



## 2 bed terraced house to buy in

Broomfield Road, Earlsdon, Coventry,  
West Midlands, CV5 6LA

**£135,000** Starting Bid

 x2
  x1
  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

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

Nestled on Broomfield Road in the vibrant city of Coventry, this charming mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find two delightful reception rooms that offer versatility for both relaxation and entertaining. These spaces are perfect for hosting friends or enjoying quiet evenings at home. The layout is practical and welcoming, ensuring that you can easily make this house your own.

The property boasts a well-appointed bathroom, providing all the necessary amenities for your daily routines. The house is ready to be moved into, allowing you to settle in without the hassle of extensive renovations or repairs.

Located in a desirable area of Coventry, this home benefits from convenient access to local amenities, schools, and transport links, making it an ideal choice for those who value both comfort and convenience.

Whether you are a first-time buyer or looking to invest, this property offers a wonderful opportunity to enjoy life in a thriving community. Do not miss the chance to make this lovely house your new home.

### 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.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Terraced 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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## **Porch**

1.14m x 0.84m (3'8" x 2'9")

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## **Lounge**

3.38m x 3.40m (11'1" x 11'1")

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## **Dining Room**

3.40m x 3.71m (11'1" x 12'2")

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## **Kitchen**

1.93m x 3.48m (6'3" x 11'5")

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## **Inner Hall**

1.35m x 1.14m (4'5" x 3'8")

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## **Bathroom**

1.91m x 1.47m (6'3" x 4'9")

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## **Bedroom One**

3.38m x 3.71m (11'1" x 12'2")

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## **Bedroom Two**

3.38m x 3.40m (11'1" x 11'1")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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