



3 bed semi-detached house to buy in CV7

Oak Avenue, Arley, Coventry,
Warwickshire, CV7 8FN

£220,000 Starting Bid

 x 3  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
- ✓ Lounge
- ✓ Dining Room
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ 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
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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

Situated in the sought after village of Arley, this three bedroom semi-detached family home is in need of TLC. The property occupies a large plot with garden to front and a large rear garden. Internally it features: entrance hall, lounge, dining room, kitchen, downstairs WC, three bedrooms and shower room.

EPC Rating: D

Entrance Hall

Double glazed door to front, stairs to first floor, doors to lounge & kitchen.

Lounge

Double glazed window to front, radiator.

Kitchen

Double glazed windows to rear, range of wall and base unit cupboards and drawers, Belfast sink, integrated gas hob with cooker hood, integrated electric double oven, radiator, door to dining room and downstairs WC.

Dining Room

Double glazed door to front, double glazed doors to rear garden.

Downstairs W.C

Low level WC, wash hand basin, radiator.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front, radiator.

Shower Room

Opaque double glazed window to rear, shower cubicle with mains shower, low level WC, wash hand basin with cupboard under, heated towel rail.

Rear Garden

Patio seating area, steps up to lawn area enclosed by timber fence boundary.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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 £220,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

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Ground Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



Total area: approx. 99.3 sq. metres (1068.9 sq. feet)

This Plan is for illustration purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Oak Avenue, Arley, Coventry, Warwickshire, CV7 8FN

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

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midlands@pattinson.co.uk, www.pattinson.co.uk**

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