



TAILOR MADE
SALES & LETTINGS



High Park Close

Mount Nod, Coventry, CV5 7BE

Offers Over £160,000



High Park Close

Mount Nod, Coventry, CV5 7BE

Offers Over £160,000



Tailor Made Sales and Lettings are delighted to bring to market this superbly presented, two double bedroom, ground floor maisonette tucked away at the end of a peaceful cul-de-sac in the hugely popular area of Mount Nod. The property benefits from off-road parking to the side of the property, directly in front of the entrance, single garage with its own electricity supply and suspended ceiling for storage and secure gated access to a private rear garden. The rear garden is fence and gate enclosed, power supply, hot and cold water supply, paved patio area and mainly laid to lawn.

The property comprises an entrance hallway, under stairs storage cupboard, spacious and bright lounge / diner with feature wall mounted electric fire and double glazed window with pleasant outlook. There is a modern fully fitted kitchen with integrated gas cooker, under counter fridge, washing machine and dishwasher.

There are two spacious double bedrooms, the master benefiting from ample built in storage and a double glazed window overlooking the garden.

The bathroom is modern, fully tiled and comprises a white suite including a bath with shower over, wash hand basin, WC, chrome heated towel rail, double glazed window and extractor fan.

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.

Lounge

Bright Lounge with feature fireplace, central heating and double glazed window.

Kitchen

Range of modern floor and wall mounted units with gas cooker, under counter fridge, dishwasher and washing machine.

Bedroom One

Double bedroom with double glazed window and central heating radiator.

Bedroom Two

Double bedroom with double glazed window and central heating radiator.

Bathroom

Modern fully tiled with white suite including WC, bath with shower over and wash hand basin. Double glazed window, heated towel rail and extractor fan.

Garden

Private rear garden. Power supply, hot and cold water supply, paved patio area and mainly laid to lawn.



Road Map



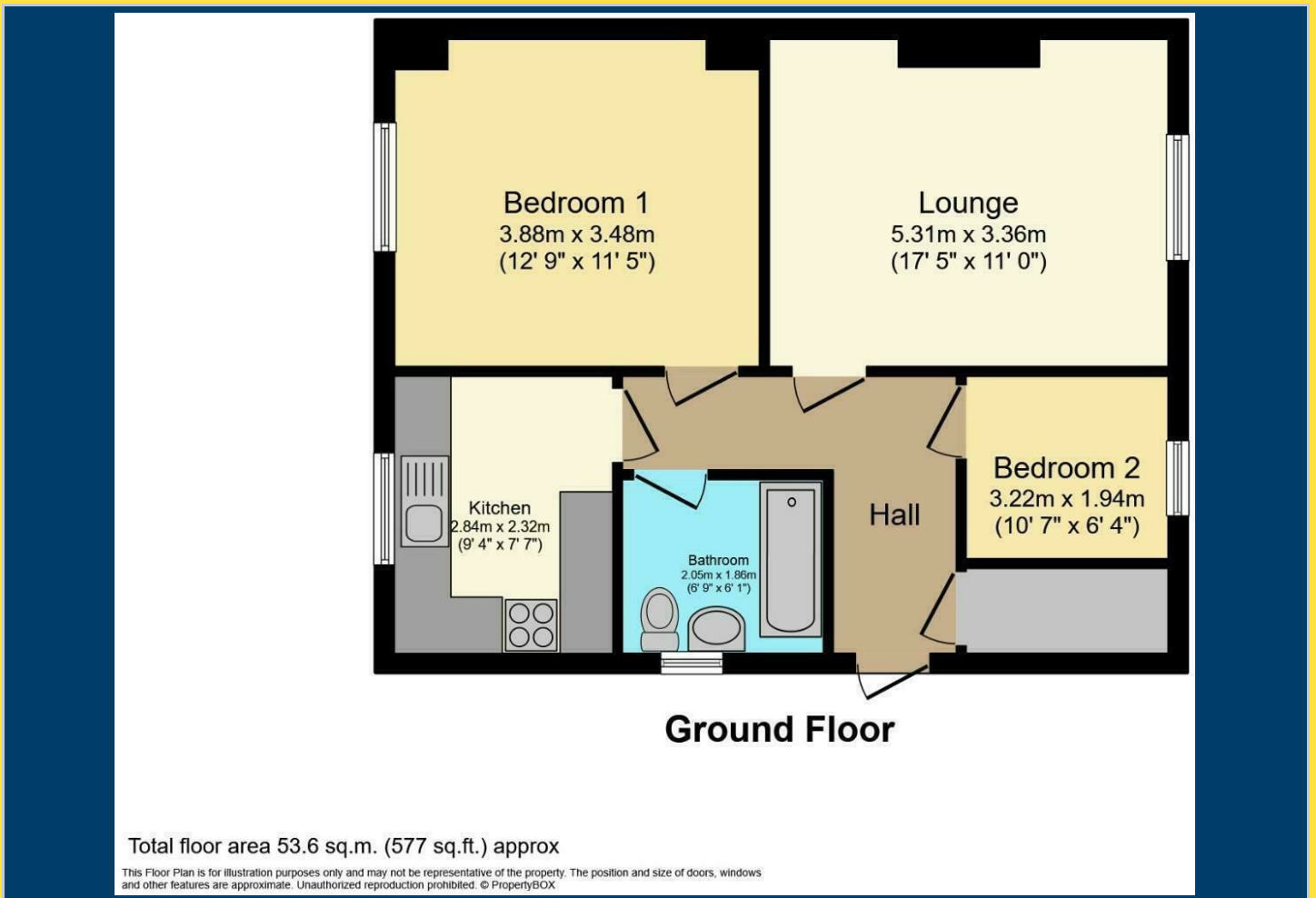
Hybrid Map



Terrain Map



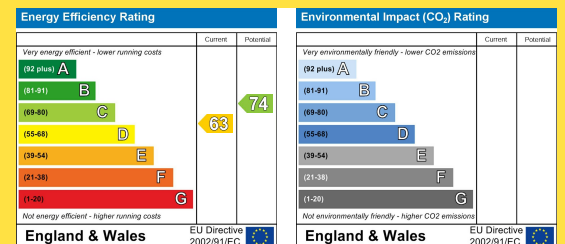
Floor Plan



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.