



4 SHOTTERY CLOSE

COVENTRY, CV5 7HS

- LOVELY QUIET CUL DE SAC LOCATION
- FIRST TIME ON SALE SINCE 1965
- SUPERB POTENTIAL
- 3 BEDROOMS
- DRIVEWAY & GARAGE
- LOVELY REAR GARDEN
- NEW GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- COUNCIL TAX BAND C



THE PROPERTY

We are delighted to present this lovely three bedroom semi-detached home on the peaceful cul-de-sac on Mount Nod, bursting with potential - perfect for small families and first time buyers! This is the first time this property has been available since 1965, and benefits from new gas central heating system replaced only three years ago and double glazing throughout.

To introduce in brief, the ground floor of the property begins with a porch through to the entrance hall, with a sizeable living room, dining room with glass sliding doors to the rear and kitchen rounding off base of the property.

To the first floor, we have two double rooms with built in storage options and a third single room - perfect as third bedroom or office. In addition to a part boarded attic with light.

The outside of the property offers a driveway and front access to the garage, providing plenty of options for parking. The rear of the property features a superb low maintenance garden, with an addition of two attached brick-storage huts providing more opportunities for storage.





THE LOCATION

Shottery Close runs off Nod Rise and is a small cul-de-sac populated with bungalows. As a result the demographic is mainly retired homeowners and this is evident with the well kept gardens and local area.

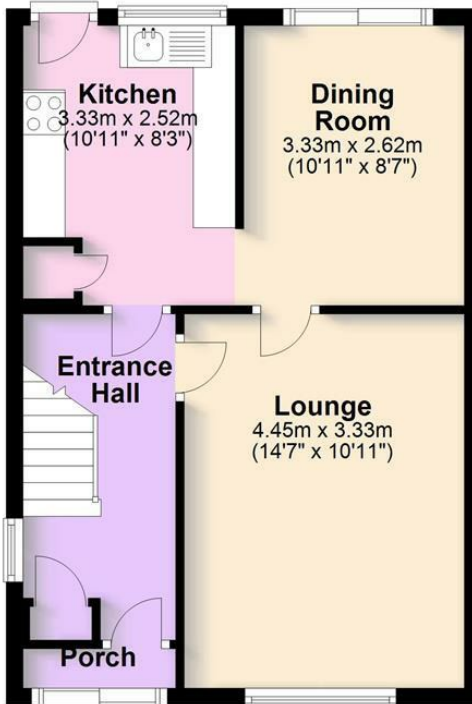
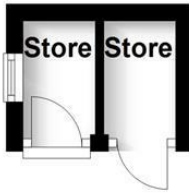
Mount Nod is one of the most popular suburbs in Coventry and the area is well served by local schools including West Coventry Academy, Mount Nod Primary and Finham Park 2. There are local shops available close by. In addition, by car the area is well served by both Canley Retail Park and Cannon Park Shopping Centre.

The A45 Birmingham Rd is easily accessible giving good access to the local motorway network as well as Birmingham Airport.

THE FLOORPLAN

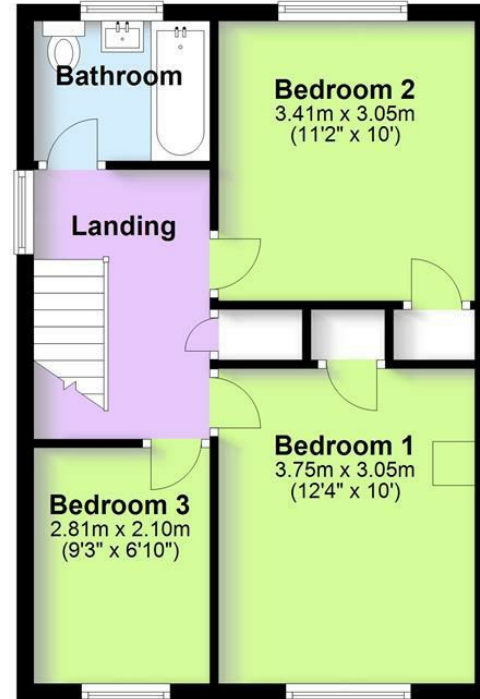
Ground Floor

Approx. 55.9 sq. metres (601.8 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 97.5 sq. metres (1049.3 sq. feet)