



3 Ashdale Close, Binley Woods, Coventry, CV3 2SD

Asking Price £250,000



**AN END OF TERRACE BUNGALOW
IN THIS SOUGHT AFTER VILLAGE LOCATION
TWO BEDROOMS
CORNER POSITION
FITTED KITCHEN
CONSERVATORY OFF BEDROOM TWO
AVAILABLE TO PURCHASE 50% SHARED OWNERSHIP, SUBJECT TO
CRITERIA AND APPROVAL FROM HOUSING ASSOCIATION
OR AVAILABLE TO PURCHASE OUTRIGHT AT £250,000**

3 Ashdale Close, Binley Woods, Coventry, CV3 2SD

Entrance

UPVC double glazed and side panel to:

Hallway

Central heating radiator, cupboard, doors to lounge and kitchen:

Kitchen

2.66m approx (8' 9") x 2.11m approx (6' 11")

Ample wall, basin, work tops over, space for fridge/freezer, plumbing and space for automated washing machine, one and a half bowl sink unit and mixer tap, UPVC double glazed window to the front, space for electric cooker, extractor fan over.

Lounge

4.52m (14' 10") x max 4.14m (13' 7") min 3.17m (10' 5")

UPVC double glazed bay window to the front, Central heating radiator, Feature coal effect wall.

Bedroom One

3.18m (10' 5") x 3.46m (11' 4")

UPVC double glazed window to the rear and UPVC double glazed door leading into conservatory, two built in double wardrobes.

Bathroom

Tiled floors, heated chrome silver radiator, UPVC double glazed window to the side, tiled walls.

Bedroom Two

2.72m (8' 11") x 2.06m (6' 9")

Central heating radiator, UPVC double glazed double doors to conservatory.

Conservatory

5.95m (19' 6") x 2.02m (6' 8")

Central heating radiator, UPVC double glazed windows to rear and side, UPVC double glazed double doors to the garden.

Front

Drive access and lawned area.

Rear garden

Patio area, stone surround, side pedestrian access, hedge and fence to boundaries, shed.

Agents Notes



While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (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 the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

Tenure - Freehold/ Leasehold

TENURE - We understand from the vendor that the property is Leasehold with a term of 99 years from 01.01.1984. Ground Rent : Variable There is also an option to buy this property outright (100%) and purchase the Freehold. The property is being sold for the 50% which is the current ownership. The remaining 50% is owned by Midland Heart. There will be a rent payable to the housing association of £250 per month for the 50% share covering rent, management charge and admin charge, to be reviewed annually. The purchaser will need to be approved by Midland Heart. Please see guidance for purchasing <https://www.helptobuyagent2.org.uk/help-to-buy-schemes/shared-ownership>

Shared Ownership

If you feel that you fit the criteria then you need to apply via this website <https://www.helptobuyagent2.org.uk/help-to-buy/shared-ownership> Approval is based on affordability and they must fit the following shared ownership criteria; •

- Cannot sell to an investor or a person who wishes to buy the property as a second home • Priority will have to be given to first time buyers, housing association tenants and council tenants • Can sell to someone who has a property which is sold subject to contract e.g. a matrimonial breakdown or someone moving to the area for work •

- Cannot sell to someone as a shared owner who could afford to buy on the open market • Cannot sell to someone who has a household income of £80,000 or more or who, after the purchase would have capital of £80,000 or more remaining • Cannot sell to someone who cannot demonstrate their ability to be able to afford to live in the property and maintain an acceptable level of disposable



3 Ashdale Close, Binley Woods, Coventry, CV3 2SD

income •No 100% mortgages

3 Ashdale Close, Binley Woods, Coventry, CV3 2SD

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

Tel: 024 7655 1919 Email: enquiries@alternativestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents