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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