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Allesley Old Road,
Chapelfields,
Coventry,
CV5 8GE

169,950



- Elevated Double Bayed End Terrace with No Chain
- Gas central heating
- Double glazed where specified
- In need of refurbishment and redecoration
- 2 Reception rooms
- Kitchen
- 3 bedrooms
- Bathroom
- Rear car access to concrete garage

Ref: PRB12980

Viewing Instructions: Strictly By Appointment Only

cartwright
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Tel: 024 7625 6816
121-123 New Union Street
Coventry
CV1 2NT

sales@cartwrighthands.co.uk



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General Description

This elevated double bayed end of terrace property has been occupied by the family from new, built circa 1954. The property is of a well planned three bedroom design, however offers excellent potential by way of certain refurbishment and redecoration and occupies a pleasant position towards Allesley. There is gas central heating and partially double glazed.

The property is well served for all local amenities as well as being within a few minutes drive of the A45 to both Coventry and Birmingham.

Accommodation

Accommodation comprises

Double glazed double doors

Enclosed Porch Entrance

To the

Entrance hall

Bay windowed lounge (12' 10" x 12' 0") or (3.91m x 3.66m)

Dining/sitting Room (12' 05" x 10' 07") or (3.78m x 3.23m)

Kitchen (8' 03" x 6' 06") or (2.51m x 1.98m)

Requiring refurbishment. Freestanding Potterton Kingfisher gas fire boiler.

Walk-in utility area

Patterned double glazed door to the rear garden.

On the first floor

Landing.

Bedroom 1. (13' 04" x 10' 10") or (4.06m x 3.30m)

Bedroom 2 (11' 08" x 10' 08") or (3.56m x 3.25m)

Bedroom 3 (8' 03" x 6' 07") or (2.51m x 2.01m)

Bathroom

With shower attachment.

Outside

Rear car access to the detached concrete sectional garage. Lawned foregarden, rear garden with crazy paved terrace, lower lawned area with borders. Large timber shed and outside W.C.

Location

From the city proceed out via Spon End continue into Allesley Old Road returning back along Allesley Old Road and the property can be found on the left hand side recognised by the for sale board.

Tenure

We believe the property is Freehold.

Services:

We believe all mains services are connected to the property.

Fixture & Fittings

Only those items mentioned in these sales particulars are included in the sale.

Special Note

We have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

Surveys

Our Survey Department offers a full range of Surveys and Valuation Reports including the RICS Homebuyers Survey and Valuation Report. Please telephone our Survey Department on 02476 256616 for a free quotation.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or

representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

Services

EPC Rating:52

Tenure

We are informed that the tenure is Freehold

Council Tax

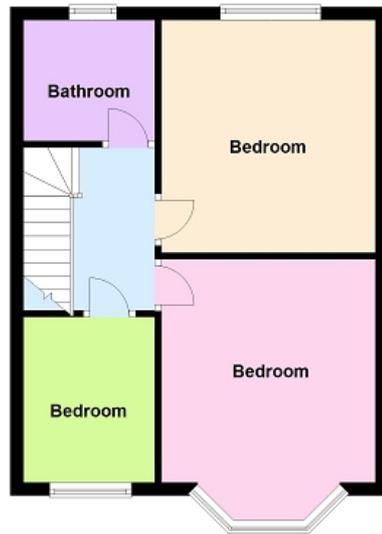
Band Not Specified



Ground Floor



First Floor



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.