



TAILOR MADE
SALES & LETTINGS



Shottery Close

Mount Nod, Coventry, CV5 7HS

Asking Price £245,000



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Tailor Made Sales and Lettings are delighted to bring to market this lovely, well presented three bedroom mid terraced, family home in the hugely popular residential area of Mount Nod. The area boasts great local amenities, shops, public transport links, medical practices and popular primary schooling options, including St John Vianney and Mount Nod Primary.

There are excellent transport links close by with easy access to Canley Rail Station, A45, M42 and quick access to the Birmingham Airport and NEC

The property is located within a cul-de-sac and has a lawned front garden with scope to create a driveway, double garage to the rear with good vehicular access.

The ground floor accommodation compromises an entrance porch, leading into an entrance hallway, storage cupboard, spacious and bright through lounge / diner and fully fitted kitchen.

The first floor offers two excellent sized double bedrooms, the back double bedroom with built in wardrobe. There is a good sized single bedroom.

The main bathroom comprises a white suite including a bath with shower over, WC, wash hand basin, radiator and double glazed window.

Full Property Summary

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.



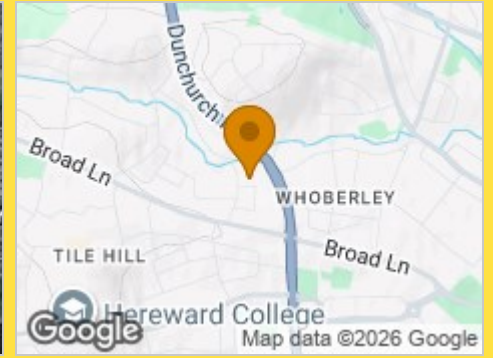
Road Map



Hybrid Map



Terrain Map



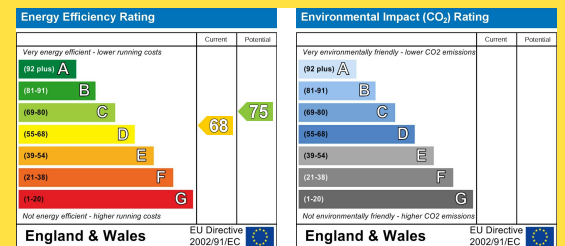
Floor Plan



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.