



**Broomfield Road  
Coventry , CV5 6JX  
Auction Guide £135,000**



## SUMMARY

\*FOR SALE BY ONLINE AUCTION\*

\*PROPERTY IN DESIRABLE LOCATION\* \*NO UPWARD CHAIN\*

Mid-Terrace House in Earlsdon which consists of 3 double bedrooms & 2 reception rooms with 1 bathroom and kitchen.

## DETAILS

This property provides the option of a 4 bedroom property & 1 reception room or as advertised as a 3 bedrooms with 2 reception rooms. All will depend upon how a buyer intends to use the property, as their home or as an investment. With it's location & profile it could be an amazing family home with multiple schools in close proximity. As an investment, the city centre, the 2 universities and railway station are all nearby and offer an attractive option for prospective tenants

The accommodation comprises of;

### ENTRANCE HALLWAY

3'3" x 14'7" (1.00 x 4.46)

Front Door from front patio garden into Entrance Hallway with stairs up to the first floor and doors leading to;

Front Reception Room / Bedroom and Lounge

### FRONT RECEPTION ROOM / BEDROOM

8'0" x 11'4" (2.45 x 3.46)

With UPVC double glazed window overlooking Broomfield Road and the Front Patio Garden

### REAR RECEPTION ROOM

11'7" x 12'4" (3.55 x 3.76)

With UPVC double glazed window overlooking Garden to the Rear of the Property. Room has doors giving access to the kitchen & also a store cupboard under the staircase.

### KITCHEN

Providing a kitchen with a cooker, a hob, a gas combi boiler, and plumbing fittings for a washing machine . The rooms also has doors giving access to the rear garden and the bathroom.

### BATHROOM

6'6" x 5'11" (1.99 x 1.81)

Has a misted UPVC window and fitted with toilet, pedestal wash basin and a bath tub with a shower.

### LANDING

On the first floor at the top of the flight of stairs with doors giving access to the front and rear first floor bedrooms as well as the staircase to the second floor bedroom.

### BEDROOM (Front & First Floor)

11'6" x 11'3" (3.52 x 3.45)

With UPVC double glazed window overlooking Broomfield Road and the Front Patio Garden

### BEDROOM (Rear & First Floor)

11'6" x 10'2" (3.52 x 3.1)

With UPVC double glazed window overlooking the Garden to the rear of the property

### BEDROOM (Second Floor)

11'7" x 15'7" (3.54 x 4.75)

With UPVC double glazed window overlooking the Garden to the rear of the property

### FURTHER INFORMATION

EPC D Rating

Council Tax is payable to Coventry City Council and the property is banded B.

Viewing is strictly by appointment only. Please call our office to arrange.

## DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

## MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

## UNCONDITIONAL LOT

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyer's premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

## Pre-Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

## Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

## Legal Pack

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click the Legal Documents button at the bottom of this advert or visit [tapa.co.uk](http://tapa.co.uk).



MD-TERRACE 3 BEDROOM 2 RECEPTION ROOM HOUSE

While every attempt has been made to ensure the accuracy of the description contained herein, representations of facts, conditions, status and other matters are approximate and not guaranteed. It is for the purchaser's attention. The plans for auction purposes only and should not be used as a substitute for professional advice. The buyer, vendor and solicitor should refer to the full legal pack for further information. The plans are not to scale and are for information only.

