



Connells

Joan Ward 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.

A double bayed end of terrace property situated on a corner plot in the residential area of Cheylesmore within walking distance to Daventry Road shops, Coventry train station, and Coventry city centre. The accommodation briefly comprises: ground floor w/c, lounge and a fitted kitchen/diner. To the first floor there are three bedrooms and a fitted bathroom. Outside there are gardens to the front and rear and a brick built store to the side of the property.

Approach

Front door.

Entrance Hall

Stairs to first floor, Minton flooring.

Lounge

13' 4" into bay x 11' 8" (4.06m into bay x 3.56m)

Double glazed bay window to the front elevation.

Fitted Kitchen/Dining Room

Dining Area

11' 1" x 10' 1" (3.38m x 3.07m)

Double glazed window to the rear elevation and door to the side elevation.

Kitchen Area

17' 4" x 15' 9" (5.28m x 4.80m)

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and two double glazed skylights.

Shower Room

Comprising shower cubicle, toilet, wash hand basin set into vanity unit and double glazed window to the rear elevation.

First Floor Landing

Loft hatch and doors to;

Bedroom One

11' 9" into bay x 11' 5" (3.58m into bay x 3.48m)

Double glazed window to the front elevation.

Bedroom Two

11' 9" x 8' 6" (3.58m x 2.59m)

Double glazed window to the rear elevation.

Bedroom Three

6' 6" x 5' 7" (1.98m x 1.70m)

Double glazed window to the front elevation.

Fitted Bathroom

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

Outside

Front Of Property

Garden to the front & side with access to the front door.

Rear Garden

Lawned and stoned with an air raid shelter.

Brick Built Store

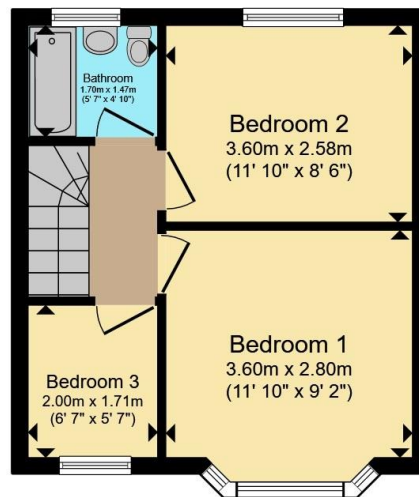
16' 4" x 9' 2" (4.98m x 2.79m)

Up & over door, power, light and a double glazed window to the side elevation.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Ground Floor

First Floor

Total floor area 97.6 m² (1,051 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: G Council Tax
Band: C

view this property online connells.co.uk/Property/COV323161

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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