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## Addendum Sheet

Auction: 21 March 2024 • Addendum as of 21 March 2024

Lot	Address	Amendment
1	16 Fentham Road, Hampton-In-Arden, Solihull, West Midlands B92 0BB	Sale agreed prior to auction. (Undisclosed amount)
2	104 Green Lane, Finham, Coventry, West Midlands CV3 6EA	Sale agreed prior to auction. (Undisclosed amount)
3	20 Bewick Croft, Stoke, Coventry, West Midlands CV2 4QR	Sale agreed prior to auction. (Undisclosed amount) Ground Rent Review Date: See Legal Pack
5	Flat 45 Kenelm Court, 555 London Road, Coventry, West Midlands CV3 4HD	Correction to Service Charge: £1,281 p.a. Service charge period: 01/04/2023 – 01/04/2024
7	11 Sandown Avenue, Foleshill, Coventry, West Midlands CV6 6EW	New guide price: £140,000 to £160,000
10	18A , Rother Street, Stratford-Upon-Avon, Warwickshire CV37 6LU	New guide price: £150,000 plus
11	76, Tomkinson Road, Nuneaton, Warwickshire CV10 8BN	The property has been POSTPONED from the March Auction and being offered at our Timed auction on 23rd April 2024
12	12 Boswell Drive, Walsgrave, Coventry, West Midlands CV2 2DH	Sale agreed prior to auction. (Undisclosed amount)
13	52 Triumph Close, Wyken, Coventry, West Midlands CV2 5AR	Ground rent: £10 p.a. Ground rent charge dates: 14/10/2022 to 30/09/2023 Service charge: £817.79 p.a. Service charge period: 10/2022 to 09/2023
15	Flat 15, Sewall Court, Sewall Highway, Wyken, Coventry, West Midlands CV6 7JQ	Correction to the Service charge: £110 p.c.m.

### 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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**Auction House**  
COVENTRY & WARWICKSHIRE



Auction: 21 March 2024 • Addendum as of 21 March 2024

Lot	Address	Amendment
16	56 Shirlett Close, Longford, Coventry, West Midlands CV2 1PG	Sale agreed prior to auction. (Undisclosed amount)  The Legal Pack contains information regarding formal Notices of works required. Bidders are advised to ensure that they are aware of these Notices and the timescales involved.
18	184 Sovereign Road, Earlsdon, Coventry, West Midlands CV5 6LU	EPC RATING - D
19	44 The Riddings, Earlsdon, Coventry, West Midlands CV5 6AU	The property has been POSTPONED from the March Auction
23	Apartment 6, Consort Place, 40 Shakleton Road, Earlsdon, Coventry, West Midlands CV5 6HU	Correction to EPC RATING - C Correction to COUNCIL TAX BAND - B Correction to Service charge and insurance: £1,452 p.a. Service charge period: 01/04/2024 to 31/03/2025
26	40 (Land) Heather Road, Binley Woods, Coventry, West Midlands CV3 2DE	Sale agreed prior to auction. (Undisclosed amount)

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