



## 29 MOUNT NOD WAY

COVENTRY, CV5 7GY

- Semi Detached Bungalow
- Beautiful South Facing Garden
- Sought After Location
- Lounge With A Feature Fireplace
- Dining Room/Bedroom
- Ground Floor Bedroom With Fitted Furniture
- First Floor Bedroom & Sitting Room/Study
- Ground Floor Bathroom WC & First Floor Cloakroom WC
- Council Tax Band C
- EPC Rating D





# THE PROPERTY

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A well presented, semi detached bungalow in a sought after location close to all local amenities and transport links. The property benefits from double glazing and gas fired central heating. In brief, the accommodation comprises: hallway, lounge with a feature fireplace, dining room/bedroom, breakfast kitchen, utility lobby, bedroom with fitted furniture and a bathroom WC. On the first floor a landing, bedroom, sitting room/study and a cloakroom WC. Outside there is direct access to a driveway and brick built garage. Fore garden, a rear garden being laid to lawn and patio area. NO UPWARD CHAIN. MUST BE VIEWED.

## Room Measurements

HALLWAY  
LOUNGE 14'3" x 11'10" (4.34m x 3.6m)  
DINING ROOM/BEDROOM 11'10" x 10'11" (3.6m x 3.33m)  
BREAKFAST KITCHEN 10'11" x 10'5" (3.33m x 3.18m)  
UTILITY LOBBY 19'11" x 3'1" (6.07m x 0.94m)  
BEDROOM 12'3" x 10'4" (3.73m x 3.15m)  
BATHROOM WC  
LANDING  
BEDROOM 16'6" (5.03) max x 14'4" (4.37) max  
SITTING ROOM/STUDY 11'1" x 8' (3.38m x 2.44m)  
CLOAKROOM WC  
DRIVEWAY  
GARAGE  
GARDENS







## THE LOCATION

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Mount Nod is one of the most popular suburbs in Coventry and the area is well served by local schools including Mount Nod Primary and West Coventry Academy.

There are local shops available within walking distance from Mount Nod Way including a Co-Op, hairdressers and pharmacy. By car, the area is well served by both Canley Retail Park and Cannon Park Shopping

### ELIZABETH DAVENPORT

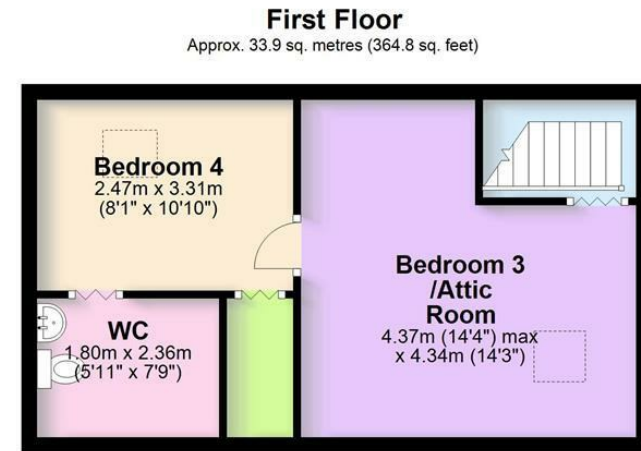
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# THE FLOORPLAN



Total area: approx. 111.7 sq. metres (1201.8 sq. feet)



01926 298 298  
kenilworth@elizabethdavenport.co.uk

Elizabeth Davenport Estate Agents  
99 Warwick Road, Kenilworth, Warwickshire, CV8 1HP

