

Lot 81**40 Runcorn Walk, Walsgrave, Coventry,
West Midlands, CV2 2HB****By order of a Major
Housing Association**

All enquiries Ref: James Paterson



- **Freehold semi-detached bungalow requiring modernisation**
- **Full vacant possession**

Location:

The property is situated on Runcorn Walk which is located off Boswell Drive via Walsgrave Gardens. Public transport links include Coventry Railway Station together with a network of local bus services serving the surrounding vicinity. Road links include the M6 (Junction 2) and the M69. Shopping amenities can be found locally within Walsgrave and Bell Green District Centre, with an extensive range of shops, bars and restaurants being found in Coventry City Centre. Recreational pursuits can be found locally at the open spaces of Wyken Croft Nature Park and Coombe Abbey Country Park.

Description:

Freehold semi-detached bungalow requiring modernisation.

Accommodation:

One bedroom, reception room, kitchen, bathroom/WC
Gross Internal Area GIA (Source: EPC) approximately 38 sq m (409 sq ft)

EPC rating: D**Council Tax Band:** A**Note:**

An ongoing Section 20 consultation is currently underway in relation to proposed estate improvement works. Further details will be included within the legal pack. There is a Right of Way (RoW) over the side access. Full details will be provided within the legal pack. The property is subject to an estate charge of £452.05 per annum - Refer to legal pack.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

