

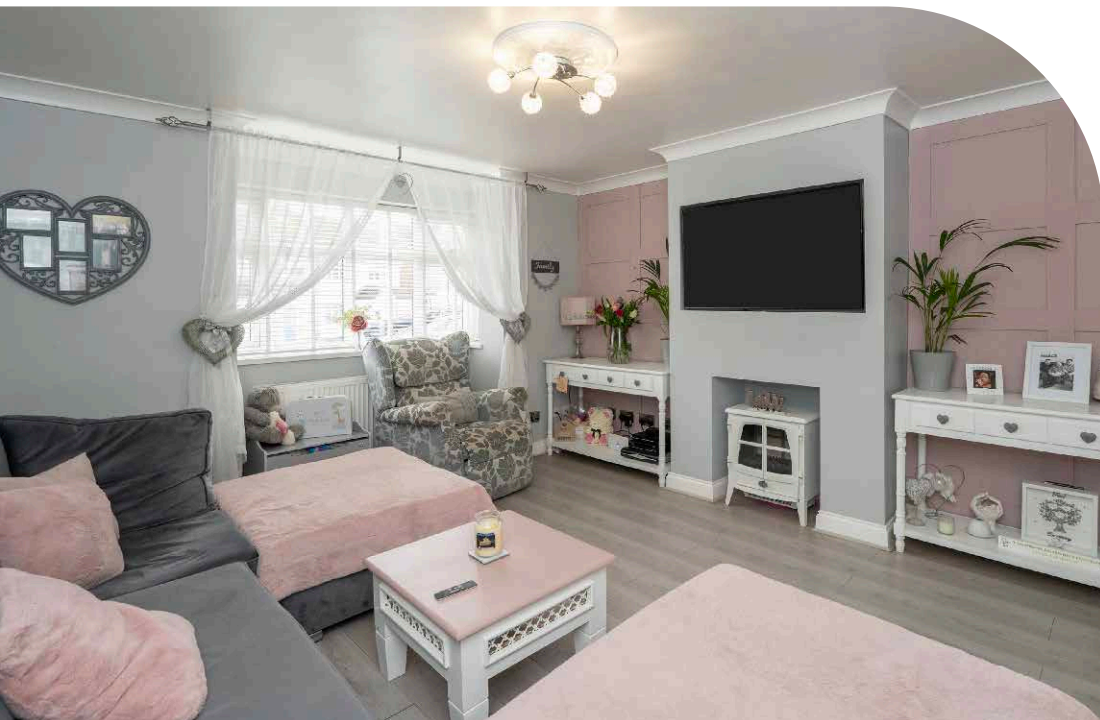


## 43 ETTINGTON ROAD

MOUNT NOD, CV5 7LD

- 5 Bedroom Detached Property
- 2,360 Square Foot of Accommodaiton
- Rear Annex





## THE PROPERTY

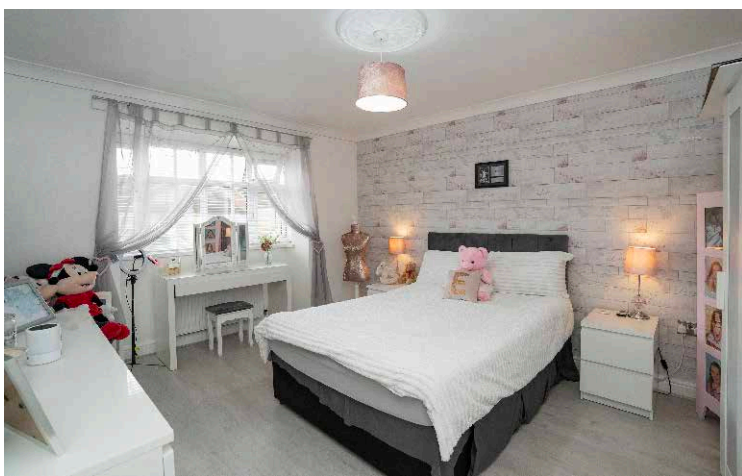
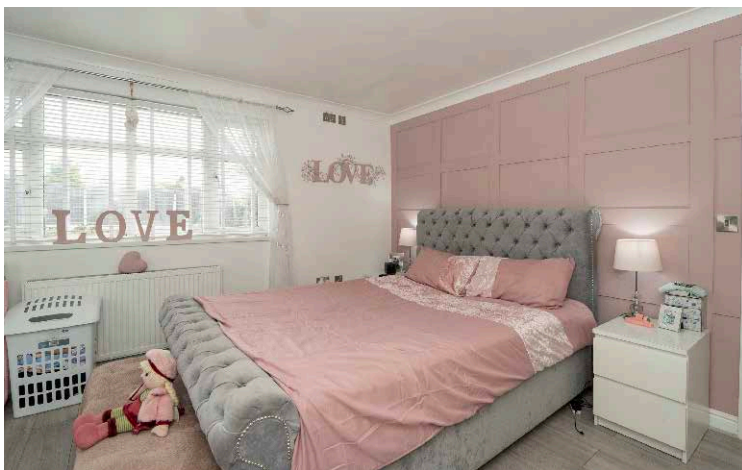
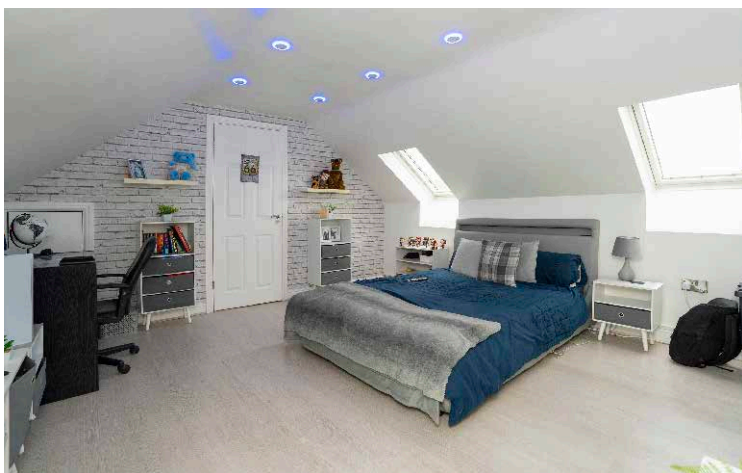
If you like entertaining, have a large family and are looking for a home in excellent condition ready to move into, then look no further this is the house for you! The accommodation measures an over an impressive 2300sq ft. The real triumph with this property in our opinion is the beautifully landscaped rear garden. The entertaining space has been designed to create a relaxing and private setting that is very low maintenance and yet highly versatile and can be used all year round. A full viewing is strongly recommend.

The accommodation briefly offers; Entrance Hall, Cloakroom with WC, Lounge with bay window, impressive Dining Kitchen with range of modern units and mood lighting set into the ceiling and a useful Utility Room. To the first floor three very well proportioned bedrooms with the master having an En-suite Shower Room. There is also a very well appointed Family Bathroom. From the first floor landing stairs lead up to the first floor second floor where there is another double bedroom with built in wardrobe and En-suite Shower Room.

Externally there is direct vehicular access to a large driveway providing off street parking for several vehicles. The rear garden has been beautifully landscaped and provides the most fantastic space for entertaing guests or enjoying down time with family. There's an outdoor kitchen, hot tub, functioning outdoor bar and even an outdoor cinema section!







## THE LOCATION

Mount Nod is a highly sought after suburb lying on the western edge of Coventry close to open countryside yet benefitting from a host of great local amenities including shops, schools, hotels and golf courses.

The area is also located ideally for commuters with the A45 Fletchamstead Highway being just a short distance away. Birmingham Airport, the M42 and M6 are all situated to this West side of the City.

Local good schools include Mount Nod Primary school, Park Hill Junior School, West Coventry Academy and Heart of England located in Balsall Common.

# THE FLOORPLAN



Total area: approx. 219.7 sq. metres (2364.8 sq. feet)



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