

£117,500 Shared Ownership

Hocking Road, Coventry, West Midlands CV2 5ER



- Guideline Minimum Deposit £11,750
- Two Storey, End of Terrace House
- Spacious, Open-Plan Reception/Dining Room
- Two Good-Sized Doubles plus Single Bedroom
- Guide Min Income Dual £26.1k | Single £29.7k
- Approx. 890 Sqft Gross Internal Area
- Eighteen-Foot Kitchen/Breakfast Room
- Front and Rear Gardens

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £235,000). A great chance to buy a three-bedroom, shared-ownership family home. This spacious, end-of-terrace property has gardens to front and rear. The entrance hall leads through to an open-plan (approximately twenty-five foot) reception/dining room with attractive wood panelling, a bay window at one end and patio doors at the other. The kitchen features sleek, handle-less units and is large enough to include a breakfast bar. Upstairs, on the first floor of the house, is a main bedroom, with bay window to match the reception, plus a similar-sized second bedroom, a smaller third bedroom and a naturally-lit bathroom with marble-style tiles and mosaic detailing. Hocking Road is in the Wyken suburb of the Coventry, very close to Caludon Castle Park, the sports centre and Caludon Castle (secondary) School, which is Ofsted-rated 'Good'. Wyken Croft Nature Reserve is only a brief bike ride away and the city centre can be easily reached via bus from nearby Ansty Road.

Housing Association: Clarion.

Tenure: Leasehold (will be returned to 99 years on completion of sale). Freehold transferred on 100% ownership.

Minimum Share: 50% (£117,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £223.64 per month (subject to annual review).

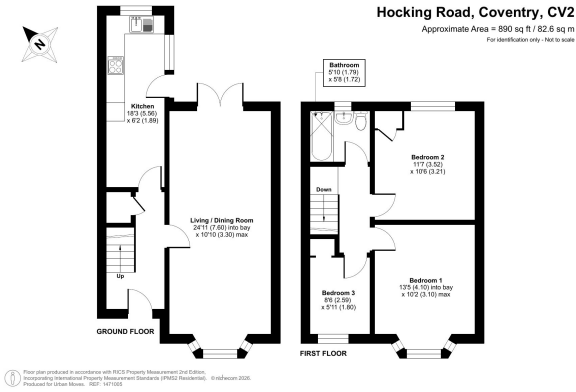
Service Charge: £26.68 per month (subject to annual review).

Guideline Minimum Income: Dual - £26,100 | Single - £29,700 (based on minimum share and 10% deposit).

Council Tax: Band B, Coventry City Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

DIMENSIONS



GROUND FLOOR

Entrance Hall

Living / Dining Room

24' 11" into bay x 10' 10" max. (7.60m x 3.30m)

Kitchen

18' 3" x 6' 2" (5.56m x 1.89m)

FIRST FLOOR

Landing

Bedroom 1

13' 5" into bay x 10' 2" max. (4.10m x 3.10m)

Bedroom 2

11' 7" x 10' 6" (3.52m x 3.21m)

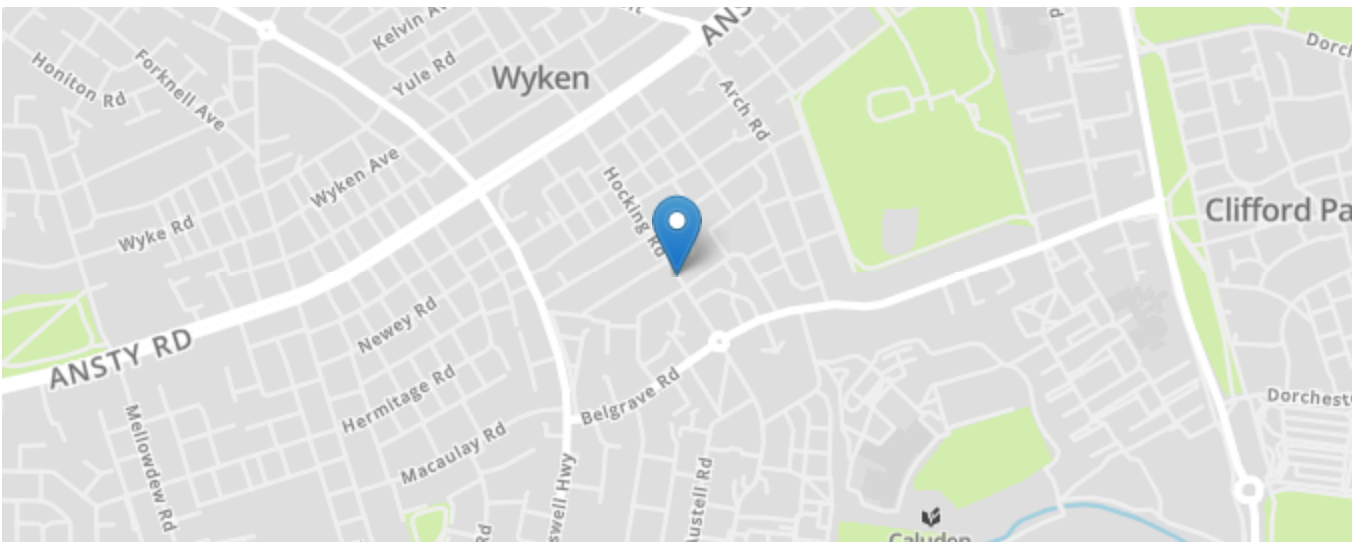
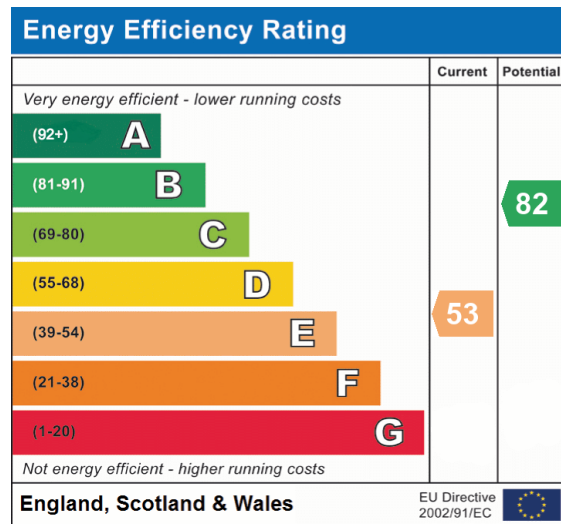
Bedroom 3

8' 6" x 5' 11" (2.59m x 1.80m)

Bathroom

5' 10" x 5' 8" (1.78m x 1.72m)

Plan prepared in accordance with RICS Property Measurement 2nd Edition. Measurements taken using a Laser Measurement Standard (PMS2) Receiver. © Urban Moves 2020. Produced for Urban Moves. 2021-10-16



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.