



TAILOR MADE  
SALES & LETTINGS



## Wolverton Road

Mount Nod, Coventry, CV5 7HF

Asking Price £350,000



# Wolverton Road

Mount Nod, Coventry, CV5 7HF

Asking Price £350,000



Tailor Made Sales and Lettings are pleased to introduce this excellent, extended family home, located on a peaceful street within the hugely desirable area of Mount Nod, set within close proximity to excellent primary school choices including St John Vianney and Mount Nod Primary. There is a wide range of local amenities including shops, cafe, pharmacy, medical practices and excellent transport links.

The property has been extended in the loft with a spacious loft room and Velux sky lights, as well as the ground floor with extended dining room overlooking the garden.

The ground floor comprises a spacious entrance hallway with separate utility to the front, large throughs lounge / diner which is open plan to the extended dining room and newly installed fully fitted kitchen with breakfast bar area overlooking the garden.

The first floor comprises four good size bedrooms and a spacious modern bathroom. There are stairs then leading to the converted loft room with Velux sky lights.

There is a lovely sized private garden to the rear with lawn, patio area and shrub borders. The property is also situated a short distance from a large Green space area, running along side the brook with pathway through to Allesley Park.

Full Property Summary

## Entrance Hallway

Doors off to the utility, lounge / diner and the kitchen. Stairs to the first floor .

## Utility

Wall units, counter top and space for washing machine and tumble dryer.

## Cloakroom

WC with wash hand basin.

## Lounge / Dining Room

Double glazed window to the front elevation, central heating radiators, door into the kitchen and open plan into the extended dining room.

## Dining Room

An extended dining room open plan to the lounge / diner with sky lights, patio doors to the garden and double glazed windows to the rear.

## Kitchen

A modern recently fitted kitchen, comprising a range of contemporary wall and base units, counter tops and breakfast bar area, four ring gas hob, electric oven, sink drainer, dishwasher and space for fridge freezer. Double glazed window to the rear, radiator and doors to the dining area and back into the hallway.

## First Floor Landing

Doors off to four bedrooms and the bathroom, stairs to the loft room.

## Bedroom One

Double glazed window to the front elevation, built in wardrobes 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.

## Bedroom Four

Double glazed window to the front elevation and central heating radiator.

## Bathroom

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

Tel: 024 76939550

## Loft Room

Four sky lights, spot lights, radiator and eaves storage.

## 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



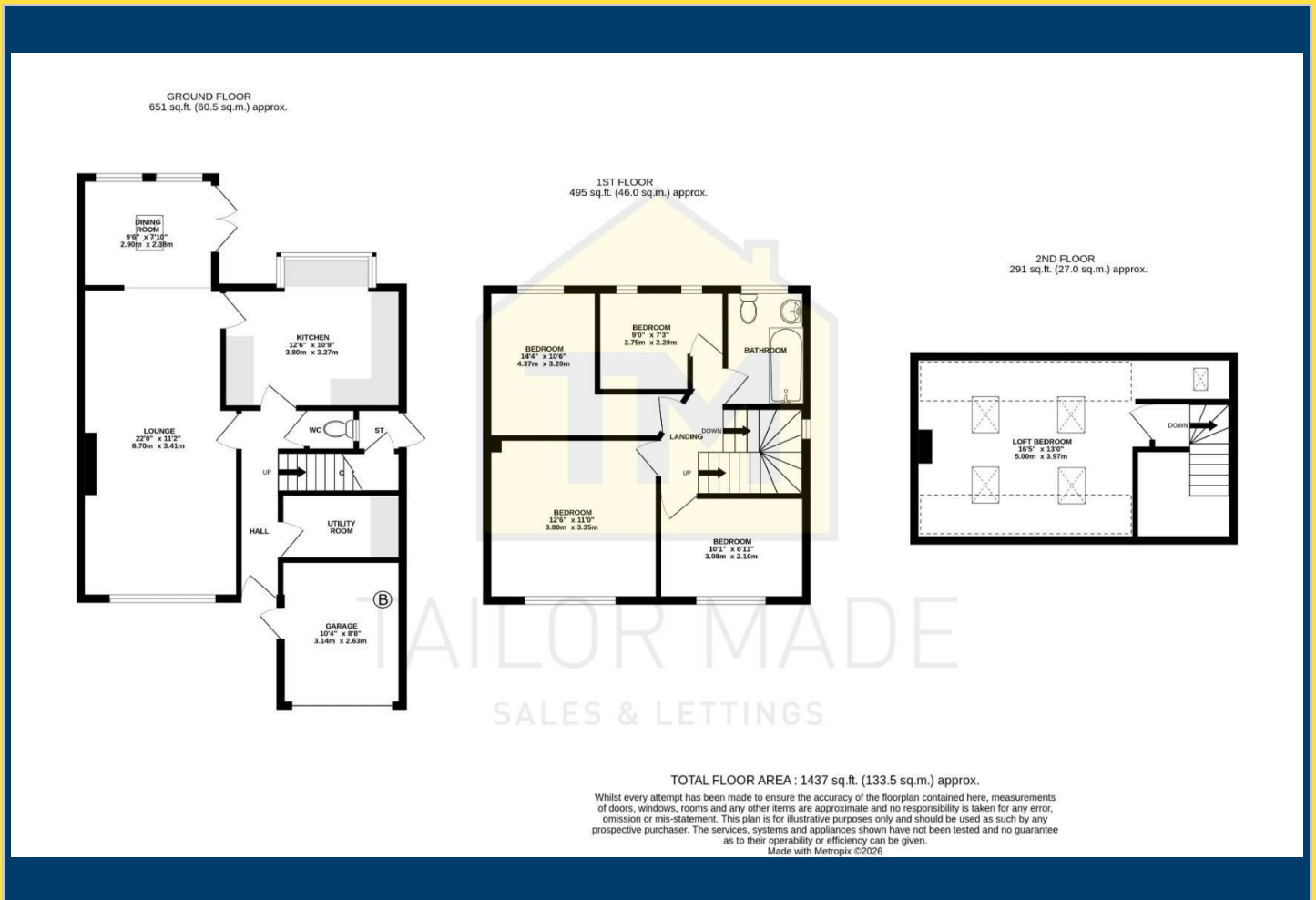
## Hybrid Map



## Terrain Map



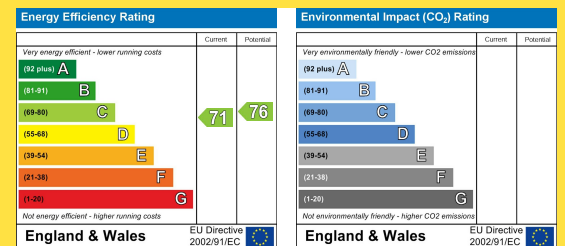
## Floor Plan



## 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.