



TAILOR MADE
SALES & LETTINGS



Wellesbourne Road

Mount Nod, Coventry, CV5 7HG

Asking Price £260,000



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Tailor Made Sales and Lettings are pleased to introduce this three bedroom, semi detached family home located in the heart of desirable Mount Nod. An area synonymous with young families, taking advantage of the excellent local schooling including, St John Vianney, Mount Nod Primary and short bus journey to secondary schools including West Coventry Academy, Finham Park II and Westwood Academy.

There is a fantastic selection of local amenities including Cafe, two convenience stores, hairdressers, food outlets, pubs, pharmacy and medical practices. Regular bus services provide access in and out of the city, UHCW and over to Birmingham Airport.

There property benefits from a spacious driveway, providing ample off road parking, large tandem garage with scope to convert and is being offered with no onward chain.

The ground floor accommodation comprises a spacious entrance porch, leading into an entrance hallway, large through lounge / diner with sliding patio doors to the garden and large window to the front, kitchen with access into the garage.

The first floor has two spacious double bedrooms, a good sized single bedroom and the main family bathroom which is equipped with a bath, shower over, WC, wash hand basin, 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 some of our photographs may include

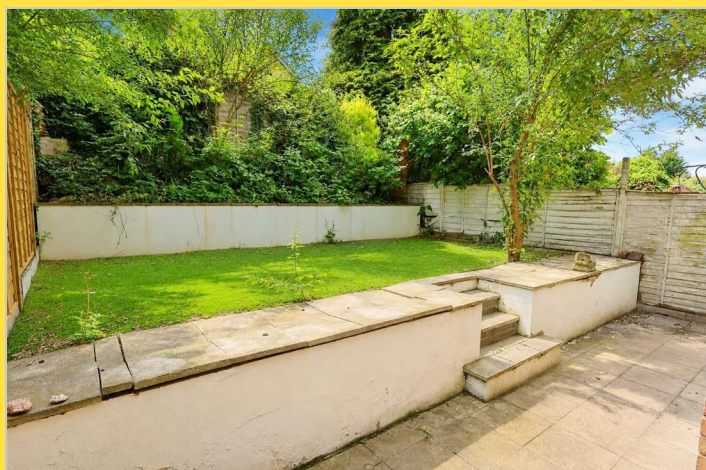
the use of AI furnishings to demonstrate how a room could be presented.

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.

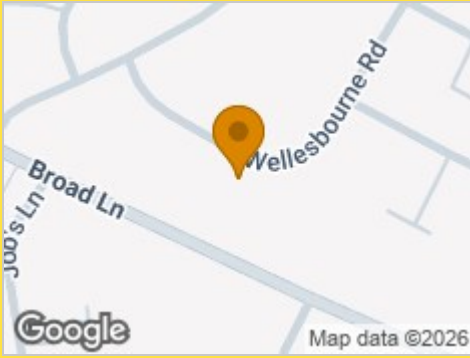
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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



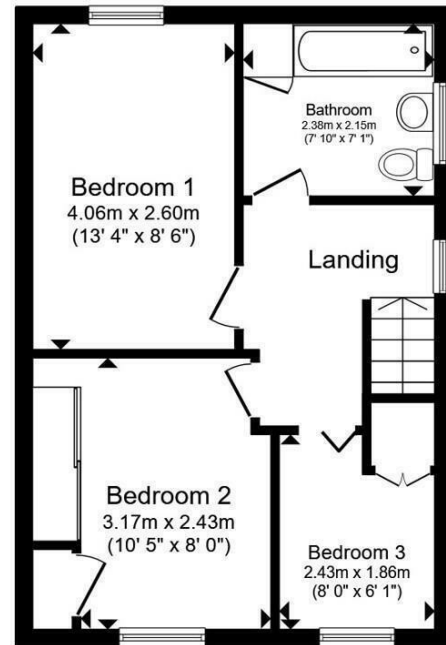
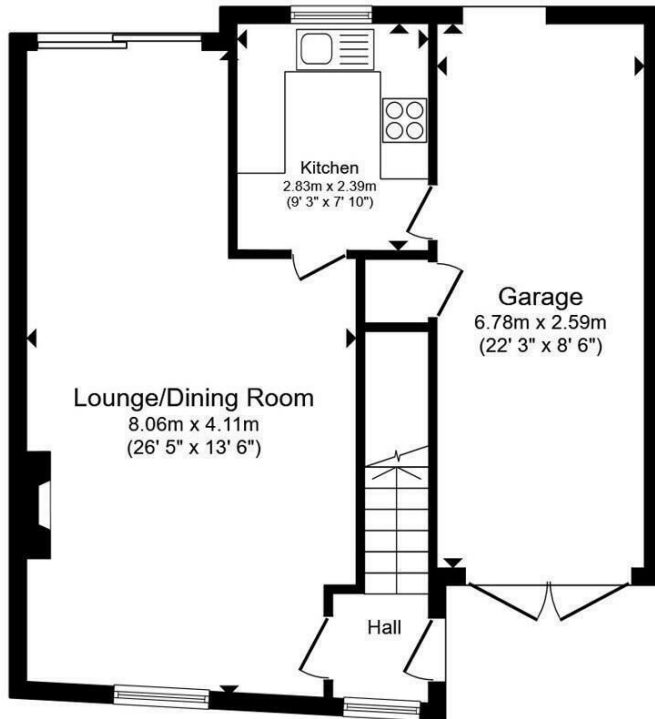
Hybrid Map



Terrain Map



Floor Plan



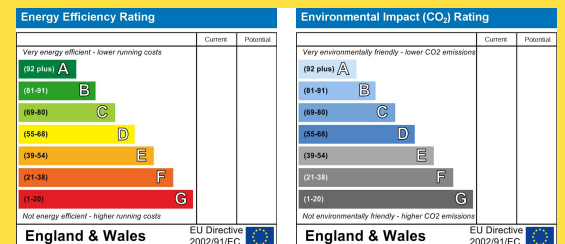
Total floor area 96.9 m² (1,043 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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.