



TAILOR MADE

SALES & LETTINGS



## Ladbrook Road

Mount Nod, Coventry, CV5 7JX

Asking Price £160,000





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Tailor Made Sales and Lettings are delighted to introduce this excellent, first floor, two double bedroom maisonette, located in the much sought after area of Mount Nod on the west side of the city. The area is well served with shops, local amenities including pharmacy, hairdressers, food outlets and pubs. The school catchment area is also excellent with both Mount Nod Primary and St John Vianney, within close proximity.

This excellent first floor maisonette is the ideal first time purchase to get on the ladder or the ideal home to downsize two, with minimal maintenance required. There is the huge benefits of a front lawn and private rear garden to enjoy some outside space, that you wouldn't have with an apartment. There is a long lease in place and a token peppercorn rent.

The property has a private entrance on the front of the building with stairs leading to the first floor landing. There is a spacious lounge / diner with modern fire place and surround, large window and central heating radiator. There is a fitted kitchen with electric hob and oven, stainless steel sink drainer, space for fridge freezer and washing machine and a pleasant view over the gardens and towards the brook.

There are two spacious double bedrooms and a lovely modern bathroom, equipped with a bath, shower over, wash hand basin with vanity unit, WC, radiator and double glazed window.

The rear garden is separated in two halves, with the ground floor neighbour and comprises a paved patio

area, lawn, shrub border and you also have a lawned area to the front of the building.

## Full Property Summary

### Lounge / Diner

Double glazed window to the front elevation, central heating radiator, modern fireplace and stone surround.

### Kitchen

A modern kitchen comprises a selection of white wall and base units, laminate counter tops, stainless steel sink drainer, electric hob, electric oven, space for fridge freezer and washing machine, double glazed window to the rear.

### Bedroom One

Double glazed window to the rear, built in cupboard and central heating radiator.

### Bedroom Two

A good sized I-shaped bedroom with double glazed window and central heating radiator.

### Bathroom

A lovely modern bathroom, modern tiling, comprising a white suite, including a bath with shower over, glass screen, wash hand basin with vanity unit, WC, 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.

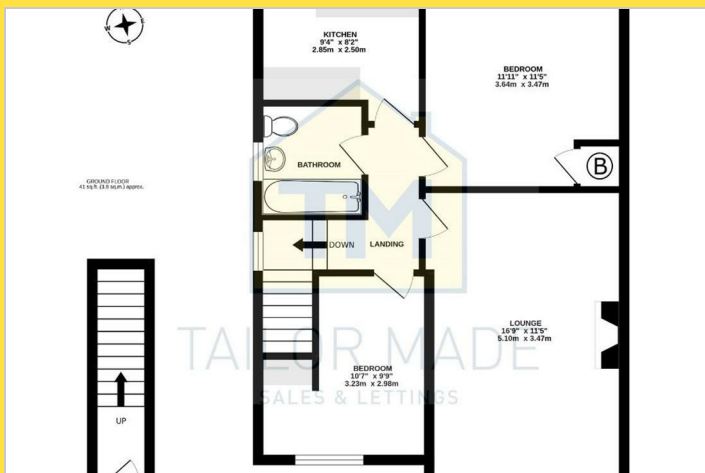
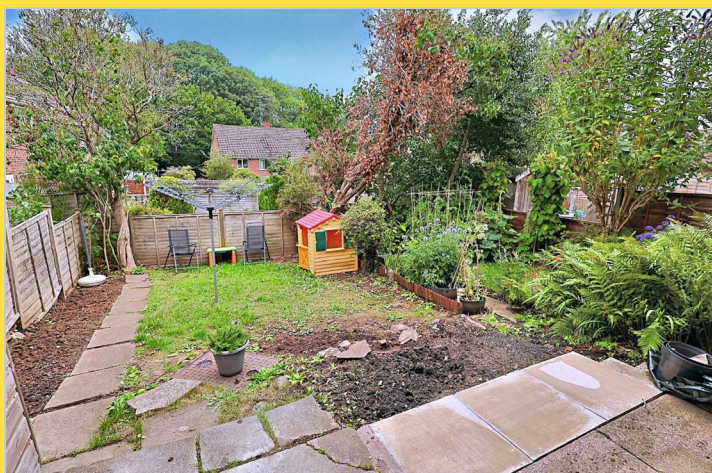
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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



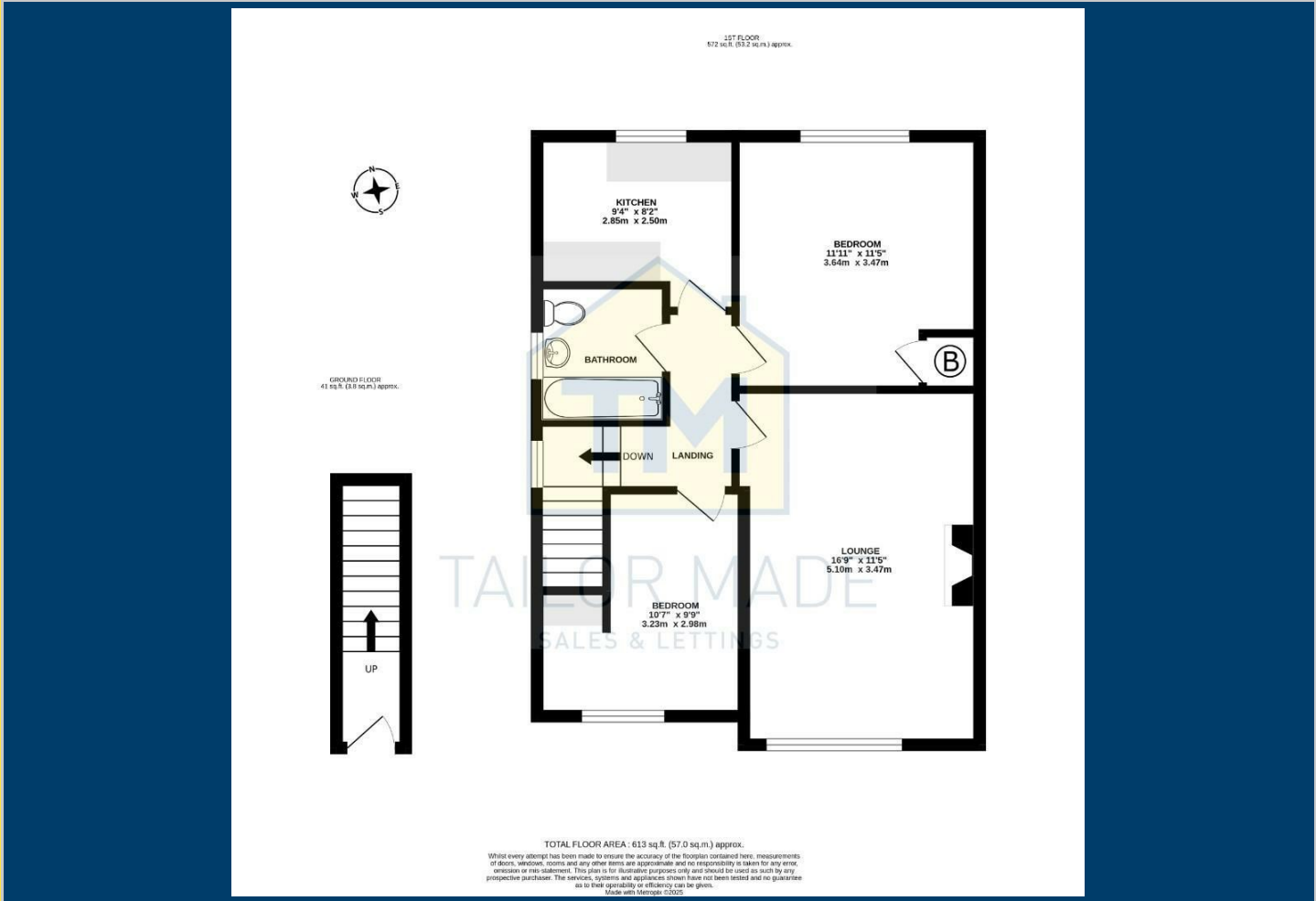
Hybrid Map



Terrain Map



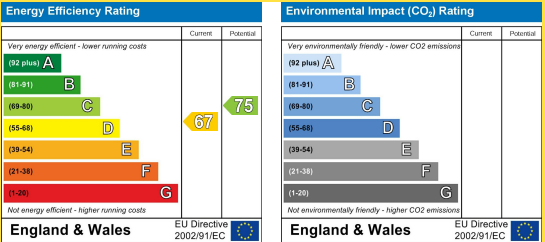
Floor Plan



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.