



TAILOR MADE

SALES & LETTINGS



Shottery Close

Mount Nod, Coventry, CV5 7HS

Asking Price £325,000



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Tailor Made Sales and Lettings are delighted to introduce this lovely three bedroom, PLUS LOFT ROOM AND EN-SUITE end of terrace, family home located in the highly desirable area of Mount Nod, nestled away on a cul-de-sac overlooking a large green, leading to the brook.

This excellent family home, boasts a stunning south facing, mature, landscaped rear garden with well stocked borders, various seating areas, mature shrubs, water feature, bike shed, timber shed, lawn, access to the double garage and gated access to the rear service road.

The ground floor comprises a small entrance porch, leading into an entrance hallway with doors off to the lounge / diner and kitchen, stairs provide access to the first floor landing. The through lounge / diner is almost 26ft long with modern fireplace, lovely views out the front, door into the kitchen and sliding patio doors into the conservatory.

The kitchen has been recently upgraded and offers a range of modern wall and base units, laminate counter tops, stainless steel sink drainer, stunning Stoves range cooker, five ring burner, space for dishwasher, fridge freezer, washing machine, pantry, double glazed windows and door into the conservatory.

The conservatory spans the full width of the rear, opening into the kitchen and lounge / diner, benefitting from a new glazed roof, electric modern fireplace, ample seating and dining space with doors into a utility cupboard and downstairs WC, double glazed windows to the side and rear with patio doors onto the garden.

The first floor offers three excellent sized bedrooms, two spacious double bedrooms with built in wardrobes each and a good sized single bedroom.

The bathroom is stunning and has been recently refitted, comprising a bath with shower over, bi-folding glass screen, wash hand basin, WC, radiator, stylish tiling and double glazed window. There are stairs leading up to a spacious loft room with Velux sky lights, built in blinds, built in eaves storage and door into an en-suite shower room.

The rear garden is stunning, south facing and comprises a large patio area, various seating area, well stocked flower beds, mature shrubs, water feature, lawn, shed, bike store, gated access to rear service road and door into a double garage, equipped with electric roller door,

power and lighting. There is parking directly in front of the double garage with good access.

Full Property Summary

Entrance Hallway

Doors off to the lounge / diner and kitchen, stairs to the first floor.

Lounge / Diner

Double glazed window to the front elevation with lovely views over the green and landscaped front garden, modern fireplace, glazed windows to the hallway, two radiators, door to the kitchen and sliding patio doors to the conservatory.

Kitchen

A range of modern wall and base units, laminate counter tops, stainless steel sink drainer, large Stoves range cooker with five ring burner, Stoves extractor fan, larder cupboard, space for fridge freezer, washing machine and dishwasher, double glazed window and door to the conservatory.

Conservatory

A full width rear conservatory with upgraded glass roof, doors to the utility cupboard and WC, double glazed windows and double glazed patio doors onto the garden. Sliding patio doors back into the lounge / diner

First Floor Landing

Doors off to all three bedrooms and the bathroom, airing cupboard, stairs to the loft room and en-suite shower room.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed windows the front elevation and central heating radiator.

Bathroom

A beautiful modern bathroom with bath, shower over, bi-folding glass shower screen, stylish tiling, WC, wash hand basin, radiator and double glazed window.

Tel: 024 76939550

Loft Room

A large room with two Velux sky lights, built in blinds, eaves storage, radiator and door into the en-suite shower room.

En-Suite Shower Room

Eaves storage, shower cubicle and wash hand basin.

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.



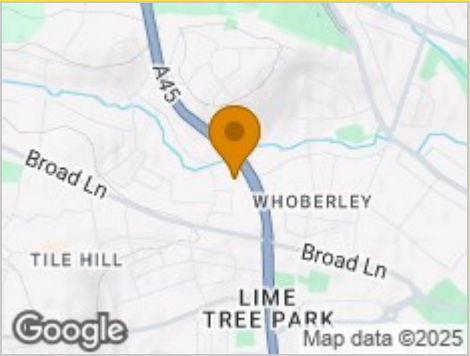
Road Map



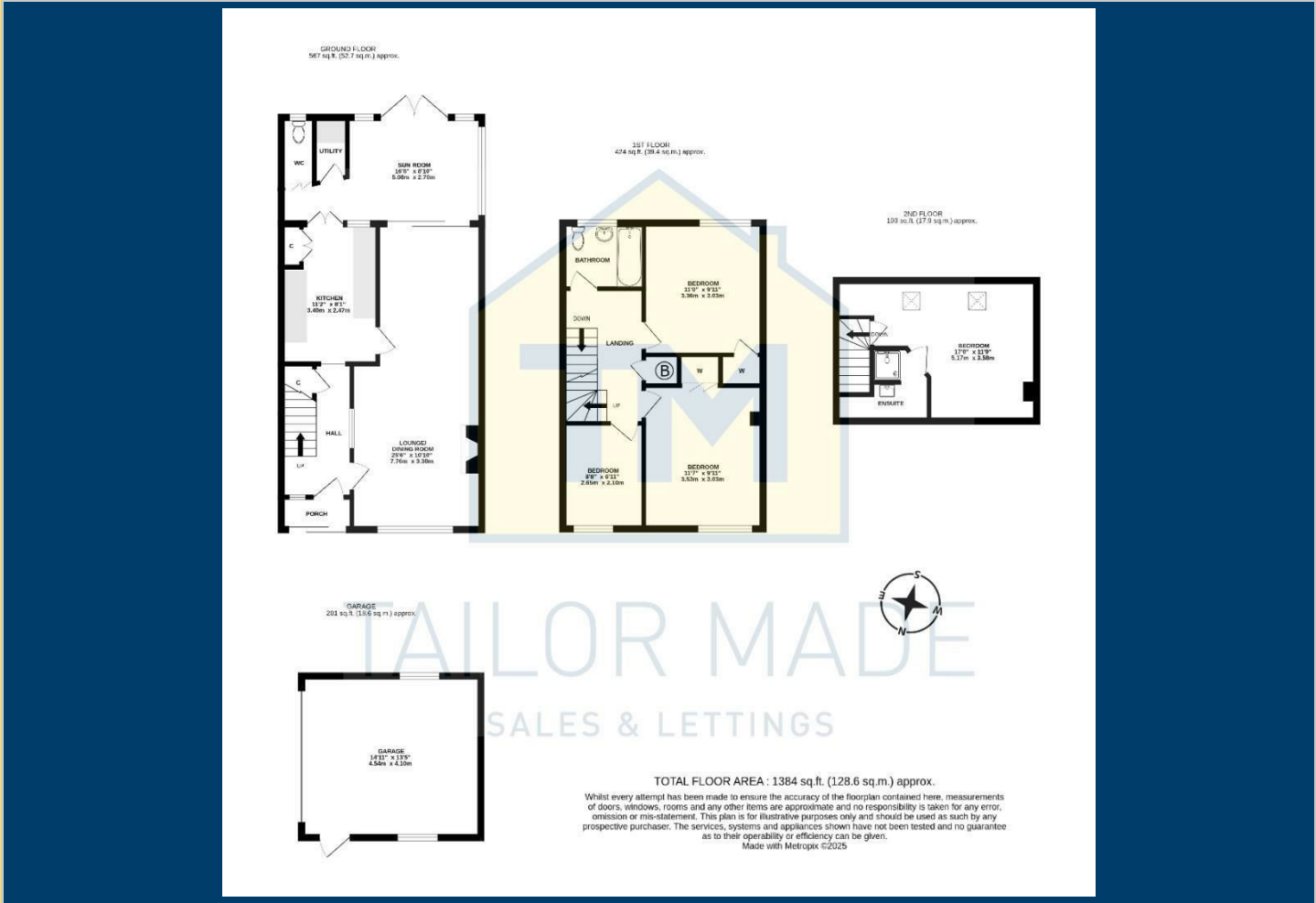
Hybrid Map



Terrain Map



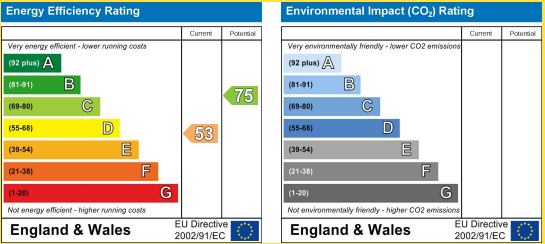
Floor Plan



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.