



Coopers

2 Ethelfield Road, Stoke, Coventry CV2 4BW

Guide Price £450,000



2 Ethelfield Road,

Stoke, Coventry CV2 4BW

For sale by Modern Method of Auction - As a large family home there are five first floor bedrooms and a top floor master suite. As an HMO (the property has permission for C4 use) there are many more opportunities. A feature of the house is the corner bay with spire roof, adding character and charm.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

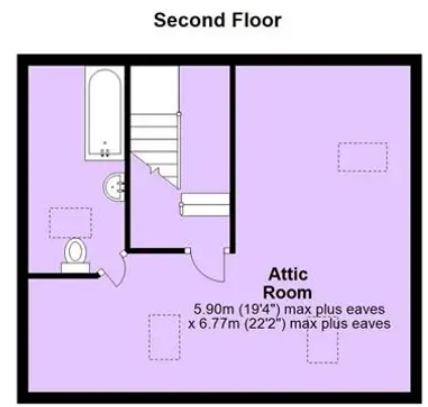
- Perfect for a large family home or an HMO setup. Versatile layout for flexible use
- Six spacious bedrooms and multiple reception rooms
- Block paved front, side, and rear garden. Impressive very large garage for parking and storage.
- Attractive corner bay with spire roof, adding character to the property
- Very close to the city centre and Coventry University.
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply



Auctioneer's Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.





This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

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