



TAILOR MADE  
SALES & LETTINGS



## Perth Rise

Mount Nod, Coventry, CV5 7LX

Asking Price £310,000



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Tailor Made Sales and Lettings are delighted to introduce this well presented, full width extended three double bedroom, semi detached family home, located on a quiet cul-de-sac in the very popular area of Mount Nod. The area is well served with popular schools, such as St John Vianney and Mount Nod Primary, wide range of shops and local amenities, parks and public transport links in and out of the city.

There is the huge benefit of off-road parking to the front for two vehicles and a good sized, well kept raised garden.

The ground floor comprises a good sized entrance hallway, full width across the front lounge, with two double glazed windows bringing in plenty of natural light. There is a full width rear extension across the back, providing an open plan kitchen / diner, separate reception room / playroom and large wet room / WC.

The first floor offers three excellent double bedrooms, the master full width across the front with two double glazed windows and scope to create a en-suite shower room, should you wish. The main family bathroom is modern, fully tiled, comprising a bath with shower over, glass screen, WC, wash hand basin, radiator and double glazed window.

There is secure side access to the rear garden, steps up to a sloping lawn, shrub borders, decked area and timber shed.

## Entrance Hallway

Doors off to the lounge and kitchen / diner, stairs to the first floor, under stairs storage and central heating radiator.

## Lounge

Full width across the front with two double glazed windows and central heating radiator.

## Open Plan Kitchen / Diner

The kitchen area comprises a range of wall and base units, laminate counter tops, stainless steel sink drainer, four ring hob, electric oven, extractor hood, space for dishwasher and washing machine, double glazed window overlooking the garden and open plan to the dining area, which has doors off to the rear reception room and wet room.

## Play Room / Separate Reception Room

Double glazed window and door onto the garden, central heating radiator.

## Wet Room / WC

Full tiled wet room, comprising an electric shower, WC, wash hand basin and heated towel rail.

## First Floor Landing

Doors off to all three bedrooms and the family bathroom.

## Bedroom One

Full width across the front with two double glazed windows and central heating radiator.

## Bedroom Two

Double glazed window to the rear and central heating radiator.

## Bedroom Three

Double glazed window to the rear and central heating radiator.

## Bathroom

A fully tiled modern bathroom, comprising a white suite including a bath with shower over, glass screen, WC, wash hand basin, double glazed window and radiator.

Tel: 024 76939550

## 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.

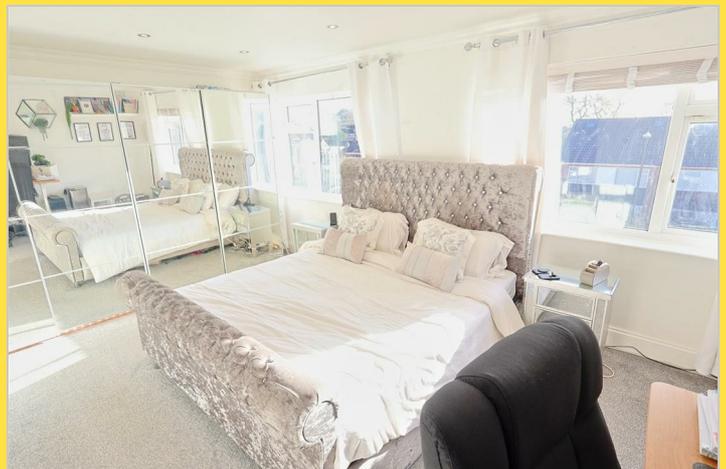
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



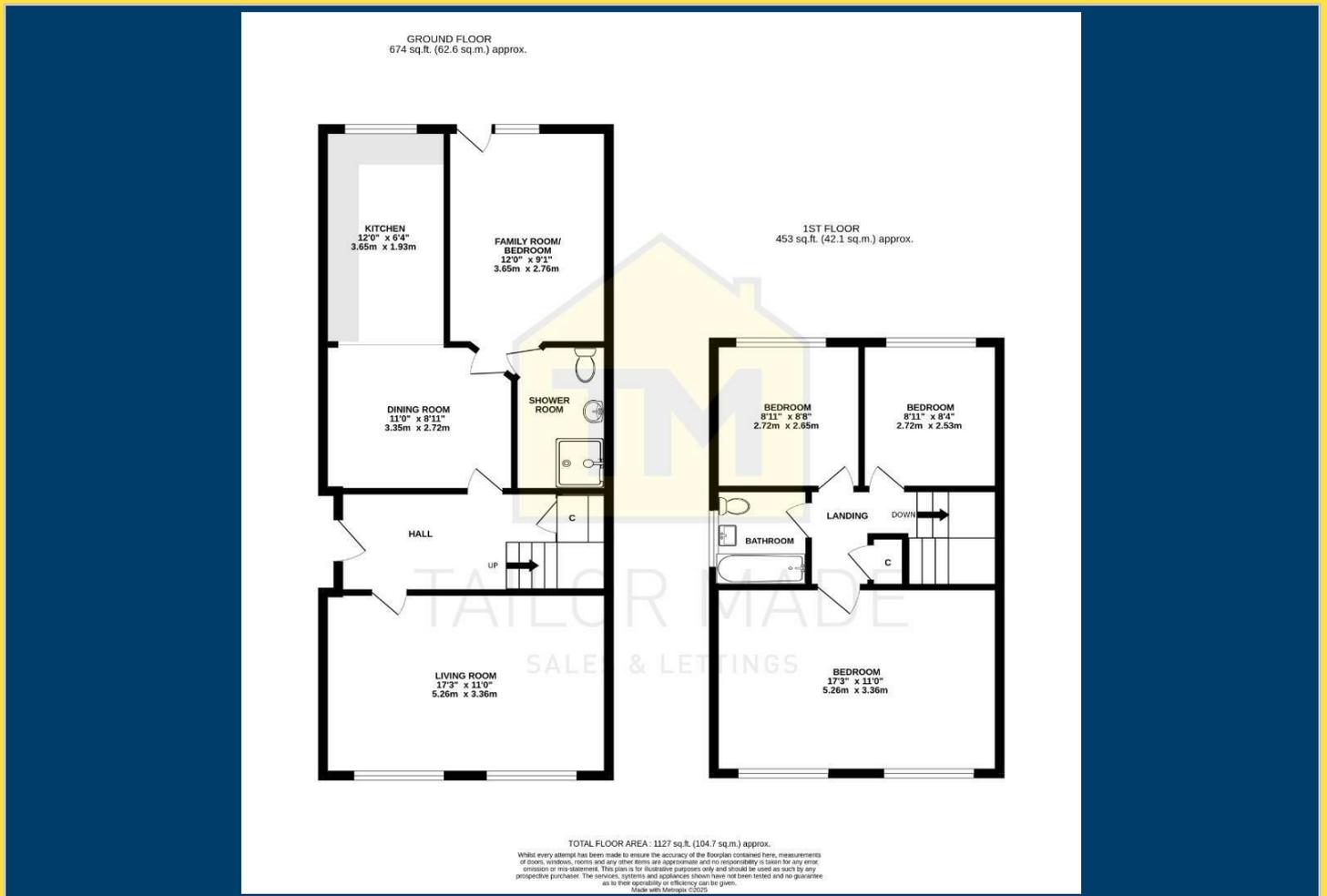
## Hybrid Map



## Terrain Map



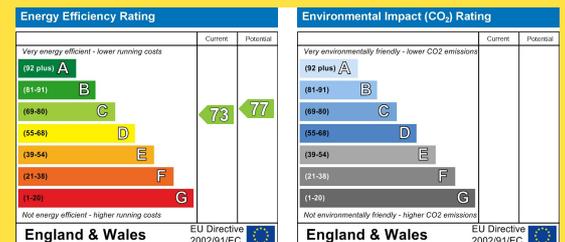
## Floor Plan



## 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.