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Lawrence Saunders Road
Radford CV6 1HD

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* ATTENTION AUCTION PROPERTY *

* BEING SOLD VIA SECURE SALE ONLINE BIDDING.
TERMS & CONDITIONS APPLY *

* STARTING BID £140,000 *

Nestled on Lawrence Saunders Road, Radford, Coventry, this two-bedroom semi-detached house is set to be sold by auction, making it an exciting prospect for those looking to secure a home or rental investment in a desirable location.

The house boasts two well-proportioned bedrooms, providing ample space for comfortable living. The property is equipped with gas central heating, ensuring warmth and comfort throughout the colder months and double glazed.

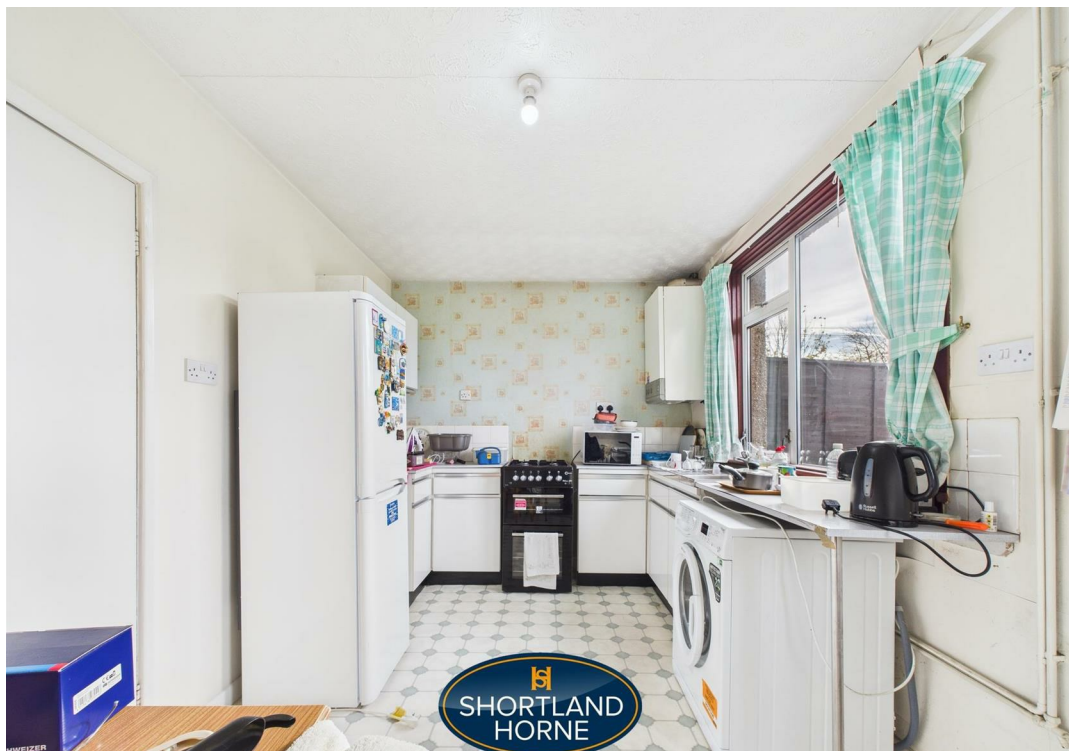
Situated within walking distance of Radford Road and Moseley Avenue, residents will enjoy convenient access to a variety of local shops and amenities

Whether you are looking to make this house your new home or seeking a promising investment opportunity, this semi-detached property on Lawrence Saunders Road is not to be missed to be sold with no upward chain.

PLEASE NOTE THAT ANY OFFERS THAT TAKE PLACE
MUST BE PLACED THROUGH PATTISONS AUCTIONS

selling quality
property since 1995









Dimensions

VESTIBULE HALL

LOUNGE

4.22m x 3.91m

DINING/ KITCHEN

3.99m x 2.54m

LANDING

BEDROOM ONE

4.27m x 3.91m

BEDROOM TWO

3.10m x 2.57m

BATHROOM

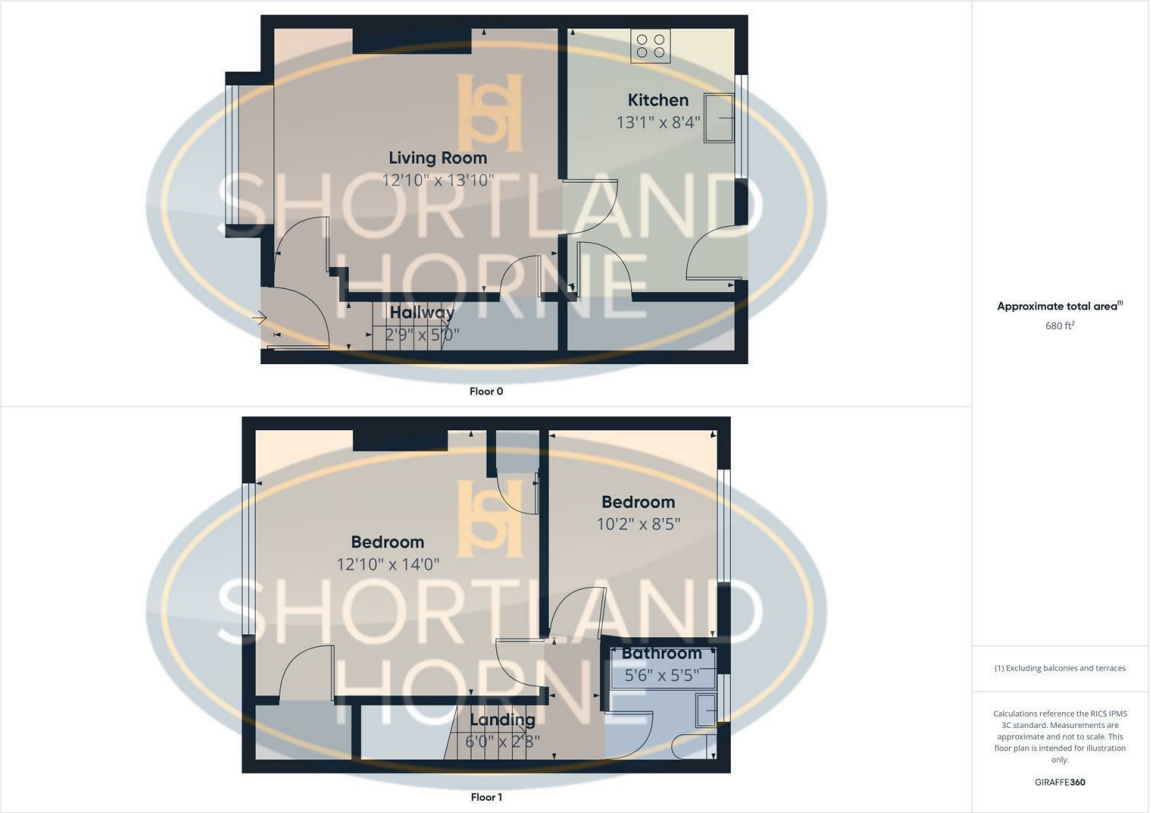
1.68m x 1.65m

FRONT & REAR
GARDENS

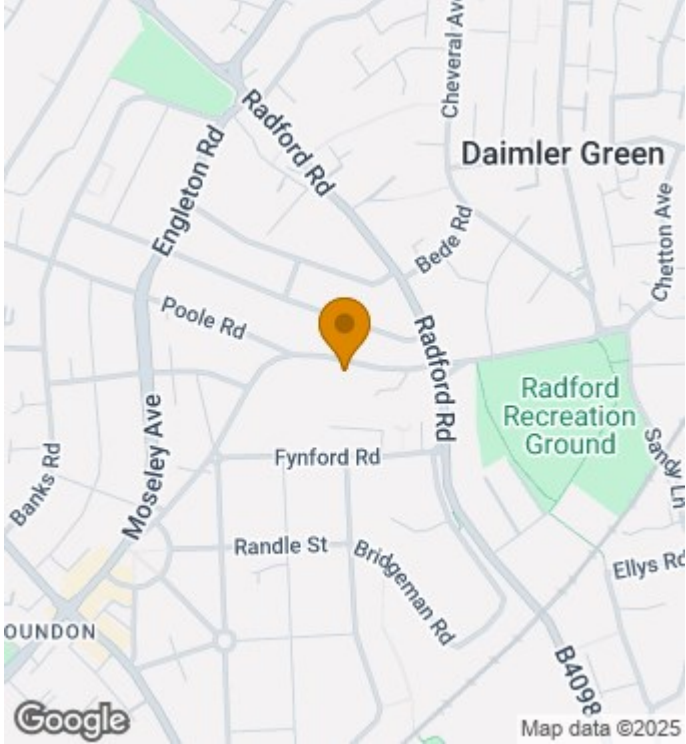
BACKING ONTO
SCHOOL GROUNDS



Floor Plan



Location Map



Total area: 680.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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

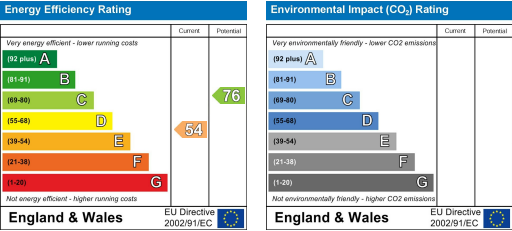
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



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