



2 bed terraced house to buy in

Westwood Road, Coventry, West
Midlands, CV5 6GF

£130,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Two reception rooms
- ✓ Two double bedrooms
- ✓ Modern fitted kitchen

Key Information

- ✓ Council Tax: **Band A**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ 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.

A well presented two double bedroom terraced home with double-glazing and gas central heating. Located within walking distance to the popular Earlsdon High Street with a excellent range of local amenities and Hearsall Common Greenspace. Briefly comprises of two good size reception rooms, fitted kitchen with a range of wall and base units and ground floor bathroom with white suite to include shower cubicle with both electric and mixer shower, W/C and hand wash basin. To the front and rear are low maintenance gardens.

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.

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 up to 7.2% inc VAT (subject to a minimum which could be up to £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: A

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Terraced House

Parking: On Street

Roofing type: Slate 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: Cable

Mobile signal coverage: Good

Lounge

3.80m x 3.40m (12'5" x 11'1")

Double glazed bay window to front, spacious reception room with carpet

Dining Room

3.60m x 3.40m (11'9" x 11'1")

Double glazed window to rear, large reception room with carpet, fireplace and built in under stair storage cupboard

Kitchen

2.70m x 1.90m (8'10" x 6'2")

Double glazed window to side, modern fitted kitchen with range of wall and base units and integrated gas hob.

Bathroom

1.26m x 1.90m (4'1" x 6'2")

Double glazed window to rear, fully tiled bathroom with shower cubicle featuring a mixer and electric shower, W/C and hand wash basin.

Bedroom 1

3.30m x 3.40m (10'9" x 11'1")

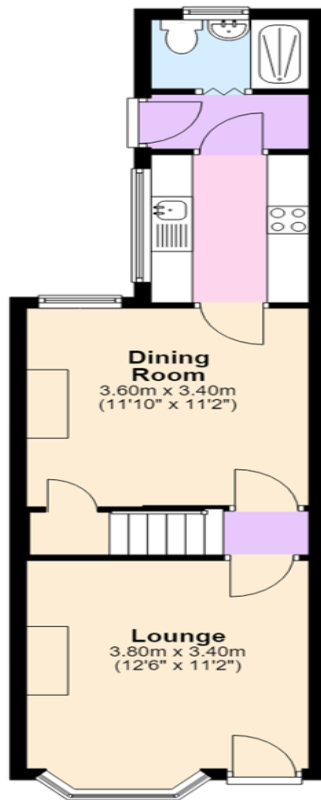
Double glazed window to front, double room with carpet and fireplace.

Bedroom 2

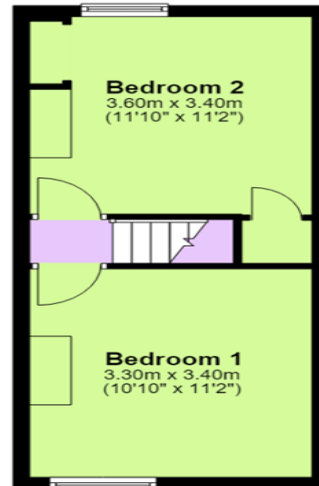
3.60m x 3.40m (11'9" x 11'1")

Double glazed window to rear, double room with fireplace, carpet, built in storage cupboard and shelving.

Ground Floor
Approx. 38.7 sq. metres (417.0 sq. feet)



First Floor
Approx. 26.9 sq. metres (289.1 sq. feet)



Total area: approx. 65.6 sq. metres (706.1 sq. feet)

Westwood Road, Coventry, West Midlands, CV5 6GF

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

