



4 Oak Avenue, Arley, Coventry, CV7 8FN

Guide Price £210,000

cartwright
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4 Oak Avenue

Arley, Coventry

- Immediate 'exchange of contracts' available
Being sold via 'Secure Sale'
- Three Bedrooms
- Lounge
- Dining Room
- Kitchen
- Downstairs WC
- Shower Room
- Large Rear Garden
- Freehold EPC D (67)
- Council Tax Band B

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted.

Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated in the sought after village of Arley, this three bedroom semi-detached family home is in need of TLC. The property occupies a large plot with garden to front and a large rear garden. Internally it features: entrance hall, lounge, dining room, kitchen, downstairs WC, three bedrooms and shower room. The property is offered with no onward chain.



Accommodation comprises

On the Ground Floor

Entrance Door

To the

Entrance Hall

Double glazed door to front, stairs to first floor, doors to lounge & kitchen.

Lounge

Double glazed window to front, radiator.

Kitchen

Double glazed windows to rear, range of wall and base unit cupboards and drawers, Belfast sink, integrated gas hob with cooker hood, integrated electric double oven, radiator, door to dining room and downstairs WC.

Dining Room

Double glazed door to front, double glazed doors to rear garden.

Downstairs W.C,

Low level WC, wash hand basin, radiator.



On The First Floor

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

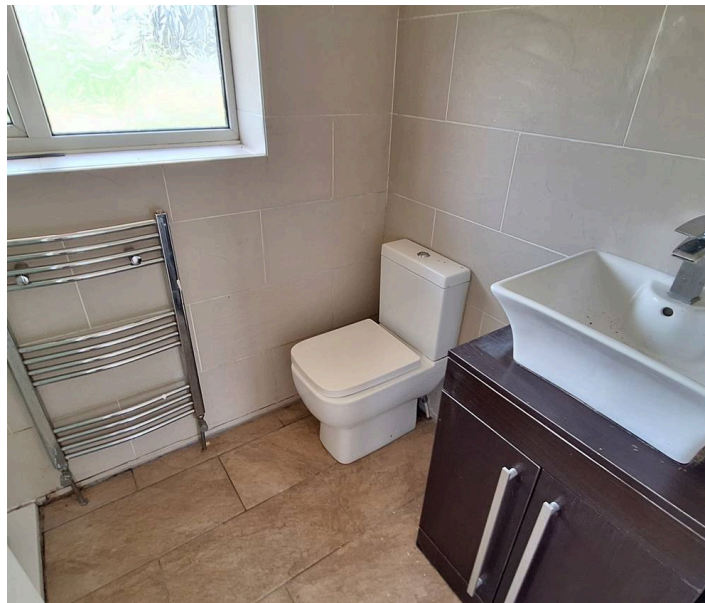
Double glazed window to front, radiator.

Shower Room

Opaque double glazed window to rear, shower cubicle with mains shower, low level WC, wash hand basin with cupboard under, heated towel rail.

Rear Garden

Patio seating area, steps up to lawn area enclosed by timber fence boundary.



Ground Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



Total area: approx. 99.3 sq. metres (1068.9 sq. feet)

This Plan is for illustration purposes only.
Plan produced using PlanUp.

Special Notes

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 only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are given 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 upon as stated 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.

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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 measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.