



3 bed end of terrace house to buy in CV6

Telfer Road, Coventry, West Midlands, CV6 3DG

£155,000 Starting Bid

H x 3 D x 1 B x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This well-proportioned three-bedroom end-of-terrace home offers an excellent amount of living space, with a particularly impressive ground-floor layout, a large conservatory, two bathrooms and the added advantage of a detached garage.

The property is entered via a useful porch which opens into the hallway, leading through to the generous lounge/dining room. This is a fantastic family living and entertaining space, with plenty of room to create separate sitting and dining areas while retaining an open and sociable feel.

To the rear, the kitchen provides a practical range of workspace and storage and connects beautifully with the substantial conservatory. Far more than simply an occasional garden room, the conservatory offers an excellent additional reception space and provides considerable flexibility for family life, whether used as a second sitting room, dining area, children's playroom or entertaining space. The ground floor is further enhanced by a separate WC and useful storage.

Upstairs, the first-floor landing gives access to three bedrooms, including two particularly well-proportioned double bedrooms alongside a third bedroom which would work equally well as a child's room, nursery or home office. A separate shower room completes the first-floor accommodation.

Externally, the property continues to impress with its end-of-terrace position, providing a greater sense of space and practicality than many traditional terraced homes. The outside space is complemented by a detached garage, ideal for secure parking, storage, bikes or workshop use.

Offering approximately 1,156 sq ft of total accommodation including the garage, this is a deceptively spacious and highly versatile home. With its large lounge/diner, substantial conservatory, three bedrooms, ground-floor WC, first-floor shower room and detached garage, the property represents a superb opportunity for families,

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.

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 nonrefundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 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.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: End of terrace house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Porch

Entrance Hallway

Lounge/Dining Room

6.60m x 4.80m (21'7" x 15'8")

Kitchen

2.90m x 2.46m (9'6" x 8'0")

Conservatory

4.57m x 4.47m (14'11" x 14'7")

Bedroom One

3.94m x 2.87m (12'11" x 9'4")

Bedroom Two

3.10m x 3.10m (10'2" x 10'2")

Bedroom Three

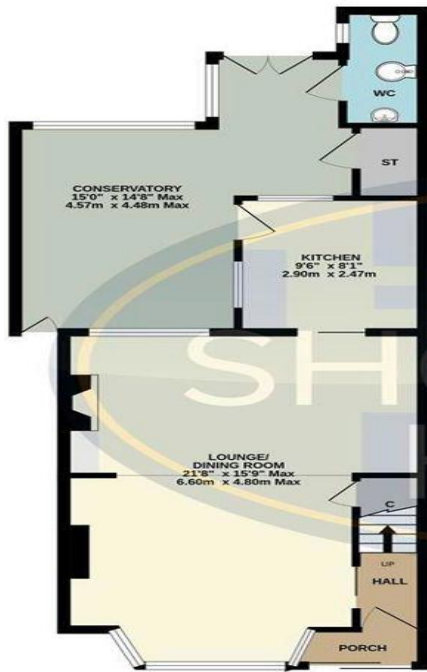
3.00m x 1.85m (9'10" x 6'0")

Shower Room

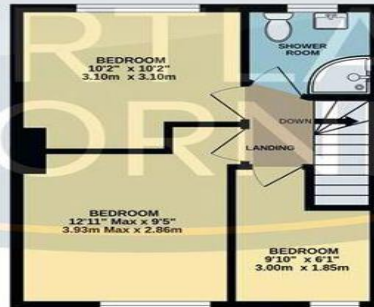
Garage

3.81m x 3.63m (12'6" x 11'10")

GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



GARAGE
148 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Telfer Road, Coventry, West Midlands, CV6 3DG

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

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