



Connells

Thimbleby Close
Bedworth



Property Description

Mid terraced, two bedroom semi detached shared ownership property – two parking spaces - perfect for getting on the property ladder with the opportunity to purchase at a 50% share.

Beautifully presented throughout, the accommodation comprises a separate fitted kitchen and a spacious lounge diner with double doors opening onto a private rear garden, creating the ideal space for relaxing or entertaining. To the first floor, there are two generously sized bedrooms and a family bathroom. Further benefits include two allocated parking spaces, EV charging point, solar panels and a private enclosed garden, making this an excellent opportunity for those looking for a home that combines comfort, convenience and affordability. Early viewing is highly recommended to appreciate everything this fantastic Shared Ownership home has to offer.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

Some images featured within this listing have been digitally enhanced and virtually furnished using CGI (Computer Generated Imagery) for illustrative and marketing purposes. Whilst every effort has been made to ensure the images provide an accurate representation of the accommodation, the furniture, décor, room layouts and proportions shown may not reflect the exact scale of the rooms.

Agents Note

The Local Connection Criteria (NBBC Housing Allocation Policy, Nov 2024)

Applicants must meet one or more of:

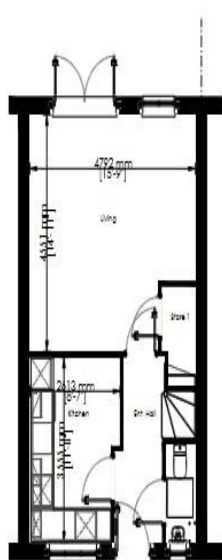
Residency — lived in the Borough for at least 6 of the last 12 months, or 3 of the last 5 years

Immediate family — close family (parents, adult children, siblings; grandparents/adoptive parents considered case-by-case) resident in the Borough for 5+ years, with evidenced close/frequent ties

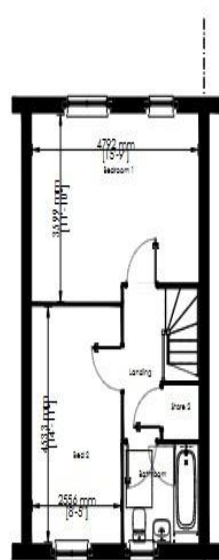
Employment — works permanently within the Borough

Care giving/receiving — gives or receives care to/from a close family member resident in the Borough, evidenced by a medical professional or social worker





Ground Floor Plan
scale 1:100



First Floor Plan
scale 1:100

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
COVENTRY CV1 2HN

EPC Rating:
Exempt

Council Tax
Band: B

Service Charge: 67.54
Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/COV324315](https://www.connells.co.uk/Property/COV324315)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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