



TAILOR MADE

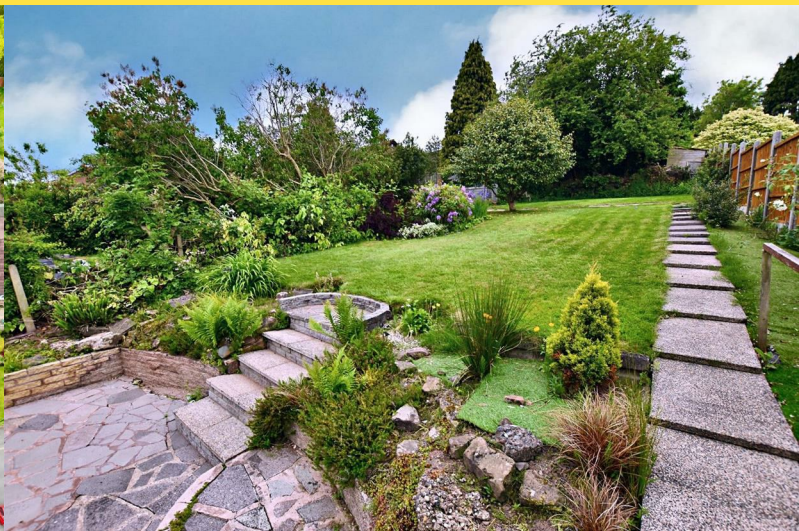
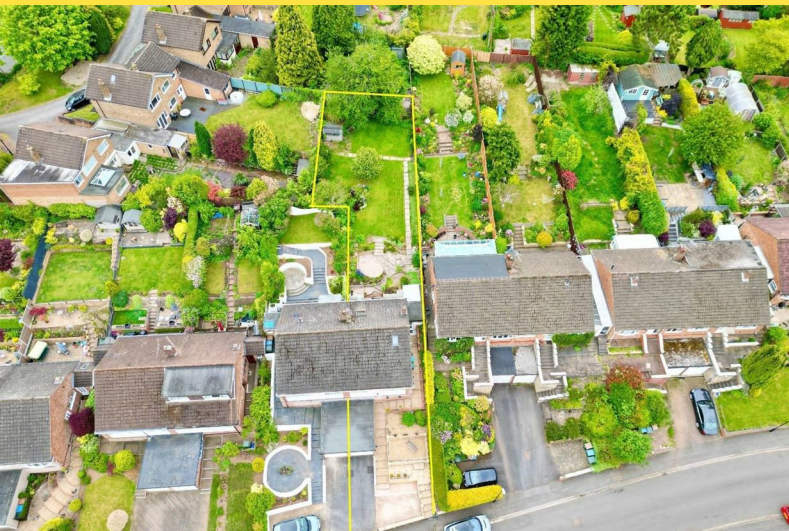
SALES & LETTINGS



Mount Nod Way

Mount Nod, Coventry, CV5 7GY

Asking Price £250,000



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Introducing a beautiful three bedroom Dormer Bungalow, situated on an enviable plot in the heart of Mount Nod, a really popular location on the west side of the city, well populated with local amenities, excellent transport links, medical practices and green spaces.

This elevated dormer bungalow is beautifully presented with the main accommodation on one level with two generous sized bedrooms, a lovely lounge overlooking the garden, modern kitchen, also overlooking the garden, with separate utility and a bathroom. On the first floor, there is a further bedroom with Velux sky light and spacious en-suite with scope to add a shower cubicle or bath tub.

The rear garden is the show stopper for this property, an excellent size and the current owners pride and joy with years of attention, large lawn, well stocked flower beds and mature shrubs.

To the front of the property is a good size driveway, steps to the front door and single garage with electric roller door.

Property Summary

Entrance Hallway

Doors off to all principle rooms.

Lounge

Double glazed sliding patio doors onto the garden, central heating radiator.

Kitchen

A range of wall and base units, stainless steel sink drainer, freestanding cooker, space for white goods,

room for a small dining table, double glazed window onto the garden, double glazed door to the front and a double glazed door into the utility.

Utility

Further base units, space and plumbing for washing machine and tumble dryer, double glazed window and door onto the garden.

Bedroom One

Double glazed window to the front elevation, central heating radiator and a shut off stairs case to the first floor and bedroom three.

Bedroom Two

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

Shower Room

A modern walk in shower enclosure, power shower, wash hand basin with vanity unit, WC, radiator and double glazed window.

Bedroom Three

Velux window, eaves storage, central heating radiator and door into the en-suite.

En-Suite

Double glazed window, WC, wash hand basin, scope for a shower enclosure, wall mounted gas combination boiler, eaves storage and Velux sky light.

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.



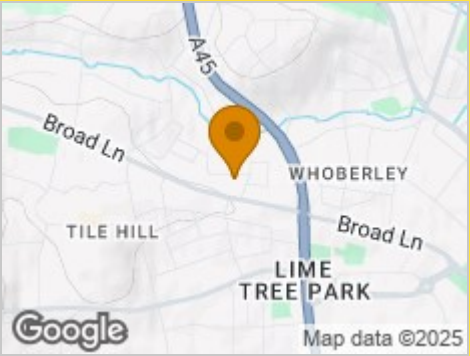
Road Map



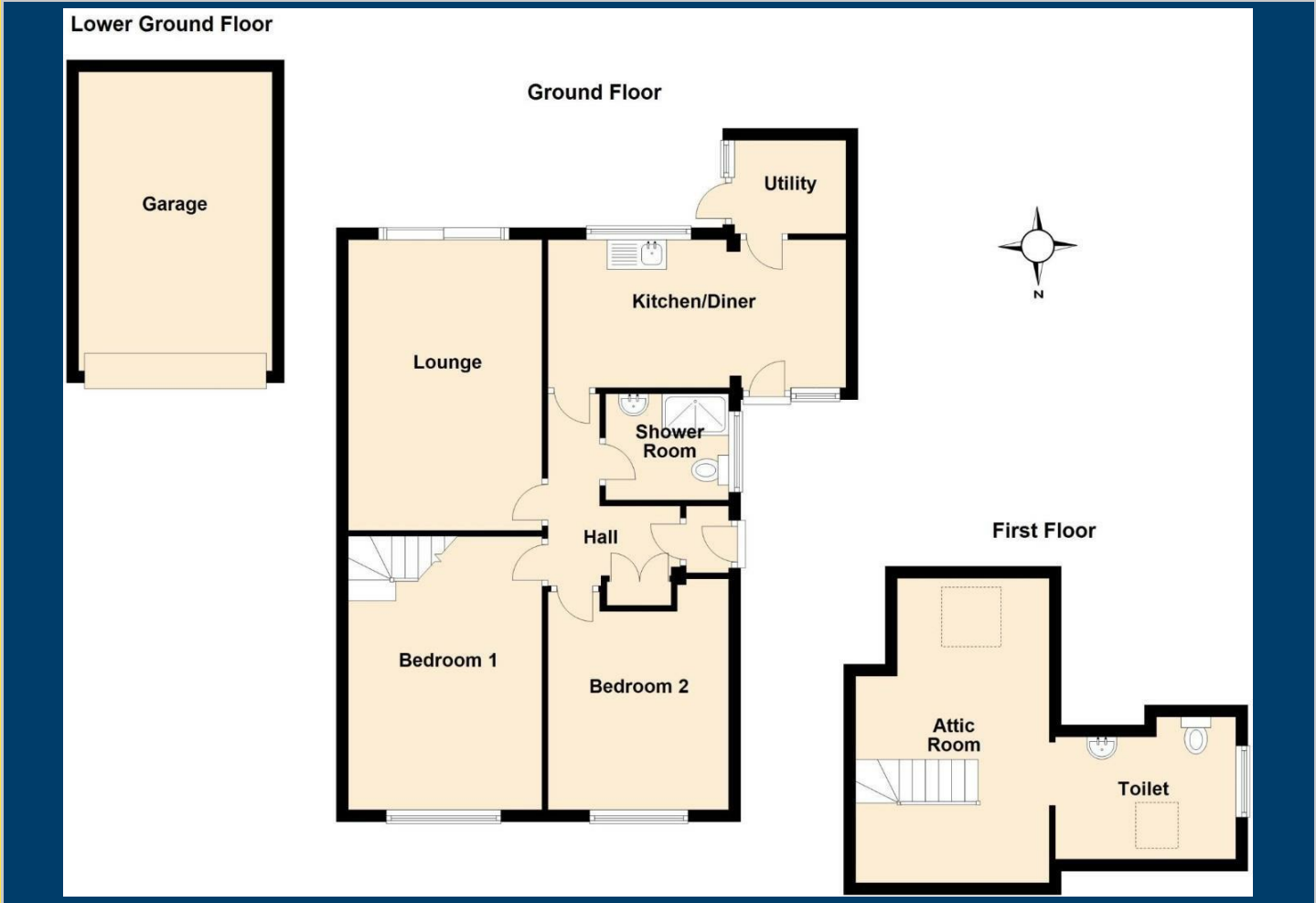
Hybrid Map



Terrain Map



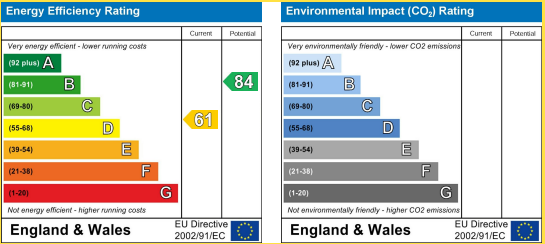
Floor Plan



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.