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Addendum Sheet

Auction: 16 July 2026 • Addendum as of 16 July 2026

Lot	Address	Amendment
1	2 Washbrook Lane, Allesley, Coventry, West Midlands CV5 9FG	Sale agreed prior to auction. (Undisclosed amount)
5	17-19 Harefield Road, Lower Stoke, Coventry, West Midlands CV2 4BX	This property has been WITHDRAWN from the auction.
7	51 New Road, Water Orton, Birmingham, Warwickshire B46 1QP	Sale agreed prior to auction. (Undisclosed amount)
9	5 Beamish Close, Walsgrave, Coventry, West Midlands CV2 2BW	This property has been WITHDRAWN from the auction.
13	128, Ansley Common, Nuneaton, Warwickshire CV10 0QA	OUTSIDE: On street parking, with informal parking area to the rear.
14	48 Blythe Road, Hillfields, Coventry, West Midlands CV1 5AW	This property has been POSTPONED from the auction.
17	134 Bolingbroke Road, Lower Stoke, Coventry, West Midlands CV3 1AS	This property has been POSTPONED from the auction.

Important Notice

The auctioneers cannot give any guarantee that this addendum represents a comprehensive list of all amendments and conditions included in individual sales contracts. All bidders are reminded that it is their responsibility to inspect the legal packs to satisfy themselves that they are fully aware of all terms and conditions. This should include agents or solicitor's fees/costs and disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property. The auctioneer will assume that by bidding for a property you have made all the appropriate enquiries.

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Lot	Address	Amendment
18	49 Rothesay Avenue, Tile Hill, Coventry, West Midlands CV4 9FH	New guide price: £20,000 - £30,000
19	1 Grantham Street, Stoke, Coventry, West Midlands CV2 4FP	EPC RATING: Flat 2, 4, 5, 7: D Flat 4A: E Flat 5A: C This property has been POSTPONED from the auction.
20	117 Elm Tree Avenue, Tile Hill, Coventry, West Midlands CV4 9ES	New guide price: £20,000 - £30,000
26	175 Hearsall Lane, Earlsdon, Coventry, West Midlands CV5 6HJ	Ground floor flat tenants have given notice to vacate on 02/08/26. First floor flat is now vacant.
28	21 Langbay Court, Walsgrave, Coventry, West Midlands CV2 2AZ	Service charge: £2,814 p.a. Service charge period: 30/09/2025 - 29/09/2026 Ground rent: £45 p.a.

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