



4 Bedroom House - Semi-Detached
located on Mount Nod Way,
Coventry
Offers Over £340,000

UP Estates



****FOUR BEDROOMS, TWO BATHROOMS**SPACIOUS PRIVATE LANDSCAPED GARDEN**GARAGE AND MULTI-CAR DRIVEWAY****
Situated on the sought after Mount Nod Way is this much improved, four bedroom semi-detached family home, surrounded by amenities and schools. This property briefly comprises; front lawn, multi-car driveway leading to garage and gates to the beautifully presented garden, entrance hall flowing through to kitchen breakfast room and lounge diner to the ground floor. On the first floor are three good sized bedrooms and the family bathroom. On the second floor is a further bedroom with ensuite shower room. Call us now to secure your viewing appointment!

Porch

With a door leading into the Hall.

Entrance Hall

With stairs ascending to the first floor and doors leading to the Living Room and Kitchen/Breakfast Room.

Living Room

8'11" x 11'5"

Reception area having a central heated radiator and a double-glazed window to the front aspect with access into the Dining Room

Dining Room

8'11" x 12'10"

Having a central heated radiator and sliding doors to the Garden.

Kitchen/Breakfast Room

7'9" x 12'11"

Including a matching range of wall and base-mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, an Integrated oven, hob, extractor, microwave, fridge/freezer with space for alternative appliances and furnishings.

Landing

With stairs rising from the ground floor, spiral stair case leading to the second floor, access to a storage cupboard and doors leading to accommodation.

Offers Over
£340,000

- SPACIOUS FOUR BEDROOM HOME
- TWO BATHROOMS
- BEAUTIFULLY PRESENTED LANDSCAPED GARDEN
- MULTI-CAR DRIVEWAY & GARAGE
- SOUGHT AFTER MOUNT NOD LOCATION
- SURROUNDED BY AMENITIES AND SCHOOLS





Bedroom Two

10'5" x 11'5"

Double bedroom having a central heated radiator and double glazed window to the front aspect.

Bedroom Three

10'5" x 10'7"

Double bedroom having a central heated radiator and double glazed window to the rear aspect.

Bedroom Four

7'3" x 8'7"

Bedroom having a central heated radiator and double glazed window to the rear aspect.



Bathroom

7'1" x 5'7"

Being fully tiled and having a paneled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.



Bedroom One

14'8" x 10'10"

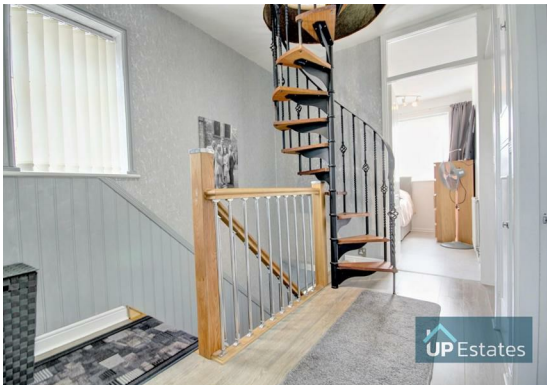
A Loft conversion having a central heated radiator and double-glazed window to the front aspect.

Ensuite

Benefiting from a tiled shower cubicle, low level W/C and pedestal wash basin.

Garden

A private rear garden with patio areas and a central lawn with fencing along the boundaries. Having access to the garage and store.



Garage

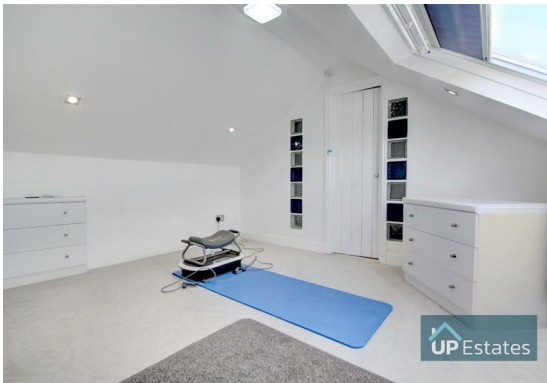
8'7" x 17'5"

Having power and lighting and an up-and-over door.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

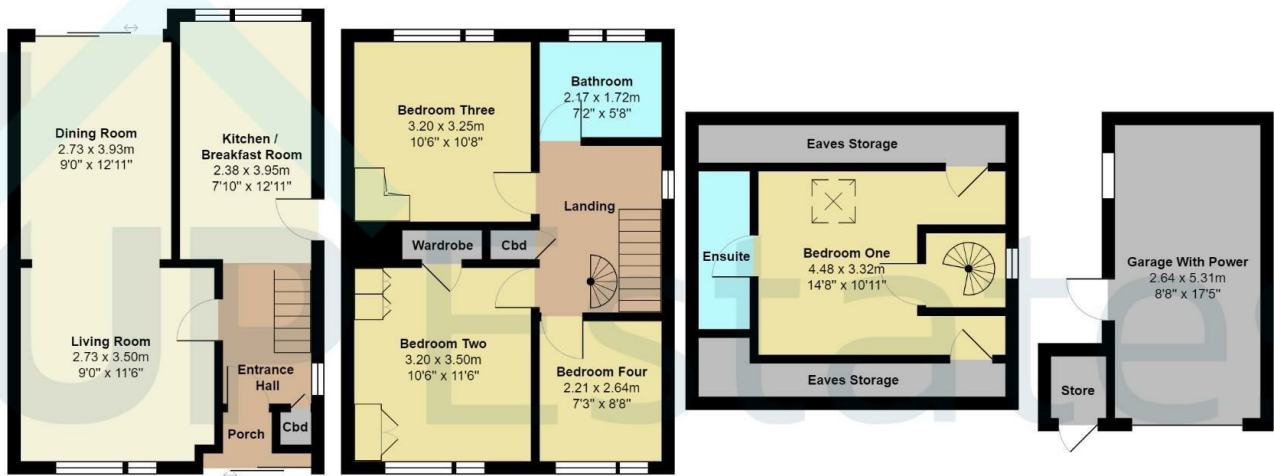


Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Mount Nod Way, Coventry





Total Area: 110.5 m² ... 1190 ft² (excluding garage with power, store)

All measurements are approximate and for display purposes only

CONTACT

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