



3 Bedroom House - Semi-Detached
located on Alderminster Road,
Coventry
£265,000

UP Estates



****NO FORWARD CHAIN - SEMI-DETACHED FAMILY HOME - SOUGHT AFTER MOUNT NOD LOCATION - THREE GOOD SIZED BEDROOMS - DRIVEWAY & GARAGE WITH POWER/LIGHT**** This is a fantastic opportunity to purchase a good sized semi-detached family home on Alderminster Road, Mount Nod with no forward chain. The property very briefly comprises; front lawn, multi-car driveway, porch, entrance hall, spacious living room, kitchen diner, private garden and garage with power/light all to the ground floor. On the first floor off of the landing are three good sized bedrooms and the family bathroom. Call now to view!

LOCATION

Mount Nod is a highly sought after suburb lying on the western edge of Coventry close to open countryside yet benefitting from a host of great local amenities including shops, schools, hotels and golf courses.

The area is also located ideally for commuters with the A45 Fletchamstead Highway being just a short distance away. Birmingham Airport, the M42 and M6 are all situated to this West side of the City.

Local good schools include Mount Nod Primary school, Park Hill Junior School, West Coventry Academy and Heart of England located in Balsall Common.

PROPERTY INFORMATION SUMMARY

Council Tax Band: C

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 931.00 sqft

Heating System: Gas Central Heating

Boiler Age: 2022

Consumer Unit/ Fuse Box Location: Understairs Cupboard

IMPORTANT NOTE TO PURCHASERS



£265,000

- NO FORWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- SOUGHT AFTER MOUNT NOD LOCATION
- GARAGE & DRIVEWAY
- PRIVATE GARDEN
- COUNCIL TAX BAND C



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 contract 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.





Alderminster Road, Coventry





Total Area: 86.5 m² ... 931 ft² (excluding garage with power & light)

All measurements are approximate and for display purposes only

CONTACT

Up Estates
 6 Orchard Court
 Binley Business Park
 Coventry
 Warwickshire
 CV3 2TQ

E: enquiries@upestates.co.uk
 T: 024 7771 0780