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## Addendum Sheet

Auction: 05 February 2026 • Addendum as of 03 February 2026

Lot	Address	Amendment
2	87 Grafton Street, Stoke, Coventry, West Midlands CV1 2HX	Sale agreed prior to auction. (Undisclosed amount)
3	84 Coronation Road, Hillfields, Coventry, West Midlands CV1 5BX	There is no Council Tax band for Flat 3.
4	Land, corner of Long Lane, Tamworth Road, Keresley End, Coventry, West Midlands CV7 8JJ	Sale agreed prior to auction. (Undisclosed amount)
9	1 Broadmead Court, Broad Lane, Coventry, West Midlands CV5 7AE	Ground rent: £10 p.a. Service charge: £1,320 p.a.(Increasing to £1,500 p.a. from 01/04/2026)
12	56 Stevenson Road, Radford, Coventry, West Midlands CV6 2JW	New guide price: £120,000 - £140,000
13	Flat 31, Malin Court, School Road, Alcester, Warwickshire B49 5DJ	Sale agreed prior to auction. (Undisclosed amount)
15	35 Yorkbrook Drive, Sheldon, Birmingham, West Midlands B26 3HX	Sale agreed prior to auction. (Undisclosed amount)
16	44 Lower Hester Street, Semilong, Northampton, Northamptonshire NN2 6BL	Tenancy agreement is 6 months from 20/10/2024. Notice to vacate was served on 31/07/2025
17	Land, Hill Crescent, Stretton on Dunsmore, Rugby, Warwickshire CV23 9NF	This property has been POSTPONED from the 5 February Auction.
18	14 Abbey Green, Nuneaton, Warwickshire CV11 5DR	EPC RATINGS: Commercial: C Residential: D

### 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

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PART OF | SHELDON BOSLEY KNIGHT

## Auction: 05 February 2026 • Addendum as of 03 February 2026

Lot	Address	Amendment
19	26, Edward Road, Bedworth, Warwickshire CV12 8PS	This property is in Warwickshire not West Midlands as previously stated.
21	16 Blackshaw Drive, Walsgrave on Sowe, Coventry, West Midlands CV2 2PW	Sale agreed prior to auction. (Undisclosed amount)
26	12 Latham Road, Earlsdon, Coventry, West Midlands CV5 6HR	New guide price: £155,000 - £165,000

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