



 **2**
Bedrooms

 **1**
Bathroom



Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000

****MODERN METHOD AUCTION**NO ONWARDS CHAIN**INVESTMENT**** A two bedroom mid terraced family home located in the popular area of Stoke close to Coventry City centre/University, Walsgrave Road, Binley Road, A444, A45 and A46. The wealth of local shops and public transport allows easy access to Walsgrave Hospital and Coventry city centre.

Briefly comprising of entrance hallway, through lounge/diner with bay window and fireplaces, fitted kitchen with space for appliances and pantry area, ground floor part tiled bathroom with a shower over the bath.

To the first floor are two double bedrooms with the rear benefitting from built-in storage. Other features include double glazing, gas central heating, over 8.6 ft ceilings, low maintenance south-facing rear garden, street parking and no onwards chain.

The property would benefit from a refurbishment and has been priced to reflect this.

Please see our virtual 360 viewing before booking a viewing.

This property is for sale by modern method auction, so please review all the documents on their website.

Immediate 'exchange of contracts' available

Sold via 'Secure Sale'

Good to know:

Coventry Council tax band - A - £1384pa

EPC - D

Gas meter is located out front with the electric meter and consumer unit located under the stairs storage cupboard.

Currently rented on an AST for £700pcm with the tenants due to move out 01/02/23, as they have been served a sec 21.

Modern properties in the area can rent for £750-£800pcm

Mains wired smoke alarms.

Boiler located in the kitchen - over 10 years old, not recently been serviced.

Measurements in foot:

Entrance hall - 11.92ft X 2.39ft

Storage cupboard

Through lounge/diner - 23.20ft X 9.28ft

Kitchen - 6.47ft X 6.61ft

Ground floor bathroom - 5.02ft X 4.92ft

Bedroom 1 (front double) 10.88ft X 12.36ft - (electric fire discontinued/no longer working)

Bedroom 2 (rear double) 11.88ft X 9.36ft

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed

purchase price and consideration should be made by the purchaser in relation to any Stamp Duty

Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to

pass their details to third party service suppliers, from which a referral fee may be obtained. There is

no requirement or indeed obligation to use these recommended suppliers or services.

