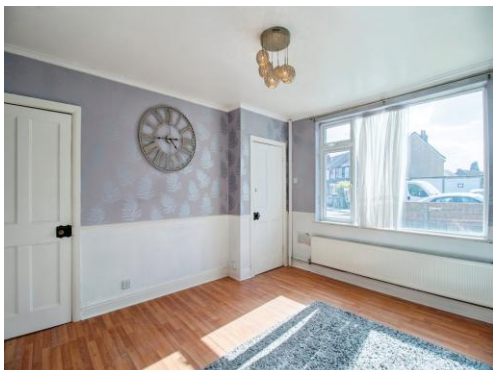




Connells

St. Lukes Road  
Coventry



### Property Description

A rare and versatile opportunity to acquire this well-presented two-bedroom end-terrace property, offering the unique advantage of a large commercial unit to the rear—ideal for investors, business owners, or those seeking a live/work space.

The residential accommodation briefly comprises a comfortable lounge, a fitted kitchen with ample storage, and two well-proportioned bedrooms to the first floor, alongside a family bathroom. The property benefits from its end-terrace position, allowing for additional privacy and side access.

To the rear, the property truly stands out with a substantial commercial unit, offering excellent potential for a variety of uses (subject to any necessary consents). Whether utilised for business operations, storage, workshop space, or rental income, this unit adds significant flexibility and value.

Conveniently located within easy reach of Coventry City Centre, local amenities, transport links, and schools, this property blends residential comfort with commercial potential.

### 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 front door.

### Entrance Hall

Stairs to first floor, radiator.

### Lounge

Double glazed window to the front elevation, radiator, electric fire, laminate flooring and understairs storage. Door to;

### Fitted Kitchen

Wall and base mounted units incorporating an inset one and a half bowl stainless steel single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with cookerhood

over, plumbing for automatic washing machine, space for domestic appliance, radiator, laminate flooring, double glazed window to the rear elevation and double glazed door opening onto the rear garden.

## First Floor Landing

Loft hatch and doors to;

## Bedroom One

Double glazed window to the front elevation, radiator, built-in wardrobe and storage cupboard.

## Bedroom Two

Double glazed window to the rear elevation, radiator and built-in wardrobe.

## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

## Outside

## Front Of Property

Driveway providing of road parking. .

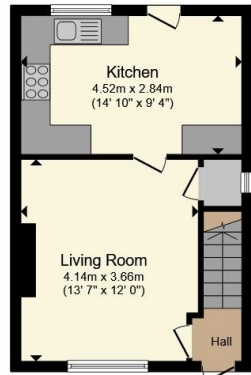
## Rear Garden

Patio area beyond being laid to lawn with borders and garden shed. Gated access to the side providing further access to the Commercial unit or rear garden.

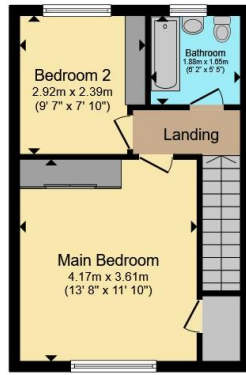
## Office/Studio

Roller Shutter door and single UPVC doorway provides access to a studio area with power, light, raised flooring which has been laminated, door to inner hallway, restroom and a further storage room which has some fixed racking and the heating system for the unit.

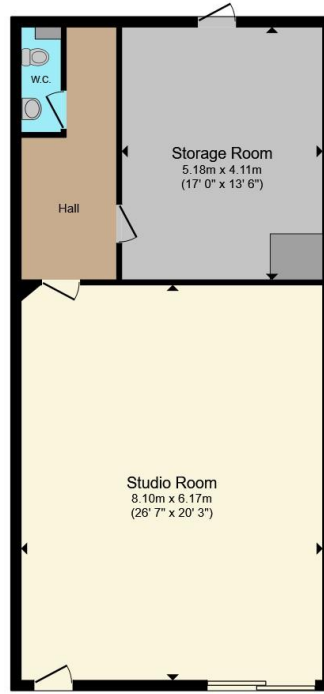




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 146.7 m<sup>2</sup> (1,579 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/COV320972](http://connells.co.uk/Property/COV320972)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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