


Offers in the region of £249,000
Alderminster Road, Mount Nod, Coventry, CV5 7LZ

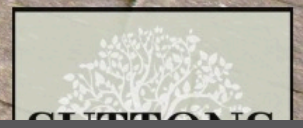


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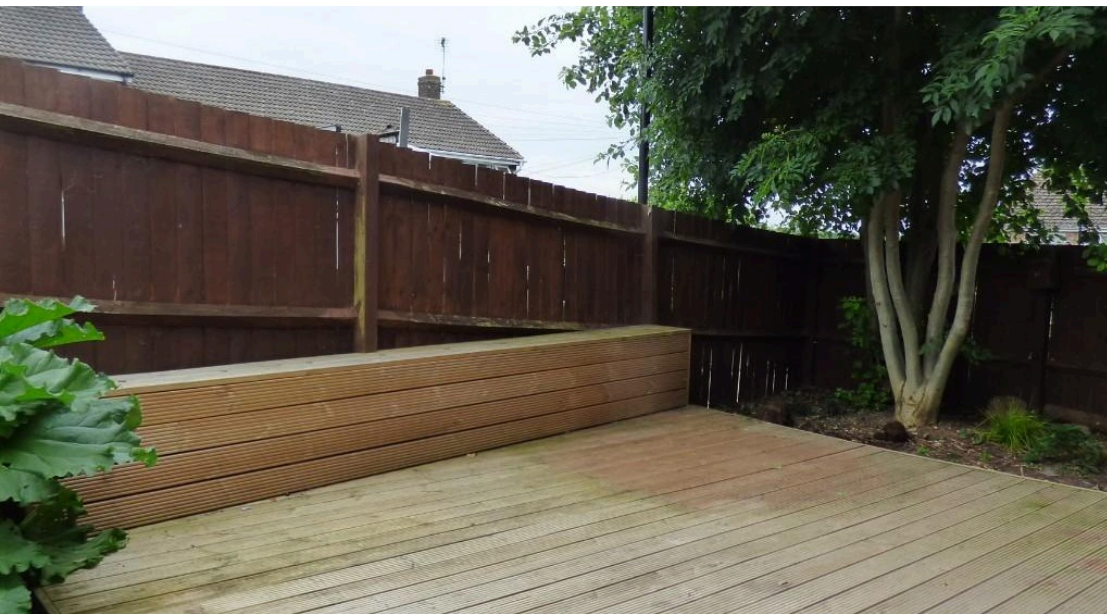
Bedrooms

 1

Bathroom



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No Chain Suttons are delighted to present this well-presented three-bedroom link-semi-detached family home, ideally situated in a convenient location close to a range of local amenities. These include Park Hill Primary School, St John's Primary School, Co-op and One Stop. The nearby A45 provides excellent transport links to Birmingham Airport and Coventry city centre.

The accommodation briefly comprises an entrance porch, a spacious lounge/diner featuring a log burner and doors opening onto the rear garden, and a modern fitted kitchen complete with an electric hob and oven, with space for additional appliances.

To the first floor, there are three well-proportioned bedrooms and a contemporary, part-tiled family bathroom fitted with a shower over the bath.

Occupying a generous corner plot, the property benefits from a larger-than-average outdoor space. To the front, there is a driveway providing off-road parking, a bin storage cupboard, and a lawned area. Side access leads to a low-maintenance rear garden, which is partly decked and partly paved, along with a single garage offering further storage and additional off-road parking.

Further features include double glazing, gas central heating, and the advantage of no onward chain.

We recommend viewing the virtual tour prior to arranging a physical inspection.

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Good to know:

Viewings are strictly Saturdays only - due to tenants availability for access.

EPC Rating - D

Internal area - 710 square foot / 66 square meters

Council Tax Band - B - £1,877 pa.

No onwards chain.

Boiler located in the bathroom - installed in 2020, comes with a 7 year **guarantee and been serviced each year.**

Consumer unit / fuse box located in the kitchen.

Standard water rates.

Rear garden north facing.

Loft hatch accessible from the landing.

Currently the property is rented on a monthly rolling AST paying £1,050 pcm by long term tenants. If the property was relisted for rent in todays market we expect around £1,100pcm - £1,150pcm. If you wish to buy the property to live in it then notice will be served for the current tenants to vacate.



Ground Floor



Floor 1

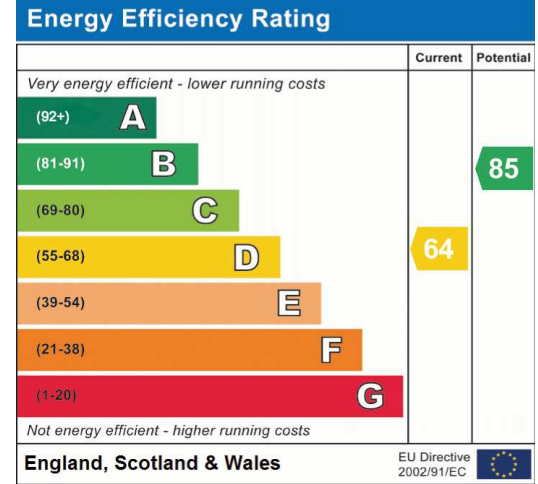


Approximate total area^m
649 ft²
60.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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