



TAILOR MADE  
SALES & LETTINGS



## Sutherland Avenue

Mount Nod, Coventry, CV5 7NB

Asking Price £232,500



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Introducing this excellent three bedroom mid terraced property, ideal for first time purchasers and young families, looking to reside in a popular suburb of the city, Mount Nod. An area well served with excellent local amenities including various convenience stores, popular public houses, pharmacy, cafe and much more. This is a popular choices for families with young children, with excellent schooling including Park Hill Primary, St John Vianney and Mount Nod Primary, secondary school choices include ; Finham Park II, Westwood Academy, West Coventry Academy and Heart of England with bus stops, linking you to Balsall Common.

The property has an excellent frontage, providing ample off road parking, outside storage and attractive front door leading into the property.

There is a lovely open plan kitchen / diner, great for entertaining and family time in the evenings, the kitchen has wall and base units, laminate counter tops, porcelain sink drainer, four ring electric hob, electric oven, built in fridge freezer, space for washing machine, double glazed window and open plan to the dining area.

The first floor offers three bedrooms and a modern family bathroom.

The rear garden has a full width rear decking area and low maintenance astro turf lawn with seating area.

Full Summary

## Open Plan Kitchen / Diner

Wall and base units, laminate counter tops, porcelain sink drainer, four ring electric hob, electric oven, built in fridge freezer, space for washing machine, double glazed window and open plan to the dining area.

## Lounge

Double glazed window and patio doors to the rear garden, built in storage and stairs to the first floor landing.

## Bedroom One

Double glazed window to the rear and central heating radiator.

## Bedroom Two

Double glazed window to the rear and central heating radiator.

## Bedroom Three

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

## Bathroom

A modern bathroom with p-shaped bath, shower over, glass screen, modern metro tiling, wash hand basin, WC with vanity unit, 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.

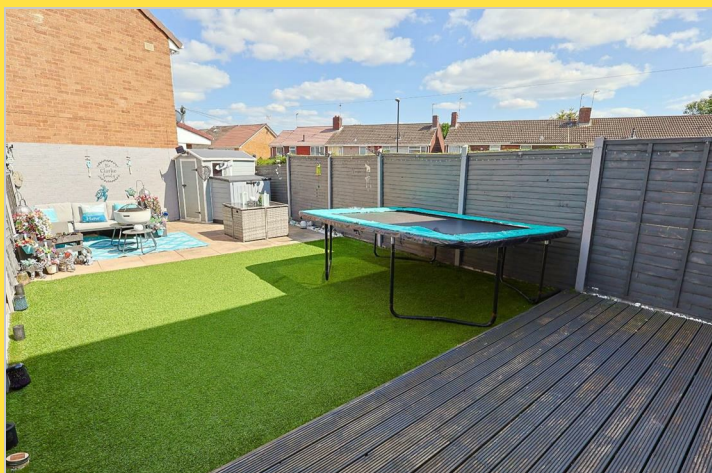
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.



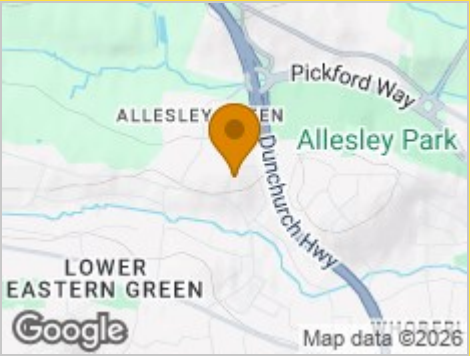
Road Map



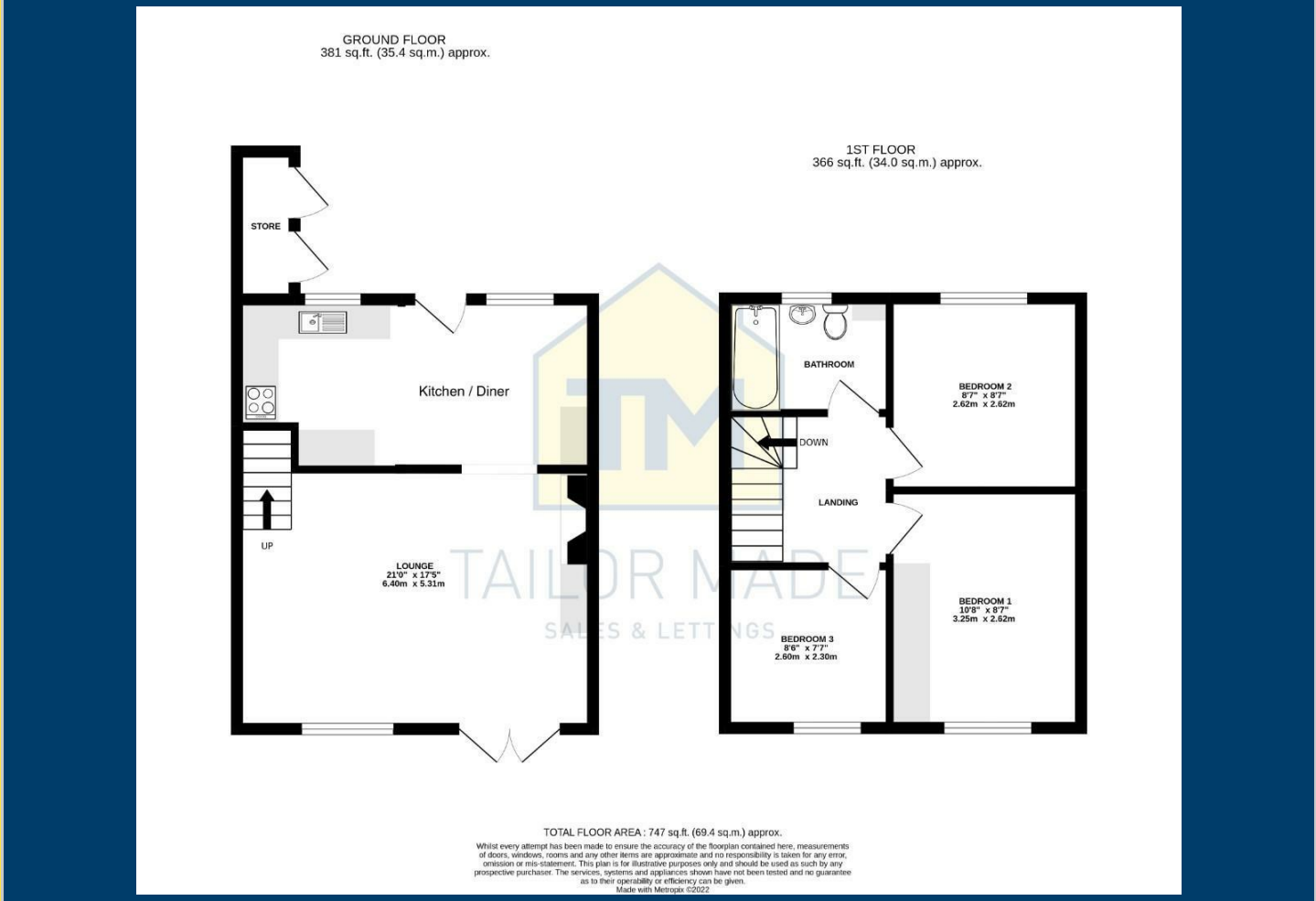
Hybrid Map



Terrain Map



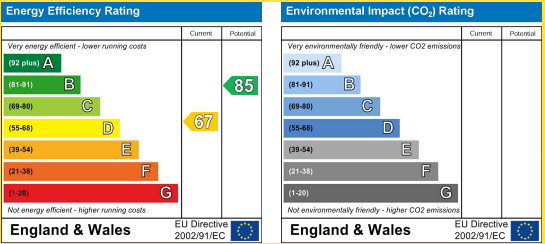
Floor Plan



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.