



TAILOR MADE  
SALES & LETTINGS



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## Trossachs Road

Mount Nod, Coventry, CV5 7BJ

Asking Price £300,000



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Tailor Made Sales and Lettings are delighted to bring to market this excellent four bedroom, Mid Terraced family home, located in the hugely popular area of Mount Nod. The property benefits from an excellent loft conversion, providing a great sized master bedroom with gorgeous en-suite shower room.

The ground floor comprises an entrance hallway, cosy front lounge, open plan modern kitchen / diner, leading into a good sized conservatory, an ideal family room or home office.

The first floor comprises a modern family bathroom with bath and shower over, two generous double bedrooms, both with fitted wardrobes and a good sized single room. The second floor has a lovely loft conversion, providing an ample sized master bedroom and stunning en-suite shower room.

The rear garden is low maintenance, fence enclosed with astro turf, patio area and gated rear access.

The property is ideally located within a stones throw of excellent schooling including Mount Nod Primary and St John Vianney Parish. There is a wide range of local amenities including family pubs, shops, cafe, food outlets and medical practices. There is a regular bus service to Coventry City Centre, Birmingham Airport and surrounding suburb.

## Property Summary

### Entrance Hallway

Storage cupboard, door into the lounge and stairs to the first floor.

### Lounge

Double glazed oriel window to the front elevation, gas fire, central heating radiator, under stairs store cupboard and door into the kitchen / diner.

### Kitchen / Diner

An open plan kitchen / diner, with a range of wall and base units, laminate counter tops, modern splash back tiling, space for white goods, double glazed window and door on the garden and double glazed patio doors leading into the conservatory.

### Conservatory

Double glazed windows to the side and rear, double glazed patio doors onto the garden and tiled floor.

### First Floor Landing

Doors to the family bathroom, three first floor bedrooms and stairs to the second floor.

### Bathroom

A fully tiled bathroom, comprising a white suite including a bath with mixer tap shower, WC, wash hand basin with vanity unit, double glazed window and radiator.

### Bedroom Two

Double glazed window to the front elevation, central heating radiator and built in wardrobe.

### Bedroom Three

Double glazed window to the rear elevation, central heating radiator and built in wardrobe.

### Bedroom Four

Double glazed window and central heating radiator.

### Second Floor Landing

Door into the master bedroom.

### Master Bedroom

Velux sky light to the front elevation with built in blind, double glazed window to the rear, large eaves storage, radiator and door into the en-suite.

### En-Suite Shower Room

A stunning, fully tiled stylish en-suite with walk in shower enclose, wash hand basin with vanity unit, WC, radiator and double glazed window.

Tel: 024 76939550

## How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

## Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you,

especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

## Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



## Road Map



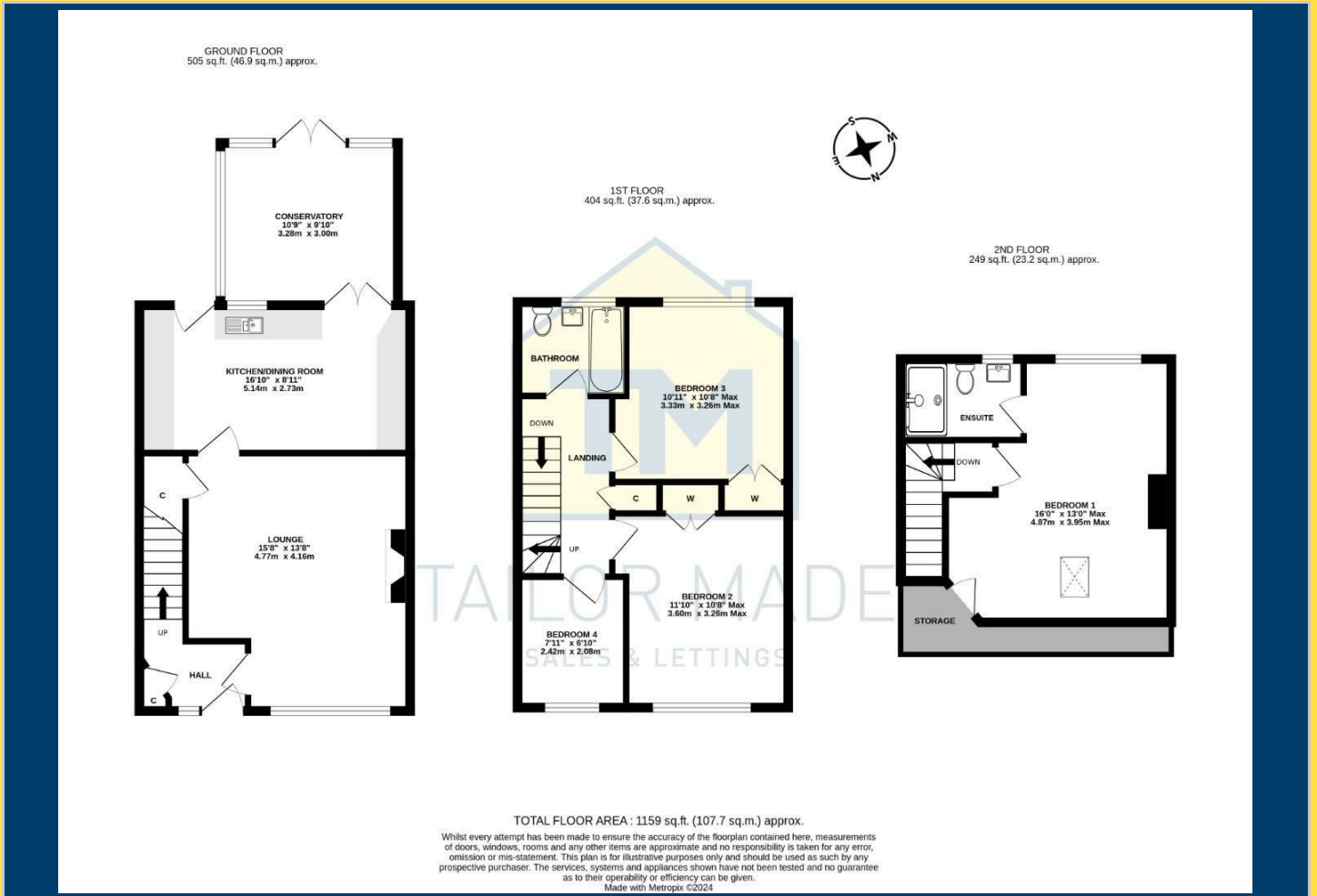
## Hybrid Map



## Terrain Map



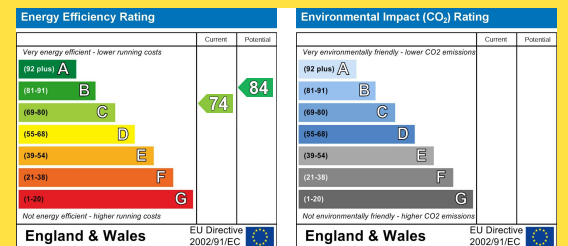
## Floor Plan



## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.