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Hearsall Lane,
Earlsdon,
Coventry,
West Midlands.
CV5 6HF

145,000



- Elevated 2 bedroom end terrace
- Walking distance of the city centre
- Gas central heating and double glazing installed 2017
- Bay windowed lounge and dining kitchen
- 2 double bedrooms and ground floor shower room
- NO CHAIN



Ref: PRB12996

General Description

Here is an ideal opportunity to acquire a double bayed end of terrace property within walking distance of the city centre providing ideal first time buyer or investment accommodation. There is gas central heating together with uPVC sealed unit double glazed windows installed 2017, and has been well maintained and is ready to move into. The property provides well planned two double bedroomed accommodation with a spacious bay windowed lounge through to the inner hallway to the refitted dining/kitchen.

The property is well served for local amenities within Earlsdon, local shops and bus services to the city centre.

Accommodation

Accommodation comprises

On the ground floor

Entrance door

To the

Bay window lounge (13' 09" x 11' 07") or (4.19m x 3.53m)

Inner Hall

With staircase to the first floor.

Dining Kitchen (12' 0" x 11' 04") or (3.66m x 3.45m)

With range of matching white fronted base and wall cupboards incorporating slot in Logik electric four ring cooker with extractor cooker hood above, plumbing for automatic washing machine, spotlights, uPVC patterned double glazed door to the rear garden.

Bathroom (8' 05" x 4' 09") or (2.57m x 1.45m)

With traditional white three piece suite and shower attachment.

On the first floor

Landing

Bedroom 1 (14' 04" x 11' 05") or (4.37m x 3.48m)

Bedroom 2 (11' 05" x 8' 10") or (3.48m x 2.69m)

Outside

Walled foregarden, side access via the right of way access to adjoining properties, stepped raised rear garden.

Location

From the city proceed out via Spon End bearing left into Hearsall Lane and the property can be found a short distance on the left hand side recognised by the for sale board.

Tenure

The property is freehold

Fixtures and Fittings

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

Services

We believe all main services are connected to the property.

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.

Note

It should be noted that these particulars have not been verified by the vendor. If you wish to receive an approved copy please do not hesitate to contact us.

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

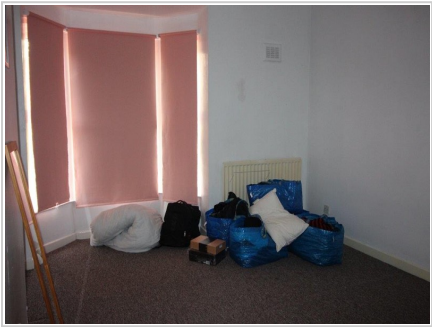
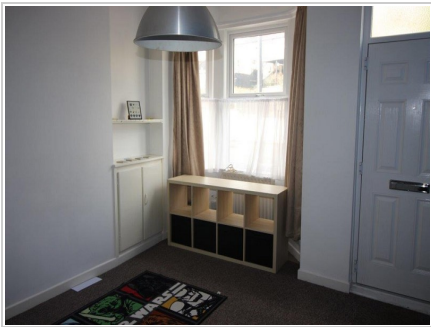
EPC Rating:58

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



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.