



TAILOR MADE
SALES & LETTINGS



Berwick Close

Mount Nod, Coventry, CV5 7JE

Offers Over £280,000



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Tailor Made Sales and Lettings are delighted to introduce this lovely DETACHED two double bedroom bungalow located on a quiet cul-de-sac in the hugely sought after Mount Nod area of the city. The property is well served by local amenities including a large CO-OP convenience store, pharmacy, cafe, hairdressers and popular pub with dining options. There are excellent public transport links and great road network with easy access to A45 and motorway network.

The bungalow has a generous frontage with lawned front garden and block paved driveway, providing off-road parking for two to three vehicles and gated access to a detached single garage and a lovely rear garden.

There is a side entrance porch, leading into a good sized hallway with doors off to a large through lounge / diner with side window and double glazed French doors onto the garden and covered patio area, two spacious double bedrooms, modern shower room and modern kitchen / diner with door onto the side patio, leading to the rear garden.

The rear garden offers a covered seating area off the lounge, block paved patio area, lawn with shrub borders and timber summer house. There is gated access leading to the front driveway and garden.

Full Property Summary

Entrance Porch

Door leading into the entrance hallway

Entrance Hallway

Doors to all principle rooms and a storage cupboard.

Lounge / Diner

Double glazed window to the side elevation, central heating radiator, modern fireplace and double glazed windows and patio doors to the garden.

Kitchen

A range of modern wall and base units, laminate counter tops, freestanding cooker, extractor hood, stainless steel sink drainer, space for washing machine and fridge freezer, double glazed window to and door to the garden. Central heating radiator and space for dining table.

Bedroom One

Dual aspect double glazed windows to the front and side elevation, central heating radiator

Bedroom Two

Double glazed window to the front elevation and central heating radiator.

Shower Room

A modern shower room, comprising a white suite including a shower enclosure, WC, wash hand basin, radiator and double glazed window.

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.



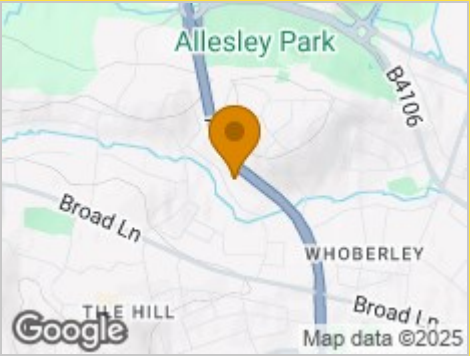
Road Map



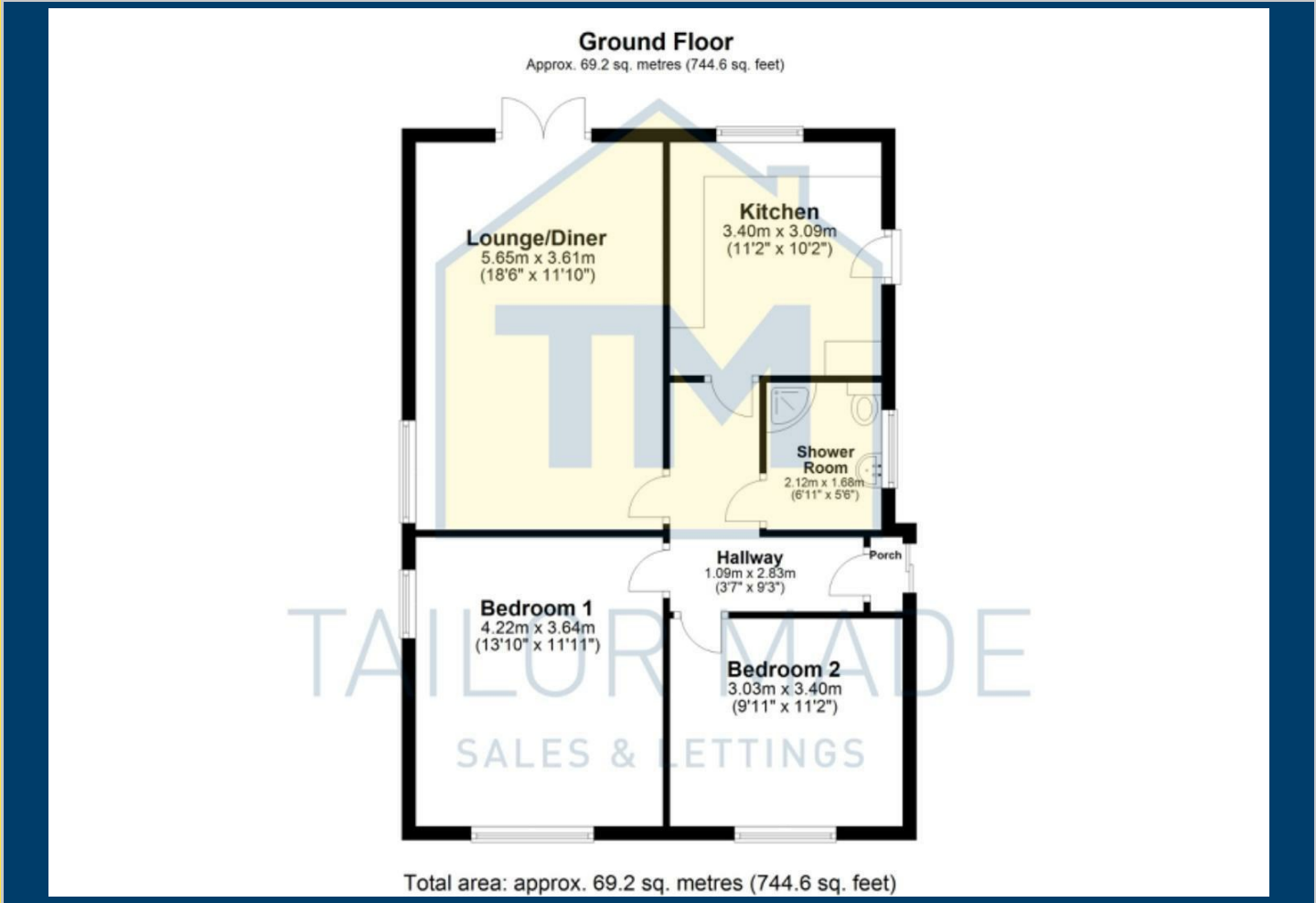
Hybrid Map



Terrain Map



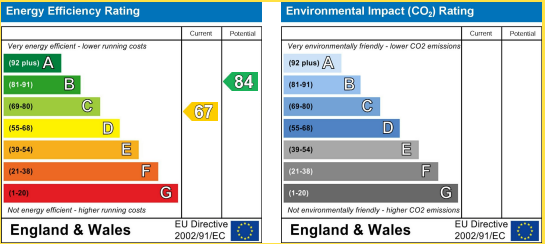
Floor Plan



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.